

February 28, 2022

Frank Jackson
% Olympia Rymko
5 York Circle
Bluffton, SC 29910

RE: 67 Boundary Street, Lot 1A Arborist Report

Dear Frank,

Per your recent request, I inspected the trees on Lot 1A, 67 Boundary Street, Bluffton, SC. on December 18th, 2021. Only one Hickory tree met the criteria for protected status as per the Town of Bluffton Unified Development Ordinance (*Trees 8 inches in Diameter at Breast Height ("DBH") or greater and all American holly, dogwood, redbud, southern magnolia, and red buckeye trees that are 4 inches in DBH or greater*).

Observations and Discussion:

The Hickory (*Carya spp.*) measured 29.2-inches in diameter at breast height (dbh) and is located at the right of the unpaved road labeled "Hickory Trace" near the end of the property (Photo 1).

The tree trunk is structurally sound and did not appear to have any significant cavities or defects of concern. Additionally, the branching structure is normal for the species with no notable large dead limbs. The general health appeared to be good however the tree was observed during the leaf-off season and assessments of tree vitality during this time of the year are limited to observations of the tree structure and live observable buds.

Under the Town of Bluffton Unified Development Ordinance (UDO) this tree would be considered a significant tree due to its size and condition and is therefore protected under the code. This tree is marked as tree #1 on the site plan below. Due to its location on the lot, the building design can likely be adapted to preserve the tree.

Preservation guidelines should follow the UDO 5.3.3.D Parts 1 (Tree Protection Zone), 2 (Tree Protection Fencing), and part 3 (Damage during construction). Additionally, it is advisable that a thorough **Tree Preservation Plan** be developed by a qualified, Certified Arborist and implemented for this tree to best preserve it before and after construction.

If you have any questions, I can be reached directly on my cell phone at 843.540.4471 or via email at JohnSnow@treecheckup.com.

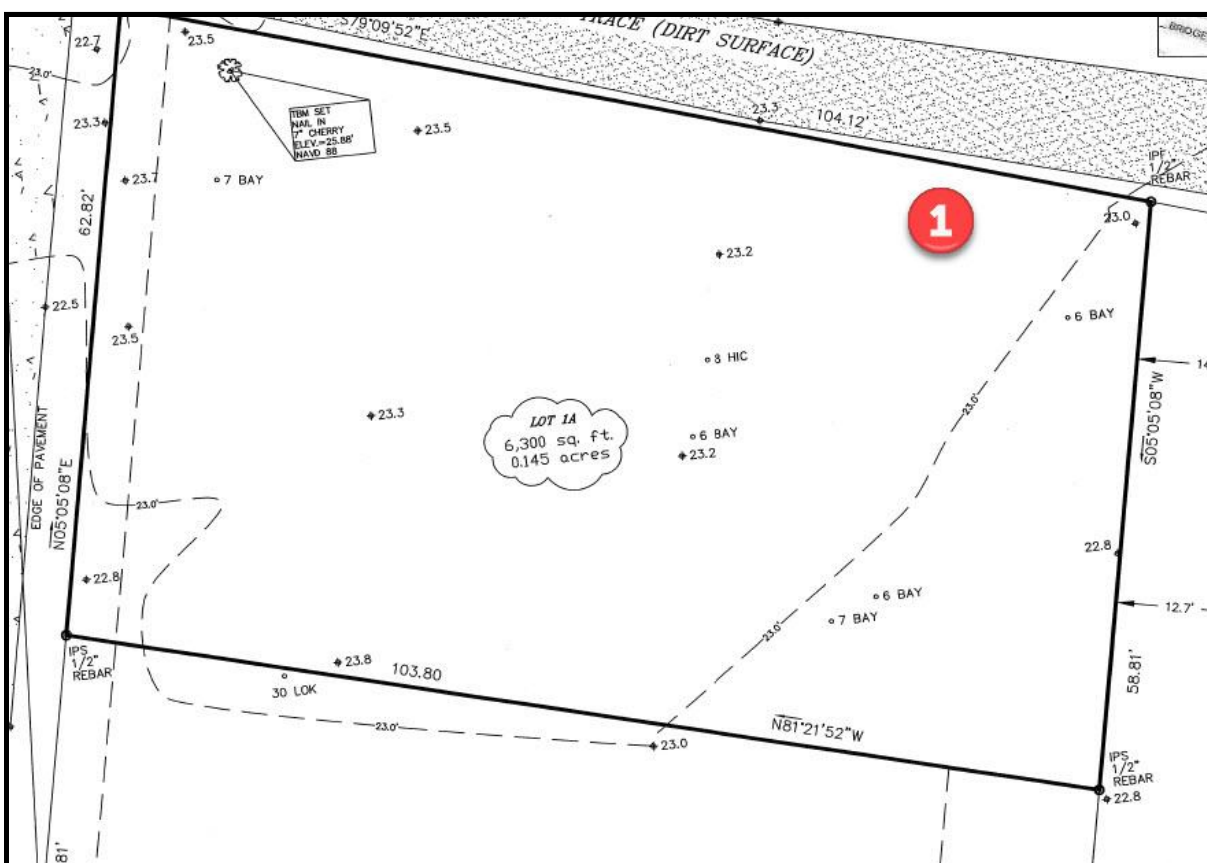
Best regards,

John W. Snow
Board Certified Master Arborist IL-1068B
ISA Tree Risk Assessment Qualified
Consulting Arborist





Photo 1



Site Plan

February 28, 2022

Frank Jackson
% Olympia Rymko
5 York Circle
Bluffton, SC 29910

RE: 67 Boundary Street, Lot 1B Arborist Report

Dear Frank,

Per your recent request, I inspected the trees on Lot 1B, 67 Boundary Street, Bluffton, SC. on December 18th, 2021. Eight trees met the criteria for protected status as per the Town of Bluffton Unified Development Ordinance (*Trees 8 inches in Diameter at Breast Height ("DBH") or greater and all American holly, dogwood, redbud, southern magnolia, and red buckeye trees that are 4 inches in DBH or greater*).

I reviewed each tree to determine its condition, health, ability to be preserved during the construction process, and potential to create a moderate or high-risk condition(s) if homes/businesses are constructed.

Summary:

Eight trees were inspected and determined to be significant under the Town of Bluffton Unified Development Ordinance (UDO) due to their size. The chart below summarizes the key points about each tree and the recommendations.

Tree	Species	Size	Condition	Risk	Observations	Recommendation
1	Live Oak	26.2"	Fair	Low	Leaning/Covered in vines	Consider retaining
2	Laurel Oak	28.7"	Good	Low	Leaning	Remove
3	Laural Oak	30.6"	Good	High	Significant cavity in stem	Remove
4	Laurel Oak	29.0"	Good	Low	Should be aerially inspected	Consider retaining
5	Magnolia	6.6"	Good	Low	Too close to adjacent tree	Remove
6	Laurel Oak	25.3"	Good	Moderate-High	Cavity at base	Remove
7	Laurel Oak	37.5"	Fair	High	Trunk decay/previous failure	Remove
8	Laurel Oak	28.3"	Poor	Moderate-High	Basal cavity/previous failure	Remove

Observations and Discussion:

Three tree species dominate the landscape of lot 1B and fit the criteria of the UDO. One Live Oak (*Quercus virginiana*), six Laurel Oak (*Quercus laurifolia*), and one Magnolia (*Magnolia grandiflora*).

Tree #1 is a Live Oak measuring 26.2-inches in diameter at breast height (dbh) and is located near Boundary street. As shown in **photo 1**, the tree overhangs the power lines, is covered in vines, and is significantly leaning towards the road. It appears to be in poor condition. Structurally the tree seems to be sound at this time. This tree could be retained with proper pruning and removal of the vines however will likely never become a feature tree on the property due to its lean.

Tree # 2 is a 28.7 dbh Laurel Oak and is leaning significantly towards the road due to its proximity to the neighboring Laurel Oak. The tree appears to be healthy, and aside from some large limbs which are broken and stubbed (**Photo 2**) does not appear to have significant deadwood. The concern this may pose is when the adjacent potentially high-risk Laurel Oak is removed, this tree will be exposed to wind and rain that it is not acclimated to and become a possible moderate risk tree. Additionally, its location on the lot may limit the ability to develop it properly. The tree should be considered for mitigation rather than retention due to its uneven growth habit and potential for future failure.

The third (**Tree #3**), Laurel Oak, measured 30.6 inches in diameter. While the upper canopy appears to be full and vigorous, a significant cavity was observed (**Photo 3**), causing this tree to be a high-risk tree if retained during construction. This tree should be considered for removal due to its potential high-risk nature.

Tree #4 is a Laurel Oak located roughly in the center of the lot and measured 29.0 inches in diameter. The tree trunk appeared free from wounds or indications of internal decay. The tree seems to be healthy and has two major stems. Below the stems is an area where a large limb has been previously lost (**Photo 4**). Due to the height where the limb was lost, it is difficult to determine if this has resulted in internal decay of the main stem and should be inspected further with aerial equipment. If it is determined that the tree does not have internal, it would be a candidate for incorporation into the site plan and preservation.

Tree #5 is a 6.6-inch diameter Magnolia tree growing at the base of the large 25.3-inch diameter Laurel Oak (Tree #6). The tree is slightly leaning due to its proximity to the Oak; however, it appears healthy and free from defects (**Photo 5**). However, this tree will likely need to be removed since the Laurel Oak has significant internal decay at the base and should be removed. Planning for mitigation of the loss of this tree should be accounted for.

Tree #6 is healthy however is structurally compromised at the tree's base. The exposed cavity (**Photo 6**) indicates the lower tree trunk likely has significant internal decay and possibly root decay. It is recommended that this tree be removed rather than retained since it will likely become moderate to a high-risk tree if preserved.

At the south side of the lot, 1B, are two large Laurel Oaks. The first is labeled **tree #7** on the site plan, measured 37.5-inches in diameter. At the time of inspection, this tree poses a moderate risk for failure. It has lost a large main stem and has areas of decay throughout the main trunk (**Photo 7**). Soundings of the trunk indicated the presence of internal decay on the backside of the tree facing away from the road.

The tree has a lean towards the existing home across the dirt road. It is recommended that this tree be removed before development.

Tree #8 is a 28.3-inch diameter Laurel Oak. This tree is in fair health and has lost more than 50% of its overall canopy. Two large lower limbs appear to have broken off and are decaying (**Photo 8**). Additionally, this tree has a cavity at the base that an animal has used as a burrow at the tree's base (**Photo 9**). This tree currently poses a moderate risk of failure and should be considered for removal before development.

If you have any questions, I can be reached directly on my cell phone at 843.540.4471 or via email at JohnSnow@treecheckup.com.

Best regards,

John W. Snow
Board Certified Master Arborist IL-1068B
ISA Tree Risk Assessment Qualified
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Photo 1

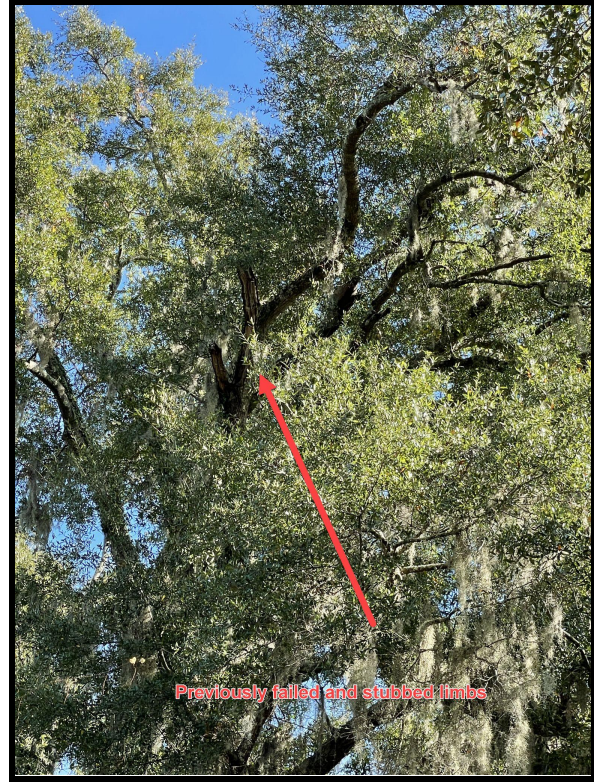


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

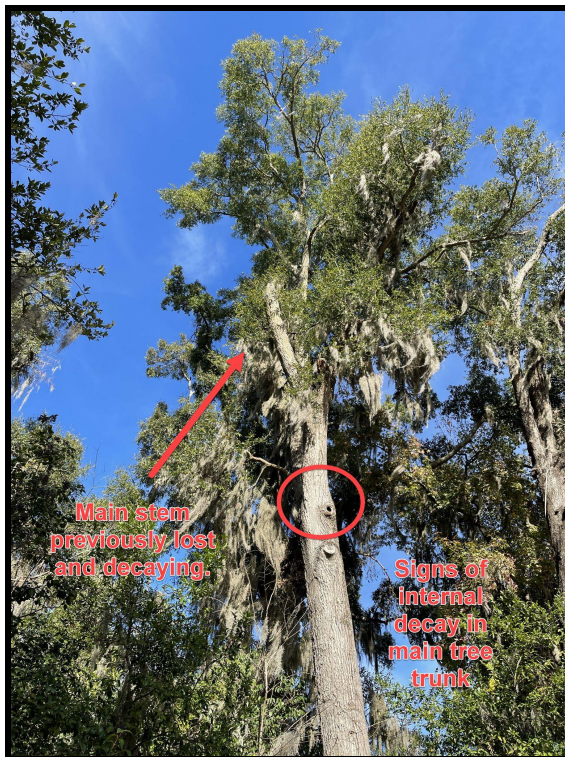


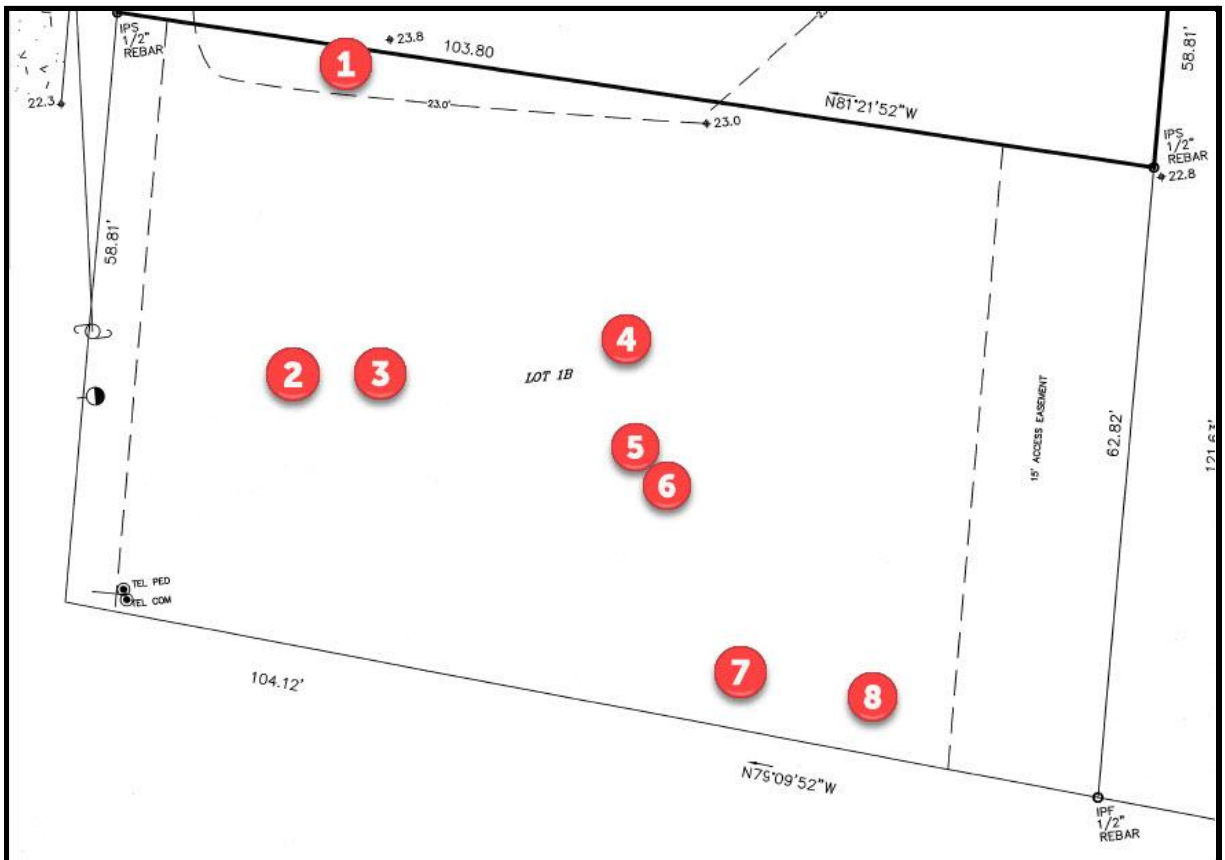
Photo 7



Photo 8



Photo 9



Site Plan