

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

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

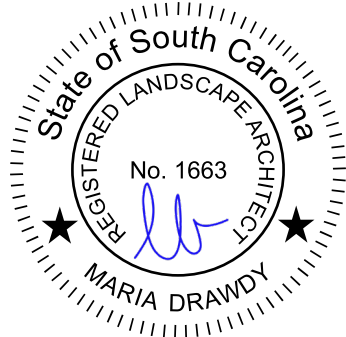
Revised: December 10, 2025



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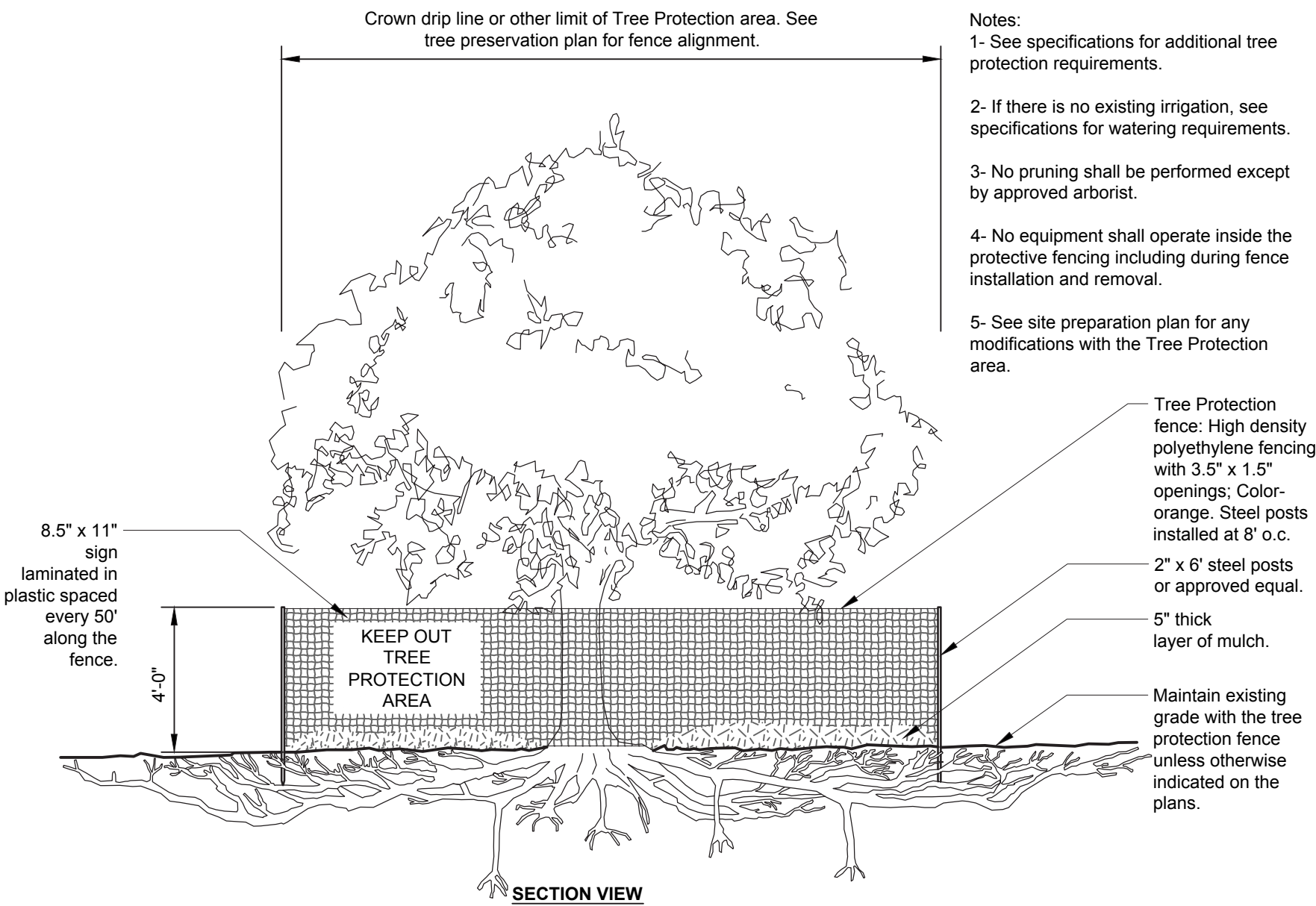
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TREE REMOVAL &
TREE PROTECTION
PLAN



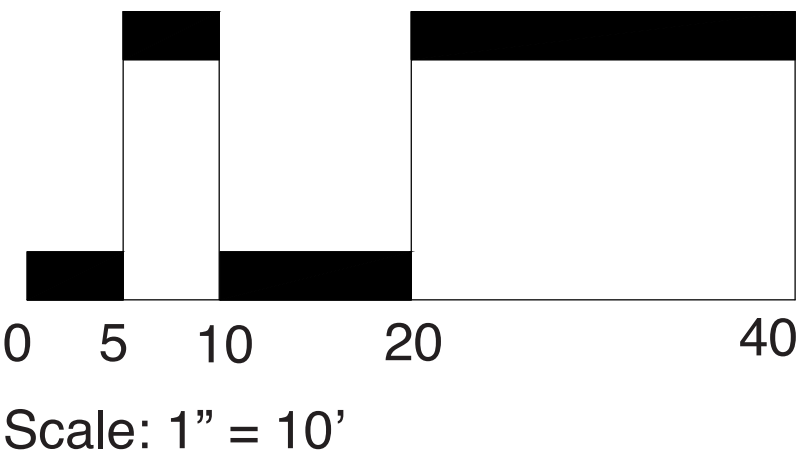
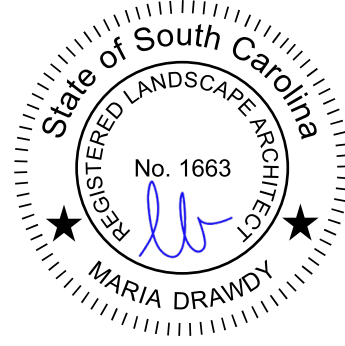
LEGEND	
SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
—○—	TREE PROTECTION FENCE



1 LI
TREE PROTECTION

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L1
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SITE & LAYOUT
PLAN



L2

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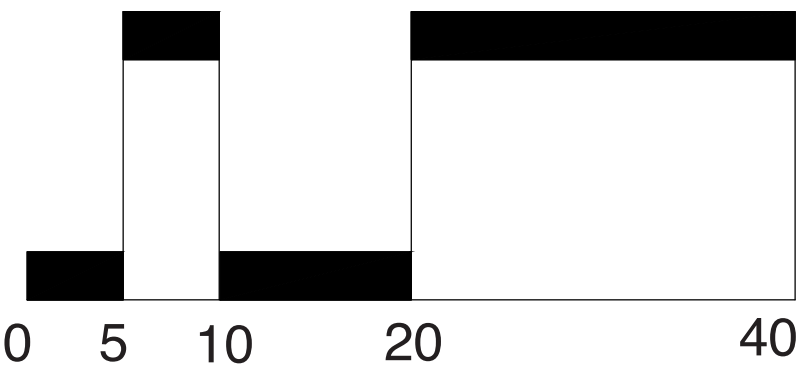
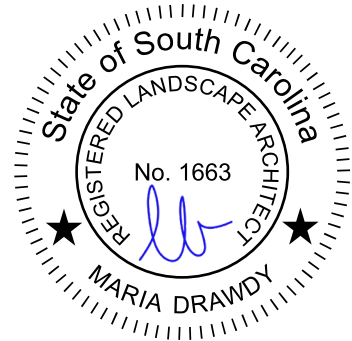
Revised: December 10, 2025



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Scale: 1" = 10'

GRADING &
DRAINAGE PLAN



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

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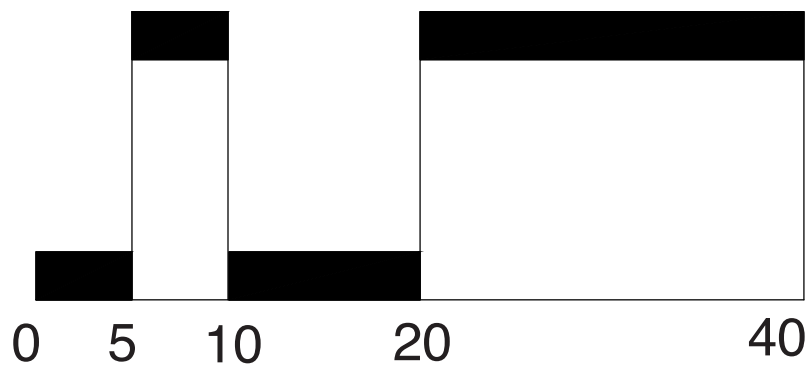
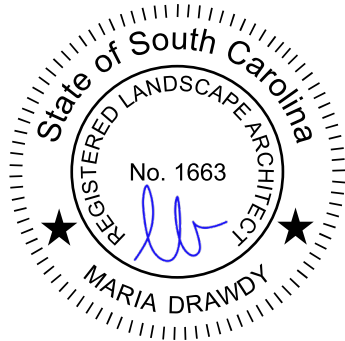
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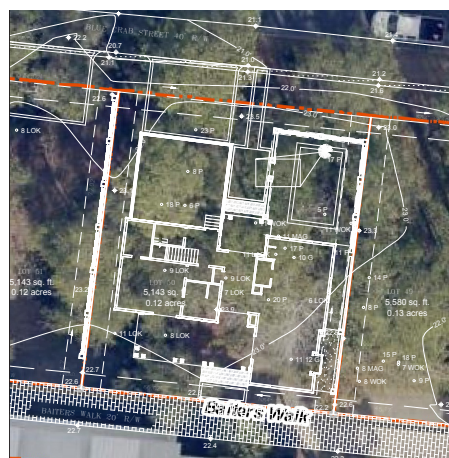
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LANDSCAPE PLAN

TREE CANOPY SUMMARY

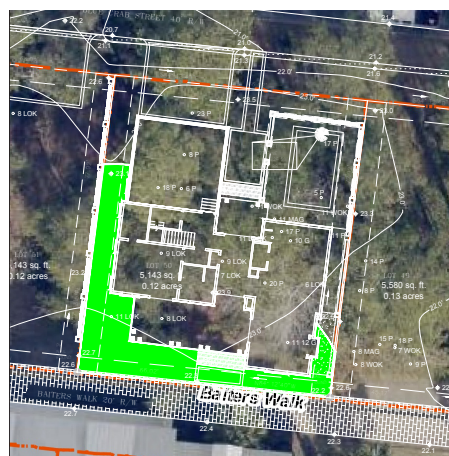
TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,511 SF
5,143 - 2,511 = 2,512 SF
2,512 SF x 15% = +/- 1,329 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 15% = +/- 1,329 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 921 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,489 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

AERIAL IMAGE OF SITE:
5,143 SF



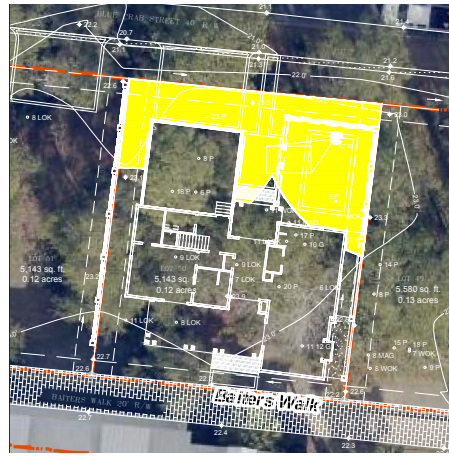
SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 921 SF

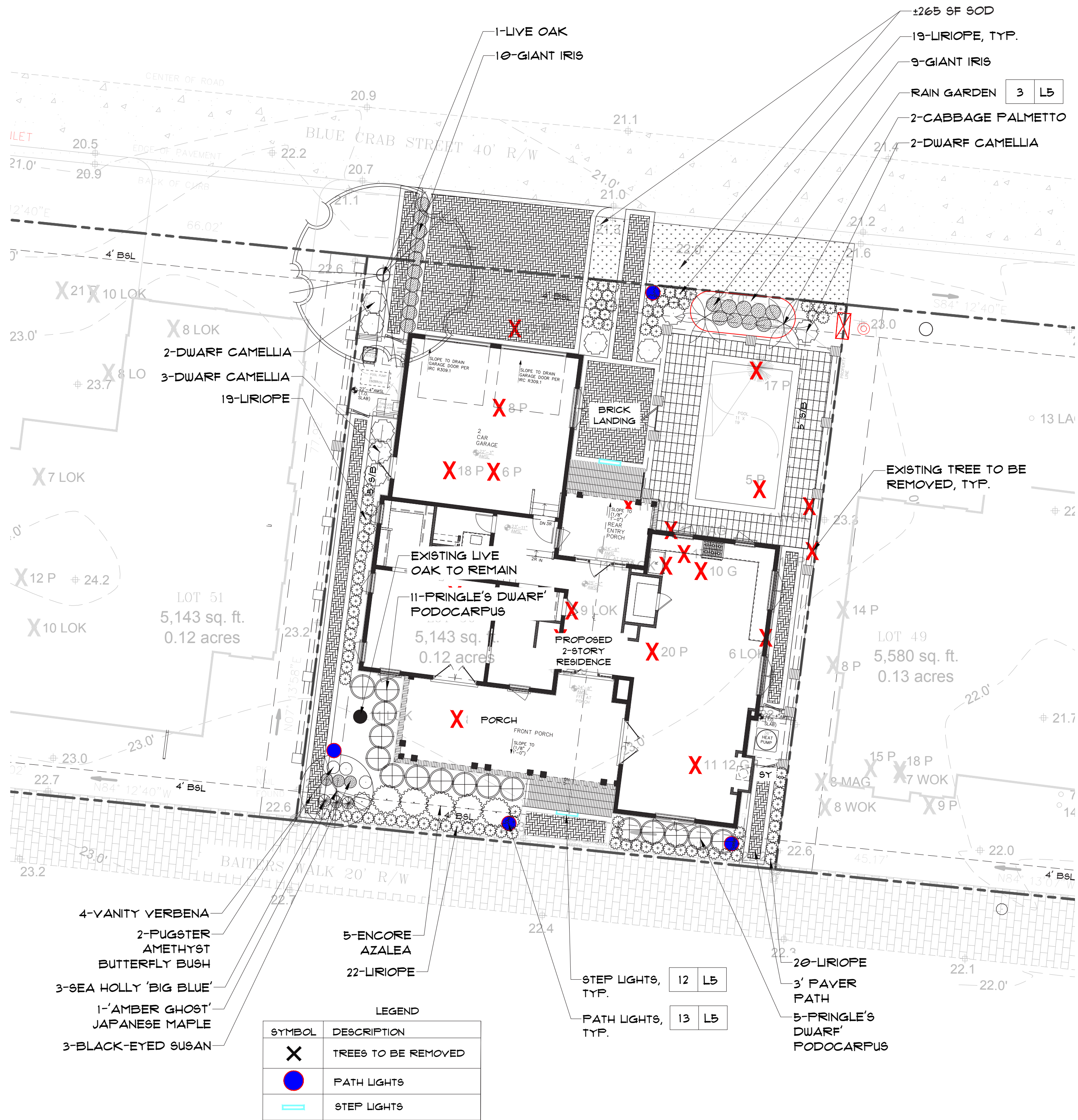


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,489 SF



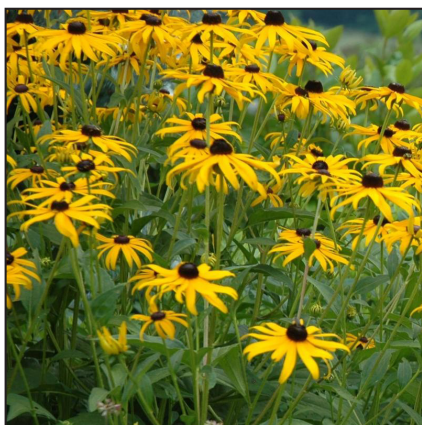
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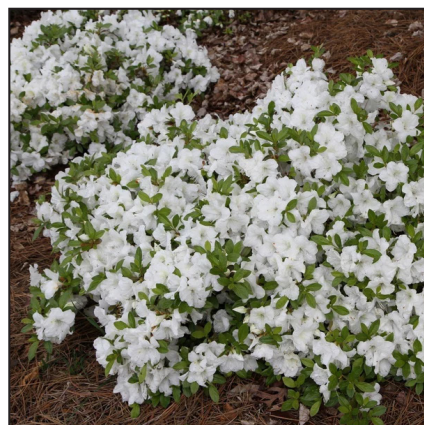
PLANT IMAGERY



AUTUMN MOON
JAPANESE MAPLE



BLACK-EYED SUSAN



ENCORE AZALEA



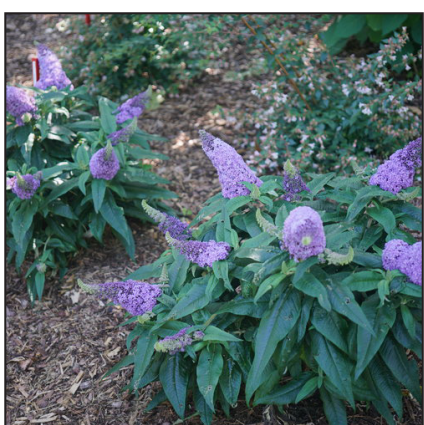
LIRIOPE



LIVE OAK



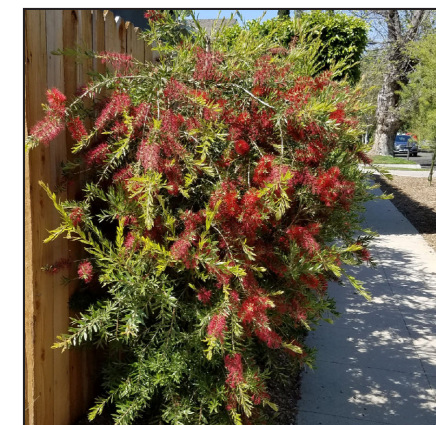
PRINGLE'S DWARF
PODOCARPUS



PUGSTER AMETHYST
BUTTERFLY BUSH



SEA HOLLY 'BIG BLUE'



SLIM BOTTLEBRUSH



VANITY VERBENA



WHITE MUHLYGRASS

L4

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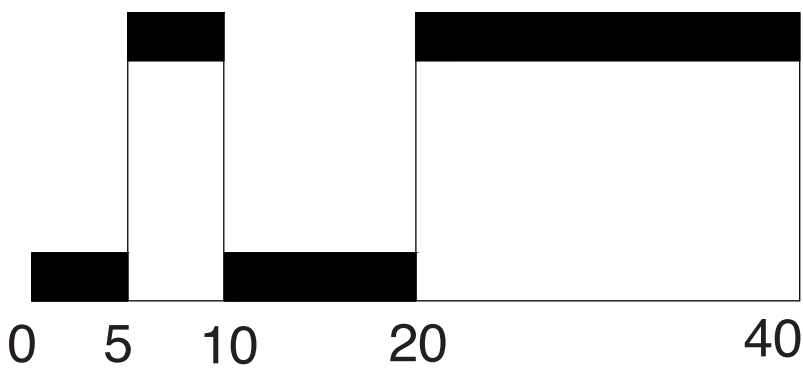
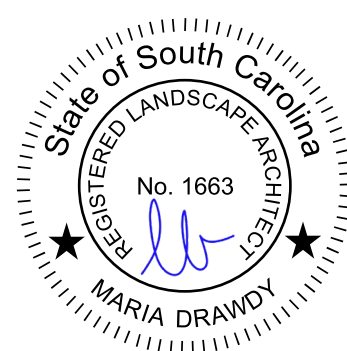
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PLANT SCHEDULE

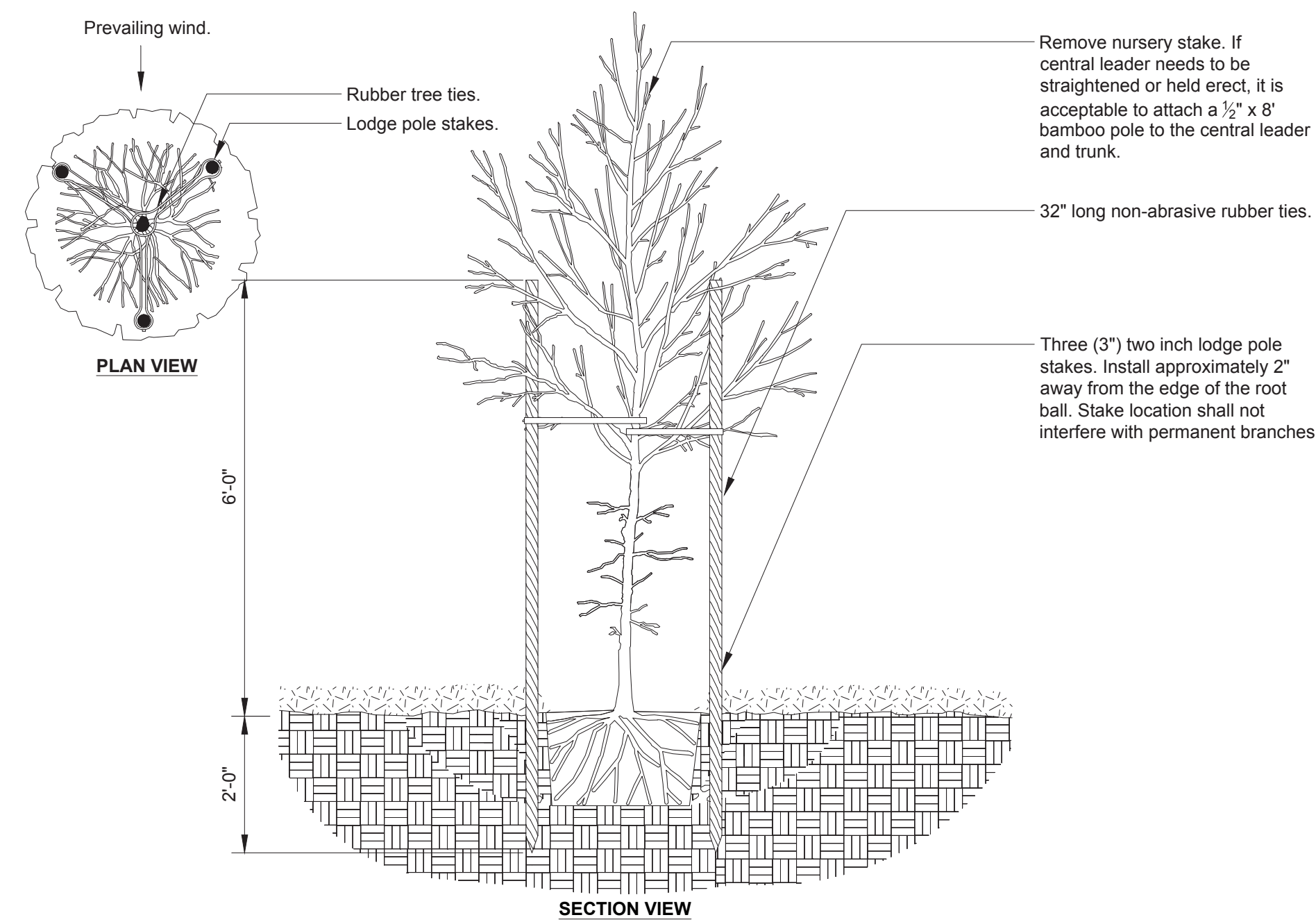
Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
1	'Amber Ghost' Japanese Maple	Acer palmatum 'Amber Ghost'	15 gal.					Or similar variety that tolerates afternoon sun
2	Cabbage Palm	Sabal Pameitto		8'-10'			Refoliated	
1	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		Mitigation
Shrub								
5	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering	
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'			White Flowering
19	Giant Blue Iris	Iris giganteaerulea	3 gal.					
16	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
Perennials/G-Cover								
3	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'			
60	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'			
3	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"			
4	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"			

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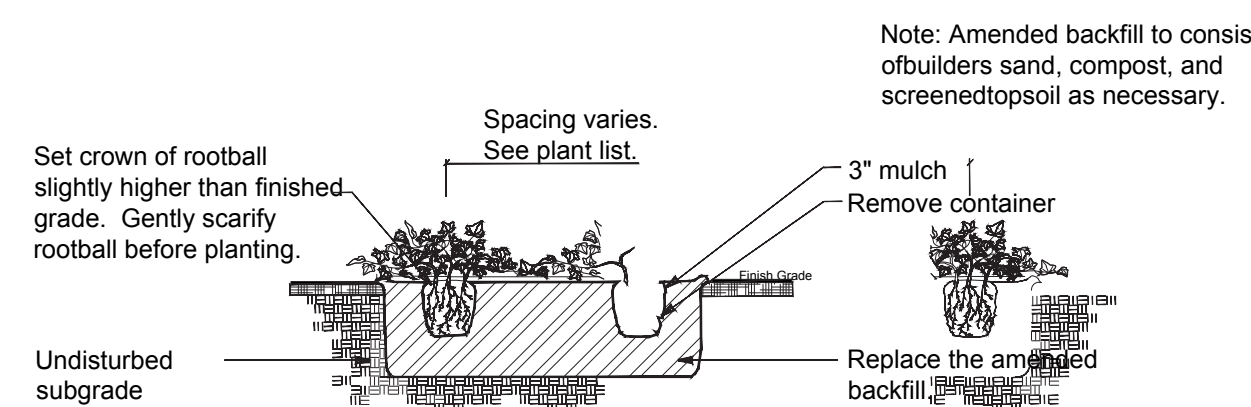


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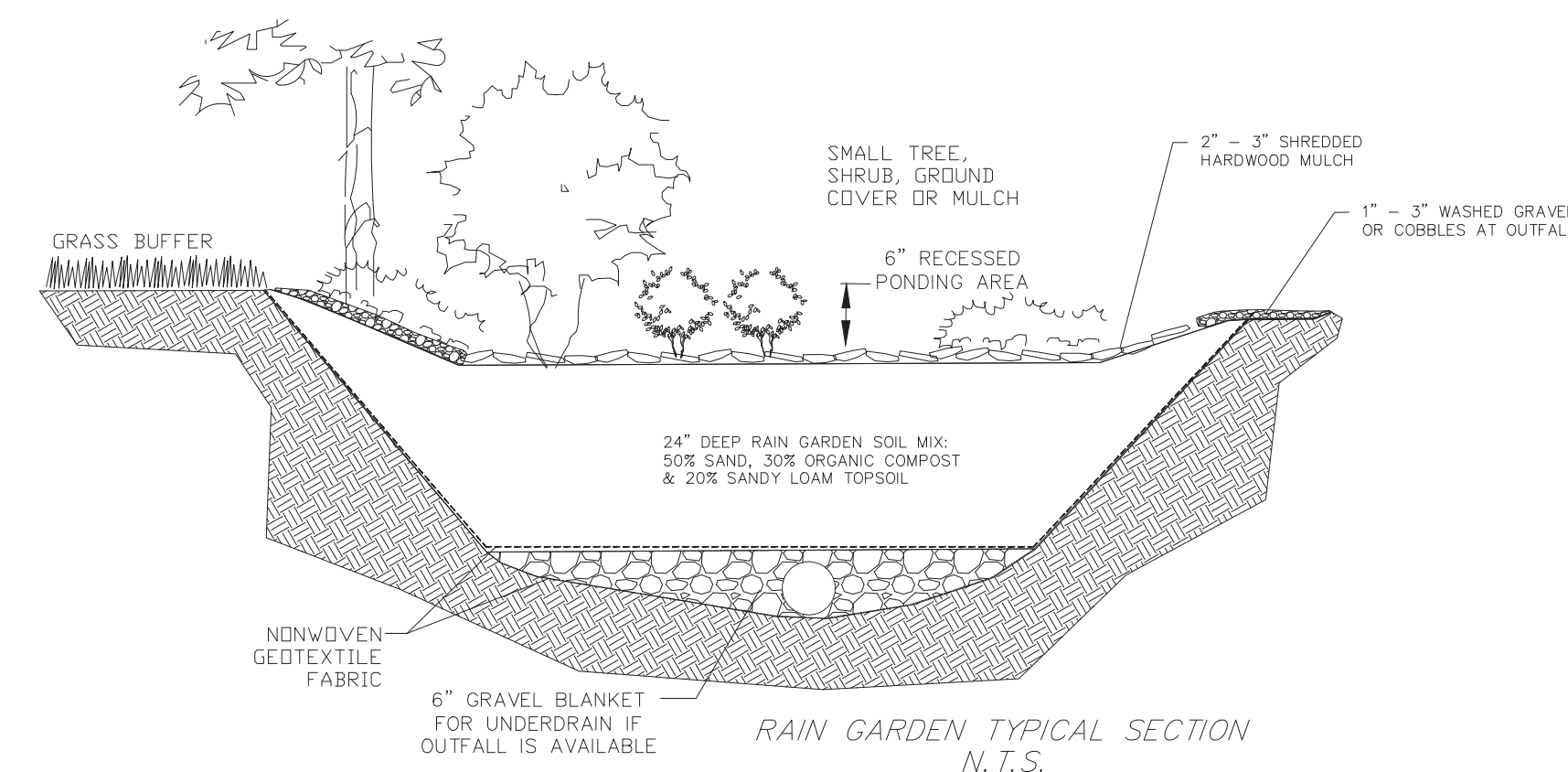
DETAILS & CUT SHEETS



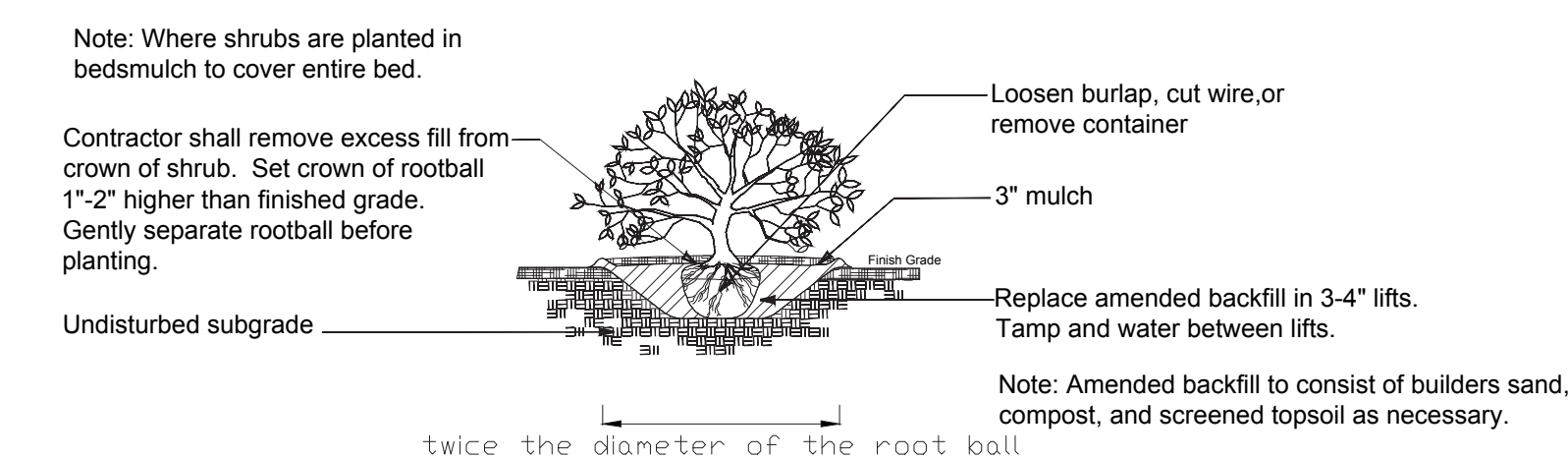
1 Tree Staking - Lodge Poles (3)
L5 Scale NTS



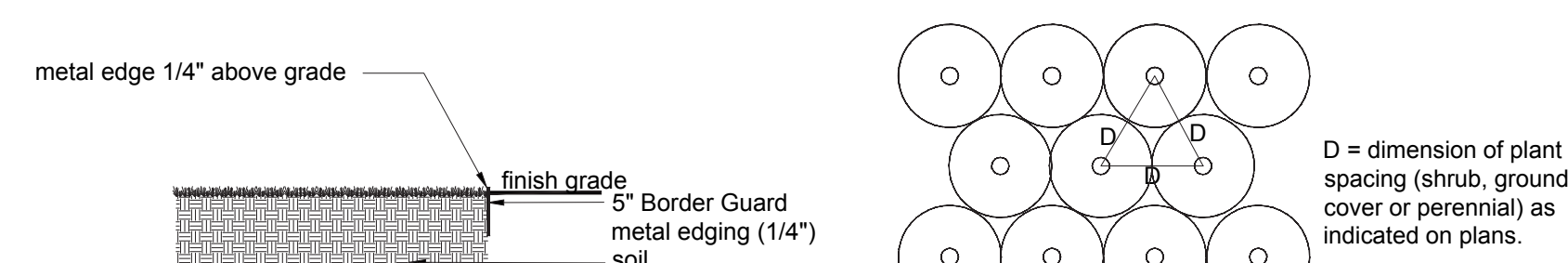
2 Groundcover Planting
L5 Not to Scale



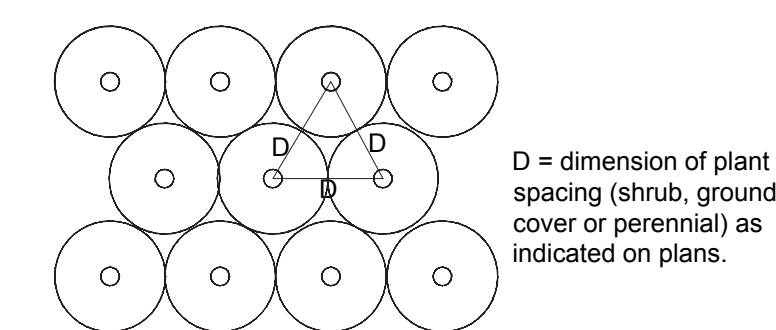
3 Rain Garden
1.5 Scale NTS



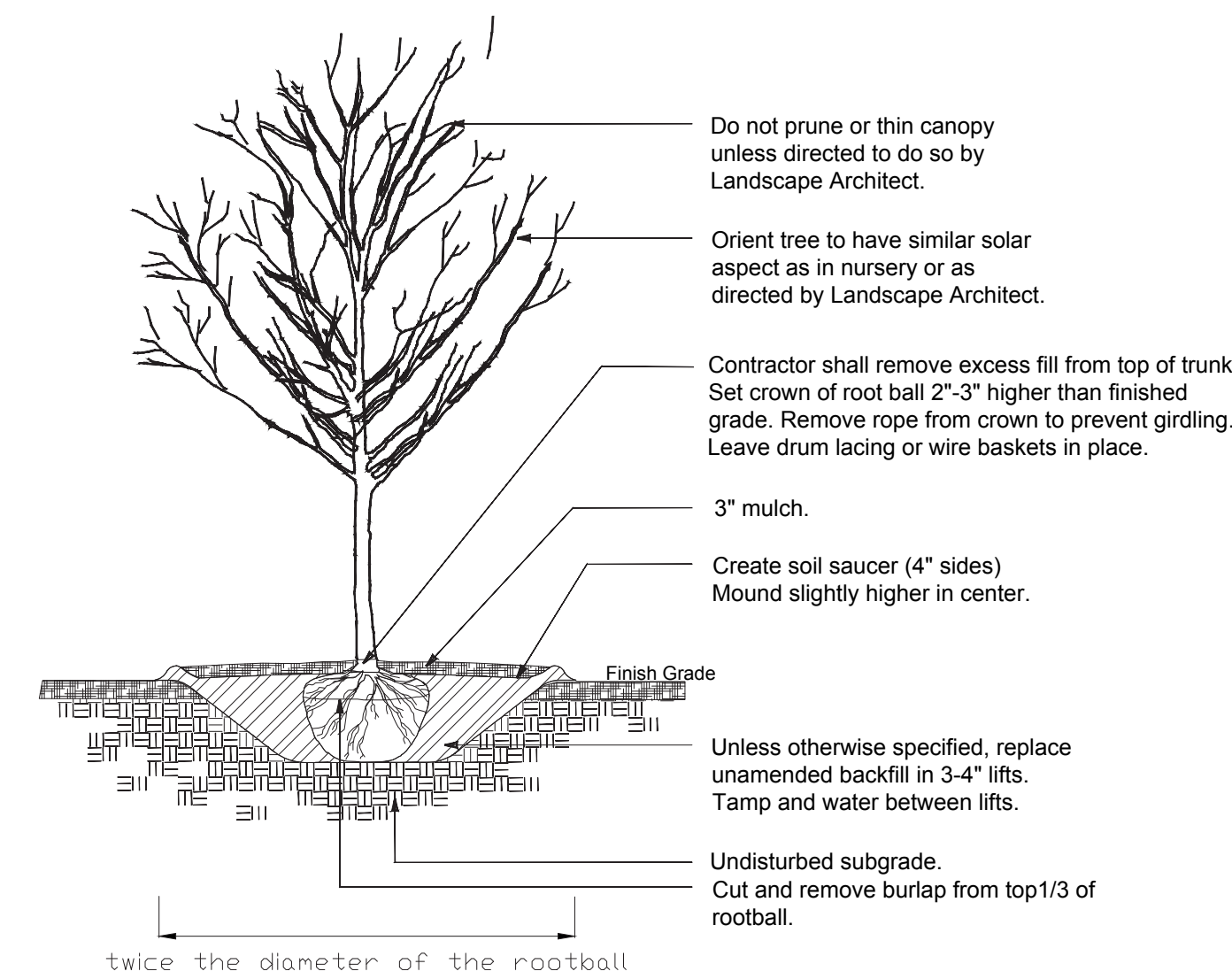
4 Shrub Planting
L5 Not to Scale



5 Metal Edge
L5 Scale NTS



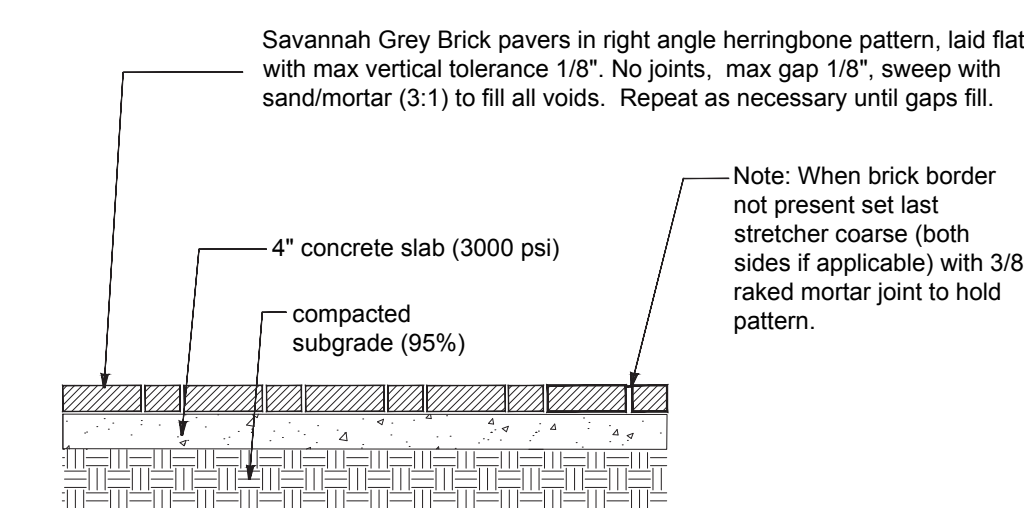
6 Typical Plant Spacing
L5 Not to Scale



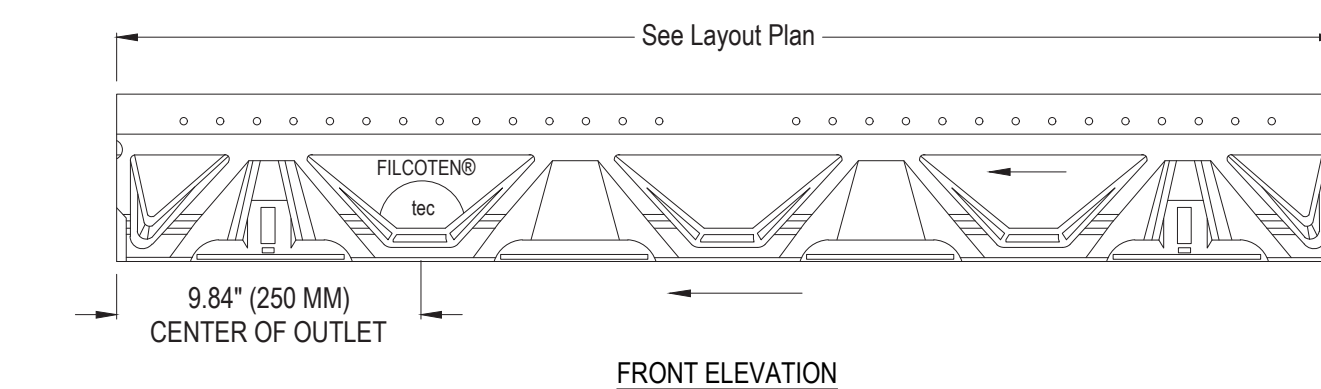
7
L5

Deciduous Tree Planting

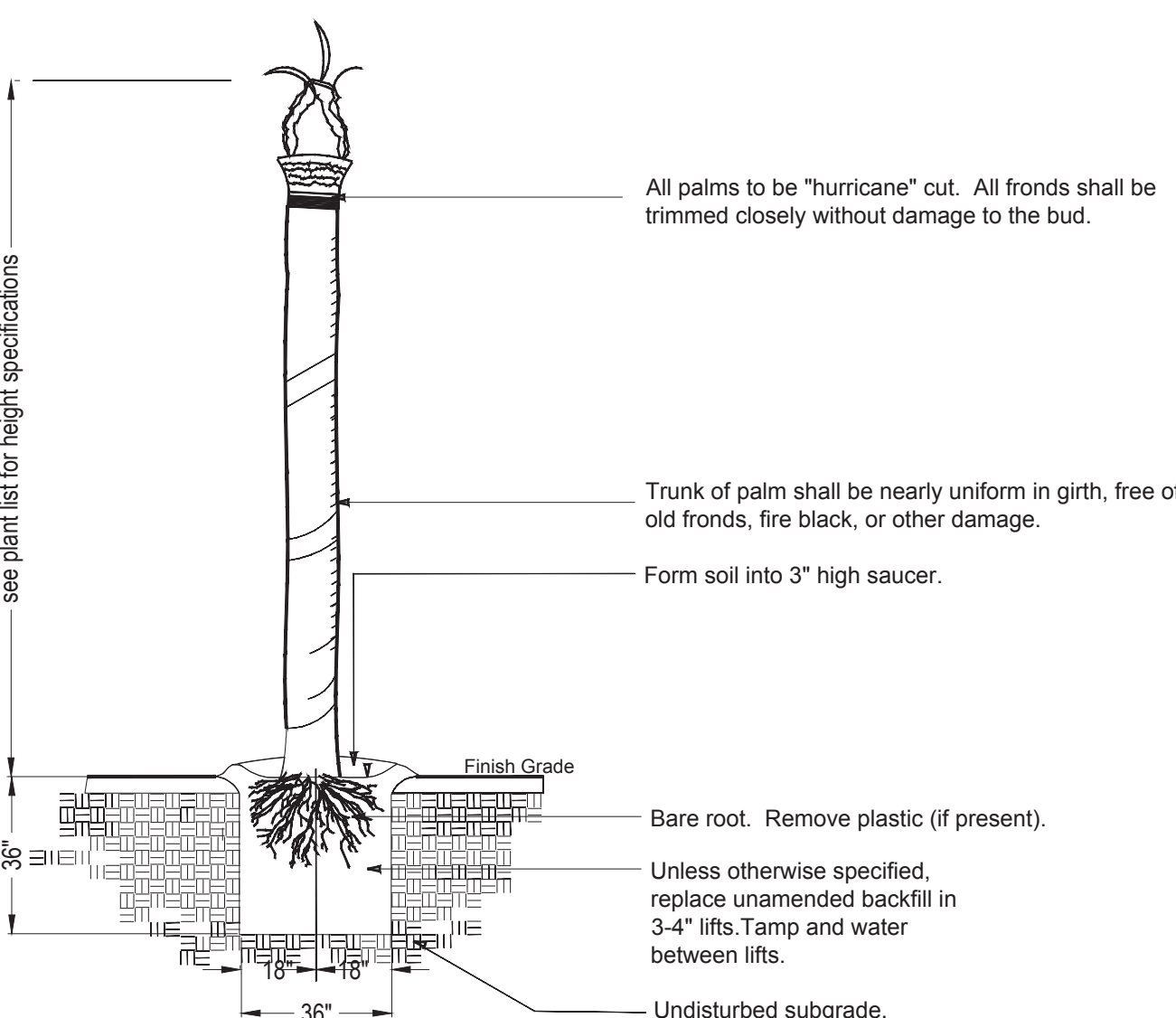
Not to Scale



8 Pedestrian Brick Paving on Slab
L5 Scale 1" = 1'-0"



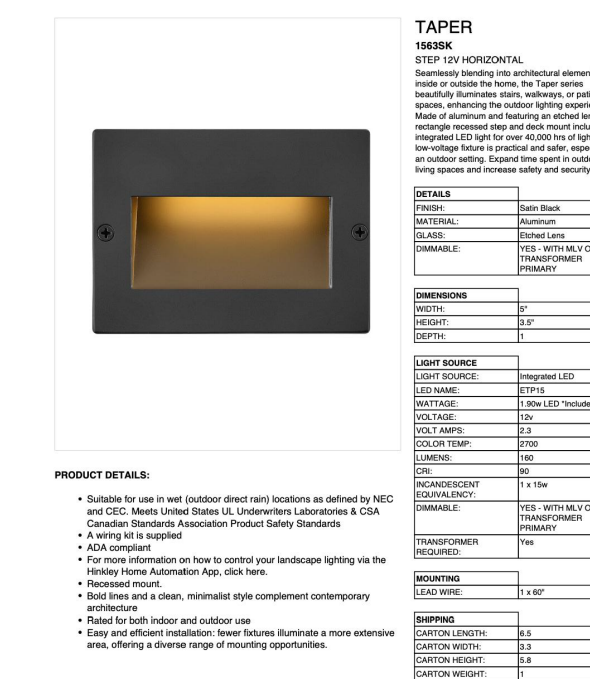
9 Trench Drain
L5 Scale NTS



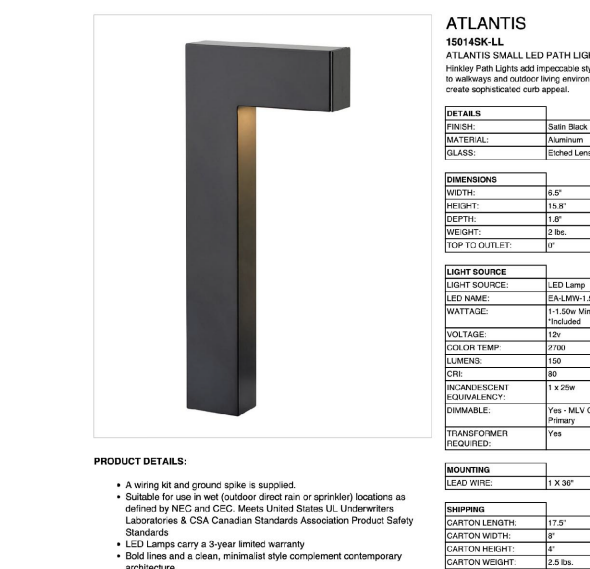
10 Palm Tree Planting
L7 Not to Scale

Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 11
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal



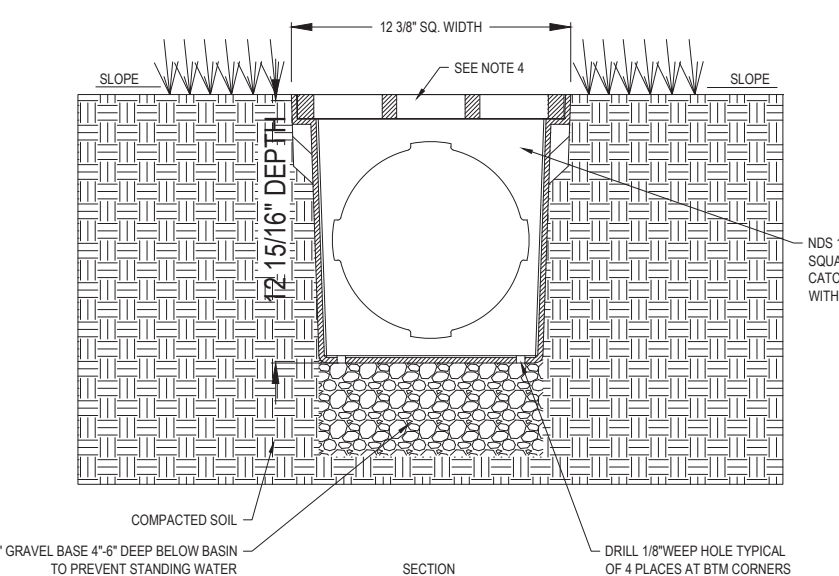
11 Step Light
L5 Scale NTS



Model: 15014SK-LL - ATLANTIS
SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equa

12 Path Light
L5 Scale NTS



13
L5

Area Drain

Scale NTS

L5

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FINAL LANDSCAPE DEVELOPMENT PLAN

For

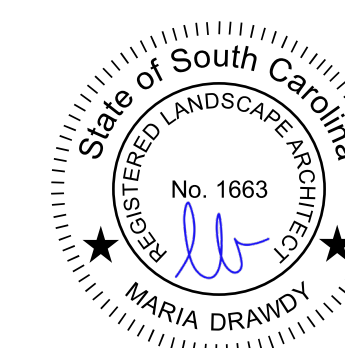
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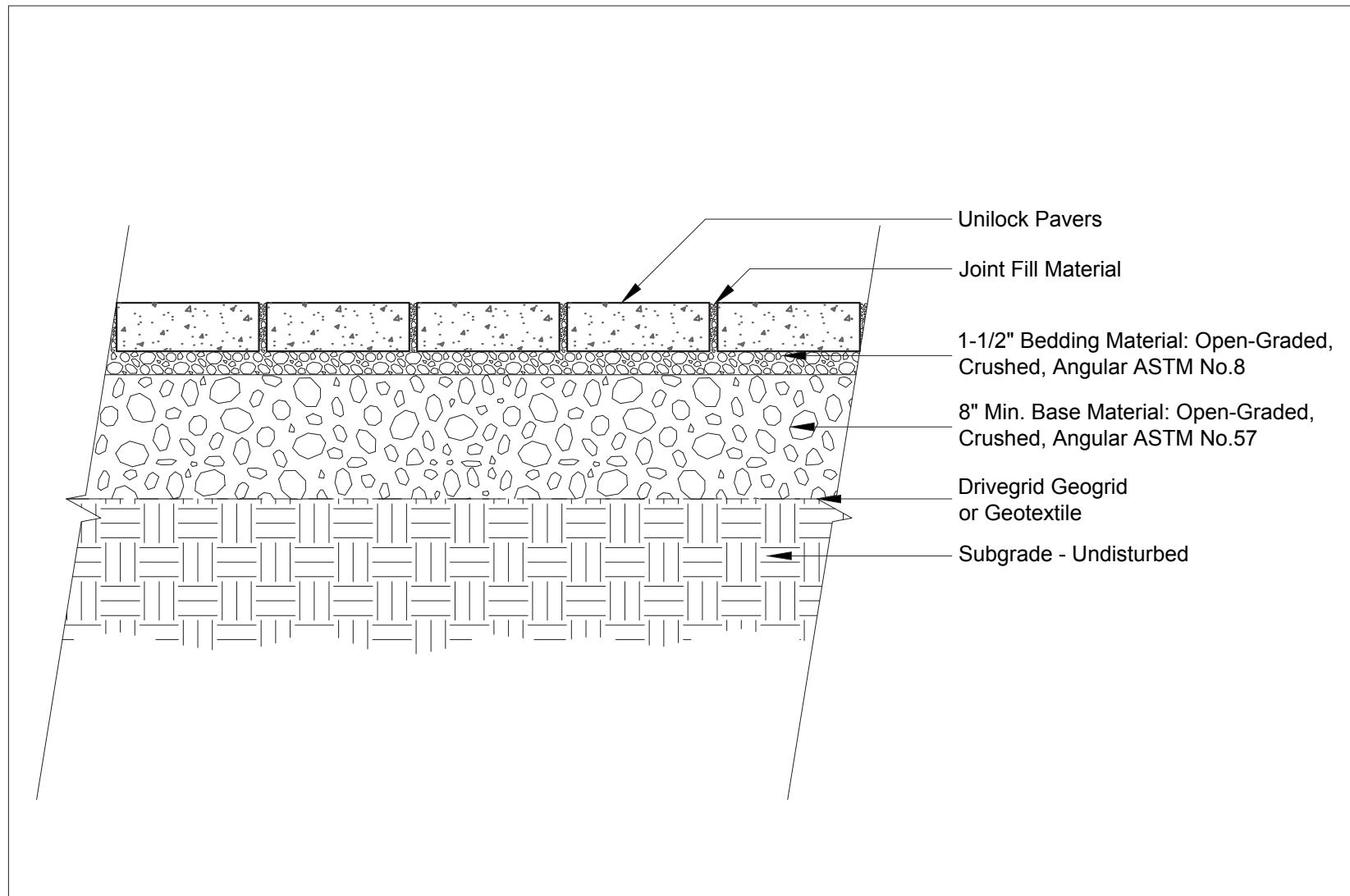


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Permeable Sidewalk (Non-Vehicular)

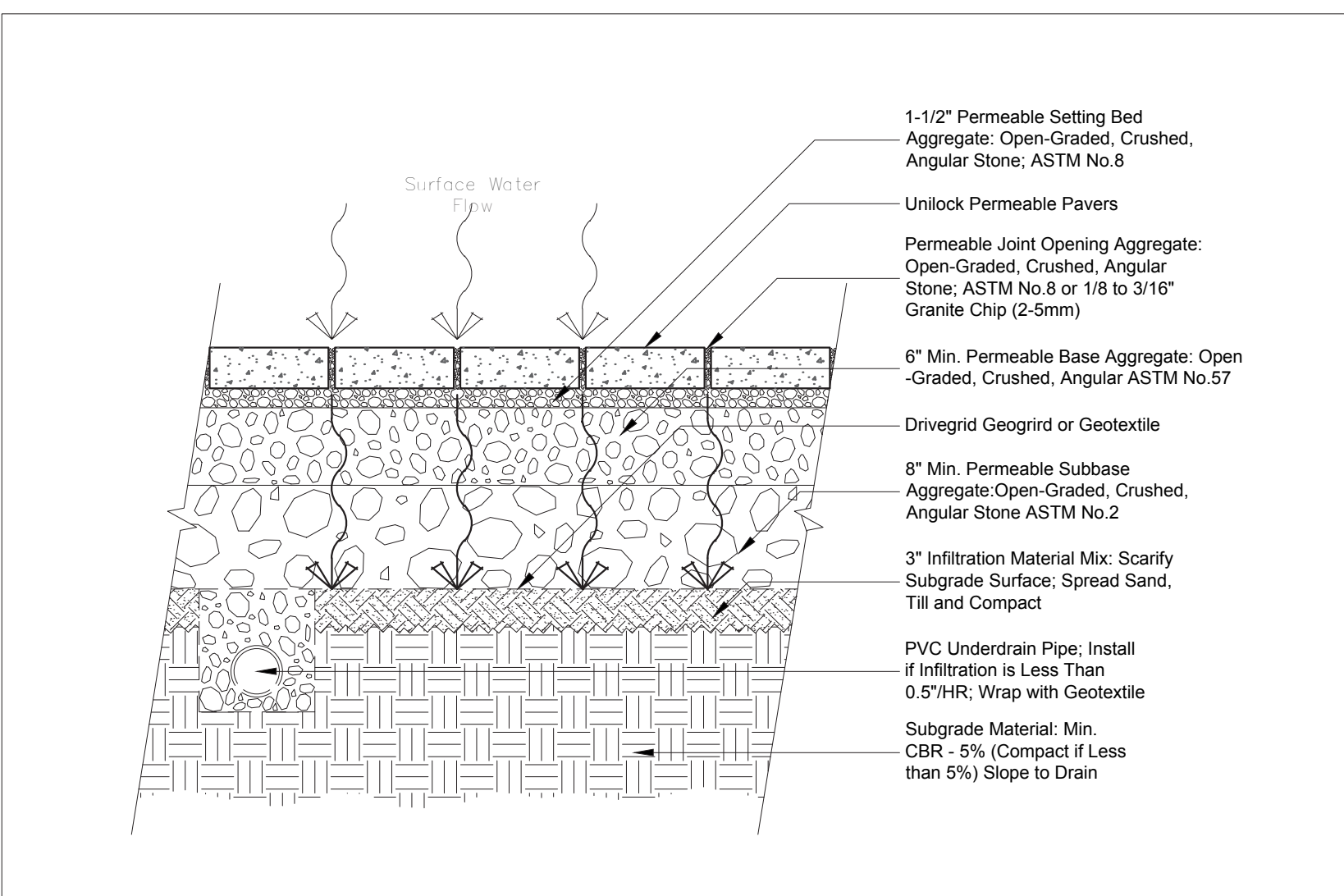


Note:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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UNILOCK
PAVERS & WALLS

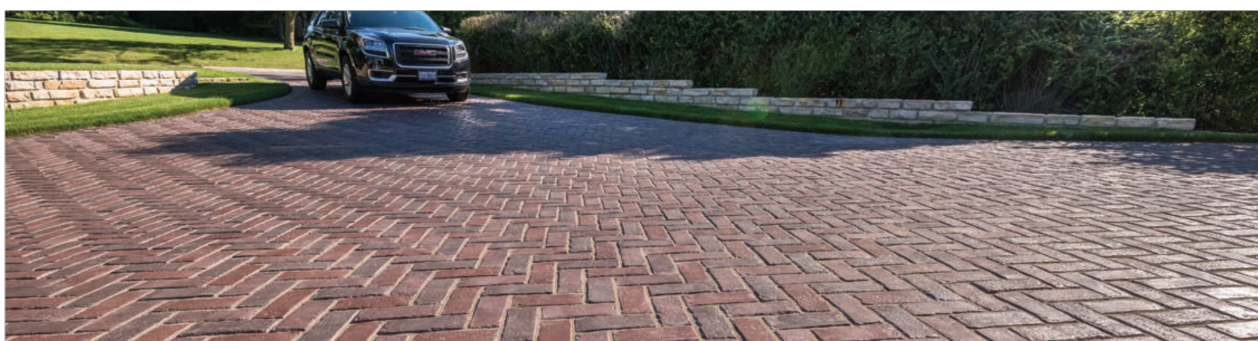
Permeable Driveway (Medium Duty)



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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UNILOCK
PAVERS & WALLS



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	11.0000
	Section	-
	Stone	0.28

PER BUNDLE	Layers	8.00
	Sections	-

SOLDIER LINT PER	SqFt	1.19
	Section	-
	Layer	13.12

SAILOR LINT PER	SqFt	2.97
	Section	-
	Layer	32.81

UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00

LBS PER	Layer	-
	Section	-
	Bundle	2,888



STANDARD
8 1/2" x 3 1/2" x 2 1/4"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

REALA
Cast from historic brick

ULTIMA
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Note: **SOLD IN FULL BUNDLES ONLY** and is produced and sold as a required, **retainable** unit. **Important:** A separate rubber joint must be used to prevent cutting when compacting. For permeable installation, brick recommend using geotextile for joint filler. For traditional applications, please refer to the Unilock User Guide for further information. Note in the Product Data Guide. All measurements are nominal. 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

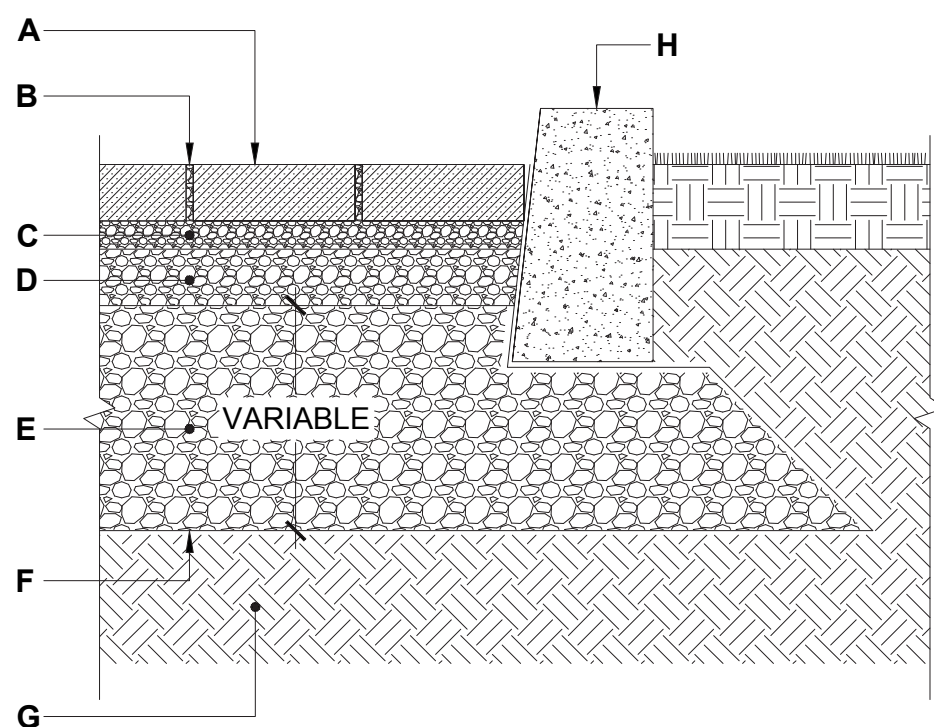
1 L6 Non Vehicular Permeable Paving
Scale NTS

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
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. BEDDING COURSE, 1 1/2" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- D. BASE COURSE, 4" (100 mm)
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- E. SUBBASE COURSE
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- F. GEOTEXTILE
- G. SUBGRADE

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

Pallet Overview

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	116.06 ft ³	10.78 m ³
Approx. Weight HD ² 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	10.56 ft ²	0.98 m ²
Lin. coverage per row	18.5 lin. ft	5.94 lin. m
Length	9.75 lin. ft	2.97 lin. m

Laying Patterns Options

08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone

NOTES

See page 6 for zone description.
See page 14 for more information about applications.
See page 18 to 28 for more technical information. When used in a permeable pavement application, see page 69 to 102 for more technical information.

JOINT WIDTH: 1/8" (7 mm)
% OF SURFACE OPENING: 4.8%
INFILTRATION RATE: 1.0 in./hr (14.45 mm/hr)
*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

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"
Cubing	24 units
Approx. Weight	2,783 lbs
Number of rows	8
Linear coverage per pallet	66 lin. ft
Linear coverage per row	7 lin. ft

Pallet Overview - 14' x 28'

By placing two units side by side, you will obtain a 28" pallet cap.

NOTES

See page 6 for zone description.
COMPATIBLE WALLS
See page 262 for product compatibility.
COMPATIBLE RELAYS
Pillar 24 (Min. One 2" & 1"), Pillar 24" (Min. One 8" Architectural, Manchester, Prescott, 2.25 & 4.5, Raffinato 80 mm & 180 mm smooth).

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

L6

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