

SITE & LANDSCAPE DEVELOPMENT PLANS

Lot 50 Blue Crab Street

Bluffton, SC

SHEET INDEX		
SHEET #	SHEET NAME	
CS	COVER SHEET	
L1	Tree Removal & Tree Protection Plan	
L2	Layout Plan	
L3	Grading, Drainage Plan	
L4	Landscape Plan	
L5	Site & Planting Details & Cut Sheets	
L6	Permeable Paver Details and Cutsheets	
Original Submittal: November 5, 2025		
REVISIONS		
Date	Sheets Affected	Description
12/03/25	L1-L5	Revisions per HARB comments recieved 10/29/25
12/10/25	L4	Updates to Plant Schedule
02/04/26	L1-L4	Revisions per HARB comments recieved 01/07/26

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For

Connor Dunn

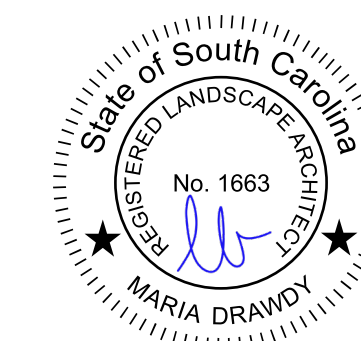
Lot 50 Blue Crab Street
Bluffton, SC
February 4, 2026



Prepared By:
Maria Drawdy, PLA

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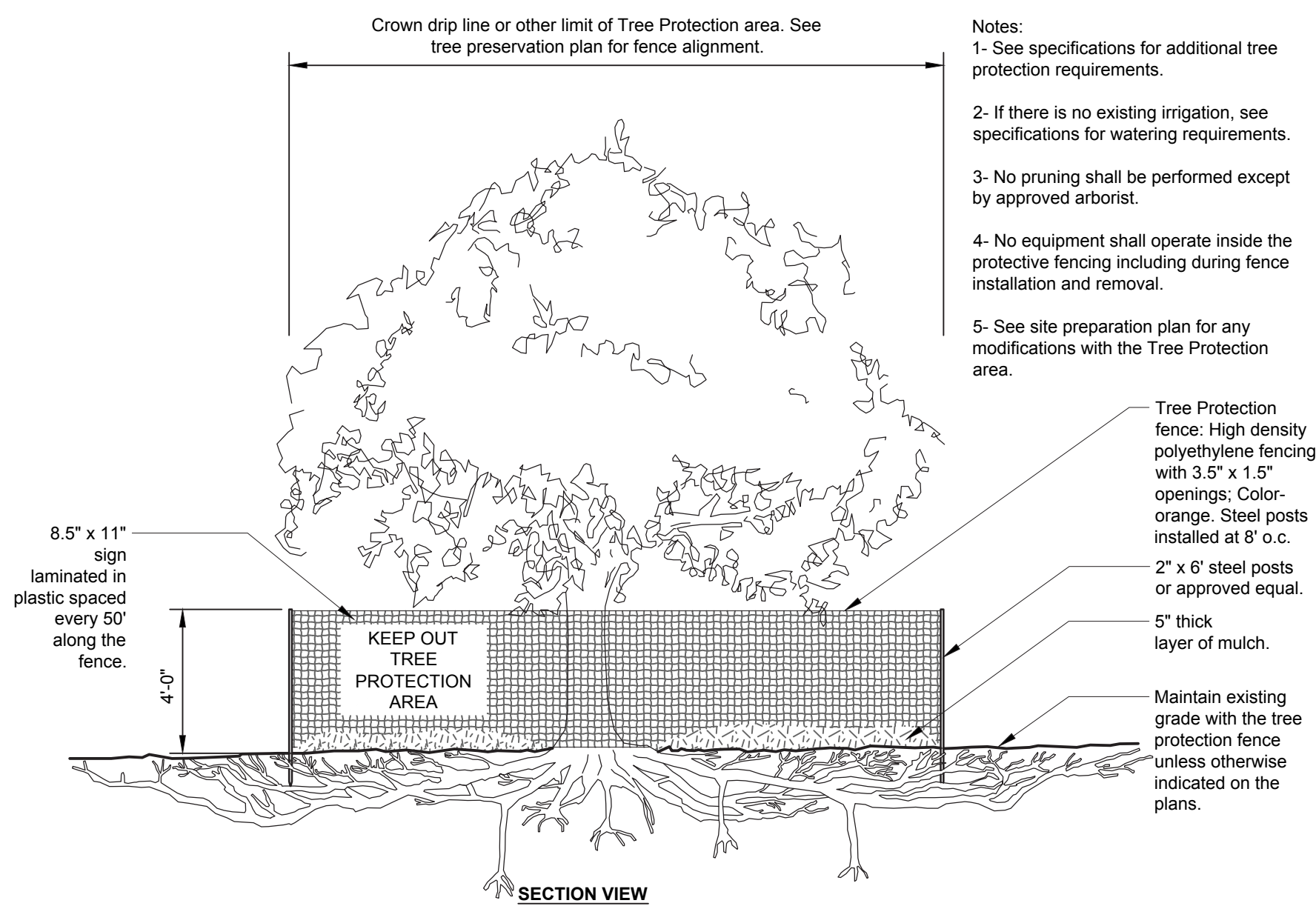


TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
O	TREE PROTECTION FENCE

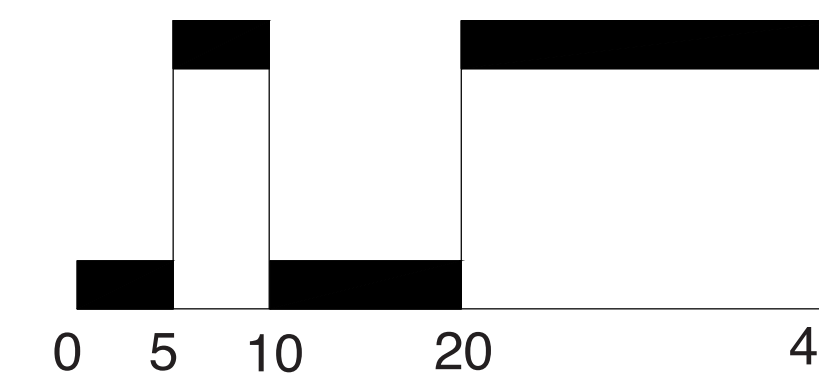
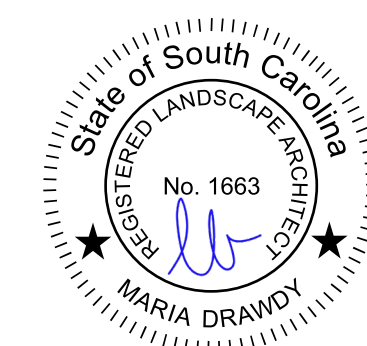


- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.

TREE PROTECTION

URBAN TREE FOUNDATION © 2014
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Scale: 1" = 10'

L1 FINAL LANDSCAPE DEVELOPMENT PLANS

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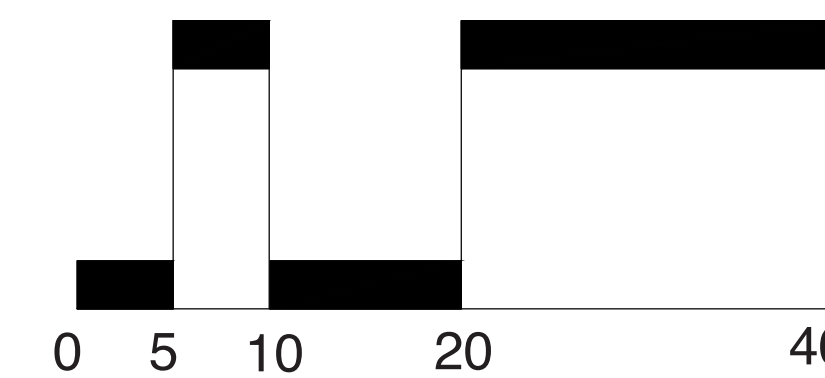
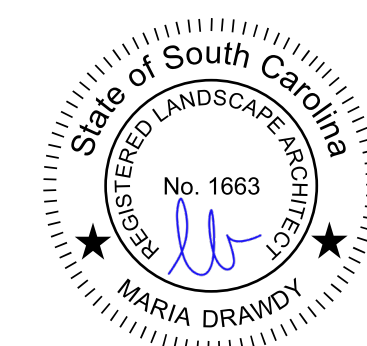
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SITE & LAYOUT PLAN



EXISTING LIVE OAK TO REMAIN
 EXISTING TREE TO BE REMOVED, TYP.

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L2

FINAL LANDSCAPE DEVELOPMENT PLANS

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LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	PROPOSED CONTOUR
⊗	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION
→	DRAINAGE ARROW
U	PROPOSED SWALE
---	PROPOSED SWALE CENTER LINE
X	TREES TO BE REMOVED
---	FRENCH DRAIN
■	AREA DRAIN
---	TRENCH DRAIN

DRAINAGE NOTES:
 1. GRADE SLOPES AWAY FROM BUILDING.
 2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
 3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

L3

FINAL LANDSCAPE DEVELOPMENT PLANS

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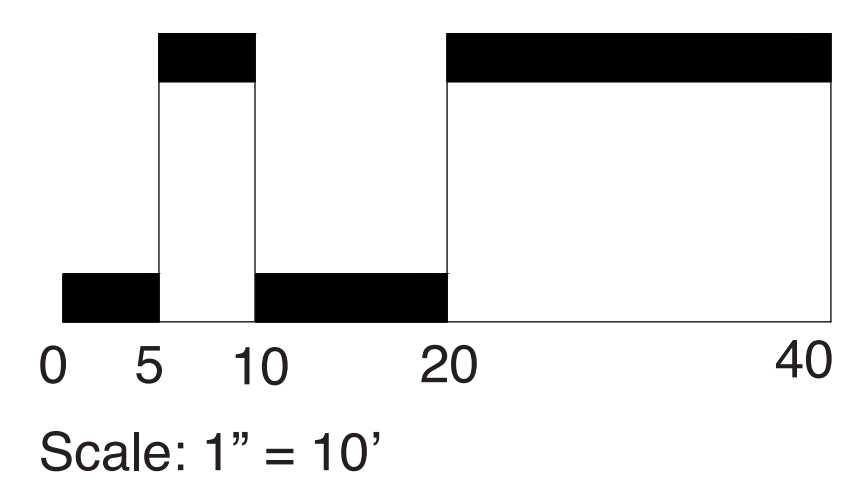
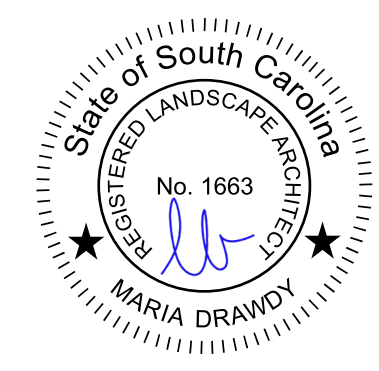
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LANDSCAPE PLAN

TREE CANOPY SUMMARY

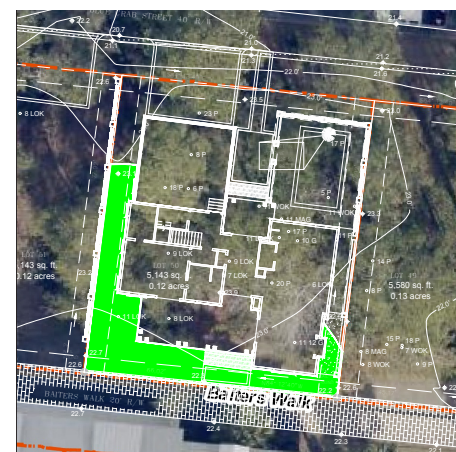
TOTAL LOT ACREAGE: 5,143 SF
 TOTAL ROOF SF: +/- 2,511 SF
 5,143 - 2,511 = 2,632 SF
 2,632 SF x 15% = +/- 1,929 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 15% = +/- 1,929 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 921 SF
 TOTAL PROPOSED TREE CANOPY: +/- 1,489 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,410 SF

AERIAL IMAGE OF SITE:
 5,143 SF



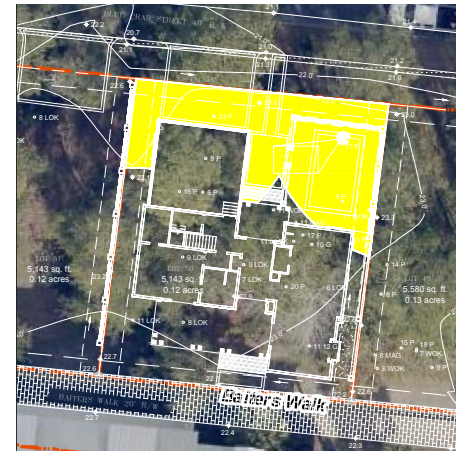
SCALE: 1" = 50'

EXISTING TREE CANOPY:
 +/- 921 SF

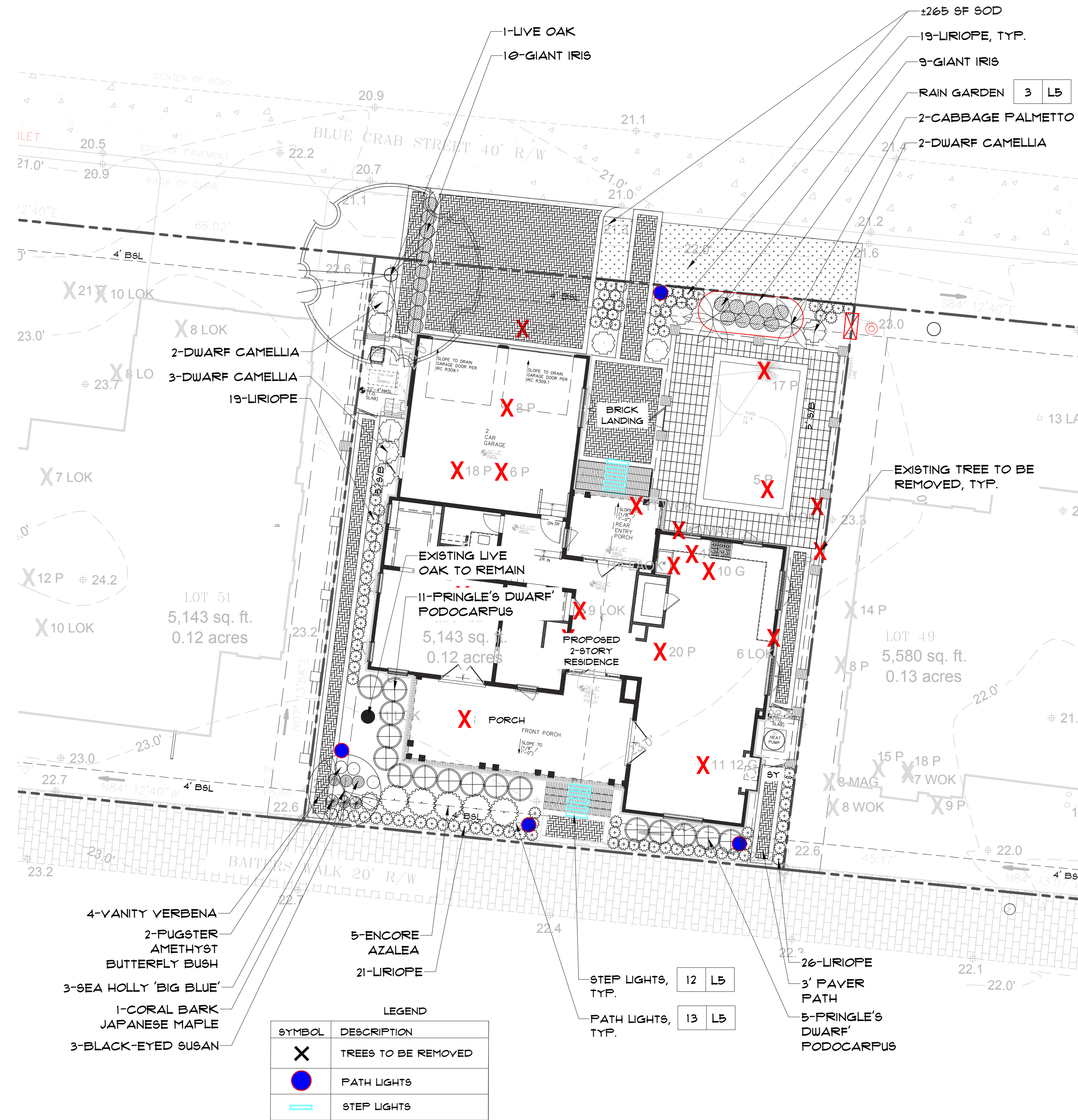


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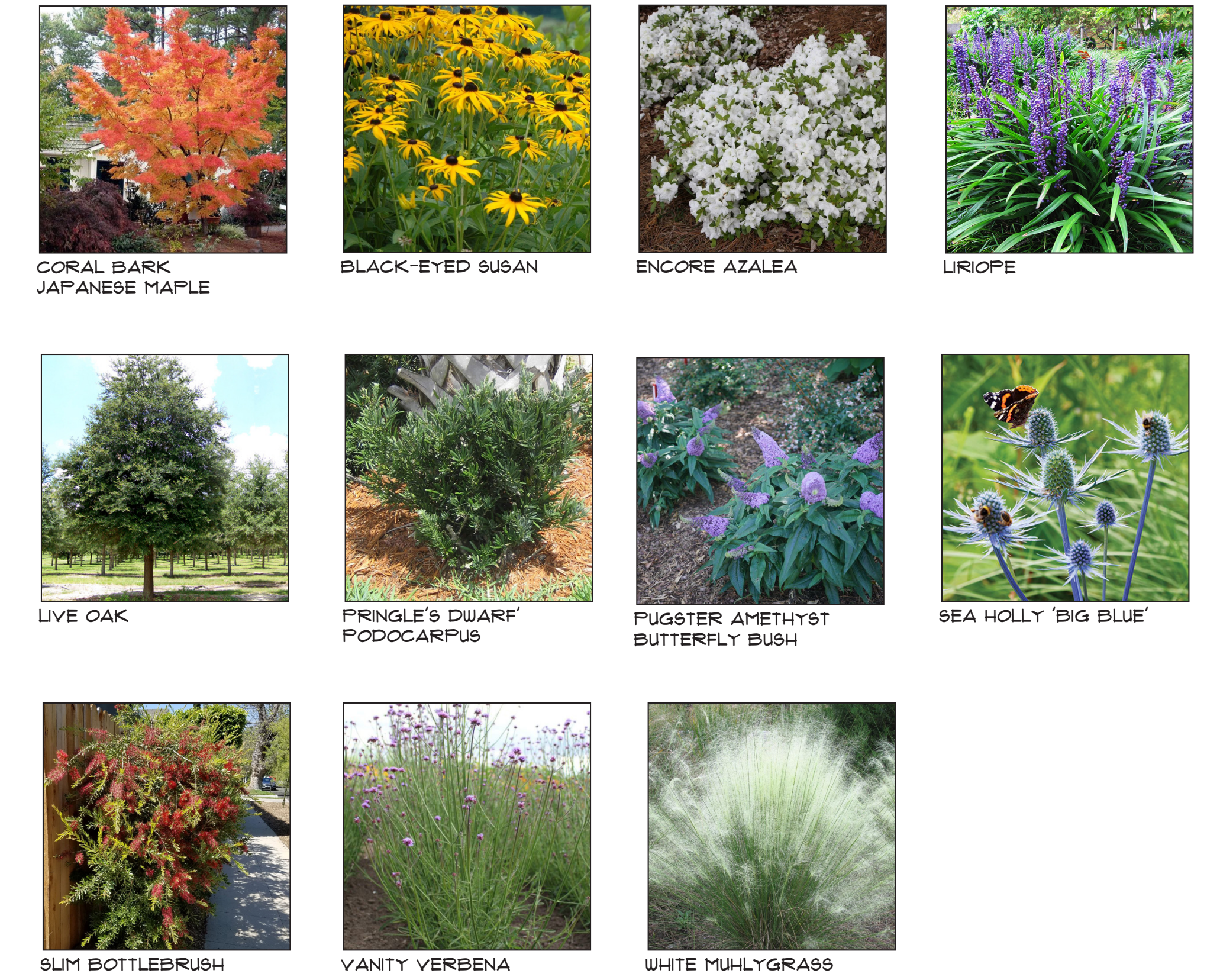
PROPOSED TREE CANOPY:
 +/- 1,489 SF



SCALE: 1" = 50'



PLANT IMAGERY



L4

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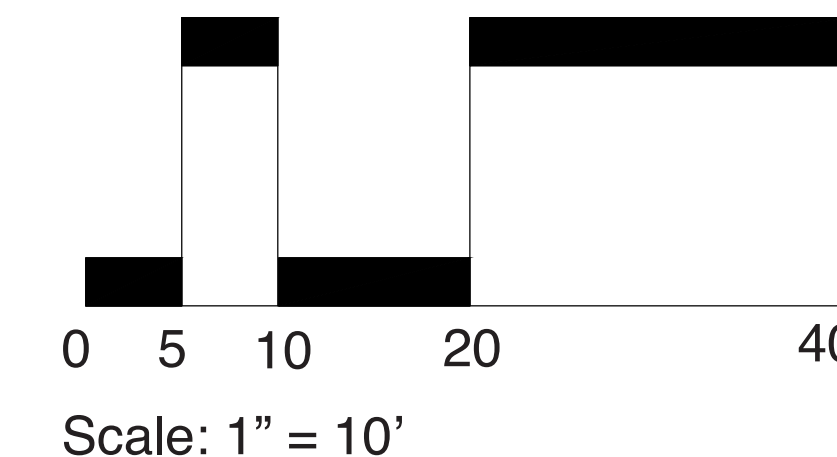
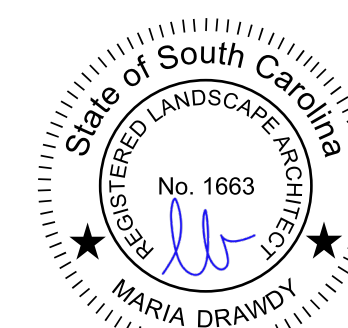
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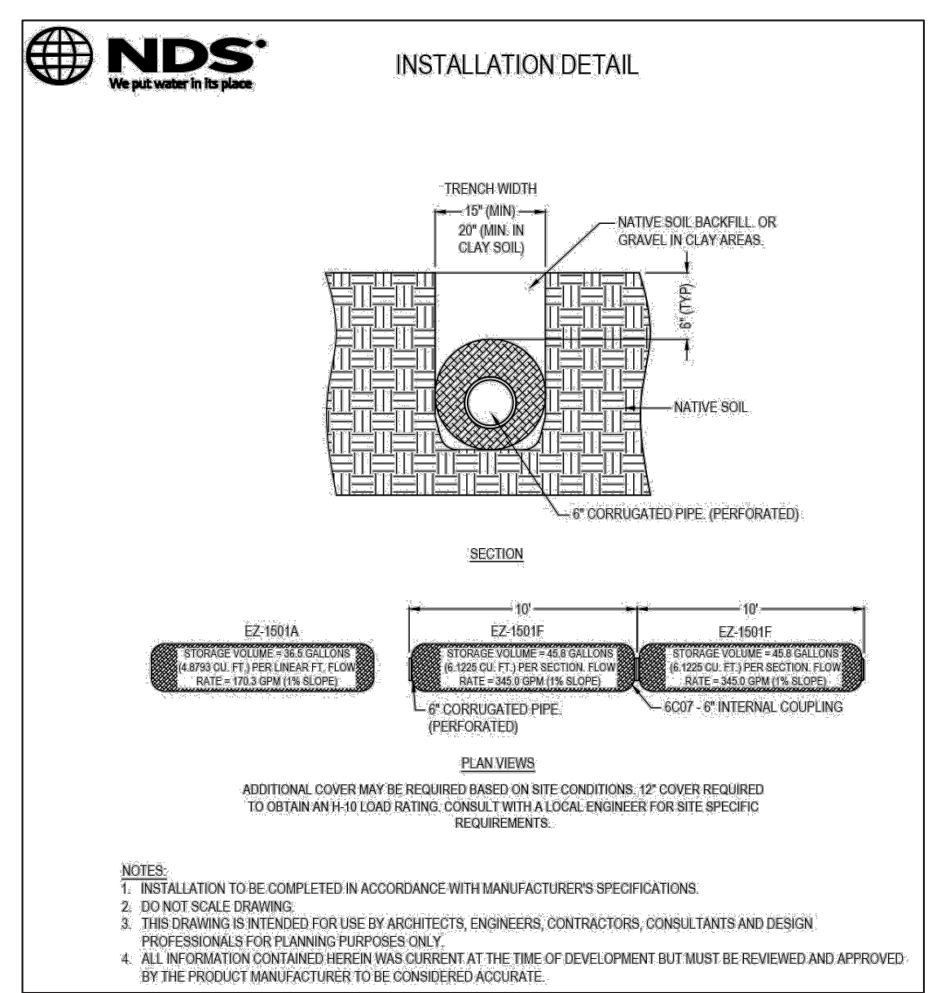
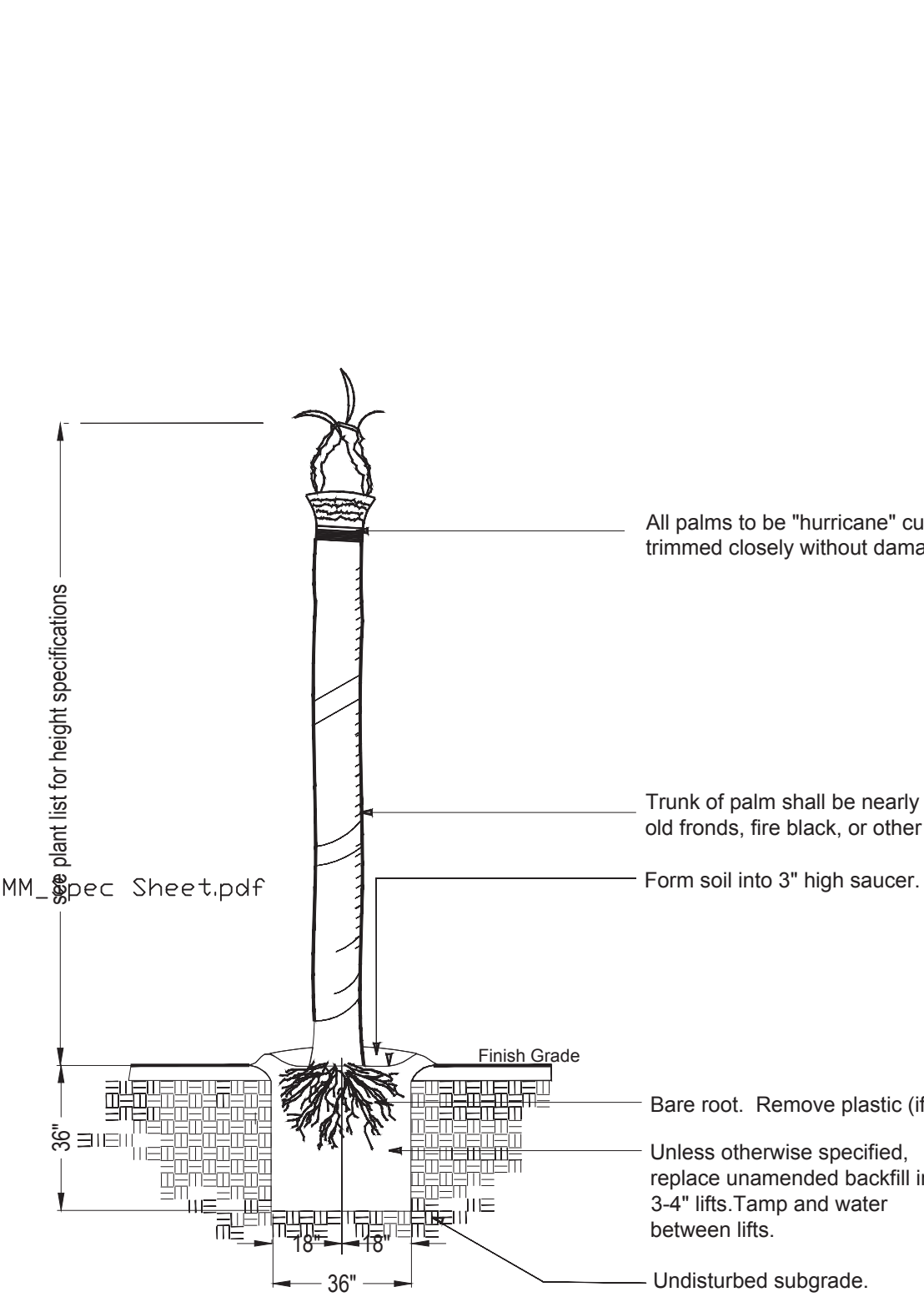
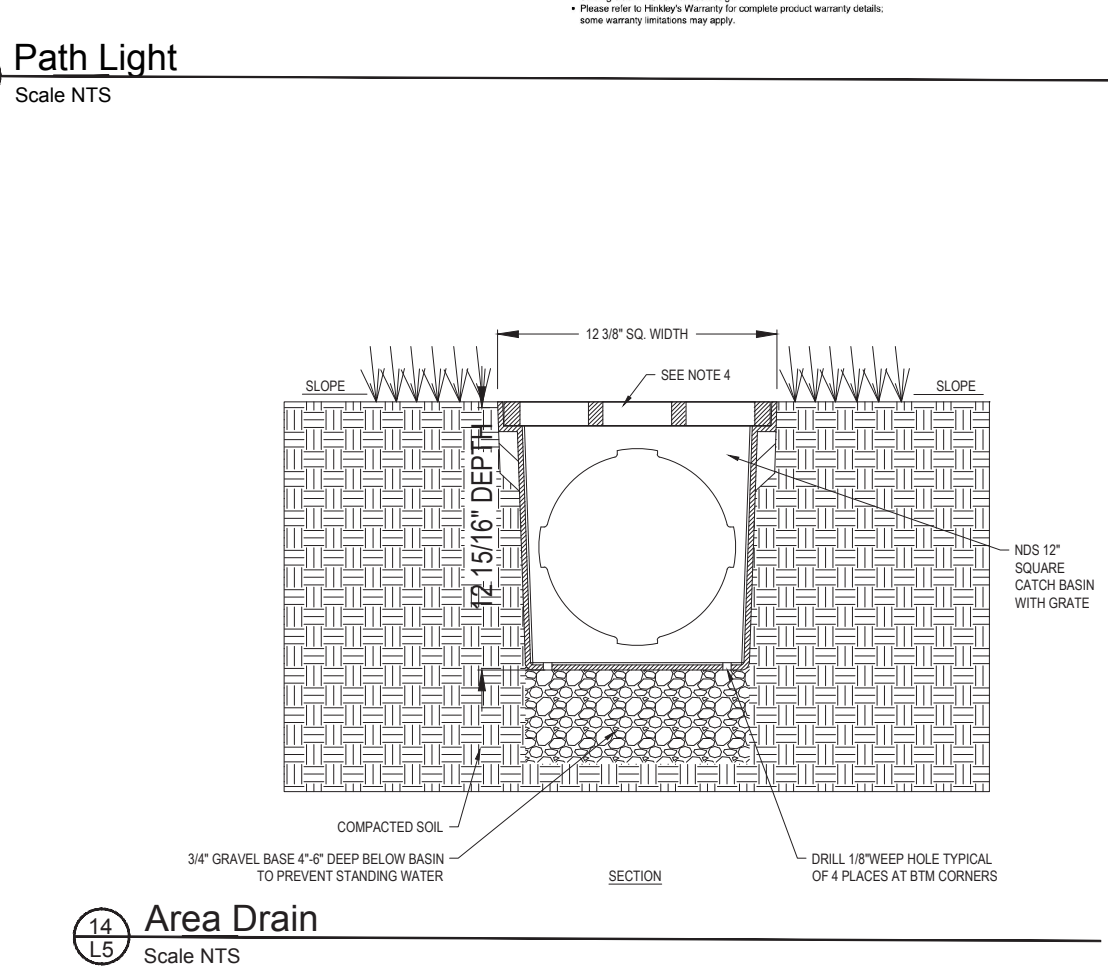
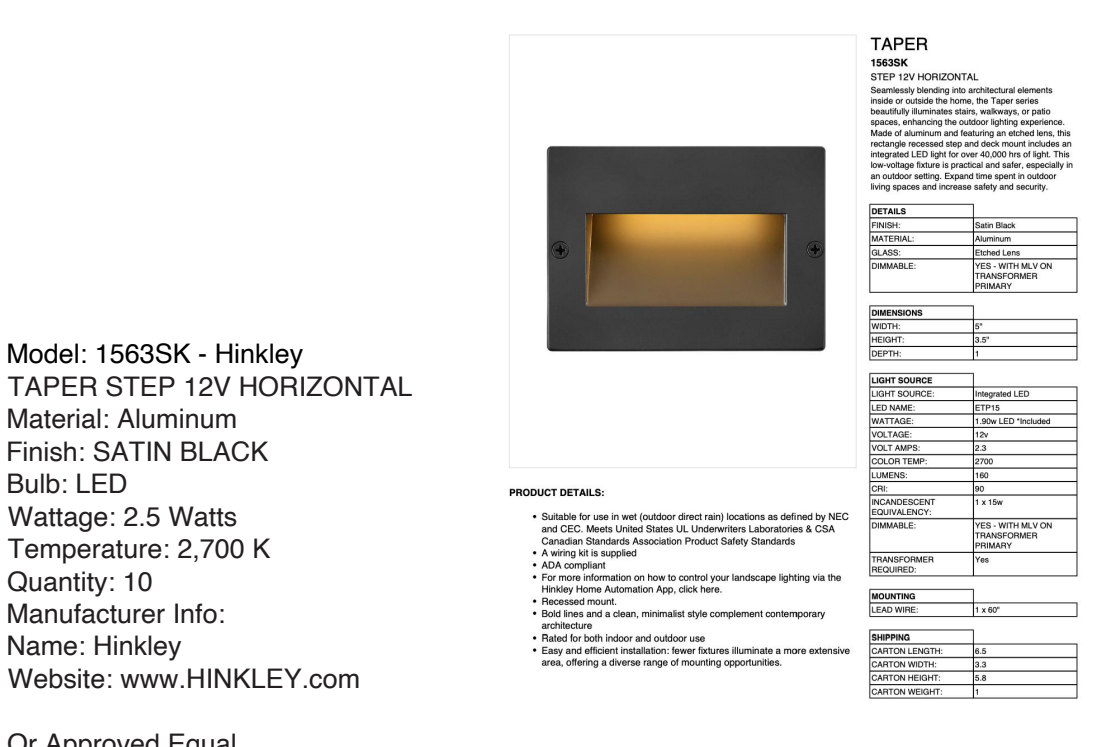
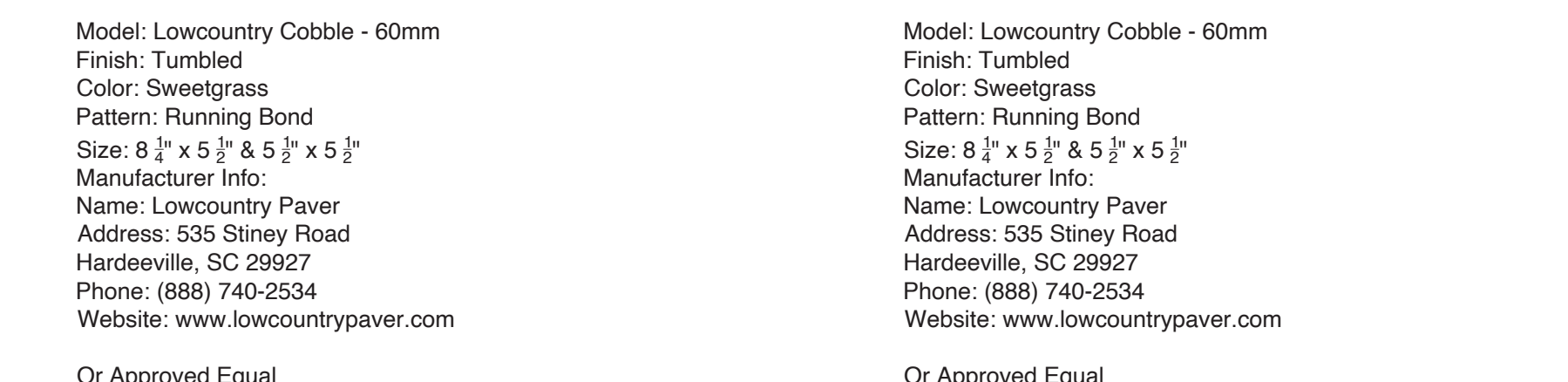
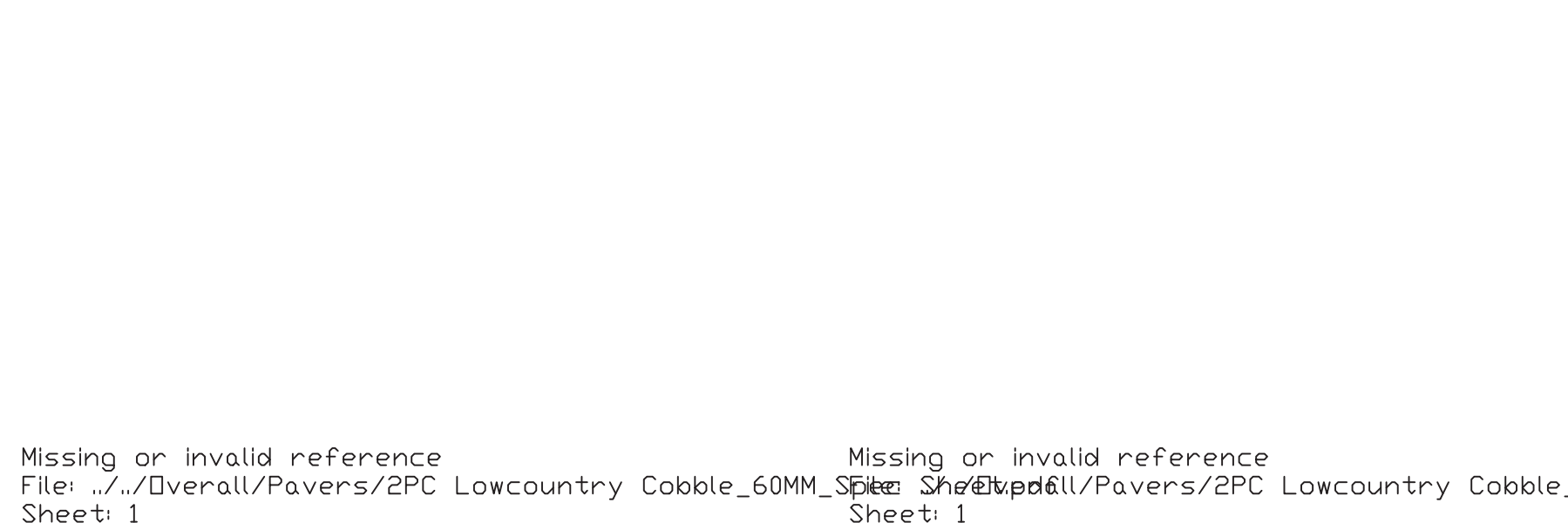
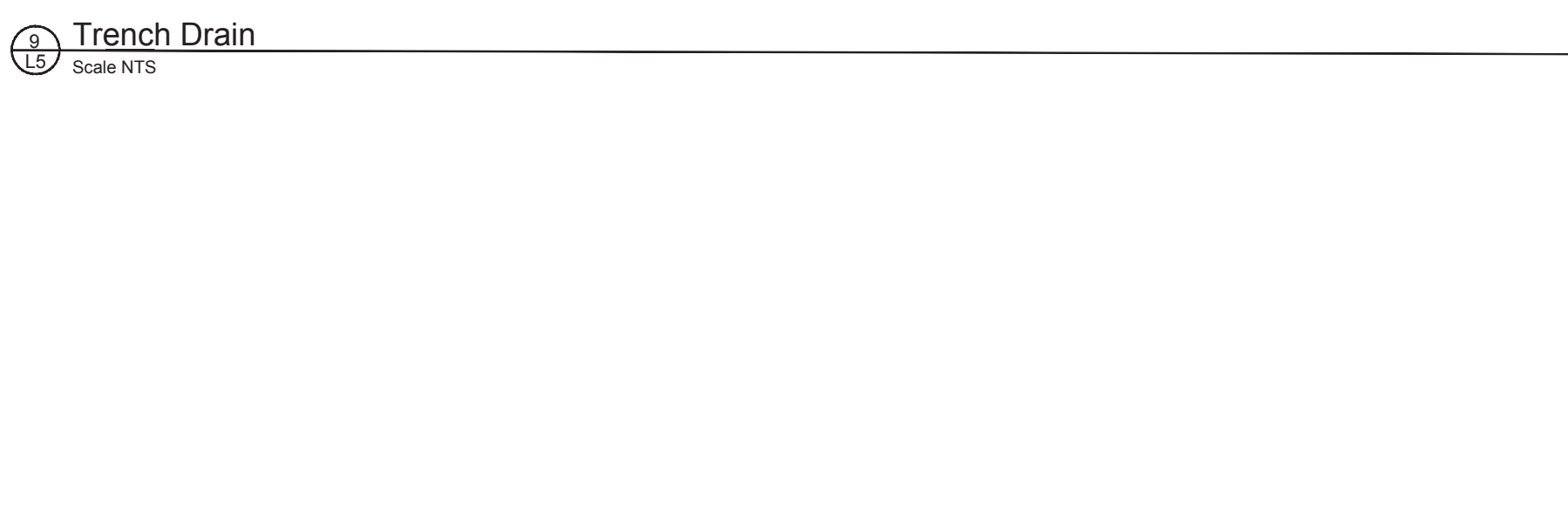
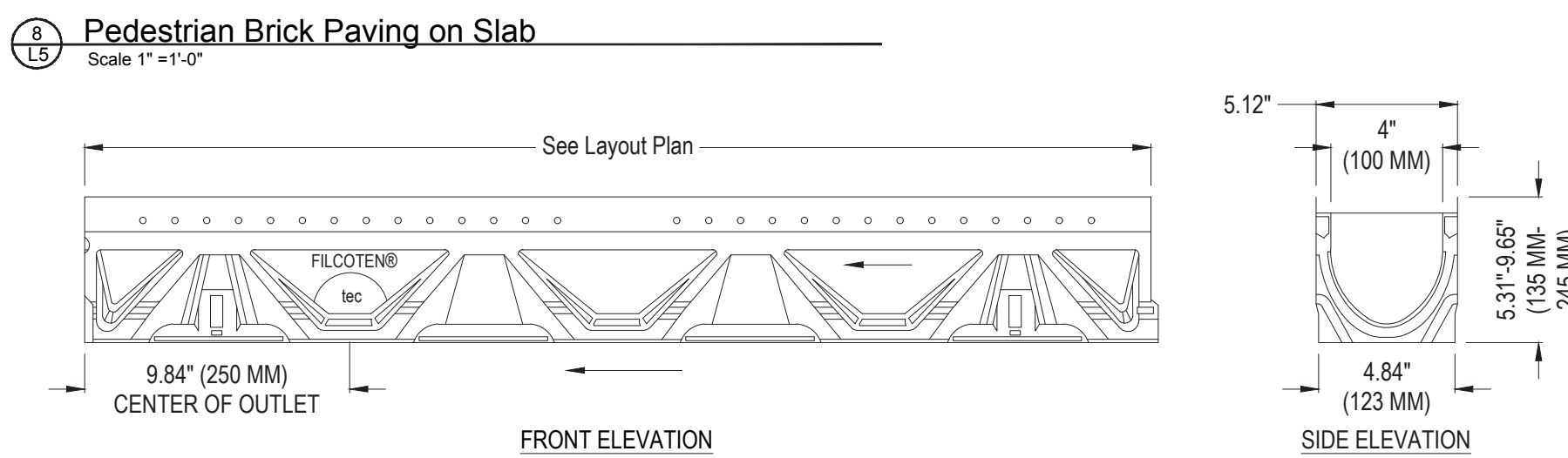
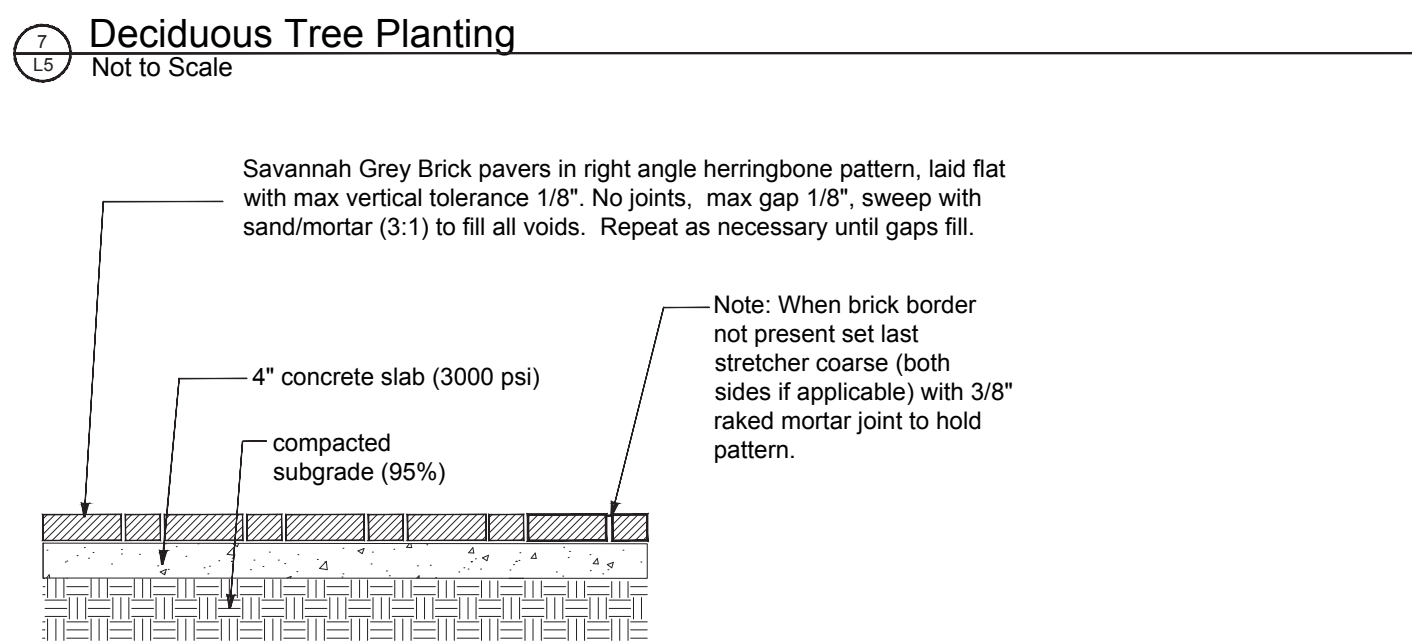
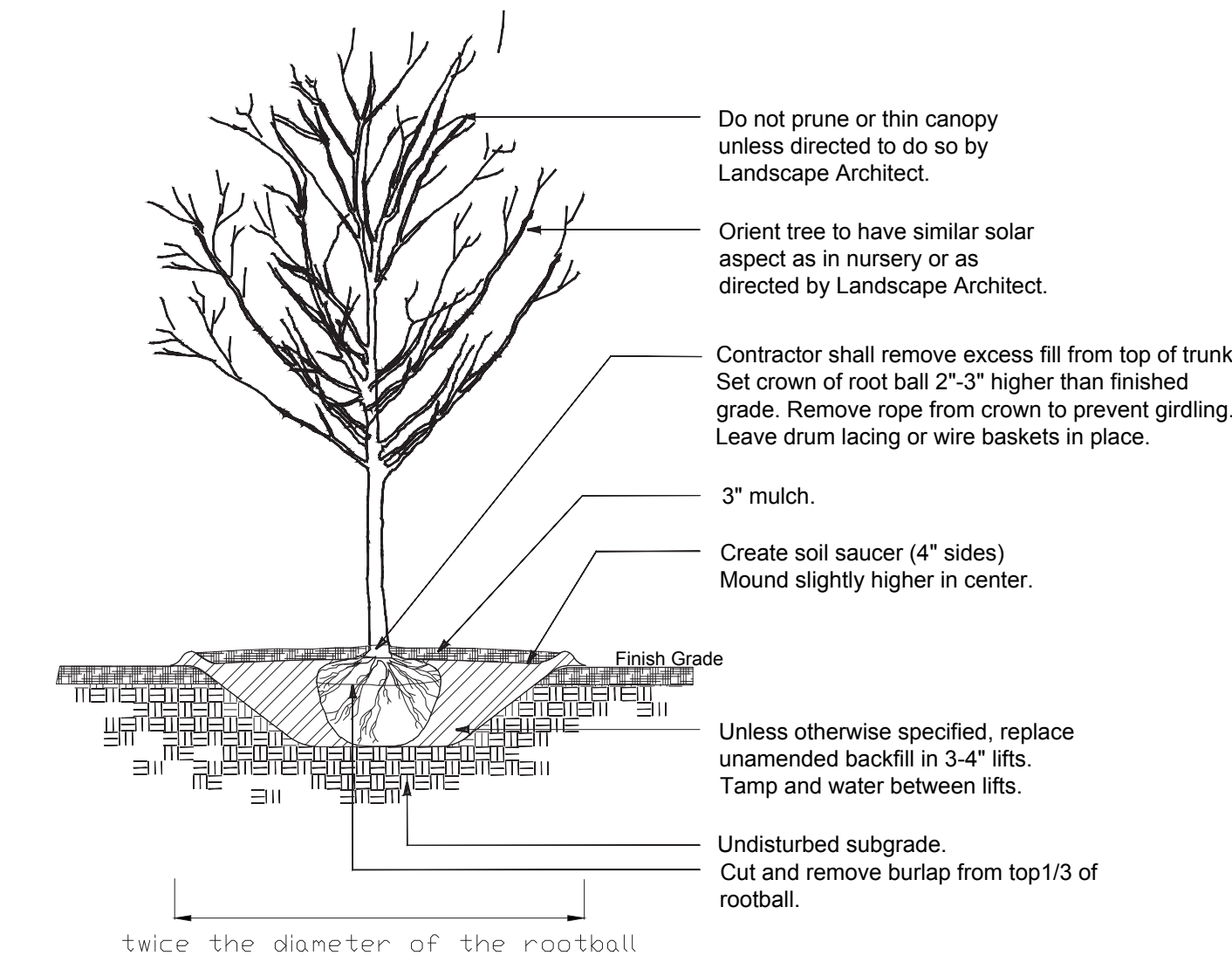
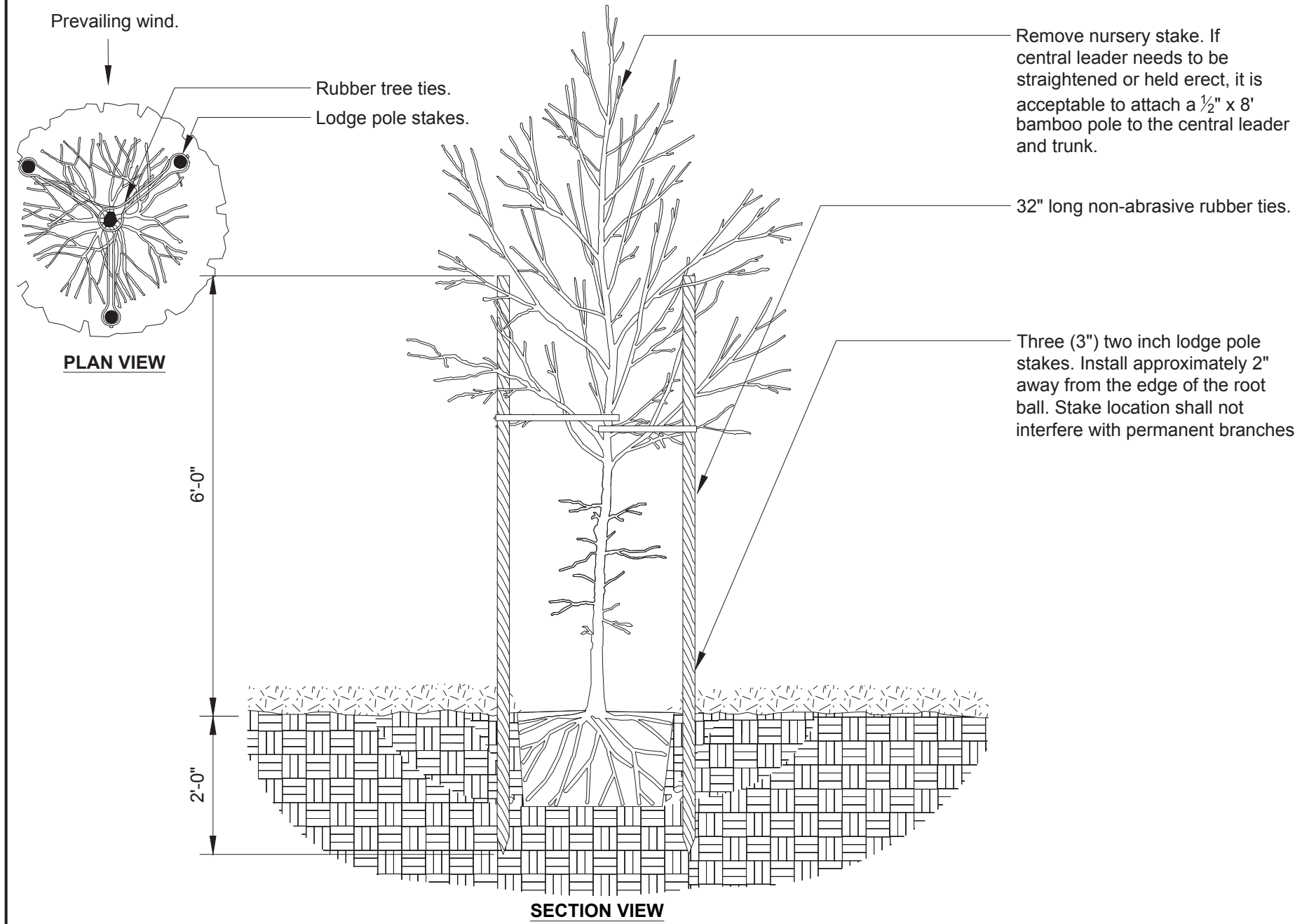
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Trees								
1	Coral Bark Japanese Maple	<i>Acer palmatum 'Sango-kaku'</i>	15 gal.					Or similar variety that tolerates afternoon sun
2	Cabbage Palm	<i>Sabal Palmetto</i>		8'-10'			Refoliated	
1	Live Oak	<i>Quercus virginiana</i>		Min. 12'		4" Cal.		Mitigation
Shrub								
5	Dwarf Camellia	<i>Camellia sasanqua 'Green 02-004' PP27553</i>					White Flowering	
5	Encore Azalea	<i>Rhododendron Encore</i>	7 gal.	2'-2.5'	2'			White Flowering
19	Giant Blue Iris	<i>Iris giganteaerulea</i>	3 gal.					
16	Pringle's Dwarf Podocarpus	<i>Podocarpus macrophyllus 'Pringle's Dwarf'</i>	7 gal.	2.5'-3'	2.5'			
Perennials/G-Cover								
3	Black-eyed Susan	<i>Rudbeckia fulgida</i>	1 gal.	1'	1.25'			
85	Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	1'	1.25'		24" O.C.	
2	Pugster Amethyst Butterfly Bush	<i>Buddleia x Pugster Amethyst</i>	3 gal.	1.25'	1.25'			
3	Sea Holly 'Big Blue'	<i>Eryngium 'Big Blue'</i>	1 gal.	8"	6"			
4	Vanity Verbena	<i>Verbena bonariensis Vanity</i>	1 gal.	18"	12"			
265 SF +/-	Palmetto St. Augustine Grass	<i>Palmetto St. Augustine</i>						
1,000 SF +/-	Pinestraw Mulch	<i>Pinestraw Mulch in Disturbed Areas</i>						

Submittal Documents
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DETAILS & CUT SHEETS



L5

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