



**STATISTICAL SUMMARY:**

CURRENT ZONING:	CN/CRO
PROPOSED ZONING:	PUD
SITE AREA:	8.58 Acres
MAXIMUM NUMBER OF LOTS:	50
MINIMUM LOT WIDTH:	18 FT
MINIMUM LOT SIZE:	1,440 SF
DENSITY:	5.83 LOTS PER ACRE
MAXIMUM BUILDING COVERAGE:	60%
MAXIMUM BUILDING HEIGHT:	35 FT

RESIDENTIAL	2.07 Ac	24.1%	SETBACKS
OPEN SPACE	4.53 Ac	52.8%	20' F S B*
PASSIVE	1.00 Ac	11.7%	5' S S B
ROADS/PARKING	0.98 Ac	11.4%	10' R S B
	8.58 Ac	100%	

\*15' F S B ALONG PARENTAL HOME ROAD

**FEBRUARY 9, 2021**  
**REVISED EXHIBIT 4**  
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**Legend**

01	PROPOSED	11	1" = 1" SCALE
02	EXISTING	12	2" = 1" SCALE
03	CONCRETE	13	3" = 1" SCALE
04	ASPHALT	14	4" = 1" SCALE
05	GRAVEL	15	5" = 1" SCALE
06	PAVEMENT	16	6" = 1" SCALE
07	LANDSCAPE	17	7" = 1" SCALE
08	WETLANDS	18	8" = 1" SCALE
09	FLOOD ZONE	19	9" = 1" SCALE
10	WETLANDS	20	10" = 1" SCALE

**PUD SITE PLAN OF THE**  
**BOWDEN ROAD TRACT**  
**FOR**  
**NEW ATLANTIC BUILDERS, INC.**

DRAWING NO. 1 OF 1  
 JOB NO. 2009  
 FILE: 2009ZNR2  
 SEAL & SIGNATURE:  
 JAMES W. LUCAS, P.E. 18370

NO.	REVISION	BY	DATE

VERSION: ACAD 20  
 DRAWN BY: SBD  
 DESIGNED BY: JML  
 APPROVED BY: JML  
 DATE: JULY 2020

**J. LUCAS & ASSOCIATES, INC.**  
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