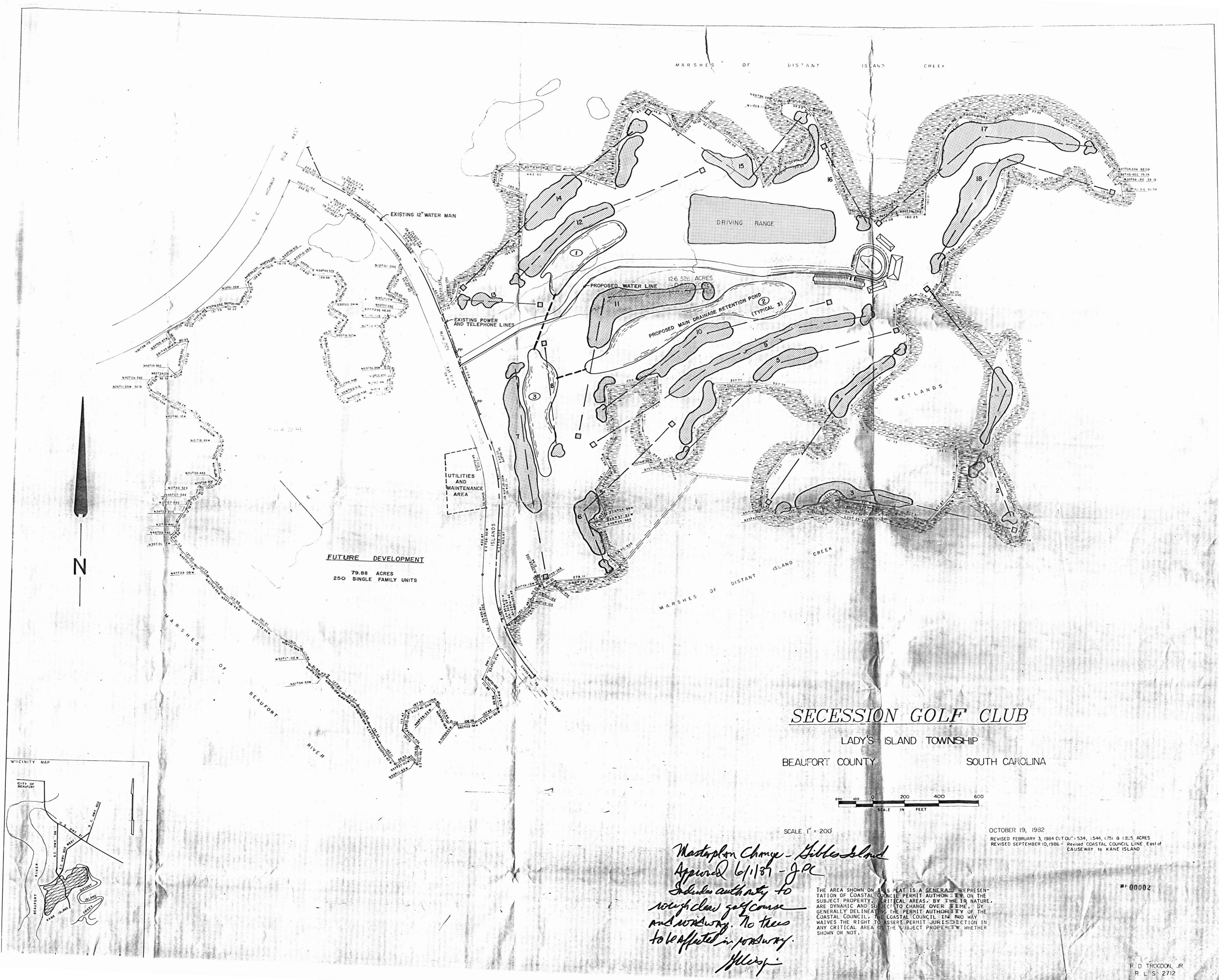


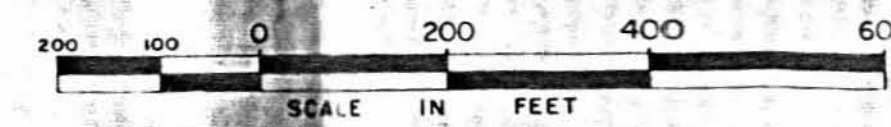
GIBBES ISLAND

PUD



SECESSION GOLF CLUB

LADY'S ISLAND TOWNSHIP
BEAUFORT COUNTY SOUTH CAROLINA



SCALE 1" = 200'

OCTOBER 19, 1982
REVISED FEBRUARY 3, 1984 C.L.T. 1534, 1544, 1751 & 1825 ACRES
REVISED SEPTEMBER 10, 1986 - Revised COASTAL COUNCIL LINE East of CAUSEWAY to KANE ISLAND

#00002

*Masterplan Change - Seclusion Island
Approved 6/1/87 - J.P.C.
Indicates authority to
roughen clear golf course
and roadway. No trees
to be affected in roadway.
H. J. J.*

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

P. D. TROSDON, JR.
R. L. S. 2712

GIBBES ISLAND

M/P Change

8/13/90

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

DATE APPLICATION ACCEPTED: <i>07/30/90</i>	RECEIVED BY: <i>07/30/90</i>	FILING FEE: <i>50.00</i>	RCPT #:	ZONE: <i>PUD-200-3</i>
PROJECT NAME: <i>GIBBES ISLAND LIMITED PARTNERSHIP</i>				PROJECT TYPE: <i>RELOCATION OF GOLF COURSE STROKE BUILDING</i>
APPLICANT (DEVELOPER) NAME, ADDRESS: <i>GIBBES ISLAND LIMITED PARTNERSHIP 100 GIBBES ISLAND DR., BEAUFORT, S.C. 29902</i>		PROPERTY OWNER NAME, ADDRESS: <i>GIBBES ISLAND LIMITED PARTNERSHIP 100 GIBBES ISLAND DR. BEAUFORT, S.C. 29902</i> PHONE #: <i>522-4600</i>		
PROJECT LOCATION: <i>GIBBES ISLAND</i>	DISTRICT MAP #: <i>200</i>	LAND AREA (ACRES): <i>2.0</i>	LOTS/UNITS #:	DENSITY:
	PARCEL #:	BLDG. AREA (SQ.FT.): <i>7500</i>	BLDG. HEIGHT: <i>1</i>	FIRE DISTRICT: <i>LADY'S ISLAND</i>

- PRELIMINARY APPLICATION INFORMATION REQUIRED - ALL DEVELOPMENT -

☒ SIX BLACK OR BLUE LINE PRINTS OF THE DEVELOPMENT SITE PLAN(S) CONTAINING: ☐ VICINITY MAP SHOWING PROJECT LOCATION. ☐ DEVELOPMENT PROPERTY BOUNDARY LINES AND DIMENSIONS. ☐ EXISTING ROADS, STREETS, HIGHWAYS (NAME, NUMBER AND RIGHT-OF-WAY WIDTH) ON OR ADJACENT TO DEVELOPMENT PROPERTY. ☐ EXISTING DRAINAGE FACILITIES, CANALS, DITCHES, AND WATER COURSES ON AND ADJACENT TO PROPERTY. ☐ EXISTING RIVERS, CREEKS, MARSHES, AND WETLANDS ON AND ADJACENT TO PROPERTY. ☒ ADJACENT PROPERTY OWNERS NAME AND EXISTING LAND USE (RESIDENTIAL, UN-DEVELOPED, OR COMMERCIAL, ETC.). ☒ EXISTING EASEMENTS (TYPE, WIDTH, AND DIRECTION) ON AND ADJACENT TO PROPERTY. ☐ EXISTING BUILDINGS, STRUCTURES, AND FACILITIES ON DEVELOPMENT PROPERTY.	☒ TREE SURVEY (APPLICABLE SIZE) AND INDICATION OF PROPOSED TREE REMOVAL. ☐ PROPOSED BUILDINGS, STRUCTURES, AND FACILITIES. ☐ PROPOSED ACCESS TO EXISTING ROADS, INTERNAL CIRCULATION ROUTES, PARKING SPACE LAYOUT AND DIMENSIONS. ☐ PROPOSED SETBACKS, BUFFERS, OPEN SPACE, AND LANDSCAPED AREAS. ☐ SPECIAL DISTRICT BOUNDARY LINES (FLOOD HAZARD DISTRICT, CONSERVATION DISTRICT). ☐ TOPOGRAPHIC SURVEY. ☐ PRELIMINARY STORMWATER DRAINAGE PLAN. ☐ PRELIMINARY WATER SUPPLY, AND SEWAGE DISPOSAL PLAN. ☒ PROPOSED PHASING. ☒ BEACH, DUNE, DUNE VEGETATION PRESERVATION PLAN (BEACH DEVELOPMENT DISTRICT ONLY). ☐ NARRATIVE DESCRIBING THE PROJECT'S INTENT AND SCOPE.
---	---

ADDITIONAL PRELIMINARY APPLICATION INFORMATION - SUBDIVISIONS, CONDOMINIUMS

☐ PROPOSED LOT LAYOUT/DESIGN, NUMBER OF LOTS/UNITS. ☐ PROPOSED STREETS, RIGHT-OF-WAY WIDTH, TOTAL MILES PROPOSED. ☐ PROPOSED STREET NAMES. ☐ PROPOSED OWNERSHIP, MAINTENANCE OF ROADS, DRAINAGE SYSTEM, WATER/SEWER SYSTEM, OPEN SPACE, AMENITIES.	☐ PRELIMINARY LETTERS OF CAPABILITY AND INTENT TO SERVE WATER, SEWER FROM AFFECTED AGENCY. ☐ HEALTH DEPARTMENT PRELIMINARY COMMENTS OR APPROVAL OF PROPOSED WATER SUPPLY, SEWAGE DISPOSAL METHODS. ☐ 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: <i>[Signature]</i> DATE: <i>7/30/90</i>	☒ COUNTY ENGINEER'S APPROVAL ☒ FIRE OFFICIAL APPROVAL ☐ S.C.D.H. & P.T. ENCROACHMENT PERMIT REVIEW DATE: <i>8/13/90</i> APPROVAL DATE: <i>8/13/90</i>

00004

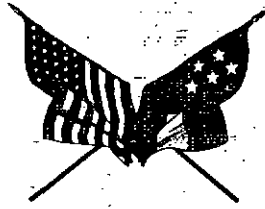
OXFORD DEVELOPMENT, INC.

Of Hilton Head

Relocation of Gibbes Island Golf Course Storage Building

The intent of our relocation of the golf course storage building is to provide easy access to the golf course without crossing Gibbes Island Drive. The building was originally located on the proposed residential side of the island, but for ease of access and safety reasons our intentions are to locate the building on the southwest corner of the golf course.

00005



Blue Gray Estates

June 02, 2003

Ms. Hillary Austin
Zoning Director
PO Drawer 1228
Beaufort, SC 29901

Dear Ms. Austin:

I am writing in regards to Lot 23 of Blue Gray, LLC, a subsidiary of Gibbs Island Limited Partnership.

According to your density calculation, the Blue Gray PUD is zoned for 250 lots in which our master plan currently has 78 of 98 lots approved, leaving the developer 152 lots to reach full density capacity. It is my understanding Beaufort County will give the owner of lot 23 a variance to build one main house with two guesthouses on the lot if the developer decreases the total amount of lots to 151 in order to comply with Beaufort County's density requirements.

As Blue Gray, LLC, we agree to decrease the amount of total lots to 151, which will give the owner the ability to build one main house with two guesthouses on lot 23.

With this agreement we will proceed. If the understanding is not consistent with our conversation please respond in writing.

Thank you in advance for your cooperation. If you have any questions please feel free to contact me at 522-4603.

Sincerely,

Marc A. Lucas
General Manager/COO

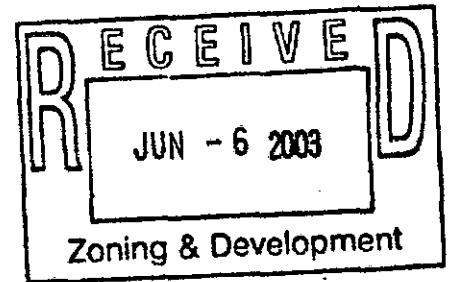
Approved - 6/2/03
Hillary A. Austin
ZDA

100 ISLANDS CAUSEWAY, BEAUFORT, SOUTH CAROLINA 29907

Phone: (843) 522-4652 Fax: (843) 522-4663

E-Mail: bluegray@islc.net Web Site: www.secessiongolf.com

00000



June 02, 2003

Ms. Hillary Austin
Zoning Director
PO Drawer 1228
Beaufort, SC 29901

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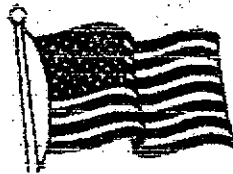
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General Manager/COO

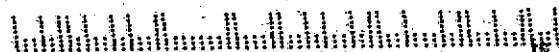
BLUE GRAY ESTATES

100 Islands Causeway
Beaufort, South Carolina 29902



Hillary Austin
Zoning Director
PO Drawer 1228
Beaufort, SC 29901

29901+1228



00008

OXFORD DEVELOPMENT, INC.

Of Hilton Head

TO: Mr. Gordon S. Crispin
FROM: Dean K. Morrissey
DATE: September 11, 1990
SUBJECT: Plat Location of Gibbes Island Irrigation Pumphouse

The irrigation pumphouse is located adjacent to the drainage pond on the golf course. The irrigation pumphouse will enclose the pumps required to pump water through irrigation lines for the Secession Golf Club.

" 00009

SECESSION GOLF CLUB

BEAUFORT COUNTY, SOUTH CAROLINA

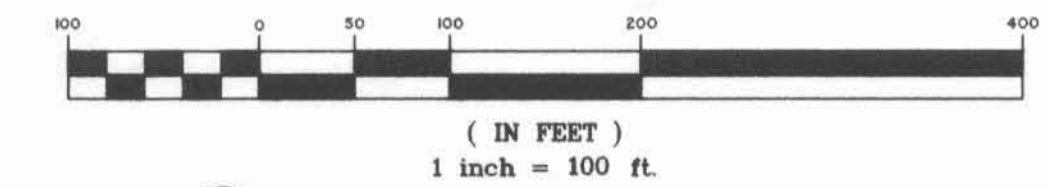
PHASING MASTER PLAN

PREPARED FOR:
THE GIBBS ISLAND LIMITED PARTNERSHIP
BEAUFORT, SOUTH CAROLINA
PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.

WOOD & PARTNERS, INC.
HILTON HEAD ISLAND, SOUTH CAROLINA

NEWKIRK ENVIRONMENTAL CONSULTANTS
CHARLESTON S.C. / SAVANNAH, GEORGIA

GRAPHIC SCALE



OCTOBER 18, 1998 Density 3.13 per acre.
J-10895 Total for PUD 250

Lots layout for 98 - Ph 1,2,3.

Approved - 98
Remaining per n/p = 20
Give one Unit to Lot 23
19 units remaining for
platting

250 - 98 = 152
Give one to Lot 23
151 remaining per approved
n/p.

LEGEND

Phase

Phase I:



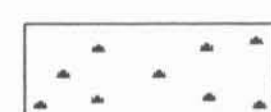
Phase II:



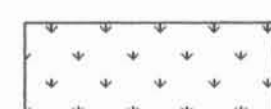
Phase III:



Marsh:

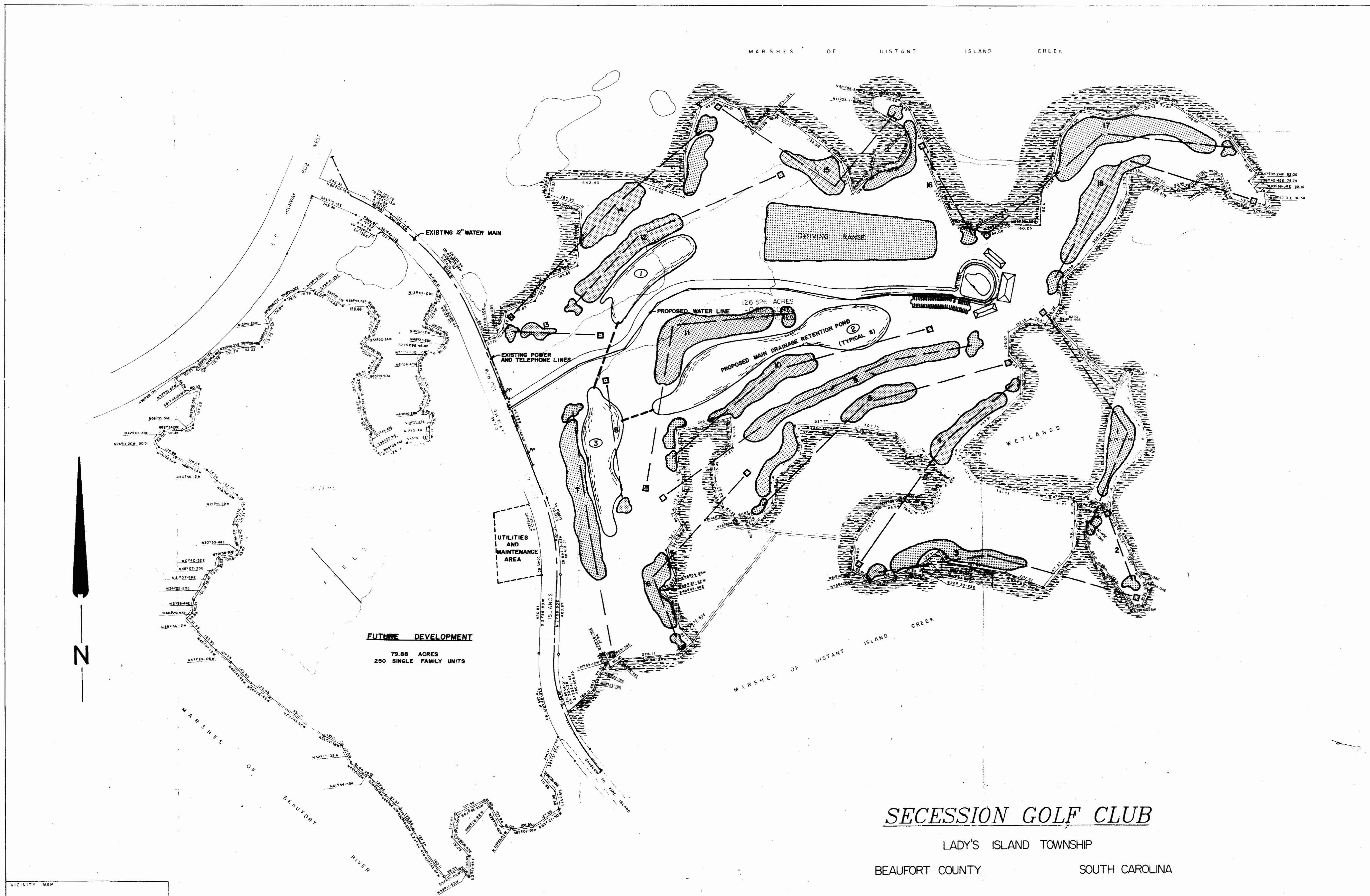


Wetland:



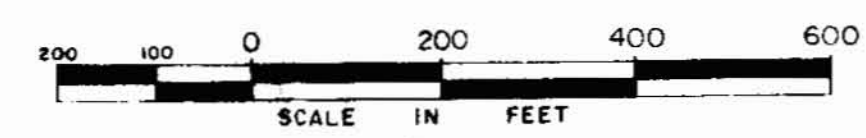
ARCHEOLOGICAL
SITE
(HISTORICAL SITE)
27,583 sq ft
0.63 acres

ARCHEOLOGICAL
SITE



SECESSION GOLF CLUB

LADY'S ISLAND TOWNSHIP
BEAUFORT COUNTY SOUTH CAROLINA



SCALE 1" = 200'

19-88

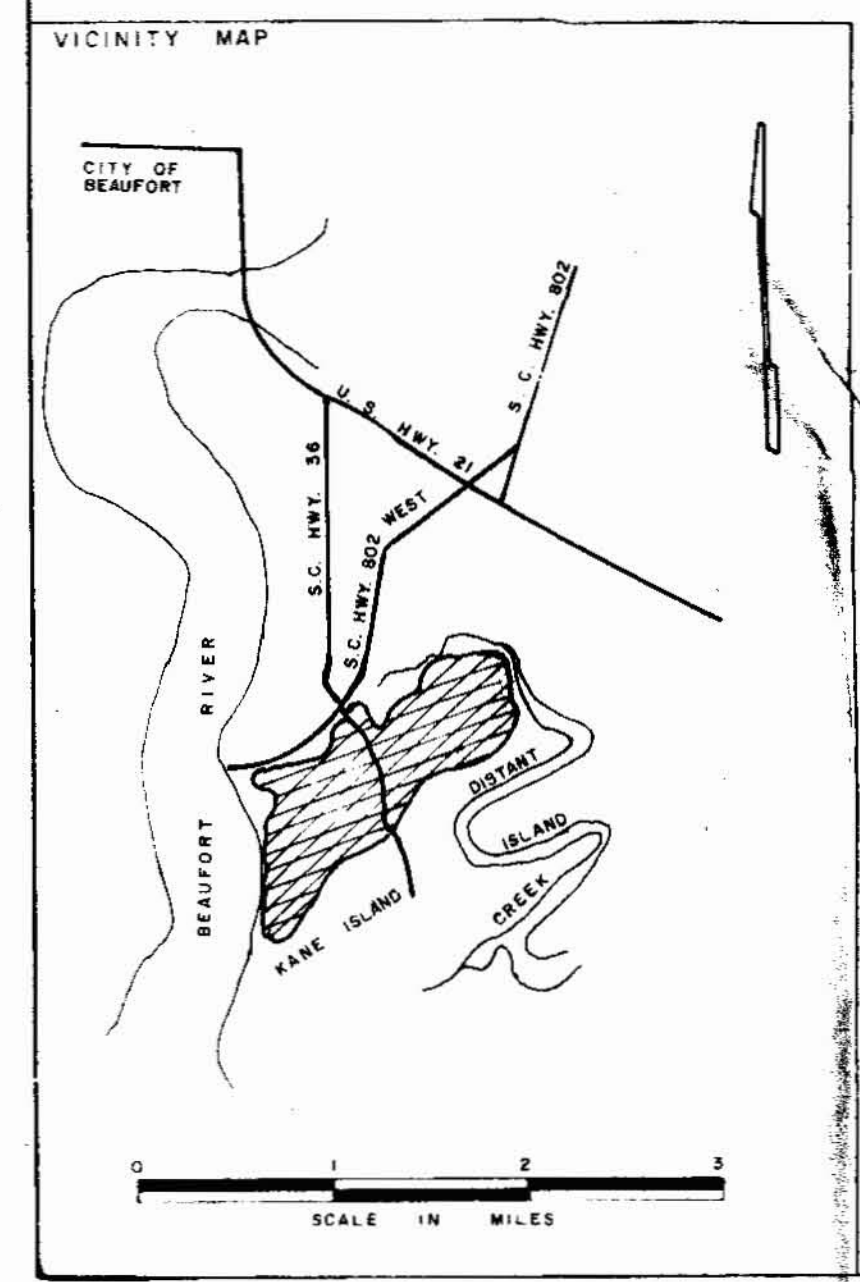
3.13 units per acre

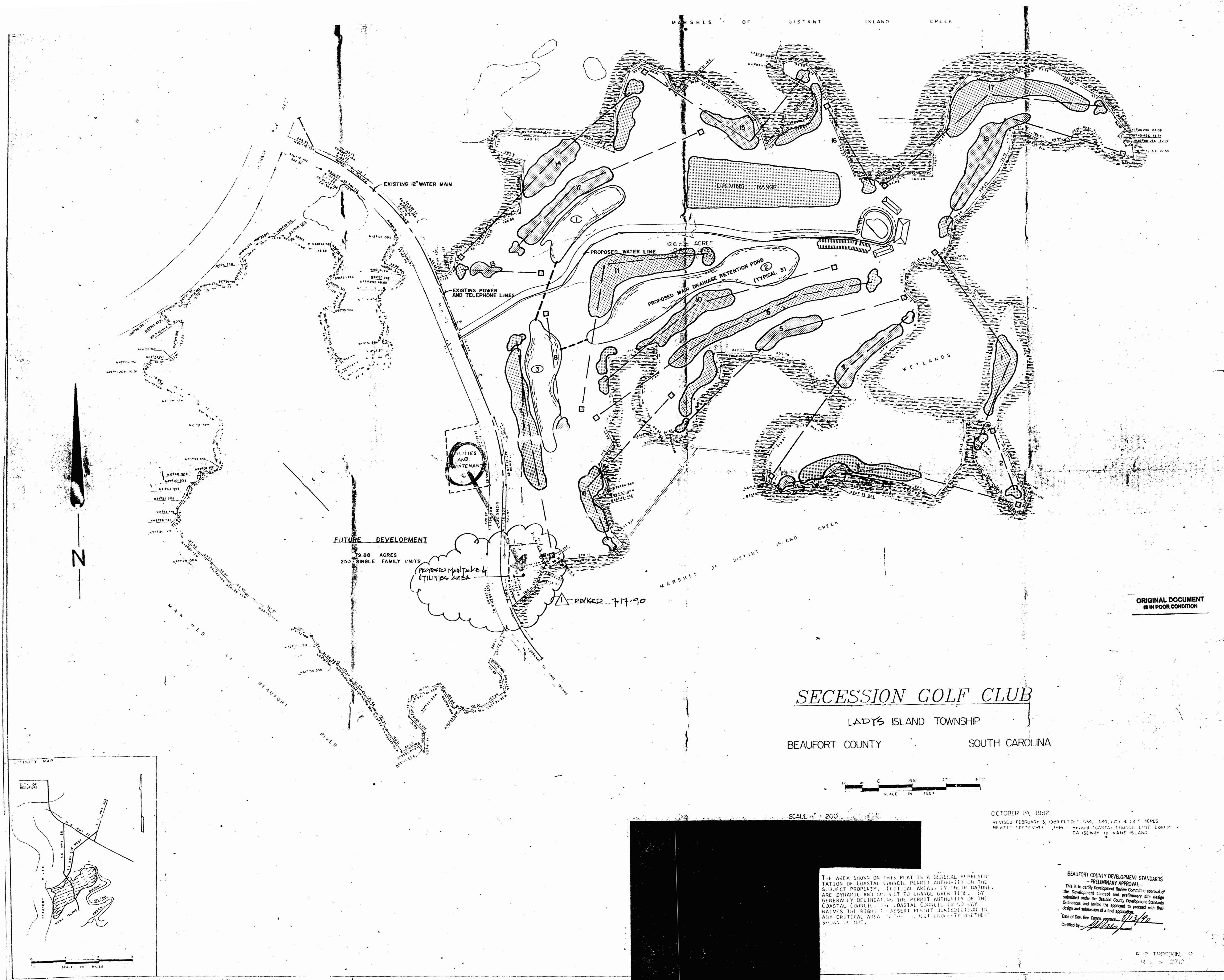
OCTOBER 19, 1982

REVISED FEBRUARY 3, 1984 C.O.T. 1534, 1544, 1751 & 1825 ACRES
REVISED SEPTEMBER 10, 1986 - Revised COASTAL COUNCIL LINE East of CAUSEWAY to KANE ISLAND

*Masterplan Change - Hibbs Island
Approved 6/1/87 - JAC
Indicates authority to
rough draw golf course
and roadway. No trees
to be affected in roadway.
Hibbs*

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MARSHES OF DISTANT ISLAND CREEK

DRIVING RANGE

PROPOSED WATER LINE

PROPOSED MAIN DRAINAGE RETENTION POND (TYPICAL 3)

EXISTING POWER AND TELEPHONE LINES

FUTURE DEVELOPMENT

79.88 ACRES

250 SINGLE FAMILY UNITS

PROPOSED MAINTENANCE & UTILITIES AREA

REVISED 7-17-90

WETLANDS

MARSHES OF DISTANT ISLAND CREEK

ORIGINAL DOCUMENT
IS IN POOR CONDITION

SECESSION GOLF CLUB

LADYS ISLAND TOWNSHIP

BEAUFORT COUNTY

SOUTH CAROLINA

SCALE IN FEET

SCALE 1" = 200'

OCTOBER 19, 1982
REVISED FEBRUARY 3, 1984 (100' x 34, 544 171, 4 12 4 ACRES
REVISED SEPTEMBER 1986 Revised COASTAL COUNCIL LINE East of
CAUSEWAY to KANE ISLAND

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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: 11/3/82
Certified by: [Signature]

00013

R. D. TROCKEN, JR.
R. L. S. 272

