

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

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

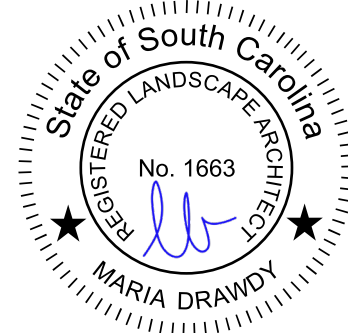
Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025



Prepared By:
Maria Drawdy, PLA

Submittal Documents
Not for Construction

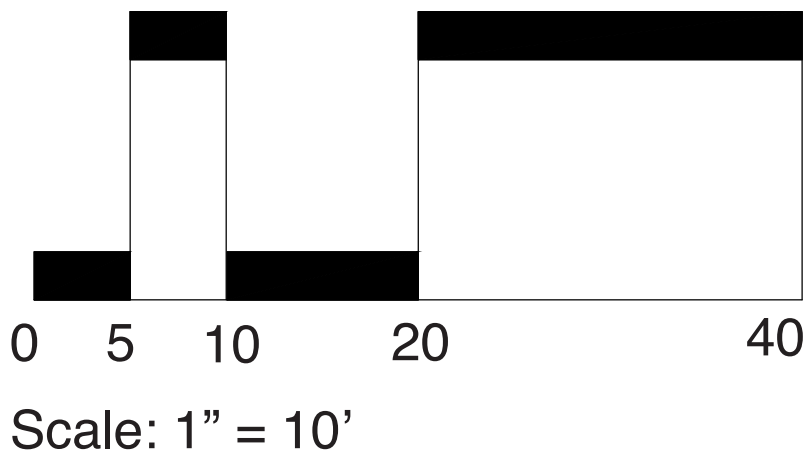
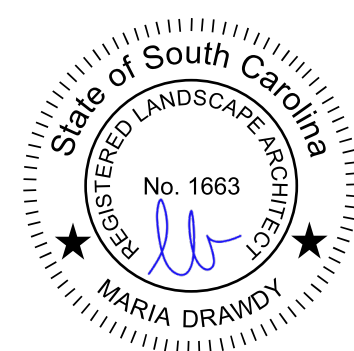


MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

TREE REMOVAL &
TREE PROTECTION
PLAN



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L1

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SITE & LAYOUT
PLAN



L2

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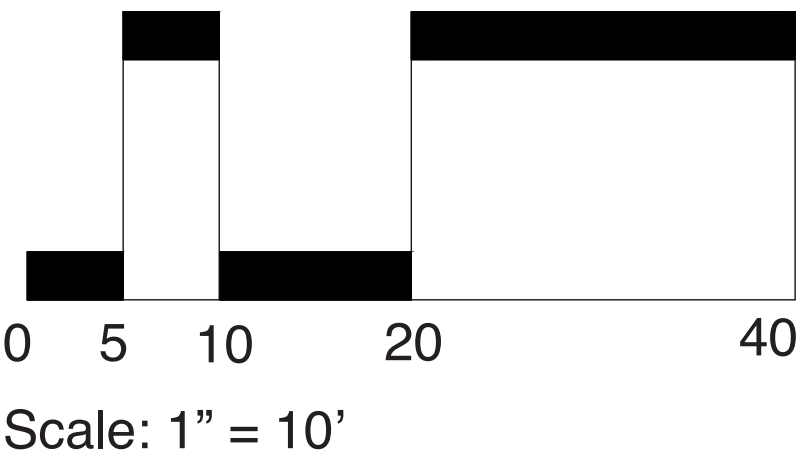
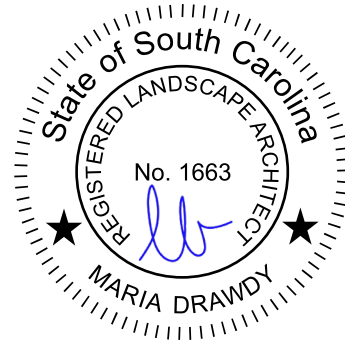
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GRADING &
DRAINAGE PLAN



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
	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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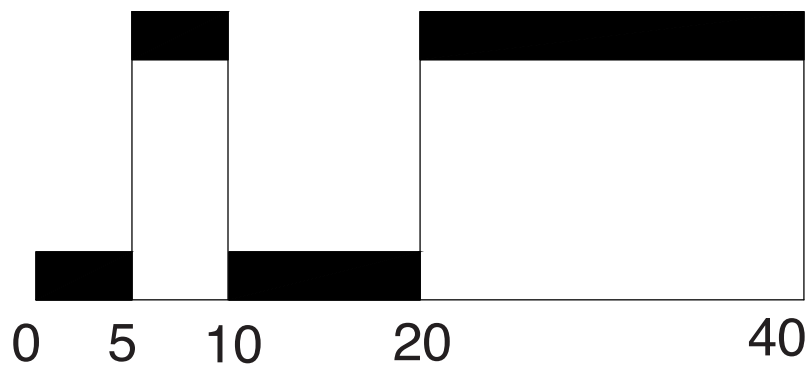
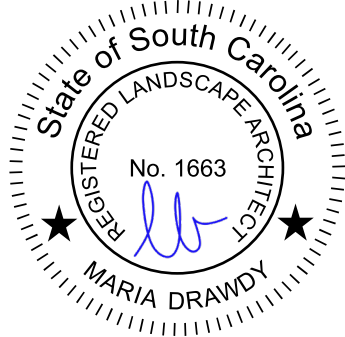
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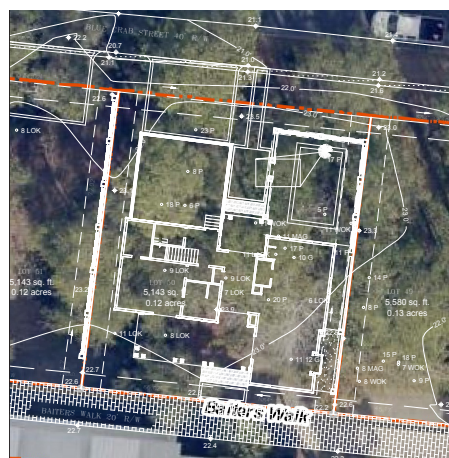
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LANDSCAPE PLAN

TREE CANOPY SUMMARY

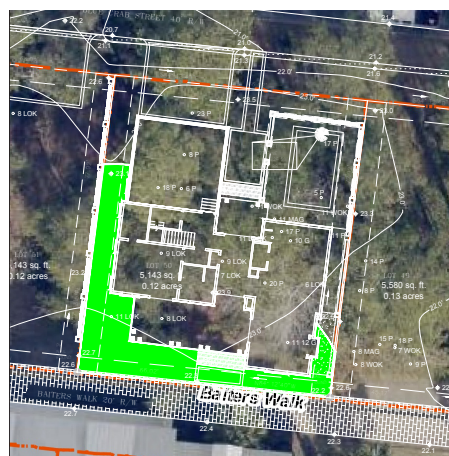
TOTAL LOT ACREAGE: 5,519 SF
TOTAL ROOF SF: +/- 2,565 SF
5,519 - 2,565 = 2,954 SF
2,954 SF X 75% = +/- 2,216 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,600 SF
TOTAL EXISTING & ADJACENT TREE &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

AERIAL IMAGE OF SITE:
5,519 SF



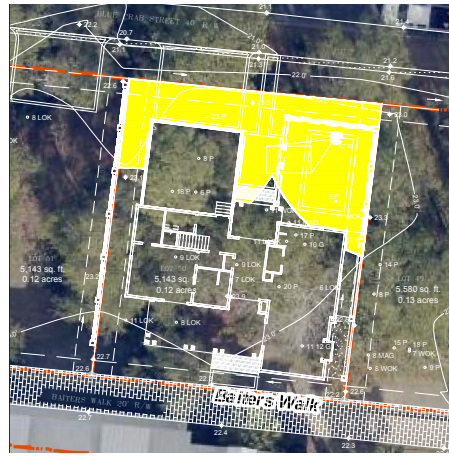
SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,258 SF

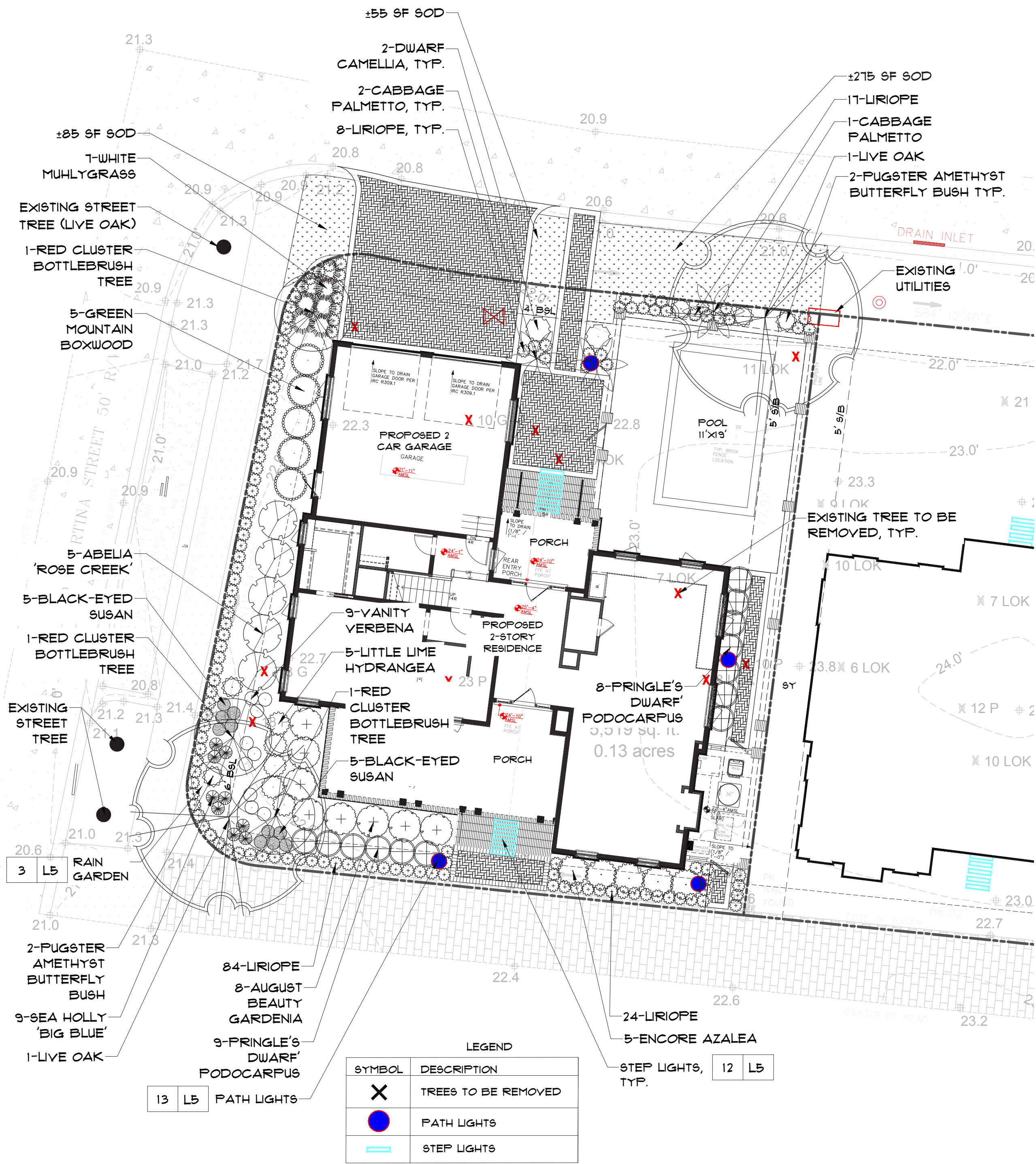


SCALE: 1"= 50'

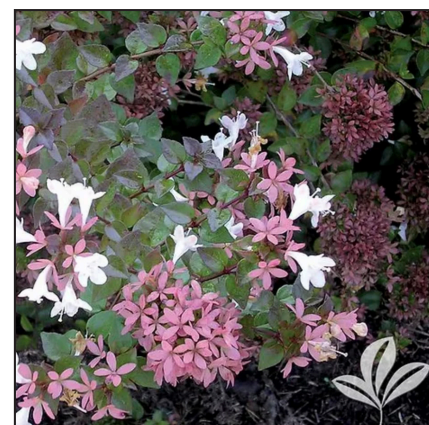
PROPOSED TREE CANOPY:
+/- 1,600 SF



SCALE: 1"= 50'



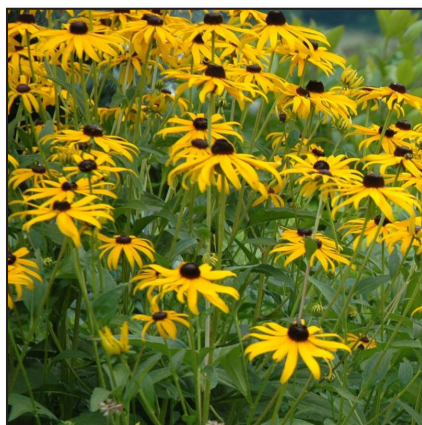
PLANT IMAGERY



ABELIA 'ROSE CREEK'



AUGUST BEAUTY GARDENIA



BLACK-EYED SUSAN



ENCORE AZALEA



GREEN MOUNTAIN BOXWOOD



LIRIOPE



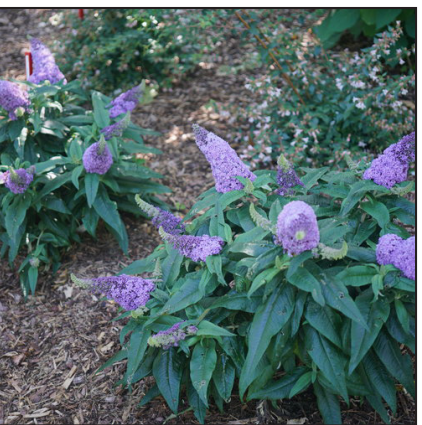
LITTLE LIME HYDRANGEA



LIVE OAK



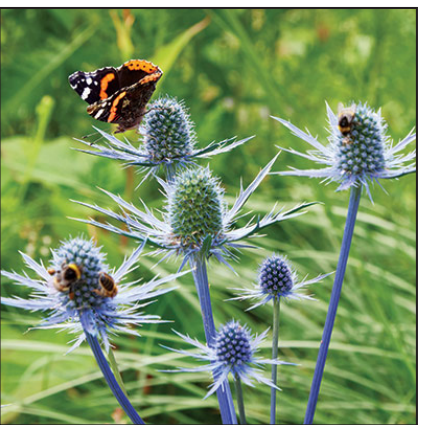
PRINGLE'S DWARF PODOCARPUS



PUGSTER AMETHYST BUTTERFLY BUSH



RED CLUSTER BOTTLEBRUSH TREE



SEA HOLLY 'BIG BLUE'



VANITY VERBENA



WHITE MUHLYGRASS

L4

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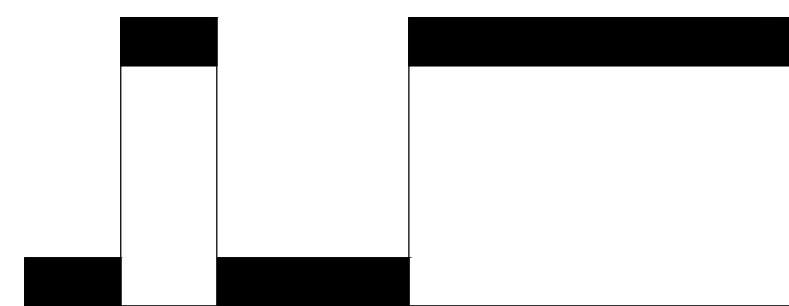
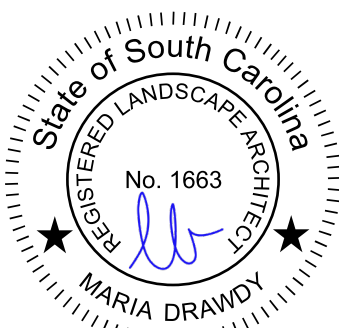
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mariaghysdesigns@gmail.com

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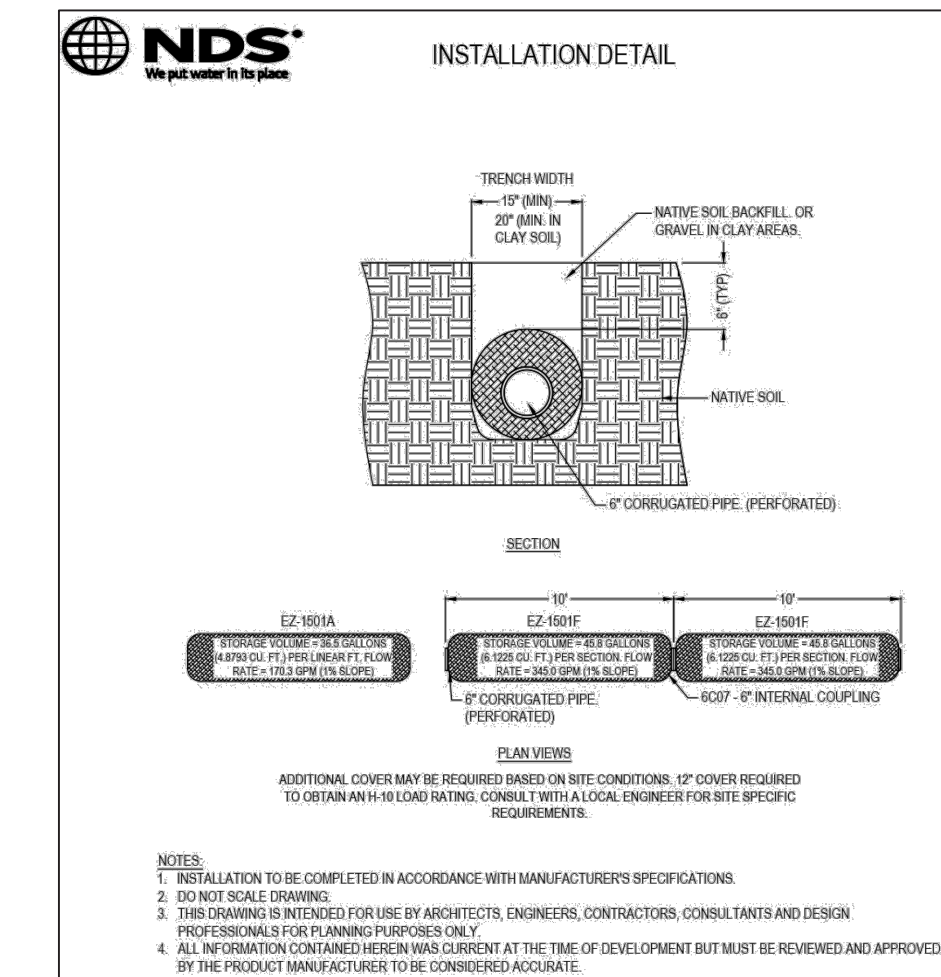
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
2	Tree							
2	Live Oak	Quercus virginiana		Min. 12'		2.5 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'			
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'			
24	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'			
125	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'			
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'			
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas						

Submittal Documents
Not for Construction



Scale: 1" = 10'



PRODUCT DETAILS

• A strong and yet graceful piece is created

• Suitable for use as an outdoor wall art or apartment sculpture in a modern interior

• Available in: Black, White, Bronze, Silver, Gold

• Dimensions: L 55x H 100x D 100 cm (21.6x39.4x39.4 inches)

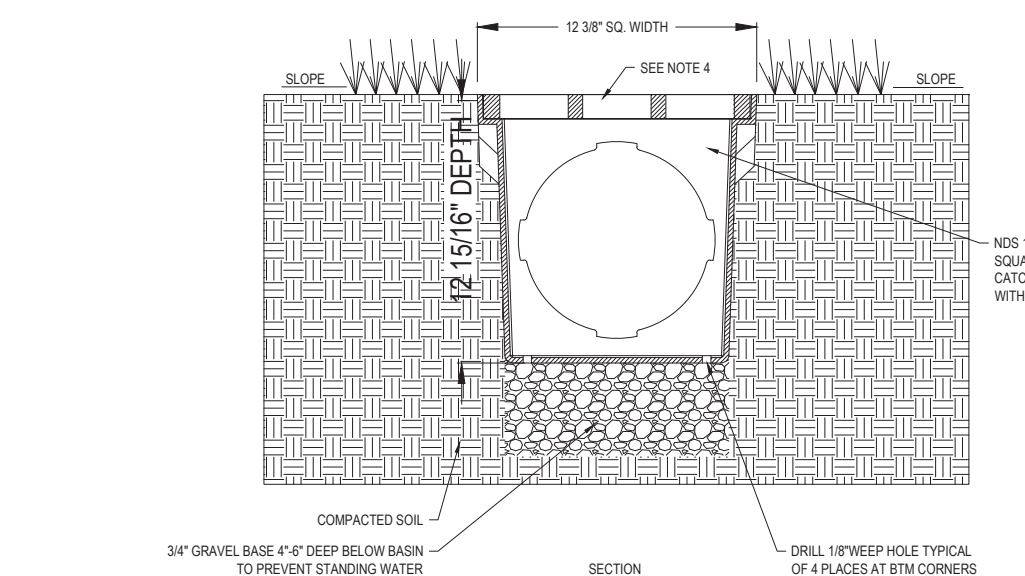
• Material: Steel

• Steel (and steel, stainless steel) are permanent contemporary art materials

16
L5

French Drain

Scale NTS



14
L5

Area Drain

Scale NTS



10 Palm Tree Planting
L7 Not to Scale

6 Typical Plant Spacing
L5 Not to Scale

5 Metal Edge
L5 Scale NTS

L5

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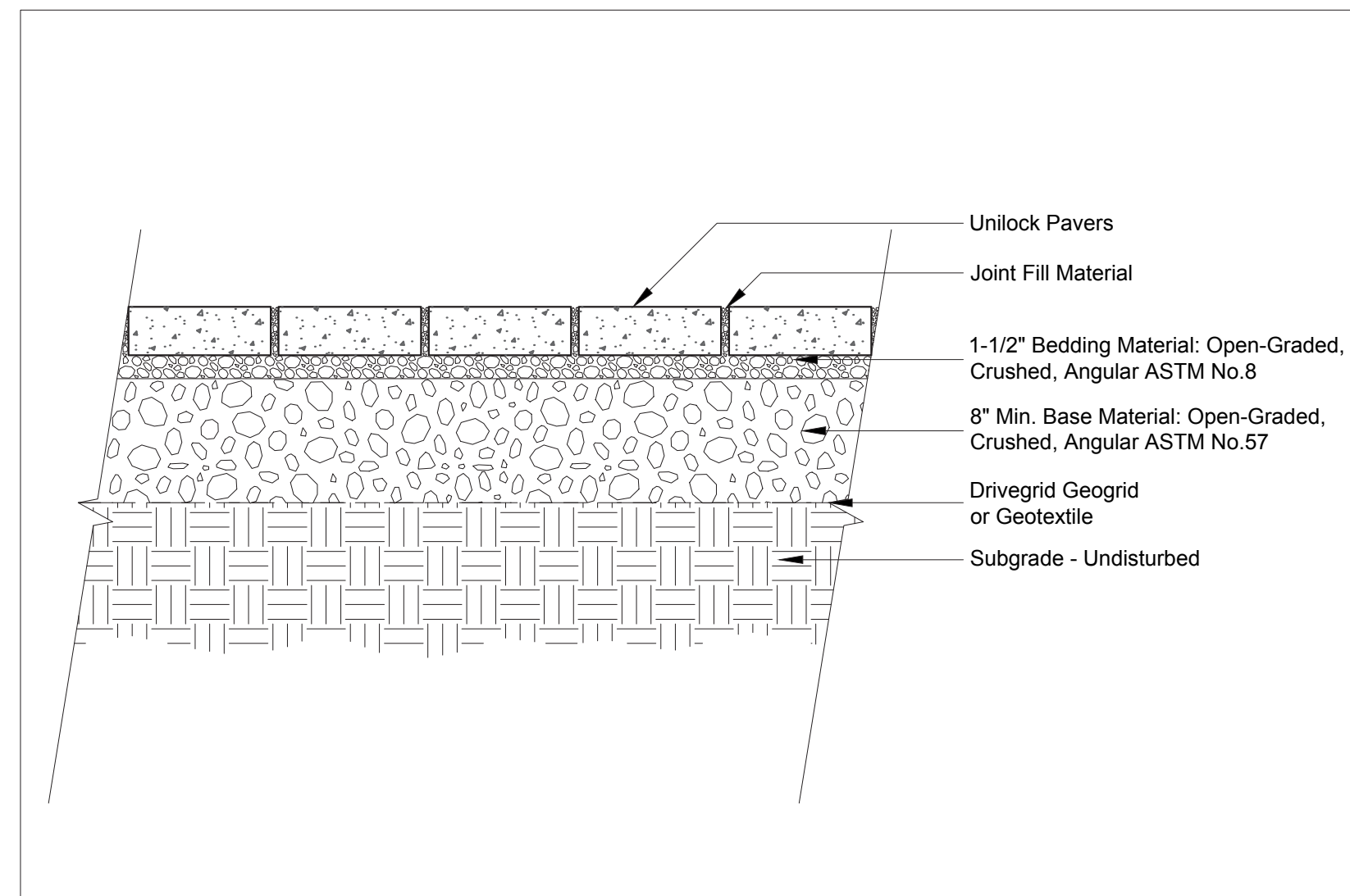
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Permeable Sidewalk (Non-Vehicular)



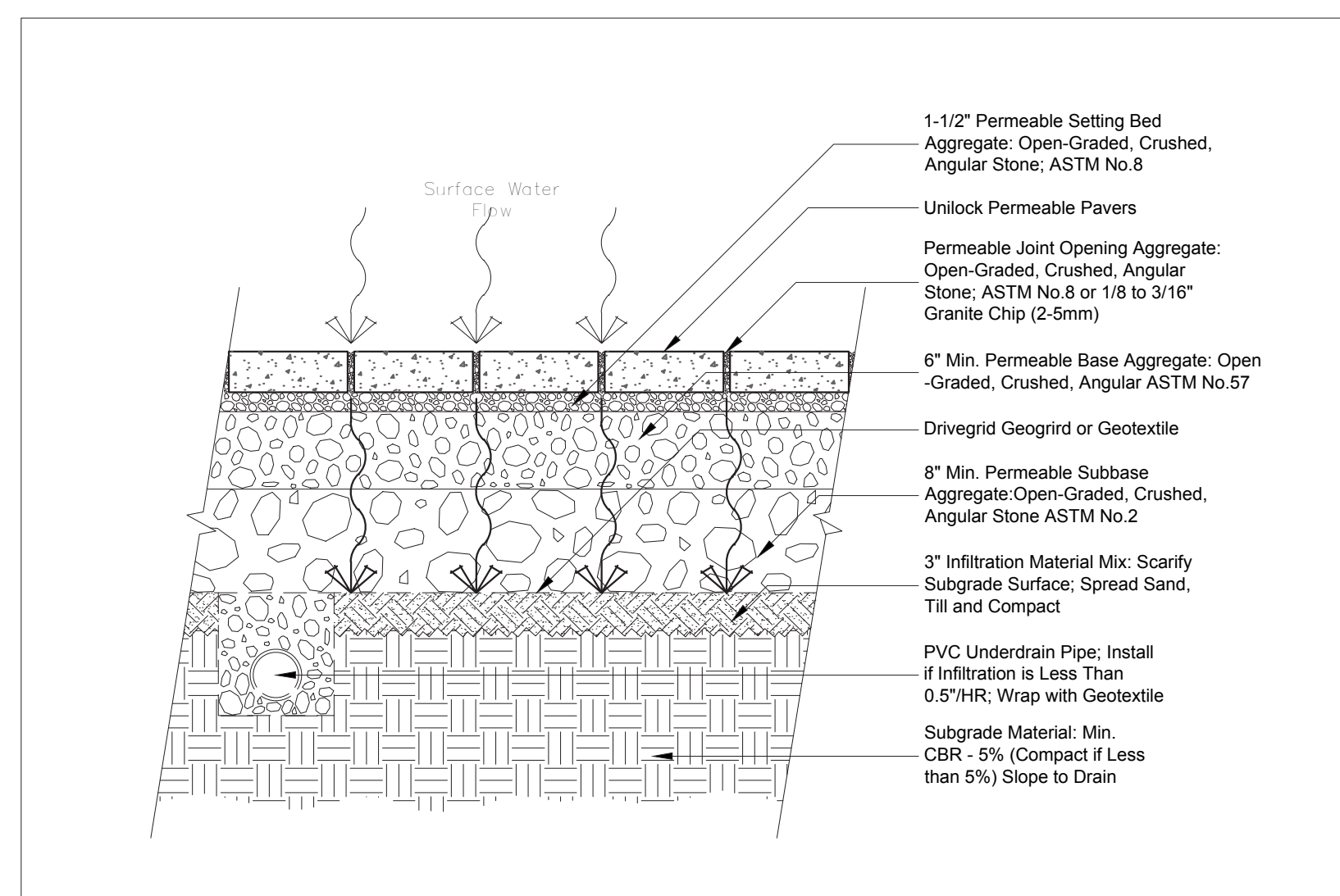
Note:

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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PAVERS & WALLS

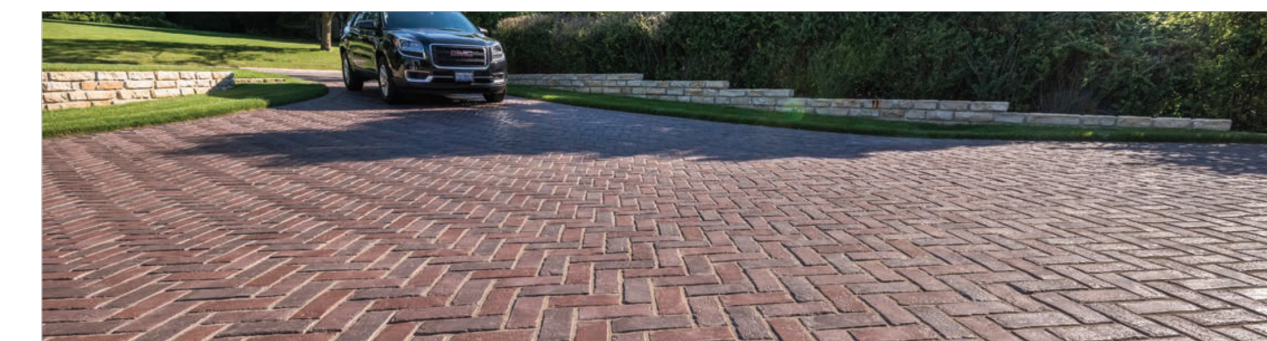
Permeable Driveway (Medium Duty)



Note:

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 BURGUNDY RED BURNT CLAY OLD OAK BASALT HERITAGE RED HERITAGE CLAY
BURGUNDY RED/ BURNT CLAY/OLD OAK 2 COLOR BLEND
Solid Separately/ Blended on Site Solid Separately/ Blended on Site

Bundled 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"

SQT PER	Bundle	88.41
	Layer	11.0500
	Section	-
	Stone	0.28

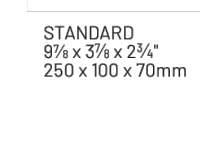
PER BUNDLE	Layers	8.00
	Sections	-

SOLDIER LINT PER	SqFt	1.19
	Section	-
	Layer	13.12

SAILOR LINT PER	SqFt	2.97
	Section	-
	Layer	32.91

UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00

LBS PER	Layer	361
	Section	-
	Bundle	2,888


 STANDARD
9 1/4" x 3 7/8" 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: SOLD IN FULL BUNDLES ONLY and is produced and sold as a required, verifiable unit. Important: A synthetic rubber
paver that needs to be used to prevent settling when compacting for permeable installation. Always measure and using
granite chips for joint filler. For traditional applications, please refer to the Pavement Sand Best Practices and Important
Notes in the Product Sales Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only. TOWN ON

UNILOCK

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

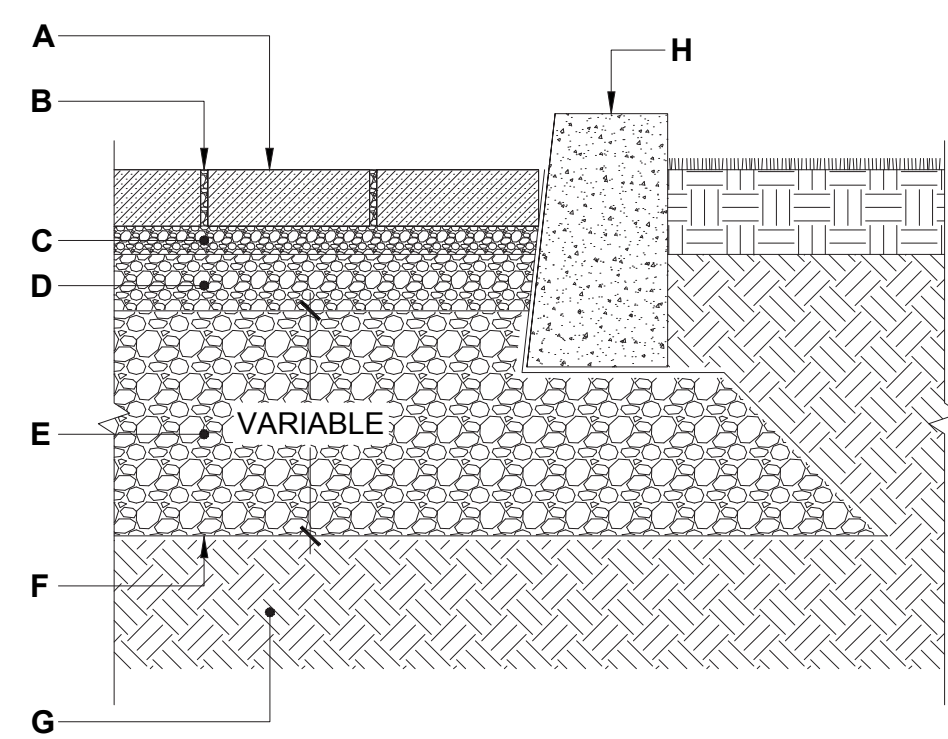
Or Approved Equal

 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	60 in x 13 x 2 1/4	155 x 330 x 60
Cubing	116.06 ft³	10.78 m³
Approx. Weight HD² Smooth	3 139 lbs	1 423 kg
Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
Number of rows	11	
Coverage per row	10.56 ft²	0.98 m²
Lx coverage	Depth 19.6 lin. ft	5.94 lin. m
HD² row	Length 9.76 lin. ft	2.97 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 102 to 103 for more technical information.

JOINT WIDTH: 1/4" (7 mm)
% OF SURFACE OPENING: 4.9%
INFILTRATION RATE: 120 in./hr (14.425 mm/hr)
*For the application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

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 3 1/4
Cubing	24 units
Approx. Weight	2 793 lbs
Number of rows	8
Linear coverage per pallet	66 lin. ft
Linear coverage per row	7 lin. ft

Pallet Overview - 14" x 28"

NOTES
See page 6 for icons description.
COMPATIBLE WALLS
See page 102 for product compatibility.
COMPATIBLE PILLARS
Pillar 24 (Mini-Crete 2" & 3" Pillar 24" (Mini-Crete 4" Anchored)), Manchester, Prescott 2.25 & 4.0, Raffinato 60 mm & 180 mm smooth.

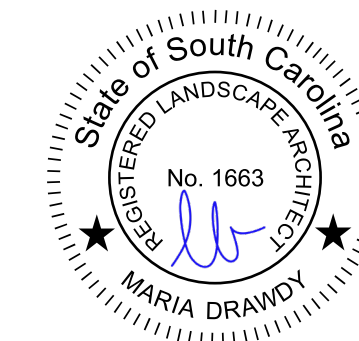
L6

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