

LOCATION MAP NOT TO SCALE

1.0 GENERAL NOTES

1.1 PROVIDE 36" HT. SILT FENCE ALONG ALL PROPERTY LINES. 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 ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF 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'S REPRESENTATIVE, 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.

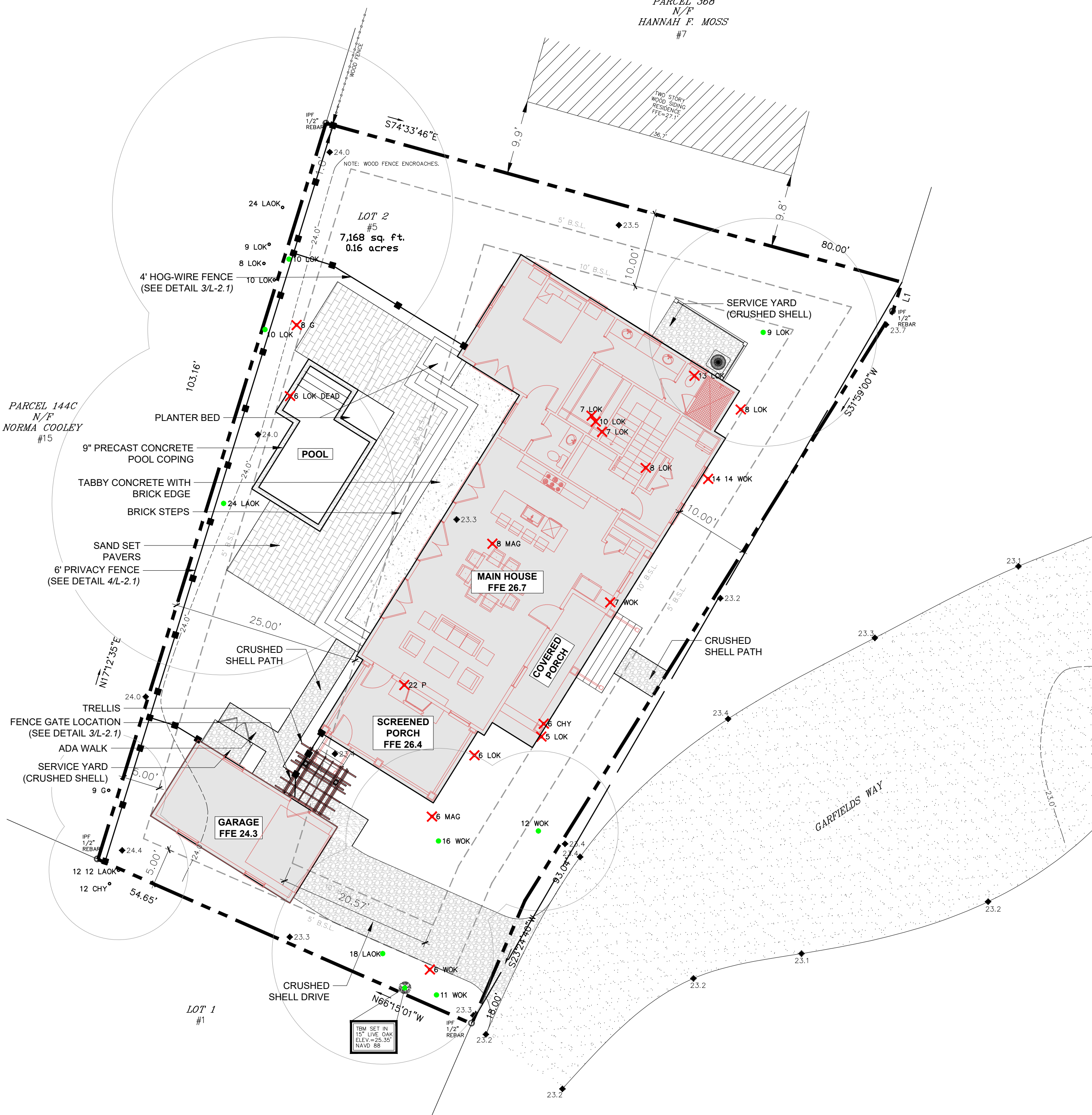
2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N17°12'35"E



LOT AREA:
±7,168 SF (0.16 AC)

IMPERVIOUS CALCULATIONS

HOUSE FOOTPRINT	±1,909 SF
GARAGE FOOTPRINT	± 264 SF
BACK TERRACE	±321 SF
POOL	±200 SF
TOTAL:	±2,694 SF (37.5% IMPERVIOUS)

LEGEND:

- 20 WOK TREE TO REMAIN
- ✗ 20 WOK TREE TO BE REMOVED
- TREE CANOPY

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

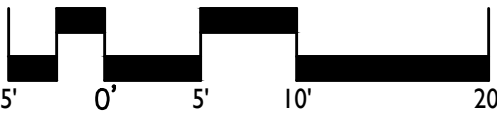
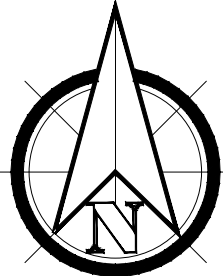
Notes:

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 155 AT PAGE 148

TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



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



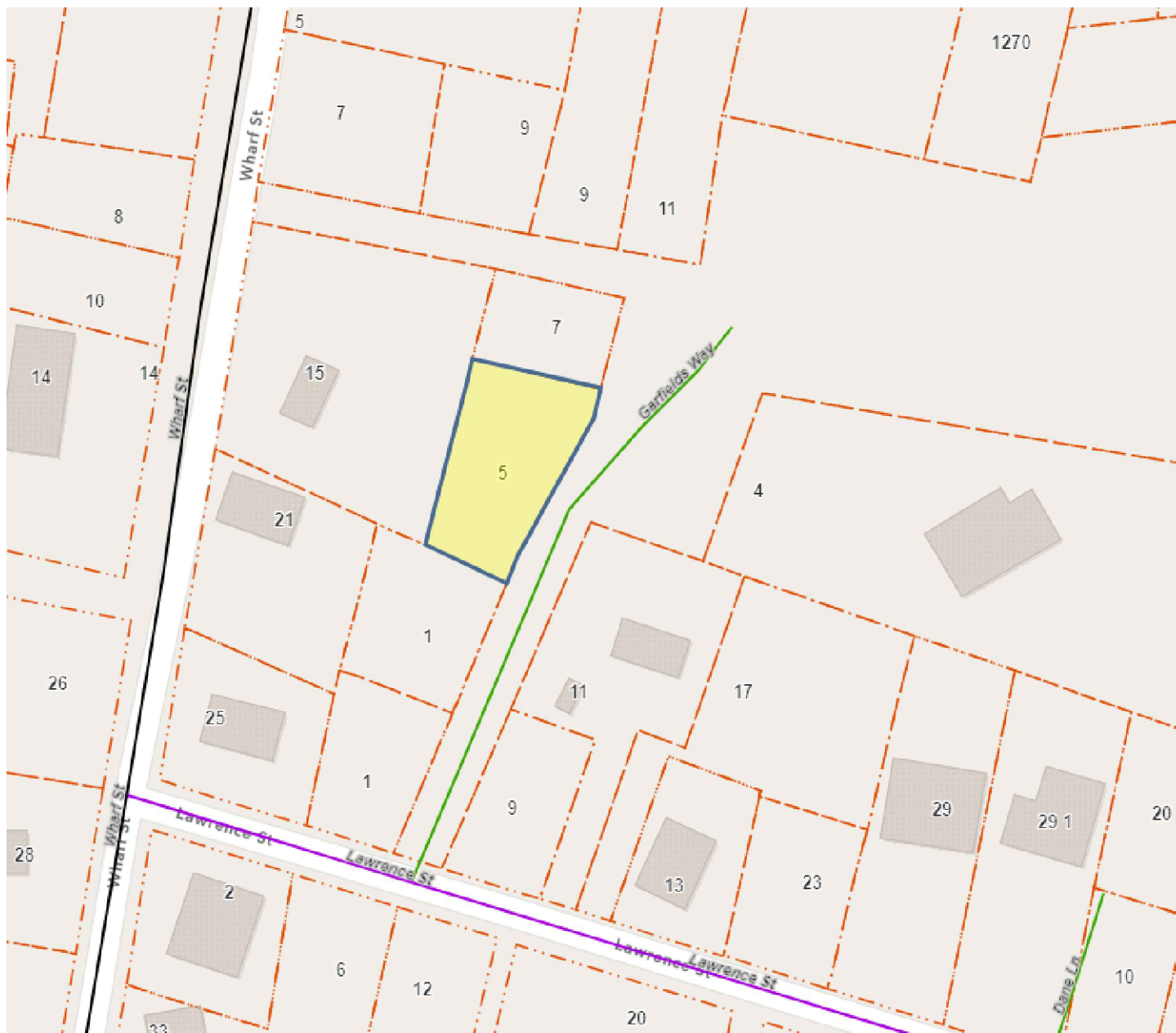
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:
1) 2025-11-03 - TOWN OF BLUFFTON (HRC COMMENTS - 10/24/2025)

STEWARD RESIDENCE
5 GARFIELDS WAY
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA
SITE PLAN

DATE: 2025-09-30
DESIGNED BY: KBJ
DRAWN BY: COH
CHECKED BY: KBJ
SCALE: 1" = 10'
PROJECT #: 250601
SHEET NUMBER: 1
L-1.0





LOCATION MAP NOT TO SCALE

1.0 LANDSCAPE NOTES

1.1 THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

1.2 UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. PLEASE CALL BEFORE YOU DIG. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

1.3 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DISCREPANCIES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

1.4 ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

1.5 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGES IN KIND RESULTING FROM HIS/HER FAILURE TO COMPLY.

1.6 THE CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES OF PLANTS SHOWN BY LANDSCAPE SYMBOLS SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.

1.7 NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND MUNICIPAL REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIAL SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

2.0 TREE PROTECTION

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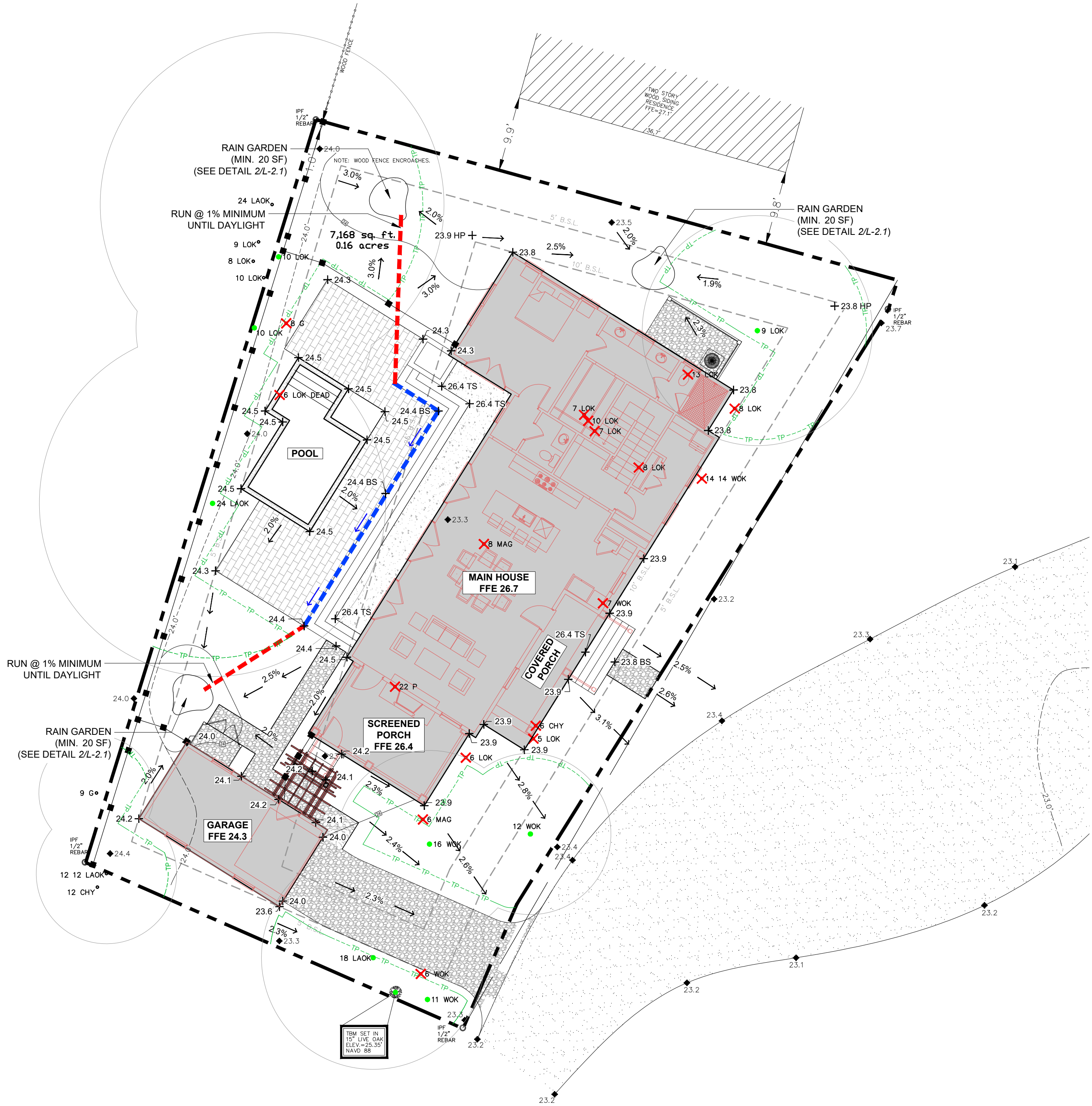
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LEGEND:

- 20 WOK TREE TO REMAIN
- ✗ 20 WOK TREE TO BE REMOVED
- TREE CANOPY
- TREE PROTECTION FENCING
- 6" DRAIN PIPE
- CHANNEL DRAIN (SEE DETAIL 1/L-2.1)

LEGEND

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A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,
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DIST. 610, MAP 39A, PARCEL 407

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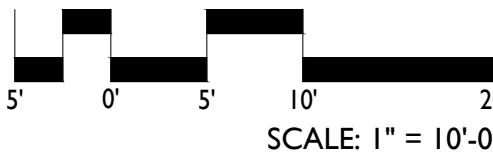
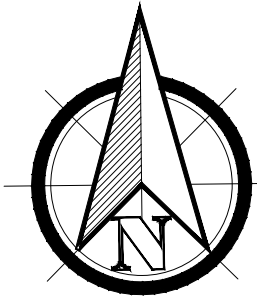
TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



PROFESSIONAL LAND SURVEYORS

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139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com

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

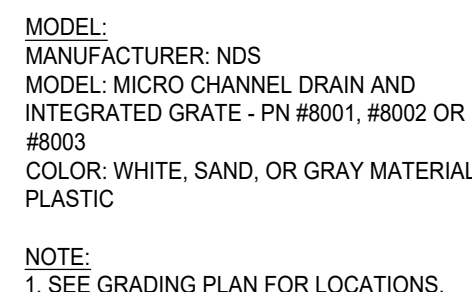


PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWARD RESIDENCE
5 GARFIELDS WAY
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA
GRADING PLAN

DATE: 2025-09-11
DESIGNED BY: SCW
DRAWN BY: CWN
CHECKED BY: TH
SCALE: N/A
PROJECT #: 250601
SHEET NUMBER#: L-2.0



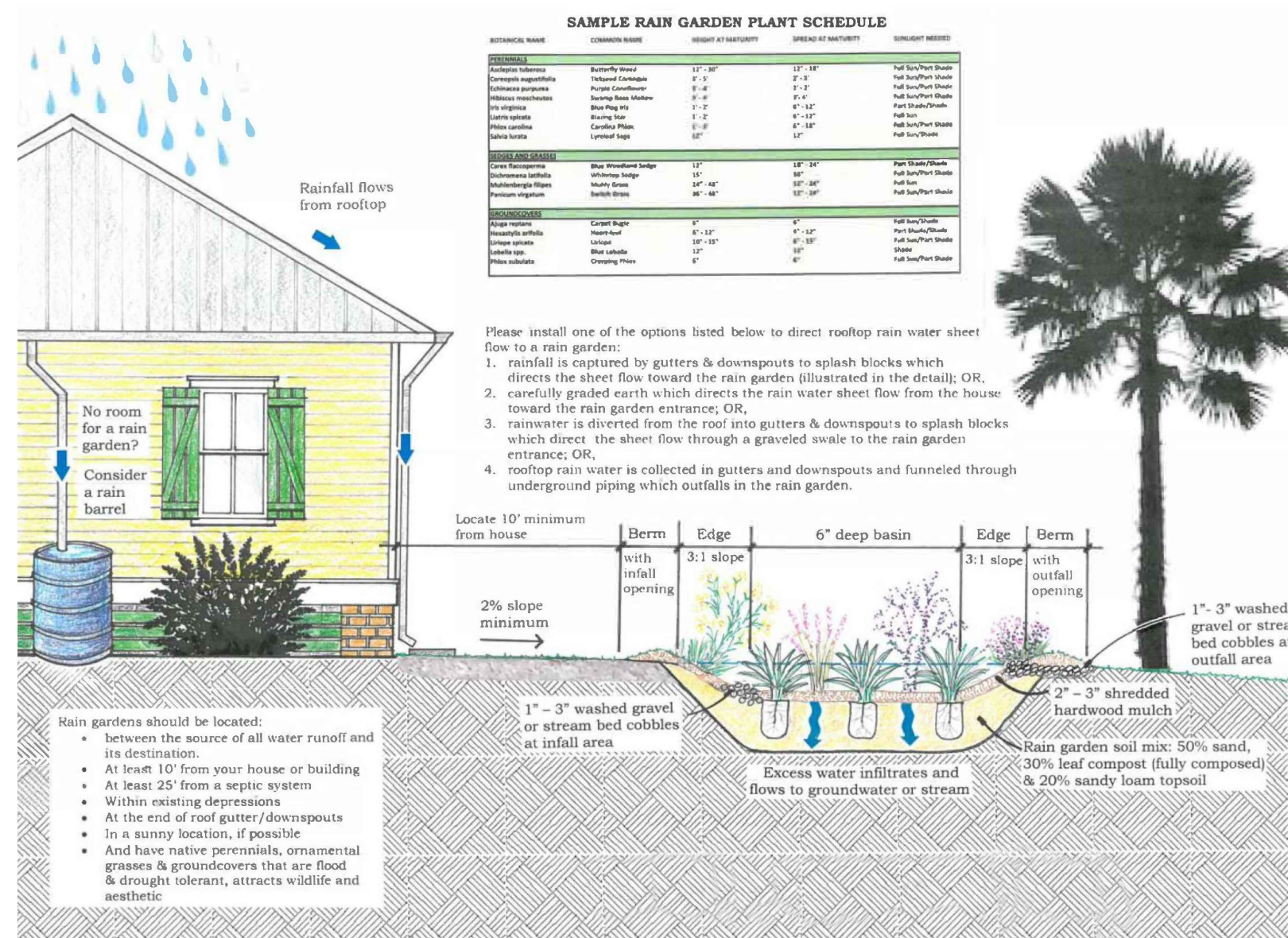
NTS

NOTES:

1. HOG WIRE FENCE MUST BE 4" X 4", HIGH-TENSILE WOVEN WIRE.
2. REFER TO SITE / LAYOUT PLANS FOR LOCATION OF FENCING
3. CONFEDERATE JASMINE TO BE PLANTED ALONG FENCE BASE AS NOTED ON LANDSCAPE PLAN.


$$3/8'' = 1'-0''$$


4

$$1/4" = 1'-0"$$


2

NOT TO SCALE




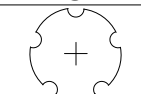







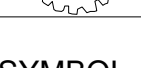




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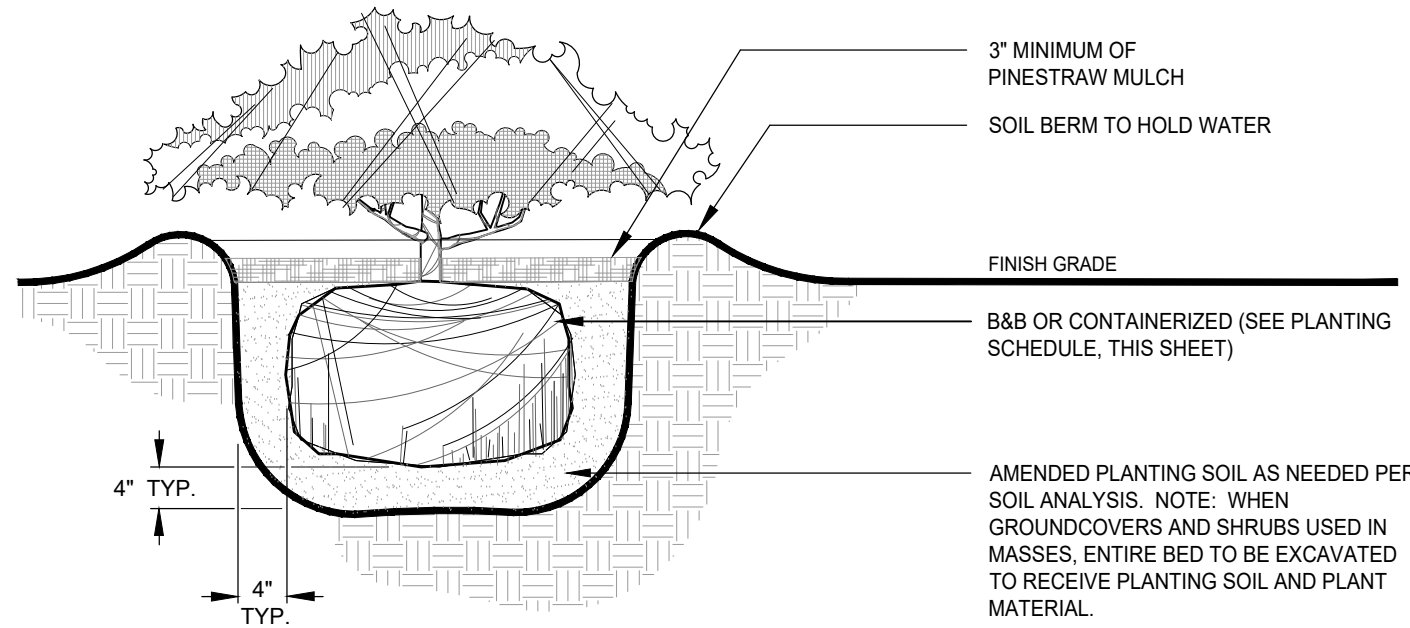
STEWART RESIDENCE
5 GARFIELDS WAY
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA
LANDSCAPE SCHEDULE

DATE: 2025-09-11
DESIGNED BY: SCW
DRAWN BY: CMN
CHECKED BY: TH
Q.C. BY: TH
SCALE: N/A
PROJECT #: 250601
SHEET NUMBER#: 1-21

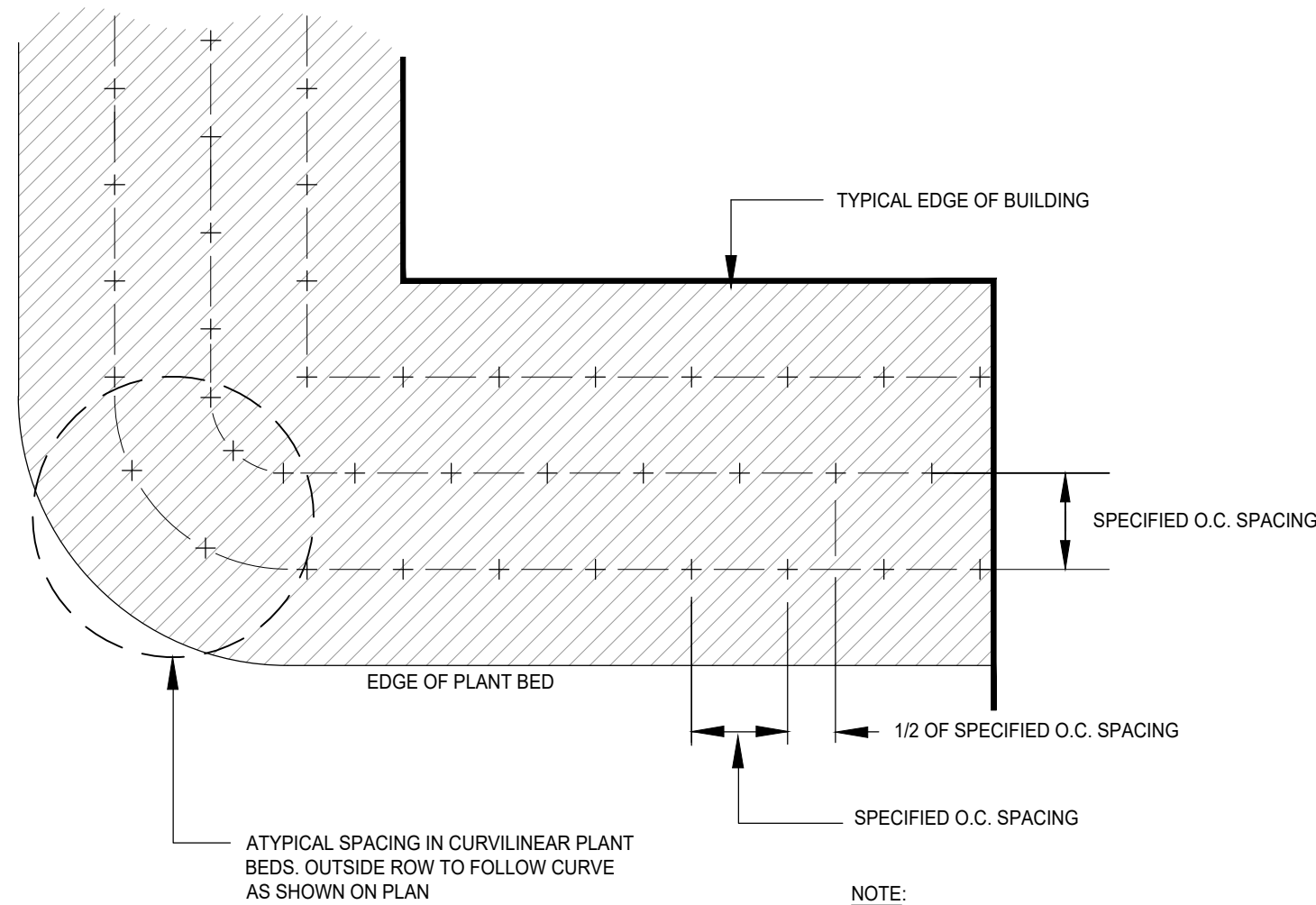


140 APPLECROSS ROAD
PINEHURST, NC 28374
P: (910) 684-8487
W: www.koontzjones.com

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES
TREES								
	CEC	1	Cercis canadensis / Eastern Redbud	12' Min.			2" - 2-1/2"	
	SAP	2	Sabal palmetto / Sabal Palm	12' Min.	-	-	2.5" MIN.	
SMALL TREES								
	MAL	5	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	6-8'	-	-	2.5" MIN.	Full to base
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
SHRUBS								
	AZF	2	Azalea indica 'Formosa' / Formosa Azalea	24"	24-30"	7 Gal. min.	-	purple
	AZI	1	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Indica Azalea	40-48"		7 Gal. min.		
	AP	4	Azalea x 'Homlea' / Autumn Dove™ Encore® Azalea	24"	24-30"	7 Gal. min.	-	white
	AZR	10	Azalea x 'Roblec' / Autumn Carnation® Encore® Azalea	36" min	24-30"	7 Gal. min.		pink
	CETS	8	Colocasia esculenta 'Tropical Storm' / Tropical Storm Taro	12"-24"				
	CYR	5	Cycas revoluta / Japanese Sago Palm	30-36"	30-36"	7 Gal. min.	-	
	FJSW	12	Fatsia japonica 'Spider's Web' / Spider's Web Japanese Fatsia	12"-24"		7 Gal. min.		
	GARJ	6	Gardenia jasminoides 'August Beauty' / Gardenia	24-36"	-	7 Gal. min.	-	
	ILF	7	Illicium floridanum / Florida Anise	36"-42"	-	7 Gal. min.		
	LCE	7	Loropetalum chinense 'Ever Red Sunset' / Ever Red Sunset Loropetalum	24-30"	24-30"	7 Gal. min.	-	
	PODM	6	Podocarpus macrophyllus / Yew Pine	24-30"	24-30"	7 Gal.		
	SAB	1	Sabal minor / Dwarf Palmetto	36" min		container		
	SER	13	Serenoa repens / Saw Palmetto	36" min	30-36"	container	-	
	VIB	11	Viburnum suspensum / Sandankwa Viburnum	30-36"	30-36"	7 Gal. min.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES
GROUND COVERS								
	MUW	23	Muhlenbergia capillaris 'White Cloud' / White Muhly Grass	8-12"	6-10"	container	36" O.C.	
	STA	73 sf	Stenotaphrum secundatum / St. Augustine Grass	-				
	TRA	121	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	6-8"	18" runners	container	18" O.C.	
	TRC	6	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	8 - 12"	18"	container	36" O.C.	
GRASS MASSING								
	CXCH	161	Carex cherokeensis / Cherokee Sedge	8-12"		1 Gal.	15" O.C.	



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.



TRIANGULAR SPACING FOR SHRUBS AND GROUNDCOVERS

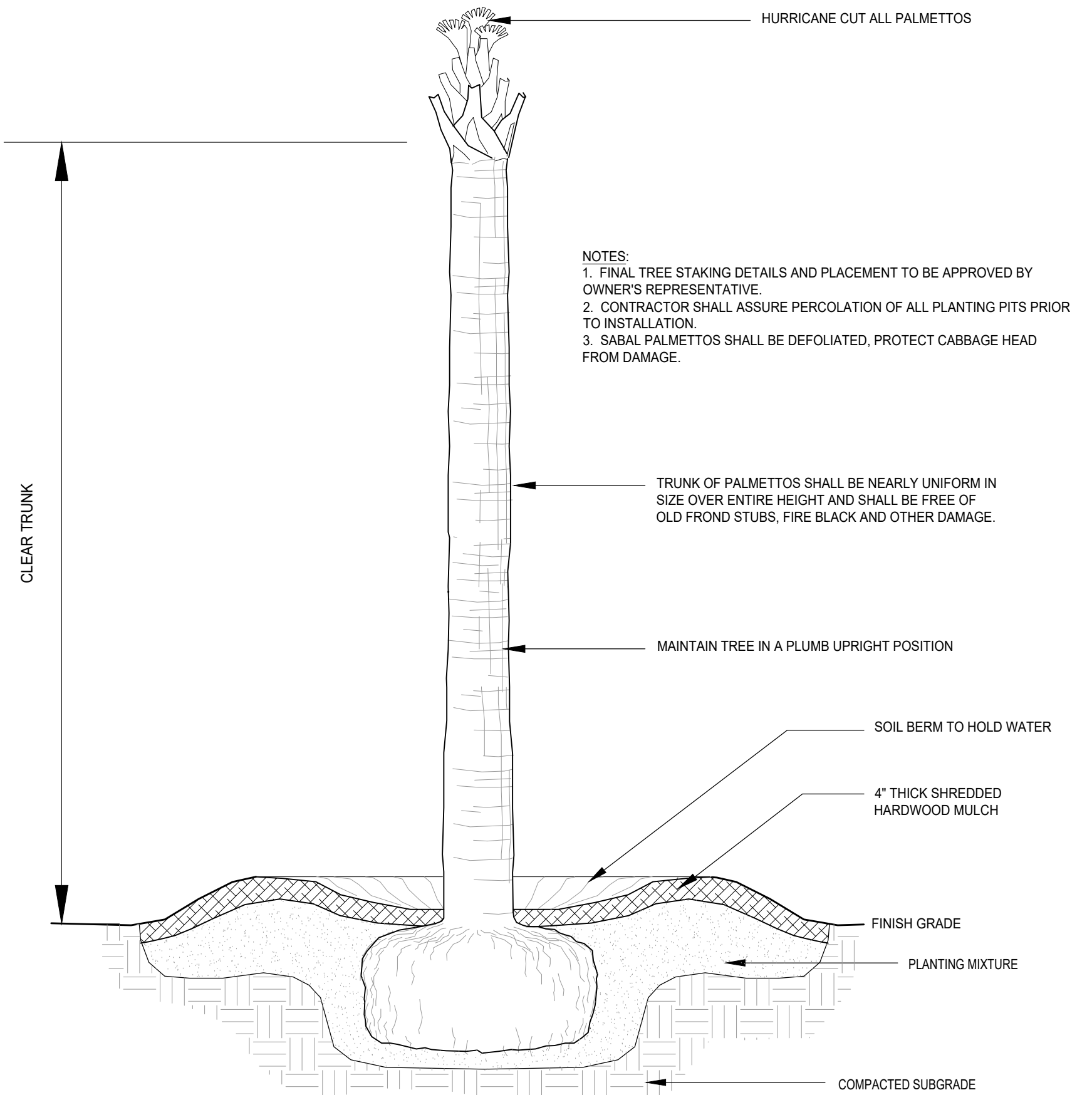
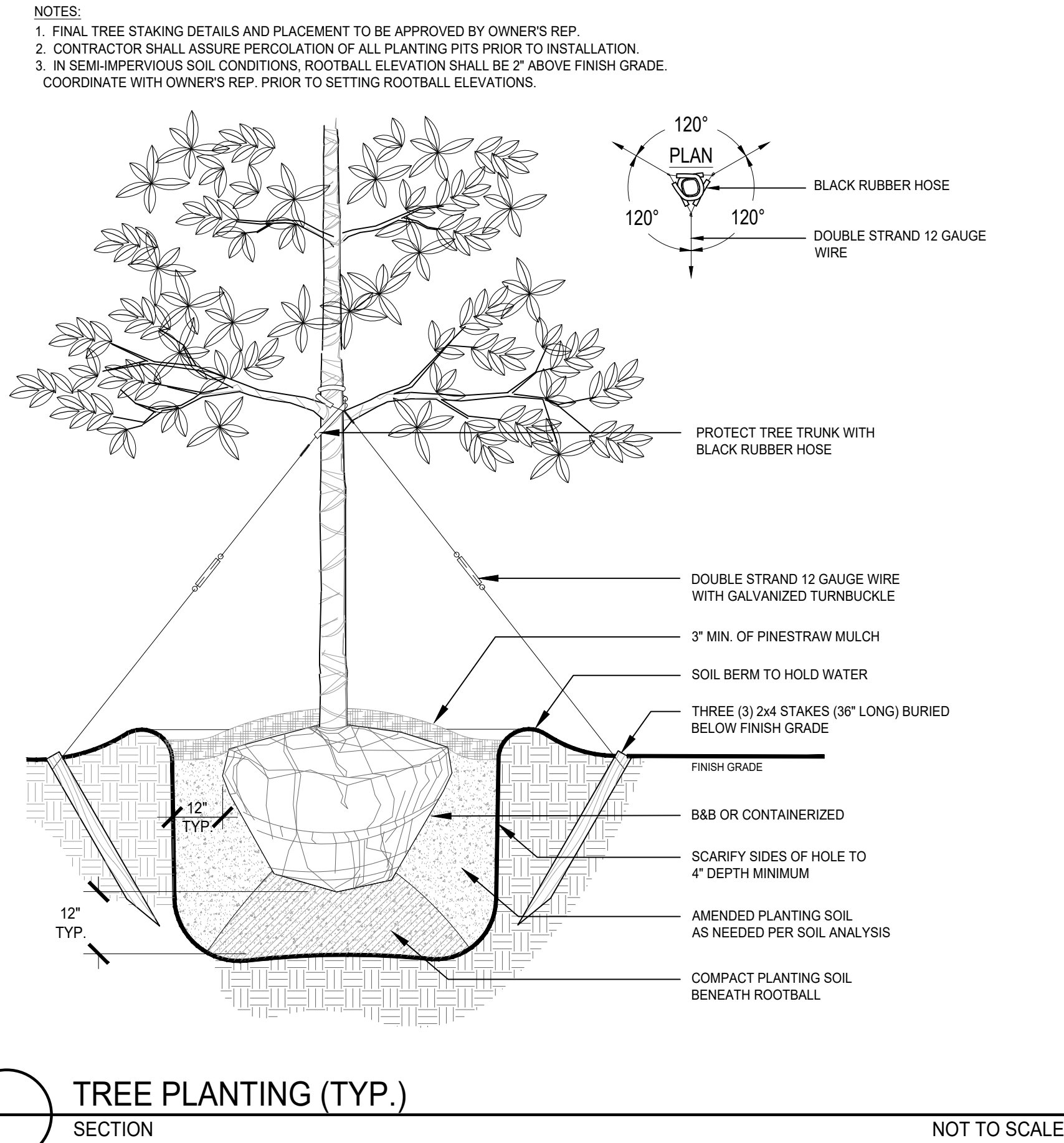
SHRUB PLANTING (TYP.)

SECTION

NOT TO SCALE

PLAN

NOT TO SCALE



PALMETTO PLANTING (TYP.)

SECTION

NOT TO SCALE

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STEWART RESIDENCE
5 GARFIELDS WAY
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA
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DATE: 2025-09-11
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CHECKED BY: TH
SCALE: N/A
PROJECT #: 250601
SHEET NUMBER#: L-3.1

