

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting
February 15, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: January 10, 2018

[Pages 2–7]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. Exterior Modifications: 1003 Landfall Way (Commercial)

[Pages 8–13]

Request from Castec Structures, Inc., to review and approve changes to the roofing and exterior paint colors for an existing commercial building located at 1003 Landfall Way

ITEMS FOR INFORMATION / DISCUSSION

1. Updated Zoning Map

[Pages 14–28]

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Meeting

January 10, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert L. Driscoll (Chair), Lori Leary (Vice-Chair), Ken Otstot, Cathy Patterson, Wayne Billian, Joe Cronin (Town Administrator), Lynda Whitworth (License and Permit Specialist)

Absent: None

Guests: Katrina Burrell (SIPOA ARC), Donna Brown (Seabrook Island Club), Don Romano (Seabrook Island Club), John Wilcox (Seabrook Island Club), Phillip Squire (Resident)

Chairman Driscoll called the meeting to order at 2:30 pm. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and the meeting agenda was properly posted.

ELECTION OF CHAIR & VICE-CHAIR FOR 2018

Chairman Driscoll opened the floor for nominations for Chair. Ms. Patterson nominated Mr. Driscoll to serve as Chair for 2018. Mr. Billian seconded the nomination. There being no further nominations, the motion to elect Mr. Driscoll as Chair for 2018 was approved by a vote of 5-0.

Chairman Driscoll opened the floor for nominations for Vice-Chair. Ms. Patterson nominated Ms. Leary to serve as Vice-Chair for 2018. Mr. Otstot seconded the nomination. There being no further nominations, the motion to elect Ms. Leary as Vice-Chair for 2018 was approved by a vote of 5-0.

APPOINTMENT OF SECRETARY

Chairman Driscoll stated that the new Town Administrator, Joe Cronin, would assume the role as Secretary to the Planning Commission as part of his duties as Zoning Administrator. Chairman Driscoll asked for unanimous consent to appoint Mr. Cronin as Secretary. There was no objection, and Mr. Cronin was appointed by a vote of 5-0.

Chairman Driscoll recognized the town's License and Permit Specialist, Lynda Whitworth, and thanked her for her many years of dedicated service as Secretary to the Planning Commission.

APPROVAL OF MINUTES

1. **December 6, 2017:** Mr. Billian made a motion to approve the minutes from the December 6, 2017, meeting, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

OLD BUSINESS ITEMS

1. **Revised Lighting Plan: Seabrook Island Racquet Club:** Chairman Driscoll called on representatives from the Seabrook Island Racquet Club to present an overview of their request. Ms. Donna Brown and Mr. Don Romano spoke on behalf of the Club. Ms. Brown stated that the original plan would have required digging up the gazebos at the courts, which the club was seeking to avoid. She added that the revised lighting plan would allow 10 additional lighting fixtures, but 6 fewer poles. The poles would be 2' shorter on the tennis courts and 4' shorter on the pickleball courts. Town Administrator Cronin noted for the record that the address listed on the agenda should have been 1701 Long Bend Drive, rather than 3772 Seabrook Island Road.

Chairman Driscoll opened the discussion by asking about off-site impacts associated with the revised lighting plan. Mr. Romano noted that there would not be an off-site impact to neighboring property owners. Town Administrator Cronin presented a copy of the photometric plan, which showed that lighting levels would be reduced to 0.0 footcandles before reaching neighboring residential properties.

Mr. Otstot asked if the lighting would be located within the same footprint as the original plan. Ms. Brown responded that the lighting plan covered the same tennis and pickleball courts as before. The only difference was that there would be 6 fewer poles, 10 more fixtures, and the lights would be 2' to 4' shorter in height than the lights which were originally approved. Ms. Brown also noted that the price of LED lights had decreased significantly, so the Club was also seeking to change the lighting type from metal halide to LED. She added that LED lights would give off a cooler light, would last longer, and would be more energy efficient. Mr. Romano added that the Club originally thought that the overall cost would be lower, given the fewer number of poles; however, the current plan was expected to cost \$6,000 to \$7,000 more than the original plan.

Chairman Driscoll asked whether the rules and limitations related to court lighting would be different than those that were originally proposed when the lighting plan was originally approved. Mr. Romano responded that the lights would still be on a timer, and would be activated by a button. He stated that the lights would automatically dim at 9:15 pm, and would shut off at 9:30 pm. Ms. Brown added that the lights would stay off if there was no activity on the courts.

Ms. Patterson asked how the lights would compare to those located at the equestrian center, adding that those lights shine into her house, as well as the homes of her neighbors. Mr. Romano stated that the lights at the courts would be a different type, covering a smaller area, and oriented downward. He added that the Club was also considering changing the lights at the equestrian center at some point in the future.

Mr. Billian asked if the lights would have motion detectors. Mr. Romano responded that plans for motion detection have not been finalized, but motion detectors were expected to be included.

Mr. Billian also asked if the lights fixtures would be flat, so that light would be directed downward. Mr. Romano responded in the affirmative. Ms. Brown indicated that a photo of the proposed fixtures was included in the lighting plans.

Chairman Driscoll noted that there was a lot of interest from neighboring property owners when the lights were first discussed, and asked if notification had been provided that a revised plan would be reviewed at this meeting. Town Administrator Cronin stated that notification had been provided via email to the community managers of neighboring properties. He added that a subsequent notification was sent when the meeting date was changed from January 3rd to January 10th.

Mr. Phillip Squire, a member of the SIPOA Board, asked for an opportunity to provide comments. Mr. Squire stated that the board had determined that the lighting plans would not be subject to the POA's review; however, as a town resident, he had concerns about light spill and glare, the brightness and type of lights, additional noise at the tennis courts, and insects. He urged members of the Planning Commission to reject the revised plans as submitted.

Chairman Driscoll and Mr. Otstot asked if the club had any response to Mr. Squire's concerns. Mr. Romano stated that, per the manufacturer, the light fixtures would not attract as many insects as other types of fixtures. In addition, the revised lighting plan included shorter lights, which would all face downward, and therefore, would have a minimal amount of light spill. Mr. Romano stated that the club had held no fewer than 7 meetings with neighboring property owners. He added that just about every other tennis facility in the region is lighted, and in this instance, the Club was seeking to light only 2 tennis and 2 pickleball courts, rather than all of the courts.

Ms. Patterson asked if there had been complaints from other when the lights were installed at the equestrian center. Mr. John Wilcox from the Seabrook Island Club responded that there were some complaints when they were installed approximately 12 years ago, but that the Club had made adjustments over time to address the concerns of neighboring property owners.

Mr. Billian asked if the lights would meet the SIPOA's Dark Sky requirements. Ms. Katrina Burrell, the administrator of the SIPOA's Architectural Review Committee (ARC), responded that Seabrook Island was not a certified Dark Sky community, but that in general, the ARC tries to meet the Dark Sky standards. Mr. Billian asked whether the POA would allow a homeowner to install the type of light which was being proposed by the Club. Ms. Burrell responded that the ARC is typically more concerned with the location and type of fixture. She added that lights under 3,100 Kelvin give off more of a yellowish color light, while lights over 3,100 Kelvin are more white in color. She stated that the ARC generally requires lights above 3,100 Kelvin.

Ms. Patterson noted that many houses still have exterior flood lights. While these were allowed in the past, they are no longer allowed today.

Mr. Otstot stated that he was concerned about potential light spill onto Seabrook Island Road. Mr. Romano responded that light spill onto the road would be very minimal. Town Administrator Cronin also noted that while the photometric plan did show some light spill onto the road, the lighting levels in this location were expected to be approximately 0.1 to 0.2 footcandles, which was a very low level.

Chairman Driscoll stated that since there were parameters of use attached to the original approval, such parameters should again be included if the Planning Commission elects to approve the revised lighting plan.

Mr. Billian added that he supported restricting the use of lights after 9:30 pm, but that the Planning Commission should also consider a parameter to restrict the use of the lights at the tennis and pickleball courts early in the morning.

Chairman Driscoll stated that he was concerned that there was no response from neighboring property owners. He asked Mr. Squire how he had heard about the request to change the plans. Mr. Squire responded that the Club had notified the SIPOA Board of their request, but that the board had determined that this request was not within their jurisdiction. Mr. Romano added that, in an effort to be a good neighbor, the Club felt it was right to notify the board of their intent.

Mr. Otstot reminded members that the plans had already been approved, and in his opinion, the revised lighting plan was an improvement over the original plans.

There being no further discussion, Chairman Driscoll called for a motion.

Mr. Otstot made a motion to approve the change in light fixtures, as requested by the Club. Town Administrator Cronin asked for clarification as to whether Mr. Otstot's intent was to also approve the increase in the number of fixtures, decrease the number of poles, reduce the height of the light poles, and incorporate the original parameters restricting the use of the lights. Mr. Otstot responded in the affirmative. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

NEW BUSINESS ITEMS

- 1. Text Amendment: Official Zoning Map:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a draft text amendment to Section 4.10 of the Development Standards Ordinance (DSO). Town Administrator Cronin stated that there was a conflict between Section 4.10, which states that the zoning map located in the lobby of town hall is the "final authority" regarding the zoning status of all property in the town, and section 20.90, which states that a rezoning ordinance is effective the day following council's approval. Because of

the limited number of rezonings approved each year, the map at town hall has historically been updated only once per year. The draft text amendment would remove this conflict by amending Section 4.10 to say that the zoning map at town hall, "together with any amendments approved pursuant to Article 20 of this Ordinance but not yet incorporated into the printed version of the map," would be the final authority in regards to a property's zoning status.

Chairman Driscoll asked if the draft ordinance had been reviewed by the Town Attorney. Town Administrator Cronin responded that the language included in the draft ordinance was crafted in consultation with both the Mayor and the Town Attorney.

Chairman Driscoll reminded members of the Planning Commission that the purpose of this request was to submit a recommendation to Town Council in regards to the draft ordinance.

Ms. Patterson made a motion to submit a recommendation to Town Council in favor of approval. Mr. Otstot seconded the motion. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Status Update: Village at Seabrook Model "K"**: Town Administrator Cronin provided a status report on Model "K" in the Village at Seabrook, which received conditional approval at the December meeting. Town Administrator Cronin stated that he had received written confirmation from the SIPOA ARC Administrator, Katrina Burrell, confirming that the design had been properly reviewed and approved by the ARC Board and the Village at Seabrook Board. Having satisfied the conditions for approval, the design was subsequently approved by town staff.

Ms. Patterson requested clarification as to whether an email would constitute "written confirmation." Town Administrator Cronin responded that the town's ordinance did not specify how written confirmation should be provided in this particular situation, but that it was his interpretation as Zoning Administrator that email communication would constitute written confirmation.

2. **Recombination Plat: 3740 & 3744 Seabrook Island Road**: Town Administrator Cronin notified members that staff had administratively approved a recombination plat for 3740 and 3744 Seabrook Island Road. Since recombination plats may be approved by staff under the DSO, this item was provided as information only.

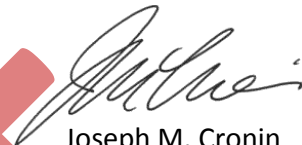
Mr. Otstot asked if staff knew the purpose of the recombination plat. Town Administrator Cronin responded that it was his understanding that the owner of the two lots wanted a larger lot for the purpose of constructing a larger home. Katrina Burrell of the SIPOA ARC added that she understood the applicant was seeking additional privacy, as well as a reduction in POA assessments, both of which the combined lot would facilitate.

Chairman Driscoll asked what would happen if the POA did not approve a plat that was consistent with the town's subdivision ordinance. Town Administrator Cronin responded

that the town's subdivision ordinance does not require POA approval. Since the town and POA do not have jurisdiction over each other's rules and regulations, it is possible that the town could approve and record a plat that was inconsistent with POA's requirements. If this were to occur, it would be a private matter between the applicant and the POA.

There being no further business, Mr. Billian made a motion to adjourn the meeting. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0 and the meeting was adjourned.

Minutes Approved:



Joseph M. Cronin
Town Administrator

DRAFT



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Exterior Modifications to a Commercial Building at 1003 Landfall Way
DATE: February 14, 2018

The Planning Commission is asked to review and approve a request from Castec Structures, Inc., submitted on behalf of COC Corporation (owner), to modify the roofing and exterior paint colors for an existing commercial building located at 1003 Landfall Way. The property is currently zoned CRO Commercial – Retail/Office, and is approved for commercial use.

The applicant is seeking approval to replace the existing shingled roof with Landmark shingles containing a new roofing color. The proposed color is “Weathered Wood.”

The applicant is also seeking approval to change the exterior color of the existing building. As shown in the attached photos, the paint on the existing building has faded significantly, and the appearance of the building would be greatly enhanced by a fresh coat of paint. A summary of the proposed color palette is attached. A sample board will also be available for the Planning Commission’s review during the meeting on February 15th.

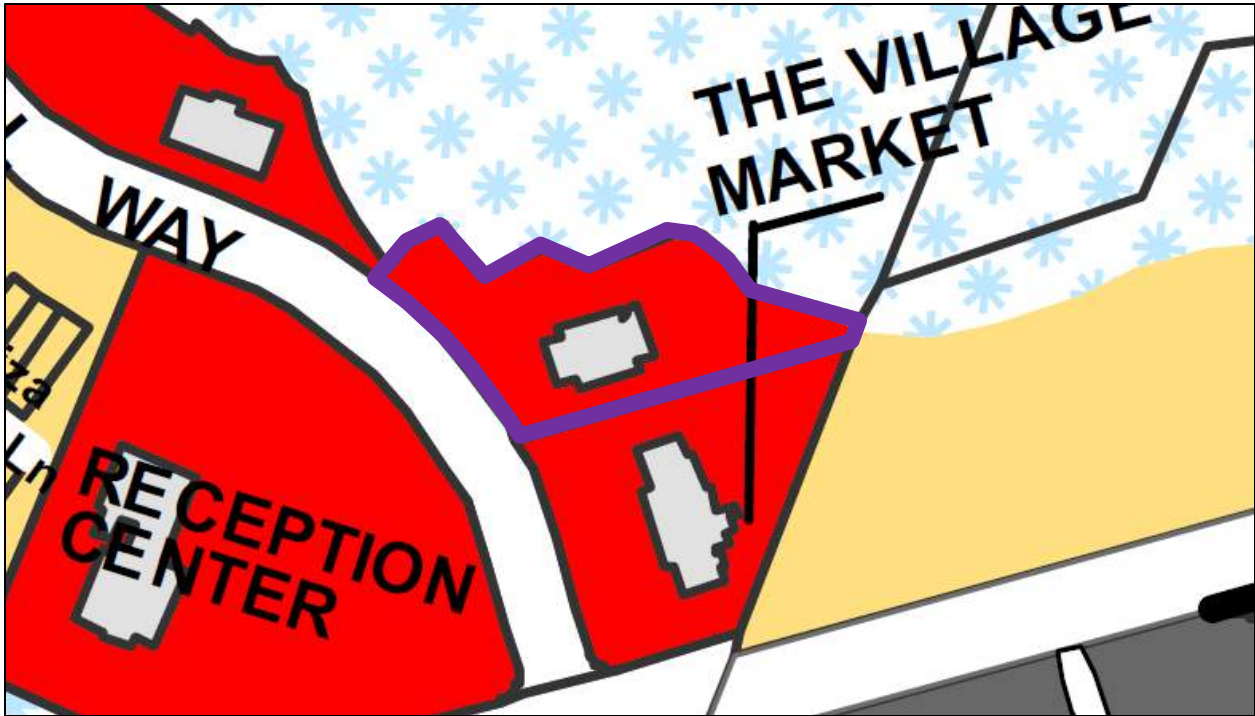
Staff Recommendation

In staff’s opinion, the proposed roofing and exterior paint colors are generally harmonious with the neutral tones found on surrounding commercial and governmental buildings on Landfall Way and Seabrook Island Road. Therefore, staff recommends in favor of **APPROVAL**.

Respectfully submitted,

Joseph M. Cronin
Town Administrator/Zoning Administrator

Zoning Map



Aerial Image



Photos of Existing Commercial Building



PROPOSED 1003 LANDFALL EXTERIOR COLORS

- LIGHTEST COLOR: QUILL DCR102
- MEDIUM COLOR: LONGITUDE LANE DCR091
- DARK COLOR: HISTORIC CHARLESTON GREEN
—DCR099

- COLOR LOCATIONS — — — —

LIGHT - FASCIA BOARD
BAND BOARD (AT LOWER LEVEL)
FRONT ELEVATION COLUMNS

MEDIUM- BODY OF BUILDING

DARK- BELOW BAND BOARD LATTICE
STEPS AND RAILINGS

ROOF SHINGLES: WEATHERED WOOD-LANDMARK

Proposed Materials & Colors

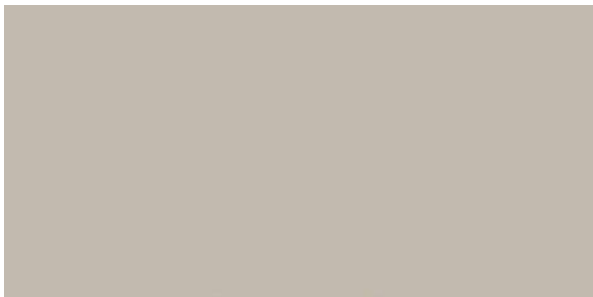


Medium Color

Longitude Lane (DCR091)

To be used on:

- Body of the building



Light Color

Quill (DCR102)

To be used on:

- Fascia Board
- Band Board (Lower Level)
- Front Elevation Columns



Dark Color

Historic Charleston Green (DCR099)

To be used on:

- Below Band Board Lattice
- Steps and Railings



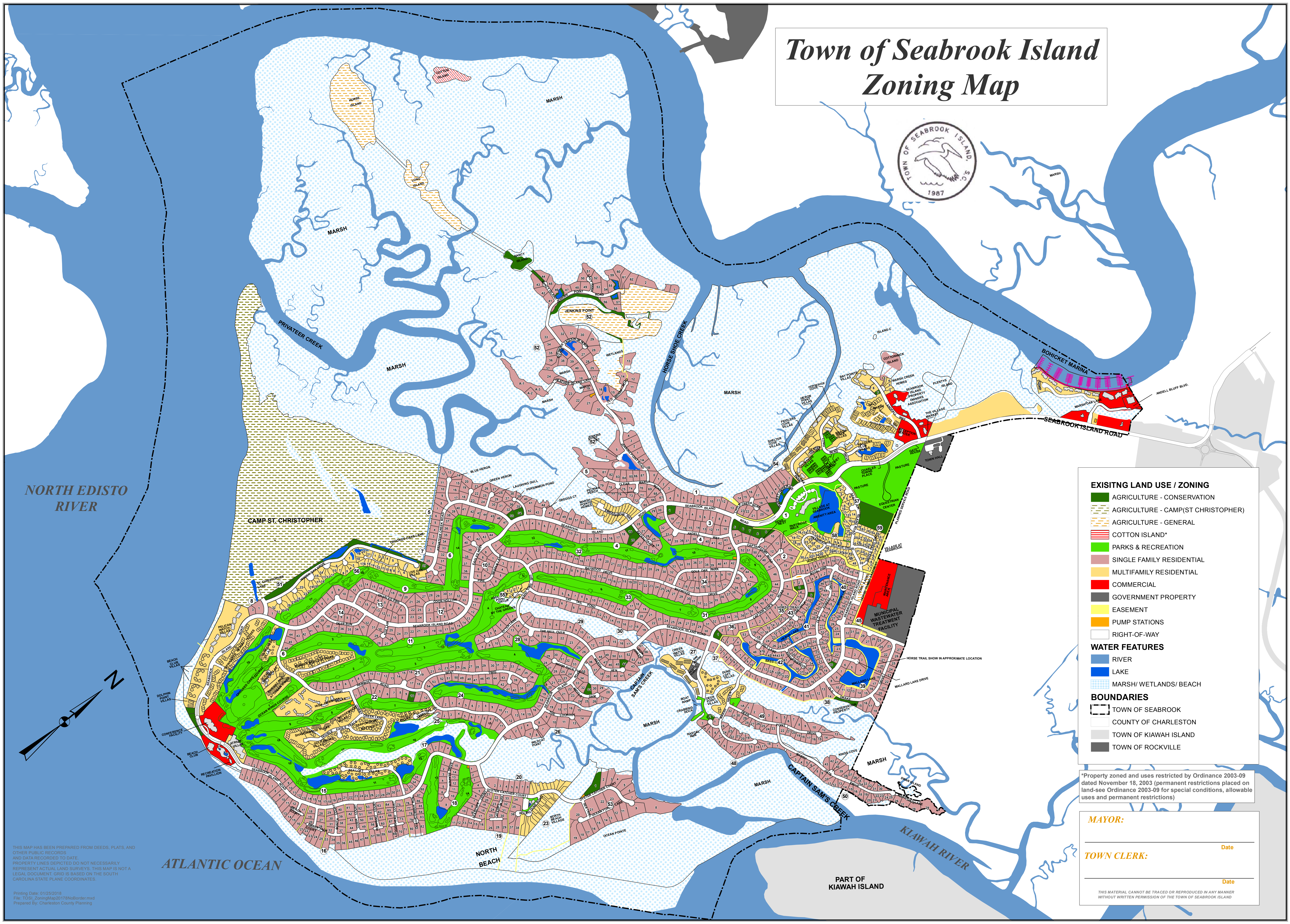
Roof Material

Landmark Shingles
Weathered Wood

Photos of Nearby Commercial & Government Buildings



Town of Seabrook Island Zoning Map



EXISTING LAND USE / ZONING

- AGRICULTURE - CONSERVATION
- AGRICULTURE - CAMP(ST CHRISTOPHER)
- AGRICULTURE - GENERAL
- COTTON ISLAND*
- PARKS & RECREATION
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- GOVERNMENT PROPERTY
- EASEMENT
- PUMP STATIONS
- RIGHT-OF-WAY

WATER FEATURES

- RIVER
- LAKE
- MARSH/ WETLANDS/ BEACH

BOUNDARIES

- TOWN OF SEABROOK
- COUNTY OF CHARLESTON
- TOWN OF KIAWAH ISLAND
- TOWN OF ROCKVILLE

*Property zoned and uses restricted by Ordinance 2003-09 dated November 18, 2003 (permanent restrictions placed on land-use Ordinance 2003-09 for special conditions, allowable uses and permanent restrictions)

MAYOR: _____ Date _____

TOWN CLERK: _____ Date _____

THIS MAP HAS BEEN PREPARED FROM DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA RECORDED TO DATE. PROPERTY LINES DEPICTED DO NOT NECESSARILY REPRESENT ACTUAL LAND SURVEYS. THIS MAP IS NOT A LEGAL DOCUMENT. GRID IS BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATES.

Printing Date: 01/25/2018
 File: T091_ZoningMap2017FinalOrder.mxd
 Prepared By: Charleston County Planning

ATLANTIC OCEAN

PART OF KIAWAH ISLAND

Town of Seabrook Island

2017 Map Amendments

The following rezonings were approved during 2017:

Rezoning						
Property ID	Block	Lot	Address	Old Zoning	New Zoning	Ord. No.
1491300024	53	1	1196 Oyster Catcher Court	Single Family Residential	Agricultural Conservation	2017-01
1471200053	26	31	3234 Middle Dam	Single Family Residential	Agricultural Conservation	2017-01
1470100038	5	34	2606 Seabrook Island Road	Single Family Residential	Agricultural Conservation	2017-04
1470200001	3	1	2445 Seabrook Island Road	Single Family Residential	Agricultural Conservation	2017-04
1470600001	36	1	2944 Captain Sams Road	Single Family Residential	Agricultural Conservation	2017-04
1470600057	41	9	2718 Old Oak Walk	Single Family Residential	Agricultural Conservation	2017-05

The following lot line adjustments were approved during 2017:

Lot Line Adjustments					
Property ID	Block	Lot	Address	Notes & New Lot Info	Book / Page
1470800034 1470800035	11	21 20	2647 Seabrook Island Road 2645 Seabrook Island Road	Combine Block 11, Lots 20 and 21, to create Lot 20/21 (Lot 20/21; PID 1470800034; 2647 Seabrook Island Road)	S17 / 0010
2040000070	Marina Tract A	9	1990-1992 Marsh Oak Lane	Subdivide Marina Tract A, Lot 9, to create Units A, B and C (Unit A; PID 2040000325; 1990 Marsh Oak Lane) (Unit B; PID 2040000326; 1991 Marsh Oak Lane) (Unit C; PID 2040000327; 1992 Marsh Oak Lane)	S17 / 0026
1490000073	52	45/46	1405 Nancy Island Drive	Subdivide Block 52, Lot 45/46, to create Lots 45 and 46 (Lot 45; PID 1490000073; 1405 Nancy Island Drive) (Lot 46; PID 1490000093; 1401 Nancy Island Drive)	S17 / 0093
1471300006 1471300007	16	6 7	3744 Seabrook Island Road 3740 Seabrook Island Road	Combine Block 16, Lots 6 and 7, to create Lot 6/7 (Lot 6/7; PID 1471300006; 3742 Seabrook Island Road)	S17 / 0293
1490100337 1490100338 1490100339	Salt Marsh Bldg. J	J-1 J-2 J-3	2060-2064 Salt Marsh Lane	Convert Salt Marsh, Building J, from triplex (Units J-1, J-2 and J-3) to duplex (Units J-1 and J-2) (Unit J-1; PID 1490100337; 2060 Salt Marsh Lane) (Unit J-2; PID 1490100339; 2062 Salt Marsh Lane)	S17 / 0060

1490100316 1490100317 1490100318	Salt Marsh Bldg. C	C-1 C-2 C-3	3005-3009 Eliza Darby Lane	Convert Salt Marsh, Building C, from triplex (Units C-1, C-2 and C-3) to duplex (Units C-1 and C-2) (Unit C-1; PID 1490100316; 3009 Eliza Darby Lane) (Unit C-2; PID 1490100318; 3005 Eliza Darby Lane)	S17 / 0104
1490100334 1490100335 1490100336	Salt Marsh Bldg. I	I-1 I-2 I-3	1130-1134 Turtle Watch Lane	Convert Salt Marsh, Building I, from triplex (Units I-1, I-2 and I-3) to duplex (Units I-1 and I-2) (Unit I-1; PID 1490100334; 1130 Turtle Watch Lane) (Unit I-2; PID 1490100336; 1134 Turtle Watch Lane)	S17 / 0105
1490100331 1490100332 1490100333	Salt Marsh Bldg. H	H-1 H-2 H-3	1140-1144 Turtle Watch Lane	Convert Salt Marsh, Building H, from triplex (Units H-1, H-2 and H-3) to duplex (Units H-1 and H-2) (Unit H-1; PID 1490100331; 1140 Turtle Watch Lane) (Unit H-2; PID 1490100333; 1144 Turtle Watch Lane)	S17 / 0106

The following new lots were recorded during 2017:

Newly Recorded Lots					
Property ID	Block	Lot	Address	Notes & New Lot Info	Book / Page
1490100086	Salt Marsh Bldg. S	S-1 S-2	TBD Emmaline Lane	Recorded lots for Salt Marsh, Building S (Units S-1 and S-2) (Unit S-1; PID 1490100360; 1127 Emmaline Lane) (Unit S-2; PID 1490100361; 1125 Emmaline Lane)	L17 / 0299
	Salt Marsh Bldg. T	T-1 T-2	TBD Emmaline Lane	Recorded lots for Salt Marsh, Building T (Units T-1 and T-2) (Unit T-1; PID 1490100362; 1119 Emmaline Lane) (Unit T-2; PID 1490100363; 1117 Emmaline Lane)	L17 / 0299
	Salt Marsh Bldg. U	U-1 U-2	TBD Emmaline Lane	Recorded lots for Salt Marsh, Building U (Units U-1 and U-2) (Unit U-1; PID 1490100364; 1111 Emmaline Lane) (Unit U-2; PID 1490100365; 1109 Emmaline Lane)	L17 / 0299
	Salt Marsh Bldg. V	V-1 V-2	TBD Emmaline Lane	Recorded lots for Salt Marsh, Building V (Units V-1 and V-2) (Unit V-1; PID 1490100366; 1103 Emmaline Lane) (Unit V-2; PID 1490100367; 1101 Emmaline Lane)	L17 / 0299
	Salt Marsh Bldg. Z	Z-1 Z-2	TBD Emmaline Lane	Recorded lots for Salt Marsh, Building Z (Units Z-1 and Z-2) (Unit Z-1; PID 1490100368; 1110 Emmaline Lane) (Unit Z-2; PID 1490100369; 1112 Emmaline Lane)	L17 / 0299

**TOWN OF SEABROOK ISLAND, SC
ORDINANCE NO. 2017-01
ADOPTED – FEBRUARY 28, 2017**

ORDINANCE TO REZONE 1196 Oyster Catcher Court and 3234 Middle Dam

WHEREAS, on or about November 28, 2016, the Seabrook Island Property Owners Association filed Applications #68 and #69 with the Town of Seabrook Island seeking to change the zoning applicable to 1196 Oyster Catcher Court (TMS #149-13-00-024) and 3234 Middle Dam (TMS #147-12-00-053) from the Single-Family Residential District to the Agricultural-Conservation District; and

WHEREAS, the Planning Commission has reviewed the application and believes that granting the rezoning request is in the best interest of the citizens of the Town of Seabrook Island and is further consistent with the Town's Comprehensive Plan; and

WHEREAS, Town Council has reviewed the proposed rezoning and believes it to likewise be in the best interest of the Town and its citizens; and

WHEREAS, a public hearing has been held on this matter.

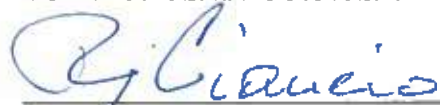
NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

SECTION I. TOWN CODE AMENDED

The property located at 1196 Oyster Catcher Court (TMS #149-13-00-024) and 3234 Middle Dam (TMS #147-12-00-053) is hereby rezoned from the Single-Family Residential District to the Agricultural-Conservation District. This ordinance shall be effective upon passage by the Town Council.

PASSED, APPROVED AND ADOPTED BY THE COUNCIL FOR THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA, ON THIS 28TH DAY OF FEBRUARY, 2017.

TOWN OF SEABROOK ISLAND



Mayor



Town Clerk

First Reading: January 24, 2017
Public Hearing: February 28, 2017
Second Reading: February 28, 2017

**TOWN OF SEABROOK ISLAND, SC
ORDINANCE NO. 2017-04
ADOPTED – October 24, 2017**

ORDINANCE TO REZONE 2606 and 2445 SEABROOK ISLAND ROAD AND 2944 CAP'N SAM'S ROAD

WHEREAS, on or about July 18, 2017, the Seabrook Island Property Owners Association filed Applications #70, #71 and #72 with the Town of Seabrook Island seeking to change the zoning applicable to 2944 Cap'n Sam's Road (TMS #147-06-00-001), 2606 Seabrook Island Road (TMS #147-01-00-038) and 2445 Seabrook Island Road (TMS #147-02-00-001) from the Single-Family Residential District to the Agricultural-Conservation District; and

WHEREAS, the Planning Commission has reviewed the application and believes that granting the rezoning request is in the best interest of the citizens of the Town of Seabrook Island and is further consistent with the Town's Comprehensive Plan; and

WHEREAS, Town Council has reviewed the proposed rezoning and believes it to likewise be in the best interest of the Town and its citizens; and

WHEREAS, a public hearing has been held on this matter.


NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

SECTION I. TOWN CODE AMENDED

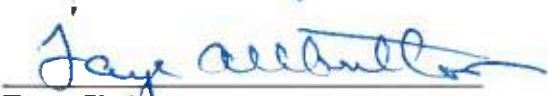
The property located at 2944 Cap'n Sam's Road (TMS #147-061-00-001), 2606 Seabrook Island Road (TMS #47-01-00-038 and 2445 Seabrook Island Road (TMS #147-02-00-001) is hereby rezoned from the Single-Family Residential District to the Agricultural-Conservation District. This ordinance shall be effective upon passage by the Town Council.

PASSED, APPROVED AND ADOPTED BY THE COUNCIL FOR THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA, ON THIS 24th DAY OF October 2017.

TOWN OF SEABROOK ISLAND



Mayor



Town Clerk

First Reading: September 26, 2017
Public Hearing: October 24, 2017
Second Reading: October 24, 2017

**TOWN OF SEABROOK ISLAND, SC
ORDINANCE NO. 2017-05
ADOPTED – December 19, 2017**

ORDINANCE TO REZONE 2718 Old Oak Walk

WHEREAS, on or about October 19, 2017, the Seabrook Island Property Owners Association filed Application #73 with the Town of Seabrook Island seeking to change the zoning applicable to 2718 Old Oak Walk (TMS #147-06-00-057) from the Single-Family Residential District to the Agricultural-Conservation District; and

WHEREAS, the Planning Commission has reviewed the application and believes that granting the rezoning request is in the best interest of the citizens of the Town of Seabrook Island and is further consistent with the Town's Comprehensive Plan; and

WHEREAS, Town Council has reviewed the proposed rezoning and believes it to likewise be in the best interest of the Town and its citizens; and

WHEREAS, a public hearing has been held on this matter.

NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

SECTION I. TOWN CODE AMENDED

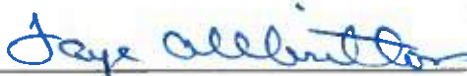
The property located at 2718 Old Oak Walk (TMS #147-06-00-057) is hereby rezoned from the Single-Family Residential District to the Agricultural-Conservation District. This ordinance shall be effective upon passage by the Town Council.

PASSED, APPROVED AND ADOPTED BY THE COUNCIL FOR THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA, ON THIS 19th DAY OF DECEMBER, 2017.

TOWN OF SEABROOK ISLAND



Mayor



Town Clerk

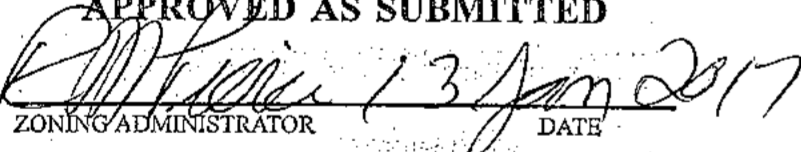
First Reading: November 28, 2017
Public Hearing: December 19, 2017
Second Reading: December 19, 2017

REFERENCE:
 PLAT BY E.M. SEABROOK, JR
 DATED JUNE 11, 1974
 BOOK AD PAGE 119
 RMC CHAS. CO.

LOT 20 OWNER:
 WILLIAM & CAROL BANE FAMILY TRUST
 TAX MAP No. 147-08-00-035
 #2645 SEABROOK ISLAND ROAD

LOT 21 OWNER:
 WILLIAM H & CAROL ADEL BANE TRUSTEE
 TAX MAP No. 147-08-00-034
 #2647 SEABROOK ISLAND ROAD

NOTES:
 BEARINGS SHOWN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION
 AREA DETERMINED BY COORDINATE METHOD
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY
 PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 13) AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0785J
 DATED NOVEMBER 17, 2004
 COMMUNITY No. 450256

APPROVED AS SUBMITTED

 ZONING ADMINISTRATOR DATE
 NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

SURVEYOR'S CERTIFICATION
 I hereby state that 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 Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

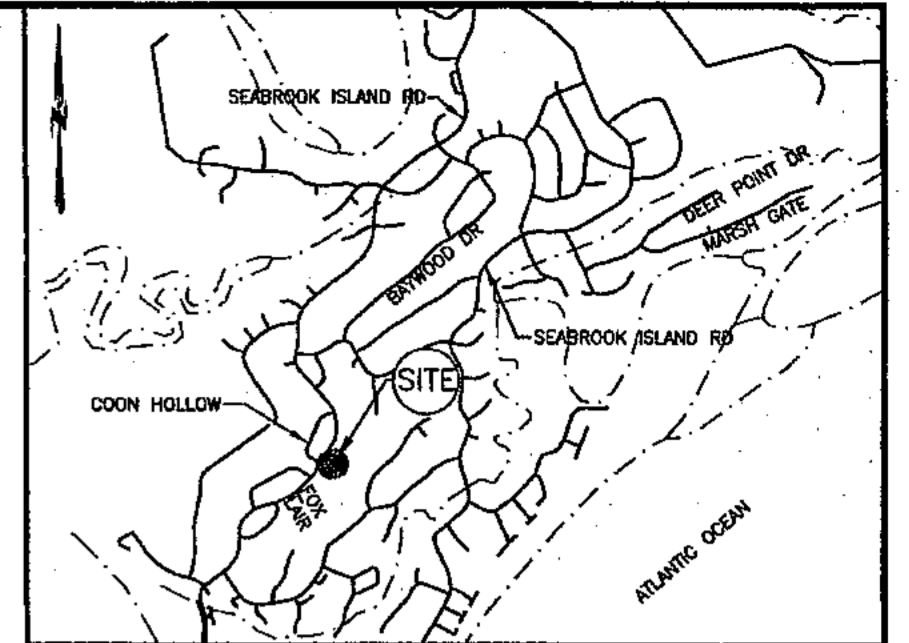
KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 KW080808227 S\D PLAT

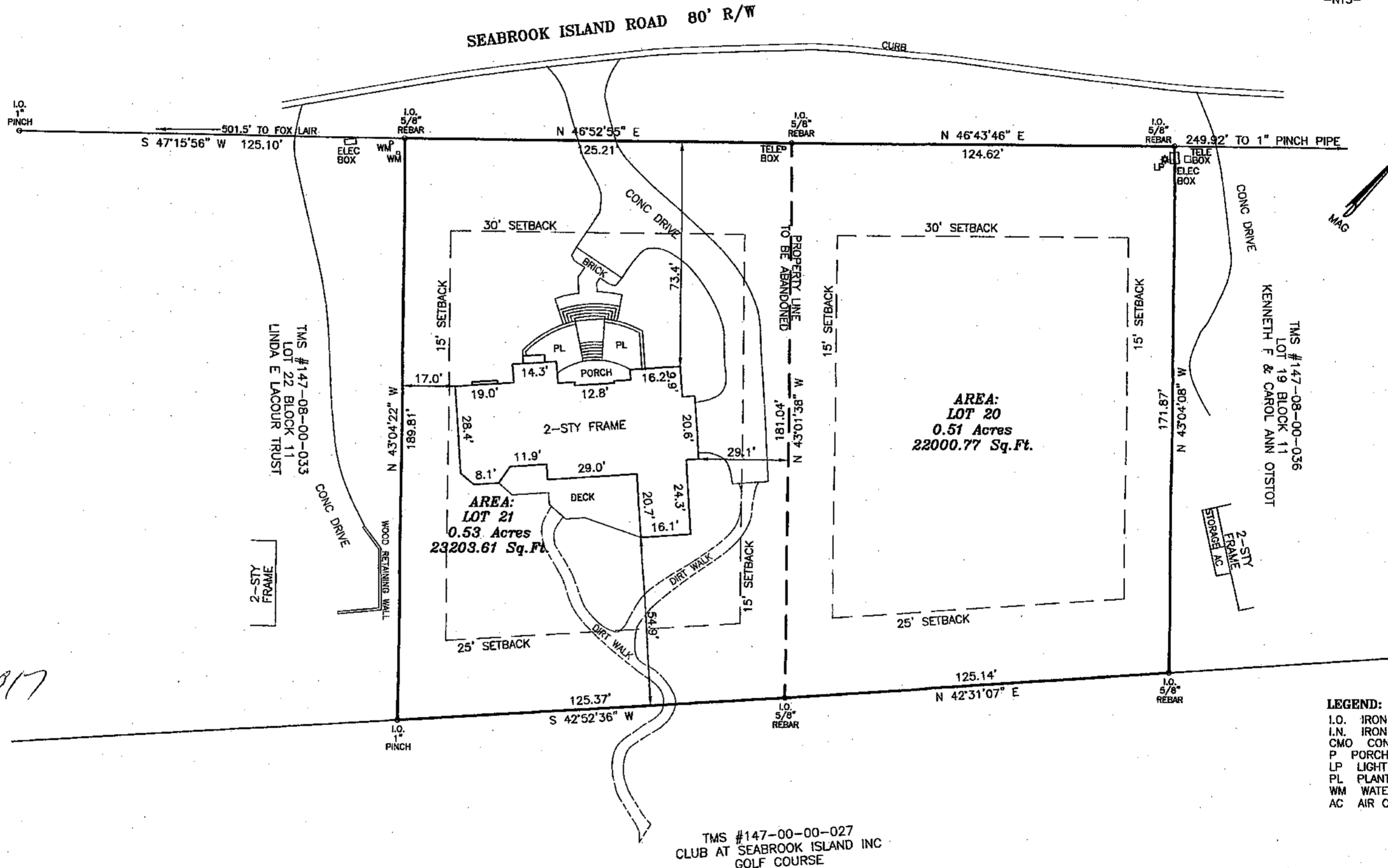
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 Charlie Lybrand, Register, Charleston County, SC

Record Fee \$10.00
 Postage \$1.00
 TOTAL \$11.00
 Drawer 3
 Clerk ECP

Location: SEABROOK ISLD LT 20/21



LOCATION MAP
 -NTS-



LEGEND:
 I.O. IRON OLD (FOUND)
 I.N. IRON NEW (SET)
 CMO CONCRETE MONUMENT OLD
 P PORCH
 LP LIGHT POLE
 PL PLANTER
 WM WATER METER
 AC AIR CONDITIONER

TMS #147-00-00-027
 CLUB AT SEABROOK ISLAND INC
 GOLF COURSE



PLAT SHOWING
 LOT LINE ABANDONMENT
 COMBINING LOTS 20 & 21 BLOCK 11
 CREATING LOT 20/21 BLOCK 11
 SEABROOK ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA

0' 30' 60' 90'
 DATE: NOVEMBER 7, 2016 SCALE: 1" = 30'

RECORDED
 DATE: 2/3/2017 TIME: 3:14:28 PM
 Book-Page **S17 0026** DocType **Small Plat**
 Charlie Lybrand, Register, Charleston County, SC

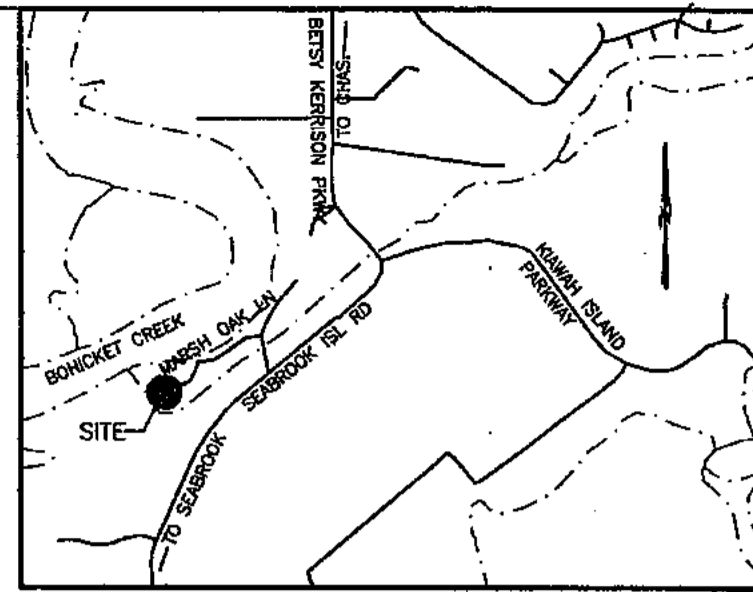
Record Fee \$10.00
 Postage \$1.00
 TOTAL \$11.00
 Drawn by [Signature]
 Clerk [Signature]

Location: **MARSH OAK LANE**

REQUIRED BY CHAS. CO. RMC

APPROVED AS SUBMITTED
Corey M. Miller 2/3/17
 ZONING ADMINISTRATOR DATE

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND



REFERENCE:
 PLAT BY: CHARLIE H. AVCOCK
 DATED: JUNE 21, 2007
 BOOK EK PAGE 801
 RMC CHAS. CO

PLAT BY: E.M. SEABROOK, JR.
 DATED: JULY 27, 1987
 BOOK 80 PAGE 14
 RMC CHAS. CO

PLAT BY: KEVIN M SCHWACKE, SR.
 DATED: DECEMBER 6, 2016
 BOOK S17 PAGE 0009
 RMC CHAS. CO

TOTAL LOT AREA:
 24496.82 SQ. FEET
 0.56 ACRES

HIGHLAND AREA:
 20327.95 SQ. FEET
 0.46 ACRES

MARSH AREA:
 4168.88 SQ. FEET
 0.10 ACRES

COMMON PROPERTY AREA:
 0.47 Acres
 20,936.25 Sq.Ft.

TAX MAP No. 204-00-00-070
 UNIT A 1990 MARSH OAK LANE
 UNIT B 1991 MARSH OAK LANE
 UNIT C 1992 MARSH OAK LANE

CURRENT OWNERS:
 IDK INVESTMENTS LLC

ORDERED BY:
 ROY HUTCHINSON

LOT COVERAGE:
 BUILDING: 3564.5 SQ. FT.
 PORCHES: 619.5 SQ. FT.
 DRIVE: 2418.3 SQ. FT.
 STEPS: 444.4 SQ. FT.
 HVAC: 138.2 SQ. FT.
 TOTAL: 7182.9 SQ. FT.
 35.3% COVERAGE

NOTES:
 BEARINGS SHOWN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 AREA DETERMINED BY COORDINATE METHOD.
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 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATA OF THIS SURVEY.
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 PROPERTY IS LOCATED IN FLOOD ZONE VE (EL 14) AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C0785J
 DATED: NOVEMBER 17, 2004
 COMMUNITY No. 450258

LOT BOUNDARY

LINE	BEARING	DISTANCE
L1	S 67°58'50" E	4.24'
L2	N 52°19'02" W	34.60'
L3	S 55°05'30" E	21.45'
L4	N 34°16'28" W	31.26'
L5	N 73°20'07" E	7.05'
L6	N 53°27'32" E	14.73'
L7	N 67°18'34" W	29.18'
L8	N 85°49'29" W	30.62'
L9	S 52°28'31" E	26.45'
L10	S 81°24'34" W	31.55'
L11	S 35°34'43" W	27.14'
L12	S 32°49'18" W	33.06'
L13	S 28°55'05" W	18.34'
L14	S 34°04'27" W	21.03'
L15	S 48°11'45" E	19.92'

UNIT A

LINE	BEARING	DISTANCE
L1	N 57°12'09" E	24.20'
L2	N 32°47'51" W	22.00'
L3	N 57°12'09" E	5.00'
L4	N 32°47'51" W	22.00'
L16	N 57°12'09" E	29.20'
L17	S 32°47'51" E	44.00'

UNIT B

LINE	BEARING	DISTANCE
L1	N 57°12'09" E	34.70'
L2	N 32°47'51" W	24.00'
L3	S 57°12'09" W	7.79'
L4	N 32°47'51" W	24.06'
L5	S 57°12'09" W	15.41'
L6	S 32°47'51" E	18.66'
L7	N 57°12'09" E	14.58'
L8	S 32°47'51" E	5.00'
L9	N 57°12'09" E	12.50'
L10	S 32°47'51" E	24.40'

UNIT C

LINE	BEARING	DISTANCE
L1	N 57°12'09" E	23.37'
L2	N 32°47'51" W	21.95'
L3	N 57°12'09" E	12.41'
L4	S 32°47'51" E	22.33'
L5	N 57°12'09" E	26.11'
L6	S 32°47'51" E	22.10'
L7	S 57°12'09" W	9.67'
L8	S 32°47'51" E	22.19'

SURVEYOR'S CERTIFICATION
 I hereby state that 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 Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.



KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468

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 COREY16\16388 MARSH OAK LANE APT

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 ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY FRED MALLETT 1/05/17
 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.

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	135.13'	50.00'	154°50'50"	N 51°12'06" W	97.60'	

PLAT CREATING
TOWNHOME UNITS A, B, & C
LOT 9
BOHICKET MARINA VILLAGE
TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY SOUTH CAROLINA



DATE: DECEMBER 6, 2016 SCALE: 1" = 30'
 REVISED: JANUARY 31, 2017

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	58.79'	55.46'	S 65°54'39" E	67°21'49"
C2	25.00'	21.02'	20.41'	N 56°21'51" W	48°10'44"
C3	325.00'	23.37'	23.36'	S 78°18'56" E	04°07'09"

LINE	BEARING	DISTANCE
L1	N 36°12'00" W	12.55'
L2	N 52°15'42" E	3.70'
L3	N 34°46'47" W	11.69'
L4	S 52°21'32" W	14.12'
L5	N 18°06'22" E	25.62'
L6	S 53°11'33" W	23.36'
L7	N 62°14'30" E	24.89'
L8	N 75°02'19" E	25.14'
L9	S 69°21'28" W	38.06'

REFERENCE:

- 1.) PLAT BY FORSMAN J ANDERSON DATED JULY 25, 2000 BOOK EE PAGE 343 RMC CHAS. CO.
- 2.) PLAT BY FORSMAN J ANDERSON DATED OCTOBER 29, 1998 (CONDITIONAL) BOOK EC PAGE 908 RMC CHAS. CO.
- 3.) PLAT BY A.H. SCHWACKE, III DATED SEPTEMBER 16, 2013 BOOK S13 PAGE 0215 RMC CHAS. CO.

TAX MAP No. 149-00-00-073
 No. 1405 NANCY ISLAND DRIVE
 OWNER: ZUCCARO LIVING TRUST
 LOT 45

TOTAL AREA LOT 45/46
 49616.3 SQ. FT.
 1.13 ACRES

NOTES:

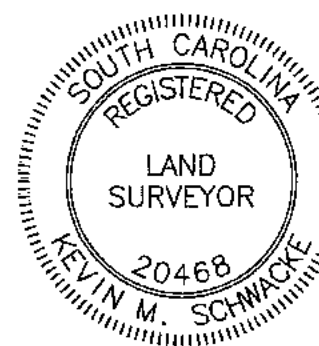
BEARINGS SHOWN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION
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 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE (EL 15) AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0785J DATED NOVEMBER 17, 2004 COMMUNITY No. 450256

SURVEYOR'S CERTIFICATION

I hereby state that 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 Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

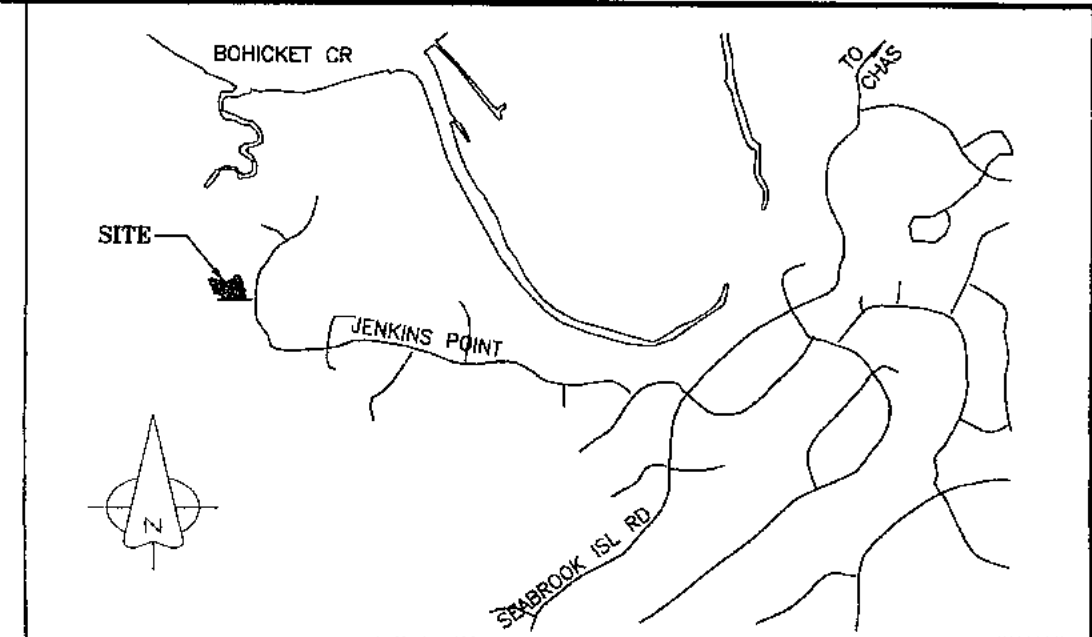
[Signature]

KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468

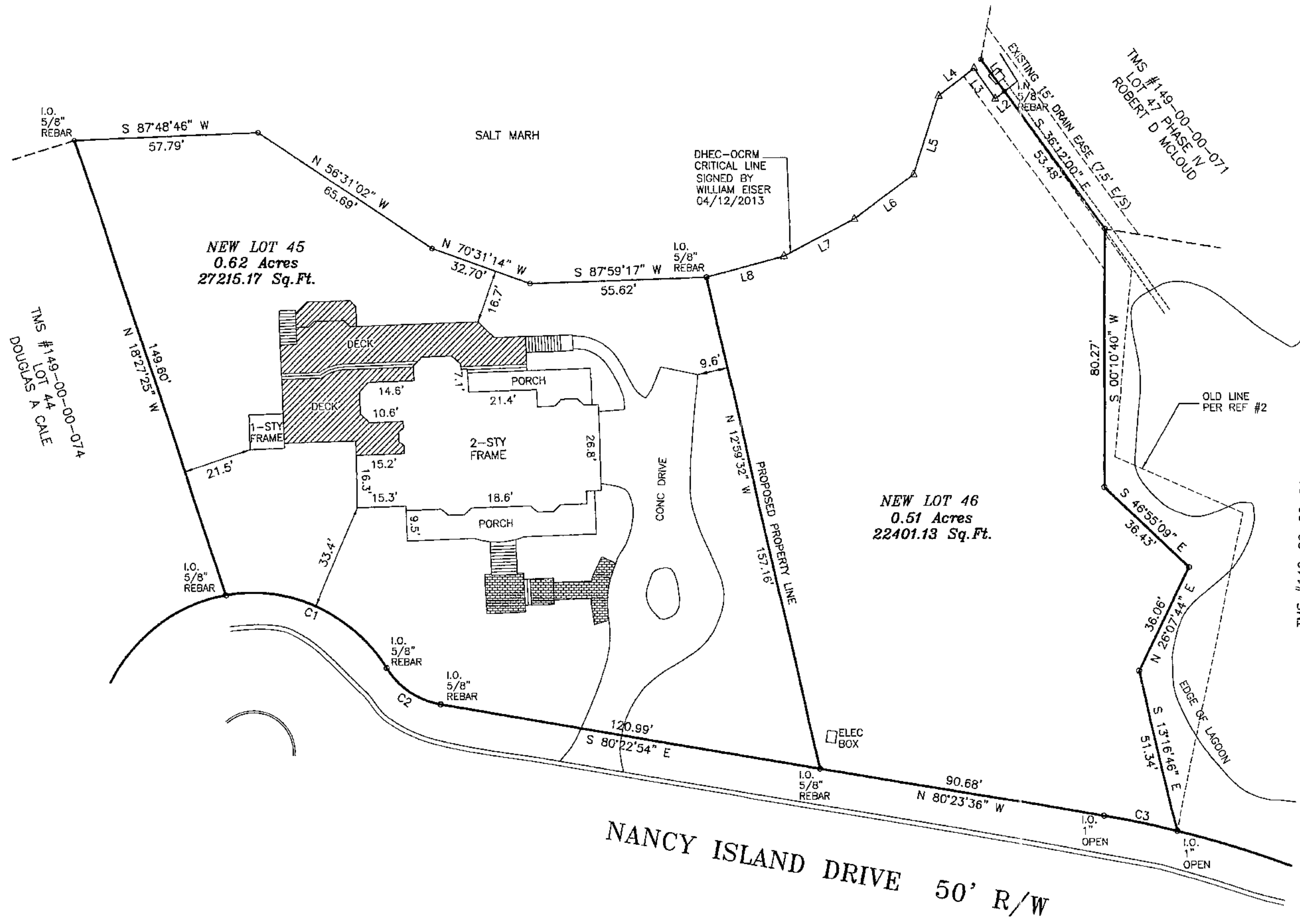


APPROVED AS SUBMITTED
[Signature] 4/24/17
 ZONING ADMINISTRATOR DATE

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND



LOCATION MAP
 -NTS-



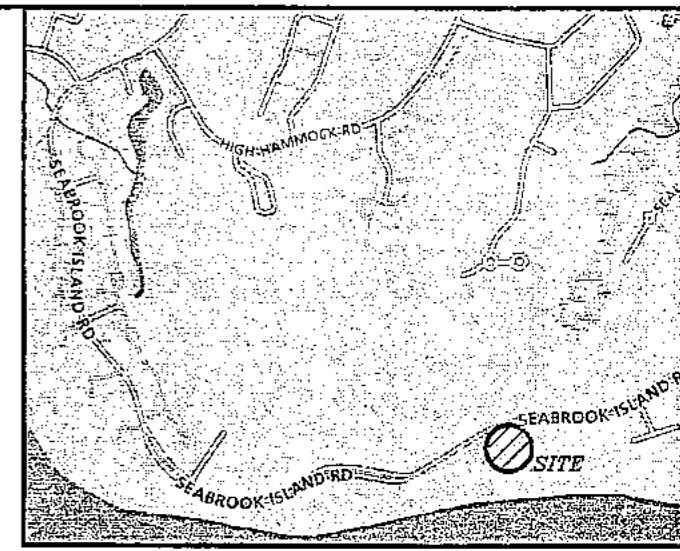
Required by Chas Co RMC

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 Record Fee: \$10.00
 Postage: 0
 TOTAL: \$11.00
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455
 Location: NANCY ISLAND DRIVE

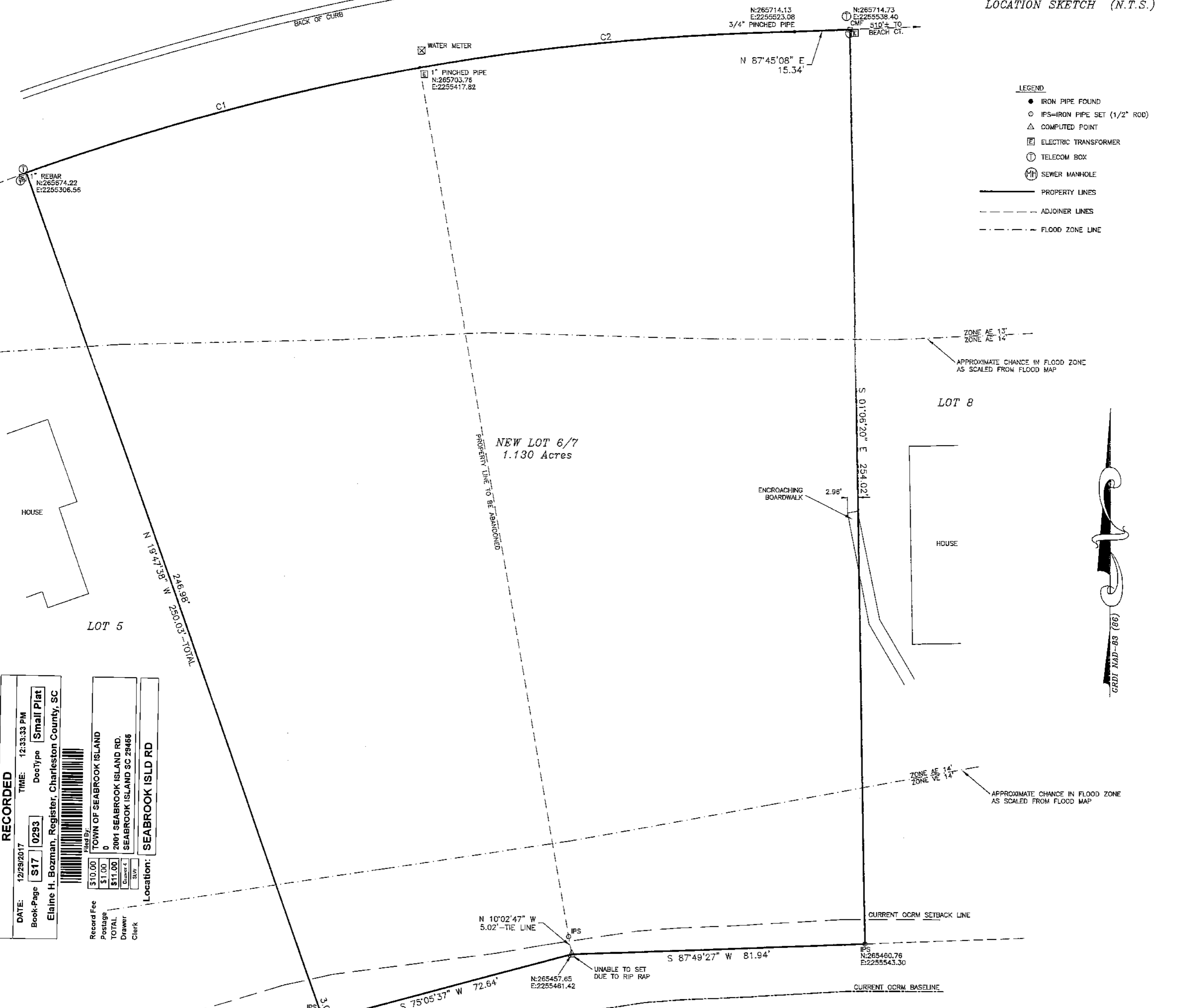
SUBDIVISION PLAT OF
 LOT 45/46
 CREATING LOT 45 & LOT 46
 PHASE IV
 JENKINS POINT PLANTATION
 TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA
 DATE: DECEMBER 28, 2016 SCALE: 1' = 30'

ROBERT FRANK SURVEYING
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
 Phone: 843-762-4608 Fax 843-795-5970
 E-mail - robertfranklandsurveying@comcast.net
 WEB ADDRESS: www.robertfranksurveying.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	680.05'	115.26'	115.12'	S 75°08'02" W	9°42'38"	57.77'
C2	680.05'	105.87'	105.76'	S 84°22'19" W	8°55'12"	53.04'



SEABROOK ISLAND ROAD
 70' R/W

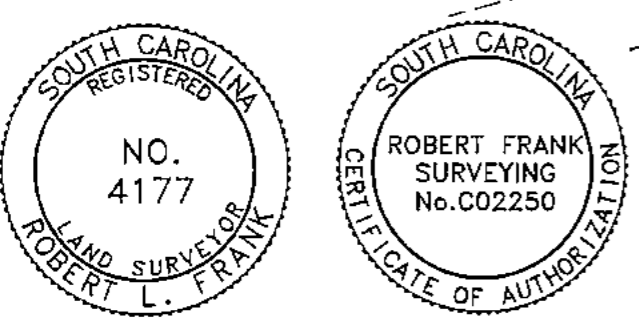


- LEGEND**
- IRON PIPE FOUND
 - IPS=IRON PIPE SET (1/2" ROD)
 - △ COMPUTED POINT
 - ⊠ ELECTRIC TRANSFORMER
 - Ⓣ TELECOM BOX
 - Ⓜ SEWER MANHOLE
 - PROPERTY LINES
 - - - ADJOINER LINES
 - - - FLOOD ZONE LINE

RECORDED
 DATE: 12/29/2017 TIME: 12:33:33 PM
 Book-Page: S17 0293 DocType: Small Plat
 Elaine H. Bozman, Register, Charleston County, SC

Filed By: TOWN OF SEABROOK ISLAND
 0 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29466
 Location: SEABROOK ISLAND RD

Record Fee: \$10.00
 Postage: \$1.00
 TOTAL: \$11.00
 Drawer: [Signature]
 Clerk: [Signature]



GENERAL PROPERTY SURVEY

NOTE:
 THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS., SC REG. NO. 4177. COPYRIGHT © 2017, ROBERT L. FRANK

TMS #147-00-00-002
 SEABROOK ISLAND P.O.A.

A BOUNDARY SURVEY AND LOT LINE ABANDONMENT OF 3740 AND 3744 SEABROOK ISLAND ROAD, LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C.

- NOTES:**
1. TMS #147-13-00-006 - LOT 6 - 3744 SEABROOK ISLAND RD.
 2. TMS #147-13-00-007 - LOT 7 - 3740 SEABROOK ISLAND RD.
 3. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 4. IPS = IRON PIPE SET. (1/2" REBAR)
 5. Δ = COMPUTED POINT (IRONS NOT SET)
 6. PLAT REFERENCE: BOOK AD PAGE 78.
 7. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATIONS 13' AND 14' AND FLOOD HAZARD ZONE VE MINIMUM ELEVATION 14' PER FIRM COMMUNITY-PANEL #450256 0795-J, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. (MAP #45019C0795J).
 8. OWNED BY: TBLB REAL ESTATE HOLDINGS, LLC

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE S.C. STATE PLANE COORDINATE SYSTEM (NAD 83-86) AND ARE REFERENCED TO S.C.C.C. MONUMENTS 2525 AND 2530E. ALL DISTANCES ARE HORIZONTAL, NOT GRID.
2. THE DHEC-OCRMB BASELINE WAS ESTABLISHED WITH COORDINATE VALUES TAKEN FROM SURVEYORS PACKET VALID AS OF 01/19/09.
3. THE LONG TERM EROSION RATE PER YEAR FOR THIS SECTION OF SEABROOK ISLAND IS STABLE TO ACCRETIONAL.

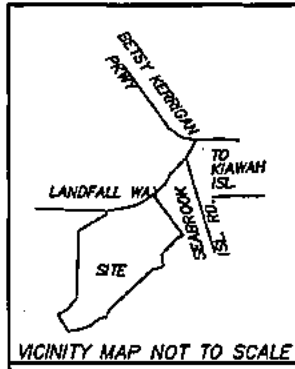
APPROVED AS SUBMITTED
 [Signature] 12/14/17
 ZONING ADMINISTRATOR DATE

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

NOVEMBER 1, 2017
 REVISED DECEMBER 13, 2017
 GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

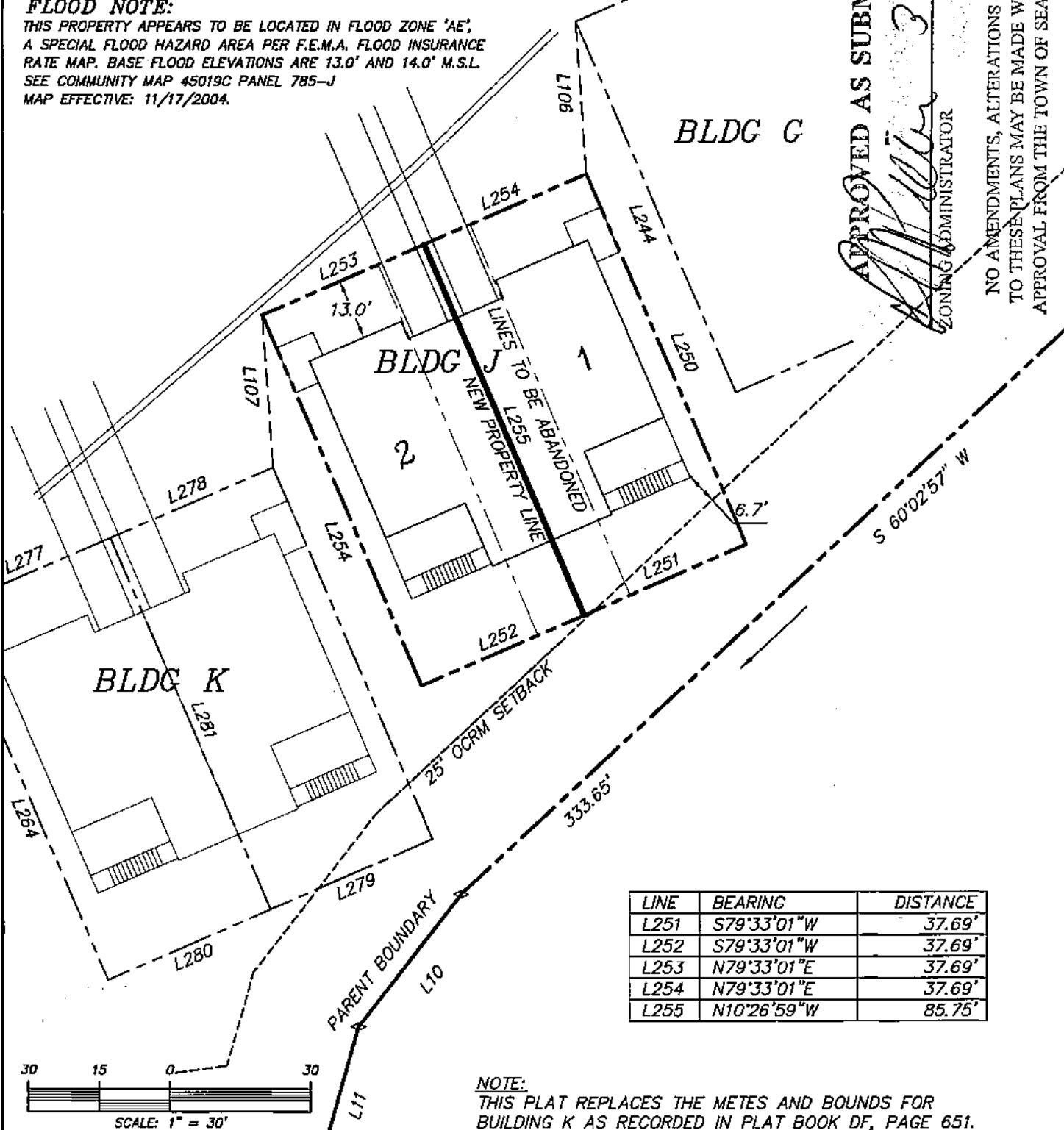


- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

PLAT REFERENCE:
 1. PLAT BOOK ED, PAGE 826.
 2. PLAT BOOK DF, PAGE 651.

NOTE:
 REFER TO REFERENCE 2 FOR PARENT BOUNDARY INFORMATION

FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. BASE FLOOD ELEVATIONS ARE 13.0' AND 14.0' M.S.L. SEE COMMUNITY MAP 45019C PANEL 785-J MAP EFFECTIVE: 11/17/2004.



APPROVED AS SUBMITTED
 DATE: 3/10/17
 ZONING ADMINISTRATOR
 NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

LINE	BEARING	DISTANCE
L251	S79°33'01"W	37.69'
L252	S79°33'01"W	37.69'
L253	N79°33'01"E	37.69'
L254	N79°33'01"E	37.69'
L255	N10°26'59"W	85.75'



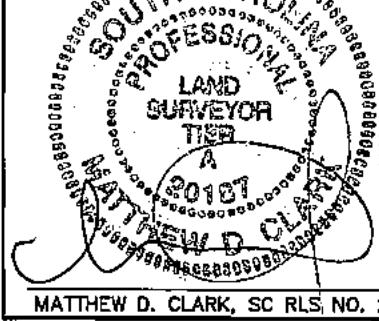
NOTE:
 THIS PLAT REPLACES THE METES AND BOUNDS FOR BUILDING K AS RECORDED IN PLAT BOOK DF, PAGE 651.

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 17th day of February, 2017.



ALIQUOT SURVEYING ASSOCIATES, INC.
 P.O. BOX 1121
 HARDEVILLE, SC 29927
 OFFICE: (843) 784-3200
 FAX: (843) 784-3220

SUBDIVISION: -
LOT No.: -
BLOCK: -
PLAT BOOK: -
 DATE: FEBRUARY 17, 2017
 JOB No.: SUM07012
 DRAWN BY: MDC
 CHECKED BY: MDC



PREPARED FOR: SALT MARSH AT SEABROOK, LLC

RECOMBINATION OF BUILDING J, SALT MARSH AT SEABROOK

SEABROOK ISLAND RECOMBINATION PLAT CHARLESTON COUNTY, S.C.

RECORDED

DATE: 3/10/2017 TIME: 3:50:06 PM

Book-Page **S17 0060** DocType **Small Plat**

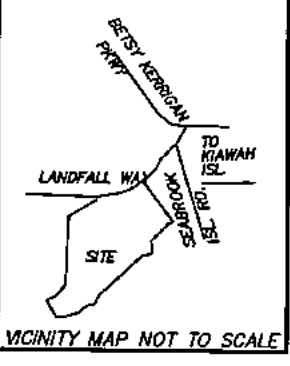
Charlie Lybrand, Register, Charleston County, SC



Record Fee \$10.00
 Postage \$1.00
 TOTAL \$11.00
 Drawer 5
 Clerk ANF

Location: **SALT MARSH AT SEABROOK**

Filed By: **TOWN OF SEABROOK ISLAND**
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455



- NOTES**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

PLAT REFERENCE:
 1. PLAT BOOK ED, PAGE 826.
 2. PLAT BOOK DF, PAGE 651.

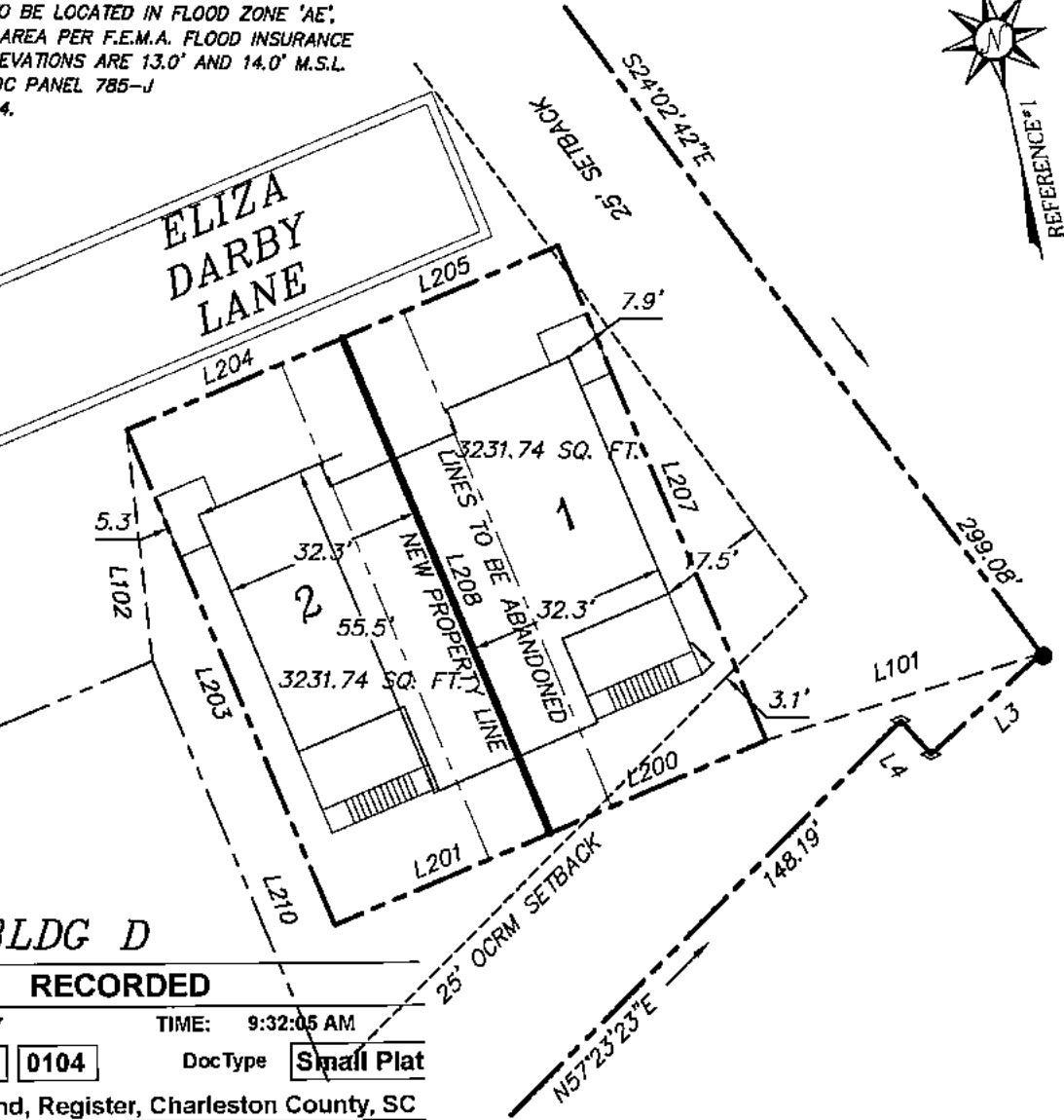
NOTE:
 REFER TO REFERENCE
 2 FOR PARENT BOUNDARY
 INFORMATION

FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. BASE FLOOD ELEVATIONS ARE 13.0' AND 14.0' M.S.L. SEE COMMUNITY MAP 45019C PANEL 785-J MAP EFFECTIVE: 11/17/2004.



APPROVED AS SUBMITTED
 DATE: 4/21/17
 ZONING ADMINISTRATOR

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND



BLDG D

RECORDED

DATE: 5/2/2017 TIME: 9:32:05 AM

Book-Page **S17 0104** DocType **Small Plat**

Charlie Lybrand, Register, Charleston County, SC

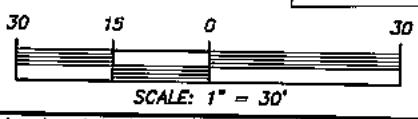


Record Fee: \$10.00
 Postage: \$1.00
 TOTAL: \$11.00
 Drawer: Drawer 2
 Clerk: JBA

Filed By: TOWN OF SEABROOK ISLAND
 0
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455

Location: **ELIZA DARBY LANE**

L200	S79°33'01"W	37.69'
L201	S79°33'01"W	37.69'
L204	N79°33'01"E	37.69'
L205	N79°33'01"E	37.69'
L207	S10°26'59"E	85.75'
L208	N10°26'59"W	85.75'



NOTE:
 THIS PLAT REPLACES THE METES AND BOUNDS FOR BUILDING C AS RECORDED IN PLAT BOOK DF, PAGE 651.

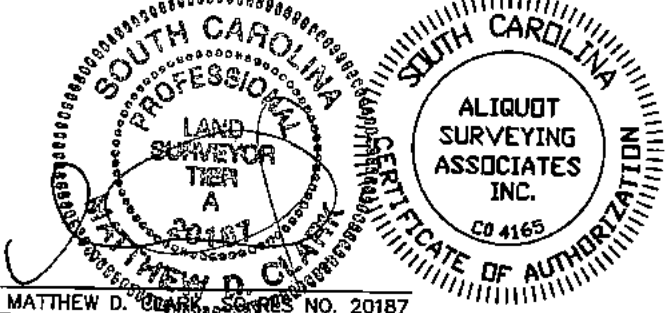
I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 24th day of March, 2017.



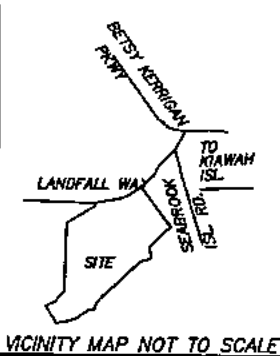
ALIQUOT SURVEYING ASSOCIATES, INC.
 P.O. BOX 1121
 HARDEEVILLE, SC 29927
 OFFICE: (843) 784-3200
 FAX: (843) 784-3220

SUBDIVISION: -
 LOT No.: -
 BLOCK: -
 PLAT BOOK: -
 DATE: MARCH 23, 2017
 JOB No.: SUM07012
 DRAWN BY: MDC
 CHECKED BY: MDC

PREPARED FOR: SALTMARSH AT SEABROOK, LLC



RECOMBINATION OF BUILDING C, SALTMARSH AT SEABROOK



- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

PLAT REFERENCE:
 1. PLAT BOOK ED, PAGE 826.
 2. PLAT BOOK DF, PAGE 651.

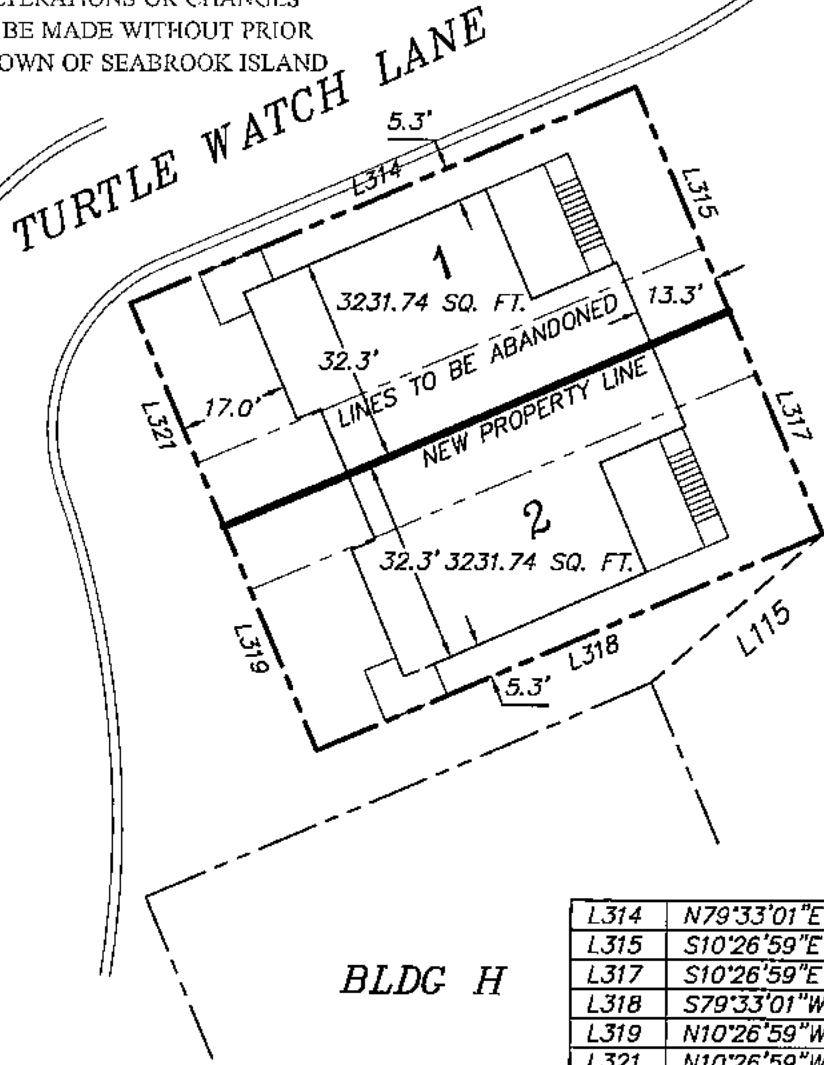
NOTE:
 REFER TO REFERENCE 2 FOR PARENT BOUNDARY INFORMATION



FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. BASE FLOOD ELEVATIONS ARE 13.0' AND 14.0' M.S.L. SEE COMMUNITY MAP 45019C PANEL 785-J MAP EFFECTIVE: 11/17/2004.

APPROVED AS SUBMITTED
Matthew D. Clark 4/24/17
 ZONING ADMINISTRATOR DATE

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

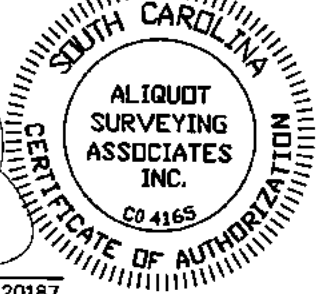


L314	N79°33'01"E	85.75'
L315	S10°26'59"E	37.69'
L317	S10°26'59"E	37.69'
L318	S79°33'01"W	85.75'
L319	N10°26'59"W	37.69'
L321	N10°26'59"W	37.69'



NOTE:
 THIS PLAT REPLACES THE METES AND BOUNDS FOR BUILDING AS RECORDED IN PLAT BOOK DF, PAGE 651.

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embodied with original surveyors seal. Witness my original signature and seal this 24th day of March, 2017.



ALIQUOT SURVEYING ASSOCIATES, INC.
 P.O. BOX 1121
 HARDEEVILLE, SC 29927
 OFFICE: (843) 784-3200
 FAX: (843) 784-3220

SUBDIVISION: -
LOT No.: -
BLOCK: -
PLAT BOOK: -
 DATE: MARCH 23, 2017
 JOB No.: SUM07012
 DRAWN BY: MDC
 CHECKED BY: MDC

PREPARED FOR: SALTMARSH AT SEABROOK, LLC

RECOMBINATION OF BUILDING I, SALTMARSH AT SEABROOK

SEABROOK ISLAND RECOMBINATION PLAT CHARLESTON COUNTY, S.C.

RECORDED

DATE: 5/2/2017 TIME: 9:33:03 AM

Book-Page **S17 0105** DocType **Small Plat**

Charlie Lybrand, Register, Charleston County, SC



Record Fee \$10.00
 Postage \$1.00
TOTAL \$11.00
 Drawer 2
 Clerk JBA

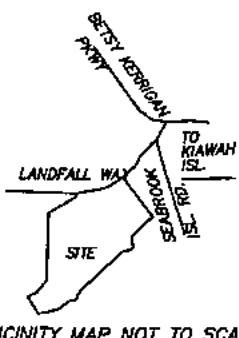
Filed By:
 TOWN OF SEABROOK ISLAND
 0
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455

Location: **TURTLE WATCH LANE**

PLAT REFERENCE:
 1. PLAT BOOK ED, PAGE 826.
 2. PLAT BOOK DF, PAGE 651.

- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

NOTE:
 REFER TO REFERENCE 2 FOR PARENT BOUNDARY INFORMATION

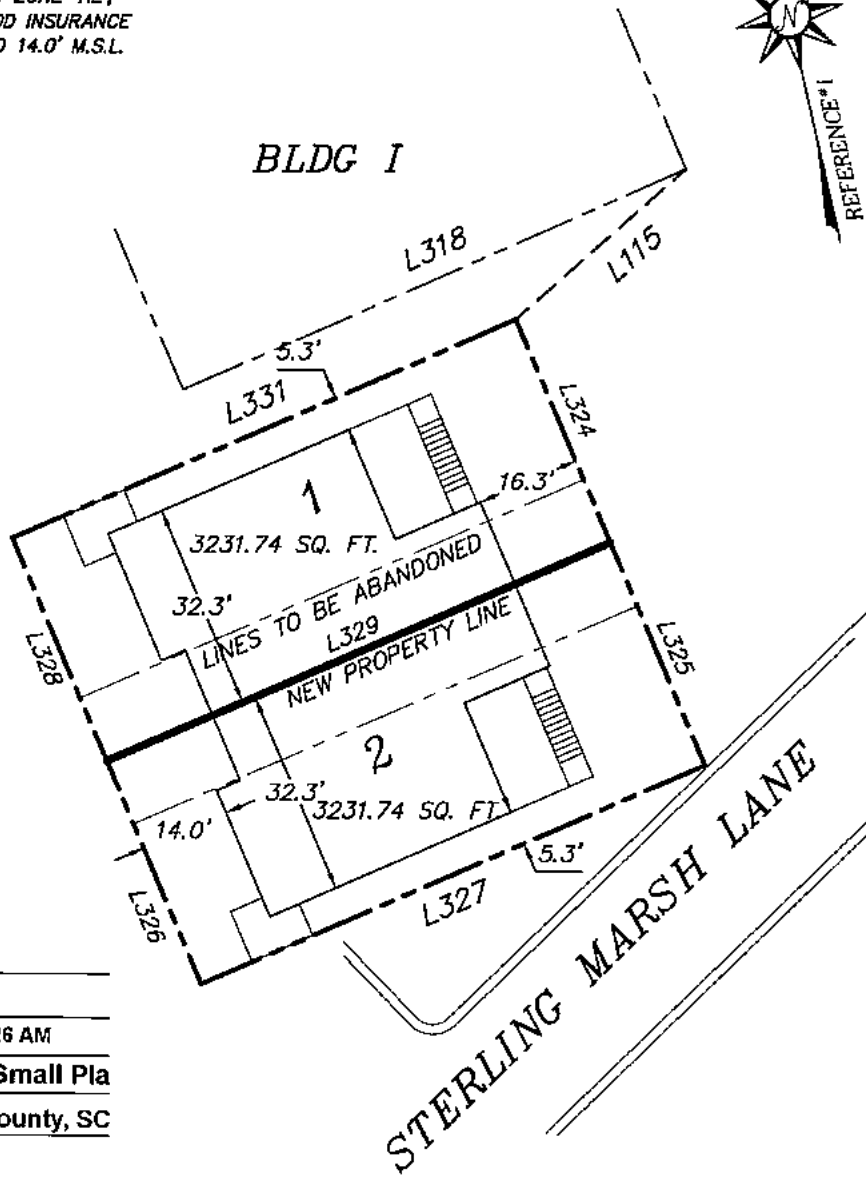


FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. BASE FLOOD ELEVATIONS ARE 13.0' AND 14.0' M.S.L. SEE COMMUNITY MAP 45019C PANEL 785-J. MAP EFFECTIVE: 11/17/2004.

APPROVED AS SUBMITTED
 DATE: 4/21/17
 ZONING ADMINISTRATOR

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

TURTLE WATCH LANE



RECORDED

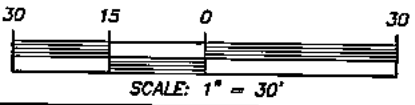
DATE: 5/2/2017 TIME: 9:35:26 AM
 Book-Page **S17 0106** DocType **Small Pla**
 Charlie Lybrand, Register, Charleston County, SC



Record Fee \$10.00
 Postage \$1.00
 TOTAL \$11.00
 Filed By: TOWN OF SEABROOK ISLAND
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455

L324	S10°26'59"E	37.69'
L325	S10°26'59"E	37.69'
L326	N10°26'59"W	37.69'
L328	N10°26'59"W	37.69'
L329	S79°33'01"W	85.75'

Location: **STERLING MARSH LANE**



NOTE:
 THIS PLAT REPLACES THE METES AND BOUNDS FOR BUILDING K AS RECORDED IN PLAT BOOK DF, PAGE 651.

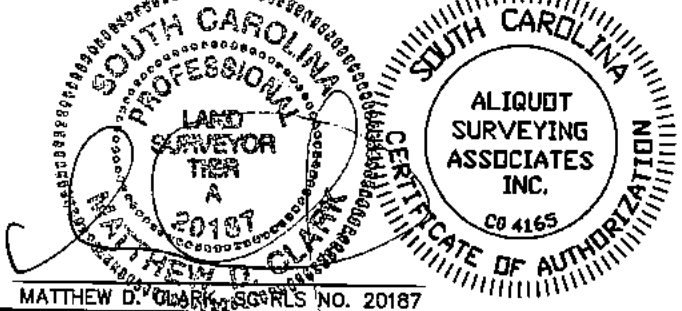
I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 24th day of March, 2017.



ALIQUOT SURVEYING ASSOCIATES, INC.
 P.O. BOX 1121
 HARDEEVILLE, SC 29927
 OFFICE: (843) 784-3200
 FAX: (843) 784-3220

SUBDIVISION: -
 LOT No.: -
 BLOCK: -
 PLAT BOOK: -
 DATE: MARCH 23, 2017
 JOB No.: SUM07012
 DRAWN BY: MDC
 CHECKED BY: MDC

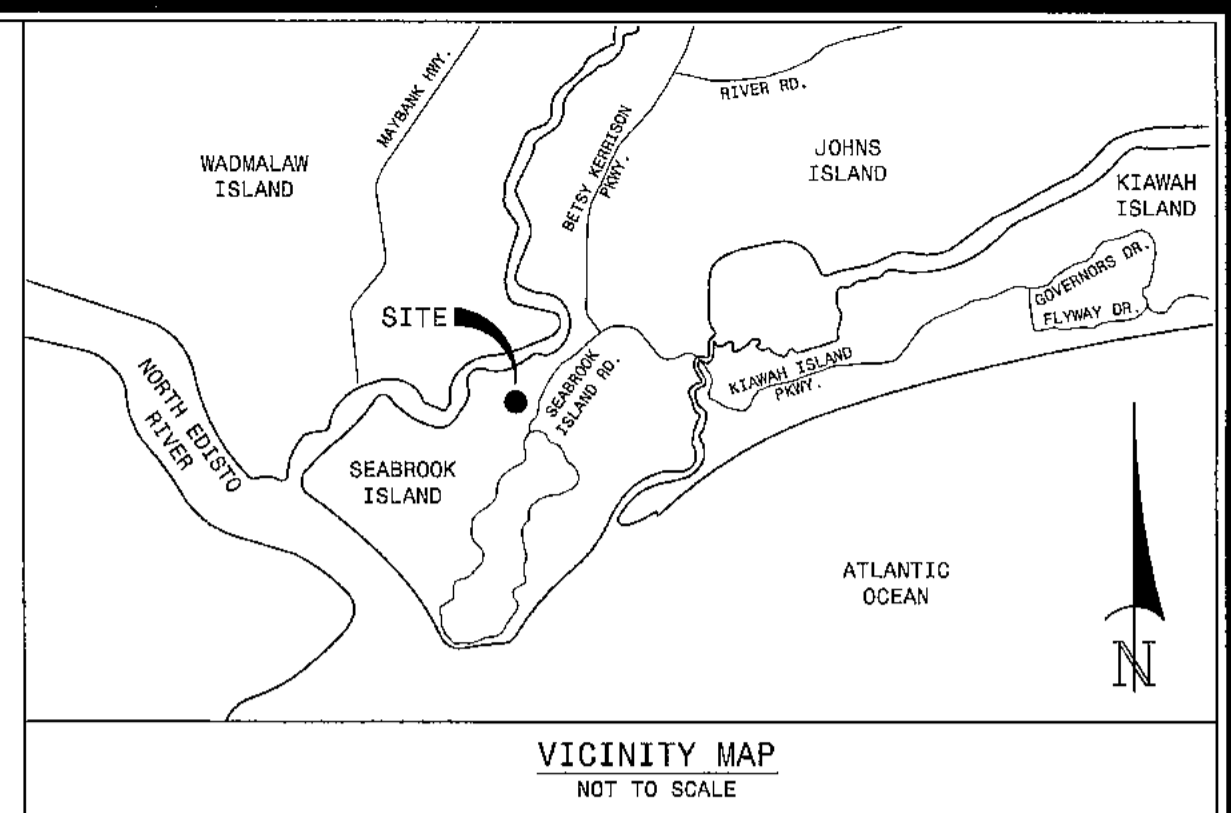
PREPARED FOR: SALT MARSH AT SEABROOK, LLC



RECOMBINATION OF BUILDING H, SALT MARSH AT SEABROOK



CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	N78°29'55"W	70.26'	676.85'	70.28'	5°56'59"	35.17'

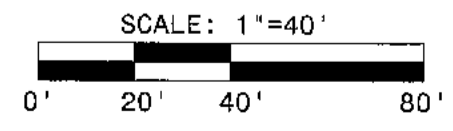


LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°01'45"W	37.58'
L2	N02°01'45"E	37.58'
L3	S02°01'45"W	37.58'
L4	N02°01'45"E	37.58'
L5	S05°49'08"E	37.58'
L6	N05°49'08"W	37.58'
L7	S05°49'08"E	37.58'
L8	N05°49'08"W	37.58'
L9	S29°48'42"E	37.58'
L10	N29°48'42"W	37.58'
L11	N29°48'42"E	37.58'
L12	S29°48'42"E	37.58'
L13	S32°14'26"E	28.24'
L14	N32°14'26"W	28.24'
L15	N32°14'26"W	28.24'
L16	S32°14'26"E	28.24'
L17	N86°43'21"E	37.58'
L18	S86°43'21"W	37.58'
L19	N86°43'21"E	37.58'
L20	S86°43'21"W	37.58'

LINE TABLE		
LINE	BEARING	LENGTH
L21 (TIE)	N23°34'36"W	70.90'
L22 (TIE)	N33°09'16"W	57.77'
L23	S13°36'09"W	24.15'
L24	S70°41'18"W	10.01'
L25	S49°57'02"E	50.70'
L26	N37°59'27"E	104.02'
L27	N07°42'36"W	25.60'
L28	N07°44'21"W	22.97'
L29	N77°18'34"E	50.77'
L30 (TIE)	N86°14'46"E	28.15'
L31 (TIE)	N03°28'46"W	23.51'
L32	S74°48'02"E	9.57'
L33	S76°22'45"E	4.32'

AREA SUMMARY	
TMS NO. 149-00-086	(PORTION)
CURRENT AREA = 7.54 ACRES (PER PLAT BOOK DF, PAGE 651)	
NEW LOT AREA BY THIS PLAT = 0.667 ACRES/29,062 SQ. FT.	
RESIDUAL AREA REMAINING = 6.87 ACRES (NOT SURVEYED AT THIS TIME)	
TOTAL NEW LOTS CREATED BY THIS PLAT = 10	

LEGEND	
STORM DRAIN GRATE INLET	SB GI
SANITARY SEWER MANHOLE	SM
CLEAN OUT	CO
ELECTRIC TRANSFORMER	ET
TELEPHONE PEDESTAL	TPD
WATER METER	WM
FIRE HYDRANT	PH
WATER VALVE	WV
WATER SERVICE STUB OUT	WS
WATER LINE	W
POLYVINYL CHLORIDE PIPE	PVC
REINFORCED CONCRETE PIPE	RCP
GRAVITY SANITARY SEWER LINE	GSS
IRRIGATION CONTROL VALVE	ICV
PROPERTY CORNER FOUND	(O)
5/8" REBAR SET (UNLESS LABELED OTHERWISE)	●
COMPUTED POINT	CP

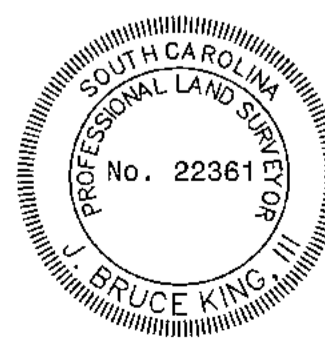


- NOTES:**
- THIS IS NOT A VALID, TRUE COPY UNLESS IT BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - THIS SURVEY IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS OR RESTRICTIONS NOT KNOWN TO THIS SURVEY AT THIS TIME.
 - ONLY THOSE UTILITIES WHICH WERE OBVIOUS AND APPARENT WITHIN THE SUBJECT PROPERTY WERE SURVEYED AT THIS TIME. THERE MAY BE ADDITIONAL UTILITIES LOCATED ON THIS PROPERTY WHICH HAVE NOT BEEN SHOWN ON THIS PLAT.
 - ENVIRONMENTAL MATTERS INCLUDING THE PRESENCE OR ABSENCE OF WETLANDS, WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
 - ZONING MATTERS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
 - ALL PROPERTY CORNERS ON THE NEW LOTS ARE 5/8" REBAR SET UNLESS NOTED OTHERWISE.
 - THIS PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK Y082, PAGE 88 AND SUBSEQUENT SUPPLEMENT AND AMENDMENTS THERETO RECORDED IN THE FOLLOWING BOOKS: Y652, PAGE 137; Y652, PAGE 101; Y652, PAGE 355; Y652, PAGE 359; AND Q001, PAGE 796. AMONG OTHER THINGS, THESE DOCUMENTS DESCRIBE EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES THAT MAY SERVE THESE LOTS NOW AND IN THE FUTURE.
 - THIS PLAT MAKES NO REPRESENTATION AS TO THE CURRENT AVAILABILITY OF WATER AND SEWER SERVICE TO THE NEW LOTS BEING CREATED.

- REFERENCES:**
- METES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS, PREPARED FOR SALT MARSH AT SEABROOK III, LLC, BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DG, PAGE 087.
 - DHEC/OCRM CRITICAL LINE SURVEY OF A PORTION OF "SALT MARSH PHASE II", PREPARED FOR SALT MARSH AT SEABROOK I, LLC, BY HUSSEY GAY BELL, AND DATED DECEMBER 1, 2016.
 - PLAT SHOWING THE SUBDIVISION OF TRACT D, LANDFALL WAY, SEABROOK ISLAND, BY A.H. SCHWACKE & ASSOCIATES, INC., DATED MAY 1, 2006, REVISED MAY 12, 2006 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EJ, PAGE 784.
 - PLAT PREPARED FOR SALT MARSH AT SEABROOK III, LLC, SHOWING THE DIVISION OF LOT 7 TO CREATE LOT 7A, TO BE CONSOLIDATED WITH PARCEL 149-01-00-167, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 30, 2007, AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DF, PAGE 656.
 - PLAT OF THE SUBDIVISION OF A 2.35 ACRE TRACT INTO TRACTS A (1.55 ACRES) AND B (0.80 ACRES) AND OF A 9.14 ACRE TRACT INTO TRACT C (2.45 ACRES) AND D (6.69 ACRES), BY GIFFORD NELSON & WILLIAMS, DATED MARCH 26, 1984, REVISED AUGUST 29, 1984, AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA, PAGE 055.
 - PLAT TO RECONSOLIDATE TRACT D, TRACT C AND LOT 7A, BY A&C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DF, PAGE 961.
 - PLAT TO RECONSOLIDATE TRACT D, TRACT C, KNOWN AS PARCEL ID 1490100281 AND 1490100167, BY A&C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DG, PAGE 86.
 - METES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS SALT MARSH AT SEABROOK, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DF, PAGE 651.
 - CHARLESTON COUNTY TMS NO. 149-10-00-086 (PORTION).

FLOOD STATEMENT:
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 45019C0785J, NOVEMBER 17, 2004, BASED ON SCALING AND GRAPHICAL PLOTTING ONLY, I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", WITH AN ELEVATION OF 13' AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" WITH AN ELEVATION OF 14', OF SAID MAP.

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



J. Bruce King, III
S.C.P.L.S. NO. 22361

APPROVED AS SUBMITTED
Zoning Administrator
NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

RECORDED
DATE: 6/9/2017 TIME: 9:23:21 AM
Book-Page: L17 0299 DocType: Large Plat
Charlie Lybrand, Register, Charleston County, SC

Record Fee: \$10.00
Postage: \$1.00
TOTAL: \$11.00
2061 SEABROOK ISLAND RD.
SEABROOK ISLAND SC 29465

Location: SALT MARSH @ SEABROOK PH2

HUSSEY GAY BELL
Established 1958
474 WANDOPARK BLVD., SUITE 201, MOUNTAIN PLEASANT, SC 29464 / T: 843.849.7500

REVISIONS:
1) 06-07-17 - CHANGED ROAD NAME

DRAWN BY: JFB CHECKED BY: PLH/JBK
DATE: APRIL 7, 2017
SCALE: 1" = 40'
JOB NO. 817002289
SURVEY NO. M-17042501-11802

PLAT SHOWING THE SUBDIVISION OF TMS NO. 149-01-00-086 TO CREATE LOTS FOR FUTURE BUILDINGS S.T.U.V AND Z TO BE KNOWN AS SALT MARSH AT SEABROOK - PHASE 2
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

SHEET NO. 1 OF 1