

DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.X		12" AREA DRAIN	X/L60X
11.X		8" FRENCH DRAIN	X/L60X
11.X		8" SOLID PIPE	X/L60X
11.X		RAIN GARDEN (TBD)	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 A.D.A. RAMP AT 1:12 MAX.
- 3 ALL PIPING UNDER HARDSCAPE SHALL BE SOLID H.D.P.E. PIPES.
- 4 FIELD LOCATE DRAIN LINE TO AVOID EXISTING TREE ROOTS.
- 5 CONTRACTOR SHALL TIE GUTTER DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM WHENEVER POSSIBLE.
- 6 TIE INTO EXISTING GRADE. MEET SMOOTHLY AND EVENLY.
- 7 CREATE SWALE AND BERM TO DIRECT WATER AWAY FROM HOUSE AND ADJACENT PROPERTIES.
- 8 DRAINAGE SWALE PITCH AT 1.5% 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
ALAIR - MIXED-USE
 LOT 5818
 STOCK FARM / BLUFFTON, SOUTH CAROLINA

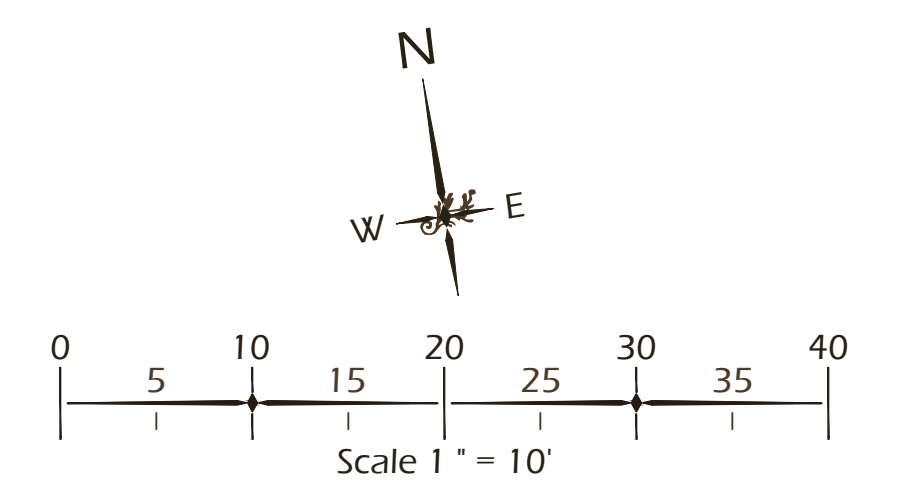
DATE:	AUG 26, 2024
PROJECT NO.:	XXXXXX
DRAWN BY:	JM
CHECKED BY:	DK

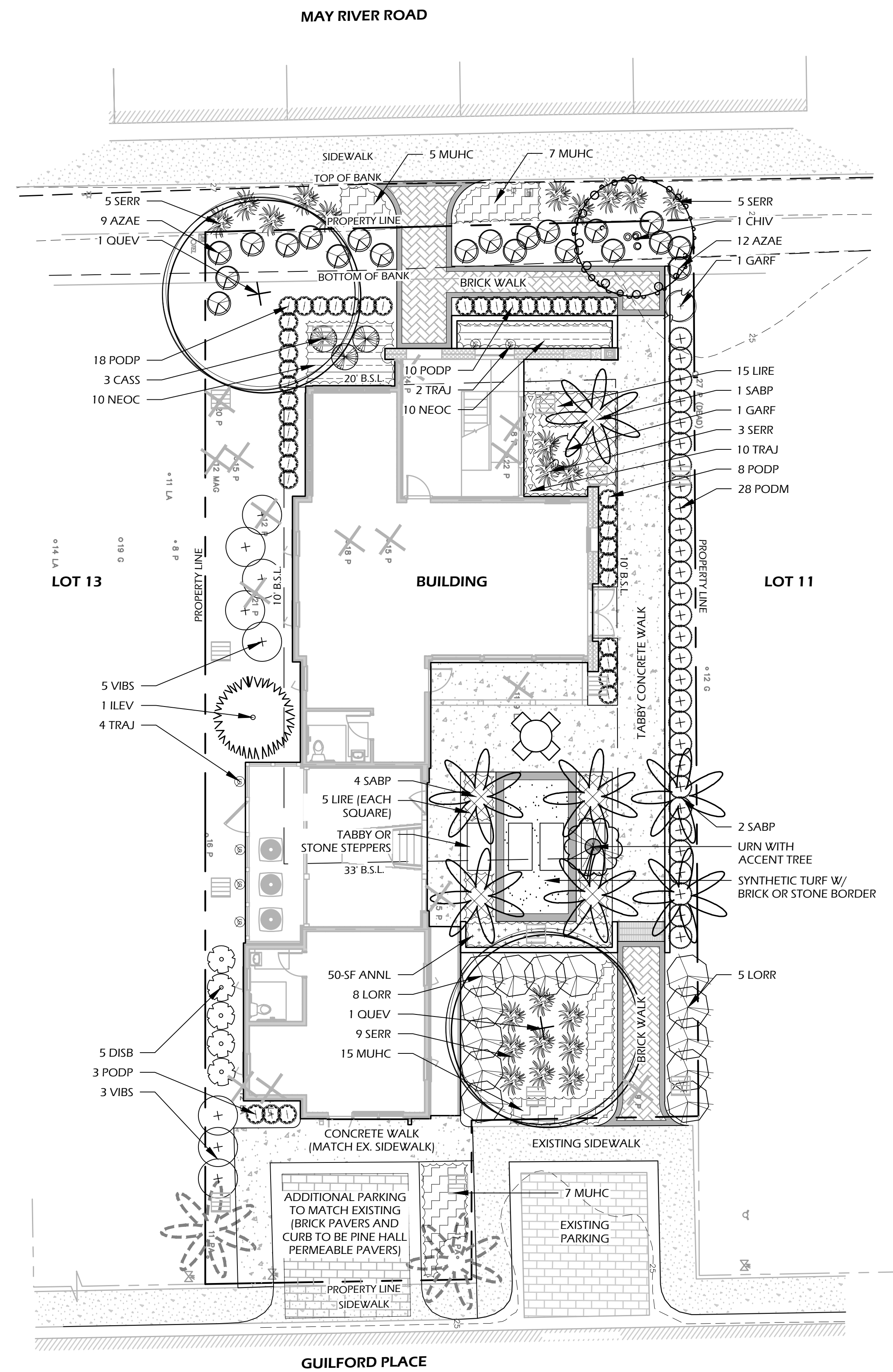
**SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION**

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

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CHIV	Chionanthus virginicus	Fringe Tree
ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly
SHRUBS		
AZAE	Azalea x encore	Encore Azalea
CASS	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Dwarf Camellia
DISB	Distylium 'Blue Cascade' (PIDIST-II PP24409)	Blue Cascade Distylium
GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
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		
ANNL-SF	-	Seasonal Color
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
NEOC	Neomaria caerulea 'Regina'	Giant Apostles' Iris
TRAJ	Trachelospermum jasminoides	Confederate Jasmine



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SITE DEVELOPMENT PLANS FOR
ALAIR - MIXED-USE
 LOT 5818
 STOCK FARM / BLUFFTON, SOUTH CAROLINA

DATE: AUG 26, 2024
 PROJECT NO.: XXXXX.XX
 DRAWN BY: JM
 CHECKED BY: DK

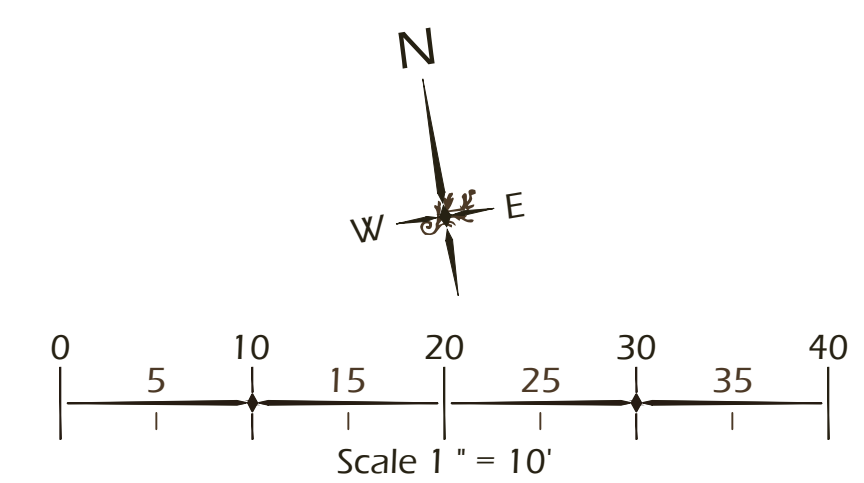
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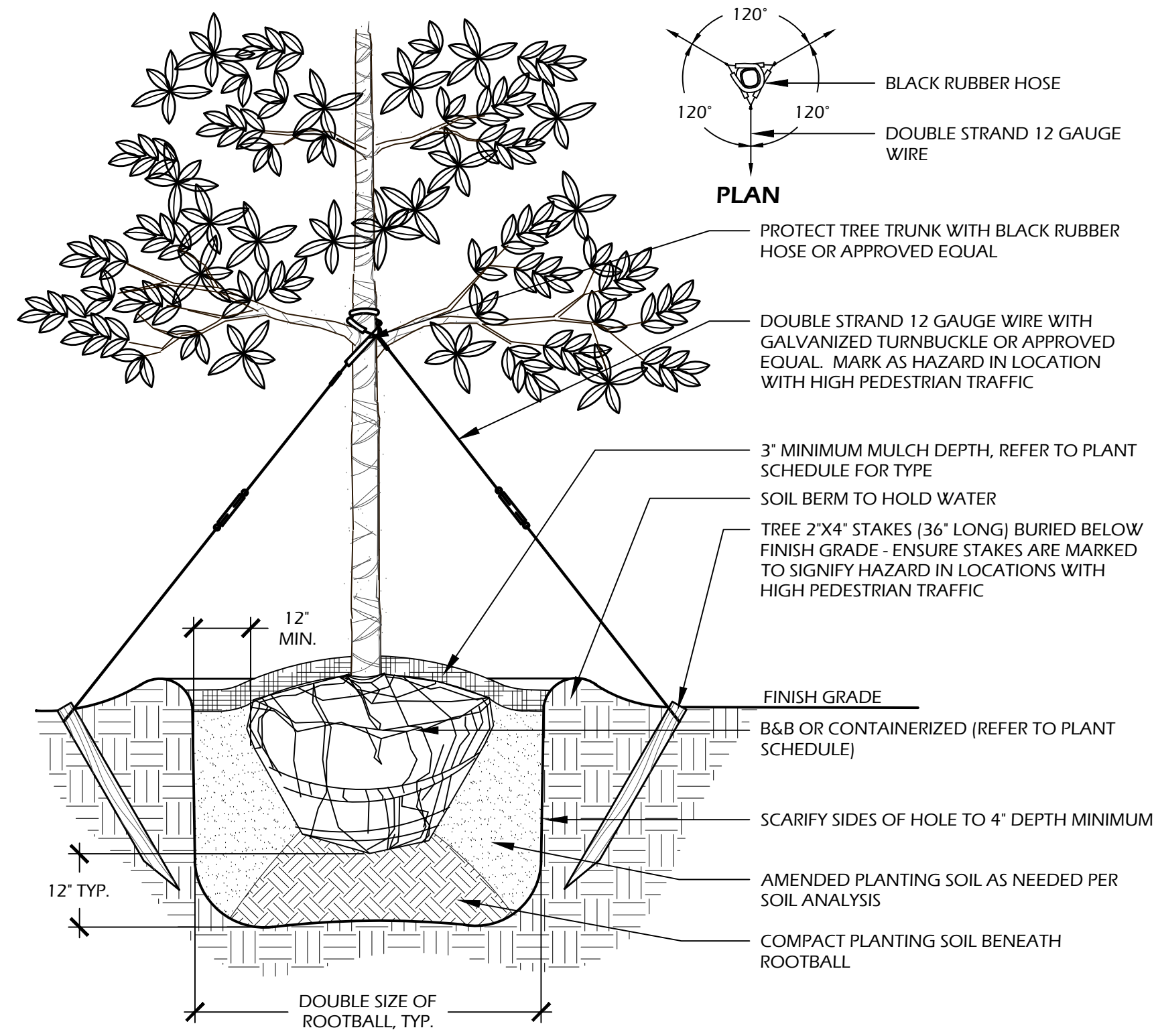
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PLANTING PLAN

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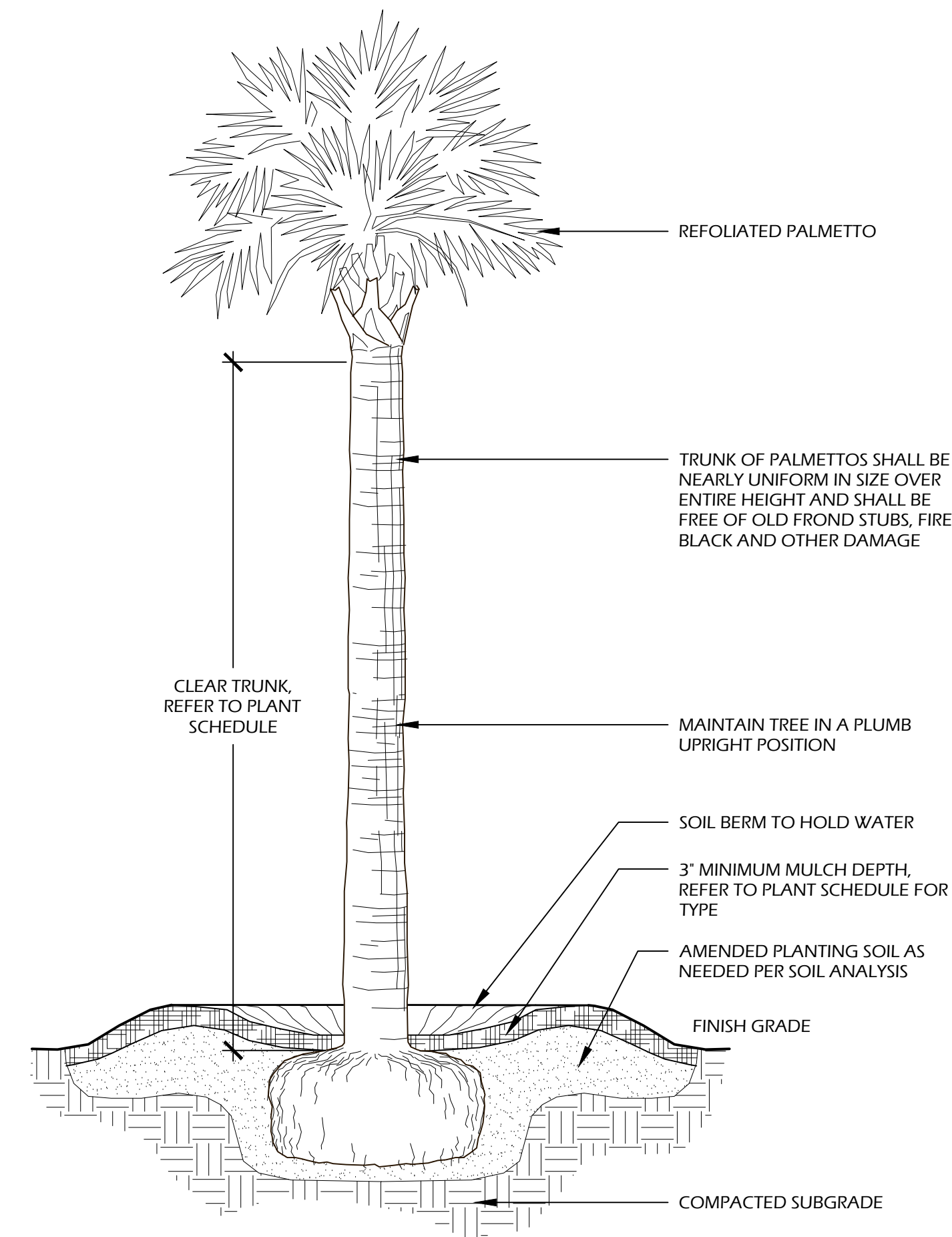
L500





- 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.

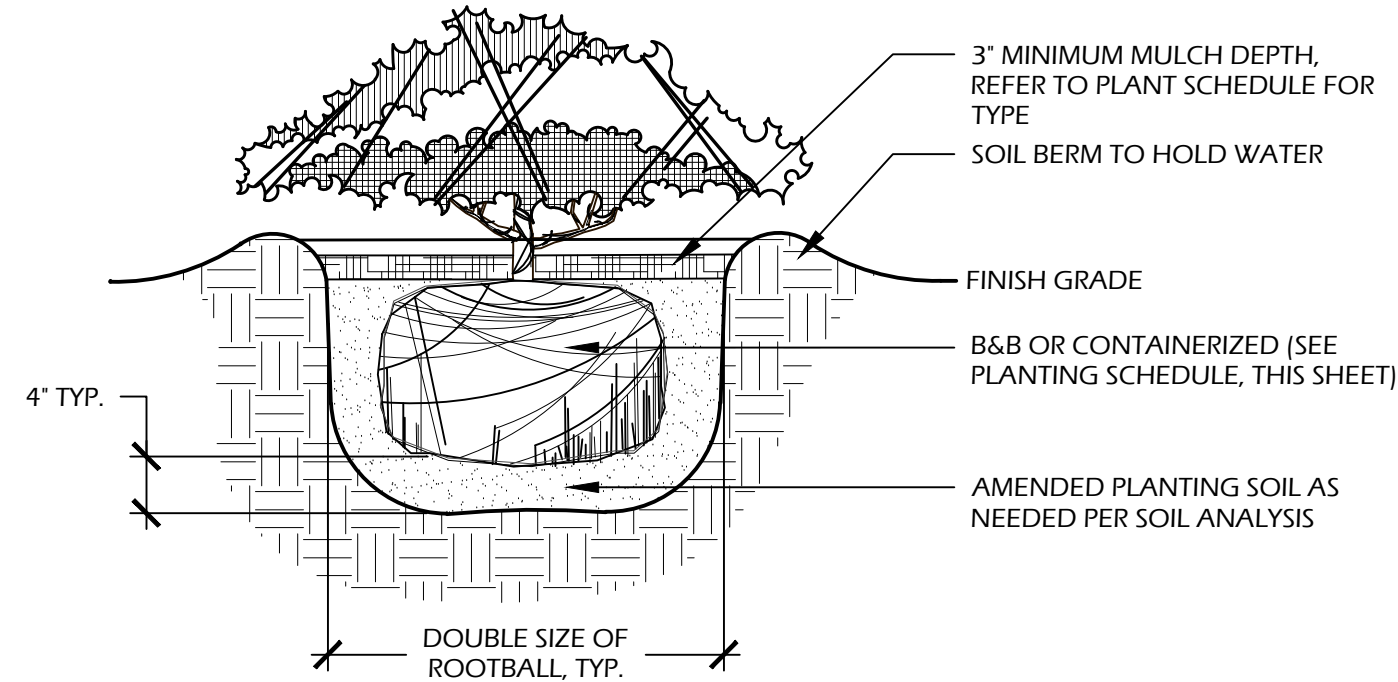


- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

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

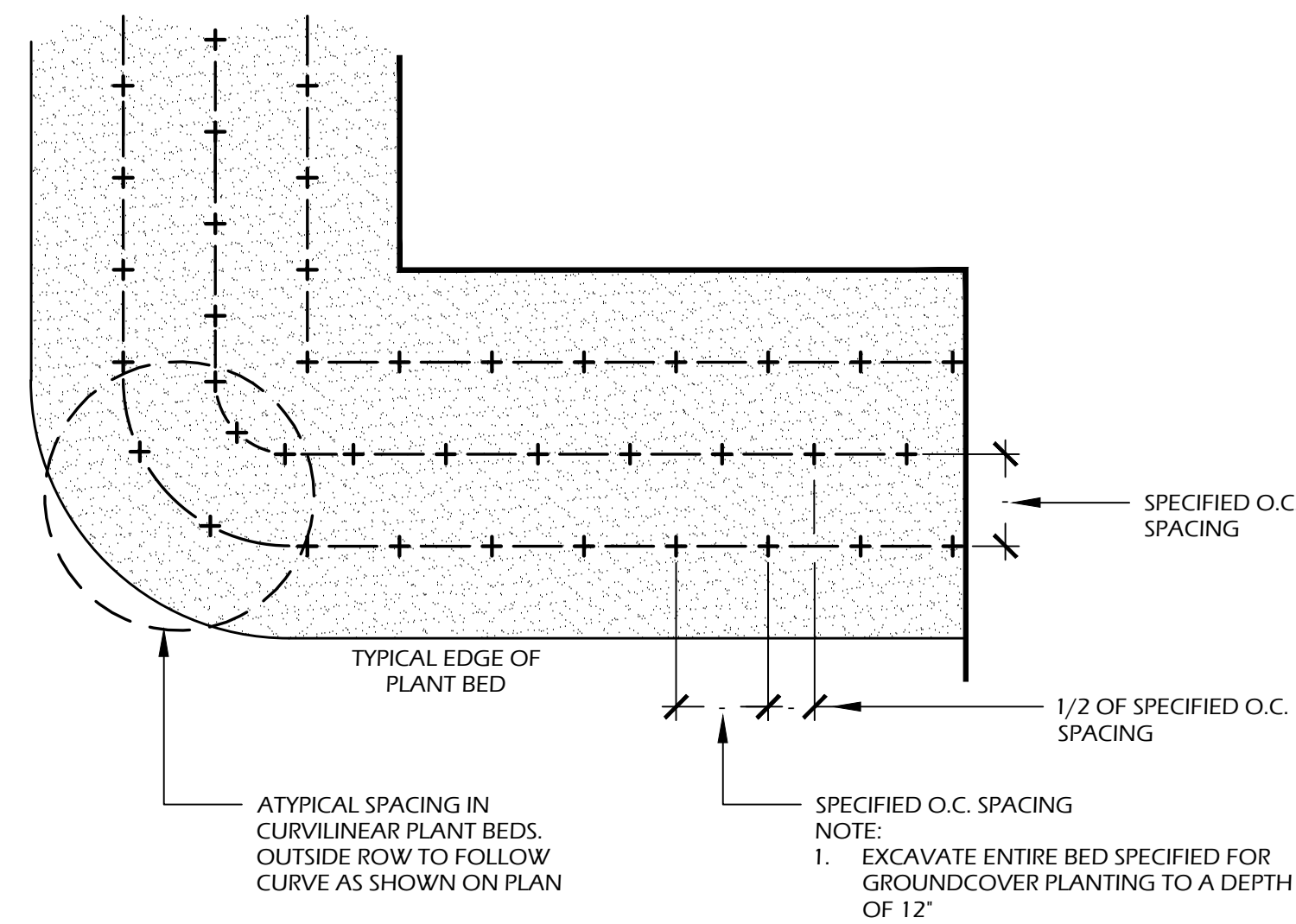
PLANT SCHEDULE:

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
7	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
1	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	15 gal.	-	Full
1	ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly	5'-6'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
SHRUBS								
21	AZAE	Azalea x encore	Encore Azalea	24'-30'	24'-30'	7 gal.	-	Full
3	CASS	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Dwarf Camellia	18'-24'	2'-3'	7 gal.	-	Full
5	DISB	Distylium 'Blue Cascade' (PIDIST# PP24409)	Blue Cascade Distylium	24'-30'	24'-30'	7 gal.	-	Full
2	GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia	4'-5'	2'-3'	15 gal.	-	Full
13	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30'-36'	24'-30'	7 gal.	-	Full
28	PODM	Podocarpus macrophyllus	Podocarpus	36'-42'	24'-30'	15 gal.	-	Full
41	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24'	16'-20'	7 gal.	-	Full
22	SERR	Serenoa repens	Saw Palmetto	24'-30'	24'-30'	15 gal.	-	Full
8	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36'	24'-30'	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
34	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16'	10'-16'	1 gal.	30' O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
50-SF	ANNL-SF	-	Seasonal Color	-	-	-	-	To be selected by owner or landscape contractor
35	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16'	8'-12"	1 gal.	24" O.C.	Full
20	NEOC	Neomarica caerulea 'Regina'	Giant Apostles' Iris	18'-24"	8'-12"	1 gal.	24" O.C.	Full
16	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
3200	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

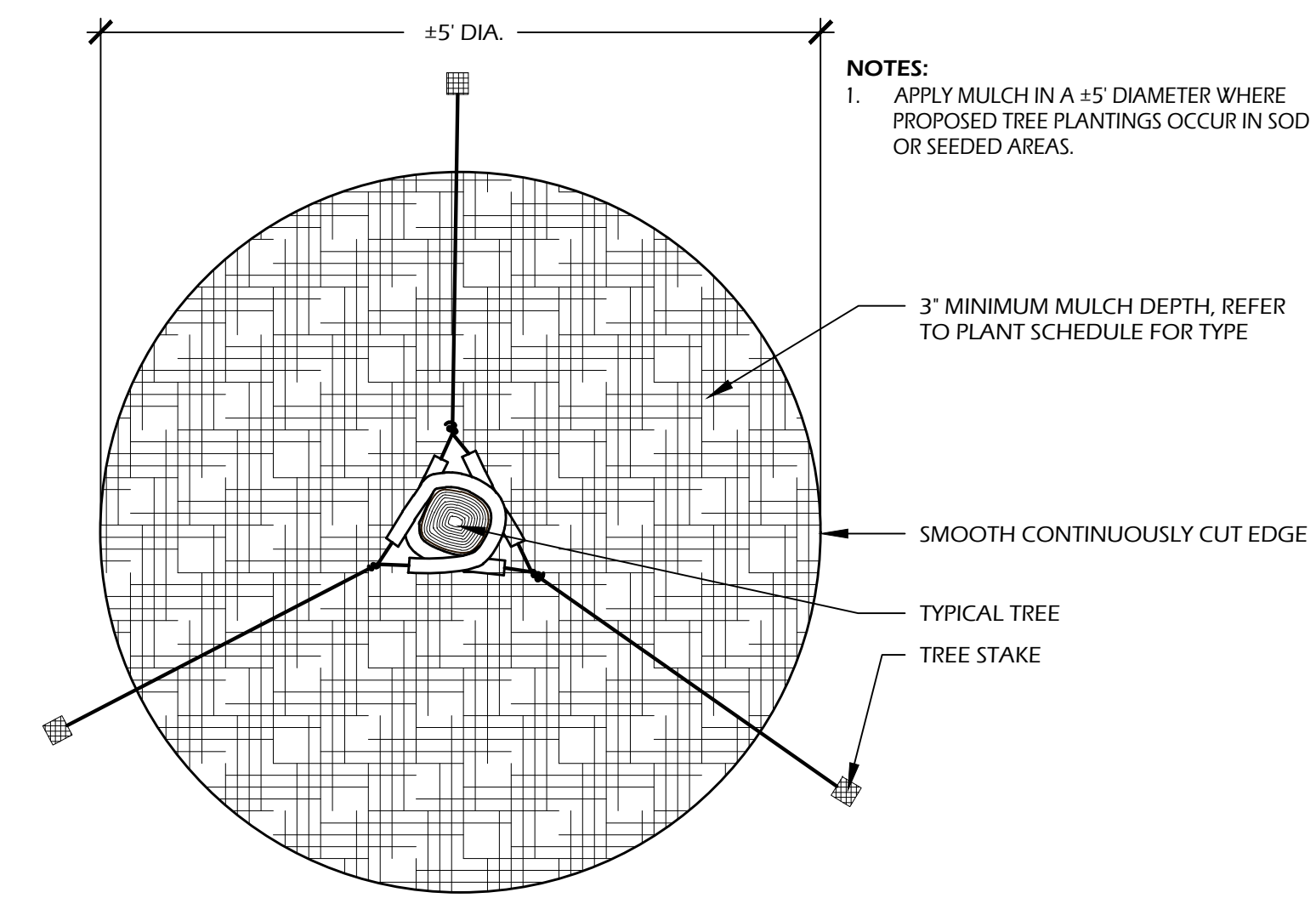


- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH 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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FOR
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STOCK FARM / BLUFFTON, SOUTH CAROLINA

DATE: AUG 26, 2024
PROJECT NO.: XXXXX.XX
DRAWN BY: JM
CHECKED BY: DK

**SUBMITTAL PLAN,
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REVISIONS:

DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER
L501