



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, April 23, 2013

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 April 9, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
 - A. New Development - Final
 - 1) DR 120035 – New Gatehouse (Palmetto Dunes)
 - B. New Development – Conceptual
 - 1) DR 130012 – The Beach Club at Sea Pines 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, April 9, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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

Board Members Absent: None

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
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 Board **approved** the agenda as presented by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the March 26, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. New Business

A. Alteration/Addition

1) **Players Club 400 Building** - DR 130011

Ms. Ray introduced this project and stated its location, 35 Deallyon Avenue. Ms. Ray presented an in-depth overhead review of the application including an aerial photo and a couple of site photos. Spinnaker Resorts is proposing to upgrade several of the buildings at the Players Club. The proposed changes will begin with the 400 Building.

The site photos show the existing development is made up mostly of two-story stucco buildings (tan stucco with red roof and heavy green trim). Spinnaker Resorts owns only a portion of the

property so all of the buildings are not included in the modification (200 building and 300 building are not included in the proposed project.)

The proposed changes include new patio doors and trim, removing the existing handrails and replacing them with aluminum handrails, and adding a new handrail to the ground floor units. The applicant will remove the existing dividers between the patios and replace them with PVC dividers. The applicant will add hardi-siding and accent trim on the second floor at the front and rear entrances. This portion of the work has already been completed. The applicant will install shutters to conceal the AC units, repaint the roof, stucco siding, and trim. The applicant will replace the existing wooden band, balconies, gutters and downspouts. There will also be some repaving in the parking lot. The applicant has already removed an existing low stucco wall. The applicant plans to install new landscaping in this area along Deallyon and Cordillo.

The applicant would like to take some of the successful features of The Blue Water Resort (another Spinnaker Resort property) and add them to their other properties. The proposed color palette includes Military Blue for the Pac Clad roofing, Revere Pewter for the horizontal siding, Putnam Ivory for the stucco, and white for the fascia, soffit, and trim.

The staff recommended that the application be *approved* with the recommendation that the roof color be changed to more of a grey color rather than the blue color. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Charlie Halterman, Construction Manager, Spinnaker Resorts, presented statements in support of the application. The Board and the applicant discussed the color scheme and the landscaping. Mr. Gartner stated that he likes the project overall. Mr. Parker stated that he is concerned with the proposed color scheme. The color scheme is not compatible with the existing condition and conflicts with the adjacent buildings. Mr. Parker stated that he is also concerned with the landscaping. Removal of the existing wall is a problem. This area will need to be mitigated with mounding. Mr. Parker also stated concern with the proposed railing; it may not be appropriate. The color of the railing needs to be more compatible.

Vice Chairman Welch stated that she agrees with all of the concerns presented by Mr. Parker. A more compatible look for the project is needed. Mr. Theodore also stated that he agrees with the concerns already presented. The bold white color is out of place with the grey color. More of a relationship with the existing buildings is important. The Design Guide is very specific about colors. A warm toned color scheme is probably a better choice than the proposed cool blue and grey color scheme.

Ms. Moffett and Mr. Smith stated that they also agree with the concerns regarding color and landscaping. Chairman Sodemann also stated his agreement with the concerns previously presented by the Board. Chairman Sodemann stated that landscaping for the project will also be important. At the completion of the discussion, the applicant stated that he would like to **withdraw** his application to incorporate the recommendations regarding the color scheme and also landscaping.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Scott Sodemann
Chairman

DRAFT



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: BRIAN WITMER Company: WJK
 Mailing Address: 14 PALMETTO WAY City: BLUFFTON State: SC Zip: 29910
 Telephone: 843 757 7411 Fax: 843 778 9181 E-mail: BRIAN@WJKLTD.COM
 Project Name: NEW GATEHOUSE Project Address: _____
 Parcel Number [PIN]: R52001200005690000
 Zoning District: PD-1 Overlay District(s): N/A

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number DR-120035
 Alteration/Addition
 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

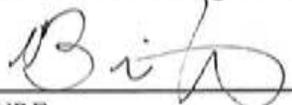
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

3.26.13

DATE



March 26, 2013

Nicole Dixon / Jennifer Ray
Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

Palmetto Dunes Gate Project Narrative:

This project consists of a new gatehouse along Queens Folly Road in Palmetto Dunes. The proposed gatehouse's goal is provide security to all Palmetto Dunes residences. To accomplish this it has to be in front of St. Andrews condominiums. It also needs to be located after the future location for the new pass office (fire station #6). Functionally this will allow the gatehouse to operate for Palmetto Dunes and work with the proposed new fire station plans. The proposed use of this gatehouse is to provide manned nighttime (11 PM to 7 AM) security. The proposed gatehouse architecture and color palette will be the same as the north and south gatehouses. The proposed use is a security gate and the zoning district is PD-1. The project consists of a single, one-story building of 180 square feet (measured from the outside of the walls). No significant trees will be removed during construction. Palmetto Dunes Property Owners Association will be responsible for the maintenance of this building. . The Restrictive Covenants can be found online at http://www.pdpoa.org/doc/toc.asp?assn_id=10842 . The building's finished floor will be set at 16' above sea level and since its square footage is less 300 square feet its exempt from FEMA elevation requirements as stated in Section 15-9-312.c(1) of the municipal code for the Town of Hilton Head.

Sincerely,

Witmer♦Jones♦Keefer, Ltd.

A handwritten signature in black ink that reads "Brian Witmer". The signature is written in a cursive, flowing style.

Brian Witmer, ASLA,
Principal

cc: Andrew Schumacher
Bob Sharp
Daniel Keefer
Attachment

14 Palmetto Way, Suite A
Bluffton, SC 29910
Tel: 843-757-7411

**PALMETTO DUNES
GATEHOUSE**

LEE &
PARKER
architects

**ROOFING: COPPER
HAND SEAMED ROOF**

**WINDOWS:
EAGLE ALUMINUM CLAD
SANDSTONE**

**TRIM: WOOD
SHERWIN WILLIAMS
TONY TAUPE SW7038**

**SIDING: STUCCO
STO SAND FINISH
W141**





DIRECTIONAL LIGHTS DL-38 CFL SPIRAL

TYPE

SPECIFICATIONS

CONSTRUCTION: Cast aluminum, cast brass or composite Bullet; matching heavy duty cast aluminum, brass or composite adjustable swivel

LENS: High impact clear tempered convex glass

O-RING: High temperature red silicone

LAMP SUPPLIED: CFL Spiral - See ordering information below (26w max)

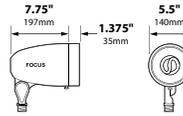
SOCKET: GU24 hardwire

WIRING: Standard 120 volt Black, White and Ground 9" lead wires

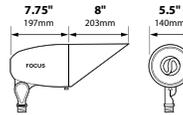
MOUNTING: None supplied. See Mounting Accessories below for options

FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available
Brass-Unfinished brass. Optional finishes available

NOTE: GU24 CFL lamps are self ballasted.



DL-38-NL-EC



DL-38-NL-AC



DL-38-EC-FL26S-BLT

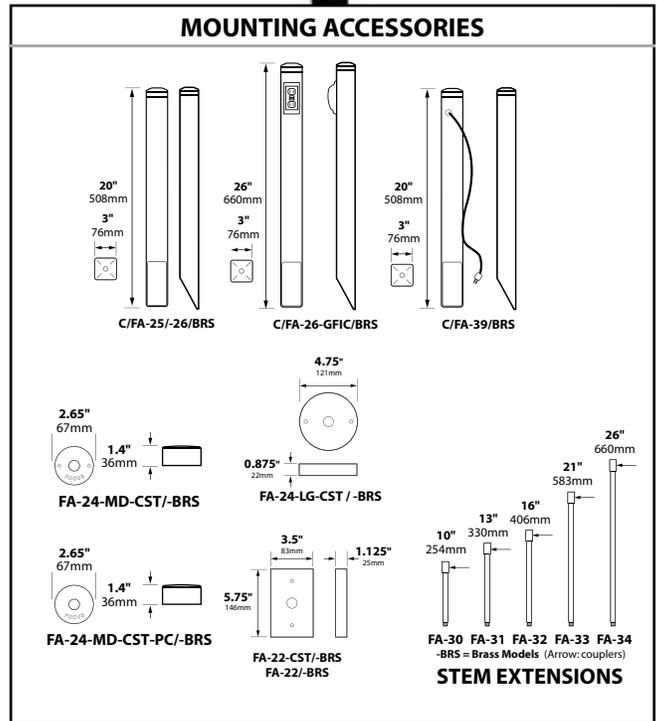
IP54



ORDERING INFORMATION

| CATALOG NO. | DESCRIPTION | LAMP | SHIP WEIGHT |
|--------------------|------------------------------------|----------------|-------------|
| DL-38-EC-FL13S-BLT | Aluminum Bullet, extension collar | 13w CFL Spiral | 4.0 lbs. |
| DL-38-EC-FL18S-BLT | Aluminum Bullet, extension collar | 18w CFL Spiral | 4.0 lbs. |
| DL-38-EC-FL26S-BLT | Aluminum Bullet, extension collar | 26w CFL Spiral | 4.0 lbs. |
| DL-38-AC-FL13S-BLT | Aluminum Bullet, angle collar | 13w CFL Spiral | 5.0 lbs. |
| DL-38-AC-FL18S-BLT | Aluminum Bullet, angle collar | 18w CFL Spiral | 5.0 lbs. |
| DL-38-AC-FL26S-BLT | Aluminum Bullet, angle collar | 26w CFL Spiral | 5.0 lbs. |
| DL-38-EC-FL13S-BRS | Brass Bullet, extension collar | 13w CFL Spiral | 6.0 lbs. |
| DL-38-EC-FL18S-BRS | Brass Bullet, extension collar | 18w CFL Spiral | 6.0 lbs. |
| DL-38-EC-FL26S-BRS | Brass Bullet, extension collar | 26w CFL Spiral | 6.0 lbs. |
| DL-38-AC-FL13S-BRS | Brass Bullet, angle collar | 13w CFL Spiral | 8.0 lbs. |
| DL-38-AC-FL18S-BRS | Brass Bullet, angle collar | 18w CFL Spiral | 8.0 lbs. |
| DL-38-AC-FL26S-BRS | Brass Bullet, angle collar | 26w CFL Spiral | 8.0 lbs. |
| CDL-38-EC-FL13S | Composite Bullet, extension collar | 13w CFL Spiral | 4.0 lbs. |
| CDL-38-EC-FL18S | Composite Bullet, extension collar | 18w CFL Spiral | 4.0 lbs. |
| CDL-38-EC-FL26S | Composite Bullet, extension collar | 26w CFL Spiral | 4.0 lbs. |
| CDL-38-AC-FL13S | Composite Bullet, angle collar | 13w CFL Spiral | 5.0 lbs. |
| CDL-38-AC-FL18S | Composite Bullet, angle collar | 18w CFL Spiral | 5.0 lbs. |
| CDL-38-AC-FL26S | Composite Bullet, angle collar | 26w CFL Spiral | 5.0 lbs. |

MOUNTING ACCESSORIES



BEAM/GLARE CONTROL ACCESSORIES

| | |
|----------------|---|
| FA-08-38 | Round 1/4" Hex Cell Louver |
| FA-10-38-BLUE | Blue Tempered Glass Lens |
| FA-10-38-GREEN | Green Tempered Glass Lens |
| FA-36-99 | Aluminum Extension Cap, Tempered Convex Glass Lens |
| FA-36-BRS-99 | Brass Extension Cap, Tempered Convex Glass Lens |
| CFA-36-99 | Composite Extension Cap, Tempered Convex Glass Lens |
| FA-36-ACL | Aluminum Angle Cap, Tempered Convex Glass Lens |
| FA-36-ACL-BRS | Brass Angle Cap, Tempered Convex Glass Lens |
| CFA-36-ACL | Composite Angle Cap, Tempered Convex Glass Lens |
| FA-99-38 | Clear Tempered Convex Glass Lens |
| FA-96 | 10" Extra-Long Extension Shield (aluminum only) |
| FA-98-38 | Linear Spread Tempered Glass Lens |
| FA-104-38 | Wide Spread Tempered Glass Lens Softener |

JOB INFORMATION

Type: _____ Date: _____

Job Name: _____

Cat. No.: _____

Lamp(s): _____

Specifier: _____

Contractor: _____

Notes: _____

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

| Black Texture (Standard) | Antique Verde | Bronze Texture | Camel | White Texture | Hunter Texture | Rust | Weathered Iron | Weathered Brown | Stucco | Rubbed Verde | Chrome Powder | Terra Cotta | Acid Rust | Acid Verde | Black Acid Treatment |
|--------------------------|---------------|----------------|-------|---------------|----------------|------|----------------|-----------------|--------|--------------|---------------|-------------|-----------|------------|----------------------|
| -BLT | -ATV | -BRT | -CAM | -WTX | -HTX | -RST | -WIR | -WBR | -STU | -RBV | -CPR | -TRC | -BAR/CAR | -BAV/CAV | -BAT |

DL-38-NL-CFL 100411

BRASS & COPPER ONLY



ARROW LED FL-LED-P20 / -P30 / -P38

TYPE



GO GREEN
75% - 80% LESS ENERGY



120v

E27 MEDIUM BASE PAR LAMPS COMPATIBLE WITH FOCUS 120v ENCLOSED FIXTURES

- Long Life - 50,000 Hours L7 Average Rating (rated life to 70% initial light output)
- High Power White LED Light Source
- Halogen Equivalent Lumens
- CRI 85 (Color Rendering Index)
- 2800K - 3000K Warm White Color
- Cool Beam, No UV or IR
- Wide Input Voltage Range of 110v - 200v
- Optimum Operating Range of 110v - 130v
- Non-Dimmable
- DOE LM79 Tested / LM80 Compliant
- Power Factor >90%
- 5 Year Limited Warranty
- RoHS Compliant - Energy Efficient - Environmentally Friendly
- Available in 15° Spot and 40° Flood
- Must be installed in sealed fixture

SL-20-MD-L-LED-P3840



SL-20-SM-L-LED-P2040

DL-38-AC-LED-P3840-BLT

DL-30-EC-LED-P3040-BLT

DL-20-AC-LED-P2040-BLT



PAR 20 ORDERING INFORMATION • EQUAL TO 50w HALOGEN



| CATALOG NO. | WATTAGE | VOLTAGE | VOLTAGE RANGE | LUMEN OUTPUT | COLOR TEMP | BEAM ANGLE | BASE |
|--------------|---------|---------|---------------|--------------|---------------|------------|------|
| FL-LED-P2015 | 9w | 120v | 110v - 200v | 300 | 2800K - 3000K | SP 15° | E27 |
| FL-LED-P2040 | 9w | 120v | 110v - 200v | 300 | 2800K - 3000K | FL 40° | E27 |

PAR 30 ORDERING INFORMATION • EQUAL TO 75w HALOGEN

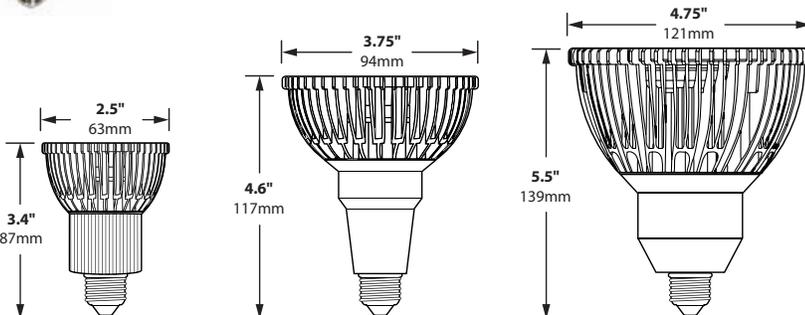


| CATALOG NO. | WATTAGE | VOLTAGE | VOLTAGE RANGE | LUMEN OUTPUT | COLOR TEMP | BEAM ANGLE | BASE |
|--------------|---------|---------|---------------|--------------|---------------|------------|------|
| FL-LED-P3015 | 15w | 120v | 110v - 200v | 600 | 2800K - 3000K | SP 15° | E27 |
| FL-LED-P3040 | 15w | 120v | 110v - 200v | 600 | 2800K - 3000K | FL 40° | E27 |

PAR 38 ORDERING INFORMATION • EQUAL TO 90w HALOGEN



| CATALOG NO. | WATTAGE | VOLTAGE | VOLTAGE RANGE | LUMEN OUTPUT | COLOR TEMP | BEAM ANGLE | BASE |
|--------------|---------|---------|---------------|--------------|---------------|------------|------|
| FL-LED-P3815 | 21w | 120v | 110v - 200v | 900 | 2800K - 3000K | SP 15° | E27 |
| FL-LED-P3840 | 21w | 120v | 110v - 200v | 900 | 2800K - 3000K | FL 40° | E27 |



FL-LED-P20

FL-LED-P30

FL-LED-P38

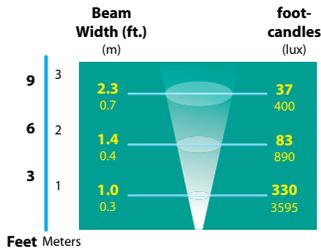
| JOB INFORMATION | |
|---|-------|
| Type: | Date: |
| Job Name: | |
| Cat. No.: | |
| Lamp(s): | |
| Specifier: | |
| Contractor: | |
| Notes: | |
| FOCUS INDUSTRIES INC. 25301 COMMERCE DRIVE LAKE FOREST, CA 92630 | |
| www.focusindustries.com sales@focusindustries.com (949) 830-1350 • FAX (949) 830-3390 | |



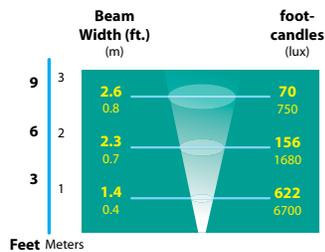
ARROW LED FL-LED-P20 / -P30 / -P38

TYPE

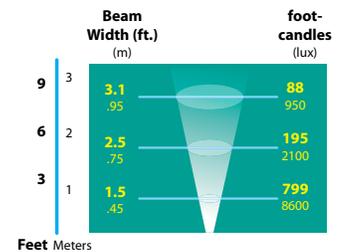
LIGHT DISTRIBUTIONS AND PHOTOMETRICS



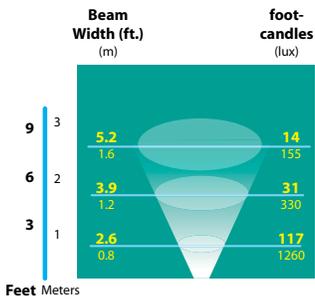
FL-LED-P2015



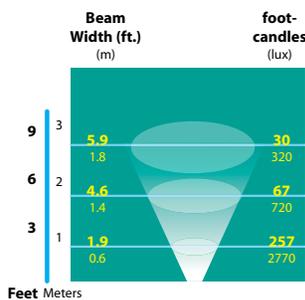
FL-LED-P3015



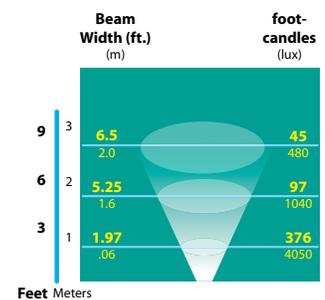
FL-LED-P3815



FL-LED-P2040



FL-LED-P3040



FL-LED-P3840





Courtyard - Outdoor Wall 3 Lt Incandescent

9034RZ

3 Lt Outdoor Wall Incandescent

Dia./Width: 10.5 IN

Body Height: 22.5 IN

Length: 13.5 IN

Available Finishes:

Rubbed Bronze

Uncluttered and traditional, this attractive wall lantern from the Courtyard(TM) collection adds the warmth of a secluded terrace to any patio or porch. What a welcoming beacon for your home's exterior. Done in a Rubbed Bronze finish with Clear-seedy glass. 3-light, 60-W. Max. (C) Width 10-1/2", Height 22-1/2", Extension 13-1/2". Height From center of wall opening 9". Backplate size: 7-1/4" x 13-1/2". U.L. listed for wet location.

Technical Information

| | | | |
|--------------|----------------|--------------------------|-----------------|
| Type | Outdoor Lights | Height from Junction Box | 9.0 IN |
| Style | Traditional | Backplate Dimensions | 13.50 X 7.25 IN |
| Finish Group | Bronze | Bulb Included | N |
| Room | Outdoor | Primary Bulb Count | 3 |
| Weight | 9.7 LBS | Primary Max Watt | 60W |
| Body Height | 22.5 IN | Primary Lamp Type | B10 |
| Length | 13.5 IN | UL CSA Listed | Y |
| Width | 10.5 IN | Diffuser Description | CLEAR SEEDY |
| Extension | 13.42 IN | Body Material | Aluminum |



PALMETTO DUNES

PROPERTY OWNERS ASSOCIATION

A RESIDENTIAL PEOPLE COMMUNITY

April 2, 2013

Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Re: Palmetto Dunes Front Gate guard house

To Whom It May Concern:

Then Palmetto Dunes Architectural Review Board has reviewed and approved the plans for the new Front Gate guard house.

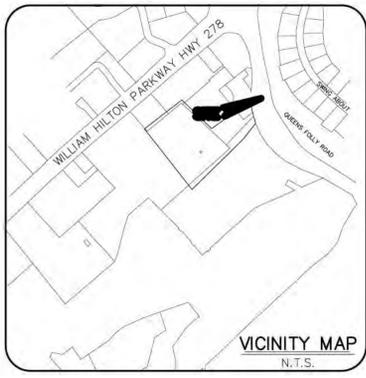
Yours truly,

Joanne Dugle
Architectural Review Board Chair

A photograph of the entrance to the Mariners Private Residential Community. In the foreground, a dark sign with white text is mounted on two concrete pillars. The sign reads "MARINERS" in large letters and "A PRIVATE RESIDENTIAL COMMUNITY" in smaller letters below. To the right, a small, square, light-colored guardhouse with a dark roof and a brick base stands on a grassy area. A red octagonal stop sign is positioned in front of the guardhouse. The background is filled with lush greenery, including several tall palm trees and other leafy trees under a clear blue sky. A paved road leads from the foreground towards the guardhouse and beyond.

MARINERS
A PRIVATE RESIDENTIAL COMMUNITY





SECURITY / PASS OFFICE
FIRE STATION # 6
FFE = 16.9'

EXISTING FIRE STATION
ENGINE BAY
FFE = 15.9'

PROPOSED GATEHOUSE
(SEE ARCHITECTURE PLANS)

▲ WALL LIGHT
2 LIGHTS
(1 PER SIDE)

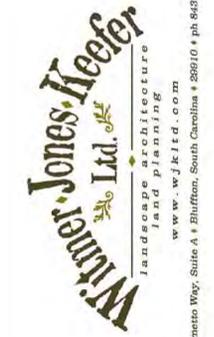
1/L2 CONCRETE BAND WITH VEHICULAR PAVING

● LIGHT OAK
3 LIGHTS
1 UP / 2 DOWN

PERMANENT PATHWAY EASEMENT

SIDEWALK CONNECTION
8' WIDE LEISURE TRAIL

- NOTES:**
1. PROPERTY OWNER IS PALMETTO DUNES PROPERTY OWNERS ASSOC. AND THE PARCEL NUMBER: R520 012 000 0569 0000
 2. NO PERMANENT STRUCTURES OR FACILITIES EXIST WITHIN 50 FEET OF THE PROPOSED DEVELOPMENT TRACT.



SITE WORK PLAN
FOR
QUEENS FOLLY GATE HOUSE
PALMETTO DUNES
HILTON HEAD ISLAND, SOUTH CAROLINA

DRAWING TITLE:
SITE PLAN

DATE: 3-26-13
PROJECT NO.: 1041
DRAWN BY: BK
CHECKED BY: BW

REVISIONS:

DRAWING NUMBER:

L1 OF **2**

PEDESTRIAN PAVING 2/L2

VISITOR PARKING SPACE

EXISTING ST. ANDREWS EGRESS

ONE WAY ROAD

LIMIT OF WORK (SEE ENLARGEMENT)

TWO WAY ROAD

QUEEN'S FOLLY ROAD (OUTBOUND LANE)

QUEEN'S FOLLY ROAD (INBOUND LANE)

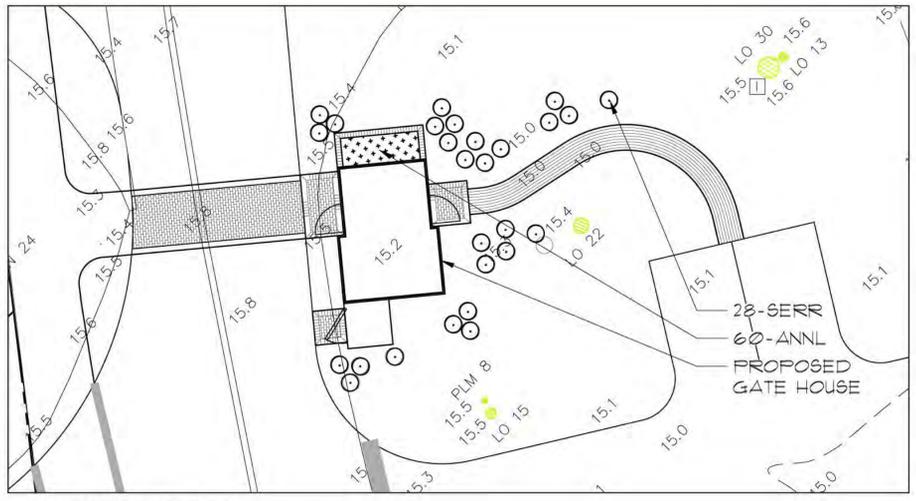
10' WIDE PEDESTRIAN TRAIL

ST. ANDREWS ENTRY

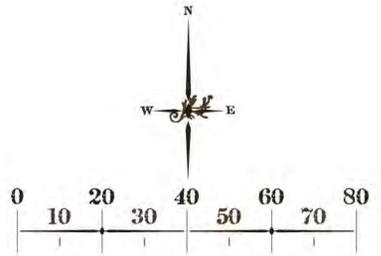
METAL BUILDING
FFE = 18.5'

MATCH LINE SHEET 2
MATCHLINE SHEET 1

CONCRETE BLOCK BUILDING
FFE = 15.1'



GATE HOUSE ENLARGEMENT
SCALE: 1"=10'



Scale 1 inch equals 20'
FINAL SUBMITTAL PLAN
NOT FOR CONSTRUCTION

GENERAL NOTES:

- REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS.
- ALL CONSTRUCTION SHALL CONFORM TO OR EXCEED REGULATIONS OF BEAUFORT COUNTY, THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS AND GOVERNING AUTHORITIES.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM/ DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES PRIOR TO THEIR REMOVAL. CONTRACTOR SHALL INSTALL TREE PROTECTION AROUND DRIP LINE OF ALL TREES TO REMAIN.
- CONTRACTOR SHALL STAKE ALL WORK TO BE CONSTRUCTED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL DEMOLISHED MATERIAL SHALL BE DISPOSED OF PER APPLICABLE BEAUFORT COUNTY CODE(S).
- CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.

LAYOUT NOTES:

- ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
- ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL WALKS, HARDSCAPE AND OTHER PAVED AREAS SHALL BE STAKED AND REVIEWED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL PROVIDE LIGHTING AND IRRIGATION CONDUIT TO ALL LANDSCAPE AREAS

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 MULCH.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND HE IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, AND PLANTING BEDS, AND RAISED PLANTERS.
- MULCH ALL PLANTING BEDS WITH MULCH TO A 3" DEPTH EXCEPT AT EXISTING PINE TREES TO BE SAVED.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
- 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.
- ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
- ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
- IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS OR INTO ANY UNDISTURBED BUFFERS. CONTRACTOR SHALL SUBMIT IRRIGATION PLAN FOR APPROVAL BY PALMETTO BLUFF DRB PRIOR TO CONSTRUCTION.

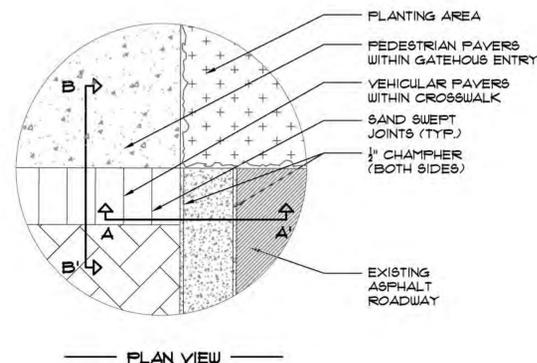
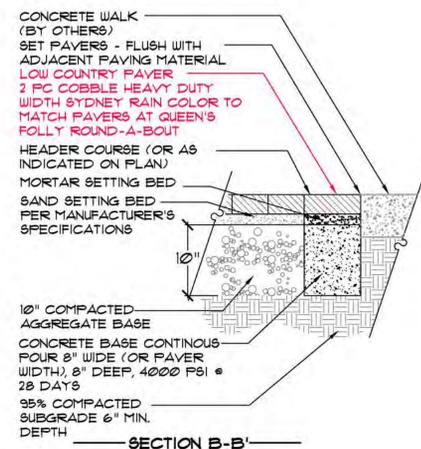
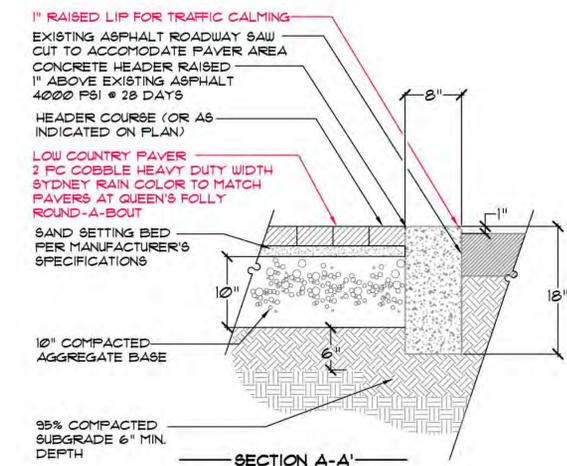
PLANT SCHEDULE:

| Quantity | Abbrev | Botanical Name | Common Name | Height | Spread | Container | Cal/Spacing | Notes |
|----------|--------|----------------|----------------|--------|--------|-----------|-------------|------------------------|
| 28 | SERR | Serenoa repens | Saw Palmetto | 18-24" | 18-24" | container | 3 gal. | |
| 60 | ANNL | | Seasonal Color | 4-6" | 4-6" | 4" pots | 8" O.C. | replace 3 times a year |
| 1350 SF | MULCH | | Hardwood mulch | | | | | |

LIGHTING NOTES:

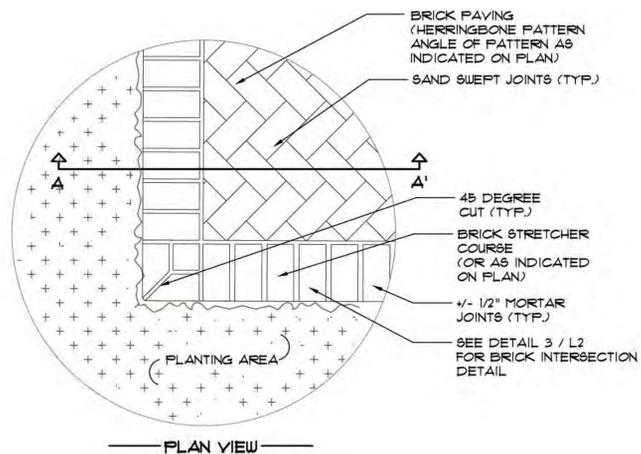
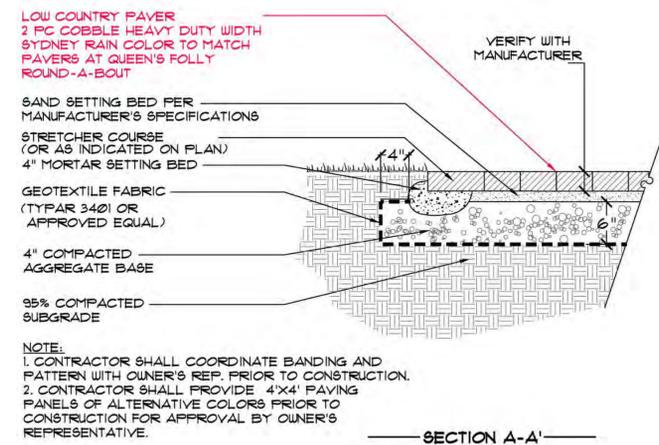
- CONTRACTOR TO COORDINATE WITH THE BUILDER FOR THE LOCATION OF ELECTRICAL PANEL NEEDED FOR LIGHTING.
- EXACT LOCATIONS OF LIGHTS, TRANSFORMERS, AND CONTROLLERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION BY CONTRACTOR.
- ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
- ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
- LIGHTING PLAN IS A DIAGRAMMATIC DRAWING AND EXACT LOCATIONS OF LIGHT FIXTURES SHOULD BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE LOCATIONS FOR LIGHTING ELECTRICAL CONDUIT PRIOR TO HARDSCAPE CONSTRUCTION.

| LIGHTING SCHEDULE | | |
|-------------------|--------|--|
| QUAN. | SYMBOL | DESCRIPTION |
| 3 | ● | FOCUS IND. TREE LIGHT W/ LOUVRES LARGE SIZE-ATTACH TO TREES PRODUCT: DL-38-NL-AC-BRS 120 V PAR 38 LED 21 W ATTACH TO TREES W/ PA-24-TREE/BRASS |
| 2 | ▲ | KICKLER LIGHTING COURTYARD - OUTDOOR WALL LIGHT PRODUCT: 3034RZ WITH 3 INCANDESCENT LIGHTS, 60-W MAX. |

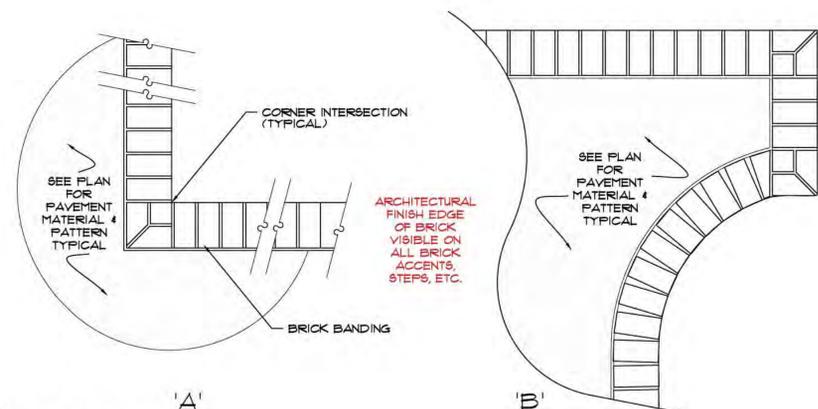


- NOTE:**
- CONTRACTOR SHALL ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR ALL PAVEMENT APPLICATIONS.
 - UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER'S REPRESENTATIVE.

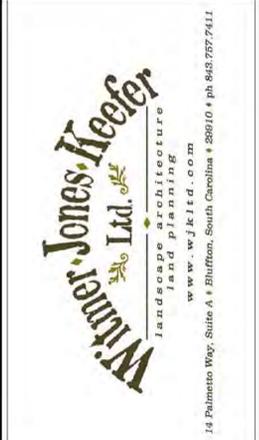
1 // L2 CONCRETE BAND WITH VEHICULAR PAVING
SCALE: 1"=1'-0"



3 // L2 PAVEMENT INTERSECTION
SCALE: 3/4"=1'-0"



2 // L2 PEDESTRIAN PAVING
SCALE: 1"=1'-0"



SITE WORK PLAN
FOR
**QUEENS FOLLY
GATE HOUSE**
PALMETTO DUNES
HILTON HEAD ISLAND, SOUTH CAROLINA

DRAWING TITLE:
DETAILS, SCHEDULES, & NOTES

DATE: 3-26-13

PROJECT NO.: 1041

DRAWN BY: BK

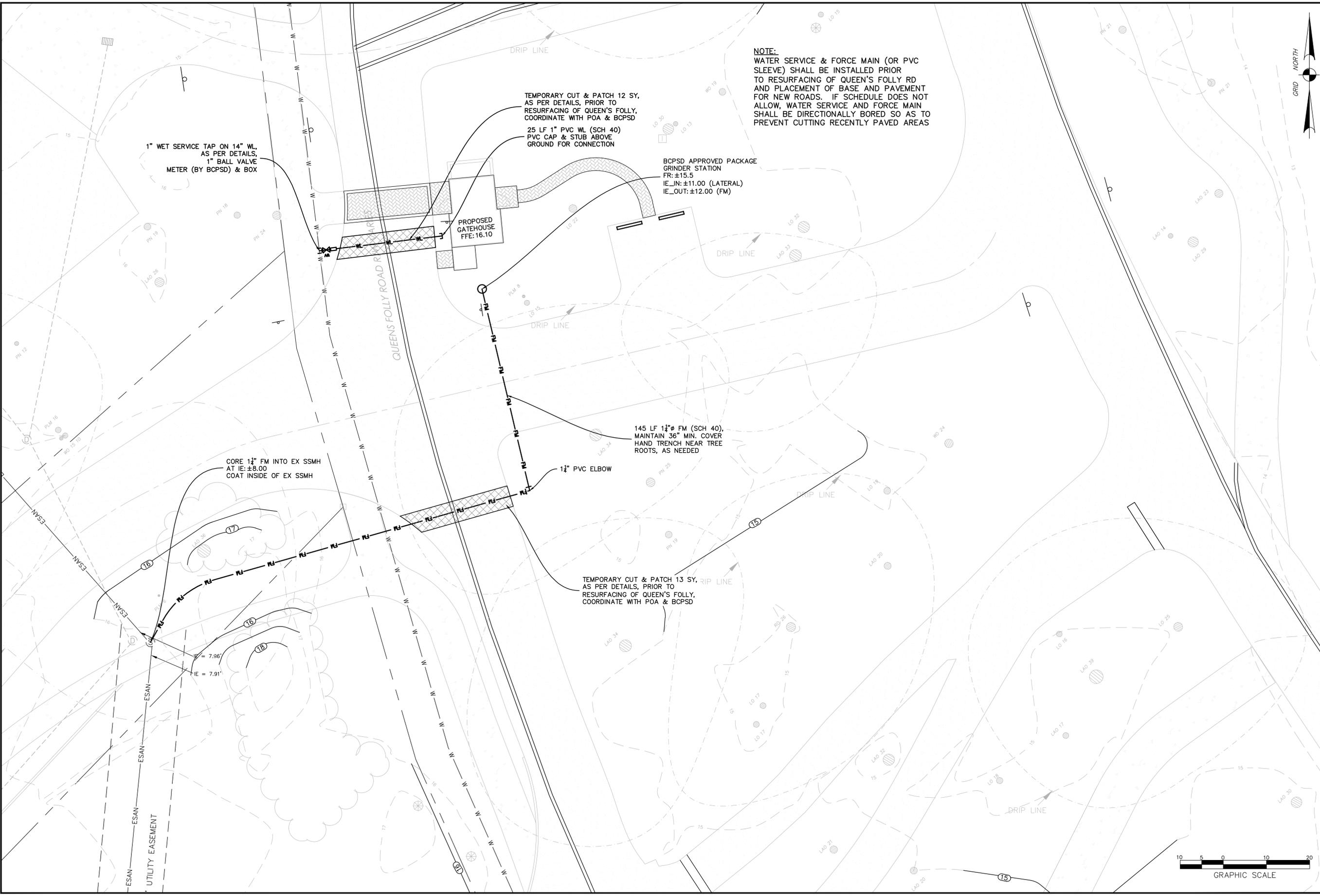
CHECKED BY: BW

REVISIONS:

DRAWING NUMBER:

L2 of 2

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 No. 25124
 SOUTH CAROLINA
 L.L.M.G.

WARD EDWARDS, INC. PROFESSIONAL ENGINEER
 No. C00152
 SOUTH CAROLINA
 L.L.M.G.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Ward Edwards
 ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

PALMETTO DUNES - GATEHOUSE
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

PALMETTO DUNES PROPERTY OWNERS ASSOCIATION
 P.O. BOX 7974, HILTON HEAD ISLAND, SC 29938

UTILITY & STAKING PLAN

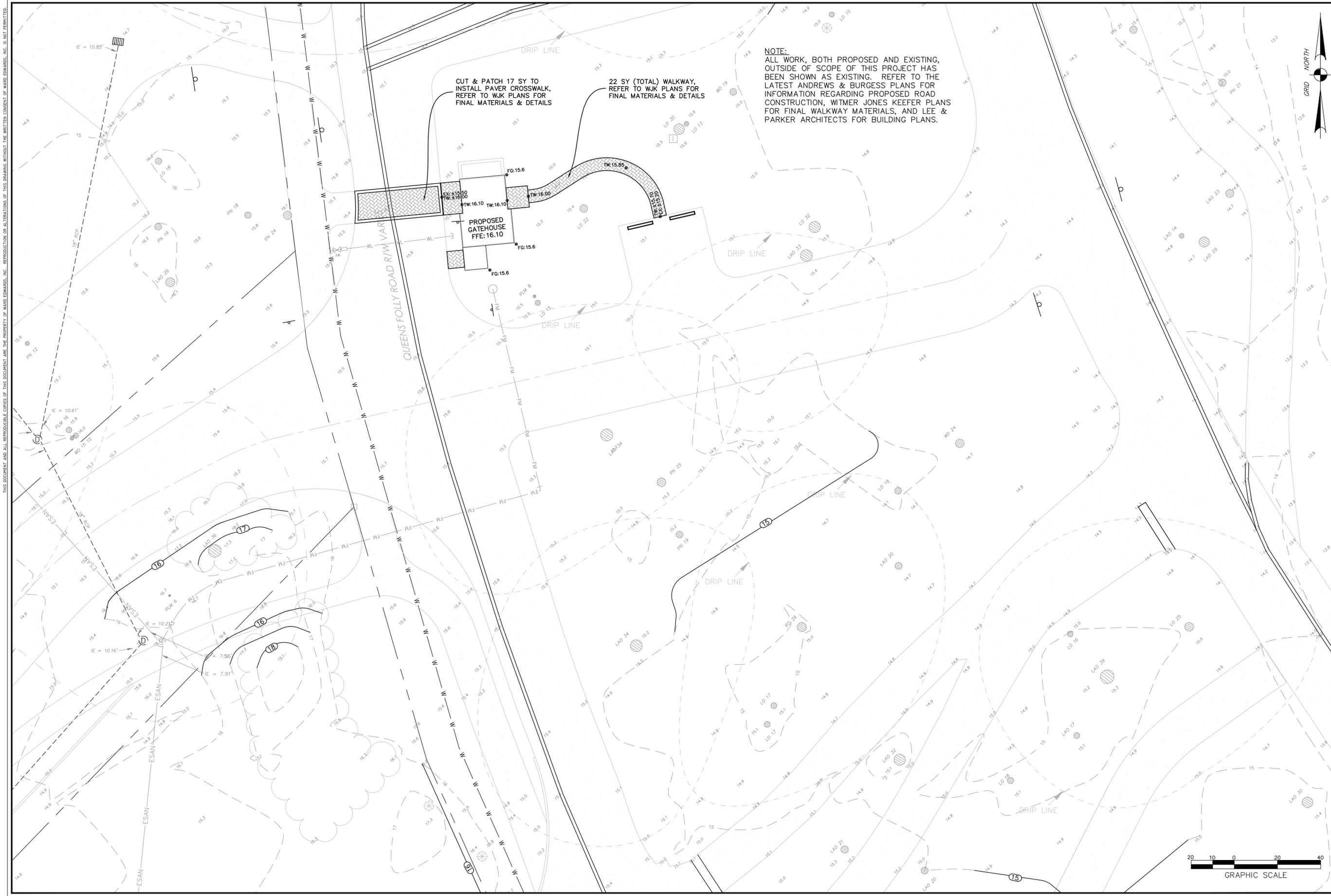
NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

| | |
|--------------|----------|
| PROJECT #: | I20207A |
| DATE: | 05/21/13 |
| DESIGNED BY: | WGP |
| CHECKED BY: | HED |
| SCALE: | 1"=10' |



SHEET
C.04

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY



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CUT & PATCH 17 SY TO
INSTALL PAVER CROSSWALK,
REFER TO WJK PLANS FOR
FINAL MATERIALS & DETAILS

22 SY (TOTAL) WALKWAY,
REFER TO WJK PLANS FOR
FINAL MATERIALS & DETAILS

NOTE:
ALL WORK, BOTH PROPOSED AND EXISTING,
OUTSIDE OF SCOPE OF THIS PROJECT HAS
BEEN SHOWN AS EXISTING. REFER TO THE
LATEST ANDREWS & BURGESS PLANS FOR
INFORMATION REGARDING PROPOSED ROAD
CONSTRUCTION, WITMER JONES KEEFER PLANS
FOR FINAL WALKWAY MATERIALS, AND LEE &
PARKER ARCHITECTS FOR BUILDING PLANS.

PROPOSED
GATEHOUSE
FFE: 16.10



WARD EDWARDS, INC. ENGINEER
Professional Engineer No. 25124
South Carolina
WARD EDWARDS, INC. ARCHITECT
Professional Architect No. C00152
South Carolina

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 7 | | |
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| 1 | | |

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PALMETTO DUNES - GATEHOUSE
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
PALMETTO DUNES PROPERTY OWNERS ASSOCIATION
P.O. BOX 7974, HILTON HEAD ISLAND, SC 29938
PAVING, GRADING & DRAINAGE PLAN

| | |
|-------------------------------------|---------------------------|
| <input checked="" type="checkbox"/> | NOT FOR CONSTRUCTION |
| <input type="checkbox"/> | RELEASED FOR CONSTRUCTION |
| PROJECT #: | I20207A |
| DATE: | 05/21/13 |
| DESIGNED BY: | WGP |
| CHECKED BY: | HED |
| SCALE: | 1"=20' |



SHEET
C.05

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DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
06/28/10
SCALE
JOB NO.
0715
SHEET

DOOR SCHEDULE

| MARK | TYPE | SIZE | REMARKS |
|-------------|-----------------------|-------------------------|----------------------------|
| FIRST FLOOR | | | |
| 1 | THERMA-TRU FIBERGLASS | CCM-891-C 3'-0" x 8'-0" | STAIN GRADE FIBERGLASS |
| 2 | THERMA-TRU FIBERGLASS | CCM-891-C 3'-0" x 8'-0" | STAIN GRADE FIBERGLASS |
| 3 | 2 PANEL METAL | 2'-8" x 6'-8" x 1 3/8" | ONE PANEL OVER ONE LOUVRED |
| 4 | 2 PANEL METAL | 2'-8" x 6'-8" x 1 3/8" | ONE PANEL OVER ONE LOUVRED |

DOOR HARDWARE

| MARK | MANUF. | STYLE | FUNCTION | FINISH | HINGES | STOPS | REMARKS |
|------|---------|------------|----------|--------|------------------------|-----------------|----------------|
| 1 | SCHLAGE | AL-JUPITER | AL-53PD | 613 | (4) AS PROVIDED W DOOR | WALL 613 FINISH | FOOT HOLD OPEN |
| 2 | SCHLAGE | AL-JUPITER | AL-53PD | 613 | (4) AS PROVIDED W DOOR | WALL 613 FINISH | FOOT HOLD OPEN |
| 3 | SCHLAGE | AL-JUPITER | AL-40S | 613 | (3) AS PROVIDED W DOOR | WALL 626 FINISH | |
| 4 | SCHLAGE | AL-JUPITER | AL-TOPD | 613 | (3) AS PROVIDED W DOOR | HINGE | |

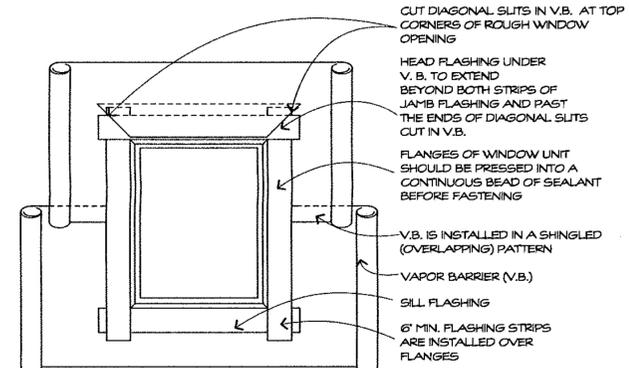
WINDOW SCHEDULE

NOTES: ALL WINDOWS TO BE EAGLE. ALUMINUM GLAD. NON IMPACT CLEAR I.G. GLASS. COLOR SANDSTONE. MEET DP RATINGS INDICATED. SEE ELEV. FOR LITE CONFIGURATIONS AND SIMULATED DIVIDED LITE MILLIONS.

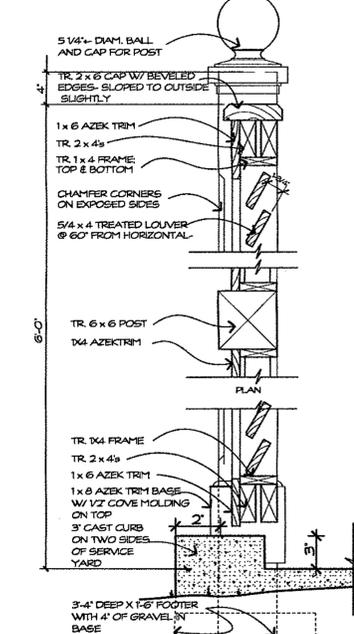
| MARK | TYPE | MFG. | SIZE | REMARKS |
|------|----------|----------------|---------------|---------|
| A | FIXED | EAGLE #CMP3040 | 3'-0" x 4'-0" | DP45 |
| B | CASEMENT | EAGLE #CMT2650 | 2'-6" x 5'-0" | DP45 |

FINISH SCHEDULE

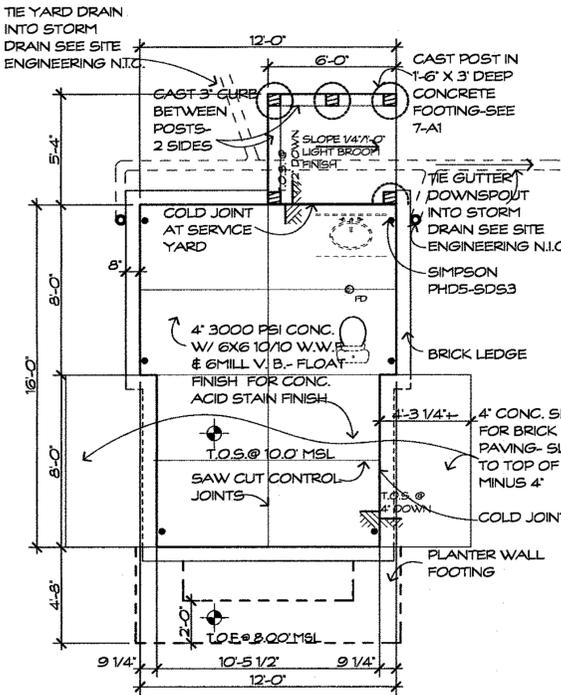
| ROOM NAME/NUMBER | FLOOR | WALL | CEILING | REMARKS | | |
|------------------|--------|---------|---------------|---------|-----------|--|
| 101 | CONC.™ | PVC T&G | THRU-GYP. BD. | PAINT | 10'-3" | *ACID STAIN AND SEAL W/ ANTI SLIP GRIT |
| 102 | CONC.™ | PVC T&G | THRU-GYP. BD. | PAINT | 9'-0 1/4" | |
| 103 | CONC.™ | PVC T&G | THRU-GYP. BD. | PAINT | 9'-0 1/4" | |



WINDOW FLASHING SCALE: N.T.S.

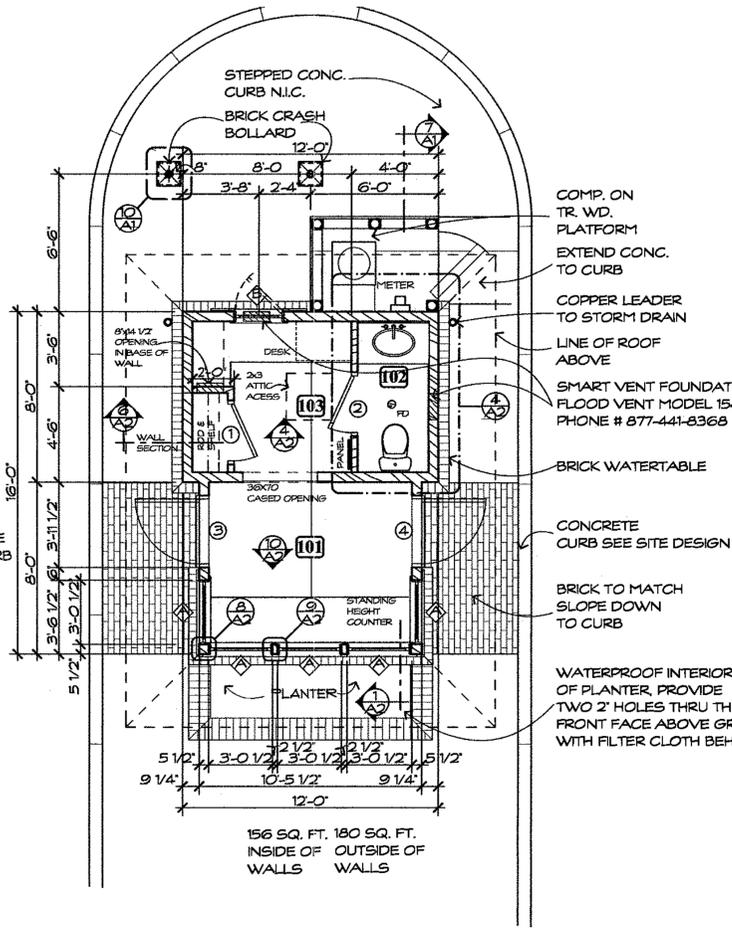


SERVICE YARD SCALE: 1/2"=1'-0"

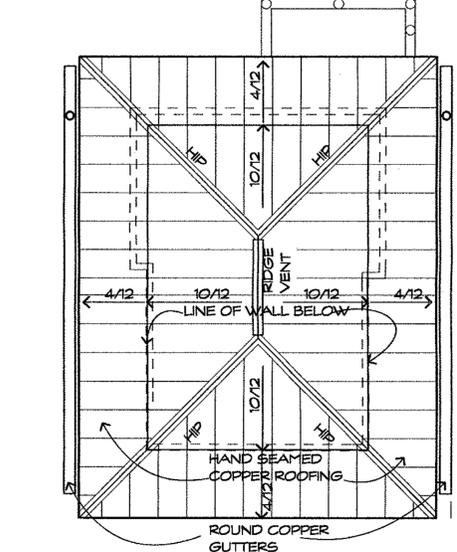


NOTE:
1. SITE UTILITY WORK, CURBING, AND PAVING IS NOT PART OF THIS CONTRACT
2. SITE PROTECTION OF TREES & EROSION CONTROL MEASURES ARE NOT PART OF THIS CONTRACT AND WILL BE THE RESPONSIBILITY OF P.D.P.O.A.

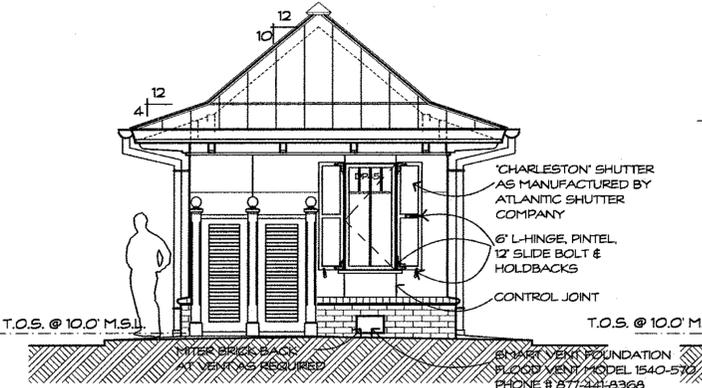
SLAB PLAN SCALE: 1/4"=1'-0"



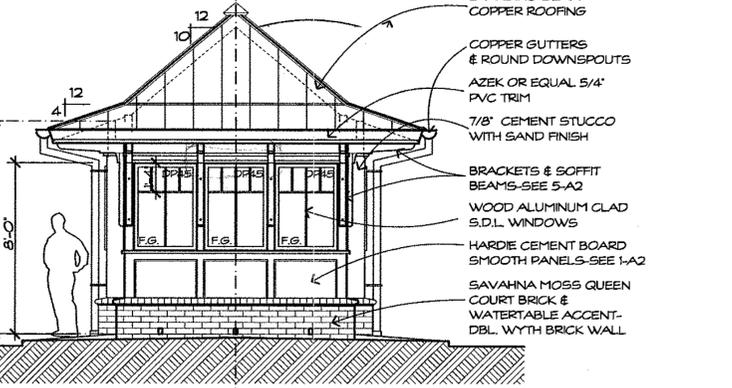
FLOOR PLAN SCALE: 1/4"=1'-0"



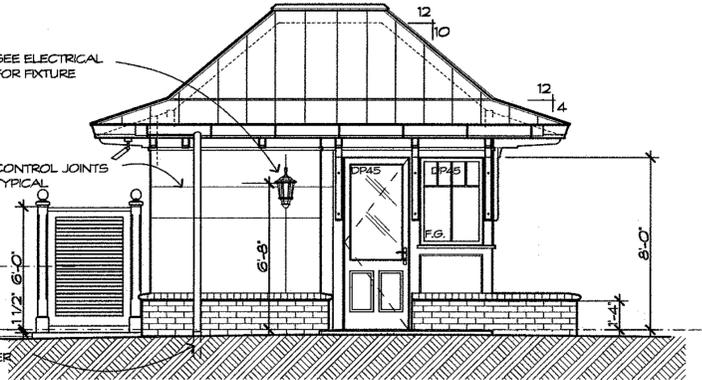
ROOF PLAN SCALE: 1/4"=1'-0"



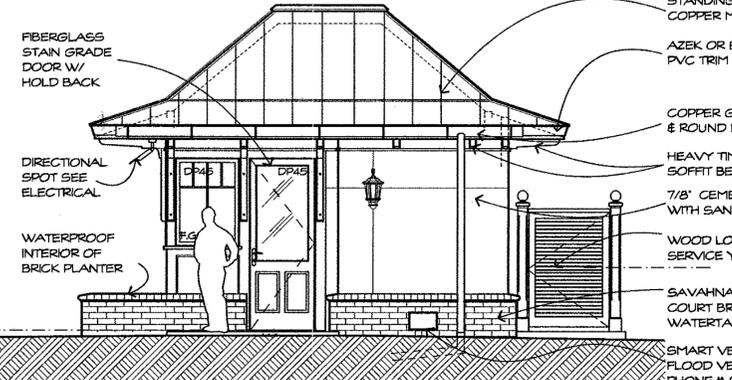
EXIT ELEVATION SCALE: 1/4"=1'-0"



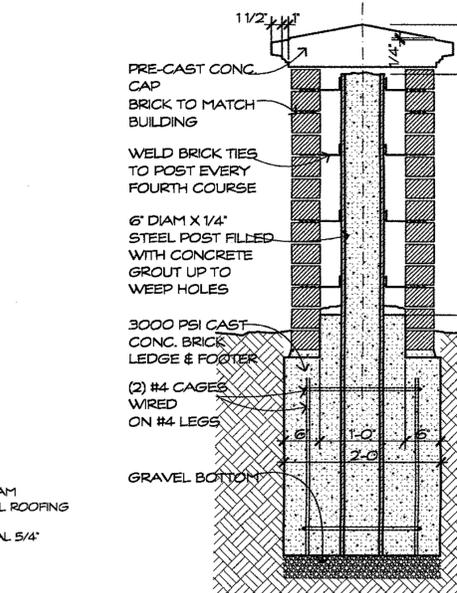
ENTRY ELEVATION SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



BOLLARD SCALE: 1/4"=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: Palmetto Dunes New Gatehouse -
NEW DEVELOPMENT FINAL

DRB#: DR 120035

DATE: April 23, 2013

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"/> | Proposed gate house is a replica of the north and south gates within Palmetto Dunes. |
| 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"/> | Materials include stucco, brick, wood, and copper roof. |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof pitch is 10/12 with 4/12. |
| Overhangs are sufficient for the façade height. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Overhangs are designed to provide cover for guard. |
| 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 and architectural elements | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Utilizes a variety of materials, textures and colors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Incorporates wood or wood simulating materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shutters, windows, screen fence |
| 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"/> | Lighting includes bronze wall lights and up/down lights for oak. |
| 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"/> | Minimal landscaping is included due to location in existing wooded median. Proposed landscaping is limited to saw palmettos and planters with annuals. |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| A variety of species is selected for texture and color | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Only two species are included, however they represent color and texture. |
| Provides overall order and continuity of the Landscape plan | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Large grassed lawn areas encompassing a major portion of the site are avoided | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No grass areas are included. |
| The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> | A number of specimen sized trees are located in the area with the proposed 10’ wide pedestrian trail (39” LAO) and other significant trees and LO in the vicinity of the proposed 2-way road, parking, and gatehouse. Steps should be taken to avoid impacts to the drip lines of the trees. Consideration should be given to the use of on-grade pavers for parking & roadways if possible. |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | |

MISC COMMENTS/QUESTIONS

The Palmetto Dunes ARB has reviewed and approved the plans.



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: Kristen Mansfield Company: Wood + Partners Inc.
 Mailing Address: P.O. Box 23949 City: HHI State: SC Zip: 29925
 Telephone: 843.681.6618 Fax: 843.681.7086 E-mail: kmansfield@woodandpartners.com
 Project Name: The Beach Club at Sea Pines Resor Project Address: #87 North Sea Pines Drive
 Parcel Number [PIN]: R 5 5 0 0 1 7 0 0 A 0 0 1 A 0 0 0 0
 Zoning District: PD-1 Overlay District(s): Corridor Overlay

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.

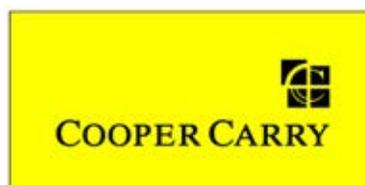


SIGNATURE

4.2.13

DATE

DRB Conceptual Review
Beach Club at Sea Pines Resort
Project Narrative



The Beach Club at Sea Pines Resort

#87 North Sea Pines Drive
Hilton Head Island, SC

DRB Conceptual Review Project Narrative

April 2, 2013

Sea Pines Resort & Riverstone Properties is proposing to construct a new, casual beach club facility and community beach access that replaces the existing aging facility located on North Sea Pines Drive, adjacent to Marriott's Monarch Resort. The proposed beach club improvements aim to maintain the relaxed, beachside atmosphere of the current facility while updating existing amenities and providing new conveniences for patrons.

The existing property is 5.2 acres with 178 parking spaces, 4 existing buildings of varying sizes and heights (totaling +/- 6,000 SF) and a series of outdoor decks (totaling +/- 9,500 SF) including an open air bar and awning covered dining areas. Most of the existing single story structures were relocated to the site several decades ago and a two story real estate building was added sometime later. The site is also adjacent to Sea Pines' 50' beach access corridor, sharing showers and a boardwalk access through the dunes. The beach club facility has served the community and Sea Pines Resort for many decades, providing beach access, limited parking, restrooms, retail sales, real estate sales, kids' camp, ocean side dining and entertainment.

Over time, the existing facilities have become inadequate for their intended uses, outdated, and difficult to maintain. Sea Pines Resort is looking to replace this existing facility with a new building consisting of approximately 15,183 SF of conditioned space and 10,530 SF of covered/unconditioned space, a covered outdoor bar and a series of outdoor decks and terraces.

The design concept was to create a 'casual destination' for families with great views of the ocean, providing open vistas and shaded areas for visitors to enjoy. Upon arrival to the beach club, visitors walk thru open breeze ways and covered corridors, visually connecting them to the project's prime amenity, the Atlantic Ocean. The various open air casual dining areas and terraces provide comfortable spaces for relaxation, dining, and social gatherings. Careful attention has been paid to providing optimal views to the ocean while screening utilitarian service areas.

The beach club at Sea Pines is designed as a 2 story building composed of three structures connected by open walkways and terraces overlooking the ocean that create a sense of arrival and a sense of place. Functions within the beach club will include a casual ocean grill with outdoor dining space, outdoor oceanfront bar, an upper level event space, retail shop and sales offices, public restrooms, fast casual concessions and an upper level ocean view bar / terrace.

The architecture of the beach club will be a relaxed Low Country aesthetic with traditional cedar siding, wood brackets, wood columns, wood shutters & louvers, and the regional Savannah grey brick used for durable base and pier detailing. The roof lines and details are inspired from the architecture found at Sea Pines. The color palette for the beach club will be a 'driftwood concept' color palette with light cream trim in harmony with the design standards of Sea Pines.

The plan also proposes additional covered outdoor eating and seating areas, a central terrace with raised planters and a series of wood decks and boardwalks overlooking the dunes and providing two access points to the beach.

The existing community beach access corridor will be enhanced with a wider pathway system to accommodate bicycle and pedestrian traffic, improved and organized bicycle parking, group and family beach showers, enhanced beach landscape, and boardwalk seating areas. In addition, a new dune crossover is proposed for more direct access to the beach club and outdoor covered bar area.

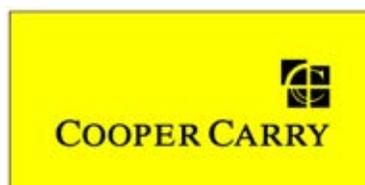
Most of the site is sandy with elevations ranging between 9' and 11'. The proposed buildings are to be slab on grade construction, with finish floor elevation set at 14.5' and the lower outdoor beachside deck set at 13.0'. The proposed new site plan will impact 20 existing parking spaces and relocate existing handicap spaces. Please see attached parking summary for additional parking calculations and information. Previous crushed shell to match existing will be used for parking area modifications and permeable pavers will be used within the drop-off zone (similar to existing).

Efficient and sustainable concepts will be used throughout the project. Storm water management will be handled through the existing storm water system and existing utility services will be upgraded as necessary.

Attached Documents:

Sea Pines ARB Preliminary Review Parking Summary
Sea Pines ARB Preliminary Review Covenant Adherence

DRB Conceptual Review
Beach Club at Sea Pines Resort
Parking Summary



The Beach Club at Sea Pines Resort

#87 North Sea Pines Drive
Hilton Head Island, SC

DRB Conceptual Review Parking Summary

April 2, 2013

The Town of Hilton Head Island's Land Management Ordinance (LMO) does not currently have a beach club use category designation. Therefore, developer submitted data will be taken into consideration when determining parking requirements. The narrative and tables below summarize how parking calculations were derived, indicating that the parking space numbers as proposed are adequate to meet demand and fulfill all commitments set forth by the Declaration of Covenants and Restrictions by Sea Pines Resort pertaining to the Beach Club Site.

Beach Club Covenants

The Declaration of Covenants and Restrictions states "*...a minimum of 50 free automobile parking spaces shall be maintained on the Beach Club Site, such parking spaces to be available for use by any person or persons properly having a right of access to the beach...*" Per the Covenants, those persons having a right of access to the beach shall include "*...all owners of property within Sea Pines Plantation; their bona fide overnight guest; day guest of property owners not exceeding in number per day five (5) guest for each bedroom in such owner's dwelling place within Sea Pines; guest, invitees and licensees of the Sea Pines Plantation Company; overnight guest in rental or resort accommodations within Sea Pines Plantation, or at the Hilton Head Inn/Seascape Villas; vessels docked at Harbour Town or South Beach Marinas; members of Sea Pines Plantation Club...*" A minimum of 50 parking spaces currently exist and will be made available in the proposed site plan for shared use with the building functions.

Calculations per Town of Hilton Head Land Management Ordinances

The existing food service areas are comprised of approximately 6,617 SF (includes indoor and outdoor areas of grill and bar), which per Sec. 16-5-1209 of the LMO, would require 66 parking spaces (1 space / 100 SF for eating establishments). Building square footage dedicated to Sea Pines Sales Office equates to approximately 3,220. Per the requirements as outlined in the LMO, office space requires 1 space / 350 SF, equaling 9 parking spaces. Existing retail at the Beach Club is approximately 520 SF, requiring 1 parking space per LMO requirement of 1 space / 400 SF. If the LMO calculations are applied to existing building uses as described above, the total number of code required parking spaces is 76.

Table 1: Existing Structure Parking Calculations

| Existing Structure | SF | Req. Parking |
|--|-------|--------------|
| Existing Food Service (Indoor and Outdoor) | 6,617 | 66 |
| Existing Office Space | 3,220 | 9 |
| Existing Retail Space | 520 | 1 |
| Total Parking Required: | | 76 |
| Existing Parking Provided: | | 178 |

The proposed food service areas total approximately 10,102 SF (includes indoor and outdoor areas of grill, all bars, and grab'n go concessions). Applying the same LMO requirements as described above would result in 101 required parking spaces. A dedicated event space is part of the proposed floor plan, and as this specific use does not currently fall into an existing LMO use category, it therefore does not have a standard parking per SF requirement. Event space capacity has been identified as 120 patrons. A ratio of 1 parking space / 4 users was then applied to the projected capacity per TOHH recommendation totaling 30 spaces. Proposed office space totals 653 SF with 2 parking spaces required (1 space / 350 SF). Proposed retail space totals 609 SF with 2 parking spaces required (1 space / 400 SF). The proposed site plan will impact 20 existing parking spaces.

Table 2: Proposed Structure Parking Calculations

| Proposed Structure | SF | Req. Parking |
|--|--------|--------------|
| Proposed Food Service (Indoor and Outdoor) | 10,102 | 101 |
| Proposed Event Space | 5,631 | 30 |
| Proposed Office Space | 653 | 2 |
| Proposed Retail Space | 609 | 2 |
| Total Parking Required: | | 135 |
| Proposed Parking Provided: | | 158 |

Using a similar methodology as the Urban Land Institute does in determining “gross leasable space”, the square footage for the food service, office, and retail use categories as shown excludes common and support spaces such as kitchen, utility and mechanical spaces, restrooms, spaces for circulation, etc. in an effort to determine a more accurate representation of patron use areas. Please see attached floor plans for a graphic illustration of specific spaces included in the square footage calculations. It is the intent that all staff shall park off premises, utilizing a resort provided shuttle service, thus further supporting the negation of support/employee square footage inclusion in the calculations.

Both Table 1 and Table 2 are merely snapshots of ‘worst case scenario’ with all spaces operating at full capacity, regardless of time of day. Realizing that not all uses would operate the same throughout the year, calculations were further broken down to investigate the effect that month by month operations have on the parking counts.

In order to provide an even more accurate picture of seasonal changes, parking calculations for the Grill were broken down per estimated daily covers (with each cover representing one person) by month. By taking the total dining square footage, indoor and outdoor (5,712 SF) and dividing that by the number of tables required during the July peak, an approximate amount of SF per table is derived (117 SF). By then applying the 117 SF per table, a new dining area square foot is obtained. The 1 space / 100 SF is then applied to the total daily SF necessary to operate the required daily tables. Table 3 shows a more detailed breakdown of each month’s SF requirement and subsequent parking needs for the grill.

Table 3: Grill - Estimated Daily Covers

| Grill - Estimated Daily Covers | Jan | Feb | Mar | Apr | May | June |
|---|-------|-------|-------|-------|-------|-------|
| Covers per Largest Meal Time per Day | 14 | 40 | 120 | 143 | 115 | 360 |
| Turns per Table during Meal Time | 0.47 | 1.11 | 1.90 | 1.99 | 1.83 | 2.67 |
| Est. # of Tables Required During this Month | 10 | 12 | 21 | 24 | 21 | 45 |
| Amount of SF needed for Table Count | 1,170 | 1,404 | 2,457 | 2,808 | 2,457 | 5,265 |
| Parking per SF (1 space / 100 SF) | 12 | 14 | 25 | 28 | 25 | 53 |

| Grill - Estimated Daily Covers | July | Aug | Sept | Oct | Nov | Dec |
|---|-------|-------|-------|-------|-------|-------|
| Covers per Largest Meal Time per Day | 428 | 309 | 90 | 69 | 35 | 12 |
| Turns per Table during Meal Time | 2.91 | 2.58 | 1.50 | 1.15 | 0.58 | 0.40 |
| Est. # of Tables Required During this Month | 49 | 40 | 20 | 20 | 20 | 10 |
| Amount of SF needed for Table Count | 5,696 | 4,680 | 2,340 | 2,340 | 2,340 | 1,170 |
| Parking per SF (1 space / 100 SF) | 57 | 47 | 23 | 23 | 23 | 12 |

The parking requirement per SF as indicated in Table 3 was then added to LMO requirement quantities for the remaining spaces: Covered Bar, Snack/Concessions, Event Room, Office, and Retail.

Table 4: Grill –Daily Parking Needs by Month

| Daily Parking Needs | Jan | Feb | Mar | Apr | May | June |
|--|-----|-----|-----|-----|-----|------|
| Grill | 12 | 14 | 25 | 28 | 25 | 53 |
| Covered Bar (1 space / 100 SF) | 13 | 13 | 13 | 13 | 13 | 13 |
| Concessions (1 space / 100 SF) | 0 | 0 | 0 | 15 | 15 | 15 |
| 2nd Floor Bar (1 space / 100 SF) | 16 | 16 | 16 | 16 | 16 | 16 |
| Event Room (1 space/4 People - 120 Capacity) | 30 | 30 | 30 | 30 | 30 | 30 |
| Office (1 space/350 SF) | 2 | 2 | 2 | 2 | 2 | 2 |
| Retail (1 space/400 SF) | 2 | 2 | 2 | 2 | 2 | 2 |
| | 74 | 76 | 87 | 105 | 102 | 130 |

| Daily Parking Needs | July | Aug | Sept | Oct | Nov | Dec |
|--|------|-----|------|-----|-----|-----|
| Grill | 57 | 47 | 23 | 23 | 23 | 12 |
| Covered Bar (1 space / 100 SF) | 13 | 13 | 13 | 13 | 13 | 13 |
| Concessions (1 space / 100 SF) | 15 | 15 | 0 | 0 | 0 | 0 |
| 2nd Floor Bar (1 space / 100 SF) | 16 | 16 | 16 | 16 | 16 | 16 |
| Event Room (1 space/4 People - 120 Capacity) | 30 | 30 | 30 | 30 | 30 | 30 |
| Office (1 space/350 SF) | 2 | 2 | 2 | 2 | 2 | 2 |
| Retail (1 space/400 SF) | 2 | 2 | 2 | 2 | 2 | 2 |
| | 134 | 124 | 85 | 85 | 85 | 74 |

Additional Parking Solution

As indicated, every month's daily parking needs are less than the 158 proposed spaces as allocated in the site plan. It is also understood that bike parking, shuttle service, and other measures will provide supplement to the vehicular traffic at the Beach Club. Sea Pines Resort promotes and encourages sustainable alternative forms of transportation in lieu of excessive parking which results in less efficient land use and more adverse environmental and water quality impacts. In doing so, Sea Pines Resort aids in the preservation of its beloved natural amenities and helps strengthen the community's environmental stewardship.

Sea Pines realizes that providing adequate parking is of great concern and are continuing to work on a larger scale parking plan, some of which was referenced in the preceding narrative. Additional elements of the parking plan include:

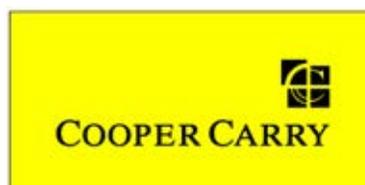
- Remote parking for all staff cars and beach life-guards;
- Overflow parking nearby at the Plantation Club parcel;
- Working closely with CSA on better enforcement of both the Beach Club and Plantation Club parking areas (monitored by a Sea Pines Resort attendant during peak hours and months);
- Transportation for event attendees;
- Limit daytime events during the peak season (shuttle transportation provided for daytime events);
- Continued use and encouragement of the CSA Sea Pines Trolley system;
- Resort shuttle to/from the Inn at Harbour Town (Sea Pines Resort recently purchased a new Mercedes van for this purpose);
- Encouragement of bicycle use which has been a growing trend in recent years (proposed site plan currently accommodates 300+ bike parking spaces);
- Possible valet service (opportunity potential still being studied).

There is great effort being conducted to develop a larger scale parking plan that helps ease the parking demand through alternative transportation opportunities.





DRB Conceptual Review
Beach Club at Sea Pines Resort
Covenant Adherence



The Beach Club at Sea Pines Resort

#87 North Sea Pines Drive
Hilton Head Island, SC

DRB Conceptual Review Covenant Adherence

April 2, 2013

Below summarizes development restrictions as stated in the Sea Pines Land Use Covenants. It is the intent of this summary to highlight these specific covenant restrictions and showcase how the proposed site plan and facilities adhere to the terms as outlined in the covenants.

Beach Club Covenants: Article One, Section Four

“Without interference with such clearly marked, non motorized bicycle and pedestrian paths of access to the beach, 20% of the site may be used for ‘constructed improvements’ built in a manner appropriate to the site conditions, Sea Pines architectural standards and forms, and the changing tastes and needs of residents and resort guests as evaluated by the owner and the limitations on site use as imposed herein.”

The existing property is comprised of 5.2 total acres, 3.2 acres of which are located behind the Town of Hilton Head Beach Transition Line and therefore considered developable. Per the covenant as previously indicated, only 20% (or 27,878.4 SF) of the developable 3.2 acres may be used for ‘constructed improvements’. Based on the conceptual site plan and schematic architectural footprints, the proposed area of constructed improvements equals less than the 20% allowable at 26,982.67 SF (see attached Developed Area Study graphic).

Beach Club Covenants: Article Four

“The Sea Pines Plantation Company hereby undertakes an affirmative obligation to construct on the site within three years ‘minimal facilities’ as described in this Article, and thereafter maintain such ‘minimal facilities’ in good order and repair for 50 years thereafter. ‘Minimal facilities’ are defined as restrooms and dressing rooms, beach shade, and picnic facilities at least comparable in size and quality to the facilities known as the ‘Turtle Lane Cabanas’ located on the date of these Covenants within 600 feet of the beach club Site restricted by these Covenants running with the land.”

As mentioned in the project narrative, the existing single story structures (Turtle Lane Cabanas) were relocated to the present site several decades ago (see attached survey with original building markup). These cabanas originally consisted of:

- Restroom Pavilion: +/- 535 SF
 - Men’s = 2 toilets, 2 urinals, 2 sinks
 - Women’s = 3 toilets, 2 sinks
- Beach Retail Pavilion: +/- 535 SF
- Open Pavilion: +/- 778 SF (plus the original open wood deck)
- Total SF: +/- 1,848 SF

Over time the original structures were modified and those comparable amenities currently consist of:

- Restroom Pavilion: +/-497 SF
Men's = 2 toilets, 2 urinals, 2 sinks
Women's = 4 toilets, 2 sinks
- Beach Retail Pavilion: +/- 855 SF
- Open Pavilion (current concessions and office space): +/- 1,172 SF
- Total SF: +/- 2,524 SF

The proposed plans provide comparable amenities to those as listed above and include:

- Men's, Women's and two Family Restrooms: +/- 658 SF
Men's= 2 toilets, 2 urinals, 3 sinks
Women's = 4 toilets, 3 sinks
Family= 1 toilet and 1 sink each (2 toilets, 2 sinks total)
- Beach Retail Space: +/- 609 SF
- Concessions and Terrace: +/-1,530 SF
- Total: +/-2,797 SF

Declaration of Covenants and Restrictions: Article II-C-6:

"The Company will limit the maximum height of all future buildings in Sea Pines Plantation, to five (5) stories, measured from outside finished grade, but in no event to exceed sixty-two (62), feet from outside finished grade."

Guidelines for Commercial and Recreational Properties: Building Height 1

"The ARB will limit the maximum height of all future buildings in Sea Pines Plantation, to five (5) stories, but in no event to exceed sixty-two (62) feet. Height shall be calculated from outside finished grade of the area encompassed by the proposed building."

The maximum height of the proposed beach club is +/- forty six (46) feet, well within the allowable restrictions as identified above.

BEACH CLUB AT SEA PINES RESORT

HILTON HEAD ISLAND, SOUTH CAROLINA
DEVELOPED AREA STUDY
MARCH 4, 2013

PREPARED FOR:
Sea Pines Resort & Riverstone Properties



- PUBLIC BEACH SHOWERS**
 - (2) family cabana showers & one open air group shower
- PUBLIC BEACH ACCESS**
 - on grade wood decks with seating
 - re-use existing dune crossover corridor
- ROOF TOP BAR & DECK**
- BEACH CLUB BOARDWALK**
 - visually connects entrance breezeway to beach stairs
 - elevated wood deck with perimeter tables and seating
- PORTABLE GRILLING STATION**
 - trellis shelter with down light
 - easy access to multiple areas
- OUTDOOR SEATING AREAS**
 - furniture with movable fire pit tables
 - ocean edge seating lounges
- OCEANSIDE VIEW PLAZA**
 - multi-use courtyard spaces defined by tile stone borders and brick fields
 - grass & stone panel center walkway
 - direct connection to grill
 - perimeter brick planter walls
 - water wall feature on southern axis
- RESORT BEACH ACCESS**
 - controllable access, foot wash only
- OCEANSIDE DECK**
 - multi-use space for ocean viewing, sunning and special events
 - step down from main plaza & ocean bar
 - wood deck with low profile railing

REPLACE EXISTING BEACH PATHWAY

- salt finish concrete, 8' wide
- extend to North Sea Pines Dr. Pathway
- overflow bike parking zones

BICYCLE PARKING

- 144 bike spaces
- Bermuda gravel with border

BEACH ACCESS AND FIRE LANE

- oyster shell concrete
- brick borders

IMPACT TO EXISTING PARKING - 20 SPACES

MAIN DROP-OFF
(re-use pervious pavers)

EXISTING PEDESTRIAN BOARDWALKS

SERVICE
(30' x 36')

ACCESS TO MARRIOTT'S MONARCH RESORT

UPLIGHTED CASCADING WATERWALL
BEACH SIDE BAR

**TOTAL PROPOSED AREA OF
CONSTRUCTED IMPROVEMENTS:
26,982.67 SF**

**MAXIMUM ALLOWABLE AREA OF
CONSTRUCTED IMPROVEMENTS:
27,878.4 SF**

1 Minute Walk*

Walking Scale



Site plan is preliminary and subject to change.

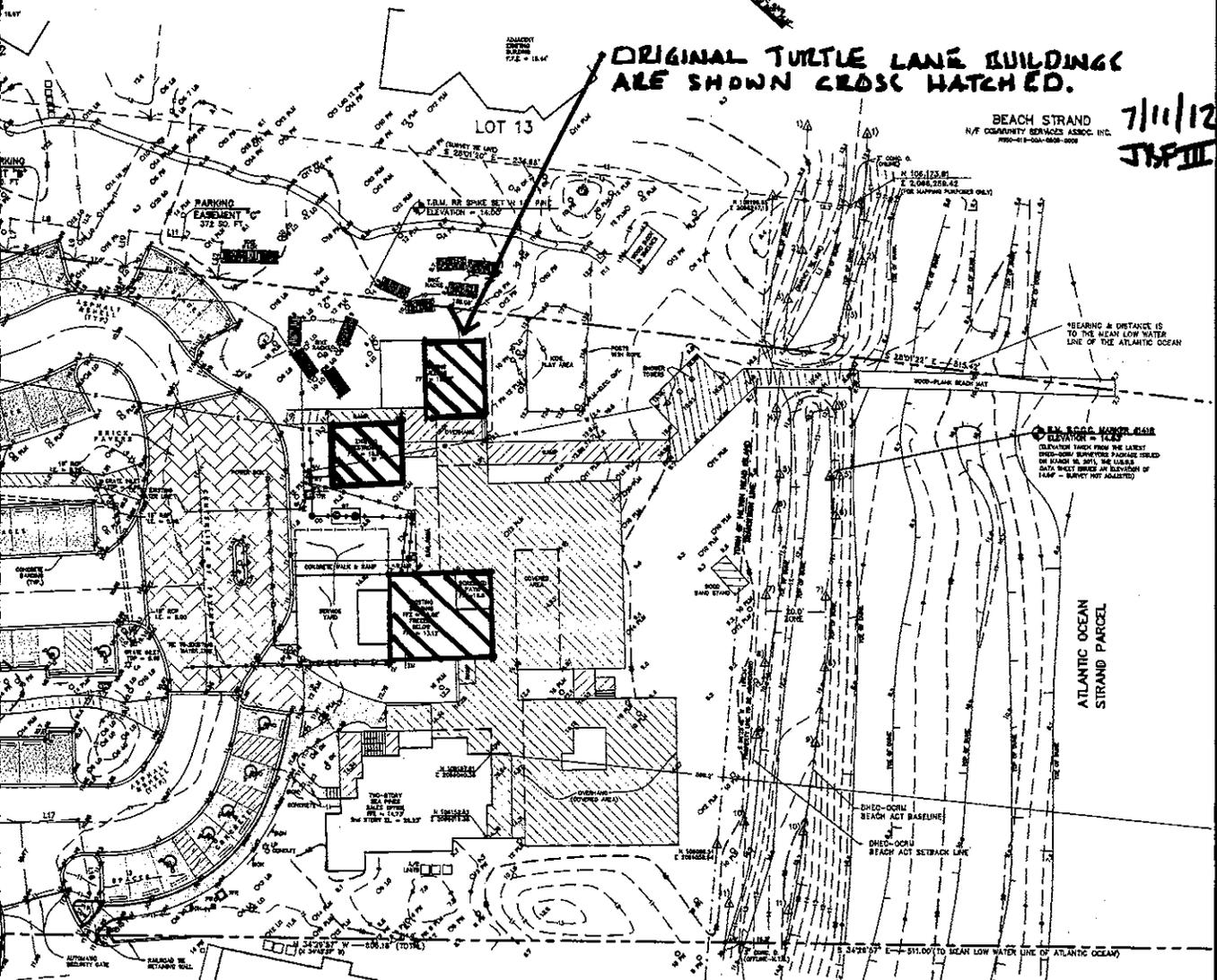
| DNEC-OCEN BASELINE COORDINATES | DNEC-OCEN SETBACK LINE COORDINATES |
|--------------------------------|------------------------------------|
| 1) N 108,188.93 | 1) N 108,120.89 |
| E 2,088,283.39 | E 2,088,773.23 |
| 2) N 108,184.84 | 2) N 108,176.30 |
| E 2,088,334.51 | E 2,088,228.10 |
| 3) N 108,185.49 | 3) N 108,172.02 |
| E 2,088,231.58 | E 2,088,271.86 |
| 4) N 108,185.49 | 4) N 108,195.88 |
| E 2,088,101.88 | E 2,088,189.83 |
| 5) N 108,185.49 | 5) N 108,161.95 |
| E 2,088,183.33 | E 2,088,172.42 |
| 6) N 108,114.86 | 6) N 108,138.17 |
| E 2,088,171.75 | E 2,088,163.22 |
| 7) N 108,108.07 | 7) N 108,132.87 |
| E 2,088,147.82 | E 2,088,138.48 |
| 8) N 108,082.85 | 8) N 108,110.09 |
| E 2,088,127.95 | E 2,088,117.87 |
| 9) N 108,080.87 | 9) N 108,098.23 |
| E 2,088,108.46 | E 2,088,088.28 |
| 10) N 108,067.47 | 10) N 108,083.44 |
| E 2,088,078.75 | E 2,088,070.11 |
| 11) N 108,038.37 | 11) N 108,073.94 |
| E 2,088,054.24 | E 2,088,044.79 |
| 12) N 108,040.88 | 12) N 108,087.19 |
| E 2,088,026.72 | E 2,088,014.28 |

- REFERENCED PLATS**
- SEA PINES BEACH CLUB AND 60' BEACH ACCESS, SEA PINES PLANTATION, BY: TERRY G. HATCHELL, S.C.E.L.S. No. 11038, DATED: 01/29/97, LATEST REVISION: 01/29/97, RECORDED: P.A. 26, PG. 75.
 - SEA PINES BEACH CLUB PARKING LAYOUT, SEA PINES PLANTATION, BY: SCOTT PARTWINE, DATED: 10/28/2005.
 - PARKING EASEMENTS A, B & C ACROSS 60' BEACH ACCESS AND PARKING EASEMENT D ADJACENT TO SEA PINES BEACH CLUB & RED CAROLINA ROAD SUBDIVISION, SEA PINES PLANTATION, BY: TERRY G. HATCHELL, S.C.E.L.S. No. 11038, DATED: 03/11/2006, LATEST REVISION: 03/17/2006, RECORDED: P.A. 26, PG. 81.

D SUBDIVISION

ORIGINAL TURTLE LANE BUILDINGS ARE SHOWN CROSS HATCHED.

7/11/12
JHP III



SPECIAL NOTE:
LOCATIONS OF NEW UNDERGROUND WATER, SEWER & ELECTRICAL LINES ARE APPROXIMATE, AS POINTED OUT IN THE FIELD BY SEA PINES MAINTENANCE. NO LINES WERE UNCOVERED.

BEACH STRAND
N/F COASTALITY SERVICES ASSOC. INC.
910-911-0141-0149-0148

AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF

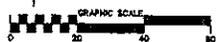
SEA PINES BEACH CLUB

A PORTION OF
NORTH SEA PINES DRIVE

SEA PINES RESORT

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20' DATE: 8/28/2011 JOB NO: SC08252K



SG SURVEYING CONSULTANTS
17 Shallopden Lane, Suite C, Beaufort, SC 29910
SC Telephone: (843) 815-1844 FAX: (843) 815-0008
GA Telephone: (843) 888-8778 FAX: (913) 888-8748
© 2011

ARB SEA PINES PLANTATION
 ARCHITECTURAL REVIEW BOARD
 OFFICE (843) 671-5333 • FAX (843) 671-5368

PRELIMINARY APPROVAL

Date: **APRIL 2, 2013**
 Serial No.: **5817**
 Legal Address: **SEA PINES BEACH CLUB**
 Owner: **SEA PINES RESORT**

To:

Steve Birdwell
 Sea Pines Resort
 P.O. Box 7000
 Hilton Head Island, SC 29938

Re: Preliminary Application for new construction.

PRELIMINARY approval is granted, per certain recorded covenants, agreements and amendments, subject to the following conditions:

1. This approval is granted in accordance with the preliminary drawings, site location, materials and other data submitted to and approved by the Sea Pines Architectural Review Board (SPARB).
2. Other special conditions of this Preliminary Approval include the following:
USE WOOD SHAKE SHINGLES INSTEAD OF THE FIBERGLASS SHINGLES SHOWN ON THE PLANS.
3. You must obtain FINAL approval of construction drawings in order to obtain a SPARB Building Permit for this project. To obtain final approval, the applicant must fill out another Application for Building Permit form and submit a full set of plans for the Board's review. There will be no additional application fee charged unless: (a) the published fee schedule has changed between the time of the preliminary and final submissions, or (b) the square footage of proposed buildings has increased. In such case, the amount of the difference of the two fees is due with the final submission.
4. **THIS APPROVAL EXPIRES SIX (6) MONTHS AFTER THE ABOVE DATE OF THIS APPROVAL.**
5. We wish to remind you that at the time of your final application, the SPARB will:
 - a. Require a listing of proposed colors with corresponding color samples,

Preliminary Approval Page Two
April 2, 2013

- b. Need to re-verify the stake-out and tree banding at the job site, and
- c. Require that your site plan indicate where drainage culverts may be needed under driveway connections to the front (or side) street.
- d. Submit a drainage plan prepared, stamped and signed by a licensed engineer.



Ken Rabon
Administrator
Sea Pines Architectural Review Board

Adjacent Residence (beach side)

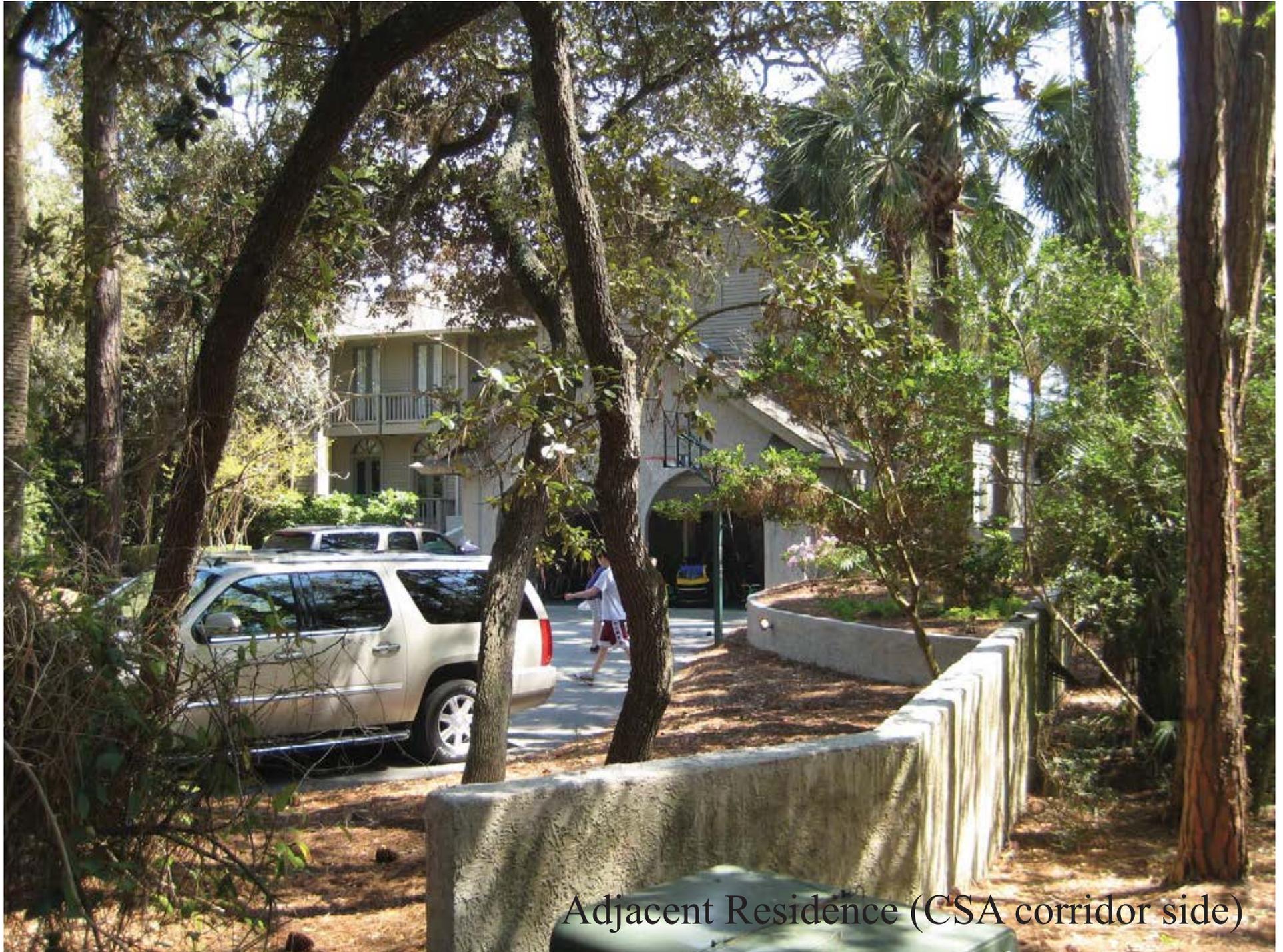


Adjacent Residence (beach side)



Adjacent Residences (beach side)





Adjacent Residence (CSA corridor side)



Adjacent Residence (CSA corridor side)



Adjacent Residence (CSA corridor side)



Fairway One (north side of N. Sea Pines Drive)



Fairway One (north side of N. Sea Pines Drive)



Fairway One (north side of N. Sea Pines Drive)

Monarch Hotel (beach side)



Monarch Hotel (amenities)





Monarch Hotel (amenities)



Monarch Hotel



Monarch Hotel

Turtle Lane Club Villas (beach side)





Turtle Lane Club Villas



Turtle Lane Club Villas



Turtle Lane Club



Turtle Lane Club



Turtle Lane Club

Example Hardscape Elements/Finishes



Oyster Shell Concrete w/ Brick Borders



Ipe Wood Decking w/ Oyster Shell Border



Family Cabana Showers



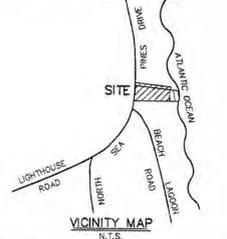
Open Air Group Shower/ Footwash



Wide Ipe Wood Bench



Teak Bench



| LINE | LENGTH | BEARING |
|------|------------|----------------------------------|
| L1 | 53.89 | S 84°01'48" W (S 83°48'58" W) |
| L2 | 52.16 | N 45°20'43" E |
| L3 | 16.94 | S 28°01'20" E |
| L4 | 21.00 | N 61°58'38" E |
| L5 | 11.00 | N 28°01'20" E |
| L6 | 21.00 | N 61°58'38" E |
| L7 | 23.00 | N 28°01'20" E |
| L8 | 23.00 | N 61°58'38" E |
| L9 | 11.00 | N 61°58'38" E |
| L10 | 31.00 | N 28°01'20" E |
| L11 | 31.00 | N 61°58'38" E |
| L12 | 12.00 | N 61°58'38" E |
| L13 | 23.44 | N 65°38'24" E |
| L14 | 35.17 | S 82°27'57" E |
| L15 | 44.01 | S 42°42'33" E |
| L16 | 30.47 | S 11°09'42" E |
| L17 | 17.48 | S 32°43'11" E |
| L18 | 39.10 | S 46°17'05" W |
| L19 | (NOT USED) | |
| L20 | 45.18 | S 7°16'50" W |
| L21 | 68.38 | S 80°48'26" W |
| L22 | 30.84 | S 82°28'12" W |

BEACH ACT NOTES:

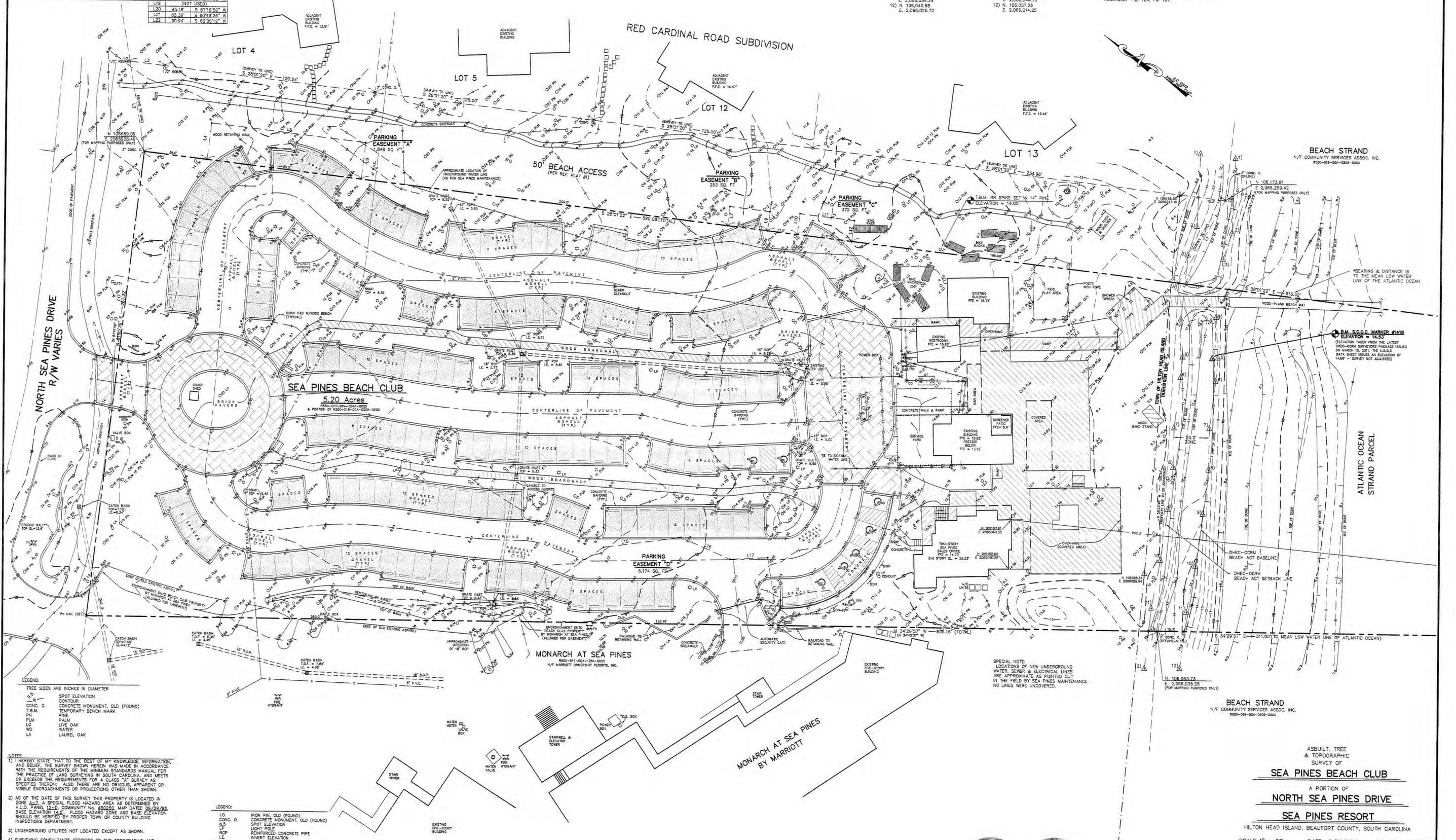
- 1) SOUTH CAROLINA COASTAL COUNCIL SETBACK LINE & BASELINE SHOWN HAVE BEEN SET BASED ON THE MOST RECENT DATA AVAILABLE AS OF 3/10/2011. DATA IS BASED ON S.C. COASTAL COUNCIL POINTS: 1417,1418 & 1421.
- 2) THESE LINES ARE SUBJECT TO REVISION PERIODICALLY AS PROVIDED UNDER THE SOUTH CAROLINA BEACH PROTECTION ACT OF 1988.
- 3) BEARINGS & DISTANCES IN PARENTHESES ARE FROM REFERENCE PLAT. OTHERS NOT IN PARENTHESES ARE BASED ON S.C. GRID COORDINATES.

BEACH ACT DISCLOSURE STATEMENT:

THE SETBACK LINE IS _____ FEET (OR FROM 515.8 FEET LANDWARD TO 507.8 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE. THE BASELINE IS _____ FEET (OR FROM 459.7 FEET LANDWARD TO 467.8 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY _____ FEET LANDWARD FROM THE SEAWARD PROPERTY LINE. THE SEAWARD CORNERS OF HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY, ARE LOCATED _____ FEET MINIMUM FROM THE SEAWARD LINE, WHICH CORNERS ARE LOCATED AT S. 2086435, N. 1081741, AND E. 2086125. THE PROPERTY HAS AN ANNUAL EROSION RATE OF STABLE OR AGGRAVATING PER YEAR ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA COASTAL COUNCIL.

| DHEC-DCRM BASELINE COORDINATES | | DHEC-DCRM SETBACK LINE COORDINATES | |
|--------------------------------|----------------|------------------------------------|----------------|
| 1) | N 108182.83 | 1) | N 108182.83 |
| 2) | N 108159.94 | 2) | E 2086282.39 |
| 3) | N 106,155.43 | 3) | E 2086246.51 |
| 4) | E 2,086,231.38 | 4) | N 106,155.43 |
| 5) | E 2,086,207.88 | 5) | E 2,086,221.88 |
| 6) | N 106,125.26 | 6) | N 106,138.48 |
| 7) | N 106,118.58 | 7) | E 2,086,198.83 |
| 8) | N 106,106.07 | 8) | N 106,141.89 |
| 9) | N 106,090.97 | 9) | E 2,086,172.42 |
| 10) | N 106,074.40 | 10) | E 2,086,162.22 |
| 11) | N 106,056.37 | 11) | N 106,122.87 |
| 12) | N 106,040.28 | 12) | E 2,086,135.48 |
| | E 2,086,025.72 | | N 106,092.86 |
| | | | E 2,086,127.67 |
| | | | N 106,088.23 |
| | | | E 2,086,098.26 |
| | | | N 106,085.44 |
| | | | E 2,086,070.11 |
| | | | N 106,073.94 |
| | | | E 2,086,044.70 |
| | | | N 106,057.26 |
| | | | E 2,086,014.25 |

- REFERENCE PLATS:**
- 1) 3.894 ACRES BEACH CLUB AND 50' BEACH ACCESS, SEA PINES PLANTATION, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11069, DATED: 11/09/87, LATEST REVISION: 01/29/91, RECORDED: P.B. 35, PG. 71.
 - 2) SEA PINES BEACH CLUB PARKING LAYOUT, SEA PINES PLANTATION, BY: WOOD-PARTNERS, DATED: 10/26/2005.
 - 3) PARKING EASEMENTS A, B & C ACROSS 50' BEACH ACCESS AND PARKING EASEMENT D ADJACENT TO SEA PINES BEACH CLUB & RED CARDINAL ROAD SUBDIVISION, SEA PINES PLANTATION, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11099, DATED: 03/11/2008, LATEST REVISION: 03/17/2008, RECORDED: P.B. 124, PG. 101.



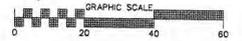
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. C. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - P.N. PALM
 - L.O. LIVE OAK
 - W.D. WATER
 - L.A. LAUREL OAK

- LEGEND:**
- I.O. IRON PIN, OLD (FOUND)
 - CONC. C. CONCRETE MONUMENT, OLD (FOUND)
 - SPOT ELEVATION
 - LIGHT POLE
 - REINFORCED CONCRETE PIPE
 - INVERT ELEVATION
 - T.B.M. TEMPORARY BENCH MARK
 - GRAVEL
 - CONCRETE
 - BRICK PAVERS

NOTES:

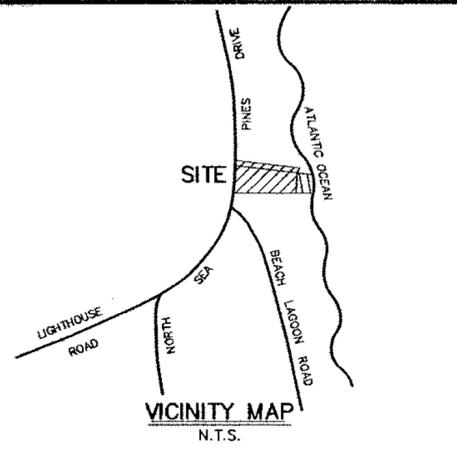
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE 6-2. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.L.O. PANEL 12-0, COUNTY NO. 450250, MAP DATED 08/28/86, BASE ELEVATION 14.00'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- 3) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 4) SURVEYING CONSULTANTS CERTIFIES TO THE TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- 5) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

PREPARED FOR: SEA PINES COMPANY
 ADDRESS: 487 NORTH SEA PINES DRIVE
 HILTON HEAD ISLAND, SC 29928
 TAX PARCEL I.D. NO. R550-077-00A-001A-0000
 & A PORTION OF TAX PARCEL I.D. NO. R550-018-00A-0505-0000



ASBLUT, TREE & TOPOGRAPHIC SURVEY OF
SEA PINES BEACH CLUB
 A PORTION OF
NORTH SEA PINES DRIVE
SEA PINES RESORT
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 20' DATE: 8/26/2011 JOB NO: SC98252K

SG SURVEYING CONSULTANTS
 17 Sheraton Drive, Suite C, Bluffton, SC 29909
 BC Telephone: (843) 815-8504 FAX: (843) 815-8506
 GA Telephone: (912) 828-2775 FAX: (912) 828-2785



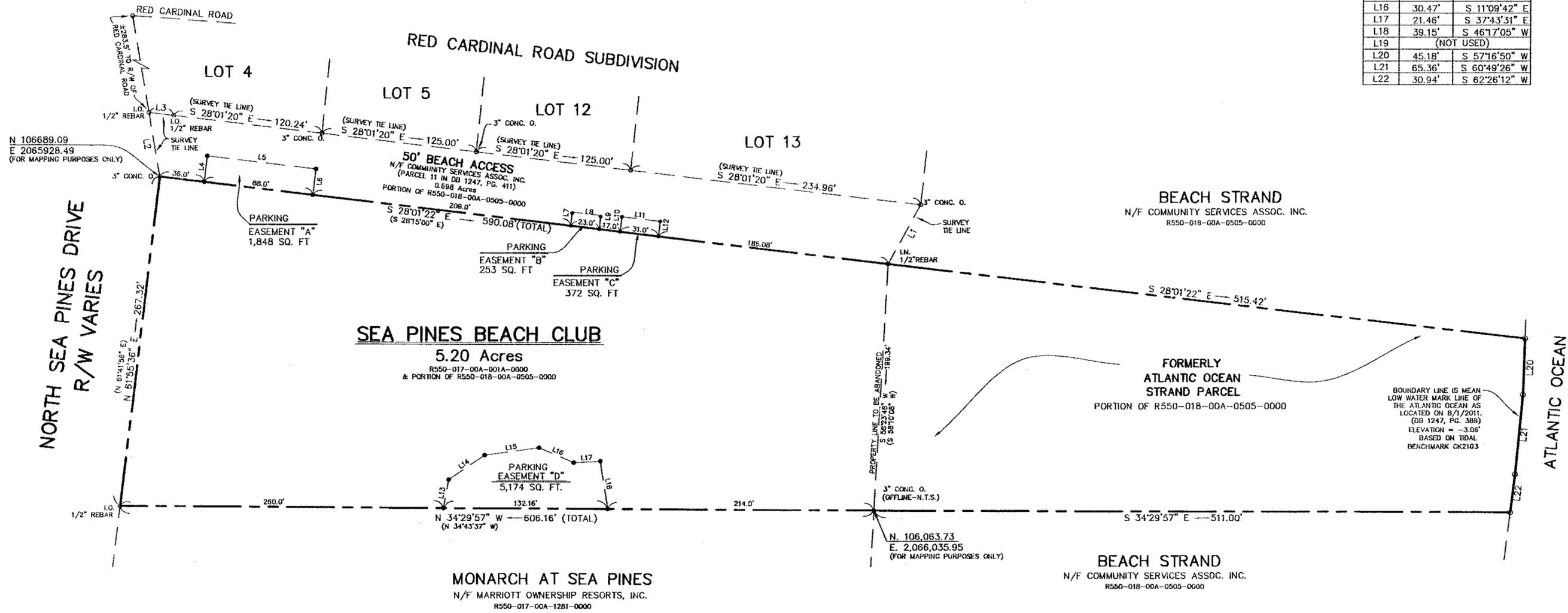
SPECIAL NOTE

Some or all areas on this plot are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

I the undersigned, as the Owner of Record of parcel R550-017-00A-001A-0000 and a portion of R550-018-00A-0505-0000, agree to the recording of this plat.

Representatives of Sea Pines Resort, LLC _____ DATE _____

| LINE | LENGTH | BEARING |
|------|------------|----------------------------------|
| L1 | 53.99' | S 84°01'48" W (S 83°48'08" W) |
| L2 | 52.18' | N 45°30'43" E (N 45°17'03" E) |
| L3 | 19.94' | S 28°01'20" E (S 28°15'00" E) |
| L4 | 21.00' | N 61°58'38" E |
| L5 | 88.00' | N 28°01'22" W |
| L6 | 21.00' | N 61°58'38" E |
| L7 | 11.00' | N 61°58'38" E |
| L8 | 23.00' | N 28°01'22" W |
| L9 | 11.00' | N 61°58'38" E |
| L10 | 12.00' | N 61°58'38" E |
| L11 | 31.00' | N 28°01'22" W |
| L12 | 12.00' | N 61°58'38" E |
| L13 | 23.44' | N 65°36'54" E |
| L14 | 35.14' | S 69°27'57" E |
| L15 | 44.03' | S 42°42'33" E |
| L16 | 30.47' | S 11°09'42" E |
| L17 | 21.46' | S 37°43'31" E |
| L18 | 39.15' | S 46°17'05" W |
| L19 | (NOT USED) | |
| L20 | 45.18' | S 57°16'50" W |
| L21 | 65.36' | S 60°49'26" W |
| L22 | 30.94' | S 62°26'12" W |

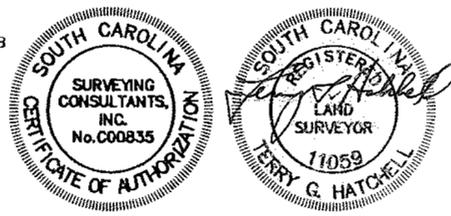


- NOTES:**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
 - AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 12-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - BEARINGS & DISTANCES IN PARENTHESES ARE FROM REFERENCE PLAT. OTHERS ARE BASED ON S.C. GRID COORDINATES.
 - CORNERS NOT SET ON EASEMENTS.

- SOURCE OF TITLE:**
- DB 2336, PAGE 1107
 - DB 1247, PAGE 389
 - DB 1247, PAGE 411
- REFERENCE PLATS:**
- 3.894 ACRES BEACH CLUB AND 50' BEACH ACCESS, SEA PINES PLANTATION, DATED: 11/9/87; LATEST REVISION: 1/29/91, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 71.
 - PARKING EASEMENTS A, B & C ACROSS 50' BEACH ACCESS AND PARKING EASEMENT D ADJACENT TO SEA PINES BEACH CLUB & RED CARDINAL ROAD SUBDIVISION, SEA PINES PLANTATION, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, DATED: 03/11/2008; LATEST REVISION: 03/17/2008, RECORDED: P.B. 124, PG. 101.

SPECIAL NOTES:

- THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE ORIGINAL SEA PINES BEACH CLUB PARCEL WITH THE ATLANTIC OCEAN BEACH STRAND PARCEL #40 IN DEED BOOK 1247 AT PAGE 389.



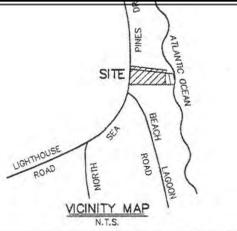
PREPARED FOR: **SEA PINES COMPANY**
 ADDRESS: #87 NORTH SEA PINES DRIVE
 TAX PARCEL I.D. No. R550-017-00A-001A-0000
 & A PORTION OF TAX PARCEL I.D. No. R550-018-00A-0505-0000

BOUNDARY CONSOLIDATION
 SURVEY OF
**SEA PINES BEACH CLUB,
 NORTH SEA PINES DRIVE**

A PORTION OF
SEA PINES RESORT
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 60' DATE: 8/26/2011 JOB NO: SC96252J

SC SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 828-2775 FAX: (912) 828-2783
 CEN: JFH/ES. CAD: AJ

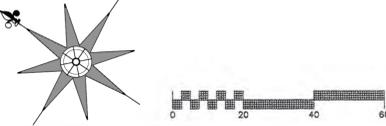


Legend

- Landscape Buffer
- Town of Hilton Head Transition Line
- Pedestrian Circulation
- Vehicular Circulation
- Dune
- Beach Access
- Entrance/Exit
- View
- Outdoor Gathering Space
- Building
- Significant Trees
- Intersection



Sea Pines Beach Club
 Site Analysis
 April 2, 2013



BEACH CLUB

AT

SEA PINES RESORT

HILTON HEAD ISLAND, SOUTH CAROLINA

CONCEPTUAL SITE PLAN

January 28, 2013

PREPARED FOR:
Sea Pines Resort & Riverstone Properties



REPLACE EXISTING BEACH PATHWAY
- salt finish concrete, 8' wide
- extend to North Sea Pines Dr. Pathway
- overflow bike parking zones

BICYCLE PARKING
- 144 bike spaces
- Bermuda gravel with border

BEACH ACCESS AND FIRE LANE
- oyster shell concrete
- brick borders

IMPACT TO EXISTING PARKING - 20 SPACES

MAIN DROP-OFF
(re-use pervious pavers)

EXISTING PEDESTRIAN
BOARDWALKS

PUBLIC BEACH SHOWERS
- (2) family cabana showers &
one open air group shower

PUBLIC BEACH ACCESS
- on grade wood decks with seating
- re-use existing dune crossover corridor

ROOF TOP BAR & DECK

BEACH CLUB BOARDWALK
- visually connects entrance breezeway to beach stairs
- elevated wood deck with perimeter tables and seating

PORTABLE GRILLING STATION
- trellis shelter with down light
- easy access to multiple areas

OUTDOOR SEATING AREAS
- furniture with movable fire pit tables
- ocean edge seating lounges

OCEANSIDE VIEW PLAZA
- multi-use courtyard spaces defined
by tile stone borders and brick fields
- grass & stone panel center walkway
- direct connection to grill
- perimeter brick planter walls
- water wall feature on southern axis

RESORT BEACH ACCESS
- controllable access, foot wash only

OCEANSIDE DECK
- multi-use space for ocean viewing,
sunning and special events
- step down from main plaza & ocean bar
- wood deck with low profile railing

SERVICE
(30' x 36')

ACCESS TO MARRIOTT'S
MONARCH RESORT

UPLIGHTED CASCADING WATERWALL

BEACH SIDE BAR

Site plan is preliminary and subject to change.

1 Minute Walk*

Walking Scale

Scale

0 20' 40' 80' 120'





Front Elevation

RETAIL SHOP

BEACH CLUB ENTRANCE

EVENTSPACE

SERVICE YARD



Beach Access Elevation

COVERED SEATING

FAST CASUAL
CONCESSIONS

RESTROOM ENTRANCE

RETAIL SHOP

ROOFTOP BAR
OCEAN VIEW
TERRACE

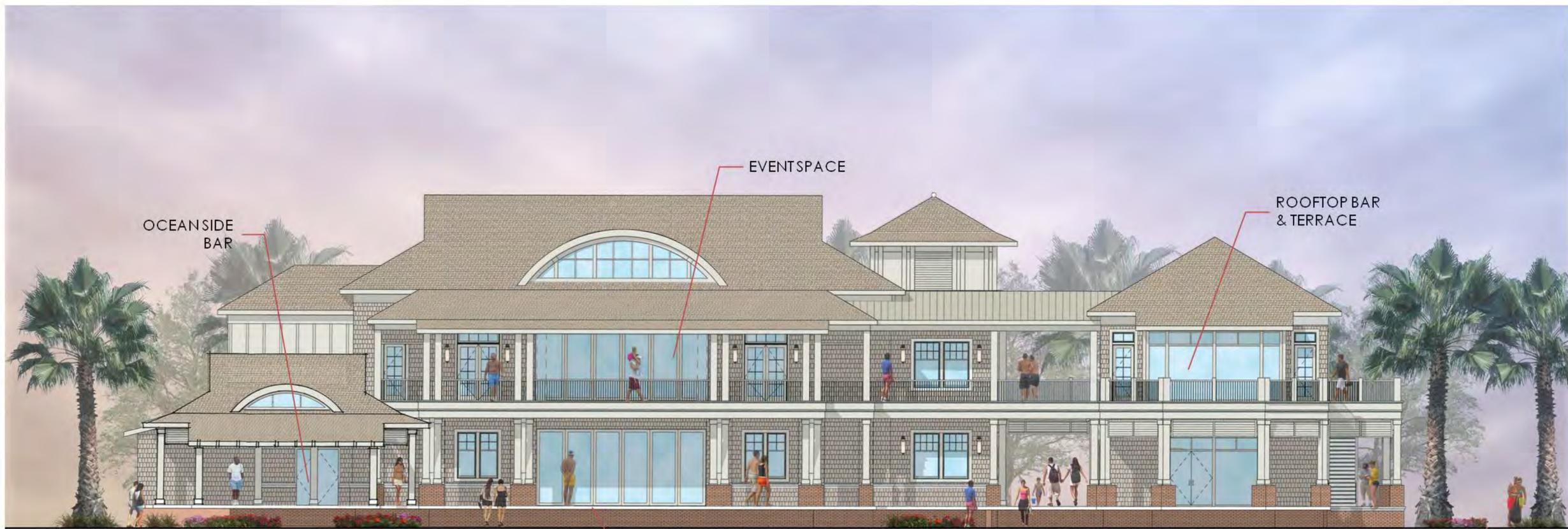
ELEVATIONS

03 19 2013

2012007.00

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

© 2013 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276

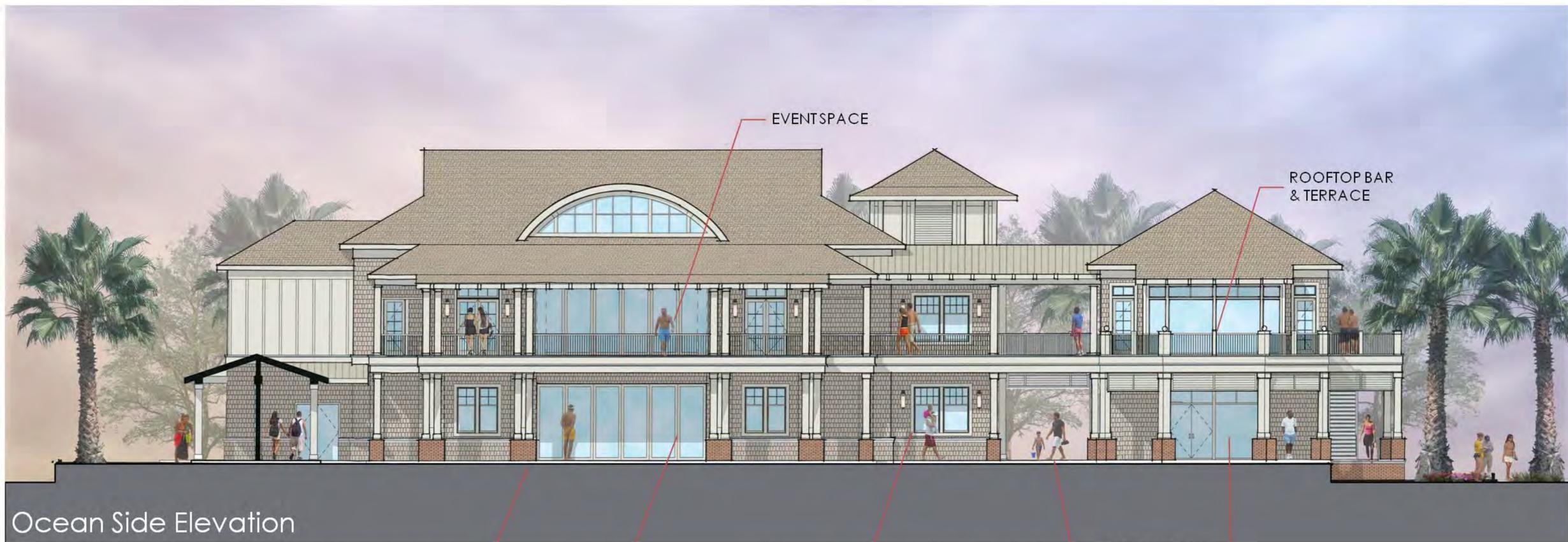


Ocean Side Elevation w/ Bar

OCEANSIDE DECK

BOARDWALK

PUBLIC BEACH ACCESS



Ocean Side Elevation

OCEAN VIEW PLAZA

GRILL

EVENT STAIR

COVERED GATEWAY

FAST CASUAL CONCESSIONS

ELEVATIONS

03 19 2013

2012007.00

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

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PVC Rafter Tail at 24" o.c.

Cedar Shake Siding

Permacast Columns

Savannah Grey Brick Columns & Base



Asphalt Roof Shingles

Cedar Shake Siding

Permacast Columns

Board & Batten

Tinted Concrete Stairs



Asphalt Roof Shingles

Cedar Shake Siding

Wood Clad Doors & Windows

Permacast Columns

Savannah Grey Brick Columns & Base



PAINTSAMPLES



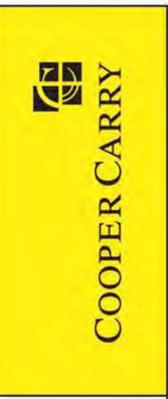
ROOFSAMPLES

ENLARGED ELEVATIONS

03 19 2013

2012007.00

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina



COOPER CARRY



2012007.00

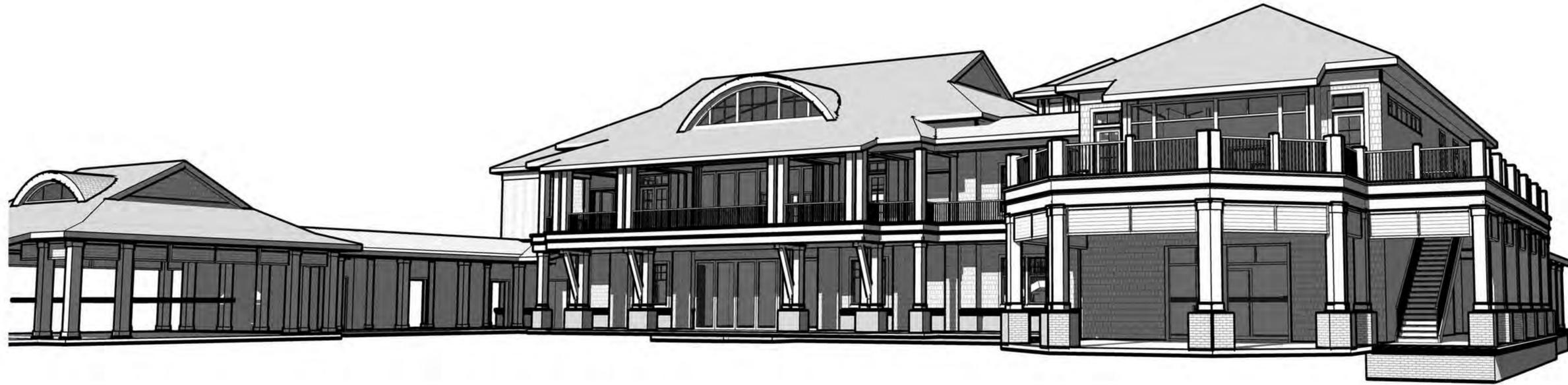
03 19 2013

REFERENCE IMAGES

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina



View of Main Entry



View from Public Access

PERSPECTIVE S

03 19 2013

2012007.00

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

© 2013 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



View of Main Entry



View from Beach

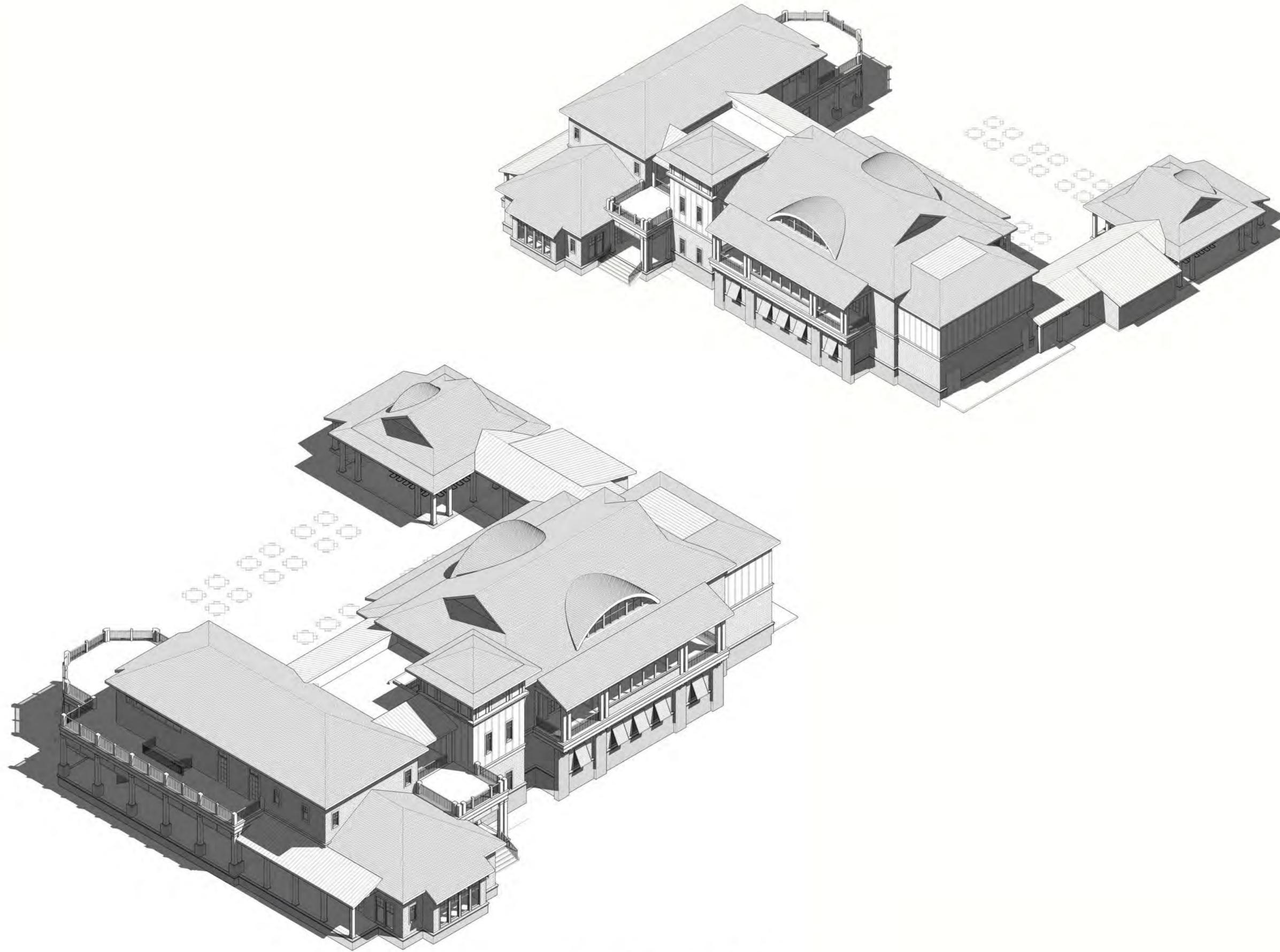
PERSPECTIVES

03 19 2013

2012007.00

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

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Aerial Views - Front

2012007.00

03 19 2013

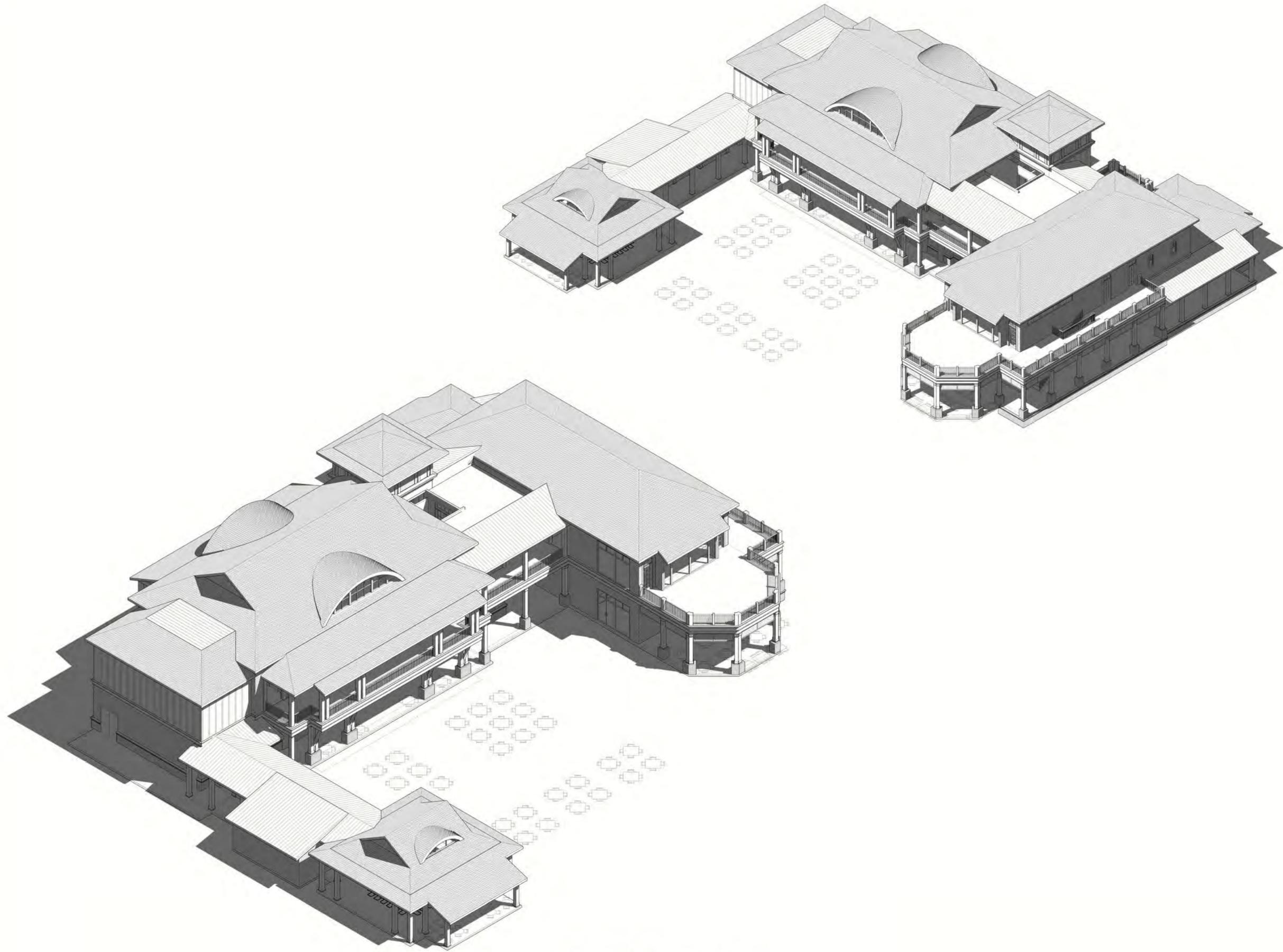
AERIAL VIEWS

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

© 2013 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2100 Fax 404-237-0276



COOPER CARRY



Aerial Views - Rear

2012007.00

03 19 2013

AERIAL VIEWS

THE BEACH CLUB AT SEA PINES RESORT
Hilton Head, South Carolina

© 2013 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2100 Fax 404-237-0276



View from Beach

Handwritten signature and date:
 Beach Club
 Sea Pines 2013
 Cooper Carry ©

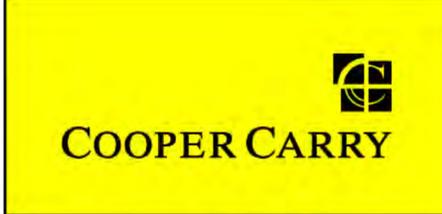


View from North Sea Pines Drive

Handwritten signature and date:
 Beach Club
 Cooper Carry 2013 ©

Document is preliminary and subject to change.

| | | | |
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| PROJECT No 01-13004 | DATE 03 13 2013 | Scale: NTS | Sea Pines Beach Club Building Illustratives |
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BEACH CLUB AT SEA PINES RESORT
 Hilton Head Island, SC



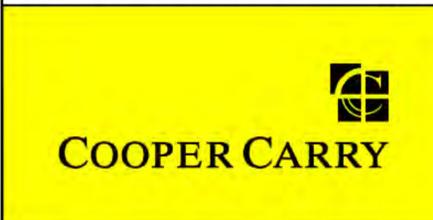


View from Beach - Existing

View from Beach -Proposed

Document is preliminary and subject to change.

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| PROJECT No 01-13004 | DATE 03 13 2013 | Scale: NTS | Sea Pines Beach Club Building Illustratives |
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BEACH CLUB AT SEA PINES RESORT
Hilton Head Island, SC





View from North Sea Pines Drive - Existing

View from North Sea Pines Drive - Proposed

Document is preliminary and subject to change.

PROJECT No 01-13004

DATE 03 13 2013

Scale: NTS

Sea Pines Beach Club Building Illustratives


COOPER CARRY

BEACH CLUB AT SEA PINES RESORT
Hilton Head Island, SC

WPI
Wood+Partners Inc.
Landscape Architects
Land Planners

Public Comment Letters – Sea Pines Beach Club

We are very much in favor of the Sea Pines Company plans for the Beach Club. An upgrade such as planned makes Sea Pines more attractive for visitors and provides great advantages for residents. We appreciate the Sea Pines commitment to invest in Sea Pines and remind you the few objections are similar to those opposing any past changes such as the Cross Island Parkway and the small Inn at Harbour Town. Both are well done and examples of investments in the Island benefiting all.

Mike Joyce
29 Long Marsh Lane
Mike Joyce

Upgrading is appropriate, but the exterior drawings as presented are NOT appropriate for sea pines....perhaps Myrtle Beach or Dubai. A tastefully designed structure could incorporate changes. I also question the need for event space, and would appreciate knowing more about the diminution of on site parking and the format of remote parking. Forcing sea pines residents to use the trolley seems antithetical to the advantage of living here.

Larry Gunn

I am a nearly 20 year resident of Sea Pines and I support the proposed Beach Club Plans.

Phyllis Patterson

I recently received a statement from Craig Ostergard outlining his support for the new Beach Club proposed by the Riverstone Group and that it will be presented to ARB and the Town for review. I agree with Mr. Ostergard's view that Riverstone Group has brought first class amenities to the island and specifically Sea Pines Plantation since they purchased the Sea Pines Resort. They have acted as the professionals they are. I have also seen all of the communication from the various groups sounding the alarm. I do not support the alarmist view nor do many of the people I have discussed the issue with.

We are very fortunate that the Riverstone Group choose to purchase Sea Pines Resort. I can't imagine where we would be if they had not done so. I can not think of a reason they would want to violate the covenants or create over crowding or an unmanageable parking situations. These people are professionals and are in the boat for the long term. Please give them every consideration as you review their request for various redevelopment projects.

Jim Hooper
4 Pine Island Rd.
Hilton Head Island, SC 29928

The proposed new facility at the Beach Club is exciting and much needed! The few months of disruption while construction is going on will be well worth it. All the renovations happening in Sea Pines is going to be a win/win situation for all. Two thumbs up to the Resort!!

MARY PRACHT *BROKER*
Sea Pines Real Estate at The Beach Club
87 N. Sea Pines Drive - PO Box 3191
Hilton Head Island, SC 29928

Did I hear that the Sea Pines Beach Club remodel was going to start this summer at the peak of the season? If so, shouldn't they do the work in the off season? Are they going to expand the parking lot? Thanks

Butch Hancock
Managing Partner-GM
Kenny Kent Toyota/Lexus/Scion
5600 Division St.
Evansville, IN 47715

Our family has been property owners in Sea Pines for over 30 years and we continue to love it as much as we did the first time we were here. We have seen so many changes, good and bad in our opinions. The quaint island atmosphere is quickly coming to an end and it makes us very sad.

We have enjoyed Sea Pines Beach Club all of these years. Our children grew up going to that beach, as have our grandchildren and they still love it. We seriously feel that this proposed construction will greatly harm the atmosphere. They've done a very good job keeping with the relaxed, "beachy", and fun look, and we hate so very much to think of any more large buildings on the beach, or for that matter anyplace in Sea Pines. Please reconsider this proposal and keep our beach club as it is. Sea Pines is getting very crowded in the summer and during the Spring holidays and many days, it's almost impossible to maneuver in the traffic. Also, once you reach your destination, there are no parking places available. Please don't continue to make these major construction changes to our wonderful Sea Pines.

Thank you,
Janelle Guthrie
47 Planters Wood Dr.

There is a Declaration of Covenants and Restrictions signed by Charles Fraser on December 22, 1977 that gives the following rights to the residents: 1) a point of access to the beach for all owners of property and their guests (and guests of the Resort) and also this right of access "shall not include the general public and general public use of the BC site is expressly prohibited", 2) a minimum of 50 free parking spaces shall be maintained "for use by any person or persons properly having a right of access" for not less than 8 hours per day and at least 8 months per year, 3) a provision for the construction of "minimal facilities" which are defined as restrooms and dressing rooms, beach shade and picnic facilities comparable in size and quality to the facilities at the Turtle Lane cabanas. The covenant also restricts any "constructed improvements" in a manner appropriate to the site conditions to 20% of the site.

MY concern with the plans is that there is not sufficient parking to meet the Town's Land Management Ordinance's requirement for parking spots. I believe that SPR must provide and adhere to a written plan for parking that provides for our parking spots and keeps out "the general public". Also congestion at the BC site will increase with the added functions being proposed (events, multiple eating and drinking facilities). A 2 - story brick building does not fit into the areas design. the club has been a lowkey casual apmosphere --now it appears the plan is a taj mahal like structure.i assume dirt will be brought in to build it higher which will make it an eyesore, a vast majority of the residents and tourists that visit the beach club on a regular basis have indicated they oppose the new monstrocity as presently planned. will there be a private membership only area? are there plans to being in "day trippers"? will residents not be able to find parking spaces as required in the covenants? I hope you will protect our rights.

BILL BOWEN 6 fawn lane

The latest front and rear elevation receiving initial approval by the ARB is on the Sea Pines Living website. However, there is no mention anywhere about the bathroom access or other covenant requirements. How can the CSA and ASPPO committee ensure these covenants are adhered to? What can be done if there is a violation of the covenants?

Sincerely,
Deborah & Ernest Zaloznik

We saw the article in the Island Packet about the new Sea Pines Beach Club. Our concern over the parking situation is that often in summer both the Plantation Club and the Sea Pines Beach Club parking is full and takes people very, very long times to find parking. Why does the parking rules not count for this type of facility? The Beach Club has retail and food as well. There has already been concerns over the bike traffic on Sea Pines and increasing bike traffic to handle losing parking does not make sense. The trolley service only runs every 20 minutes and therefore is not a very viable option as backup parking even when there is available parking at the Plantation club. In addition, this could affect other users of the Plantation Club due to more people parking there instead of the Beach Club. It is a long walk from Plantation Club to the Beach Club. Our concern is the loss of parking during peak times of the year.

Concerned,
Deborah & Ernest Zaloznik

I wanted to share my concerns as a home owner in Sea Pines about the plans of the development of the Sea Pines Beach Club.

I am concerned about many issues:

Beach / Facility Parking.....Where will the patrons / beachgoers park? By my calculations of the required parking based on the square footage of the proposed property it would be close to 160 spaces? I know currently there are about XX spaces...so will this require a multilevel parking garage? Is that even permitted in the Town of Hilton Head / Sea Pines?

Being a Resident.....We have choices as to where we want live. Most of us in Sea Pines do not want this change. I am sure you are aware that the residents provide the super majority of operational funding for the Sea Pines Community. Changes like this will drive full time residents away...away from Sea Pines as well as the Town of Hilton Head. Thereby lessing revenues by resident's spending decreases and with property values decreasing with a flooded market of homes for sale...reducing the tax values...and therefore reduced tax revenues. I believe the town should really think about this move...great for the Resort Corporation...but not for the Island. The residents and vacationers make the Island...***not the vacationers alone!***

Take a poll there at the Town Headquarters...How may person including you and your family choose their vacation destination ***based on a sand alone beach facility?*** Vacationers have come to Sea Pines since the late 60's for what it us...a beautiful natural simple environment....yes we have nice amenities....but let's not go over board and turn it into a "Corporate resort atmosphere".
Thanks....

John T & Mary K. Bartley, Jr.
60 Heritage Road
Hilton Head Island, SC 29928

As SeaPines owners, we feel a comment is warranted here. Tho the drawings of the beach club renovations look great, why is there such a need for such a grand, expansive building? I think the original plan was to have a place to go to the beach!! It seems to us as these plans are a little over the top! Also, how is the project being funded? If many other activities are going to be going on there, where are the beach goers supposed to park! As you know, parking can be a problem at the beach club now!!

The Taylor's
338 Greenwood Garden Villas

As a Sea Pines resident and real estate broker on Hilton Head, I am writing in support of the New Sea Pines Beach Club. As a resident, my wife and I ride bikes to the Beach Club almost every weekend in Spring, Summer and Fall. We start and end our beach biking at that point. Many times we have had lunch at the restaurant and enjoyed the natural scenery. We look forward to the area being enhanced for everyone's enjoyment.

As a real estate broker, when I'm showing homes in Sea Pines, the Beach Club is always on the agenda. We usually park and I point out the restaurant, restrooms and the waterfront dining. The Beach Club makes a difference when clients are looking to purchase off ocean or in Harbour Town. The buyers feel safe that they will always have beach access.

Sea Pines is the face of Hilton Head Island and many future property owners start their search at the gates. I believe it to be in Hilton Head's best interest to have all of its amenities in tip top shape. I am in favor of the proposed improvements in all of the areas of Sea Pines.

Randy Smith ® e-PRO 500 Internet Professional
Broker in Charge, Lancaster Real Estate Sales

Hello All,

I've attached a picture of the sea pines beach club from the late 1980's. Yep, that's me as a teenager standing next to real estate office door.

From the moment I arrived in Sea Pines in 1988, I fell in love. I set a life-long goal to become part of this incredible resort and 25 years later I'm proud to walk through that same door I stood by as a kid...but now as a real estate broker. My dream came true.

I've aged a bit in the last 25 years...and so has the beach club. Though the ocean views are unprecedented...the facilities are more than outdated. How fortunate we are that someone like Mr. Goodwin has come along with the long term vision for Sea Pines that so many others lack. After all, change is much easier to resist than embrace.

Please support the enhancement of the facilities for this special community. They are long overdue and I'm confident that with your involvement and support that they will be pursued with the best interests of everyone in mind.

Thank you,
Lorri Lewis
Realtor/Broker

We are writing to strongly endorse the proposed changes to the Sea Pines Beach Club. As long time property owners and now permanent residents this site has increasingly shown need for renovation. The Riverstone Company is taking the right steps in making major improvements to this property.

Ginger and Allan Miller
7 Long Marsh Lane
Hilton Head, SC 29928

Jim,

I couldn't agree more strongly with you. I don't understand how anyone or group could oppose the enhancements and future investments the Riverstone Group and Sea Pines Resort have made to our community and the quality of our lives.

George Blankenship
23 Oyster Catcher Road

On Mar 26, 2013, at 4:04 PM, James Hooper wrote:

I recently received a statement from Craig Ostergard outlining his support for the new Beach Club proposed by the Riverstone Group and that it will be presented to ARB and the Town for review. I agree with Mr. Ostergard's view that Riverstone Group has brought first class amenities to the island and specifically Sea Pines Plantation since they purchased the Sea Pines Resort. They have acted as the professionals they are. I have also seen all of the communication from the various groups sounding the alarm. I do not support the alarmist view nor do many of the people I have discussed the issue with.

We are very fortunate that the Riverstone Group choose to purchase Sea Pines Resort. I can't imagine where we would be if they had not done so. I can not think of a reason they would want to violate the covenants or create over crowding or an unmanageable parking situations. These people are professionals and are in the boat for the long term. Please give them every consideration as you review their request for various redevelopment projects.

Jim Hooper
4 Pine Island Rd.
Hilton Head Island, SC 29928

This is simply a note to lend my support to the Sea Pines Resort plan to redevelop the Beach Club.

Robert J Nicolazzi
21 Governors Lane
HHI 29928

Hi, Please vote "yes" for the new beach club. I have been a property owner in Sea Pines since '79 and resident since '92. The structures here are old. So Carolina needs to compete as a tourist destination.

Thank you,
Nan Lloyd
55 Wood Duck Rd
Sea Pines

I understand that the Sea Pines Resort will be submitting its plans to replace the existing Beach Club to the Town in the next few weeks. I don't know if you have had time to look at or experience the current facility. If you have not, I would respectfully ask you to do so. The existing facility is outdated and needs to be torn down; it is frankly an eyesore and certainly does not make for a good beach experience.

I have reviewed the Resort's proposed plans for this site and they will be embraced by the Sea Pines community. The design will pick up the look of the new Plantation Clubhouse presently under construction and will be a wonderful addition for property owner and guest enjoyment.

Thank you for listening.
Sincerely,
Craig Ostergard
30 Year Sea Pines Resident
Craig Ostergard

I and my neighbors, members of the Ocean Property Owners Association (OPOA), support SPR's application to construct a new Sea Pines Beach Club (SPBC) on the site of the existing one PROVIDED SPR meets its commitments to the community regarding the obvious problems accompanying the renovation--overflow parking, ambient noise, preservation of resident parking and access to the beach, and the exclusion of the general public from the SPBC.

Steve Birdwell, the CEO of SPR, has assured the community in a recent town hall meeting that SPR's plans will resolve these issues satisfactorily. Therefore we believe the Town's approval should require SPR's plan to be specific as to how it will solve those problems.

Obviously parking and resident access are the major issues for any changes at the SPBC. SPR must restrict public access to the SPBC and its parking lot in order to solve this parking problem for both public safety and aesthetics as well to comply with the Sea Pines covenants. SPR says it will staff and police the entrance to the SPBC parking lot to assure that only Sea Pines residents and guests and SPR's guests get access to the lot and SPBC.

However, if the Town requirements are 1 parking space for each 100 square feet of occupied space (heated and unheated), it appears that up to 250 parking spaces will be needed for the new SPBC, or nearly 100 more than what are there now. Is there sufficient room at the new Golf Club at Sea Pines Resort across the street to handle such an overflow?

SPR knows the only way it can control the parking problem is to control access to the SPBC, so Mr. Birdwell has stated SPR was going to hire staff to police that entrance. We hope that works. But we ask that it be a condition of approval of the zoning: that SPR police the entrance to the SPBC parking lot at its expense to assure that only authorized residents and guests gain access and that overflow parking does not occur on Sea Pines Drive or on adjacent streets.

SPR can, in conjunction with the residents, can raise the gate fee to \$15 and limit (or eliminate) various passes which permit the general public access to Sea Pines. (The residents support this.) Clearly this would reduce the magnitude of the parking problem at the SPBC.

But SPR cannot have it both ways: low gate fees to encourage a high volume of day trip tourists and no provision for parking their vehicles at SPR's most popular sites--Harbourtown, the SPBC, and South Beach (which is already more parking lot than resort). This has simply shifted the cost, inconvenience and danger of congestion and parking to the residential property owners through traffic, roadside parking, noise, etc. These are public safety issues of which the Town is already aware, I'm sure.

Mr. Birdwell has suggested other solutions--divert overflow to the parking lot at the new Golf Club at Sea Pines Resort, make use of shuttles, etc. We are indifferent to which

solutions SPR selects provided they solve the obvious parking/congestion problem. SPR's new beach club facility will offer Sea Pines residents better public facilities (showers & restrooms) and vastly improved dining options. Although some residents have questions about its aesthetics, most believe it will be a major enhancement to the quality of life in Sea Pines Plantation.

For these reasons we support their application under the conditions outlined.

Very truly yours,
Daniel J. Westerbeck
24 Surf Scoter
Hilton Head Island, SC 29928

As a property owner in Sea Pines for over 25 years and a full time resident for almost 2 years, I would like to offer my full support to the Resort to upgrade the Beach Club. I believe this is an exciting time to be a resident of this wonderful community. We are very fortunate to have an owner that is willing to spend the capital to revitalize our resort. The Plantation Club, the Beach Club and the Harbour Town Club House are all very exciting upcoming projects that will make our Resort and home a more enjoyable and beautiful place to live and visit. This is not only necessary but also important for us to keep up with other like communities in order to stay the best Resort in the Country.

Thanks for your time.
James B. Capps
3 Atlantic Pointe
Hilton Head Island, S.C. 29928

As a Sea Pines resident, I recently attended a review by Steve Birdwell of the proposed Beach Club construction being planned for the Sea Pines Resort. I'm writing to give my support to this plan. I believe new Beach Club will enhance our overall enjoyment of this aspect of life in our community, and will have a positive influence on our property values.

Sincerely,
John Matthews

I want to let the Town know how much my wife and I support the renovations and improvements The Sea Pines Resort is currently making and is proposing for the future. The proposed construction and renovations being proposed for the Sea Pines Beach Club are very attractive and appealing. In our view, the Sea Pines Plantation will benefit greatly from the Beach Club changes. Both visitors and residents will enjoy these well thought out concepts and the future increase in property values depends on changes like The Resort is committed to making. These type of capital projects are not only good for our Plantation but are good for the Town and Hilton Head in general. We are hopeful the Town will approve The Resort Beach Club proposal and allow these upgrades and improvements to be accomplished. Thank you.

Shirley Beavers, 17 Atlantic Pointe Drive

I moved to the Island and into Sea Pines in 1999, never giving a thought to other Plantations. Sea Pines was always our first choice. The new Plantation Club appears to be capable of hosting wedding and other large gatherings. The new Beach Club renderings appear to be for a large and fancy building. It does not look like a family oriented, sand covered children and adults Beach Club. It looks like a Wedding and Banquet Building. Where is the Ice Cream shop? the place for kids to play games just over the dunes where parents can keep an eye on them in a safe environment? It looks very commercial instead of a spot for families to come in their swim wear, sandals or jackets to sit or walk near the ocean and enjoy the breeze, the sound and watch the waves as the tide comes in and goes out and the lucky ones to spot a dolphin. Where will these families go for a "casual" day at the beach? Will it be affordable for families to eat? Will it be affordable for adults to sit at the bar and have a drink while watching the sun go down? Will there be enough parking for Sea Pines residents and guests? Can you answer "yes" to any of these questions?

Susie Wolter

As 18 year full-time Sea Pines property owners we wholeheartedly support the proposed Beach Club rebuild.

Nancy and Rennie Springborn, 10 Isle of Pines Drive

I'm sure you're going to get input on some of the improvements the Resort is proposing. Let me say that virtually all of the contact I have with residents has been positive and in support of the Plantation Club, and the Beach Club construction/renovations. I personally feel that a strong Resort, with attractive and appealing amenities, accrues to the benefit of the plantation and the Town! It's an important part of the Hilton Head Island brand and I hope we will be able to accommodate the Resort's requests!

Tom
Thomas W. Lennox
4 Governors Road
Hilton Head Island, SC
29928

Brian: Thanks for calling yesterday about the proposed and purported new Sea Pines "Beach Club". However, I was certainly surprised To see that expansive article in the paper today. Unfortunately, to be perfectly honest and truthful, I have to take exception with some of the contents:

1) You were perfectly correct when you stated that the plans call for a reduction in the number of parking spaces from the current inadequate total of 178, but the picture of the site plan on the front page gives a different visual impression! You know, Confucius was quoted as saying, "A picture is worth a thousand words". . This picture allegedly portrays "Existing Parking" and "New Parking", giving the visual impression that there is additional new parking which is not the case. In fact, The "New Parking" depicts the changes in that area which contribute to the REDUCTION of parking spaces. That would only be apparant to someone familiar with the original and proposed parking configurations. Unfortunately, in writing for the Island Packet readership, you have to be aware that you are dealing with an audience of limited attention span, so any ambiguities totally escape them and may even result in the opposite opinion.

2) You stated that I (Engleman sic!)) said that bringing more people to the area would only exacerbate the parking problem, but I was more explicit that that in the fact that I stated that the problem would be created by bringing non-beachgoers to the "beach" facility during the daytime hourse of the beach season.. I specifically stated that in the evening hours or the off-season, that should not be a problem, and that the situation could be remedied by a legally binding requirement that users of the facility during the stipulated daytime seasonal problem period **must not be permitted to park at the facility**. As to the misspelling of my name--no problem, some of my diplomas do that, too.

3) You did quote Nicole Dixon, Sr. Town Planner, correctly, although I think that she spoke out of turn. She and I have talked already this AM, and she has been acting on the basis of a) not having received the submission and 2) accepting the project as a "beach club" by name, rather than what it really is, a 25,000+ sq. ft. beach oriented commercial dining, sales and entertainment enterprise, a significant portion of which will be restricted from beachgoers. By any other legitimate criteria, this should be described as a commercial entertainment and dining facility at the beach. Again, quoting from the literature, " A rose by any other name is still a rose." .This is in stark contrast to the plans in course (preliminary) with the Town for the replacement of the Tower Beach Club, another Sea Pines facility with no commercial activity whatsoever and which is purely for access to the beach. While she is correct in having stated that Town regulations have no parking requirements for a park or open area, they do have very specific published requirements for dining and retail facilities, and they must be applied here to be consistent with the law. She is aware of this, including other aspects of the Town Parking ordinance which I read to her, and I told her that she may need to be prepared to respond to these questions at the forthcoming design Board meeting on April 23.

By the same token, you might find it of interest to also attend. It may turn

out to be a lively meeting.

Frankly, if I were in your position, I would consider a second article explaining some of these items. This is far from a frivolous issue, and it affects many HHI property owners. There are almost 6000 Sea Pines home and villa owners and an additional about 15,000 Sea Pines time share owners, all of whom have the right of access and use at that already overtaxed facility.

Don't hesitate to contact me if you have any questions.

Karl

To whom it may concern,

I am writing regarding the proposed new beach club.

My family and I live at 29 South Live Oak. We use the beach club in the summer virtually on a daily basis and have been for the last 30 years. Like us, there must be several thousand homes in Sea Pines which are not on the ocean who rely on this facility - the only one that provides food, toilets and other such amenities.

Parking is a serious issue and in the summer its virtually impossible to find a parking space after 10AM.

I have a number of concerns I would like to express regarding the proposed building scheme.

1) There are no provisions, to my knowledge, for storage for owners to leave their beach chairs, umbrellas, like in other plantations. Unless such facilities are provided, each homeowner is obligated each day to load his/her car, bring down 4/5 chairs, children and everything else, which becomes an ordeal. If these items could be left at the beach club overnight or in suitable boxes along the pathway or on the beach itself, we could walk or bicycle to the beach.

2) In the article which reported an interview with the Chief Exec of Sea Pines, he indicated he was hoping that this massive structure would be ready, presumably before Easter. Hope is simply not good enough. Thousands of people rely on this facility and while there will be a major construction going on, it will be extremely difficult to have access to the beach, to have sufficient parking - with a lot of the space taken up by construction equipment and materials. Will there be provision for temporary toilets and drinks? If the beach club is not ready by June 1st at the latest, it will seriously impact the use of this vital amenity, and have economic consequences for homeowners who rent, and also for those who want to use the facility.

3) Will the beach club as envisaged provide free access to all residents or will access be somehow restricted, for example only to people on conventions or those staying in particular houses or hotels owned by Sea Pines.

4) Will the downstairs of the facility be air-conditioned? Presently, none of it is air conditioned, and it is fine as it does not cause health issues.

I would appreciate hearing your thoughts on my concerns. Many thanks.

Yours sincerely,

Tom Kemeny

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: The Beach Club at Sea Pines Resort -
NEW DEVELOPMENT CONCEPTUAL

DRB#: DR 130012

DATE: April 23, 2013

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"/> | Materials include cedar siding, wood, and brick. Color palette is a "driftwood concept" with light cream trim. |
| Avoids distinctive vernacular styles | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Design is appropriate for its use | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| All facades are have equal design characteristics | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Avoids monotonous planes or unrelieved repetition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Has a strong roof form with enough variety to provide visual interest | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Minimum roof pitch of 6/12 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Overhangs are sufficient for the façade height. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Forms an details are sufficient to reduce the mass of the | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--|
| structure | | | | |
| Human scale is achieved by the use of proper proportions and architectural elements | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Utilizes a variety of materials, textures and colors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Materials include cedar siding, wood, and brick. Color palette is a “driftwood concept” with light cream trim. |
| Incorporates wood or wood simulating materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | brackets, columns, shutters, louvers |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A lighting plan including cut-sheets will be submitted for final review. |
| 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"/> | Landscaping indicated is appropriate for conceptual submittal and consists of existing tree canopy and foundation and accent planting. A complete landscape plan including plant schedule will be submitted for final review. |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Preserves a variety of existing native trees and shrubs | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | |
| A variety of species is selected for texture and color | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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

MISC COMMENTS/QUESTIONS

The Sea Pines ARB has reviewed and given preliminary approved of the plans.