

SECTION 1 – STATEMENT OF OBJECTIVES

1.1 The Kiawah River Planned Development

The Kiawah River Planned Development Plan will provide significant benefits to the *Property Owner*, the future residents of the *Real Property*, and the *County*. The benefits and objectives of such a rezoning will include, but are not limited to, the following:

- Greater flexibility with respect to *Lot* dimensions, incentivizing the *Property Owner* to provide a variety of housing types and allowing the *Property Owner* to conform the *Development* to the natural characteristics on the *Real Property*;
- The provision of a significant amount of *Housing for the Workforce* and *Affordable Housing*, helping mitigate existing traffic issues on Johns Island, Kiawah Island, and Seabrook Island;
- An increase in the number of permitted uses on the *Real Property*, ensuring that the future residents and visitors to the *Real Property* enjoy recreational, commercial, retail, and office amenities within a short walk or bicycle ride from their homes or guest rooms;
- The protection of the waterfront environment by limiting the number of docks constructed thereon to eighteen (18) and utilizing restrictive covenants to ensure single-family detached lots in the Rural Residential portion of the *Real Property* are substantially maintained in their natural environment;
- The facilitation of greater economic opportunity for the *County* and its existing residents by creating several hundred jobs in the *County* and the State; increasing total revenues to area business; providing a net positive impact on the *County's* fiscal responsibilities; and introducing new lodging and recreational opportunities for visitors;
- The preservation and enhancement of green spaces, important cultural and historical sites, threatened and endangered species, and recreational areas on the *Real Property* and within the adjacent Johns Island County Park, including the preservation or development of at least fifty percent (50%) of the *Real Property* as open space;
- The provision of a smooth transition from the Suburban portion of the *County* to the Rural portion of the *County*, while ensuring a perpetual and clearly-defined Urban Growth Boundary on this portion of Johns Island; and
- A limitation on the total number of *Dwelling Units* which may be developed on the *Real Property*, to 1,285 *Dwelling Units*, 117 of which will be *Housing for the Workforce Units*. The *Plan* would allow greater flexibility in the location of these *Dwelling Units* but still preserve the rural flavor of the existing community with a gross residential density of .90 *Dwelling Units* per acre (including all acreage) or 1.01 *Dwelling Units* per acre (including only highland and freshwater wetland).

Accordingly, pursuant to sections 6-29-720 and -740 of the South Carolina Code, the *County* specifically finds that the *Plan* does the following:

- Helps achieve the objectives of the *Comprehensive Plan*;
- Permits flexibility in development;
- Results in improved design, character, and quality of new mixed use development;
- Preserves the natural and scenic features of open spaces;
- Encourages innovative site planning for residential, commercial, institutional, and industrial development;
- Provides for variation from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to

accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare;

- Comprises housing of different types and densities and of compatible commercial uses, office parks, and mixed-use development; and
- Includes a unified site design for a mixed use development.

1.2 Planned Development Name

The name of the Planned Development shall be Kiawah River ; provided, however, the *Property Owner* may provide written notice to the *County* at any time before commencement of construction on the *Real Property* pursuant to the *Agreement* of a different name for the Planned Development which does not duplicate the name of any other Planned Development or subdivision, the final plat of which has been recorded in the RMC Office for Charleston County, South Carolina at the time of such notice.

1.3 The Illustrative Master Plan

For the purpose of illustrating the *Development* the *Property Owner* may institute on the *Real Property* pursuant to the *Agreement* and the *Plan*, an Illustrative Master Plan is attached hereto as Exhibit 1.1. Exhibit 1.2 delineates the conceptual location of the individual *Lots* on the *Real Property*. While the Illustrative Master Plan may be used by the *County* and the *Property Owner* as a general guide for the overall *Development* of the *Real Property*, the *Lots*, *Development Parcels*, *Thoroughfares*, green space, recreational areas, *Community Ways*, and other elements illustrated thereon are not intended to represent the exact configuration and location of the *Development* that will occur on the *Real Property*. The more specific elements of the *Agreement* and the *Plan* should be used by the *County* and the *Property Owner* to help guide the precise configuration and location of the different aspects of *Development* as the *Project* progresses.

SECTION 2 – REAL PROPERTY

2.1 Legal Description

All that certain piece, parcel or tract of land, together with all buildings and improvements presently located thereon, situate, lying and being on Johns Island, in the County of Charleston, State of South Carolina, known generally as “Mullet Hall Plantation,” containing 1083.197 acres of highland (including certain small islands), 235.94 acres of ponds and creeks, 86.36 acres of impounds, and 22.313 acres between mean high water and the DHEC-OCRM Critical Line, more or less, shown on a plat by A.H. Schwacke, & Associates entitled “PLAT OF MULLET HALL & JACK ISLAND 1426.81 ACRES JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA,” dated October 4, 1994, last revised on November 11, 1994, and recorded in Plat Book EA, at Pages 316 through 322, in the RMC Office for Charleston County, South Carolina, (the “Plat”), said property having such location, butts and bounds, metes, courses and distances as will by reference to the Plat more fully appear. The Plat is attached hereto as Exhibit 2.1.

Being a portion of TMS # 212-00-00-001.

2.2 Wetland Survey

A wetland survey delineating the location, acreage, and type (freshwater or critical area/marsh) of all wetlands on the *Real Property* as they exist prior to *Development* is attached hereto as Exhibit 2.3. The *Property Owner* has no intention to develop upon any of these natural areas; provided, however, the *Property Owner* may construct portions of roads and/or utilities on these natural areas only after obtaining all applicable permits and approvals from *OCRM* and the *Corps* for such *Development* and obtaining site plan approval from the *County* pursuant to the *ZLDR*.

SECTION 3 – DEFINITIONS

The definitions set forth in this section of the *Plan* shall control the development of the *Real Property* in lieu of any contrary definitions in the *ZLDR* or other *Laws*. The definitions in Chapter 12 of the *ZLDR* on the *Effective Date* shall otherwise apply.

The “*Act*” means the South Carolina Local Government Development Agreement Act, codified at sections 6-31-10 to -160 of the South Carolina Code.

“*Accessory Use*” means a use customarily incidental and subordinate to the principal use of a *Lot* or of a structure, or as allowed by the *ARB* in accordance with Article 6.5 of Appendix D, which is a red-line of the *ZLDR*. An *Accessory Use* is located on the same *Lot* as the principal use, except (i) in cases of off-street parking, temporary real estate sales office, and temporary construction facilities, and (ii) in cases of *Hotels* or *Inns* where *Accessory Uses* may be located on other *Lots*.

“*Accessory Dwelling Unit*” means a dwelling unit, with no more than 800 square feet of gross floor area that has been added to, onto, or created within, a single family house. This definition includes garage apartments. An *Accessory Dwelling Unit* may be detached from a single family house provided it complies with the conditions applicable to *Accessory Dwelling Units* in Appendix B to the *Agreement*.

“*Active Recreation Area*” means any park, recreational facility, or recreational area which is not dependent upon a specific environmental or natural resource and which is developed with recreation and support facilities. An *Active Recreation Area* includes, but is not limited to, playgrounds, *Golf Courses*, bicycle trails, baseball or softball fields, football or soccer fields, basketball courts, swimming pools, clubhouses, water-dependent uses, equestrian facilities, pickle courts, racquetball courts, and tennis courts. *Active Recreation Areas* shall constitute open space.

“*Affordable Housing*” means, in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

“*Agreement*” means this Development Agreement, including the recitals and exhibits attached hereto. The *Agreement* shall also include the *Plan*.

“*ARB*” is the Kiawah River Architectural Review Board that is currently functional under the auspices of the *Property Owner* and/or as it may later function under applicable *Covenants*. The *ARB* may promulgate, modify, and enforce development guidelines, such as architectural and landscaping guidelines, assigned to it under the *Agreement* or the *Plan* with respect to any portion of the *Real Property*.

“*Association*” means one or more non-profit association(s) or corporation(s), which will be formally constituted and made up of the property owners and/or residents of the *Real Property*, or a particular portion or portions thereof. An *Association* may take responsibility for costs and maintenance of *Common Areas* on or affecting any portion of the *Real Property* subject to such *Association*’s jurisdiction, as delineated in any applicable *Covenants*.

“*Bed and Breakfast*” means a lodging-type building or group of buildings on one *Lot* offering two (2) to twelve (12) *Guest Rooms*, with or without meal service, on a daily, weekly, monthly, or seasonal basis. A *Bed and Breakfast* may be owner-occupied and/or staff-occupied. Whether or not owner- or staff-occupied, a *Bed and Breakfast* shall contribute to *Guest Room* entitlement densities, and no others, in the *Agreement*.

“*Building Coverage*” means the area of a *Lot* covered by principal or accessory buildings or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopies, and the first two feet (2’) of a roof overhang. This definition shall not include pools, pool decks, or pervious drives.

“*Building Development Standards*” means any applicable dimensional standards for *Lots*, *Development Parcels*, buildings, and structures, including but not limited to any minimum standards for *Lot* area, *Lot* width, *Setbacks*, and yard requirements and any maximum standards for *Building Height* and *Building Coverage* on *Lots* or *Development Parcels*.

“*Building Height*” means elevation from *Ground Floor Level* as measured in feet. *Building Height* does not include those items specifically excluded from consideration of *Building Height* in the *Plan*.

“*Common Areas*” means “Common Areas,” as defined under any *Covenants* encumbering all or portions of the *Real Property*, i.e., all real and personal properties which now or hereafter are deeded or leased to, or are the subject of a use agreement or easement with, an *Association* and wherein the property therein described is specifically denominated to be part of the *Common Areas*. The *Common Areas* may include but shall not be limited to open space; maintenance and drainage areas; *Facilities*; easements; alleys; *Thoroughfares*; parking lots; *Community Ways*; street lighting; signs; lagoons; ponds; wetlands; rights-of-way; and the area between any property line of an owner and the mean high water mark of any adjoining river tidal creek, marsh, or other water body. The designation of any land and/or improvements as a *Common Area* shall not mean or imply that the public at large acquires any easement of use or enjoyment therein.

“*Community Way*” means a walkway of any surface type (paved or unpaved), bike trail, leisure trail, or walking trail designed for pedestrian or bike traffic.

“*Comprehensive Plan*” means the Charleston County Comprehensive Plan, adopted pursuant to sections 6-29-510 to -540 of the South Carolina Code, as well as the official map of Charleston County, adopted pursuant to sections 6-7-1210 to -1280 of the South Carolina Code.

“*Corps*” means the United States Army Corps of Engineers.

“*County*” means Charleston County, a political subdivision of the State of South Carolina.

“*County Council*” means the County Council of Charleston County, South Carolina.

“*County Ordinances*” means the Code of Ordinances of Charleston County, South Carolina.

“*Covenants*” means and refers to one or more declaration(s) of covenants, conditions, and restrictions encumbering all or portions of the *Real Property* that have been or will be recorded by the *Property Owner*.

“*Development*” means the planning for or carry out of a building activity, demolition, reclamation of on-site materials, the making of a material change in the use or appearance of any structure or property,

or the dividing of land into two or more parcels, and is intended by the *Parties* to include all further uses of, activities upon, or changes to the *Real Property* as are authorized by the *Agreement*. “*Development*,” as designated in a land or *Development Permit*, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, “*Development*” refers to the planning for or the act of developing or to the result of *Development*. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not *Development*. Reference to particular operations is not intended to limit the generality of this term.

“*Development Parcel*” means any parcel of land on which *Development* may occur, including platted *Lots* and unplatted parcels, but excluding public or private street rights-of-way.

“*Development Permit*” includes a building permit, zoning permit, construction permit, subdivision or plat approval, rezoning certification, special exception, variance, certificate of occupancy or any other official action of *Local Government* having the effect of permitting or approving the *Development* or use of real property.

“*DHEC*” means the Department of Health and Environmental Control, as established pursuant to section 44-1-20 of the South Carolina Code.

“*Diameter Breast Height*” or “*DBH*” means the total diameter, in inches, of a tree trunk or trunks measured at a point four and one half feet above existing grade (at the base of the tree). In measuring *DBH*, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

“*Dock*” or “*Pier*” means a structure built over and/or floating on water used to provide access to water and/or for the mooring of boats or other watercraft. A *Dock* or *Pier* may contain commercial uses as permitted by *DHEC* and shall constitute a water-dependent use.

“*DOT*” means the South Carolina Department of Transportation, as established in section 57-1-20 of the South Carolina Code.

“*Dwelling Unit*” means one or more rooms, designed, occupied or intended for permanent occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities contained therein. The term “*Dwelling Unit*” does not include *Guest Rooms*, *Villas*, *Accessory Dwelling Units*, or accessory buildings or structures.

“*Facilities*” means major capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, electrical service, cable television, high speed internet access, and telephone service.

“*Golf Course*” means a tract or tracts of land laid out for up to thirty-six (36) holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include club houses, driving ranges, training facilities, maintenance facilities, and shelters. *Golf Courses* shall constitute *Active Recreation Areas*.

“*Grand Tree*” means any live, healthy tree with a *DBH* of 24 inches or greater, with the exception of pine tree, laurel oak, water oak, and sweet gum tree species.

“*Gross Leasable Area*” or “*GLA*” means floor area devoted to a use designated as such in the table of uses set forth in the *Plan*. *GLA* does not include public or common areas, such as parking lots, utility rooms and stairwells, in a building or on a *Lot* otherwise devoted to a use designated as *GLA* in the *Plan*.

GLA does not include a community amenity center, such as a fitness club/aquatic center. For the purpose of this provision, the term “floor area” shall have the definition specified in Chapter 12 of the ZLDR on the *Effective Date*. Commercial uses on *Docks* or piers shall contribute to entitlement densities for *GLA*.

“*Ground Floor Level*” means *Natural Ground* or the lowest floor elevation for structures as set forth in the *County’s* flood management ordinance, as amended, whichever is higher; provided, however, that *Ground Floor Level* shall not exceed 14 feet above *Natural Ground*. This definition shall not be construed to prevent an owner from constructing his first finished floor higher than *Ground Floor Level*; provided, however, *Building Height* shall be measured from *Ground Floor Level*.

“*Guest Room*” means a room or suite designed for temporary occupancy by one (1) or more people in a single unit on a daily, weekly, monthly, or seasonal basis. A *Guest Room* may be individually owned or owned as a “time-share” unit without respect to other *Guest Rooms*. A *Guest Room* may be located within a *Hotel*, *Inn*, *Villa* or *Bed and Breakfast*. A *Guest Room* shall contribute to the *Guest Room* entitlement densities, and no others, in the *Agreement*.

“*Hotel*” means a lodging-type building or group of buildings offering twenty-five (25) or more *Guest Rooms*, with or without meal service, on a daily, weekly, monthly, or seasonal basis. The *Property Owner* shall have the vested right to develop up to two (2) *Hotels* on the *Real Property*. The amount of *Guest Rooms* permitted in a *Hotel* shall be limited only by the total *Guest Room* entitlement densities in the *Agreement*. A *Hotel* may be owner-occupied and/or staff-occupied. Whether or not owner- or staff-occupied, a *Hotel* shall contribute to *Hotel* and *Guest Room* entitlement densities, and no others, in the *Agreement*.

“*Housing for the Workforce*” means all *Affordable Housing* and all dwelling units designed to accommodate persons employed on the *Real Property*, persons employed on Kiawah Island, persons employed on Seabrook Island, and/or persons employed within a ten (10) mile radius of the *Real Property*.

“*Inn*” means a lodging-type building or group of buildings offering thirteen (13) to twenty-four (24) *Guest Rooms*, with or without meal service, on a daily, weekly, monthly, or seasonal basis. An *Inn* may be owner-occupied and/or staff-occupied.

“*Land Development Regulations*” means ordinances and regulations enacted by the appropriate governing body for the regulation of any aspect of *Development* and includes, but is not limited to, *Local Government* zoning, rezoning, subdivision, building construction, occupancy, aesthetic, road, or sign regulations or any other regulations controlling the *Development* or use of property.

“*Laws*” means all ordinances, resolutions, regulations, comprehensive plans, *Land Development Regulations*, policies and rules, custom and usage (formal or informal) adopted by a *Local Government* affecting the *Development* of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications, except as provided in section 6-31-140(A) of the South Carolina Code.

“*Local Government*” means any county, municipality, special district, or governmental entity of the state, county, municipality or region established pursuant to law which exercises regulatory control over, and grants *Development Permits* for land *Development* or which provides public *Facilities*. The *County* is a *Local Government*.

“*Lot*” means *Development Parcel* identified in a *Subdivision Plat* recorded in the Office of the Register of Mesne Conveyances for Charleston County, South Carolina.

“*Lot Line, Front*” means the lot line separating a *Lot* from the *Thoroughfare* that is used as the primary access point to the *Lot*. In cases where a *Lot* abuts open space, including passive recreation areas, on one side, and a *Thoroughfare* that is used as the primary access on the opposite side, the Property Owner may designate the lot line abutting the open space as the *Front Lot Line* and the opposite lot line (abutting the *Thoroughfare*) as the rear lot line. In cases where a *Lot* abuts more than one *Thoroughfare*, the *Property Owner* may designate the *Front Lot Line* pursuant to Section 6.1.c herein.

“*Mixed Use*” means a use, structure, or parcel containing both residential and non-residential elements.

“*Natural Ground*” means average elevation of a *Lot* or *Development Parcel* prior to *Development* activity.

“*OCRM*” means *DHEC*’s Office of Ocean and Coastal Resource Management.

“*OCRM Critical Line*” means the critical area line defined by *OCRM*.

“*Parties*” are the *Property Owner* and the *County*. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, *Parties* shall mean and refer to the *County* and that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. If portions of the *Agreement* apply to one or more, but not all, of the entities or persons comprising the *Property Owner*, those particular parties may be separately referred to herein.

“*Passive Recreation Area*” means areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands or waters providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. A farm or other agricultural use shall be considered a *Passive Recreation Area*. *Passive Recreation Areas* shall constitute open space.

“*Pervious Cover*” means water bodies, as well as land that permits the absorption of storm water into the ground. *Pervious Cover* may include, but is not limited to *Community Ways*, streets, roads, alleys, parking lots and driveways which are pervious to storm water.

“*Plan*” means the Kiawah River Planned Development District Plan. The *Plan* is attached to the *Agreement* and incorporated therein by reference. The *Plan* shall constitute a vested right of the *Property Owner* during the term of the *Agreement* (including any extensions or renewals thereof).

“*Planning Commission*” means the Charleston County Planning Commission as established under Article 2.2 of the *ZLDR*.

“*Planning Director*” means the Director of the Planning Department of Charleston County or the authorized designee or representative of the Director.

“*Project*” is the *Development* that has occurred and will occur on the *Real Property*.

“*Property Owner*” means Kiawah River Investment, LLC; together with all subsidiaries thereof and other entities, which may have a legal interest on the date of execution hereof in any of the *Real Property* described in Paragraph 4 of the *Agreement* and includes their successors in interest, successors in title (as to any portion of the *Real Property*), and/or assigns by virtue of assignment or other instrument

compliant with the *Agreement*. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, “*Property Owner*” shall mean and refer to that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. The *Property Owner* warrants that there are no other legal or equitable owners of the *Real Property* on the *Effective Date*.

“*Protected Trees*” means any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

“*PSC*” means the Public Service Commission, as established pursuant to section 58-3-10 of the South Carolina Code, as amended.

“*Real Property*” is the *Real Property* referred to in Paragraph 4 of the *Agreement* and includes any improvements or structures customarily regarded as part of real property.

“*Retirement Housing*” means the use of a site for housing that qualifies under The Housing for Older Persons Act (HOPA) for the senior housing exemption from the anti-discrimination provisions related to familial status of Title VIII of the Civil Rights Act of 1968 (the Federal Fair Housing Act), as amended by the Fair Housing Amendments Act of 1988 (the Fair Housing Act). No *Retirement Housing* shall be used as a *Short-Term Rental Property*.

“*Retirement Housing Unit*” means a single housing unit intended for occupancy on a site that is designated as *Retirement Housing* that may be housing comprised of single family detached, single family attached, duplex, or multifamily units or any combination of these.). No *Retirement Housing Unit* shall be used as a *Short-Term Rental Property*.

“*Setback*” means any required minimum distance from a *Lot* line or street right-of-way that establishes an area within which a structure shall not be erected. Any *Laws* applicable to *Setbacks* and exceptions to *Setbacks* are set forth in the *Plan*, which shall control in lieu of *Laws* applicable to *Setbacks* and exceptions to *Setbacks* in the *ZLDR* or other *Laws*.

“*Short-Term Rental Property*” means a residential dwelling or any part thereof that is offered, advertised, or provided to short-term rental tenants (excluding family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

“*Subdivision Plat*” means a recorded graphic description of property prepared and approved in compliance with the *ZLDR*, as modified by this *Agreement*.

“*Thoroughfare*” means a way for use by vehicular and pedestrian traffic and to provide access to *Lots* and open spaces, consisting of vehicular lanes and their adjacent rights-of-way.

“*Tract*” means and refers to composite parcels of the *Real Property* that have yet to be subdivided.

“*Villa*” means a lodging-style building offering one or more bedrooms and other areas (such as cooking and sanitary facilities) operating as a single unit, with or without meal service, on a daily, weekly, monthly, or seasonal basis. A *Villa* may be owned and temporarily occupied by an individual or entity without respect to ownership of other *Villas*. A *Villa* shall constitute one (1) *Guest Room* and shall contribute to *Guest Room* entitlement densities, and no others, in the *Agreement*.

“Zoning and Land Development Regulations” or “ZLDR” means and refers to the Zoning and Land Development Regulations of Charleston County, South Carolina.

SECTION 4 - USES

Exhibit 4.1 illustrates the areas for the *Development* on the *Real Property*, including a general delineation of the allowed uses within each area. The configuration and location of these areas for *Development* are conceptual approximations only. Based on market demand and other considerations, the *Development* which may actually occur on the *Real Property* is subject to change within the legal guidelines of the *Agreement* and the *Plan* and not the illustrations in Exhibit 4.1. The conceptual illustrations and maps attached hereto are therefore not commitments or representations to the *County* or any third party.

4.1 Permitted Principal Uses

A. Table of Uses: The Table of Uses attached hereto as Table 4.1 shall control the uses permitted, prohibited, and permitted with conditions on the *Real Property* or designated portions thereof. All of the uses listed in Table 4.1 shall be as defined in Chapter 12 of the *ZLDR*, as it exists on the *Effective Date*, unless specific definitions have been supplemented or modified in section 3 of this *Plan*.

B. Use Types: The following use types shall control Table 4.1:

1. Allowed Uses: An “A” indicates that a use type is allowed by right on the *Real Property* or a portion thereof. A special exception shall not be required.

2. Conditional Uses: A “C” indicates that a use type is allowed on the *Real Property* or a portion thereof only if it complies with use-specific conditions, as set forth further in the *Plan*. A cross-reference to the applicable use-specific conditions can be found in the “Conditions” column of Table 4.1. The number provides a cross-reference to a use-specific condition contained in Article 6.4 of Appendix D, which is a red-line of the *ZLDR*. The conditions set forth herein shall control use-specific conditions on the *Real Property*. A conditional use shall be permitted upon the *Property Owner’s* compliance with the applicable conditions herein.

3. New or Unlisted Uses: The *Planning Director* shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of the *ZLDR*, as it exists on the *Effective Date* and as specific definitions are modified or supplemented herein.

C. Mixed Uses: The *Property Owner* may utilize different permitted land uses on a particular *Lot* or *Development Parcel*.

D. Hunting: Hunting shall be permitted on any portion of the *Real Property* provided all applicable permits and approvals are obtained.

4.2 Accessory Uses

Accessory Uses shall be permitted, permitted with conditions, or prohibited in accordance with Article 6.5 of Appendix D, which is a red-line of the *ZLDR*.

4.3 Temporary Uses

1. Temporary Accessory Dwelling Units: The *ARB* may allow, allow with conditions, or prohibit temporary accessory dwelling units, such as dormitory-style farm or other labor housing, or other *Accessory Dwelling Units* on the *Real Property* or any portion thereof. The precise configuration, location and amount of temporary accessory dwelling units permitted on the *Real Property* or any portion thereof shall be in the *ARB*'s discretion.

2. Temporary Modular Units: The *ARB* may allow, allow with conditions, or prohibit temporary modular units for recreational, construction, commercial, retail, office or other uses (excluding residential uses) on the *Real Property* or any portion thereof. The precise configuration, location and amount of temporary modular units permitted on the *Real Property* or any portion thereof shall be in the *ARB*'s discretion. Temporary modular units shall not count toward any caps within the *Agreement*.

3. Temporary Sales: The *ARB* may permit, permit with conditions, or prohibit temporary sales on the *Real Property* or any portion thereof.

4. Assemblies and Special Events: The *ARB* may permit, permit with conditions, or prohibit temporary public or private assembly use and events of public or private interest, such as cultural events, weddings, outdoor concerts and parking for special events on the *Real Property* or any portion thereof. The *ARB* may promulgate, modify and enforce any regulations pertaining to assemblies and special events in applicable *Covenants*, and may impose such conditions on its approval of an individual special event to control noise, parking, or other aspects of the special event as it deems appropriate. Such special events on the *Real Property* owned by the declarant under the *Covenants*, the *Association*, or a *Hotel* or *Inn*, or the owner of the chapel on the *Real Property* shall be considered an *Accessory Use* and shall not require a zoning permit, special exception, conditional use permit, or other further approval from the County nor have a cap on the number in a calendar year, provided that daily event attendance shall be limited to no more than 750 people. The *Property Owner* shall provide County Sheriff's Office, County EMS, St. Johns Fire Department, and the *Planning Director* a written schedule of upcoming special events on a monthly basis for informational purposes. The *Property Owner* shall obtain County Building Services approval for any temporary structures for such special events that require inspection and approval. The provisions of Art. 6.7 of the *ZLDR* set forth in Exhibit 4.2 shall apply to special events on other *Lots* on the *Real Property* where special events are not an *Accessory Use*.

5. Construction Facilities: The *ARB* may permit, permit with conditions, or prohibit accessory construction facilities on any *Development Parcel, Tract* or other portion of the *Real Property*.

4.4 Areas Designated for Future Use: All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved; provided, however, with respect to this provision, the "natural state" of the property shall include those uses permitted under base zoning.

Table 4.1-Table of Uses

Use Designation	Uses	Classification or Conditions
Agricultural	Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	
	Apiculture (Bee Keeping)	A
	Horse or Other Animal Production	
	Concentrated Animal Feeding Operations	
	Greenhouse Production or Food Crops Grown under Cover	A
	Horticultural Production or Commercial Nursery Operations	A
	Hydroponics	A
	Crop Production	A
	Bona Fide Forestry Operations	C, §6.4.23
	Lumber Mills, Planing, or Saw Mills, including chipping and mulching	
	Stable	C, §6.4.20
	Agricultural Processing	
	Agricultural Sales or Services	A
	Roadside Stands, including the sale of Sweetgrass Baskets	C, §6.4.58
Residential	Congregate Living for the elderly	A
	Duplex	A, Note 6 to Table 6.1
	Dwelling Group	C, §6.4.7
	Multi-Family, including Condominiums or Apartments	A, Note 6 to Table 6.1
	Retirement Housing	A
	Single Family Attached, also known as Townhouses or Rowhouses	C, §6.4.2, Note 6 to Table 6.1
	Single Family Detached	A
	Workforce Housing	A
	Affordable Housing	A
Civic/Institutional	Court of Law	A ¹
	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection and Police Protection	A
	Adult Day Care Facilities	C*, §6.4.29
	Child Day Care Facilities, including Group Day Care Home or Child Care Center	C*, §6.4.29
	Family Day Care Home	A*

¹ An asterisk (*) indicates the use will contribute to GLA entitlement densities, and no others, in the Agreement.

Death Care Services	Cemeteries or Crematories	A
	Funeral Services, including Funeral Homes or Mortuaries	A*
Educational Services	Pre-School or Educational Nursery	C, §6.4.29
	School, Primary	A
	School, Secondary	A
	College or University Facility	A*
	Business or Trade School	A*
	Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	A*
Health Care Services	Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities	A*
	Convalescent Services, including Nursing Homes	A*
	Public or Community Health Care Centers	A*
	Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	A*
	Home Health Agencies	A*
	Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices	A*
Museums, Historical Sites and Similar Institutions	Historical Sites (Open to the Public)	A
	Libraries or Archives	A
	Museums	A*
	Nature Exhibition	C, §6.4.10
	Botanical Gardens	A*
Postal Service	Postal Service	A
Recreation and Entertainment	Community Recreation, including Recreation Centers	A
	Community Amenity Center, such as a fitness club/aquatic center	A
	Fishing or Hunting Guide Service (commercial)	A*
	Fishing or Hunting Lodge (commercial)	A*
	Golf Courses or Country Clubs	C, §6.4.50
	Parks and Recreation	A

	Recreation and Entertainment, Indoor, including Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades	C*, §6.4.11
	Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Course, Race or Go-Cart Tracks, or Sports Arena	C*, §6.4.11
	Golf Driving Ranges	C*, §6.4.11
	Outdoor Shooting Ranges	C*, §6.4.11
	Recreation or Vacation Camps	C*, §6.4.11
	Equestrian	C, §6.4.11
Religious, Civic, Professional and Similar Organizations	Business, Professional, Labor or Political Organizations	A*
	Social or Civic Organizations, including Youth Organizations	A*
	Religious Assembly	A
	Social Club or Lounge	A
Utility and Waste-Related Uses	Utility Service, Major	C, §6.4.17 §6.4.21
	Electric or Gas Power Generation Facilities	C, §6.4.17 §6.4.21
	Utility Substation	C, §6.4.21
	Electrical or Telephone Switching Facility	C, §6.4.21
	Sewage Collector or Trunk Lines	C, §6.4.21
	Sewage Disposal Facilities	C, §6.4.17
	Utility Pumping Station	C, §6.4.21
	Water Mains	C, §6.4.21
	Water or Sewage Treatment Facilities	C, §6.4.21
	Water Storage Tank	C, §6.4.21
	Utility Service, Minor	C, §6.4.31
	Electric or Gas Power Distribution	C, §6.4.31
	Sewage Collection Service Line	C, §6.4.31
	Water Service Line	C, §6.4.31
	Septic Tank Installation, Cleaning or Related Services	C, §6.4.31
Accommodations	Hotels	A
	Inns	A
	Bed and Breakfasts	C, §6.4.4
	Villas	A
Animal Services	Kennel	C*, §6.4.54
	Pet Stores or Grooming Salons	A*

	Small Animal Boarding (enclosed building)	A*
	Veterinary Services	A*
Commercial	Banks	A*
-Financial	Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers	A*
-Food Services and Drinking Places	Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bards or Lounges	A*
	Catering Service	A*
	Restaurant, Fast Food, including Snack or Non-Alcoholic Beverage Bars	A*
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full Service Restaurants	A*
-Information and Industries	Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	A*
	Communication Towers	C*, §6.4.5
	Data Processing Services	A*
	Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers	A*
-Offices	Administrative of Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services	A*
	Government Office	A*
	Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	A*
-Other Non-Residential Development	Convention Center or Visitors Bureau	A*
	Office/Warehouse Complex	A*
	Off-Premises Sign (e.g. Billboard)	C*, <u>See</u> section 13.2 of the <i>Plan</i>
	Special Trade Contractors (Offices/Storage)	C*, §6.4.36
	Building Equipment or Other Machinery Installation Contractors	C*, §6.4.36
	Carpentry Contractors	C*, §6.4.36
	Concrete Contractors	C*, §6.4.36
	Drywall, Plastering, Acoustical or Insulation Contractors	C*, §6.4.36
	Electrical Contractors	C*, §6.4.36
	Excavation Contractors	C*, §6.4.36
	Masonry or Stone Contractors	C*, §6.4.36
	Painting or Wall Covering Contractors	C*, §6.4.36
	Plumbing, Heating or Air Conditioning Contractors	C*, §6.4.36

	Roofing, Siding or Sheet Metal Contractors	C*, §6.4.36
	Tile, Marble, Terrazzo or Mosaic Contractors	C*, §6.4.36
Parking	Parking Lots	A
	Parking Garages	A
Rental and Leasing Services	Charter Boat or Other Recreational Watercraft Rental Services	C*, Article 5.3
	Construction Tools or Equipment Rentals	A*
	Consumer Goods Rental Centers	A*
	Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items	C*, §6.4.38
	Self-Service Storage/Mini-Warehousing (Subject to Note 1)	C*, §6.4.16
	Boat/RV Storage (Subject to Note 1)	A*
Repair and Maintenance Services	Boat Yard	C*, §6.4.39 Article 5.3
	Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	C*, §6.4.40
	Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops	A*
	Vehicle Repair Consumer, including Muffler Shops, Auto Repair Garages, Tire or Break Shops, or Body or Fender Shops	C*, §6.4.22
	Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes	C*, §6.4.22
Retail Sales	Nonstore Retailers	A*
	Direct Selling Establishments	A*
	Electronic Shopping or Mail-Order Houses	A*
	Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers	A*
	Liquefied Petroleum Gas (Bottled Gas) Dealers	C*, §6.4.41
	Vending Machine Operators	A*
	Building Materials or Garden Equipment and Supplies Retailers	C*, §6.4.42
	Hardware Stores	C*, §6.4.42
	Home Improvement Centers	A*
	Garden Supply Centers	C*, §6.4.42
	Outdoor Power Equipment Stores	C*, §6.4.42
	Paint, Varnish or Wallpaper Stores	C*, §6.4.42
	Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	A*

	Liquor, Beer or Wine Sales	A*
	Retail Sales or Services, General	A*
	Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store	A*
	Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store	A*
	Convenience Stores	A*
	Drug Stores or Pharmacies	A*
	Duplicating or Quick Printing Services	A*
	Electronics, Appliance or Related Products Store	A*
	Florist	A*
	Furniture, Cabinet, Home Furnishings or Related Products Store	A*
	Pawn Shop	A*
	Private Postal or Mailing Service	A*
	Tobacconist	A*
	Sweetgrass Basket Stands	C*, §6.4.58
	Warehouse Clubs or Superstores	A*
	Service Stations, Gasoline (with or without convenience stores)	A*
	Motorcycle, Watercraft, or Recreational Vehicle Dealers	A*
	Vehicle Parts, Accessories or Tire Stores	A*
Retail or Personal Services	Consumer Convenience Service	A*
	Automated Bank/Teller Machines	A*
	Drycleaners or Coin-Operated Laundries	A*
	Drycleaning or Laundry Pick-up Service Stations	A*
	Locksmith	A*
	One-Hour Photo Finishing	A*
	Tailors or Seamstresses	A*
	Hair, Nail or Skin Care Services, including Barber Shops or Beauty Salons	A*
	Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios, excluding Swim Club	A*
	Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services	A*
	Landscaping and Horticultural Services to commercial, industrial, or institutional buildings and residences	A*
Water Dependent Uses	Boat Ramps	C, §5.3.4 Article 5.3
	Dock or Pier	C, §5.3.3 Article 5.3

	Dry Stack Storage for Watercraft	C*, Article 5.3
Recycling Services	Recycling Center	A*
	Recycling Collection, Drop-Off	A*
Transportation	Sightseeing Transportation, Land or Water	C*, Article 5.3
	Taxi or Limousine Service	A*
	Urban Transit Systems	A*
	Water Transportation, including Coastal or Inland Water Passenger Transportation	C*, Article 5.3

Notes to Table 4.1:

1. These uses must be exclusively for the use of the owners and tenants of any portion of the *Real Property* and of the contractors working on the *Real Property*. Only 50% of the floor area devoted to these uses shall count against *GLA*.

SECTION 5 – ENTITLEMENT DENSITIES

5.1 Entitlements

Exhibit 5.1 illustrates the *Development* the *Property Owner* may institute on the *Real Property* pursuant to the *Plan*. The configuration and location of the individual elements of the *Plan* are conceptual approximations only. Based on market demand and other considerations, the *Development* which may actually occur on the *Real Property* is subject to change within the legal guidelines of the *Agreement* and the *Plan* and not the illustrations in Exhibit 5.1. The conceptual illustrations and maps attached hereto are therefore not commitments or representations to the *County* or any third party. The *Property Owner* shall have a vested right to the following entitlement densities on the *Effective Date*:

1. Dwelling Units: The *Property Owner* shall have the vested right to develop up to 1,285 *Dwelling Units* on the *Real Property*, not including those *Dwelling Units* that are *Retirement Housing Units*, and may determine the precise type, configuration and location of *Dwelling Units*, provided that:

- The *Property Owner* may not develop more than 580 *Dwelling Units* on the portion of the *Real Property* formerly zoned AG-8 which is designated as Rural Residential in the *Plan*; and

The *Property Owner* may not develop more than 80 *Dwelling Units* on the portion of the *Real Property* delineated in the *Plan* as the Bohicket Station.

Table 5.1 illustrates the maximum and average residential densities for each residential use; the maximum total acreage of each residential unit requested (including *Housing for the Workforce* units); and the maximum allowable number of each type of residential unit requested (including *Housing for the Workforce* units).

2. Retirement Housing. The *Property Owner* shall have a vested right to develop up to 160 *Retirement Housing Units*. These *Retirement Housing Units* shall be in addition to the other 1,285 *Dwelling Units* vested for the *Real Property*. *Retirement Housing Units* shall count against the cap of 450 *Guest Rooms* at the equivalence of 2.0 *Retirement Housing Units* for each *Guest Room*, with any fractions rounded up to the next whole number of *Guest Rooms*. *Retirement Housing Units* may be located only in the River Village and not in the Rural Residential or Bohicket Station.

3. Housing for the Workforce: “*Housing for the Workforce*” means all *Affordable Housing* and all dwellings designed to accommodate persons employed on the *Real Property*, persons employed on Kiawah Island, persons employed on Seabrook Island, and/or persons employed within a ten (10) mile radius of the *Real Property*. Of the 1,285 total *Dwelling Units*, 117 shall constitute *Housing for the Workforce* units. Further, 18 of the *Housing for the Workforce* units shall constitute *Affordable Housing*. The *Property Owner* may determine the precise type, configuration and location of *Housing for the Workforce* and *Affordable Housing* on the *Real Property*, in compliance with the *Agreement* and the *Plan*; provided, however, that the *Housing for the Workforce* units and *Affordable Housing* units shall be located throughout the *Real Property* and the *Dwelling Unit* caps described in number 1, above, are not exceeded.

4. Commercial and Institutional Entitlement Densities: “*Gross Leasable Area*” or “*GLA*” means floor area devoted to a use designated as such in Table 4.1. *GLA* does not include public or common areas, such as parking lots, utility rooms and stairwells, in a building or on a *Lot* otherwise devoted to a use designated as *GLA* in Table 4.1. For the purpose of this provision, the term “floor area” shall have the definition specified in Chapter 12 of the *ZLDR* on the *Effective Date*. The *Property Owner* shall have the vested right to develop up to 80,000 square feet of *GLA* on the *Real Property*. This *GLA* shall constitute a

vested right on the *Effective Date*. The *Property Owner* may determine the precise configuration and location of *GLA* on the *Real Property*, in compliance with the *Agreement* and the *Plan*.

5. Lodging: The *Property Owner* shall have a vested right to develop up to 450 *Guest Rooms* on the *Real Property*, which may be dispersed among *Villas*, *Inns*, *Beds and Breakfasts*, and/or up to two (2) *Hotels*. The *Property Owner* shall have a vested right to develop up to two (2) *Hotels* on the *Real Property*; provided, however, the total number of *Guest Rooms* and *Villas* on the *Real Property* may not exceed 450. The *Property Owner* may determine the precise type, configuration and location of *Hotels*, *Villas*, and *Guest Rooms* on the *Real Property*, in compliance with the *Agreement* and the *Plan*. *Guest Rooms*, *Hotels*, and *Villas* shall not count against any of the other entitlement densities in the *Agreement*.

6. Golf Course: “*Golf Course*” means a tract or tracts of land laid out for up to thirty-six (36) holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include club houses, driving ranges, training facilities, maintenance facilities, and shelters. *Golf Courses* shall constitute *Active Recreation Areas*. The *Property Owner* shall have the right to develop a portion of the *Real Property* for use as a *Golf Course* or *Golf Courses*, including up to 36 holes, any or all of which the *Property Owner* may develop as public or private, provided, however, that the *Golf Course(s)* shall not comprise the entire area designated as open space. The *Property Owner* shall have the right to build full-service club houses, practice ranges, training facilities and maintenance facilities accessory to the *Golf Course(s)* on the *Real Property* in any location the *Property Owner* deems appropriate, in compliance with the *Agreement* and the *Plan*. The *Property Owner* may determine the precise configuration and location of the *Golf Course(s)* and its/their *Accessory Uses*, in compliance with the *Agreement* and the *Plan*. The *Golf Course(s)*, including club houses, pro shop and other *Accessory Uses*, shall not count against any of the other entitlement densities in the *Agreement*.

Table 5.1 – Table of Proposed Land Uses

Permitted Uses	Not to Exceed ("nte")	Minimum Acreage	Maximum Acreage	Maximum Density	Maximum Floor Area Ratio
Single Family Detached	nte 1285		550	4/acre	
Single Family-Attached	nte 320		50	10/acre	
Multi-Family	nte 320		50	20/acre	
Housing for the Work Force	up to 117		40	20/acre	
Retirement Housing	nte 160		50	Note 6	
All Residential	nte 1285 excluding Retirement Housing		600	1.01/acre	
Commercial	nte 80,000 GLA		12		2
Self-Service Storage/Mini- Warehousing, Boat/RV Storage	50% of the floor area shall count against GLA		Subject to 12 acre maximum for Commercial		
Accommodations	nte 450 Guest Rooms		50		2
Open Space		635.31acres			

The following standards shall apply to Table 5.1 and the location of densities within the *Development*:

1. As used in Table 5.1, “Density” refers to the number of *Dwelling Units* per unit of land area. Density is calculated by dividing the number of *Dwelling Units* on a site by the gross area (in acres) of highland (including freshwater wetlands) of the site on which the *Dwelling Units* are located, provided that all other requirements of the *Plan* are met.
2. The *Property Owner* may not exceed 50,000 square feet of *GLA* on the portion of the *Real Property* delineated in the *Plan* as the Bohicket Station.
3. The *Property Owner* may not exceed 80 *Dwelling Units* on the portion of the *Real Property* delineated in the *Plan* as the Bohicket Station.
4. The *Property Owner* may not exceed 580 *Dwelling Units* on the portion of the *Real Property* formerly zoned AG-8 which is also designated in the *Plan* as Rural Residential.
5. *Retirement Housing Units* shall count against the cap of 450 *Guest Rooms* with 2.0 *Retirement Housing Units* being equivalent to one (1) *Guest Room*, or stated differently, each *Retirement Housing Unit* equals .5 *Guest Room*. This conversion factor for *Retirement Housing* is based on accepted national standards for traffic counts that demonstrate that the vehicle trips per day for a *Retirement Housing Unit* are fewer than 50% of those for a *Guest Room*. The total number of *Retirement Housing Units* shall be rounded up to the nearest whole number of *Guest Rooms* for purposes of the nte cap above. *Retirement Housing Units* may be located only in the River Village and not in the Rural Residential or Bohicket Station.
6. The maximum density for *Retirement Housing* shall depend on the housing type and be subject to the same maximum density limitations for that particular residential housing type shown in Table 5.1.
7. The uses of Self-Service Storage/Mini-Warehousing, Boat/RV Storage must be exclusively for the use of the owners and tenants of any portion of the *Real Property* and of the contractors working on the *Real Property*. Only 50% of the floor area devoted to these uses shall count against *GLA*.
8. Commercial is limited to no more than 80,000 SF of *GLA* situated on no more than 12 acres.

SECTION 6 – PD DISTRICT STANDARDS

6.1 **Building Development Standards**

A. Generally: Table 6.1 sets forth any applicable standards for *Lot* area, *Lot* depth, *Lot* width, *Setbacks*, *Building Height*, *Building Coverage*, and all other dimensional standards for the *Real Property* or particular portions thereof. The measurements, computations, and exceptions to the *Building Development Standards* in Table 6.1 shall be as set forth further herein.

B. Lot Size:

1. Lot Area: *Lots* shall comply with the *Lot* area standards in Table 6.1 of the *Plan*.
2. Lot Depth: The depth of residential *Lots* shall not exceed five (5) times the width of the *Lot* (a 1:5 ratio); provided, however, the *ARB* may allow the *Lot* width to depth ratio of 1:5 to be exceeded when any of the following conditions occur:
 - a. When attached dwellings are proposed;

b. Where additional depth is provided for marsh frontage *Lots* when the *Lot* width to depth ratio is met and the property line is extended into the marsh or the property is bisected by or fronts on freshwater wetlands;

c. The subdivision of a parent *Tract*, provided any of the following requirements are met:

i. The minimum *Lot* frontage for each *Lot* is not less than 250 feet;

ii. In no case shall the average *Lot* width be less than 250 feet with the minimum *Lot* width at any one point less than 200 feet; or

iii. The property to be subdivided is located in the Rural Residential portion of the *Real Property*.

3. Prescribed *Lot* width requirements shall be for at least two-thirds of the depth of the *Lot*.

C. Lot Access:

1. Lot Frontage, Lot Access, and Double Frontage Lots:

a. The *Front Lot Line* for *Lots* that abut open space on one side and a *Thoroughfare* on the other shall be designated pursuant to the *Front Lot Line* definition contained herein. (Attached as Exhibit 6.3 is an illustration of a *Lot* fronting on open space illustrating the designation of the *Front Lot Line*).

b. *Lots* with more than one frontage on a *Thoroughfare* shall be allowed; however, only one vehicular access shall be allowed for each *Lot*. Where a *Lot* has more than one frontage on a *Thoroughfare*, the *Property Owner* shall identify one of the *Thoroughfare* frontages as the *Front Lot Line* and one as the rear lot line provided that there is an adequate vision clearance triangle for the lot line with the vehicular access. The remaining lot lines will be subject to side setback standards. An easement(s) with a minimum width of five feet may be required by the Zoning and Planning Department Director to restrict access from any *Thoroughfare* or other vehicular access other than that designated as the primary access.

2. Public Access: All *Lots* shall be provided with a direct or indirect means of access to Betsy Kerrison Parkway and Mullet Hall Road through the system of *Thoroughfares* on the *Real Property*. This provision shall not preclude the *Property Owner* from implementing a private *Thoroughfare* system with respect to the *Real Property* or any portion thereof and shall not be interpreted to require that all *Lots* front a public *Thoroughfare*.

3. Vehicular access: Streets within planned developments should connect to adjoining neighborhoods/developments. Cul-de-sacs, T-turnarounds, and dead-end streets are discouraged. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service. Primary vehicular access to office, commercial, or industrial development shall be through limited access roads.

4. Miscellaneous: All flag *Lots*, *Lots* on a cul-de-sac, and privately-accessed *Lots* shall comply with the International Fire Code, as adopted by the *County*.

5. Flag Lots: The *Real Property* contains substantial areas of wetlands, which may necessitate the use of flag *Lots* in certain instances. Accordingly, with respect to residential *Lots*, the ARB may allow, allow with conditions, or prohibit flag *Lots* on the *Real Property* or any portion thereof. The flagpole portion of a flag lot shall have a minimum width of 20 feet for its entire depth, and the depth or length of the flagpole shall not exceed 450 feet.

6. Public Access vs. Publicly-Maintained: References herein to “public access” shall not be read to require that any or all access points must be publicly maintained.

D. Residential Density: The *Property Owner* shall be entitled to develop up to 1,285 *Dwelling Units* on the *Real Property*. This entitlement density correlates to a gross residential density of .90 *Dwelling Units* per acre (including all acreage) or 1.01 *Dwelling Units* per acre (including only highland and freshwater wetland). No other residential density requirements are applicable to the *Project*, except as provided in Table 6.1; provided, however (1) the *Property Owner* may not develop more than 580 *Dwelling Units* on the portion of the *Real Property* formerly zoned AG-8 which is designated as Rural Residential in the *Plan*; and (2) the *Property Owner* may not develop more than 80 *Dwelling Units* on the portion of the *Real Property* delineated in the *Plan* as the Bohicket Station.

E. Minimum Setbacks: *Setbacks* are the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the *Lot* on which the structure is located, except as modified herein. *Setback* standards on the *Real Property* are set forth in Table 6.1; provided, however, the following shall apply:

1. Negative or “Zero” Lot Lines: The *Property Owner* may employ negative or “zero” *Lot* lines. Refer to Table 6.1.

2. Exceptions to Setbacks: Every part of a required *Setback* must be open and unobstructed from the ground to the sky, except as follows:

a. Trees, shrubbery or other landscape features may be located within any required *Setback*;

b. Fences and walls may be located within any required *Setback*; provided, however, that for residential, office, and commercial uses, no fence, wall or hedge shall exceed:

(1) Four feet in height when located within any front or street side *Setback*;

(2) Six feet in height when located in any interior side, rear, or *OCRM Critical Line Setback*.

c. Driveways may be located in any required *Setbacks*;

d. *Community Ways* may be located within any required *Setbacks*;

e. Utility lines, transformers, pedestals, wires and associated structures, such as power poles, may be located within any required *Setbacks*;

f. Covered or uncovered porches, steps to building entrances, patio decks, garages, and balconies may extend up to five feet into any required *Setbacks*;

g. Openwork fire balconies and fire escapes may extend up to five feet into any required side *Setbacks*;

h. *Facilities*, utilities and maintenance areas, including easements, may be located within any required *Setbacks*;

i. Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required *Setbacks*;

j. Chimneys and flues may extend up to two feet into any required *Setbacks*;

k. Satellite dish antennas may be placed within required rear *Setbacks*;

l. Mechanical equipment, including heating ventilation and air conditioning (HVAC) equipment, may be extended up to five feet into required side, *OCRM Critical Line*, or rear *Setbacks*.

3. Contextual Setbacks: Notwithstanding the *Setback* standards set forth in Table 6.1, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any *Lot* that is immediately adjacent to the subject *Lot*. If the subject *Lot* is located between two developed *Lots*, the front building line of the structure that is set back closest to the street shall apply to the subject *Lot*.

4. Reduction for Public Purpose: When an existing *Setback* is reduced because of conveyance to an *Association*, or a federal, state or *Local Government*, for a public purpose and the remaining *Setback* is at least fifty percent (50%) of the required *Setback*, as set forth herein, then that remaining *Setback* will be deemed to satisfy the *Setback* standards in Table 6.1. This provision shall also apply in the event the existing *Setback* is reduced because of a conservation easement, so long as the remaining *Setback* is at least fifty percent (50%) of the required *Setback* in Table 6.1.

F. Maximum Building Height:

1. Generally: “*Building Height*” means elevation from *Ground Floor Level* as measured in feet. The maximum *Building Height* for the *Real Property* or portions thereof is set forth in Table 6.1.

2. Definition of Height-Fences or Walls: Fences or walls shall be measured from finished grade on the lower side of the fence or wall.

3. Exceptions to Height Limits: The *Building Height* limitations herein shall not apply to any of the following:

- a. Farm buildings on the *Real Property*, if any;
- b. Electrical power transmission lines;
- c. Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues;
- d. Bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than fifty percent (50%) of the area of the roof.
- e. Solar panels.

4. Maximum Building Height for Hotels: Notwithstanding any other provision herein, the maximum *Building Height* for *Hotels* shall be 65 feet. Likewise, the maximum *Building Height* for a club house on any *Golf Course* shall be 50 feet; provided, however, the maximum *Building Height* for a *Hotel* shall apply if the club house is attached to or within a *Hotel*.

G. Building Coverage: *Building Coverage* means the area of a *Lot* covered by principal or accessory buildings or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopies, and the first two feet (2') of a roof overhang. Pools, pool decks and pervious drives are not included in *Building Coverage*. The maximum *Building Coverage* for the *Real Property* or any portion thereof is set forth in Table 6.1.

6.2 Proposed Waterfront Development Standards

The *Plan* facilitates the *Development* of up to 227 residential *Lots*, excluding *Lots* that have *Villas* or *Bed and Breakfasts* that are *Guest Rooms*, on the portion of the *Real Property* directly abutting the *OCRM Critical Line*. A conceptual illustration of this *Development* is set forth in Exhibit 6.1. Further, pursuant to the Master Dock Plan attached hereto as Exhibit 6.2, the *Property Owner* will limit the number of docks developed on the *Real Property* to eighteen (18). In addition, the *Property Owner* shall adopt restrictive covenants with respect to single-family detached lots in the Rural Residential Area requiring that 50% of each *Lot* be preserved in its natural condition. In consideration of the foregoing and to incentivize the provision of a variety of housing types, the following minimum standards shall apply to single-family detached *Lots* abutting an *OCRM Critical Line* regardless of base zoning:

1. Lot Area: Any single-family detached *Lot* abutting an *OCRM Critical Line* shall have a minimum *Lot* area of 12,000 square feet.

2. Lot Width: Any single-family detached *Lot* abutting an *OCRM Critical Line* shall have a minimum *Lot* width of 90 feet. The average *Lot* width for all single-family detached *Lots* abutting an *OCRM Critical Line* shall be 100 feet.

3. OCRM Critical Line Buffer: Any single-family detached *Lot* abutting an *OCRM Critical Line* shall have a minimum *OCRM Critical Line* buffer of 15 feet. The portion of the *Real Property* abutting the *OCRM Critical Line* shall have an average buffer width of 35 feet. Notwithstanding the foregoing, for *Lots* directly abutting the marsh of the Kiawah River in the area zoned AG-8, the buffer from the *OCRM Critical Line* shall be 35 feet and the *Setback* from the *OCRM Critical Line* shall be 50 feet.

4. OCRM Critical Line Setback: Any single-family detached *Lot* abutting an *OCRM Critical Line* shall have a minimum *OCRM Critical Line Setback* of 35 feet. All accessory structures shall comply with these standards. The *ARB* shall have the ability to amend the *Setback* on the portion of the *Real Property* zoned AG-8, taking into consideration *Grand Trees* or other significant trees, topography of the land, adequate *Setbacks*, and the area needed for construction and landscaping of the roads or natural conditions. All accessory structures in the area zoned AG-8 shall comply with these standards.

Table 6.1 – Building Development Standards

	Bohicket Station	River Village	Rural Residential (6)	Waterfront Development
A. LOT OCCUPATION				
Maximum Density (8)	8 units per acre	4 units per acre	1 unit per acre	
Lot Area	1,600 sf.	1,600 sf.	9,000 sf.	12,000 sf.
Lot Width (width/length) (3)	20' min. (1:5)	18' min. (1:5)	75' min. (1:5)	90' min./100' ave.
Building Coverage (4)	80%	100%	50%	
B. MIN. SETBACKS - PRINCIPAL BUILDING				
Front Setback (Principle)	10' (1) (7)	10' (1) (7)	25'	
Side Setback	0/5' (1)	0/5' (1)	15'	
Rear Setback	5' min.	5' min.	25' min.	15' buffer / 35' setback(6)
C. MIN. SETBACKS - ACCESSORY STRUCTURES				
Front Setback	Bldg. setback	Bldg. setback	Bldg. setback	
Side Setback	3' min.	3' min.	12'	
Rear Setback	3'	3'	3'	
D. BUILDING HEIGHT				
Principal Building	50'	50'/65' (2)	50'/65' (2)	
<p>Notes:</p> <ol style="list-style-type: none"> 1. Zero lot line homes may be built with no setbacks on one side of the property, but must have at least 10 feet of separation between buildings. 2. 65' building height should only apply to <i>Hotels</i>. 3. Width /length ratio does not apply to single-family attached dwelling units. 4. Pervious pavement for drives and pool decks, as well as the area of any pools, shall not count against <i>Building Coverage</i>. 5. Any residential <i>Lot</i> abutting an <i>OCRM Critical Line</i> shall have a minimum <i>OCRM Critical Line</i> buffer of 15 feet and an <i>OCRM Critical Line Setback</i> of 35 feet. All other portions of the <i>Real Property</i> abutting the <i>OCRM Critical Line</i> shall have an average buffer width of 35 feet . Notwithstanding the foregoing, for <i>Lots</i> directly abutting the marsh of the Kiawah River in the area zoned AG-8, the buffer from the <i>OCRM Critical Line</i> shall be 35 feet and the <i>Setback</i> from the <i>OCRM Critical Line</i> shall be 50 feet. The 				

ARB shall have the ability to amend the *Setback* on this portion of the *Real Property* zoned AG-8 taking into consideration *Grand Trees* or other significant trees, topography of the land, adequate *Setbacks*, and the area needed for construction and landscaping of the roads or natural conditions. All accessory structures in the area zoned AG-8 shall comply with these standards.

6. The Building Development Standards of the River Village shall apply in lieu of the standards in this column to any single family attached housing or duplexes in the Rural Residential; however, no more than 175 single family attached units and duplexes shall be constructed in the Rural Residential. No multifamily units shall be allowed in the Rural Residential.

7. Front setback standards shall not apply to non-residential uses. There shall be no front setback requirement for non-residential uses, including retail commercial and office buildings, in Bohicket Station and the River Village, so that buildings may be constructed and sited in a more urban configuration right up to the right of way with entrances from the sidewalk and angled parking along the street.

8. The respective per-acre maximum densities for Bohicket Station, the River Village, and the Rural Residential shall be calculated for each based on the total acreage of each divided by the number of *Dwelling Units* on that entire tract, not per subdivision plat or per *Lot*.

SECTION 7 – DEVELOPMENT SCHEDULE

A. Commencement Date: The *Project* will be deemed to commence *Development* upon the *Effective Date* of the *Agreement*.

B. Interim Completion Dates: The *Property Owner* estimates that during the years after the *Effective Date*, the following percentages of the undeveloped highlands within the *Real Property* will be developed:

<u>Year</u>	<u>Percentage Complete</u>
5	0-25%
10	26-50%
15	51-75%
20	76-100%

As such, a generalized phasing plan for the *Real Property*, showing a conceptual illustration of the *Development* which may be implemented on the *Real Property* 5 years, 10 years, 15 years, and 20 years after the *Effective Date* of the *Agreement* is attached hereto as Exhibit 7.1.

C. Completion Date: The *Property Owner* projects that the *Project* should be substantially completed (i.e. essentially all structures erected and/or all necessary infrastructure in place to serve the intended uses) twenty (20) years from the start of development.

D. Modification of Commencement or Completion Date: The *County* recognizes the *Development* on the *Real Property* will include a variety of uses and that demand, cost, environmental factors, and other pertinent financial and feasibility considerations fluctuate. Accordingly, the commencement date and schedule of completion set forth in this *Agreement* are estimates only. The timing of the actual *Development* of the *Project* will likely differ because of the multiple variables influencing it. The *Parties* agree that the commencement date, interim completion dates, and completion date are therefore subject to modification and that the *Property Owner* may provide to the *County* updated schedules which shall not constitute an amendment of this *Agreement* triggering the process for approval of amendments set forth in the *Agreement*.

SECTION 8 – OPEN SPACE AND BUFFER STANDARDS

8.1 Open Space: 635.31 acres of the *Real Property*, as delineated in Table 8.1, will be preserved or enhanced as open space or common open space (both as defined in Chapter 12 of the *ZLDR*) to provide an amenity to the residents and visitors of the *Real Property*. The *Property Owner* shall preserve or develop a minimum of fifty percent (50%) of the combined highland and freshwater wetlands on the *Real Property* as open space/common open space, totaling 635.31 acres. The following guidelines for open space, and no others, shall apply to the *Real Property*:

1. Park Spaces: The *Property Owner* will provide the following park types in the approximate locations set forth in the Open Space Plan attached as Exhibit 8.1 and based upon the specifications set forth in Exhibit 8.2:

- (3) Neighborhood Focal Point Parks
- (1) Boat Landing
- (1) Recreational Park
- (2) Waterfront Parks
- Golf course(s) with up to 36 holes (or other active or passive outdoor recreational amenities of equivalent acreage)
- Playgrounds as, and where determined by, the *Property Owner*

2. The *Property Owner* shall use best efforts to locate open space as reasonably necessary to preserve significant natural, cultural, archaeological, and historical resources on the *Real Property*. The *Property Owner* shall preserve or enhance over three (3) miles of the waterfront edge (the portion of the *Real Property* directly abutting an *OCRM Critical Line*) as open space or common open space. This preserved area shall include, but not be limited to, the two (2) waterfront parks and one (1) boat landing referred to previously in this section 8 of the *Plan*.

3. Open space which the *Property Owner* designates to be set aside for dedication to the public or the residents of the *Real Property* or any portion thereof shall be detailed on each sketch plan and recorded with a final plat or separate instrument with respect to that portion of the *Real Property* as *Development* progresses.

4. Open space should be useable to the new residents and visitors of the *Real Property* (or portions thereof) and others.

5. Residential builders shall use best efforts to maximize the orientation of residential *Lots* toward open space, common open space, natural areas, parks, marshes, wetlands, and the adjacent Johns Island County Park and Mullet Hall Equestrian Center. Open space should be designed to provide a significant amenity to the residents, visitors, and others who will interact with the open space on a daily basis.

6. The total combined acreage of freshwater wetlands, detention ponds, and buffers to be used as open space shall not comprise more than forty percent (40%) of the proposed open space herein.

7. Land enhanced or preserved as open space shall not be occupied by streets, drives, parking areas, or structures, unless such streets, drives, parking areas, or structures are pervious to stormwater.

8. A minimum of four (4) acres of farmland will be retained as community gardens.

9. The transfer and maintenance of open space and common open space will depend upon the circumstances. With respect to freshwater wetlands, water bodies, salt marsh, salt water ponds, and marsh islands, the *Property Owner* may (1) retain, preserve, and maintain this area or any portion thereof itself or through a related entity; (2) subject this area or any portion thereof to a conservation easement in favor of a qualified entity for preservation and maintenance; or (3) transfer this area or any portion thereof for ownership and maintenance to the public, an *Association*, or a qualified *Local Government*. With respect to any and all *Golf Courses*, water-dependant uses, or other active outdoor recreational areas, these areas or any portion thereof may (1) be owned and maintained as *Common Areas*; (2) be owned and maintained by the *Property Owner* or a related entity (for profit or not for profit); (3) be owned and maintained by a third party (for profit or not for profit); or (4) be dedicated to the public for ownership and maintenance. With respect to the existing cemeteries, bald eagle nests, and other areas of natural, cultural, or historical significance specifically set forth further in the *Plan*, the *Property Owner* shall transfer, maintain, enhance, and/or preserve these areas as set forth further in section 14 of the *Plan*.

Table 8.1 Open Space

Total Property	1,427.81 acres			
Total Highland	1270.61 acres	100%		
Minimum Highland Open Space	635.31 acres	50%		
Highland Open Space			394.41 acres	28%
Freshwater Wetland & Impoundments			240.90 acres	17%
OCRM Critical Area Impoundments			157.20 acres	11%
Private Lots (50% of lot)			130 acres (1)	9%
Total			922.51 acres	65%

Notes:

1. The total acreage of preserved area within private *Lot* lines will vary based on the number of *Lots* developed on the Rural Residential portion of the *Real Property*.

8.2 Buffers and Screening

The following shall replace the processes set forth in Article 9.5 of the *ZLDR*:

A. Golf Course Use Permitted: When feasible, *Golf Course* uses shall be permitted within any required buffers on the *Real Property* excluding *OCRM* buffers and perimeter buffers. In the event the *Property Owner* elects to designate a required buffer for *Golf Course* use, the requirements for materials, location, width, and other buffering criteria in this Paragraph shall not apply.

B. OCRM Critical Line Buffers: The following buffer standards shall apply to *OCRM Critical Line* buffers on the *Real Property*:

1. Minimum Buffers: The portion of the *Real Property* abutting the *OCRM Critical Line* shall have an average buffer width of 35 feet with a minimum *OCRM Critical Line* buffer of 15 feet. Notwithstanding the foregoing, for *Lots* directly abutting the marsh of the Kiawah River in the area zoned AG-8, the buffer from the *OCRM Critical Line* shall be 35 feet.

2. Prohibited Activities: The following activities are specifically prohibited in an *OCRM Critical Line* buffer area:

- a. Removal, excavation or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- b. Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers, and frequent mowing;
- c. Gardens, fences, or structures, except for permitted crossings;
- d. Paved or other impervious surfaces; however, unpaved or pervious *Community Ways* shall be permitted;
- e. Destruction or addition of plant life which would alter the existing pattern of vegetation.

3. Exceptions to OCRM Critical Line Buffers. The Property Owner shall be allowed the following exceptions for alteration of the *OCRM Critical Line* Buffers:

- a. Village Green: An Open Space area not to exceed 50 feet in width, which may include a deck, shall be allowed to intrude into the *OCRM Critical Line* setback and buffer up to the *OCRM Critical Line* in one location as generally shown on the non-binding illustration attached as Exhibit 8.3.
- b. Saltwater Wetlands Mitigation. *Property Owner* shall be allowed to disturb the *OCRM Critical Line* Buffer and conduct activity in the *OCRM Critical Line* Buffer only as necessary, and with the minimal amount of impact and variance from the *OCRM Critical Line* Buffer requirements as determined by the Zoning and Planning Department Director, in order to accomplish the saltwater wetlands mitigation approved by the United States Army Corps of Engineers in its letter dated April 4, 2017, copy attached as Exhibit 8.4 hereto.
- c. Causeways. Notwithstanding any other provisions herein, no *OCRM Critical Line* Buffer shall be required for the causeways within the *Real Property*.
- d. Utilities. *Property Owner* shall be allowed to cross the *OCRM Critical Line* Buffer to install, maintain, and repair underground utilities if permitted by appropriate state and federal authorities where applicable. Any such underground utilities will require review and approval in accordance with the requirements of ZLDR Sec. 3.7, Site Plan Review, and all other applicable sections of the ZLDR. If the installation, maintenance, or repair of the underground utility results in the removal of vegetation in the *OCRM Critical Line* Buffer, the *Property Owner* shall

submit a landscaping plan for the revegetation of the Buffer along with a planting schedule for review and approval by the Planning Director as part of the Site Plan Review process or subdivision review process. Removal of Protected or Grand Trees shall be in compliance with Section 9.B of the Plan.

C. Perimeter Buffers:

1. Generally: The *Property Owner* shall provide a natural buffer, at least twenty-five feet (25') wide, between the perimeter of the *Real Property* and an adjacent property titled to an unrelated party on the *Effective Date*; provided, however, this provision shall not require the *Property Owner* to provide a buffer between the *Real Property* and any adjacent property acquired by the *Property Owner* or a related entity after the *Effective Date*. This perimeter buffer is illustrated in the Perimeter Buffer Plan attached hereto as Exhibit 8.1.

2. Betsy Kerrison Parkway: The *Property Owner* shall provide for at least a fifty foot (50') wide buffer from the public right-of-way along Betsy Kerrison Parkway. This buffer is also illustrated in Exhibit 8.1.

3. Buffers Provided on Adjacent Property: A perimeter buffer will not be required when an adjacent property has a pre-existing natural or man-made buffer (e.g. Park) of at least twenty-five feet (25') or is used for a golf course on the *Effective Date*.

D. Internal Buffers: Certain internal buffers will be required for adjacent uses according to Table 8.2.

E. Right-of-Way Buffers. The provisions of Article 9.5.4.A of the *ZLDR* shall not apply to the right-of-ways within the *Real Property* except for the provisions in Section 8.2.C.2 above pertaining to the Betsy Kerrison Parkway.

F. Buffer Materials:

1. Perimeter Buffers: The existing vegetation within a required perimeter buffer will be protected, when reasonable. Unless otherwise precluded by state law, the *Property Owner* shall have the right to perform select clearing and landscaping within a required perimeter buffer; provided, however, the *Property Owner* shall eliminate or reduce dirt, litter, noise, glare of lights, and unsightly buildings or parking areas in a required perimeter buffer. Select clearing within a required perimeter buffer shall be consistent with improvements to the buffers in the general vicinity. Select clearing within a required perimeter buffer shall not allow for the removal of protected trees. Furthermore, this select clearing shall not include trimming limbs more than eight feet (8') above ground level. The desired effect is a mature, natural vegetative buffer. Gates, walls, fences, lighting, signage, driveways, *Community Ways*, and curb-cuts will be allowed in buffers to complement edge conditions. Notwithstanding the foregoing, the *Property Owner* may establish a park or *Golf Course* use within a perimeter buffer when feasible.

2. Internal Buffers: Any material requirements for internal buffers will be considered on a case-by-case basis as deemed necessary by the *ARB* to complement and enhance the overall aesthetics and character of the *Real Property*; provided, however, gates, walls, fences, lighting, signage, driveways, *Community Ways*, and curb-cuts will be allowed in internal buffer areas on the *Real Property*, subject to *ARB* approval. Public or

private parks, recreational areas, and *Golf Course* uses shall not require additional buffering material.

F. Cemetery Buffers: Three (3) cemeteries, designated in the Cultural Resources Survey procured by the *Property Owner* as 38CH1540, 38CH1548, and 38CH1549, will not be developed except as provided herein. Additionally, as recommended in the survey, 38CH1540 will have a fifty foot (50') minimum buffer, 38CH1548 will have a twenty-five foot (25') minimum buffer, and 38CH1549 will have a fifty foot (50') minimum buffer. All three cemetery sites will have construction fences erected for their protection during all phases of construction activity. As further recommended in the survey, the *Property Owner* will remove all trees in the cemeteries of 5-inches DBH or less in diameter. The remaining trees will be pruned for crown cleaning and overall restoration. No tree survey or other *County* permits shall be required for such clearing and restoration.

G. Determination of Required Buffers. The following procedure shall be used in determining which of the buffer types in the Land Use Buffer Table (Table 8.2) apply:

1. Determine the type of use proposed for the site that is being developed. This is the "Proposed Use" (Column 1);
2. Determine the use, or proposed use if undeveloped on the adjacent parcel. This is shown on Row 1;
3. The intersection of the proposed use in Column 1, and the adjacent use in Row 1 is the required landscape buffer width;
4. Contact the *ARB* for the required plantings within the buffer.

8.3 Restrictions on Single-Family Detached Lots: The *Property Owner* shall adopt restrictive covenants, enforced by the *ARB*, applicable to single-family detached *Lots* (as defined in Chapter 12 of the *ZLDR*) on the Rural Residential portion of the *Real Property* to ensure a greater percentage of these *Lots* are preserved in their natural state, as *Pervious Cover*. This acreage, which constitutes approximately 130 acres of the *Real Property*, is not included in the calculations for minimum highland open space and common open space in Table 8.1.

Table 8.2 – Internal Buffers

Land Use Buffers shall be provided along side and rear yards in accordance with the minimum requirements contained in Table 8.2, Internal Buffers

Proposed Uses	Use or Zoning of Adjacent Property									
	Single Family Detached	Commercial	Office	Civic/ Institutional	Golf	Multi-Family/Single Family Attached	Inn/Hotel/ B&B	Lodging - Villas	Retirement Housing	Wastewater Pump Station
Single Family Detached	0'	0'	0'	0'	0'	0'	0'	0'	0	0'
Commercial	10'	0'	0'	0'	0'	0'	0'	0'	0	0'
Office	10'	0'	0'	0'	0'	0'	0'	0'	0	0'
Civic/Institutional	10'	0'	0'	0'	0'	0'	0'	0'	0	0'
Golf	0'	20'	20'	20'	0'	0'	0'	0'	20	0'
Multi-Family/Single Family Attached	0'	0'	0'	0'	0'	0'	0'	0'	0	0'
Lodging - Inn/Hotel/B&B	15'	0'	0'	0'	0'	0'	0'	15'	15	0'
Lodging - Villas	0'	0'	0'	0'	0'	0'	0'	0'	0	0'
Retirement Housing	10'	0'	0'	0'	0'	0'	0'	0'	0	0
Wastewater Pump Station	0'	0'	0'	0'	0'	0'	0'	0'	0	0
Wastewater Treatment Plant	25'	0'	0'	0'	0'	25'	0'	25'	25	0'

* Buffer width may be reduced to 5' with the addition of a 6' privacy fence.

Notes:

1. All landscape requirements for buffers shall be defined and governed by the ARB
2. Modifications to internal buffers may be reviewed and approved by the ARB on a case-by-case basis as deemed necessary by the ARB to complement and enhance the overall aesthetics and character of the *Real Property*.

Minimum buffer landscaping (Plants per 100 linear feet)

- (2) Canopy Trees (2.5" caliper and 12 feet in height)

(20) Shrubs (3 gallon and 18" to 24" in height or spread)

SECTION 9 – TREE PROTECTION STANDARDS

A. Tree Surveys: The *Property Owner* shall provide a tree survey to the Planning Director delineating all *Grand Trees* and *Protected Trees* on a portion of the *Real Property* prior to obtaining any development approvals or permits for that phase of the *Project*. This tree survey shall comply with the requirements of Article 9.4 of the *ZLDR*, as modified in Appendix B.

B. Tree Removal, Replacement, Protection, Preservation and Mitigation: Article 9.4 of the *ZLDR*, as modified in Appendix B, shall apply with respect to tree removal, replacement, protection, preservation, and mitigation requirements on the *Real Property* or any portion thereof; provided, however, the *ARB* shall be permitted to modify these standards and, upon approval by the Planning Director, these modifications shall apply with respect to tree removal, replacement, protection, preservation, and mitigation requirements on the *Real Property* or any portion thereof. Notwithstanding the foregoing, the *ARB* shall not be permitted to modify the tree removal, replacement, protection, preservation and mitigation requirements for *Grand Trees* (as delineated on the tree survey) set forth in Article 9.4 of the *ZLDR*, as modified in Appendix B. The County Board of Zoning Appeals shall have sole and exclusive jurisdiction to grant variances from the tree removal, replacement, protection, preservation and mitigation requirements for *Grand Trees* (as delineated on the tree survey) set forth in Article 9.4 of the *ZLDR*, as modified in Appendix B. The Board of Zoning Appeals shall exercise this jurisdiction consistent with the procedural and approval criteria in the *ZLDR*. The *ARB* shall have sole jurisdiction to grant variances from the tree removal, replacement, protection, preservation and mitigation requirements for all other *Protected Trees* (as delineated in the tree survey). The *ARB* shall give special consideration to the *Golf Course*, wastewater treatment facility, and any portion of the *Real Property* developed pursuant to a traditional neighborhood design. For such portions of the *Real Property*, the *ARB* shall permit removal of *Protected Trees* upon appropriate mitigation by the *Property Owner*. If healthy laurel oaks or water oaks with a DBH of 24 inches or greater are removed, the *Property Owner* shall implement inch per caliper inch mitigation as directed or approved by the *Planning Director*. The health of the trees shall be determined by the *Planning Director* provided that the applicant shall pay the Grand Tree Variance application fee for each tree to be evaluated.

SECTION 10 – PARKING STANDARDS

A. Generally: The Parking and Loading Regulations in Article 9.3 of the *ZLDR*, and no others, shall apply to the *Real Property* or any portion thereof; provided, however, the off-site parking standards of Article 9.3.4.B of the *ZLDR* shall be modified for non-residential *Development* and *Villas* that are *Guest Rooms* to allow up to 100% of the required parking to be off-site at a location on the *Real Property* and to allow portions of the required parking to be satisfied by on-street parking as further shown in the modifications to Article 9.3.4.B of the *ZLDR* in Appendix B to the Development Agreement for the *Real Property*; and, provided further, however, the following shared parking guidelines Table 10.2 may be utilized in the River Village and Bohicket Station to accommodate a mix of uses on the *Real Property*:

Table 10.1: Required Parking Standards

Use Type	Rural Residential	River Village and Bohicket Station
Residential, including Retirement Housing	2.0/Dwelling Unit	1.0/Dwelling Unit
Lodging (incl. Hotels, Inns, Bed and Breakfasts, and Villas)	1.0/Guest Room	1.0/Guest Room
Office	3.0/1,000 square feet	2.0/1,000 square feet
Retail	4.0/1,000 square feet	3.0/1,000 square feet
All Other	To be determined by ARB (1)	To be determined by ARB (1)

1. In establishing the required minimum of off-street parking, the ARB may consider the following in making a reasonable determination of the projected parking needs: the nature of the use(s), the availability of on-street parking, anticipated access by non-vehicular means (i.e., pedestrian, bicycle, golf cart, etc.), peak and off-peak parking projections, recognized standards for determining adequate parking spaces, any qualified professional assessments of particular parking needs, and any other factors the ARB deems pertinent.
Nearby on-street parking may be counted towards the off-street parking requirements for non-residential uses.

Table 10.2: Shared Parking Standards

	Residential	Lodging	Office	Retail
Residential, including Retirement Housing	1	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

Notwithstanding the foregoing, the *Property Owner* shall have the right to utilize on-street parallel and angle parking (to include 90 degree parking) on private *Thoroughfares* on the *Real Property*, if such parking does not present a significant safety hazard with respect to the particular *Thoroughfare*.

SECTION 11 – THOROUGHFARE STANDARDS

1. Definition: “*Thoroughfare*” means a way for use by vehicular and pedestrian traffic and to provide access to *Lots* and open space, consisting of vehicular lanes and their adjacent rights-of-way.

2. County Road Construction Standards: Notwithstanding any provision in the *Agreement* or the *Plan* which may be construed to the contrary, the *Property Owner* shall comply with the standards for public roads set forth in the County Road Construction Standards, described in the *ZLDR*, with respect to any *Thoroughfares* the *Property Owner* intends to dedicate to the public. The *Agreement* and the *Plan* shall not be construed to supersede or contravene the County Road Construction Standards described in the *ZLDR* with respect to any *Thoroughfares* the *Property Owner* intends to dedicate to the public.

3. Design and Installation: The *Property Owner* shall develop and install *Thoroughfares* and their related infrastructure on the *Real Property*. The *Property Owner* may develop any or all of the *Thoroughfares* on the *Real Property* as public or private; provided, however, any *Thoroughfares* to be offered for dedication to the public will comply with the County Road Construction Standards described in the *ZLDR*.

4. Private Thoroughfares: Exhibits 11.1 and 11.2 provide an illustration of the typical private *Thoroughfare* sections which may be implemented on the *Real Property*, including typical utility placements within private *Thoroughfares*. Exhibit 11.3 shows the vehicular lanes and parking assemblies which may be utilized for private *Thoroughfares* on the *Real Property* or designated portions thereof. Exhibit 11.4 shows the conceptual road framework which may be implemented for private *Thoroughfares* on the *Real Property*. Notwithstanding those exhibits, the *Property Owner* may determine the precise configuration and location of any and all private *Thoroughfares* on the *Real Property*; provided, however, the *Property Owner* has a qualified engineer determine that their configuration and location does not present a significant safety hazard.

5. Ownership and Maintenance: The *Property Owner*, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep on any and all *Thoroughfares* on the *Real Property* or any portion thereof unless they have been dedicated to and accepted by the public in conformity with the County Road Construction Standards described in the *ZLDR*. All alleys shall be maintained and owned by the *Property Owner*, a related entity, or an *Association*.

6. Paving: Any and all public *Thoroughfares* installed on the *Real Property* shall be paved in accordance with the public road standards in the County Road Construction Standards, described in the *ZLDR*. To preserve the existing rural character of the *Real Property* or portions thereof, the *Property Owner* may retain existing unpaved, private *Thoroughfares* and/or install other unpaved, private *Thoroughfares* on the *Real Property* or portions thereof.

7. Internal Access: The *Property Owner* may limit access to private *Thoroughfares* on the *Real Property* or portions thereof through the use of a security gate or other similar method. Access to public *Thoroughfares* may NOT be similarly limited. All *Thoroughfares* on the *Real Property*, whether public or private, shall have direct or indirect access to Betsy Kerrison Parkway and Mullet Hall Road.

8. Construction Access: Construction traffic will be routed along Mullet Hall Road, at the location illustrated in Exhibit 14.1. Prior to construction of Phase 1, the *Property Owner* shall finance an inspection of Mullet Hall Road to determine and record its current condition. The *Property Owner* will provide a report defining the base line condition of Mullet Hall Road and providing an ultimate road section recommendation to accommodate projected traffic for build-out of the *Project*. This report will be submitted to *DOT* for review and approval. The *Property Owner* will then provide *DOT* with an engineer-

certified construction cost estimate for any repairs and other improvements needed as specified in the report, as well as a letter of credit or bond ensuring the work will take place within a mutually agreeable time frame. The *Property Owner* will continue to coordinate any improvements or maintenance of Mullet Hall Road with *DOT* during the *Project*. The Charleston County Parks and Recreation Commission, which uses Mullet Hall Road for primary access to the Johns Island County Park and Mullet Hall Equestrian Center, has consented to this procedure via letter of coordination attached hereto as Exhibit 11.5. A letter of coordination from *DOT* will be obtained prior to phase 1 construction and such letter will address the use of Mullet Hall Road as a secondary entrance to the proposed development and will state any required mitigation.

9. Connections with Adjacent Properties: The *Property Owner* shall use best efforts to facilitate a connection with adjacent parcels at the approximate locations illustrated in Exhibit 4.1. The *Property Owner's* obligation under this section shall not require that the *Property Owner* purchase or otherwise finance the acquisition of any right, title, or interest in and to these adjoining properties. The *County* recognizes the *Property Owner's* abilities under this section are highly dependent upon and constricted by the actions or inactions of third parties.

SECTION 12 – ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

The Architectural and Landscaping Design requirements of the *ZLDR* do not apply. The *ARB* shall develop and administer the architectural and landscaping requirements for the *Real Property* as provided in the *Covenants*. The *Property Owner* shall provide the *Planning Director* a copy of the *ARB* approval of the architectural and landscaping design as part of each *Development* application. Exhibits 12.1, 12.2, 12.3, and 12.4 illustrate the architecture and landscaping which may be incorporated on the *Real Property* or portions thereof. The *Property Owner* shall adopt restrictive covenants with respect to Single-Family Detached *Lots* located on the Rural Residential portion of the *Real Property*, requiring at least 50% of each *Lot* be preserved in its natural habitat. These guidelines intend to be similar in content and character to Kiawah Island Community Association Guidelines “Designing with Nature”.

SECTION 13 – SIGNAGE STANDARDS

1. The *Property Owner* shall provide a master signage plan to the *ARB*, for review and approval, for each phase of the *Project* and must provide the *ARB*'s written approval of that phase's master signage plan to the Planning Director prior to obtaining a certificate of occupancy for any portion of that phase of the *Project*. Notwithstanding the foregoing, the standards contained within Article 9.11 of the *ZLDR* shall apply to signs visible from Betsy Kerrison Parkway and Mullet Hall Road.

2. Upon approval by the *ARB*, off-premises signs shall be permitted on any portion of the *Real Property* to the extent such signs advertise a business or other area located or to be located on another portion of the *Real Property*. Upon approval by the *ARB*, off-premises signs may advertise more than one business or other area located on or to be located on the *Real Property*; provided, however, each business must be located on the *Real Property*.

SECTION 14 – GENERAL FACILITIES

A. Generally: This section addresses the *Facilities*, including public infrastructure improvements, which are necessary to support the *Development*. The *Property Owner* shall only be responsible for those specific *Facilities* that the *Property Owner* expressly undertakes to install and maintain herein. The remainder of the *Facilities* listed herein shall be installed and maintained by the applicable service providers. Accordingly, letters of coordination with each of these service providers are included in Appendix F.

B. Certification of Completion Concurrent with Impact: Although the nature of this long term *Project* prevents the *Property Owner* from now providing exact completion dates, the *Property Owner* certifies that the specific services and *Facilities*, including public infrastructure improvements, that the *Property Owner* expressly undertakes to install will be in place, or if not fully in place, the cost of their construction fully bonded or letter of credit posted at a sufficient time to ensure availability concurrent with the impacts of the *Development* and consistent with the Schedule of *Development* set forth in section 7 of the *Plan*. Subject to compliance with applicable law and with all provisions of the *Agreement*, the *County* hereby authorizes the *Property Owner* to install all *Facilities* which the *Property Owner* has undertaken to provide herein.

C. Overall Economic and Fiscal Impact: The *Property Owner* has procured an extensive economic and fiscal impact analysis of the proposed *Development*, prepared by the Regional Dynamics and Economic Modeling Laboratory at the Strom Thurmond Institute of Government at Clemson University and attached hereto as Appendix C. Further, a more detailed analysis of the fiscal impact of the *Project* on governmental services and infrastructure, as well as a capital improvements program designed to implement necessary infrastructure improvements as the *Project* progresses, is attached hereto as Appendix D (The Fiscal Impact of Kiawah River Plantation on Charleston County, dated December 18, 2009). Both of these analyses project a positive net fiscal impact for the *County*, with additional revenue received by the *County* as a result of the *Development* more than sufficient to cover the additional expenditure burden for the *County* generated by the *Development*.

D. Traffic Considerations

1. Traffic Study and Mitigation Plan: The *Property Owner* has procured a Traffic Impact Analysis and Mitigation Plan prepared by Kubilins Transportation Group, Inc., a copy of which is attached hereto as Appendix E. This study analyzes the traffic operations within the area of influence and provides recommended access management for the site and intersection improvements needed for mitigating traffic impacts. A proof-of-coordination letter with *DOT* is also included in Appendix F.

2. Scope of Study: The area of influence of the study site, as indicated by *DOT*, includes the following four (4) existing and one (1) proposed intersections:

- a. Maybank Highway (SC 700) and River Road (S-10-91) (signalized);
- b. Maybank Highway (SC 700) and Bohicket Road/Main Road (S-10-20) (signalized);
- c. Bohicket Road/Betsy Kerrison Parkway and River Road (S-10-20) (signalized);
- d. River Road (S-10-91) and Mullet Hall Road/Site Access (unsignalized); and

e. Betsy Kerrison Parkway and Village Site Access (proposed signal).

3. Site Access: The *Development* will be served by two (2) full-movement access points. The primary access point for the *Development* will be located at Betsy Kerrison Parkway. The secondary access point for the *Development* will be located at Mullet Hall Road. There are no recommended improvements to Mullet Hall Road. Unless otherwise required by *DOT* or the *County* for compliance with the County's Road Construction Standards as set forth in the *ZLDR*, the *Property Owner* shall use landscaping, turn lane improvements, and other similar devices to induce residents and visitors to use Betsy Kerrison Parkway as the primary access point for the *Real Property*. The Betsy Kerrison Parkway entrance will be used by the *Property Owner* as its "marketing window," and any on-line or other advertisements and marketing materials will direct people to the Betsy Kerrison Parkway entrance. The following improvements are recommended to ensure proper site access at Betsy Kerrison Parkway:

- i. Construct a full-movement access drive with one (1) ingress lane and two (2) egress lanes. The egress lanes should be configured as a separate left turn lane with 150 feet of storage and the through lane shall terminate as a right turn lane. 150 feet of internal protected storage should also be provided.
- ii. Construct a dedicated left-turn lane on the southbound approach of Betsy Kerrison Parkway with 150 feet of storage with appropriate tapers.
- iii. Construct a dedicated right-turn lane on the northbound approach of Betsy Kerrison Parkway with 100 feet of storage with appropriate tapers.
- iv. Install traffic signal control upon meeting the appropriate MUTCD and SCDOT traffic signal control warrants.

The *Property Owner* shall construct or finance the construction of the referenced improvements (or such other improvements as shall be recommended in consultation with *DOT*) after obtaining all applicable permits and approvals from *DOT* as these improvements are deemed necessary by *DOT*. The *Property Owner* shall complete the first three (iii) of the above-stated improvements concurrently with the completion of Phase 1 construction. The *Property Owner* shall complete the final recommended improvement (iv) when required in coordination with *DOT*. The *Property Owner* will dedicate any applicable public improvements associated with this primary access point to the public for maintenance in accordance with applicable law and provide any applicable maintenance bond in coordination with *DOT*.

4. Initial Development Capacity: The study analyzed the amount of *Development* and resultant traffic that can be handled without operational impacts to the major facilities and intersections on Johns Island. The analysis determined that the following amount of *Development* could be constructed over the next several years without any significant impact to the intersections or roadway network that would require improvements:

- 105 Single Family Homes
- 315 Recreational Homes
- 40 Workforce Apartments
- 350 Guest Rooms
- 35,000 square feet of *GLA* in the Bohicket Station Tract, as delineated in Exhibit 4.1 of the *Plan*

- 20,000 square feet of *GLA* within the Mullet Hall Tract, as delineated in Exhibit 4.1 of the *Plan*
- An 18-hole golf course

Further, Kublins Transportation Group, Inc. has prepared a land-use equivalency matrix, attached to the *Agreement* as Appendix E-1, which permits a ready conversion of the traffic impact (number of peak hour trips generated) from one proposed use to another. The *Property Owner* shall fund an independent supplemental traffic study (the cost of which shall not exceed \$20,000.00) and provide a proposed mitigation and implementation plan for the *County's* review and approval after the *Development* has reached 2/3 of the "Initial Development Capacity" as set forth in the initial traffic impact analysis, prepared as part of the *Agreement*, as such "Initial Development Capacity" may be converted by Appendix E-1.

E. Wastewater Treatment: The *Property Owner* will provide suitable wastewater treatment or septic to all *Lots* and *Dwelling Units* on the *Real Property* pursuant to the *Agreement* after obtaining all applicable permits and approvals from regulatory agencies and governmental entities. Any wastewater treatment system shall be subject to best management practices. The proposed wastewater treatment facility will comply with the Charleston County 208 Water Quality Management Plan and all BCDCOG and *DHEC* requirements, including the *DHEC* permitting requirements that the *Property Owner* provide financial protections for the continued economic viability of the system and that the system be managed by a class A licensed operator.

F. Potable Water: St. John's Water Company will provide potable water to all *Lots* and *Dwelling Units* on the *Real Property* pursuant to the *Agreement* after obtaining all applicable permits and approvals from regulatory agencies. Water supply for the *Development* will be via two (2) connections: (1) an existing, twenty-four-inch (24") diameter water transmission main on Betsy Kerrison Boulevard; and (2) an existing six-inch (6") diameter water main on Mullet Hall Road. The existing water main on Mullet Hall Road will likely need to be upsized in the future to supply sufficient fire-flow. The new system will be designed and constructed to supply sufficient fire suppressing flow based on the requirements of the Insurance Services Office (ISO), as well as the Charleston County Building Department. A Preliminary Master Water Plan is attached to the *Plan* as Exhibit 14.1. Prior to the construction of Phase 1, a more in-depth water model will be created in order to properly size all mains. The new water distribution system will be designed to meet the requirements of the St. Johns Water Company and *DHEC*. Applicable impact fees will be paid to St. Johns Water Company in order to offset any capital improvement upgrades that will be needed for the system. A proof-of-coordination letter with St. Johns Water Company is included in Appendix F. Unless otherwise provided with respect to *Lots* served by a well, the *Property Owner* shall design and construct facilities necessary for the transmission and distribution of potable water to all *Lots* and *Dwelling Units* on the *Real Property*. The *Property Owner* shall transfer facilities for the transmission and distribution of potable water, including necessary easements, to St. Johns Water Co.

G. Drainage:

1. Stormwater Master Plan: A Stormwater Master Plan for the *Real Property* is attached to the *Agreement* as Appendix H. The *Property Owner* shall provide sufficient drainage for the *Development* of the *Real Property*. The *Property Owner* shall not impair or diminish the drainage currently flowing through the *Real Property*. The *Property Owner* shall not impede such drainage during construction or during land disturbance activities on the *Real Property* and shall provide comparable drainage at a substitute location, if necessary.

2. County Stormwater Ordinance: Notwithstanding any provision in the *Agreement* or the *Plan* which may be construed to the contrary, the *Property Owner* shall comply with the standards

for drainage set forth in the *County Stormwater Ordinance*. The *Agreement* and the *Plan* shall not be construed to supersede or contravene the *County Stormwater Ordinance*.

3. Coordination with County Public Works Department: The *Property Owner* will continue to coordinate with the Stormwater Division of the *County's* Public Works Department to ensure that all publicly-dedicated, constructed and accepted drainage-related capital improvements (or portions thereof) and operating expenses relating to drainage directly attributable to the *Project* and the *Development* are paid for, through property tax revenue or otherwise, during the build-out of the *Project* and concurrent with impacts from the *Development*, as well as to ensure that all improvements constructed on the *Real Property* comply with the *County's* Stormwater Ordinance. The *Property Owner* shall obtain all applicable permits and approvals relating to drainage before beginning each phase of the *Project*.

4. Maintenance: Any and all drainage infrastructure designed and constructed by the *Property Owner* may (1) be owned and maintained as *Common Areas*; (2) be owned and maintained by the *Property Owner* or a related entity; or (3) be dedicated to the public. The *Property Owner*, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep of the drainage infrastructure and facilities on the *Real Property* or any portion thereof unless they have been dedicated to and accepted by the public.

H. Fire Protection: All access roads and parking areas will be constructed to facilitate fire equipment access. Representatives of the *Property Owner* have coordinated with the St. John's Fire Department to discuss the *Development*, including proposed road sections. The *Property Owner* will continue to coordinate with St. John's Fire Department through the life of this *Agreement*. The *Property Owner* will provide capital items as stated in section 14.P of this *Plan*.

I. Police Protection: All access drives and parking areas will be lighted to improve security and reduce vehicle thefts. The proposed *Development* will foster community involvement, which will aid in the prevention of crime through citizen activism. Also, the proposed traffic improvements referenced in Appendix E should maintain or improve current response times to this and adjacent sites. A proof-of-coordination letter with the Charleston County Sheriff's Office is included in Appendix F.

J. Emergency Medical Services: Charleston County EMS provides emergency medical services to the citizens of Charleston County. Accordingly, a proof-of-coordination letter with Charleston County EMS is included in Appendix F.

K. Solid Waste Collection: Trash collection will be provided by the *Property Owner* for all residential, commercial, institutional, retail and office parcels on the *Real Property*. Trash collection for single-family parcels will be curb-side. Trash collection will be from a central location, such as a Dumpster, for each separate multi-family, commercial, institutional, retail, or office site on the *Real Property*. These Dumpsters (or other containers) will be located out-of-sight in approved areas with appropriate access and screening. A proof-of-coordination letter with Suburban Disposal Services is included in Appendix F. The *Property Owner* will continue to work with the Charleston County Environmental Management Department to coordinate solid-waste related activities.

L. Education: The *Development* will be served by the Charleston County School District and area private schools. The *Development* is planned to be similar in scope and nature to the Kiawah Island and Seabrook communities. The *Development* is expected to generate 39 new students who attend school in the district by the time of full build-out at year 20. A proof-of-coordination letter was received from the Charleston County School District stating that "all of the referenced schools currently have capacity on site to serve students in their attendance zones." A copy of this letter is included in Appendix F.

M. Utilities: Utilities, such as electrical and gas services, cable television, high speed internet access, and telephone service, shall be made available and maintained by the appropriate service providers. All utilities shall be installed underground. The *Property Owner* shall furnish necessary easements to utility providers for water, sewer, gas, electricity, telephone, cable television, and other utilities. Adequate easements for utilities shall be reserved by the *Property Owner* in conveyances of *Lots*, *Dwelling Units*, and *Development Parcels*. The location and size of such easements shall be determined by the *Property Owner* in consultation with the applicable service provider. Letters of coordination from Berkeley Electric Cooperative, Inc., Comcast, and Bellsouth are included in Appendix E.

N. Hurricane Preparedness Plan: The *Property Owner* has procured a Hurricane Evacuation Plan, which is attached hereto as Appendix I. The *Property Owner* will coordinate with the Charleston County Emergency Preparedness Division and the South Carolina Emergency Management Division to ensure that the *Development* complies with applicable laws and regulations.

O. Cultural Resource Areas:

1. Cultural Resources Survey: The *Property Owner* has procured a Cultural Resources Survey of Mullet Hall Plantation, Johns Island, Charleston County, South Carolina, prepared by the Chicora Foundation, Inc., attached to the *Agreement* as Appendix J. The study examined archaeological sites and cultural resources found on the *Real Property*.

a. Cemeteries: Three (3) cemeteries, designated in the study as 38CH1540, 38CH1548, and 38CH1549, will not be developed except as provided herein. Additionally, as recommended in the study, 38CH1540 will have a fifty foot (50') minimum buffer, 38CH1548 will have a twenty-five foot (25') minimum buffer, and 38CH1549 will have a fifty foot (50') minimum buffer. All three cemetery sites will have construction fences erected for their protection during all phases of construction activity. As further recommended in the study, the *Property Owner* will remove all trees in the cemeteries of 5-inches DBH or less in diameter. The remaining trees will be pruned for crown cleaning and overall restoration. No tree survey or other *County* permits shall be required for such clearing and restoration.

b. Archaeological Resources: Upon review and approval by the State Historic Preservation Office ("SHPO"), eligible and potentially eligible archaeological resources may be either green spaced (preserved in place) or subjected to additional investigation (data recovery in the case of eligible sites or additional testing in the case of potentially eligible sites). With additional testing, the potentially eligible sites may be designated as either eligible or not eligible. Contractors shall be advised to report the discovery of any archaeological remains encountered during construction activities to the *Project* engineer, who should, in turn, report the find to SHPO. No further land-altering activities shall take place in the area of the discovery until they have been examined by an archaeologist and, if necessary, processed.

2. Memorandum of Agreement: The *Property Owner* will enter into a Memorandum of Agreement with *DHEC* and SHPO, a proposed draft of which is attached to the *Agreement* as Appendix K, to certify the consistency of the *Development* with the Coastal Zone Management Plan and to mitigate potential impacts of the *Development* on sites which are eligible for, potentially eligible for, or currently listed in the National Register of Historic Places. The *Property Owner* will continue to coordinate with *DHEC* and SHPO to ensure that applicable natural and cultural

resource areas on the *Real Property* are investigated, preserved and protected pursuant to state and federal law.

3. Threatened and Endangered Species Assessment: The *Property Owner* has procured a Threatened and Endangered Species Assessment, prepared by Newkirk Environmental, Inc., which, together with a May 21, 2009, update of this assessment, is attached hereto as Appendix L. The assessment was conducted to determine the occurrence of, or potential for, animal and plant species federally listed as endangered or threatened to exist within the *Real Property*. Completion of this survey complied with current state and federal regulations, including the Federal Endangered Species Act, the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and the South Carolina Non-Game and Endangered Species Conservation Act. Field surveys have documented the presence of two (2) bald eagle nests within the boundaries of the *Real Property*. As a result, coordination with the Department of Natural Resources and the United States Fish & Wildlife Service is on-going in an attempt to establish guidelines for activities near the active nests. The proposed *Development* shall comply with these guidelines.

4. Flora and Fauna: The *Property Owner* will use best efforts to maintain and enhance the native plant material on the *Real Property*. Additional considerations in *Lot* configurations will be made to maintain wildlife corridors that connect this property with the surrounding natural environment.

P. Mitigation Provided Directly by the *Property Owner* to the *County*: The *Property Owner* shall provide the following amounts to mitigate the impact of the *Development*:

1. Ladder Truck: The *Property Owner* will pay \$800,000 or the actual cost, whichever is lesser, towards the purchase of a ladder truck to service the *Real Property* for St. John's Fire District on or before obtaining a building permit for the construction of any building on the *Real Property* requiring a ladder truck according to National Fire Prevention Association requirements.

2. Dedication of Land: During the term of this *Agreement*, the *Property Owner* shall set aside three (3) highland acres of the *Real Property* at a mutually agreeable location(s). At such time as the *County* requests the use of any or all of this acreage for the construction of a substation(s) for the use of St. John's Fire District, the Charleston County Sheriff's Office, the Charleston County Magistrate's Office, Charleston County EMS, and/or any other police, fire or EMS service which may acquire jurisdiction over the *Real Property* after the *Effective Date* (provided, however, the site(s) shall not be used solely by the Charleston County Magistrate's Office), the *Property Owner* shall dedicate the such acreage to the *County* as necessary for such use(s). If the *County* does not construct a substation on the dedicated site(s) within three (3) years of the dedication, the dedicated site(s) shall revert back to the *Property Owner*; provided, however, the *Property Owner* shall continue to hold the site(s) as set forth in Paragraph 16.X.2 of the *Agreement* and all of the *County's* rights in Paragraph 16.X.2 of the *Agreement* shall continue until the termination of this *Agreement*. The *County* may not request such dedication until after a certificate of occupancy has been issued for the 200th *Dwelling Unit*, unless otherwise agreed by the *Parties*.

Q. Community Ways: As used herein, a "Community Way" means a walkway of any surface type (paved or unpaved), a bicycle lane, bicycle route, bicycle trail, leisure trail, or walking trail designed for pedestrian or bicycle traffic. The *Property Owner* shall install an interconnected system of *Community Ways* on the *Real Property*. The *Property Owner* may determine the configuration, location, type, number, size, location, lighting and path surfaces of private *Community Ways* on the *Real Property*. However, any and all public *Community Ways* shall comply with the *County's* Improvement Standards, as they exist on

the *Effective Date*. The *Property Owner* shall use best efforts to facilitate a connection with adjacent parcels at the approximate locations delineated in Exhibit 4.1 to the *Plan*. The *Property Owner*'s obligation under this section shall not require that the *Property Owner* purchase or otherwise finance the acquisition of any right, title, or interest in and to these adjoining properties. The *County* recognizes the *Property Owner*'s abilities under this section are highly dependent upon and constricted by the actions or inactions of third parties. Any and all *Community Ways* designed and constructed by the *Property Owner* may (1) be owned and maintained as *Common Areas*; (2) be owned and maintained by the *Property Owner* or a related entity; or (3) be dedicated to the public. The *Property Owner*, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep of the *Community Ways* on the *Real Property* or any portion thereof unless they have been dedicated to and accepted by the public. Upon tender of a deed from the *Property Owner* approved by the *County* attorney, the public may accept any and all *Community Ways* tendered for dedication by the *Property Owner* provided they comply with the *County's* Improvement Standards, as they exist on the *Effective Date*.

R. Golf Carts and Personal Transportation Vehicles: Golf carts and personal transportation vehicles may be used on any *Thoroughfares*, causeways, *Community Ways*, and parking areas of the *Real Property* or any portion thereof that the *Property Owner* may designate, if consistent with state law.

S. Septic Tanks and Wells: The *Property Owner* may install septic systems and/or wells for drinking water to service *Lots* and *Dwelling Units* on the *Real Property* or portions thereof provided the septic systems and/or wells for drinking water meet state regulatory requirements. The number of *Lots* or *Dwelling Units* on the *Real Property* serviced by wells and/or septic systems shall not exceed any applicable state regulatory requirements. Any such *Lots* and *Dwelling Units* on the *Real Property* that are serviced by a septic system or well meeting applicable regulatory requirements shall not be considered non-conforming under the *County's* *Laws* because of such septic system or well.

T. Streetlights: The *Property Owner* shall have the right to decide the location, design and number of streetlights, if any, on the *Real Property*. Any and all streetlights designed and installed on the *Real Property* may (1) be owned and maintained as *Common Areas* or (2) be owned and maintained by the *Property Owner* or a related entity. If the location of any streetlight is to be in a public right-of-way, the location must be approved by the *County's* Director of Public Works.

U. Stoplights, Traffic Control, and Other Street Signage: The *Property Owner* may determine the configuration and location of all street and traffic control signs on the *Real Property*, the standards of which shall be determined in consultation with *DOT*. All traffic control devices within a public or private right-of-way must meet the requirements of the Manual on Uniform Traffic Control Devices.

V. Parks, Common Spaces and Buffers on the Real Property: Certain portions of the *Real Property* may contain parks, common spaces, and buffers. The *Property Owner* reserves the right to limit access and use of these to select owners, tenants or lessees on the *Real Property*, their guests, and others who may be their invitees.

W. Common Area Maintenance: Any *Association* established with respect to the *Real Property* or any portion thereof shall be responsible for maintaining the *Common Areas*, as described in any applicable *Covenants* and/or the *Agreement*.

SECTION 15 – STATEMENTS OF COMPLIANCE

15.1 Agreement to Proceed with Development

The Property Owner intends to proceed with the proposed Development in accordance with the Plan, Agreement, ZLDR and Comprehensive Plan.

15.2 Statement of Compliance with ZLDR

This Plan complies with processes in the ZLDR.

15.3 Variances

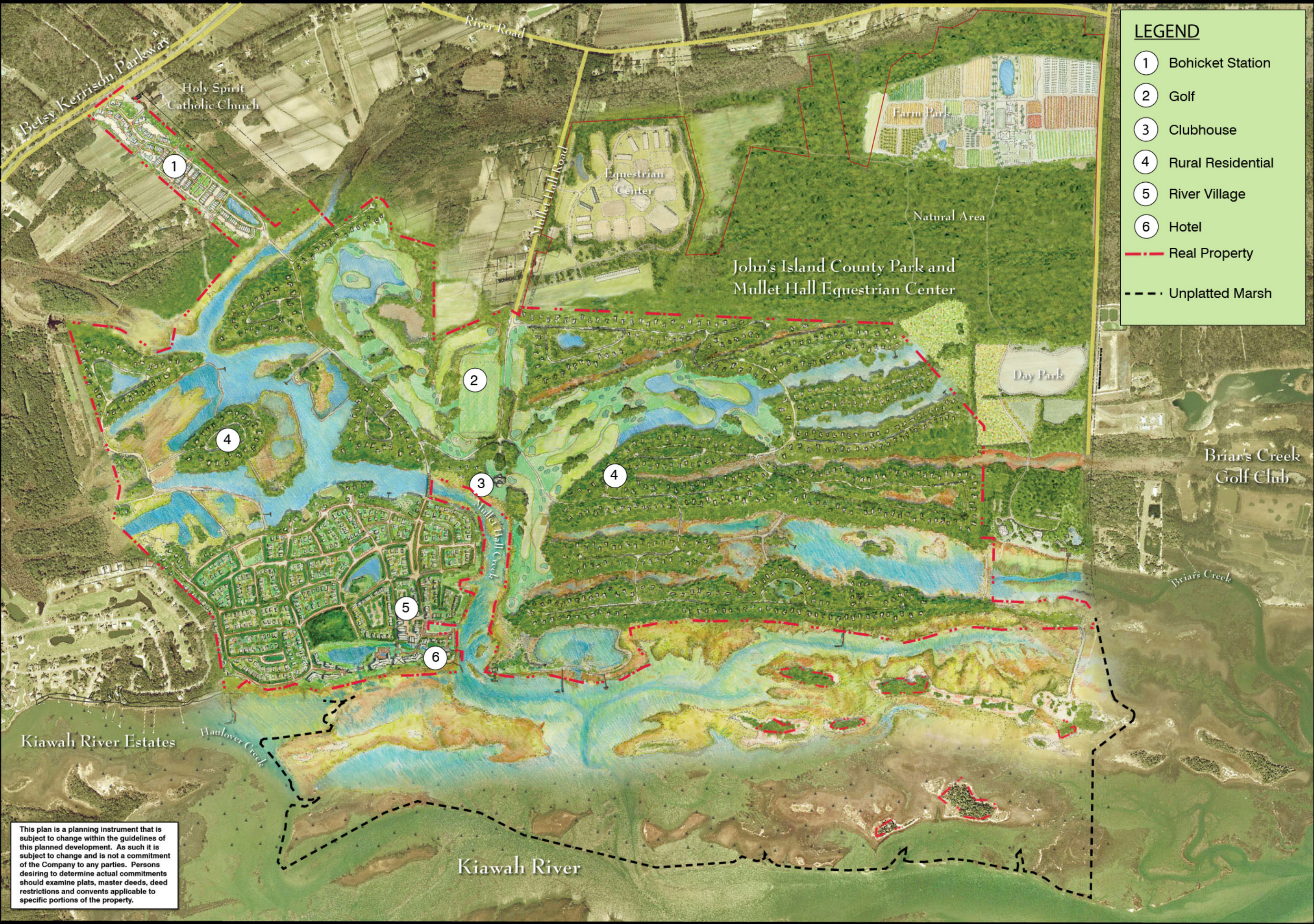
The provisions of Article 3.10 of the ZLDR, relating to variances, shall apply to the planned Development with respect to zoning-related dimensional, design or performance standards on individual *Lots*. Variance applications for trees, *Setbacks*, buffers, height, and maximum Lot/building coverage for individual *Lots* shall be processed pursuant to ZLDR Article 3.10, Zoning Variances. All other proposed changes to the Development Agreement and/or Planned Development must be processed as Development Agreement and Planned Development amendment applications. Variances from the tree regulations in the Plan may be granted in accordance with the processes in the Plan.

15.4 Interpretation with Development Agreement

Whenever express substantive provisions of the *Agreement* are inconsistent or in conflict with the substantive provisions of this *Plan*, the more restrictive provision shall apply.

SECTION 16 – EXHIBITS

Exhibit 1.1 Illustrative Master Plan
Exhibit 1.2 Conceptual Lot Lines
Exhibit 2.1 Plat
Exhibit 2.2 Aerial
Exhibit 2.3 Wetland Survey
Exhibit 4.1 Framework Plan
Exhibit 4.2 ZLDR Art. 6.7
Exhibit 5.1 Proposed Development Plan
Exhibit 6.1 Waterfront Development Standards
Exhibit 6.2 Dock Plan
Exhibit 6.3 Illustration of Lots Fronting on Open Space (Vehicular access across rear lot line)
Exhibit 7.1 Phasing Diagram
Exhibit 8.1 Conceptual Open Space Master Plan
Exhibit 8.2 Park Types
Exhibit 8.3 Illustration of Village Green Intrusion into OCRM Buffer Line
Exhibit 8.4 Letter from United States Army Corps of Engineers dated April 4, 2017
Exhibit 11.1 Typical Utility Placement Diagram
Exhibit 11.2 Typical Street Cross-Sections
Exhibit 11.3 Vehicle Lane & Parking Assemblies
Exhibit 11.4 Conceptual Road Framework Plan
Exhibit 11.5 Charleston County Parks & Recreation Commission Coordination Letter
Exhibit 12.1 Illustration of Architectural Style
Exhibit 12.2 Illustration of Landscape Architectural Style
Exhibit 12.3 Kiawah River Residential Design Guidelines
Exhibit 12.4 Jack Island Architect Series Plan Book, Volume 1
Exhibit 14.1 Water Distribution Master Plan
Exhibit 15.1 Alternative Sketch Plans
Exhibit 15.2 Alternative Sketch Plans
Exhibit 15.3 Alternative Sketch Plans



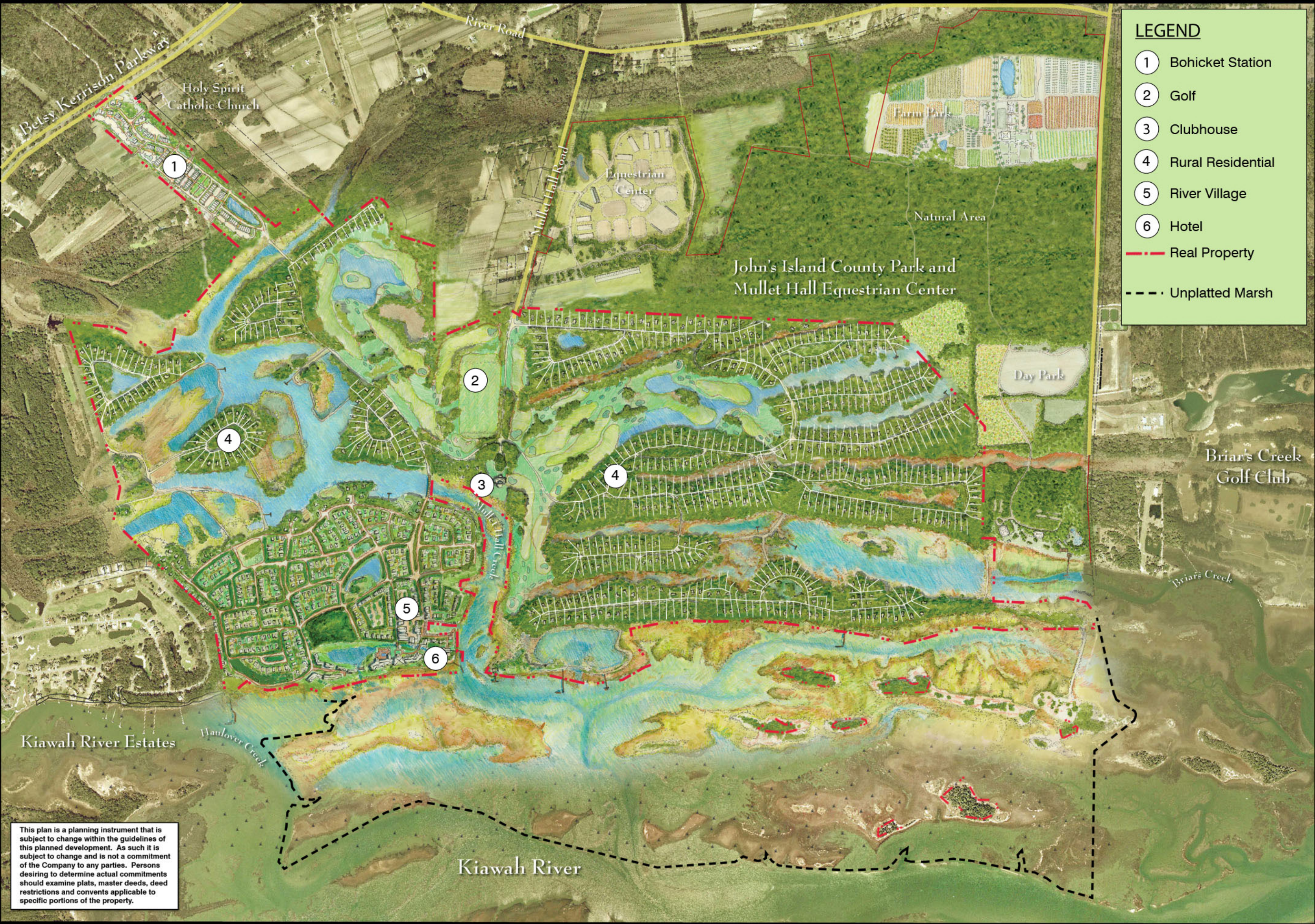
LEGEND

- 1 Bohicket Station
- 2 Golf
- 3 Clubhouse
- 4 Rural Residential
- 5 River Village
- 6 Hotel
- Real Property
- Unplatted Marsh

This plan is a planning instrument that is subject to change within the guidelines of this planned development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.



Kiawah River Plantation



LEGEND

- 1 Bohicket Station
- 2 Golf
- 3 Clubhouse
- 4 Rural Residential
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Kiawah River Plantation

REFERENCE:

1. PLAT BY FREDERICK & SMITH DATED SEPTEMBER 1, 1978 BOOK C PAGE 11 RMC CHAS. CO.
2. PLAT BY HENRY HAYWARD DATED DECEMBER 1924 BOOK C PAGE 13 RMC CHAS. CO.
3. PLAT BY SHON HAYWARD CO. DATED NOVEMBER 26, 1908 BOOK B PAGE 143 RMC CHAS. CO.
4. PLAT BY W.L. GALLARD DATED JANUARY 15, 1986 BOOK B PAGE 189 RMC CHAS. CO.
5. PLAT BY W.L. STEPHENS DATED AUGUST 24, 1981 BOOK AU PAGE 82 RMC CHAS. CO.
6. PLAT BY W.L. GALLARD DATED APRIL 16, 1981 BOOK AS PAGE 113 RMC CHAS. CO.
7. PLAT BY HAROLD J. LEA WOND DATED MAY 25, 1972 BOOK AS PAGE 37 RMC CHAS. CO.
8. PLAT BY W.L. GALLARD DATED SEPTEMBER 21, 1978 BOOK AU PAGE 11 RMC CHAS. CO.
9. PLAT BY GEORGE D. SAMPLE DATED MARCH 31, 1972 BOOK AH PAGE 84 RMC CHAS. CO.
10. PLAT BY WARREN P. JENKINS DATED DECEMBER 1973 BOOK AC PAGE 119 RMC CHAS. CO.
11. PLAT BY JAMES C. FARMINGTON DATED APRIL 14, 1987 BOOK BM PAGE 176 RMC CHAS. CO.
12. PLAT BY GEORGE D. SAMPLE DATED AUGUST 3, 1981 BOOK AT PAGE 158 RMC CHAS. CO.
13. PLAT BY MISSIE A. THOMAS DATED APRIL 28, 1980 BOOK AS PAGE 81 RMC CHAS. CO.
14. PLAT BY F. STEVEN JOHNSON DATED APRIL 24, 1989 BOOK BM PAGE 145 RMC CHAS. CO.
15. PLAT BY FORSHAW J. ANDERSON DATED MARCH 2, 1990 BOOK BY PAGE 178 RMC CHAS. CO.
16. PLAT BY FORSHAW J. ANDERSON DATED FEBRUARY 22, 1990 BOOK BY PAGE 182 RMC CHAS. CO.
17. PLAT BY MARK S. BUSBY DATED AUGUST 5, 1991 NOT RECORDED
18. PLAT BY JOEL P. PORDNER DATED OCTOBER 11, 1989 BOOK BT PAGE 187 RMC CHAS. CO.
19. PLAT BY MARK S. BUSBY DATED OCTOBER 23, 1989 BOOK BT PAGE 134 RMC CHAS. CO.
20. PLAT BY JOSEPH M. WILLIAMS DATED OCTOBER 23, 1989 BOOK BO PAGE 180 RMC CHAS. CO.
21. PLAT BY A.L. GLEN DATED JULY 19, 1960 BOOK W PAGE 150 RMC CHAS. CO.
22. PLAT BY W.L. STEPHENS DATED NOVEMBER 12, 1978 BOOK AD PAGE 103 RMC CHAS. CO.
23. PLAT BY JOHN C. FLEWELL DATED AUGUST 27, 1987 BOOK BV PAGE 129 RMC CHAS. CO.
24. PLAT BY KEITH WILSON DATED MARCH 27, 1991 BOOK CH PAGE 27 RMC CHAS. CO.
25. PLAT BY DAVIS & FLOYD, INC. DATED FEBRUARY 7, 1988 BOOK CV PAGE 27 RMC CHAS. CO.
26. PLAT BY KEITH WILSON DATED MARCH 27, 1991 BOOK CH PAGE 28 RMC CHAS. CO.
27. PLAT BY THOMAS B. JOHNSON DATED NOVEMBER 21, 1991 BOOK AU PAGE 110 RMC CHAS. CO.

PLAT BY A.H. SCHWACKE & ASSOCIATES, INC. DATED FEBRUARY 4, 1994 BOOK CA PAGE 38 RMC CHAS. CO.

TAX MAP No. 212-00-00-001

ACREAGE TABLE

HIGHLAND	
841.856 Ac	
0.244 Ac Cul-De-Sac	
214.16 Ac	
78.82 Ac	
34.20 Ac	
29.46 Ac	
21.30 Ac	
6.54 Ac	
8.08 Ac	
2.92 Ac	
1.48 Ac	
1,038.01 Total Highland	
17.57 Ac MHW to Critical Line	
1,055.58 Ac	

PONDS	
69.12 Ac	
13.85 Ac	
10.03 Ac	
17.49 Ac	
6.91 Ac	
17.97 Ac	
4.53 Ac	
134.88 Ac TOTAL	
86.12 Ac POND/CREEK	
2.93 Ac POND/CREEK	
234.34 Ac TOTAL	

UNPOUNDED AREA	
30.56 Ac	
22.28 Ac	
14.49 Ac	
9.45 Ac	
7.07 Ac	
1.51 Ac	
86.36 Ac TOTAL	

LOT "FF" = 33.53 Acres

1,428.81 ACRES

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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class _____ survey as specified therein.

A.H. Schwacke
A.H. Schwacke, II, R.L.S.
S.C. Registration Number 14655



THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF ONE-DOZEN PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE ONE-DOZEN, THE OFFICE OF COEN IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT.

NOTES:
BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

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 ZONES C, S, AS (EL. 121), AS (EL. 133), AS (EL. 141), & AS (EL. 151) AS PER FEMA FLOOD MAPS. PANEL No. 458413 0195 & 0400 F DATED APRIL 17, 1987.

ADJOINING PROPERTY OWNERS & TAX MAP NUMBERS ARE FROM TAX RECORDS AND DO NOT REPRESENT A TITLE SEARCH.

ALL PROPERTY CORNERS SET ARE 1" IRON PIPES (OPEN) UNLESS SHOWN OTHERWISE.

FIELD CLOSURE 1/16500

LEGEND:
I.O. WOOD OLD (FOUND)
I.N. WOOD NEW (SET)

U249PC195

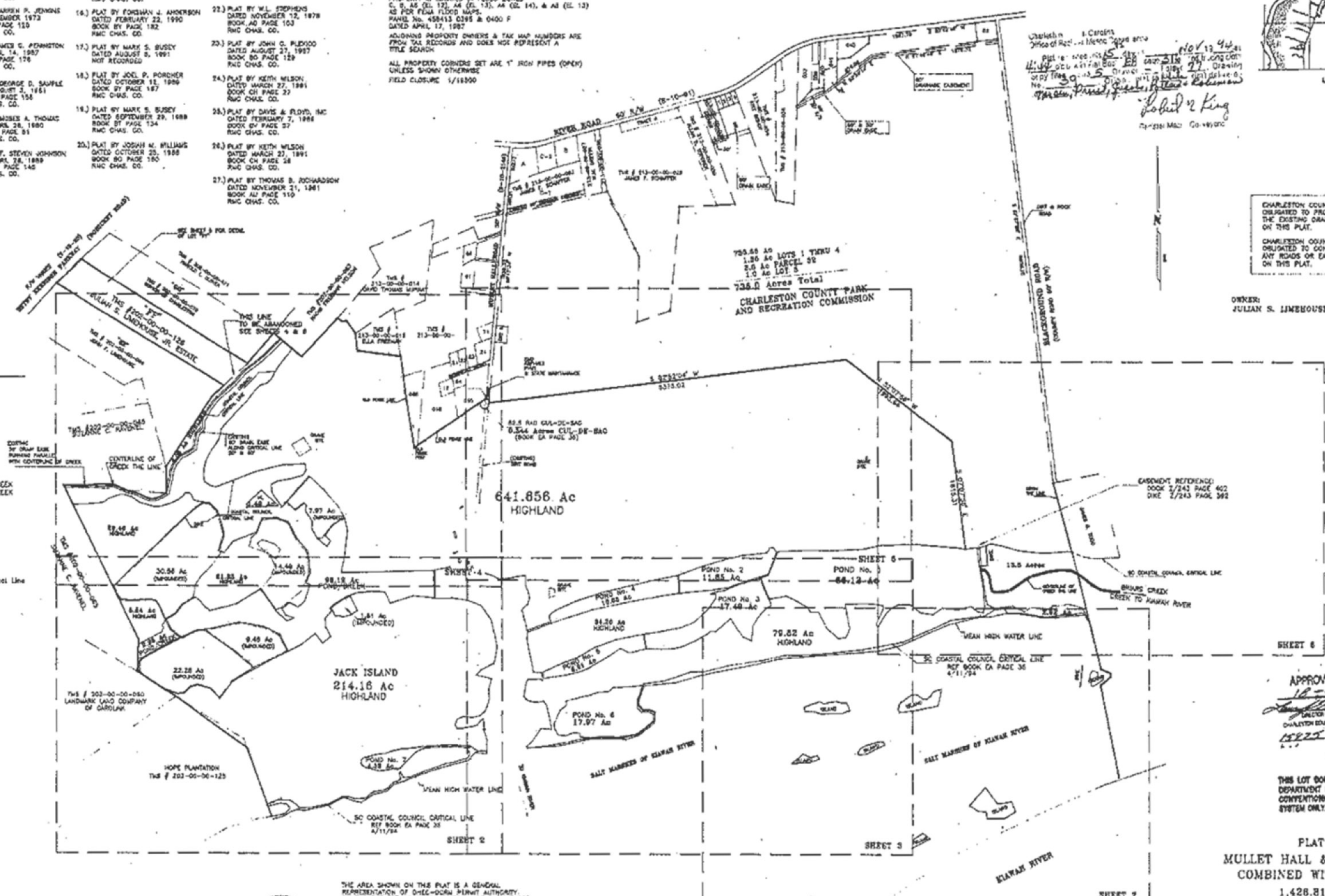


LOCATION MAP

Charleston County, South Carolina
Office of Planning & Development
1015 Hunter Drive, Suite 100
Charleston, SC 29405
Date: Nov 13, 1994
By: Robert R. King
Title: Surveyor
Project: Mullet Hall & Jack Island
Sheet: 1 of 7

CHARLESTON COUNTY WILL NOT BE OBLIGATED TO PROVIDE CROSSING FOR THE EXISTING DRAINAGE SYSTEM SHOWN ON THIS PLAT.
CHARLESTON COUNTY WILL NOT BE OBLIGATED TO CONSTRUCT AND MAINTAIN ANY ROADS OR EASEMENTS SHOWN ON THIS PLAT.

OWNER:
JULIAN S. LIMEHOUSE, JR. ESTATE



APPROVED PLAT
10-1-94
A.H. Schwacke, II
Surveyor
15825
11-15-94

THIS LOT DOES MEET MINIMUM HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUB-SURFACE DISPOSAL SYSTEM ONLY.

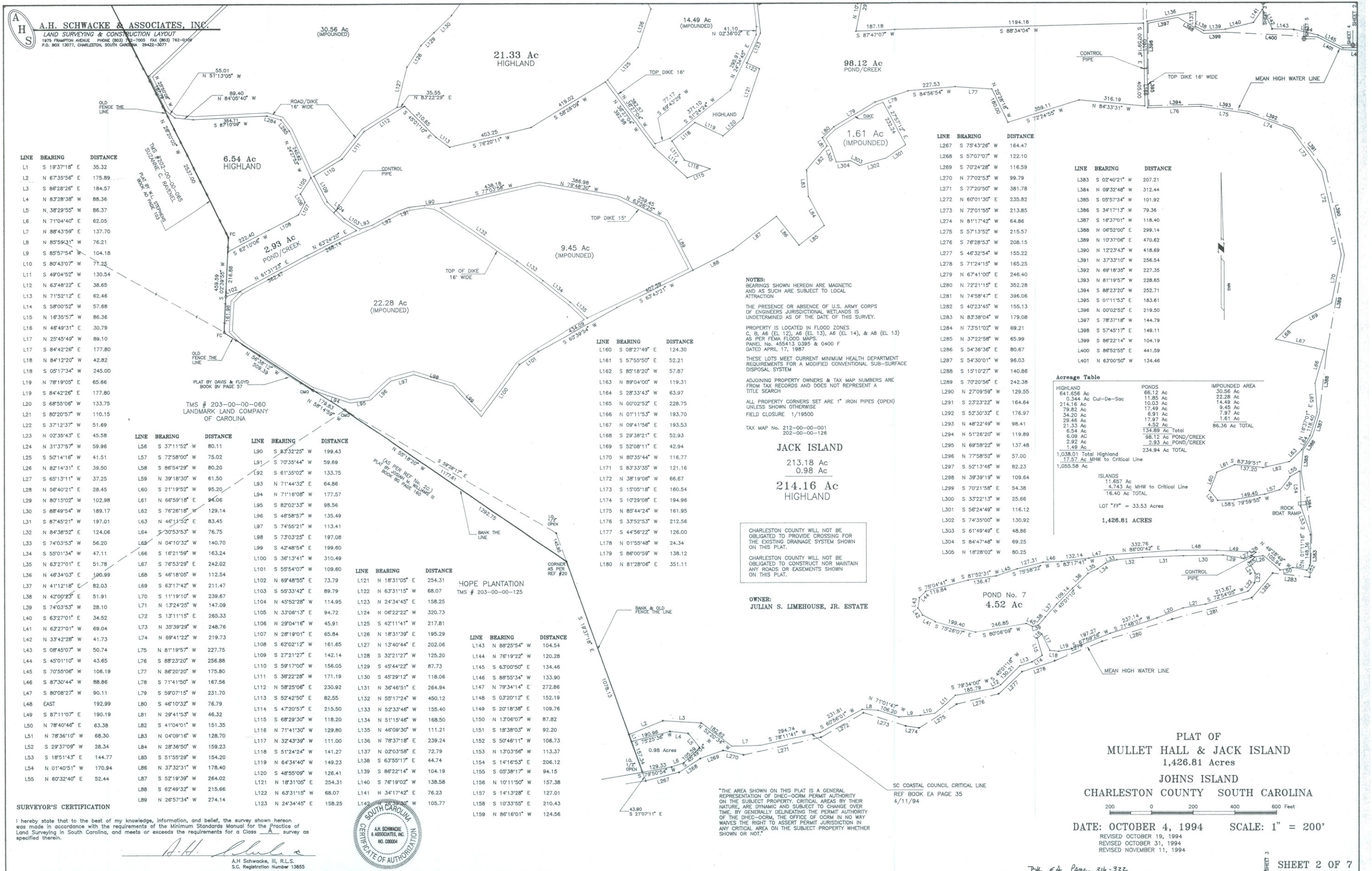
PLAT OF
MULLET HALL & JACK ISLAND
COMBINED WITH LOT "FF"
1,428.81 Acres
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

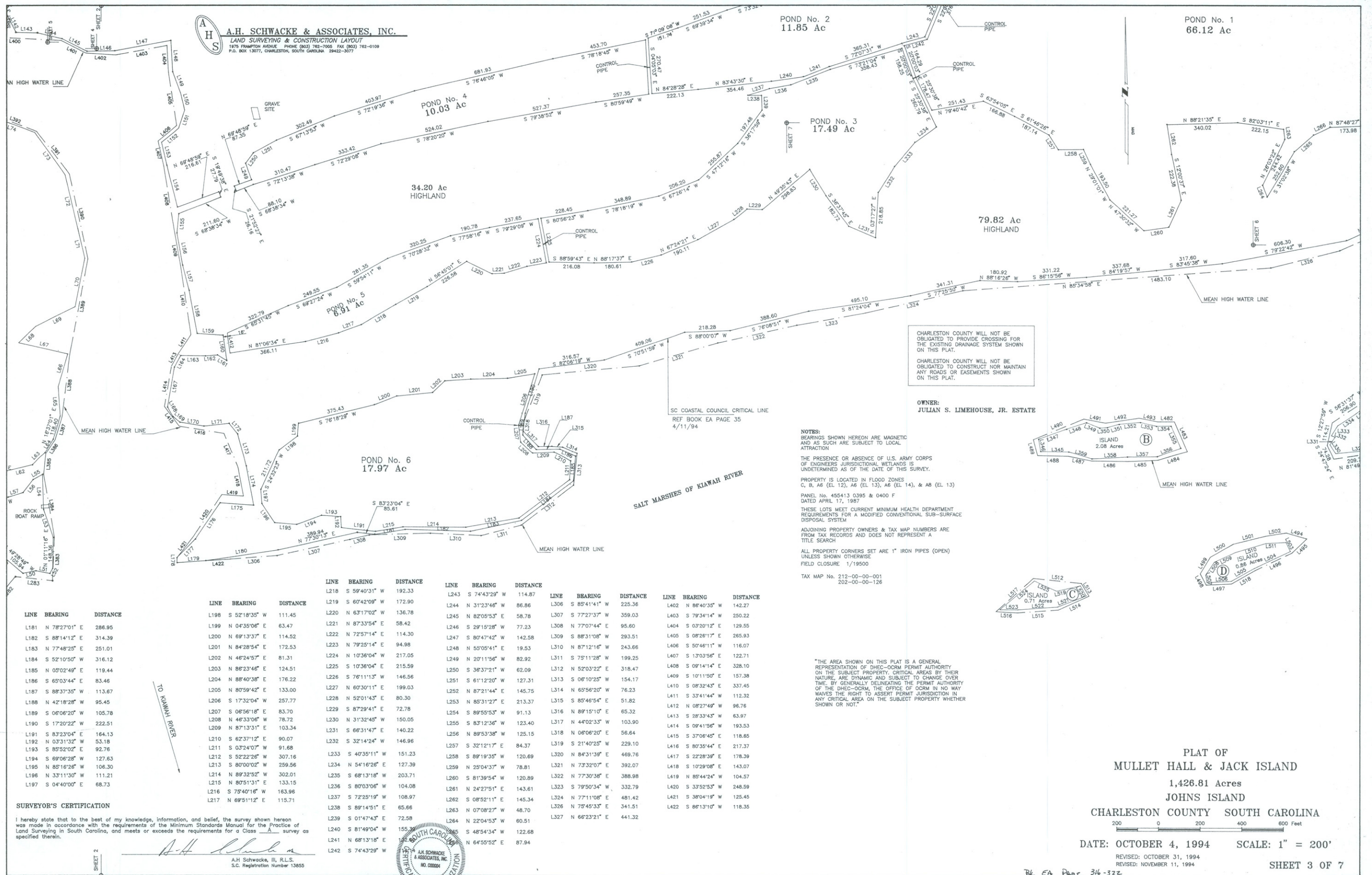
800 0 800 1600 2400 Feet

DATE: OCTOBER 4, 1994 SCALE: 1" = 800'
REVISED: OCTOBER 18, 1994
REVISED: OCTOBER 28, 1994
REVISED: NOVEMBER 7, 1994
REVISED: NOVEMBER 11, 1994

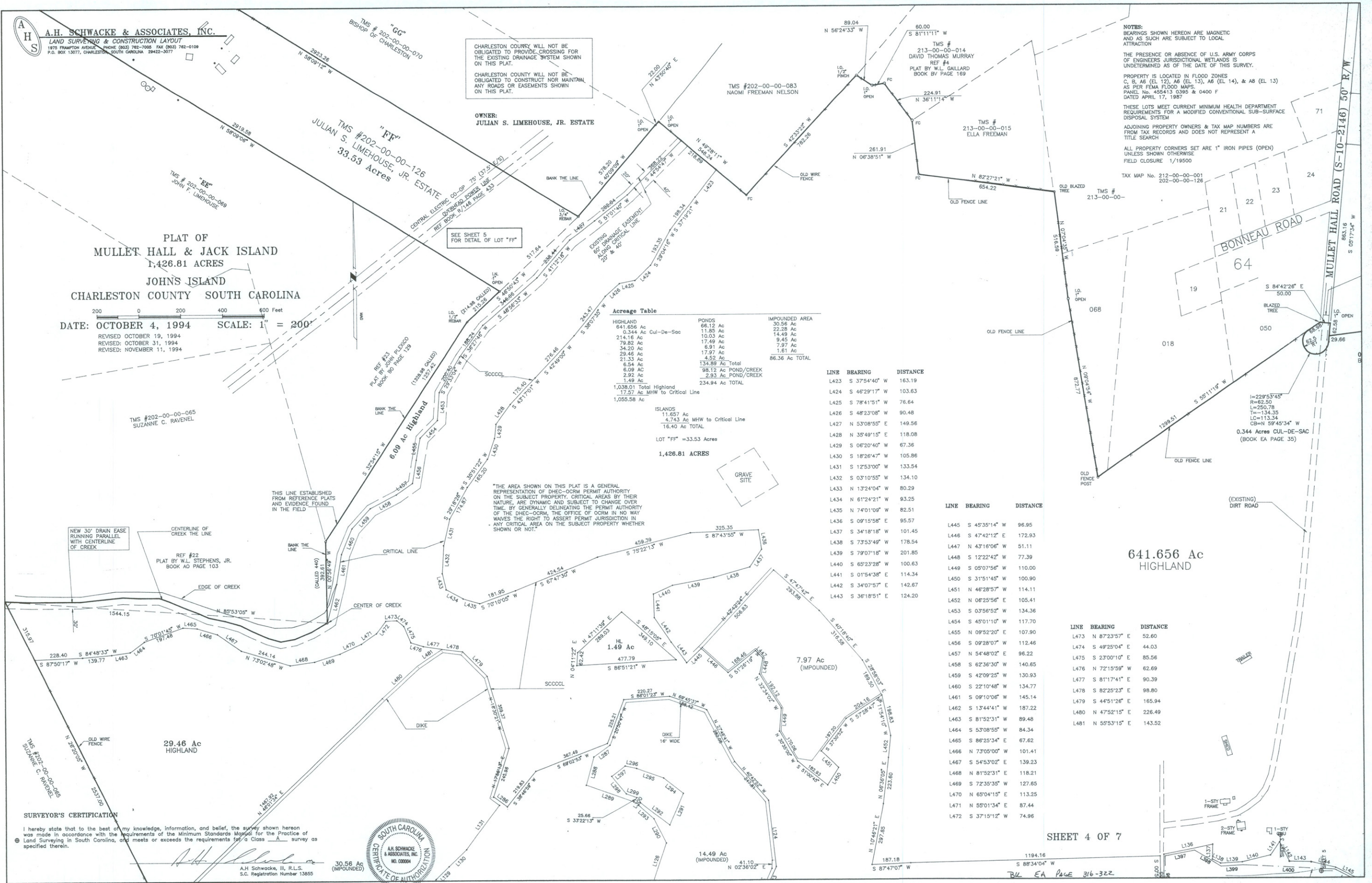
SHEET 1 OF 7

Kiawah River Plantation





Kiawah River Plantation



A.H. SCHWACKE & ASSOCIATES, INC.
LAND SURVEYING & CONSTRUCTION LAYOUT
1975 FRAMPTON AVENUE PHONE (803) 782-7005 FAX (803) 782-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

NOTES:
BEARINGS SHOWN HEREON ARE MAGNETIC
AND AS SUCH ARE SUBJECT TO LOCAL
ATTRACTION
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 ZONES
C, B, A6 (EL. 12), A6 (EL. 13), A6 (EL. 14), & A6 (EL. 13)
AS PER FEMA FLOOD MAPS.
PANEL No. 455413 0395 & 0400 F
DATED APRIL 17, 1987
THESE LOTS MEET CURRENT MINIMUM HEALTH DEPARTMENT
REQUIREMENTS FOR A MODIFIED CONVENTIONAL SUB-SURFACE
DISPOSAL SYSTEM
ADJOINING PROPERTY OWNERS & TAX MAP NUMBERS ARE
FROM TAX RECORDS AND DOES NOT REPRESENT A
TITLE SEARCH
ALL PROPERTY CORNERS SET ARE 1" IRON PIPES (OPEN)
UNLESS SHOWN OTHERWISE
FIELD CLOSURE 1/19500

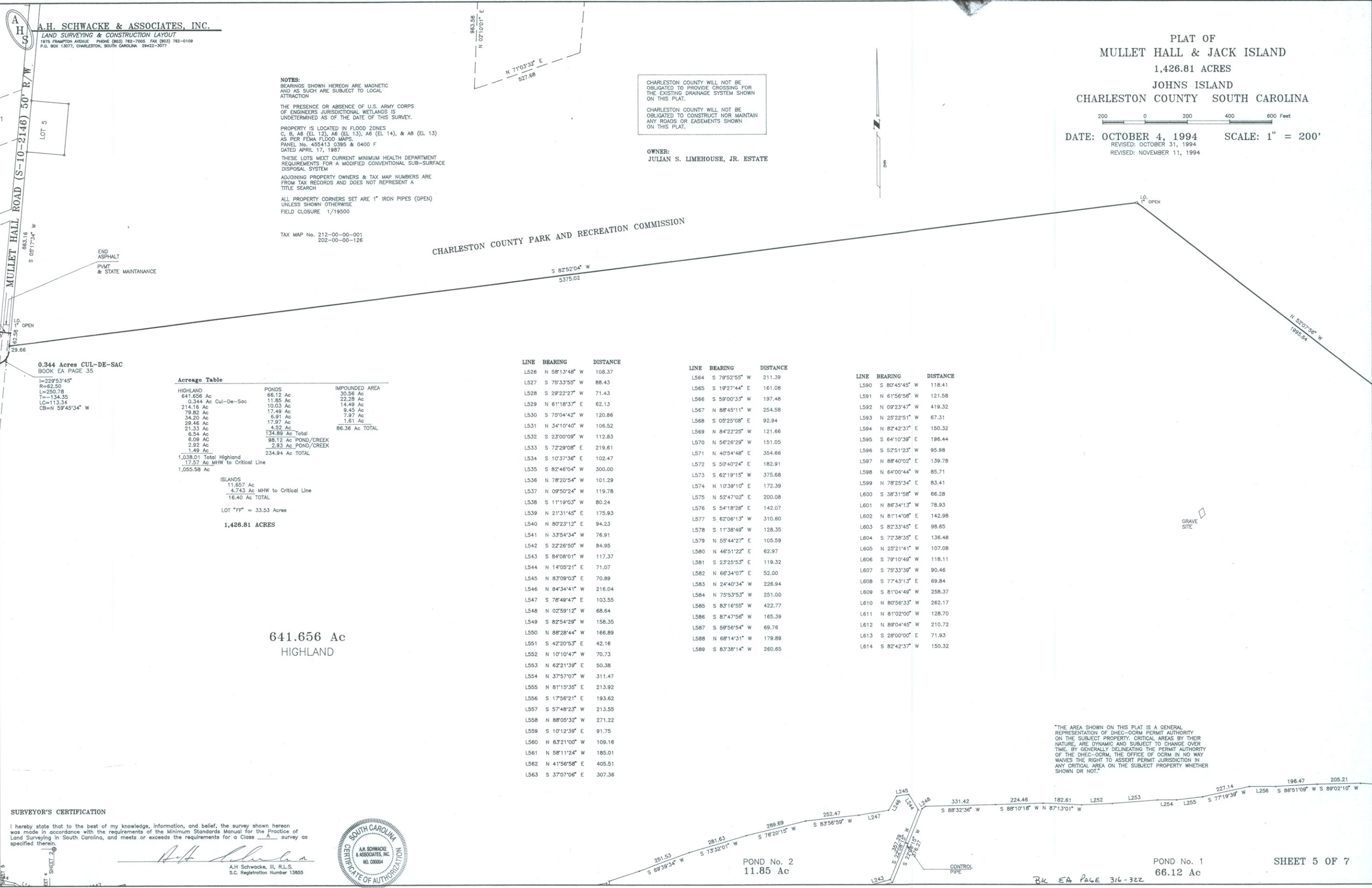
TAX MAP No. 212-00-00-001
202-00-00-126

CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO PROVIDE CROSSING FOR
THE EXISTING DRAINAGE SYSTEM SHOWN
ON THIS PLAT.
CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO CONSTRUCT NOR MAINTAIN
ANY ROADS OR EASEMENTS SHOWN
ON THIS PLAT.

OWNER:
JULIAN S. LIMEHOUSE, JR. ESTATE

PLAT OF
MULLET HALL & JACK ISLAND
1,426.81 ACRES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

DATE: OCTOBER 4, 1994 SCALE: 1" = 200'
REVISED: OCTOBER 31, 1994
REVISED: NOVEMBER 11, 1994



Acreage Table

	PONDS	IMPOUNDED AREA
HIGHLAND	66.12 Ac	30.56 Ac
0.344 Ac Cul-De-Sac	11.85 Ac	22.28 Ac
214.16 Ac	10.03 Ac	14.49 Ac
79.82 Ac	17.49 Ac	9.45 Ac
34.20 Ac	6.91 Ac	7.97 Ac
29.46 Ac	17.97 Ac	1.61 Ac
21.33 Ac	4.52 Ac	
6.54 Ac	134.89 Ac Total	86.36 Ac TOTAL
6.09 Ac	98.12 Ac POND/CREEK	
2.92 Ac	2.93 Ac POND/CREEK	
1.49 Ac	234.94 Ac TOTAL	
1,038.01 Total Highland		
17.57 Ac MHW to Critical Line		
1,055.58 Ac		

ISLANDS
11.657 Ac
4.743 Ac MHW to Critical Line
16.40 Ac TOTAL

LOT "FF" = 33.53 Acres

1,426.81 ACRES

LINE	BEARING	DISTANCE
L526	N 58°13'48" W	108.37
L527	S 75°33'55" W	88.43
L528	S 29°22'27" W	71.43
L529	N 61°18'37" E	62.13
L530	S 75°04'42" W	120.86
L531	N 34°10'40" W	106.52
L532	S 23°00'09" W	112.83
L533	S 72°29'08" E	219.61
L534	S 10°37'36" E	102.47
L535	S 82°46'04" W	300.00
L536	N 78°20'54" W	101.29
L537	N 09°50'24" W	119.78
L538	S 11°19'03" W	80.24
L539	N 21°31'45" E	175.93
L540	N 80°23'12" E	94.23
L541	N 33°54'34" W	76.91
L542	S 22°26'50" W	84.95
L543	S 84°08'01" W	117.37
L544	N 14°05'21" E	71.07
L545	N 83°09'03" E	70.89
L546	N 84°34'41" W	216.04
L547	S 78°49'47" E	103.55
L548	N 02°59'12" W	68.64
L549	S 82°54'29" W	158.35
L550	N 88°28'44" W	166.89
L551	S 42°20'53" E	42.16
L552	N 10°10'47" W	70.73
L553	N 62°21'39" E	50.38
L554	N 37°57'07" W	311.47
L555	N 81°15'35" E	213.92
L556	S 17°56'21" E	193.62
L557	S 57°48'23" W	213.55
L558	N 88°05'32" W	271.22
L559	S 10°12'39" E	91.75
L560	N 83°21'00" W	109.16
L561	N 58°11'24" W	185.01
L562	N 41°56'58" E	405.51
L563	S 37°07'06" E	307.36

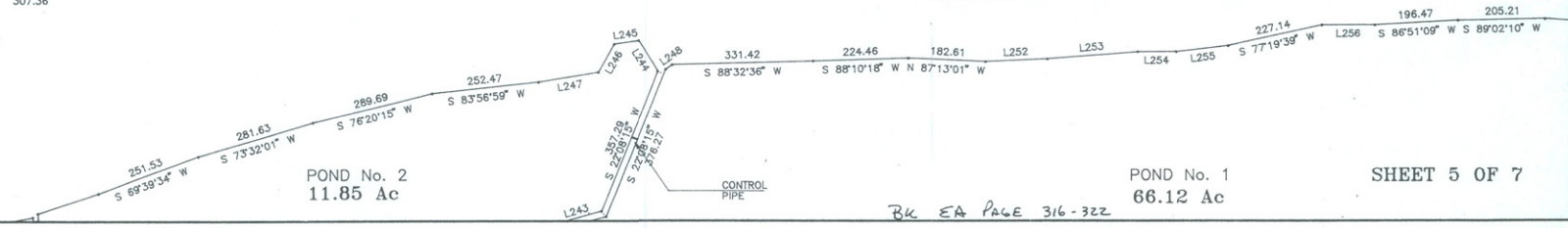
LINE	BEARING	DISTANCE
L564	S 79°52'55" W	211.39
L565	S 19°27'44" E	161.08
L566	S 59°00'33" W	197.48
L567	N 88°45'11" W	254.58
L568	S 05°25'08" E	92.94
L569	N 84°22'25" W	121.66
L570	N 56°26'29" W	151.05
L571	N 40°54'48" E	354.66
L572	S 50°40'24" E	182.91
L573	S 62°19'15" W	375.68
L574	N 10°39'10" E	172.39
L575	N 52°47'02" E	200.08
L576	S 54°18'28" E	142.07
L577	S 62°06'13" W	310.60
L578	S 11°38'49" W	128.35
L579	N 55°44'27" E	105.59
L580	N 46°51'22" E	62.97
L581	S 23°25'53" E	119.32
L582	N 66°34'07" E	52.00
L583	N 24°40'34" W	226.94
L584	N 75°53'53" W	251.00
L585	S 83°16'55" W	422.77
L586	S 87°47'56" W	165.39
L587	S 59°56'54" W	69.76
L588	N 68°14'31" W	179.89
L589	S 83°38'14" W	260.65

LINE	BEARING	DISTANCE
L590	S 80°45'45" W	118.41
L591	N 61°56'56" W	121.58
L592	N 09°23'47" W	419.32
L593	N 25°22'51" W	67.31
L594	N 82°42'37" E	150.32
L595	S 64°10'39" E	196.44
L596	S 52°51'23" W	95.98
L597	N 88°40'02" E	139.78
L598	N 64°00'44" W	85.71
L599	N 78°25'34" E	83.41
L600	S 38°31'58" W	66.28
L601	N 86°34'13" W	78.93
L602	N 81°14'08" E	142.98
L603	S 82°33'45" E	98.65
L604	S 72°38'35" E	136.48
L605	N 25°21'41" W	107.08
L606	S 79°10'49" W	118.11
L607	S 75°33'39" W	90.46
L608	S 77°43'13" E	69.84
L609	S 81°04'49" W	258.37
L610	N 80°56'33" W	262.17
L611	N 81°02'00" W	128.70
L612	N 89°04'45" W	210.72
L613	S 28°00'00" E	71.93
L614	S 82°42'37" W	150.32

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 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.
A.H. Schwacke, III
A.H. Schwacke, III, R.L.S.
S.C. Registration Number 13855



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





A.H. SCHWACKE & ASSOCIATES, INC.
LAND SURVEYING & CONSTRUCTION LAYOUT
1875 FRAMPTON AVENUE, PHONE (803) 762-7005 FAX (803) 762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

NOTES:
BEARINGS SHOWN HEREON ARE MAGNETIC
AND AS SUCH ARE SUBJECT TO LOCAL
ATTRACTION

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 ZONES
C, B, AB (EL 12), AB (EL 13), AB (EL 14), & AB (EL 13)
AS PER FEMA FLOOD MAPS.
PANEL No. 455413 0395 & 0400 F
DATED APRIL 17, 1987

THESE LOTS MEET CURRENT MINIMUM HEALTH DEPARTMENT
REQUIREMENTS FOR A MODIFIED CONVENTIONAL SUB-SURFACE
DISPOSAL SYSTEM

ADJOINING PROPERTY OWNERS & TAX MAP NUMBERS ARE
FROM TAX RECORDS AND DOES NOT REPRESENT A
TITLE SEARCH

ALL PROPERTY CORNERS SET ARE 1" IRON PIPES (OPEN)
UNLESS SHOWN OTHERWISE
FIELD CLOSURE 1/19500

TAX MAP No. 212-00-00-001
202-00-00-126

LINE	BEARING	DISTANCE
L328	S 78°45'33" W	384.33
L329	S 84°01'27" W	194.39
L330	S 31°39'59" E	52.56
L331	S 34°56'50" W	43.72
L332	S 68°48'13" E	19.24
L333	S 31°31'32" W	58.71
L334	S 56°52'35" W	104.10
L335	S 53°36'49" W	85.12
L336	N 84°24'14" E	47.45
L337	N 87°36'53" W	47.72
L338	N 54°20'00" W	94.91
L339	S 88°32'18" E	73.21
L340	N 49°46'58" E	68.65
L341	N 23°50'45" E	61.25
L342	N 60°39'50" E	50.38
L343	S 78°38'23" W	86.79
L344	S 11°41'56" W	241.49
L345	N 88°54'05" W	134.78
L346	N 09°08'09" W	61.18
L347	S 69°42'33" W	143.01
L348	S 71°24'00" W	101.18
L349	N 66°49'28" W	68.82
L350	S 85°56'53" W	36.77
L351	S 73°40'07" W	58.43
L352	N 84°35'43" E	103.33
L353	S 76°04'19" E	79.10
L354	S 89°08'31" W	69.83
L355	S 23°15'29" E	117.64
L356	S 69°34'42" W	120.56

CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO PROVIDE CROSSING FOR
THE EXISTING DRAINAGE SYSTEM SHOWN
ON THIS PLAT.

CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO CONSTRUCT NOR MAINTAIN
ANY ROADS OR EASEMENTS SHOWN
ON THIS PLAT.

OWNER:
JULIAN S. LIMEHOUSE, JR. ESTATE

EASEMENT REFERENCE:
DOCK 2/243 PAGE 402
DOCK 2/243 PAGE 392

POND No. 1
66.12 Ac

13.5 Acres
SALT MARSH

CENTERLINE OF CREEK
THE LINE

SURVEYOR'S CERTIFICATION

I hereby certify that 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 in the Manual.



A.H. Schwacke, III, R.L.S.
S.C. Registration Number 13855

"THE AREA SHOWN ON THIS PLAT IS A GENERAL
REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY
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TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY
OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY
WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN
ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER
SHOWN OR NOT."

LINE AS SHOWN BY LAWTON LIMEHOUSE

Acresage Table

HIGHLAND	PONDS	IMPOUNDED AREA
641.658 Ac	66.12 Ac	30.56 Ac
0.344 Ac Cul-De-Sac	11.85 Ac	22.28 Ac
214.16 Ac	10.03 Ac	14.49 Ac
79.82 Ac	17.49 Ac	9.45 Ac
34.20 Ac	6.91 Ac	7.97 Ac
29.46 Ac	17.97 Ac	1.61 Ac
21.33 Ac	4.52 Ac	
6.54 Ac	134.89 Ac Total	86.36 Ac TOTAL
6.09 Ac	98.12 Ac POND/CREEK	
2.92 Ac	2.93 Ac POND/CREEK	
1.49 Ac	234.94 Ac TOTAL	
1,038.01 Total Highland		
17.57 Ac MHW to Critical Line		
1,055.58 Ac		

ISLANDS
11.657 Ac
4.743 Ac MHW to Critical Line
16.40 Ac TOTAL

LOT "FF" = 33.53 Acres

1,426.81 ACRES

"GG"
TMS # 202-00-00-070
BISHOP OF CHARLESTON

"FF"
TMS # 202-00-00-126
JULIAN S. LIMEHOUSE, JR. ESTATE
33.53 Acres

DETAIL
LOT "FF"

PLAT OF
MULLET HALL & JACK ISLAND
1,426.81 ACRES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

200 0 200 400 600 Feet

DATE: OCTOBER 4, 1994 SCALE: 1" = 200'

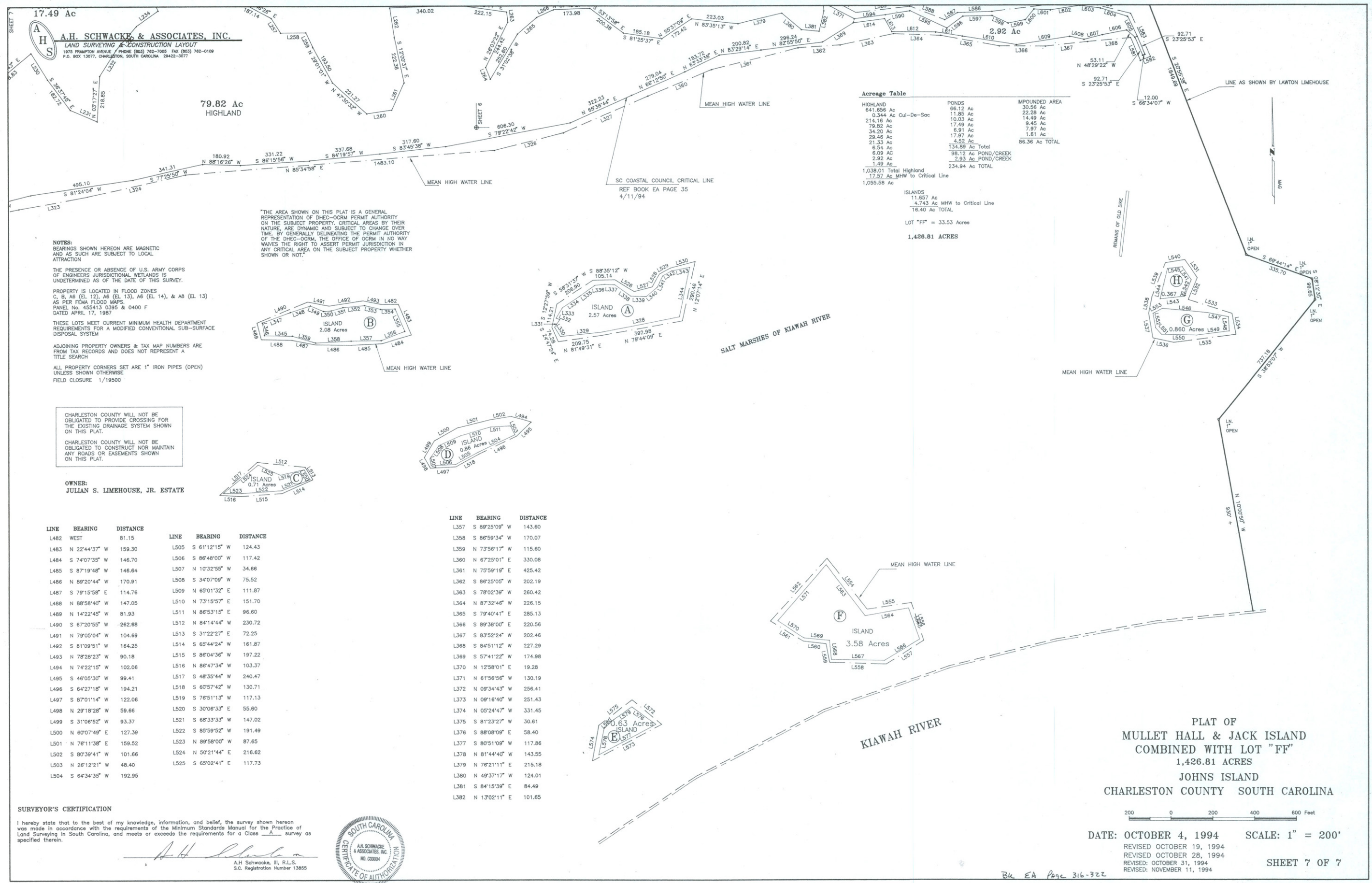
REVISED: OCTOBER 31, 1994
REVISED: NOVEMBER 11, 1994

SHEET 6 OF 7

BU EA Page 316-322

Kiawah River Plantation

EXHIBIT 2.1 - PLAT



A.H. SCHWACKE & ASSOCIATES, INC.
LAND SURVEYING & CONSTRUCTION LAYOUT
1975 FRANKLIN AVENUE / PHONE (803) 762-7005 FAX (803) 762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

NOTES:
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AND AS SUCH ARE SUBJECT TO LOCAL
ATTRACTION
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 ZONES
C, B, A6 (EL. 12), A6 (EL. 13), A6 (EL. 14), & A6 (EL. 13)
AS PER FEMA FLOOD MAPS.
PANEL NO. 455413 0395 & 0400 F
DATED APRIL 17, 1987
THESE LOTS MEET CURRENT MINIMUM HEALTH DEPARTMENT
REQUIREMENTS FOR A MODIFIED CONVENTIONAL SUB-SURFACE
DISPOSAL SYSTEM
ADJOINING PROPERTY OWNERS & TAX MAP NUMBERS ARE
FROM TAX RECORDS AND DOES NOT REPRESENT A
TITLE SEARCH
ALL PROPERTY CORNERS SET ARE 1" IRON PIPES (OPEN)
UNLESS SHOWN OTHERWISE
FIELD CLOSURE 1/19500

CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO PROVIDE CROSSING FOR
THE EXISTING DRAINAGE SYSTEM SHOWN
ON THIS PLAT.
CHARLESTON COUNTY WILL NOT BE
OBLIGATED TO CONSTRUCT NOR MAINTAIN
ANY ROADS OR EASEMENTS SHOWN
ON THIS PLAT.

OWNER:
JULIAN S. LIMEHOUSE, JR. ESTATE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L482	WEST	81.15	L505	S 61°12'15" W	124.43
L483	N 22°44'37" W	159.30	L506	S 86°48'00" W	117.42
L484	S 74°07'35" W	146.70	L507	N 10°32'55" W	34.66
L485	S 87°19'48" W	146.64	L508	S 34°07'09" W	75.52
L486	N 89°20'44" W	170.91	L509	N 65°01'32" E	111.87
L487	S 79°15'58" E	114.76	L510	N 73°15'57" E	151.70
L488	N 88°58'40" W	147.05	L511	N 86°53'15" E	96.60
L489	N 14°22'45" W	81.93	L512	N 84°14'44" W	230.72
L490	S 67°20'55" W	262.68	L513	S 31°22'27" E	72.25
L491	N 79°05'04" W	104.69	L514	S 65°44'24" W	161.87
L492	S 81°09'51" W	164.25	L515	S 86°04'36" W	197.22
L493	N 78°28'23" W	90.18	L516	N 86°47'34" W	103.37
L494	N 74°22'15" W	102.06	L517	S 48°35'44" W	240.47
L495	S 46°05'30" W	99.41	L518	S 60°57'42" W	130.71
L496	S 64°27'18" W	194.21	L519	S 76°51'13" W	117.13
L497	S 87°01'14" W	122.06	L520	S 30°06'33" E	55.60
L498	N 29°18'28" W	59.66	L521	S 68°33'33" W	147.02
L499	S 31°08'52" W	93.37	L522	S 85°59'52" W	191.49
L500	N 60°07'49" E	127.39	L523	N 89°58'00" W	87.65
L501	N 76°11'38" E	159.52	L524	N 50°21'44" E	216.62
L502	S 80°39'41" W	101.66	L525	S 65°02'41" E	117.73
L503	N 26°12'21" W	48.40			
L504	S 64°34'35" W	192.95			

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L357	S 89°25'09" W	143.60	L376	S 88°08'09" E	58.40
L358	S 86°59'34" W	170.07	L377	S 80°51'09" W	117.86
L359	N 73°58'17" W	115.60	L378	N 81°44'40" W	143.55
L360	N 67°25'01" E	330.08	L379	N 76°21'11" E	215.18
L361	N 75°59'19" E	425.42	L380	N 49°37'17" W	124.01
L362	S 86°25'05" W	202.19	L381	S 84°15'39" E	84.49
L363	S 78°02'39" W	260.42	L382	N 13°02'11" E	101.65
L364	N 87°32'46" W	226.15			
L365	S 79°40'41" E	285.13			
L366	S 89°38'00" E	220.56			
L367	S 83°52'24" W	202.46			
L368	S 84°51'12" W	227.29			
L369	S 57°41'22" W	174.98			
L370	N 12°58'01" E	19.28			
L371	N 61°56'56" W	130.19			
L372	N 09°34'43" W	256.41			
L373	N 09°16'40" W	251.43			
L374	N 05°24'47" W	331.45			
L375	S 81°23'27" W	30.61			

Acres Table

HIGHLAND	641.656 Ac	PONDS	66.12 Ac	IMPOUNDED AREA	30.56 Ac
0.344 Ac	Cul-De-Sac	11.85 Ac	22.28 Ac	14.49 Ac	14.49 Ac
214.16 Ac		10.03 Ac	17.49 Ac	9.45 Ac	9.45 Ac
79.82 Ac		34.20 Ac	29.48 Ac	17.91 Ac	1.61 Ac
29.48 Ac		21.33 Ac	6.54 Ac	134.89 Ac	86.36 Ac TOTAL
6.09 Ac		2.92 Ac	1.49 Ac	98.12 Ac	POND/CREEK
2.92 Ac		1.49 Ac		2.93 Ac	POND/CREEK
1.49 Ac				234.94 Ac	TOTAL
1,038.01 Total Highland					
17.57 Ac	MHW to Critical Line				
1,055.58 Ac					

ISLANDS

11.657 Ac	
4.743 Ac	MHW to Critical Line
16.40 Ac	TOTAL

LOT "FF" = 33.53 Acres

1,426.81 ACRES

PLAT OF
MULLET HALL & JACK ISLAND
COMBINED WITH LOT "FF"
1,426.81 ACRES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

DATE: OCTOBER 4, 1994
REVISED OCTOBER 19, 1994
REVISED OCTOBER 28, 1994
REVISED OCTOBER 31, 1994
REVISED NOVEMBER 11, 1994

SCALE: 1" = 200'




SHEET 7 OF 7



Kiawah River Plantation



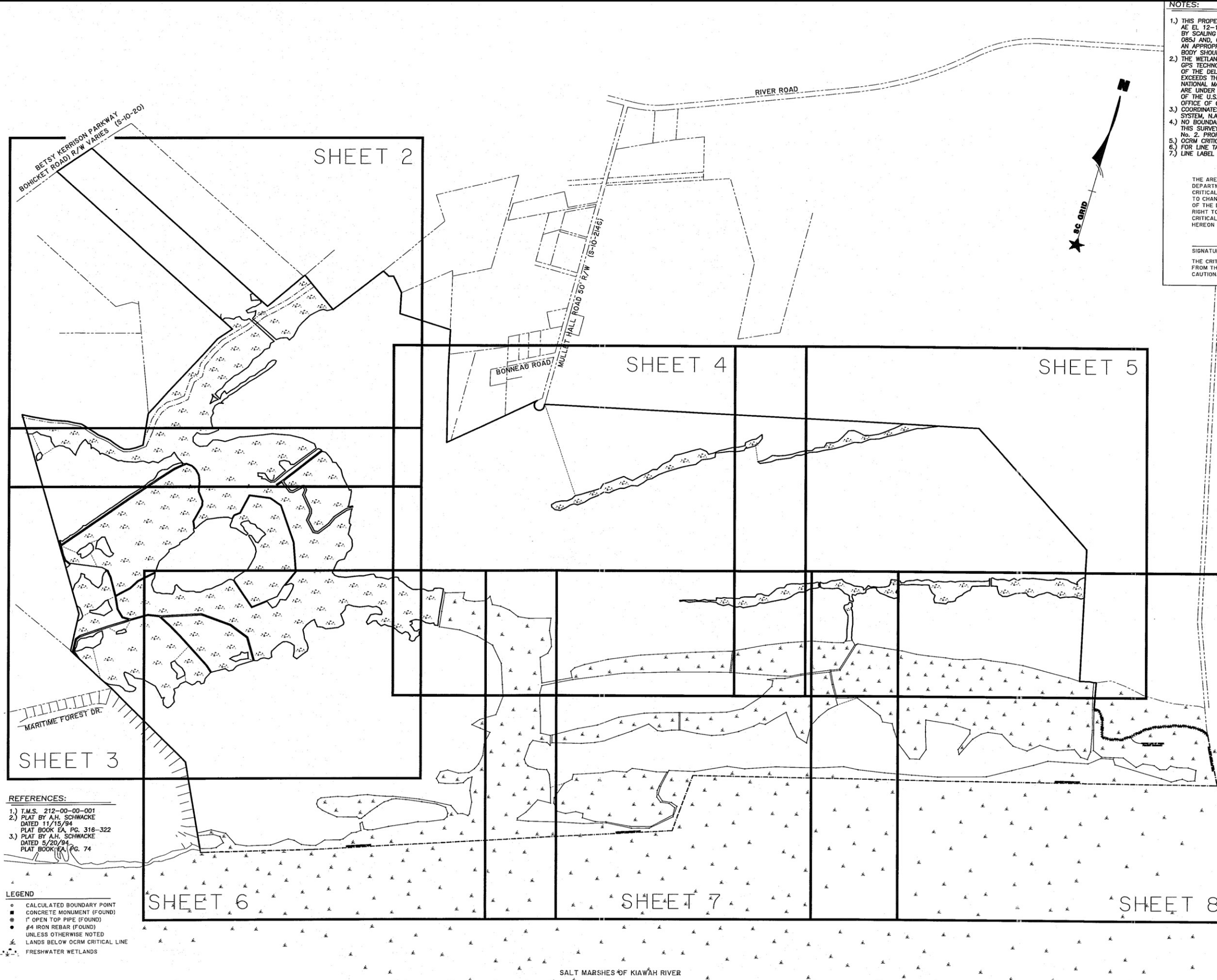
Legend

		Real Property
		Unplatted Marsh



Kiawah River Plantation

EXHIBIT 2.2 - AERIAL



NOTES:

- 1.) THIS PROPERTY LIES IN FLOOD ZONE X, X (SHADED), AE EL 12-15 AND VE EL 14-15 (NGVD) AS DETERMINED BY SCALING FROM F.I.R.M. 45018C, PANEL 0645J, 0665J, 085J AND 0805J DATED 11/17/04. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
- 2.) THE WETLANDS SHOWN HEREON WERE LOCATED USING GPS TECHNOLOGY. THIS IS AN ACCURATE REPRESENTATION OF THE DELINEATED AND FLAGGED LINES AND MEETS OR EXCEEDS THE ALLOWABLE POSITIONAL TOLERANCE BY THE NATIONAL MAP ACCURACY STANDARDS. THESE WETLANDS ARE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT.
- 3.) COORDINATES BASED ON S.C. STATE PLANE COORDINATE SYSTEM, N.A.D., 1983.
- 4.) NO BOUNDARY SURVEY HAS BEEN PERFORMED IN CONJUNCTION WITH THIS SURVEY. PROPERTY TIES ARE BASED ON PLAT REFERENCE No. 2. PROPERTY MONUMENTATION SHOWN WAS FIELD SURVEYED.
- 5.) OCRM CRITICAL LINE SHOWN HEREON WAS TAKEN FROM REFERENCE No. 2.
- 6.) FOR LINE TABLE SEE SHEETS 5 & 6.
- 7.) LINE LABEL ARE CONSECUTIVE. SOME LINE LABELS NOT SHOWN FOR CLARITY.

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SIGNATURE _____ DATE _____

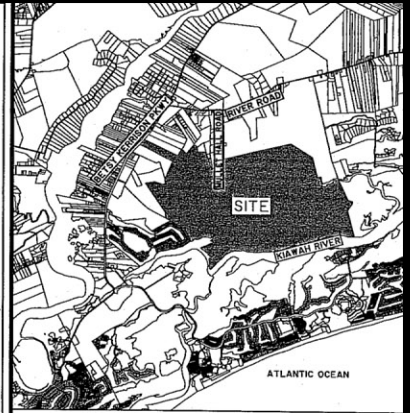
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

ACREAGE SUMMARY

JURISDICTIONAL WETLAND:	
CRITICAL AREA	= 241.40 acres
FRESHWATER	= 235.00 acres
NON-JURISDICTIONAL WETLAND:	
FRESHWATER	= 5.90 acres
HIGHLAND	= 1,085.06 acres
TOTAL ACREAGE	= 1,567.36 acres

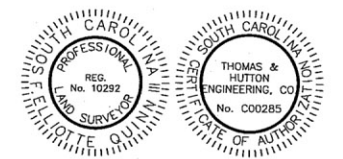
- REFERENCES:
- 1.) T.M.S. 212-00-00-001
 - 2.) PLAT BY A.H. SCHWACKE DATED 11/15/94 PLAT BOOK 5A, PG. 316-322
 - 3.) PLAT BY A.H. SCHWACKE DATED 5/20/94 PLAT BOOK 5A, PG. 74

- LEGEND
- CALCULATED BOUNDARY POINT
 - CONCRETE MONUMENT (FOUND)
 - 1" OPEN TOP PIPE (FOUND)
 - #4 IRON REBAR (FOUND)
 - UNLESS OTHERWISE NOTED
 - LANDS BELOW OCRM CRITICAL LINE
 - FRESHWATER WETLANDS



VICINITY MAP (NOT TO SCALE)

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F. ELLIOTTE QUINN, III, RLS
S.C. REG. LAND SURVEYOR
LICENSE NO. 10292
DATE: 3/5/08

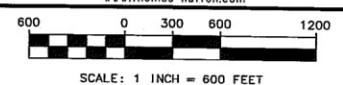
NO.	REVISION	BY	DATE

A WETLAND MAP OF
KIAWAH RIVER PLANTATION
TOTAL AREA
1,567.36 acres
TOTAL WETLAND AREA
240.90 acres

JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR:
KIAWAH RIVER PLANTATION, L.P.



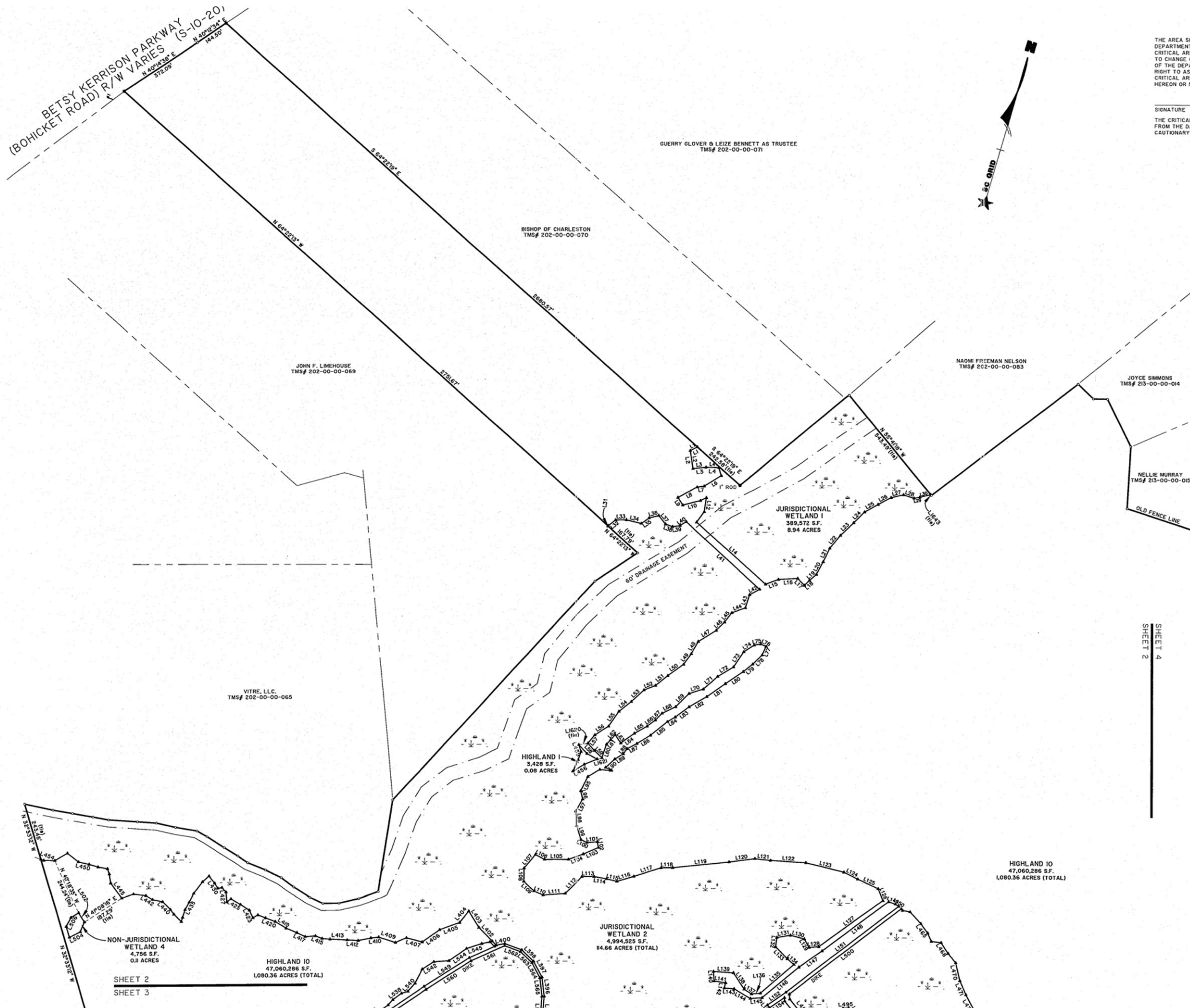
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SCALE: 1 INCH = 600 FEET

SCALE	1" = 600'
FILE	J-20493
FIELD DATE	02/13/08
PLAT DATE	02/19/08
DRAWN BY	NAF
REVIEWED BY	FEQ
APPROVED BY	FEQ
PARTY CHIEF	LC

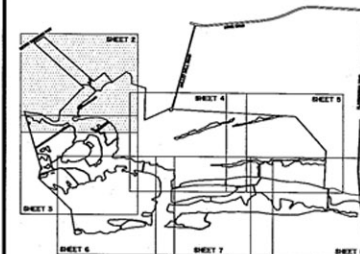
Kiawah River Plantation



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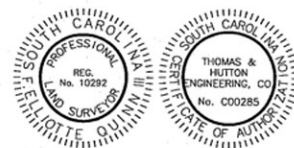
SIGNATURE _____ DATE _____

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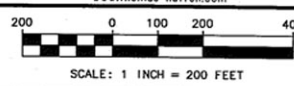
NO.	REVISION	BY	DATE

A WETLAND MAP OF
KIAWAH RIVER PLANTATION
 TOTAL AREA
1,567.36 acres
 TOTAL WETLAND AREA
240.90 acres

JOHNS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 PREPARED FOR:
KIAWAH RIVER PLANTATION, L.P.



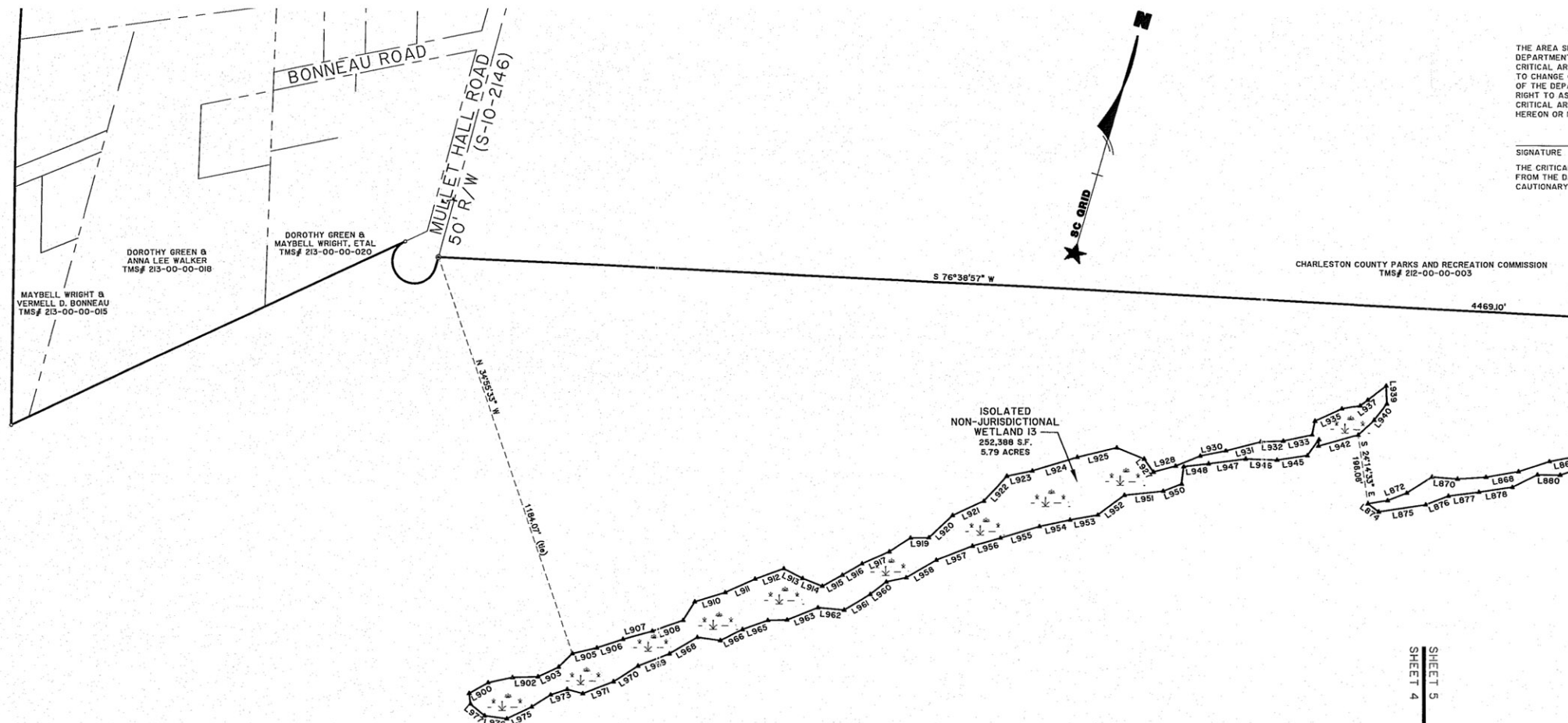
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SCALE	1" = 200'
FILE	J-20493
FIELD DATE	02/13/08
PLAT DATE	02/19/08
DRAWN BY	NAF
REVIEWED BY	FEQ
APPROVED BY	FEQ
PARTY CHIEF	LC

Kiawah River Plantation

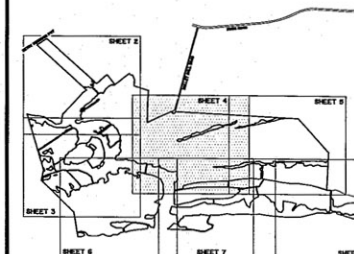
SHEET 2
SHEET 4



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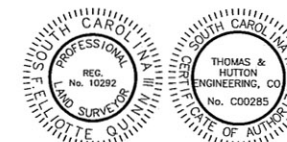
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F. ELZOTTE QUINN, III, RLS
S.C. REG. LAND SURVEYOR
LICENSE NO. 10292

DATE: 3/5/08

NO.	REVISION	BY	DATE

A WETLAND MAP OF
KIAWAH RIVER PLANTATION
TOTAL AREA 1,567.36 acres
TOTAL WETLAND AREA 240.90 acres

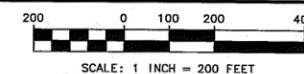
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:
KIAWAH RIVER PLANTATION, L.P.

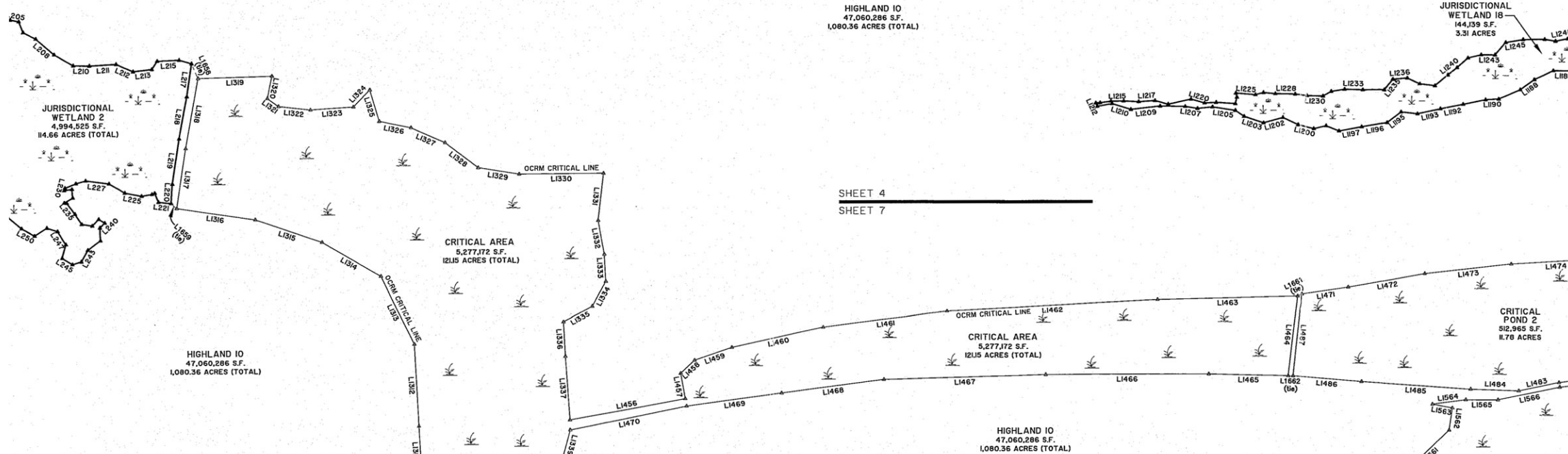


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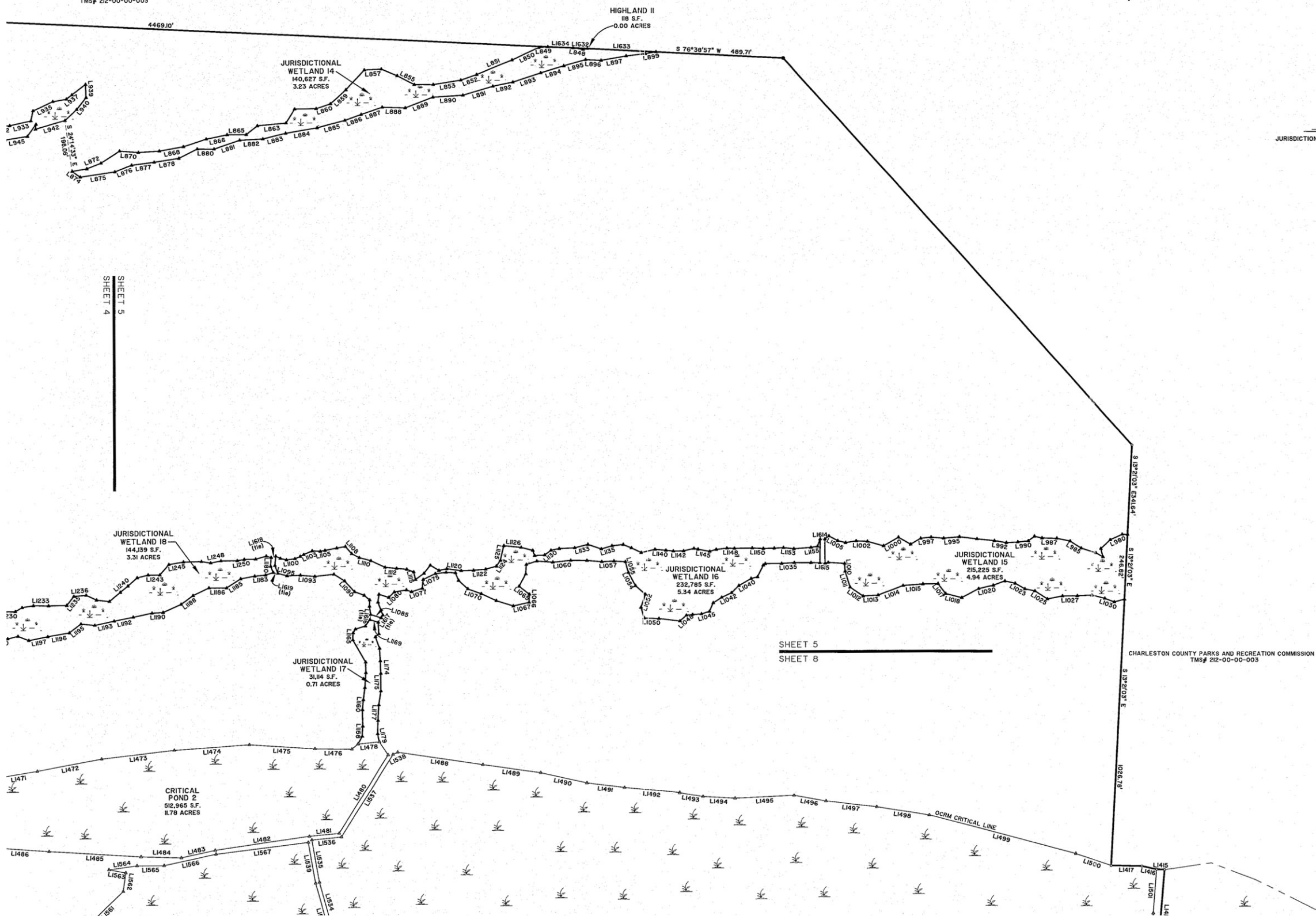


SCALE 1" = 200'
FILE J-20493
FIELD DATE 02/13/08
PLAT DATE 02/19/08
DRAWN BY NAF
REVIEWED BY FEQ
APPROVED BY FEQ
PARTY CHIEF LC



Kiawah River Plantation

CHARLESTON COUNTY PARKS AND RECREATION COMMISSION
TMS# 212-00-00-003

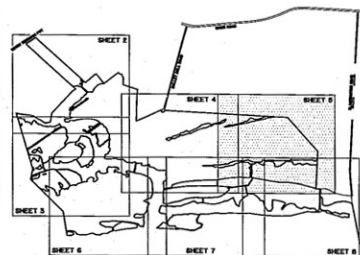


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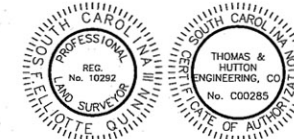
WETLAND SUMMARY

JURISDICTIONAL WETLAND:
WETLAND 14 = 3.23 acres
WETLAND 15 = 4.94 acres
WETLAND 16 = 5.34 acres
WETLAND 17 = 0.71 acres



KEY MAP (NOT TO SCALE)

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TOTAL AREA
1,567.36 acres
TOTAL WETLAND AREA
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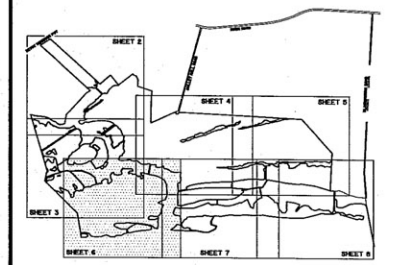
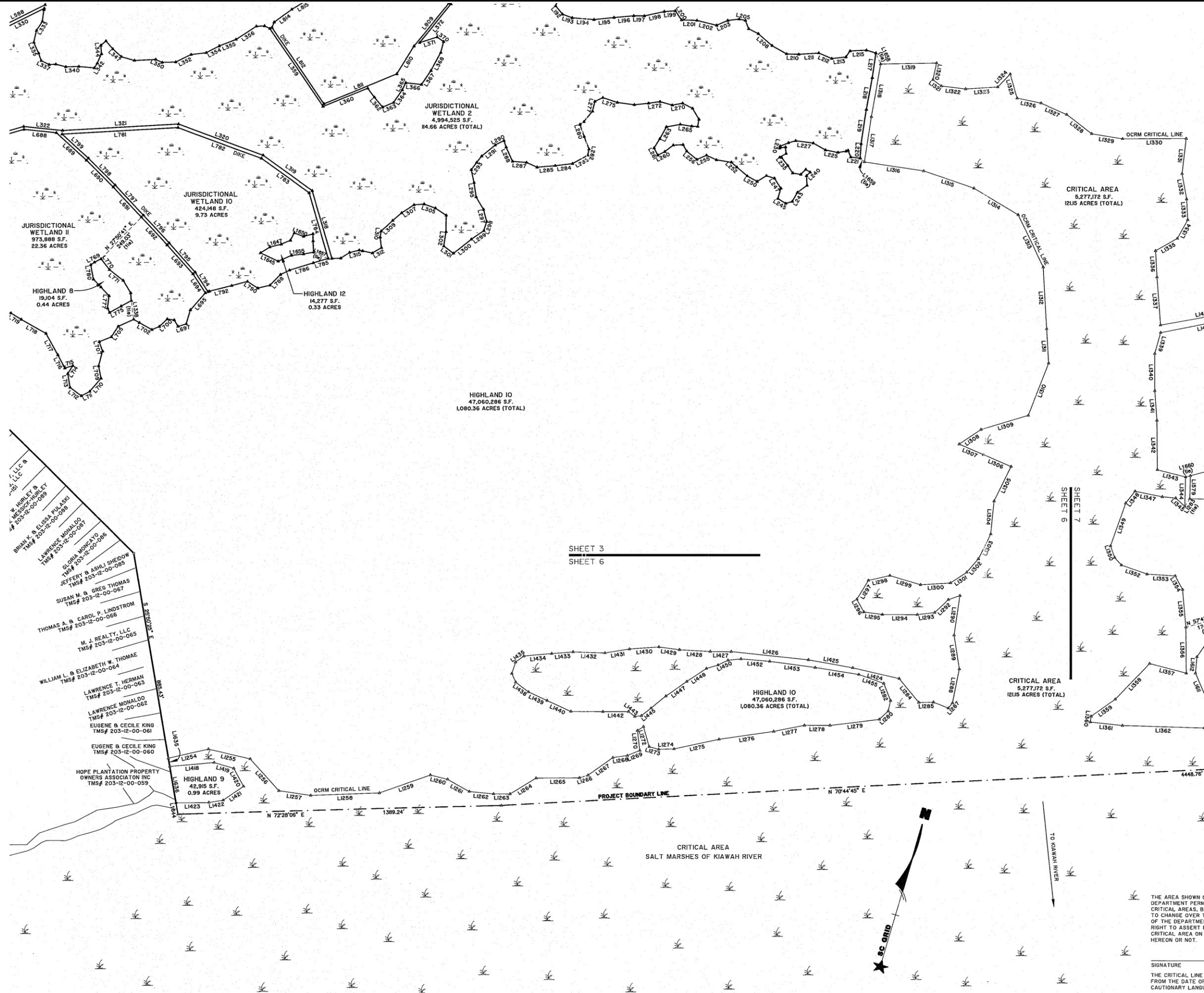
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SCALE: 1" = 200'
200 0 100 200 400
SCALE: 1" = 200 FEET

SCALE	1" = 200'
FILE	J-20493
FIELD DATE	02/13/08
PLAT DATE	02/19/08
DRAWN BY	NAF
REVIEWED BY	FEQ
APPROVED BY	FEQ
PARTY CHIEF	LC

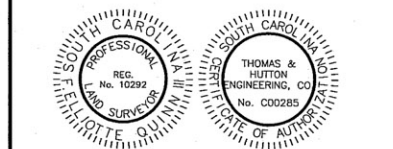
Kiawah River Plantation

EXHIBIT 2.3 - WETLAND SURVEY



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TOTAL AREA
1,567.36 acres
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JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:
KIAWAH RIVER PLANTATION, L.P.

THOMAS & HUTTON
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SCALE: 1" = 200'

200 0 100 200 400

SCALE	1" = 200'
FILE	J-20493
FIELD DATE	02/13/08
PLAT DATE	02/19/08
DRAWN BY	NAF
REVIEWED BY	FEQ
APPROVED BY	FEQ
PARTY CHIEF	LC

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SIGNATURE _____ DATE _____

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Kiawah River Plantation

LINE	BEARING	LENGTH
L183	S 08°07'27" W	44.64'
L184	S 38°13'13" W	58.83'
L185	S 03°51'57" W	39.78'
L186	S 10°25'09" W	46.88'
L187	S 56°28'31" W	66.84'
L188	S 33°16'20" W	30.78'
L189	S 07°18'01" W	24.68'
L190	S 09°28'10" W	46.41'
L191	S 07°36'14" W	67.21'
L192	S 45°25'32" E	56.55'
L193	S 86°30'34" E	44.34'
L194	S 76°28'35" E	93.76'
L195	S 86°00'18" E	86.40'
L196	S 68°31'10" E	84.58'
L197	S 74°31'49" E	45.44'
L198	S 81°32'38" E	61.39'
L199	S 89°24'51" E	47.15'
L200	S 51°28'56" E	47.72'
L201	S 75°30'56" E	65.55'
L202	S 82°36'33" E	76.35'
L203	S 50°36'51" E	51.05'
L204	S 66°55'54" E	49.75'
L205	N 85°51'18" E	27.67'
L206	S 36°08'18" E	35.51'
L207	S 79°17'11" E	36.07'
L208	S 77°15'11" E	77.95'
L209	S 76°08'28" E	71.29'
L210	S 78°24'47" E	59.11'
L211	S 76°14'15" E	26.81'
L212	S 82°35'05" E	60.20'
L213	S 72°02'35" E	61.17'
L214	N 17°53'03" E	31.45'
L215	S 51°15'24" E	51.04'
L216	S 82°36'32" E	42.07'
L217	S 07°57'51" E	106.29'
L218	S 05°42'00" E	137.75'
L219	S 12°04'19" E	146.58'
L220	S 12°38'57" E	62.10'
L221	S 80°15'53" E	40.74'
L222	N 38°49'11" W	31.04'
L223	S 51°52'27" E	42.23'
L224	S 64°08'34" E	34.83'
L225	S 84°39'57" E	54.84'
L226	S 76°25'33" E	58.85'
L227	S 81°21'31" E	61.23'
L228	S 57°56'59" E	32.41'
L229	S 56°16'48" E	37.74'
L230	S 03°30'59" E	8.32'
L231	S 14°36'11" E	46.09'
L232	S 20°54'03" E	27.86'
L233	S 43°33'58" E	31.28'
L234	S 79°09'11" E	7.79'
L235	S 82°54'47" E	9.23'
L236	S 50°05'19" E	39.35'
L237	S 82°52'52" E	34.63'
L238	S 28°16'26" E	26.68'
L239	S 74°21'58" E	56.83'
L240	S 52°54'47" E	59.11'
L241	S 18°27'31" E	8.25'
L242	S 37°16'17" E	50.63'
L243	S 13°28'41" E	43.15'
L244	S 57°04'41" E	39.23'
L245	N 11°52'00" E	59.13'
L246	N 03°00'01" E	45.35'
L247	N 49°08'16" E	45.35'
L248	N 88°25'11" E	36.03'
L249	S 41°43'47" E	48.78'
L250	N 77°07'52" E	48.25'
L251	N 66°02'20" E	38.37'
L252	N 63°31'30" E	36.89'
L253	S 83°04'36" E	64.94'
L254	N 81°49'33" E	46.94'
L255	S 50°04'35" E	45.15'
L256	N 66°37'40" E	70.92'
L257	N 45°45'52" E	31.81'
L258	S 71°02'52" E	42.40'
L259	S 36°17'09" E	45.45'
L260	S 46°01'49" E	50.78'
L261	N 44°43'47" E	34.86'
L262	N 16°42'14" E	46.70'
L263	N 12°37'31" E	33.47'
L264	S 63°33'12" E	42.81'
L265	N 83°09'18" E	48.30'
L266	N 75°15'18" E	26.80'
L267	N 05°56'25" E	30.36'
L268	N 48°31'35" E	34.84'
L269	N 78°22'45" E	47.86'
L270	S 63°16'04" E	45.81'
L271	S 89°48'22" E	53.76'
L272	S 85°43'02" E	50.13'
L273	S 67°41'06" E	45.33'
L274	S 81°31'13" E	73.21'
L275	N 88°13'54" E	66.89'
L276	N 43°53'12" E	38.87'
L277	S 23°57'05" E	57.74'
L278	S 38°49'22" E	20.74'
L279	S 39°58'28" E	53.68'
L280	S 37°31'59" E	57.23'
L281	S 62°54'46" E	17.64'
L282	S 04°29'13" E	26.38'
L283	S 44°40'33" W	74.95'
L284	S 66°01'23" W	74.98'
L285	S 68°41'24" W	62.98'
L286	N 81°01'40" E	42.31'
L287	S 78°17'59" W	60.33'
L288	S 01°12'38" W	34.27'
L289	N 35°08'26" E	18.51'
L290	S 47°11'13" W	42.45'
L291	S 34°32'46" W	74.34'
L292	S 22°44'16" W	34.67'
L293	S 19°57'12" W	39.28'
L294	S 26°34'16" E	56.26'
L295	S 24°16'16" E	61.53'
L296	S 47°09'19" E	61.14'
L297	S 30°50'52" E	61.44'
L298	S 02°56'42" W	41.52'
L299	S 39°21'42" W	65.19'
L300	S 35°36'53" W	97.55'
L301	N 68°51'13" W	52.03'
L302	N 07°29'26" W	61.78'
L303	N 50°13'01" W	71.64'
L304	N 72°23'06" W	56.23'
L305	N 87°01'40" W	51.90'
L306	S 89°35'11" W	43.69'
L307	S 40°53'16" W	63.31'
L308	S 32°15'25" W	50.67'
L309	S 30°32'14" W	67.50'
L310	S 86°58'05" W	46.58'
L311	S 23°03'05" E	44.88'
L312	S 42°51'51" W	44.94'
L313	S 86°16'36" W	42.60'
L314	S 86°58'05" W	46.58'
L315	S 59°48'20" W	47.72'
L316	S 40°27'22" W	44.54'
L317	S 32°27'21" W	42.37'
L318	S 32°27'21" W	42.37'
L319	S 70°09'33" W	25.55'
L320	N 86°01'37" W	386.98'
L321	S 70°50'51" W	497.38'
L322	S 76°52'36" W	67.76'
L323	S 58°22'00" W	218.79'
L324	S 89°14'00" W	102.73'
L325	N 47°01'05" W	114.43'
L326	N 28°59'26" W	156.43'
L327	N 44°51'47" W	27.40'
L328	N 46°27'59" W	127.32'
L329	N 31°43'52" E	131.09'
L330	N 47°49'03" E	232.22'

LINE	BEARING	LENGTH
L331	S 01°48'09" E	6.36'
L332	S 08°50'43" E	49.58'
L333	S 17°00'32" E	59.20'
L334	S 03°27'32" E	52.85'
L335	S 39°58'18" E	50.33'
L336	S 35°28'23" E	34.65'
L337	S 73°02'48" E	37.95'
L338	S 73°02'48" E	37.95'
L339	S 89°08'34" E	43.84'
L340	N 72°37'45" E	56.15'
L341	N 79°17'32" E	66.71'
L342	N 18°51'13" E	23.95'
L343	N 07°34'14" E	44.53'
L344	N 20°36'52" W	29.21'
L345	N 52°45'53" E	36.29'
L346	N 56°02'42" E	45.44'
L347	N 64°03'03" E	50.10'
L348	N 89°49'30" E	57.61'
L349	N 71°09'18" E	91.23'
L350	S 82°36'33" E	30.50'
L351	N 72°09'09" E	57.83'
L352	N 48°00'06" E	73.63'
L353	N 67°25'29" E	65.44'
L354	N 46°25'38" E	62.59'
L355	N 52°40'21" E	77.44'
L356	N 41°14'13" E	103.14'
L357	N 71°26'57" E	35.19'
L358	N 79°31'57" E	42.81'
L359	S 50°36'51" E	403.76'
L360	N 51°48'04" E	206.09'
L361	S 52°45'52" E	48.16'
L362	S 89°53'53" E	49.94'
L363	S 51°15'24" E	51.04'
L364	S 82°36'32" E	65.75'
L365	N 10°14'33" E	33.60'
L366	N 80°09'31" E	67.43'
L367	N 18°58'47" E	71.36'
L368	N 12°26'47" E	66.15'
L369	N 01°33'49" E	48.49'
L370	N 70°33'25" W	42.10'
L371	S 51°52'27" E	78.99'
L372	N 23°07'58" E	211.92'
L373	N 24°07'03" W	361.78'
L374	N 35°36'37" E	58.85'
L375	N 72°02'30" E	169.68'
L376	S 81°20'40" W	263.44'
L377	N 51°59'38" E	243.63'
L378	S 82°03'08" E	78.38'
L379	S 14°36'11" E	46.09'
L380	S 83°24'22" W	14.97'
L381	N 83°09'45" E	38.38'
L382	N 70°45'42" E	68.48'
L383	S 68°41'24" E	62.98'
L384	S 64°53'16" E	58.97'
L385	S 67°15'01" W	66.83'
L386	S 39°32'28" W	59.63'
L387	S 34°42'00" W	56.05'
L388	S 31°18'33" W	69.11'
L389	S 78°50'14" W	8.25'
L390	N 20°32'22" W	8.25'
L391	N 14°10'51" W	48.66'
L392	N 13°33'13" E	133.32'
L393	N 12°02'06" W	59.13'
L394	N 36°31'20" W	124.10'
L395	N 11°48'01" W	45.35'
L396	N 23°17'16" W	80.07'
L397	N 44°22'41" W	75.78'
L398	N 61°47'37" W	70.50'
L399	N 83°42'38" W	75.75'
L400	N 83°11'30" W	36.89'
L401	N 81°14'42" W	24.18'
L402	N 60°57'30" W	80.83'
L403	N 52°45'53" W	45.15'
L404	S 22°54'34" W	61.54'
L405	S 54°00'37" W	90.41'
L406	S 38°49'05" W	89.27'
L407	S 89°27'38" W	59.62'
L408	S 50°45'47" W	50.78'
L409	N 88°22'17" W	74.27'
L410	S 67°45'10" W	33.47'
L411	S 66°36'31" W	42.81'
L412	S 77°01'35" W	72.01'
L413	S 78°31'19" W	34.13'
L414	S 84°20'37" W	30.19'
L415	S 89°25'47" W	44.16'
L416	N 78°59'28" W	38.55'
L417	N 83°43'59" W	49.15'
L418	S 61°47'37" W	54.24'
L419	S 85°12'56" W	50.13'
L420	N 80°04'32" W	35.20'
L421	S 43°57'08" W	24.44'
L422	S 40°29'49" W	35.99'
L423	S 48°28'14" W	44.01'
L424	S 36°34'32" W	21.85'
L425	S 21°05'21" W	42.41'
L426	S 18°58'25" W	41.48'
L427	S 18°58'25" W	41.48'
L428	S 18°58'25" W	41.48'
L429	S 18°58'25" W	41.48'
L430	S 18°58'25" W	41.48'
L431	S 18°58'25" W	41.48'
L432	S 18°58'25" W	41.48'
L433	S 18°58'25" W	41.48'
L434	S 18°58'25" W	41.48'
L435	S 18°58'25" W	41.48'
L436	S 18°58'25" W	41.48'
L437	S 18°58'25" W	41.48'
L438	S 18°58'25" W	41.48'
L439	S 18°58'25" W	41.48'
L440	S 18°58'25" W	41.48'
L441	S 18°58'25" W	41.48'
L442	S 18°58'25" W	41.48'
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L444	S 18°58'25" W	41.48'
L445	S 18°58'25" W	41.48'
L446	S 18°58'25" W	41.48'
L447	S 18°58'25" W	41.48'
L448	S 18°58'25" W	41.48'
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L458	S 18°58'25" W	41.48'
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L467	S 18°58'25" W	41.48'
L468	S 18°58'25" W	41.48'
L469	S 18°58'25" W	41.48'
L470	S 18°58'25" W	41.48'
L471	S 18°58'25" W	41.48'
L472	S 18°58'25" W	41.48'
L473	S 18°58'25" W	41.48'
L474	S 18°58'25" W	41.48'
L475	S 18°58'25" W	41.48'
L476	S 18°58'25" W	41.48'
L477	S 18°58'25" W	41.48'
L478	S 18°58'25" W	41.48'

LINE TABLE		
LINE	BEARING	LENGTH
L479	S 16°08'14" W	23.17'
L480	N 85°13'34" E	45.92'
L481	N 49°03'44" E	13.47'
L482	S 42°32'52" E	15.84'
L483	S 60°20'13" W	90.08'
L484	S 40°22'30" W	178.92'
L485	N 108°41'11" E	108.41'
L486	S 73°10'02" W	182.74'
L487	S 83°08'08" W	43.42'
L488	N 45°08'27" W	150.22'
L489	N 08°07'00" W	48.38'
L490	N 12°25'04" W	39.95'
L491	N 41°11'05" W	61.08'
L492	N 20°36'52" W	135.54'
L493	N 07°04'04" W	87.49'
L494	N 56°02'42" E	45.44'
L495	S 71°18'56" E	23.71'
L496	S 45°01'51" W	138.13'
L497	N 108°41'11" E	108.41'
L498	N 54°49'22" E	125.37'
L499	N 20°18'51" W	21.00'
L500	N 36°28'16" E	59.67'
L501	N 44°45'02" E	37.15'
L502	N 49°34'11" W	44.40'
L503	S 07°22'46" W	44.40'
L504	S 47°02'36" W	51.78'
L505	S 32°36'43" W	47.79'
L506	N 36°10'10" W	36.10'
L507	N 86°25'00" E	40.46'
L508	N 34°34'09" E	37.55'
L509	N 43°33'49" E	22.10'
L510	N 03°00'00" E	26.81'
L511	N 27°43'17" E	23.47'
L512	N 38°31'02" E	17.46'
L513	N 45°19'52" E	35.22'
L514	N 40°10'12" E	26.11'
L515	N 34°58'47" E	59.05'
L516	N 33°14'42" E	28.64'
L517	N 31°12'50" E	22.51'
L518	N 30°00'00" E	33.30'
L519	N 36°19'32" E	45.40'
L520	N 38°14'40" E	60.21'
L521	N 02°49'48" E	69.50'
L522	N 24°15'42" E	58.10'
L523	N 44°40'41" E	36.86'
L524	N 38°15'51" E	46.84'
L525	N 36°16'49" E	47.45'
L526	N 34°54'34" E	21.16'
L527	N 38°01'01" E	43.97'
L528	N 39°50'29" E	44.87'
L529	N 37°56'11" E	43.30'
L530	N 39°01'40" E	38.95'
L531	N 39°30'45" E	63.95'
L532	N 41°11'16" E	70.85'
L533	N 43°50'19" E	36.42'
L534	N 35°02'02" E	49.22'
L535	N 40°34'50" E	74.23'
L536	N 37°52'40" E	43.69'
L537	N 29°34'35" E	30.30'
L538	N 27°12'12" E	28.15'
L539	N 56°27'59" E	68.15'
L540	N 25°44'53" E	45.75'
L541	N 11°52'50" E	67.35'
L542	N 31°12'58" E	67.35'
L543	N 82°54'33" E	64.26'
L544	N 82°54'33" E	90.60'
L545	N 55°58'36" E	67.61'
L546	N 67°49'22" E	36.24'
L547	N 67°49'22" E	36.24'
L548	S 49°44'38" W	117.31'
L549	S 41°39'07" W	228.49'
L550	S 39°48'26" W	1451.61'
L551	S 39°48'26" W	1451.61'
L552	N 51°18'42" E	10.87'
L553	S 30°17'31" E	187.71'
L554	S 43°32'26" E	68.14'
L555	S 43°32'26" E	68.14'
L556	N 81°08'40" E	9.00'
L557	S 44°34'12" W	29.57'
L558	S 37°12'48" W	39.55'
L559	N 81°08'40" E	1458.80'
L560	N 41°39'07" E	228.49'
L561	N 49°44'38" E	156.43'
L562	S 89°42'54" E	72.37'
L563	S 61°47'37" E	124.87'
L564	S 22°22'41" E	72.65'
L565	S 12°13'16" E	77.49'
L566	S 11°49'30" E	128.84'
L567	S 38°31'20" E	150.17'
L568	S 22°22'41" E	72.65'
L569	S 13°33'13" E	131.22'
L570	N 14°19'03" W	85.82'
L571	S 20°32'58" E	69.56'
L572	N 20°32'58" E	69.56'
L573	S 14°45'18" W	22.14'
L574	S 35°29'34" W	20.83'
L575	S 30°26'37" E	121.19'
L576	S 30°26'37" E	121.19'
L577	S 35°43'16" E	23.47'
L578	N 09°49'01" E	48.71'
L579	N 49°14'44" E	65.09'
L580	N 29°07'42" E	54.86'
L581	N 07°48'30" E	26.87'
L582	S 24°28'10" W	65.48'
L583	S 34°10'43" E	69.65'
L584	N 12°15'54" E	60.85'
L585	S 05°29'39" E	56.95'
L586	S 02°22'32" E	66.10'
L587	N 01°48'09" E	17.76'
L588	N 01°48'09" E	17.76'
L589	S 34°43'52" W	126.42'
L590	S 46°27'59" W	125.93'
L591	S 44°51'46" W	70.39'
L592	N 31°32'58" E	228.58'
L593	N 41°18'07" E	92.46'
L594	N 79°50'07" E	82.75'
L595	S 81°08'40" E	343.35'
L596	S 81°08'40" E	343.35'
L597	N 01°48'09" E	62.22'
L598	N 40°32'25" E	61.08'
L599	S 30°17'31" W	119.48'
L600	N 47°11'11" E	73.83'
L601	N 47°11'11" E	73.83'
L602	N 81°07'26" E	27.72'
L603	S 48°53'48" E	42.86'
L604	N 19°31'32" E	40.95'
L605	N 20°11'11" E	40.95'
L606	N 36°38'49" E	60.16'
L607	N 44°57'22" W	44.17'
L608	N 37°48'43" E	17.39'
L609	N 37°48'43" E	17.39'
L610	N 15°49'07" W	40.84'
L611	N 53°24'28" W	60.05'
L612	N 53°03'42" E	34.52'
L613	N 49°28'03" E	60.05'
L614	N 32°21'33" E	44.99'
L615	N 73°08'05" E	34.75'
L616	N 39°23'18" E	26.71'
L617	N 39°23'18" E	26.71'
L618	N 42°20'43" E	59.31'
L619	N 38°37'25" E	53.73'
L620	N 74°48'00" E	36.81'
L621	N 74°48'00" E	36.81'
L622	N 46°03'33" W	29.37'
L623	N 84°04'57" W	36.23'
L624	N 67°36'32" E	45.06'
L625	N 67°36'32" E	45.06'
L626	N 87°05'54" W	39.74'

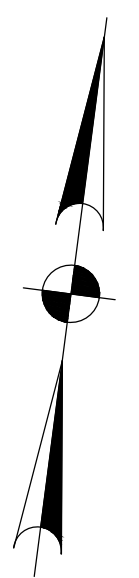


EXHIBIT 4.2

Zoning and Land Development Regulations

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.7 SPECIAL EVENTS USE

§6.7.1 Purpose

The intent of this Article is to provide regulations that guide the [use](#) of unincorporated properties for the purpose of hosting [special events](#) of varying sizes and functions, while protecting the surrounding community. The regulations of this Article shall apply in conjunction with any other standards contained within this Ordinance.

Effective on: 11/20/2001, as amended

§6.7.2 Private Special Events

The following are exempt from the requirements of this Article: private parties and gatherings that do not meet the definition of “special event,” as defined in this Ordinance, auctions of private real estate, and estate auctions.

Effective on: 11/20/2001, as amended

§6.7.3 Temporary [Special Events](#)

Temporary public assembly [use](#) and [special events](#), such as [cultural events](#), outdoor concerts and parking for [Special Events](#), shall require a Temporary [Special Events](#) Permit from the [Planning Director](#). Such permit shall not be issued for periods in excess of ten (10) consecutive days, and no more than five (5) such permits may be issued per [lot](#), per calendar year, except as otherwise limited by this Article. The requirements of Section [6.7.5](#) shall apply in [addition](#) to the requirements of this Section. Any Temporary [Special Event](#) utilizing 25 acres of land area or more shall require [Special Exception](#) approval in accordance with the procedures contained in [CHAPTER 3](#) of this Ordinance.

Temporary [Special Events](#) Permits may be issued only if adequate parking and sanitary facilities are provided to serve the proposed [use](#) or activity and the site can safely support the proposed activity. The following information is required to be submitted with applications for Temporary [Special Events](#) Permits (in [addition](#) to the required fee):

1. A detailed Letter of Intent describing the purpose of the event indicating date(s) and time(s), anticipated number of participants, and whether alcohol will be served and if amplified sound (music or other amplified noise) will be utilized;

2. A legible site plan drawn to scale indicating vehicular traffic areas (parking, driveways, circulation etc.), gathering areas, restroom and vendor locations, and locations of existing and planned [structures](#) to be used as part of the event;
3. Letters of coordination from Fire, Police, and Emergency [Medical Services](#) and [Building Inspection Services](#) if applicable;
4. Documentation of Charleston County Business license issuance for the host and participating vendors and copy of valid Department of Revenue license if alcohol will be sold;
5. Documentation from pertinent service providers for restroom facilities and garbage collection; and
6. Other pertinent information as deemed necessary by the [Planning Director](#)

The following requirements shall, in [addition](#) to all other applicable requirements of this Ordinance, apply to property located in the Agricultural and Residential [Zoning Districts](#):

1. A maximum of five (5) Temporary [Special Events](#) Permits may be issued per [lot](#), per calendar year, and each permit shall be valid for a maximum of three (3) consecutive days;
2. Each Temporary [Special Events](#) Permit shall only be valid for a single [special event](#). Multiple Special Events within the same three (3) day time period shall require separate Temporary Special Events Permits;
3. Daily event attendance in the AG-15, AGR, RR-3, S-3, R-4, M-8, M-12, MHS, and MHP [Zoning Districts](#) shall be limited to 500;
4. Daily event attendance in the RM, AG-10, and AG-8 [Zoning Districts](#) shall be limited to 2,000; and
5. The maximum number of Temporary Special Events Permits allowed per calendar year and/or maximum daily attendance may only be increased if the requirements listed below, as well as all other applicable requirements of this Ordinance, are met and the request is approved in accordance with the [Special Exception](#) Procedures contained in this Ordinance. If approved by the Board of Zoning Appeals, the approval is only valid for one (1) calendar year from the date of [Zoning Permit](#) issuance.

1. Application.

1. Compliance with [ARTICLE 3.7](#), Site Plan Review, and [ARTICLE 3.6, Special Exceptions](#), of this Ordinance is required, provided, however, that the approval criteria contained in this Article shall apply instead of the approval criteria contained in Section [3.6.5](#).
2. All applications must be signed by the [property owner](#) or designated agent.
3. Letters of coordination from the following agencies shall be submitted during Site Plan Review: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff's Department, the Charleston County [Building](#) Inspections Department, Charleston County Emergency [Medical Services](#) (EMS), the appropriate Fire Service provider for the [subject property](#), and a designated solid waste collection/disposal company or a letter indicating a private method of waste collection/disposal.

2. Requirements.

- a. The [subject property](#) or properties shall contain a minimum of ten (10) combined acres of highland area and must border a public [Arterial Street](#), as defined in this Ordinance;
 - b. There shall be direct access to a public [Arterial Street](#), as defined in this Ordinance;
 - c. No more than twenty-five (25) events shall be allowed per calendar year;
 - d. Daily attendance shall not exceed 5,000;
 - e. All [structures](#) shall comply with the requirements of this Ordinance, including but not limited to, the density, intensity, and dimensional standards and [accessory structure](#) requirements;
 - f. All parking shall be contained on the [subject property](#) or on a contiguous property. A recorded, parking agreement shall be required if temporary off-street parking is provided on a [parcel](#) other than the [subject property](#). At no time shall associated event parking be allowed in a public or private [right-of-way](#) or access [easement](#);
 - g. The maximum occupancy of an individual permanent [structure](#) shall comply with the occupancy standards of the Charleston County [Building Code](#);
 - h. All events shall adhere to the Charleston County Noise Regulations and all other applicable Charleston County ordinances;
 - i. All existing or proposed [structures](#) shall retain a residential or agricultural character;
 - j. A one hundred foot (100') Type F Buffer shall be required around the perimeter of the property;
 - k. Special Events shall not begin before 10 am and shall end by 10 pm; and
 - l. The applicant must hold at least one (1) community workshop prior to the submittal of the [Special Exception](#) application and written documentation of the community workshop(s) must be submitted. Written documentation may include, but is not limited to, sign-in sheets, meeting summaries, memos and/or letters from the applicant describing the meeting(s), etc. The purpose of the workshop(s) is to ensure early citizen participation in an informal forum, in conjunction with the [development](#) applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.
3. [Special Exception](#) Approval Criteria

The approval criteria contained in this Article shall apply instead of the approval criteria contained in Section [3.6.5](#) of this Ordinance. Applications may be approved only if the Board of Zoning Appeals finds that the proposed [use](#):

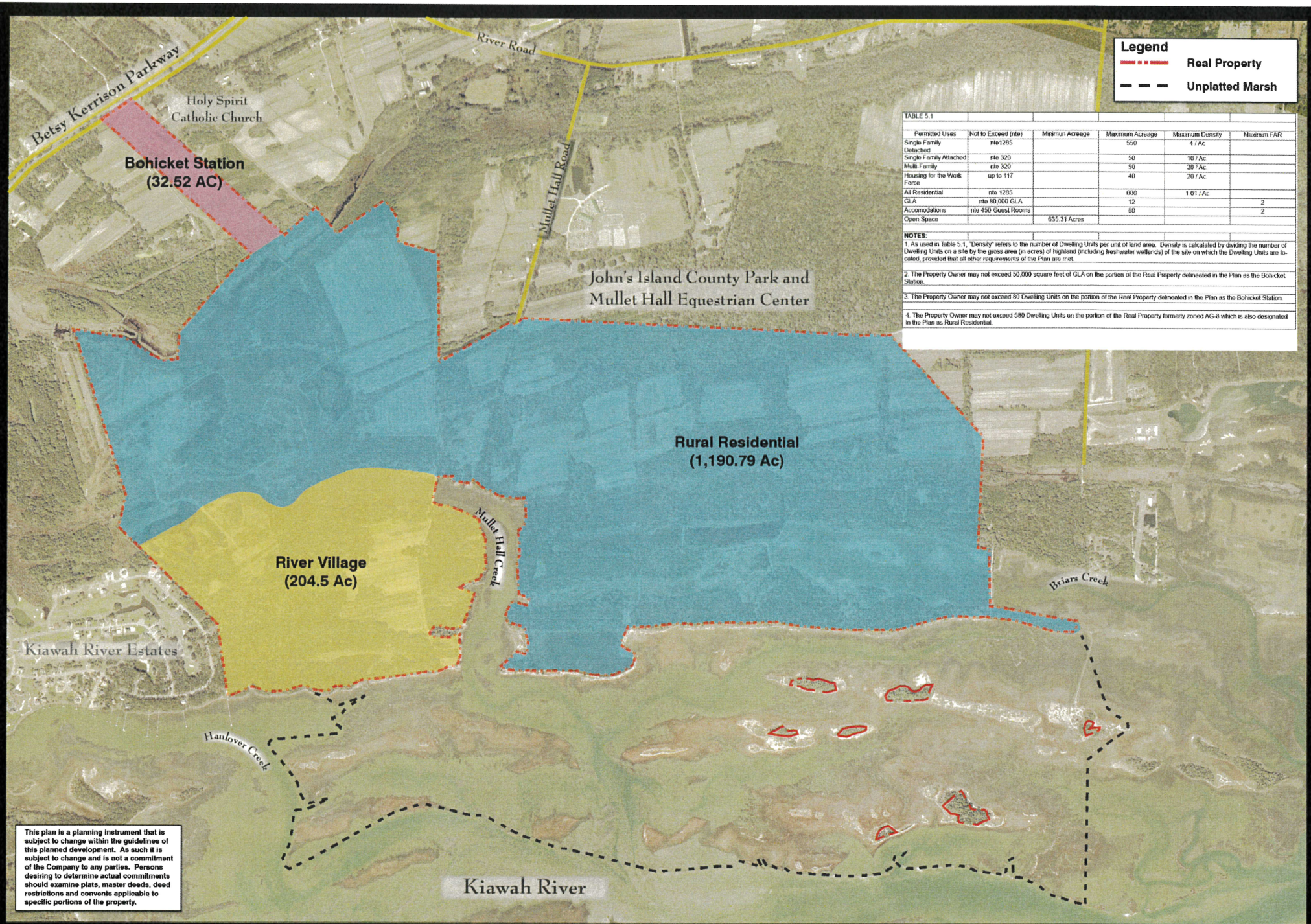
- . Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
- a. Does not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads;

- b. Includes adequate provisions for items such as: [setbacks](#) and buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed [use](#), such as noise, [vibration](#), dust glare, odor, traffic congestion and similar factors;
- c. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
- d. The setup and disassembly of Special Events will not be detrimental to the surrounding community;
- e. Includes sufficient safeguards for the [use](#) of temporary [structures](#), if applicable;
- f. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any [use](#) conditions, [zoning district](#) standards, or Site Plan Review requirements of this Ordinance; and
- g. Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying [zoning district](#) "Purpose and Intent".

If approved by the Board of Zoning Appeals, the approval is only valid for one (1) calendar year from the date of [Zoning Permit](#) issuance. In granting a [Special Exception](#), the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed [building](#) or [structure](#) as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. Additionally, the Board of Zoning Appeals may require additional conditions of approval including, but not limited to: event days and hours, the number of events per calendar year, limitations on outdoor activities, parking, buffers, and [use](#) and location of temporary [structures](#).

If the proposed [use](#) is approved by the BZA, the Zoning/Planning Department shall provide written notification to the following agencies, as applicable: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff's Department, the Charleston County [Building](#) Inspections Department, Charleston County Emergency [Medical Services](#) (EMS), and the appropriate Fire Service provider for the [subject property](#).

Effective on: 11/20/2001, as amended



Legend

Real Property

Unplatted Marsh

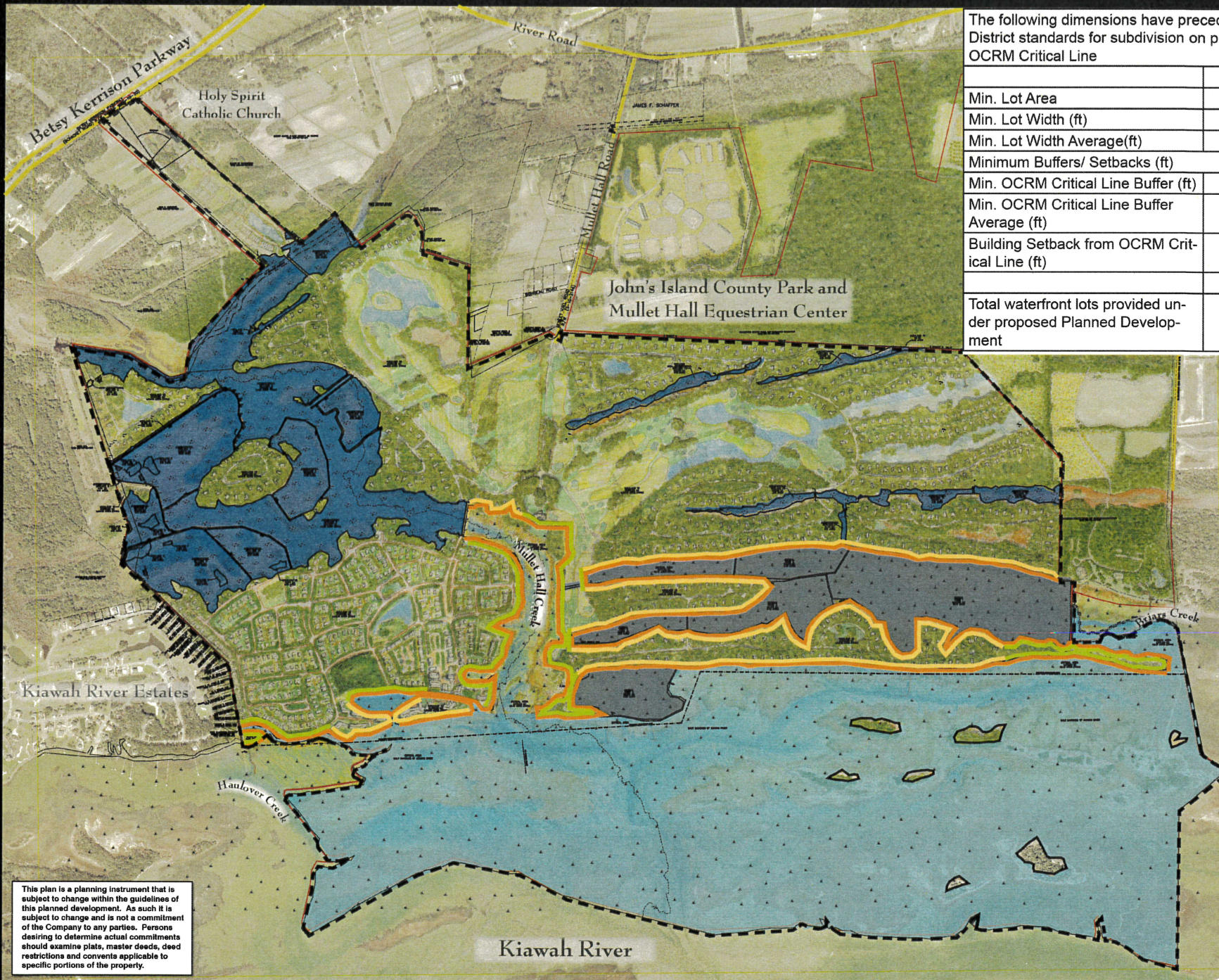
TABLE 5.1

Permitted Uses	Not to Exceed (n/a)	Minimum Acreage	Maximum Acreage	Maximum Density	Maximum FAR
Single Family Detached	n/a 1285		550	4 / Ac	
Single Family Attached	n/a 320		50	10 / Ac	
Multi Family	n/a 320		50	20 / Ac	
Housing for the Work Force	up to 117		40	20 / Ac	
All Residential	n/a 1285		600	1 01 / Ac	
GLA	n/a 80,000 GLA		12		2
Accommodations	n/a 450 Guest Rooms		50		2
Open Space		635.31 Acres			

NOTES:

- As used in Table 5.1, "Density" refers to the number of Dwelling Units per unit of land area. Density is calculated by dividing the number of Dwelling Units on a site by the gross area (in acres) of highland (including freshwater wetlands) of the site on which the Dwelling Units are located, provided that all other requirements of the Plan are met.
- The Property Owner may not exceed 50,000 square feet of GLA on the portion of the Real Property delineated in the Plan as the Bohicket Station.
- The Property Owner may not exceed 80 Dwelling Units on the portion of the Real Property delineated in the Plan as the Bohicket Station.
- The Property Owner may not exceed 580 Dwelling Units on the portion of the Real Property formerly zoned AG-8 which is also designated in the Plan as Rural Residential.

This plan is a planning instrument that is subject to change within the guidelines of this planned development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.



The following dimensions have precedence over Base Zoning District standards for subdivision on properties which abut an OCRM Critical Line

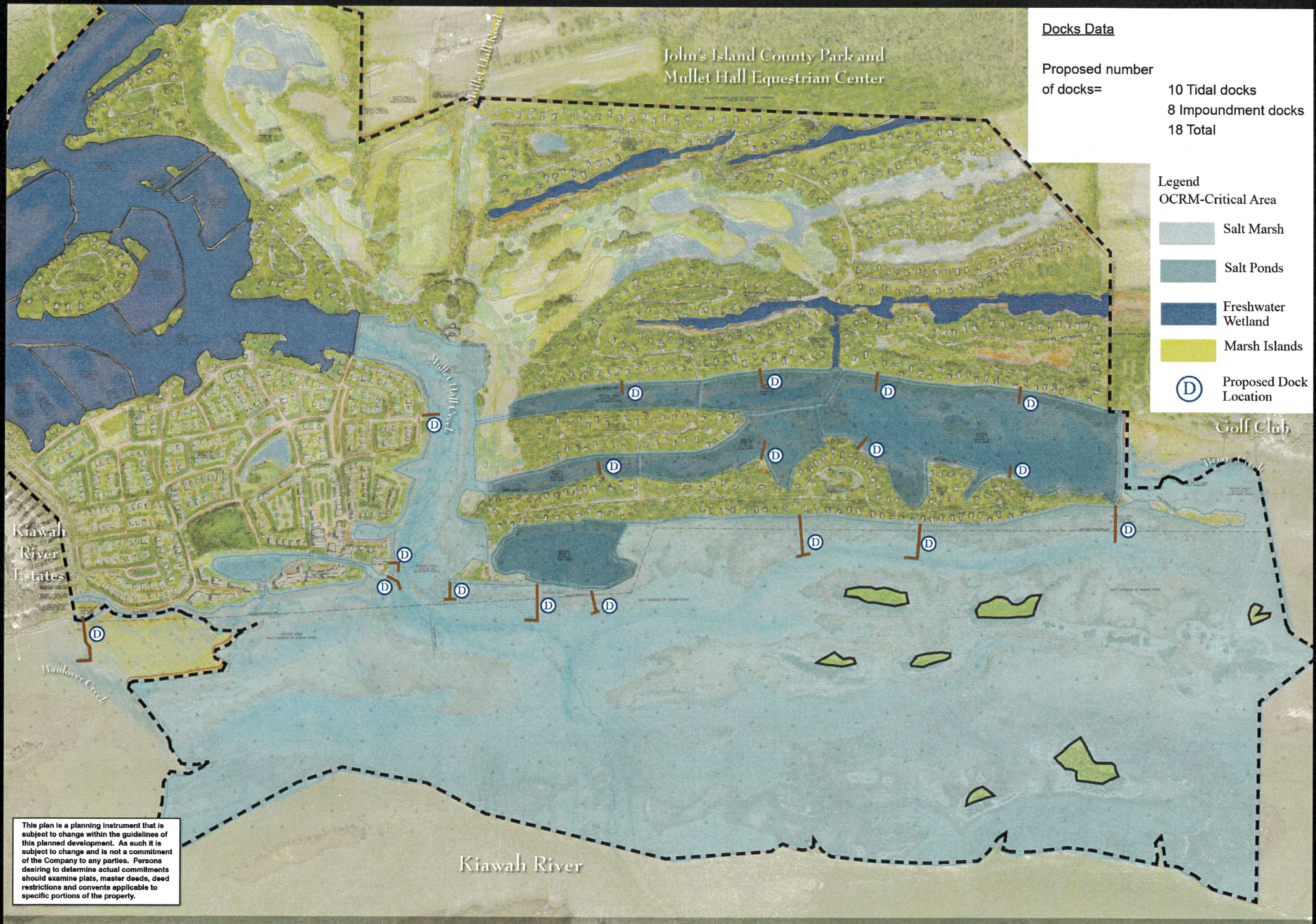
Min. Lot Area	12,000 sq ft
Min. Lot Width (ft)	90
Min. Lot Width Average(ft)	100
Minimum Buffers/ Setbacks (ft)	
Min. OCRM Critical Line Buffer (ft)	15 min.
Min. OCRM Critical Line Buffer Average (ft)	35 ave.
Building Setback from OCRM Critical Line (ft)	35
Total waterfront lots provided under proposed Planned Development	Total lots: 227

- Legend**
- Property Line
 - Freshwater Wetland
 - OCRM-Critical Area**
 - Salt Marsh
 - Salt Pond
 - Waterfront affected by Waterfront Development Standards
 - Open Space on waterfront = 45%
 - Waterfront with proposed lots = 55%

This plan is a planning instrument that is subject to change within the guidelines of this planned development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.



Kiawah River Plantation



This plan is a planning instrument that is subject to change within the guidelines of this planned development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.

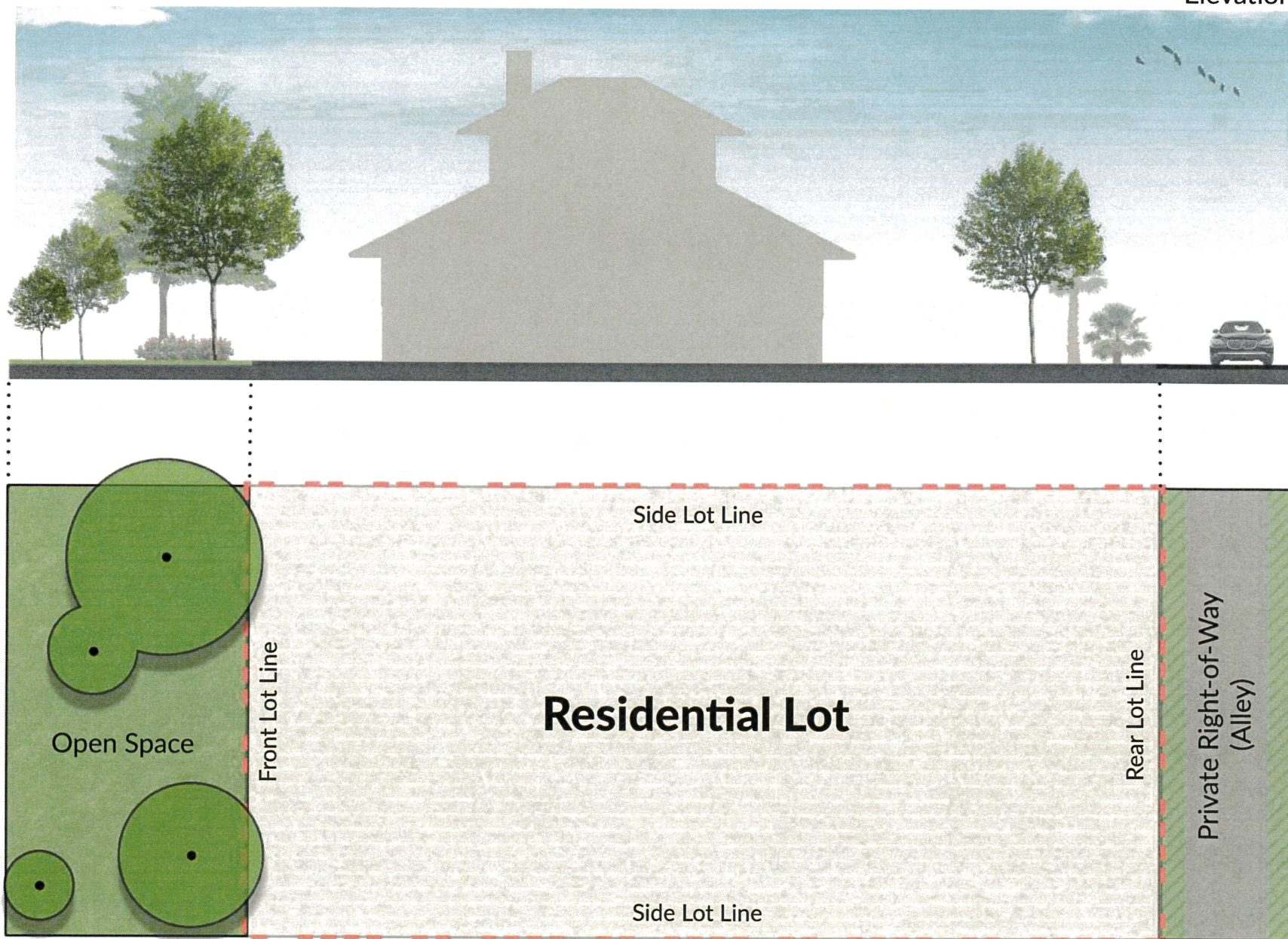
SCALE
0 100 200 400

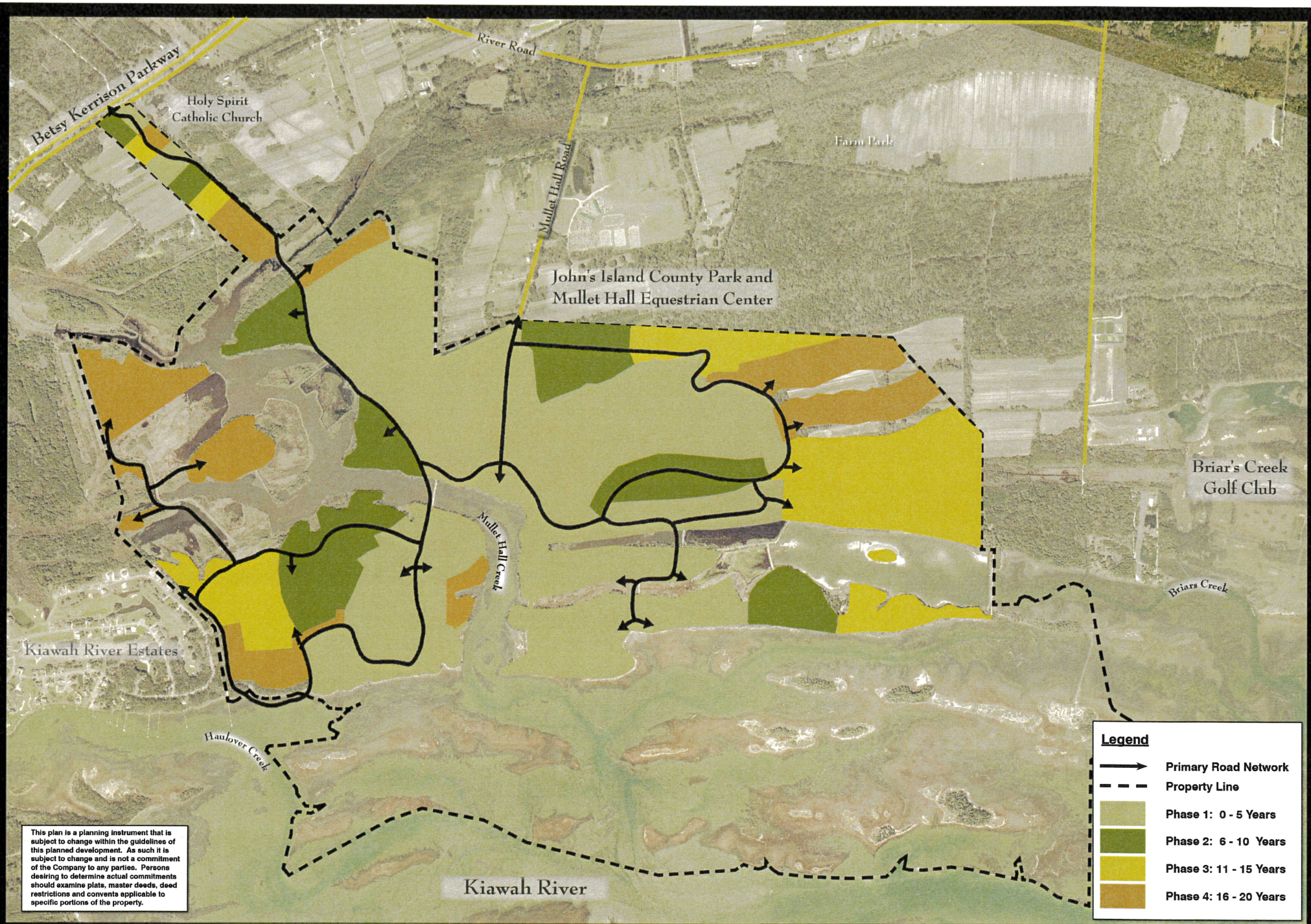


Kiawah River Plantation

EXHIBIT 6.2 - PROPOSED DOCK PLAN

Elevation





Kiawah River Plantation

EXHIBIT 7.1 - PHASING DIAGRAM



Legend

- VEHICULAR CIRCULATION
- RESIDENTIAL
- HIGHLAND OPEN SPACE
- MARSH ISLANDS
- FRESHWATER WETLAND
- OCRM CRITICAL AREA
- 25' BUFFER
- 50' BUFFER
- POTENTIAL CONNECTION- (LOCATION TO BE DETERMINED)
- STREET SYSTEM TRAIL
- OPEN SPACE TRAIL

This plan is a planning instrument that is subject to change within the guidelines of this Agreement. As such it is subject to change and is not a commitment of the Property Owner to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the Real Property.



ACRES	
10	
5	
1	

Kiawah River Plantation

EXHIBIT 8.1 - CONCEPTUAL OPEN SPACE MASTER PLAN

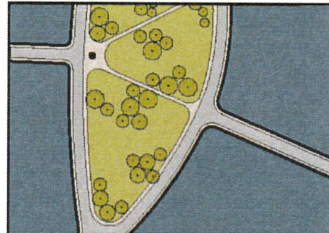
Recreational Park

A Park space that features fields and accessories used for structured recreational activities. These types of activities may include baseball and soccer fields, basketball courts, walking tracks, and fitness areas. Its landscape shall consist of lawn and trees arranged according to the active uses. The minimum size shall be 1 acre.



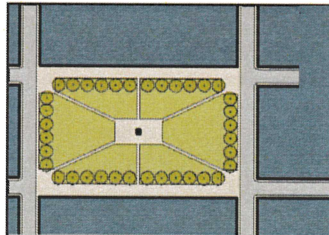
Waterfront Park

An Open Space, available for unstructured recreation. A Waterfront Park may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees arranged in a natural fashion. The minimum size shall be 1/2 acre and the maximum shall be 8 acres and 1/3 of the perimeter must border a water body.



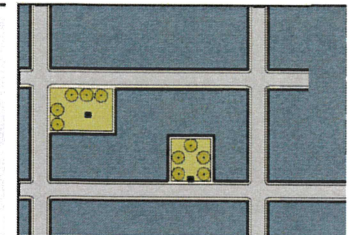
Neighborhood Focal Point Park

A Neighborhood Focal Point Park shall have at least 75% of its perimeter abutting public streets, or 50% of its perimeter not abutting a marsh, river or wetland. Its use is for unstructured recreation and civic uses. Its landscape shall consist of paths, lawns and trees, formally disposed. It shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



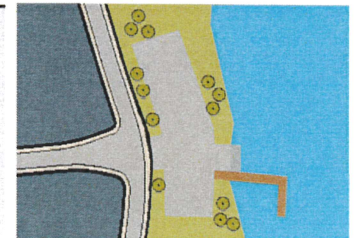
Playground

An Open Space designed and equipped for the recreation of children. A Playground should be protected from direct conflicting uses and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



Boat Landing

Boat Landing means an open space available for the unloading and loading of watercraft into the water. These areas may feature docks where permitted and temporary parking areas for vehicles and trailers. Its landscaping shall consist of lawn and trees arranged in a natural fashion. There shall be no minimum or maximum size.

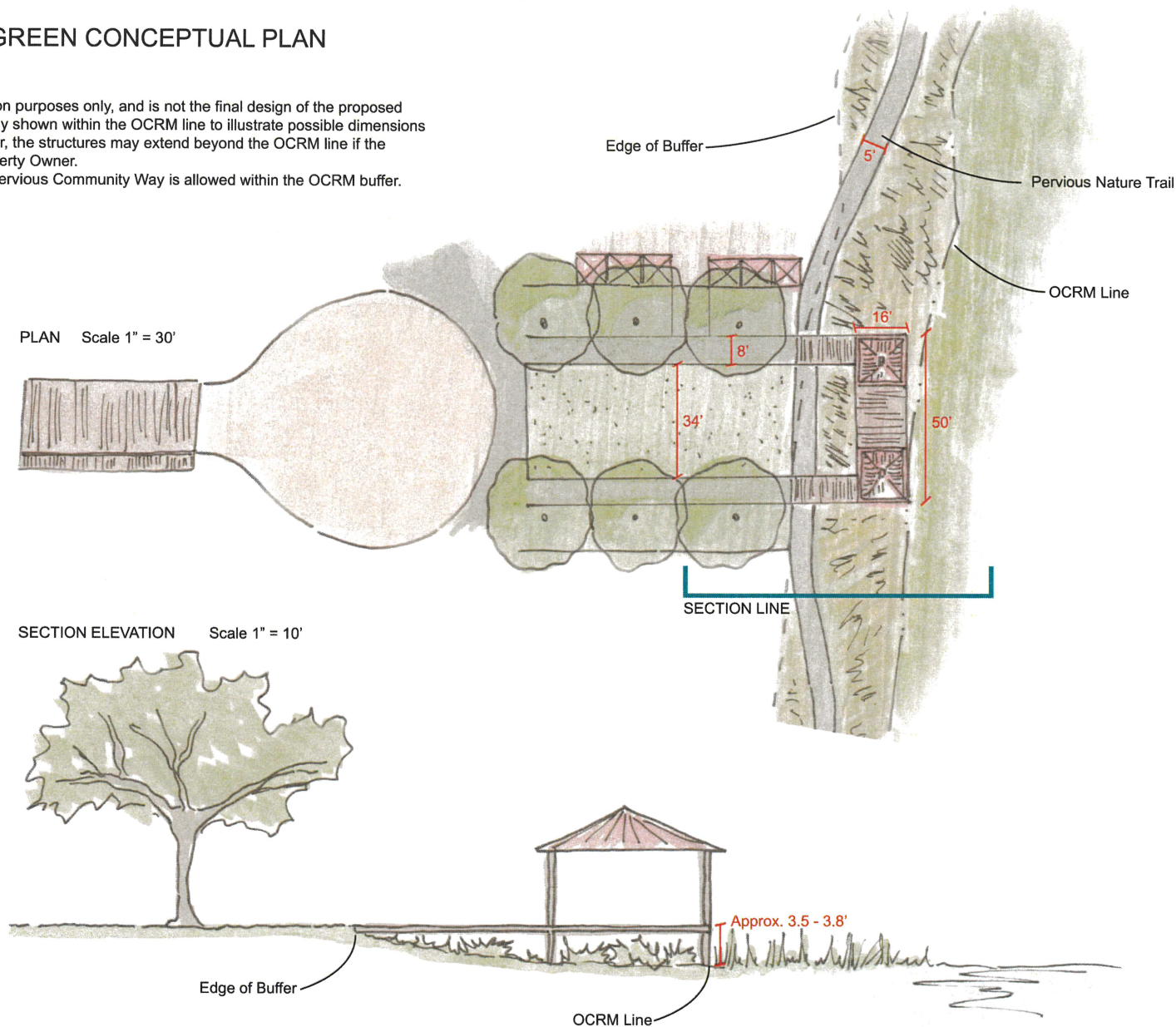


Conditions of Use

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EXHIBIT 8.3 | VILLAGE GREEN CONCEPTUAL PLAN

- Notes:
- 1. This diagram is for conceptual illustration purposes only, and is not the final design of the proposed improvements. The structures are currently shown within the OCRM line to illustrate possible dimensions of the structures within the buffer; however, the structures may extend beyond the OCRM line if the required permits are obtained by the Property Owner.
 - 2. Per the PD plan, section 8.2.B.2.d., a pervious Community Way is allowed within the OCRM buffer.





DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

APR - 4 2017

APR - 7 2017

Regulatory Division

Kiawah River Plantation Holdings, L.P.
c/o Mr. Ryan Clarey
Newkirk Environmental, Inc.
P. O. Box 746
Charleston, South Carolina 29465-0746

Dear Mr. Clarey:

**PLEASE READ THIS LETTER CAREFULLY AND
COMPLY WITH ITS PROVISIONS**

This is in response to your letter dated February 7, 2017, requesting modifications to the onsite saltwater mitigation plan authorized by Department of the Army (DA) permit (SAC-2008-01605) to construct a master-planned community on Johns Island, South Carolina. The authorized project is for the construction of an economically viable resort destination that will offer multi-family and single family residences; a commercial village; a golf course; access to the Kiawah River and its natural amenities; and guest accommodations to include a resort hotel, villas, and conference facilities. The project is located on the Kiawah River on a 1,382.6 acre tract of land located between the marshes of the Kiawah River, River Road, and Betsy Kerrison Parkway and accessed by Mullet Hall Road, on John's Island, Charleston County, South Carolina, (Latitude: 32.6362 °N, Longitude: -80.1228 °W).

This is to inform you that your request for modifications to the saltwater mitigation plan is granted. The authorized modifications are described in the revised saltwater mitigation plan entitled "Mitigation Plan for Saltwater Creation at Kiawah River Plantation" last revised March, 2017. The modifications to the previously authorized mitigation plan consist of relocating the saltwater creation site from Critical Pond 1 to Critical Pond 4 to avoid an archaeological site and live oaks; reducing the creation area from 1.88 acres to 1.58 acres to be consistent with the reduced critical area impacts authorized in the final permit and to be consistent with the OCRM permit; and to allow for utilization of plant material from a nursery in lieu of or as a supplement to borrowed material as is feasible during planting of the site.

This letter and the referenced modified drawings should be attached to your copy of the signed permit. This permit was issued under the provisions of the Federal laws for the protection and preservation of the navigable waters of the United States. These laws provide that after the proposed work has been approved by the issuance of a Department of the Army permit,

**IT SHALL NOT BE LAWFUL TO DEViate FROM SUCH PLANS EITHER
BEFORE OR AFTER COMPLETION OF THE WORK.**

unless modification of said plans has previously been submitted to and received the approval of the Department of the Army. All other conditions to which the work is made subject remain in full force and effect. In that this work appears subject to the jurisdiction of the South Carolina Department of Health and Environmental Control, it is highly recommended that you contact that agency to ascertain their requirements in this matter.

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to file number SAC-2008-01605. If you have any questions concerning this matter, please contact Mary Hope Green at (843) 329-8044.

FOR THE DISTRICT ENGINEER: Sincerely,

Robin Collier-Socha
Chief, South Branch

Enclosures
"Mitigation Plan for Saltwater Creation at Kiawah River Plantation"
Last revised March, 2017
Notification of Appeal Options

Copies Furnished:

Mr. John Darby
Kiawah River Plantation Holdings, L.P.
211 King Street, Suite 300
Charleston, South Carolina 29401

South Carolina Department of
Health and Environmental Control
Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201

South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

reld 3/3/2017

**Mitigation Plan
For
Saltwater Creation at Kiawah River Plantation**

April 2013

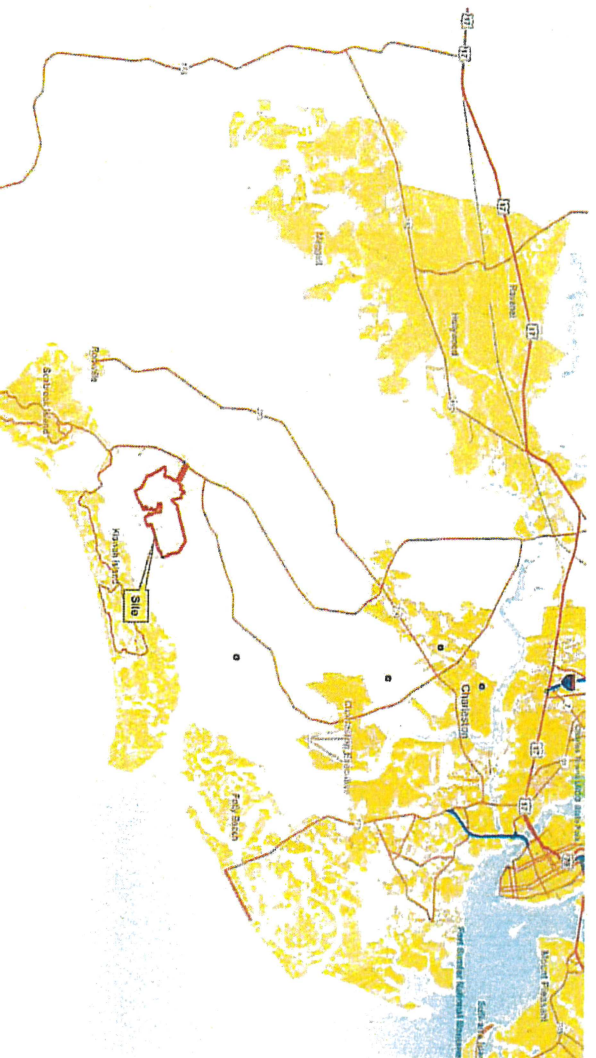
Revised: March 2015

Revised: March 2017

1.0 Background

The applicant and owner of the subject property, Kiawah River Plantation, LP (KRPLP) has applied to the USACE and SCDHEC for the appropriate permits and certifications to construct a masterplanned community on Johns Island, South Carolina (Figure 1). The project site, Kiawah River Plantation (KRP), consists of 1,382.61 total acres comprised of 1,005.89 acres of upland and 376.72 acres of aquatic resources. The aquatic resources at Kiawah River Plantation include a network of saltwater impoundments totaling 135.81 acres. These impoundments are intensely managed for fish and waterfowl and as such are subject to current impoundment management practices such as manipulating water regime.

Figure 1



2.0 Restoration Activities

The vegetation within the proposed creation area is currently dominated by a dense scrub layer of wax myrtle (*Myrica cerifera*), juvenile loblolly pine (*Pinus taeda*), groundsel trees (*Baccharis glomeruliflora*) and occasional live oaks (*Quercus virginiana*). The soils in the selected mitigation area are classified as Wando loamy fine sand and Seabrook loamy sand by the Natural Resource Conservation Service, which are characterized by sandy soils with small quantities of loam present throughout the upper horizons.

Upon approval of the mitigation activities presented in this plan and issuance of the required permit and certification from the USACE, SCDHEC and OCRM, the applicant will definitively identify the 1.58 acres of creation. This will be accomplished by locating grand trees as well as other significant live oaks and establishing a creation area boundary that will avoid these trees. This area will then be enclosed with construction fencing.

Once the boundary of the creation site is established, KRP will establish an elevation at which the creation area is expected to inundate with saltwater based on elevations in the adjacent vegetated portion of Critical Pond 4. The applicant will then excavate the creation area to the established elevation for inundation. Because of the dynamics of managed impoundments, it may be necessary to draw-down the water level in Critical Pond 4 to facilitate both excavation and planting in the creation area.

Once the established elevation is achieved within the creation area, the restoration site will be re-vegetated using *Spartina alterniflora* and/or *Juncus roemerianus* sprigs. As appropriate and necessary sprigs will either be "borrowed" from the adjacent impoundment, planted with nursery stock or a combination of both methods. Borrowed sprigs will be hand dug from random locations within adjacent areas so as not to borrow too much material from one location. Sprigs will be hand-planted on three (3) foot centers throughout the creation area. Combined with volunteer species provided by the seed and rhizome sources from the adjacent impoundment, it is anticipated that the planted species will successfully populate the creation area.

Upon approval of these restoration activities and corresponding issuance of the appropriate permits and certifications, KRPLP will schedule the activities to begin the following spring so as to validate the timing of a six-month follow up monitoring after the growing season.

3.0 Monitoring

Following planting, four random plots will be established within the creation area. The center of each plot will be marked with PVC pipe and will serve as a basis for the evaluation of future monitoring designed to document the establishment and success of the created site. In addition, two plots will be established within any borrow areas to monitor and document re-growth. Finally, a reference plot will be established as a basis for the evaluation of success criteria.

An initial baseline monitoring will be conducted upon completion of planting the site to document planted species as well as proper inundation. This documentation will be submitted to OCRM and the USACE. After six months, a second monitoring and report will be completed to determine the success of the initial plantings. Monitoring will then occur annually for five years. In each successive year, percent coverage of volunteer vegetation and survivability of individual planted species within a 1 meter by 1 meter plot will be recorded in an annual report to be provided to OCRM and the USACE. Annual reports will include results of monitoring, general site descriptions and conditions, photographs of the site and any recommendations by the monitor that would improve timely success of the site. If after a monitoring event in which it has been determined that the site has completely established and meets success criteria before the end of the five year period, future monitoring may be suspended following consultation between KRPP and the permitting agencies.

4.0 Success

The creation effort will be considered successful and complete if at the end of five years a minimum of 75% survival of planted species or suitable volunteer replacements exists within the creation area and mean stem densities of the monitoring plots is $\geq 90\%$ of the

mean stem density of the reference plot.

5.0 Contingency

If, at the end of the five year monitoring period, success criteria have not been met, the permittee will consult with the appropriate permitting agencies to determine what specific remedial actions should be taken. Remedial action may include replanting and/or re-grading and continued monitoring.

Appendix A: SOP Mitigation Calculation Worksheets

**Kiawah River Plantation
Saltwater Creation Mitigation
March 2017**

PROPOSED WETLAND MITIGATION CREDIT TABLE

Factors	Options				
Net Improvement	0.0^{**} _____ -10 _____ 3.0 (see Section 3.0 for examples of potential values)				
Upland Buffer	0.0^{**} _____ -10 _____ 1.0 (see Section 3.0 for examples of potential values)				
Credit Schedule	Not Applicable 0^{**}	Alter 0.1	Concurrent 0.3	Before 0.5	
Temporal Loss	Not Applicable 0^{**}	0 to 5 Years -0.1	5 to 10 Years -0.2	10 to 20 Years -0.3	Over 20 Years -0.4
Kind	Out of Kind 0		In Kind 0.4		
Location	Case by Case 0	Drainage Basin 0.1	Adjacent 8-Digit HUC 0.2	8-Digit HUC 0.4	

**Use this option to calculate credits for Preservation.

PROPOSED WETLAND MITIGATION CREDITS WORKSHEET

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Net Improvement	3.0				
Upland Buffer	0.0				
Credit Schedule	0.5				
Temporal Loss	-0.1				
Kind	0.4				
Location	0.4				
Sum of Factors	$M_1 = 4.2$	$M_2 = 1.3$	$M_3 =$	$M_4 =$	$M_5 =$
Mitigation Area	$A_1 = 1.58$	$A_2 =$	$A_3 =$	$A_4 =$	$A_5 =$
$M \times A =$	6.636				

Proposed Wetland Mitigation Credits = $\sum (M \times A) =$

6.6

Area 1= Creation

**Kiawah River Plantation
Saltwater Creation Mitigation
March 2017**

REQUIRED WETLAND MITIGATION WORKSHEET

Determination of Wetland Credits (Last Revised, October 7, 2010)

Factors	Options				
Lost Type	Type C 0.2	Type B 2.0	Type A 3.0		
Priority Category	Tertiary 0.5	Secondary 1.5		Primary 2.0	
Existing Condition	Very Impaired 0.1	Impaired 1.0	Partially Impaired 2.0	Fully Functional 2.5	
Duration	0 to 1 year 0.2	1 to 3 years 0.5	3 to 5 years 1.0	5 to 10 years 1.5	Over 10 years 2.0
Dominant Impact	Shade 0.2	Clear 1.0	Drain 2.0	Dredge 2.5	Impound/Flood 2.5
Cumulative Impact	<0.25 Acre 0.1	0.25-0.99 Acres 0.2	1.0-2.99 Acres 0.5	3.0-9.99 Acres 1.0	≥10.0 Acres 2.0
					Fill 3.0

Note: The cumulative impact factor for the overall project should be included in the sum of factors for each impacted area on the Required Wetland Mitigation Credit Worksheet.

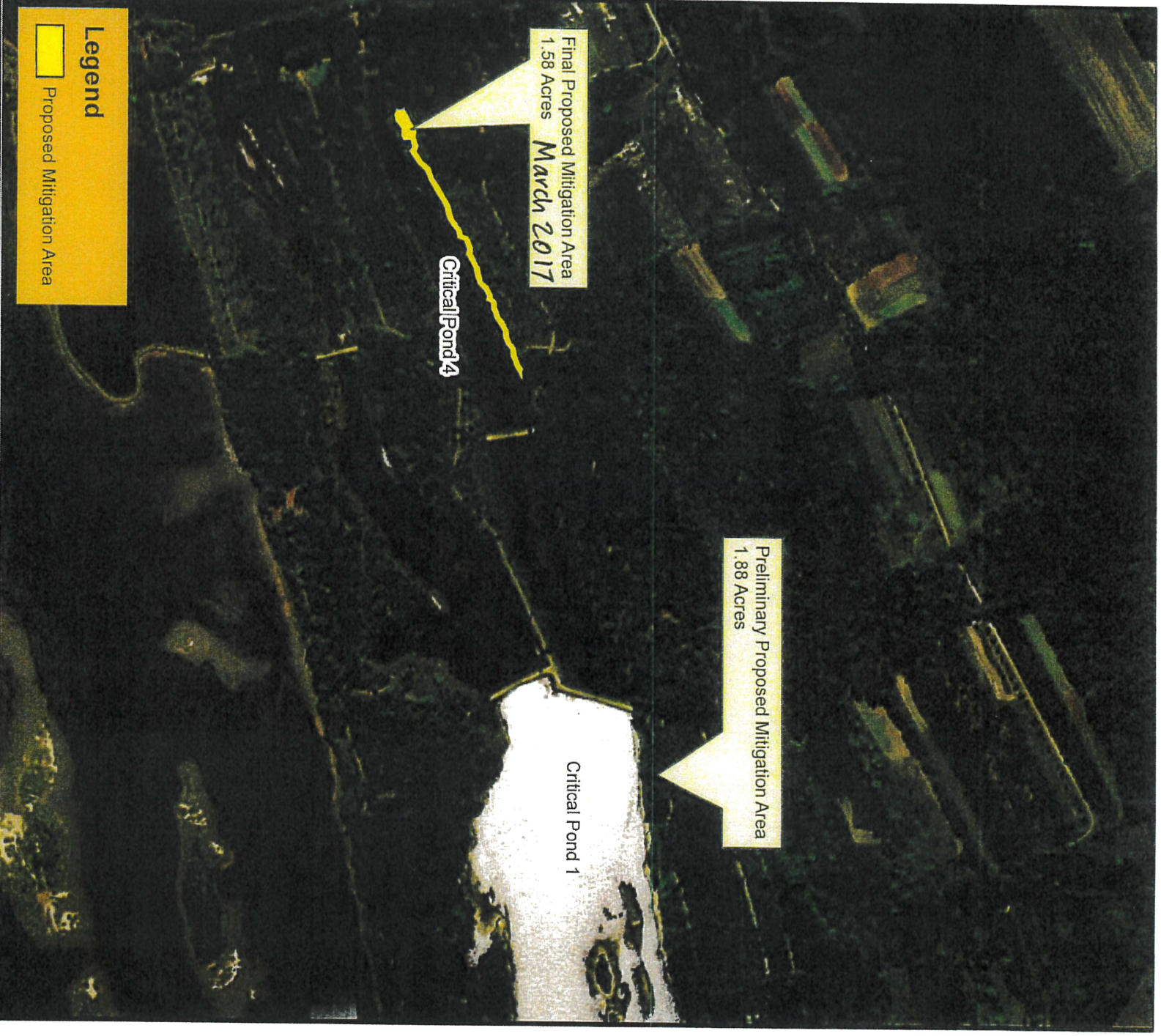
Required Wetland Mitigation Credit Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Lost Type	0.2					
Priority Category	2.0					
Existing Condition	1.0					
Duration	2.0					
Dominant Impact	3.0					
Cumulative Impact	0.2					
Sum of m Factors	R ₁ = 8.4	R ₂ =	R ₃ =	R ₄ =	R ₅ =	R ₆ =
Impacted Area	A ₁ = 0.79	A ₂ =	A ₃ =	A ₄ =	A ₅ =	A ₆ =
R x AA =	6.636					

Required Wetland Mitigation Credits = $\sum (R \times A) =$

6.6

Area 1= Saltwater Impoundment Fill



Final Proposed Mitigation Area
1.58 Acres
March 2017

Critical Pond 4

Preliminary Proposed Mitigation Area
1.88 Acres

Critical Pond 1

Legend

 Proposed Mitigation Area

SAC 2008-01605-21G

Project #: 01-2535b Date: February 2017

Created by: RC



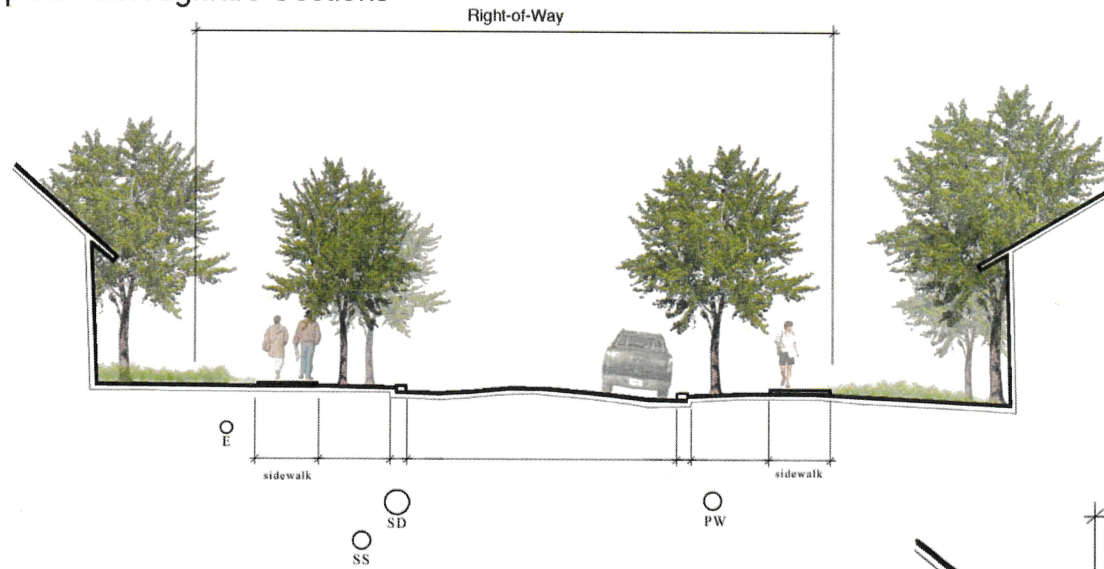
Newkirk
ENVIRONMENTAL INC.

Final Proposed Saltwater Creation Site
Kiawah River Plantation
SAC 2008-01605-21G



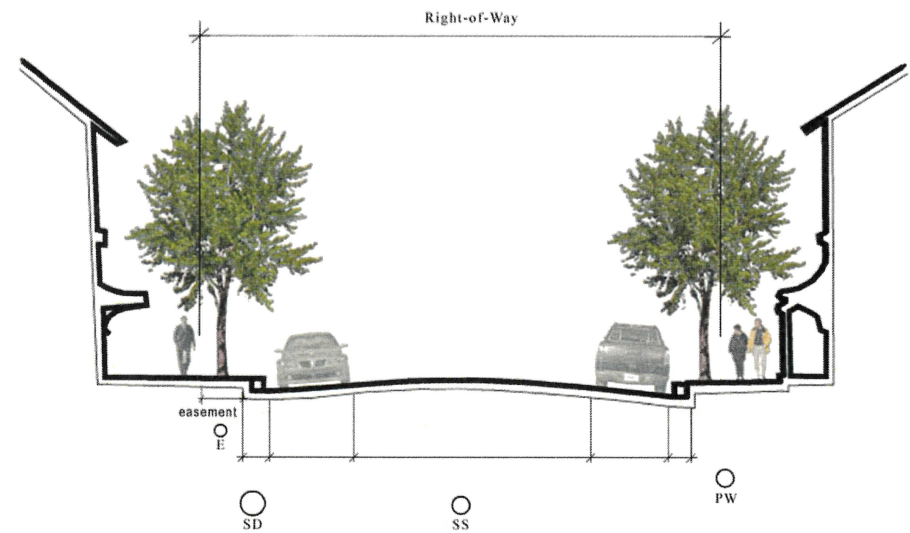


Typical Thoroughfare Sections



Utilities Key:

- E - Electric (may also be located in street)
- SD - Storm Drain
- SS - Sanitary Sewer
- PW - Potable Water

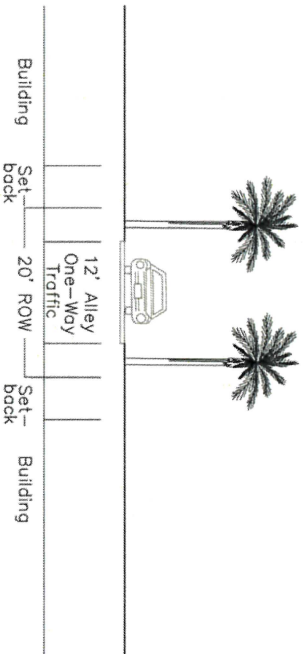


Kiawah River Plantation

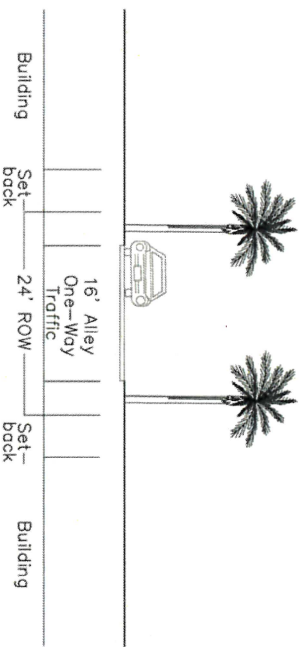
EXHIBIT 11.1 - TYPICAL UTILITY PLACEMENT DIAGRAM

EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS

Residential Alley/Commercial Alley



RESIDENTIAL ALLEY – SECTION



COMMERCIAL ALLEY – SECTION



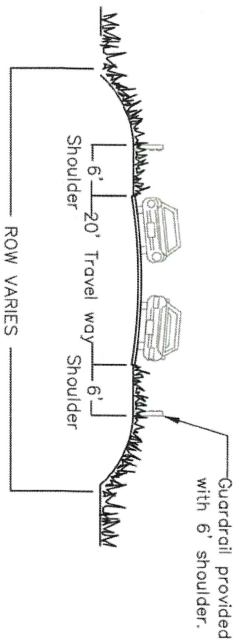
Residential Alley- A narrow throughfare intended to provide rear access to residential lots for parking, trash collection, utility and service areas. While discouraging through traffic, the alley promotes slow movement and allows one-way vehicular movement.

Commercial Alley- A narrow throughfare intended to provide rear access to commercial lots for parking, trash collection, utility and loading and service areas. While discouraging through traffic, the alley promotes slow movement and allows one-way vehicular movement.

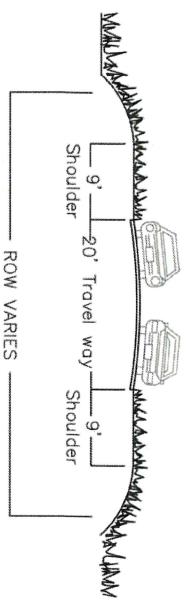
Kiansah River Plantation

EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS

Causeway



CAUSEWAY – OPTION 1
SECTION



CAUSEWAY – OPTION 2
SECTION

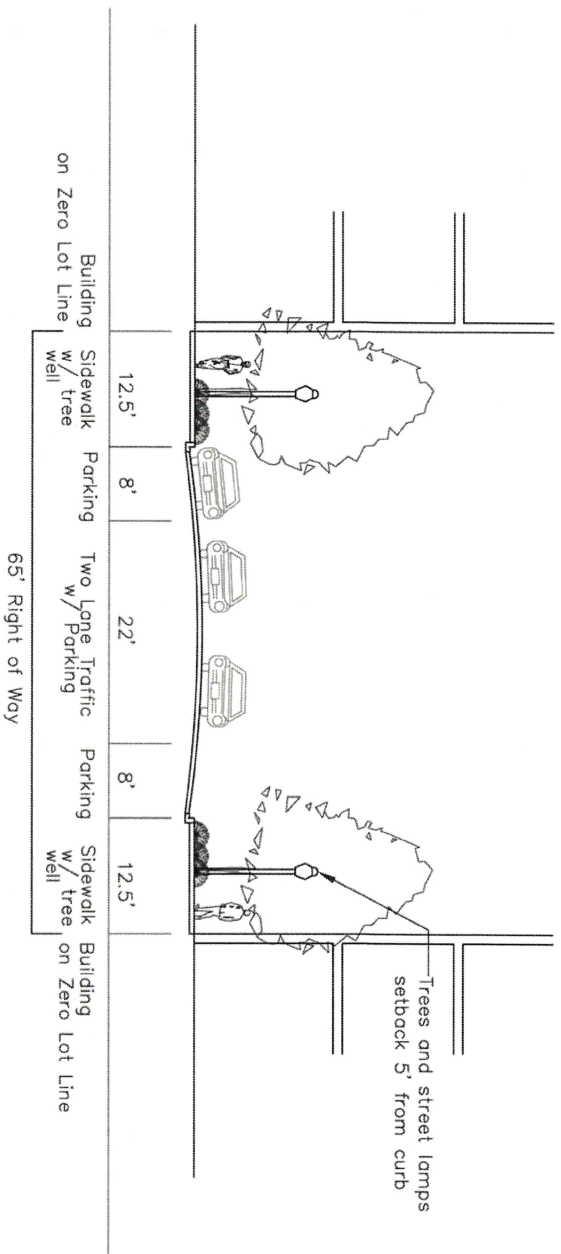


Option 1- A two-way elevated thoroughfare implemented to cross marshlands, wetlands and waterways. This section implements a guardrail and a six foot shoulder.

Option2- A two-way elevated thoroughfare implemented to cross marshlands, wetlands and waterways. This section implements a nine foot shoulder.

Kiansah River Plantation

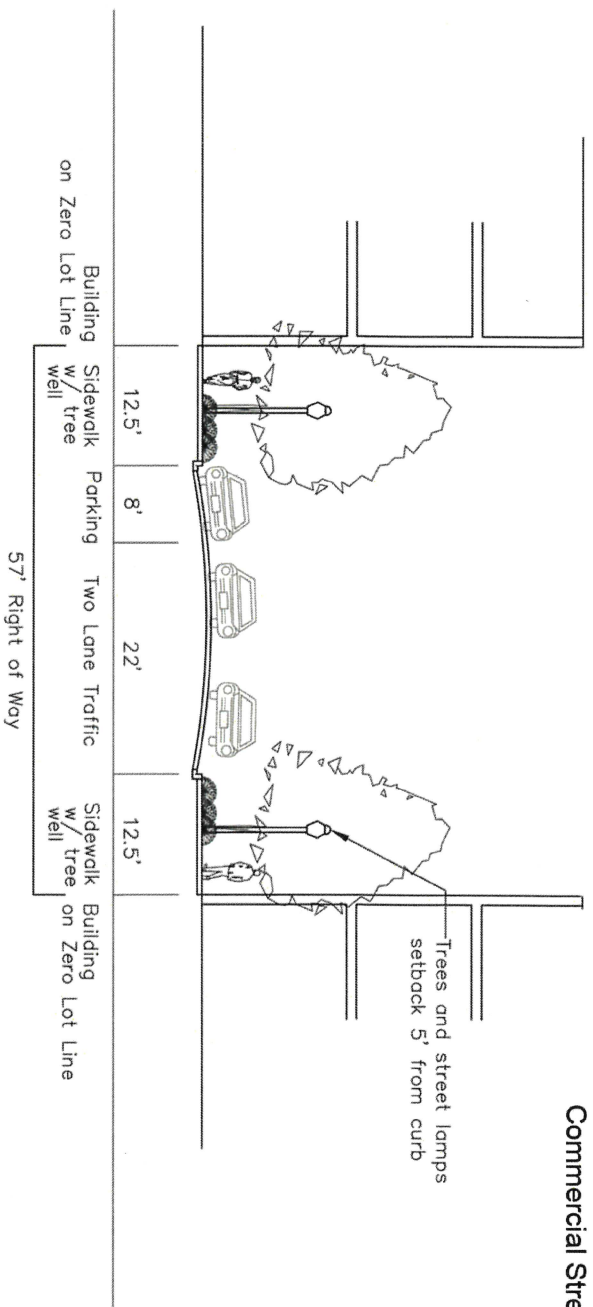
EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS Commercial Street 1



Commercial Street Section 1 - A small scale, low speed local connector providing frontage for high-density buildings such as offices and retail shops. This street is urban in character with raised curbs, on-street parking, wide sidewalks, street trees individual planters, and buildings aligned with minimal setbacks.

Kiaukuh River Plantation

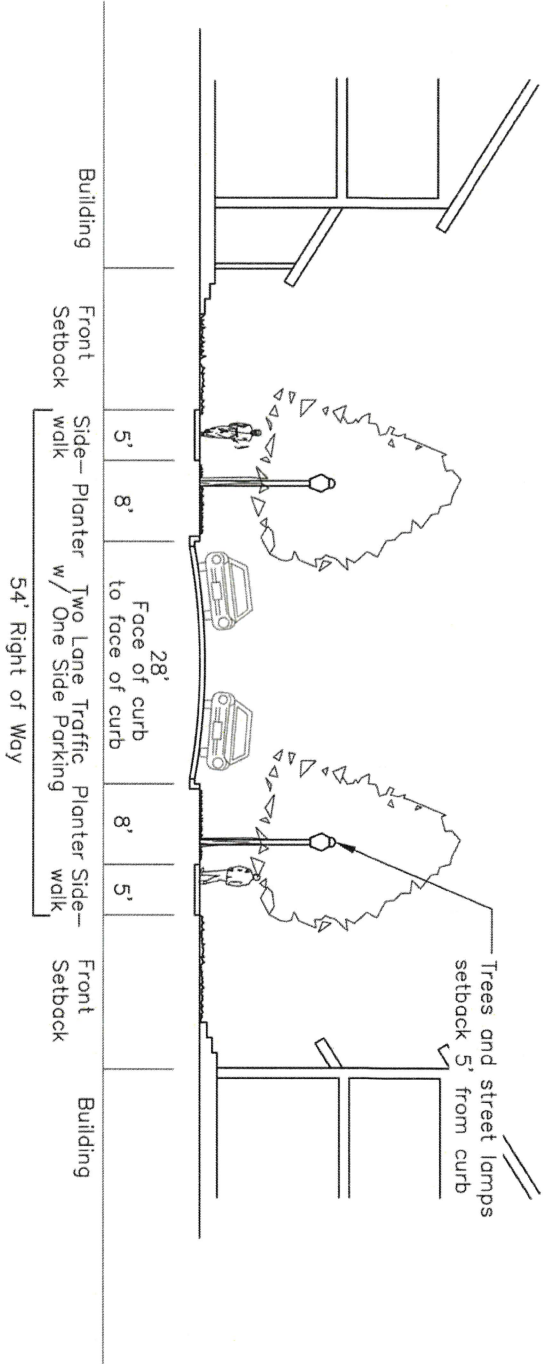
EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS Commercial Street 2



Commercial Street Section 2- Small-scale, low speed connector providing frontage for high-density buildings such as offices and retail shops. This street is urban in character with raised curbs, on-street parking (one side), sidewalks, street trees in individual planters, and buildings aligned with minimal setbacks.

Kiansah River Plantation

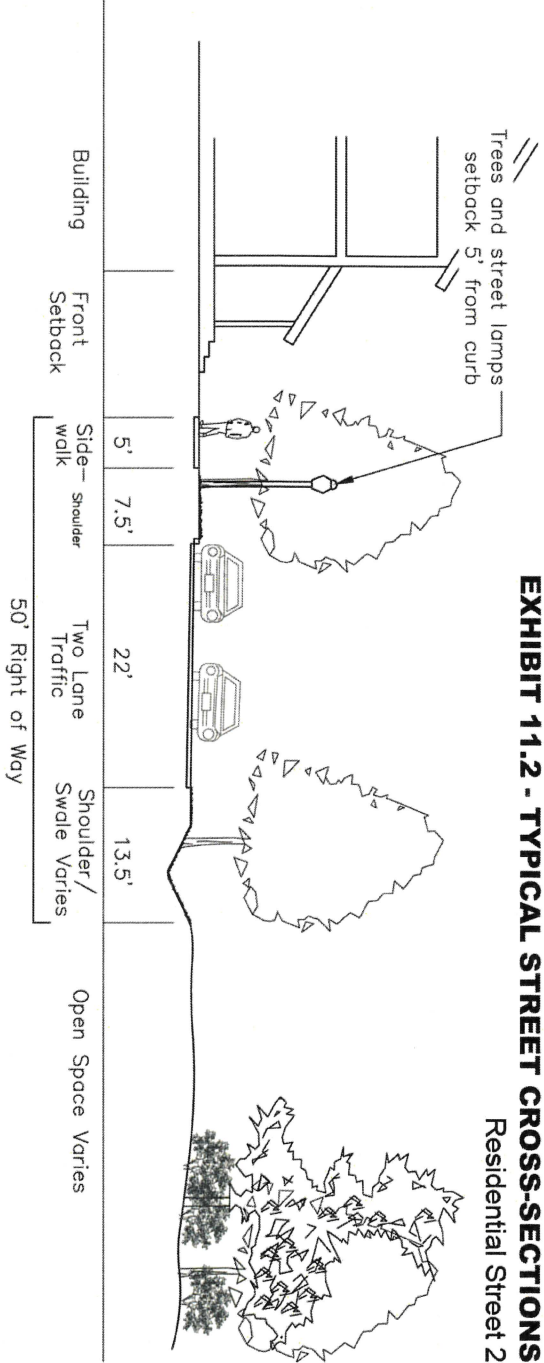
EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS Residential Street 1



Residential Street Section 1 - A small-scale, low speed connector intended to provide frontage for acces to residential lots, and carries traffic having a destination or origin on the street itself. This street section has continuous planting strips and narrow sidewalks.

Kiansah River Plantation

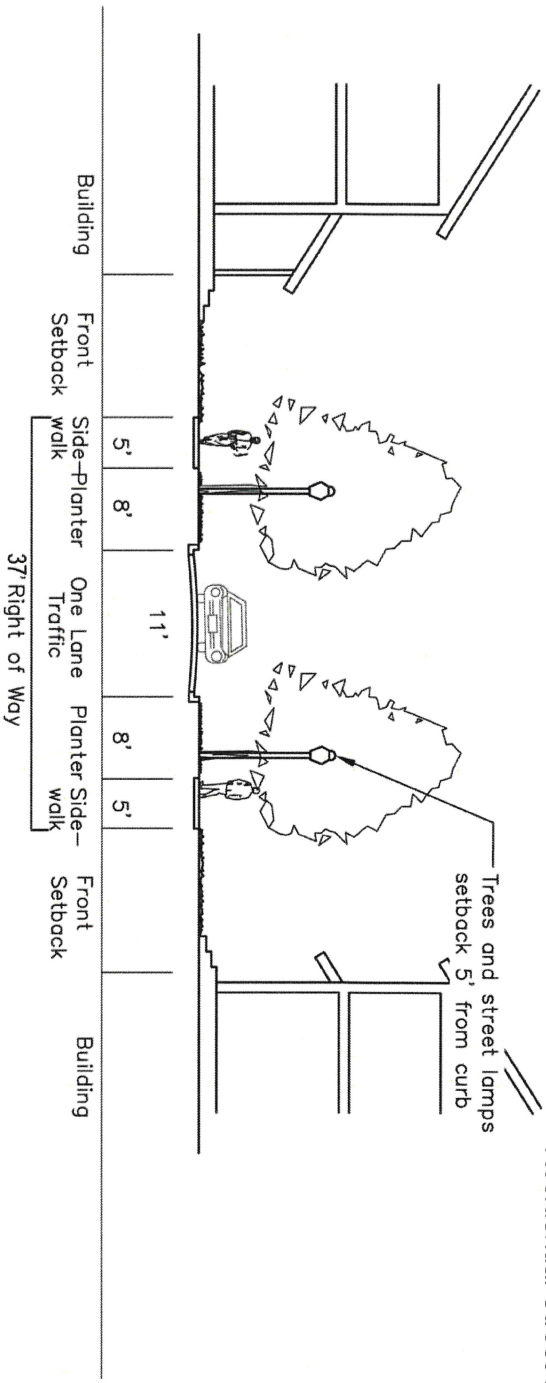
EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS Residential Street 2



Residential Street Section 2- Small-scale, low speed connector intended to serve as the boundary along the residential development and an open space park or natural setting. One side of the thoroughfare has an urban character with continuous planting strips, sidewalks and residential buildings, while the opposite side has the qualities of a parkway with natural detailing.

Kiansah River Plantation

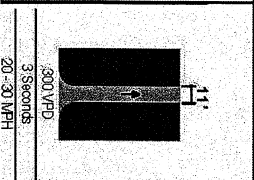
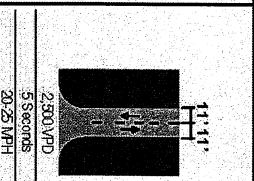
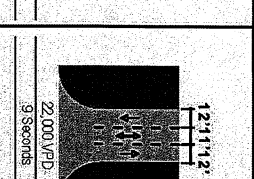
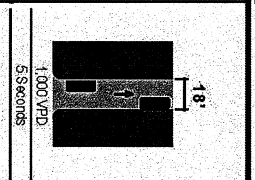
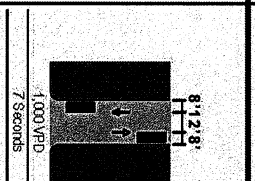
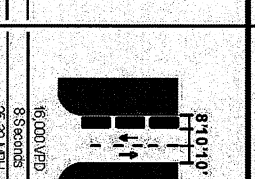
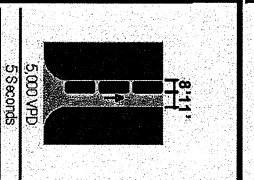
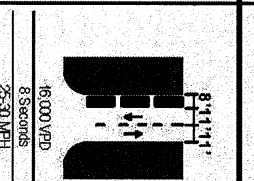
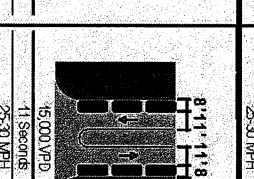
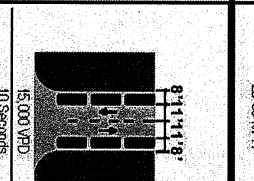
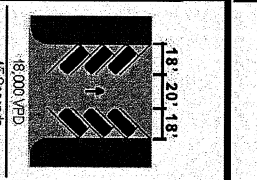
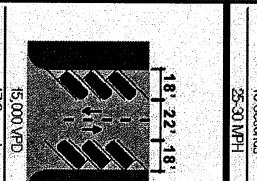
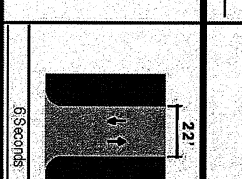
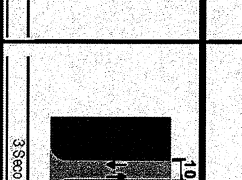
EXHIBIT 11.2 - TYPICAL STREET CROSS-SECTIONS Residential Street 3



Residential Street Section 3- A small-scale, low speed, one-way roadway intended to provide frontage for access to residential lots, and carries traffic having a destination or origin on the street itself. This street section has continuous planting strips and narrow sidewalks.

Kiawah River Plantation

EXHIBIT 11.3 - VEHICLE LANE & PARKING ASSEMBLIES

Allowable Districts		ONE WAY MOVEMENT		TWO WAY MOVEMENT		
All Districts	a. NO PARKING					
	b. YIELD PARKING					
All Districts	c. PARKING ONE SIDE PARALLEL					
	d. PARKING BOTH SIDES PARALLEL					
All Districts	e. PARKING BOTH SIDES DIAGONAL					
	f. PARKING ACCESS					
All Districts						

**Refer to the Roadway/Thoroughfare Standards for additional requirements

ADT = Average Daily Traffic

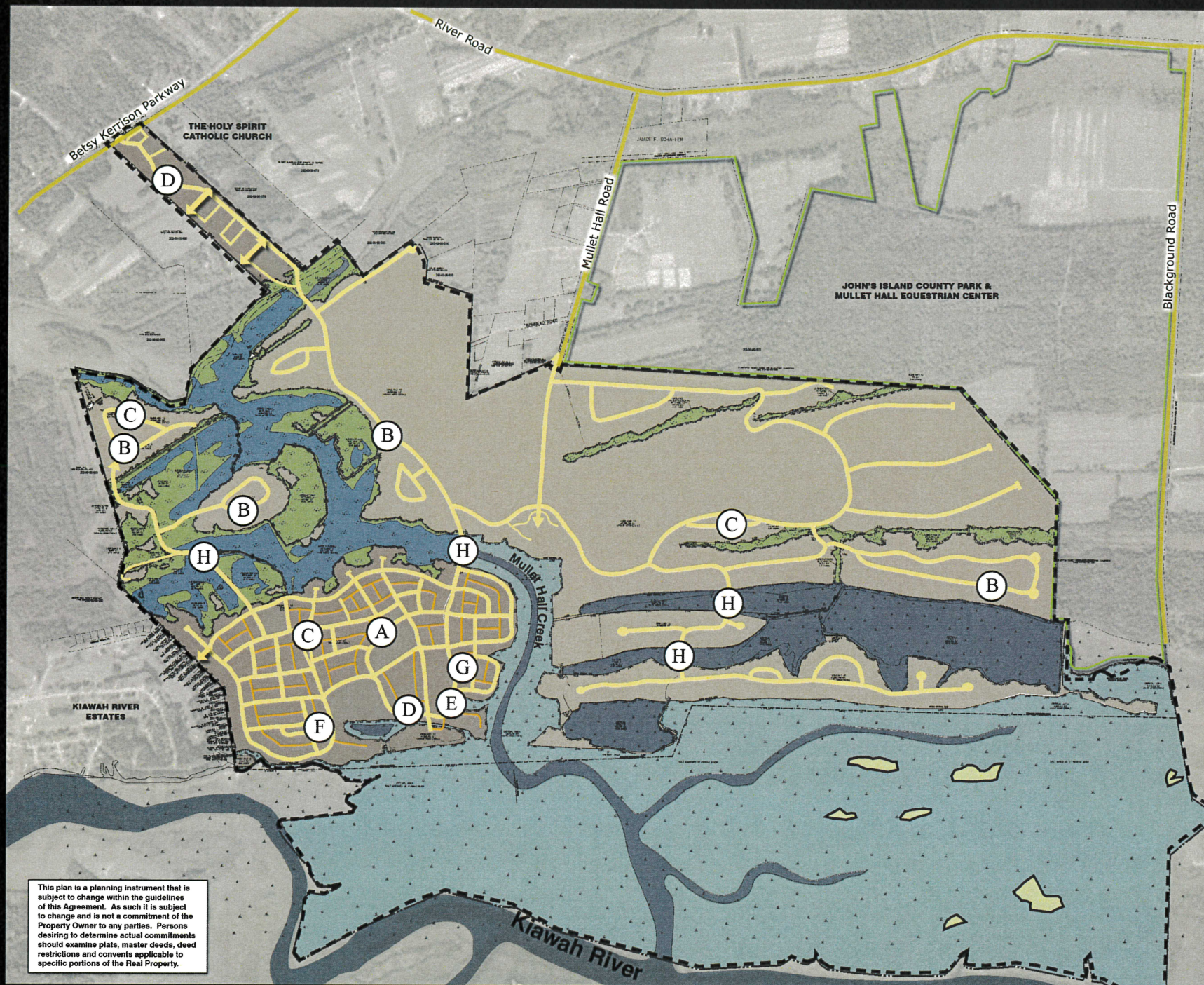
VPD = Vehicles Per Day

MPH = Miles Per Hour

Conditions of Use

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Kansas River Plantation



Legend

- VEHICULAR CIRCULATION
- MIXED USE RESIDENTIAL
- RESIDENTIAL
- FRESHWATER WETLAND
- OCRM CRITICAL AREA
- MARSH ISLANDS

Road Types

- (A) RESIDENTIAL STREET 1
- (B) RESIDENTIAL STREET 2
- (C) RESIDENTIAL STREET 3
- (D) COMMERCIAL STREET 1
- (E) COMMERCIAL STREET 2
- (F) RESIDENTIAL ALLEY
- (G) COMMERCIAL ALLEY
- (H) CAUSEWAY

This plan is a planning instrument that is subject to change within the guidelines of this Agreement. As such it is subject to change and is not a commitment of the Property Owner to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the Real Property.

SCALE
0 200 400 600



Kiawah River Plantation

EXHIBIT 11.4 - CONCEPTUAL ROAD FRAMEWORK PLAN

ACRES
10
5
1



September 30, 2009

Mr. Kevin O'Neill
Vice President
Beach Development
211 King Street
Suite 300
Charleston, SC 29401

Via email: koneill@thebeachcompany.com

Re: Project Coordination – Kiawah River Plantation

Dear Kevin,

Charleston County Park and Recreation Commission understands without objection that it will be necessary for Mullet Hall Road to be utilized as a construction access for the Kiawah River Plantation project. This will not present a problem for our adjacent property, provided that the road is maintained throughout the course of the project, and later repaired or rebuilt to SCDOT standards at a minimum.

Please continue to keep us informed of your progress.

Best regards,

A handwritten signature in cursive script, appearing to read "Julie Hensley".

Julie Hensley
Director, Planning Division

Copy: Tom O'Rourke, David Bennett, Cynthia Montague

861 Riverland Drive
Charleston, SC 29412
843-762-2172
www.ccprc.com

EXHIBIT 12.1 - ILLUSTRATION OF ARCHITECTURE STYLE



Typical Residential Architecture



Typical Multi-Family Architecture



Typical Residential Architecture



Typical Commercial Architecture



Typical Hotel/Inn Architecture



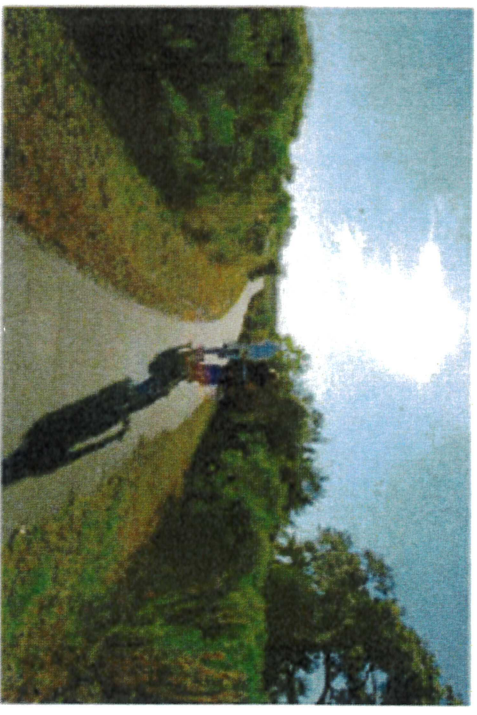
Typical Commercial Architecture

Kiawah River Plantation

EXHIBIT 12.2 - ILLUSTRATION OF LANDSCAPE ARCHITECTURAL STYLE



Typical Residential Street Landscape



Typical Trail/Open Space Landscape



Typical Residential Landscape



Typical Residential Landscape



Typical Residential Street Landscape



Typical Causeway Road Landscape

Kiamichi River Plantation



KIAWAH RIVER

RESIDENTIAL DESIGN GUIDELINES



K I A W A H R I V E R

CHARLESTON SEA ISLANDS

South Carolina

RESIDENTIAL DESIGN GUIDELINES

December 2017

Kiawah River Investments, LLC

A Partnership between The Beach Company and The McNair Group

VITA

PLANNING & LANDSCAPE ARCHITECTURE

Community Developer

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WELCOME

These Design Guidelines (Guidelines) are intended to provide guidance for all residential Development and construction within Kiawah River—new buildings, building additions, site work and landscaping—as well as any subsequent changes or alterations to previously approved plans or existing homes. The Guidelines will be administered by the Kiawah River Architectural Review Board (ARB) in accordance with procedures set forth herein and in the Kiawah River Development Covenants, Conditions and Restrictions (CC&R's). In the event of any conflict between the Design Guidelines and the CC&R's, the CC&R's shall govern and control.

The Guidelines may be amended from time to time by the Master Developer. It is the Guest Builder or Property Owners' responsibility to be sure that they have current Guidelines and have carefully reviewed all applicable sections of the CC&R's, project approval documents, and/or other governing ordinances or regulations that may affect their Improvements. Any conflicts identified by the Guest Builder or Property Owner or their Consultants shall be immediately brought to the attention of the Master Developer. In general, where regulations or Guidelines conflict with one another, the more restrictive regulations or requirements shall apply.

The illustrations in this document are intended to convey a concept and not to portray specific plans for construction. Plans may be modified at any time at the sole discretion of the Master Developer. The purpose of these Guidelines is not to create look-alike structures or other Improvements but to ensure that designs are compatible with the design objectives of the Community as a whole. To that end, the ARB reserves the right to require design modifications or additions that, though not specifically contained in the

Guidelines text or illustrations, are within the spirit and intent of the Guidelines and the design objectives of the Community.

These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements in the Community. The ARB evaluates all Development proposals on the basis of these Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the ARB. Other Guidelines, such as Building Height or Setbacks, are more definitive, or absolute, design parameters and in many cases parallel Charleston County Zoning and Development Regulations or the Kiawah River Planned Development District Plan (PDD Plan). It is the intention of the Guidelines that all Improvements comply with these absolute standards. In the event of a conflict between these Guidelines and any local, State or Federal building or zoning code or Kiawah River PDD Plan; the local, State, or Federal building or zoning code or Kiawah River PDD Plan shall govern.

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1

THE KIAWAH RIVER DESIGN PHILOSOPHY

1.1 An Introduction to Kiawah River

For centuries, rivers have drawn people to their banks to claim a spot of their own along their fertile lands. Around the globe, small settlements have grown into port cities along the rivers’ edge, reinforcing the time-proven connection we have with life-giving water. If one looks carefully, a common thread can often be found in each of these locations: they hold a special place in the heart of everyone who lives in or visits them.

Inspired by the visionaries of old, Kiawah River will take its place among the most desirable Charleston Sea Island addresses. It will grow organically, anticipating and fulfilling the needs of the residents who will provide life to its shores. Walking along the water’s edge, every home, restaurant, shop and amenity will connect with the other, echoing the tides and flowing with the rhythms of life lived as it should be. This organic growth will be guided by the following principles, acknowledging the unique setting and opportunity of this Charleston Sea Island place:

THE NATURAL LANDSCAPE AS A LEGACY

Charleston Sea Island residents possess a profound respect for the land and nature, managing their precious resources to ensure their bounty for future generations. The pattern of Development on Johns Island has traditionally followed the drainage patterns, wetlands, and ecological movement of animals throughout the land. At Kiawah River, open-space preservation, green building principles and responsible management practices will create a Community that is truly respectful of this magnificent natural setting, the natural systems that shape its landscape, and be committed to preserving it for future generations.

CONTEMPORARY COMMUNITY WITH TRADITIONAL SENSIBILITIES

Acknowledging its location in the Charleston Sea Islands and, specifically, Johns Island, the Kiawah River Community will pay respect to local culture and traditions through its layout, buildings and materials, creating a Community that belongs. Historic building forms, time-proven local materials, agricultural references and traditional landscape patterns combine to create a Community that is at once familiar yet forward looking.

A REAL PLACE TO LIVE

Like the early towns of the South, Kiawah River is designed to fulfill the needs of its residents with a diversity of home types and sizes that create a vibrant social mix of residents. Neighborhoods are laid out to encourage social interaction; a mixed-use village along the river’s edge creates local jobs and provides both services and entertainment; organic farms supply markets and restaurants with healthy produce; the communities’ parks and open spaces are places to play, explore, reflect and grow. In short, it is a place to call home.



THE LODGE AT RIVER VILLAGE



1.2 Kiawah River Design Philosophy & Community Plan

The spiritual qualities of the Charleston Sea Islands have attracted people for centuries, becoming a sanctuary in which to rest and renew ourselves and our relationships with others. The early inhabitants of Kiawah River, the Kiawah, Stono and Edisto Indians established village communities that were protected from the sometimes harsh Atlantic environment and in which they collaborated with each other and shared the wealth of nature’s resources. Kiawah River will be such a place, enabling its residents to create their own personal sanctuary amid a lush riverfront environment. This philosophy has shaped a Community plan with the following goals:

CONNECTIVITY AND WALKABILITY

Providing a direct connection to the natural environment and easy access to the trails system is a key component to establishing the Community pattern and road networks. The Community Plan allows residents to experience the Community and the natural environment by foot, bicycle or boat. An extensive trail network connecting all Neighborhoods to open space, Jack Island, Community amenities or offsite trails has been installed to achieve this goal.

VIEWS

Protecting and enhancing water, maritime forest, agricultural and open space views for residents from their homes and throughout the Community as a whole is a primary goal of these Guidelines. Landscaping, Architectural massing and other Improvements will be implemented in such a way to preserve open space corridors which enhance the Community’s view to its natural environment, ensuring that each Resident is able to enjoy the beautiful natural setting.

CONNECTION TO THE WATER

The Community Plan allows for a direct connection to the water’s edge by providing a Common Area Setback with trails for most Lots along the water, allowing all residents access to the vast majority of coastline or lakefronts that are the hallmark of Kiawah River.

DISTINCT NEIGHBORHOODS

Utilizing Traditional Neighborhood Development Patterns (TND) the road network creates a series of distinct Neighborhoods which connect people to the streets and places front porches and gathering spaces along a pedestrian friendly streetscape.



2

SITE DESIGN

In an effort to preserve and enhance the natural environment, the following chapter outlines design strategies of the Master Developer that promote the protection of this unique ecosystem. These include standards for all site work relating to the Lot, including grading, siting of structures, design of outdoor areas and preservation and enhancement of the landscape.

2.1 Site Design Objectives

The following are the main objectives for the site design at Kiawah River.

- To protect, preserve, and enhance the existing landscape and natural features throughout the Community.
- To create landscapes that are appropriate to the Charleston Sea Islands and reinforce the Community and Architectural image.
- To enhance views to the water.
- To minimize tree removal by limiting site grading and disturbance.
- To ensure smooth transitions from Master Developer installed improvements to Guest Builder or private Property Owner installed Improvements.
- To create outdoor spaces that are natural extensions of the indoor spaces, taking advantage of the climate by providing shade and capturing breezes.

2.2 Charleston County Zoning & Development Regulations / Kiawah River Planned Development District Plan (PDDPlan)

The Guest Builder or Property Owner shall be responsible for ensuring all proposed Improvements comply with Charleston County Zoning and Development Regulations as well as the Kiawah River PDD Plan. The ARB shall not be responsible for checking an applications’ conformance with these documents or inadvertently approving an application that is not in conformance with any project approval document.

2.3 FEMA Requirements

The Guest Builder or Property Owner shall be responsible for ensuring all proposed Improvements comply with FEMA Flood Requirements. A copy of the FEMA Flood Map is available from the Kiawah River Development Office.

2.4 Master Developer Installed Improvements

To establish the overall Community character and form, the Master Developer may implement Common Area Improvements which may include streetscapes, parks, entry road, and Community amenity structures. Some of these Improvements may be contained within parcels that are sold to Guest Builders for implementation. It is the responsibility of the Guest Builder to verify what Improvements have been, or may be, installed by Master Developer within their development parcel. All Improvements which have been installed by the Master Developer shall be preserved and protected throughout the course of construction. In the event that Improvements must be removed in order for construction to proceed, it is the responsibility of the Guest Builder to replace these Improvements to the same level of quality installed by the Master Developer.

2.5 Lot Diagrams

A Lot Diagram has been prepared for each Lot type which describes the unique attributes of that Lot type and indicates important design parameters such as Buildable Envelope, easement areas, drainage areas, views, sun angles, landscape areas, special restrictions, suggested driveway access and other attributes that may affect the Residence and site design.

Lot numbers and layouts are designated on the Community Plan. Lot Diagrams that correspond to the Plan are available at the Kiawah River Sales or ARB offices. Buildable Envelope locations were determined based on the specific characteristics of each Lot and on the planning and design objectives for Kiawah River, specifically:

- Minimize tree removal
- Minimize grading
- Protect natural drainages throughout the Community
- Provide connections to open space
- Protect or enhance the natural landscape

Each Lot may have two areas, the Buildable Envelope and a Natural Area. The Buildable Envelope consists of the Private Area, the Transition Area, and the Facade Zone. See Figure 2.5 – Sample Lot Diagram

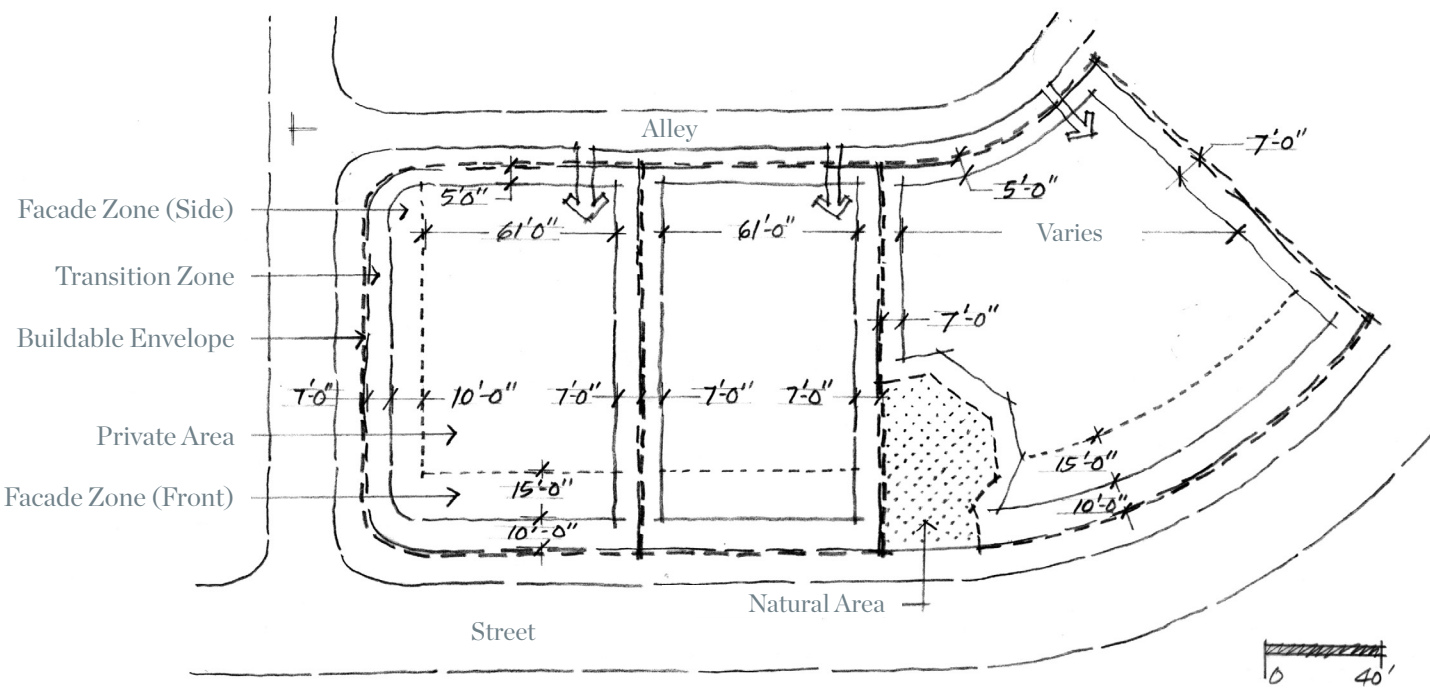


FIGURE 2.5 – SAMPLE LOT DIAGRAM

2.6 Buildable Envelopes

The Buildable Envelope is that portion of the Lot where all Improvements must take place. The Buildable Envelope consists of a Private Area where buildings, other vertical structures and landscape Improvements may occur and a Transition Area where only landscape or horizontal Improvements (patios, pools, paths, etc.) may occur.

Buildable Envelopes have been established for all Lot Diagrams to clearly identify the buildable area of the Lot and its relationship to the streetscape. Buildable Envelopes are areas designated on the Lot Diagrams within which all Improvements on the Lot (except utility connections, some landscape, drainage work and driveways) must take place.

Buildable Envelopes comply with Charleston County and Kiawah River PDD Plan and respond to natural features such as topography, existing trees and view orientation. The ARB will consider, on a case-by- case basis, adjustments to the Buildable Envelope if the benefits of such an adjustment to other Property Owners and Kiawah River Community as a whole are demonstrated.

Digital base plan files indicating property lines, topographic information, Lot Diagrams and utility information are available from the Kiawah River Development Office. These are offered only as a convenience to the Guest Builder or Property Owners and their Consultants and are not a substitute for a certified survey prior to beginning design work. *See Figure 2.5 – Sample Lot D.*

2.6.1 Private Area

The Private Area is that portion of the Buildable Envelope which includes buildings and outdoor private spaces. The buildings within the Private Area must conform to the maximum Building Height and massing requirements as well as the Architectural requirements set forth in these Guidelines and as indicated on the Lot Diagrams. Most of the landscape within this area is not visible from neighboring Lots or the street because it is screened by buildings and/or other landscape elements. Accordingly, within this area the Property Owner has more flexibility in creating a more ornamental and personal landscape. The Private Area includes the Facade Zone as detailed below.

2.6.2 The Facade Zone

The Facade Zone is part of the Private Area of the Lot that is dedicated specifically for Architectural elements of the building that contribute to the overall quality of the streetscape or shared Common Area. The Facade Zone of the Lot can occur both on a publicly facing street or a shared Common Area. Allowable Facade Zone uses include building entries, front porches, wrap-around porches, bay windows, sun porches, and other Architectural elements that articulate the facade and create visual interest. The ARB will carefully evaluate applications to ensure that the design of the building facade maintains the quality of the streetscape or Common Area and is complementary to adjacent buildings. *See Figure 2.6.2 – The Facade Zone*

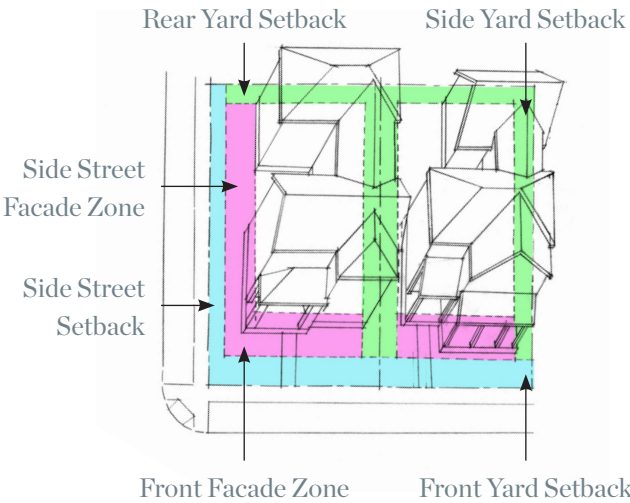


FIGURE 2.6.2 – THE FACADE ZONE

2.8 Combining Lots

In cases where a Guest Builder or Property Owner owns two or more contiguous Lots and wants to combine two or more Lots into a single Lot, the Property Owner must receive the consent of the Kiawah River ARB. A revised Buildable Envelope will be prepared by the ARB with input from the Property Owner and their Design Consultants. The total dimensions of the side yard Setback of the revised Buildable Envelope will be equal to or greater than the sum of the side yard Setbacks of the uncombined Lots. Additionally, the new Buildable Envelope area resulting from combining the Lots shall not exceed the sum of the Buildable Envelope areas of the uncombined Lots. Following approval by the ARB, any required regulatory approvals will be the responsibility of the Property Owner.

The ARB will carefully review issues relating to Building Mass and scale when reviewing a home on combined Lots. Property Owners and their Consultants are encouraged to be sensitive to these important issues when preparing their applications.

2.6.3 Transition Area

The Transition Area is located within the Buildable Envelope and is visible from the Common Areas, streets and neighboring Lots. No vertical structures may be located in the Transition Area, but pools, pool enclosure fences, low retaining walls and/or freestanding walls (maximum 4 feet in height), patios, spas, built-in barbeques, new plantings or other horizontal landscape Improvements are allowed. Landscape structures (such as trellises and/or arbors, etc.), walls higher than those described above, and landscape that has the potential to block views, are prohibited. Privacy walls and utility screening walls to a maximum of 6 feet in height along the side property line or located within the side yards may be allowed at the discretion of the ARB.

2.7 Lot Types

2.7.1 Natural Area

The Natural Area is that portion of the Lot that lies outside the Buildable Envelope and must remain as natural vegetation in

accordance with these Guidelines. Minimal grading for driveway access and to accommodate drainage and utility connections are allowed within the Natural Area. The Natural Area may include drainages that shall be preserved in their natural state or Master Developer installed landscape that is to be protected. Additional plant material may be added in the Natural Area if the existing native landscape is significantly less dense than other natural conditions because of man-made or natural disturbances. Not all Lots will contain a Natural Area.

The following Lot types are representative of the Lots at Kiawah River. Dimensions of Lots may vary, and new product may be added in later phases. Applicants are strongly encouraged to become familiar with their Lot type and its relationship to the Neighborhood & Common Areas prior to starting design

- A1 – 40’ x 110’ – Alley Loaded
- A2 – 40’ x 110’ – Front Loaded
- B1 – 50’ x 120’ – Alley Loaded
- B2 – 50’ x 120’ – Front Loaded
- C1 – 75’ x 120’ – Alley Loaded
- C2 – 75’ x 120’ – Front Loaded
- D1 – 100’ x 160’ – Alley Loaded
- D2 – 100’ x 160’ – Front Loaded
- E2 – 125’ x 180’ – Front Loaded
- F2 – +125’ x +180’ – Front Loaded Garden Cottage

2.9 Building Coverage, Minimum Floor Area, & Maximum Floor Area

The allowable Building Coverage for each Lot type is defined by the Lot Diagrams. The Minimum Floor Area for interior air-conditioned space will be 1,000 square feet. Although there is no Maximum Floor Area, the ARB will be reviewing applications to ensure that all Improvements are appropriately scaled to the Lot and surrounding landscape. Accordingly, homes larger than 3,500 square feet, including unheated garages but excluding non-air conditioned “outdoor rooms,” must be split into multiple building Masses. For Floor Area and Building Coverage definitions, refer to Appendix A – Definitions.

2.10 Icon Lots

Due to their location in the Community, size or elevation, certain Lots have the potential to have a significant visual impact when viewed from the Common Areas. These Lots have been given Icon Lot status and are identified as such on their Lot Diagram. Special design requirements are placed upon these Lots as described below. Property Owners and their design Consultants are required to discuss an Icon Lot with the ARB prior to proceeding with design and shall identify the Icon Lot designation in their application.

Icon Lots may have one or more of the following special design considerations:

ENHANCED LANDSCAPING

Certain Lots having side or front yards facing Common Areas are required to install additional landscape in an effort to soften the building elevation. Planting a greater number of larger trees, along with massing of shrubs for privacy, would satisfy this goal.

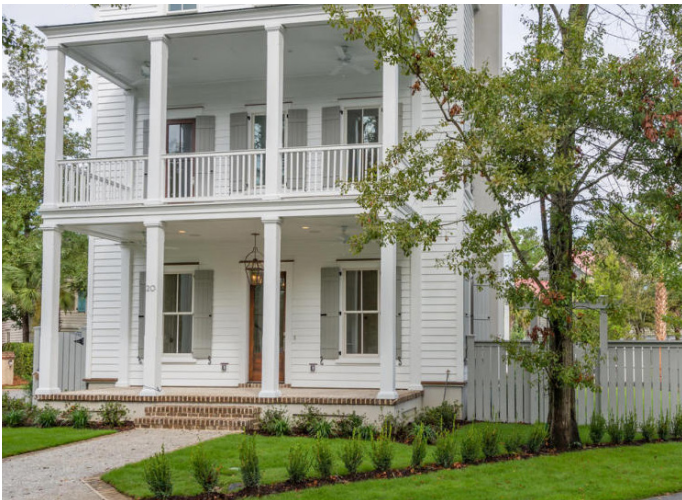
COLOR

A Community-wide objective of the Guidelines is to create homes that reside inconspicuously in their setting, allowing the landscape to dominate the scene. An important design tool in achieving this goal is the use of recessive colors. Enhanced Architectural Treatments: Though these Guidelines require four-sided Architecture for all buildings – that is, Architecture whose facade designs are all treated with equal aesthetic importance – certain Icon Lots will require their design Consultants to pay particular attention to the building elevations facing the Common Areas. These elevations should exhibit eclectic, handcrafted details reflective of the homes’ Architectural style or distinctive massing.

PARKING / ACCESS

Icon Lots must pay particular attention to the parking configuration and access to the Lot. In general, Icon Lots shall avoid a front-loaded or front-facing garage configuration and access the

parking from the rear or side. In the case of a raised home with parking on the ground floor, the parking should be accessed from the rear or side. Front yard terraces, retaining walls and steps will be encouraged by the ARB to provide a visual and physical connection from the front door to the street.



2.11 Grading & Drainage

OBJECTIVES

- To blend new Lot Improvements with adjacent Common Areas, wetland areas, and the river’s edge.
- To preserve existing trees by minimizing Cut / Fill
- To create natural and/or curvilinear landforms as a setting for the building Improvements, rather than straight and angular solutions.
- To ensure drainage Improvements are compatible with adjacent Lots, Common Areas, or existing landforms.
- To reduce storm water run-off
- To reduce non-point source pollution

GRADING GUIDELINES

- All Cuts, Fills and retaining walls must create smooth transitions at the top and bottom of slopes and appear to be extensions of natural landforms. Long, straight landforms shall be avoided, while rounded flowing forms are required.
- Building Pad elevations may not be raised or lowered without the expressed written approval by the ARB. Any changes in pad elevation must be approved by the Kiawah River ARB and it is the Guest Builder or Property Owner’s responsibility to obtain this approval prior to Final

Design Review. The ARB will closely review any proposal to change pad elevations, in particular as it relates to tie-in grading at the base of existing trees and the water’s edge.

- To the greatest extent possible, no grading shall be allowed within the drip line of trees to be retained.
- Grading operations shall not cause any on-or-off site erosion or sedimentation, even during construction.
- Grading at the outer edges of individual Lots shall not result in abrupt transitions to adjacent Common Areas, Lots or streets.
- Slopes shall not exceed 3:1 unless it can be demonstrated that a steeper slope will result in a more appropriate design solution. When 3:1 slopes are used, their visibility shall be minimized and have a landscape treatment that helps mitigate the abrupt visual character of the slope. Contour grading is to be used instead of structures wherever feasible.
- All grading shall be completed within the Buildable Envelope and shall not impose off-site drainage onto adjacent Common Areas, Lots or streets.
- Cut and Fill slopes are to be landscaped and restored with plant materials that blends with the adjacent



landscape Improvements or natural landscape. Landscaping of these slopes shall be completed as soon as possible and erosion control measures shall be implemented upon initiation of grading.

- In general, Cut and Fill quantities from grading operations shall be balanced on site.
- In general, grading within the Common Area is prohibited with the exception of minor “tie-in” grading for utilities and driveways. The ARB reserves the right to require field directed revisions to ensure that the final product meets the high Community expectation and standard.

DRAINAGE GUIDELINES

Many of the drainage guidelines for Kiawah River are based on proven and effective practices that residents can do on their own to reduce various sources of pollution to nearby water bodies or ground water. These Guidelines encourage the Guest Builder or Property Owners to:

- a. Reduce storm water run-off
- b. Decrease non-point source pollution
- c. Conserve water
- d. Enhance wildlife habitat



- In general, increased water flows on Lots shall be detained on-site and directed into retention basins or vegetated swales that detain water and encourage percolation. The established entry and exit patterns of water and flow rate onto a Lot must be maintained as shall the amount of water flow into existing drainage areas. Drainage from impervious surfaces may not be directly dispersed off the Lot without first passing through a permanent sediment control device and/or bio filter.
- Contractors shall utilize Best Management Practices (BMP's) at all times while performing grading and drainage work.

- Drainage design shall reduce erosion, runoff, and adverse impacts to water quality.
- Improved channels, retention basins and vegetated swales are to be designed to appear and function like natural drainage ways.
- Materials and sizes for all culverts, visible drainage structures and driveways are to be sized in accordance with these Guidelines and approved by the ARB. Concrete or metal flared-ends culverts shall be utilized rather than plastic. The ends of culverts shall be blended into the landscape by utilizing boulders, planting and/or painting

the interior of the culvert a dark color.

- All headwalls or similarly related drainage structures shall be constructed of concrete with a dark colored, textured finish.
- When appropriate, gutters and downspouts will direct drainage from the roofs to on-site drainage collection areas. In no event shall gutters and/or downspouts drain onto adjoining Lots or Common Areas. *See Figure 2.11 – Preferred Drainage Design*

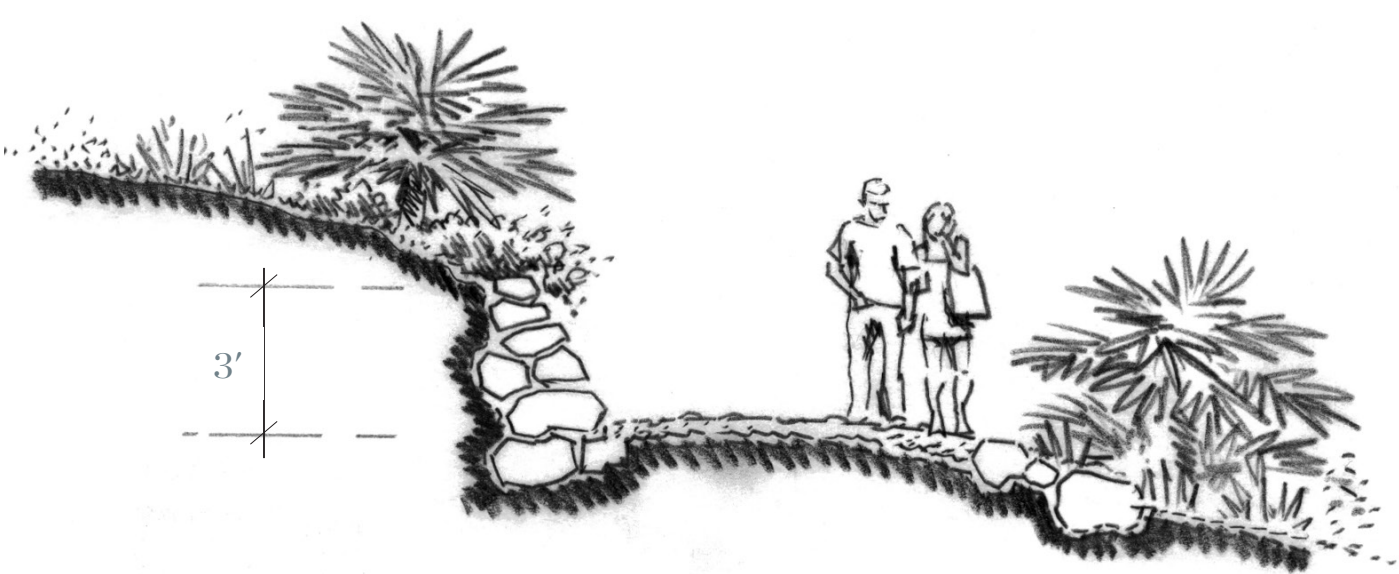


FIGURE 2.11.1 - RETAINING WALL DESIGN

2.11.1 Retaining Walls & Bulkheads

OBJECTIVES

- To minimize grading for the preservation of existing trees, vegetation, and unique site features.
- To unify the Architecture with the site and landscape in a way that accentuates the natural features of the site.

RETAINING WALL GUIDELINES

- A retaining wall is defined as any wall that retains earth 2-feet or more in depth. In general, retaining walls shall be built to extend and/or blend with the existing topography.
- The maximum height of retaining walls within the Private Area is 4 feet as measured from the lowest finished grade level to the top of the wall. The maximum height for walls within the Transition Area is 3 feet, unless the wall is a side yard privacy wall, utility enclosure wall or auto

court screening wall. *See Figure 2.11.1 – Retaining Wall Design*

- Where grade changes exceed 4 feet, stepped-back or terraced wall structures with planting terraces (4 feet minimum width) are to be used. In extraordinary circumstances, higher retaining wall heights may be allowed if it can be demonstrated that such a solution has no adverse impact to neighboring Lots or Common Areas and it causes less disturbance to existing topography or landscaping.

- Acceptable materials for retaining walls include Tabby, brick, or dry stacked stone. If stone is used, a dry stack pattern, structural in appearance, is required. Thin stone veneers that are not structural in appearance are unacceptable. *See Figure 2.11.2 – Retaining Wall Materials*
- Stone or stone-faced walls are to be designed with a 1:12 batter if the overall wall height exceeds 4 feet.
- In general, retaining walls facing the river, salt marshes, street or other Common Areas may not delineate or parallel Buildable Envelope boundaries or property lines for more than a 40’ foot long distance without a vertical and/or horizontal offset. Walls are to utilize multiple vertical and horizontal offsets that step with the site’s topography and house design. All walls shall utilize a minimum vertical offset of 8 inches and minimum horizontal offset of 16 inches. The horizontal separation between vertical offsets shall be a minimum of 2 feet. Exceptions may be granted if the ARB determines that such offsets are aesthetically desirable in the context of a particular submittal. Retaining walls along stairs are excluded from this requirement.

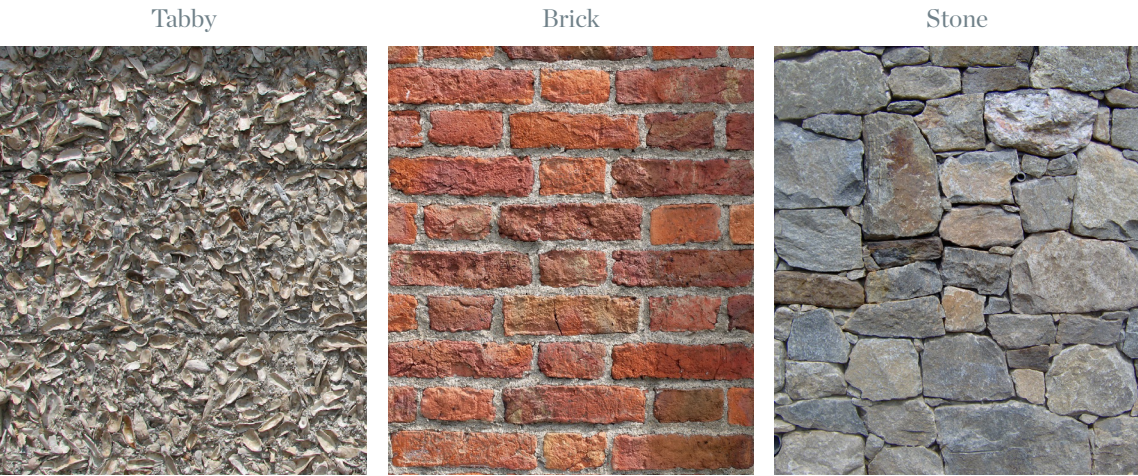


FIGURE 2.11.2 – RETAINING WALL MATERIALS

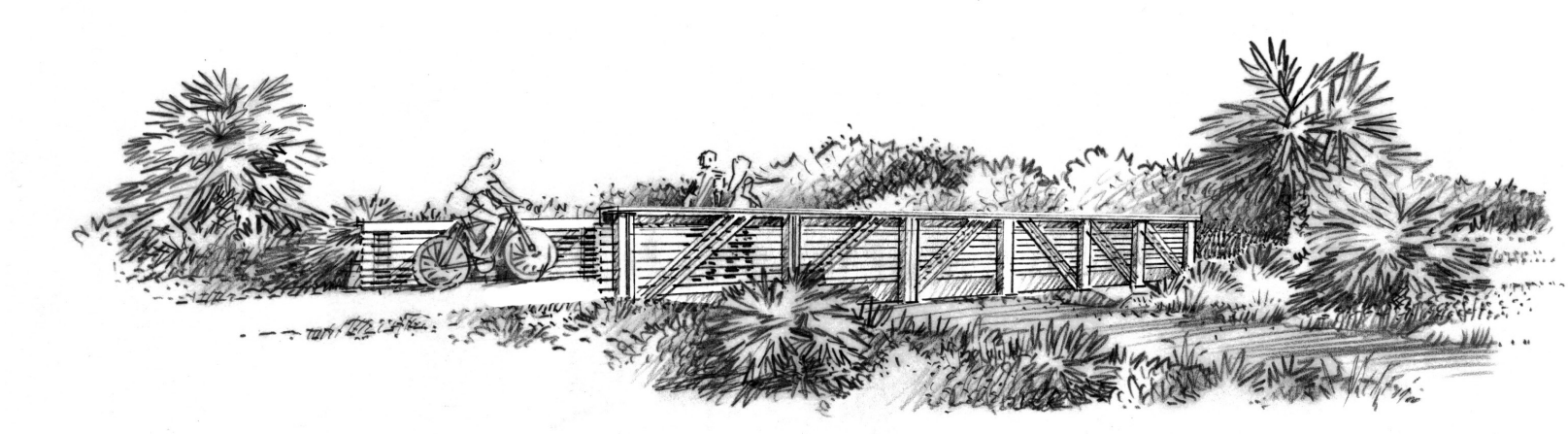


FIGURE 2.12–PEDESTRIAN BRIDGE OVER DRAINAGE AREA

2.12 Wetlands, Marshes & Salt Ponds

OBJECTIVES

- To protect, preserve and integrate site design with the wetlands, marshes and salt ponds found throughout the Community.
- To ensure that Improvements on the Lot do not adversely affect any adjoining or neighboring wetlands, marshes and/or salt ponds.
- To encourage wildlife to remain an integral part of the Community and maintain the existing ecosystem.
- To facilitate the easy access to open space and the coastline by providing a Community-wide pervious trail system along the water’s edge.

RIPARIAN LANDSCAPE GUIDELINES

- Any Lot abutting an OCRM Critical Line shall have a minimum OCRM Critical Line Setback of 35 feet or as indicated on the recorded plat. All Accessory Structures shall comply with these standards.
- The property line Setback from the edge of Wetlands, marshes and salt ponds has been established and is indicated on the Lot Diagrams. No disturbance of any kind is allowed within this Setback buffer or the adjacent Riparian Landscapes – they must remain in their natural state.
- Portions of the OCRM Critical Line Setback may include a Community-wide trail system that connects Lots and Common Areas to the wetlands and coastline.
- Residences, structures and other Improvements shall be sited to avoid drainage issues. The drainage design shall not direct water to riparian landscapes without first passing the water through a permanent sedimentation control mechanism. All permanent sedimentation control measures, such as settling basins or bioretention devices, are to appear as naturally occurring components of the existing drainage system. *See Figure 2.12–Pedestrian Bridge Over Drainage Area*



2.13 Dock & Slips

OBJECTIVES

- To facilitate water access for Neighborhoods and select Lots.
- To ensure all Docks and slips are visibly subordinate to the coastal landscape.

GUIDELINES

- All Docks or slips must receive specific written approval from the Master Developer and the ARB. The OCRM (Office of Coastal Resource Management), and the Army Corps of Engineers may review in some cases

- Structures for bulkheads and pilings must be concrete or wood, though wood is preferred. All decking on Docks or Piers must be wood.
- Any Dock or slip projecting into a navigable waterway must allow a minimum of 50’ feet, inclusive of the Docked boat beam width, for two boats to pass.
- Covered shade structures are allowed provided they are open air, modest in scale and recessive in color. Wood construction is strongly encouraged.
- Docks and slips are to be sited so that, when a boat is Docked, there is minimal visual impact to adjacent Lots or Common Areas.
- All saltwater Docks and slips are subject to regulations of the OCRM with regards to allowable footprint areas and covered roof area.
- Lighting of Docks and Piers, except the minimum required for safety, is prohibited.





3

ARCHITECTURE GUIDELINES

The following Architectural standards have been developed to achieve the environmental, Community and aesthetic objectives for Kiawah River. The intent of these Guidelines is to encourage a diversity of design solutions while at the same time producing high quality homes that are appropriate for the Community. Guest Builders, Property Owners, and Consultants are encouraged to review the portfolio of examples of appropriately designed homes which is available from the ARB office and that clearly illustrate the styles and quality expected for homes at Kiawah River.



3.1 Architectural Design Objectives

The following are the main objectives for Architectural design at Kiawah River.

- To create buildings which draw upon the Charleston Sea Island Development patterns that have evolved from rural homesteads to small villages.
- To design buildings that respond to the climate, landforms, landscape and surrounding built context.
- To create buildings which have a strong indoor/outdoor relationship.
- To create buildings that, through their design, massing and materials, convey a sense of casual, informal, and simple elegance.
- To create buildings that are resource efficient and environmentally responsible.

3.2 Architectural Design Character

3.2.1 Community Architecture

Taking inspiration from historical styles indigenous to the Southern region, the Architecture will produce an eclectic, diverse and sensitive mix of homes which reflect the Traditional towns found in the Charleston Sea Island region. These homes are generally a simple rectangular form, or collection of forms, with wide verandas and articulated entries. The buildings, in general, are to be designed to exude a casual “town” environment within Jack Island, and a more spacious and natural feel as you move out into the Rural Village areas. The homes are to respond to existing trees, landscape setting, Neighborhood context, microclimates, and unique attributes of the particular Lot.

3.2.2 Architectural Integrity & Quality

Although these guidelines are not intended to dictate specific Architectural styles for Kiawah River, they are crafted to promote Architectural solutions that are innovative, of the highest quality and appropriate to the surrounding landscape and Community context. This Architectural integrity expresses itself through designs that:

- Utilize natural materials in accordance with their physical nature and structural capabilities.
- Utilize materials and construction techniques that convey a sense of permanence and durability (stone, masonry and Tabby for example).
- Are respectful of site context and the Community as a whole.
- Are climate responsive.
- Are resource efficient and environmentally responsible.

To achieve buildings that possess Architectural integrity, the ARB will be evaluating submissions based upon the qualitative criteria described below as well as specific or absolute requirements (such as Building Height) detailed in these Guidelines.

SCALE

A building’s scale is critical in how one perceives its place within the Community. The ARB will review a building’s scale relative to the size of the Lot and Buildable Envelope, vertical massing and proportion of 1-Story to 2-Story elements. Guest Builders or Property Owners and their Consultants shall be mindful of scale as they move through the design process. Building masses that are primarily room- sized volumes are strongly encouraged.

PROPORTION

Each design element of the home has an inherent proportional relationship to each other and to the overall design, creating a balanced composition. Exaggerated or overly stylized elements shall be limited and approved based on design merit.

RHYTHM AND BALANCE

These Guidelines encourage the harmonious recurrence of building forms, elements, materials or color to create a sense of serenity and balance in the Architectural composition. The rhythm of the Architectural elements may be sequential, concentric or random.



TEXTURE

Bold texturing can be visually disruptive, likewise, large expanses of flat walls and roofs reflect a greater amount of light. Accordingly, a rich and varied palette of textures created by random patterning is desired to minimize the reflectivity of walls and roofs.

SHADE AND SHADOW

Large scale texturing of a building may also be achieved by shade and shadow. A series of transitional spaces, such as trellises, loggias, overhangs, deeply recessed doors and windows, courtyards or outdoor rooms, help create visually rich compositions, provide weather and sun protection and establish strong indoor/outdoor relationships throughout the home.

APPROPRIATENESS

The degree of individual design expression will be measured relative to the home's Community or landscape context and the overall aesthetic goals for Kiawah River. A design deemed inappropriate may not be a reflection of the quality of the design but may be considered too individualistic or object oriented and therefore inappropriate. In essence, homes shall not strive to "make a statement."

MATERIAL AUTHENTICITY

Building materials shall be used as honest expressions of their function, structural capabilities or regional context. This means utilizing natural materials rather than "manufactured" and/or local materials rather than imported.

3.3 Applicable Building Codes & Flood Requirements

The following are the main objectives for Architectural design at Kiawah River.

- To create buildings which draw upon the Charleston Sea Island Development patterns that have evolved from rural homesteads to small villages.
- To design buildings that respond to the climate, landforms, landscape and surrounding built context.
- To create buildings which have a strong indoor/outdoor relationship.
- To create buildings that, through their design, massing and materials, convey a sense of casual, informal, and simple elegance.
- To create buildings that are resource efficient and environmentally responsible.

OBJECTIVES

- To minimize the visual impact of all buildings and to ensure that they are subordinate to and blend in with the surrounding landscape and Community context.
- To ensure that the view potential from each Lot is preserved.

3.4 Building Heights & Finished Floor Elevations

BUILDING HEIGHT MEASUREMENT

The maximum Building Height shall be established by a plane measured vertically above the average existing grade at the center of the building footprint, or Ground Floor Level.

In areas that have been graded by Master Developer, the Building FFE shall be measured from the certified pad after grading is completed.

The overall height shall be measured from the highest parapet or roof ridge (excluding chimneys) to center of the building footprint and/or the existing grade adjacent to the building exterior directly below.

Building finished floor elevation (FFE) shall be measured from the Improved Pad. *See Figure 3.4 – Building Height Diagram*

BUILDING HEIGHT AND STORY INFORMATION

Allowable Building Heights and Story Height information for each Lot are indicated on the Lot Diagram. Most homes at Kiawah River will be elevated above grade with parking on the Ground Floor Level. It is assumed that homes will incorporate ground floor parking underneath (tuck under parking). In some cases, the Lot will be elevated above the flood plain requirements, in which case parking will be provided in an attached or detached garage or carport at Ground Floor Level. For these reasons, the Building Height and Story Height requirements will vary depending on the Lot configuration on the site.



3.4.1 At-Grade Home

The At-Grade Home is constructed at or near the elevation of the building pad, provided it is above the FEMA Flood Elevation, and does not provide for parking beneath the building. The finished floor of this home must be 24”-36” above grade and may provide parking in an attached or detached garage or carport structure, along with Ground Floor living spaces of the home. Porches, decks and other outdoor living spaces may occur on the Ground Floor, or be terraced down to connect to the streetscape or Common Areas. *See Figure 3.4.1 - At-Grade Home*

ONE-STORY

For “One-Story” homes, the Building Height generally may not exceed 20’ feet. Chimneys may extend to 25’ feet. Additionally, a 150-square foot portion of the building may extend to 25’ feet. The intention of this guideline is to allow for vertical accent elements, such as a tower, on one-Story homes.

TWO-STORY

For “Two-Story” homes, the Building Height generally may not exceed 29’ feet. Chimneys may extend to 34’ feet. The second Story element may not exceed 75% of the total enclosed main Floor Area (excluding garage and Accessory Structures). Second Story elements that exceed the above 75% requirement may be permitted by the ARB if they meet the following criteria.

- Further the overall aesthetic goals of the Community
- Do not have an adverse impact of any kind upon adjacent Lots or Common Areas
- Is consistent with the proposed Architectural style

3.4.2 Elevated Homes

The Elevated Home may be built on a slightly elevated Lot, but the Ground Floor of the home still resides below the required FEMA Base Flood Protection Elevation. For this reason, the ground floor of the home is designed to accommodate parking or storage underneath the building, along with other non-habitable spaces. Building designs are encouraged to provide porches, decks, and other outdoor living spaces at the Ground Floor Level to provide a connection to the street and/or Common Areas. The Building Height is inclusive of the ground floor parking level. *See Figure 3.4.2 - Elevated Home*

ONE-STORY

For “One-Story” homes, the Building Height generally may not exceed 29’ feet. Chimneys may extend to 34’ feet. Additionally, a 150-square foot portion of the building may extend to 30’ feet. The intention of this guideline is to allow for vertical accent elements, such as a tower, on one-Story homes.

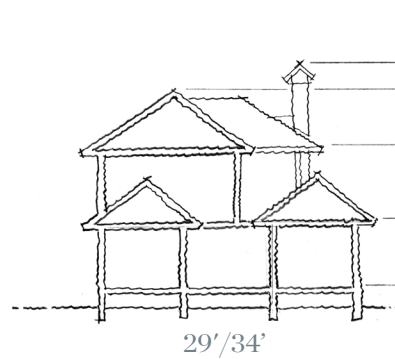
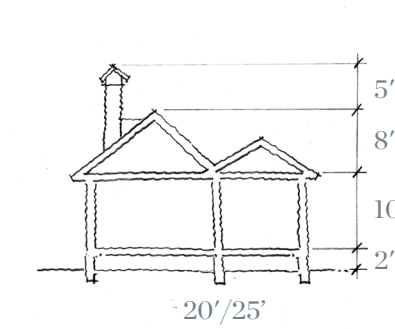


Figure 3.4.1 – At-Grade Home

TWO-STORY

For “Two-Story” homes, the Building Height generally may not exceed 38’ feet. Chimneys may extend to 41’ feet. The second Story area may not exceed 75% of the total enclosed main Floor Area. Second Story areas that exceed the above 75% requirement may be permitted by the ARB if they meet the following criteria.

- Further the overall aesthetic goals of the Community
- Do not have an adverse impact of any kind upon adjacent Lots or Common Areas
- Is consistent with the proposed Architectural style

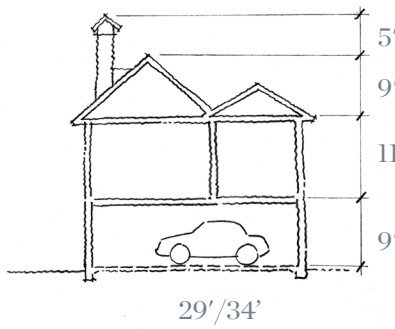


Figure 3.4.2 – Elevated Home

FIGURE 3.4 – BUILDING HEIGHT DIAGRAM

3.4.3 Flat Roof Homes

Flat Roof Homes are allowed at Kiawah River, however they are subject to additional Building Height restrictions. For any “One-Story” or “Two-Story” structure which exceeds 20% coverage of the total Floor Area with a flat roof the Building Height must be reduced by 8’ feet. Flat Roof Homes are subject to specific review and approval by the ARB. Property Owners and their design Consultants are required to discuss a Flat Roof Home with the ARB prior to proceeding with design. *See Figure 3.4.3 – Flat Roof Home*

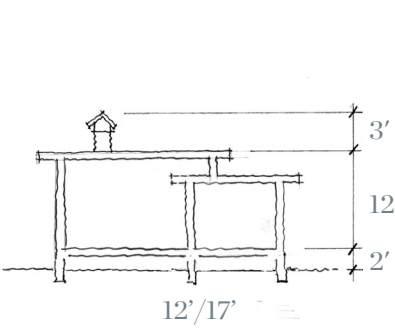


Figure 3.4.3 – Flat Roof Home

3.4.4 Minimum Finished Floor elevation

The minimum finished floor elevation for each home must comply with Charleston County Zoning and Land Development Regulations, referencing the FEMA Flood Plain Maps. These are available from the ARB Office.



FIGURE 3.5 – MASSING CONCEPTS

3.5 Building Forms & Massing

OBJECTIVES

- To create buildings that are residentially scaled and contribute to creating a unified Community image
- To ensure that the Architectural Style informs the massing and overall building form

GUIDELINES

- In general, buildings shall be one or two-story masses with a simple, rectangular volume organized in a hierarchy of masses.
- The composition of structures shall have a clearly dominant volume (the main body) and complementary “secondary” volumes such as Accessory Structures, carriage houses or garages.

- The size, massing and placement of buildings is to be responsive to the context of its surroundings. Building design is to consider existing tree locations, future canopy spread and heights, available views, the character and scale of surrounding environment and structures, and any other climatic conditions such as prevailing breezes and sunlight.
- The play of light and shadow between Building Masses shall be carefully formulated to articulate masses, accentuate entries and/or building levels and to create texture. Buildings shall be articulated with deep porches, balconies, breezeways, dormers, overhangs, and vertically proportioned windows and exterior stairs.
- In general, larger masses shall be located in the middle of the Lot while smaller masses shall be located along the perimeter of the Private Area.

- Buildings shall be designed to be viewed from all sides. Screening and/or designing service areas as an integral part of the overall Architectural composition is required.
- Building masses shall have a strong indoor-outdoor relationship by incorporating courtyards, breezeways, colonnades, and patios. In addition, exterior stairways and/or breezeways may be used rather than relying on internal circulation.
- Entries shall be recessed and articulated with overhangs, porches, and/or courtyards. Entry elements shall be in scale with the home. Dominant or overly stylized entries shall be avoided.
- To avoid large bulky forms, detached garages which incorporate breezeways or trellises to connect the main Residence are encouraged. *See Figure 3.5– Massing Concepts*

3.5.1 Visual Building Mass

In order to reflect the scale and character of the Community, buildings will follow the general massing guidelines below:

- Each building shall be constructed as a series of Visual Building Masses. To be classified as a Visual Building Mass, the mass shall have a minimum depth and width of at least 20’ feet, be a minimum of 500-square feet in area, and be offset

by at least 2’ feet horizontally or 4’ feet vertically from another mass. *See Figure 3.5– Massing Concepts*

- Massing shall reflect room size volumes or groups of masses rather than one dominate mass. Those styles lending themselves to a dominate symmetrical massing shall maintain a 40’ feet maximum dimension for ridges or walls. Ridges or walls in excess of this 40’ foot maximum shall be broken

by a vertical (2’ foot minimum) or horizontal (4’ foot minimum) offset or larger chimney mass. The ARB will consider longer wall or ridge dimensions if the design is stylistically appropriate, maintains an intimate residential scale and furthers the Community’s aesthetic objectives.

See Figure 3.5– Massing Concepts



FIGURE 3.5 – MASSING CONCEPTS

3.5.2 Tower Design

Towers shall be allowed (and required on some Icon Lots) to capture views and complete the aesthetic composition of the Residence. Towers shall be limited in area to 240 square feet. At least one wall of the tower must be expressed on the exterior of the primary Visual Building Mass and connect to the ground. The maximum plate height of any tower shall be eight 8' feet above the primary Visual Building Mass building plate height. See Figure 3.6.2 – Tower Design

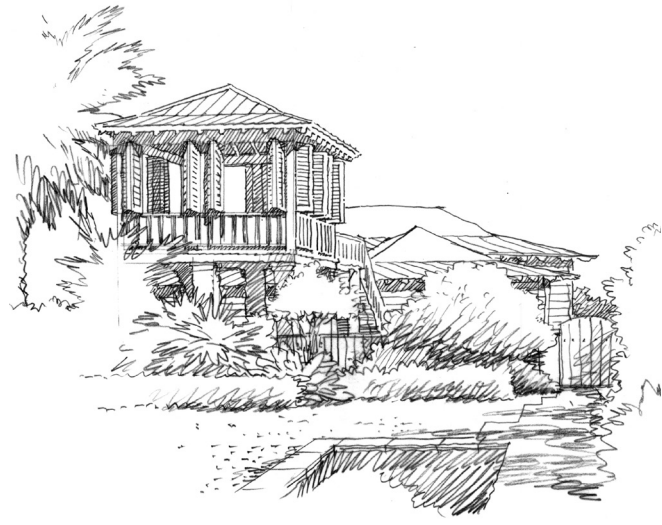


FIGURE 3.5.2 – TOWER DESIGN

3.5.3 Entries

Entries shall be recessed and articulated with overhangs, porches and/or courtyards. Entry elements shall be in scale with the home. Dominant or overly stylized entries shall be avoided. See Figure 3.6.3 – Entry Design



Good



Unacceptable

FIGURE 3.5.3 – ENTRY DESIGN

3.6 Roofs

OBJECTIVES

- To design roofs that are energy efficient and light in color.
- To create roof designs that are appropriate to the Architectural style.

GUIDELINES

- All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with the site and neighboring buildings and minimize the overall Building Massing. Trellises and outdoor covered areas shall be incorporated into the overall massing to avoid a “tacked-on” appearance.

ACCEPTABLE ROOF FORMS

Gable, Hipped, Double Pitched, Gambrel, or Shed roofs (typically used over porch elements, dormers or on outbuildings) are allowed. The gambrel roof form is not typical in the Charleston Sea Islands and shall be used sparingly and in less visible locations. See Figure 3.6 – Roof Forms

Flat roofs are allowed; however, they are subject to review and approval by the ARB. Property Owners and their design Consultants are required to discuss a Flat Roof Home with the ARB prior to proceeding with design.

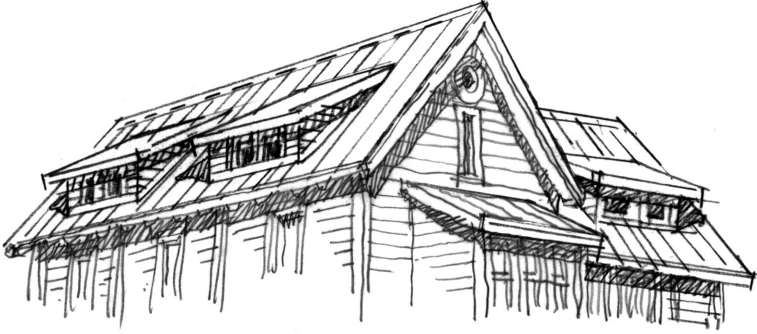


FIGURE 3.6 – ROOF FORMS

ACCEPTABLE
ROOF MATERIALS

Roofs are to be Class A fire rated. 5V-crimp, Standing Seam Metal, Corrugated Metal, Wood Shake Shingle, Copper Shingle and Slate are acceptable.

Flat roof materials must be reviewed and approved by the ARB. Property Owners and their design Consultants are required to discuss a flat roof material with the ARB. *See Figure 3.6.1 - Roof Materials*

UNACCEPTABLE
ROOF MATERIALS

Reflective roof finishes, silver galvalume or any metal material that may cause excessive glare, ceramic tiles, and clay tiles are not acceptable. Simulated roof materials may be allowed upon approval of the ARB.



FIGURE 3.6.1 – ROOF MATERIALS

EAVES AND FASCIAS

Eaves shall be incorporated, where appropriate. Exposed rafter tails with wooden soffits are encouraged on traditional sloped roof designs. In general, pitched roof fascias shall be 6 inches, being of sufficient size to support a gutter. Flat roof fascias shall be appropriately scaled to the Building Massing, not be a dominant element in the overall composition and contain some texturing to achieve an interplay of light and shadow. Large, plain stucco fascias are unacceptable. *See Figure 3.6.2 – Eave Design*

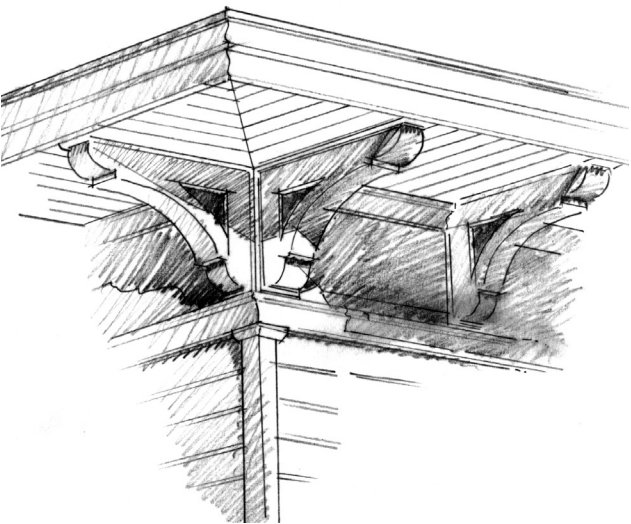


FIGURE 3.6.2 – EAVE DESIGN



GUTTERS AND DOWNSPOUTS

Gutters, if used, shall be incorporated into the overall design of the house. Gutters and downspouts shall not appear as if they were “tacked-on”. Integral gutters with concealed downspouts are encouraged at long overhangs. Exposed downspouts are to be located to avoid long return sections from the eave to the wall. Integrating downspouts with vertical elements, such as structural columns or trim, is encouraged. Half round gutters with round downspouts are strongly encouraged. *See Figure 3.6.3 – Gutter Design*

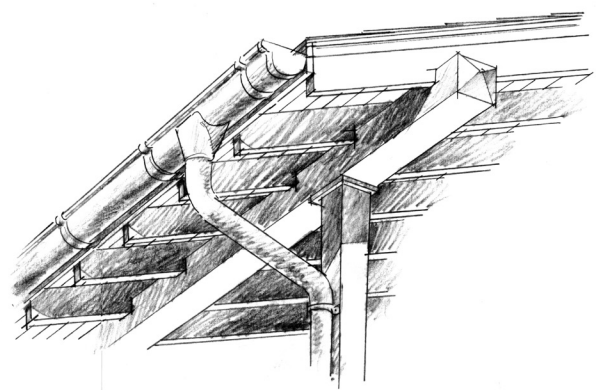


FIGURE 3.6.3 – GUTTER DESIGN



3.7 Exterior Walls & Finishes

OBJECTIVES

- To design wall systems that are energy efficient.
- To create wall compositions that are reminiscent of vernacular Architecture and appropriate to the Architectural style.

GUIDELINES

- In general, the exterior wall design of all Residences and Improvements may incorporate the use of at least two different complimentary materials in order to create subtle textural changes and to further articulate masses. Exterior walls of a single material may be acceptable if, in the opinion of the ARB, they meet the requirements of these Guidelines, are consistent with the Community’s aesthetic goals and are appropriate to the particular Architectural style. See Figure 3.7 - Exterior Wall Design

EXTERIOR WALL DESIGN

Walls shall be simple, refined compositions of one or two materials in a logical structural relationship and consistent in material use with Architectural design. Changes in material shall occur on the inside corners of masses. Porches, decks of balconies projecting beyond

a wall shall be supported by timber structures less than one-Story in height. Undersides are to be fully screened from off-site views by planting and/or darker color materials. Long, unbroken off-grade decks are not allowed. See Figure 3.7 – Exterior Wall Materials

EXTERIOR WALL HEIGHT

The exterior wall height from finish floor to top of wall plate shall be a minimum of 10’ feet for the First Floor and 9’ feet for the second floor. Flat roofed buildings may have a First Floor plate height up to a maximum of 15’ feet. In no case shall an unbroken vertical plane be more than 15’ feet in height. The ARB will consider, on a case by case basis, exceptions for details, such as gable end walls, if the exceptions are demonstrated to be part of the Architectural style and are in scale with the overall Community.

ACCEPTABLE MATERIALS

Painted and/or stained wood (clapboard, butt-board, board and batten and/or shingle applications), Tabby, stucco, stone (in limited quantities) and brick.

TABBY / STUCCO

Tabby or stucco is generally to be used for masonry and foundation elements. The appearance of Tabby shall be similar to local historic styles and textures, and utilize an oyster shell material. Tabby shall incorporate large or unbroken shell pieces, and not consist entirely of small ground up shell fragments.

Exterior Insulation Finish Systems (EIFS) are not permitted. Large stucco surfaces shall be broken up or recessed behind porches and columns. Walls shall have a “handcrafted” appearance utilizing wavy textures or troweled patterns in a light to medium texture. Heavily textured stucco patterns will not be permitted. Stucco is to have a smooth to lightly textured sand finish with a 3-coat application, (scratch coat, brown coat and sand finish coat). The use of stucco will be limited to stucco on block, stucco will not be allowed on wood frame construction.

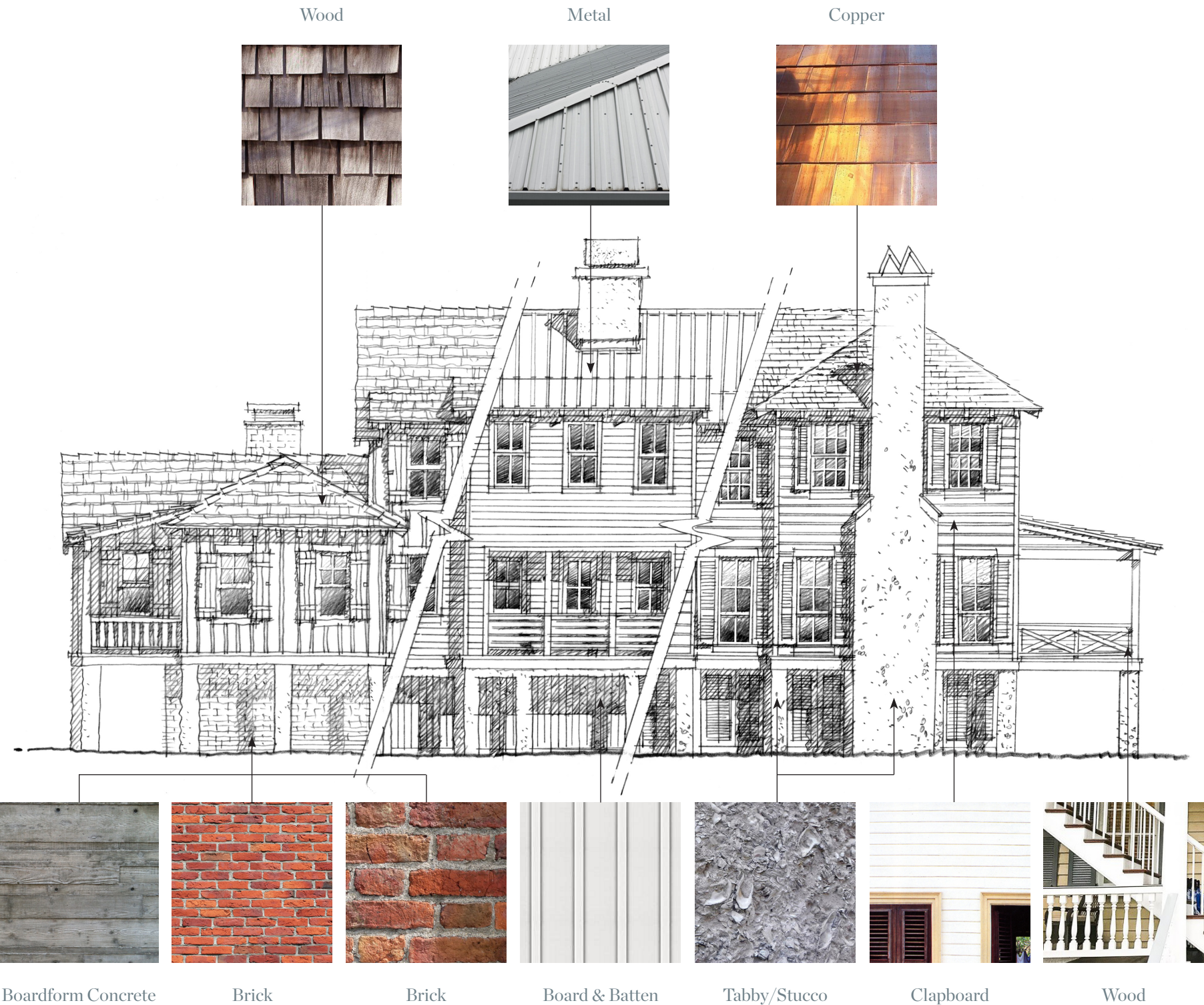


FIGURE 3.7 – EXTERIOR WALL DESIGN

MASONRY

Masonry construction, such as brick or concrete block, can be used as a foundation element with wood or stucco walls above, or as a full height wall when used as the predominate wall material. Brick patterns should follow local historic patterns, such as “Running Bond”, “Flemish Bond” or “1:3 Bond”, other patterns may be acceptable but must be reviewed and approved by the ARB.

The use of concrete block as a full height wall must be reviewed and approved by the ARB, based on its architectural merit and appropriateness for the style of architecture.

POURED CONCRETE

Poured Concrete may be used as a full height wall, or as a base for glass or other materials. Poured Concrete must be board-formed or in some other way “artfully” texturized. Large smooth expanses of concrete walls are not acceptable. Poured Concrete walls may be left in their natural color, integrally colored or stained. Painting of concrete walls is not acceptable on exposed faces.

GLASS

Glass may be used as a wall material. Glass walls shall be non-reflective and not mirrored. They shall be protected from direct sunlight with overhangs, trellises or other similar Architectural elements. Bronze tinted or any other color that will visually stand out is not allowed.

UNACCEPTABLE MATERIALS

Materials which are inappropriate are exterior plaster or stucco using a heavy texture such as a swirl pattern, heavy sand, Spanish Lace, or heavy troweled pattern; reflective surfaces other than glass; vinyl or aluminum siding; Plank; faux stone, cultured stone; large expanses of unshaded glass or metal cladding, or exposed, untextured concrete are not acceptable.

GUIDELINES

CASEMENT, DOUBLE OR SINGLE HUNG WINDOWS

- Window placement is to respond to site setting to capture daylight, take advantage of prevailing breezes and limit heat gain. Operable windows shall be used to take advantage of ambient cooling effects from prevailing breezes. Large areas of glass are to be shaded with projecting roof overhangs, awnings, balconies or porches to minimize the glare and decrease heat gain.
- Windows must be sized appropriately to the exterior walls on which they occur. Window design is to utilize a consistent style and/or vernacular throughout the building.

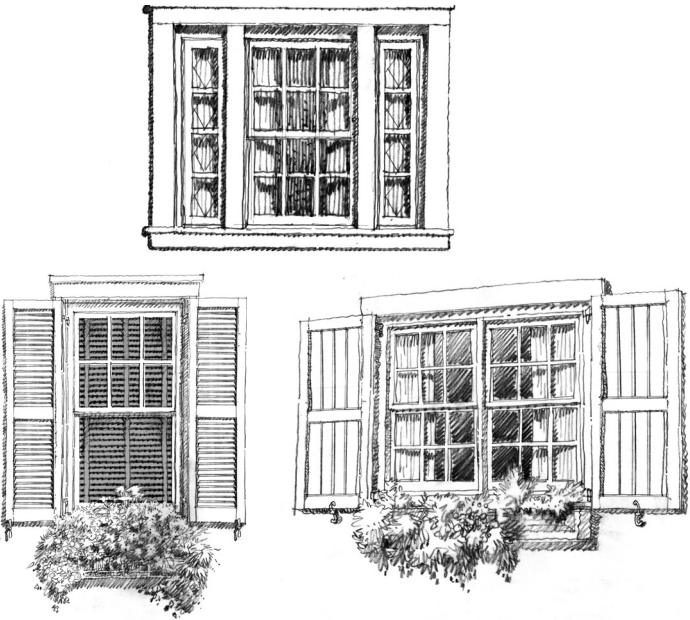


FIGURE 3.8.1 – WINDOW DESIGN

3.8 Doors & Windows

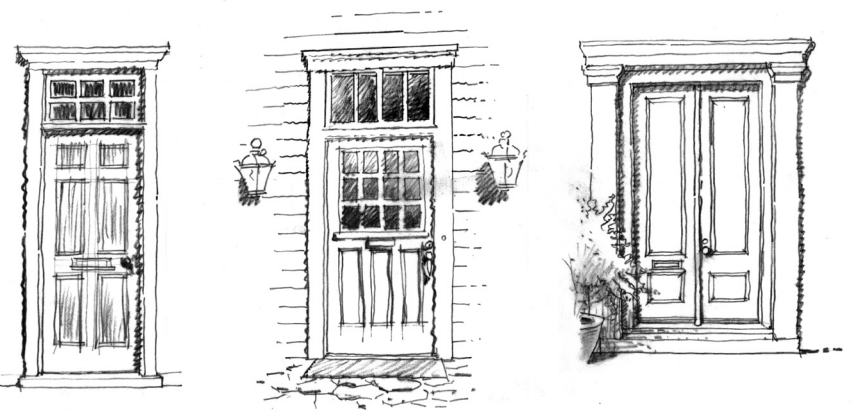
OBJECTIVES

- To utilize windows and doors that are energy efficient.
- To utilize window and door designs that are appropriate to the Architectural style and reflect local craft techniques.

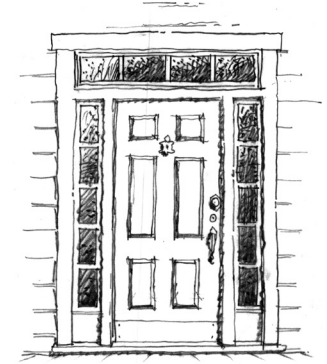
- Windows on wing extensions or on upper floors will typically be smaller than on the main volume and/or main floors.
- Window vocabulary is to be based on the traditional principles of multi-paned, square or vertically-oriented, 6 over 6, 4 over 4 or multi-paned over single-paned designs:
- Casement, double and/or triple-hung, with a 3-inch sill.
- Wood or wood-clad windows, and steel windows are permitted.
- Large windows that are subdivided with structural members or integral muntins.
- Accent windows that use a round or elliptical design are permitted.
- Divided lite patterns shall be consistent among all elevations of buildings.
- TDL (True Divided Light) or SDL (Simulated Divided Light) are the only window types permitted.
- Glass block is not permitted. *See Figure 3.8.1 – Window Design*

DOORS

Door designs and placement are to draw from the Charleston Sea Island traditions, which typically include multi-pane single and double door units that incorporate a panel design in the bottom third



of the door. Multi-pane French doors have often been used instead of windows on main floor living areas to open out to porches and terraces. Multiple doors to exterior spaces from main living areas are to be incorporated to highlight the connection to the outside. *See Figure 3.8.2 – Door Design*



SLIDING OR POCKET DOORS

Sliding, Pocket or Pivot Doors with large glazed openings may be used provided they are protected by a trellis or overhang providing deep shade over the glazed area. The depth of this trellis or overhang is encouraged to be 1.5 times the door head height but in no case, shall it be less than 10-feet in depth.



FIGURE 3.8.2 – DOOR DESIGN

WINDOW AND DOOR
MATERIALS AND COLORS

Wood-clad or metal non-anodized finish are acceptable. Unfinished aluminum or shiny metals are not permitted. Certain vinyl or fiberglass clad windows and doors may be allowed upon approval of the ARB. Doors, window and door frames may be stained and/or painted.

ACCENT TRIM

Wood, decorative tile and/or stone accent materials shall be used in a consistent manner around the structure.

SHUTTERS

Shutters may be used both for doors and window elements and at porches. Shutters are to be operable and utilize board or louvered designs (wood or synthetic) in typical Charleston Sea Island design and patterns. Shutter colors are to complement the exterior finish materials and trim used on the building.

Single shutters are to be full sash height and the full sash width for the window or door they adjoin. Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Composite shutters which are appropriately scaled and operable may be allowed upon approval of the ARB. The use of bi-fold shutters is permitted.

See Figure 3.8.3 – Shutter Design

GLAZING AND GLASS

All glazing shall meet energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

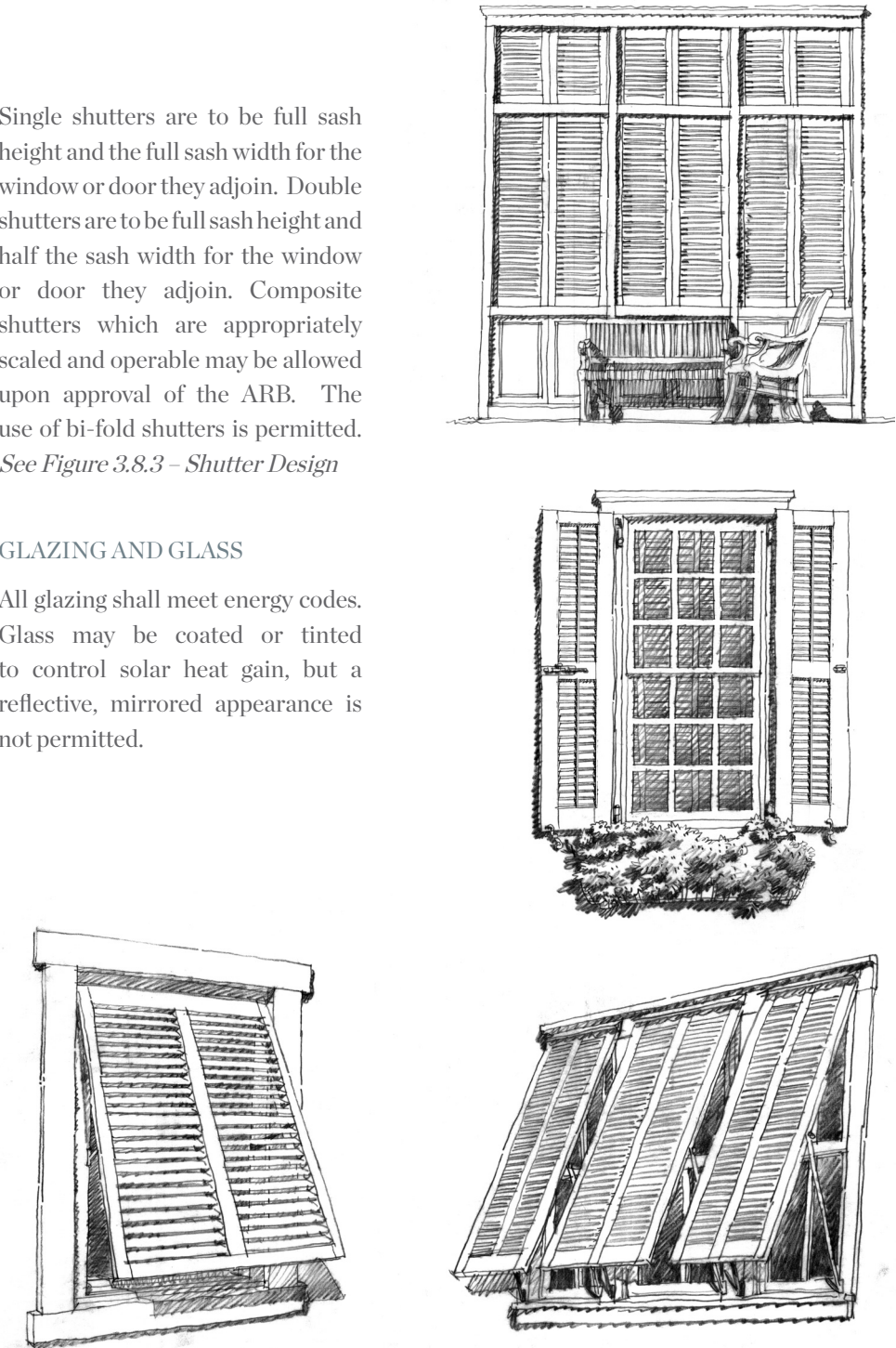


FIGURE 3.8.3 – SHUTTER DESIGN

3.9 Building Projections & Accessory Structures

The use of Architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship are outlined below. The style and details of these Architectural elements, such as column and eave treatments, shall be consistent with the Architectural design of the main building.

3.9.1 Entries, Front Porches & Side Porches

Porches that provide shelter from the sun and accentuate entry areas are to be a minimum of 6' feet in depth. Flooring materials are to be wood, tile,

and/or colored concrete. In general, the flooring shall be an extension or natural complement to the flooring used in the interior of the building.

Porches, verandas, decks, and patios are to be designed as extensions of indoor rooms. Porch and deck design are to take advantage of natural ventilation opportunities. Porch enclosures may be enclosed with mesh screens, traditional wood shutters, or glass. Unacceptable enclosures include plastic infill systems, roll down shutters or shades. Porches should be raised a minimum of 15" above grade with framed lattice work to conceal the underneath side. *See Figure 3.9.1 – Porch Design*

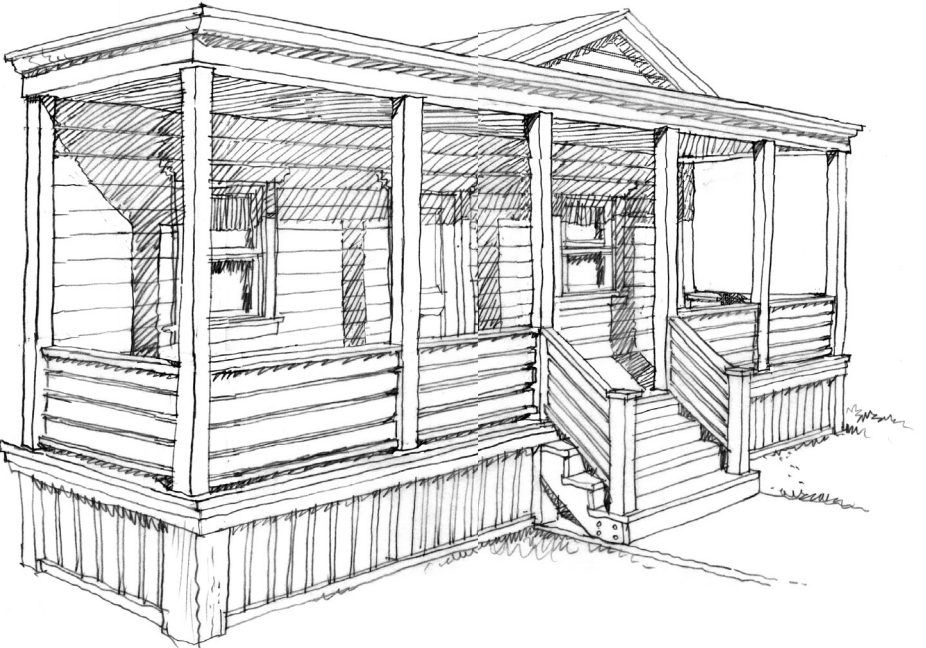


FIGURE 3.9.1 – PORCH DESIGN



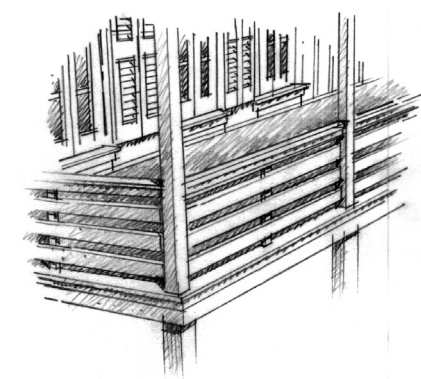
3.9.2 Pergolas / Trellises / Colonnades

Covered areas that connect separate Building Masses, extend the roofline and/or are freestanding are strongly encouraged.

3.9.3 Columns / Railings

Decorative iron or wood carved railing details shall borrow from building traditions consistent with the Architectural style of the Residence and employ local craftsmanship.

- Column and railing designs are to be consistent with the house detailing and the Neighborhood character of a relaxed, informal, coastal town.
- Square columns and posts are more appropriate in reflecting the relaxed character of Kiawah River. Simple, round, classical styles may be used in limited applications. Ornate capitals are not acceptable. See Figure 3.9.3 – Column and Railing Design

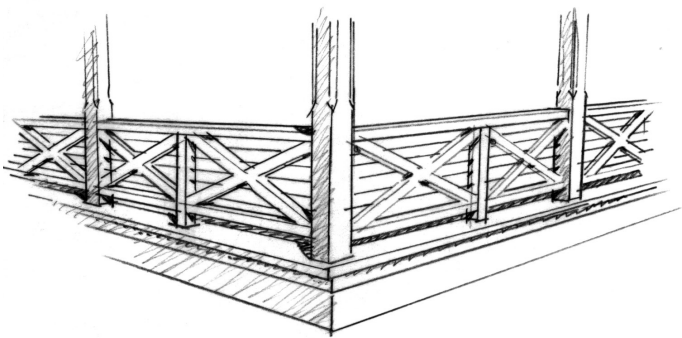


3.9.4 Mechanical Equipment, Vents & Flues

Roof mounted mechanical equipment, vents and flues must not be visible from adjacent Lots or Common Areas. On sloping roofs, these elements must be concealed within Architectural structures (i.e., chimneys). Small vents or flues may be painted to match the roof color. Ganging of vents/flues is required to minimize the number of projections.

On flat roofs, all equipment, vents and flues must be concealed behind parapet walls, chimneys or other Architectural elements and not be visible from adjacent Lots or Common Areas.

Condenser units are allowed within the Setback area of the Lot; however, they must comply with Charleston County Code Requirements for the proper elevation of equipment for flood protection. All mechanical equipment must meet flood elevation requirements.



3.9.5 Miscellaneous Projections

All projections, including but not limited to, chimneys, chimney caps, vents, gutters, down spouts, utility boxes, services, etc. must be incorporated into the overall design. These items must be included on the submittals and reviewed by the ARB for approval.

3.9.6 Accessory Structures

The design of Accessory Structures must be consistent with the main Residence, integrated into the overall Residence composition and are to be visually related to it by walls, courtyards, or major landscape elements. A freestanding carriage house must comply with applicable Charleston County and Kiawah River PDD Plan regulations and have the written approval of the ARB. See Figure 3.9.6 – Accessory Structures

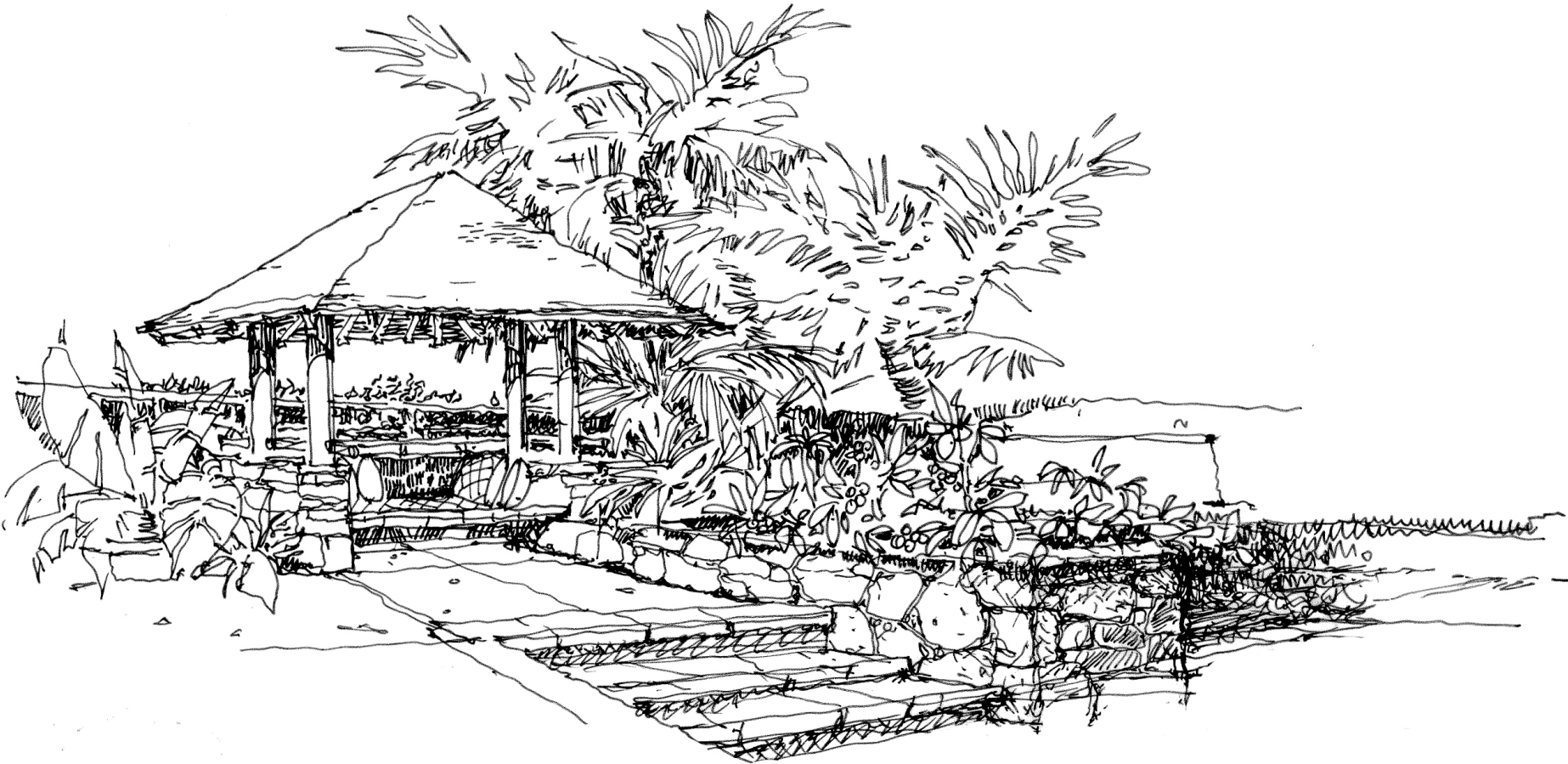
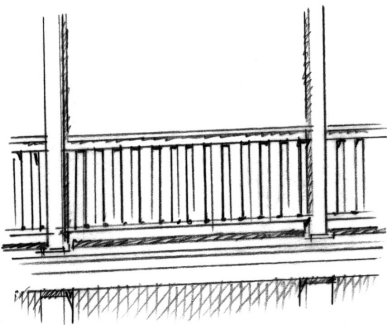


FIGURE 3.9.6 – ACCESSORY STRUCTURES

FIGURE 3.9.3 – COLUMN AND RAILING DESIGN

3.9.7 Chimneys

Fireplaces and chimneys can be dominant elements of an Architectural composition. Accordingly, they must be proportionate to and consistently detailed with the overall design. The horizontal dimension of chimneys shall be a maximum of 8 feet unless it can be demonstrated that a larger dimension is appropriate to the Architectural design and supports the aesthetic goals of the Community. Fireplaces must be equipped with an approved spark arrester that must be completely hidden from view. Flue pipes are required to be encased with a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall. Chimneys located on exterior walls should be structural in appearance and relate to other expressed structural elements in the design. Exposed metal flues are unacceptable.

- All chimneys are to have masonry, stucco or Tabby finishes.
- If fireplaces are to be expressed as masonry on the exterior of the building, a chimney detail must be used even if a ventless system is being specified.

- Other projections such as vents and/or flues are to be located in areas not visible from the street and painted to match the roof color.
- Chimney designs must incorporate a cap detail that draws from Charleston Sea Island traditions. Appropriate cap designs include terra cotta chimney pots, metal standing-seam shrouds, bishop's hats, or simple rectilinear detailing.
- Chimney designs on Elevated Homes must be incorporated into a wall that extends to the Ground Floor Level. *See Figure 3.9.7 – Chimney Design*

3.9.8 Skylights

The primary aesthetic concerns regarding skylights are reflected glare during the day or light glare at night. Accordingly, they shall be located to minimize their visibility from off-site. Skylights on flat roofs must be surrounded by a parapet 12-inches minimum above the highest point of the skylight and located no more than 12-inches from the skylight. Skylights must be integrally designed into the roof structure. Skylight glazing shall not be back-lit or manufactured of reflective material. Skylight framing and glazing shall be colored or coated to match adjacent materials.

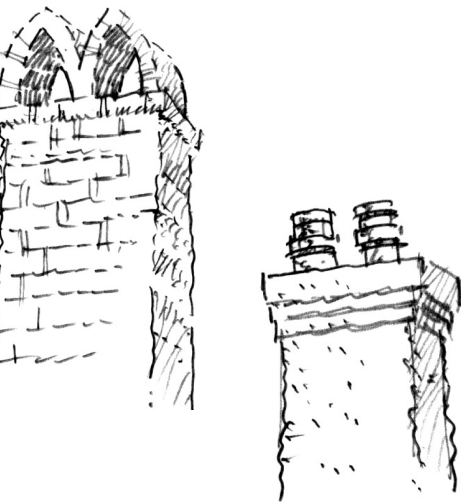


FIGURE 3.9.7 – CHIMNEY DESIGN

Light emanating from the interior through a skylight is subject to the same controls as light emanating from a window, as described in the Lighting section of these Guidelines. Glazing shall be either tinted bronze or gray. Bubble-type glazing is not permitted.

3.9.9 Solar Equipment

Solar power-generating and/or photo voltaic (“PV”) equipment is encouraged but shall integrate with the Architectural design of the roof structure or be ground mounted. Solar panels or PV roof-tiles may not be visible to adjacent properties, Common Areas or the street. All solar designs must be reviewed and approved by the ARB.



3.10 Building Color

OBJECTIVES

- To utilize colors that are appropriate to the Architectural style.
- To utilize color as a unifying feature throughout the Community.

GUIDELINES

- Colors shall draw from a Historic Charleston Sea Island palette.
- All colors must be submitted at the review stage, but final color approval is not given until the onsite mock up review that occurs during construction.

- Brick walls and paving shall utilize historic Carolina colors and patterns with deep varied colors.
- Rural Homesteads are typically more muted and neutral, colors which blend into their surroundings with low reflectivity may be considered. They shall limit the contrast between trim and wall colors.
- Jack Island Home Sites utilize shades of white with minimal trim or accent colors.
- The Jack Island color palette should utilize the following Historical Charleston shades of white:
- Charleston White– DCR100 (Sherwin Williams)
- Aunt Betty’s China – DCR101 NHR (Sherwin Williams) – 25%, 50% & Full Strength

- Quill – DCR102 (Sherwin Williams) – 25%, 50%, & Full Strength
- Wool Skein – SW6148 (Sherwin Williams)
- Super White – PM-1 (Benjamin Moore)
- Decorator’s White – PM-3 (Benjamin Moore)
- Inner Balance - #1522 (Benjamin Moore)

See Figure 3.10 – Color Palette Images

COLOR AND SITE CONTEXT

One of the goals of these Guidelines is to create a visually harmonious Community—one that has the appropriate balance of visual serenity contrasted with accent colors. To achieve this goal, the ARB will consider color in the context of the entire Community as well as the individual Residence for submission. For example, the Committee will be more inclined to approve a lighter colored home that is located within a stretch of homes with more muted colors than one that is located within an area that already has a number of lighter colored Residences.

COLOR APPROVAL PROCESS

The Committee will review and approve colors and textures in a three-step process. During the Concept Design phase, the applicant

may describe the color palette and indicate those colors on the exterior elevations. In the Preliminary Design and Final Design Submissions the applicant will submit actual color and material samples. Based on these, the applicant will, during the construction phase, then be required to provide a 4’x8’ foot panel on site of the intended colors, materials and textures of the major building elements for final approval.

The palette and following guidelines apply to all exterior surfaces of the house, including walls, parapets, roofs and all related fences and walls:

- No exterior materials used shall have a high gloss, glare, or reflective “mirror” type finish.
- Color application shall be used consistently throughout each home for all the building(s) and related outdoor areas and/or structures.
- In general, colors for roofing shall be darker in color or hue than the building’s exterior walls.
- Accent colors shall be carefully considered for front doors, window sashes, shutters and other Architectural elements so that they do not dominate or overwhelm the overall color composition.
- Exterior hardscape colors shall be complementary to exterior home colors.
- Changes in exterior wall color shall be at “interior” intersections of walls.

ROOFS

Roofs shall utilize colors consistent to the Charleston Sea Island region and the traditional colors for that roofing material. Roof color shall be complementary to the Architectural style of the Residence and surrounding neighboring homes.

WALLS

Walls shall be complementary in color to area of the Community in which they are located, IE: Rural Homesteads vs Jack Island Home Sites. Wall surfaces shall utilize texture and/or multi-layered applications of color where possible to achieve subtle color variation on walls.

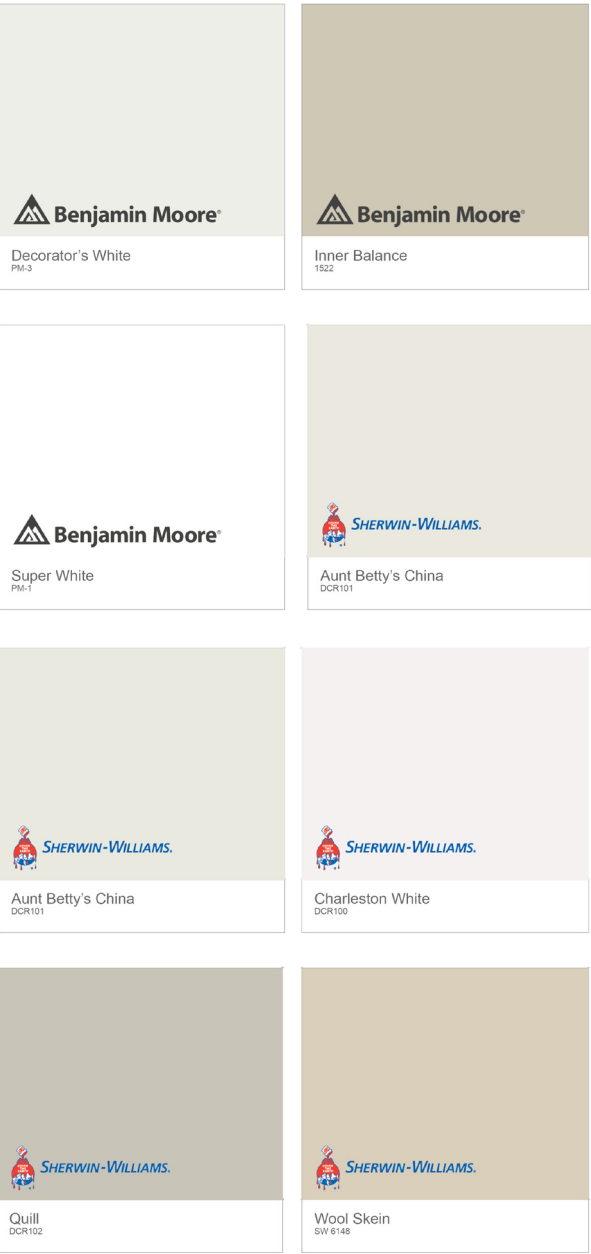


FIGURE 3.10 – COLOR PALETTE IMAGES

3.11 Decorative Elements

In general, decorative elements shall draw upon the local Charleston Sea Island culture, tradition and influences. Accent and decorative elements should be consistent with the Architectural Style of the home and not appear to be “tacked-on”

WROUGHT IRON

Wrought iron may be used for decorative railings, handrails, window treatments, and other architectural hardware.

WOOD ACCENT ELEMENTS

Carved wood designs shall draw inspiration from traditional Charleston Sea Island styles or local cultural designs.
See Figure 3.11 – Decorative Elements

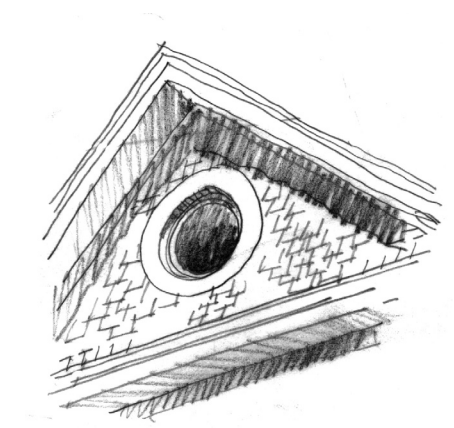


FIGURE 3.11 – DECORATIVE ELEMENTS

3.12 Utilities

OBJECTIVES

- To minimize visibility, noise, smell, vibrations or other nuisances that may be caused by poor utility design, location, or instillation

GUIDELINES

COOLING & HEATING

All equipment shall be located within the Buildable Envelope and fully screened from Common Areas, and adjoining Lots. In some instances, especially on small Lots, equipment may be located within the setback, however this is subject to review and approval by the ARB. The design shall locate units so as to minimize noise associated with the operation or maintenance of the units. Screen walls shall completely enclose the units, with the wall a minimum of 12” higher than the highest part of the unit. In some cases, privacy walls may be sufficient to achieve screening of equipment areas, eliminating the need for a ‘double’ wall. Roof-mounted units on sloped roofs are not allowed. Acoustic wall and/or covers may be required if it is discovered that noise emanating from enclosures are a nuisance to adjoining Lots or Common Areas.

SOLID WASTE DISPOSAL

Trash and refuse areas shall be designed as integral parts of the building design. These areas must be screened from Common Areas, and adjoining Lots. Covers on trash enclosures may be required if it is discovered that odors emanating from enclosures are a nuisance to adjoining Lots or Common Areas. All trash containers must have sealed lids.

3.13 Hurricane Protection

OBJECTIVES

- To allow for adequate storm protection for buildings within Kiawah River without distracting from the overall aesthetic properties of the Community.

GUIDELINES

- Hurricane protection systems must be approved by the ARB. Pre-approved systems include hurricane impact windows and doors, Bahamas shutters, butterfly shutters, and removable panels (metal, plywood and fabric). Any permanent grommets for systems that involve removable panels must be integrated within the surrounding trim and painted to match.
- Permanent protection systems located on the exterior of the home, which are not consistent with the architectural style of the home are not permitted. For example, metal accordion, clam shell, or roll-down systems.





4

ARCHITECTURAL STYLES

The Architectural styles for Kiawah River embrace the Charleston Sea Island heritage and spirit of place. Each style represents a unique response to the climate, site and available building materials fostering an intimate connection between shelter and the environment, creating homes which “belong” to the land. The five Architectural styles all share the stylistic spirit of the evolution of homes of the Charleston Sea Islands. The following sections describe the design aesthetic and characteristics of each individual Architectural style.

4.1 Architectural Styles for Kiawah River

The Architectural styles for Kiawah River are represented by historical precedent of Charleston Sea Island Architecture combined with a contemporary sensibility that reflects the unique qualities of the Property Owner. The following styles listed below are considered appropriate for Kiawah River. The Guest Builder or Property Owner may propose other styles they consider appropriate.

- The Marsh House
- Sea Island Cottage
- The Island Home
- The Farm House
- The Side Yard House



HISTORIC PRECEDENTS ARE THE INSPIRATION FOR THE HOMES AT KIAWAH RIVER

4.2 The Marsh House

A more relaxed style, the Marsh House is in contrast to the more ordered style of houses in Kiawah River. Broad overhangs with exposed rafters, wrap around porches and simple vernacular detailing allows this house to co-exist within the landscape in which it is placed. Outbuildings, either attached or detached, can tell the story of how the house evolved for changing needs and function. Outdoor stairs, covered porches and trellis’ help link various volumes together.



4.3 The Sea Island Cottage

Mainly 1-1/2 story, the Sea Island Cottage takes advantage of the proximity to the ground / terrace where possible and has a strong connection between the indoor and outdoor spaces. Typically, a smaller house, these cottages utilize simple, straightforward structures that respond to functional requirements while taking advantage of natural light on as many sides as possible. Roofs are typically steeper, and the materials used are honest and straightforward, allowing the building forms to read clearly. Private gardens are created with the architecture.

4.4 The Island Home

Drawing from the influences of West Indies trade and British Colonial details, a more refined style emerged in Charleston and its surrounding islands. Symmetrical, ordered fenestration along with the use of stucco on masonry for the core of the house defines this style. Attached secondary massing along with outbuildings can be either masonry or wood siding. More highly refined details are included in this style.



4.5 The Farm House

Typically wood construction, the Farm House style has a simplified architectural aesthetic. More utilitarian, the design can have more of a rural simplicity. Simple vernacular materials include board and batten siding, painted brick chimneys integrate the building with the land. Tall windows to the floor, dormer windows, broad roof overhangs help to bring in and control natural light. Gable roof forms are appropriate, although incorporating secondary roof forms that help to break up the overall building volume is acceptable.



4.6 The Side Yard House

Well suited to long narrow properties, the Side Yard House is an adaptation from the Charleston Single House that allows airflow through the entire length of the house and courtyards. Influenced by Barbadian Long Houses, the massing of the house is located asymmetrically along or very near the side lot line, creating the opportunity for a side yard or garden along the opposite side lot line. Typically, one room wide and many rooms long, this house can be multiple stories in height with single or double courtyards.





5

LANDSCAPE DESIGN & SITE ELEMENTS

The following landscape standards have been developed to help Guest Builders and Private Property Owners achieve the environmental, Community and aesthetic objectives for Kiawah River. The intent of these Guidelines is to encourage a high level of quality and consistency in construction methods and materials while providing for a diversity of custom design solutions.

5.1 Planting

OBJECTIVES

- To establish a consistent Community landscape that utilizes plant materials that are sensitive to the existing plant communities and enhance the natural beauty of the site.
- To have Property Owner landscapes contribute to creating a Community landscape that visually unifies the various Architectural styles.
- To utilize landscape techniques and native plant palettes that are sensitive to water conservation.
- To utilize plant materials to define outdoor rooms, frame views, create privacy and/or provide landscape focal points.
- To protect views from adjacent Lots and Common Areas through the use of appropriately scaled plant material and sensitive landscape planning.

5.1.1 General Planting Guidelines

- All plants must be selected from the Approved Plant List located in Appendix B. Proposed landscape plantings that are not on the Approved Plant List shall be identified on all landscape submissions with a full description of the plant and why it is proposed for use. The ARB reserves the right to disapprove of any plant they find incompatible with the Community’s overall design intent.
- A Prohibited Plant List is included in Appendix C. These plants represent species with characteristics that are potentially invasive to this environment, have weed-like tendencies or are in conflict with the intent of these Guidelines. Under no circumstances may a plant from the Prohibited Plant List be used.
- Plant materials shall envelop buildings and help to complete structures and provide shade, texture or a focal point for outdoor rooms. Shrubs may be used as informal low walls, vines may be used to fill in walls between structural components and trees may be used to provide scale for building masses.
- Planting of trees and palms must take into consideration views from adjoining Lots. The use of many tall palms or large canopy trees where views from adjoining Lots would be impacted are not permitted.
- Areas that have been previously landscaped by the Master Developer shall be protected from damage during construction. Any damage to previously landscaped areas by the Property Owners’ Contractor shall be promptly replaced with plant materials of the same size, quantity and species.
- All trees, shrubs, and ground covers

must be maintained properly. All dead or dying plants shall be replaced promptly. Maintenance for seasonal planting will be required in the off-season to remove all dead or frost damaged growth, leaf litter or other debris. Irrigation systems must be maintained to ensure survivability of plant material.

- Ground or shredded native materials, such as pine straw, shall be utilized for mulch. Colored gravel mulch is prohibited.
- The ARB may require additional tree planting on a Lot if, in the opinion, the Lot size, building siting, mass, character or any other circumstances specific to that Lot, warrants an increase in tree size or density.
- To create a more natural looking landscape character in the Transition Areas, the use of multi-trunked trees is preferable over the use of nursery “standards” in the landscape design.
- All plant material shall meet the requirements of the “American Standards for Nursery Stock – ANSI 260.1.” See Figure 5.1.1 – Planting Design Principles

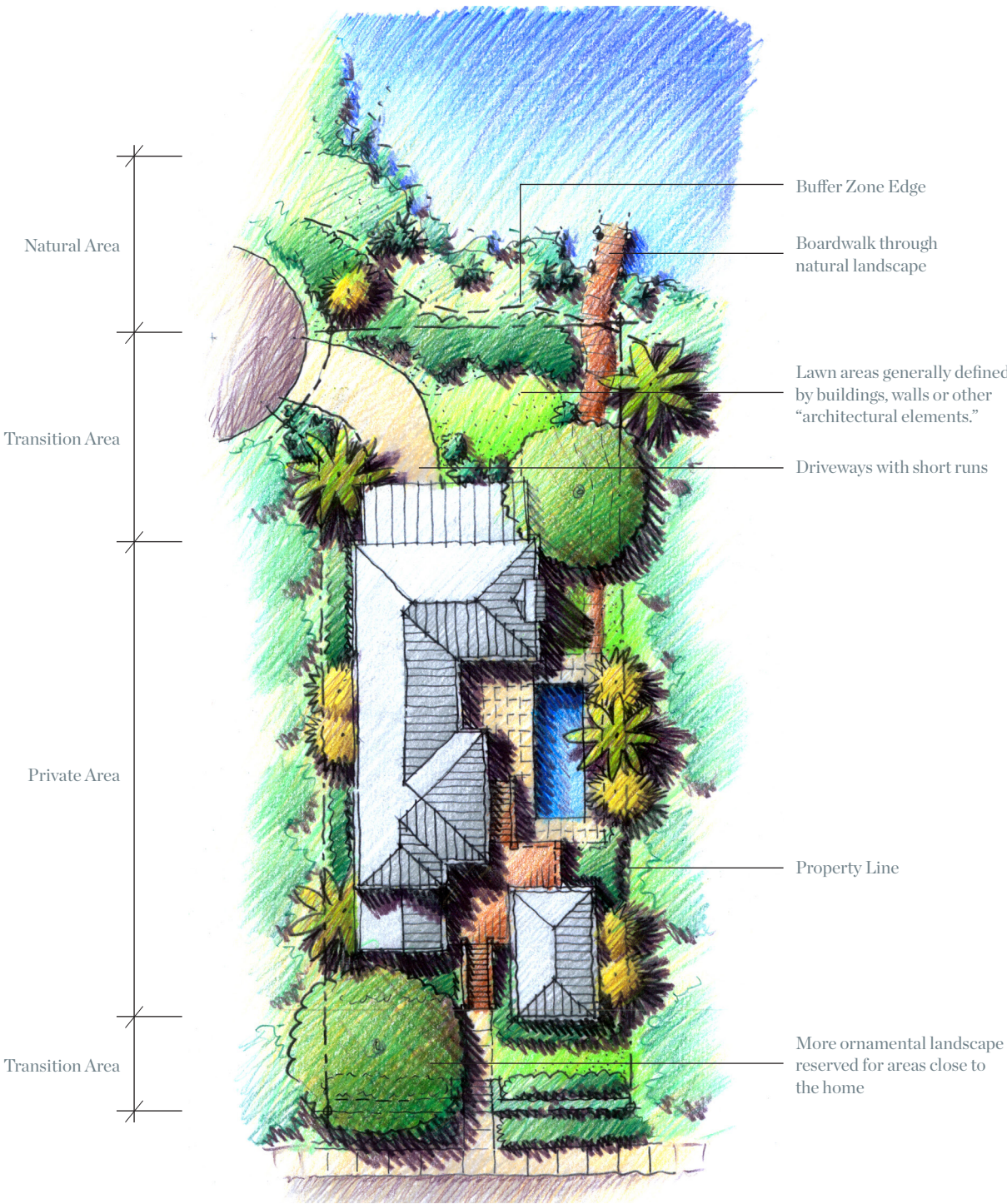


FIGURE 5.11 – PLANTING DESIGN PRINCIPLES

5.1.2 Private Area Planting

The Private Area is that area of the Lot defined by walls, Buildings, landscape structures and/or plant materials visible from public areas, including adjoining Lots or Common Areas. A larger variety of plant material, including non-native species, may be used in the Private Area. The use of trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, and help to define outdoor spaces. Plantings are to transition from the more intensively landscaped areas of the Private Area to the native landscapes of the Transition Area and Common Area. These areas shall be maintained so that they resemble the more natural landscapes. A low wall that separates the Private Area from the Transition Area and Common Area may also be used.

TREE AND SHRUB PLANTING WITHIN PRIVATE AREA

The following plant materials shall be planted:

- 1 tree per 1,000 sf of Buildable Envelope. (three inch caliper minimum)

- 10 shrubs per 500 sf of Buildable Envelope. (five gallon minimum size)
- Buildable Envelope area shall be rounded up the nearest 500 sf to calculate the number of required shrubs.
- Preserved Oak = 2 required trees

Note: The preservation of existing oaks is strongly encouraged and will account for two of the required planted trees.

5.1.3 Transition Area Planting

The Transition Area shall be planted with a similar pattern and density of the streetscape or Common Areas to create a gradual transition between the Property Owner’s landscape and Community landscape.

- Plant material within the Transition Area shall be located and maintained to not block oblique views from adjacent Lots.
- Portions of the Transition Area may be planted with more ornamental species, particularly when the Transition Area is separated from the Common Area by Architectural features such as walls, fences or other hardscape elements.

- The Transition Area may be treated with a more architectural approach that incorporates retaining walls, planted hedge, outdoor terrace or a fence along the Common Area. Incorporating a grade change with this approach would be encouraged.
- New planting within the Transition Area shall be installed so that the existing trees will be preserved and not damaged.
- Property Owners may be responsible for completing the streetscape design through the installation of plant material in their Transition Zone.

5.1.4 Natural Area Planting

The Natural Area shall only be planted to mitigate man-made damage or site adjustments. Planting within the Natural Areas shall be accomplished with only native plant material in a density and mix that would naturally occur in the adjacent t areas. Refer to Appendix B - Approved Plant List for plants that are approved for planting in the Natural Area.



5.2 Tree Protection & Plant Salvage

The existing trees and native plant species are considered a great natural asset to Kiawah River. It is the Master Developer’s intent to preserve as much of the existing landscape as possible and integrate the Community into its natural setting.

OBJECTIVES

- To preserve as many Grand Trees and Protected Trees as possible.
- To encourage creative Architectural designs which integrate the building with the existing landscape.



GUIDELINES

- The Guest Builder or Property Owner shall provide a tree survey to the ARB delineating all Grand Trees and Protected Trees on the Lot prior to obtaining any Development approvals or permits. This tree survey shall comply with the requirements of Article 9.4 of the ZLDR, as modified in Appendix B of the Kiawah River PDD Plan, which is available from the ARB Office.
- A Clearing Plan must be submitted to the ARB at the final design review and prior to the start of construction. In the Clearing Plan, the Property Owner shall indicate the plant material they wish to preserve, relocate or remove. Upon review in the field, the ARB will notify the Property Owner of its intention of salvaging native plant species not designated to be preserved or relocated.

- Removal of plant material shall take place within four weeks of Property Owner’s approval. Following the completion of the plant salvage operation, the Property Owner shall be cleared to commence construction by written notification from the ARB.
- The Master Developer reserves the first right of refusal to salvage existing native species at no cost to the Property Owner.



5.3 Driveways & Auto Courts

OBJECTIVES

- To minimize visibility of paved areas from the street and neighboring Lots through careful siting, grading and use of Architectural devices and landscape.
 - To blend driveways into the natural terrain so that grading is minimized.
 - To utilize, where possible, local materials and/or pervious materials for paving.
 - To minimize the quantity of paving in Facade Zone or Transition Areas.
- Straight driveway alignments with front facing garage doors are strongly discouraged. Avoid straight driveway alignments, where possible, to screen parking and garage doors from the street.
 - The use of pervious paving for driveways and auto courts is highly encouraged. Approved materials for driveways and auto courts include pervious paving such as gravel, decomposed granite, plantation mix or crushed shell. Other materials such as colored and/or patterned concrete, precast concrete pavers, brick, or natural stone must be reviewed and approved by the ARB.
 - Coloring and texturing of concrete is required. Colors of finish paving materials shall complement proposed buildings and integrate well with the surrounding muted earth tone colors. No smooth or broom finishes will be allowed (only seeded, washed or exposed textures).
 - Generally, driveways shall be a maximum of 12 feet wide, except at curb line where they may flare to 14 feet wide but must transition to 12 feet within 15 feet from the edge of the adjoining street. Ribbon driveways or other solutions that minimize

GUIDELINES

- All driveways are to follow alignments that minimize grading, preserve existing trees and reduce disruption to the site. Driveways shall respect the general alignments shown in the Lot Diagrams or, if different, must be as approved by the ARB. The driveway and garage layouts are to minimize the visibility of the garage doors, driveways and off-street parking from the street, Common Areas and adjoining Lots.
- Only one driveway entry will be permitted for each Lot. A suggested driveway access point is indicated on the Lot Diagram. Alternate locations may be approved by the ARB if the applicant demonstrates that such a relocation furthers the objectives of the Community. Loop driveways are not permitted.

driveway paving are strongly encouraged.

- The quantity of hardscape in the auto court shall provide ample space for easy turning movements and vehicular parking. Excessive paving that impacts the surrounding landscape areas is discouraged.

5.3.1 Shared Driveways

- In an effort to minimize visual impacts along the entry drive and other areas, some Lots may gain access from a shared drive. Property Owners gaining access from the shared driveway shall be responsible for maintenance with reciprocal access and maintenance easements recorded over the driveway. *See Figure 5.3.1 – Shared Driveway Diagram*

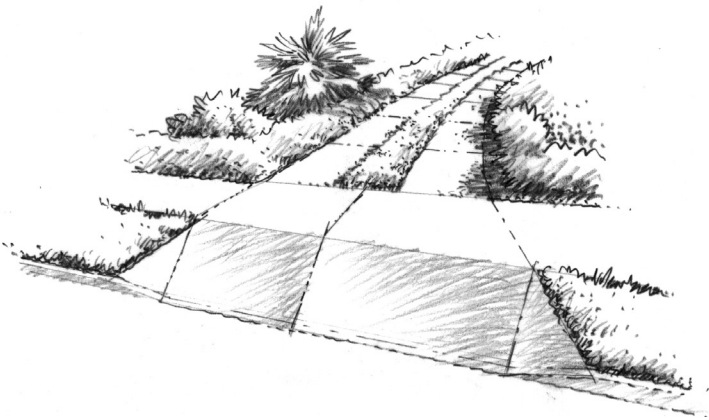


FIGURE 5.3.1 – SHARED DRIVEWAY DIAGRAM

5.4 Garages & Parking

OBJECTIVES

- To minimize the visibility of garages, parking areas, and driveways through planting, architectural projections and careful siting of garages..
- To accommodate all parking needs for the Residence on the Lot.

GUIDELINES

- All Lots shall include a garage or carport that can accommodate a minimum of one car. Garages and carports may be open air provided parked cars are not visible from the street or Common Areas.
- Garages must be sited and located so that visibility from the street is minimized. Side entry garages are strongly encouraged on all Lots. Separating a three-car garage into two masses (one single car and one two car garage) is required.
- Incorporating finished, livable space above the garage is strongly encouraged.
- Vehicular parking spaces shall have a minimum dimension of 9 feet by 20 feet.
- Golf cart parking spaces shall have a minimum dimension of 6 feet by 9 feet.
- A minimum of 24 feet of back-up space is ideal.



- Recessed (minimum of 1 foot) garage doors and single stall door openings are strongly encouraged.
- On-street parking of boats, trailers, RVs or similar types of secondary recreational vehicles is prohibited.
- Synthetic garage doors may be used, but a sample must be submitted and approved by the ARB.

See Figure 5.4 – Garage Design

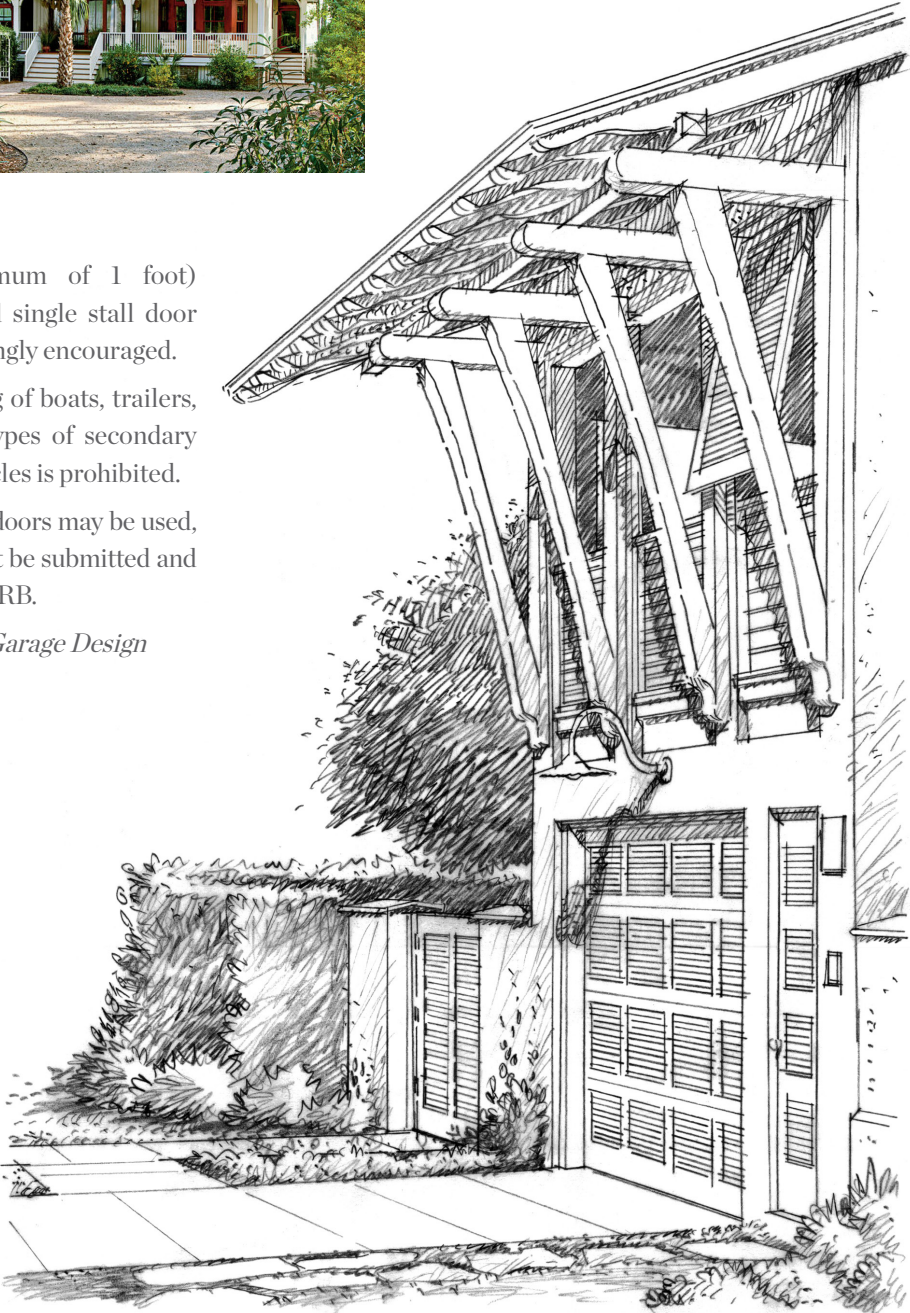


FIGURE 5.5 – OUTDOOR STAIR DESIGN

5.5 Courtyards, Terraces, Paths & Outdoor Stairs

OBJECTIVES

- To create outdoor spaces that enhance the site’s ambiance through the use of plantings, walls, Architectural devices and/or landscape structures.
- To create outdoor “rooms” which are natural extensions of the indoor rooms of the Residence.
- To utilize materials that complement the Architecture and materials of the building.

GUIDELINES

- The spatial organization of the Residence as well as the organization of the outdoor spaces is to be designed as one unified whole. The demarcation line between indoors and outdoors is to be blurred.
- All paths, outdoor stairs and terraces are to be located within the Buildable Envelope. Paths, outdoor stairs and terraces located within the Transition Area or Facade Zone shall be designed to make a smooth transition to the Common Area and/ or tie in to the streetscape design.
- The use of natural and local materials such as stone, chipped stone, crushed shell, plantation mix and/or gravel is encouraged. Concrete may be used provided it is colored and textured to complement

the Residence.

- Extending flooring materials from the inside of the Residence to the outdoor space is encouraged.
- The use of Architectural devices such as courtyards, arcades, trellises and/or porches to help create a gradual transition from indoors to outdoors is strongly encouraged.
- Designs shall minimize the use of several different types of paving materials in order to produce an understated, unified design. *See Figure 5.5 – Outdoor Stair Design*



FIGURE 5.5 – OUTDOOR STAIR DESIGN

5.6 Walls, Fences, & Gates

The following design objectives apply to all walls that are visible from other Lots, Common Areas, and the shoreline, regardless of whether they are retaining, free standing or if they are faced or structural.

OBJECTIVES

- To construct walls, fences and gates which emulate the Charleston Sea Island tradition. Generally, these are low brick or Tabby walls, and/or picket or cast-iron fences.
- To design walls, fences and gates that are related to and are natural extensions of the buildings.
- To achieve privacy through the use of berming, low walls and careful building and planting design, thereby minimizing the use of higher privacy walls and fences.

GUIDELINES

- Walls, in general, shall be a maximum height of 6’ feet, except where a partial retaining condition exists. Designers are strongly encouraged to design wall heights that are as low as possible, maintaining privacy, yet preserving views and the visual character of the Community. Wall designs shall be extensions of the Architecture of the building.
- Site walls that are visible from the streetscape or Common Areas shall incorporate multiple horizontal offsets and vertical variations to avoid long straight lines in the landscape. All such visible walls shall utilize a minimum vertical offset of 8 inches and a maximum vertical offset of 16 inches. The horizontal separation between vertical offsets shall be a minimum

of 24 inches. This guideline does not apply to walls along stairs or privacy walls on property lines that are not visible from the streetscape or Common Areas.

- On the view side of the Lot, privacy walls and fences shall not extend past the Private Area so that oblique views from adjacent Lots are preserved. See-through fences or low hedges may be allowed in this area if they do not obstruct oblique views. *See Figure 5.6.1 - Oblique Views*
- “View fences” are encouraged to preserve the openness of the Community landscape. These fences may utilize an open wood or metal picket or designs which are, in general, “see-through” and frame rather than block views of the Community landscape beyond. *See Figure 5.6.1 - Oblique Views*

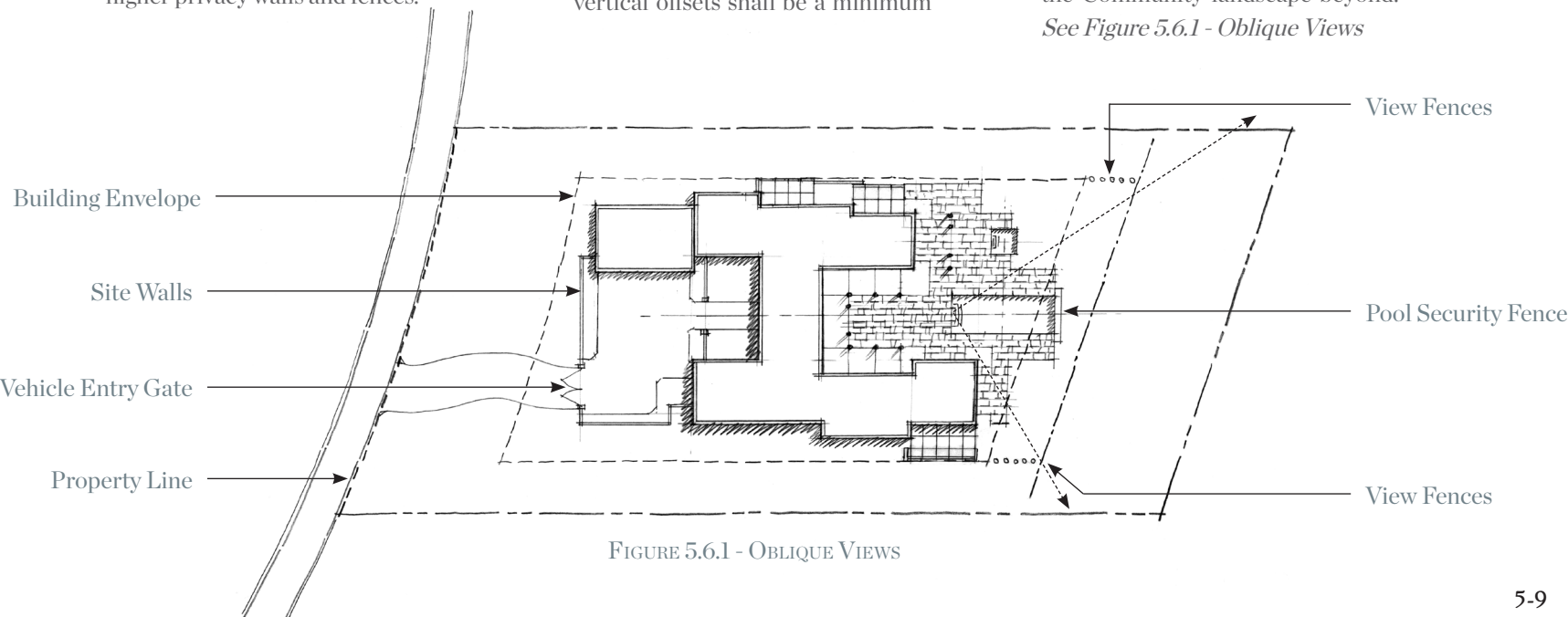


FIGURE 5.6.1 - OBLIQUE VIEWS



- Depending upon the Architectural style of the home, the ARB may require that the ends of walls incorporate decorative terminus details and not end abruptly.
- Wall and fence designs shall be designed to be compatible with walls and fences on adjacent Lots and/or Common Area. If an existing wall or fence abuts the applicant's property, these must be shown on the applicant's survey, site and landscape plans.
- Vehicle entry gates and/or entry columns must be located within the Buildable Envelope. In some instances, especially on large Lots, gates and columns may be located within the setback, however this is subject to review and approval by the

- ARB. Gates and columns shall be designed in an understated way and not make a design statement when viewed from the street, Common Areas or neighboring Lots.
- Pool security fencing shall meet the requirements of the Charleston County Zoning. Utilizing grade changes in conjunction with fencing to meet these requirement is encouraged.
 - Fencing or walls on Lots that face wetlands, marshes, or salt ponds are strongly discouraged, and must be located within the Private Area of the Lot. Fencing or walls directly adjacent to and facing the Kiawah River are prohibited. View fences in these locations are acceptable
 - Approved wall materials include

- Tabby, stacked stone or brick. The minimum thickness of walls shall be 8 inches.
- Approved fence materials include wood picket, horizontal barn fencing, or cast iron. Finishes on fences are to be similar to those of the Residence and treated, stained, painted and/or left to weather so that they blend in with the surrounding landscape. Cast iron fences are to be painted a dark color or left to weather. Living fences which incorporate landscape vines are highly encouraged, an example of this would be a wire fence planted with Jasmine.
 - Vinyl clad cyclone will not be permitted.

5.7 Landscape Structures

OBJECTIVES

- To design landscape structures that appear as extensions and/or additional building components of the main Residence.
- To design landscape structures which are subordinate to the main Residence and visually recede into the surrounding landscape.
- To incorporate landscape structures which help to ameliorate the climate and create shade, shadow and textures.

GUIDELINES

- Landscape structures such as arbors, pavilions, and/or decks are permitted but must be located within the Private Area of the Buildable Envelope. They must be sited and designed so that they do not impede views from neighboring Lots.
- The height, color, materials and style used for outdoor structures are to be the same or similar to the Residence. Heavy wood timbers, if used for

- rafters, posts or trellis elements, must be substantial in dimension and treated, stained, painted and/or left to weather so that they blend in with the surrounding Landscape.
- Landscape structures are to be visually subordinate to the main Residence. Accordingly, the height and visual mass of an outdoor structure shall be substantially less than that of the main Residence. The maximum height for a landscape structure shall be 14 feet.
 - In general, the same Guidelines that apply to Architecture apply to the design of landscape structures. (Refer to Chapter 3)
See Figure 5.7 – Landscape Structures

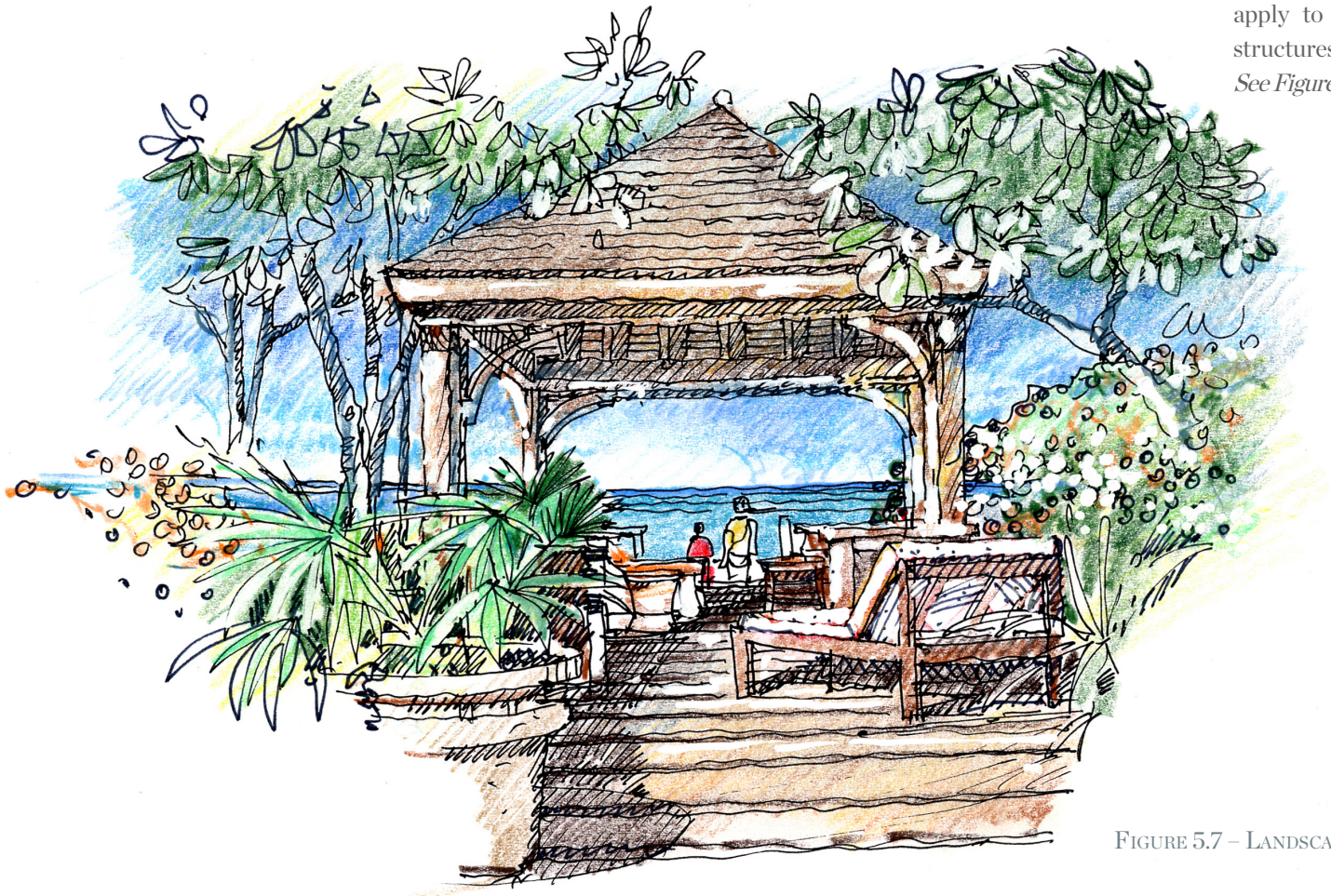


FIGURE 5.7 – LANDSCAPE STRUCTURES



5.8 Spas, Pools & Water Features

OBJECTIVES

- To locate pools and/or water features where they are not highly visible from public areas.
- To design pools and water features which augment the outdoor spaces and complement the Architectural style of the main buildings.

GUIDELINES

- In general, pools, spas and water features are to be designed to be integral parts of the residential design and visually blend with the landscape. Landscaping shall be selected and arranged to complement the water feature and create “outdoor rooms.” *See 5.8.1 – Pool and Spa Design*
- Swimming pools, spas, ponds and other artificial water features must be built within the designated Buildable Envelope. Small water features located on side yard privacy walls may be exempt from this guideline if the applicant can demonstrate the water feature will not have a noise or visual impact on the adjacent

- Lot. Pools and spas in the rear Transition Areas may be allowed closer than 10 feet to the property line if it is demonstrated that such Improvements have no impact on Common Areas or adjacent Lots.
- The exposed edges of infinity or “negative” edge pools that are visible from adjacent Lots or Common Areas must utilize an approved natural stone or finish that blends with the adjacent landscape. Exposed pool walls or surfaces that are visible from off-site must be screened with shrubs, vines and/or ground cover plantings.
 - Swimming pool and spa areas must be screened with low landscape walls and/or plantings to minimize their visibility from adjacent Lots or Common Areas.
 - Swimming pools and spas, and the doors and gates leading to them, must be constructed in accordance with Charleston County Zoning regulations, including fence and enclosure heights. Pool enclosures

- shall utilize a combination of fencing and grade changes to meet wall requirements set forth by the regulations and Design Guidelines. Design solutions that eliminate the need for a pool fence are encouraged. Utilizing grade changes to achieve pool enclosure is strongly recommended.
- Mechanical equipment must not be visible or heard from adjacent Lots and shall be located below grade or enclosed by walls or other suitably effective screening and noise attenuation methods.

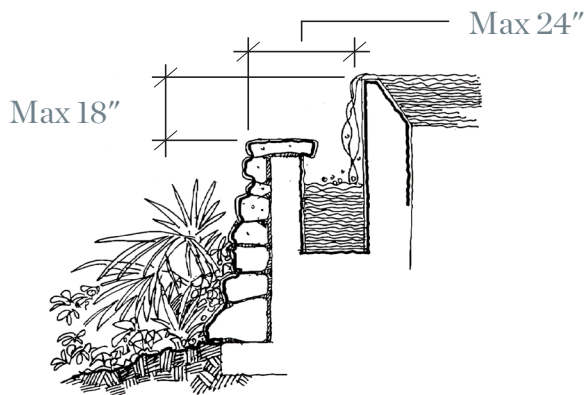


FIGURE 5.8.1 - POOL & SPA DESIGN

5.9 Exterior Service Areas 5.10 Irrigation

OBJECTIVES

- To screen service areas from off-site views.
- To ensure any noise or odors from trash or equipment are contained within the service areas.

GUIDELINES

- Service or storage areas, barbecues, satellite dishes, gates, outdoor sculpture or other outdoor site elements are to be located within the Buildable Envelope.
- Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment (including antennae and satellite dishes) are to be completely screened from off-site views by the use of Architectural features or plant materials. Where feasible, these areas are to be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel and offensive odors are contained. These areas shall require gates and sealed containers. Generally, these areas need to be within 3 feet of the street or alley to allow for walk-up collection service.
- Pool, spa equipment and air conditioning units shall be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required

after installation if it is discovered that noise emanating from the units is a nuisance to adjoining Lots or Common Areas.

OBJECTIVES

- To minimize the amount of landscape irrigation required through water sensitive landscape design.
- To utilize irrigation systems that provide efficient water coverage and minimize water usage and runoff.
- To ensure adequate levels of irrigation using automated systems to promote optimal plant growth and establishment of a mature landscape.

GUIDELINES

- All landscaped areas within the Lot must be irrigated. The use of salt tolerant and drought resistant plants combined with minimal irrigation must be the basis of all landscape submittals. Except for turf and some groundcover areas, where overhead or micro spray systems are more practical, the use of automatic underground drip irrigation systems will be encouraged in all landscape areas to ensure the establishment and sustainability of the landscape.
- Rainwater collected in cisterns or

gray water collected in an approved tank is encouraged to be used for irrigation by individual Property Owners.

- Group plant materials according to their water consumption needs.
- All irrigation systems will utilize an automatic, programmable controller to maximize efficiency. All irrigation systems must have rain sensors that automatically disabled the scheduled watering after recent rainfall. The HOA shall reserve the right to suggest appropriate adjustments to the watering cycle, volume and duration.
- The irrigation system must be designed and installed to preclude over-spray or runoff onto adjacent Lots, paved areas, streets, sidewalks or walls.
- Irrigation must be designed in accordance with Charleston County Zoning regulations. It is the Guest Builder or Property Owner’s responsibility to acquire, understand and adhere to any such regulations. The ARB assumes no responsibility related to these regulations.
- Mulch all new areas of planting to retain soil moisture and provide for weed control.

5.11 Lighting

OBJECTIVES

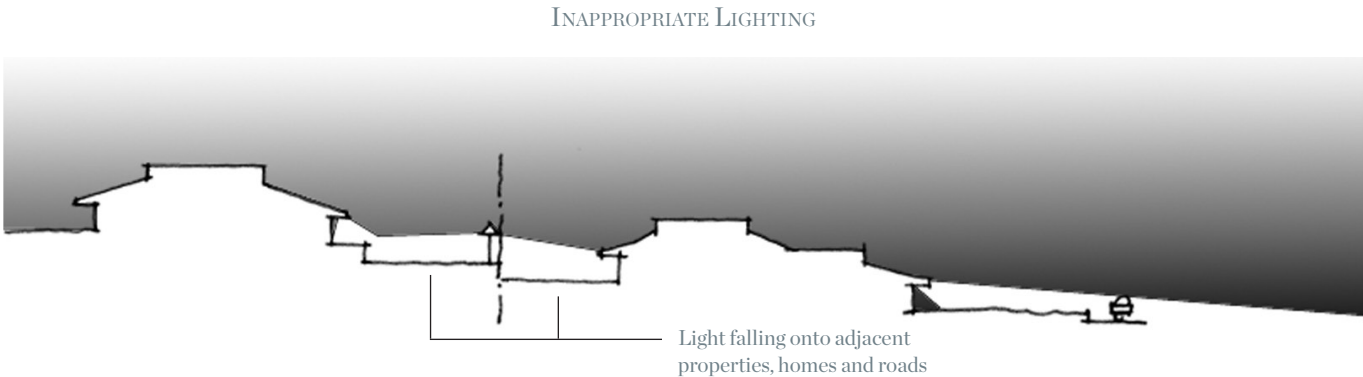
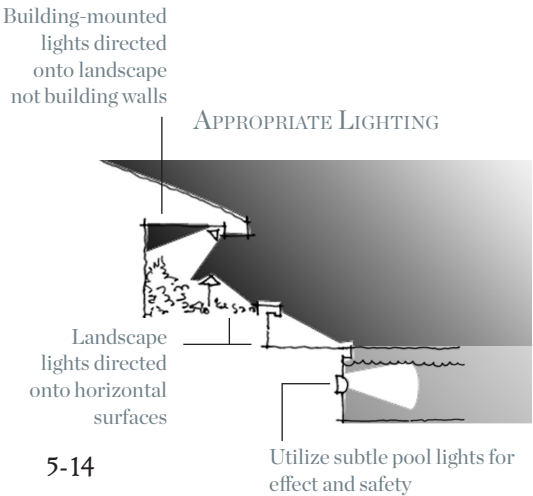
- To preserve the nighttime dark sky by minimizing the amount of exterior lighting.
- To utilize low intensity, indirect light sources to the extent required for safety and subtle drama.
- To utilize light fixtures which complement the architecture and enhance the landscape.

GUIDELINES

- Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures.
- Exterior site lighting shall be minimal, provide subtle drama and be directed onto vegetation or prominent site features and not upon the building. *See Figure 5.11 – Lighting Design Concepts*

- Lighting of plant materials shall be achieved with hidden light sources and down lights from above.
- Light fixtures shall be located and designed to avoid spillover onto adjacent Lots.
- To preserve the nighttime dark sky, lighting emanating from the Residence’s interior is also subject to ARB control. Interior lighting shall be concentrated at activity areas and minimized next to windows. Built-in lighting adjacent to windows shall be directed toward the Residence’s interior. Architectural or decorative elements, such as louvers or scrims, shall be employed to minimize the quantity of light escaping through the windows. The maximum level of foot-candles 20 feet from the building face shall be 0.01 foot-candles.
- Guest Builders and Property Owners are encouraged to install underwater pool, spa and water feature lights with rheostats / dimmers so that they may be easily dimmed if it is determined that spillover light from these sources is a nuisance to neighboring Lots or Common Areas or is adversely affecting the nighttime dark sky.

- Only low voltage lighting with a maximum of 25 watts may be used for all exterior site lighting applications. Line voltage may be used for lights on the building, but must be lamped with 25-watt maximum bulbs.
- The use of LED light sources is strongly encouraged and must be identified as such on all ARB submittals.
- The use of solar lighting is encouraged.
- Soffit lights over garage doors are not allowed.
- No light shining towards wetlands, marshes and the Kiawah River will be allowed.
- Security lighting may be installed on buildings provided it does not create a light nuisance to adjoining Lots or Common Areas. All motion sensitive security lighting must be on timers that automatically turn the lights off after 5 minutes. Motion detectors shall be located to avoid accidental triggering by wildlife or wind-blown vegetation. Light from these devices shall be directed downward and not into any adjacent Lots or Common Areas.



5.12 Miscellaneous Site Elements

OBJECTIVES

- To utilize site elements and details that are typical to the Charleston Sea Island character, have subdued colors, and are appropriate in this waterfront environment.

5.12.1 Patio Furniture

Exterior storage of patio furniture and outdoor living accessories in areas visible from off-site is allowed provided it meets the following requirements:

- If stored uncovered, the furniture is stored in the same locations as if it were in use.
- If stored with covers, the covers must be made from non-reflective material with dark, earth tone colors.
- Patio furniture and umbrella colors are to utilize subdued colors when their location is visible from other Residences or Common Areas. The ARB and/or the HOA reserves the right to reject any such items if it is deemed they are not consistent with the intent of these Guidelines and the Community’s aesthetic objectives.
- Plastic lawn furniture is not allowed.

5.12.2 Sculptures & Artwork

All sculptures and/or artwork visible from adjacent Residences or Common Areas must be approved by the ARB prior to installation. No reflective materials or bright colors will be allowed in areas visible from adjacent Lots or Common Areas. The

Final Design submittal is to include detailed information on size, location, materials, colors, mounting details and lighting.

5.12.3 Barbeques & Heat Lamps

Barbeques and heat lamps should be built within a walled enclosure that is architecturally consistent with the Residence. All equipment that is visible from other Residences or Common Areas shall be non-reflective and have muted coloration.

5.12.4 Flagpoles, Antennae, & Satellite Dishes

Antennae and satellite dishes are subject to special review by the ARB. They shall be installed so as not to be visible from any neighboring Lot or Common Areas, mounted in an inconspicuous manner and painted or colored to match the adjacent background color to blend with the surrounding building. Freestanding flagpoles must be approved by the ARB.

5.12.5 Address Markers & Mailboxes

An address marker may be located at the entry to the Lot using one of the Master Developer-supplied designs and mounting details.

5.12.6 Sport / Tennis Courts

Sports/tennis courts shall be allowed on Lots provided there is no lighting, the courts are screened from view from adjacent Lots and Common Areas and methods approved by the ARB are used for noise abatement.

5.12.7 Exterior Recreation or Play Equipment

All exterior recreational or play equipment, such as swing sets, slides, play structures, jungle gyms and similar equipment, must meet the intent and requirements of all sections of these Guidelines, including color. This type of equipment or structures shall be located in the least visible portions of the Lot and must not be visible from adjacent Lots or Common Areas. The height of this type of equipment shall be limited to a maximum of 10 feet above finished grade. All exterior recreational or play equipment requires specific approval of the ARB prior to installation.

5.12.8 Basketball Hoops

Basketball hoops and backboards shall be allowed on Lots provided they are not visible from adjacent Lots or Common Areas and methods approved by the ARB are used for noise abatement.



6

SUSTAINABLE BUILDING STRATEGIES

This chapter presents ways in which to build site-friendly, resource efficient, healthier buildings. Site and building designs which consider energy and resource conservation early in the design process reduce the cost of operation while also greatly improving user comfort. In a climate like Kiawah River, these are important benefits for Property Owners.

6.1 Sustainable Building Strategies

Kiawah River is committed to demonstrate, educate and advocate environmental responsibility. To this end, Guest Builders and Property Owners are strongly encouraged to employ green building techniques, materials, systems and methods in both their building, site design and construction. Excellent guiding standards for these concepts may be obtained from the U.S. National Association of Home Builders. Regionally, additional resources can be referenced at both Environments for Living (www.environmentsforliving.com) or Earth Craft (www.earthcraft.org/who-is-earthcraft). These standards, while technical in nature, are complimentary to the aesthetic objectives of the Design Guidelines and shall not be seen as mutually exclusive. Good design, first and foremost, is site responsive, material efficient and appropriate for its climate and local culture.

As residential designs are submitted to the ARB, Guest Builders, Property Owners and their Consultants will also be requested to provide supporting documentation on how their designs comply with the green building techniques contained in either Environments for Living or Earth Craft as mentioned above.

The sustainable building strategies outlined in these Guidelines encompass five major ideas. These ideas, described below, provide an overview of the more detailed issues that shall be addressed in all designs.

To utilize site elements and details that are typical to the Charleston Sea Island character, have subdued colors, and are appropriate in this waterfront environment.

6.2 Reduce Energy Demand

An integrated approach to the design of the Residence that considers the entire energy system is key to creating the most efficient building without compromising human comfort. Important strategies include building orientation to capture cooling breezes and shade from intense sun, high levels of insulation and heat reflecting glazing, careful design of the home's heating and cooling system and then careful monitoring and testing of all systems before occupying the building. Other considerations include the selection of appliances for their energy efficiency (Energy Star Rated), and designing the rooms and public spaces to make the most of natural daylight.

6.3 Building Materials for a Better Environment

Many of today's building materials contain hidden chemicals with and long-term effects that most people never see, but over time realize have a negative impact on their health. Sometimes the impacts from building materials have occurred prior to their installation, either negatively impacting those who manufacture the material or have to prepare them for transport. Other materials continue emitting toxic gases long after installation. Finally, other materials have significant negative impacts associated with their disposal. The design team shall select materials that are durable and appropriate for the coastal climate of Kiawah River. By purchasing materials from local manufacturers, the Builders support local economies and greatly reduce the energy required to ship them long distances. An increasing number of materials are made with recyclable and recycled content, allowing Builders to avoid materials that unduly deplete limited natural resources, such as lumber from old-growth forests.



6.4 Healthier Air Quality for a Better Life

Research indicates that air pollutant levels in our homes and offices can be four to five times higher than the air outside. In environments like the Charleston Sea Islands where fireplaces play an important role, the quality of indoor air is a major concern. Health effects from exposure to indoor air pollutants (mold, smoke, dust and toxic gases from specific construction materials) range from short-term health effects (sneezing, itchy eyes, headaches, dizziness), to more serious long-term effects such as respiratory disorders. A healthy indoor environment can be achieved through designing natural ventilation, carefully constructing and testing air handling systems and avoiding materials that contain high levels of chemicals and toxins that emit gasses for months or even years after installation.

6.5 Efficient Use of Water

The Charleston Sea Island environment provides opportunities for managing water use and preservation by thinking about the entire water cycle – from rain, to domestic use and application for irrigating landscape features, to runoff into waterways and wetlands. At Kiawah River we have designed a sustainable water system – so the water the Master Developer provides to the Lot will be taken to a common sewage facility, cleansed and used for irrigation of the agricultural areas. Guest Builders and Property Owners can provide similar measures in the Community by reducing water demands through appropriate fixture selection and carefully managing storm water runoff to keep pollutants and chemicals out of the drainage areas. The use of a residential rainwater collection cistern is encouraged for individual Residents who wish to conserve water for landscape irrigation.

6.5 Reduce Waste

All waste generated at Kiawah River will need to be hauled away from site, consuming fossil fuels in the process and ultimately taking up precious land at its final destination – the landfill. Minimizing the amount of waste we generate will provide multiple benefits to Kiawah River and the region in general. This begins with more conscientious construction practices reducing required materials and recycling where possible.



7

ARCHITECTURAL REVIEW BOARD

The following chapter outlines the functions and organization of the ARB.
Please refer to the CC&R's for further information.

7.1 Architectural Review Board Members

The Architectural Review Board (ARB) will consist of a minimum of three, and a maximum of five, Members. Each person will hold office until such time as s/he has resigned, been removed or her/his successor has been appointed.

7.2 Appointment & Term of Members

All Members shall initially be appointed by the Master Developer on behalf of Kiawah River Home Owners Association (HOA). All of the members of the ARB will be appointed, removed, and replaced by the Declarant, in its sole discretion, until the expiration of the period of Declarant control or such earlier time as Declarant may elect to voluntarily waive this right by notice to the Association, and at the time the Board of Directors will succeed to Declarant’s right to appoint, or replace the members of the ARB. The term of office of each member of the ARB, subject to the CC&R’s, will be one-year, commencing January 1st of each year, and continuing until his successor shall have been appointed. Should a ARB member die, retire or become incapacitated, or in the event of a temporary absence of a member, a successor may be appointed.

7.3 Membership Requirements

Members of the ARB appointed by the Board or the Declarant need not be Members of the Association. Two Members of the ARB are required to be licensed design professionals in the fields of Architecture, Landscape Architecture or engineering. The ARB shall contract and/or assign some of the ARB’s administrative duties, but not authority, to any qualified design professional or manager as needed.

7.4 Resignation of Members

Any Member of the ARB may at any time resign from the ARB upon written notice stating the effective date of the Member’s resignation to the Committee, or to the Declarant, whichever then has the right to appoint and remove members. Any Member may be removed at any time by the body that appointed them, with or without cause.

7.5 Functions of the ARB

It will be the duty of the ARB to consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review procedures established by these Design Guidelines; to amend the Design Guidelines as deemed appropriate with the approval of the Committee; and to perform any duties assigned to it by the Declarant, or the Committee as set forth in this document and the CC&R’s.

7.6 Meetings

The ARB will meet monthly or as needed to properly perform its duties. The ARB’s actions on matters will be by a majority vote of the ARB. Any action required to be taken by the ARB may be taken without a meeting if a consent in writing, setting forth the action so taken, will be signed by all of the ARB Members. The ARB will keep and maintain a record of all actions taken by it. The powers of this ARB relating to Design Review will be in addition to all Design Review requirements imposed by Charleston County Zoning and Development Regulations and any other authority having jurisdiction over Improvements at Kiawah River.

7.7 Compensation

The HOA or Declarant, whichever then has the greater number of appointed Members, will have the right to set the compensation for the ARB Members. Compensation may at any time be revoked or changed by Declarant or Committee with or without cause. All Members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any ARB function or duty. The ARB shall contract and/or assign some of the ARB’s administrative duties, but not authority, to any qualified design professional as needed.

7.8 Amendment of Design Guidelines

The ARB may, from time to time with the approval of the HOA, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of, the Design Guidelines, which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Guest Builder and Property Owner is responsible for obtaining from the ARB a copy of the most recently revised Design Guidelines.

7.9 Non-Liability

Neither the ARB nor any Member will be liable to the Association, any Guest Builder or Property Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

- Approving or disapproving any plans, specifications and other materials, whether or not defective.
- Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
- The Development or manner of Development of any land within Kiawah River.
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Design Guidelines.





8

DESIGN REVIEW PROCESS

This section provides a guide for the Design Review Process for Kiawah River. The process involves a series of meetings between the Guest Builder or Property Owner, their design team and the ARB. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The ARB is committed to assisting Guest Builders and Property Owners through the Design Review Process and should be thought of as a member of the design team as opposed to a regulatory review agency.

8.1 Overview of Design Review Process

Improvement plans will be carefully reviewed by the ARB to ensure that the proposed design is compatible with the design intent at Kiawah River. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements (including pools, driveways and/or culverts)
- Construction of, or additions to, fences or enclosure structures.

The ARB evaluates all Development proposals on the basis of these Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the ARB. Other Guidelines, such as Building Height or Setbacks, are more definitive, or absolute, design parameters and in many cases parallel Charleston County building code requirements or project approval documents. It is the intention of this Design Review Process that all Improvements comply with these absolute standards. In the event of a conflict between these Guidelines and any

Local, State or Federal building or zoning code or project approval documents, the Local, State, or Federal building or zoning code or project approval documents shall govern.

Kiawah River’s Design Review Process takes place in four steps:

1. Pre-Design Conference & Concept Design
2. Preliminary Design Review
3. Final Design Review
4. Construction Observation

Any Improvement as described above will require, and be preceded by, the submission of plans and specifications describing the proposed Improvements accompanied by an application fee.

The Guest Builder or Property Owner shall retain competent assistance from a licensed Architect, Civil Engineer, Landscape Architect, Soils Engineer and/or a licensed and bonded Contractor (Consultants) as appropriate. The Guest Builder or Property Owner and Consultant(s) shall carefully review the CC&R’s and these Design Guidelines prior to commencing with the Design Review Process.

Having secured Final Design approval from the ARB, the Guest Builder or

Property Owner is also required to meet all the submittal and approval requirements of the Charleston County Zoning and Development Planning and Building Department to obtain design approvals or any other discretionary permits and a building permit.

The Guest Builder or Property Owner is to commence construction within one year of the Final Design Approval. If construction does not commence within this timeframe, the design approval will expire, requiring resubmission of the application and payment of all associated fees.

8.2 Approved Design Professionals

The ARB may create a list of recommended design professionals to design all Residences and landscapes at Kiawah River. These professionals have demonstrated their ability and sensitivity toward implementing the established design objectives. Guest Builder or Property Owners may choose a design professional from this list or elect to choose a non-listed professional to design their Residence at Kiawah River. Although professionals not on this list may be employed, it is recommended that an approved design professional be considered because of their familiarity with these Guidelines and Charleston County codes.

8.3 Pre-Design Conference & Concept Design

8.3.1 Pre-Design Conference

Prior to the preparation of any materials for formal ARB review, the Guest Builder and/or Property Owner and/or the Consultant(s) are required to meet with representatives of the ARB for a Pre-Design Conference. An explanatory Pre-Design Conference package that includes a current copy of the Design Guidelines, the Lot Diagram and a conference request form is available from the ARB Office. The purpose of this meeting will be for the ARB to answer any questions the Guest Builder and/or Property Owners and/or Consultant(s) may have and to offer guidance on the following subjects:

- The particular characteristics and restrictions on the Lot, as shown on the Lot Diagram, to be provided by the ARB
- Optimal orientation of buildings and outdoor spaces
- Additional survey information requirements
- Preliminary building and site Development program ideas and requirements
- Clarification and review of Design Guideline objectives
- The requirements, fees, and schedule of the Design Review Process

8.3.2 Concept Design

After or during the Pre-Design Conference, the Applicant shall submit to the ARB a written application and appropriate fee for Concept Design Review together with the Concept Design Review submission materials as described below:

- Concept Design Review Application Form (Sample in Appendix G).
- Design Review Application Fee.
- Concept Site Plan: (1” = 20’, 16’, or 8’) indicating property lines and Lot Diagram areas, building location/ footprint, driveways, pools, water features and other major hardscape elements and basic grading concepts. The Applicant shall confirm and field verify the location of all utility connections to the Lot at this time to ensure that no conflicts exist with the proposed Improvements.
- Concept Floor Plan: (1” = 20’, 16’, or 8’) showing general room layout and circulation. This may be combined with the Concept Site Plan.
- Concept Elevations: (1” = 16’, or 8’) of the street and sides of the building showing general massing, roof forms, Building Height and materials.
- A brief description of the proposed Architectural style, including regional historic precedents (if any).

The purpose of this submittal is to confirm that the design professionals are headed in the right

direction, are correctly interpreting the Guidelines and that the Guest Builder or Property Owner’s program can be accommodated on the Lot. This submittal may be combined with the Pre-Design Conference.

8.4 Preliminary Design Review

After the Pre-Design Conference and Concept Design, the Guest Builder or Property Owner shall submit a written application for Preliminary Design Review together with Preliminary Design Review submission materials described.

8.4.1 Preliminary Design Review

Within this step, the Applicant shall prepare and submit to the ARB for review and approval a Preliminary Design Review package which shall adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design.

8.4.2 Submission Materials

The package shall include two full-size sets and two sets of 11” x 17” reductions of the following drawings and/or materials:

- Preliminary Design Review Application Form (Sample in Appendix G)
- Location Map - indicating location of Lot within Kiawah River.
- Lot Survey - a property survey (minimum scale: 1" = 20') prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, utilities, 100-year flood plain, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable. See Appendix F - Lot Survey Requirements.
- Preliminary Site Plan - 1" = 20' minimum, showing existing topography and proposed grading and drainage (1 foot contour interval), existing off-site elements (buildings, walls, trees, utility connections and Facilities, etc.) within 18 feet of the property boundary, building footprint with finished floor grades, Setbacks, Buildable Envelope and other zones as indicated on the Lot Diagram, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities.
- Preliminary Floor and Roof Plans – minimum 1/8" = 1' – 0", including all proposed uses, proposed walls, door and window locations and location of mechanical and electrical systems.
- Preliminary Elevations - minimum 1/8" = 1' – 0", including roof heights,

existing and finish grades, Building Heights and notation of exterior materials. Two sets of elevations; one set shall be rendered in color.

- Site Sections - minimum scale 1" = 20', showing proposed buildings, Building Heights, elevations and existing and finished grades in relation to surrounding site, including adjacent Residences and roads as may be required by the ARB.
- Conceptual Landscape Plan - a conceptual plan at 1/8" = 1' – 0" minimum, showing irrigated areas, areas of planting, turf areas, preliminary plant list, Buildable Envelope and other zones as indicated on the Lot Diagram, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan. Adjacent (15 feet min) hardscape and planting (Lots 20 feet min) to be shown.
- Grading, Drainage and Erosion Control Plans - 1/8" = 1' – 0" minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan shall include 20 feet beyond Property Owner's property line in order to depict relationship to adjacent Lots and Common Areas.
- Study model – minimum scale 1" = 20', illustrating the relationship between proposed building forms

and topography, tree heights and prevailing site conditions. This need not be an expensively detailed model, but simply adequate to communicate basic three-dimensional massing concepts. Computer drafted 3D modeling and color rendering may be submitted in addition to the model or at the request of the ARB.

- Material Samples – on 8-1/2" x 11" or 11" x 17" boards showing:
 - a. Roof material and color
 - b. Wall material and color
 - c. Exterior trim material and color
 - d. Stone/rock materials
 - e. Window/door materials and color
 - f. Fence/wall materials and color
 - g. Paving materials and color

8.4.3 Staking

The Guest Builder or Property Owner may be required to stake the corner locations of the proposed buildings and all other major Improvements upon submittal of Preliminary Design Review documents. In some instances, the ARB may require that ridgeline flagging be erected to indicate proposed Building Heights.

8.4.4 Preliminary Design Review Meeting

Upon receipt of the required documents and staking of the property (if required), the ARB will notify the Guest Builder or Property Owner of the scheduled meeting date to review the Preliminary Design documents. The ARB will review and comment on the application at the meeting, allow time for discussion with the Guest Builder or Property Owner and/or Consultant(s) (if present, or via online meeting or by phone) and subsequently provide the Guest Builder or Property Owner with the conclusions of the meeting in writing.

The comments of the ARB on the Preliminary Design submittal shall be advisory only, and shall not be binding upon either the Guest Builder or Property Owner or the ARB. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the ARB a minimum of five working days prior to the next regularly scheduled meeting. An itemized letter from the Guest Builder or Property Owner shall accompany any re-submittal noting all ARB comments and how each comment has been addressed in the re-submittal.

Within one year of Preliminary Design Review approval the Guest Builder or Property Owner shall initiate Final Design Review by submitting required Final Design documents. Required Final Design documents and procedures are described in Section 7.5.1 below.

8.5 Final Design Review

8.5.1 Final Design Review

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the ARB. Final Design documents shall generally conform to the approved Preliminary Design Review documents. All Architectural plans are to be prepared by a licensed Architect. All Landscape Architectural plans are to be prepared by a South Carolina licensed Landscape Architect.

8.5.2 Submission Materials

The Final Design Review Documents shall be Construction Document level drawings. Submit two sets full size and two sets of 11"x 17" reductions of final plans that include the following:

- Final Design Review Application Form
- Site Plan - 1" = 20' minimum, showing existing topography and proposed grading (1-foot contour interval), building footprint with finished floor grades, Buildable Envelope and other zones as indicated on the Lot Diagram, driveway, parking area, turnarounds, fences/walls, patios, decks, utility connections and pad locations, pools and any other site amenities. Site plan shall include 20 feet beyond Property Owner's property line in order to depict relationship to adjacent Lots, and Common Areas.

- Grading, Drainage and Erosion Control Plans - 1" = 20' minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan shall include 20 feet beyond Property Owner's property line in order to depict relationship to adjacent Lots and Common Areas.
- Floor and Roof Plans – 1/4" = 1' – 0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all Accessory Structures.
- Elevations – 1/4" = 1' – 0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed Building Height. Provide one set of colored elevations.
- Sections - indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's

- relationship to the site.
- Landscape Plans – 1/8” = 1’ – 0” minimum, including a planting plan, layout plan, irrigation plan, lighting plan, and any site details including retaining walls, landscape structures, pools, patios, fences and or gates. Call out all hardscape materials.
 - Sample Board - on 11” x 17” boards as needed:
 - a. Roof material and color
 - b. Wall materials and colors
 - c. Exterior trim material and color
 - d. Window material and color
 - e. Exterior door material and color
 - f. Stone/rock materials
 - g. Fence/wall materials
 - h. Exterior rails and paving materials

The ARB will review and comment on the sample board at the Final Design Review. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in size / context that will allow a clear understanding of the final product. Regardless of previous approvals, the ARB reserves the right to require changes to the field mock-ups if they do not meet the objectives of the Design Guidelines.

CONSTRUCTION SCHEDULE

Include start and completion dates for both building and landscape construction. All construction shall be started within one year of Final Design approval and shall be completed within 18 months from start of construction.

8.5.3 Final Design Review Meeting

Upon receipt of the required documents, the ARB will notify the Guest Builder or Property Owner of the scheduled meeting date to review the Final Design documents. In some instances, the ARB may request a final staking of the location of all corners of proposed buildings if the Final Design documents vary substantially from approved Preliminary Design documents.

Attendance at the meeting by the Guest Builder or Property Owner and/or Consultant(s) is not mandatory. The ARB will review and comment on the application at the meeting, allow time for discussion with the Property Owner and/or Consultant(s) (if present), and subsequently provide the Guest Builder or Property Owner with an approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the ARB a minimum of five working days prior to the next regularly scheduled meeting.

8.5.4 Final Design Approval

The ARB will issue Final Design approval in writing within ten working days of a vote for approval at a Final Design Review meeting. If the decision of the ARB is to disapprove the proposal, the ARB shall provide the Guest Builder or Property Owner with a written statement of the basis for such disapproval to assist the Guest Builder or Property Owner in redesigning the project so as to obtain the approval of the ARB.

8.6 Resubmittal of Plans

In the event that final submittals are not approved by the ARB, the Guest Builder or Property Owner will follow the same procedures for a resubmission as for original submittals. An itemized letter from the Property Owner shall accompany any resubmittal noting all ARB comments and how each comment has been addressed in the resubmittal. An additional Design Review fee must accompany each resubmission as required by the ARB.

It is possible that Charleston County Zoning and Development may, from time to time, amend its regulations such that they conflict with these Guidelines. It is the Applicant's responsibility to confirm plan consistency with the Charleston County Zoning and Development Regulations and the ARB assumes no responsibility for

changes that may be implemented as a result. In order to be considered for the next scheduled ARB meeting date, plans must be submitted no later than 5pm, seven calendar days in advance of the meeting date. The ARB will not generally meet to review comments outside the regular meeting schedule and any decision to do so must be based on compelling extenuating circumstances.

8.7 Kiawah River ARB

The Guest Builder or Property Owner shall apply for all applicable building permits from the Charleston County Planning & Zoning Board; and the Charleston County Building Department and any other governing agencies after receiving Final Design approval from the ARB. The Charleston County Planning and Building Department requires ARB review and approval before considering applications. Any adjustments to ARB-approved plans required by The Charleston County Building Department review must be resubmitted to the ARB for review and approval prior to commencing construction. The issuance of any approvals by the ARB implies no corresponding compliance with the legally required demands of other agencies.

8.8 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the ARB for review and approval prior to making changes.

8.9 Work in Progress Observations

During construction, the ARB will check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the ARB will issue a Notice to Comply.

8.10 Notice to Comply

When, as a result of a construction observation, the ARB finds changes and/or alterations that have not been approved, the ARB will issue a Notice to Comply within three working days of the observation. The ARB will describe the specific instances of non-compliance and will require the Guest Builder or Property Owner to comply or resolve the discrepancies.

8.11 Notice of Completion

The Guest Builder or Property Owner will provide the ARB with a Notice of Completion of any Improvement(s) given Final Design approval by the ARB. The ARB will make a final inspection of the property within seven working days of notification. The ARB will issue in writing a Notice of Completion within seven working days of observation. If it is found that the work was not done in compliance with the approved Final Design documents, the ARB will issue a Notice to Comply within three working days of observation.

8.12 Right of Waiver

The ARB recognizes that each Lot has its own characteristics and that each Guest Builder or Property Owner has their own individual needs and desires. For this reason, the ARB has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the ARB, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the ARB approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Lots or

the Community of Kiawah River as a whole. Approval of any deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation and shall not be used as justification in requesting a variance from the Design Guidelines. Rather, the request must stand on its own merits and present justification based on unique circumstances and creative design solutions.

The ARB also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Guest Builder or Property Owner demonstrates there is good cause.

8.13 Non-Liability

Neither the ARB nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter.

8.14 Design Review Schedule

The ARB will make every reasonable effort to comply with the time schedule for Design Review. However, the ARB will not be liable for delays that are caused by circumstances beyond their control, including activity levels which burden the resources of the ARB to review plans and provide comments within a prescribed timeframe. The ARB will provide Design Review according to the following schedule:

1. Pre-Design Conference & Concept Design Review
2. Meeting scheduled within 14 working days of receipt of Pre-Design Conference request form.
3. Preliminary Design Review
 - Application documents to be submitted 14 working days prior to the next scheduled ARB meeting.
 - Written comments from ARB meeting provided to Guest Builder or Property Owner within seven working days.
 - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the ARB a minimum of five working days prior to the next regularly scheduled meeting.
4. Final Design Review
 - Application documents to be submitted 14 working days prior to the next scheduled ARB meeting, and within one year of Preliminary Design approval.
 - Written comments from ARB meeting and/or written notice of Final Design approval provided to Guest Builder or Property Owner within 7 working days.
 - A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the ARB a minimum of 5 working days prior to the next regularly scheduled meeting.

5. Building Permits
 - Guest Builder or Property Owner applies to the Charleston County Planning and Building Department for all applicable building and use permits.
6. Construction Observation
 - Site observation with the Builder prior to any site disturbance, and within 7 working days of receipt of written request.
 - Foundation staking observation within 7 working days of receipt of written request. Property line and Buildable Envelope must be staked for this inspection.
 - Framing observation within 7 working days of receipt of written request.
 - Final observation within 7 working days of receipt of written request and prior to request for a Certificate of Occupancy from the Charleston County Planning and Building Department.
 - Notice of Completion issued within seven working days of observation.

8.15 Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data,

and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish a total fee of \$1,250 payable upon submittal of the application for the Pre-Design Conference or Preliminary Design Review.

Fees for resubmission shall be established by the ARB on a case-by-case basis. This fee is subject to revision annually.

8.16 Application Format

An application and information package is available from the ARB for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions and these Guidelines in order to be scheduled for review.

Incomplete submissions will not be reviewed and may be returned to the applicant for resubmission. To expedite the Design Review Process, Applications must be complete in order to submit. Applicants will be refunded 50% of the Design Review fee if the ARB does not issue a written approval or disapproval within ten working days of the date the application is reviewed by the ARB.

8.17 Unauthorized Improvements

Changes or modifications to the exterior of a home or its landscape and/or hardscape without the prior review and approval of the ARB pursuant to these Guidelines is prohibited. Guest Builder or Property Owners may be subject to fines at the discretion of the ARB as approved by the Board of Directors of Kiawah River Association for unauthorized Improvements. The Guest Builder or Property Owner may apply to the ARB to review and approve the modifications, which the ARB may allow or disallow at its sole discretion subject to these Guidelines. In the event the Improvements are disallowed, the Guest Builder or Property Owner shall be required to remove them and restore the property to the pre-existing condition as it was originally approved by the ARB or as subsequently modified. If the Guest Builder or Property Owner picks a Design Professional that is not on the list, the Guest Builder or Property Owner shall submit their qualifications to the ARB prior to moving forward for approval. Contact the ARB to determine if a Recommended Design Professional List has been created.

The ARB recognizes that each Lot has its own characteristics and that each Guest Builder or Property

Owner has their own individual needs and desires. For this reason, the ARB has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the ARB, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the ARB approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Lots or the Community of Kiawah River as a whole. Approval of any deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation and shall not be used as justification in requesting a variance from the Design Guidelines. Rather, the request must stand on its own merits and present justification based on unique circumstances and creative design solutions.

The ARB also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Guest Builder or Property Owner demonstrates there is good cause.



9

CONSTRUCTION & BUILDER REGULATIONS

This section provides a guide for the Design Review Process for Kiawah River. The process involves a series of meetings between the Guest Builder or Property Owner, their design team and the ARB. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The ARB is committed to assisting Guest Builders and Property Owners through the Design Review Process and should be thought of as a member of the design team as opposed to a regulatory review agency.

9.1 Pre-Construction Conference

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a surveyor licensed in Charleston County to confirm existing grades, tops and toes of slopes and any other features or Lot attributes that would affect the design of any Lot Improvement. See Appendix F - Lot Survey Requirements.

9.2 Construction Area

Prior to the commencement of any Construction Activity the Builder will provide the ARB, for its approval, with a detailed plan of the proposed Construction Area showing the area in which all Construction Activities will be confined and how the remaining portions of the Lot will be protected.

This Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, limits of Excavation and erosion control.

The Builder shall be responsible for repair of any damage to Common Area or Master Developer installed irrigation or landscape to the satisfaction of the ARB. There shall be no staging of

construction equipment or materials on adjacent Lots to the Property Owner's Lot. All staging within Kiawah River must occur on the Property Owner's Lot.

9.2.1 Fencing Requirements

The Plan shall identify the area to be fenced using 4x4 wooden posts with green mesh screen or similar methods acceptable to the ARB for the protection of existing landscaped areas, to screen construction activities and to control dust. Such fence or screening material shall be maintained in good condition during the course of construction of the Residence and related Improvements.

Care must be taken to avoid, or if unavoidable, minimize the visual impact of the Construction Area on neighboring Lots, Public Common Areas and roads.

9.2.2 Access to Construction Area

One entrance into the fenced enclosure shall be located at the driveway entry. Kiawah River requires all Builders to comply with the following:

1. Restrict access to the Construction Area only through Kiawah River construction gate.
2. Identify all vehicles entering Kiawah River with the Builder's name and job site.
3. Enforce hours of access, speed limit and route of travel on Kiawah River road system as specified by the ARB.
4. Limit access to the Construction Area only on designated routes as specified by the ARB.
5. Consolidate all deliveries of materials and equipment to the extent feasible.
6. Acquire transponders per the club's requirements at their own expense.

9.3 Builder's Deposit

After the ARB approves a Guest Builder or Property Owner's proposed Construction Area Plan as described in Section 8.2, and prior to commencing any Construction Activity, a Builder's Master Deposit of \$7,500 shall be delivered to the ARB, on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. This Builder's Deposit shall be a cash bond. In addition, the Builder's Deposit may be drawn upon to pay for repairs to adjacent Lots and/or Common Areas damaged during Construction.

The amount of the Builder's Deposit shall be \$5,000 each per Lot or such greater amount as determined by the ARB for all Lots within Kiawah River. This amount may be adjusted annually by the ARB.

As noted above, the ARB may use, apply or retain any part of a Builder's Deposit to the extent required to reimburse the ARB for any cost that the ARB may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the ARB for any fees incurred by the ARB to restore the Builder's Deposit to its original amount. Construction Activity shall be halted until the Builder's Deposit is brought up to the original amount.

The ARB shall return the Builder's Deposit to the Guest Builder and Property Owner within 15 working days after the issuance of a Notice of Completion from the ARB.

9.4 Vehicles & Parking Areas

Only vehicles, equipment and machinery that are essential to any Construction Activity may park within the Construction Area or such other specific area designated by the ARB so as to minimize potential damage to existing vegetation, utilities, landscape, or other Improvements.

9.5 Storage of Materials & Equipment

All construction materials, equipment and vehicles will be stored within the fenced boundary of the ARB-approved Construction Area. Equipment and machinery will be stored on-site only while needed.

9.6 Construction Activity Times

The time of construction will be limited to:

Monday – Friday
7:00 am – 7:00 pm

Saturday
8:00 am – 5:00 pm

No construction operations may occur on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day or as may be prohibited by local ordinance. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the ARB. No personnel are to remain at the Construction Site after working hours.

9.7 Construction Trailers / Temporary Structures

Any Guest Builder or Property Owner who desires to bring a construction trailer or the like to Kiawah River must obtain written approval from the ARB. The ARB will work closely with the Guest Builder or Property Owner to site the trailer in the best possible location to minimize impacts to the site and to adjacent Property Owners. All such Facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is encouraged that construction trailers be painted colors that will not stand out in the landscape.

The suggested colors are:

- Body and/or Trim: Benjamin Moore, Flat 998
- Trim: Benjamin Moore, Flat 1000
- Temporary living quarters for the Guest Builder, Property Owner, or their Employees on the Lot will not be permitted.

9.8 Sanitary Facilities

Sanitary Facilities must be provided for construction personnel on-site in a location approved by the ARB. The facility must be located in an area on-site that does not impact adjacent Residences and Roads and be maintained regularly.

9.9

Debris & Trash Removal

9.10

Hazardous Waste Management

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site.

Contractors are prohibited from dumping, burying or burning trash anywhere on the Lot or in Kiawah River Community. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways or other portions of Kiawah River.

All excess earth generated by trenching and approved grading activities must be removed from the site.

Any cleanup costs incurred by the ARB or the Association in enforcing these requirements will be taken out of the Builder's Deposit or billed to the Guest Builder or Property Owner as needed.

In order to be able to respond and monitor hazardous material use and/or spills, the Contractor shall comply with the following criteria listed below:

- The Contractor shall provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes shall be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- A reportable spill is defined as a spill of one or more gallons and a significant spill is defined as more than ten gallons.
- The Contractor shall maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on site.
- Before a hazardous material is stored, the Contractor shall check to ensure that:
- The material is stored in an approved container
- The container is tightly closed
- The container has the proper warning label
- The container is inspected for leaks
- Any Contractor determined to be

introducing hazardous materials into the sanitary sewer or storm drain system will be removed from the site

9.11

Excavation & Grading

During construction, erosion must be minimized on exposed Cut and/or Fill slopes through proper soil stabilization, water control and revegetation. Grading operations may be suspended by ARB during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans. All excess materials must be removed from the site.

9.12

Foundations

The Guest Builder or Property Owner is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soil conditions on her/his Lot prior to undertaking any design or construction. Declarant makes no representations or warranties, expressed or implied, as to the soil conditions.

- The Guest Builder or Property Owner and engaged Architect, Engineer and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Guest Builder or Property Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

9.13

Lot Survey

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a Surveyor licensed in South Carolina to confirm existing grades, tops and toes of slopes and any other features or Lot attributes that would affect the design of any Lot Improvement. See Appendix E- Lot Survey Requirements.

9.14

Start of Construction & Temporary Landscape

All Improvements commenced on a Lot shall be completed within 18 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the ARB. If an

9.16

Damage Repair & Restoration

Damage and scarring to other property, including open space, adjacent Lots, roads, driveways, irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Property Owner of the Lot.

1. To the Damaged Party's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established
2. Pay any fines imposed by the HOA and Charleston County or other governmental agencies.

9.17

Project Completion & Close-out

Upon completion of construction, each Property Owner and Builder will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the ARB, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the ARB or the Association, will be taken out of the Builder's Deposit or billed to the Guest Builder or Property Owner.

9.18 Construction Observations

In addition to the building inspections required by Charleston County, the following construction observations must be scheduled with the ARB:

- 1. Site Observation – This observation includes review of staking of the Construction Area including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. An on-site mock-up for color and materials shall be constructed for approval by the ARB. A full-scale mock-up (minimum 4-feet by 8-feet) shall be constructed which accurately conveys all proposed exterior materials, colors, and detailing, including window, corner and trim details and/or details of areas where one material changes to another. This observation must be approved by the ARB prior to the framing observation.
- 2. Framing or Structure Observation – This observation must be done prior to enclosure of exterior walls and roof. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes / context that will allow a clear understanding of the final product.
- 3. Final Observation – This observation must be done prior to the Certificate of Occupancy issued by Charleston County and may be scheduled when

all Improvements, including all structures, landscaping and grading, have been completed.

9.19 Construction Signs

Temporary construction signage will be limited to one sign per Lot. The sign shall not exceed 6- square feet of total area, and shall be located within 10-feet of the Construction Site entrance. All construction signs must be reviewed and approved by the ARB prior to installation. Layout for the sign must be submitted to the ARB ten working days prior to a regularly scheduled meeting. Alternatively, the ARB may require the contractor to construct a standardized construction sign. The contractor shall contact the ARB prior to sign fabrication to confirm the required sign type.

9.20 No Pets

Construction personnel are prohibited from bringing pets, particularly dogs, into Kiawah River.

9.21 Security

Security precautions at the Construction Site may include temporary fencing approved by the ARB. Security lights, audible alarms and guard animals will not be permitted.

9.22 Noise

Builder will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors and wildlife.

9.23 No Smoking

Smoking is only allowed in enclosed vehicles. Fines of up to \$1,000 will be taken out of the Builder’s Deposit or billed to the Property Owner in the event that smoking occurs out of vehicles on a Construction Site. Warning signs such as “No Smoking or Open Flame Allowed” must be posted at the Construction Site.

9.24 No Firearms

No firearms are allowed in Kiawah River.

9.25 No Alcohol or Drugs

No alcohol or illegal drugs are allowed on Kiawah River property at any time.

9.26 Construction Personnel Conduct

Offensive, loud or unmannerly behavior exhibited by the Builder, its employees or subcontractors is not allowed and will not be tolerated.

Builder shall be responsible for the behavior of his employees and subcontractors.

9.27 Occupational Safety & Health Act (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

9.28 Fire Protection

At least one full and operable 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Absence of such a device may result in fines against the Builder or access of the Builder being denied to the Construction Site.

9.29 Termite Pretreat

A termite pretreatment is required during construction and must be accomplished during Kiawah River’s designated working hours with authorized access. No workmen or subcontractors are allowed to enter the property during “off” hours. Builders shall make certain to schedule work accordingly and

give subcontractors enough prior notice to schedule their crews within Kiawah River’s construction work hours.

9.30 Storm Preparation

Within 24 hours of impending storm, the Contractor shall be responsible for securing the site when a hurricane is declared imminent. Should a hurricane strike the site, the contractor will, within 30 days of the event, be responsible for securing and/or removing all damaged construction materials, equipment, landscape debris and/or displaced items so as to not, at the discretion of the building official, present a hazard to others.

9.31 Erosion Control & Marsh Protection Requirements

Erosion runoff must be controlled on exposed Cut and/or Fill through proper soil stabilization, water control, and revegetation. The Guest Builder or Property Owner, and Contractor, are responsible for the implementation of erosion control techniques and will be held liable for any damages that may result from inadequate control measures. During periods of heavy

rain, grading operation must be stockpiled and covered to minimize wind or water erosion. Fill or topsoil material brought to the site shall be free of insects, pest, organic and deleterious matter.

9.32 Construction Area

No hunting or fishing is allowed on Kiawah River by Guest Builders, Contractors, Subcontractors or other Agents / Employees hired by the Guest Builder or Property Owner to perform work on the property.

The ARB also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Guest Builder or Property Owner demonstrates there is good cause.



APPENDIX A

Definitions

Unless the context otherwise specifies or requires, the following words or phrases when used in these Design Guidelines shall have the following meanings:

ACCESSORY DWELLING UNIT

A dwelling unit, with no more than 800 square feet of gross floor area that has been added to, onto, or created within, a single family house. This definition includes garage apartments. An Accessory Dwelling Unit may be detached from a single family house provided it complies with the conditions applicable to Accessory Dwelling Units in Appendix B to the Agreement within the Planned Development District Plan (PDD Plan).

ACCESSORY STRUCTURE

Any structure, not intended for habitation, which is detached from the main Residence a minimum of ten feet.

ARB

Kiawah River Architectural Review Board that is currently functional under the auspices of the Property Owner and/or as it may later function under applicable Covenants. The ARB may promulgate, modify, and enforce development guidelines, such as architectural and landscaping guidelines, assigned to it under the Agreement or the Plan with

respect to any portion of the Real Property. The ARB appointed by the Declarant or Kiawah River Owners Association Board as provided in the CC&R's to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Kiawah River.

ARCHITECT / LANDSCAPE ARCHITECT / ENGINEER

A person licensed to practice architecture, landscape architecture or engineering in the State of South Carolina.

ASSOCIATION

One or more non-profit Association(s) or corporation(s), which will be formally constituted and made up of the property owners and/or residents of the Real Property, or a particular portion or portions thereof. An Association may take responsibility for costs and maintenance of Common Areas on or affecting any portion of the Real Property subject to such Association's jurisdiction, as delineated in any applicable Covenants. See definition contained in the CC&R's.

AT-GRADE HOME

The At-Grade Home is constructed at or near the elevation of the building pad, provided it is above the FEMA Flood Elevation, and does not provide for parking beneath the building. The minimum finished floor elevation for each home must comply with Charleston County Zoning and Land Development Regulations, referencing the FEMA Flood Plain Maps.

BOARD

See definition contained in the CC&R's.

BUILDER

A person or entity engaged by a Property Owner for the purpose of constructing any Improvement. The Builder and Owner may be the same person or entity. However, if the Owner elects to act as Builder, a superintendent must be designated who will be on the job site and accessible at all times during construction.

BUILDER'S DEPOSIT

The deposit that is required to be delivered to the ARB prior to commencing a Construction Activity.

BUILDING COVERAGE

The total area of a Lot covered by building(s), accessory building(s) or roofed areas. The Building Coverage is measured from outside of all exterior walls at ground level, it includes all exterior stairways, porches, covered parking, covered terraces, "outdoor rooms" and walkway areas. It does not include roof overhangs, uncovered walkways, terrace or pool/spa areas or above-grade decks. For Elevated Homes the furthest exterior walls would be projected down to Ground Level.

BUILDING DEVELOPMENT STANDARDS

Any applicable dimensional standards for Lots, Development Parcels, buildings, and structures, including but not limited to any minimum standards for Lot area, Lot width, Setbacks, and yard requirements and any maximum standards for Building Height and Building Coverage on Lots or Development Parcels.

BUILDABLE ENVELOPE

That portion of any Lot, designated as Private Area and Transition Area on the Lot Diagram, and within which the construction of the building(s), accessory structures and/or all Improvements are located.

BUILDING HEIGHT

The maximum Building Height shall be established by a plane measured vertically above existing or proposed grade. As the natural and/or proposed grade rises, the maximum height will rise accordingly. The overall height shall be measured from the highest parapet or roof ridge to the existing natural or proposed grade adjacent to the building exterior directly below.

COMMON AREAS

All real property (and the Improvements or amenities thereon) that may from time to time be owned or leased by the Association or otherwise held by the Association for the common use and enjoyment of the Property Owners. The Common Area may include but shall not be limited to open space, maintenance and drainage areas, common Facilities, easements, alleys, thoroughfares, parking lots, Community Ways, streets, lighting, signs, lagoons, ponds, wetlands, rights-of-way, and the area between any Property Line of a Property Owner and the mean high-water mark of any adjoining river, tidal creek, marsh or other water body. The designation of

any land and/or Improvements as a Common Area shall not mean or imply that the public at large acquires any easement of use or enjoyment therein.

COMMUNITY

All the Property, and anything else that is part of the specific areas owned by Property Owners, Homeowners Association, and Common Areas within the boundary of Kiawah River.

CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

CONSTRUCTION SITE

A site upon which Construction Activity takes place.

CONSTRUCTION VEHICLE

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

CORPS

The United States Army Corps of Engineers.

COUNTY

Charleston County, a political subdivision of the State of South Carolina.

COUNTY COUNCIL

The County Council of Charleston County, South Carolina.

COUNTY ORDINANCES

The Code of Ordinances of Charleston County, South Carolina.

COVENANTS

Refers to one or more declaration(s) of covenants, conditions, and restrictions encumbering all or portions of the Real Property that have been or will be recorded by the Property Owner.

CUT

Any removal of earth, rock or other material in the natural or man-made elevation of the surface of the land.

DECLARANT

See definition contained in the CC&R's.

DESIGN GUIDELINES

The architectural, design and construction regulations, restrictions and review procedures adopted and enforced by the ARB as set forth in this document and as amended from time to time by the ARB.

DEVELOPMENT

The planning for or carry out of a building activity, demolition, reclamation of on-site materials, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels, and is intended by the Parties to include all further uses of, activities upon, or changes to the Real Property as are authorized by the Agreement. "Development," as designated in a land or Development Permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of Development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not Development. Reference to particular operations is not intended to limit the generality of this term.

DEVELOPMENT PERMIT

A building permit, zoning permit, construction permit, subdivision or plat approval, rezoning certification, special exception, variance, certificate of occupancy or any other official action of

Local Government having the effect of permitting or approving the Development or use of real property.

DIAMETER BREAST HEIGHT (DBH)

The total diameter, in inches, of a tree trunk or trunks measured at a point four and one half feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

DOCK OR PIER

A structure built over and/or floating on water used to provide access to water and/or for the mooring of boats or other watercraft. A Dock or Pier may contain commercial uses as permitted by DHEC and shall constitute a water-dependent use.

ELEVATED HOME

The Elevated Home may be built on a slightly elevated Lot, but the Ground Floor of the home still resides below the required FEMA Base Flood Protection Elevation. For this reason, the Ground Floor of the home is designed to accommodate parking or storage underneath the building, along with other non-habitable spaces.

EXCAVATION

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12-inches below the existing surface of the land or any grading of the surface.

FACADE ZONE

The Facade Zone is part of the Private Area of the Lot that is dedicated specifically for architectural elements of the building that contribute to the overall quality of the streetscape or shared Common Area. The Facade Zone of the Lot can occur both on a publicly facing street or a shared Common Area. Allowable Facade Zone uses include building entries, front porches, wrap-around porches, bay windows, sun porches, and other architectural articulation of the building that create interest along the facade of the building.

FACILITIES

Major capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage,

potable water, electrical service, cable television, high speed internet access, and telephone service.

FILL

Any addition of earth, rock or other materials to the surface of the land, which increases the existing elevation of such surface.

FINAL MAP

The recorded final Subdivision map or Lot map for any portion of Kiawah River.

FIRST FLOOR

The first habitable floor of a Building or Residence.

FLAT ROOF HOME

Any home with a roof pitch less than 1:12 on more than 40% of the structure.

FLOOR AREA

The sum of all horizontal Floor Areas of a building measured from the outside of all exterior walls.

GRAND TREE

Any live, healthy tree with a Diameter Breast Height (DBH) of 24 inches or greater, with the exception of pine tree species.

GROUND FLOOR

The lowest floor elevation for structures or Natural Ground as set forth in the County's flood management ordinance, as amended, whichever is higher; provided, however, that Ground Floor Level shall not exceed fourteen (14') feet above Natural Ground. This definition shall not be construed to prevent an owner from constructing his first finished floor higher than Ground Floor Level; provided, however, Building Height shall be measured from Ground Floor Level.

GUEST ROOM

A room or suite designed for temporary occupancy by one (1) or more people in a single unit on a daily, weekly, monthly, or seasonal basis. A Guest Room may be individually owned or owned as a "time-share" unit without respect to other Guest Rooms. A Guest Room may be located within a Hotel, Inn, or Bed and Breakfast. A Guest Room shall contribute to the Guest Room entitlement densities, and no others, in the Agreement.

HOMEOWNER

See definition for Property Owner.

ICON LOTS

Icon Lots are Lots that due to their location in the Community, size or elevation have been identified as having the potential to have a significant visual impact when viewed from the street or other Common Areas. Icon Lots may have one or more of the following special design considerations: enhanced landscaping, color or enhanced architectural treatment.

IMPROVEMENTS

See Definition contained in the CC&R's.

LAWS

All ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the Development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications, except as provided in section 6-31-140(A) of the South Carolina Code.

LOCAL GOVERNMENT

Any county, municipality, special district, or governmental entity of the state, county, municipality or region established pursuant to law which exercises regulatory control over, and grants Development Permits for land Development or which provides public Facilities. The County is a Local Government.

LOT

The term “Lot” means any Development Parcel identified in a Subdivision Plat recorded in the Office of the Register of Mesne Conveyances for Charleston County, South Carolina, and as described in the purchaser’s purchase contract and illustrated by the Lot Diagram, on which the purchaser intends to construct Improvements.

LOT DIAGRAM

The term Lot Diagram shall refer to the individual site plans for each Lot provided to the Property Owner by the ARB at the commencement of the Design Review Process. Each Lot Diagram specifies setbacks, Building Height and any special restrictions pertinent to the Lot’s development as recorded with Charleston County, together with any additional factors that the ARB

may consider to be pertinent.

MAXIMUM FLOOR AREA

The maximum amount of Floor Area is the sum of horizontal areas of all floors of a building measured from the outside of all exterior walls.

MINIMUM FLOOR AREA

The minimum amount of Floor Area is the sum of horizontal areas of all floors of a building measured from the outside of all exterior walls.

NATURAL AREA

The Natural Area is that portion of the Lot that lies outside the Building Envelope and must remain in an essentially landscaped condition in accordance with these Guidelines.

NATURAL GROUND

Average elevation of a Lot or Development Parcel prior to development activity, mass grading or earthwork.

NEIGHBORHOOD

All the Property, and anything else that is part of the specific areas owned by Property Owners, Homeowners Association, and Common Areas.

OCRM

DHEC’s Office of Ocean and Coastal Resource Management.

OCRM CRITICAL LINE

The critical area line defined by OCRM.

OWNER

See definition for Property Owner

PARCEL

The term “Parcel” shall be those Lots of land, together with any appurtenances, described as Kiawah River subdivided by Declarant pursuant to the Charleston County subdivision approval for the Kiawah River Property.

PERVIOUS COVER

Water bodies, as well as land that permits the absorption of storm water into the ground. Pervious Cover may include, but is not limited to Community Ways, streets, roads, alleys, parking lots and driveways which are pervious to storm water.

PLAN

The Kiawah River Plantation Planned Development District Plan. The Plan is attached to the Agreement and incorporated therein by reference. The Plan shall constitute a vested right of the

Property Owner during the term of the Agreement (including any extensions or renewals thereof).

PLANNED DEVELOPMENT DISTRICT PLAN (PDD PLAN)

The master community design guidelines, controlling scenic features and open space, organizes development, and provides for variation within and around other regulations.

PROJECT

The Development that has occurred and will occur on the Real Property.

PRIMARY BUILDING MASS

The term “Primary Building Mass” shall refer to the largest volume of the Residence having a minimum depth and width of at least 20’ feet, be a minimum of five hundred (500) SF in area, and be offset by at least two (2’) feet horizontally and three (3’) feet vertically.

PRIVATE AREA

The Private Area is the portion of the Building Envelope in which all vertical Improvements must take place. All buildings in the Private Area must conform to the maximum Building Height and massing requirements set forth in

these Guidelines and as indicated on the Lot Diagrams.

PROPERTY OWNER

One or more persons, including natural persons, corporations, partnerships, trustee or any other legal entities, who hold the record title to any Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation.

PROTECTED TREES

Any tree on a parcel with a Diameter Breast Height (DBH) of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

RESIDENCE

The building or buildings, including any garage, or other accessory structure, used for residential purposes constructed on a Lot, and any Improvements constructed in connection therewith.

RIPARIAN LANDSCAPE

Landscape areas which contain wetlands, marshes, salt ponds, Transition Zones to the Kiawah River, and developer installed swales and detention areas.

SECONDARY BUILDING MASS

The term “Secondary Building Mass” shall refer to any other portion of the Residence that is not the Primary Building Mass and qualifies as a Visual Building Mass.

SETBACK

Any required minimum distance from a Lot line or street right-of-way that establishes an area within which a structure or Improvements shall not be erected. Any Laws applicable to Setbacks and exceptions to Setbacks are set forth in the Plan, which shall control in lieu of Laws applicable to Setbacks and exceptions to Setbacks in the ZLDR or other Laws.

STORY

That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling directly above it. Any portion

of a Story exceeding twenty (20') feet in height shall be considered as an additional Story for each twenty (20') feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a Story.

TRANSITION AREA

The Transition Area is that portion of the Building Envelope in which all horizontal Improvements, including but not limited to pools, stairs, patios, spas, walls and fences to a maximum of four (4') feet and landscaping, is allowed and is adjacent to the Natural Area.

TABBY

Tabby is a concrete stucco finish that uses a crushed oyster shell as an aggregate. The crushed oyster shells shall incorporate large or unbroken shell pieces, and not consist entirely of small ground up shell fragments.

VISUAL BUILDING MASS

The term “Visual Building Mass” shall refer to any portion of a Residence having a minimum depth and width of at least 20' feet, be a minimum of five hundred (500) SF in area and be offset by at least two (2') feet horizontally and three (3') feet vertically from another building mass.

ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR)

Refers to the Zoning and Land Development Regulations of Charleston County, South Carolina.



APPENDIX B

Approved Plant List

TREES						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Acer rubrum	Red Maple	●	L	●		
Amelanchier arborea	Serviceberry	●	S	●		●
Betula nigra	River Birch	●	L	●		
Carpinus caroliniana	American Hop Hornbeam	●	S	●		●
Carya oata	Shagbark Hickory	●	L	●		
Cercis Canadensis	Redbud	●	S	●		●
Chionanthus virginicus	Fringe Tree	●	S	●		●
Cornus asperifolia	Rough-leafed Dogwood	●	L	●		●
Cornus florida	Flowering Dogwood	●	S	●		●
Crataegus spp	Hawthorne	●	S	●		●
Eriobotrya japonica	Loquat	●	S		●	
Fagus grandifolia	American Beech	●	L	●		
Fraxinus pennsylvanica	Green Ash	●	L	●		
Gordonia lasianthus	Loblolly Bay	●	S		●	
Halesia Carolina	Carolina Silverbell	●	S	●		●
Hammamelis virginiana	Witch Hazel	●	S	●		●
Ilex cassine	Dahoon holly	●	S		●	
Ilex cornuta 'Burfordii'	Burford Chinese Holly	●	S		●	
Ilex opaca	American Holly	●	L		●	
Ilex vomitoria	Yaupon Holly	●	S		●	
Juniperus salicifolia	Southern Red Cedar	●	L		●	
Lagetta indica	Crape Myrtle	●	S	●		●
Liriodendron tulipifera	Tulip Poplar	●	L	●		●
Liquidambar styraciflua	Sweet Gum	●	L	●		
Magnolia grandiflora	Southern Magnolia	●	L		●	●
Magnolia virginiana	Sweetbay Magnolia	●	S		●	●
Magnolia 'Little Gem'	Little Gem Magnolia		S	●		●
Nyssa sylvatica	Black Tupelo	●	L	●		
Pinus palustris	Longleaf Pine	●	L		●	
Platanus	London Plane Tree	●	L	●		
Quercus alba	White Oak	●	L	●		
Quercus falcata	Southern Red Oak	●	L	●		
Quercus laurifolia	Laurel Oak	●	L		●	
Quercus phellos	Willow Oak	●	L	●		
Quercus virginiana	Live Oak	●	L		●	
Taxodium disticum	Bald Cypress	●	L	●		
Ulmus parvifolia	Chinese Elm	●	L	●		
Vitex angustifolia	Vitex	●	S	●		●
PALMS						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Cycas revoluta	Sago Palm		M		●	
Rhapidophyllum hystrix	Needle Palm	●	S		●	
Sabal palmetto	Cabbage Palm	●	L		●	

SHRUBS						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Aesculus pavia	Red Buckeye	●	L	●		●
Callicarpa Americana	American Beautyberry	●	M	●		●
Callistemom rigidus	Bottlebush	●	L		●	●
Calycanthus floridus	Sweetshrub	●	M	●		●
Cephalanthus occidentialis	Buttonbush	●	M	●		
Clethra alnifolia	Sweet Pepperbush	●	M	●		●
Euonymous americanus	Strawberry Bush	●	S	●		●
Fatsia japonica	Fatsia	●	M		●	
Fothergillia major	Witch Alder	●	S	●		●
Hibiscus moscheutos	Rose Mallow	●	M	●		●
Hydrangea quercifolia	Oakleaf Hydrangea	●	M	●		●
Ilex deciduas	Deciduous holly	●	M	●		●
Ilex verticilatta	Winterberry	●	M	●		●
Itea virginica	Sweetspire		S	●		●
Rhododendron canescens	Wild Azalea	●	M	●		●
Rhus capallina	Winged Sumac	●	S	●		
Vaccinium arboretum	Sparkleberry	●	L	●		●
Virburnum denatum	Southern Arrowwood	●	M	●		●
GROUNDCOVERS						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Ajuga reptans	Carpet Bugle	●	S	●		●
Antennaria plantaginifolia	Pussytoes		S		●	●
Euonymous	Winter Creeper	●	S		●	
Ilex vomitoria (dwarf spp)	Yaupon Holly	●	S	●		●
Liriope muscari	Big Blue Lilyturf		S		●	●
Liriope spicata	Creeping Lilyturf		S	●		●
Lysimachia nummularia	Creeping Jenny		S		●	●
Mitchella repens	Partridgeberry	●	S		●	●
Rubus arguta	Creeping Blackberry	●	S	●		●
Trachelospermum asiaticum	Asiatic Jasmine	●	S	●		●
Uvularia sessilifolia	Bellwort		S		●	●

VINES						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Ampelopsis arborea	Peppervine	●	S	●		
Campsis radicans	Trumpet Creeper	●	S	●		
Gelsemium sempervirens	Yellow Jessamine	●	S	●		
Parthenocissus quinquefolia	Virginia Creeper	●	S	●		
FERNS						
Botanical Name	Common Name	Natives	Size	Deciduous	Evergreen	Flowering
Adiantum capillus-veneris	Southern Maidenhair Fern	●	S		●	
Aplenium platyneuron	Ebony Spleenwort	●	S		●	
Dryopteris ludoviciana	Southern Wood Fern	●	S		●	
Osmunda cinnamomea	Cinnamon Fern	●	S		●	
Phegopteris hexagonoptera	Broad Beech Fern	●	S		●	
Pleopeltis polypadiodes	Resurrection Fern	●	S		●	
Polystichum acrostichoides	Christmas Fern	●	S		●	
Thelypteris palusteris	Marsh Fern	●	S		●	
Woodwardia areolata	Netted Chain Fern	●	S		●	
Woodwardia virginica	Virginia Chain Fern	●	S		●	



APPENDIX C

Prohibited Plant List

SOUTH CAROLINA STATE-LISTED NOXIOUS WEEDS				
Symbol	Scientific Name	Noxious Common Name	State Noxious Status†	Native Status*
ACRE3	<i>Acroptilon repens</i> (L.) DC.			L48 (I), CAN (I)
AEGIN	<i>Aeginetia</i> L.		PP	
AGAD2	<i>Ageratina adenophora</i> (Spreng.) R.M. King & H. Rob.	croftonweed	PP	L48 (I), HI (I)
AGGI	<i>Agrostemma githago</i> L.	corn cockle	PP	L48 (I), AK (I), CAN (I)
ALECT2	<i>Alectra Thunb.</i>		PP	
ALPH	<i>Alternanthera philoxeroides</i> (Mart.) Griseb.	alligatorweed, alligatorweed, pigweed	ILAP, PP	L48 (I), PR (I)
ALSE4	<i>Alternanthera sessilis</i> (L.) R. Br. ex DC.	sessile joyweed	PP	(I), L48 (I), HI (I), PR (N), VI (N)
ASF12	<i>Asphodelus fistulosus</i> L.	onionweed	PP	L48 (I)
AVST	<i>Avena sterilis</i> L.	sterile oats	PP	L48 (I), CAN (W)
AZPI	<i>Azolla pinnata</i> R. Br.	mosquito fern, pinnate mosquito fern, mosquito fern	ILAP, PP	L48 (I)
CAHA13	<i>Cardiaspermum halicacabum</i> L.	balloonvine	PP	L48 (I), HI (I), PR (N), VI (N)
CAOX6	<i>Carthamus oxyacanthus</i> M. Bieb.			L48 (I)
CATA5	<i>Caulerpa taxifolia</i> (Vahl) C. Agardh1	caulerpa	ILAP, PP	L48 (I)
CHAC	<i>Chrysopogon aciculatus</i> (Retz.) Trin.	pillpillula	PP	(N), L48 (I), HI (I)
CIREU	<i>Citrus reticulata</i> Blanco ssp. unshiu (Marcow.) D.Rivera Núñez et al.	Unshu orange	PP	
CNBE	<i>Cnicus benedictus</i> L.	blessed thistle	PP	L48 (I), CAN (I)
COBE2	<i>Cammelia benghalensis</i> L.	tropical spiderwort	PP	(I), L48 (I), HI (I), PR (I)
CRVU2	<i>Crupina vulgaris</i> Cass.	common crupina	PP	L48 (I)
CUSCU	<i>Cuscuta</i> L.2	dodder	PP	
DIAB	<i>Digitaria abyssinica</i> (Hochst. ex A. Rich.) Stapf			HI (I)
DIVE2	<i>Digitaria velutina</i> (Forssk.) P. Beauv.	velvet fingergrass	PP	L48 (I)
DRAR7	<i>Drymaria arenarioides</i> Humb. & Bonpl. ex Schult. [excluded]	al fombrilla	PP	
EGDE	<i>Egeria densa</i> Planch.	Brazilian elodea	ILAP, PP	L48 (I), HI (I), PR (I), CAN (W)
EIAZ2	<i>Eichhornia azurea</i> (Sw.) Kunth	anchored water hyacinth, rooted water hyacinth, rooted water hyacinth	ILAP, PP	L48 (I), PR (I)
EICR	<i>Eichhornia crassipes</i> (Mart.) Salms	water hyacinth, waterhyacinth	ILAP, PP	(I), L48 (I), HI (I), PR (I), VI (I), CAN (W)
EMAU	<i>Emex australis</i> Steinh.	three-cornered jack	PP	L48 (I)
EMSP	<i>Emex spinosa</i> (L.) Campd.	spiny emex	PP	L48 (I), HI (I)
EUHE4	<i>Euphorbia heterophylla</i> L.			(I), L48 (N), HI (I), PR (N), VI (N)
GAOF	<i>Galega officinalis</i> L.	goatsrue	PP	L48 (I), CAN (I)
HECI	<i>Helianthus ciliaris</i> DC.	Texas blue weed	PP	L48 (N)
HEMA17	<i>Henadeum mantegazzianum</i> Samnier & Levier	giant hogweed	PP	L48 (I), CAN (I)
HYVE3	<i>Hydrilla verticillata</i> (L. f.) Royle	hydrilla	ILAP, PP	L48 (I)
HYPO3	<i>Hygrophila polysperma</i> (Roxb.) T. Anderson	Indian hygrophila, Miramar weed, Miramar weed	ILAP, PP	L48 (I)
IMBR	<i>Imperata brasiliensis</i> Trin.	Brazilian satintail	PP	L48 (I), PR (I)
IMCY	<i>Imperata cylindrica</i> (L.) P. Beauv.	cogongrass	PP	(NI), L48 (I)
IPAQ	<i>Ipomoea aquatica</i> Forssk.	water spinach, water spinach, swamp morningglory	ILAP, PP	(I), L48 (I), HI (I), PR (I)
IPTR2	<i>Ipomoea triloba</i> L.	three-lobed morningglory, little bell, Alca morningglory	PP	(I), L48 (I), HI (I), PR (N), VI (N)
IPTU3	<i>Ipomoea turbinata</i> Lag.			L48 (I)
ISRU	<i>Ischaemum rugosum</i> Salisb.	soramollagrass	PP	(N), L48 (I)
LAMA15	<i>Lagarosiphon major</i> (Ridley) Moss	African oxygen weed, oxygen weed	ILAP, PP	
LECH2	<i>Leptochloa chinensis</i> (L.) Nees [excluded]	Chinese sprangletop	PP	
LISE3	<i>Limnophila sessiliflora</i> (Vahl) Blume	ambulia, limnophila, ambulia	ILAP, PP	L48 (I)
LOTE2	<i>Lolium temulentum</i> L.	darnel	PP	L48 (I), AK (I), HI (I), CAN (I)
LUGRG2	<i>Ludwigia grandiflora</i> (Michx.) Greuter & Burdet ssp. <i>grandiflora</i>			L48 (I)
LUGRH	<i>Ludwigia grandiflora</i> (Michx.) Greuter & Burdet ssp. <i>hexapetala</i> (Hook. & Arn.) G.L. Nesom & Kartesz			L48 (I)



LYFE4	<i>Lyodium ferocissimum</i> Miers			L48 (I)
LYSA2	<i>Lythrum salicaria</i> L.	purple loosestrife	ILAP, PP	L48 (I), CAN (I), SPM (I)
MEQU	<i>Melaleuca quinquenervia</i> (Cav.) S.F. Blake	melaleuca, paperbark tree	ILAP, PP	(I), L48 (I), HI (I), PR (I)
MEMA	<i>Melastoma malabathricum</i> L.	Banks melastoma, melastoma	PP	(N), HI (I)
MICO16	<i>Mikania cordata</i> (Burm. f.) B.L. Rob. [excluded]	African mile-a-minute	PP	
MIMI5	<i>Mikania micrantha</i> Kunth	mile-a-minute	PP	L48 (I), PR (N)
MIDI8	<i>Mimosa diplotricha</i> C. Wright			(I), HI (I), PR (I)
MIPE2	<i>Mimosa peltita</i> Kunth ex Willd.			L48 (N), PR (N)
MOHA2	<i>Monochoria hastata</i> (L.) Solms [excluded]	arrow-leaved monochoria, arrowleaf monochoria	ILAP, PP	
MOVA	<i>Monochoria vaginalis</i> (Burm. f.) C. Presl ex Kunth	monochoria	ILAP, PP	L48 (I), HI (I)
MYSP2	<i>Myriophyllum spicatum</i> L.	Eurasian watermilfoil	ILAP, PP	L48 (I), AK (I), CAN (I)
NAMI	<i>Najas minor</i> All.	brittleleaf naiad, slender niad	ILAP, PP	L48 (I), CAN (I)
NATR3	<i>Nassella trichotoma</i> (Nees) Hack.	serrated tussock	PP	L48 (I)
OPAU10	<i>Opuntia aurantiaca</i> Lindl.	jointed prickly pear	PP	
OROB4	<i>Orobanche</i> L.2	broomrape	PP	
ORSA	<i>Oryza sativa</i> L.	wild red rice	PP	(I), L48 (I), PR (I), VI (I)
OTAL	<i>Ottelia alismoides</i> (L.) Pers.	duck-lettuce	ILAP, PP	L48 (I)
PASC6	<i>Paspalum scrobiculatum</i> L.	kodomillet	PP	(NI), L48 (I), HI (I)
PECL2	<i>Pennisetum clandestinum</i> Hochst. ex Chiov.	kikuyugrass	PP	L48 (I), HI (I), PR (I), VI (I)
PEMA80	<i>Pennisetum macrourum</i> Trin.	African feathergrass	PP	L48 (I), HI (I)
PEPE24	<i>Pennisetum pedicellatum</i> Trin.	kyasuma grass	PP	L48 (I)
PHAU7	<i>Phragmites australis</i> (Cav.) Trin. ex Steud.	common reed	PP	L48 (N), HI (I), CAN (N)
PIST2	<i>Pistia stratiotes</i> L.	water lettuce	ILAP, PP	L48 (N), HI (I), PR (N), VI (N)
POPE10	<i>Polygonum perforiatum</i> L.	mile-a-minute weed	PP	L48 (I)
PRAL11	<i>Prosopis</i> spp	mesquite	PP	
ROCO6	<i>Rottboellia cochinchinensis</i> (Lour.) W.D. Clayton	itchgrass, corngrass, raoulgrass	PP	L48 (I), PR (I)
RUFER80	<i>Rubus fruticosus</i> L. [excluded]	wild raspberry	PP	
SASP	<i>Saccharum spontaneum</i> L.	wild sugarcane	PP	(N), HI (I), PR (I)
SASA7	<i>Sagittaria sagittifolia</i> L. [excluded]	arrowhead	ILAP, PP	
SAVE6	<i>Salsola vermiculata</i> L.	wormleaf salsola, Mediterranean saltwort	PP	L48 (I)
SAAU	<i>Salvinia</i> spp.	giant salvinia	ILAP, PP	PR (I)
SEPUP3	<i>Setaria pumila</i> (Poir.) Roem. & Schult. ssp. <i>pallidifusca</i> (Schumach.) B.K. Simon			L48 (I)
SOTA3	<i>Solanum tampicense</i> Dunal	wetland nightshade	ILAP, PP	L48 (I)
SOTO4	<i>Solanum torum</i> Sw.	turkeyberry	PP	(I), L48 (I), HI (I), PR (I), VI (I)
SOVI2	<i>Solanum viarum</i> Dunal	tropical soda apple	PP	L48 (I)
SPER	<i>Sparganium erectum</i> L.	branched burreed, exotic bur reed	ILAP, PP	L48 (I)
SPAL3	<i>Spermacoe alata</i> Aubl. [excluded]	winged false buttonweed	PP	
STRIG	<i>Striga</i> Lour.	witchweed	PP	
TRNA	<i>Trapa natans</i> L.	water chestnut, water chestnut, waternut	ILAP, PP	L48 (I), CAN (I)
TRPR5	<i>Tridax procumbens</i> L.	coatbuttons, tridax daisy	PP	(I), L48 (I), HI (I), PR (I), VI (I)
URPA	<i>Urochloa panicoides</i> P. Beauv.	liverseedgrass	PP	L48 (I)
†Code	Noxious Status	*Code	Native Status	
ILAP	Invasive aquatic plant	I	Introduced	
PP	Plant pest	N	Native	
		W	Waif	
*Code	Native Status Jursdiction			
L48	Lower 48 States			
AK	Alaska			
HI	Hawaii			
PR	Puerto Rico			
VI	Virgin Islands			
CAN	Canada			
SPM	St. Pierre and Miquelon			



APPENDIX D

Icon Lot Diagram



APPENDIX E

Governing Regulations

All proposed Improvements shall comply with the following regulations:

- This Guideline document
- Kiawah River Declaration of Covenants, Conditions and Restrictions (CC&R's)
- All applicable Charleston County Ordinances, Regulations and Codes
- All project approval documents contained within the Kiawah River PDD Plan

- Electrical
- Potable water
- Gas
- Fiber optics/Cable TV lines
- Non-potable irrigation water service (if applicable)

At a minimum, the following will be shown on the survey and extend twenty (20') feet past the property boundary on all sides:

- Property boundaries
- Street edge of pavement
- Easements
- Utilities and/or site features
- One (1) foot topographic information
- Location and finished floor of existing structures on adjacent Lots
- Existing vegetation, particularly in Developer-landscaped areas.
- Location of existing lakes (if applicable)
- Rock outcrops with spot grades at base and high points (if applicable)
- Existing trees greater than 24" DBH, with spot grades at trunk. Type of tree to be shown with trunk diameter and approximate height and spread canopy
- Existing walls with TW and BW grades, if any
- Edges of existing pavement

All Lots are to show grades drawn with polylines in the following manner – 1 foot contours and 5 feet contours shown on separate layers with zero width to polylines.

It is the responsibility of the Lot Surveyor to ensure that the survey meets these requirements, as well as any requirements of Charleston County.

APPENDIX F

Lot Survey Requirements

The following information shall be included in all surveys of individual Lots at Kiawah River. These standards will allow for easier review and coordination of the designs within the entire project.

All drawings should be drawn in AutoCAD 2007 or later with the coordinate system and vertical datum conforming to the project engineer's coordinate system, which will be provided at the request of the surveyor. All AutoCAD entities (line types, colors, etc.) to be 'by layer.' All line type scales set at 1. Survey drawn at 1/1 formatted in architectural units. The survey is to be plotted at 1" = 20' for review purposes. X-refs should be placed on individual specific layers (i.e., x-diagram).

0.865 The following items should be shown on separate layers: property boundaries; Building Envelope and Transition Zones; easements; all utilities including but not limited to the following:

APPENDIX

Design Review Application Forms

Kiawah River

Pre-Design Conference Request Form p.1 of 2

Applicant Name _____

Date _____

KIAWAH RIVER

Pre-Design Conference Request Form

Date of Request _____

Date of Pre-Design Conference (for ARB use only) _____

Date of Design Guidelines Edition _____

1.

A Pre-Design Conference will be scheduled, per section 5.15, within 14 working days following the receipt of a completed Pre-Design Conference Request Form.
2.

The design review fee must be submitted for each lot prior to the Concept Design Review.

Please make check payable to Kiawah River ARB.

3.

Please contact the ARB Administrator with any questions.

Project Information

A.

Lot Number(s): _____

B.

Location of Lot(s): _____

Assessor's Parcel No.(s): _____

Street Address: _____

C.

Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

D.

Name of Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____

E.

Name of Landscape Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____

The Owner and their design team should review the most current edition of the Design Guidelines, and CC&R's for Kiawah River and the individual Lot Diagram prior to the Pre-Design Conference. These materials will be reviewed at the meeting. The purpose of the meeting will be for the ARB to answer any questions the Owners and their design team may have and to offer guidance on the following subjects:

- The particular characteristics and restrictions on the Lot Diagram;
- Optimal locations for building and site Improvements as illustrated on the Lot Diagram;
- Additional survey information requirements;
- Preliminary building and site development program ideas and requirements;
- The requirements, fees, and schedule of the Design Review Process.

KIAWAH RIVER

Concept Design Review Request Form

Date of Request _____

Date of Concept Design Review (for ARB use only) _____

Date of Design Guidelines Edition _____

The purpose of this submittal is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Guidelines and that the Builder/Partner's program can be accommodated on the Lot. This submittal may be combined with the Pre-Design Conference.

Project Information

- A. Lot Number(s): _____
- B. Location of Lot(s): _____
- Assessor's Parcel No.(s): _____
- Street Address(es): _____

Items to include:

1. Pre-Design Conference Request and Concept Design Review Application Forms.
2. Design Review Application Fee for each lot.
3. Concept Site Plan: (1" = 20') indicating property lines and Lot Diagram areas, building location/ footprint, driveways, pools, water features and other major hardscape elements and basic grading concepts. The Applicant shall confirm and verify the field location of all utility connections to the Lot at this time to ensure that no conflicts exist with the proposed Improvements.
4. Concept Floor Plan: (1" = 20') showing general room layout and circulation. This may be combined with the Concept Site Plan.
5. Concept Elevations: (1" = 20') of the street and view sides of the building showing general massing, roof forms, Building Height and materials.
6. A brief description of the proposed architectural style, including regional historic precedents (if any).

Attach a separate piece of paper if additional space is required. At the top please note the Date, Applicant Name and Lot Numbers.

KIAWAH RIVER

Preliminary Design Review Request Form

Submitted Complete Incomplete

☐ ☐ ☐

6. PRELIMINARY ELEVATIONS (Scale: 1/8" = 1' – 0" minimum)
Show roof heights, existing and finish grades, building heights and notation of exterior materials. Front and rear elevations in color, remainder of elevations in black and white is acceptable.

☐ ☐ ☐

7. SITE SECTIONS (Scale: 1" = 20', minimum)
Show proposed buildings, building heights, elevations and existing and finished grades in relation to surrounding site, including adjacent Residences and Roads as may be required by the ARB.

☐ ☐ ☐

8. CONCEPTUAL LANDSCAPE PLAN (Scale: 1/8" = 1' – 0", minimum)
Show irrigated areas, areas of planting, turf areas, preliminary plant list, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan.

☐ ☐ ☐

9. GRADING, DRAINAGE AND EROSION CONTROL PLANS, (Scale: 1/8" = 1' – 0", minimum)
Show existing and proposed grading at 1 foot contour intervals, drainage elements and erosion control methods including silt fencing and driveway base rock. Include 20 feet beyond Homeowner's property line.

☐ ☐ ☐

10. STUDY MODEL or COLOR RENDERING (Scale: 1" = 20', minimum)
Illustrate the relationship between proposed building forms and topography, tree heights and prevailing site conditions. This need not be an extensively detailed model, but simply adequate to communicate basic three-dimensional massing concepts.

☐ ☐ ☐

11. MATERIAL SAMPLES 8½ x 11 or 11 x 17 board showing: Roof material and color; Wall material and color; Exterior trim material and color; Window materials and color; Exterior door material and color Stone/rock materials; Fence/wall materials and color; Exterior railing and paving materials and color.

KIAWAH RIVER

Preliminary Design Review Request Form

Section II – Project Data

Lot Numbers: _____

A. Lot Sizes: _____

B. Roof Pitch: _____

C. Lot Type: _____

D. Proposed Square Footage Calculation: _____
Please note that all measurements are to be taken from the outside of all exterior walls.

1) Main Floor _____ sq. ft.

2) Secondary Floor _____ sq. ft

3) Miscellaneous _____ sq. ft. (please describe)

4) Total Residence _____ sq. ft. (add lines, 1, 2 and 3)

5) Accessory Structures _____ sq. ft

6) Garages _____ sq. ft

TOTAL _____ sq. ft. (add lines 4-6)

E. Number of Bedrooms, (total) _____

F. Number of Enclosed Parking Spaces _____
Number of Guest Parking Spaces _____
Total Parking Spaces _____

G. Number of Bathrooms _____
Number of Fireplaces _____

H. Maximum Slope of Driveway _____ %

I. Height of tallest Proposed Building _____

(Please note on Building Elevations) _____

J. Building Coverage _____ %

Kiawah River

Final Design Review Application

Application date: _____
Preliminary Design Review Acceptance Date: _____
Date of ARB Meeting: (for ARB use only) _____
Type of Review Requested: ☐ Final Design ☐ Modification ☐ Miscellaneous

1.

A meeting will be scheduled within 14 working days from the receipt of a complete submission.
2.

Please contact the ARB administrator regarding application questions.
3.

Please submit Section II, III and IV for each different product.

Section I - Project Information

- A.

Lot Number(s): _____
- B.

Location of Lot(s): _____
Assessor's Parcel No.(s) _____
Street Address(es): _____
- C.

Name of Owner(s): _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: () _____ Fax: () _____ E-mail: _____
- D.

Name of Architect: _____ Firm: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____
- E.

Name of Landscape Architect: _____ Firm: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____

I have read and will comply with Kiawah River Design Guidelines concerning construction activities and the Covenants, Conditions, Restrictions and Reservation of Easements (CC& R's) for Kiawah River.

Signature and Printed Name of Signatory _____ Date _____

Kiawah River

Final Design Review Application

Section II – Project Data

- Lot Numbers:

- A.

Lot Sizes: _____
- B.

Roof Pitch: _____
- C.

Lot Type: _____
- D.

Proposed Square Footage Calculation: _____
Please note that all measurements are to be taken from the outside of all exterior walls.
1) Main Floor _____ sq. ft.

2) Secondary Floor _____ sq. ft.

3) Miscellaneous _____ sq. ft. (please describe)

4) Total Residence _____ sq. ft. (add lines, 1, 2 and 3)

5) Accessory Structures _____ sq. ft.

6) Garages _____ sq. ft.

TOTAL _____ sq. ft. (add lines 4-6)
- E.

Number of Bedrooms, (total) _____
- F.

Number of Enclosed Parking Spaces _____
Number of Guest Parking Spaces _____
Total Parking Spaces _____
- G.

Number of Bathrooms _____
Number of Fireplaces _____
- H.

Maximum Slope of Driveway _____ %
- I.

Height of tallest Proposed Building _____

(Please note on Building Elevations) _____
- J.

Building Coverage _____ %
Amount of Proposed Irrigated Area _____

Kiawah River

Final Design Review Application

Section III – List of Materials

The following information must be completed for all applications.

A sample board must be prepared for each building type for the Final Design Review Submission.

Specification, Product

Building Materials:	Type of Material	Color, Material, etc.
Main Roof Pitch	_____	_____
Secondary Roof Pitch	_____	_____
Primary Wall Material	_____	_____
Retaining Wall Material	_____	_____
Other Wall Materials	_____	_____
Fascia	_____	_____
Gutters and Downspouts	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____

Kiawah River

Final Design Review Application

Date Submitted: _____

Lot Number(s): _____

☐ Submittal Complete, Accepted for Review

Date: _____

☐ Submittal Incomplete, Returned for Correction

Date: _____

☐ 2 sets full size, 2 sets half size and an electronic (PDF) version of Plans

Submitted	Complete	Incomplete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. DESIGN REVIEW APPLICATION FORM, MATERIAL LIST
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. SITE PLAN (Scale: 1" = 20', minimum) Show existing topography, grading and drainage (1 foot contour interval), existing off-site elements (buildings, walls, etc.) within 20 feet of the property boundary in order to depict relationship to adjacent Lots and common areas. Include building footprint with finished floor grades, setbacks, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. GRADING, DRAINAGE AND EROSION CONTROL PLANS, (Scale: 1" = 20', minimum) Show existing and proposed grading at 1 foot contour intervals, drainage elements and erosion control methods including silt fencing and driveway base rock. Include 20 feet beyond Homeowner's property line.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. FINAL FLOOR AND ROOF PLANS (Scale: 1/8" = 1' – 0" min.) Indicate all room dimensions, door and window locations and sizes, location of mechanical, electrical, fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces and kitchen appliances. Provide floor plans of all Accessory Structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. FINAL ELEVATIONS (Scale: 1/8" = 1' – 0" minimum) Illustrate the exterior appearance of all views and label in accordance with the site plan. Show the highest ridge of the roof, existing and finish grades, and the elevation of each floor. Describe all exterior materials, colors and finished (walls, roofs, trim, vents, windows, doors, etc.). Show exterior lighting fixtures. One set should be rendered in color.

Kiawah River

Final Design Review Application

Submitted	Complete	Incomplete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. SITE SECTIONS (Scale: 1" = 20' minimum) Indicate building walls, floors, interior relationships, finished exterior grades and any other information to describe the interior/exterior relationships of the building as well as the building's relationship to the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. LANDSCAPE PLAN (Scale: 1/8" = 1' – 0", minimum) Show irrigated areas, areas of planting, turf areas, preliminary plant list, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. MATERIAL SAMPLES 11 x 17 board showing: Roof material and color; Wall material and color; Exterior trim material and color; Window materials and color; Exterior door material and color Stone/rock materials; Fence/wall materials and color; Exterior sailing and paving materials and color.

The Beach Company

COMMUNITY DEVELOPERS

VITA Planning and Landscape Architecture

GUIDELINE AUTHORS AND COMMUNITY DESIGNERS

CONTRIBUTORS

Beau Clowney Architects
Architects

Starr Sanford Design
Architects

Thomas and Hutton
Civil Engineer



ARCHITECT SERIES PLAN BOOK

Volume 1

KIAWAH RIVER

CHARLESTON SEA ISLANDS

Kiawah River



*“You’ve come to **Jack Island** to find peace amidst the Lowcountry’s ease and simplicity.
That’s why your **road home** should be an exhilarating & inspiring adventure.”*

GUIDING PRINCIPLES

KIAWAH RIVER CHARACTER

The vision for Kiawah River is of a classic and timeless sea island village. A carefully curated palette of whites, soft grays and silver become the distinguishing elements that echo surrounding woodlands. Deep porches and shaded garden levels beckon for an afternoon nap or an evening meal with friends. A richness in materials exudes both quality and variety; and exacting details draw on the long history of Charleston's craftsmen. This is a place whose character is unmistakably coastal, and remarkably unrivaled.

REGIONALLY INSPIRED

Sheltered among windswept oaks, the village promotes an attitude of preservation by embracing the traditions of the region, interweaving natural and built environments, each reinforcing an appreciation of the other. Streets meander through trees and homes are environmentally-sensitive, incorporating natural climate control: porches, balconies, large windows, and louvered shutters. Just as the tides have pulled people to the region for centuries, Kiawah River has its own draw for those seeking the next authentic sea island community.

RESPONSIVE TO LIFESTYLE

Each home is designed specifically for the Kiawah River lifestyle, aiming to slow the heart rate and connect friends and accommodate outdoor living. All the desires of a modern life: open floor plans, master on main, and ample entertaining space abound in the Architect Series of homes. Low maintenance building materials and scaled-down yards reserve more time to enjoy the best of life. You will love your life at Kiawah River.





Our vision for this architectural book of home plans is to help guide the typology and architectural style of Kiawah River with inspired, appealing designs our residents would respond to and embrace. We are so honored to work with this esteemed group of designers, truly the finest in the Southeast and benefit from their energy, passion and love that we all share for Kiawah River.

The homes within have all been crafted specifically for Kiawah River and the environment and conditions along our river and maritime forests. Homes drawn reflecting historical precedents of the Charleston Sea Islands and Lowcountry, meanwhile looking forward to thoughtfully address the expectations of Kiawah River families here to make generational memories and celebrate our remarkable natural environment and relaxed way of life.

- Carter Redd, Managing Director



WAYPOINTS TO OWNERSHIP

1. CHART YOUR PATH

A consultation with your Kiawah River Sales Representative will set you on the right path. In some cases, a custom home design process may be desired; but for others, selecting a home from the Architect Series may be the appropriate route. The Architect Series offers a more turn-key solution with abbreviated plan ARB submittal requirements. Once your needs and goals are established, your Representative will assist you in finding a plan and then determining its fit on your preferred lot.

2. EXPLORE THE OPPORTUNITIES

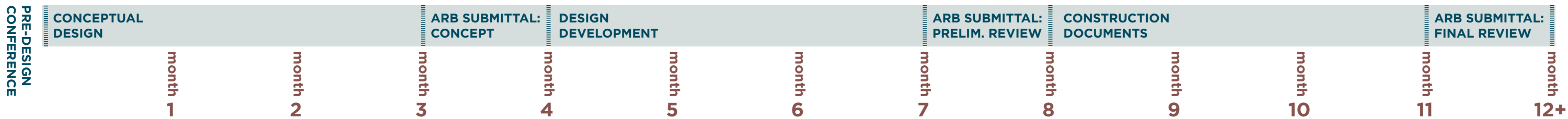
The process of narrowing your selection may involve exploring different plans or different lots or both. Upon finding a plan that fits your needs and matching it to a lot within Jack Island, you will be introduced to a member of the Kiawah River Builder Guild and Architect Guild to discuss the finer details of your home. This may include making finish and fixture selections or could involve personalizing your plan to a greater degree. For a glimpse into this process, see Page 7 Personalize Your Home.

3. SET YOUR COURSE

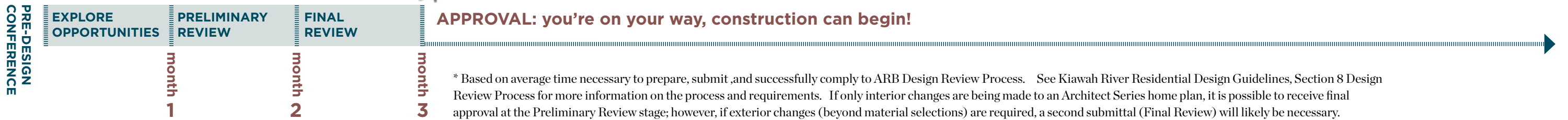
Once you have navigated the decisions of Steps 1 and 2, it is time to initiate a Lot Owner's Agreement and Plan Re-Use Agreement. This marks the beginning of the abbreviated submittals requirements afforded to you by working through the Architect Series. During this process, you will make two submittals (on average) to the Architectural Review Board that includes a landscape plan and exterior finishes. To understand more about this, see Page 5 Timeline Overview.

TIMELINE OVERVIEW: twelve weeks vs. twelve months*

CUSTOM home plan*



ARCHITECT SERIES home plan*



4. ENJOY SMOOTH SAILING

The plans in the Jack Island Architect Series , Vol. 1 were created specifically for Kiawah River and, because they have been preapproved for architectural compatibility by the Architectural Review Board, they come with the benefit of an abbreviated review submittal process.

Offering the quickest path to move-in day, the selection of a plan from the Architect Series and a corresponding lot means you can expect to begin construction within approximately **TWELVE WEEKS** (subject to the level of changes).

Custom home plans are permitted, but are subject to the full Architectural Review Board review process. It may take **TWELVE MONTHS** or more to develop custom home plans and secure approvals.



BCA-C1



SSD-C1



TD-C1



HC-C2



SSD-B1



TD-B1



BCA-B2



HC-B2



BCA-A1



SSD-A1



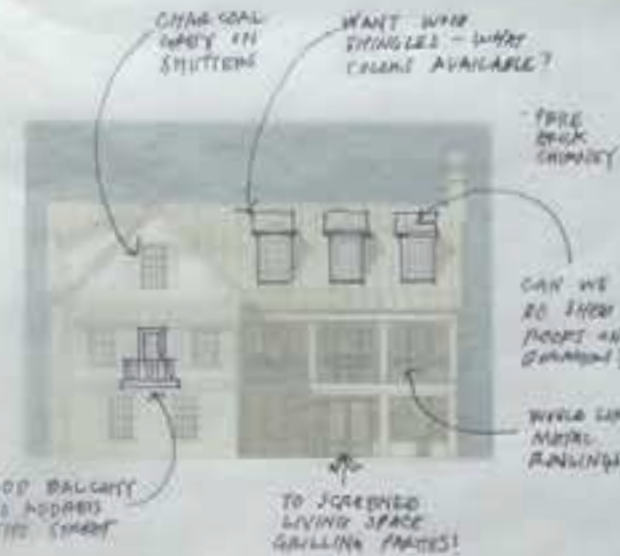
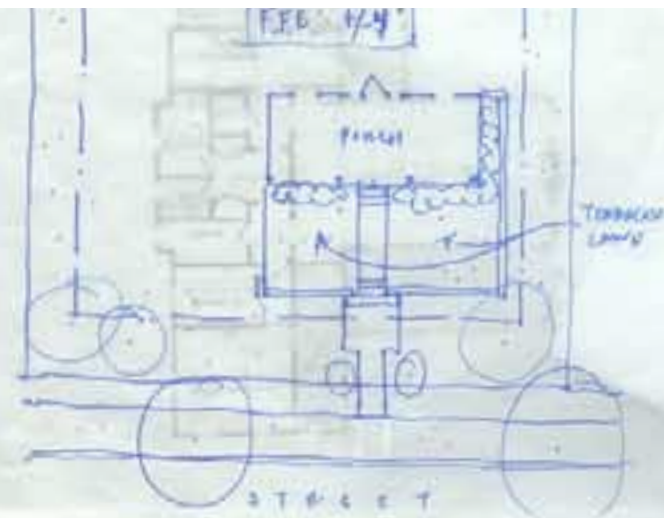
BCA-A2



SSD-A2

ARCHITECTURE GUIDELINES

The following Architectural standards have been developed to ensure the community's growth and development. The intent of these guidelines is to encourage a diversity of design solutions while at the same time ensuring high quality, functional, and aesthetically pleasing buildings. The guidelines are intended to provide a framework for the community's growth and development. The guidelines are intended to provide a framework for the community's growth and development.



PERSONALIZE YOUR HOME

Common considerations include:

- Reconfigure laundry and pantry layouts
- Reconfigure kitchen layout
- Floor and wall finishes
- Tub in master bathroom
- Roof material and dormer configuration
- Siding and foundation material selection
- Accent color for doors and shutters
- Porch configuration and detailing
- Door and window selections

ARCHITECT GUILD



BEAU CLOWNEY ARCHITECTS

HISTORICAL CONCEPTS

STARR SANFORD DESIGN

THOMAS & DENZINGER

The brightest and best coastal homes come from a collaboration of the brightest and best coastal architects. The firms that make up the Kiawah River Architect Guild are leaders in the field of southern coastal design and each has a passion for this place. The Architect Series is more than just a plan book, it is a collection of thoughts, images and visions from our member architects, specifically chosen to open your mind, inspire your creativity and help you envision your life at Kiawah River. We invite you to get to know the members of the Kiawah River Architect Guild. On the pages that follow, each firm shares their distinctive vision for Kiawah River and some of the imagery, historic and contemporary, that guided their designs.

BEAU CLOWNEY ARCHITECTS



Beau Clowney



Kate Campbell

FIRM BIO

For over 20 years, Beau Clowney Architects has been working collaboratively with clients to create beautiful structures that seek to enhance life through good design. They have successfully designed a unique collection of homes throughout the U.S. and abroad that weave together the nature of the home’s location with the unique character of the individual client. Architect Beau Clowney, a 6th generation South Carolina native, along with his partner Kate Campbell and talented leadership team, are passionate about the design and execution of each project. This widely published firm is located along the Battery in historic Charleston, South Carolina, which serves daily as a rich laboratory for continued research and design inspiration.

DESIGN PHILOSOPHY

Our work seeks to exemplify the principals of design that most of our clients seek; creating timeless forms with an appropriate scale and proportion, truth in materials and crafting spaces where one can experience the integration of the landscape and architecture, all of which are critical for success in good design. We are a versatile design firm that brings a unique level of creativity to each project, focusing on the client, incorporating their desires into an overall creative vision for the project.

OUTLOOK FOR KIAWAH RIVER

The collaboration between many varying stakeholders through the development of this project has been incredibly insightful and focused. From the beginning, we were aware that Kiawah River is a special place. Every activity and discussion as we moved forward with creating a vision was focused on generating designs that enhance the timeless quality of place that Kiawah River exudes. We feel that the principles of this community are grounded in core beliefs of stewardship, family and history. This will help Kiawah River maintain its vibrancy as a community into the future. We are very excited to be involved in the vision and strategy of Kiawah River.



“the principles of this community are grounded in core beliefs of stewardship, family and history”

HISTORICAL CONCEPTS



Andrew Cogar



Ryan Yurcaba

FIRM BIO

Contributing to the architectural landscape of the South since 1982, Historical Concepts is a traditional architecture and planning firm guided by historic precedent and the principles of classical design. Expressing these inspirations within the context of the regional architectural vernacular, the firm excels at conveying authenticity, tradition and an authentic sense of place through its designs. With a shared passion for historic architecture and a culture of creativity, the 40-person firm is perpetuating the time-honored principles of traditional design for a new generation.

DESIGN PHILOSOPHY

Our roots are Southern, and our designs have long captured the spirit of Southern living, imbued with genteel grace, hospitality, casual elegance, and a deep sense of place - attributes which resonate profoundly with our national clientele and align seamlessly with the essence of Kiawah River. Our design philosophy embraces classical scale and proportion, vernacular ideology and historical precedent. By weaving the fundamental elements of scale, proportion and detail within the framework of each client's personal vision, Historical Concepts creates exceptional homes that capture the spirit of the past while fully embracing the present.

OUTLOOK FOR KIAWAH RIVER

We strive to create residences that are comfortable, welcoming and enduring, with architecture that effortlessly fuses home and habitat. In each design challenge we also seek to discover the essence of its unique heritage and place. At Kiawah River, this means that the architectural history of the Lowcountry inspires our vision; the native beauty of the surroundings guides our designs. Here, we will connect past with present; tradition with innovation; and architecture with landscape, to create magical environments that affect the senses and nurture an authentic way of life.



“the architectural history of the Lowcountry inspires our vision; the native beauty of the surroundings guides our designs”

STARR SANFORD DESIGN



Julia Starr Sanford

FIRM BIO

Starr Sanford Design is an architecture and interiors firm excelling in coastal vernaculars and versed in a range of aesthetic traditions. Our practice encompasses custom home design, historic renovation and restoration, boutique commercial design, and full interior design, including our furniture and home accessories line, Sublime Original. Prominent in the emergence of the most celebrated, iconic urban planned communities worldwide, we draw universal principles from unique design experiences.

DESIGN PHILOSOPHY

Appreciative of numerous geographies, we study the salient history and context of each site. Cosmopolitan designs unite urbanity with serenity. Agrarian estates are inspired by pastoral customs. Engaging all of the senses, we create spaces for a life well-lived. Homes throughout the South and along the Atlantic coast are distinctive in their attention to historical proportion and detail; the designs are distinguished by their old world techniques of wood joinery, heavy timber framing, and the grace of authentic detail. We emphasize fine craftsmanship as it promotes sustainability, and we take pride in the distinct artistry of each project.

OUTLOOK FOR KIAWAH RIVER

Our branches extend internationally, but our roots lie in the South. We are honored to be among very short list of select designers known both regionally and nationally. The site is beautiful, the development team has a commitment to excellence, and the thought and attention that is going into the planning and design is unequalled. We have been given an opportunity to create a timeless village that is both traditional, and boldly new; authentic and carefully curated to be in harmony with, and not overshadow, the beautiful natural surroundings. The goal of maintaining lasting value is emphasized in every detail.



“we have been given an opportunity to create a timeless village that is both traditional, and boldly new”

THOMAS & DENZINGER



David Fisher

FIRM BIO

Thomas & Denzinger introduced a fresh interpretation of regional architecture to the South Carolina Low Country almost forty years ago. We borrow heavily from the rich historical context of the area as the basis for our contemporary designs. The firm's commitment to blending our work into the environment is recognized as sensitive, yet boldly unique in the use of material, form and interaction between the buildings and surrounding nature.

DESIGN PHILOSOPHY

We consider the making of architecture to be a creative response to the land. The land comes first, and when our work is done, one should be able to feel how the features of the site inspired the form of the buildings and gardens. Our work weds three equally weighted components: site, the spiritual considerations and physical needs of the client into a balance where boundaries between nature and structure are fluid.

OUTLOOK FOR KIAWAH RIVER

Thomas & Denzinger approaches Kiawah River with the intent to emphasize the natural beauty of the area. The trees, marshes, distant sea, breezes and sky will play integral parts informing our designs. The structure itself we understand is only a part of the adjacent land. Our homes are conceived to connect the senses and connect the homeowner to the world of Kiawah River.



“connect the senses and connect the homeowner to the world of Kiawah River”

ARCHITECT SERIES Vol. I



C LOT

B LOT

A LOT

COTTAGE LOT

Home options at Kiawah River are categorized by Lot Type. The Jack Island Architect Series provides designs for four lot types as listed to the left. If you have selected a lot as a starting point, you may skip to the appropriate home series, otherwise we invite you to explore all that the series has to offer.



HOME NO. BCA-C1

2 STORIES
4 or 5 BEDROOMS
4-1/2 or 5-1/2 BATHROOMS

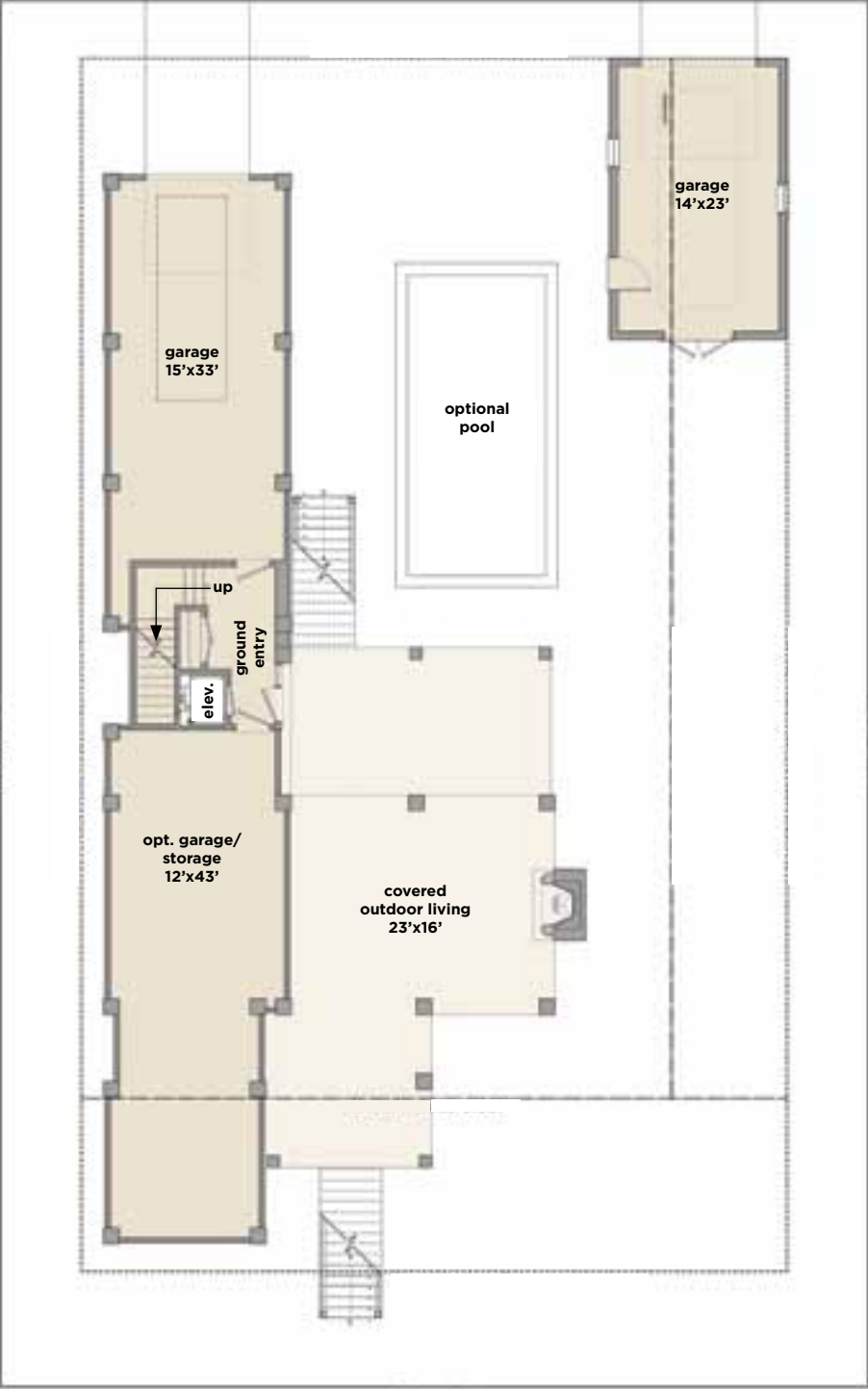
ARCHITECT: BEAU CLOWNEY ARCHITECTS

SQUARE FOOTAGE

Main Floor	1,958 sf
Upper Floor	1,188 sf
Total Conditioned	3,146 sf
Garden Level	2,501 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	385 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,886 sf
Total Square Footage	6,032 sf

DIMENSIONS

Suitable for C Lots
Width: 39'-6"
Length: 99'-0"



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. BCA-C1



- Open kitchen, dining and living plan
- Entry foyer
- Master on main with large master bath
- Study
- Second floor sitting room
- Three en suite guest bedrooms
- Covered garden level living with fireplace
- Pool option
- Optional detached garage
- Elevator option
- Parking from rear of property





HOME NO. SSD-C1

2 STORIES (PARTIAL)
3 BEDROOMS
3-1/2 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN

SQUARE FOOTAGE

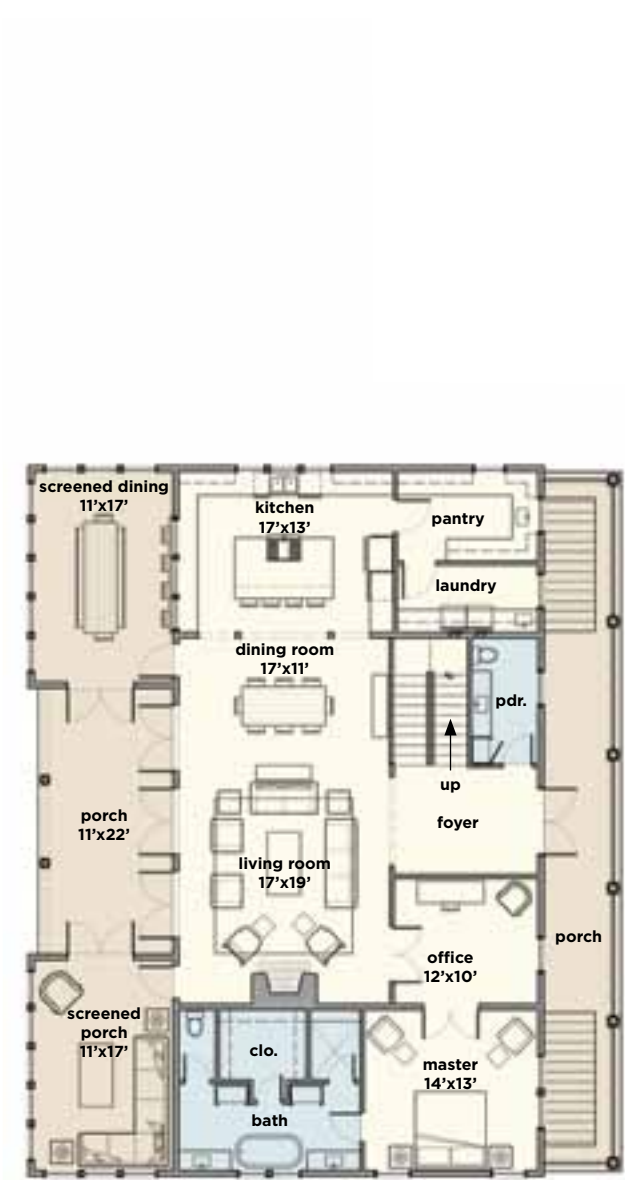
Main Floor	2,133 sf
Upper Floor	907 sf
Total Conditioned	3,040 sf
Garden Level	3,386 sf
<i>incl. covered living, garage & storage</i>	
Main & Upper Level Porches	1,253 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	4,639 sf
Total Square Footage	7,679 sf

DIMENSIONS

Suitable for C Lots
Width: 54'-6"
Length: 64'-0"



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. SSD-C1



- Main level master suite with attached office
- Generous screened porch off living room
- Al fresco dining screened porch
- Covered outdoor living at ground level with pool bar, space for hammocks and game room
- Pool and gardens
- Two guest bedrooms with en suite bathrooms
- Detached garage
- Upper level sitting room
- Many windows for daylighting and ventilation
- Garden level living
- Landscaped courtyard





HOME NO. TD-C1

2 STORIES
4 BEDROOMS
4-1/2 BATHROOMS

ARCHITECT: THOMAS & DENZINGER

SQUARE FOOTAGE

Main Floor	1,912sf
Upper Floor	1,056sf
Total Conditioned	2,968 sf
Garden Level	2,052 sf
<i>incl. covered living, garage & storage</i>	
Main & Upper Level Porches	650 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,702 sf
Total Square Footage	5,670 sf

DIMENSIONS

Suitable for C Lots
Width: 53'
Length: 92'



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. TD-C1

- Vaulted living room
- Large screened porch off kitchen
- Optional garden level fireplace
- Central open stair feature
- Open kitchen/dining/living
- Tall ceilings
- Optional garden level fireplace





HOME NO. HC-C2

1-1/2 STORIES

5 BEDROOMS

4-1/2 BATHROOMS

ARCHITECT: HISTORICAL CONCEPTS

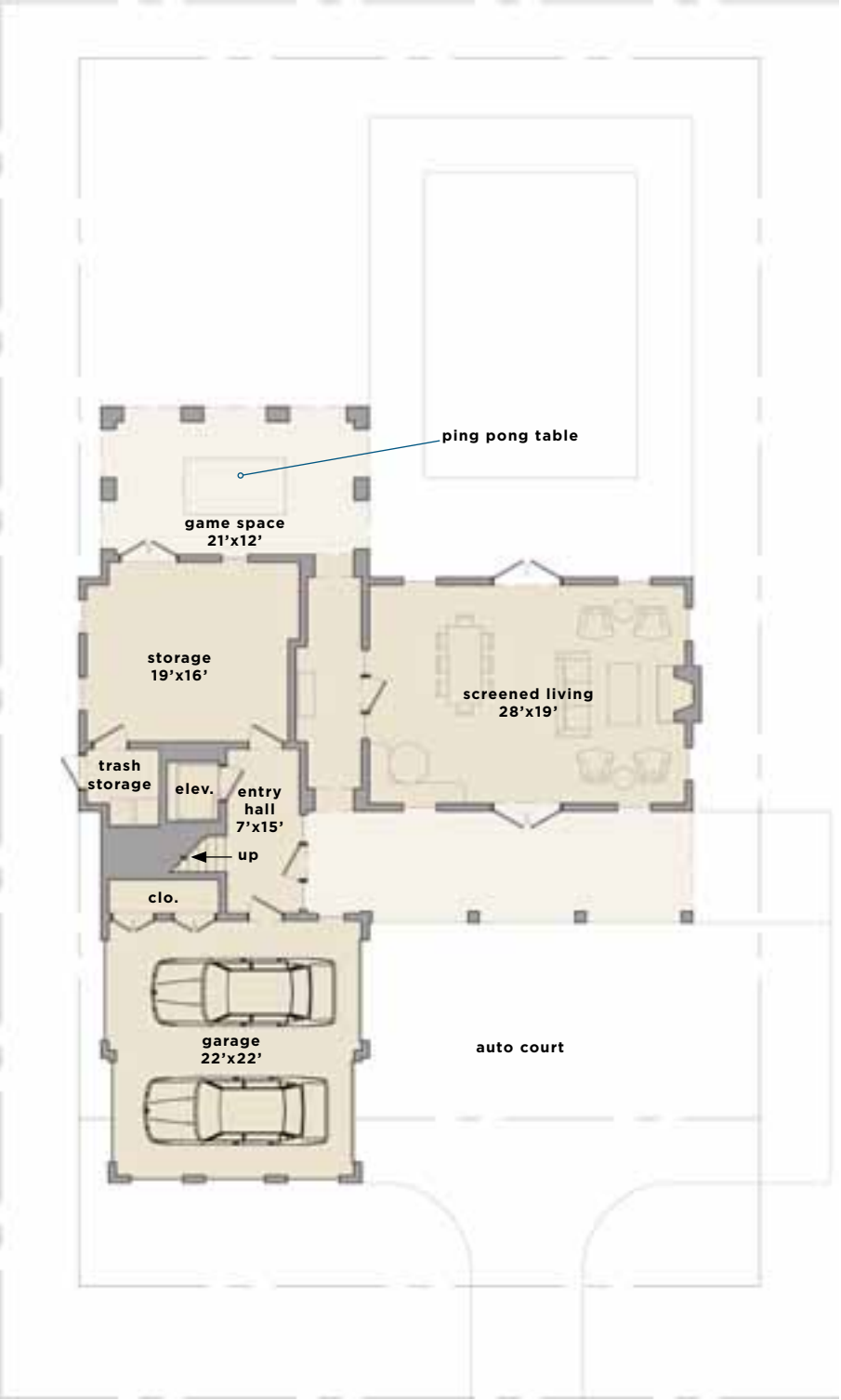
SQUARE FOOTAGE

Main Floor	1,984 sf
Upper Floor	1,487 sf
Total Conditioned	3,471 sf
Garden Level	2,592 sf
<i>incl. covered living, garage & storage</i>	
Main & Upper Level Porches	608 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	3,200 sf
Total Square Footage	6,671 sf

DIMENSIONS

Suitable for C Lots
Width: 55'
Length: 70'

*Plan also available in:
alley-loaded configuration
crawl-space configuration*



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. HC-C2

- o Lowcountry vernacular charm
- o Outdoor living at all levels
- o Plentiful windows for natural light
- o Open, generous living spaces
- o Master on main level
- o Spacious pantry, laundry & closets
- o Optional vaulted dining & living







HOME NO. SSD-B1

2 STORIES

4 BEDROOMS

4-1/2 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN

SQUARE FOOTAGE

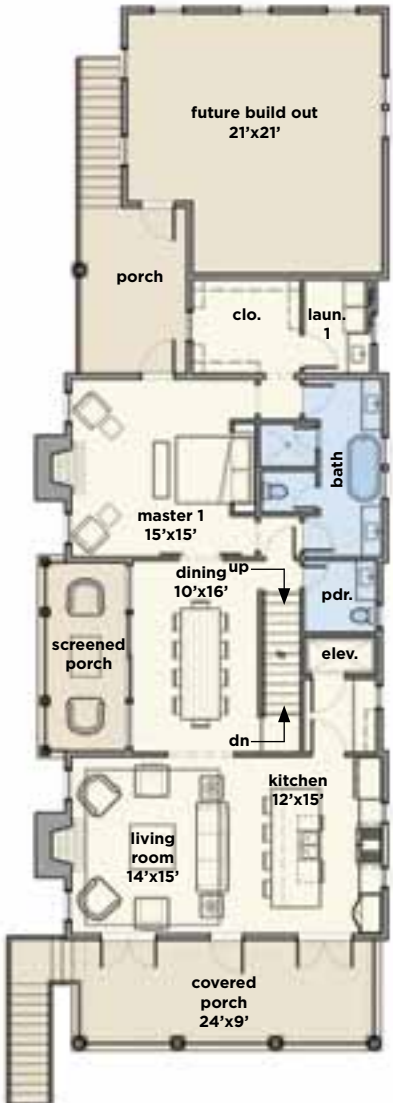
Main Floor	1,530 sf
Upper Floor	1,648 sf
Total Conditioned	3,178 sf
Garden Level	2,253 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	705 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,958 sf
Total Square Footage	6,136 sf

DIMENSIONS

Suitable for B Lots
Width: 27'-6"
Length: 89'-6"



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. SSD-B1

- o Screened porches and covered porch
- o Open kitchen and living room
- o Upper level living space with screened porch
- o Build out over garage
- o Garage and parking off the back of lot
- o Two master suites with fireplaces on separate floors
- o Office nook in upper level master suite
- o Many windows for daylighting and ventilation
- o Covered outdoor living with fireplace and bar
- o Screened porches and covered porch
- o Garden level living
- o Landscaped courtyard





HOME NO. TD-B1

2 STORIES

3 BEDROOMS

3-1/2 BATHROOMS

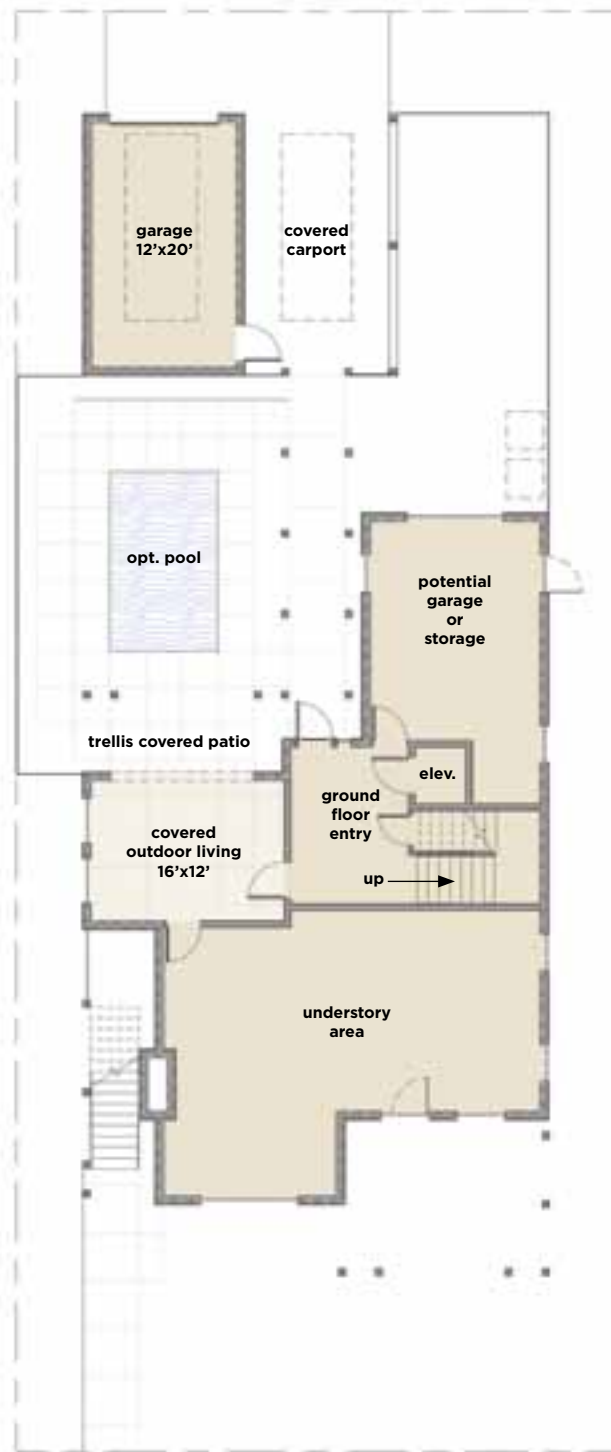
ARCHITECT: THOMAS & DENZINGER

SQUARE FOOTAGE

Main Floor	1,510sf
Upper Floor	1,010sf
Total Conditioned	2,520 sf
Garden Level	1,494 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	382 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	1,876 sf
Total Square Footage	4,396 sf

DIMENSIONS

Suitable for B Lots
Width: 40'
Length: 64'



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. TD-B1

- Open living/dining/kitchen for free flow
- Large windows for natural light and ventilation
- Destination bedrooms for peaceful contemplation
- Generous screened porch off living area
- Tall ceilings
- Optional detached garage





HOME NO. BCA-B2

2 STORIES

4 BEDROOMS

4-1/2 BATHROOMS

ARCHITECT: BEAU CLOWNEY ARCHITECTS

SQUARE FOOTAGE

Main Floor	1,723 sf
Upper Floor	1,363 sf
Total Conditioned	3,086 sf

Garden Level	2,293 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	525 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,818 sf

Total Square Footage	5,904 sf
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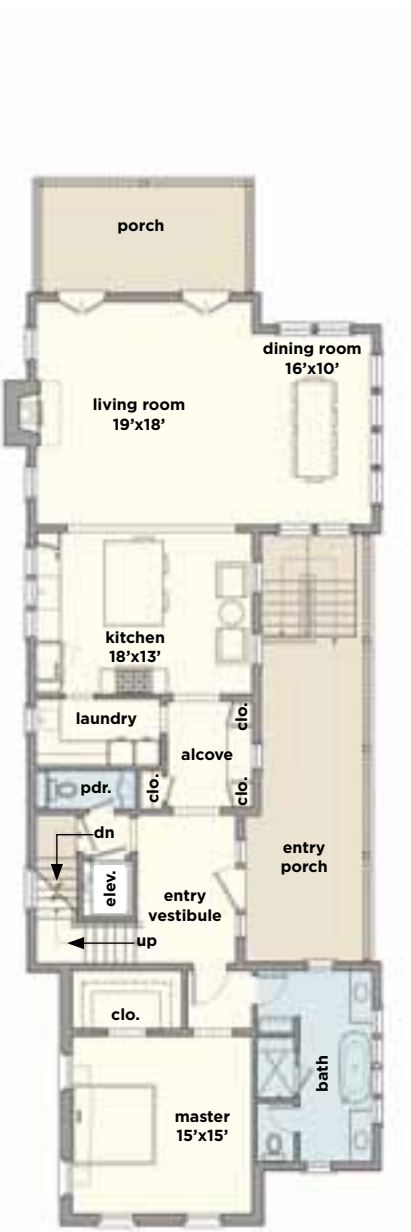
DIMENSIONS

Suitable for B Lots
Width: 29'-6"
Length: 87'-0"

*Plan can be flipped front-to-back
for alley-loaded lot*



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. BCA-B2

- o Covered entry along garden under side porch
- o Dedicated dining room
- o Master on main with large master bath
- o Three en suite guest bedrooms
- o Second floor sitting room
- o Open kitchen and living plan
- o Covered garden level living space
- o Side and rear porch
- o Pool option
- o Side garden
- o Elevator option
- o Parking from front or rear of property





HOME NO. HC-B2

2 STORIES (PARTIAL)
3 BEDROOMS
3-1/2 BATHROOMS

ARCHITECT: HISTORICAL CONCEPTS

SQUARE FOOTAGE

Main Floor	1,769 sf
Upper Floor	1,074 sf
Total Conditioned	2,843 sf
Garden Level	2,010 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	607 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,617 sf
Total Square Footage	5,460 sf

DIMENSIONS

Suitable for B Lots
Width: 39'
Length: 76'



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. HC-B2



- o Coastal farmhouse appeal
- o En suite bathrooms
- o Fireplace on two levels
- o Master and study on main level
- o Spacious kitchen open to dining
- o Upper level sitting room
- o Dual garages with loads of storage





HOME NO. BCA-A1

2 STORIES
3 BEDROOMS
3-1/2 BATHROOMS

ARCHITECT: BEAU CLOWNEY ARCHITECTS

SQUARE FOOTAGE

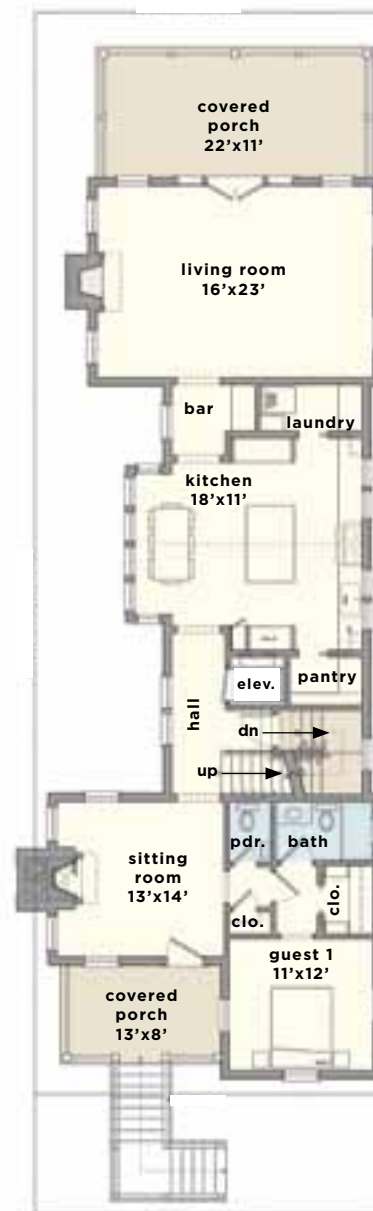
Main Floor	1,529 sf
Upper Floor	994 sf
Total Conditioned	2,523 sf
Garden Level	1,904 sf
<i>incl. covered living, garage & storage</i>	
Main & Upper Level	359 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,263 sf
Total Square Footage	4,786 sf

DIMENSIONS

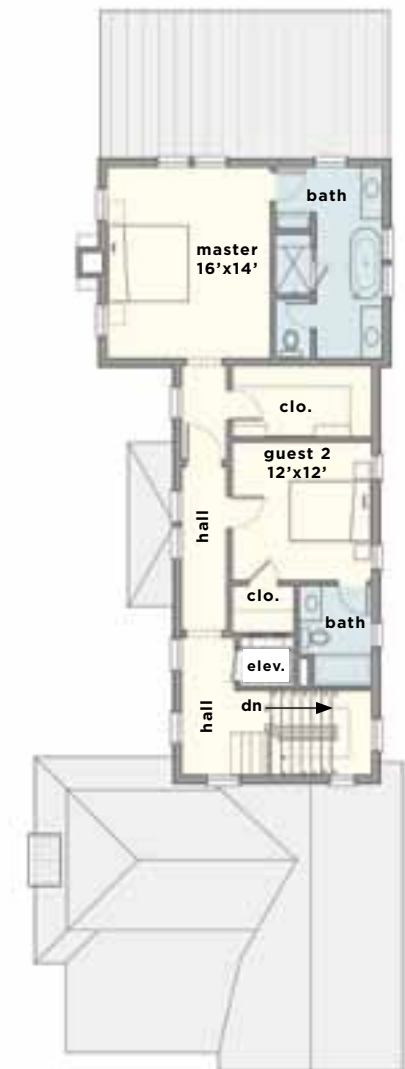
Suitable for A Lots
Width: 28'
Length: 96'



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. BCA-A1

- Front sitting room entry with fireplace
- Dining bay
- Master on second floor (optional first floor)
- Second floor sitting room
- Covered garden level living with fireplace
- Side porch
- Pool option
- Side garden
- Elevator option
- Rear loaded garage with side-by-side parking





HOME NO. SSD-A1

2 STORIES

3 BEDROOMS

3-1/2 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN

SQUARE FOOTAGE

Main Floor	1,719 sf
Upper Floor	1,191 sf
Total Conditioned	2,910 sf

Garden Level	2,203 sf
<i>incl. covered living, garage & storage</i>	
Main & Upper Level	484 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,687 sf

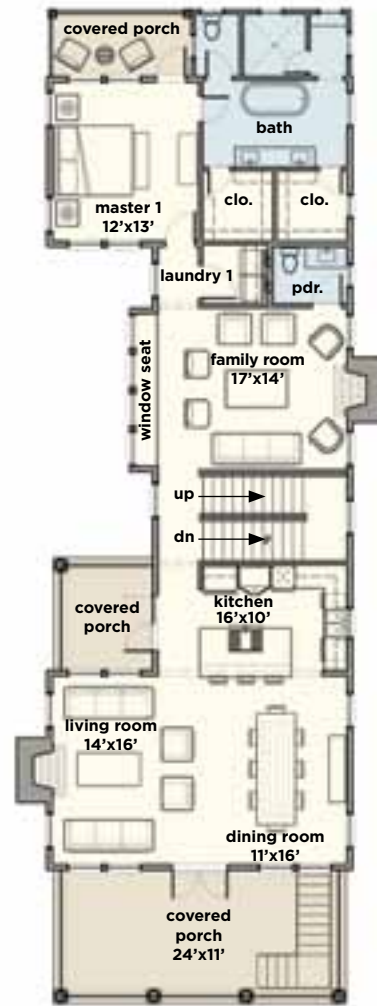
Total Square Footage	5,597 sf
-----------------------------	-----------------

DIMENSIONS

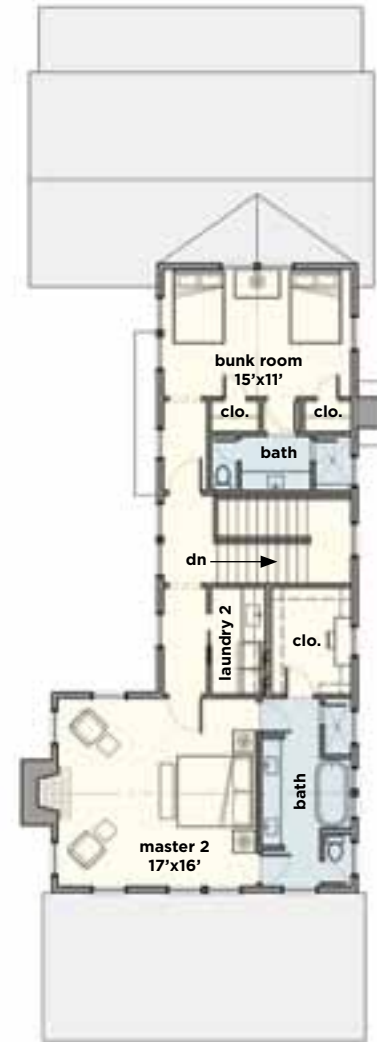
Suitable for A Lots
Width: 27'-6"
Length: 89'-6"



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. SSD-A1

- o Open floor plan for living, dining and kitchen
- o Family room with fireplace and window seat
- o Two master suites on separate floors
- o Multiple covered porches
- o Garage off the back of lot with storage
- o Many windows for daylighting and ventilation
- o Two laundry spaces (one on each floor)
- o Garden level living
- o Landscaped courtyard
- o Covered outdoor living with fireplace







HOME NO. BCA-A2

2 STORIES (PARTIAL)

3 BEDROOMS

3-1/2 BATHROOMS

ARCHITECT: BEAU CLOWNEY ARCHITECTS

SQUARE FOOTAGE

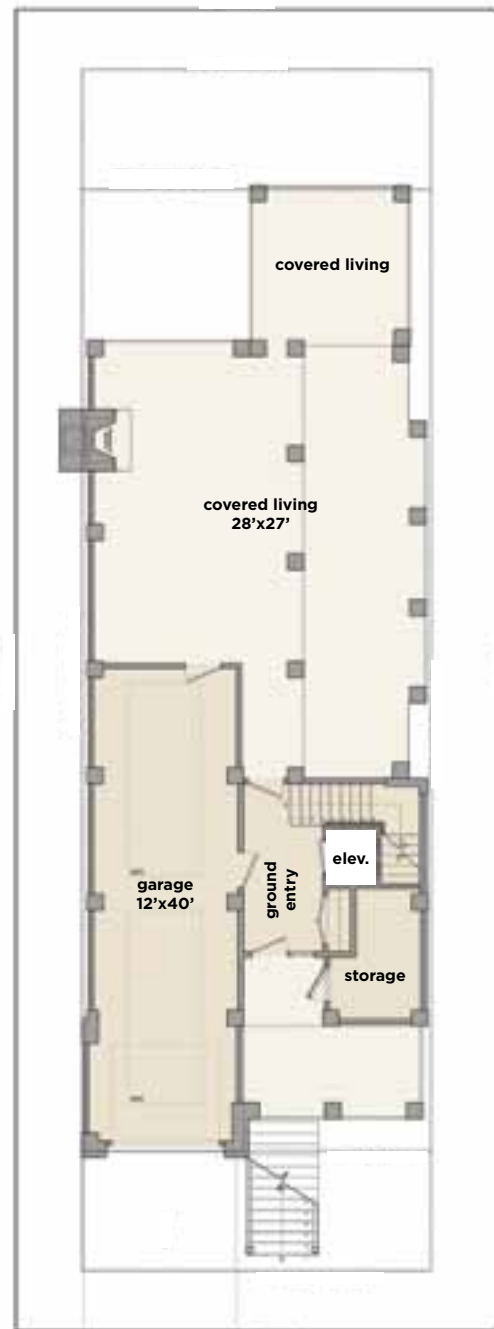
Main Floor	1,554 sf
Upper Floor	721 sf
Total Conditioned	2,275 sf

Garden Level	2,030 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	462 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,492 sf

Total Square Footage	4,767 sf
-----------------------------	-----------------

DIMENSIONS

Suitable for A Lots
Width: 29'
Length: 89'



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. BCA-A2

- Center hall entry
- Open kitchen and living plan
- Vaulted ceilings
- Master on main
- Second floor sitting room
- Covered garden level living with fireplace
- Side porch
- Study
- Elevator option
- Front loaded garage







HOME NO. SSD-A2

1-1/2 STORIES

3 BEDROOMS

3-1/2 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN

SQUARE FOOTAGE

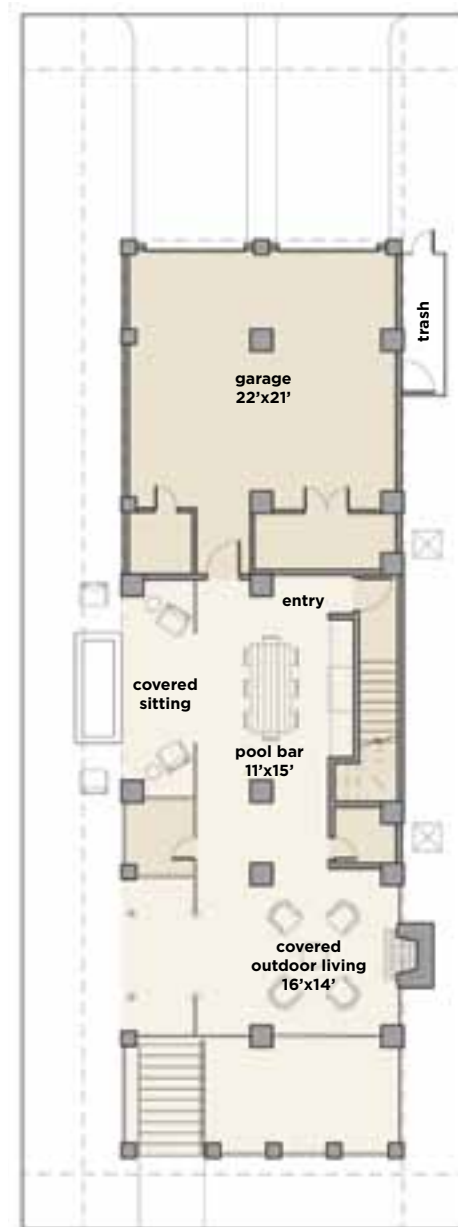
Main Floor	1,468 sf
Upper Floor	1,169 sf
Total Conditioned	2,637 sf

Garden Level	1,681 sf
<i>incl. covered living, garage, & storage</i>	
Main & Upper Level	512 sf
<i>incl. porches & balconies</i>	
Total Unconditioned	2,193 sf

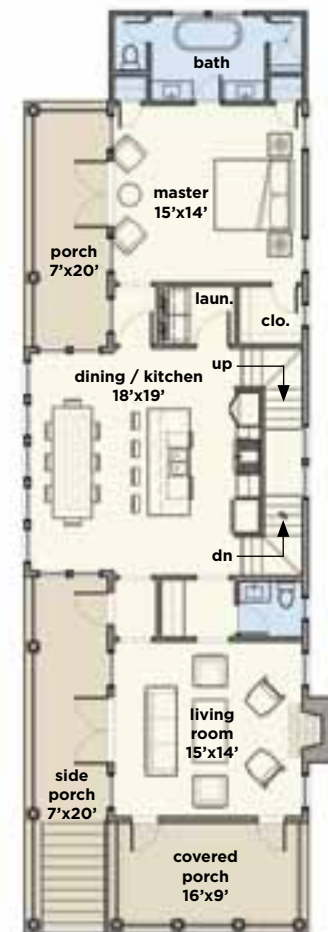
Total Square Footage	4,830 sf
-----------------------------	-----------------

DIMENSIONS

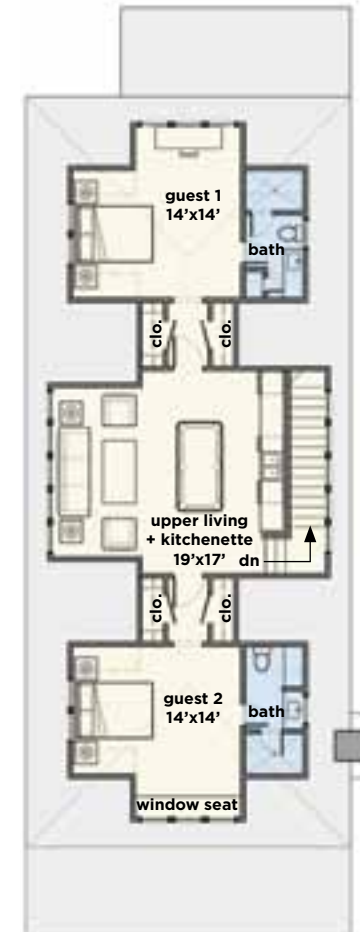
Suitable for A Lots
Width: 25'-6"
Length: 83'-0"



COVERED GARDEN LEVEL



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



INSPIRATION

HOME NO. SSD-A2

- Upper level living space with kitchenette
- Master suite on main level with private porch
- Two guest rooms with en suite bathrooms
- Plunge pool
- Covered outdoor living with fireplace option
- Living room with fireplace and covered porch
- Many windows for daylighting and ventilation
- Garage off rear of lot with storage
- Garden level living



THE BUTTERFLY COTTAGE COLLECTION



BUTTERFLY COTTAGE
NO. 1

1.5 STORIES

2/3 BEDROOMS

2.5/3 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

SQUARE FOOTAGE

Main Floor	1,417 sf
Upper Floor	815 sf
Total Conditioned	2,232 sf
Interior Unconditioned	20 sf
Porches & Balconies	562 sf
Total Unconditioned	582 sf
Total Square Footage	2,814 sf

DIMENSIONS

Suitable for Cottage Lots
Width: 35'
Length: 72'

BUTTERFLY COTTAGE NO. 1



BUTTERFLY COTTAGE
NO. 2

1.5 STORIES

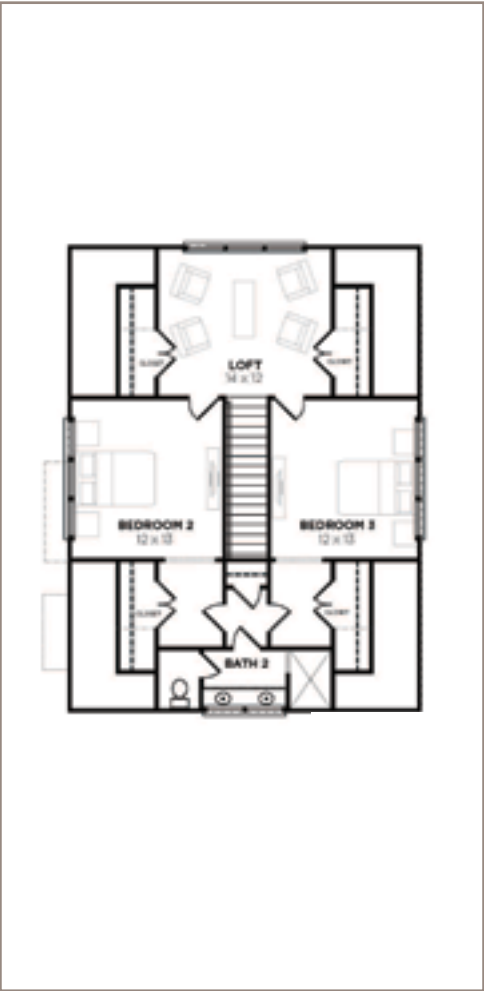
3 BEDROOMS

2.5 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

SQUARE FOOTAGE

Main Floor	1,208 sf
Upper Floor	939 sf
Total Conditioned	2,147 sf
Interior Unconditioned	228 sf
Porches & Balconies	237 sf
Total Unconditioned	465 sf
Total Square Footage	2,612 sf

DIMENSIONS

Suitable for Cottage Lots
Width: 34'
Length: 53'

BUTTERFLY COTTAGE NO. 2



BUTTERFLY COTTAGE
NO. 3

1.5 STORIES

3 BEDROOMS

3.5 BATHROOMS

ARCHITECT: STARR SANFORD DESIGN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

SQUARE FOOTAGE

Main Floor	889 sf
Upper Floor	889 sf
Total Conditioned	1,778 sf
Interior Unconditioned	0 sf
Porches & Balconies	250 sf
Total Unconditioned	250 sf
Total Square Footage	2,028 sf

DIMENSIONS

Suitable for Cottage Lots
Width: 19'
Length: 60'

BUTTERFLY COTTAGE NO. 3

Architect Series Vol. 1

PLAN MATRIX

----- LOT CHARACTERISTICS -----				----- SQUARE FOOTAGE -----						-- DIMENSIONS --		----- PLAN PROGRAM -----				----- FEATURES -----	
Plan No.	Lot Type	Lot Access	Parking Spaces	Main	Upper	Total Cond.	Uncond. Ground Level	Uncond. Living Levels	Total	Width	Length	Stories	Bedrooms	Baths	Master Location	Elevator	Fireplaces
BCA-C1	C1	FRONT/REAR	2.5 / 2.5	1,958	1,188	3,146	2,501	385	6,032	39.5'	99'	2	4 / 5	4.5 / 5.5	main	Yes	2
SSD-C1	C1	SIDE/FRONT	2	2,133	907	3,040	3,386	1,253	7,679	54.3'	64'	2	3	3.5	main	No	1
TD-C1	C1	FRONT/REAR	2.5 / 2	1,912	1,056	2,968	2,052	650	5,670	53'	92'	2	4	4.5	main	Yes	2
HC-C2	C2	FRONT	2	1,984	1,487	3,471	2,992	608	7,071	55'	70'	1.5	5	4.5	main	Yes	2
SSD-B1	B1	REAR	2	1,530	1,648	3,178	2,253	705	6,136	27.5'	89.5'	2	4	4.5	main	Yes	4
TD-B1	B1	REAR	2	1,510	1,010	2,520	1,494	382	4,396	40'	64'	2	3	3.5	upper	Yes	1
BCA-B2	B2	FRONT/REAR	1 / 2	1,723	1,363	3,086	2,293	525	5,904	29.5'	87'	2	4	4.5	main	Yes	2
HC-B2	B2	FRONT	2.5	1,769	1,074	2,843	2,010	607	5,460	39'	76'	1.5	3	3.5	main	Yes	2
BCA-A1	A1	REAR	2	1,529	994	2,523	1,904	359	4,786	28'	96'	2	3	3.5	upper	Yes	3
SSD-A1	A1	REAR	2	1,719	1,191	2,910	2,203	484	5,597	27.5'	89.5'	2	3	3.5	main	No	3
BCA-A2	A2	FRONT	2	1,554	721	2,275	2,030	462	4,767	29'	89'	2	3	3.5	main	Yes	2
SSD-A2	A2	REAR	2	1,468	1,169	2,637	1,681	512	4,830	25.5'	83'	1.5	3	3.5	main	No	1
COTTAGE 1	COTTAGE	REAR	2	1,417	815	2,232	0	582	2,814	35'	72'	1.5	2/3	2.5/3	main	No	0
COTTAGE 2	COTTAGE	REAR	2	1,208	939	2,147	0	465	2,612	34'	53'	1.5	3	2.5	main	No	1
COTTAGE 3	COTTAGE	REAR	2	889	889	1,778	0	250	2,028	19'	60'	1.5	3	3.5	main	No	0

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JACK ISLAND ARCHITECT GUILD



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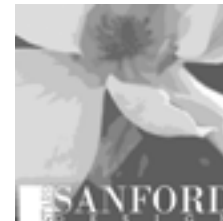
HISTORICAL CONCEPTS

historicalconcepts.com

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Atlanta, GA 30316

(678) 325-6665



STARR SANFORD DESIGN

starrsanford.com

370 4th Avenue South

Jacksonville Beach, FL 32250

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THOMAS & DENZINGER

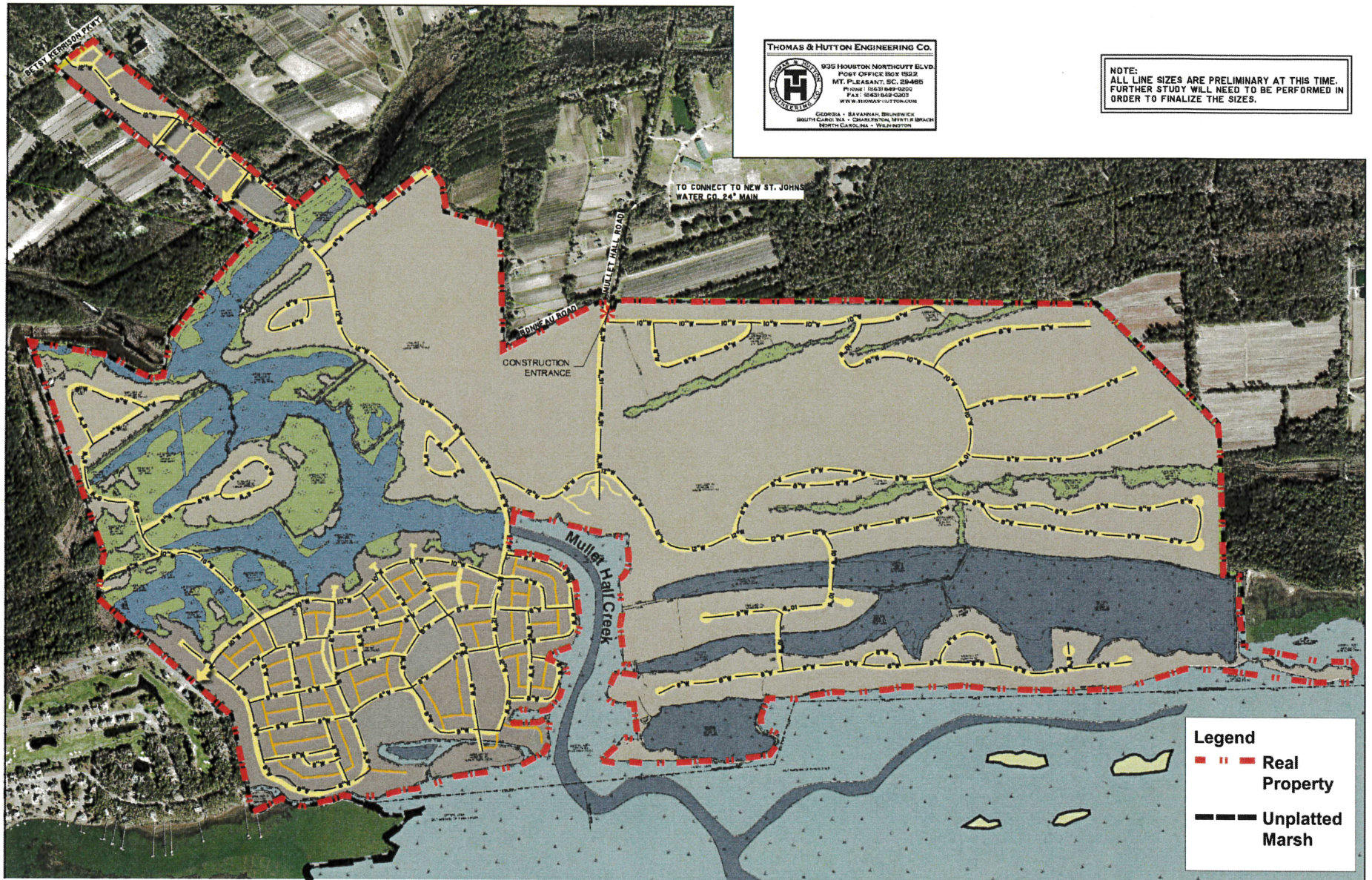
thomasanddenzinger.com

138 Saint Philip Street, Suite 200

Charleston, SC 29413

(843) 723-6651





SCALE
 0' 500' 1000' 2000'



Kiawah River Plantation

EXHIBIT 14.1 - WATER DISTRIBUTION MASTER PLAN

GOLF SCORECARD - ROUTING PLAN 5

Hole	Par	Yards	Hole	Par	Yards
1	4	475	10	3	240
2	3	228	11	4	492
3	5	530	12	5	600
4	4	436	13	4	394
5	4	399	14	4	417
6	5	399	15	4	409
7	4	441	16	4	410
8	3	177	17	1	256
9	4	361	18	5	649
OUT	36	5727	IN	36	3936
			TOTAL	72	7663

TOTAL AREA FOR
PROPOSED LAKES - 25.0
ACRES



GOLF VARIETY ANALYSIS - ROUTING PLAN 5

HOLE	PAR	DIRECTION	POSSIBLE LEFT	POSSIBLE RIGHT	STRAIGHT	THE SHOT		APPROACH TO SHOT	
						BACK-ON LEFT	BACK-ON RIGHT	HAZARD LEFT	HAZARD RIGHT
1	4	NE		X				X	
2	3	SE			X				
3	5	SE			X				
4	4	SE		X					
5	4	SE		X					
6	5	NE			X				
7	4	SE		X					
8	3	NE			X				
9	4	W			X				
10	3	W			X				X
11	4	NE		X					
12	5	NE		X					
13	4	W	X						
14	4	SE	X						
15	4	SE		X					
16	4	SE		X					
17	1	SE			X				
18	5	SE		X					
TOTAL	72		2	6	10	6	4	4	5



Kiawah River Plantation

EXHIBIT 15.1 - ALTERNATIVE SKETCH PLANS

GOLF SCORECARD - ROUTING PLAN 3

HOLE	PAR	YARDS	HOLE	PAR	YARDS
1	5	372	10	5	234
2	3	234	11	4	363
3	4	471	12	4	387
4	4	447	13	4	306
5	4	377	14	5	383
6	5	399	15	4	412
7	4	417	16	4	490
8	3	165	17	1	224
9	4	462	18	5	608
OUT	36	3741	IN	36	3842
		TOTAL	72	7583	

TOTAL AREA OF
PROPOSED LAKES - 40.2 ACRES

EXISTING TREES

PROPOSED TREES
(PLANTED AFTER GOLF COURSE)

PROPOSED LANDFORM
(SUGGESTED VARIETY OF
PLANTING FOR GOLF)

MULLET HALL CREEK
(SHOWN AS OPEN AND AVAILABLE WATERWAY)

GOLF MAINTENANCE AREA
(PLANTED TREES AND
VISITING SITES INCLUDED)

PROPOSED LAKE
(SUGGESTED VARIETY OF
PLANTING FOR GOLF)

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

EXISTING LAKE

EXISTING LAKE

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

KIAWAH RIVER

GOLF VARIETY ANALYSIS - ROUTING PLAN 3

HOLE	PAR	OBSTACLE	PINNACLE LEFT	PINNACLE RIGHT	STANDARD	HAZARD DESCRIPTION - PIN	HAZARD DESCRIPTION - GREEN
1	5	N	X				
2	3	N					
3	4	N					
4	4	N					
5	4	N					
6	5	N					
7	4	N					
8	3	N					
9	4	N					
10	5	N					
11	4	N					
12	4	N					
13	4	N					
14	5	N					
15	4	N					
16	4	N					
17	1	N					
18	5	N					
TOTAL	72		4	5	9	5	5

RESIDENTIAL DEVELOPMENT

PROPOSED TREES
(PLANTED AFTER GOLF COURSE)

EXISTING TREES

PROPOSED LANDFORM
(SUGGESTED VARIETY OF
PLANTING FOR GOLF)

EXISTING LAKE

ENTRY ROAD

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA

GOLF CLASSROOM AREA



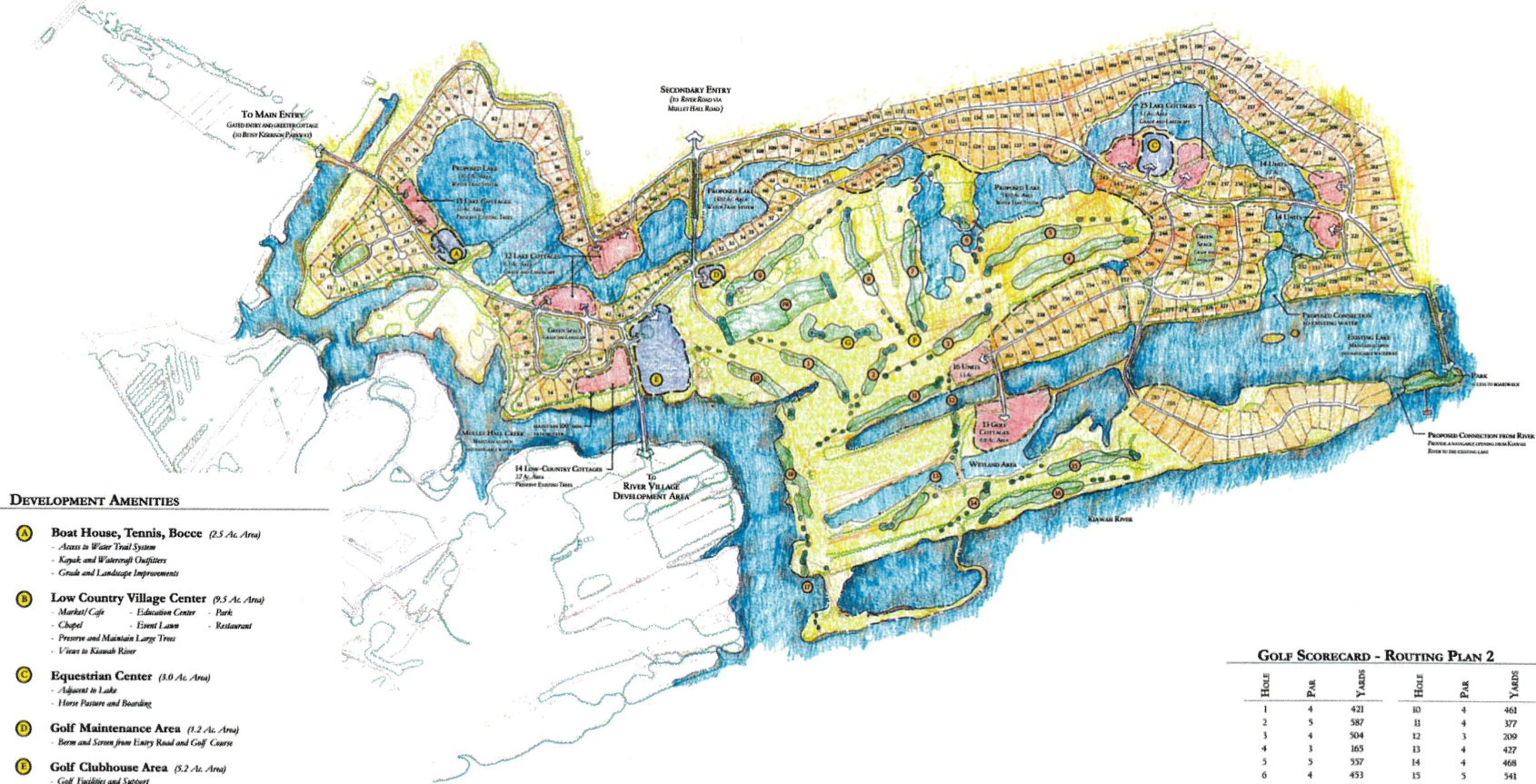
Kiawah River Plantation

EXHIBIT 15.2 - ALTERNATIVE SKETCH PLANS

TYPE	DENSITY	YIELD	DESCRIPTION
Estate Lots	0.5 to 1 ac. per lot	297 lots	120' wide x 200' min. depth (except on "critical water" - then 135' min width)
Cottages	5 units per acre	222 lots	2,000 to 2,500 of units
TOTAL UNITS		519	

DEV. TYPE	AREA	DEPTH	VOLUME
Proposed Lake (at 10' Average Depth)	130.0 ac.	10 ft.	2,097,333 cu.
Proposed Lake (at 15' Average Depth)	130.0 ac.	15 ft.	3,146,000 cu.

* Values Calculated are approximate and for preliminary review purposes only. Requires engineering review.



- A** **Boat House, Tennis, Bocce** (2.5 Ac. Area)
 - Access to Water Trail System
 - Kayak and Watercraft Improvements
 - Gravel and Landscape Improvements
- B** **Low Country Village Center** (9.5 Ac. Area)
 - Market/Cafe
 - Education Center
 - Chapel
 - Event Lawn
 - Restaurant
 - Preserve and Maintain Large Trees
 - Views to Kiawah River
- C** **Equestrian Center** (3.0 Ac. Area)
 - Adjacent to Lake
 - Horse Pasture and Bounding
- D** **Golf Maintenance Area** (1.2 Ac. Area)
 - Broom and Screen from Usiny Road and Golf Course
- E** **Golf Clubhouse Area** (5.2 Ac. Area)
 - Golf Facilities and Support
 - Views to Golf and Kiawah River
- F** **18 Hole Championship Golf Course** (250 Ac. Area)
- G** **Golf Short Game Area**

* Development Areas are approximate and for preliminary review purposes only.

HOLE	PAR	YARDS	HOLE	PAR	YARDS
1	4	421	10	4	461
2	5	387	11	4	377
3	4	504	12	3	209
4	3	165	13	4	427
5	5	537	14	4	468
6	4	453	15	5	541
7	4	496	16	4	501
8	4	331	17	3	255
9	3	181	18	5	637
OUT	36	3695	IN	36	3876
			TOTAL	72	7571



Kiawah River Plantation

EXHIBIT 15.3 - ALTERNATIVE SKETCH PLANS