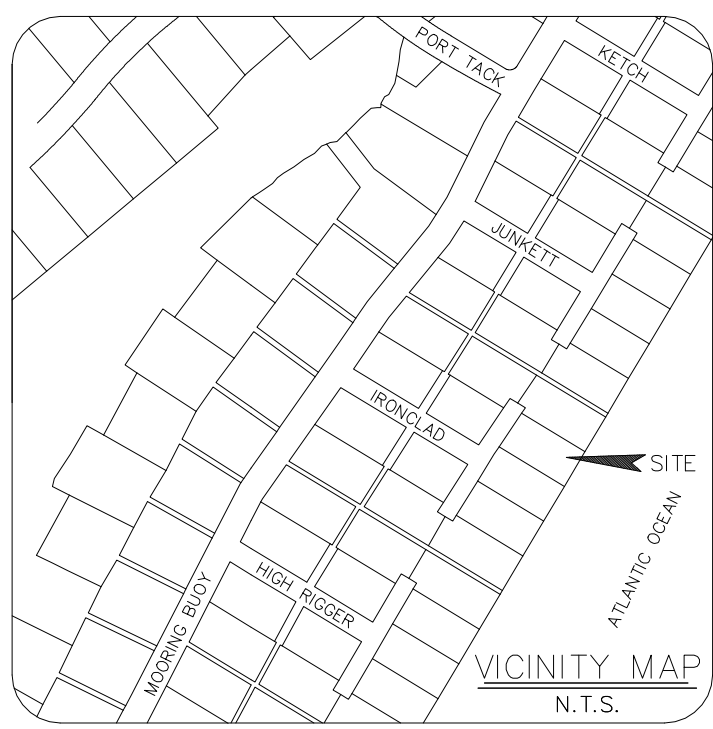




- LEGEND & SYMBOLS:
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
CONTOUR
3" CONCRETE MONUMENT FOUND
1/2" IRON PIN FOUND
TEMPORARY BENCH MARK
INVERT ELEVATION
FINISHED FLOOR ELEVATION
LIVE OAK
LAUREL OAK
PALM
HICKORY
BRADFORD PEAR
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
WATER METER
VALVE BOX
GRINDER PUMP

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REVISIONS

Thomas L. Hiatt
ARCHITECT
SUITE C-101
181 BLUFFTON ROAD
BLUFFTON, SC 29910
hiattarch@hargray.com
(843) 837-3300
FAX (843) 837-6585

A RESIDENCE FOR :
MR. & MRS. NORTON
LOT #4, IRON CLAD
PALMETTO DUNES

SHEET TITLE

SITE PLAN

PLOTTED 11/21/2018

DATE
JUNE 13, 2018
JULY 2, 2018
AUG. 7, 2018
AUG. 30, 2018
SEPT. 4, 2018
SEPT. 21, 2018

SHEET NUMBER

1

JOB NUMBER

LOT CORNERS	OCRM SETBACK LINE	OCRM BASELINE	HOUSE CORNERS
1 N 126255.49 E 2090592.71	5 N 126479.28 E 2090609.03	7 N 126176.25 E 2090726.06	9 N 126150.37 E 2090660.49
2 N 126176.36 E 2090725.69	6 N 125121.41 E 2089773.32	8 N 126092.65 E 2090671.06	10 N 126135.44 E 2090651.94
3 N 126101.00 E 2090676.34			
4 N 126177.71 E 2090547.43			

REFERENCE PLAT

1) A PLAT OF TRACT A, PALMETTO DUNES,
HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C.
DRAWN: 1/01/68
RECORDED IN BOOK 17, PAGE 1
ROD. BEAUFORT COUNTY, SC
BY: J. HEARST COLEMAN S.C.R.L.S. # 395

PROPERTY AREA = 0.31 AC. 13,713 S.F.
ADDRESS: 9 IRON CLAD
DISTRICT: 520MAP: 12A PARCEL: 69

THIS PROPERTY LIES IN F.E.M.A. ZONE V9
BASE FLOOD ELEVATION = 16.0'
COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86

BEACHFRONT MANAGEMENT ACT
DISCLOSURE STATEMENT

THE SETBACK LINE IS 103.4 LANDWARD FEET TO
105.6 LANDWARD FEET, FROM THE SEAWARD PROPERTY LINE.
THE BASE LINE IS 0.18 SEAWARD FEET TO 0.37 SEAWARD FEET
FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE,
AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT,
IS LOCATED APPROXIMATELY 30 LANDWARD FEET IN
RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF
THE HABITABLE STRUCTURES UPON THIS PROPERTY,
IF ANY ARE LOCATED 39.5 LANDWARD TO 40.6
LANDWARD FEET FROM THE LINE, WHICH CORNERS
ARE LOCATED N 126150.37, E 2090660.49 AND
N 126135.44 E 2090651.94 UNDER THE SOUTH
CAROLINA PLANE COORDINATE SYSTEM. THE
PROPERTY HAS AN ANNUAL EROSION RATE OF
-6.69 TO -6.59 FEET PER YEAR, ACCORDING TO THE
MOST RECENTLY ADOPTED EROSION RATES OF THE
SOUTH CAROLINA OFFICE OF OCEAN AND COASTAL
RESOURCE MANAGEMENT. OCRM REFERENCE POINT 1462
ANNUAL EROSION RATE OF -6.69 AND POINT 1463A
ANNUAL EROSION RATE -6.59 WERE USED TO ESTABLISH
THE OCRM LINES.

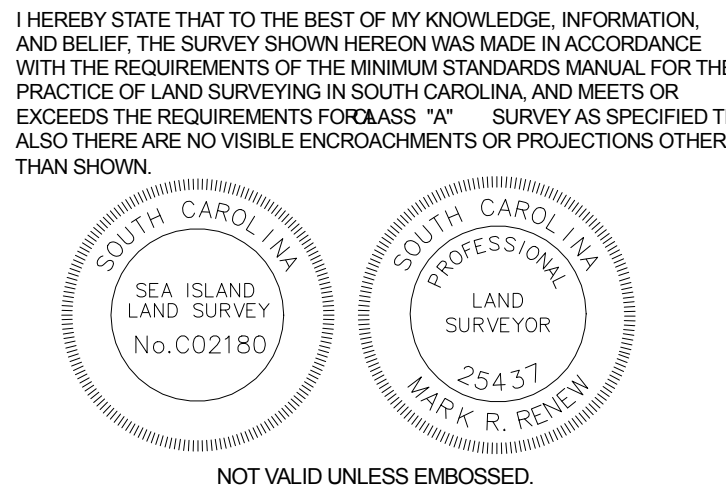
11) THIS PROPERTY IS AFFECTED BY THE CRITICAL STORM PROTECTION
AND DUNE ACCRETION AREA (CSPDAA) ADOPTED BY THE TOWN COUNCIL
ON 9/01/2009. THE (CSPDAA) EXTENDS FROM THE SEAWARD PROPERTY
LINE TO THE MEAN HIGH WATER MARK (3.6' NGVD29).

101 SITE PLAN

SCALE : 1/8" = 1' 0"

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC
AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE
SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE
FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE
RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM
SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE
BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION
ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS S.C. STATE PLAN NAD 83.
- 5) VERTICAL DATUM IS NGVD29.
- 6) CONTOUR INTERVAL IS 1'.
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS
OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 8) BUILDING SETBACKS, TAKEN FROM ARB GUIDELINES, SHOULD BE VERIFIED
BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE
TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST
SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



NOT VALID UNLESS EMBOSSED.

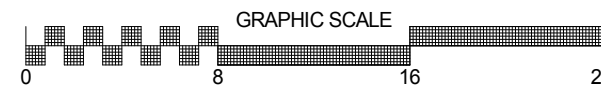
PARTIAL ASBUILT, TREE AND TOPOGRAPHIC,
BEACHFRONT MANAGEMENT ACT SURVEY OF:
LOT 4, BLOCK A, TRACT A, T-ROAD 8,
PALMETTO DUNES RESORT, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: RON & KAREN NORTON

REVISED: 3/26/18 REVISE FLOOR ELEVATION

DATE : 3/14/18

SCALE : 1" = 8'



SILS Sea Island Land Survey, LLC.
4D Mathews Court, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com
FILE No. 00295/3 DWG No. :3-2174

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