

# Town of Kiawah Island Planning Commission

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

October 6, 2021



# **#SBD21-000013**

A Preliminary Subdivision Plat

Ocean Park – Pete Dye Lane Lots (491-511)

**Applicant/Owner:** Kiawah Resort Associates, LP

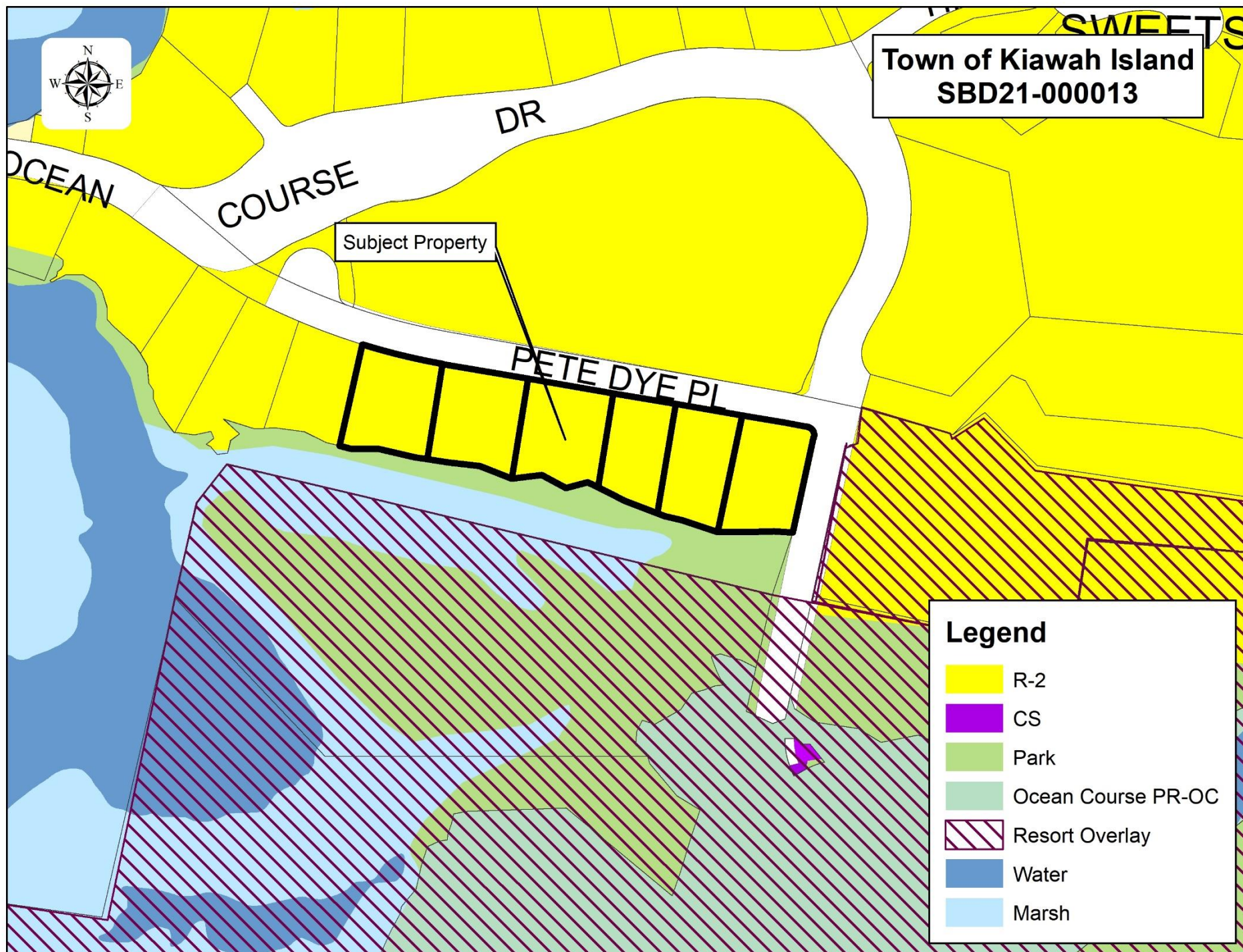
**Surveyor:** Southeastern Land Surveying, LLC.

**Parcel(s):** 265-16-00-008; -009; -010; -011; -012; -013

**Zoning District:** R-2

**Acres:** 4.5

**Lot(s):** 12 Lots







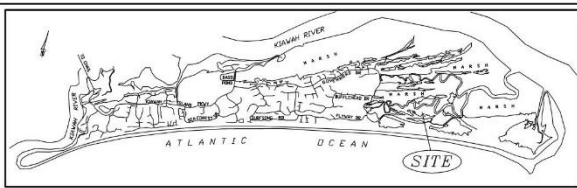
# #SBD21-000013

The Planning Department has reviewed this document for **PRELIMINARY APPROVAL** of this subdivision to be known as Lots 489-511 Pete Dye Place 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 4.5 acres in size containing approximately 1.382 acres of wetlands. The proposed subdivision proposes 12 residential lots and a non-residential amenity area adjacent to the south. Three existing drainage easements are being abandoned proposing one 30’ wide drainage easement between lots 499 and 497.

Acreage Chart	
Lot 511	0.285
Lot 509	0.295
Lot 507	0.160
Lot 505	0.311
Lot 503	0.317
Lot 501	0.164
Lot 499	0.275
Lot 497	0.275
Lot 495	0.275
Lot 493	0.275
Lot 491	0.275
Lot 489	0.155
Non- Residential Amenity	1.849
Total Area	4.500





VICINITY MAP  
(NOT TO SCALE)

PLANNING AND ROD USE ONLY

APPROVED PRELIMINARY PLAT  
NOT FOR RECORDING

CHAIRMAN, TOWN OF KIAWAH ISLAND  
PLANNING COMMISSION

SB021-000013  
APPLICATION# DATE

ACREAGE CHART

LOT 511	0.285 AC
LOT 509	0.295 AC
LOT 507	0.160 AC
LOT 505	0.311 AC
LOT 503	0.317 AC
LOT 501	0.164 AC
LOT 499	0.275 AC
LOT 497	0.275 AC
LOT 495	0.275 AC
LOT 493	0.275 AC
LOT 491	0.275 AC
LOT 489	0.155 AC
NON-RESIDENTIAL AMENITY AREA	1.849 AC
TOTAL AREA	4.500 AC

PARCEL CURVE TABLE					WETLAND LINE TABLE					DHCC-CORM LINE TABLE				
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE		LINE	BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH1	N 80°52'23" W	19.12	N 80°52'23" W	19.12
C2	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH2	N 84°58'48" W	16.08	N 84°58'48" W	16.08
C3	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH3	N 84°58'48" W	23.45	N 84°58'48" W	23.45
C4	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH4	N 84°58'48" W	39.07	N 84°58'48" W	39.07
C5	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH5	N 84°58'48" W	55.90	N 84°58'48" W	55.90
C6	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH6	N 84°58'48" W	72.73	N 84°58'48" W	72.73
C7	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH7	N 84°58'48" W	89.56	N 84°58'48" W	89.56
C8	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH8	N 84°58'48" W	106.39	N 84°58'48" W	106.39
C9	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH9	N 84°58'48" W	123.22	N 84°58'48" W	123.22
C10	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH10	N 84°58'48" W	140.05	N 84°58'48" W	140.05
C11	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH11	N 84°58'48" W	156.88	N 84°58'48" W	156.88
C12	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH12	N 84°58'48" W	173.71	N 84°58'48" W	173.71
C13	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH13	N 84°58'48" W	190.54	N 84°58'48" W	190.54
C14	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH14	N 84°58'48" W	207.37	N 84°58'48" W	207.37
C15	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH15	N 84°58'48" W	224.20	N 84°58'48" W	224.20
C16	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH16	N 84°58'48" W	241.03	N 84°58'48" W	241.03
C17	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH17	N 84°58'48" W	257.86	N 84°58'48" W	257.86
C18	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH18	N 84°58'48" W	274.69	N 84°58'48" W	274.69
C19	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH19	N 84°58'48" W	291.52	N 84°58'48" W	291.52
C20	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH20	N 84°58'48" W	308.35	N 84°58'48" W	308.35
C21	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH21	N 84°58'48" W	325.18	N 84°58'48" W	325.18
C22	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH22	N 84°58'48" W	342.01	N 84°58'48" W	342.01
C23	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH23	N 84°58'48" W	358.84	N 84°58'48" W	358.84
C24	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH24	N 84°58'48" W	375.67	N 84°58'48" W	375.67
C25	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH25	N 84°58'48" W	392.50	N 84°58'48" W	392.50
C26	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH26	N 84°58'48" W	409.33	N 84°58'48" W	409.33
C27	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH27	N 84°58'48" W	426.16	N 84°58'48" W	426.16
C28	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH28	N 84°58'48" W	442.99	N 84°58'48" W	442.99
C29	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH29	N 84°58'48" W	459.82	N 84°58'48" W	459.82
C30	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH30	N 84°58'48" W	476.65	N 84°58'48" W	476.65
C31	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH31	N 84°58'48" W	493.48	N 84°58'48" W	493.48
C32	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH32	N 84°58'48" W	510.31	N 84°58'48" W	510.31
C33	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH33	N 84°58'48" W	527.14	N 84°58'48" W	527.14
C34	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH34	N 84°58'48" W	543.97	N 84°58'48" W	543.97
C35	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH35	N 84°58'48" W	560.80	N 84°58'48" W	560.80
C36	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH36	N 84°58'48" W	577.63	N 84°58'48" W	577.63
C37	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH37	N 84°58'48" W	594.46	N 84°58'48" W	594.46
C38	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH38	N 84°58'48" W	611.29	N 84°58'48" W	611.29
C39	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH39	N 84°58'48" W	628.12	N 84°58'48" W	628.12
C40	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH40	N 84°58'48" W	644.95	N 84°58'48" W	644.95
C41	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH41	N 84°58'48" W	661.78	N 84°58'48" W	661.78
C42	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH42	N 84°58'48" W	678.61	N 84°58'48" W	678.61
C43	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH43	N 84°58'48" W	695.44	N 84°58'48" W	695.44
C44	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH44	N 84°58'48" W	712.27	N 84°58'48" W	712.27
C45	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH45	N 84°58'48" W	729.10	N 84°58'48" W	729.10
C46	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH46	N 84°58'48" W	745.93	N 84°58'48" W	745.93
C47	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH47	N 84°58'48" W	762.76	N 84°58'48" W	762.76
C48	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH48	N 84°58'48" W	779.59	N 84°58'48" W	779.59
C49	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH49	N 84°58'48" W	796.42	N 84°58'48" W	796.42
C50	118.729	68.51	33.29	68.50	N 77°04'33" W	33.29	N 77°04'33" W	33.29		DH50	N 84°58'48" W	813.25	N 84°58'48" W	813.25

NOTES

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DM) 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. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID MAPS.
4. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEY LOCATIONS. THESE UTILITIES DO NOT SHOW SUBTERRANEAN CONDITIONS.
5. AS PER FLOOD INSURANCE RATE MAP (FIRM), THE PROPERTY APPEARS TO BE LOCATED IN ZONE AC-14 (BASE FLOOD ELEVATIONS DETERMINED) SHOWN ON MAP NUMBER 45019C080104, PANEL 810 OF 855 DATED 04/02/2012, 2004. (THE COBA LINE SHOWN ON THIS PLAT WAS NOT FIELD LOCATED. IT WAS DERIVED FROM FEMA MAPPING AND IS FOR VISUAL PURPOSES ONLY.)
6. ANY FRESHWATER WETLAND BOUNDARIES OR DHCC-CORM 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.
7. PARCEL SHOWN IS ZONED R-2. ZONING SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING OR CONSTRUCTION.
8. ELEVATIONS ARE BASED ON NAVD 29.

OWNER OF RECORD:  
KIAWAH RESORT ASSOCIATES LP  
1 KIAWAH ISLAND PARKWAY  
KIAWAH ISLAND SC 29455  
PROPERTY ADDRESS:  
LOTS 501 THRU 511, PETE DYE PLACE  
KIAWAH ISLAND SC 29455  
OWNER REFERENCES:  
TMS: 265-16-00-008,009,010,011,012 AND 013  
PLAT BOOK 112 PAGE 0092  
OCEAN PARK PHASE 1 SUBDIVISION  
PLAT REFERENCES:  
PLAT BOOK 112 PAGE 0092 DATED 04/02/2012, PREPARED BY SKA SURVEYING LLC  
CHARLESTON, SOUTH CAROLINA

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHCC-CORM) 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 SCDHCC-CORM, SCDHCC-CORM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER HEREON OR NOT.

PREVIOUSLY SIGNED OFF BY MEREDITH B. WRYE 12/23/20  
SIGNATURE DATE  
The critical line shown on this plat is valid for five years from the date of this signature, subject to the customary 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.

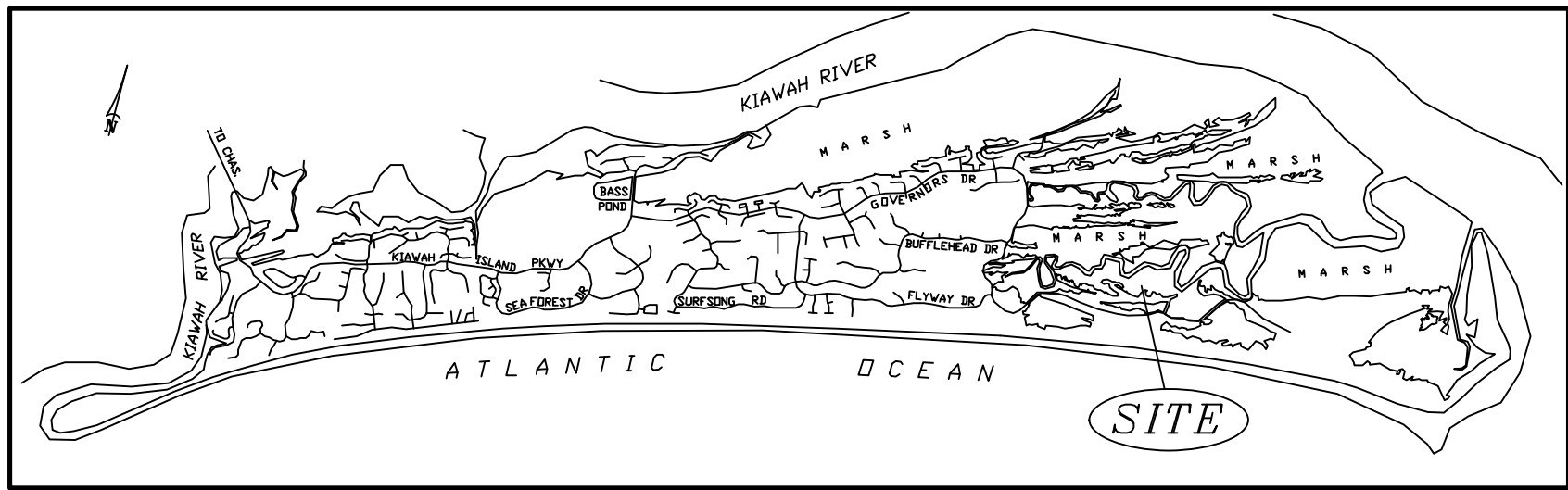
JOHN T. BYRNES II S.C.P.L.S. NO. 16115



A PRELIMINARY PLAT OF  
LOTS 489 THRU 511 PETE DYE PLACE  
KIAWAH RESORT ASSOCIATES LP  
LOCATED IN THE TOWN OF KIAWAH ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 1, 2021  
DRAWN: K. KUZIO  
CHECK: JB  
CC: N/A  
JOB: 21160  
DWG: 21160-P  
SHEET: 1 OF 1





VICINITY MAP  
(NOT TO SCALE)

PLANNING AND ROD USE ONLY

APPROVED PRELIMINARY PLAT  
NOT FOR RECORDING

CHAIRMAN, TOWN OF KIAWAH ISLAND  
PLANNING COMMISSION

SBD21-000013  
APPLICATION# DATE

ACREAGE CHART

LOT 511	0.285 AC
LOT 509	0.295 AC
LOT 507	0.160 AC
LOT 505	0.311 AC
LOT 503	0.317 AC
LOT 501	0.164 AC
LOT 499	0.275 AC
LOT 497	0.275 AC
LOT 495	0.275 AC
LOT 493	0.275 AC
LOT 491	0.275 AC
LOT 489	0.155 AC
NON-RESIDENTIAL AMENITY AREA	1.849 AC

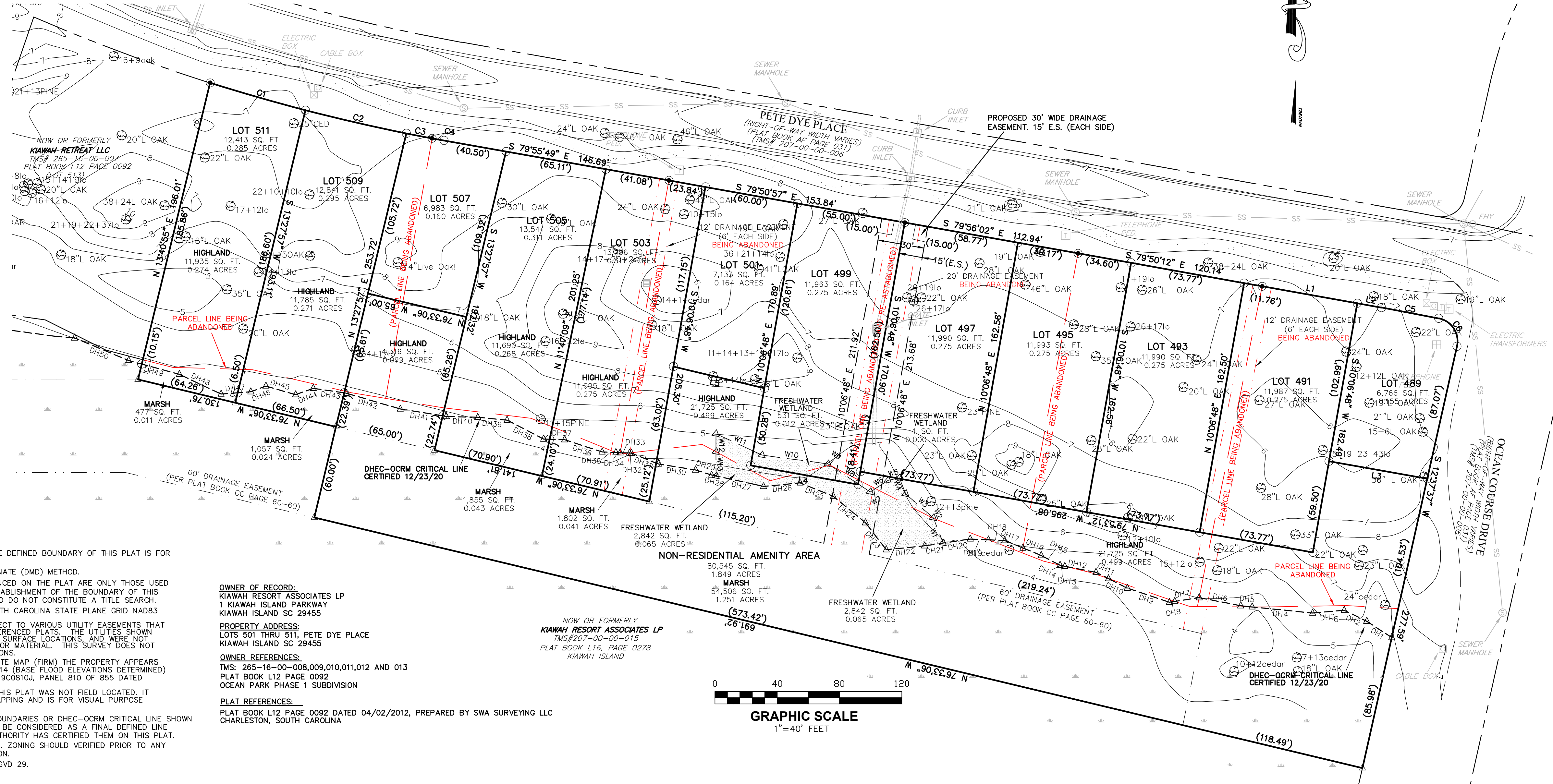
TOTAL AREA 4.500 AC

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1187.26'	63.59'	31.80'	63.58'	N 73°56'11" W	3°04'08"
C2	1187.26'	66.51'	33.26'	66.50'	N 77°04'33" W	3°12'39"
C3	1187.26'	16.86'	8.43'	16.86'	N 79°05'15" W	0°48'50"
C4	1187.26'	7.74'	3.87'	7.74'	S 80°04'22" E	0°22'24"
C5	2034.99'	37.38'	18.69'	37.38'	S 79°21'37" E	1°03'09"
C6	15.00'	23.94'	15.39'	21.48'	N 33°06'13" W	91°27'39"

LINE	BEARING	DISTANCE
L1	S 79°51'05" E	31.93'
L2	S 79°54'40" E	45.86'
L3	N 76°33'06" W	60.10'

LINE	BEARING	DISTANCE
W1	N 21°15'59" W	10.95'
W2	N 21°15'59" W	0.46'
W3	N 49°13'53" W	23.45'
W4	N 21°26'59" W	11.04'
W5	S 77°48'43" W	7.42'
W6	S 57°09'13" W	9.69'
W7	S 57°09'13" W	3.93'
W8	N 56°28'51" W	30.93'
W9	N 56°28'51" W	1.81'
W10	N 82°22'28" W	42.79'
W11	N 65°11'00" W	32.54'
W12	S 00°15'07" E	11.57'
W13	S 00°15'07" E	15.54'

LINE	BEARING	DISTANCE
DH1	N 56°55'23" W	19.12'
DH2	N 63°58'48" W	16.08'
DH3	S 84°53'15" W	20.38'
DH4	N 84°09'06" W	39.07'
DH5	N 84°09'06" W	7.36'
DH6	N 78°57'13" W	27.15'
DH7	S 81°07'48" W	15.84'
DH8	S 81°07'48" W	3.58'
DH9	N 71°22'21" W	28.43'
DH10	N 63°07'43" W	13.53'
DH11	N 63°07'43" W	9.00'
DH12	N 79°08'11" W	20.35'
DH13	N 81°34'41" W	11.00'
DH14	N 62°48'37" W	0.50'
DH15	N 62°48'37" W	13.62'
DH16	N 67°44'57" W	12.69'
DH17	N 67°44'57" W	12.71'
DH18	N 87°29'58" W	10.44'
DH19	N 87°29'58" W	11.67'
DH20	S 81°33'13" W	17.60'
DH21	S 81°33'13" W	12.02'
DH22	S 84°12'25" W	24.73'
DH23	N 37°38'55" W	21.93'
DH24	N 50°58'07" W	28.68'
DH25	N 67°54'12" W	22.97'
DH26	S 84°27'02" W	23.67'
DH27	N 77°35'54" W	31.13'
DH28	N 77°35'54" W	2.95'
DH29	N 72°33'50" W	10.81'
DH30	N 80°53'17" W	24.10'
DH31	N 68°04'37" W	18.76'
DH32	N 87°48'14" W	1.22'
DH33	N 87°48'14" W	5.92'
DH34	N 87°48'14" W	2.77'
DH35	N 87°48'14" W	8.92'
DH36	N 71°41'12" W	25.30'
DH37	N 88°23'06" W	13.46'
DH38	N 62°40'52" W	26.46'
DH39	N 84°28'58" W	18.87'
DH40	N 88°21'54" W	20.25'
DH41	N 80°53'08" W	29.88'
DH42	N 73°38'23" W	36.32'
DH43	N 81°42'49" W	21.32'
DH44	S 70°13'03" W	11.99'
DH45	N 73°52'02" W	19.90'
DH46	S 68°58'35" W	10.31'
DH47	S 85°36'52" W	19.16'
DH48	N 43°36'29" W	29.61'
DH49	N 74°46'08" W	33.75'
DH50	N 67°22'54" W	37.65'



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. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
6. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE-14 (BASE FLOOD ELEVATIONS DETERMINED) SHOWN ON MAP NUMBER 45019C0810J, PANEL 810 OF 855 DATED NOVEMBER 17, 2004. (THE CBRA LINE SHOWN ON THIS PLAT WAS NOT FIELD LOCATED. IT WAS DIGITIZED FROM FEMA MAPPING AND IS FOR VISUAL PURPOSE ONLY.)
7. 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.
8. PARCEL SHOWN IS ZONED R-2. ZONING SHOULD VERIFIED PRIOR TO ANY EARTHMOVING OR CONSTRUCTION.
9. ELEVATIONS ARE BASED ON NGVD 29.

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

PROPERTY ADDRESS:  
LOTS 501 THRU 511, PETE DYE PLACE  
KIAWAH ISLAND SC 29455

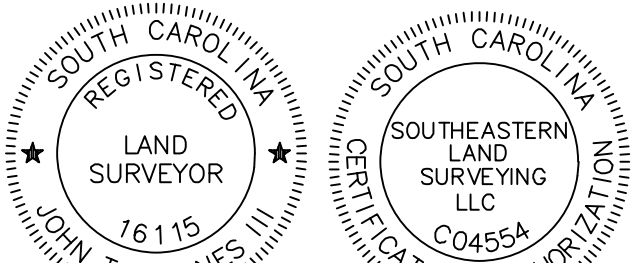
OWNER REFERENCES:  
TMS: 265-16-00-008,009,010,011,012 AND 013  
PLAT BOOK L12 PAGE 0092  
OCEAN PARK PHASE 1 SUBDIVISION

PLAT REFERENCES:  
PLAT BOOK L12 PAGE 0092 DATED 04/02/2012, PREPARED BY SWA SURVEYING LLC  
CHARLESTON, SOUTH CAROLINA

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 OFF BY MEREDITH B. WRYE 12/23/20

SIGNATURE DATE  
The critical line shown on this plat 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

SOUTHEASTERN  
LAND SURVEYING LLC  
1035-B JENKINS ROAD  
CHARLESTON, SC 29407  
(843) 795-9330

A PRELIMINARY PLAT OF  
LOTS 489 THRU 511 PETE DYE PLACE  
KIAWAH RESORT ASSOCIATES LP  
LOCATED IN THE TOWN OF KIAWAH ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 1, 2021  
DRAWN: K.KUZIO  
CHECK: JB  
CC: N/A  
JOB: 21160  
DWG: 21160-P  
SHEET: 1 OF 1



## **National Fish and Wildlife Foundation (NFWF): Emergency Coastal Resilience Fund**

In June of 2019, Congress responded to the catastrophic natural disasters of 2018 with the passage of a supplemental appropriations bill that provided NOAA with funding to address emergency coastal resilience recovery in conjunction with NFWF. The fund supports projects that strengthen natural systems at a scale that will protect coastal communities from future impacts of storms, floods and other natural disasters. The program's goals include:

- Helping recover from 2018's disasters and reducing the impact of future disasters and associated natural hazards including coastal storm surge, sea-level rise, wave velocity, flooding, debris flow and stormwater run-off
- Improve the ecological integrity and functionality of coastal ecosystems to enhance fish and wildlife, and their habitats

Since Kiawah Island fell in the path of Hurricane Florence, our geographical area was eligible for the NFWF ECRF funding. Understanding this, the Kiawah Conservancy applied for funding in 2020 with a proposal to address barriers to coastal resilience through stakeholder engagement and nature-based solutions.

Through the use of nature-based flood mitigation techniques, we can utilize low-impact drainage solutions with co-benefits of providing habitat and enhancing the island's natural drainage areas. In order to determine what nature-based solutions would be applicable for Kiawah Island, we engaged with managers from TOKI, KICA, Kiawah Partners, and the ARB. Individuals were asked about current flood mitigation practices and asked to provide feedback on their views of nature-based alternatives. From these interactions we were able to determine what practices would be supported by all entities and, which types of projects could work well on the island. These discussions along with several months of research and engagement with outside organizations (i.e., SCDNR, S.C. Sea Grant Consortium, College of Charleston) led to the development of the two draft documents we are presenting today. The drafts of the Low-Impact Development and Living Shorelines documents provide a compilation of what we understand to be viable nature-based solutions for Kiawah Island. Additionally, the documents outline construction considerations, design standards and the permitting processes involved with each solution.

At this moment, these documents are being reviewed by the Town, KICA and ARB. As we progress into the final phase of the grant, we will be distributing these documents to Charleston County, SCDNR, S.C. Sea Grant Consortium, USFWS and SCDHEC OCRM for technical review. The Conservancy is also working with the College of Charleston to incorporate data from both the groundwater study and marsh vulnerability study into this project by highlighting areas that could be used for a model project. We hope that by the beginning of 2022 both documents will be finalized, model project locations will be identified and the document will be referenced when deciding on future drainage solutions. Any and all comments, suggestions and recommendations the Planning Commission provides are greatly appreciated.