

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE BELOW

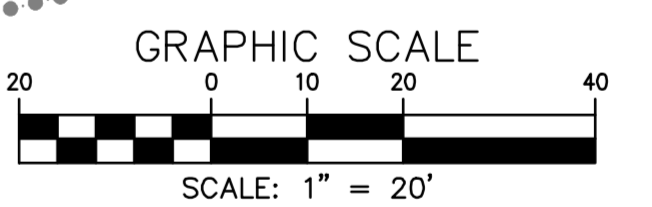
MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET 10

VIRGINIA STATE GRID NORTH (VCS83)

VIRGINIA STATE GRID NORTH (VCS83)

MAIN STREET
ROUTE #236
(VARIABLE R/W)



LEGEND	
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	RESOURCE PROTECTION AREA
	100-YEAR FLOODPLAIN
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EX. SANITARY SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	EXISTING UTILITY LINE & POLE
	PROPOSED TUBULAR LANE MARKERS
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT (SEE SHEET 53 FOR DETAIL)

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

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NO.	DATE	REVISION	PRIOR TO APPROVAL

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
09/28/2022
PROFESSIONAL ENGINEER

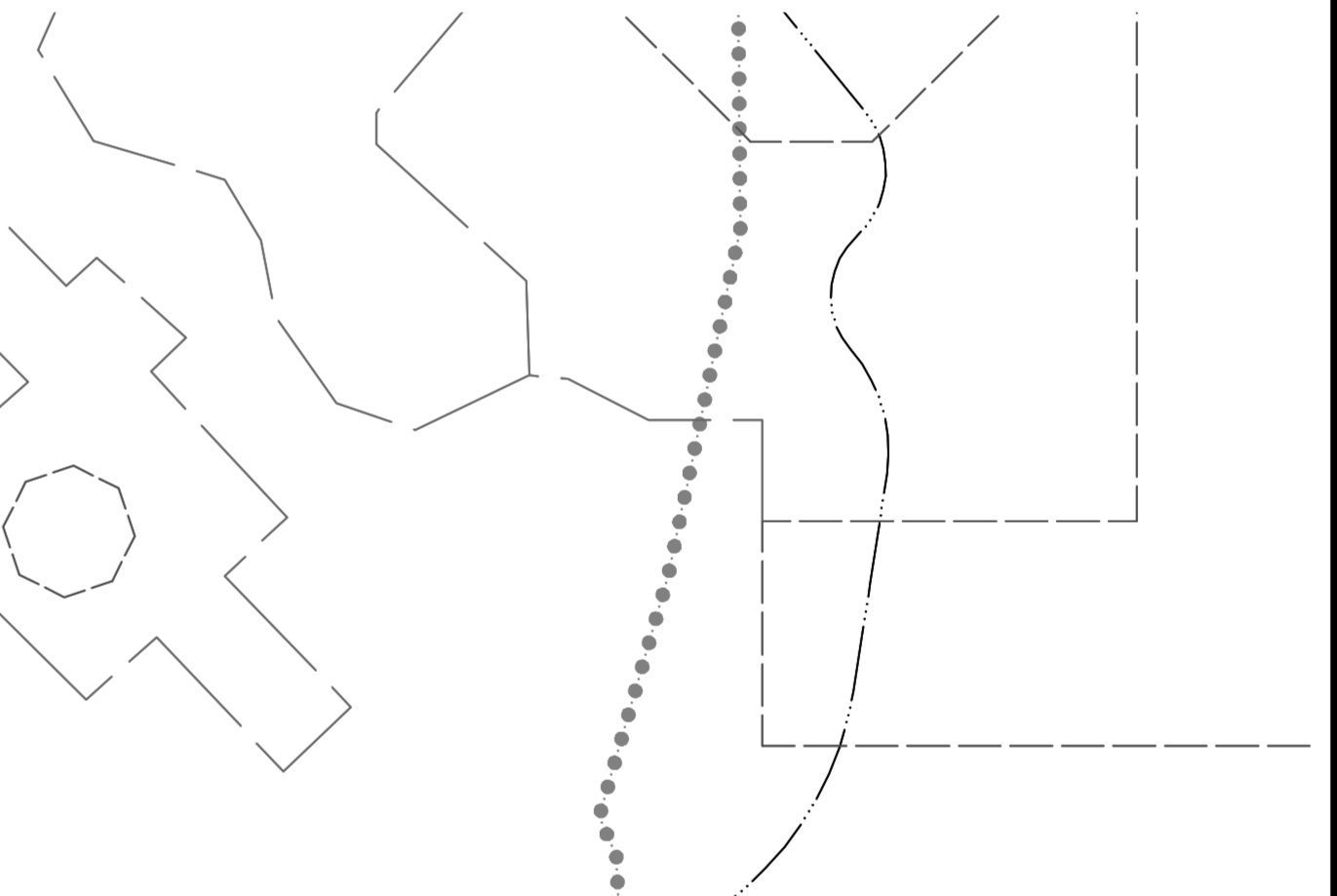
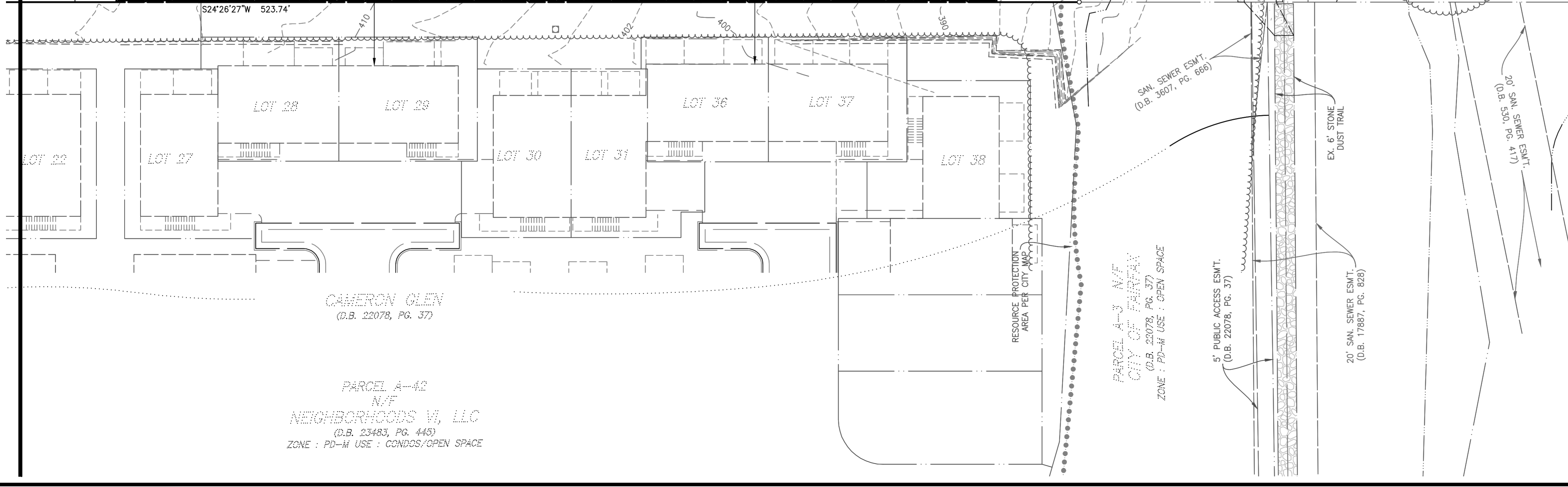
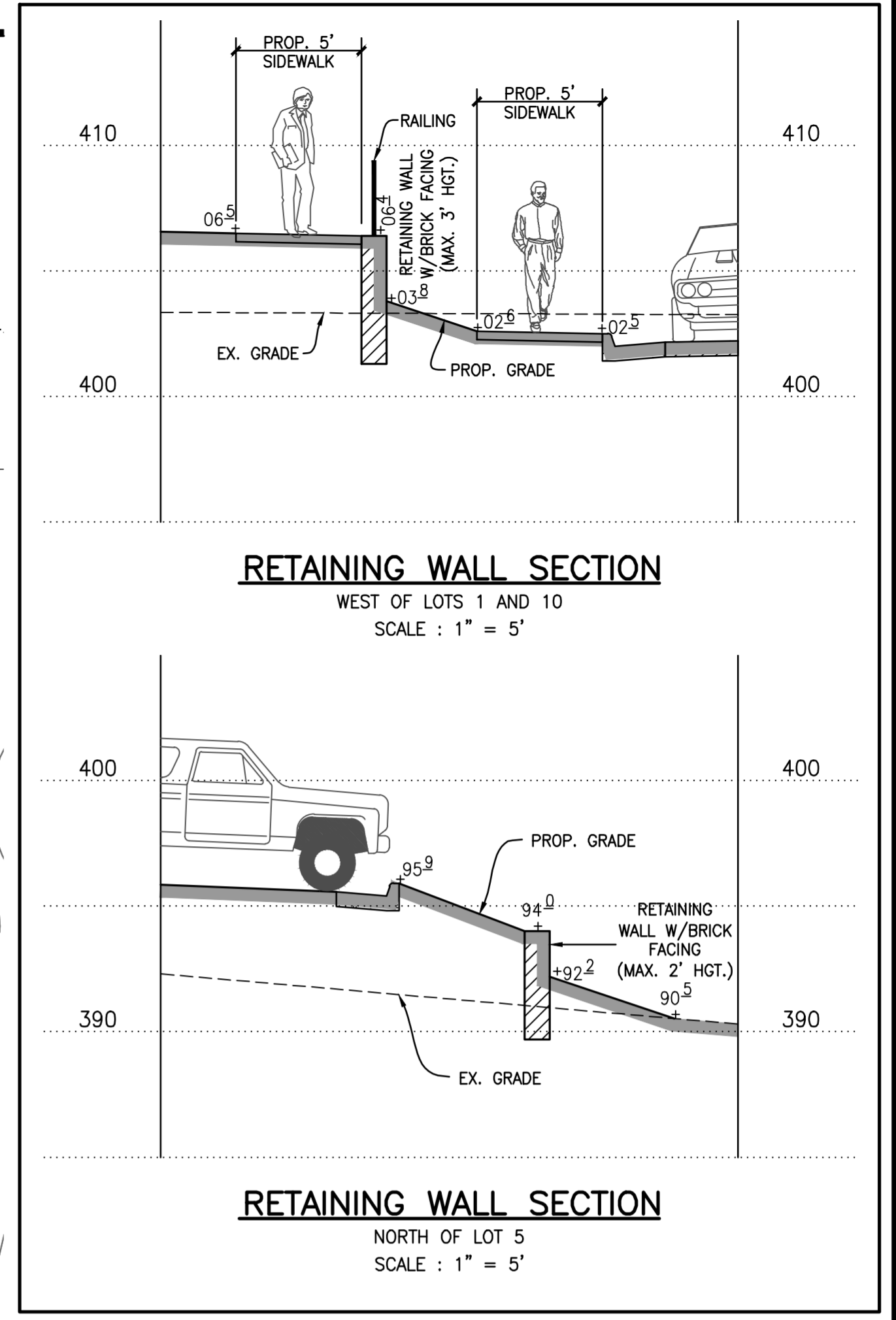
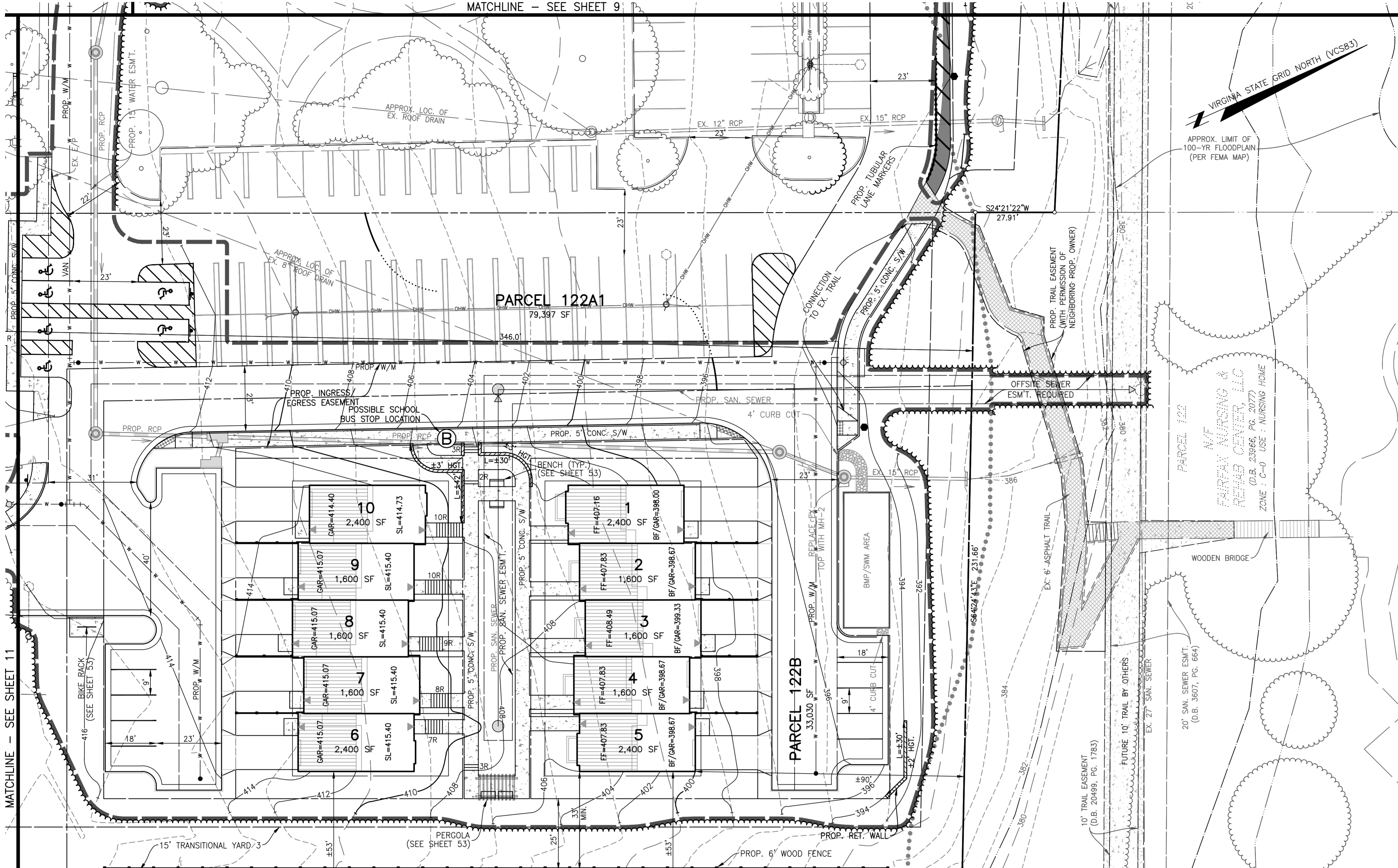
DESIGN	DATE	APPROVED	DATE	REVISION	APPROVED	DATE

DESIGN	DATE	APPROVED	DATE	REVISION	APPROVED	DATE

Attached Xrefs: 00-60700/00-60500/XREF-R0401/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE

SHEET	OF
9	53
PRJ NO: 2017-2570	TYPE: MDP

MATCHLINE - SEE SHEET 9



REVISION PRIOR TO APPROVAL

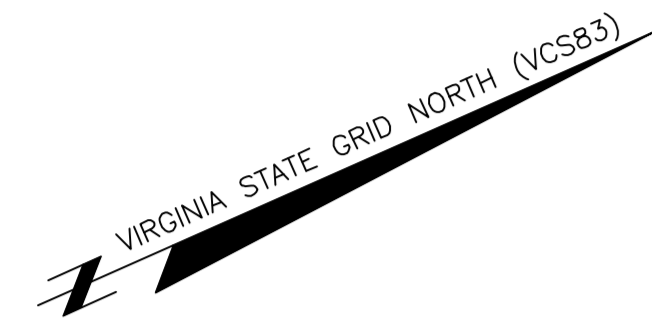
NO.	DATE	DESCRIPTION

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PRELIMINARY GRADING PLAN
**FAIRFAX
 PRESBYTERIAN
 CHURCH**
 CITY OF FAIRFAX, VIRGINIA

DESIGN	DRAWN	DATE	SCALE	APPROVED	DATE	REVISION	APPROVED	DATE
KJV	KJV	JAN. 2021	AS	HMF	JAN. 2021			
SHEET 10 OF 53 PRJ NO: 2017-2570 TYPE: MDP								

MATCHLINE - SEE SHEET 12



JONES STREET
(50' R/W)

JOYCE DRIVE
(50' R/W)

DAVID LEE &
SANDRA KEY RABEIN
O.B. 1945/7, PG. 177A
ZONE: RH USE: RESIDENTIAL

HERMAN E. OSCEY JR.
&
CASSY LINDA TRUST
O.B. 03/19, PG. 108A
ZONE: RH USE: RESIDENTIAL

LOT 17
N/F
OSCAR & ADDIE M.
HERNANDEZ
O.B. 1/31/55, PG. 40B
ZONE: RH USE: RESIDENTIAL

LOT 19 LOT 20 LOT 21

BIKE RACK
(SEE SHEET 53)

A/C UNITS

EX. BRICK RET. WALL

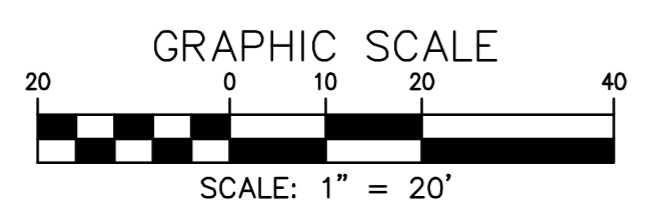
EX. CONC. DW

EX. 4' CHAIN LINK FENCE

CITY OF FAIRFAX
COUNTY OF FAIRFAX

LEGEND

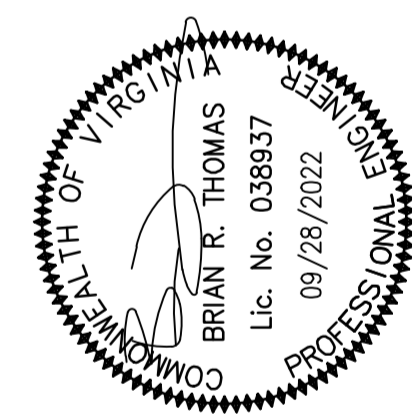
- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- 402 --- PROPOSED CONTOUR
- 400 --- PROPOSED INDEX CONTOUR
- RESOURCE PROTECTION AREA
- 100-YEAR FLOODPLAIN
- LIMITS OF CLEARING & GRADING
- ~~~~~ EXISTING TREELINE
- ~~~~~ PROPOSED TREELINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. SANITARY SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT



PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DATE	BY	REVISIONS	NO.	DATE
DRAFT		KJV			
APPROVED		HMF			
DATE	JAN. 2021				
SCALE					
HORIZ. 1" = 20'					
VERT. 1" = 20'					

SHEET	OF
11	53
PRJ NO: 2017-2570	
TYPE: MDP	

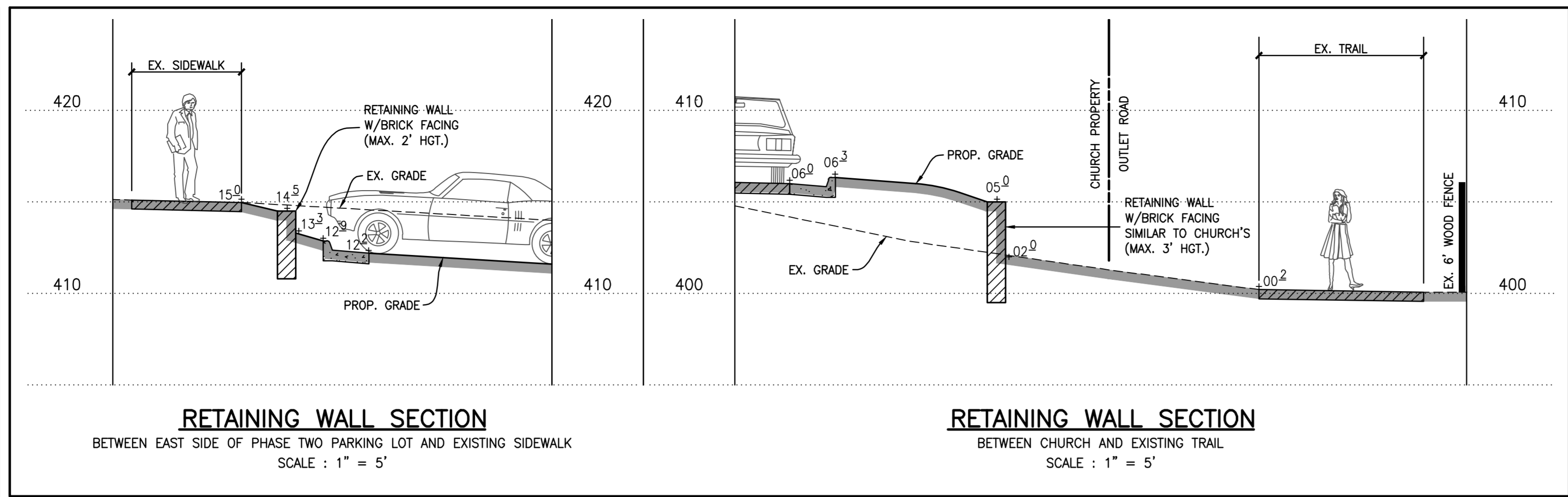
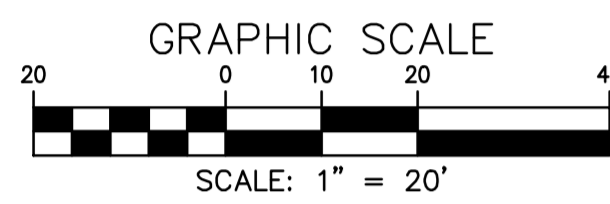
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NO.	DATE	REVISION

MATCHLINE - SEE SHEET 10

LEGEND

- 402 EXISTING CONTOUR
- 400 EXISTING INDEX CONTOUR
- 402 PROPOSED CONTOUR
- 400 PROPOSED INDEX CONTOUR
- RESOURCE PROTECTION AREA
- 100-YEAR FLOODPLAIN
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. SANITARY SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT
- PROPOSED PARKING LOT LIGHT (SEE SHEET 53 FOR DETAIL)

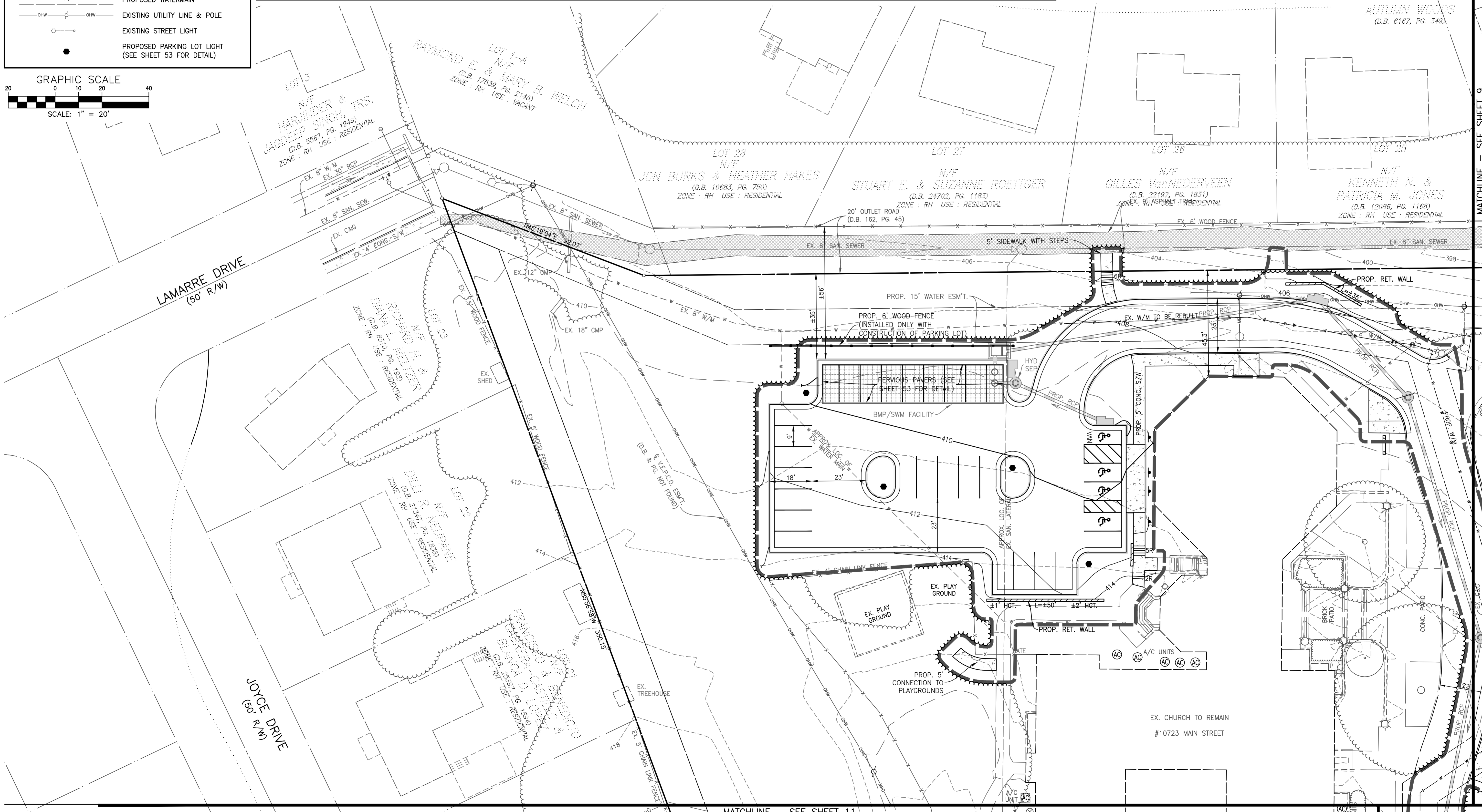


RETAINING WALL SECTION

BETWEEN EAST SIDE OF PHASE TWO PARKING LOT AND EXISTING SIDEWALK
SCALE : 1" = 5'

RETAINING WALL SECTION

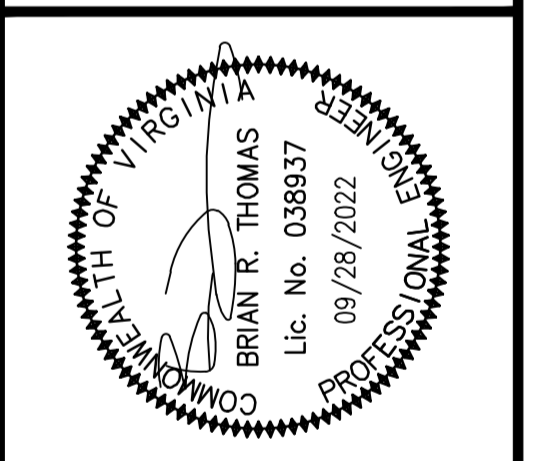
BETWEEN CHURCH AND EXISTING TRAIL
SCALE : 1" = 5'



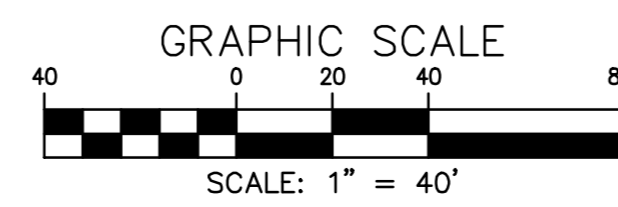
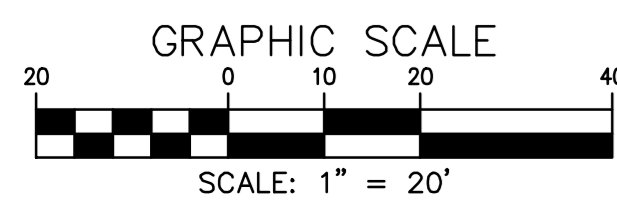
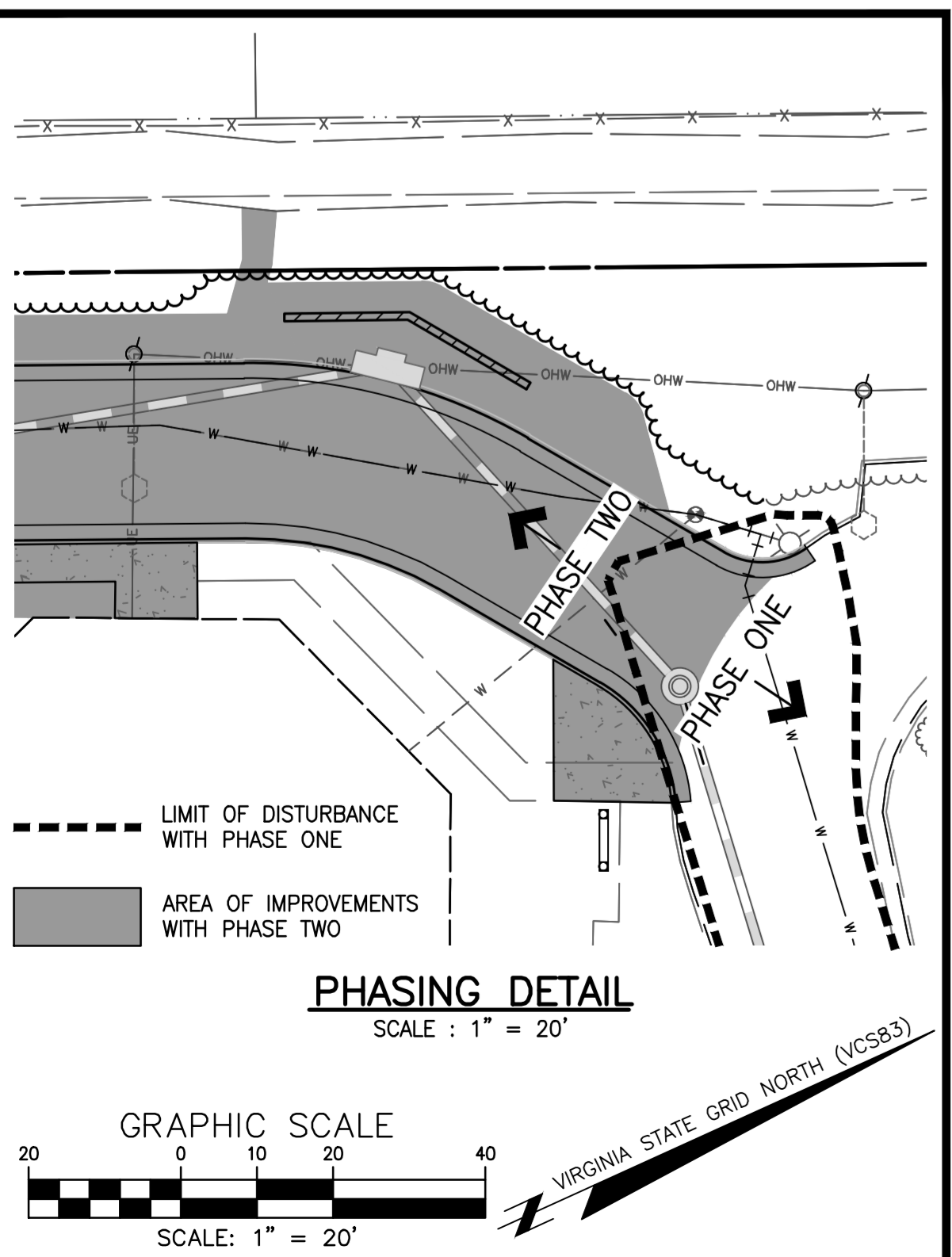
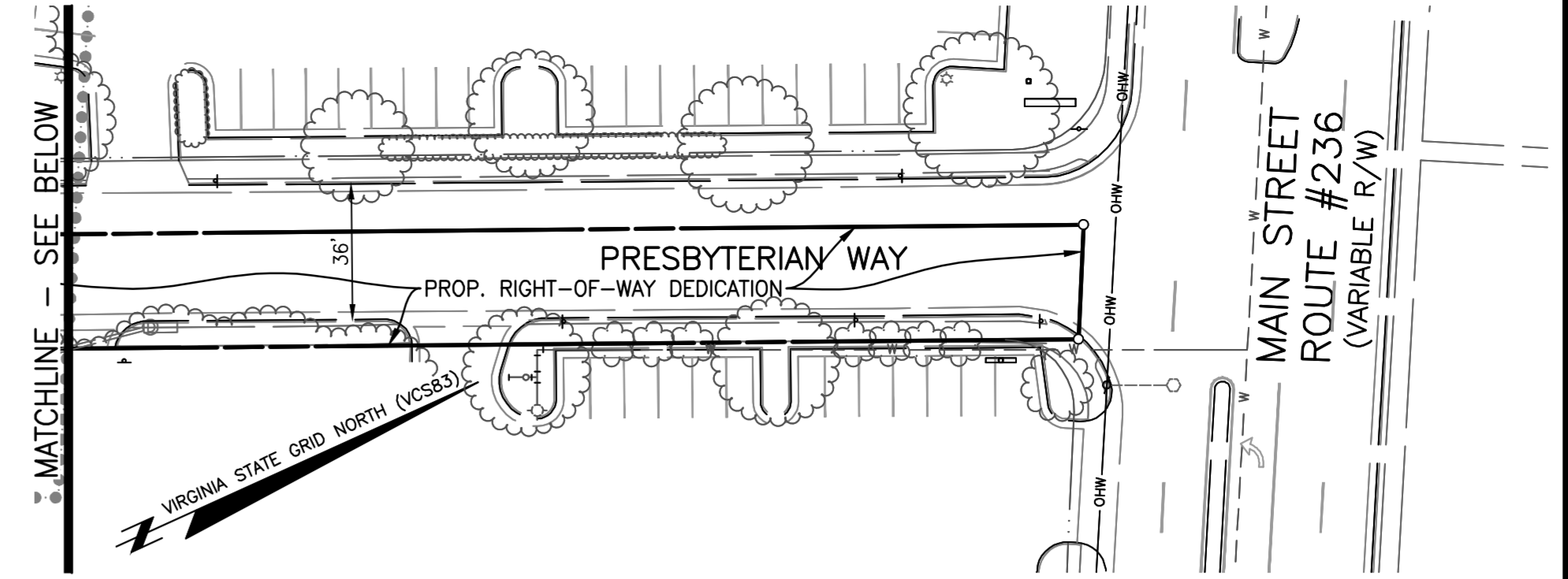
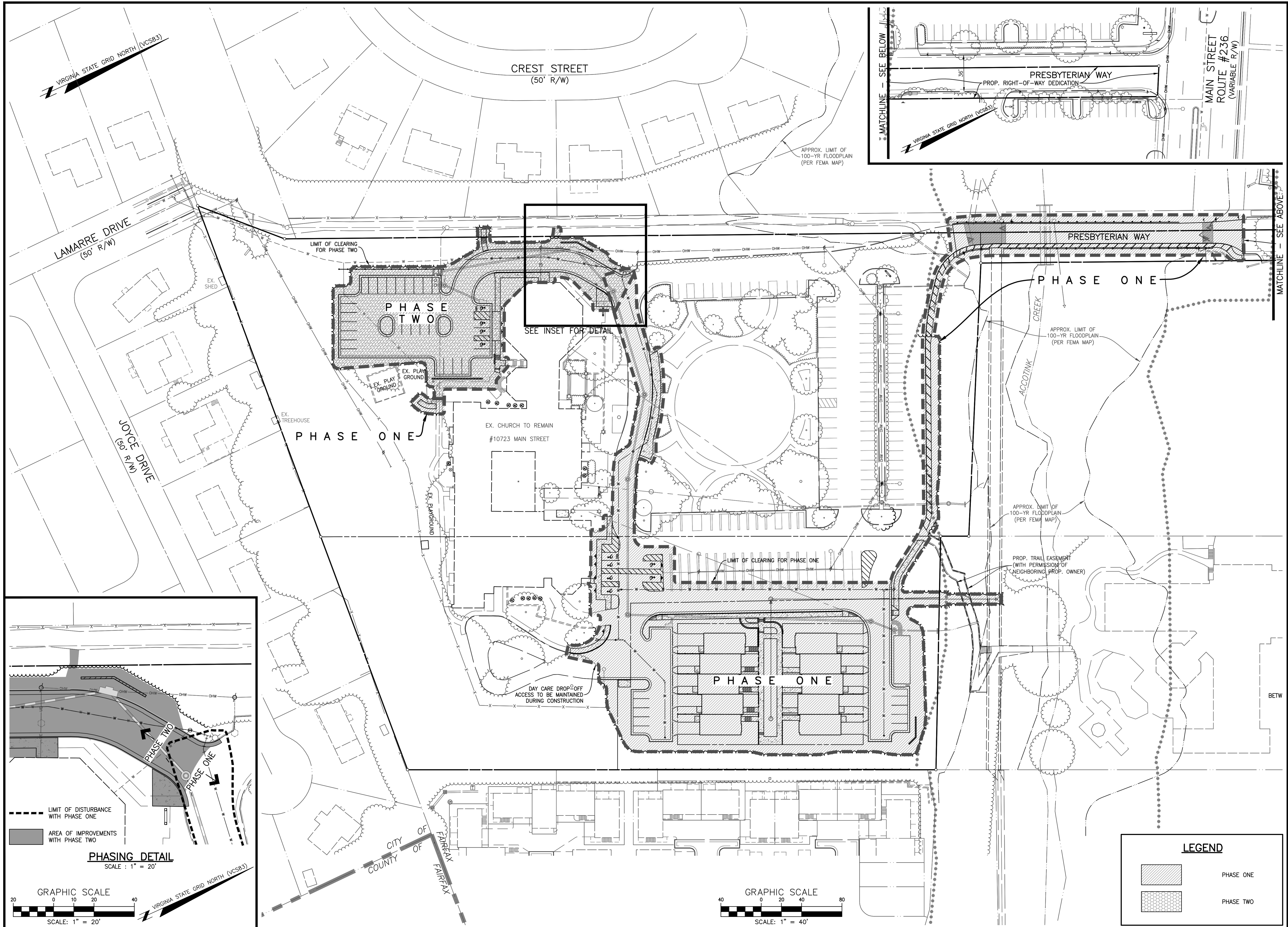
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FAIRFAX
PRESBYTERIAN
CHURCH
 CITY OF FAIRFAX, VIRGINIA

PRELIMINARY GRADING PLAN



DESIGN	KJV	DATE	JAN. 2021	SCALE	AS SHOWN
APPROVED	HMF	DATE	JAN. 2021	SCALE	AS SHOWN
REVISIONS			DESCRIPTION	DATE	BY
SHEET 12 OF 53		PRJ NO: 2017-2570		TYPE: MDP	



LEGEND	
	PHASE ONE
	PHASE TWO

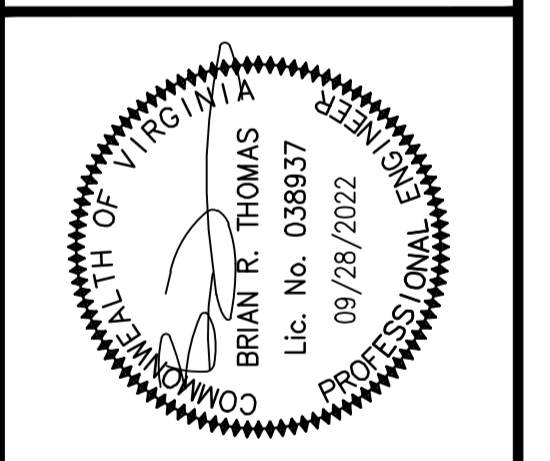
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PHASING PLAN

FAIRFAX PRESBYTERIAN CHURCH

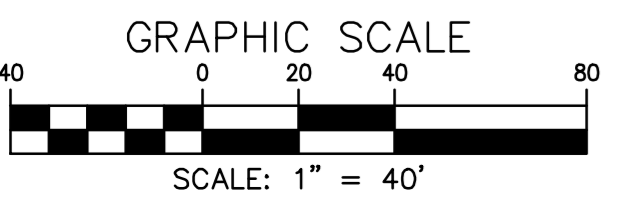
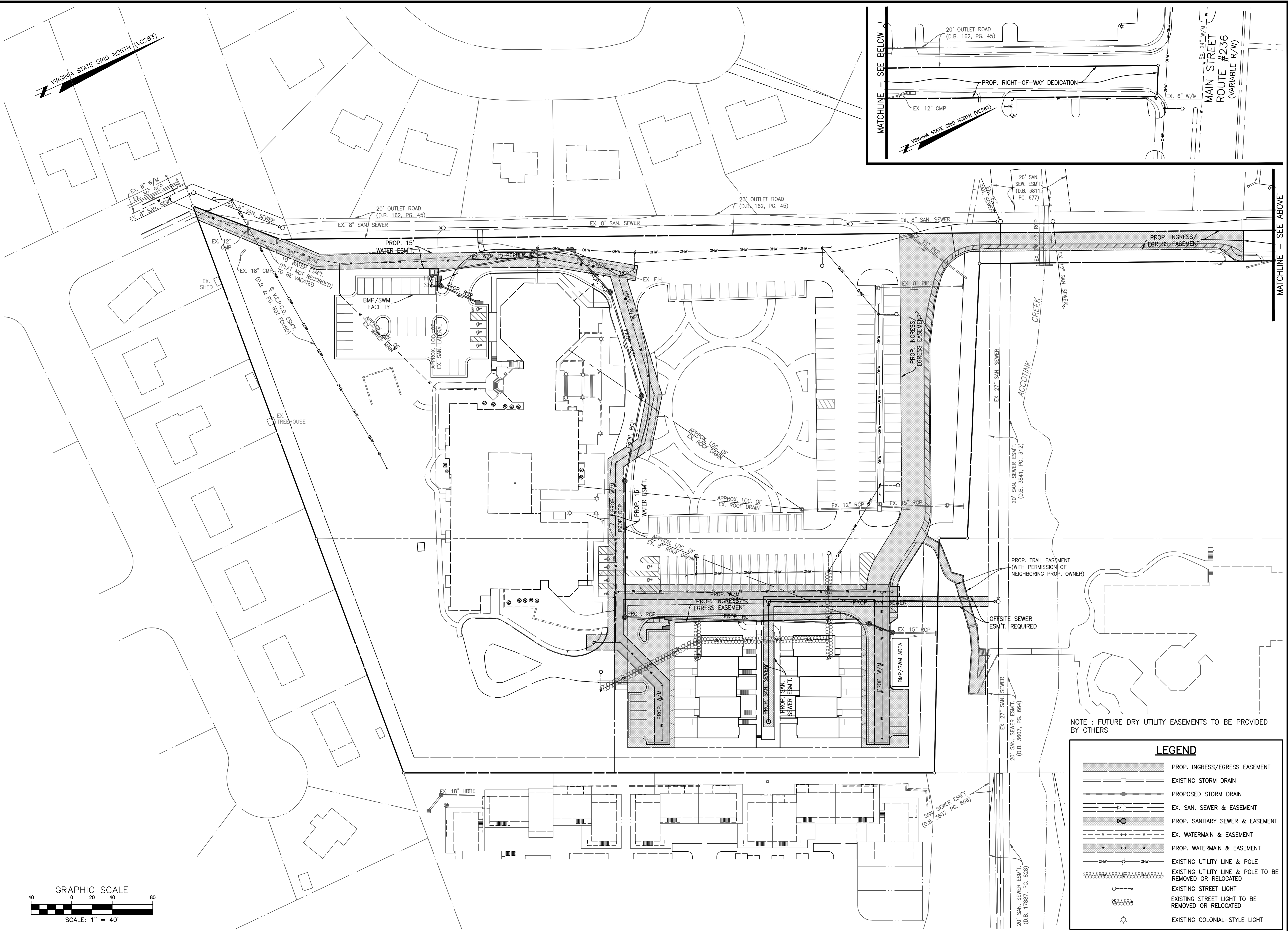
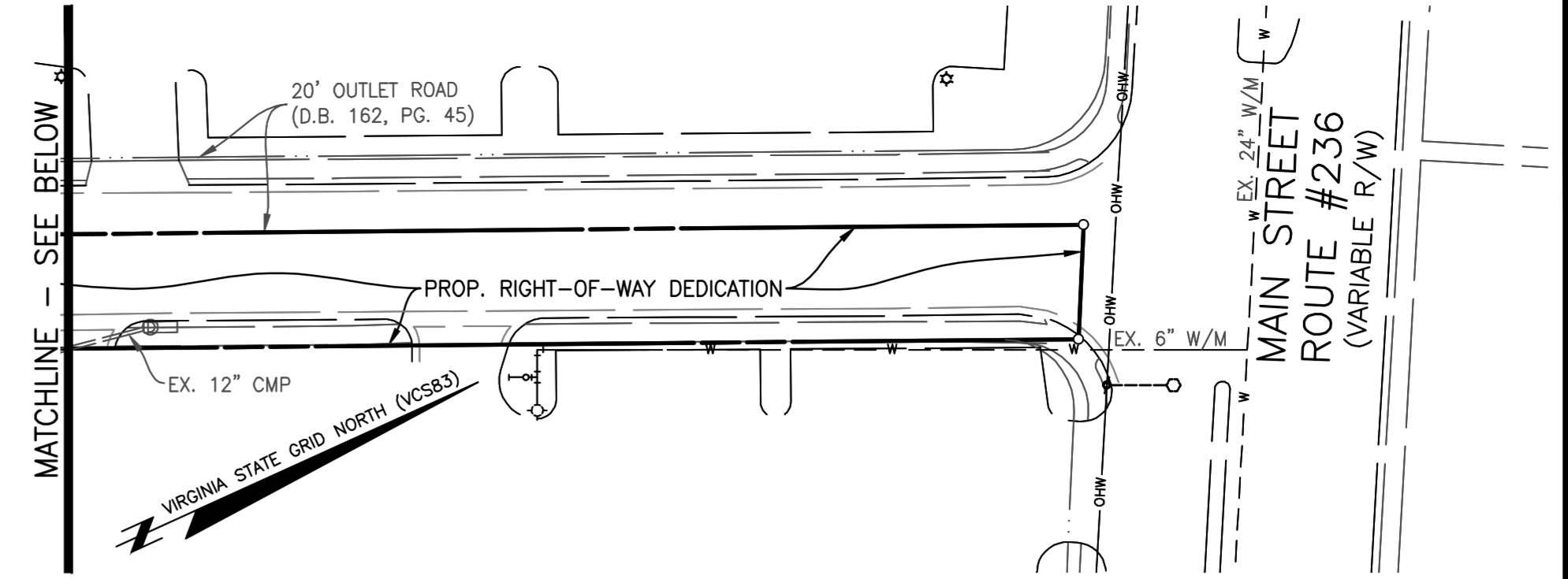
CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.	REVISIONS	REVIEW	APPROVAL	DATE
KJV	KJV	HMF	JAN. 2021	1" = 40'						

SHEET 13 OF 53
PRJ NO: 2017-2570
TYPE: MDP

VIRGINIA STATE GRID NORTH (VCS83)



NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

LEGEND	
	PROP. INGRESS/EGRESS EASEMENT
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EX. SAN. SEWER & EASEMENT
	PROP. SANITARY SEWER & EASEMENT
	EX. WATERMAIN & EASEMENT
	PROP. WATERMAIN & EASEMENT
	EXISTING UTILITY LINE & POLE
	EXISTING UTILITY LINE & POLE TO BE REMOVED OR RELOCATED
	EXISTING STREET LIGHT TO BE REMOVED OR RELOCATED
	EXISTING COLONIAL-STYLE LIGHT

EASEMENT & UTILITY LAYOUT

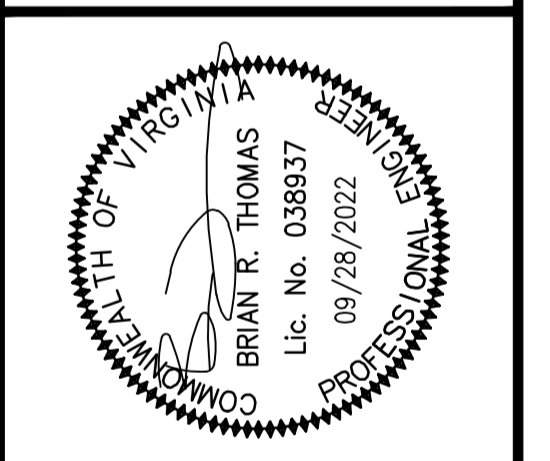
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

REVISION PRIOR TO APPROVAL

NO. DATE

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DESIGN	DRAWN	DATE	SCALE	HORIZ.	VERT.	NO.	BY	DATE
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APPROVED	HMF							

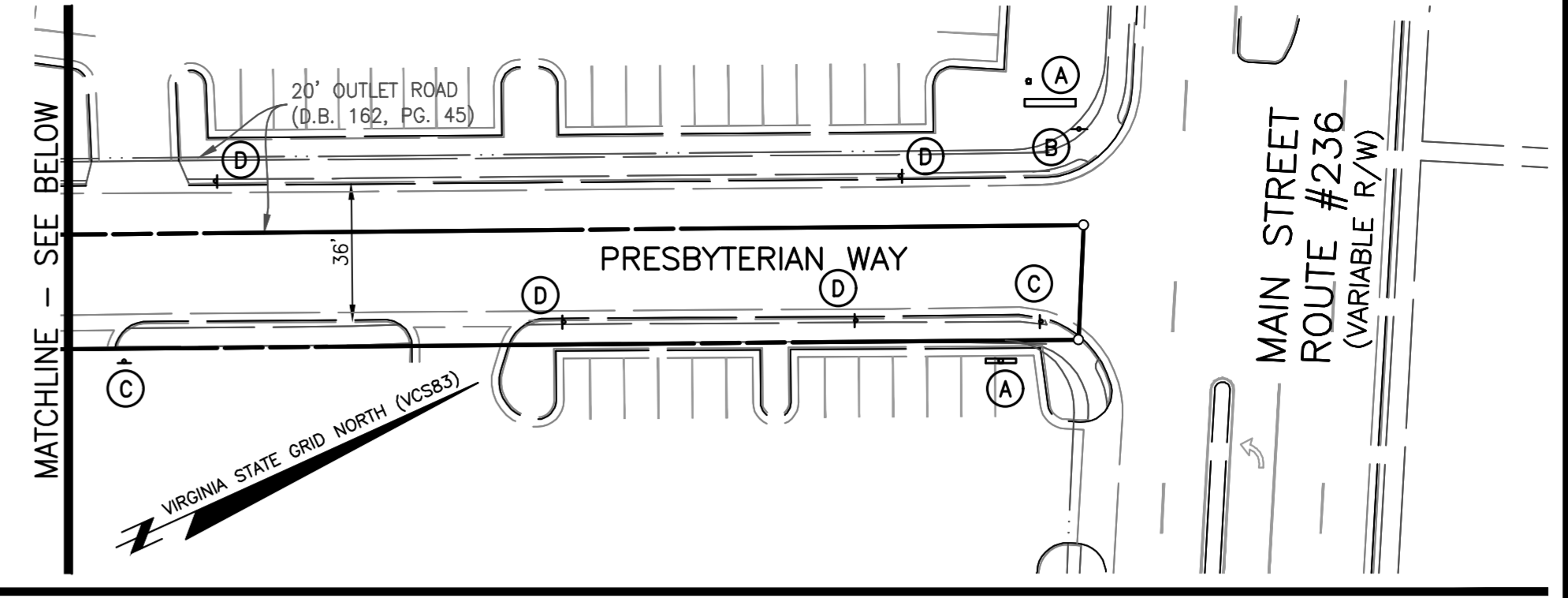
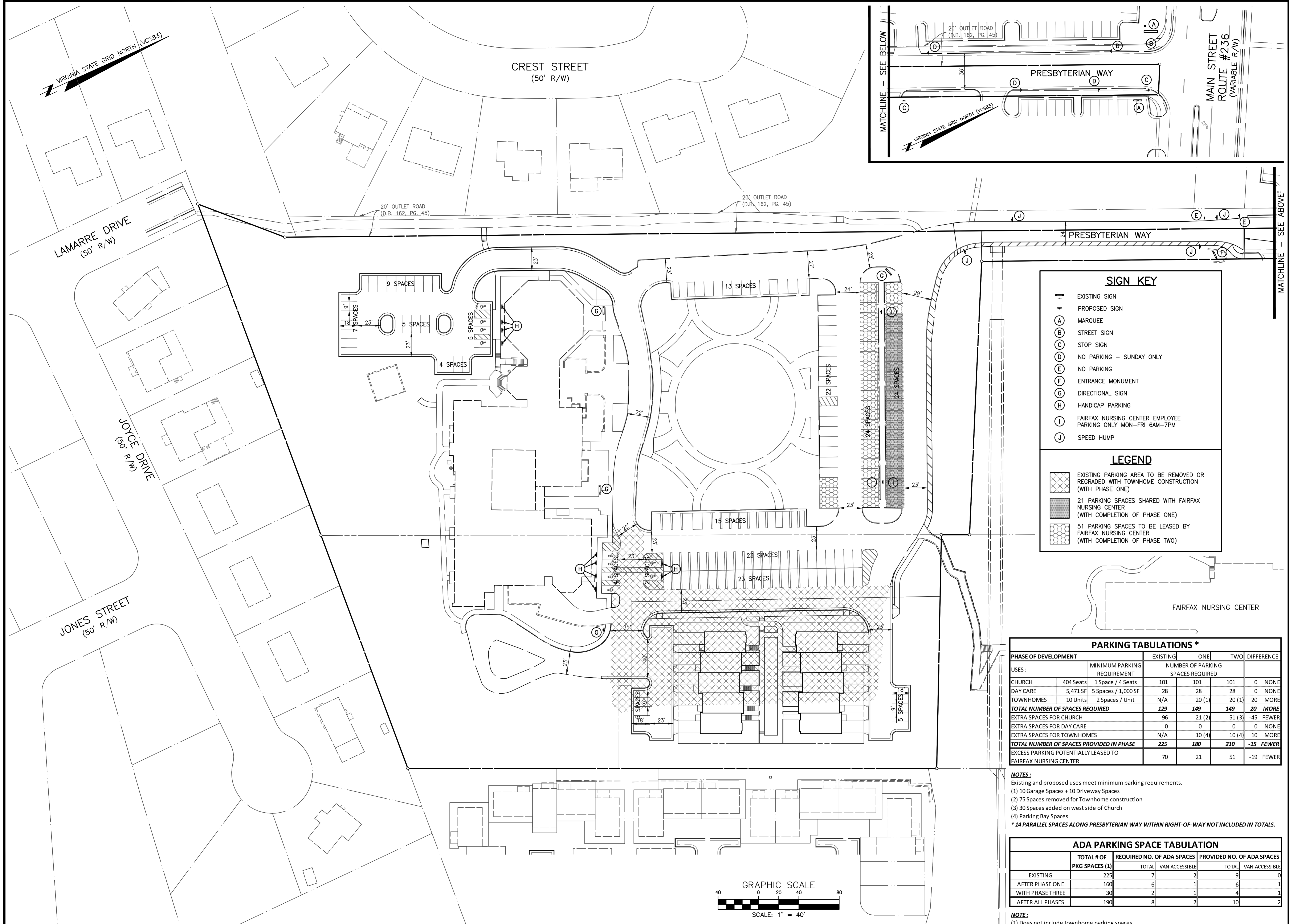
REVISIONS

NO.	DESCRIPTION	REVISIONS

SHEET 14 OF 53

PRJ NO: 2017-2570

TYPE: MDP



SIGN KEY

- EXISTING SIGN
- PROPOSED SIGN
- MARQUEE
- STREET SIGN
- STOP SIGN
- NO PARKING - SUNDAY ONLY
- NO PARKING
- ENTRANCE MONUMENT
- DIRECTIONAL SIGN
- HANDICAP PARKING
- FAIRFAX NURSING CENTER EMPLOYEE PARKING ONLY MON-FRI 6AM-7PM
- SPEED HUMP

LEGEND

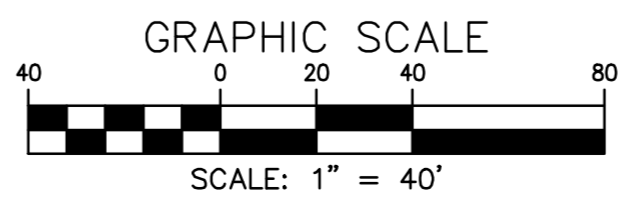
- EXISTING PARKING AREA TO BE REMOVED OR REGRADED WITH TOWNHOME CONSTRUCTION (WITH PHASE ONE)
- 21 PARKING SPACES SHARED WITH FAIRFAX NURSING CENTER (WITH COMPLETION OF PHASE ONE)
- 51 PARKING SPACES TO BE LEASED BY FAIRFAX NURSING CENTER (WITH COMPLETION OF PHASE TWO)

PARKING TABULATIONS *					
PHASE OF DEVELOPMENT	MINIMUM PARKING REQUIREMENT	EXISTING	ONE	TWO	DIFFERENCE
		NUMBER OF PARKING SPACES REQUIRED			
CHURCH	404 Seats 1 Space / 4 Seats	101	101	101	0 NONE
DAY CARE	5,471 SF 5 Spaces / 1,000 SF	28	28	28	0 NONE
TOWNHOMES	10 Units 2 Spaces / Unit	N/A	20 (1)	20 (1)	20 MORE
TOTAL NUMBER OF SPACES REQUIRED		129	149	149	20 MORE
EXTRA SPACES FOR CHURCH		96	21 (2)	51 (3)	-45 FEWER
EXTRA SPACES FOR DAY CARE		0	0	0	0 NONE
EXTRA SPACES FOR TOWNHOMES		N/A	10 (4)	10 (4)	10 MORE
TOTAL NUMBER OF SPACES PROVIDED IN PHASE		225	180	210	-15 FEWER
EXCESS PARKING POTENTIALLY LEASED TO FAIRFAX NURSING CENTER		70	21	51	-19 FEWER

NOTES:
 Existing and proposed uses meet minimum parking requirements.
 (1) 10 Garage Spaces + 10 Driveway Spaces
 (2) 75 Spaces removed for Townhome construction
 (3) 30 Spaces added on west side of Church
 (4) Parking Bay Spaces
 *14 PARALLEL SPACES ALONG PRESBYTERIAN WAY WITHIN RIGHT-OF-WAY NOT INCLUDED IN TOTALS.

ADA PARKING SPACE TABULATION					
PKG SPACES (1)	TOTAL # OF	REQUIRED NO. OF ADA SPACES		PROVIDED NO. OF ADA SPACES	
		TOTAL	VAN-ACCESSIBLE	TOTAL	VAN-ACCESSIBLE
EXISTING	225	7	2	9	0
AFTER PHASE ONE	160	6	1	6	1
WITH PHASE THREE	30	2	1	4	1
AFTER ALL PHASES	190	8	2	10	2

NOTE:
 (1) Does not include townhome parking spaces



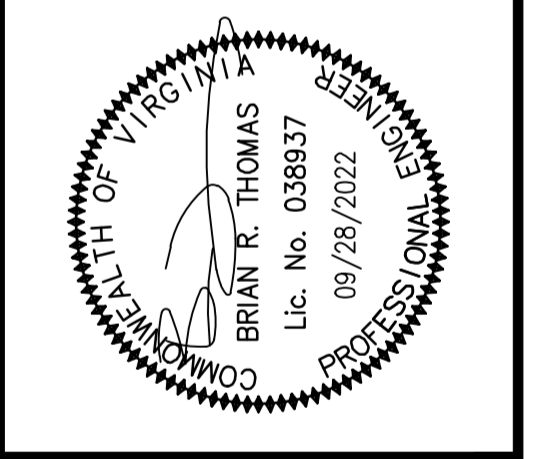
NO. DATE REVISION PRIOR TO APPROVAL

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FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS

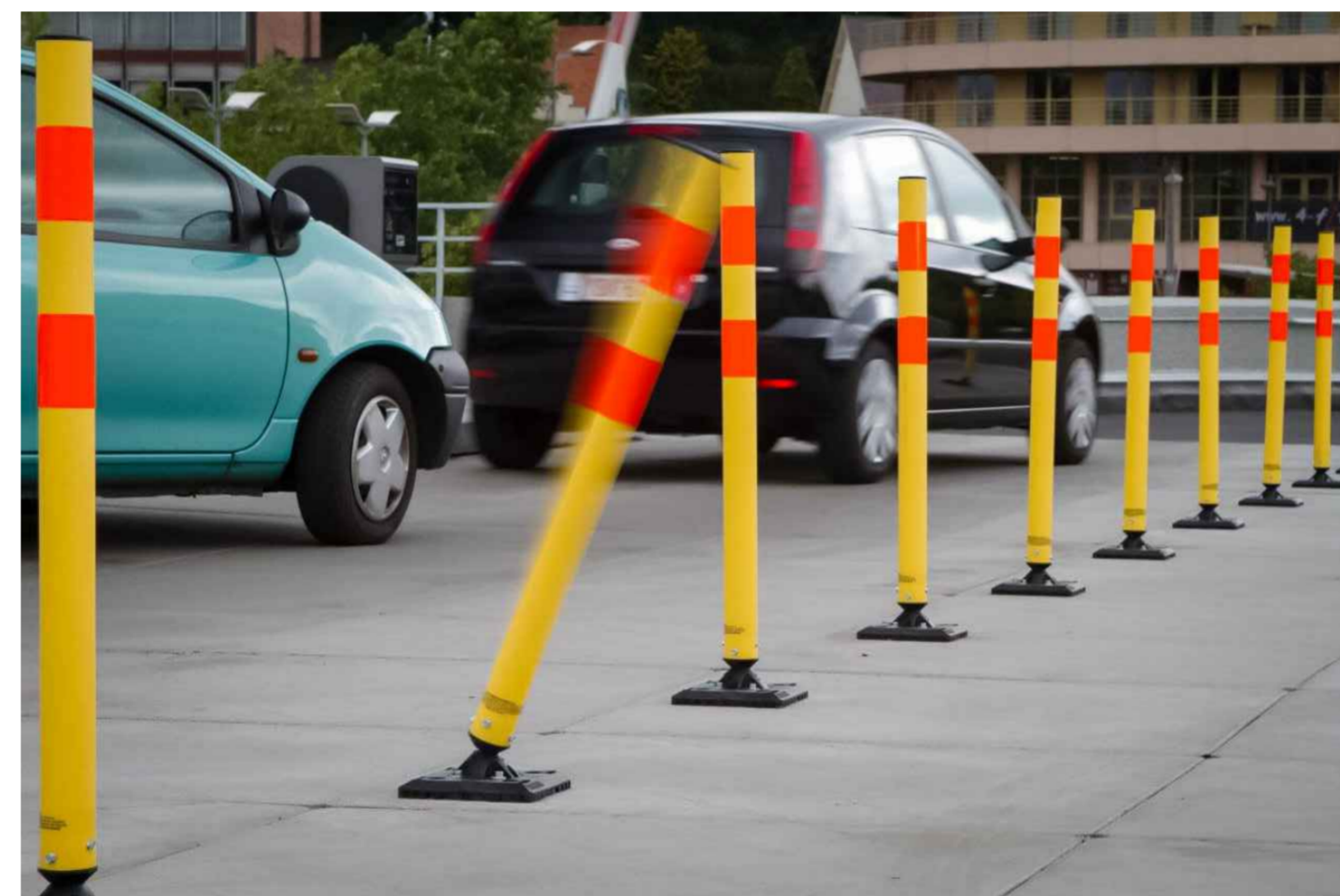
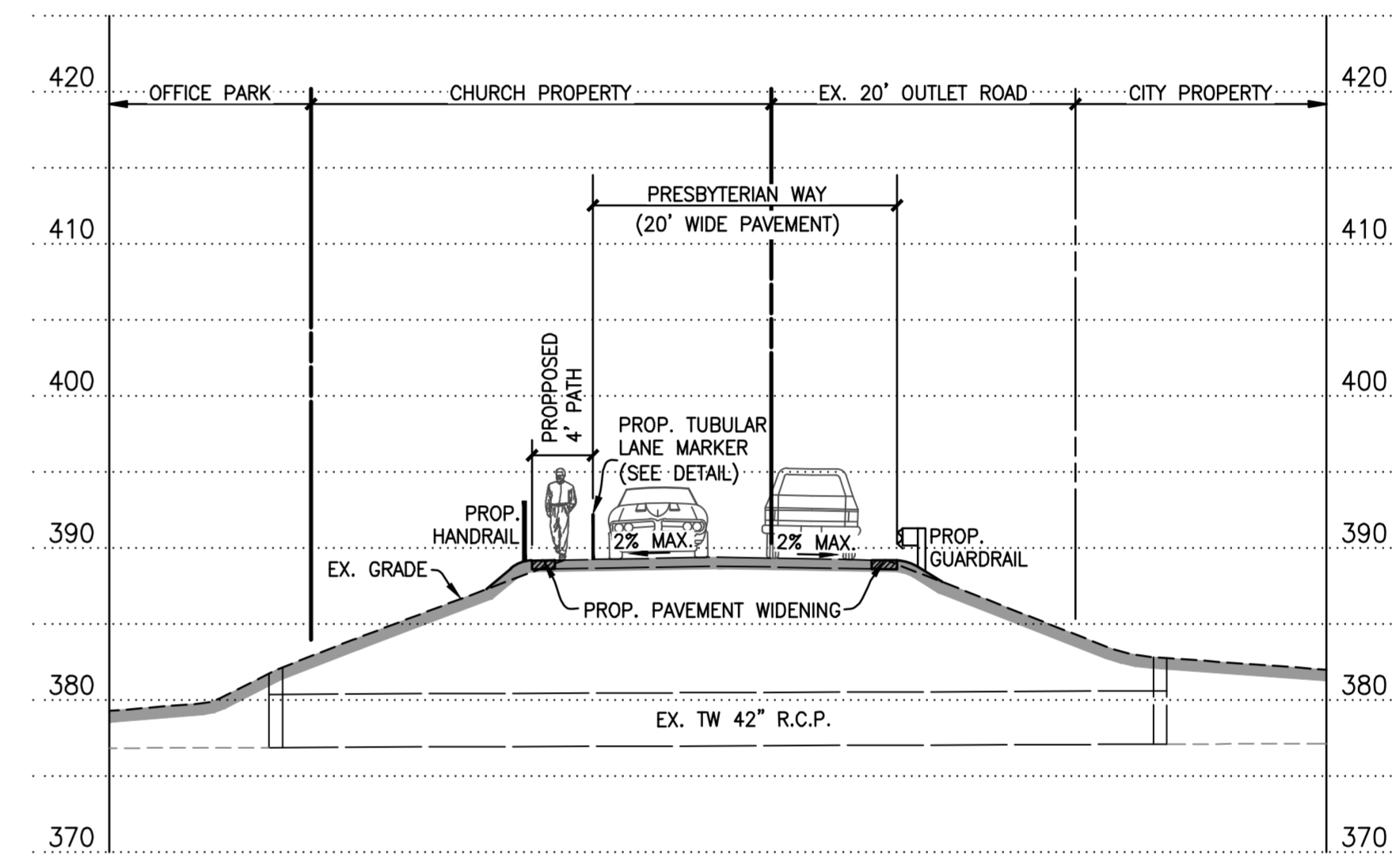
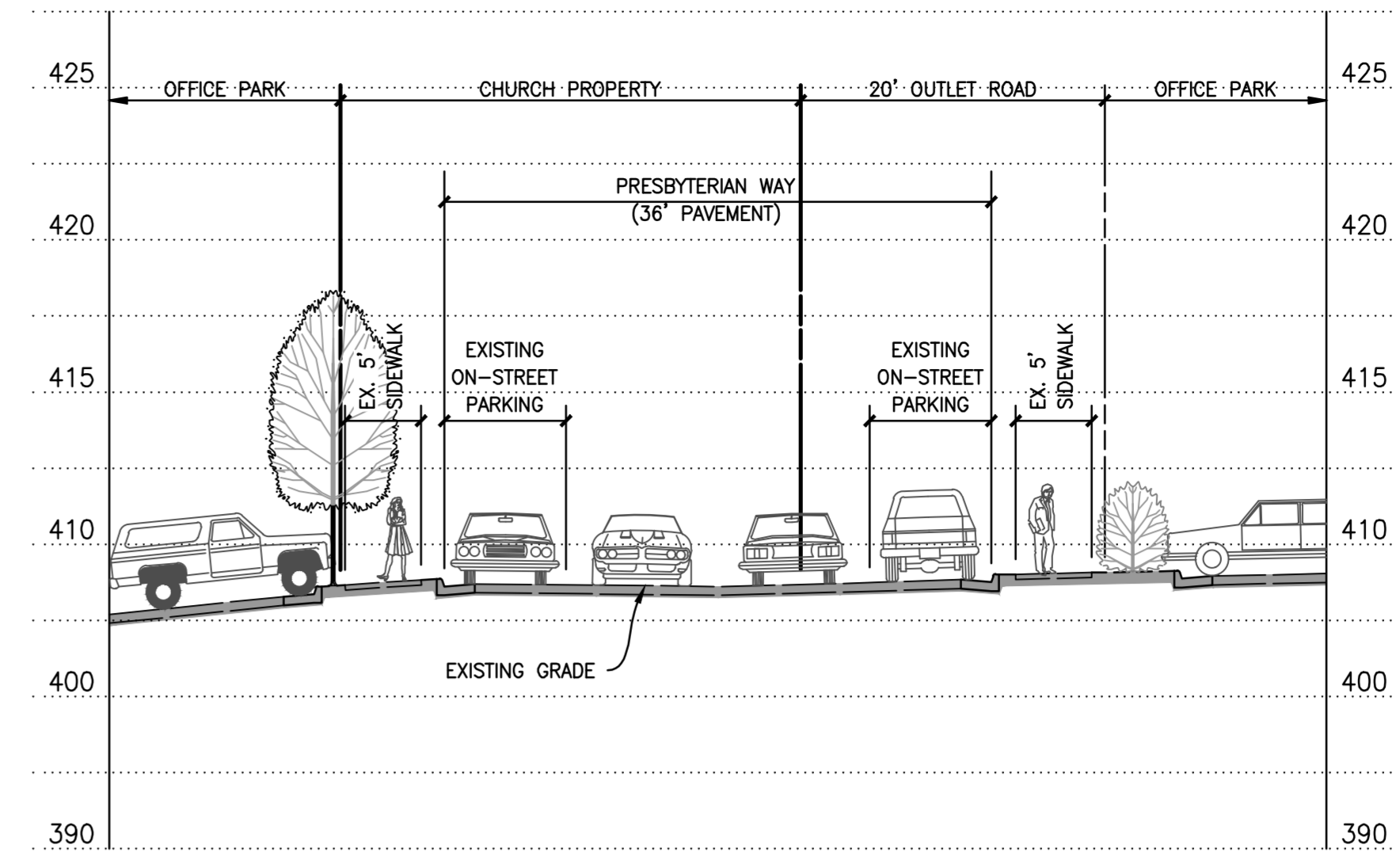
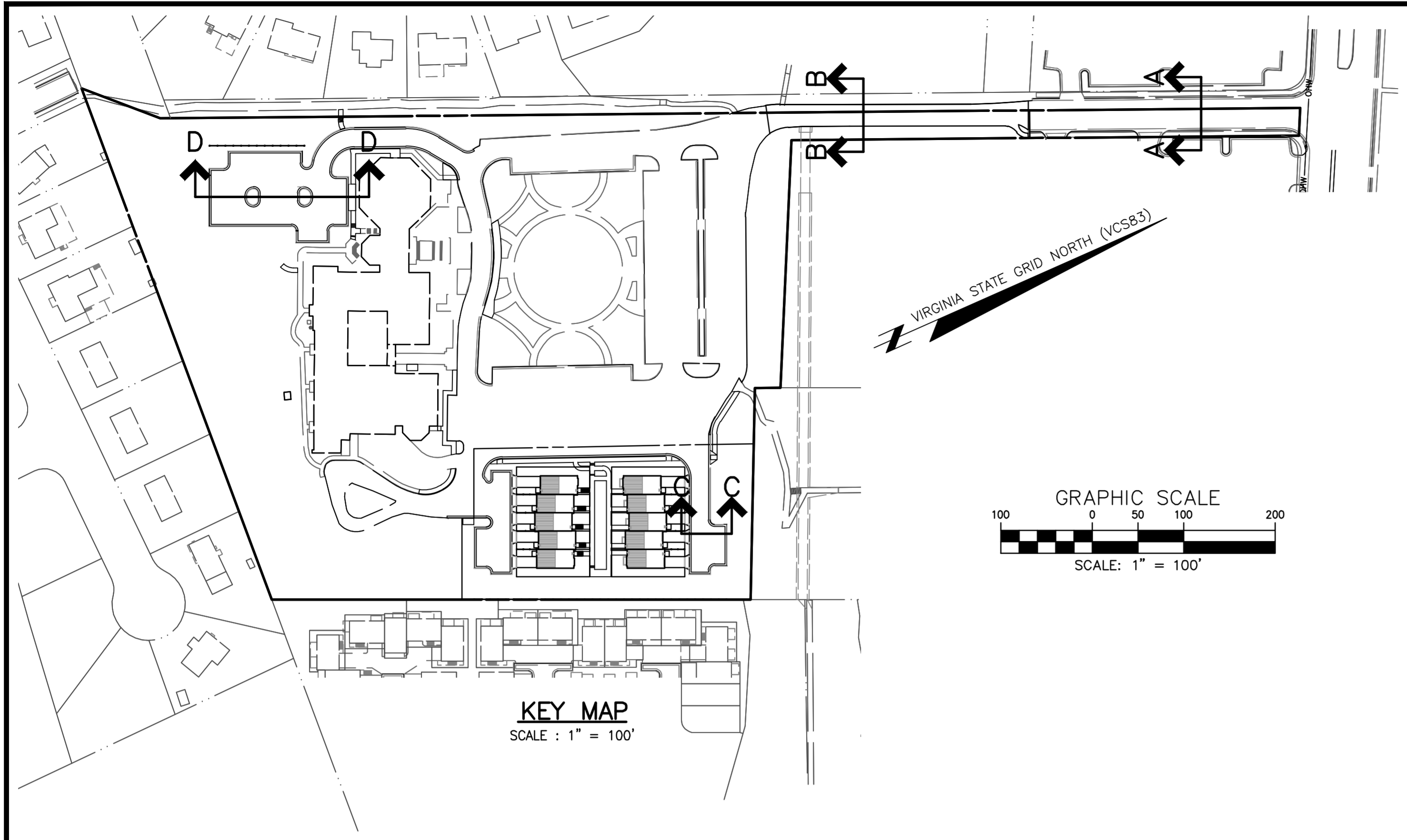


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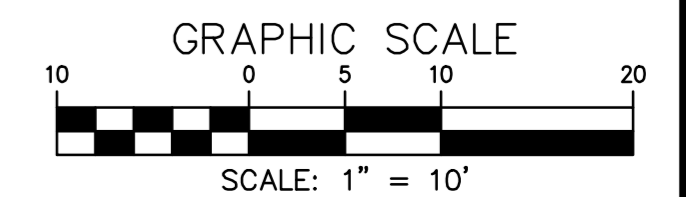
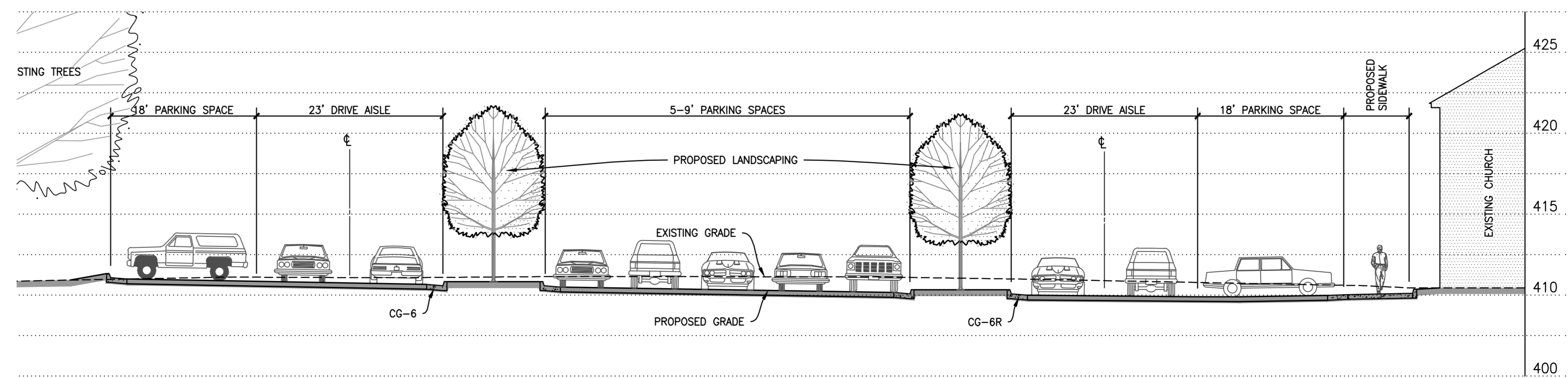
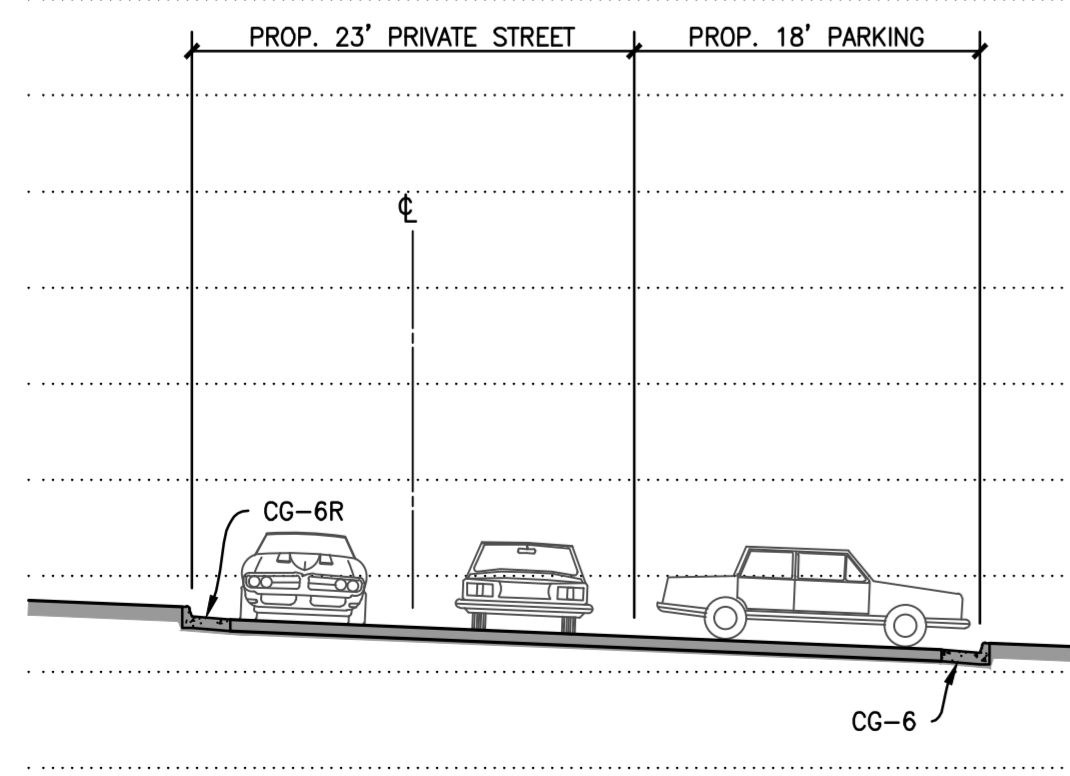
DESIGN: KJV
 DRAFT: KJV
 APPROVED: HMF
 DATE: JAN. 2021
 SCALE: HORIZ: 1" = 40'
 VERT: ---

SHEET 15 OF 53

PRJ NO: 2017-2570
 TYPE: MDP



TYPICAL TUBULAR LANE MARKERS
(OR EQUIVALENT)
NOT TO SCALE



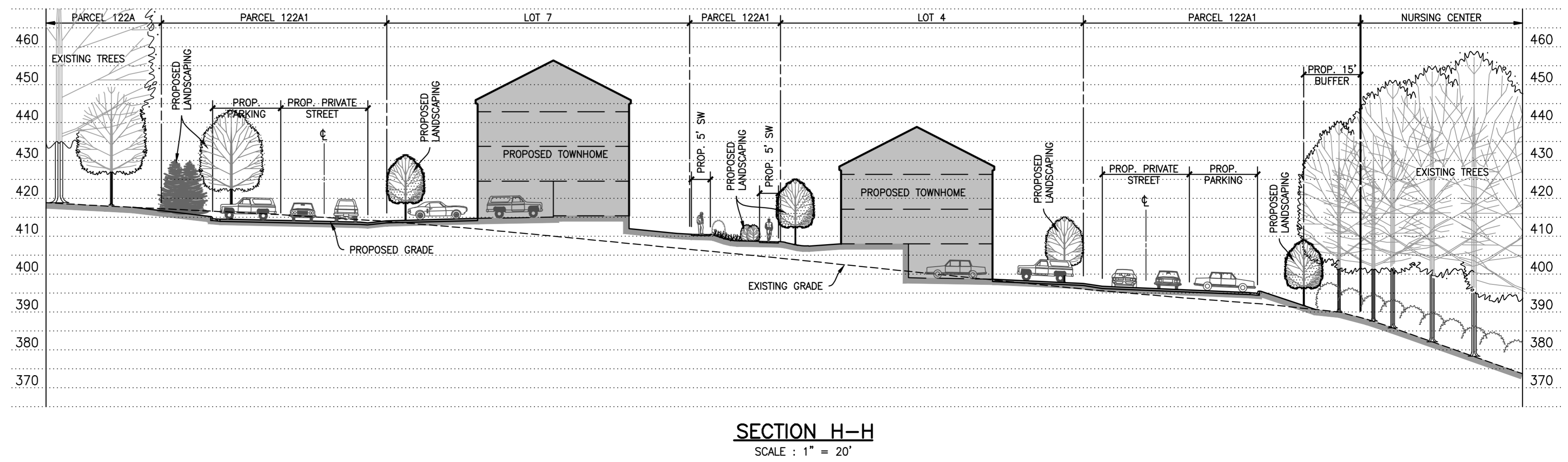
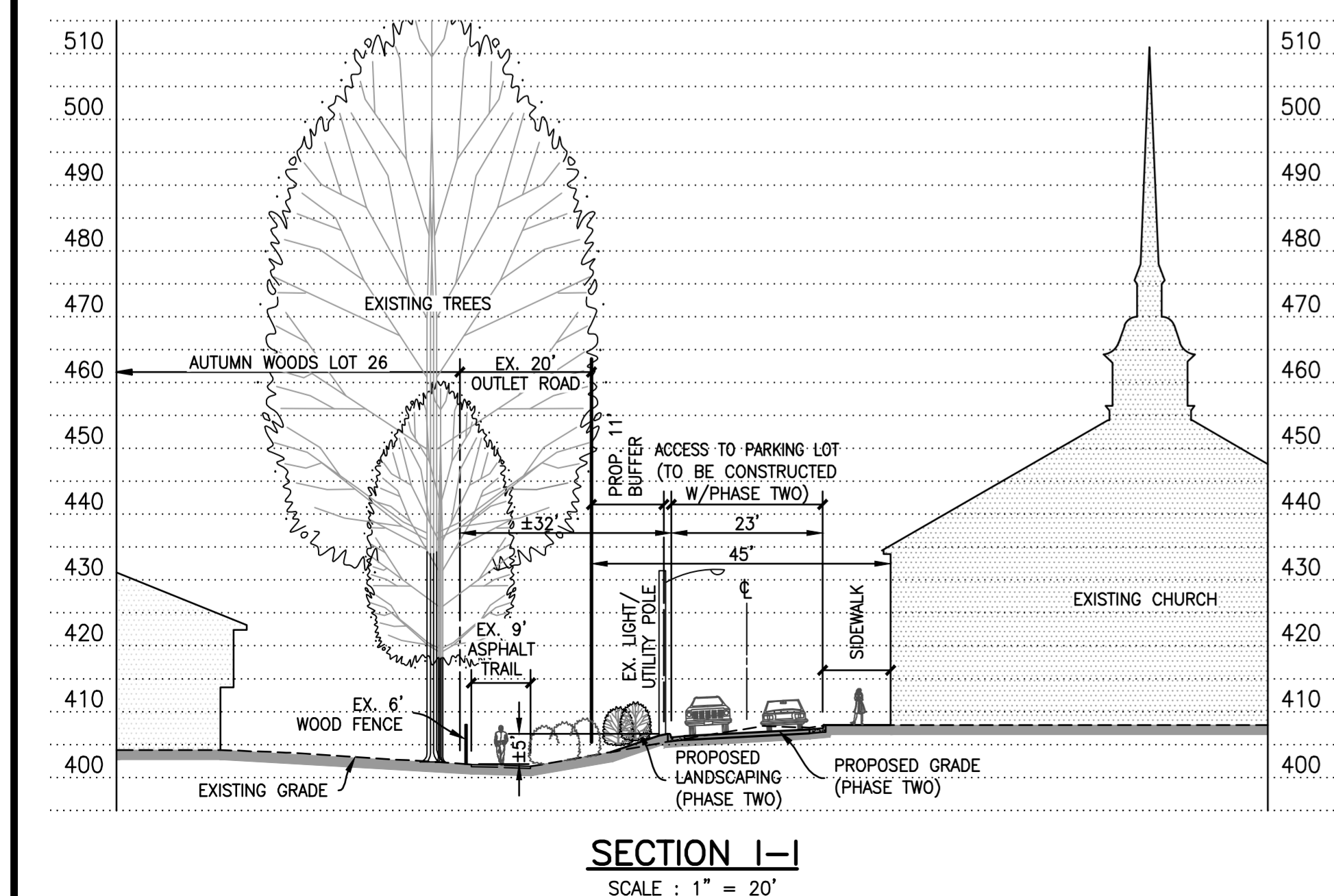
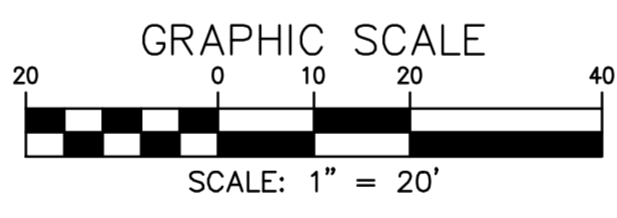
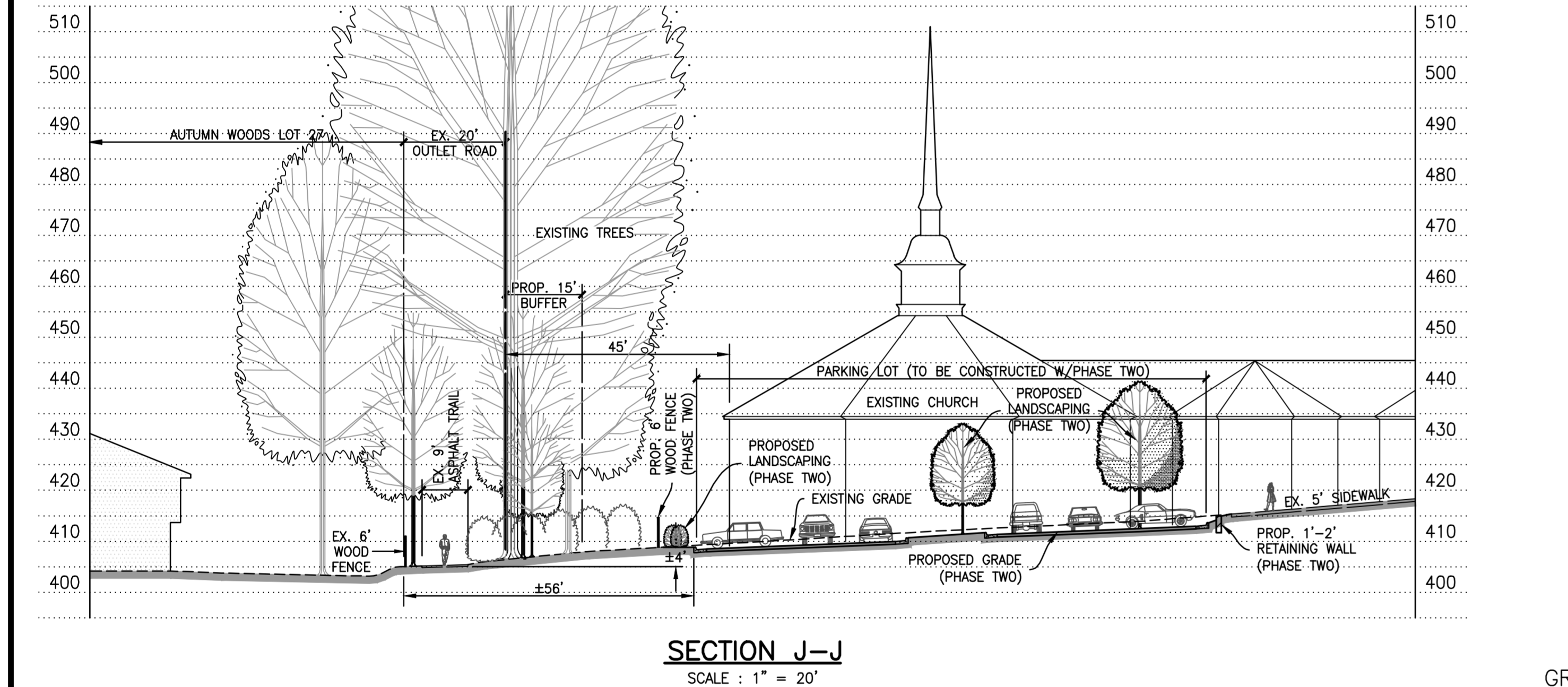
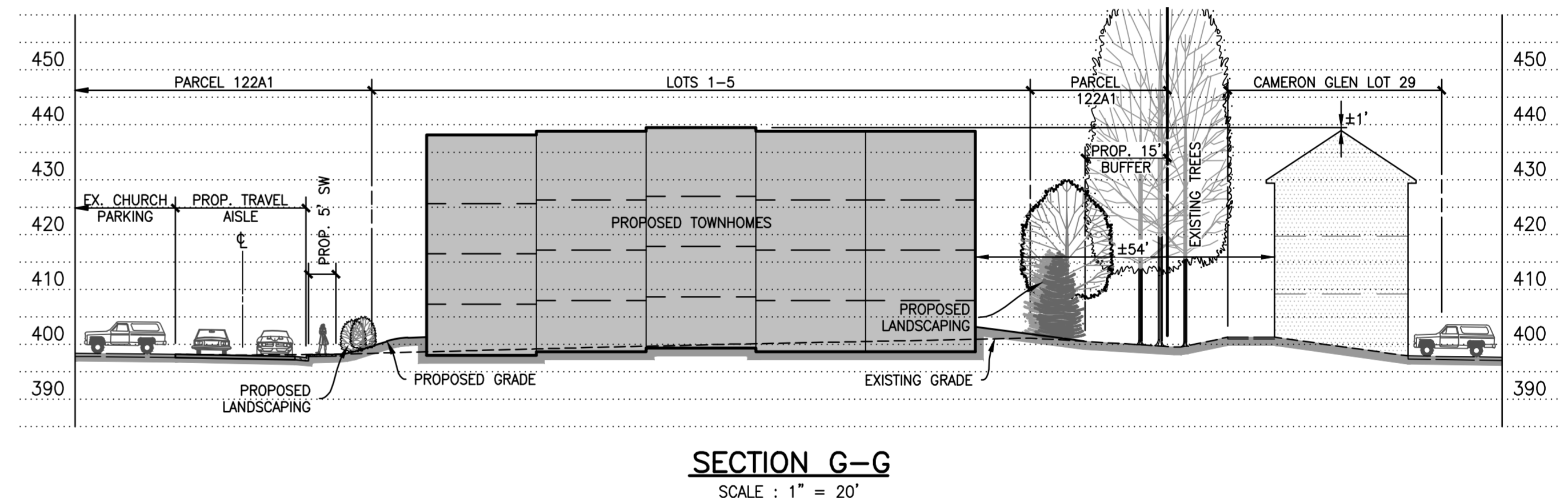
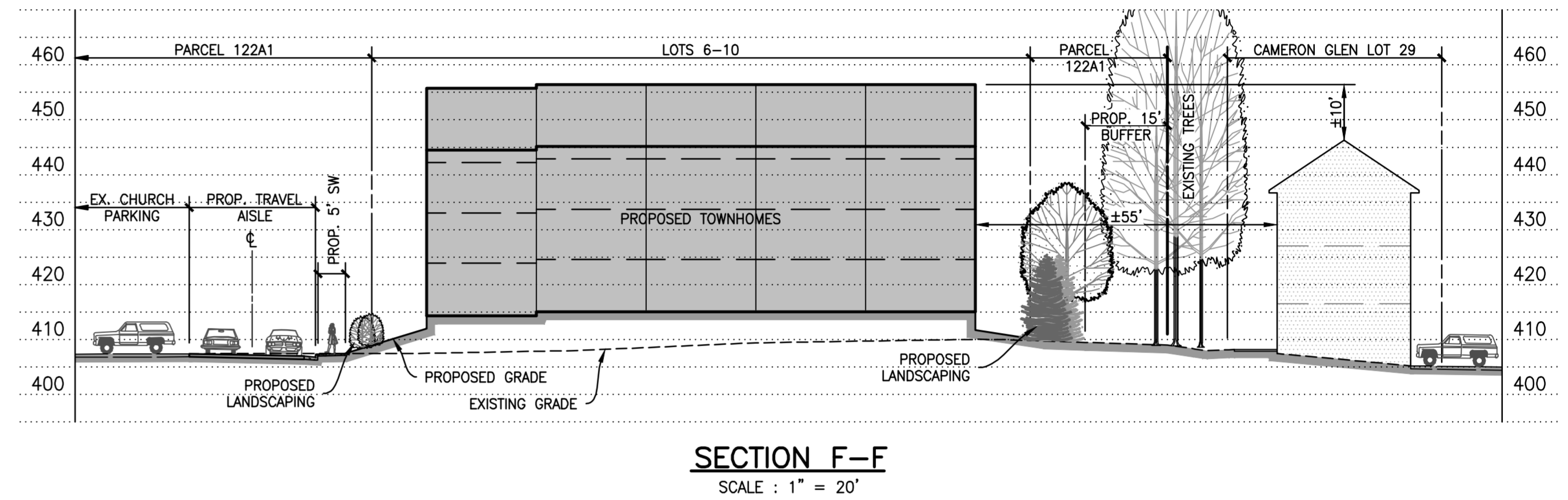
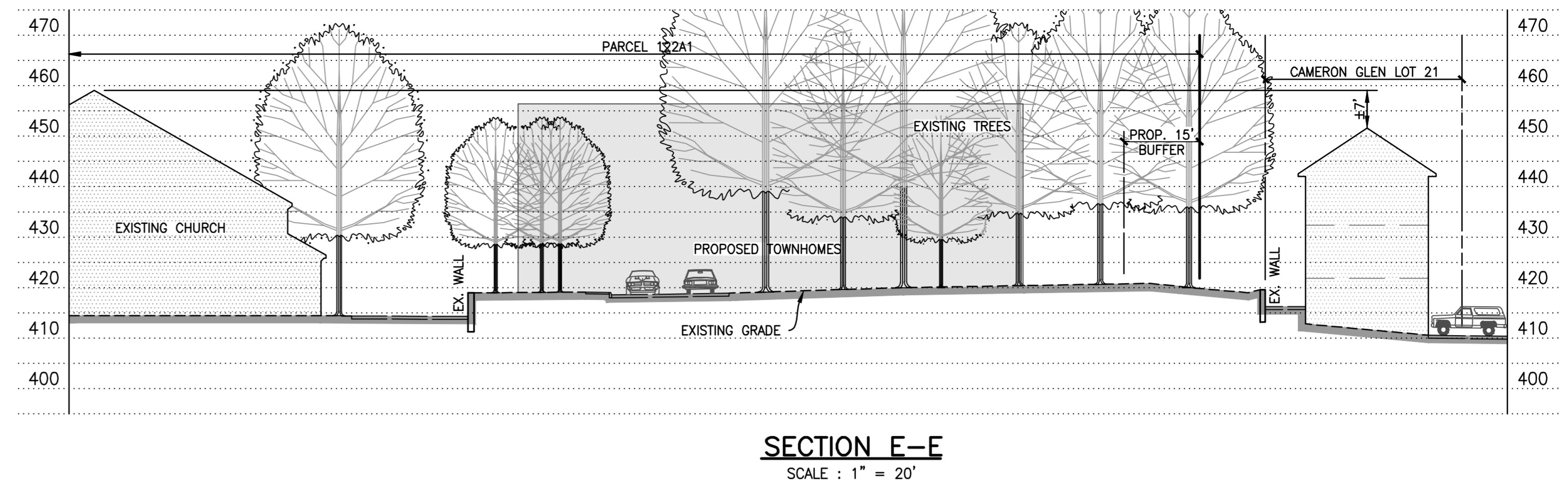
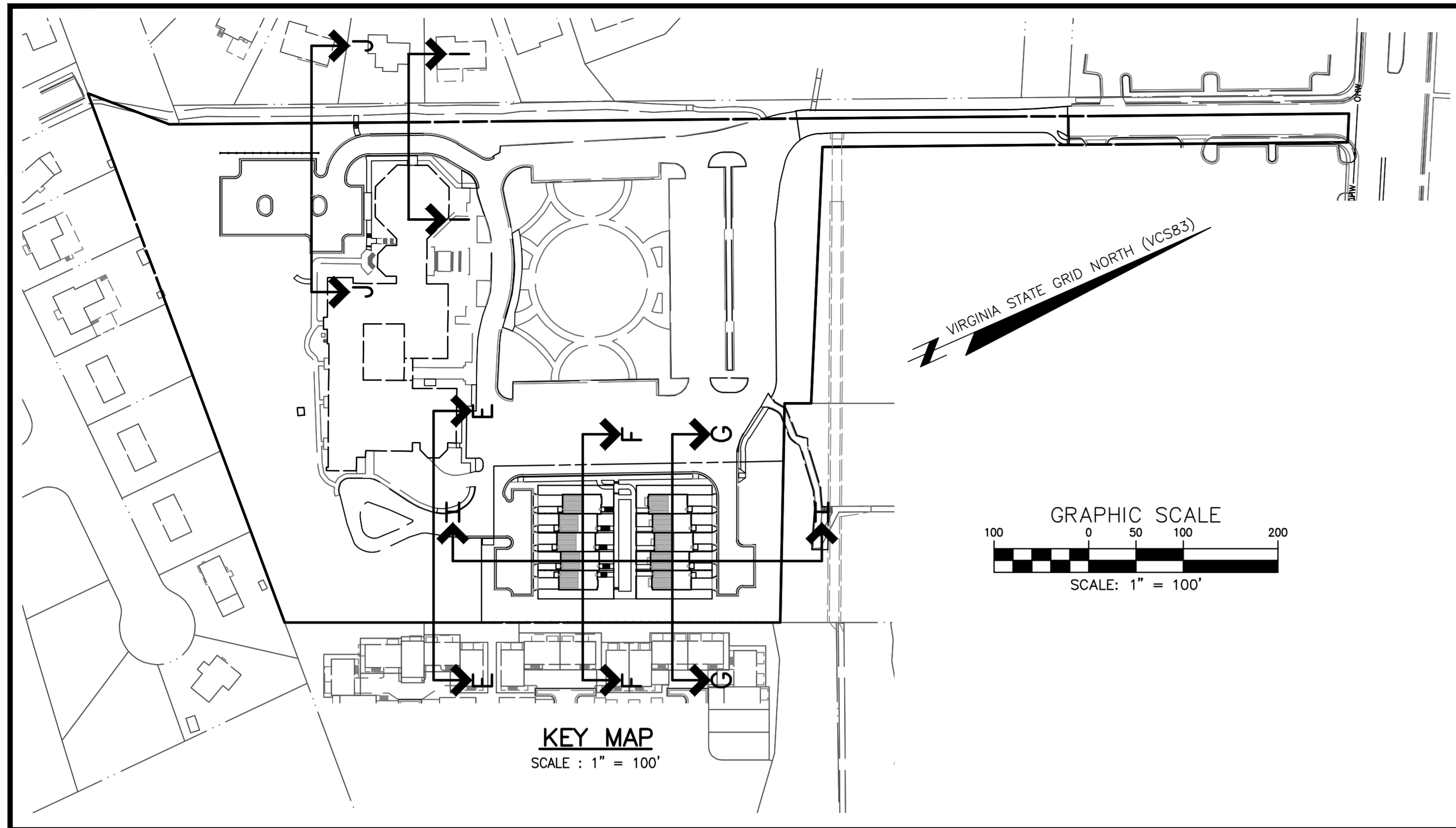
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STREET CROSS-SECTIONS
FAIRFAX PRESBYTERIAN CHURCH
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
09/28/2022
PROFESSIONAL ENGINEER

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DESIGN	DRAFT	DATE	SCALE	
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APPROVED	HMF		VERT: 1" = 10'	
SHEET 16 OF 53				
PRJ NO: 2017-2570				
TYPE: MDP				

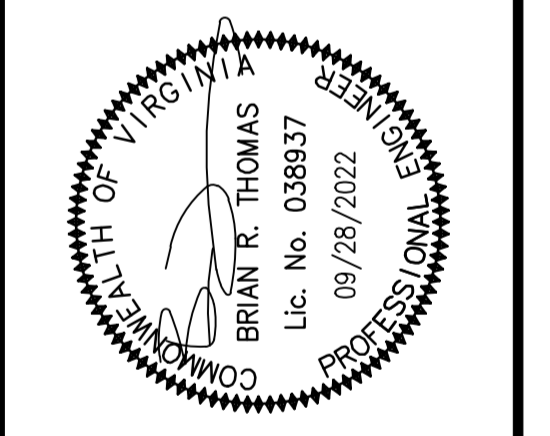


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**FAIRFAX
PRESBYTERIAN
CHURCH**

CITY OF FAIRFAX, VIRGINIA



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