

**Forest Management Plan
Raccoon Point**

**Plan prepared by D. A. Scheffing, ACF
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SAF Certified Forester # 1072**

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General property description:

The Raccoon Point Tract is located immediately west of Laurel Hill Road (SC 10-1847), north of Raccoon Island Road and East of the South Edisto River on Edisto Island in Charleston County, South Carolina. Raccoon Point contains approximately 572 acres and is identified by TMS 0800000001. Approximately 372 acres is highland and the balance is marsh and marsh islands.

The tract is under a Conservation Easement held by The Nature Conservancy. The stated purposes within the Easement are to recognize, maintain and conserve the property for the attendant habitat benefits. Subdivision of the property is limited. Traditional agricultural, forestry and recreational uses of the property are encouraged within certain minor confines as listed within the Easement.

Ownership objectives include maintaining the properties in their current forest condition and traditional use. Maintaining a healthy forest cover for timber, wildlife and aesthetic considerations is a principal objective of the plan. The suggestions included meet those objectives. It is understood that all management activities will be conducted in strict accord with the principles outlined within *SC Best Management Practices for Forestry* published by the SC Forestry Commission.

Management of the property involves a consistent regard for the condition of the property lines, roads (and associated drainage), and fire lines. Additionally, particular attention ought to be devoted to the detection of unwanted exotic and invasive species, both plant and animal. Phragmites in the marsh areas, Chinese tallow, privet, Japanese climbing fern, cogon grass and others within the uplands, should be monitored and, if found, treated as soon as and as thoroughly as possible. Both coyotes and feral hogs are found in the area. Neither is governed directly under SC game regulations as neither are native game animals. While control of both of these species is difficult, attention to their population density is important. Feral hogs, in particular, can cause significant disturbance to the local flora and fauna if left unchecked.

The property lies within the inland Atlantic Maritime physiography. The species composition and type reflect the influence of the ocean. The large saltwater tidal marsh along the South Edisto River contains several hammocks of higher land that are traditional Atlantic Maritime type. They contain loblolly pine (*Pinus taeda*), magnolia (*Magnolia grandiflora*), southern red cedar (*Juniperus virginiana var silicicola*), dwarf palmetto (*Sabal minor*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*). These higher areas within the tidal marsh are underlain with Kiawah soils. The marsh itself is on Capers soils.

The upland areas are fields or mixed pine – hardwood forest. The forested areas reflect the typical maritime species of loblolly pine (*Pinus taeda*), magnolia (*Magnolia grandiflora*), southern red cedar (*Juniperus virginiana var silicicola*), dwarf palmetto (*Sabal minor*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*) and water oak (*Quercus nigra*). Charleston, Edisto, Kiawah, Seabrook, Stono, Wagram and Wando soils are found here. All are conducive to the traditional agricultural and forestry uses currently employed on the tract.

The mixed pine – hardwood type is available for thinning. Any thinning should be done to maintain or improve current species composition by favoring mast producing trees, well – formed pine, and favorable regeneration. Buffers along the roads and the marsh may be thinned as well so long as an intact stand is maintained to protect both the view scape and the soils. Naturally, prescribed fire is a tool that may (and should) be used in this type where possible. Other means of manipulating species and stocking are valid also. These would include mastication (mulching or mowing) and herbicides to control unwanted vegetation. Mulching to create and maintain space around particular trees (such as live oak) for health and aesthetic purposes is advised and may be done in concert with other silvicultural operations or independently as scheduling permits.

The buffers along the marsh edges are an important ecological and cultural feature that should be preserved. These areas are currently occupied by live oaks, volunteer loblolly, other hardwoods and privet. The preservation of the live oaks should be a high priority and they are heavily impacted by competition from the loblolly and privet. The pines should be removed where they are crowding the full canopy development of the live oaks, and the privet and lower completion should be removed by mowing and in the future, fire. Some of the open gaps in the canopy have other hardwoods and pine. These can remain as long as the canopy development of the live oaks is preserved. Where live oaks are found in the maritime forest, they should be “daylighted” by removing completion that may have grown up into the canopy of the tree or are close enough to inhibit growth.



EXTERNAL SOURCES: NAIP 2013 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCELS

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REVISED: 12/11/2017

SITE MAP
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC



LEGEND

PROPERTY BOUNDARY: +/- 574.6 AC
 ROADS
 LONG: -80.373494 W
 LAT: 32.573916 N



EXTERNAL SOURCES: SCDNR 2006 INFRARED AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCELS

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INFRARED SITE MAP
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC

0 1,000 2,000
 Feet

LEGEND
 □ PROPERTY BOUNDARY: +/- 574.6 AC
 = ROADS

LONG: -80.373494 W
 LAT: 32.573916 N



LEGEND

- PROPERTY BOUNDARY: +/- 574.6 AC
- SOILS
- ROADS

N
 0 1,000 2,000 Feet
 N
 0 1,000 2,000 Feet

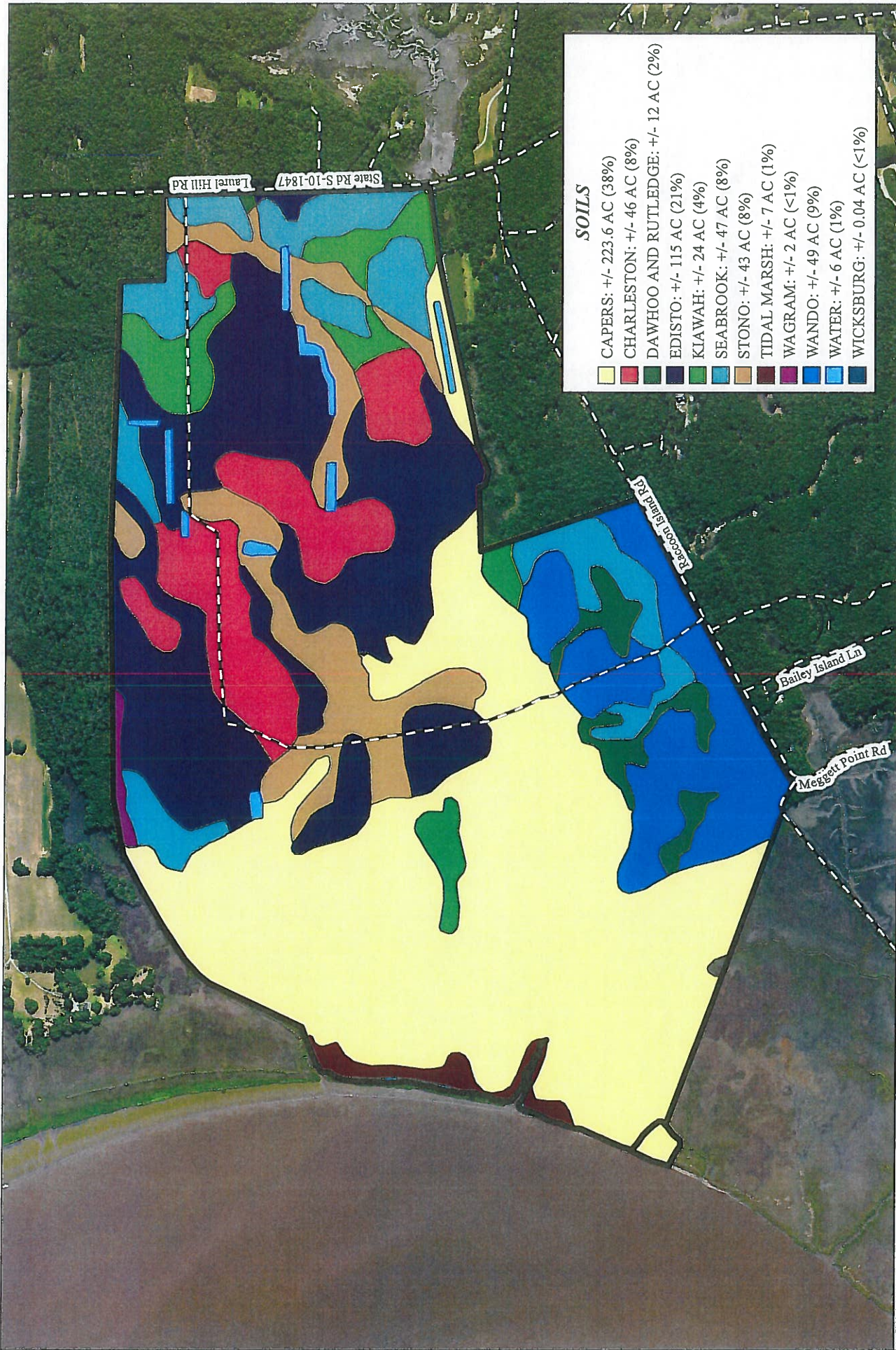
MAPPED SOILS
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC

EXTERNAL SOURCES: MAP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCELS, NRCS SOILS SURVEY

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SOILS

Capers: +/- 223.6 AC (38%)
Charleston: +/- 46 AC (8%)
Dawhoo and Rutledge: +/- 12 AC (2%)
Edisto: +/- 115 AC (21%)
Kiawah: +/- 24 AC (4%)
Seabrook: +/- 47 AC (8%)
Stono: +/- 43 AC (8%)
Tidal Marsh: +/- 7 AC (1%)
Wagram: +/- 2 AC (<1%)
Wando: +/- 49 AC (9%)
Water: +/- 6 AC (1%)
Wicksburg: +/- 0.04 AC (<1%)

EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCELS, NRCS SOILS SURVEY

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SOILS CLASSIFICATIONS
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC

PROPERTY BOUNDARY: +/- 574.6 AC
 ROADS

LONG: -80.373494 W
 LAT: 32.573916 N

0 1,000 2,000 Feet

LEGEND

PROPERTY BOUNDARY: +/- 574.6 AC
 ROADS



EXTERNAL SOURCES: SC03NR 2006 INFRARED AERIAL U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCELS

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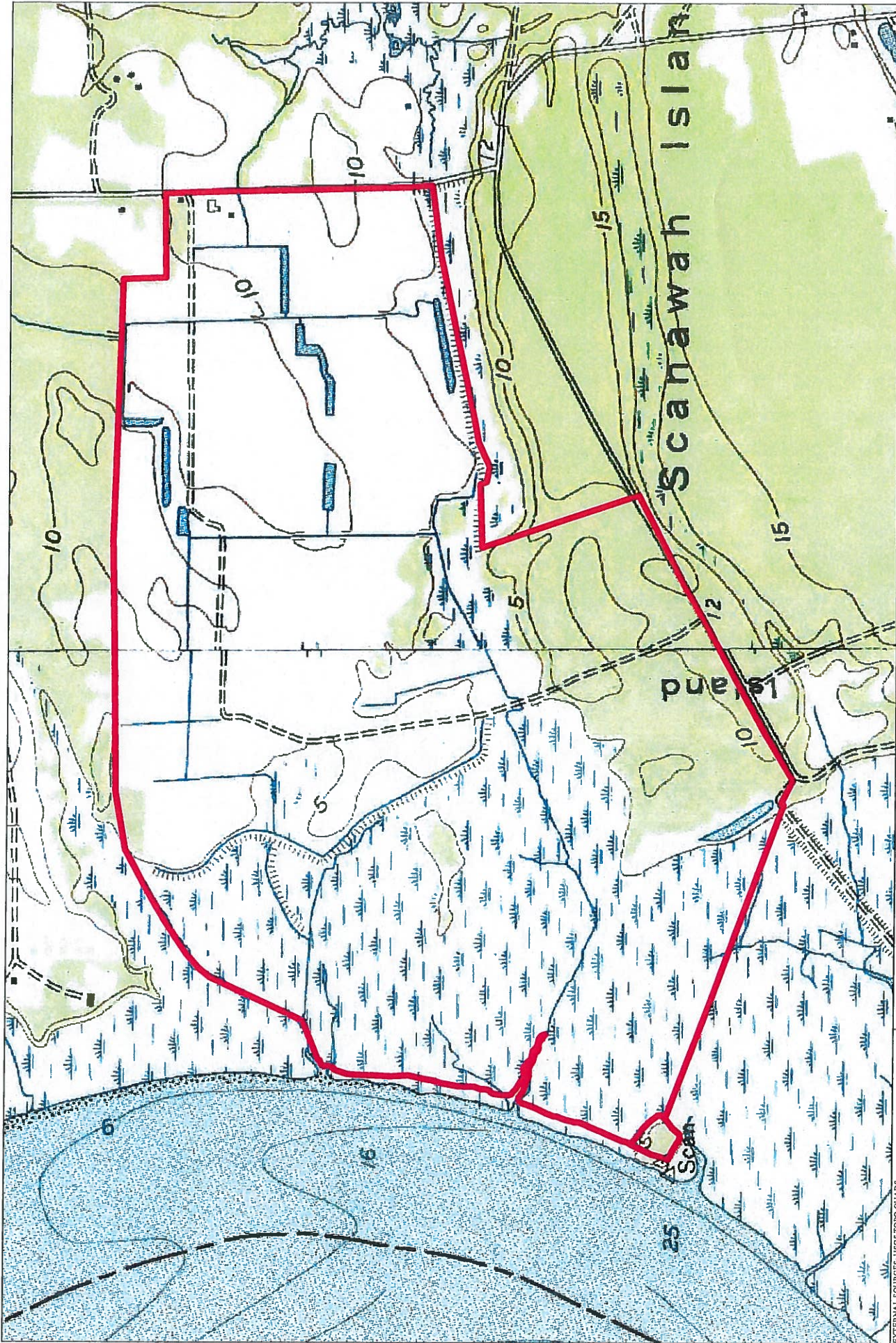
STANDS MAP
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC

LEGEND

- PROPERTY BOUNDARY: +/- 574.6 AC
- STANDS
- ROADS

LONG: -80.373494 W
 LAT: 32.573916 N

0 1,000 2,000
 Feet



TOPOGRAPHIC MAP - BENNETT POINT & EDISTO ISLAND QUADS
HOLCOMBE - RACCOON POINT
CHARLESTON COUNTY, SC

LEGEND




 PROPERTY BOUNDARY: +/- 574.6 AC

LONG: -80.373494 W
 LAT: 32.573916 N

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