

EXHIBIT "B"

MYSTIC COVE P.U.D.

PRESERVE AREA MANAGEMENT PLAN

The following management plan shall be used to govern all activities or concerns relating to upland, wetland and transition zone preservation areas noted on the development plan of Mystic Cove Planned Unit Development. Pursuant to the Martin County Community Development Department and Development Review Committee conditions as stated in the April 7, 1988 staff analysis, the plan will conform to the Martin County Land Development Code and Comprehensive Plan objectives regarding preservation and incorporation of native plant ecosystems into residential development.

The basis of the plan is to assure the continued viability of all preservation zones within the P.U.D. during construction and post-construction activities. The following information will address the upland, wetland, and transition preservation areas and concerns common to each:

A. Delineation & Surveying Specifications:

All preserve areas shall be field surveyed based on the Final Development Plan Approval preservation delineation to maintain compliance with required area calculations and preservation limits. No offset staking shall be allowed in preservation areas to describe any survey line. No plant material will be removed from preservation areas to facilitate surveying. All required preservation areas shown on the Final Development Plan will also be reflected on the plat to insure compliance of required quantity of preservation.

B. Removal & Management of Exotic Vegetation & Debris:

Exotic vegetation in upland and transition zone areas will be mechanically eradicated, with remnant stumps or roots chemically treated to halt regrowth. Exotics currently within wetland preservation will be chemically treated and left standing to avoid disturbance to native species. It is recommended that a periodic eradication program be established to monitor possible exotic re-establishment. No debris (i.e.: garbage, plant clippings, wood scraps, etc.) will be allowed in any preservation areas.

C. Revegetation With Compatible Native Vegetation:

Within preservation areas, any revegetation necessitated by exotic removal or site construction activity shall consist of native plant species indicative of the natural plant community of that location to insure continuity of indigenous plant associations.

D. Potential Species For Revegetation:

<u>Wetland</u>	<u>Upland</u>	<u>Transition</u>
Avicennia germinans	Myrica cerifera	Acer rubrum
Laguncularia racemosa	Pinus clausa	Conocarpus erecta
Rhizophora mangle	Pinus elliotti	Spartina bakeri
Spartina patens	Ilex cassine	Persea borbonica
Juncus roemerianus	Ilex vomitoria	Acrostichum danaeaeefolium
Iva frutescens	Quercus virginana	Iva imbricata
Annona glabra	Serenoa repens	Juncus effusus
Acrostichum danaeaeefolium	Lantana depressa	Borrchia frutescens
		Sabal palmetto

Herbaceous material shall be installed using liner or 2" nursery stock with 18"-24" on-center spacing. Woody material shall be 4' to 10', with on-center spacing to mimic natural association (i.e. informal massing, curvilinear planting arrangement, staggered heights, mixed species, etc.)

E. Preserve Area Protection:

All preservation areas shall be provided with protective wooden barriers to restrict any activity within these areas during construction. The barriers, constructed of 2"x4" or 4"x4" wood, will be located on the outer edge or canopy dripline of each preservation area and will be conspicuous to equipment operators. No building materials will be placed within this area.

Excavation in preservation areas necessary for utilities will only be within the 10' easements shown on the development plan. Each easement will be flagged or roped-off to visually indicate to the Contractor the limits of construction.

All grade changes will be engineered so that any cut or fill will meet existing elevation prior to encroaching on any preservation area.

Contractors responsible for site work will be informed of the significance of preserve area protection prior to undergoing construction activity in order to avoid site damage resulting from soil compaction, unnecessary cutting of roots, carelessness with tools and equipment or any other mechanical or chemical injuries.

NATIVE PRESERVE ALTERATION

The only alteration or activities allowed in preserve areas will be the following:

1. The removal of dead or diseased plant material.
2. The removal of exotic plant material and refuse.
3. The removal of vegetation in preservation areas due to excavation of drainage and utility easements. Native vegetation in the form of groundcovers or shrubs will be used in restoring the impacted area to its pre-construction degree of cover.
4. The construction of a privacy fence or wall on the outside edge of a preserve area necessitating minor construction activity.
5. Planting of compatible vegetation.
6. Low impact recreational activities.

TRANSITION ZONE

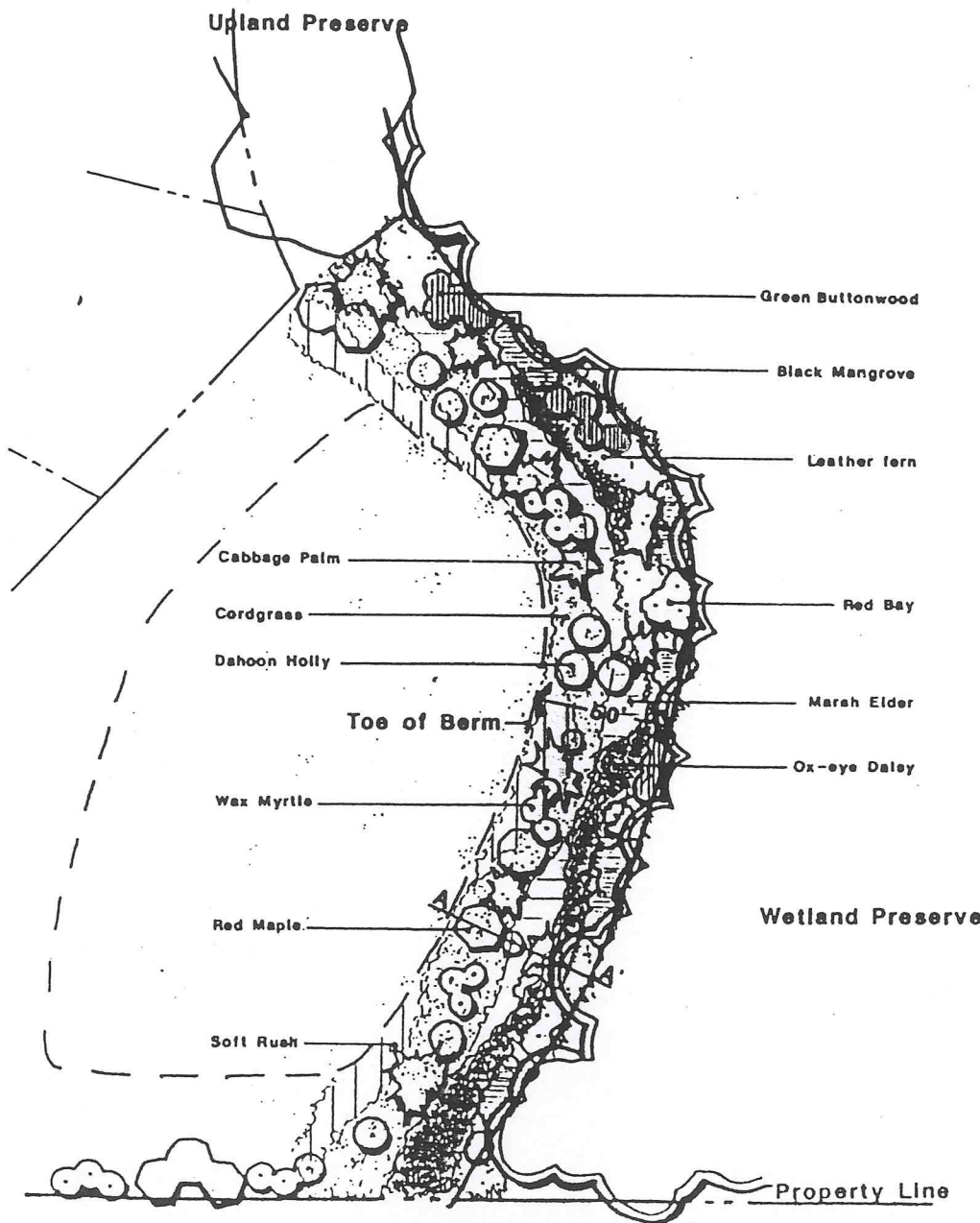
The Mystic Cove transition zone presently contains significant native vegetation in its northern section. Maple, Bay, Cabbage Palm and associated understory is the upland preserve. The southern transition area is a Brazilian Pepper grove that is to be eradicated and restored with native species indicative of this zone. A mixture of salt-tolerant and upland herbaceous and woody vegetation will be planted on the retention berm and interface of existing mangroves (see attached plan and cross section). Plant materials that can be transplanted to these locations from other on-site developable areas will be used; to enhance nursery stock plantings; to reduce purchase price of materials; to create immediate effect by using native plants; to make use of available significant on-site material that would otherwise be destroyed due to development.

Due to the uncertain availability of this type of plant material, substitutions may become necessary prior to committal to a plan of action. Any such substitutions shall first be approved by the Landscape Architect and Martin County.

No adverse hydrological impacts will be created by the proposed activity. The construction in this area will be limited to clearing of noxious vegetation and regrading of terrain in conformance with the site engineering specifications. The restoration of this zone will provide a vegetative cover that will serve as erosion control, wildlife habitat and water purifier.

All surface water control measures shall conform to South Florida Water Management District and Martin County Engineering Department criteria. Storm water collected in the grassy retention basin will be discharged through a 6" PVC bleeder pipe into the replanted area. Ten (10) year storm events will exceed capacity of the bleeder pipe and will overflow the eastern retention berm into the restored transition area. Sand bags will be used to deflect any discharge of water to avoid soil erosion. Erosion matting will be used on the berm to assist in the stabilization of fill and establishment of plant material.

50' TRANSITION ZONE Revegetation Plan



Cross - Section

