ATTACHMENT 5

THE PLAT SHOWN REPRESENTS THE FOLLOWING PARCEL NUMBERS:
PER BEAUFORT COUNTY PUBLIC SEARCH RECORDS AS OF THIS DATE

1. R611 039 000 056A 0000
2. R610 039 000 0307 0000
3. R610 039 000 0315 0000
4. R610 039 000 0502 0000

LOCATION MAP NOT TO SCALE

NOTES:
1. According to FIRM Panel 0207 Effective Date 06/4/05 Zone X (Unshaded) This Lot Appears To Lie In A Federal Flood Plain.
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.

Reference Plats:
A PLAT PREPARED BY HE FOR REEVES BROTHERS DEVELOPMENT, LLC, DATED AUGUST 17, 2004, LAST REVISED BY W.R.G./DRM (CAD 99-3465DR3)

DATE: AUGUST 17, 2004

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
DIST. 610, MAP 39, PARCEL 56B
#93

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	14.70	10.00	12.20	S58°12'11"E
		OMITTED		
C3	18.30	10.00	15.85	S31°47'49"E
C4	13.12	10.00	12.20	N58°12'11"E
C5	18.30	10.00	15.85	S31°47'49"E
C6	18.30	10.00	15.85	N31°49'00"W
C7	13.11	10.00	12.18	N58°11'01"E
C8	18.21	10.00	15.80	N31°33'36"W
C9	18.30	10.00	15.85	N31°48'58"W
C10	19.67	15.00	18.29	S58°11'01"W
C11	16.72	10.00	14.84	N36°20'26"W
C12	14.69	10.00	13.41	S53°39'33"W
C13	15.42	10.00	13.94	S32°36'20"E
C14	23.34	160.00	23.32	S80°29'45"E
C15	28.88	220.00	28.86	S80°42'40"E
C16	15.92	10.00	14.29	S57°10'44"W
C17	16.72	10.00	14.84	S36°19'18"E
C18	14.70	10.00	13.41	S53°40'44"W
C19	14.70	10.00	13.41	N53°40'44"E
C20	16.72	10.00	14.84	S36°19'18"E
C21	12.70	10.00	11.86	S59°24'42"W
C22	15.29	15.00	14.64	N66°34'48"E
C23	21.10	10.00	17.40	N23°45'17"W
C24	10.39	10.00	9.93	N66°00'45"E
C25	67.04	5735.60	67.04	N35°54'05"E
C26	20.91	10.00	17.30	N24°19'20"W
C27	15.71	10.00	14.14	N50°47'19"E
C28	23.57	15.00	21.22	N39°13'50"W
C29	23.55	15.00	21.21	S50°46'10"W
C30	18.34	35.50	18.14	N20°35'16"E
C31	27.05	5785.60	27.05	N35°31'20"E
C32	81.06	5785.60	81.06	N36°03'27"E
C33	68.94	5785.60	68.94	N36°47'25"E
C34	35.08	5891.60	35.08	N33°53'51"E
C35	134.70	5891.60	134.69	N34°43'23"E
C36	80.94	5891.60	80.94	N35°48'18"E
C37	98.63	5891.60	98.63	N36°38'41"E
C38	50.00	5891.60	50.00	N37°22'03"E
C39	56.24	5891.60	56.24	N37°52'03"E
C40	5.26	25.00	5.25	N56°45'53"W
C41	8.47	25.00	8.43	N74°30'02"W
C42	485.59	5891.60	485.46	N35°58'32"E
C43	30.85	5891.60	30.85	N28°18'21"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L27	12.39'	S14°18'16"W
L28	20.54'	S01°49'47"W
L29	15.12'	S28°19'18"E
L30	23.01'	S39°17'03"E
L31	9.99'	S17°25'24"E
L32	19.09'	S02°58'15"W
L33	18.12'	S04°01'32"E
L34	11.83'	S24°02'42"E

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	S23°02'03"W
L2	50.00	S84°15'00"E
L3	50.00	S23°02'03"W
L4	15.92	N20°37'02"E
L5	15.01	N23°02'03"E
L6	27.23	N23°02'03"E

(REPRESENTS SETBACK LINES IN LOTS)

LOT #	SETBACK LINES FRONT	REAR	LEFT	RIGHT	HEATED FOOTPRINT
1	10	10	4	7.5	30X
2	10	5	5	12.75	30X
3	8	16.75	7.5	7.5	30X
4	8	16.75	7.5	7.5	30X
5	8	16.75	7.5	7.5	30X
6	8	16.75	7.5	7.5	30X
7	8	16.75	7.5	7.5	30X
8	8	16.75	7.5	7.5	28X
9	5	16.75	10	5	26X
10	7	10.5	5	7.5	18X
11	6	10.5	5	7.5	28X
12	5	10.5	5	7.5	28X
13	7	10.5	5	7.5	25X
14	8	10.5	7.5	7.5	23X
15	5	10.5	5	7.5	23X
16	6	10.5	5	7.5	23X
17	6	10.5	5	7.5	23X
18	5	10.5	5	7.5	28X
19	6	10.5	6	7.5	28X
20	9	10	7.5	7.5	30X
21	5	10	7.5	7.5	30X
22	7.5	10	7.5	7.5	33X
23	7.5	12.5	16	7.5	33X
24	15	5	7.5	7.5	30X
25	15	5	7.5	7.5	30X
26	15	5	7.5	7.5	30X
27	15	5	7.5	11.5	28X
28	15	10	7.5	7	33X
29	15	5	10	7.5	33X
30	15	7	7.5	5	33X
31	5	5	8	5	33X
32	9	4	7	7	30X
33	4	4	7.5	5	28X
34	5	4	7.5	7.5	28X
35	8	4	7.5	5	30X
36	10	5	3	7.5	28X
37	10	5	7.5	4	30X
38	10	10	5	5	30X
39	10	10	5	5	30X
40	10	10	5	5	30X
41	10	10	5	5	30X
42	5	2	9	5	40X
43	0	2	5	0	40X
44	8	10	10	6	30X
46	4	4	4	0	75X
47	4	4	0	0	75X
48	4	4	0	0	75X
49	4	4	0	0	75X
50	4	4	0	0	75X
51	4	4	0	0	75X
52	4	4	0	0	75X

NOTE: Setbacks noted on plat apply to primary structure. Setbacks for accessory structures shall meet town regulations in effect at the time of application for approval of such structures

REV # 4	ADD SETBACK STATEMENT & CORRECT SETBACK TABLE	4/6/15	WJS
REV # 3	A) TO REVISE THE INGRESS/ACCESS ESMNT. ON TABBY SHELL ROAD B) TO REVISE SETBACK LINES AND HEATED FOOTPRINT ACCORDING TO TABLE PROVIDED BY STEWART DESIGN, LLC. C) TO OMIT LOT 45 AND TURN INTO OPEN SPACE D) TO ADD STREET ADDRESSES	3/9/05	TAB
REV # 2	REVISE LOT #10, CUT OUT CONSERVATION EESMT., REVISE AREA	10/06/04	FFB
REV # 1	DELETE CURVE #2 LOT #1 REVISE AREA	10/06/04	FFB

Town of Bluffton
AUG 21 '05
Planning & Growth Mgmt

TOWN OF BLUFFTON
APPROVED

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

THE ABOVE PLAT PREPARED BY HE AT THE REQUEST OF

REEVES BROTHERS DEVELOPMENT, LLC

A PROPOSED SUBDIVISION OF A 11.79 ACRE TRACT,
AT THE INTERSECTION OF BURNT CHURCH ROAD AND BRUIN STREET,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

CAROLINA GROUP, INC. No. C00229 CERTIFICATE OF AUTHORIZATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT IS TRUE AND ACCURATE AS SURVEYED ON THE GROUND AND THAT IT MEETS THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND THAT I AM A REGISTERED LAND SURVEYOR OR ENGINEER AND FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

PROBERT F. CALLIGHAN PLS # 4922

SOUTH CAROLINA LAND SURVEYOR No. 4922 STATE OF SOUTH CAROLINA

C:\Land Projects 2004\JOB FOLDERS\REEVES BRO. DEV\91-346SDR4.dwg 3/11/2005 5:00:13 PM EST

T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 338
139 Burnt Church Road
Bluffton, SC 29910
tsquare@burgay.com
Phone 843-757-2650 Fax 843-757-3758

JOB No. 91-346SDR4

ATTACHMENT 5

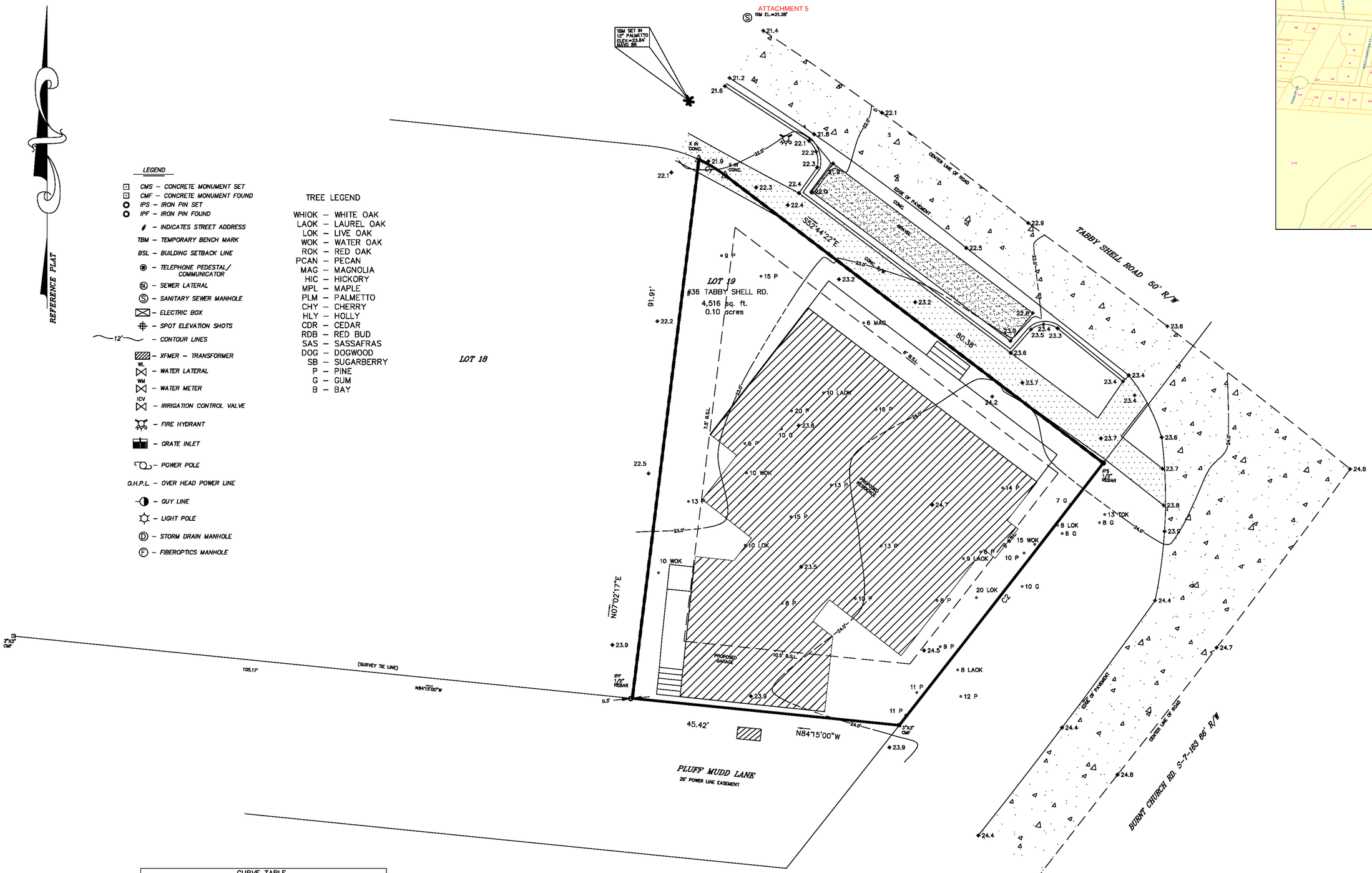
REFERENCE PLAT

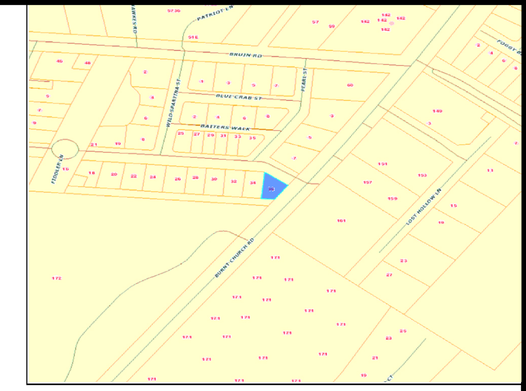
LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK	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





LOCATION MAP NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	5.26	25.00	5.25	N58°45'53"W	12°03'01"
C2	56.24	5891.60	56.24	N37°53'03"E	0°32'49"

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM

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

JOB No. 19-394TR

STATE OF SOUTH CAROLINA – REGISTERED LAND SURVEYOR – No.26960 – WILLIAM J. SMITH

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, PLS # 26960

SOUTH CAROLINA – T SQUARE SURVEYING COMPANY, LLC – No.4595 – CERTIFICATE OF AUTHORIZATION

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

PULTE GROUP

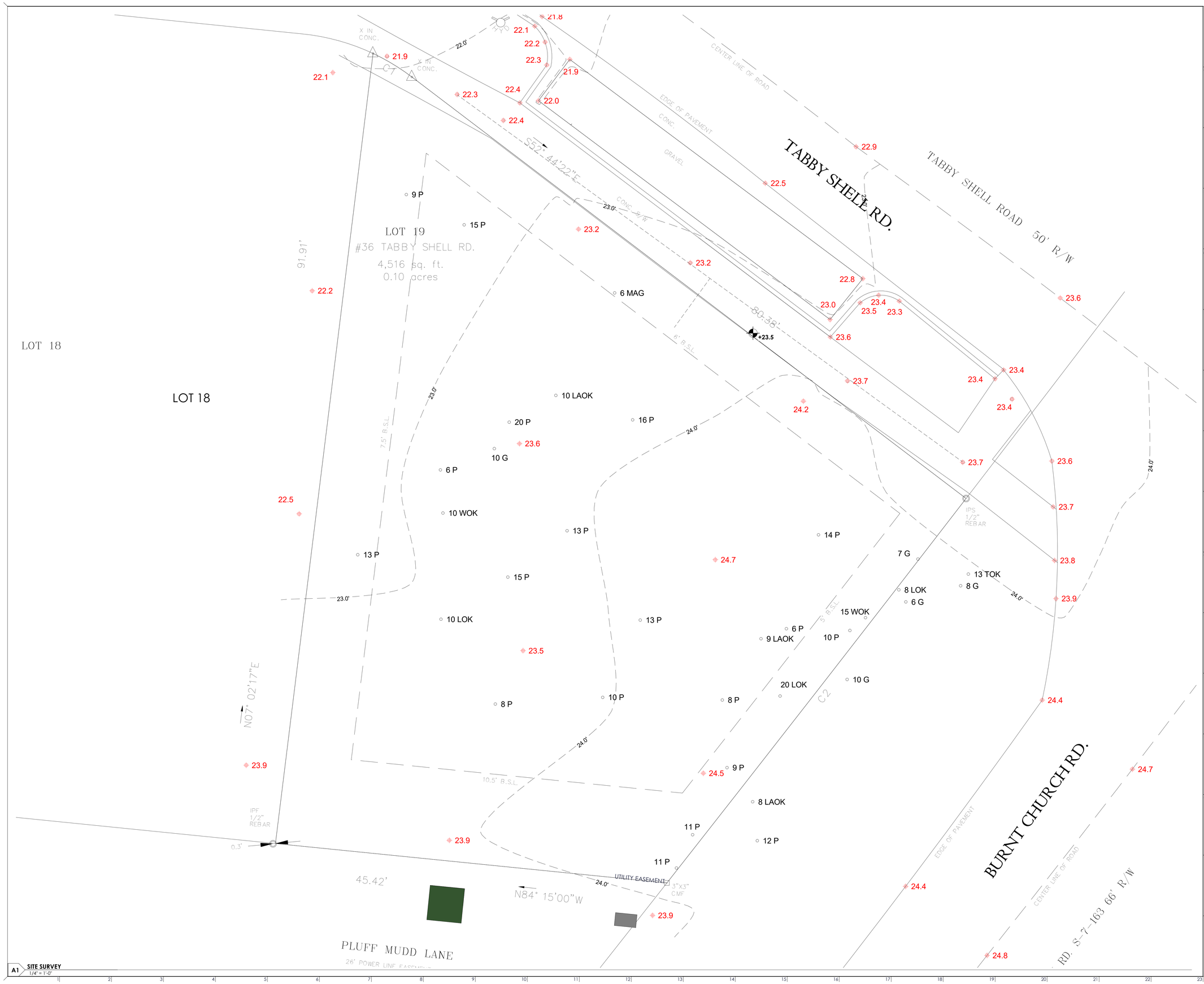
A TREE & TOPOGRAPHIC SURVEY OF LOT 19 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1199

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 Plat(s):
PLAT BOOK 142 AT PAGE 119

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: SEPTEMBER 23, 2024



A1 SITE SURVEY
1/4" = 1'-0"

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

ARCHITECTURE A101
BEAUFORT - SAVANNAH
23A, Market, Ste.1 - Beaufort, South Carolina - www.A101.Design

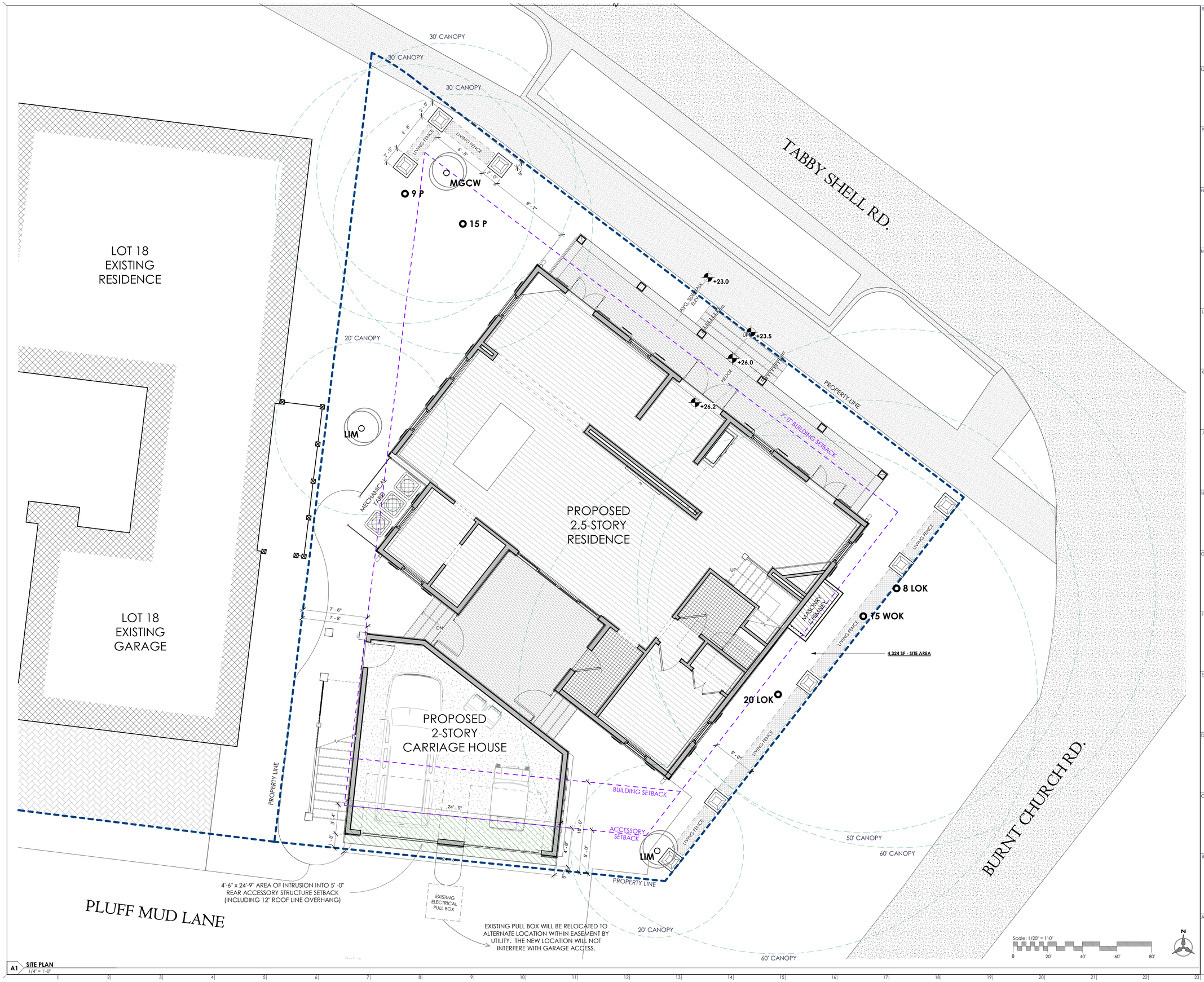
EXISTING SITE SURVEY

	2024.49
	8/4/2026
Drawn By	JAT
Checked By	SGS

EX100

8/4/2026 2:17:51 PM

ATTACHMENT 5



A1 SITE PLAN
1/4" = 1'-0"

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

TREE CANOPY COVERAGE

TOTAL LOT SIZE:	4,324 GSF
LESS BUILDING FOOTPRINT (INCL. PORCHES):	-2,776 GSF
TOTAL SITE REMAINING:	1,548 NSF
TOTAL SITE COVERED BY MATURE CANOPY:	1,176 NSF
LOT COVERAGE PERCENTAGE REQUIRED:	75%
LOT COVERAGE PERCENTAGE PROVIDED:	**76%**

ARCHITECTURE 101
BEAUFORT - SAVANNAH
23A, Market, Ste.1 - Beaufort, South Carolina - www.A101.Design

SITE PLAN

	2024.49
	8/25/2026
Drawn By	JAT
Checked By	SGS

A100

8/25/2026 11:04:31 AM

ATTACHMENT 5

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	LIM	Lagerstroemia indica 'Pink Velour'	Pink Velour Crape Myrtle	B & B OR CONT. ; 10' - 12' O.A. HT.	AS SHOWN	Specimen, Multstem
1	MGCW	Magnolia grandiflora ' Claudia Wanamaker'	Claudia Wanamaker Southern Magnolia	B & B OR CONT. ; 14 - 16 OA HT	AS SHOWN	Specimen, Full to Ground

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
8	SR	Serena repens	Saw Palmetto	CONT. ; 24" O.A. HT.	AS SHOWN	Full ToThe Ground
1	TF	Trachycarpus fortunei	Windmill Palm	B & B ; 6' HT. X 3' SPD.	AS SHOWN	Multi-stem 2 stagger HT. trunks

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	CGD-P	Distylium 'Cinnamon Girl' PP #02763I	Cinnamon Girl Distylium	CONT. 18" X 18"	AS SHOWN	Full
62	PDPD	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	CONT. ; 12" X 24"	AS SHOWN	Full to ground and well formed

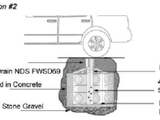
ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	COEO	Carex oshimensis 'EverOro'	Evercolor Sedge	CONT. ;	AS SHOWN	Full and well formed
3	GSPA	Gelsemium sempervirens 'Pride of Augusta'	Double Carolina Yellow Jessamine	CONT. ; 36" O.A. HT.	AS SHOWN	Full and well formed
185	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal. ; 6" O.A. HT.	AS SHOWN	Full and well formed
900	SOD	Zoysia japonica × Z. tenuifolia	Emerald Zoysia	Dense roots ----------	12"	Measure in Square Feet

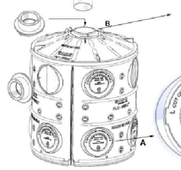
Continued.
Optional 1: *See Illustration #2*
1. For light traffic applications:
Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

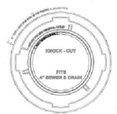
Optional 2: *See Illustration #1*
2. For water back up prevention:
Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.
3. To capture collected surface water:
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2

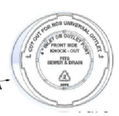


New Flo-Well Features:
*Added center 4" cover knock-out
*Added center 8" cover cut-out
*Added center "Universal Adapter" cover cut-out
*Added sump "U" cover cut-out
*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
*Added "Universal Adapter" panel cut-out

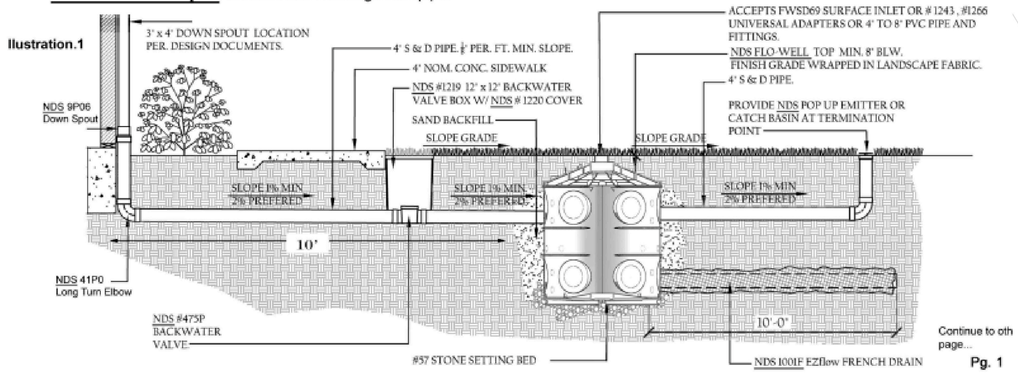




B. Cover Port Section.



Installation Example: Groundwater Recharge Hardpipe.



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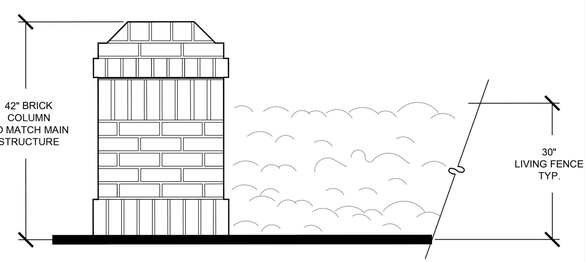

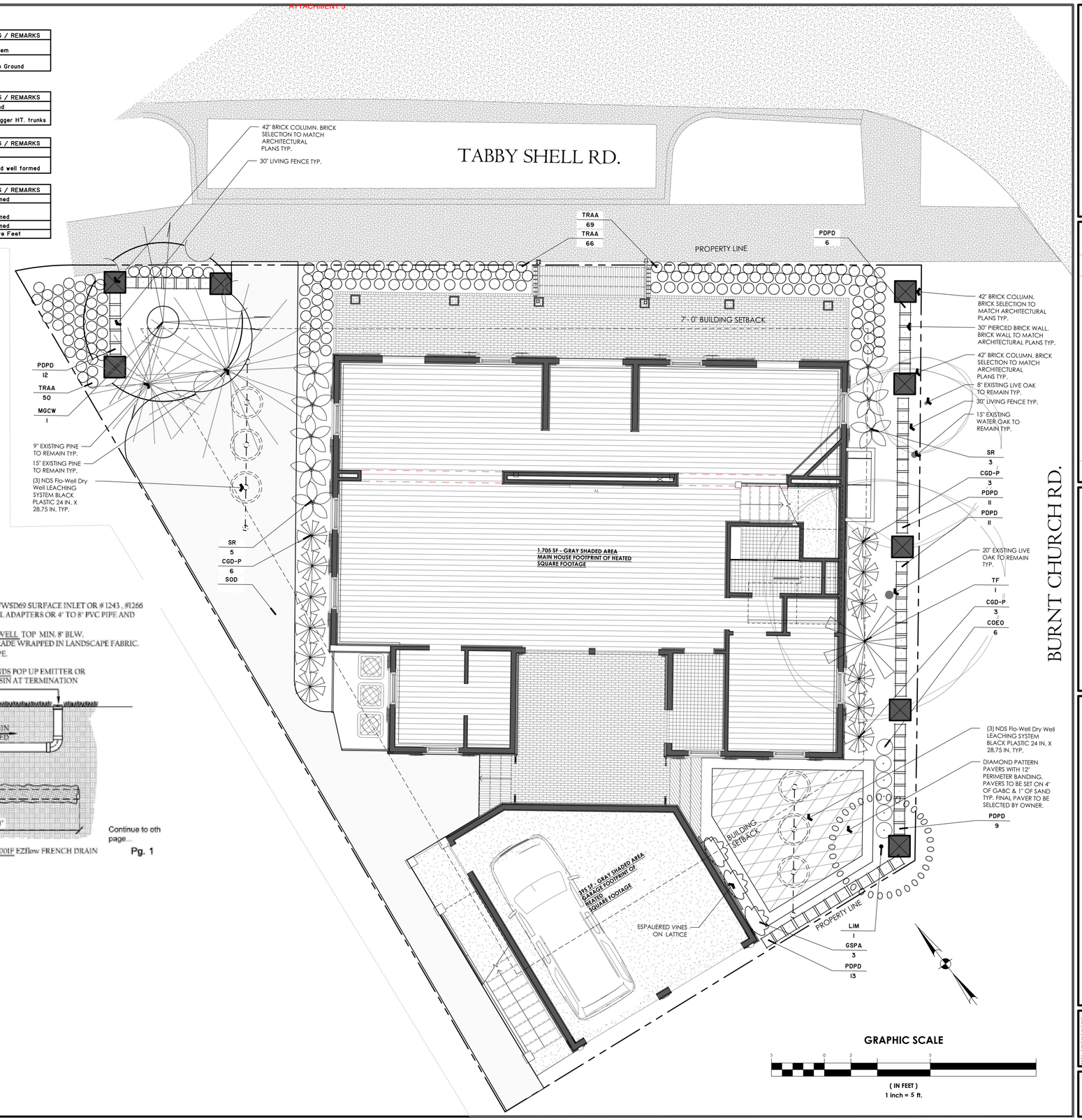

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

GERING RESIDENCE
36 TABBY SHELL ROAD, BLUFFTON, SC

XXXXX

HARDSCAPE AND PLANTING PLAN

JOB NO:	J- .BDEV
DATE:	08/21/2025
DRAWN:	JLG
DESIGNED:	JLG
REVIEWED:	JLG
APPROVED:	JLG
SCALE:	

L1.0