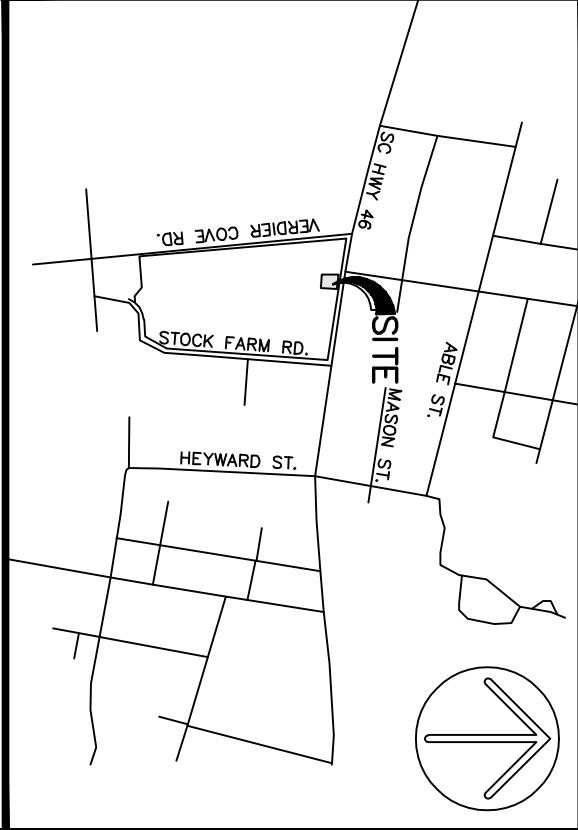


CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DETA
C1	22.25	14.00	14.58	58.93/22.5°	19.98	91.02/43°
LINE TABLE						
L1	S09°30.0'E		14.38			
L2	S09°28.59'W	18.70				
L3	N81°30.0'W	23.82				
L4	N81°52.4'W	18.15				
L5	N81°52.4'W	50.90				



VICINITY MAP NOT TO SCALE

NOTES:

1. THIS MAP NO. 46013004-06, IN FLOOD ZONE X, PER FIRM MAP NO. 46013004-06, IN FLOOD ZONE NO. 462015, DATED 01/21/21.
2. FREE SPACE IN INCHES OF DIAMETER - CONDUIT RATED ELEVATION SHOWN AND BASED ON HAND 1988 DATUM.
3. BUILDING SETBACK LINES (B.S.L.) SHOWN WERE PROVIDED BY OTHERS.
4. ALL LOTS HAVE EXISTING CONCRETE SIDEWALKS AND DRIVEWAYS. THE PROPERTY OWNER HAS A SIDEWALK PATHWAY CASHEMENT WHICH COVERS THE ENTIRE SHAPE OF THE WALK. REFER TO THE COVYANTS AND ALL OTHER RESTRICTIONS. (AS PER E-1)
5. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, ETC. THE PROPERTY OWNER HAS OTHER EASEMENTS OF THE NEIGHBORHOOD AND OTHER RESPONSIBILITY OF THE PROPERTY OWNER.

LEGEND:

RBF	IRON REAR FOUND
TV	TELEVISION PEDESTAL
EEB	ELECTRIC BOX
LP	LAMP POST
P	PINE
LO	LIVE OAK
POST OAK	POST OAK
LA	LAUREL OAK
WO	WATER OAK
G	GUM
PLM	PALETTES
SDMH	STORM DRAINAGE
X10.0	SPOT ELEVATION
10-1	CONTOUR

REFERENCE(S):

1. PLAT BOOK 125, PAGE 176.

REVISION(S):

1. 05.26.22 UPDATED TO NAVD 1988 DATUM

DONALD R. COOK, JR.
S.C.P.L.S. No. 19010
NOT VALID UNLESS CRIMPED WITH SEAL



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A TREE & TOPOGRAPHIC SURVEY OF

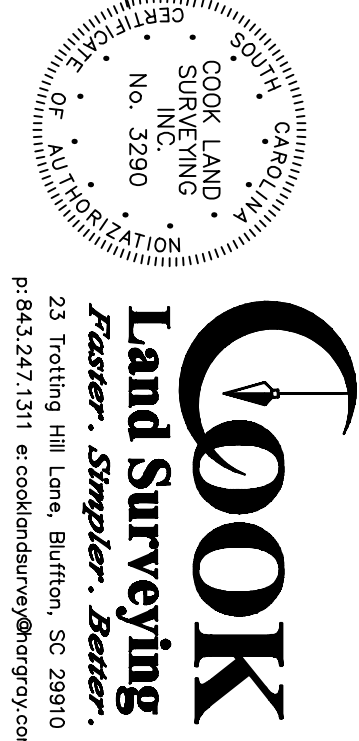
LOT 14
GUILFORD PLACE

TMS R610 039 000 1489 0000

TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:

MAYBERRY HOLDINGS, LLC



PROJECT No.: 17110002

DRAWN BY: DRC PROJECT NAME 17110002
DATE: 11.07.17 FILE: 17110002 rev1 052622.dwg
SCALE: 1"= 8'

GRADING NOTES AND SPECIFICATIONS

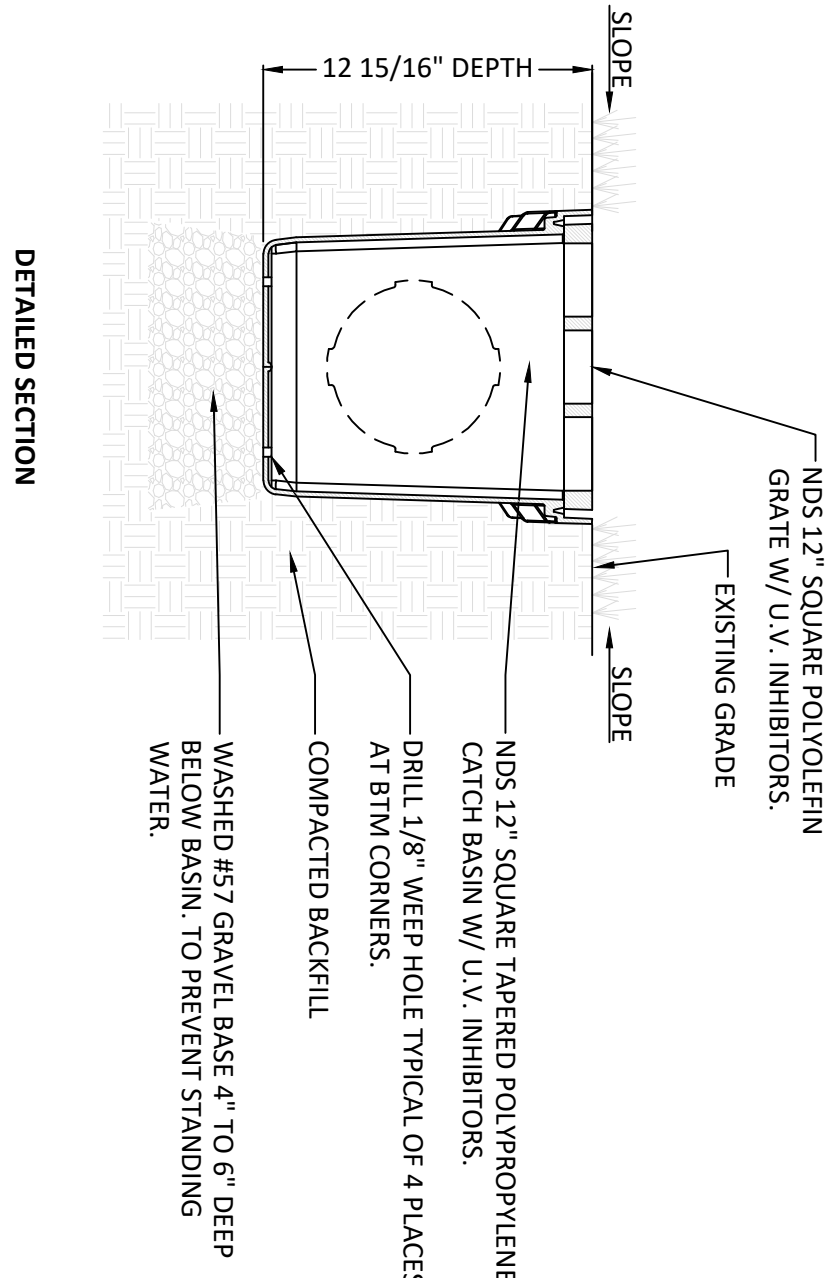
1. PRIOR TO BEGINNING AND GRADING OR SUBSURFACE EXCAVATION UTILITIES.
2. BUILDER SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER, OWNERS' REPRESENTATIVE OR ENGINEER OF ANY DISCREPANCIES.
3. MINIMIZE GROUND DISTURBANCE AROUND VEGETATION AND TREES TO REMAIN.
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE GRADING PLAN AND THE EXISTING GROUND SURFACE, THE BUILDER, WITH PRIOR APPROVAL FROM THE ENGINEER, SHALL BE RESPONSIBLE FOR THE NECESSARY ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM NEW BUILDINGS AND EXISTING BUILDINGS. POSITIVE DRAINAGE AWAY FROM EXISTING VEGETATION AND NATURAL AREAS ARE TO BE PROTECTED.
6. BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES OR ROADS.
7. CROSS SLOPES ON ALL HARDSCAPE, WALKWAYS AND PATHWAYS SHALL NOT TO EXCEED 2%.
8. ALL DISTURBED AREAS SHALL BE MULCHED OR PLANTED AS INDICATED ON LANDSCAPE PLAN.

DRAINAGE SYSTEM NOTES AND SPECIFICATIONS

9. ALL DRAINAGE FEATURES SHALL BE INSTALLED AS SPECIFIED ON PLANS.
10. ADDITIONAL DRAINAGE FEATURES SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS AND TO PREVENT OVERFLOW OF DRAINAGE FEATURES. ADDITIONAL DRAINAGE SYSTEM FEATURES SHALL BE APPROVED BY OWNER, OWNERS' REPRESENTATIVE OR ENGINEER PRIOR TO INSTALLATION.
11. IF GUTTERS AND DOWNSPOUTS ARE USED, BUILDER SHALL DIRECT DRAINAGE AWAY FROM THE BUILDINGS AND ADJACENT PROPERTIES AND / OR THE INTO PROPOSED DRAINAGE SYSTEM AS NEEDED.

LEGEND

- PARCEL BOUNDARY
- 25 PROPOSED MAJOR CONTOUR
- PROPOSED 4" PVC PIPE
- PROPOSED DRAINAGE
- EXISTING MAJOR CONTOUR
- NATURAL AREA - MINIMIZE DISTURBANCE
- PROPOSED TREE PROTECTION
- PROPOSED TREE REMOVAL
- PROPOSED 12" AREA DRAIN
- 25.5 PROPOSED SPOT ELEVATION
- FFE FINISHED FLOOR ELEVATION

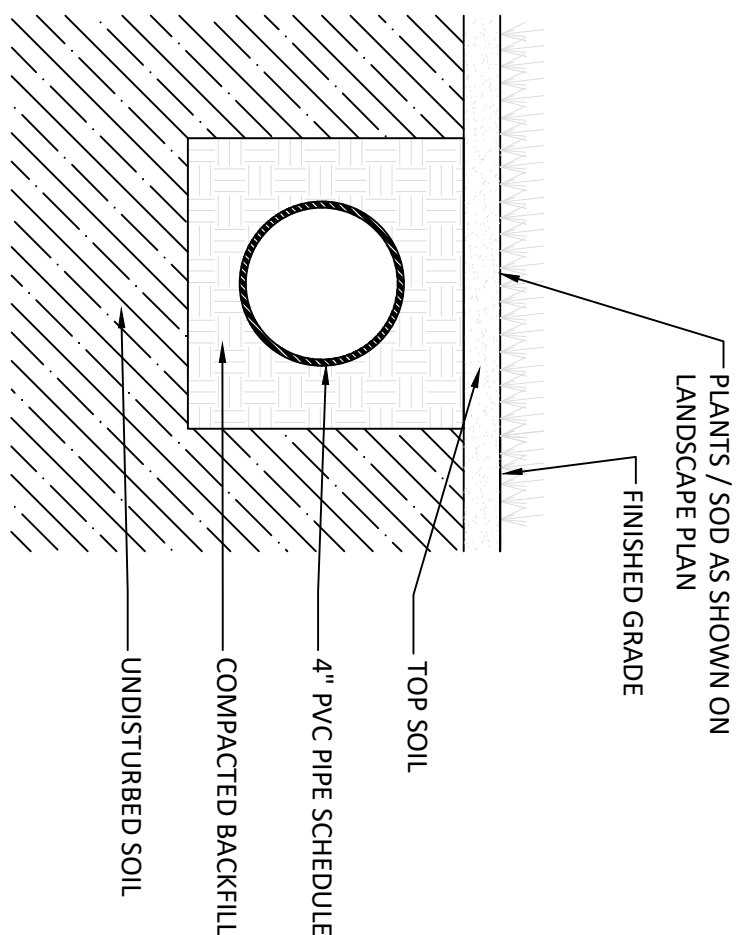


NOTES:

1. INSTALL 12" AREA DRAIN AT THE APPROXIMATE LOW POINT OF POORLY DRAINED AREA.
2. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
3. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
4. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

AREA DRAIN DETAIL

NOT TO SCALE

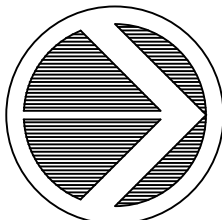
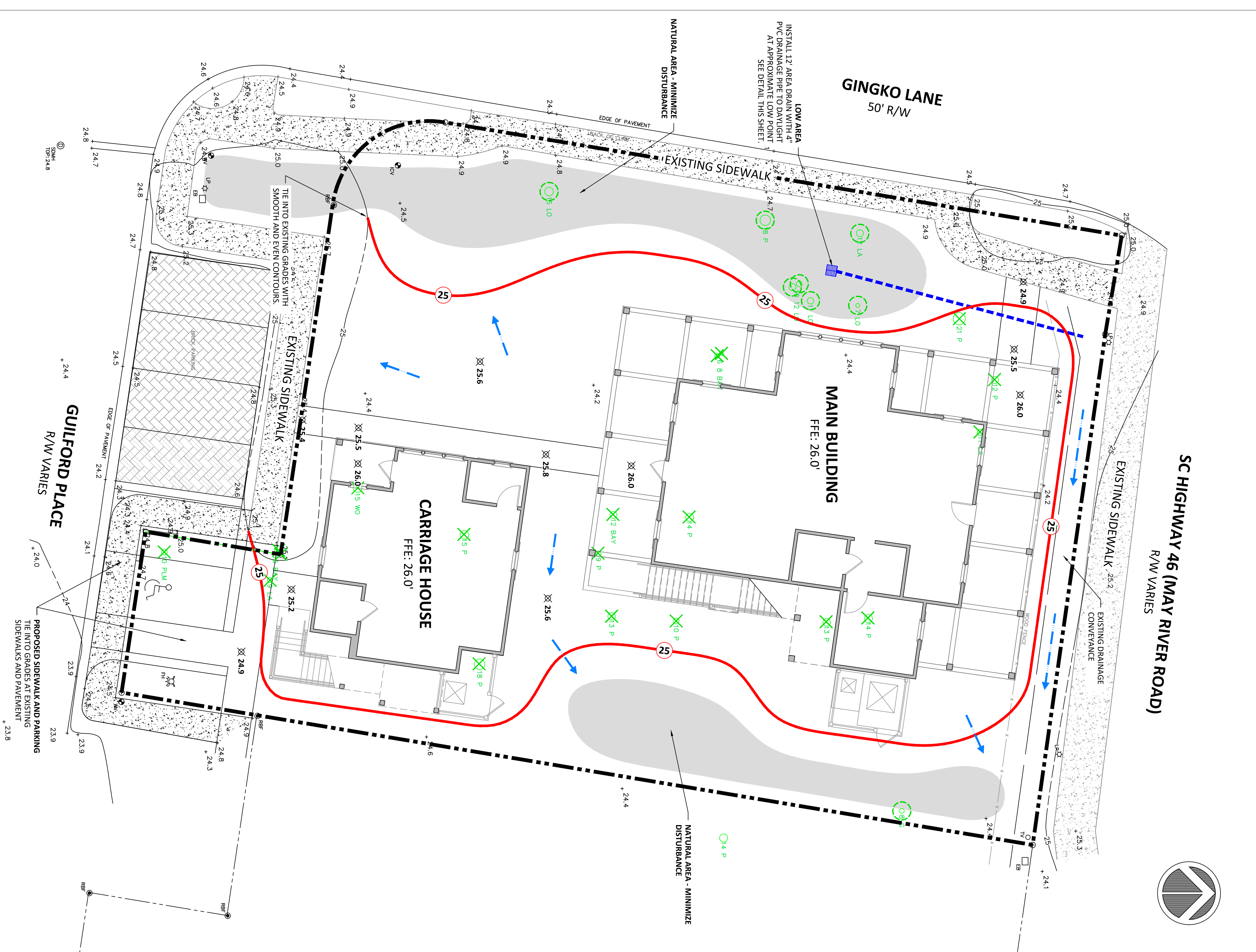


NOTES:

1. USE 4 INCH SCHEDULE 40 PVC PIPE AND FITTINGS. INSTALL TO MANUFACTURER SPECIFICATIONS.
2. PROVIDE POSITIVE DRAINAGE TO DAYLIGHT LOCATION.

DRAINAGE PIPE DETAIL

NOT TO SCALE



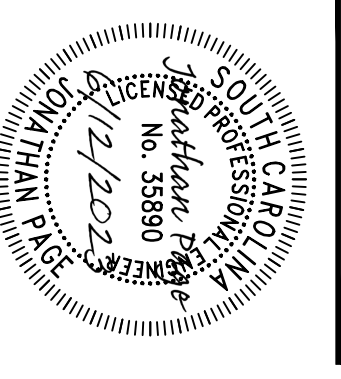
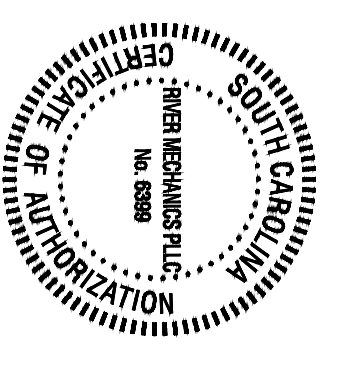
SC HIGHWAY 46 (MAY RIVER ROAD)
R/W VARIES

LOT 14 STOCK FARM

5824 GUILFORD PLACE - BLUFFTON, SC 29910

SITE GRADING AND DRAINAGE PLAN

RIVER MECHANICS
Ecological solutions for rivers and their watersheds
3851 JUNCTION BLVD
RALEIGH, NC 27603
(843) 295-8611
SC COAH# 6399



PERMIT
DRAWING

REVISIONS:

DATE: 06/12/2023
PLOT SIZE: 24' X 36'
SCALE: 1" = 8' (8")
H.D.: NMD83 (SCSP)
V.D.: NAV088
RM PIN: 5824

C001

© 2023 PEARCE SCOTT ARCHITECTS

LARRY PAGE
LOT 14, 5824 GUILFORD PLACE
STOCK FARM, NEIGHBORHOOD GENERAL - HD
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NO.	2306
DATE	05.02.23
DRAWN BY	A.J.D
CHECKED BY	AWB

SITE PLAN & SECTION

SHEET NO

A001

24X36 PAPER SIZE

