

# Hickory Tree Holdings - Tucker Ave

**Legend**

- Site Boundary
- Stormwater Pond
- HOA Amenity Area
- Pedestrian Path

24' x 95' Front Loaded Attached  
20' x 95' Rear Loaded Attached  
20' x 95' Rear Loaded Attached (On Mews)

Reference Source:  
Boundary: PURA VIDA ENGINEERING SERVICES - BOUNDARY SURVEY (J5865) 11/25/2024  
Flood Zones: FEMA 20150206 National Flood Hazard Layer v.1.1.1.D  
Wetland: USFWS National Wetlands Inventory - Polygons - October 2014  
Soils: U.S. Department of Agriculture - SSURGO Database For Florida - November 2015  
Topography: PURA VIDA ENGINEERING SERVICES - TOPOGRAPHIC AND TREE SURVEY (J5865) 11/25/2024  
Wildlife: Not Addressed



Area Tabulations:	
Water Management Ponds	4.09 ac
Dry Retention	0.38 ac
Open Space & Recreation	3.33 ac
Residential Area	8.09 ac
Local Roadways (Including on-street parking)	3.26 ac
Local Alleysways & Drives	0.34 ac
Total Area	19.44 ac

  

Density Statement:	
Net Developable Acres	19.44 ac
24' x 95' Front Loaded Attached	93 du
20' x 95' Rear Loaded Attached	62.00 percent
20' x 95' Rear Loaded Attached (On Mews)	33 du
20' x 95' Rear Loaded Attached (On Mews)	22.00 percent
20' x 95' Rear Loaded Attached (On Mews)	24 du
20' x 95' Rear Loaded Attached (On Mews)	16.00 percent
Total Residential Dwelling Units	150 du
Proposed Density	7.71 du/ac

  

Open Space:	
Wetlands and Accessible Water Management Ponds (max 50% of required open space)	1.94 ac
Buffers and miscellaneous open space	2.57 ac
Total Recreation (Includes Improvement Credits)	3.00 ac
Total Open Space Required (20%)	3.89 ac
Total Open Space Provided	7.51 ac

  

Recreation:	
Recreation Required (@ 1 acre per 50 du)	3.00 ac
Recreation Tracts	0.71 ac
Appropriately Designed Water Management Ponds (max 25% of Pond Area)	1.12 ac
Functional Recreation Improvement Credit (@ 1 ac per 5,000sf)	1.17 ac
Passive Recreation Improvement Credit (@ 1ac per 25,000sf)	5,850 sf
Passive Recreation Improvement Credit (@ 1ac per 25,000sf)	0.00 ac
Passive Recreation Improvement Credit (@ 1ac per 25,000sf)	0 sf
Total Recreation Provided	3.00 ac

  

Parking Standards:	
Single Family Attached (2 spaces garage & 2 spaces driveway)	600 spaces
On Street Parking	85 spaces
Total Parking	685 spaces
Parking per Dwelling Unit	4.57 spaces per unit
Note: Parking assumes 4 spaces per lot	

- Recreation Improvements are shown as all Functional Improvements. Final design may include a mix of Functional and Passive improvements to meet the minimum requirements.
- Stormwater Pond area (percentage) proposed assumes additional fill will be required for final site grading. Significant import of fill may also be required.



Water management design and calculations shown herein are conceptual in nature and based on historical planning assumptions. Final stormwater design shall be subject to modification based on detailed engineering analysis and permitting requirements. All stormwater management facilities shall comply with applicable local, state, and Water Management District regulations and are subject to review and approval by the appropriate regulatory agencies.

This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.

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