


BECKER
HOLDING CORPORATION

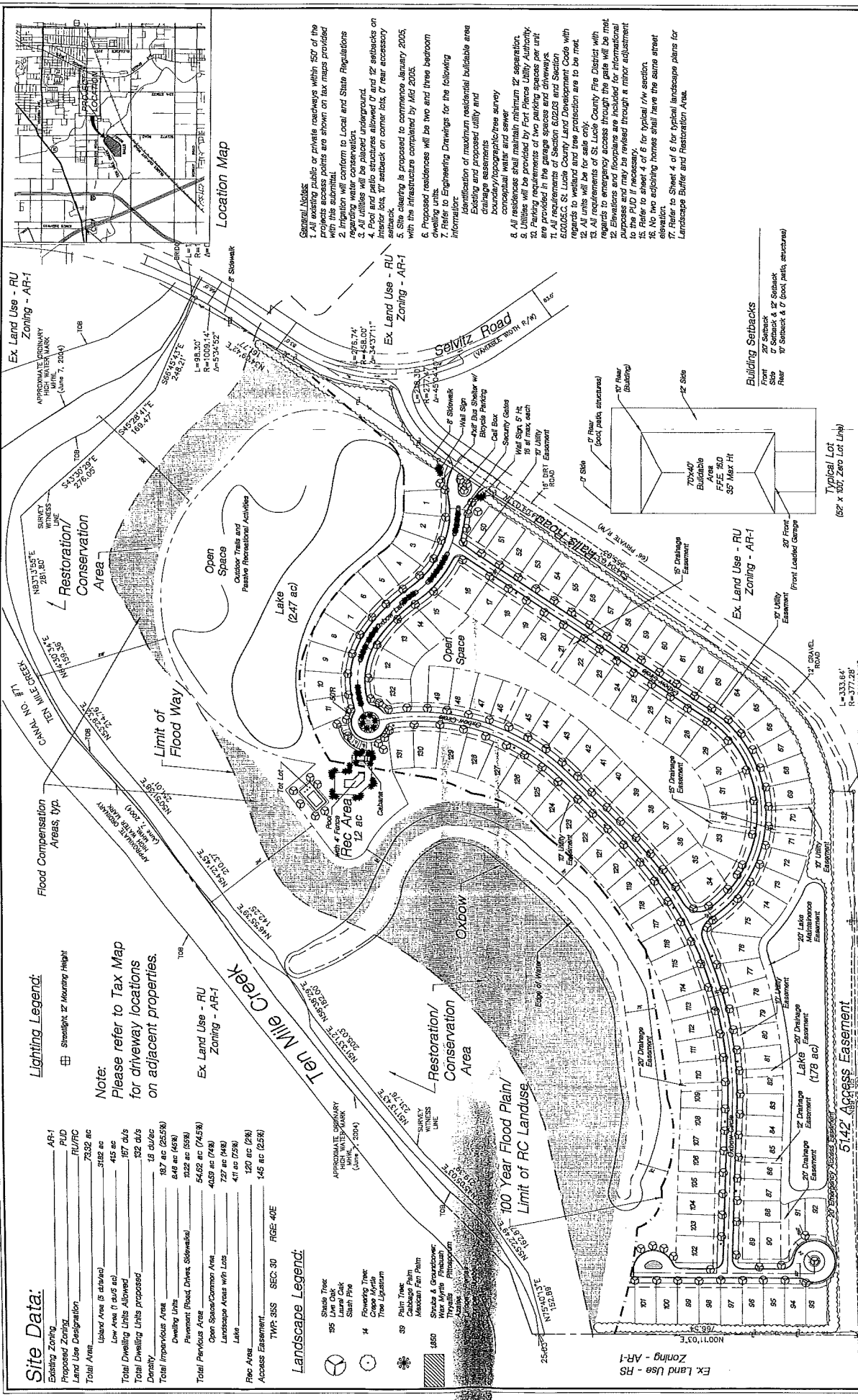
10 Mile Estates PUD

Overall Master Plan _____ Sheet 1
Final Development Plan _____ Sheet 2 - 4
Aerial _____ Sheet 5
Tax Map _____ Sheet 6

Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning, Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

**Thomas Lucido & Associates, P.A.**
Landscape Architecture
P.A. License No. 100000004
100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

NOT A SEAL



Site Data:

Existing Zoning: AR-1
 Proposed Zoning: PUD
 Land Use Designation: RU/RC
 Total Area: 7332 ac
 Upland Area (5 staked): 3182 ac
 Low Area (1 ac @ 6 ft): 415 ac
 Total Dwelling Units Allowed: 187 du/s
 Total Dwelling Units Proposed: 132 du/s
 Density: 18 du/ac
 Total Impervious Area: 18.7 ac (25.5%)
 648 ac (6%)
 5022 ac (55%)
 Total Pavement Area: 54.62 ac (74.5%)
 Open Space/Common Area: 40.59 ac (7%)
 Landscaping Areas w/in Lots: 727 ac (9%)
 411 ac (75%)
 Lake: 120 ac (2%)
 145 ac (2.5%)
 Access Easement: TWP: S35 SEC: 30 R3E: 40E

Lighting Legend:

☐ Streetlight 2' Mounting Height

Note:
 Please refer to Tax Map for driveway locations on adjacent properties.

Landscape Legend:

- 35 Shade Tree
- 14 Flowering Tree
- 39 Palm Tree
- 180 Shrubs & Groundcover

General Notes:

- All existing public or private roadways within 150' of the project access points are shown on tax maps provided.
- Irrigation will conform to Local and State Regulations regarding water conservation.
- All utilities will be placed underground.
- Pool and patio structures allowed 0' and 12' setbacks on interior lots, 10' setback on corner lots, 0' rear setbacks on interior lots.
- Site clearing is proposed to commence January 2005, with the infrastructure completed by May 2005.
- Proposed residences will be two and three bedroom dwellings.
- Refer to Engineering Drawings for the following information:
 - Identification of maximum residential buildable area
 - Existing and proposed utility and drainage easements
 - Conceptual topographic/soil survey
- All residences shall maintain minimum 12' separation.
- Utilities will be provided by Fort Pierce Utility Authority.
- Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
- All requirements of Section 6022A and Section 6022C, St. Lucie County Land Development Code with amendments.
- All units will be for sale. Provisions are to be met.
- All requirements of St. Lucie County Fire District with regards to emergency access through the gate will be met.
- Elevations and floorplans are included for informational purposes and may be revised through a minor adjustment.
- See PUD if necessary for typical 1/4" section.
- No two adjoining homes shall have the same street elevation.
- Refer to Sheet 4 of 6 for typical landscape plans for Landscape Buffer and Restoration Area.

Building Setbacks:

Front: 20' Setback
 Side: 0' Setback & 12' Setback
 Rear: 10' Setback & 0' (Back, patio, structure)

Typical Lot:
 (62' x 100', 2400 Lot Lx) N15
 L=133.64'
 B=50.4305'

Location Map:

Ex Land Use - RU Zoning - AR-1

Ex Land Use - RU Zoning - AR-1

Ex Land Use - RS Zoning - AR-1

5142 Access Easement

Scale:
 1" = 30'

Restoration/Conservation Area

Open Spaces

Restoration/Conservation Area

Restoration/Conservation Area

5142 Access Easement

5142 Access Easement

Restoration/Conservation Area

Open Spaces

Restoration/Conservation Area

Restoration/Conservation Area

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Restoration/Conservation Area

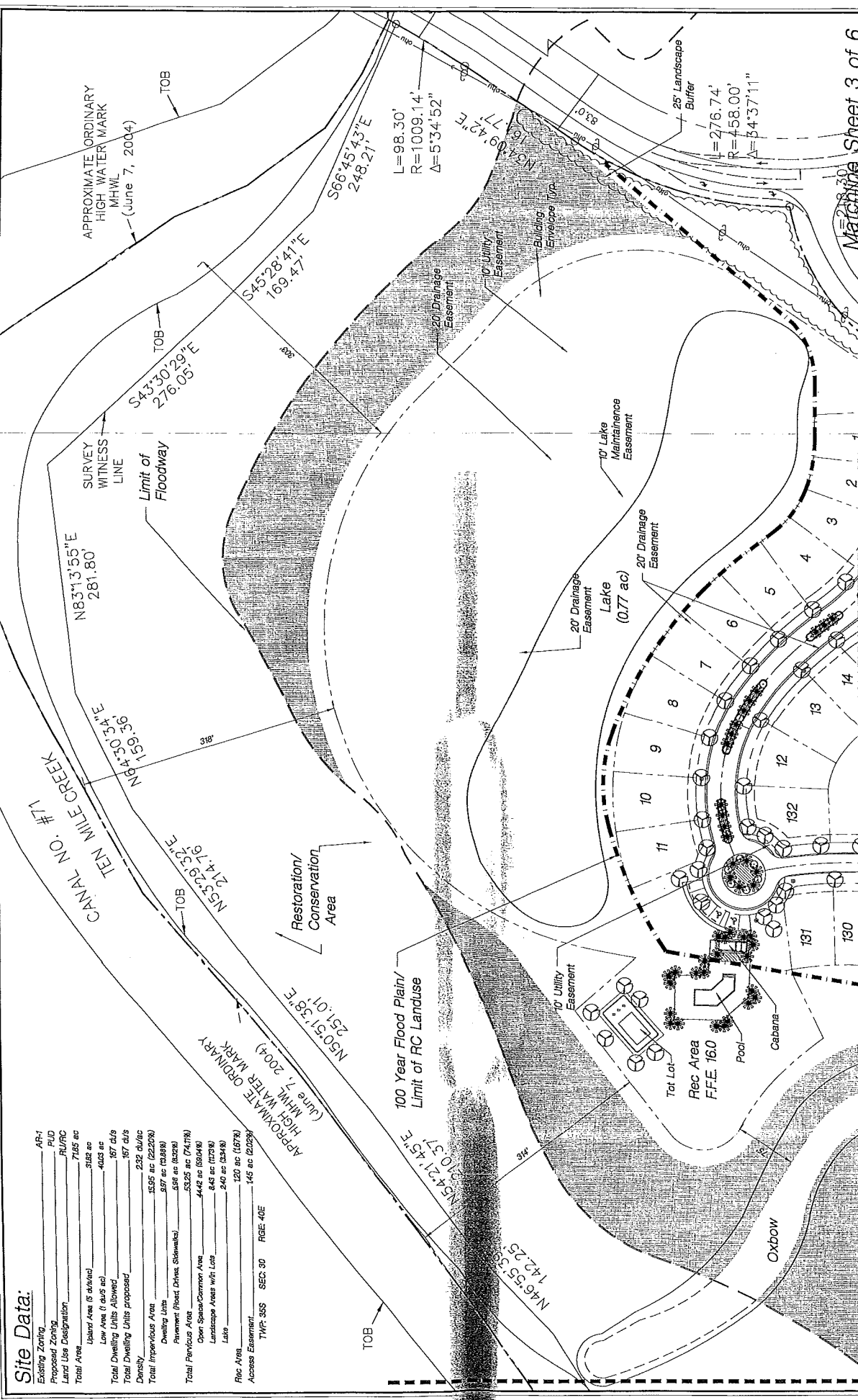
Restoration/Conservation Area

5142 Access Easement

Site Data:

- Existing Zoning: AR-1
- Proposed Zoning: PUD
- Land Use Designation: R/U/R/C
- Total Area: 7185 ac
- Island Area (5 #/total): 3028 ac
- Low Area (1 #/total): 403 ac
- Total Dwelling Units Allowed: 167 #/is
- Total Dwelling Units Proposed: 167 #/is
- Density: 167 #/is
- Total Impervious Area: 232 du/ac
- Dwelling Units: 1555 ac (2220%)
- Pavement (Road, Drive, Stewards): 567 ac (79%)
- Pavement (Road, Drive, Stewards): 556 ac (78%)
- Total Pavement Area: 5325 ac (74.1%)
- Open Space/Common Area: 442 ac (6.2%)
- Landscape Areas w/in Lots: 843 ac (11.7%)
- Lake: 240 ac (3.3%)
- Rec Area: 120 ac (1.7%)
- Access Easement: 145 ac (2.0%)

THRP-36S SEC. 30 RBE-40E



Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #12-00030365
 105 Avenue A, Suite 204, Ft. Pierce, FL 34980
 Tel: 772-467-1821, Fax: 772-467-1822

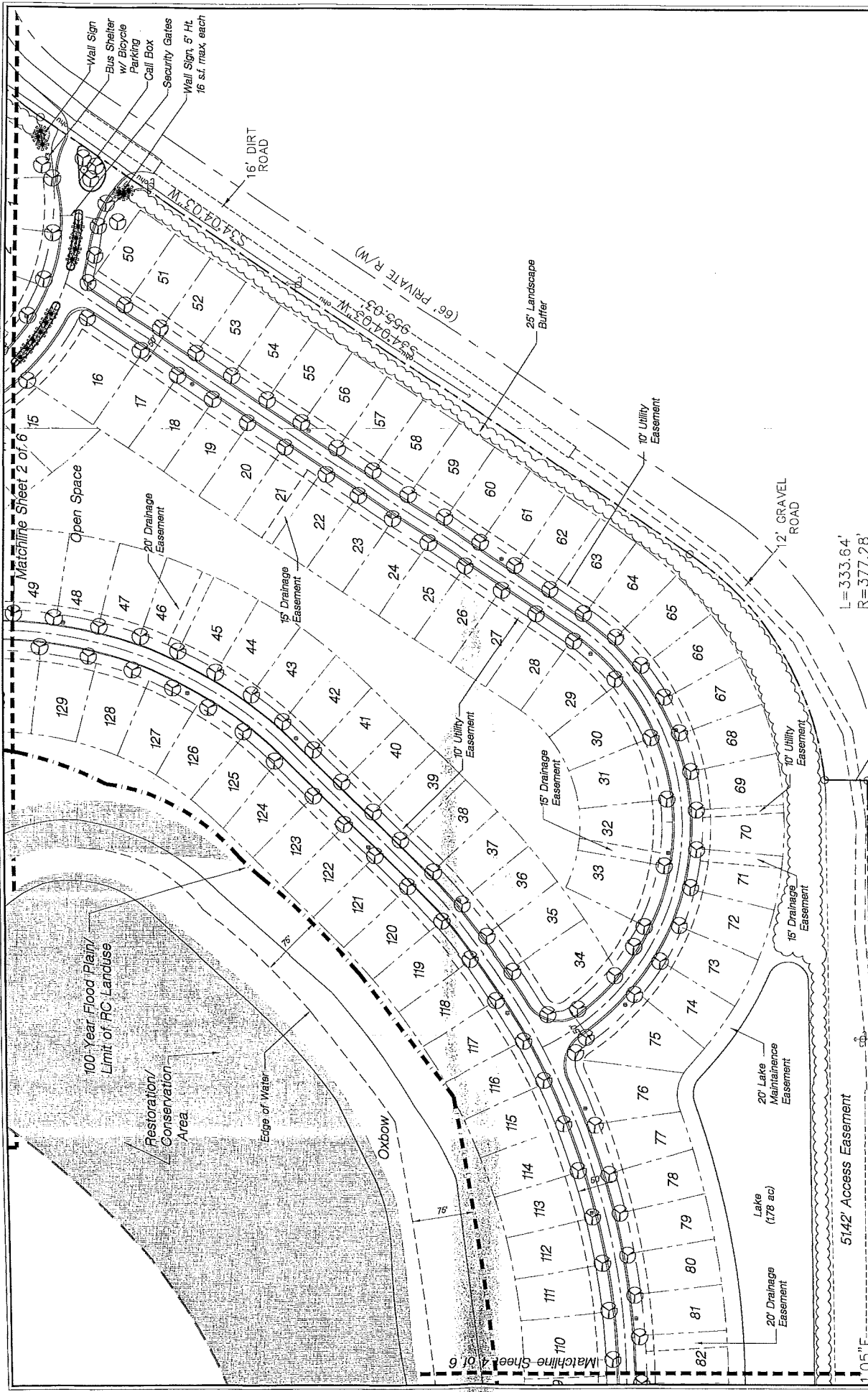
PROPOSED LOTS
 1 43504' Per DIS Comments
 2 52520' Per DIS Comments / MFRM
 3 52520' Per DIS Comments / MFRM
 4 101024' Per DIS Comments / MFRM

No.	Date	Description of Revision
1	4/20/23	Per DIS Comments
2	5/23/24	Per DIS Comments / MFRM
3	5/23/24	Per DIS Comments / MFRM
4	10/10/24	Per DIS Comments / MFRM

Scale: 1" = 50'
 Datum: SLM
 SCALED: Yes
 Date: 10/10/24

Sheet 2 of 6
 10 Mile Estates PUD
 St. Lucie County
 Final Development Plan





Sheet 3 of 6
 10 Mile Estates PUD
 St. Lucie County
 Final Development Plan

L = 333.64'
 R = 377.28'

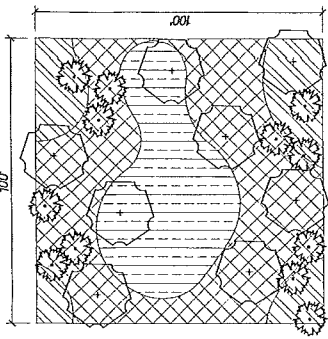
5142' Access Easement
 105' E

Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 146 LLC-0002365
 100 Avenida A, Suite 201, Ft. Pierce, FL 34950 772-497-1051, Fax 772-477-1052

NOV 8 9 2014

No.	Date	Description of Revision
1	4/20/14	Per DRC Comments
2	10/15/14	Per DRC Comments / A.M.H.
3	11/15/14	Per DRC Comments / A.M.H.
4	11/15/14	Per DRC Comments / A.M.H.

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 Drawn by: SJM
 Checked by: BSB
 Date: 11/15/14



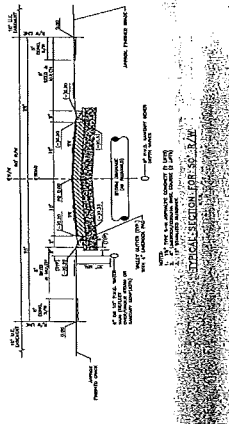
Typical Right-of-Way Sections
Scale 1"=40'

- Notes
1. See legend for tree, palm and shrub species.
 2. All open areas between shrub plantings to be seeded with native wildflowers.
 3. All exotic plant materials to be cleared from revegetation areas.

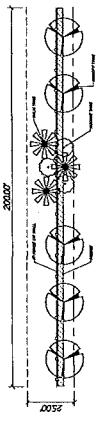
Legend

- 8 Truss (4" x 4" in. spacing as shown)
- 9 Live Oak, *Quercus virginiana*
- 10 Live Oak, *Quercus virginiana*
- 11 Red Maple, *Acer rubrum*
- 12 Red Bay, *Persea borbonica*
- 13 Palms (4" wide as shown)
- 14 Cabbage Palm, *Sabal palmetto*
- 15 Shrub, *Leucaena leucocephala*
- 16 Galbany, *Ipomoea glabra* (B.R. 5' oc.)
- 17 Wild Cotton, *Psychotria nervosa* (B.R. 5' oc.)
- 18 Saltbush, *Baccharis halimifolia* (B.R. 5' oc.)

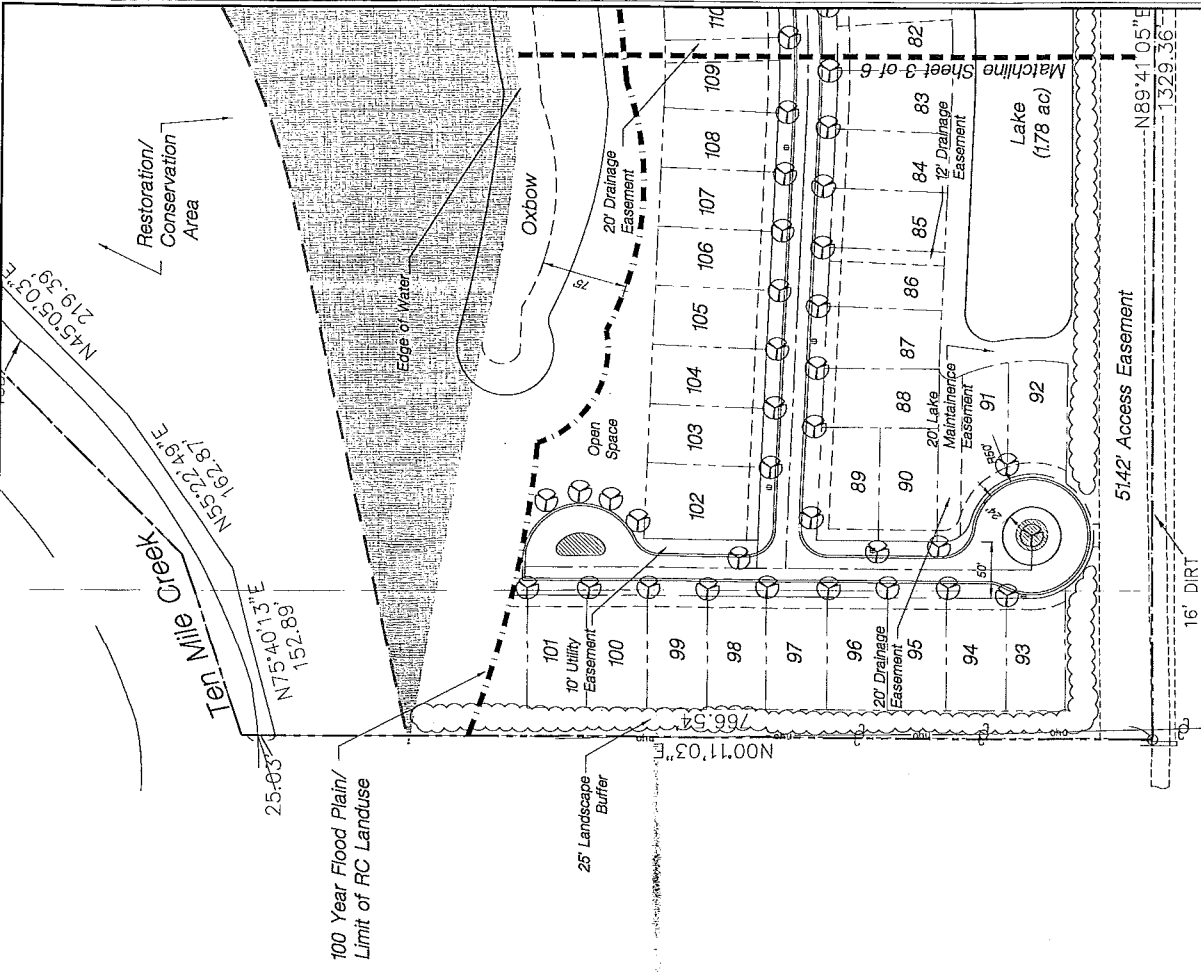
Typical Revegetation Planting Schematic
Scale 1"=40'



25' Landscape Buffer Section
Scale 1"=40'



Typical 25' Landscape Buffer Plan View
Scale 1"=40'



Restoration/Conservation Area

Ten Mile Creek

Edge of Water

Oxbow

20' Drainage Easement

Open Space

10' Utility Easement

20' Drainage Easement

20' Lake Maintenance Easement

12' Drainage Easement

Lake (1.78 ac)

5142' Access Easement

16' DIRT

766.54'

N00°11'03"E

N75°40'13"E 152.89'

N55°22'49"E 162.87'

N45°05'03"E 219.39'

101 102 103 104 105 106 107 108 109 110

89 90 91 92 93 94 95 96 97 98 99 100

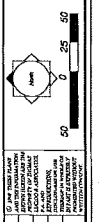
82 83 84 85 86 87 88

189°41'05"E

1329.36'

Matching Sheet 2 of 6

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
100 Avenue A, Suite 201, Ft. Pierce, FL 34950
Tel: 888-776-4971, Fax: 888-776-4972



No.	Date	Description of Revision
1	4/15/04	Per DRC Comments
2	05/24/04	Per DRC Comments / MHWL
3	07/22/04	Per DRC Comments / MHWL
4	10/04/04	Per DRC Comments / MHWL

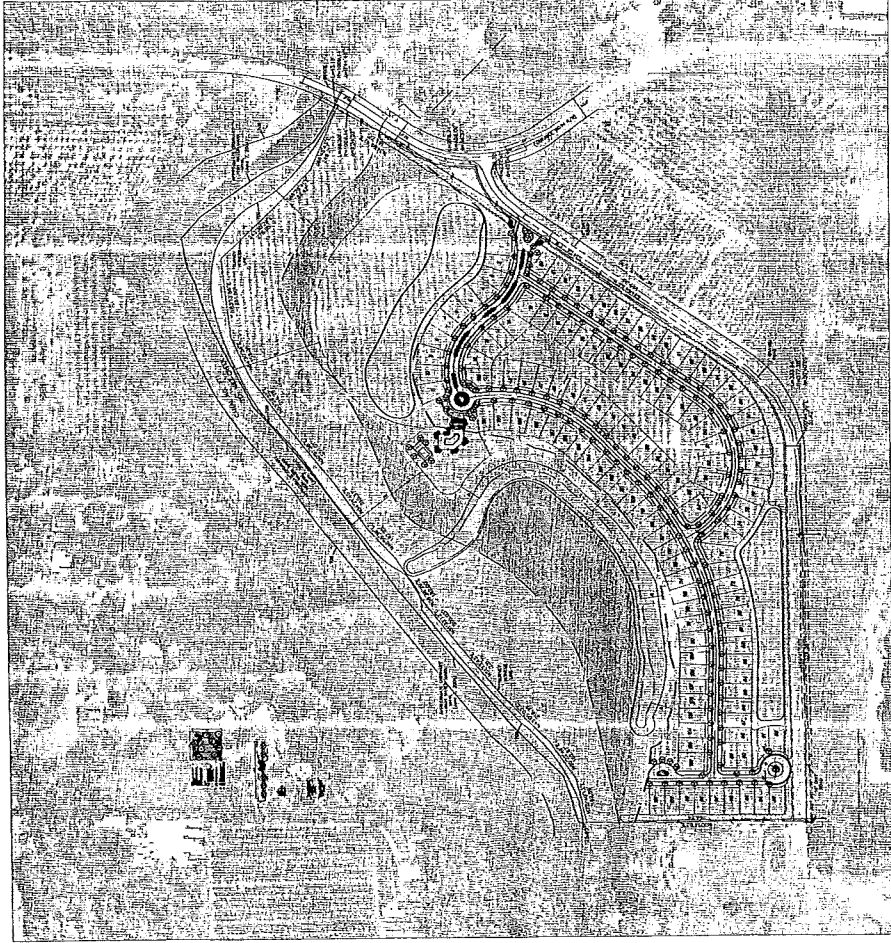
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Drawn by: SLL

Checked by: SLL

CAO No: 210303

Date: 10/04/04

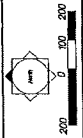


10 Mile Estates PUD
St. Lucie County
Aerial Map

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LP-0000385
100 Avenue A, Suite 211, Ft. Pierce, FL 34966 772-467-1021, Fax 772-467-1028

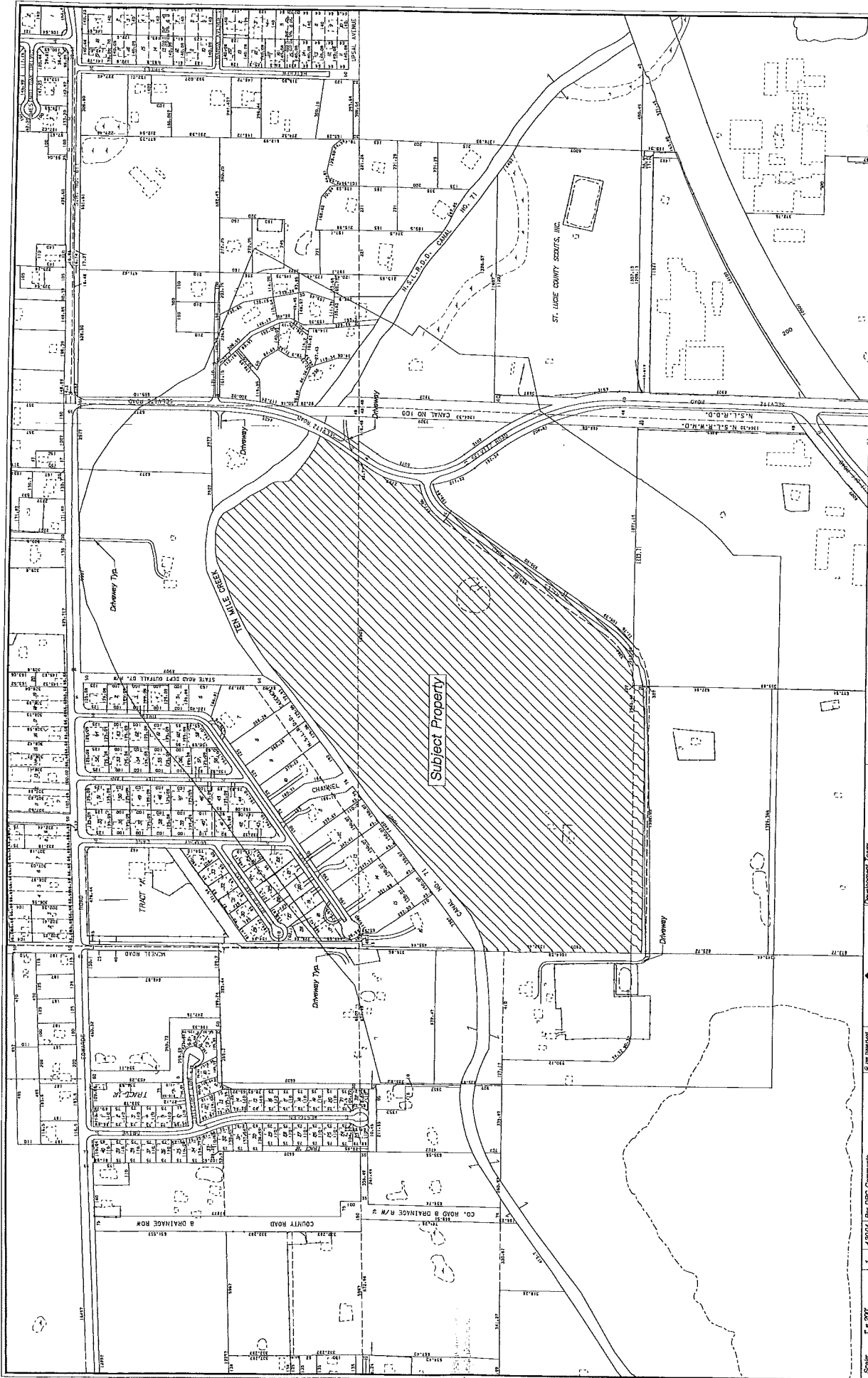


REGISTERED LAND
Surveying, Planning, and Landscape Architecture
100 Avenue A, Suite 211, Fort Pierce, FL 34966
772-467-1021, Fax 772-467-1028



U.S. GEOLOGICAL SURVEY
NATIONAL CENTER FOR
EARTH INFORMATION
12201 AVENUE
RESTON, VA 20192
703-648-7242
WWW.GPO.DIGITAL.PUBS

No.	Date	Description of Revision
1	4/25/04	PREPARED FOR THE CITY OF FORT PIERCE
2	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
3	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
4	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
5	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
6	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
7	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
8	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
9	5/12/04	REVISED FOR THE CITY OF FORT PIERCE
10	5/12/04	REVISED FOR THE CITY OF FORT PIERCE



Sheet
6
of
6

10 Mile Estates PUD
St. Lucie County
Tax Map

Thomas Lucido & Associates, P.A.
Land Planning / Landscape Architecture
100 Avenue A, Suite 202, Ft. Pierce, FL 34939
772-467-1201, Fax 772-467-1202
Lic. #12-0000334

200
0
200
400

Scale: 1" = 200'
Drawn by: SLA
Checked by: BJB
CAD No.: 8795-5/12/12
Date: 12/21/12

No.	Date	Description of Revision
1	4/30/04	Per DRG Comments
2	06/26/04	Per DRG Comments / AMW
3	07/27/04	Per DRG Comments / AMW

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