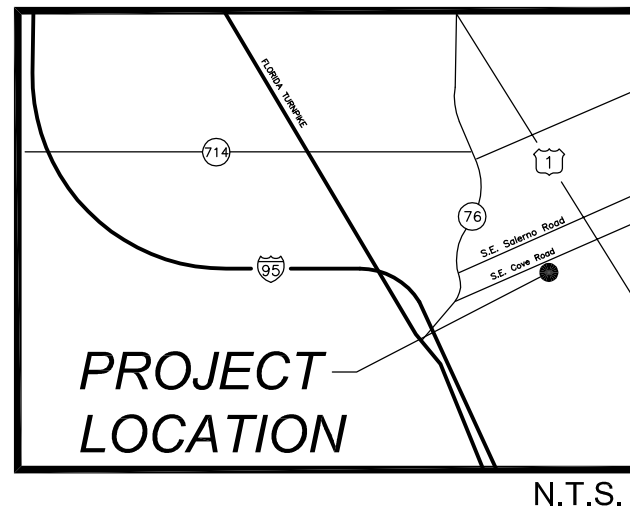




Firewise Notes

- Thin trees so that the crowns (tree tops) are 10 to 15 feet apart.
- Remove any "ladder fuels". Ladder fuels are vines and shrubs that can carry a ground fire up into the tree tops.
- Remove dense fuels, trim overhanging branches, and carefully plan your landscaping within 30 feet of homes.
- Prune tree limbs so the lowest branches are 6 to 10 feet from the ground.
- Remove any large groupings of plants like saw palmetto, yaupon, wax myrtle and gallberry, especially if the plants are close to the home, adjacent decks or porches or under eaves or overhangs.
- Instead of flammable mulch like bark or wood chips, use lava stone or coarse gravel around any shrubbery that is within 5 feet of the structure. ALLOW NO FLAMMABLE VEGETATION IN CONTACT WITH THE STRUCTURE.
- Remove highly flammable plants characterized by resinous sap and waxy leaves. These include: saw palmetto, wax myrtle, yaupon, red cedar, cypress and young pine trees.
- Locate firewood and propane gas tanks at least 50 feet from the structure.
- Keep 100 feet of hose readily available at a faucet away from the structure.
- Select less-flammable plant species to plant within the zone of defensible space.
- Wood shake roofs are prohibited. Permitted roofing materials include: Class A asphalt/fiberglass shingles, sheet metal, terra cotta tile and concrete.
- Installation of metal screening or hardware cloth under vinyl soffits shall be required.
- Large, single-pane windows shall be discouraged; smaller windows with double-paned glass or tempered glass shall be encouraged.
- No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space, as depicted on the master plan.

General Notes

- All signs shall be reviewed for compliance with the applicable regulations at the time the sign is posted.
- All prohibited vegetation species shall be removed from the entire site prior to the issuance of any Certificate of Occupancies.
- There is to be an irrigation system installed to ensure continued growth of all planting areas or xeriscape material to be utilized and watered in by hand until established.
- The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- Preserve areas may not be altered except in compliance with the approved Preserve Area Management Plan (PAMP).
- Wetland buffers disturbed by the construction of drainage control structures shall be replanted in accordance with the approved PAMP.
- All internal roads shall be privately owned and maintained by the Property Owners Association.
- Storage of construction materials in preserve areas is not permitted.
- Fill is not allowed to encroach into preserve areas.
- All improvements shall be constructed as shown on Final Site Plans for either Phase I or Phase II.
- Models, sales centers and construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
- No alteration of Wetland Preserve, Upland Preserve, or Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
- Water and sewer to be provided by Martin County Utilities.
- All recreation and common areas, as well as utility and drainage easements to be dedicated to the Home Owners Association.
- All preserve areas which are adjacent to single-family or multi-family lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded preserve area management plan on file in the Martin County Growth Management Dept. Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Signs will be at least 11x14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
- All areas not within lots shall be common areas maintained by the Property Owners Association, (P.O.A.).
- All preservation requirements will be incorporated into the declaration of covenants and restrictions prior to plat recordation.
- The timetable of submitting for Phase I Final Site Plans after Master Plan approval shall be one (1) year. The timetable of development for Final Site Plans require all permits to be obtained within one (1) year of approval, and require all construction to be completed within two (2) years of approval.
- The timetable of development for Phase II Final Site Plans require all permits to be obtained within 2024 of approval, and require all construction to be completed within two (2) years of approval 2026.
- The Dry Retention Areas and Drainage Easements adjacent to Preserve Areas shall be planted in native grasses and maintained as "Firewise" defensible space. Native plantings provided in the dry retention easements shall be maintained free of all exotic vegetation and shall be maintained in perpetuity free of exotics and remain native plantings.
- During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- Local adoption of the FEMA Flood Insurance Rate Map (FIRM) Series in the federally mandated North American Vertical Datum of 1988 (NAVD88) is forthcoming. Following adoption of the new maps, building permit applications will be required to be prepared in the new NAVD88 vertical datum. It is possible that a new base flood elevation has been established on the new Map Series that may impact the potential to obtain flood insurance or affect the rate at which flood insurance may be obtained.
- On future construction plans all Finished Floor Elevations "FFE" shall be NAVD88.
- No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space.
- The turn lanes are to be constructed with the Final Site Plan Approval prior to the issuance of a building permit for the single family residences.
- The sidewalk connection to Anderson Middle School within the County Right of Way will be constructed with the Phase I Final Site Plan Approval and prior to issuance of a building permit for the single family residences.
- Portable water will be used for irrigation.
- Lots 73 - 109 shall have residential fire sprinkler systems installed inside each unit.

Site Data

Existing Future Land Use:	Rural Density
Existing Zoning:	PUD
Proposed Future Land Use:	Estate Density
Proposed Zoning:	PUD
Parcel ID Number:	34-38-41-001-000-0000-3
	34-38-41-000-000-00010-1
Maximum Number of Permitted Units	157
Total Units	181
Total Units Phase I	81
Total Units Phase II	37
Maximum Density	2 DU/Ac
Gross Density	1.22 DU/Ac
Total Site Area:	4,228,058.64 s.f.
	97.06 ac 100%
Total Impervious Area:	2,511,125.65
	57.69 ac 59.4%
Los (Includes House, Driveways, Walkways etc. 80%):	636,306.63
	14.60 ac
Right of Way (Includes Roadway, Curb):	208,161.95
	4.78 ac
Right of Way (Includes Sidewalks):	70,094.92
	1.62 ac
Clubhouse:	4,000.00
	0.09 ac
Clubhouse Parking:	9,246.00
	0.22 ac
Clubhouse Pool & Deck:	10,000.00
	0.23 ac
Existing Road (Grace Lane):	37,239.75
	0.85 ac
Existing Road (North East Buffer):	5,699.15
	0.13 ac
Wetland:	1,531,967.15
	35.17 ac

Total Previous Area:	1,714,932.99
	39.37 ac 40.6%
Los (20%):	159,076.66
	3.61 ac
Right of Way:	81,098.66
	1.88 ac
Wetland Buffer:	595,115.32
	13.67 ac
Upland Preserve:	262,275.55
	6.03 ac
Dry Retention:	277,716.15
	6.37 ac
Other Open Areas:	338,550.00
	7.77 ac

Phase I	3,000,494.26 s.f.
	70.25 ac 72.00%
Impervious Area:	1,720,058.25
	39.48 ac 41.0%
Los (Includes House, Driveways, Walkways etc. 80%):	444,517.07
	10.10 ac
Right of Way (Includes Roadway, Curb):	130,324.35
	2.99 ac
Right of Way (Includes Sidewalks):	50,613.23
	1.17 ac
Clubhouse:	4,000.00
	0.09 ac
Clubhouse Parking:	9,246.00
	0.22 ac
Clubhouse Pool & Deck:	10,000.00
	0.23 ac
Existing Road (Grace Lane):	37,239.75
	0.85 ac
Existing Road (North East Buffer):	5,699.15
	0.13 ac
Wetland:	1,027,518.61
	23.99 ac

Previous Area:	1,340,436.31
	30.77 ac 31.8%
Los (20%):	111,204.27
	2.55 ac
Right of Way:	50,146.14
	1.16 ac
Wetland Buffer:	414,389.00
	9.53 ac
Upland Preserve:	241,112.81
	5.54 ac
Dry Retention:	222,274.47
	5.10 ac
Other Open Areas:	300,500.00
	6.89 ac

Phase II	1,167,546.38 s.f.
	26.81 ac 28.00%
Impervious Area:	793,067.40
	18.21 ac 18.8%
Los (Includes House, Driveways, Walkways etc. 80%):	191,489.56
	4.39 ac
Right of Way (Includes Roadway, Curb):	77,157.63
	1.79 ac
Right of Way (Includes Sidewalks):	19,991.65
	0.45 ac
Wetland:	504,148.54
	11.58 ac

Previous Area:	374,496.98
	8.60 ac 9.2%
Los (20%):	47,472.35
	1.10 ac
Right of Way:	31,152.44
	0.72 ac
Wetland Buffer:	180,126.32
	4.13 ac
Upland Preserve:	21,652.78
	0.50 ac
Dry Retention:	55,441.72
	1.27 ac
Other Open Areas:	37,841.31
	0.88 ac

Open Space & Preserve Area	
Upland Preserve Area Required:	97.06 - 35.17 (Wetlands) = 61.89 - 1.58* = 60.31 x 25% (25%) 15.08 ac
Total Wetland Preserve Area Provided:	35.17 ac (50% of site)
Phase I Wetland Preserve Area Provided:	23.99 ac
Phase II Wetland Preserve Area Provided:	11.18 ac
Total Upland Preserve Area Provided:	19.70 ac (32% of all Upland / 20% of site)
Phase I Upland Preserve Area Provided:	15.07 ac
Phase II Upland Preserve Area Provided:	4.63 ac
Total Wetland & Upland Preserve Area Provided:	54.87 ac (57% of site)
Phase I:	38.66 ac
Phase II:	16.21 ac
Upland Preserve Area Provided:	6.04 ac (10% of all Upland)
Wetland Buffer Preserve Area Provided:	13.66 ac (22% of all Upland)
Minimum Open Space Required (50%):	48.53 ac (50% of site)
Open Space Provided:	74.50 ac (75% of site)
* = There are 1.58 acres of existing trails throughout the proposed preserve area that will be restored.	

Building Data:	
Product Type:	Single Family Homes
Proposed Lots:	118
Minimum Open Space:	50%
Gross Density:	1.22 du / ac
Minimum Lot Size:	4,000 s.f.
Proposed Height:	2 stories or 30'
Minimum Parking:	2 Spaces per unit
Maximum Building Height:	40'

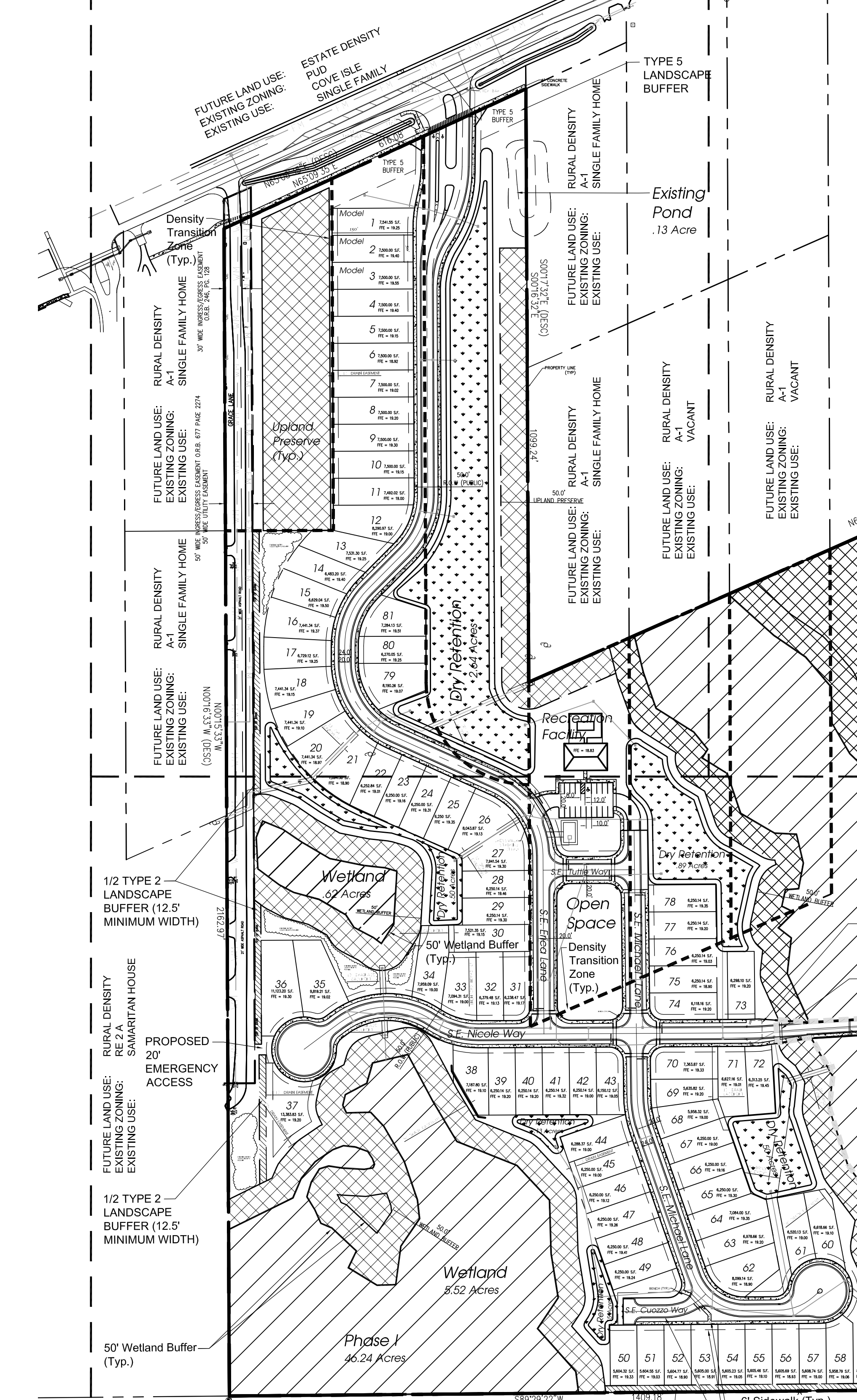
Building Setbacks:	
Front: (front loaded garage)	25'
Front: (side loaded garage)	25'
Side:	5'
Side Corner:	5'
Rear:	15'

* Buildings must be setback a minimum 5' from preserve easement. All other accessory uses (pools, decks, etc.) must be setback a minimum 5' from preserve easement.

Parking Requirements	
Required Parking:	
118 Single Family Homes @ 2 Spaces per Unit	236 Spaces
Provided Parking:	
Minimum 2 Car Garage	236 Spaces
Required Parking:	
Clubhouse	19 Spaces
Provided Parking:	
Clubhouse	19 Spaces
Required Parking:	
Total	255 Spaces
Provided Parking:	
Total	255 Spaces

Total Units	118
Total Units Phase I	81
Total Units Phase II	37

Sheet 2



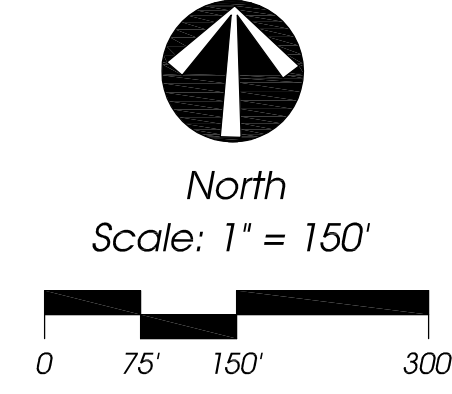
Sheet 3



Sheet 4



PUD Master & Phasing Plan



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Cove Royale

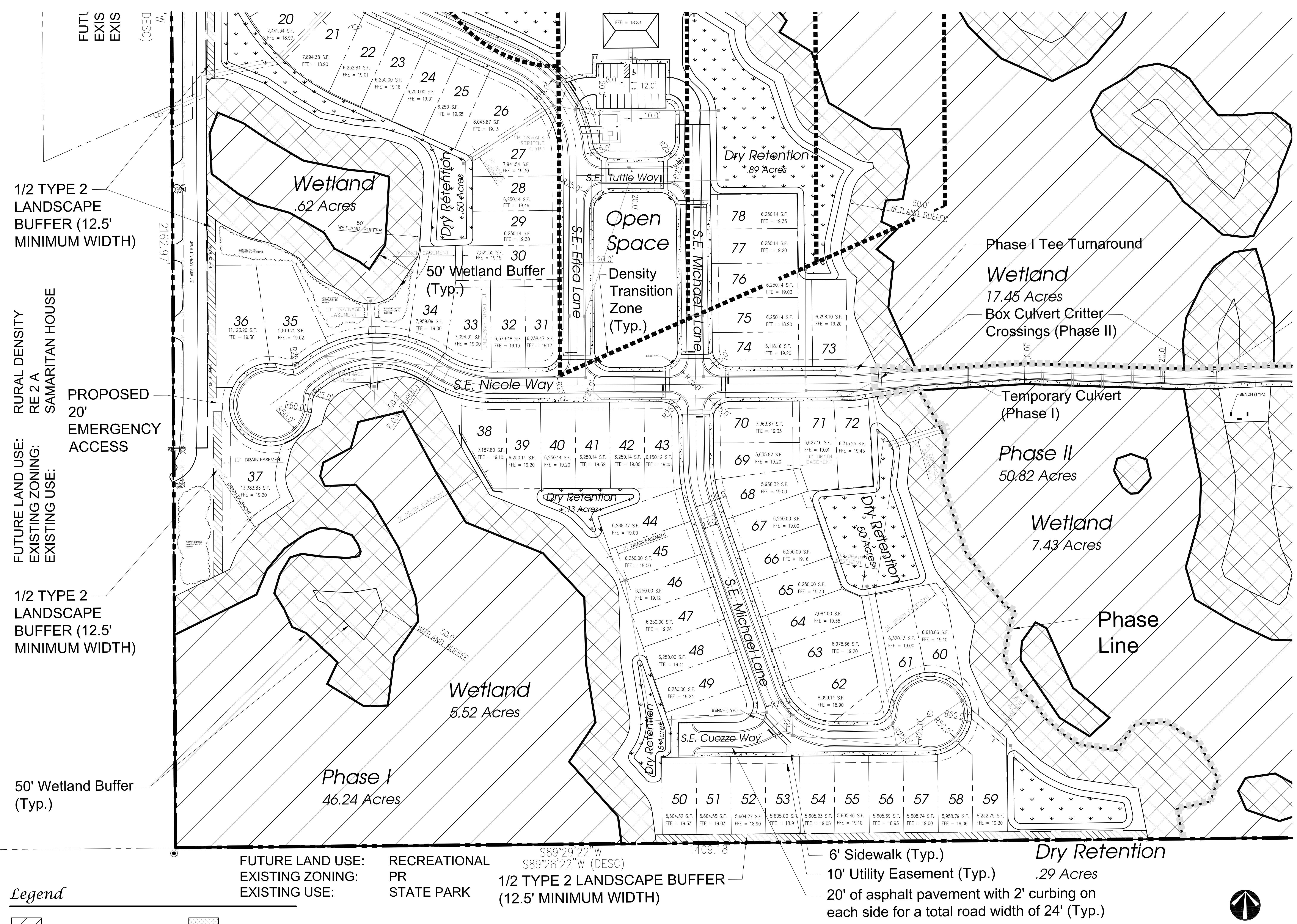
Martin County, Florida

Job No.	16-0203
Drawn By	JWS
Submitted Dates	9-16-2016
10-16-2017	5-22-2018
11-2-2018	2-5-2019
3-13-2019	3-18-2019
8-7-2019	11-4-2019
2-24-2020	
Revision Dates	
County Comments	10-16-2017
County Comments #2	5-22-2018
County Comments #3	10-1-2018
County Comments #4	2-5-2019
Add Box Culverts	3-13-2019
Add Culverts	3-18-2019
Add Phases	8-7-2019
County Comments	11-4-2019
County Comments	2-24-2020

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.

Job No.	16-0203
Drawn By	JWS
Submittal Dates	9-16-2016, 10-16-2017, 5-22-2018, 11-2-2018, 2-5-2019
County Comments #1	8-7-2019
County Comments #2	2-24-2020
County Comments #3	
County Comments #4	
Add Box Culverts	3-13-2019
Add Culverts	3-18-2019
Add Phases	8-7-2019
County Comments	11-4-2019
County Comments	2-24-2020

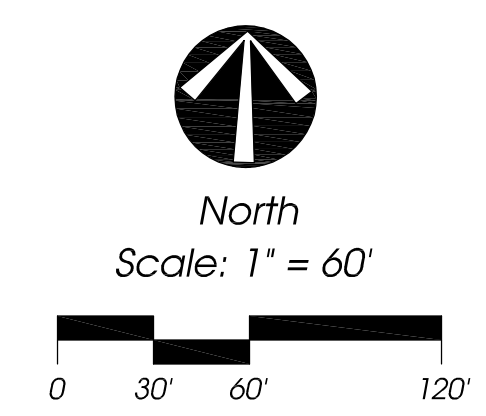
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

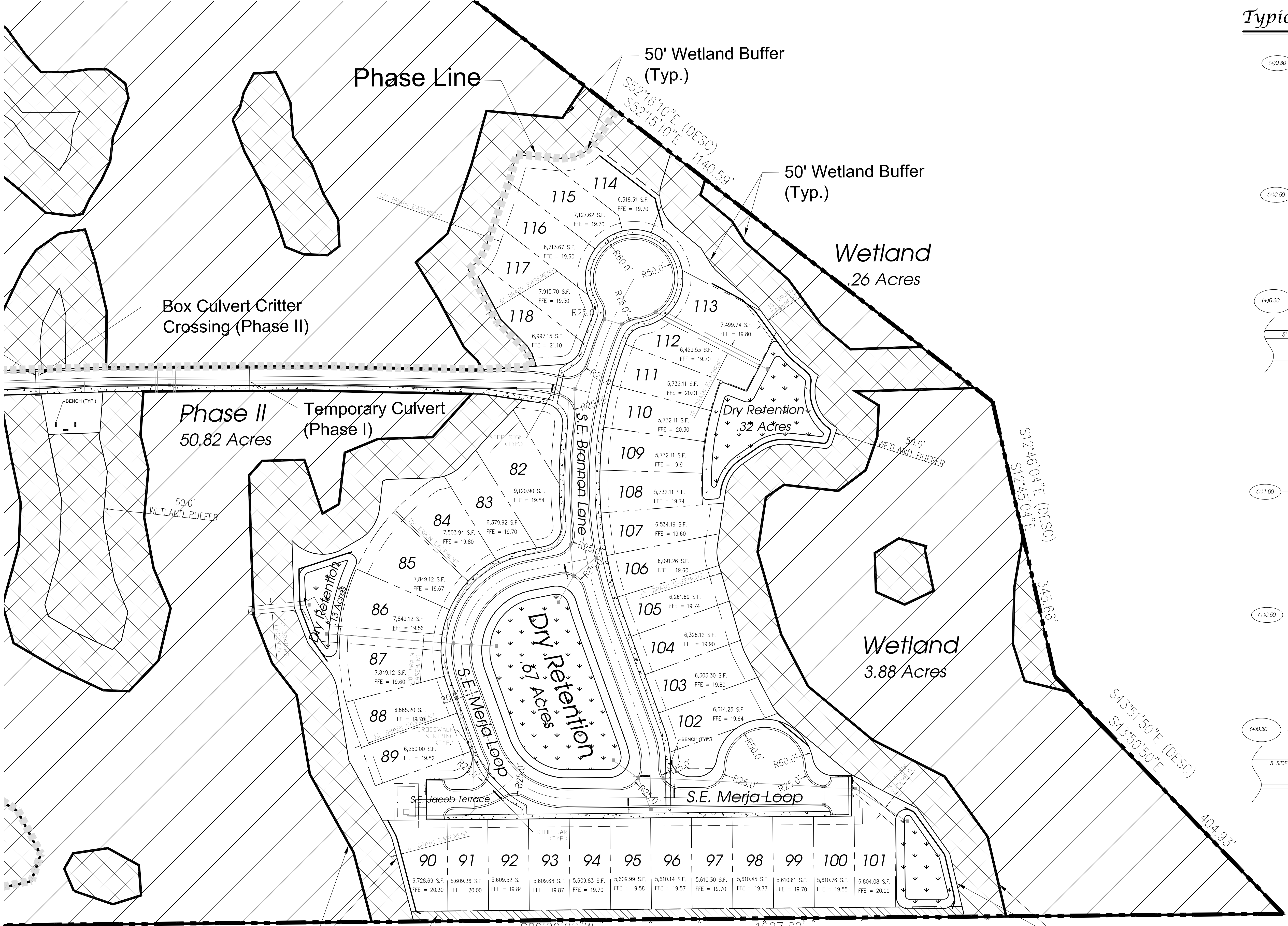


Legend

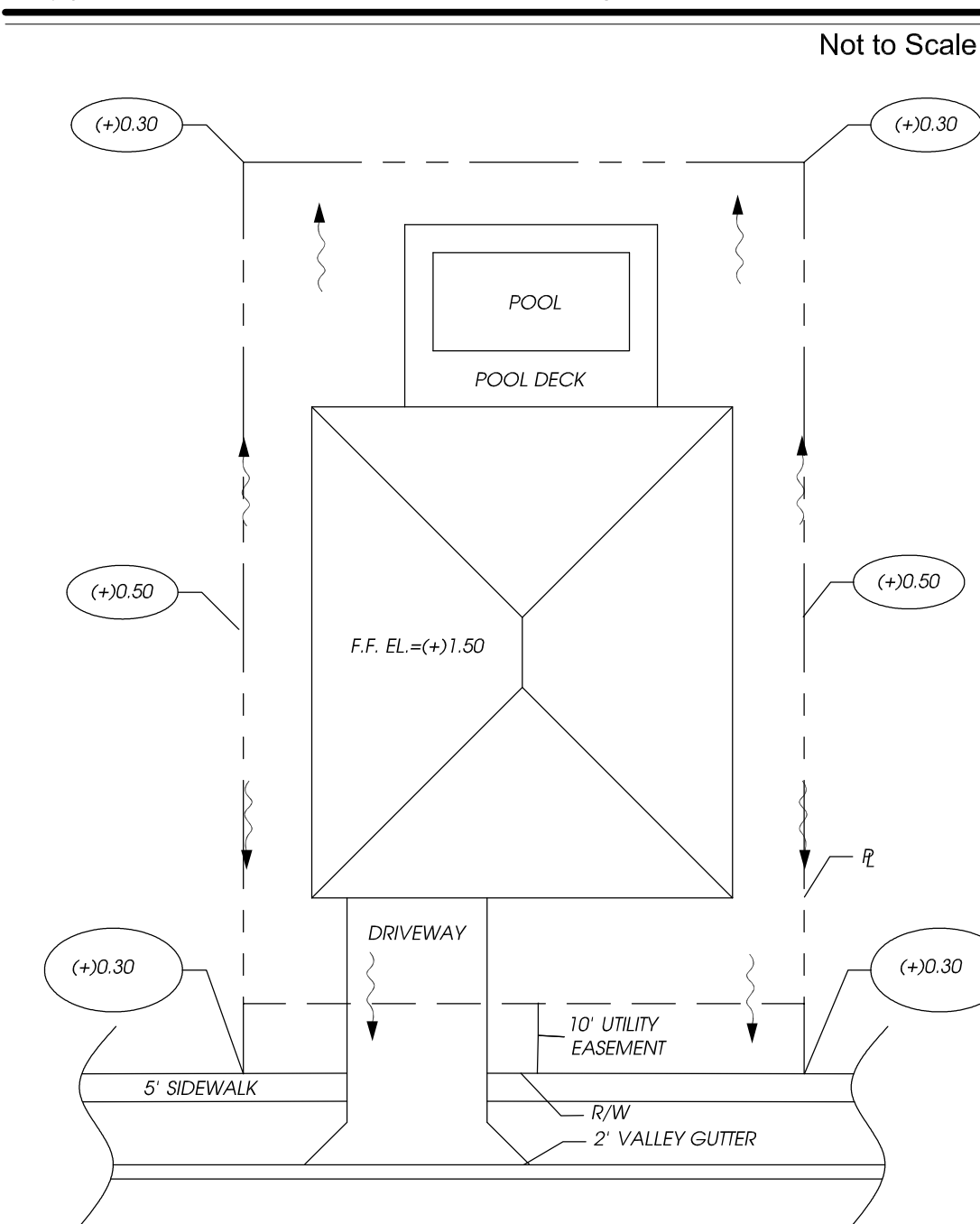
	Wetlands		Dry Retention
	Uplands & Wetland Buffers		Sidewalk

PUD Master & Phasing Plan

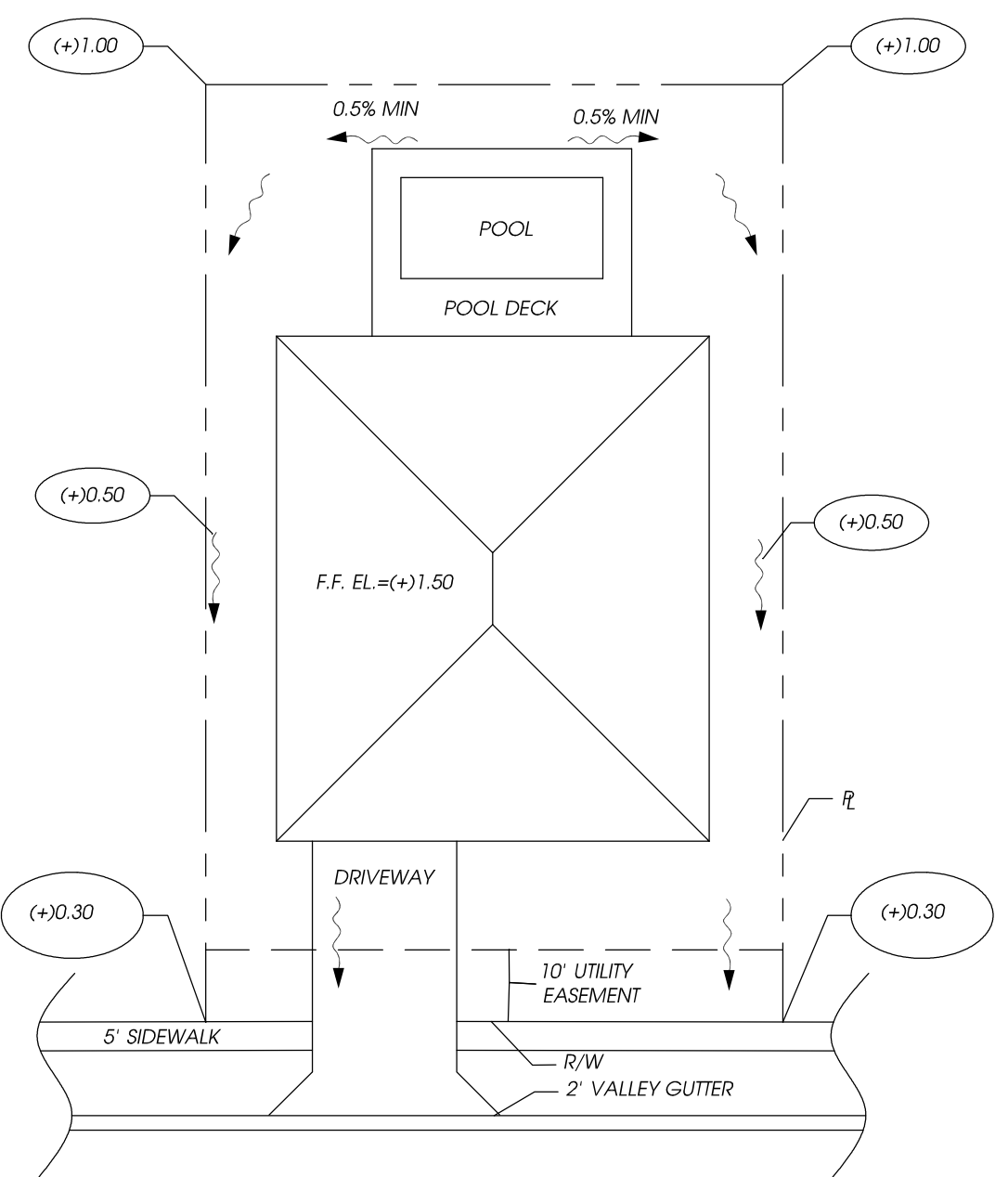




Typical Lot Grading



TYP. LOT GRADING PLAN
FOR ALL LOTS ABUTTING RETENTION



ALL GRADES ARE RELATIVE TO THE ROAD CROWN

Legend

- Wetlands
- Uplands & Wetland Buffers
- Dry Retention
- Sidewalk



North
Scale: 1" = 60'



Conceptual
Design
Group, Inc.

Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Cove Royale
Martin County, Florida

Job No.	16-0203
Drawn By	JWS
Submittal Dates	9-16-2016, 10-16-2017, 5-22-2018, 11-2-2018, 2-5-2019, 3-13-2019, 3-18-2019, 8-7-2019, 11-4-2019, 2-24-2020
Revision Dates	10-16-2017, 5-22-2018, 10-1-2018, 2-5-2019, 3-13-2019, 3-18-2019, 8-7-2019, 11-4-2019, 2-24-2020
County Comments	
County Comments #2	
County Comments #3	
County Comments #4	
Add Box Culverts	
Add Culverts	
Add Phases	
County Comments	
County Comments	

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.

PUD Master & Phasing Plan