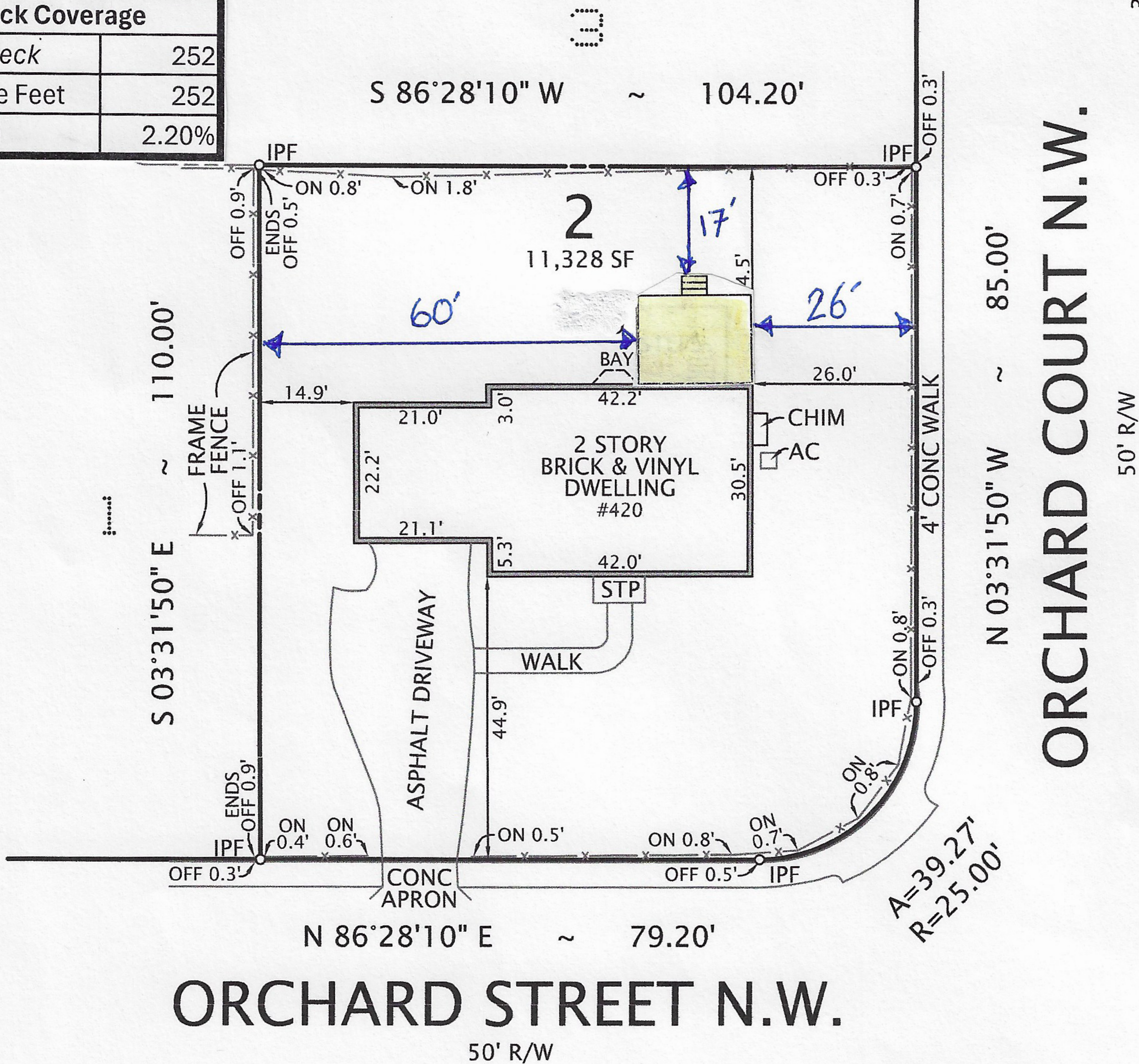
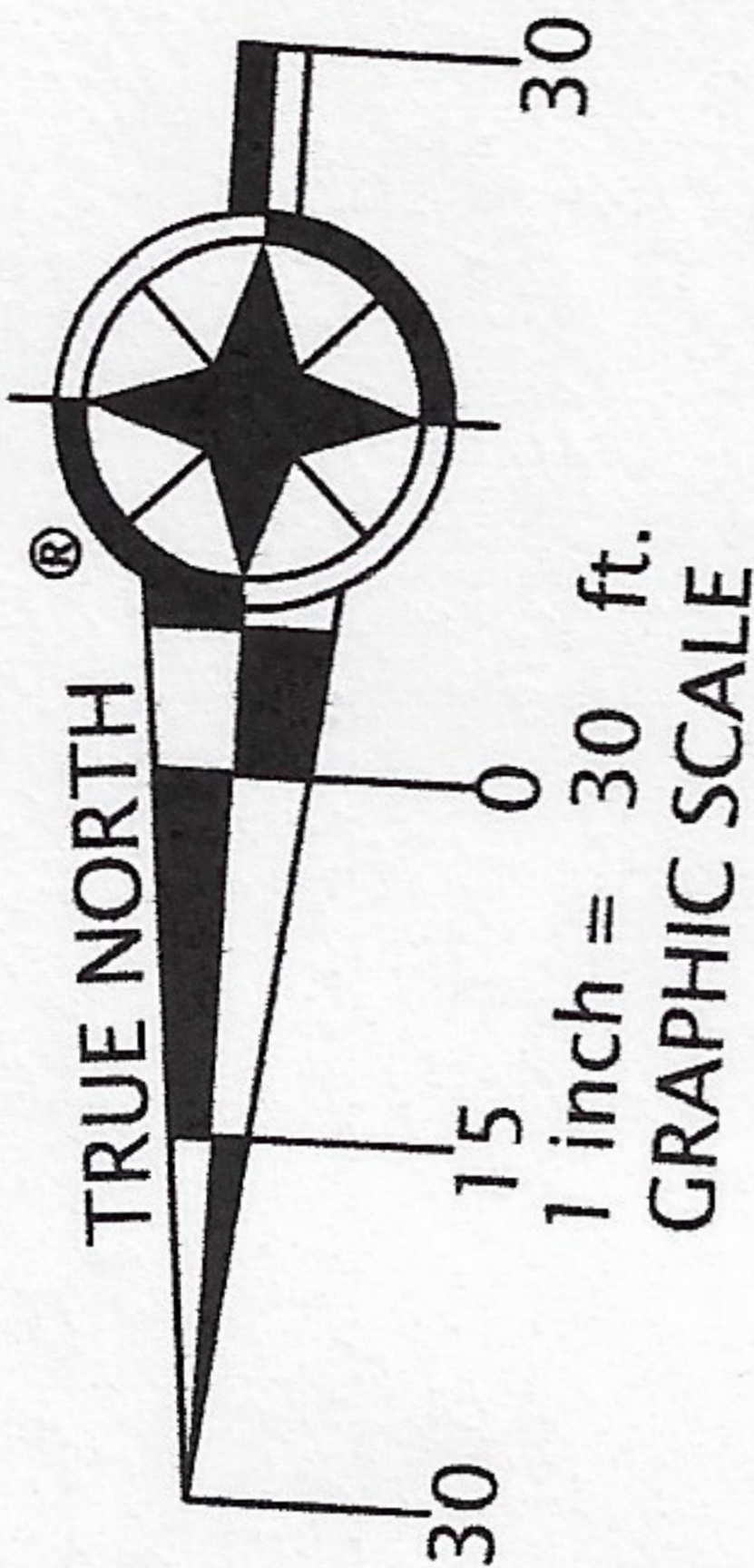


NOTES: 1. FENCES ARE SPLIT RAIL UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. IPF DENOTES IRON PIPE FOUND.

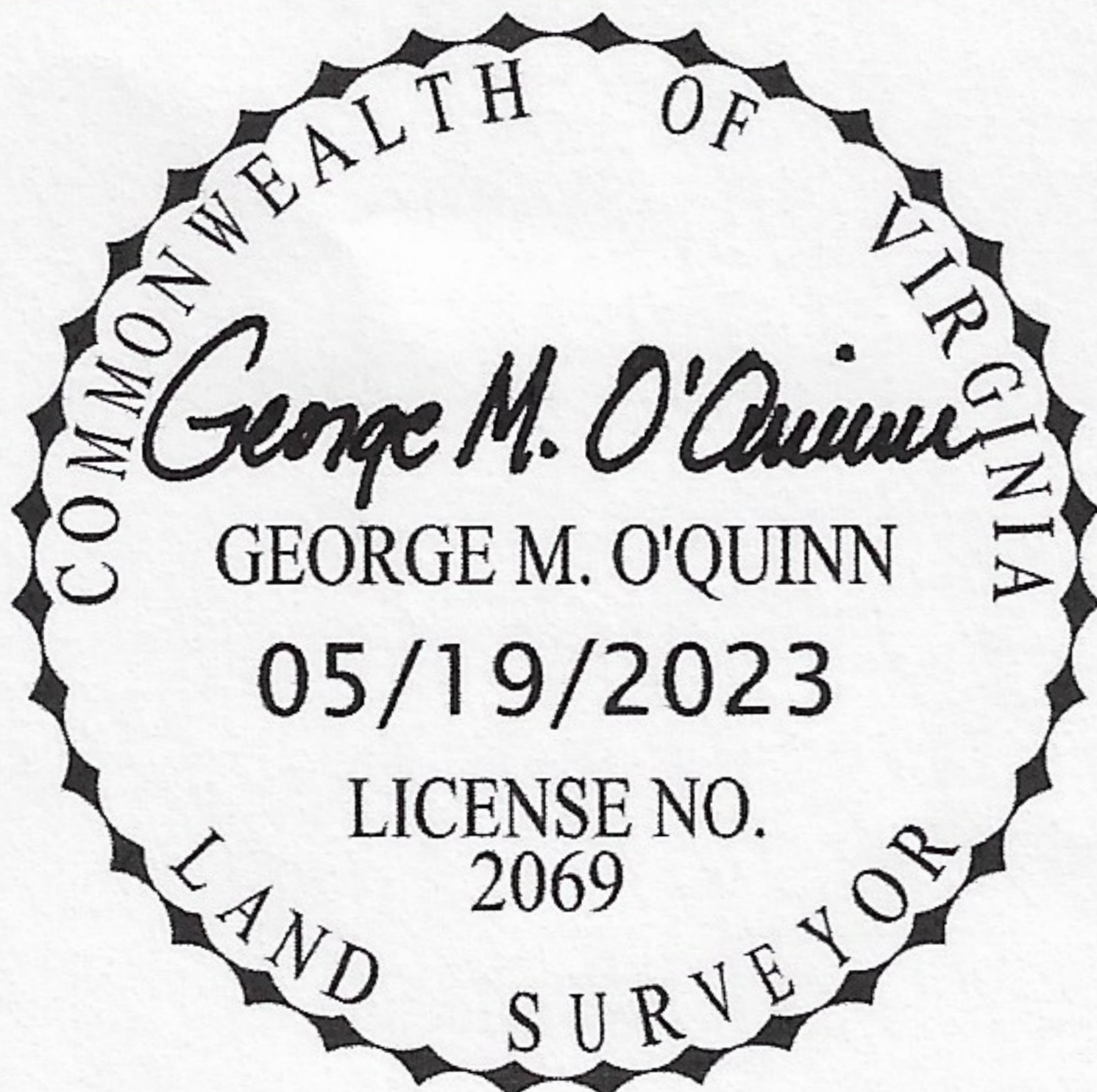
Lot Coverage	
House & Garage	1750
Front Stoop	32
Driveway	975
Total Square Feet	2757
Lot Area	11,328
% Coverage	24.30%
Deck Coverage	
Proposed Deck	252
Total Square Feet	252
% Coverage	2.20%



PLAT
SHOWING HOUSE LOCATION ON
LOT 2
ESTATES AT ORCHARD COURT
(DEED BOOK 7205, PAGE 193)
TOWN OF VIENNA, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30' MAY 19, 2023 (STAKED LOT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.



DOMINION SURVEYORS®

Ordered by:



DOUBLE EAGLE TITLE

6862 Elm Street
Suite 210
McLean, Virginia 22101
Phone: 703-992-0880
Fax: 703-865-2510



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