

Dry Retention Areas

INSTALL PER MANUFACTURER'S SPECIFICATIONS "CORI MAT 8" COCONUT MAT BY GRANITE ENVIRONMENTAL (WWW.GRANITEENVIRONMENTAL.COM) INTERLOCKING TO STABILIZE THE SOILS OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND ALL SLOPES SHALL BE PLANTED WITH GRASS/PAVING 12" ON CENTER. MAT SHALL BE ON THE SIDE SLOPES ONLY AND 3' PAST THE TOP OF BANK UNDER THE SOD OR GRASS/PAVING AND 3' PAST THE TOE OF SLOPE AT THE BOTTOM OF THE BASIN. IN AREAS WHERE SOD IS INSTALLED ADJACENT TO DRY RETENTION AREAS, ONLY BANK SOD SHALL BE USED.

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Sheet L-3

Sheet L-2

Notes

Protection of required landscaping:
1. Erosion control and required buffer yards and landscaped areas by vehicles, boats, mobile homes, trailers, etc. shall not be permitted. Required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping:
1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance. Free of refuse and debris. If replacement is required it shall be planted after it shall be replaced with required vegetation. All trees with trunk diameter less than 4 inches girth shall be replaced by the required number of King trees according to the standards established in the South Florida Landscaping Code.

2. All landscaping shall be maintained free from disease, pests, weeds and other maintenance shall include weeding, watering, pruning, mulching, mowing or other maintenance as needed and in accordance with acceptable horticultural practices. Pruned maintenance shall be provided to control the establishment of harmful weeds species with landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any existing or future required as shown on the plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences, or structures to a structurally sound condition as shown on the plan.

Integration System - Proposed plan with draw with required system

General Notes

- No plant substitutions can be made without Martin County approval.
- All required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, soil, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All planting areas and St. Augustine soil to be irrigated to provide 100% coverage and provide adequate irrigation infrastructure areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted to the irrigation contractor for approval prior to installation.
- The irrigation system shall be continuously maintained in working order.
- An automatic rain sensor shall be placed on-site as part of the required irrigation system.
- Planting adjacent to the system is to have a minimum clear radius of 2.0' as required by the NFPA Uniform Fire Code Edition 16.5.4.1. Fire hydrants. All fire hydrants and the clear radius shall have a minimum of 2.0' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
- The Dry Retention Areas and Drainage Easements adjacent to Preserve Areas shall be planted in native grasses and maintained as "Pioneer" suitable species. Native grasses shall be dry weather tolerant and be maintained free of weeds separate and shall be maintained in perpetuity. Free of weeds and scrub oak shrubs.
- Stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

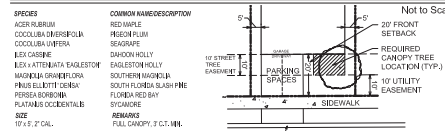
Landscape Plantings, Easements & Preserve Areas
1. Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners.
2. All prohibited and invasive vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. No alteration of the Preserve Area is permitted except in compliance with the approved Preserve Area Management Plan.
4. All prohibited and invasive vegetation shall be removed prior to the issuance of a Certificate of Occupancy.
5. Landscaping shall be permitted in easements only with the written permission of the easement holder. Within easements shall comply the party responsible for reducing adverse landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Within permission to plant within easements shall be done with the best security available to the City.
6. Should any landscaping be placed in any easements, the property owner is responsible for replacing any required landscaping that may be affected by future maintenance.
7. The use of Cypress mulch is prohibited in all landscape areas.

Legend

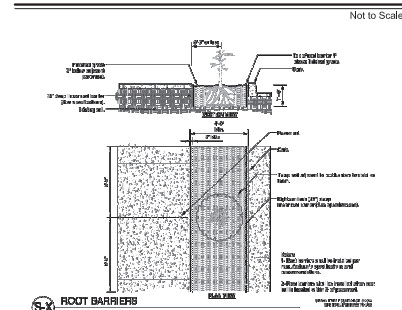
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|--|----------------------------|---------------|
| Wetlands | Dry Retention | Lake Littoral |
| Uplands & Wetland Buffers | Dry Retention Sloped Areas | Slidewalk |
| Native Habitat Landscape Area / S.F.W.M.D. Conservation Easement | Newly Added Uplands | |

Legend Notes:
Native Habitat Landscape Area / South Florida Water Management District Conservation Easement
The area is shown as a wetland that is not included in the Martin County General Preserve Area Calculations due to not meeting the minimum 50' width requirement, but is required by the S.F.W.M.D.

Typical Lot Street Tree



Street Tree Root Barrier Detail



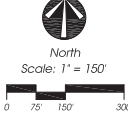
Root Barrier Product
• Root Barrier shall be MGS "EP Series" Root Barrier (www.mgspro.com) model # EP-1650 18" x 24" panels "Or Equal". Equals must be approved in writing by the Landscape Architect.
• "See Specifications" in details above shall mean refer to manufacturer's specifications.

Right of way sod

ST. AUGUSTINE SOD SHALL ONLY BE USED IN THE RIGHT OF WAY AREAS THAT ARE BETWEEN THE CURB AND SIDEWALK WITHIN THE RIGHT OF WAY. THE COMMON AREAS OUTSIDE OF THE RIGHT OF WAY ADJACENT TO THE SIDEWALKS SHALL ONLY BE BAHIA WHEN THEY ARE ADJACENT TO A PRESERVE AREA OR DRY RETENTION AREA. INDIVIDUAL LOTS CAN BE EITHER ST. AUGUSTINE OR BAHIA.

Landscape Plan

Phase I



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning

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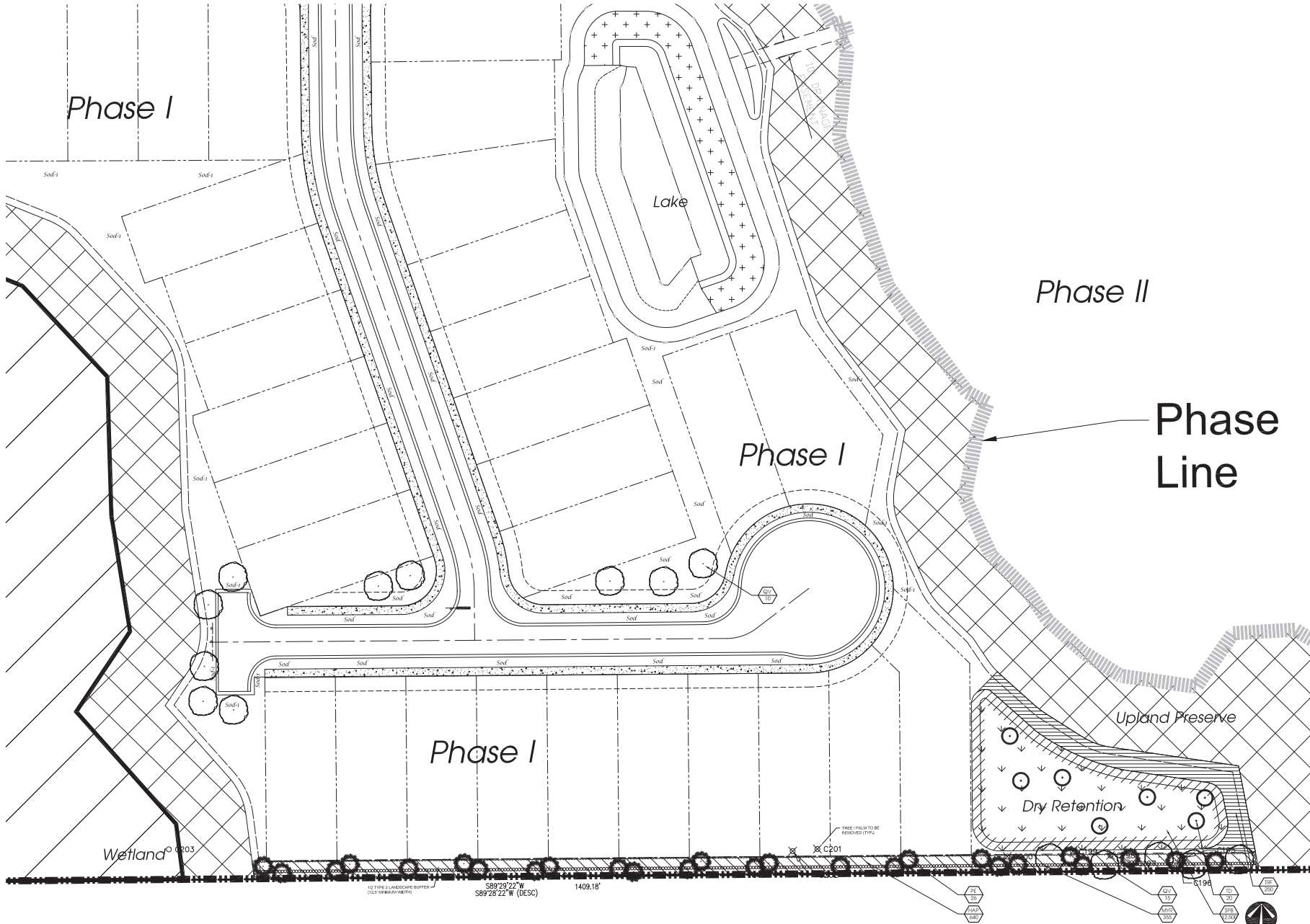
Cove Royale PUD
Martin County, Florida

Job No. 16-0203
Drawn By JWS
Submittal Dates 8-28-2021
2-1-2022 6-16-2022
11-23-2022 2-15-2023

Revision Dates:
Revise Clubhouse & Parking 2-1-2022
New Base Comments 6-16-2022
9/12 County Comments 11-23-2022
New Base / County Comments 2-15-2023

These drawings are the property of the Landscape Architect and are not to be used for other projects except by written permission from the Landscape Architect. Report any discrepancies immediately to the Landscape Architect.

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Landscape Plan Phase I

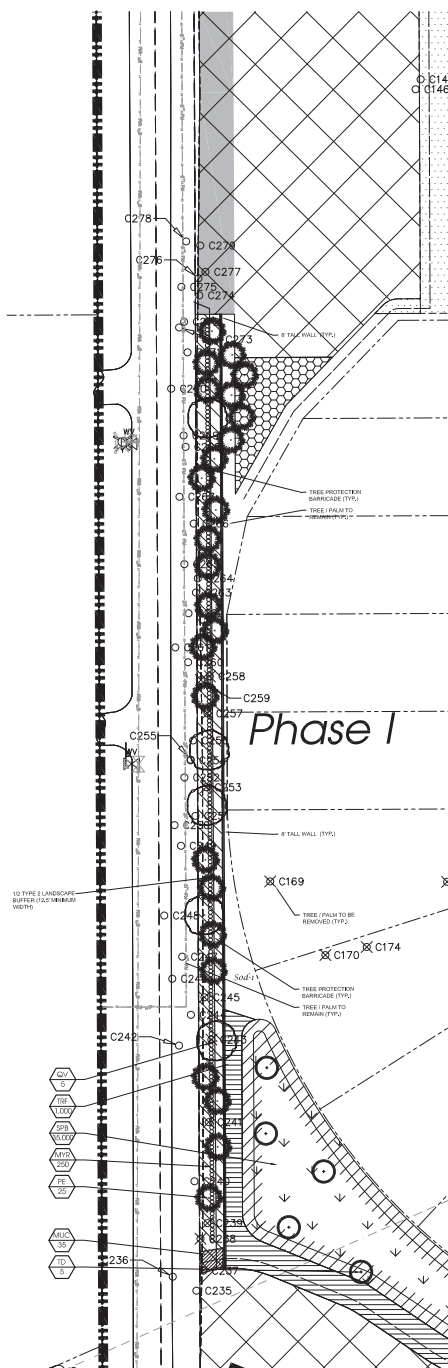
North
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0 15 30 60

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Martin County, Florida

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11-23-2022	2-15-2023
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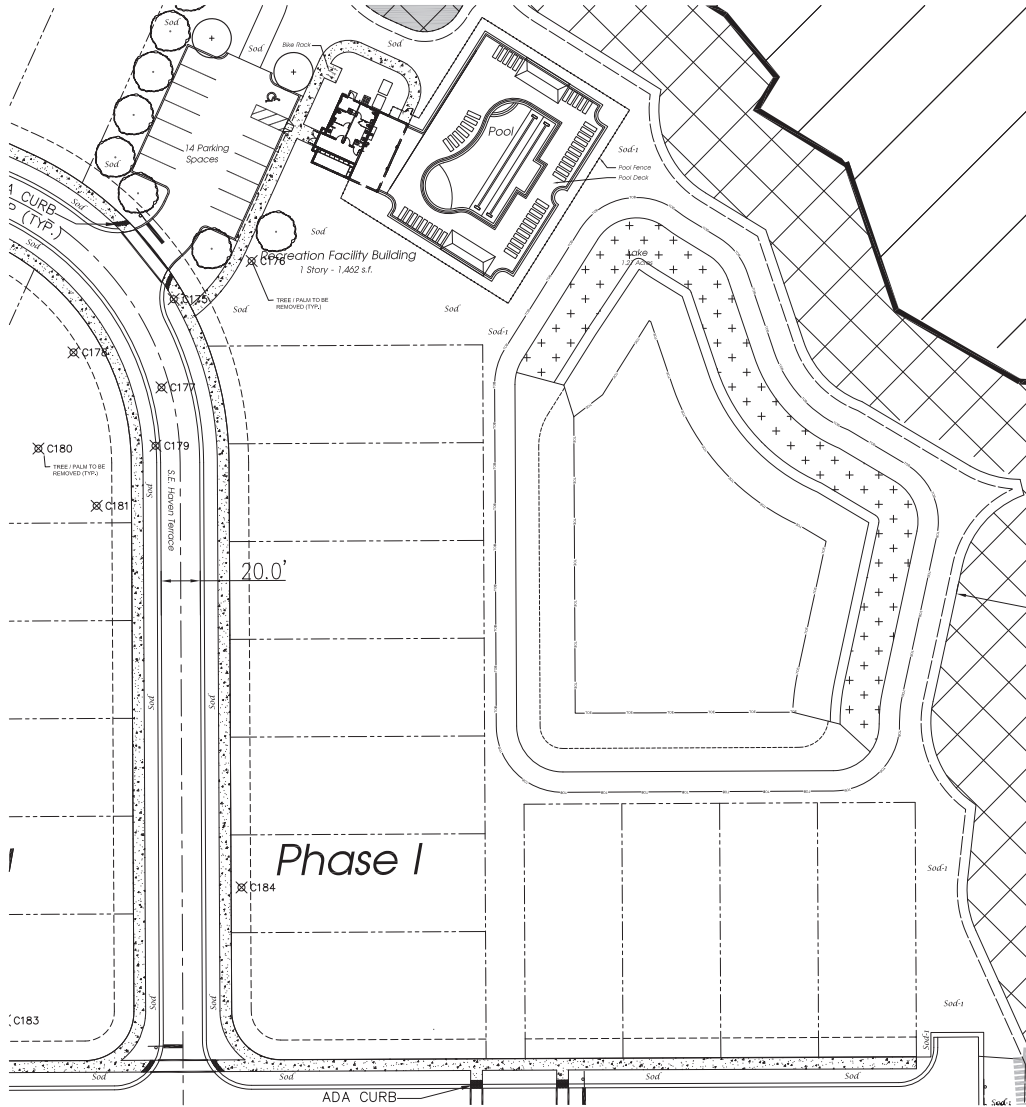
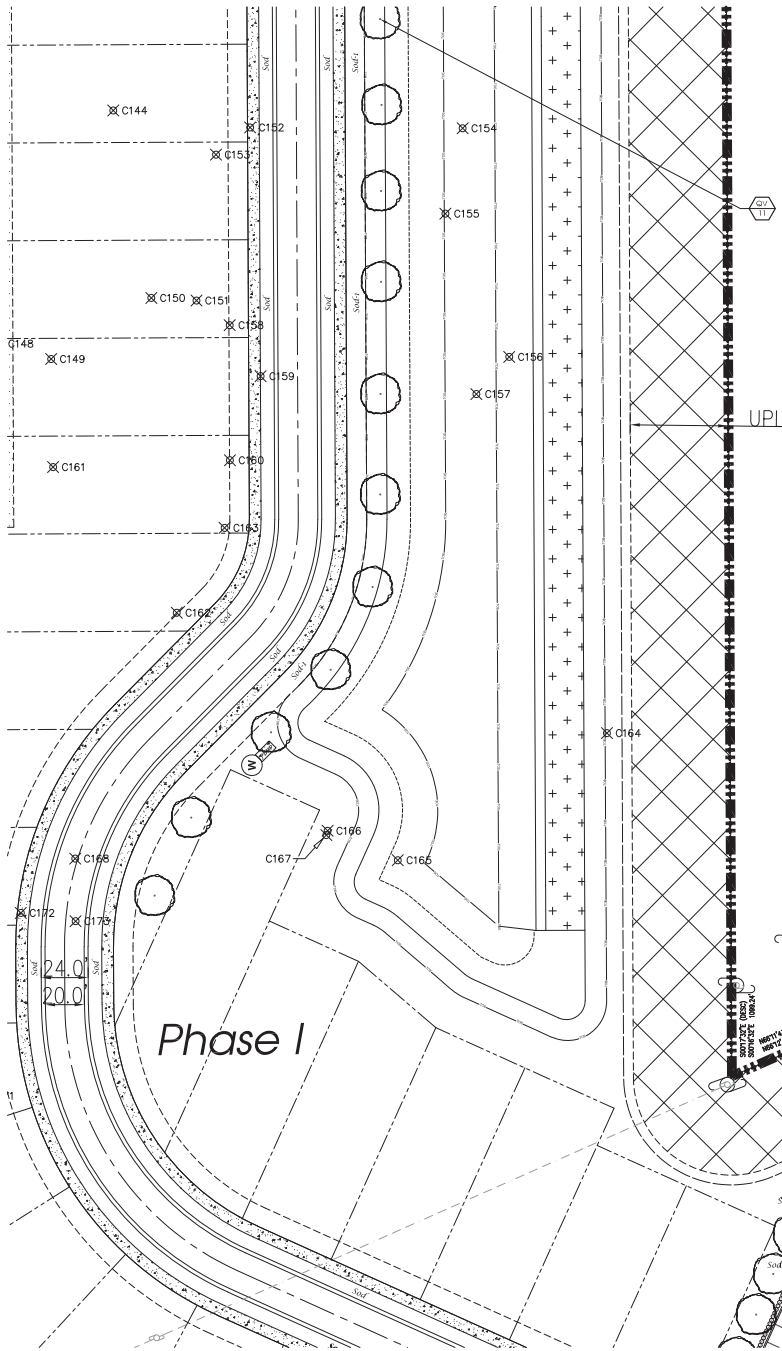


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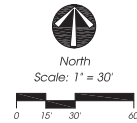
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Landscape Plan Phase I



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