

NOTES:

- TAX MAP 040-2-35-0010
- PROPERTY SHOWN HEREON IS ZONED:
R-3C (R-3 W/CLUSTER DEV)
- MINIMUM YARD REQUIREMENTS IN R-3C
FRONT YARD: 20'
SIDE YARD: 8', BUT A TOTAL MINIMUM OF 20'
REAR YARD: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0083 D EFFECTIVE DATE, MARCH 5, 1990.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- ELEVATION DATUM IS ASSUMED.

8. FLOOR AREA:

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|------------------------------------|---------------|
| EXISTING GROSS FLOOR AREA HOUSE | 1,920 SQ. FT. |
| EXISTING GROSS FLOOR AREA GARAGE | 504 SQ. FT. |
| EXISTING GROSS FLOOR AREA DECK | 83 SQ. FT. |
| PROPOSED GROSS FLOOR AREA ADDITION | 192 SQ. FT. |

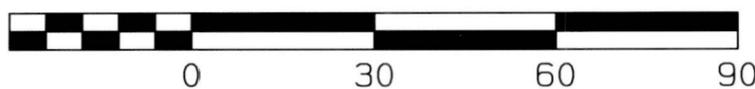
TOTAL FLOOR AREA 2,699 SQ. FT.

PROPOSED FLOOR AREA RATIO: 0.32

HEIGHT TABLE

| |
|----------------------------|
| EXISTING HOUSE IS 22.3' |
| PROPOSED ADDITION IS 20.5' |

GRAPHIC SCALE 1"=30'



CASE NAME: LILIANA VAN GILDER, TRUST

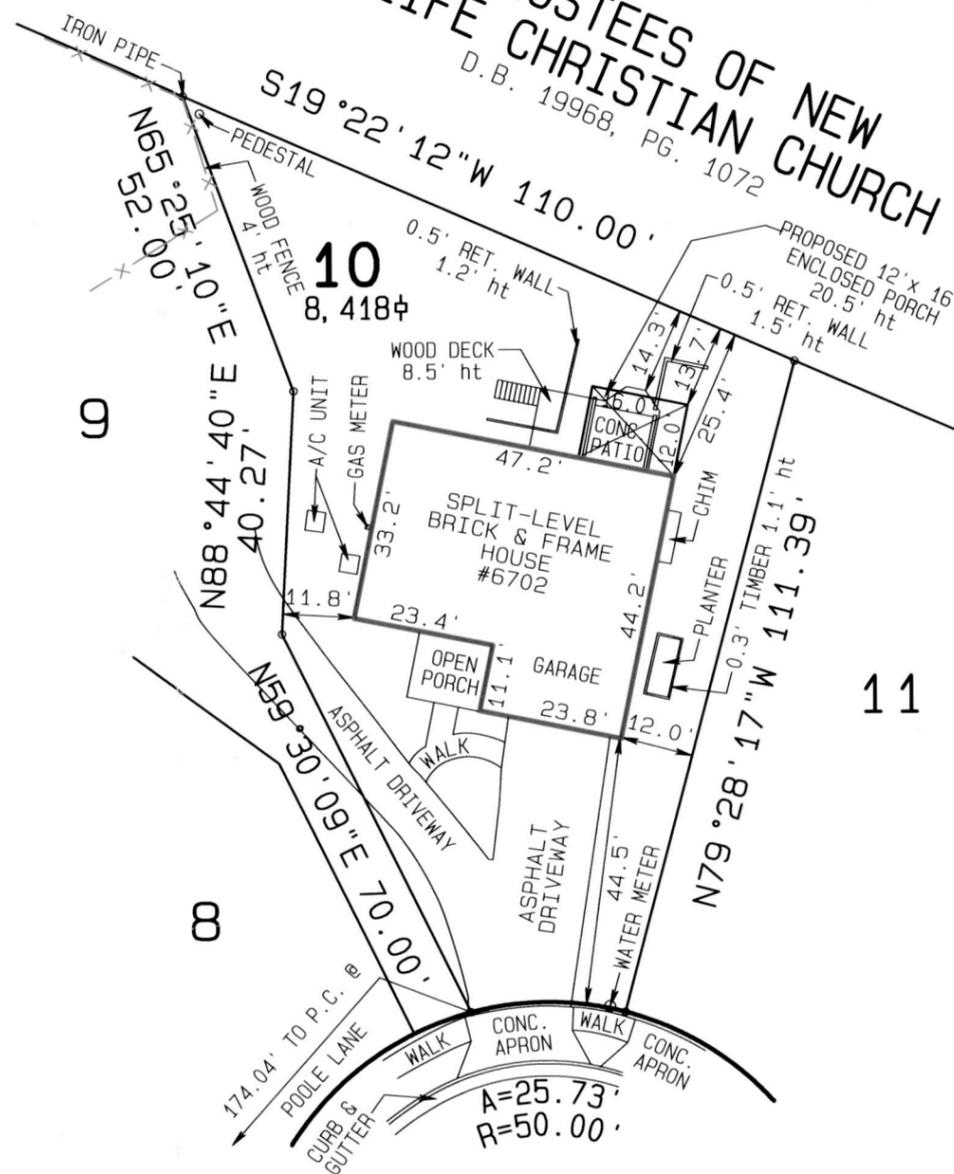
NO TITLE REPORT FURNISHED.
 PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
 FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
 AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
 CERTIFIED LAND SURVEYOR FAX (703) 494-3330
 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



TRUSTEES OF NEW LIFE CHRISTIAN CHURCH
 D.B. 19968, PG. 1072



PINE CREEK COURT

RTE. #5017
 50' R/W

Application No. SP 2010-DR-012
Approved
 John H. Allen
 Chairman, Board of Zoning Appeals



SPECIAL PERMIT PLAT

LOT 10

THE CROSSWOODS

DRANESVILLE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: JANUARY 5, 2010

RECEIVED
 Department of Planning & Zoning
 JAN 20 2010
 Zoning Evaluation Division