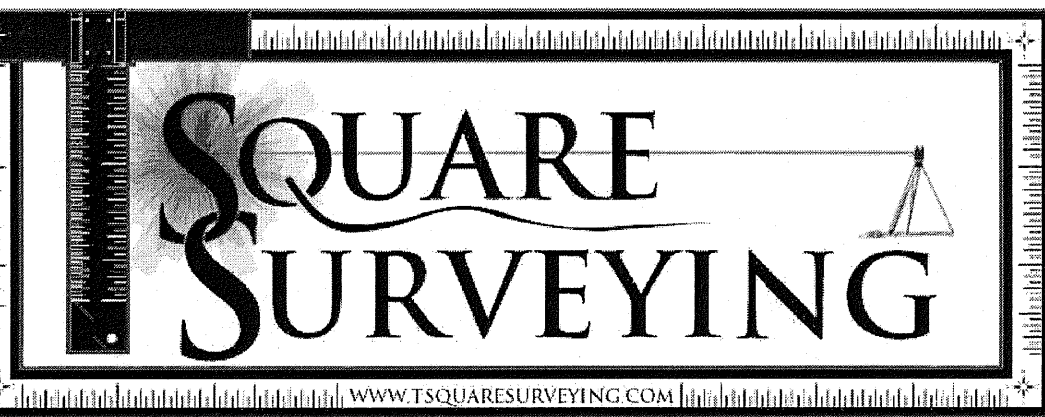
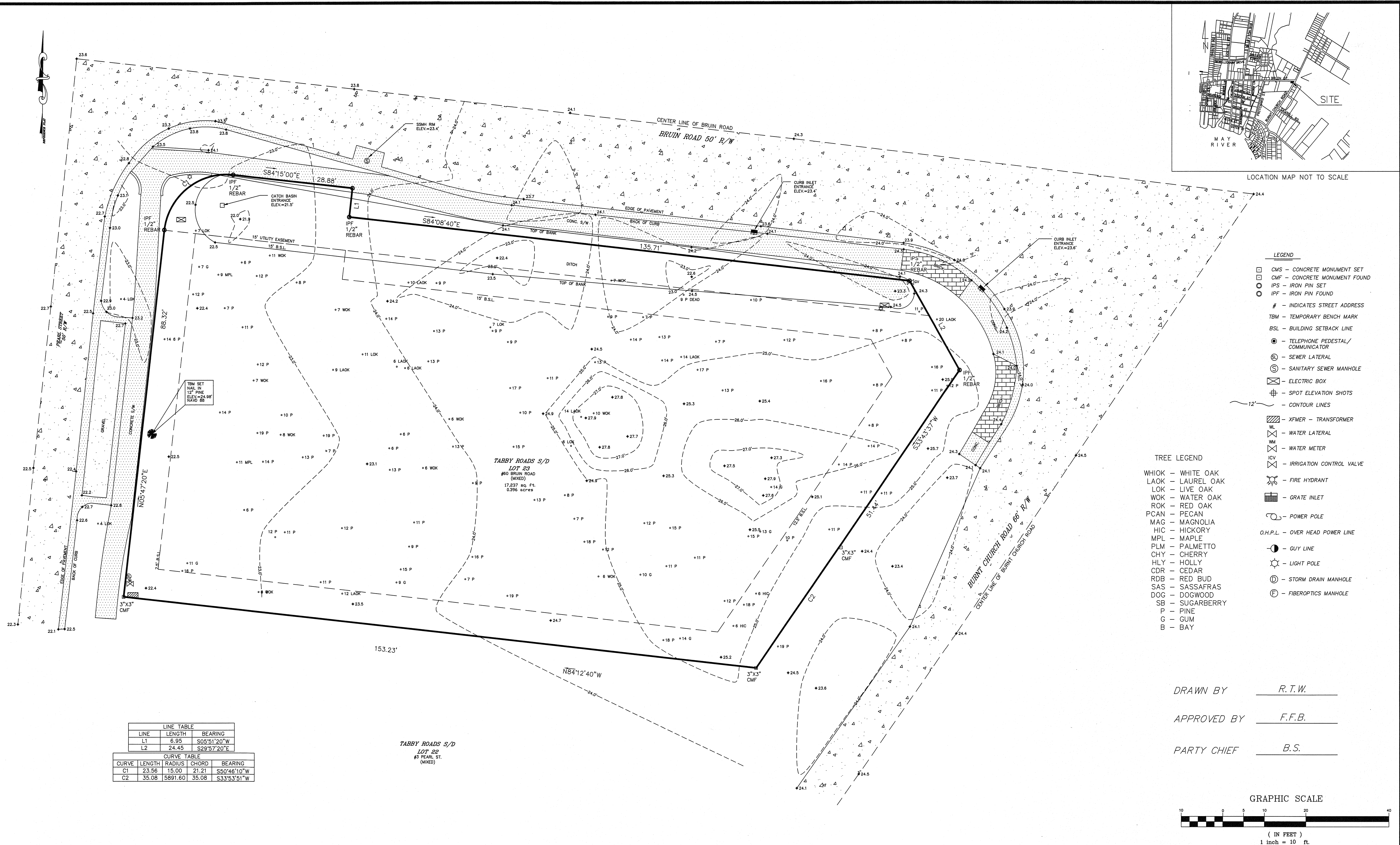
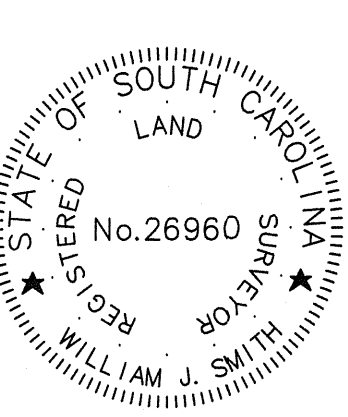




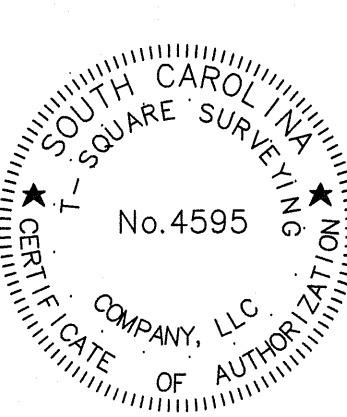
T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
1426 Burnt Church Road
Bluffton, S.C. 29910
tsquare@charleston.com
Phone: 843-757-2650 Fax: 843-757-5758

JOB No. 08-114TR



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

William J. Smith
WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
CHRIS DALZELL
A TREE & TOPOGRAPHIC SURVEY OF LOT 23
TABBY ROADS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DIST. 611, MAP 39, PARCEL 1204

NOTES
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.
Reference Plats:
1) A PLAT BY FORREST E. BAUGHMAN OF A PROPOSED SUBDIVISION OF A 11.79 ACRE TRACT, AT THE INTER SECTION OF BURNT CHURCH ROAD AND BRUN STREET, PREPARED FOR REEVES BROTHERS DEVELOPMENT, LLC DATED 8/17/2004, LAST REVISED 3/19/05.
2) SODOT DOCKET No. 7.425, PROJECT No. S-425, ROUTE No. S-163 SHEET No. 6.

DRAWN BY: W.J.S.
APPROVED BY: W.J.S.
PARTY CHIEF: B.M.S.
DATE: FEBRUARY 5, 2024

- TREE LEGEND
- WHOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY

Brick Walk/ Step

- 4- Dw. Mondo Grass
1-Yuletide Camellia
2- Dark Purple Verbena
4- Dw. Mondo Grass

Brick Border
Tabby Concrete
Apron at Driveway
Entrance

2- Existing Parking
To Be Removed

Existing Sidewalk
To Be Replaced with
Driveway Apron

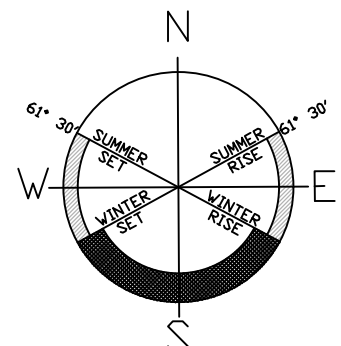
36" Pierced Brick Wall
42" 20"X20" Brick Column

1- Live Oak
Creeping Fig Vine
On Brick Wall
Autumn Fern #1

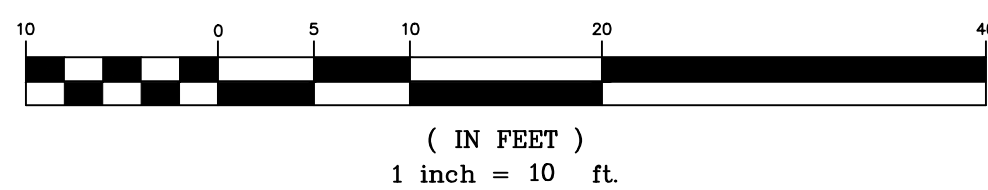
Concrete Parking
For Accessible Spaces
330 SF

LANDSCAPE SITE PLAN

1" = 10'-0"



GRAPHIC SCALE



*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES
SETBACKS, EASEMENTS, FLOOD REQUIREMENTS & TREE
SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

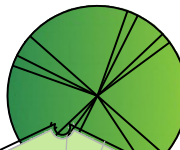


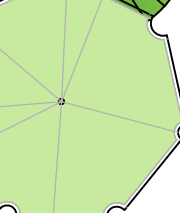
SITE COVERAGE:

Building Footprints:	3,496 SF
Impervious Pave:	4,986 SF
Total:	8,482 SF
Site SF Total:	17,337 SF
% Site Coverage:	48.92 %
Disturbance:	15,608 SF (0.35 Acs.)

PLANT SCHEDULE

Trees





Shrubs

























QTY	Common/ Botanical Name	Caliper	Cont.	Height/Spread
3	Lacebark Elm/ <i>Ulmus parvifolia</i>	2.5" Cal.	65 gal.	8–10'
3	Live Oak/ <i>Quercus virginiana</i>	4" Cal.	65 gal.	8–10'
QTY	Common/ Botanical Name		Cont.	Height/Spread
4	Sweet Olive/ <i>Osmanthus fragrans</i>		7 gal.	4' / 3'
11	Upright Yaupon Holly/ <i>Ilex vomitoria</i>		7 gal.	4' / 4'
4	Camellia/ <i>Camellia sasanqua</i>		15 gal.	5' / 3'
12	Sweet Viburnum/ <i>Viburnum odotissimum</i>		7 gal.	4' / 4'
14	Yew Pine/ <i>Podocarpus macrophylla</i>		7 gal.	4 / 2'
17	Dwarf Pringles/ <i>Podocarpus macrophulla</i>		3 gal.	2' / 2'
4	Florida Anise/ <i>Illicium floridanum</i>		7 gal.	42"—36"
5	Giant Leopard Plant/ <i>Farfugium japonicum</i>		1 gal.	15"—18"
8	Formosa Azalea Lavender/ <i>Rhododendron indicum</i>		3 gal.	4' / 4'
7	Formosa Azalea White/ <i>Rhododendron indicum</i>		3 gal.	4' / 4'
8	American Beautyberry/ <i>Callicarpa americana</i>		7 gal.	48" / 36"
2	Saw Palmetto/ <i>Sereno reptens</i>		7 gal.	3' / 4'

PLANT SCHEDULE

Ground Covers/ Grasses	QTY	Common/ Botanical Name	Cont.	Height/Spread
	16	Dw. Mondo Grass/ <i>Ophiopogon japonicus</i>	1 gal.	3"-12"
	8	Dark Purple Verbena/ <i>Verbena</i> x 'Balendakle'	1 gal.	10-12"
	23	Autumn Fern/ <i>Dryopteris erythrosora</i>	1 gal.	15"-18"

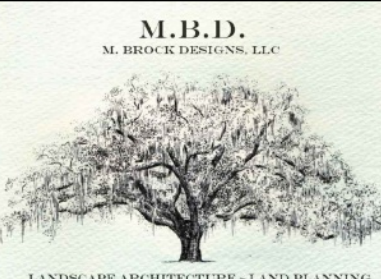


Tree Canopy Coverage



Issue / Revision Description	11/25/24	Date
PER DRB COMMENTS		
No.	1	No.

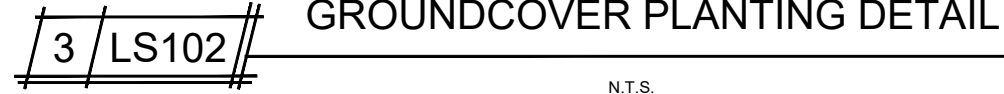
LANDSCAPE PLANS FOR 60 Bruin Road- Tabby Roads BLUFFTON, SOUTH CAROLINA



J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By: M. Brock
Drawn Date: 09.13.24
Chk'd By: M. Brock
Project ID: C-24014

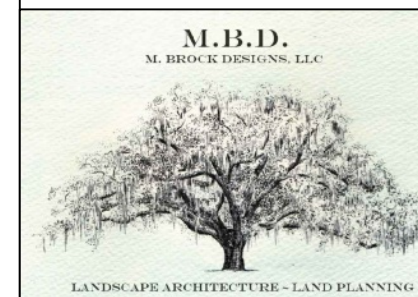
Details
Sheet No.
LS-101



The seal is circular with a double-lined border. The outer ring contains the text "State of South Carolina" at the top and "JOHN MICHAEL BROCK" at the bottom, separated by two stars. The inner ring contains the text "REGISTERED" at the top and "LANDSCAPE ARCHITECT" at the bottom. In the center, the text "No. 1076" is displayed.

[illegible]

LANDSCAPE PLANS FOR
60 Bruin Road- Tabby Roads
BLUFFTON, SOUTH CAROLINA



J. M. BROCK
RLA

po box 358, port royal
south carolina, 29935

ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By: *M. Brock*

Drawn Date: 09.13.24

Chk'd By: *M. Brock*

Details
Sheet No.

LS-102

SHEET 2 OF 2

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