

May 20, 2025

Town of James Island  
1122 Dills Bluff Road  
Charleston, SC 29412  
Attn: Kristen Crane

Dear Ms. Crane,

This letter is in reference to the tree evaluation I performed for the Town of James Island. This work was completed for the Hillman Lot located off of Dills Bluff Road.

The scope of this work included evaluating all grand trees in this area. This evaluation included identifying species, D.B.H., current condition, and any comments needed. Trees were also given grade of A through F. A graded trees are best and F graded trees are dead or dying. We also numbered each tree on a map that correlates with the tree numbers on the attached spread sheet.

Trees inherently pose hazards and I cannot guarantee the structural integrity of any tree. Please give me a call with any questions at (843) 296-1581.

Sincerely,

*Donald E. Skinner, Jr.*

Donald Skinner, Jr.  
Certified Arborist SO-5166A  
SC Registered Forester #1707  
S.C. Certified Pesticide Applicator

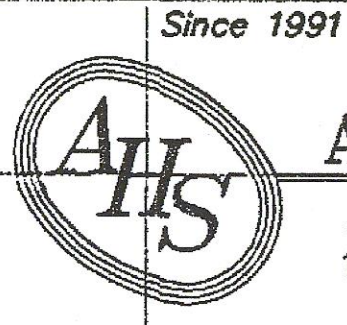
## Hillman Lot Tree Evaluation

Tree Number	DBH	Speices	Grade	Comments	Comments	Condition
1	11/15	Black Cherry	D	Decay	V Shaped Crotch	Poor
2	20	Laurel Oak	D	Hollow Base		Poor
3	7/21	Laurel Oak	D	Decay	Possible Seperates	Poor
4	21	Live Oak	B			Good
5	15.5/19.5	Laurel Oak	D	V Shaped Crotch	Lean	Poor
6	31	Laurel Oak	C	Fork	V Shaped Crotch	Fair
7	19	Pine	C	Sweep		Fair
8	26.5	Laurel Oak	D	Decay	Fork	Poor
9	23	Laurel Oak	C	Fork	Lean	Fair
10	17.5	Laurel Oak	C	Fork		Fair
11	18.5	Laurel Oak	C	Fork		Fair
12	13.5/17	Laurel Oak	D	V Shaped Crotch	Lean	Poor
13	19.5	Laurel Oak	C	Fork	Lean	Fair
14	18	Laurel Oak	C	Slight Lean		Fair
15	6.5/11.5/13	Sweet Gum	C	Stump Sprouts		Fair
16	21	Pecan	C	V Shaped Crotch		Fair
17	23.5	Pecan	B			Good
18	31	Sweet Gum	D	Poor Form		Poor
19	9/14.5/17.5	Magnolia	C	Stump Sprouts		Fair
20	34	Pecan	B			Good
21	20	Pecan	B			Good
22	17/28.5	Laurel Oak	C	V Shaped Crotch	Possible Seperates	Fair
23	19.5	Laurel Oak	B	Slight Lean		Good
24	25	Laurel Oak	B			Good
25	15.5	Chinaberry	F	Invasive		Poor

## Hillman Lot Tree Evaluation

A	Good
B	Good
C	Fair
D	Poor
F	Poor





# A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT  
1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109  
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

## REFERENCE:

1. PLAT BY: W.L. GAILLARD  
DATED: MARCH 30, 1967  
BOOK: W PAGE: 084  
RMC CHAS. CO.

2. PLAT BY: GEORGE D SAMPLE  
DATED: MAY 20, 1977  
BOOK: AJ PAGE: 007  
RMC CHAS. CO.

3. PLAT BY: HAROLD J LEA MOND  
DATED: NOVEMBER 11, 1977  
BOOK: AO PAGE: 080  
RMC CHAS. CO.

4. PLAT BY: A.H. SCHWACKE, III  
DATED: DECEMBER 6, 2006  
UNRECORDED PLAT

5. PLAT BY: KIETH A. WILSON  
DATED: APRIL 7, 2017  
BOOK: L17 PAGE: 0202  
RMC CHAS. CO.

TAX MAP No. 428-03-00-049 & 428-03-00-062  
No. 1129 HILLMAN ST

Requested by: BECKY HEATH

ZONING: RSL

SETBACKS:  
FRONT 25'  
SIDES 10'  
REAR 15'

## NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

ELEVATIONS ARE BASED ON NAVD '88 DATUM.

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE TOWN OF JAMES ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE SHADED 'X' AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0677K DATED: JANUARY 29, 2021 COMMUNITY No. 455412

\* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

## LEGEND:

IRON OLD (FOUND)  
EBOX  
SEWER MANHOLE  
POWER POLE  
SEWER LINE  
WATER LINE  
COMMUNICATION LINE  
GAS LINE  
OVERHEAD WIRE

SPOT ELEVATION (NAVD '88)

22" (DBH) OAK TREE

24" OAK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	22.97'	21.72'	N 38°54'48" W	65°47'33"

## SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR., PLS  
S.C. Registration Number 20468

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BMC24/24366



TREE & TOPOGRAPHIC SURVEY  
TMS No. 428-03-00-049 &  
LOT 5-A  
TOWN OF JAMES ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA



DATE: OCTOBER 15, 2024 SCALE: 1" = 20'