

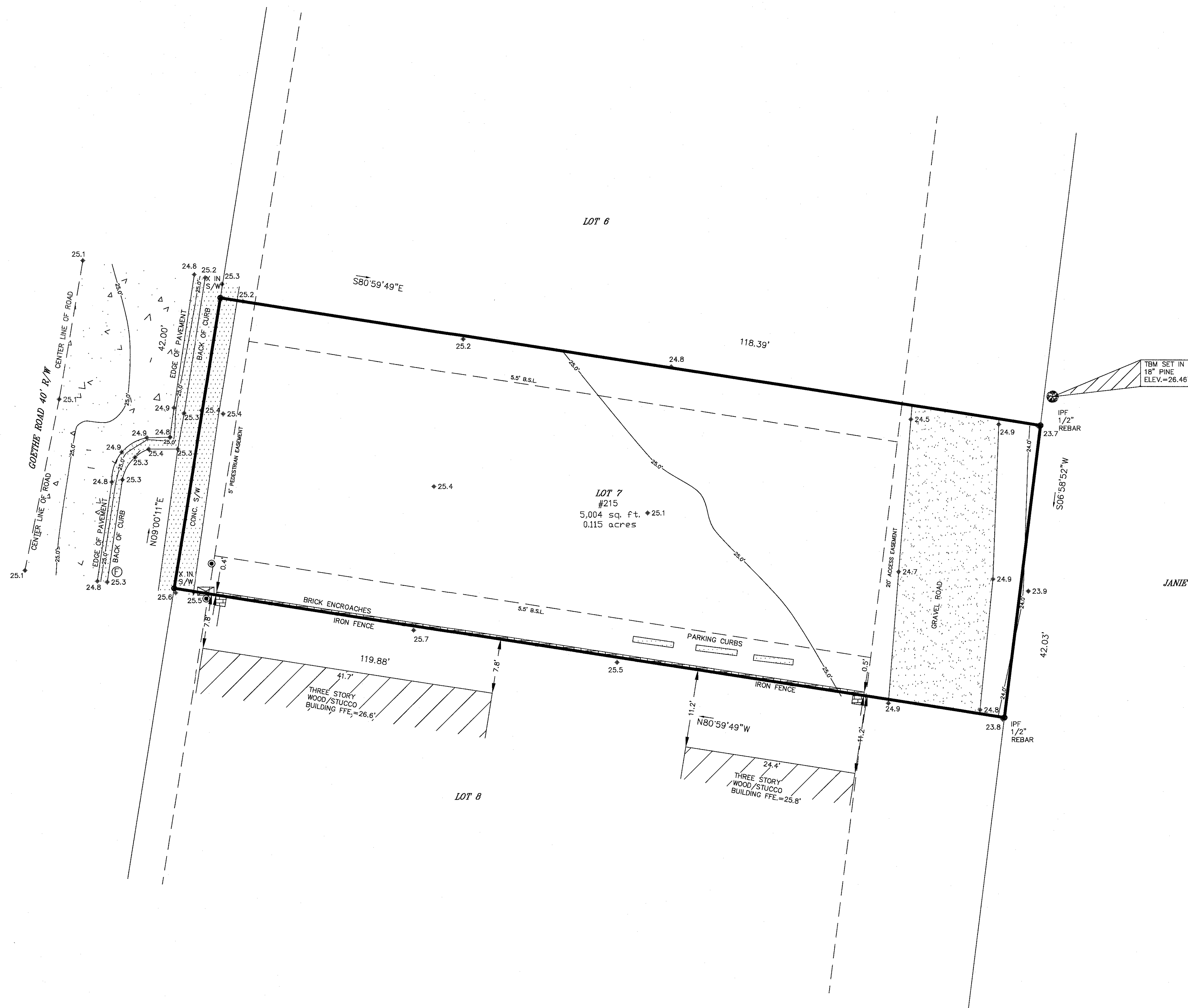


## LEGEND

- 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
- WL - WATER LATERAL
- WM - WATER METER
- ICV - 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

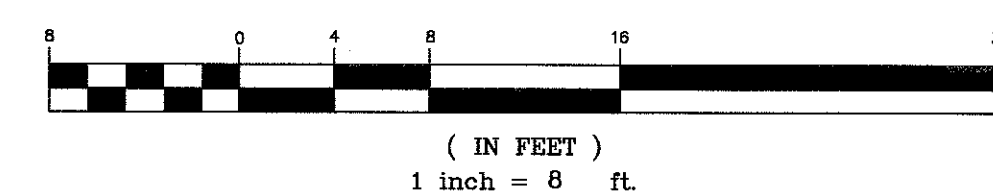
- WHOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM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



Windows OLE Object

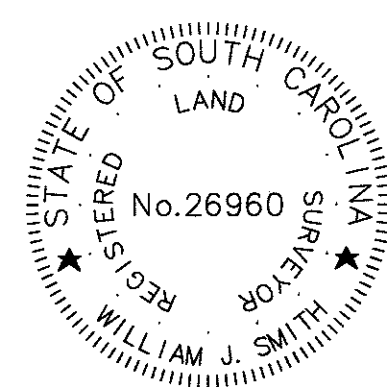
LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

T SQUARE SURVEYING  
PROFESSIONAL LAND SURVEYORS

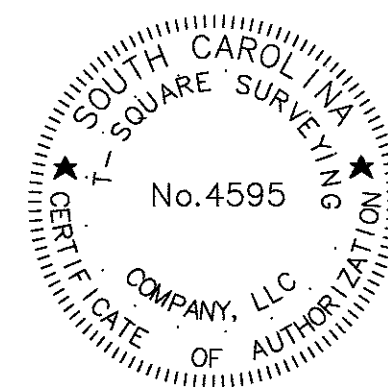
P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, S.C. 29910  
tsquare@chargray.com  
Phone 843-757-2650 Fax 843-757-5758

JOB No. 19-202T



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

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,  
A PORTION OF MAY RIVER ROAD SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

## Notes:

1. According To FEMA Flood Insurance Rate Map # 450251 0001 A  
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 119 AT PAGE 1

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: APRIL 22, 2019

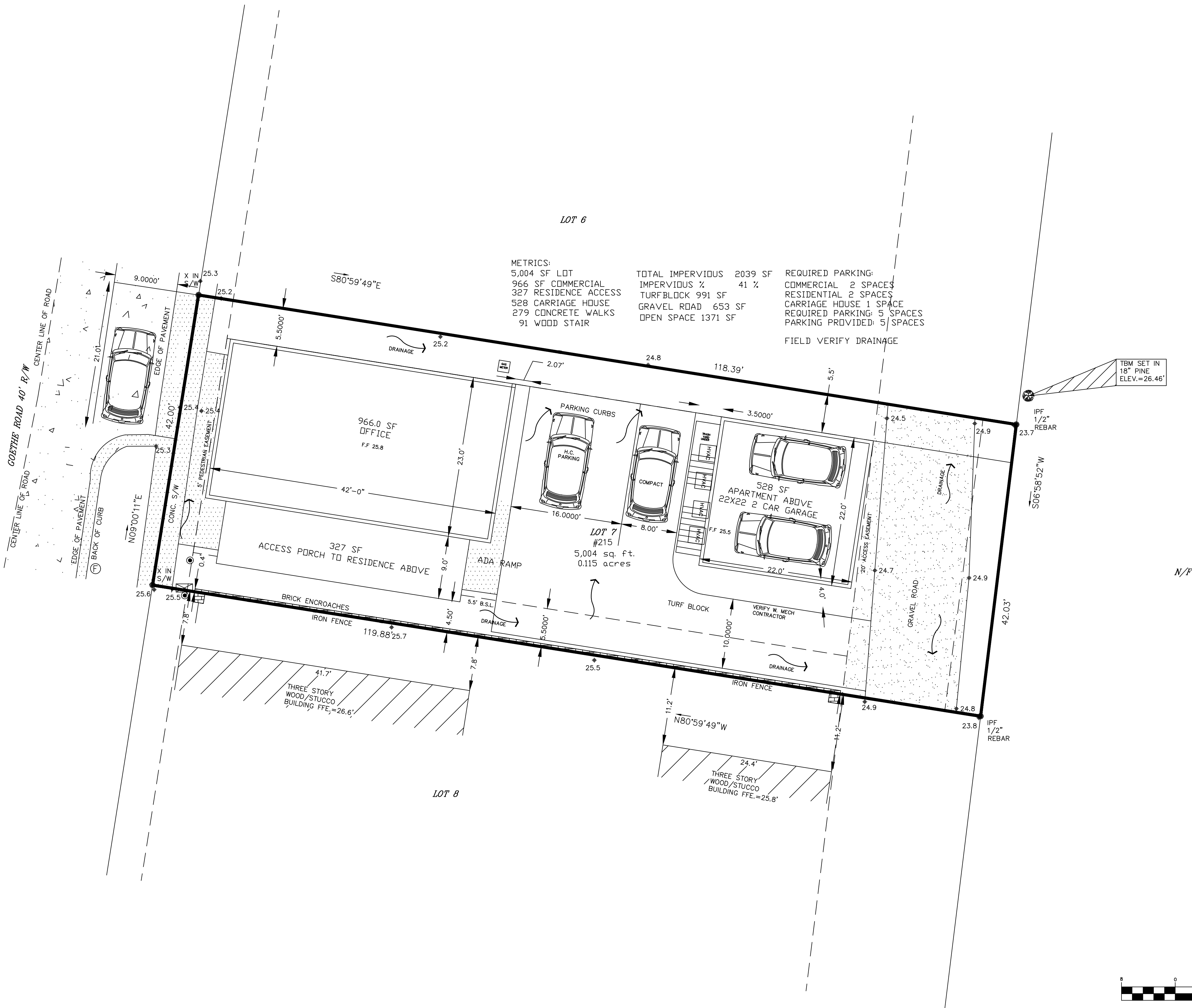


LEGEND

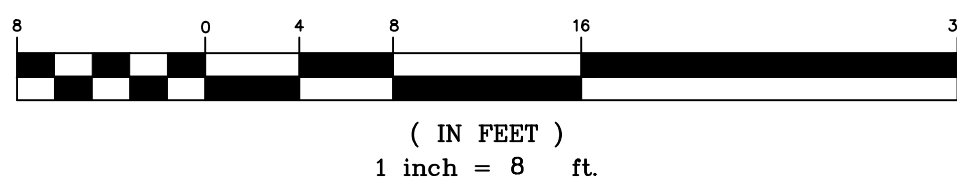
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- B - BAY



GRAPHIC SCALE



SITE PLAN PREPARED BY R. STEWART DESIGN, LLC

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,  
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- Reference Plat(s)  
PLAT BOOK 113 AT PAGE 1

R. Stewart Design

DESIGN PLANNING PRESERVATION

12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843. 816. 4005  
P.O. BOX 1813 randolph@stewarddesigns.com

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MIXED - USE BUILDING  
LOT 7 GOETHE ROAD  
BLUFFTON, SC

DRAWING TITLE:

SITE  
PLAN

SCALE:

PROJECT NO: 0  
DATE: 4.04.2020  
DRAWN BY: RS  
CHECKED BY: RS/TDO  
SHEET NO:

LS-101

STAMP:

STAMP:

NO DATE REV

NO

DATE

REV

NO

DATE

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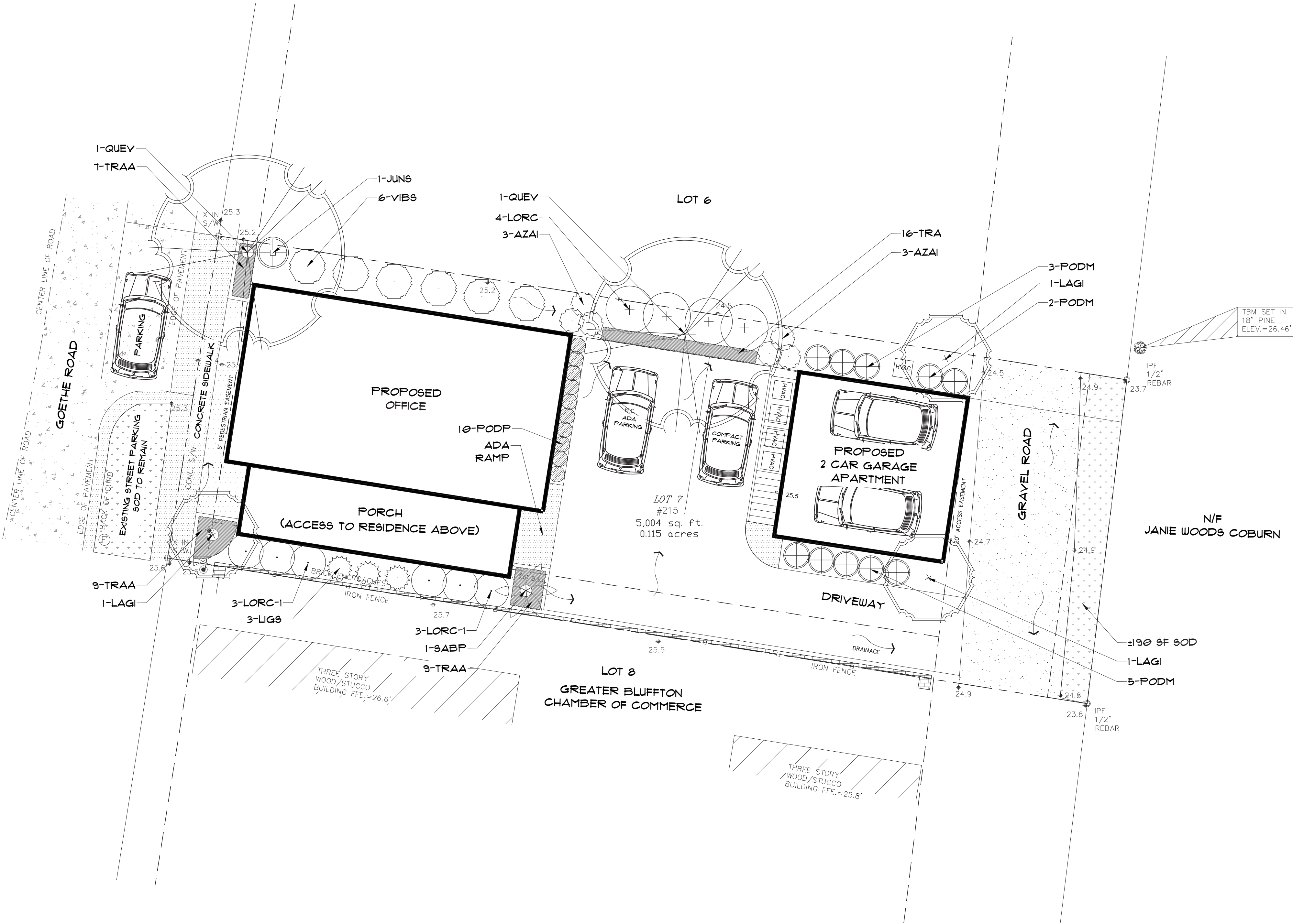
DATE

REV

NO

DATE

REV



Plant Imagery

(AZAI) Azalea 'Vivid'

(SABP) Sabal Pometto

(PODM) Podocarpus macrophyllus

(LAGI) Lagerstroemia indica

(LIGS) Ligustrum sinense 'Sunshine'

(LORC) Loropetalum chinensis 'Plum'

(PODP) Podocarpus macrophyllus 'Pringle's Dwarf'

(QUEV) Quercus virginiana 'Cathedral'

(TRAA) Trachelospermum asiaticum

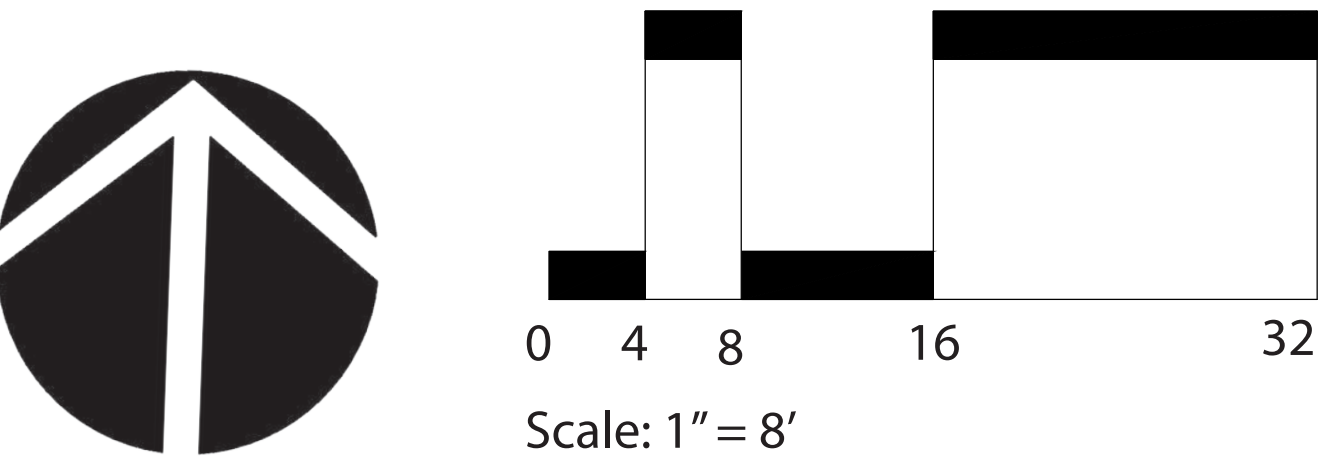
(VIBS) Viburnum odoratissimum 'Brant 01' PPAF



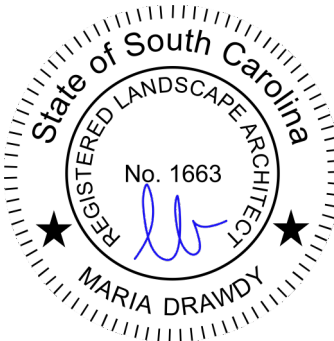
TREE CANOPY SUMMARY

|                                                                     |
|---------------------------------------------------------------------|
| TOTAL LOT ACREAGE: 5,004 SF                                         |
| TOTAL ROOF SF: 1,821 SF                                             |
| 5,004 - 1,821 = 3,183 SF                                            |
| 3,183 SF X 75% = 2,387.25 SF                                        |
| TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,387.25 SF         |
| TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 829 SF           |
| TOTAL PROPOSED TREE CANOPY: +/- 3,791 SF                            |
| TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 4,620 SF |

Final Landscape Plan & Tree Mitigation  
for  
Leonex Construction Group  
Lot 7 - 215 Goethe Road  
Bluffton, SC



ORIGINAL DESIGN: AUGUST 6, 2019  
REVISED SEPTEMBER 12, 2019  
REVISED DECEMBER 31, 2019  
REVISED MAY 7, 2025  
REVISED AUG. 15, 2025



Prepared By:  
Maria Ghys Drawdy, PLA  
**MARIA GHYS DESIGNS LLC**  
P.O. Box 3523, Bluffton, SC  
mariaghysdesigns@gmail.com  
(843) 816-2565

Plant Schedule

| Quantity                 | Abbreviation | Botanical Name                            | Common Name                                   | Container | Height   | Spread  | Notes         |
|--------------------------|--------------|-------------------------------------------|-----------------------------------------------|-----------|----------|---------|---------------|
| <b>Trees</b>             |              |                                           |                                               |           |          |         |               |
| 1                        | SABP         | Cabbage Palm                              | Sabal Pometto                                 |           | 8'-10'   |         | Refoliated    |
| 3                        | LAGI         | Lagerstroemia indica                      | Crape Myrtle 'Best Red' (or similar variety)  | 15 gal.   | 5-6'     |         | Multi Trunk   |
| 2                        | QUEV         | Quercus virginiana 'Cathedral'            | Cathedral Live Oak                            | 2.5 cal.  |          |         |               |
| <b>Shrubs</b>            |              |                                           |                                               |           |          |         |               |
| 9                        | AZAE         | Azalea 'Vivid'                            | Azalea 'Vivid' (or similar variety)           | 3 gal.    | 12-15"   |         | Red Flowering |
| 10                       | PODM         | Japanese yew                              | Podocarpus macrophyllus                       | 15 gal.   | 4.5'-5'  | 3'-3.5' |               |
| 3                        | LIGS         | Ligustrum sinense 'Sunshine'              | Sunshine' Ligustrum                           | 3 gal.    | 12-18"   |         |               |
| 4                        | LORC         | Loropetalum chinensis 'Plum'              | Chinese fringe-flower 'Plum'                  | 3 gal.    | 12-18"   |         | 60" O.C.      |
| 6                        | LORC-1       | Loropetalum chinense 'Shang-hi' PP18331   | Purple Diamond' Semi Dwarf Loropetalum        | 3 gal.    | 12-18"   |         | 4.5' O.C.     |
| 10                       | PODP         | Podocarpus macrophyllus 'Pringle's Dwarf' | Pringle's Dwarf' Podocarpus                   | 3 gal.    | 12-18"   |         |               |
| 6                        | VIBS         | Viburnum odoratissimum 'Brant 01' PPAF    | Coppertop Sweet Viburnum (or similar variety) | 15 gal.   | 4-5'     |         | 36" O.C.      |
| <b>Vines/Groundcover</b> |              |                                           |                                               |           |          |         |               |
| 41                       | TRAA         | Trachelospermum asiaticum                 | Asiatic jasmine                               | 1 gal.    | 18" O.C. |         | 18"-24" O.C.  |
| 190 SF                   | SOD          | Sod                                       | Centipede                                     |           |          |         |               |
| 980 SF                   |              | Mulch                                     | Pinestraw in Disturbed Areas                  |           |          |         |               |