



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, September 25, 2012
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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 September 11, 2012
6. **Staff Report**
Report on State Training – *Presented by: Jill Foster*
7. **Board Business**
Adoption of DRB Schedule of Meetings - 2013
8. **Unfinished Business**
 - A. Alteration & Addition
 - 1) DR 120025 – Westin Hilton Head Resort & Spa
9. **New Business**
 - A. Alteration & Addition
 - 1) DR 120028 – Marriott Harbour Point & Sunset Pointe
 - 2) DR 120027 – Omni Hilton Head Oceanfront Resort
10. **Appearance by Citizens**
11. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, September 11, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Jennifer Moffet, Tom Parker, Galen Smith and Todd Theodore

Board Members Absent: None

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Julian Walls, Facilities Manager/Project Manager
Teri Lewis, LMO Official
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Secretary

1. **Call to Order**
Chairman Scott Sodemann called the meeting to order at 1:15p.m.
2. **Roll Call**
3. **Freedom of Information Act Compliance**
4. **Approval of the Agenda**
The agenda was **approved** as presented by general consent.
5. **Approval of the Minutes**
The Board **approved** the minutes of the August 14, 2012 meeting as presented by general consent.
6. **Staff Report**
None
7. **Board Business**
None
8. **Unfinished Business**
None
9. **New Business**
 - A. **Fire Station # 6** – New Development Conceptual DR120024
Ms. Ray introduced the application and stated its location on a new access road named Dalmatian Lane. The new access road will connect to Queen’s Folly Drive in Palmetto Dunes. Ms. Ray presented an overhead review of the existing Fire Station # 6, a photo of the cleared lot for the new

Fire Station # 6, the demolition plan, the site survey, the entrance to St. Andrews Commons, and the existing road access. Ms. Ray also reviewed the building's elevations, the preliminary design, the proposed materials, and the color palette. Ms. Ray presented details regarding the landscape plan and the adjacent property. The staff also briefly reviewed the project's energy saving features and LEED certification. The staff recommended that the Conceptual application be approved. Following the staff's presentation, Chairman Sodemann asked if the architect for the project, Mr. Mathew Brown, with Stewart-Cooper-Newall Architects, would like to make a presentation. Mr. Brown stated that he did not have anything to add to the staff's presentation.

The Board discussed the Conceptual application. Mr. Parker presented statements regarding the theme (prototype) of the new fire station. Mr. Julian Walls presented statements regarding the prototype design. This is the sixth fire station to use the same design theme. Mr. Theodore asked about the type of pervious pavement that will be used in the parking areas. Mr. Theodore recommended that the sidewalk located along Dalmatian lane be pulled off of the road as much as possible with a grass strip placed in between. The design of the sidewalk along Dalmatian Lane should be treated more like a pathway. The Board discussed the site analysis and the access to St. Andrew Commons with Ms. Ray.

Chairman Sodemann stated that the Conceptual landscape plan for Fire Station # 6 needs to address the separation between St. Andrews Common and the fire station. Privacy for St. Andrews Common will be important. Chairman Sodemann stated that he agrees with the comments presented by Mr. Theodore regarding the location and the design of the sidewalk. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** Fire Station # 6 - New Development Conceptual Review application DR120024 as submitted with the recommendation that the applicant will restudy Dalmatian Lane to see if the sidewalk can be pulled back from the street. Design of the sidewalk should be treated more like a pathway. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

B. Westin Hilton Head Resort & Spa - Alteration & Addition DR120025

Ms. Ray introduced the application and stated its location, 2 Grasslawn Avenue. The new owners of the resort are proposing to make several exterior architectural revisions to the property. Exterior architectural revisions will be to the Porte Cochere, the new mid-level Open Air Bar, and the Covered Pool Pavilion.

Ms. Ray stated that the staff still needs to receive the applicant's Port Royal Plans Approval Board's approval letter for this project. The applicant is requesting that the Board review the project and provide comments today. Action on the application will need to be tabled until the staff's receives the required approval letter.

Ms. Ray presented an in-depth overhead review of the project including photographs of the existing site, the demolition plan, the site analysis, the design plans, and the landscaping plan. Ms. Ray reviewed plans for the new Open Air Bar, a two-level structure. The intent is to provide additional bar/lounge seating for guests in a pedestrian-scaled structure. The applicant proposes to remove the existing white curved planter with Crepe Myrtles and the white trellis structure. The hedge at the curved wall will remain except for a portion of the middle. The same stucco, green shutters, and green metal roof elements will be used.

Ms. Ray reviewed plans for the Covered Pool Pavilion. In order to reduce the mass of the existing Covered Pool Pavilion and open up views from the North Wing guestrooms to the ocean, the existing pyramidal roof on the Covered Pool Pavilion will be removed and reconstructed as a flat roof.

Shutter drop panels will be included in each bay of the renovated structure to continue a new shutter theme being introduced elsewhere on the property and in the hotel interior renovation.

Colors and materials proposed for all new structures and structural modifications will match the existing. Ms. Ray discussed the staff's concerns with the flat roof structure at the Covered Pool Pavilion. A pitched roof may be more appropriate.

A new entry experience at the Porte Cochere will include removal of the existing entry vestibule skylight and extension of the Porte Cochere barrel vault into the newly remodeled lobby space. The existing glass entry storefront will be replaced with a new storefront to reflect this architectural change. New shutter drop panels will be added at each bay of the entry arcades flanking the Porte Cochere. Full height shutter panels will be added in the arcade bays immediately flanking the entry to screen valet key boxes and luggage carts. Ms. Ray presented samples of the materials and colors for the new full-length shutters. All other materials and colors will match existing.

The staff recommended that the application be approved (contingent upon receipt of the Port Royal PAB letter) with the condition that the ends of the shrubs be replaced as needed to finish the end of the planter. The staff also recommends that the applicant restudy the roof structure at the Covered Pool Pavilion. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Chelminaik, with Joseph Wong Architects in San Diego, presented statements in support of the application. The applicant discussed plans for the Covered Pool Pavilion, the Open Air Bar, and the Porte Cochere. The Board and the applicant discussed the roof pitch and symmetry of the two beach-side buildings.

Mr. Theodore recommended that additional character detail be added to the mid level Open Air Bar. It seems too monolithic and, because it is a prominent feature, additional detail is needed. Also, the stucco is a little too blocky, additional character detail will take the edge off of the blocky stucco. The Board stated that they liked the new full-length shutters at the Porte Cochere.

The Board and the applicant discussed the addition of trellis elements to soften the contemporary design. The Board stated that a pitched roof in the Covered Pool Pavilion would be a good idea. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** that the Board should **table** action on the Westin Hilton Head Resort & Spa application DR120025 until the staff has received the required approval letter from the Port Royal Plans Approval Board. The Board stated that prior to their Final Review of this application, the applicant should consider the design recommendations discussed at today's meeting. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

C. **Springwood Villas HPR** - Minor External Change DR120026

Ms. Ray introduced the application and stated its location, 36 DeAllyon Avenue. The applicant is proposing to install a 6-ft. high green vinyl clad chain link fence for security purposes. The fence would be installed between the Springwood property and the Town's natural area located along Cordillo Parkway. The primary purpose for the fence is to deter or eliminate foot traffic trespassing on Springwood property. The applicant will need to meet with Natural Resources before any clearing is done. Staff recommends approval of the application with the condition that the applicant will replace any vegetation that is displaced by the fencing. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation. The applicant was not present at the meeting.

The Board discussed several issues including the mitigation of displaced vegetation and potential

legal problems related to the Town-owned land. The applicant will need to work with Natural Resources regarding the possible placement of additional vegetation to fill in any visible gaps along the fence line. The Board recommended that the applicant have a written agreement with the Town regarding the Town's future use of their property. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** Springwood Villas HPR, DR120026 with the following conditions:

- (1) The fence is to be set back from the pavement area so that there is natural vegetation in front of and behind the fence;
- (2) That the setback not be restricted by limiting its offset from the Springwood property;
- (3) The Town and Springwood not limit the Town's future use of the land;
- (4) That the fence location be reviewed in the field with the Town staff Natural Resources prior to construction to minimize impacts to existing vegetation.
- (5) That existing vegetation be supplemented with native materials as needed in areas where fence is exposed.

Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Scott Sodemann
Chairman

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Design Review Board, Planning Commission, & Board of Zoning Appeals
FROM:	Jill Foster, Deputy Director
CC:	Jayne Lopko, Nicole Dixon, Jennifer Ray
CC:	
DATE	September 6, 2012
SUBJECT:	New Board Training Program

I am pleased to announce the South Carolina Planning Education Advisory Committee (SCPEAC), which oversees mandatory training for municipal and county boards and commissions, has approved a Training Program that Staff has submitted. This was at the request of several staff and board/commission members who were disappointed with the Webinar training we were offering. As you know, new members must receive 6 hours of Orientation Training during their first year, whereas other members must maintain 3 hours training in the subsequent years. This approved program is geared toward training that is, in many ways, specific to issues facing Hilton Head Island and your duties as board/commission members. I hope you will enjoy this training more than the web training previously offered!

I will further explain this new program to you on the following dates:

Board of Zoning Appeals	September 24, 2012 at 2:30 pm
Design Review Board	September 25, 2012 at 1:15 pm
Planning Commission	October 3, 2012 at 9:00 am

Please see attached:

- Approval letter from SCPEAC
- Application Letter from Charles Cousins, Director
- Course Program
- Resumes of Trainers

South Carolina



Planning Education Advisory Committee

Committee members:

Stephen G. Riley, Chairman

Representing MASC

Term expires: 2013

Christopher Karres

Representing SCAC

Term expires: 2015

Cliff Ellis

Representing Clemson
University

Term expires: 2016

Dennis Lambries

Representing USC

Term expires: 2016

Donna London

Representing SCAPA

Term expires: 2014

September 4, 2012

Charles Cousins

Director of Community Development

Town of Hilton Head Island

One Town Center Court

Hilton Head Island, SC 29928

Dear Mr. Cousins:

Re: *Town of Hilton Head Island Orientation & Continuing Education Program*

On August 16, 2012, I received the Program Materials you submitted for accreditation of the Orientation Programs and Continuing Education Courses detailed above. Upon receipt of your application, I sent an email to confirm receipt by all Committee members and set a deadline for comments. I recused myself from any deliberations on the merits of your submittals and the remainder of the Committee reviewed and considered your application.

Under the new "no objection policy" adopted on July 8, 2009, your request is considered approved. Your signed "Notice of Decision" is attached. Formal, after-the-fact approval will be handled as part of a Consent Agenda at the regular quarterly meeting of the Committee, which will be a conference call and is scheduled for October 22, 2012 at 10:00 a.m.

Thank you for your efforts to help make this program a success.

Sincerely,

A handwritten signature in black ink that reads "Stephen G. Riley".

Stephen G. Riley, ICMA~CM
Chairman

cc: Christopher Karres, Cliff Ellis, Dennis Lambries, and Donna London

South Carolina Planning Education Advisory Committee (SCPEAC)

NOTICE OF DECISION

12. The following action has been taken by the SCPEAC on this application:

- a) X ACCREDITED for 43 CE credits (Multiple Courses)
- b) DENIED ACCREDITATION
 - i. Reason: _____
- c) RETURNED for more information
- d) Comments:

Approval has been extended to cover the programs offered on July 17 and August 15, 2012

For reapproval of the Program, the applicant only needs to provide a statement that the courses being offered are still current with existing law and, if necessary have been updated to remain consistent with any changes made to the law.

13. If accredited:

- a) Approved Course No.: 2012-11
- b) Date of accreditation: 08-31-2012
- c) Comments: None

Signature of SCPEAC Representative:  _____

**For further information, contact Mr. Stephen Riley, Chairman,
843-341-4701 or stever@hiltonheadislandsc.gov**

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

Drew A. Laughlin
Mayor

Kenneth S. Heitzke
Mayor ProTem

Council Members

Wm. Lee Edwards
Willie (Bill) Ferguson
William D. Harkins
Kimberly W. Likins
George W. Williams, Jr.

Stephen G. Riley
Town Manager

August 16, 2012

Mr. Stephen G. Riley, AICP
SCPEAC Chairman
Town Manager
One Town Center Court
Hilton Head Island, SC 29928

RE: Application for Training Program for Boards and Staff

Dear Steve:

Enclosed is the Town of Hilton Head Island's application for a Training Program to fulfill the requirements of South Carolina's Local Government Comprehensive Planning Enabling Act of 1994.

The Town has a Council-appointed Planning Commission, Board of Zoning Appeals, and a Design Review Board. In addition, we have a Community Development Department with several AICP members and others who have not yet achieved that certification. All boards and staff members have expressed extreme interest in designing a training program that fulfills the above Act, but is tailored to specific needs and focus of Hilton Head Island. I believe the proposed 6 hour Orientation Program, the Continuing Education Program, and the Revolving Continuing Education Program achieve that goal.

Enclosed is an outline for an Orientation Program, Continuing Education Program, and a Revolving Continuing Education Program.

- 6 hour Orientation Program (see pages 1-2) would be mandatory for all new board and staff members. It focuses on orienting the new member to State Code and the daily operations of Town government, and those areas required for orientation training by the State Act.
- Continuing Education Program (see pages 3-13) consists of several courses. Our boards and staff have requested certain types of training that would assist them in reviewing typical development applications, including courses that provide knowledge in other areas such as conducting meetings, public speaking skills, interpreting site plans, wetlands preservation, etc. It also contains certain courses geared toward educating staff and board members on various types of projects or issues that affect our town. The Continuing Education Program is set up on a 3 year program that coincides with our board terms to allow

different training sessions each year. We would like to offer as wide a variety of courses as possible each year, as many of our board members hold 2 term offices (6 years total).

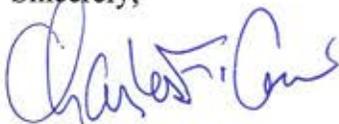
- Revolving Continuing Education Program (see page 14) consists of 2 courses that have specified goals, but could be taught as certain projects or issues arise. These are intended to be offered more than once during the proposed 3 year cycle of courses, due to their course nature and content.

Enclosed is a CD Disk with the course outline and designated trainers, course agendas, and training materials and handouts for each course. Also included is a summary of resumes for the trainers, the Evaluation form, and the Exemption form. Note that some of the large planning documents and codes are not included on the CD Disk due to the number and size. These documents can be found at the Town's webpage (www.hiltonheadislandsc.gov).

It is imperative that our boards and staff members be trained on issues that directly pertain to Hilton Head Island. As you know, this coastal area is one of the fastest growing regions in the nation, and decisions made by the boards and planning staff are crucial in providing good planning and growth management. Technical knowledge in site planning, general understanding in comprehensive planning, a thorough understanding of legal issues facing Hilton Head Island, and efficient running of meetings and providing communication skills is a must for our members.

I hope your board agrees that this recommended curriculum fulfills the requirements of the State Planning Act. If you have any questions, you may call Jill Foster, Deputy Director, at 843-341-4694.

Sincerely,



Charles Cousins
Director

Cc: Jill Foster, Deputy Planning Director
Dennis Lambries, SCPEAC
Christopher Karres, SCPEAC
Donna London, SCPEAC
Cliff Ellis, SCPEAC

**ORIENTATION TRAINING MANDATED PROGRAM
FOR BOARD MEMBERS AND TOWN STAFF
7-2012**

Note: Each hour = 1 credit

Orientation to Town Government and Board (1 hour):

This course focuses on familiarizing the participant with the basic organizational structure of Town Government, the State Code, Town Code and Town Comprehensive Plan. It will be taught by an AICP staff member. Areas of particular focus are:

- Town Government Organization (All departments and, in particular, Community Development Department)
- Introduction to State Planning Enabling Act: intent and areas of regulation
- Powers & duties of each review board as per State Code
- Duties of staff secretary and Town-designated Staff board coordinator, as per State Code and Town Policy
- Individual Board Rules of Procedure as previously adopted by boards
- Brief overview of Town adopted Comprehensive Plan
- Brief overview of Town adopted Land Management Ordinance
- Early history of Hilton Head Island development

Training Materials:

- Town Government Organization Chart
- *Comprehensive Planning Guide for Local Governments* (MASC)—State Planning Act
- *Job of the Planning Commissioner* (APA)
- *Local Officials Guide to Zoning* (Institute of Public Affairs, USC)
- *Local Officials Guide to Comprehensive Planning* (Institute of Public Affairs, USC)
- *Town Comprehensive Plan*
- *Town Land Management Ordinance (LMO)*
- *HHI development Powerpoint*
- *Town Council Annual Goals*
- *CIP Report*

Ethics (1 hour):

This course will discuss in depth the State Ethics Act, Conflict of Interest and Disclosure Form, The Freedom of Information Act, and Section 1983 Liability. Course will be taught by the Staff Attorney.

Training Materials:

- State Ethics Memo from Attorney

- Conflict of Interest Disclosure form
- Section 1983 Liability
- *Public Official's Guide to Compliance with SC's FOIA* (handout)
- MASC Ethical Dilemmas and Decision Making paper
- MASC FOIA powerpoint

Conducting Meetings (1 hour)

This course will be taught by an AICP staff member. It will review the following critical areas in conducting an efficient and effective meeting:

- Powers & duties of chairman and vice chairman
- Duties of board members and participation in discussion
- Parliamentary Procedure
- Making motions based on fact & criteria vs emotion
- Public hearing procedure
- Public Notice Requirements

Training Materials:

- *Robert's Rules In Plain English* (by Doris Zimmerman 1997)
- *Robert's Rules Cheat Sheets*
- *How to Conduct Effective Meetings* (MASC handout)
- *Adopted Rules of Procedure for each board*

Town's Development Review Process (1 hour)

The Town recently completed a procedure overhaul to become more streamlined and customer friendly. The new procedure for commercial development will be explained. A good understanding of the procedures the Town has for an applicant to obtain development and building permits is necessary so the boards and new staff can understand where they 'fit' in the process. Involvement of the boards will be described. It will be taught by supervisory staff in the Community Development Department.

- Goals of the Procedure (user-friendly, efficiency, streamlining, predictability, minimizing subjectivity, improved forms, computer-submitted applications, etc.)
- Flowchart of procedure
- Duties of the Project Manager as an Advocate
- Responsibilities of the boards
- Responsibilities of the Applicant
- Timeline
- LMO Review Requirements

Training Materials:

- Flowchart
- *Planning Magazine* Article by Jill Foster, AICP

**CONTINUING EDUCATION PROGRAM
FOR BOARD MEMBERS AND TOWN STAFF
7-2012**

Note: Each hour = 1 credit

The following courses can be offered as Continuing Education to board and staff members after completion of the Orientation Training. The curriculum is set up over a 3 year period to coincide with board membership terms. *At least* 3 hours per year will be offered so that the participants are not being presented the same course each year. Some of these courses have been requested by various board or staff members; other courses are areas in which the Community Development Department managers have noted as being needed for better understanding of responsibilities.

Course 1: Staff and Board Responsibilities and Etiquette (1 hour)

This course is available to all boards and staff and explains the process of staff review and staff responsibilities in reviewing development or subdivision applications vs board review and responsibilities. It also further explains the different reviews undertaken by each board and the jurisdiction of each board, giving examples of specific developments and subdivisions. In addition, it gives examples of appropriate times for special public meetings that are not mandatory, but could achieve better ‘buy in’ by the public. It also describes appropriate board and staff etiquette during public meetings. It would be taught by qualified staff and overseen by an AICP staff member.

Training Materials:

- Land Management Ordinance and Municipal Code on Review & Decision-making Bodies
- Land Management Ordinance Development Review Procedures Code section
- Staff etiquette handout
- Board Duties powerpoints

Course 2: Conducting Meetings (1 hour)—Refresher Course

This course will be taught by qualified AICP staff **as a refresher** to board members and staff. It will review the following critical areas in conducting an efficient and effective meeting:

- Powers & duties of chairman and vice chairman
- Duties of board members and participation in discussion
- Parliamentary Procedure
- Making motions based on fact & criteria vs emotion
- Public hearing procedure

Training Materials:

- *Robert's Rules In Plain English* (by Doris Zimmerman 1997)
- *How to Conduct Effective Meetings* (MASC handout)
- *Adopted Board's Rules of Procedure*

Course 3: How to Interpret Site Plans and Elevations (1 hour)

This course is offered to the Design Review Board and the Board of Zoning Appeals and staff. It explains how to interpret site and elevation plans so they can better understand what they are reviewing and can make more informed determinations. Participants would receive hands-on participation of site plans currently under review or approved by Town Staff. It would be taught by qualified staff.

Training Materials:

- Hands-on participation using real examples from applications

Course 4: Design Guidelines (1 hour)

This course is offered to the Design Review Board and staff. This board has adopted a Design Guideline for development and a Pathway Guideline for Capital Improvement Pathway Projects which provide direction in various examples and policies. The Guidelines are the basis for their determinations on applications and CIP projects. This course will be taught by the Town Urban Designer and overseen by qualified Town Staff.

Training Materials:

- Town's *Design Guide*
- Town's *Pathway Guide*

Course 5: Appeals (1 hour)

This course will be offered to the Board of Zoning Appeals, the DRB, and staff and gives the complexities of appeals, reviews the Town's Land Management Ordinance and State Code requirements, and emphasizes the need for adequate Findings of Fact in their motions. It will include a study of the types of appeals presented to the Town BZA in the last 5 years. It will be taught by the Staff Attorney and overseen by qualified Town staff.

Training Materials:

- LMO Appeals section

Course 6: Special Exceptions (1 hour)

This course will be offered to the Board of Zoning Appeals and staff and gives the rules for reviewing special exceptions. It stresses the need for consistency among decisions and cases, and provides common examples of each type. It will include a study of the types of special exceptions presented to the Town BZA in the last 5 years. It will be taught by qualified Town Staff.

Training Materials:

- LMO Special Exception section

Course 7: Variances (1 hour)

This course will be offered to the Board of Zoning Appeals and staff and gives the rules for reviewing variances. It stresses the need for consistency among decisions and cases, and provides common examples of each type. It will include a study of the types of variances presented to the Town BZA in the last 5 years. It will be taught by qualified Town Staff.

Training Materials:

- LMO Variances section

Course 8: Street Naming (1 hour)

This course is offered to the Planning Commission and staff and describes the criteria for naming or renaming a street. It emphasizes decisions based on criteria vs public emotion or inconvenience. It will be taught by qualified Town Staff.

Training Materials:

- LMO Street Naming section

Course 9: Public Projects (1 hour)

This course is offered to the Planning Commission and staff and describes the criteria for reviewing a public project. It emphasizes the Town's Capital Improvement Program and decisions based on criteria set forth in State Code and compliance with the Comprehensive Plan. It will be taught by qualified Town Staff.

Training Materials:

- LMO Public Projects section

Course 10: Comprehensive Planning (1 hour)

This course is offered to the Planning Commission, Design Review Board and staff and describes the State Law requirements for amending and adopting a Comprehensive Plan. It describes periodic scheduling for the update and adoption and public participation. Each element required by the State as well as those added by the Town will be briefed. It will be taught by qualified Town Staff.

Training Materials:

- *Comprehensive Plan*

Course 11: LMO Text Amendments (1 hour)

This course is offered to the Planning Commission and staff and describes the process for amending the Land Management Ordinance. It describes the process staff goes through for identifying the need, seeking public participation, providing staff reports that clarify and justify the need for the amendment, and briefs board members on the procedure for amending the code. It will be taught by qualified Town Staff.

Training Materials:

- LMO Text Amendment section
- Powerpoint

Course 12: LMO Zoning (1 hour)

This course is offered to the Planning Commission and staff and describes the LMO's zoning districts (including overlay and floating zones) and the procedure for amending the districts including public notice, public participation, and staff reports that clarify and justify the need for the amendment. It will be taught by qualified Town Staff.

Training Materials:

- LMO zoning section
- Staff Report Example

Course 13: Public Speaking (1 hour)

This course is offered to Town staff and gives direction on and examples of good public speaking. It will be taught by qualified Town Staff.

Training Materials:

- Various Handouts

Course 14: Public Presentations (1 hour)

This course is offered to Town staff and gives direction on and examples of good public presentation skills, including Powerpoint presentations, staff write-ups, use and avoiding the overuse of visual aid equipment and other forms of visual aids. It includes hands-on practicing with critique, and training on usage of audio/visual equipment. It will be taught by or overseen by qualified Town Staff.

Training Materials:

- *Winning Presentation in a Day* (by Rhonda Abrams)
- Staff Notes

Course 15: Sustainability and Quality of Life (1 hour)

Participants learn what sustainability is, why it is important and its link to human quality of life (economy, environmental, social). It will be taught by the Town's Sustainable Practices Coordinator and overseen by qualified Town staff.

- Early Town development philosophy from Charles Fraser
- Current Town practices, goals and strategies
- Performance Indicators from Town's Action Plan

Training Materials:

- Town's *Sustainability Practices Action Plan*
- Sustainability Guidelines for Projects
- *Backyard Buffers* brochure
- Natural Resources Protection during Park Development
- Plan for Environmental Quality Powerpoint
- Information found at www.epa.gov/sustainability/

Course 16: Green Development Practices (2 hours)

Participants learn the principles of green site design and green building as they relate to environment, society and economics. It will be taught by the Town's Sustainable Practices Coordinator and overseen by qualified Town staff.

- Green site design philosophy
- Green building philosophy
- Energy Efficiency
- Costs associated with green building

Training Materials:

- Information found at www.epa.gov/greenbuilding/pubs/about.htm
- Xeriscape Interpretive Garden brochure

Course 17: Economic Development (1 hour)

This course focuses on the latest economic development philosophy, techniques, funding strategies and partnerships. It will be taught by qualified Town staff.

- Economic Development partners
- Chamber of Commerce
- Lowcountry Economic Alliance
- South Carolina Department of Commerce

Training Materials:

- *Comprehensive Plan* – Economic Development Element
- Business Friendly Brochure
- Powerpoint on Economic Development Committee recommendations is being drafted

Course 18: Floodplain Regulations and the CRS Program (1 hour)

This course focuses on the National Flood Insurance Program, its effect on the Town, and our participation in the Community Rating System Program. It will be taught by a staff member certified in Floodplain Management.

- National Flood Insurance Program—intent and application
- Code pertaining to Base Flood Elevation and construction
- The 50% Rule
- CRS description—intent and application
- How we achieve our rating
- Impact upon Insurance Costs

Training Materials:

- *Citizens Guide to Flood Awareness* brochure
- *Substantially Improved or Damaged Buildings* brochure
- *ICC Flood Cleanup* brochure

Course 19: Our Dynamic Beach (1 hour)

This course describes the importance of a well maintained dune system and a renourished beach. It describes its impact upon state tourism and the importance of protecting sea life that utilizes our beach (piping plover, sea turtles, dune fauna, etc.) It will be taught by AICP staff.

- State Code on Beach Regulations
- Town Code on Beach Regulations
- Blue Ribbon Committee efforts
- Past & Future Beach renourishment efforts
- Turtle and Piping Plover survey trends
- Dune protection techniques
- Dune vegetation

Training Materials:

- *Town Beach Management Plan*
- Municipal Code on Beach Critical Dunes Area

Course 20 – Importance of Wetland Preservation (1 hour)

Course will describe the uniqueness of the wetlands, in that they are both aquatic (wet) and upland (dry) areas. They are characterized by soils that can be saturated with water, possessing aquatic flora and fauna, as well as terrestrial flora and fauna. They are areas of transition, and the animals and plants that exist, only exist there. Touches on the importance to preserve them from development, as aquifer recharging systems, storm surge protection, etc. Course to be taught by the Town's Natural Resource Planner and overseen by AICP staff.

- Protection – areas are declared wetlands and can't be developed, drained, or flooded. If deemed developable (isolated, non-jurisdictional) mitigation is to be required.
- Exclusion – to have areas set aside for public enjoyment while the remaining portion is left outside of human reach to continue functionality.
- Education – describe importance of wetlands and why we need to protect them, show that they are not merely wastelands.

Course 21: Tree Preservation and Proper Pruning Techniques (1 hour)

Course will describe importance of preserving trees, practices for doing so, and explain their many benefits, such as protection against erosion, their landscaping and aesthetic value, water quality, and other environmental benefits. Course to be taught by the Town's Natural Resource Planner and overseen by AICP staff.

- Limitations on tree protection, ie: Tree vigor, species, age, size and shape, use as wildlife food source
- Protection Techniques, fencing, timbers, earthworks, proper pruning, mulching techniques.
- Planning Considerations, to promote more stable and aesthetically pleasing developments, proper site evaluations to lead site development for best management practices to stabilize the soil, prevent erosion, reduce stormwater runoff, promoting infiltration, transpiration, moderate temperature changes, provide shade, reduce wind, provide buffers and screening, privacy, filter pollutants, remove carbon dioxide, produce oxygen, provide habitats, increase property values
- Pruning Techniques, per the Arboricultural Standards Guidelines

Training Materials:

- *Arborist's Certification Study Guide*
- Several brochures (see examples)

Course 22: Low Impact Development Techniques for Storm Water (1 hour)

Participants learn about impervious coverage on the island, the pollutants storm water carries and how simple techniques reduce damage to water bodies. Course to be taught by the Town's Sustainable Practices Coordinator and overseen by AICP staff.

Training materials:

- www.seagrant.org/pdf_files/tidal_creek_project.pdf

Course 23: Water Quality in and around the Island (1 hour)

Course to describe how environmental water quality relates to water bodies such as rivers, creeks, and oceans, and how WQ standards vary due to the differing environmental conditions, ecosystems, and intended human uses. Explain how toxic substances and large amounts of certain microorganisms (pathogens) can present a health hazard for non-drinking uses such as irrigation, swimming, fishing, rafting, boating, etc., and how these conditions may also affect wildlife, which use water body as habitat or drinking water.

Describes how current environmental laws allow for some contamination based on the designated use of the water body as long as it doesn't affect the designated uses. With on-going development, urbanization, and clear cutting over a watershed basis, return to pristine conditions is unlikely, describe how governments focus is on achieving goals for maintaining healthy ecosystems and the protection of populations of endangered species and protecting human health. Course to be taught by the Town's Natural Resource Planner and overseen by AICP staff.

Training Materials:

- DHEC training public information materials as available

Course 24: Disaster Recovery Planning (1 hour)

This course focuses on the Town's Disaster Recovery Plan and its ties to the County & State Plans. It will be taught by the Deputy Director of Community Development.

- Overview of the Plan
- Relationship to the Evacuation Plan and Hazard Mitigation Plan
- Relationship to State and County Plans
- Specific Functions and Actions for Recovery (debris removal, emergency permitting, etc.)
- Role of the Public in a disaster
- How to prepare for a disaster (insurance, evacuation routes, etc.)

Training Materials:

- Disaster Recovery Plan
- SC EMD Damage Assessment Training powerpoint
- Federal Damage Assessment Training powerpoint
- Emergency Permitting brochure
- Citizen Preparedness Guide

Course 25: Metropolitan Planning Organization and Transportation Planning (1 hour)

In 2012, the Town began efforts to form a Metropolitan Planning Organization to oversee transportation efforts on a regional basis. It will be taught by the Community Development Deputy Director.

- Federal requirements for an MPO, and its purpose
- Relationship to the Town's Comprehensive Plan
- Relationship to State Long Range Transportation Program and Improvement Program
- Study Area Boundaries
- Policy Board & Technical Committee
- State and Local Long Range Transportation Plans
- State and Local Transportation Improvement Program
- Status update on Plans and Program

Training Materials:

- Federal Code forming MPOs
- Frequently Asked Questions

Course 26: Benefits of Native Plants on the Island (1 hour)

Participants will learn about the natural services native plants provide and how using them can save them money and water and can benefit wildlife. It will be taught by the Town Sustainable Practices Coordinator and overseen by AICP staff.

- Xeriscape and landscaping philosophy
- How to identify our native plants
- What favorite plants not to use
- How to use landscaping to enhance a project

Training Materials:

- Photos of native plants
- List of preferred landscape plants (per LMO, per climate of area, etc)
- [Information found at :www.ncsu.edu/goingnative/index.html](http://www.ncsu.edu/goingnative/index.html)

Course 27: Recycling: Am I making a difference? (1 hour)

This course describes the county's solid waste program and the Town's residential recycling program. Participants will learn why recycling is important, and real world economic, environmental and social results of recycling. It would be taught by the Town's Sustainable Practices Coordinator and overseen by AICP staff.

Training materials:

- www.epa.gov/osw/conservation/recycle.htm
- Recycling brochure

Course 28: Southern Beaufort County Regional Plan (1 hour)

This course provides an introduction to regional planning efforts affecting growth in the Southern Beaufort and Jasper County areas, including implications related to transportation, land use and natural resources. It would be overseen by qualified AICP staff.

Training Materials:

- Southern Beaufort County Regional Plan
- Powerpoint on Plan

Course 29: Town Manager's Perspective (1 hour)

This course is a presentation by our Town Manager on his perspective of Hilton Head Island, its history, and its issues through the years as its leader. His thoughts on how our past is shaping our future will also be discussed. It would be overseen by qualified AICP staff.

Training Materials:

- Powerpoint on the subject (see example powerpoint)

Course 30: Giving Depositions (1 hour)

Sometime during a planner's career, he or she will probably be involved in giving a deposition. This course gives tips and instructions on depositions. It will be taught by the Town's Staff Attorney.

Training Materials:

- Tips handout

Course 31: Basic Architecture 101 (1 hour)

This course presents a basic overview of Island architecture, including definition of commonly used terms and features. Focus will be on architectural styles most common and appropriate to Hilton Head Island. It will be taught by the Town's Urban Designer and overseen by AICP staff.

- Elevation Plan Legends and symbols
- Basic architecture features
- Typical examples of HHI architecture
- Hands-on participation

Training Materials:

- Examples of Elevation Plans
- Examples of HHI architectural structures & features (photos)

Course 32: Recent Zoning Cases that affect HHI (1 hour)

This course would describe any recent zoning cases that have the potential of affecting our future, our processes, or our codes. It will be taught by AICP staff.

Training Materials:

- Recent case law

Course 33: Signs (1 hour)

This course focuses on the sign approval process including those that are approved by the DRB and those approved by staff. It will discuss issues that commonly arise in approving signs as well as how the Design Guideline ties into the approval process. It will be taught by the Urban Designer for the Town, with AICP staff oversight.

Training Materials:

- Design Guide
- Examples of approved signs

Course 34: Grants and Awards (1 hour)

This course details the various grants and awards that the Town has received, and how they have aided in implementing the Comprehensive Plan and the Capital Improvement Program. It will be taught by the Town's Grant Administrator with AICP staff oversight.

Training Materials:

- List of Grants and Awards

REVOLVING CONTINUING EDUCATION COURSES
7-2012

The following courses are proposed to be done more often than once every 3 years because the specific topics change. The Proposed State Legislation course is dependent on the recently adopted bills at the state level and would be taught annually. The *WOW! Projects for Board Ambassadors* would be offered as the project arises—possibly averaging 2/year. However, goals for each course would remain the same.

Course 35: Recently Adopted State Legislation and its Impact on the Town (1 hour) – Annual course

This course is an annual course that discusses newly adopted legislation at the state level. Impacts upon our Town and operations will be highlighted. It will be taught by qualified Town Staff.

- Description, purpose and goals of legislation
- Applicability to our Town
- Impact of project on Town’s economy and quality of life

Training Materials:

- List of newly adopted legislation

Course 36: Town’s Current WOW! Projects for Board Ambassadors (1 hour for each project)—Revolving Course taught as projects arise

This course focuses on the Town’s latest projects to enhance its image and built environment. The projects that would be presented would vary each year according to annual Town Goals set by Town Council. Our boards have requested updates on these types of projects so they may help the Town Manager and Council spread the word on positive Town efforts, and so they could act as ‘ambassadors’ for the Town. For example, current topics are a new public art program, redevelopment of the Mall, redevelopment of Coligny area, bike pathway construction, Chaplin Linear Park, Beach Renourishment, Audubon Green Community Program, Mitchelville Project, etc. This course could be offered several times per year, but the topic of discussion would change and depend upon the project. However, goals of the course would remain the same. It will be taught by various qualified Town staff.

- Project description, purpose & goals
- Applicability to the Comprehensive Plan
- Applicability to the Town’s Capital Improvement Program
- Impact of project on Town’s economy and quality of life

Training Materials:

- Applicable project-related site plans, brochures and handouts (see examples)

Trainer Summary:

Course Title	Trainer
<i>Orientation Courses:</i>	
Orientation to Town Government and Boards	AICP staff*
Conducting Meetings	AICP staff*
Ethics	Brian Hulbert, Staff Attorney
Town's Development Review Process	AICP staff*
<i>Continuing Education Courses:</i>	
Staff & Board Responsibilities and Etiquette	AICP staff*
Conducting Meetings	AICP staff*
How to Interpret Site Plans	AICP staff*
Design Guidelines	Jennifer Ray, ASLA, Urban Designer AICP staff oversight
Basic Architecture 101	Jennifer Ray, ASLA, Urban Designer AICP staff oversight
Variances	AICP staff
Appeals	Brian Hulbert, Staff Attorney
Special Exceptions	AICP staff*
LMO Text Amendments	AICP staff*
Street Naming	AICP staff*
Public Projects	AICP staff*
Comprehensive Planning	Shawn Colin, AICP, Comprehensive Planning Manager
LMO Zoning	AICP staff*
Public Speaking	Anne Cyran, AICP & Toastmasters member, or AICP staff*
Public Presentations	AICP staff*
Sustainability & Quality of Life	Sally Krebs AICP staff Oversight
Green Development Techniques	Sally Krebs AICP staff Oversight
Economic Development	Shawn Colin, AICP, Comprehensive Planning Manager
Floodplain Regulations & CRS	Nicole Dixon, CRM, Senior Planner Richard Spruce, Plans Examiner & Floodplain Manager AICP staff Oversight
Our Dynamic Beach	AICP staff oversight
Wetlands Preservation	Rocky Browder, Natural Resources Assoc. AICP staff Oversight

Tree Preservation & Pruning	Rocky Browder, Natural Resources Assoc. AICP staff Oversight
Low Impact Development Techniques for Storm Water	Sally Krebs AICP staff Oversight
Disaster Recovery Planning	Jill Foster, AICP, Community Development Deputy Director
Water Quality	Rocky Browder, Natural Resources Assoc. AICP staff Oversight
MPOs	Jill Foster, AICP, Community Development Deputy Director
Native Plants	Sally Krebs AICP staff Oversight
Recycling in Beaufort County	Sally Krebs AICP staff Oversight
SBC Regional Plan	AICP staff*
Giving Depositions	Bryan Hulbert, Staff Attorney
Town Manager's Perspective	Steve Riley, CM AICP staff oversight
Recent Zoning Cases	AICP staff* Brian Hulbert, Staff Attorney
Signs	Jennifer Ray, ASLA, Urban Designer AICP staff oversight
Grants & Awards	Marcy Benson, Grants Administrator AICP staff oversight
State Legislation	Shea Farrar, Senior Planner AICP staff oversight
Town's WOW! Projects for Board Ambassadors	AICP staff*

***Qualified AICP Staff:**

Jill Foster, Deputy Director of Community Development
Teri Lewis, LMO Official
Shawn Colin, Comprehensive Planning Manager
Heather Colin, Development Review & Zoning Administrator
Anne Cyran, Senior Planner
Jayme Lopko, Senior Planner

Board Training Schedule
(Dates subject to change)

For New Members: A minimum of 6 hours training is required during your first 12 months of office. It is recommended that new members obtain all the ‘Orientation’ courses during the first 6 months.

For Regular Members: A minimum of 3 hours continuing education training is required for each year of office after the first 12 months.

No course can be repeated for credit except for: [State Legislation and Wow! Projects](#)-- ***These two courses were approved to be taken as many times as offered since the subject changes with each course. Because of this, credit is available for each course taken.

Each class is 1 hour credit unless otherwise noted.

Courses in black are offered annually and pertain to board responsibilities.

Courses in maroon are general subject courses and are scheduled only once every 3 years.

October 2012-June 2013

Orientation Courses:	Trainer	PC	DRB	BZA
Orientation to Town Government and Boards	Jennifer, Jayme, & Nicole	Done	September 25	Done
Conducting Meetings	Jennifer, Jayme, or Nicole	December 5	Recommend	Recommend
Ethics	Brian Hulbert	December 19	Recommend	Recommend
Town’s Development Review Process	Teri, Heather, or Jill	Recommend	December 11	Recommend
Continuing Education:	Trainer	PC	DRB	BZA
Comprehensive Planning	Shawn Colin	October 17	Recommend	Recommend
Design Guidelines	Jennifer Ray		October 23	Recommend
Variances	Nicole Dixon			October 22
Public Projects	Jayme Lopko	November 7		
How to Interpret Site Plans	Jennifer Ray		November 13	Recommend
Native Plants	Sally Krebs		January 8	
SBC Regional Plan	AICP staff	January 16		
Tree Preservation & Pruning	Rocky Browder; AICP staff			January 28
Special Exceptions	Nicole Dixon			February 25
Basic Architecture 101	Jennifer Ray		February 26	
Street Naming	Jayme Lopko	March 6		
Signs	Jennifer Ray or Anne Cyran		March 12	
Wetlands Preservation	Rocky Browder	Recommend	Recommend	April 22
Economic Development	Shawn Colin	May 1	Recommend	Recommend
MPOs	Jill Foster	May 15		
Floodplain Regulations & CRS	Nicole Dixon & Richard Spruce	Recommend	Recommend	June 24

July 2013-June 2014

<i>Mandatory Orientation Courses:</i>	Trainer	PC	DRB	BZA
Orientation to Town Government and Boards	Jennifer, Jayme, Nicole	July-Aug	July-Aug	July-Aug
Conducting Meetings	Jennifer, Jayme, Nicole	July-Aug	July-Aug	July-Aug
Ethics	Brian Hulbert	July-Aug	July-Aug	July-Aug
Town's Development Review Process	Teri, Heather, or Jill	July-Aug	July-Aug	July-Aug
<i>Continuing Education Courses:</i>				
State Legislation***	Shea Farrar	Recommend	Recommend	July
Staff & Board Responsibilities and Etiquette	Jennifer, Jayme, Nicole	September	Recommend	Recommend
Comprehensive Planning	Shawn Colin	October	Recommend	Recommend
Design Guidelines	Jennifer Ray		October	Recommend
Variances	Nicole Dixon			October
Public Projects	Jayne Lopko	November		
How to Interpret Site Plans	Jennifer or Nicole		November	Recommend
LMO Text Amendments	Anne Cyran	January		
Appeals	Brian Hulbert	Recommend	Recommend	January
Basic Architecture 101	Jennifer Ray		February	
Special Exceptions	Nicole Dixon			February
Street Naming	Jayne Lopko	March		
Signs	Jennifer Ray or Anne Cyran		March	
Disaster Recovery Planning	Jill Foster	April	Recommend	Recommend
Green Development Techniques (2 hours)	Sally Krebs		April	Recommend
Recent Zoning Cases	Brian Hulbert	May		Recommend
Low Impact Development Techniques for Storm Water	Sally Krebs		May	Recommend
Recycling in Beaufort County	Sally Krebs	June	Recommend	Recommend
LMO Zoning	Teri Lewis	With new LMO	With new LMO	With new LMO

July 2014-June 2015

<i>Mandatory Orientation Courses:</i>	Trainer	PC	DRB	BZA
Orientation to Town Government and Boards	Jennifer, Jayme, Nicole	July-Aug	July-Aug	July-Aug
Conducting Meetings	Jennifer, Jayme, Nicole	July-Aug	July-Aug	July-Aug
Ethics	Brian Hulbert	July-Aug	July-Aug	July-Aug
Town's Development Review Process	Teri, Heather, or Jill	July-Aug	July-Aug	July-Aug
<i>Continuing Education Courses:</i>				
State Legislation***	Shea Farrar	Recommend	Recommend	July
Staff & Board Responsibilities and Etiquette	Jennifer, Jayme, Nicole	September	Recommend	Recommend
Comprehensive Planning	Shawn Colin	October	Recommend	Recommend
Design Guidelines	Jennifer Ray		October	Recommend
Variances	Nicole Dixon			October
Public Projects	Jayne Lopko	November		
Appeals	Brian Hulbert	Recommend	Recommend	November
LMO Text Amendments	Anne Cyran	January		
How to Interpret Site Plans	Jennifer or Nicole		January	Recommend
Basic Architecture 101	Jennifer Ray		February	
Special Exceptions	Nicole Dixon			February
Street Naming	Jayne Lopko	March		
Signs	Jennifer Ray or Anne Cyran		March	
Our Dynamic Beach	Rocky Browder	April	Recommend	Recommend
Sustainability & Quality of Life	Sally Krebs	Recommend	Recommend	April
Water Quality	Rocky Browder	Recommend	May	Recommend
Grants & Awards	Marcy Benson	June		
Town's WOW! Projects ***	Project Manager	As Available	As Available	As Available
Town Manager's Perspective	Steve Riley	As Available	As Available	As Available
<i>Staff-Oriented Courses:</i>				
Giving Depositions	Brian Hulbert	As Available	As Available	As Available
Public Speaking	Anne Cyran	As Available	As Available	As Available
Public Presentations	AICP staff	As Available	As Available	As Available

**TOWN OF HILTON HEAD ISLAND
ORIENTATION AND CONTINUING EDUCATION PROGRAM
UPDATED 7-13-2012**

**RESUMES OF
POTENTIAL TRAINING MEMBERS**

The following people will be either directly training the boards and staff, or overseeing non-AICP trainers:

Charles Cousins, AICP:

- MS in Agricultural Economics from Clemson University
- BS in Agricultural Economics from Clemson University
- 5 years as Community Development Director, Town of Hilton Head Island
- 12 years as Planning Director, Town of Hilton Head Island
- 2 years as Manager of Long Range Planning, Town of Hilton Head Island
- 5 year as Planning Analyst, Town of Hilton Head Island
- 4 years as Director of Land Resources Planning, S.C. Land Resources Commission
- 2 years as Deputy Director, Conservation Districts Division, S.C. Land Resources Commission
- 2 years as State Leader for Conservation District Operations, S.C. Land Resources Commission

Jill Foster, AICP:

- MA in Urban and Regional Planning, University of Florida, 1988
- BA in Anthropology, Kent State University, 1979
- 5 years as Deputy Director of Community Development, Town of Hilton Head Island
- 4 years as Deputy Planning Director, Town of Hilton Head Island.
- 9 years as Manager of Long Range Planning, Town of Hilton Head Island.
- 6 years as Senior Planner, Town of Hilton Head Island.
- 2 years as Grants Administrator, CDBG Program, North Central Florida Regional Planning Council.

Teri Lewis, AICP:

- MA in Urban and Regional Planning, University of New Orleans 1998
- 4 years as Land Management Ordinance (LMO) Official, Town of Hilton Head Island
- 4 years as Manager of Development Review and Zoning, Town of Hilton Head Island.
- 4 years as Senior Planner, Town of Hilton Head Island
- 1 ½ years as Planner, Town of Hilton Head Island

Jayne Lopko, AICP:

- BA of Urban Planning, University of Cincinnati, 1999
- 8 years as Senior Planner, Town of Hilton Head Island
- 1.5 years as Planner, Village of Matteson, Illinois
- 2 years as Planner I & Planner II, Marion County, Florida

Shawn Colin, AICP:

- Master of City and Regional Planning, Clemson University, 1999
- 2 years as Comprehensive Planning Manager, Town of Hilton Head Island
- 4 years as Senior Planner, Town of Hilton Head Island
- 1.5 years as Economic Development Project Manager, City of Greenville, SC
- 2 Years as Senior Planner, SC Appalachian Council of Governments
- 4 Years as Community and Regional Planner, SC Appalachian Council of Governments

Heather Colin, AICP:

- Master of City and Regional Planning, Clemson University, 1999
- 4 years as Development Review Administrator, Town of Hilton Head Island
- 1 year as Senior Planner, Town of Hilton Head Island
- 3 months as Senior Planner, Town of Bluffton, SC
- 18 months as Senior Planner, SC Appalachian Council of Governments
- 5 years as Zoning Officer, City of Greenville, SC
- 1 year as County Planner, Pickens County, SC

Anne Cyran, AICP

- MA in Public Administration, Michigan State University, 2005
- 2 years as Senior Planner, Town of Hilton Head Island
- 5 years as Planner, Town of Hilton Head Island
- Member of Toastmasters

Brian Hulbert, Esq.

- South Carolina and Ohio Attorney
- Staff Attorney & Town Prosecutor from 2005- present, Town of Hilton Head Island
- 21 years as Judge Advocate in USMC, working as Prosecutor, Defense Attorney, and in areas of contracts, environmental law, labor law, family law, consumer law, estate planning, and government ethics.

Greg DeLoach, Esq.

- South Carolina Attorney
- Assistant Town Manager, Town of Hilton Head Island
- Staff Attorney from 1991-2006

Trainers to be overseen by AICP members above:

Sally Krebs

- BA and MS degrees in Zoology, Rutgers University
- 26 years as Natural Resources Administrator, Town of Hilton Head Island
- Certified arborist by International Society of Arboriculture
- Professor at University of South Carolina teaching Environmental Science and Herpetology

Nicole Dixon

- MA in Regional Planning, California University of Pennsylvania, 1998
- BA in Geography: Travel & Tourism, California University of Pennsylvania, 1996
- ASCFM, Certified Floodplain Manager
- 2 years as Senior Planner, Town of Hilton Head Island
- 4 years as Planner, Town of Hilton Head Island
- 1 year as Planner II, Loudoun County, Virginia
- 3 years as Planner I, Loudoun County, Virginia

Rocky Browder

- BS in Marine Geology, College of Charleston
- MPA in Coastal Zone Management, College of Charleston
- 10 months as Natural Resources Planner, Town of Hilton Head Island
- 5 years with as Natural Resources Planner, Sligh Environmental
- 18 years as Planner , OCRM

Richard Spruce

- 11 years as Plans Reviewer, Town of Hilton Head Island
- ASFPM, Certified Floodplain Manager

Jennifer Ray

- BS in Landscape Architecture, University of Kentucky, 1998
- BS in Agricultural Economics/Public Policy Analysis, University of Kentucky, 1994
- ASLA member
- 3 months as Urban Designer, Town of Hilton Head Island
- 13 years as landscape architecture, WPI

Steve Riley, ICMA-CM

- MA Urban Planning, University of Iowa, 1985
- BA Geography, University of Nebraska, 1983
- ICMA-Certified Manager
- Community Development Director, Town of Hilton Head Island 1991-1994
- Town Manager, Town of Hilton Head Island, 1994-present
- Chairman, South Carolina Planning Education Advisory Committee

Marcy Benson, Grants Administrator

- Grants Administrator, Town of Hilton Head Island, 1998-present
- BA in Hospitality Management, Johnson & Wales University, 1990

THE TOWN OF HILTON HEAD ISLAND

DESIGN REVIEW BOARD

2013 REGULAR MEETING SCHEDULE

DRB Powers and Duties	Application Procedure	
<p>The Design Review Board has the following powers:</p> <p>A. To review development within the Corridor Overlay District;</p> <p>B. To review applications for sign permits throughout the community;</p> <p>C. To periodically review and recommend for adoption such amendments to the Land Management Ordinance as it may deem appropriate.</p>	<p>General applications must be completed and submitted not later than 12:00pm 14 days prior to the meeting date at which the application will be reviewed. New Development applications must be completed and submitted not later than 12:00pm 21 days prior to the meeting date at which the application will be reviewed.</p> <p>An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department staff.</p>	
DRB	DEADLINE FOR	DEADLINE FOR
<u>MEETING DATE:</u>	<u>GENERAL APPLICATIONS</u>	<u>NEW DEVELOPMENT APPLICATIONS</u>
January 8, 2013	December 26, 2012	December 18, 2012
January 22, 2013	January 8, 2013	January 2, 2013
February 12, 2013	January 29, 2013	January 22, 2013
February 26, 2013	February 12, 2013	February 5, 2013
March 12, 2013	February 26, 2013	February 19, 2013
March 26, 2013	March 12, 2013	March 5, 2013
April 9, 2013	March 26, 2013	March 19, 2013
April 23, 2013	April 9, 2013	April 2, 2013
May 14, 2013	April 30, 2013	April 23, 2013
May 28, 2013	May 14, 2013	May 7, 2013
June 11, 2013	May 28, 2013	May 21, 2013
June 25, 2013	June 11, 2013	June 4, 2013
July 9, 2013	June 25, 2013	June 18, 2013
July 23, 2013	July 9, 2013	July 2, 2013
August 13, 2013	July 30, 2013	July 23, 2013
August 27, 2013	August 13, 2013	August 6, 2013
September 10, 2013	August 27, 2013	August 20, 2013
September 24, 2013	September 10, 2013	September 3, 2013
October 8, 2013	September 24, 2013	September 17, 2013
October 22, 2013	October 8, 2013	October 1, 2013
November 12, 2013	October 29, 2013	October 22, 2013
November 26, 2013	November 12, 2013	November 5, 2013
* December 10, 2013	November 26, 2013	November 19, 2013
<p><i>* December has only one meeting due to the Holidays</i></p> <p>All meetings are held in Council Chambers at 1:15pm on the second & fourth Tuesdays of each month.</p>		

Renovation of the
Westin Hilton Head Island Resort & Spa
2 Grasslawn Avenue
Hilton Head Island, South Carolina

PROJECT NARRATIVE
for
DESIGN REVIEW BOARD
(Revised September 18, 2012)

The Westin Hilton Head Island Resort & Spa is an existing property consisting of 412 guestrooms and suites, three food and beverage outlets with a total of 239 seats, one bar/lounge outlet with a total of 50 seats, meeting space totaling 22,000 SF and an outdoor pool/terrace area with 350 lounge seats. The five-story concrete frame structure was built in 1985 and provides guest and employee parking in both landscaped surface lots and a subterranean garage. The overall site area is 11.574 acres with 5.966 acres of open space.

New owners of the property plan to completely renovate the interior of the resort buildings, with new finishes and furnishings throughout that will meet current design standards developed by Starwood Hotels. Existing guestrooms will be refurbished and refurnished and existing accessible guestrooms will be brought into compliance with current ANSI accessibility codes and ordinances. Public spaces within the hotel will be refurbished and refurnished and existing public restroom facilities will be brought into compliance with current ANSI accessibility codes.

Exterior architectural construction and alterations will include the following:

New Open Air Bar/Lounge

As part of the initial phase of the renovation, a new single-story open-air bar/lounge pavilion (c. 1,700 SF) will be constructed at the mid-level of the pool/terrace area seaward of the hotel structure near the existing Carolina's Restaurant. It will be similar in architectural detail to the existing Covered Pool Pavilion and the existing Oceans Restaurant structures, with stucco exterior walls and a standing seam metal roof matching the existing property roofs in color. The intent is to provide additional bar/lounge seating for guests in a pedestrian-scaled structure which complements the overall village-type organization of the property. We believe that this approach is in compliance with the design guidelines of Section 16-4-502.

Covered Pool Pavilion

The existing Covered Pool Pavilion (existing structure c. 2,900 SF) will remain substantially as it is; however, it has been determined that the existing structural components of the pavilion must be supplemented with new vertical elements. Structural engineering is not yet complete, but this code upgrade may result in thicker vertical elements than those that currently exist. Shutter drop panels will be included in each bay of the renovated structure to continue a new shutter theme being introduced elsewhere on the property and in the hotel interior renovation.

Oceans Restaurant

The Oceans Restaurant will received some architectural modifications as a part of its overall renovation. Existing windows on the south side of the restaurant will be removed and replaced with roll-up or folding glass doors to open up the dining area when weather permits. New “Bermuda style” shutters will be added to existing openings.

Porte Cochere/Main Entry

A new entry experience at the porte cochere will include removal of the existing entry vestibule skylight and extension of the porte cochere barrel vault into the newly remodeled Lobby space. The existing glass entry storefront will be replaced with a new storefront to reflect this architectural change. New shutter drop panels will be added at each bay of the entry arcades flanking the porte cochere. Full height shutter panels will be added in the arcade bays immediately flanking the entry to screen valet key boxes and luggage carts.

Materials proposed for all new structures and structural modifications will match the existing materials and color palette of the exterior of the existing property.

Following the initial phase of renovation, food and beverage outlets throughout the hotel property will be renovated. Minor modifications to existing landscaping are also anticipated as a future and final phase of the renovation project. For this portion of the work no existing tree removal is anticipated.



ASSOCIATION OF LANDOWNERS
PORT ROYAL PLANTATION, INC.
10 Coggins Point Road,
Hilton Head Island, SC 29928

PLANS APPROVAL BOARD

September 11, 2012

Joseph Wong, Architect
ATTN: Mr. Paul Chelminiak
2359 Fourth Avenue, Ste. 300
San Diego, CA 92101

RE: Westin Resort – Hilton Head Island, SC

Dear Mr. Chelminiak:

The Plans Approval Board has reviewed the Application for Building Permit and Final Plans for the exterior renovations to the above referenced property. Specifically, the renovations consist of the following:

- Construction of new open-air bar/lounge
- Modifications to existing covered pool pavilion
- New entry and modifications to porte cochere

The Plans Approval Board has no objections to the above referenced renovations as proposed. Please contact our office prior to starting the project to obtain the Port Royal Building Permit.

Should you have any questions, please feel free to contact our office at (843) 681-6813.

Sincerely yours,

Jan Ingram
Administrator, PAB

/ji

c: Southwest Value Partners
PWI Construction
Jennifer Ray, Town of Hilton Head

REVISIONS:
DRB SUBMITTAL 2012.08.24

PROJECT NAME:
**WESTIN
HILTON HEAD ISLAND
RESORT AND SPA**
2 GRASSLAWN AVENUE
HILTON HEAD, SOUTH CAROLINA

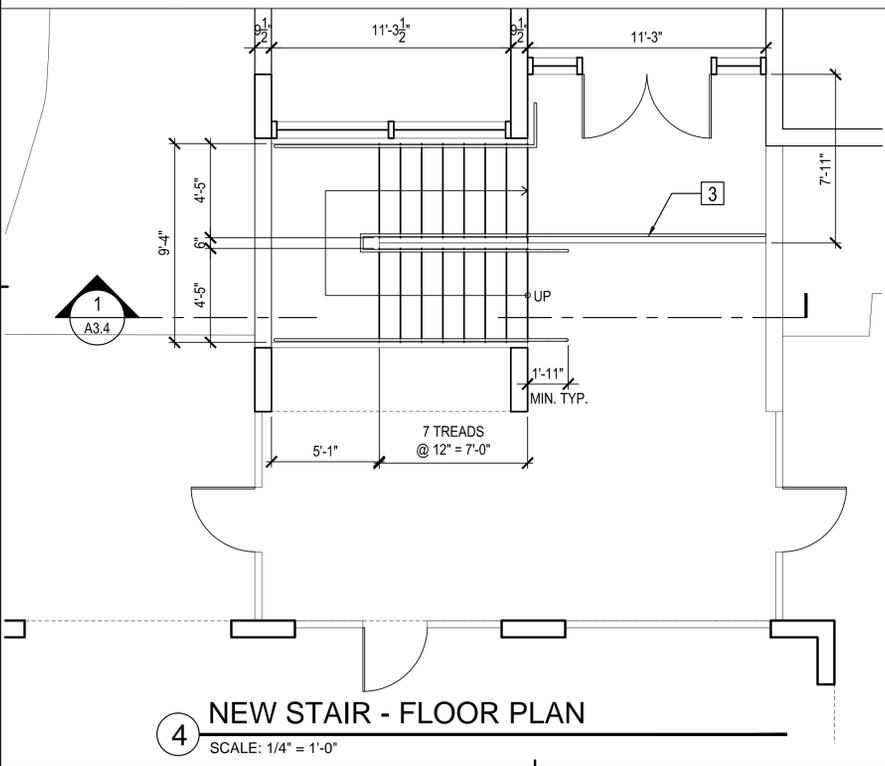
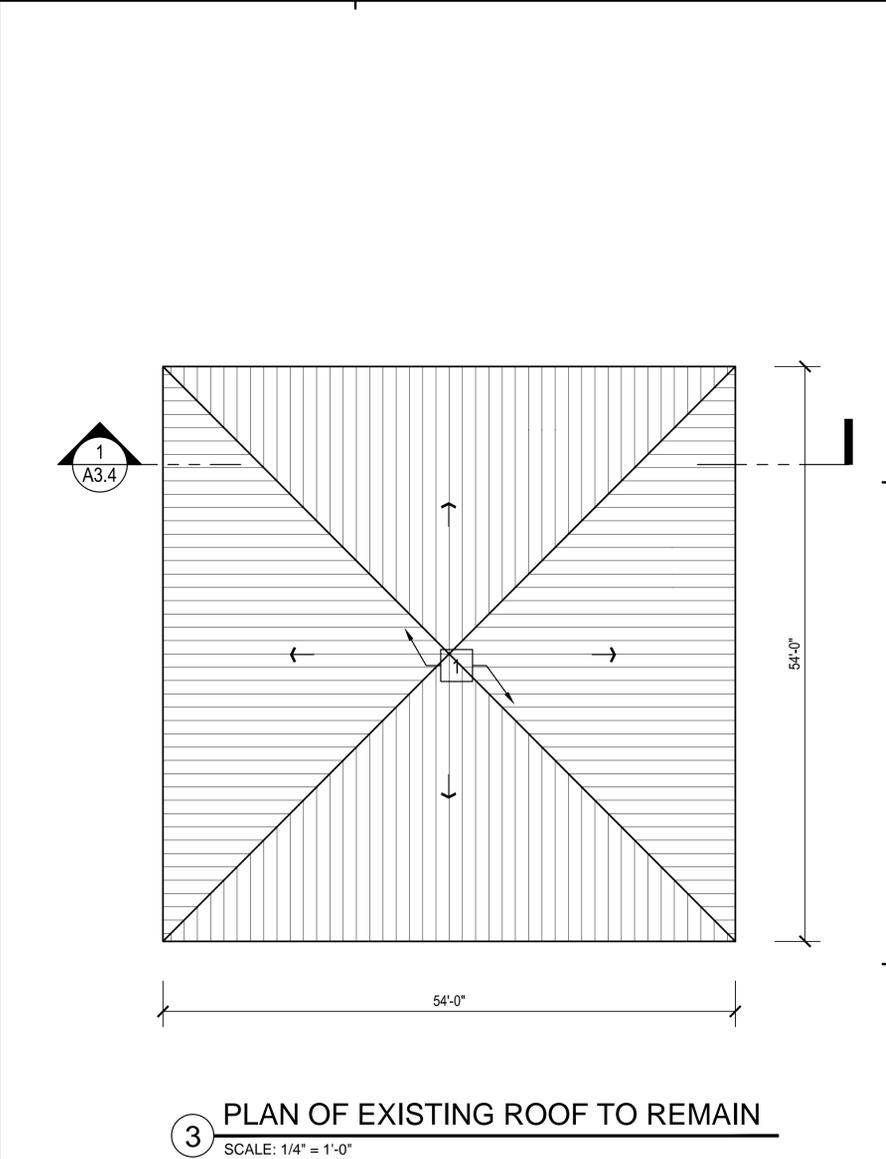
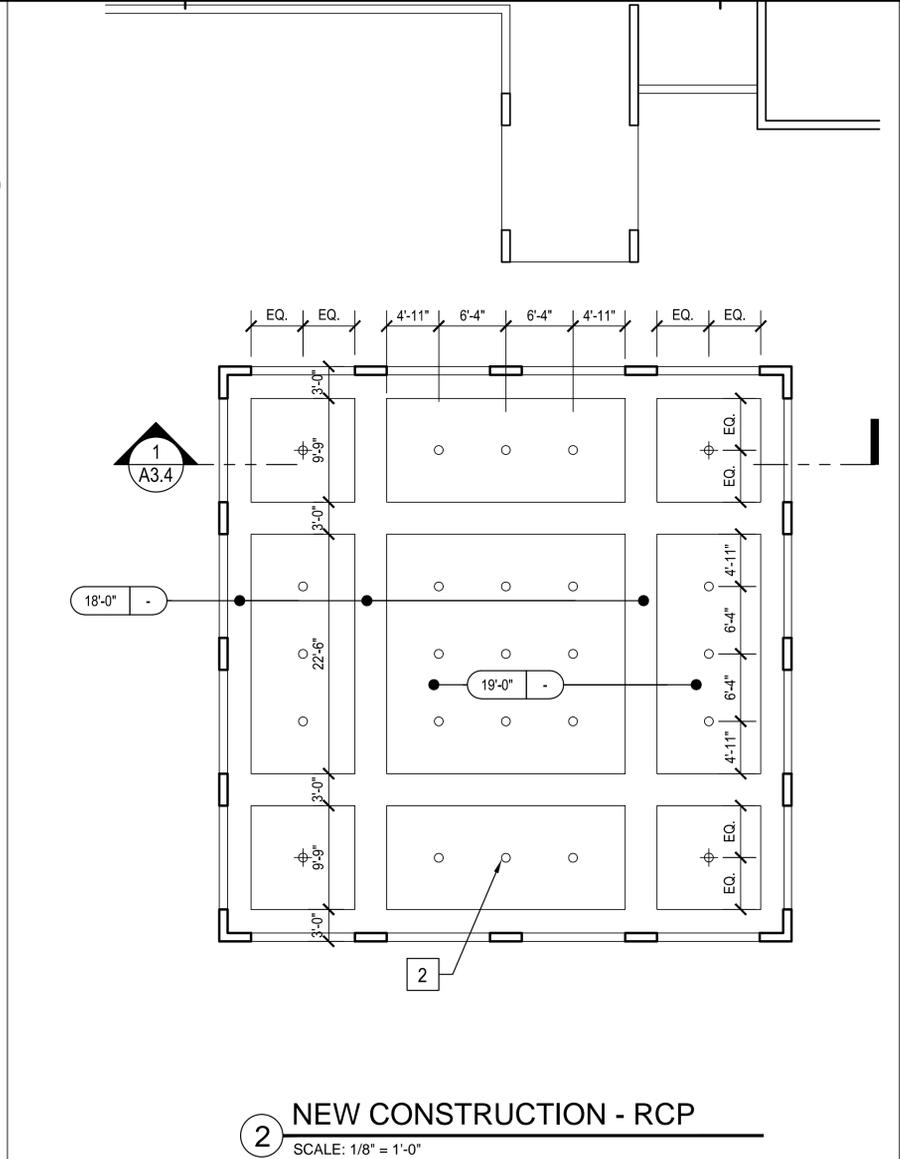
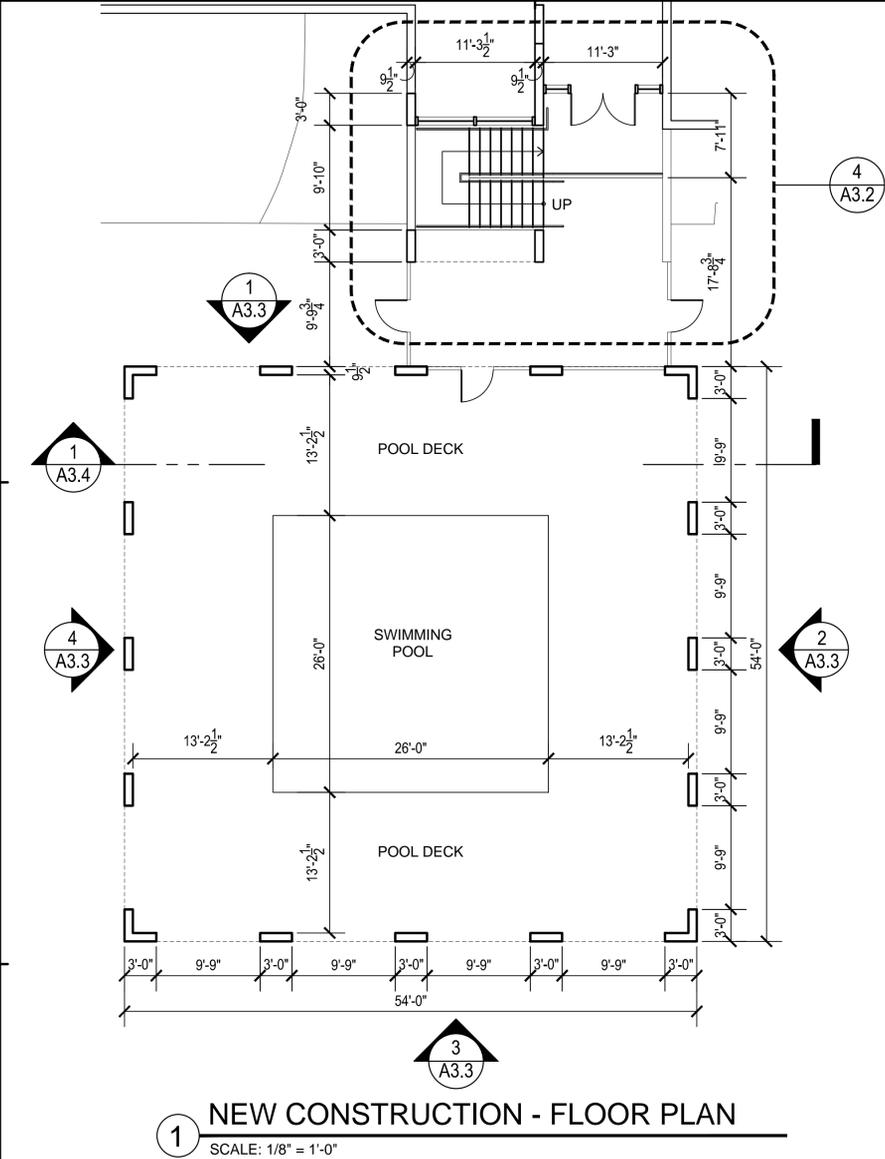
It shall be the responsibility of the contractor to verify all dimensions and conditions shown on these drawings. The contractor shall verify all dimensions and conditions shown on these drawings. The contractor shall verify all dimensions and conditions shown on these drawings. The contractor shall verify all dimensions and conditions shown on these drawings.

**JOSEPH WONG
ARCHITECT**
2369 Fourth Avenue
San Diego, California 92101-1806
Phone (619) 233-8777 Fax (619) 237-0541

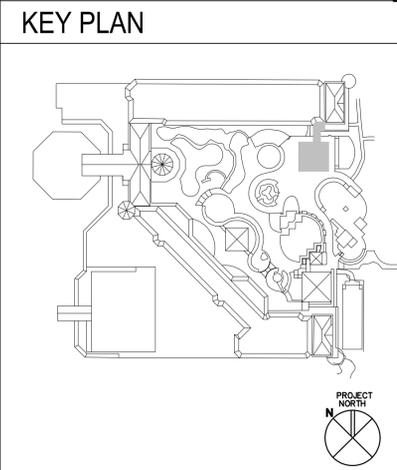
SHEET TITLE:
**COVERED POOL
PAVILION
& STAIR REPLACEMENT
NEW CONSTRUCTION
FLOOR PLAN**

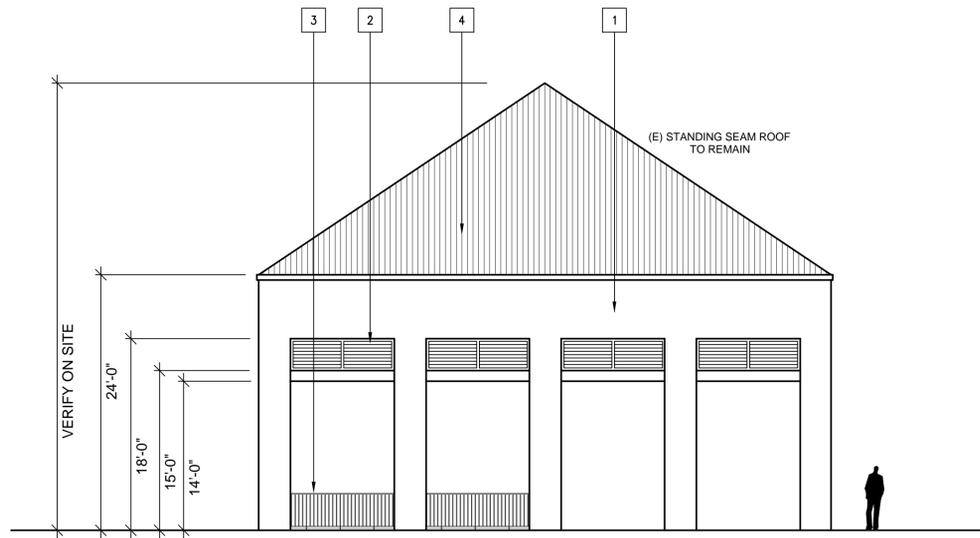
DATE:	09-17-2012
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	2981
FILE NAME:	
SHEET:	

A-3.2

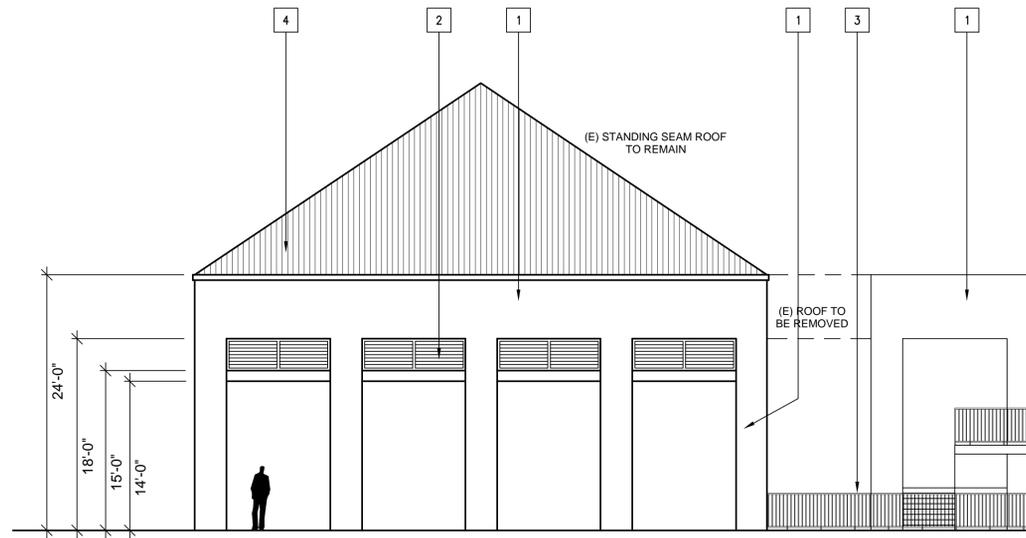


- KEY NOTES**
- 1 (E) STANDING SEAM METAL ROOF TO REMAIN
 - 2 CEILING LIGHT
 - 3 42" HIGH GALVANIZED STEEL GUARDRAIL

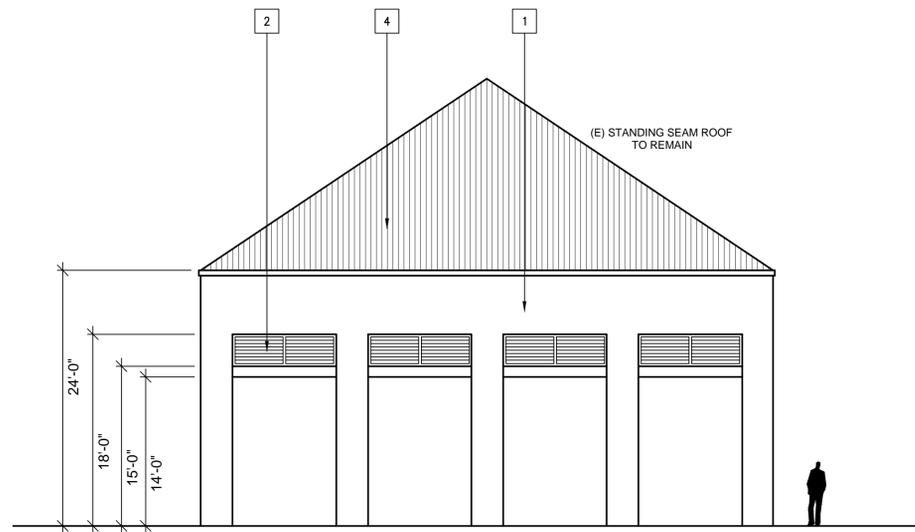




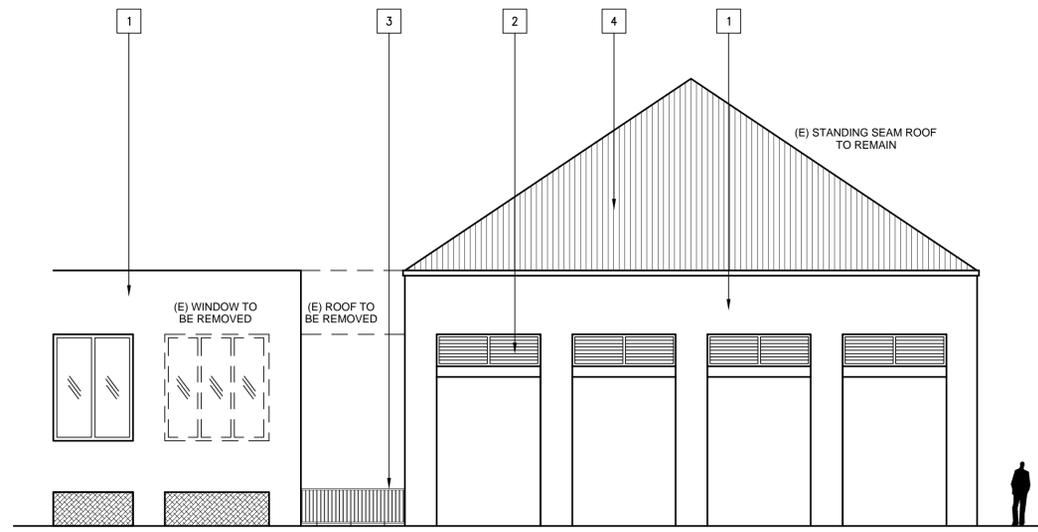
1 COVERED POOL - ELEVATION
SCALE: 1/8" = 1'-0"



2 COVERED POOL - ELEVATION
SCALE: 1/8" = 1'-0"



3 COVERED POOL - ELEVATION
SCALE: 1/8" = 1'-0"

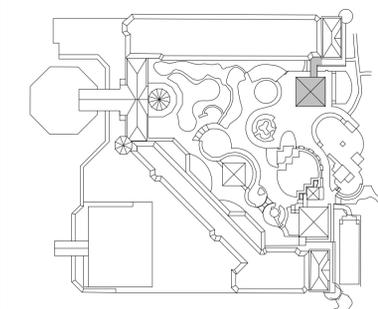


4 COVERED POOL - ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 STUCCO
- 2 WOOD SHUTTERS
- 3 POOL FENCE
- 4 (E) STANDING SEAM METAL ROOF

KEY PLAN



REVISIONS:

DRB SUBMITTAL 2012.08.24

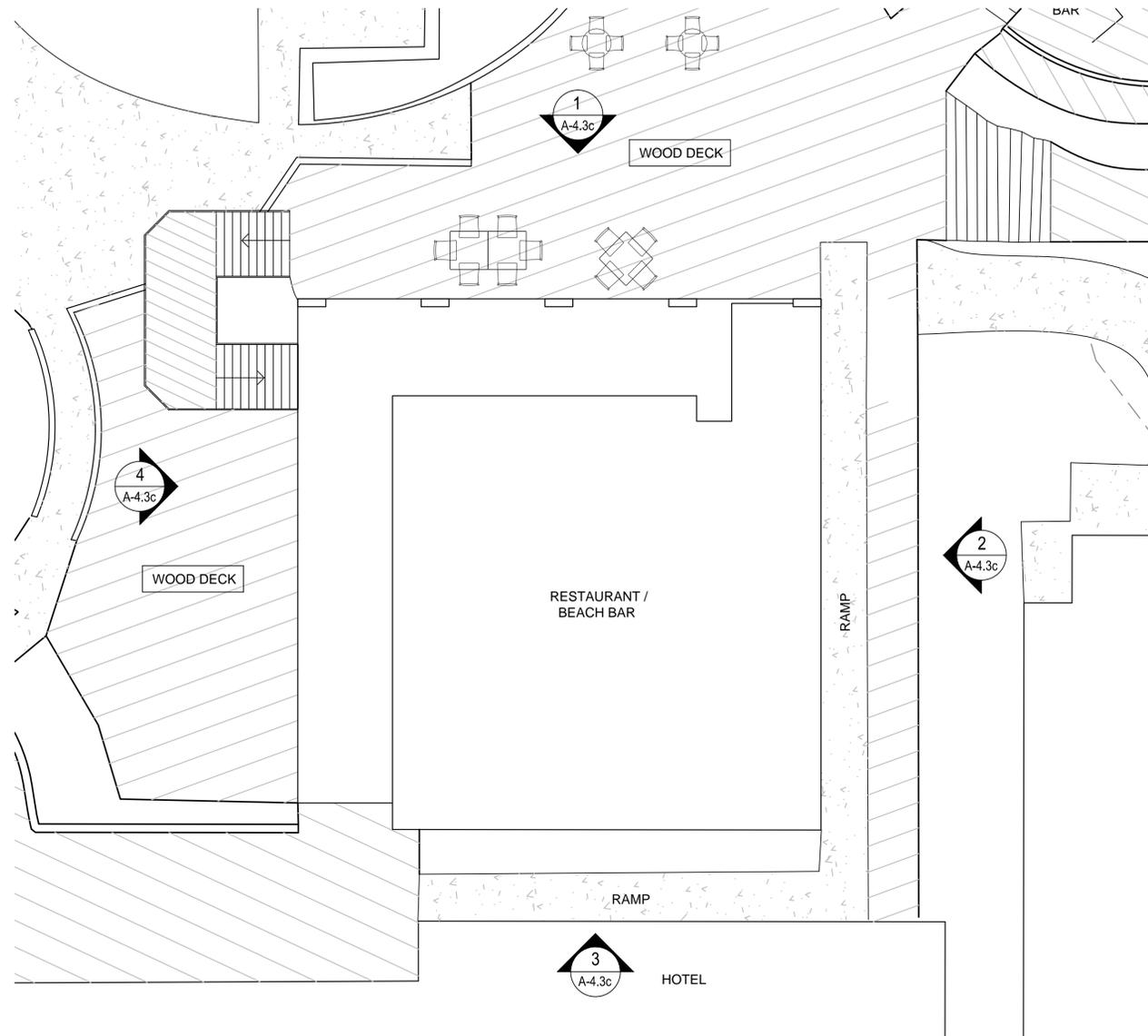
PROJECT NAME:
**WESTIN
 HILTON HEAD ISLAND
 RESORT AND SPA**
 2 GRASSLAWN AVENUE
 HILTON HEAD, SOUTH CAROLINA

It shall be the responsibility of the contractor to verify all dimensions and conditions shown by these drawings. The contractor shall verify all dimensions and conditions shown by these drawings. The contractor shall verify all dimensions and conditions shown by these drawings. The contractor shall verify all dimensions and conditions shown by these drawings.

**JOSEPH WONG
 ARCHITECT**
 2369 Fourth Avenue
 San Diego, California 92101-1806
 Phone (619) 233-8777 Fax (619) 237-0541

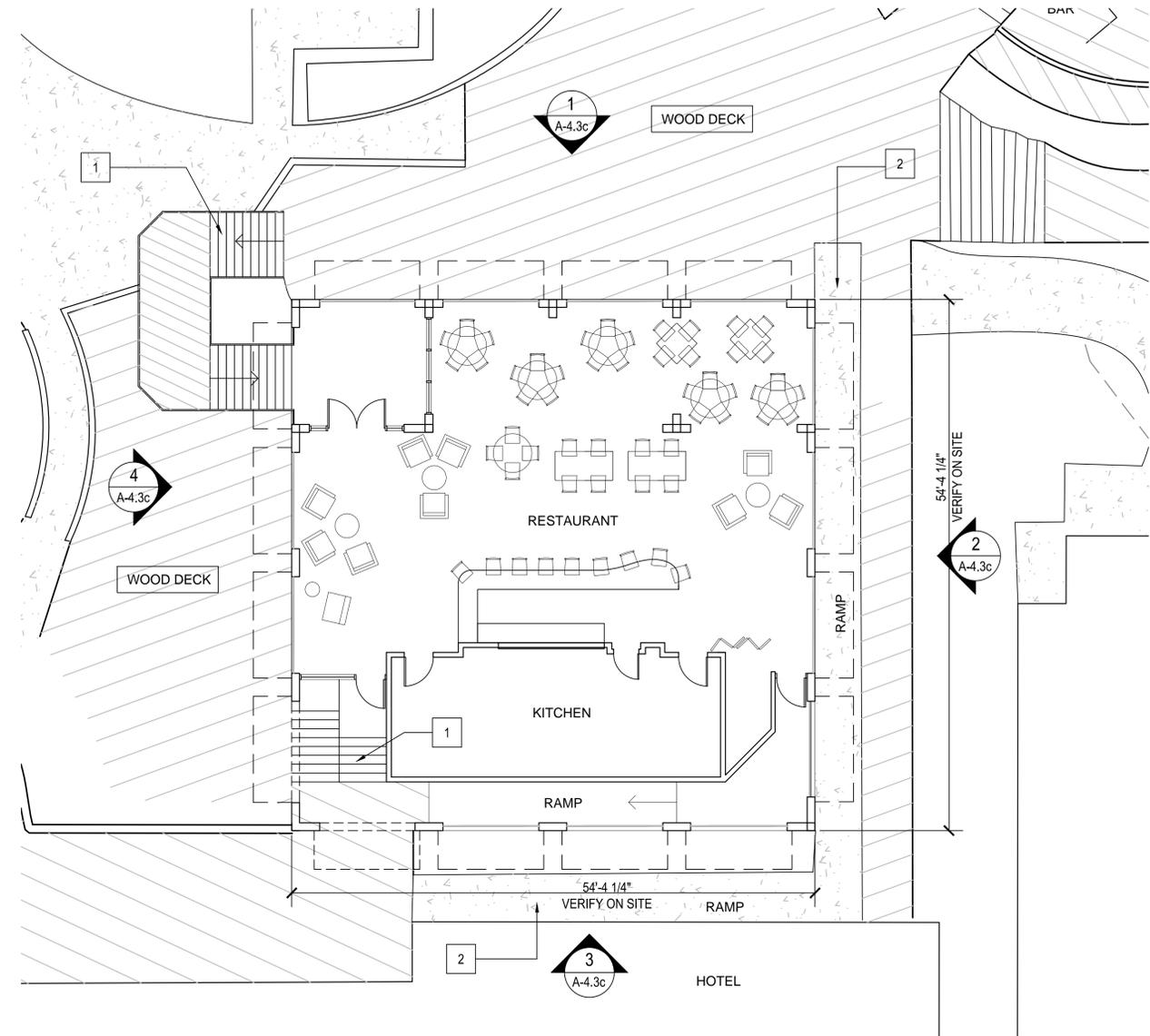
SHEET TITLE:
**COVERED POOL
 PAVILION
 & STAIR REPLACEMENT
 NEW CONSTRUCTION
 ELEVATIONS**

DATE	09-17-2012
SCALE	1/8" = 1'-0"
DRAWN:	
JOB NO.	2981
FILE NAME:	
SHEET	



FIRST FLOOR PLAN

SCALE 1/8" = 1' - 0"



SECOND FLOOR PROPOSED PLAN

SCALE 1/8" = 1' - 0"

LEGEND	KEY NOTES	GENERAL NOTES	KEY PLAN
<p>— NEW GUARDRAIL</p>	<p>1 (E) EXISTING STAIRS TO REMAIN</p> <p>2 (E) EXISTING RAMP TO REMAIN</p> <p>3 (N) BERMUDA SHUTTERS</p>	<p>1. PATCH AND REPAIR CONCRETE SLAB AND WALL TO MATCH EXISTING.</p> <p>2. PREPARE EXISTING FLOOR AND WALL TO RECEIVE NEW FINISHES.</p> <p>3. PERFORM ALL CLEAN UP OPERATIONS BEFORE, DURING AND AFTER ANY WORK. THIS IS TO BE DONE BEFORE TURNING PROJECT OVER TO THE CLIENT AT THE END OF CONSTRUCTION.</p> <p>4. REPAIR ALL DAMAGED FLOOR AND WALL.</p> <p>5. EXISTING GLASS WINDOW THAT WILL BE REMOVED SHALL BE REPLACED WITH ROLL-UP GLASS DOOR.</p>	

REVISIONS:

DRB SUBMITTAL 2012.08.24

PROJECT NAME:
**WESTIN
 HILTON HEAD ISLAND
 RESORT AND SPA**
 2 GRASSLAWN AVENUE
 HILTON HEAD, SOUTH CAROLINA

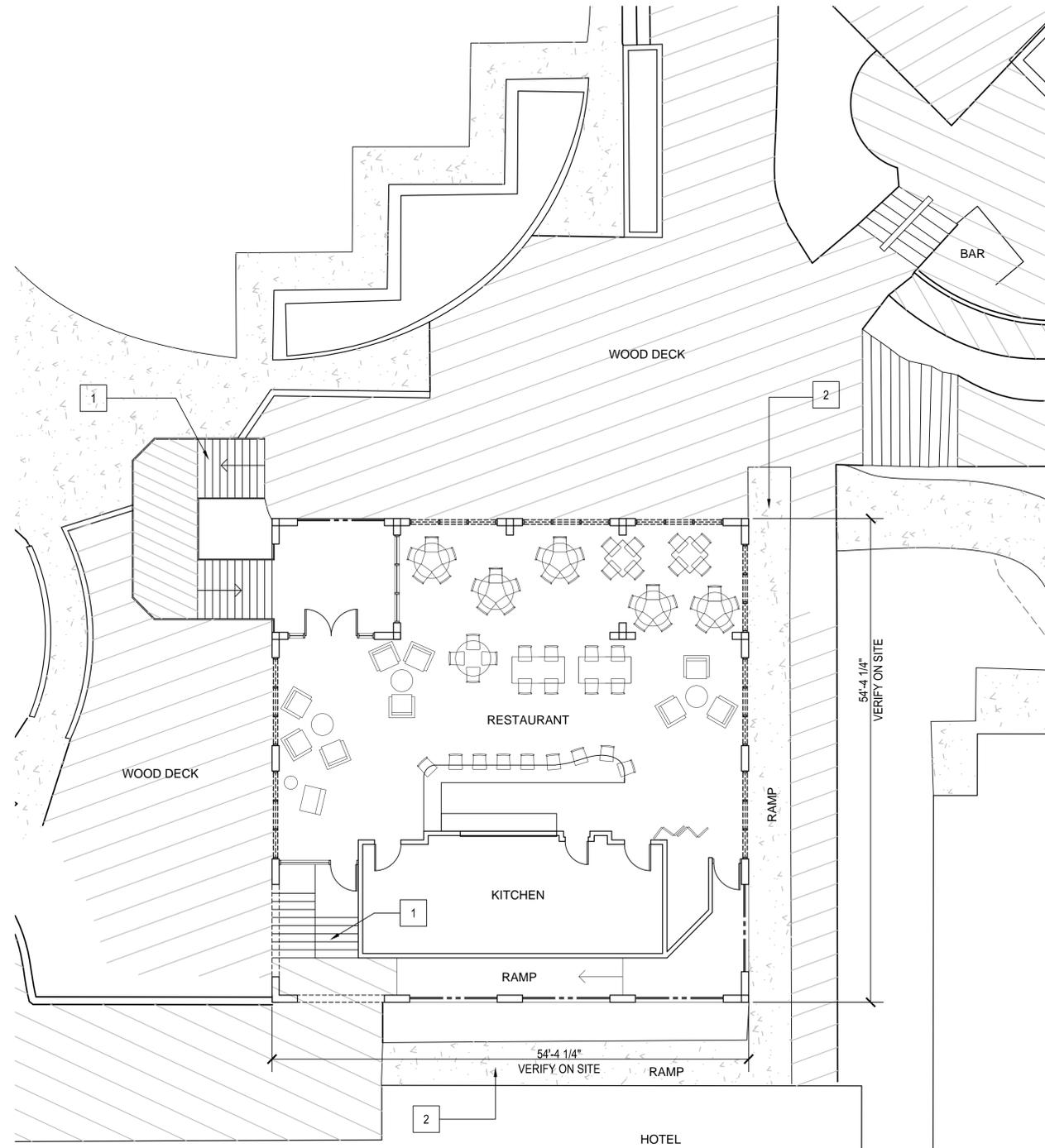
I/We (the Architect) represent that the drawings are based on the information provided by the client and we are not responsible for any errors or omissions in the drawings. We warrant that the drawings are prepared in accordance with the specifications and standards of the profession. We warrant that the drawings are prepared in accordance with the specifications and standards of the profession. We warrant that the drawings are prepared in accordance with the specifications and standards of the profession.

**JOSEPH WONG
 ARCHITECT**
 2359 Fourth Avenue
 San Diego, California 92101-1806
 Phone (619) 233-8777 Fax (619) 237-0541

SHEET TITLE:
**OCEANS RESTAURANT
 FLOOR PLANS**

DATE	09-17-2012
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB NO.	2981
FILE NAME:	
SHEET	

A-4.3a



SECOND FLOOR DEMOLITION PLAN

SCALE 1/8" = 1' - 0"

LEGEND

- ==== EXISTING WALL TO REMAIN
- EXISTING GUARDRAIL TO BE REMOVED
- - - - GLASS WINDOW TO BE REMOVED

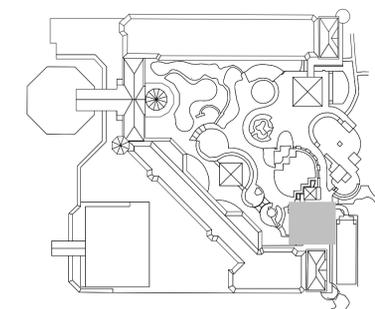
KEY NOTES

- 1 (E) EXISTING STAIRS TO REMAIN
- 2 (E) EXISTING RAMP TO REMAIN

GENERAL NOTES (DEMO)

1. PATCH AND REPAIR CONCRETE SLAB AND WALL TO MATCH EXISTING.
2. PREPARE EXISTING FLOOR AND WALL TO RECEIVE NEW FINISHES.
3. PERFORM ALL CLEAN UP OPERATIONS BEFORE, DURING AND AFTER ANY WORK. THIS IS TO BE DONE BEFORE TURNING PROJECT OVER TO THE CLIENT AT THE END OF CONSTRUCTION.
4. REPAIR ALL DAMAGED FLOOR AND WALL.

KEY PLAN



REVISIONS:

DRB SUBMITTAL 2012.08.24

PROJECT NAME:
**WESTIN
 HILTON HEAD ISLAND
 RESORT AND SPA**
 2 GRASSLAWN AVENUE
 HILTON HEAD, SOUTH CAROLINA

All work, including measurements, to be shown on these drawings shall be verified by the contractor on site. The contractor shall be responsible for all dimensions and for the accuracy of all dimensions. This office must be notified of all errors and omissions. The contractor shall verify all dimensions on these drawings. Measurements shall be taken in the field. The contractor shall verify all dimensions on these drawings. Measurements shall be taken in the field. The contractor shall verify all dimensions on these drawings. Measurements shall be taken in the field.

**JOSEPH WONG
 ARCHITECT**
 2359 Fourth Avenue
 San Diego, California 92101-1806
 Phone (619) 233-8777 Fax (619) 237-0541

SHEET TITLE:
**OCEANS RESTAURANT
 DEMOLITION PLAN**

DATE	09-17-2012
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB NO.	2981
FILE NAME:	
SHEET	

A-4.3b

KEY NOTES

- 1 (E) STUCCO WALL TO REMAIN
- 2 (E) STANDING SEAM ROOF TO REMAIN
- 3 (E) EXISTING STAIRS TO REMAIN
- 4 (E) EXISTING RAMP TO REMAIN
- 5 (N) BERMUDA SHUTTERS
- 6 (N) METAL GUARDRAIL
- 7 (N) GLASS ROLL-UP WINDOW

REVISIONS:

DRB SUBMITTAL 2012.08.24

PROJECT NAME:
**WESTIN
 HILTON HEAD ISLAND
 RESORT AND SPA**
 2 GRASSLAWN AVENUE
 HILTON HEAD, SOUTH CAROLINA

In these plans, measurements, dimensions, and notes are shown in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to be verified on site. The architect is not responsible for all dimensions shown on these drawings. The contractor shall verify all dimensions on site. This office must be notified of all site conditions shown by these drawings.

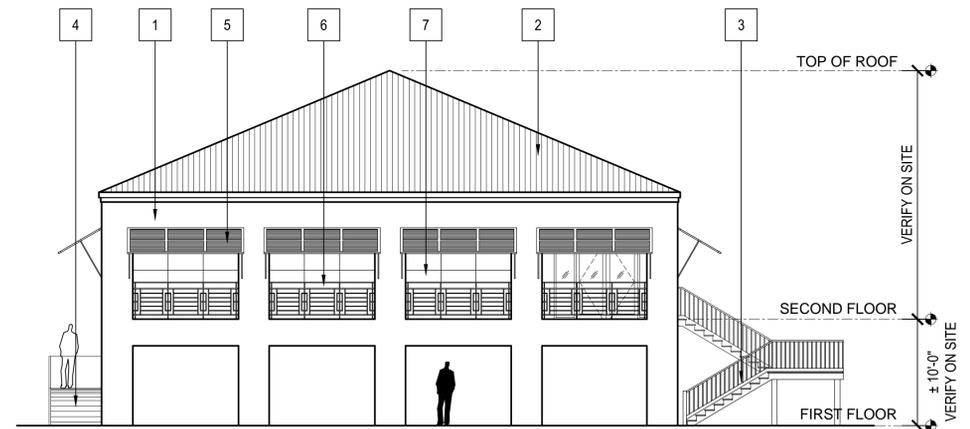
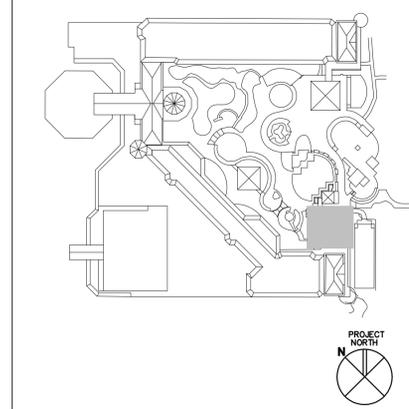
**JOSEPH WONG
 ARCHITECT**
 2359 Fourth Avenue
 San Diego, California 92101-1806
 Phone (619) 233-8777 Fax (619) 237-0541

SHEET TITLE:
**OCEANS RESTAURANT
 EXTERIOR ELEVATIONS**

DATE	09-17-2012
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB NO.	2981
FILE NAME:	
SHEET	

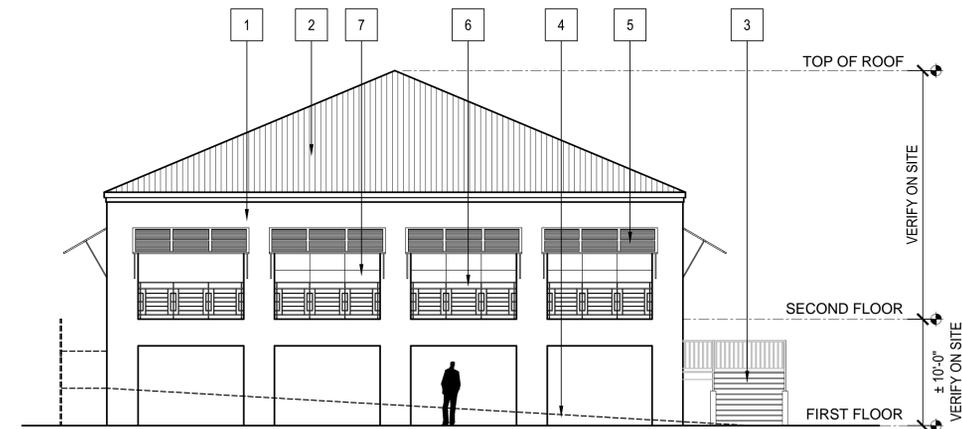
A-4.3c

KEY PLAN



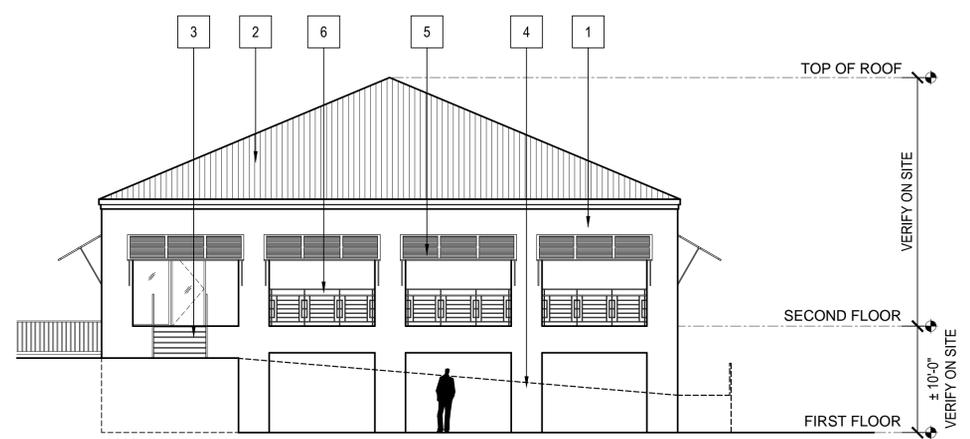
ELEVATION - 1

SCALE 1/8" = 1' - 0"



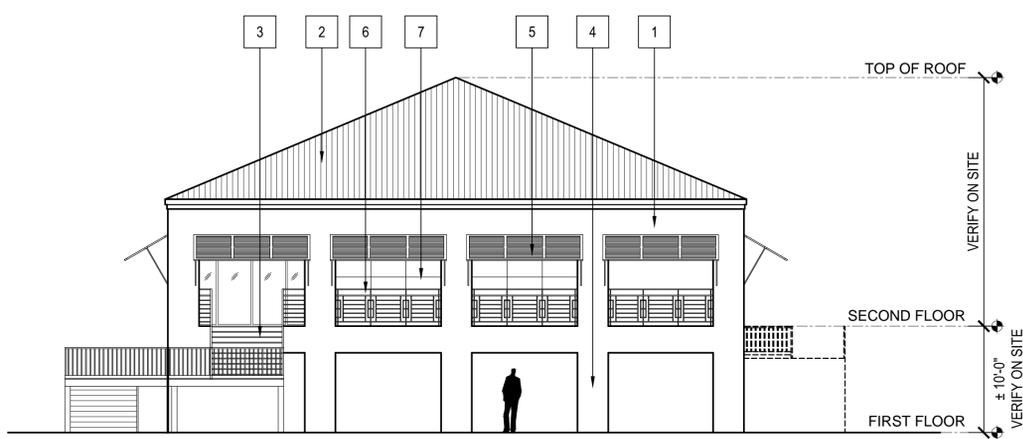
ELEVATION - 2

SCALE 1/8" = 1' - 0"



ELEVATION - 3

SCALE 1/8" = 1' - 0"



ELEVATION - 4

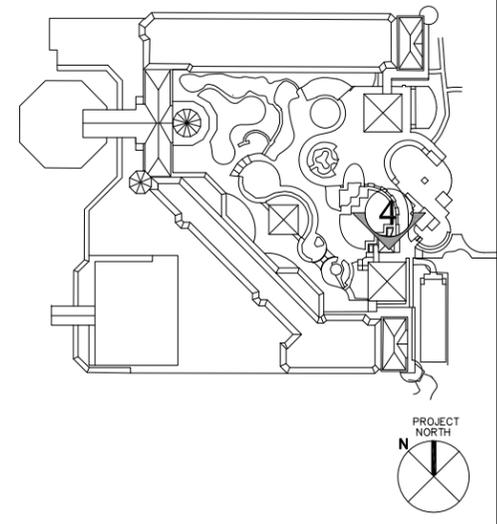
SCALE 1/8" = 1' - 0"



09.17.2012

OCEAN'S RESTAURANT ELEVATION
NOT TO SCALE

KEY PLAN



WESTIN HILTON HEAD ISLAND RESORT AND SPA
2 GRASSLAWN AVENUE, HILTON HEAD, SC 29928

JOSEPH WONG ARCHITECT
2359 FOURTH AVE. SAN DIEGO, CA 92101-1606
PHONE (619) 233-6777 FAX (619) 237-0541

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: Westin Hilton Head Resort & Spa – ALTERATION & ADDITION

DRB#: DR 120025

DATE: September 25, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

This project was tabled after discussion at the September 11, 2012 DRB meeting at the request of the Applicant. The Applicant has submitted an approval letter from the Port Royal Plans Approval Board. The Applicant has modified the proposed renovations to the existing Covered Pool Pavilion to retain the existing metal roof based on comments by Staff and the DRB. Additionally, the Applicant has added renovations to the existing Oceans Restaurant to complement the other proposed renovations (replacing existing windows with roll-up or folding glass doors and adding “Bermuda style” shutters.



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: TEEV GRIFFIN Company: WOOD + PARTNERS INC
 Mailing Address: 7 LAFAYETTE PLACE City: HILTON HEAD State: SC Zip: 29928
 Telephone: 601-6618 Ext. 232 Fax: 601-7080 E-mail: TGRIFFIN@WOODANDPARTNERS.COM
 Project Name: HARBOUR POINTE + SUNSET POINT ADULT POOL + GRILL AREA ADDITION/RENOVATION Project Address: A SHELTER COVE LANE
 Parcel Number [PIN]: R52001200B0001001A,001B + 001C-0000
 Zoning District: PD-1 Overlay District(s): OE

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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.

Trey Guffe
SIGNATURE

9/11/12
DATE

Adult Pool and Grill Area Addition/ Renovation Marriott Harbour Pointe and Sunset Point

#4 Shelter Cove Lane
Hilton Head Island, SC

PROJECT NARRATIVE

September 11, 2012

The project consists of renovating the existing adult pool and grill area for Marriott's Harbour Pointe and Sunset Pointe Properties. The existing pool area (see photos) has become dated and is in need of renovation to better promote the resort experience. Pool modifications will remain in character with surrounding project materials and finishes, but will create an updated and attractive resort look. Modifications and additions include renovating the existing pool and it's surrounds including an updated pool deck, pool finish, coping surround and waterline tile. New jet spray features will be added to the coping to create white noise and add more excitement. The existing entrance walk will be reconfigured to have a more direct access and visual terminus on the existing gazebo. A new summer kitchen is proposed adjacent to the gazebo to create a more organized and useable space. Permeable pavers with steel edge restraints will be used at the summer kitchen patio.

Minimal site disturbance is planned as the limits of the new pool deck do not exceed the existing pool deck footprint. One existing palm tree is to be removed. Additional minor landscape renovation is required and new material will be installed per proposed landscape plan.

The additional grilling area that is to be renovated is located adjacent to the existing feature pool. There are currently free standing grills and concrete stepping stones within this area. The alterations to this space will consist of a new summer kitchen, permeable paver patio for tables and chairs and a new concrete walk for ADA accessibility to existing walks. The intent of this design is to provide a more organized and useable space while maintaining the existing character of the resort.

Minimal site disturbance is planned as proposed hardscape additions are intended to be placed as close to existing grade as possible, while still allowing for positive drainage. Minor existing landscape removal is required and is replanted as proposed in landscape plan.

**Adult Pool and Grill Area Addition/ Renovation
Marriott Harbour Pointe and Sunset Point**

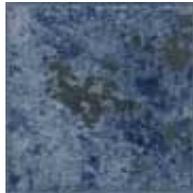
#4 Shelter Cove Lane
Hilton Head Island, SC

POOL AND HARDSCAPE FINISHES/COLORS

Pool Finish: Krystalkrete pebble finish, Bahama Blue



Waterline Tile Color: Verona Ceramic – Tondela Blue yrp# ti5500



Coping Material/Color: 12" x 36" Brushed Travertine



HARDSCAPE

Pool Deck: Color Concrete with Rock Salt Finish – Scofield Mesa Beige to match existing

Walk to gazebo: Oyster Shell concrete with brick banding – to match existing.

Walks without Brick Banding: Colored concrete - Scofield Mesa Beige

Grilling Zone: Lowcountry Watershed Permeable Pavers on 4" Aggregate Base-Riverwalk Style with Tabby Finish – Header Course to be standard Plantation Paver on Aggregate Base with Steel Edge Restraint

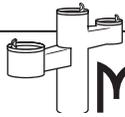
Summer Kitchen Countertop: 1 ½" Granite – Black with Gray – Final Selection by Owner

SUMMER KITCHEN VENEER(Front and Sides)

(Rear of Kitchen to be stucco)

Brick: Pine Hall Casa Grande Oversize Tumbled





MDF 400 SERIES DRINKING FOUNTAIN SPECIFICATIONS

WATER QUALITY (LEAD FREE)

Fountain meets NSF-61 requirements and has a UL approved label with a UL tracking number.

PEDESTAL

One piece weld construction with MDF standard $\frac{3}{16}$ " wall thickness **or optional** 304 schedule 10 stainless steel.

RECEPTOR BOWL

18 gauge electro-polished stainless steel bowl. Bowl overlaps pedestal by $\frac{9}{16}$ ". Prevents build-up of residue in visual drinking area. Optional SS Bowl Strainer recommended for areas with sand.

BUBBLER HEAD

Heavy-duty, stainless steel anti-squirt head mounted with lock nut and washer to prevent tampering. Designed to deliver a constant stream trajectory. Natural shield to prevent contamination.

PUSH BAR

304 stainless steel with $1\frac{1}{4}$ " x 2" stainless steel housing. Mushroom style push bar overlaps and prevents sand and other objects from sticking push bar in the ON position.

CONTROL VALVE

Non-cartridge stainless steel O-Ring valve delivers non-spurt, adjustable steady stream of water. Washerless.

WATER SUPPLY (LEAD FREE)

Maintenance-free reinforced nylobraid tubing and fittings, NSF-61 certified. This tubing is not plastic. It is supplied with a $\frac{1}{2}$ " MIP threaded inlet with a stainless steel strainer. Union fittings at every connection. Supply line stops above grade.

FINISH

Oven-baked powder coat. Color choices: green, blue, brown, black, red, yellow, orange, white and chrome. Textured color choices: emerald, sapphire, pyrite, text-black, burgundy, gold vein, copper and sandstone. Stainless Steel fountains are powder coated for added protection and all colors listed are available.

WASTE

$1\frac{1}{2}$ " schedule 40 PVC pipe. Waste line stops above grade.

ACCESS

Working parts accessible through bowl of fountain for easy service.

INSTALLATION

Optional installations are **DIRECT BURY** or **SURFACE MOUNT**. Direct Bury is designed to be buried a depth of 14" in the ground with concrete poured around it. Surface Mount is designed to be anchored on top of an existing surface (concrete, etc.) with anchor bolts through a mounting plate that is welded to the fountain. Surface Mount fountains provide an access door with vandal-resistant stainless steel screws. Surface Mount Carrier recommended for all surface mount installations. Access door standard on all pedestal fountains. Flush Supply line before installing.

WINTERIZATION

Shut off water and drain down.

WARRANTY

One year warranty. Labor not included.

SHIPPING WT.

Model 400	125 lbs.	Model 450*	45 lbs.
Model 410*	150 lbs.	Model 493*	150 lbs.
Model 440*	150 lbs.	<i>* Meets ADA regulations</i>	

Note: When ordering, please specify installation by DB or SM, and stainless steel by SS. Always note your color choice and options where applicable. (Options are added at an additional cost to the customer.) Example: Specify 410 DBSS to order 410 Direct Bury Stainless Steel. Please call MDF to assist you with ordering, quoting and shipping.

MOST DEPENDABLE FOUNTAINS, INC.
 (800) 552-6331 • (901) 867-0039 • Fax (901) 867-4008
 5705 COMMANDER DR. • ARLINGTON, TN 38002-0587
www.mostdependable.com





SHELTER COVE HARBOUR COMPANY

PO Box 6004
Hilton Head Island, SC 29938

Via Email Only

Mark Harney
Sunset Pointe/Harbor Point
Hilton Head Island, SC

RE: Approval of Exterior Property Improvements Plan

Dear Mark:

The ARB unanimously approved the application, plan and description of work. Please sign page three (3) of the attached Schedule of Fees as the owner/manager, and the principal contractor as well, and return to me as soon as possible.

Please submit an administration fee of \$250.00 (non-refundable) and a \$500.00 refundable compliance deposit. Upon notification of project completion to the ARB, a final inspection will be made. The compliance deposit will be returned if all conditions are met.

Once you are closer to the project start date, please provide the ARB a finalized time line and completion date. Any member of the ARB team may visit the site to observe the progress and conditions of the site in accordance with the guidelines.

Please contact us at any time for assistance if necessary.

This letter of approval by the SCHC ARB will suffice for submission to the Town of Hilton Head Island as required.

Sincerely,

H.H. (Hank) Johnson
Community Manager

Enclosures: Signed Application
Schedule of Fees

c: SCHC Architectural Review Board

Existing Project Photographs
Marriott Harbour Point and Sunset Point
Adult Pool and Grill Additions/Modifications
Hilton Head Island, South Carolina
September 11, 2012



View of entrance into adult pool area.



New sidewalk to tie in directly with Existing Gazebo. Grills and palm to be removed.

**Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Point**



View of existing pool to be renovated including deck, coping, tile and pool finish



View of existing gazebo. Stairs and ramp to be reconfigured for new grilling area.

**Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Point**



Existing Shower to be replaced.



Existing Firepit to remain. Grills and stepping stones to be removed.

**Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Point**



Existing grills and oyster shell to be removed.

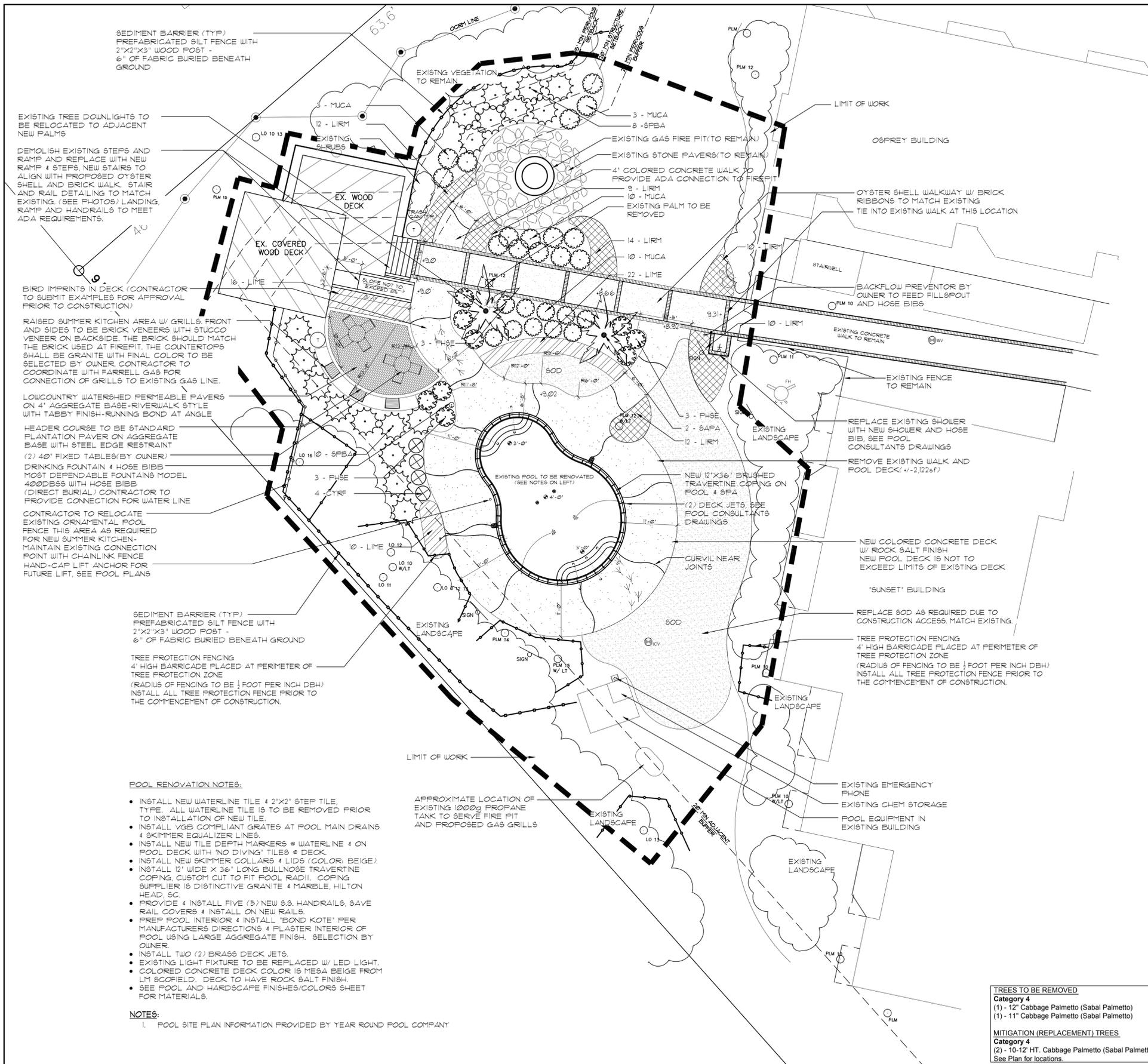


Stepping stones and grills to be removed and location of existing gas tanks.

Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Pointe



View of existing grills to be removed as well as pampas grass and shrubs to be adjusted to accommodate new permeable pavers and summer kitchen.



SITE DEVELOPMENT SUMMARY

	ACREAGE
TOTAL LIMIT OF WORK AREA:	0.26 AC
PRE-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.08 AC
PERVIOUS SURFACE AREA	0.18 AC
POST-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.08 AC
PERVIOUS SURFACE AREA	0.18 AC

- GENERAL SITE PLAN AND LAYOUT NOTES:**
- THIS BUILDER'S SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCTING ALL BUILD ELEMENTS DEPICTED HEREIN.
 - TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
 - ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
 - TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
 - ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.
 - GAS LINE TO GRILLS TO HAVE AN AUTOMATIC SHUTOFF VALVE AT 45 MINUTES. SIGNAGE WILL NEED TO BE PROVIDED TO INDICATE LOCATION OF SHUTOFF VALVE.
 - CONCRETE WALKS TO BE FIBER REINFORCED, 3000 PSI AT 28 DAYS. WALK TO GAZEBO TO BE OYSTER SHELL CONCRETE WITH BRICK BANDING. ALL OTHER WALKS TO BE COLORED CONCRETE (SCOFIELD MESA BEIGE).
 - ALL WOOD TO BE SANDED SMOOTH AND PAINTED TO MATCH EXISTING ON SITE.

ADULT POOL AREA PLANTING PLAN

QUAN	ABBRV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
2	SAPA	Sabie palmetto Cabbage Palm	10-12'			AS SHOWN	SMOOTH TRUNK
SHRUBS AND GROUNDCOVERS							
4	CYRF	Cytisium falcatum Holly Fern	10-12"	12-18"	1 GAL.	AS SHOWN	FULL
61	LIRM	Liriope muscari 'BIG BLUE' Big Blue Liriope			1 GAL.	AS SHOWN	FULL POT
48	LIME	Liriope muscari 'Evergreen giant' Evergreen Giant Liriope			1 GAL.	AS SHOWN	FULL POT
10	PHSE	Philodendron sellow Cut-Leaf Philodendron	18-24"	18-24"	CONT.	AS SHOWN	FULL
25	MUCA	Muhlenbergia capillaris Pink Muhly			1 GAL.	AS SHOWN	FULL
17	SPBA	Spartina bakeri Sand Cordgrass			1 GAL.	AS SHOWN	FULL
130	SOD	St. Augustine Stenotaphrum secundatum					
1630	MULCH	Pinestraw Mulch					Spread to 3' depth

- GENERAL PLANTING NOTES:**
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
 - FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR FINE STRAW MULCH.
 - CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
 - PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
 - WARRANT EXTERIOR PLANTS, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - FURNISH NURSERY-GROWN EXTERIOR PLANT MATERIALS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL
 - UTILIZE TRANSPLANTED MATERIALS FROM ON-SITE WHERE POSSIBLE

- IRRIGATION NOTES**
- ALL PLANT BEDS AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
 - IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
 - INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
 - AVOID SPRAYING ROADS, PARKING AND WALKS.
 - CONTRACTOR TO TIE SYSTEM INTO EXISTING SYSTEM AS NECESSARY. COORDINATE WITH OWNER.
 - IN AREAS WHERE APPROPRIATE, UTILIZE DRIP IRRIGATION TO MINIMIZE WATER CONSUMPTION
 - CONTRACTOR SHALL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
- MULCHING NOTES**
- MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.

SEDIMENT BARRIER (TYP)
PREFABRICATED SILT FENCE WITH
2"x2"x3" WOOD POST -
6" OF FABRIC BURIED BENEATH
GROUND

EXISTING TREE DOWNLIGHTS TO
BE RELOCATED TO ADJACENT
NEW PALMS

DEMOLISH EXISTING STEPS AND
RAMP AND REPLACE WITH NEW
RAMP & STEPS, NEW STAIRS TO
ALIGN WITH PROPOSED OYSTER
SHELL AND BRICK WALK. STAIR
AND RAIL DETAILING TO MATCH
EXISTING. (SEE PHOTOS) LANDING,
RAMP AND HANDRAILS TO MEET
ADA REQUIREMENTS.

BIRD IMPRINTS IN DECK (CONTRACTOR
TO SUBMIT EXAMPLES FOR APPROVAL
PRIOR TO CONSTRUCTION)

RAISED SUMMER KITCHEN AREA W/ GRILLS, FRONT
AND SIDES TO BE BRICK VENEERS WITH STUCCO
VENEER ON BACKSIDE. THE BRICK SHOULD MATCH
THE BRICK USED AT FIREPIT. THE COUNTERTOPS
SHALL BE GRANITE WITH FINAL COLOR TO BE
SELECTED BY OWNER. CONTRACTOR TO
COORDINATE WITH FARRELL GAS FOR
CONNECTION OF GRILLS TO EXISTING GAS LINE.

LOWCOUNTRY WATERSHED PERMEABLE PAVERS
ON 4" AGGREGATE BASE-RIVERWALK STYLE
WITH TABBY FINISH-RUNNING BOND AT ANGLE

HEADER COURSE TO BE STANDARD
PLANTATION PAVEN ON AGGREGATE
BASE WITH STEEL EDGE RESTRAINT
(2) 40" FIXED TABLES (BY OWNER)
DRINKING FOUNTAIN & HOSE BIBB
MOST DEPENDABLE FOUNTAINS MODEL
400DBSS WITH HOSE BIBB
(DIRECT BURIAL) CONTRACTOR TO
PROVIDE CONNECTION FOR WATER LINE

CONTRACTOR TO RELOCATE
EXISTING ORNAMENTAL POOL
FENCE THIS AREA AS REQUIRED
FOR NEW SUMMER KITCHEN-
MAINTAIN EXISTING CONNECTION
POINT WITH CHAINLINK FENCE
HAND-CAP LIFT ANCHOR FOR
FUTURE LIFT, SEE POOL PLANS

SEDIMENT BARRIER (TYP)
PREFABRICATED SILT FENCE WITH
2"x2"x3" WOOD POST -
6" OF FABRIC BURIED BENEATH
GROUND

TREE PROTECTION FENCING
4' HIGH BARRICADE PLACED AT PERIMETER OF
TREE PROTECTION ZONE
(RADIUS OF FENCING TO BE 1/2 FOOT PER INCH DBH)
INSTALL ALL TREE PROTECTION FENCE PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION.

POOL RENOVATION NOTES:

- INSTALL NEW WATERLINE TILE & 2"x2" STEP TILE. TYPE. ALL WATERLINE TILE IS TO BE REMOVED PRIOR TO INSTALLATION OF NEW TILE.
- INSTALL VGB COMPLIANT GRATES AT POOL MAIN DRAINS & SKIMMER EQUALIZER LINES.
- INSTALL NEW TILE DEPTH MARKERS @ WATERLINE & ON POOL DECK WITH "NO DIVING" TILES @ DECK.
- INSTALL NEW SKIMMER COLLARS & LIDS (COLOR, BEIGE).
- INSTALL 12" WIDE X 36" LONG BULLNOSE TRAVERTINE COPING, CUSTOM CUT TO FIT POOL RADIUS. COPING SUPPLIER IS DISTINCTIVE GRANITE & MARBLE, HILTON HEAD, SC.
- PROVIDE & INSTALL FIVE (5) NEW S.S. HANDRAILS, SAVE RAIL COVERS & INSTALL ON NEW RAILS.
- PREP POOL INTERIOR & INSTALL "BOND KOTE" PER MANUFACTURER'S DIRECTIONS & PLASTER INTERIOR OF POOL USING LARGE AGGREGATE FINISH. SELECTION BY OWNER.
- INSTALL TWO (2) BRASS DECK JETS.
- EXISTING LIGHT FIXTURE TO BE REPLACED W/ LED LIGHT.
- COLORLED CONCRETE DECK COLOR IS MESA BEIGE FROM LM SCOFIELD. DECK TO HAVE ROCK SALT FINISH.
- SEE POOL AND HARDSCAPE FINISHES/COLORS SHEET FOR MATERIALS.

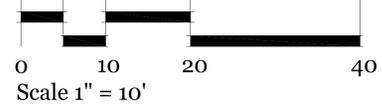
NOTES:

- POOL SITE PLAN INFORMATION PROVIDED BY YEAR ROUND POOL COMPANY

APPROXIMATE LOCATION OF
EXISTING 1000g PROPANE
TANK TO SERVE FIRE PIT
AND PROPOSED GAS GRILLS

TREES TO BE REMOVED
Category 4
(1) - 12" Cabbage Palmetto (Sabal Palmetto)
(1) - 11" Cabbage Palmetto (Sabal Palmetto)

MITIGATION (REPLACEMENT) TREES
Category 4
(2) - 10-12' HT. Cabbage Palmetto (Sabal Palmetto)
See Plan for locations.



NORTH PLAN IS SUBJECT TO CHANGE.

POOL ADDITION / RENOVATION FOR
MARIOTT HARBOUR POINT AND
SUNSET POINTE
HILTON HEAD ISLAND, SC

DRAWN BY: TRT/
TG
CHECKED BY: TG

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#	REVISION	DATE BY

DATE
Sept. 11, 2012
PROJECT NUMBER
01-12021
SHEET TITLE
PHASE TWO
ADULT POOL SITE /
LANDSCAPE PLAN

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.6618 ■ Fax 843.681.7088 ■ www.woodpartners.com

SHEET
NUMBER
L1 of 02

SITE DEVELOPMENT SUMMARY	ACREAGE
TOTAL LIMIT OF WORK AREA:	0.03 AC
PRE-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.003 AC
PERVIOUS SURFACE AREA	0.021 AC
POST-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.004 AC
PERVIOUS SURFACE AREA	0.026 AC

GRILL AREA PLANTING PLAN

6	PHSE	Philodendron selloum Cut-Leaf Philodendron	18-24"	18-24"	CONT.	AS SHOWN	FULL
13	SPBA	Spartina bakeri Sand Cordgrass			1 GAL.	As SHOWN	FULL
200 SF	MULCH	Pinestraw Mulch					Spread to 3" depth

SEDIMENT BARRIER (TYP)
 PREFABRICATED SILT FENCE WITH
 2"X2"X3" WOOD POST -
 6" OF FABRIC BURIED BENEATH
 GROUND

EXISTING TRELLIS

REMOVE EXISTING PAMPAS GRASS
 AS NEEDED TO ACCOMMODATE NEW
 HARDSCAPE AND LANDSCAPE

RAISED SUMMER KITCHEN AREA W/
 GRILLS. FRONT AND SIDES TO BE BRICK
 VENEERS WITH STUCCO VENEER ON
 BACKSIDE. THE BRICK SHOULD MATCH
 THE BRICK USED AT FIREPIT. THE
 COUNTERTOPS SHALL BE GRANITE WITH
 FINAL COLOR TO BE SELECTED BY
 OWNER. CONTRACTOR TO COORDINATE
 WITH FARRELL GAS FOR CONNECTION OF
 GRILLS TO EXISTING GAS LINE.

EXISTING POOL
 SIGN TO REMAIN

REMOVE EXISTING STEPPING
 STONES AS REQUIRED

EXISTING UNDERGROUND
 GAS TANKS TO REMAIN
 EXISTING SHOWER

EXISTING PALM TO BE REMOVED. PALM TO BE
 REPLACED W/IN ADULT POOL AREA AS INDICATED

LOWCOUNTRY WATERSHED PERMEABLE PAVERS
 ON 4" AGGREGATE BASE-RIVERWALK STYLE WITH
 TABBY FINISH-RUNNING BOND AT ANGLE

HEADER COURSE TO BE STANDARD PLANTATION PAVER
 ON AGGREGATE BASE WITH STEEL EDGE RESTRAINT

(3) 40" FIXED TABLES
 BY OWNER

LIMIT OF WORK

GRASSCRETE BANK

MARSH

15' MIN. PERVIOUS BUFFER

20' MIN. STRUCTURE BUFFER

25' MIN. IMPERVIOUS BUFFER

TREE PROTECTION FENCING- 4' HIGH BARRICADE
 PLACED AT PERIMETER OF TREE PROTECTION ZONE
 (RADIUS OF FENCING TO BE 1/2 FOOT PER INCH DBH)
 INSTALL ALL TREE PROTECTION FENCE PRIOR TO
 THE COMMENCEMENT OF CONSTRUCTION.

4" COLORED CONCRETE WALK
 WITH ROCK SALT FINISH

REMOVE EXISTING
 LANDSCAPE AS REQUIRED
 FOR NEW WALK

TIE FLUSH INTO EXISTING
 WALK

EXISTING
 BUILDING

REFER TO SHEET L1 OF 02 (ADULT POOL
 ADDITION/RENOVATION) FOR THE FOLLOWING NOTES:
 GENERAL SITE PLAN AND LAYOUT NOTES
 GENERAL PLANTING NOTES
 IRRIGATION NOTES
 MULCHING NOTES

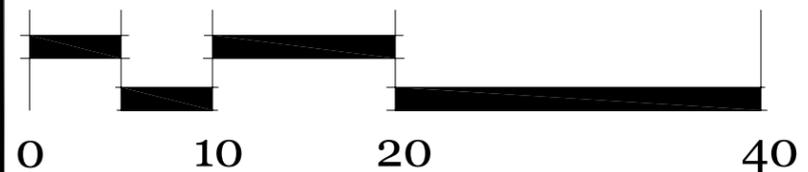
GRILL AREA RENOVATION
 FOR
 MARRIOTT HARBOUR POINT
 AND SUNSET POINTE
 HILTON HEAD ISLAND, SC

DRAWN BY:
 TT/TG
 CHECKED BY:
 TG

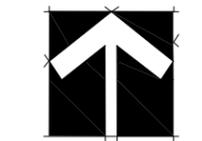
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#	REVISION	DATE	BY

DATE
 Sept. 11, 2012
 PROJECT NUMBER
 01-12021
 SHEET TITLE
 PHASE ONE
 GRILL AREA SITE/
 LANDSCAPE PLAN



Scale 1" = 10'



NORTH

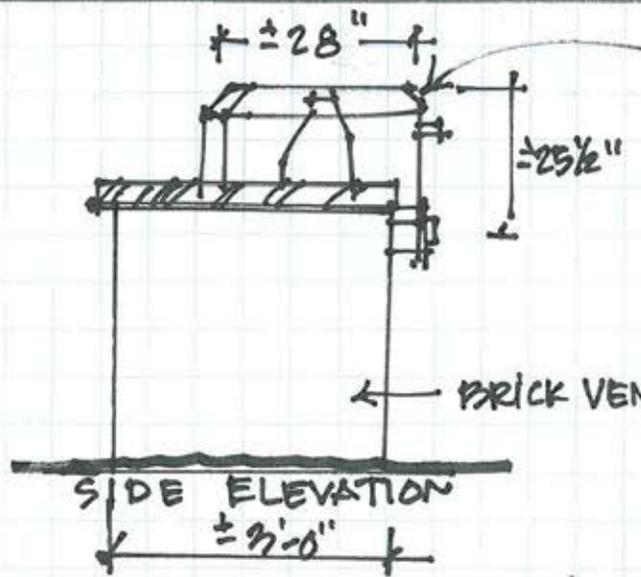
PLAN IS SUBJECT TO CHANGE.



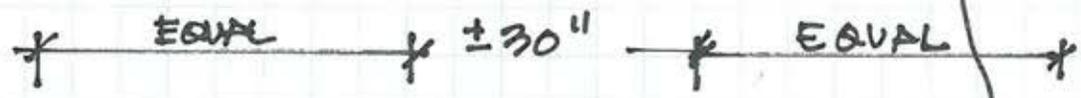
PO Box 23949 Hilton Head Island, SC 29925
 843.681.6616 Fax 843.681.7086 www.woodandpartners.com

SHEET
 NUMBER

L2 of 02

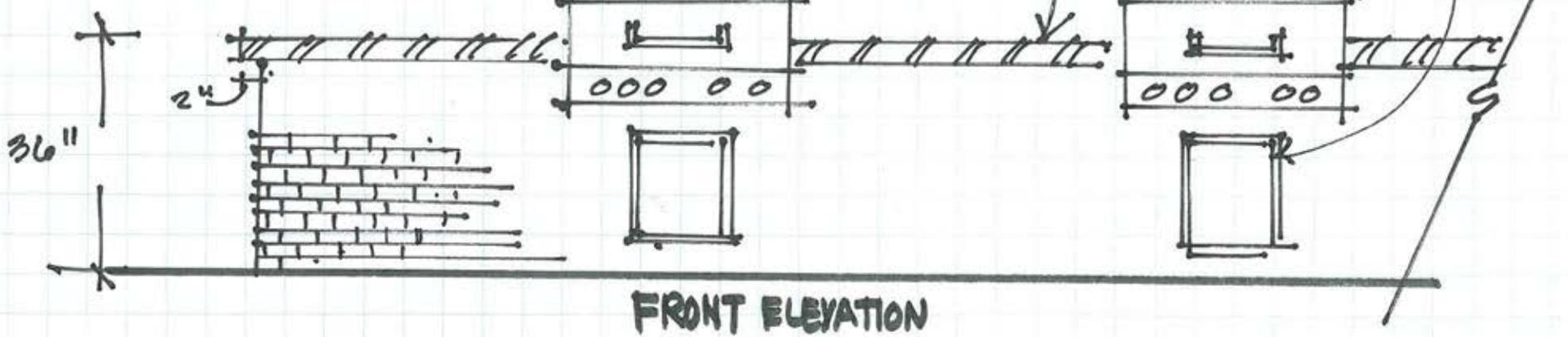


Built-in stainless steel Grill -
 Flush Mount BROILMASTER SSB-2804 OR
 EQUAL. INSTALL PER MANUF. REC.
 *CONTRACTOR TO PROVIDE VENT REGISTERS
 AS REQUIRED.



GRANITELAP

STAINLESS STEEL DOOR KIT -
 # BDA. INSTALL PER
 MANUF. REC.



BRICK VENEER -
 PINE HALL - CASA GRANDE
 OVERSIZE TUMPLED WITH
 1/2" BUFF MORTAR JOINT.

HARRIS POINTE/
 SUNSET POINT

ADULT POOL
 ADDITION/RENOVATION

Wood+Partners, 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: Marriott Harbour Point & Sunset Pointe -
ALTERATION & ADDITION

DRB#: DR 120028

DATE: September 25, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" 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 checked="" 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 checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: David Urban Company: Atlantic Resort Managers, Inc.; By: Omni Hotels Management Corporation, its agent
 Mailing Address: 420 Deck Dr. City: Irving State: TX Zip: 75062
 Telephone: (972) 871 5543 Fax: (972) 871 5682 E-mail: durban@omnihotels.com
 Project Name: Omni Hilton Head Oceanfront Resort Project Address: 23 Ocean Ln, Hilton Head, SC 29928
 Parcel Number [PIN]: R 5 2 0 0 1 6 0 0 0 0 3 3 8 0 0 0 0
 Zoning District: PUD Overlay District(s): Beachfront

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 and Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 1/2"X 14" Maximum; Stating manufacturer and material name

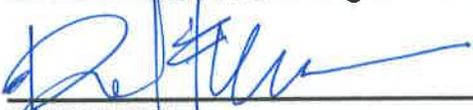
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

09/11/2012

DATE



PALMETTO DUNES

PROPERTY OWNERS ASSOCIATION

A RESIDENTIAL RESORT COMMUNITY

August 28, 2012

Helen Simmons
Omni Hilton Head Oceanfront Resort
23 Ocean Lane
Hilton Head, SC 29928

Via Email

Dear Ms. Simmons,

The Palmetto Dunes Architectural Review Board reviewed and approved the major exterior renovation plans for the Omni Hilton Head Oceanfront Resort. The renovation will be a significant improvement to the property and the Palmetto Dunes community and is much appreciated.

Thank you for submitting the plans for review.

Sincerely,

Heidi Stenhammer
ARB Administrator

CC: ARB
Bob Sharp, PDPOA General Manager



Date: September 11, 2012

Town of Hilton Head
Design Review Board
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843.341.4757

RE: Omni Hilton Head Oceanfront Resort, Hilton Head, South Carolina - Project Narrative

Atlantic Resort Managers, Inc. by Omni Hotels Management Corporation as its agent is undertaking exterior site renovations to the resort that will enhance the guest experience, while bringing the property's current amenities in compliance with resort standards. The proposed design starts with the transformation of the resort's main arrival and will continue throughout the interior courtyards, adding dining terraces, exterior function space, renovation of the Buoy Bar, and additional active zones for guests, while preserving landmark trees and the preservation of the dune system. The following narrative outlines the suggested changes throughout the property.

Main arrival / porte cochere will be transformed by opening views into the drop-off area through structural alterations to the roof line and the elimination of the fixed planters flanking the columns and replacing the landscaping at ground level. The vehicular surface will be evaluated and modified, as needed, along with the pedestrian walks leading into the front door from the parking lots.

The public spaces between the meeting rooms, hotel reception, and the 2-story building have been designed to allow for additional breakout space. This space will facilitate events associated with the meeting rooms, while providing opportunities to invite guests to relax and enjoy the space. The breakfast terrace will be expanded with an overhead structure increasing the dining capacity while providing protection from the elements.

HH Prime dining terrace expansion allows for casual dining / social guest interaction. The terrace will include movable furniture and the patio surface is in keeping with the resort vernacular. The design respects all specimen trees allowing for them to remain protected in place. The pedestrian walks throughout the central courtyard will be replaced and realigned to allow for additional width for better circulation throughout the site.

The pool and amenity area will include an interactive water jet zone, new beach entry family pool and spas, renovations to the existing pools and pool bar, and new pedestrian surfaces throughout this zone. All pools will be ADA compliant, per the upcoming code. The design removes the existing lagoon and replaces it with landscaped retention areas while preserving all specimen trees and pines. Palm trees affected by the design will be relocated and incorporated in the new design. The design respects the DCRM beach requirements while preserving the coastal dune system and crossings.

Renovation of the existing The Buoy Bar building is to include: expansion of the service area by relocation of walls to fit under the existing roof structure; finish and fixture renovation of the existing toilet rooms (men's and women's); interior renovation of the kitchen, service rooms and prep area; extension of the bar; extension of the existing roof over the new bar extension; new roofing on new and existing with standing seam metal roof; new mechanical air conditioning system, new water heater.

The storm water management strategy for the project will utilize the primary existing drainage patterns and infrastructure implementing the best management practices to promote water quality in the affected areas. Based on recent surveys and field review of site conditions, it is apparent that storm water runoff is collected in landscaped and lawn areas and infiltrated into underlying soils. There is an existing lined, shallow lagoon that meanders through the space and possibly serves as a collection basin for excessive runoff. The lagoon is equipped with an existing overflow structure that connects to the master drainage system for the area. The outfall pipe is 18" RCP and exits the project area through the parking area on the south side of the OMNI property. As part of the planned improvements, the lagoon will be demolished and backfilled with well-drained soils. The backfilled areas will be graded to create vegetated retention basins that will collect, filter and infiltrate runoff from the impervious areas of the

site. The retention areas will be designed with overflow pipes set above the typical ponding level and subgrade drains may be added to alleviate saturated soil conditions during heavy storms. Proposed storm water infrastructure will utilize the existing outfall pipe for conveyance offsite.

EDSA, Omni Ownership, and our design team look forward to working with staff on this exciting transformation of the property. If you have any questions or comments please feel to contact us.

Regards,

A handwritten signature in black ink, appearing to read "Jeff Suiter". The signature is written in a cursive, flowing style.

JEFF SUITER, RLA
VICE PRESIDENT



ARRIVAL



ARRIVAL



PORTE COCHERE



MEETING ROOM



LOBBY COURTYARD



INTERIOR COURTYARD-
BRICK TERRACE



HH PRIME TERRACE



HH PRIME TERRACE



**PALMETTO MARKET/
COURTYARD**



MARKET TERRACE



**COVERED WALK TO HH
PRIME / PALMETTO MARKET**



LOBBY COURTYARD



BUOY BAR/FAMILY POOL



BUOY BAR



BUOY BAR



BUOY BAR
TERRACE



BUOY BAR PATIO



BUOY BAR TERRACE



BUOY BAR TERRACE



FAMILY POOL



FAMILY POOL



POOL EQUIPMENT



WOOD DECKING

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: Omni Hilton Head Oceanfront Resort –
ALTERATION & ADDITION

DRB#: DR 120027

DATE: September 25, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" 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 checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

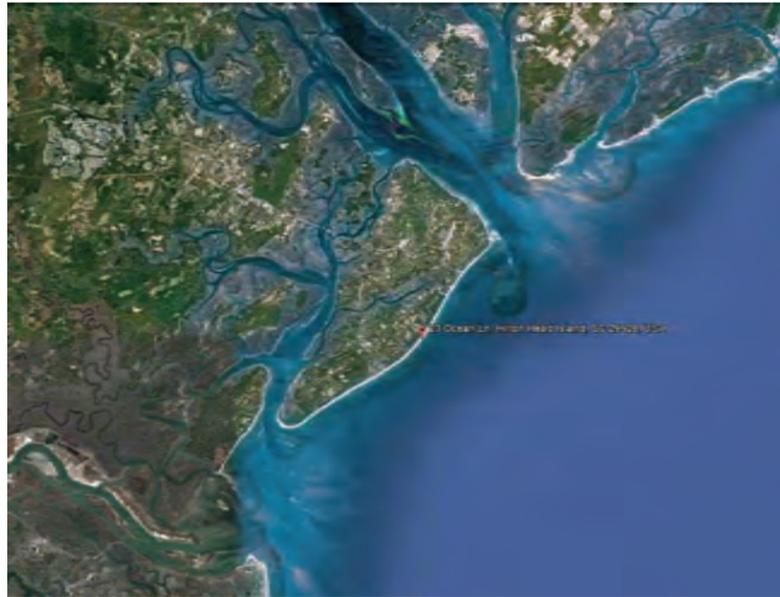
tree roots				
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Only native plant material (no sod) is allowed in the Transition Area per LMO section 16-4-1005; landscape plan at new pool needs to be revised.



LOCATION MAP

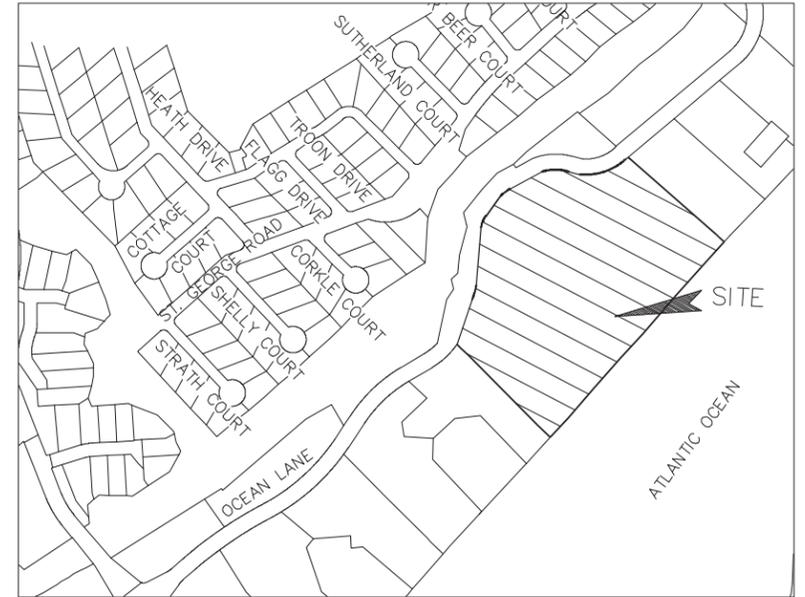


OMNI HOTELS & RESORTS[®]

hilton head
SOUTH CAROLINA

DRB Submittal
Site Documents
PROGRESS: 2012.09.11

PREPARED FOR:
OMNI  HOTELS & RESORTS[®]



LOCATION MAP



LANDSCAPE SHEET INDEX

L0.01	SITE AERIAL
L0.02-L0.03	EXISTING SITE CONDITIONS
L1.01	OVERALL SITE PLAN
L1.02 - L1.03	SITE PLAN ENLARGEMENT
L1.04 - L1.07	TREE/PALM DISPOSITION
L1.08	PROJECT PHASING PLAN
L1.10 - L1.13	ILLUSTRATIVE SITE RENDERINGS
L1.14	LANDSCAPE IMAGERY
L1.15 - L1.16	MATERIAL FINISHES AND FURNISHINGS
L1.17	LANDSCAPE LIGHTING

CONSULTANTS





ARRIVAL



LOBBY COURTYARD



PALMETTO MARKET / COURTYARD



ARRIVAL



INTERIOR COURTYARD - BRICK TERRACE



MARKET TERRACE



PORTE COCHERE



HH PRIME TERRACE



COVERED WALK TO HH PRIME / PALMETTO MARKET



MEETING ROOM



HH PRIME TERRACE



LOBBY COURTYARD

Client:
OMNI HOTELS & RESORTS

Consultants:
PORTFOLIO
for HOSPITALITY
THOMAS & HUTTON
AdAq

Project Name:
OMNI HOTELS & RESORTS
hilton head
DRB PACKAGE

Site Map:

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www.edsaplan.com
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Sheet Title:
SITE PHOTOS

DATE

Designed By: EDSA
Drawn By: EDSA
Approved By: EDSA
Project No: 112009



Seal: Sheet Number:
L-0.02

Drawing name: G:\Projects\BD112009 Omni Hilton Head\Drawings\EDSA\CD Packages\DRB Submittal\OMNI-POOL_AREA_L-0201_HARDSCAPE CALLOUTS.dwg L-0201 (2) Sep 06, 2012 10:07am by: CReber/bjg



BUOY BAR / FAMILY POOL



BUOY BAR PATIO



FAMILY POOL



BUOY BAR



BUOY BAR TERRACE



POOL EQUIPMENT



BUOY BAR



BUOY BAR TERRACE



WOOD DECKING



BUOY BAR TERRACE



FAMILY POOL

Client:
OMNI HOTELS & RESORTS

Consultants:
PORTFOLIO
for HOSPITALITY
THOMAS & HUTTON
AdAa

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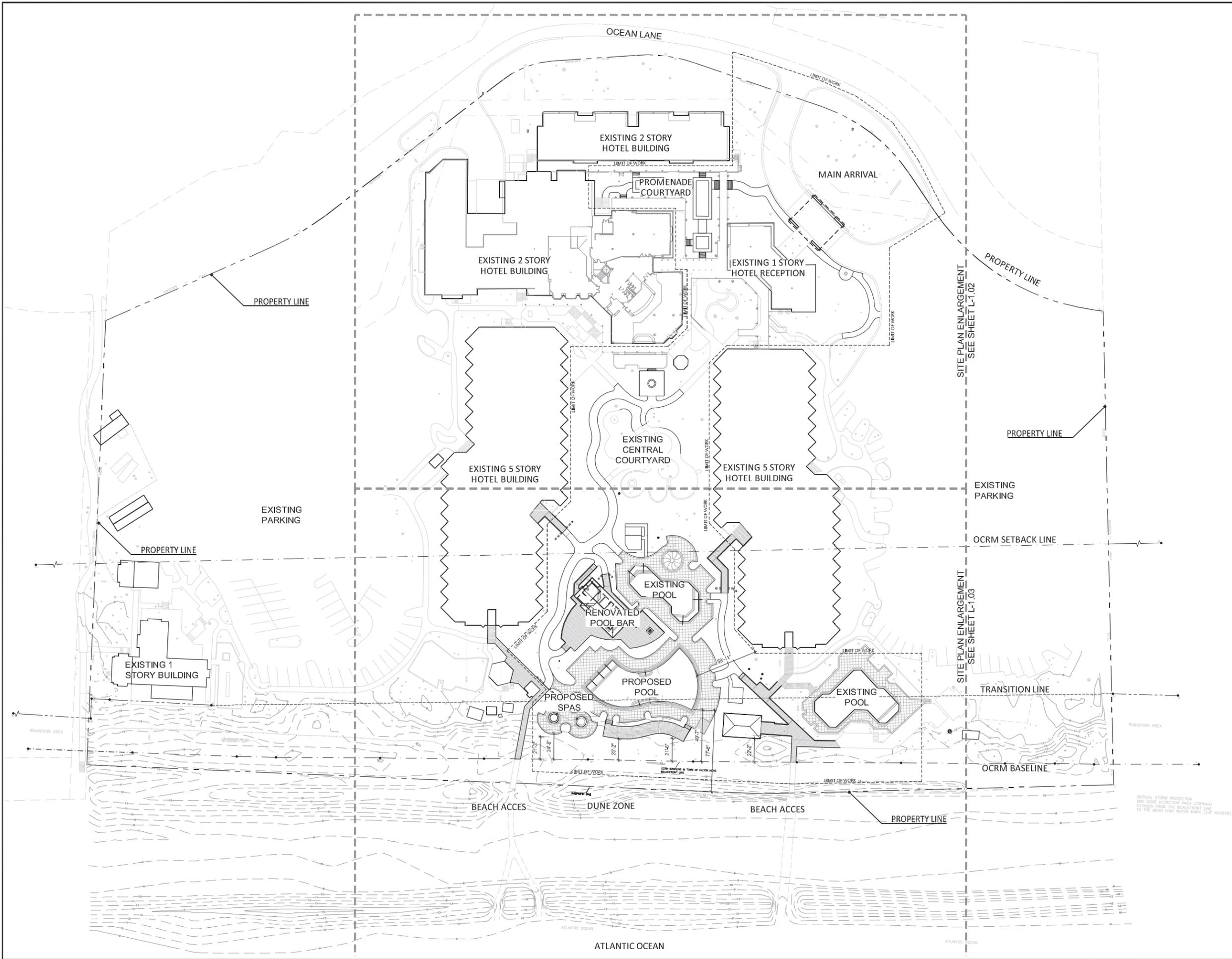
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SITE PHOTOS

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Drawn By:	EDSA	
Approved By:	EDSA	
Project No:	112009	

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L-0.03

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Client:
OMNI HOTELS & RESORTS

Consultants:
PORTFOLIO
 for HOSPITALITY
THOMAS & HUTTON

Project Name:
OMNI HOTELS & RESORTS
 hilton head
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Site Map:

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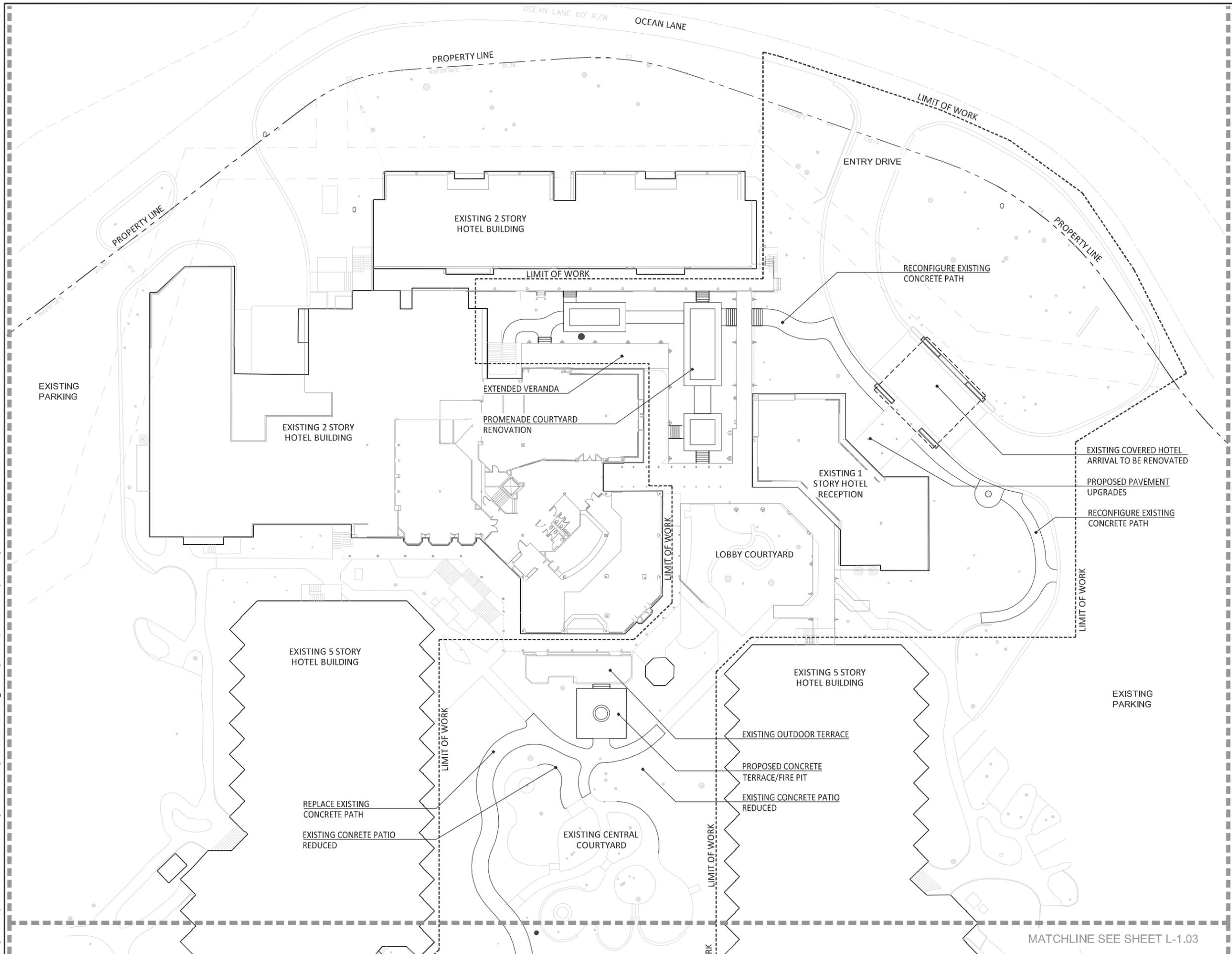
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OVERALL SITE PLAN



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Designed By:	EDSA	
Drawn By:	EDSA	
Approved By:	EDSA	
Project No:	112009	

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Client:
OMNI HOTELS & RESORTS

Consultants:
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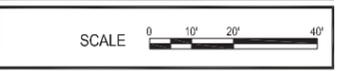
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Sheet Title:
SITE PLAN

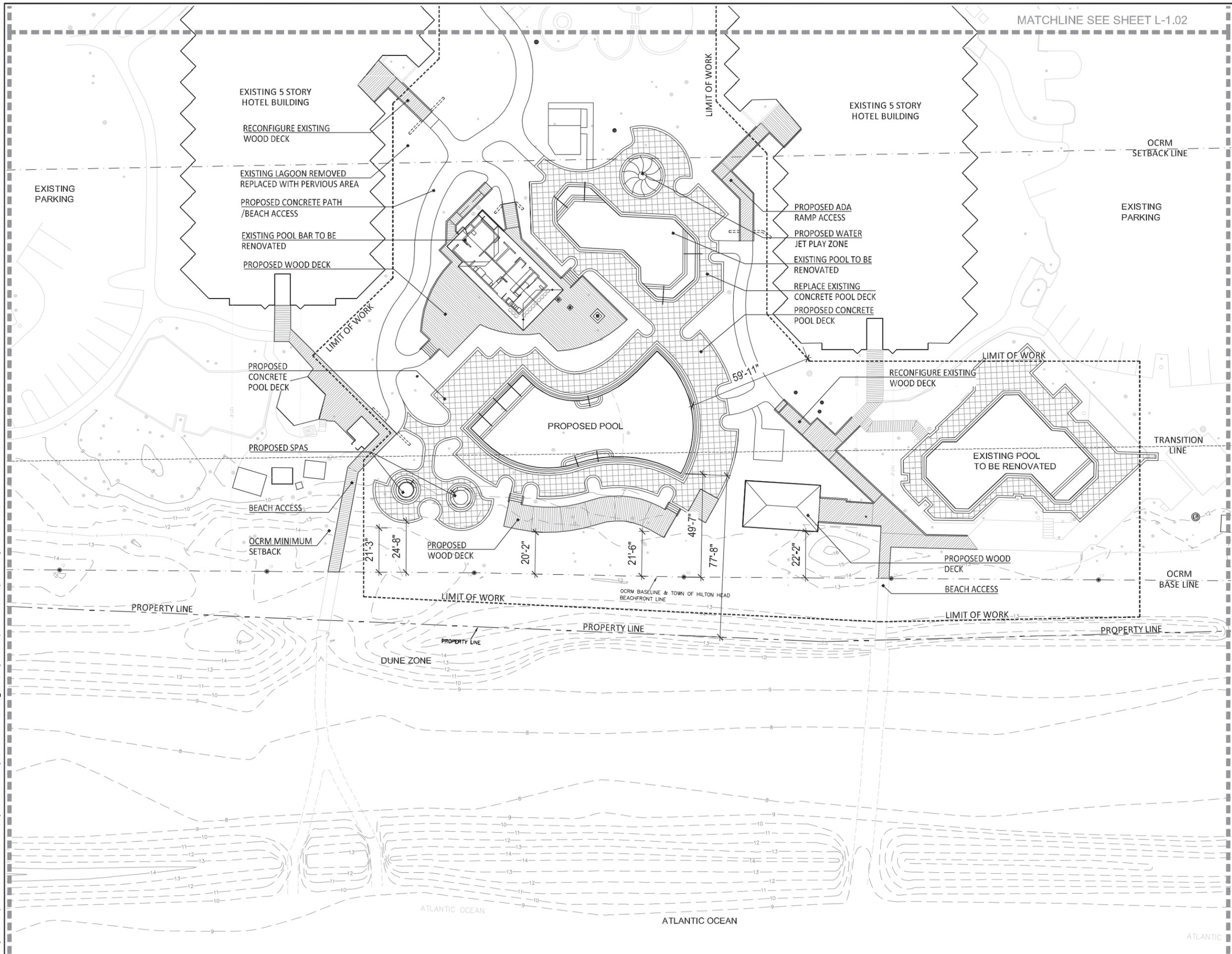


Date: 2012.09.11
 Designed By: EDSA
 Drawn By: EDSA
 Approved By: EDSA
 Project No: 112009



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Client: **OMNI HOTELS & RESORTS**

Consultants: **PORTFOLIO** for HOSPITALITY
THOMAS & HUTTON

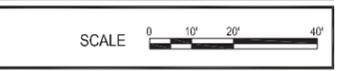
Project Name: **OMNI HOTELS & RESORTS**
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Rev	Date	Description	By

Sheet Title: **SITE PLAN**



Date: 2012.09.11
 Designed By: EDSA
 Drawn By: EDSA
 Approved By: EDSA
 Project No: 112009



Seal: _____ Sheet Number:
L-1.03

Omni Hotel and Resort - Tree Disposition					
Hilton Head Island, SC					07.23.2012
Tree #	Scientific Name	Common Name	d.b.h.	Displacement	General Notes.
1		Magnolia	14"	Protect in place	
2		Palm		Protect in place	
3		Palm		Protect in place	
4		Palm		Protect in place	
5		Juniper	8"	Protect in place	
6		Juniper	10"	Protect in place	
7		Juniper	8"	Protect in place	
8		Palm		Protect in place	
9		Palm		Protect in place	
10		Hickory	14"	Protect in place	
11		Palm	12"	Protect in place	
12		Palm	14"	Protect in place	
13		Magnolia	13"	Protect in place	
14		Magnolia	11"	Protect in place	
15	<i>Quercus laurifolia</i>	Laurel Oak	26"	Protect in place	
16		Magnolia	14"	Protect in place	
17	<i>Quercus laurifolia</i>	Laurel Oak	18"	Protect in place	
18	<i>Quercus laurifolia</i>	Laurel Oak	24"	Protect in place	
19	<i>Quercus laurifolia</i>	Laurel Oak	16"	Protect in place	
20	<i>Quercus laurifolia</i>	Laurel Oak	30"	Protect in place	
21	<i>Quercus laurifolia</i>	Laurel Oak	29"	Protect in place	
22		Palm		Protect in place	
23		Palm		Protect in place	
24		Laurel Oak	28"	Protect in place	
25		Juniper	9"	Protect in place	
26		Juniper	9"	Protect in place	
27		Juniper	10"	Protect in place	
28		Palm		Protect in place	
29-33	<i>Myrica cerifera</i>	Wax Myrtle		Protect in place	
34-38	<i>Myrica cerifera</i>	Wax Myrtle		Protect in place	
39		Palm		Protect in place	
40	<i>Quercus laurifolia</i>	Laurel Oak	27"	Protect in place	
41	<i>Quercus laurifolia</i>	Laurel Oak	28"	Protect in place	
42	<i>Quercus laurifolia</i>	Laurel Oak	19"	Protect in place	
43		Magnolia		Protect in place	
44	<i>Quercus virginiana</i>	Live Oak	23"	Protect in place	
45	<i>Quercus laurifolia</i>	Laurel Oak	18"	Protect in place	
46	<i>Quercus laurifolia</i>	Laurel Oak	30"	Protect in place	
47		Hickory	19"	Protect in place	
48		Hickory	15"	Protect in place	
49		Palm		Protect in place	
50	<i>Quercus laurifolia</i>	Laurel Oak	26"	Protect in place	
51		Palm		Protect in place	
52	<i>Quercus laurifolia</i>	Laurel Oak	40"	Protect in place	
53		Palm		Protect in place	
54		Palm		Protect in place	
55		Palm		Protect in place	
56		Pine	23"	Protect in place	
57		Palm		Protect in place	
58		Palm		Protect in place	
59		Palm		Protect in place	
60		Palm		Protect in place	
61		Palm		Protect in place	
62		Palm		Protect in place	
63		Palm		Protect in place	
64		Palm		Protect in place	
65		Palm		Protect in place	
66		Palm		Protect in place	
67		Palm		Protect in place	
68	<i>Persea borbonia</i>	Redbay	6"	Protect in place	
69	<i>Quercus virginiana</i>	Live Oak	20"	Protect in place	
70	<i>Pheonix dactylifera</i>	Date Palm	36"	RELOCATE	
71		Holly	9"	Protect in place	
72		Holly	9"	Protect in place	
73		Holly	9"	Protect in place	
74		Holly	9"	Protect in place	
75			22"	Protect in place	
76		Palm		Protect in place	
77	<i>Quercus virginiana</i>	Live Oak	37"	Protect in place	
78		Palm		Protect in place	
79		Palm		Protect in place	
80		Palm		Protect in place	
81		Palm		Protect in place	
82		Palm		Protect in place	
83	<i>Quercus laurifolia</i>	Laurel Oak	14"	Protect in place	
84	<i>Quercus laurifolia</i>	Laurel Oak	18"	Protect in place	
85	<i>Quercus laurifolia</i>	Laurel Oak	17"	Protect in place	
86	<i>Ulmus davidiana var. japonica</i>	Japanese Elm	12"	Protect in place	
87	<i>Quercus laurifolia</i>	Laurel Oak	24"	Protect in place	
88		Magnolia	17"	Protect in place	
89		Magnolia	16"	Protect in place	

90		Palm		Protect in place	
91		Gum	24"	Protect in place	
92		Palm		Protect in place	
93		Palm		Protect in place	
94		Palm		Protect in place	
95		Hickory	35"	Protect in place	
96		Hickory	12"	Protect in place	
97		Hickory	38"	Protect in place	
98		Gum	14"	Protect in place	
99		Gum	15"	Protect in place	
100		Palm		Protect in place	
101		Pine	18"	Protect in place	
102		Pine	15"	Protect in place	
103		Pine	13"	Protect in place	
104		Pine	12"	Protect in place	
105		Pine	17"	Protect in place	
106	<i>Quercus virginiana</i>	LiveOak	28"	Protect in place	
107		Palm		Protect in place	
108	<i>Quercus laurifolia</i>	Laurel Oak	13"	Protect in place	
109		Magnolia	20"	Protect in place	
110		Palm		Protect in place	
111		Palm		Protect in place	
112		Palm		Protect in place	
113		Palm		Protect in place	
114	<i>Quercus laurifolia</i>	Laurel Oak	14"	Protect in place	
115	<i>Quercus virginiana</i>	LiveOak	19"	Protect in place	
116	<i>Quercus laurifolia</i>	Laurel Oak	12"	Protect in place	
117		Palm		Protect in place	
118	<i>Quercus virginiana</i>	LiveOak	24"	Protect in place	
119	<i>Quercus virginiana</i>	LiveOak	12"	Protect in place	
120		Palm		Protect in place	
121		Palm		Protect in place	
122	<i>Quercus virginiana</i>	LiveOak	12"	Protect in place	
123	<i>Quercus virginiana</i>	LiveOak	12"	Protect in place	
124		Palm		Protect in place	
125		Palm		Protect in place	
126		Palm		Protect in place	
127		Palm		Protect in place	
128	<i>Quercus virginiana</i>	LiveOak	34"	Protect in place	
129		Palm		Protect in place	
130		Palm		Protect in place	
131	<i>Quercus laurifolia</i>	Laurel Oak	15"	Protect in place	
132	<i>Quercus virginiana</i>	LiveOak	15"	Protect in place	
133		Palm		Protect in place	
134		Palm		Protect in place	
135		Pine	15"	Protect in place	
136		Palm		Protect in place	
137		Palm		Protect in place	
138	<i>Quercus laurifolia</i>	Laurel Oak	14"	Protect in place	
139		Palm		Protect in place	
140		Gum	14"	Protect in place	
141		Palm		Protect in place	
142		Palm		Protect in place	
143	<i>Quercus virginiana</i>	LiveOak	33"	Protect in place	
144		Palm		Protect in place	
145		Pine	14"	Protect in place	
146		Palm		Protect in place	
147		Palm		Protect in place	
148		Palm		Protect in place	
149		Palm		Protect in place	
150		Palm		Protect in place	
151		Palm		Protect in place	
152		Palm		Protect in place	
153		Palm		Protect in place	
154		Palm		Protect in place	
155		Palm		Protect in place	
156		Palm		Protect in place	
157	<i>Quercus virginiana</i>	LiveOak	15"	Protect in place	
158		Palm		Protect in place	
159		Palm		Protect in place	
160		Palm		Protect in place	
161		Palm		Protect in place	
162		Palm		Protect in place	
163		Palm		Protect in place	
164		Palm		Protect in place	
165		Palm		Protect in place	
166		Palm		Protect in place	
167		Palm		Protect in place	
168		Palm		Protect in place	
169		Palm		Protect in place	
170		Palm		Protect in place	
171		Palm		Protect in place	
172		Palm		Protect in place	
173		Palm		Protect in place	
174		Palm		Protect in place	

175		Palm		Protect in place	
176		Palm		Protect in place	
177		Palm		Protect in place	
178		Palm		Protect in place	
179		Palm		Protect in place	
180		Palm		Protect in place	
181		Palm		Protect in place	
182	<i>Quercus laurifolia</i>	Laurel Oak	11"	Protect in place	
183		Palm		Protect in place	
184	<i>Quercus laurifolia</i>	Laurel Oak	10"	Protect in place	
185		Palm		Protect in place	
186		Palm		Protect in place	
187		Palm		Protect in place	
188		Palm		Protect in place	
189		Palm		Protect in place	
190		Palm		Protect in place	
191		Palm		Protect in place	
192		Palm		Protect in place	
193		Palm		Protect in place	
194		Palm		Protect in place	
195		Palm		Protect in place	
196		Palm		Protect in place	
197		Palm		Protect in place	
198		Palm		Protect in place	
199		Palm		Protect in place	
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202		Palm		Protect in place	
203		Palm		Protect in place	
204		Palm		Protect in place	
205		Palm		Protect in place	
206		Palm		Protect in place	
207		Palm		Protect in place	
208	<i>Quercus virginiana</i>	Live Oak	18"	Protect in place	
209		Palm		Protect in place	
210		Palm		Protect in place	
211		Palm		Protect in place	
212		Pine	11"	Protect in place	
213		Palm		Protect in place	
214		Palm		Protect in place	
215		Palm		Protect in place	
216		Palm		Protect in place	
217		Palm		Protect in place	
218	<i>Quercus virginiana</i>	Live Oak	19"	Protect in place	
219	<i>Quercus virginiana</i>	Live Oak	20"	Protect in place	
220	<i>Pheonix dactylifera</i>	Date Palm	32"	Protect in place	
221	<i>Quercus laurifolia</i>	Laurel Oak	19"	Protect in place	
222		Palm		Protect in place	
222-A		Palm		Protect in place	
223		Palm		Protect in place	
224		Palm		RELOCATE	
225		Palm		Protect in place	
226		Palm		Protect in place	
227		Palm		Protect in place	
228		Palm		Protect in place	
229		Palm		Protect in place	
230		Palm		Protect in place	
231		Palm		RELOCATE	
232		Palm		RELOCATE	
233		Palm		Protect in place	
234		Palm		Protect in place	
235		Palm		Protect in place	
236		Palm		Protect in place	
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242		Palm		Protect in place	
243		Palm		Protect in place	
244		Palm		Protect in place	
245		Palm		Protect in place	
246		Palm		RELOCATE	
247		Palm		RELOCATE	
248		Palm		RELOCATE	
249		Palm		RELOCATE	
250		Palm		RELOCATE	
251		Palm		Protect in place	
252		Palm		Protect in place	
253		Palm		RELOCATE	
254		Palm		RELOCATE	
255		Palm		Protect in place	
256		Palm		RELOCATE	
257		Palm		RELOCATE	
258		Palm		RELOCATE	

Client: OMNI HOTELS & RESORTS

Consultants: PORTFOLIO for HOSPITALITY THOMAS & HUTTON

Project Name: OMNI HOTELS & RESORTS hilton head DRB PACKAGE

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Sheet Title: TREE DISPOSITION PLAN

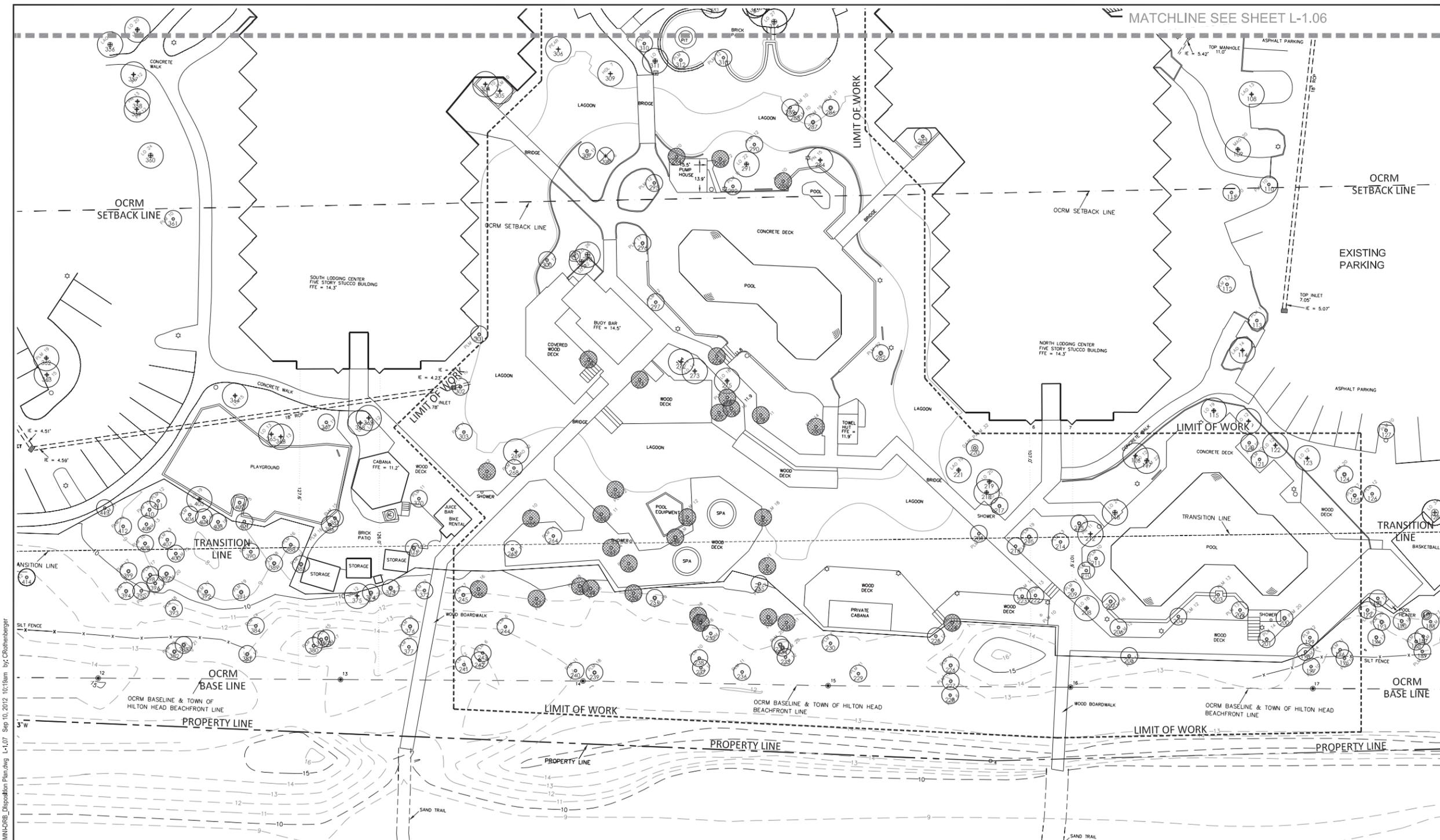
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Date: 2012.09.11
 Designed By: EDSA
 Drawn By: EDSA
 Approved By: EDSA
 Project No: 112009

Seal: NORTH

Sheet Number: L-1.04

Drawing name: G:\Projects\0112009\Hilton Head\Drawings\EDSA\CD\CD Packages\DRB Submittal\OMNI\DRB Packages\DRB Disposition\Plan.dwg L:\L14 Sep 10 2012 10:20am by: CFrohenberger



NOTES

PREPARATION FOR RELOCATION OF TREES AND PALMS

A. Crown Pruning
 1. Broadleaf Trees - All trees are to be trimmed by thinning the crown only, and not by reducing crown dimensions. Trim to conform to NAA and ISA standards, including removal of dead wood. Repair any existing injuries to trees including cavities and machinery marks.
 2. Palms - Remove all seed pods and lowest fronds, leaving 9-11 youngest fronds. For Sabal Palms only, cut back all fronds in a "hurricane cut" prior to transplanting unless specified otherwise in the field by the landscape architect.

B. Fertilization and Watering
 1. Preparation
 a. All Trees and Palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation. See specification 02920.
 b. Form and maintain an earth berm 6" high outside the proposed root ball prior to watering and apply 3" approved mulch within saucer. Water application shall saturate the root ball to its entire depth.

C. Root Pruning
 1. Watering
 All trees and palms to be relocated are to be provided with an automatic irrigation system which provides 2 bubbler heads to each tree and palm, prior to root pruning. Provide irrigation timer, or battery powered valve to water trees to be relocated. Hand watering in lieu of automatic system shall not be allowed, however hand watering shall be performed to avoid lapses should the automatic system be inoperable for more than 24 hours and during the initial planting period as specified.
 2. Barricades
 Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner.

RELOCATION OF TREES AND PALMS

A. Preparation - Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for seven consecutive days prior to relocation. Accurately locate position and elevation where all trees are intended to be planted, for verification by Landscape Architect. Verify that no overhead or underground utilities, existing or proposed, conflict with proposed locations.

B. Digging and Handling
 Determine line of previous root pruning and excavate around root mass to leave area outside line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 48" deep.
 Trees shall be handled in such a way as to avoid damage to bark and limbs subject to support cables or chains. Attach padded support cables or chains at multiple points where possible.

Root balls shall be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching, to keep intact the entire root ball.

Trees shall be properly wrapped during moving so trunks will not be scarred and damaged and to avoid broken limbs. Broken limbs or scarred trunks shall cause tree to be unacceptable and rejected at the Owner's option. Root balls and foliage shall be kept moist during all phases of relocation.

Partially backfill tree pits with 12" of approved planting soil prior to setting tree. This layer of soil to be thoroughly drenched prior to relocation to achieve a stable platform at the correct elevation so that the top of root ball is 1" above proposed grade.

Backfilling - Flood bottom foil layer to settle tree into best position and to remove air pockets. Continue to flood root ball as planting soil is deposited to insure removal of all air pockets. Produce saucer to retain water per drawings.

Bracing - Support tree with machinery until bracing is complete. Buttresses may support separate trunks on multiple trunk trees. Maintain braces until completion of project.

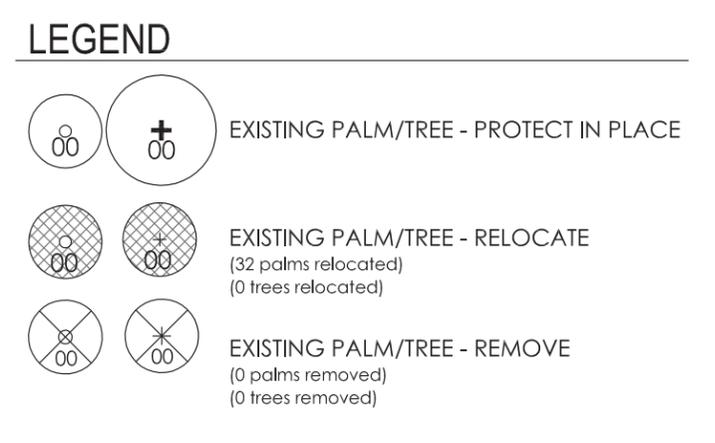
Irrigation - Install bubbler heads on all trees and palms. Connect each tree's system immediately to water source. Additionally, all transplanted trees and palms shall be hand watered daily for a period of six (6) weeks after transplanting. The irrigation system is designed for maintaining plant material only, and does not provide the volume of water required immediately after transplanting. Set time to run daily, to provide an equivalent of 6" of rain per week for 30 days, then reduce to equivalent of 3" per week.

C. Holding Area
 A holding area shall be provided specifically designated for storage and dematerialization of relocated trees and palms that are to be relocated in later project phases, or in the current phase. The holding area shall be of sufficient size to allow for temporary planting of trees and palms without undue crowding.
 Holding area shall be provided with a temporary automatic irrigation system, and shall be excavated and provided with a soil layer a minimum of 30" deep. Irrigation shall be monitored and supplemented as necessary to provide water in volumes sufficient for growth.

PROTECTION AND CARE OF EXISTING TREES AND PALMS TO REMAIN

A. Watering - Existing irrigation shall remain operable to the greatest extent possible during construction. All on site trees to remain shall be supplied with temporary irrigation to remain operable until permanent irrigation is operable. Existing irrigation system to be demolished may be utilized as the temporary irrigation system.

B. Barricading - Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner. Barricades shall be installed at an offset distance two feet (2') outside the tree drip line/edge of tree canopy to the extent practical, prior to any construction activity.



Client: **OMNI HOTELS & RESORTS**

Consultants: **PORTFOLIO for HOSPITALITY**
THOMAS & HUTTON

Project Name: **OMNI HOTELS & RESORTS hilton head DRB PACKAGE**

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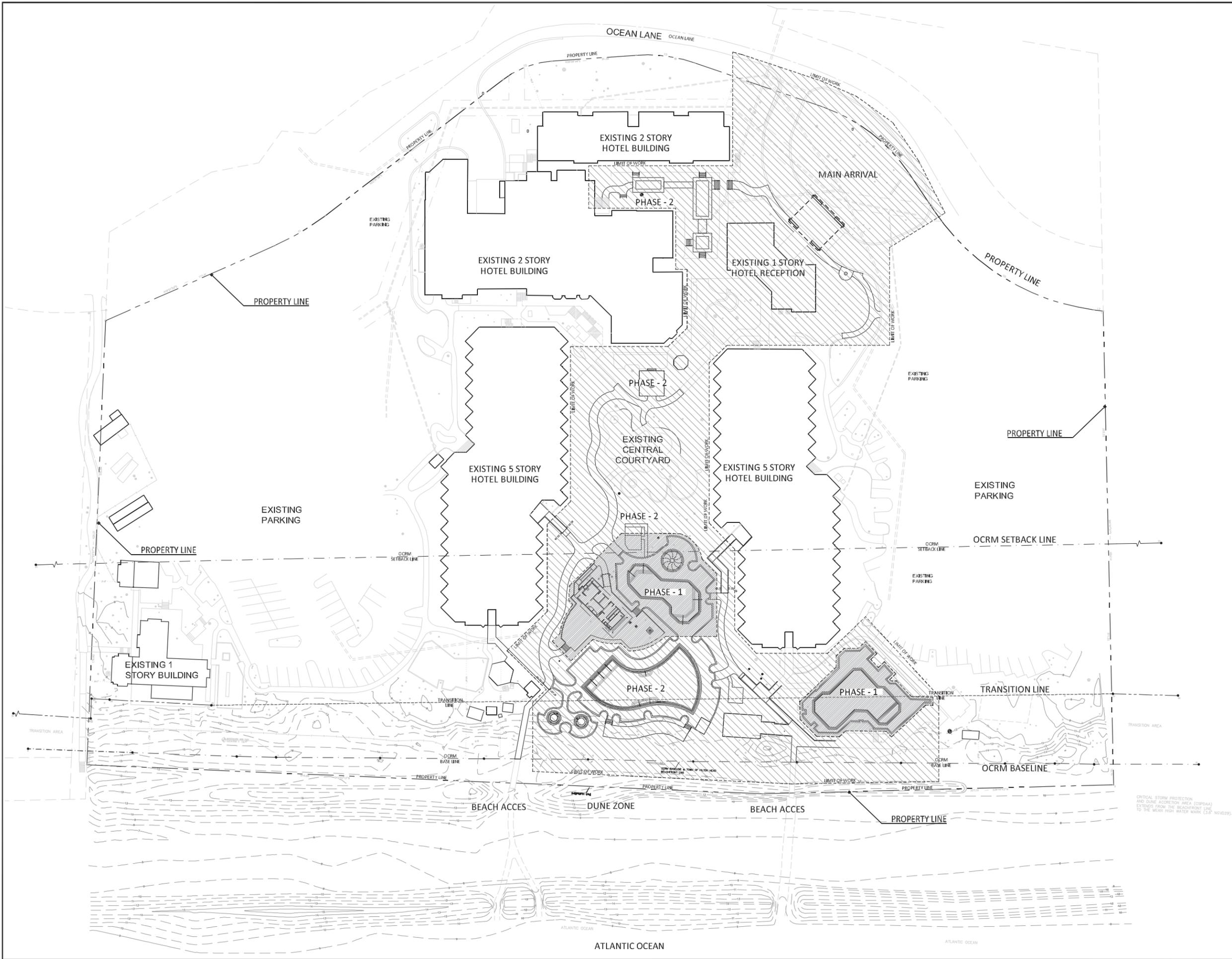
Sheet Title: **TREE DISPOSITION PLAN**

SCALE 0 10' 20' 40'

Date:	2012.09.11
Designed By:	EDSA
Drawn By:	EDSA
Approved By:	EDSA
Project No:	112009

Seal: Sheet Number: **L-1.07**

Drawing name: \\fsa\1\2009\Projects\112009\Omni Hilton Head\Drawings\EDSA\AccCD Packages\DRB Submittal\OMI\DRB_Phasing Plan.dwg L-1.08 Sep 07, 2012 3:14pm by: CRothenberger



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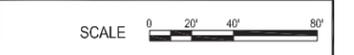
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Sheet Title: **PROJECT PHASING PLAN**



Date:	2012.09.11	 NORTH
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Approved By:	EDSA	
Project No:	112009	

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LEGEND

- 1. EXISTING POOL: 1,800sf
- 2. NEW POOL: 3,500 sf
- 3. SPA
- 4. WATER JET PLAY AREA
- 5. POOL DECK: 9,200sf/192 LOUNGES
- 6. RAISED LOUNGE DECKS FOR OCEAN VIEWS: 1,000sf
- 7. WOOD DECKING
- 8. BUOY BAR
- 9. BATHROOMS
- 10. POOL EQUIPMENT
- 11. DIRECT BEACH ACCESS
- 12. FUNCTION SPACE/TEMPORARY TENT
- 13. EXPANDED OUTDOOR SEATING
- 14. SHADE SAILS
- 15. ADA POOL LIFT

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THOMAS & HUTTON

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HH PRIME TERRACE



BUOY BAR IMPROVEMENTS

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ARRIVAL PLANTING



Agapanthus africanus Lily of the Nile
Cycas revoluta Sago Palm
Ilex attenuata Savannah Holly
Ilex opaca American Holly
Loropetalum chinenses Loropetalum
Magnolia grandiflora Blanchard Magnolia
Phoenix roebelenii Pygmy Date Palm
Quercus virginiana Live Oak
Rhododendron spp Azalea
Rhododendron spp Azalea
Rhododendron spp Azalea
Trachelospermum jasminoides Confederate Jasmine

WOODED PLANTING



Acrostichum danaeifolium Leather Fern
Camellia japonica Camellia
Cercis canadensis Redbud
Cornus florida American Dogwood
Gardenia jasminoides Gardenia
Gelsemium sempervirens Carolina Jasmine
Hydrangea macrophylla Bigleaf Hydrangea
Ilex cornuta Buford Holly
Liriope muscari Evergreen Giant Liriope
Podocarpus macrophyllus Yew Podocarpus
Serenoa repens 'cinerea' Silver Saw Palmetto
Viburnum odoratissimum 'Awabuki' Mirror Leaf Viburnum

COURTYARD PLANTING



Canna spp Canna Lilly
Hemerocallis spp Daylily
Ilex vomitoria Yaupon Holly
Ilex cassine Dahoon Holly
Juniperus chinensis 'parsonii' Azalea
Livistona chinensis Chinese Fan Palm
Magnolia 'Little Gem' Little Gem Magnolia
Rhaphiolepis indica White Indian Hawthorn
Rhododendron spp Azalea
Rosa banksiana Banks Rose
Vaccinium arboreum Sparkleberry
Vitex angus-castus Chaste Tree

COASTAL & POOL PLANTING



Baccharis halmifolia Salt Myrtle
crinum asiaticum Crinum Lily
Ipomoea pes-caprae Railroad Vine
Iva imbricata Seashore Elder
Lantana Camara Yellow Lantana
Muhlenbergia rigens Deer Grass
Panicum amarum Bitter Panic Grass
Pennisetum setaceum Fountain Grass
Quercus virginiana 'germinata' Sand Live Oak
Sabal palmetto Sabal Palmetto
Uniola paniculata Sea Oats
Yucca filamentosa Adams Needle

Client:
OMNI HOTELS & RESORTS

Consultants:
PORTFOLIO
 for HOSPITALITY
THOMAS & HUTTON

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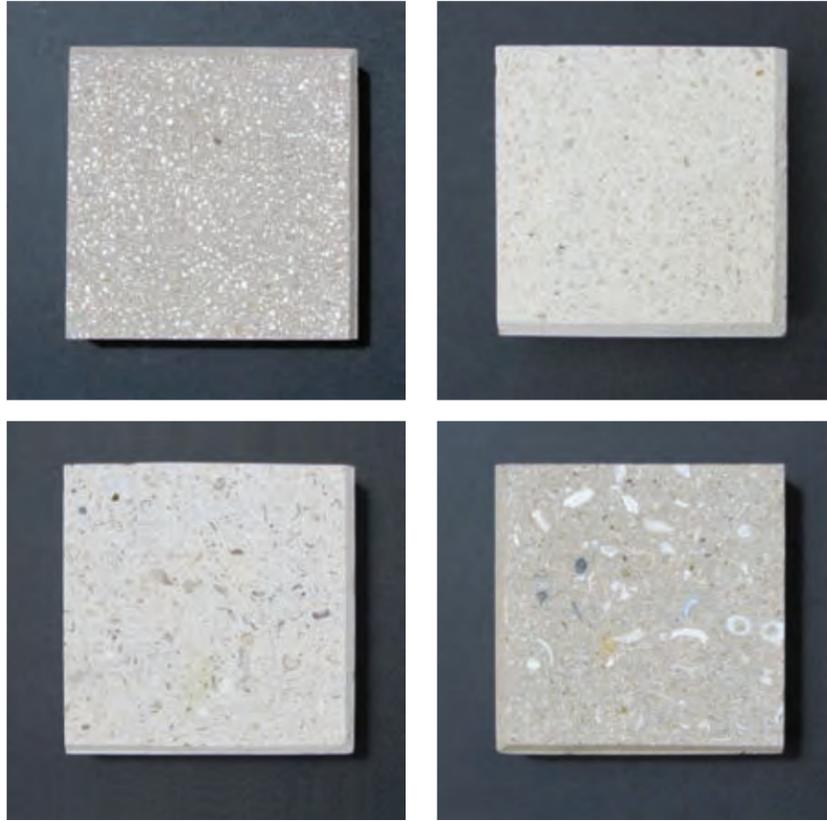
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HARDSCAPE FINISH OPTIONS 1:

HTTP://WWW.ARTISTICPAVERS.COM
 (305) 653-7283
 (877) 707-2831



HARDSCAPE FINISH OPTIONS 2:

MANUFACTURER:TBD
 AGGREGATE FINISH: TBD
 COLOR:TBD



WOOD DECK OPTIONS:



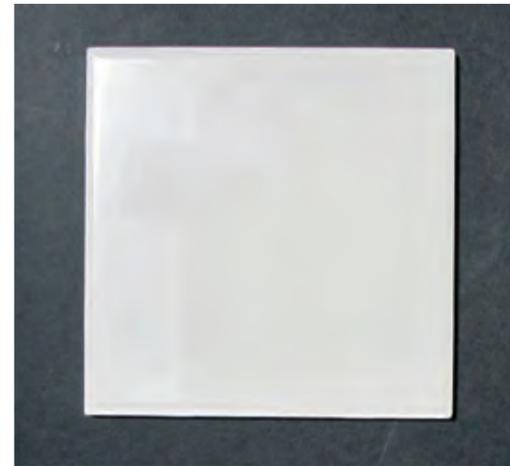
HTTP://WWW.TREX.COM
 1-800-289-8739
 QUESTION@TREX.COM
 COLOR: LAVA ROCK



HTTP://WWW.TREX.COM
 1-800-289-8739
 QUESTION@TREX.COM
 COLOR:PORCH SPICED RUM

WATER LINE TILE

HTTP://WWW.DAL TILE.COM
 954-543-0010
 MODEL: KIOIDAL



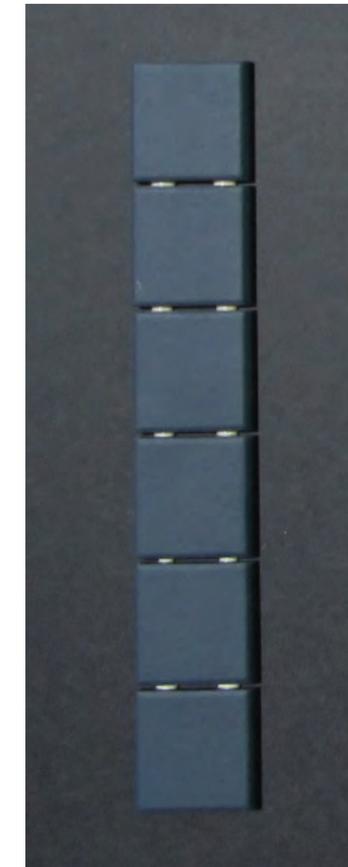
POOL SURFACE FINISH

WWW.SGM.CC
 800-641-9247
 COLOR: IVORY



NON-SLIP STAIR TILE

HTTP://WWW.DAL TILE.COM
 954-543-0010
 MODEL: D189



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BEACH SHOWER OPTIONS

HTTP://WWW.MOSTDEPENDABLE.COM
 901-867-0039
 MODEL: 580SMSS
 FINISH: STAINLESS STEEL



HTTP://WWW.MOSTDEPENDABLE.COM
 901-867-0039
 MODEL: 575SMSS
 FINISH: STAINLESS STEEL



UMBRELLA

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LIGHTING OPTIONS



WWW.BKLIGHTING.COM
 559-438-5800
 INFO@BKLIGHTING.COM
 TYPE: TREE MOUNTED DOWN LIGHT REVISED
 SERIES: DENALI™ FLOODLIGHT
 CATALOG NUMBER: DE-LED-X22-FL-XXX-9-11-A
 FINISH: TBD



WWW.BKLIGHTING.COM
 559-438-5800
 INFO@BKLIGHTING.COM
 TYPE: GROUND MOUNTED UP LIGHT
 SERIES: DENALI™ FLOODLIGHT
 CATALOG NUMBER: DE-LED-X22-FL-XXX-9-11-A
 FINISH: TBD



WWW.BKLIGHTING.COM
 559-438-5800
 INFO@BKLIGHTING.COM
 TYPE: RING MOUNT DOWN LIGHT TRANSFORMER
 SERIES: UNIVERSAL POWER MODULE™ 1 DUAL REMOTE
 CATALOG NUMBER: PM1DRM-TS-XX-2L10M-XXX-120-SC
 FINISH: TBD



WWW.BKLIGHTING.COM
 559-438-5800
 INFO@BKLIGHTING.COM
 TYPE: RING MOUNT DOWN LIGHT
 SERIES: MINI-MICRO™ RING MOUNT
 CATALOG NUMBER: TM-LED-E10-SP-XXX-12-D
 FINISH: ALUMINUM/BRASS/STAINLESS STEEL



WWW.SITELIGHTING.COM
 512-753-1000
 TYPE: LED BOLLARD
 MODEL: BRM834/835/837 BEVEL TOP LOUVER
 FINISH: TBD



WWW.SITELIGHTING.COM
 512-753-1000
 TYPE: LED BOLLARD
 MODEL: BRM830/831/833 DOME TOP LOUVER
 FINISH: TBD

Client:
OMNI HOTELS & RESORTS

Consultants:
PORTFOLIO
 for HOSPITALITY
THOMAS & HUTTON

Project Name:
OMNI HOTELS & RESORTS
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Site Map:

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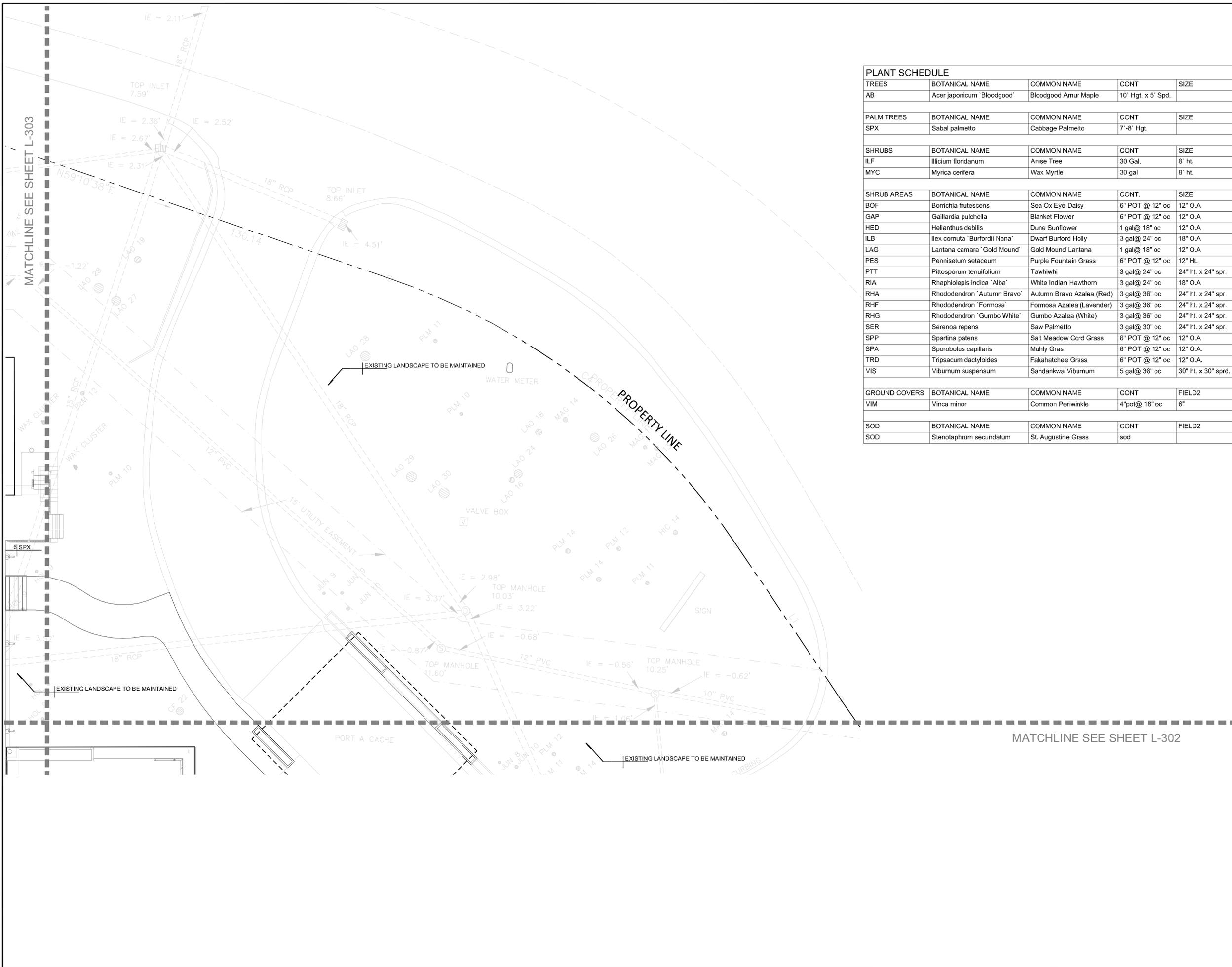
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Designed By:	EDSA
Drawn By:	EDSA
Approved By:	EDSA
Project No:	112009

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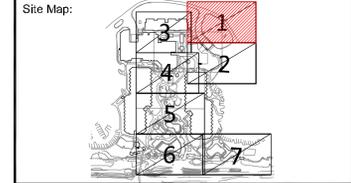


PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AB	Acer japonicum 'Bloodgood'	Bloodgood Amur Maple	10' Hgt. x 5' Spd.	
PALM TREES				
SPX	BOTANICAL NAME	COMMON NAME	CONT	SIZE
SPX	Sabal palmetto	Cabbage Palmetto	7'-8' Hgt.	
SHRUBS				
ILF	BOTANICAL NAME	COMMON NAME	CONT	SIZE
ILF	Illicium floridanum	Anise Tree	30 Gal.	8' ht.
MYC	Myrica cerifera	Wax Myrtle	30 gal	8' ht.
SHRUB AREAS				
BOF	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
BOF	Borrchia frutescens	Sea Ox Eye Daisy	6" POT @ 12" oc	12" O.A
GAP	Gaillardia pulchella	Blanket Flower	6" POT @ 12" oc	12" O.A
HED	Helianthus debilis	Dune Sunflower	1 gal@ 18" oc	12" O.A
ILB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal@ 24" oc	18" O.A
LAG	Lantana camara 'Gold Mound'	Gold Mound Lantana	1 gal@ 18" oc	12" O.A
PES	Pennisetum setaceum	Purple Fountain Grass	6" POT @ 12" oc	12" Ht.
PTT	Pittosporum tenuifolium	Tawhiwhi	3 gal@ 24" oc	24" ht. x 24" spr.
RIA	Raphiolepis indica 'Alba'	White Indian Hawthorn	3 gal@ 24" oc	18" O.A
RHA	Rhododendron 'Autumn Bravo'	Autumn Bravo Azalea (Red)	3 gal@ 36" oc	24" ht. x 24" spr.
RHF	Rhododendron 'Formosa'	Formosa Azalea (Lavender)	3 gal@ 36" oc	24" ht. x 24" spr.
RHG	Rhododendron 'Gumbo White'	Gumbo Azalea (White)	3 gal@ 36" oc	24" ht. x 24" spr.
SER	Serenca repens	Saw Palmetto	3 gal@ 30" oc	24" ht. x 24" spr.
SPP	Spartina patens	Salt Meadow Cord Grass	6" POT @ 12" oc	12" O.A
SPA	Sporobolus capillaris	Muhly Gras	6" POT @ 12" oc	12" O.A.
TRD	Tripsacum dactyloides	Fakahatchee Grass	6" POT @ 12" oc	12" O.A.
VIS	Viburnum suspensum	Sandankwa Viburnum	5 gal@ 36" oc	30" ht. x 30" sprd.
GROUND COVERS				
VIM	BOTANICAL NAME	COMMON NAME	CONT	FIELD2
VIM	Vinca minor	Common Periwinkle	4"pot@ 18" oc	6"
SOD				
SOD	BOTANICAL NAME	COMMON NAME	CONT	FIELD2
SOD	Stenotaphrum secundatum	St. Augustine Grass	sod	

Client: **OMNI HOTELS & RESORTS**

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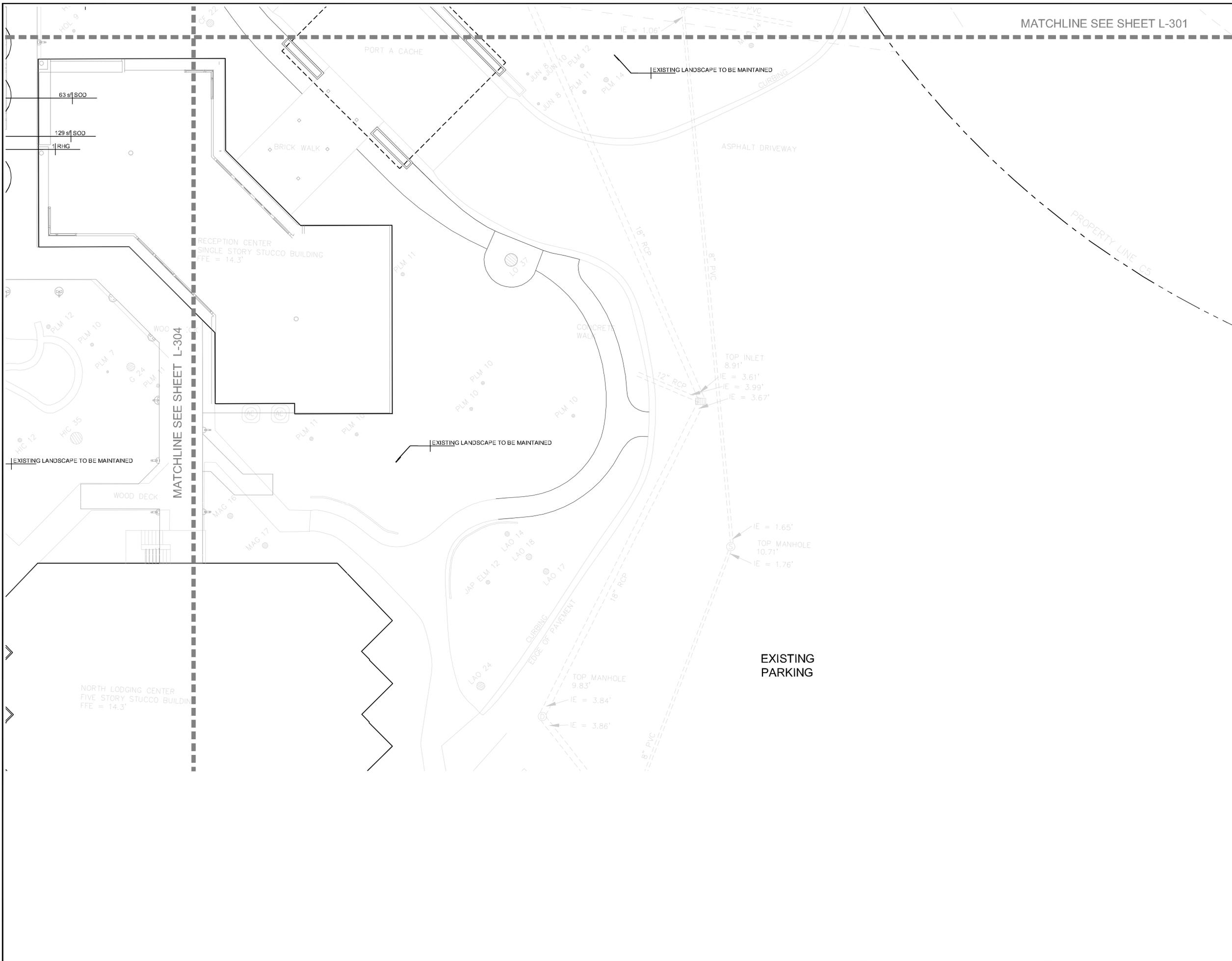
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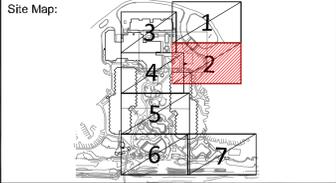
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MATCHLINE SEE SHEET L-304

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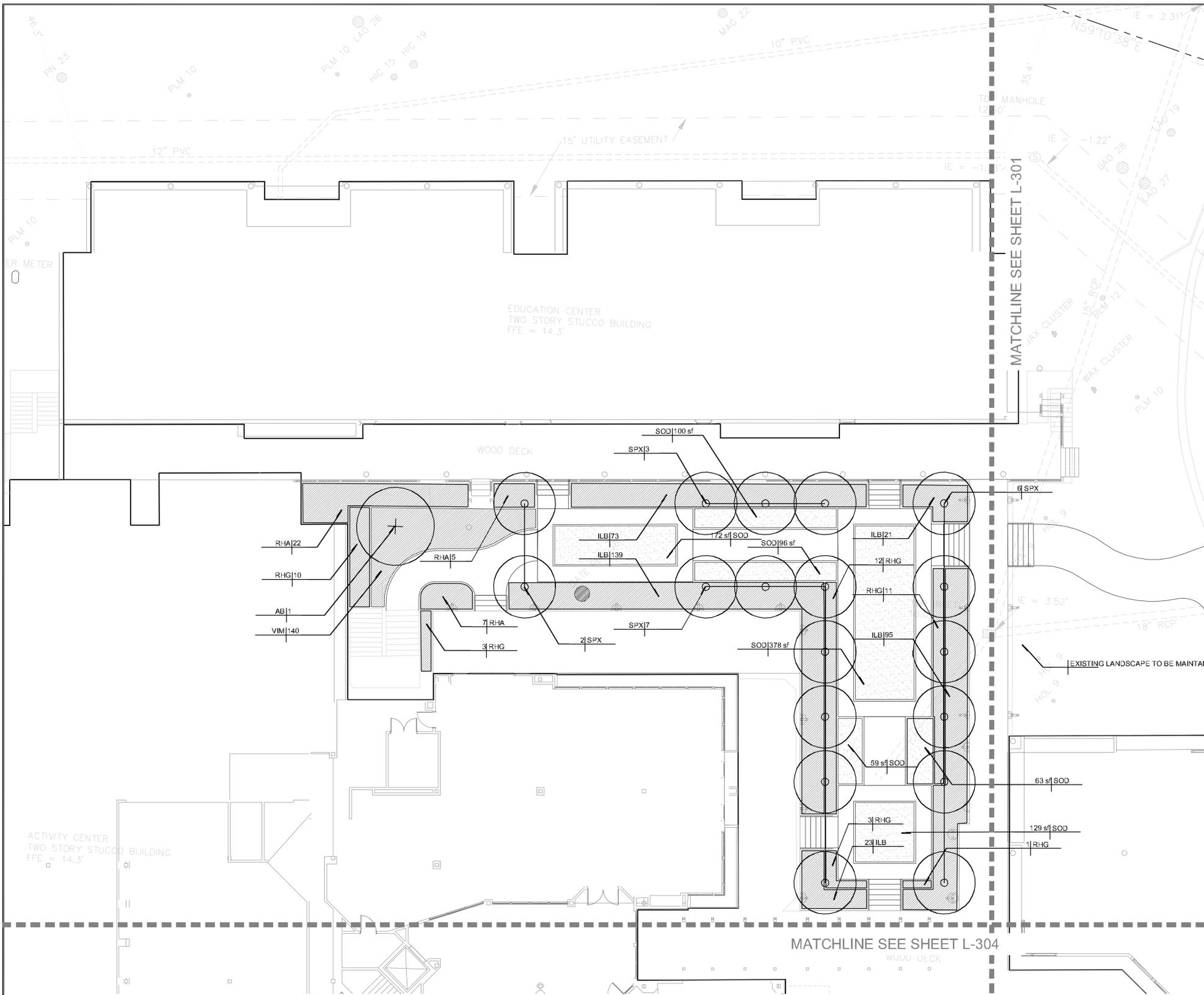


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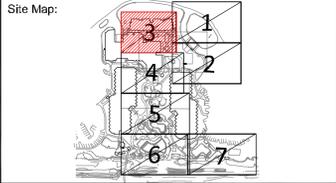
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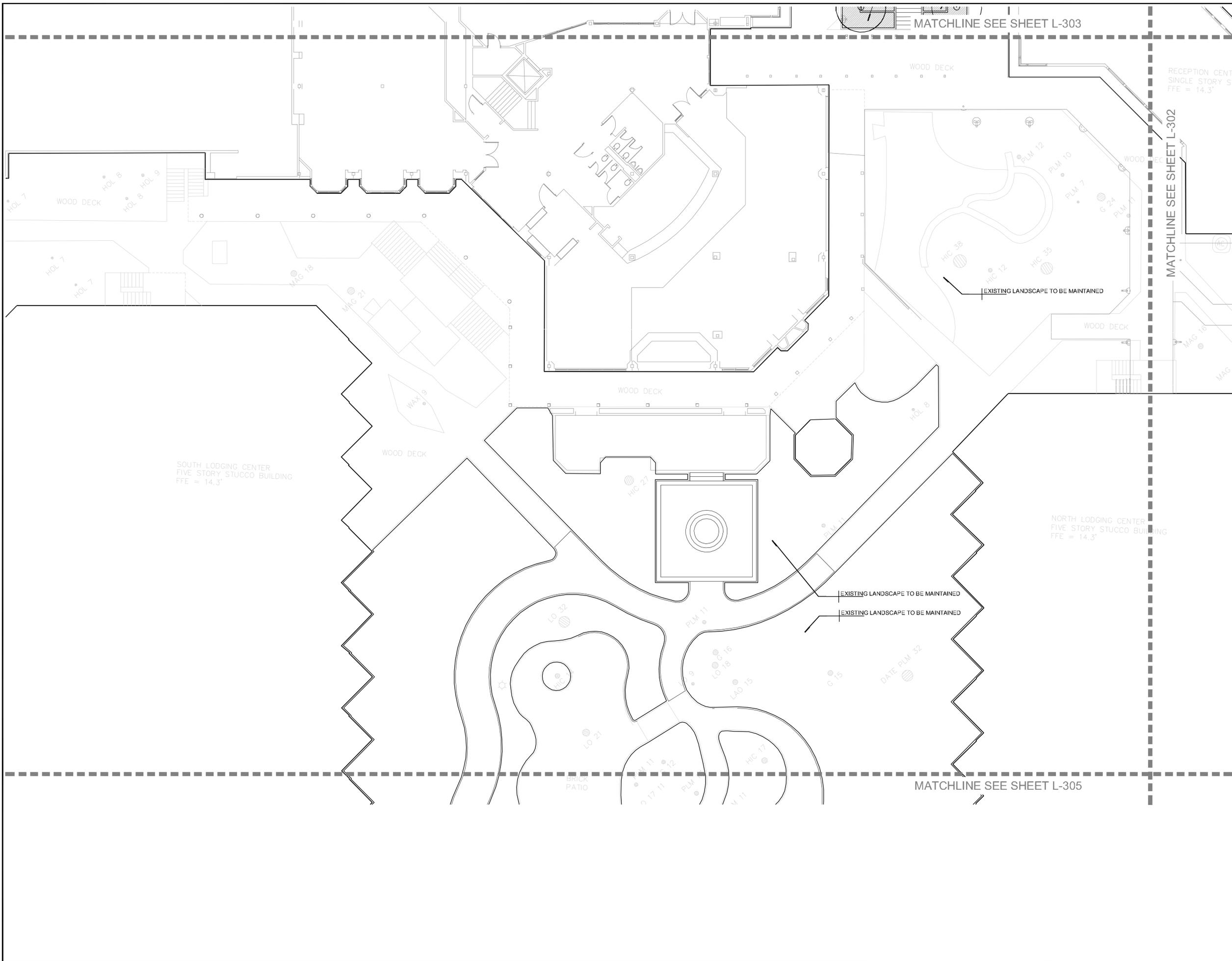


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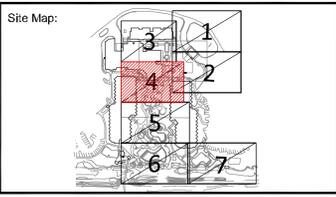
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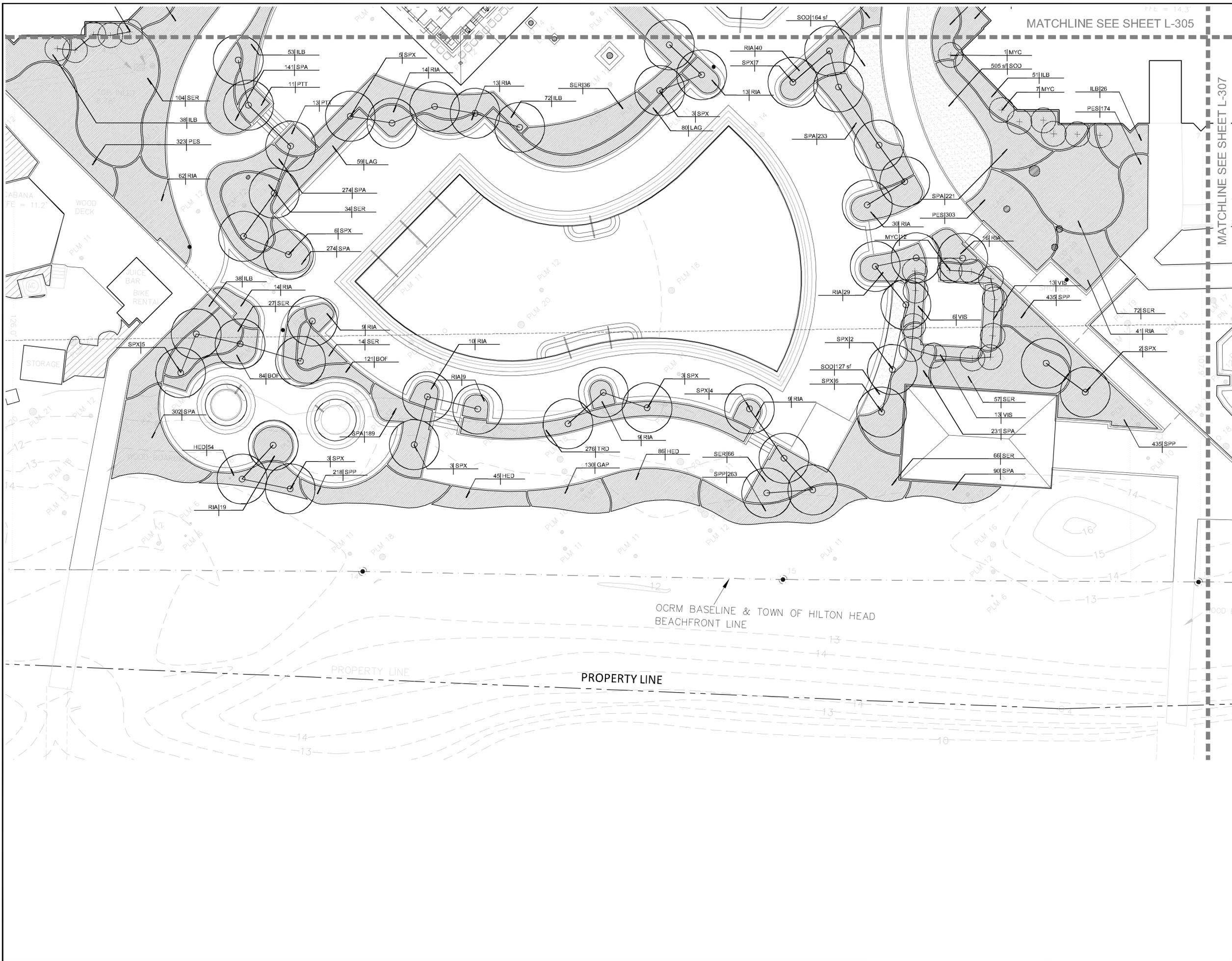


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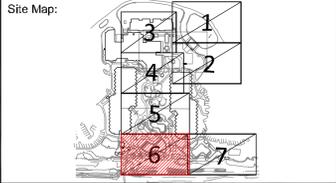
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