



Mayor

Craig E. Weaver

Council Members

Maryanne Connelly

Daniel Prickett

Klaus Said

Chris Widuch

Town Administrator

Stephanie Monroe Tillerson

MEMORANDUM

TO: Town of Kiawah Island Planning Commission Members

FROM: John Taylor, Jr., Planning Director

DATE: October 23, 2020

SUBJECT: Wednesday November 4, 2020 3:00 p.m. Planning Commission Meeting Packet

Attached you will find the following items:

- Agenda for the November 4, 2020 meeting of the Planning Commission
- Meeting minutes of the October 7, 2020 Planning Commission meeting
- Packet of case materials (1) SBD20-000020 (2) SBD20-000022 for your consideration. Please find enclosed the staff review and supporting documentation for this case.

Please feel free to call or email me at (768-9166) jtaylor@kiawahisland.org if you have any questions or concerns prior to the meeting. Please call or email Petra Reynolds, Town Clerk at (768-9166) preynolds@kiawahisland.org if you are unable to attend this meeting.



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PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Via Video Conferencing

November 4, 2020; 3:00PM

Persons interested in submitting public comments should email their comments to Ms. Petra Reynolds, Town Clerk at preynolds@kiawahisland.org

AGENDA

I. Call to Order:

II. Roll Call:

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of October 7, 2020

[Tab 1]

IV. Old Business:

V. New Business:

A. Subdivision Applications:

1) #SBD20-000020

Kiawah Resort Associates, LP

[Tab 2]

A Final Subdivision Plat – Ocean Park Phase 8A

Lots 227-235 | 6 Lots

TMS #265-16-00-163

2) #SBD20-000022

Kiawah Resort Associates, LP

[Tab 3]

A Final Subdivision Plat – Ocean Park Phase 5A

Lots 555-565 | 6 Lots

TMS #265-16-00-202; -201; -203; -200; -161

VI. Correspondence/Staff Comments:

VII. Council Liaison Comments:

VIII. Public Comments:

IX. Commissioner Comments:

X. Adjournment:

FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island. Meeting materials available for public view online at: <https://www.kiawahisland.org/meetings-minutes/planning-commission/>

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Virtual Meeting held via Zoom

October 7, 2020; 3:00PM

Minutes

I. **Call to Order:** *Mr. Peterson called the meeting to order at 3:00 pm.*

II. **Roll Call:**

Present:

Fred Peterson, *Chairman*
Brit Stenson, *Vice Chairman*
Andy Capelli
John Moffitt
Bill Dowdy
Larry Iwan
Gale Messerman

Also Present:

John Taylor, Jr., *Planning Director*
Dan Prickett, *Council Liaison*
Petra Reynolds, *Town Clerk*
Ray Pantlik, *Kiawah Partners*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 3, 2020

Mr. Capelli made a motion to approve the minutes of the June 3, 2020, Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and was unanimously passed.

IV. **Old Business:**

None

V. **New Business:**

A. Subdivision Applications:

1) #SBD20-000015

Kiawah Resort Associates, LP
A Preliminary Subdivision Plat – Ocean Park Phase 8A
Lots 216-235 | 11 Lots
TMS #265-16-00-163

Mr. Taylor stated that Planning Case #SBD20-000015 is an application for a preliminary subdivision plat for Phase 8A, in Ocean Park, Lots 216-235. The property owner and applicant are Kiawah Resort Associates, LP. The subdivision request is situated in Ocean Park at the eastern end of the island. It is zoned R-2 with a total area of approximately 4.063 acres in size containing 11 residential lots of approximately one-quarter acre in size.

Mr. Taylor stated the applications were reviewed by the Planning Department and find that it is consistent with *Article 12c, Subdivision Regulations*. He indicated the request outlines an area adjacent to High Dunes Lane, which is to be conveyed to Kiawah Island Community Association (KICA). He also pointed out that the access point to the proposed lots crosses over the area to be conveyed and may require including an easement to ensure the right of entry.

Mr. Stenson made a motion to approve the preliminary subdivision plat of Ocean Park Phase 8A.

Mr. Capelli seconded the motion.

Mrs. Messerman questioned the purpose of the conveyance of the property. Mr. Pantlik indicated the intention of the conveyance to KICA, who owns the adjacent right-of-way, was creating an expansion of the road right-of-way, making each lot about the KICA owned right-of-way, ensuring access without the need for an easement.

Following further discussion, the motion was unanimously passed.

B. Five Year Comprehensive Plan Review Presentation

Mr. Taylor gave a presentation on the Five Year Comprehensive Plan Review. He gave a brief background by stating that the 1994 Planning Act mandated the requirement to have a comprehensive plan, and the Town's current plan was adopted by Ordinance 2015-08. He reviewed the vision statement, the required elements if a jurisdiction wants zoning or subdivision regulations, that the Comprehensive Plan has no zoning power but for a basis for zoning. The Act states that all planning elements must be a recommendation from the Planning Commission, and the plan or elements can be reviewed as often as necessary but is required to be reviewed no less than once every five years, and the entire plan must be updated at least every ten years.

Mr. Taylor reviewed each of the key issues identified for review by the subcommittee in the 2020 five year review with the highlighted as requiring closer review:

- Review Data & Trends
- Changes in Land Development Patterns
 - Ocean Park, Mingo, Beachwalker Ocean (Parcel 13)
- Flood Mitigation and Sea Level Rise
- Beach Management Plan
- **Community Facilities**
- **Priority Investment**
- **Land Use**
 - Update Future Land Use Map (Ocean Park)
 - Define Future Land Use Categories

Mr. Taylor stated that while he has been in the process of gathering data, the Coronavirus has made scheduling meetings difficult and limited the internal reach to other organizations. With the process beginning late in the year, the timetable has shifted but would include new Councilmembers in the approval process.

Commission members provided input on what they saw as critical components in their previous experience working on the last plan update. Mr. Capelli recommended the addition of a marsh management plan to the list of key issues along with any implications of the recent housing study on the Housing Element.

VI. Correspondence/Staff Comments:

Mr. Taylor gave a brief update on the items discussed at the Town Council meeting;

- Parkway Project Phase 1 is near completion with Phase 2, landscaping, to begin soon.
- Reengagement with East West Partners, the development team for the multi-family development on Parcel 13 adjacent to Timbers. He stated that monthly meeting would be taking place with the team as they start to prepare to submit documents. It is anticipated that construction documents will be submitted for building review in the first quarter of 2021.

- Ocean Course cottages are well underway, and the anticipated timeline will be met
- Plats that were submitted to the Planning Department for review and were approved included lot combinations and
- New FEMA flood maps have been adopted and will go into effect on January 29, 2021.

Mr. Taylor reviewed the Continuing Education opportunities for those who had not completed their yearly training hours. He indicated The SC American Planning Association fall conference on October 15th and 16th would be held online with the possibility of scheduling additional webinars in November.

VII. Council Liaison Comments:

Prior to the Town Council meeting, Mr. Prickett indicated that there was a Council workshop to receive information on the probable request by Kiawah Partners for an amendment to the Development Agreement about Parcel 13, Lot 1. The request is asking to increase the number of dwelling units per building to decrease the number of buildings, thereby increasing the amount of open space and lowering the height of the buildings in the areas closest to the Duneside development. The presentation included a conceptual drawing of a possible configuration. The request is anticipated to be presented for consideration at the November Town Council meeting.

Mr. Taylor reviewed updates on additional off-island projects:

- The introduction of the request for a mini-golf project on the parcel adjacent to Town Hall was presented at a Charleston County Planning Commission workshop with many speaking in opposition. There is no further information on a formal application submission at this time.
- The public comment period for the Main Road, Segment C project alternatives, will be opening virtually on October 12th at 5:00 am. Segment C includes the portion of Main Road that extends from the Corner of Bohicket Road and Maybank Highway to River Road and Betsy Kerrison Road.

VIII. Public Comments: None

IX. Commissioner Comments:

Mr. Capelli requested a copy of the conceptual drawing referenced in the previous discussion of the amendment request. He also asked for further clarification on the locations of pools in the developments planned for Lot 1 and Lot 2 of Parcel 13, along with the intended use of buildings in Lot 1 development. Mr. Taylor indicated the majority would be multi-family single ownership units.

Mr. Moffitt stated that as an uncontested candidate for a Town Council seat, he would be leaving the Planning Commission following the December election.

Mr. Iwan commented that the continuing education series on flooding and flood mitigation was informative and relevant to the Commissioners. He also commented on the six speed limit changes that occur in the five miles from his home to the main gate. Mr. Capelli indicated that the Community Association is considering a speed limit that is consist throughout the island.

X. Adjournment:

Ms. Messerman made a motion to adjourn the meeting at 3:54 pm. The motion was seconded by Mr. Capelli and was unanimously passed.

Submitted by,

Petra S. Reynolds, Town Clerk

Approved by,

Fred M. Peterson, Chairman

Date

DRAFT

Town of Kiawah Island Planning Commission

Town of Kiawah Island Municipal Center
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455



November 4, 2020 | Video Conference

1

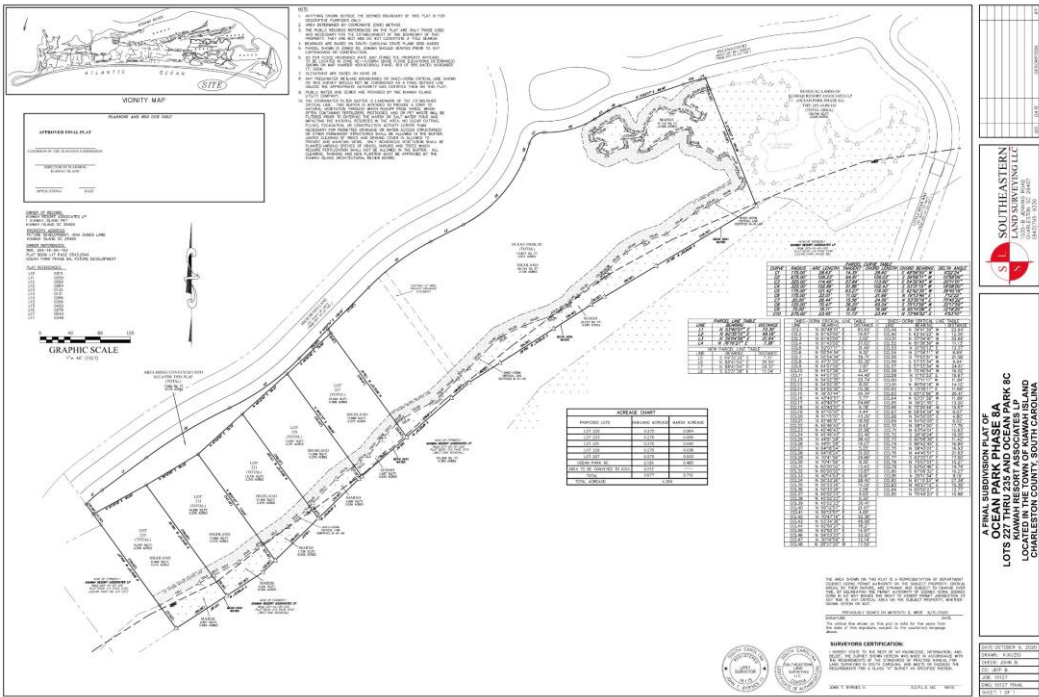
#SBD20-000020

A Final Subdivision Plat Ocean Park Phase 8A
Lots 227-235

Applicant/Owner:	Kiawah Resort Associates, LP
Surveyor:	Southeastern Land Surveying, LLC.
Parcel(s):	265-16-00-163
Zoning District:	R-2
Acres:	4.390
Lot(s):	5 Lots and Residual

2





5

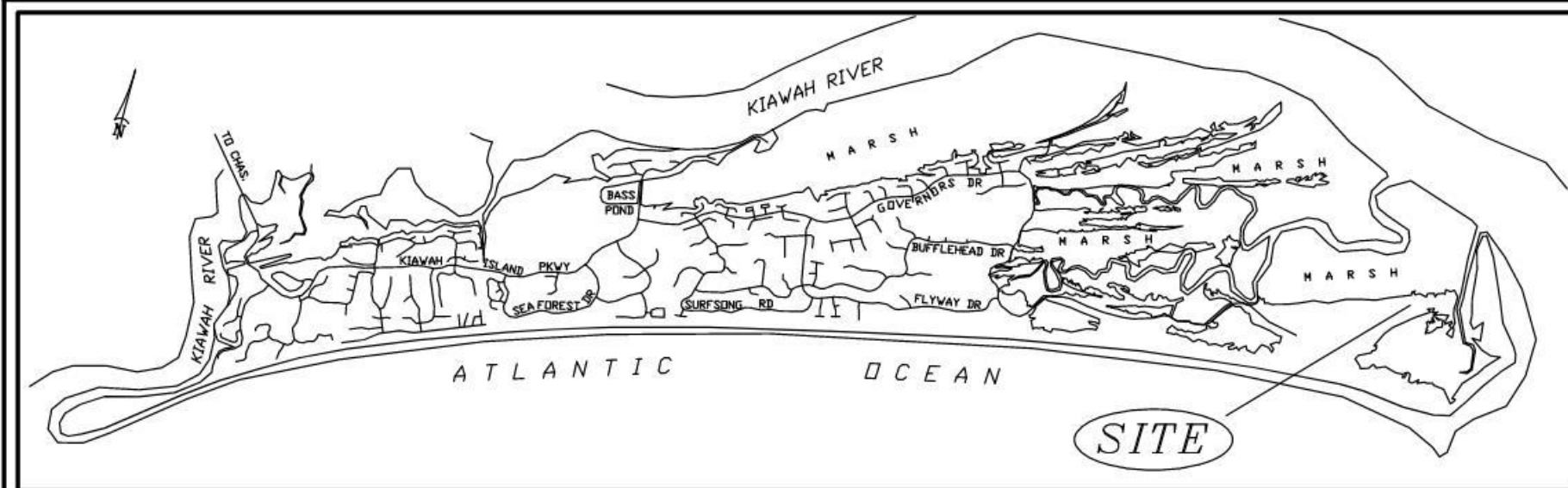
#SBD20-000020

The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as Ocean Park Phase 8A and find that it is consistent with Article 12c, Subdivision Regulations.

The subdivision request is sited at the eastern end of the island with Ocean Park. The total area is approximately 4.390 acres in size containing 5 residential Lots. Additionally this request outlines area adjacent to High Dunes Lane to be conveyed to Kiawah Island Community Association. Residual tract totals approximately 2.614 acres.

Acreage Chart	
Lot 235	0.339
Lot 233	0.330
Lot 231	0.315
Lot 229	0.311
Lot 227	0.308
Residual	2.614
KICA Conveyed	0.173
Total Area	4.390

6



VICINITY MAP

PLANNING AND ROD USE ONLY

APPROVED FINAL PLAT

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF PLANNING
KIAWAH ISLAND

APPLICATION# DATE

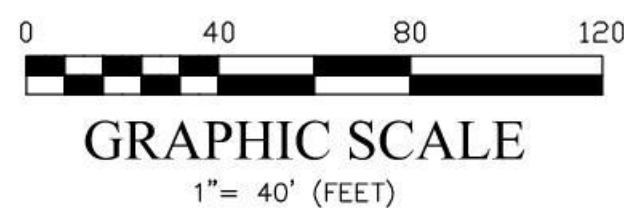
OWNER OF RECORD:
KIAWAH RESORT ASSOCIATES LP
1 KIAWAH ISLAND PKY
KIAWAH ISLAND SC 29455

PROPERTY ADDRESS:
FUTURE DEVELOPMENT, HIGH DUNES LANE
KIAWAH ISLAND SC 29455

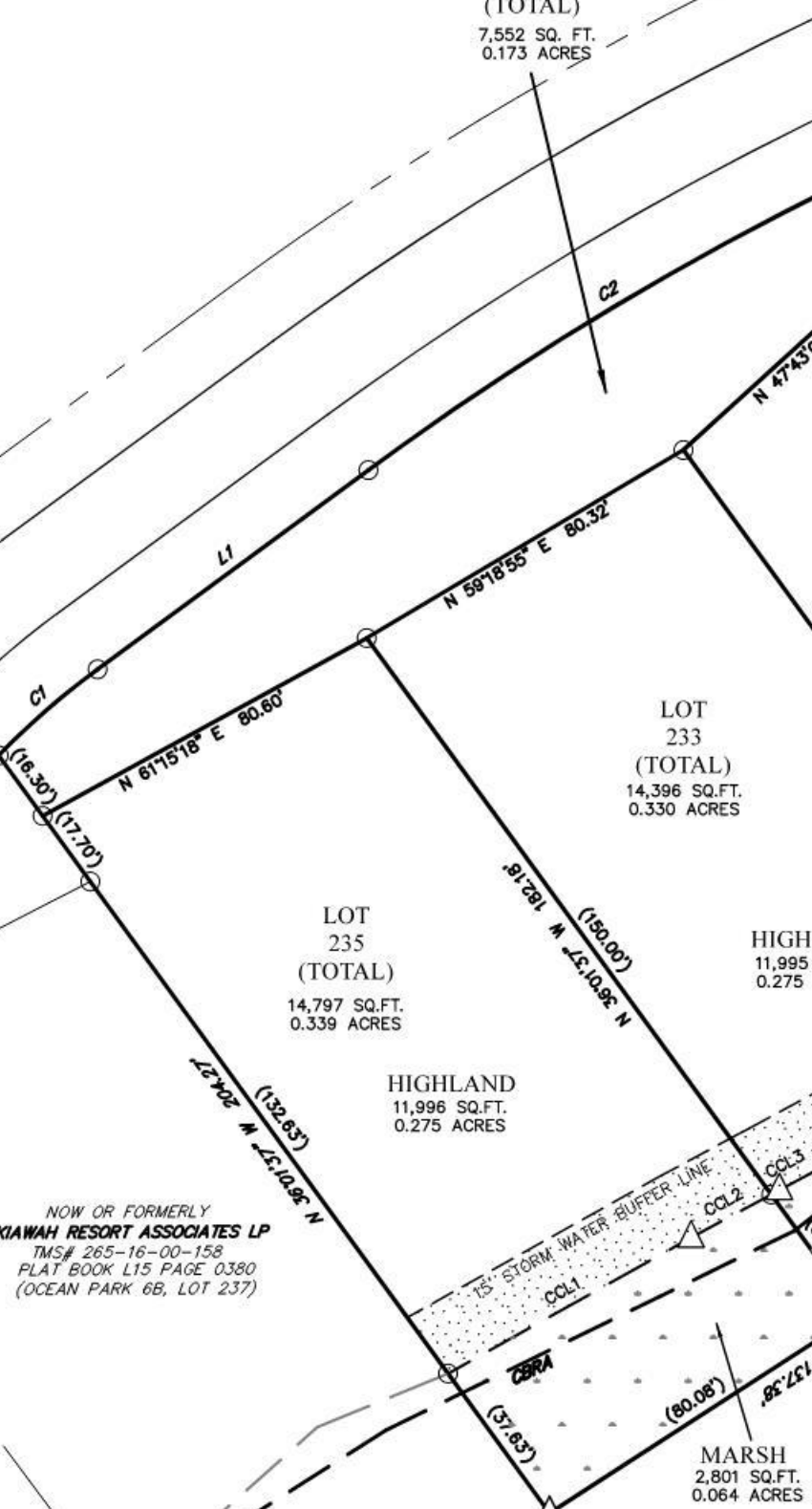
OWNER REFERENCES:
TMS: 265-16-00-163
PLAT BOOK L17 PAGE 0543,0544
OCEAN PARK PHASE 8A, FUTURE DEVELOPMENT

PLAT REFERENCES:

L10	0315
L11	0330
L12	0092
L12	0264
L13	0133
L13	0131
L13	0286
L13	0326
L13	0429
L16	0278
L17	0543
L17	0348



AREA BEING CONVEYED UNTO
KICA PER THIS PLAT
(TOTAL)
7,552 SQ. FT.
0.173 ACRES



- NOTE:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
 3. THE PUBLIC RECORDS REFERENCED ON THE PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD83
 5. PARCEL SHOWN IS ZONED R2. ZONING SHOULD VERIFIED PRIOR TO ANY EARTHMOVING OR CONSTRUCTION.
 6. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE-14/30RA (BASE FLOOD ELEVATIONS DETERMINED) SHOWN ON MAP NUMBER 45019C0810J, PANEL 810 OF 855 DATED NOVEMBER 17, 2004.
 7. ELEVATIONS ARE BASED ON NGVD 29
 8. ANY FRESHWATER WETLAND BOUNDARIES OR DHEC-OCRM CRITICAL LINE SHOWN ON THIS SURVEY SHOULD NOT BE CONSIDERED AS A FINAL DEFINED LINE UNLESS THE APPROPRIATE AUTHORITY HAS CERTIFIED THEM ON THIS PLAT.
 9. PUBLIC WATER AND SEWER ARE PROVIDED BY THE KIAWAH ISLAND UTILITY COMPANY.
 10. THE STORMWATER FILTER BUFFER IS LANDWARD OF THE ESTABLISHED CRITICAL LINE. THIS BUFFER IS INTENDED TO PROVIDE A STRIP OF NATURAL VEGETATION THROUGH WHICH RUNOFF FROM YARDS, WHICH OFTEN CONTAINS FERTILIZERS, PESTICIDES, AND/OR PET WASTE WILL BE FILTERED PRIOR TO ENTERING THE MARSH OR SALT WATER POND AND IMPACTING THE NATURAL RESOURCES IN THE AREA. NO CLEAR CUTTING, FILLING, EXCAVATION, OR CONSTRUCTION ACTIVITY (OTHER THAN NECESSARY FOR PERMITTED DRAINAGE OR WATER ACCESS STRUCTURES) OR OTHER PERMANENT STRUCTURES SHALL BE ALLOWED IN THE BUFFER. LIMITED CLEARING OF TREES AND GROUND COVER IS ALLOWED TO PROVIDE AND MAINTAIN VIEWS. ONLY INDIGENOUS VEGETATION SHALL BE PLANTED. VARIOUS SPECIES OF GRASS, SHRUBS AND TREES WHICH REQUIRE FERTILIZATION SHALL NOT BE ALLOWED IN THE BUFFER. ALL CLEARING, THINNING AND NEW PLANTING MUST BE APPROVED BY THE KIAWAH ISLAND ARCHITECTURAL REVIEW BOARD.

OCEAN PARK 8C
(TOTAL)
113,877 SQ. FT.
2,614 ACRES

HIGHLAND
92,744 SQ. FT.
2,129 ACRES

LINE	BEARING	DISTANCE
L1	N 53°40'07" E	73.30'
L2	N 62°35'15" E	49.18'
L3	N 59°04'58" E	21.64'
L4	N 78°16'27" E	7.38'

LINE	BEARING	DISTANCE
L5	S 69°32'29" E	7.31'
L6	N 88°41'04" E	35.59'
L7	N 88°41'04" E	24.31'
L8	S 63°31'38" E	11.04'

PROPOSED LOTS	HIGHLAND ACREAGE	MARSH ACREAGE
LOT 235	0.275	0.064
LOT 233	0.275	0.055
LOT 231	0.275	0.040
LOT 229	0.275	0.036
LOT 227	0.275	0.033
OCEAN PARK 8C	2.129	0.485
AREA TO BE CONVEYED TO KICA	0.173	---
TOTAL	3.677	0.713
TOTAL ACREAGE:	4.390	

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	28.63'	14.35'	28.60'	S 48°58'55" W	9°22'24"
C2	675.00'	129.23'	64.81'	129.03'	S 59°09'11" W	10°58'09"
C3	325.00'	114.49'	57.84'	113.90'	S 54°32'45" W	20°11'01"
C4	325.00'	102.86'	51.86'	102.43'	S 53°01'16" W	18°08'00"
C5	175.00'	121.42'	63.22'	119.00'	S 42°42'35" W	39°45'18"
C6	175.00'	22.01'	11.02'	21.98'	N 19°13'46" E	7°12'22"
C7	20.00'	26.44'	15.56'	24.56'	N 53°30'16" E	75°45'22"
C8	125.00'	70.47'	36.20'	69.54'	S 75°13'58" W	32°17'58"
C9	75.00'	16.11'	8.06'	16.08'	N 65°14'08" E	12°18'20"
C10	275.00'	23.45'	11.73'	23.44'	N 73°49'52" E	4°53'10"

LINE	BEARING	DISTANCE
CCL1	N 60°48'01" E	60.64'
CCL2	N 61°43'00" E	19.87'
CCL3	N 61°43'00" E	2.02'
CCL4	N 61°43'00" E	37.63'
CCL5	N 52°07'11" E	31.40'
CCL6	N 55°54'34" E	9.32'
CCL7	N 55°54'34" E	39.71'
CCL8	N 47°31'20" E	32.26'
CCL9	N 44°07'55" E	7.61'
CCL10	N 44°07'55" E	6.34'
CCL11	N 44°07'55" E	44.48'
CCL12	N 54°02'35" E	29.74'
CCL13	N 54°02'35" E	8.35'
CCL14	N 54°02'35" E	15.36'
CCL15	N 38°30'44" E	26.34'
CCL16	N 43°40'51" E	5.77'
CCL17	N 43°40'51" E	24.68'
CCL18	N 43°40'51" E	6.78'
CCL19	N 61°15'10" E	4.44'
CCL20	N 43°15'10" E	43.23'
CCL21	N 51°46'31" E	16.55'
CCL22	N 45°46'43" E	8.43'
CCL23	N 45°46'43" E	21.98'
CCL24	N 45°46'43" E	20.46'
CCL25	N 44°51'28" E	38.43'
CCL26	N 44°51'28" E	19.27'
CCL27	N 64°18'24" E	5.25'
CCL28	N 64°18'24" E	31.93'
CCL29	N 70°41'56" E	29.89'
CCL30	N 70°41'56" E	8.35'
CCL31	N 60°00'52" E	13.43'
CCL32	N 60°00'52" E	13.87'
CCL33	N 40°14'53" E	16.81'
CCL34	N 50°33'26" E	28.40'
CCL35	N 50°33'26" E	15.00'
CCL36	N 50°33'26" E	2.58'
CCL37	N 45°02'23" E	4.03'
CCL38	N 45°02'23" E	6.30'
CCL39	N 45°02'23" E	30.41'
CCL40	N 59°12'57" E	21.97'
CCL41	N 59°12'57" E	4.95'
CCL42	N 70°47'16" E	32.38'
CCL43	N 53°34'36" E	48.08'
CCL44	N 62°50'21" E	18.21'
CCL45	N 62°50'21" E	14.97'
CCL46	N 58°03'23" E	33.50'
CCL47	N 30°16'59" E	12.14'
CCL48	N 28°37'20" W	17.55'

LINE	BEARING	DISTANCE
CCL49	N 34°41'39" W	22.94'
CCL50	N 62°34'22" W	12.05'
CCL51	N 57°39'41" W	32.66'
CCL52	N 81°38'39" W	11.13'
CCL53	N 01°50'12" E	13.37'
CCL54	N 27°56'11" W	8.69'
CCL55	S 71°53'51" W	21.08'
CCL56	S 57°33'34" W	9.94'
CCL57	S 57°33'34" W	24.61'
CCL58	S 72°49'54" W	16.02'
CCL59	N 11°10'33" E	19.97'
CCL60	S 77°11'11" W	11.84'
CCL61	N 89°59'18" W	14.10'
CCL62	S 13°35'11" E	11.69'
CCL63	S 65°12'56" W	26.41'
CCL64	N 63°31'38" W	11.89'
CCL65	N 39°21'35" E	13.20'
CCL66	N 72°29'46" W	15.67'
CCL67	N 09°54'34" W	9.07'
CCL68	N 54°50'05" W	4.80'
CCL69	N 54°50'05" W	6.02'
CCL70	N 58°14'50" E	17.75'
CCL71	N 63°54'01" E	12.63'
CCL72	S 28°18'24" E	19.05'
CCL73	S 60°58'38" E	11.42'
CCL74	S 59°42'45" E	16.84'
CCL75	N 08°43'01" E	19.93'
CCL76	N 44°45'51" E	21.83'
CCL77	S 62°22'10" E	17.60'
CCL78	N 75°07'01" E	15.21'
CCL79	S 63°02'46" E	14.74'
CCL80	S 67°06'32" E	10.27'
CCL81	N 25°11'34" E	8.19'
CCL82	N 61°10'33" W	27.38'
CCL83	N 46°27'12" E	15.39'
CCL84	N 65°50'22" E	13.77'
CCL85	N 75°49'20" E	10.88'

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

PREVIOUSLY SIGNED BY MEREDITH B. WRYE 8/31/2020

SIGNATURE _____ DATE _____

The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

SURVEYORS CERTIFICATION:

I HEREBY STATE 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 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



JOHN T. BYRNES III S.C.P.L.S. NO. 16115



A FINAL SUBDIVISION PLAT OF
OCEAN PARK PHASE 8A
LOTS 227 THRU 235 AND OCEAN PARK 8C
KIAWAH RESORT ASSOCIATES LP
LOCATED IN THE TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 9, 2020
DRAWN: K.KUZIO
CHECK: JOHN B.
CC: JEFF B.
JOB: 10127
DWG: 10127 FINAL
SHEET: 1 OF 1

Town of Kiawah Island Planning Commission

Town of Kiawah Island Municipal Center
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455



November 4, 2020

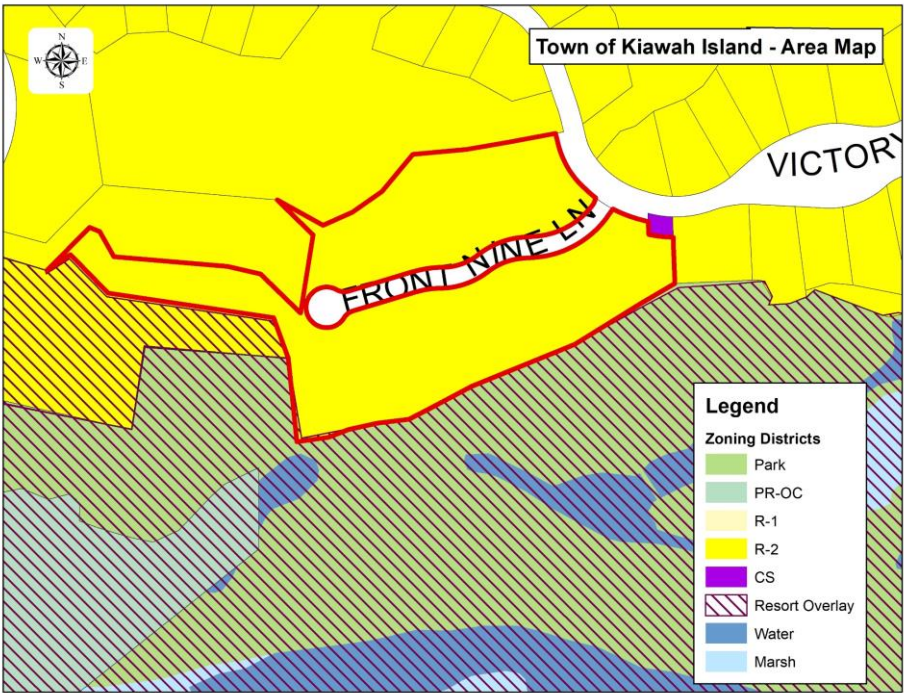
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#SBD20-000022

A Final Subdivision Plat
Ocean Park Phase 5A – Front Nine Lane

Applicant/Owner:	Kiawah Resort Associates, LP
Surveyor:	SW & A Surveying, LLC.
Parcel(s):	265-16-00-161; -203; -202; -201; -200
Zoning District:	R-2
Acres:	10.469
Lot(s):	6 Lots

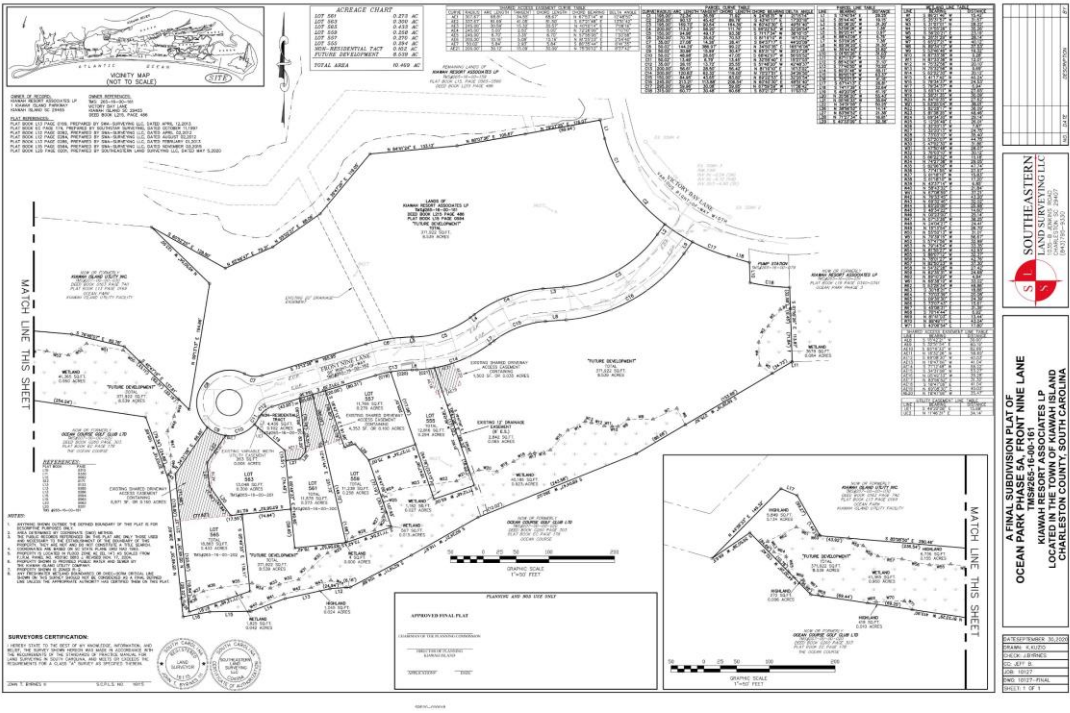
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3



4



5

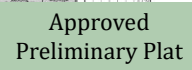
#SBD20-000022

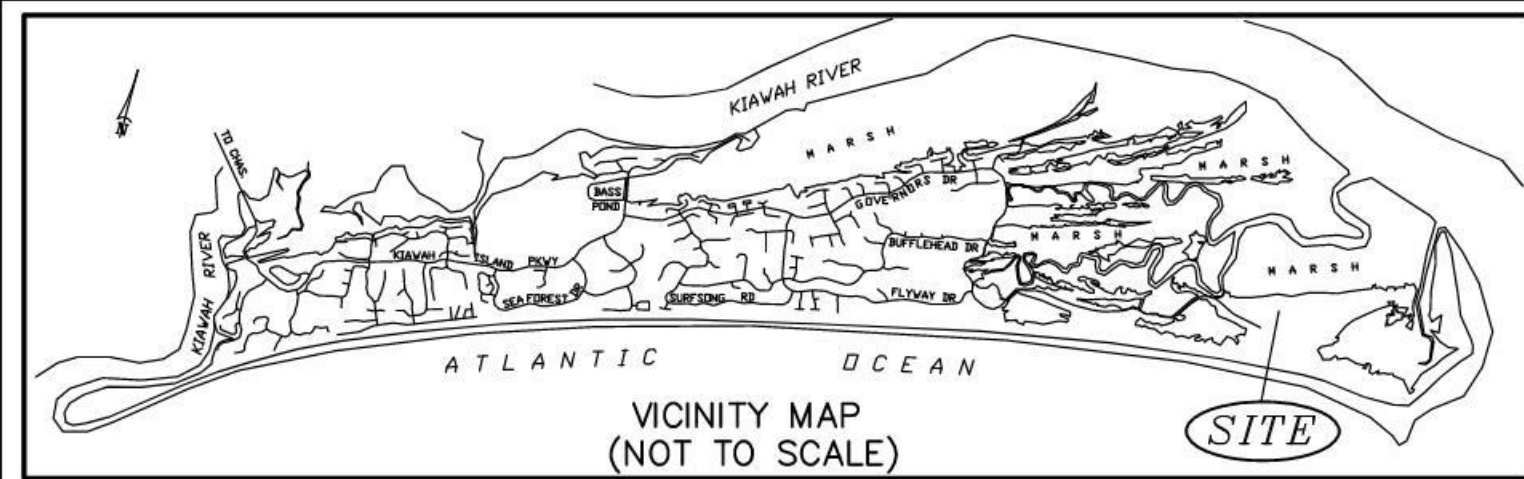
The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as a Portion of Ocean Park Phase 5 Front Nine and find that it is consistent with Article 12c, Subdivision Regulations.

The subdivision request is sited at the eastern end of the island. The total area is approximately 10.469 acres in size containing 6 residential Lots and future development.

The proposed subdivision creates 1 nonresidential tract (0.102 acres); three (3) shared driveway access easements; one (1) drainage easement approximately 12' in width; and residual future development tract approximately 8.558 acres.

Acreage Chart	
Lot 565	0.433
Lot 563	0.300
Lot 561	0.273
Lot 559	0.258
Lot 557	0.270
Lot 555	0.275
Future Development	8.558
Non-Residential Tract	0.102
Total Area	10.469





OWNER OF RECORD:
KIAWAH RESORT ASSOCIATES LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND SC 29455

OWNER REFERENCES:
TMS: 265-16-00-161
VICTORY BAY LANE
KIAWAH ISLAND SC 29455
DEED BOOK L215, PAGE 486

PLAT REFERENCES:
PLAT BOOK L13 PAGE 0169, PREPARED BY SWA-SURVEYING LLC, DATED APRIL 12, 2013.
PLAT BOOK EC PAGE 174, PREPARED BY SOUTHSTAR SURVEYING, DATED OCTOBER 11, 1997.
PLAT BOOK L12 PAGE 0092, PREPARED BY SWA-SURVEYING LLC, DATED APRIL 02, 2012.
PLAT BOOK L12 PAGE 0264, PREPARED BY SWA-SURVEYING LLC, DATED AUGUST 02, 2012.
PLAT BOOK L13 PAGE 0286, PREPARED BY SWA-SURVEYING LLC, DATED FEBRUARY 01, 2013.
PLAT BOOK L15 PAGE 0594, PREPARED BY SWA-SURVEYING LLC, DATED NOVEMBER 03, 2015.
PLAT BOOK L20 PAGE 0201, PREPARED BY SOUTHEASTERN LAND SURVEYING LLC, DATED MAY 5, 2020.

ACREAGE CHART

LOT 561	0.273 AC
LOT 563	0.300 AC
LOT 565	0.433 AC
LOT 559	0.258 AC
LOT 557	0.270 AC
LOT 555	0.294 AC
NON-RESIDENTIAL TRACT	0.102 AC
FUTURE DEVELOPMENT	8.539 AC
TOTAL AREA	10.469 AC

SHARED ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
AE1	307.67	68.81	34.55	68.67	N 67°53'14" W	12°48'50"
AE2	337.67	81.69	41.05	81.50	S 67°21'48" E	13°51'42"
AE3	245.00	30.59	15.32	30.57	N 40°10'14" E	7°09'18"
AE4	245.00	5.00	2.50	5.00	N 72°28'09" E	1°10'10"
AE5	245.00	6.70	3.35	6.70	N 57°55'05" E	1°33'58"
AE6	200.00	10.16	5.08	10.16	N 81°25'23" E	2°54'40"
AE7	50.02	5.84	2.93	5.84	S 86°35'44" E	6°41'35"
AE21	200.00	30.12	15.09	30.09	N 75°39'12" E	8°37'42"

PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00	72.34	36.59	71.92	N 24°18'31" W	21°15'14"
C2	295.00	90.13	45.42	89.78	S 43°41'17" E	17°30'18"
C3	195.00	169.70	90.64	164.39	N 60°40'30" E	49°51'40"
C4	200.00	113.27	58.20	111.76	S 89°22'53" W	32°26'54"
C5	150.00	94.96	49.13	93.38	S 71°17'34" W	36°16'15"
C6	250.00	70.76	35.62	70.53	S 81°19'10" W	16°13'02"
C7	35.00	27.08	14.26	26.41	S 84°37'17" E	44°20'09"
C8	50.02	144.29	386.97	99.22	N 34°50'35" E	165°16'06"
C9	50.02	30.96	15.99	30.47	N 65°31'12" W	35°27'29"
C10	50.02	48.98	26.65	47.05	S 68°42'07" W	56°05'52"
C11	50.02	13.49	6.79	13.45	N 32°55'40" E	15°27'03"
C12	35.00	26.15	13.72	25.55	S 51°48'20" W	42°46'37"
C13	200.00	56.61	28.50	56.42	N 81°19'10" E	16°13'02"
C14	200.00	120.83	62.32	119.00	N 70°27'51" E	34°36'50"
C15	150.00	84.95	43.65	83.62	N 69°22'53" E	32°26'54"
C16	245.00	213.21	113.88	206.54	N 60°40'30" E	49°51'40"
C17	295.00	59.96	30.08	59.85	N 67°59'59" W	11°38'42"
C18	315.00	60.77	30.48	60.68	S 83°21'27" E	11°03'13"

PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	1340.54	29.25	14.63	29.25	S 13°40'54" E	29.25
L2	3544.40	19.15	9.58	19.15	S 35°44'40" W	35.57
L3	8536.20	31.30	15.65	31.30	S 31°07'01" W	28.22
L4	5309.26	7.38	3.69	7.38	S 53°09'26" W	35.26
L5	8925.41	0.97	0.49	0.97	S 89°25'41" W	23.19
L6	8843.09	6.76	3.38	6.76	N 26°31'29" W	28.14
L7	5309.26	7.38	3.69	7.38	S 53°09'26" E	47.12
L8	8536.20	31.30	15.65	31.30	N 85°36'20" E	37.53
L9	3544.40	21.82	10.91	21.82	N 35°44'40" E	19.32
L10	0158.26	31.03	15.52	31.03	N 01°58'26" E	9.28
L11	8711.57	0.70	0.35	0.70	S 87°11'57" W	19.01
L12	8542.00	31.07	15.54	31.07	S 85°42'00" W	20.10
L13	7740.55	70.20	35.10	70.20	S 77°40'55" W	9.69
L14	6931.46	55.11	27.56	55.11	S 69°31'46" W	30.12
L15	8805.18	63.37	31.69	63.37	S 88°05'18" W	40.24
L16	7923.13	41.16	20.58	41.16	S 79°23'13" W	24.53
L17	6744.13	26.81	13.41	26.81	S 67°44'13" E	6.94
L18	7417.59	32.64	16.32	32.64	S 74°17'59" E	27.65
L19	5814.11	61.19	30.59	61.19	S 58°14'11" W	30.09
L20	3556.20	55.43	27.72	55.43	S 35°56'20" W	27.62
L21	0819.35	35.94	17.97	35.94	N 08°19'35" W	38.01
L22	6325.04	38.01	19.01	38.01	S 63°25'04" W	38.09
L23	8228.17	14.14	7.07	14.14	S 82°28'17" W	48.46
L24	8138.35	21.38	10.69	21.38	S 81°38'35" W	26.01
L25	6934.30	16.81	8.41	16.81	S 69°34'30" E	26.01
L26	1226.49	26.01	13.01	26.01	S 12°26'49" E	24.75
L27	3220.13	7.87	3.94	7.87	S 32°20'13" W	24.75
L28	7503.10	35.40	17.70	35.40	S 75°03'10" W	44.75
L29	5720.07	44.75	22.38	44.75	S 57°20'07" W	31.86
L30	4702.30	31.86	15.93	31.86	S 47°02'30" W	28.07
L31	4750.48	30.12	15.06	30.12	S 47°50'48" W	35.18
L32	7603.10	35.18	17.59	35.18	S 76°03'10" W	27.57
L33	5622.52	25.14	12.57	25.14	S 56°22'52" W	15.83
L34	7427.38	29.05	14.53	29.05	S 74°27'38" W	6.85
L35	8206.56	47.74	23.87	47.74	S 82°06'56" W	21.84
L36	7741.55	27.57	13.79	27.57	S 77°41'55" W	43.20
L37	6118.10	15.83	7.92	15.83	S 61°18'10" W	33.02
L38	8118.10	17.20	8.60	17.20	S 81°18'10" W	26.70
L39	4337.14	31.86	15.93	31.86	N 43°37'14" W	31.01
L40	5843.32	21.84	10.92	21.84	N 58°43'32" E	35.18
L41	6708.59	37.21	18.61	37.21	N 67°08'59" E	43.20
L42	7833.45	43.20	21.60	43.20	N 78°33'45" E	33.02
L43	6932.46	32.02	16.01	32.02	N 69°32'46" E	25.98
L44	6520.09	25.98	12.99	25.98	S 65°20'09" E	25.14
L45	4834.22	14.60	7.30	14.60	S 48°34'22" E	28.14
L46	5023.35	25.14	12.57	25.14	N 50°23'35" W	38.05
L47	0713.58	38.05	19.03	38.05	N 07°13'58" W	24.41
L48	2404.27	24.41	12.21	24.41	N 24°04'27" E	26.70
L49	1513.54	26.70	13.35	26.70	N 15°13'54" E	31.01
L50	5550.13	31.01	15.51	31.01	N 55°50'13" W	35.67
L51	7919.35	35.67	17.80	35.67	N 79°19'35" W	32.99
L52	5747.56	32.99	16.49	32.99	S 57°47'56" W	33.35
L53	7914.54	33.35	16.68	33.35	N 79°14'54" W	42.93
L54	8155.27	42.93	21.47	42.93	N 81°55'27" W	32.37
L55	6807.12	32.37	16.19	32.37	S 68°07'12" W	42.76
L56	7801.27	42.76	21.38	42.76	N 78°01'27" W	37.30
L57	8250.23	37.30	18.65	37.30	N 82°50'23" W	27.42
L58	5432.28	27.42	13.71	27.42	N 54°32'28" W	24.68
L59	6235.31	24.68	12.34	24.68	N 62°35'31" W	4.84
L60	8910.29	4.84	2.42	4.84	N 89°10'29" W	33.02
L61	6838.19	33.02	16.51	33.02	N 68°38'19" W	48.86
L62	6328.34	48.86	24.39	48.86	S 63°28'34" W	18.88
L63	3018.21	18.88	9.44	18.88	S 30°18'21" E	20.08
L64	7003.39	20.08	10.04	20.08	S 70°03'39" E	24.39
L65	0930.30	24.39	12.20	24.39	S 09°30'30" E	15.61
L66	7307.43	15.61	7.81	15.61	S 73°07'43" E	31.39
L67	4508.31	31.39	15.69	31.39	S 45°08'31" E	6.92
L68	7014.44	6.92	3.46	7014.44	S 70°14'44" E	13.44
L69	8141.03	13.44	6.72	8141.03	N 81°41'03" E	43.04
L70	8849.11	43.04	21.52	8849.11	N 88°49'11" E	17.80
L71	4306.54	17.80	8.90	4306.54	S 43°06'54" E	

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
W1	S 86°21'46" W	15.42
W2	S 35°44'40" W	19.15
W3	S 31°07'01" W	28.22
W4	S 01°55'26" E	35.26
W5	S 56°20'21" E	23.19
W6	N 26°31'29" W	28.14
W7	S 65°27'21" W	47.12
W8	N 89°34'10" W	37.53
W9	S 53°46'46" W	19.32
W10	N 87°33'38" W	9.28
W11	N 87°33'38" W	19.01
W12	N 75°32'56" W	20.10
W13	N 75°32'56" W	9.69
W14	S 62°22'30" W	30.12
W15	S 41°17'49" W	40.24
W16	S 79°34'37" W	24.53
W17	S 79°34'37" W	6.94
W18	S 65°14'11" W	27.65
W19	S 58°31'35" W	30.09
W20	N 84°19'35" W	27.62
W21	S 63°25'04" W	38.01
W22	S 82°28'17" W	38.09
W23	S 81°38'35" W	48.46
W24	S 69°34'30" E	26.01
W25	S 12°26'49" E	26.01
W26	S 32°20'13" W	7.87
W27	S 32°20'13" W	24.75
W28	S 75°03'10" W	35.40
W29	S 57°20'07" W	44.75
W30	S 47°02'30" W	31.86
W31	S 47°50'48" W	28.07
W32	S 76°03'10" W	30.12
W33	S 56°22'52" W	25.14
W34	N 74°27'38" W	29.05
W35	S 82°06'56" W	47.74
W36	S 77°41'55" W	27.57
W37	S 61°18'10" W	15.83
W38	S 81°18'10" W	17.20
W39	N 43°37'14" W	6.85
W40	N 58°43'32" E	21.84
W41	N 67°08'59" E	37.21
W42	N 78°33'45" E	43.20
W43	N 69°32'46" E	32.02
W44	S 65°20'09" E	25.98
W45	S 48°34'22" E	14.60
W46	N 50°23'35" W	28.14
W47	N 07°13'58" W	38.05
W48	N 24°04'27" E	24.41
W49	N 15°13'54" E	26.70
W50	N 55°50'13" W	31.01
W51	N 79°19'35" W	35.67
W52	S 57°47'56" W	32.99
W53	N 79°14'54" W	33.35
W54	N 81°55'27" W	42.93
W55	S 68°07'12" W	32.37
W56	N 78°01'27" W	42.76
W57	N 82°50'23" W	37.30
W58	N 54°32'28" W	27.42
W59	N 62°35'31" W	24.68
W60	N 89°10'29" W	4.84
W61	N 68°38'19" W	33.02
W62	S 63°28'34" W	48.86
W63	S 30°18'21" E	18.88
W64	S 70°03'39" E	20.08
W65	S 09°30'30" E	24.39
W66	S 73°07'43" E	15.61
W67	S 45°08'31" E	31.39
W68	S 70°14'44" E	6.92
W69	N 81°41'03" E	13.44
W70	N 88°49'11" E	43.04
W71	S 43°06'54" E	17.80

SHARED ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
AE3	S 15°42'21" W	30.00
AE9	S 32°51'54" E	60.19
AE10	S 65°16'33" W	82.66
AE11	N 18°32'26" W	59.69
AE12	S 69°08'30" W	40.03
AE13	S 18°47'06" W	41.04
AE14	S 71°12'48" W	58.22
AE15	S 34°31'08" W	53.27
AE16	N 05°49'33" W	39.28
AE17	N 83°56'52" E	31.32
AE18	S 18°47'06" E	41.04
AE19	N 69°08'30" E	40.03
AE20	N 18°47'06" W	35.47

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
UE1	S 49°20'09" E	15.69
UE2	N 11°46'31" E	34.14

