

120.0'

25.0'

25' REAR YARD SET-BACK

10' SIDE YARD (15' STREET BACK)

25.0'

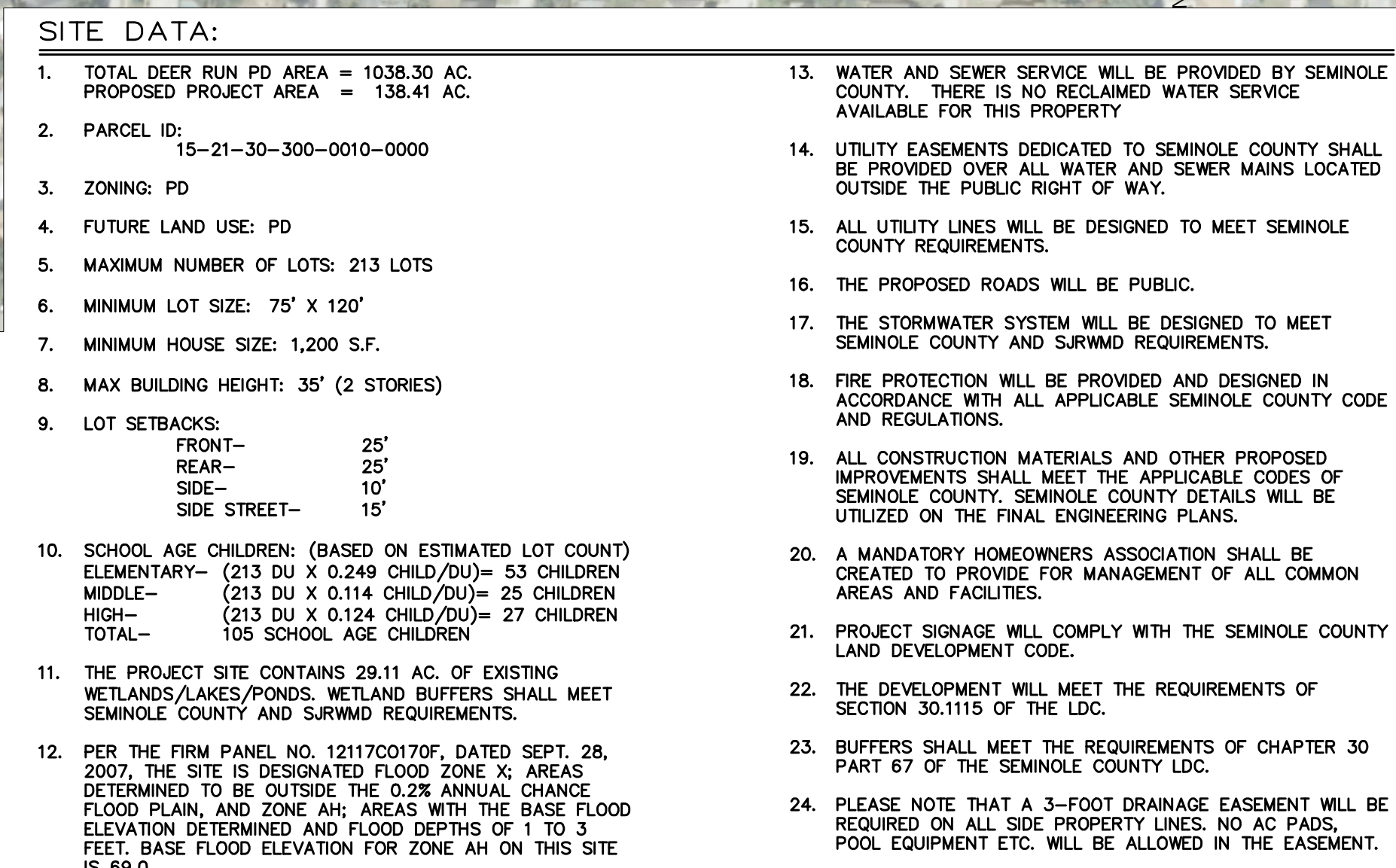
25' FRONT YARD SET-BACK

75.0'

10.0'

SINGLE-FAMILY TYPICAL LOT LAYOUT

N.T.S.



TRIP GENERATION					
ITE CODE	LAND USE	# UNITS	DAILY RATE	TRIPS	PM PEAK HOUR RATE TOTAL
210	SINGLE FAMILY RESIDENTIAL	213	9.57	2039	1.01 216

WATER SERVICE DEMANDS			
LAND USE	# UNITS	GPD/UNIT	AVERAGE DAILY DEMAND (GPD)
SINGLE FAMILY RESIDENTIAL	213	350	74,550

SEWER SERVICE DEMANDS			
LAND USE	# UNITS	GPD/UNIT	AVERAGE DAILY DEMAND (GPD)
SINGLE FAMILY RESIDENTIAL	213	300	63,900

# LAND USE AND DENSITY DATA:

1. TOTAL PROJECT AREA: 138.41 AC.
2. OPEN SPACE:

A MINIMUM OF 25% OPEN SPACE WILL BE PROVIDED FOR AREA ZONED PD 138.41 AC. X 0.25 = 34.60 AC.

(OPEN SPACE LOCATIONS AND AREAS TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE BASED ON SECTION 30.1344 OF THE SEMINOLE COUNTY LDC)
3. NET DENSITY:

ESTIMATED MAXIMUM NET BUILDABLE AREA:  
= TOTAL AREA - WETLAND/100 YR FLOODPLAIN = BUILDABLE AREA  
= TOTAL AREA (138.41 AC.) - WETLAND/100 YR FLOODPLAIN (72.92 AC.)  
= 65.49 AC.

PROPOSED MAXIMUM NET DENSITY:  
= ESTIMATED # OF LOTS (213 DU) / BUILDABLE AREA (65.49 AC.) = 3.25 DU/AC.

PROPOSED MAXIMUM GROSS DENSITY:  
= ESTIMATED # OF LOTS (213 DU) / TOTAL AREA (138.41 AC.) =



**EVANS**  
**ENGINEERING, INC.**

CIVIL ENGINEERING    LAND PLANNING    PERMITTING SERVICES

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ORLANDO, FLORIDA 32803  
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[www.evansenginc.com](http://www.evansenginc.com)  
CERTIFICATE OF AUTHORIZATION NO. 00006788

EVANS ENGINEERING, INC.  
CERTIFICATE OF  
AUTHORIZATION NO. 6788

DAVID L. EVANS  
FLORIDA P.E. NO. 46586

DATE:

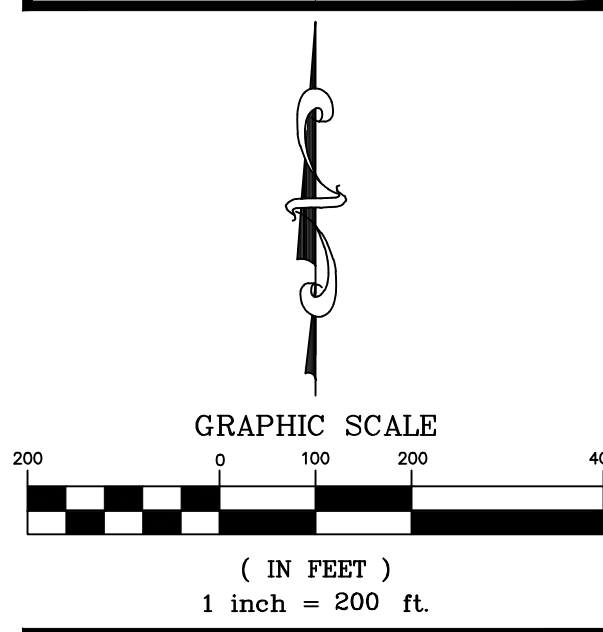
# DEER RUN GOLF COURSE

## CONCEPT PLAN

SEMINOLE COUNTY, FLORIDA

[illegible]

DRAWN BY: JFW	DATE: FEB 2019
CHECKED BY: DLE	JOB #: 31302



SHEET #

C-1