

NORTH

0 300 600 Feet

- TOWNHOMES
- 50 FT SFD
- 60 FT SFD
- COMMERCIAL

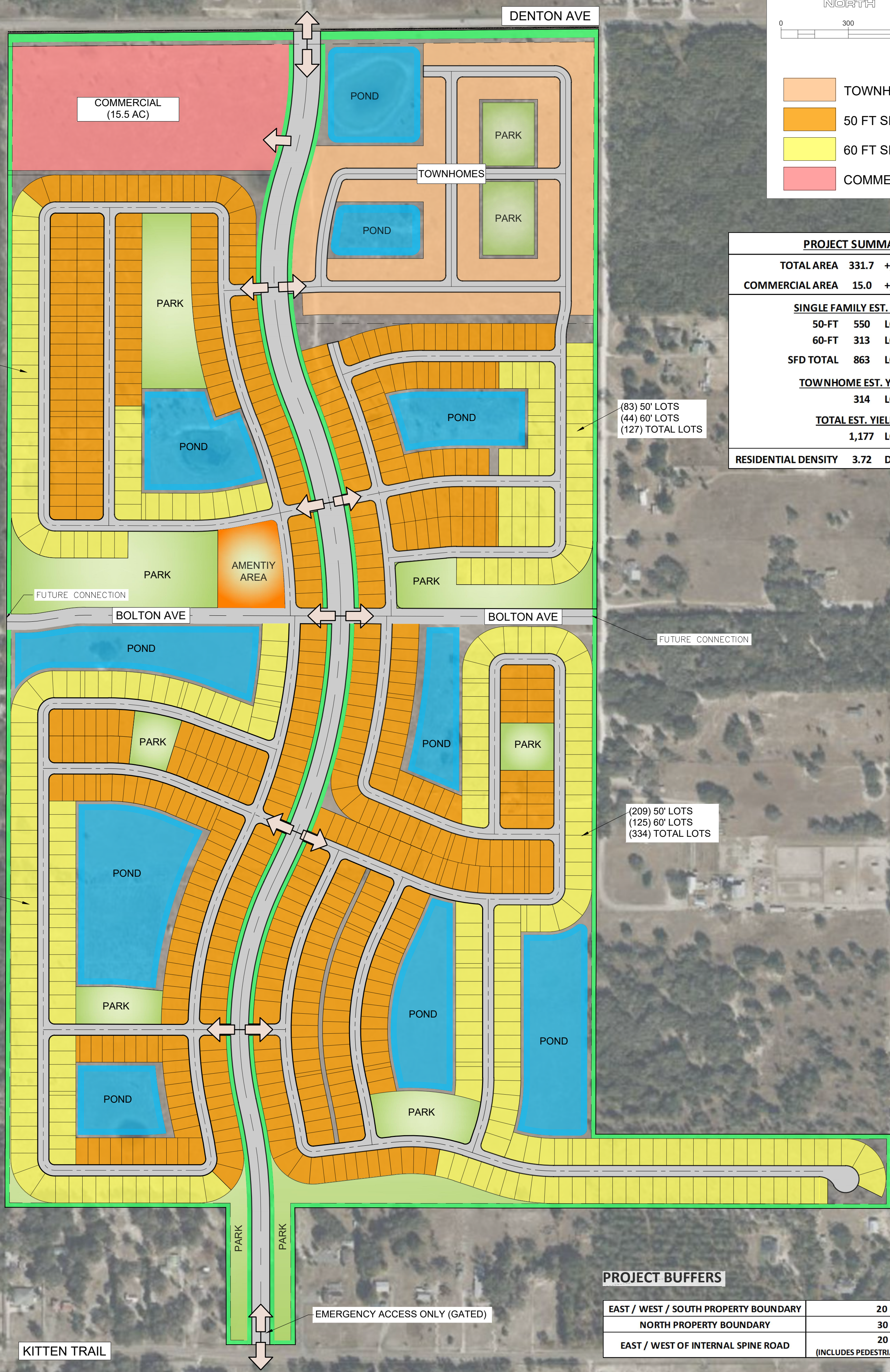
PROJECT SUMMARY	
TOTAL AREA	331.7 +/- AC
COMMERCIAL AREA	15.0 +/- AC
SINGLE FAMILY EST. YIELD	
50-FT	550 LOTS
60-FT	313 LOTS
SFD TOTAL	863 LOTS
TOWNHOME EST. YIELD	
	314 LOTS
TOTAL EST. YIELD	
	1,177 LOTS
RESIDENTIAL DENSITY	3.72 DU/AC

(135) 50' LOTS
(48) 60' LOTS
(183) TOTAL LOTS

(83) 50' LOTS
(44) 60' LOTS
(127) TOTAL LOTS

(123) 50' LOTS
(96) 60' LOTS
(219) TOTAL LOTS

(209) 50' LOTS
(125) 60' LOTS
(334) TOTAL LOTS



PROJECT BUFFERS

EAST / WEST / SOUTH PROPERTY BOUNDARY	20 FT
NORTH PROPERTY BOUNDARY	30 FT
EAST / WEST OF INTERNAL SPINE ROAD	20 FT (INCLUDES PEDESTRIAN / BICYCLE PATH)

KITTEN TRAIL

EMERGENCY ACCESS ONLY (GATED)

DENTON AVENUE PROJECT

CONCEPT PLAN
11-27-23

SINGLETON ENGINEERING LLC
10025 Fountain Court
New Port Richey, Florida 34654
Gregg@SingletonEngineering.com
Phone: 813.433.1150
Certificate of Authorization: 28435

NOTES:

ISSUED FOR: CONCEPT PLAN
DESIGNED: MRS DRAWN: MRS APPROVED: PGS

Plot Date:
Datum: NAVD