

LOT 228, FREDERICA TOWNSHIP (PHASE IV)

TOTAL AREA = 1.909 ACRES

227

S 51°30'30" E
365.75'

40' BUILDING SETBACK

209'

C1

N 44°19'37" E
124.39'

100' BUILDING
SETBACK

148'

**BUILDING
ENVELOPE**

160'

50' BUILDING
SETBACK

243.32'

S 44°19'37" W

SECONDARY
ROOKERY ZONE

205'

40' BUILDING SETBACK

355.38'

N 48°20'23" W

229



SCALE IN FEET

**PIKES BLUFF DRIVE
(100' PRIVATE R/W)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	550.00'	98.81'	98.68'	N 39°10'49" E



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