



**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	2.05 Ac	23.9%
OPEN SPACE	4.53 Ac	52.8%
PASSIVE	1.14 Ac	13.3%
ROADS/PARKING	0.86 Ac	10.0%
	8.58 Ac	100%

POTTSBURG CREEK

\*15' F S B ALONG PARENTAL HOME ROAD

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

NO.	REVISION	BY	DATE

VERSION: ACAD20  
 DRAWN BY: SBD  
 DESIGNED BY: JML  
 APPROVED BY: JML  
 DATE: JULY 2020

**J. LUCAS & ASSOCIATES, INC.**  
 CONSULTING AND DESIGN ENGINEERS  
 CERTIFICATE OF AUTHORIZATION NO. 3981  
 1305 CEDAR STREET - JACKSONVILLE, FL 32207  
 PH (904) 396-3060 FAX (904) 396-3456

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

**Legend**

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