

# **Callawassie Island M/P**



Edward Pinckney / Associates, Ltd. • Landscape Architects • Planners

## LETTER OF TRANSMITTAL

One Fox Grape Road  
P.O. Box 5339  
Hilton Head Island, S.C. 29938  
(803) 785-4265  
FAX (803)-785-2162

TO Mr. Gordon Crispen  
Beaufort County

DATE	<u>5/25/90</u>	JOB NO.
ATTENTION		
RE:	<u>Callawassie Island</u>	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via hand delivered the following items:

- |   |                                       |                                |                                  |   |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| <input type="checkbox"/> Shop drawings  | <input type="checkbox"/> Prints       | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input type="checkbox"/>       |                                  |   |

COPIES	DATE	NO.	DESCRIPTION
1			Orthophoto Map (Blue line Print)
1			Mylan Overlay for orthophoto Map
6			Revised Callawassie Master Plan
1			Letter of explanation
1			Fire Department approval
1			Location plan

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval  | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use  | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested  | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/>                          |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |   |

REMARKS \_\_\_\_\_


COPY TO P. Williams

SIGNED: Bruce Boyesen

COUNTY OF BEAUFORT, SOUTH CAROLINA  
ZONING / DEVELOPMENT STANDARDS ORDINANCE  
- PRELIMINARY PLAN APPLICATION -

DATE APPLICATION ACCEPTED: <b>11/25/90</b>	RECEIVED BY: <b>6/16/90</b>	FILING FEE: <b>650-</b>	RCPT #	ZONE: <b>PUD 600-2</b> OVERLAY: <b>ADUC</b>
PROJECT NAME: <b>Callawassic Master Plan, Amend</b>			PROJECT TYPE: <b>Residential</b>	
APPLICANT (DEVELOPER) NAME, ADDRESS: <b>Callawassic Development Co.</b>		PROPERTY OWNER NAME, ADDRESS: <b>Callawassic Development Co. Rt 1, Box 250 Kriegelund, SC 29936 PHONE #726-4500</b>		
PROJECT LOCATION: <b>Callawassic Island</b>	DISTRICT MAP #: <b>600 15</b> PARCEL #: <b>1</b>	LAND AREA (ACRES): <b>890</b> BLDG. AREA (SQ.FT.): <b>NA</b>	LOTS/UNITS #: <b>850</b> BLDG. HEIGHT: <b>NA</b>	DENSITY: <b>1.20 per lot</b> <b>103 AC</b> FIRE DISTRICT: <b>Bluffton</b>
- PRELIMINARY APPLICATION INFORMATION REQUIRED - ALL DEVELOPMENT -				
<input checked="" type="checkbox"/> SIX BLACK OR BLUE LINE PRINTS OF THE DEVELOPMENT SITE PLAN(S) CONTAINING:  <input checked="" type="checkbox"/> VICINITY MAP SHOWING PROJECT LOCATION. <input type="checkbox"/> DEVELOPMENT PROPERTY BOUNDARY LINES AND DIMENSIONS. <input checked="" type="checkbox"/> EXISTING ROADS, STREETS, HIGHWAYS (NAME, NUMBER AND RIGHT-OF-WAY WIDTH) ON OR ADJACENT TO DEVELOPMENT PROPERTY. <input checked="" type="checkbox"/> EXISTING DRAINAGE FACILITIES, CANALS, DITCHES, AND WATER COURSES ON AND ADJACENT TO PROPERTY. <input checked="" type="checkbox"/> EXISTING RIVERS, CREEKS, MARSHES, AND WETLANDS ON AND ADJACENT TO PROPERTY. <input checked="" type="checkbox"/> ADJACENT PROPERTY OWNERS NAME AND EXISTING LAND USE (RESIDENTIAL, UN-DEVELOPED, OR COMMERCIAL, ETC.) . <input type="checkbox"/> EXISTING EASEMENTS (TYPE, WIDTH, AND DIRECTION) ON AND ADJACENT TO PROPERTY. <input checked="" type="checkbox"/> EXISTING BUILDINGS, STRUCTURES, AND FACILITIES ON DEVELOPMENT PROPERTY.		<input checked="" type="checkbox"/> TREE SURVEY (APPLICABLE SIZE) AND INDICATION OF PROPOSED TREE REMOVAL <input checked="" type="checkbox"/> PROPOSED BUILDINGS, STRUCTURES, AND FACILITIES. <input checked="" type="checkbox"/> PROPOSED ACCESS TO EXISTING ROADS, INTERNAL CIRCULATION ROUTES, PARKING SPACE LAYOUT AND DIMENSIONS. <input type="checkbox"/> PROPOSED SETBACKS, BUFFERS, OPEN SPACE, AND LANDSCAPED AREAS. <input type="checkbox"/> SPECIAL DISTRICT BOUNDARY LINES (FLOOD HAZARD DISTRICT, CONSERVATION DISTRICT) <input type="checkbox"/> TOPOGRAPHIC SURVEY. <input type="checkbox"/> PRELIMINARY STORMWATER DRAINAGE PLAN. <input type="checkbox"/> PRELIMINARY WATER SUPPLY, AND SEWAGE DISPOSAL PLAN. <input type="checkbox"/> PROPOSED PHASING. <input type="checkbox"/> BEACH, DUNE, DUNE VEGETATION PRESERVATION PLAN ( BEACH DEVELOPMENT DISTRICT ONLY)  <input type="checkbox"/> NARRATIVE DESCRIBING THE PROJECT'S INTENT AND SCOPE.		
ADDITIONAL PRELIMINARY APPLICATION INFORMATION - SUBDIVISIONS, CONDOMINIUMS				
<input checked="" type="checkbox"/> PROPOSED LOT LAYOUT/DESIGN, NUMBER OF LOTS/UNITS.  <input type="checkbox"/> PROPOSED STREETS, RIGHT-OF-WAY WIDTH, TOTAL MILES PROPOSED.  <input checked="" type="checkbox"/> PROPOSED STREET NAMES.  <input type="checkbox"/> PROPOSED OWNERSHIP, MAINTENANCE OF ROADS, DRAINAGE SYSTEM, WATER/SEWER SYSTEM, OPEN SPACE, AMENITIES.		<input type="checkbox"/> PRELIMINARY LETTERS OF CAPABILITY AND INTENT TO SERVE WATER, SEWER FROM AFFECTED AGENCY.  <input type="checkbox"/> HEALTH DEPARTMENT PRELIMINARY COMMENTS OR APPROVAL OF PROPOSED WATER SUPPLY, SEWAGE DISPOSAL METHODS.  <input type="checkbox"/> OTHER AGENCY PRELIMINARY COMMENTS OR APPROVALS ON ELEMENTS OF THE PROPOSED DEVELOPMENT OVER WHICH SUCH AGENCIES HAVE PERMITTING AUTHORITY. ( U.S. ARMY CORPS OF ENGINEERS, S.C.COASTAL COUNCIL, FIRE DISTRICT, AND BOARD OF ADJUSTMENTS)		
APPLICANT'S SIGNATURE: <b>Bruce H. Bayser</b> DATE: <b>5/25/90</b>		<input type="checkbox"/> COUNTY ENGINEER'S APPROVAL <input type="checkbox"/> FIRE OFFICIAL APPROVAL <input type="checkbox"/> S.C.D.H. & P.T. ENCROACHMENT PERMIT REVIEW DATE: _____ APPROVAL DATE: _____		

*In  
addition  
approvals*



May 24, 1990

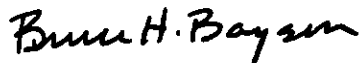
Mr. Gordon Crispen  
Beaufort County Public Works  
Route #8, Box 274  
Beaufort, SC 29902

Dear Mr. Crispen:

Enclosed please find a revised Master Plan for Callawassie Island. This Plan is an update to the current Callawassie P.U.D. Plan of Record and will be used as a basis for all future development applications such as; the clubhouse, 3rd nine golf holes, future residential phases, etc. which will all be handled as separate development submittals.

All changes to the current P.U.D. Plan of Record are on the undeveloped portions of the Island. The basic concept for development remains the same but changes have been made to lot layout, road locations and golf routing due to the addition of the Spring Island access drive (which has been approved by the County and is under construction) and delineation of existing wetlands.

Sincerely,



Bruce H. Boysen  
Landscape Architect  
Edward Pinckney/Associates, Ltd.

BHB/jfz

cc: Dick Williams  
Jim Chaffin  
Jim Light  
Gerry Beaman  
Bill White

Enclosure

One Fox Grape Road  
P.O. Box 5339  
Hilton Head Island, S.C. 29938  
(803) 785-4265

Edward Pinckney/Associates, Ltd. • Landscape Architects • Planners

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**BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE  
- FIRE SAFETY STANDARDS APPROVAL FORM -**

<b>APPLICANT (DEVELOPER) NAME, ADDRESS</b> Callawassie Development Corporation Route 1, Box 250 Ridgeland, SC 29936		<b>ZONE:</b> Bluffton
		<b>PHONE #</b> 726-4500
<b>PROJECT NAME</b> Callawassie Peninsula M.P.	<b>TYPE</b> Residential	<b>LOCATION</b> Callawassie Isl.
<b>TAX MAP #</b> 15 <b>District</b> 600	<b>PARCEL #</b> 1	<b># LOTS/UNITS</b> 205 <b>DENSITY</b> 1 D.U. / 1.3 Ac
<b>LAND AREA</b> 268 Ac.	<b>BUILDING AREA</b> N/A	<b>HEIGHT (FINISHED GRADE TO ROOF EAVES)</b> N/A
<b>NUMBER OF BUILDINGS</b> +/- 205 at Buildout		<b>HEIGHT (FINISHED GRADE TO BOTTOM OF HIGHEST WINDOW)</b> N/A
<b>FIRE DISTRICT</b> Bluffton		<b>FIRE OFFICIAL</b> Asst. Chief Barry Turner
<b>PROPOSED WATER SUPPLY SYSTEM</b>		<b>ACCESS/ROADS/PARKING SURFACING</b>

BASED ON A REVIEW OF THE SITE PLAN AND INFORMATION  
SUBMITTED BY THE APPLICANT, I HEREBY

- ☒ **APPROVE**  
☐ **APPROVE WITH CONDITIONS**  
☐ **DISAPPROVE**

☐ **PRELIMINARY**  
☐ **FINAL**

  
(FIRE OFFICIAL)

May 21, 1990  
DATE

CONDITIONS:

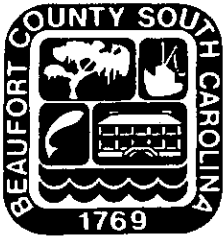
<b>CERTIFICATION OF COMPLIANCE</b>	
<b>DATE INSPECTION WAS REQUESTED</b>	<b>D.S.O. PERMIT #</b>

BASED ON AN INSPECTION OF THE SUBJECT PROJECT

- ☐ THE FOLLOWING DEFICIENCIES OR CORRECTIONS ARE NOTED AND MUST BE ADDRESSED:
- ☐ THE COMPLETED PROJECT IS IN COMPLIANCE WITH THE FIRE SAFETY STANDARDS OF THE DEVELOPMENT STANDARDS ORDINANCE.

(FIRE OFFICIAL)

DATE



## MEMORANDUM

DATE: 24 JANUARY 1995

TO: SANDY DOERR

FROM: NICA LOVING-SMITH *Nica*

SUBJ: PHASE II - CALLAWASSIE ISLAND

THE STREET NAMES AND ADDRESSING SCHEME USED BY SPRING ISLAND  
COMPANY FOR PHASE II - CALLAWASSIE ISLAND HAS BEEN APPROVED  
BY THE G.I.S. DEPARTMENT.



## BEAUFORT COUNTY PUBLIC WORKS

Route 8, Box 274  
Beaufort, South Carolina 29902  
846-3910

Shanklin Road  
State Road S - 7 - 66  
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. Yoakum  
Director, Public Works

TO : Beaufort County Development Review Committee  
FROM: Erik H. Freiesleben, P.E. & P.L.S.  
County Engineer/Surveyor  
SUBJ: CALLAWASSIE MP AMENDMENT  
DATE: May 29, 1990

### I. PROJECT DESCRIPTION

Revisions to Approved MP

### II. DESIGNER

Edward Pickney & Associates, Ltd.

### III. PROJECT PARAMETERS

Conceptual drainage & road plan

### IV. ZONING IMPACTS

Planned Unit Development 600-2

### V. RECOMMENDATION

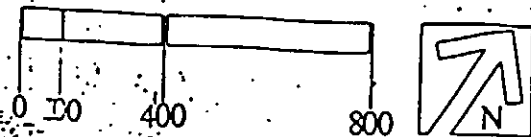
Approval

NOTE:

The Master Plan (The "Plan") has been prepared by Callawassie Development Corporation (The "Company") for general information and as an aid to its location. Any property lines, tract dimensions and narrative descriptions are approximate.

The Plan is a planning instrument which will be updated periodically over the years as required to build a planned community. As such it is subject to change and is not a commitment of The Company to any period. Persons desiring to examine actual commitments should examine the plat, descriptions and covenants applicable to specific portions of the property which information is available for inspection in the office of the Beaufort County RMC.

Master Plan Revised by Edward Pinckney/Associates, Ltd.  
APRIL 28, 1992



Color

Limit Line of River Corridor District

Lots Sold & Built Upon

Lots Sold

Unsold Platted Lots

Future Inventory

Limit Line of River Corridor District

Lots Sold & Built Upon

Lots Sold

Unsold Platted Lots

Future Inventory

490

105 (595)

155 (150)

March 4, 1996

for

CALLAWASSIE DEVELOPMENT CORPORATION

THOMAS LEE HUTTON ENGINEER INC. CO.

SALLABUR, GEORGIA

golf course design by Tom



## DEVELOPMENT SUMMARY

MAXIMUM DU 850 UNITS

ACREAGE 880 AC

GROSS AC 880 AC

NET AC 726 AC

DENSITY 1DU/1.03 AC

GROSS 1DU/1.03 AC

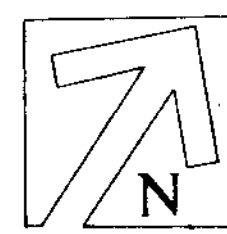
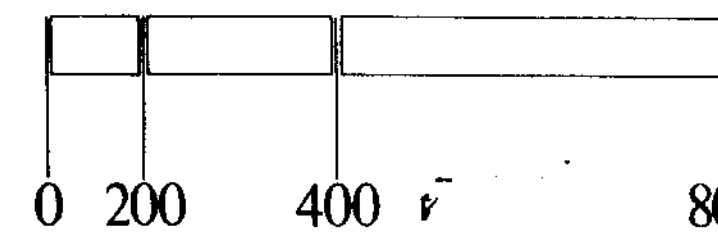
NET 1DU/.85 AC

### NOTE:

This conceptual Master Plan (The "Plan") has been prepared by Callawassie Development Corporation (The "Company") for graphic presentation and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate.

The plan is a planning instrument which will be updated periodically over the years as required to build a planned community. 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 the plats, deed restrictions and covenants applicable to specific portions of the property which information is available for inspection in the office of the Beaufort County RMC.

Master Plan Revised by Edward Pinckney/Associates, Ltd.  
May 23, 1990



# CALLAWASSIE ISLAND

for  
CALLAWASSIE DEVELOPMENT CORPORATION

THOMAS AND HUTTON ENGINEERING CO.  
SAVANNAH, GEORGIA

### BEAUFORT COUNTY DEVELOPMENT STANDARDS —PRELIMINARY APPROVAL—

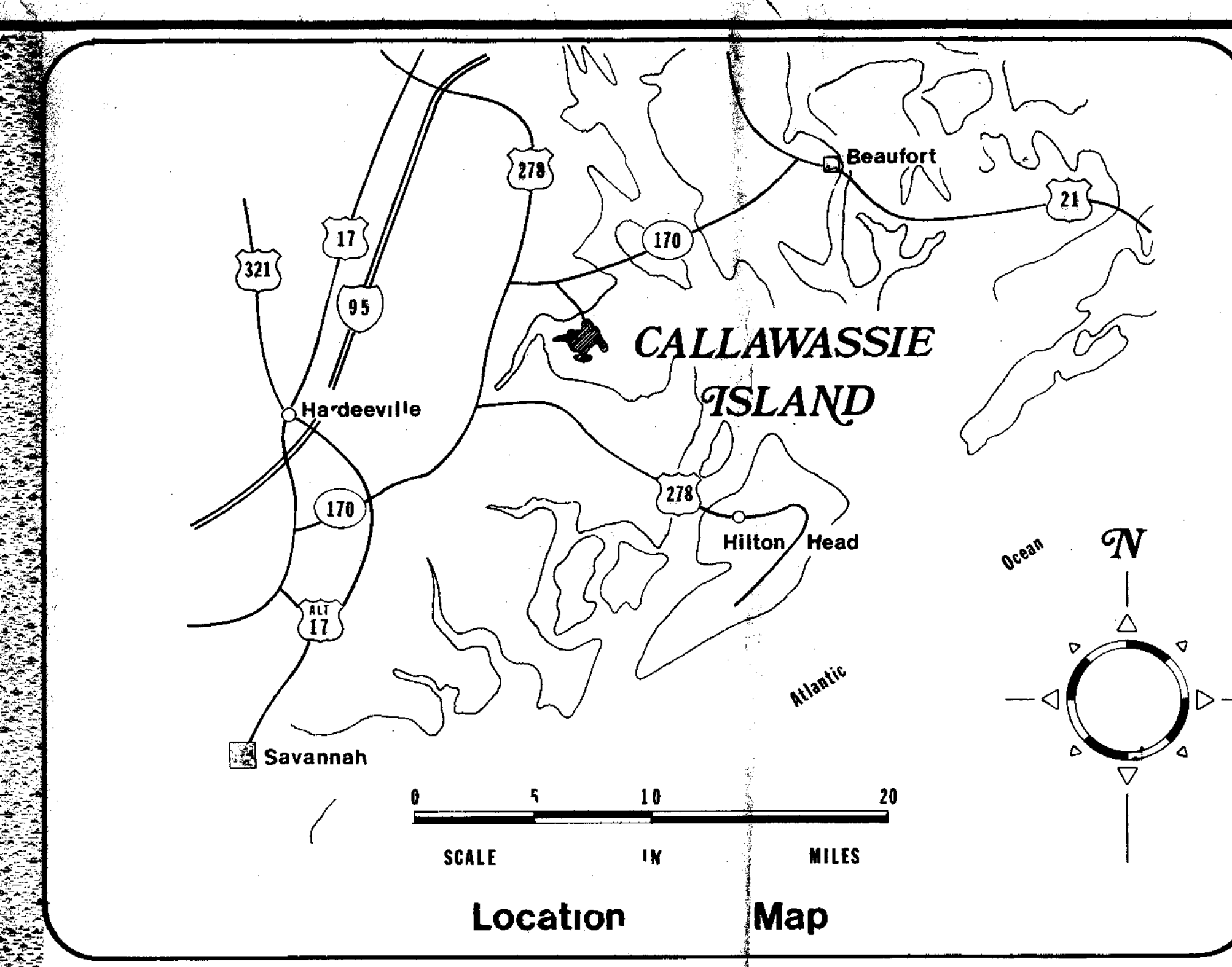
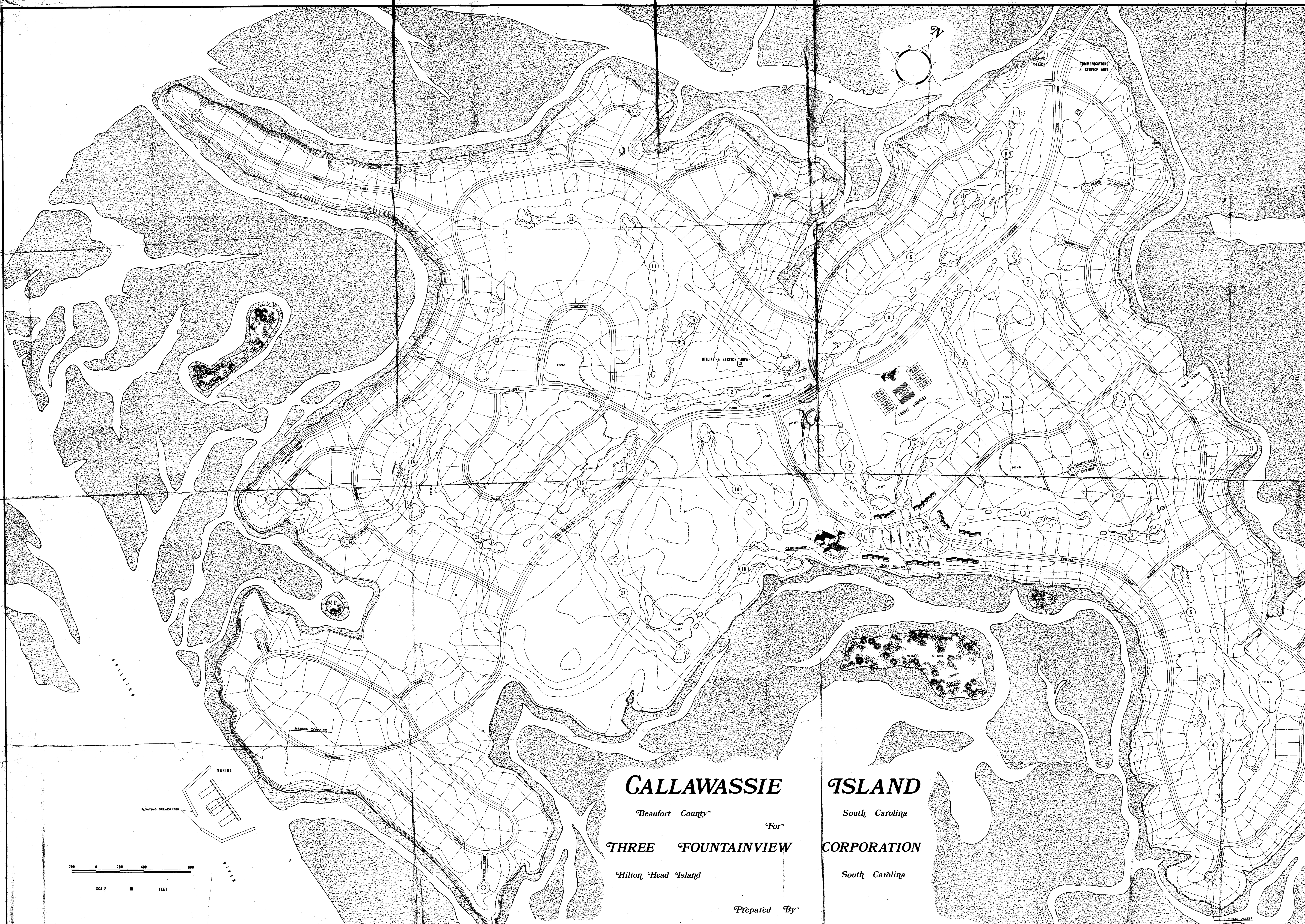
This is to certify Development Review Committee approval of the Development concept and preliminary site design submitted under the Beaufort County Development Standards Ordinance and invites the applicant to proceed with final design and submission of a final application.

Date of Dev. Rev. Comm. approval 6/1/90  
Certified by [Signature]

golf course design by Tom Fazio

PRINTED  
MAY 24 1990

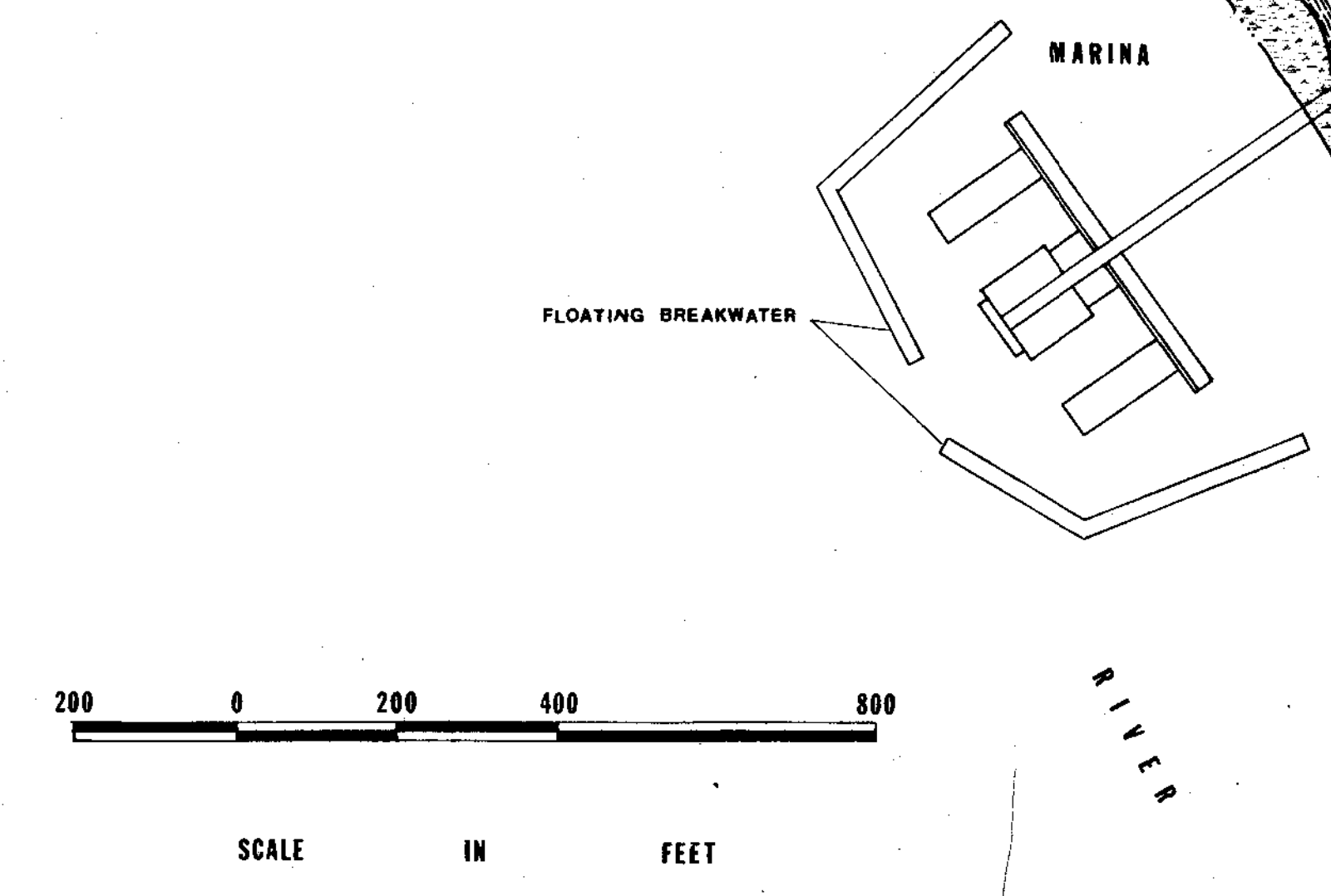




Notes

REVISIONS			APPROVALS		
DESCRIPTION	DATE	BY	PROJECT ENGR.	DESIGNED BY	SEAL

Sheet	Title
LAND	PLAN



**CALLAWASSIE ISLAND**  
Beaufort County South Carolina  
For  
**THREE FOUNTAINVIEW CORPORATION**  
Hilton Head Island South Carolina

Prepared By  
**B. P. BARBER & ASSOCIATES, INC. - ENGINEERS - COLUMBIA, S. C.**