

IRGINIA & FINKEN TRUST &
IRGINIA FINKEN
1018 SENDERS CHURCH ROAD
PARCEL ID FB 27 1 0626

N73°47'19"W
214.75'

PROPOSED
CONCRETE
MONUMENT
TYP.

EXISTING POND

PEPPER WILLIAM C III & LAURA
1065 SENDERS CHURCH ROAD
PARCEL ID FB 15 1A 0626
PROPOSED LOT
240,808 SF
5.53 AC.

R=429.95'
L=140.51'
Δ=18°43'31"
CH=N83°04'00"W
D=139.89'

S02°27'42"E
13.50'

EXISTING DWELLING
(TO REMAIN)

N107°7'42"W
13.50'

TEMPORARY
GRADING AND
PERMANENT SLOPE
AND DRAINAGE
EASEMENT
(0.5383 AC.)

R=530.47'
L=72.14'
Δ=74°7'30"
CH=S75°21'12"
D=72.08'

EXISTING BARN
(TO REMAIN)

NON-BUILDABLE
BE DEDICATED
PEPPER
41.214
0.9463
N37°08'31"E
100.66'

R=170.00'
L=79.93'
Δ=28°56'23"

R=200.00'
L=94.04'
Δ=28°56'23"

CmB

LOT #16

PROPOSED
DETENTION BASIN
EASEMENT
238,663 SQ. FT.
5.4790 AC.

APPROX.
LOCATION OF
PROPOSED BASIN

ACCESS GATE

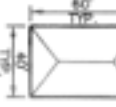
PROPERTY LINE
TO BE
REMOVED

S16°02'34"E
238.73'

N37°08'31"E
100.66'

R=230.00'
L=134.79'
Δ=28°35'42"
CH=S61°02'04"W
D=113.60'

R=230.00'
L=5.51'
Δ=01°22'24"
CH=S16°01'07"W
D=5.51'



50' FRONT YARD SETBACK TYP.

8+00 S16°42'19"W 8+00 7+00 6+00 5+00 4+00 3+00

LOT #15

LOT #16

PROPOSED
IRON PIVOT
TYP.

N45°01'E
104.00'

S16°14'15"W
360.25'

N12°15'41"W
25.00'

N73°17'41"E
32.38'

R=213'

N18°42'19"E
891.67'

N16°42'19"E
891.67'

S16°42'19"W
8+00

S16°42'19"W
8+00

7+00

6+00

5+00

4+00

3+00

N73°47'19"W
214.75'

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Δ=28°56'23"

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L=94.04'
Δ=28°56'23"

4+00

3+00

2+00

1+00

0+00

717