



GERBARD AVENUE 30' R/W

PARCEL 181B
N/F
NARISSA CARINE GRANT
#23

PARCEL 182A
#27

PARCEL 181A
N/F
NARISSA CARINE GRANT
#26

PARCEL 182
LOT 1
5,759 sq. ft.
0.13 acres

PARCEL 424
LOT 2

Landscape Design Legend

Carex
cherokeensis

Existing Cedar
Tree

Podocarpus shrub/bush

Azalea

The existing yard/lawn will be
preserved.

TBM SET
NAIL IN
POWER POLE
ELEV.=24.00'
NAVD. 88

UTILITIES TO BE RELOCATED
105.00'

OYSTER SHELL
DRIVEWAY

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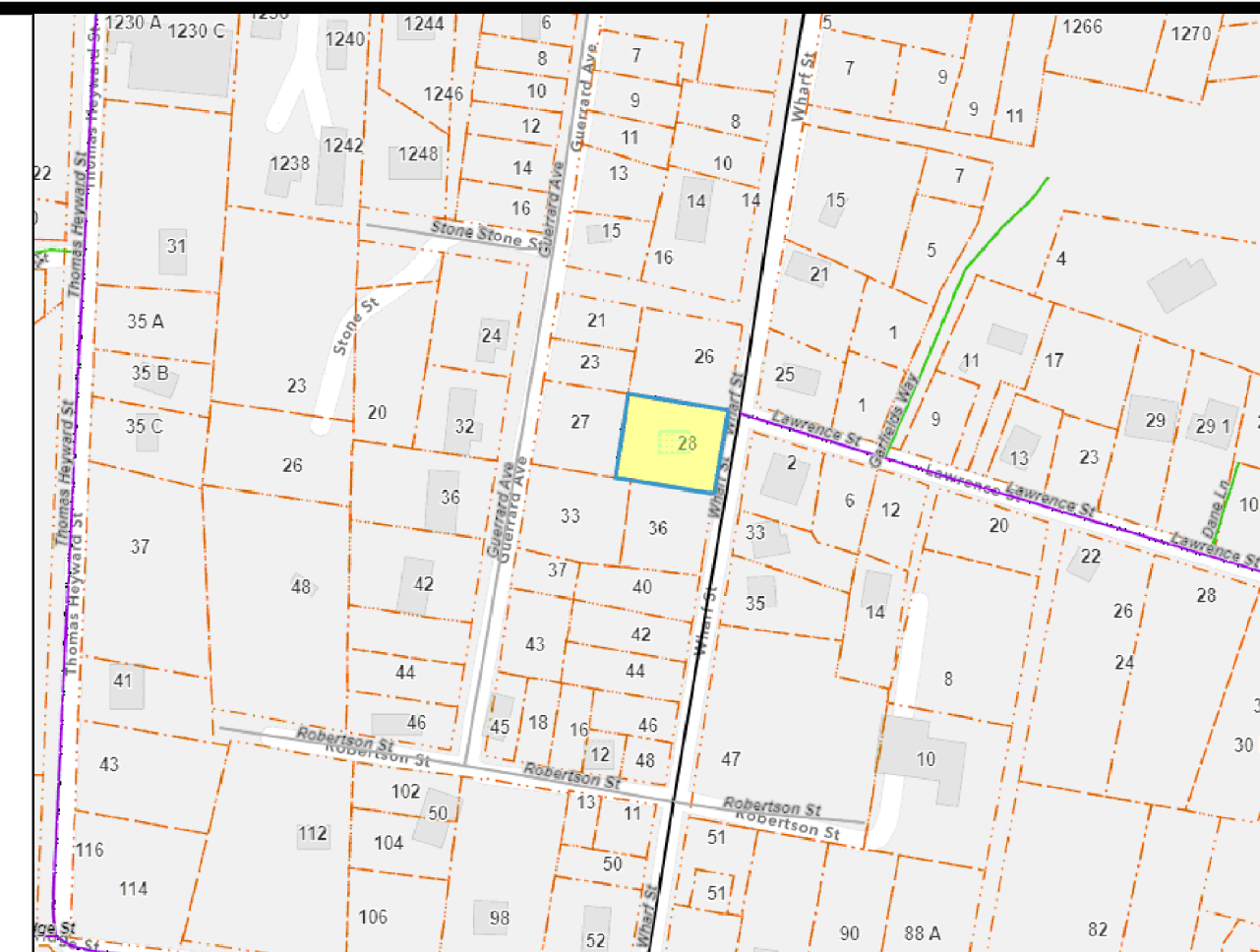
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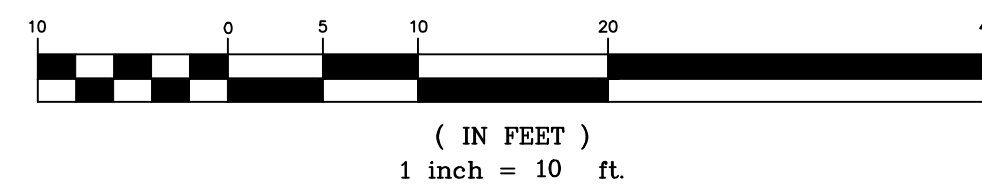


LOCATION MAP NOT TO SCALE

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
- XFMR - TRANSFORMER
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- CONTOUR LINES
- HEAT PUMP
- GAS VALVE
- WATER SPIGOT
- ELECTRIC METER
- WATER VALVE
- WATER LATERAL
- WATER METER
- IRRIGATION CONTROL VALVE
- SEWER AIR VACUUM
- SEWER MAIN
- SEWER VLAVE
- METER PANEL
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE
- PROPANE TANK
- GRINDER PUMP
- GRATE INLET
- GYARD INLET
- WELL
- SEWER LATERAL
- SANITARY SEWER MANHOLE

GRAPHIC SCALE



TREE LEGEND

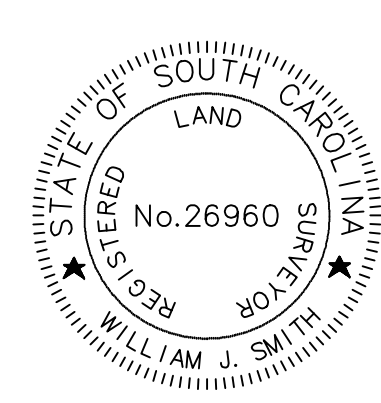
- WHOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM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



T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS

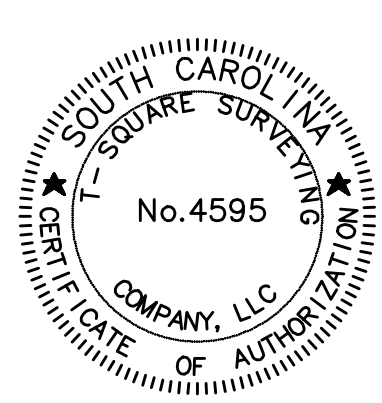
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@nargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 24-567-LOT1



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



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DAVID MEEDER

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 182
GUERRARD AVENUE, DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 182

Notes:

- According To FEMA Flood Insurance Rate Map # 45013C0426G
This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum
Required Elevation 14'4" F.T. NAVD88
- This Property May Be Subject To Easements, Protective Covenants
And Other Facts That May Be Revealed By A Complete Title Search.
- This Survey Was Performed Without The Benefit Of A Wetland Delineation.
- All Building Setback Requirements Should Be Verified With The Proper
Authorities Prior To Design And Construction.
Reference: Plat(s)
- 1.) PLAT BOOK 165 AT PAGE 91

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: FEBRUARY 19, 2025

TREE CANOPY COVERAGE SUMMARY

Town of Bluffton, SC – UDO Compliance (Method A)

SITE AREAS

- Total Lot Area: 5,759 sq ft
- Total Roof Area: 2,350 sq ft
- Non-Roof Ground Area: 3,409 sq ft
- Required Canopy (75%): 2,557 sq ft

EXISTING TREE CANOPY (WITH MATH)

- 36" Live Oak: 60 ft canopy $\rightarrow \pi \times (30)^2 = 2,827 \text{ sq ft} \times 40\% = 1,131 \text{ sq ft}$
- 12" Cedar: 15 ft canopy $\rightarrow \pi \times (7.5)^2 = 177 \text{ sq ft} \times 70\% = 124 \text{ sq ft}$
- Existing Canopy Total: 1,255 sq ft *Red*

PROPOSED TREE CANOPY (USABLE AREAS)

- Front Yard Live Oak: $10 \times 45 = 450 \text{ sq ft}$ *Green*
- Side Yard Live Oak #2: $10 \times 40 = 400 \text{ sq ft}$ *Green*
- Side Yard Live Oak #3: $10 \times 50 = 500 \text{ sq ft}$ *Green*
- Proposed Canopy Total: 1,350 sq ft

TOTAL CANOPY PROVIDED

- Existing Canopy: 1,255 sq ft
- Proposed Canopy: 1,350 sq ft
- Total Credited Canopy: 2,605 sq ft
- Required Canopy: 2,557 sq ft
- Excess Canopy: +48 sq ft (COMPLIANT)

TREE CANOPY COVERAGE SUMMARY
Town of Bluffton, SC – UDO Compliance (Method A)

SITE AREAS

- Total Lot Area: 5,759 sq ft
- Total Roof Area: 2,350 sq ft
- Non-Roof Ground Area: 3,409 sq ft
- Required Canopy (75%): 2,557 sq ft

EXISTING TREE CANOPY (WITH MATH)

- 36" Live Oak: $\pi \times (30 \text{ ft})^2 = 2,827 \text{ sq ft} \times 40\% = 1,131 \text{ sq ft}$
- 12" Cedar: $\pi \times (7.5 \text{ ft})^2 = 177 \text{ sq ft} \times 70\% = 124 \text{ sq ft}$
- Existing Canopy Total: 1,255 sq ft *Red*

PROPOSED TREE CANOPY (USABLE AREAS)

- Front Yard Live Oak: $10 \times 40 = 400 \text{ sq ft}$ *Green*
- Front Yard Live Oak (Driveway): 425 sq ft
- Front Live Oak Total: 825 sq ft
- 5 Southern Dogwoods: $5 \times (10 \times 10) = 500 \text{ sq ft}$ *Blue*
- Proposed Canopy Total: 1,325 sq ft

TOTAL CANOPY PROVIDED

- Existing Canopy: 1,255 sq ft
- Proposed Canopy: 1,325 sq ft
- Total Credited Canopy: 2,580 sq ft
- Required Canopy: 2,557 sq ft
- Excess Canopy: +23 sq ft (COMPLIANT)

