

SITE & LANDSCAPE DEVELOPMENT PLANS

Lot 49 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	
10/22/25 Final Landscape Development Plans Submitted to Tabby Roads HARB		
REVISIONS		
Date	Sheets Affected	Description
12/03/25	L1-L6	Revisions per HARB comments recieved 10/29/25
12/10/25	L4,L5	Revisions per HARB comments recieved 12/09/25

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

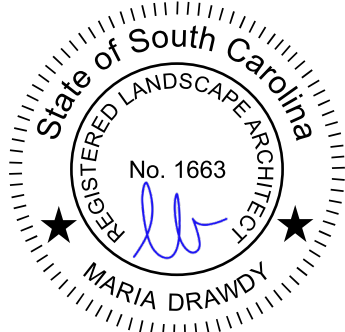
Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025



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Submittal Documents
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TREE REMOVAL &
TREE PROTECTION
PLAN



L1

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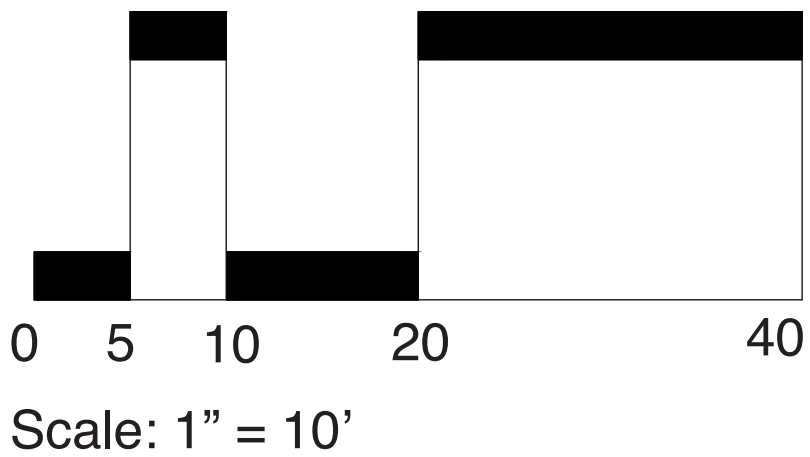
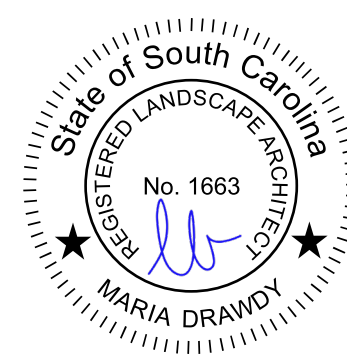
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SITE & LAYOUT
PLAN



L2

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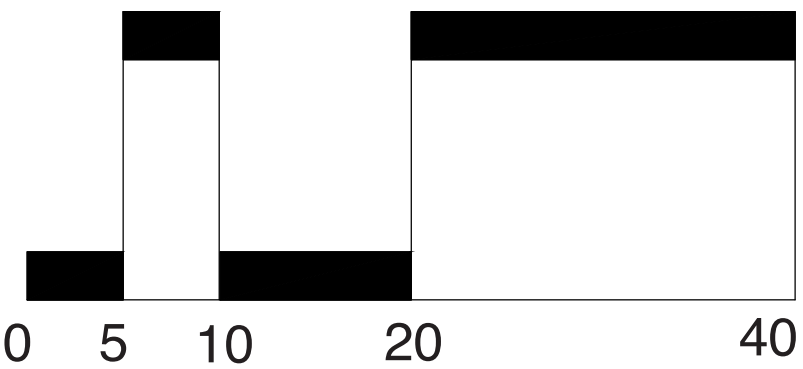
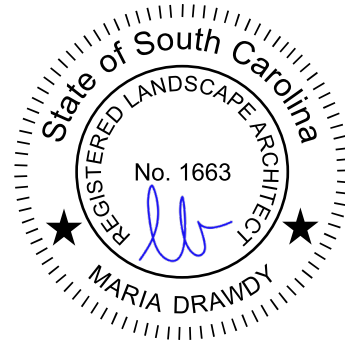
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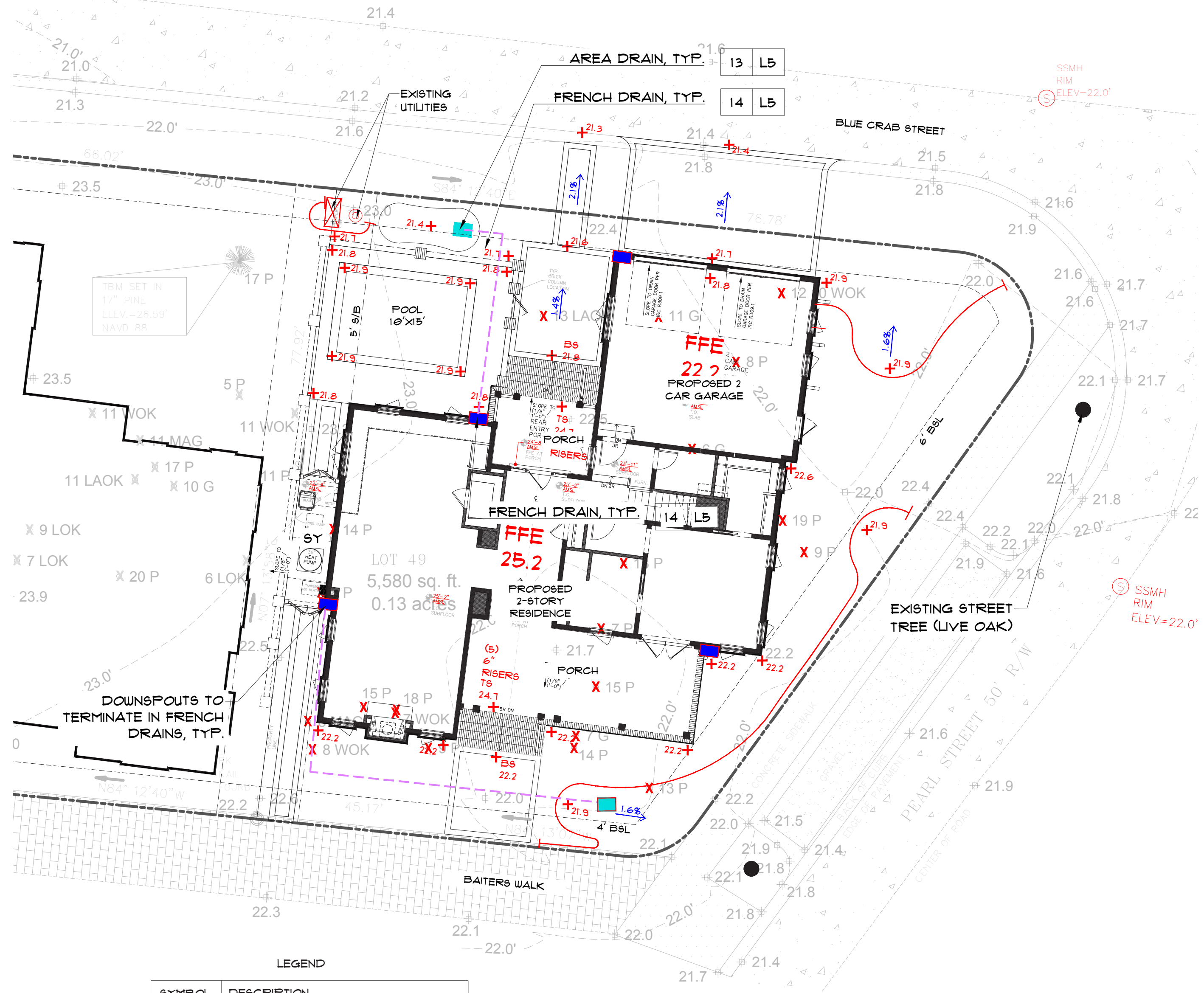
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Scale: 1" = 10'

GRADING &
DRAINAGE PLAN



LEGEND	
	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
	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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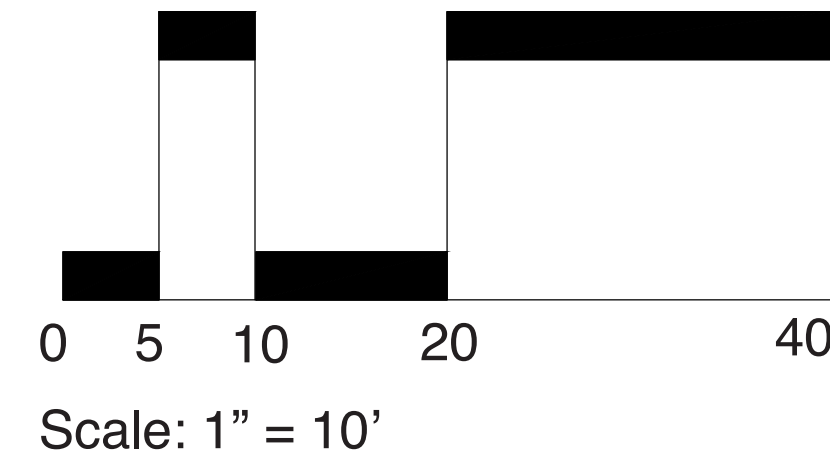
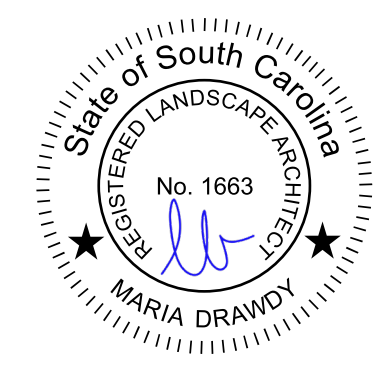
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LANDSCAPE PLAN

TREE CANOPY SUMMARY

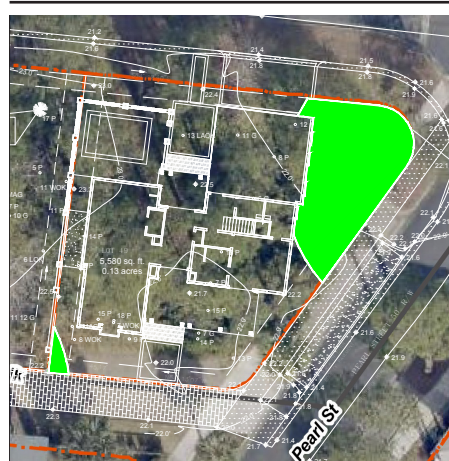
TOTAL LOT ACREAGE: 5,580 SF
TOTAL ROOF SF: +/- 2,544 SF
5,580 - 2,544 = 3,036 SF
3,036 SF X 15% = +/- 2,211 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 15% = +/- 2,211 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,802 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,158 SF

AERIAL IMAGE OF SITE:
5,580 SF



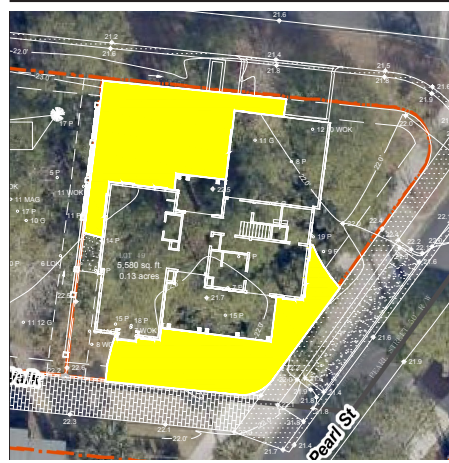
SCALE: 1" = 50'

EXISTING TREE CANOPY:
+/- 956 SF



SCALE: 1" = 50'

PROPOSED TREE CANOPY:
+/- 1,802 SF



SCALE: 1" = 50'



LEGEND	
SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
●	PATH LIGHTS
—	STEP LIGHTS

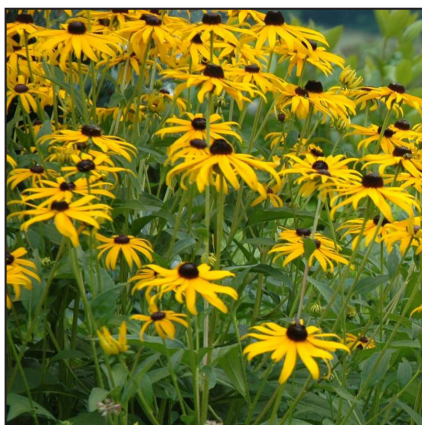
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
2	Cabbage Palm	Sabal Pameitto		8'-10'			Refoliated
3	Colorama™ Scarlet Crapemyrtle	Lagerstroemia 'JMI1' PP31585	15 gal.	7'-8'	3'-4'		Standard
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.	5'-8'	4'-6'		Specimen - Tree Form
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.	Mitigation
Shrub							
4	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'		
7	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
6	Dwarf Walter's Viburnum 'Ms. Schiller's Delight'	Viburnum obovatum 'Ms. Schiller's Delight'	7 gal.	2'	2.25'		
47	Petite Pillar® Dwarf Boxwood	Buxus sempervirens 'MonAlex' PP #27,647	1 gal.	.75'	.5'		
26	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
2	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'		Standard
Perennials/G-Cover							
35	Asiatic jasmine	Trachelospermum asiaticum	1 gal.	0.25'	0.25'		18" O.C.
14	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		
84	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.
4	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'		
14	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
28	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
5	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
990 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

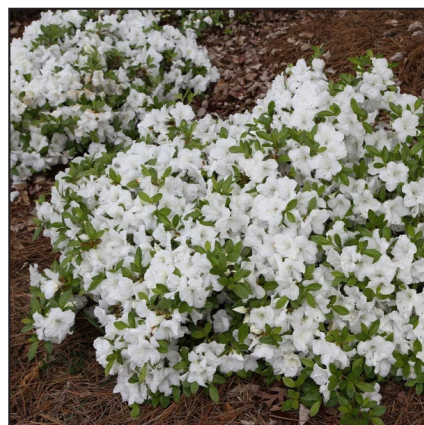
PLANT IMAGERY



AUTUMN MOON JAPANESE MAPLE



BLACK-EYED SUSAN



ENCORE AZALEA



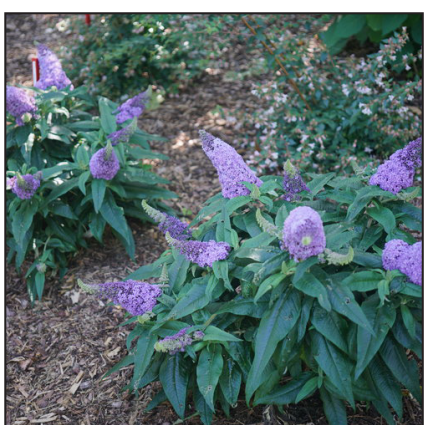
LIRIOPE



LIVE OAK



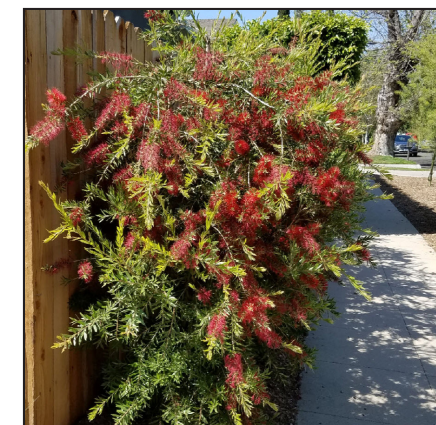
PRINGLE'S DWARF PODOCARPUS



PUGSTER AMETHYST BUTTERFLY BUSH



SEA HOLLY 'BIG BLUE'



SLIM BOTTLEBRUSH



VANITY VERBENA



WHITE MUHLYGRASS

L4

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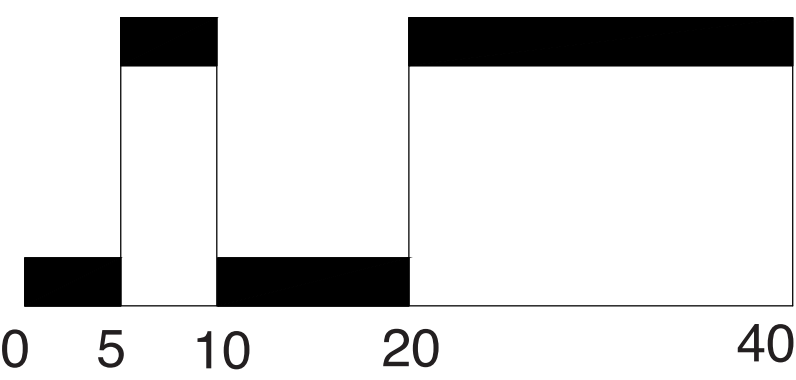
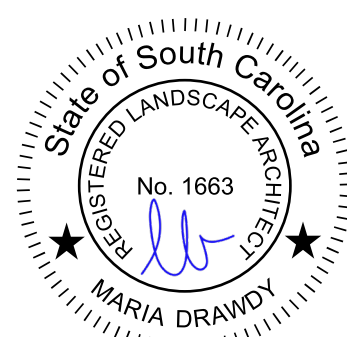
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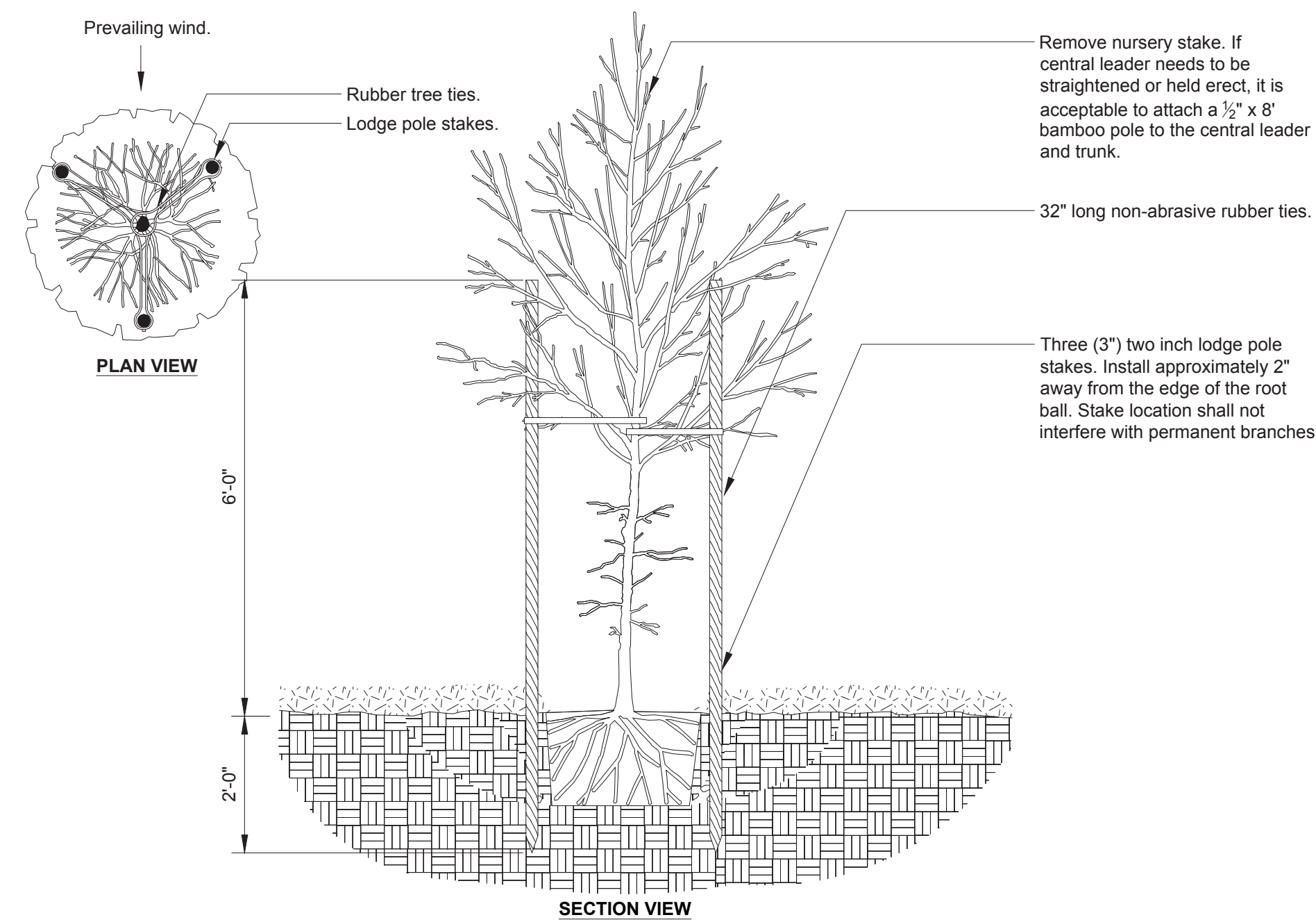
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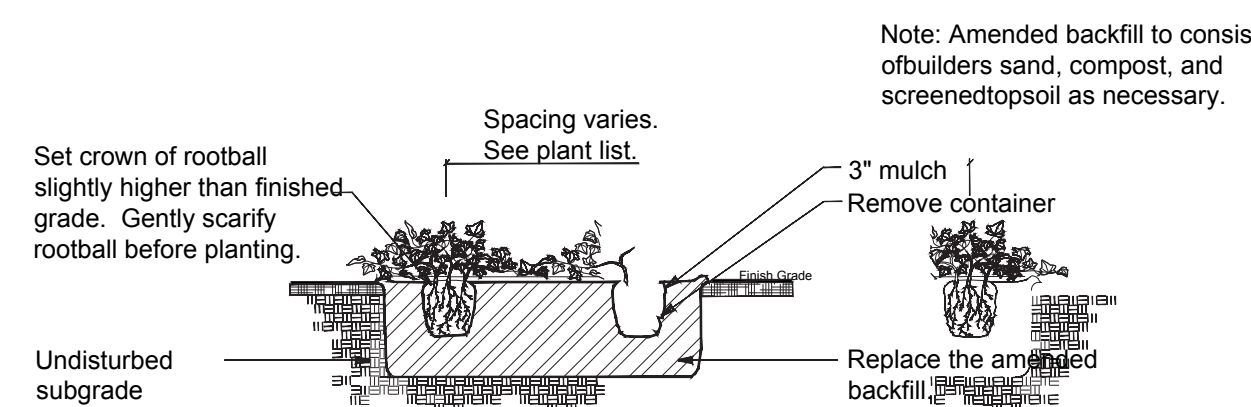


Scale: 1" = 10'

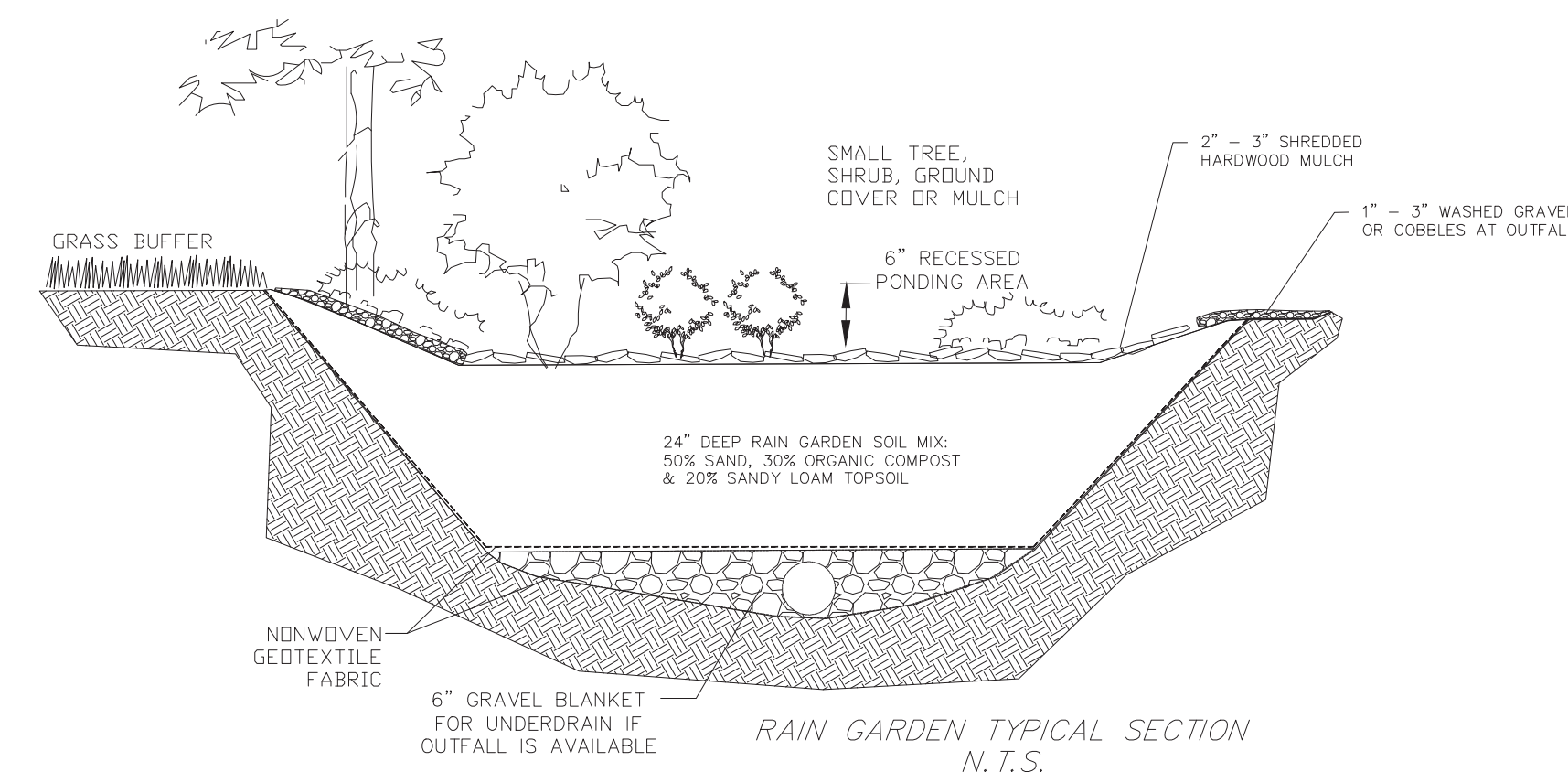
DETAILS & CUT SHEETS



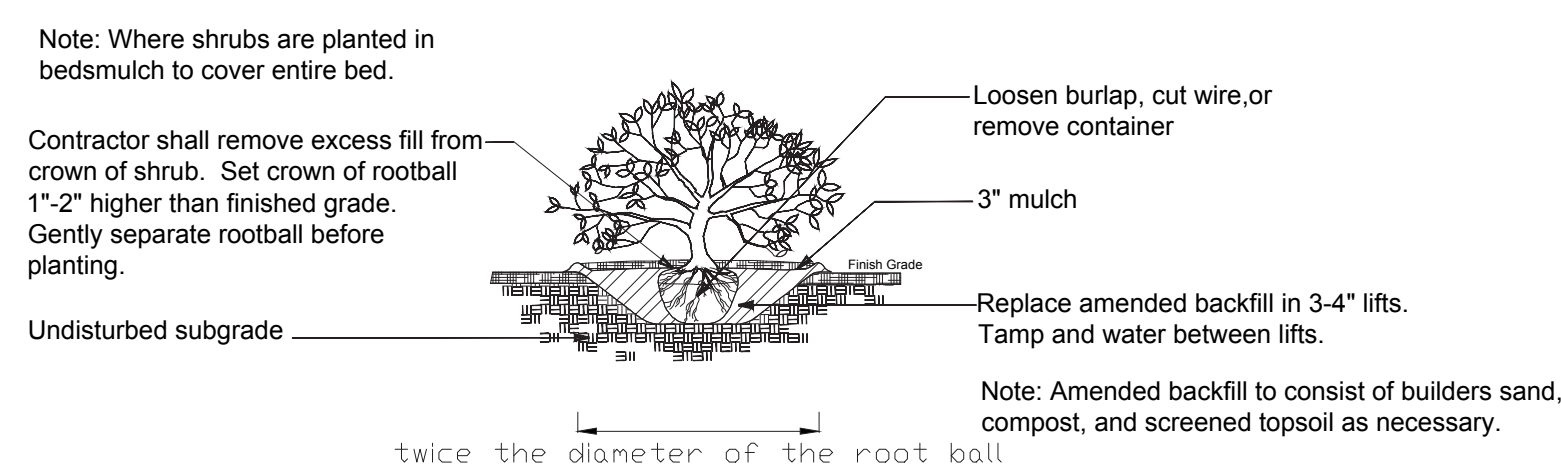
1 Tree Staking - Lodge Poles (3)
L5 Scale NTS



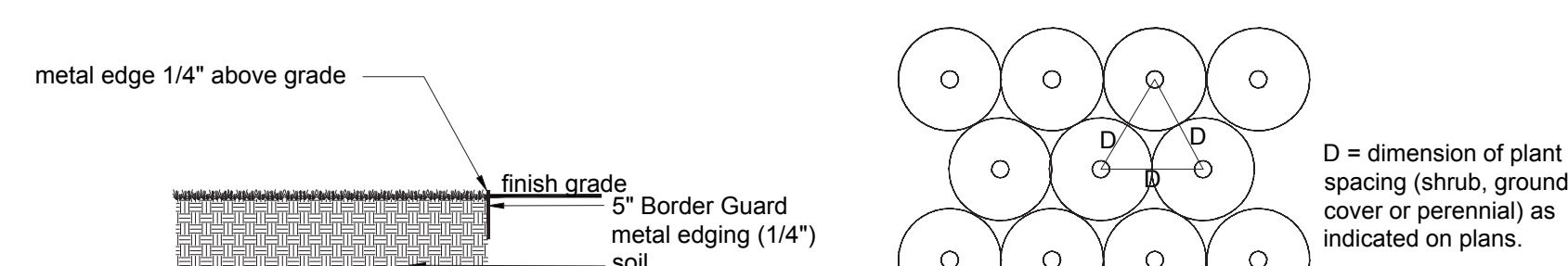
2 Groundcover Planting
L5 Not to Scale



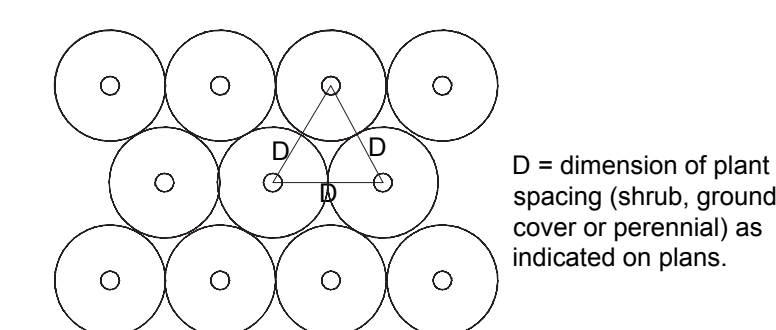
3 Rain Garden
1.5 Scale NTS



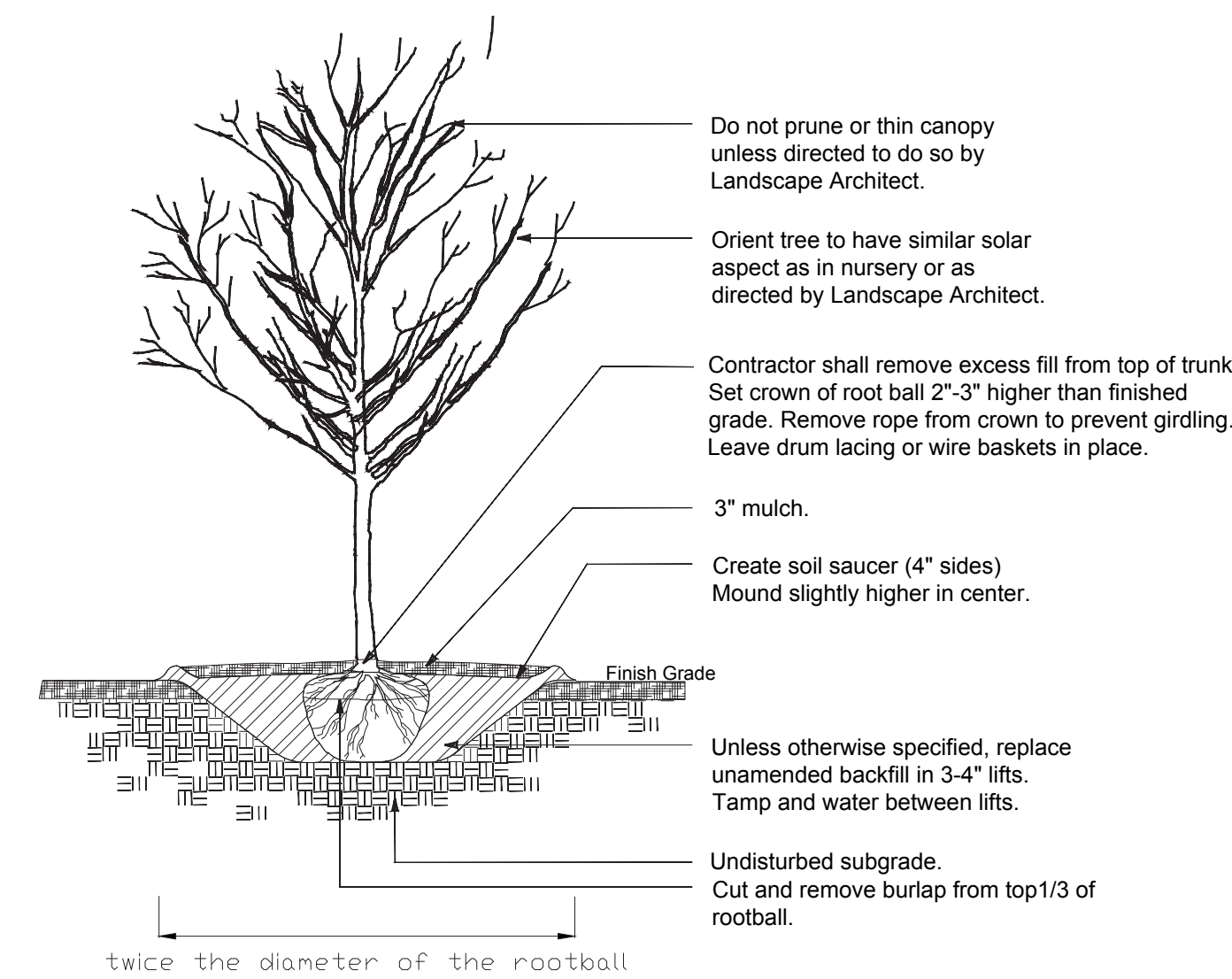
4 Shrub Planting
L5 Not to Scale



5 Metal Edge
L5 Scale NTS



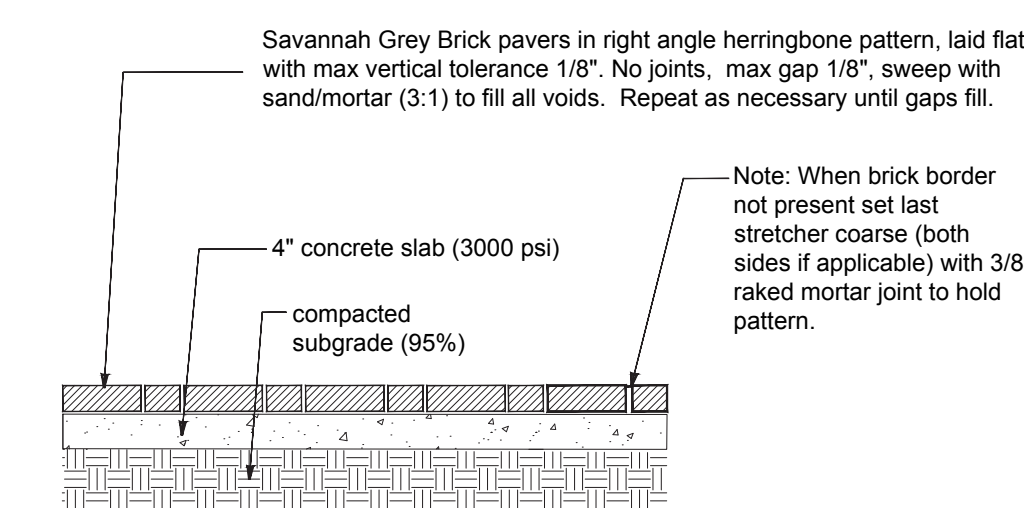
6 Typical Plant Spacing
L5 Not to Scale



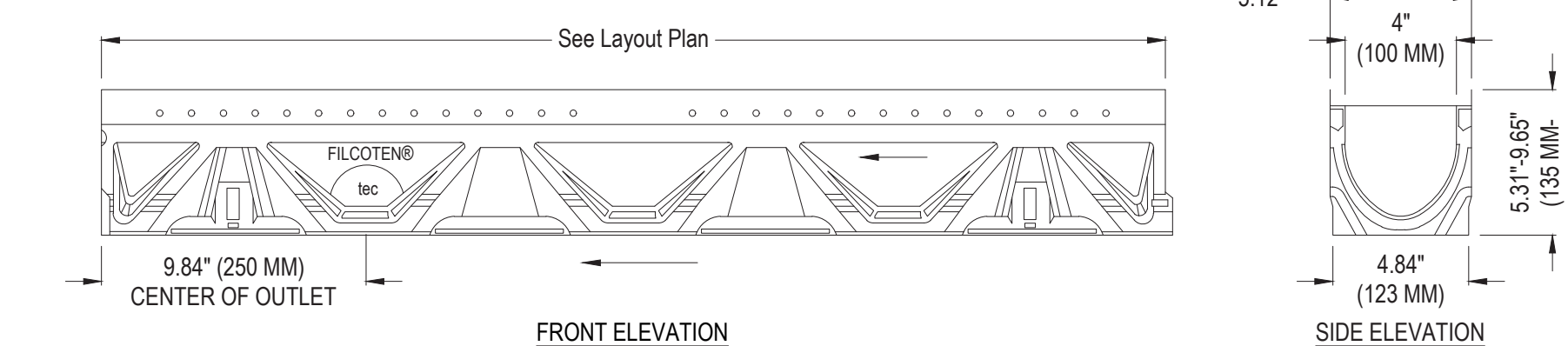
7
L5

Deciduous Tree Planting

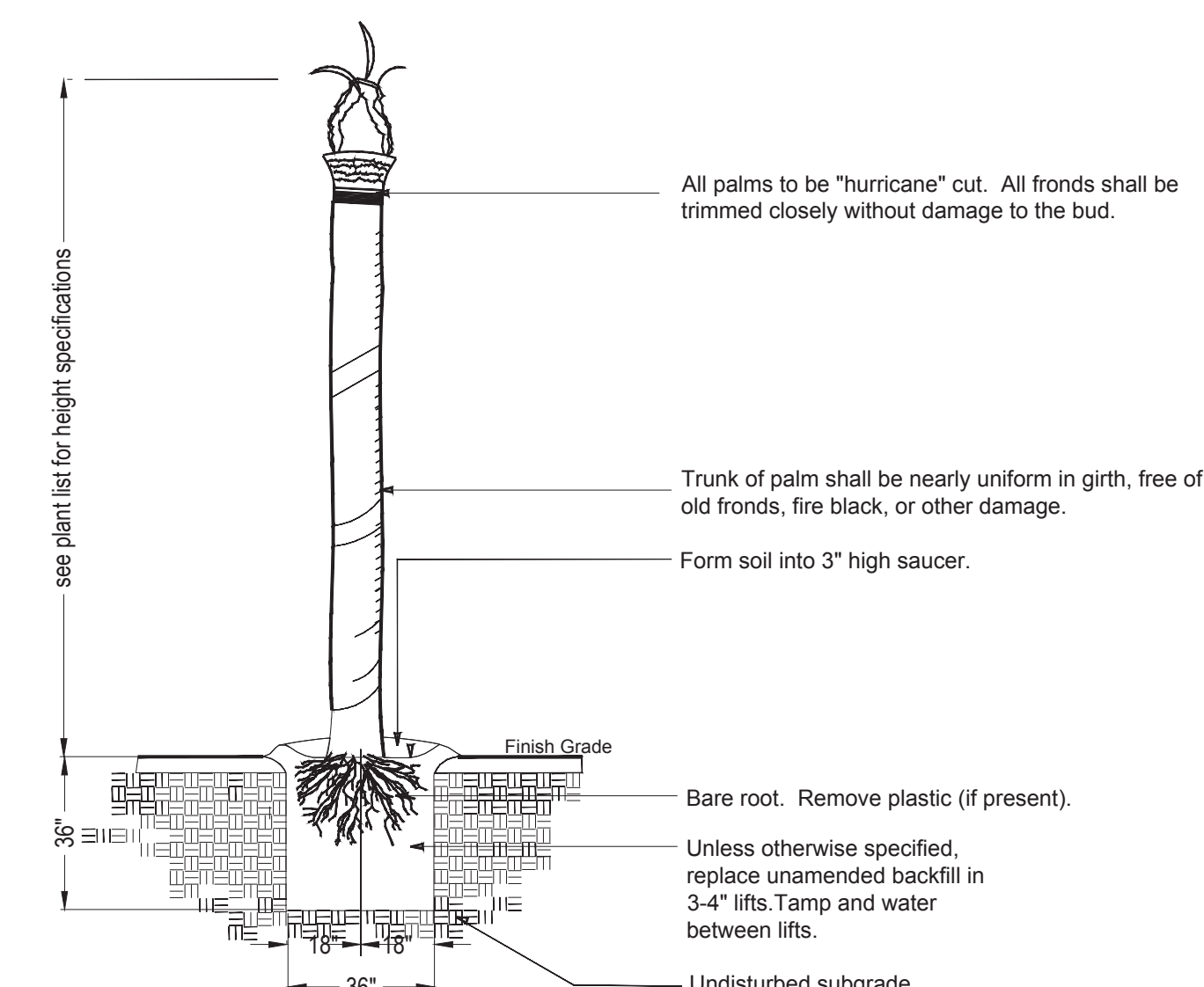
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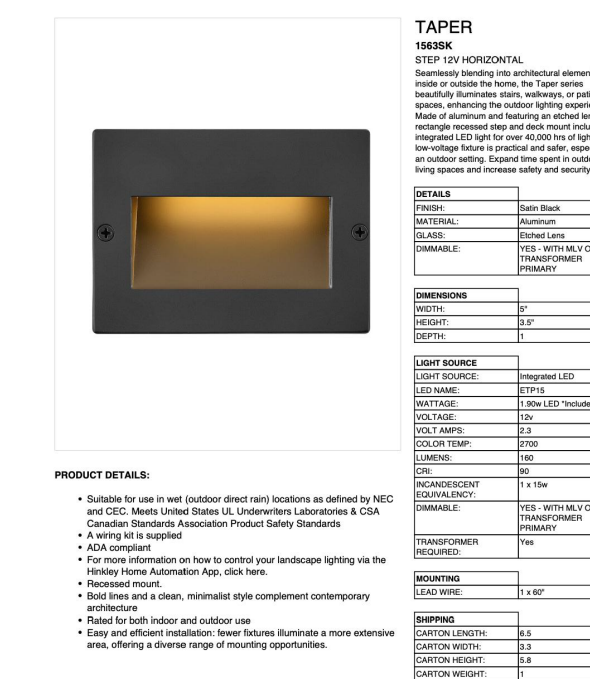
8 Pedestrian Brick Paving on Slab
L5 Scale 1" = 1'-0"



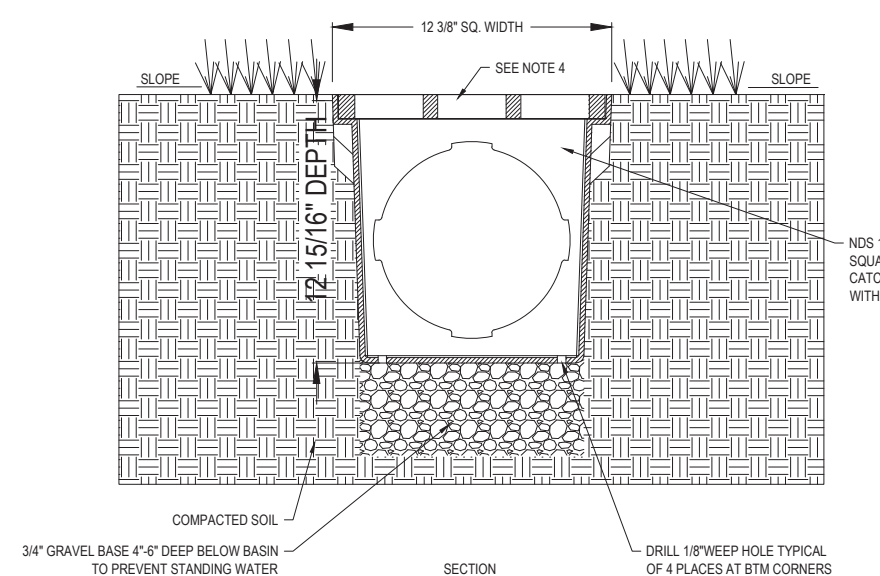
9 Trench Drain
L5 Scale NTS



10 Palm Tree Planting
L7 Not to Scale



HINKLEY



14
L5

Area Drain

Scale NTS

L5

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FINAL LANDSCAPE DEVELOPMENT PLAN

For

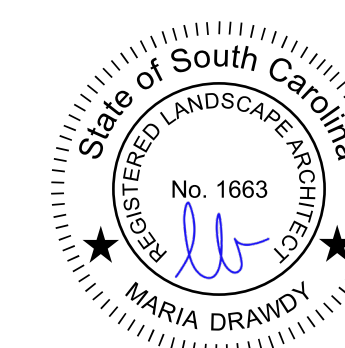
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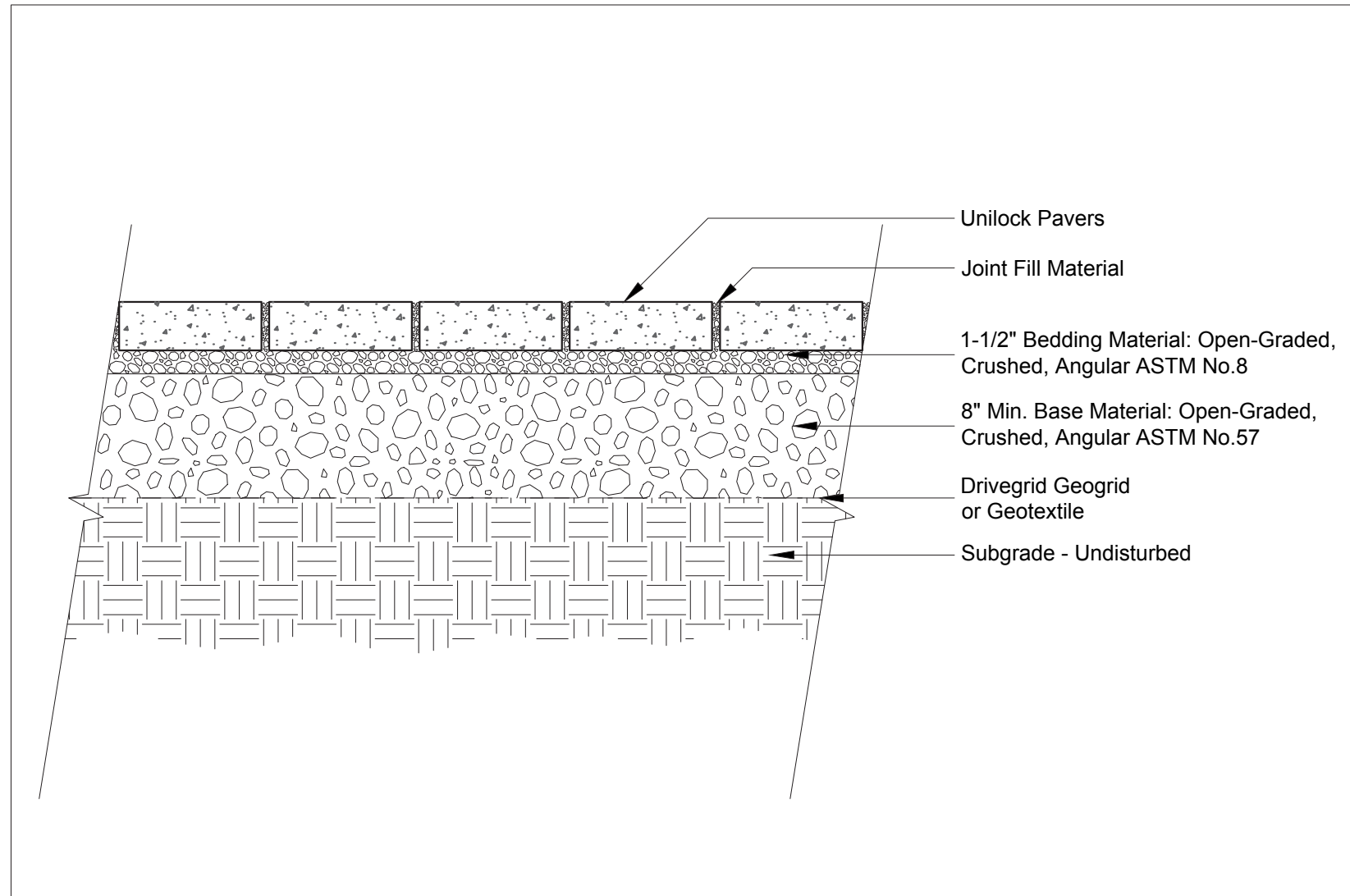


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Permeable Sidewalk (Non-Vehicular)

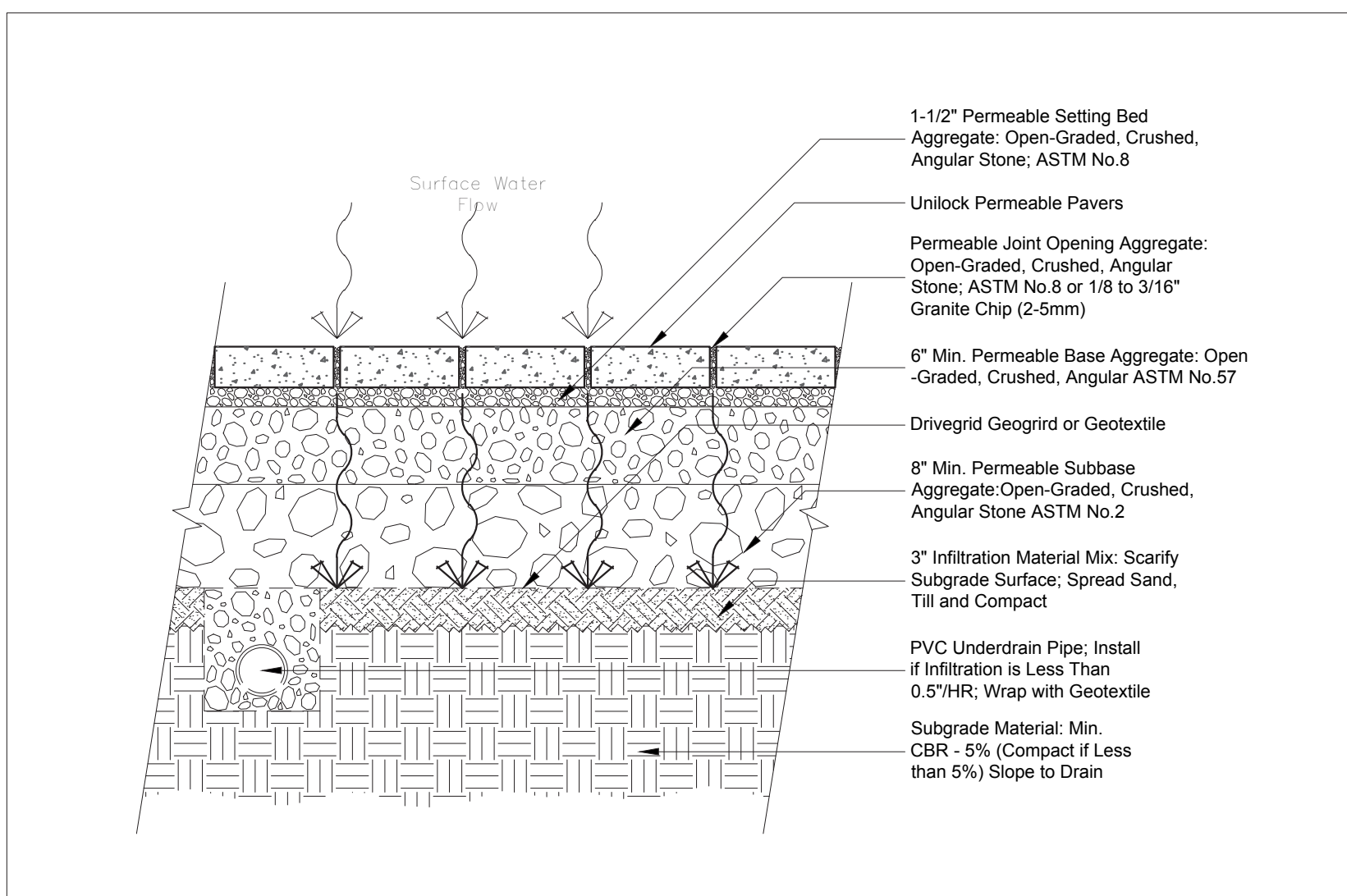


Note:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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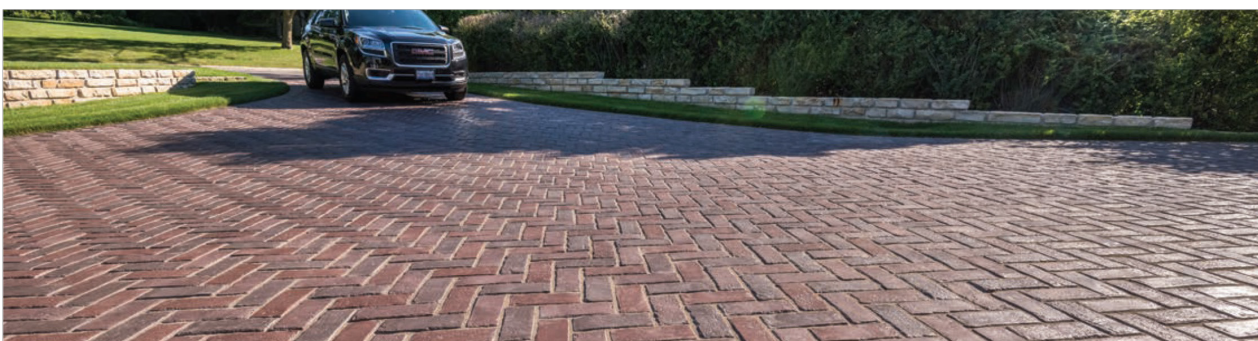
Permeable Driveway (Medium Duty)



Note:
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Bundle Type		SINGLE
Thickness (mm)		70MM
Dimension mm		100mm x 200mm x 70mm
Dimension Imperial		3 7/8" x 9 7/8" x 2 3/4"
SOFT PER	Bundle	88.61
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDER LNFT PER	SsFt	1.19
	Section	-
	Layer	13.12
SAILOR LNFT PER	Bundle	104.99
	SsFt	2.97
	Section	-
	Layer	32.81
UNITS PER	Bundle	262.47
	SsFt	3.62
LBS PER	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2.868

STANDARD
8 1/4" x 2 1/4" x 2 3/4"
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

Notes: **2023 NEW FULL BUNDLES ONLY** will be produced and sold on a regional, renewable stock. Important: A uniform rubber joint and must be used to prevent settling when compacting for permeable installations. Unilock recommends using geotexture for joint fill. For traditional applications, please refer to the Polymer's Sanded Product and Important Notes in the Product Data Sheet. All measurements are nominal. Contact Unilock for more information.

Internal Use Only. TWIN 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

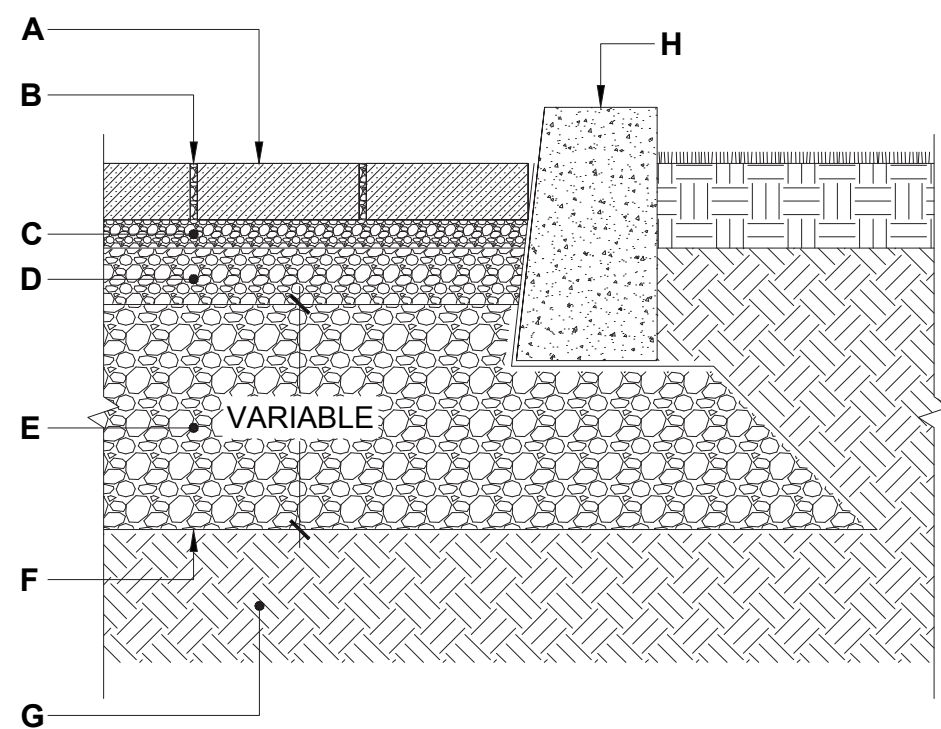
Or Approved Equal

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")
TEXTURE: Smooth and HD² Smooth

Pallet Overview

Specifications per pallet	Imperial	Metric
Product dimension L x W x H	6 3/8 x 13 x 2 3/8	165 x 330 x 80
Cubing	118.05 ft³	10.78 m³
Approx. Weight Smooth	3 138 lbs	1 423 kg
Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
Number of rows	11	
Coverage per row	10.65 ft²	0.98 m²
Lin. coverage per row	Depth: 19.6 lin. ft Length: 9.75 lin. ft	5.94 lin. m 2.07 lin. m

Laying Patterns Options

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

NOTES

See page 6 for icons description.
See page 16 for more information about applications.
See page 28 to 29 for more technical information. When used in a permeable pavement application, see page 65 to 102 for more technical information.

JOINT WIDTH: 1/4" (7 mm)
% OF SURFACE OPENING: 4%
INFILTRATION RATE: 0.50 in./hr (12.4 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 3/8
Cubing	24 units
Approx. Weight	2 783 lbs
Number of rows	8
Linear coverage per pallet	56 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" pillar cap.

NOTES

See page 6 for icons description.
See page 16 for more information about applications.
See page 28 to 29 for more technical information. When used in a permeable pavement application, see page 65 to 102 for more technical information.

COMPATIBLE WALLS
See page 64 for product compatibility.

COMPATIBLE PILARS
Pillar 24 Min-Crete 8" x 8" 4' Pillar 34"
(Min-Crete 8" Architectural), Manchester, Prescott
225 & 43, Raffinato 60 mm & 160 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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