

SITE & LANDSCAPE DEVELOPMENT PLANS

Lot 51 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 51 Blue Crab Street
Bluffton, SC

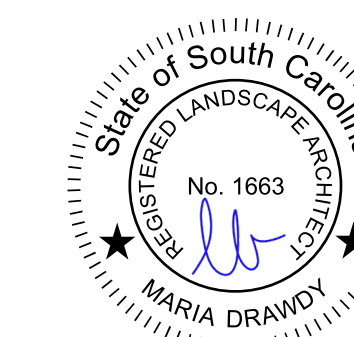
Revised: February 4, 2026



Prepared By:
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Submittal Documents
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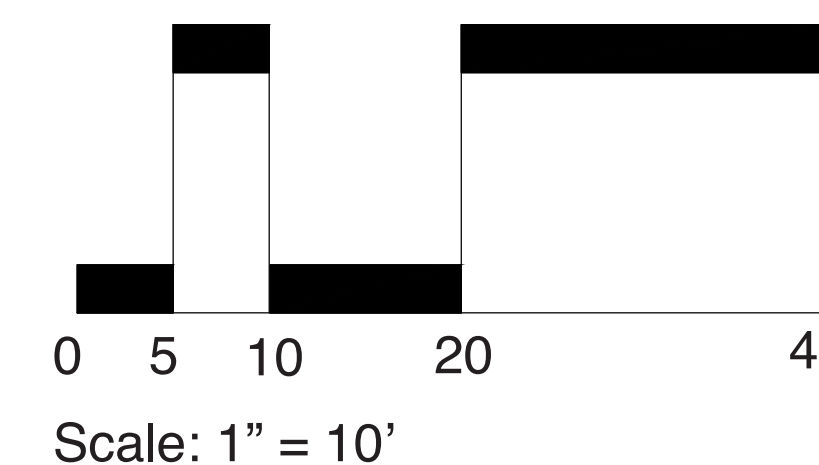
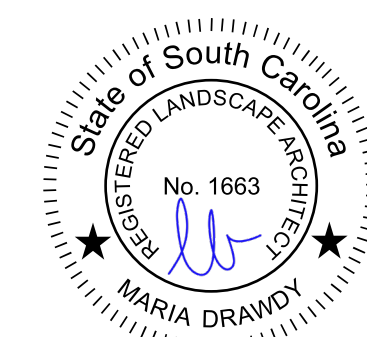
TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
X (circled)	TREE PROTECTION FENCE

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L1

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SITE & LAYOUT PLAN



L2

FINAL LANDSCAPE DEVELOPMENT PLANS

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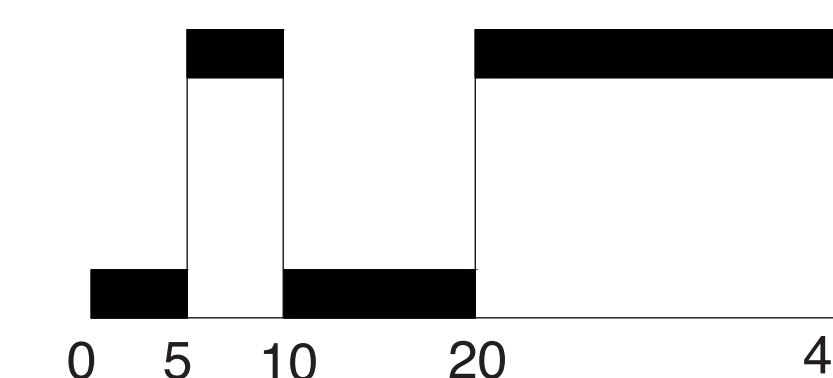
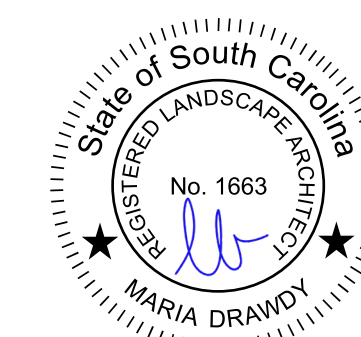
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Scale: 1" = 10'

GRADING & DRAINAGE PLAN



DOWNSPOUTS TO TERMINATE IN FRENCH DRAINS, TYP.

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
■	DOWN SPOUT

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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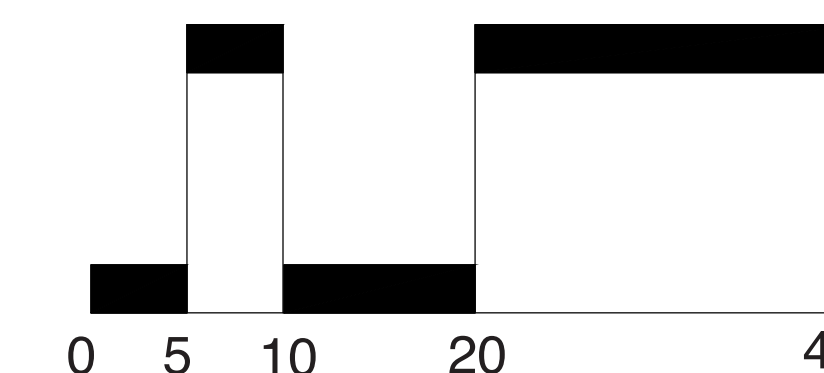
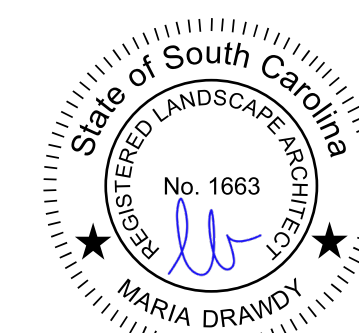


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Scale: 1" = 10'

LANDSCAPE PLAN

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
 TOTAL ROOF SF: +/- 2,546 SF
 5,143 - 2,546 = 2,597 SF
 2,597 SF x 75% = +/- 1,948 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,948 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,035 SF
 TOTAL PROPOSED TREE CANOPY: +/- 1,311 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,346 SF

AERIAL IMAGE OF SITE:
 5,143 SF



SCALE: 1" = 50'

EXISTING TREE CANOPY:
 +/- 1,035 SF

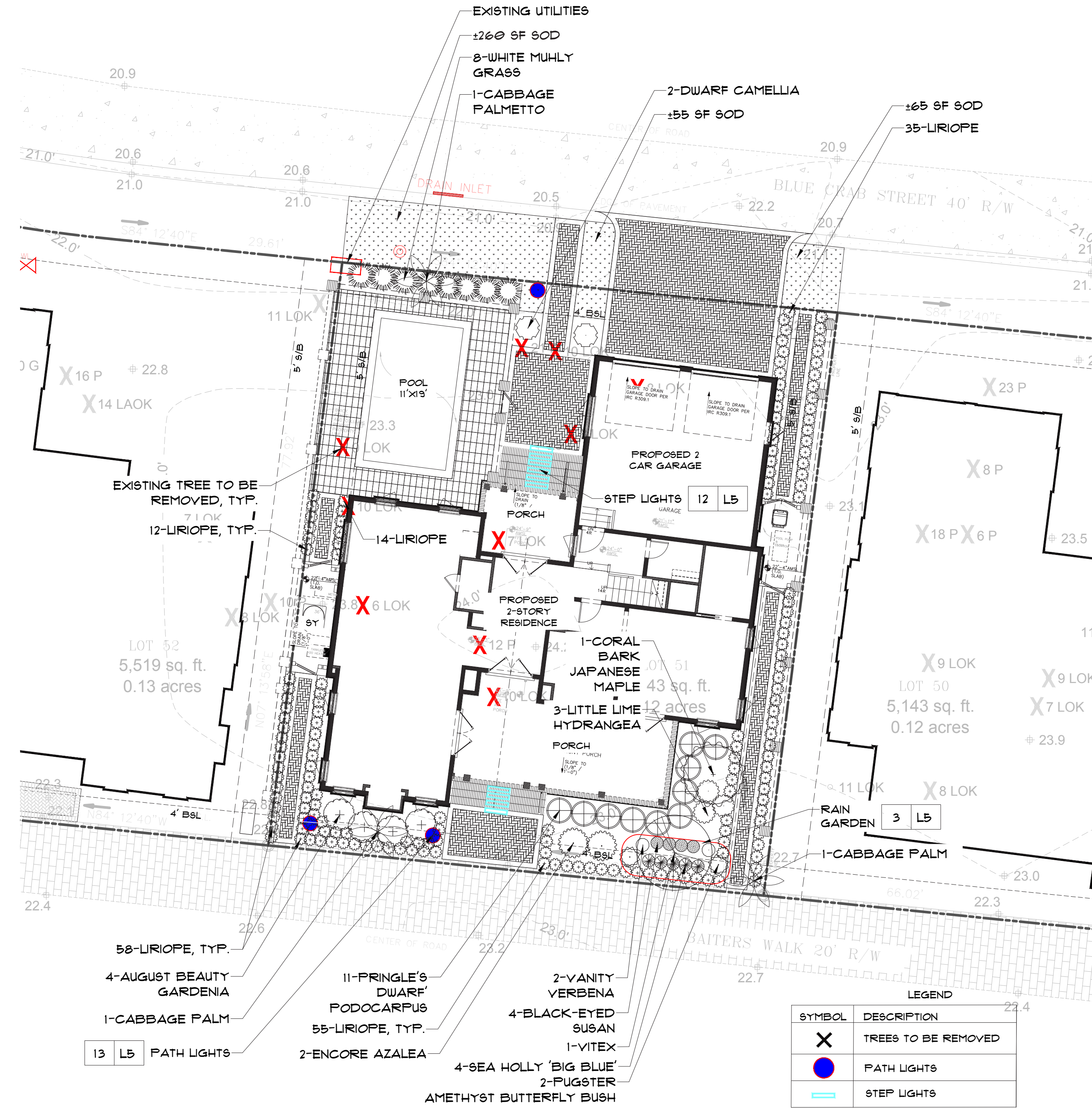


SCALE: 1" = 50'

PROPOSED TREE CANOPY:
 +/- 1,311 SF



SCALE: 1" = 50'



PLANT IMAGERY



L4

FINAL LANDSCAPE DEVELOPMENT PLANS

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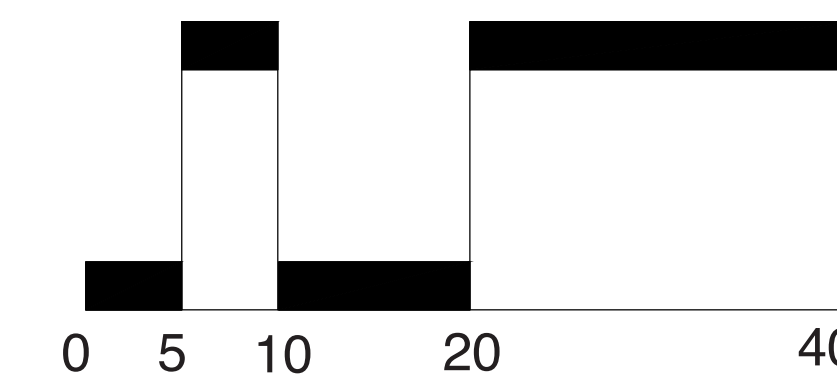
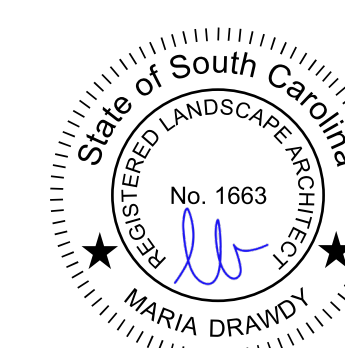
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PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
3	Cabbage Palm	Sabal Pometto		8'-10'			Refoliated
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.				Or similar variety that tolerates afternoon sun
Shrub							
4	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
2	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering
4	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'		White Flowering
4	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'		
10	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
1	Vitex	Vitex agnus-castus	10 gal.	4'-5'	2'-3'		Standard
Perennials/G-Cover							
3	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		
160	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'		
4	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
3	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
8	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
325 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,000 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

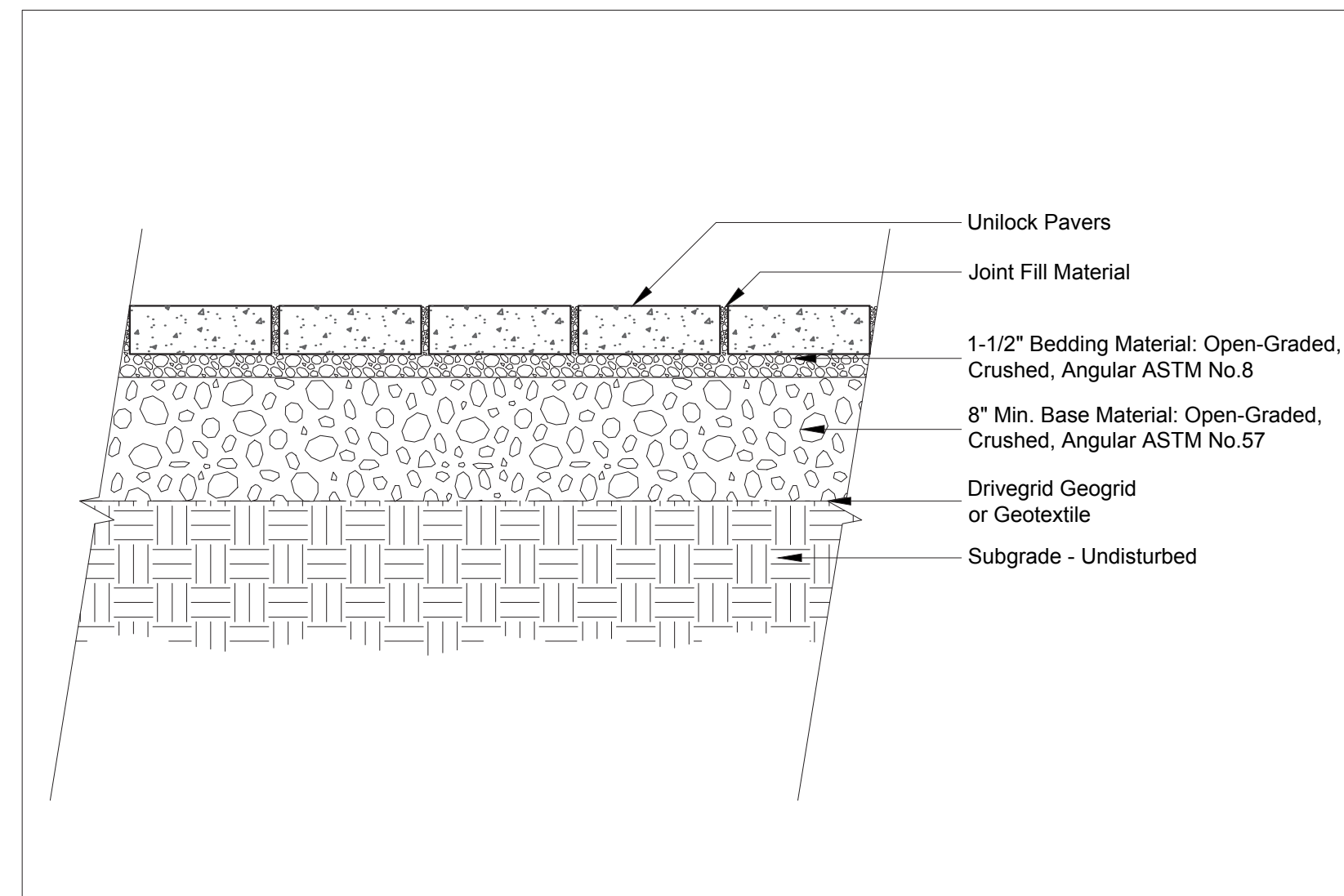
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Scale: 1" = 10'

CROSS SECTION

Permeable Sidewalk (Non-Vehicular)

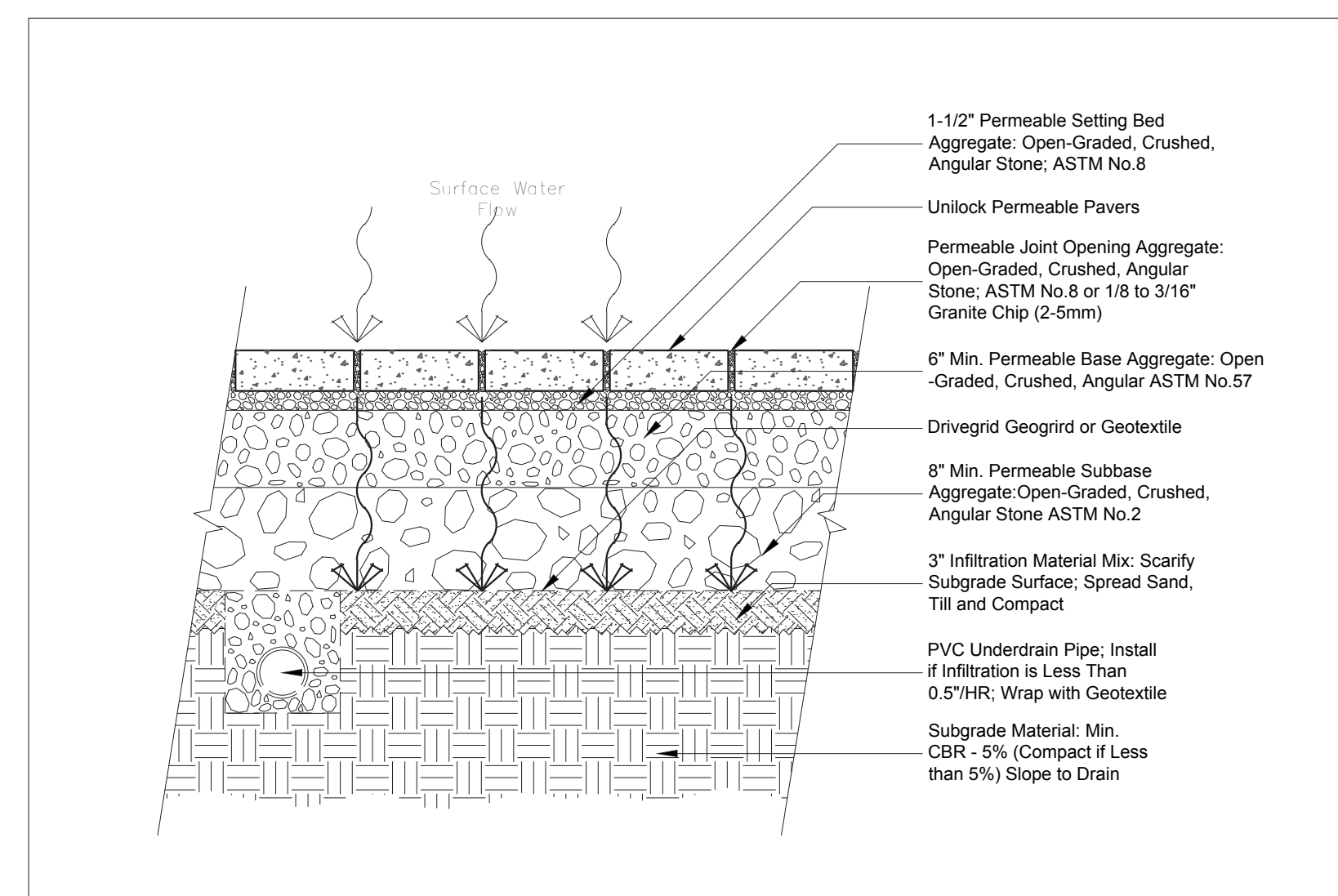


Note: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.



CROSS SECTION

Permeable Driveway (Medium Duty)



Note: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.



Bundle Type	SINGLE	
Thickness (mm)	70MM	
Dimension mm	100mm x 250mm x 70mm	
Dimension Imperial	3 7/8" x 9 7/8" x 2 3/4"	
SQFT PER	Bundle	88.41
	Layer	11.5000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LIFT PER	SqFt	1.19
	Section	-
SAILOR LIFT PER	Layer	13.12
	Bundle	154.99
UNITS PER	SqFt	2.97
	Section	-
LBS PER	Layer	361
	Bundle	2,888

ADVANTAGES: PERMEABLE Can be installed to allow water to flow through. REALTA Cast from historic brick. ULTIMA Up to 4x stronger than poured-in-place concrete. DRIVE FRIENDLY Can handle vehicular loads.

DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

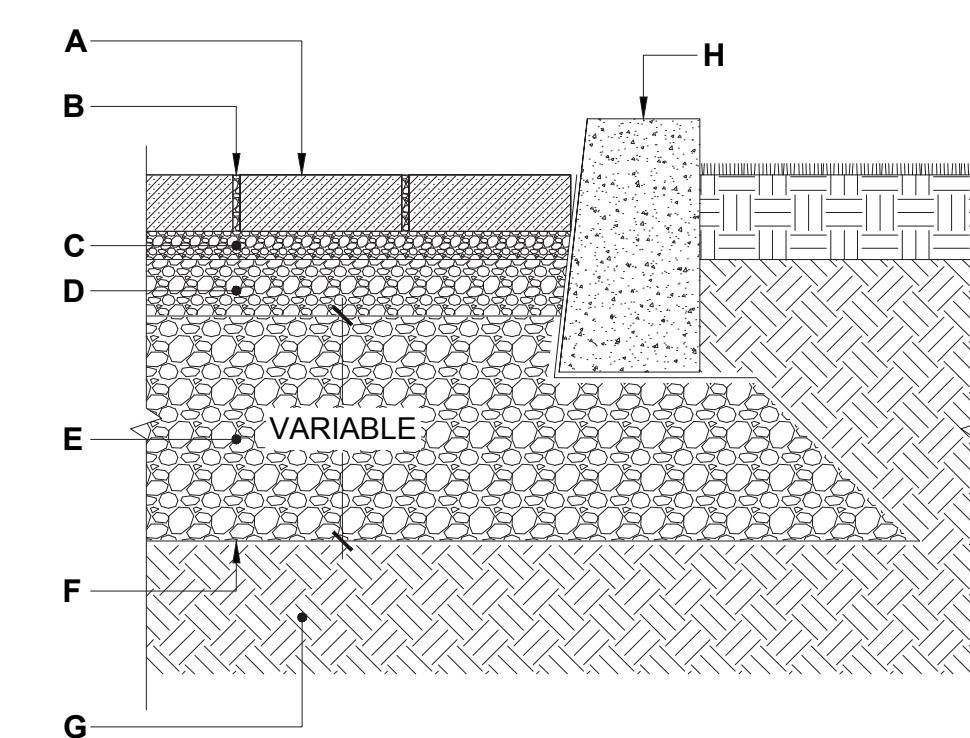
Or Approved Equal

6 Non Vehicular Permeable Paving Scale NTS

2 L6 Medium Duty Permeable Paving Scale NTS

1&2 L6 Non Vehicular & Med. Duty Permeable Paving Scale NTS

TECHO—BLOC SEGMENTAL PERMEABLE PAVEMENT FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

- A. PERMEABLE PAVER FROM TECO-BLOC
- B. JOINT FILLING MATERIAL
- C. BEDDING COURSE, 1 1/2" TO 2" (40 TO 50 mm)
- D. BASE COURSE, 4" (100 mm)
- E. SUBBASE COURSE
- F. GEOTEXTILE
- G. SUBGRADE

BLU 60 mm (6" x 13")
DESCRIPTION: Slab TEXTURE: Smooth and HD² Smooth

Specifications per pallet	Imperial	Metric
Product dimension L x W x H	6 1/2 x 13 x 2 1/4	165 x 330 x 60
Cubing	11.065 ft ³	10.78 m ³
Approx. Weight Smooth	3,138 lbs	1,423 kg
Approx. Weight HD ² Smooth	3,147 lbs	1,427 kg
Number of rows	11	-
Coverage per row	10.55 ft ²	0.98 m ²
Ln. coverage per row	Depth: 19.5 in, ft	5.94 in, m
	Length: 9.75 in, ft	2.97 in, m

Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:

RAFFINATO 14" x 28"
DESCRIPTION: Cap double-sided TEXTURE: Smooth

Specifications per pallet	Imperial	Metric
Product dimension L x W x H	28 x 14 x 2 1/4	711 x 356 x 60
Cubing	24 units	24 units
Approx. Weight	2,783 lbs	1,262 kg
Number of rows	8	-
Linear coverage per pallet	58 in, ft	17.07 in, m
Linear coverage per row	7 in, ft	2.13 in, m

Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:

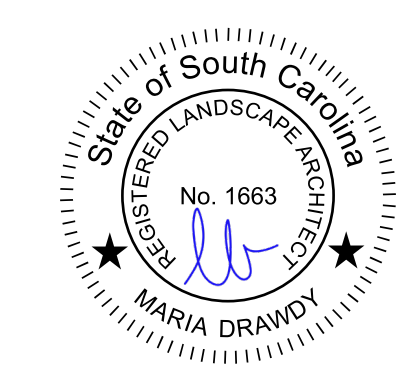
L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN

For Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC
Revised: February 4, 2026



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OVERALL TREE MITIGATION PLAN



LEGEND

EXISTING TREE DIAMETER (MATURE DIA.: 80')		EXISTING TREE CANOPY COVERAGE	
PROPOSED TREE DIAMETER (MATURE DIA.: 80')		PROPOSED TREE CANOPY COVERAGE	

LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

LOT 52 TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,519 SF
 TOTAL ROOF SF: +/- 2,565 SF
 5,519 - 2,565 = 2,954 SF
 2,954 SF X 75% = +/- 2,216 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
 TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,600 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,858 SF

LOT 51 TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
 TOTAL ROOF SF: +/- 2,546 SF
 5,143 - 2,546 = 2,597 SF
 2,597 SF X 75% = +/- 1,948 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,948 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,035 SF
 TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,311 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,346 SF

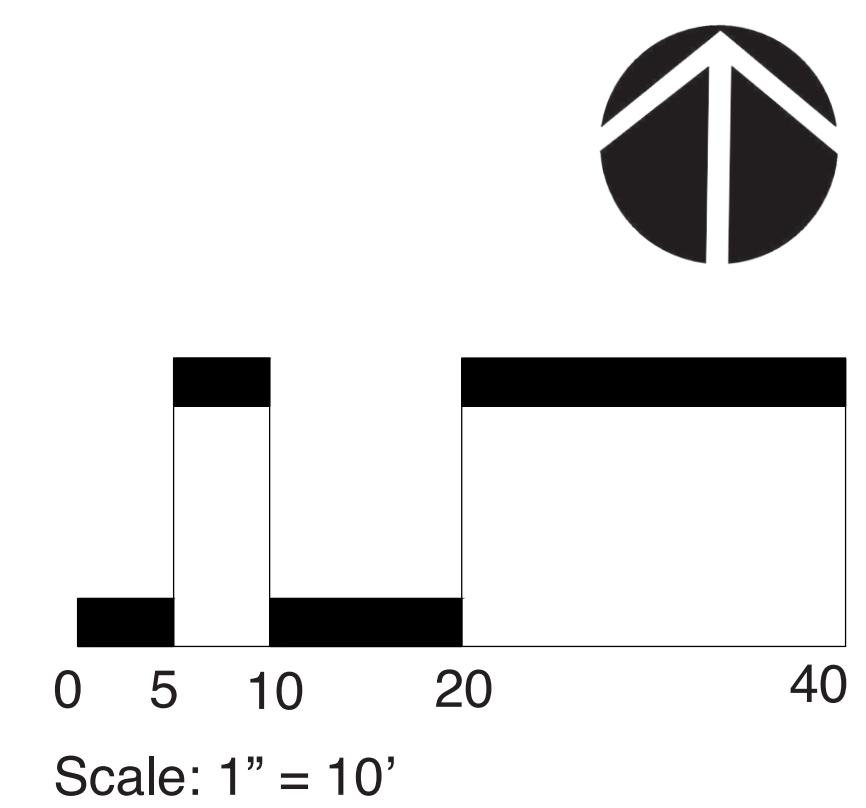
LOT 50 TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
 TOTAL ROOF SF: +/- 2,571 SF
 5,143 - 2,571 = 2,572 SF
 2,572 SF X 75% = +/- 1,929 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,929 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 927 SF
 TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,489 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

LOT 49 TREE CANOPY SUMMARY

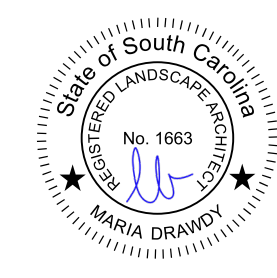
TOTAL LOT ACREAGE: 5,580 SF
 TOTAL ROOF SF: +/- 2,544 SF
 5,580 - 2,544 = 3,036 SF
 3,036 SF X 75% = +/- 2,277 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
 TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,802 SF
 TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,758 SF

Submittal Documents
Not for Construction



FINAL LANDSCAPE DEVELOPMENT PLANS

For
Connor Dunn
 Lot 49-52 Blue Crab Street
 Bluffton, SC
 February 4, 2026



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