



# DEER FLAT RANCH

- ◆ Civil Engineer: Blaine A. Womer Civil Engineering
- ◆ Landscape Architect: South Beck and Baird
- ◆ Traffic Engineer: TJW Engineering, Inc.

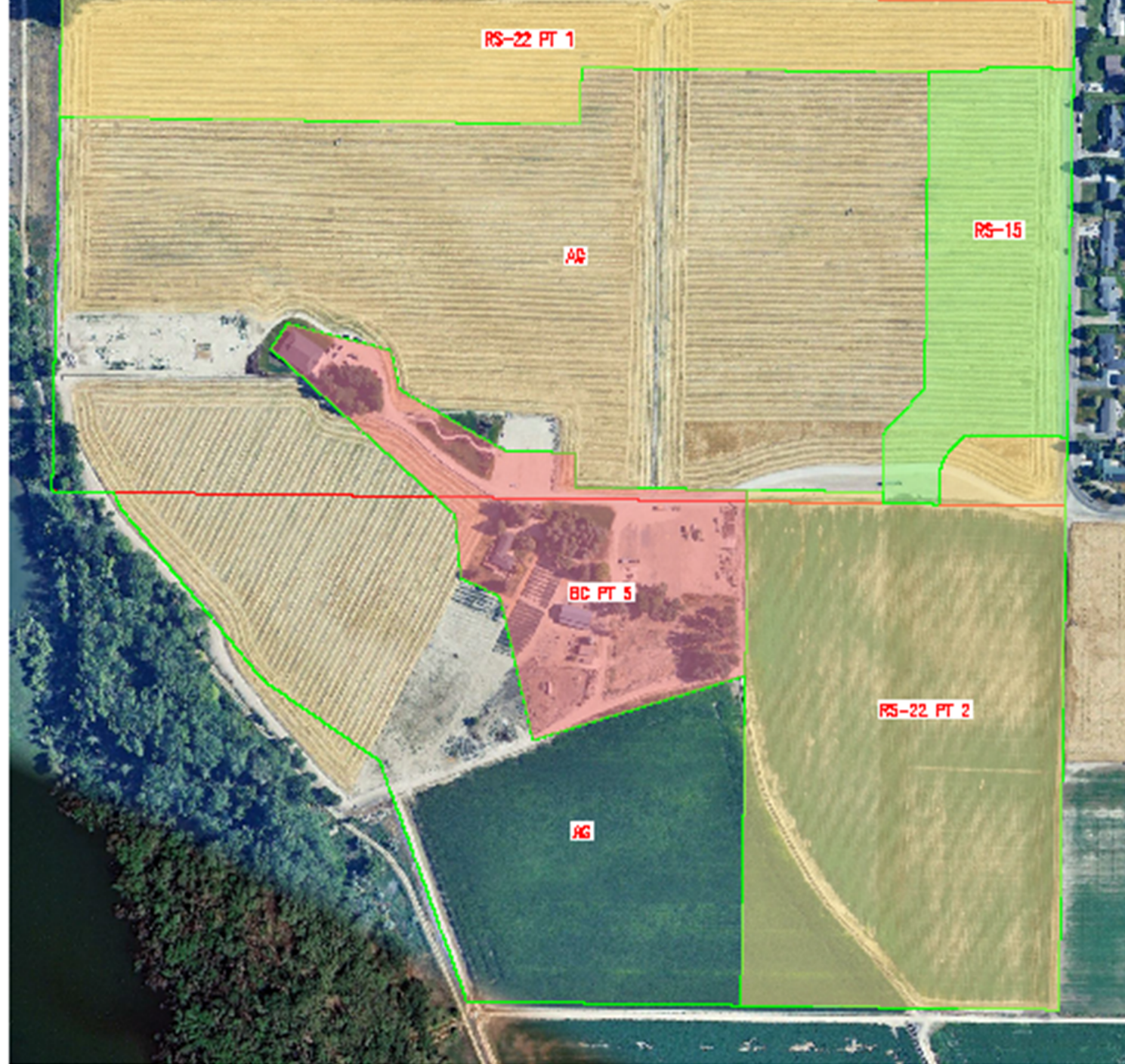


















W. ULTAR DRIVE

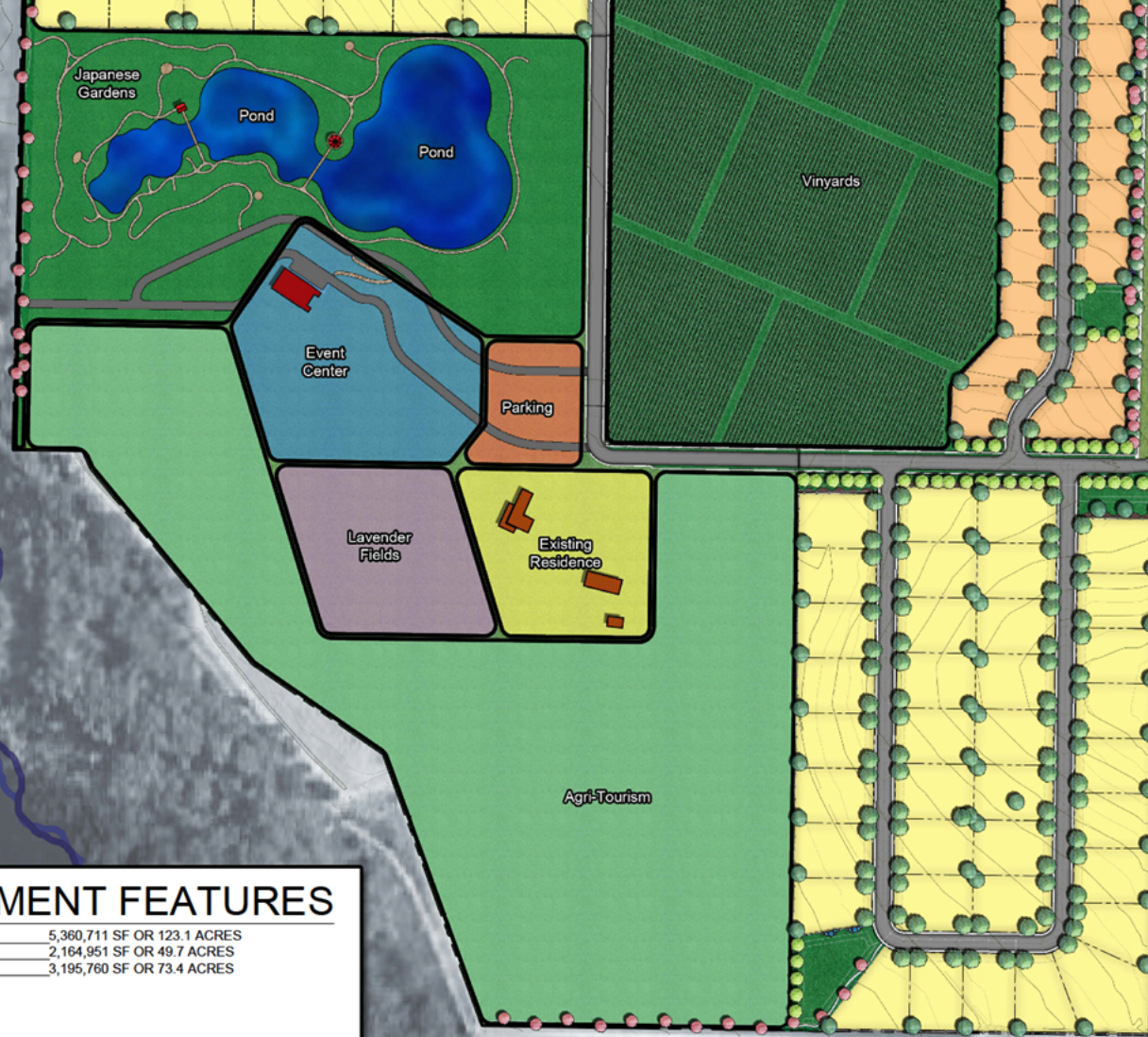


S. MIDLAND BLVD.

DOOLEY LANE



LAKE LOWELL



S. MIDLAND BLVD.

LOCUST LANE

## SITE DEVELOPMENT FEATURES

TOTAL PROPERTY SIZE	5,360,711 SF OR 123.1 ACRES
FUTURE DEVELOPMENT AREA	2,164,951 SF OR 49.7 ACRES
CURRENT DEVELOPMENT AREA	3,195,760 SF OR 73.4 ACRES
TOTAL LOTS	207
TOTAL RESIDENTIAL LOTS	189
TOTAL COMMERCIAL LOTS	3
TOTAL COMMON LOTS	28
GROSS DENSITY (CURRENT)	2.67 DU/ACRE
TOTAL OPEN SPACE:	1,513,262 sf 34.74 ac
QUALIFIED OPEN SPACE:	6.15 ACRES (15%) required
QUALIFIED O.S. PROVIDED	694,153.4 sf 15.94 ac 12.95%



**SOUTH  
BECK &  
BAIRD**

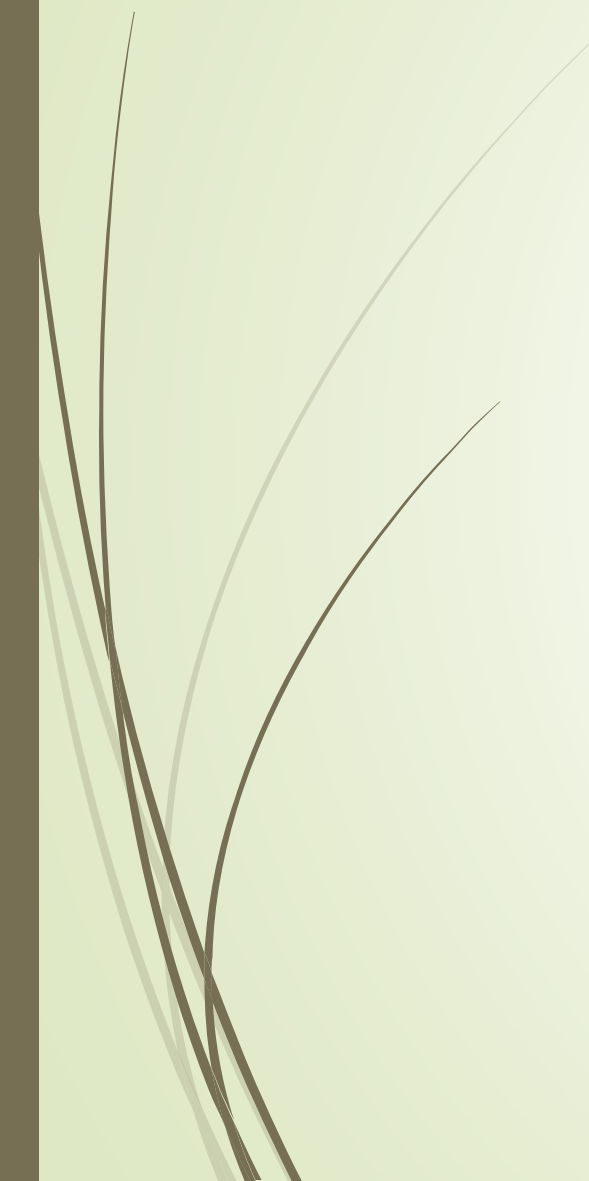
# *Deer Flat Ranch Subdivision*





# Landscape Architect





## Deer Flat Ranch Subdivision

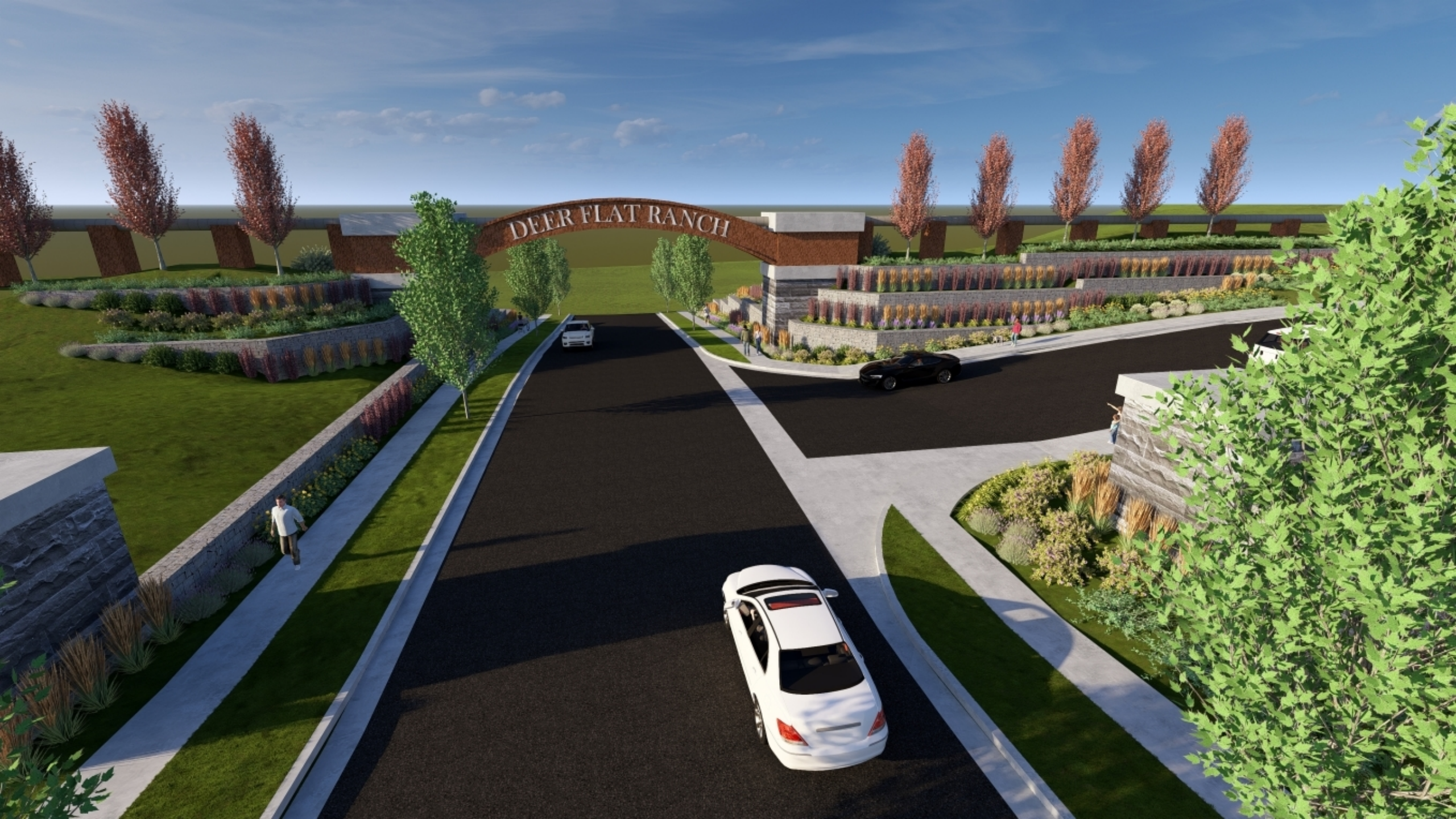




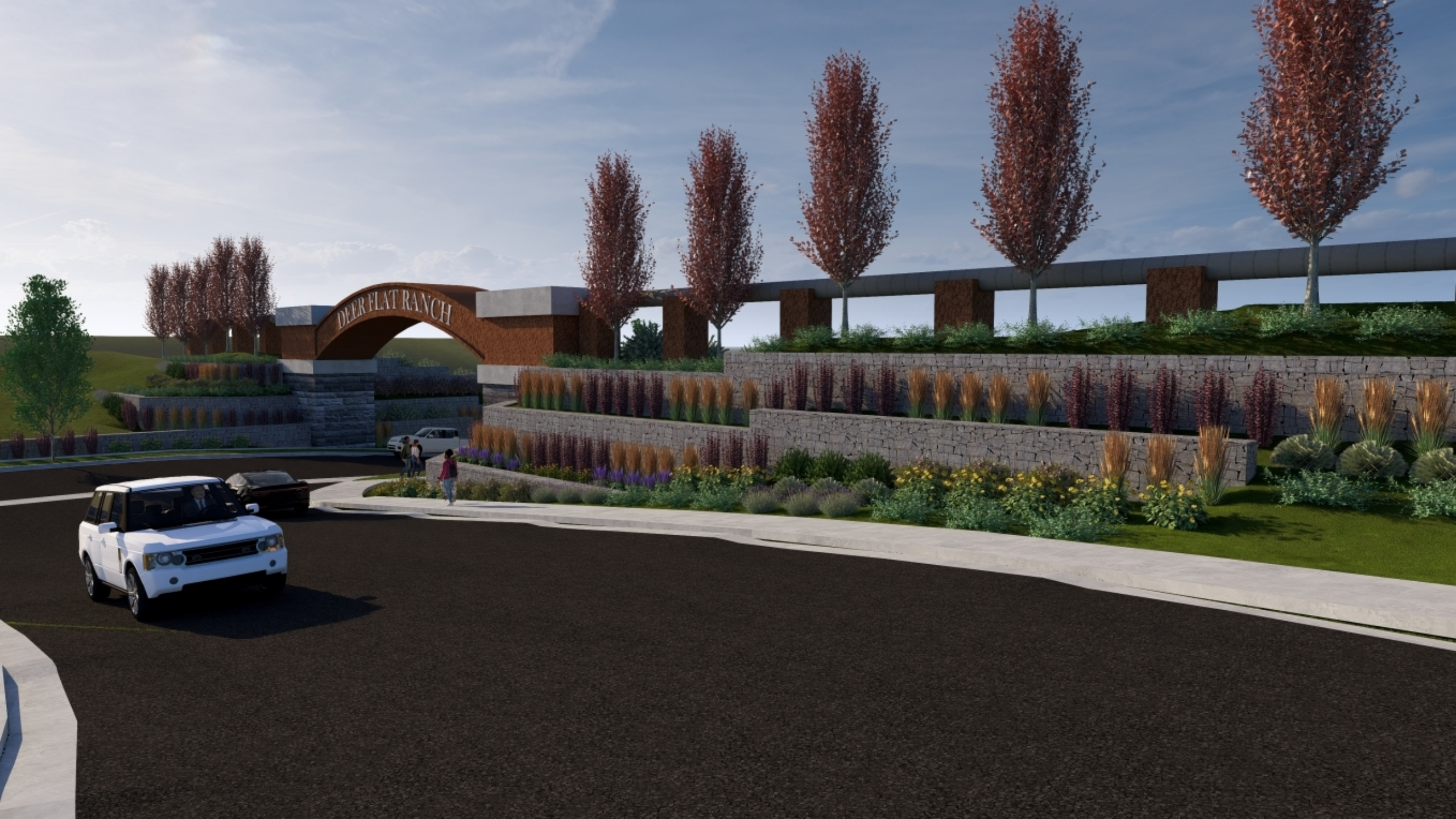










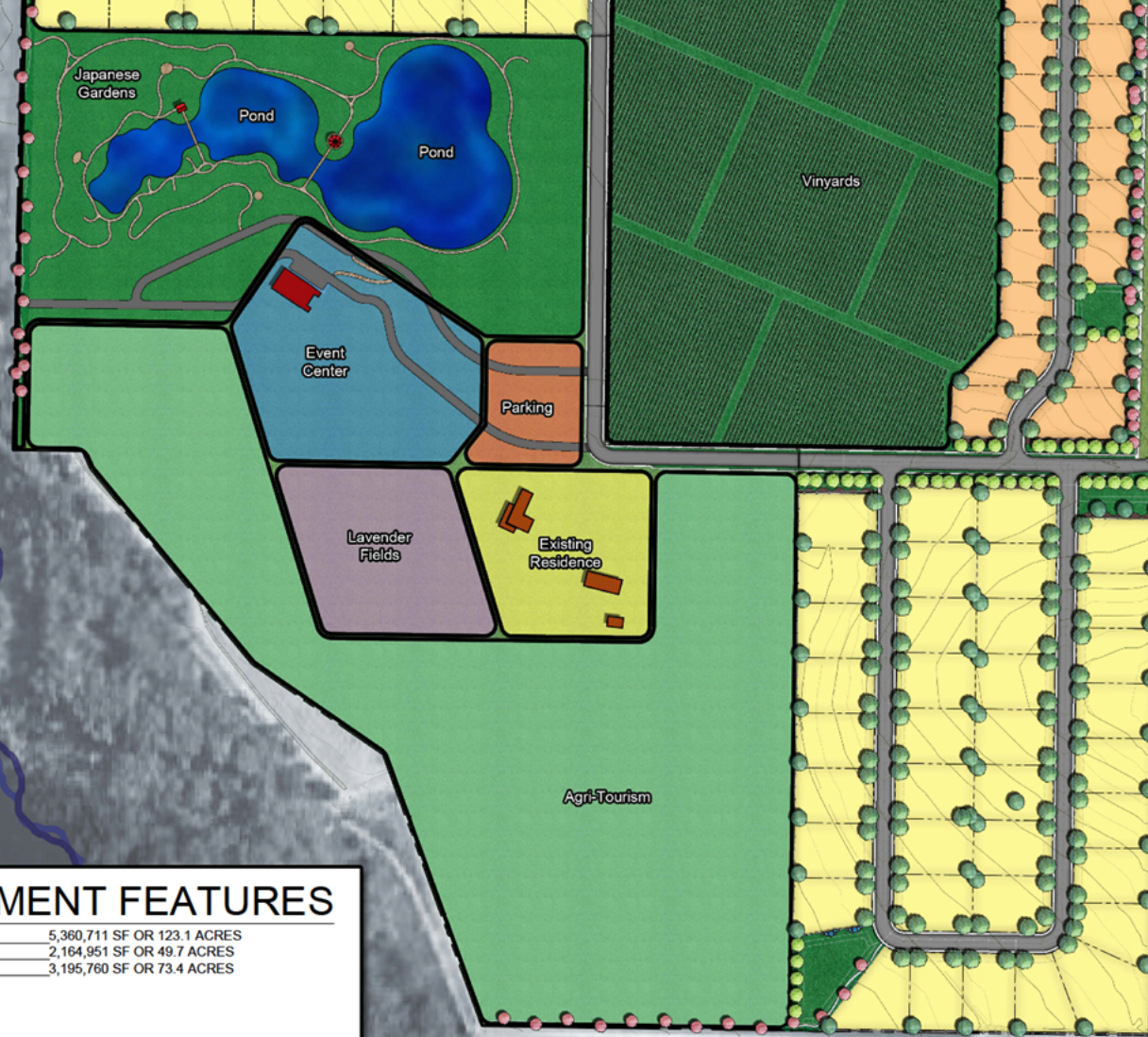








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Thank You!

DEER FLAT  
RANCH

