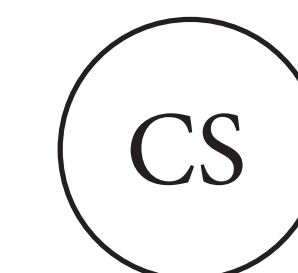


FINAL SITE & LANDSCAPE DEVELOPMENT PLANS

1 GARFIELD'S WAY

Bluffton, SC

| SHEET INDEX | | |
|---|-------------------------|--|
| SHEET # | SHEET NAME | |
| CS | COVER SHEET | |
| L1 | Site - Layout Plan | |
| L2 | Materials Plan | |
| L3 | Landscape Plan | |
| L4 | Planting & Site Details | |
| Original Submittal Date: February 4, 2026 | | |
| REVISIONS | | |
| Date | Sheets Affected | Description |
| 2/25/26 | L3, L4 | Updates to Details: Added Gate Detail, Indicated Material for Fence Post |

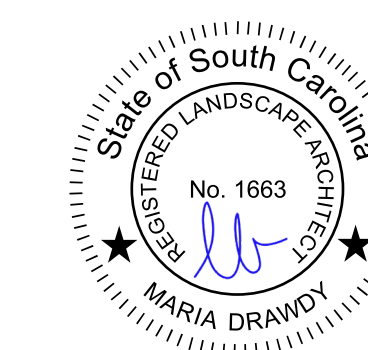


FINAL LANDSCAPE DEVELOPMENT PLANS
For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

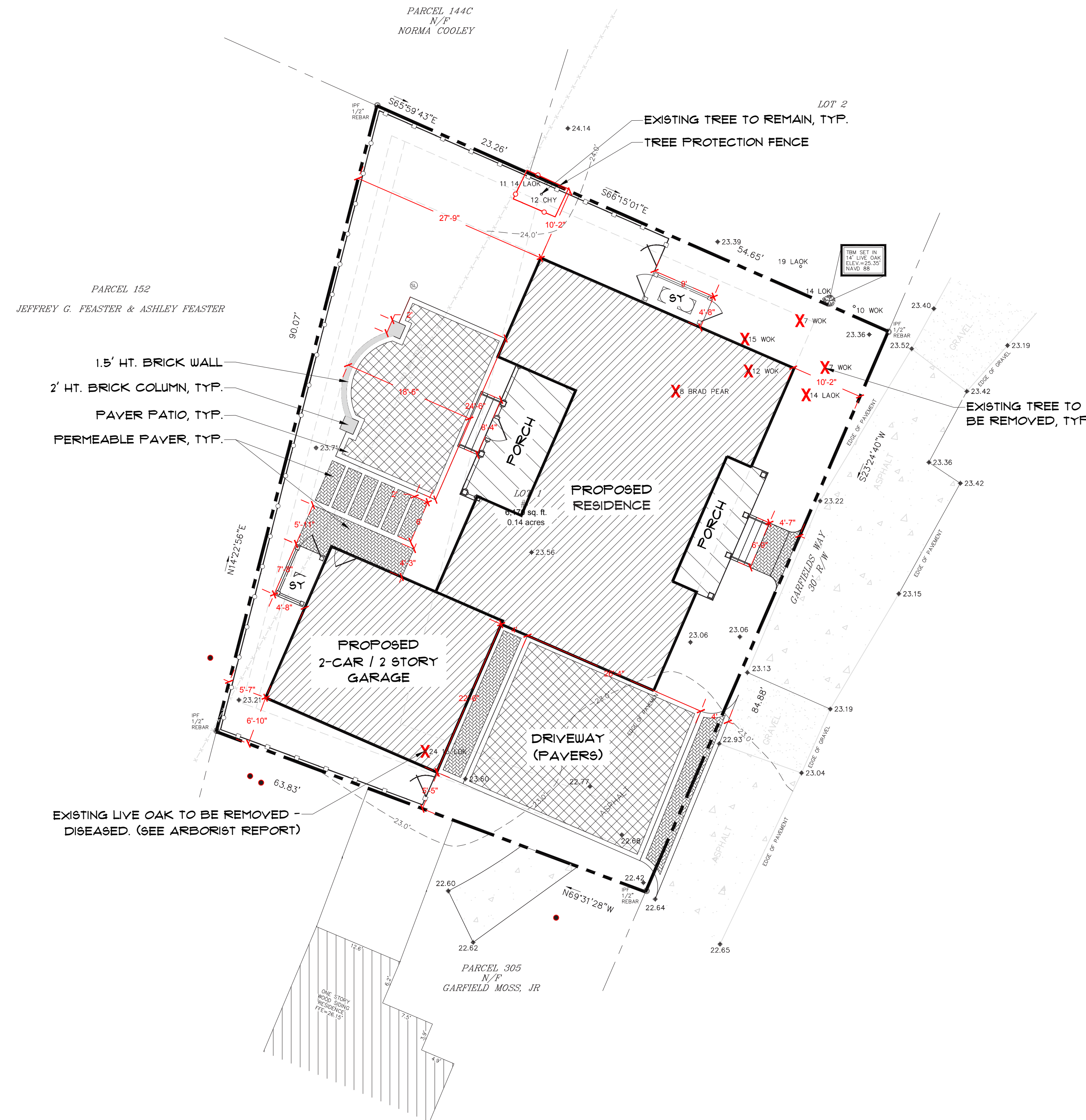
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Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

SITE - LAYOUT PLAN



Location Map Not To Scale

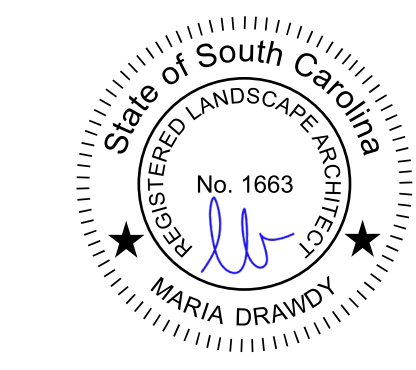
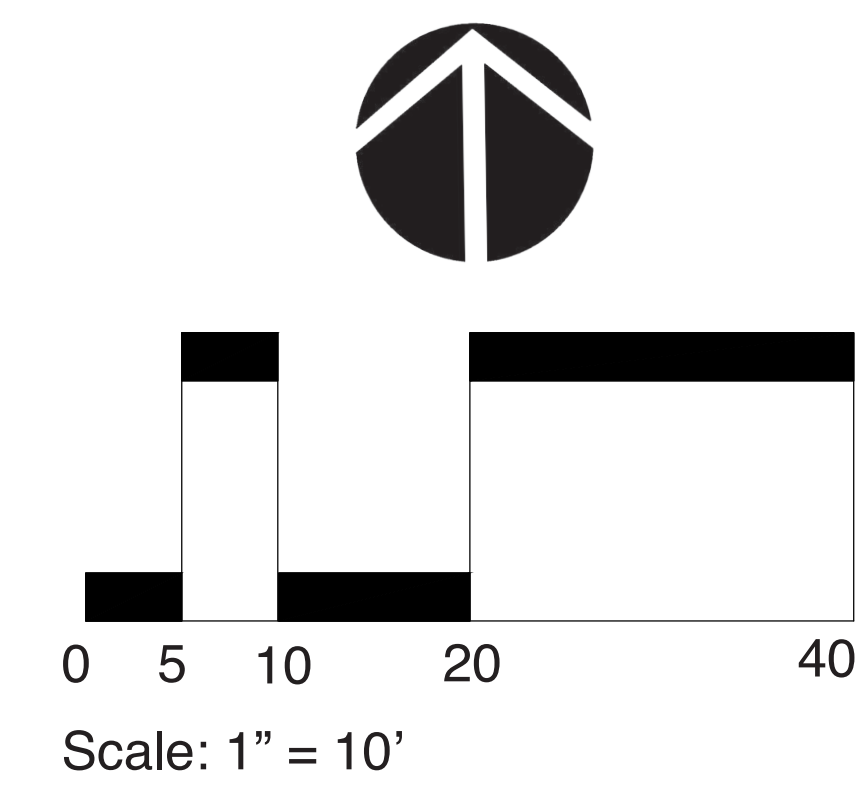
- LAYOUT NOTES:**
1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM/DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER OR OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
 2. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 3. ALL DIMENSIONS ARE TO THE EDGE OF PAVING CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
 4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
 5. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT TO ALL LANDSCAPE AREAS.
 6. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
 7. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

L1

FINAL LANDSCAPE DEVELOPMENT PLANS For The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

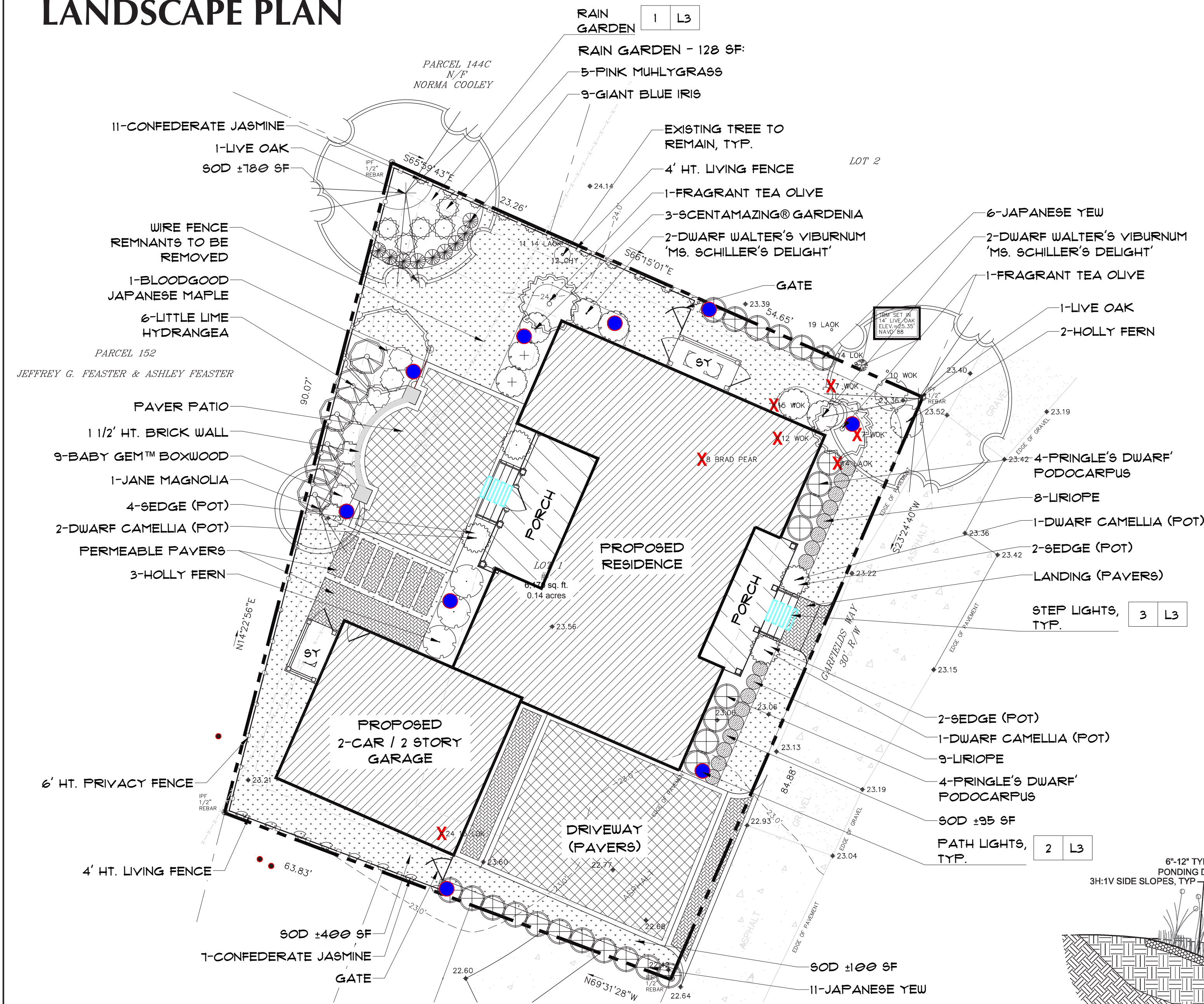
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LANDSCAPE PLAN



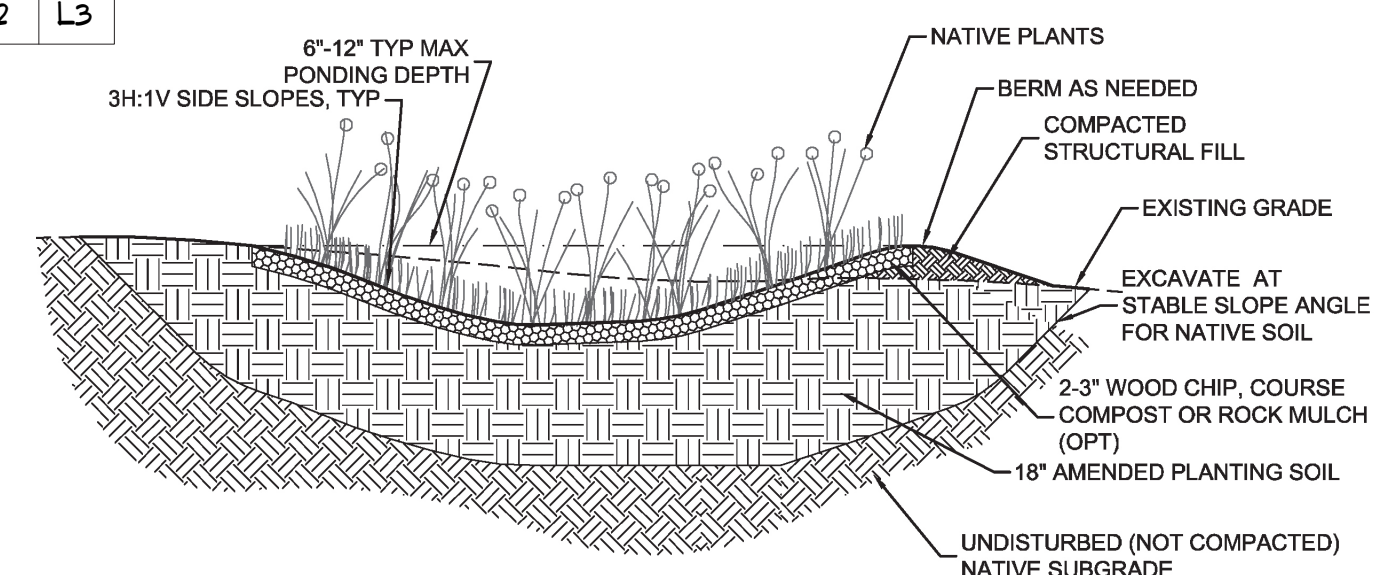
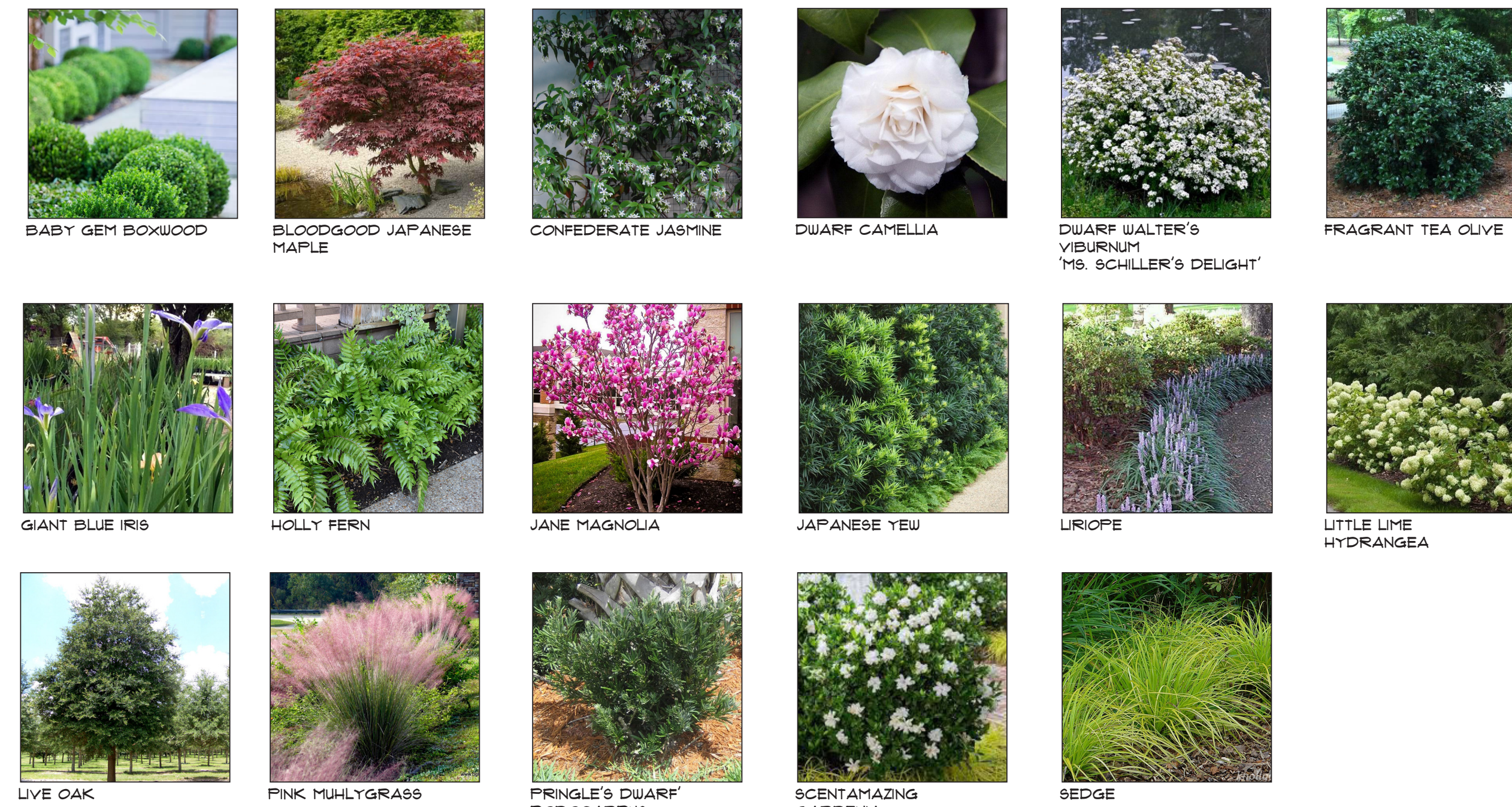
PLANTING NOTES

- MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
- CONTRACTOR SHALL STAKE OUT ALL BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
- ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS SPECIMEN SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
- SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANTING LOCATIONS BY REQUESTING NO CUTS 12 HOURS BEFORE INSTALLATION.

PLANT SCHEDULE

| Quantity | Common Name | Botanical Name | Container | Height | Spread | Caliper | Trunk | Notes |
|---------------------------|--|--|-----------|----------|---------|----------|----------|---------------------------|
| Tree | | | | | | | | |
| 1 | Bloodgood Japanese Maple | Acer palmatum var. atropurpureum 'Bloodgood' | 15 gal. | | | | | |
| 1 | Jane Magnolia | Magnolia 'Jane' | 15 gal. | | | | | |
| 2 | Live Oak | Quercus virginiana | | Min. 12' | | 2.5 Cal. | | |
| Shrub | | | | | | | | |
| 9 | Baby Gem™ Boxwood | Buxus microphylla japonica 'Gregar' PP21159 | 3 gal. | | | | | |
| 4 | Dwarf Camellia | Camellia sasanqua 'Green 02-004' PP27553 | 3 gal. | | | | | White Flowering - In Pots |
| 4 | Dwarf Walter's Viburnum 'Ms. Schiller's Delight' | Viburnum obovatum 'Ms. Schiller's Delight' | 3 gal. | | | | | |
| 2 | Fragrant Tea Olive | Osmanthus fragrans | 15 gal. | | | | | |
| 9 | Giant Blue Iris | Iris giganteaerulea | 1 gal. | 2' | 5' | | | |
| 5 | Holly Fern | Cyrtomium falcatum | 3 gal. | | | | | |
| 17 | Japanese yew | Podocarpus macrophyllus | 15 gal. | | | | | |
| 6 | Little Lime Hydrangea | Hydrangea paniculata 'Little Lime' | 3 gal. | | | | | |
| 5 | Pink Muhlygrass | Muhlenbergia capillaris | 3 gal. | | | | | |
| 4 | Pringle's Dwarf Podocarpus | Podocarpus macrophyllus 'Pringle's Dwarf' | 7 gal. | 2.5'-3' | 2.5' | | | |
| 3 | ScentAmazIng® Gardenia | Gardenia jasminoides 'LEETWO' PP27601 | 3 gal. | 1'-1.5' | 1'-1.5' | | | |
| Perennials/G-Cover | | | | | | | | |
| 18 | Confederate Jasmine | Trachelospermum jasminoides | | | | | | Train to Fence |
| 17 | Liriope | Liriope muscari 'Big Blue' | 1 gal. | 1' | 1.25' | | 24" O.C. | |
| 8 | Sedge | Carex oshimensis 'Everillo' | 1 gal. | | | | | In Pots |

PLANT IMAGERY

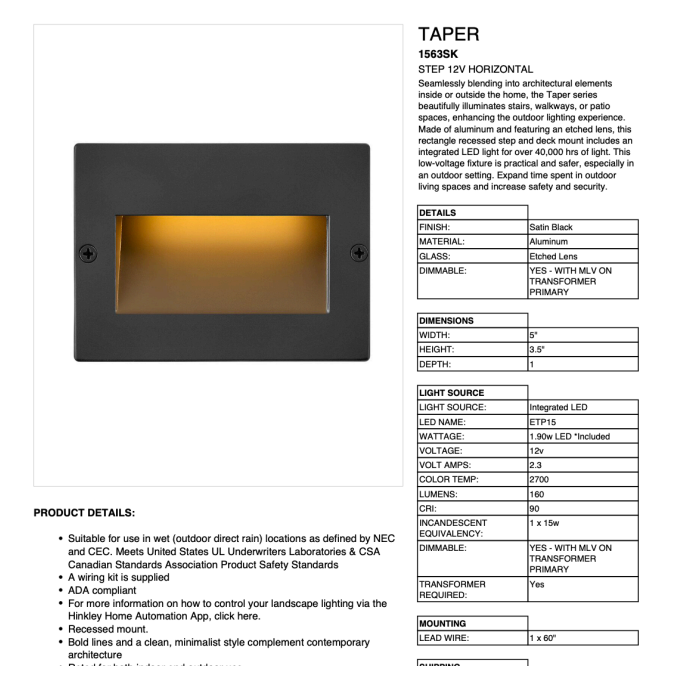


1 Rain Garden Detail
L3 Not to Scale



ATLANTIS
15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
Material: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.3
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 9
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com
Or Approved Equal

2 Path Lights
L3



TAPER
1563SK - Hinkley TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 8
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com
Or Approved Equal

3 Step Lights
L3

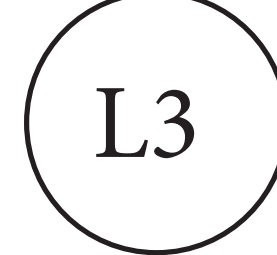
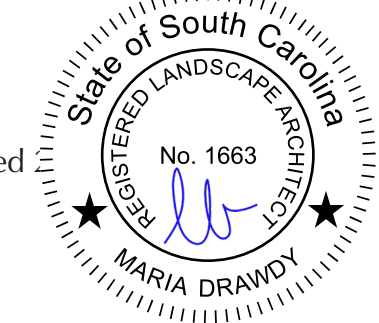
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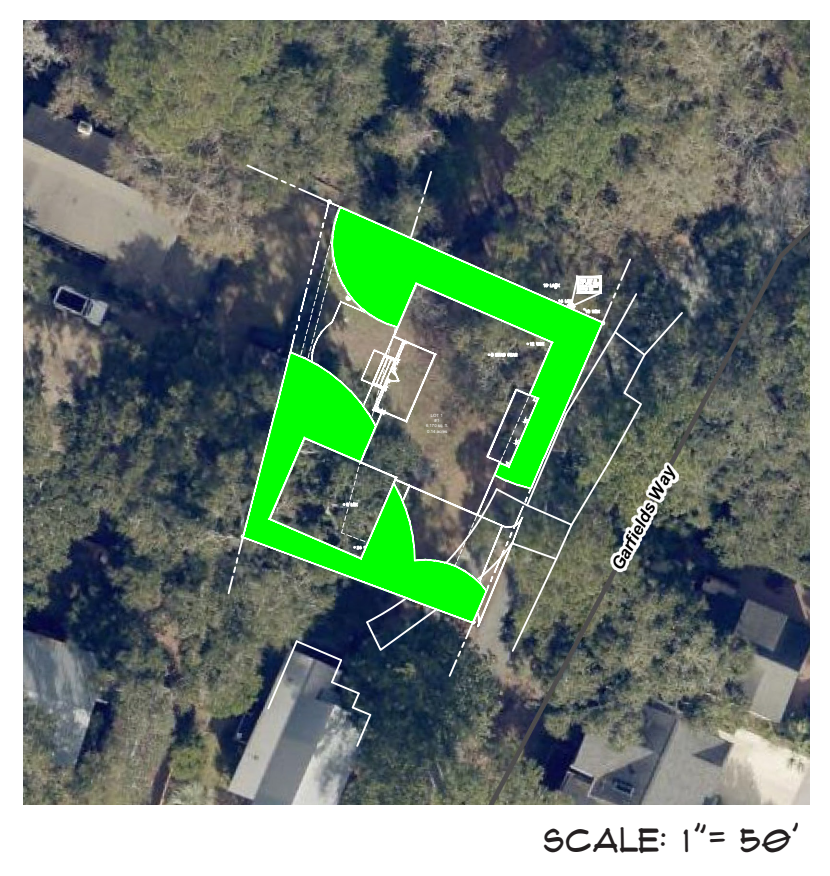
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TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 6,170 SF
TOTAL ROOF SF: 2,398 SF
6,170 - 2,398 = 3,772 SF
3,772 SF X 75% = +/- 2,829 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 2,597 SF
TOTAL PROPOSED TREE CANOPY: +/- 560 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 3,157 SF

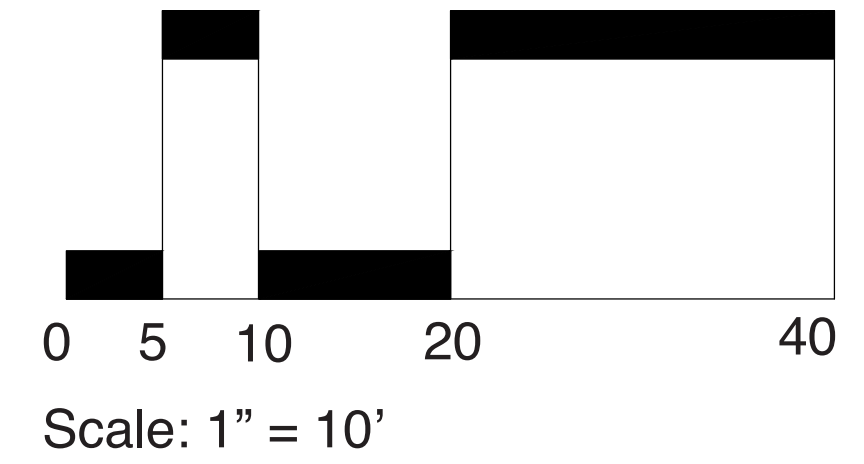
SITE ANALYSIS:
EXISTING TREE CANOPIES: 2,597 SF

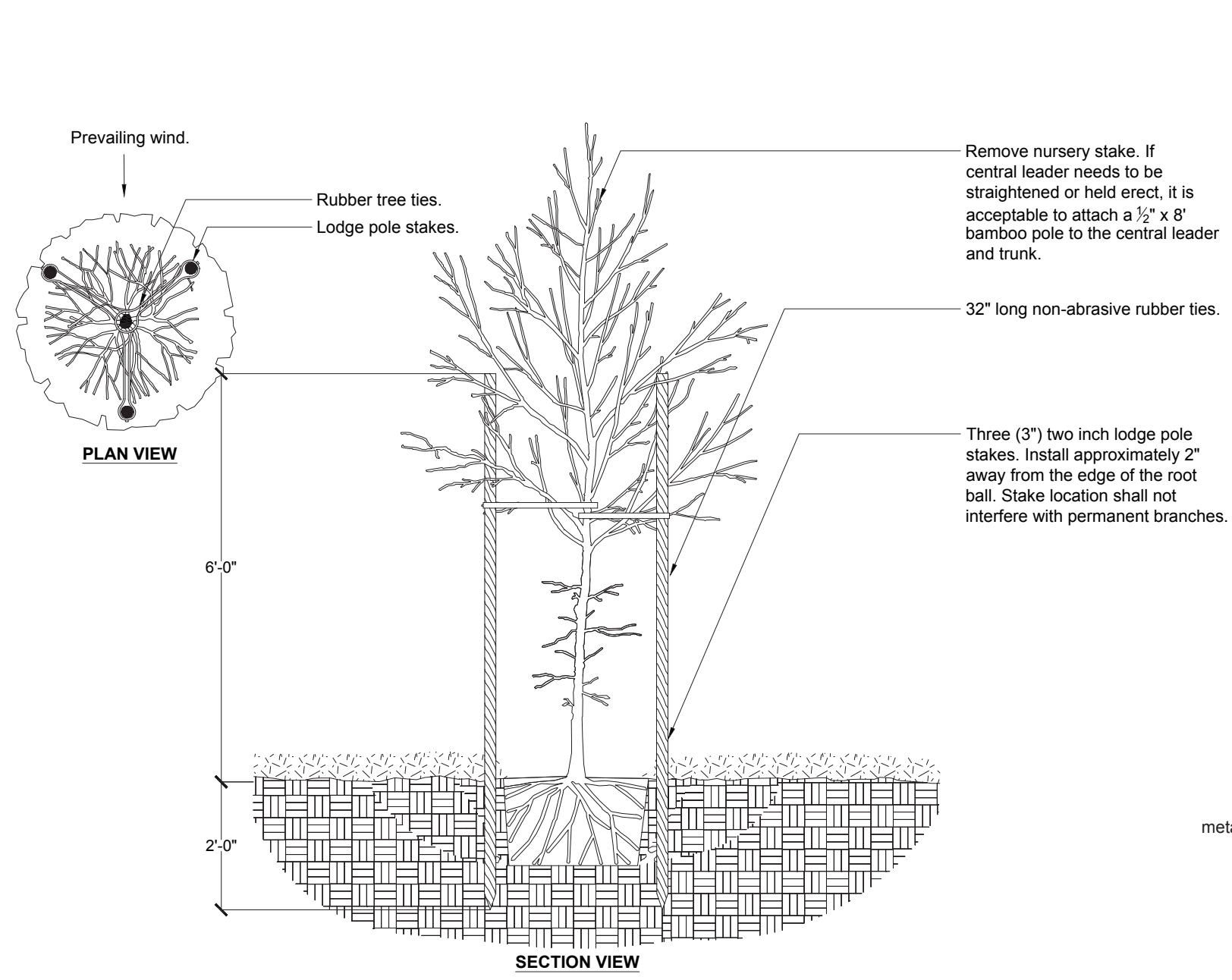


SITE ANALYSIS: PROPOSED
TREE CANOPIES: +/- 560 SF

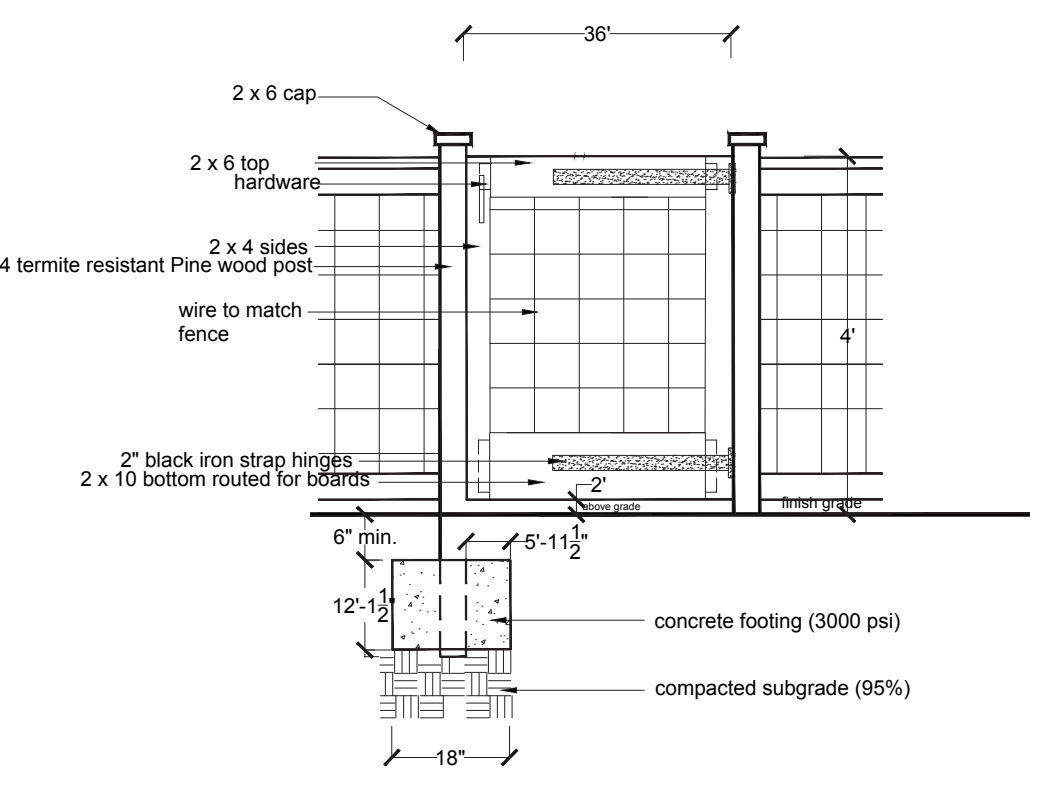
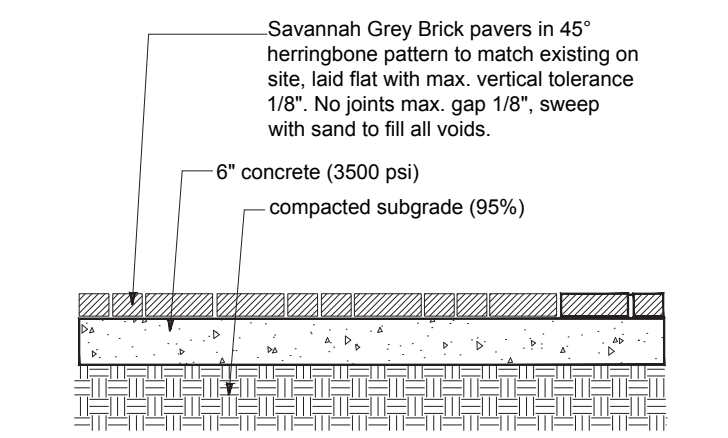
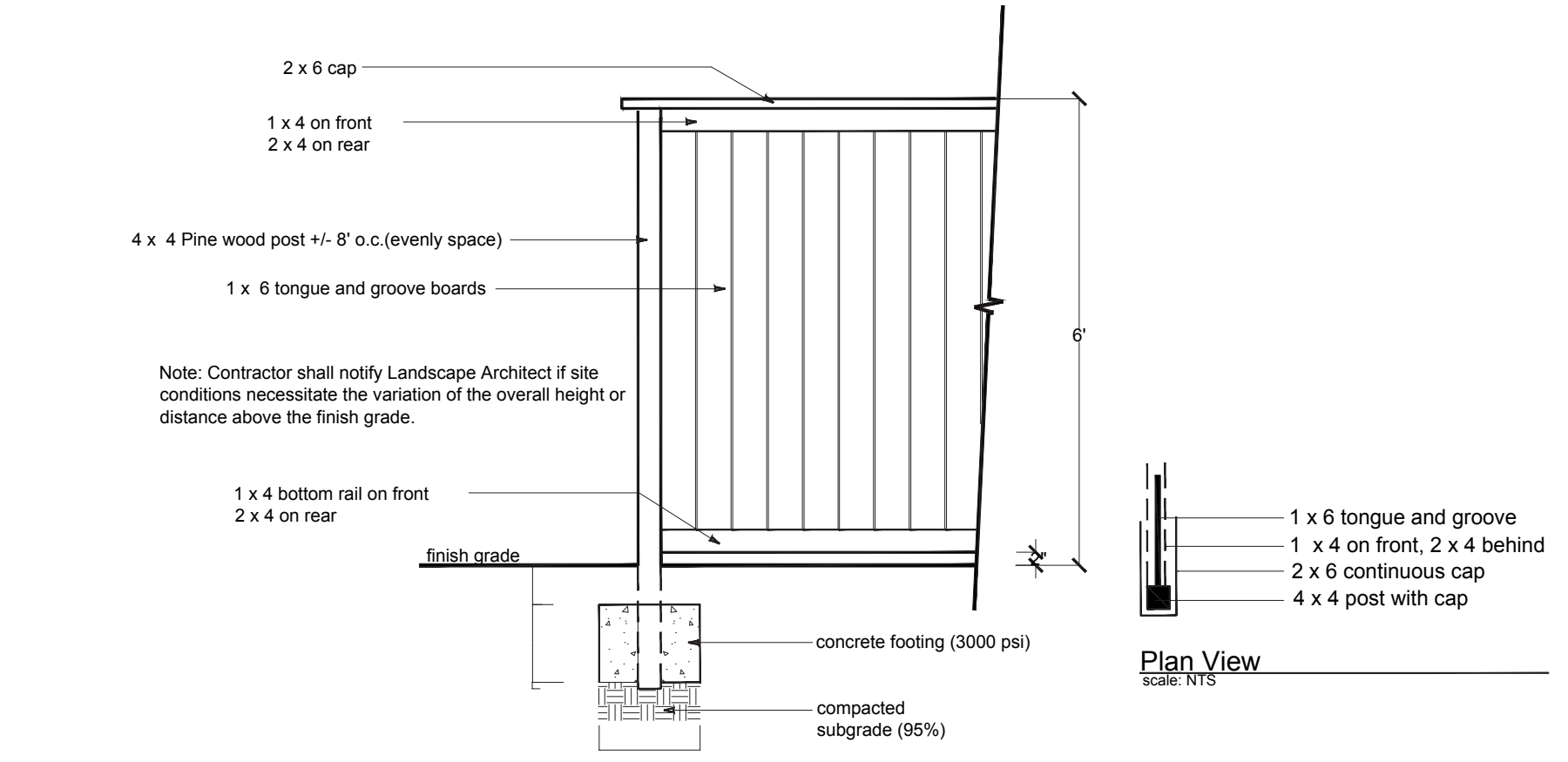
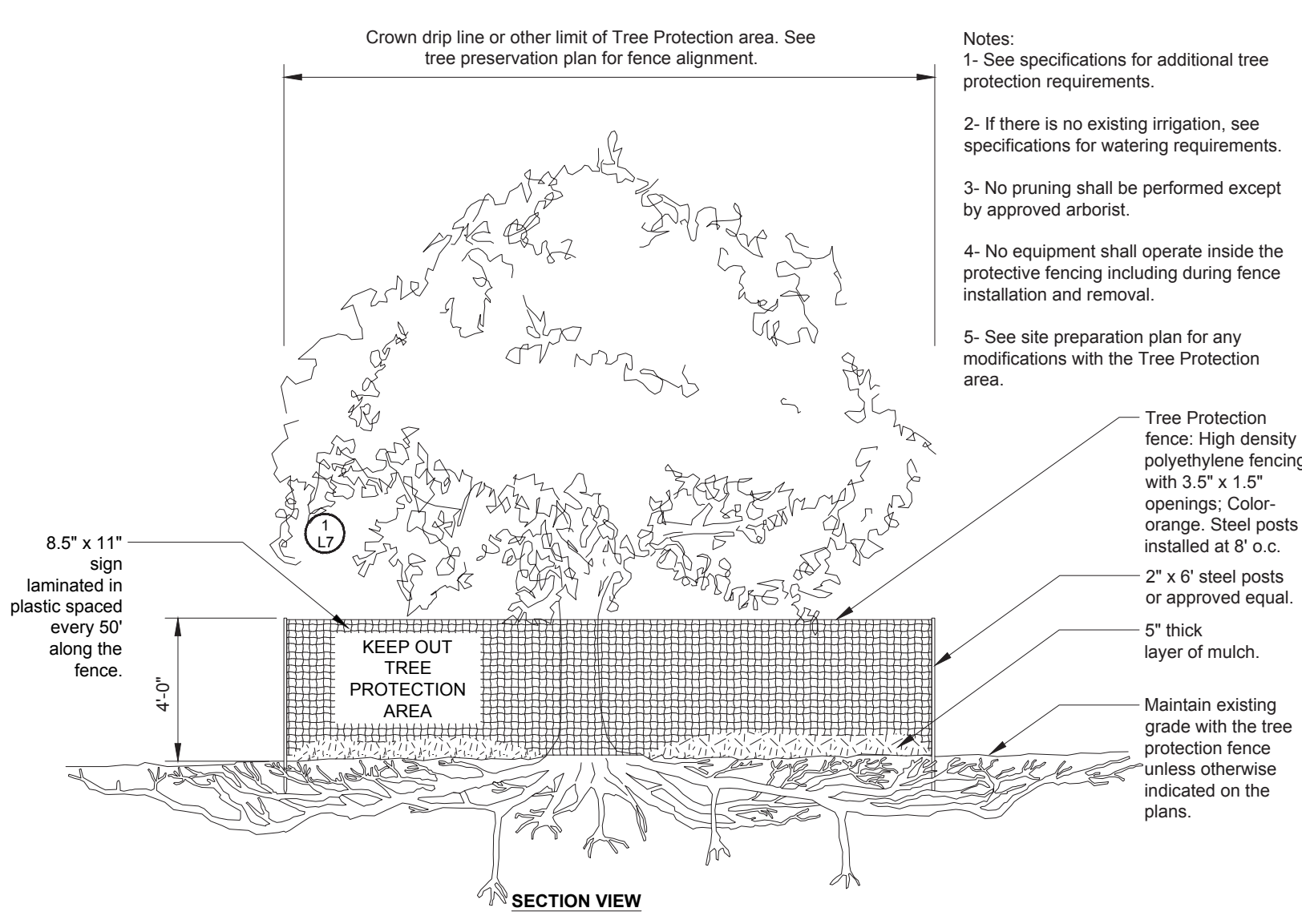
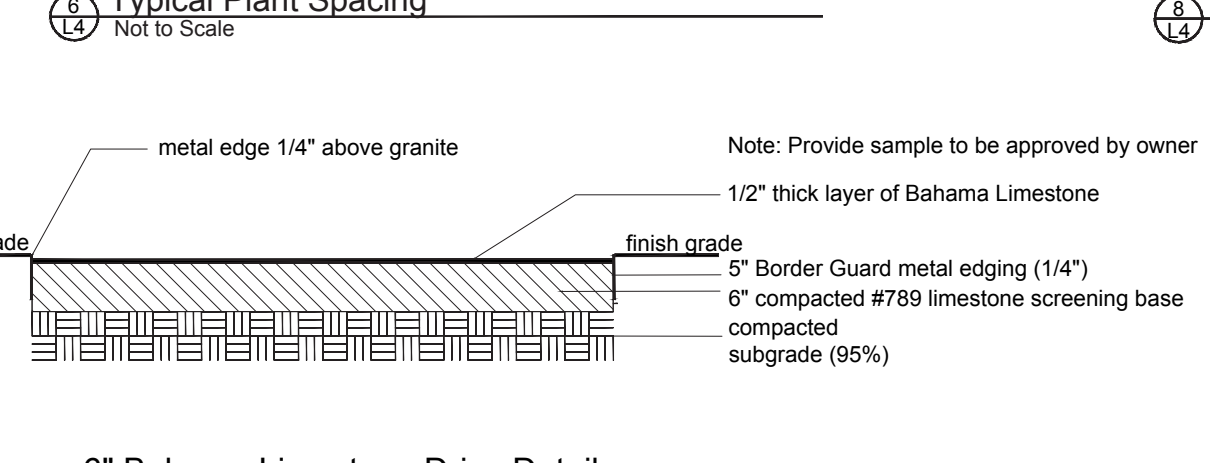
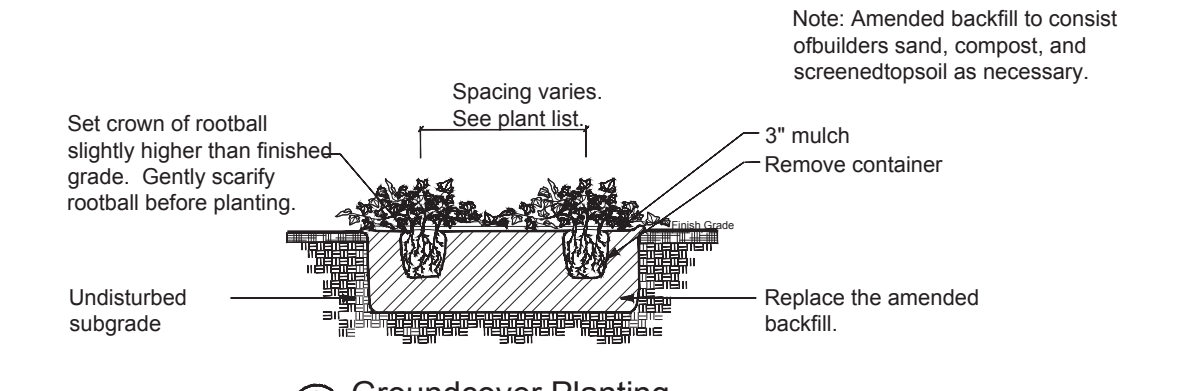
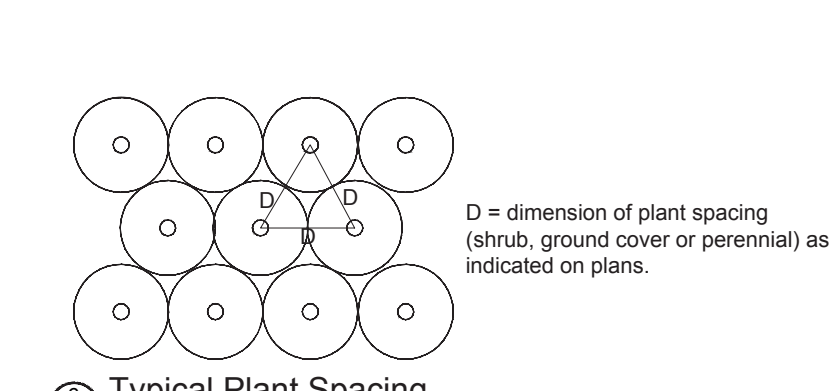
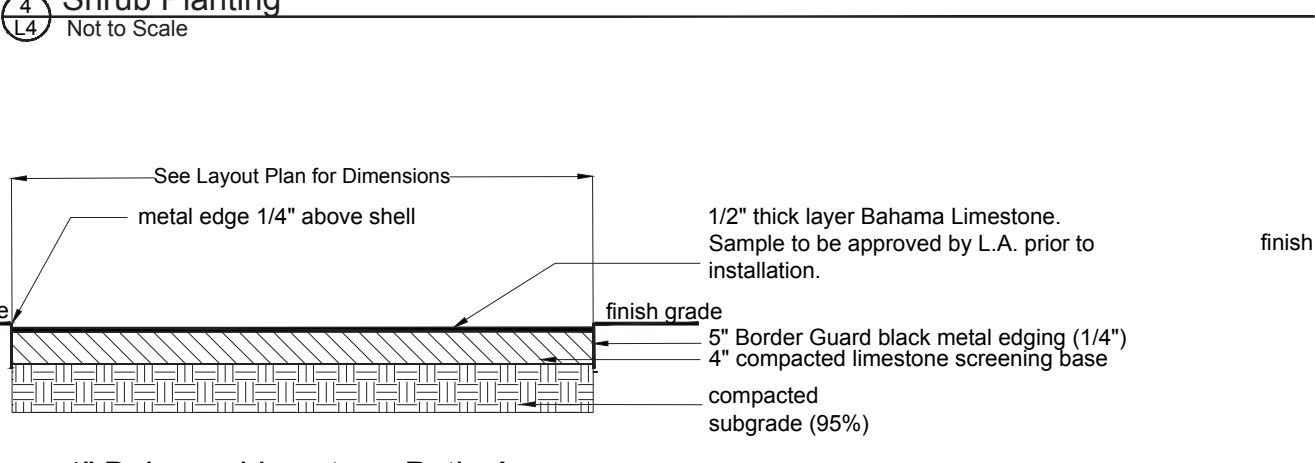
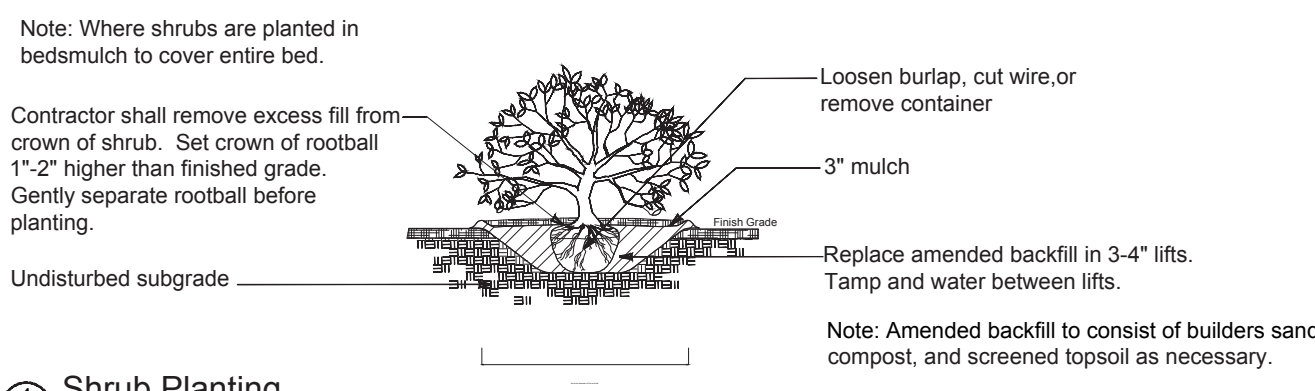
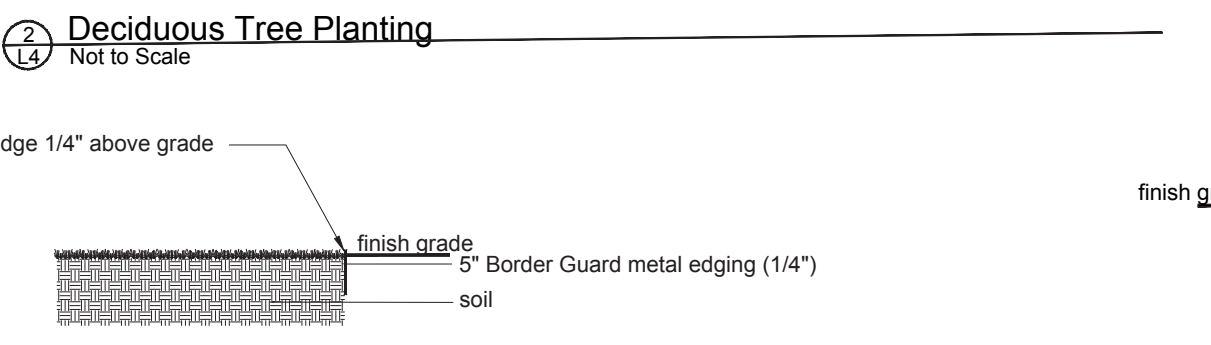
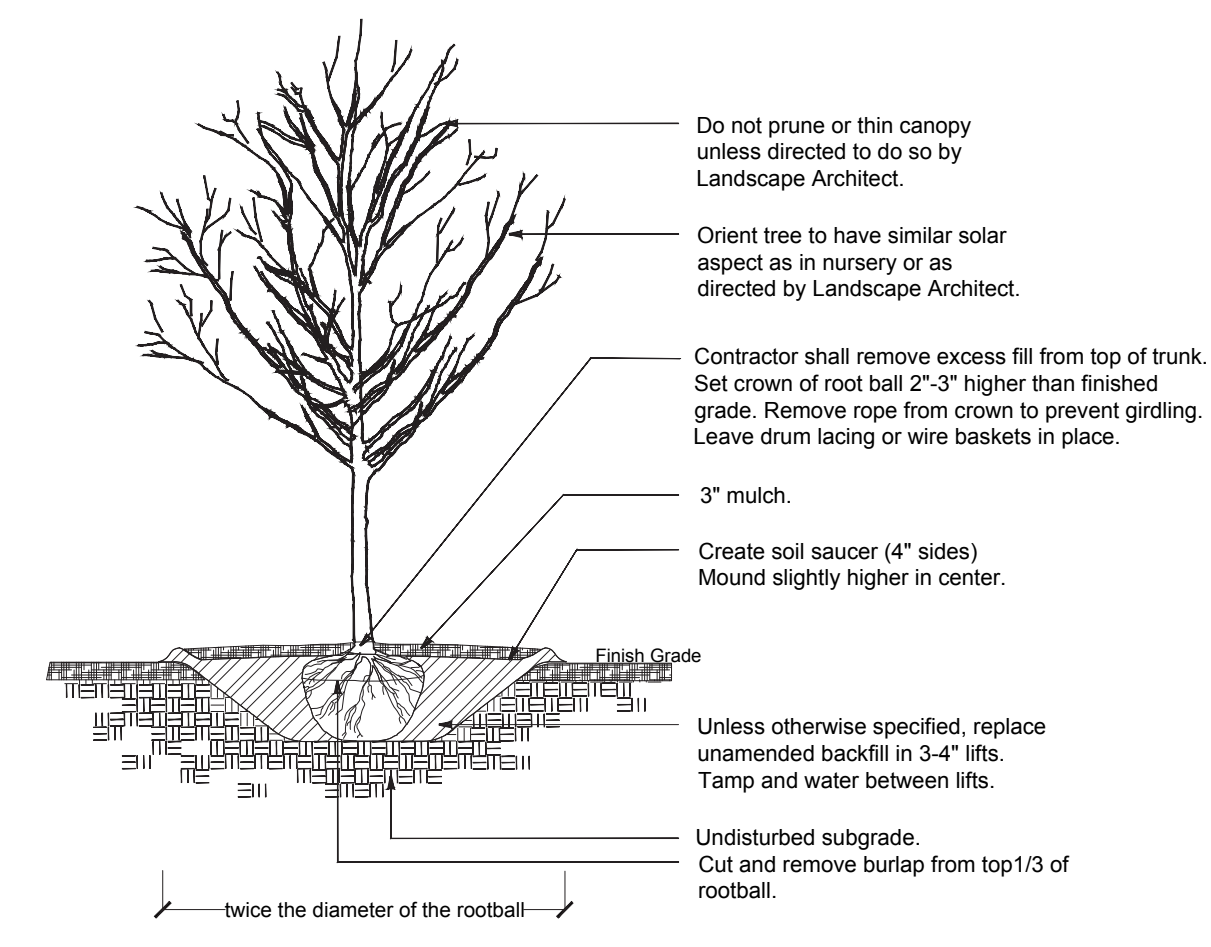


SITE ANALYSIS: EXISTING &
PROPOSED TREE CANOPIES:
+/- 3,157 SF

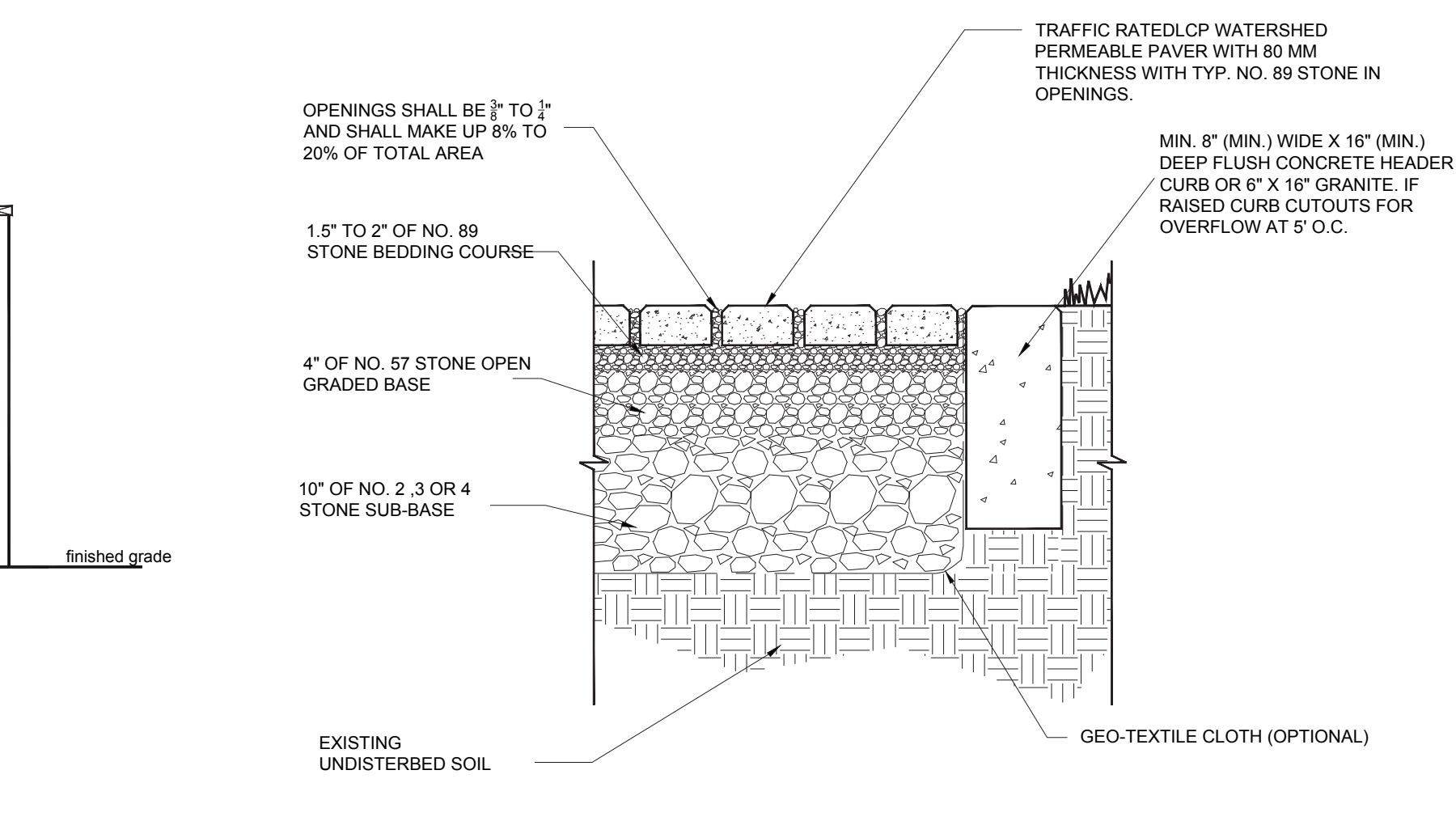
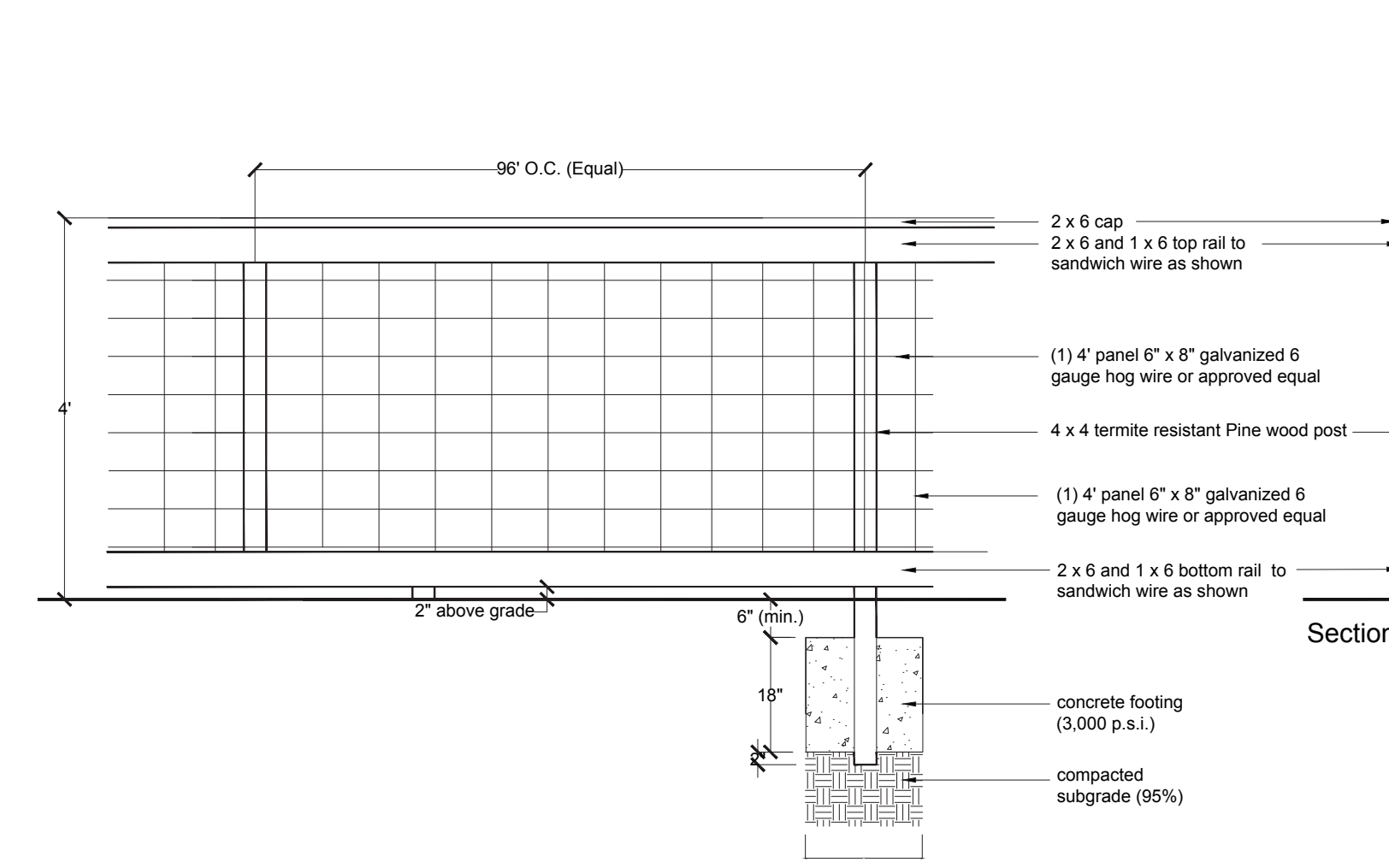




14 Tree Staking - Lodge Poles (3)
Scale NTS



L4



DESIGN NOTES:

- DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
- PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
- GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
- WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO-M-288.
- ASTM NO. 2 STONE MAY BE SUBSTITUTED FOR NO. 3 OR NO. 4 STONE.
- STRICTLY PEDESTRIAN APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57.
- THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.

Model: TBD - Palmetto Bluff Approved
Finish: Tabby
Color: Cocoa Rumble
Pattern: Running Bond
Size: 7 7/8" x 3 7/8"

Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardenville, SC 29527
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

FINAL LANDSCAPE DEVELOPMENT PLANS

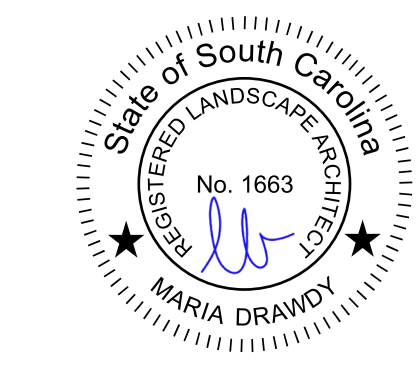
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