

LEGEND:

RECREATION, TRAILS AND OPEN SPACE	
LANDSCAPING BUFFERS AND GREEN SPACE	
40' WIDE SINGLE FAMILY LOTS	
50' WIDE SINGLE FAMILY LOTS	
60' WIDE SINGLE FAMILY LOTS	
0.5 AC TO 3 AC SINGLE FAMILY LOTS	
TOWNHOMES	
VILLAS	
MULTI-FAMILY/ APARTMENTS	
COMMERCIAL/RETAIL	
COMMERCIAL/FLEX INDUSTRIAL	
SCHOOLS	
TOWN CENTER	
STORMWATER TREATMENT LAKES	
ROADWAYS	
PROJECT BOUNDARY	
EELS/ST. SEBASTIAN ACCESS POINTS	

SITE DATA:

DEVELOPER:
JAMES DIX
DIX DEVELOPMENT
103 COMMERCE ST. SUITE 140
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E-MAIL: JAMES.DIX@ENGINEERING.COM

SURVYORS:
DAVE BOWER
DENNIS J. LEAY & ASSOCIATES, INC.
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FL 33411
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ANDREW POWHOK
AAL LAND SURVEYING SERVICES, INC.
3970 HINTON ROAD
WEST MELBOURNE, FL 32904
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CIVIL ENGINEER:
JAKE T. WISE, P.E.
2851 SUI CALISE BLVD, SUITE A
MELBOURNE, FLORIDA 32935
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E-MAIL: JAKE.WISE@ENGINEERING.COM

LOCATION:
TAX ID: 3010382, 3010383, 3000720, 3010349, 3010384, 3000721, 3031142, 3007869, 3010496, 3007872, 3007873, 3007870, 3007871, 3007867, 3008618, 3008614, 3010495, 3001886, 3017583, 3010494

PHASE 1
643.2 AC
624.4 AC
TOTAL: 1,567.6 AC

SITE DATA:
PROJECT AREA: 1,567.6 AC
EXISTING ZONING CLASSIFICATION: RR (RURAL RESIDENTIAL), CU (COUNTY) AND AU (COUNTY)
EXISTING FUTURE LAND USE: URM (URBAN MIXED USE), R-1 (COUNTY), RES-1 (COUNTY) AND NC (COUNTY)
PROPOSED ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED FUTURE LAND USE: URM (URBAN MIXED USE)
FLOOD ZONE: X & A PER MAP 12009C06905, 12009C06930, 12009C0786C DATED 3/17/14 AND 12009C0785H DATED 1/29/21

DENSITY:
5,813 UNITS / 1,567.6 ACRES = 3.7 UNITS/ACRE

LANDSCAPING:
APARTMENT BUILDINGS: #85 FEET
CLUBHOUSES: #50 FEET
COMMERCIAL BUILDINGS: #50 FEET

LANDSCAPING:
TOTAL IMPERVIOUS: 980.1 AC
TOTAL PERVIOUS: 587.5 AC
TOTAL: 1,567.6 AC

NOTES:
1. SMALLER AND LARGE LOTS SFR ARE BASED ON 60% IMPERVIOUS
2. TOWN CENTER AND COMMERCIAL ARE BASED ON 60% IMPERVIOUS
3. TOWNHOMES AND VILLAS ARE BASED ON 60% IMPERVIOUS
4. APARTMENTS ARE BASED ON 75% IMPERVIOUS
5. PARKS/REGIONAL TRAILS ARE BASED ON 50% IMPERVIOUS
6. SCHOOL IS BASED ON 50% IMPERVIOUS
7. RIGHT-OF-WAY IS BASED ON 75% IMPERVIOUS

SETBACKS:

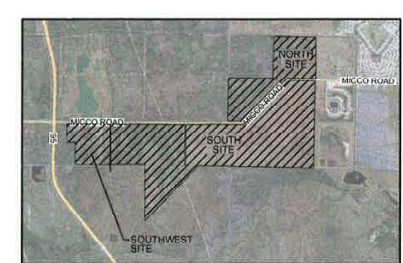
SINGLE FAMILY SETBACKS:	REQUIRED
FRONT:	25'
SIDE INTERIOR:	5'
SIDE CORNER:	15'
REAR:	20'
COMMERCIAL BUILDING SETBACKS:	REQUIRED
FRONT:	25'
SIDE INTERIOR:	5'
SIDE CORNER:	15'
REAR:	20'
APARTMENT BUILDING SETBACKS:	REQUIRED
FRONT:	25'
SIDE INTERIOR:	5'
SIDE CORNER:	15'
REAR:	15'
PARKING SETBACKS:	REQUIRED
FRONT:	10'
SIDE INTERIOR:	5'
SIDE CORNER:	10'
REAR:	5'

UNIT COUNT:

TRADITIONAL TOWNHOMES:	643 LOTS
TOWN CENTER TOWNHOMES:	222 LOTS
VILLAS:	96 LOTS
40' WIDE LOTS:	1,740 LOTS
50' WIDE LOTS:	1,901 LOTS
60' WIDE LOTS:	73 LOTS
0.5 ACRE LOTS:	57 LOTS
1.0 ACRE LOTS:	44 LOTS
MULTI-FAMILY:	382 UNITS
TOWN CENTER MULTI-FAMILY:	645 UNITS
TOTAL:	5,813 LOTS/UNITS

OVERALL AREAS:

SINGLE FAMILY:	1,080.3 AC
VILLAS:	19.0 AC
TOWNHOMES:	88.5 AC
TOWN CENTER TOWNHOMES:	18.9 AC
MULTI-FAMILY:	18.0 AC
TOWN CENTER MULTI-FAMILY:	42.9 AC
COMMERCIAL/RETAIL:	28.9 AC
COMMERCIAL/INDUSTRIAL:	49.7 AC
TOWN CENTER:	78.2 AC
SCHOOL:	30.0 AC
BOULEVARD ROADS:	62.6 AC
TOTAL OPEN SPACE:	75.8 AC
TOTAL:	1,567.6 AC



SHEET INDEX

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AP-2	RECREATION AND OPEN SPACE PLAN
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AP-5	OFF-SITE IMPROVEMENTS PLAN

1/06/25 FDP-AP1

CONSTRUCTION ENGINEERING GROUP
Consulting Engineers

SUBMITTED BY JAKE WISE AT 2/5/2025 P.M. (4:55:55)
0924-00010

ASHTON PARK



DIX
DEVELOPMENTS

c b a
architects · planners
an employee owned company



TOWN CENTER

