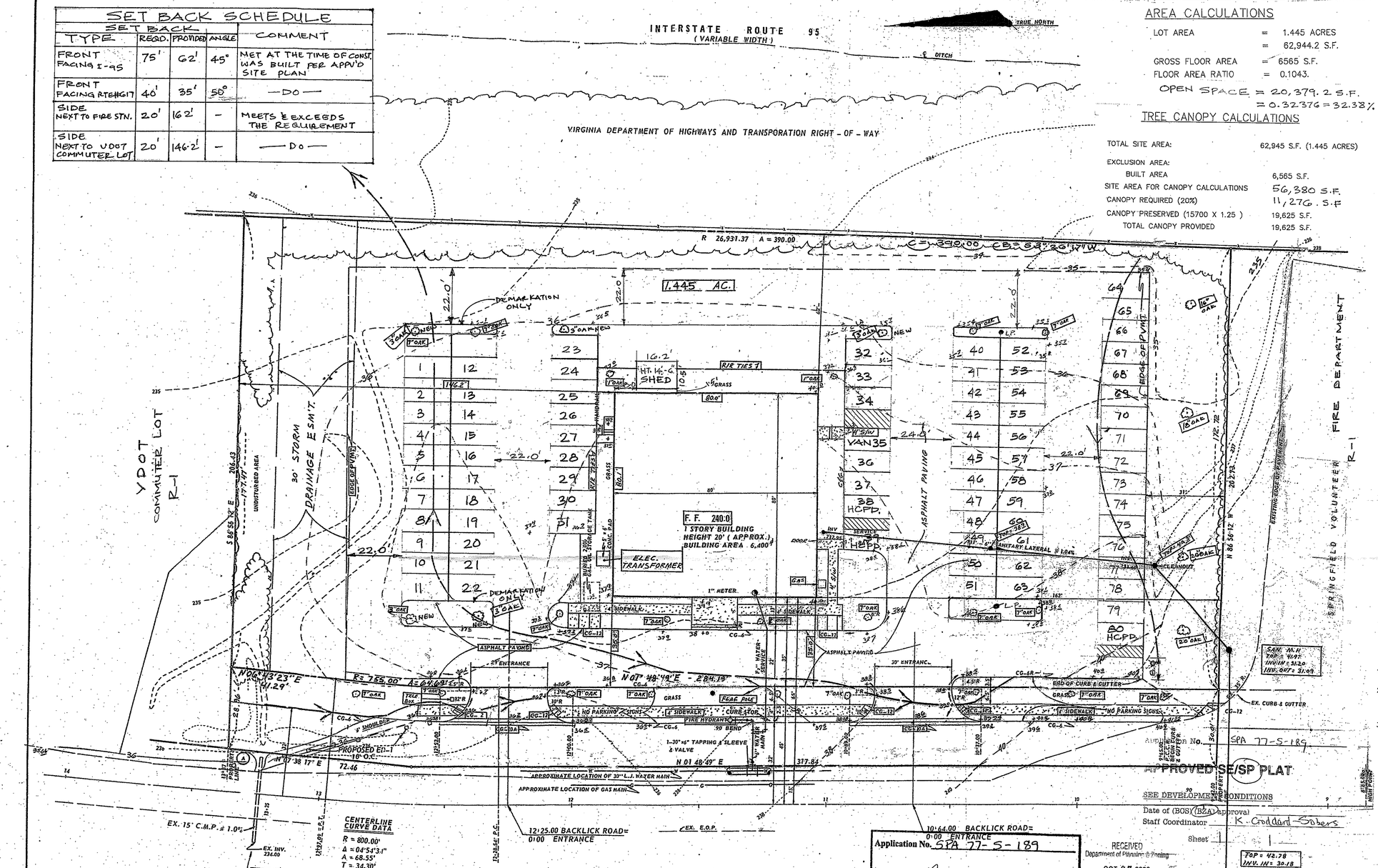
SET BACK SCHEDULE

SET BACK TYPE	REQD.	PROVIDED	ANGLE	COMMENT
FRONT FACING I-95	75'	62'	45°	MET AT THE TIME OF CONST. WAS BUILT PER APPV'D SITE PLAN
FRONT FACING RTE#617	40'	35'	50°	—DO—
SIDE NEXT TO FIRE STN.	20'	16.2'	–	MEETS & EXCEEDS THE REQUIREMENT
SIDE NEXT TO VDOT COMMUTER LOT	20'	146.2'	–	—DO—



CENTERLINE CURVE DATA

R = 800.00'
Δ = 04°54'3.1"
A = 68.55'
T = 34.30'
C = 68.53'
C.B. = N 04° 16'06" E

STORM DRAINAGE EASEMENT RECORDED IN D.B. 4971 @ PG. 761-A

STREET DEDICATION RECORDED IN D.B. 4971 @ PG. 761-A

PROPERTY SHOWN HEREON IS RECORDED IN D.B. 4575 @ PG. 652 AND D.B. 4971 PG. 761-A

TYPICAL SECTION OF ON SITE PAVEMENT
NO SCALE

NOTE: OFFSETS FROM ℄ OF BACKLICK ROAD

AREA CALCULATIONS

LOT AREA	=	1.445 ACRES
	=	62,944.2 S.F.
GROSS FLOOR AREA	=	6565 S.F.
FLOOR AREA RATIO	=	0.1043.

OPEN SPACE = 20,379.2 S.F.
= 0.32376 = 32.38%

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	62,945 S.F. (1.445 ACRES)
EXCLUSION AREA:	
BUILT AREA	6,565 S.F.
SITE AREA FOR CANOPY CALCULATIONS	56,380 S.F.
CANOPY REQUIRED (20%)	11,276 S.F.
CANOPY PRESERVED (15700 X 1.25)	19,625 S.F.
TOTAL CANOPY PROVIDED	19,625 S.F.

PARKING TABULATION

PRIVATE CLUB USE

MAXIMUM NO. OF OCCUPANTS – 230
NO. OF SPACES REQUIRED – 77
(1/3 SPACES PER PERSON)

* PLACE OF WORSHIP

MAXIMUM NO. OF OCCUPANTS – 150
NO. OF SPACES REQUIRED – 38
(1/4 SPACES PER PERSON)

TOTAL SPACES PROVIDED – 80
HCPD. SPACES REQUIRED – 4
HCPD. SPACES PROVIDED – 4
(3 HCPD. + 1 VAN ACCESSIBLE)

PARKING SCHEDULE :–

1. PARKING 1 THRU 34 SIZE = 8'–6"X 18'–0"
2. PARKING 35 (VAN ACCESSIBLE) = 16'–0"X 18'–0"
3. PARKING 36 & 37. SIZE = 8'–6"X 18'–0"
4. PARKING 38 & 39 (HCPD.) SIZE (SHARED STRIP) = 13'–0"X 18'–0"
5. PARKING 40 THRU 79 SIZE = 8'–6"X 18'–0"
6. PARKING 80 HCPD. SIZE = 9'–6"X 19'–0"

* NOTE:–
APPLICANT TO REQUEST FOR PARKING REDUCTION

NOTES:–

1. ALL SIGNS SHALL BE IN CONFORMANCE W/ ARTICLE 12
2. EXISTING TOPOGRAPHIC SURVEY WAS DONE BY FIELD RUN.
3. THE BUILDING IS SERVED BY PUBLIC WATER AND SEWER.

*NOTE:– LAND DISTURBANCE WILL NOT EXCEED 2500 S.F. DURING PLANTATION OF 5 NEW TREES.

INTERIOR PARKING LOT LANDSCAPING

1. AREA OF PARKING COMPOUND (LOT): 62,945 S.F.
2. INTERIOR LANDSCAPE AREA REQUIRED (% AND SQ. FT.): 5% AND 3,147 S.F.
   INTERIOR LANDSCAPE AREA PROVIDED (% AND SQ. FT.): 8.1% AND 5,084 S.F.
3. NUMBER OF SHADE TREES REQUIRED : 14
   NUMBER OF SHADE TREES PROVIDED: 14 (5 NEW + 9 EXIST.) *

PERIPHERAL PARKING LOT LANDSCAPING
(ADJOINING FIRE STATION)

1. LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE : 164.0'
2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:
   4 – SHADE TREES(OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
3. NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:
   4 – SHADE TREES

PERIPHERAL PARKING LOT LANDSCAPING
(ADJOINING VDOT COMMUTER LOT)

1. LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE : 164.0'
2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:
   4 – SHADE TREES(OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
3. NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:
   0 – SHADE TREES
   (NO SHADE TREES CANNOT BE PROVIDED DUE TO 30' STORM DRAINAGE EASEMENT)

LANDSCAPING STRIP
(BACKLICK ROAD ROUTE # 611)

1. LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES : 288.88'
2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:
   8 – SHADE TREES(OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
3. NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:
   9– SHADE TREES

LANDSCAPING STRIP
(INTERSTATE ROUTE # 95)

1. LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES : 390.00'
2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:
   10 – SHADE TREES(OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
3. NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:
   26– SHADE TREES

DEVELOPER AND OWNER: SPRINGFIELD MASONIC LODGE #217
P.O. BOX 217 , SPRINGFIELD , VA. 22150

ZONING: R-1
AREA OF SITE: 1.445 ACRES
ELEV. DATUM: U.S. & G.S. MEAN SEA LEVEL
PARKING REQUIREMENTS:
SEATING CAPACITY: 230
PARKING REQUIRED: 77 SPACES
PARKING PROVIDED: 80 SPACES INCLUDING 4 HANDICAPPED SPACES

SURVEYORS CERTIFICATE

THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SPRINGFIELD LODGE NO.217, A.F.A.M. AS RECORDED IN DEED BOOK 4575 PAGE 652 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

COMMONWEALTH OF VIRGINIA
VILIS LINKS
CERTIFICATE No. 4667
CERTIFIED PROFESSIONAL ENGINEER

ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.

PROPOSED CONTOURS
EXISTING CONTOURS
PROPOSED EDGE OF CLEARING & GRADING
PROPOSED STORM SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED WATER LINE
EXISTING WATER LINE

REVISION	DATE	REVISION	DATE	REVISION	DATE
County comment	10/6/09				

FIELD BOOKS
HARD COPIES

SPRINGFIELD ASSOCIATES, INC.
PLANNERS • ENGINEERS • SURVEYORS
900 SQ. WASHINGTON ST., FALLS CHURCH , VA.
PHONE (703) 237-0222

DESIGNED BY | DATE
SCALE 1" = 20'

SPECIAL PERMIT / EXCEPTION PLAT
SPRINGFIELD LODGE #217 , A.F.A.M.
SPRINGFIELD DISTRICT
FAIRFAX COUNTY , VIRGINIA

JOB NO. VAF-1150-7464
SHEET 1 OF 1 SHEETS