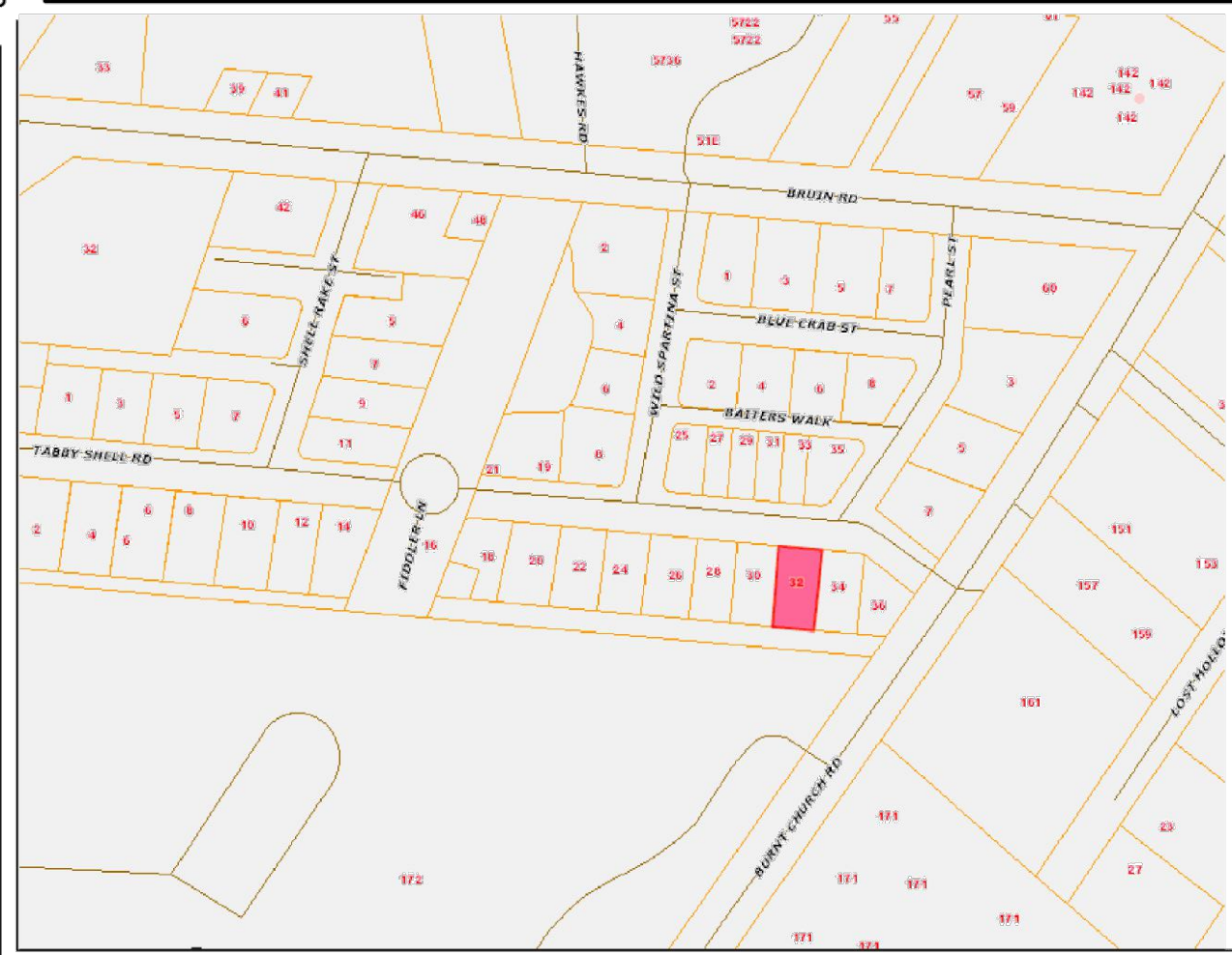




LOCATION MAP NOT TO SCALE

1.0 GENERAL NOTES

- 1.1 PROVIDE 36" HT. SILT FENCE AS DEPICTED ON THE SITE PLAN. FENCE TO BE INSTALLED 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 SOIL.
- 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 SWEEPED UP MANUALLY OR BY STREET SWEEPER DAILY

DRAINAGE NOTES:

1. GRADE SLOPES AWAY FROM BUILDING
2. INSTALL WALKS AND DRIVE TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. SEE ARCHITECTURAL PLANS FOR BUILDING ADDITION AND WALK ELEVATIONS.
4. ALL DISTURBED AREAS TO BE FERTILIZED AND EITHER SODDED, SEEDED, OR MULCHED PER LANDSCAPE PLAN.
5. CONTRACTOR TO INSTALL SILT FENCE AS NEEDED TO KEEP SEDIMENT ON-SITE.
6. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.
7. REFER TO THE TREE AND TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY BY T-SQUARE SURVEYING, FOR ALL BOUNDARY DIMENSIONS.
8. ALL DRAINAGE TO BE DIRECTED TOWARDS THE STREET OR OPEN SPACE TO THE BACK OF THE LOT.
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.



SITE LEGEND:

- 17 P TREE TO REMAIN
- ✗ 17 P TREE TO BE REMOVED

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
- ⊙ - SEWER LATERAL
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - ELECTRIC BOX
- ⊙ - SPOT ELEVATION SHOTS
- ~ 12' - CONTOUR LINES
- ⊙ - XFMR - TRANSFORMER
- ⊙ - WATER LATERAL
- ⊙ - WATER METER
- ⊙ - IRRIGATION CONTROL VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - GRATE INLET
- ⊙ - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- ⊙ - GUY LINE
- ⊙ - LIGHT POLE
- ⊙ - STORM DRAIN MANHOLE
- ⊙ - 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
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY



PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com

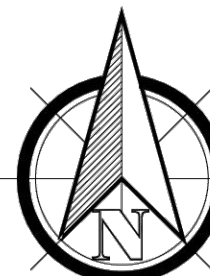
Phone 843-757-2650 Fax 843-757-5758

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

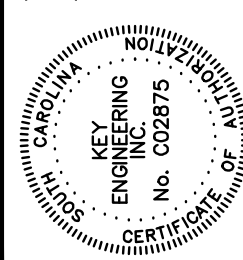
Notes:

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



KEY ENGINEERING, Inc.

P.O. BOX 654
BLUFFTON, SOUTH CAROLINA 29910
PH (843) 227-3031
brian@keyengr.com



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