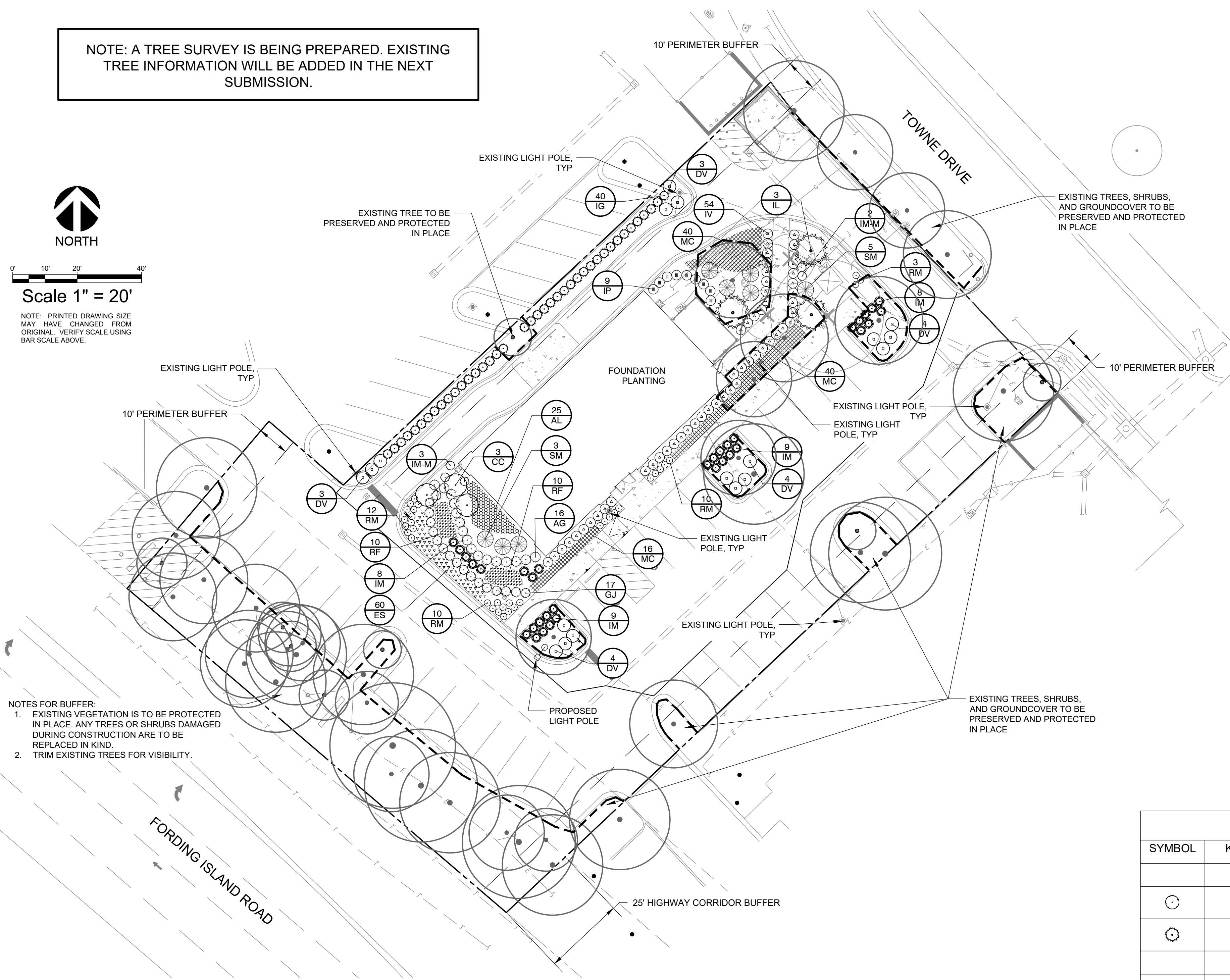




NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STRICWORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN  $\pm 0.1'$  OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS  $\leq 3'$  BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY  $18'$  AWAY FROM THE WALKS.
  - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS  $\leq 1'$  BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY  $18'$  AWAY FROM THE WALKS.
  - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS BEFORE INSTALLATION. REFERENCE TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PERMITTING AUTHORITY:	CITY OF BLUFFTON, SC
CURRENT ZONING / LAND USE:	BELFAIR PUD/COMMERCIAL
ADJACENT ZONING / LAND USE:	(BELFAIR PUD/COMMERCIAL

OVERALL SITE AREA:	33,642 SF
LANDSCAPE AREA REQUIRED (OPEN SPACE):	5,046 SF (15% OF OVERALL SITE AREA)
LANDSCAPE AREA PROVIDED (OPEN SPACE):	9,181 SF

**ADJACENT STREET BUFFER ALONG HWY 278 (FORDING ISLAND RD), MIN 25' WIDTH**  
**NOTE: EXISTING BUFFER PLANTING IS TO BE PRESERVED AND PROTECTED.**

**ADDITIONAL PARKING LOT SCREENING PER PUD SECTION 4.23.2.1 C (7)**  
**SHRUBS FOR PKG LOTS VISIBLE FROM HIGHWAY: ADEQUATE SCREENING PROVIDED BY BUFFER**

**PERIMETER BUFFER, SIDE YARD - WEST, 10' MIN**  
VEGETATION REQUIRED:

**PERIMETER BUFFER, SIDE YARD - EAST, 10' MIN.**  
VEGETATION REQUIRED:

**FOUNDATION BUFFER, 8' MIN.**

MIX OF TREES, SHRUBS, AND GROUNDCOVER: PROVIDED

## PARKING LOT PLANTING

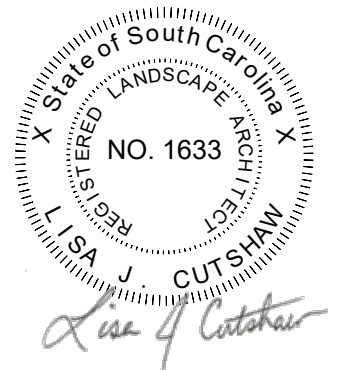
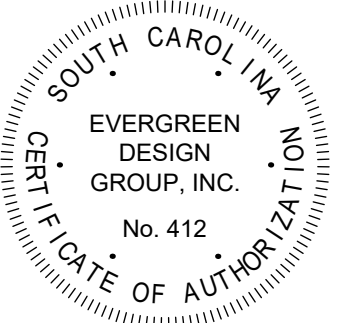
QUANTITY OF PARKING SPACES:	39 PARKING SPACES
PARKING ISLANDS REQUIRED:	6 PARKING ISLANDS (1 PER 8 SPACES & TERMINAL ISLANDS AT EACH END)
PARKING ISLANDS PROVIDED:	9 PARKING ISLANDS
OVERSTORY TREES REQUIRED:	6 OVERSTORY TREES (1 PER ISLAND)

OVERSTORY TREES PROVIDED: 9 OVERSTORY TREES (EXISTING TREES)  
NOTE: 2 OF THE EXISTING TREES ARE ON AN ADJACENT PARCEL THAT SHARES THE PARKING ISLAND.

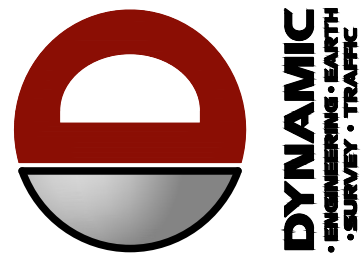
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFter all PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	NOTES
			TREES					
	CC	3	CERCIS CANADENSIS 'RUBY FALLS'	RUBY FALLS REDBUD	MIN. 1" CAL. & 8' HT.	PER PLAN	YES	
	IL	3	ILEX VOMITORIA	YAUPON HOLLY	MIN. 1" CAL. & 8' HT.	PER PLAN	YES	MULTI-STEM; 3 CANES MIN.
			SHRUBS					
	AG	16	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	MIN. 2.5' HT.	3' O.C.	NO	
	DV	18	DISTILUM 'VINTAGE JADE'	VINTAGE JADE DISTYLUM	3 GAL.	4' O.C.	NO	
	GJ	17	GARDENIA JASMINOIDES RADICANS	CREEPING GARDENIA	3 GAL.	3' O.C.	NO	
	IG	40	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL.	4' O.C.	YES	
	IP	9	ILICIMUM PARVIFLORUM 'PIIP-I'	BANANAPEAL ANISE	3 GAL.	3' O.C.	YES	
	IM	34	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	3 GAL.	3' O.C.	YES	
	IM-M	5	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY	3 GAL.	3' O.C.	YES	
	IV	54	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL.	3' O.C.	YES	
	RM	35	ROSA 'MEIGGILI'	PEACH DRIFT ROSE	3 GAL.	2' O.C.	NO	
	SM	8	SABAL MINOR	DWARF SABAL PALM	5 GAL.	5' O.C.	YES	
			GROUNDCOVER					
	AL	25	ARTEMESIA LUDOVICIANA 'VALERIE FINNIS'	VALERIE FINNIS WHITE SAGE	1 GAL.	30" O.C.	YES	
	ES	60	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL.	18" O.C.	YES	
	MC	96	MUHLENBERGIA CAPILLARIS	MUHL Y GRASS	1 GAL.	30" O.C.	YES	
	RF	20	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	1 GAL.	30" O.C.	YES	



04/30/2025



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY  
AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:
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PROJECT: BDG ARCHITECTS, LLP  
PRODUCED: CHASE BANK

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BLUFFETON. BEAUFORT COUNTY. SOUTH CAROLINA 29910



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# PRELIMINARY LANDSCAPE PLANTING PLAN

**TITLE**

SCALE: (1)

PROJECT

SHEET No:

rev. 4=

# LP-1