

GENERAL LANDSCAPE NOTES:

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

STREET TREES

(1) TREE / 50 LF.  
EVAN WAY  
407 LF / 50 LF = 9 TREES REQUIRED  
3 TREES PROPOSED / 6 EXISTING TREES TO REMAIN

OPEN SPACE

20% OF GROSS SITE AREA TO BE PRESERVED AS OPEN SPACE.  
83,252 SF X 20% = 16,650 SF REQUIRED  
18,226 SF PROPOSED

PARKING LOT ISLANDS

ALL PARKING LOT ISLAND SHALL CONTAIN ONE SHADE TREE & SHRUBS.  
10 PARKING LOT ISLANDS X 1 TREE = 10 TREES REQUIRED  
9 TREES PROPOSED / 1 EXISTING TREE TO REMAIN

REPLACEMENT TREES

REPLACEMENT TREES SHALL BE A MINIMUM OF 2.5 CALIPER INCHES.

FEE IN LIEU OF TREE REPLACEMENT AND/OR SPECIFIC LANDSCAPING

PER THE TOWN OF BLUFFTON UNITED DEVELOPMENT ORDINANCE SEC. 5.3.8.  
IF THE UDO ADMINISTRATOR DETERMINES THAT REQUIRED TREE AND/OR LANDSCAPING CANNOT BE PROVIDED ON-SITE, THE UDO MAY AUTHORIZE THE APPLICANT TO PAY A FEE-IN-LIEU OF PLANTING. FOR EACH REQUIRED TREE CALIPER INCH THAT IS NOT PLANTED ON-SITE, A FEE PER CALIPER INCH REQUIRED SHALL BE ASSESSED. THE FEE FOR TREES AND LANDSCAPING IS BASED ON 125% OF THE CURRENT MARKET RATE FOR THE PURCHASE, INSTALLATION, AND ONE YEAR MAINTENANCE. ANY COLLECTED FEES SHALL BE DEPOSITED INTO THE TOWN OF BLUFFTON TREE FUND.



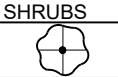
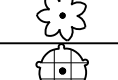
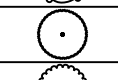

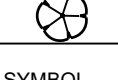
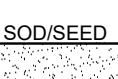
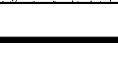

SEE L-1.1 FOR EXISTING TREE INVENTORY

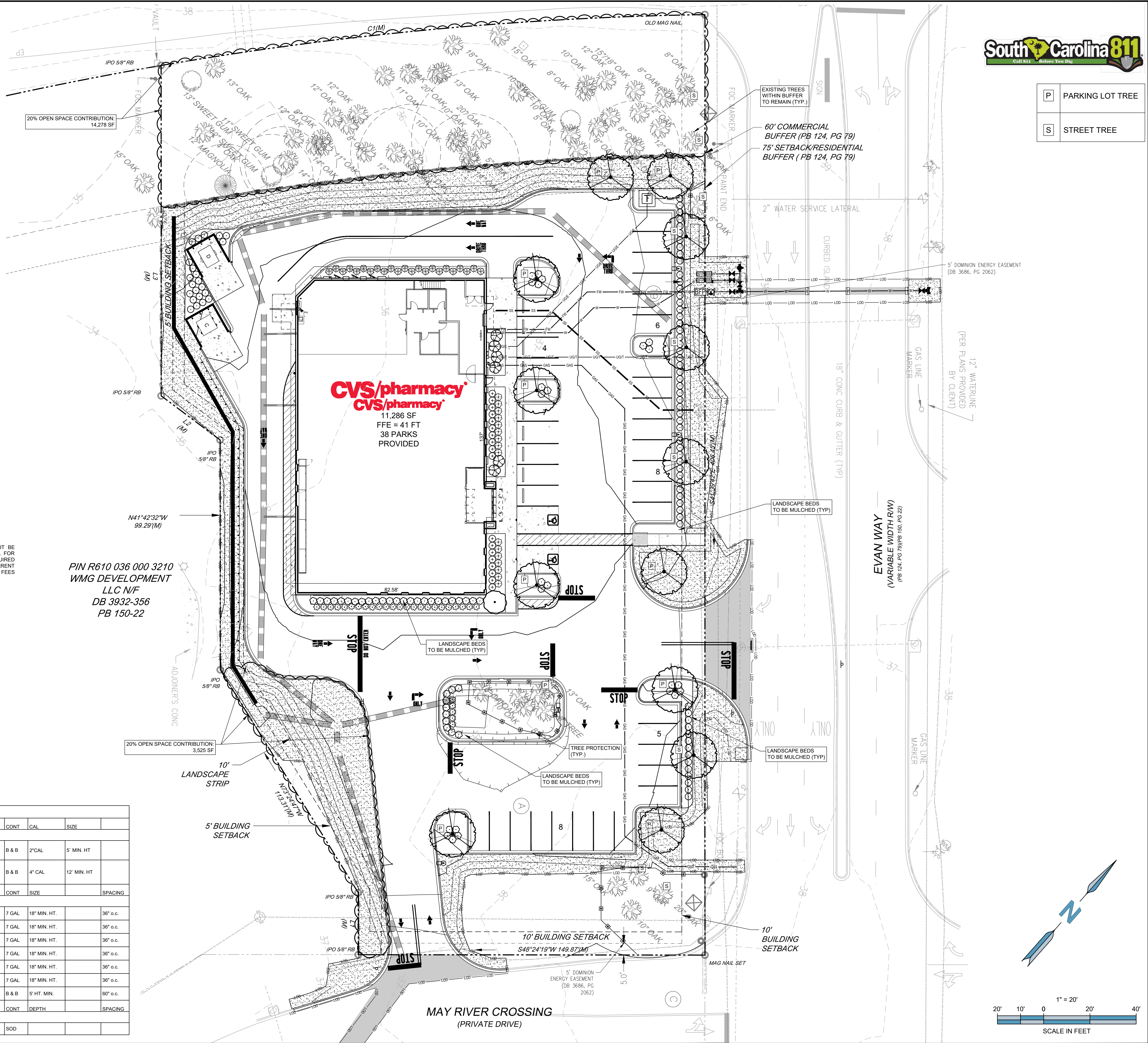
ON-SITE CANOPY TOTALS (SQUARE FEET)	
18048	ALL TREE CANOPY SURVEYED (INSIDE OF PARCEL)
6141	ALL TREE CANOPY TO REMAIN
11907	ALL TREE CANOPY TO BE REMOVED
6013	PROTECTED TREE CANOPY TO REMAIN
6343	PROTECTED TREE CANOPY TO BE REMOVED
0	SIGNIFICANT TREE CANOPY TO REMAIN
4987	SIGNIFICANT TREE CANOPY TO BE REMOVED

ON-SITE SIGNIFICANT / PROTECTED TREE TOTALS	
102	PROTECTED TREES TOTAL
48	PROTECTED TREES TO REMAIN
54	PROTECTED TREES TO BE REMOVED
8	SIGNIFICANT TREES TOTAL
0	SIGNIFICANT TREES TO REMAIN
8	SIGNIFICANT TREES TO BE REMOVED
11	TOTAL PROTECTED TREES - REPLACE

- % LOT COVERAGE PROVIDED BY ON-SITE TREES TO REMAIN = 7%
- % LOT NOT COVERED BY ON-SITE TREE CANOPY = 93%
- NO TREES ON SITE ARE LISTED IN AMERICA'S HISTORIC TREE REGISTER AS MAINTAINED BY AMERICAN FORESTS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES						
	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL	5' MIN. HT	
	13	QUERCUS PHELLOS / WILLOW OAK	B & B	4" CAL	12' MIN. HT	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
SHRUBS						
	16	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	7 GAL	18" MIN. HT.		36" o.c.
	29	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	7 GAL	18" MIN. HT.		36" o.c.
	23	CAMELLIA SASANQUA 'GREEN 02-003' / OCTOBER HOLLY® RUBY™ CAMELLIA	7 GAL	18" MIN. HT.		36" o.c.
	82	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT MAGI	7 GAL	18" MIN. HT.		36" o.c.
	18	LOROPETALUM CHINENSE RUBRUM 'PILLC-I' / CRIMSON FIRE™ FRINGE FLOWER	7 GAL	18" MIN. HT.		36" o.c.
	59	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	7 GAL	18" MIN. HT.		36" o.c.
	6	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM	B & B	5' HT. MIN.		60" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	DEPTH		SPACING
	15,463 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			



P	PARKING LOT TREE
S	STREET TREE



NON-PROTO 11,286-RIGHT  
BUMP-OUT-DRIVE THRU  
STORE NUMBER: 2745  
9220 EVAN WAY  
BLUFFTON, SC 29910  
PROJECT TYPE: NEW CONSTRUCTION  
DEAL TYPE: TURN-KEY  
CS PROJECT NUMBER: 46506  
BJWSA PROJECT NUMBER: 2024-144

ENGINEER:  
**FORESITE**  
group

960 MORRISON DR.  
SUITE 200  
CHARLESTON, SC 29403  
803.727.8777

CONSULTANT:

DEVELOPER:  
**BOOS**  
DEVELOPMENT GROUP  
BOOS DEVELOPMENT GROUP, INC.  
380 PARK PLACE BLVD, SUITE 200  
CLEARWATER, FL 33759  
TEL (727) 451-2675  
CONTACT: MS. SHELBI D'AVIGNON

SEAL:



REVISIONS:

DRAWING BY: SC  
DATE: 2024-10-14  
JOB NUMBER: 163.573  
TITLE:

LANDSCAPE PLAN  
SHEET NUMBER:  
**L-1.0**  
COMMENTS:  
NOT RELEASED FOR CONSTRUCTION



#	SPECIES	DIAM.	COVERAGE SF	#	SPECIES	DIAM.	COVERAGE SF	#	SPECIES	DIA.	COVERAGE SF
1	OAK	8	50.24	51	OAK	11	94.985	101	OAK	18	254.34
2	OAK	8	50.24	52	OAK	14	153.86	102	OAK	24	452.16
3	OAK	18	254.34	53	OAK	14	153.86	103	OAK	10	78.5
4	OAK	12	113.04	54	GUM	11	94.985	104	OAK	27	572.265
5	OAK	12	113.04	55	GUM	12	113.04	105	TREE	6	28.26
6	OAK	10	78.5	56	MAGNOLIA	12	113.04	106	HOLLY	9	63.585
7	OAK	8	50.24	57	OAK	11		107	OAK	7	38.465
8	GUM	10	78.5	58	OAK	15		108	OAK	13	132.665
9	OAK	15	176.625	59	TREE	8	50.24	109	OAK	12	113.04
10	OAK	10	78.5	60	TREE	5	19.625	110	OAK	13	132.665
11	OAK	18	254.34	61	OAK	24	452.16	111	TREE	8	50.24
12	OAK	13	132.665	62	TREE	9	63.585	112	OAK	8	50.24
13	OAK	5	19.625	63	MAGNOLIA	6	28.26	113	OAK	14	153.86
14	OAK	20	314	64	OAK	8	50.24	114	OAK	10	78.5
15	OAK	11	94.985	65	OAK	18	254.34	115	TREE	8	50.24
16	OAK	12	113.04	66	GUM	8	50.24	116	GUM	9	63.585
17	OAK	12	113.04	67	GUM	13	132.665	117	TREE	6	28.26
18	OAK	8	50.24	68	OAK	26	530.66	118	CHERRY	6	28.26
19	OAK	12	113.04	69	OAK	10	78.5	119	CHERRY	9	63.585
20	OAK	13	132.665	70	OAK	8	50.24	120	MAGNOLIA	6	28.26
21	GUM	13	132.665	71	GUM	10	78.5	121	OAK	36	1017.36
22	OAK	4	12.56	72	GUM	12	113.04	122	TREE	8	50.24
23	OAK	16	200.96	73	TREE	7	38.465	123	TREE	10	78.5
24	OAK	10	78.5	74	OAK	7	38.465	124	OAK	24	452.16
25	OAK	6	28.26	75	OAK	6	28.26	125	TREE	11	94.985
26	OAK	10	78.5	76	OAK	7	38.465	126	CHERRY	10	78.5
27	OAK	12	113.04	77	OAK	30	706.5	127	TREE	10	78.5
28	OAK	13	132.665	78	PALM	12	113.04	128	OAK	20	314
29	OAK	6	28.26	79	OAK	6	28.26	129	OAK	10	78.5
30	OAK	8	50.24	80	OAK	5	19.625	130	OAK	6	28.26
31	OAK	8	50.24	81	OAK	6	28.26	131	TREE	10	78.5
32	OAK	6	28.26	82	OAK	15	176.625	132	OAK	15	176.625
33	OAK	5	19.625	83	OAK	4	12.56	133	OAK	9	63.585
34	OAK	12	113.04	84	OAK	6	28.26	134	OAK	10	78.5
35	OAK	12	113.04	85	OAK	6	28.26	135	OAK	9	63.585
36	OAK	20	314	86	OAK	22	379.94	136	OAK	20	314
37	OAK	5	19.625	87	OAK	32	803.84	137	OAK	20	314
38	OAK	14	153.86	88	OAK	20	314	138	OAK	20	314
39	OAK	10	78.5	89	OAK	16	200.96	139	GUM	10	78.5
40	OAK	4	12.56	90	OAK	12	113.04				
41	OAK	14	153.86	91	OAK	8	50.24				
42	OAK	6	28.26	92	OAK	8	50.24				
43	OAK	18	254.34	93	OAK	10	78.5				
44	TREE	6	28.26	94	OAK	8	50.24				
45	OAK	16	200.96	95	OAK	10	78.5				
46	OAK	13	132.665	96	OAK	13	132.665				
47	TREE	5	19.625	97	TREE	10	78.5				
48	OAK	9	63.585	98	OAK	12	113.04				
49	OAK	12	113.04	99	OAK	12	113.04				
50	OAK	8	50.24	100	OAK	13	132.665				

LEGEND	
#	PROTECTED TREE
#	SIGNIFICANT TREE
#	NOT PROTECTED TREE & NOT SIGNIFICANT TREE
DIAM.	OUTSIDE OF PARCEL
DIAM.	REMOVE
DIAM.	REMAIN

ON-SITE CANOPY TOTALS (SQUARE FEET)	
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NON-PROTO 11,286-RIGHT  
BUMPOUT-DRIVE THRU  
STORE NUMBER: 2745  
9220 EVAN WAY  
BLUFFTON, SC 29910  
PROJECT TYPE: NEW CONSTRUCTION  
DEAL TYPE: TURN-KEY  
CS PROJECT NUMBER: 46506  
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ENGINEER:

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group

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CONSULTANT:

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CLEARWATER, FL 33759  
TEL (727) 451-2675  
CONTACT: MS. SHELBI D'AVIGNON

SEAL:

STATE OF SOUTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
No. 1206  
JASON VAIL WECHEMER  
2/18/25

REVISIONS:

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DRAWING BY: SC

DATE: 2024-10-14

JOB NUMBER: 163.573

TITLE:

TREE INVENTORY

SHEET NUMBER:

L-1.1

COMMENTS:

NOT RELEASED FOR CONSTRUCTION



STORE NUMBER: 2745

PROJECT TYPE: NEW CONSTRUCTION  
DEAL TYPE: TURN KEY

DEAL TYPE:	TURN-KEY
CG PROJECT NUMBER:	10500

CS PROJECT NUMBER: 46506  
BJWSA PROJECT NUMBER: 2024-144

ENGINEER:

**FORESITE**  
group

960 MORRISON DR.  
SUITE 200  
HARLESTON, SC 29403  
803.727.8777

CONSULTANT:

DEVELOPER:



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REVISIONS:

DRAWING BY: SC

DATE: 2024-10-14

OB NUMBER: 163.573

TITLE:

## LANDSCAPE DETAILS

SHEET NUMBER: \_\_\_\_\_

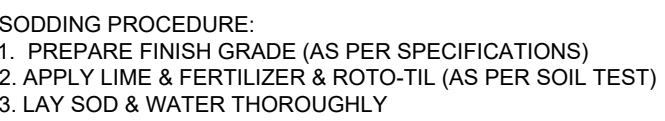
# L-2

COMMENTS:

NOT RELEASED FOR CONSTRUCTION


$$1/2'' = 1'-0''$$

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NOTE: INSTALL SOD SO THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT

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0002-01


$$1/4'' = 1'-0''$$

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FX-PL-FX-TRMT-02



GROUND COVER PLANTS TO BE TRIANGULARLY SPACED.

SHREDDED HARDWOOD MULCH. —

PAVEMENT

## PLAN

NOTES:

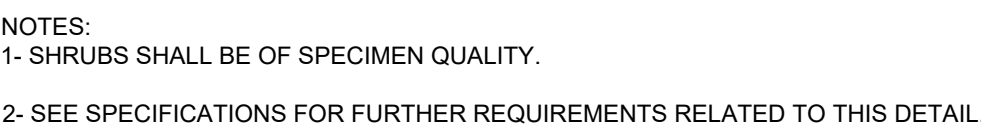
1. SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSIONS.
2. SMALL ROOTS ( $\frac{1}{4}$ " OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

 GROUNDCOVER

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0003-01



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$$\frac{3}{4}'' = 1'-0''$$

0001-01