

ATTACHMENT 5

DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		12" AREA DRAIN - ATRIUM GRATE	6/L5
11.2		6" FRENCH DRAIN	7/L5

NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS. IF NOT LOCATED ON PLAN AND SUB SURFACE DRAINAGE IS NEEDED, CONTRACTOR SHALL SUPPLY AREA DRAINS, FRENCH DRAINS AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE (REFER TO DRAINAGE DETAILS, SHEET L5)

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 COLUMN	HP	HIGH POINT
BOC	BOTTOM OF CURB	RIM	TOP OF DRAIN
BS	BOTTOM OF STEP	TC	TOP OF COLUMN
BW	BOTTOM OF WALL	TOC	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 FIELD LOCATE DRAIN LINE TO AVOID EXISTING TREE ROOTS.
- 3 TIE INTO EXISTING GRADE. MEET SMOOTHLY AND EVENLY.
- 4 CREATE SWALE AND BERM TO DIRECT WATER AWAY FROM HOUSE AND ADJACENT PROPERTIES.
- 5 DRAINAGE SWALE PITCH AT 1.5% MIN.
- 6 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND ADJACENT PROPERTY LINES.
- 7 DIRECT STORMWATER TOWARDS STREET, 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 SITE DETAILS.
- 8 GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUBGRADE FOR DRIVEWAY. CONTRACTOR SHALL ADJUST GRADES TO PROVIDE POSITIVE DRAINAGE TO ROADWAY AND NATURAL AREAS.



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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS FOR MCCRACKEN RESIDENCE

STOCK FARM ROAD / LOT 2
BLUFFTON, SOUTH CAROLINA

DATE: DEC 10, 2021
PROJECT NO.: 21218.01
DRAWN BY: LW
CHECKED BY: DK

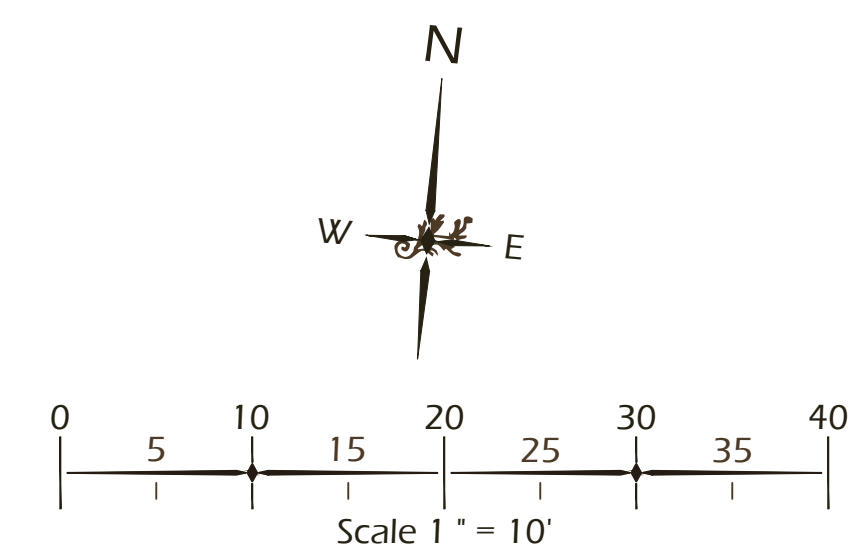
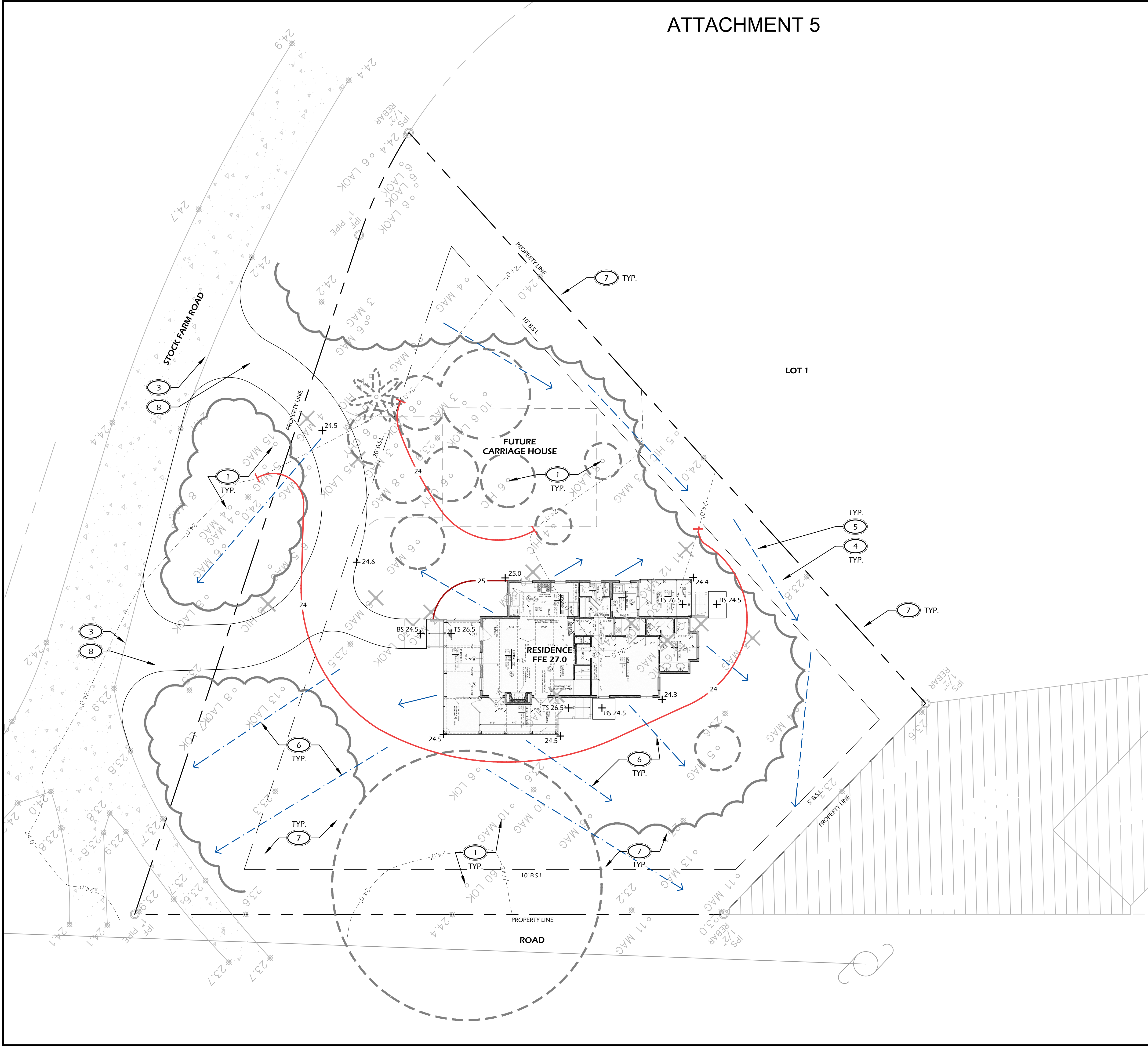
CONCEPT PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER

L2



ATTACHMENT 5

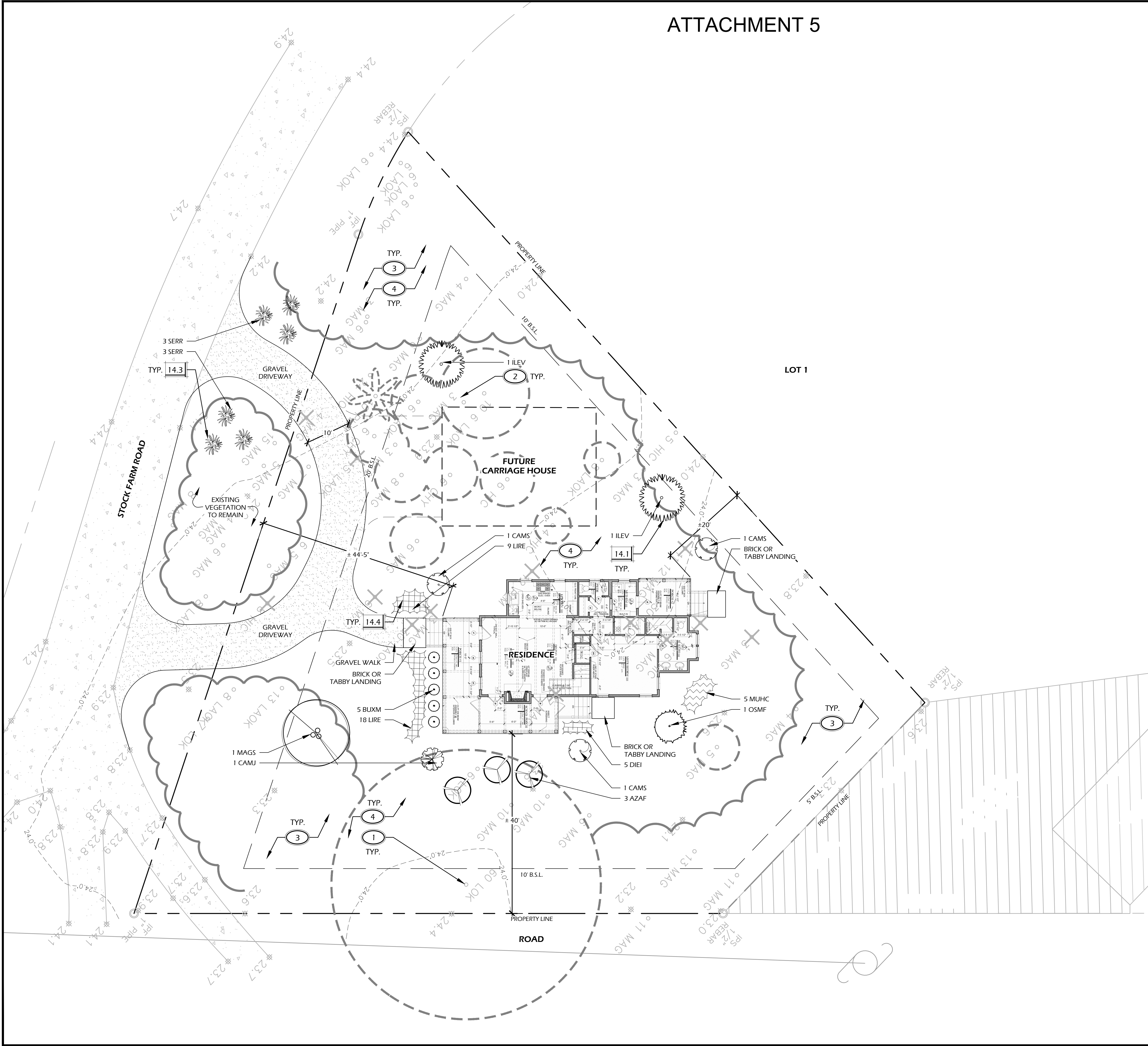
PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L4
14.2	PALM TREE PLANTING	4/L4
14.3	SHRUB PLANTING	2/L4
14.4	GROUND COVER PLANTING	5/L4

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
UNDERSTORY TREES		
ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly
MAGS	Magnolia x soulangeana	Saucer Magnolia
SHRUBS		
AZAF	Azalea indica 'Formosa'	Formosa Azalea
BUXM	Buxus microphylla japonica	Japanese Boxwood
CAMJ	Camellia japonica	Japanese Camellia
CAMS	Camellia sasanqua	Sasanqua Camellia
OSMF	Osmanthus fragrans	Fragrant Tea Olive
SERR	Serenoa repens	Saw Palmetto
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope

PLANTING REFERENCE NOTES:

- ① EXISTING TREES TO REMAIN.
- ② EXISTING TREES TO BE REMOVED.
- ③ UNDISTURBED BUFFER.
- ④ MULCH DISTURBED AREAS DUE TO CONSTRUCTION.



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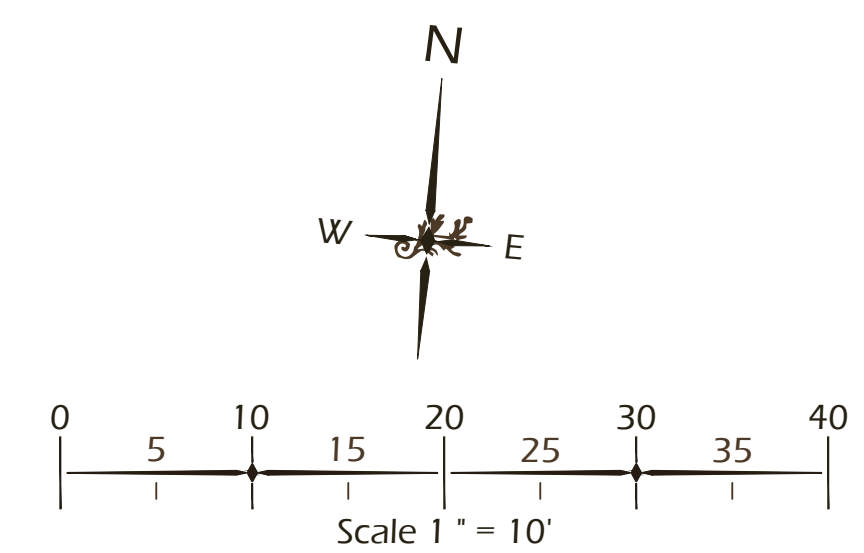
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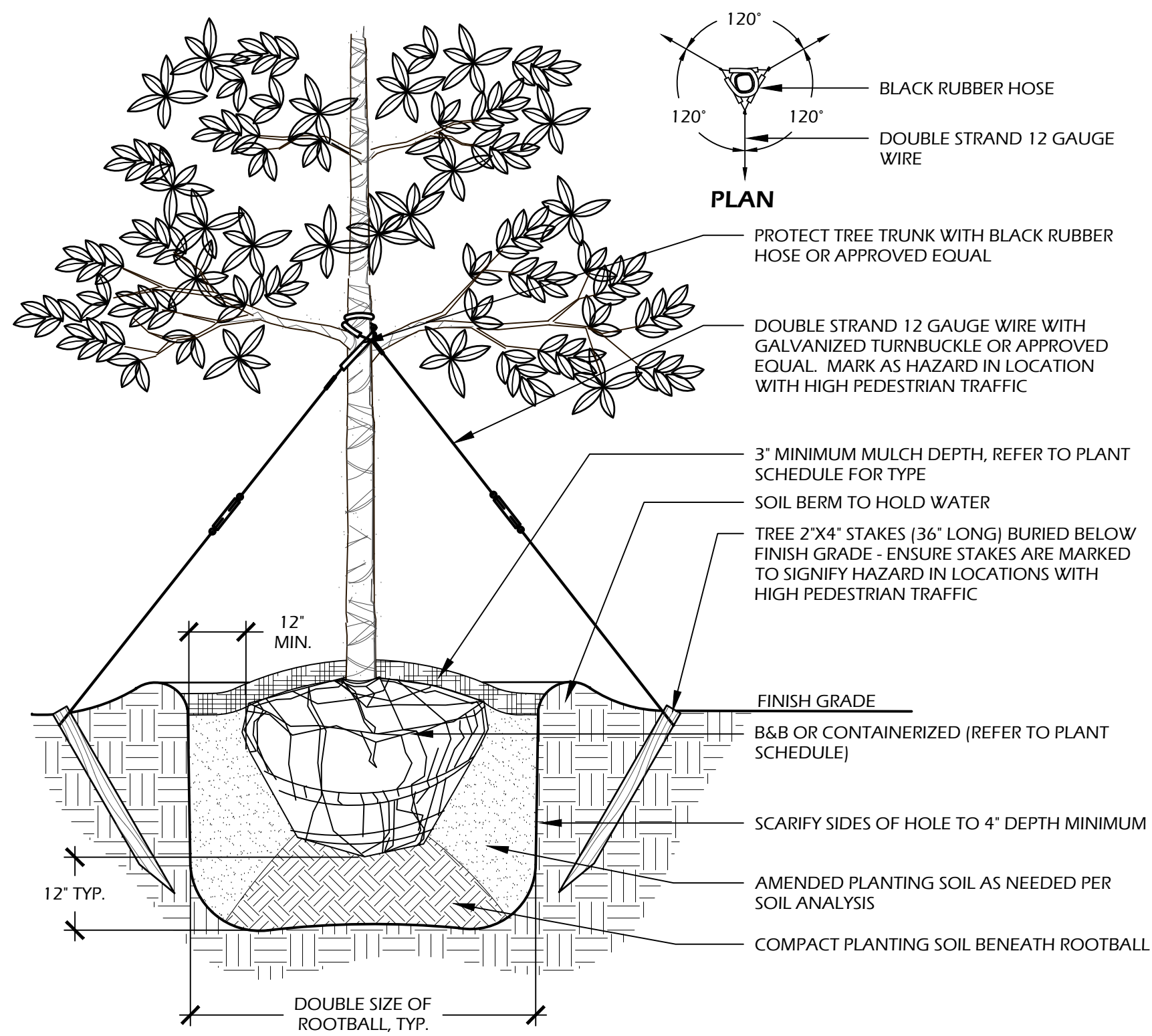
DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWING NUMBER

L3

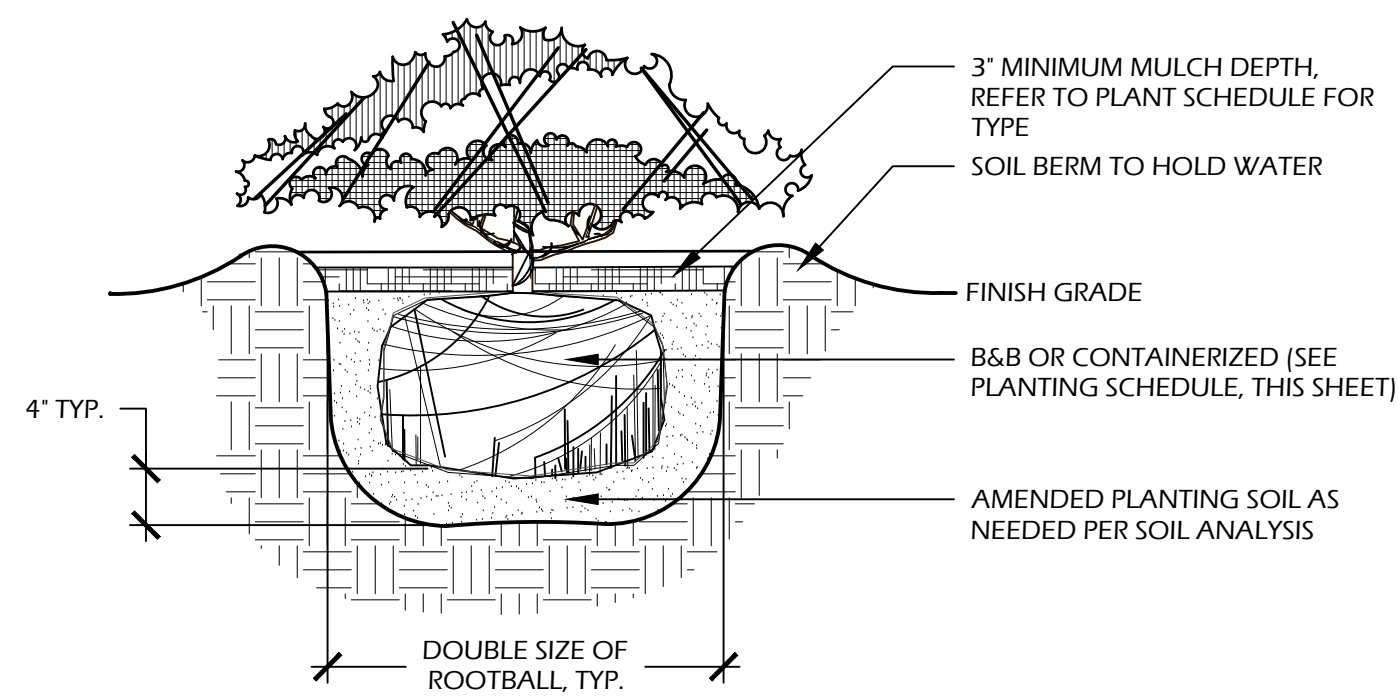


ATTACHMENT 5



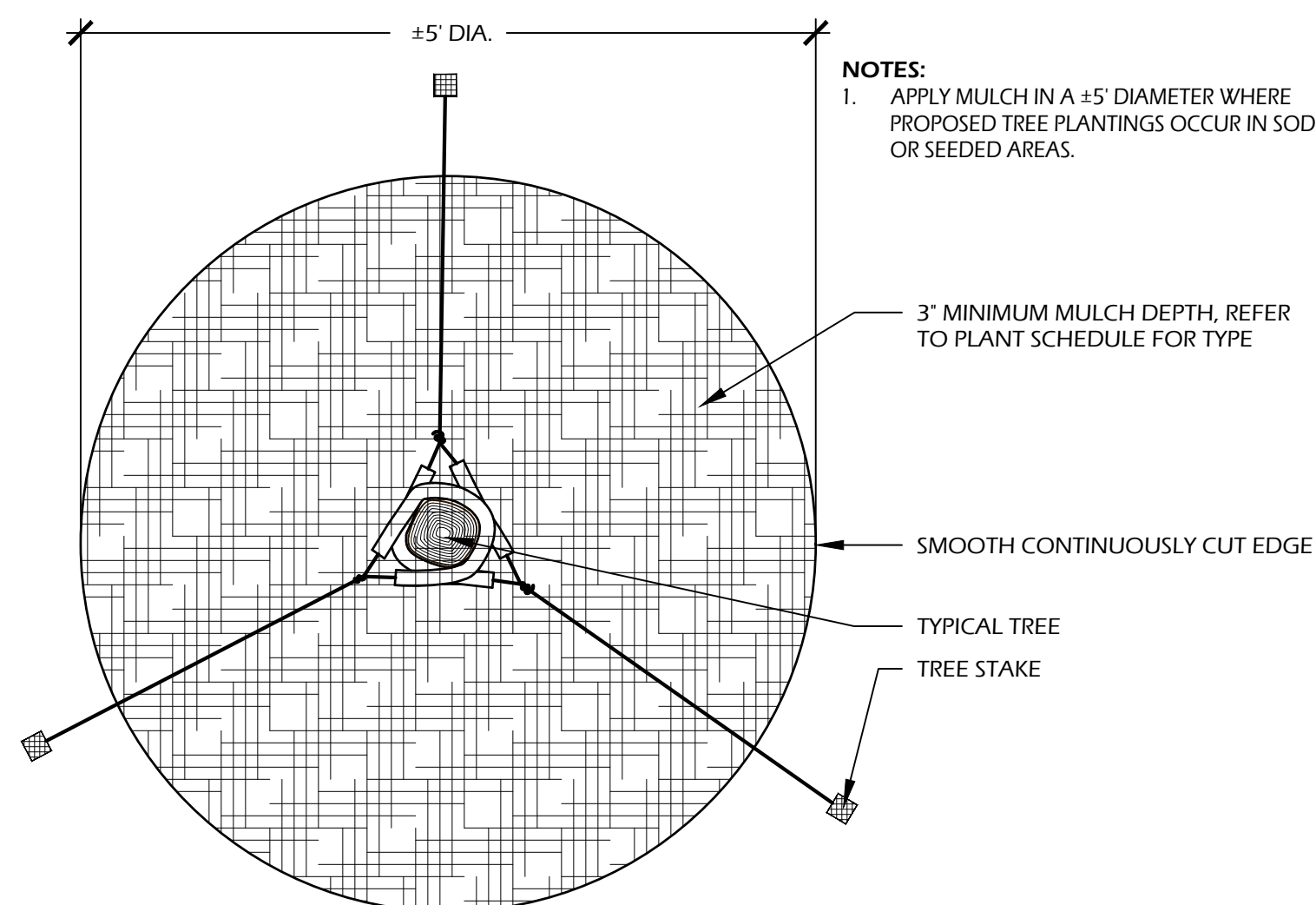
- NOTES:**
- TREE STAKING OPTIONAL. HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED 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 // L4 TREE PLANTING
SCALE: N.T.S.

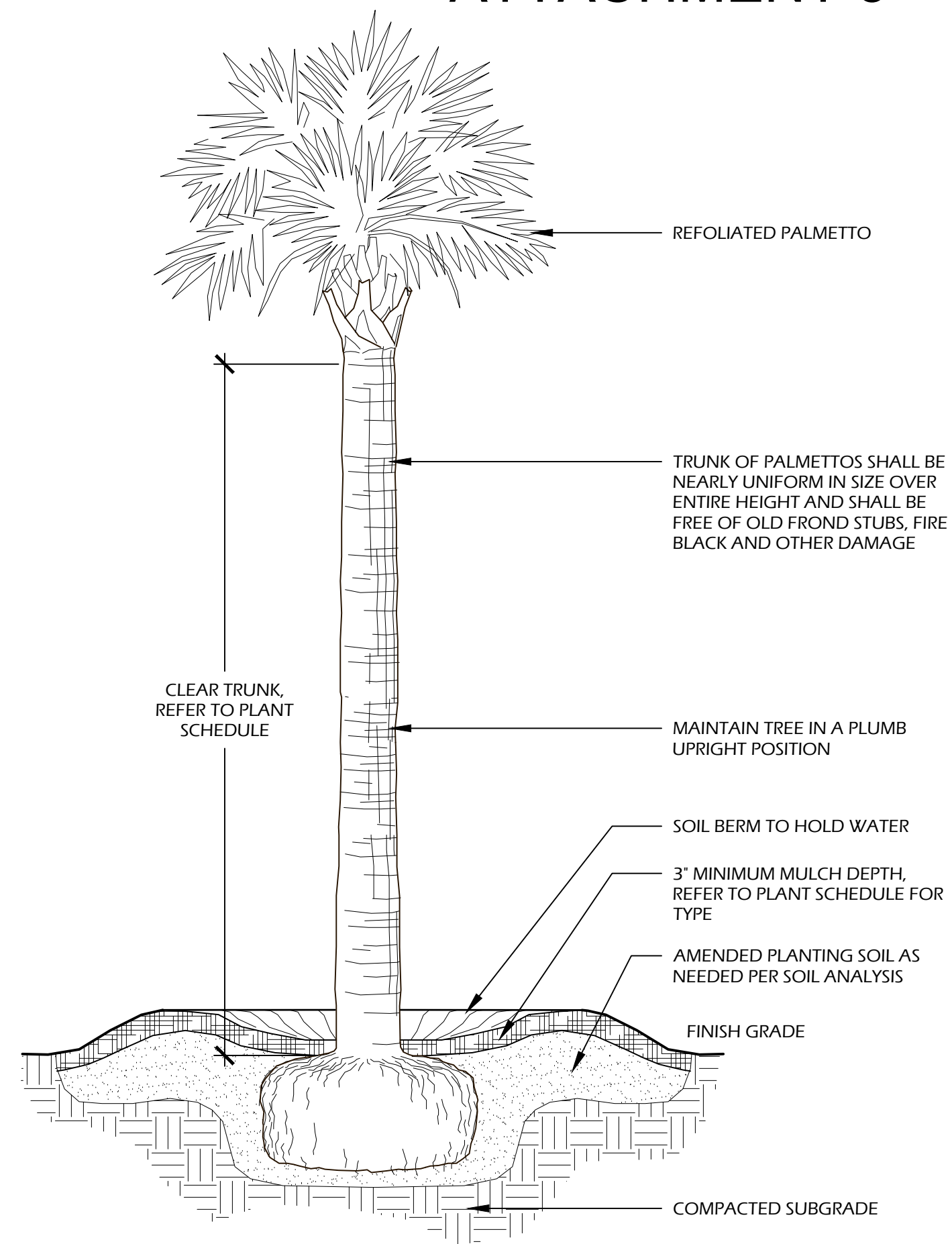


- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH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

2 // L4 SHRUB PLANTING
SCALE: N.T.S.

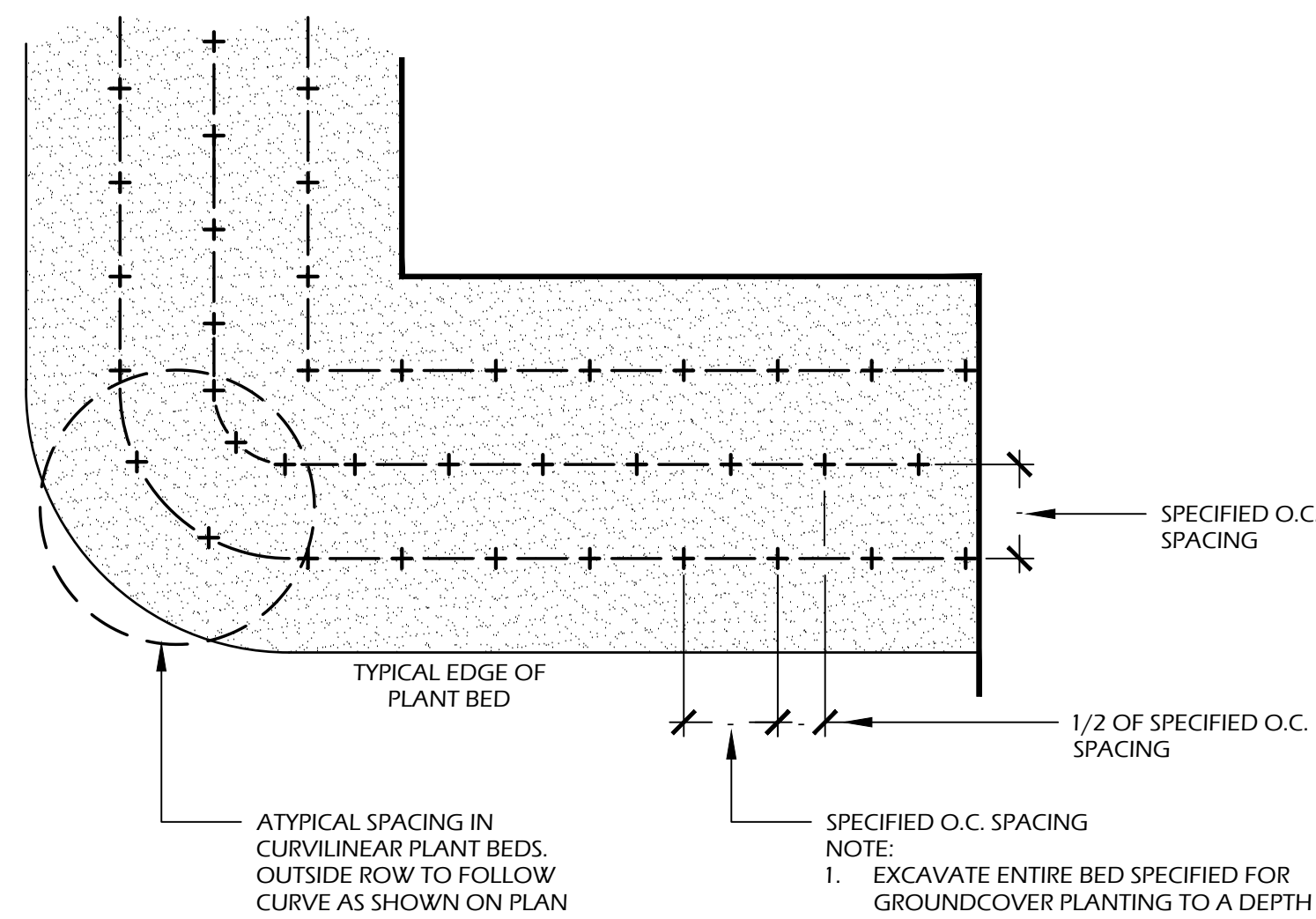


3 // L4 TREE STAKING
SCALE: N.T.S.



- 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.

4 // L4 PALM TREE PLANTING
SCALE: N.T.S.



5 // L4 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
UNDERSTORY TREES								
2	ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly	5'-6'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
1	MAGS	Magnolia x soulangeana	Saucer Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
3	AZAF	Azalea indica 'Formosa'	Formosa Azalea	30'-36"	24'-30"	7 gal.	-	Full
5	BUXM	Buxus microphylla japonica	Japanese Boxwood	12'-18"	12'-18"	7 gal.	-	Full
1	CAMJ	Camellia japonica	Japanese Camellia	3'-4'	2'-3'	15 gal.	-	Full
3	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36'-42"	18'-24"	7 gal.	-	Full
6	SERR	Serenoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
5	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
5	DIEI	Diets iridioides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
27	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
14,000	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY DIAGRAM:



SCALE: 1/16" = 1'-0"



CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	17,238 SF
BUILDING FOOTPRINT	±1,590 SF
REMAINING SITE AREA	15,648 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	13,151 SF
% CANOPY COVERAGE (75% MIN.)	84%



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REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER

L4