

DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.X		12" AREA DRAIN	X/L60X
11.X		6" FRENCH DRAIN	X/L60X
11.X		6" SOLID PIPE	X/L60X
11.X		RAIN GARDEN	X/L60X

NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

GRADING LEGEND	
SYMB.	DESCRIPTION
+	SPOT GRADE
	DRAINAGE ARROW
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING GRADE

GRADING ABBREVIATIONS			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF CURB	HP	HIGH POINT
BS	BOTTOM OF STEP	RIM	TOP OF DRAIN
BW	BOTTOM OF WALL	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT		

GRADING REFERENCE NOTES:

- 1 MINIMIZE DISTURBANCE AROUND TREES TO REMAIN.
- 2 ALL PIPING UNDER HARDSCAPE SHALL BE SOLID H.D.P.E. PIPES.
- 3 FIELD LOCATE DRAIN LINE TO AVOID EXISTING TREE ROOTS.
- 4 CONTRACTOR SHALL TIE GUTTER DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM WHENEVER POSSIBLE.
- 5 TIE INTO EXISTING GRADE. MEET SMOOTHLY AND EVENLY.
- 6 FEATHER BOTTOM OF SLOPE SMOOTHLY TO MEET EXISTING CONDITIONS.
- 7 CREATE SWALE AND BERM TO DIRECT WATER AWAY FROM HOUSE AND ADJACENT PROPERTIES.
- 8 DRAINAGE SWALE PITCH AT 2% MIN.
- 9 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND ADJACENT PROPERTY LINES.
- 10 MAINTAIN EXISTING DRAINAGE PATTERN AWAY FROM BUILDING.
- 11 DIRECT STORMWATER TOWARDS STREET OR EXISTING DRAINAGE DITCH. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTY. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL AREA DRAINS, FRENCH DRAINS, AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE, REFER TO DETAILS.



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SITE DEVELOPMENT PLANS FOR
PEREZ LIVE-WORK
 LOT 27
 TABBY ROADS / BLUFFTON, SOUTH CAROLINA

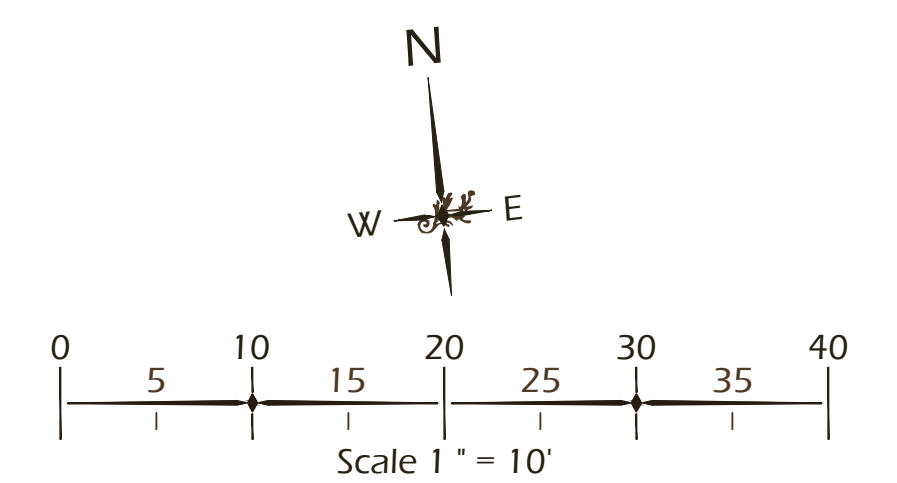
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 PROJECT NO.: 24-102-01
 DRAWN BY: JM
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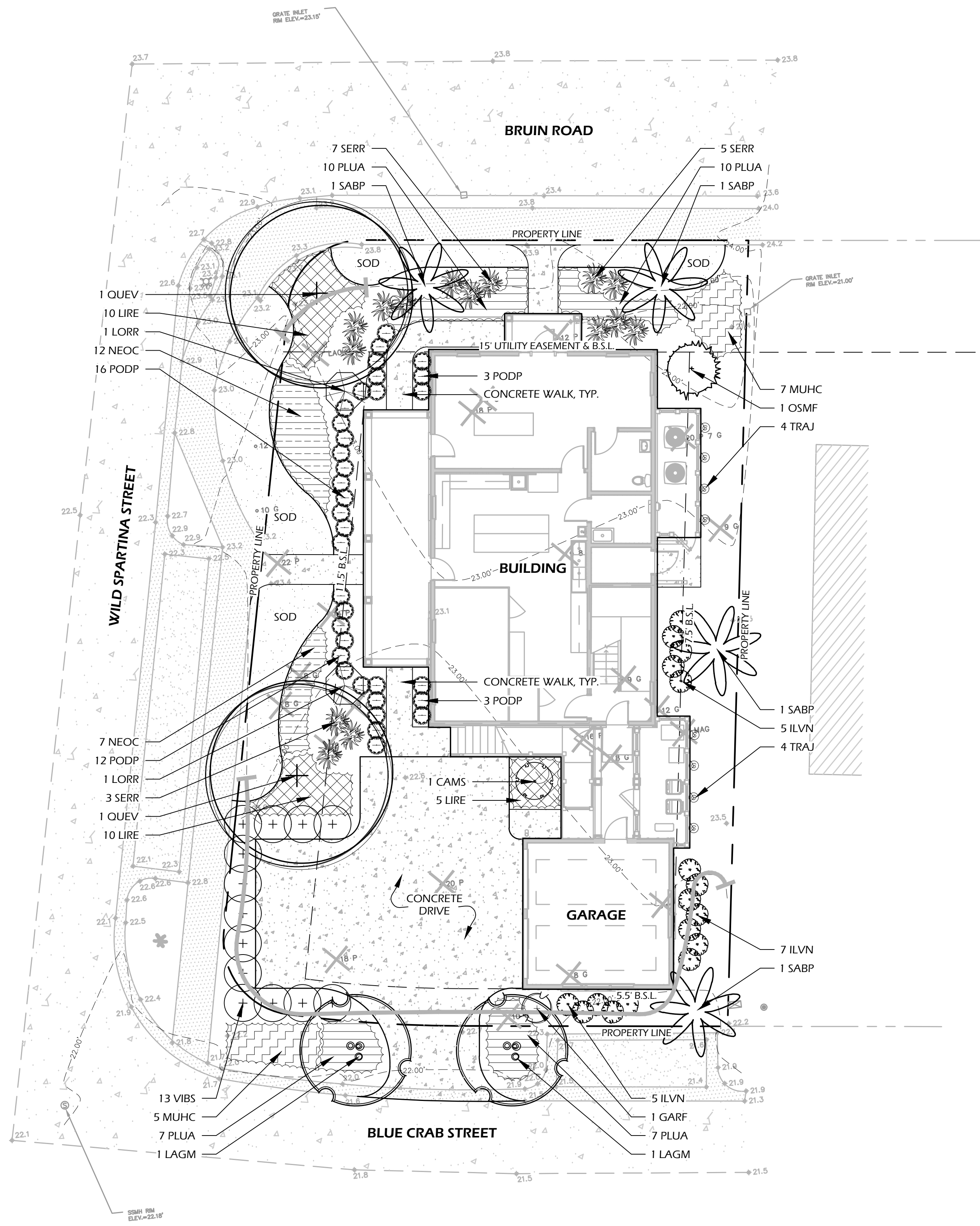
**SUBMITTAL PLAN,
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 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER
L300





PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	X/L50X
14.2	PALM TREE PLANTING	X/L50X
14.3	SHRUB PLANTING	X/L50X
14.4	GROUND COVER PLANTING	X/L50X
14.5	ROOT BARRIER	X/L50X

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
LAGM	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle
SHRUBS		
CAMS	Camellia sasanqua	Sasanqua Camellia
GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia
ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
NEOC	Neomaria caerulea 'Regina'	Giant Apostles' Iris
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate Jasmine



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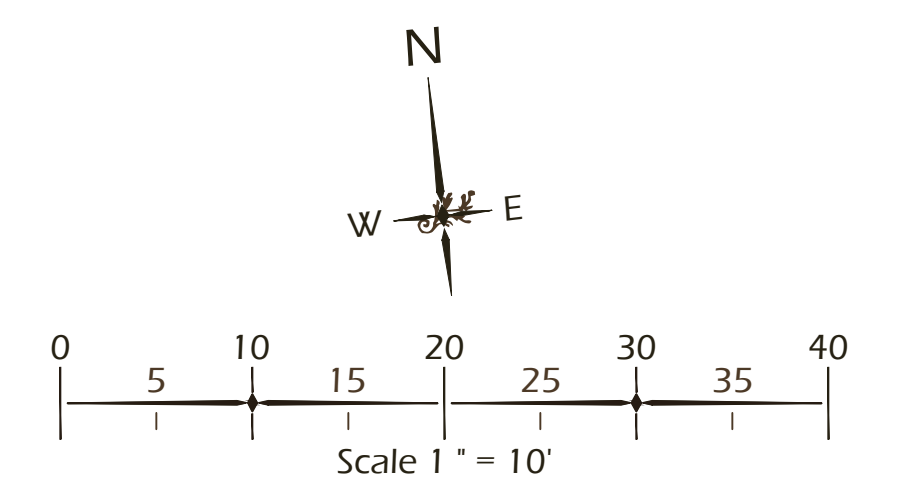
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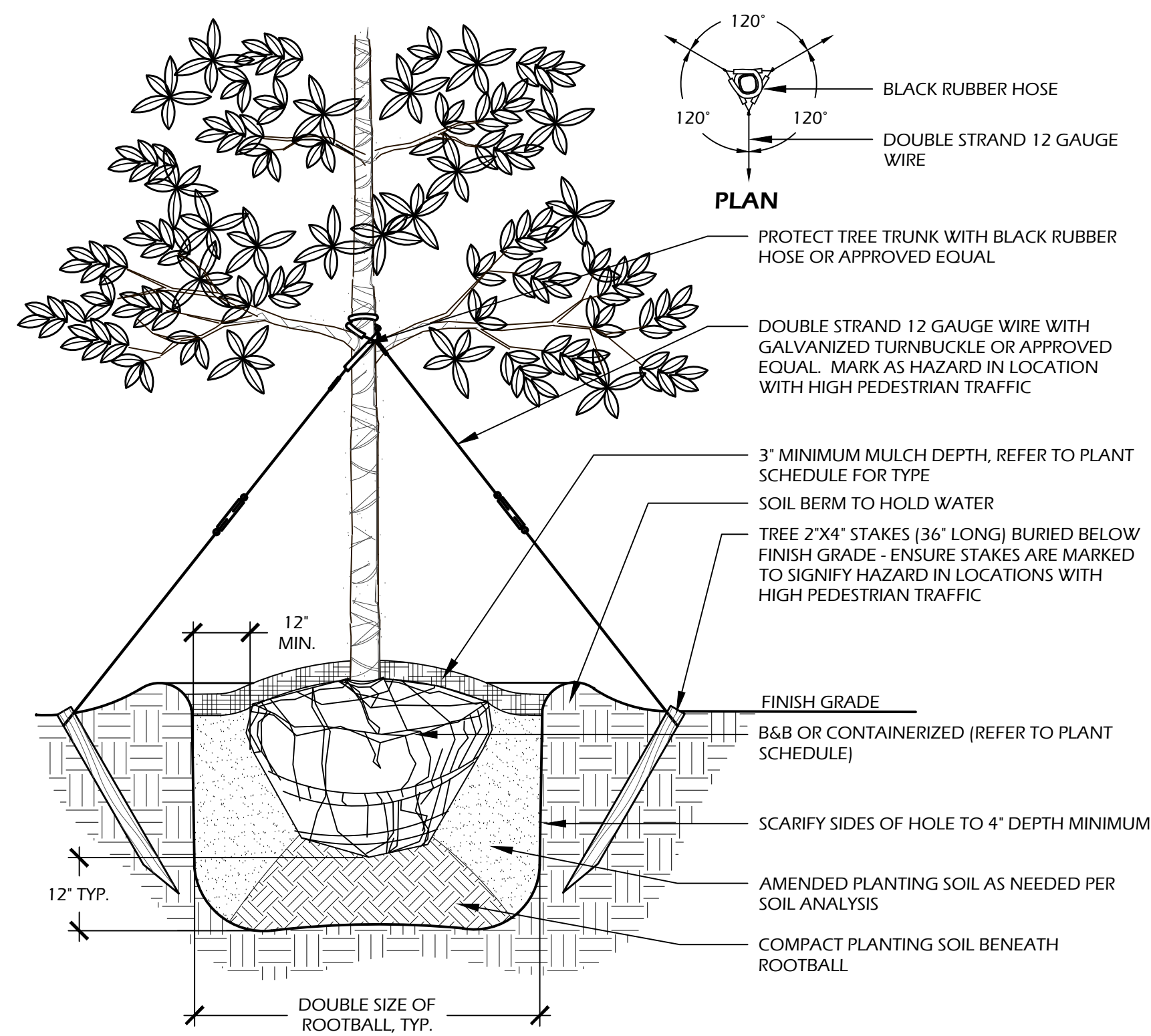
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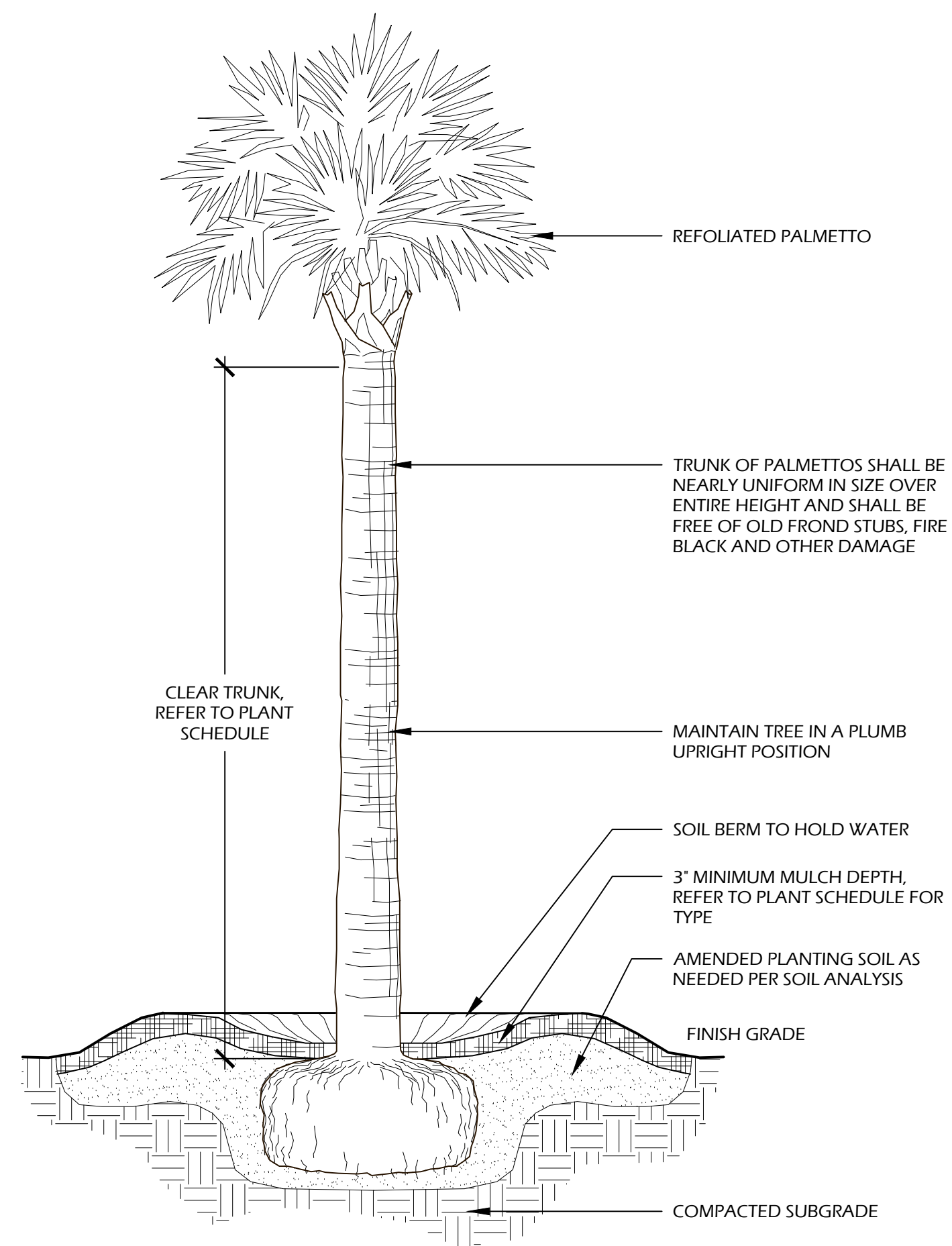
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L500





- NOTES:**
- TREE STAKING OPTIONAL. HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.

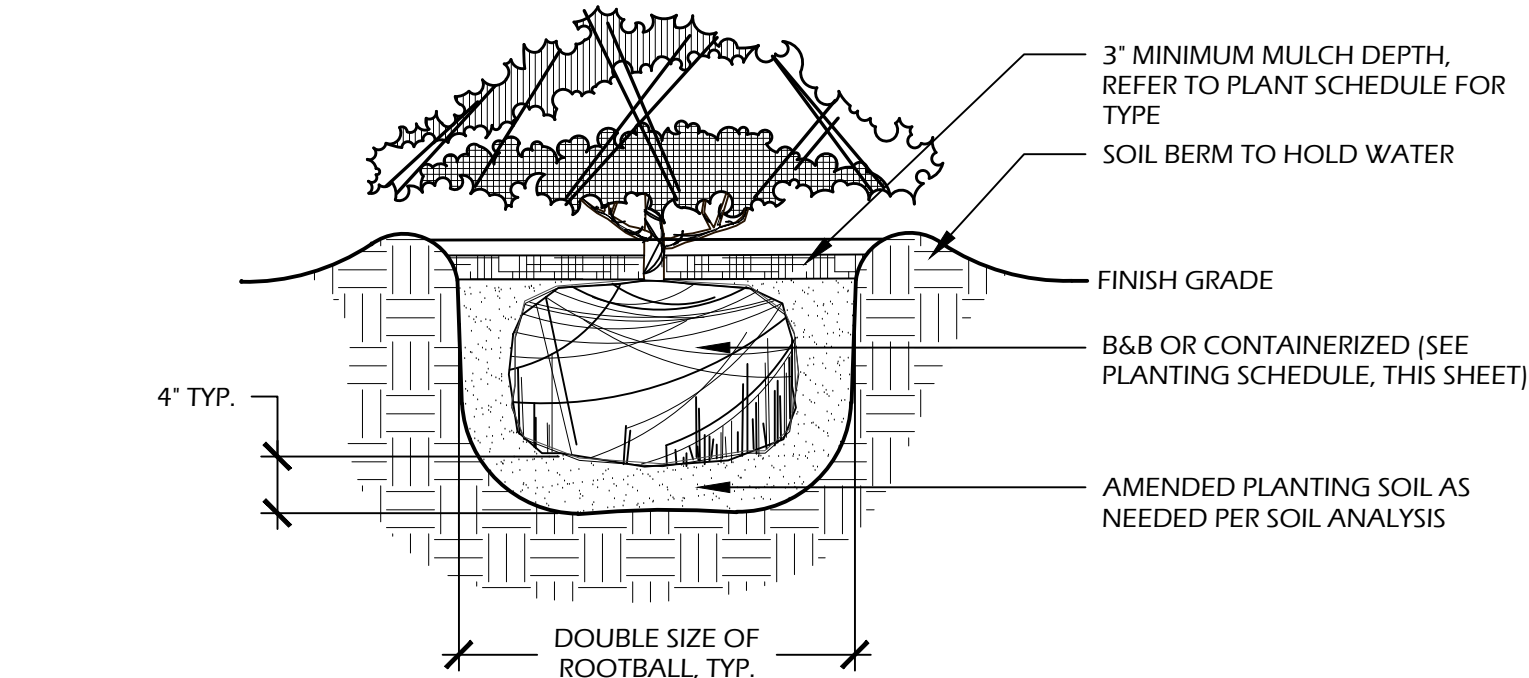


- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

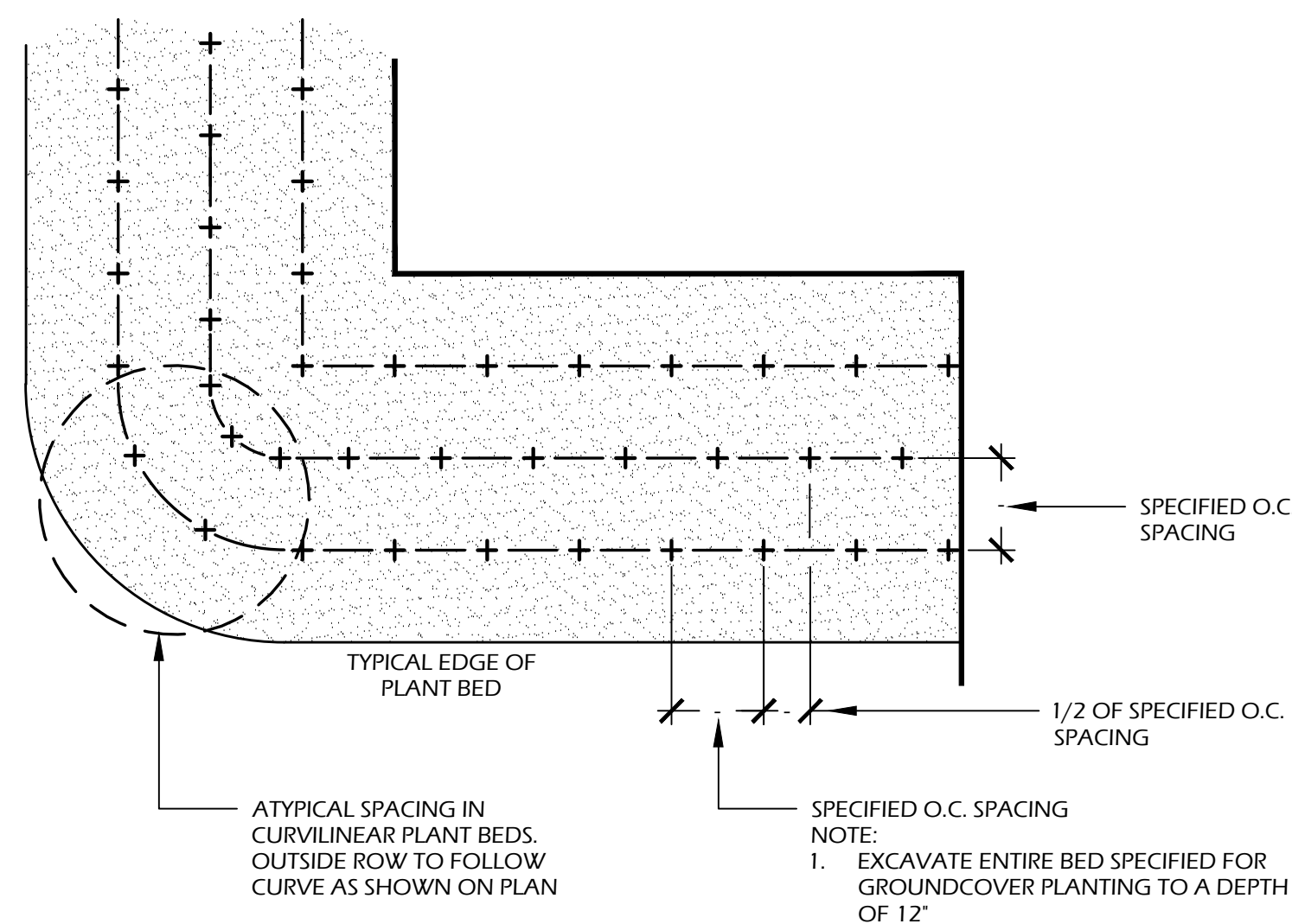
PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
2	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
2	LAGM	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
1	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
1	GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia	4'-5'	2'-3'	15 gal.	-	Full
17	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18"-24"	18"-24"	7 gal.	-	Full
2	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
34	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
15	SERR	Serenoa repens	Saw Palmetto	24"-30"	24"-30"	15 gal.	-	Full
13	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
12	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
25	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
19	NEOC	Neomarica caerulea 'Regina'	Giant Apostles' Iris	18"-24"	8"-12"	1 gal.	24" O.C.	Full
34	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Blue Flowers, Full
8	TRAJ	Trachelospermum jasminoides	Confederate Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
700	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
2600	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

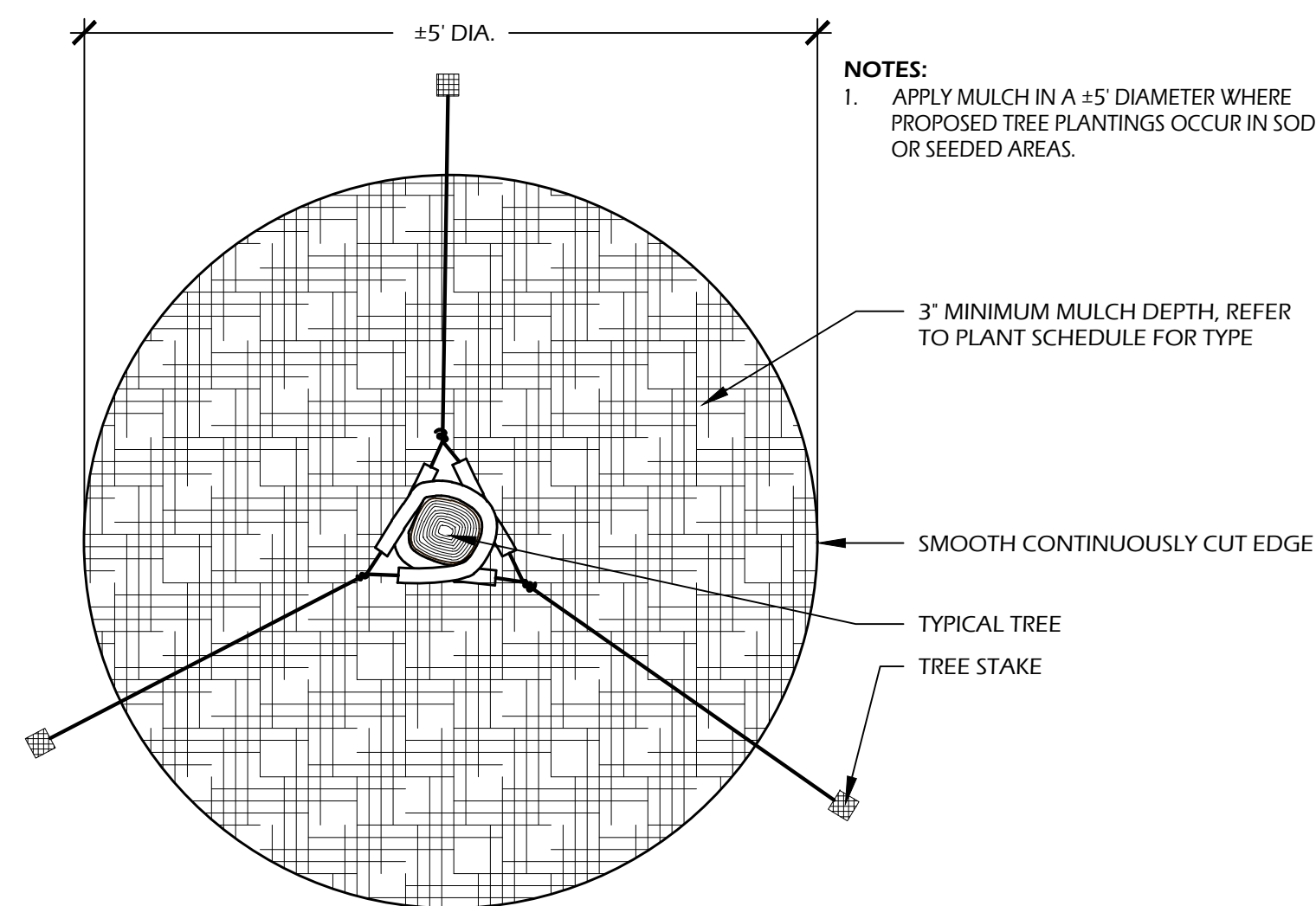


- NOTES:**
- WHEN GROUND COVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



5 // L501 TREE STAKING
SCALE: N.T.S.



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REVISIONS:

DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER
L501