



ACC Submittal Application

For approval of new construction of homes, garages or other outbuildings

Submit to:

Pinckney Retreat ACC

Beaufort, SC 29902

Digital files should be sent to: PinckneyRetreatACC@gmail.com

Date Submitted: _____ Date ACC received: _____ Date Reviewed: _____

Type of review requested:

- ☐ Preliminary **FEE**
- ☐ Final **FEE/DEPOSIT**
- ☐ Re-submittal

Type of Construction:

- ☐ New
- ☐ Addition
- ☐ Fence / Landscape

OWNER(S): _____ Lot # _____

Street Address: _____ City/Zip: _____

Email: _____ Cell Phone: _____

BUILDER: _____ Email: _____

Street Address: _____ City/Zip: _____

Phone: _____ Cell Phone: _____

ARCHITECT: _____ Email: _____

Street Address: _____ City/Zip: _____



Phone: _____ Cell Phone: _____

Construction information:

1. House Square footage: _____
2. Garage / shed square footage: _____
3. Total Lot coverage: _____
(House and Garage footprint (total square feet) divided by lot size (square feet) = total lot coverage)
4. Elevation of Finished Floor: _____
5. Expected start date of construction: _____
6. Expected date of CO: _____

EXTERIOR MATERIALS and COLORS: Color boards and materials specifications shall be submitted for the following on a separate board or digital file including the following:

Item	Material	Color	Manufacturer or Model
Siding			
Roofing			
Facia			
Trim			
Shutters			
Brick			
Tabby			



Front Door			
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Exterior Doors			
Garage Doors			
Windows			
Chimney			
Walks			
Driveways			
Fences			
Porch			
Other			

Preliminary Review: Approved builders/owners will submit the application and the review design fee of \$1200. *See #3 in the Procedures document for instructions.*

Please provide the following in digital (PDF) format to: PinckneyRetreatACC@gmail.com

- | | |
|---|---|
| ☐ Site Plan (trees marked for removal) | ☐ Structural & Foundation Plan |
| ☐ Tree & Topo Survey | ☐ Window & Door Schedule |
| ☐ Floor Plan | ☐ Landscape/Hardscape Plan |
| ☐ Elevations & Wall Sections | |

Final Approval: Prior to beginning construction, owner/builder must receive final approval to build from the ACC/HOA. *See #6 on the Procedures document for instructions.* The ACC requires applicants to pay the following:

- ACC Road Usage Fee (nonrefundable) \$1,000
- ACC Damage Deposit (refundable) \$4,000
- ACC Compliance Deposit (refundable) \$10,000



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Deposit is held in escrow until the successful completion of the project. If no penalties have been imposed by the ACC during the course of the project, the full deposit amount will be refunded.

www.PinckneyRetreat.org

contains the following information under the ACC tab:

- **Architectural Design Standards for Pinckney Retreat Homes (Oct 2023)**
- Architectural Control Committee Procedures
- Construction Rules
- Appeals Process

Request to build must comply with the Architectural Design Standards to receive ACC/HOA Board approval prior to proceeding to Port Royal to obtain builder permit.

All builders must be licensed in SC with a portfolio of residential builds of similar quality and style as existing homes in Pinckney Retreat. If the builder has not previously built in Pinckney Retreat, the ACC will review potential candidates for approved builder status.

I certify that the information provided is true and correct. I have read the procedure and rules and agree to abide by them.

DATE: _____ OWNER'S SIGNATURE _____

DATE: _____ OWNER'S SIGNATURE _____

- ☐ Approved, Final
- ☐ Approved with conditions (Resubmittal required)
- ☐ Denied

If denied, reason for denial: _____



☐ Design Review Fee Received on _____ (date)

☐ Road Usage Fee Received on _____ (date)

☐ Compliance Deposit Received on _____ (date)

Signature of ACC _____ Date _____