

**LEGEND:**

- 4" CONCRETE MONUMENT FOUND 4"
- 15 5/8" R/S (REGAIN SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ PK NAIL FOUND
- ▲ WATER VALVE
- ⊕ WATER METER
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ ELECTRICAL BOX
- ⊕ TELEPHONE BOX
- ⊕ SPOT ELEVATION
- ⊕ POWER POLE
- ⊕ SEWER CLEANOUT - SEWER TAP

- LOT LINE
- - - ADJACENT LOT LINE
- X - FENCE

**AREA SCHEDULE:**

TREE CANNOPY 2126 SQ. FT.  
 TOTAL PLANT AREA 13842 SQ. FT.  
 LOT AREA 13842 SQ. FT.

**REFERENCE:**

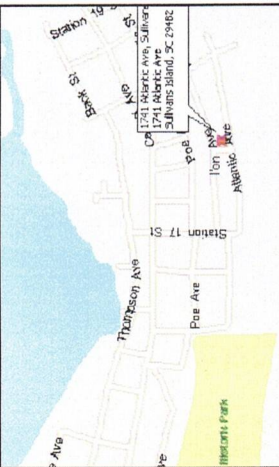
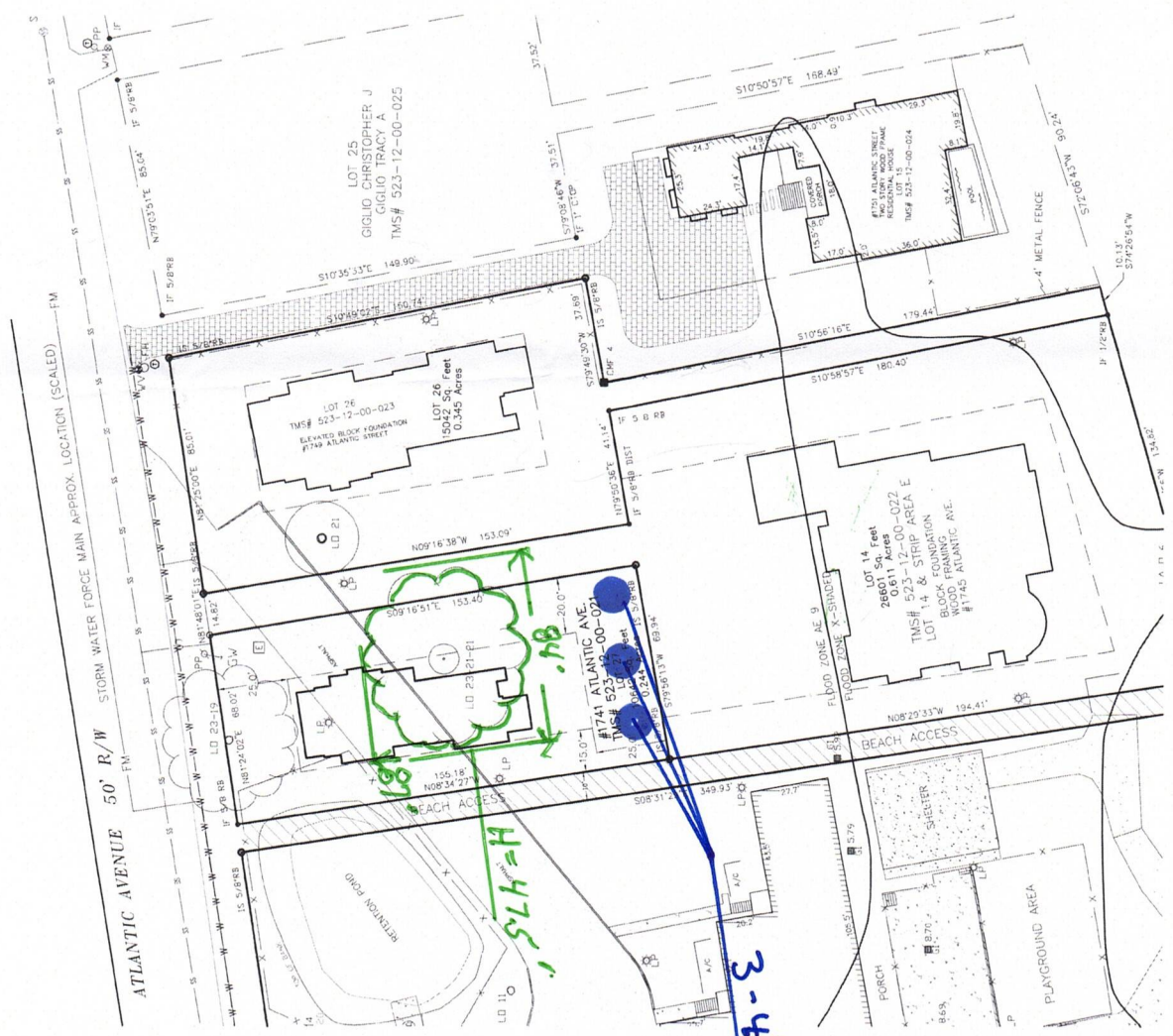
- 1) DEED BOOK PAGE: 1183-356.
- 2) PLAT BOOK PAGE: H-112.
- 3) SUPERSEDED PLAT BOOK DC AT PAGE 666.

**FLOOD NOTE:**

THIS HOUSE IS SITUATED IN A FLOOD ZONE AE 9 AS PER SCALING FROM FEMA F.I.R.M. MAP 45079C 0538K DATED REVISED JANUARY 29, 2021. COMMUNITY NUMBER 450418.

*3-4" cal. Live Oaks to be planted*

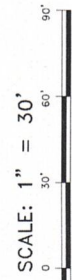
*Mitigation Plan*



**LOCATION MAP N.T.S.**



**BRITT LAND SURVEYING, INC.**  
 P.O. BOX 80333  
 CHARLESTON, SC 29416  
 843-766-2707  
 WWW.BRITTSURVEYINGINC.COM



**EXHIBIT OF LIVE OAK**  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
 A/K/A/ 1743 ATLANTIC AVENUE  
 PREPARED FOR:  
 RHODES CONSTRUCTION  
 LOCATED IN THE TOWN OF SULLIVANS ISLAND  
 CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	1743 ATLANTIC AVENUE - 29485
TAX MAP #	523-12-00-021
DATE:	FEBRUARY 24, 2024
FIELD DATE:	FEBRUARY 23, 2024
JOB NO.	243929
COUNTY/STATE	CHARLESTON, S.C.



SAND DUNES  
PRIVATE PARKING  
SAND DUNES  
PUBLIC ONLY

CONCEPTUAL HOUSE PLAN

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- △ (IRON FOUND) SIZE/TYP NOTED
- ▲ PK NAIL SET
- ◆ WATER VALVE
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL BOX
- ⊕ TELEPHONE BOX
- ⊕ SPOT ELEVATION
- ⊕ POWER POLE
- X — X — SEWER CLEANOUT - SEWER TAP
- X — X — ADJACENT LOT LINE
- X — X — FENCE

AREA SCHEDULE:

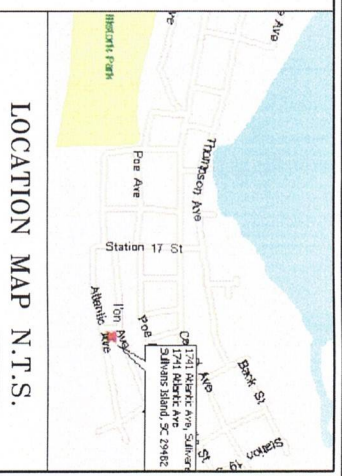
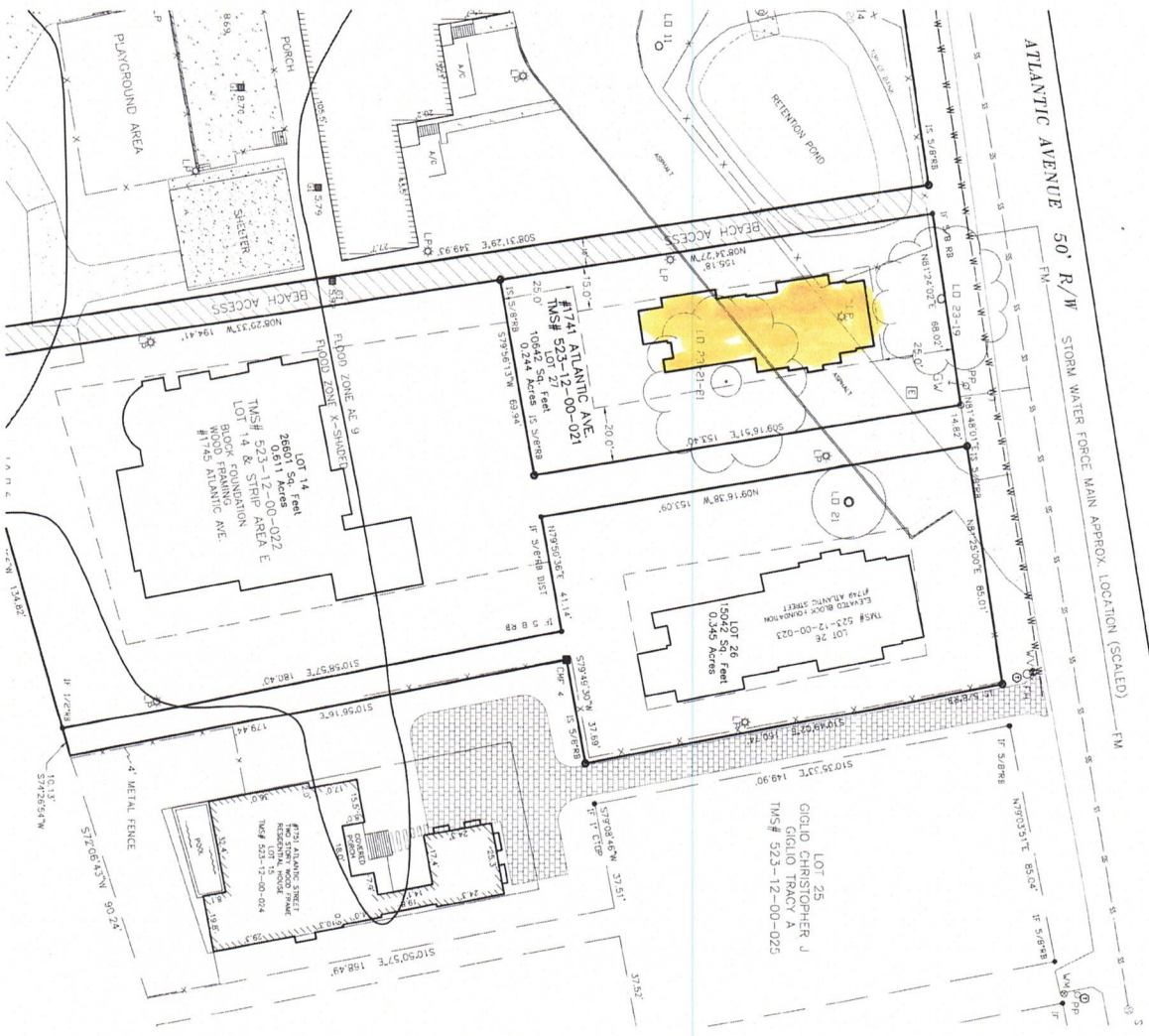
THE CAMPUS 2126 Sq-ft  
 BUILDING AREA 1364 Sq-ft  
 LOT AREA 10842 Sq-ft

REFERENCE:

- 1) DEED BOOK PAGE: 1183-886
- 2) PLAT BOOK PAGE: H-111
- 3) SUPERSEDED PLAT BOOK: DC AT PAGE 588

FLOOD NOTE:

THIS HOUSE IS SITUATED IN A FLOOD ZONE. SEE FLOOD MAP FOR FLOOD ZONE DESIGNATION. DATE REVISION: JANUARY 29, 2021. COMMUNITY NUMBER: 455418.



LOCATION MAP N.T.S.

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EXHIBIT OF LIVE OAK  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
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 RHODES CONSTRUCTION  
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 CHARLESTON COUNTY - SOUTH CAROLINA

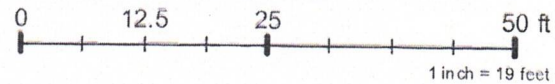
LOCATION:	1743 ATLANTIC AVENUE - 29485
TAX MAP #	523-12-00-021
DATE:	FEBRUARY 24, 2024
FIELD DATE:	FEBRUARY 23, 2024
JOB NO.	243929
COUNTY/STATE	CHARLESTON, S.C.

Tree CANOPY



## Charleston County SC

**PID:** 5231200021  
**OWNER1:** ATLANTIC AVENUE HOLDINGS LLC  
**PLAT BOOK PAGE:** H-112  
**DEED BOOK PAGE:** 1116-605  
**Jurisdiction:** TOWN OF SULLIVANS ISLAND



**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

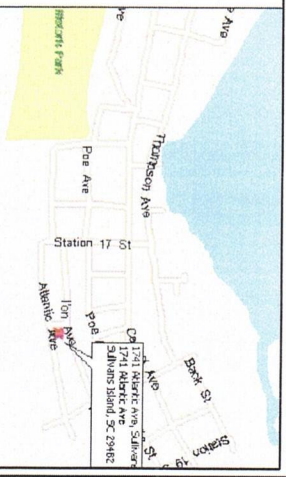
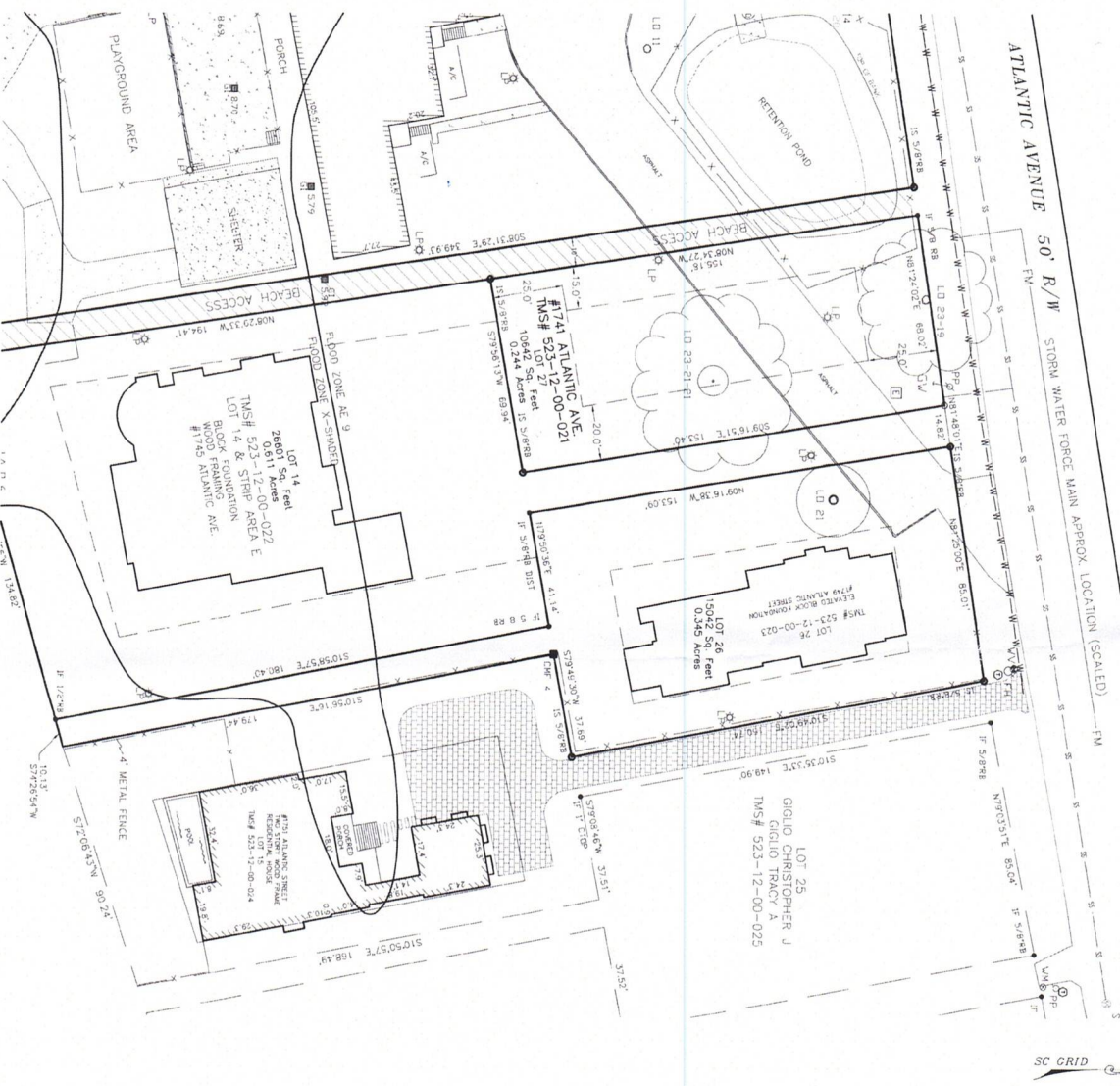
Author: Charleston County SC  
 Date: 1/6/2024

# SITE SURVEY

## LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" REB (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ WATER VALVE
- ⊗ WATER METER
- ⊗ ELECTRICAL TRANSFORMER
- ⊗ ELECTRICAL BOX
- ⊗ TELEPHONE BOX
- ⊕ SPOT ELEVATION
- ⊕ POWER POLE
- ⊕ SEWER CLEANOUT - SEWER TAP
- X — X — FENCE
- X — X — ADJACENT LOT LINE
- X — X — LOT LINE

- ## REFERENCE:
- 1) DEED BOOK PAGE: 1183-856
  - 2) PLAT BOOK PAGE: H-112
  - 3) UNRECORDED PLAN 850M DC AT PAGE 588
- ## FLOOD NOTE:
- THIS HOUSE IS SITUATED IN A FLOOD ZONE AS 9 AS PER SCALING FROM 2018 FLOOD MAP 03030001 DATED FEBRUARY 23, 2024. COMMUNITY NUMBER 455418.



### LOCATION MAP N.T.S.

**BRITT LAND SURVEYING, INC.**  
 P.O. BOX 80333  
 CHARLESTON, SC 29416  
 843-766-2707  
 WWW.BRITTSURVEYINGINC.COM



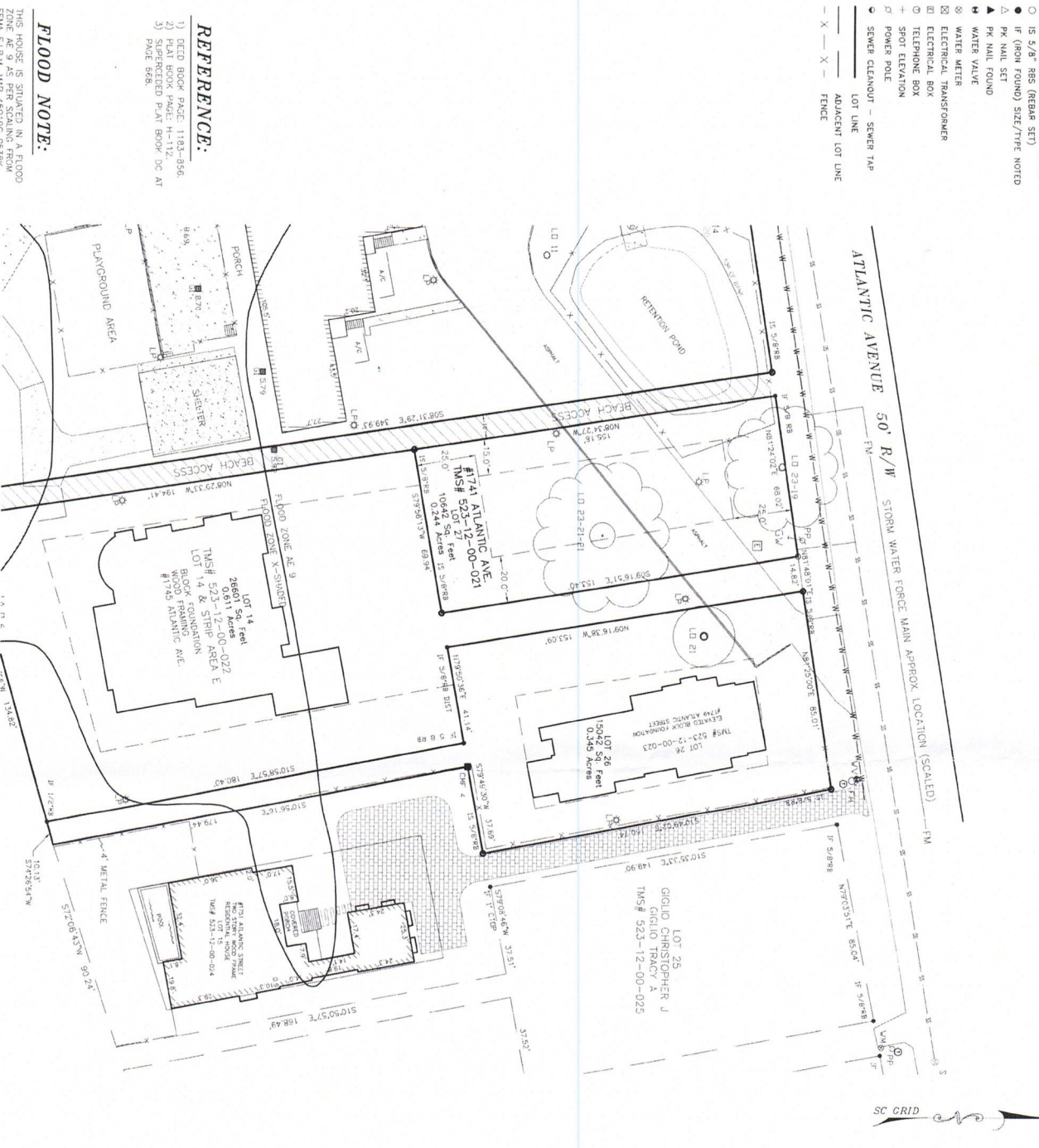
**EXHIBIT OF LIVE OAK**  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
 A/K/A/ 1743 ATLANTIC AVENUE  
 PREPARED FOR:  
 RHODES CONSTRUCTION  
 LOCATED IN THE TOWN OF SULLIVAN ISLAND  
 CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION: 1743 ATLANTIC AVENUE - 29485  
 TAX MAP # 523-12-00-021  
 DATE: FEBRUARY 24, 2024  
 FIELD DATE: FEBRUARY 23, 2024  
 JOB NO. 243929  
 COUNTY/STATE: CHARLESTON, S.C.

# SITE SURVEY

## LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" REB (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ WATER VALVE
- ▲ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ ELECTRICAL BOX
- ⊠ TELEPHONE BOX
- + SPOT ELEVATION
- POWER POLE
- SEWER CLEANOUT - SEWER TAP
- LOT LINE
- ADJACENT LOT LINE
- X - X - FENCE

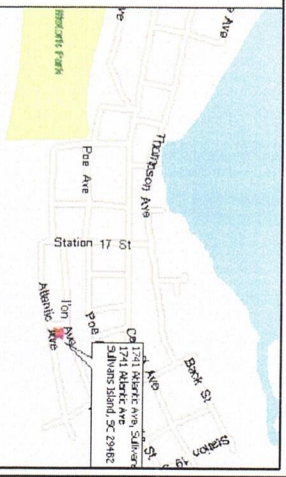


## REFERENCE:

- 1) DEED BOOK PAGE: 1183-856
- 2) PLAT BOOK PAGE: H-112
- 3) DEED BOOK PAGE: 1183-856

## FLOOD NOTE:

THIS HOUSE IS SITUATED IN A FLOOD ZONE AS PER SCALING FROM THE DEED BOOK PAGE H-112, DATED JANUARY 29, 2021. COMMUNITY NUMBER 455418.



LOCATION MAP N.T.S.

**BRITT LAND SURVEYING, INC.**  
 P.O. BOX 80333  
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EXHIBIT OF LIVE OAK  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
 A/K/A/ 1743 ATLANTIC AVENUE  
 PREPARED FOR:  
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 LOCATED IN THE TOWN OF SULLIVANS ISLAND  
 CHARLESTON COUNTY - SOUTH CAROLINA

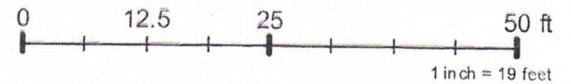
LOCATION: 1743 ATLANTIC AVENUE - 29485  
 TAX MAP # 523-12-00-021  
 DATE: FEBRUARY 24, 2024  
 FIELD DATE: FEBRUARY 23, 2024  
 JOB NO. 243929  
 COUNTY/STATE: CHARLESTON, S.C.

Tree CANOPY



## Charleston County SC

**PID:** 5231200021  
**OWNER1:** ATLANTIC AVENUE HOLDINGS LLC  
**PLAT BOOK PAGE:** H-112  
**DEED BOOK PAGE:** 1116-605  
**Jurisdiction:** TOWN OF SULLIVANS ISLAND



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Author: Charleston County SC  
 Date: 1/6/2024

CONCEPTUAL HOUSE PLAN

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- △ (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ◆ WATER VALVE
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL BOX
- ⊕ TELEPHONE BOX
- ⊙ SPOT ELEVATION
- ⊖ POWER POLE
- SEWER CLEANOUT - SEWER TAP
- X — X — ADJACENT LOT LINE
- X — X — FENCE

AREA SCHEDULE:

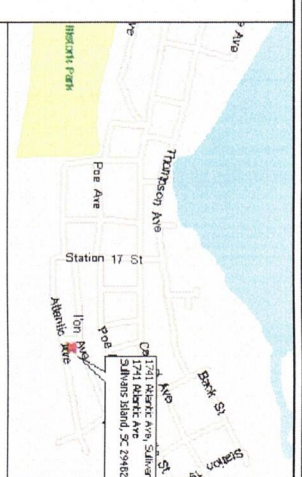
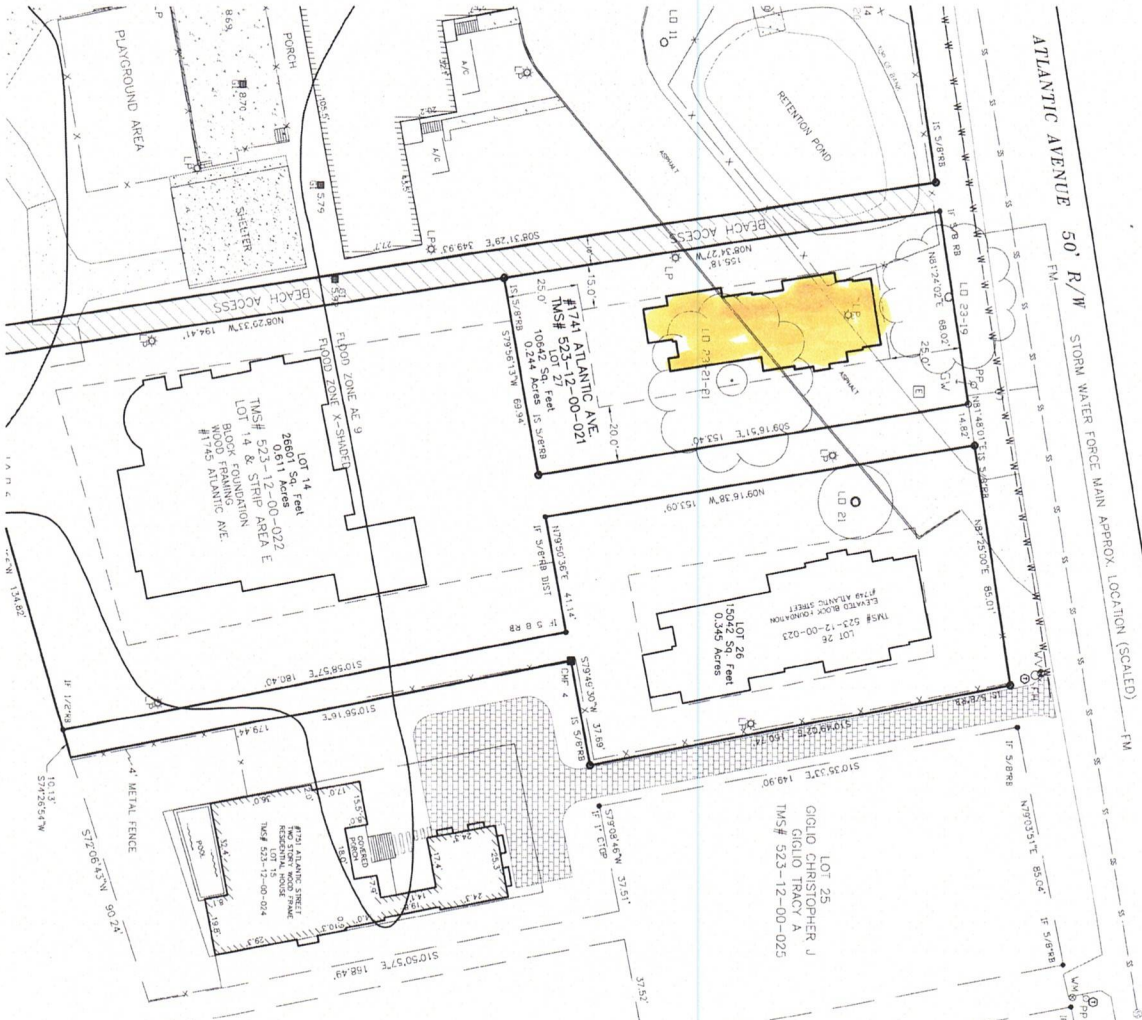
THESE AREAS ARE:  
 BUILDING AREA 15842 Sq-ft.  
 LOT AREA 15842 Sq-ft.

REFERENCE:

- 1) DEED BOOK PAGE: 1183-986
- 2) PLAT BOOK PAGE: H-113
- 3) SUPERSEDED PLAT BOOK: DC AT PAGE 588.

FLOOD NOTE:

THIS HOUSE IS SITUATED IN A FLOOD ZONE. THE FLOOD ZONE IS SHOWN ON THE FEMA FIRM MAP 55019C0558R. DATE REVISED JANUARY 29, 2021. COMMUNITY NUMBER 455418.



LOCATION MAP N.T.S.

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EXHIBIT OF LIVE OAK  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
 A/K/A/ 1743 ATLANTIC AVENUE  
 PREPARED FOR:  
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LOCATION: 1743 ATLANTIC AVENUE - 29485  
 TAX MAP # 523-12-00-021  
 DATE: FEBRUARY 24, 2024  
 FIELD DATE: FEBRUARY 23, 2024  
 JOB NO. 243929  
 COUNTY/STATE CHARLESTON, S.C.



**LEGEND:**

- 4" CONCRETE MONUMENT FOUND 4"
- 15 5/8" R/S (REGAIN SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ PK NAIL FOUND
- ▲ WATER VALVE
- ⊕ WATER METER
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- ⊕ ELECTRICAL BOX
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- ⊕ SPOT ELEVATION
- ⊕ POWER POLE
- ⊕ SEWER CLEANOUT - SEWER TAP

- LOT LINE
- - - ADJACENT LOT LINE
- X - FENCE

**AREA SCHEDULE:**

TREE CANNOPY 2126 SQ. FT.  
 TOTAL PLANT AREA 13842 SQ. FT.  
 LOT AREA 13842 SQ. FT.

**REFERENCE:**

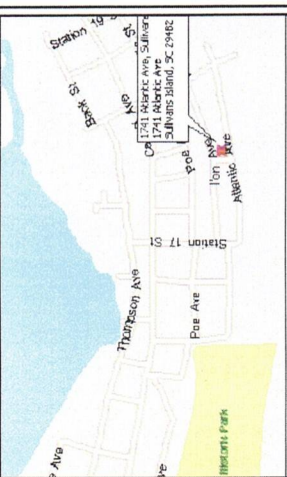
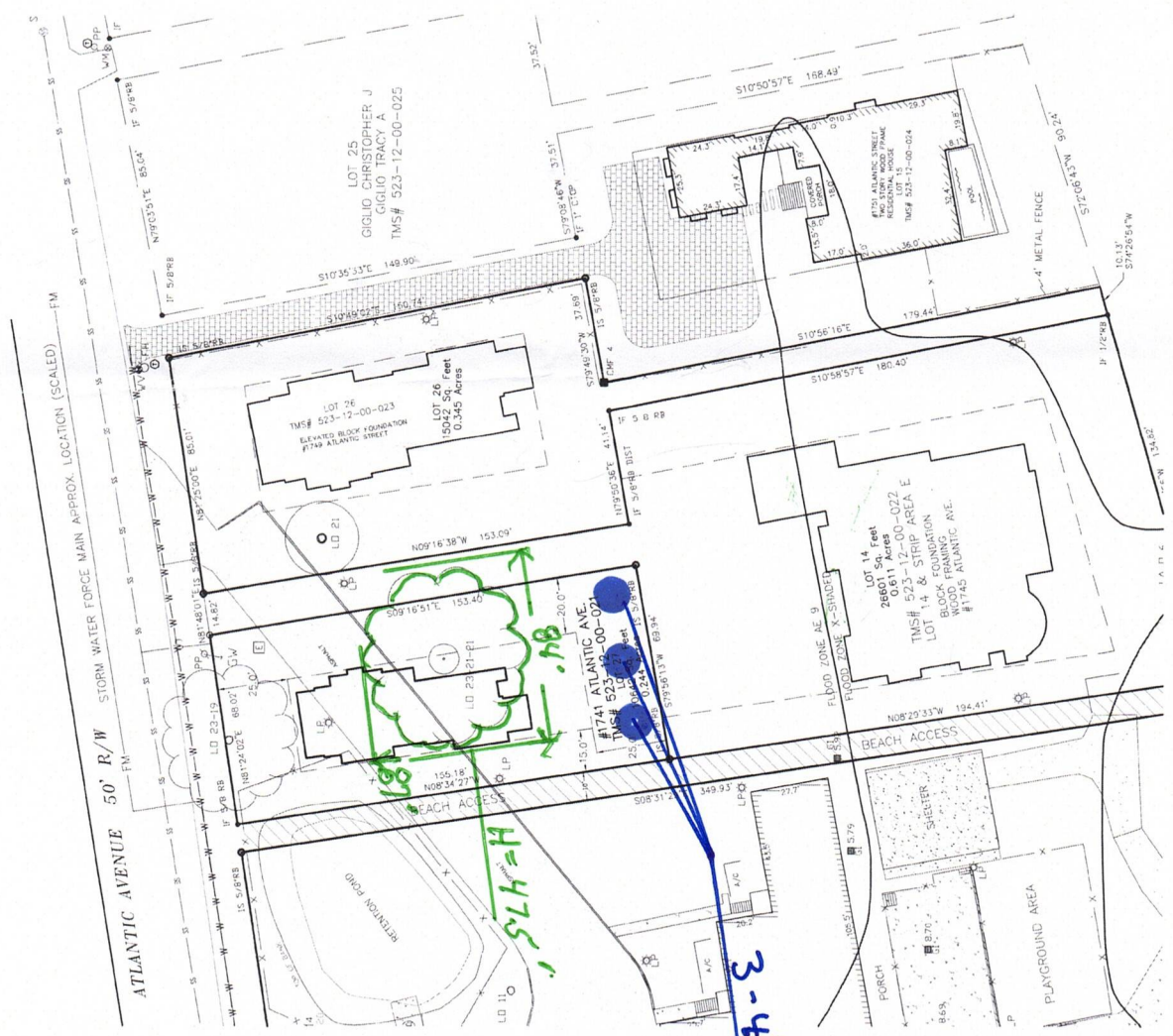
- 1) DEED BOOK PAGE: 1183-256.
- 2) PLAT BOOK PAGE: H-112.
- 3) SUPERSEDED PLAT BOOK DC AT PAGE 666.

**FLOOD NOTE:**

THIS HOUSE IS SITUATED IN A FLOOD ZONE AE 9 AS PER SCALING FROM FEMA F.I.R.M. MAP 45079C 0538K DATED REVISED JANUARY 29, 2021. COMMUNITY NUMBER 450418.

*3-4" cal. Live Oaks to be planted*

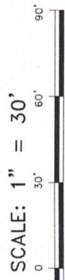
*Mitigation Plan*



**LOCATION MAP N.T.S.**



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 CHARLESTON, SC 29416  
 843-766-2707  
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**EXHIBIT OF LIVE OAK**  
 SHOWING LOT 27 SAND DUNES  
 TMS# 523-12-00-021  
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LOCATION:	1743 ATLANTIC AVENUE - 29485
TAX MAP #	523-12-00-021
DATE:	FEBRUARY 24, 2024
FIELD DATE:	FEBRUARY 23, 2024
JOB NO.	243929
COUNTY/STATE	CHARLESTON, S.C.

## Gerald J Benoit, ISA



### *"Preserving Lowcountry Live Oaks"*

Gerald Benoit, Sr. Arborist  
Andrew Hargett, Arborist and Associate  
3300 Cedar Creek Court ~ Mt Pleasant ~ SC ~ 29466 ~ (843) 224-1629  
[seajunkie49@gmail.com](mailto:seajunkie49@gmail.com)

March 20, 2024

Sam Rhodes  
[samrhodes@hotmail.com](mailto:samrhodes@hotmail.com)  
843-442-1162

RE: Tree Assessment Letter for 1743 Atlantic Ave., Sullivan's Island, SC

Dear Sam,

At your request, we have examined a 23" + 21" + 21" dbh Live Oak tree located left of center on the above referenced property. My findings are as follows:

- This tree measures approximately 84 feet wide by 87 feet wide, and approximately 47.5 feet high.
- This tree is in good vigor with no signs of stress or decline.
- It does have multiple stems with visible included bark between the limb attachments, but shows no signs of attachment failure at this time.

Please contact me at 843-224-1629 if you have any questions or concerns.

Respectfully,

Gerald Benoit ISA, PA

Andrew Hargett ISA Certified Arborist SO-6569A



SAND  
DUNES  
PRIVATE  
PARKING  
SAND DUNES  
PUBLIC ONLY