PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED. FENCE POSTS TO BE SPACED 7'-8' APART AND REINFORCED WITH HEAVY NYLON CHORD AND FENCE TO BE 36" BLACK FILTER FABRIC AND EXTEND 6" INTO EXISTING

1.2 CONTRACTOR TO VERIFY FINISH FLOOR ELEVATIONS OF EXISTING HOME AND FINAL FINISH FLOOR ELEVATION OF GARAGE PRIOR TO CONSTRUCTION. NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.

1.3 IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

1.4 CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION, AND REFERENCE POINTS, AS INDICATED ON THE DRAWINGS.

1.5 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS, AND TOWARDS DRAINAGE INLETS, SWALES, OR ROADS.

2.0 TREE PROTECTION

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

2.4 ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

2.5 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.

2.6 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

> SEDIMENT TRACKED OFFSITE MUST BE SWEPT UP MANUALLY OR BY STREET SWEEPER DAILY

4 22.9

+ 23.8

23.9

CENTER OF DIRT ROAD

EXISTING

PORCH

~25.5

DRAINAGE NOTES:

- GRADE SLOPES AWAY FROM BUILDING
- INSTALL WALKS AND DRIVE TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING ADDITION AND WALK ELEVATIONS.
- ALL DISTURBED AREAS TO BE FERTILIZED AND EITHER SODDED, SEEDED, OR MULCHED PER LANDSCAPE PLAN.
- CONTRACTOR TO INSTALL SILT FENCE AS NEEDED TO KEEP SEDIMENT ON-SITE. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT
- PROPERTIES. REFER TO THE TREE AND TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY BY T-SQUARE
- SURVEYING, FOR ALL BOUNDARY DIMENSIONS. ALL DRAINAGE TO BE DIRECTED TOWARDS THE STREET OR OPEN SPACE TO THE BACK
- 9. INSTALL STONE CONSTRUCTION EXIT IF NECESSARY TO KEEP MUD OR SEDIMENT OFF OF THE STREET. LOCATE STONE EXIT WHERE DRIVE WILL BE CONSTRUCTED AND BE AT A MINIMUM 14'X20'X6" DEEP.



NAIL IN 9" PLAMETTO ELEV.=24.18'

+ 22.7 **+** 22.6 · · ·

+ 22.0

PROPOSED CONTOUR

PROPOSED SPOT

ELEVATION (TYP)

- PROPOSED DRAINAGE

FLOW (TYP)

- CONSTRUCTION ACCESS TO USE DRIVEWAY

TO KEEP MUD ONSITE)

EXISTING PAVEMENT WITH EVEN EDGE —

DRIVEWAY TO MATCH EDGE OF

AND SMOOTH TRANSITION TO

STREET

ALLOW POSITIVE DRAINAGE TO

LOCATION (STONE TO BE USED AS NEEDED

- TYPICAL TREE

23.9

REMOVAL (TYP)

LOT 18

FFF ~ 26.0' MSL

#32 TABBY SHELL F.D. IDENTIAL - CARRIAGE HOUSE) 15 P 4,978 sq. ft.

N84*15'00"w \$23.2

PROPOSED GARAGE & ADDITION

SLAB - 24.4' MSL

PLUFF MUDD LANE

26' POWER LINE EASEMENT



TREE TO REMAIN

TREE TO BE REMOVED

LEGEND

- CMF - CONCRETE MONUMENT FOUND
- # INDICATES STREET ADDRESS

INEERIN

Z

- 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

C - FIRE HYDRANT

- GRATE INLET

O - POWER POLE

O.H.P.L. - OVER HEAD POWER LINE

- GUY LINE

C - LIGHT POLE

D - STORM DRAIN MANHOLE

(F) - FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK - WHITE OAK LAOK - LAUREL OAK

WOK - WATER OAK ROK - RED OAK

LOK - LIVE 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



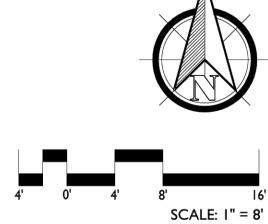
139 Burnt Church Road Bluffton, S.C. 29910 tsquare@hargray.com Phone 843-757-2650 Fax 843-757-5758

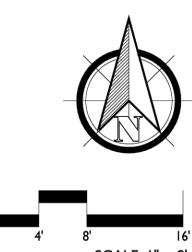
A TREE & TOPOGRAPHIC SURVEY OF LOT 17 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1197

- 1. According To FEMA Flood Insurance Rate Map # 450025 0115 D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
- 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



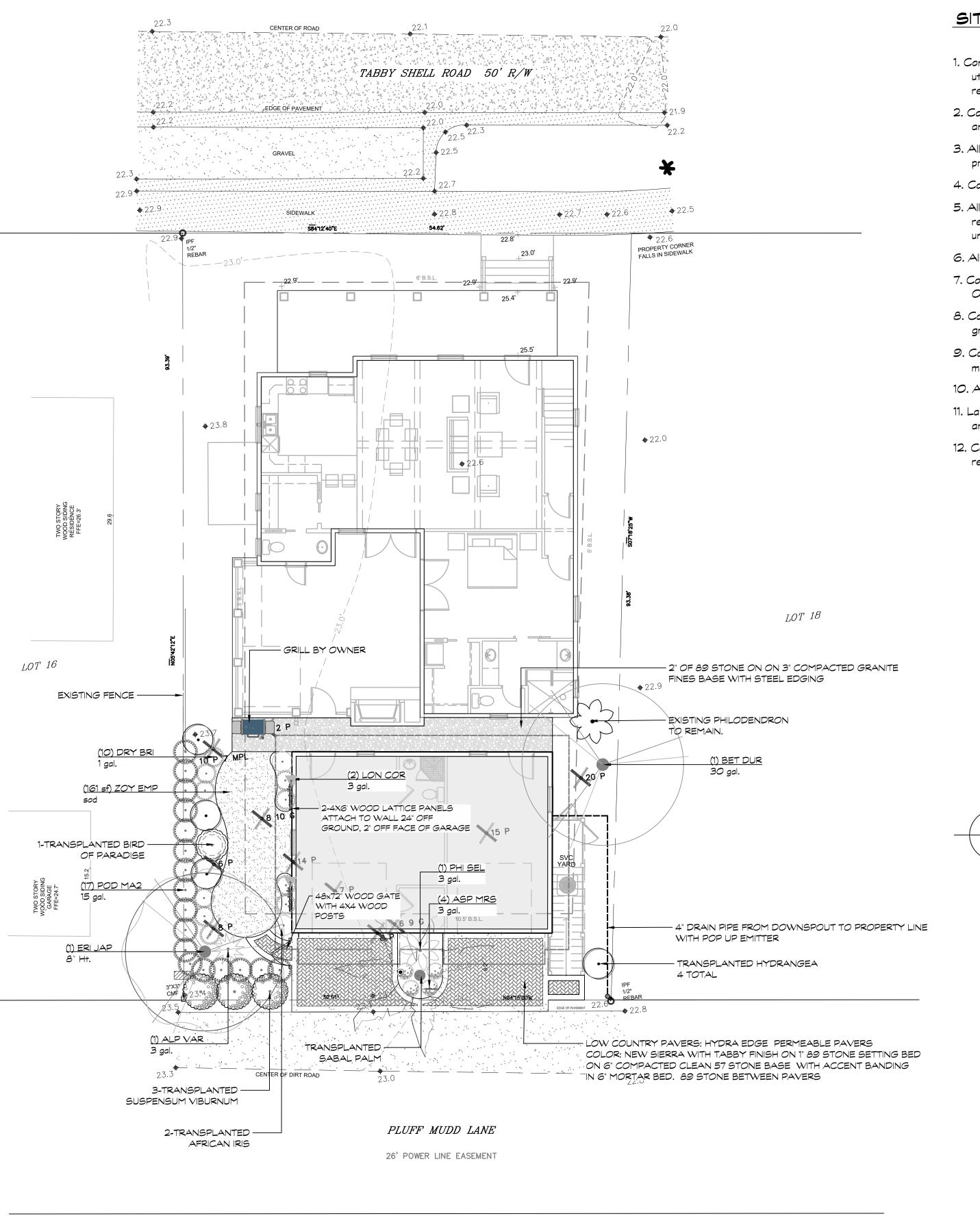


DESIGNED BY: BDP

ADDITION

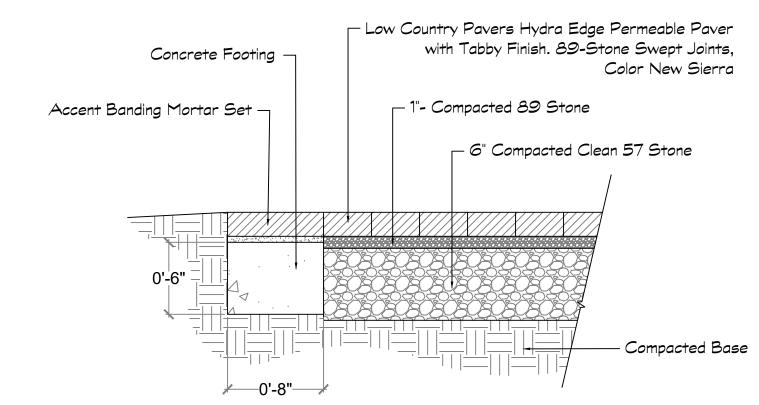
LO,WD-A,A 12/9/24 1"=8' KE24173 PROJECT NO:

Know what's **below. Call** before you dig.

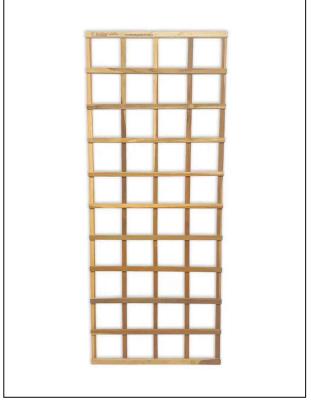


SITE NOTES

- 1. Contractor responsible for inspecting site prior to construction for any site discrepancies, utility conflicts or other site issues. Contractor shall promptly notify Owner or Owner's representative or design of any issues.
- 2. Contactor is responsible for field locating all utilities and is responsible for any damages and all repairs necessary per regulatory agencies requirements.
- 3. All planting and mulching areas shall be fine graded, hand raked and free of any debris prior to installation.
- 4. Contactor shall verify that all plant material on schedule is available on bid submittal.
- 5. All plant material must meet height and spread at time of installation. Gallon size is for reference only and shall not dictate size specification. Ball and burlap may be substituted unless otherwise noted in plant schedule.
- 6. All beds to be mulched to a depth of 3" for pine straw and hardwood mulch.
- 7. Contactor is responsible for verifying quantities are correct on plan and shall notify Owner, Owner's representative or designer of any discrepancies in quote.
- 8. Contractor is responsible for performing soil test to determine suitability for optimum plant
- 9. Contractor shall supply automatic irrigation system to ensure full coverage of all plant material and sod areas.
- 10. All drip irrigation shall be pinned and covered with 3" pine straw.
- 11. Landscape contractor is responsible for coordination and installation of meters, controllers and power source prior to start of installation.
- 12. Contractor is responsible of securing all approvals for landscaping and irrigation requirements and permits.





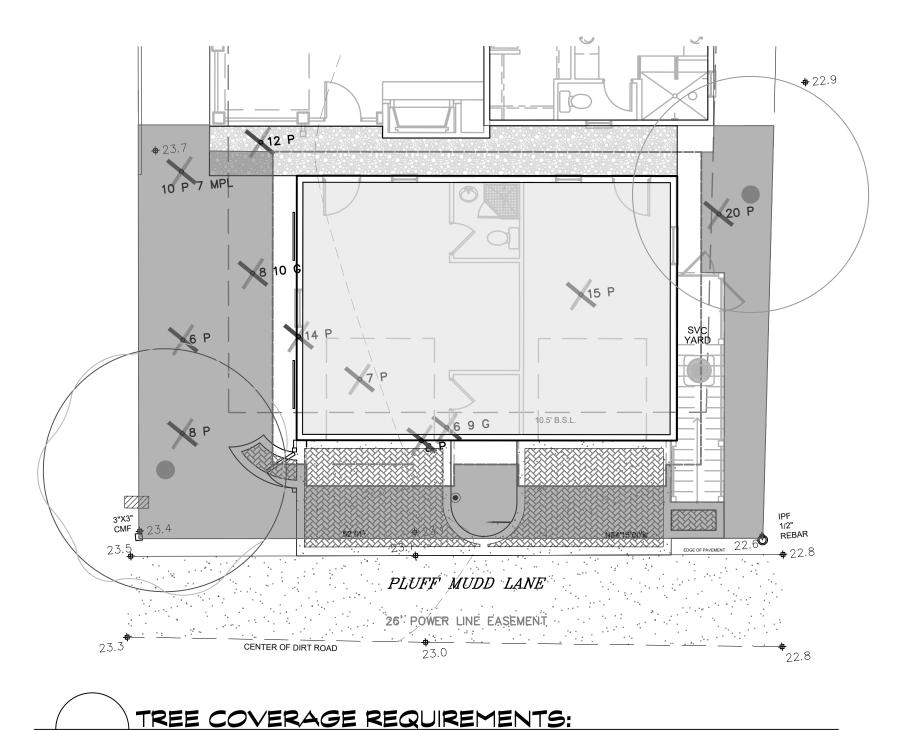


4x8' WOOD TRELLIS PANEL:

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	<u>aty</u>	<u>REMARKS</u>
TREES						
	BET DUR	Betula nigra 'BNMTF' / Dura Heat® River Birch	30 gal.	B\$B or Cont.	1	8-10' hgt., 4-5' spd.
	ERI JAP	Eriobotrya japonica / Loquat	8` Ht.	Pot	2	8' hgt, 3-4' spd
SHRUBS						
M. S.	ALP VAR	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger	3 gal.	Container	1	16-24" hgt 18-24" spd.
0.00	ASP MRS	Asparagus densiflorus 'Myersii' / Myers Asparagus Fern	3 gal.	Container	4	12-16" hgt12-18" spd.
33000000000000000000000000000000000000	DRY BRI	Dryopteris erythrosora 'Brilliance' / Brilliance Autumn Fern	1 gal.	Container	10	8-12" hgt 8-12" spd
\$ 000000	· LON COR	Lonicera sempervirens / Trumpet Honeysuckle	3 gal.	Container	2	32-48" hgt.
	PHI SEL	Philodendron selloum / Selloum Philodendron	3 gal.	Container	1	14-18" hgt. 16-20" spd.
MANANANANANANANANANANANANANANANANANANAN	POD MA2	Podocarpus macrophyllus / Yew Podocarpus	15 gal.	Container	17	48-54" hgt., 24-30" spd.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER SPACING	<u>QTY</u>	REMARKS
GROUND (COVERS ZOY EMP	Zoysia x 'Empire' / Empire Zoysia	sod		161 sf	

NOTE: All Existing Plant Material to be Transplanted Is Currently Located In Space Between Existing Rear of House and Rear of Proposed Garage



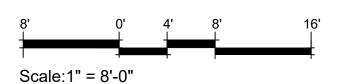
Total Disturbed Area Outside Rooflines / Stairways

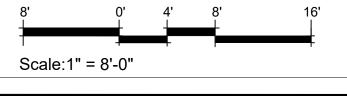
Tree Canopy Requirements: 75% Of Disturbed Area: 522 S.F.

> Loquat Canopy: River Birch Canopy:

322 S.F. 322 S.F.

696 S.F.







Coastal Design Studio

Landscape Architectural Design & Planning

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Hilton Head Island, South Carolina Phone: 919.423.8728 Email: todd@coastaldesignstudio.net Landscape Plan

Lot 17 - 32 Tabby Shell Road Hilton Head Island, South Carolina 29928

Scott Ready 32 Tabby Shell Road Address: Bluffton, South Carolina 29910

Date: ARB / Owner Comments 02.07.25

Date:

Date:

scottaready@gmail.com

Project #: CDS-24016

Sheet #:

LA-01.00