



PRELIMINARY CONCEPTUAL PLAN

Ashton North

TRACT & LAND USE	SF OR #	LOT AREA (AC)
N-1: COMMERCIAL	70,000SF	4.08
N-2: COMMERCIAL	30,000SF	7.69
N-3: MIXED USE	500 APTS	67.24
	1,000SF	
EXIST. CHANNEL	*	5.15

Ashton South

S-1: COMMERCIAL	30,000SF	5.66
S-2: MULTI-FAMILY	500 BEDS	15.09
S-3: MULTI-FAMILY	62 LOTS	13.01
S-4: MULTI-FAMILY	65 TH	5.99
S-5: MULTI-FAMILY	145 LOTS	40.44
S-6: MULTI-FAMILY	218 APTS	21.79
S-7: SINGLE-FAMILY	125 LOTS	33.57
S-8: SINGLE-FAMILY	117 LOTS	35.28
S-9: MULTI-FAMILY	229 APTS	23.24
S-10: COMMERCIAL	*	1.33
S-11: COMMERCIAL	30,000SF	5.53
S-12: COMMERCIAL	10,000SF	2.18
EXIST. CONSERV. AREA	*	38.67
EXIST. WETLANDS	*	96.4
COMMON AREAS & OPEN SPACE	*	45.19
TOTAL PROJECT AREA (AC) =		467.53

CYPRESS GARDENS BLVD.

PARCEL N-2
COMM: 7.69 AC
(30,000sf)

PARCEL N-1
COMM: 4.08 AC
(70,000sf)

ASHTON NORTH

PARCEL N-3
MX: 67.24 AC
(500 apts max and
10,000sf max)

EXIST. CHANNEL: 5.15 AC

UPLAND

PARCEL S-5
SF: 40.44 AC
(145 lots)

PARCEL S-4
MF: 5.99 AC
(65 th)

PARCEL S-3
MF: 13.01 AC
(62 lots)

PARCEL S-2
ALF [MF]: 15.09 AC
(500 beds/units, 290ksf)

PARCEL S-1
COMM: 5.66 AC
(30,000sf)

POND

ASHTON SOUTH

EXISTING WETLANDS
(TO REMAIN)
74.38 AC

EXISTING WETLANDS
(TO REMAIN)
22.02 AC

PARCEL S-7
SF: 33.57 AC
(125 lots)

FLOOD COMP AREA

EXIST. CONSERVATION AREA
38.67 AC.

PARCEL S-8
SF: 35.28 AC
(117 lots)

PARCEL S-10
COMMERCIAL
1.33 AC.
(URBAN FARM)

PARCEL S-9
MF: 23.24 AC
(229 apts)

PARCEL S-6
MF: 21.79 AC.
(218 apts)

TRACT FOR APARTMENTS
(5.0AC OF POD #3)

TRACT FOR APARTMENTS
(5.0AC OF POD #3)

PARCEL S-11
COMM: 5.53 AC
(30,000sf)

PARCEL S-12
COMM: 2.18 AC
(10,000sf)

TECO EASEMENT

THOMPSON NURSERY ROAD

US HIGHWAY 27



LEADERS ENGINEERING
CONSULTING GROUP

Civil Engineering Design · Land Planning · Surveying
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PROJECT:

The Preserve at Lake Ashton

THOMPSON NURSERY RD & CYPRESS GARDEN BLVD
WINTER HAVEN, FL

SHEET TITLE:

**PRELIMINARY
CONCEPTUAL
PLAN**

SCALE:

1"=600'

DATE:

MARCH 2018

DWG NO.:

C-101

SHEET:

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