

# Town of Kiawah Island Planning Commission

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



## November 6, 2019

1

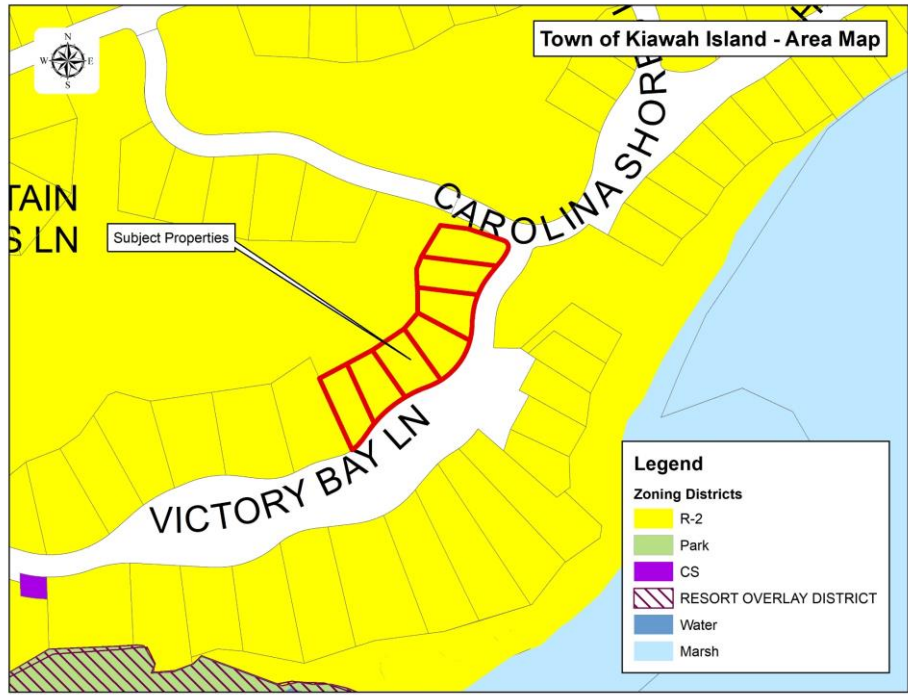


### #SBD19-000009

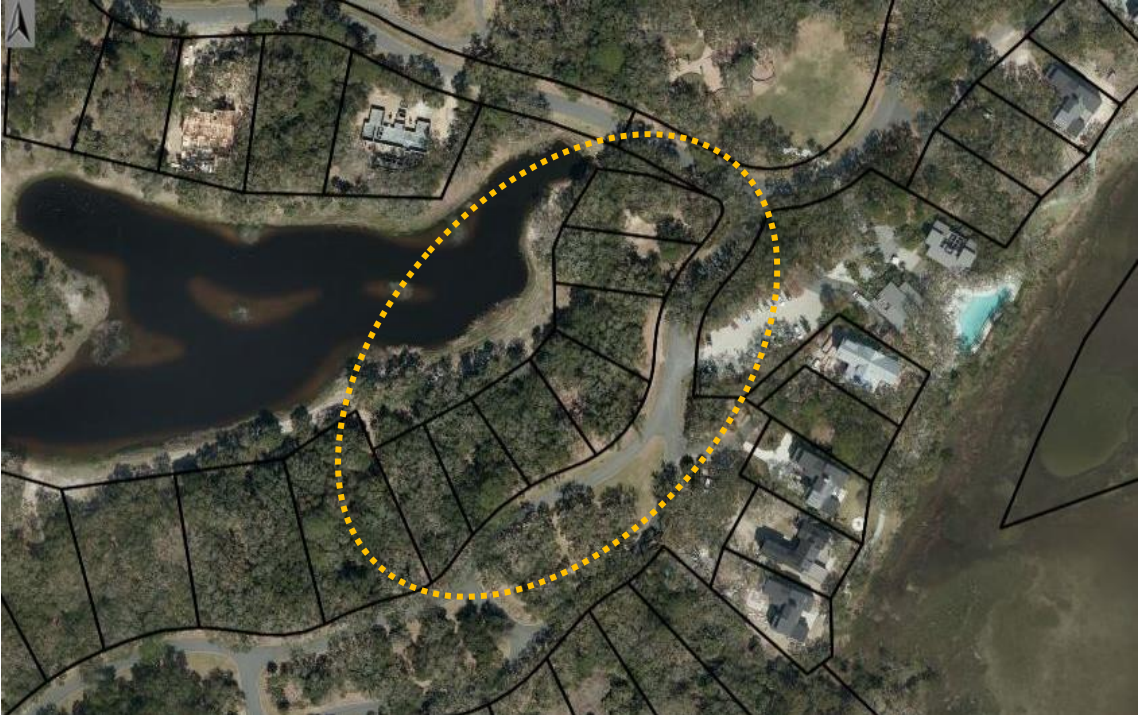
A Final Subdivision Plat – Ocean Park Phase 6D, Lots 327-339

<b>Applicant/Owner:</b>	<b>Lands of KDP II, LLC and Kiawah Resort Associates, LP</b>
<b>Surveyor:</b>	<b>SW &amp; A Surveying, LLC.</b>
<b>Parcel(s):</b>	<b>265-16-00-064; -194; -195; -196; -197; -198 and -199</b>
<b>Zoning District:</b>	<b>R-2</b>
<b>Acres:</b>	<b>1.798</b>
<b>Lot(s):</b>	<b>7 Lots</b>

2

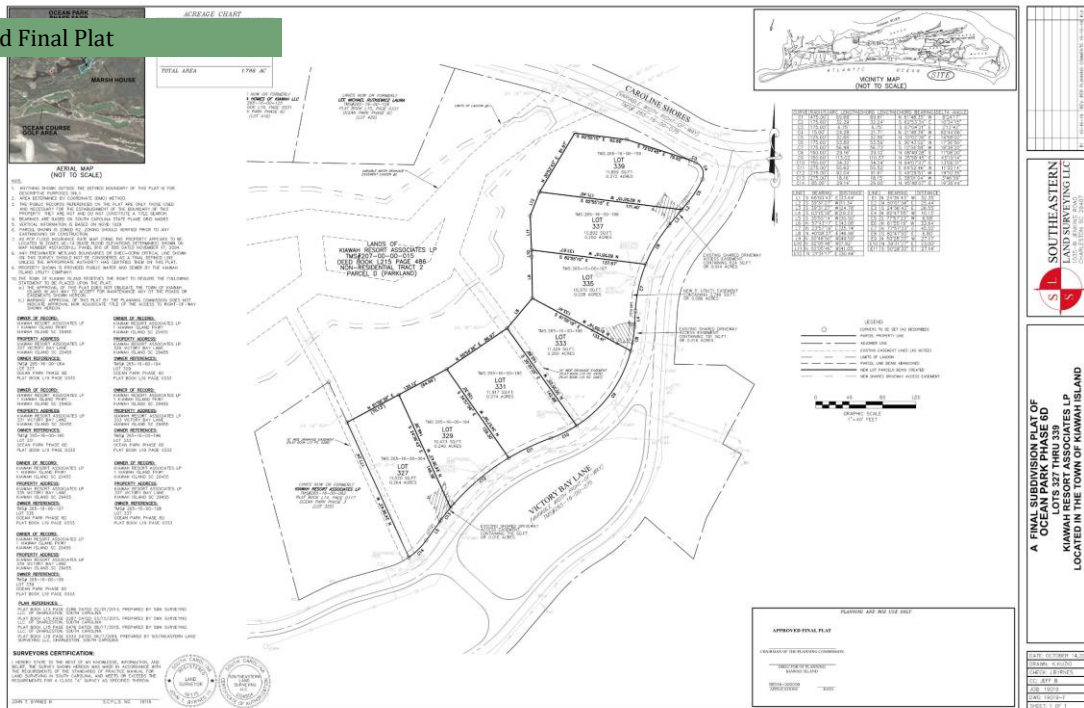


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Proposed Final Plat



6

# #SBD19-000009

The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as A Final Subdivision Plat of Subdivision Ocean Park Phase 6D Lots 327-339 and find that it is consistent with Article 12c, Subdivision Regulations.

The subdivision request is situated at the eastern end of the island along Victory Bay Lane. The proposed lots contain proposed shared driveway access easements. The total area is approximately 1.798 acres in size containing 7 new lots. A five feet (5') Utility Easement has been proposed adjacent to Victory Bay Lane, approximately 3,749 sqft.)

PC Approved Preliminary Plat (#SDP-000026-2019) on June 5, 2019  
 Conditional Approved and Recorded on Aug. 6, 2019

Acreage Chart	
Lot 327	0.264
Lot 329	0.240
Lot 331	0.274
Lot 333	0.260
Lot 335	0.238
Lot 337	0.250
Lot 339	0.272
<b>Total Area</b>	<b>1.798</b>

7





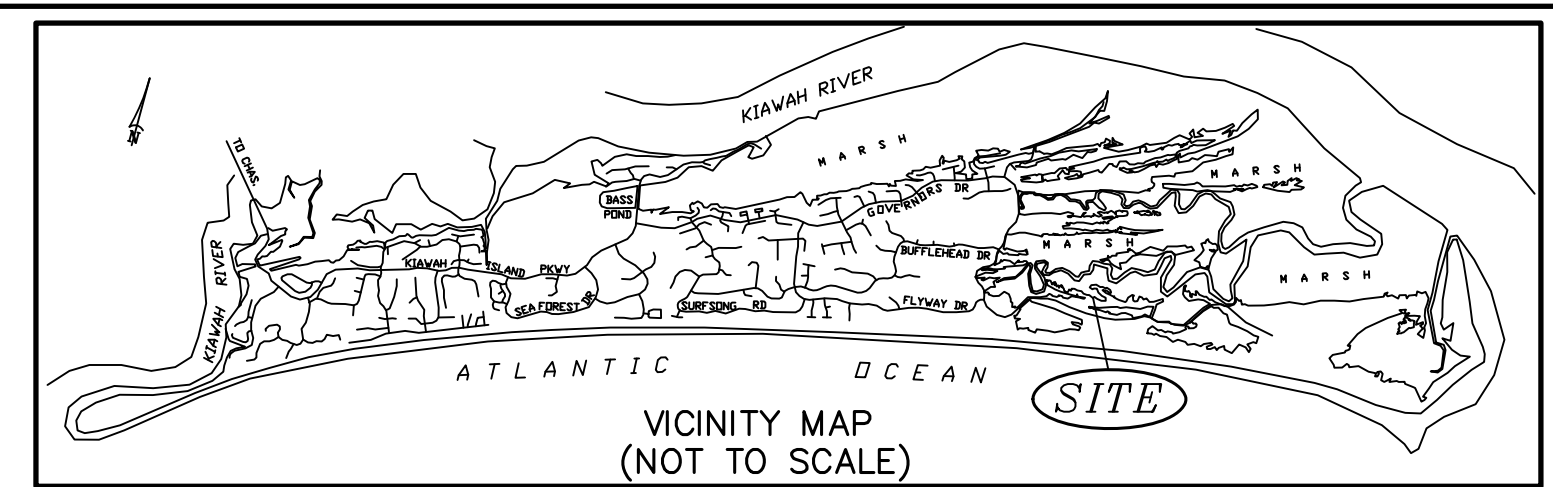
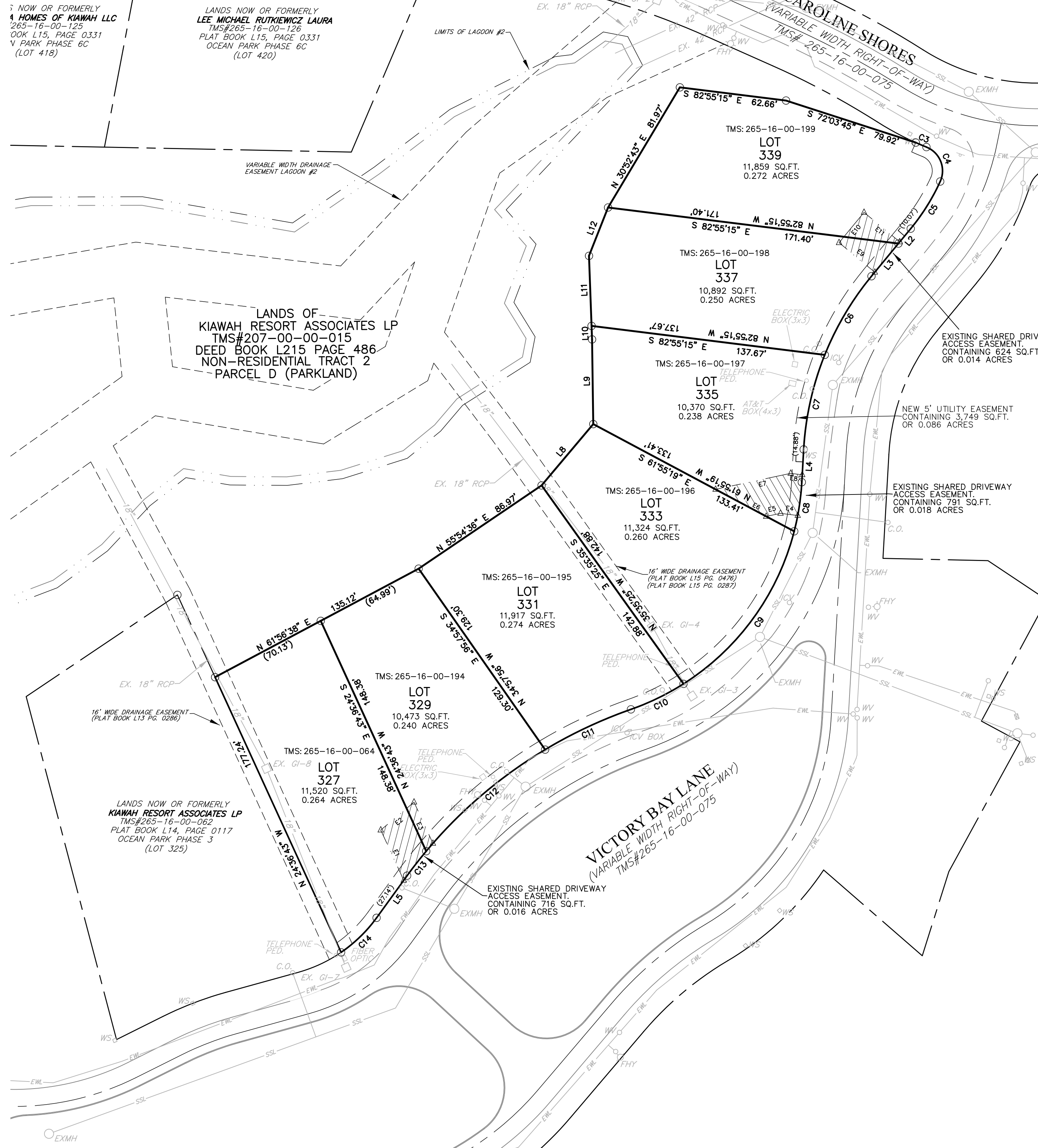
AERIAL MAP (NOT TO SCALE)

ACREAGE CHART

LOT 327	0.264 AC
LOT 329	0.240 AC
LOT 331	0.274 AC
LOT 333	0.260 AC
LOT 335	0.238 AC
LOT 337	0.250 AC
LOT 339	0.272 AC
<b>TOTAL AREA</b>	<b>1.798 AC</b>

LANDS NOW OR FORMERLY  
1 HOMES OF KIAWAH LLC  
TMS# 265-16-00-126  
OOK L15, PAGE 0331  
V PARK PHASE 6C  
(LOT 418)

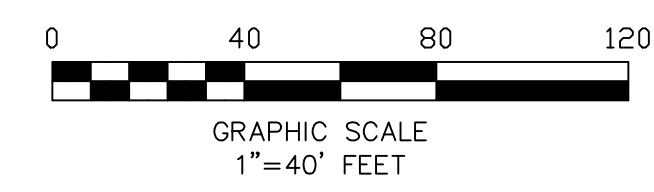
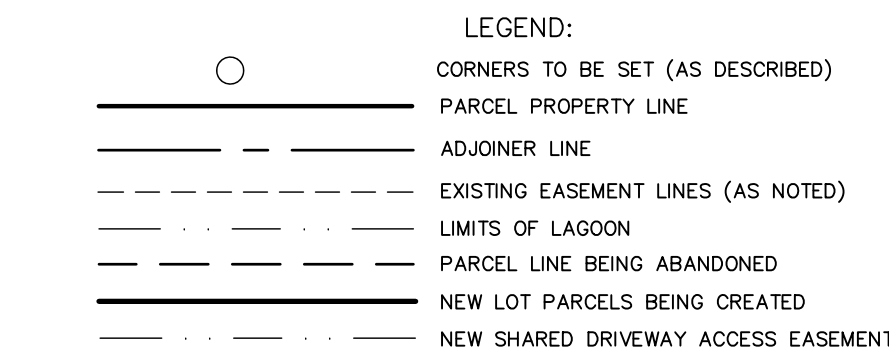
LANDS NOW OR FORMERLY  
LEE MICHAEL RUTKIEWICZ LAURA  
TMS# 265-16-00-126  
PLAT BOOK L15, PAGE 0331  
OCEAN PARK PHASE 6C  
(LOT 420)



VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	69.68'	69.61'	N 61°48'35" W	8°24'17"
C2	175.00'	32.29'	32.24'	S 82°53'34" E	10°54'15"
C3	175.00'	6.75'	6.75'	S 67°04'21" E	21°2'42"
C4	15.00'	24.28'	21.71'	N 21°48'39" W	92°44'06"
C5	125.00'	32.65'	32.56'	N 32°02'26" E	14°58'02"
C6	175.00'	53.80'	53.59'	S 30°43'02" W	17°36'50"
C7	175.00'	56.98'	56.73'	S 12°34'58" W	18°39'20"
C8	150.00'	29.16'	29.12'	N 08°49'28" E	11°08'20"
C9	150.00'	113.02'	110.37'	S 35°58'45" E	43°10'14"
C10	150.00'	34.32'	34.24'	N 64°07'07" E	13°06'51"
C11	275.00'	55.62'	55.52'	S 64°52'46" W	11°35'14"
C12	275.00'	92.04'	91.61'	S 49°29'51" W	19°10'35"
C13	275.00'	18.16'	18.15'	S 38°01'04" W	3°46'59"
C14	85.00'	29.14'	29.00'	N 45°48'07" E	19°38'44"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 66°00'43" E	33.64'	E1	N 24°36'43" W	32.35'
L2	S 39°31'27" W	11.34'	E2	N 50°01'34" E	25.44'
L3	S 39°31'27" W	24.78'	E3	N 24°36'43" E	26.55'
L4	S 03°15'18" W	19.23'	E4	N 82°47'55" W	10.13'
L5	S 35°55'14" W	30.50'	E5	N 77°57'23" W	8.58'
L6	N 57°43'17" E	43.08'	E6	N 61°55'19" W	33.64'
L7	N 23°57'19" E	35.74'	E7	N 77°57'23" E	45.02'
L8	N 40°08'57" E	48.98'	E8	S 82°47'55" W	6.80'
L9	N 00°48'50" W	49.59'	E9	N 50°28'33" W	27.17'
L10	N 02°05'46" W	7.92'	E10	N 39°31'27" E	23.00'
L11	N 02°05'46" W	41.05'	E11	S 50°28'33" E	27.14'
L12	N 21°31'17" E	30.44'			



- 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. VERTICAL INFORMATION IS BASED ON NGVD 1929
  6. PARCEL SHOWN IS ZONED R2. ZONING SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING OR CONSTRUCTION.
  7. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN ZONES AE-14 (BASE FLOOD ELEVATIONS DETERMINED) SHOWN ON MAP NUMBER 45019C0810J, PANEL B10 OF 855 DATED NOVEMBER 17, 2004.
  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. PROPERTY SHOWN IS PROVIDED PUBLIC WATER AND SEWER BY THE KIAWAH ISLAND UTILITY COMPANY.
  10. THE TOWN OF KIAWAH ISLAND RESERVES THE RIGHT TO REQUIRE THE FOLLOWING STATEMENT TO BE PLACED UPON THE PLAT:
    - a.) 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.
    - b.) 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.

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
327 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-064  
LOT 327  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
329 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-194  
LOT 329  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
331 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-195  
LOT 331  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
333 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-064  
LOT 329  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
335 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-197  
LOT 335  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
337 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-199  
LOT 337  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

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

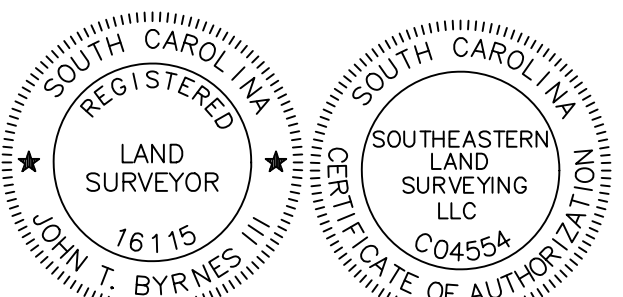
**PROPERTY ADDRESS:**  
KIAWAH RESORT ASSOCIATES LP  
339 VICTORY BAY LANE  
KIAWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 265-16-00-199  
LOT 339  
OCEAN PARK PHASE 6D  
PLAT BOOK L19 PAGE 0333

**PLAN REFERENCES:**  
PLAT BOOK L13 PAGE 0286 DATED 02/01/2013, PREPARED BY SWA SURVEYING LLC OF CHARLESTON, SOUTH CAROLINA  
PLAT BOOK L15 PAGE 0287 DATED 03/15/2015, PREPARED BY SWA SURVEYING LLC OF CHARLESTON, SOUTH CAROLINA  
PLAT BOOK L15 PAGE 0476 DATED 08/17/2015, PREPARED BY SWA SURVEYING LLC OF CHARLESTON, SOUTH CAROLINA  
PLAT BOOK L19 PAGE 0333 DATED 06/7/2019, PREPARED BY SOUTHEASTERN LAND SURVEYING LLC, CHARLESTON, SOUTH CAROLINA

**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.



PLANNING AND ROD USE ONLY

APPROVED FINAL PLAT

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF PLANNING  
KIAWAH ISLAND

SBD19-00009 APPLICATION# DATE

NO.	DATE	REV. PER PLANNING COMMENTS	BY
R1	10-16-19	10-16-19	KLK

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

**A FINAL SUBDIVISION PLAT OF OCEAN PARK PHASE 6D LOTS 327 THRU 339**  
KIAWAH RESORT ASSOCIATES LP  
LOCATED IN THE TOWN OF KIAWAH ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 14, 2019
DRAWN: K.KUZIO
CHECK: J.BYRNES
CC: JEFF B.
JOB: 19019
DWG: 19019-F
SHEET: 1 OF 1