

## WETLAND BUFFER NOTES

1. EXCEPT FOR APPROVED RESTORATION AND MAINTENANCE ACTIVITIES, THE WETLAND BUFFER WILL BE LEFT UNDISTURBED. THE FOLLOWING RESTORATION AND MAINTENANCE ACTIVITIES MAY BE ALLOWED WITHIN PRESERVE AREAS WITH PRIOR WRITTEN APPROVAL FROM THE ENVIRONMENTAL PLANNING ADMINISTRATOR: EXOTIC PLANT REMOVAL, RE-VEGETATION OR PLANTING NATIVE VEGETATION, AND REMOVAL OF DEAD, DISEASED, OR SAFETY HAZARD PLANT MATERIAL.
2. INVASIVE EXOTIC VEGETATION SHALL BE REMOVED FROM PRESERVE AREAS BY THE LEAST ECOLOGICALLY-DAMAGING METHOD AVAILABLE. SUCH METHODS INCLUDE HAND PULLING, HAND SPADING, CUTTING WITH HAND OR CHAIN SAWS AND IN-SITU TREATMENT WITH APPROPRIATE HERBICIDES. NO DEBRIS, INCLUDING DEAD PLANTS, PLANT CLIPPINGS OR WOOD SCRAPS, SHALL BE ALLOWED IN PRESERVE AREAS. IN ADDITION, ALL DEAD PLANT MATERIAL AND EXOTIC PLANT DEBRIS REMOVED FROM PRESERVE AREAS SHALL BE DISPOSED OF IN A COUNTY-APPROVED RECYCLING FACILITY.
3. REQUIRED WETLAND BUFFERS SHALL BE PLANTED PRIOR TO FINAL APPROVAL BY MARTIN COUNTY PER PLANTING PLAN BY CROSSROADS ENVIRONMENTAL CONSULTANTS, INC.
4. THE DEVELOPER AND/OR SUCCESSOR WILL BE RESPONSIBLE FOR MAINTAINING THE WETLAND BUFFER IN ITS NATURAL CONDITION WITH THE PERIODIC REMOVAL OF INVASIVE EXOTIC VEGETATION IN PERPETUITY. AFTER TRANSFER OF RESPONSIBILITIES, FUNDING FOR ALL MAINTENANCE AND MANAGEMENT PROGRAMS WILL BE THE RESPONSIBILITY OF ALL SUCCESSORS.
5. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE UPLAND BUFFER AREAS EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSOR OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE UPLAND BUFFER AREA AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THE AREA.

### LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA ( NOW MARTIN ) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA ( NOW MARTIN ) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

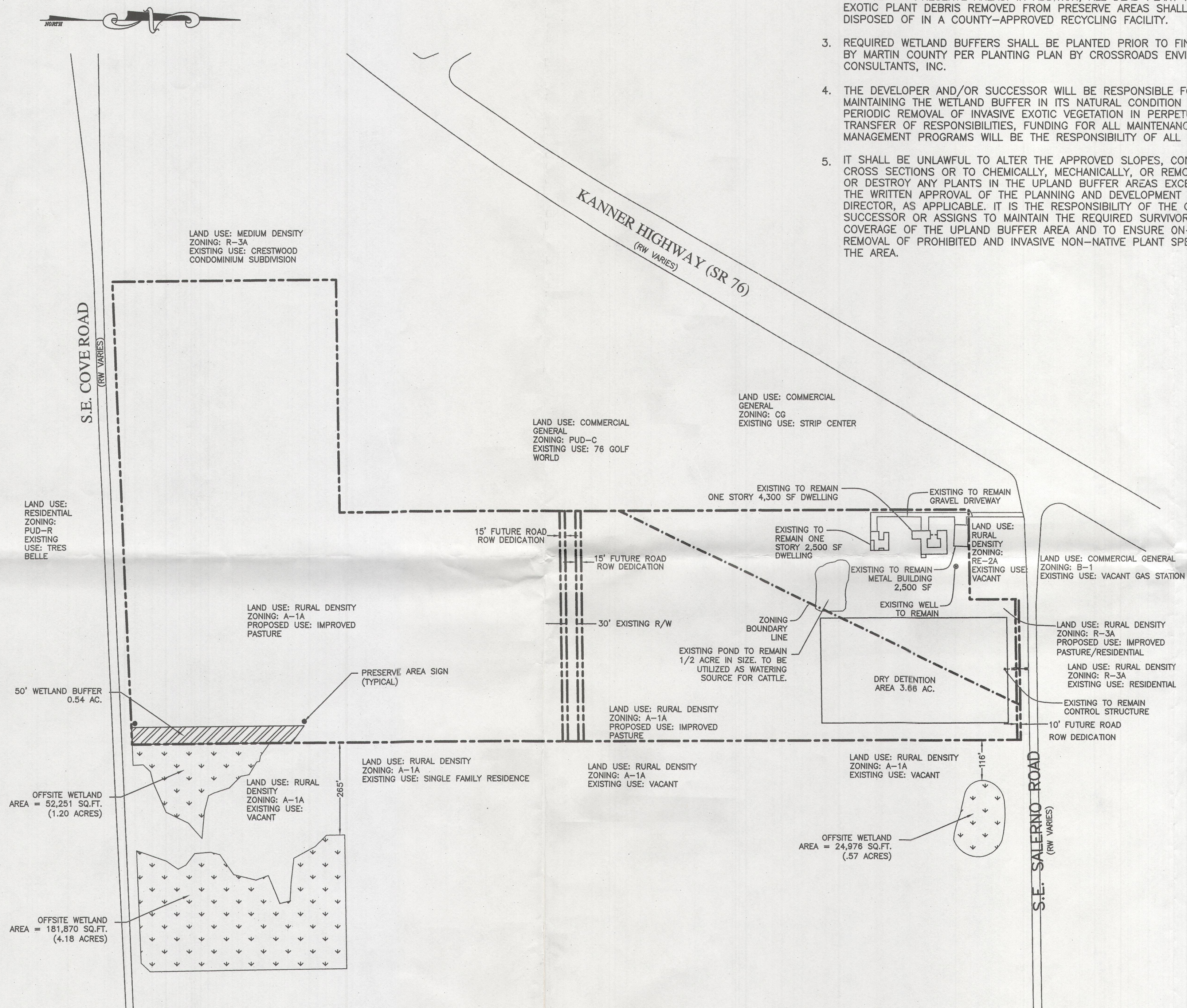
BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND THE LINE BEING SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET,  
47.12 ACRES +/-.

## OPERATIONAL SPECIFICATIONS

1. ALL MINING ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MARTIN COUNTY STANDARDS AND CONDITIONS FOR EXCAVATION, FILL AND MINING.
2. HOURS OF OPERATION FOR ALL MINING PROJECTS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY, AND SATURDAY 9:00 A.M. TO 4:00 P.M.
3. ALL DRAINAGE RELATED TO THE PROJECT SHALL BE IN ACCORDANCE WITH SFWMD PERMIT NO. 43-02237-P.
4. ALL CLEARING AND GRUBBING MUST BE PHASED CONCURRENTLY WITH CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION AND THE GENERATION OF AIRBORNE DUST.
5. SEEDING, WETTING AND/OR MULCHING PROCEDURES WILL BE IMPLEMENTED FOR ANY DISTURBED AREAS WITHIN THIRTY (30) DAYS OF COMPLETION TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
6. THERE ARE TWO EXISTING HOMES LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY SERVED BY A POTABLE WELL AND A SEPTIC SYSTEM FOR UTILITIES. THERE ARE NO NEW UTILITY SERVICES PROPOSED FOR THIS PROJECT.
7. SILT FENCE SHALL BE INSTALLED AND MAINTAINED ADJACENT TO ALL DISTURBED AREAS AS NECESSARY.
8. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
9. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
10. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL.
11. ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR FOLLOWING CERTIFICATION OF THE PROJECT.



PHASING PLAN & DATA:

ITEM/DESCRIPTION	PHASE I	PHASE II	TOTAL
DURATION OF PROJECT	1.0	1.0	2.0 YEARS
CIVIL/SITE WORK - FILLING	90,282	90,282	180,564 C.Y.

## SITE DATA:

PARCEL CONTROL NUMBERS: 55-38-41-000-043-00020-4 & 55-38-41-000-044-00020-2

EXISTING ZONING:	A-1A/R-3A
FUTURE LAND USE DESIGNATION:	RURAL DENSITY
EXISTING USE:	AGRICULTURAL
TOTAL SITE AREA:	47.39 ACRES

TOTAL UNITS: 2  
GROSS RESIDENTIAL DENSITY: 0.04 UPA  
PERVIOUS AREA:

OPEN SPACE:	46.56 AC.	2,028,154 SF	98%
WETLAND BUFFER	0.54 AC.	23,522 SF	1%
IMPERVIOUS AREA:			
BUILDING COVERAGE:	.21 AC.	9,148 SF	.7%
ROADS/DRIVEWAYS:	.08 AC.	3,485 SF	.3%

## APPLICANT

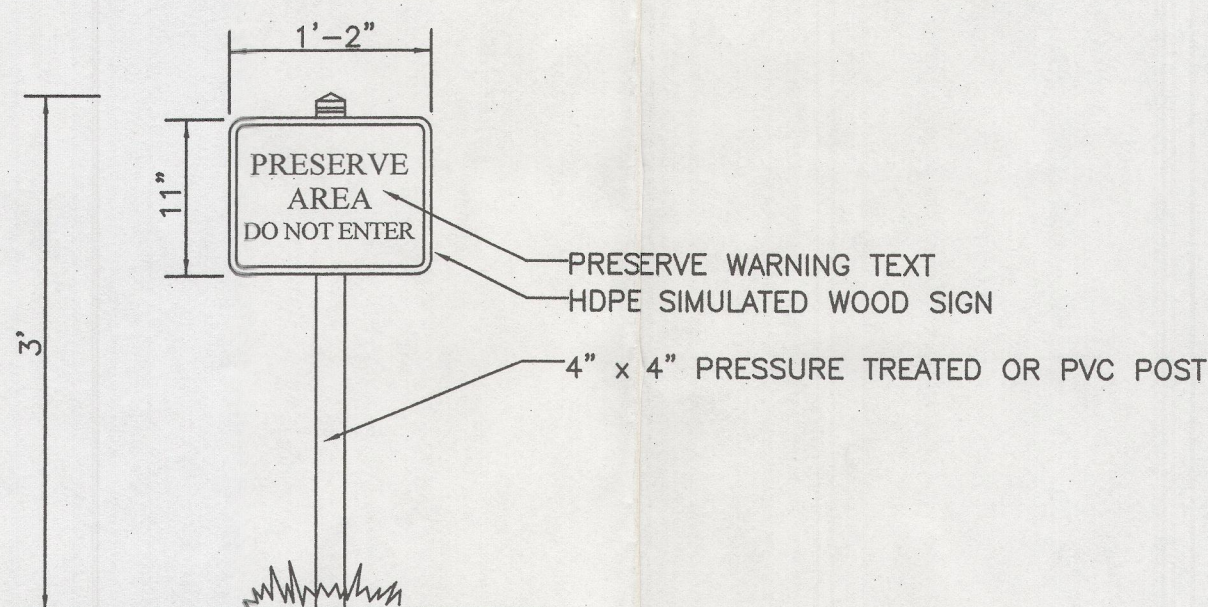
COVE/SALERNO PARTNERS, L.L.C.  
12825 SE SUZANNE DRIVE  
HOBE SOUND FL, 33455  
TEL: (772) 546-5144

## SURVEYOR

STEPHEN J. BROWN, INC  
619 E. 5th STREET  
STUART, FL 34994  
TEL: (772) 288-7176

## ENGINEER

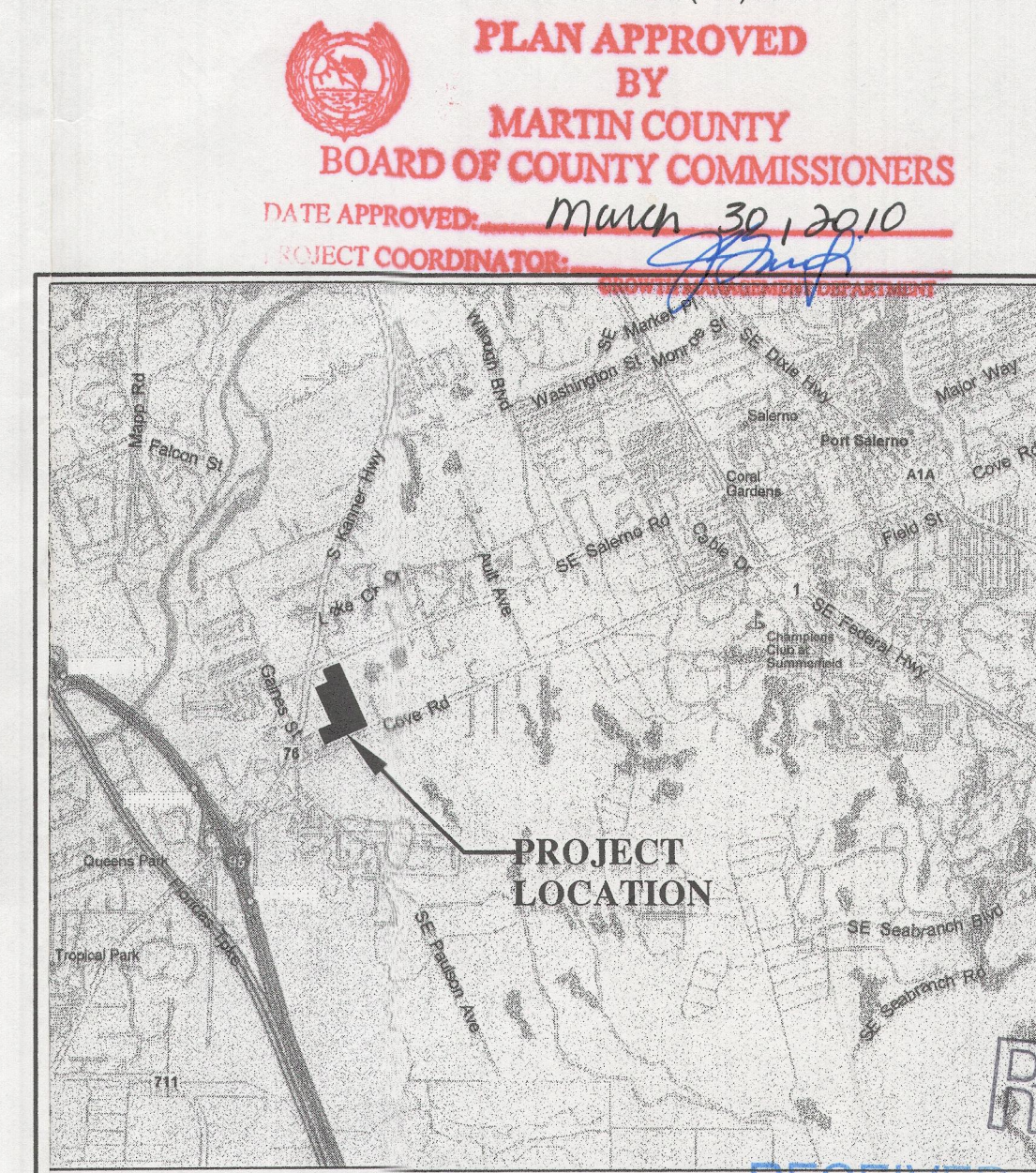
MELISSA G. CORBETT, P.E.  
THE MILCOR GROUP, INC.  
2672 S.E. WILLOUGHBY BOULEVARD  
STUART, FL 34994  
TEL: (772) 223-8850



PRESERVE AREA SIGN DETAIL  
NOT TO SCALE

**Warning**  
**Construction Site**  
**No Trespassing**

### CONSTRUCTION SIGN DETAIL



LOCATION MAP

APR 19 2010

ENGINEERING

## FINAL SITE PLAN

COVE/SALERNO  
PARCEL

MARTIN COUNTY, FLORIDA

Sheet No.

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GROWTH MANAGEMENT  
DEPARTMENT

ENGINEERING