

SITE & LANDSCAPE DEVELOPMENT PLANS

Lot 52 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
11/05/25	L1-L5	Updated Plan Set to Include Grading & Drainage Plans & Related Details
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 52 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026



Prepared By:

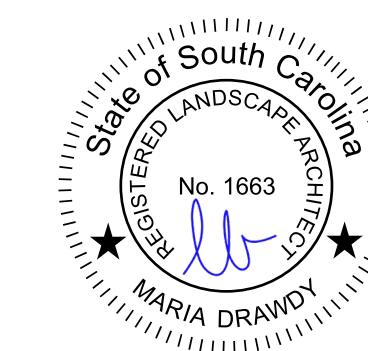
Maria Drawdy, PLA

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Submittal Documents
Not for Construction



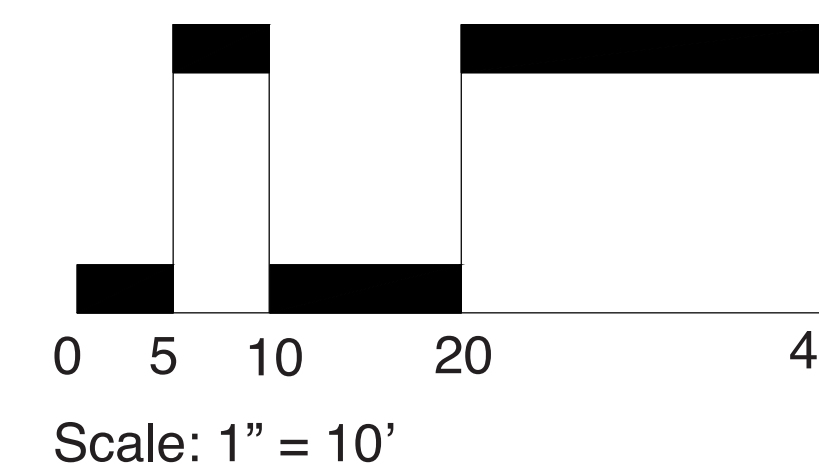
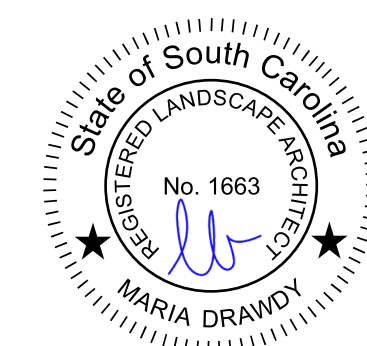
TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
—○—	TREE PROTECTION FENCE

Submittal Documents
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L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For
Connor Dunn

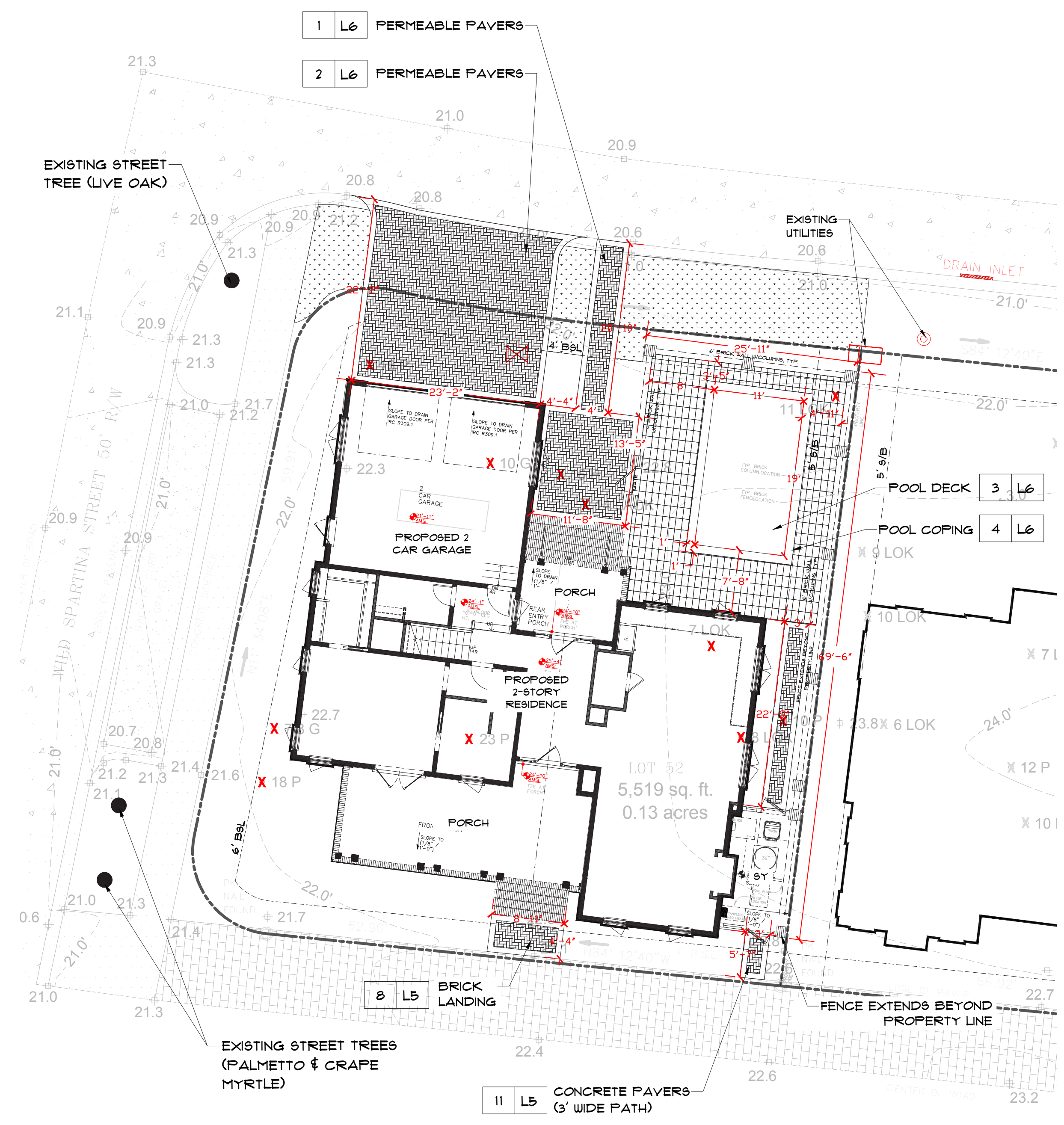
Lot 52 Blue Crab Street
Bluffton, SC
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SITE & LAYOUT PLAN



L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

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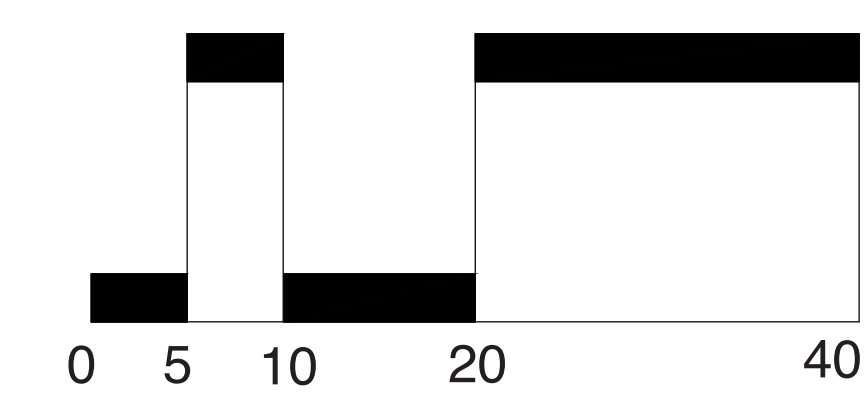
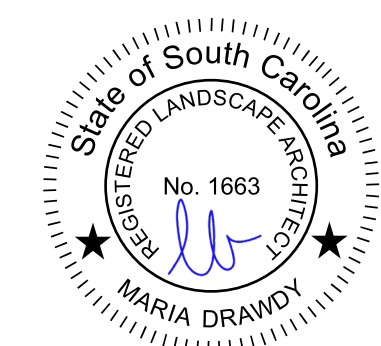
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GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	PROPOSED CONTOUR
⊗	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION
←	DRAINAGE ARROW
—	PROPOSED SWALE
---	PROPOSED SWALE CENTER LINE
✗	TREES TO BE REMOVED
---	FRENCH DRAIN
■	AREA 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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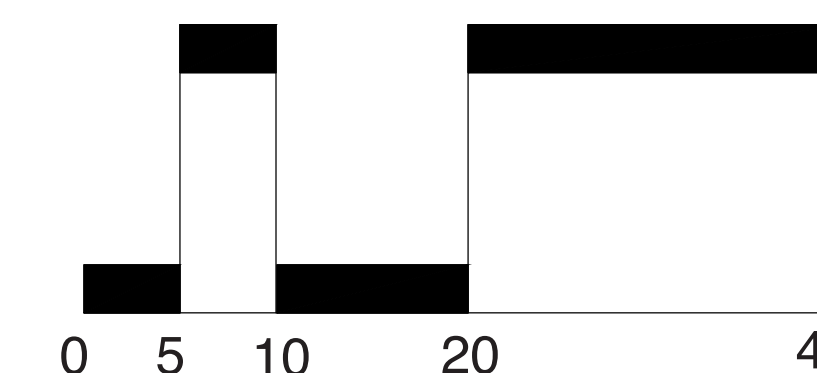
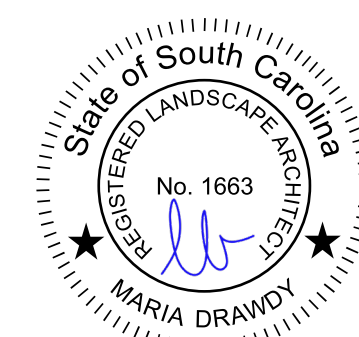


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Scale: 1" = 10'

LANDSCAPE PLAN

TREE CANOPY SUMMARY

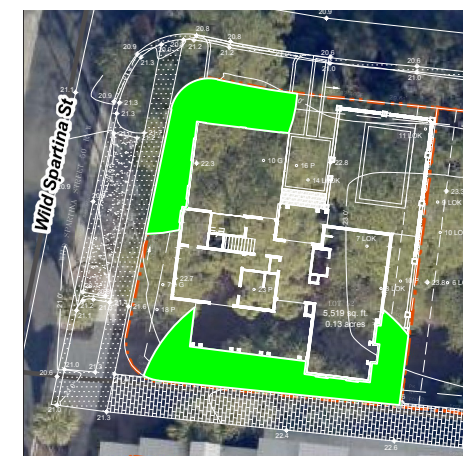
TOTAL LOT ACREAGE: 5,519 SF
 TOTAL ROOF SF: +/- 2,565 SF
 5,519 - 2,565 = 2,954 SF
 2,954 SF X 75% = +/- 2,216 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
 TOTAL PROPOSED TREE CANOPY: +/- 1,600 SF
 TOTAL EXISTING & ADJACENT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

AERIAL IMAGE OF SITE:
 5,519 SF



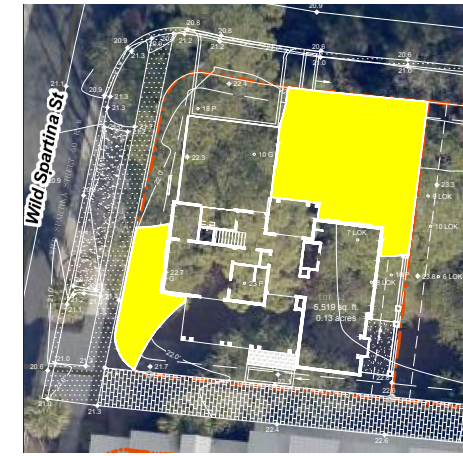
SCALE: 1" = 50'

EXISTING TREE CANOPY:
 +/- 1,258 SF

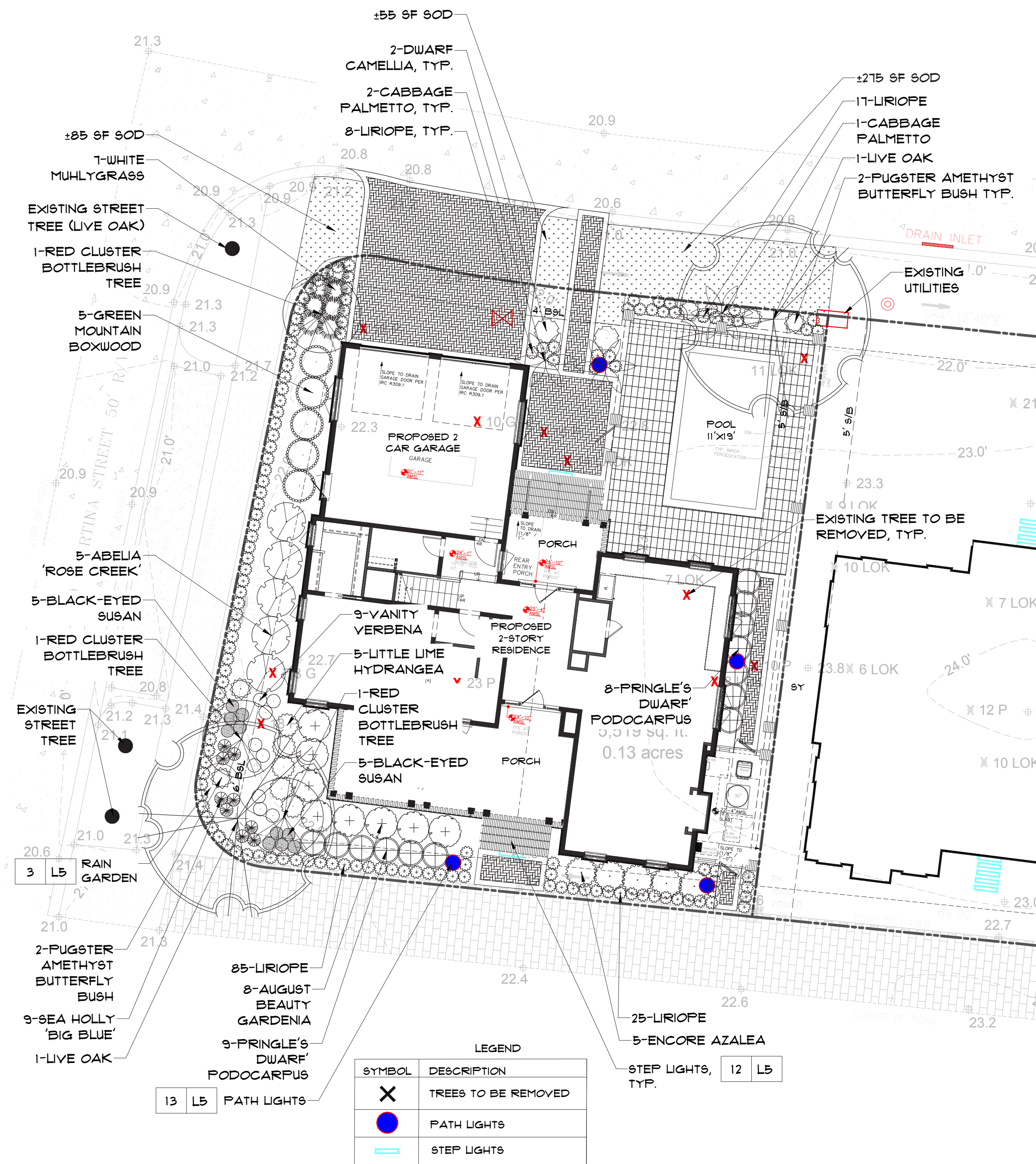


SCALE: 1" = 50'

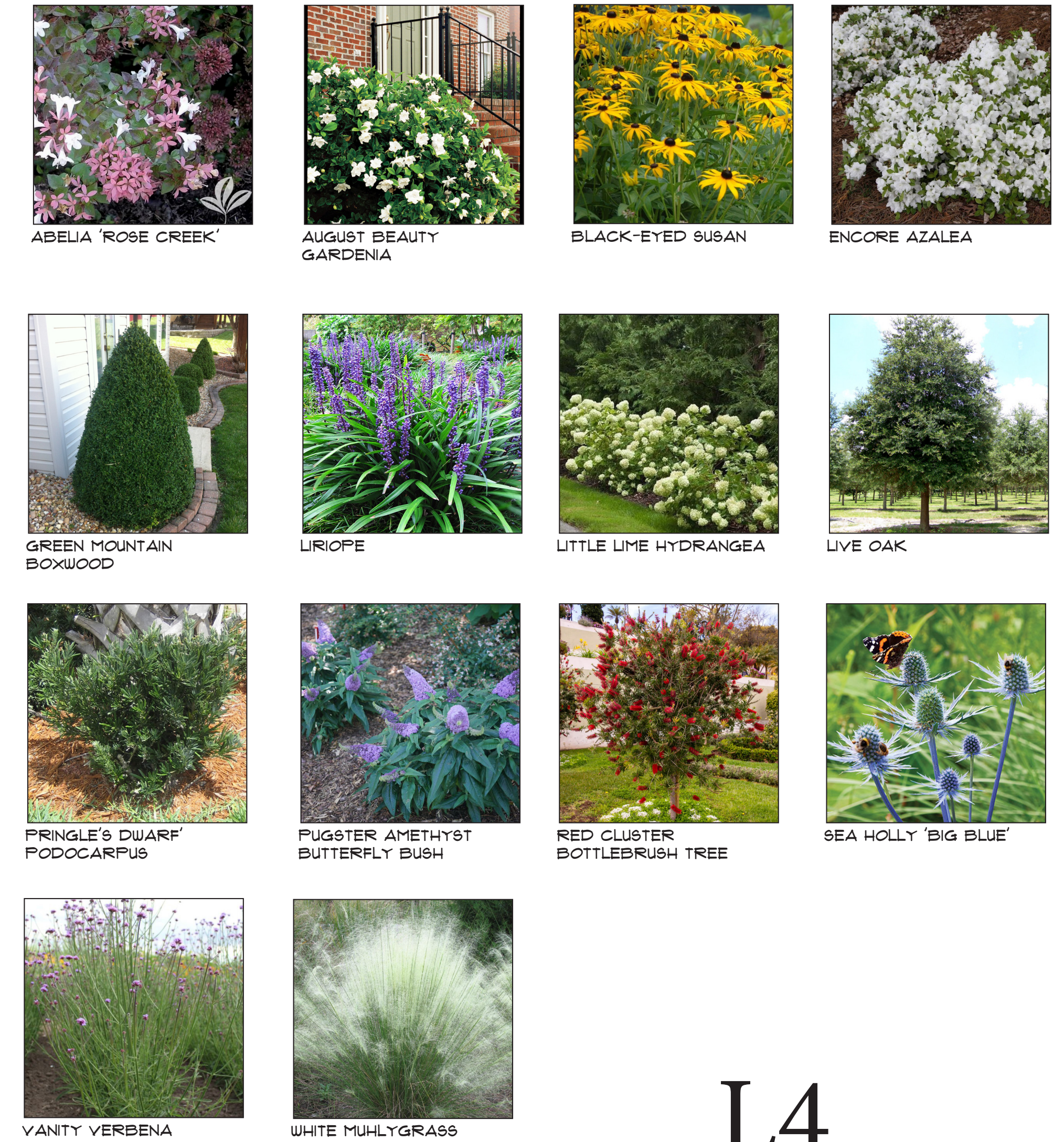
PROPOSED TREE CANOPY:
 +/- 1,600 SF



SCALE: 1" = 50'



PLANT IMAGERY



L4

FINAL LANDSCAPE DEVELOPMENT PLANS

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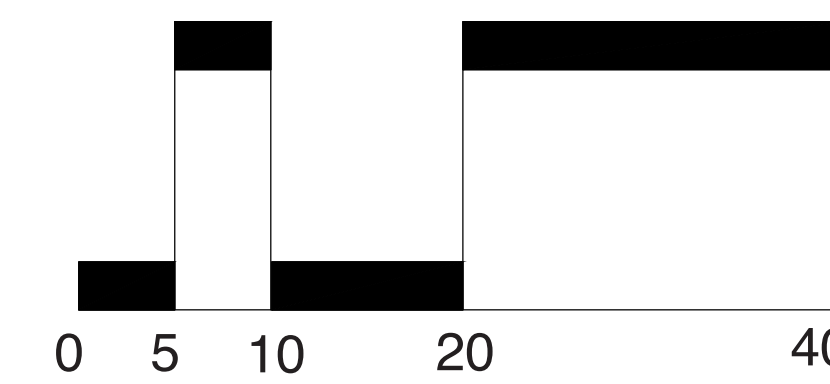
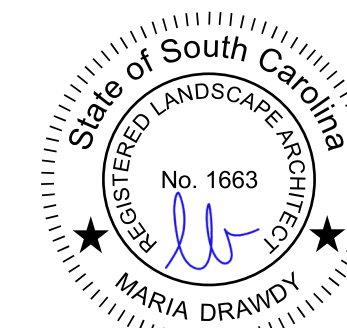
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PLANT SCHEDULE

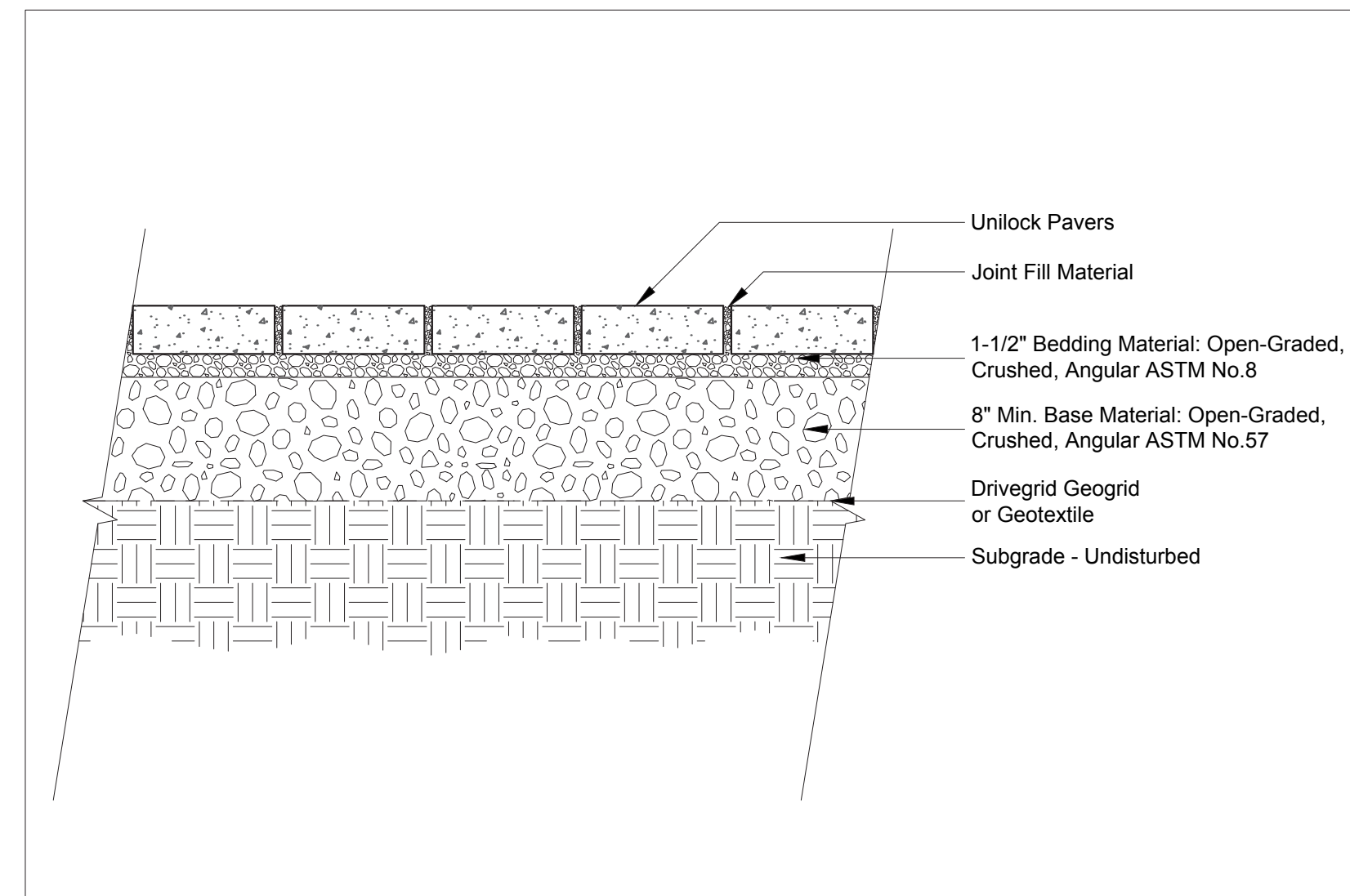
Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
2	Tree						
2	Live Oak	Quercus virginiana		Min. 12'		4" Cal.	Mitigation
5	Shrub						
5	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'		
8	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
5	Green Mountain Boxwood	Buxus 'Green Mountain'	7 gal.	2'	1.5'		
2	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'		White Flowering
5	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'		
17	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
3	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'		Standard
10	Perennials/G-Cover						
10	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		Standard
135	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'		
9	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
9	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
7	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
415 +/- SF	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

Submittal Documents
 Not for Construction



Scale: 1" = 10'

Permeable Sidewalk (Non-Vehicular)

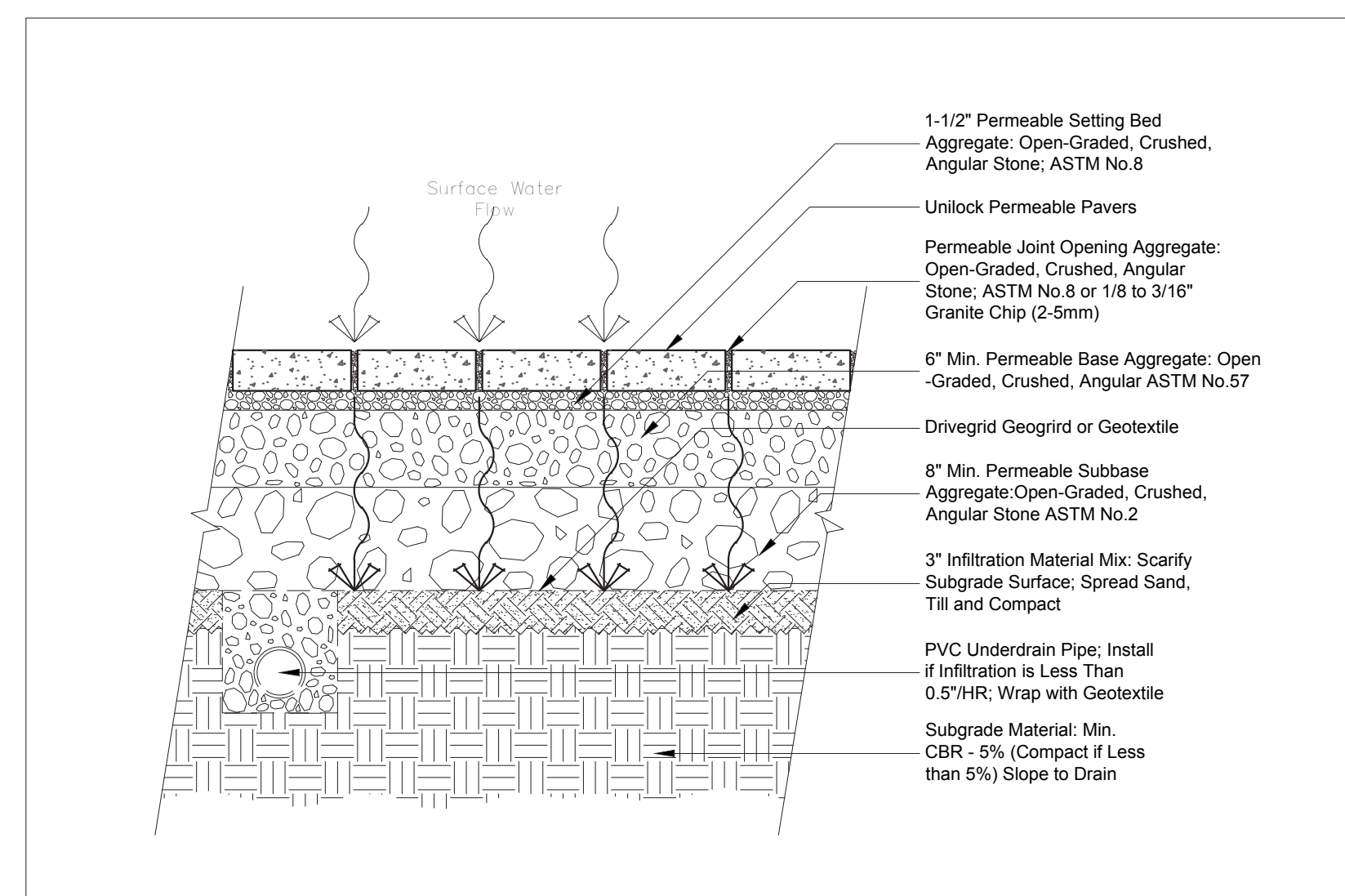


Note: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.



UNILOCK.COM | 1-800-UNILOCK

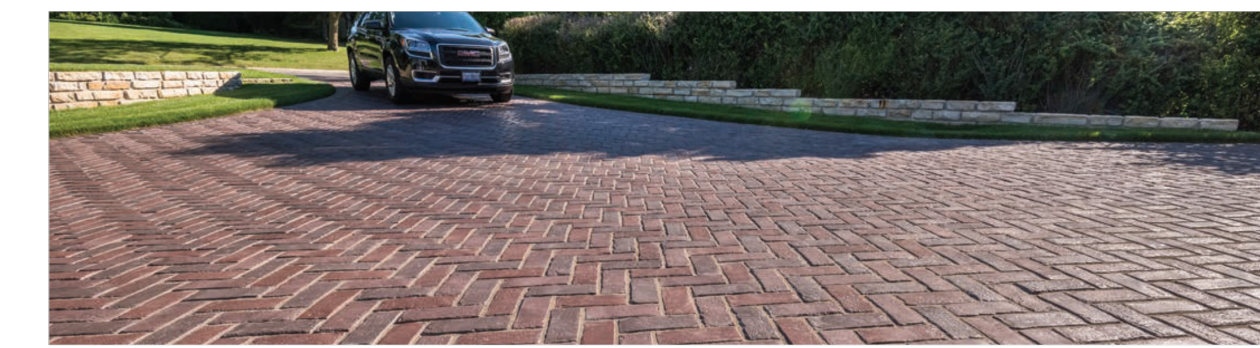
Permeable Driveway (Medium Duty)



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.



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BURUNDY RED BURNT CLAY OLD OAK BASALT HERITAGE RED HERITAGE CLAY

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	11.05000
	Section	-
PER BUNDLE	Layers	8.00
	Sections	-
	SqFt	1.19

SOLDIER LMT PER	SqFt	2.97
	Layer	13.12
	Bundle	104.98
SAILOR LMT PER	SqFt	2.97
	Layer	32.21
	Bundle	262.47

UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888



STANDARD 9 1/4" x 3 3/4" x 2 3/8" x 9 1/4" x 70mm

- ADVANTAGES**
- PERMEABLE** Can be installed to allow water to flow through
- REALA™** Cast from historic brick
- ULTRAM™** Up to 4x stronger than poured-in-place concrete
- DRIVE FRIENDLY** Can handle vehicular loads

Note: **SEE US IN FULL BUNDLES ONLY** and is produced and sold as a regional, vehicular safe product. A rubber rubber paver will need to be used to prevent slipping when considering for permeable installation. Please measure and make granite steps for just like. For traditional applications, please refer to the Pavers' Technical Practices and Important Note in the Product Data Guide. All measurements are general. Contact Unilock for more information.

Internal Use Only. TOWN ON



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

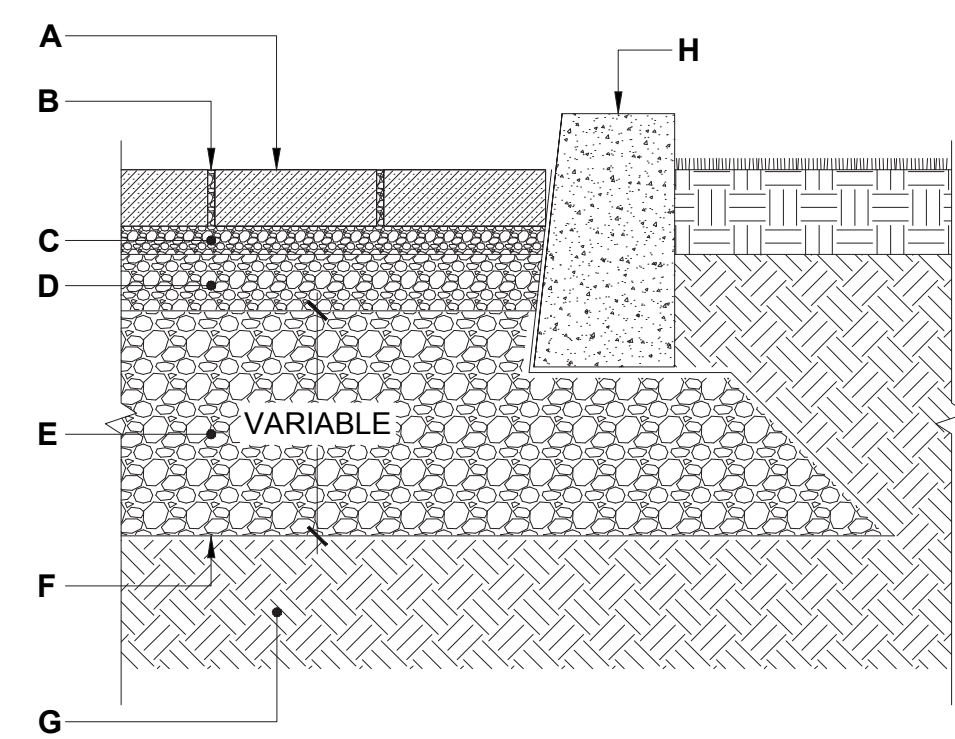
1 L6 Non Vehicular Permeable Paving
Scale NTS

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	60 in x 13 in x 2 1/4 in	158 x 330 x 60
Cubing	118.06 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
Linear coverage	19.5 lin. ft	5.94 lin. m
Depth	2.97 in.	7.60 cm
Per row	9.75 lin. ft	2.97 lin. m

Laying Patterns Options
08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone

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 in	711 x 356 x 60
Cubing	24 units	24 units
Approx. Weight	2 793 lbs	1 262 kg
Number of rows	8	-
Linear coverage per pallet	68 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

Laying Patterns Options
08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone

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

L6

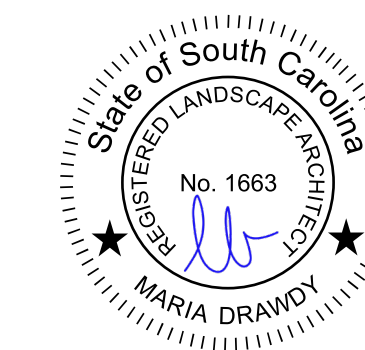
Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026



Prepared By:
Maria Drawdy, PLA

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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

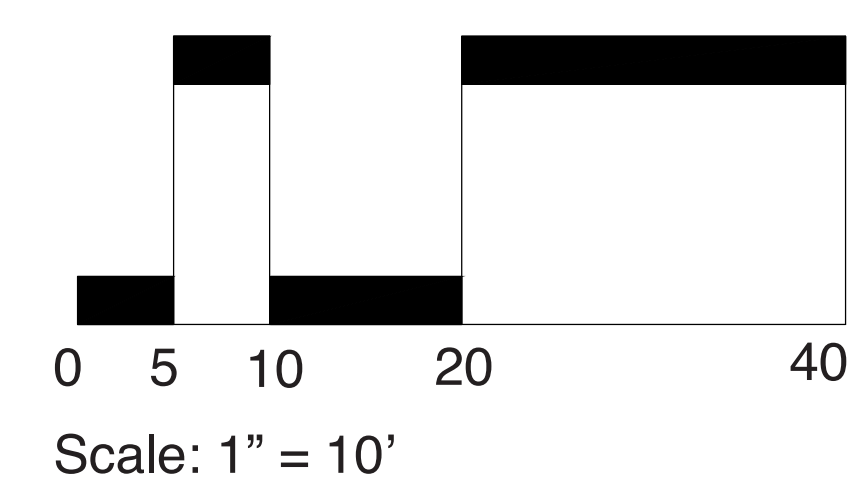
LOT 50 TREE CANOPY SUMMARY

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

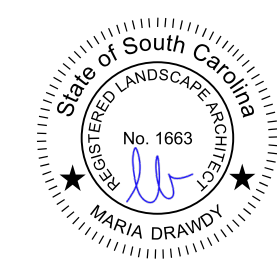
TOTAL LOT ACREAGE: 5,580 SF
 TOTAL ROOF SF: +/- 2,544 SF
 5,580 - 2,544 = 3,036 SF
 3,036 SF X 75% = +/- 2,277 SF
 TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
 TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
 TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,802 SF
 TOTAL EXISTING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