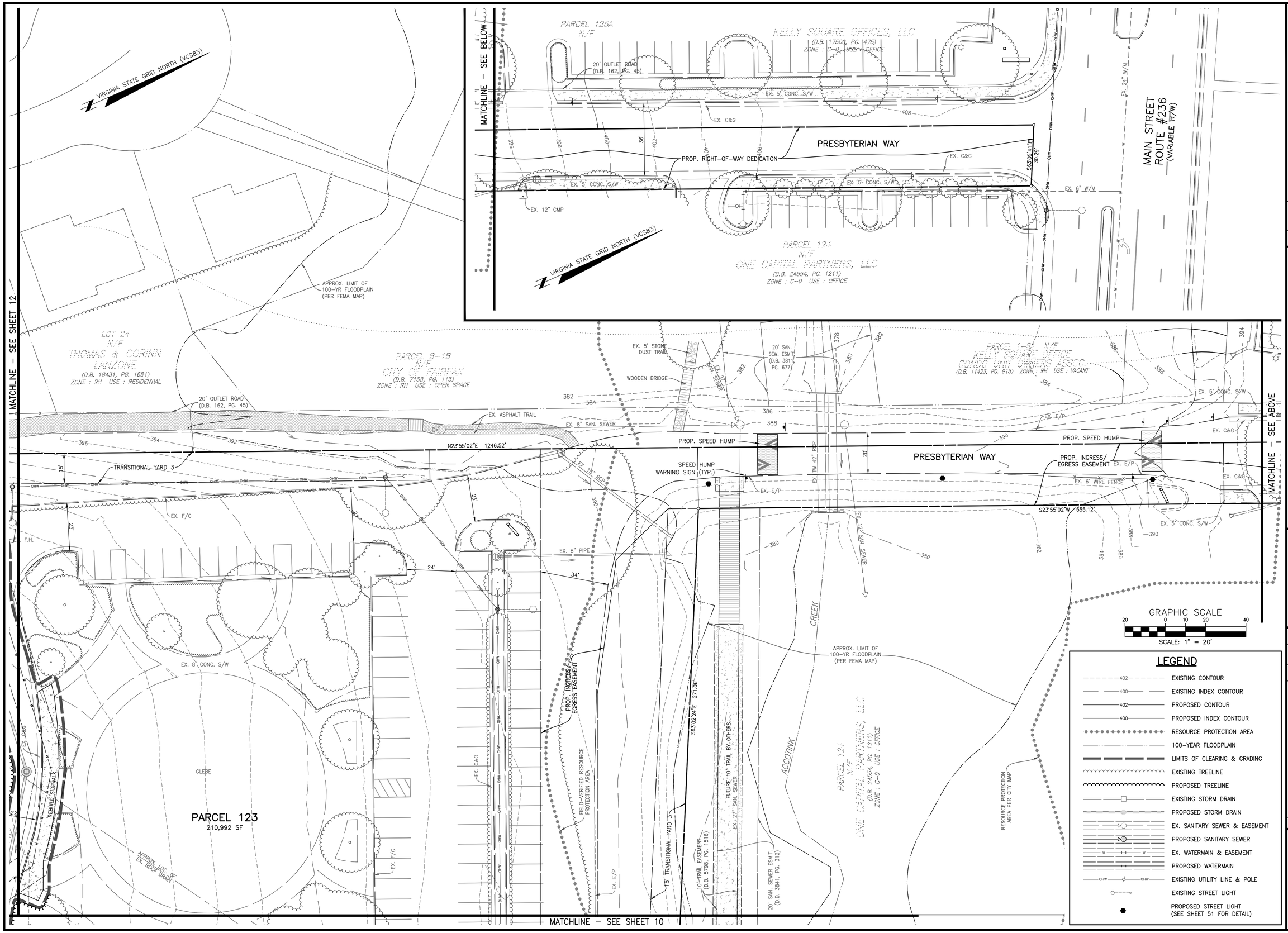

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
07/21/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROV	DATE
	REVISIONS			

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

SHEET	OF
9	51

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

APPROX. LOC. OF EX. ROOF DRAIN

APPROX. LOC. OF EX. 8" ROOF DRAIN

PROP. 15' WATER ESM'T.

PROP. W/M

PROP. RCP

EX. 12" RCP

EX. 15" RCP

PROP. 5' CONC. S/W

PROP. INGRESS/ EGRESS EASEMENT

POSSIBLE SCHOOL BUS STOP LOCATION

PROP. SAN. SEWER

4' CURB CUT

CONNECTION TO EX. TRAIL

OFFSITE SEWER ESM'T. REQUIRED

APPROX. VIRGINIA STATE GRID NORTH (VCS83)

APPROX. 100-YR FLOODPLAIN (PER FEMA MAP)

S24°21'22"W 27.91'

S24°26'27"W 523.74'

BIKE RACK (SEE SHEET 51)

BENCH (TYP.) (SEE SHEET 51)

PERGOLA (SEE SHEET 51)

15' TRANSITIONAL YARD 3

PROP. RET. WALL

PROP. 6' WOOD FENCE

BMP/SWM AREA

REPLACE EX. TOP WITH MH-2

EX. 6' ASPHALT TRAIL

WOODEN BRIDGE

PARCEL 122
N/F
FAIRFAX NURSING & REHAB CENTER, LLC
(D.B. 23666, PG. 2077)
ZONE : C-O USE : NURSING HOME

FUTURE 10' TRAIL BY OTHERS

EX. 27' SAN. SEWER

20' SAN. SEWER ESM'T. (D.B. 3607, PG. 664)

10' TRAIL EASEMENT (D.B. 20499, PG. 1783)

SAN. SEWER ESM'T. (D.B. 3607, PG. 666)

EX. 6' STONE DUST TRAIL

20' SAN. SEWER ESM'T. (D.B. 530, PG. 417)

20' SAN. SEWER ESM'T. (D.B. 17887, PG. 828)

5' PUBLIC ACCESS ESM'T. (D.B. 22078, PG. 37)

RESOURCE PROTECTION AREA PER CITY MAP

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

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

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

LOT 22 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 36 LOT 37 LOT 38

RETAINING WALL SECTION

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

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

RETAINING WALL SECTION

NORTH OF LOT 5
SCALE : 1" = 5'

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

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
- EXISTING STREET LIGHT

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
07/21/2022
PROFESSIONAL ENGINEER

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	REVISIONS	BY		

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KJV	KJV	HWF	JAN. 2021	AS	SHOWN

SHEET 10 OF 51

PRJ NO: 2017-2570

TYPE: MDP

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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 & YEE
ERIC YEN YEE
(D.B. 16110, PG. 1438)
ZONE : RH USE : RESIDENTIAL

LOT 19
N/F LEE & RAHEJAN
DAVID LEE & SAMIRA MEY RAHEJAN
(D.B. 19457, PG. 1174)
ZONE : RH USE : RESIDENTIAL

LOT 18
N/F CASEY JR. & CASEY LIVING TRUST
HARTMAN E. CASEY JR.
(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'

EX. PLAYGROUND

EX. 5' CONC. S/W

EX. SHED

GAS METER

COURTYARD

YARD DRAIN

BIKE RACK
(SEE SHEET 51)

A/C UNITS

TRASH

EX. 6' WOOD FENCE

EX. CONC. DW

EX. BRICK RET. WALL

EX. 5' CONC. S/W

EX. F/C

EX. E/P

PROP. 5' CONC. S/W

160.4'

23'

EX. 18" HDPE

LOT 18

LOT 19

LOT 20

LOT 21

CITY OF FAIRFAX

COUNTY OF FAIRFAX

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
W	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
OHW	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
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DATE JAN. 2021	SCALE HORIZ:1" = 20' VERT: ---

SHEET	OF
11	51

PRJ NO: 2017-2570
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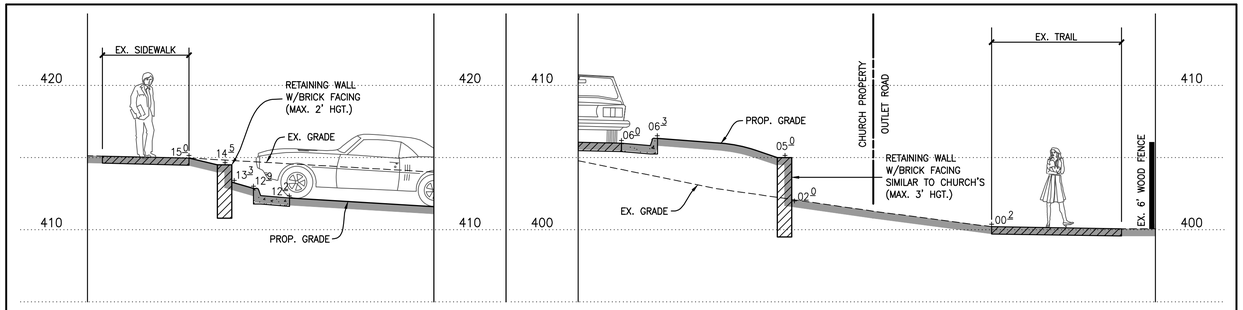
LEGEND

- 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 51 FOR DETAIL)

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'



RETAINING WALL SECTION

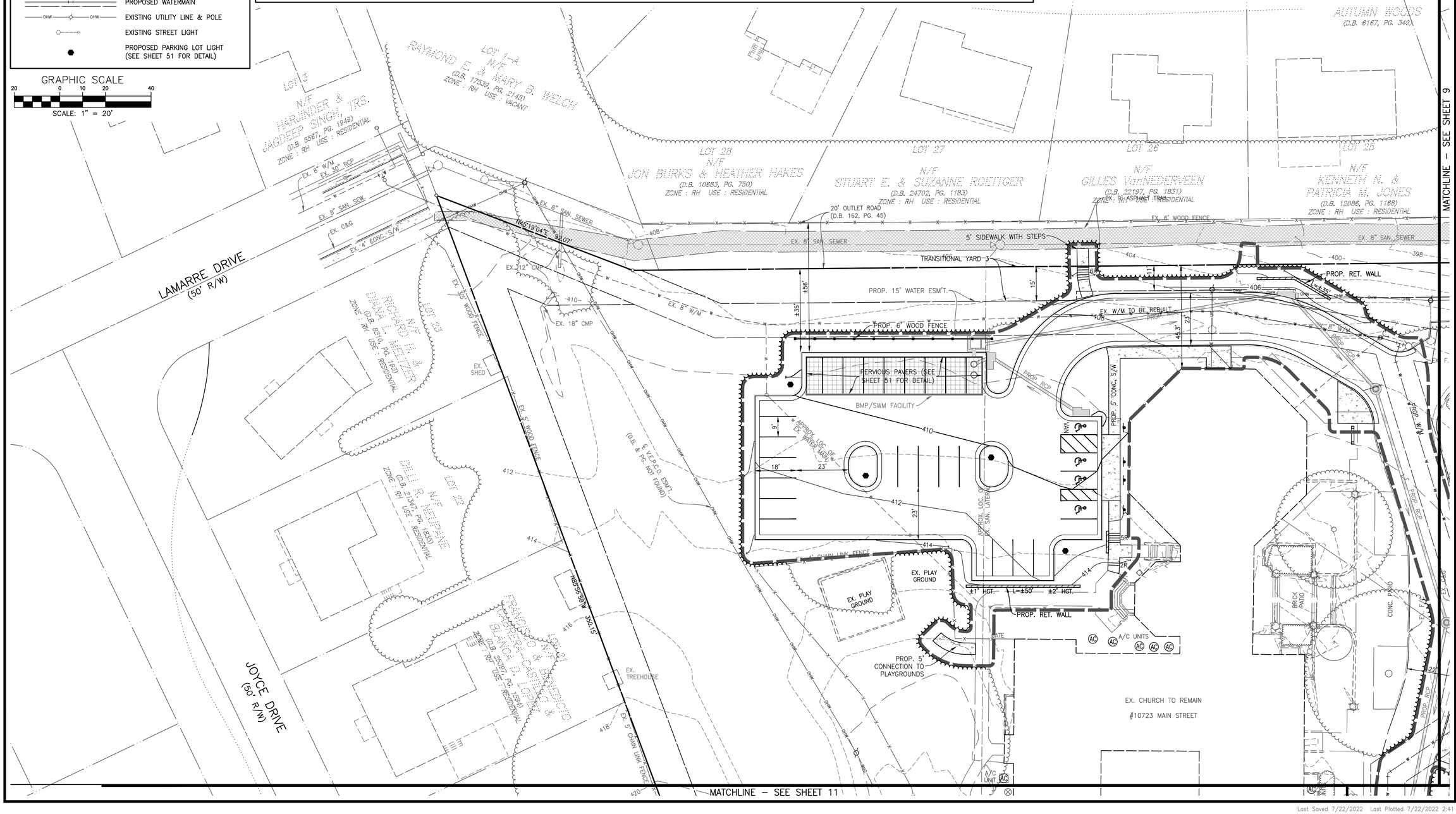
BETWEEN EAST SIDE OF PHASE TWO PARKING LOT AND EXISTING SIDEWALK

SCALE : 1" = 5'

RETAINING WALL SECTION

BETWEEN CHURCH AND EXISTING TRAIL

SCALE : 1" = 5'



MATCHLINE – SEE SHEET 9

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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KJV	KJV	HMF	JAN. 2021	HORIZ: AS	VERT: SHOWN

SHEET	OF
12	51

PRJ NO: 2017-2570

TYPE: MDP

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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

PROP. SPEED HUMP

SPEED HUMP
WARNING SIGN (TYP.)

PRESBYTERIAN WAY

PROP. SPEED HUMP

PHASE ONE

ACCOTINK CREEK

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

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

BETW

MATCHLINE – SEE ABOVE

MATCHLINE – SEE BELOW

PRESBYTERIAN WAY

PROP. RIGHT-OF-WAY DEDICATION

35'

VIRGINIA STATE GRID NORTH (VCS83)

MAIN STREET
ROUTE #236
(VARIABLE R/W)

CITY OF FAIRFAX

COUNTY OF FAIRFAX

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

LEGEND

PHASE ONE

PHASE TWO

LIMIT OF IMPROVEMENTS
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)

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PHASING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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07/21/2022
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SHEET 13 OF 51

PRJ NO: 2017-2570

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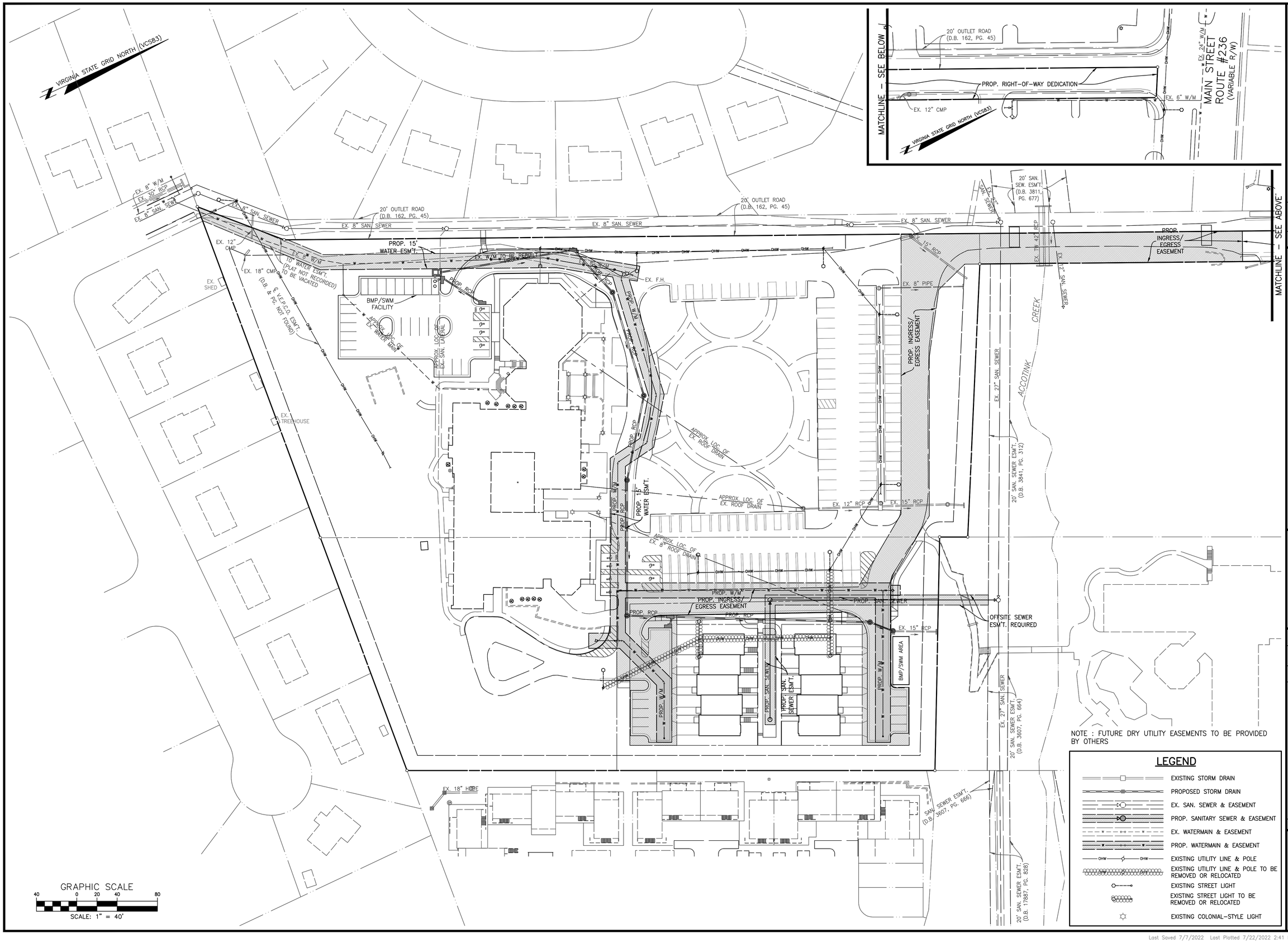

NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

LEGEND

- 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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SHEET 14 OF 51

PRJ NO: 2017-2570

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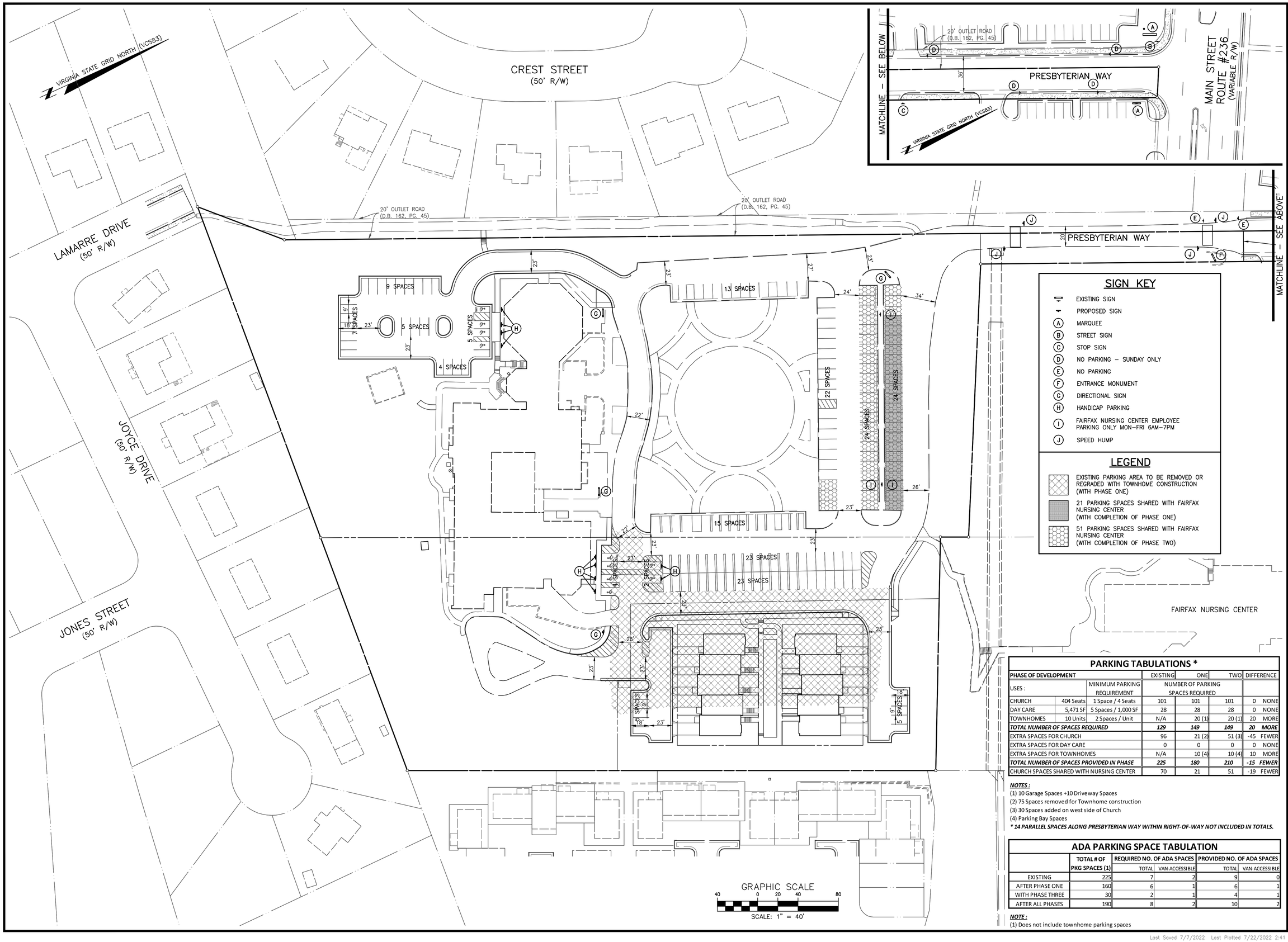

SIGN KEY

- 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 SHARED WITH 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***
CHURCH SPACES SHARED WITH NURSING CENTER			70	21	51	-19	FEWER

NOTES :

(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
Lic. No. 038937
07/21/2022
PROFESSIONAL ENGINEER

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SHEET 15 OF 51

PRJ NO: 2017–2570

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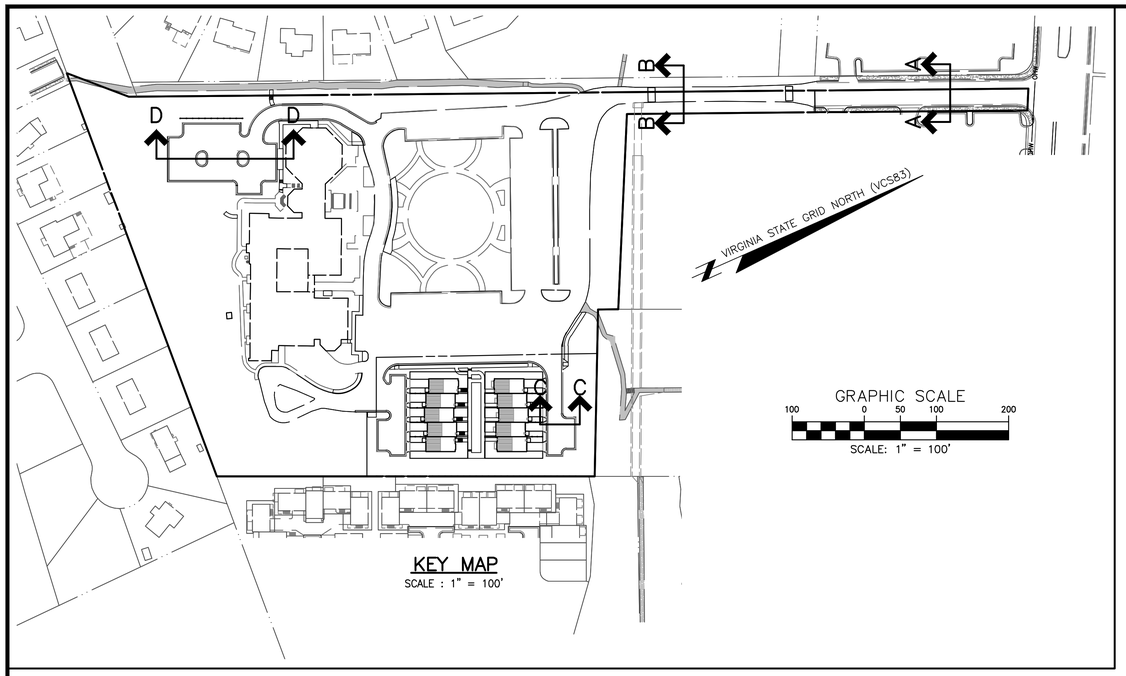
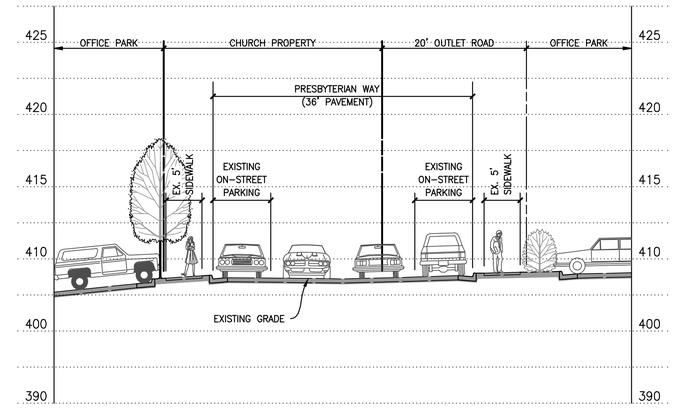
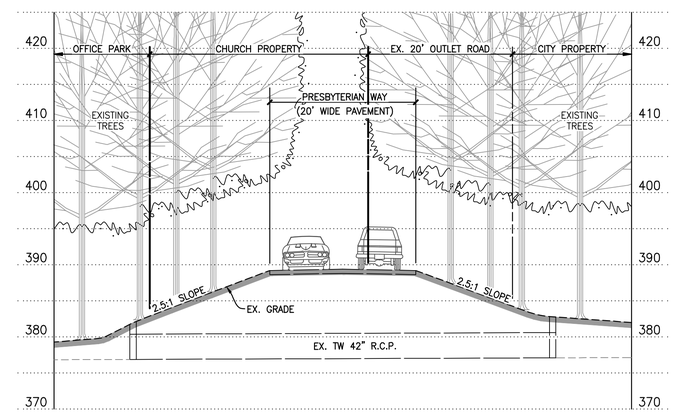


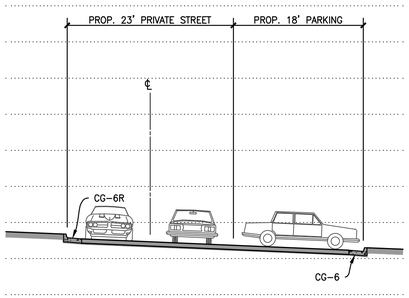
KEY MAP
SCALE : 1" = 100'



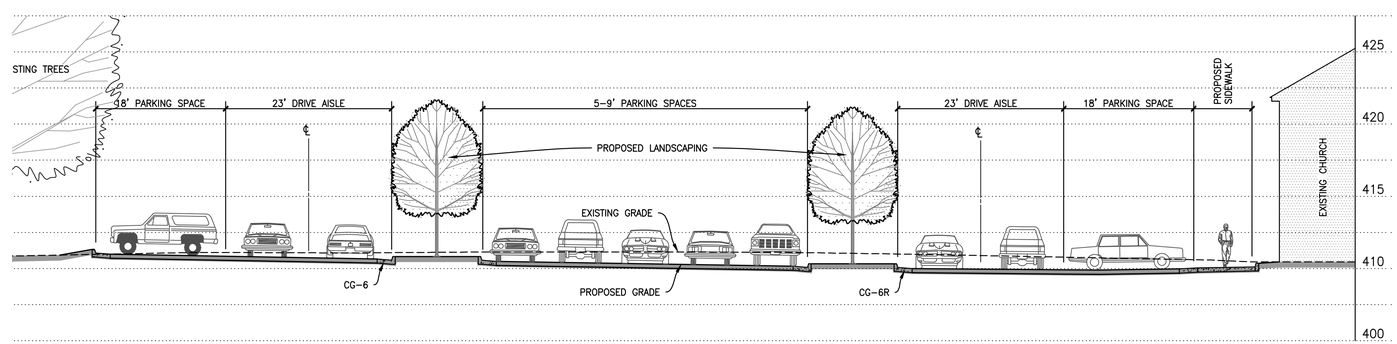
SECTION A–A
(EXISTING PRESBYTERIAN WAY)
SCALE : 1" = 10'



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



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
07/21/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROV.	DATE
	REVISIONS			

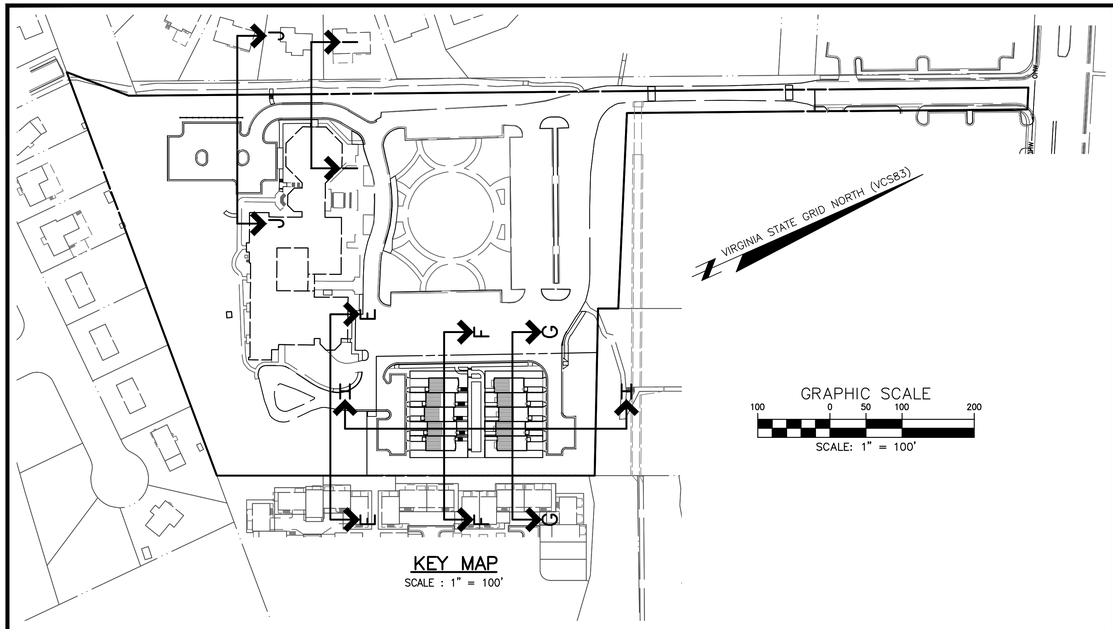
DESIGN KJV	DRAFT KJV
APPROVED HMF	
DATE JAN. 2021	
SCALE HORZ:1" = 10' VERT:1" = 10'	

SHEET 16 OF 51

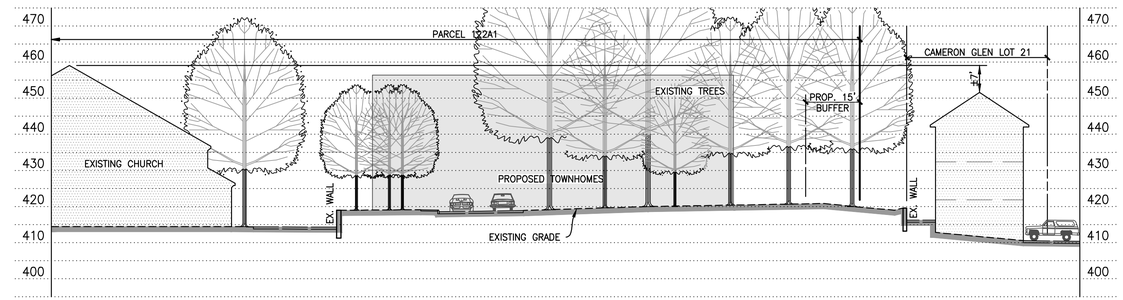
PRJ NO: 2017-2570

TYPE: MDP

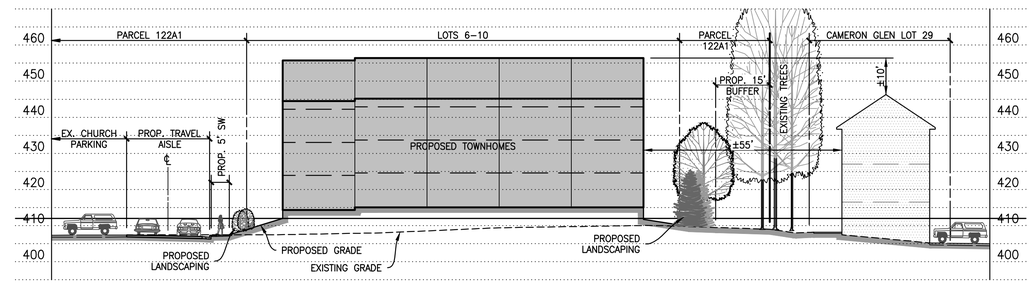
Attached Xrefs: 00-G0700/00-G0500/XREF-R0401/XREF-R0301/SEAL/SIGNATURE/SIGNATURE DATE



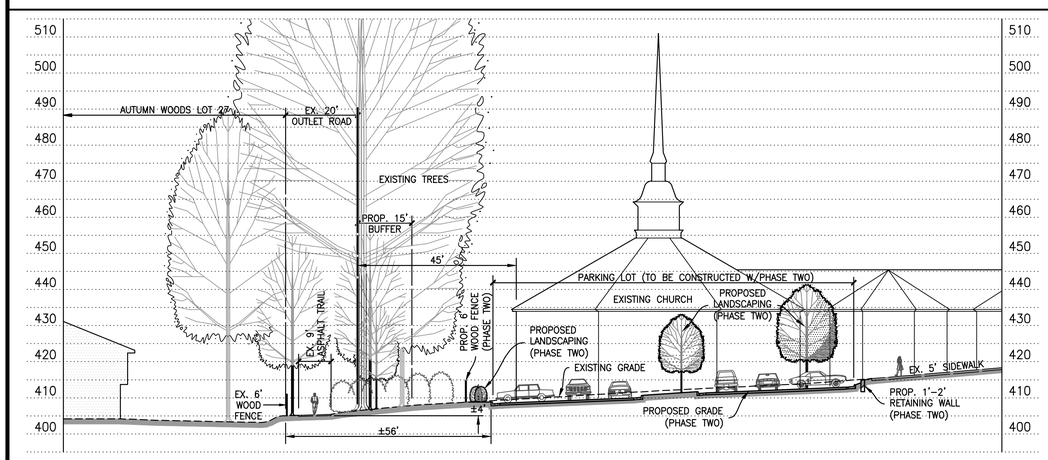
KEY MAP
SCALE : 1" = 100'



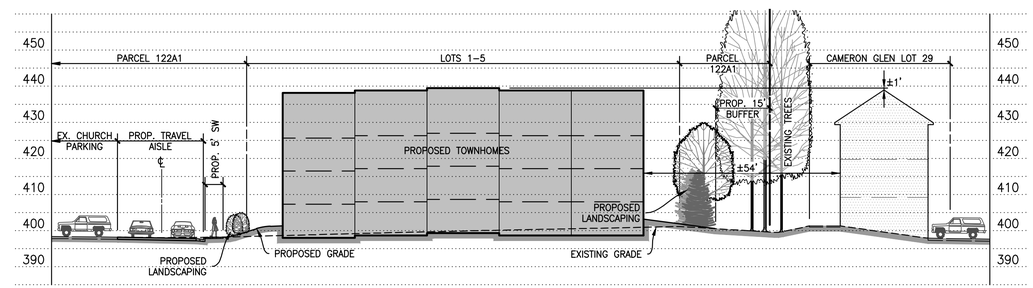
SECTION E–E
SCALE : 1" = 20'



SECTION F–F
SCALE : 1" = 20'

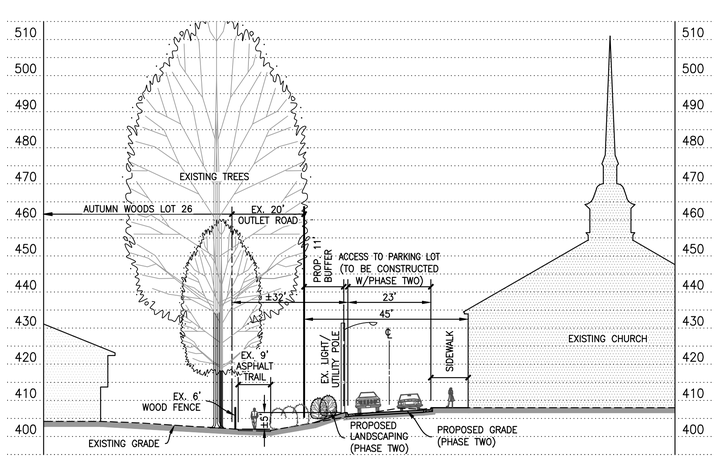


SECTION J–J
SCALE : 1" = 20'

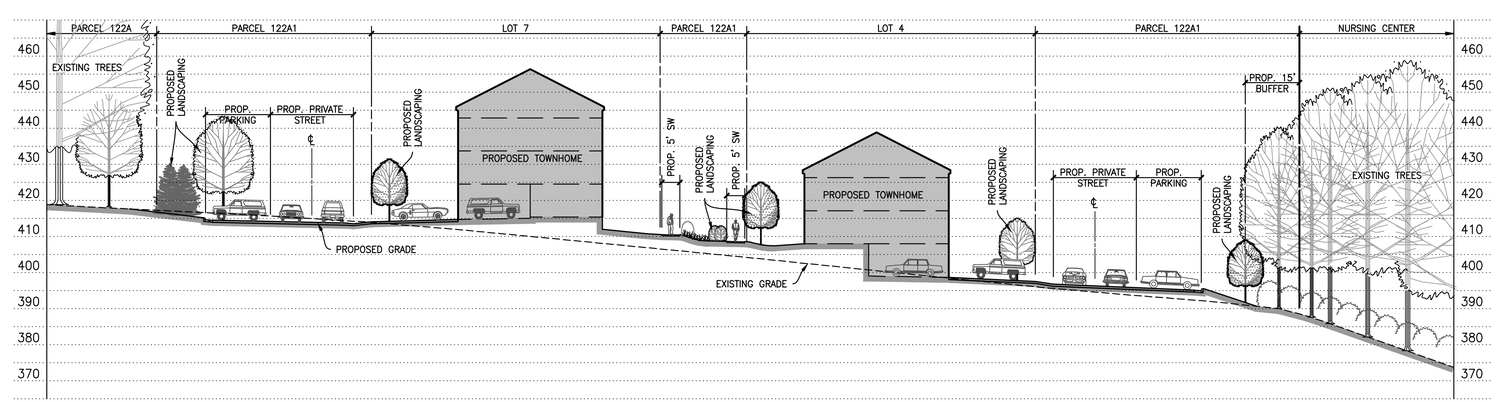


SECTION G–G
SCALE : 1" = 20'

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
07/21/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROV	DATE
	REVISIONS			

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

SHEET 17 OF 51

PRJ NO: 2017-2570

TYPE: MDP

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