



I'On, recognized nationally as a testament to exemplary new urbanist design, is a 220-acre residential neighborhood designed around several existing lakes and bordering on a salt marsh and deep water creek. SeamonWhiteside + Associates participated in the design charrette for the original master plan, consecutive master plan design changes, and led the planning and zoning approvals.



SW+A provided complete civil engineering services for all phases of the development, paying particular attention to the stormwater management system, deploying several large retention/detention ponds throughout the property.

The master plan determined all street locations, land uses, lot widths, setbacks, and street widths. Houses were sited close to the street to be within conversational distance of the sidewalk and close together to allow more open space while achieving the target density of 3.1 units per acre. Although several residences have wonderful views of the lake, there are no lots directly abutting the lake. A band of accessible open space surrounds the entire lake allowing public access around its perimeter.

SW+A also completed a management study for the Swim and Tennis Club and the design and engineering of the Westlake area of the development. Westlake includes pedestrian walkways, parks, bridges, boat docks and a community amphitheater.