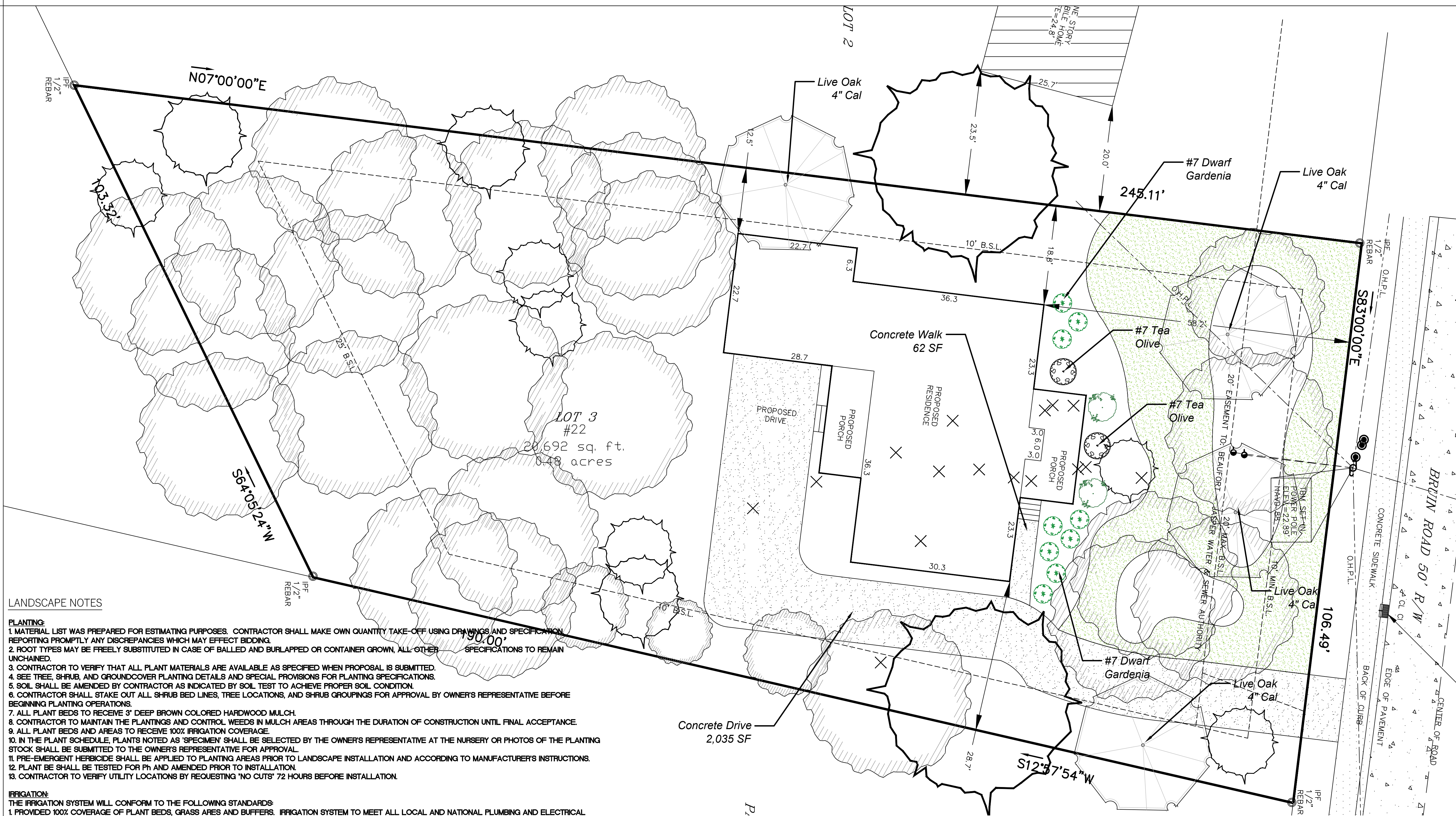




LANDSCAPE NOTES

PLANTING:

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BE SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING 'NO CUTS' 72 HOURS BEFORE INSTALLATION.

IRRIGATION:

THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:

1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS AREAS AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER B.W.S.A. SPECIFICATIONS AND 1 1/2" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6. UTILIZE SWING-JOINTS AND/OR FLEX-FIBERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:

SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

GUARANTEE:

THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

CONTRACTOR NOTE:

TREES TO BE REMOVED TO BE VERIFIED WITH BY GENERAL CONTRACTOR PRIOR TO REMOVAL. TREE PROTECTION TO BE INSTALLED PRIOR TO MACHINERY ENTERING PROPERTY.

ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.

PROJECT NOTES:

Owner: Bertha Lee Jenkins-Wooten
Property Address: 22 Bruin Road
Property Lot Number: 3
Tax ID Number: R610 039 00A 0403 0000
Property Area: 20,692 SF- 0.48 Acres

Site Coverage:

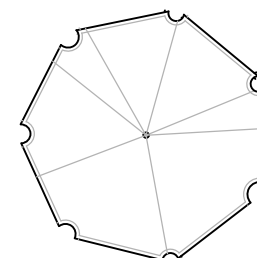
IMPERVIOUS COVERAGE ACTUAL COVERAGE ALLOWABLE

HOUSE FOOTPRINT	2,578 SF	
IMPERVIOUS HARDSCAPE	Drive—2,035 SF Walk— 62 SF	
TOTAL IMPERVIOUS	4,675 SF	
HOME SITE SF TOTAL	20,692 SF	
% SITE COVERAGE	22.59 %	25%

PLANT SCHEDULE

Trees

QTY Common/ Botanical Name Cont. Height/Spread



4	Live Oak/ Quercus virginiana	4" Cal.	65 gal.	8-10'
*REQUIRED FOR SITE				

Shrubs

QTY Common/ Botanical Name Cont. Height/Spread



2	Sweet Olive/ Osmanthus fragrans	7 gal.	4' / 3'
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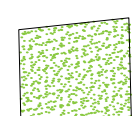
2	Camellia/ Camellia sasanqua	7 gal.	5' / 3'
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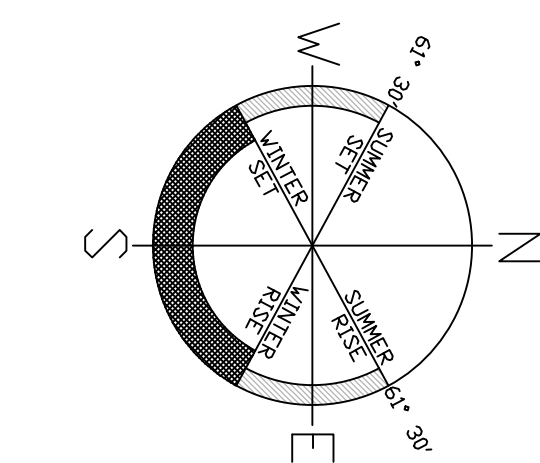
8	Dwarf Gardenia/ Gardenia jasminoides	7 gal.	4' / 3'
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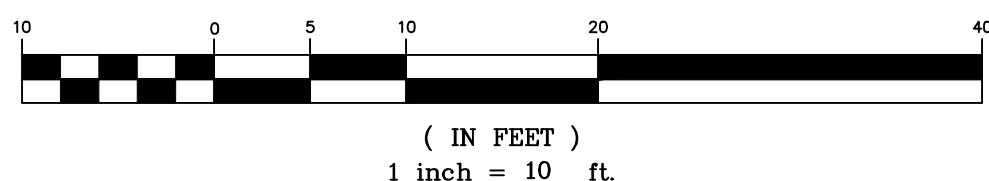
QTY Common/ Botanical Name Cont. Height/Spread



Emerald Zoysia	2,485 SF
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GRAPHIC SCALE

(IN FEET)
1 inch = 10' -0"

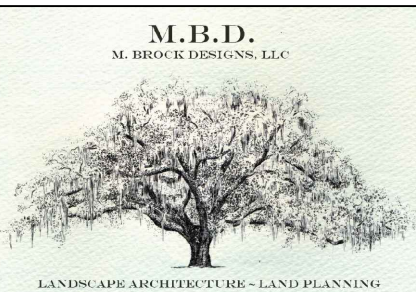
LANDSCAPE PLAN

1" = 10'-0"

FINAL
06/2024

No.	Issue / Revision Description	Date
1		

LANDSCAPE PLANS
LOT 3
Jenkins-Wooten Residence
22 Bruin Road
BLUFFTON, SC



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mbrock@mbrockdesigns.com

Drawn By: M. Brock
Drawn Date: 06.05.24
Chk'd By: M. Brock
Project ID: 24031

Landscape Plan
Sheet No.

LS-101

SHEET 1 OF 1

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