



# Town of Hilton Head Island Regular Design Review Board Meeting

March 8, 2016

1:15 p.m. – Benjamin M. Racusin Council Chambers

## AGENDA

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of February 23, 2016
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
  - A. *Alteration/Addition*
    - Improvements to Simmons Fish Camp, DRB-002184-2015
10. **New Business**
  - A. *New Development - Conceptual*
    - Spinnaker Welcome Center, DRB-000330-2016
    - Springhill Suites by Marriott, DRB-000337-2016
11. **Appearance by Citizens**
12. **Adjournment**

***Town of Hilton Head Island***  
***Minutes of the Design Review Board***

**Benjamin M. Racusin Council Chambers**

**February 23, 2016**

**1:15p.m.**

**Board Members Present:** Chairman Jake Gartner, Vice Chairman Dale Strecker, Ron Hoffman, Debbie Remke, Michael Gentemann, Brian Witmer

**Board Members Absent:** Kyle Theodore (excused)

**Town Council Present:** None

**Town Staff Present:** Jennifer Ray, Urban Designer  
Richard Spruce, Plans Examiner  
Jill Foster, Deputy Director of Community Development  
Eileen Wilson, Sr. Admin Assistant  
Teresa Haley, Secretary

**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

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**1. Call to Order**

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm.**

**2. Roll Call - See as noted above.**

**3. Freedom of Information Act Compliance**

The Town has met all Freedom of Information Act requirements for this meeting.

**4. Approval of the Agenda**

The Board **approved** the agenda by general consent.

**5. Approval of Minutes**

The Board reviewed the minutes of the **February 9, 2016** meeting and **approved** the minutes by general consent.

**6. Staff Report – None**

**7. Board Business – Election of Board Secretary**

Mr. Hoffman made a motion to **approve** the appointment of Teresa Haley as new Secretary of the Board. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 6-0-0.

## 8. Old Business – None

## 9. Unfinished Business

### A. Alteration/Addition

- Hilton Head Beach and Tennis Remodel, DRB-001990-2015

Ms. Ray introduced the project and stated its location: 40 Folly Field Road. Ms. Ray stated that the Board had approved plans for the new entrance in November 2015, with the condition that landscape plan be submitted for review and approval by the DRB.

Ms. Ray presented that the applicant proposes to add sago palms with seasonal color (to be changed out every month) in the four corners of the new entrance as well as liriopse to match the existing foundation plantings not impacted by the ramp/stair reconstruction. The landscaping was installed due to a scheduled annual meeting, but will be changed if necessary based on additional DRB comments. Staff recommends approval as submitted.

The applicant was not present. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the project.

Ms. Remke made a motion to **approve** the Hilton Head Beach and Tennis Remodel, DRB-001990-2015. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 6-0-0.

## 10. New Business

### A. Alteration/Addition

- Tiki Hut Thatched Roof Extension, DRB-000244-2016

Ms. Ray introduced the project and stated its location: 1 South Forest Beach Drive. Ms. Ray stated that the Board had approved plans related to this project, however, today's proposal is specific to two additions.

Ms. Ray presented that the applicant proposes to remove semi-permanent umbrellas adjacent to existing Tiki Hut and replace them with an expanded Tiki Hut. If the applicant decides to enclosure the expansion, a more uniform/appropriately sized enclosure system should be considered for new structure. Ms. Ray stated that the Forest Beach POA has reviewed and approved this project. Staff recommends approval as submitted.

Chairman Gartner requested that the applicant approach with any additional information. The applicant had no further information from the material in the Board's packet. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the project and the manner in which the new structure blends well with the original. The Board discussed the awnings to the proposed enclosure and questioned whether they would be permanent or temporary. The Board discussed the condition of the fronds on the existing Tiki Hut and questioned whether their replacement was recommended.

Mr. Gentemann made a motion to **approve** the Tiki Hut Thatched Roof Extension, DRB-000244-2016 with the condition that a drop down/ roll-up enclosure system to be appropriately sized and submitted for Staff review prior to fabrication and install; and any permanent system would need to be returned to DRB for approval. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- Harbourside 3 – Canopy, DRB-000249-2016

Ms. Ray introduced the project and stated its location: 9 Harbourside Lane. Ms. Ray stated that the Board had approved the re-roof in July 2015.

Ms. Ray presented that the applicant proposes to replace existing canvas awnings to match roof replacement. Colors (terra cotta) and materials (stucco, wood, metal roof) are consistent with existing. Ms. Ray stated that Shelter Cove Company's ARB has reviewed and approved the plan. Staff recommends approval with the condition that consideration be given to the matching of the gutter to the adjacent surface.

The applicant was not present. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the colors and materials as being in accordance with the existing building structure. The Board expressed their agreement with Staff recommendation to match the color of the gutter and downspout to the adjacent surface. The Board discussed the North Canopy, particularly the possibility of water drainage issues and the alignment of the canopy with the building structure.

Chairman Gartner made a motion to **approve** the Harbourside 3 – Canopy, DRB-000249-2016 with the following conditions: 1) match all gutter colors to the adjacent surface; 2) change the downspout to match the color of the columns; and 3) suggest, if possible, moving the ridge on the North Canopy to align with the flat stucco wall above it. Ms. Remke **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- Storage Unit (Southern Services), DRB-000248-2016

Ms. Ray introduced the project and stated its location: 10 Capital Drive.

Ms. Ray presented that the applicant proposes to add a metal storage building adjacent to their

existing parking. Staff has concerns that the project as submitted does not meet the intent of the Design Guide. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed cooperation with following the Design Guide and the DRB. There was no public comment.

Chairman Gartner requested comments from the Board. The Board discussed concerns of the proposed storage building's inability to meet certain criteria of the Design Guide. The Board discussed the following: 1) the lack of detail to the building façade; 2) creating a landscape plan, including adding tall plantings (+/- 4'-6' hedgerow) to screen the proposed building; 3) the placement of the building in relation to parking; 4) the measurement of the roof pitch as being too low; 5) the addition of roof overhangs; and 6) the elevation of the building. The Board further discussed the potential code issues with the stairs and hand rails.

The Board recommended the applicant withdraw the current proposal, review the Board's considerations and resubmit at a later date. The applicant agreed to do so and therefore, no motion was made.

#### *B. New Development Final*

- Premier Roofing, DRB-000250-2016

Ms. Ray introduced the project and its location: 85 Arrow Road. Ms. Ray stated that the Board had approved plans in November 2015 for the conceptual approval with conditions (as outlined in the Board's packet).

Ms. Ray presented the changes and additions since the conceptual stage. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed ongoing cooperation with following the Design Guide and the DRB. There was no public comment.

Chairman Gartner requested comments from the Board. The Board expressed appreciation to the applicant for changes made based on previous Board comments and complimented the appearance of these changes. The Board discussed several concerns including the consistency of the use of hardie shake; the entrance and landing modifications; the review and approval of the roof element and signage; the service yard fence keeping with the existing nearby tree; and the consistency of all lighting fixtures to be a bronze finish.

Mr. Strecker made a motion to **approve** the Premier Roofing, DRB-000250-2016 with the

following conditions: 1) the rear elevation be changed to hardie shake at the upper portion to match the front elevation; 2) the entry door and landing be modified as required to meet Building Code; 3) the new pedestrian entry door be storefront bronze in color; 4) the new loading dock door to match the existing; 5) the tongue and groove ceilings at the porch and sign roofs to match the building color; 6) the length of the roof element over the wall signage be coordinated with the signage itself and be reviewed and approved by Staff; 7) the new service yard fence at the entry side of the building be modified to work with the existing pine tree that is to remain; and 8) all light fixtures be of bronze finish. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 6-0-0.

**11. Appearances by Citizens – None**

**12. Adjournment**

Chairman Gartner adjourned the meeting at 2:50 p.m.

Submitted by:

Approved by:

\_\_\_\_\_  
Teresa Haley, Secretary

\_\_\_\_\_  
Jake Gartner, Chairman



**Town of Hilton Head Island**  
**Community Development Department**  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name:	<u>Don Baker, AIA</u>	Company:	<u>SQUARE FEET ISLAND ARCHITECTS</u>		
Mailing Address:	<u>10 E Garrison Place</u>	City:	<u>HHI</u>	State:	<u>SC</u>
Telephone:	<u>290 6666</u>	Fax:	_____	E-mail:	<u>donl@squarefeethi.com</u>
Project Name:	<u>Improvements to Simmons Fishing Camp</u>		Project Address:	<u>11 Simmons Road</u>	
Parcel Number [PIN]:	<u>R 510 011 000 0007 0000</u>				
Zoning District:	<u>WMU</u>	Overlay District(s):	<u>YES</u>		

**CORRIDOR REVIEW, MAJOR  
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

*Digital Submissions may be accepted via e-mail by calling 843-341-4757.*

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.14.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions**

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- Photographs of existing structure.

Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*A representative for each agenda item is strongly encouraged to attend the meeting.*

**Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



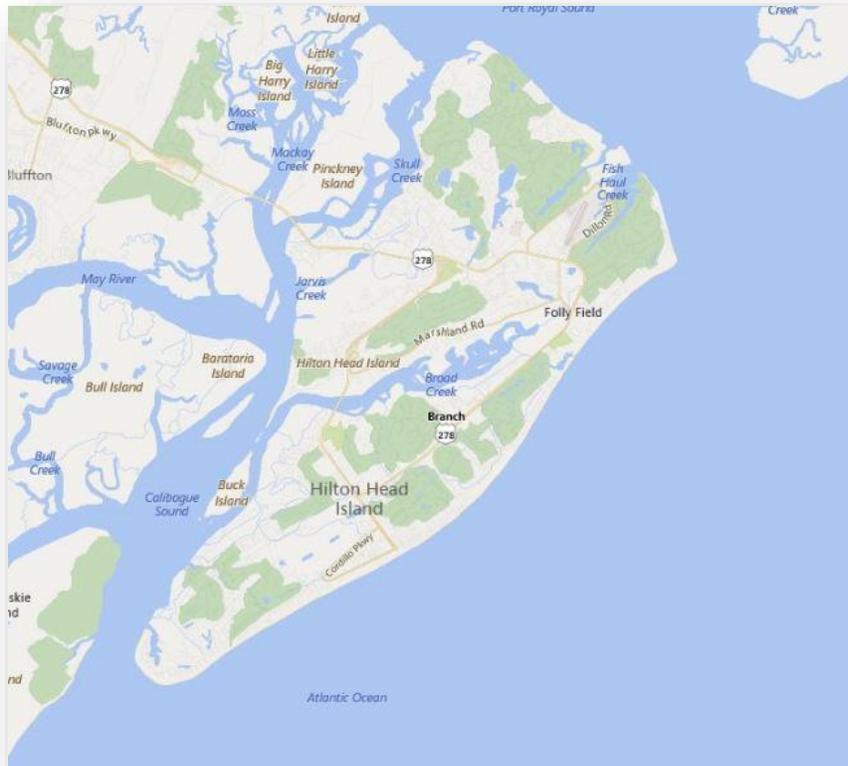
24 NOV 2015

SIGNATURE

DATE

A graphic of a weathered wooden sign with the title text. The text reads: 'Proposed improvements' in a white serif font, 'SIMMON'S' in large, dark red, distressed block letters, 'to' in a small white serif font, and 'SIMMONS FISHING CAMP' in a white serif font.

**11 SIMMONS ROAD  
HILTON HEAD ISLAND, SC  
22 FEBRUARY 2016 *rev***



# NARRATIVE

## H. UPDATE

Simmons Fishing Camp received initial approval from HHIDRB on 08 December. There were several conditions for which we were asked to resubmit. We are responding to items 1 (colors), 2 (lighting), and 4 (details of trim, doors, windows, etc).

The attachment shows the colors, wall mounted light fixture, and details. Per the recommendation of the DRB, we have toned the colors down to a more traditional HHI palette.

Regarding Items 3 (service yard); and 4 & 5 (fireplace, service yard, and landscaping): we cannot construct these at this time, and will submit for this when it becomes feasible.

Submitted by

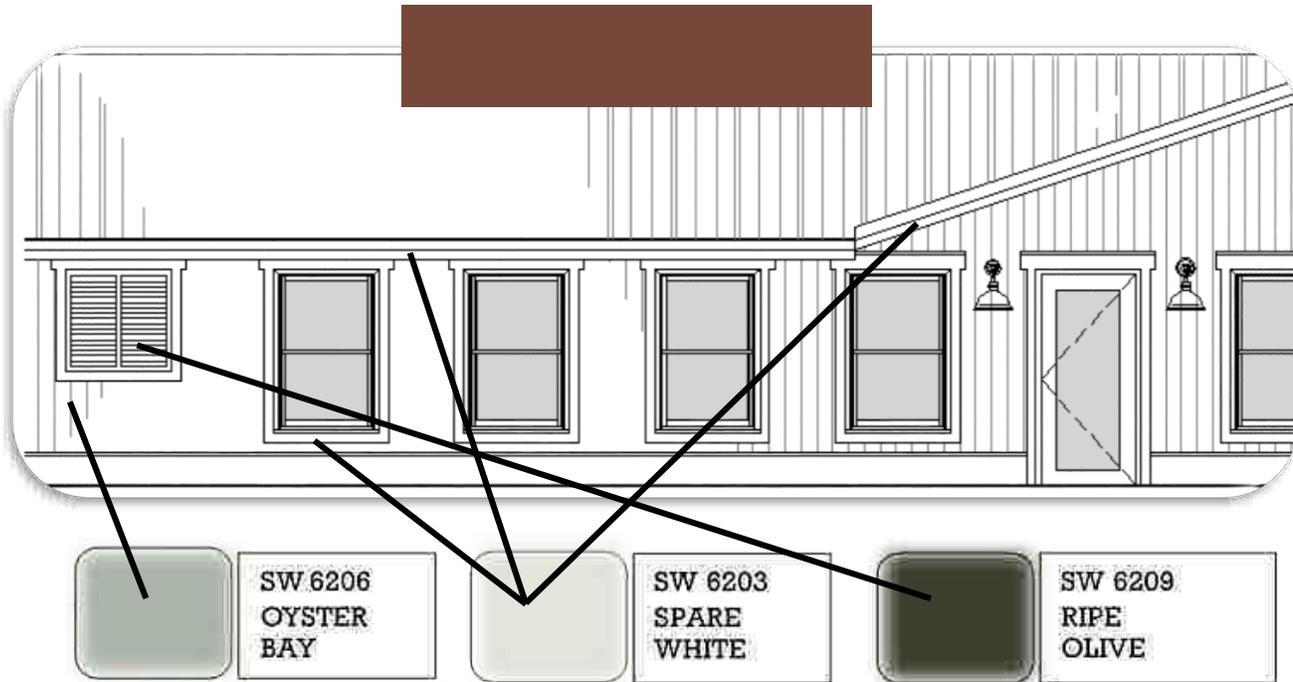


Don Baker, AIA  
Square Feet Island Architects



22 FEB 2016

# DETAILS COLORS FINISHES



<b>RESTAURANT BUILDING</b>			
DESCRIPTION	EXISTING	PROPOSED	REMARKS
ROOF	SHEFFIELD 26 ga COLONIAL RED	(MATCH EXISTING)	Roof: <2 years ago.
WALL	(Cold) GRAY PAINT	SW 6206 OYSTER BAY	
ROOF FASCIA	UNFINISHED	SW 6203 SPARE WHITE	Wood needs paint in order to preserve.
TRIM	SOME BRIGHT WHITE, SOME RED, SOME RAW	SW 6203 SPARE WHITE	Too many colors; the red does not complement the roof; the raw will decay.
WINDOW SHUTTERS	(N/A)	SW 6209 RIPE OLIVE	
DECKING	UNFINISHED	CLEAR SEALER	
FREE STANDING COLUMNS	UNFINISHED	SW 6203 SPARE WHITE	

# DETAILS & COLORS



Home > Lighting & Ceiling Fans > Outdoor Lighting > Outdoor Wall Mounted Lighting

Design House | Model # 519504 | Internet # 203154174

## Mason RLM Oil Rubbed Bronze Outdoor Wall-Mount Dark-Sky Downlight

★★★★★ (13) | Write a Review + | Questions & Answers (8) +



Open Expanded View +

Click Image to Zoom



- Great addition to exterior exits
- Solid metal shade
- UL listed for outdoor use



Ship to Home **FREE**

Estimated Arrival: MAR 2

[See Shipping Options +](#)



Ship to Store **FREE**

Available for Pick Up: MAR 2 - MAR 7

1

ADD TO CART

SAVE TO MY LIST

OR

Buy now with **PayPal**

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

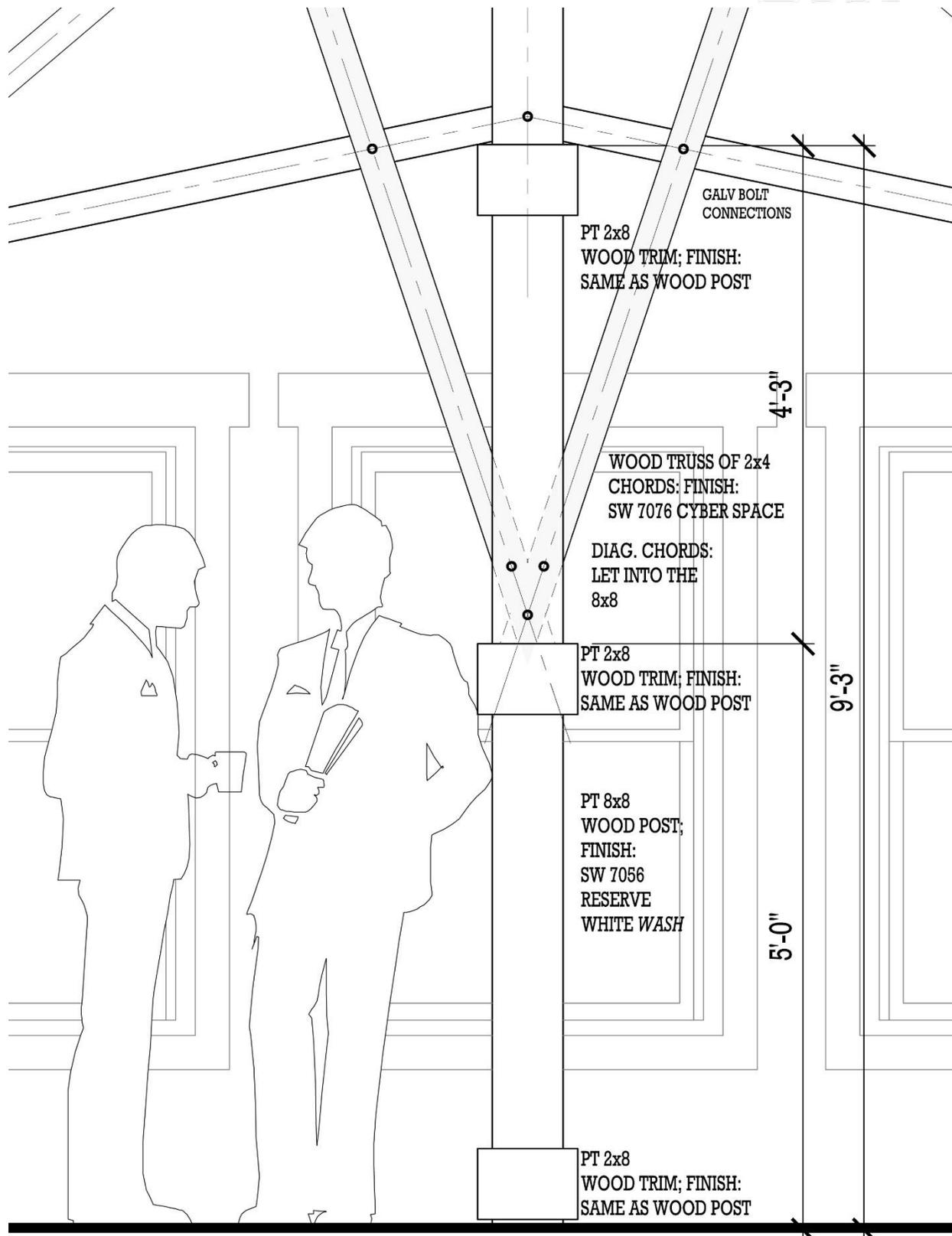


PRODUCT NOT SOLD IN STORES

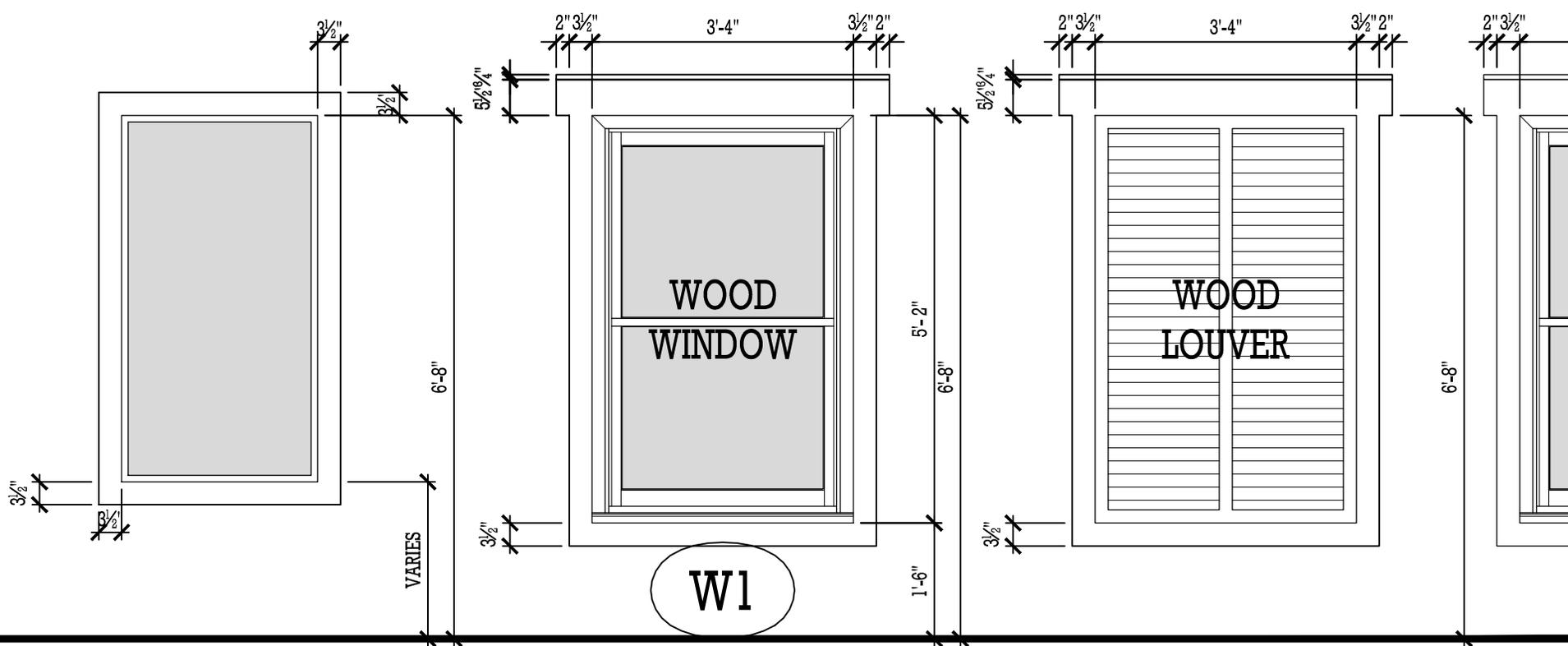
## Wall Lamp



## Area lighting under pavilion roof



Column detail



EXISTING WINDOW  
TRIM CONDITION  
(OTHERS SIMILAR)

TYPICAL PROPOSED  
DOUBLE HUNG WINDOW  
w/WOOD TRIM

TYPICAL PROPOSED  
DECORATIVE LOUVER  
w/WOOD TRIM



SIMMONS F.C.  
20160217  
WINDOWS, LOUVERS,  
& TRIM

$\frac{1}{2}" = 1'-0"$



REAR EXISTING  
EXTERIOR ELEVATION



SIMMONS F.C.

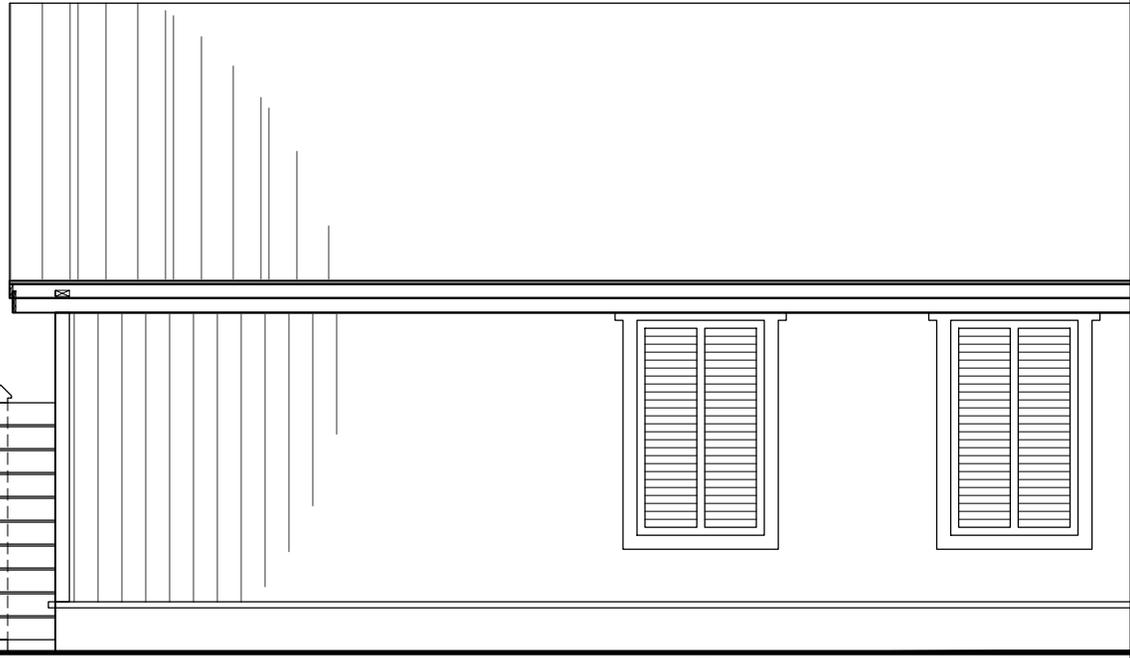
20160217

HVAC YARD

1/4" = 1'-0"

EXTENDED FENCE  
OF HORIZONTAL 1x6"  
BOARDS @ 6" OCV

EXISTING FENCE  
AT KITCHEN  
SERVICE YARD



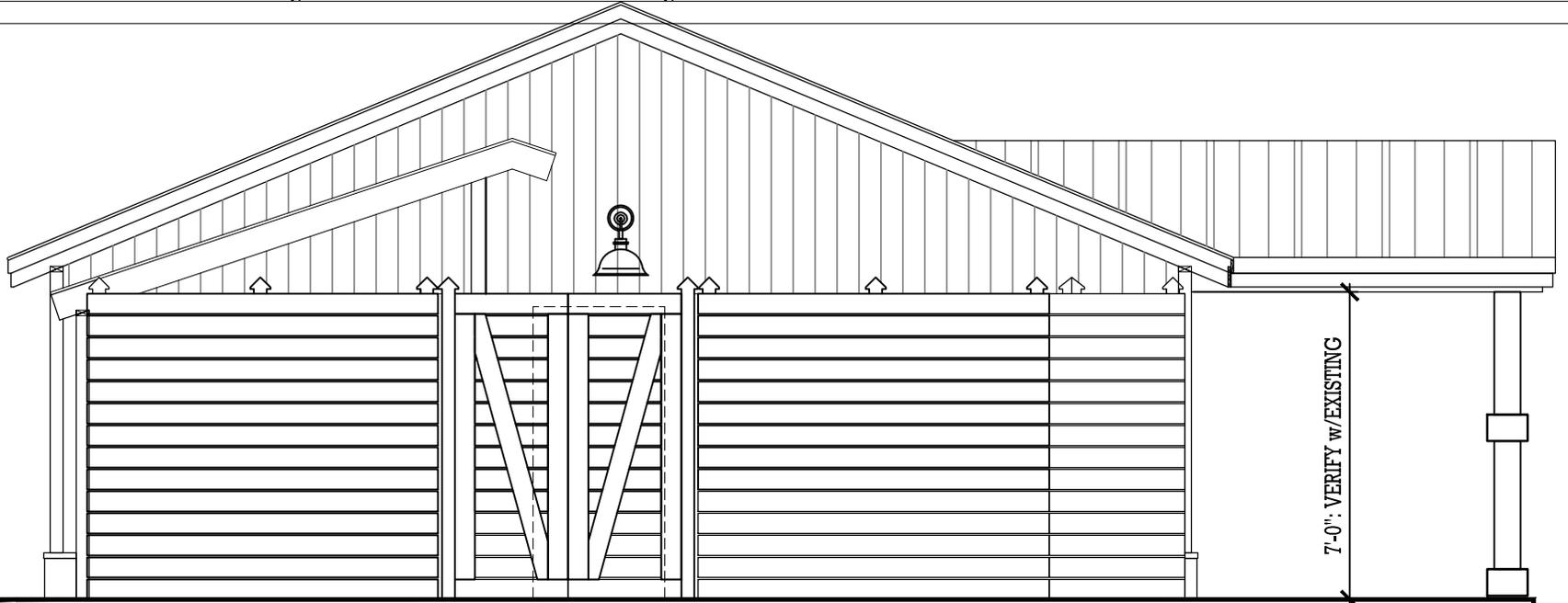
NEW LOUVER,  
APPROX SAME  
SIZE AS WINDOW

NEW LOUVER,  
APPROX SAME  
SIZE AS WINDOW

PARTIAL FRONT ELEVATION

EXTENDED SERVICE YARD

EXISTING SERVICE YARD



7'-0" VERIFY w/EXISTING

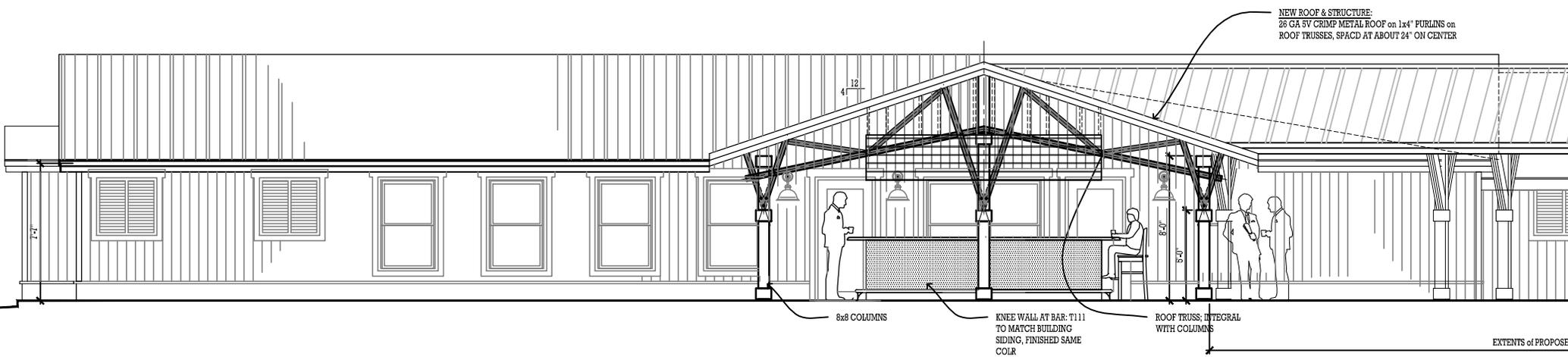
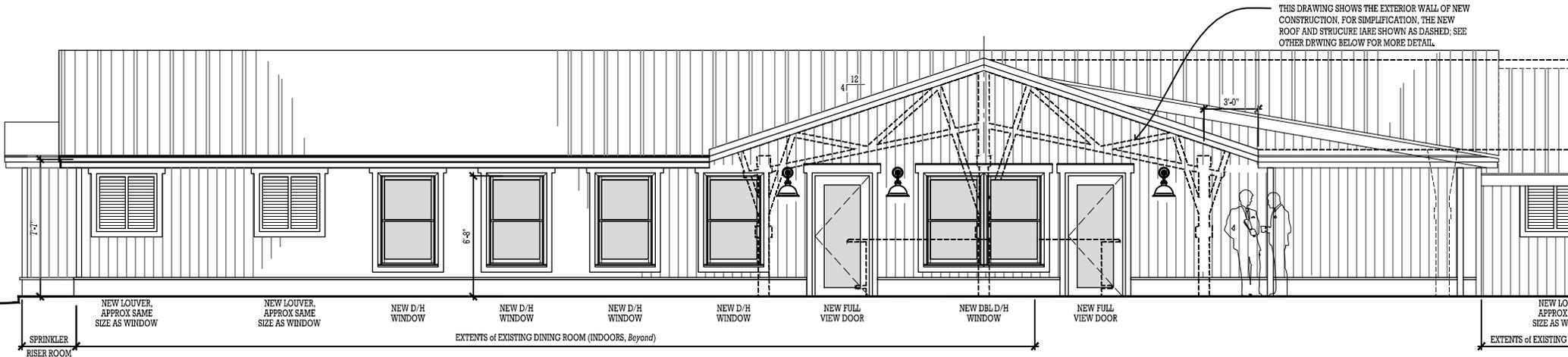
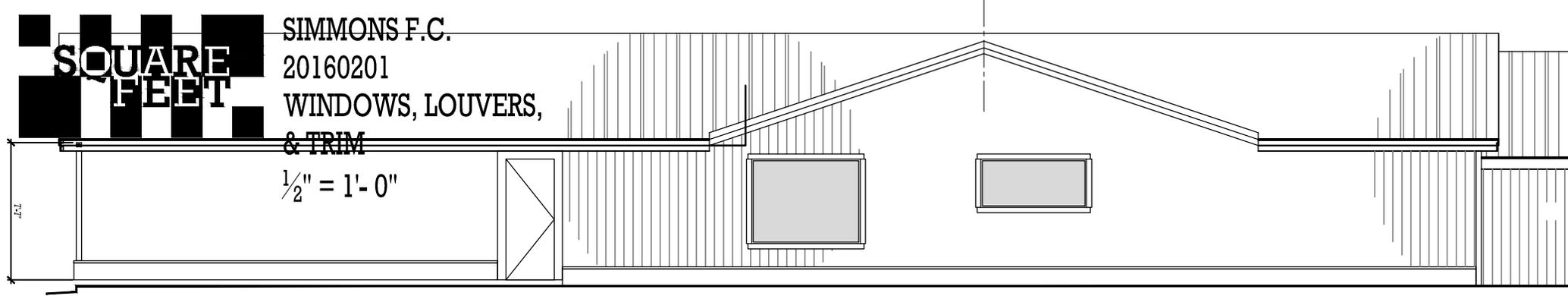
LEFT ELEVATION

EXISTING SERVICE YARD TO BE EXTENDED



**SIMMONS F.C.**  
 20160201  
**WINDOWS, LOUVERS,  
 & TRIM**

1/2" = 1'-0"



## DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)  
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Improvements to Simmons Fishing Camp –  
ALTERATION/ADDITION

DRB#: DRB-002184-2015

DATE: March 8, 2016 rev

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Provide lighting plan and clarify proposed light locations. Elevations indicate 4 wall lights.

The DRB approved the project in December 2015 with the following conditions:

- 1) project will be resubmitted to the Board specifying colors for shutters, service yard, building body, trim color, and column color;
- 2) submit a lighting plan, if any, for DRB approval;
- 3) submit a detail for the service yard which should be board-and-batten;
- 4) submit details for louvers, windows, doors, fireplace, and columns;
- 5) consider additional natural looking landscape at the end of the fireplace and at service yard; and
- 6) if the parking changes in the DPR, that will be resubmitted to DRB for approval.

The applicant has made revisions and addressed items 1, 2, and 4. The colors have been toned down from the original submittal and are in keeping the Design Guide. Wall mounted light fixtures (oil rubbed bronze) are proposed at front and rear entrances.



Town of Hilton Head Island  
 Community Development Department  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Todd Theodore Company: Wood + Partners, Inc.  
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926  
 Telephone: 843-681-6618 Fax: \_\_\_\_\_ E-mail: Ttheodore@woodandpartners.com  
 Project Name: Spinnaker Welcome Center Project Address: Parcel E Pope Avenue  
 Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 2 0 2 0 0 0 0  
 Zoning District: RD Overlay District(s): Corridor Overlay

**CORRIDOR REVIEW, MAJOR  
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

**Digital Submissions may be accepted via e-mail by calling 843-341-4757.**

Project Category:  
 Concept Approval – Proposed Development \_\_\_\_\_ Alteration/Addition  
 Final Approval – Proposed Development \_\_\_\_\_ Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

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A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

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**Final Approval – Proposed Development**

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Additional Submittal Requirements:

**Alterations/Additions**

- \_\_\_\_\_ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
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Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
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For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*A representative for each agenda item is strongly encouraged to attend the meeting.*

**Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application.  YES  NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

02-23-16

DATE

## **Spinnaker Resort Welcome Center**

Parcel E Pope Avenue  
Hilton Head Island, SC

### **Design Review Board Project Narrative**

February 23, 2016

The Spinnaker Resort is proposing to construct a new 7,500 SF welcome center to be located at Pope Avenue and Waterside Drive. The proposed site is a 1.068 acre undeveloped parcel across the street from Coral Sands Resort and lies in the RD zone. The existing welcome center for Spinnaker Resort is located at Heritage Plaza, which will soon be developed, forcing Spinnaker to relocate. The proposed site is closer to the existing Spinnaker Resort properties, making the new location more convenient for visitors. The welcome center will be used to orient visitors to the area as well as the Spinnaker facilities.

The proposed building is situated harmoniously with the natural environment and will blend with the adjacent Waterside Resort by matching stucco and roof colors. The previously undeveloped parcel has undulating topography and contains several specimen Live Oaks and Hickories that will be retained, adding character to the site. Naturalized plantings will complement the densely vegetated site, while maintaining visibility from Pope Avenue. The primary entrance into the site will be from Waterside Drive, reducing additional vehicular congestion on Pope Avenue. Storm water management will be handled on site; the use of permeable vehicular pavers and permeable concrete will be considered to reduce storm water runoff.

# Furnishings & Materials



Porous Concrete Walk



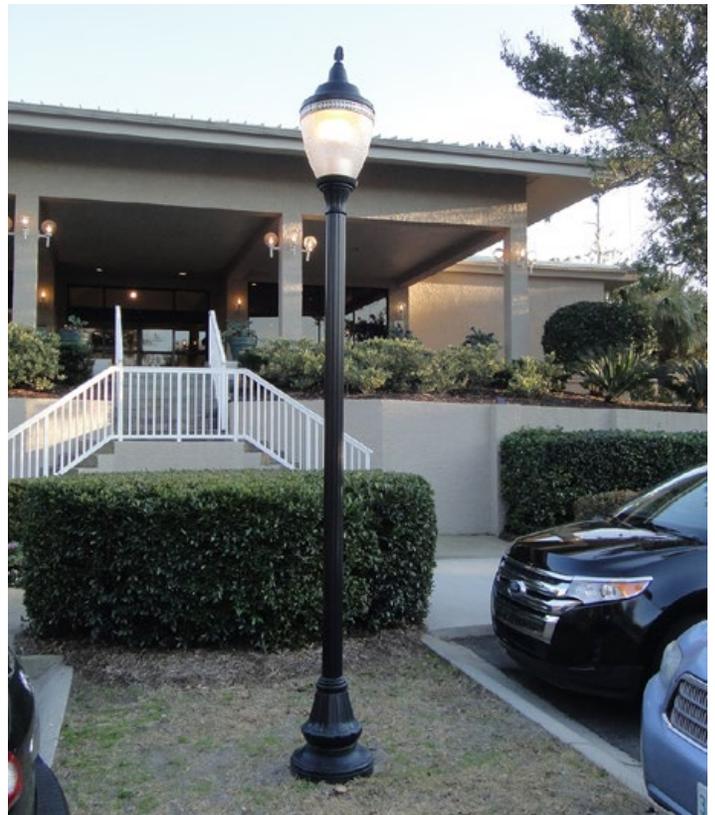
Permeable Vehicular Pavers



Bike Racks



Lighted Bollard



Area Lighting

# Existing Conditions



Beachwalk Hotel



Waterside by Spinnaker Condominium

# Existing Conditions



Waterside Primary ID Sign at Pope Ave.



Aunt Chilada's

# Existing Conditions



Coral Sands Resort (Across Pope Ave.)



Waterside by Spinnaker

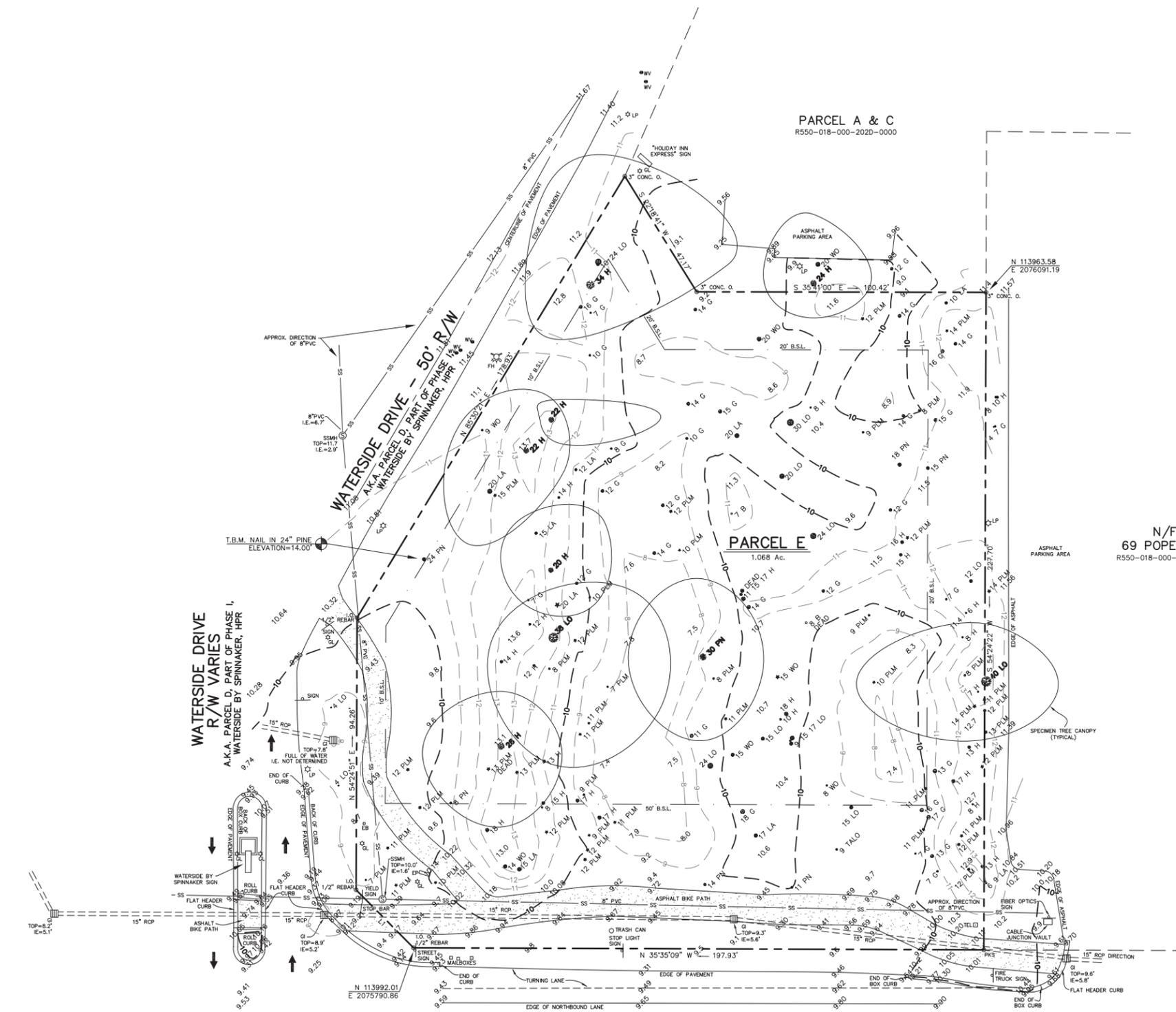
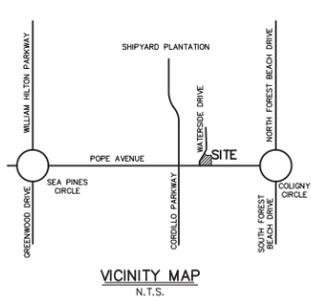
## Existing Conditions



Waterside Dr. Looking West Toward Pope Ave.



Existing Site Conditions - Corner of Pope Ave. & Waterside Dr.



LEGEND:

○	TREE SIZES ARE INCHES IN DIAMETER
○	SPOT ELEVATION
○	CONTOUR
○	CONCRETE MONUMENT, OLD (FOUND)
○	TEMPORARY BENCH MARK
○	BAY
○	GUM
○	HICKORY
○	LAUREL OAK
○	LIVE OAK
○	PALM
○	PINE
○	WATER OAK
○	ELECTRIC BOX
○	ELECTRIC PANEL
○	TELEPHONE BOX
○	POWER POLE
○	LIGHT POLE
○	GROUND LIGHT
○	FIRE HYDRANT
○	WATER VALVE
○	GRATE INLET
○	REINFORCED CONCRETE PIPE
○	SANITARY SEWER MANHOLE
○	INVERT ELEVATION
○	CHINESE TALLOW
○	OVERHEAD POWERLINE
○	SANITARY SEWER LINE
○	TRAFFIC FLOW
○	IRON PIN, OLD (FOUND)
○	PK NAIL SET

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
  - AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 1-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
  - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
  - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
  - B.S.L. DENOTES BUILDING SETBACK LINES AS PER THE TOWN OF HILTON HEAD LMO.
  - SEE RESTRICTIVE COVENANTS RECORDED AT D.B. 78, PAGE 306, ARTICLE III, PARAGRAPH 13, DECLARATION OF RIGHTS BY THE HILTON HEAD COMPANY, FOR GENERAL USE AND CONVEYANCE EASEMENT FOR ELECTRICAL, TELEPHONE, SEWER, WATER, ETC.
  - THE TOWN OF HILTON HEAD ISLAND 911 ADDRESS DEPARTMENT ASSIGNED THIS PARCEL THE ADDRESS OF #30 WATERSIDE DRIVE, AND NOTED THAT THIS IS SUBJECT TO CHANGE DEPENDING ON FUTURE PROPERTY USE.

REFERENCE PLAT:

- 15.100 ACRES, WATERSIDE P.U.D., A SECTION OF PARCEL 5B, FOREST BEACH SUBDIVISION, DATED: 12/09/1987, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 79.
- PHASE V-A/BUILDING VII, LOCATED WITHIN WATERSIDE BY SPINNAKER, HPR, A SECTION OF WATERSIDE P.U.D., PARCEL F, BLOCK 5B, FOREST BEACH SUBDIVISION, DATED: 5/2/2002, LAST REVISED: 6/3/2002, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

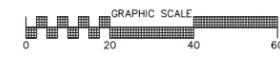
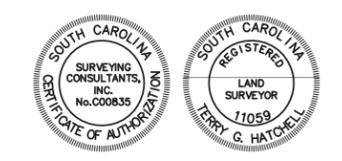
PREPARED FOR: SPINNAKER DEVELOPMENT CORPORATION  
 ADDRESS: #30 WATERSIDE DRIVE (SEE NOTE #9)  
 TAX PARCEL I.D. NO. R552-018-000-0202-0000

PARCEL A & C  
 R550-018-000-2020-0000

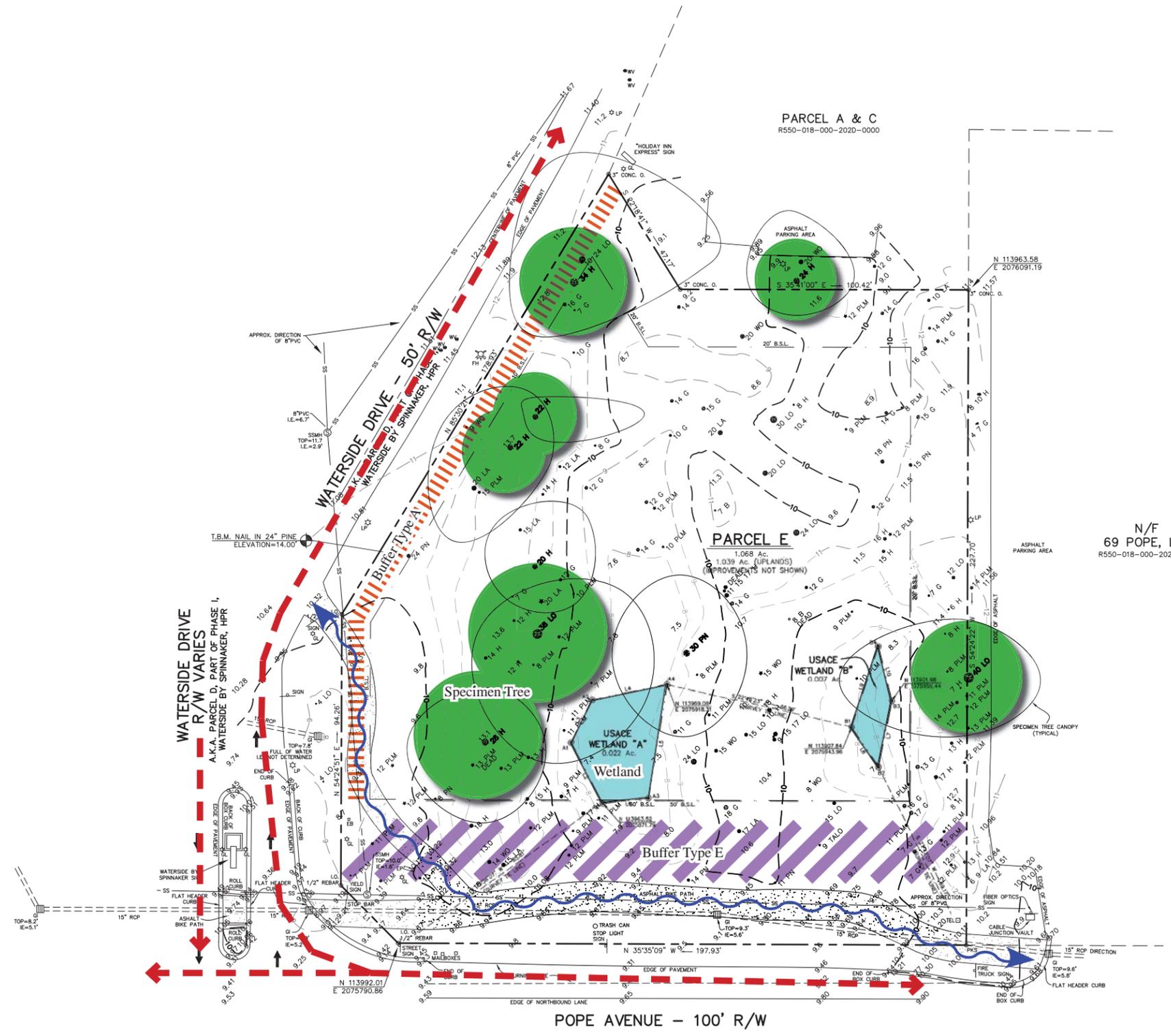
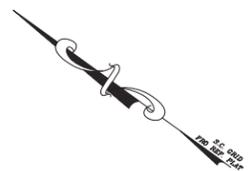
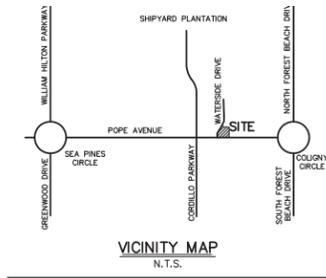
PARCEL E  
 1.068 Ac.  
 R550-018-000-202B-0000

N/F  
 69 POPE, LLC  
 R550-018-000-202B-0000

BOUNDARY  
 TREE & TOPOGRAPHIC  
 SURVEY OF  
**PARCEL E, POPE AVENUE**  
 A SECTION OF  
**WATERSIDE P.U.D., PARCEL 5B**  
**FOREST BEACH SUBDIVISION**  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 SCALE: 1" = 20'      DATE: 10/26/2015      JOB NO: SC87005C.1



**SC SURVEYING CONSULTANTS**  
 17 Sherington Drive, Suite C, Bluffton, SC 29910  
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
 GA Telephone: (912) 858-2775  
 www.SurveyingConsultants.com  
 Email: SC@SurveyingConsultants.com  
 CRED: 38/75  
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**Legend**

- Pedestrian Circulation
- Vehicular Circulation
- Entrance/Exit
- Specimen Trees
- Wetlands
- Buffer Type E
- Buffer Type A

N/F  
69 POPE, LLC  
R550-018-000-202B-0000

**LEGEND:**

TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
○	CONCRETE MONUMENT, OLD (FOUND)
○	TEMPORARY BENCH MARK
B	BAY
G	GUM
H	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
PLM	PALM
PN	PINE
WO	WATER OAK
EB	ELECTRIC BOX
EP	ELECTRIC PANEL
TEL	TELEPHONE BOX
PP	POWER POLE
LP	LIGHT POLE
GL	GROUND LIGHT
FH	FIRE HYDRANT
WV	WATER VALVE
GI	GRATE INLET
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
I.E.	INVERT ELEVATION
TALO	CHINESE TALLOW
P	OVERHEAD POWERLINE
SS	SANITARY SEWER LINE
→	TRAFFIC FLOW
I.O.	IRON PIN, OLD (FOUND)
PKS	PK NAIL SET

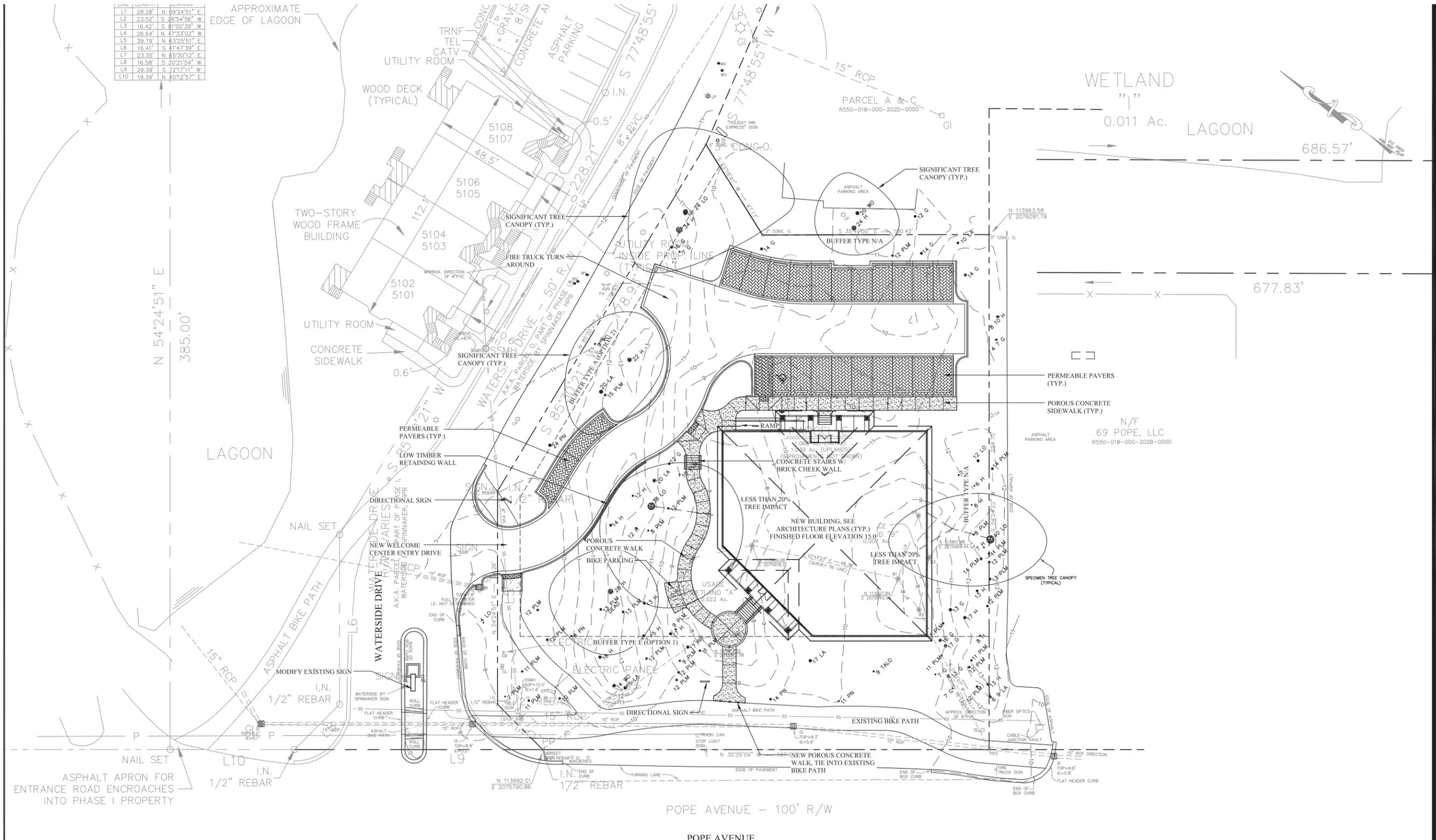
- NOTES**
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BOUNDARY  
TREE & TOPOGRAPHIC  
SURVEY OF  
**PARCEL E, POPE AVENUE**  
A SECTION OF  
**WATERSIDE P.U.D., PARCEL 5B**  
**FOREST BEACH SUBDIVISION**  
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

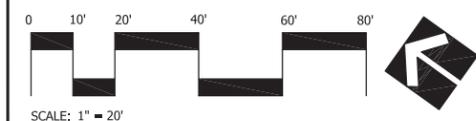
**Spinnaker Resort Welcome Center**  
Site Analysis  
February 23, 2016

LINE	LENGTH	PLACING
L1	28.28'	N 09°24'51" E
L2	23.52'	S 26°54'56" W
L3	16.42'	S 81°00'39" W
L4	26.64'	N 47°33'02" E
L5	39.79'	N 63°25'51" E
L6	16.41'	S 41°47'39" E
L7	23.35'	N 85°30'12" E
L8	16.58'	S 20°21'54" W
L9	29.39'	S 72°17'11" W
L10	19.39'	N 40°12'57" E

APPROXIMATE  
EDGE OF LAGOON



ASPHALT APRON FOR  
ENTRANCE ROAD ENROACHES  
INTO PHASE I PROPERTY



PLAN IS SUBJECT TO CHANGE.

SPINNAKER  
DEVELOPMENT GROUP  
35 DeAligon Avenue  
Hilton Head Island, South Carolina

SPINNAKER RESORT  
WELCOME CENTER  
Hilton Head Island, South Carolina

DRAWN BY:  
DM  
CHECKED BY:  
TT

This drawing is an instrument of  
service & remains the property of  
Wood+Partners Inc. It may not be  
copied or reproduced in any manner  
without written permission.

#	REVISION	DATE	BY
1	DRS CONCEPTUAL	2-23-16	

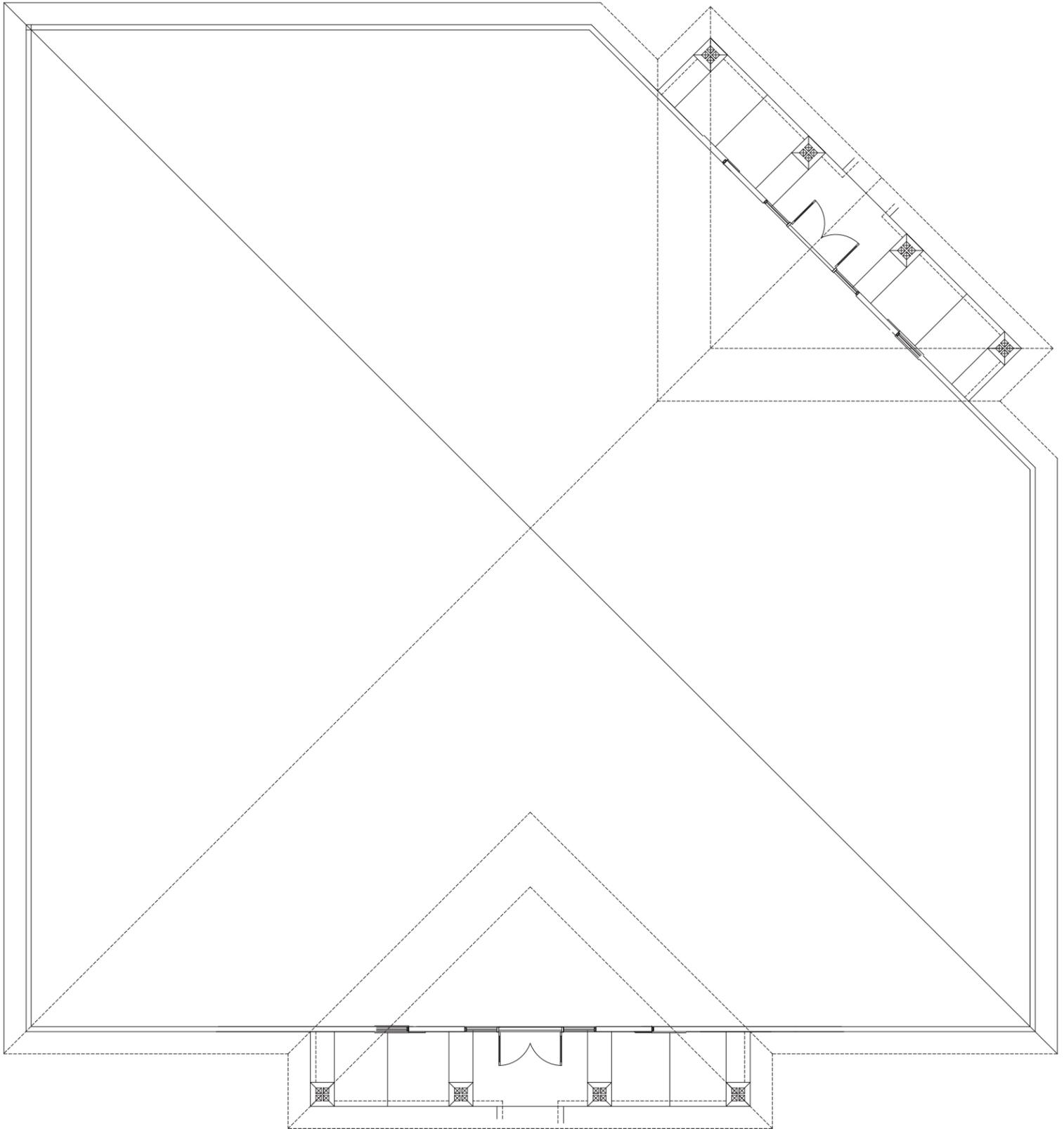
DATE  
2-23-16  
PROJECT NUMBER  
01-15035  
SHEET TITLE  
CONCEPTUAL  
SITE PLAN

Wood+Partners Inc. **WPI**  
Landscape Architects  
Landscape Planners

PO Box 22849 Hilton Head Island, SC 29925  
843.881.8818 Fax 843.881.7888 www.woodpartners.com

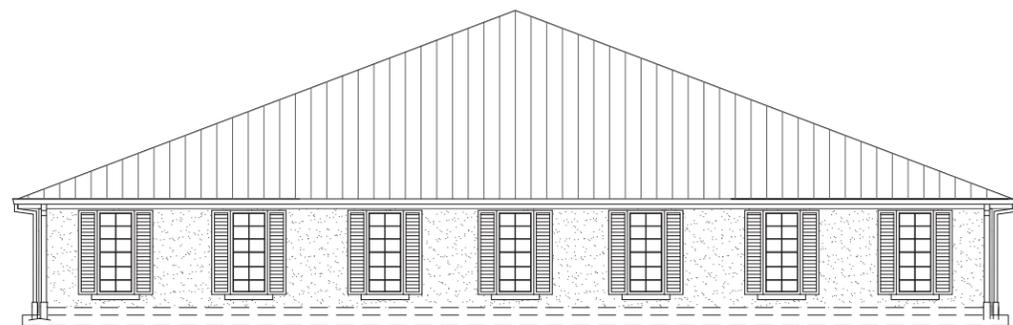
SHEET  
NUMBER  
**L1**







DETAIL 1AI **SOUTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



DETAIL 2AI **SOUTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"

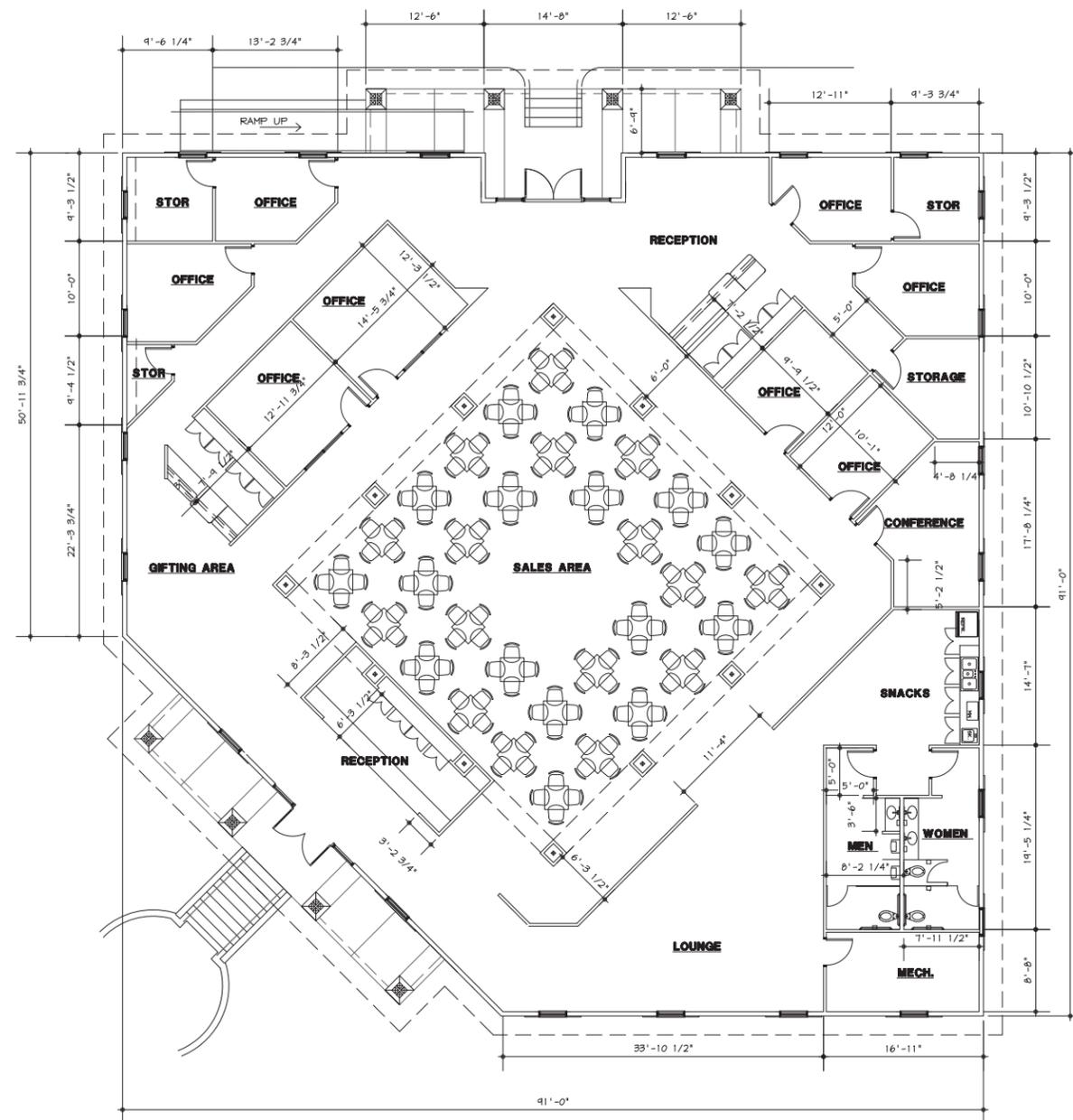


DETAIL 3AI **NORTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"



DETAIL 4AI **NORTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE:  
SEE PLANS BY WOOD AND PARTNERS INC.  
FOR FINISH GRADES, RAMPS AND STAIRS



DETAIL 5AI **FLOOR PLAN** 7,422 SF  
SCALE: 1/8" = 1'-0"



IN MISSOURI - GENERAL DESIGN AND RESTORATION INC.  
**GENERAL DESIGN INC. ARCHITECTURE**  
1000 N. BUSINESS 65 BRANSON, MISSOURI 65616  
PH. (417) 334-1999 FAX (417) 334-0746 EMAIL: AWJ@GENERALDESIGNINC.COM

**WELCOME CENTER**  
LITON LEAD ISLAND S.C.  
ISSUE DATE: 2/24/16  
DESIGNED BY: [Signature]  
REVISED BY: [Signature]  
PH. (417) 334-1999  
CHECKED BY: [Signature]

**A1**  
02016

## DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)  
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Spinnaker Welcome Center – NEW DEVELOPMENT  
CONCEPTUAL

DRB#: DRB-000330-2016

DATE: March 8, 2016

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5/12
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials – stucco & metal roof; Colors – beige & green. To match existing
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed utilities including appropriate screening on final plans.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting plan & manufacturer’s cut sheets for Final submittal.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Welcome Center designed to coordinate with existing condominium buildings

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site’s structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	+/- 5 specimen trees
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restudy amount/location of lawn under canopy of specimen trees
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development within wetlands & wetland buffers is not allowed without an ACOE permit and wetland mitigation.
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***




Town of Hilton Head Island  
 Community Development Department  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Harinderjit Singh Company: Hilton Head Suites, Inc.  
 Mailing Address: 2651 Perimeter Pkwy City: Augusta State: GA Zip: 30309  
 Telephone: 706.650.0061 Fax: 706.650.0064 E-mail: hsing@southeastretina.com  
 Project Name: Springhill Suites by Marriott Project Address: 1 Marina Side Drive  
 Parcel Number [PIN]: R 5 2 0 0 1 1 0 0 0 0 1 3 2 0 0 0 0  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

**CORRIDOR REVIEW, MAJOR  
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

**Digital Submissions may be accepted via e-mail by calling 843-341-4757.**

Project Category:  
 Concept Approval – Proposed Development  Alteration/Addition  
 Final Approval – Proposed Development  Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.14.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

**Additional Submittal Requirements:**

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

**Additional Submittal Requirements:**

**Alterations/Additions**

- \_\_\_\_\_ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- \_\_\_\_\_ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- \_\_\_\_\_ Photographs of existing structure.

**Additional Submittal Requirements:**

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

**For freestanding signs:**

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

**For wall signs:**

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

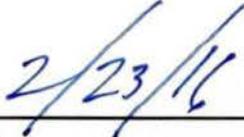
*A representative for each agenda item is strongly encouraged to attend the meeting.*

**Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application.**  YES  NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

  
\_\_\_\_\_  
SIGNATURE

  
\_\_\_\_\_  
DATE

# **DESIGN NARRATIVE - DRB CONCEPT APPROVAL**

## **SPRINGHILL SUITES BY MARRIOTT HOTELS**

### **ONE MARINA SIDE DRIVE**

We realize that the words Corporate Prototype are not well received on Hilton Head Island. We had an opportunity recently to renew this understanding, submitting for the Sister Hotel on the same property, Home 2. MRP Design Group has considerable experience in Hotel and Restaurant Design, but we also know that cookie cutter copies of what went in the last town will not suffice when the Goal is - Hilton Head Island Character.

Marriott has assured us that a design that satisfies the Hilton Head DRB will be acceptable to them as well. Marriott prides themselves on being Adaptable and Innovative when it comes to Site Context. The Prototype for Marriott Springhill Suites Building is much like the one for Home 2, Sleek and Modern. We intend to transform this look by using the same Materials and Similar Architectural Vocabulary on the Marriott as we did on Home 2, so that visually, the two products are in unison.

Our Material Choices are Keyed on the Color Board and include the following:

- A. BASE – PREDOMINANT BRICK – CHEROKEE BRICK – MOSSTOWN  
ACCENT BRICK – BORAL – CATAWBA RIDGE
- B. FIELD – HARDI PLANK SIDING, COLOR: TONY TAUPE SW 7038
- C. FIELD TRIM – HARDI PLANK TRIM, COLOR: SHERWIN WILLIAMS SW 7036 - ACCESSIBLE BEIGE
- D. FLOOR ACCENT BANDS – HARDI PLANK, COLOR: SHERWIN WILLIAMS SW7040 – SMOKEHOUSE
- E. UPPER ACCENT BANDS AND CANOPIES – SAND TEXTURED E.I.F.S., COLOR: SHERWIN WILLIAMS SW 7036 – ACCESSIBLE BEIGE
- F. SIGNATURE TOWER – HARDI SHAKES, COLOR: SHERWIN WILLIAMS SW7040 – SMOKEHOUSE

G. TRELLISES – STAINED HEAVY TIMBER CEDAR , COLOR: VARATHANE KONA

H. MANSARD AND TOWER ROOFS – BERRIDGE STANDING SEAM METAL, COLOR: DARK BRONZE

I. AWNINGS – PAINTED ALUMINUM, COLOR: SHERWIN WILLIAMS SW 6214 – UNDERSEAS

With these changes to the Marriott Springhill Suites Prototype, we feel like we have accomplished the Goals of Marriott Hotels and Hilton Head simultaneously. We also feel that the Marriott and the Hilton Home 2 will be Complimentary Sister Properties in the same complex.

As for height, we are going to be asking DPR for Administrative 20% Height Variance for our towers and have reduced the Building height to the top of the mansarts to the 45 foot limit.

As for the Site Analysis, Our Civil has this to say:

### **Marriott Springhill Development**

Marriot Springhill is a proposed 95 room 4-story hotel development project at One Marina Side Drive located on Hilton Head Island, SC. The property is 5.64 acres located on the north side of William Hilton Parkway. This will be a redevelopment of an existing commercial property formerly known as the Motel 6 site. Marriot Springhill will consist of construction of a new 4-story hotel and outdoor swimming pool area. The access will be re-built with sufficient access to serve the entire development proposed. Pervious brick pavers will be constructed adjacent to all existing specimen trees and each of the crosswalks for the proposed buildings. In addition to the Marriott Springhill, a Hilton Home 2 is proposed with 99 rooms 4-story hotel located on the same property toward the front of the property.

The property is currently zoned (LC) light commercial district. The property lies with the FEMA zone “A-7” with a minimum base elevation of 14 feet above sea level. The proposed finished floor elevation will be at 17.5 feet. Average relief of topography from 12.0’ to 18.0’ vertical elevation of the site. The project consists of 2.78 acres of pavement and 1.83 acres of open space within the development. The property does not include any wetlands or critical areas within the development. Existing 50’ primary road and 20’ secondary road buffers will be maintained on the site from William Hilton Parkway.

The development will consist of two phases of construction with the first phase constructing the Hilton Home 2 and pad elevations for the remaining construction. Marriot Springhill will be constructed several months following the construction of the new Home 2.

The proposed development will be consistent and in character with the adjacent and adjoining properties. This development will enhance the overall type of development serving the surrounding properties.

An overall storm water management plan will address the drainage from the proposed parking and proposed hotels utilizing a proposed underground detention structure for storm water runoff.

The buildings have been situated to easily direct storm water away from the structures while protecting the existing specimen trees.

Public water service is available from Broad Creek Public Service District and will be served by an existing 8-inch waterline. Public sanitary sewer service is also available within the development. There is an existing 100' powerline easement that will be maintained through the back portion of the development.

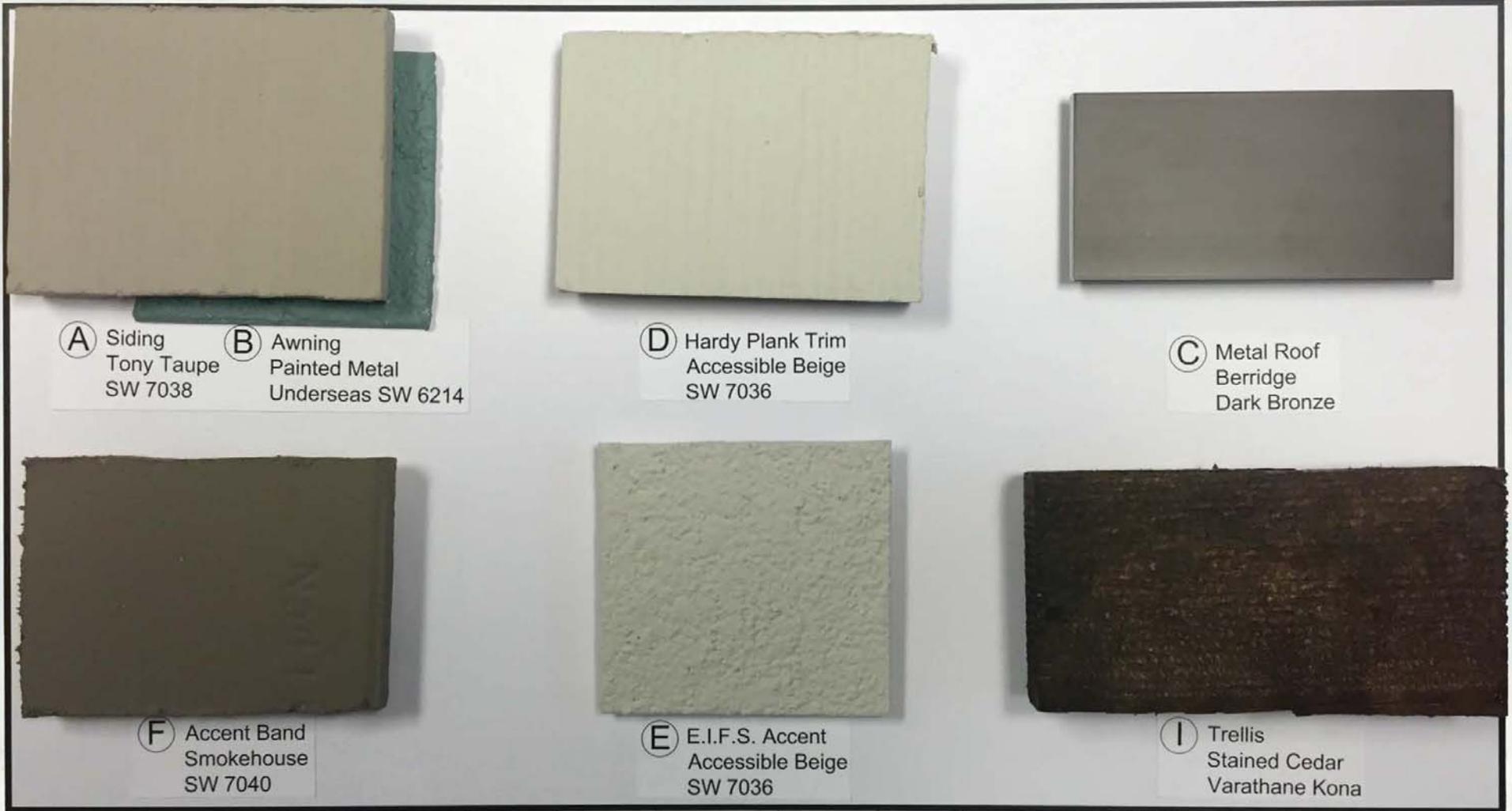
Maintenance responsibilities will consist of a commercial property owner's association responsible for the upkeep of the open space areas and the retention pond. The dedicated improvements consist of the water, sewer and utility services throughout the development.

Unique elements such as the existing specimen trees within the development will be maintained and protected during construction of the project. There are several large specimen trees both 34" and 36" live oaks that will be isolated in interior and exterior island spaces with protection to the drip lines. Tree protection will be utilized providing safe construction practices near the specimen trees. Extra Islands have been added to the plan to give back and save more of the existing trees.

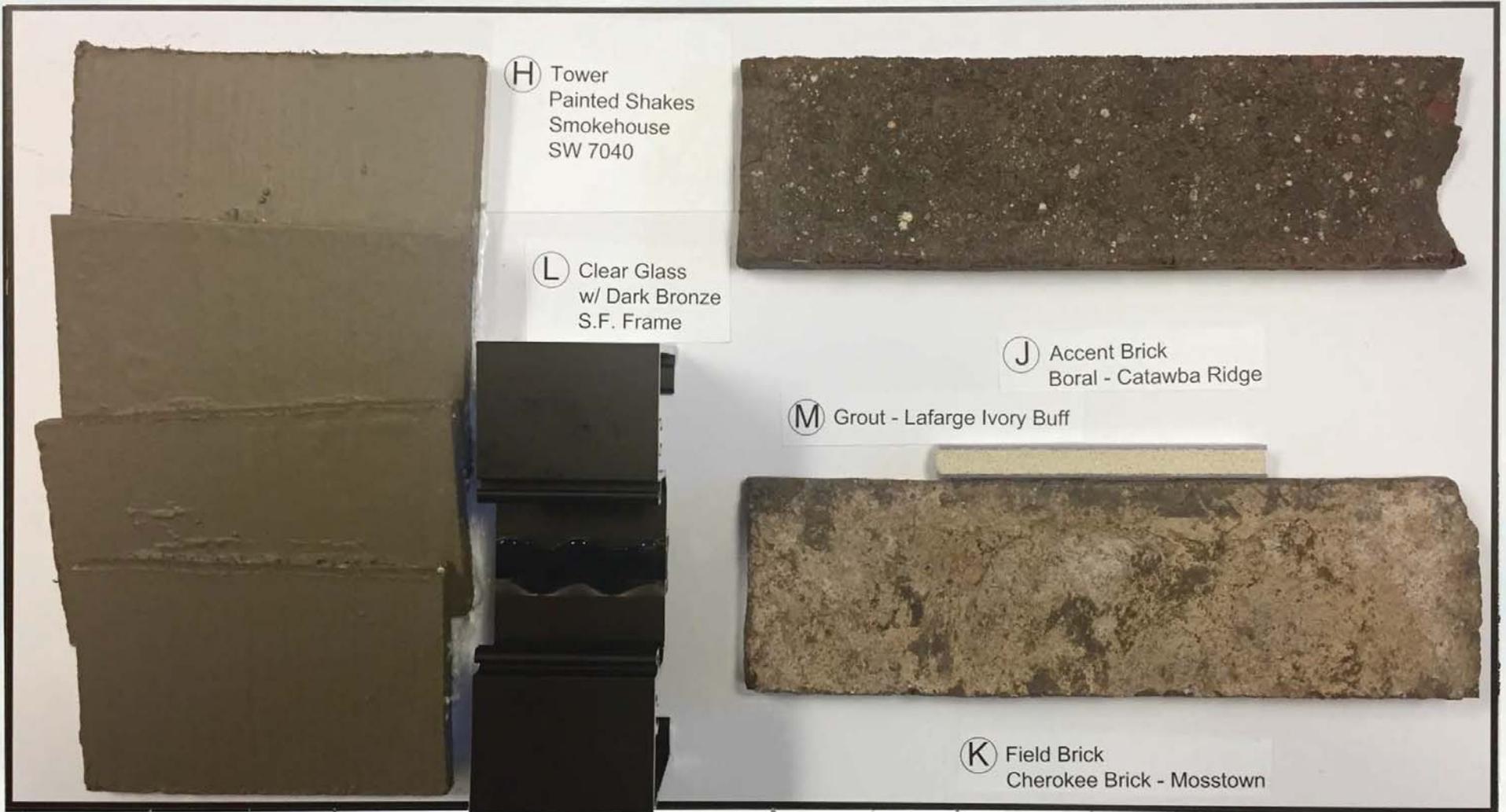
### **OPEN SPACE AND PUBLIC DEDICATION**

A property owner's association will be formed to own and maintain the open space and common areas within the development. The owner will create a commercial owner's association which will maintain the detention areas on site.

<b>Total Property</b>	<b>5.64 ac</b>
Hotel Areas	4.67 ac
Open Space	1.16 ac
Roads	2.78 ac
Impervious Area	3.38 ac
Percent Impervious	60.0%
Open Space	1.16 ac
Percent Open Space	16 %



Proposed Exterior Materials



Ⓜ Tower  
Painted Shakes  
Smokehouse  
SW 7040

Ⓛ Clear Glass  
w/ Dark Bronze  
S.F. Frame

Ⓝ Accent Brick  
Boral - Catawba Ridge

Ⓜ Grout - Lafarge Ivory Buff

Ⓚ Field Brick  
Cherokee Brick - Mosstown

Proposed Exterior Materials



Island Character

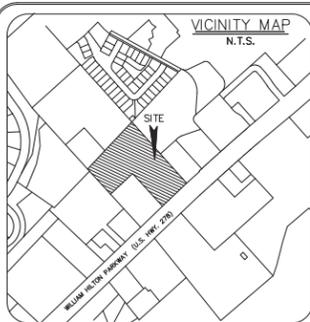
*"The architectural design and construction philosophy... is that buildings should be unobtrusive in form and color in order to complement their natural setting. The main concern is that the total community be homogeneous in feeling in a park like setting and free from the discordant architectural shapes and colors which vie for attention and attempt to create greater visual impact than a neighbor's." - Charles Fraser*



# Town of Hilton Head Island

Concept Approval - Proposed Development





R520 011 000 147A 0000  
BROAD CREEK PUBLIC SERVICE DISTRICT  
PO BOX 5878  
HILTON HEAD ISLAND SC 29938

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	40.00	17288.73	40.00	S47°03'02"W	0°07'57"
C2	127.67	17288.73	127.67	S46°46'22"W	0°25'23"
C3	23.00	17288.73	23.00	S46°31'23"W	0°04'34"

R520 011 000 0165 0000  
STORAGE TRUST PROPERTIES LP PUBLIC S  
PO BOX 25025  
GLENDALE CA 91201-5025

R520 011 000 0161 0000  
DMS PROPERTY HOLDINGS LLC  
6513 KINGSTON PIKE #106  
KNOXVILLE TN 37919

R520 011 000 0123 0000  
BROAD CREEK PSD  
PO BOX 5878  
HILTON HEAD ISLAND SC 29938

**LEGEND & SYMBOLS:**

TREE SIZES ARE INCHES IN DIAMETER

- |                                |   |                          |   |
|--------------------------------|---|--------------------------|---|
| SPOT ELEVATION                 | ⊙ | ELECTRIC SERVICE         | — |
| CONTOUR                        | — | ELECTRIC TRANSFORMER     | ⊠ |
| 3" CONCRETE MONUMENT FOUND     | ⊠ | TELEPHONE SERVICE        | — |
| 1/2" IRON PIN FOUND            | ⊠ | TELEVISION SERVICE       | — |
| P.K. NAIL FOUND                | ⊠ | WATER METER              | ⊠ |
| TEMPORARY BENCH MARK           | ⊠ | VALVE BOX                | ⊠ |
| INVERT ELEVATION               | ⊙ | IRRIGATION CONTROL VALVE | ⊠ |
| FINISHED FLOOR ELEVATION       | ⊙ | SANITARY MANHOLE         | ⊙ |
| POLYVINYL CHLORIDE             | — | STORM MANHOLE            | ⊙ |
| CORRUGATED PLASTIC PIPE        | — | FIRE HYDRANT             | ⊙ |
| REINFORCED CONCRETE PIPE       | — | UTILITY POLE             | — |
| HIGH DENSITY POLYETHYLENE PIPE | — | GUY                      | — |
| LIVE OAK                       | ⊙ | SIGN                     | — |
| LAUREL OAK                     | ⊙ | LIGHT POLE               | — |
| MAGNOLIA                       | ⊙ | CATCH BASIN              | ⊠ |
| RED OAK                        | ⊙ | MAIL BOX                 | ⊠ |
| PINE                           | ⊙ | CLEANOUT                 | ⊠ |
| PALM                           | ⊙ | SEWER LATERAL            | ⊙ |
| WATER OAK                      | ⊙ | WATER LATERAL            | ⊙ |
| WHITE OAK                      | ⊙ |                          |   |
| WAX MYRTLE                     | ⊙ |                          |   |
| CEDAR                          | ⊙ |                          |   |
| TURKEY OAK                     | ⊙ |                          |   |
| GUM                            | ⊙ |                          |   |
| TUPELO                         | ⊙ |                          |   |
| BIRCH                          | ⊙ |                          |   |
| HOLLY                          | ⊙ |                          |   |
| HICKORY                        | ⊙ |                          |   |

R550 011 000 0134 0000  
PALMETTO ELECTRIC CORP INC  
DRAWER 820  
RIDGLAND SC 29936

R520 011 000 132A 0000  
PRIME PROPERTY INVESTMENTS LLC  
15 COLLIER BRANCH RD  
HILTON HEAD ISLAND SC 29928

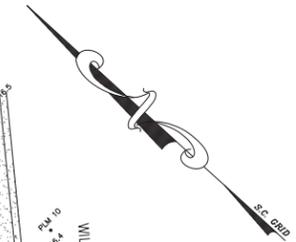
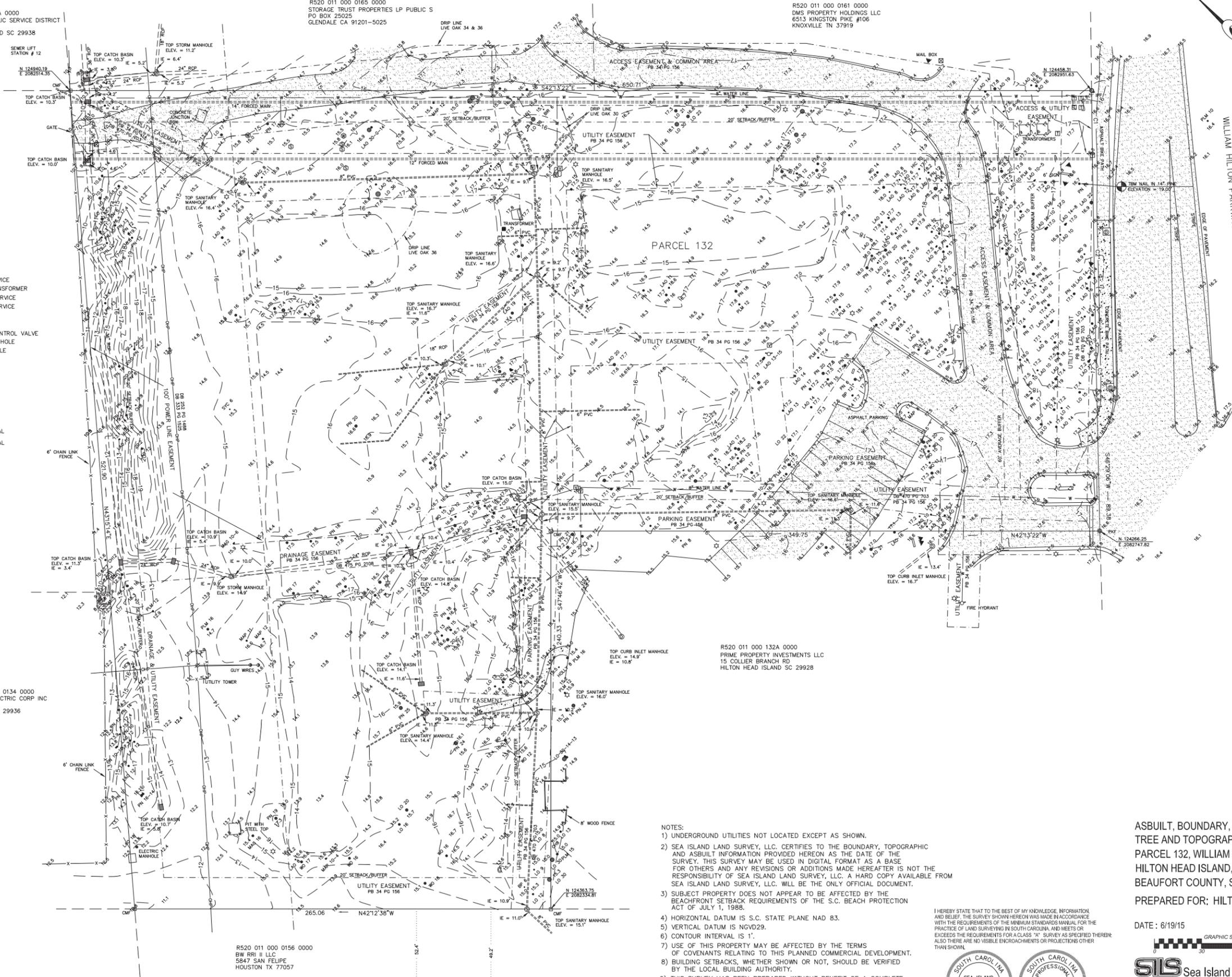
R520 011 000 0156 0000  
BW RRI II LLC  
5847 SAN FELIPE  
HOUSTON TX 77057

**REFERENCE PLATS**

- 1) A PLAT OF 5.64 ACRES, KNIGHTS INN TRACT, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 1/26/87 RECORDED IN BOOK 34, PAGE 156 ROD. BEAUFORT COUNTY, SC BY: JERRY L. RICHARDSON S.C.R.L.S. # 4784
- 2) ALTA/ACSM LAND TITLE SURVEY OF MOTEL # 1129, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 7/03/07 ROD. BEAUFORT COUNTY, SC BY: MARK R. RENEW S.C.R.L.S. # 25437

PROPERTY AREA = 5.64 AC. 245,732 S.F.  
ADDRESS: 830 WILLIAM HILTON PARKWAY  
DISTRICT: 520, MAP: 11, PARCEL: 132

THIS PROPERTY LIES IN F.E.M.A. ZONE A7  
BASE FLOOD ELEVATION = 14.0'  
COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86

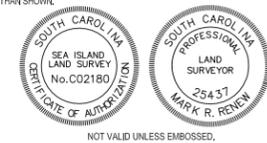


WILLIAM HILTON PARKWAY - U.S. HIGHWAY 218 R/W VARIES

**NOTES:**

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
- 5) VERTICAL DATUM IS NGVD29.
- 6) CONTOUR INTERVAL IS 1'.
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



ASBLUIT, BOUNDARY,  
TREE AND TOPOGRAPHIC SURVEY OF:  
PARCEL 132, WILLIAM HILTON PARKWAY,  
HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA  
PREPARED FOR: HILTON HEAD SUITES, INC.

DATE: 6/19/15 SCALE: 1" = 30'



**SIS** Sea Island Land Survey, LLC.  
4D Mathews Court, Hilton Head Island, SC 29926  
Tel (843) 681-3248 Fax (843) 689-3871  
E-mail: sils@sprynet.com  
FILE No.: 07205/2 DWG No.: 3-1994



**ADDRESSING NOTES:**

1. THE STREET ADDRESS WILL NEED TO BE POSTED ON ANY NEW SIGNAGE AND BE VISIBLE FROM THE STREET.
2. THE COLOR OF THE ADDRESS NUMBERS MUST CONTRAST WITH THE BACKGROUND MATERIAL.
3. ADDRESS MUST BE POSTED WITHIN 20 FEET OF THE PROPERTY LINE AND CLEARLY BE VISIBLE FROM THE STREET.
4. NUMBERS ARE TO BE REFLECTIVE.
5. NUMBERS ARE TO BE A MINIMUM OF 4 INCHES IN HEIGHT.
6. NUMBERS ARE TO BE A MINIMUM OF 3 INCHES IN WIDTH.

- TRAFFIC CONTROL & SIGNAGE:**
- 1 DIRECTION ARROW (TYP.)
  - 2 HANDICAP PAVEMENT SYMBOLS (TYP.)
  - 3 HANDICAP SIGN (TYP. 2 SPACES)
  - 4 24" WIDE STOP BAR (TYP.)
  - 5 PAVEMENT STRIPING 4" WHITE
  - 6 30" STOP SIGN (R1-1)
  - 7 30" DO NOT ENTER SIGN (R5-1)
  - 8 MONUMENT SIGNAGE
  - 9 HANDICAP ACCESSIBLE CROSSWALK
  - 10 24" WHITE THERMOPLASTIC LETTERS
  - 11 DRIVE THRU SIGN

- SITE NOTES:**
- 1 HANDICAP RAMPS
  - 2 PARKING STOPS (TYP.)
  - 3 CURB AND SIDEWALK
  - 4 CONCRETE SIDEWALK
  - 5 DUMPSTER ENCLOSURE
  - 6 CONCRETE APRON
  - 7 BOLLARDS
  - 8 ASPHALT PAVEMENT
  - 9 PROPOSED FIRE HYDRANT
  - 10 MENU BOARD AND SPEAKER POST
  - 11 PRE-MENU BOARD
  - 12 CLEARANCE BAR
  - 13 SENSOR LOOP
  - 14 PATIO AND SEATING
  - 15 DRIVE THROUGH (SEE ARCHITECTURAL PLANS)
  - 16 DRAINAGE STRUCTURES
  - 17 TRANSFORMER PAD
  - 18 LIGHT POLE
  - 19 BIKE RACKS

**FLOOD NOTE:**

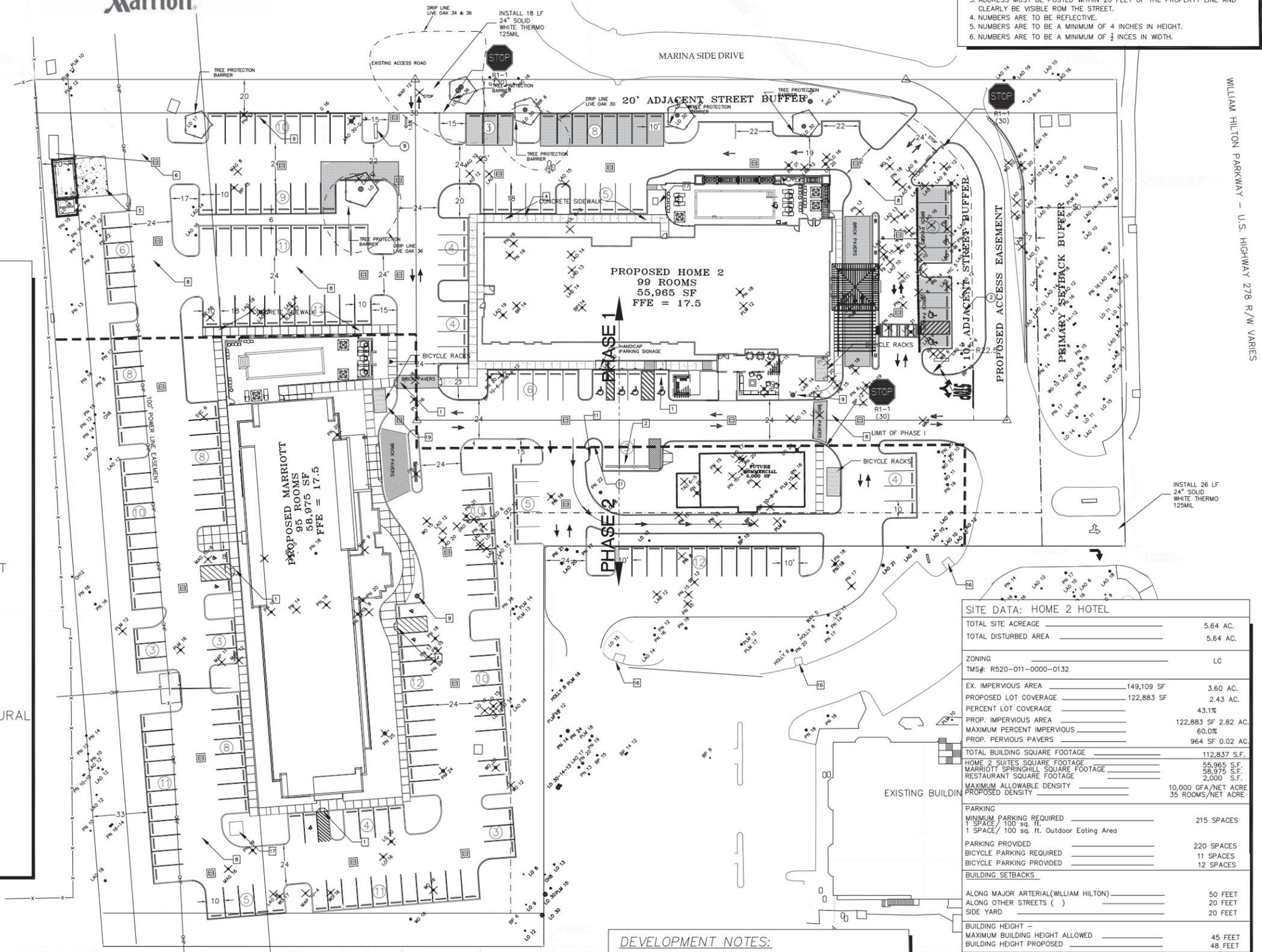
1. THIS SITE IS SHOWN TO BE WITHIN AN AREA OF FLOOD HAZARD AS DEPICTED ON FEMA FIRM PANEL NUMBER 450250 0014 D REVISED SEPTEMBER 29, 1986.
2. THE SITE FALLS WITHIN AN A-7 (14') FLOOD ZONE PER THE OFFICIAL TOWN OF HILTON HEAD FIRM ZONE MAP.

**URBAN DESIGN NOTE:**

1. DUMPSTER ENCLOSURE TO COMPLIMENT BUILDING ARCHITECTURE IN COLOR AND MATERIALS AND SHOULD INCLUDE LANDSCAPE SCREENING AS WELL.

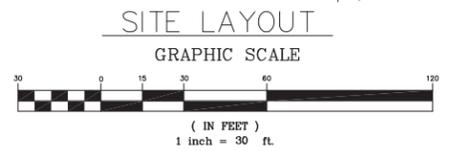
**DEVELOPMENT NOTES:**

1. STANDARD PARKING SPACES SHALL BE 9' X 18. COMPACT SPACES SHALL BE 9' X 15'.
2. WHEEL STOPS ARE REQUIRED AT THE END OF ALL PARKING SPACES WHERE THERE IS NO CURBING.
3. PARKING SPACES ARE MARKED WITH WHITE PAINTED LINES, EXCEPT WHERE ACCESSIBILITY REQUIREMENTS REQUIRE THAT SPACES BE DELINEATED IN BLUE.
4. DUMPSTER ENCLOSURE TO COMPLIMENT BUILDING ARCHITECTURE IN COLOR AND MATERIALS AND SHALL BE SCREENED WITH LANDSCAPING.



**SITE DATA: HOME 2 HOTEL**

TOTAL SITE ACREAGE	5.64 AC.
TOTAL DISTURBED AREA	5.64 AC.
ZONING	LC
TMS#	R520-011-0000-0132
EX. IMPERVIOUS AREA	149,109 SF 3.60 AC.
PROPOSED LOT COVERAGE	122,883 SF 2.43 AC.
PERCENT LOT COVERAGE	43.1%
PROP. IMPERVIOUS AREA	122,883 SF 2.82 AC.
MAXIMUM PERCENT IMPERVIOUS	60.0%
PROP. PAVEMENT PAVED	964 SF 0.02 AC.
TOTAL BUILDING SQUARE FOOTAGE	112,837 S.F.
HOME 2 SUITES SQUARE FOOTAGE	55,965 S.F.
MARRIOTT SPRINGHILL SQUARE FOOTAGE	58,975 S.F.
RESTAURANT SQUARE FOOTAGE	2,000 S.F.
MAXIMUM ALLOWABLE DENSITY	10,000 GFA/NET ACRE
PROPOSED DENSITY	35 ROOMS/NET ACRE
<b>PARKING</b>	
MINIMUM PARKING REQUIRED	215 SPACES
1 SPACE/100 SQ. FT.	
1 SPACE/100 SQ. FT. Outdoor Eating Area	
<b>PARKING PROVIDED</b>	
BICYCLE PARKING REQUIRED	220 SPACES
BICYCLE PARKING PROVIDED	11 SPACES
BICYCLE PARKING PROVIDED	12 SPACES
<b>BUILDING SETBACKS</b>	
ALONG MAJOR ARTERIAL (WILLIAM HILTON)	50 FEET
ALONG OTHER STREETS ( )	20 FEET
SIDE YARD	20 FEET
<b>BUILDING HEIGHT -</b>	
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
BUILDING HEIGHT PROPOSED	48 FEET



STAMP:  
RELEASE FOR CONSTRUCTION DATE:  
RELEASE FOR PERMIT DATE:  
Other:

**TATE DESIGN GROUP**  
SITE DESIGN ENGINEERS  
1821 Curtis Drive, North Augusta SC 29841  
803.226.7979 Fax: 803.310.6044  
tatedesigngroup@gmail.com

COPYRIGHT TATE DESIGN GROUP, 2006  
This drawing and its reproductions are the property of the Engineers and may not be reproduced, published, or used in any way without the written permission of the Engineers.

NO.	DATE	REVISION

**MARRIOTT SPRINGHILL SUITES**  
**ONE MARINA SIDE DRIVE**  
**HILTON HEAD ISLAND, SC**  
PREPARED FOR:  
**SINGH INVESTMENT GROUP**

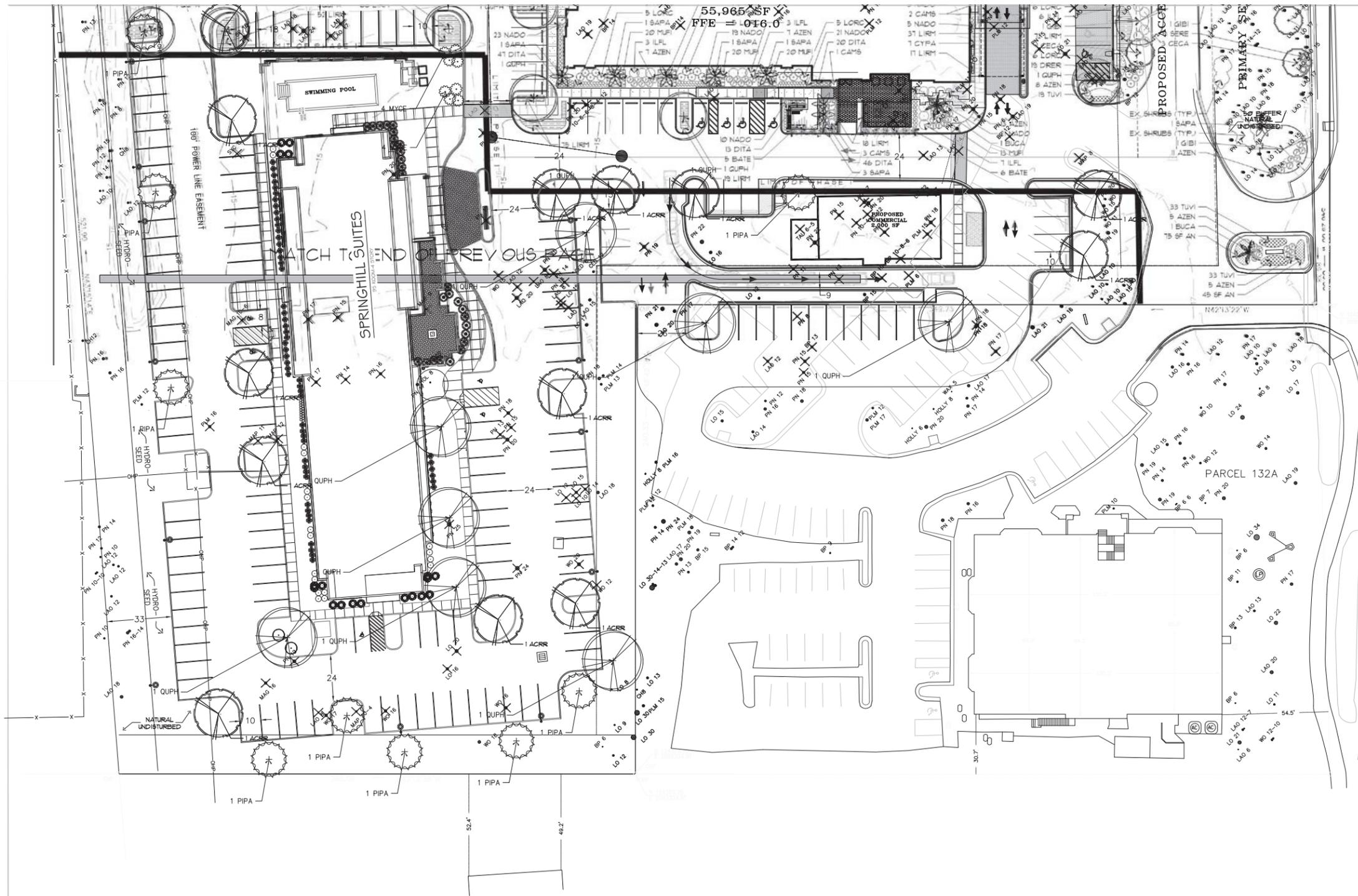
PROJECT NO: 15015.00.HH  
DRAWN BY: MST  
CHECKED BY: MST

SITE PLAN  
SHEET NO. **C4**  
OF 18



NOT FOR CONSTRUCTION

MARRIOTT SPRINGHILL



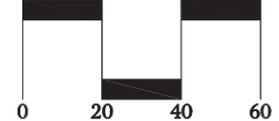
NOTE:

\* NO SOD UNDER SPECIMEN TREES \*

1" WATER METERS TO BE INSTALLED FOR IRRIGATION TO BE SUPPLIED BY BROAD CREEK PUBLIC SERVICE DISTRICT.



GRAPHIC SCALE



TATE DESIGN GROUP  
 SITE DESIGN ENGINEERS, INC. 29841  
 803.226.7979 Fax 803.310.6044  
 tatedesigngroup@gmail.com

MARRIOTT SPRINGHILL

Conceptual Plan  
 Hilton Head Island, South Carolina

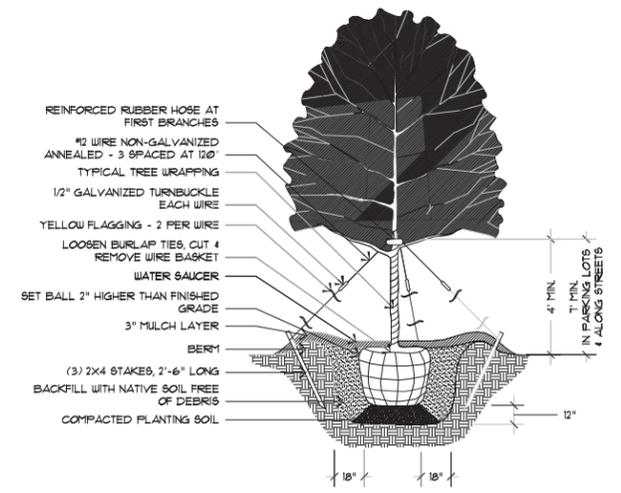
Sheet Title:  
 Plant Plan

Job Number:

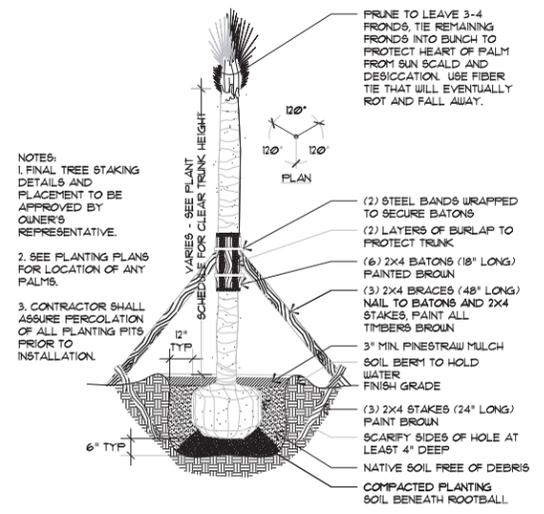


Sheet

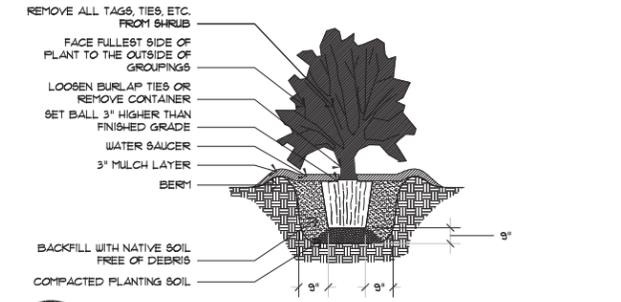
2  
 of 3



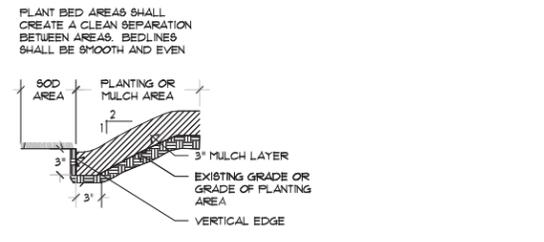
**1 Tree Planting**  
Not to Scale



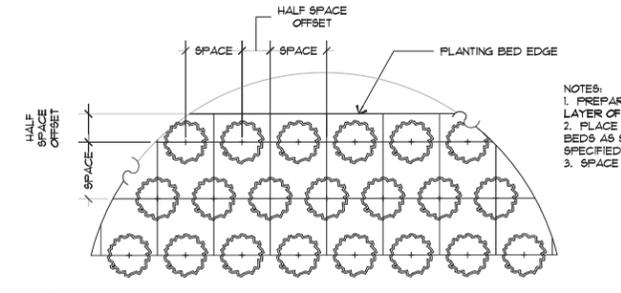
**2 Palmetto Tree Planting**  
Not to Scale



**3 Shrub Planting**  
Not to Scale



**4 Sod / Plant Bed Edge Detail**  
Not to Scale



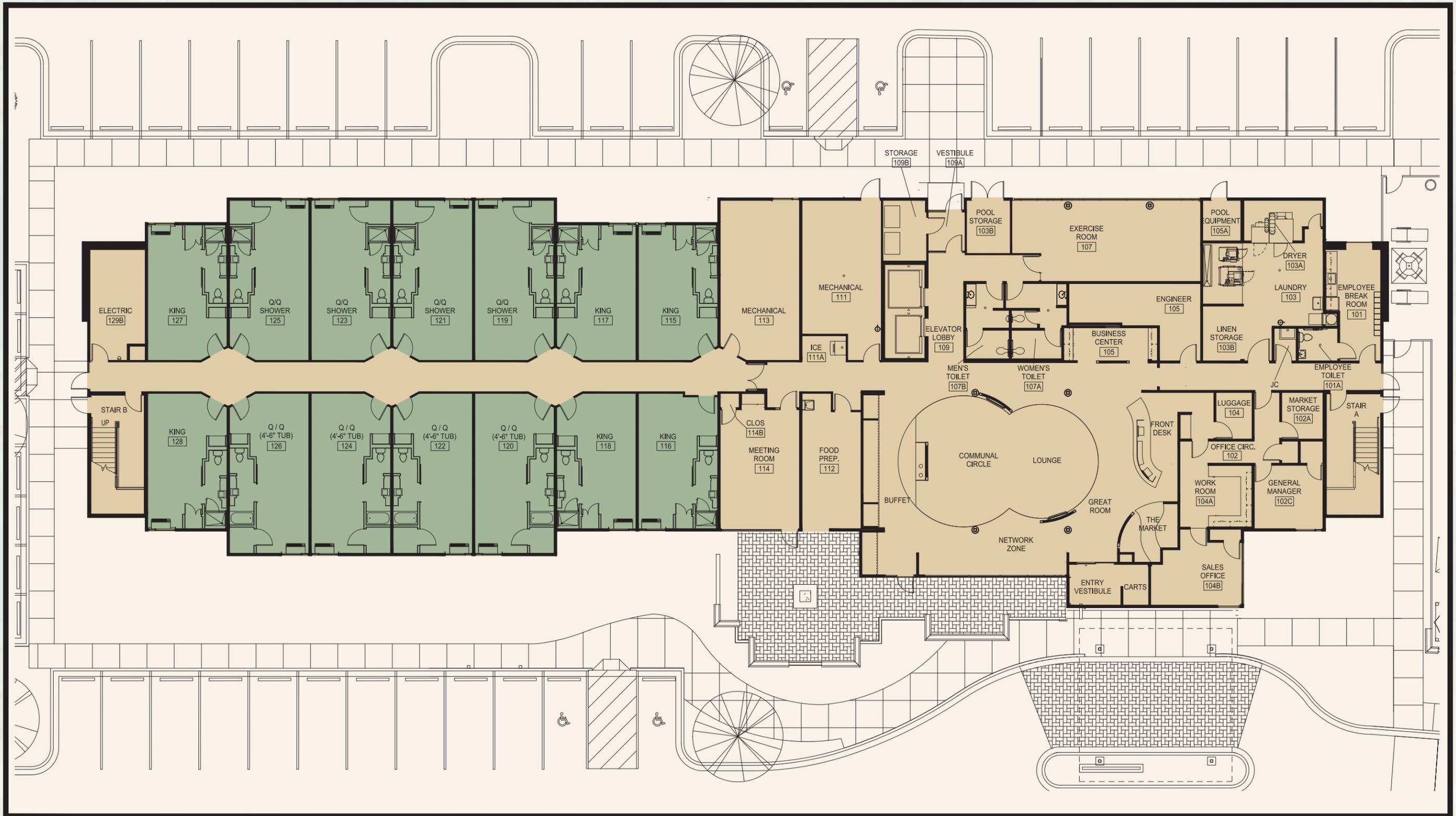
**5 Ground Covers, Annuals & Perennials**  
Not to Scale

**PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
<b>TREES</b>								
RJCA	3	<i>Rosa carolina</i>	Pink Rose	-	8'-0"	4'-0"	Com. # 848 Full	
CECA	3	<i>Cercis canadensis</i>	Eastern Red Bud	1 1/2"	8' Hgt.	-	Com. Full	
GBI	5	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2 1/2"	8'-0"	4'-0"	Com. Full	
LAP	4	<i>Lagerstroemia indica 'Pink Velvet'</i>	Pink Velvet Crape Myrtle	-	8'	-	Com. Full, Multi-trunk	
LAT	5	<i>Lagerstroemia indica 'Harlem Renaissance'</i>	Harlem Renaissance Crape Myrtle	-	8'-0"	-	Com. Full, Single-trunk specimen	
MGSE	5	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	-	8'-0"	-	Com. Full to ground	
QUPA	15	<i>Quercus prinus</i>	White Oak	4"	30'-0"	10'-0"	848 Full	
SAPA	5	<i>Sabal palmetto</i>	Carolina Palm	-	8'-0"	-	848 Clear trunk up to 12'	
<b>SHRUBS</b>								
AZBI	101	<i>Abies fraseri</i>	Blue Spruce	-	30'-0"	30'-0"	1 Gal. Com. Full, 3-4 O.C.	
CAPI	12	<i>Ceanothus americanus</i>	Heavenly Blueberry	-	36"	36"	1 Gal. Com. Full, 4-6" O.C.	
CHAI	3	<i>Chamaelirium luteum</i>	European Fan Palm	-	2'-0"	2'-0"	1 Gal. Com. Specimen Full to ground	
CHPL	48	<i>Chimonanthes King Tut</i>	King Tut	-	24'-0"	24'-0"	3 Gal. Com. 2-3 O.C.	
FAJA	5	<i>Ficus japonica</i>	Japanese aralia	-	24'-0"	24'-0"	1 Gal. Com. # 3 O.C.	
FLFL	75	<i>Ficus floridana</i>	Florida Aralia	-	24'-0"	24'-0"	1 Gal. Com. # 4 O.C.	
LORC	45	<i>Lonicera japonica 'Majesty'</i>	King of the Hedges	-	24'-0"	24'-0"	1 Gal. Com. Full, 4-6" O.C.	
MADO	165	<i>Mandevilla sanderi 'Harbor Dawn'</i>	Dwarf Heavenly Star	-	12'-0"	12'-0"	3 Gal. Com. 10" O.C.	
PHDE	5	<i>Philadelphus serotinus</i>	Coastal Philadelphus	-	24'-0"	24'-0"	1 Gal. Com. # 4 O.C.	
PTTE	1	<i>Physalis 'Teardrop'</i>	Teardrop Physalis	-	36"	-	1 Gal. Com. Full, specimen	
REBE	45	<i>Ribes reppense 'Silver'</i>	Silver Sea Honeysuckle	-	24'-0"	18'-0"	1 Gal. Com. 4-6" O.C.	
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
BLTR	21	<i>Bambusa nana 'gracilis'</i>	Gracile Clumping Bamboo	-	4'	36"	1 Gal. Com. # 2-4" O.C. 3-8 stems	
CHRE	85	<i>Chlorophytum comosum</i>	Spider Plant	-	12'-0"	-	1 Gal. Com. # 24" O.C.	
FLRI	348	<i>Fluorocarya virginica</i>	Soft Plant Grass	-	18'-0"	-	3 Gal. Com. # 24" O.C.	
<b>GROUND COVERS, WIVES &amp; PERENNIALS</b>								
AN	500 SF	Annual Color	-	-	-	-	1 Gal. Annuals for seasonal color	
DTFA	541	<i>Dianella aemula 'variegata'</i>	Variegated Plant Lily	-	12'-0"	-	1 Gal. Com. # 5" O.C.	
LWRT	1445	<i>Liriodendron 'Super Blue'</i>	Super Blue Liriodendron	-	12'-0"	-	1 Gal. Com. # 8" O.C.	
LYT	75	<i>Lysichiton ciliolatus</i>	Skunk Cabbage	-	12'-0"	-	1 Gal. Com. # 8" O.C.	
<b>SOOD</b>								
NOO	225 SF	Sod	Sod	-	-	-	1 Gal. Sod	
<b>MULCH &amp; IRRIGATION</b>								
MULCH	14750 SF	3" DEEP LONGLEAF PINE STRAW MULCH	-	-	-	-	1 Gal. Mulch	
IRR	34-975 SF	100% COVERAGE OF ALL PLANT BED AND SOOD AREAS	-	-	-	-	1 Gal. Irrigation	

**PLANTING NOTES:**

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SOODED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.

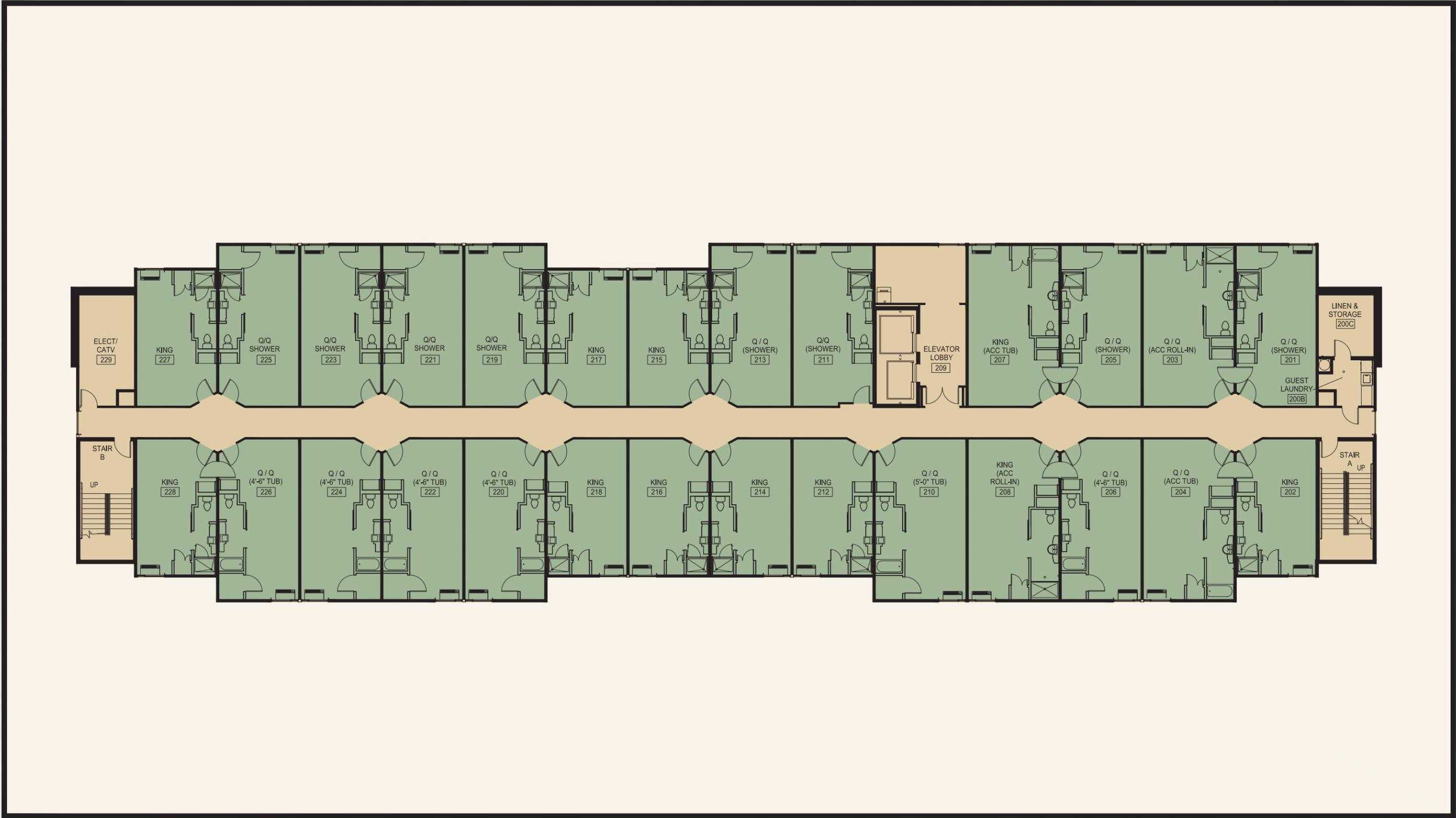


Proposed Main Level Floor Plan - 1/8"=1'-0"

# Town of Hilton Head Island

Concept Approval - Proposed Development





Proposed Typical Level Floor Plan - 1/8"=1'-0"

# Town of Hilton Head Island

Concept Approval - Proposed Development



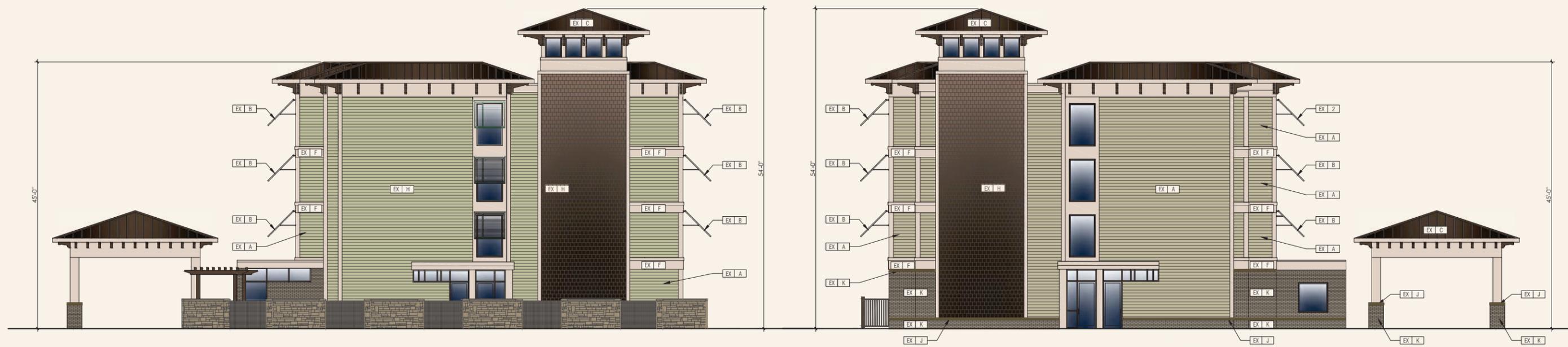


Proposed Front and Rear Elevations - 1/8"=1'-0"

# Town of Hilton Head Island

Concept Approval - Proposed Development





Proposed Side Elevations - 1/8"=1'-0"

# Town of Hilton Head Island

Concept Approval - Proposed Development



## DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)  
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Springhill Suites by Marriott

DRB#: DRB-000337-2016

DATE: March 8, 2016

RECOMMENDATION:    Approval                Approval with Conditions                Denial   

RECOMMENDED CONDITIONS:

1. Consider how to utilize space where restaurant was proposed to loosen up site and provide more green space between building and parking.
2. Restudy entrance & location of porte cochere (adjacent to solid brick wall, not attached to building, not centered on elevation).
3. Reconsider use of stone on pool walls. Stucco, wood, or brick (or combination) would be more appropriate and in keeping with the Design Guide.
4. Restudy tower element in front & rear elevation.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials – brick, hardie-plank siding, EFIS, hardi shakes, wood, & metal; Colors – beige, taupe, brown, bronze, green
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting plan & manufacture's cut sheets for Final submittal.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider shifting parking to save existing trees.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Complete landscape plan with plant schedule is required for Final submittal.
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

The narrative states a variance will be obtained at time of DPR for 20% greater height. A variance is not required; an architectural element can be 20% higher than height limit and staff determined that the roof stair enclosure serves as an architectural element.

The site development plan as submitted is over density allowed with all three buildings. According to the applicant the restaurant will be removed from plan.

Dumpster and some parking is still shown in setback & buffer; according to the applicant this will be relocated.
