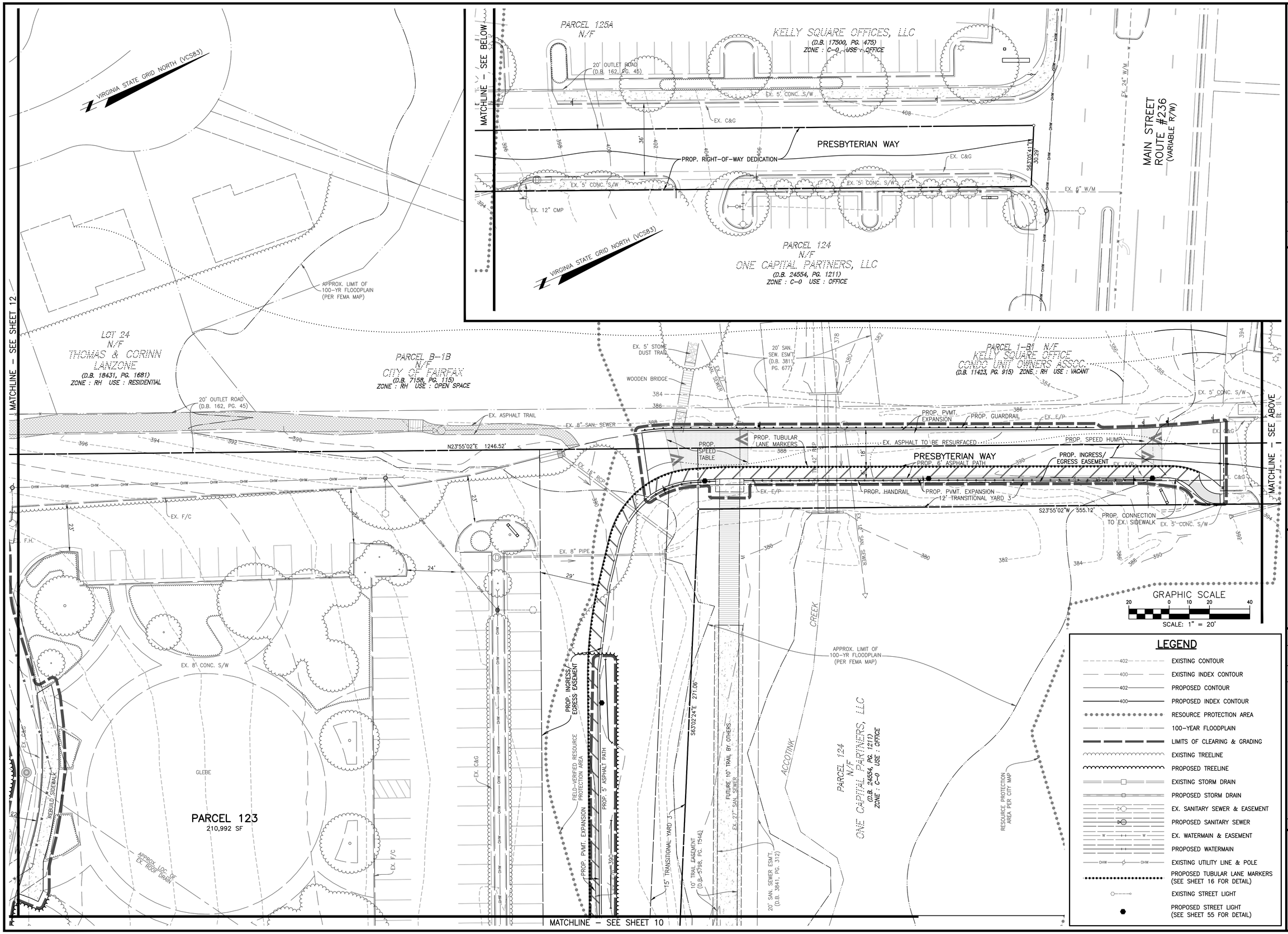

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVD	DATE
	REVISIONS			

DESIGN KJV	DRAFT KJV
APPROVED HMF	
DATE JAN. 2021	
SCALE HORIZ.1" = 20' VERT: ---	

SHEET 9 OF 55

PRJ NO: 2017-2570

TYPE: MDP

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MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 11

PARCEL 122A1
79,397 SF

PARCEL 122B
33,030 SF

VIRGINIA STATE GRID NORTH (VCS83)

APPROX. LIMIT OF 100-YR FLOODPLAIN (PER FEMA MAP)

PROP. 5' SIDEWALK
RAILING
RETAINING WALL W/BRICK FACING (MAX. 5' HGT.)
EX. GRADE
PROP. GRADE

RETAINING WALL SECTION
WEST OF LOTS 1 AND 10
SCALE : 1" = 5'

PROP. GRADE
RETAINING WALL W/BRICK FACING (MAX. 2' HGT.)
EX. GRADE

RETAINING WALL SECTION
NORTH OF LOT 5
SCALE : 1" = 5'

GRAPHIC SCALE
SCALE: 1" = 20'

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 (SEE SHEET 16 FOR DETAIL)
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT (SEE SHEET 55 FOR DETAIL)

PARCEL A-42
N/F
NEIGHBORHOODS VI, LLC
(D.B. 23483, PG. 445)
ZONE : PD-M USE : CONDOS/OPEN SPACE

CAMERON GLEN
(D.B. 22078, PG. 37)

PARCEL A-3 N/F
CITY OF FAIRFAX
(D.B. 22078, PG. 37)
ZONE : PD-M USE : OPEN SPACE

PARCEL 122 N/F
FAIRFAX NURSING & REHAB CENTER, LLC
(D.B. 23866, PG. 2077)
ZONE : C-O USE : NURSING HOME

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
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SHEET 10 OF 55

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MATCHLINE – SEE SHEET 12

VIRGINIA STATE GRID NORTH (VCS83)

JONES STREET (50' R/W)

JOYCE DRIVE (50' R/W)

JOYCE HEIGHTS (D.B. 1155, PG. 261)

LOT 20 N/F CHU & ERIC & YEN YEN YEUNG (D.B. 16110, PG. 1438) ZONE : RH USE : RESIDENTIAL

LOT 19 N/F DAVID LEE & SANDRA KEY RAMSUN (D.B. 19457, PG. 1174) ZONE : RH USE : RESIDENTIAL

LOT 18 N/F CASEY, JR. MARILYN E. & CASEY LIVING TRUST (D.B. 23319, PG. 1284) ZONE : RH USE : RESIDENTIAL

LOT 17 N/F OSCAR & ADDIE M. HERNANDEZ (D.B. 13155, PG. 408) ZONE : RH USE : RESIDENTIAL

15' TRANSITIONAL YARD 3

EX. 4' CHAIN LINK FENCE

N89°57'21"W 246.45'

97.1'

160.4'

23'

EX. PLAYGROUND

EX. 5' CONC. S/W

EX. 4' CHAIN LINK FENCE

EX. SHED

GAS METER

COURTYARD

YARD DRAIN

BIKE RACK (SEE SHEET 55)

A/C UNITS

TRASH

EX. 6' WOOD FENCE

EX. CONC. DW

EX. BRICK RET. WALL

EX. 5' CONC. S/W

EX. T/C

EX. E/P

PROP. 5' CONC. S/W

EX. 18" HDPE

LOT 18

LOT 19

LOT 20

LOT 21

CITY OF FAIRFAX

COUNTY OF FAIRFAX

MATCHLINE – SEE SHEET 10

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
- EXISTING STREET LIGHT

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2022
PROFESSIONAL ENGINEER

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SHEET	OF
11	55

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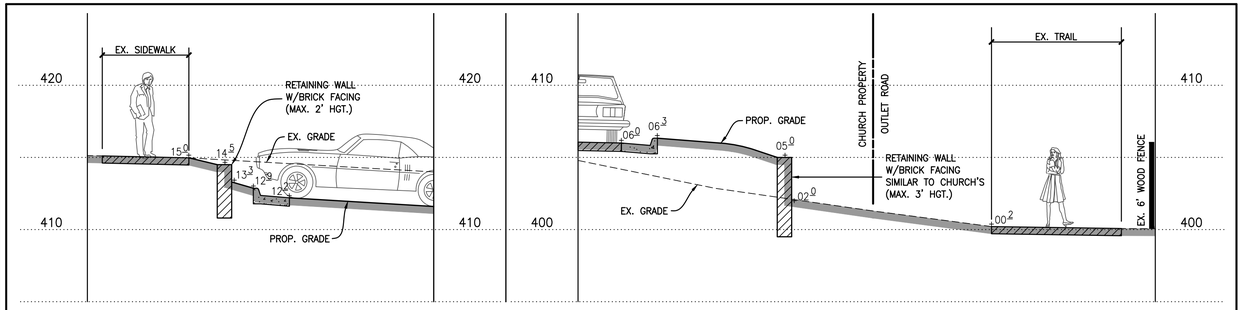
LEGEND

- 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
- EXISTING STREET LIGHT
- PROPOSED PARKING LOT LIGHT (SEE SHEET 55 FOR DETAIL)

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'



RETAINING WALL SECTION

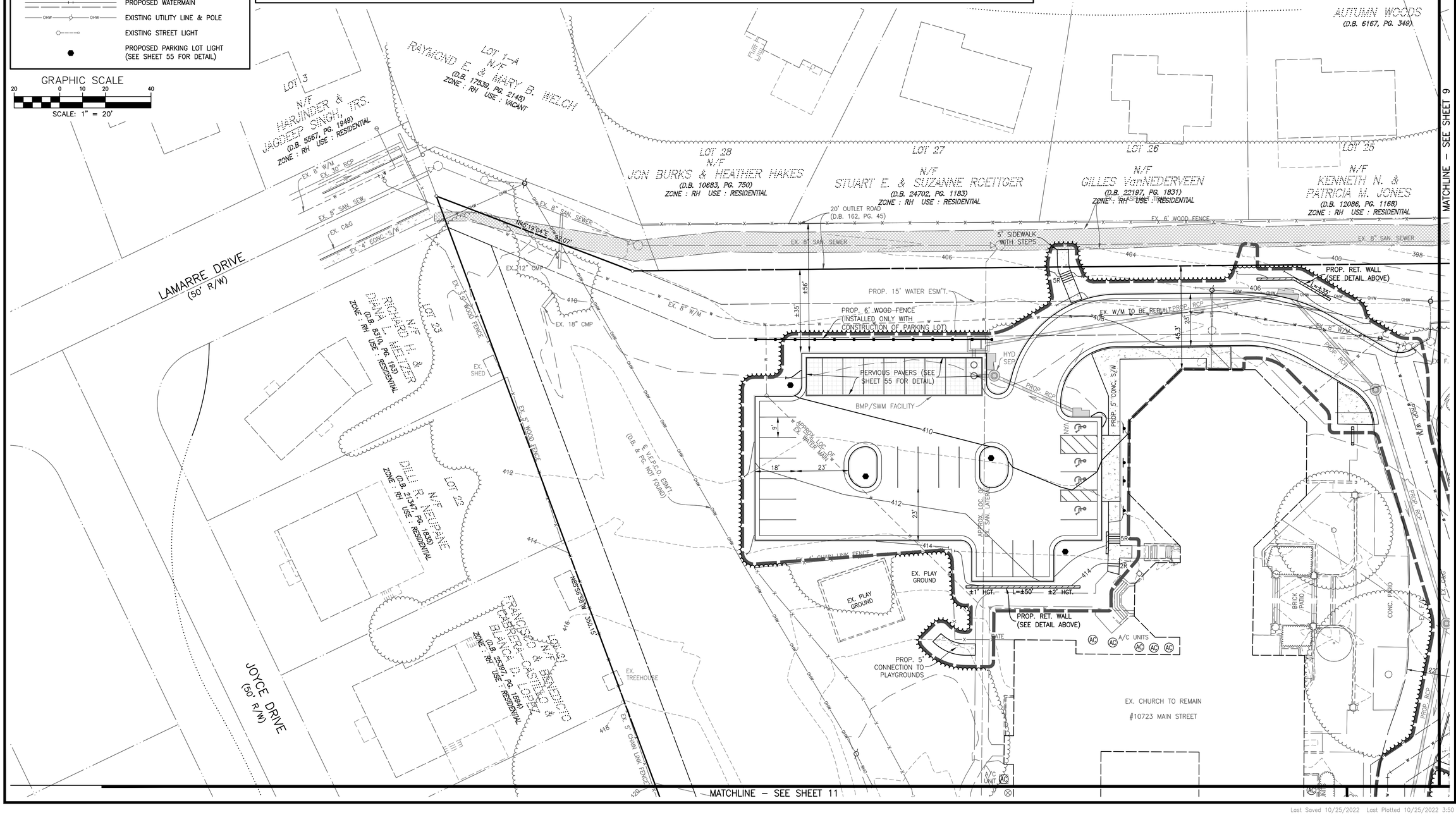
BETWEEN EAST SIDE OF PHASE TWO PARKING LOT AND EXISTING SIDEWALK

SCALE : 1" = 5'

RETAINING WALL SECTION

BETWEEN CHURCH AND EXISTING TRAIL

SCALE : 1" = 5'



PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 039937
10/25/2022
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SHEET 12 OF 55

PRJ NO: 2017-2570

TYPE: MDP

VIRGINIA STATE GRID NORTH (VCS83)

CREST STREET
(50' R/W)

LAMARRE DRIVE
(50' R/W)

JOYCE DRIVE
(50' R/W)

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

LIMIT OF CLEARING
FOR PHASE TWO

PHASE TWO

SEE INSET FOR DETAIL

EX. PLAY GROUND

EX. PLAY GROUND

EX. SHED

EX. TREEHOUSE

PHASE ONE

EX. CHURCH TO REMAIN
#10723 MAIN STREET

EX. PLAYGROUND

LIMIT OF CLEARING FOR PHASE ONE

DAY CARE DROP-OFF
ACCESS TO BE MAINTAINED
DURING CONSTRUCTION

PHASE ONE

PRESBYTERIAN WAY

MATCHLINE – SEE ABOVE

PHASE ONE

ACCOTINK CREEK

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

PROP. TRAIL EASEMENT
(WITH PERMISSION OF
NEIGHBORING PROP. OWNER)

BETW

CITY OF FAIRFAX

COUNTY OF FAIRFAX

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

MATCHLINE – SEE BELOW

PRESBYTERIAN WAY

PROP. RIGHT-OF-WAY DEDICATION

36'

VIRGINIA STATE GRID NORTH (VCS83)

MAIN STREET
ROUTE #236
(VARIABLE R/W)

LIMIT OF DISTURBANCE
WITH PHASE ONE

AREA OF IMPROVEMENTS
WITH PHASE TWO

PHASE TWO

PHASE ONE

PHASING DETAIL

SCALE : 1" = 20'

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'

VIRGINIA STATE GRID NORTH (VCS83)

LEGEND

PHASE ONE

PHASE TWO

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PHASING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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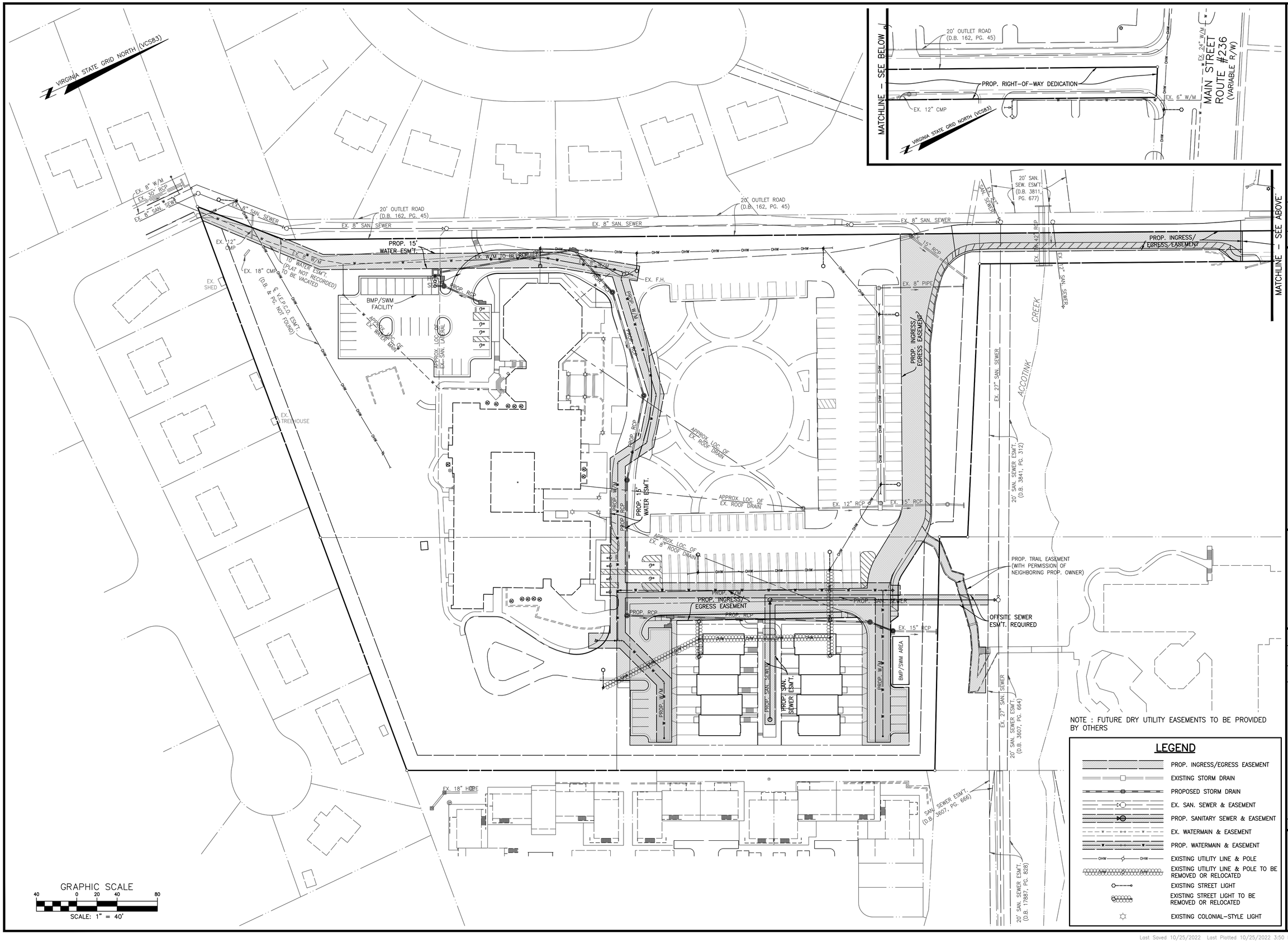

NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

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
- EXISTING STREET LIGHT TO BE REMOVED OR RELOCATED
- EXISTING COLONIAL-STYLE LIGHT

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EASEMENT & UTILITY LAYOUT

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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10/25/2022
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APPROVED	
HMF	
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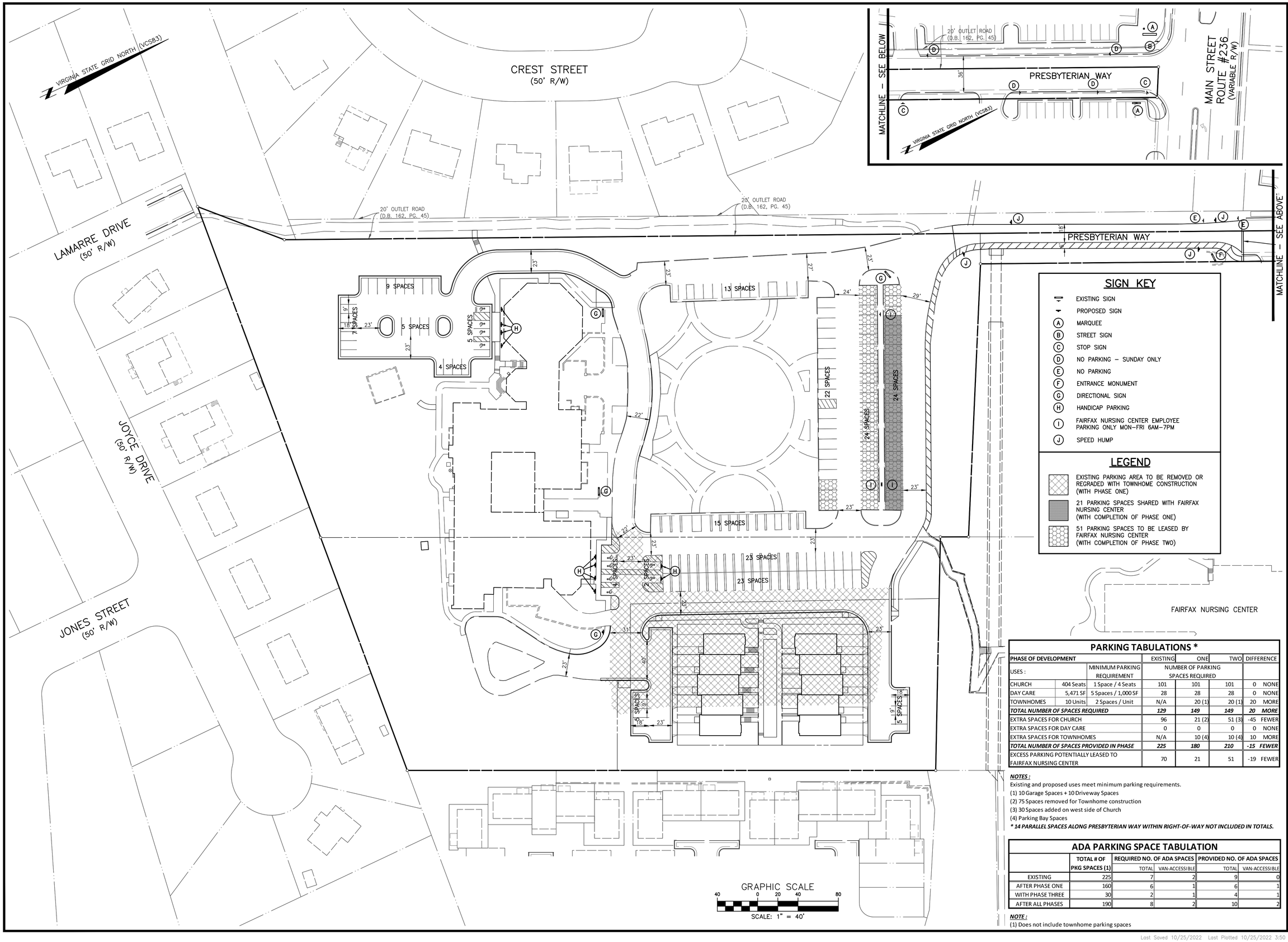

SIGN KEY

- EXISTING SIGN
- PROPOSED SIGN
- (A) MARQUEE
- (B) STREET SIGN
- (C) STOP SIGN
- (D) NO PARKING – SUNDAY ONLY
- (E) NO PARKING
- (F) ENTRANCE MONUMENT
- (G) DIRECTIONAL SIGN
- (H) HANDICAP PARKING
- (I) FAIRFAX NURSING CENTER EMPLOYEE PARKING ONLY MON–FRI 6AM–7PM
- (J) 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			EXISTING	ONE	TWO	DIFFERENCE	
USES :		MINIMUM PARKING REQUIREMENT	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

	TOTAL # OF PKG SPACES (1)	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

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PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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SHEET 15 OF 55

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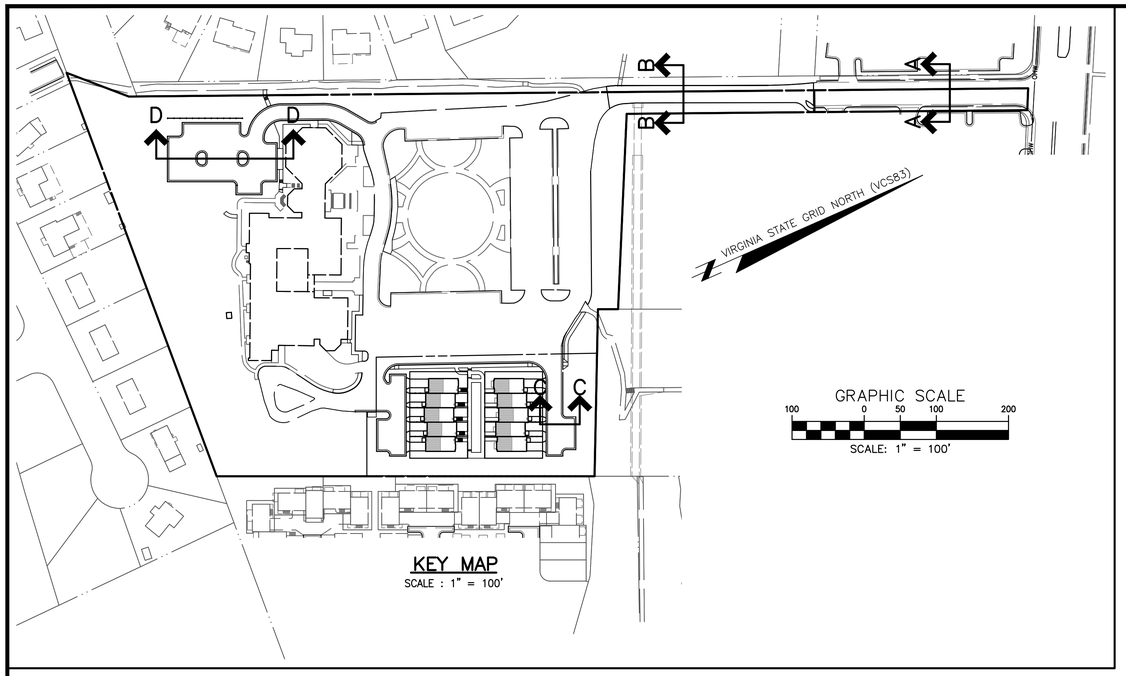
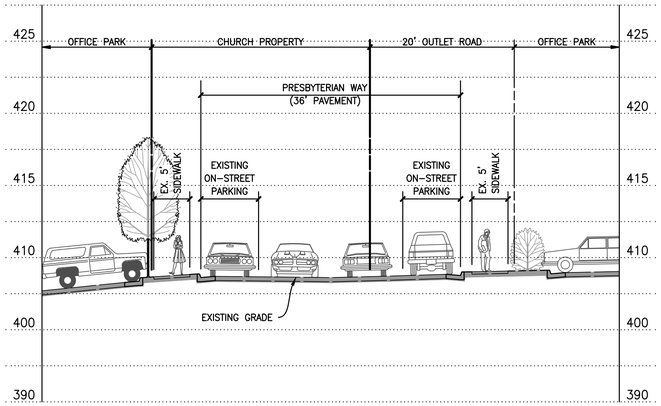
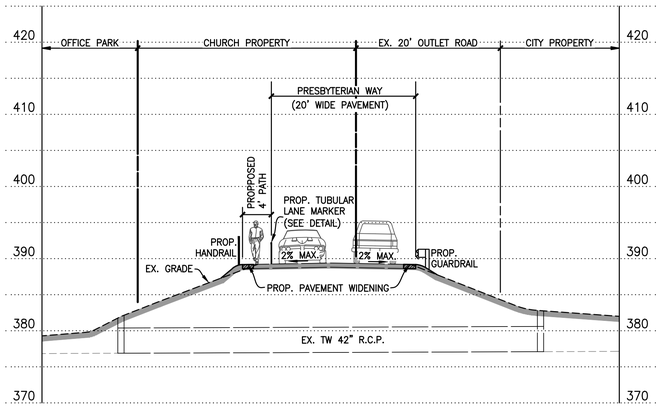


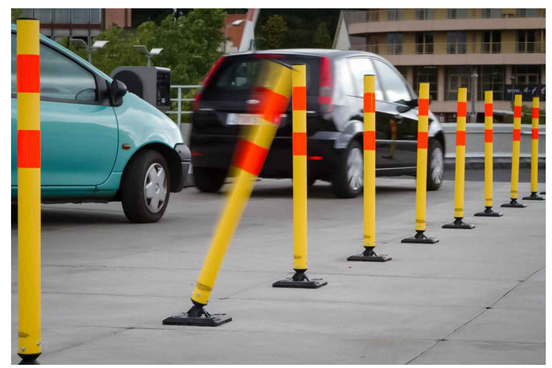
KEY MAP
SCALE : 1" = 100'



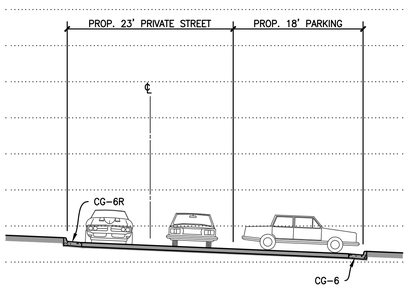
SECTION A–A
(EXISTING PRESBYTERIAN WAY)
SCALE : 1" = 10'



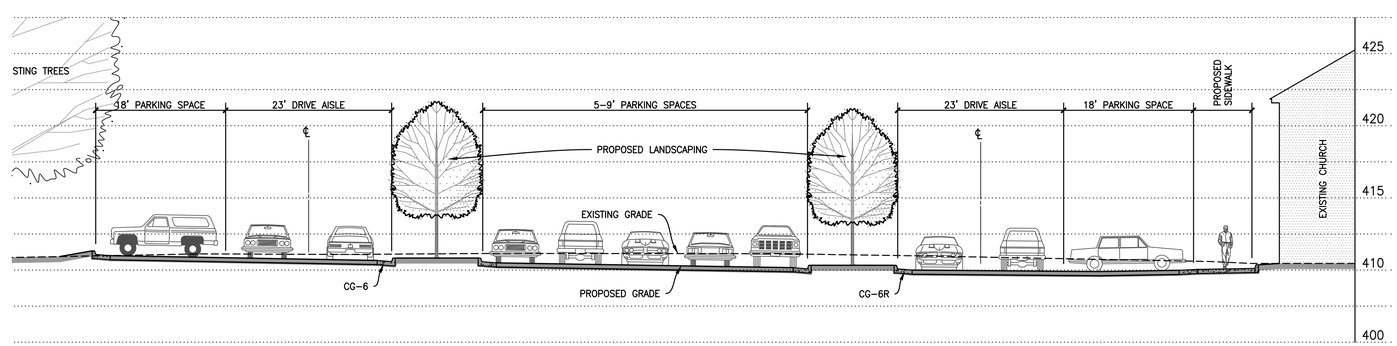
SECTION B–B
(PRESBYTERIAN WAY)
SCALE : 1" = 10'



TYPICAL TUBULAR LANE MARKERS
(OR EQUIVALENT)
NOT TO SCALE



SECTION C–C
(TYPICAL TOWNHOME PRIVATE STREET)
SCALE : 1" = 10'



SECTION D–D
(PHASE TWO PARKING LOT)
SCALE : 1" = 10'

GRAPHIC SCALE
10 0 5 10 20
SCALE: 1" = 10'

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STREET CROSS–SECTIONS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2022
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APPROVED HMF	
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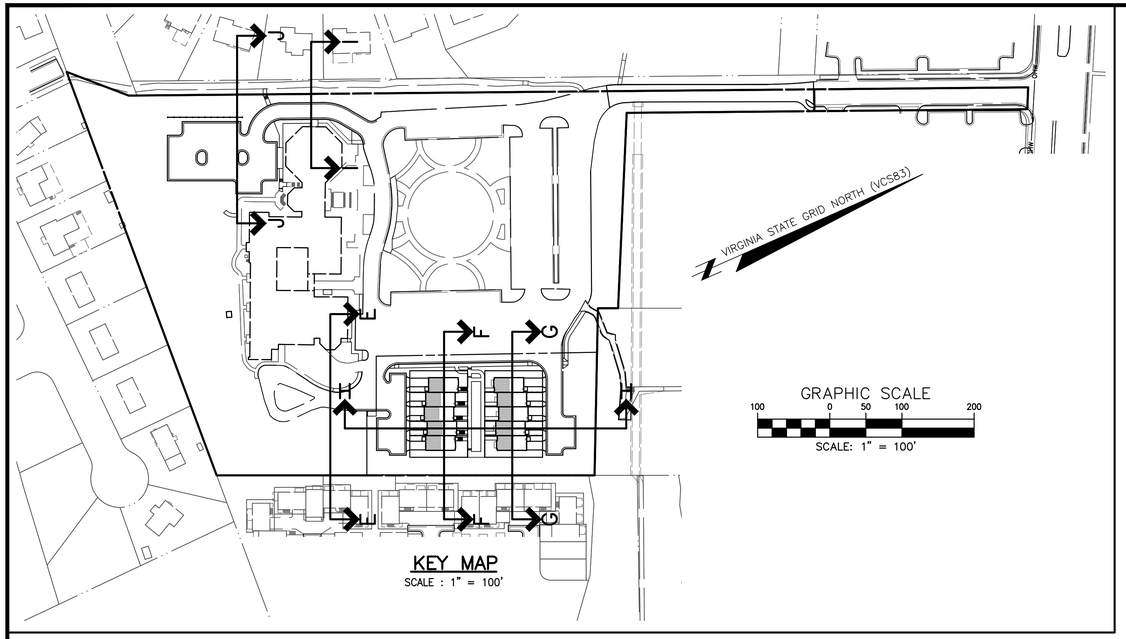
SHEET 16 OF 55

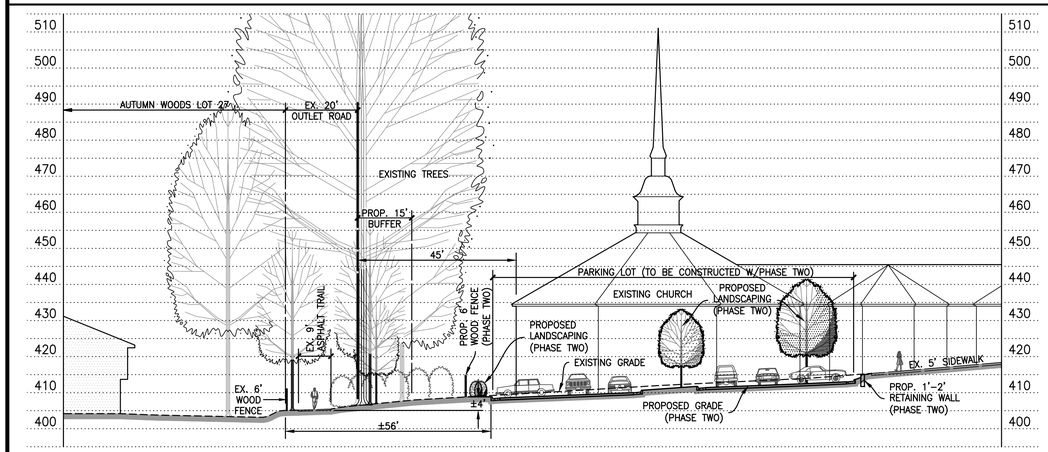
PRJ NO: 2017-2570

TYPE: MDP

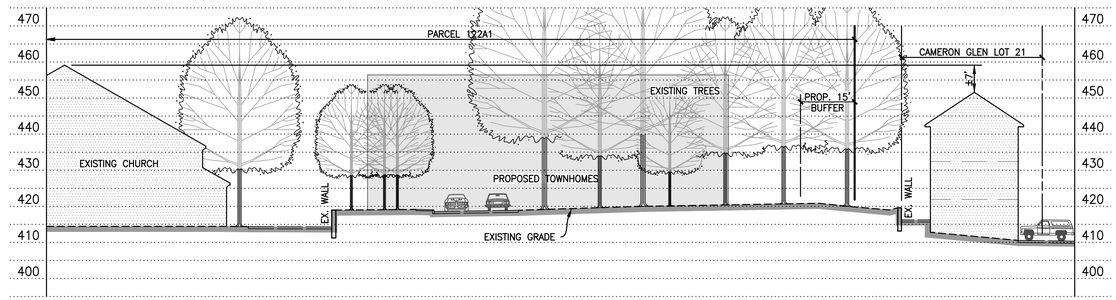
Attached Xrefs: 00-G0700/00-G0500/XREF-R0401/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE



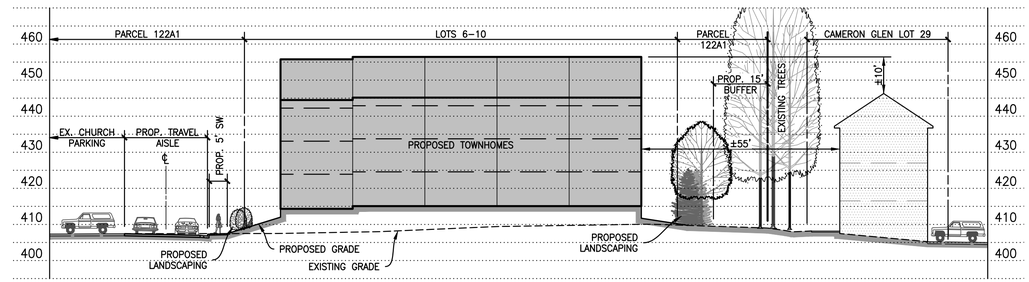
KEY MAP
SCALE : 1" = 100'



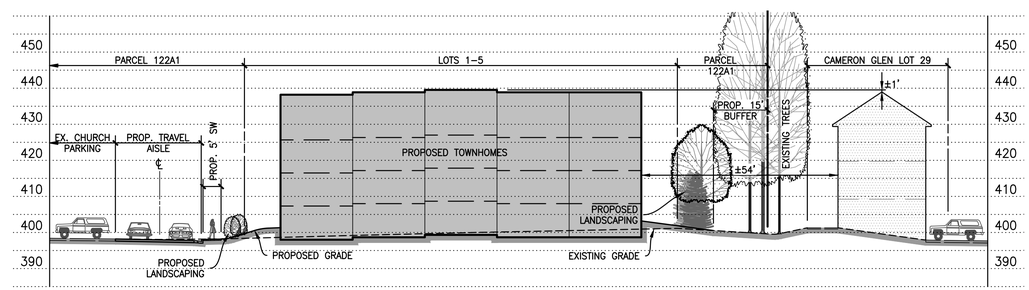
SECTION J–J
SCALE : 1" = 20'



SECTION E–E
SCALE : 1" = 20'

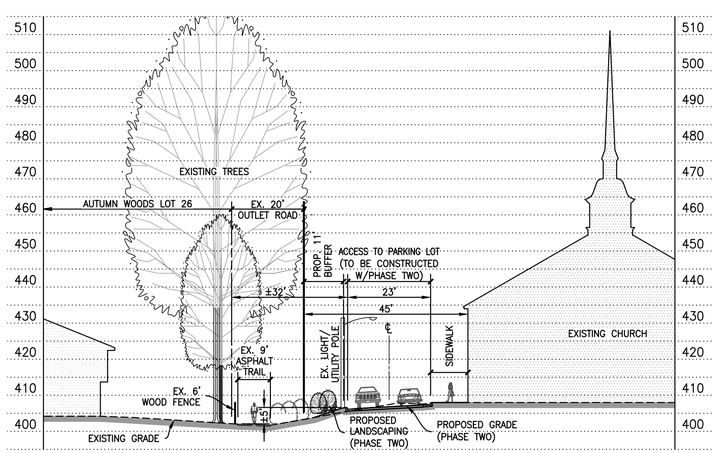


SECTION F–F
SCALE : 1" = 20'

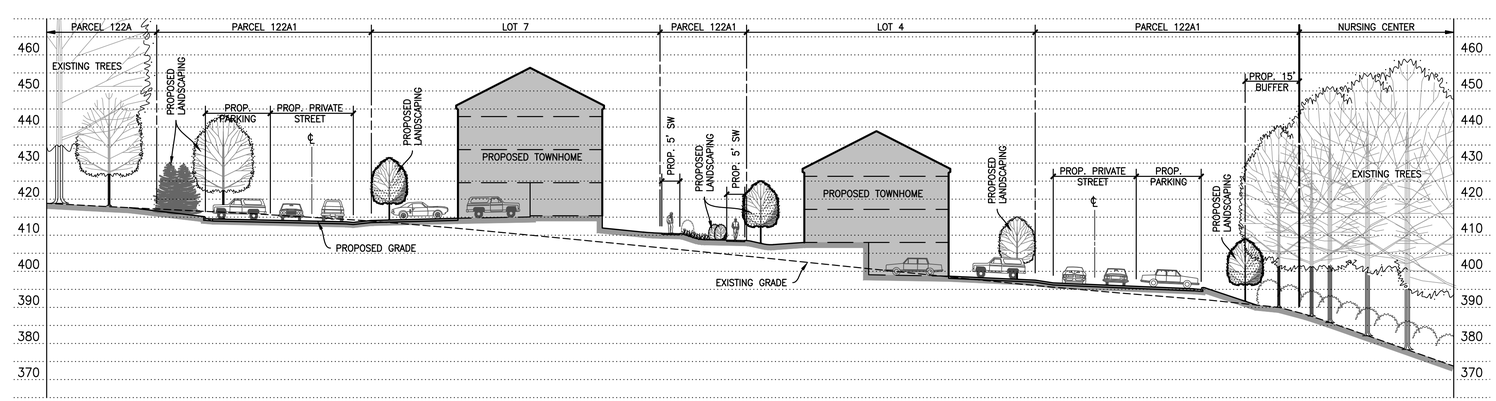


SECTION G–G
SCALE : 1" = 20'

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'



SECTION I–I
SCALE : 1" = 20'



SECTION H–H
SCALE : 1" = 20'

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpjai.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

SITE CROSS–SECTIONS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW	APPROV	DATE
	REVISIONS	BY		

DESIGN	DRAFT	APPROVED	DATE	SCALE
KJV	KJV	HMF	JAN. 2021	HORIZ:1" = 20' VERT:1" = 20'

SHEET 17 OF 55

PRJ NO: 2017-2570

TYPE: MDP

Attached Xrefs: 00-G0700/00-G0500/XREF-R0401/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE