



January 30, 1990

**SOUTH
CAROLINA
COASTAL
COUNCIL**

Mr. Bill McClure
Domestic Wastewater Division
Bureau of Wastewater and Stream
Quality Control
S. C. Department of Health
and Environmental Control
2600 Bull Street
Columbia, SC 29201

Ashley Corporate Center
4130 Faber Place
Suite 300
Charleston, S.C. 29405
(803) 744-5838
FAX 744-5847

Re: Oakmarsh/Formerly
Victoria Bluff
Beaufort County

John C. Hayes, III
Chairman

Dear Mr. McClure:

H. Wayne Beam, Ph.D.
Executive Director

The staff of the S. C. Coastal Council certifies that the above referenced project is consistent with the Coastal Zone Management Program provided that the project is constructed in accordance with the terms specified in the attached letter (dated January 23, 1990) from Stephen Snyder to Bill White. This certification shall serve as the final approval by the S. C. Coastal Council.

Sincerely,

H. Stephen Snyder
Director of Planning
and Certification

SHA
FHA:0002DT

cc: Dr. H. Wayne Beam
Mr. Christopher L. Brooks
Mr. Bill White
Mr. George Nelson



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
P.O. BOX 819
CHARLESTON, S.C. 29402-0819

REPLY TO
ATTENTION OF

February 9, 1990

Regulatory Branch

Mr. Jim Collins
Thomas & Hutton Engineering Co.
Post Office Box 14609
Savannah, Georgia 31416

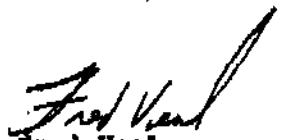
Dear Mr. Collins:

This is in response to Mr. Mark Purcell's letter of February 5, 1990, written in your behalf. He requested that I confirm in writing that the Corps is aware that wetlands do exist at the OakMarsh Development located at the former site of Chicago Bridge & Iron, Victoria's Bluff, Beaufort County, South Carolina.

This letter is to confirm that the Corps of Engineers is fully aware of the presence of wetlands at this site and since this area is located in my geographical work area, I will be coordinating with Mr. Purcell for the final verification of these wetland boundaries at such time the wetlands survey is made available to me.

If I may be of any further assistance, please contact me at A/C
803-724-4684.

Sincerely,


Fred Veal
Regulatory Branch

South Carolina Department of Health and Environmental Control

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2600 Bull Street
Columbia, S.C. 29201



Commissioner
Michael D. Jarrett

Board
Henry S. Jordan, M.D., Chairman
John B. Pate, M.D., Vice-Chairman
William E. Applegate, III, Secretary
Toney Graham, Jr., M.D.
John H. Burriss
Richard E. Jabbour, D.D.S.
Currie B. Spivey, Jr.

January 17, 1990

Danny Stanley
Thomas & Hutton Engineering Company
P. O. Box 14609
Savannah, Georgia 31416-1609

RE: Oakmarsh (Formerly Victoria Bluff)
Beaufort County

Dear Mr. Stanley:

The attached memo dated January 15, 1990 from Ray Livingston lists items he needs for approval of the Oakmarsh golf course for irrigation with treated effluent.

As design and construction of the golf course occurs please supply the needed items.

Sincerely,

A handwritten signature in cursive script that reads "Bill McClure".

Bill McClure
Community Section
Domestic Wastewater Division
Bureau of Water Pollution Control

BMCC/cjh

cc: George Nelson
Dean Moss
Fritz Aichele
John Cardamone

South Carolina Department of Health and Environmental Control

5

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett

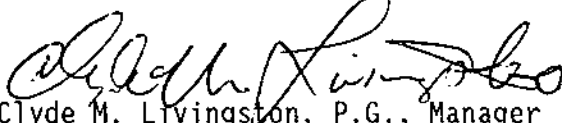


Board
Henry S. Jordan, M.D., Chairman
John B. Pate, M.D., Vice-Chairman
William E. Applegate, III, Secretary
Tony Graham, Jr., M.D.
John H. Burriss
Richard E. Jabbour, D.D.S.
Currie B. Spivey, Jr.

January 15, 1990

MEMORANDUM

TO: Bill McClure, Engineer
Domestic Wastewater Division

FROM: 
Clyde M. Livingston, P.G., Manager
Geohydrologic Section
Water Quality Assessment and Enforcement Division

RE: Oakmarsh Development
(Previously Victoria Bluff)
Proposed Spray Irrigation
Beaufort County

RECEIVED

JAN 17 1990
Office of Environmental
Quality Control Domestic
Wastewater Division

As per your request the referenced golf course irrigation proposal has been reviewed with relation to the previous data submitted under the name of "Victoria Bluff."

Items needed prior to geohydrologic approval:

1. Submission of lithologic logs indicating soil descriptions for borings indicated in report (low permeability clay and hard-pan are indicated present at the site);
2. Do not irrigate (spray impact zone) within 200 ft. of the Colleton River, or within 50 ft. of marsh draining into Colleton River (see previous site evaluation correspondence); and
3. Utilize best management practices in construction of the golf course so as to meet depth to water table and soil permeability requirements;
4. After construction, submit soil borings confirming compliance with item 3 above.

Memorandum
Bill McClure
Oakmarsh Development
Page Two

NOTE: Monitor well approval should be provided after the course has been shaped to take into account any subsequent alterations in surface and subsurface drainage.

If we can be of further assistance, please advise.

CML/blt

cc: George Nelson, P.E., Director
Low Country District
Christine Sanford, Regional Hydrologist
Trident EQC District

South Carolina Department of Health and Environmental Control

7

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett



Board
Henry S. Jordan, M.D., Chairman
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John H. Burriss
Richard E. Jabbour, D.D.S.
Currie B. Spivey, Jr.

BUREAU OF DRINKING WATER PROTECTION

January 19, 1990

Mr. Danny E. Stanley, PE
Thomas & Hutton Engineering Company
Post Office Box 14609
Savannah, GA 31416-1609

Re: Oakmarsh (WS # 0750002)
Beaufort County

Dear Mr. Stanley:

This office has reviewed your preliminary engineering report (PER) on the above referenced project. Based on this review, this office hereby approves the PER with the following provisions:

- 1) This approval is for the concept only.
- 2) The final submittal must address the capacity of the Water Oak Utility Company
- 3) Additional sources of water, facilities, and equipment may be a requisite to permitting if the capacity of the utility is not adequate.

We look forward to receiving your final plans and specifications.

Sincerely,

A handwritten signature in cursive script that reads "Richard Michael Labrador".

Richard Michael Labrador
Environmental Engineering Associate
Water Supply Permitting Section
Water Supply Construction Division

RML/cfs
Oakmarsh.rml

cc: Mr. George P. Nelson, District Director
Oakmarsh Partners



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January 17, 1990

Mr. John Cardamone
Oak Marsh Partners
B-303 Indian Springs
71 Skull Creek Drive
Hilton Head Island, S.C. 29928

RE: Oak Marsh Golf Club

Dear Mr. Cardamone:

Per your request for electrical power service, Palmetto Electric Cooperative, Inc. will allocate ample power to serve the above reference project.

If I can be of any further assistance, please call.

Thank you for your business.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

A handwritten signature in dark ink, appearing to read "Joe L. Hodges, Jr.", is written over the typed name.

Joe L. Hodges, Jr.
System Engineer



BLUFFTON TELEPHONE COMPANY, INC.

Hwy. 46 - P.O. Box 346 - BLUFFTON, SC 29910-0346

803-757-2211

Oak Marsh Partners
B-303 Indian Springs
71 Skull Creek
Hilton Head Island, S. C. 29928
Jan. 18, 1990

Re: Oak Marsh Golf Club

Dear Sirs:

With reference to the above project, it is our desire to provide all necessary telephone facilities to accommodate your needs in accordance with our General Customer Service Tariff with an effective date of January 1, 1972.

Due to the nature of the project, it may be necessary for you as the developer to fund a certain portion of the initial installation cost, known as Aid to Construction. Specific arrangements will be made at a later date.

I will be more than happy to discuss this matter in more detail with you at any time. You can contact our Engineering Department by calling 803-757-2221.

Sincerely,

J. Stephen Hunter
Resident Engineer

JSH/lbh

Waste Management of Bluffton
P.O. Box 369
Simmonsville Road
Bluffton, South Carolina 29910
803/524-3621 803/785-2066



A Waste Management Company

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January 18, 1990

Mr. James R. Collins
Thomas and Hutton Engineering Company
P.O. Box 14609
Savannah, Ga 31416

Re: Intent of service for "Oakmarsh"

Dear Mr. Collins:

Waste Management can provide refuse removal service during and after construction for your proposed 635 unit development located on Highway 278, Hilton Head Island, SC.

If you have any questions or any additional information is needed, please do not hesitate to call.

Sincerely,

Dora Meador
Sales Supervisor

DM/tj



South Carolina Department of Health and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett



Board

Henry S. Jordan, M.D., Chairman
John B. Pate, M.D., Vice-Chairman
William E. Applegate, III, Secretary
Toney Graham, Jr., M.D.
John H. Burriss
Richard E. Jabbour, D.D.S
Currie B. Spivey, Jr.

January 11, 1990

Mr. John Cardamone
Oakmarsh Partners
B303 Indian Springs
#1 Skull Creek Drive
Hilton Head Island, South Carolina 29928

RE: Oakmarsh-Wastewater
(Formerly Victoria Bluff)
Beaufort County

Dear Mr. Cardamone:

On July 28, 1988 Marion Sadler wrote you a letter indicating early conceptual approval of Water Oak Utility providing sewer service to this project.

On January 10, 1990 your engineer Thomas & Hutton submitted a Preliminary Engineering Report presenting further conceptual planning for sewer service to Oakmarsh. This report calls for treatment of sewage at Moss Creek Plantation and spray disposal of effluent on Oakmarsh golf course. This golf course is immediately adjacent to the Colleton River which is Class SAA and contains shellfish beds. Any effluent disposal must be engineered so that it can not impact this river or any wetlands draining to the river. We understand you have agreed to numerous conditions suggested by S.C. Coastal Council but again I need to repeat the concern of this agency that these waters must be protected by proper buffer zones.

No effluent may be sprayed so that its final point of impact with the ground is closer than 50 feet from any wetlands or 200 feet from the Colleton River. Where these buffer zones can not be maintained by your golf course designer irrigation shall be by potable water only.

Effluent irrigation spray rates will be determined by depth to seasonal high water table after the golf course has been constructed to final grade.

Use of the golf course for disposal of effluent is subject to a lengthy permitting procedure by this agency which involves public notice provisions and if opposed could even involve a public hearing.

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Mr. John Cardamone
Page 2
January 11, 1990

Formal legal easements are required committing the golf course to spray disposal in perpetuity. These easements must indicate relative disposal amounts granted to Water Oak Utilities and Beaufort-Jasper Water & Sewer Authority.

With these conditions it appears your Preliminary Engineering Report will be approvable. We are just starting the formal review process which requires input from many offices and agencies but the extensive work you have done with S. C. Coastal Council, and Beaufort-Jasper W&SA indicate an early approval of the conceptual presentation can be expected.

Sincerely,

Bill McClure

Bill McClure
Community Section
Domestic Wastewater Division
Bureau of Water Pollution Control

BMcC/cjh

cc: George Nelson
Ray Livingston
Sally Knowles
Ken Moore
Dean Moss
James Buckner
Danny Stanley
Fritz Aichele
Buddy Thompson



January 23, 1990

**SOUTH
CAROLINA
COASTAL
COUNCIL**

Mr. Bill White
Thomas & Hutton Engineer, Co.
P. O. Box 14609
Savannah, GA 31416-1609

Re: Oakmarsh
Beaufort County

Ashley Corporate Center
4130 Faber Place
Suite 300
Charleston, S.C. 29405
(803) 744-5838
FAX 744-5847

John C. Hayes, III
Chairman

H. Wayne Beam, Ph.D.
Executive Director

Dear Mr. White:

I enjoyed meeting with you and Mr. John Cardamone on January 10, 1990, concerning the above referenced project. At your request we are sending you this letter of coordination which will address the concerns of this agency relating to the project.

The property development is guided to a large extent by a Settlement Agreement between Chicago Bridge and Iron Company, Oakmarsh Partners, South Carolina Wildlife and Marine Resources Department, South Carolina Coastal Council, South Carolina State Ports Authority, South Carolina National Bank, Peter Cooper Cram, Moss Creek Owners Association, Henry S. Cram, Jr., and Edith Clare Vidich, entered into on July 7, 1989 (Beaufort County Court of Common Pleas, Civil Action #88-CP-07-989)7-989). The Conservation Management standards which we discussed are found on pages 4 - 7 of this Agreement, and they are fairly self explanatory. For clarification, storm water outfalls will be allowed, but not into the Colleton River. No alteration of any freshwater wetland will be allowed, except for roadway crossings which have been demonstrated to be unavoidable. Buffers around these wetlands are required, and no alteration of the buffer is allowed except as specified in E(e). No effluent may be placed in the buffer.

We received a letter and a marked tax map aerial from Mr. Duncan Newkirk of Newkirk Environmental Consultants, Inc., concerning the location of the freshwater wetlands on the site. We accept this information as a "first cut" delineation, but we will require a map and a letter from the U. S. Army Corps of Engineers documenting that the wetlands shown on the map are accurate.

The salt marsh critical area wetlands need to be verified by our Beaufort office. Please contact Mr. Rocky Browder at 524-6885 for information concerning that process.

An acceptable Dock Master Plan will have to be submitted prior to certification of any other state or federal agency permits. Consideration of any proposed community docking facilities will be given at that time. Special conditions on any South Carolina Coastal Council permit for bank stabilization may address the need for a dock master plan as well.

Mr. Bill White
January 25, 1990

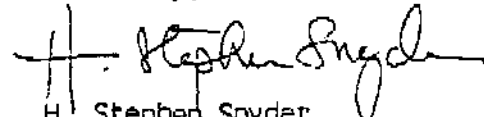
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Page 2

An archaeological survey of the area being developed will have to be done. South Carolina Coastal Council will coordinate with South Carolina Department of Archives and History in the approval process of any mitigation plan concerning any sites which may be found eligible for the National Register of Historic Places.

Mr. Fritz Aichele of our staff spoke with Mill McClure of the Wastewater Section at South Carolina Department of Health and Environmental Control concerning this project. Among other things, they discussed the method to be used for land application of treated effluent. Of concern was the bluff area adjacent to the Colleton River. It must be demonstrated to both agencies that no treated effluent from the spray treatment area will be allowed to enter the Colleton River, either by direct discharge, transport via storm water, or transport via wind.

If you have any questions about this, please contact me or Fritz Aichele at your earliest convenience.

Sincerely,



H. Stephen Snyder
Director of Planning
and Certification

JHA
JHA:0687DSB

cc: Dr. H. Wayne Beam
Mr. Christopher L. Brooks
Mr. Fritz Aichele
Mr. Steve Moore
Mr. C. C. Harness
Mr. Bill McClure
Mr. Duncan C. Newkirk

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THOMAS & HUTTON ENGINEERING CO.

3 OGLETHORPE PROFESSIONAL BOULEVARD
POST OFFICE BOX 14609
SAVANNAH, GEORGIA 31416-1609
TELEPHONE (912) 355-5300

F. V. GEORGE, JR.
W. G. FOSTER, SR.
DANNY E. STANLEY

MITCHELL BOHANNON
OCTAVIO ARANGO
STEPHEN ROACH

January 25, 1990

Mr. Gordon Crispin
Beaufort County Development Administrator
Beaufort County Development
Review Committee
Route 8, Box 274
Shanklin Road
Burton, SC 29902

RE: OakMarsh Preliminary
Development Application

Dear Gordon:

On behalf of OakMarsh Partners, we are pleased to submit an application package for preliminary development approval for a planned unit development that will be known as OakMarsh. OakMarsh will be situated on approximately 700 acres fronting the Colleton River. In the past this property was known as the Chicago Bridge and Iron Tract. A nine acre commercial site located at the entrance to OakMarsh just off U.S. Highway 278 will also be part of the development.

There are two (2) parts to the submittal package:

EXECUTIVE SUMMARY

The summary provides an overview of the existing federal, state and county approvals and comments received to date.

APPENDICES

The appendices are separate reports submitted for the Development Committee's review that address in detail the key engineering issues related to this submission and outlined in the Executive Summary.

We hereby request the Development Committee's review of this package and should it be acceptable to issue us preliminary development approval. We will be submitting final

Mr. Gordon Crispin
Beaufort County Development Administrator
January 25, 1990
Page Two

construction plans to the Committee for each phase of
OakMarsh subsequent to preliminary approval of the
development.

Should you have any questions or require additional
information, please give us a call.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.



Danny E. Stanley, P.E.

DES/jab

cc: Mr. John Cardamone

}

***** PROJECT APPLICATION REPORT *****

| | | | |
|-------------------|--------------------------|------------------|-----------------------|
| Project Name: | OAKMARSH P.U.D. | Ordinance: | DSO |
| Development Type: | PUD | Review Process: | DRC |
| | SINGLE FAMILY | Review Date: | 02/12/90 |
| | COMMERCIAL | Approval Sought: | PRELIMINARY |
| Location: | BLUFFTON | Land Area: | 635acres |
| Street/Road/Hwy: | | Number of Bldgs: | |
| Municipality: | | Bldg(s) Area: | sq.ft |
| Developer: | OAKMARSH PARTNERS | S/D Lots: | 279 |
| | B303 INDIAN SPRINGS | M/F Units: | |
| | HILTON HEAD ISL SC 29925 | Density: | 0.3 du/ac |
| | | Water System: | MOSS CREEK |
| | | Sewer System: | MOSS CREEK |

Variances: NONE

General: CREATE PUD S/F, COMM. ADJACENT TO MOSS CREEK

PRESS "NEXT PAGE" KEY TO CONTINUE OR "FINISH" KEY TO END.

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APPLICATION FOR
PRELIMINARY DEVELOPMENT APPROVAL

JANUARY 29, 1990

SUBMITTED TO: BEAUFORT COUNTY DEVELOPMENT
REVIEW COMMITTEE
ROUTE 8, BOX 274
SHANKLIN ROAD
BURTON, SC 29902

APPLICANT: OAKMARSH PARTNERS LIMITED
PARTNERSHIP
B 303 INDIAN SPRINGS
71 SKULL CREEK DRIVE
HILTON HEAD ISLAND, SC 29928

DEVELOPMENT: OAKMARSH
BEAUFORT COUNTY, SC

OAKMARSH

DEVELOPMENT TEAM

JJC HOLDINGS, INC.
B 303 Indian Springs
71 Skull Creek Drive
Hilton Head Island, SC 29928

GENERAL PARTNER

THOMAS & HUTTON ENGINEERING CO.
3 Oglethorpe Professional Blvd.
Post Office Box 14609
Savannah, GA 31416-1609

CIVIL ENGINEERING
& SURVEYING

EDWARD PINCKNEY/ASSOCIATES, LTD.
Post Office Box 5339
Hilton Head Island, SC 29938

LAND PLANNING & LAND-
SCAPE ARCHITECTURE

NEWKIRK ENVIRONMENTAL CONSULTANTS, INC.
192 East Bay Street, Suite 201
Charleston, SC 29401

ENVIRONMENTAL

BETHEA, JORDAN & GRIFFIN
Post Office Box 5666
Hilton Head Island, SC 29938-5666

LEGAL

PETE DYE/P. B. DYE
3046 South Congress Avenue
Suite B
Lakeworth, FL 33461

GOLF COURSE ARCHITECTS

NICHOLS/CARTER/GRANT
1784 Peachtree Road
Atlanta, GA 30309

ARCHITECTS

LAND USE DEVELOPMENT SUMMARY

| <u>APPROXIMATE LAND AREA IN ACRES</u> | <u>LAND USE DESCRIPTION</u> | <u>PROPOSED COMPLETION</u> |
|---|------------------------------------|--------------------------------|
| 74.0 | PHASE I SINGLE FAMILY (140 LOTS) | 1990 |
| 144.0 | GOLF COURSE AND PRACTICE RANGE | 1991 |
| 6.0 | CLUBHOUSE | 1991 |
| 4.0 | TENNIS COURTS AND POOL | 1991 |
| 65.0 | PHASE II SINGLE FAMILY (118 LOTS) | 1992 |
| 68.0 | PHASE III SINGLE FAMILY (125 LOTS) | 1993 |
| 68.5 | PHASE IV SINGLE FAMILY | 1994 |
| 1.0 | COMMUNITY DOCK | 1994 |
| 68.5 | PHASE V SINGLE FAMILY (126 LOTS) | 1995 |
| 9.0 | COMMERCIAL | 1995 |
| 76.0 | ROAD RIGHTS-OF-WAY | 1995 |
| 4.0 | GOLF MAINTENANCE AREA | 1991 |
| <u>112.0</u> | LAGOONS, OPEN SPACE, AND BUFFERS | -- |
| 700.0 | TOTAL ACRES | |

THE DEVELOPMENT PRODUCT

OakMarsh is a 700 acre planned unit development. It will be situated on a 635 acre tract of land formerly known as the Chicago Bridge and Iron Property with approximately 3,200 linear feet of deep water frontage on the Colleton River and a 62.3 acre former railroad easement which will provide access from the development to U.S. Highway 278.

The development of the tract will include not more than 635 single family homesites and a nine acre commercial tract fronting on Highway 278 at the entrance to OakMarsh.

The OakMarsh golf club will include an 18-hole championship golf course, a golf professional shop, roads and utilities, and a clubhouse with dining facilities, locker rooms, and other member services. Additional land uses include club services, community dock, open spaces, lagoons, and road right of ways. The accompanying land use development summary outlines the uses within the 700 acres.

All road right of ways, drainage structures, open spaces, lagoons, and the community dock will be owned and managed by the OakMarsh Property Owners Association. The water distribution system and the sanitary sewer system will both be owned and maintained by the Beaufort-Jasper Water and Sewer Authority.

The OakMarsh golf club will operate as a non-profit club offering equity memberships. The club will also own and operate the pool and tennis facilities.

OakMarsh will have complete sets of land use covenants, deed restrictions, design guidelines, by-laws, club rules, regulations and other documents available for review by the Beaufort County Development Review Committee staff members well in advance of recording of final plats and documents pertaining to OakMarsh. The covenants and restrictions shall be binding on the developer and on each site owner and member of the club. These restrictive covenants will designate specific land uses and set forth other important guidelines that relate to building setbacks, land use improvements and all governing rules that coincide with Beaufort County, State and Federal standards, as well as those standards set by the development for club operations.

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BEAUFORT COUNTY PUBLIC WORKS

Route 8, Box 274

Beaufort, South Carolina 29902

846-3910

Shankin Road

State Road 8 - 7 - 86

Burton, South Carolina

C. Charles Haigh
Deputy Administrator

Gordon S. Crispin
DSO Administrator

Arthur L. Cummings
Director, Building Codes

Erik H. Freiesleben
County Engineer/Surveyor

Arthur G. "Pete" Proulx
Solid Waste Supervisor

E.M. "Nick" Russell, Jr.
Director, Central Garage

John A. Sullivan, Jr.
Facilities & Projects
Administrator

James C. Winn
Director
Buildings & Grounds

Lawrence A. Yeakum
Director, Public Works

TO : Beaufort County Development Review Committee

FROM: Erik H. Freiesleben, P.E. & P.L.S.
County Engineer/Surveyor

SUBJ: Oakmarsh P.U.D.

DATE: February 8, 1990

I. PROJECT DESCRIPTION

Proposed 635 dwelling units, 9 acres of
commercial and an 18 hole golf course.

II. DESIGNER

Thomas & Hutton Engineering Co.

III. PROJECT PARAMETERS

Preliminary

IV. RECOMMENDATION

Approved:

[Handwritten signature]

24

COUNTY OF BEAUFORT, SOUTH CAROLINA
DEVELOPMENT STANDARDS ORDINANCE
- PLANNED UNIT DEVELOPMENT -

| | | | |
|---|---|--|--|
| DATE APPLICATION COMPLETED <i>1/29/90</i> | RECEIVED BY <i>[Signature]</i> | FILING FEE <i>650⁰⁰</i> | RCPT # <i>180637 150</i> <i>180538 500</i> |
| PROJECT NAME OakMarsh | | | PROJECT TYPE PUD |
| APPLICANT (DEVELOPER) NAME, ADDRESS OakMarsh Partners, B303 Indian Springs 71 Skull Creek Drive, Hilton Head Island, SC | | PROPERTY OWNER (NAME, ADDRESS) Same as applicant PH # 803-681-3839 | |
| PROJECT LOCATION Victoria Bluff Beaufort County | TAX MAP NO. <i>24 ; 25</i> PARCEL NO. <i>2 ; 1</i> | LAND AREA (TOTAL) <i>635 AC</i> LAND AREA (RESIDENTIAL) <i>279 AC</i> | LAND AREA (COMM) <i>9 AC</i> LAND AREA (OTHER) <i>347 AC</i> S/F LOTS <i>635</i> M/F UNITS <i>0</i> |

- PRELIMINARY APPLICATION INFORMATION REQUIRED -

| | |
|---|---|
| <input type="checkbox"/> SIX COPIES OF DEVELOPMENT MASTER PLAN <input type="checkbox"/> PROPOSED ARRANGEMENT OF LAND USES, ACREAGE OF EACH USE AREA, TYPE OF USE AND DENSITY (RESIDENTIAL) EACH AREA <input type="checkbox"/> EXISTING AND PROPOSED ROADS <input type="checkbox"/> BOUNDARY LINES, BEARINGS AND DISTANCES, CONTROL POINTS <input type="checkbox"/> SEAL OF REGISTERED ENGINEER <input type="checkbox"/> VICINITY MAP <input type="checkbox"/> ADJACENT LAND OWNERS AND LAND USE <input type="checkbox"/> EXISTING EASEMENTS (SIZE, TYPE) ON OR ADJACENT TO PROPERTY <input type="checkbox"/> EXISTING RIVERS, CREEKS, MARSHES, DRAINAGE STRUCTURES/FACILITIES ON OR ADJACENT TO PROPERTY <input type="checkbox"/> TOPOGRAPHIC SURVEY <input type="checkbox"/> MUNICIPAL OR COUNTY BOUNDARY LINES WITHIN OR CONTIGUOUS TO DEVELOPMENT PROPERTY <input type="checkbox"/> SURVEYED LINE DELINEATING EXTENT OF ANY SPECIAL DISTRICT BOUNDARY LINES ON DEVELOPMENT PROPERTY | <input type="checkbox"/> PROPOSED INTERNAL SITE PLANNING STANDARDS, SETBACKS, BUFFERS <input type="checkbox"/> PROPOSED ACCESS TO EXISTING ROADS, HIGHWAYS AND DISTANCES TO NEAREST EXISTING ACCESS POINTS <input type="checkbox"/> PRELIMINARY (MASTER) DRAINAGE PLAN <input type="checkbox"/> PROPOSED PHASING, DEVELOPMENT TIME SCHEDULE <input type="checkbox"/> PROPOSED OWNERSHIP AND MAINTENANCE OF STREETS, DRAINAGE SYSTEM, WATER AND SEWER SYSTEMS, OPEN SPACE AREAS, PROPOSED AMENITIES AND OTHER IMPROVEMENTS. <input type="checkbox"/> DUNE, DUNE VEGETATION PRESERVATION PLAN (BEACH DEVELOPMENT DISTRICT ONLY) <input type="checkbox"/> OTHER APPLICABLE AGENCY PRELIMINARY COMMENTS OR APPROVALS ON ELEMENTS RELATED TO THE PROPOSED DEVELOPMENT (DHEC, SCCC, CORPS OF ENGINEERS, ETC.) |
|---|---|

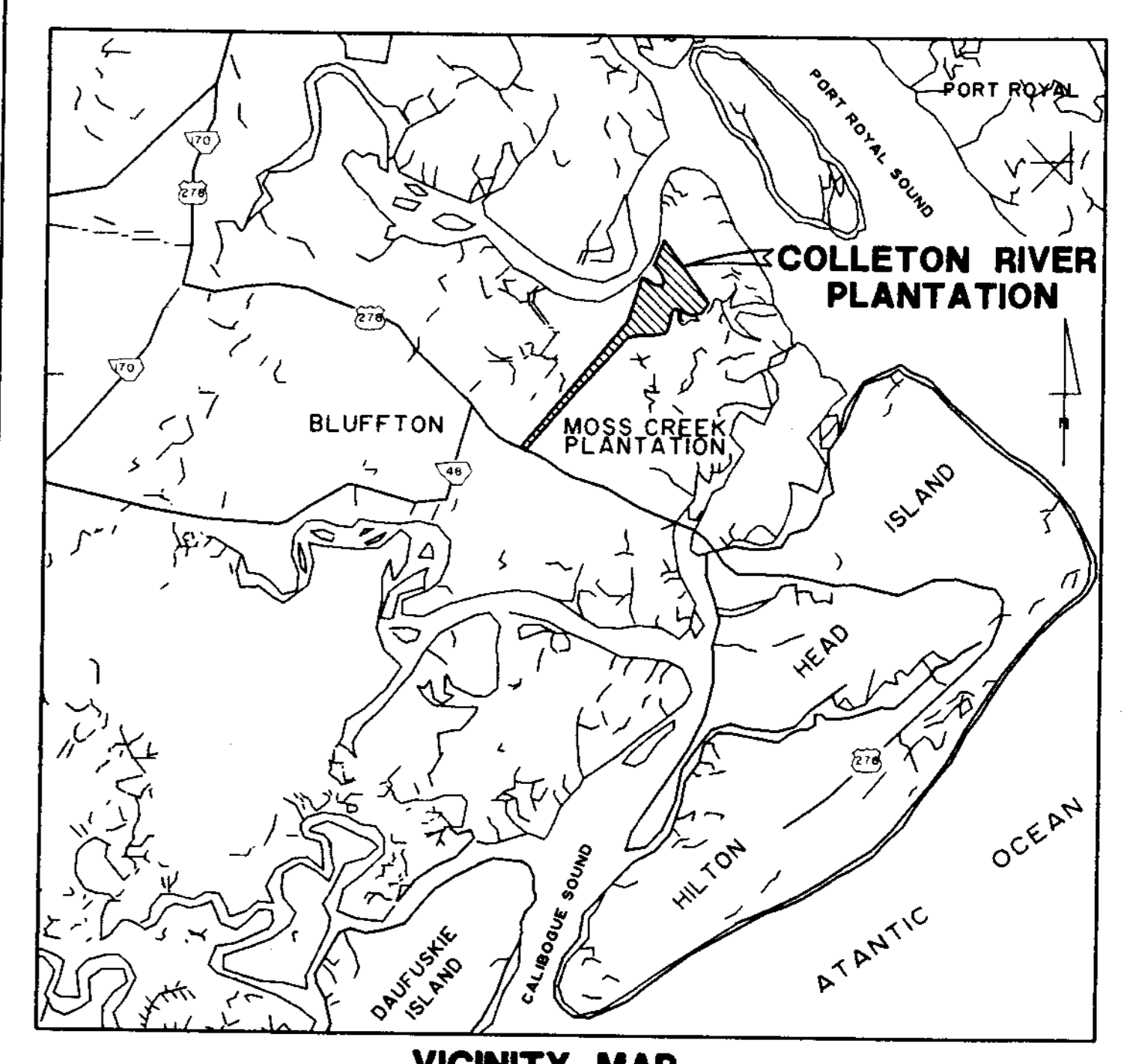
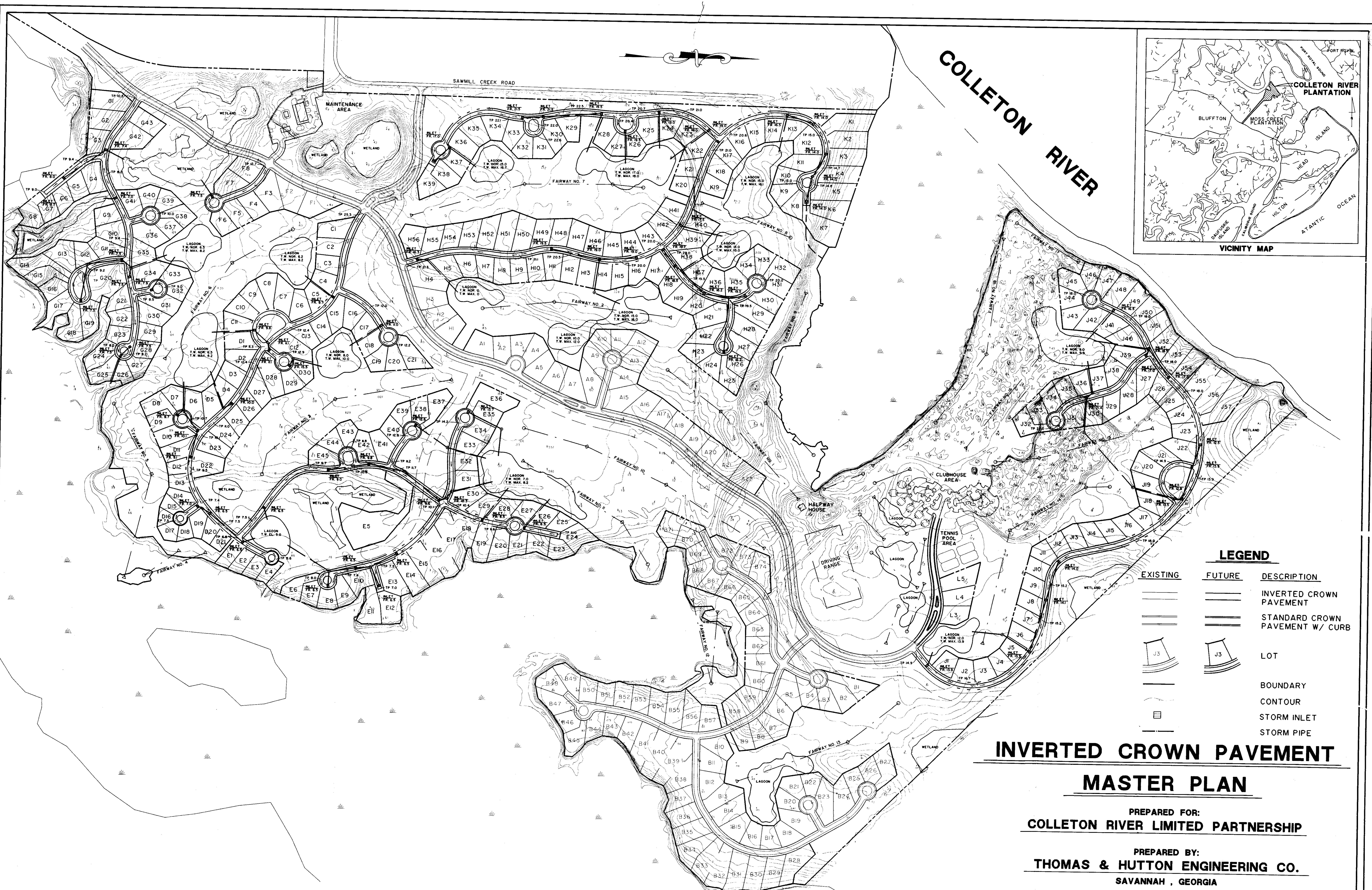
COUNTY ENGINEER APPROVAL OF PRELIMINARY DRAINAGE PLAN

for OakMarsh Partners
APPLICANT'S SIGNATURE
[Signature]
LANDOWNER'S SIGNATURE
[Signature]

DATE
1/25/90
DATE
1/25/90

DATE PUBLIC NOTICE
1/29/90
DATE PRELIMINARY APPVL
2/12/90

DATE SHOULD REV
2/12/90



VICINITY MAP

LEGEND

| EXISTING | FUTURE | DESCRIPTION |
|----------|--------|---------------------------------|
| | | INVERTED CROWN PAVEMENT |
| | | STANDARD CROWN PAVEMENT W/ CURB |
| | | LOT |
| | | BOUNDARY |
| | | CONTOUR |
| | | STORM INLET |
| | | STORM PIPE |

**INVERTED CROWN PAVEMENT
MASTER PLAN**

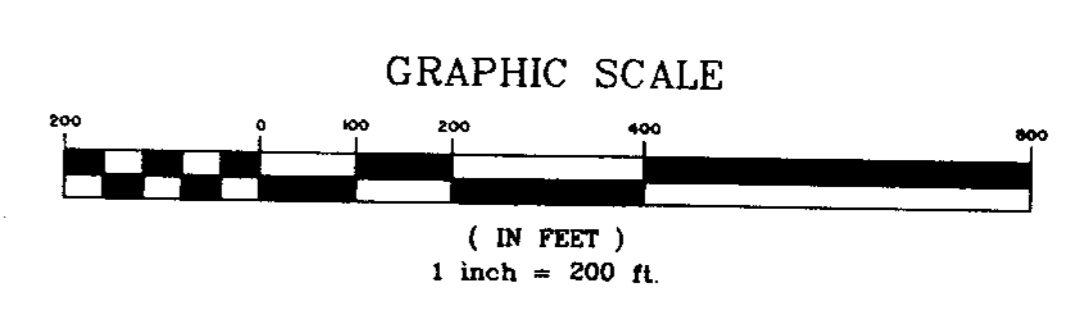
PREPARED FOR:
COLLETON RIVER LIMITED PARTNERSHIP

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA

MASTER PLAN BY:
EDWARD PINCKNEY & ASSOCIATES, LTD.

Colleton River Plantation

JULY 1991



BEAUFORT COUNTY DEVELOPMENT STANDARDS
—PRELIMINARY APPROVAL—
This is the official Development Order Committee approval of the site plan. It is not a final approval. The applicant is responsible for ensuring that the site plan complies with all applicable laws, codes, and regulations. This approval is not a guarantee of the accuracy of the information provided. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant is responsible for obtaining all necessary insurance and bonding. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant is responsible for obtaining all necessary insurance and bonding. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant is responsible for obtaining all necessary insurance and bonding.