

Survey Requirements

Kiawah Island Architectural Review Board • 253 Gardeners Circle, Suite 200 • Johns Island SC 29455 • 843-768-3419 • 843-768-0517 (fax)
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Please check off each item as they apply. If any of the items on the list are not fully completed, the survey will be considered incomplete. Each of the following items should be included.

Tree and Topographical Survey

- Dated within 12 months of its submittal.
- At 1/8" = 1' - 0" or 1/10" = 1' - 0"
- Recorded property lines, easements, and setbacks. Note setbacks are determined from property line, platted critical line, or current critical line, whichever is more restrictive.
- Topographical contours of the lot.
- Location, genus, and species of all oak trees over 3" in diameter and other trees in excess of 6" in diameter at waist height.
- Prominent natural features.
- Adjacent residences with roof heights from MSL, garages, and driveways.
- Current OCRM critical lines.
- Utility locations.

Foundation Survey

- Recorded property lines, easements, and setbacks.
- Distances from all foundation corners to adjacent property lines.

As Built Surveys

- Recorded property lines, easements, and setbacks.
- Distances from all foundation corners to adjacent property lines
- Roof ridge height from MSL. Note building height varies in maximum limit and means of calculation throughout Kiawah Island.
- Distances from paving edge or corner to adjacent property lines.
- Lot Coverage Percentage is based on the Total Highland Area. The Kiawah ARB includes the building footprint (including cantilevered habitable areas, eaves over 2' deep, etc), chimneys, porches, decks, stairs, pools, HVAC stands, primary entry walkway (regardless of permeability), impervious secondary walks or patios, and required driveway elements (regardless of permeability) in the primary lot coverage. There is a secondary allowance for pervious materials not included above (i.e. pervious at-grade walks, patios, boardwalks, non-required driveway elements).
- HVAC stand(s), utility yards, trash enclosures, shower enclosures, raised planters, pools, decks, and porches must be labeled. Please give height above grade of raised planters from adjacent grade. Please give height above grade of pools and decks when elevated above grade.
- Conditioned square footage and screened/covered square footage as required by guidelines.

ARB office will require architects and contractors to resubmit any survey that does not meet these requirements. Therefore, please ensure that any of your staff involved with Kiawah Property are familiar with our requirements. These requirements can also be found in our Standards and Guidelines, *Designing with Nature*, on pages 33, 42, and 49. Also, you can reference our website KiawahARB.com for more information.

Please contact our office if you should have any questions concerning survey requirements.