

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CVS-ds
DATED: OCTOBER 30, 2023

7. TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT BY AND AMONG NEW RIVER FARMS, L.P., HOLLY BRANCH FARMS, L.P., JONES ASSOCIATES, L.P., BARBARA J. BAILEY LIMITED PARTNERSHIP, DOROTHY R. ZETTEROWER, LILLIAN R. STEPHENSON, CHRISTOPHER C. RYALS AND TOWN OF BLUFFTON, SOUTH CAROLINA, DATED JUNE 21, 2000, AND RECORDED IN THE BEAUFORT COUNTY RECORDS IN BOOK 1315 AT PAGE 1099; AS AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 2065 AT PAGE 1784; AND FURTHER AMENDED BY AMENDMENT RECORDED IN BOOK 2256 AT PAGE 174; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO MID-POINT INVESTORS, INC. DATED DECEMBER 30, 2005, RECORDED IN BOOK 2341 AT PAGE 1095; AND ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN BOOK 2407 AT PAGE 377; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO WESTCO DEVELOPMENT #37, L.L.C., RECORDED IN BOOK 2522 AT PAGE 1269; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO DUMLER PROPERTIES, L.L.C., RECORDED IN BOOK 2522 AT PAGE 1303; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO CVS 75651 SC, L.L.C., RECORDED IN BOOK 2782 AT PAGE 190. DEED BOOK 1315, PAGE 1099 — **UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION, LEGAL DESCRIPTION IN DEED ILLEGIBLE**

DEED BOOK 2256, PAGE 174 — **UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION, PLAT BOOK 100, PAGE 173 DESCRIBED IN DEED NOT PROVIDED**

DEED BOOK 2341, PAGE 1085 — **UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION, PLAT BOOK 112, PAGE 74 DESCRIBED IN DEED NOT PROVIDED**

DEED BOOK 2065, PAGE 1784; DEED BOOK 2522, PAGE 1303; DEED BOOK 2782, PAGE 190; DEED BOOK 2522, PAGE 1269; DEED BOOK 2407, PAGE 377; DEED BOOK 2407, PAGE 383 — **BLANKET IN NATURE**

8. TERMS AND CONDITIONS OF THAT CERTAIN PRIVATE ROAD CONSTRUCTION AND MAINTENANCE AGREEMENT BY AND AMONG DUMLER PROPERTIES, LLC, FIRST CITY ASSOCIATES, LLP, AND JAMES SABA RECORDED IN THE BEAUFORT COUNTY RECORDS IN BOOK 2670 AT PAGE 442. **DOES NOT BENEFIT OR BURDEN SUBJECT PROPERTY**

9. TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT BY AND AMONG PALMETTO POINTE PROPERTIES, LLC, DUMLER PROPERTIES, LLC, AND PORTRAIT HOMES-PALMETTO POINTE, LLC RECORDED IN THE BEAUFORT COUNTY RECORDS IN BOOK 2618 AT PAGE 66. **UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION, PLAT BOOK 119, PAGE 90 & PLAT BOOK 105, PAGE 155 NOT PROVIDED**

10. TERMS, CONDITION, AND RESTRICTIONS CONTAINED IN THAT CERTAIN ACCESS AND PARKING EASEMENT AND RESTRICTIONS AGREEMENT BY AND BETWEEN DUMLER PROPERTIES, LLC AND JAMES B. SABA RECORDED IN THE BEAUFORT COUNTY RECORDS IN BOOK 2623 AT PAGE 195, AND RE-RECORDED IN BOOK 2645 AT PAGE 1575, AND ASSIGNMENT OF RIGHTS CONTAINED IN RESTRICTIVE COVENANT RECORDED IN BOOK 2670 AT PAGE 440. **DOES NOT BENEFIT/BURDEN SUBJECT PROPERTY**

11. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT REGARDING EASEMENTS BY AND BETWEEN MID-POINT INVESTORS, INC. AND PALMETTO POINT DEVELOPERS, LLC AND ONE CHURCH, LLC, RECORDED IN BOOK 2407 AT PAGE 352, BEAUFORT COUNTY RECORDS. **UNABLE TO DETERMINE LOCATION OF RETAINED PROPERTY DESCRIBED IN DEED, PLAT BOOK 105, PAGE 155 DESCRIBED IN DEED NOT PROVIDED — OTHERWISE BLANKET IN NATURE**

12. TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN MID-POINT INVESTORS, INC. AND ONE CHURCH, LLC RECORDED IN BOOK 2407 AT PAGE 360, BEAUFORT COUNTY RECORDS. **DOES NOT TOUCH SURVEYED PROPERTY**

13. TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT BY AND BETWEEN ONE CHURCH, LLC AND PALMETTO POINT DEVELOPERS, LLC RECORDED IN BOOK 2407 AT PAGE 362, BEAUFORT COUNTY RECORDS. **DOES NOT TOUCH SURVEYED PROPERTY**

14. TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN NEW RIVER FARMS, L.P., ET AL. AND ONE CHURCH, LLC, RECORDED IN BOOK 2407 AT PAGE 364, BEAUFORT COUNTY RECORDS. **PARCEL C EASEMENT DESCRIBED IN EXHIBIT A BENEFITS SUBJECT PROPERTY, 30' RELOCATABLE DRAINAGE EASEMENT SHOWN ON PLAT BOOK 114, PAGE 126 AS DESCRIBED IN DEED DOES NOT TOUCH SURVEY PROPERTY — UNABLE TO LOCATE SHUBRICK LAKE REMAINDER EASEMENT, PLAT BOOK 114, PAGE 125 DESCRIBED IN EXHIBIT A NOT PROVIDED**

17. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TOWNE CENTRE AT NEW RIVERSIDE DATED NOVEMBER 4, 2008, AND RECORDED IN THE BEAUFORT COUNTY RECORDS IN BOOK 2782 AT PAGE 110. **BLANKET IN NATURE**

18. TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AND RESTRICTION AGREEMENT BY AND BETWEEN CVS 75651 SC, AND DUMLER PROPERTIES, LLC DATED NOVEMBER 6, 2008, AND RECORDED IN BOOK 2782 AT PAGE 197, BEAUFORT COUNTY RECORDS. **BENEFITS & BURDENS SUBJECT PROPERTY, UNABLE TO PLOT BASED ON DEED DESCRIPTION, EXHIBIT IN DEED ILLEGIBLE**

19. EASEMENT BY AND BETWEEN CVS 75651 SC, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND DOMINION ENERGY SOUTH CAROLINA, INC., A SOUTH CAROLINA CORPORATION, DATED MAY 12, 2020 AND RECORDED IN BOOK 3868 AT PAGE 2062. **BURDENS SUBJECT PROPERTY, PLOTTED/SHOWN HEREON**

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING, AND BEING LOCATED IN THE TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA AND CONTAINING 1.911 ACRES, MORE OR LESS, AND MORE PARTICULARLY SHOWN AND DESIGNATED AS PARCEL "A-1" ON THAT CERTAIN PLAT ENTITLED A BOUNDARY SURVEY OF PARCEL "A-1", TOTALING 1.911 ACRES, A PORTION OF TAX MAP NO. R610 036 000 0386 0000, BEAUFORT COUNTY, SOUTH CAROLINA", DATED MARCH 11, 2008, PREPARED BY WILLIAM H. GRAY, S.C.P.L.S. NO: 22744, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 124 AT PAGE 79. FOR A MORE DETAILED DESCRIPTION AS TO THE METES, BOUNDS, COURSES, DISTANCES AND ALL OTHER MATTERS SHOWN AND DESCRIBED THEREON, REFERENCE TO SAID PLAT OF RECORD SHALL BE HAD.

TOGETHER WITH ALL REAL PROPERTY RIGHTS APPURTENANT TO THE PROPERTY DESCRIBED ABOVE, INCLUDING BUT NOT LIMITED TO, NON-EXCLUSIVE EASEMENTS GRANTED IN THE FOLLOWING RECORDED INSTRUMENTS:

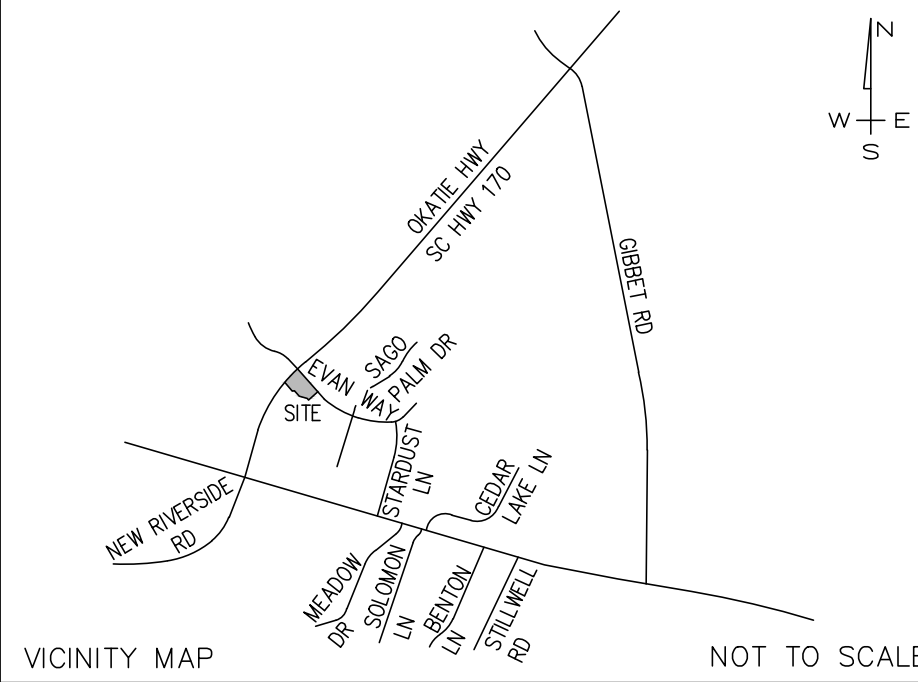
- EASEMENT AGREEMENT BY AND BETWEEN MID-POINT INVESTORS, INC. AND ONE CHURCH, LLC RECORDED IN BOOK 2407 AT PAGE 360, BEAUFORT COUNTY RECORDS.
- EASEMENT AGREEMENT BY AND BETWEEN NEW RIVER FARMS, L.P., ET AL. AND ONE CHURCH, LLC, RECORDED IN BOOK 2407 AT PAGE 364, BEAUFORT COUNTY RECORDS.

SURVEYOR'S NOTES

- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.
- NO GAPS OR OVERLAPS OBSERVED.
- WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SCHEDULE B EXEMPTION DOCUMENTS NOT PROVIDED TO THE SURVEY AT THIS TIME.

SITE AREA

83,252 SQ.FT.
1.911 ACRES



SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11(A), 13, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 17, 2023.

DATE OF PLAT OR MAP: OCTOBER 20, 2017

BY: A. CLAY JONES, P.L.S.

S.C. REG. NO 26210
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CVS-ds BEARING AN EFFECTIVE DATE OF OCTOBER 30, 2023.

ACCESS NOTE

INDIRECT ACCESS TO SUBJECT PROPERTY VIA THE PRIVATE DRIVE OF MAY RIVER CROSSING & THE RIGHT OF WAY OF EVAN WAY TO THE PUBLIC RIGHT OF WAY OF OKATE HIGHWAY (S.C. HIGHWAY 170) WITHOUT THE BENEFIT OF A KNOWN EASEMENT.

TAX ASSESSOR PARCEL NO.

R610 036 000 0979

BASIS OF BEARINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

REFERENCE PLAT

1. PLAT ENTITLED "DUMLER PROPERTIES, LLC", PREPARED BY ATLAS SURVEYING & MAPPING, INC, DATED MARCH 11, 2008 AND RECORDED IN PLAT BOOK 124, PAGE 79.

TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD83 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION



Know what's below.
Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- | | | |
|---------------------------|------------------------|-------------------------|
| BL BUILDING LINE | CATV CABLE TV PEDESTAL | 7 GREASE TRAP MANHOLE |
| CL CENTERLINE | TEL TELEPHONE PEDESTAL | TW/BW TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | 9 ELECTRIC METER | TOP/BOTTOM WALL |
| CT CRIMP TOP | GB CATCH BASIN | WVP VITRIFIED GLAY PIPE |
| DE DRAINAGE EASEMENT | 8 WATER METER | WV WATER VALVE |
| EP EDGE OF PAVEMENT | 900 ELEVATION | CTV CABLE TV |
| IPO IRON PIN OLD | 24 FIRE HYDRANT | X FENCE LINE |
| IPS IRON PIN SET | 8 GAS METER | FOC FIBER OPTIC CABLE |
| N&C NAIL & CAP | GVD GAS VALVE | GAS GAS LINE |
| OT OPEN TOP | LP LIGHT POLE | OHP OVERHEAD POWER |
| RB REBAR | PP POWER POLE | OHT OVERHEAD TELEPHONE |
| RCP REINFORCED CONC PIPE | GP GUY ANCHOR | SD STORM DRAIN |
| SD STORM DRAIN | SMH SS MANHOLE | SS SANITARY SEWER |
| SS SANITARY SEWER | SMH SS MANHOLE | UGT UNDERGROUND POWER |
| SSE SS EASEMENT | TMH TELEPHONE MANHOLE | UGT UNDERGROUND TEL |
| | CO CLEAN OUT | W POST INDICATOR VALVE |

"ALTA / NSPS LAND TITLE SURVEY"

FOR

TBD

9220 EVAN WAY
BEAUFORT COUNTY
BLUFFTON, SOUTH CAROLINA

DATE 10/17/2023 FIELD CREW BHB/BB/MS DRAWN BY ZT CHECKED BY JFG

SCALE 1"=30' 30 0 30 60

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

GENERAL LANDSCAPE NOTES:

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE SHREDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

STREET TREES
(1) TREE / 50 LF
EVAN WAY
407 LF / 50 LF = 9 TREES REQUIRED
3 TREES PROPOSED / 6 EXISTING TREES TO REMAIN

OPEN SPACE
20% OF GROSS SITE AREA TO BE PRESERVED AS OPEN SPACE.
83,252 SF X 20% = 16,650 SF REQUIRED
16,226 SF PROPOSED

PARKING LOT ISLANDS
ALL PARKING LOT ISLAND SHALL CONTAIN ONE SHADE TREE & SHRUBS.
10 PARKING LOT ISLANDS X 1 TREE = 10 TREES REQUIRED
9 TREES PROPOSED / 1 EXISTING TREE TO REMAIN

REPLACEMENT TREES
REPLACEMENT TREES SHALL BE A MINIMUM OF 2.5 CALIPER INCHES.

FEE IN LIEU OF TREE REPLACEMENT AND/OR SPECIFIC LANDSCAPING
PER THE TOWN OF BLUFFTON UNIFIED DEVELOPMENT ORDINANCE SEC. 5.3.8, IF THE UDO ADMINISTRATOR DETERMINES THAT REQUIRED TREE AND/OR LANDSCAPING CANNOT BE PROVIDED ON-SITE, THE UDO MAY AUTHORIZE THE APPLICANT TO PAY A FEE-IN-LIEU OF PLANTING. FOR EACH REQUIRED TREE CALIPER INCH THAT IS NOT PLANTED ON-SITE, A FEE PER CALIPER INCH REQUIRED SHALL BE ASSESSED. THE FEE FOR TREES AND LANDSCAPING IS BASED ON 125% OF THE CURRENT MARKET RATE FOR THE PURCHASE, INSTALLATION, AND ONE YEAR MAINTENANCE. ANY COLLECTED FEES SHALL BE DEPOSITED INTO THE TOWN OF BLUFFTON TREE FUND.



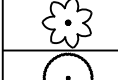

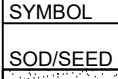
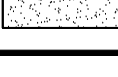
SEE L-1.1 FOR EXISTING TREE INVENTORY

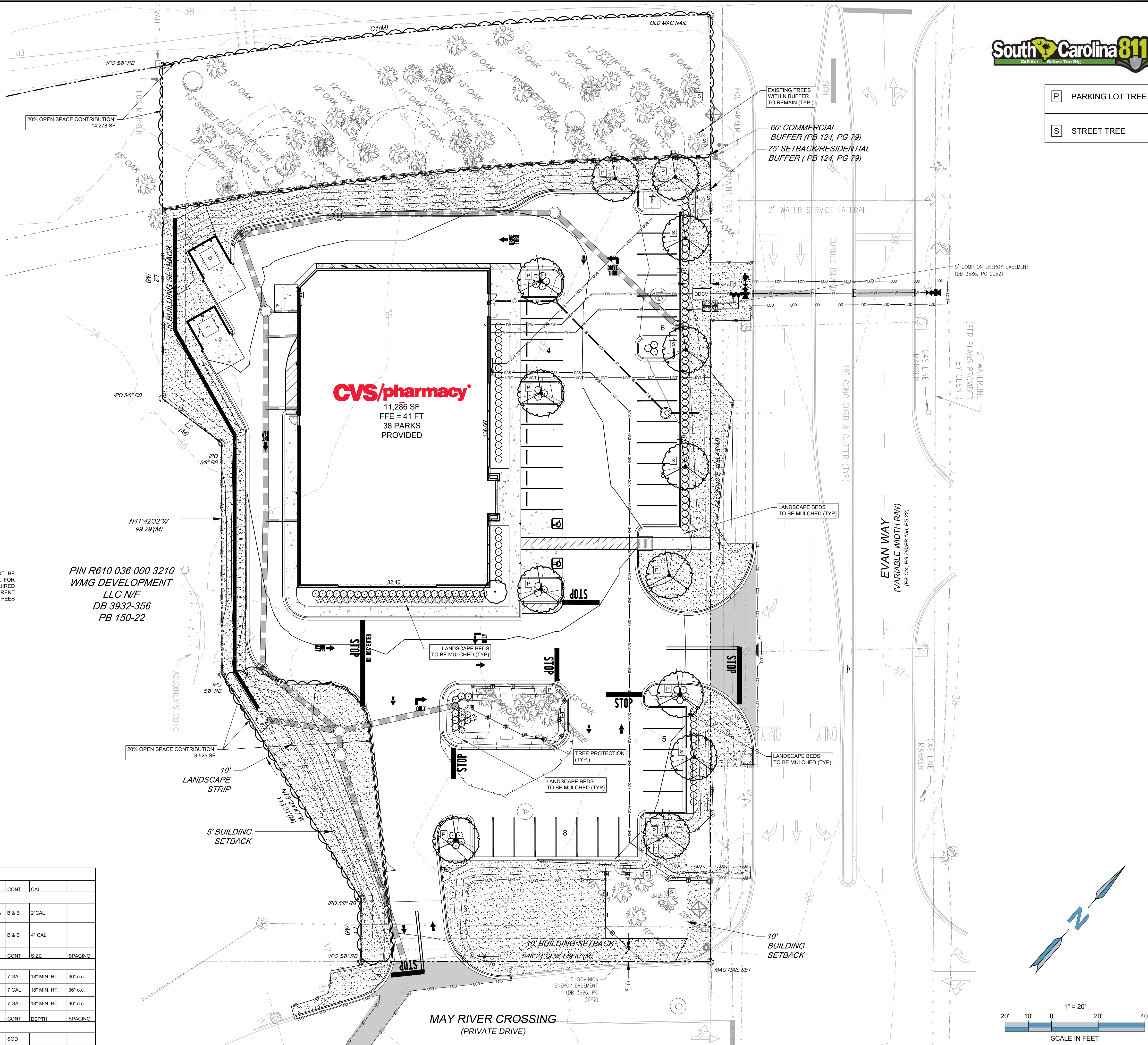
ON-SITE CANOPY TOTALS (SQUARE FEET)	
18048	ALL TREE CANOPY SURVEYED (INSIDE OF PARCEL)
6141	ALL TREE CANOPY TO REMAIN
11907	ALL TREE CANOPY TO BE REMOVED
6013	PROTECTED TREE CANOPY TO REMAIN
6343	PROTECTED TREE CANOPY TO BE REMOVED
0	SIGNIFICANT TREE CANOPY TO REMAIN
4987	SIGNIFICANT TREE CANOPY TO BE REMOVED

ON-SITE SIGNIFICANT / PROTECTED TREE TOTALS	
102	PROTECTED TREES TOTAL
48	PROTECTED TREES TO REMAIN
54	PROTECTED TREES TO BE REMOVED
8	SIGNIFICANT TREES TOTAL
0	SIGNIFICANT TREES TO REMAIN
8	SIGNIFICANT TREES TO BE REMOVED
11	TOTAL PROTECTED TREES - REPLACE

- % LOT COVERAGE PROVIDED BY ON-SITE TREES TO REMAIN = 7%
- % LOT NOT COVERED BY ON-SITE TREE CANOPY = 93%
- NO TREES ON SITE ARE LISTED IN AMERICA'S HISTORIC TREE REGISTER AS MAINTAINED BY AMERICAN FORESTS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL	
	13	QUERCUS PHELLOS / WILLOW OAK	B & B	4" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	31	ANDROPOGON VIRGINICUS / BROOMEDGE BLUESTEM	7 GAL	18" MIN. HT.	36" o.c.
	88	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	7 GAL	18" MIN. HT.	36" o.c.
	56	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	7 GAL	18" MIN. HT.	36" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	DEPTH	SPACING
	18,872 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		



P	PARKING LOT TREE
S	STREET TREE

EXISTING TREES WITHIN BUFFER TO REMAIN (TYP.)

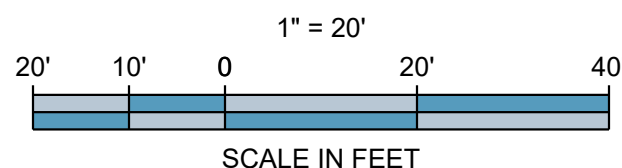
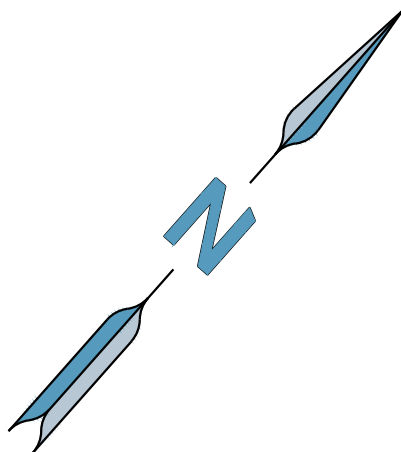
60' COMMERCIAL BUFFER (PB 124, PG 79)

75' SETBACK/RESIDENTIAL BUFFER (PB 124, PG 79)

5' DOMINION ENERGY EASEMENT (DB 3686, PG 2062)

EVAN WAY
(VARIABLE WIDTH R/W)
(PB 124, PG 79/PB 150, PG 22)

GAS LINE
MARKER



NON-PROTO 11,286-RIGHT
BUMP-OUT-DRIVE THRU
STORE NUMBER: 2745

9220 EVAN WAY
BLUFFTON, SC 29910
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: TURN-KEY
CS PROJECT NUMBER: 46506

ENGINEER:
FORESITE
group

960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

CONSULTANT:

DEVELOPER:
BOOS
DEVELOPMENT GROUP
BOOS DEVELOPMENT GROUP, INC.
380 PARK PLACE BLVD, SUITE 200
CLEARWATER, FL 33759
TEL (727) 451-2675
CONTACT: MS. SHELBI D'AVIGNON

SEAL:

REVISIONS:

DRAWING BY: SE
DATE: 2024-4-19
JOB NUMBER: 163.573
TITLE:

LANDSCAPE PLAN
SHEET NUMBER:
L-1.0
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

F:\183.573 CVS (BLUFFTON, SC)\DWG\L-1 LANDSCAPE PLAN.DWG

#	SPECIES	DIAM.	COVERAGE SF	#	SPECIES	DIAM.	COVERAGE SF	#	SPECIES	DIA.	COVERAGE SF
1	OAK	8	50.24	51	OAK	11	94.985	101	OAK	18	254.34
2	OAK	8	50.24	52	OAK	14	153.86	102	OAK	24	452.16
3	OAK	18	254.34	53	OAK	14	153.86	103	OAK	10	78.5
4	OAK	12	113.04	54	GUM	11	94.985	104	OAK	27	572.265
5	OAK	12	113.04	55	GUM	12	113.04	105	TREE	6	28.26
6	OAK	10	78.5	56	MAGNOLIA	12	113.04	106	HOLLY	9	63.585
7	OAK	8	50.24	57	OAK	11		107	OAK	7	38.465
8	GUM	10	78.5	58	OAK	15		108	OAK	13	132.665
9	OAK	15	176.625	59	TREE	8	50.24	109	OAK	12	113.04
10	OAK	10	78.5	60	TREE	5	19.625	110	OAK	13	132.665
11	OAK	18	254.34	61	OAK	24	452.16	111	TREE	8	50.24
12	OAK	13	132.665	62	TREE	9	63.585	112	OAK	8	50.24
13	OAK	5	19.625	63	MAGNOLIA	6	28.26	113	OAK	14	153.86
14	OAK	20	314	64	OAK	8	50.24	114	OAK	10	78.5
15	OAK	11	94.985	65	OAK	18	254.34	115	TREE	8	50.24
16	OAK	12	113.04	66	GUM	8	50.24	116	GUM	9	63.585
17	OAK	12	113.04	67	GUM	13	132.665	117	TREE	6	28.26
18	OAK	8	50.24	68	OAK	26	530.66	118	CHERRY	6	28.26
19	OAK	12	113.04	69	OAK	10	78.5	119	CHERRY	9	63.585
20	OAK	13	132.665	70	OAK	8	50.24	120	MAGNOLIA	6	28.26
21	GUM	13	132.665	71	GUM	10	78.5	121	OAK	36	1017.36
22	OAK	4	12.56	72	GUM	12	113.04	122	TREE	8	50.24
23	OAK	16	200.96	73	TREE	7	38.465	123	TREE	10	78.5
24	OAK	10	78.5	74	OAK	7	38.465	124	OAK	24	452.16
25	OAK	6	28.26	75	OAK	6	28.26	125	TREE	11	94.985
26	OAK	10	78.5	76	OAK	7	38.465	126	CHERRY	10	78.5
27	OAK	12	113.04	77	OAK	30	706.5	127	TREE	10	78.5
28	OAK	13	132.665	78	PALM	12	113.04	128	OAK	20	314
29	OAK	6	28.26	79	OAK	6	28.26	129	OAK	10	78.5
30	OAK	8	50.24	80	OAK	5	19.625	130	OAK	6	28.26
31	OAK	8	50.24	81	OAK	6	28.26	131	TREE	10	78.5
32	OAK	6	28.26	82	OAK	15	176.625	132	OAK	15	176.625
33	OAK	5	19.625	83	OAK	4	12.56	133	OAK	9	63.585
34	OAK	12	113.04	84	OAK	6	28.26	134	OAK	10	78.5
35	OAK	12	113.04	85	OAK	6	28.26	135	OAK	9	63.585
36	OAK	20	314	86	OAK	22	379.94	136	OAK	20	314
37	OAK	5	19.625	87	OAK	32	803.84	137	OAK	20	314
38	OAK	14	153.86	88	OAK	20	314	138	OAK	20	314
39	OAK	10	78.5	89	OAK	16	200.96	139	GUM	10	78.5
40	OAK	4	12.56	90	OAK	12	113.04				
41	OAK	14	153.86	91	OAK	8	50.24				
42	OAK	6	28.26	92	OAK	8	50.24				
43	OAK	18	254.34	93	OAK	10	78.5				
44	TREE	6	28.26	94	OAK	8	50.24				
45	OAK	16	200.96	95	OAK	10	78.5				
46	OAK	13	132.665	96	OAK	13	132.665				
47	TREE	5	19.625	97	TREE	10	78.5				
48	OAK	9	63.585	98	OAK	12	113.04				
49	OAK	12	113.04	99	OAK	12	113.04				
50	OAK	8	50.24	100	OAK	13	132.665				

LEGEND	
#	PROTECTED TREE
#	SIGNIFICANT TREE
#	NOT PROTECTED TREE & NOT SIGNIFICANT TREE
DIAM.	OUTSIDE OF PARCEL
DIAM.	REMOVE
DIAM.	REMAIN

ON-SITE CANOPY TOTALS (SQUARE FEET)	
18048	ALL TREE CANOPY SURVEYED (INSIDE OF PARCEL)
6141	ALL TREE CANOPY TO REMAIN
11907	ALL TREE CANOPY TO BE REMOVED
6013	PROTECTED TREE CANOPY TO REMAIN
6343	PROTECTED TREE CANOPY TO BE REMOVED
0	SIGNIFICANT TREE CANOPY TO REMAIN
4987	SIGNIFICANT TREE CANOPY TO BE REMOVED

ON-SITE SIGNIFICANT / PROTECTED TREE TOTALS	
102	PROTECTED TREES TOTAL
48	PROTECTED TREES TO REMAIN
54	PROTECTED TREES TO BE REMOVED
8	SIGNIFICANT TREES TOTAL
0	SIGNIFICANT TREES TO REMAIN
8	SIGNIFICANT TREES TO BE REMOVED
11	TOTAL PROTECTED TREES - REPLACE



NON-PROTO 11,286-RIGHT
BUMPOUT-DRIVE THRU

STORE NUMBER: 2745

9220 EVAN WAY
BLUFFTON, SC 29910
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: TURN-KEY

CS PROJECT NUMBER: 46506

ENGINEER:



960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

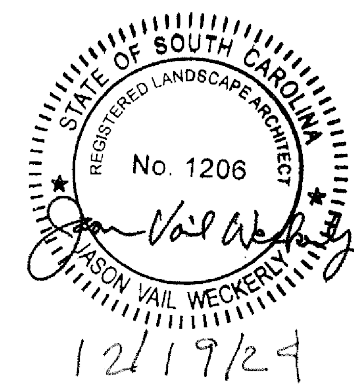
CONSULTANT:

DEVELOPER:



BOOS DEVELOPMENT GROUP
BOOS DEVELOPMENT GROUP, INC.
380 PARK PLACE BLVD, SUITE 200
CLEARWATER, FL 33759
TEL (727) 451-2675
CONTACT: MS. SHELBI D'AVIGNON

SEAL:



REVISIONS:

DRAWING BY: SE

DATE: 2024-4-19

JOB NUMBER: 163.573

TITLE:

TREE INVENTORY

SHEET NUMBER:

L-1.1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

