

Town of Kiawah Island Subdivision Request
Case SBD25-000001

Planning Commission Meeting: March 5, 2025

CASE INFORMATION

Applicant: 1CM LLC

Property Owner(s): 1CM LLC

Surveyor: Southeastern Land Surveying LLC

Location: 1 Captain Maynard's Island, Kiawah Island, SC 29455

Parcel Identification: TMS#: 209-11-00-050

Property Size: Total 11.376 acres
 Highlands 6.595 acres
 Marshlands 4.781 acres

Proposed Property Sizes:

Lot 1: Total 5.603 acres
 Highlands 3.228 acres
 Marshlands 2.375 acres

Lot 2: Total 5.773 acres
 Highlands 3.366 acres
 Marshlands 2.406 acres

Deed: Book 0605, Page 764

Plat: Book CP, Page 192

Application:

The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed.

The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The proposed subdivision consisted of 6 new lots, and a private road. The Preliminary Plat was approved. No further action was taken. The preliminary plat is expired.

On April 23, 2019, a fire burned down the principal residence. The property was not redeveloped following the fire. The property currently has two existing dock structures one going to Kiawah River, and the other going to the Tributary to Kiawah River. The property is serviced by public sewer and water. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.

The proposed subdivision plat contains two lots with a shared 30' access and utility easement. The access easement is centered off of the two proposed lots (15' on each side of the parcel line).

The applicant has submitted to the St. Johns Fire District for comments. Please see attached referenced letter.

DECISION OF THE PLANNING COMMISSION

Pursuant to Sec. 12-246. - Administration. (b) Planning Commission (3), the Planning Commission shall act to *“Approve, disapprove or approve with conditions, all preliminary plats and final plats;”*

Pursuant to Sec. 212-279. Preliminary Plat, “Approval of the preliminary plat shall apply for three years. Where a subdivision is being developed in phases or sections, the three years shall be measured from the date of approval granted to that phase or section of the subdivision. The developer may apply in writing to the Planning Commission for a single six-month time extension. It is the developer/property owner and or the applicant's responsibility to submit a written request including, but not limited to, all documentation identifying the progression of the project (example: land disturbance permits, approval letters from SCDHEC for the construction for public water and sewer installation, etc.) all documentation is to be submitted to the Planning Director and to be considered by the Planning Commission at a minimum of two months prior to the expiration date of the preliminary plat, but not more than six months prior to the expiration date of the preliminary plat. The Planning Commission may terminate an approval, for cause, at any time after three years.”

STAFF REVIEW AND APPROVAL CRITERIA

The Planning Department has reviewed this document for PRELIMINARY APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of the preliminary plat application #SBD25-000001, planning staff recommends that:

1. The applicant shall maintain a vertical clearance for the driveway of not less than 14' to accommodate ladder trucks and high water rescue vehicles.
2. The following statements should be placed on the plat: "The approval of this plat does not obligate the Town of Kiawah Island in any way to accept for maintenance any of the roads or easements shown hereon"; and "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."

PLANNING COMMISSION MEETING MARCH 5, 2025

Notifications: 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.

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|--------|-------------|----------|
| L1 | N 26°04'46" | 22.69 | CCL92 | S 04°48'12" | 29.48 |
| L2 | S 08°18'07" | 56.84 | CCL93 | S 19°31'35" | 55.77 |
| L3 | N 21°46'02" | 41.43 | CCL94 | S 34°24'09" | 33.01 |
| L4 | S 32°47'08" | 56.86 | CCL95 | S 10°50'23" | 14.30 |
| L5 | S 52°21'07" | 27.17 | CCL96 | S 24°10'06" | 48.06 |
| L6 | N 71°02'29" | 10.70 | CCL97 | S 30°26'02" | 19.90 |
| L7 | N 21°14'12" | 74.25 | CCL98 | S 20°12'41" | 36.02 |
| L8 | N 21°14'12" | 72.00 | CCL99 | S 29°44'32" | 40.41 |
| L9 | N 59°02'04" | 53.14 | CCL100 | S 37°46'06" | 53.19 |
| L10 | N 87°58'59" | 54.95 | CCL101 | S 59°00'10" | 39.71 |
| L11 | S 27°45'50" | 15.41 | CCL102 | S 64°19'31" | 8.53 |
| L12 | N 27°45'50" | 59.19 | CCL103 | S 56°13'38" | 38.02 |
| L13 | N 52°44'08" | 47.10 | CCL104 | S 62°41'22" | 24.98 |
| L14 | N 08°59'03" | 42.10 | CCL105 | S 73°17'24" | 29.41 |
| L15 | N 11°00'57" | 90.34 | CCL106 | S 59°36'40" | 46.13 |
| L16 | N 17°51'21" | 66.94 | CCL107 | S 52°12'29" | 47.87 |
| L17 | S 52°44'13" | 80.02 | CCL108 | S 45°20'35" | 32.98 |
| L18 | N 86°57'47" | 68.28 | CCL109 | S 53°34'05" | 39.26 |
| L19 | N 86°57'47" | 73.65 | CCL110 | S 69°15'09" | 35.02 |
| L20 | N 54°37'57" | 44.51 | CCL111 | S 78°35'04" | 33.89 |
| L21 | N 44°40'57" | 48.84 | CCL112 | N 06°49'14" | 21.40 |
| L22 | S 64°09'19" | 44.21 | CCL113 | N 19°54'29" | 15.57 |
| L23 | S 82°48'18" | 50.68 | CCL114 | N 45°39'57" | 14.24 |
| L24 | S 69°28'07" | 81.33 | CCL115 | N 28°45'54" | 10.44 |
| L25 | S 20°44'52" | 7.98 | CCL116 | N 68°24'29" | 14.83 |
| L26 | S 88°06'59" | 68.73 | CCL117 | N 56°30'59" | 28.90 |
| L27 | N 56°39'53" | 44.99 | CCL118 | N 24°15'39" | 29.56 |
| L28 | S 33°20'07" | 50.00 | CCL119 | N 43°01'49" | 12.08 |
| L29 | N 56°34'38" | 60.17 | CCL120 | N 06°24'09" | 17.58 |

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|-------|-------------|----------|--------|-------------|----------|
| CCL1 | N 83°50'11" | 13.35 | CCL140 | S 49°01'58" | 93.13 |
| CCL2 | N 45°02'45" | 19.18 | CCL141 | S 42°52'02" | 81.77 |
| CCL3 | N 89°34'20" | 26.43 | CCL142 | S 42°48'51" | 85.18 |
| CCL4 | S 38°04'21" | 22.08 | CCL143 | S 43°34'52" | 72.35 |
| CCL5 | N 28°53'43" | 28.63 | CCL144 | S 42°35'04" | 73.37 |
| CCL6 | N 23°08'28" | 17.74 | CCL145 | S 47°48'53" | 89.70 |
| CCL7 | N 70°33'33" | 14.79 | CCL146 | S 58°25'13" | 42.32 |
| CCL8 | S 86°03'20" | 22.96 | CCL147 | S 53°56'22" | 21.91 |
| CCL9 | N 23°44'12" | 12.85 | CCL148 | S 41°19'42" | 37.81 |
| CCL10 | N 73°56'34" | 46.59 | CCL149 | S 34°36'45" | 36.29 |
| CCL11 | N 74°27'17" | 46.24 | CCL150 | S 51°45'16" | 56.59 |
| CCL12 | N 31°27'28" | 21.87 | CCL151 | S 46°30'30" | 51.68 |
| CCL13 | N 81°50'01" | 12.71 | CCL152 | S 33°35'23" | 31.02 |
| CCL14 | N 64°30'50" | 28.93 | CCL153 | S 10°22'12" | 32.04 |
| CCL15 | N 61°31'58" | 33.62 | CCL154 | S 39°13'24" | 19.52 |
| CCL16 | N 06°57'38" | 11.10 | CCL155 | S 50°50'13" | 38.76 |
| CCL17 | N 64°30'50" | 15.19 | CCL156 | S 51°51'17" | 30.94 |
| CCL18 | S 09°18'01" | 5.55 | CCL157 | N 61°57'43" | 32.26 |
| CCL19 | N 60°53'38" | 47.57 | CCL158 | S 68°24'27" | 72.58 |
| CCL20 | N 24°15'01" | 15.28 | CCL159 | S 72°52'26" | 38.13 |
| CCL21 | S 82°50'17" | 19.84 | CCL160 | S 09°53'19" | 9.59 |
| CCL22 | N 64°13'02" | 28.48 | CCL161 | S 13°15'06" | 14.97 |
| CCL23 | N 28°12'01" | 19.33 | CCL162 | N 57°27'26" | 20.34 |
| CCL24 | N 81°31'15" | 29.38 | CCL163 | S 57°23'28" | 64.37 |
| CCL25 | N 82°42'01" | 18.43 | CCL164 | S 64°41'43" | 38.23 |
| CCL26 | S 88°09'36" | 24.56 | CCL165 | S 59°43'17" | 46.29 |
| CCL27 | N 72°04'53" | 41.72 | CCL166 | S 65°50'51" | 20.70 |
| CCL28 | N 68°21'51" | 60.28 | CCL167 | S 61°51'34" | 52.15 |
| CCL29 | N 68°08'46" | 48.22 | CCL168 | S 55°52'10" | 33.77 |
| CCL30 | N 66°09'07" | 19.26 | CCL169 | S 15°58'05" | 22.31 |
| CCL31 | N 38°05'42" | 18.02 | CCL170 | S 82°53'37" | 12.66 |
| CCL32 | N 05°00'12" | 7.06 | CCL171 | N 39°58'00" | 16.42 |
| CCL33 | N 82°42'01" | 27.34 | CCL172 | S 61°13'33" | 28.86 |
| CCL34 | N 54°57'23" | 54.70 | CCL173 | S 15°33'51" | 18.47 |
| CCL35 | N 62°13'26" | 43.42 | CCL174 | S 08°17'34" | 27.61 |
| CCL36 | N 67°20'04" | 43.93 | CCL175 | S 72°31'30" | 23.79 |
| CCL37 | N 47°20'54" | 24.62 | CCL176 | S 46°44'03" | 13.12 |
| CCL38 | N 70°46'04" | 19.71 | CCL177 | S 77°41'25" | 18.68 |
| CCL39 | N 73°20'45" | 28.42 | CCL178 | N 61°57'42" | 15.23 |
| CCL40 | N 73°04'53" | 24.88 | CCL179 | S 88°17'17" | 20.09 |
| CCL41 | N 60°59'28" | 15.64 | CCL180 | N 65°53'55" | 16.44 |
| CCL42 | N 56°45'28" | 24.27 | CCL181 | S 77°58'04" | 23.03 |
| CCL43 | N 56°56'16" | 35.08 | CCL182 | N 35°25'57" | 7.89 |
| CCL44 | N 54°48'08" | 22.81 | CCL183 | S 75°15'47" | 32.83 |
| CCL45 | N 47°20'54" | 25.78 | CCL184 | S 62°57'10" | 18.70 |
| CCL46 | N 45°07'30" | 87.45 | CCL185 | S 53°57'38" | 23.98 |
| CCL47 | N 46°57'09" | 48.79 | CCL186 | S 02°25'04" | 11.05 |
| CCL48 | N 47°20'54" | 49.98 | CCL187 | S 53°44'44" | 12.69 |
| CCL49 | N 57°30'17" | 58.61 | CCL188 | N 51°20'57" | 10.90 |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|---------------|-------------|
| C1 | 25.00 | 21.58 | N 62°15'53" | 49°28'48" |
| C2 | 890.74 | 78.27 | S 89°00'50" | 50°33'48" |
| C3 | 15.00 | 37.90 | S 15°43'33" | 144°46'52" |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|--------|------------|---------------|-------------|---------|
| C4 | 500.00 | 24.43 | N 67°05'29" | 2°48'11" | 2.8819 |
| C5 | 503.20 | 24.43 | N 69°58'10" | 2°46'53" | 12.22 |
| C6 | 500.00 | 51.68 | N 68°15'01" | 5°56'20" | 25.86 |
| C7 | 100.00 | 11.02 | N 68°15'01" | 3°07'01" | 6.52 |
| C8 | 500.00 | 25.18 | N 56°23'20" | 2°53'08" | 12.99 |
| C9 | 100.00 | 17.30 | N 59°54'06" | 9°54'41" | 8.67 |
| C10 | 500.00 | 33.03 | N 67°05'29" | 3°07'01" | 16.87 |
| C11 | 500.00 | 18.18 | N 67°50'13" | 1°51'13" | 8.09 |
| C12 | 100.00 | 18.60 | N 63°26'11" | 10°39'17" | 9.32 |
| C13 | 500.00 | 33.03 | N 67°05'29" | 3°07'01" | 17.20 |
| C14 | 500.00 | 32.55 | N 42°33'23" | 3°43'48" | 16.28 |
| C15 | 100.00 | 17.35 | N 49°23'27" | 9°56'20" | 8.70 |
| C16 | 500.00 | 24.43 | N 67°05'29" | 2°48'11" | 12.03 |
| C17 | 50.00 | 9.22 | N 49°28'07" | 10°34'10" | 4.82 |
| C18 | 200.00 | 12.60 | N 42°22'44" | 3°36'38" | 6.30 |
| C19 | 200.00 | 10.74 | N 42°01'01" | 3°33'14" | 5.04 |
| C20 | 325.00 | 120.00 | N 42°01'01" | N 42°01'01" | 60.69 |
| C21 | 200.00 | 107.08 | N 65°07'08" | 30°40'12" | 54.84 |
| C22 | 150.00 | 81.19 | S 68°12'57" | 30°59'53" | 41.60 |

GENERAL NOTES:

- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- AREA DETERMINED BY COORDINATE (DMD) METHOD.
- 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 NAD 1983.
- 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 SURFERED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
- AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN AE-12,13 AND VE-13 (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON MAP NUMBER 450100000K PANEL 805 OF 855 DATED JANUARY 29, 2021. PARCEL IS WITHIN A LMAA. FLOOD LINE SHOWN SHOULD BE VERIFIED BY AN APPROPRIATE OFFICIAL WITH CHARLESTON COUNTY.
- PROPERTY SETBACKS SHOULD BE VERIFIED BY KIAWAH ISLAND ARB BEFORE ANY DESIGN OR CONSTRUCTION.
- PLAN REFERENCES: PLAT BOOK CD PAGE 115 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA. PLAT BOOK CD PAGE 118 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA. PLAT BOOK CP PAGE 192 DATED 11/10/1993, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA.
- 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.
- THE EXISTING LOT IS SERVICED BY PUBLIC SEWER AND WATER.
- ELEVATIONS ARE BASED ON NGVD 1929.
- EXISTING TREES AND TOPO WERE TAKEN FROM A SURVEY DATED DECEMBER 2017.
- PARCEL IS LOCATED IN THE R-1, RESIDENTIAL ZONING DISTRICT.
- ALL ZONING STANDARDS AS PROPERTY SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE SHOULD BE VERIFIED BY THE TOWN OF KIAWAH ISLAND PRIOR TO ANY DESIGN OR CONSTRUCTION.

OWNER OF RECORD:
 ICM LLC
 PO BOX 70819
 MYRTLE BEACH SC 29572

OWNER REFERENCES:
 TMS# 209-11-00-050
 LOT 1, TRACT 26, PHASE 3
 CAPTAIN MAYNARDS ISLAND
 PLAT BOOK CP PAGE 192
 DEED BOOK 0605 PAGE 764

PROPERTY ADDRESS:
 ICM LLC
 PO BOX 70819
 1 CAPTAIN MAYNARDS ISLAND
 KIAWAH ISLAND SC 29455

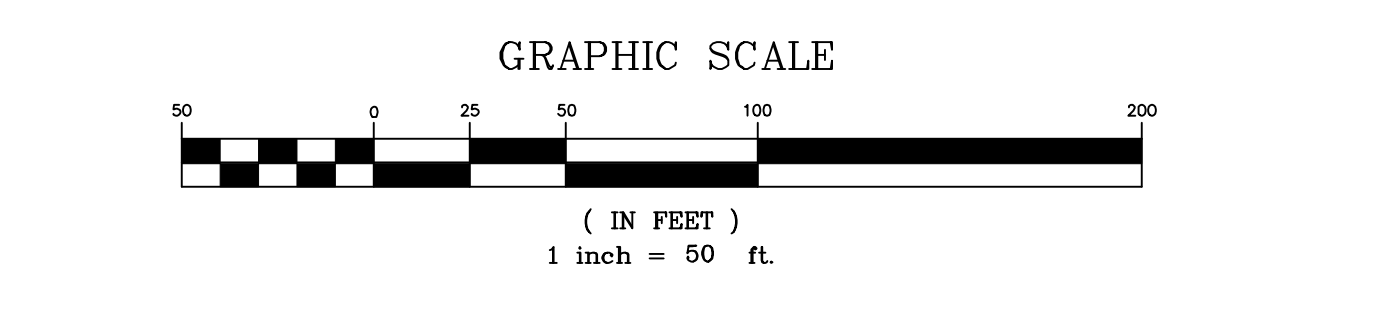
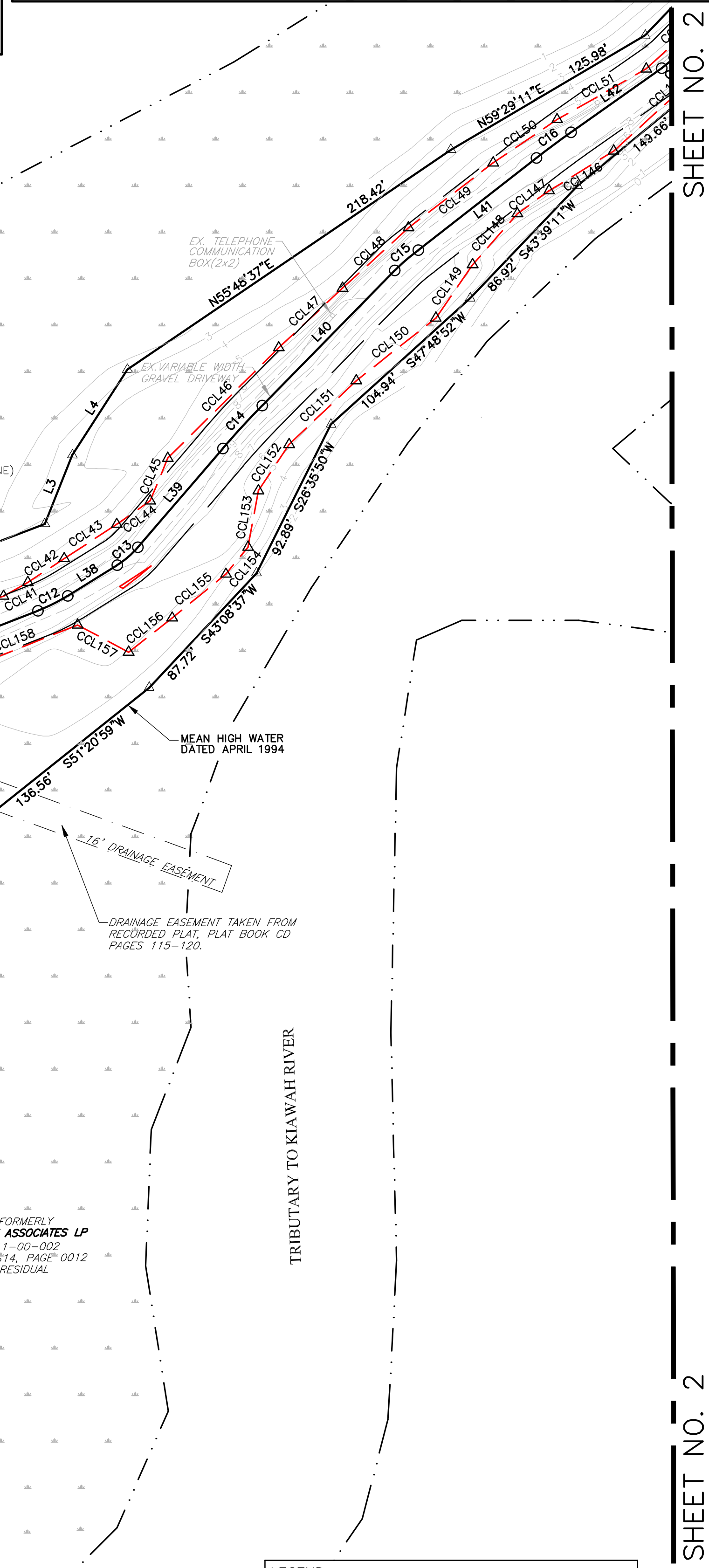
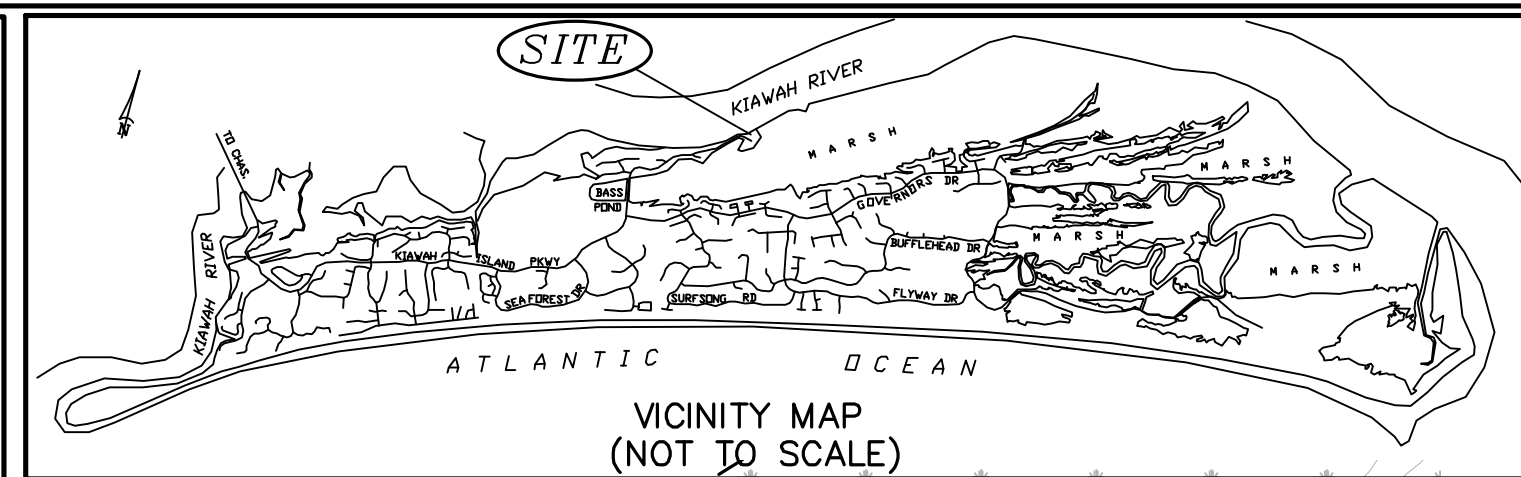
PLANNING AND RMC USE ONLY

APPROVED PRELIMINARY PLAT
 NOT FOR RECORDING

SBD25-000001 APPLICATION NO. _____ DATE _____

ACREAGE CHART

| TMS#209-11-00-050 | UPLAND | MARSH | TOTAL AREA |
|-----------------------|--------------|--------------|---------------|
| LOT 1 | 3.228 | 2.375 | 5.603 |
| LOT 2 | 3.366 | 2.406 | 5.773 |
| TOTAL ACREAGE: | 6.595 | 4.781 | 11.376 |



LEGEND:

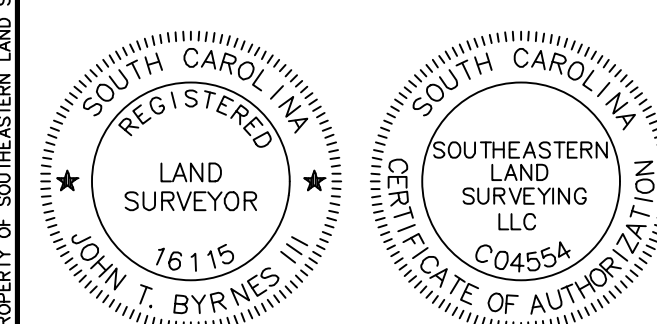
| | |
|----------|------------------------------|
| (Symbol) | SET CORNERS (AS DESCRIBED) |
| (Symbol) | FOUND CORNERS (AS DESCRIBED) |
| (Symbol) | EXISTING SANITARY MANHOLE |
| (Symbol) | PROPERTY LINE |
| (Symbol) | MEAN HIGH WATER LINE |
| (Symbol) | ADJOINER LINE |
| (Symbol) | DHEC-OCRM CRITICAL LINE |
| (Symbol) | EXISTING DRAINAGE EASEMENT |
| (Symbol) | EXISTING UTILITY EASEMENT |

DHEC-OCRM CERTIFICATION:
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT 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 THE DEPARTMENT, THE DEPARTMENT 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 BRADLEY JAYNES ON 08/31/2022
 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.

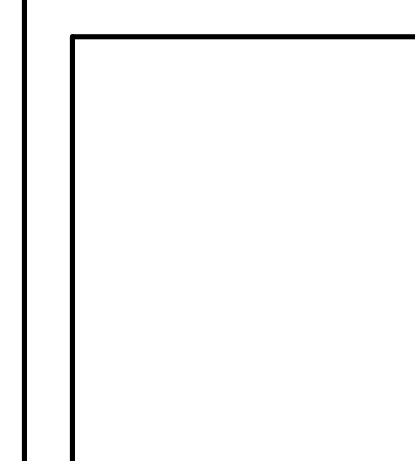
SURVEYORS CERTIFICATION:
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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



| NO. | DATE | COMMENTS PER MEMORANDUM 2/18/25 | KLK | BY |
|-----|---------|---------------------------------|-----|----|
| 1 | 2/20/25 | | | |

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



A PRELIMINARY PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAYNARDS ISLAND LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

PRELIMINARY PLAT

DATE: JANUARY 13, 2025
 DRAWN: K.KUZIO
 CHECK: J. BYRNES
 CC: STEVE R.
 JOB: 22055
 DWG: 22055-P
 SHEET: 1 OF 2

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 26°04'48" E | 22.69 |
| L2 | S 06°18'30" W | 56.64 |
| L3 | N 21°46'02" E | 41.43 |
| L4 | S 32°47'08" W | 56.86 |
| L5 | S 52°21'07" W | 27.17 |
| L6 | N 71°00'59" W | 10.70 |
| L7 | N 21°14'12" E | 74.25 |
| L8 | N 21°14'12" E | 72.00 |
| L9 | N 59°02'04" E | 53.14 |
| L10 | N 87°59'27" E | 54.95 |
| L11 | S 27°45'00" E | 15.41 |
| L12 | N 27°45'00" W | 59.19 |
| L13 | N 52°44'06" E | 47.10 |
| L14 | N 09°29'23" E | 42.10 |
| L15 | N 11°00'57" E | 90.34 |
| L16 | N 17°51'21" W | 66.94 |
| L17 | S 52°44'13" E | 80.02 |
| L18 | N 69°59'27" E | 85.28 |
| L19 | N 86°57'47" E | 73.65 |
| L20 | N 54°37'57" E | 44.51 |
| L21 | S 44°30'57" E | 48.84 |
| L22 | S 64°09'19" W | 44.21 |
| L23 | S 82°48'18" W | 50.68 |
| L24 | S 69°28'07" W | 81.33 |
| L25 | S 20°44'52" E | 7.98 |
| L26 | S 89°06'59" E | 85.73 |
| L27 | N 56°39'53" E | 44.99 |
| L28 | S 33°20'07" E | 50.00 |
| L29 | N 56°34'38" E | 60.17 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L30 | N 65°46'15" E | 109.52 |
| L31 | N 65°46'15" E | 72.64 |
| L32 | N 65°17'21" E | 14.71 |
| L33 | N 57°49'54" E | 76.11 |
| L34 | N 64°59'54" E | 36.06 |
| L35 | N 63°02'47" E | 25.66 |
| L36 | N 66°54'37" E | 31.56 |
| L37 | N 64°04'04" E | 74.34 |
| L38 | N 56°06'33" E | 32.55 |
| L39 | N 40°41'29" E | 72.82 |
| L40 | N 44°29'19" E | 105.68 |
| L41 | N 51°59'51" E | 63.64 |
| L42 | S 54°48'13" W | 62.02 |
| L43 | N 44°11'02" E | 163.67 |
| L44 | N 40°34'28" E | 54.62 |
| L45 | S 43°27'38" W | 146.87 |
| L46 | S 54°28'38" W | 209.88 |
| L47 | N 84°42'54" W | 112.58 |

| LINE | BEARING | DISTANCE |
|-------|---------------|----------|
| CCL1 | N 83°50'11" E | 13.33 |
| CCL2 | N 45°02'45" E | 19.18 |
| CCL3 | N 89°34'20" E | 26.45 |
| CCL4 | S 38°04'21" E | 22.08 |
| CCL5 | N 28°46'43" E | 29.63 |
| CCL6 | N 23°08'28" E | 17.74 |
| CCL7 | N 70°33'33" E | 14.79 |
| CCL8 | S 86°03'20" E | 22.96 |
| CCL9 | N 12°58'12" E | 12.93 |
| CCL10 | N 73°56'34" E | 46.59 |
| CCL11 | N 74°27'17" E | 46.24 |
| CCL12 | N 31°27'26" E | 21.87 |
| CCL13 | N 81°50'01" E | 12.71 |
| CCL14 | N 64°30'50" E | 28.93 |
| CCL15 | N 61°31'58" E | 33.62 |
| CCL16 | N 06°57'38" E | 11.10 |
| CCL17 | N 66°53'01" E | 13.19 |
| CCL18 | S 09°18'01" E | 5.55 |
| CCL19 | N 60°53'38" E | 47.57 |
| CCL20 | N 24°15'01" E | 15.28 |
| CCL21 | S 62°56'17" E | 19.94 |
| CCL22 | N 64°13'02" E | 28.48 |
| CCL23 | N 28°12'01" E | 19.33 |
| CCL24 | N 81°31'15" E | 29.38 |
| CCL25 | N 82°42'01" E | 18.43 |
| CCL26 | S 88°09'36" E | 24.58 |
| CCL27 | N 72°04'53" E | 41.72 |
| CCL28 | N 68°21'51" E | 60.28 |
| CCL29 | N 60°24'28" E | 49.27 |
| CCL30 | N 66°09'07" E | 19.26 |
| CCL31 | N 38°05'42" E | 18.02 |
| CCL32 | N 05°00'12" E | 7.06 |
| CCL33 | N 66°08'46" E | 27.34 |
| CCL34 | N 54°57'23" E | 54.70 |
| CCL35 | N 62°13'26" E | 43.42 |
| CCL36 | N 67°20'04" E | 43.93 |
| CCL37 | N 68°17'45" E | 24.62 |
| CCL38 | N 70°46'04" E | 19.71 |
| CCL39 | N 73°20'45" E | 28.42 |
| CCL40 | N 73°20'45" E | 24.88 |
| CCL41 | N 60°26'16" E | 15.64 |
| CCL42 | N 56°45'28" E | 24.27 |
| CCL43 | N 56°56'16" E | 35.08 |
| CCL44 | N 54°48'02" E | 22.61 |
| CCL45 | N 22°57'48" E | 25.78 |
| CCL46 | N 45°07'30" E | 87.45 |
| CCL47 | N 46°57'09" E | 48.79 |
| CCL48 | N 47°32'08" E | 49.98 |
| CCL49 | N 52°00'17" E | 59.61 |
| CCL50 | N 55°53'42" E | 43.12 |
| CCL51 | N 60°24'25" E | 57.32 |
| CCL52 | N 60°24'25" E | 53.12 |
| CCL53 | N 46°13'45" E | 43.01 |
| CCL54 | N 46°41'29" E | 27.38 |
| CCL55 | N 41°14'45" E | 64.57 |
| CCL56 | N 40°38'37" E | 41.19 |
| CCL57 | N 43°28'50" E | 55.19 |
| CCL58 | N 43°27'45" E | 54.48 |
| CCL59 | N 35°33'51" E | 22.35 |
| CCL60 | N 51°00'16" E | 45.74 |
| CCL61 | N 45°23'13" E | 76.29 |
| CCL62 | N 61°20'35" E | 41.15 |
| CCL63 | N 17°03'08" E | 7.98 |
| CCL64 | N 67°46'04" E | 59.88 |
| CCL65 | N 82°45'09" E | 20.03 |
| CCL66 | N 80°46'26" E | 79.96 |
| CCL67 | S 78°59'18" E | 14.41 |
| CCL68 | N 72°29'43" E | 47.69 |
| CCL69 | N 76°45'51" E | 45.89 |
| CCL70 | N 64°51'31" E | 45.61 |
| CCL71 | N 62°48'10" E | 73.37 |
| CCL72 | S 41°59'32" E | 11.60 |
| CCL73 | N 14°03'17" E | 15.72 |

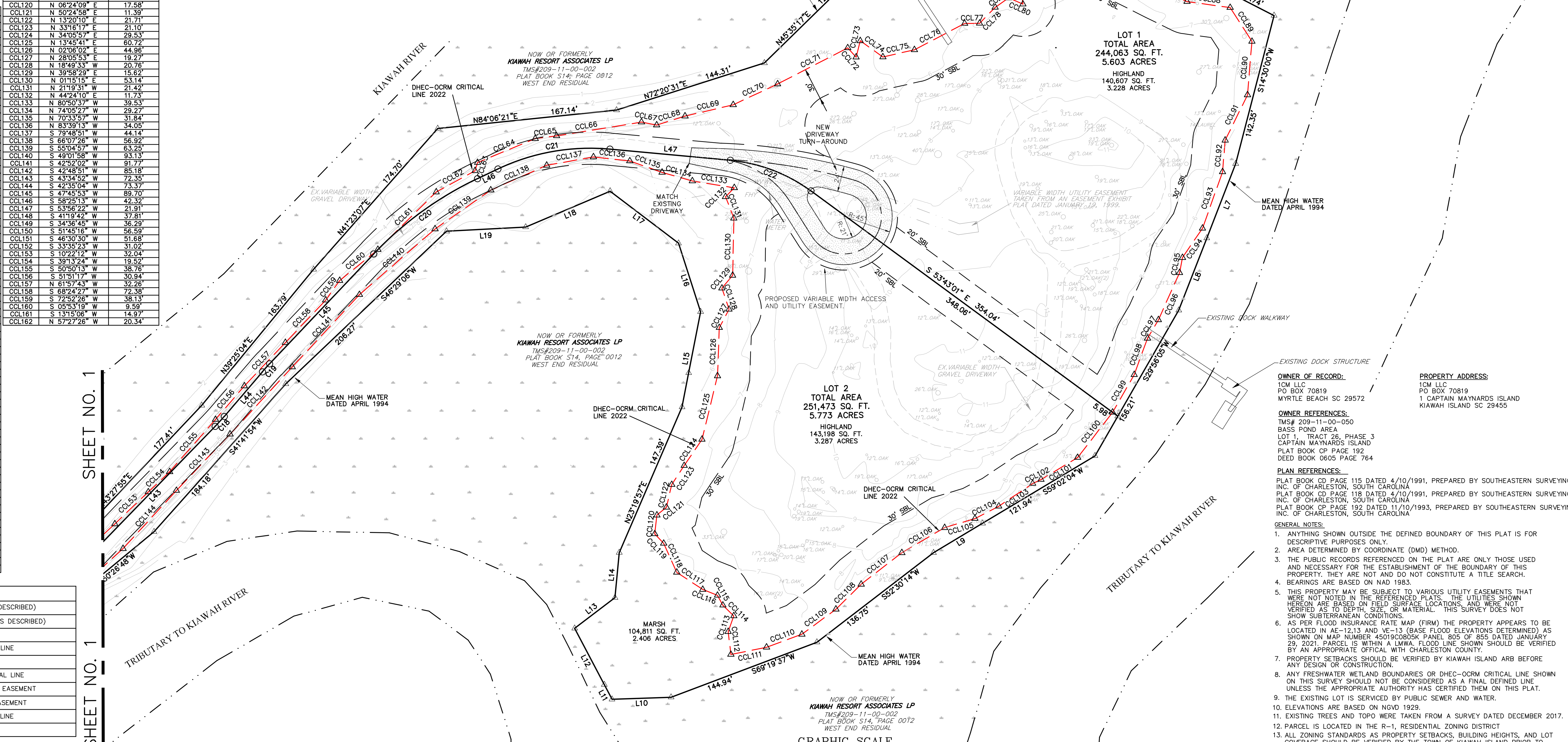
| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| ● | SET CORNERS (AS DESCRIBED) |
| ○ | FOUND CORNERS (AS DESCRIBED) |
| --- | PROPERTY LINE |
| --- | MEAN HIGH WATER LINE |
| --- | ADJOINER LINE |
| --- | DHEC-OCRM CRITICAL LINE |
| --- | EXISTING DRAINAGE EASEMENT |
| --- | EXISTING UTILITY EASEMENT |
| --- | BUILDING SETBACK LINE |
| SBL | SETBACK LINE |

| LINE | BEARING | DISTANCE |
|--------|---------------|----------|
| CCL74 | S 54°36'57" E | 25.95 |
| CCL75 | N 77°10'54" E | 30.06 |
| CCL76 | N 59°43'17" W | 46.29 |
| CCL77 | N 89°18'18" E | 13.85 |
| CCL78 | N 44°24'42" E | 20.73 |
| CCL79 | N 53°00'45" E | 15.28 |
| CCL80 | S 68°29'30" E | 14.54 |
| CCL81 | N 07°24'12" W | 32.67 |
| CCL82 | N 52°09'12" E | 19.50 |
| CCL83 | N 03°30'01" E | 25.12 |
| CCL84 | N 64°43'17" W | 52.71 |
| CCL85 | S 56°37'03" E | 54.18 |
| CCL86 | S 63°15'08" E | 50.48 |
| CCL87 | S 64°03'41" E | 28.25 |
| CCL88 | S 82°07'03" E | 40.52 |
| CCL89 | S 32°46'07" E | 37.42 |
| CCL90 | S 04°40'03" W | 49.94 |
| CCL91 | S 26°17'19" W | 46.96 |
| CCL92 | S 04°44'19" W | 29.48 |
| CCL93 | S 19°31'55" W | 55.77 |
| CCL94 | S 34°24'09" W | 33.01 |
| CCL95 | S 10°50'23" W | 14.30 |
| CCL96 | S 24°10'23" W | 48.06 |
| CCL97 | S 30°28'02" W | 19.90 |
| CCL98 | S 20°12'41" W | 36.02 |
| CCL99 | S 29°44'32" W | 40.41 |
| CCL100 | S 37°48'08" W | 53.19 |
| CCL101 | S 59°00'10" W | 39.71 |
| CCL102 | S 64°19'31" W | 8.53 |
| CCL103 | S 56°13'58" W | 38.02 |
| CCL104 | S 64°12'22" W | 24.98 |
| CCL105 | S 73°17'45" W | 29.41 |
| CCL106 | S 59°36'40" W | 46.13 |
| CCL107 | S 52°12'29" W | 47.87 |
| CCL108 | S 42°03'59" W | 32.98 |
| CCL109 | S 53°54'09" W | 39.27 |
| CCL110 | S 69°51'30" W | 35.02 |
| CCL111 | S 78°50'04" W | 33.89 |
| CCL112 | N 08°20'41" W | 14.83 |
| CCL113 | N 19°54'25" E | 15.57 |
| CCL114 | N 45°39'37" W | 14.24 |
| CCL115 | N 28°45'54" W | 10.44 |
| CCL116 | N 68°24'29" W | 14.63 |
| CCL117 | N 56°34'14" W | 28.90 |
| CCL118 | N 24°15'39" W | 29.56 |
| CCL119 | N 43°01'43" W | 12.08 |
| CCL120 | N 08°24'09" E | 17.58 |
| CCL121 | N 50°24'58" E | 11.39 |
| CCL122 | N 13°20'10" E | 21.71 |
| CCL123 | N 33°16'17" E | 21.10 |
| CCL124 | N 34°05'12" E | 29.53 |
| CCL125 | N 13°45'41" E | 60.72 |
| CCL126 | N 02°06'02" E | 44.96 |
| CCL127 | N 28°05'53" E | 19.27 |
| CCL128 | N 18°49'53" E | 20.78 |
| CCL129 | N 39°58'29" E | 15.62 |
| CCL130 | N 01°15'15" E | 53.14 |
| CCL131 | N 21°19'10" E | 21.42 |
| CCL132 | N 44°24'10" E | 11.73 |
| CCL133 | N 80°50'37" W | 39.53 |
| CCL134 | N 74°05'27" W | 29.27 |
| CCL135 | N 70°33'57" W | 31.84 |
| CCL136 | N 83°39'13" W | 34.05 |
| CCL137 | S 79°48'51" W | 44.14 |
| CCL138 | S 66°07'26" W | 56.92 |
| CCL139 | S 55°04'51" W | 63.25 |
| CCL140 | S 49°01'58" W | 69.13 |
| CCL141 | S 42°52'02" W | 91.77 |
| CCL142 | S 42°48'51" W | 85.18 |
| CCL143 | S 35°04'33" W | 72.35 |
| CCL144 | S 42°35'04" W | 73.57 |
| CCL145 | S 47°45'53" W | 89.70 |
| CCL146 | S 56°25'13" W | 42.32 |
| CCL147 | S 53°56'22" W | 21.97 |
| CCL148 | S 41°19'44" W | 37.81 |
| CCL149 | S 34°36'45" W | 36.29 |
| CCL150 | S 51°45'16" W | 56.59 |
| CCL151 | S 46°30'30" W | 51.68 |
| CCL152 | S 35°35'23" W | 31.02 |
| CCL153 | S 10°22'12" W | 32.04 |
| CCL154 | S 39°13'24" W | 19.52 |
| CCL155 | S 50°50'13" W | 38.76 |
| CCL156 | S 51°51'17" W | 30.94 |
| CCL157 | N 61°57'43" W | 32.26 |
| CCL158 | S 68°24'27" W | 72.38 |
| CCL159 | N 72°53'28" W | 38.17 |
| CCL160 | S 05°53'19" W | 9.59 |
| CCL161 | S 13°15'06" W | 14.97 |
| CCL162 | N 57°27'26" W | 20.34 |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 25.00 | 21.58 | 20.91 | N 82°15'53" E | 49°28'48" |
| C2 | 890.75 | 78.72 | 78.69 | S 89°20'30" W | 5°03'48" |
| C3 | 15.00 | 37.90 | 28.59 | S 15°43'33" E | 144°46'52" |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|--------|------------|--------------|---------------|-------------|---------|
| C4 | 500.00 | 24.47 | 24.47 | N 67°02'22" E | 2°48'14" | 12.24 |
| C5 | 500.00 | 24.43 | 24.42 | N 69°58'10" E | 2°48'53" | 12.22 |
| C6 | 500.00 | 31.88 | 31.88 | N 68°13'01" E | 5°55'20" | 25.86 |
| C7 | 100.00 | 13.09 | 13.09 | N 61°33'38" E | 7°27'27" | 6.52 |
| C8 | 500.00 | 25.18 | 25.18 | N 56°23'20" E | 2°33'08" | 12.59 |
| C9 | 100.00 | 17.30 | 17.28 | N 59°54'06" E | 9°54'41" | 8.87 |
| C10 | 500.00 | 24.26 | 24.26 | N 64°50'09" E | 3°59'19" | 18.87 |
| C11 | 500.00 | 16.18 | 16.18 | N 67°50'15" E | 1°51'13" | 8.09 |
| C12 | 100.00 | 18.60 | 18.57 | N 63°28'11" E | 10°39'17" | 9.32 |
| C13 | 500.00 | 15.14 | 15.14 | N 67°28'11" E | 1°28'04" | 7.66 |
| C14 | 500.00 | 32.50 | 32.54 | N 42°33'24" E | 3°43'48" | 16.28 |
| C15 | 100.00 | 17.30 | 17.30 | N 49°22'47" E | 9°56'20" | 8.70 |
| C16 | 500.00 | 24.26 | 24.26 | N 62°01'27" E | 3°59'19" | 18.87 |
| C17 | 50.00 | 8.22 | 8.21 | N 49°28'07" E | 10°34'10" | 4.62 |
| C18 | 200.00 | 12.60 | 12.60 | N 42°22'44" E | 3°36'38" | 6.30 |
| C19 | 500.00 | 15.14 | 15.14 | N 62°01'27" E | 3°59'19" | 18.87 |
| C20 | 325.00 | 120.00 | 119.32 | N 54°02'15" E | 21°09'18" | 60.69 |
| C21 | 200.00 | 107.08 | 106.78 | N 79°57'00" E | 30°40'12" | 54.84 |
| C22 | 150.00 | 81.19 | 80.17 | S 69°12'57" E | 30°59'53" | 41.60 |

| ACREAGE CHART | | | |
|-----------------------|--------------|--------------|---------------|
| TMS#209-11-00-050 | UPLAND | MARSH | TOTAL AREA |
| LOT 1 | 3.228 | 2.375 | 5.603 |
| LOT 2 | 3.366 | 2.406 | 5.773 |
| TOTAL ACREAGE: | 6.595 | 4.781 | 11.376 |

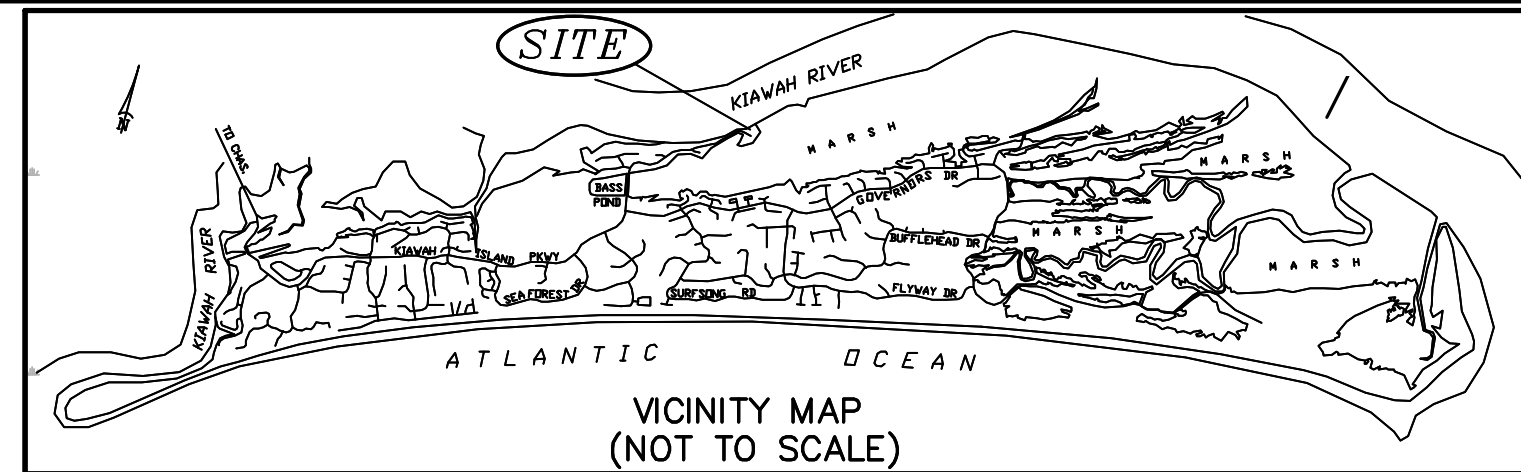
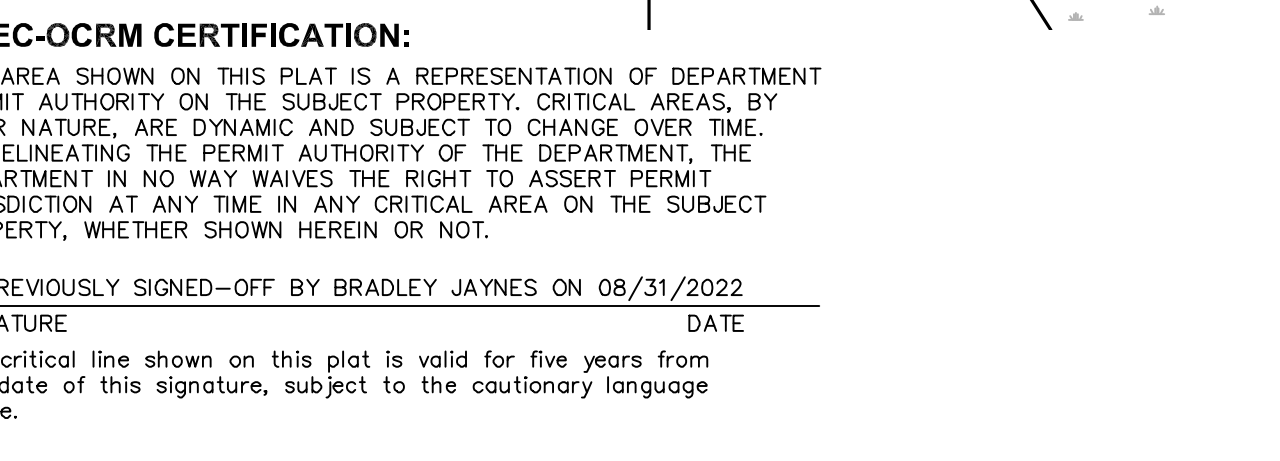


DHEC-OCRM CERTIFICATION:
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT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

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/31/2022
 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 INFORMATION:
 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



PLANNING AND RMC USE ONLY

APPROVED PRELIMINARY PLAT
 NOT FOR RECORDING

SBD25-000001 APPLICATION# _____ DATE _____

| NO. | DATE | COMMENTS PER MEMORANDUM | BY |
|-----|---------|-------------------------|-----|
| 1 | 2/20/25 | | KJK |

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

A PRELIMINARY PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAYNARDS ISLAND LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

OWNER OF RECORD:
 ICM LLC
 PO BOX 70819
 MYRTLE BEACH SC 29572

PROPERTY ADDRESS:
 ICM LLC
 PO BOX 70819
 1 CAPTAIN MAYNARDS ISLAND
 KIAWAH ISLAND SC 29455

OWNER REFERENCES:
 TMS# 209-11-00-050
 BASS POND AREA
 LOT 1, TRACT 26, PHASE 3
 CAPTAIN MAYNARDS ISLAND
 PLAT BOOK CP PAGE 192
 DEED BOOK 0605 PAGE 764

PLAN REFERENCES:
 PLAT BOOK CD PAGE 115 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
 PLAT BOOK CD PAGE 118 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
 PLAT BOOK CP PAGE 192 DATED 11/10/1993, PREPARED BY SOUTHE



ST. JOHN'S FIRE DISTRICT

FIRE CHIEF RYAN KUNITZER

COMMISSIONERS

CHAIR, WILLIAM THOMAE
VICE CHAIR, DEBRA LEHMAN
LEROY BLAKE
ISIAH WHITE
STEVE ROLANDO
MARY JONES
ROBERT WRIGHT
BROOKS MCGOUGAN
JACKIE STANLEY
TERRILYNN DURHAM

Southeastern Land Survey

Attn: Ray
1/31/2025

Subject: Coordination for Project on Capt. Maynard Rd, Kiawah Island, SC 29455

Good afternoon Ray,

Thank you for giving St. Johns Fire District the opportunity to review the plans for your project located on Capt. Maynard Rd, Kiawah Island, SC 29455. I invited Chief Prouse and Chief Whaley to accompany me on a site visit to see if we could provide any suggestions to help bring the location up to code for your project.

In accordance with the current International Fire Code (2021), specifically section "503.2.1 - Fire Apparatus Access Roads," it states that fire apparatus access roads must have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless otherwise approved for security gates per section 503.6.

While the overall width of the road may be difficult to bring into compliance, our main concern lies with the access gate. As it currently stands (11.7 width), the gate could present a significant hindrance to firefighting operations. To address this, we recommend widening the entrance and clearing the low-lying trees. Additionally, we would prefer a clearance of at least 14 feet vertically, as this would accommodate our ladder trucks and high-water rescue vehicles.

We look forward to your thoughts on how we can work together to resolve these concerns and bring the site into compliance with safety standards.

Respectfully,
David

David B. Hardwick
Chief Fire Marshal
St. John's Fire District
Office: 843-559-9194



Town of Kiawah Island

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

March 5, 2025



SUBDIVISION APPLICATION

#SBD25-000001

#SBD25-000001

A Preliminary Plat Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island (#TMS 209-11-00-050)

Applicant/Property Owner: 1CM LLC

Surveyor: Southeastern Land Surveying, LLC.

Location: Captain Maynards Island

Parcel(s): #TMS 209-11-00-050

Zoning District: R-1, Residential

| | | | |
|----------------------|---------------|-------------------|--------------------|
| Proposed Lots | Lot 1: | Total | 5.603 acres |
| | | Highlands | 3.228 acres |
| | | Marshlands | 2.375 acres |
| | Lot 2: | Total | 5.773 acres |
| | | Highlands | 3.366 acres |
| | | Marshlands | 2.406 acres |





SBD25-000001

PID: 2091100050

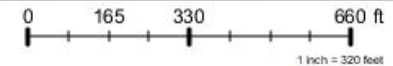
OWNER1: 1CM LLC

PLAT BOOK PAGE: CP-192

DEED BOOK PAGE: 0605-764

Jurisdiction: TOWN OF KIAWAH 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: 2/25/2025

#SBD25-000001 | Case Information

- The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island.
- The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.
- The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The Preliminary Plat was approved. No further action taken resulting in expiration of Preliminary Plat.
- A fire burned down the principal residence on April 23, 2019. The property was not redeveloped following the fire.
- The subject parcel is part of the Key Locations map. It is allowed one dock to the North to the Kiawah River, and one dock to the South towards the Tributary to Kiawah River. The lot currently has two (2) existing docks.

| PARCEL LINE TABLE | | DHEC/OCRM CRITICAL LINE | |
|-------------------|---------------|-------------------------|---------------|
| LINE | BEARING | LINE | BEARING |
| L1 | N 89°15'00" W | COL1 | N 89°15'00" W |
| L2 | S 89°15'00" E | COL2 | S 89°15'00" E |
| L3 | N 00°00'00" E | COL3 | N 00°00'00" E |
| L4 | S 00°00'00" W | COL4 | S 00°00'00" W |
| L5 | N 89°15'00" W | COL5 | N 89°15'00" W |
| L6 | S 89°15'00" E | COL6 | S 89°15'00" E |
| L7 | N 00°00'00" E | COL7 | N 00°00'00" E |
| L8 | S 00°00'00" W | COL8 | S 00°00'00" W |
| L9 | N 89°15'00" W | COL9 | N 89°15'00" W |
| L10 | S 89°15'00" E | COL10 | S 89°15'00" E |
| L11 | N 00°00'00" E | COL11 | N 00°00'00" E |
| L12 | S 00°00'00" W | COL12 | S 00°00'00" W |
| L13 | N 89°15'00" W | COL13 | N 89°15'00" W |
| L14 | S 89°15'00" E | COL14 | S 89°15'00" E |
| L15 | N 00°00'00" E | COL15 | N 00°00'00" E |
| L16 | S 00°00'00" W | COL16 | S 00°00'00" W |
| L17 | N 89°15'00" W | COL17 | N 89°15'00" W |
| L18 | S 89°15'00" E | COL18 | S 89°15'00" E |
| L19 | N 00°00'00" E | COL19 | N 00°00'00" E |
| L20 | S 00°00'00" W | COL20 | S 00°00'00" W |
| L21 | N 89°15'00" W | COL21 | N 89°15'00" W |
| L22 | S 89°15'00" E | COL22 | S 89°15'00" E |
| L23 | N 00°00'00" E | COL23 | N 00°00'00" E |
| L24 | S 00°00'00" W | COL24 | S 00°00'00" W |
| L25 | N 89°15'00" W | COL25 | N 89°15'00" W |
| L26 | S 89°15'00" E | COL26 | S 89°15'00" E |
| L27 | N 00°00'00" E | COL27 | N 00°00'00" E |
| L28 | S 00°00'00" W | COL28 | S 00°00'00" W |
| L29 | N 89°15'00" W | COL29 | N 89°15'00" W |
| L30 | S 89°15'00" E | COL30 | S 89°15'00" E |
| L31 | N 00°00'00" E | COL31 | N 00°00'00" E |
| L32 | S 00°00'00" W | COL32 | S 00°00'00" W |
| L33 | N 89°15'00" W | COL33 | N 89°15'00" W |
| L34 | S 89°15'00" E | COL34 | S 89°15'00" E |
| L35 | N 00°00'00" E | COL35 | N 00°00'00" E |
| L36 | S 00°00'00" W | COL36 | S 00°00'00" W |
| L37 | N 89°15'00" W | COL37 | N 89°15'00" W |
| L38 | S 89°15'00" E | COL38 | S 89°15'00" E |
| L39 | N 00°00'00" E | COL39 | N 00°00'00" E |
| L40 | S 00°00'00" W | COL40 | S 00°00'00" W |
| L41 | N 89°15'00" W | COL41 | N 89°15'00" W |
| L42 | S 89°15'00" E | COL42 | S 89°15'00" E |
| L43 | N 00°00'00" E | COL43 | N 00°00'00" E |
| L44 | S 00°00'00" W | COL44 | S 00°00'00" W |
| L45 | N 89°15'00" W | COL45 | N 89°15'00" W |
| L46 | S 89°15'00" E | COL46 | S 89°15'00" E |
| L47 | N 00°00'00" E | COL47 | N 00°00'00" E |
| L48 | S 00°00'00" W | COL48 | S 00°00'00" W |
| L49 | N 89°15'00" W | COL49 | N 89°15'00" W |
| L50 | S 89°15'00" E | COL50 | S 89°15'00" E |
| L51 | N 00°00'00" E | COL51 | N 00°00'00" E |
| L52 | S 00°00'00" W | COL52 | S 00°00'00" W |
| L53 | N 89°15'00" W | COL53 | N 89°15'00" W |
| L54 | S 89°15'00" E | COL54 | S 89°15'00" E |
| L55 | N 00°00'00" E | COL55 | N 00°00'00" E |
| L56 | S 00°00'00" W | COL56 | S 00°00'00" W |
| L57 | N 89°15'00" W | COL57 | N 89°15'00" W |
| L58 | S 89°15'00" E | COL58 | S 89°15'00" E |
| L59 | N 00°00'00" E | COL59 | N 00°00'00" E |
| L60 | S 00°00'00" W | COL60 | S 00°00'00" W |
| L61 | N 89°15'00" W | COL61 | N 89°15'00" W |
| L62 | S 89°15'00" E | COL62 | S 89°15'00" E |
| L63 | N 00°00'00" E | COL63 | N 00°00'00" E |
| L64 | S 00°00'00" W | COL64 | S 00°00'00" W |
| L65 | N 89°15'00" W | COL65 | N 89°15'00" W |
| L66 | S 89°15'00" E | COL66 | S 89°15'00" E |
| L67 | N 00°00'00" E | COL67 | N 00°00'00" E |
| L68 | S 00°00'00" W | COL68 | S 00°00'00" W |
| L69 | N 89°15'00" W | COL69 | N 89°15'00" W |
| L70 | S 89°15'00" E | COL70 | S 89°15'00" E |
| L71 | N 00°00'00" E | COL71 | N 00°00'00" E |
| L72 | S 00°00'00" W | COL72 | S 00°00'00" W |
| L73 | N 89°15'00" W | COL73 | N 89°15'00" W |
| L74 | S 89°15'00" E | COL74 | S 89°15'00" E |
| L75 | N 00°00'00" E | COL75 | N 00°00'00" E |
| L76 | S 00°00'00" W | COL76 | S 00°00'00" W |
| L77 | N 89°15'00" W | COL77 | N 89°15'00" W |
| L78 | S 89°15'00" E | COL78 | S 89°15'00" E |
| L79 | N 00°00'00" E | COL79 | N 00°00'00" E |
| L80 | S 00°00'00" W | COL80 | S 00°00'00" W |
| L81 | N 89°15'00" W | COL81 | N 89°15'00" W |
| L82 | S 89°15'00" E | COL82 | S 89°15'00" E |
| L83 | N 00°00'00" E | COL83 | N 00°00'00" E |
| L84 | S 00°00'00" W | COL84 | S 00°00'00" W |
| L85 | N 89°15'00" W | COL85 | N 89°15'00" W |
| L86 | S 89°15'00" E | COL86 | S 89°15'00" E |
| L87 | N 00°00'00" E | COL87 | N 00°00'00" E |
| L88 | S 00°00'00" W | COL88 | S 00°00'00" W |
| L89 | N 89°15'00" W | COL89 | N 89°15'00" W |
| L90 | S 89°15'00" E | COL90 | S 89°15'00" E |
| L91 | N 00°00'00" E | COL91 | N 00°00'00" E |
| L92 | S 00°00'00" W | COL92 | S 00°00'00" W |
| L93 | N 89°15'00" W | COL93 | N 89°15'00" W |
| L94 | S 89°15'00" E | COL94 | S 89°15'00" E |
| L95 | N 00°00'00" E | COL95 | N 00°00'00" E |
| L96 | S 00°00'00" W | COL96 | S 00°00'00" W |
| L97 | N 89°15'00" W | COL97 | N 89°15'00" W |
| L98 | S 89°15'00" E | COL98 | S 89°15'00" E |
| L99 | N 00°00'00" E | COL99 | N 00°00'00" E |
| L100 | S 00°00'00" W | COL100 | S 00°00'00" W |

| CURVE DATA | | PROPOSED LOT CURVE TABLE | |
|------------|---------------|--------------------------|--------------|
| CURVE | BEARING | ARC LENGTH | CHORD LENGTH |
| C1 | N 89°15'00" W | 10.00 | 10.00 |
| C2 | S 89°15'00" E | 10.00 | 10.00 |
| C3 | N 00°00'00" E | 10.00 | 10.00 |
| C4 | S 00°00'00" W | 10.00 | 10.00 |
| C5 | N 89°15'00" W | 10.00 | 10.00 |
| C6 | S 89°15'00" E | 10.00 | 10.00 |
| C7 | N 00°00'00" E | 10.00 | 10.00 |
| C8 | S 00°00'00" W | 10.00 | 10.00 |
| C9 | N 89°15'00" W | 10.00 | 10.00 |
| C10 | S 89°15'00" E | 10.00 | 10.00 |
| C11 | N 00°00'00" E | 10.00 | 10.00 |
| C12 | S 00°00'00" W | 10.00 | 10.00 |
| C13 | N 89°15'00" W | 10.00 | 10.00 |
| C14 | S 89°15'00" E | 10.00 | 10.00 |
| C15 | N 00°00'00" E | 10.00 | 10.00 |
| C16 | S 00°00'00" W | 10.00 | 10.00 |
| C17 | N 89°15'00" W | 10.00 | 10.00 |
| C18 | S 89°15'00" E | 10.00 | 10.00 |
| C19 | N 00°00'00" E | 10.00 | 10.00 |
| C20 | S 00°00'00" W | 10.00 | 10.00 |

GENERAL NOTES:

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 THIS 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 NAD 83.
5. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT SHOWN IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEY LOCATIONS, AND WERE NOT FIELD-LOCATED MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
6. AS PER FLOOD-INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN AE-12.13 AND VE-13 (BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON MAP NUMBER 400370000, PANEL 805 OF 805 DATED JANUARY 29, 2020. PARCEL 2 IS WITHIN A LMA. FLOOD LINE SHOWN SHOULD BE VERIFIED BY AN APPROPRIATE OFFICIAL WITH CHARLESTON COUNTY.
7. PROPERTY SETBACKS SHOULD BE VERIFIED BY KIAWAH ISLAND ABE BEFORE ANY DESIGN OR CONSTRUCTION.
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. THE EXISTING LOT IS SERVED BY PUBLIC SEWER AND WATER.
10. ELEVATIONS ARE BASED ON NAVD 1983.
11. EXISTING TREES AND TOPO WERE TAKEN FROM A SURVEY DATED DECEMBER 2017.
12. PARCELS LOCATED IN THE R-1 RESIDENTIAL ZONING DISTRICT.
13. ALL ZONING STANDARDS AS PROPERTY SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE SHOULD BE VERIFIED BY THE TOWN OF KIAWAH ISLAND PRIOR TO ANY DESIGN OR CONSTRUCTION.

OWNER OF RECORD:
TOM LOM
PO BOX 70419
MYRTLE BEACH SC 29572

PROPERTY ADDRESS:
TOM LOM
PO BOX 70419
1 CAPTAIN MAJNARDS ISLAND
KIAWAH ISLAND SC 29455

OWNER REFERENCES:
TMS# 209-11-00-050
LOT 1 - TRACT 26, PHASE 3
CAPTAIN MAJNARDS ISLAND
PLAT BOOK CD, PAGE 192
KEYD BOOK 0066, PAGE 364

PLAN REFERENCES:
PLAT BOOK CD, PAGE 115, DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CD, PAGE 116, DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CD, PAGE 192, DATED 11/01/1993, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA

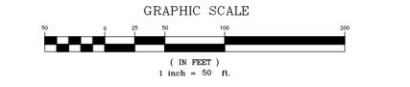
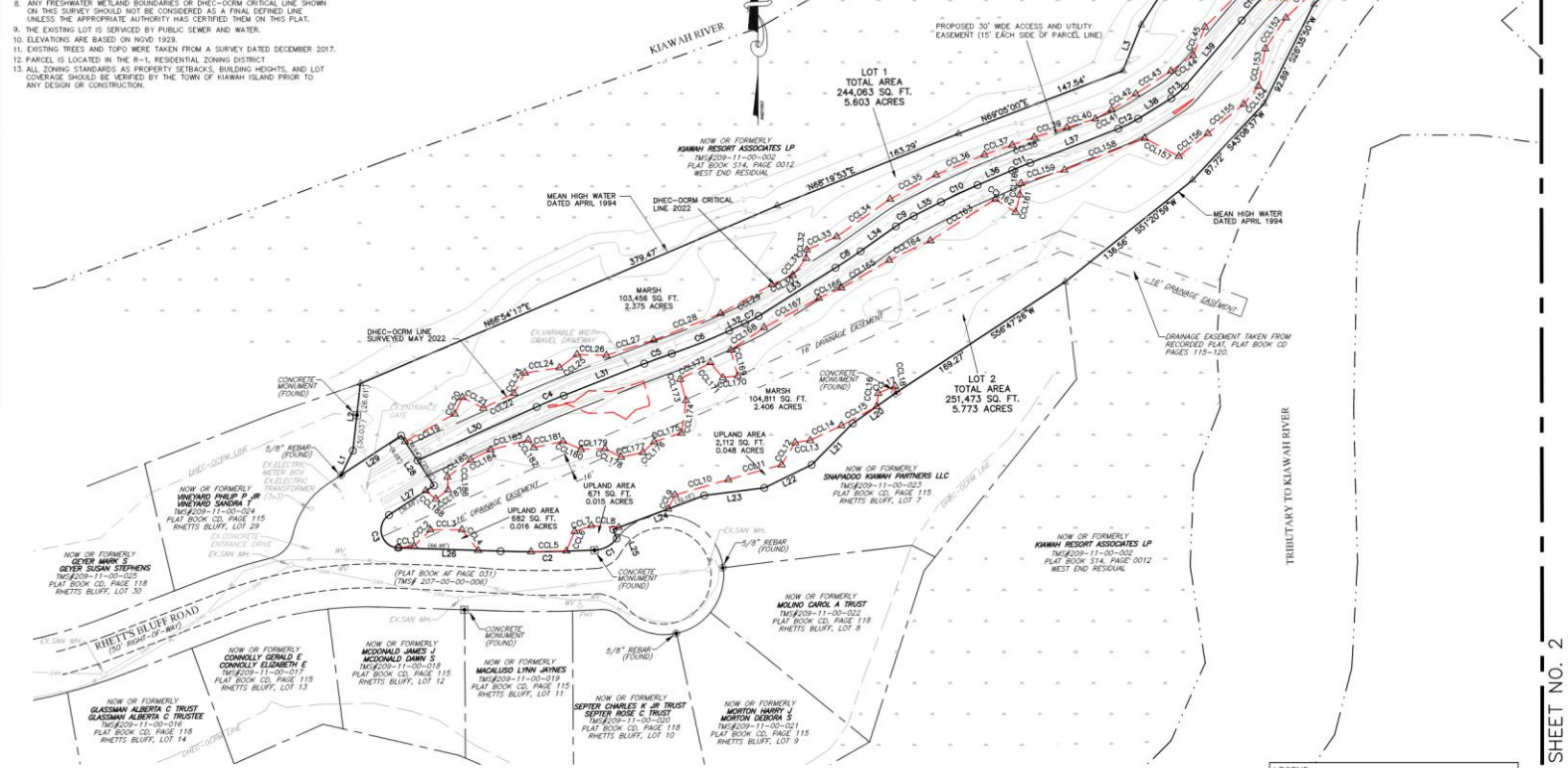
PLANNING AND RMC USE ONLY

APPROVED PRELIMINARY PLAT
NOT FOR RECORDING

SEDCS-000001 REFLECTIONS DATE: _____

ACREAGE CHART

| TMS#209-11-00-050 | UPLAND | MARSH | TOTAL AREA |
|-------------------|--------|-------|------------|
| LOT 1 | 3.228 | 2.375 | 5.603 |
| LOT 2 | 3.366 | 2.406 | 5.773 |
| TOTAL ACREAGE: | 6.595 | 4.781 | 11.376 |



LEGEND:

| | |
|-----|------------------------------|
| ○ | SET CORNERS (AS DESCRIBED) |
| ● | FOUND CORNERS (AS DESCRIBED) |
| ○ | EXISTING SANITARY MANHOLE |
| --- | PROPERTY LINE |
| --- | MEAN HIGH WATER LINE |
| --- | ADJOINER LINE |
| --- | DHEC-OCRM CRITICAL LINE |
| --- | EXISTING DRAINAGE EASEMENT |
| --- | EXISTING UTILITY EASEMENT |



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 MORE OR LESS EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/21/2022
DATE: _____
The original file shown on this plat is valid for five years from the date of this signature, subject to the customary language above.

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

DHEC-OCRM CERTIFICATION:

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

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/21/2022
DATE: _____
The original file shown on this plat is valid for five years from the date of this signature, subject to the customary language above.

Plat Page 1 of 2

SHEET NO. 2

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------------------------|
| 1 | 2/20/25 | COMMENTS PER MEMORANDUM 2/19/25 |

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENNINGS ROAD
CHARLESTON, SC 29407
(853)735-9530

A PRELIMINARY PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAJNARDS ISLAND TMS# 209-11-00-050 LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

PRELIMINARY PLAT

DATE: JANUARY 13, 2025
DRAWN: K. KUZIO
CHECK: J. BYRNES
CC: STEVE R.
JOB: 22055
DWG: 22055-P
SHEET: 1 OF 2

#SBD25-000001 | Preliminary Plat request

Pursuant to Sec. 12-279. – Preliminary Plat- Procedural requirements.

Approval of the preliminary plat shall apply for three years. Where a subdivision is being developed in phases or sections, the three years shall be measured from the date of approval granted to that phase or section of the subdivision. The developer may apply in writing to the Planning Commission for a single six-month time extension. It is the developer/property owner and or the applicant's responsibility to submit a written request including, but not limited to, all documentation identifying the progression of the project (example: land disturbance permits, approval letters from SCDHEC for the construction for public water and sewer installation, etc.) all documentation is to be submitted to the Planning Director and to be considered by the Planning Commission at a minimum of two months prior to the expiration date of the preliminary plat, but not more than six months prior to the expiration date of the preliminary plat. The Planning Commission may terminate an approval, for cause, at any time after three years.

#SBD25-000001 | Staff Review

A Preliminary Plat| Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island #TMS 209-11-00-050

The Planning Department has reviewed this document for PRELIMINARY APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of preliminary plat application #SBD25-000001, planning staff recommends that:

- 1. The applicant shall maintain a vertical clearance for the driveway of not less than 14' to accommodate ladder trucks and high water rescue vehicles.**
- 2. The following statements should be placed on the plat: "The approval of this plat does not obligate the Town of Kiawah Island in any way to accept for maintenance any of the roads or easements shown hereon"; and "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."**