Town of Hilton Head Island
Planning Commission Meeting
Wednesday, September 21, 2016
3:00p.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. Pledge of Allegiance to the Flag

3. Roll Call

4. 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.

5. Approval of Agenda

6. Approval of Minutes Regular Planning Commission Meeting – August 17, 2016

7. Appearance by Citizens on Items Unrelated to Today's Agenda

8. Unfinished Business
None

9. New Business

Hearing
APL-001515-2016 – Request for Appeal from Chester C. Williams on behalf of Beachwalk Hotel & Condominiums Association, Inc. and Beachwalk Hilton Head, LLC. The appellant is appealing staff's approval of the Development Plan Review application (DPR-001056-2016), dated July 28, 2016, for the proposed Spinnaker Welcome Center located at 30 Waterside Drive. *Presented by: Nicole Dixon*

10. Commission Business

11. Chairman's Report

12. Committee Report

13. Staff Reports

14. Adjournment

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

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, August 17, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Todd Theodore, Jim Gant, Bryan Hughes, Lavon Stevens, Judd Carstens, Barry Taylor, Caroline McVitty

Commissioners Absent: None

Town Council Present: David Ames

Town Staff Present: Suzanne Brown, Addressing Technician; Tom Dunn, Emergency Management Coordinator; Jayme Lopko, Senior Planner & Board Coordinator; Jennifer Ray, Urban Designer; Shawn Colin, Deputy Director of Community Development; Jill Foster, Deputy Director of Community Development; Teresa Haley, Secretary

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1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. 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.

5. Approval of Agenda
The Planning Commission **approved** the agenda as submitted by general consent.

6. Approval of Minutes
The Planning Commission **approved** the minutes of the July 20, 2016 meeting as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda – None

8. Unfinished Business – None

9. New Business
STDV-001342-2016 – Ken Shodacek has applied to name a new street located off of Tansyleaf Drive that will provide access to ten new homes. The proposed name is Wildlife View.

Ms. Brown presented the above application as described in the Staff Report provided in the Commission's packet. Staff recommends the Planning Commission approve the Wildlife View street name application based on the review criterion outlined in the Land Management Ordinance and enclosed in the Staff Report.

Chairman Brown asked the Commission and the public for comments and there were none.

Commissioner Gant made a motion to **approve** the application as submitted. Vice Chairman Kristian **seconded** the motion. The motion **passed** with a vote of 9-0-0.

STDV-001343-2016 – Jennifer Ray has applied to name a new street located off of Pope Avenue connecting to Tanglewood Drive that will provide access to the new Town Park. The proposed name is Coligny Park Road.

Ms. Brown presented the above application as described in the Staff Report provided in the Commission's packet. Staff recommends the Planning Commission approve the Coligny Park Road street name based on the review criterion outlined in the Land Management Ordinance and enclosed in the Staff Report.

Chairman Brown asked the public for comments and there were none. Chairman Brown asked for comments from the Commission. The Commission asked if consideration was given to continuing with the name "Lagoon Road" so as to not cause any confusion. Ms. Brown stated it was considered, however, then all of Lagoon Road would have to be readdressed. To avoid this issue, a name related to the new Town Park was chosen.

Vice Chairman Kristian made a motion to **approve** the application as submitted. Commissioner Gant **seconded** the motion. The motion **passed** with a vote of 9-0-0.

10. Commission Business

Chairman Brown stated that at last night's Town Council meeting Commissioner Gant presented the Circle to Circle Committee's (CTC) final report. Commissioner Gant stated that Town Council approved the report and the resolution for dissolving the CTC. However, Town Council created an ad hoc committee with the objective to recommend action items to implement CTC recommendations. Chairman Brown asked Commissioner Carstens and Commissioner McVitty to assist with Commissioner Gant on the ad hoc committee and they accepted. Commissioner Gant indicated that certain tasks and action items may be assigned to the Commission and its subcommittees. Chairman Brown stated that they have the full support of the Commission.

11. Chairman's Report

Chairman Brown stated the Public Planning Committee is meeting tomorrow to discuss potential appointments to the Vision Project Management Team and contractual arrangements for a Vision Consultant for the visioning process. Chairman Brown expressed the importance of the Commission's assistance in the vision process and to look forward to upcoming work.

12. Committee Report

Commissioner Gant stated that the LMO Committee has met three times within the last month to review and discuss stormwater management and multi-level self-service storage uses. Both items are still under discussion and will come to the Commission for review at a future date.

13. Staff Reports

Comprehensive Emergency Management Plan (CEMP) Explanation and Overview

Mr. Dunn presented an overview of the Comprehensive Emergency Management Plan (CEMP) and how it relates to other adopted Town Plans. The Commission discussed several areas of the CEMP with Mr. Dunn and thanked him for his presentation.

14. Adjournment – The meeting was adjourned at 3:27p.m.

Submitted By:	Approved By:
_____	_____
Teresa Haley, Secretary	Alex Brown, Chairman

DRAFT

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Teri B. Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, CFM, *Senior Planner*
DATE September 6, 2016
SUBJECT: APL-001515-2016 – Proposed Spinnaker Welcome Center

Staff has received an appeal from Chester C. Williams on behalf of Beachwalk Hotel & Condominiums Association, Inc. and Beachwalk Hilton Head, LLC. Mr. Williams is appealing the July 28, 2016 approval of the Development Plan Review application DPR-001056-2016 for the proposed Spinnaker Welcome Center. The subject property is located at 30 Waterside Drive, is zoned RD (Resort Development), is within the COR (Corridor Overlay District) and is part of the Waterside (Town Center) PD-2 Overlay. Mr. Williams believes I issued the approval in error and seeks to reverse the approval of DPR application.

The decision to approve the DPR is based on the information provided in detail in the determination letter I sent to Mr. Williams on August 23, 2016 (Attachment B) as well as review of the DPR application (Attachments E & F) and other documents that are part of Town records pertaining to the Waterside PD-2 (Attachments G-J). The record as attached consists of the following documents:

- Attachment A - Appellant Submittal
- Attachment B - Staff Determination Letter
- Attachment C - Vicinity Map
- Attachment D - DPR-001056-2016 – Spinnaker Welcome Center Notice of Action
- Attachment E - DPR-001056-2016 – Spinnaker Welcome Center Approved Plans
- Attachment F - DPR-001056-2016 – Spinnaker Welcome Center Application Materials
- Attachment G - Waterside PD-2 Conceptual Plan and Documents
- Attachment H – SER-03-87 – Waterside Special Exception and Conditional Use Documents
- Attachment I – DPR-18-87 - Super 8 Motel Plans and Documents
- Attachment J – DPR-03-98 - Waterside by Spinnaker Plans and Documents
- Attachment K – Appellant Letter dated September 6, 2016
- Attachment L – Staff Response Letter dated September 6, 2016
- Attachment M – Copy of Email Correspondence

Staff reserves the right to submit additional documents.

Please contact me at (843) 341-4686 or at nicoled@hiltonheadislandsc.gov if you have any questions.

ATTACHMENT A

LAW OFFICE OF
CHESTER C. WILLIAMS, LLC
17 Executive Park Road, Suite 2
Post Office Box 6028
Hilton Head Island, SC 29938-6028
Telephone (843) 842-5411
Telefax (843) 842-5412
Email Firm@CCWLaw.net

Chester C. Williams
ALSO MEMBER LOUISIANA BAR

Thomas A. Gasparini
ALSO MEMBER CALIFORNIA BAR
(Inactive)
ALSO MEMBER OHIO BAR
(Inactive)

11 August 2016

Teri B. Lewis, AICP
LMO Official
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Hand Delivered

RE: Beachwalk Hotel & Condominiums Association, Inc. and Beachwalk Hilton Head, LLC – Appeal of Approval of Development Plan Review Application DPR-001056-2016 – Our File No. 01787-002

Dear Teri:

We refer you to Nicole Dixon's 28 July 2016 Notice of Action approving Development Plan Review Application DPR-001056-2016 for the tract owned by SCD Properties, Inc. designated as Parcel E of the Waterside (Town Center) PD-2 Overlay District.

Enclosed is a completed Application for Appeal regarding the approval of DPR-001056-2016. Included with the application form are a narrative with exhibits. Also enclosed is our check payable to the Town for $100.00 as the appeal filing fee.

By way of his copy of this letter, we advise Alex Brown, the Chairman of the Planning Commission, of the filing of this appeal.

We also take this opportunity to note that LMO Section 16-2-103.U.6 provides that the filing of this appeal stays all further Town action in furtherance of DPR-001056-2016 unless you, as the LMO Official, certify to the Planning Commission that the stay would cause imminent peril to life or land. Therefore, we ask that you and your staff refrain from further action regarding the development permitted by DPR-001056-2016.

With best regards, we are

Very Truly Yours,

LAW OFFICE OF CHESTER C. WILLIAMS, LLC

Chester C. Williams

CCW/
Enclosures
cc: Mr. C. Cantzon Foster, III
Mr. Alexander Brown, Jr.

ATTACHMENT A

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: 8/11/16
Accepted by: KO
App. #: APL 1515
Meeting Date: 9-21

Applicant/Agent Name: Beachwalk Hotel & Condominiums Association, Inc. and Company: Beachwalk Hilton Head, LLC
Mailing Address: C/O Chester C. Williams, PO Box 6028 City: Hilton Head Island State: SC Zip: 29938
Telephone: 843-842-5411 Fax: 843-842-5412 E-mail: Firm@CCWLaw.net

APPEAL (APL) SUBMITTAL REQUIREMENTS

If you are interested in submitting your appeal electronically please call 843-341-4757 for more information.

The following items must be attached in order for this application to be complete:

XX A detailed narrative stating the Town Official or Body who made the decision, the date of the decision being appealed, the decision being appealed, the basis for the right to appeal, the grounds of the appeal, cite any LMO Section numbers relied upon; and a statement of the specific decision requested of the review body. See the Narrative at Attachment 1

XX Any other documentation used to support the facts surrounding the decision.*
*See exhibits attached to the Narrative

XX Filing Fee - $100.00 cash or check made payable to the Town of Hilton Head Island.

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.

Applicant/Agent Signature: Beachwalk Hotel & Condominiums Association, Inc.
By: C. Cantzon Foster Date: 11 August 2016
C. Cantzon Foster, President

Beachwalk HiltonHead, LLC
By: C. Cantzon Foster
C. Cantzon Foster, Authorized Signatory.

Last Revised 10/12

ATTACHMENT A

REQUEST FOR APPEAL
PROCEDURES

Appeal of Administrative Decisions Request

This is a request to appeal to the Board or Commission by any person aggrieved by a decision, interpretation or determination of the Official. An aggrieved person is defined as any property owner within 350 feet of the property for which a decision or determination has been rendered, and may include persons owning property beyond 350 feet if it is determined by the Board or Commission that such property owners may be affected by a decision or determination of the Official or the Board or Commission. An application for appeal shall be filed (received by the Official or postmarked) not later than 14 calendar days after receipt of the decision being appealed in order to be considered by the Board or Commission.

PROCEDURES

A. Submission of Application

1. Submit the application by the deadline indicated for each meeting on the appropriate Public Hearing Schedule.

2. For an appeal of administrative decisions request, please submit the Appeal Application Form, along with the items listed as submittal requirements on that form.

3. An application check-in conference is required for all applications to determine whether the application meets the minimum requirements for acceptance. The application check-in conference must be scheduled by appointment with the Community Development Department staff.

B. Public Notice Requirements

1. Public notice to be published is required for an appeal request.

2. **Published Notice** - A Public Notice shall be placed by the Official in a local newspaper of general circulation within the Town for not less than 30 calendar days prior to the meeting for the purpose of notifying the public.

C. Staff Review and Report

1. In an appeal, the Official will prepare a staff report which provides in detail staff's decision/interpretation of the Land Management Ordinance or Town Design Guide.

2. The Official shall provide a copy of the report to the Board or Commission and the appellant (applicant) before the scheduled meeting.

D. Meeting Conduct

1. The Board of Zoning Appeals is comprised of seven members, appointed by Town Council.
   The Planning Commission is comprised of nine members, appointed by Town Council.
   The Design Review Board is comprised of seven members, appointed by Town Council.

2. The Chairman of the Board or Commission opens the meeting and reads the procedures to be followed during the meeting.

3. In an appeal, staff will present the Official's interpretation of the LMO or the Design Guide. The applicant will then have an opportunity to present why they are appealing staff's decision.

4. The Board or Commission may have questions for Town staff or the applicant.

5. The Board or Commission will then deliberate until a decision is reached. During the deliberations, members may address questions to staff or the applicant, but no person shall participate in these discussions unless addressed by the Chairman or a Board or Commission member.

6. The Chairman will then ask for a motion.

7. In an appeal, at the conclusion of the proceeding on the appeal, the Board or Commission will either: affirm the action of the Official, modify the action of the Official, or reverse the action of the Official.

E. Written Notification of Decision

1. Within 10 calendar days after a decision has been made by the Board or Commission, a copy of the written decision shall be sent to the applicant or appellant and the property owner.

2. A copy of the notice shall be filed in the office of the Official, where it shall be available for public inspection during regular office hours.

F. Appeals from the Decision of the Board or Commission

1. A person who may have a substantial interest in any decision of the Board or Commission, or an officer or agent of the appropriate governing authority may appeal from a decision of the Board or Commission to the Circuit Court of Beaufort County. The appeal must be filed within 30 days after the decision of the Board or Commission is mailed.

2. A property owner whose land is the subject of a decision of the Board or Commission may appeal to the Circuit Court of Beaufort County or by filing a notice with the circuit court accompanied by a request for pre-litigation in mediation. The notice of appeal and request for pre-litigation in mediation must be filed within 30 days after the decision of the board is mailed.

STATE OF SOUTH CAROLINA	)	**BEFORE THE PLANNING COMMISSION**
	)	**OF THE TOWN OF HILTON HEAD**
	)	**ISLAND, SOUTH CAROLINA**
	)	
	)	**APPLICATION FOR APPEAL**
COUNTY OF BEAUFORT	)	**NO. APL-000____-2016**

ATTACHMENT 1
TO THE APPEAL APPLICATION OF

BEACHWALK HOTEL & CONDOMINIUM ASSOCIATION, INC.
AND
BEACHWALK HILTON HEAD, LLC

NARRATIVE

I. INTRODUCTION

This Attachment 1 is part of the Application for Appeal (this "Appeal") filed by Beachwalk Hotel & Condominiums Association, Inc. ("BH&CA") and Beachwalk Hilton Head, LLC ("BHH", and, collectively with BH&CA, the "Appellants") in connection with the approval by Nicole Dixon, CFM, Senior Planner for the Town of Hilton Head Island (the "Town") of Development Plan Review Application DPR-001056-2016 (the "DPR Application") for that certain tract of land containing 1.068 acres, more or less, designated as "Parcel E" on the plat of survey entitled "15.100 Acres Waterside P.U.D." recorded on 12 January 1988 in Beaufort County Plat Book 35 at Page 79 (the "Waterside PUD Survey").[1] Ms. Dixon's approval of the DPR Application is evidenced by the 28 July 2016 Notice of Action on the DPR Application (the "Notice of Action")[2] issued to SCD Properties, Inc. ("SCD"), the owner of Parcel E. The DPR Application seeks approval to develop Parcel E for use as a "welcome center" by Spinnaker Resort ("Spinnaker"). Spinnaker, or an affiliate, was the developer, and is the operator, of the Waterside by Spinnaker interval occupancy

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[1] A copy of the Waterside PUD Survey is attached to this Narrative as **Exhibit A**.

[2] A copy of the Notice of Action is attached to this Narrative as **Exhibit B**.

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(timeshare) development (the "Spinnaker Project") located in close proximity to Parcel E.[3]

The Waterside PUD Survey shows a 15.100 acre tract (the "Waterside PUD Tract") subdivided into four separate parcels. Parcel E is the subject of the DPR Application and this Appeal; the tract designated as "Parcel D" is the right-of-way of Waterside Drive; the tract designated as "Parcel F" is the site of the Spinnaker Project; and the tract designated as "Parcel A&C" is the site of the Beachwalk Hotel. BH&CA is the owners association of the owners of the various condominium units in the Beachwalk Hotel, and BHH is the owner of many of the condominium units in the Beachwalk Hotel.

BH&CA, for itself and on behalf of its constituent members, and BHH believe that the approval of the DPR Application was in error, and this Appeal seeks to reverse Ms. Dixon's approval of the DPR Application. This Narrative is submitted to the Town as part of this Appeal, for inclusion in the record of this Appeal, and for review by the Town's Planning Commission.

II. BACKGROUND

Parcel E is located at 30 Waterside Drive, and is identified as Parcel 202 on Beaufort County Tax Map 18. The Property is zoned under the Town's Land Management Ordinance (the "LMO") as Resort Development ("RD"), and is located within both the Corridor Overlay District and the Waterside (Town Center) PD-2 Overlay District (the "Waterside PD-2 District").

A. The 1984 Master Plan

What is now the Waterside PD-2 District was preliminarily approved on 12 December 1983 by the Joint Planning Commission under the provisions of the Town's 1983 Development Standards Ordinance (the "DSO")[4] as the Town

[3] The Appellants believe that SCD is also an affiliate of Spinnaker.

[4] The DSO was the Town's development standards ordinance that was in place prior to the Town's adoption of its first version of the Land Management Ordinance on 19 January 1987.

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Center P.U.D. The 05 November 1984 Conceptual Master Plan for Town Center P.U.D. (the "1984 Master Plan")[5] was part and parcel of that approval.[6]

B. The 1987 Master Plan

On 06 May 1987, the Town's Planning Commission voted to approve a conditional use application to change the boundary of the Waterside PUD, which resulted in the current configuration of the Waterside PUD Tract, and also a special exception application to amend the 1984 Master Plan to (i) increase the number of hotel rooms permitted on the Waterside PUD Tract from 50 rooms to 94 rooms, (ii) reduce the permitted square footage for office and retail space, (iii) reduce the permitted residential dwelling units from 222 to 200, and (iv) require 1.3 acres of common open space.[7] The Town's records at one point included a copy of the 27 July 1987 Conceptual Master Plan for Town Center P.U.D. (the "1987 Master Plan") showing the amendments to the Waterside PUD approved by the Planning Commission 06 May 1987.[8]

Shortly after the Planning Commission's approval of the 1987 Master Plan, the structure that is now the Beachwalk Hotel was permitted on Parcel A&C of the Waterside PUD Tract. In due course, construction of the Beachwalk Hotel was completed in accordance with the 1987 Master Plan.

C. The Waterside Covenants

On 12 January 1988, Pope Avenue Associates, the owner of the Waterside PUD Tract, caused that certain Declaration of Covenants,

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[5] A copy of the 1984 Master Plan is attached to this Narrative as **Exhibit C**.

[6] What is now the Waterside PUD was originally named Town Center P.U.D.

[7] The Development Summary chart that is part of the 1984 Master Plan required that 50% of the Waterside PUD Tract remain as open space. The Appellants do not know what the open space requirement of the 1987 Master Plan is, because the Town has not produced it.

[8] Ms. Dixon has been unable to provide the Appellants with a copy of the 1987 Master Plan.

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Conditions, and Restrictions for Waterside P.U.D. (the "Waterside Covenants") to be recorded in Beaufort County Deed Book 494 at Page 419. [9]

Of particular importance to this Appeal, the Waterside Covenants provide for architectural review of proposed development on any portion of the Waterside PUD Tract.

Parcel A&C of the Waterside PUD Tract (the Beachwalk Hotel site), Parcel F (the Spinnaker Project tract) and Parcel D (the right-of-way of Waterside Drive), and Parcel E (the subject property) were all conveyed subject to the Waterside Covenants. [10]

D. The Categorical Exemption

By way of his letter of 03 March 1995 to Robert L. Graves, Thomas P. Brechko, then the Acting Administrator of the LMO, [11] acknowledged the right of Pope Avenue Associations, then the owner of the Waterside PUD Tract, to develop the Waterside PUD Tract in conformance with the 1987 Master Plan, and approved a Categorical Exemption for the Waterside PUD (the "Categorical Exemption") from all subsequent amendments to the DSO and the LMO as to permitted uses, densities and design standards for five years, after which any future development on the Waterside PUD Tract parcels is subject to all relevant provisions of the LMO. [12]

Prior to the expiration of the Categorical Exemption, the Spinnaker Project was permitted on Parcel F of the Waterside PUD Tract.

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[9] The Waterside Covenants, which refers to the Waterside PUD Survey in its property description, was recorded the same day the Waterside PUD Survey was recorded.

[10] See the deed from Stafford Waterside, LLC to Triton 321, LLC recorded in Beaufort County Record Book 2299 at Page 1681; the deed from Pope Avenue Associates to Waterside by Spinnaker, L.P. recorded in Beaufort County Record Book 1002 at Page 374; and the deed from Pope Avenue Associates to SCD Properties, Inc.

[11] The Town's LMO Official was previously known as the LMO Administrator. Teri B. Lewis, AICP is currently the LMO Official. The LMO Administrator had powers, duties and obligations similar to the LMO Official.

[12] A copy of Mr. Brechko's 03 March 1995 letter to Mr. Graves is attached to this Narrative as **Exhibit D**.

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Because the Categorical Exemption expired on 03 March 2000, any further development or redevelopment on any portion of the Waterside PUD Tract must conform to current LMO requirements.

E. Parcel E

On 02 June 2016, Todd Theodore of Wood+Partners, Inc. filed the DPR Application, seeking approval to develop a "welcome center" for Spinnaker Resort containing 7,500 square feet of gross floor area.

Ms. Dixon approved the DPR Application on 28 July 2016, and this Appeal followed.

III. THE PD-2 OVERLAY DISTRICT

LMO Section 16-1-108.F.2 provides:

> Where a conditional use review was granted prior to October 7, 2014, and the development is listed in Sec. 16-3-106.G.5, PD-2 Listed Master Plans, the development shall be considered a PD-2 Planned Development Overlay District, and the provisions of Sec. 16-2-103.D, Planned Unit Development (PUD) District, shall govern the development, implementation, or amendment of the PD-2 Master Plan.

Based on the incorporation of the PD-2 Overlay Districts under LMO Section 16-2-103, a PD-2 Overlay District approval, such as the approval of the 1987 Master Plan, may be amended, extended, or modified only in accordance with the procedures and standards for its original approval.[13]

The purpose of the PD-2 Overlay District is to encourage creativity in design and planning in the development of parcels by allowing greater design flexibility than the underlying base zoning district so that natural features may be protected and development concentrated in more suitable or less

[13] See LMO Section 16-2-103.D.9.

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environmentally sensitive areas.[14] Any use permitted in the underlying base district is permitted in a PD-2 Overlay District.[15]

To allow for the encouraged design flexibility, concentration of development, and protection of natural features, a section or phase of a PD-2 planned development may be built at a density which is greater than the site-specific density allowed by the underlying base zoning district, provided that any such concentration of density is offset by an area of lower density in another section or phase of the PD-2 planned development, or by an appropriate reservation of common open space elsewhere in the PD-2 planned development.[16]

Of particular importance to this Appeal, the average density for the PD-2 Overlay District shall not exceed the maximum density permitted in the base zoning district.[17]

LMO Section 16-3-106.G.5 and LMO Table 16-3-106.G.4[18], which includes "Waterside (Town Center)" as a Listed Master Plan, says, with respect to the Listed Master Plans, that "their Town-approved Master Plans including associated text and any subsequent amendments are hereby incorporated by reference as a part of the Official Zoning Map and LMO text." In other words, the 1987 Master Plan is, for the Waterside PUD, part and parcel of the Town's Official Zoning Map and the LMO text.[19]

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[14] See LMO Section 16-3-106.G.1.

[15] See LMO Section 16-3-106.G.3. The base zoning district for Parcel E is the RD District.

[16] See LMO Section 16-3-106.G.4.a.

[17] Again, see LMO Section 16-3-106.G.4.a.

[18] That Table designation is likely a typographical error. Because it is in LMO Section 16-3-106.G.5, the Table should probably be designated as Table 16-3-106.G.5.

[19] LMO Section 16-1-107.A.2 requires the original and all revised versions of the Official Zoning Map be kept on file, either in hardcopy of digital form, at Town Hall.

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IV. DEVELOPMENT PLANS – ISSUANCE OF PERMITS

Section 6-29-1150(A) of the Code of Laws of South Carolina (1976), as amended (the "SC Code"), which is part of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "State Enabling Act"), says that "land development regulations adopted by [the Town] must include a specific procedure for the submission and approval or disapproval by the planning commission or designated staff."

LMO Appendix A, Section A-1.A.b gives the LMO Official the power and duty to review and make decisions on Development Plan Reviews, such as the DPR Application. LMO Section 16-10-101.F allows the LMO Official to delegate her authority to act under the LMO to a professional-level employee under the Official's authority and control. For purposes of this Appeal, the Appellants have assumed that Ms. Dixon had the requisite delegated authority to act on the DPR Application.

V. THE AUTHORITY AND POWER OF THE PLANNING COMMISSION – APPEALS OF STAFF ACTION ON LAND DEVELOPMENT PLANS

Section 6-29-340(B) of the State Enabling Act charges the Planning Commission with the power and duty to, among other things, prepare and recommend for adoption to the Town Council regulations for the subdivision or development of land, and appropriate revisions thereof, and "to oversee the administration of the regulations that may be adopted [by the Town] as provided in [the State Enabling Act]".

Section 6-29-1150(C) of the State Enabling Act says that, "Staff action, if authorized, to approve or disapprove a land development plan may be appealed to the planning commission by any party in interest." Further, LMO Section 16-2-103.U says, "The Official's decision on an application for ... Development Plan Review ... may be appealed to the Planning Commission by the applicant for the decided application, the owner of land to which the decision specifically applies, or any other party in interest, who alleges that the Official erred in making the decision."

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VI. STANDING

BH&CA, for itself and as the representative of its constituent members, who are owners of real property within the Waterside PUD, and owners of property subject to the Waterside Covenants, and BHH have standing to file this Appeal because the BH&CA's members, including BHH, are owners of a tract of land that is contiguous with Parcel E, sharing a common boundary with Parcel E, and have rights in and to the properties comprising the Waterside PUD Tract under both the 1987 Master Plan and the Waterside Covenants, and are therefore clearly each a "party in interest" under Section 6-29-1150(C) of the State Enabling Act. The Appellants also have standing to file this Appeal to the Planning Commission in order to invoke the Planning Commission's power and duty to oversee the administration of the LMO pursuant to Section 6-29-340(B)(2) of the State Enabling Act. In addition, the Appellants have standing to file this Appeal under LMO Section 16-2-103.U.

VII. NECESSARY PARTY

SCD, as the permittee under the Notice of Action, is a necessary party to this Appeal. Accordingly, the Appellants ask that SCD receive notice of all matters and hearings associated with this Appeal.

VIII. THE DPR APPLICATION

The DPR Application seeks approval to develop a "welcome center" for Spinnaker Resort containing 7,500 square feet of gross floor area on Parcel E.

The DPR Application represents that there are no recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request. As noted above, the Waterside Covenants provide for private architectural review of proposed development on any portion of the Waterside PUD Tract. The Appellants assert that architectural review approval for the development proposed by the DPR Application was neither sought nor obtained by Mr. Theodore or SCD as part of the DPR Application process.

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IX. GROUNDS FOR APPEAL

The Appellants allege that the Notice of Action was wrongfully and improperly issued by Ms. Dixon, and that her the approval of the DPR Application was arbitrary and capricious, and contrary to the explicit provisions of the LMO, for the reasons set forth below.

X. THE APPELLANTS' ARGUMENTS FOR APPEAL

The Appellants submit that a thorough review of the history of Waterside PUD leads to the conclusion that Ms. Dixon's issuance of the Notice of Action approving the DPR Application was wrong and should be reversed by the Planning Commission.

A. THE 1987 MASTER PLAN'S OPEN SPACE

LMO Section 16-3-106.G.4.a allows for the shifting of densities in sections or phases of a PD-2 planned development so that some portions of the PD-2 may be built at a density which is greater than the site-specific density allowed by the underlying base zoning district; but, if that is done, then the higher concentration of density must be offset by an area of lower density in another section or phase of the PD-2 planned development, or by an appropriate reservation of common open space elsewhere in the PD-2 planned development.

Considering that the Spinnaker Project was developed at a density of over 18 units per acre, it is clear to the Appellants that the Waterside PUD has taken advantage of the density shifting flexibility that is part of the nature of a PUD.

Based on Ms. Dixon's 28 July 2016 determination letter to the undersigned, it is clear to the Appellants that Ms. Dixon, in reviewing and approving the DPR Application, relied on the 1984 Master Plan, and not on the 1987 Master Plan. In fact, Ms. Dixon has told the undersigned that she is unable to locate a copy of the 1987 Master Plan. Cleary, based on the Categorical Exemption, the 1987 Master Plan was duly approved by the Planning Commission pursuant to a conditional use application, and was at

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one time in the Town's records. Why the1987 Master Plan is now unavailable, especially when it is part of the Official Zoning Map, is disconcerting.

Based on the minutes of the 06 May 1987 Planning Commission meeting at which the conditional use approval was granted by which the 1984 Master Plan was amended, resulting in the 1987 Master Plan, and on other documents in the Town's records, the Appellants believe that Parcel E may, under the 1987 Master Plan, be dedicated to open space. If that is true, then the DPR Application should not have been approved. The practical problem facing the Appellants on this point, however, is, it does not have the means, nor does it have the obligation, to produce the 1987 Master Plan for review to resolve this issue.

Because Ms. Dixon has not verified the permitted use of Parcel E, or the restriction on the use of Parcel E, under the 1987 Master Plan, the DPR Application should not have been approved. Therefore, the Planning Commission should reverse Ms. Dixon's issuance of the Notice of Action approving the DPR Application, and require compliance with the 1987 Master Plan by SCD.

B. CONFLICT WITH RECORDED PRIVATE COVENANTS AND/OR RESTRICTIONS

The Appellants submit that the approval of the DPR Application should be reversed because it is contrary to, conflicts with, or is prohibited by recorded private covenants and/or restrictions contained in the Waterside Covenants. In particular, the Waterside Covenants include provisions for architectural review control, provisions that are commonplace in the many planned developments in the Town.

Section 5.01 of the Waterside Covenants provides that all improvements to the Waterside PUD Tract shall be subject to architectural standards and use restrictions set forth in Article V of the Waterside Covenants, and that every owner of any interest in the Waterside PUD Tract, by acceptance of a deed or other conveyance, agrees to be bound by Article V of the Waterside Covenants.

Section 5.03 of the Waterside Covenants provides that no buildings, structures, or improvements of any type or nature shall be constructed, altered or modified without the prior written approval of the Architectural Review Board, and that the Architectural Review Board has the sole discretion to

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determine whether the plans and specification submitted for approval are acceptable.

Section 5.04(a) of the Waterside Covenants provides that no landscaping, clearing, grading, excavation, or filling of any nature whatsoever shall be undertaken absent the prior written approval of the Architectural Review Board.

Section 5.04(b) of the Waterside Covenants prohibits the cutting or removal of certain trees absent the approval of the Architectural Review Board.

Section 5.08 of the Waterside Covenants prohibits the placement of signs on the Waterside PUD Tract without the express written permission of the Architectural Review Board.

The Appellants assert that Mr. Theodore and SCD, the owner of Parcel E, failed or refused to comply with the requirements of the Waterside Covenants in the DPR Application process, and failed or refused to advise Ms. Dixon of the applicability of the Waterside Covenants to the proposed development of Parcel E by way of the DPR Application.

The DPR Application represents that there are no "recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request". Based on the provisions of the Waterside Covenants and the failure on the part of SCD to comply with the Waterside Covenants, the Appellants submit that this representation is factually inaccurate.[20]

Section 6-29-1145(B)(3) of the State Enabling Act provides, in part,

---

[20] The Appellants have no reason to believe that this factual inaccuracy in the DPR Application was an intentional misrepresentation by Mr. Theodore; instead, the Appellants assume this factual inaccuracy was a mistake on Mr. Theodore's part because he did not have actual knowledge of the Waterside Covenants. Nevertheless, under the public records doctrine, because the Waterside Covenants are recorded in the Beaufort County Register of Deeds Office, Mr. Theodore is charged with constructive knowledge of the Waterside Covenants and its applicability to Parcel E. On the other hand, the Waterside Covenants are specifically mentioned in the deed to SCD, so SCD had actual knowledge of the applicability of the Waterside Covenants to Parcel E, and also to the DPR Application process.

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> (B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:
>
> (3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

But for the factual inaccuracy in the DPR Application regarding recorded private covenants and/or restrictions, the Notice of Action would not, and legally could not, have been issued. Therefore, the Planning Commission should reverse Ms. Dixon's issuance of the Notice of Action approving the DPR Application, and require compliance with the Waterside Covenants by SCD.

C. DENSITY

It is clear that the Categorical Exemption for the Waterside PUD expired long ago, and that therefore, any further development or redevelopment of any portion of the Waterside PUD Tract, including Parcel E, must comply with current LMO requirements.

The current LMO provisions on the PD-2 Overlay District master plans, such as the 1987 Master Plan, make it clear that all of the property included in the PD-2 District is to be treated as a whole on certain levels. For instance, LMO Section 16-3-106.G.4.a requires that "the average density for the PD-2 Overlay District shall not exceed the maximum density permitted in the base zoning district.

The base underlying district for the Waterside PUD Tract as a whole, and for Parcel E in particular, is the RD District. There are currently two developments on the Waterside PUD Tract, *i. e.*, the Spinnaker Project, and the Beachwalk Hotel. The Spinnaker Project, being an interval occupancy (timeshare) development, is treated as multifamily residential for density purposes. The Beachwalk Hotel is treated as a hotel for density purposes.

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According to the Town's records, over the years of the development of the Spinnaker Project, Building Permits for the construction of 198 dwellings units were issued.[21] In addition, one Building Permit for a nonresidential structure with 5,262 square feet was issued.[22] Under the current RD District regulations, which allows a maximum of 16 dwelling units per net acre, the Town now requires 12.375 acres to support the existing 198 dwelling units in the Spinnaker Project, and given the RD District's maximum nonresidential density of 8,000 square feet per net acre, the Town now requires 0.658 acre to support the existing nonresidential development that is part of the Spinnaker Project. Therefore, under current LMO regulations, the Spinnaker Project's existing density would take up 13.033 acres of land in the RD District

To the Appellants' information, the Beachwalk Hotel was originally developed with 91 hotel rooms. Under the current RD Zone regulations, which allow a maximum of 35 hotel rooms per net acre, the Town now requires 2.600 acres to support the existing 91 hotel rooms on the Beachwalk Hotel tract.[23]

Averaging the existing density of the Spinnaker Project and the Beachwalk Hotel over the entire 15.10 acres of the Waterside PUD Tract, it turns out that under current LMO requirements for the RD District, 15.633 acres must be allocated to the existing development for the Spinnaker Project and the Beachwalk Hotel, leaving no acreage in the Waterside PUD Tract available for density allocation on Parcel E.

So, given the existing development on the Waterside PUD Tract, the LMO's requirement for averaging density across the various Waterside PUD Tracts, and the LMO's limitation on maximum density to the density that is currently permitted in the RD District, there is insufficient available unallocated acreage within the Waterside PUD Tract to permit any development on Parcel E.

---

[21] See Town Building Permits 8215, B9800299, B9901068, B9902863, B0000531, B0002113, B0100890, and B0101129.

[22] See Town Building Permit B0000199.

[23] In fact, according to the Waterside PUD Survey, the Beachwalk Hotel tract, which is Parcel A&C on the Waterside PUD Survey, is exactly 2.60 acres.

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Apparently Ms. Dixon failed to consider the combined effect of LMO Section 16-3-106.G.4.a and the existing developed density on the Waterside PUD Tract on the development potential of Parcel E when she reviewed and approved the DPR Application. If she had done so, she would have realized that no nonresidential density can legally be developed on Parcel E, and she would not have approved the DPR Application. Therefore, the Planning Commission should reverse Ms. Dixon's issuance of the Notice of Action approving the DPR Application.

XI. CONCLUSION

Clearly, because the 1987 Master Plan is the approved master plan for the Waterside PUD, and is therefore part of the Official Zoning Map, Ms. Dixon should not have approved the DPR Application without first verifying that the proposed development of Parcel E as contemplated by the DPR Application was in conformance with the 1987 Master Plan and the LMO's requirement for PD-2 Overlay Districts.

The inability of the Town to find a copy of the 1987 Master Plan does not mean that the Town is free to simply ignore it, or to pretend like it does not exist. The 1987 Master Plan is part of the zoning map for the Waterside PUD, and Ms. Dixon is therefore required to deal with it in the DPR Application review and approval process.

BH&CA and its members, the Beachwalk Hotel condominium unit owners, including BHH, have the right to rely on the 1987 Master Plan and the current provisions of the LMO, at least until one or both of those are duly and properly amended. Ignoring the 1987 Master Plan is not a proper method of amending it. It is not sufficient, and not permissible, for the Town to, in essence, say, "Since we can't find it, we will just ignore it."

The record shows that the 1987 Master Plan is applicable to the development of Parcel E, and that the Waterside PUD is a valid and existing PD-2 Overlay District, and therefore subject to the regulations for PD-2 Overlay Districts set out in the LMO. The record also shows that Ms. Dixon's approval of the DPR Application is likely not in conformance with the 1987 Master Plan, and certainly is not in conformance with the provisions of the LMO.

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The Appellants ask that the Planning Commission consider this Appeal, the record of this matter, the testimony and materials to be introduced into the record of this Appeal at the hearing, and reverse Ms. Dixon's approval of the DPR Application.

The Appellants reserve the right to submit additional materials, documents, and information to the Planning Commission in connection with this Appeal.

Respectfully submitted on behalf of the Appellants 11 August 2016.

This signature is an electronic reproduction

Chester C. Williams, Esquire
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Hilton Head Island, SC 29938-6028
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Firm@CCWLaw.net

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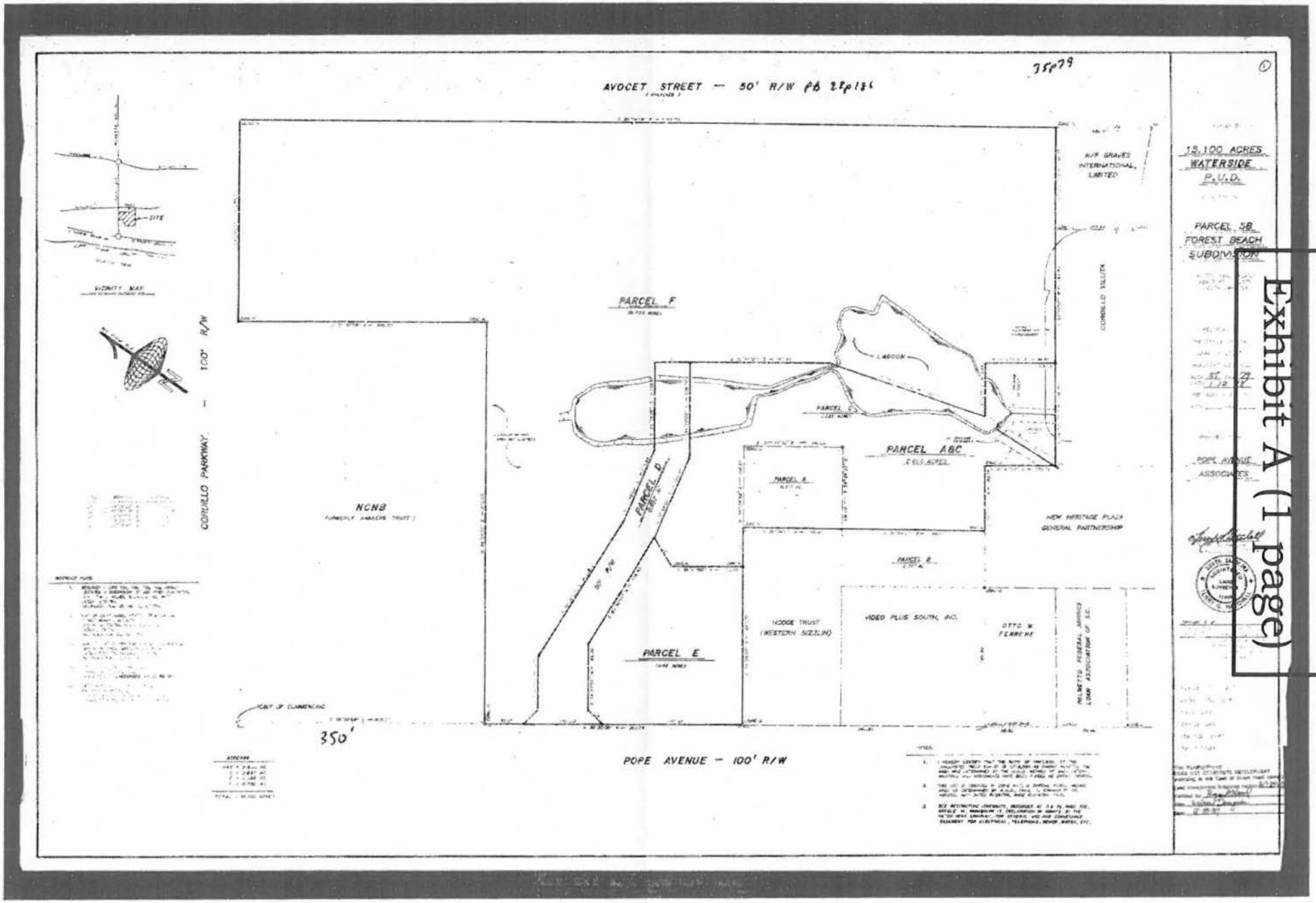
ATTACHMENT A

Exhibit A (1 page)



NOTICE OF ACTION

Application # **DPR-001056-2016**

Exhibit B (2 pages)

ATTACHMENT A

Name of Development: SPINNAKER RESORT WELCOME CENTER	**Location:** 30 Waterside Drive Hilton Head, SC 29926	
Owner	**Applicant**	**Agent**
SCD Properties Inc	WOOD + PARTNERS, INC	

Location and Development Information:

Decription: NEW SPINNAKER RESORT WELCOME CENTER

Zoning District (s): A7(14) Flood Zone, Resort Development District, Corridor Overlay District, Corridor Overlay District - Waterside-Town Center PD-2	**Subdivision:** Not Applicable	**Tax District Map Parcel:** R552 018 000 0202 0000

Approved Site Plan Information:

Date of the latest revision of approved site plan: June 29, 2016	Based on Plans by: Wood + Partners and Alliance Consulting Engineers Plans Titled: Spinnaker Welcome Center

Any deviation from the approved plans will require additional review.

Case Manager: Nicole Dixon **Signature:** Nicole Dixon

Date Issued: 07/28/2016 **Expiration Issued:** 7-27-18

Pursuant to LMO 16-3-310 or 16-3-608, this approval expires as indicated above unless a complete building permit application is submitted, or where no building permit is required, a Certificate of Compliance is obtained. Pursuant to LMO 16-3-706, the Building Official can issue no final Certificate of Occupancy until the Planning Division issues a final Certificate of Compliance. For more information, see LMO 16-3-703 and 16-3-801 through 807 (Development Sureties).

Print Name: David McAllister Signature: [signature] Date: 7/28/16
Owner or Authorized Agent of Owner

This must be posted on the site and shall not be removed until it has passed the final inspection

NOTICE OF ACTION

Application # **DPR-001056-2016**

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Conditions of the Approval for: DPR-001056-2016

Fire:	- Contact the Fire Marshal for marking of fire lanes prior to request for C of C inspection
Natural Resource:	- Specimen Tree Impacts, Sec. 16-6-104.F It appears that the proposed building footprint will impact the canopy drip line of the 40" Live Oak located on the southeast side of the building. A site visit with the applicant and their tree contractor will be required to address any pruning of this tree that will be required for the proposed construction.
Fire:	- Access & water supply for fire department operations shall be provided during construction.
Fire General Condition:	- Maintain a vertical clearance over access roads of 13'6". Ensure any trees are trimmed that hang over the access road.
Planning:	- Contact Nicole Dixon at 843-341-4686 for a pre-clear inspection once tree protection and erosion and sediment control fencing has been installed, prior to beginning construction or any clearing.

ATTACHMENT A

ATTACHMENT A

Exhibit C (1 page)

10893

CONCEPTUAL MASTER PLAN

SHIPYARD PLANTATION
LIGHT RESIDENTIAL
P.D.D.#7

P.D.D.#3

CORDILLO PARKWAY

POPE AVENUE

TO LAGOON ROAD

50' R.O.W.
AVOCET AVENUE

TRACT A
(COMMERCIAL)

TRACT B
(COMMERCIAL)

TRACT C
(COMMERCIAL)

TRACT D
(HOTEL)

TRACT E
(RESIDENTIAL)

COURTYARD

PROPOSED LAGOON

POOL COMPLEX

EXISTING LAGOON

BANKHEAD TRUST
COMMERCIAL

NEWSOME PLAZA - COMMERCIAL

APPROXIMATE ZONE OF EXISTING PAVEMENT

MAITLAND PLAZA
COMMERCIAL

APPROX. LOCATION OF ENCROACHMENT AREA

LOCATION MAP

SITE

NORTH

SCALE: 1" = 50'

0' 50' 100' 150'

DEVELOPMENT SUMMARY

USE	TRACT	AREA (ACRES)	G.L.A. OR UNITS (SF)	DENSITY (DWG/AC)	OPEN SPACE (% ACRES & SQ.FT.)	IMPERVIOUS AREA (% ACRES & SQ.FT.)	PKG. PROV.
COMMERCIAL	A	8.7	40,000	—	27/ 2.46/ 106,966	73/ 6.24/ 271,834	200
COMMERCIAL	B+C	4.8	58,000	—	39/ 1.90/ 82,800	61/ 2.90/ 126,200	319
HOTEL	D	1.0	50,000 (120 ROOMS)	120.0	70/ 0.7/ 30,500	30/ 1.0/ 43,500	166
RESIDENTIAL	E	7.5	225	29.6	59/ 4.40/ 191,700	41/ 3.06/ 133,300	350
TOTALS	—	19.1	348	16.00	41.1/ 7.86/ 342,500	58/ 10.21/ 444,800	907

TOWN CENTER P.U.D.
POPE AVENUE ASSOCIATES
11 LAGOON ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA

Edward Pinckney/Associates, Ltd.
Landscape Architects and Planners
Hilton Head Island, South Carolina 803/785-4200
Charleston, South Carolina 803/723-9506

Sheet Title: CONCEPTUAL MASTER PLAN
Job Number: 80041
Date: NOV. 5, 1984
Drawn:
Approved:
Revisions:

Sheet 1 Of 4

ATTACHMENT A

Exhibit D (5 pages)

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
803/842-8900 Fax 842-7728

March 3, 1995

Frank R. Chapman, Jr.
Mayor
Frank Brafman
Mayor ProTem

Council Members

James K. Carlin
Willie (Bill) Ferguson
Kate Keep
Tom Peeples
Dorothy G. Perkins

Stephen G. Riley
Town Manager

Mr. Robert L. Graves
Pope Avenue Associates
Post Office Box 6450
Hilton Head Island, SC 29938

CERTIFIED MAIL
P 836 425 821

RE: Application for Categorical Exemption/Town Center P.U.D.

Dear Mr. Graves:

We have now reviewed the Application for Categorical Exemption of Pope Avenue Associates, dated December 13, 1994, together with attachments (hereinafter, the "Application"). Previously, on December 23, 1994, the Town of Hilton Head Island, South Carolina (hereinafter, the "Town"), delivered a "Notice of Completeness" with respect to the Application for Categorical Exemption. Thereafter, on January 5, 1995, a public hearing on the Application for Categorical Exemption was held, pursuant to the provisions of Section 4(A)(5) of the Procedure for Determination of Vested Rights adopted under the authority of § 16-7-698, *Code of the Town of Hilton Head Island* (1983) (hereinafter, "Vested Rights Determination Procedures").

This determination set forth herein constitutes the Final Determination of the Administrator, as described in Section 4(A)(6) of the Vested Rights Determination Procedures. This determination is appealable to the Court of Common Pleas for Beaufort County, South Carolina, as set forth in Section 8 of the Vested Rights Determination Procedures.

APPLICATION FOR CATEGORICAL EXEMPTION

The Applicant, pursuant to the December 13, 1994, Application, seeks a determination that the property known as "Tract A," "Tract B," "Tract C," "Tract D" and "Tract E," as shown on the July 27, 1987 "Conceptual Master Plan for the Town Center P.U.D. (hereinafter the "Property")is categorically exempt from all amendments to the Development Standards Ordinance of the Town [§§ 16-7-10, *et seq.*, *Code of the Town of Hilton Head Island* (1983)] (hereinafter "DSO"), and also the Land Management Ordinance of the Town [§§ 16-7-100, *et seq.*, *Code of the Town of Hilton Head Island* (1983)] (hereinafter, "LMO"), regarding permitted uses, densities and design standards, enacted subsequent to the date of Preliminary Approval, to wit: December 12, 1984. (hereinafter, "December 12, 1984 Preliminary Approval"). (*See:* Narrative in the Application)

The basis for the claim of a Categorical Exemption are the following documents as set forth in the Application of Pope Avenue Associates, (hereinafter, the "Applicant") as follows:

1. November 5, 1984, Application for Development Permit.
2. December 12, 1984, Notice of Action Taken.
3. November 8, 1985, Order of the Hon. John H. Waller, Jr.
4. September 2, 1986, letter from Robert L. Graves to Orion Hack.
5. November 7, 1986, letter from Thomas P. Brechko to Barry L. Johnson.
6. July 8, 1987, letter from Thomas P. Brechko to Richard A. McGinty.
7. September 1, 1987, letter from John C. Benso to Thomas P. Brechko.

ATTACHMENT A

8. September 10, 1987, letter from Thomas P. Brechko to John C. Benso.

Although not included in the application, the Town's files also contained a "Conceptual Master Plan," dated July 27, 1987, together with minutes from the meeting of the Town of Hilton Head Island Planning Commission, dated May 6, 1987. It appears that certain changes to the December 12, 1984, Preliminary Approval were sought by the Applicant, and were approved by the Town of Hilton Head Island Planning Commission. Although the July 27, 1987, "Conceptual Master Plan," does not bear a Town stamp, the uses and densities as shown in the "Development Summary" on the July 27, 1987, "Conceptual Master Plan" are the same as those sought by the Applicant.

In December of 1994, the DSO was in effect within the Town. § 16-7-741, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Preliminary Approval, in and of itself, does not provide exemption from subsequently enacted amendments to this chapter except as to approvals on use and distribution of population. Approvals as to use and distribution of population shall be deemed vested and therefore exempt from subsequently enacted amendments to this chapter . . .

Further, § 16-7-743, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Any preliminary approval granted under the provisions of this chapter shall become invalid two years from the date of its issue unless the applicant shall file a properly completed application for a final development permit.

In this case, the preliminary approval was issued on December 12, 1984. An appeal from the approval to the Town of Hilton Head Island Board of Adjustment was initiated by adjoining landowners, and the Board of Adjustment reversed the grant of the December 12, 1984 Preliminary Approval. The matter was further appealed to the Court of Common Pleas for Beaufort County, South Carolina. In the case of "Robert L. Graves, *et al.*, v. The Town of Hilton Head Island, *et al.*," Beaufort County, South Carolina, Civil Action Number 85-CP-07-646, the Hon. John H. Waller, Jr., reversed the Board of Adjustment, reinstated the December 12, 1984 Preliminary Approval, and further ruled that the December 12, 1984 Preliminary Approval would not expire until September 30, 1987. No appeal was filed from this Order.

Thereafter, on May 6, 1987, the Town of Hilton Head Island Planning Commission approved certain "conditional use" and "special exception" requests with respect to the Property. In approving the request, the following uses and densities for the Property were approved:

Category of Use	Acres	Square Feet or Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Hotel/Motel	2.6	94 Rooms	

Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development units[1]

The Applicant subsequently filed a complete application for a "Final Development Permit for "Tract D" of the Property, which application was approved, with conditions on August 27, 1987. This occurred within the life of the December 12, 1984 Preliminary Approval, as extended by the Order of the Hon. John H. Waller, Jr., on November 8, 1985.

As of August 27,1987, § 16-7-744, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Any final permit approved under the provisions of this chapter shall become invalid one calendar year from the date of its issue unless:
>
> (1) A building permit is issued and construction is commenced within the life of the building permit;

A building permit for (what was then) the "Super 8" motel was obtained and executed within the life of the final development permit. This action by the applicant was timely and therefore sufficient to prevent the expiration of the December 12, 1984 Preliminary Approval for the Property, pursuant to DSO § 16-7-741, *Code of the Town of Hilton Head Island, South Carolina* (1983).

EXTENT OF VESTED RIGHTS UNDER CATEGORICAL EXEMPTION

In consideration of the above referenced approvals, determinations, orders and agreements, all of which are hereby determined to be "Valid Final Development Permits" as defined in Section 2 (A)(18) of the Vested Rights Determination Procedures, the following rights are hereby determined to be "vested" against amendments to the DSO and LMO regarding permitted uses, densities and design standards enacted subsequent to the issuance of the December 12, 1984 Preliminary Approval:

Category of Use	Acres	Square Feet or Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development units

[1] The method used to calculate density under the Development Standards Ordinance allowed for the density for each category of use to be spread over the entire area of the P. U. D. Therefore, the effective densities were: Commercial (office and retail), 3,854 square feet per acre, and Residential (including 94 motel rooms which converts to 38 residential development units), 15.67 units per acre.

The Hotel/Motel use is not included, because a Final Development Permit for "Tract D" was obtained and executed in 1987/1988. The Applicant's rights with respect to "Tract D" have, therefore, been fully executed.

In as much as no Final Development Permit was ever obtained for any part of the Property except "Tract D", any development on the remainder of the Property shall conform to all design standards of the existing LMO, § 16-7-100, *et seq., Code of the Town of Hilton Head Island, South Carolina* (1983), to the greatest degree possible. As used above, "to the greatest degree possible" means that any design standard which can be met without creating a negative impact on the densities set forth above shall be met.

Notwithstanding anything to the contrary set forth above, future development shall also be subject to: (1) the provisions of §§ 16-7-300, *et seq., Code of the Town of Hilton Head Island* (1983), Non-comformities; §§ 16-7-480, *et seq., Code of the Town of Hilton Head Island* (1983), Corridor Review; (2) the provisions of § 16-7-700, *et seq., Code of the Town of Hilton Head Island* (1983), Traffic Congestion and Growth Management; and, § 16-7-876, *et seq., Code of the Town of Hilton Head Island* (1983), Street Improvement Fees. These subsequently enacted amendments to the LMO do not relate to uses or densities, nor do they affect the Applicant's ability to proceed with the development of the Property at the uses and densities set forth herein.

These supplemental land use regulations were not, and could not have been contemplated by the parties either at the time of the issuance of the December 12, 1984, Preliminary Approval, or at the time of the November 8, 1985, Order of the Hon. John H. Waller, Jr., or at the time of the May 6, 1987, Conditional Use/Special Exception Approval; or at the time of the September 10, 1987, confirmation of the status of the December 12, 1984, Preliminary Approval. Therefore, even under any applicable theory of contract law, such unforeseen needs and governmental responses would be outside the scope of permits, approvals and orders relied upon by the Applicant.

Future development of the Property pursuant to the December 12, 1984, Preliminary Approval shall be subject to the provisions of all building and related construction codes (*i. e.,* the plumbing, electrical and mechanical codes, etc.) in effect at the time of construction. Further, this Categorical Exemption Certificate does not purport to exempt the Applicant or any development on the subject property from requirements of the State of South Carolina or the United States of America (if any) which may be applicable to this Applicant or to development of the Property.

While the uses and densities set forth in the December 12, 1984, Preliminary Approval, as amended by the May 6, 1987, Conditional Use / Special Exception Approval, are determined to have been "vested," the existing development (i. e., the "Holiday Express" on "Tract D,") and the remainder of the project, if and when built, may be "non-conforming" under the provisions of the RD-1 Central Forest Beach Zoning District, and the provisions of §§ 16-7-300, *et seq., Code of the Town of Hilton Head Island* (1983). The Applicant claims exemption from the provisions of Article III of the LMO ("Non-Conformities and Prior Approvals"). Had the entire project been built, however, the entire project would be subject to the provisions of Article III of the LMO ("Non-Conformities and Prior Approvals"). The Applicant, through its inaction, cannot have improved its position over what it would have had if the project had been completed.

This Categorical Exemption Certification shall be valid for a period of Five (5) Years from

the date hereof, unless the Applicant shall have obtained a Development Plan Approval, and then to obtain and act upon a validly issued building permit within the life of the Development Plan Approval.[2]

After the expiration of this Certificate any future development on the real property which is the subject of the Application shall be subject to all relevant provisions of the then existing LMO, and/or such other land use ordinance or regulations as may be in force. As stated above, the Categorical Exemption Certification shall expire on March 3, 2000. This date is more than fifteen (15) years from the date of the issuance of the December 12, 1984, Preliminary Approval, and more than twelve (12) years from the granting of the Final Development Permit for "Tract D" of the Property.

Governments cannot bargain away their police powers, which are necessary both for promotion of the public health safety and welfare and for the prevention of public harm. The above described limitations on the extent of vested rights granted pursuant to this Categorical Exemption Certificate are designed to honor commitments previously made by the Town in granting development rights to this Applicant while properly balancing such rights with the Town's responsibilities to existing citizens.

THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

Thomas P. Brechko, AICP
Chief of Planning
Acting Administrator of the Land Management Ordinance

TPB/
cc: Hon. Frank R. Chapman, Jr.
Frank Brafman
James K. Carlin
Bill Ferguson
Kathryn H. Keep
Thomas D. Peeples
Dorothy G. Perkins
Gregory D. DeLoach, Esq.
Stephen G. Riley, AICP
Curtis L. Coltrane, Esq.
Barry L. Johnson, Esq.

---

2 Although obtaining a Development Plan Approval or Approvals and a building permit or permits to complete the Development within the five (5) year period will be sufficient to prevent expiration of the Categorical Exemption Certificate, a lapse of the Development Plan Approval or Approvals or the building permit or permits at any point after the expiration of five (5) years from the date hereof will result in the expiration of this Categorical Exemption Certificate.

ATTACHMENT B

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

David Bennett
Mayor

William D. Harkins
Mayor ProTem

Council Members

David Ames
Marc A. Grant
Thomas W. Lennox
Kim W. Likins
John J. McCann

Stephen G. Riley
Town Manager

August 23, 2016

Mr. Chester C. Williams
Law Office of Chester C. Williams, LLC
17 Executive Park Rd, Suite 2
PO Box 6028
Hilton Head Island, SC 29938

Dear Chet:

This letter is in response to the discussions we have had over the past few months and your request for information and a formal determination on what effect the Waterside (Town Center) PD-2 overlay has on the vacant parcel that Spinnaker is proposing to construct their Welcome Center on. The subject parcel is located at 30 Waterside Drive and is further identified as Parcel 202 on Beaufort County Tax Map 18. The property is zoned RD (Resort Development), is within the COR (Corridor Overlay District) and is part of the Waterside (Town Center) PD-2 Overlay.

According to the information that the Town has, the Waterside PD-2 received preliminary approval on December 12, 1984 by the Joint Planning Commission. This approval was obtained under the September 28, 1983 DSO (Development Standards Ordinance). The development as shown on the Conceptual Master Plan dated November 5, 1984 was to consist of a hotel, residential, commercial retail and commercial office uses. The master plan in our records, which only contains sheet 1 of 4, shows 5 Tracts of land with a development summary table that lists uses, acreage, square footages, open space, impervious area and parking assigned to each Tract. The parcel subject to your inquiry is labeled as Tract B on the master plan, with the use listed as "commercial-retail".

The DSO in effect at the time stated that preliminary approval did not provide exemption from subsequently enacted amendments and that any preliminary approval shall become invalid two years from the date of its issuance unless the applicant filed a completed application for final development permit. In the case of the Waterside PD-2 project, a preliminary approval was granted on December 12, 1984. An appeal of this approval was filed by adjacent landowners to the Board of Adjustment. The Board of Adjustment reversed the December 12, 1984 preliminary approval. This matter was further appealed to the Court of Common Pleas, which reversed the Board of Adjustments decision and reinstated the December 12, 1984 preliminary approval and further ruled that the preliminary approval would not expire until September 30, 1987.

A Special Exception/Conditional Use permit was approved for the development by the Planning Commission on May 6, 1987 which included a land exchange that changed the boundary of the PUD but not the site acreage, and also permitted an increase in the number of hotel rooms from 50 to 94 with a corresponding reduction of residential dwelling units and retail space.

ATTACHMENT B

According to a letter dated March 3, 1995 by Thomas Brechko, Chief of Planning with the Town, the Town's files at that time contained a "Conceptual Master Plan" dated July 27, 1987, which revised the 1984 master plan to match what was approved by the Planning Commission with the special exception/conditional use approval on May 6, 1987. Staff is unable to locate this master plan. Staff was able to locate a Conceptual Master Plan dated February 11, 1987 in the Development Plan Review file for the hotel development (DPR-18-87).

A review of the documentation associated with the special exception/conditional use approval indicates that the use of Tract B did not change. In comparing the 1984 master plan to the 1987 master plan, it appears the boundary change referenced in the special exception/conditional use approval was between the hotel tract and the Western Sizzlin property (now Aunt Chiladas). The Western Sizzlin property lost some of the parking area in the rear to allow a more workable hotel site and in exchange, the commercial/retail space originally planned for Tract C was reduced and part of it was replaced with parking for the Western Sizzlin property. Tract B remained on the 1987 master plan as commercial retail. There was a summary table that went along with the special exception/conditional use approval. The summary table lists a 1.4 acre tract with 21,913 square feet of commercial/ office, a 3 acre tract with 36,279 square feet of commercial/retail, a 2.6 acre tract with 94 hotel/motel rooms, a 1.3 acre tract for common open space and a 6.8 acre tract with 200 residential dwelling units.

According to a letter from McGinty Associates (Architects for the hotel project) to the Town dated July 13, 1987, 1.3 acres of open space was required by the Planning Commission in conjunction with the special exception/conditional use approval. The motel tract was 2.6 acres, which was not enough acreage to allow the requested 94 rooms. In order to make the rooms per acre figure comply with the provisions of the LMO, the Planning Commission required 1.3 acres of open space be provided in the Waterside PUD. According to this letter, it was agreed that this common open space could be distributed throughout the remaining PUD.

According to the March 3, 1995 letter by Thomas Brechko, on January 5, 1995 a Categorical Exemption was approved for the project making it exempt from all amendments to the DSO and LMO at the time with regards to permitted uses, densities and design standards. The uses, acreage assigned and square footages that were approved under the preliminary approval were determined to be vested for the project. The Categorical Exemption certificate was valid for five years, expiring on March 3, 2000. After the expiration of the certificate, any future development of the property shall be subject to the provisions of the LMO in effect at that time. This does not mean that the Waterside PD-2 Overlay would no longer exist; it simply means that any properties that were not developed by that time are not vested for uses, densities and design standards that were allowed under the old LMO. They must conform to the standards of the current LMO.

According to a narrative written by Don Guscio dated February 4, 1998 submitted in conjunction with a Development Plan Review application for the Spinnaker interval occupancy residential development (DPR-03-98), on December 17, 1997, Waterside by Spinnaker purchased all of the Waterside PD-2 property excluding the hotel tract and Tract B. The uses and density transferred to the new owner were 200 residential units, 5,126 square feet of office and 23,363 square feet of retail. The balance of office and retail development density was retained for Tract B. Subtracting what was assigned to the new

owner from what was approved by the Planning Commission on May 6, 1987, 16,787 square feet of office and 12,916 square feet of retail remains. DPR-03-98 was approved in 1998 for 200 development units and associated recreational facilities and check-in office space. That is how the development was built and still functions today. It is different than what the original 1984 Conceptual Master Plan was approved for, but matches the summary table that was approved in 1987.

Based on open space numbers staff obtained from Todd Theodore with Wood and Partners (architect/applicant for the proposed Spinnaker Welcome Center) the entire Waterside PUD, which is 15.1 acres total, has approximately 9.6 acres of open space. The Waterside PUD includes the Waterside by Spinnaker development, the Beachwalk Hotel development and the proposed welcome center. This information demonstrates that the 1.3 acres of open space required by the Planning Commission in 1987 for the PUD as a whole is being met.

Based on all of the above information, I have determined that the Spinnaker Welcome Center is permitted as proposed as long as it does not exceed what was allowed on that masterplan or what is permitted by the current LMO.

The proposed Welcome Center is shown to be built at a maximum of 7,500 square feet. Per LMO Section 16-3-102.L, the RD District allows up to 8,000 square feet of nonresidential uses per net acre. The subject property is 1.068 acres in size, which would allow 8,544 square feet. Since the proposed Welcome Center is only 7,500 square feet in size, it is clearly less than what the LMO allows and is less than the 16,787 square feet originally retained for Tract B. The proposed Welcome Center project (DPR-001056-2016) meets all current LMO requirements and a Notice of Action was issued on July 28, 2016.

Should you wish to appeal this determination to the Board of Zoning Appeals (BZA), please file an appeal application within 14 calendar days of receipt of this determination.

Should you have any other questions or concerns, please contact me at (843) 341-4686 or nicoled@hiltonheadislandsc.gov.

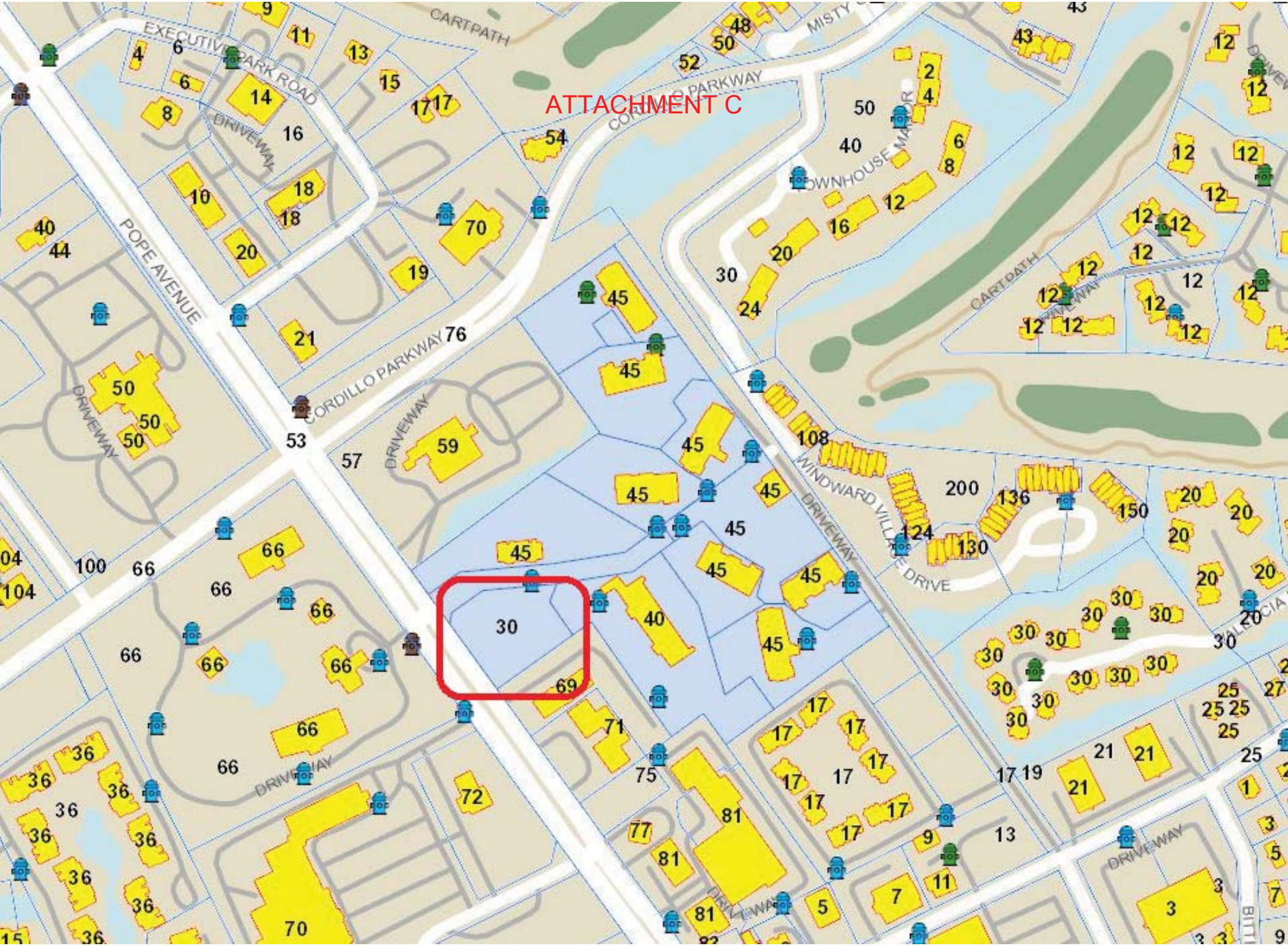
Sincerely,

Nicole Dixon

Nicole Dixon, CFM
Senior Planner

Cc: Todd Theodore, Wood and Partners
Charlie Halterman, Spinnaker Resorts
File

ATTACHMENT C



ATTACHMENT D

NOTICE OF ACTION

Application # **DPR-001056-2016**

Name of Development: SPINNAKER RESORT WELCOME CENTER	**Location:** 30 Waterside Drive Hilton Head. SC 29926	
Owner	**Applicant**	**Agent**
SCD Properties Inc	WOOD + PARTNERS, INC	
Location and Development Information:		
Decription: NEW SPINNAKER RESORT WELCOME CENTER		
Zoning District (s): A7(14) Flood Zone, Resort Development District, Corridor Overlay District, Corridor Overlay District - Waterside - Town Center PD-2	**Subdivision:** Not Applicable	**Tax District Map Parcel:** R552 018 000 0202 0000
Approved Site Plan Information:		
Date of the latest revision of approved site plan: June 29, 2016	Based on Plans by: Wood + Partners and Alliance Consulting Engineers Plans Titled: Spinnaker Welcome Center	
Any deviation from the approved plans will require additional review.		
Case Manager: Nicole Dixon	**Signature:**	
Date Issued: 07/28/2016	**Expiration Issued:** 7-27-18	

Pursuant to LMO 16-3-310 or 16-3-608, this approval expires as indicated above unless a complete building permit application is submitted, or where no building permit is required, a Certificate of Compliance is obtained. Pursuant to LMO 16-3-706, the Building Official can issue no final Certificate of Occupancy until the Planning Division issues a final Certificate of Compliance. For more information, see LMO 16-3-703 and 16-3-801 through 807 (Development Sureties).

Print Name: David McAllister Signature: Date: 7/28/16
Owner or Authorized Agent of Owner

This must be posted on the site and shall not be removed until it has passed the final inspection

Print Date: 7/28/2016

NOTICE OF ACTION

Application # **DPR-001056-2016**

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Conditions of the Approval for: DPR-001056-2016

Fire:	- Contact the Fire Marshal for marking of fire lanes prior to request for C of C inspection
Natural Resource:	- Specimen Tree Impacts, Sec. 16-6-104.F It appears that the proposed building footprint will impact the canopy drip line of the 40" Live Oak located on the southeast side of the building. A site visit with the applicant and their tree contractor will be required to address any pruning of this tree that will be required for the proposed construction.
Fire:	- Access & water supply for fire department operations shall be provided during construction.
Fire General Condition:	- Maintain a vertical clearance over access roads of 13'6". Ensure any trees are trimmed that hang over the access road.
Planning:	- Contact Nicole Dixon at 843-341-4686 for a pre-clear inspection once tree protection and erosion and sediment control fencing has been installed, prior to beginning construction or any clearing.

LANDSCAPE DEVELOPMENT PLANS

FOR

Spinnaker Welcome Center

Construction Documents
Hilton Head Island, South Carolina
June 29, 2016

APPROVED
By nicoled at 12:47 pm, Jul 28, 2016

PROJECT TEAM:

LANDSCAPE ARCHITECT

Wood + Partners Inc.
7 Lafayette Place
Hilton Head Island, SC 29926
843-681-6618
CONTACT: Todd Theodore

ARCHITECT

General Design and Restoration, Inc.
1000 Branson Landing Blvd.
Branson, MO 65616
417-334-1999

CIVIL ENGINEER

Alliance Consulting Engineers, Inc.
23 Plantation Park Drive, Suite 204
Bluffton, SC 29910
843-757-5959

SITE ELECTRICAL
CDDC, LLC
PO Box 2869
Bluffton, SC 29910
843-384-4731

PREPARED FOR:

Spinnaker Development Group
35 DeAllyon Avenue
843-785-8105

INDEX TO DRAWINGS:

LANDSCAPE ARCHITECTURE	
CVR	COVER
L1	SITE PLAN
L2	LAYOUT PLAN
L3	DETAILS
L3.1	DETAILS
L4	PLANTING PLAN
L4.1	PLANT DETAILS
L5	SETBACK EXHIBIT

VICINITY MAP
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
2. ALL DISTURBED AREAS AND PROPOSED GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE MULCHED AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE.
3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES.
4. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE THE EFFECTS OF SUB-SURFACE CONDITIONS ON THE WORK AND SHALL BID AND CONSTRUCT THE WORK IN ACCORDANCE WITH HIS FINDINGS.
5. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL PIPE, STRUCTURES OR DEBRIS WITHIN THE AREA OF CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
7. CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.
9. CONTRACTOR TO AVOID ANY DAMAGE TO ALL EXPOSED TREE ROOTS. IF CONFLICTS WITH TREE ROOTS EXIST, CONTRACTOR SHALL NOT CUT TREE ROOTS AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO MAKING ANY ADJUSTMENTS.

811 Know what's below. Call before you dig.

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE 14014 TA1.dwg, DATED FEBRUARY 26, 2014.

LINE	LENGTH	BEARING
L1	28.28'	N 09°24'51" E
L2	23.52'	S 26°54'56" W
L3	16.42'	S 81°00'39" W
L4	26.64'	N 47°33'02" W
L5	39.79'	N 63°25'51" E
L6	16.41'	S 41°47'39" E
L7	23.35'	N 65°30'12" E
L8	16.58'	S 20°21'54" W
L9	29.39'	S 72°17'11" W
L10	19.39'	N 40°12'57" E

APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

SITE SUMMARY:

TOTAL SITE AREA:	1.068 ACRES
ZONING DISTRICT:	RD
OVERLAY DISTRICT:	CORRIDOR
CC MAXIMUM IMPERVIOUS COVER:	50%

PARCEL SUMMARY:
R552 018 000 0202 0000

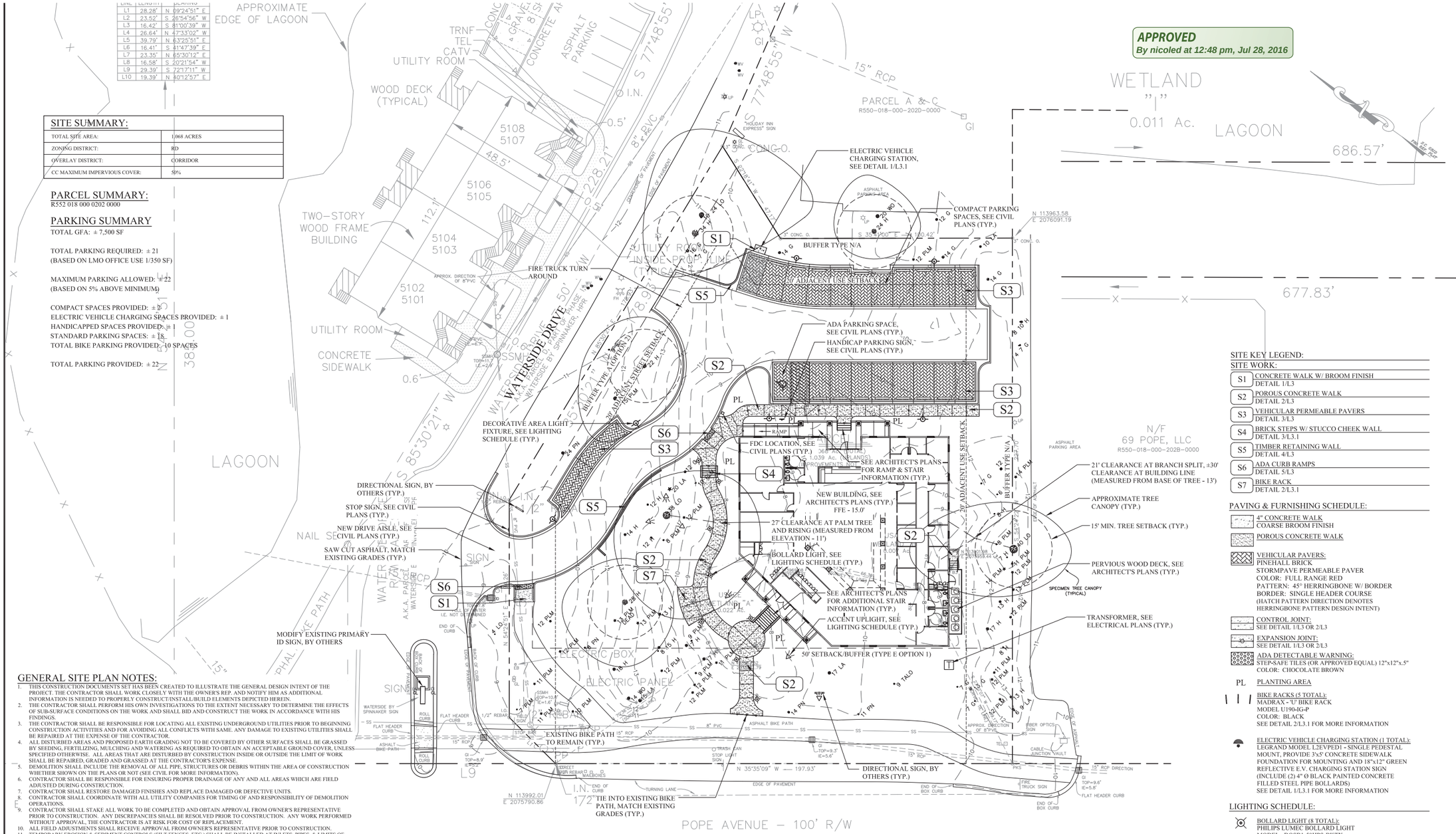
PARKING SUMMARY
TOTAL GFA: ± 7,500 SF

TOTAL PARKING REQUIRED: ± 21
(BASED ON LMO OFFICE USE 1/350 SF)

MAXIMUM PARKING ALLOWED: ± 22
(BASED ON 5% ABOVE MINIMUM)

COMPACT SPACES PROVIDED: ± 2
ELECTRIC VEHICLE CHARGING SPACES PROVIDED: ± 1
HANDICAPPED SPACES PROVIDED: ± 1
STANDARD PARKING SPACES: ± 18
TOTAL BIKE PARKING PROVIDED: 10 SPACES

TOTAL PARKING PROVIDED: ± 22



GENERAL SITE PLAN NOTES:

1. THIS CONSTRUCTION DOCUMENTS SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE THE EFFECTS OF SUB-SURFACE CONDITIONS ON THE WORK AND SHALL BID AND CONSTRUCT THE WORK IN ACCORDANCE WITH HIS FINDINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
5. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL PIPE, STRUCTURES OR DEBRIS WITHIN THE AREA OF CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT (SEE CIVIL FOR MORE INFORMATION).
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
7. CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.
9. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. ANY WORK PERFORMED WITHOUT APPROVAL, THE CONTRACTOR IS AT RISK FOR COST OF REPLACEMENT.
10. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
11. TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE. SEE ENGINEERING PLANS.
12. SEE ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES, ROADS, PARKING AND STORM DRAINAGE.
13. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
14. SEE ELECTRICAL PLAN FOR LOCATION OF ELECTRICAL, AND PROVIDE CONDUIT SLEEVING FOR ALL WIRING UNDER PAVEMENTS.
15. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
17. ALL EXISTING TREES TO BE SAVED WILL HAVE TREE BARRICADES INSTALLED AROUND THEM PRIOR TO BEGINNING OF DEMOLITION. ALL WORK IN THOSE AREAS TO BE DONE BY HAND. FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES.
18. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
19. CONTRACTOR SHALL PROTECT THE PUBLIC FROM CONSTRUCTION AREAS AND ASSOCIATED ACTIVITY DURING CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE CONDUIT LOCATIONS (I.E. IRRIGATION, ELECTRICAL, ETC.) WITH SUBSEQUENT DRAWINGS PRIOR TO PAVEMENT INSTALLATION.
21. CONTRACTOR SHALL PROVIDE 4' x 4' MOCK UP PANELS OF ALL PAVEMENT & PAVER TYPES. IF APPROVED, PAVEMENT CAN BE A PART OF FINAL WORK.
22. REFER TO ARCHITECTURE PLANS FOR ALL RAMPS & STAIRS ATTACHED TO BUILDING.

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

PLAN IS SUBJECT TO CHANGE.

SITE KEY LEGEND:

SITE WORK:

S1	CONCRETE WALK W/ BROOM FINISH DETAIL 1/L3
S2	POROUS CONCRETE WALK DETAIL 2/L3
S3	VEHICULAR PERMEABLE PAVERS DETAIL 3/L3
S4	BRICK STEPS W/ STUCCO CHEEK WALL DETAIL 3/L3.1
S5	TIMBER RETAINING WALL DETAIL 4/L3
S6	ADA CURB RAMPS DETAIL 5/L3
S7	BIKE RACK DETAIL 2/L3.1

PAVING & FURNISHING SCHEDULE:

4" CONCRETE WALK
COARSE BROOM FINISH

POROUS CONCRETE WALK

VEHICULAR PAVERS:
PINEHALL BRICK
STORMPAVE PERMEABLE PAVER
COLOR: FULL RANGE RED
PATTERN: 45° HERRINGBONE W/ BORDER
BORDER: SINGLE HEADER COURSE
(HATCH PATTERN DIRECTION DENOTES HERRINGBONE PATTERN DESIGN INTENT)

CONTROL JOINT:
SEE DETAIL 1/L3 OR 2/L3

EXPANSION JOINT:
SEE DETAIL 1/L3 OR 2/L3

ADA DETECTABLE WARNING:
STEP-SAFE TILES (OR APPROVED EQUAL) 12"x12"x.5"
COLOR: CHOCOLATE BROWN

PL PLANTING AREA

BIKE RACKS (5 TOTAL):
MADRAX - 'U' BIKE RACK
MODEL U190-IG-P
COLOR: BLACK
SEE DETAIL 2/L3.1 FOR MORE INFORMATION

ELECTRIC VEHICLE CHARGING STATION (1 TOTAL):
LEGRAND MODEL L2EVPED1 - SINGLE PEDESTAL MOUNT, PROVIDE 3'x5' CONCRETE SIDEWALK FOUNDATION FOR MOUNTING AND 18"x12" GREEN REFLECTIVE E.V. CHARGING STATION SIGN (INCLUDE (2) 4" Ø BLACK PAINTED CONCRETE FILLED STEEL PIPE BOLLARDS)
SEE DETAIL 1/L3.1 FOR MORE INFORMATION

LIGHTING SCHEDULE:

BOLLARD LIGHT (8 TOTAL):
PHILIPS LUMEC BOLLARD LIGHT
MODEL: DOSB1-50HPS-BKTX
COLOR: BLACK

DECORATIVE AREA LIGHT FIXTURE (6 TOTAL):
PHILIPS HADCO CITY POST FROSTED GLOBE LED LUMINAIRE
FIXTURE MODEL: TX1-48-B-S-L-P-A-2-A-3-N-N-A-3-N
POST MODEL: 306-16-BLK

ACCENT UPLIGHT (6 TOTAL):
PHILIPS HADCO LED ALUMINUM BULLYTE
B3-A-LED13-NF-W

LIGHTING NOTES:
1. INSTALL ALL FIXTURES PER MANUFACTURER'S RECOMMENDATIONS.
2. SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.

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

PERMIT DOCUMENTS
SPINNAKER RESORT
WELCOME CENTER
Hilton Head Island, South Carolina

DRAWN BY: DM
CHECKED BY: TT

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

#	REVISION	DATE	BY
	DRB CONCEPTUAL	2-23-16	
	ARB SUBMITTAL	4-5-16	
	DRB SUBMITTAL	4-26-16	
1	DPR SUBMITTAL	6-2-16	
2	DPR SUBMITTAL	6-29-16	

DATE
6-29-16
PROJECT NUMBER
01-15035
SHEET TITLE
SITE PLAN

Wood+Partners Inc. WPi
Landscape Architects
Land Planners
PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.8818 ■ Fax 843.681.7082 ■ www.woodandpartners.com

SHEET NUMBER
L1

LINE	LENGTH	BEARING
L1	28.28'	N 09°24'51" E
L2	23.52'	S 26°54'56" W
L3	16.42'	S 81°00'39" W
L4	26.64'	N 47°33'02" W
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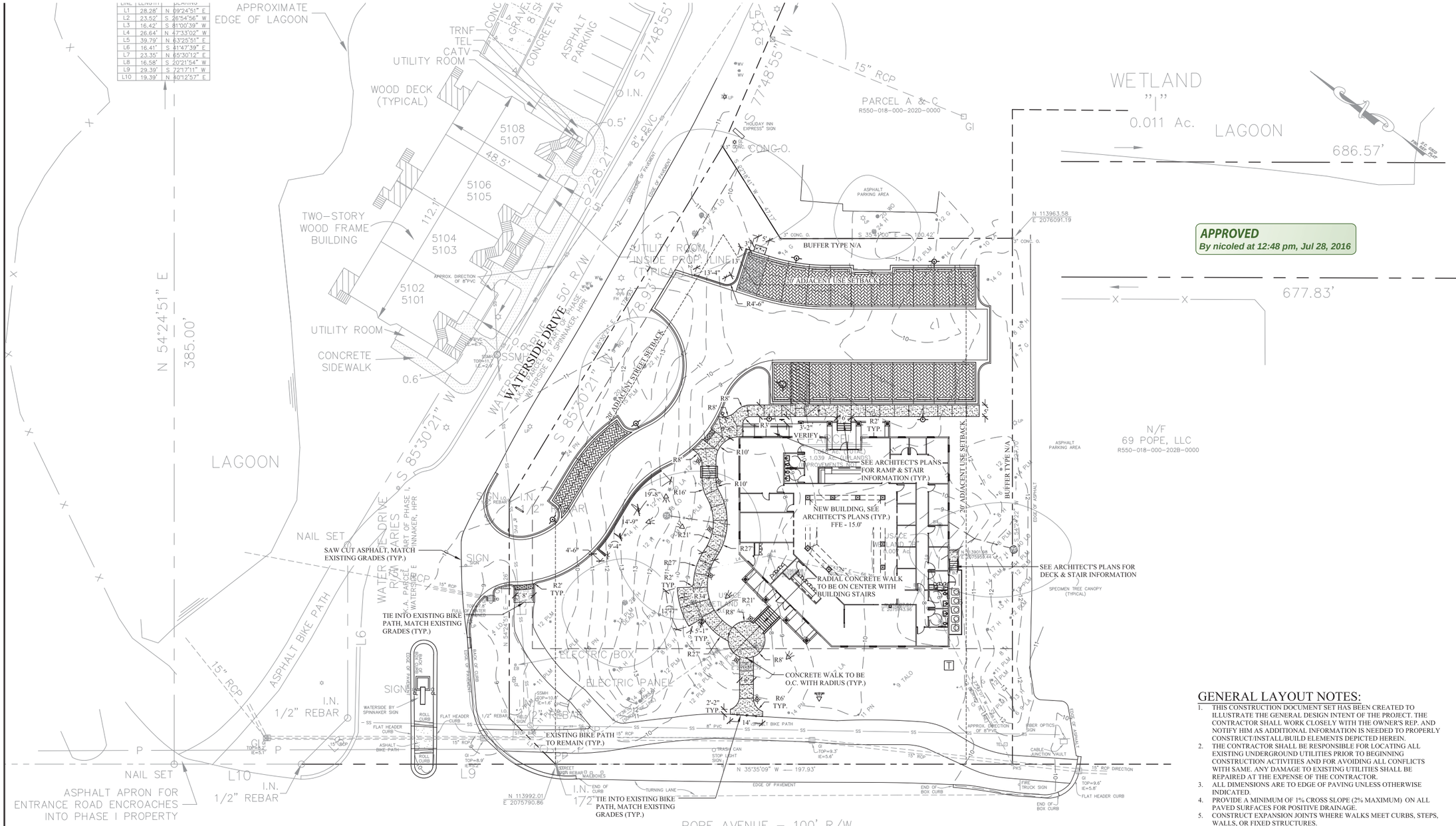

GENERAL LAYOUT NOTES:

1. THIS CONSTRUCTION DOCUMENT SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
3. ALL DIMENSIONS ARE TO EDGE OF PAVING UNLESS OTHERWISE INDICATED.
4. PROVIDE A MINIMUM OF 1% CROSS SLOPE (2% MAXIMUM) ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
5. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED STRUCTURES.
6. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.
7. FINISH GRADE OF PAVEMENT SHALL BE 3" ABOVE FINISH GRADE OF ALL LANDSCAPE AREAS.
8. ALL SIGNS SHALL BE STAKED IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, SEE SITE PLAN FOR GENERAL LOCATION.
9. 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 PROTECT ALL TREES TO REMAIN.
10. CONTRACTOR SHALL COORDINATE CONDUIT LOCATIONS (I.E. IRRIGATION, ELECTRICAL, ETC.) WITH SUBSEQUENT DRAWINGS PRIOR TO CONCRETE INSTALLATION.

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

PLAN IS SUBJECT TO CHANGE.

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

PERMIT DOCUMENTS
SPINNAKER RESORT
WELCOME CENTER
Hilton Head Island, South Carolina

DRAWN BY:
DM

CHECKED BY:
TT

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DATE
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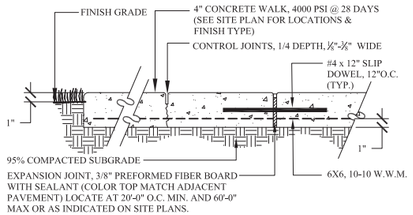
PROJECT NUMBER
01-15035
SHEET TITLE
LAYOUT PLAN

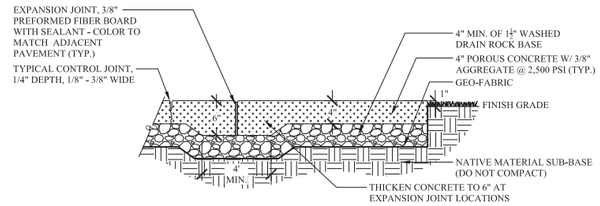
Wood+Partners Inc. WPi
Landscape Architects
Land Planners
PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.8818 ■ Fax 843.681.7088 ■ www.woodandpartners.com

SHEET NUMBER
L2



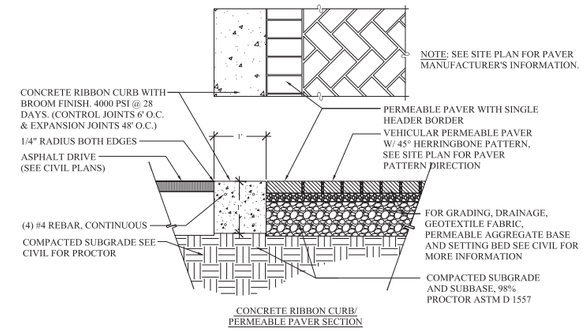
NOTES:
1. PROVIDE 4' x 4' MOCK UP PANEL OF EACH PAVEMENT TYPE AND OBTAIN APPROVAL PRIOR TO INSTALLATION. PANELS TO BE PROTECTED AND MAINTAINED ONSITE DURING CONSTRUCTION.
2. PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE (SEE CIVIL).
3. SEE SITE PLAN FOR LOCATION OF EXPANSION AND CONTROL JOINTS. ALL JOINTS TO BE PERPENDICULAR TO PAVEMENT EDGES.

1 / L3 4" CONCRETE WALK / EXPANSION & CONTROL JOINTS
SCALE: 1-1/2" = 1'-0"



NOTES:
1. CONTRACTOR SHALL PROVIDE MIN 4'X4' SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION
2. PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE
3. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, VERTICAL ELEMENTS AND DIFFERENT PAVEMENT TYPES.
4. SEE SITE PLAN FOR LOCATION OF EXPANSION AND CONTROL JOINTS.
5. POROUS CONCRETE SHALL COMPLY WITH ASTM C 1688 FOR TESTING DENSITY AND VOID CONTENT.

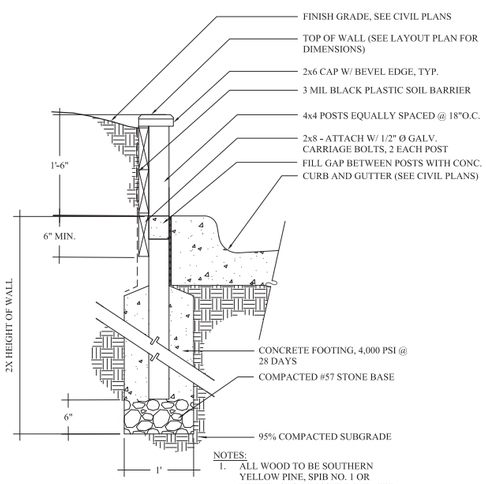
2 / L3 POROUS CONCRETE WALK / EXPANSION & CONTROL JOINTS
SCALE: 1" = 1'-0"



CONCRETE RIBBON CURB/ PERMEABLE PAVER SECTION

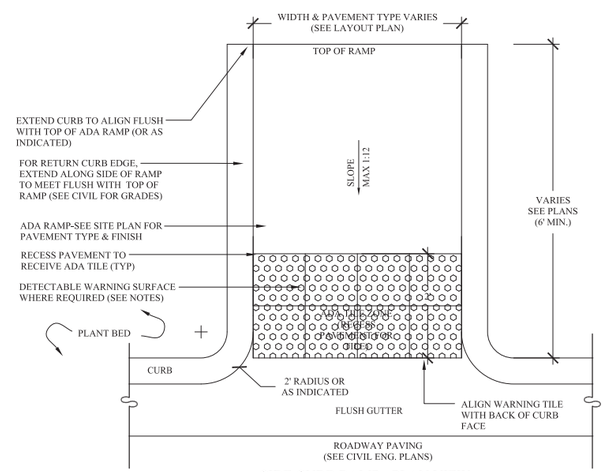
3 / L3 PERMEABLE VEHICULAR PAVERS
SCALE: ¾" = 1'-0"

APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

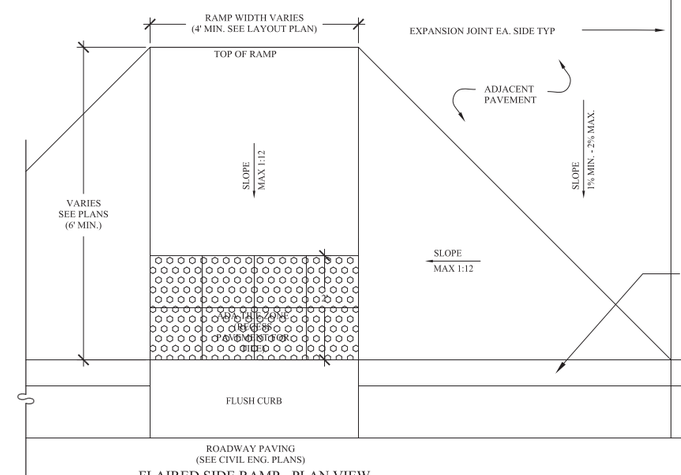


NOTES:
1. ALL WOOD TO BE SOUTHERN YELLOW PINE, SPIB NO. 1 OR BETTER, SYS, PRESSURE TREATED FOR GROUND CONTACT.

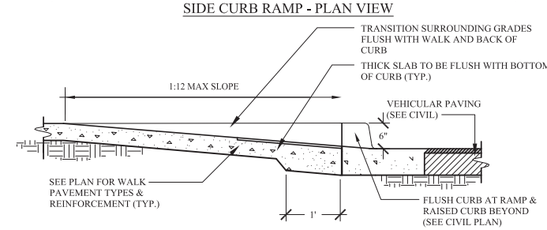
4 / L3 TIMBER RETAINING WALL
SCALE: 1" = 1'-0"



SIDE CURB RAMP - PLAN VIEW



FLAIRED SIDE RAMP - PLAN VIEW



SECTION

NOTES:
1. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
2. DETECTABLE WARNING SURFACE:
   2.1. PROVIDE TRUNCATED DOME DETECTABLE WARNING SURFACE WHERE PEDESTRIAN CIRCULATION PAVEMENTS INTERSECT FLUSH WITH VEHICULAR CIRCULATION (IN ACCORDANCE WITH ADA).
   2.2. SEE PLAN FOR TILE MANUFACTURER INFORMATION.
   2.3. FOR TILES LOCATED ALONG A RADIUS, EITHER CUT TILE TO ALIGN PERPENDICULAR TO CURVE (JOINTS OF TILES TO ALIGN) OR LAY TILE IN A GRID AND CUT OUTER PERIMETER TO MATCH RADII (USE ONLY ONE TYPE THROUGH OUT PROJECT).
3. SEE PLAN FOR PAVEMENT TYPES AND ASSOCIATED DETAILS.
4. SEE CIVIL FOR GRADING, ROADWAY PAVEMENTS AND CURBS...

5 / L3 ADA CURB RAMPS
SCALE: ¾" = 1'-0"

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

PERMIT DOCUMENTS
SPINNAKER RESORT WELCOME CENTER
Hilton Head Island, South Carolina

DRAWN BY:
DM
CHECKED BY:
TT

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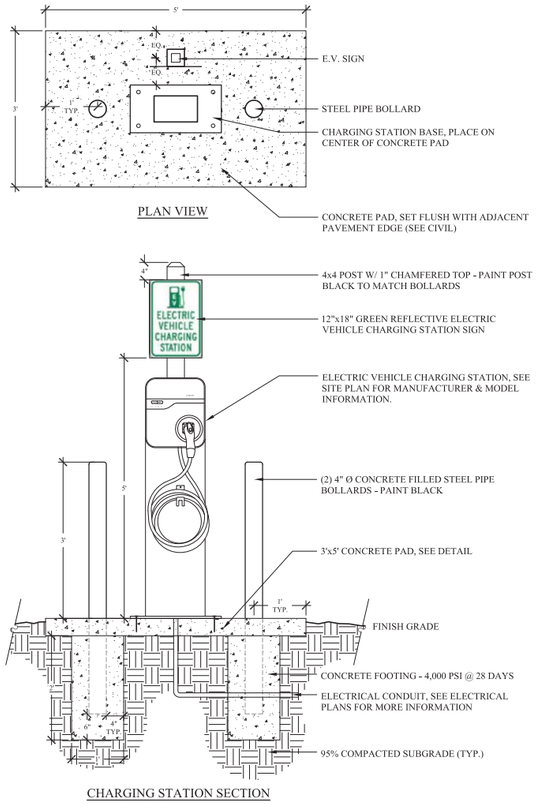
	ARB SUBMITTAL	4-5-16	
	DRB SUBMITTAL	4-26-16	
1	DPR SUBMITTAL	6-3-16	
2	DPR SUBMITTAL	6-29-16	

DATE
6-29-16
PROJECT NUMBER
01-15035
SHEET TITLE
DETAILS

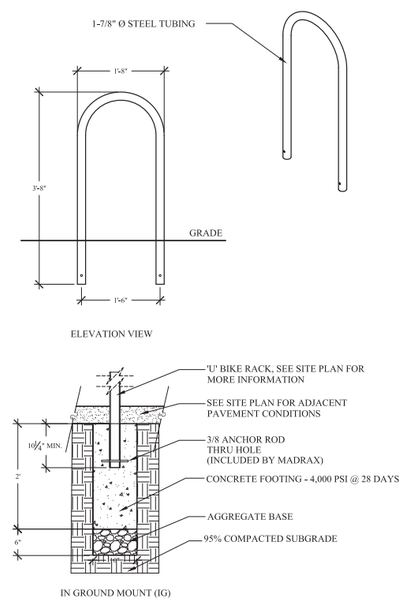
Wood+Partners Inc. WPi
Landscape Architects
Land Planners
PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.6618 ■ Fax 843.681.7680 ■ www.woodandpartners.com

SHEET NUMBER
L3

PLAN IS SUBJECT TO CHANGE.

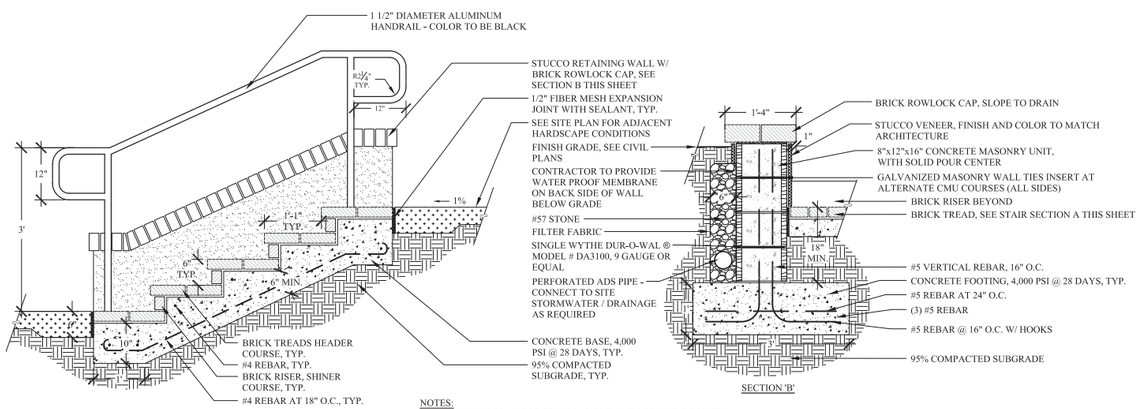


1 L3.1 ELECTRIC VEHICLE CHARGING STATION
SCALE: $\frac{3}{4}$" = 1'-0"



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. COLOR TO BE BLACK.
3. SEE SITE PLAN FOR LOCATION.
4. SEE SITE PLAN FOR MANUFACTURER & MODEL INFORMATION.

2 L3.1 BIKE RACK
SCALE: $\frac{3}{4}$" = 1'-0"



BRICK MANUFACTURER INFORMATION:
PINE HALL BRICK COMPANY
2701 SHOREFAIR DRIVE
WINSTON-SALEM, NC 27105
PH. 1-800-334-8689

WWW.PINEHALLBRICK.COM

BRICK STYLE: 4x8 RUMBLED BRICK
BRICK COLOR: RUMBLED FULL RANGE
MORTAR COLOR: BUFF

NOTES:
1. SEE LAYOUT PLAN FOR STAIR LAYOUT AND NUMBER OF RISERS. COORDINATE STAIR RISERS WITH GRADING PLAN (SEE CIVIL DRAWINGS).
2. SEE CIVIL PLANS FOR TOP OF WALL HEIGHTS.
3. BRICK STEPS & WALL CAP SHALL BE PINE HALL BRICK - RUMBLED FULL RANGE CLAY PAVERS.
4. MORTAR JOINTS SHALL BE CONCAVE, COLOR SHALL BE BUFF.
5. EVENLY SPACE JOINTS AND REINFORCE CAST STONE CAPS PER MANUFACTURER'S RECOMMENDATION AND PROVIDE SLOTTED DOWEL SLEEVES WITH DOWELS BETWEEN JOINTS.
6. SEE SITE PLAN FOR ADJACENT HARDSCAPE CONDITIONS.
7. PAINT HANDRAIL MATTE BLACK, SUBMIT COLOR SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

3 L3.1 BRICK STAIRS & STUCCO CHEEK WALL
SCALE: $\frac{3}{4}$" = 1'-0"

PLAN IS SUBJECT TO CHANGE.

APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

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

PERMIT DOCUMENTS
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Hilton Head Island, South Carolina

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Wood+Partners Inc. WPi
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PO Box 23949 ■ Hilton Head Island, SC 29925
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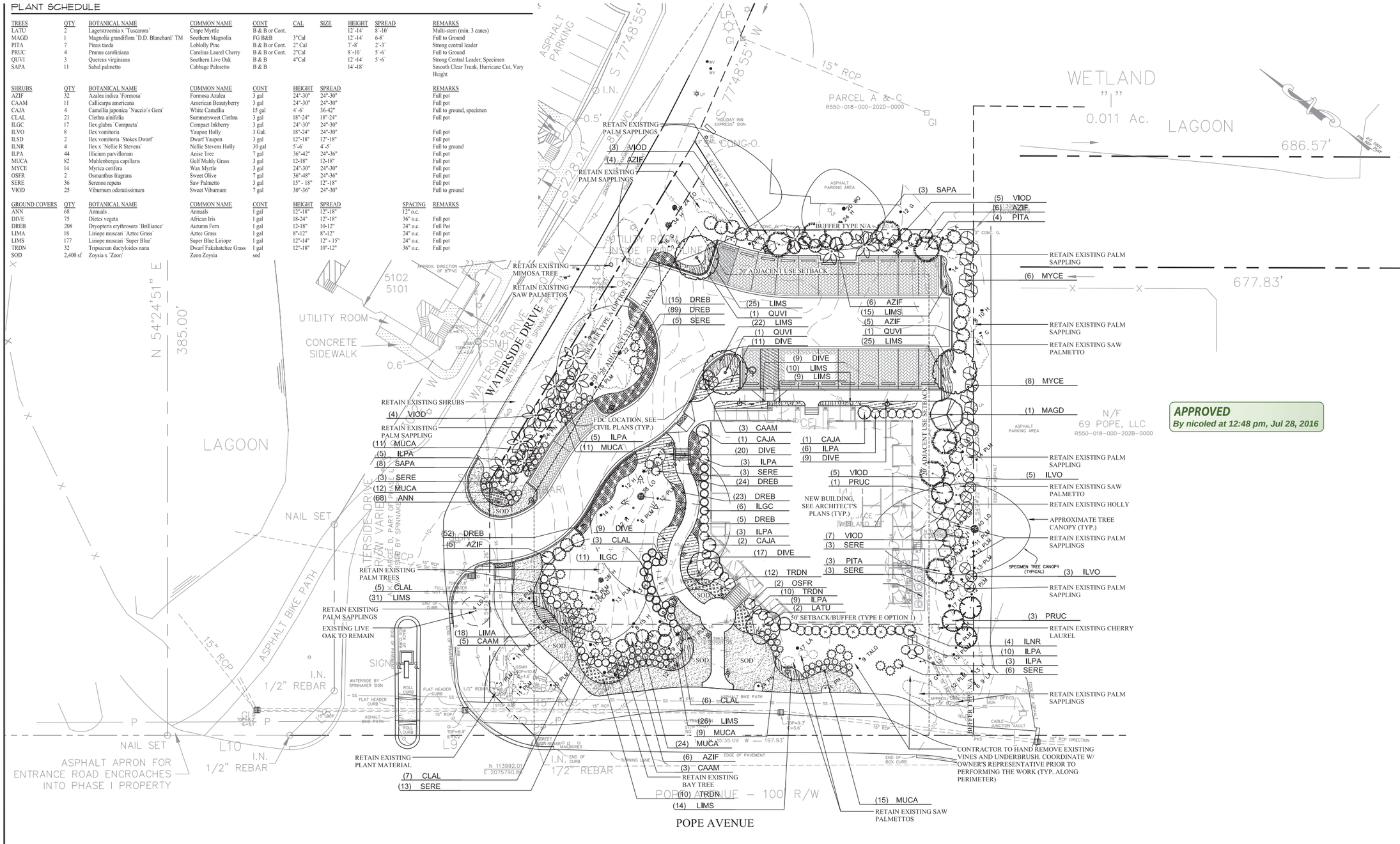
SHEET NUMBER
L3.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
LATU	2	Lagerstroemia x `Tuscarora'	Crape Myrtle	B & B or Cont.			12'-14'	8'-10'	Multi-stem (min. 3 canes)
MAGD	1	Magnolia grandiflora `D.D. Blanchard' TM	Southern Magnolia	FG B&B	3"Cal		12'-14'	6-8'	Full to Ground
PITA	7	Pinus taeda	Loblolly Pine	B & B or Cont.	2" Cal		7'-8'	2'-3'	Strong central leader
PRUC	4	Prunus caroliniana	Carolina Laurel Cherry	B & B or Cont.	2"Cal		8'-10'	5'-6'	Full to Ground
QUVI	3	Quercus virginiana	Southern Live Oak	B & B	4"Cal		12'-14'	5'-6'	Strong Central Leader, Specimen
SAPA	11	Sabal palmetto	Cabbage Palmetto	B & B			14'-18'		Smooth Clear Trunk, Hurricane Cut, Vary Height

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
AZIF	32	Azalea indica `Formosa'	Formosa Azalea	3 gal	24"-30"	24"-30"	Full pot
CAAM	11	Callicarpa americana	American Beautyberry	3 gal	24"-30"	24"-30"	Full pot
CAJA	4	Camellia japonica `Nuccio`s Gem`	White Camellia	15 gal	4'-6'	36-42"	Full to ground, specimen
CLAL	21	Clethra alnifolia	Summersweet Clethra	3 gal	18"-24"	18"-24"	Full pot
ILGC	17	Ilex glabra `Compacta'	Compact Inkberry	3 gal	24"-30"	24"-30"	
ILVO	8	Ilex vomitoria	Yaupon Holly	3 Gal.	18"-24"	24"-30"	Full pot
ILSD	2	Ilex vomitoria `Stokes Dwarf'	Dwarf Yaupon	3 gal	12"-18"	12"-18"	Full pot
ILNR	4	Ilex x `Nellie R Stevens'	Nellie Stevens Holly	30 gal	5'-6'	4'-5'	Full to ground
ILPA	44	Illicium parviflorum	Anise Tree	7 gal	36"-42"	24"-36"	Full pot
MUCA	82	Muhlenbergia capillaris	Gulf Muhly Grass	3 gal	12-18"	12-18"	Full pot
MYCE	14	Myrica cerifera	Wax Myrtle	3 gal	24"-30"	24"-30"	Full pot
OSFR	2	Osmanthus fragrans	Sweet Olive	7 gal	36"-48"	24"-36"	Full pot
SERE	36	Serenoa repens	Saw Palmetto	3 gal	15" - 18"	12"-18"	Full pot
VIOD	25	Viburnum odoratissimum	Sweet Viburnum	7 gal	30"-36"	24"-30"	Full to ground

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ANN	68	Annuals	Annuals	1 gal	12"-18"	12"-18"	12" o.c.	
DIVE	75	Dietes vegeta	African Iris	1 gal	18-24"	12"-18"	36" o.c.	Full pot
DREB	208	Dryopteris erythrosora `Brilliance'	Autumn Fern	1 gal	12-18"	10-12"	24" o.c.	Full Pot
LIMA	18	Liriope muscari `Aztec Grass'	Aztec Grass	1 gal	8"-12"	8"-12"	24" o.c.	Full pot
LIMS	177	Liriope muscari `Super Blue'	Super Blue Liriope	1 gal	12"-14"	12" - 15"	24" o.c.	Full pot
TRDN	32	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	1 gal	12"-18"	10"-12"	36" o.c.	Full pot
SOD	2,400 sf	Zoysia x `Zeon'	Zeon Zoysia	sod				



APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

PLAN IS SUBJECT TO CHANGE.

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

PERMIT DOCUMENTS
SPINNAKER RESORT
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Hilton Head Island, South Carolina

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PLANTING PLAN

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Landscape Architects
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SHEET NUMBER
L4

TREE REMOVAL/REPLACEMENT SUMMARY

TREE REPLACEMENT UTILIZES THE ADJUSTED CALIPER INCH CALCULATION

TREE CATEGORY	INCHES REMOVED	# REPLACEMENT TREES PROVIDED
1	169" LIVE OAK 47" LAUREL OAK	(3) LIVE OAKS (1) MAGNOLIA
2	38" WATER OAK 260" SWEET GUM 7" BIRCH 15" HICKORY	N/A
3	60" PALM 63" PINE	(7) PINES (11) PALMS
4	N/A	(4) CHERRY LAURELS (2) CRAPE MYRTLES

TREE MITIGATION:

1. TREE MITIGATION WILL UTILIZE THE ADJUSTED CALIPER INCH CALCULATION TO MITIGATE THE REMOVAL OF TREES ON SITE. A COMPLETE TREE MITIGATION SUMMARY WILL BE PROVIDED UPON DPR SUBMITTAL.

TOTAL ACRES: 1.068
MAXIMUM IMPERVIOUS SURFACE ALLOWED (RD ZONE): 50%
ADJUSTED CALIPER INCHES TO BE MET POST DEVELOPMENT: 480.6

POST DEVELOPMENT TREE COUNTS (EXISTING TREES ONLY):
CATEGORY 1: 206 (1) = 206
CATEGORY 2: 417 (.75) = 312.75
CATEGORY 3: 441 (.5) = 220.5
CATEGORY 4: 0 (.25) = 0

POST DEVELOPMENT TREE COUNTS (PROPOSED TREES ONLY):
CATEGORY 1: 15 (1) = 15
CATEGORY 2: 0 (.75) = 0
CATEGORY 3: 102 (.5) = 51
CATEGORY 4: 14 (.25) = 3.5

POST DEVELOPMENT TREE COUNTS (TOTAL):
CATEGORY 1: 221 (1) = 221
CATEGORY 2: 417 (.75) = 312.75
CATEGORY 3: 543 (.5) = 271.5
CATEGORY 4: 14 (.25) = 3.5

TOTAL POST DEVELOPMENT ADJUSTED CALIPER INCHES: 808.75

ACI NOTES:

1. ALL PROPOSED PALM TREES ARE CALCULATED AS AN 8" CALIPER TREE.
2. ALL PROPOSED CRAPE MYRTLES ARE CALCULATED AS A 3" CALIPER TREE.

TREE IMPACT NOTES:

1. 38" SPECIMEN LIVE OAK TOTAL CANOPY SIZE: ± 3,178.5 SF. AREA IMPACTED BY PROPOSED BUILDING: ± 258 SF OR 8%.
2. 40" SPECIMEN LIVE OAK TOTAL CANOPY SIZE: ± 2,165.5 SF. AREA IMPACTED BY PROPOSED BUILDING: ± 375 SF OR 17%.
3. AREA OF TREE CANOPY TAKEN FROM SURVEY DATED JANUARY 18, 2016.

TREES REMOVED

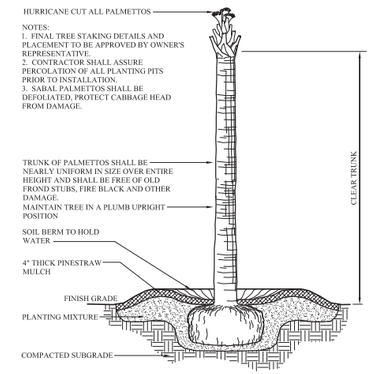
CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY I TREES REMOVED	LIVE OAK	15"	216"
	LIVE OAK	9"	
	LIVE OAK	15"	
	LIVE OAK	17"	
	LIVE OAK	15"	
	LIVE OAK	24"	
	LIVE OAK	30"	
	LIVE OAK	24"	
	LIVE OAK	20"	
	LAUREL OAK	15"	
	LAUREL OAK	12"	
	LAUREL OAK	20"	
CATEGORY II TREES REMOVED	WATER OAK	8"	475"
	WATER OAK	15"	
	WATER OAK	15"	
	SWEET GUM	18"	
	SWEET GUM	11"	
	SWEET GUM	12"	
	SWEET GUM	8"	
	SWEET GUM	12"	
	SWEET GUM	14"	
	SWEET GUM	14"	
	SWEET GUM	12"	
	SWEET GUM	10"	
	SWEET GUM	14"	
	SWEET GUM	15"	
	SWEET GUM	10"	
	SWEET GUM	15"	
	SWEET GUM	12"	
	SWEET GUM	14"	
	SWEET GUM	16"	
	SWEET GUM	7"	
	SWEET GUM	16"	
	SWEET GUM	17"	
	SWEET GUM	13"	
	BIRCH	7"	
	HICKORY	10"	
	HICKORY	18"	
	HICKORY	19"	
	HICKORY	14"	
	HICKORY	11"	
	HICKORY	17"	
	HICKORY	15"	
	HICKORY	16"	
	HICKORY	8"	
	*HICKORY	22"	
CATEGORY III TREES REMOVED	PALM	12"	123"
	PALM	12"	
	PALM	14"	
	PALM	11"	
	PALM	11"	
	PINE	30"	
	PINE	15"	
	PINE	18"	

GENERAL PLANTING & IRRIGATION NOTES:

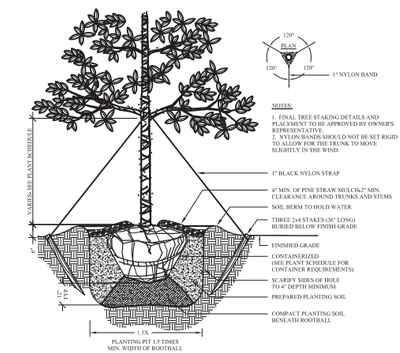
1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, HYDRO-SEED AND PLANTING BEDS.
2. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
4. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
5. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS SPECIFIED.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
7. MULCH ALL PLANTING BEDS WITH PINE STRAW OR HARDWOOD MULCH TO A 4" DEPTH. MULCH ALL PLANT BEDS, INCLUDING AREAS OF EXISTING VEGETATION TO REMAIN.
8. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
9. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
10. THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
11. ALL PLANTS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REP. BEFORE, DURING, AND AFTER INSTALLATION.
12. ALL PLANTING TECHNIQUES SHALL CONFORM TO THE APPLICABLE DETAIL.
13. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT, AND SPREAD OR THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. ANNUALS TO BE PER OWNER'S CHOICE FOR SEASON OF INSTALLATION.
15. WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
16. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL.

PLAN IS SUBJECT TO CHANGE.

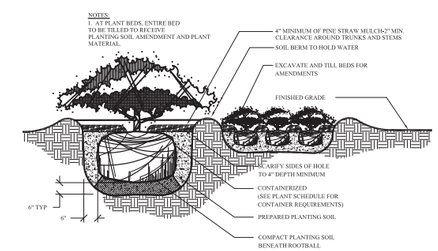
APPROVED
By nicoled at 12:48 pm, Jul 28, 2016



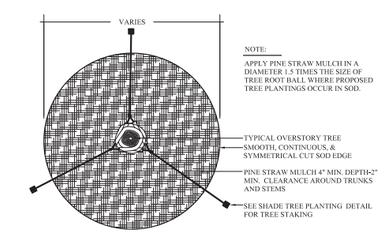
1 L4.1 PALM TREE
SCALE: N.T.S.



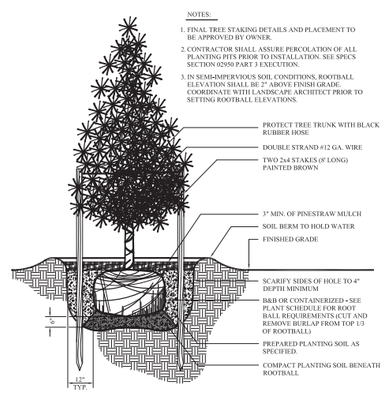
2 L4.1 SHADE TREE
SCALE: N.T.S.



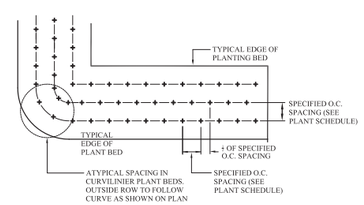
3 L4.1 SHRUB PLANTING
SCALE: N.T.S.



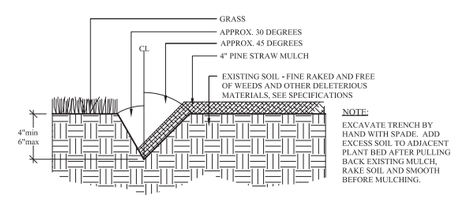
4 L4.1 MULCH TREE RING
SCALE: N.T.S.



5 L4.1 PINE TREE
SCALE: N.T.S.



6 L4.1 GROUNDCOVER SPACING
SCALE: N.T.S.



7 L4.1 LANDSCAPE EDGE
SCALE: N.T.S.

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

PERMIT DOCUMENTS
SPINNAKER RESORT WELCOME CENTER
Hilton Head Island, South Carolina

DRAWN BY: DM
CHECKED BY: TT

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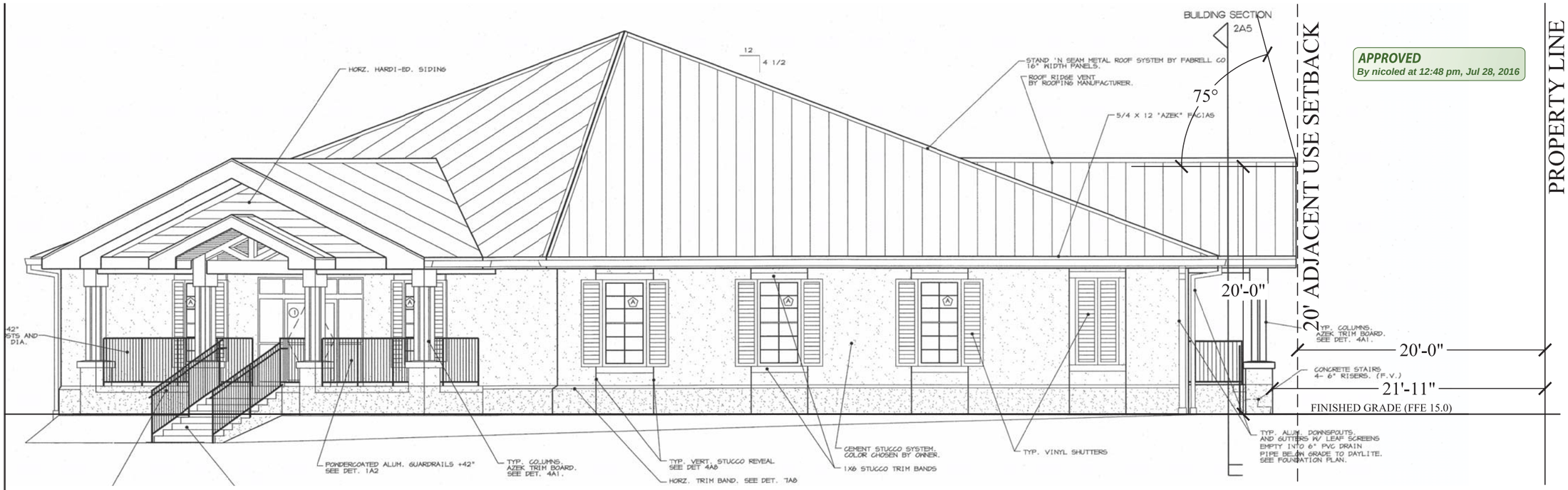
#	REVISION	DATE	BY
	DRB CONCEPTUAL	2-23-16	
	ARB SUBMITTAL	4-5-16	
	DRB SUBMITTAL	4-26-16	
1	DPR SUBMITTAL	6-2-16	
2	DPR SUBMITTAL	6-29-16	

DATE
6-29-16
PROJECT NUMBER
01-15035
SHEET TITLE
PLANTING DETAILS

Wood+Partners Inc.
Landscape Architects
Land Planners
PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.8818 ■ Fax 843.681.7088 ■ www.woodandpartners.com

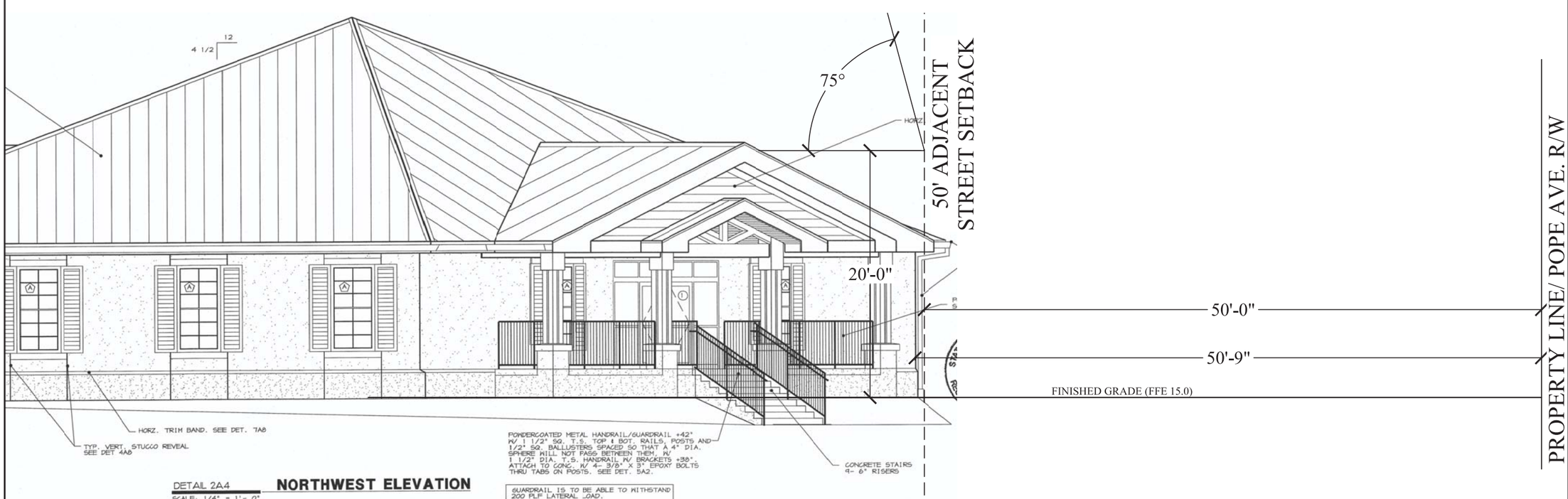
SHEET NUMBER
L4.1



APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

ADJACENT USE SETBACK EXHIBIT (SOUTHWEST ELEVATION)

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



ADJACENT STREET SETBACK EXHIBIT (NORTHWEST ELEVATION)

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

PLAN IS SUBJECT TO CHANGE.

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

PERMIT DOCUMENTS

SPINNAKER RESORT
WELCOME CENTER
Hilton Head Island, South Carolina

DRAWN BY:
DM
CHECKED BY:
TT

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#	REVISION	DATE	BY
	DRB CONCEPTUAL	2-23-16	
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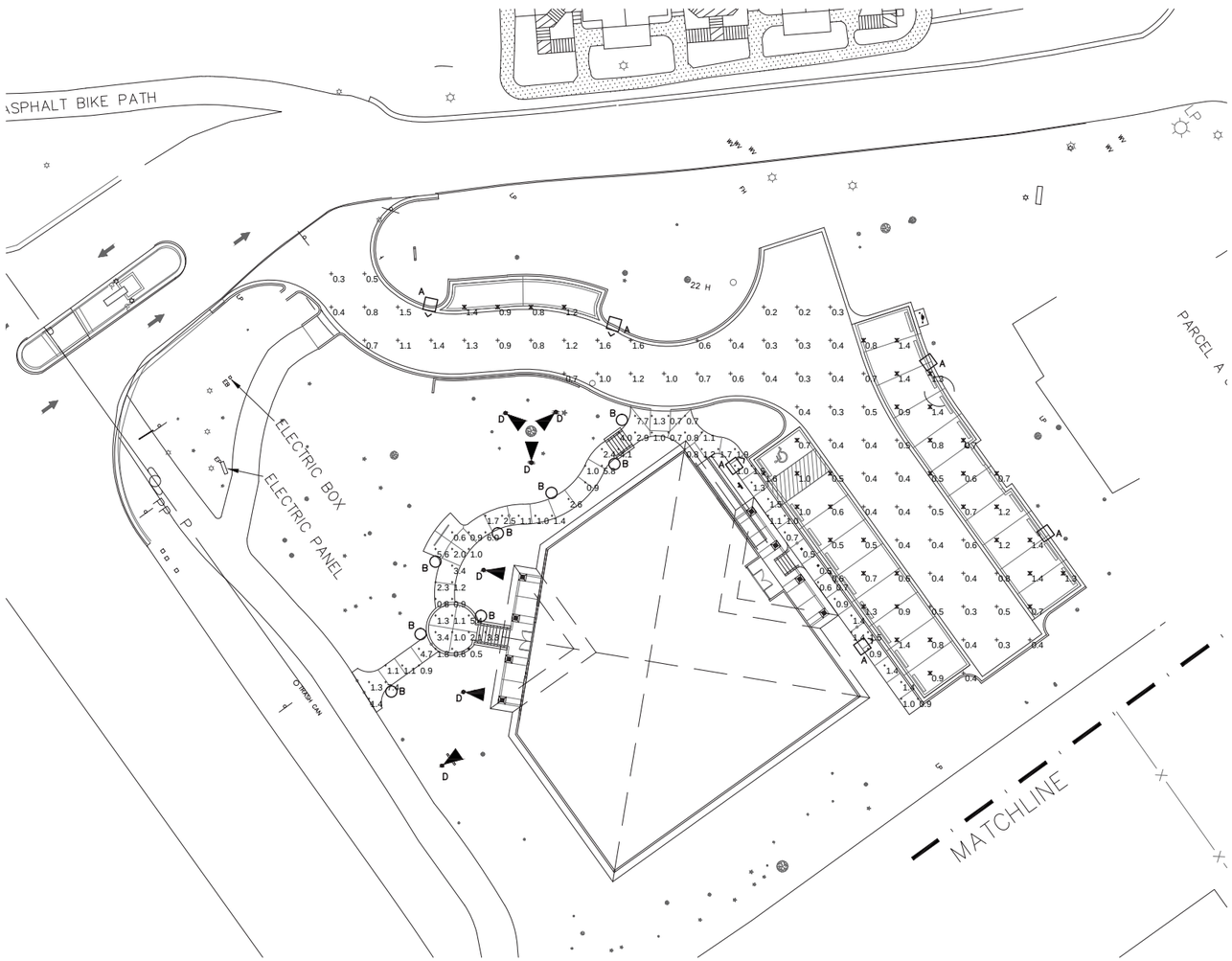
2	DPR SUBMITTAL	6-29-16	

DATE
6-29-16
PROJECT NUMBER
01-15035
SHEET TITLE
ADJACENT SETBACK EXHIBIT

Wood+Partners Inc. WPi
Landscape Architects
Land Planners
PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.8818 ■ Fax 843.681.7088 ■ www.woodandpartners.com

SHEET NUMBER
L5

APPROVED
By nicoled at 12:48 pm, Jul 28, 2016



1 E-101 SITE LIGHTING PHOTOMETRICS PLAN
SCALE: 1" = 20'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	TX148BSLPA2A3N NA3N 16ft mounting height	TX148BSLPA2A3NNA3N 48 LED,4000K LUXEON 'R' BOARD,TYPE III OPTICS, MAKROLON LENS, OPAL GLOBE	48 LED BOARD	TX148B-3HNA3--R-13.IES	Absolute	0.90	53.6
	B	8	DOSB1-50HPS	Architectural Bollard	(1) Coated 50HPS	DOSB1-50HPS (S0410071).ies	4000	0.75	70
	D	6	L-011-120-8W-FL BGSF	TREE ACCENT UPLIGHT LINE VOLTAGE BEACHSIDE LIGHTING	(1) 8W LED 36° FLOOD 3000K	N/A	Absolute	N/A	8

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT & DRIVE	+	0.7 fc	1.9 fc	0.2 fc	9.5:1	3.5:1
SIDEWALK	+	1.9 fc	7.7 fc	0.4 fc	19.3:1	4.8:1

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

PERMIT DOCUMENTS
SPINNAKER RESORT
WELCOME CENTER
Hilton Head Island, South Carolina

CDDC
CONSULT
DESIGN
DRAFT
CONSTRUCT
P.O. BOX 2869 BLUFFTON, S.C. 29910
ph. 843-384-4731 fx. 843-837-3577

DRAWN BY:
RMY
CHECKED BY:
RMY

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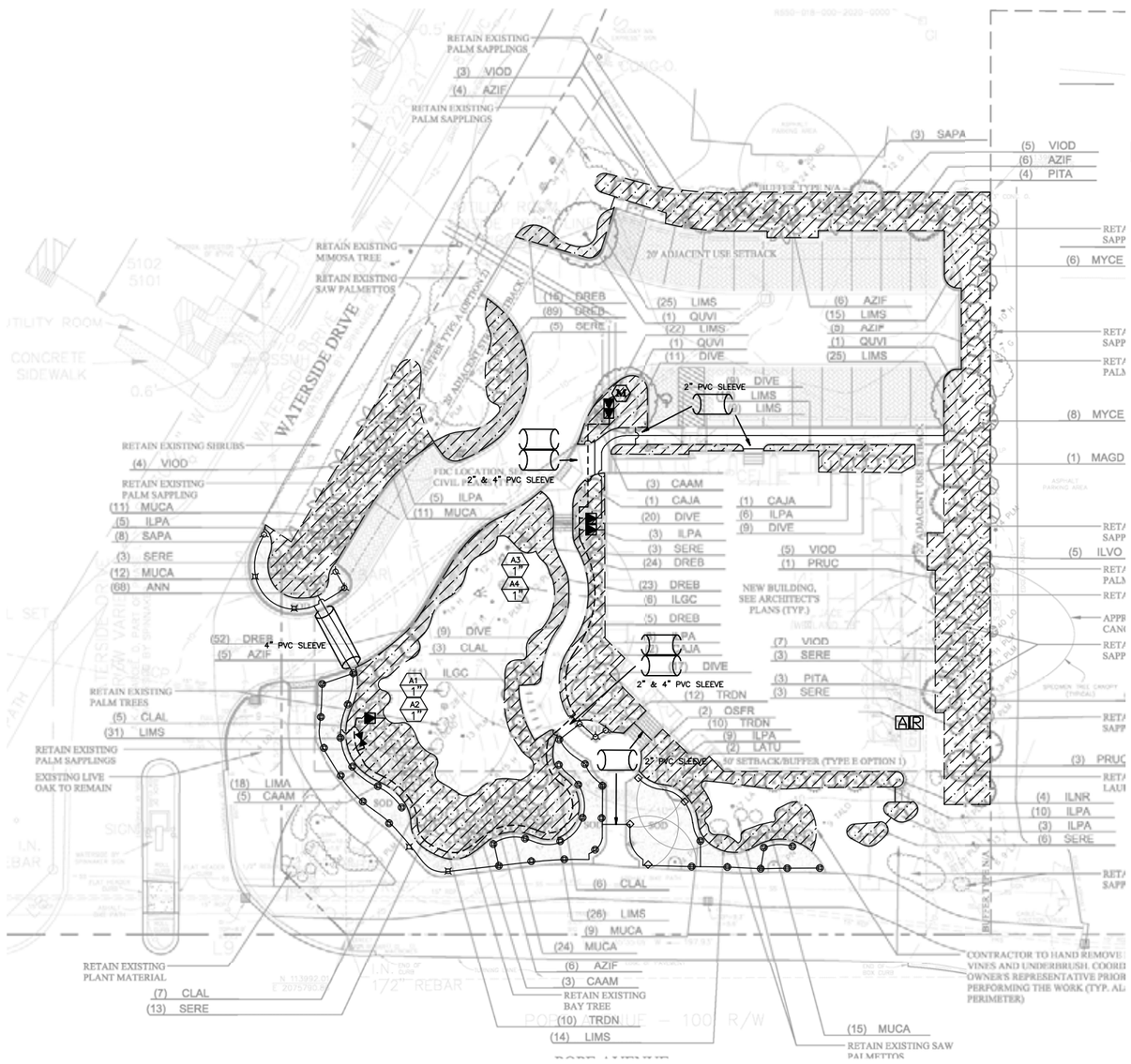
#	REVISION	DATE	BY

DATE
6-2-16
PROJECT NUMBER
01-15035
SITE LIGHTING PHOTOMETRIC PLAN

Wood+Partners Inc. WPi
Landscape Architects
Land Planners
PO Box 23969 ▪ Hilton Head Island, SC 29925
843.681.8151 ▪ Fax 843.681.8169 ▪ www.woodpartners.com

SHEET NUMBER
E-101



IRRIGATION NOTES & LEGENDS

APPROVED
By nicoled at 12:48 pm, Jul 28, 2016

HEADS

– TORO SERIES 570Z–4P POP UP – 4" POP UP SPRINKLER HEAD FITTED WITH FIXED SPRAY 570 SERIES SPECIAL PATTERN (4'X 30' RECTANGULAR SIDE MOUNT STRIP) "PRECISION" SPRAY NOZZLE.

– TORO SERIES 570Z–4P POP UP – 4" POP UP SPRINKLER HEAD FITTED WITH FIXED SPRAY 570 SERIES SPECIAL PATTERN (4'X 15' RECTANGULAR L/R CORNER MOUNT STRIP) "PRECISION" SPRAY NOZZLE.

– TORO SERIES 570Z–4P POP UP SPRINKLER WITH 4" POP–UP STROKE AND FITTED WITH FIXED SPRAY 570 SERIES 10' SERIES (MAXIMUM 11' RADIUS) "PRECISION" SPRAY NOZZLE.

– TORO SERIES 570Z–4P POP UP SPRINKLER WITH 4" POP–UP STROKE AND FITTED WITH FIXED SPRAY 570 SERIES 12' SERIES (MAXIMUM 13' RADIUS) "PRECISION" SPRAY NOZZLE.

– TORO SERIES 570Z–4P POP UP SPRINKLER WITH 4" POP–UP STROKE AND FITTED WITH FIXED SPRAY 570 SERIES 15' SERIES (MAXIMUM 16' RADIUS) "PRECISION" SPRAY NOZZLE.

– ALL POP–UP IRRIGATION HEADS DESIGNED ADJACENT TO CURBS OR PAVEMENT SHALL BE INSTALLED WITH A CLEARANCE OF 1 1/2" FROM THE EDGES OF ALL PAVED AREAS TO PROVIDE FOR EDGING AND MAINTENANCE OPERATIONS. HEADS INSTALLED ON SHRUB RISERS OR WITH THE TOP OF THE HEAD MORE THAN 1/2" ABOVE GRADE SHALL BE INSTALLED WITH A MINIMUM 6" CLEARANCE FROM PAVED AREAS.
– ALL THREADED PIPE CONNECTIONS SHALL BE ASSEMBLED USING TEFLON THREAD SEALING TAPE.
– ALL HEADS MOUNTED IN THE LAWN AREAS SHALL BE MOUNTED ON TORO POLYETHYLENE PIPE FLEX SWING JOINTS COMPOSED OF MODEL #850–01 3/8" I.D. POLY PIPE FITTED WITH #850–31 (3/8" INSERT BY 1/2" M.P.T.) AND/OR #850–32 (3/8" INSERT BY 3/4" M.P.T.) ELBOWS.

DRIP IRRIGATION

– LOCATION OF NETAFIM TECHLINE 1/2" P.E. TUBING, 18" EMITTER SPACING INTERVALS AT 1 GPH EMITTERS INLINE. NETAFIM (MODEL# TLDL–9–18250) TECHLINE TO BE INSTALLED UNDER MULCH IN LANDSCAPE AREAS AS SHOWN ON THE IRRIGATION PLANS.
– LOCATION OF DRIP VALVE ASSEMBLY WHICH INCLUDES TORO TPV SERIES REMOTE CONTROL VALVE WITH FLOW CONTROL FEATURE, NETAFIM 120 MESH FILTER #DF075–120, AND NETAFIM PRESSURE REGULATOR #PVR07545. FLOW CONTROL VALVES SHALL BE AS NOTED ON THE LAYOUT. ALL VALVES SHALL BE INSTALLED IN CARSON VALVE BOXES WITH LIDS MOUNTED AT GRADE LEVEL.

PIPE

– DENOTES ROUTE OF PR 200 PVC LATERAL PIPING. SIZE OF LATERAL PIPING SHALL BE AS NOTED BELOW. MINIMUM DEPTH OF COVER OVER LATERAL PIPING TO BE 12".

LATERAL PIPING SIZING SCHEDULE

SUMMATION OF GALLONAGE DEMAND ON THE PARTICULAR BRANCHES OF PIPE WITHIN A CONTROL SECTION SHALL BE DETERMINED BY USING THE GPM FOR A NOZZLE BASED ON A 50 PSI BASE OF HEAD PRESSURE AND FULL RADIUS AT THAT PRESSURE AS REPORTED IN THE TORO 2011 IRRIGATION PRODUCTS CATALOG. PIPE SIZES FOR THE LATERALS SHALL BE AS FOLLOWS:

ZERO TO FIFTEEN GPM ACCUMULATED FLOW USE 1" PR200 PVC PIPE

GREATER THAN FIFTEEN UP TO THIRTY–FIVE GPM USE 1–1/2" PR200 PVC PIPE

FRICTION LOSS ALLOWANCES FOR THIS PROJECT HAVE BEEN DETERMINED USING THE ABOVE FLOW RANGES AND DEMANDS.

– DENOTES ROUTE OF PR 200 MAIN LINE PIPING. SIZE OF PIPE TO BE 1–1/2". MINIMUM DEPTH OF COVER OVER MAINLINE PIPING TO BE 18".
– PIPING SHALL BE PR 200 SOLVENT WELD PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS UNLESS OTHERWISE NOTED.
– ALL PIPING RUNS SHALL BE "SNAKED" IN THE TRENCH DURING INSTALLATION TO PREVENT EXCESSIVE STRAIN DUE TO THERMAL EXPANSION OR CONTRACTION.
– THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGING PLANTINGS (INCLUDING ROOTS) DURING INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL COORDINATE HIS EFFORTS WITH THE LANDSCAPER AND LANDSCAPE ARCHITECT SO AS TO OPTIMIZE THE EFFICIENCY AND THE AESTHETIC QUALITY OF THE INSTALLATION.

HEAD RADII

– THE IRRIGATION CONTRACTOR SHALL ADJUST THE RADIUS AND THROW OF EACH SPRINKLER HEAD TO PROVIDE OPTIMUM COVERAGE WHILE MINIMIZING OVERSPRAY ONTO HARDSCAPES OR BUILDINGS. ADJUST HEADS TO ELIMINATE DRY SPOTS.
– APPROXIMATE ARC AND RADIUS OF INDIVIDUAL SPRINKLER HEAD COVERAGE SHALL BE AS ILLUSTRATED. INDIVIDUAL HEAD OR NOZZLE MODEL NUMBERS MAY BE DEPENDENT UPON THESE SPECIFIC CHARACTERISTICS.

VALVES

– LOCATION OF ELECTRIC 24 V.A.C. REMOTE CONTROL VALVE WITH FLOW CONTROL FEATURE (MODEL # TORO TPV100). SIZE OF ZONE CONTROL VALVES TO BE AS NOTED ON THE IRRIGATION PLANS.
– ALL IN–LINE REMOTE CONTROL VALVES SHALL BE INSTALLED IN CARSON VALVE BOXES WITH LIDS MOUNTED AT GRADE LEVEL. SINGLE VALVES MAY BE INSTALLED IN CARSON MODEL #910–1 VALVE BOX WITH #910–2 COVER, WHILE MULTIPLE VALVES (UP TO, TWO 1" VALVES OR ONE, 1–1/2" SHALL BE INSTALLED IN CARSON MODEL #1419–1 BOX WITH #1419–2 COVER.

24 VAC CONTROL WIRING

– ALL 24 V.A.C. CONTROL WIRING SHALL BE SINGLE STRAND COPPER WIRE WITH POLYETHYLENE PE DIRECT BURIAL INSULATION RATED FOR 300 V.A.C. VALVE "COMMON" WIRES SHALL HAVE WHITE INSULATION WHILE VALVE "HOT" WIRES SHALL HAVE INSULATION RED IN COLOR. THE "COMMON" WIRES SHALL BE #14 AWG. "HOT" WIRES SHALL BE #14 AWG. VALVE WIRING SHALL FOLLOW MAINLINE PIPING WHERE FEASIBLE AND SHALL BE LAID IN A COMMON TRENCHLINE WITH THE MAINLINE PIPING AND IN THE BOTTOM OF THE TRENCH. WIRING SHALL BE "BUNDLED" AND TAPED AT INTERVALS OF APPROXIMATELY TEN FEET. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
– WIRE SPLICES SHALL BE KEPT TO AN ABSOLUTE MINIMUM. WHERE MAJOR CONCENTRATIONS OF SPLICES ARE NECESSARY SAID SPLICES SHALL BE PLACED IN A CARSON #910–1 VALVE BOX, WITH #910–2 COVER INSTALLED AT GRADE LEVEL. SPLICES AT VALVE LOCATIONS SHALL BE MADE INSIDE OF THE VALVE BOX. ALL SPLICE LOCATIONS SHALL BE NOTED ON THE AS BUILT PLAN.
– WIRE RUNS SHALL BE INSTALLED WITH ENOUGH SLACK AND/OR OCCASIONAL EXPANSION LOOPS TO PREVENT EXCESSIVE STRAIN DUE TO THERMAL CONTRACTION.
– ALL WIRE SPLICES SHALL BE MADE USING UL APPROVED DIRECT BURIAL CONNECTORS AND WATERPROOFING MATERIALS. ALL ELECTRICAL WORK SHALL BE INSTALLED ACCORDING TO CODE.

CONTROLLER

– LOCATION OF THE IRRIGATION CONTROLLER. THE CONTROLLER SHALL BE TORO CUSTOM COMMAND SOLID STATE UNIT WHICH SHALL BE OF THE WALL MOUNT STYLE LOCATED ON THE EXTERIOR WALL OF THE EQUIPMENT ROOM. COORDINATE WITH OWNER FOR POWER SOURCE AND EXACT LOCATION.

– LOCATION OF THE TORO WIRELESS RAIN SENSOR.

– ALL ELECTRICAL CONNECTIONS AND INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
– ALL 120 VAC WIRING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ELECTRICAL CODE REQUIREMENTS.

NOTE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A 120 VAC POWER CIRCUIT AT THE CONTROLLER LOCATION. THE POWER SOURCE SHALL BE CAPABLE OF SUPPORTING A 10 AMPERE LOAD AT 120 VAC.

BACKFLOW PREVENTION

– DENOTES THE LOCATION OF REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY. THE BACKFLOW SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE BACKFLOW SHALL BE 1" IN SIZE. THE BACKFLOW ASSEMBLY SHALL BE INSTALLED DOWNSTREAM OF THE IRRIGATION METER AS SHOWN ON THE LAYOUT. THE UNIT MUST BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODE REQUIREMENTS AND SHALL HAVE APPROVED COVER.

WATER SUPPLY

– DENOTES THE PROPOSED LOCATION OF THE PROPOSED IRRIGATION METER. THE METER SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. THE METER SHALL BE 1" IN SIZE. SINCE THE WATER SUPPLY FOR THE SYSTEM SHALL BE POTABLE WATER, THE CONTRACTOR WILL BE REQUIRED TO INSTALL BACKFLOW PREVENTION DEVICE WHICH WILL BE LOCATED DOWNSTREAM OF THE IRRIGATION METER AS NOTED ON PLAN.

– THE IRRIGATION SYSTEM SHALL BE CAPABLE OF DELIVERING 55 GPM MAXIMUM WITH ONE STATION OPERATING WITH 50 PSI AT THE BASE OF THE HEAD FOR OPTIMUM PERFORMANCE OF THE IRRIGATION SYSTEM AS DESIGNED AND SPECIFIED.

* NOTE * – IF THE WATER SUPPLY IS NOT CAPABLE OF THE DESIGNED CAPACITY (FLOW AND/OR PRESSURE), THE IRRIGATION SYSTEM WILL NEED TO BE REDESIGNED, WHICH MAY ALTER THE IRRIGATION MATERIAL ESTIMATE.

SLEEVING

– DENOTES LOCATION OF PVC SLEEVES FOR IRRIGATION PIPING. SIZE OF SLEEVES TO BE AS NOTED.
– WHERE WIRE RUNS OCCUR, A SEPARATE PVC ELECTRICAL CONDUIT SLEEVE SHALL BE USED FOR 24 VAC WIRING PER ELECTRICAL CODE. SIZE OF PVC WIRE SLEEVES TO BE AS NOTED ON LAYOUT.

– WHERE IRRIGATION PIPING CROSSES SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING A SLEEVE 2 SIZES LARGER THAN THE PIPE THAT IS CROSSING,

– THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO INSURE PROPER INSTALLATION OF BOTH THE IRRIGATION SYSTEM WITH THE LANDSCAPE AND HARDSCAPE.

NOTE: THE IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO MAKE MINOR ADJUSTMENTS IN THE FIELD. THESE MINOR ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER BUT SHALL BE MADE ONLY AFTER NOTIFICATION IS MADE TO THE OWNER OR HIS REPRESENTATIVE.

– THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE SO THAT HE IS AWARE OF ANY SPECIAL CONDITIONS WHICH EXIST THAT MAY AFFECT HIS BID PROPOSAL AND SHALL THEREAFTER BE RESPONSIBLE FOR ALL COST INCURRED IN RELATION TO THE INSTALLATION.

– THIS DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWINGS SUPPLIED BY THE CLIENT OF RECORD WITH DESIGN CRITERIA BEING SET BY THE CLIENT AND/OR PROJECT OWNER (I.E. AREA TO BE IRRIGATED, MANUFACTURER'S EQUIPMENT TO BE EMPLOYED, WATER SOURCE (LOCATION, FLOW & PRESSURE) CAPACITIES, ELECTRICAL POWER AVAILABILITY FOR IRRIGATION SYSTEM USE, ETC.). SMITH TURF & IRRIGATION BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR APPLICATION WHICH MIGHT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SMITH TURF & IRRIGATION IN RELATION TO THIS SPECIFIC PROJECT UNLESS OTHERWISE NOTED.

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STI 1925
2112 Old Airport Rd.
Greer, SC 29651
Phone: 864–877–5562

NO.	REVISION	BY	DATE

DRAWN: JWW
APPROVED:
FILENAME: IR–1.DWG
DATE: 7–21–16

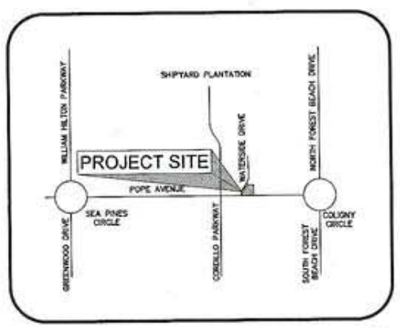
DRAWINGS FOR:
SPINNAKER WELCOME CENTER
HILTON HEAD ISLAND, SC
IRRIGATION LAYOUT

SCALE: 1" = 20'
SHEET: 1 OF 1
PROJECT NO.: 160714.110

ATTACHMENT E

SPINNAKER WELCOME CENTER
LOCATED AT
30 WATERSIDE DRIVE
IN THE
TOWN OF HILTON HEAD ISLAND
IN
BEAUFORT COUNTY, SOUTH CAROLINA

APPROVED
By nicoled at 12:49 pm, Jul 28, 2016



30 WATERSIDE DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA 29928

VINICITY MAP
NOT TO SCALE

SPINNAKER RESORTS

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING THEIR WORK PRIOR TO CONSTRUCTION REFER TO REFERENCES FOR ALL INFORMATION INCORPORATED AS THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES OR OMISSIONS DISCOVERED ON THE PLANS OR AT THE SITE. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
4. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR TOWN CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATED MATERIAL TO AN APPROVED LOCATION, REGARDLESS OF CONTENT.
6. ALL PROPERTIES DISTURBED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO THEIR PRE-EXISTING CONDITION OR BETTER.
7. THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS IN WRITING AT LEAST TWO (2) BUSINESS DAYS PRIOR TO ANY INCONVENIENCE OR DISRUPTION OF SERVICES AS A RESULT OF CONSTRUCTION.
8. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL NOT BLOCK ANY PROPERTY INGRESS/EGRESS AND IF NECESSARY, SHALL PROVIDE TEMPORARY CONSTRUCTION ACCESS TO PROPERTY OWNERS THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING RECORD DRAWING INFORMATION INCLUDING LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN.
11. CONTRACTOR SHALL WARRANTY ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM COMPLETION DATE OF THE PROJECT.

SHEET INDEX

C0 COVER
C1 EXISTING CONDITIONS, DEMOLITION PLAN, AND EROSION AND SEDIMENT CONTROL PLAN
C2 SITE LAYOUT PLAN
C3 GRADING AND DRAINAGE PLAN
C4 SITE UTILITIES PLAN
C5 EROSION AND SEDIMENT CONTROL DETAILS
C6 SITE CIVIL DETAILS
C7 SITE UTILITIES DETAILS

OWNER CONTACT INFORMATION

SPINNAKER RESORTS DEVELOPMENT GROUP
MR. CHARLES B. HALTERMAN
35 DEALLYON AVENUE
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
PHONE: (843) 785-8105
FAX: (843) 785-6178

South Carolina 811 — Call 811 Before you Dig

AT LEAST 72 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE
FOR ARCHITECTURAL REVISIONS	JUNE 2016
SEE TOWN OF HILTON HEAD ISLAND	JUNE 2016

HILTON HEAD CERTIFICATE OF AUTHORIZATION — DATE 6/21/16

SIGNATURE

ALLIANCE CONSULTING ENGINEERS

ALLIANCE CONSULTING ENGINEERS, INC.
23 PLANTATION PARK DRIVE SUITE 204
BLUFFTON, SOUTH CAROLINA 29910-6072
PHONE (843) 757-5959
FAX (843) 757-6659
WWW.ALLIANCECE.COM

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD
BEAUFORT COUNTY SOUTH CAROLINA

JUNE 2016

Project No. 16101-0007

DWG NO. 01.1012-D18

ATTACHMENT E

APPROVED
By nicoled at 12:49 pm, Jul 28, 2016

LEGEND:

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

- LIMITS OF DISTURBANCE
- — SF — SILT FENCE
- TREE PROTECTION FENCING
- CLEAR AND GRUBBING
- DEMOLISH AND REMOVE
- WETLANDS
- REMOVE TREE
- APPROXIMATE BORING LOCATION

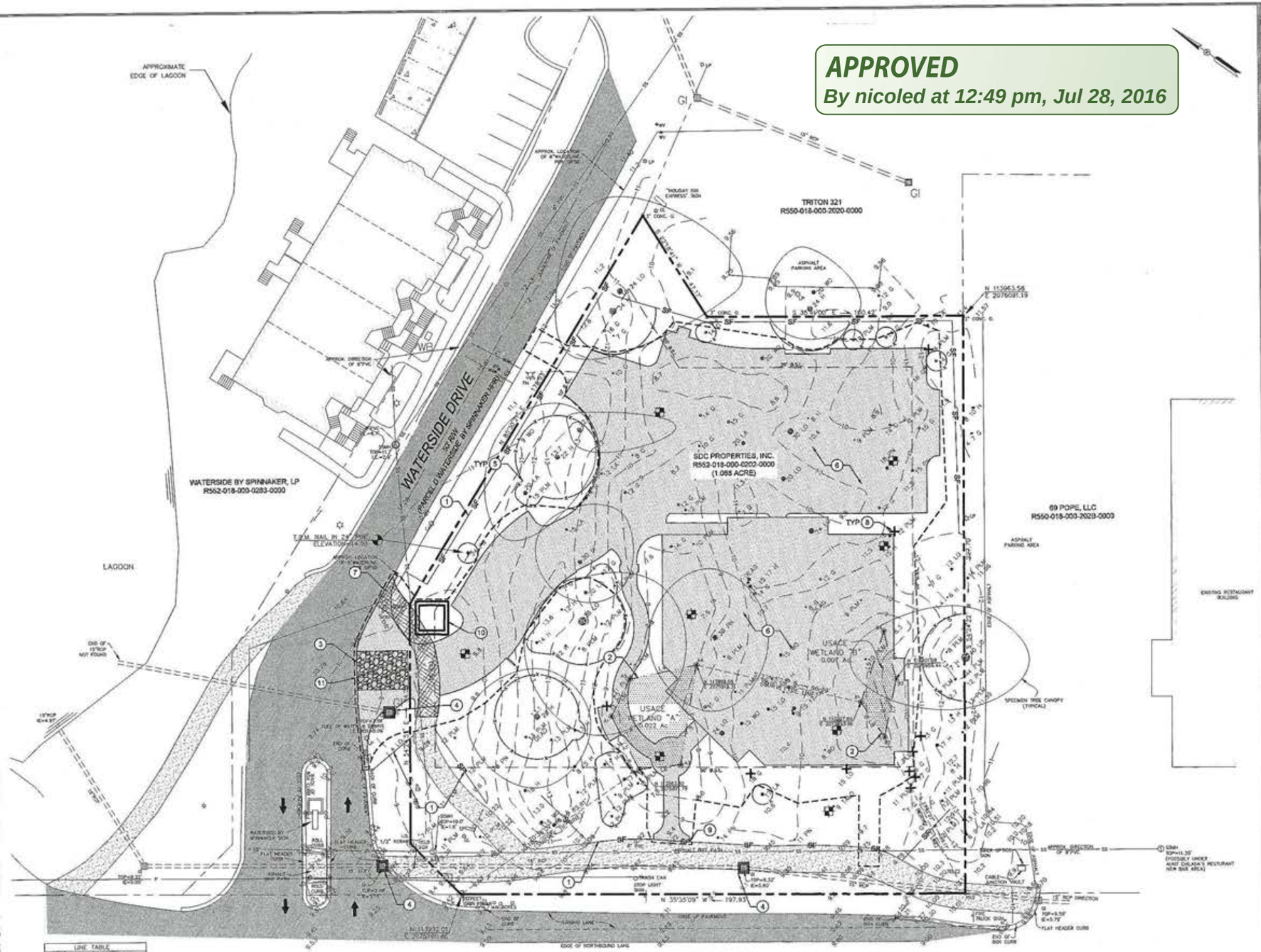
KEYNOTES:

1. INSTALL SINGLE ROW SILT FENCE. SEE DETAIL.
2. WETLAND TO BE FILLED. REFER TO RECOMMENDATIONS OF GEOTECHNICAL EVALUATION.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL.
4. INSTALL CURB INLET PROTECTION. SEE DETAIL.
5. INSTALL TREE PROTECTION FENCING. SEE DETAIL.
6. CLEAR AND GRUB. SEE NOTE 6 FOR LIMITS OF CLEARING.
7. SAWCUT AND REMOVE ASPHALT PATHWAY.
8. REMOVE TREE.
9. PROTECT IN PLACE.
10. CONCRETE WASHOUT AREA.
11. REMOVE AND RELOCATE SIGN.

NOTES:

1. BOUNDARY, TREE, AND TOPOGRAPHIC SURVEY CONDUCTED BY SURVEYING CONSULTANTS. DATED JANUARY 18, 2016.
2. COORDINATES ARE BASED ON NGVD29 FOR VERTICAL CONTROL AND SOUTH CAROLINA STATE PLANE 83 FOR HORIZONTAL CONTROL.
3. THE PROJECT SITE IS LOCATED IN FEMA FLOODPLAIN ZONE A7. BASE ELEVATION: 14.0. COMMUNITY NO. 450250, PANEL 1-D, DATED SEPTEMBER 29, 1986.
4. GEOTECHNICAL EVALUATION PERFORMED BY ECS SOUTHEAST, LLC. REPORT DATED MARCH 3, 2016.
5. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
6. CLEARING AND STRIPPING SHALL BE EXTENDED A MINIMUM OF 10 FEET BEYOND THE BUILDING AND 5 FEET BEYOND THE PAVING LIMITS, WITH THE EXCEPTION OF THE 15-FOOT SPECIMEN TREE PROTECTION ZONES. STRIPPING LIMITS SHOULD BE EXTENDED AN ADDITIONAL 1 FOOT FOR EACH FOOT OF FILL REQUIRED AT THE THE BUILDING AND PAVEMENT AREAS EXTERIOR EDGE. THIS WOULD INCLUDE THE REMOVAL OF ANY ABANDONED UTILITIES OR EXISTING STRUCTURE FOUNDATIONS.
7. THE CONTRACTOR SHALL FULLY COMPLY WITH SCDHEC AND THE TOWN OF HILTON HEAD ISLAND SEDIMENT AND EROSION CONTROL ORDINANCES, STANDARDS, AND TECHNICAL SPECIFICATIONS.
8. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS REQUIRED TO CONTROL EROSION DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER CONSTRUCTION.
9. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OTHER OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. STOCKPILE AREAS TO BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

(IN FEET)



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.08'	N 09°24'53" E
L2	23.52'	S 26°34'56" W
L3	16.42'	S 81°00'39" W
L4	26.64'	N 47°33'02" W
L5	39.79'	N 63°25'51" E
L6	18.41'	S 41°47'39" E
L7	23.35'	N 85°30'12" E
L8	16.58'	S 20°21'34" W
L9	29.33'	S 72°17'11" W
L10	19.39'	N 40°13'37" E

PROPERTY AREA:

UPLAND	1.039 ACRES
USACE WETLAND "A"	0.022 ACRES
USACE WETLAND "B"	0.007 ACRES
TOTAL PROPERTY AREA	1.068 ACRES

LAND DISTURBANCE:

DISTURBED AREA (PROPERTY)	0.63 ACRES
DISTURBED AREA (ROW)	0.04 ACRES
TOTAL DISTURBED AREA	0.67 ACRES

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE
1	FOR ARCHITECTURAL REVISIONS JUNE 2016
2	PER TOWN OF HILTON HEAD ISLAND JUNE 2016
3	
4	
5	

APPROVALS: PROGRESS S.M.G. — DESIGN B.P. — TECH REVIEW B.P. — CHECKED BY I.H. — APPROVED I.H.

SOUTH CAROLINA PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION — DATE 6/21/16

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22460 — DATE 6/24/16

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr., Suite 201 Bluffton, South Carolina 29910-6072
Phone (843) 757-5939 • Fax (843) 757-6639

SHEET: EXISTING CONDITIONS, DEMOLITION PLAN, AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS SHOWN — DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD

BEAUFORT COUNTY — SOUTH CAROLINA

FILE NAME: REFERENCE FILE: SITE PLAN.dwg

PROJECT NO. 16101-0007

SHEET C1 OF 7

DWG NO. 01.1012-D18

ATTACHMENT E

APPROVED
By nicoled at 12:49 pm, Jul 28, 2016

LEGEND:

- PERMEABLE VEHICULAR PAVERS
- POROUS CONCRETE WALK
- PERMEABLE ASPHALT PAVEMENT
- TRAFFIC DIRECTION

SITE INFORMATION:

ZONING DISTRICT:	RESORT DEVELOPMENT (RD)
OVERLAY DISTRICT:	CORRIDOR
MAXIMUM DENSITY:	8,000 GFA/ACRE
PROPERTY ACREAGE:	1.068 ACRES
ALLOWABLE DENSITY:	8,544 SF
PROPOSED DENSITY:	7,404 SF
HEIGHT LIMIT:	60'-0"
PROPOSED HEIGHT:	30'-10"
CONSTRUCTION TYPE:	5B, SPRINKLED
MAX. ALLOWABLE IMPERVIOUS COVERAGE:	50%
PROPOSED SITE IMPERVIOUS COVERAGE:	
EXISTING PATHWAY:	2,600 SF
PROPOSED CURBING:	990 SF
PROPOSED ROOF:	8,770 SF
TOTAL PROPOSED SITE IMPERVIOUS COVERAGE:	12,360 SF
PROPOSED SITE IMPERVIOUS COVERAGE:	27%
PARKING (OFFICE):	1 SPACE/350 GFA
SPACES REQUIRED:	21
STANDARD SPACES PROVIDED:	20
COMPACT SPACES PROVIDED:	2
TOTAL PARKING SPACES PROVIDED:	22
BICYCLE PARKING REQUIRED:	4 BICYCLE/10 VEHICULAR
BICYCLE PARKING PROVIDED:	8

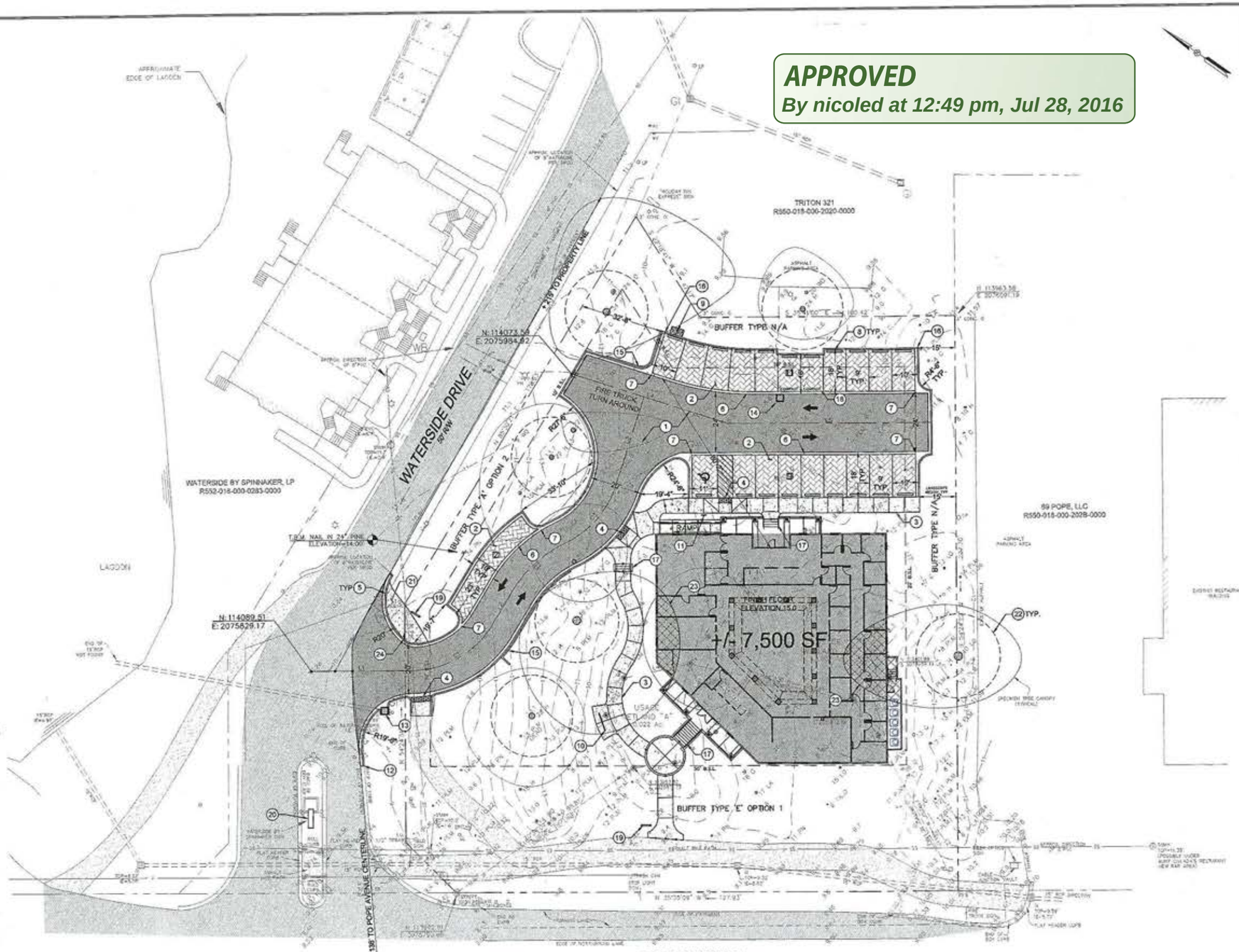
KEYNOTES:

1. INSTALL PERMEABLE ASPHALT PAVEMENT. SEE DETAIL.
2. INSTALL PERMEABLE VEHICULAR PAVERS. REFER TO LANDSCAPING DETAILS FOR MATERIALS AND PATTERNS.
3. INSTALL POROUS CONCRETE WALK. REFER TO LANDSCAPING DETAILS.
4. INSTALL ADA CURB RAMPS WITH DETECTABLE WARNING. REFER TO LANDSCAPING DETAILS.
5. INSTALL CONCRETE ROLL CURB AND GUTTER. SEE DETAIL.
6. INSTALL RIBBON CURB PER LANDSCAPING DETAILS.
7. TRANSITION FROM ROLL CURB AND GUTTER TO FLUSH CONCRETE RIBBON CURB.
8. INSTALL 6'-0" 3000 PSI MIN. PRECAST CONCRETE WHEEL STOP WITH #4 REBAR AND ANCHOR STAKES. VEHICLE SIDE OF WHEEL STOP SHALL BE 18" FROM END OF PARKING SPACE. SEE DETAIL.
9. INSTALL ELECTRIC CHARGING STATION PER MANUFACTURER RECOMMENDATIONS. REFER TO LANDSCAPING PLANS.
10. INSTALL BICYCLE PARKING RACK PER MANUFACTURER RECOMMENDATIONS. REFER TO LANDSCAPING PLANS.
11. INSTALL RESERVED PARKING SIGN. SEE DETAIL.
12. TRANSITION TO EXISTING CURB AND GUTTER AS REQUIRED.
13. TRANSITION ROLL CURB AND GUTTER TO STORM DRAIN GRATE INLET. SEE GRADING AND DRAINAGE PLAN.
14. STORM DRAIN GRATE INLET. SEE GRADING AND DRAINAGE PLAN.
15. INSTALL TIMBER RETAINING WALL. REFER TO LANDSCAPING PLAN FOR DETAIL. SEE GRADING AND DRAINAGE PLAN FOR TOP OF WALL ELEVATIONS.
16. INSTALL BLOCK RETAINING WALL AS PAVER RESTRAINING EDGE. SEE GRADING AND DRAINAGE PLAN FOR TOP OF WALL ELEVATIONS.
17. INSTALL STAIRS WITH HANDRAILS. REFER TO LANDSCAPING PLANS FOR DETAIL; SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS.
18. INSTALL PAVEMENT MARKING WITH LETTERS 12" IN HEIGHT.
19. INSTALL DIRECTIONAL SIGN. REFER TO LANDSCAPING PLANS.
20. MODIFY EXISTING MONUMENT SIGN. REFER TO LANDSCAPING PLANS.
21. RESTORE AREA TO GRADE WITH CLEAN FILL. REFER TO LANDSCAPING PLANS FOR PLANTINGS.
22. 15FT MIN. TREE SETBACK.
23. LESS THAN 20% TREE CANOPY IMPACT.
24. INSTALL STOP SIGN. SEE DETAIL.

NOTES:

1. RADII MEASURED FROM BACK OF CURVATURE UNLESS OTHERWISE NOTED.
2. POROUS CONCRETE WALKS SHALL BE 6'-0" IN WIDTH UNLESS OTHERWISE NOTED.
3. PARKING STRIPING SHALL BE 4" PAINTED WHITE STRIPE. ACCESS AISLE STRIPING AND ADA PARKING SYMBOL SHALL BE 4" PAINTED BLUE. ACCESS AISLE TO BE 6'-0" IN WIDTH WITH STRIPING AT 24" ON CENTER ROTATED 45°.
4. TREE REMOVAL SHOWN ON SHEET C1.
5. STRUCTURAL FILL SHALL BE PLACED IN LEVEL LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. FILL PLACED IN THE TOP 2 FEET UNDER PAVED AREAS, CURBS, SIDEWALKS, AND BUILDING SLABS SHALL BE COMPACTED TO AT LEAST 98% MODIFIED PROCTOR DENSITY.

(IN FEET)



CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	39.43'	S 35°39'50" E
L2	14.77'	N 85°30'21" E
L3	36.83'	N 73°14'04" E
L4	64.89'	S 17°43'58" E
L5	79.89'	S 35°33'09" E

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.06'	38.00'	21.43'	37.33'	S 65°04'44" E	31°10'11"
C2	29.22'	50.00'	15.08'	28.80'	S 77°52'45" E	56°28'13"
C3	31.06'	58.00'	16.46'	30.20'	S 84°20'34" E	43°18'58"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE
PER ARCHITECTURAL REVISIONS	JUNE 2016
PER TOWN OF HILTON HEAD ISLAND	JUNE 2016

APPROVALS: TECHNICAL SML; DESIGNER BP; TECHNICIAN BP; CHECKED BY LJL; APPROVED LJL

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — Alliance Consulting Engineers, Inc. No. 002854 — 6/24/16 — DATE

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 20460 — SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr. Suite 206 Bluffton, South Carolina 29910-6072
Phone (843) 757-9939 • Fax (843) 757-9639

SHEET: SITE LAYOUT PLAN — SCALE: AS SHOWN

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD — BEAUFORT COUNTY, SOUTH CAROLINA — DATE: JUNE 2016

FILE NAME: REFERENCE FILE SITE PLAN.dwg

PROJECT NO. 16101-0007

SHEET C2 OF 7

DWG NO. 0L1012-D18

ATTACHMENT E

APPROVED
By nicoled at 12:49 pm, Jul 28, 2016

LEGEND:

WS1A	WATERSHED AREA IDENTIFIER
	DRAINAGE AREA BOUNDARY
11	PROPOSED CONTOUR
x10.26	FINISH GRADE ELEVATION

FIRST FLUSH ON-SITE RETENTION:

WS1A

EXISTING IMPERVIOUS AREA:	440 SF
PROPOSED IMPERVIOUS AREA:	250 SF
TOTAL IMPERVIOUS AREA:	690 SF
RETENTION VOLUME REQUIRED:	60 CU.FT.
RETENTION VOLUME PROVIDED:	325 CU.FT.

WS1B

EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	9,510 SF
TOTAL IMPERVIOUS AREA:	9,510 SF
RETENTION VOLUME REQUIRED:	800 CU.FT.
RETENTION VOLUME PROVIDED:	975 CU.FT.

WS2A

EXISTING IMPERVIOUS AREA:	460 SF
PROPOSED IMPERVIOUS AREA:	0 SF
TOTAL IMPERVIOUS AREA:	460 SF
RETENTION VOLUME REQUIRED:	40 CU.FT.
RETENTION VOLUME PROVIDED:	0 CU.FT. (MATCH EX.)

WS2B

EXISTING IMPERVIOUS AREA:	1,700 SF
PROPOSED IMPERVIOUS AREA:	0 SF
TOTAL SITE IMPERVIOUS AREA:	1,700 SF
RETENTION VOLUME REQUIRED:	140 CU.FT.
RETENTION VOLUME PROVIDED:	0 CU.FT. (MATCH EX.)

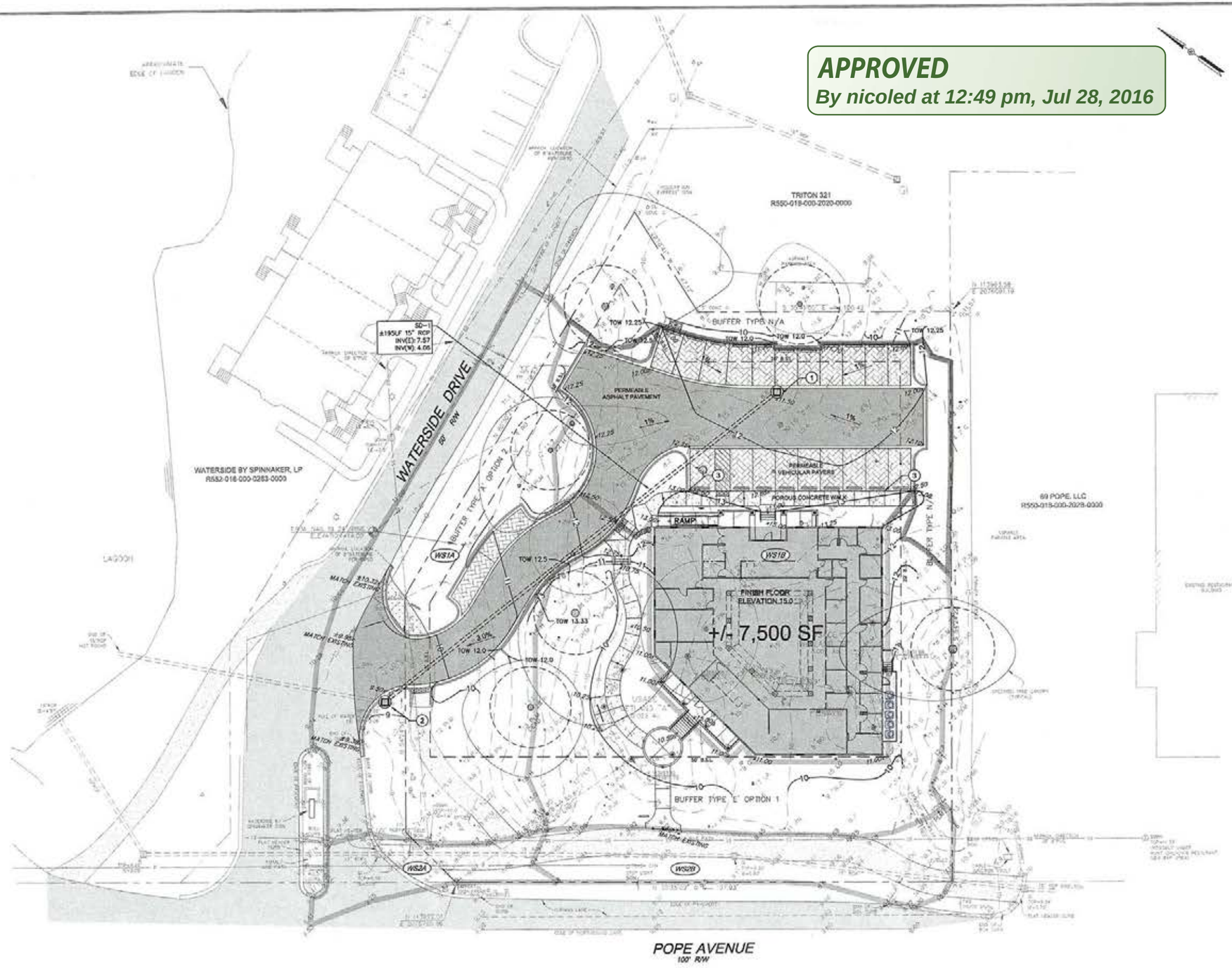
NOTE: EXISTING IMPERVIOUS AREA IN SUB-BASINS WS1A, WS2A, AND WS2B CONSISTS OF EXISTING STREETS AND PATHWAYS.

KEYNOTES:

1. INSTALL STORM DRAIN GRATE INLET (GI-1). SEE DETAIL.
2. INSTALL STORM DRAIN GRATE INLET (GI-2). SEE DETAIL.
3. BELOW GRADE ROOF DRAINS FROM DOWNSPOUTS TO DAYLIGHT AT THESE LOCATIONS. REFER TO ARCHITECTURAL PLANS. REDUCE PIPE SIZE IF NECESSARY.

NOTES:

1. MAXIMUM ALLOWABLE SLOPE SHALL BE 3:1 UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



PRELIMINARY
NOT FOR CONSTRUCTION

(IN FEET)

REVISION DATE
FOR ARCHITECTURAL REVISIONS JUNE 2016
FOR NOTION OF HILTON HEAD ISLAND JUNE 2016

APPROVED ENGINEER: SAE; DESIGNER: BIP; TECHNICIAN: BIP; CHECKED BY: LJL; APPROVED: LJL

SOUTH CAROLINA PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION — Alliance Consulting Engineers, Inc. No. C02854 — 6/27/16 — DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 20462 — SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr., Suite 304, Bluffton, South Carolina 29910-8472
Phone (843) 757-5939 • Fax (843) 757-5609

SHEET: GRADING AND DRAINAGE PLAN

SCALE: AS SHOWN; DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD

BEAUFORT COUNTY, SOUTH CAROLINA

FILE NAME:
REFERENCE FILE: SITE PLAN.dwg
PROJECT NO. 16101-0007

SHEET C3 OF 7

DWG NO. 01.1012-D18

ATTACHMENT E

LEGEND:

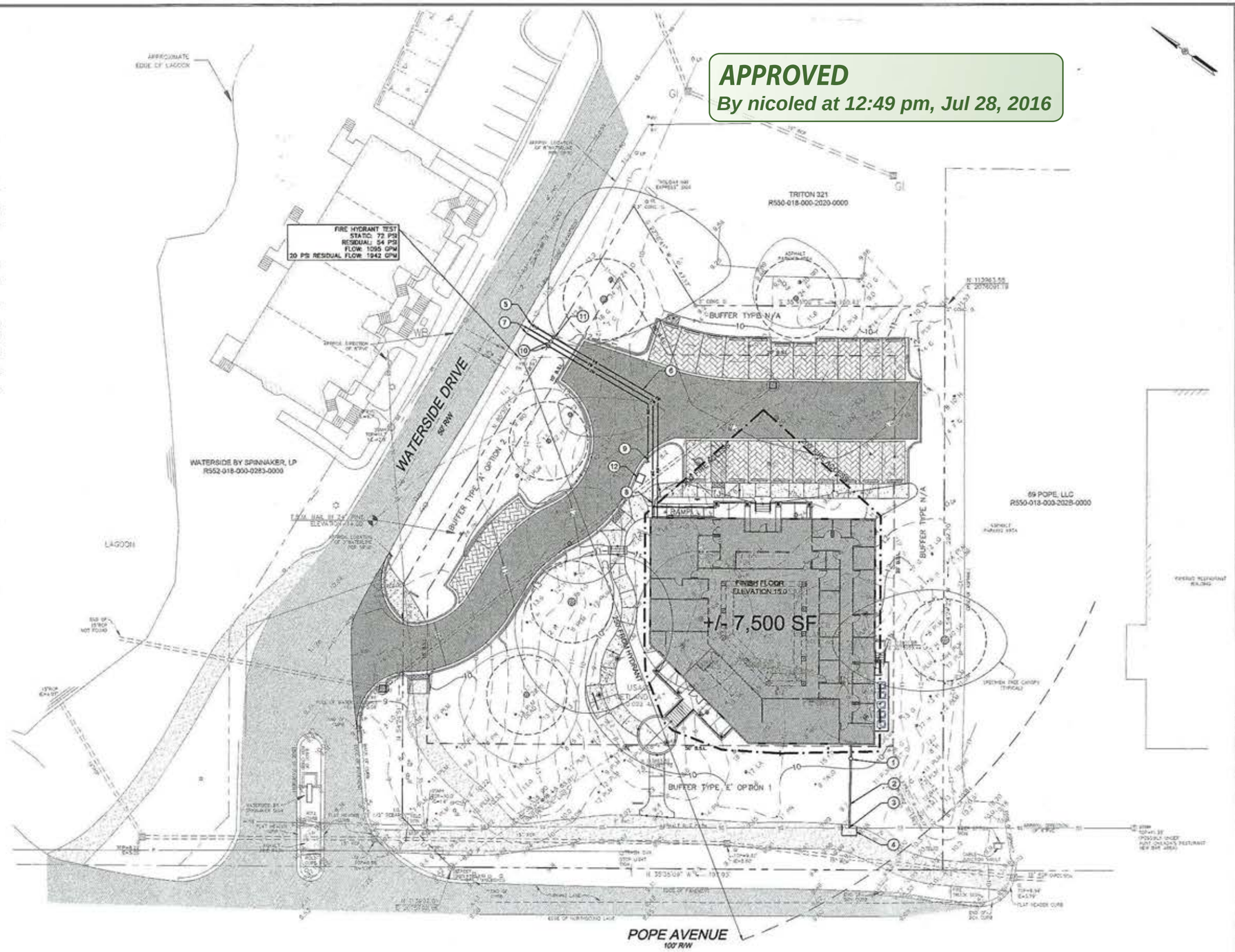
—6W—	6" WATER SERVICE LINE
—2W—	2" WATER SERVICE LINE
—·—·—	FIRE ACCESS PATH
═══	6" SANITARY SEWER LATERAL

KEYNOTES:

1. INSTALL SANITARY SEWER LATERAL CLEAN OUT. SEE DETAIL.
2. INSTALL ±35LF 6" SANITARY SEWER SERVICE LATERAL MIN. SLOPE: 0.004 FT/FT
3. INSTALL 8"x6" INSERTA TEE AND CONNECT SEWER SERVICE LATERAL TO EXISTING SANITARY SEWER. SEE DETAIL.
4. SAWCUT AND RESTORE DISTURBED EXISTING ASPHALT PAVEMENT. PAVEMENT CUT TO EXTEND 12" BEYOND EDGE OF TRENCH. MATCH EXISTING PAVEMENT THICKNESS.
5. INSTALL 8"x6" TAPPING SLEEVE AND VALVE. SEE DETAIL.
6. INSTALL ±110LF 6" WATER SERVICE LINE TO FIRE PROTECTION SYSTEM.
7. CONNECT 2" WATER SERVICE LINES TO EXISTING 8" WATERLINE. SEE DETAIL.
8. INSTALL ±105LF 2" WATER SERVICE LINE TO BUILDING MECHANICAL/ELECTRICAL ROOM(S).
9. INSTALL ±90LF 2" WATER SERVICE LINE AND TERMINATE WITH 1½" CONNECTION FOR IRRIGATION SYSTEM. REFER TO LANDSCAPING PLANS.
10. INSTALL 2" DOUBLE CHECK VALVE AND METER ASSEMBLIES. SEE DETAIL.
11. INSTALL DOUBLE DETECTOR CHECK VALVE ASSEMBLY. SEE DETAIL.
12. INSTALL FREESTANDING FIRE DEPARTMENT CONNECTION (FDC) AND CONCRETE PAD. SEE DETAIL.

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR CONNECTION TO BUILDING MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SYSTEMS.
2. SANITARY SEWER LATERAL SHALL BE PVC SDR 26 OR APPROVED EQUAL.
3. WATER SERVICE LINES 4" DIA. AND LARGER SHALL BE AWWA C900 PVC OR-18 WITH A MINIMUM PRESSURE RATING OF 150 PSI OR APPROVED EQUAL. WATER SERVICE LINES 2" DIA. AND SMALLER SHALL BE AWWA C901 PE.
4. ALL WATER SERVICE PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE NSF 61 APPROVED.
5. MINIMUM DEPTH OF COVER SHALL BE 36".
6. RESTRAIN ALL HORIZONTAL AND VERTICAL BENDS.
7. MAINTAIN 12" MINIMUM CLEARANCE BETWEEN CROSSING UTILITIES.



(IN FEET)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION DATE
PER ARCHITECTURAL REVISIONS JUNE 2016
PER TOWN OF HILTON HEAD PLANS JUNE 2016

APPROVALS: ENGINEER SMC; DESIGNER SJP; TECH REVIEW SJP; CHECKED BY LJL; APPROVED LJL

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION — Alliance Consulting Engineers, Inc. No. C00886 — 6/21/16 — DATE

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 23460 — SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr. Suite 204 Bluffton, South Carolina 29910-4072
Phone (843) 757-5959 • Fax (843) 757-5659

SHEET: SITE UTILITIES PLAN — SCALE: AS SHOWN — DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD — BEAUFORT COUNTY, SOUTH CAROLINA

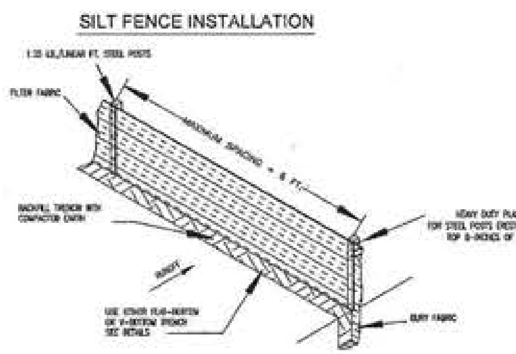
FILE NAME: REFERENCE FILE SITE PLAN.dwg — PROJECT NO. 16101-0007 — SHEET C4 OF 7

DWG NO. 01.1012-D18

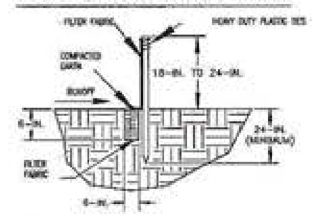
ATTACHMENT E

APPROVED
By nicoled at 12:49 pm, Jul 28, 2016

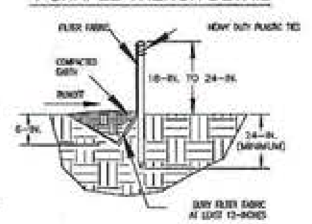
SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 2-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

SILT FENCE – POST REQUIREMENTS

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

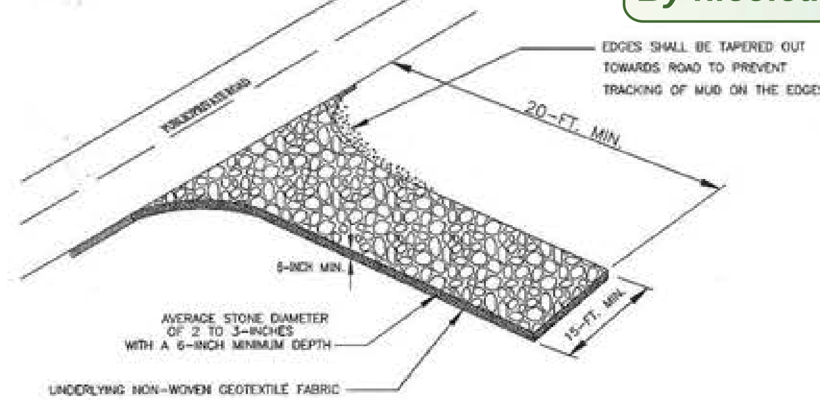
1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

SILT FENCE DETAIL

NOT TO SCALE



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	15 FEET
ROCK PAD LENGTH	20 FEET
ROCK PAD STONE SIZE	D50 = 2–3 INCHES

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.

3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.

4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.

6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.

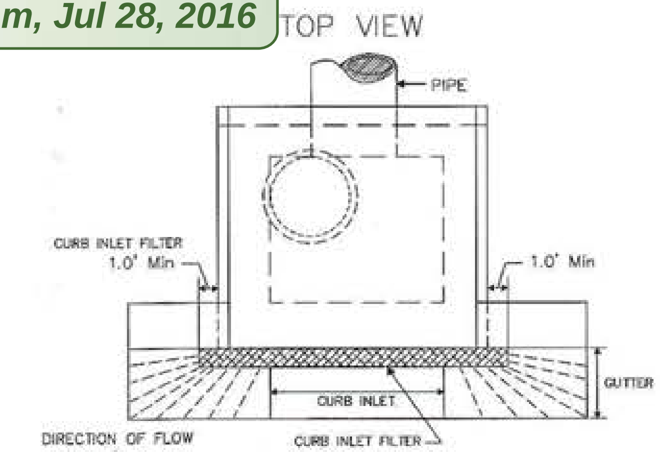
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 15-feet wide by 20-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SURFACE COURSE CURB INLET PROTECTION

GENERAL NOTES

1. Only use surface curb inlet filters that have a minimum height or diameter of 9-inches and have a minimum length that is 2-feet longer than the length of the curb opening.

2. Surface course inlets filters that are designed to completely block the inlet opening are prohibited. Acceptable inlet filters should allow for overflows to enter the catch basin.

3. Surface course inlet filters should be constructed with a synthetic material that will allow stormwater to freely flow through while trapping sediment and debris.

4. Straw, straw fiber, straw bales, pine needles and leaf mulch are not permissible filter materials.

5. Each filter should have aggregate compartments for stone, sand, and other weighted materials or mechanisms to hold the unit in place. Fill aggregate compartments to a level (at least 1/2 full) to hold the filter in place and create a seal between the filter and the road surface.

6. Use only Type C inlet filters appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #58, or filters meeting the most current edition of the SC DOT Standard Specifications for Highway Construction.

INSPECTION AND MAINTENANCE

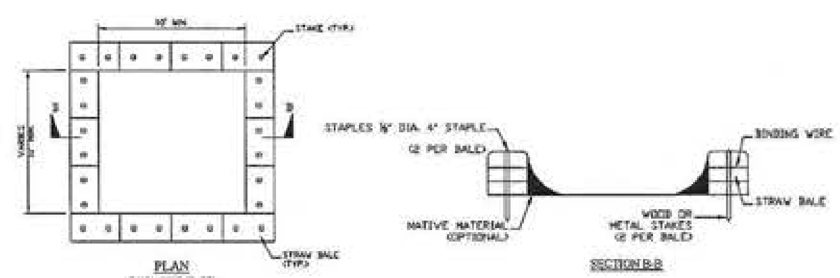
1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when silt and/or debris has built up around the filter preventing stormwater to flow through the filter.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

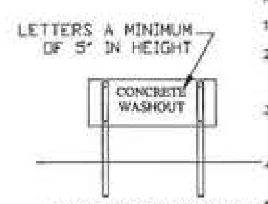
CURB INLET PROTECTION DETAIL

NOT TO SCALE

SCDHEC STANDARD NOTES

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
   - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
   - Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbin activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately or incorrectly installed, the Permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
4. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any waters of the State.
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C. Reg. 72-300 et seq. and SCR100000.
8. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
9. All waters of the State (WoS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WoS. A 10-foot buffer should be maintained between the last row of silt fence and all WoS.
10. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
11. A copy of the SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
12. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
13. Minimize soil compaction and, unless infeasible, preserve topsoil.
14. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
15. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
16. The following discharges from sites are prohibited:
   - Wastewater from washout of concrete, unless managed by an appropriate control;
   - Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
   - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
   - Soaps or solvents used in vehicle and equipment washing.
17. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
18. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's Water Quality Standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
19. A Pre-Construction Conference must be held for each construction site with an approved On-Site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.



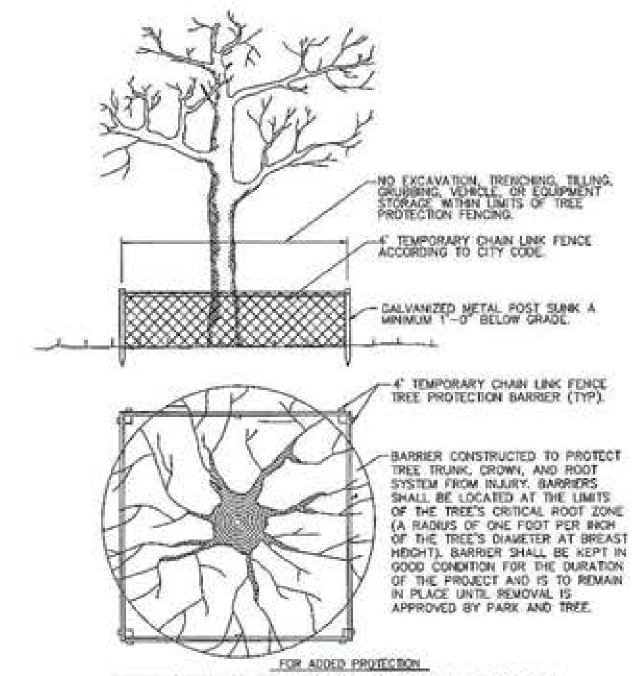


NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT AREA DETAIL

NOT TO SCALE



FOR ADDED PROTECTION

- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION DETAIL

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE
PER ARCHITECTURAL REVISIONS	JUNE 2016
PER TOWN OF HILTON HEAD ISLAND	JUNE 2016

APPROVALS: ENGINEER SML; DESIGNER BP; TECHNICIAN BP; CHECKED BY LIL; APPROVED LIL

DATE 6/21/16

SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr. Suite 204 Bluffton, South Carolina 29910-4072
Phone (843) 757-5959 • Fax (843) 757-4659

SHEET: EROSION AND SEDIMENT CONTROL DETAILS

SCALE: AS SHOWN

DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD

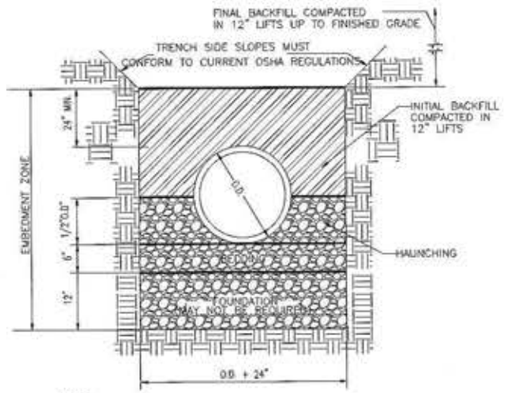
BEAUFORT COUNTY SOUTH CAROLINA

FILE NAME:
REFERENCE FILE: SITE PLAN.dwg
PROJECT NO. 16101-0007

SHEET C5 OF 7

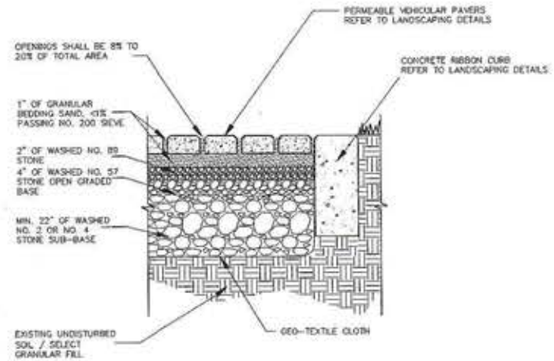
DWG NO. 01J012-D18

APPROVED
By nicoled at 12:50 pm, Jul 28, 2016



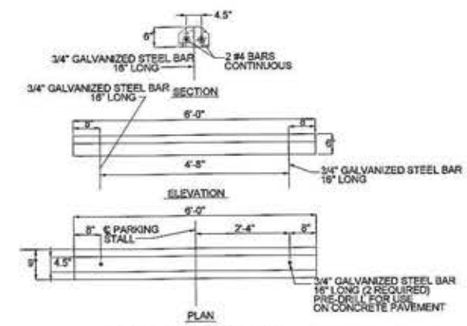
NOTES:
1. FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.
2. INITIAL BACKFILL FOR GRAVITY SEWER SHALL BE CLASS II OR BETTER SELECT COMMON FILL.
3. INITIAL BACKFILL FOR SANITARY FORCEMAIN SHALL BE CLASS III OR BETTER SELECT COMMON FILL.
4. FINAL BACKFILL SHALL BE CLASS III OR BETTER COMMON FILL.
5. COMPACT TO 95% MODIFIED PROCTOR DENSITY.

PIPE BEDDING DETAIL
NOT TO SCALE

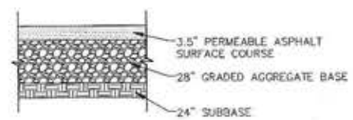


NOTES:
1. ALL WORK IN TREE PROTECTION ZONES SHALL BE DONE BY HAND OR WITH LIGHT EQUIPMENT.
2. SUBGRADE COMPACTION UNDER RIBBON CURB TO 98% MODIFIED PROCTOR DENSITY.
3. CURB/EDGE RESTRAINT SHALL INCLUDE CUT-OUTS FOR OVERFLOW DRAINAGE AROUND THE PERIMETER OF THE PARKING BAYS.
4. SELECT GRANULAR FILL SHALL CONTAIN <5% PASSING NO. 200 SIEVE AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.

PERMEABLE VEHICULAR PAVERS DETAIL
NOT TO SCALE



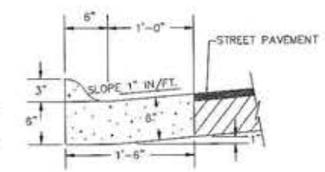
PRECAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



NOTES:
1. ALL AGGREGATE MATERIAL USED AS BASE COURSE MUST COMPLY WITH THE GRADATION REQUIREMENTS ESTABLISHED BY THE SCDOT.
2. SUBBASE SHALL CONSIST OF SELECT GRANULAR MATERIALS CONTAINING <5% PASSING NO. 200 SIEVE AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557, MODIFIED PROCTOR METHOD.
3. INSTALL 6"-WIDE SECTION OF STONE/AGGREGATE AROUND PERIMETER OF PAVEMENT FOR OVERFLOW DRAINAGE (UNDER CURB AS NECESSARY).

PERMEABLE ASPHALT PAVEMENT DETAIL
NOT TO SCALE

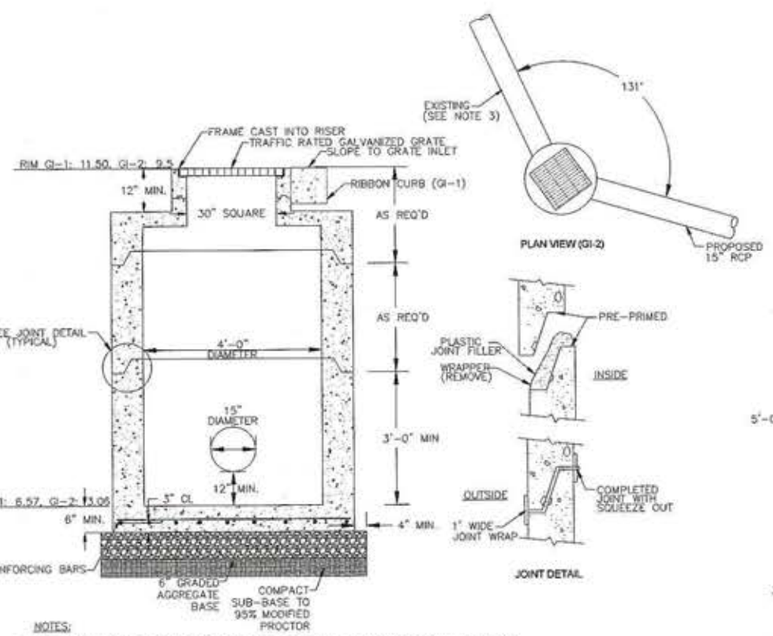
NOTE:
1. PROVIDE 1" DEEP CONTROL JOINTS AT 10' INTERVALS.
2. PROVIDE ½" JOINT AT 40' INTERVALS, AT ALL TANGENT POINTS AND AT RIGID PAVEMENT.
3. PROVIDE ½" EXPANSION JOINT WHERE ABUTTING RIGID PAVEMENT AND SEAL JOINT.



NOTES:
1. SUBBASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).
2. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.

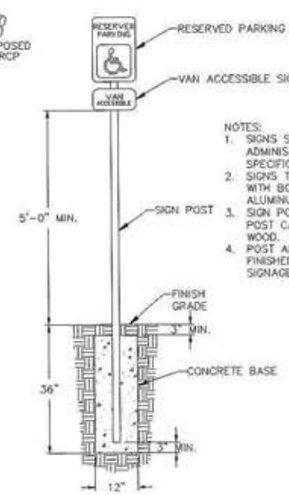
ROLL CURB AND GUTTER

CONCRETE CURB DETAIL
NOT TO SCALE



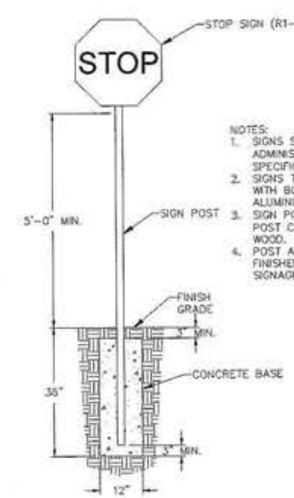
NOTES:
1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. ALL PIPE PENETRATIONS SHALL HAVE BOOT CONNECTIONS.
3. SIZE, MATERIAL, AND DEPTH OF EXISTING STORM PIPE NOT DETERMINED DURING SURVEY. CONTRACTOR TO FIELD-LOCATE AND ADJUST INVERT ELEVATION OF GI-2 AS NEEDED TO MAINTAIN 12" VERTICAL SEPARATION FROM PIPE INVERT.

STORM DRAIN GRATE INLET DETAIL
NOT TO SCALE



NOTES:
1. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDOT SPECIFICATIONS.
2. SIGNS TO BE SECURELY FASTENED TO POST WITH BOLTS, NUTS, AND WASHERS OF ALUMINUM OR HOT-DIPPED GALVANIZED STEEL.
3. SIGN POST SHALL BE 4"X4" WOOD POST WITH POST CAP. SIGN PANEL BACKING SHALL BE WOOD.
4. POST AND BACKING REVERSE SHALL BE FINISHED IN SPINNAKER RESORT STANDARD SIGNAGE COLORS.

RESERVED PARKING SIGN DETAIL
NOT TO SCALE



NOTES:
1. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDOT SPECIFICATIONS.
2. SIGNS TO BE SECURELY FASTENED TO POST WITH BOLTS, NUTS, AND WASHERS OF ALUMINUM OR HOT-DIPPED GALVANIZED STEEL.
3. SIGN POST SHALL BE 4"X4" WOOD POST WITH POST CAP. SIGN PANEL BACKING SHALL BE WOOD.
4. POST AND BACKING REVERSE SHALL BE FINISHED IN SPINNAKER RESORT STANDARD SIGNAGE COLORS.

STOP SIGN DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE
PER ARCHITECTURAL REVISIONS	JUNE 2016
PER TOWN OF HILTON HEAD ISLAND	JUNE 2016

APPROVED BY: SML | DESIGNED: RP | TECH REVIEW: RP | CHECKED BY: LJL | APPROVED: LJL

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION — Alliance Consulting Engineers, Inc. No. 002654 — 6/21/16 — DATE

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 20446 — SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr., Suite 204 Bluffton, South Carolina 29910-6072
Phone (843) 757-5959 • Fax (843) 757-6659

SHEET: SITE CIVIL DETAILS
SCALE: AS SHOWN
DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

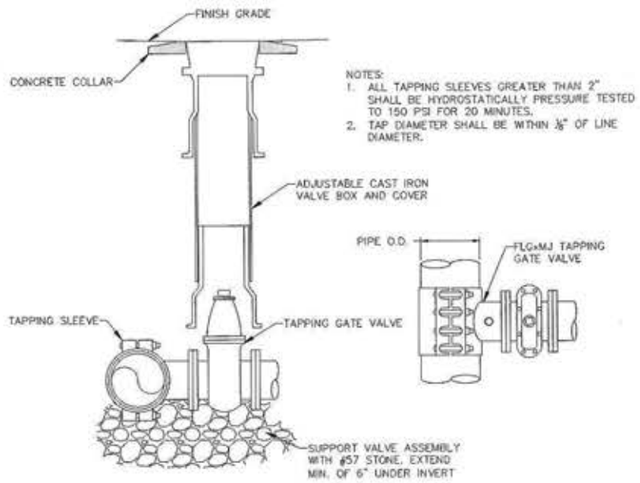
FILE NAME:
REFERENCE FILE: SITE PLAN.dwg
PROJECT NO. 16101-0007

SHEET C6 OF 7

DWG NO. 01.1012-D18

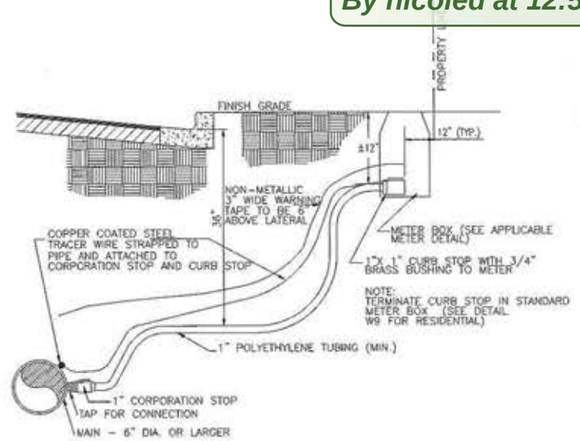
ATTACHMENT E

APPROVED
By nicoled at 12:50 pm, Jul 28, 2016



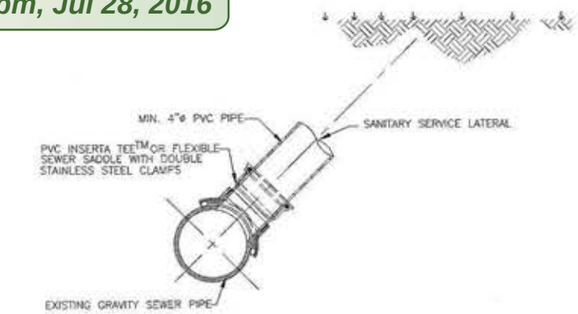
NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. TAP DIAMETER SHALL BE WITHIN ⅛" OF LINE DIAMETER.

TAPPING SLEEVE DETAIL
NOT TO SCALE

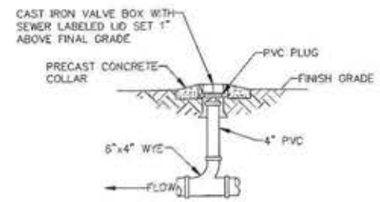


NOTE:
ALL FITTINGS IN LATERAL SHALL BE LOW-LEAD BRASS COMPRESSION TYPE.

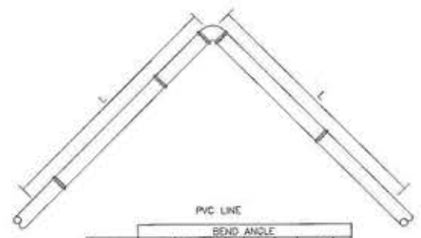
WATER SERVICE LATERAL DETAIL
NOT TO SCALE



SEWER SERVICE LATERAL CONNECTION DETAIL
NOT TO SCALE



CLEAN OUT DETAIL
NOT TO SCALE



PVC LINE

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' <12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	2	4	8	18
6	3	5	11	25
8	4	7	14	33
10	4	8	16	39
12	5	9	19	45
16	5	9	19	45
20	6	11	23	54
24	8	16	26	62

DUCTILE IRON LINE

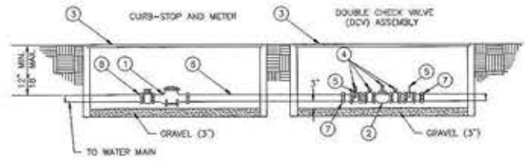
PE WRAPPRED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	3	5	9	20
6	3	6	12	28
8	4	8	16	36
10	5	9	19	43
12	6	11	22	51
16	7	14	28	65
20	8	16	33	79
24	9	19	38	92

MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

HORIZONTAL BEND RESTRAINT DETAIL
NOT TO SCALE



MATERIALS

ITEM	QUAN.	DESCRIPTION
1	1	WATER METER
2	1	DOUBLE CHECK VALVE ASSEMBLY *
3	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
4	4	TEST COCKS
5	2	FULL PORT BALL VALVES
6		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
7	2	UNION BRASS
8	1	CURB STOP

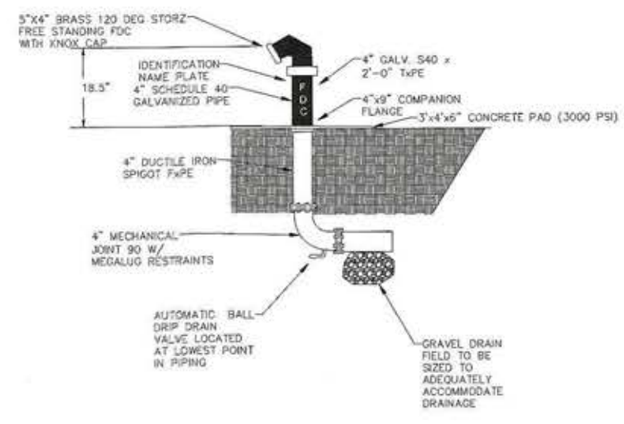
* DUAL CHECK VALVES ARE NOT ALLOWABLE

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.

INSTALLATION INSTRUCTIONS:
THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE. UNDER NO CIRCUMSTANCES SHALL THE TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.
3. WHEN INSTALLED WITHIN PEDESTRIAN TRAFFIC/SIDEWALK AREAS CAST IRON OR QUAZITE SHALL BE USED.

DOUBLE CHECK VALVE AND METER ASSEMBLY DETAIL
NOT TO SCALE



FIRE DEPARTMENT CONNECTION DETAIL
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION DATE
PER ARCHITECTURAL REVISIONS JUNE 2016
PER TOWN COMMENTS ON HEAD REVIEW JUNE 2016

APPROVALS: SNOWDEN SML; DESIGNED BP; TECH REVIEW BP; CHECKED BY LJL; APPROVED LJL

SOUTH CAROLINA HOLYCROSS CERTIFICATE OF AUTHORITY — Alliance Consulting Engineers, Inc. No. C03884 — DATE 6/21/16

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 20440 — SIGNATURE

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
23 Plantation Park Dr., Suite 204 Bluffton, South Carolina 29910-6072
Phone (843) 757-5939 • Fax (843) 757-6659

SHEET: SITE UTILITIES DETAILS — SCALE: AS SHOWN — DATE: JUNE 2016

PROJECT: SPINNAKER WELCOME CENTER LOCATED AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD — BEAUFORT COUNTY, SOUTH CAROLINA

FILE NAME: REFERENCE FILE SITE PLAN.dwg
PROJECT NO. 16101-0007
SHEET C7 OF 7
DWG NO. 01.1012-D18

ATTACHMENT F

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:
Project Mgr:
App. #: DPR
Fees:

APPLICATION PACKET FOR MAJOR SITE DEVELOPMENT PLAN REVIEW (DPR)

Project Name: Spinnaker Resort Welcome Center Project Address: 30 Waterside Drive
Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 2 0 2 0 0 0 0 Project Acreage: 1.068
Zoning District: RD Overlay District(s): Corridor Overlay

Applicant/Agent Name: Todd Theodore Company: Wood + Partners, Inc.
Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
Telephone: 843-681-6618 Fax: E-mail: ttheodore@woodandpartners.com
Business License #
Land Owner Name: Charlie Halterman Telephone #: 843-785-8105
Address: 35 DeAllyon Avenue Hilton Head Island, SC 29938 Email: chalterman@spinnakerresorts.com

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

Fees and Forms: Please see www.hiltonheadislandsc.gov for all application fees and forms. The Town accepts cash or check made Payable to Town of Hilton Head Island. Credit cards are accepted as payment for some items.

Instructions: A Staff Project Manager will be assigned to you to assist in processing this application and to be your only Point of Contact throughout the entire project. This Project Manager will also inform you of any boards that require review of the application, and will assist in determining which of the requirements of this application apply to the project. Additional items must be submitted at the end of construction to obtain a Final Inspection for the Certificate of Occupancy or final sign off.

Prior to submittal for a permit, an optional **Pre-Application Meeting** is highly recommended. At this meeting, you may provide very general, conceptual ideas to Town Staff to better assist you in submitting items for site development or building permitting. Your Project Manager can assist you with this process.

Application is hereby made to perform work on the site and accompanying features, and I am authorized to submit this application. 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 understand that failure to abide by this approval, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

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.

Print Name Todd Theodore Agent Signature: Todd P. Theodore

AFFIDAVIT OF OWNERSHIP AND RESPONSIBILITIES AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize _____ to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 30 Waterside Drive (address), R552 018 000 0202 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
   Description of Work: New Development
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
   a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
   b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
   c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
   d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
   e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: BASIL W. MATTHEWS Owner Signature: [signature]
COMPTROLLER SDC PROPERTIES, INC.
Phone No.: 843-785-8105, x5237 Email: bwm@spinnakerresorts.com

The foregoing instrument was acknowledged before me by Basil W Matthews, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 1st day of June, A.D., 2016

Karen B Geiger
Notary Public Signature

My Commission expires: 09-07-2021
Please affix seal or stamp.

KAREN B. GEIGER NOTARY PUBLIC MY COMMISSION EXPIRES 9/7/2021 SOUTH CAROLINA

STANDARD SITE PLAN SUBMITTAL REQUIREMENTS

Note: Staff will check which documents are required for submittal.

Written Project Narrative, describing: _X_ Scope of the project, proposed specific use _X_ Number of Buildings _X_ Square Footage of each Building _X_ Square Footage of each Use _X_ Number of Stories for each Building _X_ Maintenance Responsibility _X_ Dedicated Improvements	**Site Lighting Plan (if not previously submitted):** _X_ Light levels- existing & proposed _X_ Fixture Locations- existing & proposed _X_ Manufacturer's Photometric Data **Landscape Plan (if not previously submitted):** _X_ Planting Plan _X_ Plant Schedule N/A Irrigation Plan
Site Development & Boundary Plan: _X_ Name of Development _X_ Legend defining all symbols, scale & north arrow _X_ Tax Map & Parcel Number _X_ Date & Revisions & Vicinity Sketch _X_ Acreage _X_ FEMA Flood Zone _X_ Original Seal & Signature _X_ Reference Plats _X_ Topographic Information _X_ Trees 6" Diameter & Over _X_ Existing Structures within 50 Feet _X_ Off-street Loading Areas _X_ Parking Calculations & Dimensions _X_ Impervious Surface Calculations _X_ Open Space Calculations _X_ Setback & Buffer Areas _X_ Wetlands Delineation _X_ Fire Hydrants & Fire Lanes _X_ Trash Receptacles & Enclosures _X_ Location of Tree Protection	**Tree Protection Plan:** _X_ Narrative _X_ Tree Survey (no older than 2 years) _X_ Tree Tally Sheets _X_ Replacement or supplemental tree plantings schedule, if required _X_ Method & location of tree protection **Engineering:** _X_ Pre-Design Conference Certification _X_ Storm Water Calculations _X_ Traffic Control Plan (Signage and Marking) _X_ Storm Water Plan Review Application & checklist **Others:** _X_ Hydrant flow data _X_ Grading Plan showing any proposed grading _X_ Paving & Drainage Plan with drainage locations _X_ Water & Sewer Line Layout _X_ Septic or Waste System Layout _X_ Electric Line Layout (including lighting) N/A Phasing Plan N/A Archaeological Protection
OCRM/DHEC Approval: N/A Beach/Dune Activity N/A Coastal Zone Consistency Letter _X_ Land Disturbance/storm water Plan _X_ Water Plan _X_ Sewer Plan N/A Air & Water Quality Approval N/A Septic Tank Approval	**Wetlands Information:** Total Wetland Area in Acres: _____ _X_ Copy of Delineation (letter & survey) of wetland approved by Army Corps of Engineers _X_ Wetlands Alteration Permit (Army Corps of Engineers)
Encroachment Permit: N/A SC Department of Transportation N/A Beaufort County N/A Town of Hilton Head Island	**Utility Approval:** _X_ PSD Water _X_ PSD Sewer _X_ Electric Company _X_ Telephone Company
____ Other Governmental Approvals	*Disclaimer: Although the application has been accepted, it may not be complete per the Town of Hilton Head Island Land Management Ordinance.*

ATTACHMENT F

Spinnaker Resort Welcome Center

30 Waterside Drive
Hilton Head Island, SC

Development Plan Review Project Narrative

June 2, 2016

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

The one story building will front Pope Avenue with parking towards the side and rear. The proposed building will blend with the adjacent Waterside Resort by matching stucco and roof colors. The undeveloped parcel has undulating topography and contains several specimen Live Oaks and Hickories that will be retained, adding character to the site. The proposed site layout has been designed to retain as much existing perimeter vegetation as possible, reducing the impact of development on the site. Naturalized plantings will complement the densely vegetated site, while maintaining visibility from Pope Avenue. The primary entrance into the site will be from Waterside Drive, reducing additional vehicular congestion on Pope Avenue. Storm water management will be handled on site; permeable vehicular pavers and permeable concrete will be utilized to reduce storm water runoff.

Per preliminary Design Review Board feedback, the architectural elevations include adjacent stairs, ramps and other visible architectural features. The white building trim will be replaced with the green trim and only the window frames will remain white. A dormer was added to the roof facing Aunt Chiladas and the entrance roof pitches were revised to match the main roof pitch. A foundation trim was added on all sides of the building to break up the exterior façade. Sod was removed from under the canopies of the specimen trees.

ATTACHMENT F

From: Todd Theodore
To: Dixon Nicole
Cc: Charlie Halterman
Subject: FW: Spinnaker Open Space Calcs
Date: Wednesday, August 17, 2016 5:02:57 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image008.png
JOB 5-87 2.600 ACRES AND FUTURE 50 RW DATED 10986 REVISED 70687.pdf
JOB 5-87 15.100 ACRES WATERSIDE P.U.D. DATED 120987 RECORDED PB 35 PG 7....pdf

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Nicole,

Below are the approximate open space calculations for the Waterside PD-2. I also included a couple maps that Surveying Consultants found in their archives.
Feel free to call or email me if you have any questions.
Thanks…Todd

Todd P. Theodore, RLA
Principal

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island Tallahassee

7 Lafayette Place, Hilton Head Island, SC 29926
(843) 681-6618 Ext. 230 - (843) 681-7086 fax - (843) 338-1876 cell

www.woodandpartners.com
WEEDS | WPi Energy + Environmental Design Solutions
Visit Us:

If you must print this e-mail, please recycle.

From: David McAllister
Sent: Monday, August 15, 2016 11:22 AM
To: Todd Theodore <TTheodore@woodandpartners.com>
Subject: Spinnaker Open Space Calcs

Todd,
Below is a breakdown of open space for the Spinnaker properties & hotel parcel:

Waterside by Spinnaker (includes GIS for buildings not shown on as-built):

- Total property size: 498,242 SF or 11.4 Acres
- Total open space: +/- 328,788 SF or **66% Open Space**
- Total number of units: 198 (based on as-built survey)

-
Hotel Parcel (Area is approximate and calculated with GIS aerial):

- Total property size: 115,480 SF or 2.65 Acres
- Total open space: +/- 65,568 SF or **57% Open Space**

-
Spinnaker Resort Welcome Center:

- Total property size: 46,502 SF or 1.06 Acres
- Total open space: +/- 27,688 SF or **59.5% Open Space**

David McAllister
Project Planner

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island ■ Tallahassee

7 Lafayette Place
Hilton Head Island, SC 29925
(843)681-6618 Ext. 240
(843)681-7086 fax
www.woodandpartners.com
WEEDS | WPi Energy + Environmental Design Solutions
Visit Us:

If you must print this e-mail, please recycle.

ATTACHMENT F

FOREST BEACH OWNERS' ASSOCIATION, INC.
P O Box 6442
Hilton Head Island, SC 29938-6442
(843)785-5565 FAX (843) 342-3801
Email: FBAssn@aol.com

April 30, 2016

Mr. Charlie Halterman
35 DeAllyon AV
Hilton Head Island, SC 29928

Re: Parcel E – Pope Avenue (CFB)
Commercial Building Permit
Permit #2016-03

Dear Mr. Halterman:

Thank you for your submission for architectural review for a planned Welcome Center at the above location. We have issued a permit for construction at the above location. This permit is conditional upon the following:

1) Our review is based upon the documents, drawings, photos and narratives submitted to us by Wood & Partners with an application date of 4/8/16.
2) Approval is based upon the stated use and occupancy in the submitted plans. Any change in use or occupancy will require a new review and possible changes to the approved parking plan as shown on the documents received.
3) Any changes to the submitted plans required by any department of the Town of Hilton Head Island must be re-submitted to the Association for review prior to adoption.
4) No exterior lighting, other than that shown on the submitted plans, is approved.
5) Approval of all exterior colors and finish materials along with the roofing material and color is given based upon the submitted plan. Any changes from the submitted colors, including options, must be made prior to installation and re-submitted for approval.
6) Any service areas and/or utilities serving the structure must be screened from view of adjoining properties and roads.
7) No application for a sign has been submitted. A separate application will be required if a sign is to be placed at this location.
8) Fencing is permissible, but none is shown on the submitted plans and none is approved.
9) Nothing may be placed or constructed within the buffer areas except landscaping (or fencing if so desired).

Any changes/additions/modifications to the submitted and approved plans must be submitted to the FBOA ARB for review and approval before construction of the change/addition/modification is begun. Failure to do so may result in a covenant violation. Items not shown on the submitted plans are not approved and a separate application will be required. Upon the FBOA ARB's written notification of completion of work being performed under this permit a final inspection will be made. Approval for any work not completed at that time will expire and a new application for FBOA ARB approval will be required.

This letter constitutes your ARB Building Permit. We request that a copy of this be posted at the site, during construction, alongside the Town of Hilton Head Island Building Permit.

Please make a note of any additional items we require above. Failure to submit these documents for review prior to installation may cause a covenant violation and a delay in completing our review procedure and the return of your compliance deposit.

Once construction has been completed, you must notify us in writing so that we may make a final inspection and close our file on this project and return your compliance deposit.

Thank you for your submission, and, please do not hesitate contact us with any questions.

Sincerely,

John D. Snodgrass

John D. Snodgrass,
Executive Director

JDS:me

Cc: Todd Theodore, Wood & Partners
Allen Wayne Johnson
Jennifer Ray, Town of Hilton Head Island

ATTACHMENT F

Spinnaker Resort Welcome Center

30 Waterside Drive
Hilton Head Island, SC

Tree Protection Narrative

June 2, 2016

Vegetation on the previously undeveloped site is primarily made up of mature over story trees such as live oaks, hickories and pines. The proposed landscape concept for the Spinnaker Welcome Center consists of native and adaptive plant species that complement the character of the site.

There are two specimen live oaks on site, along with three specimen hickory trees. The proposed development has been designed to preserve and highlight these trees. The use of sod under the canopy of the specimen trees was avoided. The proposed building impacts less than 20% of all specimen trees; see sheet L4.1 for a summary of specimen tree impacts. Tree mitigation utilizes the ACI calculation for tree replacement. Due to the density of vegetation, the size of the site, and the preservation of as many trees as possible, tree replacement is not required on this project. The adjusted caliper inches to be met post development is 480.6. The post development adjusted caliper inch is 808.75; see sheet L4.1 for a complete summary of the calculations.

ATTACHMENT F

D H E C

PROMOTE PROTECT PROSPER

Catherine E. Heigel, Director

Promoting and protecting the health of the public and the environment

May 31, 2016

Charles Halterman
SPINNAKER RESORTS
PO BOX 6899
HILTON HEAD ISLAND, SC 29938-6899

RE: **Stormwater Construction – Coastal Exemption Notification**
SPINNAKER WELCOME CENTER, Beaufort County
Notification No. 07-16-05-07

Dear Charles Halterman:

Based on your Notification to the Department and certification that this project will disturb less than 1.0 acre, is not part of a Larger Common Plan (LCP) for development or sale, and is not located within ½ mile of a coastal receiving water, this project will not require coverage under the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities. As indicated in your Notification disturbed area for this site is **.7 acres**.

Please note the following requirements of this notification:

1. **This notification is only for the activity identified in Notification No. 07-16-05-07;**
2. **This notification does not constitute DHEC's approval of the stormwater management and sediment control plan.**
3. **You are responsible for ensuring your contractor complies with the site development plan prepared for this project.**
4. **You must obtain federal, state, or local permits that may be required for this project. In particular, if this project is located in an area of the state where a local government implements a stormwater program, such as an MS4, a permit may be required for this activity.**
5. **The Department does not regulate the placement of fill in floodplains. You must contact your local city or county official for such approvals; and**
6. **You are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991, South Carolina Pollution Control Act and the Federal Clean Water Act.**

Please note that the Department does not send a copy of this letter to any county or city building official. You must provide a copy of this letter to these agencies, as appropriate. Any future submittals to the Department for this project and/or this site, should reference this project/site name (as listed on the notification form), county, and assigned notification number **(Notification No. 07-16-05-07).**

The Department may conduct periodic inspections of this site to ensure compliance with all related requirements, including LCP status. Failure to comply with the site plan resulting in discharge of sediment to Waters of the State and/or adjacent properties may subject you to applicable penalties under the S. C. Pollution Control Act. Additional construction activities beyond the scope of this notification may require permit coverage.

If you have any questions, please call me at 843-953-7809.

Sincerely,

John Vinson

John L. Vinson, Permit Coordinator
Coastal Stormwater Permitting Section

ec: EQC Region - Region 8

ATTACHMENT F

PALMETTO
ELECTRIC COOPERATIVE INC.

One Cooperative Way Hardeeville, SC 29927-5123 843-208-5551

June 23, 2016

David McAllister
Wood + Partners, Inc
7 Lafayette Place
Hilton Head Island, SC 29925

Re: Spinnaker Resort Welcome Center

Dear David:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. A redline drawing will be provided when the electrical load requirements and a detailed drawing have been received.

Please provide electrical load requirements so that we can determine the transformer size and type that will serve your building. This information is needed to order transformers, which lead-times are around 16 weeks. The load calculations and applicable "aid-to-construction" charges will be determined upon receipt of the above-referenced information.

Please have the enclosed easement information form completed and returned so that we may draft an electric utility easement. When the easement has been recorded, a copy will be forwarded to you for your file.

PECI has a highly successful lighting program, which we would like to discuss with you at your convenience. I have enclosed an "Illuma Knight" lighting brochure for your review.

Thank you for your cooperation in this matter. Please contact me at (843) 208-5512 or via email thutchinson@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Tim Hutchinson
System Engineer

TH:mhl
Encl.

c: Mr. José-Luis Aguilar, PECI
Ms. Kristin Keller, PECI

HARGRAY

June 22, 2016

David McAllister
Project Planner
Wood+Partners, Inc.
7 Lafayette Place
Hilton Head Island, SC 29925

Dear Mr. McAllister:

SUBJ: Letter of Intent to Provide Service for: **Spinnaker Resort Welcome Center, 30 Waterside Drive, HHI**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,

Frankie Dounark
Developer Relations Manager
843-816-1032
Hargray Engineering (843) 815-1676

ATTACHMENT F

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME Spinnaker Welcome Center SITE ACREAGE 1.068

[**X**] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [**X**] BUFFER [ ] NON BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
17			18			12					
15			14			8					
34			8			11					
15			17			7					
			18			11					
			9			10					
			34			12					
			7			12					
			13			12					
			7			9					
			13			11					
			16			14					
			17			11					
			15			11					
						11					
						12					
						12					
						24					
TOTAL # TREES:		4	TOTAL # TREES:		14	TOTAL # TREES:		18	TOTAL # TREES:		0
TOTAL DBH INCHES:		81	TOTAL DBH INCHES:		206	TOTAL DBH INCHES:		210	TOTAL DBH INCHES:		0

ATTACHMENT F

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME Spinnaker Welcome Center SITE ACREAGE 1.068

[**X**] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [ ] BUFFER [**X**] NON BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
24			28	12		12					
15			13	12		13					
38			15	8		11					
20			17	22		11					
9			8	22		7					
15			8	16		8					
17			17	7		12					
40			13	10		10					
15			13	14		10					
20			7	20		12					
12			8	14		9					
24			6	14		11					
20			7	16		15					
30			15	8		8					
20			11	14		30					
12			10	15		10					
10			18	10		9					
			15	15		11					
			14	14		18					
			12			15					
			15			12					
			11			9					
			17			14					
			16			8					
			12			12					
			14			14					
			7			12					
			12			12					
			7			11					
			12			8					
			14								
			12								
			19								
TOTAL # TREES:		17	TOTAL # TREES:		52	TOTAL # TREES:		30	TOTAL # TREES:		0
TOTAL DBH INCHES:		341	TOTAL DBH INCHES:		686	TOTAL DBH INCHES:		354	TOTAL DBH INCHES:		0

ATTACHMENT F

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME Spinnaker Welcome Center SITE ACREAGE 1.068

[ ] PRE-DEVELOPMENT [**X**] POST DEVELOPMENT [**X**] BUFFER [ ] NON BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
17			34			12					
15			8			8					
34			15			11					
			14			7					
			17			11					
			18			10					
			7			12					
			7			12					
			13			12					
			13			9					
			9			11					
						14					
						11					
						11					
						24					
						12					
						12					
TOTAL # TREES:		3	TOTAL # TREES:		11	TOTAL # TREES:		17	TOTAL # TREES:		0
TOTAL DBH INCHES:		66	TOTAL DBH INCHES:		155	TOTAL DBH INCHES:		199	TOTAL DBH INCHES:		0

ATTACHMENT F

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME Spinnaker Welcome Center SITE ACREAGE 1.068

[ ] PRE-DEVELOPMENT [**X**] POST DEVELOPMENT [ ] BUFFER [**X**] NON BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
10			28			12					
12			12			13					
38			15			11					
20			17			11					
20			8			7					
40			8			8					
			17			12					
			13			10					
			13			10					
			7			12					
			14			9					
			6			11					
			7			15					
			22			8					
			16			8					
			12			10					
			14			9					
			7			11					
			14			8					
			12			12					
						14					
						9					
						12					
TOTAL # TREES:		6	TOTAL # TREES:		20	TOTAL # TREES:		23	TOTAL # TREES:		0
TOTAL DBH INCHES:		140	TOTAL DBH INCHES:		262	TOTAL DBH INCHES:		242	TOTAL DBH INCHES:		0

ATTACHMENT F

Buffer Planting Documentation:

Buffer Description : Western Buffer

Buffer Location : West Side of Property - Runs Parallel to Pope Ave.

Buffer Type : Type E : Option 1

Buffer Length : 217

Buffer Width : 50'

#	Existing Overstory Trees (To Remain)		Existing Understory Trees (To Remain)		Existing Evergreen Shrubs (To Remain)	
	Species	Size (Cal.)	Species	Size (Cal.)	Species	Qty.
1	Pine	8	Palm	11	Saw Palms	3
2	Hickory	18	Palm	7	Podocarpus	4
3	Water Oak	14	Palm	11	Loropetalum	3
4	Laurel Oak	15	Palm	10	Viburnum	11
5	Hickory	8	Palm	12		
6	Hickory	15	Palm	12		
7	Hickory	17	Palm	9		
8	Pine	14	Palm	12		
9	Sweet Gum	7	Palm	12		
10	Laurel Oak	17	Palm	11		
11	Pine	11	Tallow	9		
12	Sweet Gum	16	Palm	11		
13	Sweet Gum	17	Palm	12		
14	Sweet Gum	7	Palm	11		
15	Sweet Gum	13	Palm	12		
16	Hickory	13				
17						
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28						
29						
30						
31						
32						
	Existing Overstory Trees		Existing Understory Trees		Existing Evergreen Shrubs	

ATTACHMENT F

#	(To Remain)		(To Remain)		(To Remain)	
	Species	Size (Cal.)	Species	Size (Cal.)	Species	Qty.
33						
34						
35						
36						
37						
38						
39						
40						

Totals	Overstory Totals :		Understory Totals :		Shrub Totals :	
	Tree Count	Inches	Tree Count	Inches	Shrub Count	
	16	210	15	162	0	21

ATTACHMENT F

Buffer Planting Requirements

Overstory Trees Required :	Understory Trees Required :	Evgn. Shrubs Required :	Additional Notes :
8.7	10.9	43.4	Evergreen shrubs must be at least 3 feet high at maturity.
4 Per 100 L.F.	5 Per 100 L.F.	20 Per 100 L.F.	

Ex. Overstory Trees :	Ex. Understory Trees :	Ex. Evergreen Shrubs :	Adjusted Overstory Tree Requirements :	Adjusted Understory Tree Requirements :	Adjusted Evergreen Shrub Requirements :
16	15	21	-7.0	-4.0	22.0

Overstory Trees Proposed :		Understory Trees Proposed :		Evergreen Shrubs Proposed :	
Species	Quantity	Species	Quantity	Species	Quantity
		Crape Myrtle	1	Saw Palms	11
		Cherrly Laurel	1	Azaleas	6
				Illicium	11
				Nellie R Holly	4
Total Proposed :	0	Total Proposed :	2	Total Proposed :	32

Overstory Tree Buffer Planting Qty. Status :	Understory Tree Buffer Planting Qty. Status :	Evergreen Shrub Buffer Planting Qty. Status :
Buffer Qty. Requirements Met	Buffer Qty. Requirements Met	Buffer Qty. Requirements Met
		See Additional Notes Above

Proposed Overstory Tree Plantings Exceed Buffer Requirements By :	Proposed Understory Tree Plantings Exceed Buffer Requirements By :	Proposed Evergreen Shrub Plantings Exceed Buffer Requirements By :
7 Overstory tree(s) provided above the buffer requirements	6 Unerstory tree(s) provided above the buffer requirements	10 Evergreen shrub(s) provided above the buffer requirments

ATTACHMENT F

Buffer Planting Documentation:

Buffer Description : Northern Buffer

Buffer Location : North Side of Property - Runs Parallel to Waterside Drive

Buffer Type : Type A : Option 2

Buffer Length : 232

Buffer Width : 10'

#	Existing Overstory Trees (To Remain)		Existing Understory Trees (To Remain)		Existing Evergreen Shrubs (To Remain)	
	Species	Size (Cal.)	Species	Size (Cal.)	Species	Qty.
1	Pine	24	Mimosa	5	Saw Palmetto	20
2	Water Oak	9				
3	Hickory	34				
4	Live Oak	10				
5	Live Oak	24				
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
	Existing Overstory Trees		Existing Understory Trees		Existing Evergreen Shrubs	

ATTACHMENT F

#	(To Remain)		(To Remain)		(To Remain)	
	Species	Size (Cal.)	Species	Size (Cal.)	Species	Qty.
33						
34						
35						
36						
37						
38						
39						
40						

Totals	Overstory Totals :		Understory Totals :		Shrub Totals :	
	Tree Count	Inches	Tree Count	Inches	Shrub Count	
	5	101	1	5	0	20

ATTACHMENT F

Buffer Planting Requirements

Overstory Trees Required :	Understory Trees Required :	Evgn. Shrubs Required :	Additional Notes :
4.6	9.3	23.2	N/A
2 Per 100 L.F.	4 Per 100 L.F.	10 Per 100 L.F.	

Ex. Overstory Trees :	Ex. Understory Trees :	Ex. Evergreen Shrubs :	Adjusted Overstory Tree Requirements :	Adjusted Understory Tree Requirements :	Adjusted Evergreen Shrub Requirements :
5	1	20	0.0	8.0	3.0

Overstory Trees Proposed :		Understory Trees Proposed :		Evergreen Shrubs Proposed :	
Species	Quantity	Species	Quantity	Species	Quantity
		Cabbage Palm	8	Saw Palmetto	3
				Viburnum	4
				Illicium	10
Total Proposed :	0	Total Proposed :	8	Total Proposed :	17

Overstory Tree Buffer Planting Qty. Status :	Understory Tree Buffer Planting Qty. Status :	Evergreen Shrub Buffer Planting Qty. Status :
Buffer Qty. Requirements Met	Buffer Qty. Requirements Met	Buffer Qty. Requirements Met

Proposed Overstory Tree Plantings Exceed Buffer Requirements By :	Proposed Understory Tree Plantings Exceed Buffer Requirements By :	Proposed Evergreen Shrub Plantings Exceed Buffer Requirements By :
		14 Evergreen shrub(s) provided above the buffer requirements

ATTACHMENT F

PROJECT NAME:	Spinnaker Welcome Cer	Examp.Site	DATE:
LOCATION:	Pope Ave and Waterside Drive		APPLICANT:
TYPE USE:	Welcome Center		
TOTAL ACRES:	1.068		
IMPERVIOUS SURFACE MAXIMUM: %	0.5		

SITE REQUIREMENTS

Total On-site Pervious surface (In acres)	0.53
Multiply by 900 (Adj. Cal. In.)	900
Total Adj. Caliper Inches Req.	480.6
Max. allowed in Buffer (80%)	384.48
Balance req. in non-buffer area	96.12

TOTAL SITE PRE-DEVELOPMENT	Category I No. Trees	Total D.B.H. Inches	Category II No. Trees
Buffer Area	4	81	14
Non-buffer Area	17	341	52
Total Site	21	422	66

TOTAL SITE POST DEVELOPMENT	Category I No. Trees	Total D.B.H. Inches	Category II No. Trees
Buffer Area	3	66	11
Non-buffer Area	6	140	20
Total Site	9	206	31

TOTAL SITE TREES REMOVED	Category I No. Trees	Total D.B.H. Inches	Category II No. Trees
Buffer Area	1	15	3
Non-buffer Area	11	201	32
Total Removed from Site	12	216	35
Percentages Removed	57.14%	51.18%	53.03%

TOTAL SITE PRE-DEVELOPMENT CALCULATIONS

Category	No. Trees	Total D.B.H. Inches	Value Factor
I. Broad Leaf Evergreens	21	422	1
II. Deciduous Hardwoods	66	892	0.75
III. Conifers	48	564	0.5
IV. Ornamentals & Palms	0	0	0.25

Totals	135	1878	

TOTAL SITE POST-DEVELOPMENT CALCULATIONS

Category	No. Trees	Total D.B.H. Inches	Value Factor
I. Broad Leaf Evergreens	9	206	1
II. Deciduous Hardwoods	31	417	0.75
III. Conifers	40	441	0.5
IV. Ornamentals & Palms	0	0	0.25
Totals	80	1064	
Pre-Dev less Post Dev	55	814	

NON-BUFFER PRE-DEVELOPMENT CALCULATIONS

Category	No. Trees	Total D.B.H. Inches	Value Factor
I. Broad Leaf Evergreen	17	341	1
II. Deciduous Hardwoods	52	686	0.75
III. Conifers	30	354	0.5
IV. Ornamentals & Palms	0	0	0.25
Totals	99	1381	

NON-BUFFER POST-DEVELOPMENT CALCULATIONS

Category	No. Trees	Total D.B.H. Inches	Value Factor
I. Broad Leaf Evergreens	6	140	1
II. Deciduous Hardwoods	20	262	0.75
III. Conifers	23	242	0.5
IV. Ornamentals & Palms	0	0	0.25
Totals	49	644	
Pre-Dev less Post Dev	50	737	

TOTAL SITE TEST	ACI	Replanting Factor	Subtotal
Total Site area requirement	480.6		
Pre-Development Quantity	1373		
Amount to be Supplemented	0	0.15	0
Post Development Quantity	739		
Amount to be Replaced	-258.65	0.30	0

ATTACHMENT F

Total Site Replantings			0
NON-BUFFER TEST	ACI	Replanting Factor	Subtotal
Non-Buffer area requirement	96.12		
Pre-Dev Non-buffer Quantity	1033		
Amount to be Supplemented	0	0.15	0
Post Dev Non-buffer Quantity	458		
Amount to be Replaced	-361	0.30	0
Subtotal Non-buffer Replantings			0

REPLANTING SCHEDULE	TOTAL CAL. INCHES	
Total Site Replanting	0	
Non-buffer Replanting	0	
Other On-Site Replanting(cal in)	0	enter 0, otherwise subtrac

CATEGORY REPLACEMENT	Percentage	Total Site	Non Buffer
I. Broad Leaf Evergreens	34.08%	0	0
II. Deciduous Hardwoods	56.21%	0	0
III. Conifers	9.70%	0	0
IV. Ornamentals & Palms	10.00%	0	0
TOTALS	110.00%	0	0

ATTACHMENT F

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Spinnaker Resourt

Total D.B.H. Inches	Category III No. Trees	Total D.B.H. Inches	Category IV No. Trees	Total D.B.H. Inches
206	18	210	0	0
686	30	354	0	0
892	48	564	0	0

Total D.B.H. Inches	Category III No. Trees	Total D.B.H. Inches	Category IV No. Trees	Total D.B.H. Inches
155	17	199	0	0
262	23	242	0	0
417	40	441	0	0

Total D.B.H. Inches	Category III No. Trees	Total D.B.H. Inches	Category IV No. Trees	Total D.B.H. Inches
51	1	11	0	0
424	7	112	0	0
475	8	123	0	0
53.25%	16.67%	21.81%	#DIV/0!	#DIV/0!

Total Adjusted Caliper Inches	Percentage Coverage
422	22.5%
669	47.5%
282	30.0%
0	0.0%

ATTACHMENT F

1373	100.0%

Total Adjusted Caliper Inches	Caliper Inch Removed	Percentage Removed
206	216	34.1%
313	356	56.2%
221	62	9.7%
0	0	0.0%
739	633.75	100.0%

634

Total Adjusted Caliper Inches
341
515
177
0
1033

Total Adjusted Caliper Inches
140
197
121
0
458

575

t line 116 from line 115)

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ATTACHMENT F

Town of Hilton Head Island

Engineering Division
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4600 Fax: 843-842-8587
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: _____

Accepted by: _____

App. #:DPR_____

Meeting Date: _____

Project Name: Spinnaker Welcome Center Project Address: 30 Waterside Drive

Applicant/Agent Name: Wood+Partners Inc.

Owner Name: Spinnaker Resorts, Inc.

Engineer of Record: Alliance Consulting Engineers, Inc.

Parcel Number [PIN]: R552 018 000 0202 0000

Total Project Area (acres) 1.068 Area of Disturbance (acres): 0.67

Existing Impervious Area (sq. ft.): 2,600 Proposed Impervious Area (sq. ft.) 9,760

Treatment Volume Required (cu.ft.): 1,040 Treatment Volume Provided (cu. ft.) 12,800

STORMWATER PLAN REVIEW SUBMITTAL REQUIREMENTS

To be filled out by Applicants
All items (if determined applicable by staff) are required at the time of submittal to be distributed for review.

___ SCDHEC *Stormwater Management and Sediment and Erosion Control Plan Review Checklist*

X SCDHEC *Permanent Stormwater System Maintenance and Responsibility Agreement* is required to be prepared and executed for all permanent drainage facilities. This agreement must be approved by the Town Engineer and executed by the Owner.

_____ Maintenance Plan which identifies the entity responsible for maintenance and outlines the long-term schedule for inspection/maintenance of the facility and appurtenances.

X Town of Hilton Head Island Engineering Pre-Design Certification Form

X Town of Hilton Head Island Engineering Checklist

X Stormwater Calculations per Section of 16-5-109 the LMO

Note: Further documentation may be required upon review of the application.

TOWN OF HILTON HEAD ISLAND
STORMWATER PLAN REVIEW CHECKLIST
(REVISED August, 2015)

Use this checklist to prepare the required Development Plan Review submittals. Please note that the following checklist is not all-inclusive. This checklist is intended to guide the preparation of the construction plans and calculations and is subject to change as necessary for clarification and updated according to current code and agency requirements.

CONSTRUCTION PLANS – GENERAL INFORMATION

Requirement	Yes	No	N/A	
PROFESSIONAL SEAL AND SIGNATURE required on final and complete approved plans, drawings, technical reports and specifications	☒	☐	☐	All
DESIGNER INFORMATION - The engineer, surveyor, and/or landscape architect's name, address, telephone number, and e-mail address	☒	☐	☐	All
APPLICANT INFORMATION - The owner's and/or developers name, address, telephone number, and e-mail address	☒	☐	☐	All
PLAN DATE and all revision dates with a brief description of the items revised	☒	☐	☐	All
TITLES AND NUMBERING for all plan sheets	☒	☐	☐	All
VICINITY MAP with street names and the site location	☒	☐	☐	Cover
SCALE at 1" = 30' minimum - Provide a graphic scale	☒	☐	☐	C1-C4
NORTH ARROW	☒	☐	☐	C1-C4
PLAN LEGEND with line types and symbols	☒	☐	☐	C1-C4
BOUNDARY SURVEY of project site (Metes and Bounds, computed acreage, benchmarks, control points, property corners, reference plats)	☒	☐	☐	C1
PROPERTY INFORMATION for all parcels and adjacent parcels (tax map and parcel number, owner's name and address)	☒	☐	☐	C1
OFF-SITE CONSTRUCTION requires a recorded easement or notarized right of entry from the affected property owner(s)	☐	☐	☒	
PROJECT OR CONSTRUCTION PHASE LINES (where applicable)	☐	☐	☒	
TOPOGRAPHY of the site and surrounding vicinity, showing existing and proposed contours with intervals of one (1) foot (max) and spot elevations as necessary. Reference source and date of all topography.	☒	☐	☐	C1,C3
VERTICAL DATUM - NAVD88 required	☒	☐	☐	
EXISTING AND PROPOSED SITE FEATURES - buildings, parking lots, patios, pools, water bodies, driveways, sidewalks, and bike paths.	☒	☐	☐	C1,C2
PERVIOUS MATERIAL - Location of existing and proposed pervious surface materials including pavers, granite stone #57 or CR-14 (stone choked with sand, not Crusher run)	☒	☐	☐	C2
FINISH FLOOR ELEVATIONS of proposed buildings	☒	☐	☐	C2
EXISTING AND PROPOSED UTILITIES - Show and label all existing and proposed utilities (above ground and underground).	☒	☐	☐	C1,C4
EXISTING AND PROPOSED RIGHTS-OF-WAY – Location, width, and ownership information for existing and proposed rights-of-way.	☒	☐	☐	C1
EXISTING AND PROPOSED DRAINAGE EASEMENTS - Location, width, and recordation information for all existing and proposed drainage easements per Section 16-5-109.G. of the LMO	☐	☐	☒	
EXISTING AND PROPOSED DRAINAGE STRUCTURES AND FACILITIES – Location of natural and manmade drainage infrastructure including pipes, swales, ditches, channels, curb and gutter, roof drains per Section 16-5-109 of the LMO.	☒	☐	☐	C3
DRAINAGE PATTERNS with flow direction arrows	☒	☐	☐	SWMP
OCRM CRITICAL LINE delineated and shown on plan (where applicaple)	☐	☐	☒	

ENVIRONMENTALLY SENSITIVE AREAS such as wetlands, floodplains, critical soils, buffers, etc.	☒	☐	☐	C1
FLOODPLAIN LIMITS and **FEMA FIRM PANEL** referenced with designated special flood hazard areas or zone designations associated with the site (where applicable)	☒	☐	☐	C1
AREA OF DISTURBANCE – Tabulation of disturbed area and limits of disturbance delineated on plans. Includes area required for implementation of erosion and sediment controls, stockpile areas and utilities.	☒	☐	☐	C1
IMPERVIOUS SURFACE COVERAGE - Tabulation of impervious cover applicable to the zoning district in which development is located	☒	☐	☐	C2,C3
CONSTRUCTION PLANS - PLAN INFORMATION				
DRAINAGE INFORMATION				
1. Storm sewer – invert elevations, lengths, size (15" min. diameter or equivalent), material types, pipe class and slopes for all segments labeled on plan and correspond to calculations. Reinforced Concrete Pipe AASHTO M170 or ASTM Spec C-76, Class II and III, and corrugated High Density Polyethylene ASTM F2648 are permitted for drainage systems within the Town. Such other pipe as is approved in writing by the Town Engineer may be used.	☒	☐	☐	C3
2. Drainage structures (inlets, manholes, junctions, etc.) - rim elevations, invert elevations, inlet type and required grate or top unit and lengths labeled on plan and correspond to calculations.	☒	☐	☐	
3. Pipes and structures numbered or labeled and correspond to calculations	☒	☐	☐	
4. Adequate horizontal clearance from other site utilities or structures	☒	☐	☐	
5. Delineation of ponding, headwater, surcharge or backwater areas which may affect adjacent existing or proposed buildings, structures or upstream adjacent properties	☐	☐	☒	
PROFILES are encouraged to expedite review. If not provided, ensure all pipe segments have adequate minimum cover, do not exceed maximum depths of cover for the type/class of pipe specified, and do not conflict with other site utilities or excavation areas	☐	☐	☒	
EROSION AND SEDIMENT CONTROL PLAN per Section 16-5-109.I. of the LMO and in accordance with SCDHEC Stormwater Management and Sediment and Erosion Control Plan Review Checklist For Design Professionals.	☒	☐	☐	C1
CONSTRUCTION DETAILS				
1. Typical bedding details for all proposed storm pipe	☒	☐	☐	
2. Standard details or reference note for all proposed access structure types (inlets, manholes, junctions, etc.)	☒	☐	☐	
3. Catch basins shall provide for a bottom sand trap of 1.0 feet below the inlet or outlet, i.e. basins may be required to provide baffles for oil and grease trap operation	☒	☐	☐	C6
4. Step detail or applicable reference note (if depth 4 ft. or more)	☐	☐	☒	
5. Open channel details: shape, bottom width, top width, side slopes, etc.	☐	☐	☒	
6. Outlet protection	☐	☐	☒	
7. All special design structures (flumes, basin outlets, energy dissipators, etc.)	☐	☐	☒	
8. Storm water management details for embankment, principal spillway, trash rack, anti-vortex device, anti-seep collars, etc.	☐	☐	☒	
9. Construction Details of standard structures (Drop Inlets, Curb/Gutter, etc.)	☒	☐	☐	
10. Catch basins provide for a bottom sediment trap of 1' below the inlet or outlet	☐	☐	☒	
STORM WATER FACILITY – GENERAL INFORMATION				
1. Basic considerations for safety and unauthorized entry	☐	☐	☒	
2. Proper length/width ratio	☐	☐	☒	
3. Safety bench around permanent pool; 10' Minimum width	☐	☐	☒	

4. Embankment or excavation side slopes labeled (slope varies per BMP type).	☐	☐	☒
5. Material with watertight joints.	☐	☐	☒
6. Support and bedding requirements for barrel – concrete cradles, etc. or as recommended by the Geotechnical Report	☐	☐	☒
7. End treatment (Flared end section, headwall, wingwall) at barrel outlet	☐	☐	☒
8. Anti-seep collar(s)	☐	☐	☒
STORM WATER FACILITY - ELEVATION AND DIMENSIONAL DATA			
1. All pertinent dimensions and elevations shown	☐	☐	☒
2. Riser diameter	☐	☐	☒
3. Control orifice or weir dimensions and elevations shown	☐	☐	☒
4. Pipe inverts, length, size, class and slope shown	☐	☐	☒
5. Top of facility – elevation and width labeled (15' Minimum)	☐	☐	☒
6. Crest elevation of principal control structure spillway	☐	☐	☒
7. Minimum freeboard of one (1) foot above the 100-year design high water elevation for facilities with an emergency spillway	☐	☐	☒
8. Minimum freeboard of two (2) feet above the 100-year design high water elevation for facilities without an emergency spillway or in accordance with the SCS National Engineering Handbook (prior approval required)	☐	☐	☒
9. Basin Sediment Clean-Out elevation	☐	☐	☒
STORM WATER FACILITY - CROSS SECTION			
1. Existing Ground	☐	☐	☒
2. Proposed grade	☐	☐	☒
3. Top of facility - constructed and settled	☐	☐	☒
4. Emergency spillway with side slopes labeled (emergency spillway in cut)	☐	☐	☒
5. Barrel location	☐	☐	☒
STORMWATER FACILITY - EMERGENCY SPILLWAY PROFILE			
1. Existing ground	☐	☐	☒
2. Inlet, level (control) and outlet sections	☐	☐	☒
3. Spillway and crest elevations	☐	☐	☒
PRETREATMENT DEVICES of adequate depth and properly designed using required pretreatment volumes for the selected County BMP facility type	☐	☐	☒
OUTLET PROTECTION			
1. Sized for maximum design release	☐	☐	☒
2. Flared end section or endwall	☐	☐	☒
3. Dimensions	☐	☐	☒
4. Rock or riprap size, quantity and placement thickness	☐	☐	☒
5. Slope at 0 percent (Level Grade)	☐	☐	☒
6. Geotextiles (nonwoven)	☐	☐	☒

The following to be included in Storm Water Plan

STORM WATER MANAGEMENT PLAN – Storm Water Management plan and calculations in accordance with Section 16-5-109 of the LMO.			
Requirement	**Yes**	**No**	**N/A**
STORM WATER MANAGEMENT and DRAINAGE DESIGN REPORT signed and sealed by Professional Engineer registered in South Carolina. Shall generally include a title sheet, date, project identification, owner and preparer information, table of contents, narrative, summaries and computations as required.	X		
STORMWATER MANAGEMENT NARRATIVE describing the project, location, site and drainage basin soil characteristics, receiving water or drainage facility, existing site and drainage basin conditions (topography, land use, cover, slopes, etc.), proposed site development, proposed stormwater management Best Management Practices, summary of hydrology and hydraulics, maintenance program, and any special assumptions utilized for development of the stormwater management and drainage design plan or computations.	X		
DRAINAGE AREA MAP depicting drainage area boundaries for pre- and post-development conditions. Maps shall include drainage area size, runoff coefficient or curve number and time of concentration flow paths for each sub-area. Include off-site drainage where applicable. Clearly show roof drainage flow directions on buildings.	X		
SOILS MAP with soil symbols, Hydrologic Soil Group, soil boundaries and legend in accordance with the current Soil Survey of Beaufort County, South Carolina with approximate locations of the project site, BMPs and applicable drainage basins	X		
GEOTECHNICAL REQUIREMENTS			
1. Groundwater Elevations – Seasonal high to be used for design purposes; Test boring locations with reference surface elevations (if known).	X		
2. Geotechnical report prepared by a registered professional engineer with recommendations specific to BMP facility type selected.	X		
METHODOLOGY for surface runoff calculations in accordance with Section 16-5-109 of the LMO 1. Rational Method; drainage area of 20 acres or less 2. USDA NRCS TR-55 Method; sites of any size 3. The Savannah Intensity—Duration Curve shall be used in computations	X		
DESIGN STORM 25-year Frequency/24 Hour/8.4 Inch Rainfall, Antecedent Condition II. Type III distribution curve.	X		
HYDROLOGY CALCULATIONS - Provide supporting calculations for the hydrologic analysis of both pre-developed and post-developed conditions at <u>each</u> outfall point on the project site.			
1. Calculations to include runoff Curve Number or Coefficient and Time of Concentration	X		
2. Runoff Curve Number or Coefficient determinations: pre-developed and ultimate development land use scenarios. Shall be in all cases acceptable to Town Engineer.	X		
3. Curve Numbers shall not be less than the minimums established in the latest edition of the National Engineering Handbook, Part 630 (Hydrology), and shall be in all cases acceptable to the Town Engineer.	X		
4. Site inflow and outflow Hydrograph generation (tabular or graphical) for the 25-year design storm event	X		
5. Site inflows C.F.S. (Hydrograph);			X
6. Site outflows C.F.S. (Hydrograph);	X		
7. Tidal backwater effects;			X
8. Soil characteristics;	X		
9. Static water levels;			X

10. Peak water levels—25-year storm; Peak water levels shall be checked relative to a 100 year storm frequency in setting first flow elevations; and	☐	☐	X
11. Pre-development conditions shall be carefully evaluated as to adequacy of drainage design (if any), and removed, replaced, or reworked if found unsatisfactory	X	☐	☐
HYDRAULIC CALCULATIONS			
1. Elevation- or Stage-Storage curve and/or tabular data	☐	☐	X
2. Weir / Orifice Control calculations	☐	☐	X
3. Inlet / Outlet (barrel) control calculations	☐	☐	X
4. Emergency spillway capacity and depth of flow	☐	☐	X
5. Elevation - Discharge (Outlet Rating) curve and/or table.	☐	☐	X
6. Adequate channel computations for receiving channel	☐	☐	X
7. Permanent pool, 25-Year, 100-Year water surface elevations	☐	☐	X
8. Tidal backwater effects taken into consideration	☐	☐	X
9. Pipe calculations - Capacity, Flow Rate, Velocity, and Flow Depth; 25-year storm event. All storm sewer pipe shall be designed and constructed to produce a minimum velocity of two (2) feet per second (ft/s) when flowing full, unless site conditions do not allow. No storm sewer system or portion thereof will be designed to produce velocities in excess of ten (10) ft/s.	X	☐	☐
10. Hydraulic Grade Line computations; 25-year storm event	X	☐	☐
11. Open Channel computations; Capacity, Flow Rate, Velocity, and Flow Depth; 25-year storm event, 2-year storm event for velocity	☐	☐	X
12. Culvert computations – Capacity, Headwater depth, Velocity; 25-year storm event, 100-year storm event check	☐	☐	X
13. Pipe thickness design computations, as required, for selected pipe type (live load, minimum cover, maximum height of cover, etc.)	X	☐	☐
14. Downstream receiving channel check (based on field measured channel section data); 25-year storm event	☐	☐	X
15. Inlet / Catch Basin computations - Throat length, grate size, and inlet placement; 2-year storm event	☐	☐	X
16. Outlet velocity and outlet protection calculations; Discharge velocities shall be reduced to provide a non-erosive velocity flow from a structure, channel, or other control measure or the velocity of the 10-year, 24-hour storm runoff in the receiving waterway prior to the land disturbance activity, whichever is greater.	☐	☐	X
17. Curb and Gutter calculations -Spread and Ponding depth; 2-year storm event	☐	☐	X
18. Storage-Indication Routing of post-developed inflow hydrographs; 25-year design storm	☐	☐	X
19. Downstream hydrographs at established study points, if conditions warrant (i.e. facility discharge combined with uncontrolled bypass)	X	☐	☐
20. Provisions for retention of "First Inch" runoff from on-site impervious surfaces			
21. Pre- vs. Post-development peak discharge calculations	X	☐	☐
22. Provisions for treatment of First Flush runoff	X	☐	☐
23. Design for 10-year sediment load storage	☐	☐	X
MISCELLANEOUS			
1. Riser / base structure flotation analyses (if warranted)	☐	☐	X
2. Downstream danger reach study and/or emergency action plan (if conditions warrant)	☐	☐	X
3. Upstream backwater analyses onto offsite adjacent property (if conditions warrant)	☐	☐	X
4. 100-year floodplain impacts (if conditions warrant)	☐	☐	X

Pre-Design Conference Certification

Town of Hilton Head Island Engineering Division

Date of Meeting January 19, 2016

Expiration of Certification January 19, 2017

Name of Project Spinnaker Welcome Center

Location of Project 30 Waterside Drive

Description of Project New building and associated parking

Discussion points:

- Submit storm water management plans, including relevant calculations, signed and sealed by a professional engineer registered in South Carolina. The storm water design and calculations must comply with the requirements of Chapter 5 of the LMO.
- All development shall provide for on-site retention (dry or wet) or percolation of a minimum of one inch of runoff from on-site impervious surfaces. Major drainage canals may not be used for retention where doing so may adversely impact the storm hydrology upstream or downstream. The one inch of runoff from all such impervious surfaces shall be dissipated by percolation into the soil, evaporation, or other methods of treatment or handling acceptable to the Town Engineer. Where on-site retention of runoff is also required by OCRM standards, evidence of OCRM approval of the on-site retention shall be submitted to the Town Engineer.
- If underground storm water retention is to be employed, the applicant must submit sufficient geotechnical information (estimated seasonal high water elevation, soil permeability) at or around the proposed retention areas to be used in the design and ensure proper functionality.
- Erosion and sediment control plans must be provided and shall consider any construction phasing. All phase(s) must have sufficient storm water management in place for a certificate of compliance.
- The plans shall show existing and proposed contours, proposed spot elevations, and flow direction arrows.

Meeting Attendees: Steve Liotta, Bryan McIlwee

3/24/16

Bryan McIlwee, PE – Asst. Town Engineer / Stormwater Manager

Signature and printed name of Town Engineer or designee

Per Section 16-5-109.C.10 of the Town of Hilton Head Island Land Management Ordinance- A pre-design conference with the Town Engineer or his or her designee is suggested for small projects not affecting major drainage ways or environmentally sensitive areas, and is required for all Subdivision Review and Development Plan Review applications.

ATTACHMENT F

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
CHARLESTON
69-A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403

Regulatory Division

Mr. Ken Taylor
Spinnaker Development Group
P.O. Box 6899
Hilton Head Island, South Carolina 29938

Dear Mr. Taylor:

This letter is in response to a Pre-Construction Notification (PCN) (SAC-2007-01796) dated February 18, 2016, which was considered complete on March 31, 2016. By submittal of the PCN, you requested verification that the proposed project is authorized by a Department of the Army (DA) Nationwide Permit (NWP).

The PCN contains the following identifying information for this project. The work affecting waters of the United States is part of an overall project known as Spinnaker Resorts Welcome Center. The project involves impacts to not more than **0.029** acre of waters of the United States, including wetlands. The project is located on the Atlantic Ocean at 30 Waterside Drive on Hilton Head Island, Beaufort County, South Carolina (Latitude: 32.1466 °N, Longitude: -80.7543 °W). The PCN also includes the following supplemental information:

a. Drawing sheets 1-2 of 2 titled "Spinnaker Resorts Welcome Center Nationwide Permit #18 Drawings, SAC-2007-01796" and dated February 25, 2016;

b. A delineation of wetlands, other special aquatic sites, and other waters.

Based on a review of the PCN, including the supplemental information indicated above, it has been determined that the proposed activity will result in minimal individual and cumulative adverse environmental effects and is not contrary to the public interest. Furthermore, the activity meets the terms and conditions of NWP #18.

For this authorization to remain valid, the project must comply with the enclosed Nationwide Permit General Conditions, Charleston District Regional Conditions, and the following special conditions:

1. That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee;

2. That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information listed above, and is subject to any conditions or restrictions imposed by this letter;

3. That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.

This verification is valid until March 18, 2017, unless the district engineer modifies, suspends, or revokes the nationwide permit authorization in accordance with 33 CFR 330.5(d). If prior to this date, the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization, the verification continues to remain valid until March 18, 2017. If you commence, or are under contract to commence, this activity before the nationwide permit expires, or the nationwide permit is modified, suspended, or revoked by the Chief of Engineers or division engineer in accordance with 33 CFR 330.5(b) or (c), respectively, so that the activity would no longer comply with the terms and conditions of the nationwide permit, you will have 12 months after the date the nationwide permit expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this nationwide permit.

This Nationwide permit is being verified based on the information you have provided. It is your responsibility to read the attached Nationwide Permits(s) along with the General, Regional, and Special Conditions before you begin work. If you determine that your project will not be able to meet the Nationwide Permit and the conditions, you must contact the Corps before you proceed.

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to our file number SAC-2007-01796. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Tracy D. Sanders, Project Manager, at 843-329-8190.

Sincerely,

Courtney Stevens

Courtney Stevens
Watershed Manager

Enclosures
- Permit Drawings
- Nationwide Permit #18
- Nationwide Permit General Conditions
- Nationwide Permit Regional Conditions
- Compliance Certification Form

Copies Furnished:

Mr. Jeffrey Williams
Sligh Environmental Consultants, Inc.
31 Park of Commerce Way
Savannah, Georgia 31405

Mr. Chuck Hightower
South Carolina Department of
Health and Environmental Control
Bureau of Water Pollution Control
2600 Bull Street
Columbia, South Carolina 29201

Mr. Blair Williams
South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

ATTACHMENT F

Spinnaker Resorts Welcome Center
Nationwide Permit #18 Drawings,
SAC-2007-01796

February 25, 2016

Sheet 1 of 2

Approximate Property Boundary

slighenvironmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

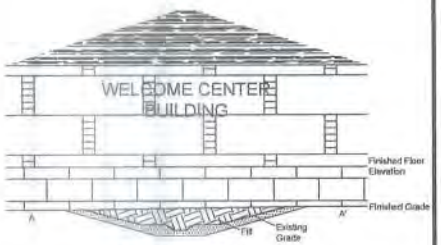
LOCATION EXHIBIT:
Spinnaker Resorts - Welcome Center
Hilton Head Island
Beaufort County, South Carolina

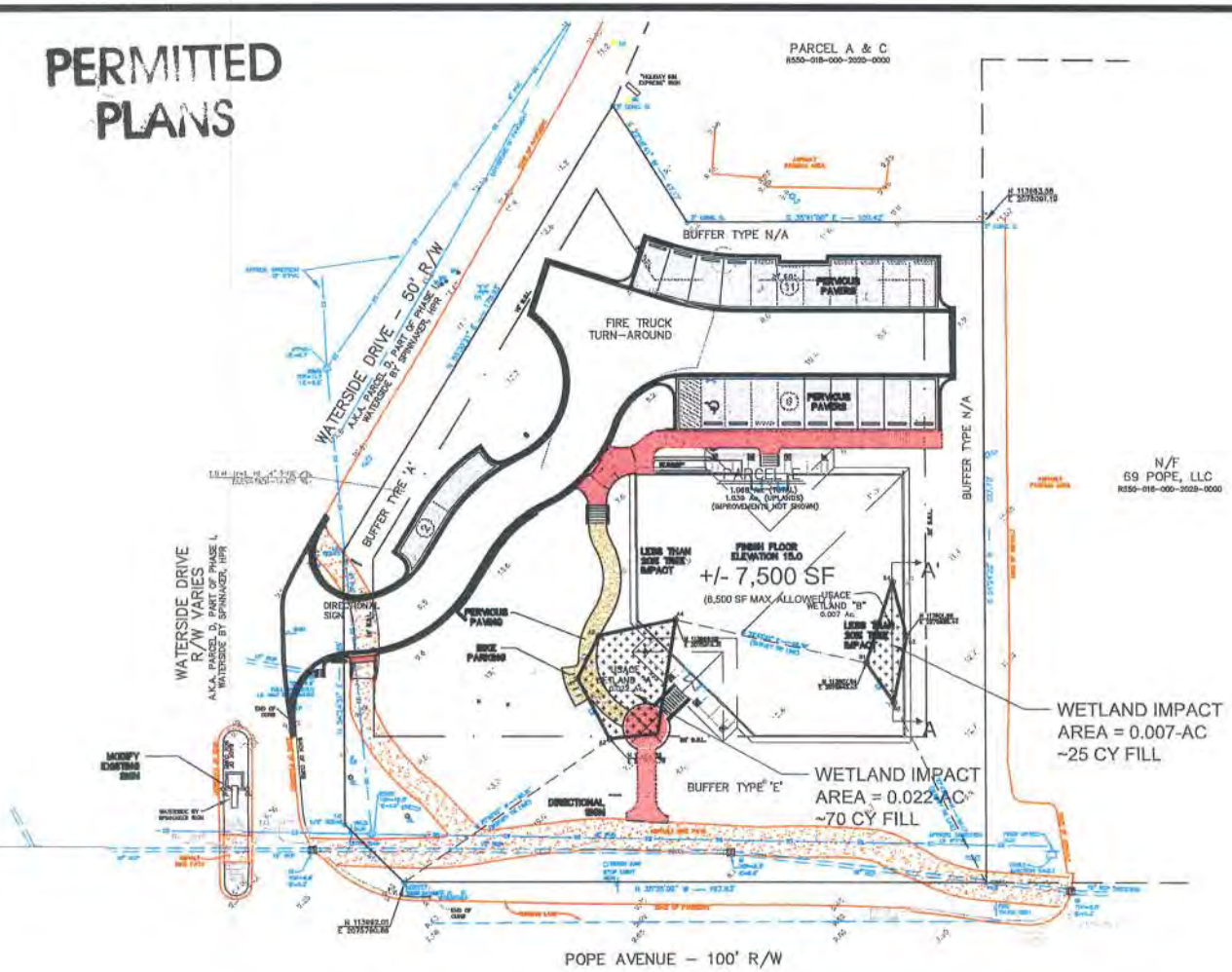
PERMITTED PLANS

NOT TO SCALE	
Exhibit Date: February 25, 2016	
Drawn By: JPW	
Reviewed By: BWW	
Job Number : 01-15-023	

ATTACHMENT F

PERMITTED PLANS





Spinnaker Resorts Welcome Center
Nationwide Permit #18 Drawings,
SAC-2007-01796

February 25, 2016

Sheet 1 of 2

SPINNAKER RESORTS

PROJECT NO.16101-0007
FEBRUARY 2016

40 20 0 40
(IN FEET)

WETLAND IMPACT EXHIBIT
FOR THE
SPINNAKER RESORTS WELCOME CENTER
IN THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

ALLIANCE CONSULTING ENGINEERS

PREPARED BY: ALLIANCE CONSULTING ENGINEERS, INC.

2012 Nationwide Permit

Please read this Nationwide Permit along with the General, Regional, and Special conditions that may be associated with this permit. It is your responsibility to insure your project meets this nationwide permit and the conditions at all times. If changes are needed or if you cannot meet these requirements, please notify the Corps before proceeding with the work.

18. *Minor Discharge*
Minor discharges of dredged or fill material into all waters of the United States, provided the activity meets all of the following criteria:

(a) The quantity of discharged material and the volume of area excavated do not exceed 25 cubic yards below the plane of the ordinary high water mark or the high tide line;

(b) The discharge will not cause the loss of more than 1/10-acre of waters of the United States; and

(c) The discharge is not placed for the purpose of a stream diversion.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity if: (1) The discharge or the volume of area excavated exceeds 10 cubic yards below the plane of the ordinary high water mark or the high tide line, or (2) the discharge is in a special aquatic site, including wetlands. (See general condition 31.)
(Sections 10 and 404)

C. Nationwide Permit General Conditions

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR §§ 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR § 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation. (a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species.

3. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds. No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material. No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).

7. Water Supply Intakes. No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments. If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization and storm water management activities, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains. The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow.

13. Removal of Temporary Fills. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. Single and Complete Project. The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers. No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service).

17. Tribal Rights. No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. Endangered Species. (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless Section 7 consultation addressing the effects of the proposed activity has been completed.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address ESA compliance for the NWP activity, or whether additional ESA consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed work or that utilize the designated critical habitat that might be affected by the proposed work. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the project, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification the proposed activities will have "no effect" on listed species or critical habitat, or until Section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific regional endangered species conditions to the NWPs.

(e) Authorization of an activity by a NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the U.S. FWS or the NMFS, The Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. FWS and NMFS or their world wide web pages at http://www.fws.gov/ or http://www.fws.gov/ipac and http://www.noaa.gov/fisheries.html respectively.

19. Migratory Birds and Bald and Golden Eagles. The permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

20. Historic Properties. (a) In cases where the district engineer determines that the activity may affect properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of Section 106 of the National Historic Preservation Act. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address section 106 compliance for the NWP activity, or whether additional section 106 consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the authorized activity may have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties may be affected by the proposed work or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of or potential for the presence of historic resources can be sought from the State Historic Preservation Officer or Tribal Historic Preservation Officer, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of Section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted and these efforts, the district engineer shall determine whether the proposed activity has the potential to cause an effect on the historic properties. Where the non-Federal applicant has identified historic properties on which the activity may have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects or that consultation under Section 106 of the NHPA has been completed.

(d) The district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA Section 106 consultation is required. Section 106 consultation is not required when the Corps determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR §800.3(a)). If NHPA section 106 consultation is required and will occur, the district engineer will notify the non-Federal applicant that he or she cannot begin work until Section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation

with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters. Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, and 38, notification is required in accordance with general condition 31, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that adverse effects on the aquatic environment are minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse effects of the proposed activity are minimal, and provides a project-specific waiver of this requirement. For wetland losses of 1/10-acre or less

that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in minimal adverse effects on the aquatic environment. Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in minimal adverse effects on the aquatic environment.

(2) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, wetland restoration should be the first compensatory mitigation option considered.

(3) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) – (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).

(4) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.

(5) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation, such as stream rehabilitation, enhancement, or preservation, to ensure that the activity results in minimal adverse effects on the aquatic environment.

(e) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any project resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that a project already meeting the established acreage limits also satisfies the minimal impact requirement associated with the NWPs.

(f) Compensatory mitigation plans for projects in or near streams or other open waters will normally include a requirement for the restoration or establishment, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, riparian areas may be the only compensatory mitigation required. Riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to establish a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or establishing a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of compensatory mitigation, the district engineer

may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(g) Permittees may propose the use of mitigation banks, in-lieu fee programs, or separate permittee-responsible mitigation. For activities resulting in the loss of marine or estuarine resources, permittee-responsible compensatory mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(h) Where certain functions and services of waters of the United States are permanently adversely affected, such as the conversion of a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse effects of the project to the minimal level.

24. Safety of Impoundment Structures. To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA Section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. Coastal Zone Management. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWPs does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide

permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

(Transferee)

(Date)

30. Compliance Certification. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized work was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the work and mitigation.

31. Pre-Construction Notification. (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or in the vicinity of the project, or to notify the Corps pursuant to general condition 20 that the activity may have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section

7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or Section 106 of the National Historic Preservation (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed project

(3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(4) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and

(7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is a PCN and must include all of the information required in paragraphs (b)(1) through (7) of this general condition. A letter containing the required information may also be used.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the project's adverse environmental effects to a minimal level.

(2) For all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States, for NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed, and for all NWP 48 activities that require pre-construction notification, the district engineer will immediately provide (e.g., via e-mail, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (U.S. FWS, state natural resource or water quality agency, EPA, State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Office (THPO), and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to telephone or fax the district engineer notice that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects to the aquatic environment of the proposed activity are minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(3) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by Section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(4) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

2012 APPROVED NATIONWIDE PERMIT REGIONAL CONDITIONS FOR SOUTH CAROLINA, REVISED

The following Regional Conditions have been proposed by the Charleston District for the nationwide permits (NWP) published in the February 21, 2012, Federal Register as authorized under General Condition # 26. Regional conditions are authorized to modify NWP's by adding conditions on a generic basis applicable to certain activities or specific geographic areas. Certain terminologies used in the following conditions are identified in *italics* and are defined in the above referenced Federal Register under Definitions.

For All Nationwide Permits:

1. The applicant must implement *best management practices* during and after all construction to minimize erosion and migration of sediments off site. These practices may include use of devices capable of preventing erosion and migration of sediments in waters of the U.S., including wetlands. These devices must be maintained in a functioning capacity until the area is permanently stabilized. All disturbed land surfaces must be stabilized upon project completion.

2. All wetland and stream crossings must be stabilized immediately following completion of construction/installation and must be aligned and designed to minimize the *loss of waters of the U.S.*

3. Necessary measures must be taken to prevent oil, tar, trash, debris and other pollutants from entering the adjacent waters or wetlands.

4. Any excess excavated materials not utilized as authorized back fill must be placed and contained on high land and permanently stabilized to prevent erosion into waters of the U.S., including wetlands.

5. Placement and/or stockpiling (double handling) of excavated material in waters of the U.S, including wetlands, is prohibited unless specifically authorized by the nationwide permit verification. Should double handling be authorized, the material must be placed in a manner that does not impede circulation of water and will not be dispersed by currents or other erosive forces.

6. Once project construction is initiated, it must be carried to completion in an expeditious manner in order to minimize the period of disturbance to aquatic resources and the surrounding environment.

7. The permittee must notify the Corps of Engineers, Charleston District in the event archaeological or paleontological remains are found during the course of work. Archaeological remains consist of any materials made or altered by man, which remain from past historic or prehistoric times (i.e., older than 50 years). Examples include old pottery fragments, metal, wood, arrowheads, stone implements or tools, human burials, historic docks, structures, or non-recent (i.e., older than 100 years) vessel ruins.

2012 APPROVED
NATIONWIDE PERMIT REGIONAL CONDITIONS
FOR SOUTH CAROLINA, REVISED

Paleontological remains consist of old animal remains, original or fossilized, such as teeth, tusks, bone, or entire skeletons.

8. Use of nationwide permits does not obviate requirements to obtain other Federal, State, county, or local government authorizations.

9. With the exception of NWP 38, no NWP is authorized in areas of known or suspected sediment contamination.

FOR SPECIFIC NATIONWIDE PERMITS:

10. For **NWP's 12, 14, 18, 27, 29, 38, 39, 40, 42, 43, 44, 51 and 52,** a discharge cannot cause the loss of greater than 300 linear feet of *streambed.*

11. For **NWP's 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 36, 51, and 52,** a notification must be submitted for any activity that would be located adjacent to an authorized Federal Navigation project. These Federal navigation areas include Adams Creek, Atlantic Intracoastal Waterway (AIWW), Ashley River, Brookgreen Garden Canal, Calabash Creek Charleston Harbor (including the Cooper River and Town Creek), Folly River, Georgetown Harbor (Winyah Bay, Sampit River, and Bypass Canal), Jeremy Creek, Little River Inlet, Murrells Inlet (Main Creek), Port Royal Harbor, Savannah River, Shem Creek (including Hog Island Channel & Mount Pleasant Channel), Shipyard Creek, Village Creek and the Wando River.

12. For **NWP 3, paragraph (a) and (c) activities,** the prospective permittee must notify the District Engineer in accordance with General Condition 31, if the proposed discharge of dredged or fill material will cause the loss of greater than 1/10-acre of waters of the U.S. or if the proposed discharge will be located within a special aquatic site, including wetlands and riffle pool complexes.

13. For **NWP 3, paragraph (b) activities,** excavation of accumulated sediment or other material is not authorized in areas adjacent to existing private or commercial dock facilities, piers, canals dug for boating access, marinas, or boat slips.

14. For **NWP's 7 and 12**, the associated intake structure must be screened to prevent entrainment of juvenile and larval organisms and the inflow velocity of the associated intake structures must be limited to $\leq$ 0.5 ft/sec.

15. Activities authorized by **NWP 7** must occur in the immediate vicinity of the outfall, and must be necessary for the overall construction or operation of the outfall (e.g. pump equipment, rip-rap). NWP 7 shall not be used to authorize ancillary activities such as construction of access roads, installation of utility lines leading to or from the outfall or intake structures, construction of buildings, distant activities, etc.

2012 APPROVED
NATIONWIDE PERMIT REGIONAL CONDITIONS
FOR SOUTH CAROLINA, REVISED

16. **NWP's 12, 14, 29, 39, 43, 51 and 52** will not be used in conjunction with one another for an activity that is considered a *single and complete project*.

17. For **NWPs 12, 14,** and **18,** the prospective permittee must submit a pre-construction notification (PCN) to the District Engineer in accordance with General Condition 31, prior to commencing the activity if the proposed discharge will impact more than **25 linear feet of streambed.** This notification requirement is in addition to the notification criteria listed for these NWPs.

18. For **NWP 12**, excavated material shall be returned to the trench and any remaining material shall be relocated and retained on an upland disposal site. Substrate containing roots, rhizomes, seeds, etc., must be kept viable and replaced at the surface of the excavated site. Impacted wetlands will be replanted with native wetland species or allowed to naturally re-vegetate from the replaced substrate, as long as the resulting vegetation is native.

19. For **NWP 12**, stream banks that are cleared of vegetation will be stabilized using bioengineering techniques and/ or the planting of deep-rooted native species.

20. For **NWP 12**, construction techniques to prevent draining, such as anti-seep collars, will be required for utility lines buried in waters of the U.S. when necessary. If no construction techniques to prevent draining are proposed, the applicant must provide appropriate documentation that such techniques are not required to prevent drainage of waters of the U.S.

21. For **NWP 12,** the prospective permittee must submit a pre-construction notification (PCN) to the District Engineer in accordance with General Condition 31, prior to commencing the activity if the activity will involve temporary structures, fills, and/or work. To be complete, the PCN must also include the specifications of how pre-construction contours will be re-established and verified after construction. This notification requirement is in addition to the notification criteria listed for this NWP.

22. For **NWP 12,** the prospective permittee must submit a pre-construction notification (PCN) to the District Engineer in accordance with General Condition 31, prior to commencing the activity if the activity will involve maintained utility crossings. To be complete, the PCN must also include a justification for the required width of the maintained crossing that impacts waters of the U.S. This notification requirement is in addition to the notification criteria listed for this NWP.

23. For **NWP 12**, the prospective permittee must submit a pre-construction notification (PCN) to the District Engineer in accordance with General Condition 31, prior to commencing the activity if the activity will involve the construction of a sub-station in waters of the U.S. To be complete, the PCN must also include a statement of avoidance and minimization for the

loss of waters of the U.S. impacted by the utility line sub-station. This notification requirement is in addition to the notification criteria listed for this NWP.

24. For **NWP 12,** the prospective permittee must submit a pre-construction notification (PCN) to the District Engineer in accordance with General Condition 31, prior to commencing the activity if the activity will involve the permanent conversion of forested wetlands to herbaceous wetlands. To be complete, the PCN must also include the acreage of conversion impacts of waters of the U.S. and a compensatory mitigation proposal or a statement of why compensatory mitigation should not be required. This notification requirement is in addition to the notification criteria listed for this NWP.

25. For **NWP's, 14, 29, 39, 46, 51 and 52,** all notifications must include appropriately sized and positioned culverts that meet the requirements of General Conditions 2, 9 and 10 for each individual crossing of waters of the U.S.

26. For **NWP's 14, 29, 39, 51 and 52,** each individual stream crossing is required to accommodate bankfull* flows by maintaining the existing bankfull channel cross sectional area. Flows that exceed bankfull flow must be accommodated by placement of additional culverts above the bankfull elevation.

27. Notifications for aquatic habitat *restoration,* establishment, and enhancement activities authorized by **NWP 27** will require coordination with appropriate Federal, State, and local agencies. The coordination activity will be conducted by the Corps of Engineers. Agencies will generally be granted 15 days to review and provide comments unless the District Engineer determines that an extension of the coordination period is reasonable and prudent.

28. For **NWP 29**, the loss of waters of the U.S. is limited to a maximum of ¼-acre for a single family residence.

29. For **NWP 36**, the width of the boat ramp will be limited to **16 feet** and only one boat ramp may be constructed on a single lot or tract of land (e.g. each lot within a subdivision). NWP 36 may be used to authorize the construction of all boat ramps.

30. For **NWP 38**, notifications require the following information:
    - documentation that the specific activities are required to effect the containment, stabilization, or removal of hazardous or toxic waste materials as performed, ordered, or sponsored by a government agency with established legal or regulatory authority;
    - a narrative description indicating the size and location of the areas to be restored, the work involved and a description of the anticipated results from the restoration;
    - a plan for the monitoring, operation, or maintenance of the restored area.

31. For **NWP's 29 and 39**, the discharges of dredged or fill material for the construction of *stormwater management facilities* in *perennial streams* are not authorized.

2012 APPROVED
NATIONWIDE PERMIT REGIONAL CONDITIONS
FOR SOUTH CAROLINA, REVISED

32. For **NWP 41**, notification must be submitted for projects that require mechanized land clearing in waters of the U.S., including wetlands, in order to access or perform reshaping activities.

33. **NWP 41** is prohibited in channelized streams or stream relocation projects that exhibit natural stream characteristics and/or perform natural stream functions.

34. For **NWP 48**, a copy of the lease or permit issued by an appropriate state or local government agency, a treaty, or a legal contractual document establishing a valid property interest, must be provided with the pre-construction notification (PCN) for commercial shellfish aquaculture activities that occur in a new project area. This is in addition to the information specifically required for this NWP as well as the required information found in General Condition 31.

35. For **NWP's 3, 11, 12, 13, 14, 15, 20, 22, and 33, temporary structures, fills, and/or work are only authorized for a period of 90 days. Upon written request by the permittee and a complete PCN, the District Engineer may extend the 90-day period to no more than a total of 180 days, where appropriate. NOTE: All temporary structures, fills, and/or work that exceed 180 days will require Individual Permit authorization from the Corps prior to construction.

*Bankfull corresponds to the discharge at which channel-forming processes, such as forming or removing bars or meanders, is most effective. It is typically associated with the 1.5-year storm event, the "ordinary high water mark", and the elevation on the stream bank where flooding begins in a stable stream system. It can often be identified in the field by the elevation of the highest depositional feature (e.g. point bars), a recognizable floodplain, or a break in perennial vegetation.

**Regional Condition #35 was approved to be added on January 17, 2014.

ATTACHMENT F

Permit Number: _____

Name of Permittee: _____

Date of Issuance: _____

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Regulatory Division
69A Hagood Avenue
Charleston, South Carolina 29403-5107

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

==========

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

_____
Signature of Permittee

sligh environmental consultants, inc

July 5, 2016

Town of Hilton Head Island
Mr. Rocky Browder, Environmental Planner
One Town Center
Hilton Head Island, South Carolina 29928

Subject: **Spinnaker Resorts Welcome Center** **SECI: 01-15-023**
Mitigation Plan
Hilton Head Island, Beaufort County, South Carolina

Dear Mr. Browder:

On Behalf of Spinnaker Development Group (applicant), Sligh Environmental Consultants, Inc. (SECI) is pleased to provide the following mitigation plan for the wetland impacts associated with the proposed Spinnaker Resorts Welcome Center located west of and adjacent to Pope Avenue, Hilton Head Island, Beaufort County, South Carolina.

1.0 Background:
On April 11, 2016, the US Army Corps of Engineers issued a Nationwide Permit #18 for the impact of 0.029 acre of freshwater wetland located within the 1.068 Parcel E of Parcel R552 018 000 0202 0000 for the construction of the proposed Spinnaker Resorts Welcome Center. As depicted on the attached survey prepared by Surveying Consultants, the on-site wetland impacts are associated with two wetland areas, Wetland A (0.022 acre) and Wetland B (0.007 acre). Both depressional wetland areas contain vegetation commonly found within the Coastal Plain of South Carolina and dominated primarily by sapling, shrub, and herbaceous species such as cabbage palm (*Sabal palmetto*), red bay saplings (*Persea borbonia*), water oak sapling (Quercus nigra), dwarf palmetto (*Sabal minor*), wax myrtle (*Morella cerifera*), cane (*Arundinaria gigantea*), and Virginia chainfern (*Woodwardia virginica*).

2.0 Proposed Mitigation:
As per the our on-site meeting on June 28, 2016 and the *Town of Hilton Head Island – Land Management Ordinance, Section 16-6-102 E. Wetland Alteration and Mitigation Requirements*, the applicant proposes to create 0.029 acre of wetland within the Spinnaker Development adjacent to the stormwater lagoon as depicted on the attached exhibit prepared by SECI, titled: *Wetland Mitigation Location Exhibit Spinnaker Resorts Welcome Center Hilton Head Island, South Carolina*. The proposed wetland creation activities will be conducted during the construction process associated with the proposed Spinnaker Resorts Welcome Center. In addition, Spinnaker Resorts will shut down during the month of December 2016 which would allow for unimpeded access to the mitigation area.

A depicted on the attached photographs of the mitigation area, the proposed wetland creation area's vegetative complex is currently densely vegetated with woody vine species such as grape (*Vitis rotundifolia*) and Virginia creeper (*Parthenocissus quinquefolia*). The few trees that are within the area

31 PARK OF COMMERCE WAY / SUITE 200B / SAVANNAH, GA 31405 / T 912.232.0451 / F 912.232.0453

are primarily Chinese tallow (*Sapium sebiferum*) which is considered an invasive species and red bay saplings. Due to the thick canopy of vines within the area, the shrub and herbaceous stratum is very sparse.

Within the 0.029 acre wetland creation area, the applicant proposes to clear the existing vegetation and excavate to the mitigation area. During excavation, the top soil will be scraped, stockpiled, and respread over the mitigation area. The finish elevation of the mitigation area will be within ten - twelve inches of the ordinary high water mark of the adjacent lagoon to ensure adequate soil hydrology. Upon completion of the grading, the area will be replanted with 12 containerized saplings on a 20 ft. x 20 ft. spacing. The species to be planted will include water oak and red bay. Since the top soil will be redistributed within the area, it is anticipated that the area will naturally be revegetated with shrub and herbaceous species typically found within wetland areas of the Coastal Plain of South Carolina.

3.0 Monitoring:

SECI will document the survival of the planted trees and naturally regenerating shrub and herbaceous species within the wetland creation area and provide your office with a report outlining the findings. The vegetation monitoring will be accomplished with quadrant sampling procedures for the comprehensive wetland determination as described in the 1987 "Corps of Engineers Wetlands Delineation Manual"[1]. Stem survival will be documented for planted and naturally regenerating species. Success of natural herbaceous understory vegetation will be measured by individual plant counts, where applicable, or by estimating aerial coverage in the plots. Species composition will be recorded for all areas. Photographs will also be taken to document the vegetation growth changes that occur. Monitoring reports will be submitted to the Town of Hilton Head at the conclusion of each monitoring event. The wetland creation efforts will be considered successful and complete if 75 percent of the planted species are surviving within the mitigation areas. In the alternative, if less than 75 percent of the planted species survive but desired volunteer species are established to adequately compensate and create an indigenous community, then the restoration project may, after review by the Town of Hilton Head personnel, be considered complete.

Upon Town of Hilton Head approval of the mitigation plan and completion of the wetland creation activities, the monitoring will occur at the end of the first, second, and third growing seasons. SECI will forward the Town of Hilton Head a monitoring report detailing the success of the wetland creation efforts.

4.0 Contingency Plan:

If the success criteria has not been satisfied following the monitoring, the applicant will consult with the Town of Hilton Head to determine specifically what remedial action should be taken. If significant problems with the wetland creation efforts are identified at any time during the three year monitoring period, SECI will consult with the Town of Hilton Head personnel regarding corrective action. Remedial action may include replanting areas and continued monitoring until the 75 percent success criteria is met. As stated above, if less than 75 percent of the planted species survive but desired volunteer

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[1] Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual." Technical Report Y-87-1, US Army Engineer Waterways Experiment Station. Vicksburg, Mississippi.

species are established to adequately compensate and create an indigenous community, then the restoration project may, after review by the Town of Hilton Head personnel, be considered complete.

It is the intent of the applicant to make every effort to attain success criteria; however, the applicant cannot be responsible for acts of God or natural disasters which may undermine or preclude success. In the case of a natural disaster or any other obstacle which may hinder the success of the restoration efforts, the applicant will consult with the Town of Hilton Head to determine specifically what remedial action should be taken.

If you have any questions or comments upon your review of this information, please do not hesitate to contact us at (912) 232-0451.

Sincerely,

Jeffrey P. Williams
Project Biologist
Sligh Environmental Consultants, Inc.

cc: Mr. Charles Halterman – Spinnaker Development Group
Mr. Todd Theodore – Wood and Partners, Inc.

ATTACHMENT F

Welcome Center Project Limits (+/- 1.068 acres)

Wetland Mitigation Area (+/- 0.029 acre)

slighenvironmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

Wetland Mitigation Location Exhibit
Spinnaker Resorts Welcome Center
Hilton Head Island, South Carolina

Not to Scale

Exhibit Date: July 5, 2016

Drawn By: JPW

Reviewed By: BWW

Job Number : 01-15-023

ATTACHMENT F

Photograph 1: Wetland A (+/- 0.022 acre), facing west

Photograph 2: Wetland B (+/- 0.007 acre), facing west

slighenvironmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

On-site Wetlands Photographs
Spinnaker Resorts Welcome Center
Hilton Head Island, South Carolina

Site Photographs

Exhibit Date: July 5, 2016

Drawn By: JPW

Reviewed By: BWW

Job Number : 01-15-023

ATTACHMENT F

Photograph 1: Wetland Mitigation Area, facing northwest

Photograph 2: Wetland Mitigation Area, facing north

slighenvironmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

On-site Wetland Mitigation Area
Spinnaker Resorts Welcome Center
Hilton Head Island, South Carolina

Site Photographs

Exhibit Date: July 5, 2016

Drawn By: JPW

Reviewed By: BWW

Job Number : 01-15-023

ATTACHMENT F

SOUTH ISLAND PUBLIC SERVICE DISTRICT

POST OFFICE BOX 5148 • 2 GENESTA STREET • HILTON HEAD ISLAND, SC 29938

Date: 5/27/16

Project Name: SPINNAKER RESORTS WELCOME CENTER.

South Island Public Service District has the capacity and infrastructure necessary to Serve the above referenced lot with water and sewer services.

If you have any questions, please call 843-671-2907

Sincerely,

Brad O'Keefe

Brad O'Keefe
Operations Manager

PHONES: 843/785-6224 • FAX: 843/842-6029 • EMAIL: OPERATIONS @SOUTHISLANDPSD.COM

ATTACHMENT F

Outsource Services, Inc.
Phone 1-843-683-9503
Fax 1-843-681-5714
E-mail Gillingr@aol.com

P.O. Box 21444
Hilton Head Island, SC 29925

Fire Hydrant Flow Test

Test Hydrant Address

45 Waterside Dr.

Hilton Head Island, SC 29928

Hydrant # H19609 serving 30 Waterside Dr.

Hydrant Make: M & H

Year: 1997

Size: 5.25”

Pitot: 43 PSI

Static: 72 PSI

Residual: 54 PSI

GPM @ Flow: 1095.502

GPM @ 20 PSI residual: 1942.709

Date of test: 2-17-2016

Time of test: 10:30 AM

Foot Valve Found: 2’ 12:00

Hydrant Condition: Hydrant is found to be in good working condition and is not served by the local fire pump.

Site Map Included: No

Water Color: Clear

ATTACHMENT F

Permanent Stormwater System Maintenance and Responsibility Agreement

Under the South Carolina Stormwater Management and Sediment Reduction Act of 1991 (48-14-10, et. seq.), Regulation 72-308 requires the Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management/Best Management Practices (BMP) facilities. This includes all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.

The Department of Health and Control (DHEC)/Office of Ocean and Coastal Resource Management (OCRM) recommends that The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility regularly. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc.

The Landowner, its successors and assigns, hereby grant permission to the DHEC/OCRM, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities whenever DHEC/OCRM deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. DHEC/OCRM shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management/BMP facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

This Agreement imposes no liability of any kind whatsoever on DHEC/OCRM and the Landowner agrees to hold DHEC/OCRM harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

I accept responsibility for ownership and proper maintenance of the stormwater system (pond, swales, etc.) on the Spinnaker Welcome Center site per the approved maintenance plan. I will complete any necessary repairs and/or preventive maintenance procedures in a timely manner to ensure proper functioning as a stormwater management device(s).

It is my understanding that the maintenance plan may be amended/revised at any time by DHEC/OCRM, and I will abide by any prescribed changes.

I will continue to own and maintain the pond until DHEC/OCRM is notified in writing of a transfer in ownership and maintenance responsibility. The notification will include a date for the transfer of responsibility and a letter of acceptance from the new owner.

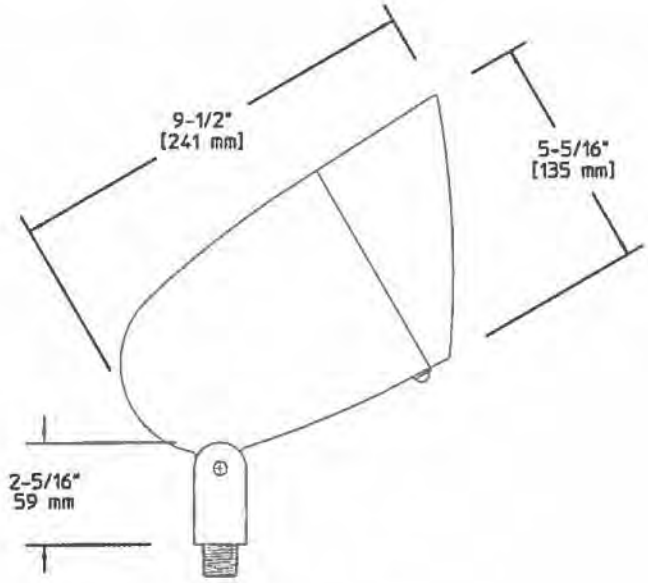
I understand that failure to adhere to the signed maintenance agreement may result in fines of up to $1,000.00 per day, per violation and /or the institution of a court action.

	Charles B. Halterman	5/20/2016
Signature of Owner/Agent	**Printed Name of Owner/Agent**	**Date**
P. O. Box 6899	Hilton Head Island, SC 29938	843.785.8105
Mailing Address	**City/State/Zip**	**Phone Number**
Karen B Geiger 5-20-2016		
Notary Stamp/Signature/Date		

KAREN B. GEIGER NOTARY PUBLIC MY COMMISSION EXPIRES 9/7/2021 SOUTH CAROLINA

LED Aluminum Bullyte (B3) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: B3 A LED13 NF W

Product Code	B3	LED Aluminum Bullyte	
Finish	A H G	Black Bronze Verde	
Source/Lumens	LED13	13W LED	*2
Optics	NF	Narrow Flood	
CCT	W	Warm	

*1 Lamp will be shipped with fixture, but not installed. Lamp not sold separately.
*2 13W LED only available in (W) warm CCT and (NF) narrow flood optics.

Specifications

HOUSING:
Die-cast aluminum. Fully-adjustable swivel arm with vibration-proof locking teeth. Gasketing is silicone. Fasteners are 300 series stainless steel. Fully rotatable shroud, gasketed, cast aluminum. ½" NPS male threads to screw onto accessory mounting stake or junction box, sold separately.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

OPTICAL ASSEMBLY:
Clear tempered glass affixed at 10° angle for natural cleaning.

LAMPING:
13W lamp with 25° beam spread. 25,000 hours life. Color temperature (CCT): warm white (2,700K nominal). No Mercury.

ELECTRICAL ASSEMBLY:
4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

Width:
5 5/16" (135mm)

Length:
9 1/2" (241mm)

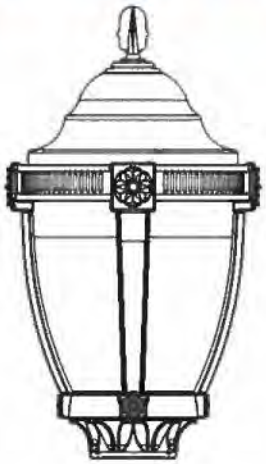
Max. Weight:
2.96 lb.

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

Traditional design, performance, and value combined.

CityPost
LED POST TOP LUMINAIRE



PHILIPS HADCO, CITYPOST LED POST TOP LUMINAIRE, TX1

An optimal balance of standard features and accessories results in a competitively positioned luminaire to address a variety of outdoor lighting projects, efficiently illuminating streets, parks, cities, campuses and city centers. Powered by the Philips LEDgine platform, CityPost can considerably reduce operating and maintenance costs while offering superior photometric performance. This IP66 lighting solution delivers a soft and diffused light at night which will contribute to the beautification of its surroundings with a decorative and traditional look and feel during the day.

Project:
Location:
Catalog No:
Fixture Type:
Mfg: Qty:
Notes:

Ordering guide

example: TX1 32 B H L P A 1 A 2 E N A 3 N

Series	LED	Globe	Fitter/Pod	Roof	Cage/ Band	Finial	Fasteners	Finish	Optics	Photo Control	Color Temp.	Voltage	Drive Current	Dimming Control
TX1	48	B	S	L	P	A	2	A	3	N	N	A	3	N
TX1	**32** 32 LEDs **48** 48 LEDs **64** 64 LEDs **80**[1] 80 LEDs	**B** Opal **C** Clear **D** Vertical Rib	**H** Round Contemporary **J** Tapered Fluted w/Round stepped fitter **L** Round fluted long **S**[2] Traditional	**L** Traditional	**P** Ribbed **Q** Smooth	**A** A Finial **B** B Finial **C** C Finial **D** D Finial **E** E Finial **F** F Finial **G** G Finial **H** H Finial **N** None	**1**[3] Hex Head **2** Allen Head	**A** Black **B** White **G** Verde **H** Bronze **J** Green	**2** Type II **3** Type III **4** Type IV **5** Type V	**E**[5] 120 VAC Button Eye **H**[5] 208/240/277 VAC Button Eye **K**[5] 347V Button Eye **R**[5] Twist-lock Receptacle **N** None	**N** 4000K **C**[4] 5700K	**A** 120-277 VAC **B**[5] 347-480 VAC	**3** 350 **5**[6] 530	**N** None **A** 4 Hrs, 25% reduction **B** 4 Hrs, 50% reduction **C** 4 Hrs, 75% reduction **D** 6 Hrs, 25% reduction **E** 6 Hrs, 50% reduction **F** 6 Hrs, 75% reduction **G** 8 Hrs, 25% reduction **H** 8 Hrs, 50% reduction **J** 8 Hrs, 75% reduction **Z** Custom Dimming Schedule

1. 80 LED configuration available with 350 mA only.
2. Photo control options not available with 'S' pod.
3. Not available with Traditional 'S' pod.
4. Consult factory. Cool White option increases lead times.
5. No dimming options available with 347-480 VAC.
6. Not available with 80 LED array.

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PHILIPS HADCO

legrand®

PASS & SEYMOUR®
Pedestal Mount for Electric Vehicle Charging Stations

L2EVPED1, L2EVPED2

Electric vehicles (EVs) are hitting the road in a big way

and Legrand® can help keep you ahead of the curve with our new line of electric vehicle chargers and pedestal mounts. With new EV models rolling out in the next few years, equipping buildings and homes with safe, user-friendly plug-in charging stations makes good sense, economically and environmentally. And because the chargers and pedestals come from a manufacturer with a history of reliability, you can count on them to be safe, easy-to-install and code-compliant.

FEATURES & BENEFITS

Pedestal Unit – Mounted on a sturdy, anodized aluminum, Vista™ Architectural Column that provides support for up to two charging stations.

- **Single Pedestal** option is designed for parking lots and sidewalks so users can easily access charging stations while in their parking spaces.
- **Dual Pedestal** option offers two charging stations in the space of one, so two drivers can charge simultaneously at one station.

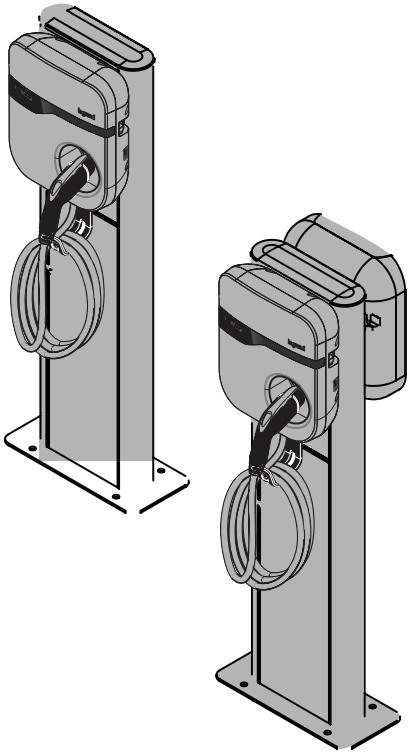
NOTE: L2EVPED1 and L2EVPED2 do not include the L2EVSE30 charger. Pedestals and chargers are sold separately.

FIELD USES/VERTICAL MARKETS

- Parking Lots & Garages
- Multiple Dwelling
- Retail/Office

PASS & SEYMOUR®
Pedestal Mount for Electric Vehicle Charging Stations

TECHNICAL INFORMATION



Catalog Number	**L2EVPED1, L2EVPED2**
Input Power	30A, 208/240VAC, 60Hz grounded
Number of Charge Units	L2EVPED1 – 1, L2EVPED2 – 2
Number of Charge Ports	L2EVPED1 – 1, L2EVPED2 – 2
Number of Circuits	L2EVPED1 – 1, L2EVPED2 – 2
Output Power	30A, 208/240V, 60Hz grounded
Charge Connector	SAE J1772 Electric Vehicle Connector
Charging Cord Length	18'
Enclosure	NEMA 3R Rating for indoor or outdoor use, protected against water, ice and dust.
Operating Temperature	-22°F to 122°F (-30°C to 50°C)
Storage Temperature	-40°F to 176°F (-40°C to 80°C)
Operating Voltage Range	85 to 265 VAC
Ground Fault Protection	Internal 20mA CCID (no external GFCI protection required)
Standards & Certifications	SAE J1772 Electrical Vehicle Conductive Charge Coupler Standard UL2231 1 & 2 UL Standard for Personnel Protection Systems for Electric Vehicle (EV) Supply Circuits UL2251 UL Standard for safety for Plugs, Receptacles and Couplers for Electric Vehicles UL2594 UL Outline of Investigation for Electric Vehicle Supply Equipment NEC Article 625 Electric Vehicle Charging System UL991 Test for Safety Related Controls Employing Solid State Devices UL1998 Safety of Software in Programmable Controls CSA C22.2 No. 107.1-01

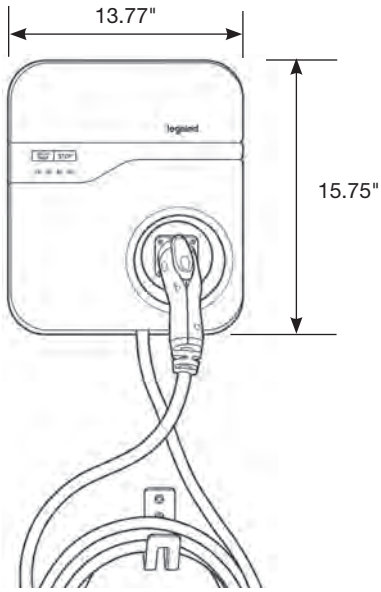
NOTE: L2EVPED1 and L2EVPED2 pedestal mounts are intended for use with L2EVSE30 chargers, but chargers are not included with the pedestals. Pedestal mounts and chargers are sold separately.

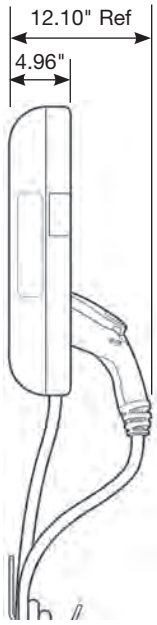
For more information on these and other P&S products refer to our Catalog or visit our web site.

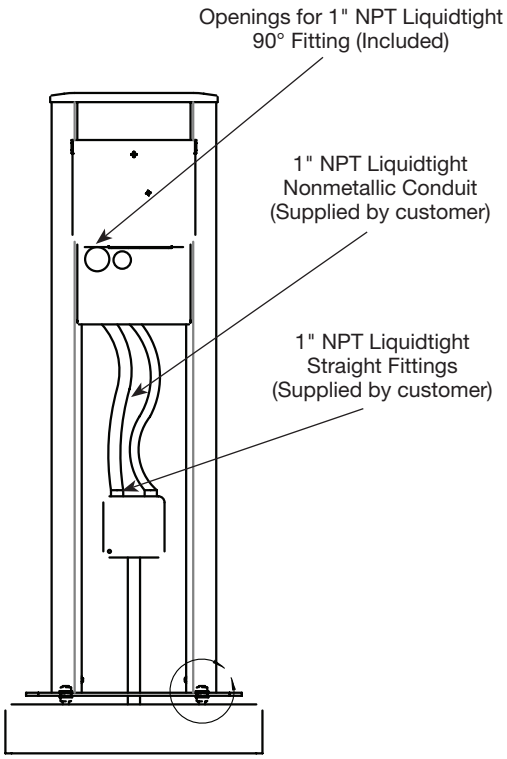
PASS & SEYMOUR®
Pedestal Mount for Electric Vehicle Charging Stations

legrand®

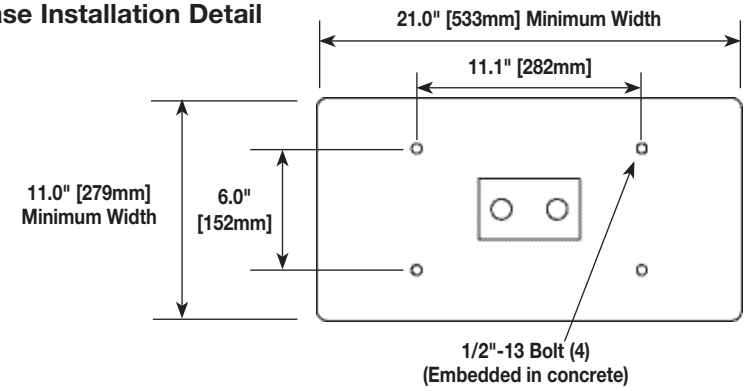
DIMENSIONS



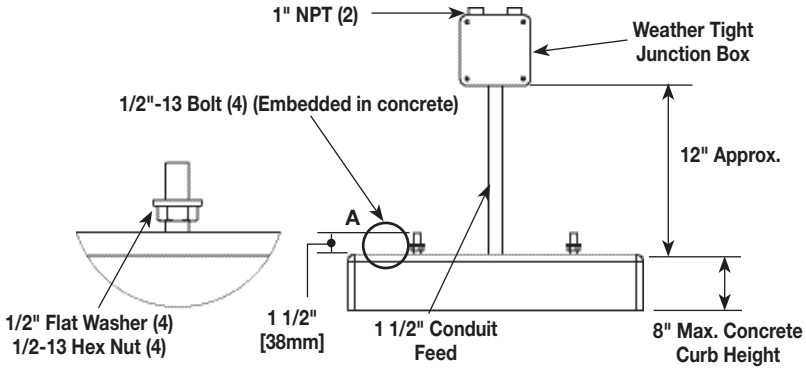




Base Installation Detail



Curb Detail – Elevation View



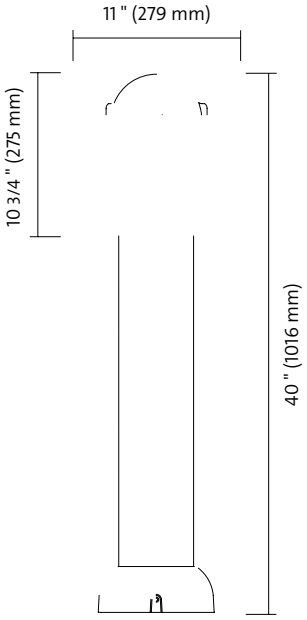
NOTE: L2EVPED1 and L2EVPED2 do not include the L2EVSE30 charger. Pedestals and chargers are sold separately.

DOSB1

DOMUS SERIES

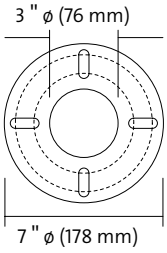
LUMINAIRES

*Conform to the **UL 1598** and **CSA C22.2 No. 250.0-08** standards*

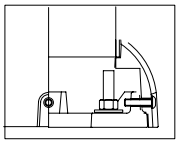


DOSB1

ANCHOR PLATE



Bolt circle
5 1/2 " (140 mm)
B.C. possible :
from 4 3/8 " to 6 "
(111 mm to 152 mm)



Mounting details

Comes with 4 steel anchor bolts, 3/8" x 12" (10 ø mm X 305 mm), 4 nuts and 4 washers.
Important: Do not obstruct space between anchor plate and concrete base.

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.
*For the latest updates go to **www.lumec.com***

PHILIPS LUMEC

SPECIFICATIONS

Hood
Made from cast (356) aluminum, mechanically assembled.

Housing
Round shape, made from cast (356) aluminum, c/w one louver, welded to the base.

Ballast
High power factor of 90%. Assembled on a unitized removable tray with quick disconnect plug.

Base
Made from aluminum, 5" (127 mm) outside diameter, welded to the base cover.

Base cover
Made from cast (356) aluminum, mechanically secured to the anchor plate.

Finish
"Hot dip" chemical etching preparation. Lumital™ polyester powder coat finish. Excellent color retention as per #ASTM D2244, and outstanding salt-spray resistance according to #ASTM D2247 testing procedures.

ORDERING INFORMATION

PRODUCT	LAMP	VOLTAGE	BOLLARD OPTIONS	FINISH[1]	
DOSB1	35 MH	120	PH7 (photoelectric cell)	BE2/TX	RD2/TX
	50 MH	208	VPA (vandalproof hardware)	BE6/TX	RD4/TX
		240		BE8/TX	WH/TX
	35 HPS	277		BG2/TX	NP
	50 HPS	347		BK/TX	TG
	18 CF			BR/TX	TS
	26 CF			GN/TX	
	32 CF			GN4/TX	
New	20W16LED4K	120		GN6/TX	
	30W16LED4K	208		GN8/TX	
		240		GY3/TX	
		277			

[1] *Consult Philips Lumec's color chart.*
[2] *Socket: GX24Q-2 (18W), GX24Q-3 (26W)(32W), GX24Q-4 (42W), triple tube for compact fluorescent (lamp not included).*

ORDERING SAMPLE

PRODUCT	LAMP	VOLTAGE	BOLLARD OPTIONS	FINISH
DOSB1	50 MH	120	PH7	BE2/TX

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For the latest updates go to www.lumec.com

PHILIPS LUMEC

WaterSide
by Spinnaker
Welcome Center
30 WATERSIDE DRIVE

Welcome Center
19 x 36.5 sign face

ATTACHMENT F

STORMWATER MANAGEMENT PLAN

FOR

SPINNAKER WELCOME CENTER

LOCATED AT

30 WATERSIDE DRIVE

IN THE

TOWN OF HILTON HEAD ISLAND

IN

BEAUFORT COUNTY, SOUTH CAROLINA

June 2016

ATTACHMENT F

STORMWATER MANAGEMENT PLAN

FOR

SPINNAKER WELCOME CENTER

LOCATED AT

30 WATERSIDE DRIVE

IN THE

TOWN OF HILTON HEAD ISLAND

IN

BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:
Spinnaker Resorts Development Group
Mr. Charles B. Halterman, Construction Manager
35 DeAllyon Avenue, P.O. Box 6899
Hilton Head Island, South Carolina 29938

Prepared by:
Alliance Consulting Engineers, Inc.
23 Plantation Park Drive Suite 204
Bluffton, South Carolina 29910

Project Number 16101-0007

JUNE 2016

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APPENDIX B ..... Geotechnical Evaluation Report
APPENDIX C ..... Watershed Maps
APPENDIX D ..... Stormwater Calculations

1.0 Stormwater Management Narrative

1.1 Project Location

The project is located on a 1.068-acre parcel within the Town of Hilton Head Island in Beaufort County, South Carolina. The site is within the Forest Beach Subdivision and is zoned as Resort Development (RD). The site address is 30 Waterside Drive, Hilton Head Island, South Carolina, with a Tax Map (TMS) No. R552-018-000-0202-0000.

1.2 Existing Conditions

The project site is an existing undeveloped parcel that is mostly wooded with a variety of oaks, hickories, pines and sweet gum trees, several of which are specimen trees, and natural vegetated undergrowth. The Waterside Drive (a local road) right-of-way serves as the frontage along the northern property line, while the Pope Avenue (S-80E) road right-of-way forms the western border of the property. An existing asphalt public pathway parallels Pope Avenue for the entire length of the subject site, and continues approximately 80-feet along Waterside Drive. The adjacent properties include an existing restaurant to the south of the property and an abandoned hotel east of the property. Across Waterside Drive to the north are timeshare units and a large existing stormwater lagoon.

The general topography of the area slopes from west to east, while the site consists of rolling, undulating grades with elevations ranging from 8 to 13-feet MSL (NGVD 29 vertical datum) and an average elevation of 10-feet. Site elevations generally lower slightly towards the northeast and south. Grades vary in slope from less than 1% to as much as 15% across a narrow ridge in the northwest portion of the site. The central and southern areas of the site slope down to two (2) distinct very small low-lying areas.

The site is located in a FEMA floodplain Zone A7, with a Base Flood Elevation (BFE) of 14-feet. Two jurisdictional wetlands (0.022-acres and 0.007-acres respectively) have been identified within the property boundary. Refer to a map set of the project site located in **Appendix A** and sheet C1 of the project construction drawings titled Spinnaker Welcome Center located at 30 Waterside Drive in the Town of Hilton Head Island in Beaufort County, South Carolina (Drawing No. 01,1012-D18 dated June 2016) for further details.

1.3 Proposed Development

The proposed project entails the construction of a building that will serve as a welcome center and offices for Spinnaker Resorts (to be relocated from 81 Pope Avenue - Heritage Plaza) as well as parking, driveways, walkways, supporting utilities, stormwater system, and site landscaping. The

proposed one story building will be approximately 7,500-sf and will front Pope Avenue, with parking to the side and rear, and access from Waterside Drive. Proposed placement of the building, driveway and parking spaces are to avoid specimen trees and to minimize impacts to non-specimen existing trees. Pedestrian and bicycle access will include a connection to the public pathway along Pope Avenue. The building will also require water and sanitary wastewater service connections.

The building's finished floor will be elevated to 15-feet in order to meet flood elevation requirements. Ramps and stairs will be used for building access to minimize filling of surrounding grades. The majority of the fill needed will be retained under the footprint of the structure; the small existing wetlands will be filled under a Nationwide Permit.

The driveway, parking, and walkway areas around the building will all be pervious pavement. The proposed stormwater system will consist of runoff by overland flow, two (2) grate inlet structures, and a 15-inch storm drain pipe. All roof runoff will be diverted to the parking and driveway areas. Runoff detention and retention is provided in driveway, parking, and walkway areas with the use of permeable asphalt, pavers, and concrete, all with substantial reservoir layers comprising the sub-base. Final grading of the site will reduce off-site flow to the adjacent properties.

1.4 Stormwater Management and Sediment Control

Industrial Stormwater Discharges

There are no stormwater discharges from industrial activities within the project site.

Erosion Prevention BMPs

A list of erosion prevention BMPs has been developed and the locations of these BMPs are illustrated in the Construction Plans (prepared by Alliance Consulting Engineers, Inc., dated June 2016, Dwg. No. 01,1012-D18). These BMPs will be focused in areas with high potential of erosion, and will be applied to the perimeter of the alignment, as well as pipe inlets. To prevent soil from eroding from the project site and to aid in the prevention of sediment-laden stormwater runoff, the following erosion prevention BMPs will be implemented:

- It is expected that clearing and grubbing will be performed immediately prior to grading and site improvements.
- If construction does not occur within fourteen (14) days after clearing and grubbing, or grading, the soils for such disturbed areas of the project site will be prepared in accordance with the Construction Plans. After preparation, all such areas will be temporarily seeded.
- The temporary seed mix (if necessary) and permanent seed mix conform to the grassing specifications approved for the Project and/or to the seeding rates as indicated in the Construction Plans (Details).

- Areas of the project site which are to be paved may be temporarily stabilized by applying a graded aggregate base course until asphalt, concrete, or pavers are installed.
- Cleared and grubbed soils will be sloped as near as possible to the original grades as indicated in the Construction Plans.
- BMPs will be observed every seven (7) calendar days and within 24-hours of a storm event of 0.5-inches or greater.

Sediment Control BMPs

A list of water quality BMPs has been developed and the locations of these BMPs are illustrated in the Construction Plans. To remove some of the sediment accumulated within stormwater runoff and help prevent sediment impacts to adjacent properties and water bodies from stormwater discharges originating from the project site, the following project-wide BMPs will be implemented:

- Silt fencing will be placed along the perimeter of the areas to be cleared and grubbed, or graded, before any such land disturbance takes place. Silt fencing will be used along the areas of disturbance which slope away from the project site. Silt fencing has been provided at appropriate locations as indicated in the Construction Plans.
- Inlet protection will be installed at all existing inlets that receive stormwater runoff from the disturbed areas.
- BMPs will be observed every seven (7) calendar days and within 24-hours of a storm event of 0.5-inches or greater.

Structural Control BMPs and Floodplain Placement

No structural control BMPs are necessary for this project.

Construction Entrances and Dust Control

A Construction Entrance/Exit will be installed as indicated in the Construction Plans to minimize the migration of sediment onto adjacent roadways. Construction entrances consisting of two (2) to three (3)-inch diameter stone will be installed and traffic entering or exiting the project area will be directed through the construction entrances. A water truck will remain on hand and apply water to disturbed areas as necessary to minimize dust.

Water Quality BMPs During Construction

Site-specific water quality BMPs listed above must be installed prior to demolition, clearing and grubbing, and grading, and must be kept in functioning order throughout the lifespan of all construction activities. Each of these BMPs must be maintained and inspected until all areas

draining to these BMPs have reached final stabilization, approved by the construction site inspector or the SWMP Preparer, and recorded within the stabilization log.

The location, installation procedures, and maintenance procedures for each water quality BMP can be found within the Construction Plans.

Post-Construction Water Quality

Although water quality treatment post-construction is not required, as the disturbed area totals less than five (5) acres, reservoir layers beneath proposed permeable asphalt, porous concrete, and permeable pavers will act as permanent BMPs to treat water quality post-construction.

2.0 Geotechnical Evaluation Report

2.1 Subsurface Exploration

A Geotechnical Evaluation was performed by ECS Southeast, LLC. To explore the subsurface conditions at the project site, a total of two (2) Standard Penetration Test (SPT) borings, six (6) hand auger borings, one (1) Wildcat Dynamic Cone Penetrometer (WDCP) test, and two (2) percolation rate tests were performed. The SPTs were performed in the proposed building areas to depths of 20 to 60 feet below existing grade. Hand auger borings were performed in the proposed parking and driveway areas to a depth of 3.5 to 5-feet below existing grade. The complete Geotechnical Evaluation Report identifying the findings and recommendations is provided in **Appendix B**.

2.2 Soil Map

One (1) classification of soil type was identified within the project site. All of the project site consists of Fripp-Baratari (Fb) complex, which is characterized as a combination of very deep, excessively drained, rapidly permeable soils that formed in thick sandy sediments adjoining beaches and waterways along the coast, and very deep, poorly drained, moderately to moderately rapid permeable soils formed in sandy marine sediments. Fripp-Baratari is categorized as Hydraulic Soil Group (HSG) A/D. The soil types are illustrated in the Soil Map provided in the map set of the project site located in **Appendix A**.

2.3 Groundwater

Groundwater levels in the borings were measured upon completion of the drilling operations. Groundwater levels ranged from approximately 1 to 4.5 feet below existing grade at the time of drilling in SPT and hand auger borings. Groundwater level measurements can be found on the

individual borings logs in the appendix of the geotechnical report. The measured rate of water level drop in the percolation tests was adjusted to account for exfiltration occurring through the side interface of the test area. The Porchet Method was used to convert the percolation rates to anticipated infiltration rates.

3.0 Drainage Area Map

Watershed maps illustrating the watershed areas and apparent stormwater drainage patterns were developed for the Pre-Development and Post-Development conditions and are provided in **Appendix C**. The limits of study for the development of the watersheds were generally the property lines and disturbed area limits of the project site, as well as portions of the road rights-of-way draining to the project site.

3.1 Pre-Development

The Pre-Development Watershed Map illustrates the project site being divided into five (5) drainage basin areas. Drainage Basin WS1 consists of 0.34-acres and drains towards a grate inlet at the northwestern boundary of the site in the Waterside Drive right-of-way (Outlet 1). Drainage Basin WS2 consists of 0.12-acres and drains towards the southwestern border of the site adjoining the Pope Avenue right-of-way (Outlet 2). WS2 further divided into sub-basins WS2A and WS2B, each of which drain towards individual grate inlets that flow to Outlet 2. The remainder of the site is divided into Drainage Basins LP1 (0.32-acres), LP2 (0.19-acres), and LP3 (0.28-acres), all of which drain to small wetlands areas in basin LP1 and LP2, which ultimately overflow into sub-basin WS2B and on to Outlet 2. All drainage basin ground cover types include wood/grass-fair condition, as well as impervious road/public pathway or wetland surfaces. Each Outlet ultimately conveys runoff across Waterside Drive to the existing lagoon (Outfall).

3.2 Post-Development

The Post-Development Watershed Map illustrates the project site being divided into two (2) drainage basin areas. Drainage Basin WS1 consists of 0.79 acres and drains towards a grate inlet at the northwestern boundary of the site in the Waterside Drive right-of-way (Outlet 1). Drainage Basin WS2 consists of 0.38 acres and drains towards the southwestern border of the site adjoining the Pope Avenue right-of-way (Outlet 2). Both Drainage Basin WS1 and Drainage Basin WS2 ground cover types include wood/grass-fair condition, impervious roof, and pervious asphalt/concrete/pavers.

Each basin was further delineated into two (2) sub-drainage areas. Sub-drainage areas WS1A and WS1B drain to Outlet 1, while sub-drainage areas WS2A and WS2B drain to Outlet 2. Each Outlet ultimately conveys runoff across Waterside Drive to the existing lagoon (Outfall). First flush

retention of the impervious areas of sub-basins WS1A and WS1B is discussed further on page 8 below.

4.0 Stormwater Calculations

4.1 Hydrologic Calculations

Methodology

Surface runoff calculations were determined by utilizing the USDA NRCS TR-55 Method. The 24-hour rainfall data for Beaufort County as determined by the South Carolina Department of Health and Environmental Control (SCDHEC) was used in the analysis of the design storms which includes 8.4 inches of rainfall for the 25-year storm frequency.

Exclusions and Assumptions

Based on analysis of drainage patterns, it was determined that runoff from the site is contained within the greater Shipyard Plantation overall stormwater system, after passing through the existing lagoon north of the site. The points of study for the stormwater analysis are the storm drain grate inlets where runoff exits the site across Waterside Drive towards the lagoon. At these points, peak runoff discharges from the site were compared against each other for the Pre-development and Post-Development conditions.

Times of concentration were determined by the TR-55 method with a minimum time of concentration of 6 minutes. No off-site inflow hydrographs were available at the time of the analysis and were not included, no tidal backwater effects or tailwater conditions were assumed for the hydrologic analysis.

Curve Numbers

The following Curve Numbers (CN) shown in **Table 1** and **Table 2** were used in the analysis of the Pre- and Post-Development conditions of the project site. The curve numbers for the analysis reflect CNs that are within the range of USDA NCRS published cover types (Woods/Grass-Fair Condition and Impervious Road/Path/Wetland). In order to account for the Fripp-Baratari soil complex (HSG A/D), HSG B was used for the undeveloped portions of the site. These CNs were then weighted based on area within each drainage basin to determine a composite CN for each basin in the Pre- and Post-Development conditions.

Table 1: Pre-Development Curve Numbers

Pre-Development Condition				
Drainage Area Basin	**Cover Type**	**HSG**	**CN**	**Composite CN**
Basin WS1	Woods/Grass – Fair Condition	B	65	74
	Impervious Paved Road/Path	A	98	
Basin WS2A	Woods/Grass – Fair Condition	B	65	90
	Impervious Paved Road/Path	A	98	
Basin WS2B	Woods/Grass – Fair Condition	B	65	82
	Impervious Paved Road/Path	A	98	
Basin LP1	Woods/Grass – Fair Condition	B	65	67
	Impervious Wetland Area	D	98	
Basin LP2	Woods/Grass – Fair Condition	B	65	67
	Impervious Wetland Area	D	98	
Basin LP3	Woods/Grass – Fair Condition	B	65	67
	Impervious Paved Road/Path	A	98	

Table 2: Post-Development Curve Numbers

Post-Development Condition				
Drainage Area Basin	**Cover Type**	**HSG**	**CN**	**Composite CN**
Basin WS1A	Woods/Grass – Fair Condition	B	68	76
	Impervious Asphalt/Curbing	A	98	
	Pervious Asphalt/Pavers	A	75	
Basin WS1B	Woods/Grass – Fair Condition	B	68	84
	Impervious Roof/Curbing	A	98	
	Pervious Asphalt/Pavers	A	75	
Basin WS2A	Woods/Grass – Fair Condition	B	68	91
	Impervious Asphalt	A	98	
Basin WS2B	Woods/Grass – Fair Condition	B	68	71
	Impervious Concrete/Roof	A	98	
	Pervious Concrete	A	75	

Underground Detention System

To attenuate the Post-Development peak runoff to Pre-Development total runoff conditions, an underground detention system has been included, consisting of permeable asphalt, pavers, and concrete, all with reservoir layers comprising the sub-base with 24-inch thickness above the seasonal high water table. Refer to the project construction drawings for further illustration of the underground detention system.

Peak Discharge

Table 3 summarizes the Pre-Development and Post-Development peak discharge flow rates from each drainage basin of the project site. In order to account for the underground detention system described above, the post-development stormwater model reflects a time of concentration for watersheds WS1A and WS1B based upon a UNH Stormwater Center study where the time of concentration for a 41" base was calculated to be 790 minutes. Using proportional values for the 24" base material specified on this project, the time of concentration used for those two watersheds is 462 minutes. Although one of the basins analyzed resulted in an increase of the post-development peak discharge above the pre-development flow rates, the other resulted in a decrease, and the total peak discharge to the lagoon outfall is less in the post-development condition. It is our professional opinion that the development will not have a significant adverse impact on the downstream/adjacent properties provided the proposed drainage improvements are constructed in accordance with the approved plans and are properly maintained.

Table 3: Pre and Post Site Discharges

Drainage Area Basin	Return Period	Peak Discharge	
		Pre-Development Condition	Post-Development Condition
Basin WS1 (Outlet 1)	25-Year	1.8 cfs	0.5 cfs
Basin WS2 (Outlet 2)	25-Year	0.7 cfs	2.1 cfs
Outfall	25-Year	2.5 cfs	2.2 cfs

Refer to **Appendix D** for complete time of concentrations and hydrographs of each drainage basin of the project site for the Pre-Development and Post-Development conditions.

First Flush

The method of retaining the first inch of rain from on-site impervious areas utilized for this project is permeable asphalt (6,680-ft^2), permeable pavers (3,500-ft^2), and pervious concrete (970-ft^2) with additional 4-inch reservoir layers comprising the sub-base of the pavement in sub-drainage areas WS1A and WS1B. Treatment of the first inch in these drainage basins is provided by infiltration. Impervious area in drainage basins WS2A and WS2B consists solely of pre-development streets and public pathways. Since no additional impervious surface is proposed in these basins, no additional retention volume is proposed.

Table 4 provides the volumes required and the volumes provided to retain the first inch of rain from on-site impervious areas.

Table 4: First Flush Volumes

Sub-Drainage Area	Total Impervious Area	First Inch Volume Required	Storage Volume Provided
WS1A	690 ft^2	60 ft^3	325 ft^3 (1)
WS1B	9,510 ft^2	800 ft^3	975 ft^3 (1)
WS2A	460 ft^2	40 ft^3	0 ft^3
WS2B	1,700 ft^2	140 ft^3	0 ft^3
(1) Storage volume based on permeable asphalt/pavers/concrete with an additional 4-inch layer of reservoir stone (effective porosity = 0.35)			

4.2 Hydraulic Calculations

Grate Inlets

Surface runoff is directed towards sump locations in each of the sub-basins of Drainage Basin WS1. The runoff enters the on-site storm drain system by two (2) grate inlet structures. Each grate inlet structure provides an additional 1 foot of below the outlet pipe invert to provide for a sand trap. The selected grate has the capacity to convey the peak discharge flow of the 25-year storm event with no ponding depth.

Storm Drain Pipe

The storm drain pipe of the on-site storm drain system conveying runoff from WS1B to Outlet 1 was designed to be at the allowable minimum size of 15-inch in diameter, have an allowable minimum depth of cover of 1 foot, an allowable maximum depth of cover of 19 feet, have a burial depth to resist buoyance effects, and have an allowable flow velocity range of 2 feet per second to 10 feet per second. Table 4 provides a summary of the flow depths and flow velocities of the peak discharges from various design storms for the proposed storm drain pipe within the on-site storm drain system.

Table 5: Storm Drain Pipe Capacities

Pipe ID: SD-1; Pipe Diameter: 15-inch; Pipe Slope: 0.018 ft/ft				
Design Storm Peak Discharge		Flow Depth(1)	Flow Velocity	Percentage Full
Q_{2YR}	0.15 cfs	1.7 in	2.1 fps	6%
Q_{10YR}	0.27 cfs	2.2 in	2.5 fps	9%
Q_{25YR}	0.35 cfs	2.4 in	2.7 fps	11%
Q_{100YR}	0.48 cfs	2.8 in	3.0 fps	13%
(1) Reference datum: Invert of Pipe				

APPENDIX A

Site Maps

ATTACHMENT F

Vicinity Map

ATTACHMENT F

PROPOSED SPINNAKER RESORTS WELCOME CENTER ON 1 ACRE AT 30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA VICINITY MAP

NORTH

SPINNAKER RESORTS

+/- 1 Acres

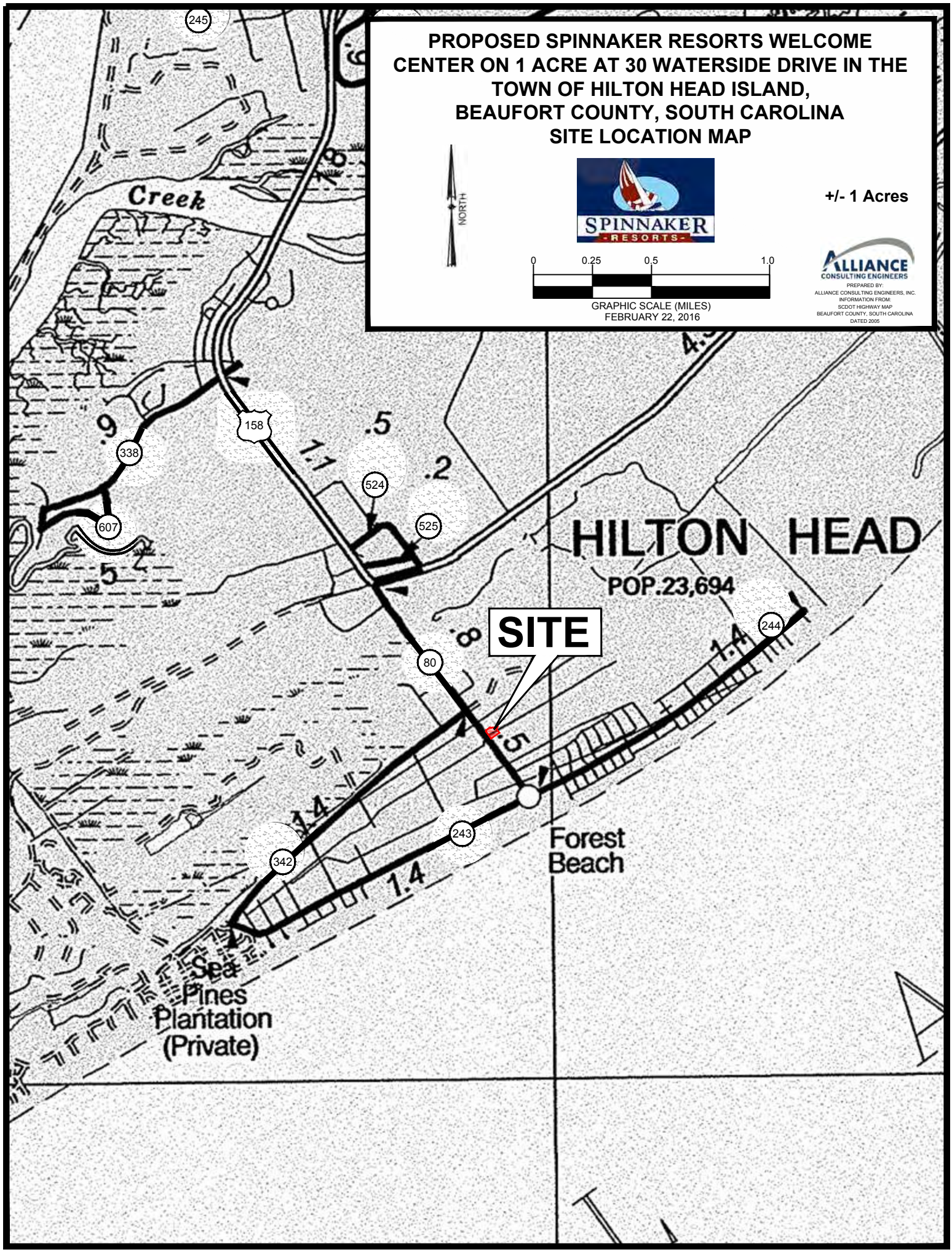
ALLIANCE CONSULTING ENGINEERS

PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
FEBRUARY 22, 2016

ATTACHMENT F

Site Location Map

ATTACHMENT F



Aerial Map

ATTACHMENT F

ATTACHMENT F

Topographic Map

ATTACHMENT F

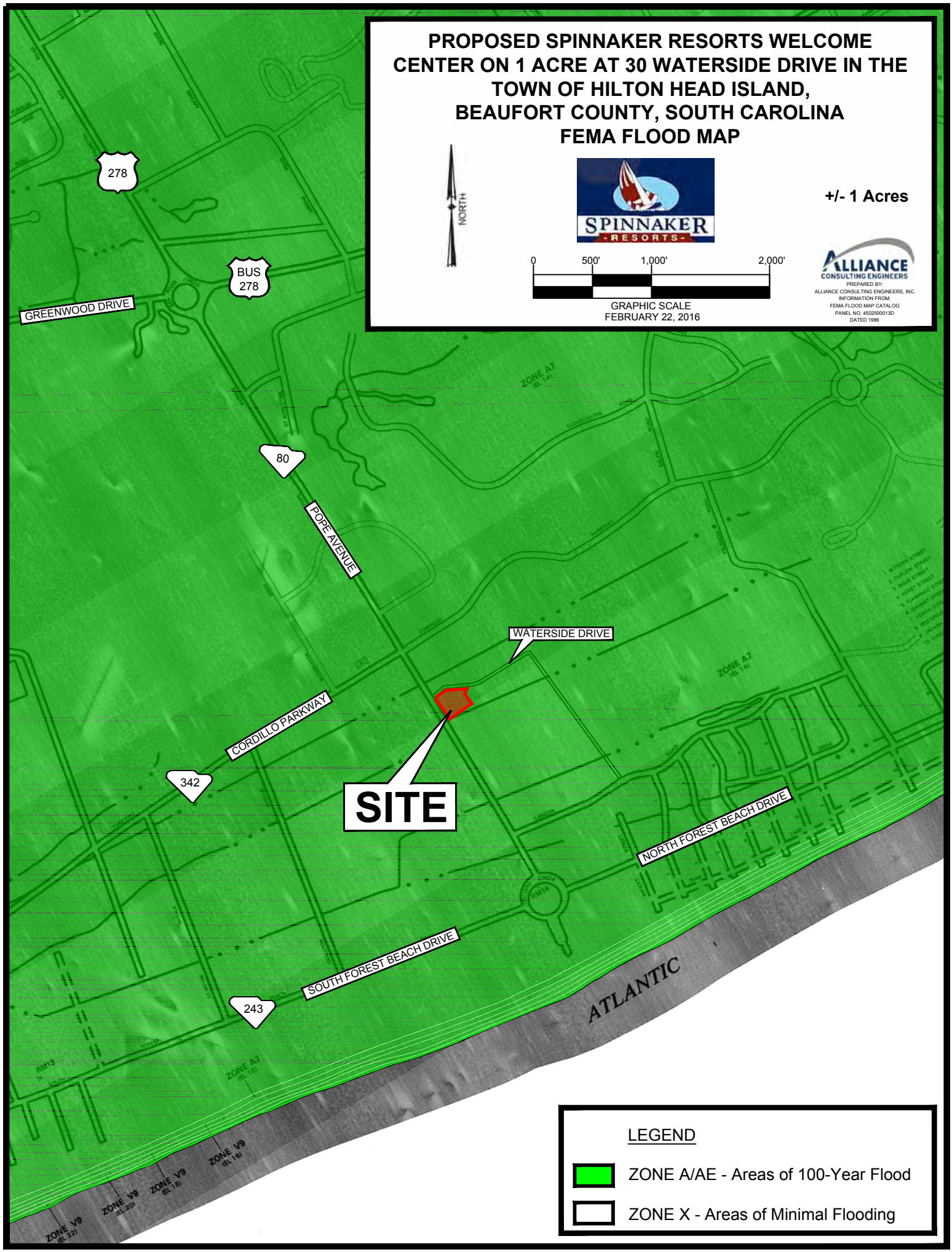
Soils Map

ATTACHMENT F

ATTACHMENT F

FEMA Flood Map

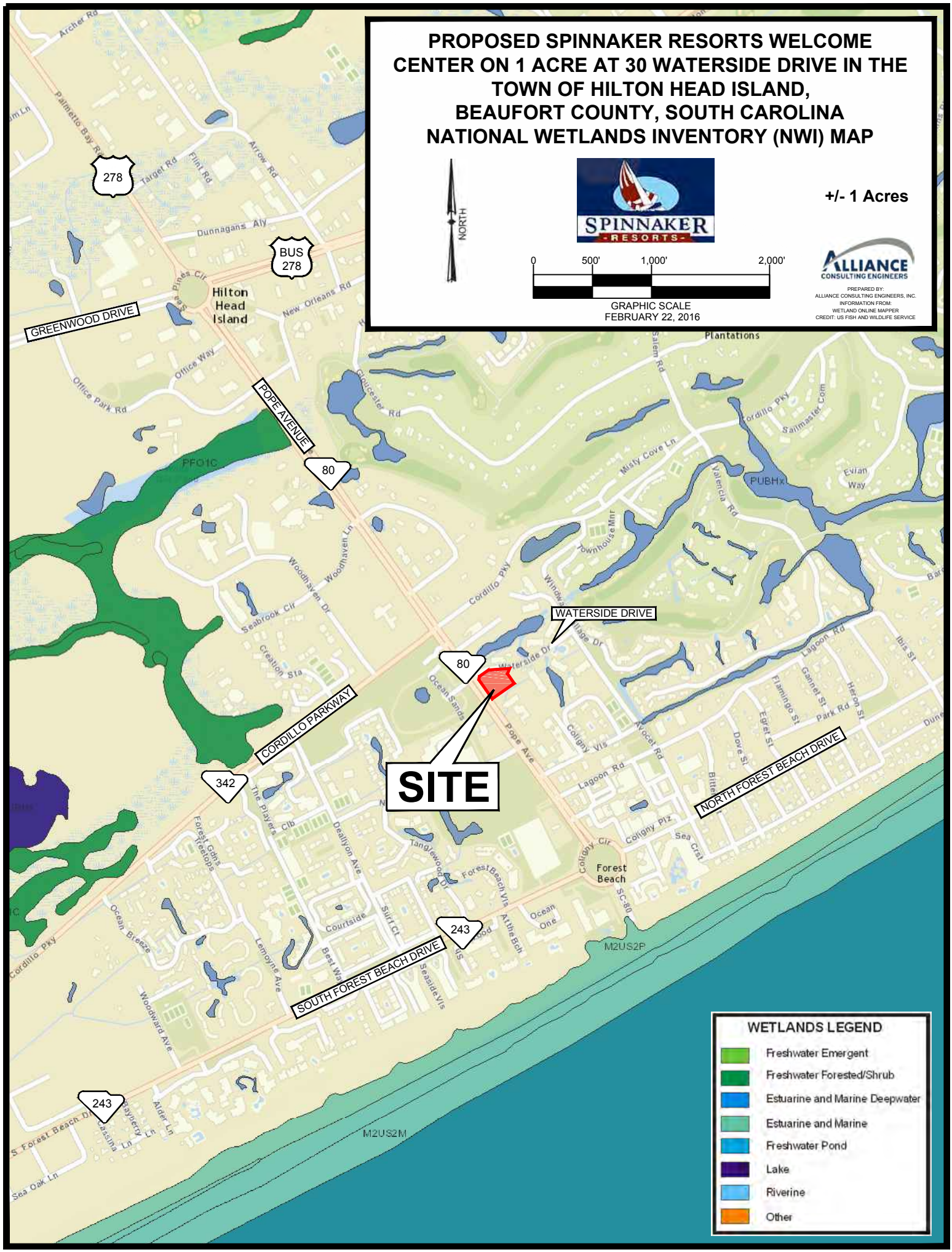
ATTACHMENT F



ATTACHMENT F

National Wetlands Inventory (NWI) Map

ATTACHMENT F



APPENDIX B

Geotechnical Evaluation Report

ATTACHMENT F

REPORT OF GEOTECHNICAL EXPLORATION

SPINNAKER RESORT WELCOME CENTER
HILTON HEAD ISLAND, SOUTH CAROLINA

FOR

ALLIANCE CONSULTING ENGINEERS, INC.

MARCH 3, 2016

ECS PROJECT NO. 23:2824

ECS SOUTHEAST, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

March 3, 2016

Mr. Steven M. Liotta, PE
Alliance Consulting Engineers, Inc.
23 Plantation Park Drive
Suite 204
Bluffton, SC 29910-6072

Reference: Report of Geotechnical Exploration
Spinnaker Resort Welcome Center
Waterside Drive
Hilton Head Island, South Carolina

ECS Project No. 23:2824

Dear Mr. Liotta:

ECS Southeast, LLC (ECS) is pleased to submit our report of geotechnical exploration for the above referenced project. The attached report presents an introduction of the proposed project, results of field and laboratory exploration, subsurface conditions, and evaluations regarding the geotechnical design and construction aspects of the project.

The work was completed in general accordance with ECS Proposal No. 23:3209r1 per the Agreement between ECS and Client dated February 9, 2016.

We appreciate the opportunity of working with you on this project and look forward to our continued association. Should you have questions regarding our findings or need additional consultations, please do not hesitate to contact our Savannah office at (912) 966-2527.

Respectfully,

ECS Southeast, LLC represented by:

Matt Mooney, P.E. (GA)
Geotechnical Department Manager

Robert L. Goehring, P.E.
Senior Principal Engineer
SC Registration No. 17075

SOUTH CAROLINA ECS-SOUTHEAST LLC No. C03082 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 3-3-16 No. 17075 ROBERT L. GOEHRING

ATTACHMENT F

REPORT OF GEOTECHNICAL EXPLORATION
SPINNAKER RESORT WELCOME CENTER
HILTON HEAD ISLAND, SOUTH CAROLINA
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Report of Seasonal High Water Table Determination
III. ASFE Information about Geotechnical Reports

INTRODUCTION

General

This report presents the results of a geotechnical exploration for the Spinnaker Resort Welcome Center project in Hilton Head Island, South Carolina. The work was completed in general accordance with ECS Proposal No. 23:3209r1 per the Agreement between ECS and Client dated February 9, 2016.

Project Information

The information presented in this report is based on our site reconnaissance, various project drawings provided, project team emails, and our current understanding of the proposed project. We understand the following:

- The site is located on the south side of Waterside Drive in Hilton Head Island, Beaufort County, South Carolina. A Site Location Diagram is included in the Appendix as Figure 1.
- The proposed project consists of the construction of a 1-story wood framed building with a plan area of approximately 7,500 square feet total and associated parking, driveways, walkways, and detention ponds.
- At the time of this study, no structural loading information was available. We assume the maximum column loads will not exceed 75 kips and the maximum strip loads will not exceed 3 kips per linear foot.
- The surface elevations range from 8 to 13 feet across the site. From the grading plan provided, we understand the proposed finished floor elevation (FFE) will be at 15 feet. This may require up to 7 feet of fill in the proposed building area.

The attached Test Location Plan (Figure 2) presents the site development concept at the time of this report. If the information in this section is incorrect or changes, the applicability of the report should be reviewed and all required revisions provided in writing by ECS.

Site Conditions

During fieldwork for this geotechnical study, a representative of ECS visited the project site on multiple occasions. Based on aerial photos, plans provided, and observations during our site visits we understand the following:

- The existing ground elevations of the site range from approximately 8 to 13 feet above mean sea level (MSL).
- At the time of fieldwork, the site was wooded.

- The site was bordered to north by Waterside Drive, a 2-story residential building, and a water feature, to the east and southeast by 1- and 2-story buildings and parking lots, and to the southwest by Pope Avenue.

Purposes of Exploration

The primary purposes of this study were to explore the soil and groundwater conditions at the site and to develop engineering recommendations to help guide design and construction of the geotechnical aspects of the proposed project.

We accomplished the purposes of the study by:

1. Reviewing the available publications concerning local geology of the site and performing a general site reconnaissance;

2. Drilling Standard Penetration Test (SPT) borings, advancing shallow hand auger borings, performing Wildcat Dynamic Cone Penetrometer (WDCP) testing, and performing percolation rate testing to explore the subsurface soil and groundwater conditions;

3. Performing laboratory tests on selected representative soil samples from the borings to evaluate pertinent engineering properties;

4. Evaluating the field, laboratory, and background data to develop appropriate geotechnical engineering recommendations.

FIELD EXPLORATION AND LABORATORY TESTING

Subsurface Exploration

To explore the subsurface conditions at this site, 2 Standard Penetration Test (SPT) borings, 6 hand auger borings, 1 Wildcat Dynamic Cone Penetrometer (WDCP) test, and 2 percolation rate tests were performed in the proposed development area.

SPT Borings B-2 and B-3 were performed in the proposed building area to depths of 60 and 20 feet below existing grade, respectively. Due to wet/soft surface conditions and sloping terrain, the drill rig was unable to access Boring B-1. Therefore a hand auger with a WDCP test was performed at this location. Hand Auger Boring B-1 was performed in the proposed building area to a depth of 2.5 feet below existing grade. The WDCP test was performed adjacent to Boring B-1 to a depth of approximately 15 feet below existing grade.

Hand Auger Borings HA-1, HA-2, and HA-3 were performed in proposed parking, driveway, and/or walkway areas to depths of 3.5 to 5 feet below existing grade. Hand Auger Borings P-1 and P-2 were performed in potential detention pond areas to depths of 1.3 and 2 feet below existing grade, respectively. Percolation rate testing was performed in the open boreholes of Borings P-1 and P-2.

The boring locations were determined in the field by our representative utilizing site plans provided, existing site features, and handheld GPS techniques. The boring locations shown on the attached Test Location Plan (Figure 2) should be considered approximate.

The SPT borings were performed with an ATV mounted drill rig. Depending on soil and groundwater conditions encountered at each boring location, the drill crew utilized a combination of continuous sampling, hand augers, and/or mud rotary techniques in the upper 10 feet. Mud rotary techniques were used past 10 feet to advance the boreholes to termination depths. Quick Gel drilling fluid was used in the mud rotary phase of drilling to stabilize the walls of the borings.

Representative soil samples were obtained continuously in the upper 10 feet and at 5 foot intervals thereafter by means of the split-barrel sampling procedure in general accordance with ASTM D-1586. In this procedure, a 2-inch O.D., split-barrel sampler is driven into the soil a distance of 18 to 24 inches by a 140-pound manual hammer falling 30 inches. The number of blows required to drive the sampler through a 12-inch interval is termed the Standard Penetration Test (SPT) N-value and is indicated for each sample on the boring logs. This value can be used as a qualitative indication of the in-place relative density of cohesionless soils. In a less reliable way, it also indicates the consistency of cohesive soils.

The drill crew prepared a field log of the soils encountered in the borings. After recovery, each sample was removed from the sampler and visually classified by the drill crew. Representative

portions of each sample were then sealed and brought to our laboratory in Savannah, Georgia for further visual examination and laboratory testing.

The hand auger borings were conducted in general accordance with ASTM D1452. In this procedure, the auger boring is made by manually rotating and advancing an auger to the desired depths while periodically removing the auger from the hole to clear and examine the auger cuttings. Groundwater levels in the hand auger borings were checked at the time of drilling.

The percolation rate tests were performed in general accordance with the Modified Taft Engineering Method. In this method, a 4 inch minimum test hole is bored to the desired depth, and 2 inches of fine gravel is added to the bottom of the test hole. The test hole is then filled with water and allowed to soak, allowing soil saturation and clay particle swelling to occur. After preliminary soaking, water levels are adjusted to a maximum depth of 6 inches over the gravel, then measurements of percolation rates are observed at regular time intervals. The measured percolation rates are recorded until an apparent constant percolation rate is observed.

WDCP testing was conducted to assess relative soil consistency at regular intervals throughout the sounding profile. In WDCP testing, a cone with a diameter of 1.47 inches is driven into the soil by a 34.94-pound hammer falling 15 inches. The number of blows required to drive the cone through 10 centimeter intervals is recorded. The blows obtained from WDCP can be correlated to SPT N-values. Soil samples were not collected during WDCP testing.

Laboratory Testing Program

Representative soil samples were selected and tested in our laboratory to check visual classifications and to determine pertinent engineering properties. The laboratory testing program included visual classifications of soil samples as well as gradation analysis and natural moisture content testing on selected soil samples. The results of the laboratory testing are presented in the Laboratory Testing Summary in the Appendix.

A geotechnical engineer/geologist classified each soil sample from the borings on the basis of texture and plasticity in accordance with the Unified Soil Classification System. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs.

The geotechnical engineer/geologist grouped the various soil types into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs are approximate; in-situ, the transitions may be gradual. The soil samples will be retained in our laboratory for a period of 60 days, after which, they will be discarded unless otherwise instructed.

SUBSURFACE CONDITIONS

Regional Geology

The site is located within South Carolina's Coastal Plain Geologic Province. The soils of the Southern Coastal Plain Physiographic Province of South Carolina are primarily composed of Pleistocene to Holocene age deposits. The soil in the Coastal Plain is the result of sediment deposition in a former marine environment, during a time when sea levels were much higher than they are at present. The Pleistocene-Holocene deposits are generally composed of alternating sands, silts, and clays, which correspond to eustatic fluctuations in sea-level over several million years.

For the project site area, a Custom Soil Resource Report was created and downloaded from the NRCS website and the results are presented in the Appendix. The site was described as Fripp-Baratari complex (Fb). A summary of Fripp-Baratari complex and its characteristics is included in the following table:

Soil Type	Constituents	Parent Material	Internal Drainage	Depth to Water Table (inches)
Fripp	Fine sand	Sandy marine deposits	Excessively drained	80+
Leon	Fine sand	Sandy marine deposits	Poorly drained	6 to 18

The shallow groundwater table in the Coastal Plain region can fluctuate several feet with seasonal rainfall. Seasonal high groundwater levels are typically found at shallow depths in the flood plains with a reasonable probability of flooding in winter and spring. Seasonal high groundwater levels are typically found at depths greater than 2 feet below the ground surface in the gently rolling areas depending on rainfall. Seasonal high groundwater can also be found at the surface in poorly draining areas. It is important to note that the groundwater table can exhibit some distortions due to differences in vertical and lateral permeability.

Soil Conditions

Data from the soil test borings is included in the Appendix. The subsurface conditions discussed in the following paragraphs and those shown on the boring logs represent an estimate of the subsurface conditions based on interpretation of the subsurface data using normally accepted geotechnical engineering judgments. We note that the transition between different soil strata is usually less distinct than those shown on the boring logs.

The subsurface conditions indicated on the boring logs are for the specific location explored. It is a well-known fact that the subsurface conditions will vary intermediate of the actual boring

locations. Consequently, conditions different than those indicated in this report should be expected in some areas of the site.

Topsoil is a dark-colored surficial material with a high organic content and is generally unsuitable for structural support. Approximately 6 to 12 inches of topsoil was observed in Borings B-1, HA-1, HA-3, P-1, and P-2.

Beneath the surficial materials, the borings generally encountered loose to very dense Sand (SP), Sand with silt (SP-SM), and/or silty Sand (SM). N-Values ranged from 5 to 53 bpf.

Groundwater Conditions

Groundwater levels in the borings were measured upon completion of the drilling operations. Groundwater levels ranged from approximately 1 to 4.5 feet below existing grade at the time of drilling in Borings B-1, B-2, B-3, HA-1, HA-2, and HA-3. Groundwater level measurements can be found on the individual borings logs in the Appendix.

Please note that groundwater levels in coastal geology fluctuate with tidal, seasonal, and climatic variations, and may be significantly different at other times. Depending on rainfall events, we expect groundwater levels to fluctuate significantly, rise to within a few feet of the ground surface. Groundwater levels should be checked prior to construction to assess possible effects on grading operations and other activities.

Percolation Testing

The measured percolation rates (inches/hour) for the tests were converted to anticipated infiltration rates (inches/hour). The measured rate of water level drop in the percolation test was adjusted to account for exfiltration occurring through the side interface of the test area. The Porchet Method was used to convert the percolation rates to anticipated infiltration rates.

The following table summarizes the results of the percolation testing including measured percolation rates and anticipated infiltration rates.

Boring No.	Approx. Test Depth (inches below existing grade)	Measured Percolation Rate (in/hr)	Anticipated Infiltration Rate (in/hr)
P-1	16	48.75	9.6
P-2	24	93.75	15.8

Please note that the actual percolation/infiltration rates will vary with depth and distance across a site. For design purposes, we recommend applying an appropriate factor of safety to the measured percolation rates and anticipated infiltration rates to account for variable subsurface

conditions and progressive clogging. Construction activities including the presence of heavy machinery, site grading, and/or soil compaction may affect the natural percolation/infiltration rates. Additional testing of the exposed subsurface at the time of construction should be completed to confirm the measured percolation rates and anticipated infiltration rates.

ANALYSIS AND RECOMMENDATIONS

Seasonal High Groundwater Table

Groundwater levels at this site ranged from approximately 1 to 4.5 feet below existing grade at the time of fieldwork.

To evaluate estimated long term seasonal high groundwater table (SHGWT) level, an ECS Soil Scientist visited the site to further explore and assess the upper soil profile. Logs and discussion of that additional assessment are attached in the Appendix for your review.

Based on the soil horizons found in the borings, it is ECS's opinion that the long term seasonal high groundwater table will occur at or slightly below the existing ground surface in Boring P-1 and at approximately 20 inches below existing grade in Boring P-2. As discussed in the Appendix, these SHGWT estimations are subject to change based on site grading and other factors.

Foundation Recommendations

At the time of this study, no structural loading information was available. We assume the maximum column loads will not exceed 75 kips and the maximum strip loads will not exceed 3 kips per linear foot. From the grading plan provided, we understand the proposed finished floor elevation (FFE) will be at 15 feet. This may require up to 7 feet of fill in the development area.

Assuming any unsuitable materials or low consistency soils are "demucked" or over-excavated, and estimates of liquefaction settlement are tolerable or mitigated prior to foundation construction, it is our recommendation that the proposed structure be supported on conventional shallow spread or continuous footing foundations, provided the criteria in the following sections entitled "Subgrade Preparation" and "Recommended Earthwork Specifications" are met. We recommend foundations be designed for a net allowable soil bearing pressure of 2,500 pounds per square foot (psf). For footings constructed in accordance with the requirements outlined in this report, maximum total settlement is expected to be less than 1 inch. Maximum differential settlement between adjacent columns is expected to be half the total settlement.

To reduce the risk of foundation bearing failure and excessive settlement due to local shear or "punching" action, we recommend that continuous footings have a minimum width of 1.5 feet and that isolated column footings have a minimum lateral dimension of 2.5 feet. For this site,

we recommend footing bottoms be placed at a minimum depth of 1.5 feet below lowest adjacent finished grade.

These recommendations are based on our engineering experience and the anticipated structural loading.

Dewatering

The depth and fluctuation of the groundwater table for this project must be considered in design of the project and in planning the construction sequence. Groundwater levels should be checked immediately prior to any earthwork operations. Groundwater levels may fluctuate during tidal cycles due to the site's proximity to tidal water.

Due to the potential for shallow groundwater conditions in areas of the site, it may be necessary to perform temporary dewatering during construction. The dewatering operations may consist of installing perimeter rim ditches and if necessary secondary rim-ditches or a well point system, to withdraw groundwater. Temporary dewatering will not only help lower the natural moisture content of the subgrade soils but will also allow heavy construction equipment to gain access to portions of the site.

The groundwater table should be controlled at least 3 feet below the compacted surface or excavation elevations. The Contractor shall be solely responsible for all means and methods necessary to control the groundwater at a depth sufficient to successfully complete the site preparation, mass grading, and new grade supported construction.

Subgrade Preparation

After implementing successful dewatering, the subgrade preparation should consist of stripping all vegetation, rootmat, topsoil, and any other soft or unsuitable material from the building and pavement areas. We recommend earthwork clearing and stripping be extended a minimum of 10 feet beyond the building and 5 feet beyond pavement limits. Stripping limits should be extended an additional 1 foot for each foot of fill required at the building and pavement areas exterior edge. This would include the removal of any abandoned utilities or existing structure foundations.

Depending on planned finished grades, unsuitable material existing at shallow depth should be "demucked" or over-excavated from within the building (under slabs and footings) and pavement areas. Unsuitable soil materials are defined as those in ASTM D2487 soil classification groups ML, MH, CH, CL, OL and PT and those soils contaminated with construction debris or organics. Soil materials defined as those in ASTM D2487 soil classification groups SC or SM may be deemed unusable during subgrade evaluation due to the natural moisture content, consistency, or fines content of the material. Additionally, soils within the top 2 feet of pavement subgrade should have no more than 15 percent passing the No. 200 sieve. The unsuitable material should be replaced with approved structural fill.

After stripping, “demucking”, or over-excavating to the desired grade, and prior to structural fill placement, the stripped surface should be observed by an experienced geotechnical engineer or his authorized representative. For building and pavement areas, the subgrade should be densified with a large vibratory roller to achieve uniform subgrade. In areas where groundwater is brought to the surface during this densification process, the Contractor should cease the vibratory compaction effort, allow the groundwater to recede, and possibly be prepared to implement a static densification approach.

After the completion of densification, proofrolling using a loaded dump truck having an axle weight of at least 10 tons should be used to aid in identifying localized soft or unsuitable material which should be removed. Any soft or unsuitable materials encountered during this proofrolling should be removed and replaced with an approved backfill compacted to the criteria given below and/or stabilized with geogrid/geosynthetic fabric. The most appropriate remedial measure activity, if required, should be determined in the field by an ECS geotechnical engineer based upon the prevailing conditions.

We recommend a grading allowance for soft/loose or unsuitable soils be set aside as a contingency and that the Owner anticipate undercutting of unsuitable materials may be necessary during site grading. The actual extent and nature of the required remedial measures can be determined by ECS from proofrolling, hand augers, DCP testing, and/or test pits at the time of construction.

Recommended Earthwork Specifications

Fill in structural areas should be placed over a stable and unyielding subgrade. Soils used for structural fill shall have a PI (Plasticity Index) of less than 10, and a LL (Liquid Limit) of less than 30. Structural fill in the building area and below the top 2 feet in pavement areas should be inorganic, non-plastic granular soil containing less than 25 percent fines passing the No. 200 sieve. The soils to be used as structural fill within the top 2 feet below pavement areas should be inorganic, non-plastic granular soil containing less than 15 percent fines passing the No. 200 sieve. The structural fill depths are understood to extend from below the building slab granular base material or roadway graded aggregate base material. The maximum permissible organic content in structural fill shall be 2 percent.

Grade controls should also be maintained throughout the filling operations. Filling operations should be observed on a full-time basis by a qualified representative of ECS to determine that the required degrees of compaction are being achieved. The structural fill should be placed in level lifts not exceeding 12 inches in loose thickness and compacted to at least 95 percent of the maximum dry density obtained in accordance with ASTM D1557, Modified Proctor Method. Thinner lifts should be used within utility trenches, against below-grade walls, and within other localized excavations.

Fill placed in the top 2 feet under paved areas, curb and gutter, sidewalks, building slabs, and within 10 feet of buildings should be compacted to at least 98 percent of the maximum dry density obtained in accordance with ASTM D1557, Modified Proctor Method.

In-place density tests shall be performed at a frequency of about 1 test per 2,500 square feet of fill area for each lift or fill placed. Within localized excavations, at least one in-place density test shall be performed for each lift of fill for every 50 linear feet. The elevation and location of the tests should be clearly identified and recorded at the time of fill placement. The Contractor shall provide adequate controls so that the in-place density test locations and elevations can be accurately recorded.

The moisture content of the fill at the time of placement shall be within +/- 3 percent (wet or dry) of the optimum moisture content, as determined by the Modified Proctor Method. Moisture contents may be controlled by disking or other approved chemical or mechanical means to achieve the desired moisture content and density specification. During the warmer summer months wetting of fill soils should be expected to maintain the soils within their working range of optimum.

Ground Floor Slab Design

Concrete slabs-on-grade supported on properly compacted engineered fill can be designed using a modulus of subgrade reaction of 100 pounds per cubic inch (pci), provided the subgrades are prepared in strict accordance with this report and subgrades are confirmed to be firm and unyielding during a final proofroll.

We recommend the slabs-on-grade be underlain by a minimum of 4 inches of granular material. The granular material may be graded aggregate base or clean sands containing no more than 5 percent fines. Prior to placing the granular material, the floor subgrade soil should be properly compacted, proofrolled, and free of standing water, mud, and frozen soil. A properly designed and constructed capillary break layer can often eliminate the need for a moisture retarder and can assist in more uniform curing of concrete.

If a vapor retarder is considered to provide additional moisture protection, special attention should be given to the surface curing of the slabs to minimize uneven drying of the slabs and associated cracking and/or slab curling. The use of a blotter or cushion layer above the vapor retarder can also be considered for project specific reasons. Please refer to ACI 302.1R96 Guide for Concrete Floor and Slab Construction and ASTM E 1643 Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs for additional guidance on this issue.

We recommend that wherever practical, the floor slabs be isolated from the footings so differential settlement of the structure will not induce shear stresses on the floor slabs. To minimize the crack width of any shrinkage cracks that may develop near the surface of the slabs, we recommend welded wire mesh reinforcement as a minimum be included in the design

of the floor slabs. For maximum effectiveness, temperature and shrinkage reinforcements in slabs on ground should be positioned in the upper third of the slab thickness. The Wire Reinforcement Institute recommends the mesh reinforcement be placed 2 inches below the slab surface or upper one-third of slab thickness, whichever is closer to the surface.

As an alternative to steel reinforcement, polyester fibers (fiber mesh) may be used; however fibers should be batched/mixed at the plant and not at the site. If fiber mesh is used, the structural engineer should determine the dosage quantity of fiber to be added.

Adequate construction joints, contraction joints and isolation joints should also be provided in the slabs to reduce the impacts of cracking and shrinkage. Please refer to ACI 302.1R96 Guide for Concrete Floor and Slab Construction for additional information regarding concrete slab joint design.

The above should be considered general guidance to assist the owner and design team. Project specific designs, plan details or other input from the Structural Engineer of Record should control.

Pavement Design

Based on information provided, typical minimum recommended pavement sections are provided below. We understand the following:

1. California Bearing Ratio (CBR) samples were not obtained for the proposed subgrade soils at these sites. Our pavement design analyses are based on local experience and *assumed* CBR values.
2. Our pavement design analysis is based on assumed traffic information: primarily automobiles.
3. We assume that the top 2 feet of the proposed roadway subgrade will consist of select granular fill material containing less than 15 percent passing the No. 200 sieve.
4. We assume that the top 2 feet of the proposed roadway subgrade will be compacted to at least of 98 percent maximum dry density in accordance with ASTM D1557, Modified Proctor Method.
5. We assume that criteria from our previous sections entitled “Subgrade Preparation” and “Recommended Earthwork Specifications” will be strictly followed.
6. We assume a minimum separation of 24 inches between the bottom of the base course material and the seasonal high groundwater table. Underdrains may be used to provide this separation.

Using the above-indicated design parameters, we have indicated a minimum pavement section for the roadways in the following table.

Minimum Flexible Pavement Section

Material Type	Parking Stalls and Interior Automobile Driveways	Heavy Duty Truck & Main Entrance Driveways
Surface Course Asphalt 9.5mm	2.0 inches	1.5 inches
Base Course Asphalt 19mm	-	2.0 inches
Graded Aggregate Base (GAB)	6.0 inches	8.0 inches

Due to the very clean nature of the surficial sands encountered at the site and their general lack of cohesion/binder material, some of the GAB may penetrate into the subgrade as it is initially placed to stabilize that very clean fine sand. To minimize the loss of aggregate into the subgrade, the Owner may wish to consider stabilizing the top 6 inches of the subgrade by mixing in fine grained material (clayey sand or shell) or adding a single layer of woven geotextile placed between the sandy subgrade soils and the GAB material. The decision on whether to stabilize the subgrade should be made on the basis of overall economy.

We recommend the material chosen for Graded Aggregate Base Course be Macadam (SABC Type 1), Marine Limestone (SABC Type 2), or Recycled Portland Cement Concrete (SABC Type 3) per the SCDOT Standard Specifications for Highway Construction Section 305. All aggregate material used as base course must comply with the gradation requirements established by the SCDOT. Aggregate material should be compacted to at least 98 percent of the maximum dry density obtained in accordance with ASTM D-1557, Modified Proctor Method.

The flexible pavement specifications used in roadways and parking stalls are not ideal for trash compactor/dumpster pick-up areas due to the heavy or repetitious loads anticipated. We recommend that a rigid concrete pavement section be strongly considered for those areas.

Where used, the concrete section should be at least 6 inches thick and should consist of concrete having a minimum 28-day compressive strength of 4,000 pounds per square inch (psi). We recommend a minimum of 4 inches of compacted graded aggregate base be placed beneath the rigid concrete pavements. While the aggregate base section is not part of the concrete pavement structural design, it is recommended for constructability of the pavement and for long-term performance. For dumpster storage areas, the concrete slab area should be large enough to support both the dumpster and the truck used to unload the dumpster.

It is important to note that the recommended pavement sections do not account for construction traffic. Any pavement section or partially constructed pavement section exposed to construction traffic should be expected to degrade and require repair or replacement prior to being placed in service. Otherwise, you may wish to construct designated haul roads within the

site to help avoid damaging properly constructed pavements. ECS can provide recommendations for haul road pavement sections, if requested.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should minimize the risk of the subgrade materials becoming saturated over a long period of time. This is particularly important due to the relatively low lying nature of the site.

Utility Recommendations

In general, before placement of utilities, the trench excavation bottom should be visually approved by an ECS Engineer. It may be necessary to undercut areas that are soft or yielding. The bottom of the excavations may be very wet in some areas. This could hinder proper compaction of backfill materials. Therefore, it is suggested that gravel (#57 stone) be used as a bedding material for a depth of at least 6 inches beneath pipe and structures. In some areas, a greater thickness (12 to 24 inches) of stone underlain with a woven geotextile (Mirafi 600X or equivalent) may be used to provide a stable working platform.

A proper dewatering and/or water barrier system (such as well points, deep wells, sump pumps, sock drains, sheet piling, etc.) should be installed as needed during construction. The groundwater level should be maintained at a depth of at least 3 feet below the proposed subgrade at all times during utility construction, and through backfilling operations. The dewatering system should be functioning prior to beginning excavation. After checking excavations and provided that the recommended earthwork procedures are performed, the resulting excavation bottoms should be capable of supporting the utility.

Excavation bracing or laying back of side slopes will be required during construction due to the depth of the proposed excavations and possible presence of buried utilities or other site improvements. Typical excavation systems such as sheet piling, trench box, wales, or rakers may be used. The shoring system should be designed by a Professional Structural Engineer or a certified trench box system should be used. Excavated material should be stockpiled away from the excavations, or the bracing system be designed for this additional load. The method of trench excavation support and design should be the decision of the Contractor and excavation safety shall be the sole responsibility of the Contractor.

As an alternative to a shoring system, the sides of the excavation may be temporarily sloped to 2H:1V or flatter provided that prevailing groundwater seepage is adequately controlled. Further flattening of the slopes may be required in areas that have seepage, appear unstable, or where extremely soft subsurface soils are exposed in the side slopes. All run-off and drainage water should be directed away from the construction area. Due to the moderate to deep invert elevations of some utilities, open trench excavations may be difficult.

Backfill materials should consist of an approved material free of organic matter and deleterious debris, with no rocks or lumps greater than 6 inches in diameter. Acceptable materials include soils complying with ASTM D2487 soil classification groups GW, GP, GM, GC, SC, SM, SW, and SP. Unacceptable soil materials are those complying with ASTM D2487 soil classification groups ML, MH, CL, CH, OL, OH, and PT and those materials contaminated with debris or organics. Excess water in soil materials will cause soil to be deemed unacceptable regardless of normal classification. Unsuitable materials removed during earthwork operations should be either stockpiled for later use in landscaped areas, or placed in approved disposal areas either on-site or off-site.

Structural backfill materials should be placed in continuous lifts not exceeding 8 inches in loose thickness and moisture conditioned to within +/- 3 percent points of the optimum moisture content to facilitate proper compaction. Utility trench backfill materials should be compacted to a minimum of 95 percent of the maximum dry density obtained in accordance with ASTM D1557, Modified Proctor Method. At least one in-place density test shall be performed for each lift of fill for every 50 linear feet. The elevation and location of the tests should be clearly identified and recorded at the time of fill placement.

Liquefaction Potential and Seismic Site Class Determination

Liquefaction is the loss of soil's shear strength due to an increase in pore water pressure resulting from seismic motions. Analytically, the potential for liquefaction is evaluated by comparing the soil's cyclic resistance to the seismic demand or cyclic stress. The seismic demand is a function of the level and duration of shaking, where the level of shaking is represented by the peak ground acceleration and the duration is represented by the magnitude of the earthquake. The loss of shear strength can result in volumetric compression (i.e. settlement) and/or lateral displacement of the soil. When soils susceptible to liquefaction are located within approximately 10 feet of the surface, ground surface disruptions (i.e., sand boils) are possible. Such disruptions beneath at-grade structures would result in bearing capacity failure. The net effect of the liquefaction is dependent on a few important considerations, including the severity of the liquefaction, the distance between the liquefiable soil and the grade supported construction, and the surface topography.

A liquefaction analysis was performed using the proprietary LiquefyPro computer program. Our liquefaction evaluation was based upon the Maximum Considered Earthquake (MCE) prescribed by the 2012 International Building Code (IBC 2012) and soils encountered in the borings. Our analysis considered a design earthquake having a magnitude (M_w) of 7.3 and peak ground acceleration (PGA_M) of 0.289g. This peak ground acceleration was adjusted for effects associated with a Seismic Site Class "D".

The IBC 2012 classifies sites with the potential for liquefaction as a Seismic Site Class "F". Based on soils encountered in the borings, the use of a Site Class "D" at this site is allowed by the IBC 2012 for structures with a fundamental period less than or equal to 0.5 seconds and the risks associated with liquefaction are considered in the design of the project. The structure

fundamental periods should be confirmed by the Structural Engineer of Record. If fundamental periods are greater than 0.5 seconds, a site specific seismic hazard analysis will be required for the site.

The following section includes results of our liquefaction analysis. Our analysis indicates that sands encountered at various depths below the existing ground surface have the potential to liquefy during the design seismic event. **Based on our analysis, at-grade structures such as parking, slabs, and shallow foundations could potentially settle on the order of about 4 inches during and immediately following the design seismic event.** This settlement would result from volumetric compression of the liquefiable sand layers which occurs as seismically-induced excess soil pore water pressures dissipate. We estimate differential settlement magnitudes of 50 to 100 percent of the total. The results of the liquefaction analysis for Boring B-2 are included in the Appendix.

We recommend that you consult with your Structural Engineer of Record to determine if the estimates of settlement are tolerable. If the structure cannot be designed to tolerate this movement, liquefaction mitigation measures should be considered. Liquefaction mitigation/ground improvement options typically include vibro-replacement, aggregate pier systems, or earthquake drains. Developing specific recommendations for liquefaction mitigation strategies or alternatives is beyond the scope of our services. However, we would be pleased to assist you and the design team with evaluating such alternatives, as appropriate.

Additional Considerations

Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are dug. If surface water intrusion or exposure softens the bearing soils, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, we recommend that the foundations be covered or otherwise protected.

Positive site drainage should be maintained during earthwork operations, which should help maintain the integrity of the soil. Placement of fill on the near surface soils, which have become saturated, could be very difficult. When wet, these soils will degrade quickly with disturbance from contractor operations and will be extremely difficult to stabilize for fill placement.

The surface of the site should be kept properly graded in order to enhance drainage of the surface water away from the proposed structure areas during the construction phase. We recommend that an attempt be made to enhance the natural drainage without interrupting its pattern.

The surficial soils contain fines, which are considered moderately erodible. All erosion and sedimentation shall be controlled in accordance with Best Management Practices and current

County and State NPDES requirements. At the appropriate time, we would be pleased to provide a proposal for conducting construction materials testing and NPDES services.

CLOSING

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. ECS is not responsible for the conclusions, opinions or recommendations made by others based on these data. No third party is given the right to rely on this report without express written permission. The use of this report, in whole or in part, without the written permission of ECS, is done so at the user's sole risk.

ECS should be given the opportunity to review the final drawings and site plans for this project to determine if changes to the recommendations outlined in this report are needed. ECS should be retained to provide testing services and observation during grading and foundation construction. If ECS is not retained for this extension of the field exploration, we cannot be responsible for the performance of the foundations or site improvements. We would be pleased to provide an estimated cost for these services at the appropriate time.

The scope of services for this study does not include environmental assessment or investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, groundwater, or groundwater within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

Appendix I

ATTACHMENT F

SITE LOCATION DIAGRAM		**Figure No.:** 1
REPORT OF GEOTECHNICAL EXPLORATION	**Project No.: 23:2824**	
Spinnaker Resort Welcome Center Hilton Head Island, SC	**NOT TO SCALE**	
Reference: USGS Quadrangle	**Date: 3/2016**	

ATTACHMENT F

LEGEND

- Approximate SPT Boring Location
- B-X SPT Boring Designation
- Approximate Hand Auger/WDCP Location
- B-X Hand Auger/WDCP Designation
- Approximate Hand Auger Location
- HA-X Hand Auger Designation
- Approximate Perc Test/SHWT Location
- P-X Perc Test/SHWT Designation

Graphic Scale 1"=50'

50 25 0 10 20 30 40 50

ECS

PROJECT: Spinnaker Resort Welcome Center
Hilton Head Island, SC

PREPARED FOR: Alliance Consulting Engineers, Inc.

FIGURE NAME: TEST LOCATION PLAN

REFERENCE: Conceptual Site Plan
Dated 01-27-16
Provided by Alliance Consulting Engineers, Inc.

REVISIONS

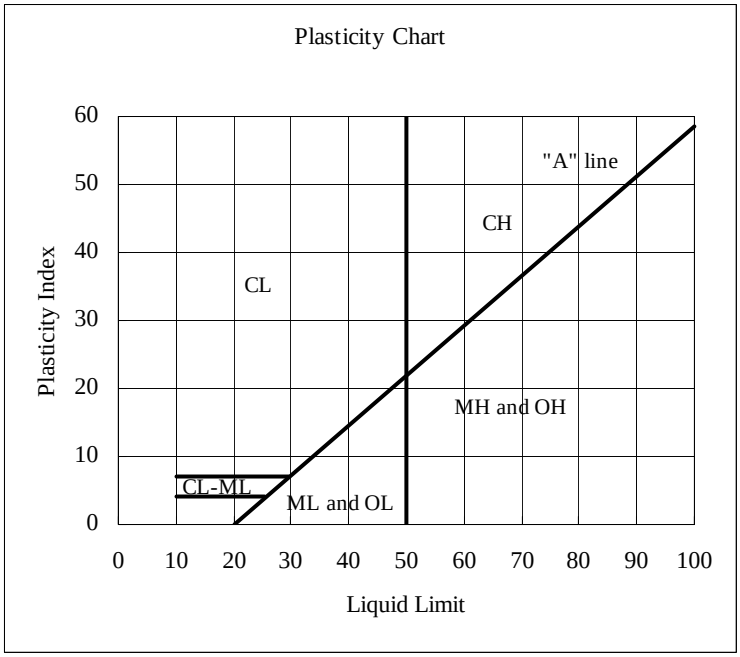
JOB NO.	23:2824
SCALE	1"=50'
DRAWN	MRM 3/2016
APPR.	RLG 3/2016

Figure No.: 2

Appendix II

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

Major Divisions			Group Symbols		Typical Names	Laboratory Classification Criteria		
Coarse-grained soils (More than half of material is larger than No. 200 Sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW		Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent GW, GP, SW, SP; More than 12 percent GM, GC, SM, SC; 5 to 12 percent Borderline cases requiring dual symbols [b]	$C_u = D_{60}/D_{10}$ greater than 4; $C_c = (D_{30})^2/(D_{10} x D_{60})$ between 1 and 3	
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM[a]	d	Silty gravels, gravel-sand mixtures		Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u				
			GC		Clayey gravels, gravel-sand-clay mixtures		Atterberg limits below "A" line or P.I. less than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW		Well-graded sands, gravelly sands, little or no fines		$C_u = D_{60}/D_{10}$ greater than 6; $C_c = (D_{30})^2/(D_{10} x D_{60})$ between 1 and 3	
			SP		Poorly graded sands, gravelly sands, little or no fines		Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM[a]	d	Silty sands, sand-silt mixtures		Atterberg limits above "A" line or P.I. less than 4	Limits plotting in CL-ML zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u				
			SC		Clayey sands, sand-clay mixtures		Atterberg limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half material is smaller than No. 200 Sieve)	Silts and clays (Liquid limit less than 50)		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity			
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
			OL		Organic silts and organic silty clays of low plasticity			
	Silts and clays (Liquid limit greater than 50)		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts			
			CH		Inorganic clays of high plasticity, fat clays			
			OH		Organic clays of medium to high plasticity, organic silts			
	Highly Organic soils		Pt		Peat and other highly organic soils			



[a] Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.

[b] Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example: GW-GC,well-graded gravel-sand mixture with clay binder. (From Table 2.16 - Winterkorn and Fang, 1975)

REFERENCE NOTES FOR BORING LOGS

I. Drilling Sampling Symbols

SS	Split Spoon Sampler	ST	Shelby Tube Sampler
RC	Rock Core, NX, BX, AX	PM	Pressuremeter
DC	Dutch Cone Penetrometer	RD	Rock Bit Drilling
BS	Bulk Sample of Cuttings	PA	Power Auger (no sample)
HSA	Hollow Stem Auger	WS	Wash sample
REC	Rock Sample Recovery %	RQD	Rock Quality Designation %

II. Correlation of Penetration Resistances to Soil Properties

Standard Penetration (blows/ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2-inch OD split-spoon sampler, as specified in ASTM D 1586. The blow count is commonly referred to as the N-value.

A. Non-Cohesive Soils (Silt, Sand, Gravel and Combinations)

Density		*Relative Properties*	
Under 4 blows/ft	Very Loose	Adjective Form	12% to 49%
5 to 10 blows/ft	Loose	With	5% to 12%
11 to 30 blows/ft	Medium Dense		
31 to 50 blows/ft	Dense		
Over 51 blows/ft	Very Dense		

Particle Size Identification		
Boulders		8 inches or larger
Cobbles		3 to 8 inches
Gravel	Coarse	1 to 3 inches
	Medium	½ to 1 inch
	Fine	¼ to ½ inch
Sand	Coarse	2.00 mm to ¼ inch (dia. of lead pencil)
	Medium	0.42 to 2.00 mm (dia. of broom straw)
	Fine	0.074 to 0.42 mm (dia. of human hair)
Silt and Clay		0.0 to 0.074 mm (particles cannot be seen)

B. Cohesive Soils (Clay, Silt, and Combinations)

Blows/ft	*Consistency*	*Unconfined Comp. Strength Q_p (tsf)*	*Degree of Plasticity*	*Plasticity Index*
Under 2	Very Soft	Under 0.25	None to slight	0 – 4
3 to 4	Soft	0.25-0.49	Slight	5 – 7
5 to 8	Medium Stiff	0.50-0.99	Medium	8 – 22
9 to 15	Stiff	1.00-1.99	High to Very High	Over 22
16 to 30	Very Stiff	2.00-3.00		
31 to 50	Hard	4.00–8.00		
Over 51	Very Hard	Over 8.00		

III. Water Level Measurement Symbols

WL	Water Level	BCR	Before Casing Removal	DCI	Dry Cave-In
WS	While Sampling	ACR	After Casing Removal	WCI	Wet Cave-In
WD	While Drilling	▽	Est. Groundwater Level	▼	Est. Seasonal High GWT

The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in a granular soil. In clay and plastic silts, the accurate determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally applied.

ATTACHMENT F

CLIENT	JOB #	BORING #	SHEET
Alliance Consulting Engineers, Inc.	23:2824	B-2	1 OF 2

PROJECT NAME	ARCHITECT-ENGINEER
Spinnaker Resort Welcome Center	

SITE LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC

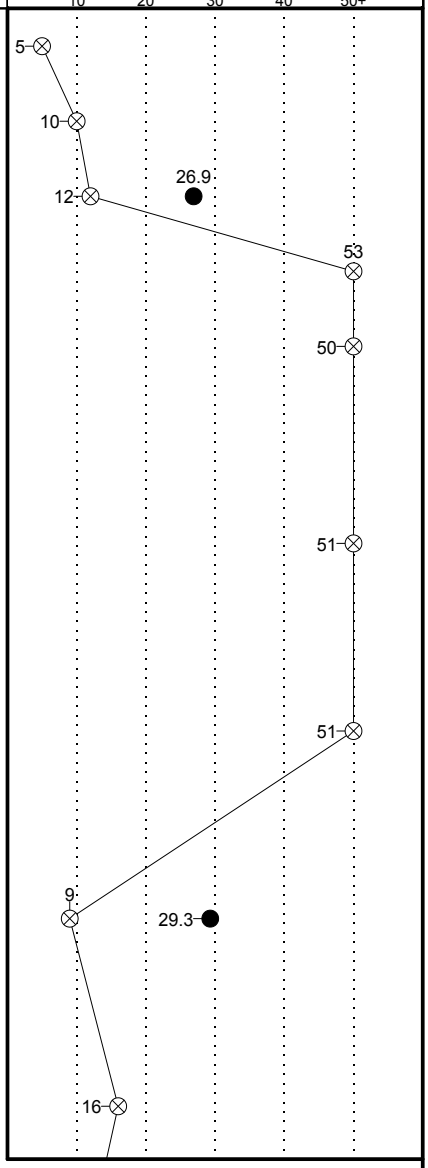
NORTHING	EASTING	STATION

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING — LOSS OF CIRCULATION

SURFACE ELEVATION 11.5

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP) SAND, Contains Roots, Gray to Brown, Moist, Loose		10	1 2 3 6
	S-2	SS	24	24				2 4 6 6
5	S-3	SS	24	24	(SP) SAND, Gray to Tan, Moist to Wet, Medium Dense to Very Dense		5	6 5 7 11
	S-4	SS	24	24				5 19 34 46
	S-5	SS	24	24			0	23 25 25 37
10								
	S-6	SS	18	18			-5	19 23 28
15					(SP-SM) SAND WITH SILT, Gray, Moist to Wet, Loose to Very Dense, Contains Shell Fragments			
	S-7	SS	18	18			-10	13 25 26
20								
	S-8	SS	18	18			-15	4 4 5
25								
	S-9	SS	18	18				6 8 8
30								



CONTINUED ON NEXT PAGE.

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 4.5' WS ☐ WD ☒	BORING STARTED 02/24/16	CAVE IN DEPTH
WL(BCR) WL(ACR)	BORING COMPLETED 02/24/16	HAMMER TYPE Manual
WL	RIG Diedrich D-50 FOREMAN C.M.	DRILLING METHOD Mud Rotary

ATTACHMENT F

CLIENT	JOB #	BORING #	SHEET
Alliance Consulting Engineers, Inc.	23:2824	B-2	2 OF 2

PROJECT NAME	ARCHITECT-ENGINEER
Spinnaker Resort Welcome Center	

SITE LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT2 — 1, 2, 3, 4, 5+

ROCK QUALITY DESIGNATION & RECOVERY — RQD% / REC% — 20%, 40%, 60%, 80%, 100%

PLASTIC LIMIT % / WATER CONTENT % / LIQUID LIMIT %

STANDARD PENETRATION BLOWS/FT — 10, 20, 30, 40, 50+

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING — LOSS OF CIRCULATION

SURFACE ELEVATION 11.5

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6"	STANDARD PENETRATION BLOWS/FT
					(SP-SM) SAND WITH SILT, Gray, Moist to Wet, Loose to Very Dense, Contains Shell Fragments	-20		
					(SM) SILTY SAND, Gray, Moist to Wet, Loose			
	S-10	SS	18	18			3 4 6	10, 50.6
35						-25		
					(SM) SILTY SAND, Gray, Moist to Wet, Medium Dense, Contains Shell Fragments			
	S-11	SS	18	18			7 6 13	19
40						-30		
	S-12	SS	18	18			12 12 14	26
45						-35		
	S-13	SS	18	18			6 7 8	15
50						-40		
	S-14	SS	18	18			8 9 8	17, 38.8
55						-45		
					(SM) SILTY SAND, Gray, Moist to Wet, Medium Dense			
	S-15	SS	18	18			7 10 10	20
60					END OF BORING @ 60'			

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 4.5' WS ☐ WD ☒	BORING STARTED 02/24/16	CAVE IN DEPTH
WL(BCR) WL(ACR)	BORING COMPLETED 02/24/16	HAMMER TYPE Manual
WL	RIG Diedrich D-50 FOREMAN C.M.	DRILLING METHOD Mud Rotary

ATTACHMENT F

CLIENT	JOB #	BORING #	SHEET
Alliance Consulting Engineers, Inc.	23:2824	B-3	1 OF 1

PROJECT NAME: Spinnaker Resort Welcome Center

ARCHITECT-ENGINEER:

SITE LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC

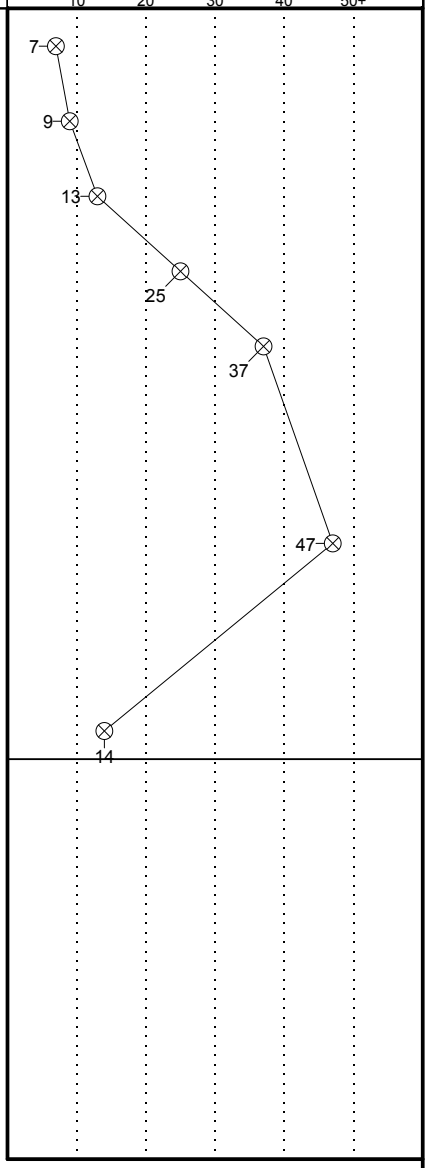
NORTHING | EASTING | STATION

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 9

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP) SAND, Gray to Brown, Moist to Wet, Loose		2 3 4 5
	S-2	SS	24	24			3 3 6 10
5	S-3	SS	24	24	(SP) SAND, Gray to Tan, Moist to Wet, Medium Dense to Dense	5	5 6 7 11
	S-4	SS	24	24			10 10 15 24
	S-5	SS	24	24		0	8 18 19 24
10							
	S-6	SS	18	18		-5	16 20 27
15					(SP-SM) SAND WITH SILT, Gray, Moist to Wet, Medium Dense, Contains Shell Fragments		
	S-7	SS	18	18		-10	6 5 9
20					END OF BORING @ 20'		
						-15	
25							
						-20	
30							



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 2.7' WS ☐ WD ☒	BORING STARTED 02/24/16	CAVE IN DEPTH
WL(BCR) WL(ACR)	BORING COMPLETED 02/24/16	HAMMER TYPE Manual
WL	RIG Diedrich D-50 FOREMAN C.M.	DRILLING METHOD Mud Rotary

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		B-1
CLIENT:	JOB #:	SURFACE ELEVATION
Alliance Consulting Engineers, Inc.	23:2824	8
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0		Topsoil Depth [6"]					
		(SP) SAND, Contains Roots, Gray, Moist to Wet	E				
	5	END OF HAND AUGER @ 2.5'					
5							
	0						
10							
	-5						
15							
	-10						
20							
	-15						
25							
	-20						
30							
	-25						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
WB	02/24/16		2.5'	2'	

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		HA-1
CLIENT: Alliance Consulting Engineers, Inc.	JOB #: 23:2824	SURFACE ELEVATION 8
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0		Topsoil Depth [8"]					
		(SP) SAND, Contains Roots, Brown to Gray, Moist to Wet					
	5	(SP) SAND, Brown to Gray, Moist to Wet	E				
		END OF HAND AUGER @ 3.5'					
5							
	0						
10							
	-5						
15							
	-10						
20							
	-15						
25							
	-20						
30							
	-25						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
MM	02/20/16		3.5'	1'	

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		HA-2
CLIENT: Alliance Consulting Engineers, Inc.	JOB #: 23:2824	SURFACE ELEVATION 10
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0	10	(SP) SAND, Contains Roots, Brown to Gray, Moist					
		(SP) SAND, Brown to Gray, Moist to Wet	E				
5	5	END OF HAND AUGER @ 5'					
10	0						
15	-5						
20	-10						
25	-15						
30	-20						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
MM	02/20/16			3.4'	

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		HA-3
CLIENT:	JOB #:	SURFACE ELEVATION
Alliance Consulting Engineers, Inc.	23:2824	11
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0	10	Topsoil Depth [12"]					
		(SP) SAND, Contains Roots, Brown to Gray, Moist to Wet					
		(SP) SAND, Brown to Gray, Moist to Wet	E				
5	5	END OF HAND AUGER @ 5'					
10	0						
15	-5						
20	-10						
25	-15						
30	-20						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
MM	02/20/16			3'	

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		P-1
CLIENT: Alliance Consulting Engineers, Inc.	JOB #: 23:2824	SURFACE ELEVATION 9.5
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0		Topsoil Depth [7"]	E				
		(SP) SAND, Contains Roots, Tan to Brown, Moist to Wet				S-1	20.3
		END OF HAND AUGER @ 1.3'					
5	5						
10	0						
15	-5						
20	-10						
25	-15						
30	-20						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
MM	02/20/16			DRY	

ATTACHMENT F

PROJECT NAME:		HAND AUGER #
Spinnaker Resort Welcome Center		P-2
CLIENT: Alliance Consulting Engineers, Inc.	JOB #: 23:2824	SURFACE ELEVATION 10
LOCATION: Waterside Drive, Hilton Head Island, Beaufort County, SC	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	EXCAV. EFFORT	DCP	QP (TSF)	SAMPLE NO.	MOIST. CONT. (%)
0	10	Topsoil Depth [6"]					
		(SP) SAND, Contains Roots, Brown to Gray, Moist	E			S-1	5.5
		END OF BORING @ 2'					
5	5						
10	0						
15	-5						
20	-10						
25	-15						
30	-20						

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

GROUND WATER: While Drilling ▽ After Drilling ▼ | EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

ECS REP.:	DATE:	UNITS:	Cave-in Depth:	Groundwater Before Drilling:	Groundwater:
MM	02/20/16			DRY	

ATTACHMENT F

WILDCAT DYNAMIC CONE LOG

ECS Southeast, LLC
1306 Heidt Ave., Suite A
Savannah, GA 31408

PROJECT NUMBER: 23:2824
DATE STARTED: 02-24-2016
DATE COMPLETED: 02-24-2016

HOLE #: B-1
CREW: WB/JT
PROJECT: Spinnaker Resort Welcome Center
ADDRESS: Waterside Drive
LOCATION: Hilton Head Island, SC

SURFACE ELEVATION: 8
WATER ON COMPLETION: 2'
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	COHESIVE
-	4	17.8	•••••	5	LOOSE	MEDIUM STIFF
-	5	22.2	••••••	6	LOOSE	MEDIUM STIFF
- 1 ft	7	31.1	•••••••••	8	LOOSE	MEDIUM STIFF
-	7	31.1	•••••••••	8	LOOSE	MEDIUM STIFF
-	7	31.1	•••••••••	8	LOOSE	MEDIUM STIFF
- 2 ft	9	40.0	••••••••••••	11	MEDIUM DENSE	STIFF
-	10	44.4	••••••••••••	12	MEDIUM DENSE	STIFF
-	12	53.3	••••••••••••••••	15	MEDIUM DENSE	STIFF
- 3 ft	17	75.5	••••••••••••••••••••••	21	MEDIUM DENSE	VERY STIFF
- 1 m	18	79.9	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	29	111.9	••••••••••••••••••••••••••••••••	25+	DENSE	HARD
- 4 ft	26	100.4	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	27	104.2	•••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	34	131.2	••••••••••••••••••••••••••••••••••••	25+	DENSE	HARD
- 5 ft	36	139.0	••••••••••••••••••••••••••••••••••••••	25+	DENSE	HARD
-	30	115.8	••••••••••••••••••••••••••••••••	25+	DENSE	HARD
-	28	108.1	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
- 6 ft	36	139.0	••••••••••••••••••••••••••••••••••••••	25+	DENSE	HARD
-	28	108.1	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
- 2 m	21	81.1	••••••••••••••••••••••••	23	MEDIUM DENSE	VERY STIFF
- 7 ft	25	85.5	••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-	25	85.5	••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-	30	102.6	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
- 8 ft	26	88.9	••••••••••••••••••••••••••	25	MEDIUM DENSE	VERY STIFF
-	27	92.3	•••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	24	82.1	••••••••••••••••••••••••	23	MEDIUM DENSE	VERY STIFF
- 9 ft	29	99.2	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	33	112.9	••••••••••••••••••••••••••••••••	25+	DENSE	HARD
-	32	109.4	•••••••••••••••••••••••••••••••	25+	DENSE	HARD
- 3 m 10 ft	27	92.3	•••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	33	101.0	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	31	94.9	••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
-	33	101.0	••••••••••••••••••••••••••••••	25+	MEDIUM DENSE	VERY STIFF
- 11 ft	24	73.4	••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
-	26	79.6	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	21	64.3	••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF
- 12 ft	18	55.1	••••••••••••••••	15	MEDIUM DENSE	STIFF
-	21	64.3	••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF
-	25	76.5	••••••••••••••••••••••	21	MEDIUM DENSE	VERY STIFF
- 4 m 13 ft	21	64.3	••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF

HOLE #: B-1

WILDCAT DYNAMIC CONE LOG

PROJECT: Spinnaker Resort Welcome Center

PROJECT NUMBER: 23:2824

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	COHESIVE
-	22	60.9	••••••••••••••••	17	MEDIUM DENSE	VERY STIFF
-	22	60.9	••••••••••••••••	17	MEDIUM DENSE	VERY STIFF
- 14 ft	29	80.3	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	15	41.6	••••••••••••	11	MEDIUM DENSE	STIFF
-	12	33.2	•••••••••	9	LOOSE	STIFF
- 15 ft	11	30.5	••••••••	8	LOOSE	MEDIUM STIFF
-			END OF WDCP TEST @ 15'-1"			
-						
- 16 ft						
- 5 m						
-						
- 17 ft						
-						
-						
- 18 ft						
-						
-						
- 19 ft						
-						
- 6 m						
- 20 ft						
-						
-						
- 21 ft						
-						
-						
- 22 ft						
-						
-						
- 7 m 23 ft						
-						
-						
- 24 ft						
-						
-						
- 25 ft						
-						
-						
- 26 ft						
- 8 m						
-						
- 27 ft						
-						
-						
- 28 ft						
-						
-						
- 29 ft						
-						
- 9 m						

Laboratory Testing Summary

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
B-2												
	S-3	4.00 - 6.00	26.9	SP				1.2				
	S-8	23.50 - 25.00	29.3	SP-SM				8.8				
	S-10	33.50 - 35.00	50.6	SM				42.8				
	S-14	53.50 - 55.00	38.8	SM				45.2				
P-1												
	S-1	1.00 - 1.33	20.3	SP				0.8				
P-2												
	S-1	1.67 - 2.00	5.5	SP				0.8				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No. 23:2824
Project Name: Spinnaker Resort Welcome Center
PM: Matt Mooney
PE: Robert Goehring
Printed On: Wednesday, March 02, 2016

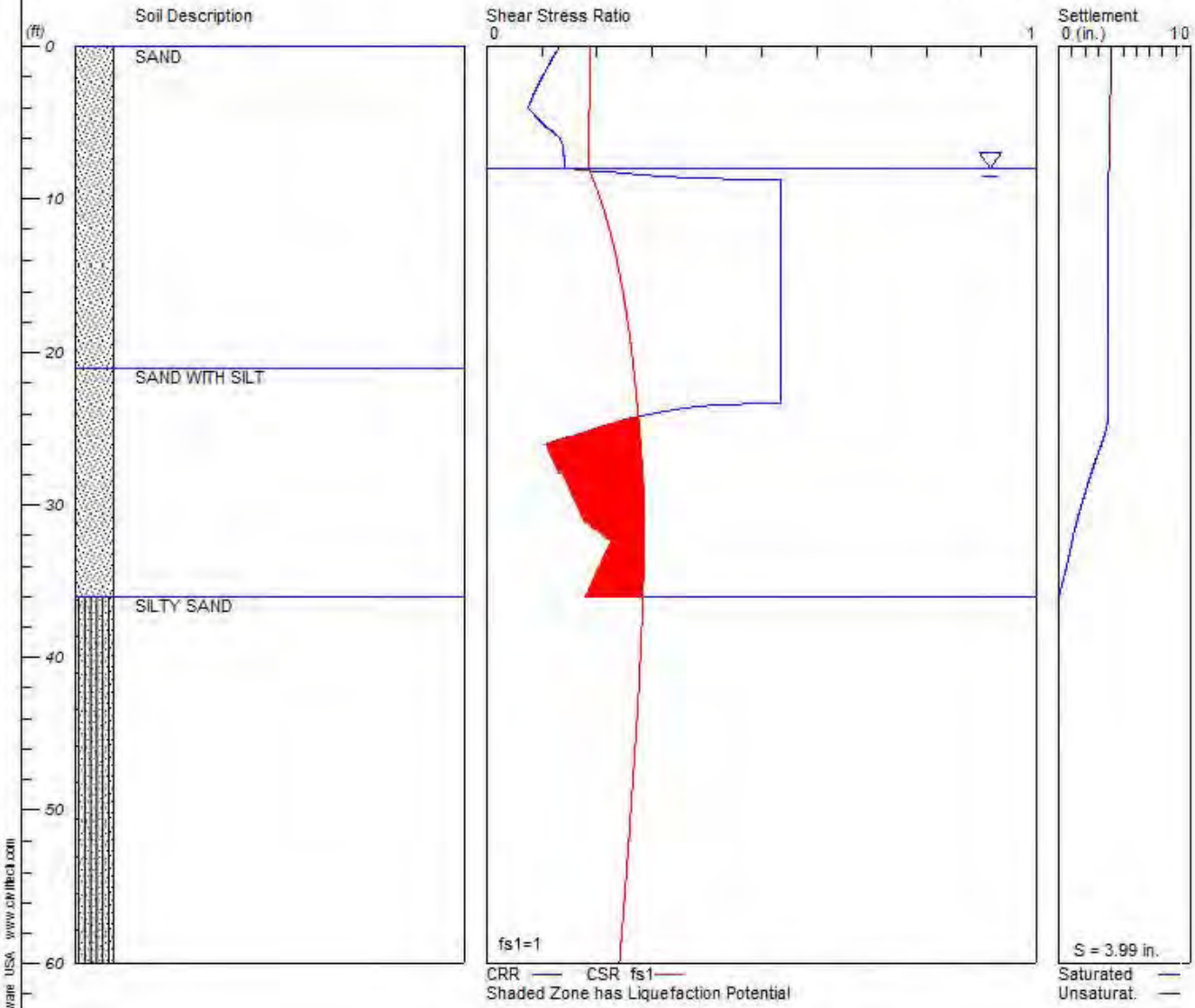
ECS SOUTHEAST, LLC
1306 Heidt Avenue, Suite A
Savannah, GA 31408
Phone: (912) 966-2527
Fax: (912) 966-9931

LIQUEFACTION ANALYSIS

Spinnaker Resort Welcome Center

Hole No.=B-2 Water Depth=8 ft Surface Elev.=15

Magnitude=7.3
Acceleration=0.289g



ECS SOUTHEAST, LLC

Plate A-1

ATTACHMENT F

United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Beaufort County, South Carolina

Spinnaker Resort Welcome Center

February 29, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Fb—Fripp-Baratari complex.....12
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

ATTACHMENT F

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Beaufort County, South Carolina
Survey Area Data: Version 11, Sep 29, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2010—Jan 15, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Beaufort County, South Carolina (SC013)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
Fb	Fripp-Baratari complex	0.8	100.0%
Totals for Area of Interest		**0.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Beaufort County, South Carolina

Fb—Fripp-Baratari complex

Map Unit Setting

National map unit symbol: 4fsp
Elevation: 30 to 250 feet
Mean annual precipitation: 45 to 52 inches
Mean annual air temperature: 64 to 70 degrees F
Frost-free period: 240 to 280 days
Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Fripp and similar soils: 58 percent
Leon and similar soils: 34 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fripp

Setting

Landform: Marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
C - 5 to 80 inches: fine sand

Properties and qualities

Slope: 6 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A

Description of Leon

Setting

Landform: Depressions, marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 11 inches: fine sand
Bh - 11 to 20 inches: fine sand
E' - 20 to 44 inches: fine sand
B'h - 44 to 70 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D

Minor Components

Capers

Percent of map unit: 3 percent
Landform: Marshes, marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Bohicket

Percent of map unit: 3 percent
Landform: Marshes
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

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ECS CAROLINAS, LLP
"Setting the Standard for Service"
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NC Registered Engineering Firm F-1078
NC Registered Geologists Firm C-406
SC Registered Engineering Firm 3239

March 1, 2016

Mr. Steven M. Liotta, PE
Alliance Consulting Engineers, Inc.
23 Plantation Park Drive, Suite 204
Bluffton, SC 29910

Report of Seasonal High Water Table Determination
Spinnaker Resort Welcome Center
Waterside Drive
Hilton Head Island, South Carolina 29928

ECS Project No.: 49.1538

Dear Mr. Liotta,

As authorized by your acceptance of our proposal number 23.3209, ECS Carolinas, LLP (ECS) has completed a seasonal high water table (SHWT) determination for the subject project. This report presents the results of the SHWT determination of the preselected boring location.

PROJECT INFORMATION

The Site consists of an undeveloped wooded parcel of land located at the corner of Waterside Drive and Pope Avenue in Hilton Head Island, South Carolina. Future development of an approximate 7,500 square foot Spinnaker Resort Welcome Center is planned for the site. We understand that the focus of this study is to obtain SHWT data required to provide a design for future development of stormwater control measures located adjacent the western and northern property boundaries.

EXPLORATION PROCEDURES

ECS performed two hand auger borings at preselected locations, as determined by Alliance Consulting Engineers, Inc, on the site to estimate the SHWT.

The hand auger borings were conducted to depths of 2 and 3 feet below current site grades, respectively. The hand auger borings were conducted in general conformance with ASTM D 1452. In this procedure, auger borings are made by rotating and advancing an auger to the desired depths while periodically removing the auger from the hole to clear and examine the auger cuttings. The auger cuttings were visually classified in the field.

SITE CONDITIONS

At the time of our exploration, the site was an undeveloped wooded lot with general area topography sloping from the west to the east. The site is bordered by Waterside Drive to the north, commercial development to the east and south, and Pope Avenue to the west.

The site appeared to ungulate across the site with the grade lowering slightly towards the northern and eastern portion of the site.

SUBSURFACE CONDITIONS

Generally the hand auger borings encountered 1-6 inches of organic laden topsoil material. Below the topsoil, ECS encountered Fine Sand (S) which continued to the termination of the borings, approximately 2 and 3 feet below existing grade, respectively.

SEASONAL HIGH WATER TABLE

The seasonal high water table was estimated at the borings below the existing ground surface. A summary of the findings are as follows:

Location	Latitude	Longitude	SHWT
P-1	32.146665°	-80.754349°	Ground Surface
P-2	32.146409°	-80.754622°	Approximately 20”

*SHWT may vary within the proposed site due to changes in elevation and subsurface conditions. The values provided are field values. An appropriate factor of safety should be applied for design.

The type of stormwater management facility designed is based on the depth of the SHWT or confining layer. The information above may be potentially utilized to determine the type of stormwater control measure best suited for this site according to the South Carolina Department of Health and Environmental Control (SCDHEC) Standards for Stormwater Management and Sediment Reduction Regulation 72-300 thru 72-316, dated June 28, 2002.

CLOSING

Our SHWT evaluation of the site has been based on our understanding of the site, the project information provided to us, and the data obtained during our assessment. The general subsurface conditions utilized in our evaluations are based on findings found at each particular boring location. If the project information provided to us is changed, please contact us so that our recommendations can be reviewed and appropriate revisions provided, if necessary. The assessment of site environmental conditions for the presence of pollutants in the soil and groundwater of the site is beyond the soil evaluation.

Seasonal High Water Table Determination
Spinnaker Resort Welcome Center
Waterside Drive
Hilton Head Island, South Carolina 29928
ECS Project No.: 49.1538

We appreciate the opportunity to be of service to you during the design phase of this project and look forward to our continued involvement during the construction phase. If you have any questions concerning the information and recommendations presented in this report, please contact us at (843) 654-4448 for further assistance.

Sincerely,

ECS CAROLINAS, LLP

Thurman Simmons
Environmental Scientist

W. Brandon Fulton, LSS, PSC, PWS
Environmental Principal

Attachments: Figure1: Site Location Plan
Detailed Soil Description/Properties & Qualities of Soil Profiles

STATE OF SOUTH CAROLINA – PROFESSIONAL SOIL CLASSIFIER
REG. NO. 95
W. Brandon Fulton
WBF 2-9-16

ATTACHMENT F

LEGEND

Approximate SHWT Determination Location

P-X SHWT Determination Designation

Graphic Scale 1"=50'

50 25 0 10 20 30 40 50

PROJECT:	Spinnaker Resort Welcome Center Hilton Head Island, SC
PREPARED FOR:	Alliance Consulting Engineers, Inc.
FIGURE NAME:	SITE LOCATION PLAN
REFERENCE:	Conceptual Site Plan Dated 01-27-16 Provided by Alliance Consulting Engineers, Inc.

REVISIONS

JOB NO.	23:2824	
SCALE	1"=50'	
DRAWN	MRM	2/2016
APPR.	WBF	2/2016

Figure No.:

1

ATTACHMENT F

Seasonal High Water Table Determination Form
Spinnaker Resort Welcome Center
Waterside Drive
Hilton Head Island, South Carolina
ECS Project No.49. 1538

DETAILED SOIL DESCRIPTION

Location	Depth	Soil Description
P-1	0-1”	10yr 2/1 <75% uncoated sand grains (S)
	1”-10”	10yr 4/1 <75% uncoated sand grains w 10yr 3/3 oxidized rhizospheres (S)
	10”-20”	10yr 5/1 <25% uncoated sand grains w 10yr 3/4 mottles (S)
	20”-24”	10yr 4/2 w 10yr 3/4 and 10yr 5/1 mottles (S)
P-2	0-6”	10yr 4/1 <50% uncoated sand grains (S)
	6”-12”	10yr 5/2 <25% uncoated sand (S)
	12”-20”	10yr 4/3 <25% uncoated sand grains (S)
	20”-24”	10yr 4/3 <25% uncoated sand grains w 10yr 5/6 and 10yr 5/2 mottles (S)
	24”-30”	2.5y 5/3 w 10yr 5/6 and 10yr 5/2 mottles
	30”-36”	2.5y 6/3 w 2.5y 5/6 and 2.5y 6/2 mottles

Seasonal High Water Table (SHWT) was estimated to be at the existing grade elevation at boring P-1.

Seasonal High Water Table (SHWT) was estimated to be at approximately 20” below existing grade elevation at boring P-2.

Fine Sand (S) – Has a gritty feel, does not stain the fingers, and does not ribbon or ball when wet or moist.

PROPERTIES and QUALITIES of SOIL PROFILES ON-SITE as per USDA SOIL SURVEY

- **Fb—Fripp-Baratari complex**
  - ***Fripp and similar soils:* 58 percent**
  - ***Leon and similar soils:* 34 percent**
  - ***Minor components:* 6 percent**

Description of Fripp

- *Slope: 6 to 15 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Natural drainage class: Excessively drained*
- *Runoff class: Low*
- *Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*
- *Available water storage in profile: Very low (about 1.4 inches)*

ATTACHMENT F

Seasonal High Water Table Determination Form
Spinnaker Resort Welcome Center
Waterside Drive
Hilton Head Island, South Carolina
ECS Project No.49. 1538

Description of Leon

- *Slope:* 0 to 2 percent
- *Depth to restrictive feature:* More than 80 inches
- *Natural drainage class:* Poorly drained
- *Runoff class:* Very high
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 5.95 in/hr)
- *Depth to water table:* About 6 to 18 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water storage in profile:* Moderate (about 8.6 inches)

Minor Components
Capers and Bohicket

Appendix III

Important Information About Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one - not even you* - should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from alight industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes - even minor ones - and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ-sometimes significantly from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the express purpose of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in-this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer For Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
The Best People on Earth

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ECS SOUTHEAST, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

Memorandum

Date: May 10, 2016

To: Steven Liotta, P.E., Alliance Consulting Engineers, Inc.

From: Matt Mooney, P.E. and Robert Goehring, P.E., ECS Southeast, LLC (ECS)

Subject: Addendum to Report of Geotechnical Exploration dated March 3, 2016
Spinnaker Resort Welcome Center
Waterside Drive, Hilton Head Island, South Carolina
ECS Project No. 23:2824

As you are aware, ECS completed a Report of Geotechnical Exploration for the Spinnaker Resort Welcome Center referenced above. We understand the planned pavement types have changed since the time the report was issued. Permeable asphalt is now planned for the driveways and permeable concrete pavers are now planned for the parking stalls. This memo includes an updated Pavement Design section. The Pavement Design section provided in this memo supersedes or replaces the Pavement Design section in the previous report (dated March 3, 2016) and assumes this will be distributed to the project design team (architect, structural engineer, civil engineer, etc.). Necessary design changes may be needed based on these revised recommendations.

****

Pavement Design

Based on information provided, pavement recommendations are provided below. We understand the following:

1. Permeable asphalt will be used for the driveways and permeable concrete pavers will be used for the parking stalls.
2. California Bearing Ratio (CBR) samples were not obtained for the proposed subgrade soils at these sites. Our pavement design analyses are based on local experience and *assumed* CBR values.
3. Our pavement design analysis is based on assumed traffic information: primarily automobiles.
4. No erodible areas drain onto the pavement areas.
5. Please note that permeable pavement can be susceptible to clogging from oil, grease, and silt runoff. Permeable pavements are also more susceptible to scuffing, raveling and other surface damage than conventional asphalt pavements.

Memo

Permeable Asphalt

1. We assume that the top 2 feet of the proposed roadway subgrade will consist of select granular fill material containing less than 5 percent passing the No. 200 sieve.
2. We assume that the top 2 feet of the proposed roadway subgrade will be compacted to at least of 98 percent maximum dry density in accordance with ASTM D1557, Modified Proctor Method.
3. We assume that criteria from our previous sections entitled “Subgrade Preparation” and “Recommended Earthwork Specifications” will be strictly followed.
4. We assume a minimum separation of 24 inches between the bottom of the base course material and the seasonal high groundwater table. Underdrains may be used to provide this separation.
5. We recommend a 6 inch wide section of stone be installed around the perimeter of the pavement for overflow drainage. The stone should have a depth equal to the asphalt section.
6. We recommend the permeable asphalt pavement mix design and associated permeability data be submitted to ECS for review and approval prior to placement. As with any permeable pavement it is the intent to construct a free draining pavement section that retains an adequate structural number to carry the anticipated traffic.

Using the above-indicated design parameters, we have indicated a minimum pavement section for the roadways in the following table.

Minimum Driveway Pavement Section

Material Type	Driveways
Permeable Asphalt Surface Course	3.5 inches
Graded Aggregate Base (GAB)	9.0 inches

Permeable Concrete Pavers

1. We recommend the use of 3⅛ inch thick concrete pavers that meet the product requirements of ASTM C936 *Standard Specification for Solid Interlocking Paving Units.*
2. Pavers should be installed per the manufacturer’s specifications.
3. Select granular fill material containing less than 5 percent passing the No. 200 sieve should be placed in the joints between the pavers.
4. We recommend a granular “bedding sand” layer with a compacted thickness of 1 inch be placed below the pavers. The bedding sand should conform to the gradation in ASTM C33, containing less than 1 percent passing the No. 200 sieve.

Memo

5. We recommend a curb/edge restraint with cut-outs for overflow drainage be installed around the perimeter of the parking stall areas.
6. We assume that the top 2 feet of the proposed parking stalls subgrade will consist of select granular material containing less than 5 percent passing the No. 200 sieve.
7. We assume that the top 2 feet of the proposed parking stall subgrade will be compacted to at least of 98 percent maximum dry density in accordance with ASTM D1557, Modified Proctor Method.
8. We assume that criteria from our previous sections entitled “Subgrade Preparation” and “Recommended Earthwork Specifications” will be strictly followed.
9. We assume a minimum separation of 24 inches between the bottom of the base course material and the seasonal high groundwater table. Underdrains may be used to provide this separation.

Using the above-indicated design parameters, we have indicated a concrete paver section for the parking stalls in the following table.

Recommended Concrete Paver Section

Material Type	Automobile Parking
Concrete Paver	3⅛ inches
Bedding Sand	1 inch
Graded Aggregate Base (GAB)	4 inches

<u>General Pavement Recommendations</u>

We recommend the material chosen for Graded Aggregate Base Course be Macadam (SABC Type 1), Marine Limestone (SABC Type 2), or Recycled Portland Cement Concrete (SABC Type 3) per the SCDOT Standard Specifications for Highway Construction Section 305. All aggregate material used as base course must comply with the gradation requirements established by the SCDOT. Aggregate material should be compacted to at least 98 percent of the maximum dry density obtained in accordance with ASTM D-1557, Modified Proctor Method.

The pavement specifications used in roadways and parking stalls are not ideal for trash compactor/dumpster pick-up areas due to the heavy or repetitious loads anticipated. We recommend that a rigid concrete pavement section be strongly considered for those areas.

Where used, the concrete section should be at least 6 inches thick and should consist of concrete having a minimum 28-day compressive strength of 4,000 pounds per square inch (psi). We recommend a minimum of 4 inches of compacted graded aggregate base be placed beneath the rigid concrete pavements. While the aggregate base section is not part of the concrete pavement structural design, it is recommended for constructability of the pavement

Memo

and for long-term performance. For dumpster storage areas, the concrete slab area should be large enough to support both the dumpster and the truck used to unload the dumpster.

It is important to note that the recommended pavement sections do not account for construction traffic. Any pavement section or partially constructed pavement section exposed to construction traffic should be expected to degrade and require repair or replacement prior to being placed in service.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should minimize the risk of the subgrade materials becoming saturated over a long period of time. This is particularly important due to the relatively low lying nature of the site. In pavement areas adjacent to the proposed building, a barrier or impermeable liner may be used to keep water away from the building foundations.

****

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. ECS is not responsible for the conclusions, opinions or recommendations made by others based on these data. No third party is given the right to rely on this report without express written permission. Should you have questions, please do not hesitate to contact our Savannah office at (912) 966-2527.

APPENDIX C

Watershed Maps

ATTACHMENT F

Pre-Development Watershed Map

ATTACHMENT F

WATERSHED SUMMARY

WS1 (TOTAL AREA: 0.34 ACRES)

WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.25 ACRES

IMPERVIOUS-PAVED ROAD HSG:A
CURVE NUMBER: 98
AREA: 0.09 ACRES

WS2 (TOTAL AREA: 0.12 ACRES)

WS2A (TOTAL AREA: 0.04 ACRES)

WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.01 ACRES

IMPERVIOUS-PAVED ROAD HSG:A
CURVE NUMBER: 98
AREA: 0.03 ACRES

WS2B (TOTAL AREA: 0.08 ACRES)

WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.04 ACRES

IMPERVIOUS-PAVED ROAD HSG:A
CURVE NUMBER: 98
AREA: 0.04 ACRES

LP1 (TOTAL AREA: 0.32 ACRES)

WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.30 ACRES

IMPERVIOUS-WETLAND AREA HSG:D
CURVE NUMBER: 98
AREA: 0.02 ACRES

LP2 (TOTAL AREA: 0.19 ACRES)

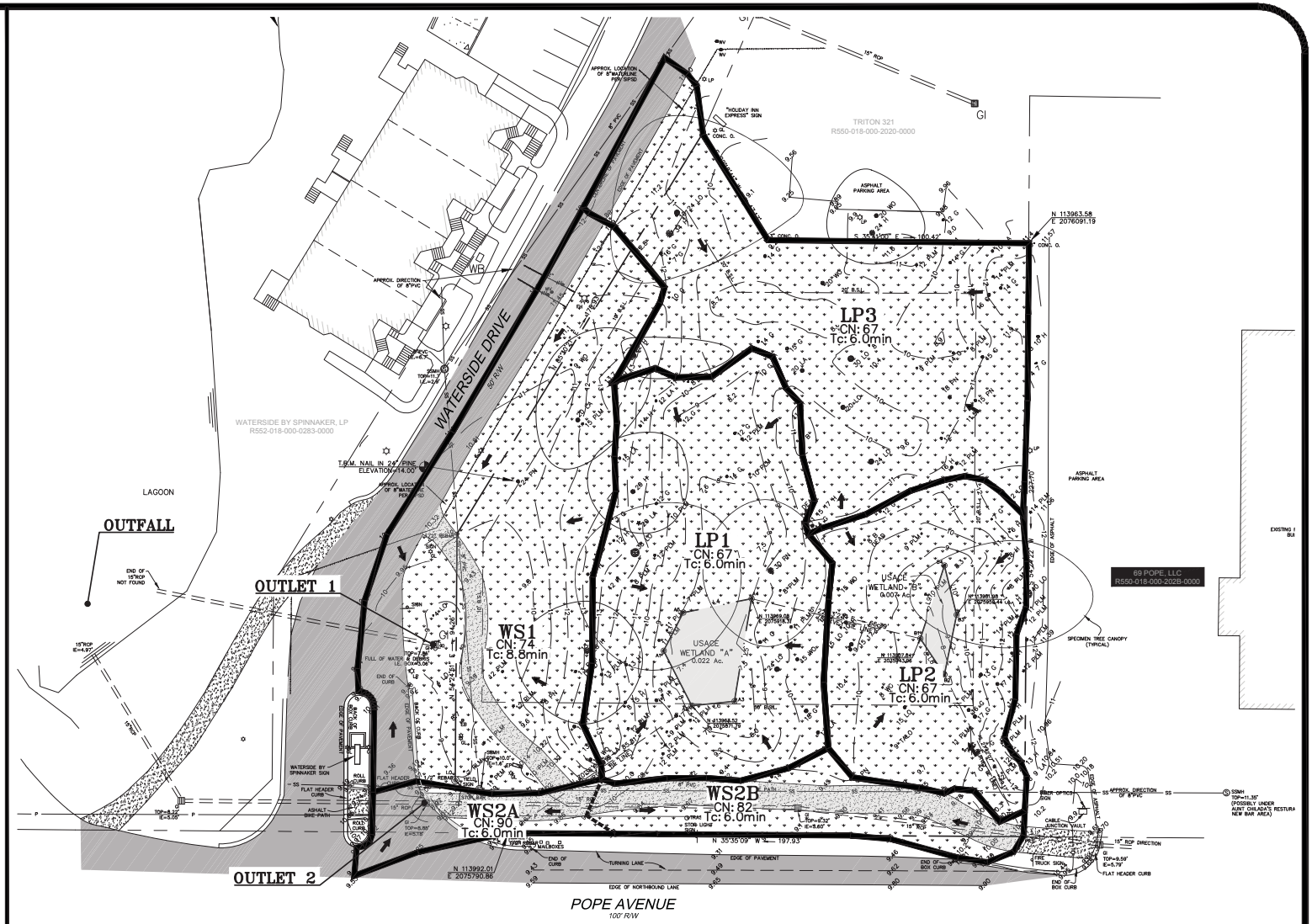
WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.18 ACRES

IMPERVIOUS-WETLAND AREA HSG:D
CURVE NUMBER: 98
AREA: 0.01 ACRES

LP3 (TOTAL AREA: 0.28 ACRES)

WOODS/GRASS-FAIR HSG:B
CURVE NUMBER: 65
AREA: 0.26 ACRES

IMPERVIOUS-PAVED ROAD HSG:A
CURVE NUMBER: 98
AREA: 0.02 ACRES



PROJECT NO.16101-0007
MAY 2016

0 20 40 80
(IN FEET)

PRE-DEVELOPMENT WATERSHED MAP
FOR THE
SPINNAKER WELCOME CENTER LOCATED AT
30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

ALLIANCE CONSULTING ENGINEERS

PREPARED BY: ALLIANCE CONSULTING ENGINEERS, INC.

ATTACHMENT F

Post-Development Watershed Map

ATTACHMENT F

WATERSHED SUMMARY

WS 1 (TOTAL AREA: 0.79 ACRES)

WS 1A (TOTAL AREA: 0.34 ACRES)

- WOODS/GRASS–FAIR HSG: B
  CURVE NUMBER: 68
  AREA: 0.18 ACRES
- IMPERVIOUS–PAVED ROAD HSG: A
  CURVE NUMBER: 98
  AREA: 0.07 ACRES
- PERVIOUS CONCRETE PAVERS HSG: A
  CURVE NUMBER: 75
  AREA: 0.01 ACRES
- PERMEABLE CONCRETE/ASPHALT HSG: A
  CURVE NUMBER: 75
  AREA: 0.08 ACRES

WS 1B (TOTAL AREA: 0.45 ACRES)

- WOODS/GRASS–FAIR HSG: B
  CURVE NUMBER: 68
  AREA: 0.06 ACRES
- PERVIOUS CONCRETE PAVERS HSG: A
  CURVE NUMBER: 75
  AREA: 0.08 ACRES
- PERMEABLE CONCRETE/ASPHALT HSG: A
  CURVE NUMBER: 75
  AREA: 0.11 ACRES
- IMPERVIOUS–ROOF HSG: A
  CURVE NUMBER: 98
  AREA: 0.20 ACRES

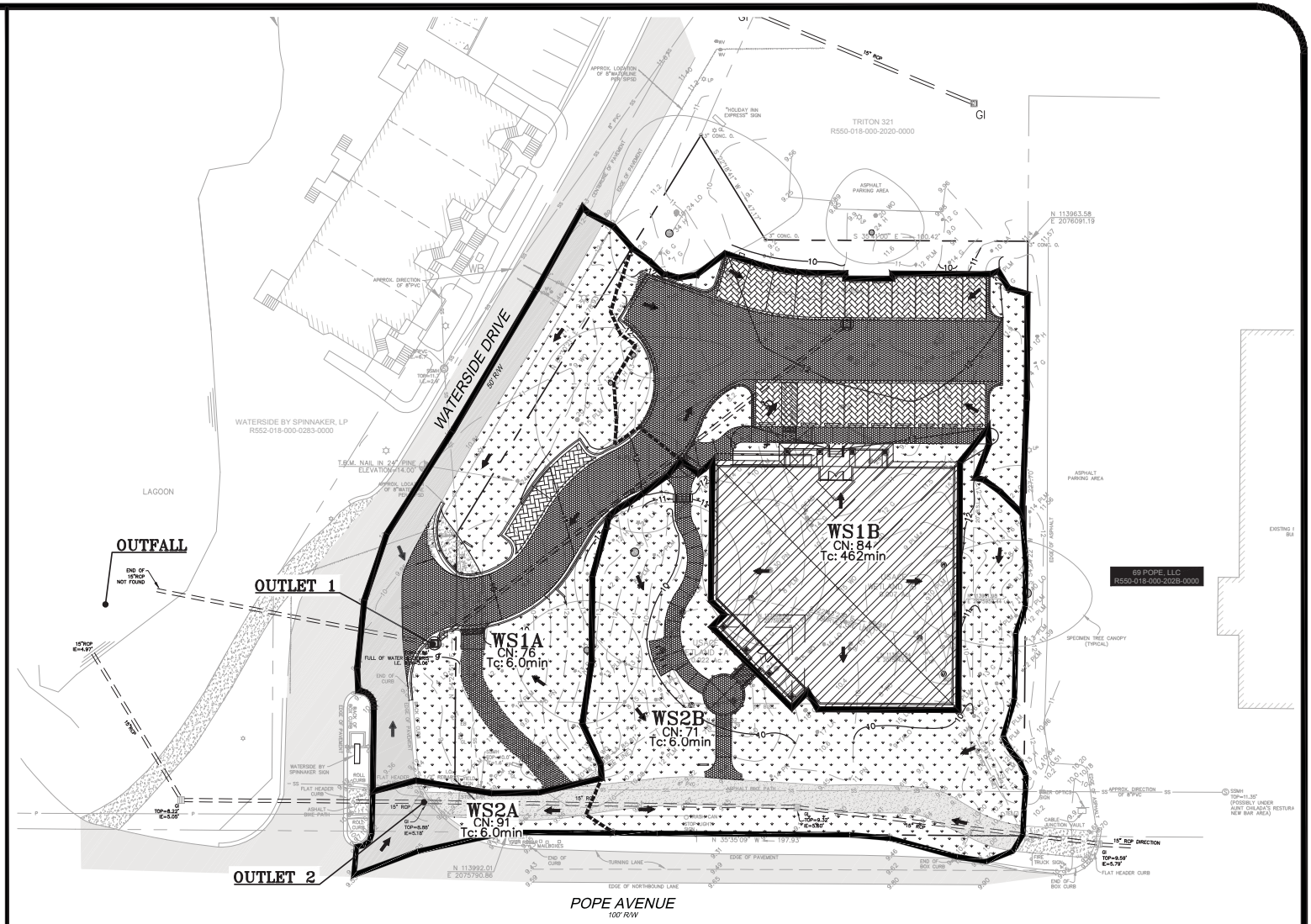
WS 2 (TOTAL AREA: 0.38 ACRES)

WS 2A (TOTAL AREA: 0.04 ACRES)

- WOODS/GRASS–FAIR HSG: B
  CURVE NUMBER: 68
  AREA: 0.01 ACRES
- IMPERVIOUS–PAVED ROAD HSG: A
  CURVE NUMBER: 98
  AREA: 0.03 ACRES

WS 2B (TOTAL AREA: 0.34 ACRES)

- WOODS/GRASS–FAIR HSG: B
  CURVE NUMBER: 68
  AREA: 0.29 ACRES
- IMPERVIOUS–PAVED ROAD HSG: A
  CURVE NUMBER: 98
  AREA: 0.03 ACRES
- PERMEABLE CONCRETE/ASPHALT HSG: A
  CURVE NUMBER: 75
  AREA: 0.02 ACRES



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(IN FEET)

PROJECT NO.16101-0007
MAY 2016

POST-DEVELOPMENT WATERSHED MAP
FOR THE
SPINNAKER WELCOME CENTER LOCATED AT
30 WATERSIDE DRIVE IN THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

ALLIANCE CONSULTING ENGINEERS

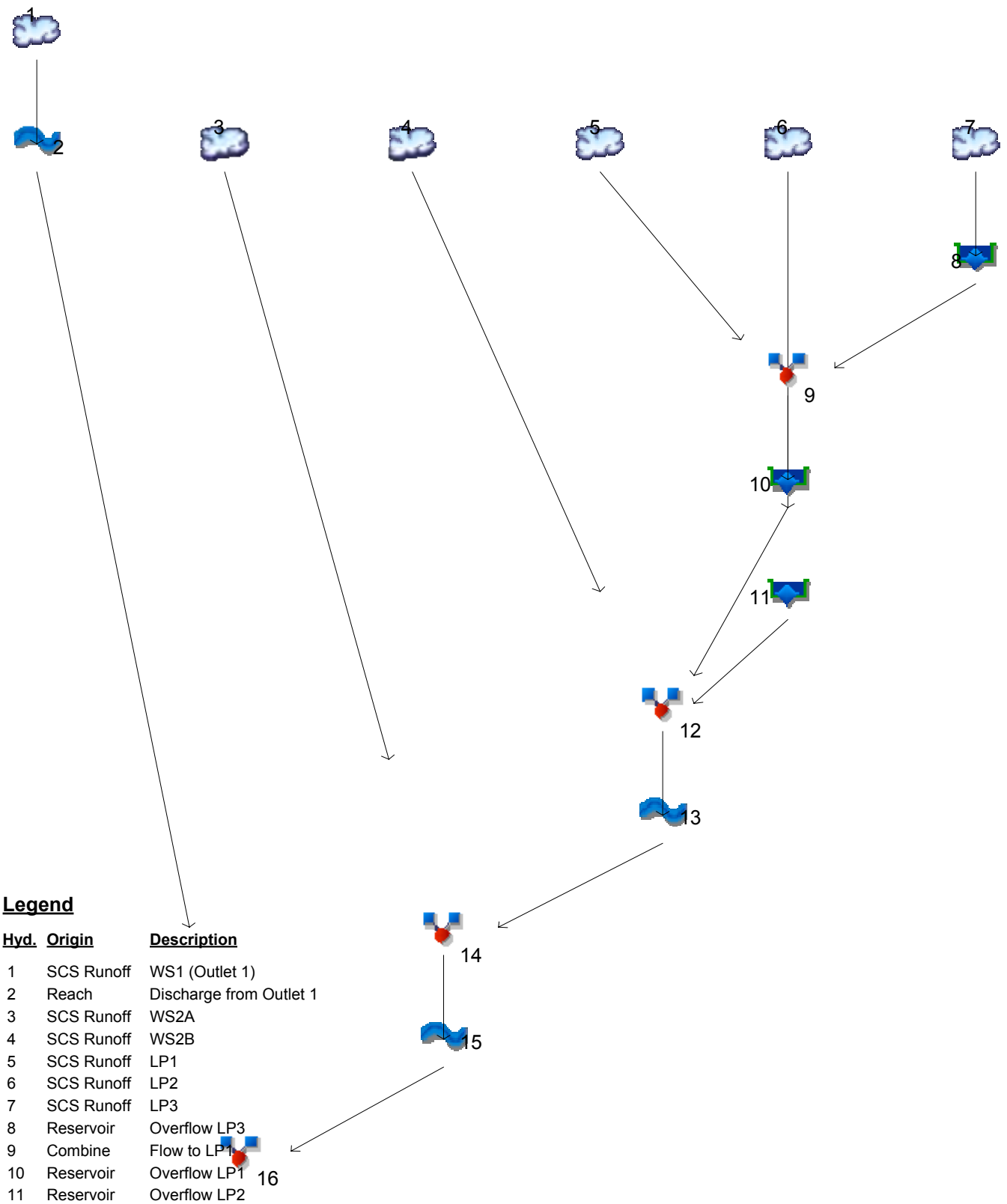
PREPARED BY: ALLIANCE CONSULTING ENGINEERS, INC.

APPENDIX D

Stormwater Calculations

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5



Legend

Hyd.	Origin	Description
1	SCS Runoff	WS1 (Outlet 1)
2	Reach	Discharge from Outlet 1
3	SCS Runoff	WS2A
4	SCS Runoff	WS2B
5	SCS Runoff	LP1
6	SCS Runoff	LP2
7	SCS Runoff	LP3
8	Reservoir	Overflow LP3
9	Combine	Flow to LP1
10	Reservoir	Overflow LP1
11	Reservoir	Overflow LP2
12	Combine	Flow to Existing Drop Inlet
13	Reach	Existing 15 inch RCP
14	Combine	Outlet 2
15	Reach	Discharge from Outlet 2
16	Combine	Outfall 1

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	0.683	-------	-------	1.388	1.848	-------	2.656	WS1 (Outlet 1)
2	Reach	1	-------	0.649	-------	-------	1.374	1.851	-------	2.675	Discharge from Outlet 1
3	SCS Runoff	------	-------	0.150	-------	-------	0.245	0.304	-------	0.405	WS2A
4	SCS Runoff	------	-------	0.240	-------	-------	0.431	0.552	-------	0.759	WS2B
5	SCS Runoff	------	-------	0.506	-------	-------	1.171	1.623	-------	2.437	LP1
6	SCS Runoff	------	-------	0.301	-------	-------	0.695	0.964	-------	1.447	LP2
7	SCS Runoff	------	-------	0.443	-------	-------	1.024	1.420	-------	2.133	LP3
8	Reservoir	7	-------	0.041	-------	-------	0.837	1.350	-------	2.024	Overflow LP3
9	Combine	5, 8	-------	0.506	-------	-------	1.843	2.936	-------	4.425	Flow to LP1
10	Reservoir	9	-------	0.000	-------	-------	0.032	0.174	-------	1.289	Overflow LP1
11	Reservoir	6	-------	0.000	-------	-------	0.028	0.114	-------	0.879	Overflow LP2
12	Combine	4, 10, 11	-------	0.240	-------	-------	0.431	0.552	-------	1.944	Flow to Existing Drop Inlet
13	Reach	12	-------	0.161	-------	-------	0.348	0.470	-------	1.940	Existing 15 inch RCP
14	Combine	3, 13	-------	0.277	-------	-------	0.547	0.724	-------	2.042	Outlet 2
15	Reach	14	-------	0.213	-------	-------	0.478	0.660	-------	2.034	Discharge from Outlet 2
16	Combine	2, 15	-------	0.851	-------	-------	1.830	2.492	-------	3.786	Outfall 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.848	2	726	6,331	------	------	------	WS1 (Outlet 1)
2	Reach	1.851	2	728	6,330	1	------	------	Discharge from Outlet 1
3	SCS Runoff	0.304	2	724	980	------	------	------	WS2A
4	SCS Runoff	0.552	2	724	1,699	------	------	------	WS2B
5	SCS Runoff	1.623	2	724	4,852	------	------	------	LP1
6	SCS Runoff	0.964	2	724	2,881	------	------	------	LP2
7	SCS Runoff	1.420	2	724	4,245	------	------	------	LP3
8	Reservoir	1.350	2	726	3,432	7	9.46	931	Overflow LP3
9	Combine	2.936	2	724	8,284	5, 8	------	------	Flow to LP1
10	Reservoir	0.174	2	860	2,719	9	9.31	5,625	Overflow LP1
11	Reservoir	0.114	2	766	1,232	6	9.40	1,658	Overflow LP2
12	Combine	0.552	2	724	5,650	4, 10, 11	------	------	Flow to Existing Drop Inlet
13	Reach	0.470	2	728	5,647	12	------	------	Existing 15 inch RCP
14	Combine	0.724	2	726	6,627	3, 13	------	------	Outlet 2
15	Reach	0.660	2	730	6,624	14	------	------	Discharge from Outlet 2
16	Combine	2.492	2	728	12,954	2, 15	------	------	Outfall 1

Hydrograph Report

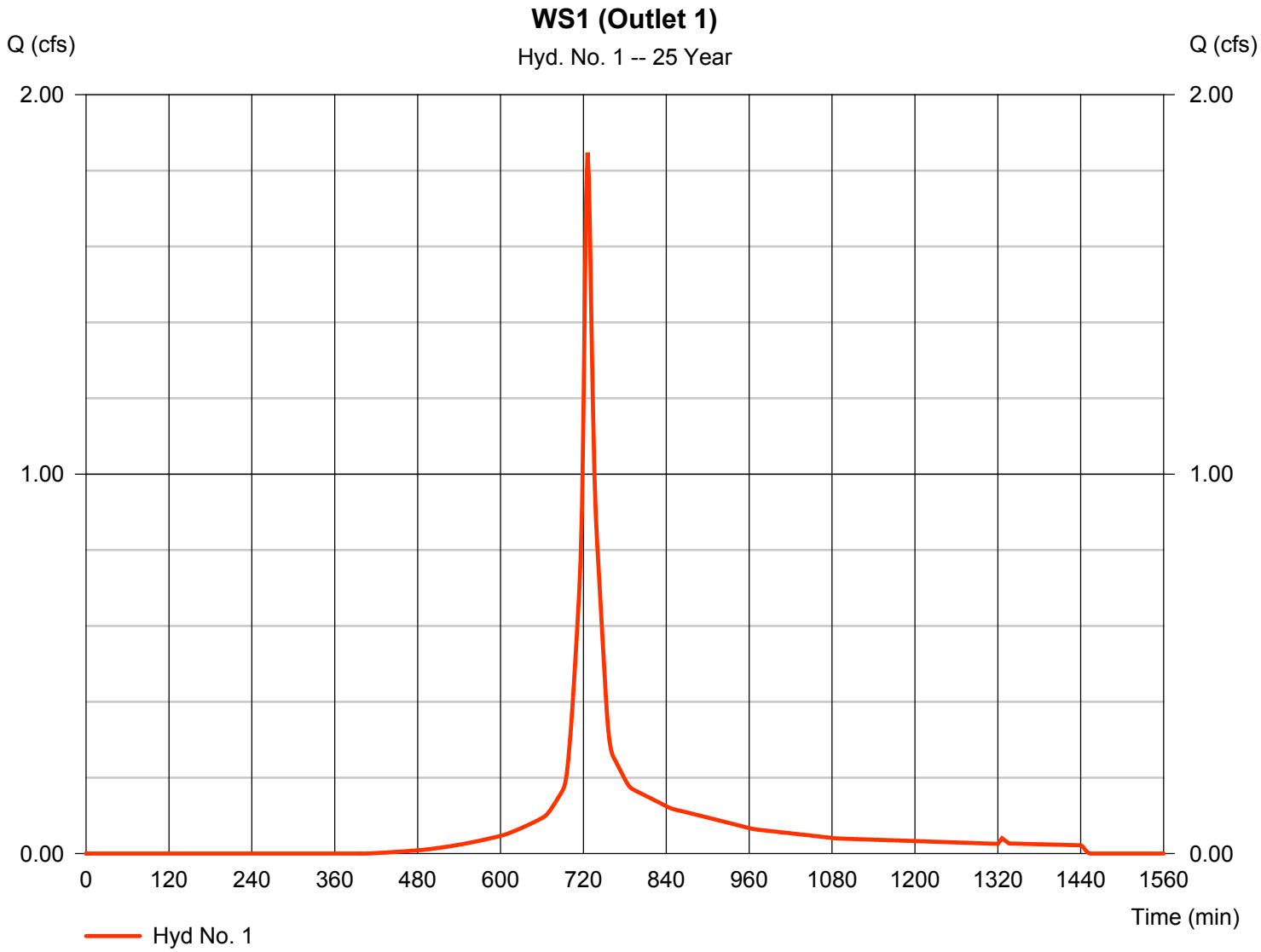
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 1

WS1 (Outlet 1)

Hydrograph type	= SCS Runoff	Peak discharge	= 1.848 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 6,331 cuft
Drainage area	= 0.330 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.80 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.090 x 98) + (0.240 x 65)] / 0.330



Hydrograph Report

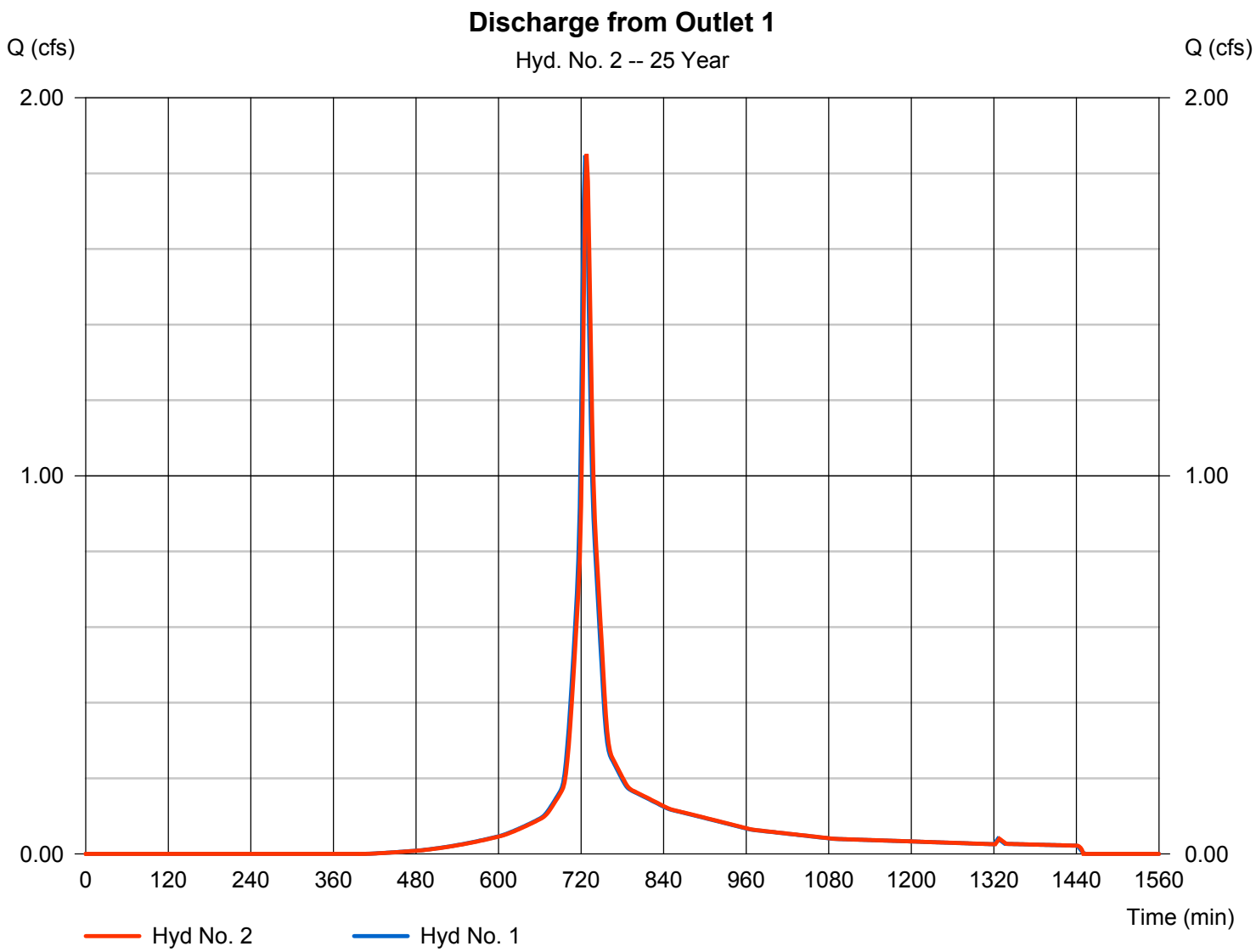
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 2

Discharge from Outlet 1

Hydrograph type	= Reach	Peak discharge	= 1.851 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 6,330 cuft
Inflow hyd. No.	= 1 - WS1 (Outlet 1)	Section type	= Circular
Reach length	= 107.0 ft	Channel slope	= 0.1 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.030	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.0270

Modified Att-Kin routing method used.



Hydrograph Report

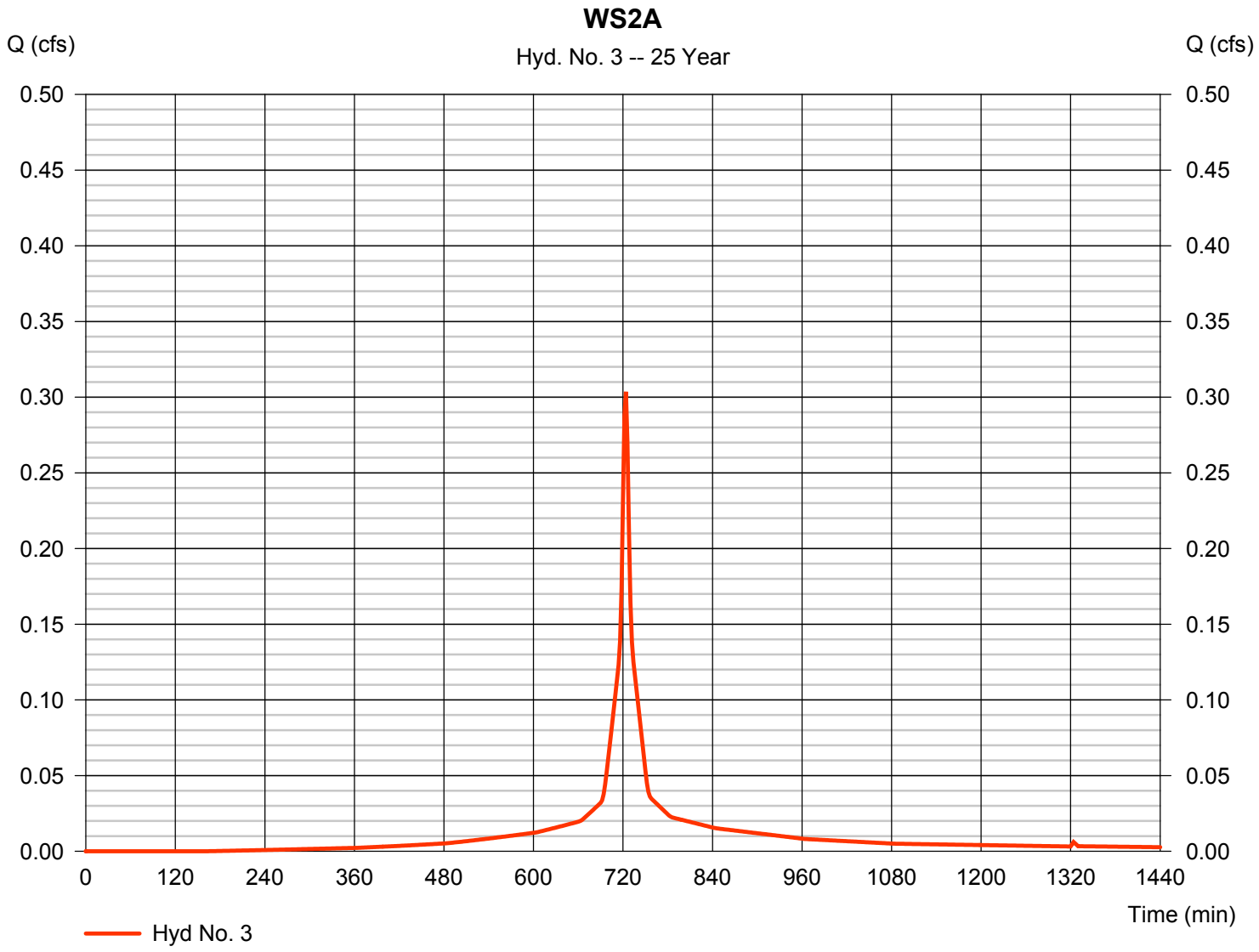
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 3

WS2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.304 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 980 cuft
Drainage area	= 0.040 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 65) + (0.030 x 98)] / 0.040



Hydrograph Report

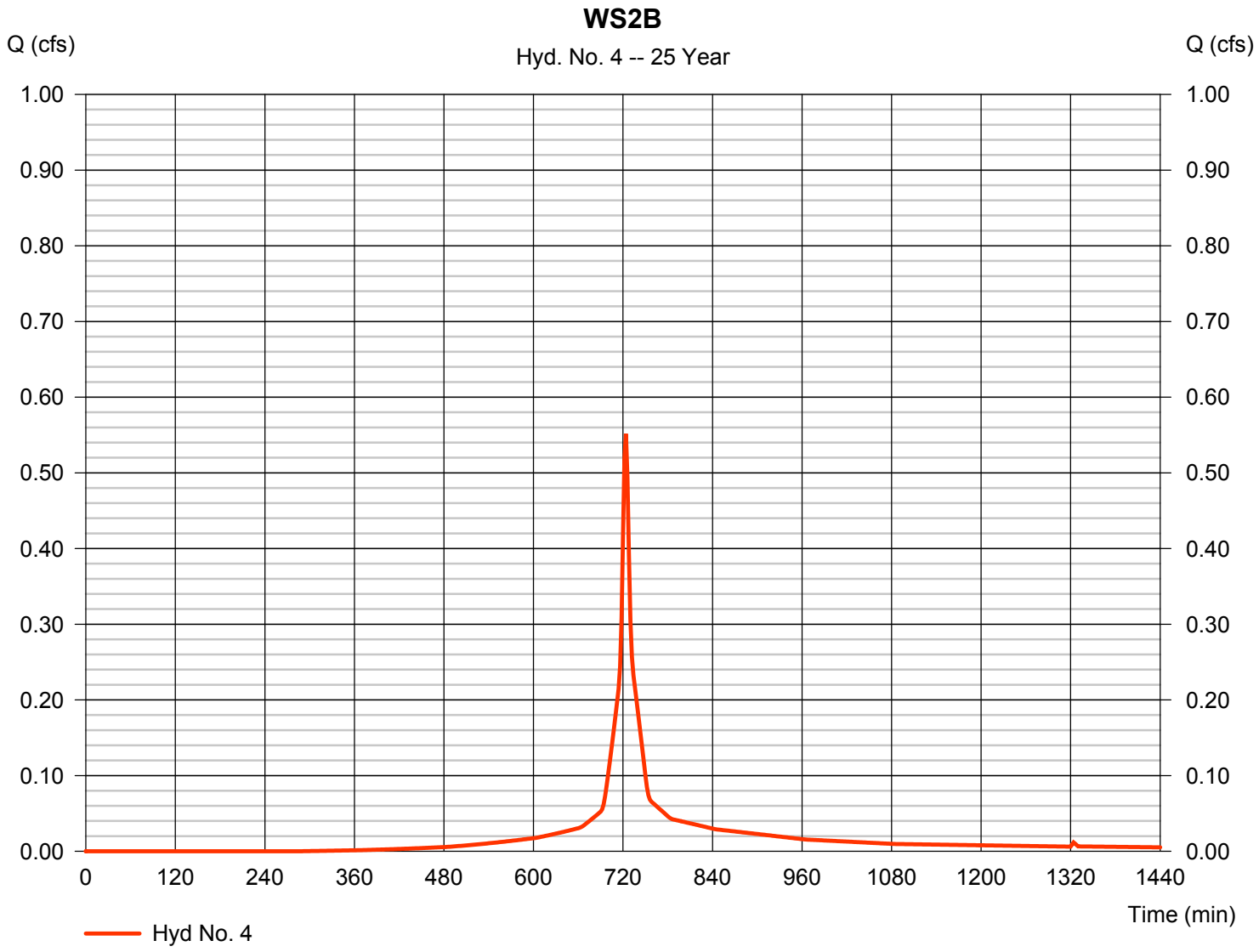
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 4

WS2B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.552 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 1,699 cuft
Drainage area	= 0.080 ac	Curve number	= 82*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.040 x 65) + (0.040 x 98)] / 0.080



Hydrograph Report

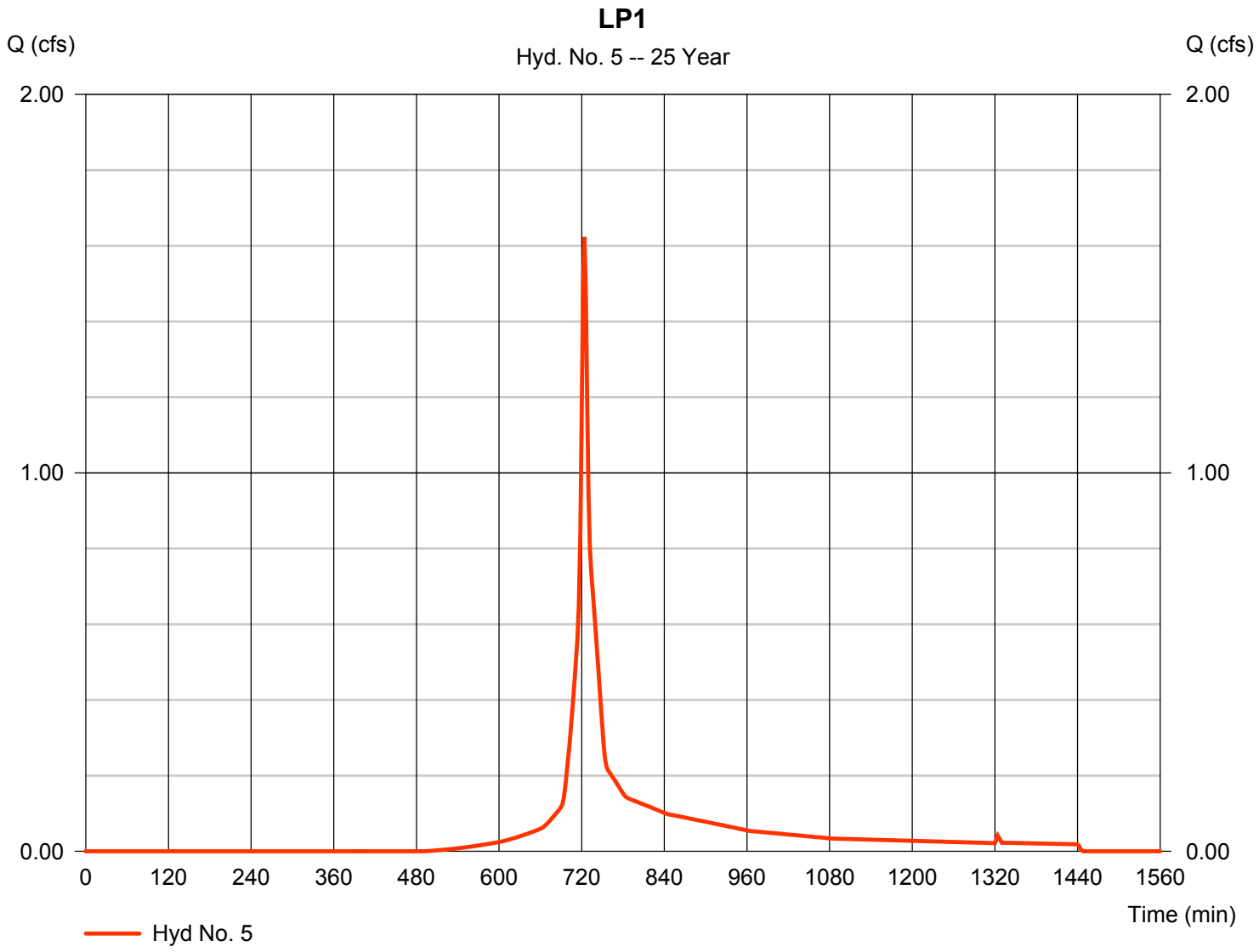
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 5

LP1

Hydrograph type	= SCS Runoff	Peak discharge	= 1.623 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 4,852 cuft
Drainage area	= 0.320 ac	Curve number	= 67*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.300 x 65) + (0.020 x 98)] / 0.320



Hydrograph Report

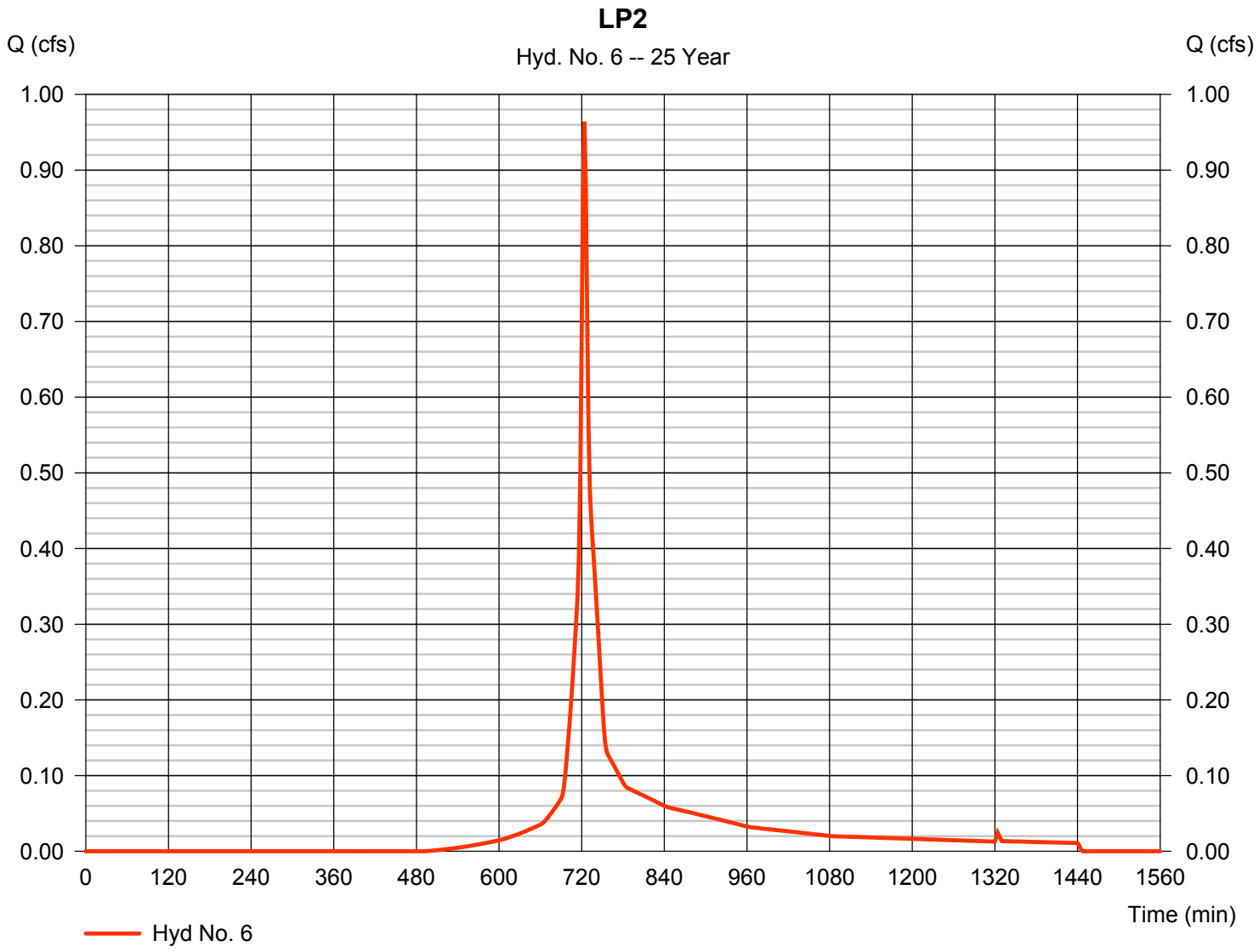
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 6

LP2

Hydrograph type	= SCS Runoff	Peak discharge	= 0.964 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 2,881 cuft
Drainage area	= 0.190 ac	Curve number	= 67*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.180 x 65) + (0.010 x 98)] / 0.190



Hydrograph Report

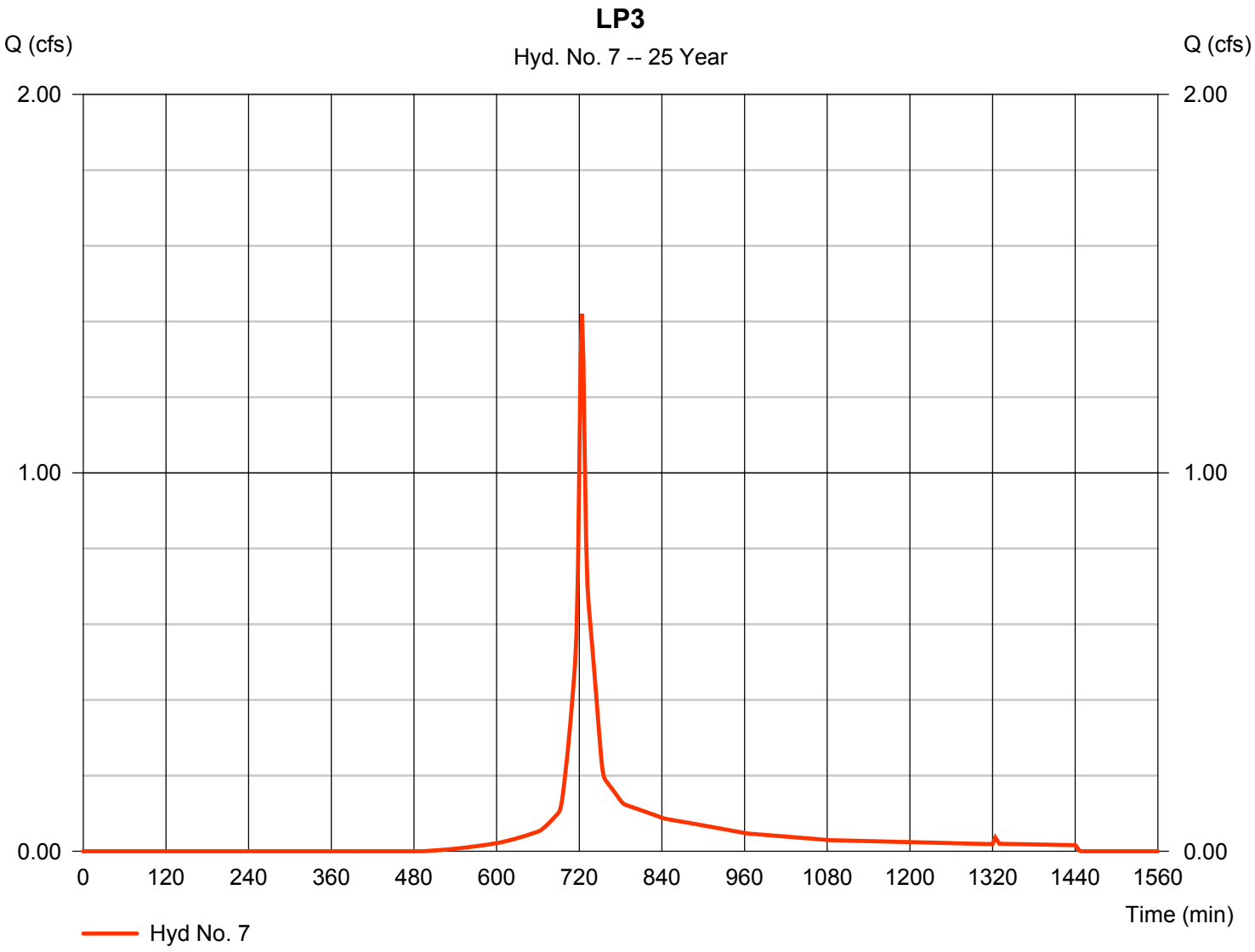
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 7

LP3

Hydrograph type	= SCS Runoff	Peak discharge	= 1.420 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 4,245 cuft
Drainage area	= 0.280 ac	Curve number	= 67*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.260 x 65) + (0.020 x 98)] / 0.280



Hydrograph Report

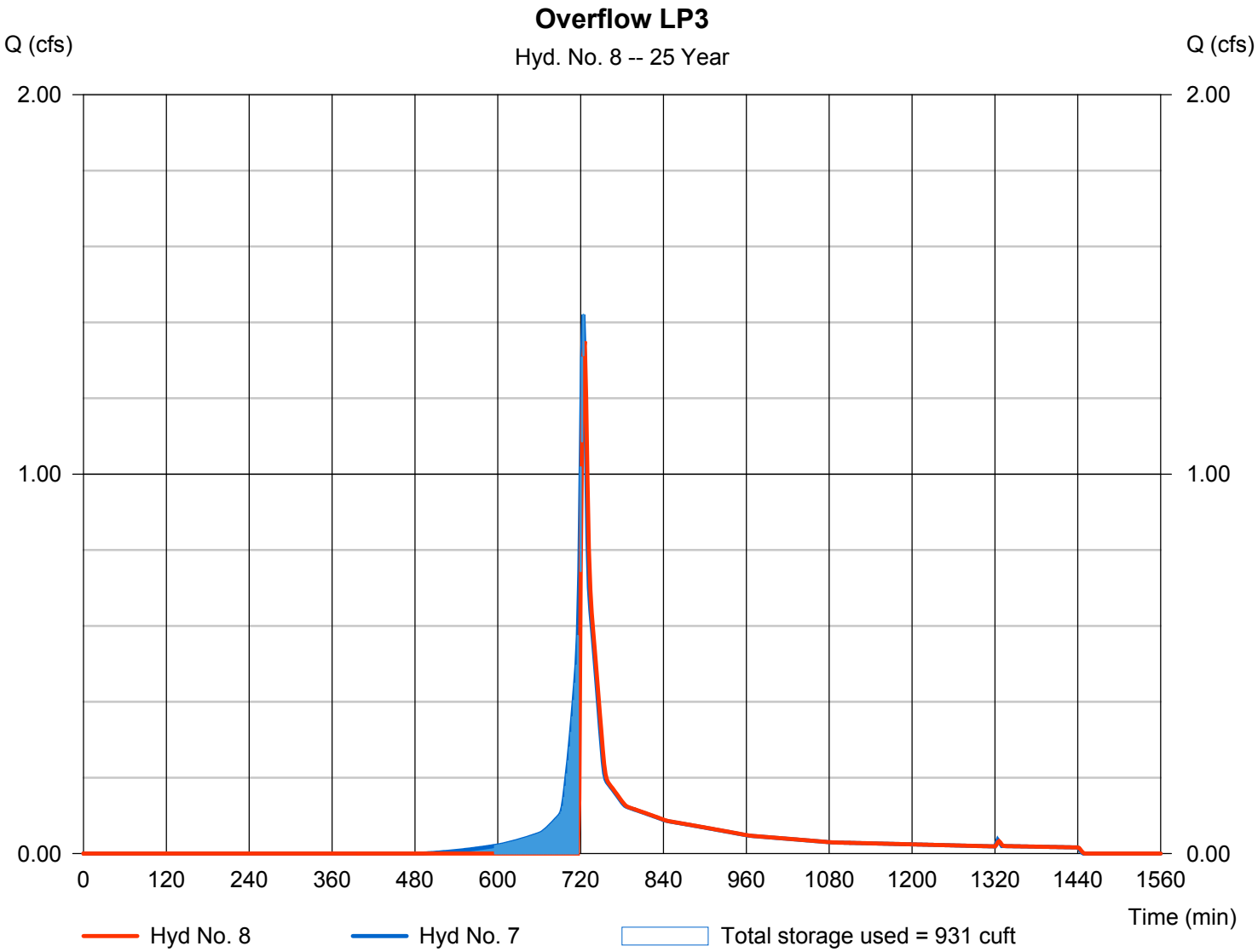
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 8

Overflow LP3

Hydrograph type	= Reservoir	Peak discharge	= 1.350 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 3,432 cuft
Inflow hyd. No.	= 7 - LP3	Max. Elevation	= 9.46 ft
Reservoir name	= LP3	Max. Storage	= 931 cuft

Storage Indication method used.



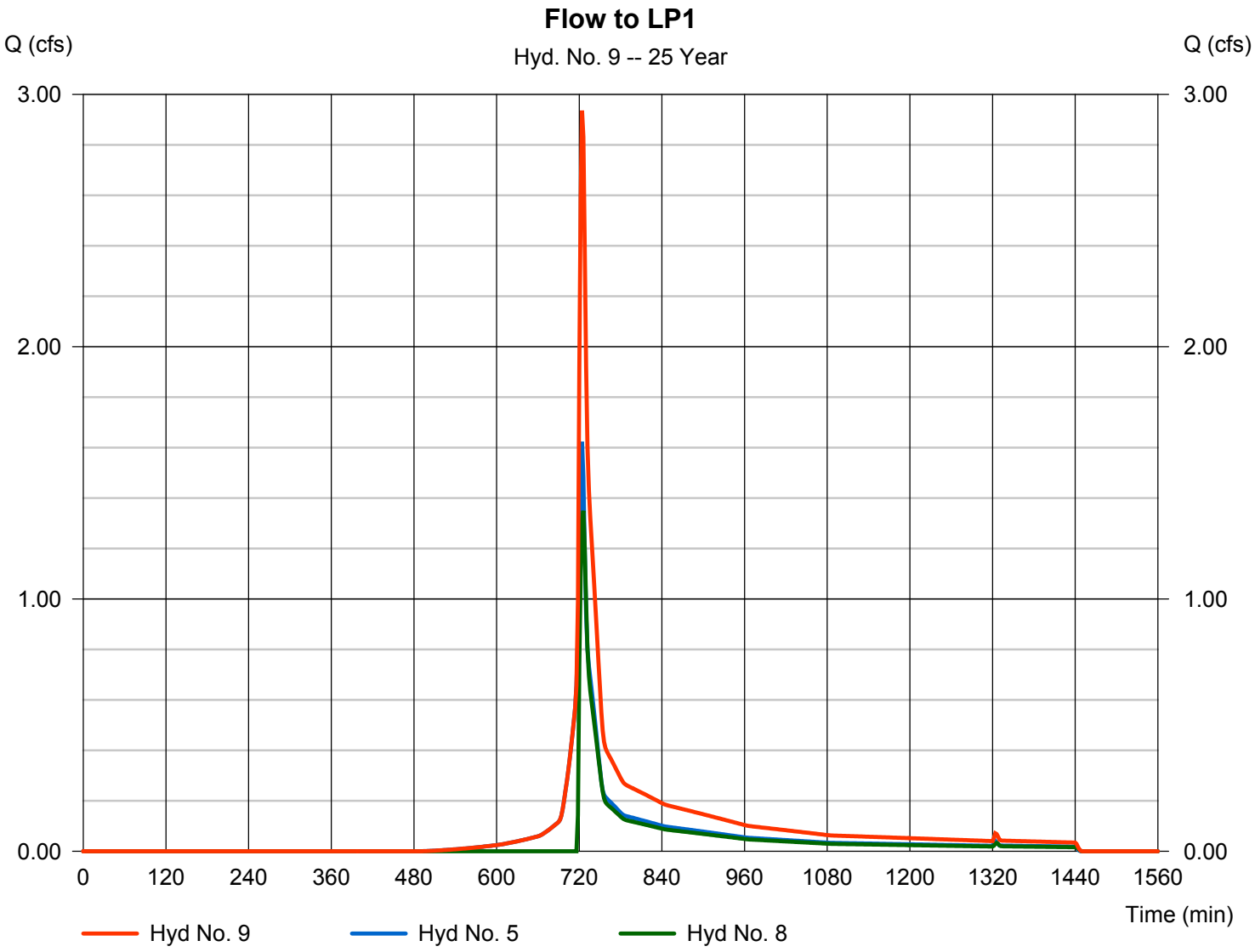
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 9

Flow to LP1

Hydrograph type	= Combine	Peak discharge	= 2.936 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 8,284 cuft
Inflow hyds.	= 5, 8	Contrib. drain. area	= 0.320 ac



Hydrograph Report

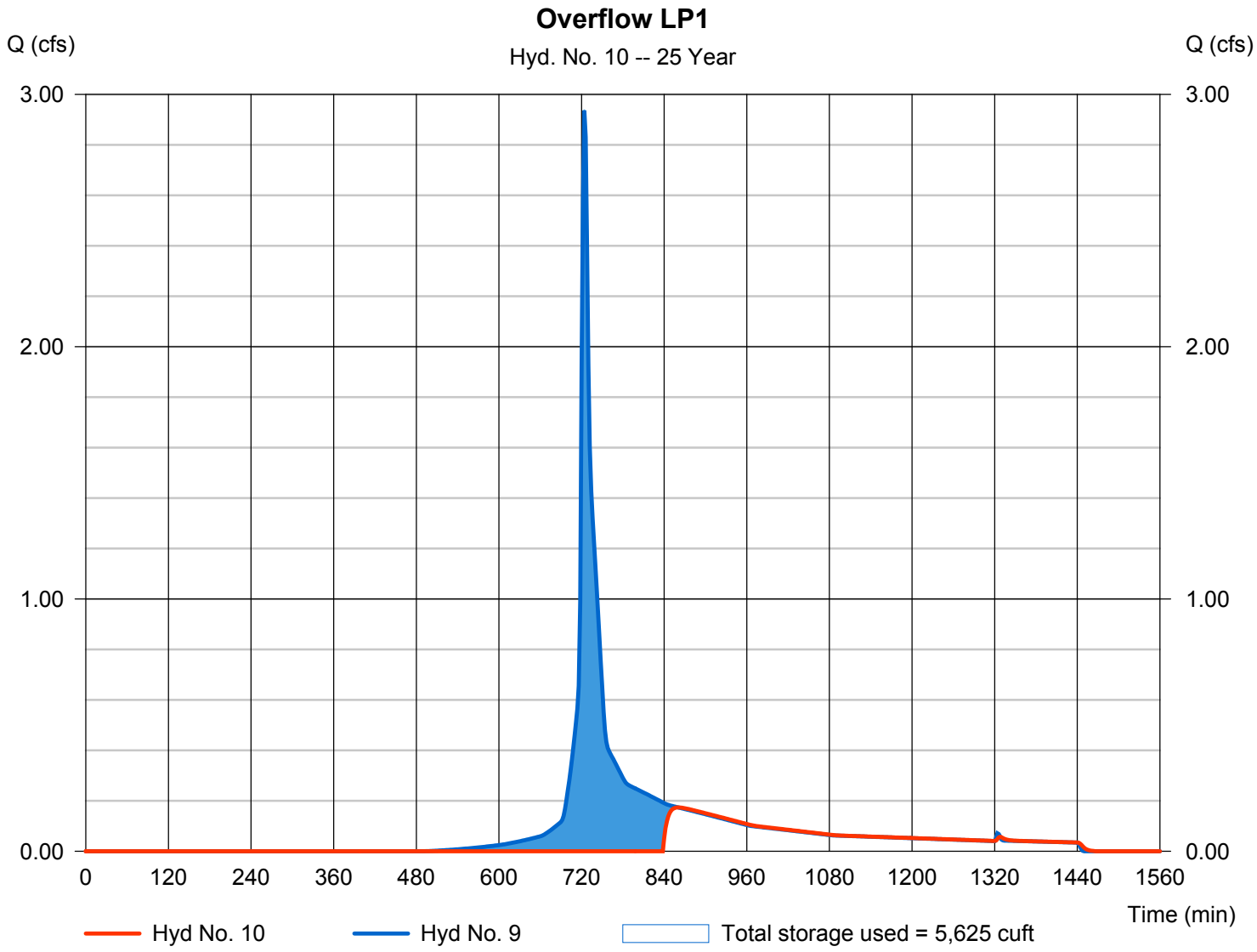
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 10

Overflow LP1

Hydrograph type	= Reservoir	Peak discharge	= 0.174 cfs
Storm frequency	= 25 yrs	Time to peak	= 860 min
Time interval	= 2 min	Hyd. volume	= 2,719 cuft
Inflow hyd. No.	= 9 - Flow to LP1	Max. Elevation	= 9.31 ft
Reservoir name	= LP1	Max. Storage	= 5,625 cuft

Storage Indication method used.



Hydrograph Report

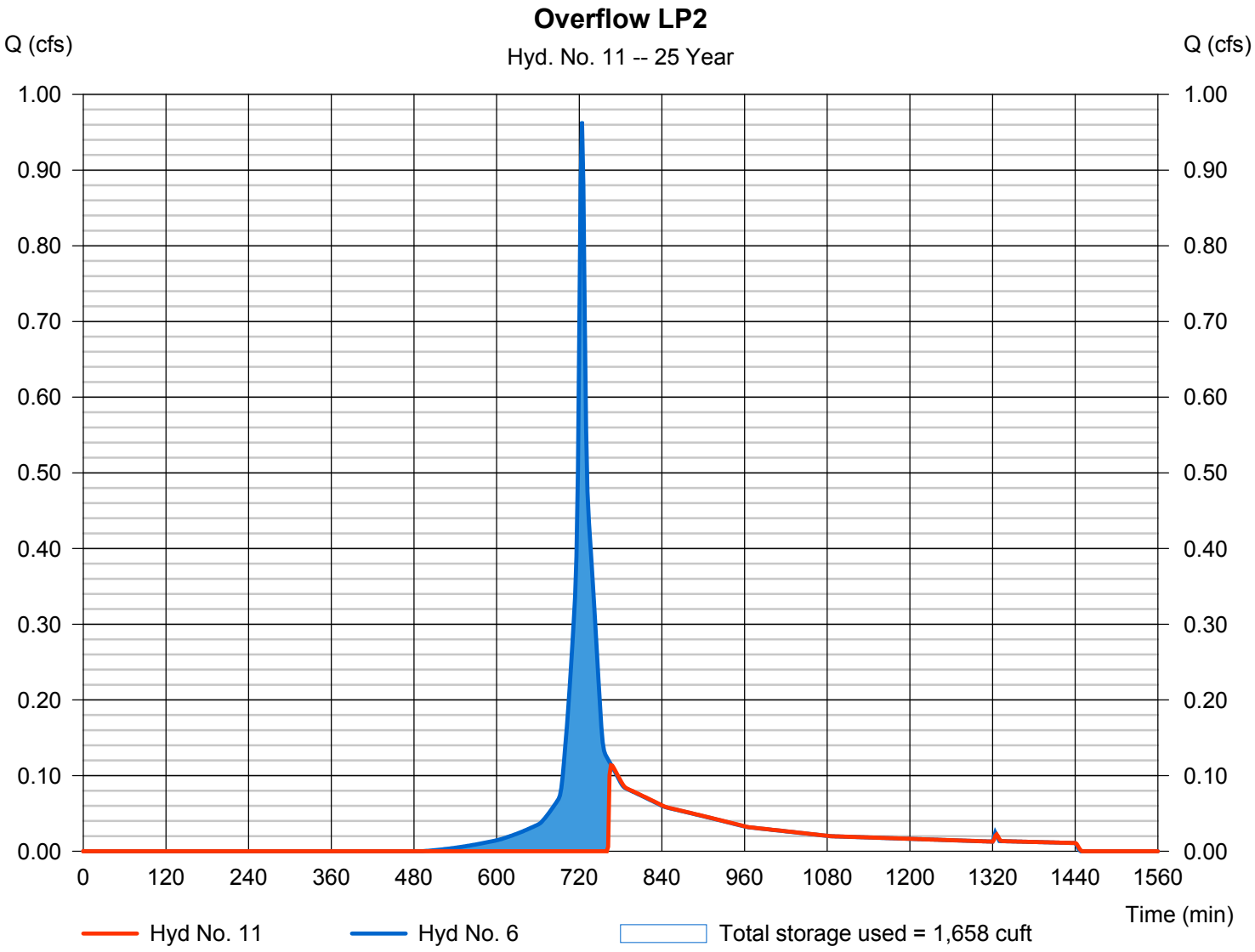
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 11

Overflow LP2

Hydrograph type	= Reservoir	Peak discharge	= 0.114 cfs
Storm frequency	= 25 yrs	Time to peak	= 766 min
Time interval	= 2 min	Hyd. volume	= 1,232 cuft
Inflow hyd. No.	= 6 - LP2	Max. Elevation	= 9.40 ft
Reservoir name	= LP2	Max. Storage	= 1,658 cuft

Storage Indication method used.



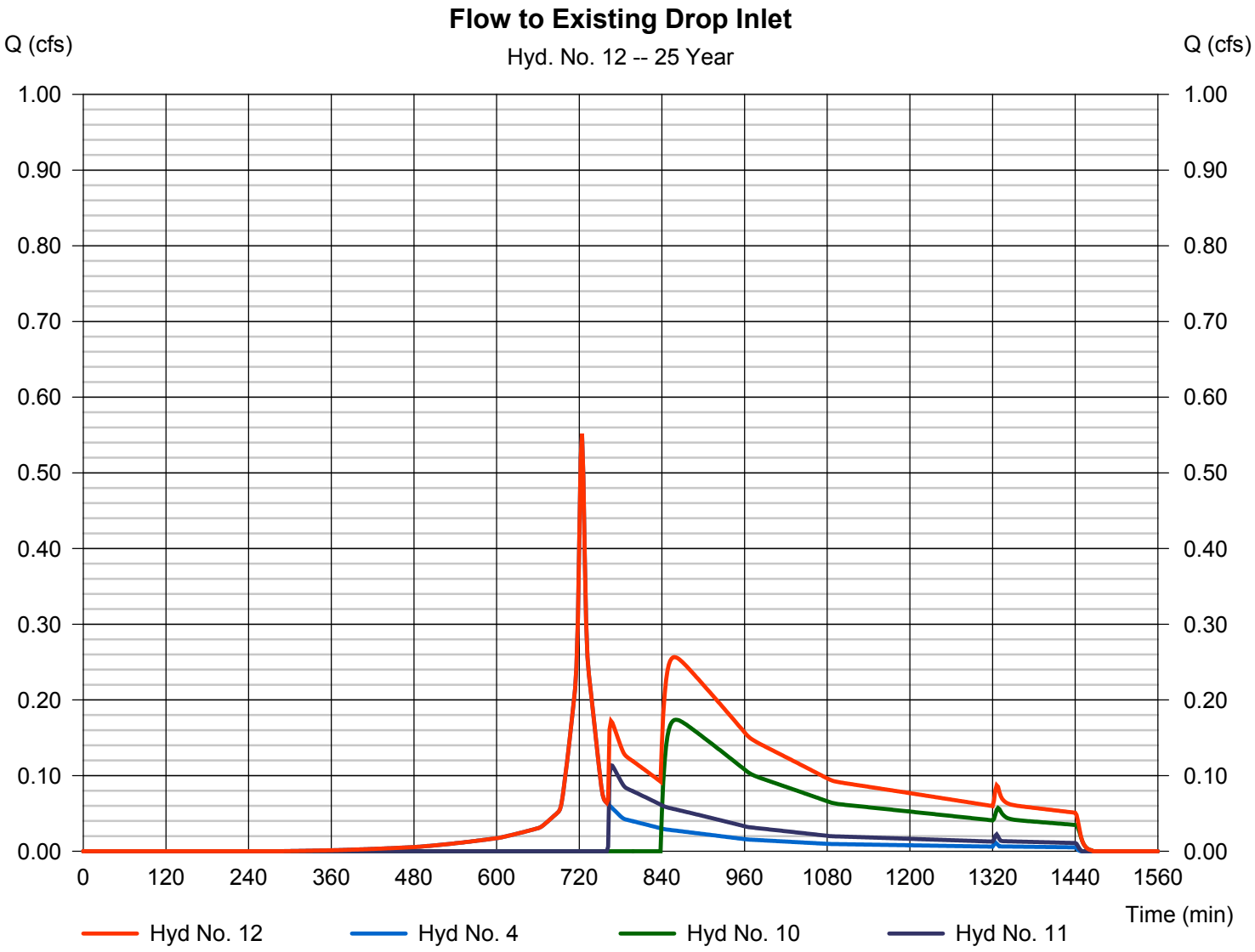
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 12

Flow to Existing Drop Inlet

Hydrograph type	= Combine	Peak discharge	= 0.552 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 5,650 cuft
Inflow hyds.	= 4, 10, 11	Contrib. drain. area	= 0.080 ac



Hydrograph Report

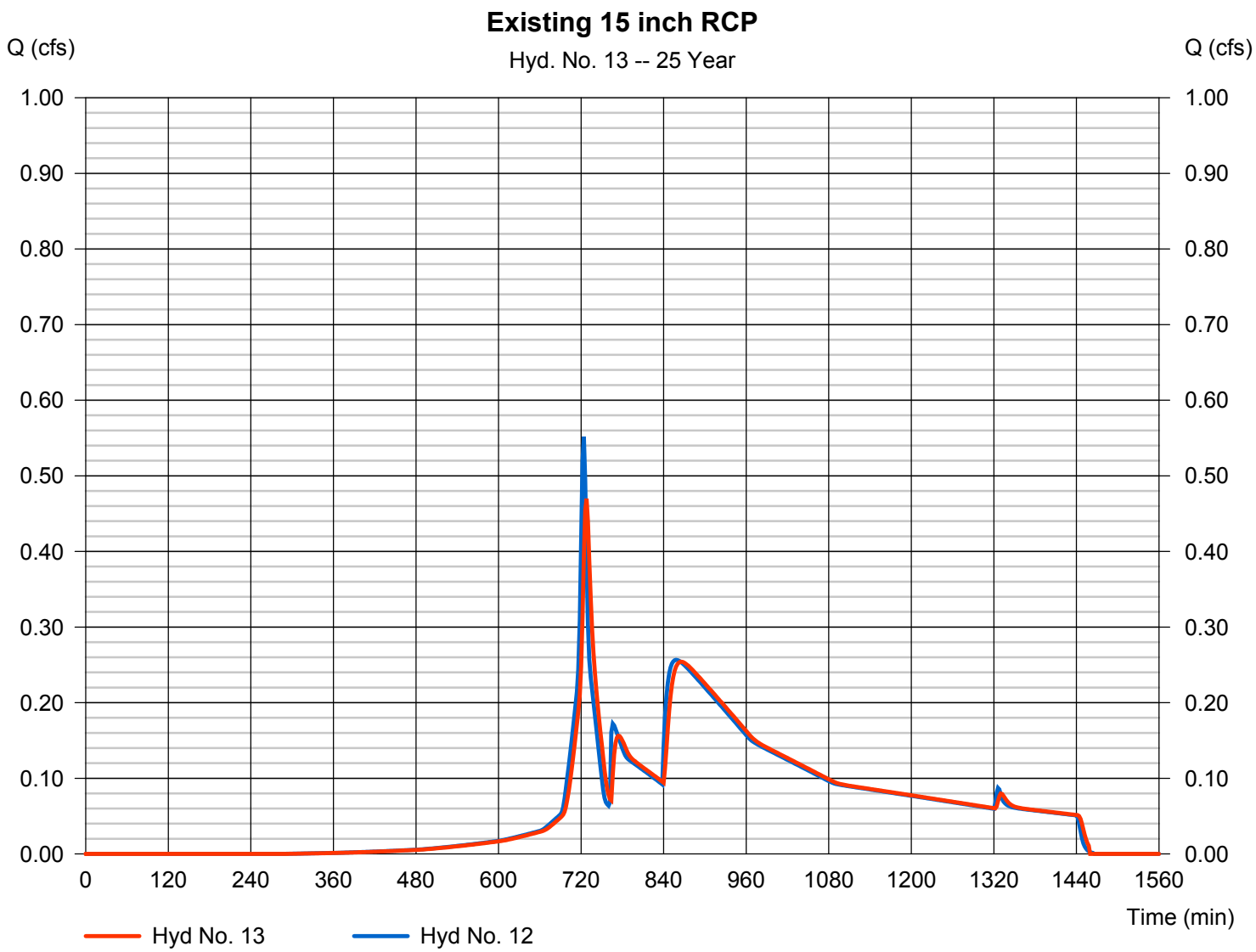
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 13

Existing 15 inch RCP

Hydrograph type	= Reach	Peak discharge	= 0.470 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 5,647 cuft
Inflow hyd. No.	= 12 - Flow to Existing Drop Inlet	Section type	= Circular
Reach length	= 140.0 ft	Channel slope	= 0.3 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 3.516	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.3881

Modified Att-Kin routing method used.



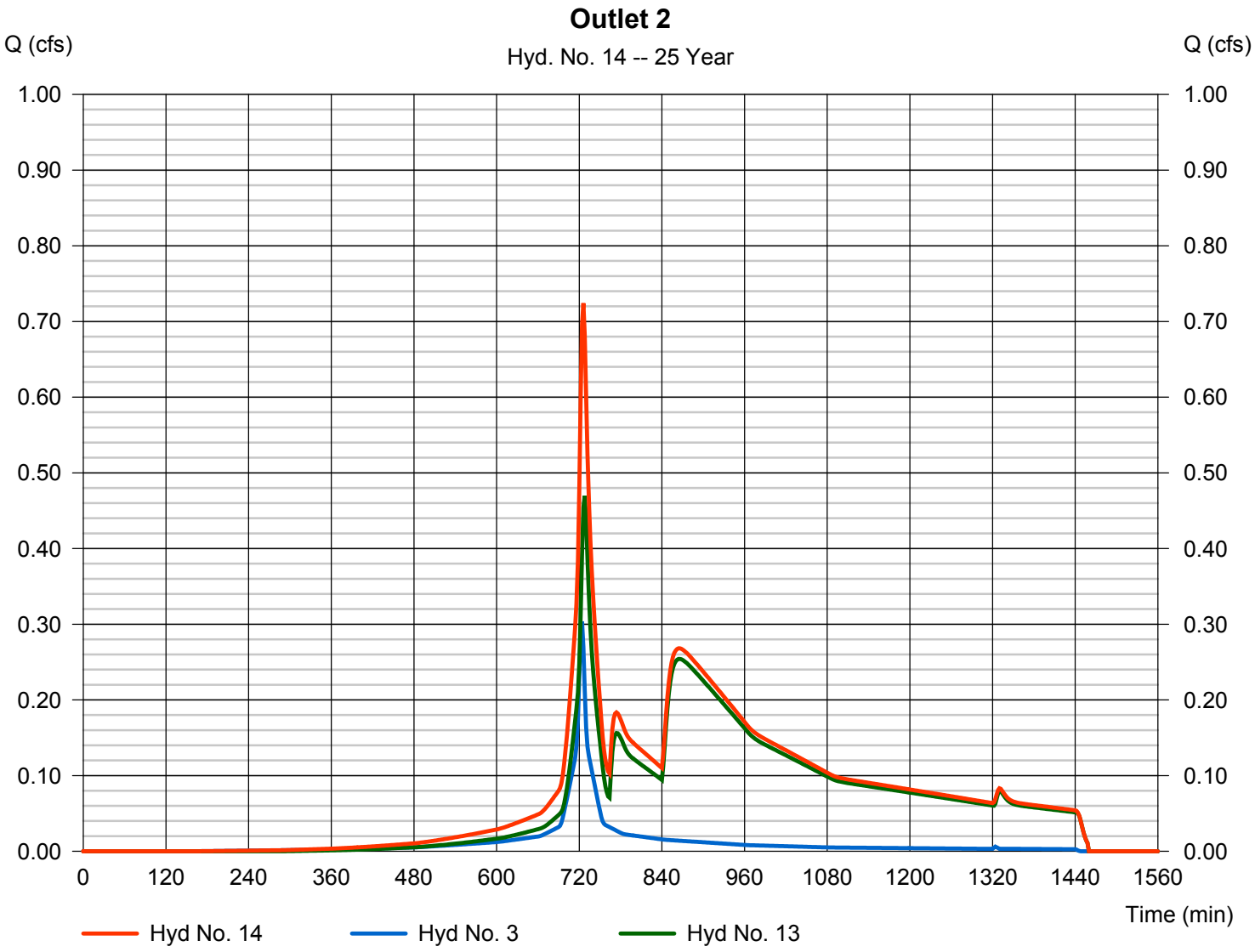
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 14

Outlet 2

Hydrograph type	= Combine	Peak discharge	= 0.724 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 6,627 cuft
Inflow hyds.	= 3, 13	Contrib. drain. area	= 0.040 ac



Hydrograph Report

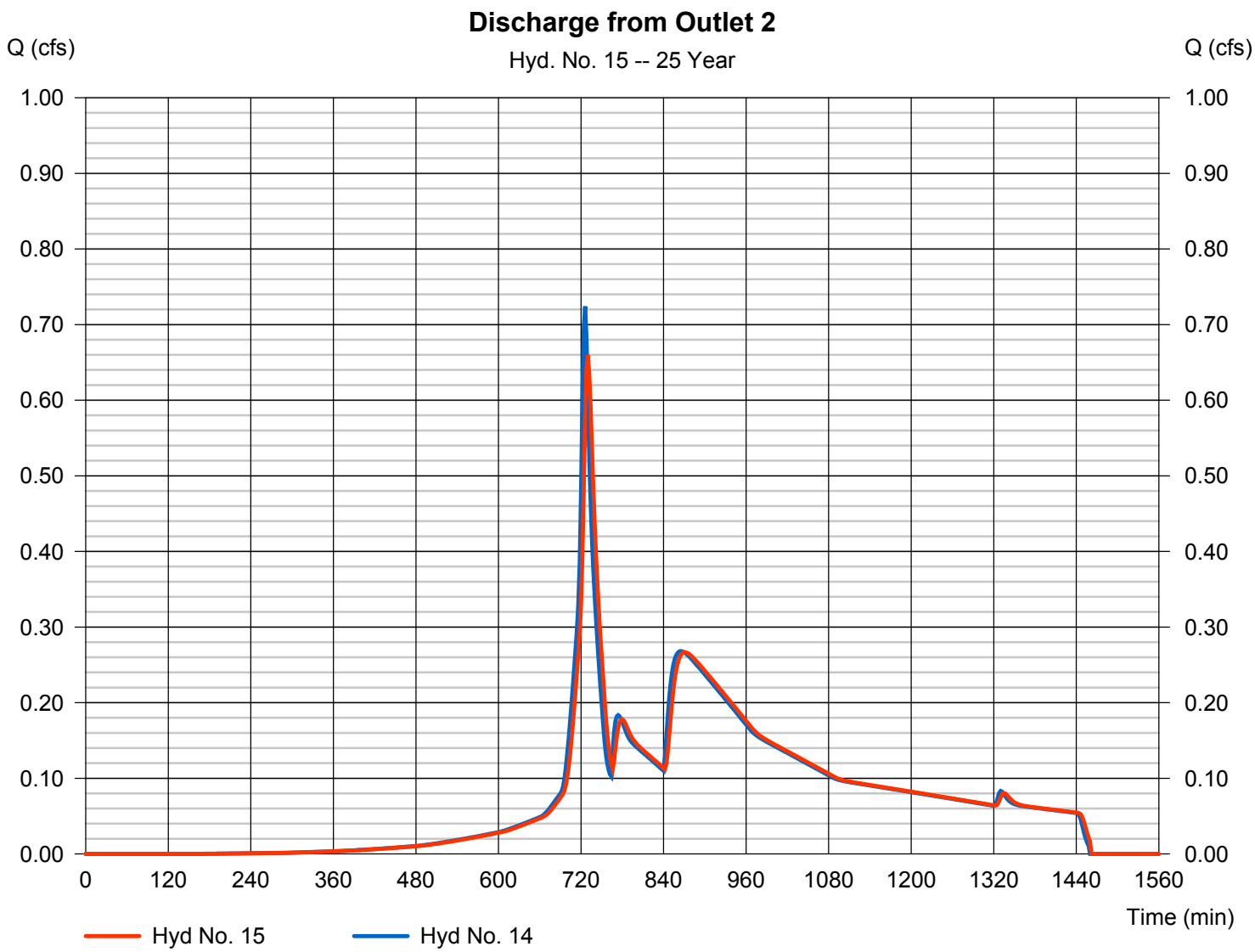
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 15

Discharge from Outlet 2

Hydrograph type	= Reach	Peak discharge	= 0.660 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 6,624 cuft
Inflow hyd. No.	= 14 - Outlet 2	Section type	= Circular
Reach length	= 158.0 ft	Channel slope	= 0.1 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.030	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.4377

Modified Att-Kin routing method used.



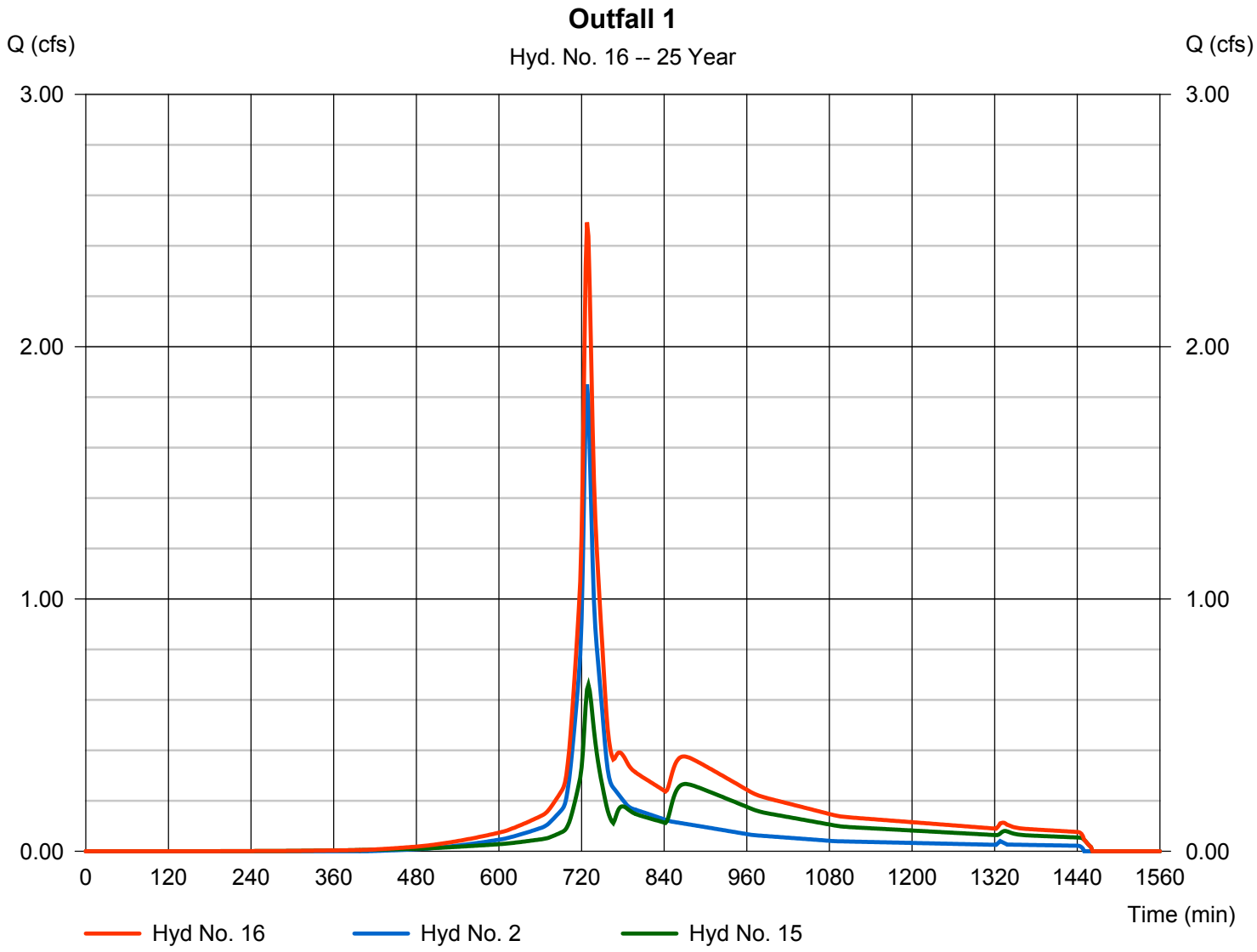
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 16

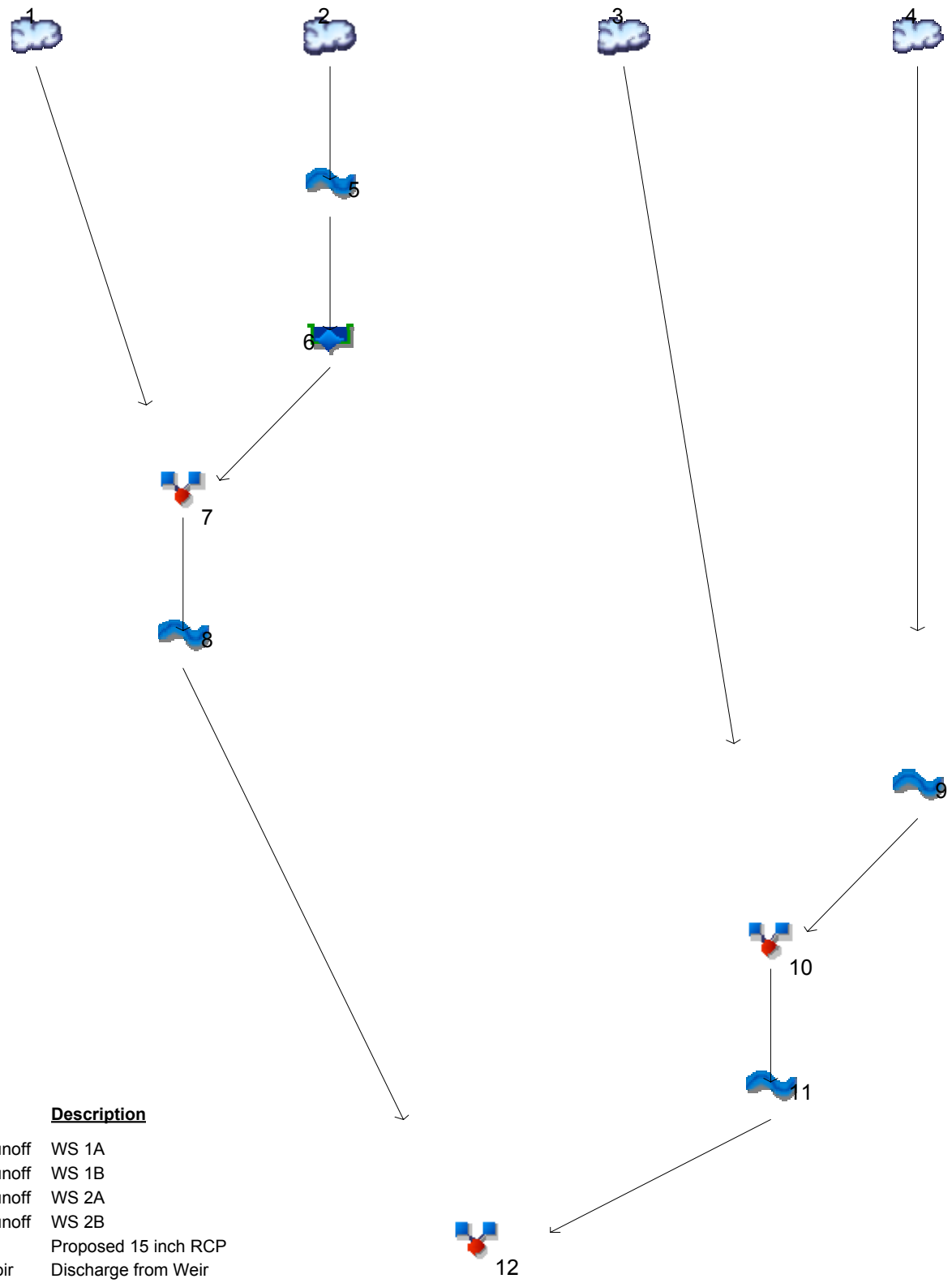
Outfall 1

Hydrograph type	= Combine	Peak discharge	= 2.492 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 12,954 cuft
Inflow hyds.	= 2, 15	Contrib. drain. area	= 0.000 ac



Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5



Legend

Hyd.	Origin	Description
1	SCS Runoff	WS 1A
2	SCS Runoff	WS 1B
3	SCS Runoff	WS 2A
4	SCS Runoff	WS 2B
5	Reach	Proposed 15 inch RCP
6	Reservoir	Discharge from Weir
7	Combine	Outlet 1
8	Reach	Discharge from Outlet 1
9	Reach	Existing 15 inch RCP
10	Combine	Outlet 2
11	Reach	Discharge from Outlet 2
12	Combine	Outfall 1

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	0.083	-------	-------	0.166	0.222	-------	0.320	WS 1A
2	SCS Runoff	------	-------	0.149	-------	-------	0.269	0.345	-------	0.478	WS 1B
3	SCS Runoff	------	-------	0.153	-------	-------	0.248	0.306	-------	0.407	WS 2A
4	SCS Runoff	------	-------	0.661	-------	-------	1.409	1.905	-------	2.784	WS 2B
5	Reach	2	-------	0.128	-------	-------	0.252	0.331	-------	0.468	Proposed 15 inch RCP
6	Reservoir	5	-------	0.128	-------	-------	0.252	0.330	-------	0.467	Discharge from Weir
7	Combine	1, 6	-------	0.204	-------	-------	0.411	0.545	-------	0.781	Outlet 1
8	Reach	7	-------	0.204	-------	-------	0.411	0.545	-------	0.781	Discharge from Outlet 1
9	Reach	4	-------	0.578	-------	-------	1.361	1.889	-------	2.797	Existing 15 inch RCP
10	Combine	3, 9	-------	0.686	-------	-------	1.582	2.161	-------	3.159	Outlet 2
11	Reach	10	-------	0.621	-------	-------	1.530	2.146	-------	3.164	Discharge from Outlet 2
12	Combine	8, 11	-------	0.627	-------	-------	1.554	2.187	-------	3.245	Outfall 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.222	2	1010	6,823	------	------	------	WS 1A
2	SCS Runoff	0.345	2	1004	10,595	------	------	------	WS 1B
3	SCS Runoff	0.306	2	724	996	------	------	------	WS 2A
4	SCS Runoff	1.905	2	724	5,703	------	------	------	WS 2B
5	Reach	0.331	2	1064	10,537	2	------	------	Proposed 15 inch RCP
6	Reservoir	0.330	2	1080	10,535	5	4.01	313	Discharge from Weir
7	Combine	0.545	2	1056	17,358	1, 6	------	------	Outlet 1
8	Reach	0.545	2	1062	17,333	7	------	------	Discharge from Outlet 1
9	Reach	1.889	2	726	5,701	4	------	------	Existing 15 inch RCP
10	Combine	2.161	2	726	6,697	3, 9	------	------	Outlet 2
11	Reach	2.146	2	728	6,697	10	------	------	Discharge from Outlet 2
12	Combine	2.187	2	728	24,030	8, 11	------	------	Outfall 1

Hydrograph Report

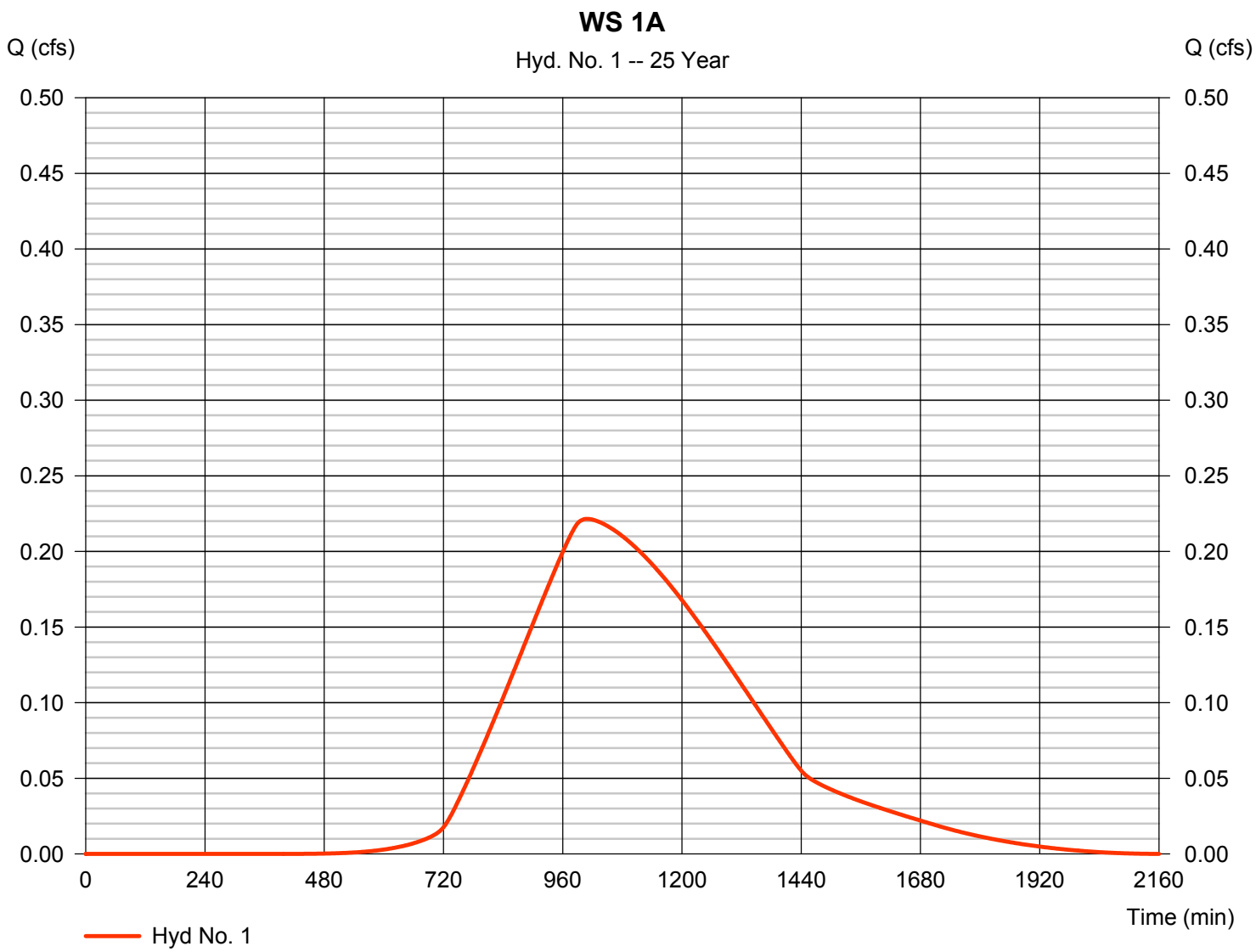
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 1

WS 1A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.222 cfs
Storm frequency	= 25 yrs	Time to peak	= 1010 min
Time interval	= 2 min	Hyd. volume	= 6,823 cuft
Drainage area	= 0.340 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 462.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.180 x 68) + (0.070 x 98) + (0.010 x 75) + (0.080 x 75)] / 0.340



Hydrograph Report

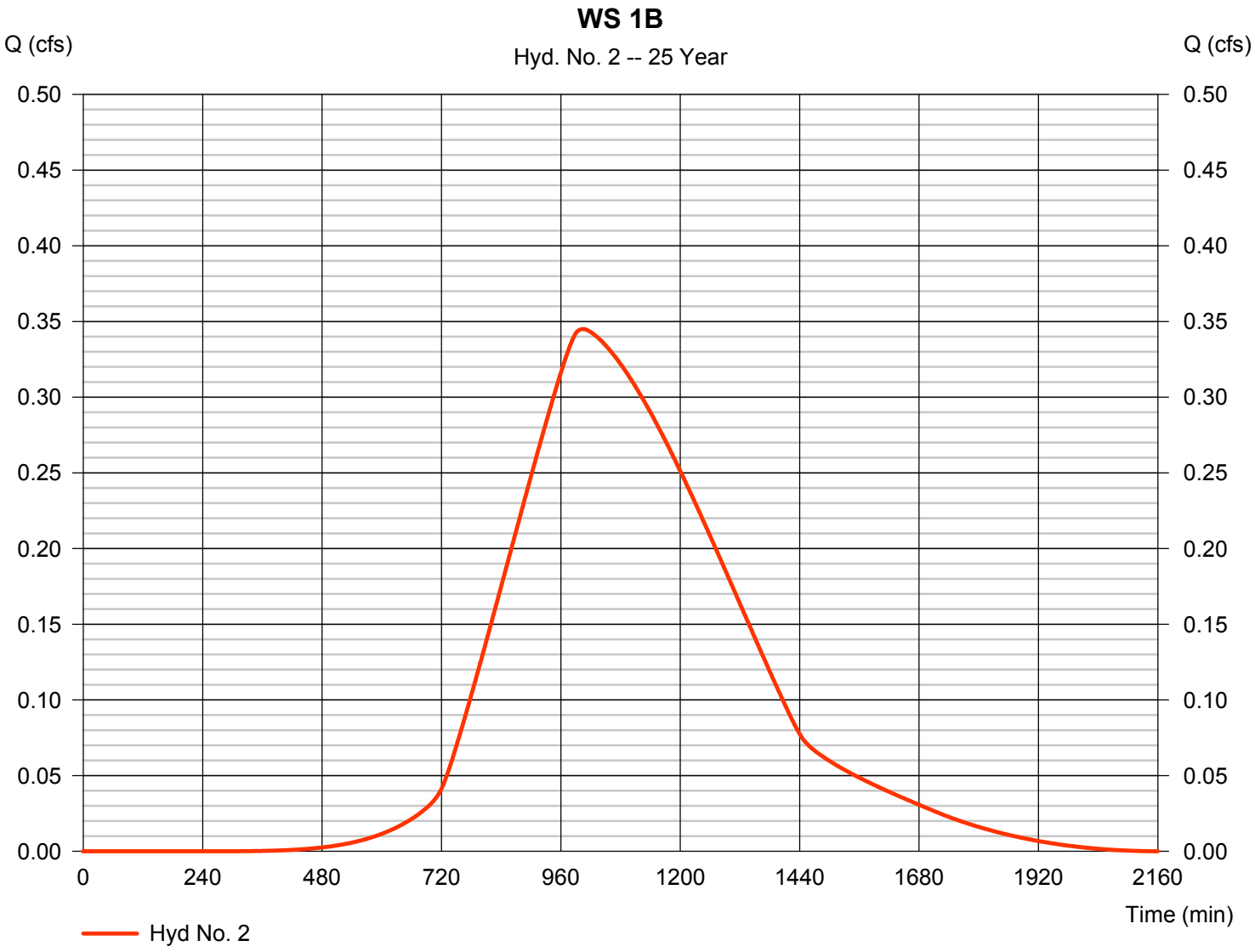
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 2

WS 1B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.345 cfs
Storm frequency	= 25 yrs	Time to peak	= 1004 min
Time interval	= 2 min	Hyd. volume	= 10,595 cuft
Drainage area	= 0.450 ac	Curve number	= 84*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 462.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 68) + (0.080 x 75) + (0.110 x 75) + (0.200 x 98)] / 0.450



Hydrograph Report

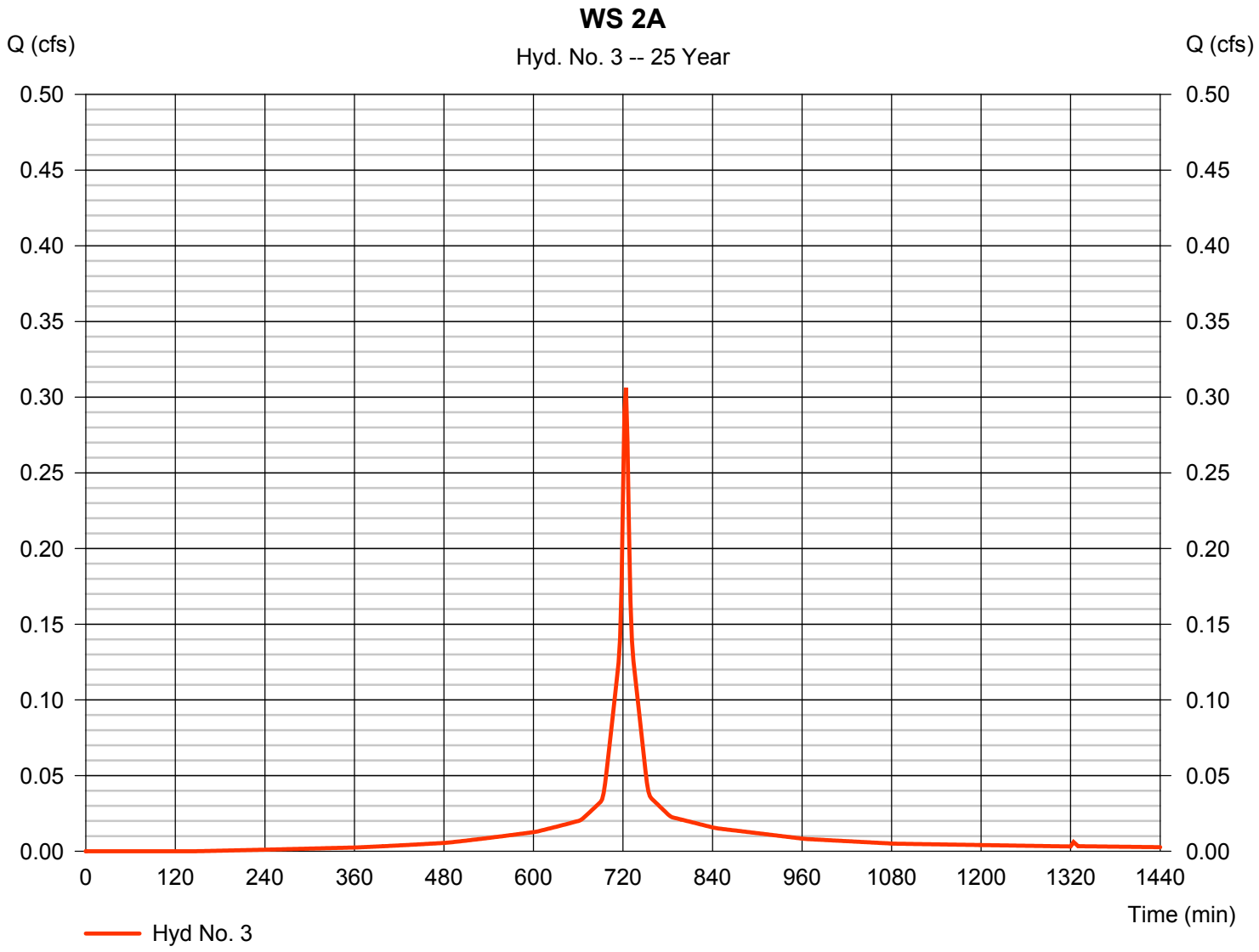
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 3

WS 2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.306 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 996 cuft
Drainage area	= 0.040 ac	Curve number	= 91*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 68) + (0.030 x 98)] / 0.040



Hydrograph Report

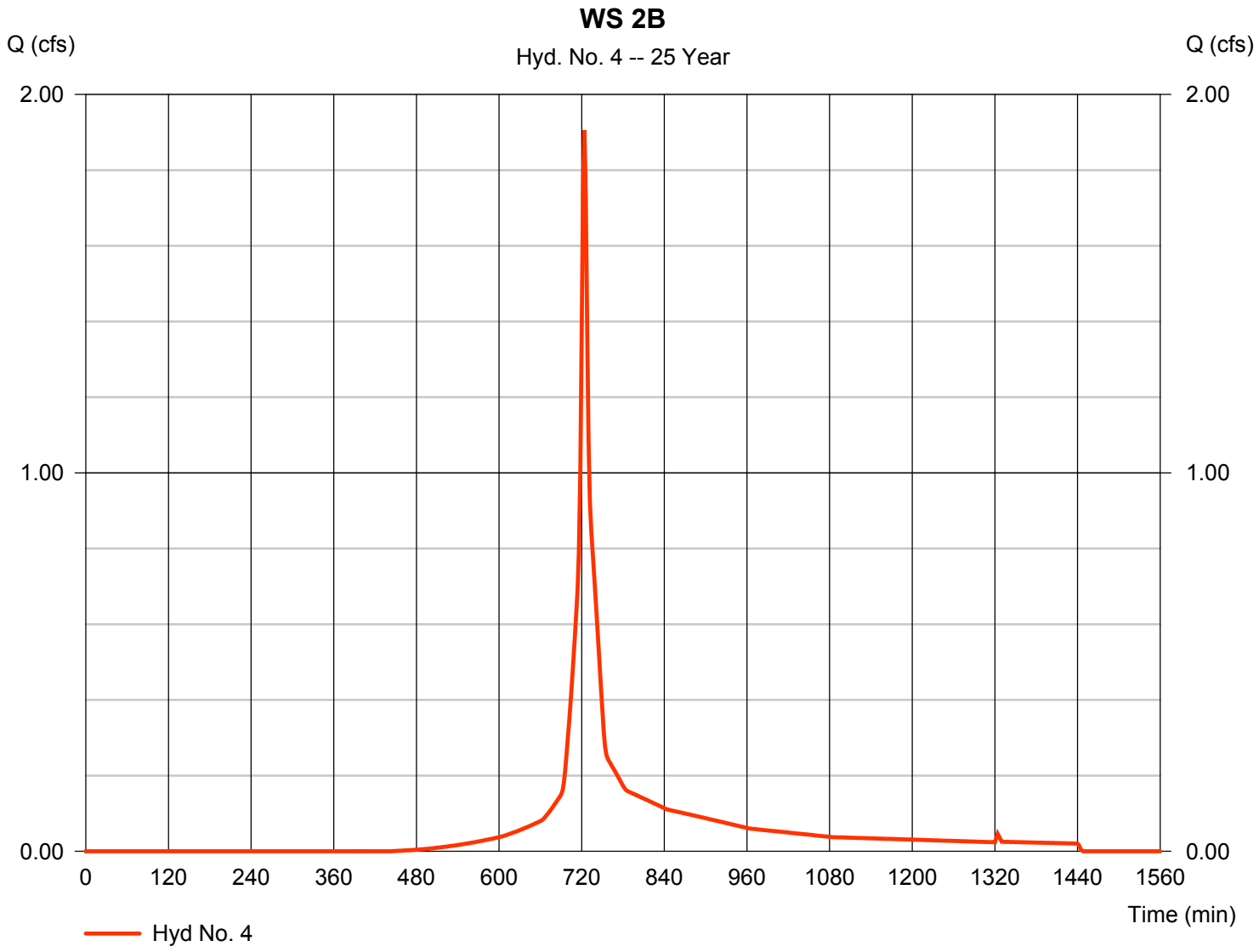
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 4

WS 2B

Hydrograph type	= SCS Runoff	Peak discharge	= 1.905 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 5,703 cuft
Drainage area	= 0.340 ac	Curve number	= 71*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.290 x 68) + (0.030 x 98) + (0.020 x 75)] / 0.340



Hydrograph Report

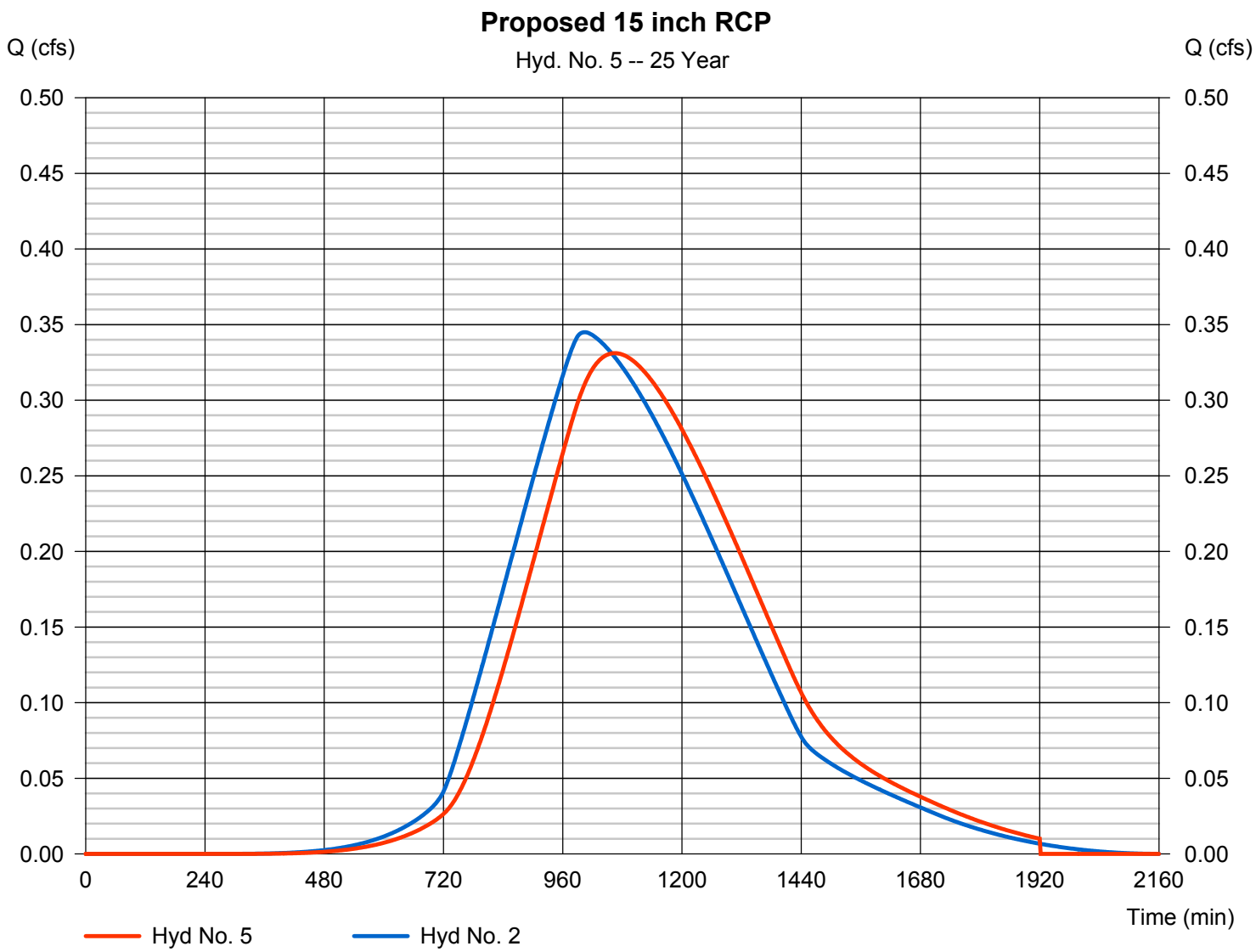
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 5

Proposed 15 inch RCP

Hydrograph type	= Reach	Peak discharge	= 0.331 cfs
Storm frequency	= 25 yrs	Time to peak	= 1064 min
Time interval	= 2 min	Hyd. volume	= 10,537 cuft
Inflow hyd. No.	= 2 - WS 1B	Section type	= Circular
Reach length	= 195.0 ft	Channel slope	= 0.1 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.349	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.0375

Modified Att-Kin routing method used.



Hydrograph Report

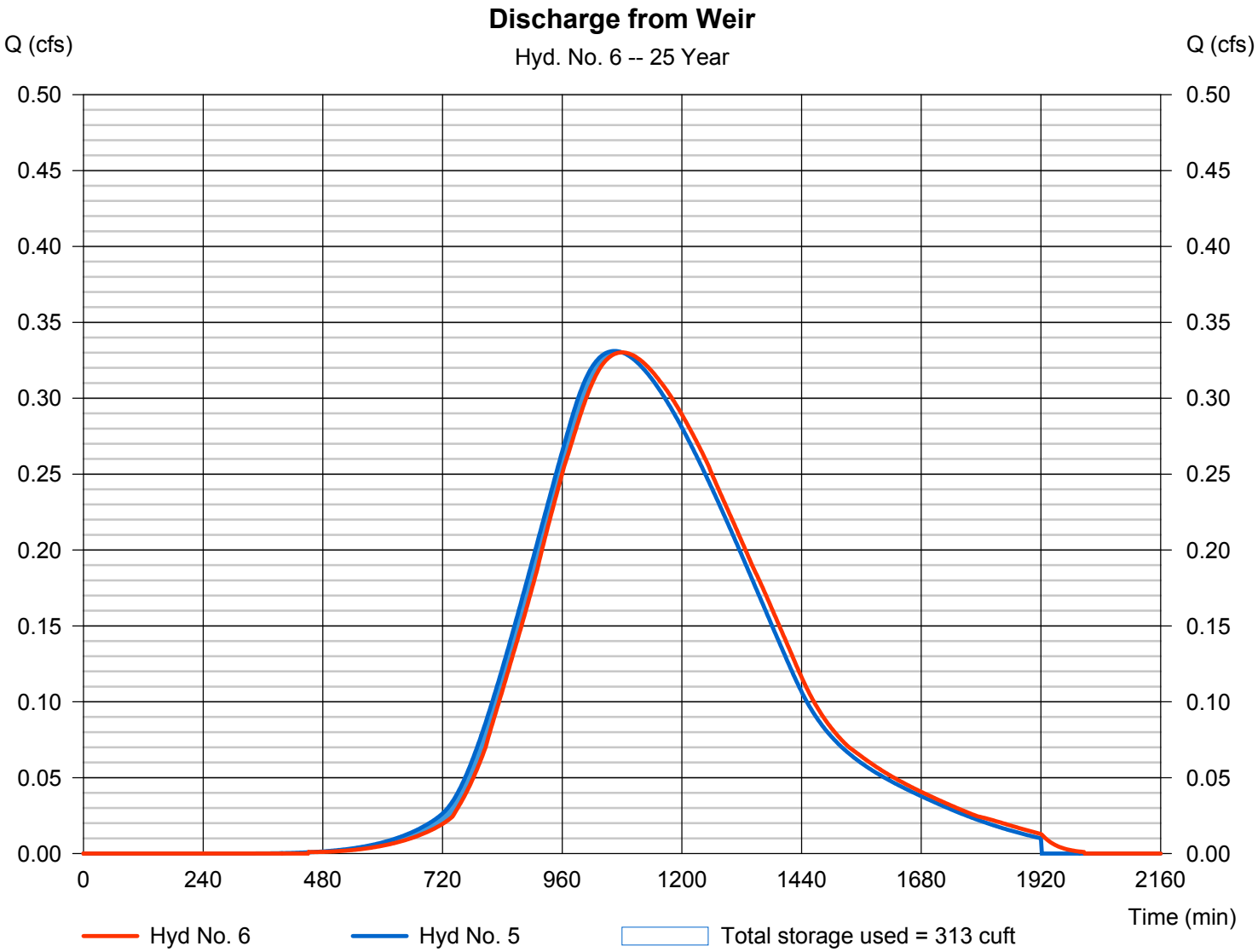
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 6

Discharge from Weir

Hydrograph type	=	Reservoir	Peak discharge	=	0.330 cfs
Storm frequency	=	25 yrs	Time to peak	=	1080 min
Time interval	=	2 min	Hyd. volume	=	10,535 cuft
Inflow hyd. No.	=	5 - Proposed 15 inch RCP	Max. Elevation	=	4.01 ft
Reservoir name	=	Weir Plate	Max. Storage	=	313 cuft

Storage Indication method used.



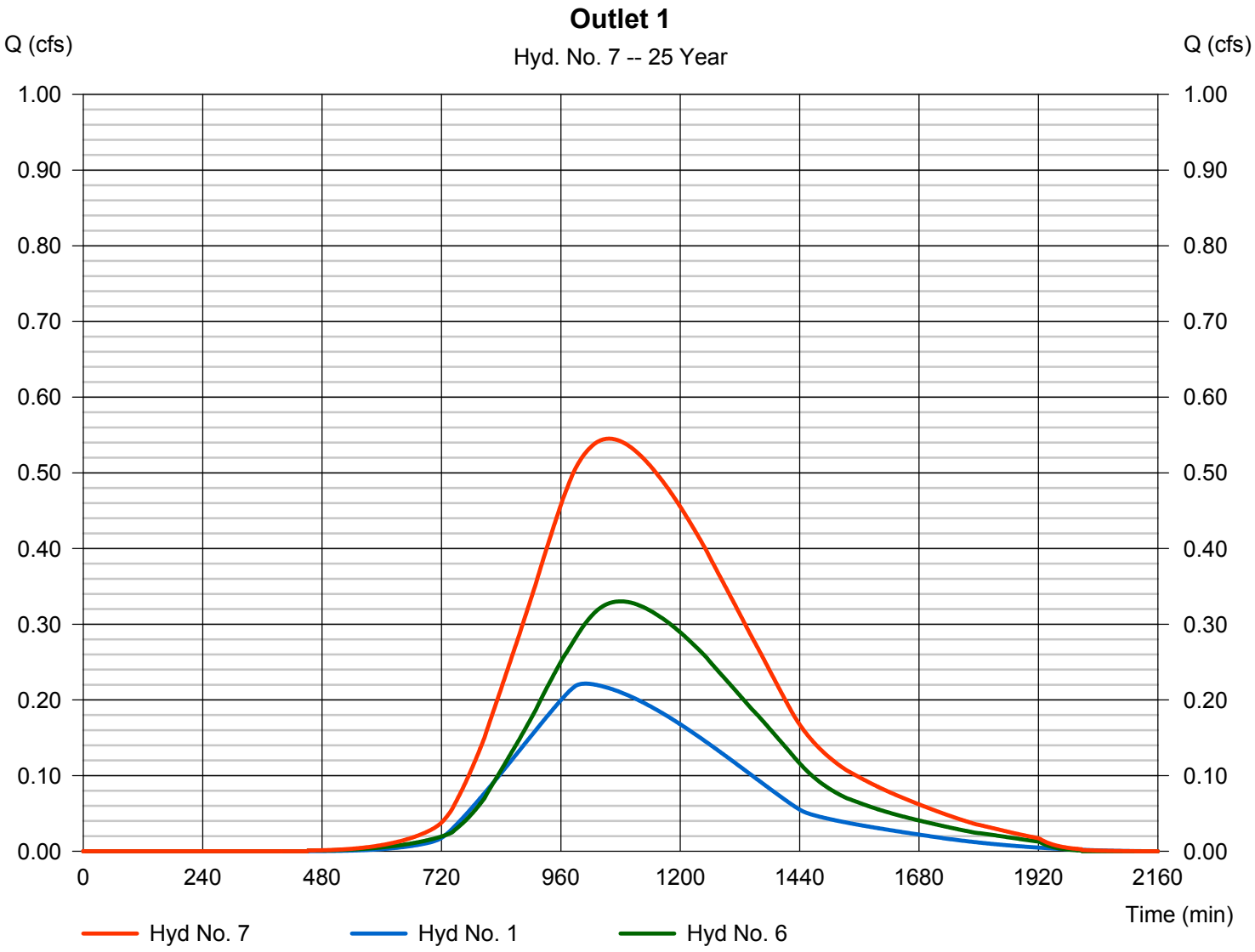
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 7

Outlet 1

Hydrograph type	= Combine	Peak discharge	= 0.545 cfs
Storm frequency	= 25 yrs	Time to peak	= 1056 min
Time interval	= 2 min	Hyd. volume	= 17,358 cuft
Inflow hyds.	= 1, 6	Contrib. drain. area	= 0.340 ac



Hydrograph Report

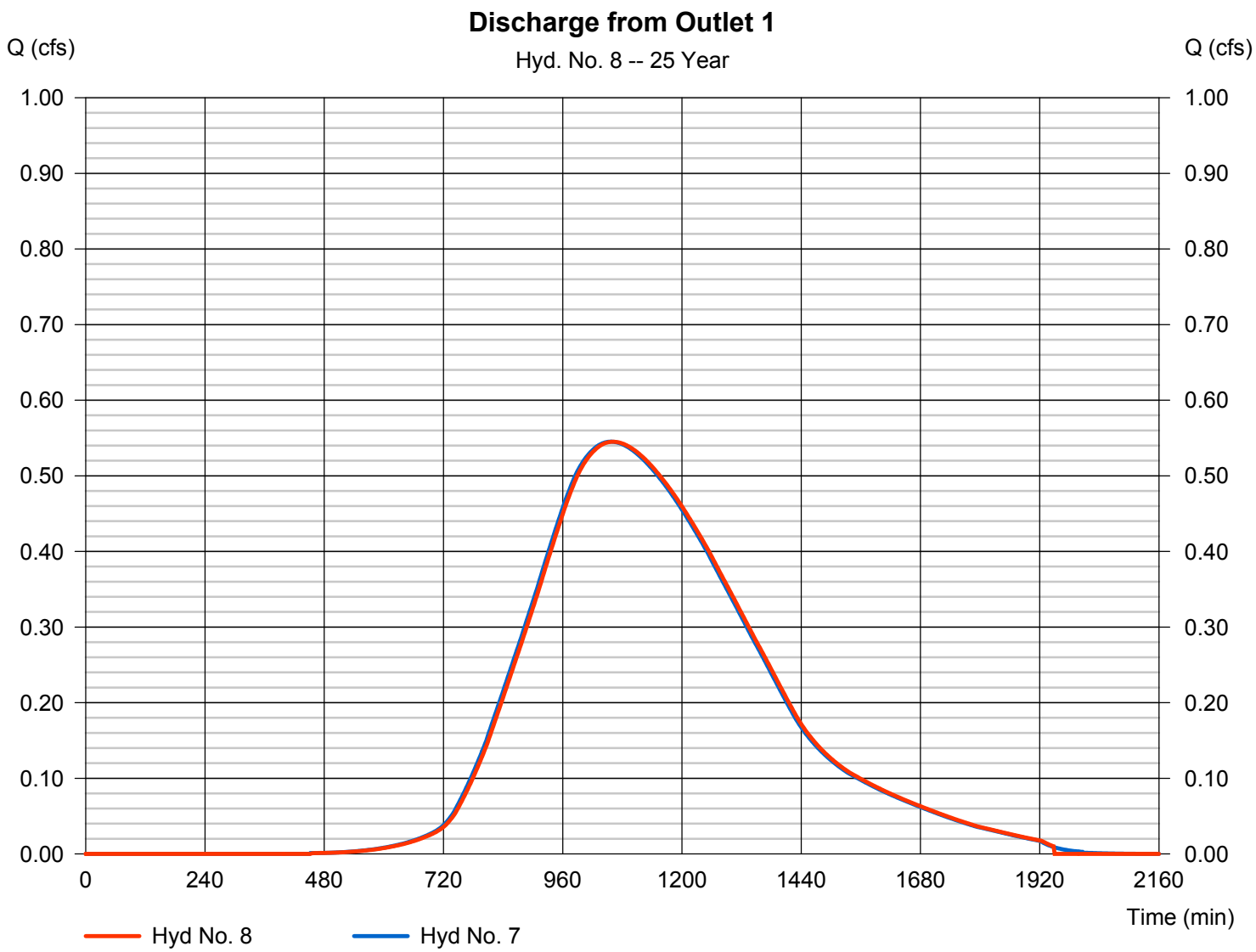
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 8

Discharge from Outlet 1

Hydrograph type	= Reach	Peak discharge	= 0.545 cfs
Storm frequency	= 25 yrs	Time to peak	= 1062 min
Time interval	= 2 min	Hyd. volume	= 17,333 cuft
Inflow hyd. No.	= 7 - Outlet 1	Section type	= Circular
Reach length	= 107.0 ft	Channel slope	= 0.1 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.030	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.4749

Modified Att-Kin routing method used.



Hydrograph Report

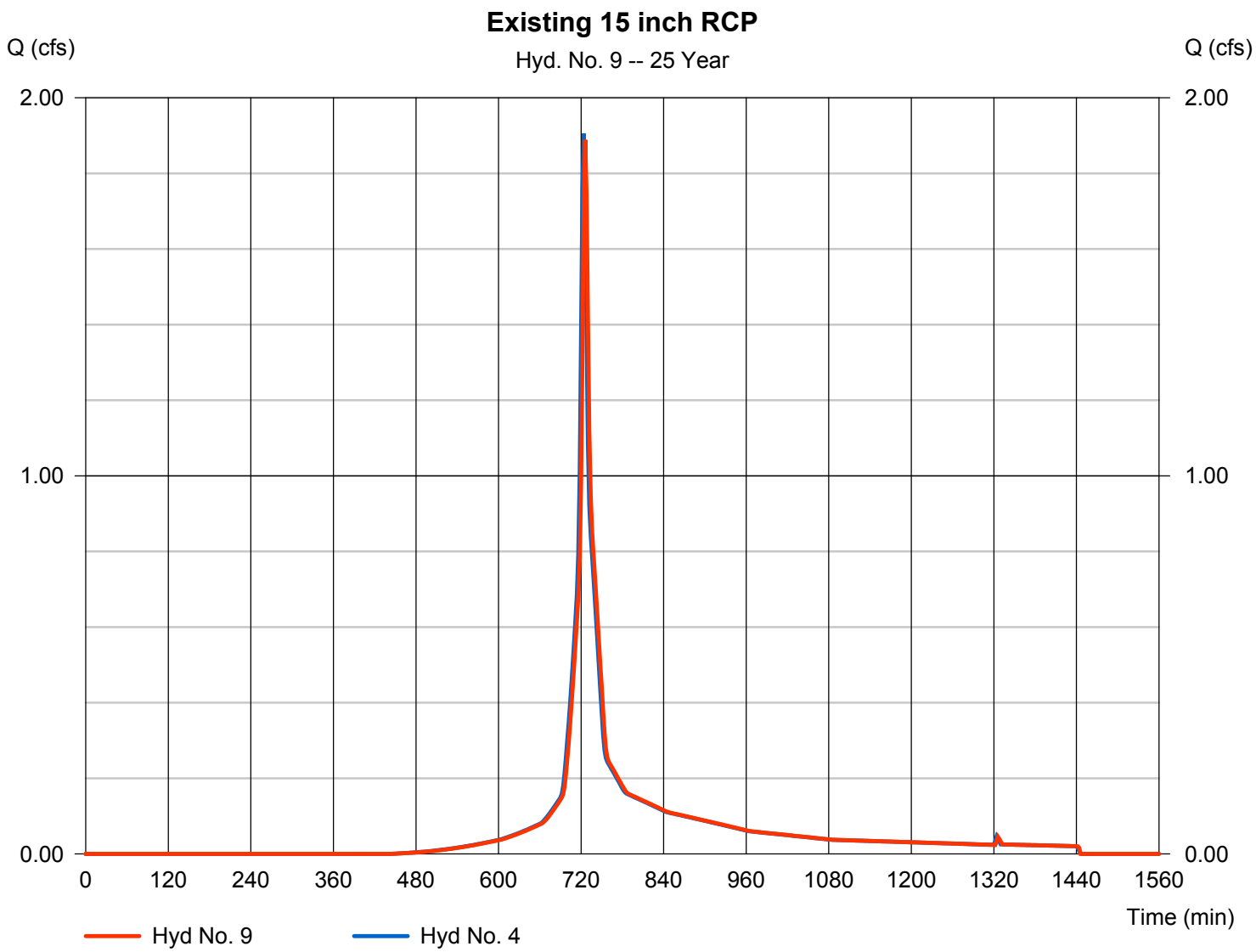
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 9

Existing 15 inch RCP

Hydrograph type	= Reach	Peak discharge	= 1.889 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 5,701 cuft
Inflow hyd. No.	= 4 - WS 2B	Section type	= Circular
Reach length	= 140.0 ft	Channel slope	= 0.3 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 3.516	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.9081

Modified Att-Kin routing method used.



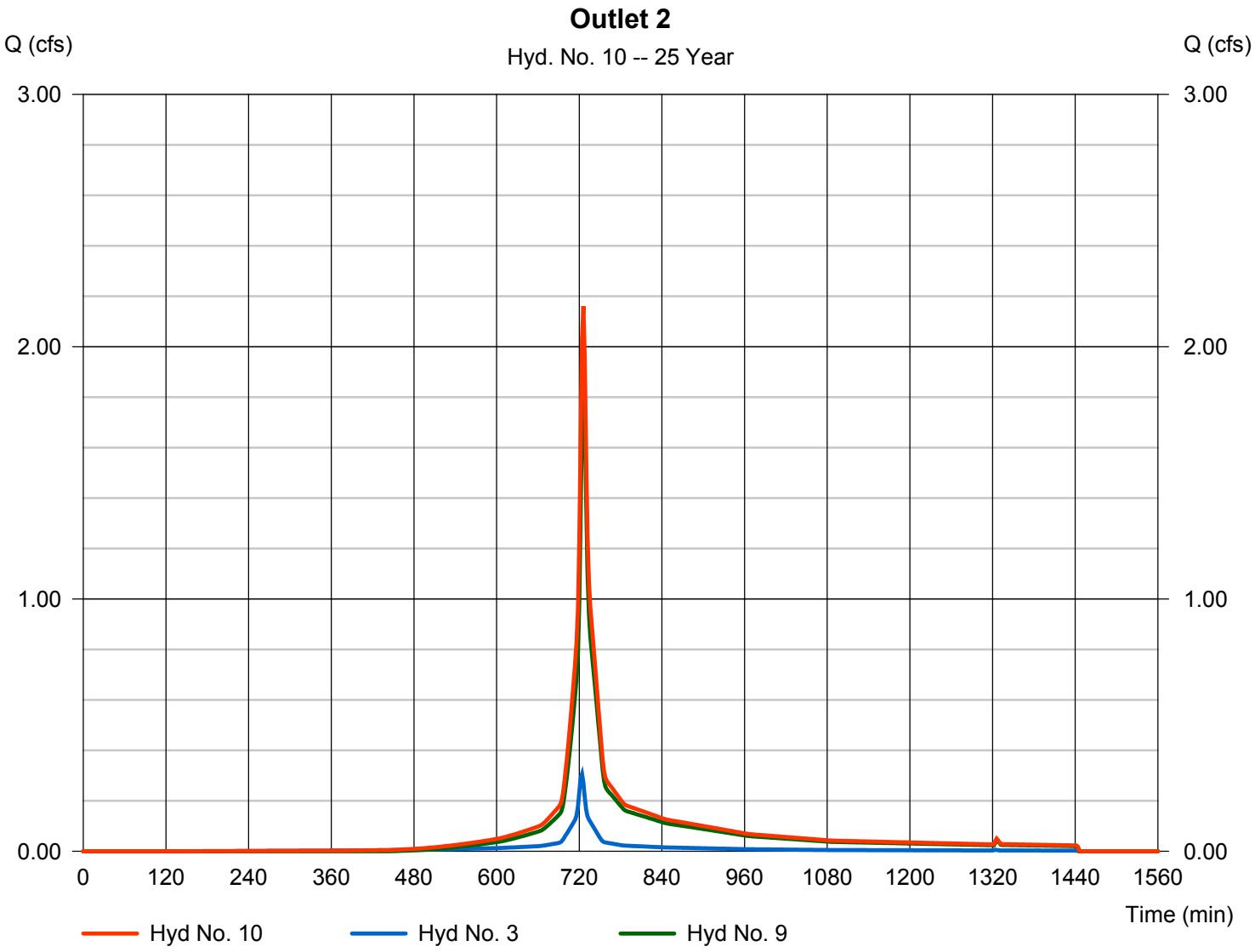
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 10

Outlet 2

Hydrograph type	= Combine	Peak discharge	= 2.161 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 6,697 cuft
Inflow hyds.	= 3, 9	Contrib. drain. area	= 0.040 ac



Hydrograph Report

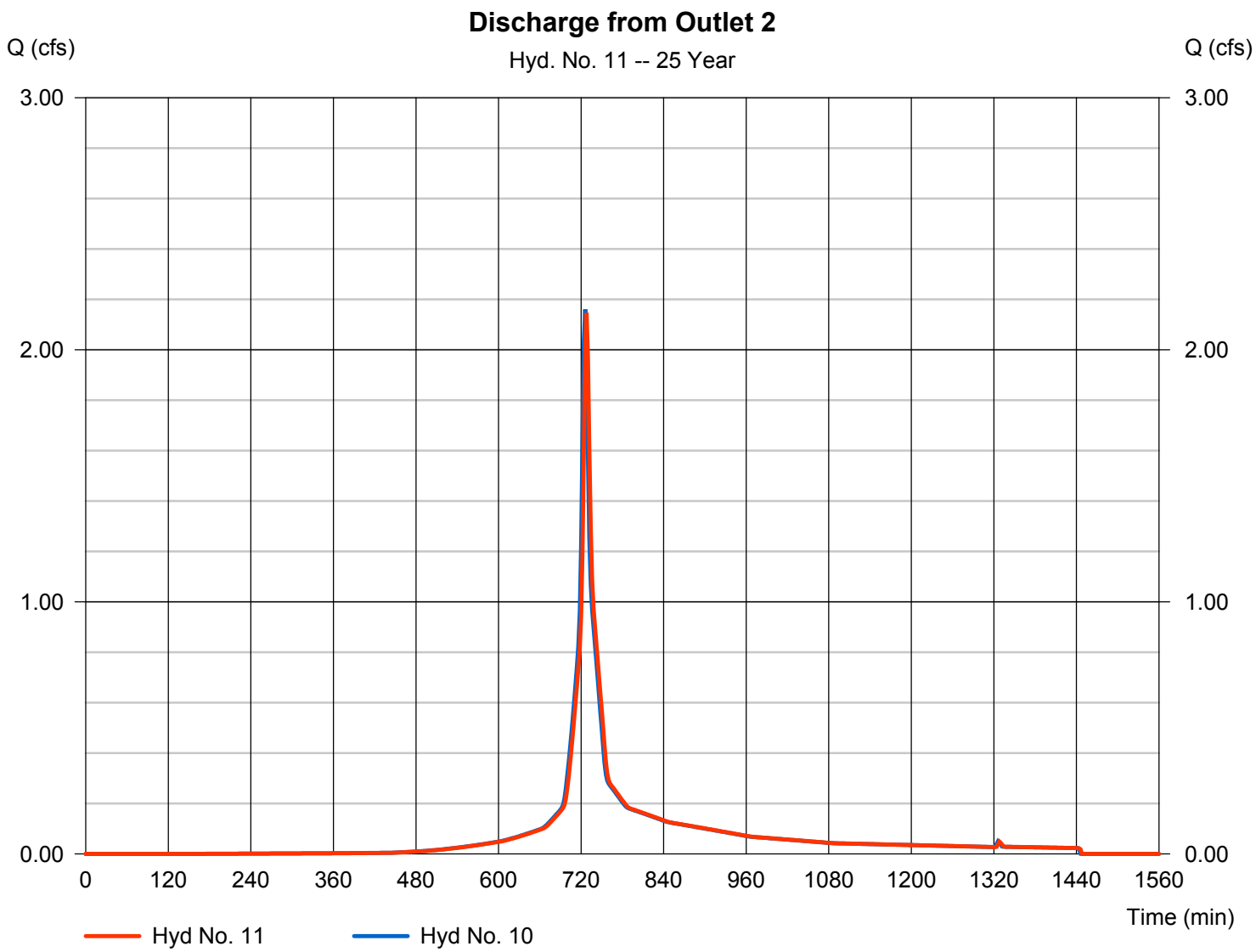
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 11

Discharge from Outlet 2

Hydrograph type	= Reach	Peak discharge	= 2.146 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 6,697 cuft
Inflow hyd. No.	= 10 - Outlet 2	Section type	= Circular
Reach length	= 158.0 ft	Channel slope	= 0.1 %
Manning's n	= 0.013	Bottom width	= 1.3 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.030	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.9106

Modified Att-Kin routing method used.



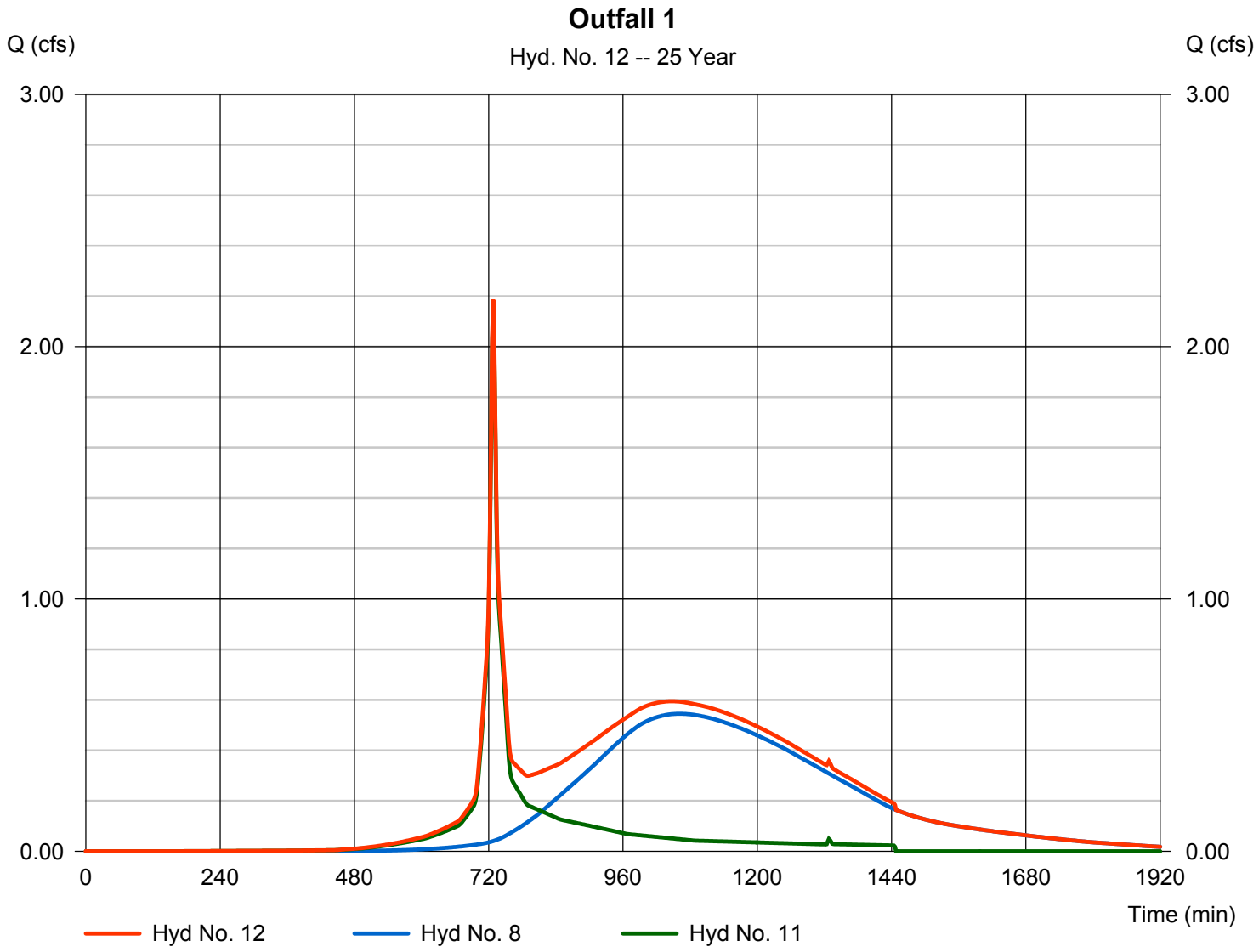
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Monday, 05 / 23 / 2016

Hyd. No. 12

Outfall 1

Hydrograph type	= Combine	Peak discharge	= 2.187 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 24,030 cuft
Inflow hyds.	= 8, 11	Contrib. drain. area	= 0.000 ac



Partially Full Pipe Flow Calculations - U.S. Units

II. Calculation of Discharge, Q, and average velocity, V
for pipes more than half full

Instructions: *Enter values in blue boxes. Calculations in yellow*

Inputs

Pipe Diameter, D =	15	in
Depth of flow, y =	1.65	in

(must have $y \geq D/2$)

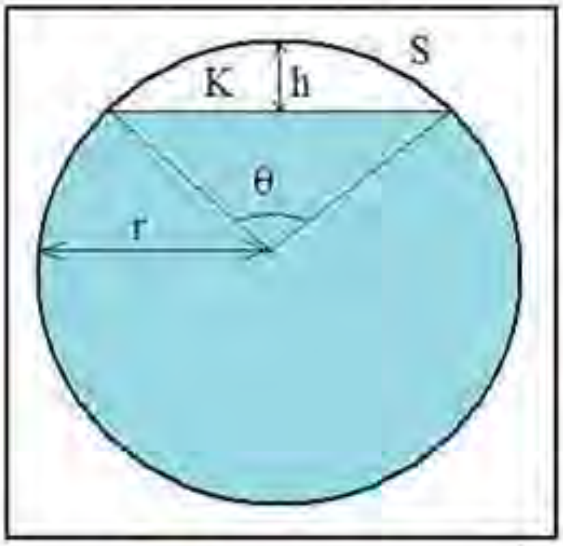
Full Pipe Manning roughness, n_{full} =	0.013	
Channel bottom slope, S =	0.018	ft/ft

Calculations

n/n_{full} =	1.445	
Partially Full Manning roughness, n =	0.019	

Calculations

Pipe Diameter, D =	1.25	ft
Pipe Radius, r =	0.625	ft
Circ. Segment Height, h =	1.113	ft
Central Angle, q =	4.93	radians
Cross-Sect. Area, A =	0.07	ft^2
Wetted Perimeter, P =	0.8	ft
Hydraulic Radius, R =	0.09	ft
Discharge, Q =	0.15	cfs
Ave. Velocity, V =	2.09	ft/sec
pipe % full [(A/A_{full})*100%] =	6.0%	



Partially Full Pipe Flow Parameters
(More Than Half Full)

r = D/2

h = 2r - y

(hydraulic radius)

R = A/P

(Manning Equation)

$Q = (1.49/n)(A)(R^{2/3})(S^{1/2})$

V = Q/A P

$$\theta = 2 \arccos\left(\frac{r - h}{r}\right)$$

$$A = \pi r^2 - \frac{r^2(\theta - \sin\theta)}{2}$$

$$P = 2\pi r - r * \theta$$

Equation used for n/n_{full}: $n/n_{full} = 1.25 - (y/D - 0.5)*0.5$ (for $0.5 \leq y/D \leq 1$)

ATTACHMENT F

Partially Full Pipe Flow Calculations - U.S. Units

II. Calculation of Discharge, Q, and average velocity, V
for pipes more than half full

Instructions: *Enter values in blue boxes. Calculations in yellow*

Inputs

Pipe Diameter, D =	15	in
Depth of flow, y =	2.17	in

(must have $y \geq D/2$)

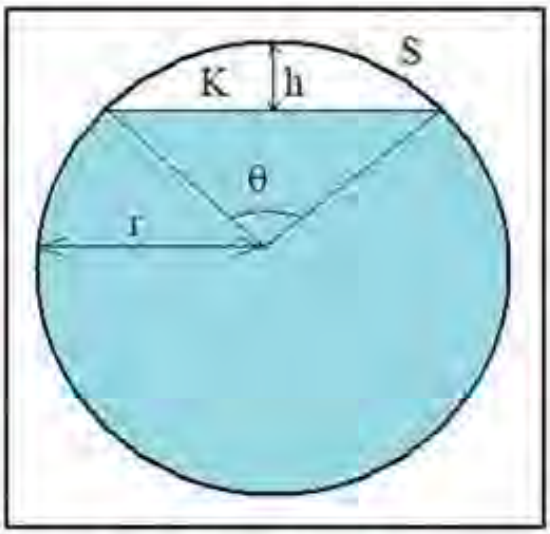
Full Pipe Manning roughness, n_{full} =	0.013	
Channel bottom slope, S =	0.018	ft/ft

Calculations

n/n_{full} =	1.4276666
Partially Full Manning roughness, n =	0.019

Calculations

Pipe Diameter, D =	1.25	ft
Pipe Radius, r =	0.625	ft
Circ. Segment Height, h =	1.069	ft
Central Angle, q =	4.72	radians
Cross-Sect. Area, A =	0.11	ft^2
Wetted Perimeter, P =	1.0	ft
Hydraulic Radius, R =	0.11	ft
Discharge, Q =	0.27	cfs
Ave. Velocity, V =	2.51	ft/sec
pipe % full [(A/A_{full})*100%] =	8.9%	



Partially Full Pipe Flow Parameters
(More Than Half Full)

r = D/2

h = 2r - y

(hydraulic radius)

R = A/P

(Manning Equation)

$Q = (1.49/n)(A)(R^{2/3})(S^{1/2})$

V = Q/A

P

$$\theta = 2 \arccos\left(\frac{r - h}{r}\right)$$

$$A = \pi r^2 - \frac{r^2(\theta - \sin\theta)}{2}$$

$$P = 2\pi r - r * \theta$$

Equation used for n/n_{full}: $n/n_{full} = 1.25 - (y/D - 0.5)*0.5$ (for $0.5 \leq y/D \leq 1$)

ATTACHMENT F

Partially Full Pipe Flow Calculations - U.S. Units

II. Calculation of Discharge, Q, and average velocity, V
for pipes more than half full

Instructions: *Enter values in blue boxes. Calculations in yellow*

Inputs

Pipe Diameter, D =	15	in
Depth of flow, y =	2.42	in

(must have $y \geq D/2$)

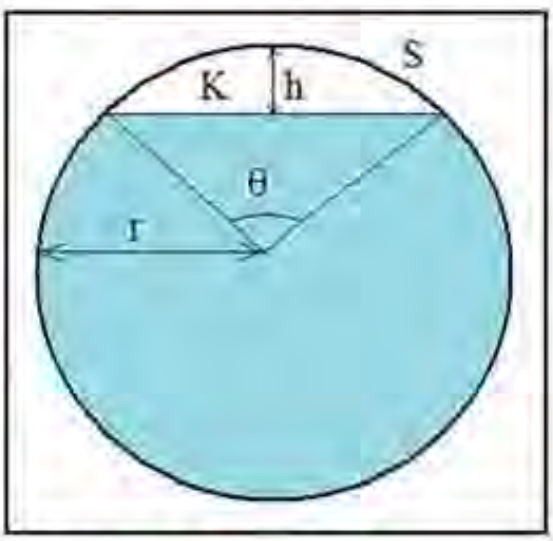
Full Pipe Manning roughness, n_{full} =	0.013	
Channel bottom slope, S =	0.018	ft/ft

Calculations

n/n_{full} =	1.4193333
Partially Full Manning roughness, n =	0.018

Calculations

Pipe Diameter, D =	1.25	ft
Pipe Radius, r =	0.625	ft
Circ. Segment Height, h =	1.048	ft
Central Angle, q =	4.63	radians
Cross-Sect. Area, A =	0.13	ft^2
Wetted Perimeter, P =	1.0	ft
Hydraulic Radius, R =	0.12	ft
Discharge, Q =	0.35	cfs
Ave. Velocity, V =	2.70	ft/sec
pipe % full [(A/A_{full})*100%] =	10.5%	



Partially Full Pipe Flow Parameters
(More Than Half Full)

$r = D/2$

$h = 2r - y$

(hydraulic radius)

$R = A/P$

(Manning Equation)

$Q = (1.49/n)(A)(R^{2/3})(S^{1/2})$

$V = Q/A$ P

$$\theta = 2 \arccos\left(\frac{r - h}{r}\right)$$

$$A = \pi r^2 - \frac{r^2(\theta - \sin\theta)}{2}$$

$$P = 2\pi r - r * \theta$$

Equation used for n/n_{full}: $n/n_{full} = 1.25 - (y/D - 0.5)*0.5$ (for $0.5 \leq y/D \leq 1$)

ATTACHMENT F

Partially Full Pipe Flow Calculations - U.S. Units

II. Calculation of Discharge, Q, and average velocity, V
for pipes more than half full

Instructions: *Enter values in blue boxes. Calculations in yellow*

Inputs

Pipe Diameter, D =	15	in
Depth of flow, y =	2.82	in

(must have $y \geq D/2$)

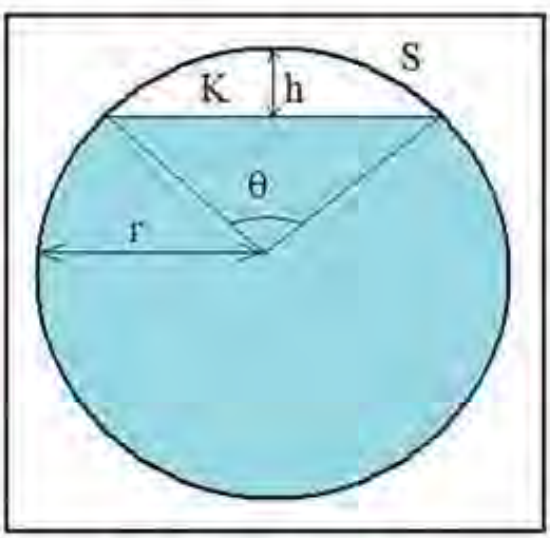
Full Pipe Manning roughness, n_{full} =	0.013	
Channel bottom slope, S =	0.018	ft/ft

Calculations

n/n_{full} =	1.406
Partially Full Manning roughness, n =	0.018

Calculations

Pipe Diameter, D =	1.25	ft
Pipe Radius, r =	0.625	ft
Circ. Segment Height, h =	1.015	ft
Central Angle, q =	4.49	radians
Cross-Sect. Area, A =	0.16	ft^2
Wetted Perimeter, P =	1.1	ft
Hydraulic Radius, R =	0.14	ft
Discharge, Q =	0.48	cfs
Ave. Velocity, V =	2.99	ft/sec
pipe % full [(A/A_{full})*100%] =	13.0%	



Partially Full Pipe Flow Parameters
(More Than Half Full)

r = D/2

h = 2r - y

(hydraulic radius)

R = A/P

(Manning Equation)

$Q = (1.49/n)(A)(R^{2/3})(S^{1/2})$

V = Q/A

P

$$\theta = 2 \arccos\left(\frac{r - h}{r}\right)$$

$$A = \pi r^2 - \frac{r^2(\theta - \sin\theta)}{2}$$

$$P = 2\pi r - r * \theta$$

Equation used for n/n_{full}: $n/n_{full} = 1.25 - (y/D - 0.5)*0.5$ (for $0.5 \leq y/D \leq 1$)

ATTACHMENT G

10873

CONCEPTUAL MASTER PLAN

SHIPYARD PLANTATION
LIGHT RESIDENTIAL
P.D.D.#7

EXISTING LAGOON
50' R.O.W.
AVOCET AVENUE
TO LAGOON ROAD
TRACT A
(COMMERCIAL)
1 STORY
2 STORY
PROPOSED GATE HOUSE
MATCHED ENTRANCE
TRACT E
(RESIDENTIAL)
COURTYARD
WALKWAY
PROPOSED LAGOON
EXISTING LAGOON
BRIDGE
POOL COMPLEX
TRACT D
(HOTEL)
TRACT C
(COMMERCIAL)
TRACT B
(COMMERCIAL)
GORILLA & LLITA
INTERIOR RESIDENTIAL
SITE
LOCATION MAP
SCALE 1" = 1200'
NORTH
P.D.D.#3
CORDILLO PARKWAY
EXISTING GATE HOUSE LOCATION
BANKERS TRUST
COMMERCIAL
EXISTING ENTRANCE TO BANKERS TRUST
EXISTING ENTRANCE & PARKING AREA TO HERITAGE PLAZA
INTERNAL GRILLIN
COMMERCIAL
SALTAIRE PLAZA
COMMERCIAL
APPROX. LOCATION OF RESTAURANT BLDG.
APPROXIMATE EDGE OF EXISTING PAVEMENT
HERITAGE PLAZA - COMMERCIAL
① ASSUMED ALL PAVING IS IMPERVIOUS.
② PER DWD REQUIREMENTS.
③ IMPERVIOUS AREA BEYOND BLDG. AREA + PARKING AREA + MISC. IMPERVIOUS AREA + IMPERVIOUS OPEN SPACE AREA.
④ GOLF & COUNTRY PERMITTED IN THE CENTRAL FOREST BEACH DISTRICT.
⑤ FIGURES ARE APPROXIMATE.
POPE AVENUE
NORTH
SCALE: 1" = 50'

1) BOUNDARY OUTLINE TAKEN FROM PLAN BY THOMAS & HUTTON ENGINEERING CO. DATED OCTOBER 9, 1979, TITLED "MASTER DRAINAGE PLAN".
2) EXISTING SITE IS WITHIN FEMA ZONE A-10 AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP 45-01-17 FOR BEAUFORT COUNTY, S.C., DATED 4-30-77.
3) PARKING IS UNDERNEATH ALL BUILDINGS.

DEVELOPMENT SUMMARY ⑤

USE	TRACT	AREA (ACRES)	G.L.A. OR ① UNITS (UNIT)	DENSITY (UNIT/AC)	OPEN SPACE ② % ACRES % (Req'd/Prov./Prov.)	IMPERVIOUS AREA ③ % ACRES % (Req'd/Prov./Prov.)	PKG. PROV.
COMMERCIAL (OFFICE)	A	2.3	40,000	—	20/ 46 /19.6	75/ 1.8 /78.3	200
COMMERCIAL (RETAIL)	B&C	4.3	55,000	—	20/ 1.30 /60	75/ 2.0 /62.2	319
HOTEL	D	1.0	50 RMS (50 BANQUET)	50.0	20/ 0 /0	75/ 1.0 /100	55
RESIDENTIAL	E	7.5	222	29.6	20/ 1.50 /17.3	75/ 4.55 /60.3	333
TOTALS	—	19.1	242	16.00	42.1% 1.66 /150.0	75/ 10.15 /67.2	907

0' 50' 100' 150'

TOWN CENTER P.U.D.
POPE AVENUE ASSOCIATES
11 LAGOON ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA

Edward Pinckney/Associates, Ltd.
Landscape Architects and Planners
Hilton Head Island, South Carolina
843-785-4285
Charleston, South Carolina
803-723-9596

Sheet Title: CONCEPTUAL MASTER PLAN
Job Number: 50041
Date: NOV. 5, 1984
Drawn:
Approved:
Revisions:

Sheet 1 Of 4

aw-american blueprint of columbia

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#1733

TOWN CENTER PUD

1984

1733

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HERRING & MEYER, P.A.
ATTORNEYS AT LAW
WOODLAND BUILDING • 3 POPE AVENUE MALL
POST OFFICE DRAWER 5908
HILTON HEAD ISLAND, SOUTH CAROLINA 29938

AREA CODE 803
785 8108

JAMES M. HERRING
R. THEODORE W. MEYER
CURTIS L. COLTRANE*
JOHN L. WILSON

*ALSO MEMBER VIRGINIA BAR

April 14, 1987

PRIVILEGED/CONFIDENTIAL

HAND-DELIVERY LETTER

Mr. Carey F. Smith, Town Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Town Center/PUD/Robert Graves
Our File No.: 30453-6-B

Dear Carey:

This is in response to your letter of April 2, 1987.

I have reviewed the issues raised in your letter and have in addition gone back to reactivate my file on the litigation between Mr. Graves and the Town. In addition, I have also reviewed the legal memorandum I previously submitted with regard to the Town Center/PUD issue, the opinions given to the Planning Commission in response to an inquiry from Mr. Hack. Finally, I have taken another look at the basic studies previously done by me regarding "master plans."

In preparing a response, I have broken out my thoughts into four subsections. They include:

(1) General Observations
(2) Questions Presented
(3) General Response
(4) Comments

Without attempting to dictate how the material furnished herewith should be circulated, I might suggest to you that general observations, my definition of the questions presented, and my general response might be the items most appropriate for distribution or circulation. There is, however, nothing secret in the comments. I have just used a two level response. The comments are in more detail.

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The comments material, however, was necessary to reach the general response conclusions and I therefore enclose it all in order that you have the benefit of not only my opinion, but the thought processes and issues reviewed in reaching the conclusions now submitted.

Please let me know if anything further is needed at this time.

With all best wishes.

Sincerely,

HERRING & MEYER, P.A.

James M. Herring

JMH:bmy
Encs.

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GENERAL OBSERVATIONS

A. This inquiry may be a "one time only"/"last time seen" issue because it is based upon a PUD approval;

(1) Obtained under the 9/28/83 D.S.O., and

(2) Artifically prolonged because of litigation so that its expiration - unless implemented - is September 30, 1987, and

(3) The developer bases its position on the first paragraph in Section 16-7-461 (4) (a) of the September 28, 1983 D.S.O. which reads as follows:

> In the case of a PUD, the total gross distribution of population may be allocated in any manner, so long as the total number of units to be developed is within an overall distribution of population cap to be determined as the product of the gross acreage of the PUD times the permissible distribution of population level for the district in which the PUD is located, (emphasis added) and

(4) The entire first paragraph referenced above was deleted by Ordinance 85-5 effective March 18, 1985.

B. Any development on this property, based upon vested usage or vested distribution of population, is still subject to all L.M.O. standards except as to use and density approvals still in place. See L.M.O. Section 16-7-356 enacted as Ordinance 87-1.

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QUESTIONS PRESENTED

(1) Does Section 16-7-461 (4) (a) of the 9/28/83 D.S.O., by itself, or in conjunction with Section 16-7-741 (A) and (B), of the same D.S.O., give a PUD developer the right to unilaterally:

(a) Reallocate or redistribute approved uses and densities so long as the equivalent control totals do not change, and/or,

(b) Change the PUD boundary lines?

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GENERAL RESPONSE

I give negative responses to both inquiries as outlined above.

There is no authority for post-approval unilateral reallocation of uses and/or densities contained in Section 16-7-461 (4) (a) of the applicable D.S.O. The allocation flexibility allowed and given is at the pre-application, pre-permit and pre-approval point in the procedure as mandated by the D.S.O., rather than after a permit is issued.

Section 16-7-741 (A) and (B) of the same D.S.O. required an original PUD developer who wished to sell tracts within its PUD to restrict any tracts sold to the usages and densities indicated (by the developer) in its master plan which had been approved (emphasis added) as its planned unit development.

If the owner cannot sell densities higher or uses different than that previously indicated in the approved master plan (emphasis added), neither can it increase nor adjust these ueses or densities for its own use without the Town's approval.

See also Section 16-7-484 of the 9/28/83 D.S.O. which requires approval of deviations from approved "uses of the land and the maximum distribution of population of such uses thereon."

Changes in a PUD boundary must have some impact on size unless the exchange of property is an absolute wash.

A change in size might justify density changes but any such change in size would be controlled by the then existing D.S.O.

See Section 16-7-484 (9/28/83 D.S.O.) which requires changes from "declared uses, maximum distribution and size" to be submitted to and approved by the permitting agency.

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COMMENTS

IMPACT OF THE FIRST PARAGRAPH OF SECTION 16-7-461 (a) AS FOUND IN THE 9/28/83 D.S.O. ON THE ISSUES PRESENTED BY THE DEVELOPER.

The specific paragraph in issue reads as follows:

> In the case of a PUD, the total gross distribution of population may be allocated in any manner, so long as the total number of units to be developed is within an overall distribution of population cap to be determined as the product of the gross acreage of the PUD times the permissible distribution of population level for the district in which the PUD is located. (Emphasis added).

* * * * * * * *

The first paragraph of Section 16-7-461 (4) (a) in issue here is part of D.S.O. Chapter 7 and Article VI entitled:

SITE DESIGN AND DEVELOPMENT STANDARDS

APPLYING THROUGHOUT THE TOWN

specifically part of Article VI which is entitled:

DISTRIBUTION OF POPULATION, OPEN SPACE AND BUFFERS

The term "distribution of population" is discussed in Section 16-7-461 as follows:

> For purposes of this section, distribution of population is expressed in terms of dwelling units per gross acre.

This is consistent with the definition of density found elsewhere in the D.S.O. at 16-7-122/14.

* * * * * * * * *

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The subject paragraph [first paragraph of Section 16-7-461 (4) (a)] provides an allocation of usages and densities [distribution of population] at the time of application for a permit. If the allocation as presented did not exceed the "overall distribution of population" cap then applicable, then the application was, as to that requirement, permittable. See 9/28/83 D.S.O. Section 16-7-731.

The subject paragraph does not contain within it the authority to unilaterally reallocate or redistribute previously declared, applied for and permitted density or use limitations. That authority remains with the Town. See 16-7-484.

16-7-741 (A) and (B) INTERPRETATION URGED BY DEVELOPER

The D.S.O (9-28-83) at 16-7-741 (A) gave statutory vesting to use and distribution (density) when a preliminary permit approval was obtained.

16-7-741 (B) in relevant part provides that:

(B) Planned unit development. Often a tract of land is masterplanned for development in sections or phases consisting of several different types and distribution of population of land use. The original developer of a planned unit development may or may not be the developer that actually develops each phase or section to completion. As a special exception to the development permit process, the developer of a planned unit development may sell or transfer ownership of development

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tracts within a planned unit development in accordance with the following procedures and provisions:

1) The developer must submit a preliminary application according to the procedures and requirements of this Code and obtain Planning Commission approval of the preliminary master plan of the total planned unit development.

2) Property covenants and restrictions must accompany the transfer of any development tract within the approved planned unit development restricting the new owner to the development type and distribution of population indicated in the approved master plan. (emphasis added).

Title 16-7-741 (B) and subparagraphs (1) and (2) indicate that an emphasis is placed on "master planned development" consisting of:

"Several different types and distribution of population of land use."

After such approval of the "Preliminary master plan of the total planned unit development." [(16-7-741 (B) (1)] has been obtained, the developer may then:

"sell or transfer ownership of development tracts within a planned unit development in accordance with the following procedures and provisions":

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16-7-741 (B) (I) requires that he have submitted an application according to the procedures of the code [allocation of use and density under 16-7-461 (4) (a)] and that he have approval of the:

The preliminary master plan of the total planned unit development.

16-7-741 (B) (2) requires that the transfer of the development tract be accomplished by covenants and restrictions:

"Restricting the new owner to the development type and distribution of population indicated in the approved master plan." (emphasis added).

16-7-471 (B) (1) and (2) thus limits the original developer (holder of a PUD approval) to the ability to convey away only the development types and :distribution of population (densities) indicated in the approved master plan". (emphasis added).

Since the original PUD developer cannot convey any development types and distribution other than those indicated by it when it received the approved master plan, it follows that it has no rights itself other than those indicated in the self same approved master plan. (emphasis added).

The 9/28/83 D.S.O. [16-7-741 (B)] refers to a PUD as being:

"Master planned for development in sections or phases consisting of several different types and distribution of population of land use." (emphasis added).

16-7-471 (B) (2) refers to the developer's obligation to restrict a new owner of any tract within the PUD to:

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"The development, type and distribution of population indicated in the approved master plan." (emphasis added).

The term "master plan" is thus used to apply to approved PUD's.

Section 16-7-484 of the same D.S.O. provides that in part:

Declaration of land use and distribution of population. No development shall be undertaken except where master plans, site plans or plats have been submitted to and approved by the Planning Commission clearly denoting all proposed uses of the land and the maximum distribution of population of such uses thereon. (emphasis added).

Such declared uses, maximum distribution and size shall not be deviated from until such proposed changes are submitted to and approved by the Planning Commission. (emphasis added).....

COMMENT ON BOUNDARY CHANGE ISSUE

Neither 16-7-461 (4) (a) nor 16-7-741 (A) (B) contemplate a boundary change. I am not advised as to whether the change being discussed increases or decreases the "gross acreage" contained within the PUD.

However, using the PUD/Master Plan language, Section 16-7-484 applies and it rules out changes in "size" (any change in size) unless approved by the permitting agency.

ATTACHMENT G

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CURTIS L. COLTHANE*
JOHN L. WILSON

*ALSO MEMBER VIRGINIA BAR

AREA CODE 803
785-5108

October 6, 1986

PRIVILEGED/CONFIDENTIAL

The Honorable Orion Hack, Chairman
Town of Hilton Head Island Planning Commission
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Town Center/P.U.D. Master Plan
Our File Nos.: 30453-16-13 and 30453-1-13

Dear Mr. Hack:

This is a response to your recent inquiry relating to the Planning Commission preliminary permit of December 15, 1984 issued to a project known as "Town Center P.U.D. Master Plan."

Your inquiry as communicated to me, addressed that Preliminary Development Permit's condition number two, wherein the Planning Staff was to obtain an opinion from me, regarding whether or not the Town Center Master Plan as approved, constituted a change or "no change in the approval Shipyard Master Plan (with reference to the proposed relocation of the Shipyard Security Gate on Cordillo Parkway - the applicant shall document that this does not in fact require a Shipyard Master Plan change - the Planning Staff is obtaining the Town Attorney's opinion on this matter)."

I advise you that, in my opinion, the proposed relocation of the Shipyard Plantation Security Gate on Cordillo Parkway does not require a Shipyard Master Plan change.

The proposal does require development permit approval and building permit clearances.

It is not, however, the type of change - under 16-7-484 of the Development Standards Ordinance - wherein certain deviations to a "master plan" must be approved. Those are changes dealing with "declared uses, maximum distributions and size."

This information furnished you is consistent with and referenced back to my prior opinions touching on master plan issues submitted to Town Council on April 2, 1985 and January 24, 1986 respectively.

ATTACHMENT G

Please let me know if I can be of further assistance.

With all best wishes.

Sincerely,

HERRING & MEYER, P.A.

James M. Herring

JMH:bmy

cc: Mr. William E. Issel, AICP, Director
of Planning and Inspections
Mr. Carey F. Smith, Town Manager
John Gregory Walker, Esquire, Staff Attorney

ATTACHMENT G

September 2, 1986

Town of Hilton Head Island
Planning Commission
Mr. Orion Hack, Chairman
#4 Falcata Place
Hilton Head Island, SC 29928

Re: Town Center P.U.D. on Pope Avenue, by Pope Avenue Associates

Dear Mr. Hack:

The Planning Commission approved the above project with three (3) conditions. We kindly request that we be permitted to appear before the Commission at their September 17, 1986, business meeting to demonstrate our compliance with their conditions, and if the Planning Commission concurs that we have complied, we request they take the corresponding official action needed to provide us their unconditional preliminary approval.

Thank you for your attention to this matter. With warmest personal regards, I am

Sincerely,

Robert L. Graves
Partner, Pope Avenue Associates

cc: R. A. McGinty
Robert Crum
Doug Church
Barry Johnson

ATTACHMENT G

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 681-9440

Memo to Current Planners & Mike Date 11-15-85

From Karen

Subject Town Center PUD

You may have heard that the court overturned the BOA decision on this project. (PC approved it in Dec. 84, BOA reversed PC in spring '85.)

Result: Pope Ave. Assoc's has preliminary approval for Town Center PUD as approved by the PC. However, their approval is for 23 months, beginning w/ the court order of Oct. 30, 1985. Please note on our permit log & in permit actions data base. File this in Town Center P.U.D. file.

✓ FOR YOUR INFORMATION
___ RESPONDING TO YOUR REQUEST
___ REGARDING OUR RECENT CONVERSATION
___ PLEASE TAKE APPROPRIATE ACTION
___ FOR YOUR FILES
___ FOR YOUR SIGNATURE
___ NOTE AND RETURN
___ NOTE AND SEND COMMENTS TO THIS OFFICE BY

ATTACHMENT G

SOUTH CAROLINA
DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION
ENGINEERING DISTRICT NO. 6
P.O. BOX 70169
CHARLESTON HEIGHTS, S. C. 29415

January 16, 1985

Mr. Douglas B. Church, ASLA
Edward Pinckney/Associates Ltd.
Post Office Box 5339
Hilton Head Island, South Carolina 29938

p.2

Re: [redacted] and Town Center
Developments on Hilton Head Island

Dear Mr. Church:

Reference is made to your letter dated November 21, 1984 soliciting our comments on access to two proposed developments on Hilton Head Island. Our Traffic Engineer has reviewed the plans which you forwarded, and we offer the following comments.

1. Village Square

We note that two entrance roadways are proposed to serve this development and their alignment is opposite existing crossovers. The Department recently issued an encroachment permit to Greenbrooke Homes, Inc. for the easternmost entrance including the right turn deceleration lane. We note that the acceleration lanes as shown on your drawing were not included which meets with our satisfaction. We were planning to recommend their omission anyhow.

The northernmost entrance appears to be satisfactorily located and the design is acceptable with the exclusion of the acceleration lanes and a lengthening of the tapers on the deceleration lanes. I have indicated these revisions in red on the attached sketch. As before, an encroachment permit will need to be obtained before the entrance can be constructed.

ATTACHMENT G

2. Town Center

The Town Center's main entrance is located on Pope Avenue, and the right turn movements in and out of the proposed entrance are channelized. The right turn out is complicated due to the proximity of the Bankers Trust driveway and the short accel-decel lane connecting the two. In view of this, we recommend that this movement not be channelized. The second point of concern is with the internal drive to Tract B immediately inside the property line. This presents conflicts to those motorists entering from Pope Avenue and should also be revised. I have indicated our suggestions in red on the attached plan, which I am returning.

I appreciate the opportunity to comment on access to these developments, and I apologize for the delay in responding to you.

Yours truly,

R. L. Weeks, Jr.
District Engineering Administrator

CC: Mr. Bill Issel
Mr. Wallace Stanley

ATTACHMENT G

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 681-9440

January 7, 1985

Mr. Peter E. Sherratt
Interland Incorporated
P. O. Box 6809
Hilton Head, S. C. 29938

Dear Mr. Sherratt:

Mr. Smith, our Town Manager, has asked me to respond to your January 2, 1985 letter. While we share your concern over similar project names causing confusion and problems for emergency reporting, the present DSO does not give the Town authority to regulate name selection other than for streets. We have in past cases and will in this instance point out the problem to the developers involved in the hope they will reconsider their name selection.

For the future, we intend to propose an amendment of the DSO to the Town Council so that the Town will be able to regulate development names as well.

Sincerely,

William E. Issel

William E. Issel, AICP
Director, Planning & Inspection

WEI/mlw

cc: Karen Popek
Carey Smith

ATTACHMENT G

Interest Incorporated
Post Office Box 6809
Hilton Head Island, SC 29938-6809
(803) 842-5606

File Town Center PUD
also copy to Town Center-
Bridge Run (Gardner-
Matthews)

RECEIVED
JAN 31

January 2, 1985

Cary Smith
Town Manager
Town of Hilton
P.O. Box 6659
Hilton Head Island, SC 29938

Dear Mr. Smith:

As developer of the original "Towne Centre" commercial complex located at Pope Avenue Mall and near Pope Avenue, I wish to request that the Town of Hilton Head request the developers of the two new projects, reportedly each being called Town Center, to change the name of these projects. Having more than one area of the same name creates a potential life/safety hazzard just as if there were more than one street with the same name.

I look forward to your response. Thank you for your time and consideration.

Very truly yours,

Blue Tide II Investments

Peter E. Sherratt

cc: William Issel,
Chief - Planning & Inspections Departments

Karen Popek,
Senior Planner

ATTACHMENT G

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 681-9440

December 28, 1984

Barry L. Johnson
Attorney At Law
Suite 106, Sapelo Building
P.O. Drawer 5219
Hilton Head Island, SC 29938

RE: Portion of Parcel 5-B
Pope Avenue

Dear Barry:

Regarding your letter of November 26, 1984 to Mr. Hack, now that the Town Center Project of Pope Avenue Assoc. on the subject parcel has been given preliminary approval by the Planning Commission on December 12, 1984, I assume that your request for a vested rights extension is now moot. Accordingly, we will close the file on this matter.

With best wishes for the New Year, I am,

Sincerely,

Bill

William E. Issel, AICP
Director of Planning & Inspections

WEI/dw

cc: Orion Hack

ATTACHMENT G

PRELIMINARY DRAWER

TOWN OF
HILTON HEAD ISLAND
P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 785-2329

NOTICE OF ACTION TAKEN ON DEVELOPMENT PERMIT APPLICATION

PROJECT NAME: Town Center P.U.D. Master Plan NOTICE DATE: December 15, 1984

NAME OF APPLICANT: Edward Pinckney Assoc./ Ltd.

ADDRESS OF APPLICANT: P.O. Box 5339
Hilton Head Island, SC 29938

TYPE OF REVIEW REQUESTED:

( ) STAFF (XX) PRELIMINARY ( ) FINAL

( ) FINAL FOR CONSTRUCTION ONLY ( ) COMBINED PRELIMINARY/FINAL

The Town of Hilton Head Planning Commission/Staff took the following action on your project at its meeting on December 12, 1984:

( ) RECOGNIZED VESTED RIGHTS*

( ) APPROVED AS SUBMITTED*

(XX) APPROVED WITH THE FOLLOWING CONDITIONS/VARIANCES/ EXCEPTIONS:*

1) That there be coordination with adjacent property owners (in addressing appropriate concerns and producing solutions).
2) The Town Center Master Plan shall cause no change in the approved Shipyard Master Plan (with reference to the proposed relocation of the Shipyard security gate on Cordillo Parkway - the Applicant shall document that this does not in fact require a Shipyard Master Plan change - the Planning Staff is obtaining the Town Attorney's opinion on this matter).
3) That there be a 10% reduction in proposed commercial sq. footage (results in approval for approx. 88,000 sq. ft. of space).

( ) APPROVED AS A RESULT OF NOT TAKING ACTION*

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING REASONS:

*Any Preliminary/Final permit issued pursuant to the provisions & conditions of Title 16 of the Municipal Code of the Town of Hilton Head Island includes, but is not limited to, rights of parties to appeal the granting of such permit.

By: William G. Noll FOR
William E. Isael, AICP
Director of Planning and Inspections

ATTACHMENT G

([illegible] Planning [illegible] Meeting Date 12/12/84

1. Project Name: TOWN CENTER (P.U.D. Master Plan)

2. Type of Approval Requested and Previous Approvals Received (if Applicable):
PRELIMINARY

3. Location: CENTRAL FOREST BEACH DISTRICT
North side of Pope Avenue, just of Cordillo Pkwy.

4. Name of Applicant and Name of Owner:
APPLICANT- Edward Pinckney Assoc. OWNER - POPE AVENUE ASSOCIATES
P.O. Box 6339
Hilton Head Island, SC 29938

5. Project Description:

a. Type of Development (use) MIXED USE P.U.D.
MULTI-FAMILY RESIDENTIAL/ HOTEL/ COMMERCIAL

b. No. of units, and Proposed Density (if applicable) vs. allowable density. 222 UNITS & 50 ROOM HOTEL (TTL EQUIVALENT TO 242 UNITS) 16.02 units/acre (gross) 28.47 units/acre (net)

c. Square Footage (if not residential)
APPROX 98,000 # COMMERCIAL

d. Acreage of Site
15.11

e. % Open Space vs. Required
APPROX. 50% / 48.2%

f. % Impervious Coverage vs. Maximum
APPROX 67.2% / 67.5%

g. No. Parking Spaces Proposed vs. Required
N/A (prelim. estimate indicates need for approx. 910 spaces)

h. Affected Agency Comments & Approvals

-engineer Approve w/ conditions
-coastal council N/A
-DHEC N/A
-Fire Preliminary approval w/ conditions
-PSD Forest Beach PSD will serve, capacity available
-ARB N/A
-other Applicant has solicited comments of approp. utilities

6. Variances or Exceptions Requested and/or needed
APPLICANT REQUESTS 16 d.u./acre & has submitted required Development Impact analysis

7. Considerations, Pros & Cons or Questions to be answered.
Pro- well-integrated design functionally
Cons- extremely intensive use for this site, extensive tree removal, negative traffic impact

8. Staff Recommendation

STAFF DISAPPROVES OF REQUEST FOR 16du/acre and commercial s.f.
IF APPLICANT IS WILLING TO REDUCE INTENSITY & meet certain conditions, Staff could recommend approval

ATTACHMENT G

RECOMMENDATION SHEET DATE 11-29-84

PROJECT NAME Town Center

LOCATION Pope Avenue and Cordillo Parkway.

RECOMMENDATION _____ Approval

X Approval with Conditions

_____ Disapproval

Conditions of Approval / ~~Reasons for Disapproval~~:

1. FIA Zone A-16 applies

2. Curb cut variance required for Pope Avenue

3. Tract "C" access easement verification

4. Name conflict with "Towne Centre" in Pope Avenue Executive Park

5.

Russell W. Byrd, P.E.
Town Engineer

7/23/84

ATTACHMENT G

DRAFT - NOT APPROVED

PLANNING COMMISSION MEETING OF DECEMBER 12, 1984

Town Center P.U.D. - Preliminary

Bill Noll: You all have a copy of the plan, the most recent plan with some minor things adjusted. It's located at the southeast corner of Cordillo and Pope Avenue, a 15 acre tract. Banker's Trust would be located here. Western Sizzlin Steakhouse here, Saltaire Plaza and Heritage Plaza. The proposal involves a total of 242 equivalent dwelling units. There would be 222 multi-family units which would be approximately three stories in height, elevated, with parking at grade below the structures. This is a fifty room hotel site, 20 equivalent units. 222 + 20 is 242 total, which is 16 units to the acre. This is 15.1 acre site. There is also proposed approximately 50,000 sq. ft. of commercial office space located here which is accessed only off Cordillo Parkway and two commercial retail tracts, B and C, located here - again, approximately 50,000 sq. ft. total combined in this area. The retail portion is 60,000 sq. ft. and this is only 40,000. The intent is to open Avocet as a right-of-way existing along the back side of Shipyard Plantation. Of course, that's Lagoon Road. The road has never been put in. The applicant is proposing to extend Avocet through this right-of-way and have it penetrate the interior of the tract and make a connection with Pope Avenue at an e lsting median cut, which is directly east of the entrance to Banker's Trust. This, of course, is a traffic signalized intersection here. This is, of course, not signalized at this time. This will have some benefit in that it will take off of Pope Avenue some of the traffic now on the low end of Pope Avenue. It also will help to reduce, to some degree, the amount of traffic on Coligny Circle, and will provide an alternate route for persons from the North Forest Beach Area, The Sea Crest Motel Area, the Coligny Plaza and so forth to use to get to Cordillo Parkway or to the upper end of Pope Avenue without having to go through the circle or through some of the more congested areas of Pope Avenue further down. By the same token, it will provide better dispersal of the traffic generated by this project, some of which will be only the east end of the Island down toward Coligny Circle, and they may choose to use this as an alternate route rather than Pope Avenue. The new connection is the access to the bulk of the traffic, all the residential units will access off of Avocet and so will the hotel and commercial tract. Tract C is to be accessed not through the balance of the PUD. It is a somewhat unrelated parcel, somewhat required because of this configuration. The proposal is to access this through the Western Sizzlin parking lot and the Heritage Plaza parking lot. But as you can see, there is in concept the possibility for some connection off of Avocet through Tract B commercial and that would extend as a connection. This is a good design concept but would require an awful lot of cooperation among all property owners in this area. We would really have to look at all circulation in this entire block in order to really make this work.

ATTACHMENT G

DRAFT - NOT APPROVED

The staff unfortunately has been hardpressed to come up with a formal recommendation. There is 100,000 sq. ft. of commercial space proposed here; 242 units. It's a substantial development of 15 acres. To give you some balance or perspective on a scale, the number of units proposed is roughly 60% of those that were approved at the Singleton Beach Club which is a 57 acre tract. This is only 15. It is tremendously more dense. The amount of commercial space approved at Singleton Beach Club is exactly equivalent to what we have here. Again, that was on 57 acres and this is only on 15. So the intensity of scale here is very high, it's a very urban area. It's a very inward looking environment which I think is something that is very desirable. They have good pedestrian connections. There's a second level walkway system being proposed so there's a good separation of grade vehicle circulation from second level pedestrian circulation which is very desirable. And I think it will be, if approved, the type of environment where it will be almost a self functioning community. Perhaps some of the people living in these units would work in the office space here. By the same token, I'm sure many of them would shop in the commercial environment. So the off-site impact is probably less than normal because of it being such an intense, inward looking environment. Of course, you can see the lagoons wrapped around the area. There are buffers per the DSO. The intent is to meet the buffers, pretty good drop length provided. The scale of the project, even at the intensity we see here has apparently been worked up quite well. Those structures only being three stories are not out of scale. They are not extremely tall, they are not much different than some of the things we see as far as the Cottages and so forth in Shipyard Plantation or the degree intensity we see over here, an adjacent residential development. [Cordillo Villita]

But the staff does have concerns with the fact that-not to put a negative term on the project-because I think there are many, many positive aspects of it and I think it's well designed, but there is a double counting of the land. There is allowed under the DSO 16 units per gross acre. But on that portion of the site allocated to residential portion, we see the density approaching 20 to 30 units per acre, which is extremely high. Even in the Central Forest Beach District where we have some very high density projects, most of them are single residential projects and they may be 15 to 20 units to the acre but they don't have the commercial space on there so it's not a double counting of the land as we see here.

On the flip side of the coin, of course, as I already brought out, because of the varying commercial space on the site it's an integrated mixed use kind of development which is something that is desirable. There will be less need for people to get out on Pope Avenue with their cars and go all over the place to shop. It will probably be a very pedestrian-related environment. So I don't want to overemphasize the double counting, but I think it does need to be mentioned.

ATTACHMENT G

DRAFT - NOT APPROVED

You have heard a discussion of office size and concerns that other people have brought to us. There's been a tremendous amount of public input on this project. This project speaks well of the fact that the applicant has notified people quite well. We've had probably 30 to 35 inquiries in our office about this project and we've also received 3 or 4 letters which I gave to you, Mr. Hack, in reference to this project. There's much concern on the part of the Shipyard Plantation residents as to what will happen, especially with regards to where the security gate will be, how it will affect their property. There's been some discussion, some concern on the part of the residents here, in Cordillo Villita who are concerned with the buffers and the drainage situation back here. Unfortunately, a portion of this residential development's existing circulation system's parking area overlaps the property boundary. So what we in effect have, on this side of the property is a buffer which technically meets the DSO as far as property line to property line but because we have this asphalt intruding into the buffer which is, to some degree, beyond the control of the developer and this applicant, the effect of buffer width here is lessened. In effect the separation of the two projects is lessened. Just how much they concern us, probably we need to address that now. But we need to, probably at the final stage, if the project is approved, give a good hard look at the scale of these buildings to make sure that it's a good match in scale between here and here because there will probably be somewhat less of a buffer than in a normal situation.
We also received a traffic impact analysis and a general development impact analysis which the developer was required to submit, in that he is asking for 16 dwelling units per acre. 8 units are allowed in the Central Forest Beach District. He must petition for special Commission approval for the added density and he must submit the development impact analysis. You have that supplied to you by the developer, I believe.

As far as the development impact analysis goes, the staff generally concurs with the findings; our numbers differ somewhat from the impact analysis. I think the main impact of course, is traffic. The number generated by the Ed Pinckney Associates are correct. Of course, you must make many, many assumptions when you're doing something like this as to where the traffic will actually go. It's hard to determine just what will be; how much of the traffic will use Cordillo, how much will continue only to Pope Avenue. It's difficult to make that determination. I think that we feel, in general, there will be a little more orientation to Pope Avenue than the consultant felt. But that's up in the air and it's hard to say. It could be that the new road will work so well that it will draw more traffic than anyone could have imagined over here. That's beneficial to the lower end of Pope Avenue. It will take off some of the existing traffic, not only draw off some of the traffic generated by this project, but some of the existing Pope Avenue traffic. By the same token, if this works so well that many, many people choose this as an alternate route, it could be that the intersection of Lagoon or North Forest Beach and Avocet could become a major problem. It dumps a lot of traffic

ATTACHMENT G

out on those two lane roads, unsignalized, a lot of pedestrian activity down there now and that could create an unsafe situation. The volumes that will be along this road would easily be handled by the road in theory, but of course, the main concern is the amount of pedestrian traffic we have.

The developer, to some degree to alleviate that, has provided or is proposing that a walkway system/bikeway system would be an integral part of the road connection. It would proceed all the way down to Lagoon Road or even North Forest Beach Drive and possibly connect into some proposals down at that end of the Island for bikeway systems.

Additionally, at the staff's suggestion, he has gone ahead and shown further connections to tie into the bikeways the state will be putting in along Pope Avenue. So this will serve as an alternate route for bicyclists and pedestrians and get some of the bicycles and pedestrians off Pope Avenue which is of course very desirable.

Our feeling on the traffic impact analysis, we have not had a great deal of time to do an intense study on it, but the general numbers generated by this project roughly 3,500 to 4,000 vehicles will be entering and exiting at this point here. The difficulty is to determine what the split will be, whether 50% will go this way, go west and 50% east or if it will be 60-40 or 70-30. It's hard to say. No matter what the case, Pope Avenue in theory can handle this project easily.

Our concern is that, as we made clear in the last formal presentation today, we need to start looking at things in a more integrated way. It's not only this project, of course. As the Planning Commission we need to look at a new plan for the Island. This specific impact is substantial but it can be handled. But we also have the recently-approved Sea Crest on a preliminary level which will have a substantial transportation impact and add to Pope Avenue traffic. We have the Coligny Hotel which has received final approval and will have a significant traffic impact. Of course, there are other restaurants and commercial developments at the lower end of Pope Avenue, near Coligny Circle. All these developments are going to increase traffic on Pope Avenue. It is likely that if Pope Avenue can still operate at a good level of service, it has a lot of median cuts, left turn lanes, deceleration lanes, two lane sections and so forth, as long as curb cuts and new development are minimized, it can continue to work but there's no doubt that with all the new development, the level of service on Pope Avenue is going to be fair to good at best as opposed to good to very good today. So when you take all the projects jointly the impacts add up and although the specific impact of this project can be handled, when we look at everything together, we feel, because of the double counting on the land, that the Commission should not approve the full 16 units to the acre. We should consider some slight reduction such as a 10% reduction. This project should have a major

ATTACHMENT G

beneficial impact on Pope Avenue because of the offsite projects. By the same token, in reality, the commercial uses are going to generate the most traffic and it is preferable that the commercial can be reduced. However, under the DSO, the most defensible and logical way to approach it and the Commission has discretion to do this is to address the density issue. It is at the Commission's discretion whether to grant 16 units per acre. Under the DSO, this is probably the most proper issue to address. But again, from a traffic standpoint, it is really the commercial square footage that is desirable to be reduced.

I have not gone over all the concerns we have. I've gone over the major ones. I spelled them out in a write up we gave you earlier this morning. If you wish, I can go through them one by one. Otherwise, I think I'd like to open it up to questions or to have the applicant make their presentation.

Present: Bill, are there any variances requested in this project, any variances required in the DSO.

Noll: Technically not, John, because of course, the 500 foot curb cut separation cannot be met and they are entitled to access to their property. This does not really require a variance, access to a lot. The only thing that would require a variance would be this buffer. As it appears now, all the buffers are being provided, the open space is being achieved, and drainage improvements. The applicant has agreed to work on the bikeway/pedestrian system which is a requirement of the CFBD amendments. Technically, there are no variance requests involved in this project. We feel that as far as technical requirements goes, it meets the DSO.

Did we ever receive a traffic impact statement on the Sea Crest?

Noll: Yes, we did.

And what did that say as far as traffic onto...?

Noll: I can't remember the exact number.

About 12 or 1300.

Noll: Between 1 and 2 thousand vehicles a day added, in addition to what they generate now.

This is what?

Noll: This, on Pope Avenue, will probably give us somewhere between, well at this point of interchange, 3500 to 4000 vehicles. But you've got to remember that some will go this way and some will go that way. I would say somewhere on Pope Avenue, because of this project, there will be a net effect of 2,000 to 2,500 more cars.

ATTACHMENT G

Was the issue of the incoming traffic into that project in that area addressed? Coming down Pope Avenue and making a left turn to get into the project itself.

Noll: No, they did not address configuration. They're really not required to. This is something that would normally be addressed at the final stage. That will be a very, very key thing as to how this ends up being designed. There needs to be more restriction. One thing we talked, and the applicant has gone ahead and shown us, is that eliminating, they originally proposed an acceleration lane which would require weaving. People coming out here, going west, people coming in to Banker's Trust would create an interstate-type situation where you get weaving. They have gone back at our suggestion and at the State Highway Department's suggestion to a more normal thing where there would still be a lane that is designated as right turns only but there would probably be a stop sign there and there's no acceleration lane.

Going to the top of the chart, what amount of traffic will be coming out of there in that estimate, do you know? (Avocet)

I can't remember the exact numbers.

I believe the projection was for around 1000. That's by this. Remember that it's obvious that this will draw traffic off Pope Avenue. I'm sure this will have much more than 1000 but still well within a two lane road. But it goes without saying that there will be parcels abutting a right-of-way that will be * because it will be closed going along there where there aren't vehicles now.

The right-of-way is provided and existing. The intent was to eventually put that extension in, I believe.

Philips: I'm a little bit confused. First of all, you talk about what a good plan it was. You talked about your concerns, then you talked about this agreement with the traffic count, but not really. My basic question, Is there anything with this project right here that is in violation of the DSO?

Noll: No, there's not.

<question that I couldn't hear about 10% reduction>

Noll: If we get a 10% reduction in commercial that would be wonderful. It's the commercial space that generates ...

It's the commercial you're concerned about?

Noll: Yes, it is. And the reason for that is because of the fact I keep making clear. If we were looking at this project alone on Pope Avenue, if there was no other development going on, Pope Avenue can handle this right-of-way. But we have other projects.

ATTACHMENT G

DRAFT - NOT APPROVED

The combined net effect starts to put Pope Avenue at the low end of still acceptable level of service, still being able to operate without lots of accidents, without extremely low speeds of 20 to 25 mph. You want Pope Avenue to still be able to operate at 30 to 35 mph. Somewhere there's a break point. But the other two projects have already been approved. This project we have to look at a little harder, I think, because it's this project approval that will start to put Pope Avenue at the lower end of the desirable level of service. Unfortunately, it requires an awful lot of analysis which we don't have time to get at. Our feeling is that if we can get a minimum of 10% reduction here in land use, especially commercial square footage, that would be...

Land use?

By 10% land use, I meant both residential and commercial, that's our recommendation.

<question that I couldn't hear)

It's a very urban thing and it's to be encouraged.

Popek: I think what Bill tried to explain was that this is one of those projects that puts us in a gray area where the general character seems to be very much in keeping with the type of development in Central Forest Beach District, except for the fact that the amount of commercial square footage and commercial coupled with the residential development is technically, at the absolute maximum density that you could have and that, in terms of residential density, is even higher in relation to the commercial square footage than other developments in the Central Forest Beach District. That's not necessarily bad, except in context of other developments and as you know, in reading the Ordinance, that the amount of density from 8 to 16 is really a negotiable factor in a development but there are no real standards that say what is an appropriate breakpoint. We tried to show the good and bad parts of, the positive and somewhat negative aspects you need to consider. Your ultimate decision will be based on has the applicant shown that he is entitled to the maximum density allowed. That is your decision to make. There are not a lot of numbers you can look other than basic impact. I think that certainly has to be what makes it up.

<unheard>

I think what it really comes down to, Joe is probably correct in saying that while it doesn't violate the DSO, what we're faced with, if we were just talking 16 units per acre and no commercial, I don't think there'd be any question from the standpoint of traffic impact. But whether you like it or not our present DSO does not prohibit applying gross acreage to residential when you have a large amount of commercial. What I personally would like to see is to see the developer voluntarily begin a reduction in his commercial.

ATTACHMENT G

DRAFT - NOT APPROVED

One correction, Joe Harden did not say that this plan meets the DSO requirements.

One point we didn't discuss and I think is less important, is in terms of tree requirements in the Central Forest Beach District. This is a pretty well treed site and the staff had some concern.

..
If those trees are there you try to leave those to meet those requirements. If you can't you replace what you have to replace. And that's certainly a minimum to be achieved. We're concerned with the amount of square footage, the number of units that at the final stage, given the nature of the parking requirements that it may be difficult to preserve natural vegetation on the site to the extent that could be preserved given somewhat less dense development, but still along the lines with what's being proposed.

<unheard question>

I think that's negotiable whether that's saving existing trees or replacing them so that you meet that requirement. We would like to encourage the developer to preserve the existing trees as much as possible. We're concerned that in vesting land use and density that that may be difficult for him to achieve. We just throw that out for your consideration.

<unheard question>

There's one other point that I'd like to raise. When the Sea Crest Motel project was presented to us for expansion Barry Johnson got up and talked eloquently on behalf of Mr. Graves. He made a flat statement that you needed a minimum of 200 rooms for a hotel to survive. And here we have a proposal for a 50 room hotel and I'm just a little puzzled how a 50 room hotel is going to survive.

<unheard statement>

Any more questions.

I want to ask a question about the Shipyard entrance. They say it's necessary to move the security gate. Is that an option or is that a requirement? That's a requirement? Can that be done?

Noll: I am getting conflicting information from the Hilton Head Company other than what the applicant says. They will have to have it approved by the Hilton Head Company, I'm sure. It's HHCo's entrance. The exact placement of that would have to be negotiated with the company. The applicant told me that they have an agreement of several years back to do this.

<unheard question>

ATTACHMENT G

Some one from the Hilton Head Company told me otherwise. I don't know which is right or wrong. I don't think that as the staff we address that, unfortunately. I think that is something that would have to be negotiated with the Hilton Head Company.

That is a requirement for the project?

<unheard question>

Don [Hook] has a statement.

Yes, I've waited until this point in the proceedings so that we could have a discussion of the project from the staff point of view. This statement is submitted in accordance with the South Carolina State Law 813-460.

As proposed, the Town Center P.U.D. would 1) effectively diminish the common properties of Shipyard Plantation by relocating the Pope Avenue security gate. That's to the best of my belief; 2) it would burden the Pope Avenue entrance to Shipyard Plantation with the traffic volume above and beyond that which is entailed by the present design; and 3) it would add more traffic than that which would be generated by the normally allowable that is minimum development density to a roadway, i.e. Pope Avenue, which abuts Shipyard Plantation, especially at the entrance of Cordillo Parkway and Pope Avenue. This intersection is particularly hazardous because of the offset of Cordillo Parkway from one side of Pope Avenue to the other. I think we need to minimize the hazards at that intersection. I think that I have a potential conflict of interest in this matter because, first of all, I own property in Shipyard Plantation and secondly, I believe that for the reasons listed just now, the Town Center P.U.D. would render Shipyard Plantation a less desirable place in which to reside. And it would therefore tend to diminish Shipyard property value. Because this is the first time that a written statement of potential conflict of interest has been submitted to this Commission, I would call the Commission's attention to a portion of South Carolina 813-460c which requires that "the presiding officer and the members of that governing body [the Commission] shall cause such statement [which I have just read] to be printed in the minutes and shall require that the member be excused from any votes, deliberations and other actions on the matter in which the potential conflict of interest exists and shall cause such disqualification and the reasons therefore to be noted in the minutes." And still in accordance with that provision of State law, I distribute to you this statement.

First time I've ever heard anybody have a conflict of interest <unheard>

If you have a conflict of interest, you use the Commission as a forum for expressing that conflict.

This is in accordance with the laws.

ATTACHMENT G

It's been recorded.

Now we shall move to the performance.

Applicant: (Doug Church) The Town Center P.U.D. is an urban development and it was always intended to be such. The density question of 16 units to the acre, we feel is fair because it's the average density of the existing Central Forest Beach District. There are some extremely dense developments in the Central Forest Beach District far in excess of what we're proposing. Even taking into account the commercial ground, if you equate it into residential density factors, we still are below several developments existing within the CFBD. What we tried to do, in creating this urbanesque environment, was do it in an environment in as sensitive a manner as possible in accommodating all existing surrounding land uses. We have residential use in Shipyard Plantation, intense residential use in Cordillo Villita, and commercial use along Pope Avenue and we have purposely located those functions next to the uses. The commercial tract next to the Banker's Trust, and this widened right-of-way of Cordillo Parkway, the retail uses again next to the existing retail/commercial office use and the residential use adjacent to the existing residential use. Again, we're trying to maintain compatibility. Also, we've exceeded the buffering requirements. Consider buffering between units, we are way in far of excess of what's required. We stacked the units in a diagonal manner rather than a parallel manner instead of just laying. We tried to do that as much as possible, again, to help eliminate this slab sided look which is very tough to buffer. We allow up to 270 feet of buffer at a point of penetration of this type. We are allowed by the CFBD a 50% reduction of open space. We have not asked for that. We have not used that in our calculations. We are using the standard CFBD open space requirement and we have exceeded that. So I think we have gone and tried to do and exceed all the standards of the CFBD, not just meet them but exceed them. We have taken special pains to separate the pedestrian and vehicular traffic as much as possible. We took the suggestion of the Town Planning staff to extend our pedestrian system to Pope Avenue. We have no problem with that; we feel it was a very good idea. The whole concept here is to create the urban environment and we're not ashamed of that or bashful about it. We are creating an urban area. As Bill pointed out, we are trying to create it as a somewhat self-contained community. We recognize that it isn't large enough to satisfy all the community aspects but it does have bits and pieces of a self contained community.

To address the hotel, that's really a misnomer; it's a bed and breakfast inn. That's all it is, it's not a full service hotel. So I think that 200 bed factor really doesn't involve itself here. That is really serving as a focal point or magnet point in a little village complex, which is what is being proposed here. It's to serve as an anchor point at one end and it is to be, again, we're not talking a multi-story, large structure. It's tentatively proposed as a two story structure, small scale,

ATTACHMENT G

personalized, human scale inn - not really a hotel. Again, we've tried to accommodate the area in terms of building height. The design basically represents a building height not to exceed four stories, including the raised aspect of the parking, having the buildings raised above the ground level parking. So from grade, we're talking a total of four stories. We've improved the drainage situation by interconnecting right now, independent, this is an existing lagoon, there's a small wet spot there and there's an existing lagoon here as well as this existing lagoon and this existing lagoon. We have taken special pains to try and maintain them and improve them and connect them so they can function as a stormwater detention system. We recognize the need for that. That's been accommodated; we are accommodating all existing drainage easements that exist on the property. There's an existing one off the Roller property here which we are maintaining; there's an existing pipe off of Cordillo that drains into this existing lagoon and that will be maintained.

Concerning traffic circulation, we've limited, we've tried to disperse the traffic rather than concentrate it in any one location. Because of the density we feel that dispersion is a key factor and that's one reason we have the three main dispersion points. We realize that Tract C is dependent upon the cooperation of our adjoining neighbors. We recognize that fact and we hope that they will work with us on that. We feel that providing this corridor to all these businesses is going to improve the total circulation which could be termed somewhat pitiful right now in there. We feel that would be an improvement in the overall commercial district. The design of this entrance obviously is going to have to meet with state regulations and there is an existing left turn, deceleration lane already off of Pope Avenue and we are picking that up and we have a deceleration lane on our side of Pope Avenue. Again, it gets traffic off of Pope Avenue to not impede the through flow of traffic.

Basically the whole concept is try to work within the many design parameters, the irregularity of the site, the large area of lagoon that surround or are within the site, plus the existing uses around the site. We felt we studied this for several months. We did numerous studies before we came up with this plan. We're not saying that it can't be improved upon but then again, it's a concept. It's the best concept of all the ones we've been able to come up with and we feel we've done and exceeded the Town Ordinance in requesting the 16 units to the acre. I'd be happy to answer any questions.

Have you gotten in touch with each of the adjacent property owners, including Western Sizzlin, Heritage Plaza, Saltaire Plaza, Hilton Head Company, Banker's Trust? Have you made contact with them and have you gotten responses from them?

Each one directly, no. We've talked to Bruce Black of the HH Co. We acknowledge that we have to work with them and they acknowledge that they will work with us and they have no

ATTACHMENT G

particular objections to what we're doing at this point. That is an on-going negotiation. As far as working with the remainder of the property owners, we haven't specifically done that other than contacting them as required by Town Ordinance through certified mail. We went even beyond the 200 feet just to make sure that we didn't forget or miss anybody by trying to declare a 200 foot line. All those negotiations are going to happen before the final plans can be submitted.

<unheard question>

It's been planned through on a preliminary basis. It is our understanding that Avocet Avenue right-of-way is "right-of-way". We have rights to use and we are planning to use it. We have tried to do it in as effective a manner without adversely affecting either our property or our neighbor's property. Again, we have not contacted or sat down with them and said this is what we propose to do. That's an independent process that we will be going through.

The plans here show a lot more open space than what you have up there. This has a lot more open space.

If you account for what's happening, you're right.

<unheard>

This is to show the interrelationship of vehicular-pedestrian space. That's really what the colors represent. The dark narrow line is pedestrian; the next dark line is the main traffic arteries; the light tan represents parking pads and how they actually get divvied up or laid out is yet to be fully explored. But those pads will accommodate the required amount of parking.

<unheard>

Who did the traffic analysis for you?

I did.

It's based on estimated figures.

The traffic counts - you're working with averages - national and local. I think we have made a very honest attempt to give you some idea as to the impact; we have not tried to shape the figures in any way.

Any further questions from the Commission? If not we'll move on to...

Don Billet: I have one Engineer comment to the Town that hasn't been brought up yet. It's a small ... the name is Town Center.

ATTACHMENT G

DRAFT - NOT APPROVED

There is a conflict of names. We will certainly request that they change that. I will now take any opposition from the floor.

My name is *. Robert Christian I am an architect by profession and I manage many condominiums in the NFB area, one of which is Cordillo Villita properties. It was developed after this plan of some years ago by the same developer who is now doing this. The Cordillo Villita project was part of the project that encompassed all of this. It was their choice at that time, our first concern is that the property line for Cordillo Villita runs down the middle of the Cordillo Villita driveway. Should they exercise any control or stoppage of this which is now an easement, the Cordillo Villita property owners in these two buildings could not get into their property. Their property line runs through the center of this driveway. Again, our concern is that we would not have access into this development if they so choose to do something to those easements. We do have, Cordillo Villita Property Owners' Association does have easements over its property. I was a little amused that in this gentleman's statement he said that the blacktop of Cordillo Villita encroaches upon their buffer. If anything, their buffer eases out beyond our blacktop. We're not encroaching upon their buffer at all and I don't think it was ever intended to be that way by the developer.

Our second point of concern is that there is a very critical culvert that drains all of Cordillo Villita property into this lagoon. I looked at the various plans the other day in the office. I couldn't see that this was officially recognized. That lagoon is critical because this entire thing will flood if the lagoon level is not maintained below the level of these catch basins as it was for the first five years of existence here. Every time there was a slight rain, this was full of water to the depth of about a foot and a half. So we would like to have some formal easement or positive statement that no matter whoever owns this property, they must always have this culvert open and that the lagoon level will always be maintained so that Cordillo Villita property is not inundated.

Our third concern is that the culvert at the entrance of Lagoon Road, of * Road to Lagoon Road which is about over here, there are two large storm sewers that come in on an angle and dump right into the corner if you will of that intersection and there's a very deep ditch and hole there that no one seems responsible to improve. It's a hazard. The other concern would be that presently they would allow no construction traffic although it is half of their easement. There would be no construction traffic for this project to come through Cordillo Villita property and I do believe that they have agreed that they would make some commitment on that basis. Those are our concerns.

Thank you for your input.

ATTACHMENT G

I think we would have no problem in providing for that storm drain. As far as the easement, I think that's a perpetual easement regardless of who we sell it to or whoever takes over on it. We would doubly assure that. That is their only access and we cannot deny that or will not deny that. Construction traffic, Pope Avenue associates agree that they will not use that as a construction entrance at all. So we will address all those concerns to their pavement.

<unheard comment>

They have to get permits.

You can change your date whenever you want to?

We have no law.

<concern expressed about the excess traffic and lack of ease of access to Shipyard Plantation. Also discussion re the gate. But much of it was garbled>.

<The flow of traffic was discussed including left turns onto Pope Avenue from Cordillo.>

We are having a transportation study made right now. It's an ongoing thing.

Could you show me on the site plan where the fire station is?

The fire station would be at or in front of the gate if moved.

I'm Austin Parker, a newcomer and terribly ignorant about the process here. What are my rights as an owner and who will help me safeguard my rights as a property owner?

Where are you located?

I'm in 21 Town House Tennis in Shipyard. I'm adjacent to this. I can just hear all the construction noise, etc.

We have to abide by the DSO. We do try hard to do the best we can.

You as an individual have a right to appeal any decision we make to the Board of Adjustments. You must do it within a prescribed time period. I believe it's within 20 days of the decision that's made here. That's your legal right. Whether you choose to pursue it or not, that's your decision.

Any other?

I'm Grace Piper, I live at 701 Sail Master in Shipyard. Did I understand you to say that it would be a change of the Master Plan if they moved the gate at Pope Avenue in Shipyard?

ATTACHMENT G

It looks to me that it would be a change in the Master Plan. We don't know the answer to that question for sure.

That needs a legal answer. You are just moving the guard house within the ownership of the Plantation.

All Shipyard owners have a very strong concern regarding this.

The move is mandated by the HH Co. We are required by the HH Co. to relocate the gatehouse. That is in an official agreement between HH Co and Pope Avenue Associates. Several years ago that was decided that if this property should ever be developed in this manner, commercial tract and commercial development, we would be required to relocate the gatehouse at our expense.

You said this has to be negotiated. With whom would this have to be negotiated?

I didn't think I mentioned negotiation.

I think from what we've heard, there's already an agreement in existence which stipulates a change in the location of the gatehouse at Pope Avenue Associates' expense.

But do the Shipyard people have the right to question the change in the Master Plan?

The lady has a very valid point. The HH Co should be here to give some sort of testimony.

We have already suffered considerable devaluation of our property from the decision to allow commercial use within a residential area which did change the Master Plan. We are now facing the same situation. If the Master Plans are being changed and we are being hurt, we have the right to appeal this project.

If it is a Master Plan change it has to be advertised as such. We're not in a position to rule it as being one or not being one. But it's a separate thing when you change the Master Plan.

I think you have a very valid point. But I'm not qualified to answer whether it constitutes a change in the Master Plan.

If you change the size of the Plantation, it is quite obvious that you are changing the Master plan. If you delete it as much as 1 square foot, you are changing it.

We are not affecting the size of Shipyard Plantation.

What she's arguing though is the change on the Road. She has a legitimate argument.

<unheard>

ATTACHMENT G

We purposely tried to limit the amount of traffic to Cordillo. We can tie Avocet to Cordillo which has been suggested. But we felt again that that was not in the best interest of everybody concerned and we specifically eliminated a cross tie so that the whole development could *. I just want to make the point that the property line definition of Shipyard Plantation is the Cordillo Parkway property line which we are not part of Shipyard Plantation. The shifting of the gatehouse within that property line does take place but the property lines are not being modified in any way, shape, or form.

My name is *. I think there's a misunderstanding about the road. The gatehouse is located...The Cordillo extension road is a public right-of-way and the gatehouse was put right in the public right-of-way and our property line goes out to the middle of that public right-of-way. Hilton Head Company recognized that and said that when we did want to build they would allow us to move it. The gatehouse as it exists at the moment is right on the property line between our property and Shipyard.

I don't know the answer to this question but it's a legal question; it's not a Planning question.

But it has to be defined before the final decision is made.

He has proposed that he can have access to that road and I think if we want to vote on this project and that road is there, then he has to have that road to have approval for this project. Now if he does not have the right to make that road there, then he cannot have approval.

Are you talking * or the road in from Cordillo?

The road in from Cordillo.

We have contacted the Hilton He Company and they are very well aware that we are doing this and what we are proposing. They have said time and time again that they will work with us and we do have an agreement that allows us to do that. The agreement is with the Hilton Head Company. I could show it to you if you'd like to see it. The Hilton Head Company, if they were in objection to us doing that, I think they'd be very well represented here.

What we are concerned about is if it is changing the Master Plan we don't have the right to do it unless it's advertised as such and then come before us.

Why can't it be tabled until that question has been answered - is it a change in the Master Plan? The other comment I have to make is I don't care if the Hilton Head Company or not agrees to it. They agree to a lot of things that the people who are living within that plantation and bought under the understanding that

ATTACHMENT G

this is the Master Plan, it's not going to be changed and we know we're being sold down the river.

What's the Commission feel...should we call for a legal opinion?

I think we have a problem. First of all we have a project before us that is adjacent to Master Planned area that has certainly an impact on a lot of different areas. Second of all we have a project before us that meets the DSO. For consideration, I'll say that we throw the responsibility upon the applicant instead of upon ourselves to work out this little problem of definition and consideration by first of all recognizing that he does meet the DSO coordination of adjacent property owners to address concerns, impacts such as drainage, etc. to put a condition that no change be made to the Shipyard Master Plan to limit commercial usage to the maximum of 98,000 square feet and to hold the dwelling units as stated on this plan. Let him work out his own problem instead of letting the Town work it out for him.

Would you say this meets the DSO if he has to take this out of here?

The staff has said it meets the DSO.

If he has to take that out of here, then he's in a landlocked parcel which means he can't do that. Then it doesn't meet the DSO.

But we have an alternative. Extend Avocet over to that parcel.

Noll: It would not landlock the parcel. There is an existing isthmus between the two lagoons. There would be a connection provided. He could eliminate that and provide a connection right here.

You're not going to solve Cordillo Villita.

<discussion regarding shrinking Shipyard Plantation size>

The boundary line of the plantation is not determined by the location of the gate. They are two independent factors. The plantation does not start at the gate location. A lot of gates are located well within plantation boundaries.

Robert [Graves], I'm going to ask you a question. Are you going to be willing to make any kind of a reduction in your commercial square footage?

<unheard>

We've worked very hard with the land planner to do this.

I understand, but do you understand the concern of the commission on the traffic impact?

ATTACHMENT G

What concern of the Commission?

There is a concern on the traffic impact on Pope Avenue. We can't quantify, we can't say that your project alone is going to create insolvable problems. But there is an accumulative effect. If you look at this project, two thirds of the traffic is coming from the commercial and one third is from the residential units. So I'm asking you, I'm not saying you have to, I'm asking you, will you reduce to some extent, the commercial square footage?

And leave the residential as stated? Are you saying you are ready to approve with that? I don't understand why we did all this work and now we have to give it up.

I don't see that much has been given up.

We went through that ten months ago. I think we made a lot of progress in design. We want to continue doing that.

With a voluntary reduction in square footage of commercial, I'd personally be willing to vote for it.

What amount are you talking about?

The staff suggested 10% reduction.

I'd be glad to discuss it with my partner. If you say everything's o.k.

I'm concerned when I look at the cumulative effect of the traffic. My other problem is the legal question. I would like a legal opinion on the [access]. You may have to consider the possibility of moving that access in the event the legal opinion rules against this question of the gatehouse. Then it's o.k. with me.

We have the capability of another way in -- two other ways. So that's not our sole source. We just felt that was the best way to split and disperse the traffic.

And it may be as far as I'm concerned. It looks like the best way. But on the other hand, I think this woman does have a valid point and I think that point should be resolved.

I'm sure the HH Co will see to it that it is resolved.

I think your plan is good.

If we got things ironed out.

MOTION: Approve this project with the following conditions: 1) first of all there will be coordination with the adjacent property owners to address the concerns and impact; 2) to have no change in the Shipyard Master Plan; 3) to have a 10% reduction of commercial area.

ATTACHMENT G

DRAFT - NOT APPROVED

Moved: Philips
Second: Malanick.

Vote: 6-0-1 (Hook)

Who is to resolve the question of the Master Plan before the Planning Commission staff decides the issue?

By the way it is stated, it is the applicant's responsibility to resolve that question.

Question was made of Mr. Hook's abstaining.

ATTACHMENT G

TOWN OF HILTON HEAD
Development Permit

CASH RECEIPT

Date 12/7 19 84

000078

Received From [illegible]

Address

Dollars $ 125.00

For [illegible]

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	125	00	CHECK	#774	
BALANCE DUE			MONEY ORDER		

By [illegible]

CRB-111-3

ATTACHMENT G

BSUPN.-6 H.

2 Grey Beech Lane
Pomona, New York 10970
December 6, 1984

Town of Hilton Head Planning Commission
Town Hall
Matthews Drive
Hilton Head, South Carolina 29938

Gentlemen: Re: Town Center

Attached is photo of correspondence and envelope received from my Post Office on Wednesday, December 5, 1984.

The envelope is postmarked November 27 at Hilton Head, November 28 at Savannah, and was received in Pomona, New York on December 4.

Apparently, Pinkney Associates has complied with the letter of the law in this mailing, but obviously evaded the spirit and intent of the law. I hope that the Planning Commission reviews this submission (or by this time has reviewed) most carefully and conscienciously, since the timing of the notice to property owners certainly makes the project suspect.

Thank you for your interest and consideration.

Very truly yours,

Thomas W. Torpey

Thomas W. Torpey, Owner
Town House Tennis III #23
Shipyard Plantation

TWT:BAC
Enclosure

cc: Douglas B. Church
ASLA

RECEIVED
DEC 10 1984

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Edward Pinckney/Associates Ltd.

AFFIDAVIT

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

THE UNDERSIGNED STATES THAT HE IS AN AUTHORIZED AGENT FOR POPE AVENUE ASSOCIATES, THAT SECTION 16-7-841 1) OF THE DEVELOPMENT STANDARDS ORDINANCE WAS COMPLIED WITH ON NOVEMBER 20, 1984, 2) SECTION 16-7-841 (2) WAS COMPLIED WITH ON NOVEMBER 30, 1984, AND 3) WAS COMPLIED WITH ON NOVEMBER 28, 1984.

DOUGLAS B. CHURCH, ASLA
EDWARD PINCKNEY/ASSOC., LTD.
FOR POPE AVENUE ASSOCIATES

SWORN TO, BEFORE ME, THIS DAY OF DECEMBER 5, 1984

NOTARY PUBLIC

My Commission Expires October 7, 1991

SEAL

RECEIVED 12/6/84 WEN

Landscape Architecture · Planning
Hilton Head Island · South Carolina 29938 · Box 5339 · One Fox Grape Road · Telephone 803-785-4265
Charleston · South Carolina 29401 · 247 Meeting Street · Suite 200 · 803-723-9596

ATTACHMENT G

☒ Karen ☐ Bill N
☐ File

P.O.B. 4724
Hilton Head, S.C. 29939
December 3, 1984

Mr. William Issel
Director of Planning and Inspections
Town of Hilton Head
P.O.B. 66$9
Hilton Head, S.C. 29928

Dear Mr. Issel,

Re: The Town Center

This is to inform you that the three of us at 21 Cordillo Villita are totally against the Town Center project that comes within 200 feet of our property.

This island has more than enough dwelling units, hotel and commercial space already.

Please register our total protest against this venture.

Very truly yours,

Sandra Dermer

Sandra Dermer for

Lynn, Sandra and Estelle Dermer

Received
12/5/84

ATTACHMENT G

Files

Telephone (803) 681-5922
or 842-4702

WHALLEY CONSTRUCTION COMPANY, INC.
General Contractors — Engineers — Construction Managers

Mailing Address
507-B Pineland Mall
Office Bldg.
29928

Street Address
507-B Pineland Mall
Office Bldg.

Hilton Head Island, S.C.

December 3, 1984

William Issell
Director of Planning & Inspection
Town of Hilton Head
P. O. Box 6659
Hilton Head Island, S. C. 29938

RE: POPE AVE. ASSOCIATES
PLANNED DEVELOPMENT

Dear Sir:

In regards to the Pope Avenue Associates proposed development plan, my concerns are as follows:

1) Along the SE property line bounded by Cordillo Villita, the proposed buffer zone of 22½' is presently being occupied by the access road to the west side of Cordillo Villita; so in fact, there is no buffer zone. Perhaps the developers of Cordillo Villita can explan just how Cordillo Villita was located with the road on the adjoining property.

2) During prolonged heavy rains the side of Cordillo Villita floods and as I understand it, the Hilton Head Company lagoon system is at such a level there is no way to prevent this. With the proposed expansion, just how will the run-off be taken care of to prevent further aggrevation of this flooding.

3) My other concern is the removal of a large 36" oak tree and several other large trees around the boundary to provide rear access to the proposed expansion.

Very truly yours,

WHALLEY CONSTRUCTION COMPANY, INC.

William B. Whalley

William B. Whalley
Owner, 28 Cordillo Villita

WBW:lmf

RECEIVED

ATTACHMENT G

TOWN CENTER P.U.D.

The Planning Staff feels the project is in basic conformance with the Development Standards Ordinance, but there are potentially adverse impacts associated with it. It is difficult to make a formal recommendation; instead, we will address the primary concerns & positive/negative aspects of the project. This will hopefully lead to informed decision-making.

① DENSITY- Applicant proposes 242 units (incl. 20 equivalent units for a 50 rm. hotel) on 15 acres, which is a gross density of 16 d.u./acre, the absolute maximum allowable in the Central Forest Beach District. Net densities per acre are in the range of 20-30 units per acre. This results from the fact that approx. 100,000 s.f. of commercial space is also proposed in the development, which will have to occupy a portion of the acreage. The result is a definitely urban character development.

Considerations-

- Central Forest Beach District densities generally are in the range of 10-15 units/acre, although there are substantially higher densities. Net density of Town Center is exceedingly high, even for the CFBD.
- most CFBD developments are not mixed use (or very limited mixed use), so even net densities are much lower than

ATTACHMENT G

Town Center

- The intense, mixed-use concept of Town Center allows for a very pedestrian-oriented, almost-self-functioning environment to occur, which is desirable.
- If the developer can achieve such a uniquely intense plan within the parameters of the DSO, such is commendable because it proves high density can be achieved without sacrificing good design, buffering, and provision of required open space. The general massing and scale of structure proposed on the tract is generally consistent with that seen elsewhere on the Island.

② CIRCULATION - An excellent pedestrian circulation system is proposed at 2nd level. Pedestrian/vehicle systems are segregated, with little conflict.

Considerations -

- A public bikeway system could be an integral part of this plan, making connection from N. Forest Beach Dr. to Pope Ave. & Cordillo Pkwy.
- Tract "C" is shown to be accessed from the adjacent Western Sizzlin & Heritage Plaza Properties. There is no direct access proposed from the balance of the P.U.D. This proposal is fine in concept but will require much cooperation with off-site owners and

ATTACHMENT G

quite probably require off-site improvements. Such variables are unknown factors. Generally, an integrated & unified P.U.D. wide circulation system is preferable and to be encouraged.

- Provision should be made for an Avocet-Cordillo connector street. This is suggested by both the Staff & Mr. Sonny Timmermann of the State Highway Dept.

③ TRANSPORTATION - the project obviously will generate a substantial amount of traffic, and impact on Pope Avenue is a given. However there are considerations:

- the plan provides dispersal of trips by the extension of Avocet and site connections with Cordillo Parkway.
- the Avocet extension provides an alternate path and may reduce congestion on lower Pope Ave. and Coligny Circle. On the other hand, Avocet may become "too-well" used and dump excessive traffic onto Lagoon Rd. & N. Forest Beach Dr.
- Preliminary staff review indicates Pope Avenue can readily handle the additional traffic based on existing counts. <u>However</u>, additional development on the lower end of Pope Ave. (Seacrest, Coligny Hotel, restaurants, etc.) will also increase traffic. It is likely Pope Avenue will still operate at a fair to good

ATTACHMENT G

level of service, but the traffic situation will be markedly more congested than now, with lower operating speeds.

- The Pope/Avocet intersection design is extremely important and requires good cooperation among all parties.

④ PARKING - the developer has maximized land use by utilizing at-grade parking with structures constructed above.

Considerations:

- by placing parking underneath buildings, open space and trees are preserved elsewhere on the site.
- it is likely that areas of parking and building construction will require clear-cutting in order to achieve the design presented.
- attention should be given in final design as to ways to mitigate the appearance of the project as a parking lot/garage with buildings above. Extensive interior landscaping and buffering will be needed.

⑤ DRAINAGE - special attention should be directed towards improving drainage in the area. If approved, the developer should present a plan for improving drainage in the area.

ATTACHMENT G

OVERVIEW

The Staff would encourage that the density of the project be reduced, whether in terms of dwelling units or commercial sq. footage. Unfortunately, the DSO does not set forth clear criteria nor are there any quantitative guidelines the Staff can set forth. Density in this case is a subjective matter. "Too dense" can not be identified.

Reduction in commercial square footage is perhaps the most desirable, because it will reduce traffic impact more directly. However, reduction in dwelling unit density is more defensible under the DSO, as the Commission is given the power to approve or disapprove the petition for up to 16 units/acre.

There are positive elements to the project, so outright disapproval is discouraged. Staff would suggest the Commission consider at least a 10% reduction in the uses requested.

Application filed - 11/5/84
Rejected as incomplete - 11/14/84
Application complete - 11/19/84
Commission must act by - 12/19/84

ATTACHMENT G

- coordination w/ adjacent property owners
- no change in Shipyard Master Plan
- 10% reduction in commercial sq. footage (9800 #)

ATTACHMENT G

Ⓐ RESIDENTIAL

222 x 5.7 = 1265 trip ends, assume 10% internal → 1139 trip ends
ASSUME 75% → POPE AVE. → 854
25% → ANOCET → 285

Ⓑ HOTEL
50 x 10.1 = 505 trip ends
ASSUME 90% → POPE AVE. → 455
10% → ANOCET → 50

Ⓒ OFFICE
40 x 12.3 = 492 trip ends
ASSUME 85% → POPE AVE. → 418
15% → ~~ANOCET~~ SHIPYARD → 74

Ⓓ SPECIALTY RETAIL
41 x 40.7 = 1669 trip ends, assume 10% internal → 1502 trip ends
ASSUME 80% → POPE AVE. → 1202
20% → ANOCET → 300

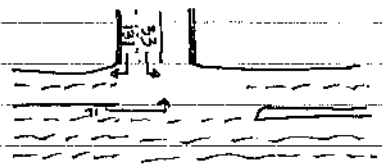
Ⓔ GENERAL RETAIL
17 x 117.9 = 2004 trip ends, assume 10% internal → 1804 trip ends
ASSUME 80% → POPE AVE. → 1443
20% → ANOCET → 361 20% EAST 80% WEST

TOTAL ANOCET BOUND → 1070-74 = 996
TOTAL POPE AVE. BOUND → 4372 → 418 = 3964 AM at cordillo at main entry 741 3163

ATTACHMENT G

TRACT "C" IS ACCESSED THRU WESTERN SIZZLIN & HERITAGE PLAZA
THERE IS AN ALTERNATE SCHEME

ATTACHMENT G

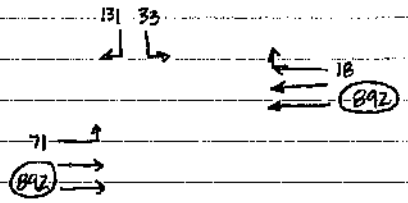


PEAK HOUR OUT

Assume 8% pk. hr. = 253

Assume 65% out / 35% in = 164 outs & 89 ins

22,300 ADT ON POPE AVE. 6/84 → 8% is 1784 (assume 50/50 split)



WB	892	0.55	491
EB	892	0.55	491
SB	131	1.00	131

	WB	SB	EB	
THROUGH	491	131	491	562 + 131 = 693
OPPOSE	71	0	0	
TOTAL	562	131	491	

ATTACHMENT G

TOWN CENTER P.U.D.

*1) FILING FEE - TOTAL ~~35.80~~ 120.80 P.D. 11/21 BALANCE 126

2) STREET WIDTHS - WILL THEY BE 50' R.O.W.? SHOW ON PLAN (AVOCET) - ~~4~~ 1' PUBLIC R.O.W. PUBLIC DEDICATION?

3) LAGOON - STORM DRAINAGE EASEMENT POSSIBLY OTHER AREAS AS WELL - CHECK W/ HILTON HEAD CO.

4) EXPLAIN PARKING ARRANGEMENT / CIRCULATION

*5) PROFESSIONAL SEAL - registered land survey on plat w/acreage

6) HIGHWAY DEPT. COMMENTS - IMPORTANT, CHECK W/ STATE ON THIS MAIN ACCESS

7) PSD COMMENTS - PRELIM. APPROVAL

*8) STATUS OF CONTACT W/ DHEC

*9) VERIFY CORRECT FLOOD DISTRICTS - FLOOD DISCLOSURE STMT.

*10) HILTON HEAD CO. APPROVAL (SEC. GATE RELOCATION)

*11) PHASING? - SHOW LINES OR APPROX. TRACT LINES

*12) SWORN AFFIDAVIT

13) HAS NOT SIGNED WAIVER FORM - SHOULDN'T BE ON AGENDA

CHECK ON CORDILLA VILLITA PARKING AREA WHICH INTRUDES ON THIS P.U.D (need for easement?)

CORDINATE w/ utilities

FIRE - access to pool complex should be shown

~~- Find out if fire hydrants should be shown location is OK~~

revise plan to show approved hydrant location

MAKE SURE NO LOCK OUT UNITS PLANNED

DOUBLE COUNTING!

IMPERVIOUS SURFACE ALLOWABLE - must include lagoon surface

- commercial / hotel → 7.6 acres x 0.60% = 4.56 acres
- 16 d.u./acre residential → 7.6 acres x 0.75% = 5.63 acres

Total P.U.D.-wide allowable impervious surface = 10.19 acres (67.44%)

APPEARS O.K. but enter correct info on

DISCREPANCY in lagoon surface calcs. - is it 2.25 acres or 2.9 acres?

TRAFFIC IMPACT - review & verify, also contact Hwy. Dept. to make aware, ask about bikeways

ATTACHMENT G

Edward Pinckney / Associates Ltd

November 27, 1984

Thomas & Lenore Torpey
42 Grey Beech Lane
Ardmore, NY 10970

To Whom It May Concern:

Please be advised that Pope Avenue Associates has applied for a preliminary development permit to the Town of Hilton Head Island, S.C. to develop The Town Center on land located on Pope Avenue behind Western Sizzlin which is within 200 feet of your property. The project consists of approximately 242 dwelling units, 50 hotel rooms, and 98,000 square feet of commercial area.

The Town of Hilton Head Island Planning Commission will meet to consider this project on December 5th, 1984 at 9:00 A.M. at The Town Hall. If you wish to review plans of the project at the Department of Planning and Inspections at Town Hall, Northridge Business Park, Matthews Drive, call 681-9440 for an appointment.

Sincerely,

Douglas B. Church

Douglas B. Church, ASLA
for Pope Avenue Associates

DC/af

Landscape Architecture • Planning
Hilton Head Island • South Carolina 29928 • Box 5317 • One Fox Grape Road • Telephone 803-785-4766

CLAIM CHECK NO.
324379

☐ HOLD

DATE
11-7
1ST NOTICE

2ND NOTICE

3 RETURN

Detached from PS Form 3816-A Oct. 1980

Edward Pinckney / Associates Ltd

Thomas & Lenore Torpey
42 Grey Beech Lane
Amona, NY 10970

ATTACHMENT G

LAW OFFICES
OF
BARRY L. JOHNSON
ATTORNEY AT LAW
SUITE 106, SAPELO BUILDING
POST OFFICE DRAWER 5319
HILTON HEAD ISLAND, SOUTH CAROLINA 29938
TELEPHONE (803) 785-9030

November 26, 1984

OFFICE:
S.C. HIGHWAY 46
MARGARITAVILLE
P.O. DRAWER 710
BLUFFTON, S.C. 29910
TELEPHONE (803) 757-3000

Hon. Orion Hack, Chairman
Hilton Head Planning Commission
Town of Hilton Head Island
Post Office Box 6659
Hilton Head Island, S.C. 29938

RE: Portion of Parcel 5-B Central Forest Beach District, Hilton Head Island

Dear Mr. Hack:

We acknowledge receipt of Mr. Issel's letter to me dated October 9, 1984 and we acknowledge understanding of its contents.

As we have maintained throughout the term of discussion of Vested Rights with the Town of Hilton Head Island, the Town has no right, in our judgment, to impose Vested Rights requirements in derogation of South Carplina law. Further, some months ago, well prior to July 31, 1984, I had written and requested that we have an indefinite, repeating type extension request granted pertaining to the Vested Rights Application of Pope Avenue Associates, owner of the above property, subject to our reservation as to the Town's Vested Rights power, mentioned hereinabove, and repeatedly stated in writing and otherwise to you and other Town officials.

We will continue to comply with your picayune request for further monthly extensions of our Vested Rights Application in this matter in light of the bureaucratically obtuse and rigid position taken in your letter of October 9, 1984 written over Mr. Issel's signature.

In such regard, please accept this letter as our further request for an additional 30-day extension through December 30, 1984. Frankly, I would like you to consider this as an

RECEIVED
NOV 29 1984

ATTACHMENT G

extension request through December 31, 1984 but, given your attitude, it appears that I will need to make some further request as of December 30, 1984, inasmuch as the month of December happens to have 31 days. This is not an issue you have raised with us in the past, and we can only assume from the attitude reflected in Mr. Issel's letter of October 9, 1984 that your adherence to the letter of the law in derogation of its spirit must be anticipated.

Thanking you and with best personal regards, I am

Most sincerely,

Barry L. Johnson

BLJ/lk

cc: Mr. William E. Issel
Mr. Carey Smith
Pope Avenue Associates

ATTACHMENT G

file

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 785-2329

November 26, 1984

Mr. Douglas B. Church
Edward Pinckney/Associates, Ltd.
Box 5339 One Fox Grape Road
Hilton Head Island, S. Carolina 29928

Re: Town Center P.U.D. Development Permit Filing Fee

Dear Doug:

Please find below the correct filing fee calculation for the Town Center P.U.D. development permit application submitted on November 5, 1984. The minimum base fee of $125.00 was not included with the other additional charges.

Your fee is calculated as follows:

1) Minimum base fee ------$125.00
2) Planned unit development ----- $8.00/Acre
   $8.00 x 15.1 = $120.80
3) Subtotal - $125.00 + $120.80 = $245.80
4) $120.80 filing fee paid 11/21/84
5) $245.80 - $120.80 = $125.00
6) $125.00 filing fee balance due

Please contact me at Town Hall if you have any questions.

Sincerely,

Michael E. Orr

Michael E. Orr
Planner Technician

MEO:mlw

Incorporated 1983

ATTACHMENT G

Edward Pinckney / Associates Ltd.

November 21, 1984

Mr. R. J. Weeks
District Administrator
South Carolina Highway Department
P. O. Box 70159
Charleston, SC 29415

11-27-84
hg

RE: TOWN CENTER P.U.D. HILTON HEAD ISLAND, SOUTH CAROLINA

Dear Mr. Weeks:

We would appreciate your review and comments on the entrance we are proposing at the existing median cut on Pope Avenue. I have included a copy of our letter to the Hilton Head Island Planning Department describing the proposed scope of the design.

If you have any questions, please call me.

With kindest regards, I am

Sincerely,

Douglas B. Church, ASLA

encl. Preliminary Master Plan
Narrative Letter

DB/af

Landscape Architecture • Planning
Hilton Head Island • South Carolina 29938 • Box 5339 • One Fox Grape Road • Telephone 803-785-4265

ATTACHMENT G

Edward Pinckney / Associates Ltd.

November 19, 1984

Ms. Karen Popek
Chief Planner
Town of Hilton Head
P. O. Box 6659
Hilton Head Island, SC 29938

RE: TOWN CENTER PUD

Dear Karen:

This letter is in response to the planning staff letter of review, received by our office on November 16, 1984, and is enumerated accordingly. I believe this letter accurately recounts what Michael Orr of your staff and I discussed on this date.

1. The flood district disclosure statement was on the plan.

2. Finish grade elevations will be provided when final plans are prepared of the various sections of the development in accordance with accepted prior procedure.

3. Tree removal is dependent on final location of improvements, which are not specifically known at this preliminary stage. This information shall be provided when firm improvements locations are known and submitted for review.

4. Proposed widths of the street is twenty-four feet.

5. Recorded drainage easement and covenant shall be provided.

6. The drawings will be sealed as appropriate per state law and liability questions.

7. As you know, DHEC does not provide comments on any preliminary designs.

8. We will contact the South Carolina Highway Department to inform them of our proposed sole access to our property from Pope Avenue across from an existing median out, and request their review and comment. A copy of this letter will be forwarded to you.

RECEIVED 11/19/84 WEN

Landscape Architecture • Planning
Hilton Head Island • South Carolina 29938 • Box 5339 • One Fox Grape Road • Telephone 803-785-4265

ATTACHMENT G

epa

9. We will be able to comply when you provide us with the notice.

The filing fee of $120.80 will be provided prior to the hearing on December 4, 1984.

Please call me if you have questions.

Sincerely,

Douglas B. Church, ASLA

cc: Orion Hack
Charles Pigg
Ed Pinckney
Don Hook
John Present
Joe Harden
Debra Phillips
Michael Malanick

Pope Avenue Associates
Robert Graves
Richard McGinity
Robert Crum

encl. Drainage easement
Sealed prints

ATTACHMENT G

TOWN CENTER

1

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 785-2329

NOTICE OF INCOMPLETE APPLICATION
FOR DEVELOPMENT PERMIT

NOVEMBER 14, 1984
Date

Dear Applicant:

Your Application has been reviewed by the Planning & Inspections Department and found incomplete under the provisions of the Town Development Standards Ordinance. Missing information is listed on the following attachment(s). You are hereby notified that the Application is rejected (not considered "filed") and is available for you to pick up at Town Hall, 40 Palmetto Parkway in Northridge Park. The Application package will be retained for (10) calendar days from the date of this notice.

Though your Application is incomplete, you may still request that it be reviewed. There are two (2) alternatives for you to consider:

Alternative 1: You may submit, in writing, a request for your Application to be reviewed as now submitted. This request must be received by the Planning & Inspections Department within (10) calendar days from the date of this notice. The filing date then becomes the original date of submission. You should realize an incomplete application may be grounds for disapproval of your project.

Alternative 2: You may submit the requested missing information, in which case you voluntarily waive the right to Planning Commission action within (60) days of the original filing date of your Application. Under this alternative, you agree to submit the missing information and recognize that your Application will be reviewed by the Planning Commission only when it is complete. The Application will be reviewed within (60) days of the date of completeness. You should verify in writing within (10) days from the date of this notice that you have elected to follow this procedure.

If you choose to remain in the Application process, select which alternative you will follow and sign your name below as appropriate. If you have questions, contact Bill Noll or Karen Popek at (803) 681-9440. Return a copy of this signed letter to the Town of Hilton Head Island Planning & Inspections Department.

Alternative 1: I want my Application to be reviewed as now submitted. I understand an incomplete application may be disapproved. I will pay the filing fee prior to the hearing.

Date Signed _____ Signature of Applicant (or Agent for Applicant) _____

Alternative 2: I will submit the missing information as requested. I understand that my Application will not be reviewed until it is complete. When complete, the Application will be considered as a formal submittal and the date of Completeness will be the official filing date. The commission will act on my Application within (60) days of that date. I will pay the filing fee prior to the hearing.

Date Signed _____ Signature of Applicant (or Agent for Applicant) _____

ATTACHMENT G

PROJECT NAME: TOWN CENTER NOTICE DATE NOV. 14TH, 1984

NOTICE OF COMPLETENESS
OF APPLICATION FOR DEVELOPMENT PERMIT

TOWN OF HILTON HEAD ISLAND
P. O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 785-2329

Dear MR. PINCKNEY,

We have received your application for the following type of development permit approval:

(X) Preliminary

( ) Final For Construction Only

( ) Final

( ) Combined Preliminary/Final

Your application is:

( ) complete and will be scheduled for review by the _____ _____ on _____ at _____ A.M/P.M. at _____ _____, Hilton Head Island, South Carolina.

A filing fee of _____ must be paid before any further action will be taken on your application. Checks should be made payable to the Town of Hilton Head Island and should show the project name on the face of the check. Please pick up your notice sign at Town Hall to post your property.

(X) rejected for review by the PLANNING COMMISSION at this time. See enclosure for details.

You have until MONDAY, NOVEMBER 19TH, 1984 to complete your application to be reviewed at the next meeting. Complete applications submitted after that time will be reviewed at the next eligible meeting. Please pay a filing fee of $_____. Checks should be made payable to the Town of Hilton Head Island and show the project name on the face of the check.

Please contact the Department of Planning and Inspections at 803/785-2329 for information.

By: [signature] FOR
William E. Isael
Director of Planning & Inspections

ATTACHMENT G

TOWN CENTER
NOTICE OF INCOMPLETE APPLICATION FOR DEVELOPMENT PERMIT
NOVEMBER 14, 1984

YOUR APPLICATION IS MISSING THE FOLLOWING ITEMS:

1.) FLOOD DISTRICT DISCLOSURE STATEMENT.
PRELIM. N/A 2.) PROVIDE FINISH GRADE ELEVATIONS OF ASPHALT AREAS
PRELIM. 3.) PROVIDE TREE SURVEYING PLAN IDENTIFYING TREES TO BE REMOVED
4.) PROPOSED WIDTHS OF STREET SYSTEM.
5.) RECORDED STORM DRAINAGE EASEMENT PLAT AND COVENANT FOR CATCHMENT NO. 2 AREA.
? 6.) PROVIDE APPROPRIATE PROFESSIONAL SEALED DRAWINGS FOR ALL PLANS SUBMITTED.
PRELIM. 7.) COMMENTS FROM DHEC FOR WATER AND SEWER SYSTEMS.
8.) SOUTH CAROLINA HIGHWAY DEPARTMENT COMMENTS FOR CURB AND MEDIAN CUTS.
9.) SWORN AFFIDAVIT OF COMPLIANCE WITH PUBLIC NOTICE REQUIREMENTS (SUBMIT WHEN PUBLIC NOTICE COMPLETE.)

FILING FEE

YOUR FEE IS CALCULATED AS FOLLOWS:

1.) MINIMUM BASE FEE → $125.00
2.) PLANNED UNIT DEVELOPMENT → $8.00/ACRE – $8.00 X 15.1 = $120.80
11/21 3.) [~~$120.80~~ TOTAL FEE] $245.80

* NOTE: IF YOU PREVIOUSLY SUBMITTED ANY OF THE ABOVE INFORMATION, PLEASE DISREGARD THOSE ITEMS.

ATTACHMENT G

APPLICATION FOR DEVELOPMENT PERMIT

TOWN OF HILTON HEAD ISLAND, P.O. BOX 6659, HILTON HEAD ISLAND, SC 29938 - (803) 785-7329

RECEIVED 11-15-84

COMPLETE ALL PARTS OF THIS APPLICATION - SEE ATTACHED INFORMATION

1) I am applying for the following type of Development Approval (Check one only):

* Preliminary ____ Final ____ Combined Preliminary/Final ____ Final for Construction of Improvements Only

2) Check any of the below which apply to this project. If none apply, place a check here____. This application is for:

a) ____ A Planned Development (PD) Plan
b) ____ A site within a PD
c) ____ The ____ Phase of a PD
d) * A Planned Unit Development (PUD) Plan
e) ____ A site with a PUD
f) ____ The ____ Phase of a PUD
g) ____ Change in the use of an existing structure
h) ____ Re-establishment of an abandoned use
i) ____ Alteration of a natural waterbody (or edge)
j) ____ Demolition
k) ____ Project needing a variance; application for variance is attached
l) ____ Alteration/Addition to a structure only
m) ____ Subdivision Plat Recording Only
n) ____ Temporary Use only
o) ____ Earthwork/Mining only
p) ____ Tree removal only
q) ____ Curb Cut only
r) ____ Utility Construction only

3) Name of Project: TOWN CENTER

Location of Project: Northeast side of Pope Ave., adjacent to Banker's Trust Shipyard Plantation.

This site is located on Tax Map Number(s) 18, Parcel(s) 5B, Lot(s) ____, and includes a total acreage of 15.109 Acres.

4) Name, Address, Telephone Nos. of: (Attach separate sheet if necessary)

Owner(s) of Record	Applicant(s)	Agent (if applicable)
Pope Avenue Associates	Edward Pinckney/Assoc., Ltd.	
11 Lagoon Road	P. O. Box 5339	
Hilton Head Island, SC	One Fox Grape Road	
29928	Hilton Head Island, SC 29938	

5) Check all the uses proposed for this development and supply (if known) the number of units, acres or square footages where indicated.

____ Commercial-Office, Sq. Ft. +/- ~~48,000~~ 40,000
____ Commercial-Retail, Sq. Ft. +/- ~~67,000~~ 55,000
____ Commercial-Wholesale, Sq. Ft. ____
____ Transportation Facil., Sq. Ft. ____
____ Utility Facility, Sq. Ft. ____
____ Residential-Single Family Structure(s), Total Units ____, Ttl. Sq. Ft. ____
____ Residential-Multi-Family Unit(s), Total Units 222, Ttl. Acres ____
____ Residential-Mobile Home(s), Total Units ____, Ttl. Sq. Ft. ____
____ Other Use (explain) ____

____ Industrial, Sq. Ft. ____
____ Institutional, Sq. Ft. 50
____ Hotel/Motel, Ttl. Units ~~100~~ RMS
____ Warehousing, Sq. Ft. ____
____ Temporary Use, Sq. Ft. ____

6) Read and sign the following:

To the best of my knowledge, all information submitted on this Application and accompanying plans, drawings, specifications or written documents is true, factual and complete. I understand the Application will not be reviewed and/or acted on until I have submitted all the information required by Title 16 of the Town of Hilton Head Island Code. I also have read and clearly understand the Public Notice requirements of Sections 16-7-841 and 16-7-842 of Title 16, Town of Hilton Head Island Code, and agree to comply with these requirements.

Signature of Applicant (or agent) — Date 11/15/84

NOTE: THIS APPLICATION IS INCOMPLETE UNTIL SIGNED AND DATED ABOVE

ATTACHMENT G

TOWN OF
HILTON HEAD ISLAND

P.O. BOX 6659, HILTON HEAD ISLAND, S.C. 29938
(803) 785-2329

Dear Applicant:

We are requesting that you supply the following additional information in your Application. Please fill in all blanks. If a particular piece of information does not apply to the project, write "N/A" in the blank. Thank you.

1. The site now has 0 (no.) of buildings.
2. Number of new buildings or structures proposed 9 +.
3. Total no. of units in buildings: 212 residential.
   Unknown commercial
   50 ~~100~~ other Hotel Rooms
4. Units per building Varies
5. Type of building use is Mixed.
6. a) Is there commercial use? * yes
   ____ no
   b) How many sq. ft. of commercial space? +/- ~~115,000~~ 98,000
7. a) Height of tallest structure in feet 50.
   b) Height of tallest structure in stories 3.

ATTACHMENT G

Edward Pinckney / Associates Ltd.

November 5, 1984

Mr. William Issel
Director of Planning and Inspection
Town of Hilton Head Island
P.O. Box 6659
Hilton Head Island, SC 29938

RECEIVED 11/5/84 4:00 PM

Re: Town Center P.U.D. - Application for Preliminary Approval of Master Plan

Dear Mr. Issel:

On behalf of Pope Avenue Associates, we are submitting this application for approval.

The Town Center PUD is located on approximately 15.1 acres on the east side of Pope Avenue, south of Cordillo Parkway/Shipyard entrance, north of Cordillo Villita and west of Shipyard Plantation. It is in the Population Distribution District known as the Central Forest Beach District which permits up to sixteen (16) dwelling units per gross acre. The PUD has access to sewer, water and storm systems.

Tracts 'A', 'B', and 'C' comprise approximately six and six tenths (6.6) acres of mixed commercial use. Tract 'A' is planned as 40,000 SF of office area with 200 parking spaces. Tract 'B' is expected to be a specialty retail village of 41,000 SF with 226 parking spaces. Tract 'C' is anticipated to be 17,000 SF of general retail area with 93 parking spaces.

Tract 'D' is a one (1) acre area for a "Bed and Breakfast" inn with 55 parking spaces. This hotel is incorporated into the village as an anchor use.

Tract 'E' is a seven and one half (7.5) acre area with two hundred twenty-two (222) dwelling units located in four (4) clusters of three (3) story buildings. The units will most probably be sold as condominiums. The possibility also exists that the units may be rented out and managed by the inn as an extension of its hotel operation.

The intent of this PUD is to provide a relatively self contained community for 1) the young professional/career oriented individual who can live, work and recreate in one location, 2) businesses that want convenient visitor/client accommodations and entertainment facilities, 3) investors desirous of quality and convenient living accommodations in addition to a good rate of return on their investment, 4) retailers who appreciate the built-in sales advantages inherent in this kind of managed concept.

Vehicles and pedestrians are generally separated, especially within the interior, high activity areas of the PUD. This has been accomplished by raising all buildings, over on-grade parking, and interconnecting them, on the raised level, with plazas, boardwalks and courtyards.

Landscape Architecture • Planning
Hilton Head Island • South Carolina 29938 • Box 5339 • One Fox Grape Road • Telephone 803-785-4265

ATTACHMENT G

A Property Owner's Association(s) and Management Contractor are the intended vehicles anticipated to handle ownership, maintenance, and operation of this community. Streets, drives, and parking lots shall be the fire lanes for emergency vehicles.

The schedule for development is dependent on TPC approvals and market absorbtion. We understand the application fee will be computed by your staff and reported to us in time for the December 4, 1984 Planning Commission meeting. Additional detailed information concerning this PUD can be found in the accompanying Development Impact Analysis.

Please let me know if you need any additional information or have any questions.

With kindest regards, I am

Sincerely

Douglas B. Church, ASLA
EDWARD PINCKNEY/ASSOCIATES, LTD.

cc: Pope Avenue Associates
Robert L. Graves
Richard A. McGinty
Robert S. Crum

Hilton Head Island TPC Members
Orion Hack
Edward Pinckney
Charles Pigg
John Present
Don Hook
Joe Harden
Debra Phillips
Michael J. Malanick

Enclosures:
.Two (2) each
Town Application
Development Impact Analysis
Contiguous property owners list
Letters to/from Forest Beach Public Service District
Letters to/from Hargray Telephone Company
Letters to/from Palmetto Electric Cooperative
Letters to/from Plantation Cablevision TV
Letters to/from Pargas of Hilton Head, Inc.
Legal Description
. Five (5) each
Conceptual Master Plan
Topo/Boundary/Tree Survey
Wastewater collection system &
Water distribution system
Stormwater management system

ATTACHMENT G

TO: DIRECTOR OF PLANNING
TOWN OF HILTON HEAD ISLAND

FROM: ASSISTANT CHIEF JAMES D. PADGETT

DATE: NOVEMBER 5, 1984

REF.: SITE PLAN REVIEW

PROJECT: TOWN CENTER - Preliminary

The above reference project has been reviewed in accordance with the Standard Fire Prevention Code and the Town of Hilton Head Island Title 16(Land Use Planning and Zoning) with comments on the following:

STANDARD FIRE PREVENTION CODE

Section 18.105 Approved [X] Disapproved [ ] N/A [ ]
Comments:

Section 18.106 Approved [X] Disapproved [ ] N/A [ ]
Comments: Per conversation with Doug Church, additional access to be provided to back side of buildings next to bridge leading to Pool complex.

TITLE 16

Section 16-7-442(F) Approved [X] Disapproved [ ] N/A [ ]
Comments:

Section 16-7-427 Approved [X] Disapproved [ ] N/A [ ]
Comments:

Section 16-7-428 Approved [ ] Disapproved [ ] N/A [X]
Comments: Not designated at this time

Section 16-7-432 (1) (F) Approved [X] Disapproved [ ] N/A [ ]
Comments:

Section 16-7-451 (1) (a) Approved [ ] Disapproved [ ] N/A [X]
Comments:

Section 16-7-451 (1) (b) Approved [ ] Disapproved [ ] N/A [X]
Comments:

Section 16-7-451 (2) (j) Approved [ ] Disapproved [ ] N/A [X]
Comments:

RECEIVED 12/6/84 WEN

ATTACHMENT G

Section 16-7-451 (2) (k)	Approved		Disapproved		N/A	X
Comments:						
Section 16-7-471	Approved	X	Disapproved		N/A	
Comments:						
Section 16-7-472 (1)	Approved	X	Disapproved		N/A	
Comments: Hydrants to be located per conversation with Doug Church						
Section 16-7-472 (2)	Approved	X	Disapproved		N/A	
Comments:						
Sections 16-7-472 (3)	Approved		Disapproved		N/A	X
Comments: Fire Lanes to be designated in field						
Section 16-7-475	Approved	X	Disapproved		N/A	
Comments:						
Section 16-7-476	Approved	X	Disapproved		N/A	
Comments:						
Section 16-7-835 (3)	Approved	X	Disapproved		N/A	
Comments:						
Section 16-7-835 (6) (b)	Approved		Disapproved		N/A	X
Comments:						

Reviewing Officer -Asst. Chief James D. Padgett

ATTACHMENT G

PRELIM

CHECKLIST - ENGINEERING REVIEW OF DSO PROJECTS

PROJECT NAME: TOWN CENTER

LOCATION: N. FOREST BEACH DRIVE

DATE: 11-29-84 REVIEWED BY: SIE INC.

ENGINEER/FIRM THOMAS & HUTTON Phone

ACREAGE OF SITE 15.1 # of DU's 242 (INCLUDES 20 EQUIV DU'S FOR 50 RM HOTEL) Sq.ft. Commercial

I. Parking & Roadways

A. Parking-0 spaces Provided / Required NOT SHOWN / how derived

-0 handicap spaces marked on plan?

-0 compact spaces marked on plan?

- Properly sized?

B. Roadways - Public Private /

- is typical section(s) shown on plan? NO

- if public, do they meet SC Highway Spec.?

- Layout width(s) Radii

- Right-of-way width(s)

Comments (1) ACCESS TO TRACT "C" ONLY THRU WESTERN SIZZLIN & HERITAGE PLAZA (EASEMENTS REQ'D)

(2) VARIANCE FOR CURB CUT ON POPE AVE REQ'D.

II. Percent Impervious

Impervious - rooftops

- lagoons

- parking/roadways

- Other

WEIGHTED ALLOWABLE IMP. %

2.7 ac @ 60%

4.3 @ 60

1.0 @ 75

7.1 @ 75

COMPOSITE = 68.4% ALLOWABLE

Total Area 15.1 Total Imp. 10.15 AC

% Imp. 67.2

Comments:

7/23/84

ATTACHMENT G

III. Drainage

Method of Calculation - Rational Method ✓

25 yr. design storm used? ✓ - SCS Method ____

Assumptions

Predevelopment Runoff 73 1) Rational-runoff coefficient 0.7

Post development Runoff 104 -time of concentration VARIES

Calculation of Req'd Storage ✓ -Intensity 5.0 V 4.6

Detention on site YES offsite YES 2) SCS Method

- curve number ____
- soil classification ____
- DUPE ____
- adjustment factors ____

Method of Storage LAGOONS

Method of Restriction FLASHBOARD RISER

Comments: DRAINAGE SYSTEM CONNECTED TO SHIPYARD LAGOON SYS.

IV. Miscellaneous Checks

A. Erosion Control? ____

B. Is project near a wetland? NO (4 EXISTING PONDS) Is critical line shown? N/A

Signed by Coastal Council? ____

C. Is stormwater filtered? YES How? SHEET FLOW TO INLETS

D. Tree Removal/Replacement UNK No. removed ____ marked? ____

No. replaced ____ shown? ____

E. Are Plans sealed? NO

F. Other ____

General Engineering Comments on Project:

NOTE 2 ON MASTER PLAN STATES A-15 FLOOD ZONE. EFFECTIVE 12/4/84 FIA ZONE A-16 (MIN FF ELEVS 13.0 & 14.0) (TWO ZONES ON SITE)

7/23/84

ATTACHMENT G

TOWN CENTER - TRACT 6-B
STORM WATER DESIGN

THOMAS & HUTTON ENGINEERING COMPANY

Catchment 1 - 264.9 x 50² ÷ 43,560 = 15.2 Acres
Lagoon 1 = 20.94 x 50² ÷ 43,560 = 1.20 Acres

Catchment 2 - 275. 8 x 50² ÷ 43,560 = 15.8 Acres
Lagoon 2 = 40.35 x 50² ÷ 43,560 = 2.32 Acres

Use "C" Factor = 0.7 (From Town of Hilton Head Guidelines)

Catchment 1

Area 15.2 Acres

C = 0.7

t_c = 24 min I = 5.0

Qp = 0.7 x 15.2 x 5.0 = 53 CFS

Catchment 2

Area = 15.8 Acres

C = 0.7

Tc = 28 min I = 4.6

Qp = 0.7 x 15.8 x 4.6 = 51 CFS

Lagoon Routing - Elevation of both lagoon should be equal

Surface Area = 3.52 Ac

Try 18", 24", 30" & 48" pipe with standard weir

Stage (ft)	Storage (Ac-ft)	Discharge (cfs)				
		18"	24"	30"	48"	54"
0	0	0	0	0	0	0
0.5	1.76	2.7	3.5	4.1	7.1	8.2
1.0	3.52	5.1	10.0	11.7	20.0	23.3
1.5	5.28	6.3	12.9	21.4	36.7	42.8
2.0	7.04	7.2	14.9	25.9	56.5	65.9
2.5	8.80	8.1	16.7	28.9	79.0	92.1

18" Pipe with 27" Flashboards
24" Pipe with 36" Flashboards
30" Pipe with 42" Flashboards
48" Pipe with 72" Flashboards
54" Pipe with 84" Flashboards

Route using storage-indication method computer program

ATTACHMENT G

ATTACHMENT "A"

DRAINAGE CALCULATIONS FOR PRE & POST DEVELOPMENT RUNOFF
- THE RATIONAL METHOD -

I. Pre-development Runoff

Q = C i A

C = Runoff coefficient
i = Intensity-inches/hour
A = Total area of project in acres
Q = Maximum discharge in cubic feet per second (cfs)

A. Calculation of runoff coefficient

- Grass or trees etc. _____ ac x 0.3 = _____
- Forrest 12.8 ac x 0.2 = 2.6
- Roof tops, walkways, pavement, lagoons, etc. impervious
  2.3 ac x 1.0 = 2.3
- Other 15.9 ac x .07*= 1.1

TOTAL A x C= 16.0

*Based on Engineer's judgement and back up data - Subject to Town Engineers approval.

Composite C = Total A x C/Total Area (Acres) = 16.0 / 31.0 = 0.52

B. Intensity - This is based on the Savannah Rainfall intensity curve and the overland flow time based on Chart 2.

C. Total Acreage of Site 31.0 as determined by calculations or by surveyed plat.

Pre-development Runoff = Q = C i A = 0.52 x 31.0 x 4.5 = 73 cfs

II. Post-development Runoff

Calculated similarly to Pre-development

- Composite C forrest _____ ac x 0.2 = _____
- Proposed (grass & trees) _____ ac x 0.3 = _____
- Rooftops, pavement & walkway
  _____ ac x 1.0 = _____
- Other _____ ac x ___*= _____

TOTAL A x C = _____

*See *. under I A above.

Composite C = Total A x C/Total Area (Acres) = ____/____ = ____

i = based on Savannah Intensity Curve and revised (proposed) travel time as determined by Chart 2.

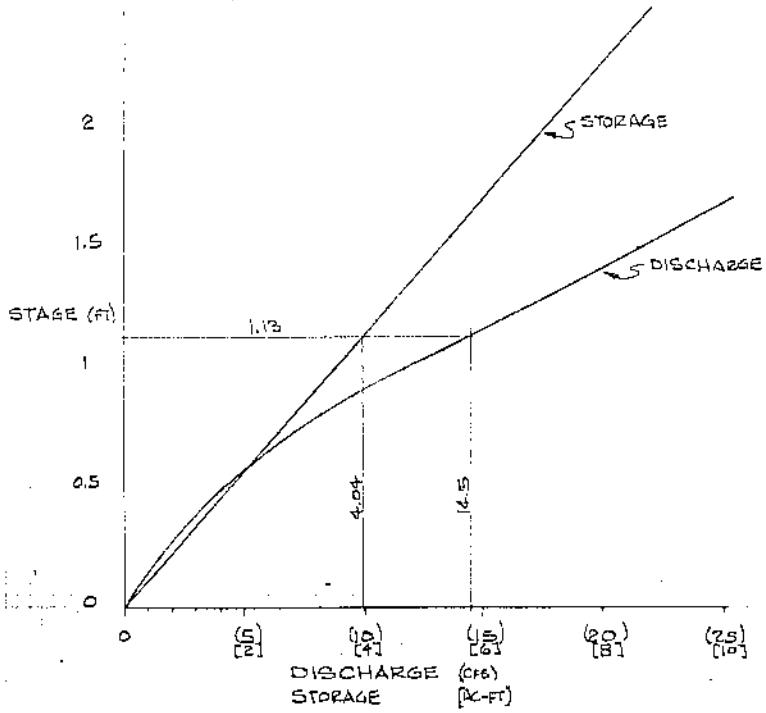
A = 31.0 Acre(s) (same as Pre-development unless site is subdivided for detention or retention purpose. If so subdivided, provide post-development calculations for each retention or detention area.

Post-development Runoff = Q = C i A = 0.7 x 4.8 x 31 = 104 cfs

NOTE: For PUD Master Planned Areas, Post-development shall be similarly calculated but based on Chart 1 attached.

ATTACHMENT G

BY ..... DATE ..... SUBJECT Tract 5-3 SHEET ..... OF .....
CHKD. BY ..... DATE ..... JOB NO. .....
Stage Discharge - Storage Curve



ATTACHMENT G

S-B LAGOON

DISCHARGE (cfs)	STORAGE(acft)
0	0
4.1	1.76
11.7	3.52
21.4	5.28
25.9	7.04
28.9	8.8

DISCHARGE(cfs)	S/T+O/2
0	0
4.1	257.682
11.7	516.954
21.4	777.356
25.9	1035.158
28.9	1292.21

T (hrs.)	INFLOW (cfs)	OUTFLOW (cfs)
0.000	0.000	0.000
.083	9.300	.070
.167	34.080	.420
.250	65.000	1.200
.333	90.850	2.420
.417	102.340	3.920
.500	95.600	6.560
.583	79.420	8.930
.667	62.710	10.750
.750	47.810	12.150
.833	36.460	13.270
.917	27.830	13.970
1.000	21.240	14.360
1.083	16.220	14.530
1.167	12.390	14.520
1.250	9.470	14.380
1.333	7.240	14.160
1.417	5.540	13.870
1.500	4.240	13.540
1.583	3.240	13.170
1.667	2.400	12.790
1.750	1.900	12.390
1.833	1.460	11.990
1.917	1.120	11.620
2.000	.860	11.310
2.083	.660	11.000
2.167	.510	10.690
2.250	.390	10.390
2.333	.300	10.100
2.417	.230	9.810
2.500	.180	9.530
2.583	.140	9.250
2.667	.100	8.980
2.750	.080	8.720
2.833	.060	8.470
2.917	.040	8.220

ATTACHMENT G

3.083	[illegible]	7.750
3.167	.020	7.520
3.250	[illegible]	7.300
3.333	.010	7.090
3.417	0.000	6.880
3.500	0.000	6.680
3.583	0.000	6.490
3.667	0.000	6.300
3.750	0.000	6.110
3.833	0.000	5.930
3.917	0.000	5.765
4.000	0.000	5.590
4.083	0.000	5.450
4.167	0.000	5.270

VOLUME STORED = 4.04 (ac. ft.)

ATTACHMENT H

#1732

SPECIAL EXCEPTION REVIEW

SER 3-87

TOWN CENTER PUD

1732

ATTACHMENT H

HILTON HEAD ISLAND

July 8, 1987

Mr. Richard A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

RE: Town Center PUD - Conditional Use and Special Exception Approvals

Dear Mr. McGinty:

At their May 6, 1987 regular meeting, the Planning Commission approved the conditional use and special exception requests for the above referenced project.

The changes approved under conditional use review included the following:

1. Land exchange which changes the boundary of the PUD (behind Western Sizzlin) but will include no change in site acreage. A revised master plan is required showing the new boundary line and indicating no change in total PUD acreage. In addition, plans for the change in the parking area for Western Sizzlin providing all details required by the LMO and showing how the steakhouse site will not become more non-conforming with the changes are required.

2. Increase in the number of approved hotel/motel rooms from 50 to 94 with corresponding reduction of residential dwelling units and retail space. (See attached tables reviewed and approved by Planning Commission.) The master plan needs to be revised showing the revised area and density calculations.

The special exception approval included the following:

1. Approval for a motel use in the RD-1 Zoning District with a density of 24 rooms/acre.

2. At the approved density, the site necessary for a 94 room motel would be 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the attached table. That portion of the 3.9 acres not utilized for the motel site shall be set aside as common open space not to be used for any other development or open space requirements within the PUD.

ATTACHMENT H

RE: Town Center PUD - Conditional Use & Special Exception Approvals
July 8, 1987
Page 2

I apologize for the delay in sending out this notice. If you have any questions concerning the above please call me at 681-8396. Please note that the master plan must be revised prior to any development approvals being granted for the PUD.

Respectfully,

Thomas Brechko

Thomas Brechko
Current Planning Manager

TB/nd

Attachments

ATTACHMENT H

TOWN OF HILTON HEAD ISLAND

PLANNING COMMISSION
MAY 6, 1987 MEETING

MINUTES

I. CALL TO ORDER: Chairman Hack called the meeting to order at 9:08 a.m.

II. ROLL CALL:

PRESENT: Chairman Hack, Pigg (9:14 a.m.), Donnelly, Qualey, Carota, Haley & Wiley

ABSENT & EXCUSED: Present UNEXCUSED: Pinckney

STAFF: Issel, Popok-Hart, Brechko, Wood, Ellington, Parise & Holder

III. APPROVAL OF AGENDA: Agenda was approved as written.

IV. APPROVAL OF MINUTES OF APRIL 1, 1987:

MOTION: Haley moved the April 1, 1987 Minutes be approved as amended. Amendments below:

page 3: 5th paragraph, first word - change to "Lengthy"
page 7: VII.(A.) change "Town Bank" to "Town Talent Bank"

Chairman Hack stated the following for the record in reply to Appearances by Citizens -Robert W. Gutheil's remarks): "This involves the appointment of the various committees to work with the staff ... I would like to state that ... John Present has been on the Water Task Force for at least three years, Fred Donnelly has been on traffic study programs ever since he has been with the Commission, and the only new appointments were given to the new Commissioners who are quite qualified. ... We have qualified people and they will be able to do their jobs, I'm quite sure, with honor."

Wiley seconded. VOTE: 6/0/0 (Pigg not in attendance)

V. STAFF REPORT

A. Planning Commission Rules and Regulations as amended

ATTACHMENT H

Motion: Careta moved the Planning Commission agrees with the applicants argument and recommends to Town Council that they approve the zoning map amendment. The zoning map amendment being the change of five (5) acres on Mathews Drive (currently R-8, bordered on two sides by Woodlake Villas, adjacent to Pineland Mall, Port Royal Plaza) to a C-5 Zoning District.

Wiley seconded.

VOTE: 6/0/1 (Qualey abstained.)

E. A request for conditional use review for a master plan change to Town Center PUD. Proposed changes include a boundary change associated with a land exchange and an increase in the number of hotel/motel rooms permitted from 50 to 94 rooms with a corresponding reduction of residential dwelling units and retail space. The property is located on the east side of Pope Avenue just south of Cordillo Parkway and is identified as parcel 202 on Beaufort County Tax Map #18. Property owner: Pope Avenue Associates. Applicant: Richard A. McGinty.

Staff Presentation: Brechko briefed the Commission on the project and combined the presentation with item F's presentation's.

* F. A request to permit by special exception a 94 room motel in the RD-1 Central Forest Beach Zoning District. This application is being made in conjection with the above referenced conditional use review request for Town Center PUD.

Staff felt the project was generally an improvement over what had originally been approved. Therefore, Staff recommended approval of the requests.

No public comments were made.

Motion: Donnelly moved the Planning Commission approve the proposed conditional use for a master plan change to Town Center PUD. Proposed changes included a boundary change associated with a land exchange and an increase in the number of hotel/motel rooms permitted from 50 to 94 rooms with a corresponding reduction of residential dwelling units and retail space.

Wiley seconded.

VOTE: 7/0/0

ATTACHMENT H

Motion: Qualey moved the Planning Commission approve the special exception requested as submitted by the applicant and in accordance with the Staff's analysis presented by Tom Brechko.

Haley seconded.

VOTE: 7/0/0

G. A request to permit by special exception for an auto repair and sales business in an M-2 Community Mixed Use Zoning District. The 1.508 acre parcel is located on the west side of Gumtree Road just north of Katie Miller Drive. Identified as a portion of parcel 150 on Beaufort County Tax Map #7. Property owner: Jerilyn and James Glynn. Applicant: East Coast Architects, P.A. (enclosure to the agenda packet)

Staff Presentation: Ellington briefed the Commission on the history of the project and the special exception request.

Ellington summarized by stating that Staff found the project not consistent with the character and purpose of a M-2 Zoning District and that Staff recommended denial of the special exception.

Applicant Presentation: James Glynn, owner, stated that his auto service was for vintage and antique automobiles with sales by appointment only from all over the world. He stressed that there would not be any adverse impact on the neighborhood and that he was willing to reach a compromise with the Commission and the neighborhood to have his request approved. He pointed out, on a site plan, that no cars would be visible from street and because he dealt with expensive automobiles they would not be left outside.

After some discussion, Wiley asked that the applicant meet with the residents of the area and come back to the Commission with the results.

No public comments were made.

Issel stated that the Staff stood behind their earlier recommendation of denial.

Motion: Qualey moved the Planning Commission grant the special exception as requested by the applicant "because the proposed use is not heavy commercial or

TOWN CENTER PUD

ANALYSIS OF PUD USES
APPROVED AND PROPOSED

Uses	PUD AS APPROVED Area (Acres)	S.F. or Units	Density	Approved 5/6/87 PROPOSED Area (Acres)	S.F. or Units	Density	CHANGE
Commercial/ Office	2.3	36,000	15652 sf/A	1.4	21,913	15652 sf/A	14087 sf reduction
Commercial/ Retail	4.3	52,000	12093 sf/A	3.0	36,279	12093 sf/A	15721 sf reduction
Hotel/Motel	1.0	50 rms.	50rm/A	2.6	94 rms.		44 room increase
Common Open Space	—	—	—	1.3	—	24 rm/A	
Residential	7.5	222 u.	29.6 u/A	6.8	200 u.	29.4 u/A	22 unit reduction
TOTALS	15.1	88,000 sf / 242 u.	5828 sf/A / 16 du/A	15.1	58,192 sf / 238 u.	3854 sf/A / 15.67 du/A	29808 sf reduction / 4 unit reduction

* The total area required for the proposed 94 room motel as a special exception within the RD-1 Zoning District (at 24 rooms/acre) is 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the table. The acreage not utilized for the motel would be set aside as common open space not to be used for any other development or open space requirements.

May 5, 1987

ATTACHMENT H

TOWN CENTER PUD

TRAFFIC IMPACT ANALYSIS
BASED ON LMO ARTICLE VII, TABLE A

USES	TRIPS/DAYS as per 1000 sf or units	AS APPROVED sf or units	T/D	PROPOSED sf or units	T/D
Commercial/ Office	1000(s) x 17.7	36000	637	21913	388
Commercial/		(52000)		(36279)	
Specialty Retail	1000(s) x 40.7	37000	1506	25000	1018
General Retail	1000(s) x 82.0	15000	1230	11279	927
Motel	# rooms x 10.1	50 rms.	505	94 rms.	949
Residential/ Multi-family	# units x 5.8	222 uts.	1288	200 uts.	1160
TOTALS			5166		4442

724 trip/day reduction

May 5, 1987

ATTACHMENT H

ATTACHMENT H

McGinty Associates / Architects

May 1, 1987

Mr. Thomas Breshko
Current Planning Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Supplemental Information
Application for Special Exception Review
Application for Conditional Use Review
Phase I, Town Center PUD
Motel Site
Pope Avenue Associates

Dear Tom:

In accordance with our meeting last Thursday, April 23, I am enclosing our revised Development Summary and Traffic Impact Analysis for Special Exception Review and Conditional Use Review.

We understand from that meeting that the Staff will support this revision and will also recommend that the Planning Commission grant Development Plan Approval to Pope Avenue Associates for the motel site (Phase I).

In addition the motel site and land exchange drawings are being revised to make an even exchange and maintain the total PUD acreage at the approved 15.1 acres.

If any additional information is required please let me know.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

Enclosures: Revised Traffic Impact Analysis, 5/1/87
Revised Development Summary, 5/1/87

A:Breshkol.J

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

May 1, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density DU's & S.F./Ac	Open Space % Req'd	Open Space AC Prov	Open Space % Prov	Imp Area % Req'd	Imp Area AC Prov	Imp Area % Prov	Pkg Prov (LHO)
Commercial Office	A	1.4	21,913	15,652 sF/ac							21.9 x 4.4 = 96
Commercial Retail	B & C	3.0	36,279	12,093 sF/ac							36.2 x 4.8 = 174
Hotel/ Motel	D	2.6	94 Rooms	94/3.9 = 24 rm/ac							94 x .9 = 85 + 12 = 97
Common Area	F	1.3	-								
Residential	E	6.8	200	29.4							200 x 1.7 = 340
TOTALS		15.1	58,192 238 DU's	15.7*							707

*238 DU's = 200 Residential DU's +
38 Equivalent DU's (94 ÷ 2.5 = 38)

3.

ATTACHMENT H

May 1, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LMO Table A)

Use	Tract	Area	Density	Bldg Area	Traffic	T/D	Orig Approved T/D
Commercial Office	A	1.4 Ac	15,652 SF/Ac	21,913	21.9 x 17.7	388	605
Commercial	B & C	3.0 Ac	12,093 SF/Ac	(36,279)			
Spec Ret				25,000	25.0 x 40.7	1018	1402
Gen Ret				11,279	11.2 x 82.0	927	1180
Hotel	D	2.6 Ac	94 Room	-	94.0 x 10.1	949	394
Common Area	F	1.3 Ac					
Residential	E	6.8 Ac	200 DU's	-	200.0 x 5.8	1160	1239
		15.1 Ac	238 DU's	58,192		4442 T/D 185 T/Hr	4820 T/Day 201 T/Hr

3.

ATTACHMENT H

ATTACHMENT H

M E M O R A N D U M

TO: Planning Commission

FROM: Planning Staff

RE: Applications for Conditional Use and Special Exception Review for Town Center PUD.

DATE: April 28, 1987

The applicant, Pope Avenue Associates, is requesting to amend Town Center PUD, which received preliminary approval on December 12, 1984, as follows:

1. Land exchange which changes the boundary of the PUD but will include no change in site acreage.

2. Increase in the number of approved hotel/motel rooms from 50 to 94.

Staff is currently working with the applicant on an appropriate reduction of uses in order to insure that the proposed changes would not increase traffic and to insure that all conditional use and special exception requirements are met. Due to the fact that a final solution has not been met at this time, a report is not available for the packet. If time allows a report will be sent under separate cover prior to the May 6, 1987 meeting.

TB/eb

ATTACHMENT H

Application No: SER-3-87

TOWN OF HILTON HEAD ISLAND
40 PALMETTO PARKWAY
HILTON HEAD ISLAND, S.C. 29928
PHONE (803) 681-8396

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Instructions: Please TYPE or PRINT legibly. Attach additional sheets, if needed.

	Owner(s) of Record	Applicant(s), if different*
Name:	Pope Avenue Associates	Richard A. McGinty
Mailing Address:	11 Lagoon Road Hilton Head Island, South Carolina 29928	11 Lagoon Road Hilton Head Island, South Carolina 29928
Phone:	785-2444	785-2444

* LMO Section 16-7-603 requires the applicant or the designated agent to have a local mailing address and telephone number.

Tax Map Number(s) 018 Parcel(s) 000-0202 and net acreage 2.6 of property gross acreage 15.1 of property.

Property Location Pope Avenue/Town Center P. U. D. Phase I

Base Zoning District(s) of Property: Central Forest Beach Zoning District

Applicable Overlay Zoning Districts: Road Corridor

Specific Special Exception use being requested: Change Approved 50 Room Hotel/Motel to 94 Room Motel

Residential units _____/net acres _____/density _____

Hotel units _____/net acres _____/density _____

Motel units 94 /net acres 2.6 /density 36.0

Non-Residential s.f. _____/net acres _____/density _____

Attach the following items:

A. A sketch plan showing the preliminary proposed siting of structures or use and traffic entrances on the property.

B. Any relevant information regarding the impact of the proposed use consistent with Part C of Article VII of the Land Management Ordinance.

C. Filing Fee: $200.00 payable to the Town of Hilton Head Island (Show name of project on face of check).

ATTACHMENT H

D. A narrative and other demonstrates the following:

1. The use is in accordance with the Comprehensive Plan for the Town of Hilton Head Island; and

2. the use conforms to all applicable town, state and federal regulations; and

3. the use is not detrimental to the public health, safety or general welfare; and

4. the use is appropriately located with respect to adequate transportation facilities, water and sewer supply, fire and police protection, waste disposal and similar applicable services; and

5. the use shall not result in any undue adverse impact on any existing water quality and shellfish beds as measured by official state standards and enforced by the state; and

6. the use shall be compatible with the existing neighborhood character and consistent with the "character and purpose" provision for the applicable zoning district and shall not adversely affect surrounding land uses.

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

Signature of Applicant

4/6/87
Date

LMO 021087 ASER

ATTACHMENT H

4/6/87

Special Exception Review Narrative

1. The use is in accordance with the Comprehensive Plan for the Town of Hilton Head in connection with the DSO and LMO definitions of PUD and the Purpose and Intent of the Central Forest Beach Zone being a tourist oriented development.

2. The use conforms to all applicable Town, State and Federal Regulations.

3. The use is not detrimental to the Public Health, Safety or General Welfare

4. The use is appropriately located with respect to adequate transportation facilities - water and sewer supply, fire and police protection, waste disposal and similar applicable services. Please note that long time existing water and sewage supply surround this property. It's adjacent to fire station and main public transportation routes pass right by on Pope Avenue.

5. The use shall not result in any undue adverse impact on any existing water quality, shellfish beds, etc. This is not applicable in this location.

6. The use shall be compatible with the existing neighborhood character and consistent with the character and purpose provision for that applicable zoning district and shall not adversely affect surrounding land uses. The project has had preliminary approval for 2 years and it is consistent with all the uses envisioned in the original Central Forest Beach District planned in the late 1950's.

Check #300 in the amount of $200.00 is enclosed

ATTACHMENT H

McGinty Associates / Architects

April 6, 1987

Mr. Thomas Brechko
Current Planning Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Application for Special Exception Review
Application for Conditional Use Review
Phase I Town Center, PUD
Pope Avenue Associates

Dear Tom:

In accordance with the Planning Commission meeting of 4/1/87 and on behalf of Pope Avenue Associates I am submitting applications for Special Exception Review and Conditional Use Review for Phase I Town Center PUD on Pope Avenue with the understanding that with Special Exception Approval Pope Avenue Associates may submit for Building Permit Reservation and Development Plan Review. Pope Avenue Associates further understands that with Conditional Use Approval they have 180 days from such approval to file for building permit.

Please understand that Pope Avenue Associates feels that its current preliminary approval allows us to proceed without these two (2) additional processes, but we are submitting these in good faith at the request of the Planning Commission in hopes of clarifying and expediting our basic goal of obtaining Development Plan Approval and building permit. We use the term "amendment" in the following paragraphs only to comply with the requirements of the application forms.

Therefore our purpose in submitting for these reviews is to amend the previous Preliminary Approval granted Pope Avenue Associates by the Planning Commission December 1984 and extended by court order until September 1987. This amendment consists of:

- A Land Exchange
- A change in Hotel/Motel Rooms with a corresponding reduction in residential units and decrease in the number of Hotel/Motel Rooms/acre

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT H

Land Exchange

This involves exchange of adjacent parcels of approximately .4 acres each

Involves no change in PUD acreage

Makes a more workable motel site

Allows motel to be off highway and have extensive frontage on lagoon. Motel parking area is hidden behind Western Sizzlin building and Saltaire Plaza

Property exchange allows close relationship between motel and Western Sizzlin restaurant and restaurants in Heritage Plaza and Coligny Plaza.

If the Land Exchange is the only factor requiring Conditional Use Review this can be accomplished without changing the approved PUD boundary.

Hotel/Motel

Change from 50 room motel/hotel allocated for a 1 acre site at 50 rms/acre to a 94 room motel on 2.6 acres at 36 rms/acre

Motel will be 3 story building.

The Development Summary has been revised to adjust hotel/motel rooms from 50 to 94 and at the same time reducing the number of residential DU's approved in the preliminary PUD under the DSO. Pope Avenue Associates further proposes to reduce the amount of approved retail space to equalize and reduce the approved Traffic Impact Analysis for the number of trips. See Scheme "A" Traffic Impact Analysis.

ATTACHMENT H

In considering these requests please note the following:

Town Center PUD was approved under the DSO in 1984. Approval is valid until September 1987. LMO Section 16-7-356 states that prior preliminary approval is valid under conditions or ordinance in effect at the time.

In DSO no distinction between hotel and motel

Forty (40) rooms per acre were approved under the DSO

DSO provides for flexibility and equivalency in mix of hotel/motel rooms and residential units

I believe the previous information submitted addresses most of the basic requirements for Special Exception Review and Conditional Use Review. We will resubmit this information if necessary.

Additional Information

Pope Avenue Associates has received approval from **The Hilton Head Company Architectural Review Board** for Phase I and similar information is being filed with the Corridor Review Committee for their review.

Current letters indicating available services are on file from:

Hargray Telephone Company
Palmetto Electric Cooperative
Forest Beach Public Service District - Water & Sewage
Sea Pines/Forest Beach Fire Department

ATTACHMENT H

Conclusion

In conclusion the purpose of our requested amendment to the approved PUD is to:

Utilize PUD acreage more effectively.

Give motel site better relationship to lagoon and the rest of the PUD while removing it from Pope Avenue frontage

Maintain total acreage of approved PUD

Reduce number of DU's approved for residential use appropriate to the 44 room increase in hotel/motel rooms.

Reduce retail space 7,000 s. f. to 81,000 s. f. instead of the approved 88,000 s. f. This has the effect of reducing traffic flow to less than that approved.

We were pleased that the Planning Commission felt that these modifications enhance the original approved plan. We urge that the Commission consider these amendments to the approved PUD and grant Pope Avenue Associates the approvals necessary to receive Development Plan Approval so that they may apply for Phase I building permit.

If any additional information is required please let me know.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

Enclosures: Application for Special Exception Review
Check #300 for $200.00
Site Plan dated April 3, 1987
Narrative

Application for Conditional Use Review
Check #301 for $200.00
Original Traffic Impact Analysis which received Preliminary Approval
Scheme "A" Revised Traffic Impact Analysis

ATTACHMENT H

RECEIPT NUMBER	DATE	NAME	CASH	CHECK	DESCRIPTION — CODE
10980	4-6-87	Pope Arch Church		250.00	Fill Fee - Special Exception

10980

TOWN OF HILTON HEAD
P.O. BOX 6069
HILTON HEAD ISLAND, SC 29938

1126

SITE DEVELOPMENT

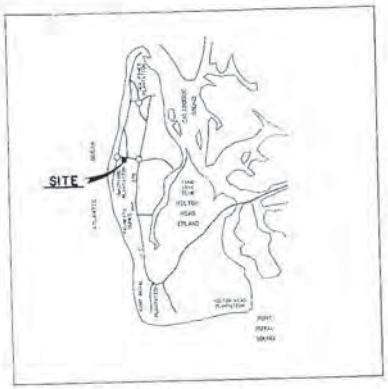
SUPER 8 MOTEL

FOREST BEACH PUBLIC SERVICE DISTRICT

HILTON HEAD ISLAND, SOUTH CAROLINA

FEBRUARY, 1987

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA



VICINITY MAP

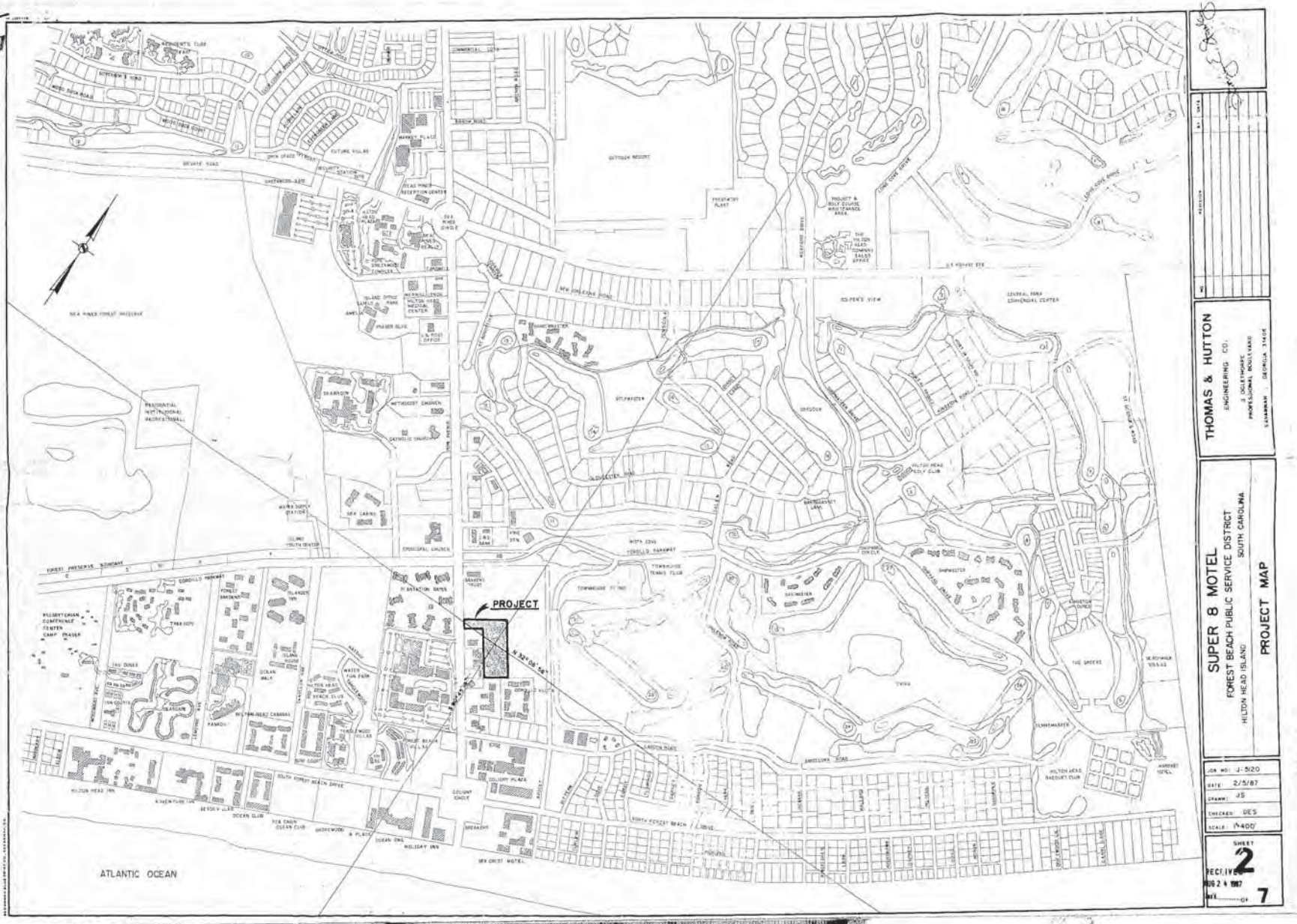
SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PROJECT MAP
3	SITE DEVELOPMENT
4	SITE DEVELOPMENT
5	SEWER AND PAVING PROFILES
6	DETAILS
7	DETAILS

TOWN OF HILTON HEAD ISLAND, SC
DEVELOPMENT PLAN APPROVAL
The Town Plan Board has reviewed the plans in accordance with the Town's Land Management Ordinance and has authorized the development plan approval.
Date of approval: 8-27-87
Application Number: DP-87-0010
Certified by: [illegible]
Title: [illegible]
This approval is exempt from amendment to the LMO until 8-27-89 in accordance with LMO section 16-7-666.

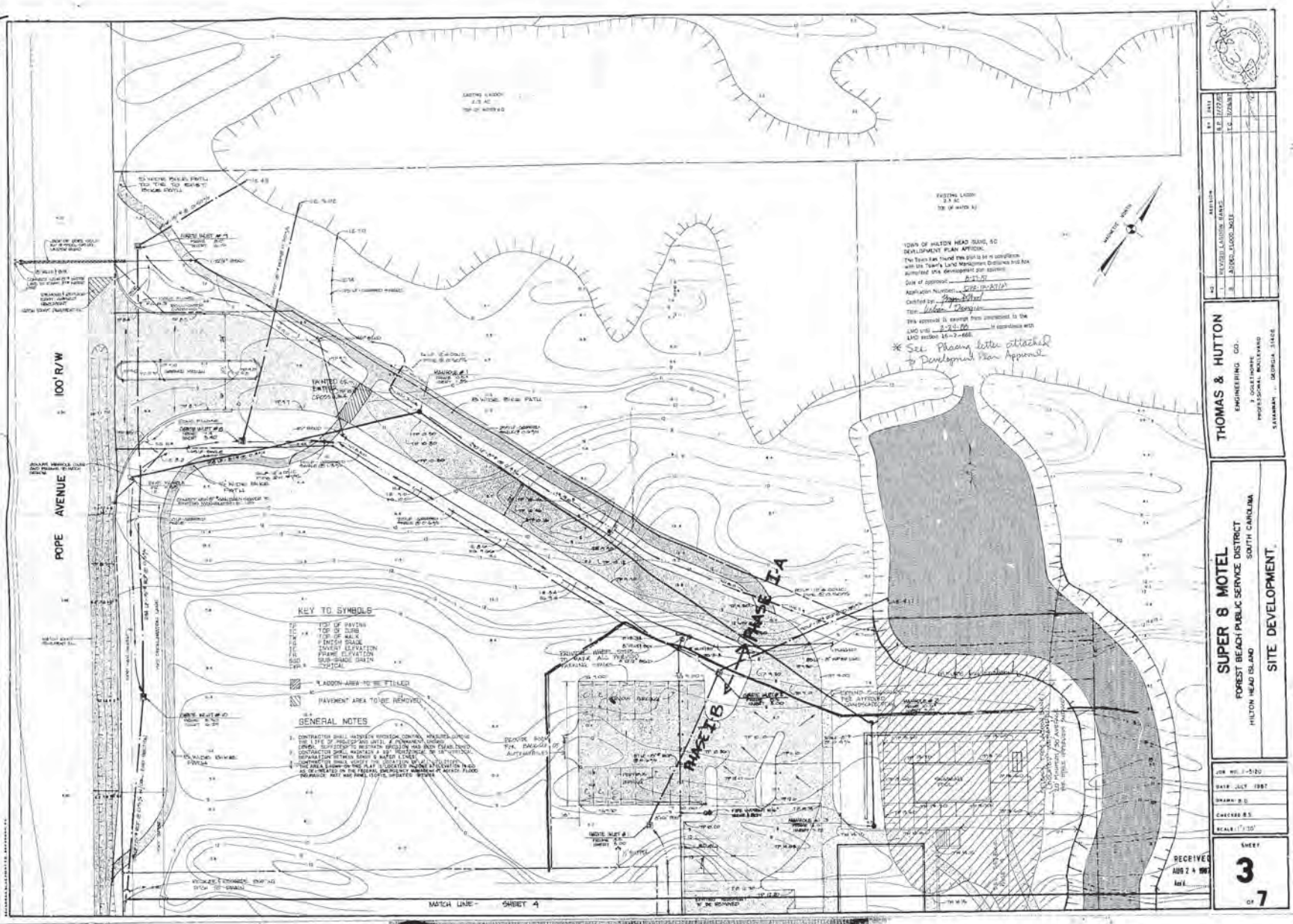
RECEIVED
AUG 24 1987
by [illegible]

ATTACHMENT I



ATTACHMENT I

1128



1129

MATCH LINE -SEE SHEET 3

SITE BREAKDOWN

TOTAL ACREAGE = 2.0 ACRES = 113298 SF

IMPERVIOUS AREA	
BUILDING	16,823 SF
WALKS	5,886 SF
PAVING	39,700 SF
POOL SIDE	4,396 SF
LAGOON	9,037 SF
POOL	669 SF
TOTAL	60,491 SF
PERVIOUS AREA	
PERVIOUS PAVEMENT	3,700 SF
GRASSED AREAS	47,065 SF
LAGOON	3,013 SF
TOTAL	53,765 SF
OPEN SPACE	
GRASSED AREAS	47,065 SF
LAGOONS	12,059 SF
POOL	669 SF
TOTAL	59,797 SF

% IMPERVIOUS	53 %
% PERVIOUS	47 %
% MAX. IMPERVIOUS REQ. 'D'	70 %
% MIN. OPEN SPACE REQ. 'D'	20 %
% OPEN SPACE PROVIDED	53 %

TRIP GENERATION SCHEDULE

FOR 88 UNIT MOTEL - 10.1 TRIPS/ROOM
88 ROOMS X 10.1 TRIPS/ROOM = 888.8 TRIPS

NOTE: 25% OF LAGOON AREA IS INCLUDED IN PERVIOUS AREA CALCULATIONS

TOWN OF HILTON HEAD ISLAND, SC
DEVELOPMENT PLAN APPROVAL
The Town has found this plan to be in compliance with the Town's Land Management Ordinance and has authorized this development plan approval.
Date of approval 8-27-87
Application Number SPR-87-83(A)
Certified by Roger Wood
Title Urban Designer
This approval is exempt from amendment to the LMO until 2-24-88 in accordance with LMO section 16-7-666.

KEY TO SYMBOLS

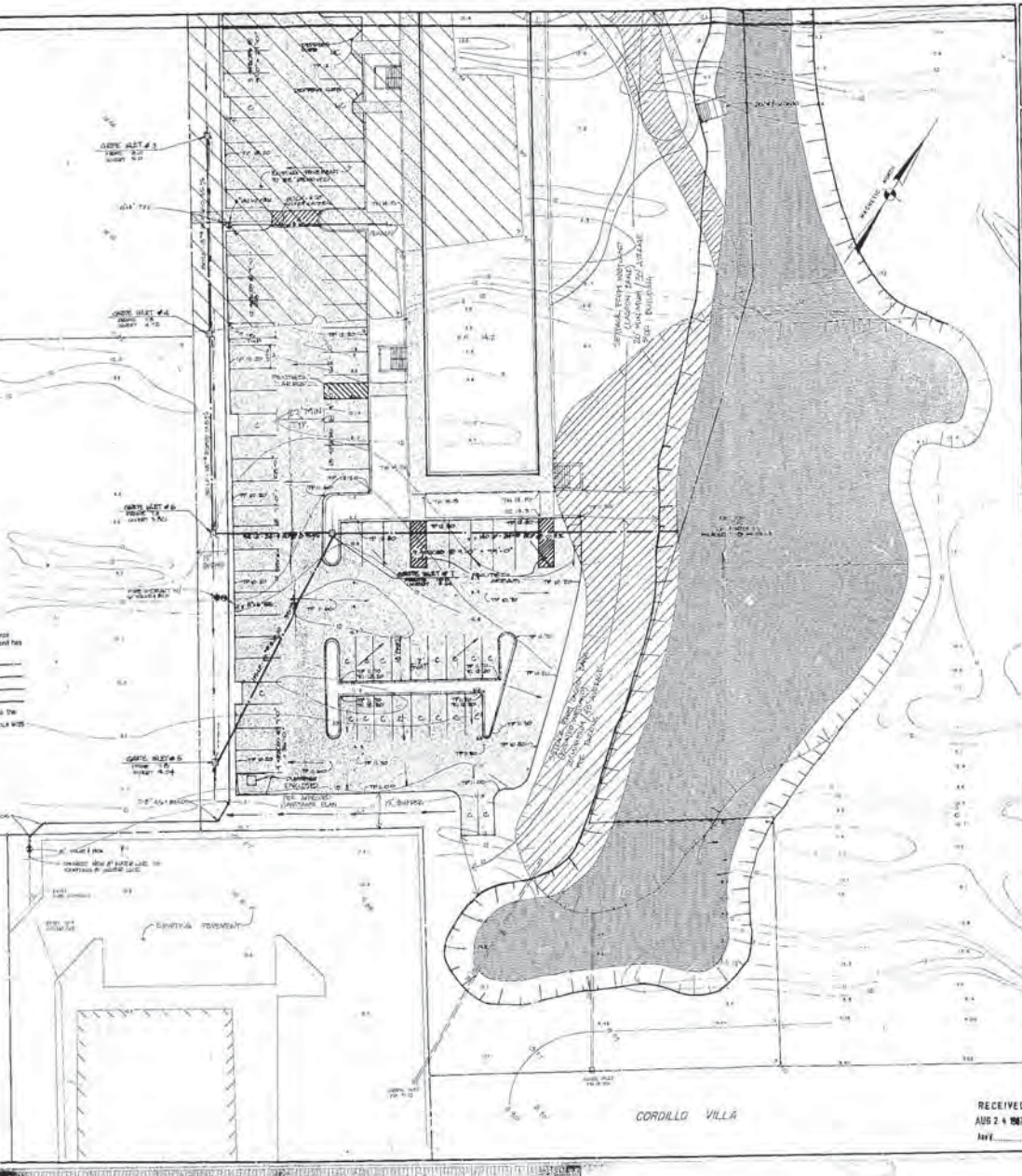
TP	TOP OF PAVING
TC	TOP OF CURB
TW	TOP OF WALK
FG	FINISH GRADE
IE	INVERT ELEVATION
FG	FIGURE ELEVATION
SGD	SUB-GRADE DRAIN
TYP	TYPICAL

LAGOON AREA TO BE FILLED

PAVEMENT AREA TO BE REMOVED

GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES DURING THE LIFE OF PROJECT AND UNTIL A PERMANENT GROUND COVER SUFFICIENT TO MAINTAIN EROSION HAS BEEN ESTABLISHED.
2. CONTRACTOR SHALL MAINTAIN 6 FT. HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SEWER & WATER LINES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
4. THE AREA SHOWN ON TWO/FLAT & LOCATION OF POND AS AS PROVIDED BY THE OWNER. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED. FLOW SEGMENT MAY VARY. PANE: ITEM 9, UPDATED 9/7/86.



RECEIVED
AUG 24 1987
Inv.

3	REVISED LAGOON AREAS	B.E.	7/27/87
2	CHANGED & RELOCATED 1 & 2 BATTS ELECTRICAL TO	T.C.	7/20/87
1	& BATTS TO 3 PHASE	T.C.	5/20/87
	AMPED & GOOD NOTE		

REVISION

THOMAS & HUTTON
ENGINEERING CO.
3 GOLETHORPE
PROFESSIONAL BOULEVARD
SAVANNAH, GEORGIA 31406

SUPER 8 MOTEL
FOREST BEACH PUBLIC SERVICE DISTRICT
HILTON HEAD ISLAND SOUTH CAROLINA

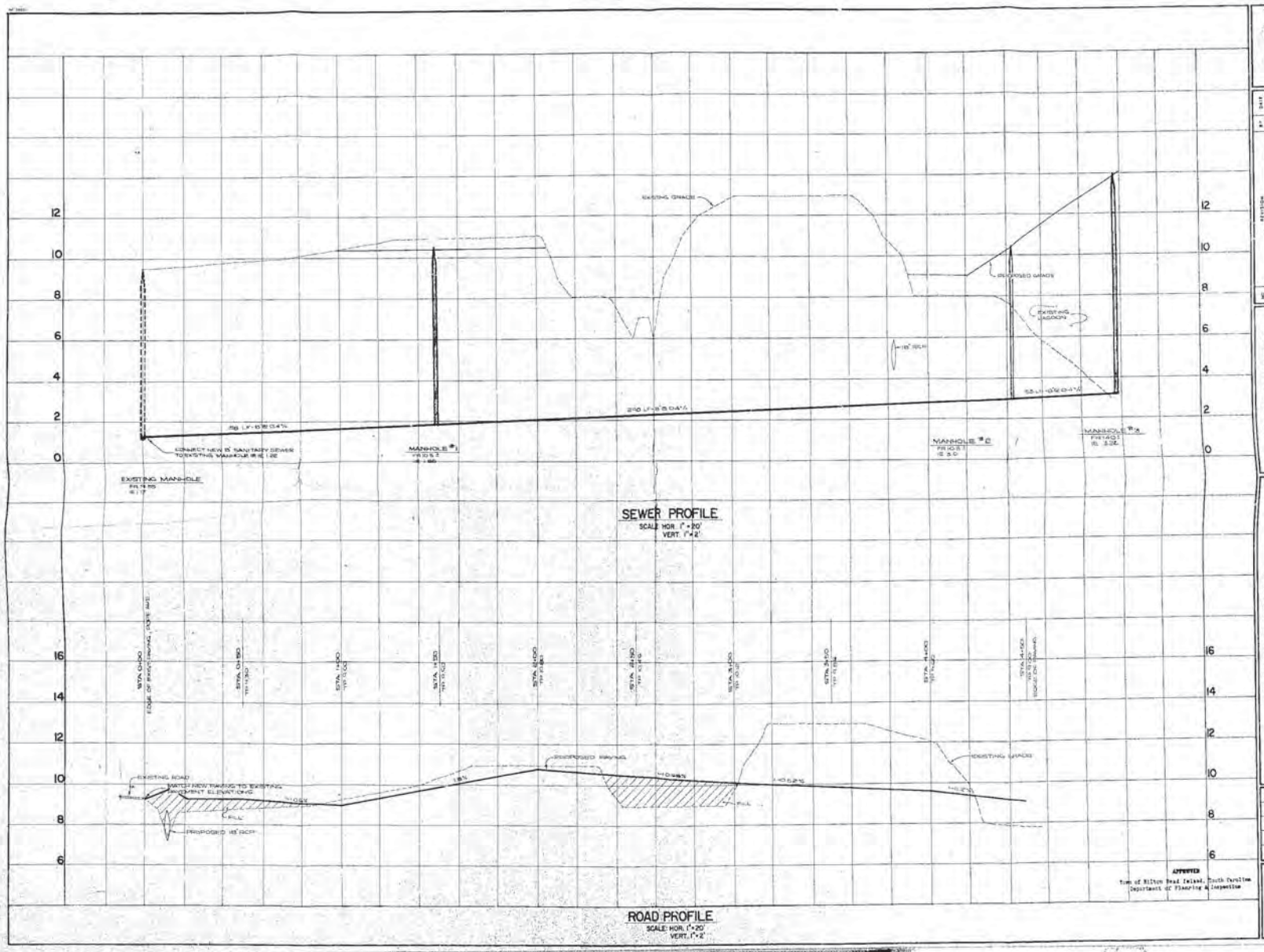
SITE DEVELOPMENT

JOB NO. 2-5120
DATE JULY 1987
DRAWN BD
CHECKED BE
SCALE 1"=20'

SHEET 4 OF 7

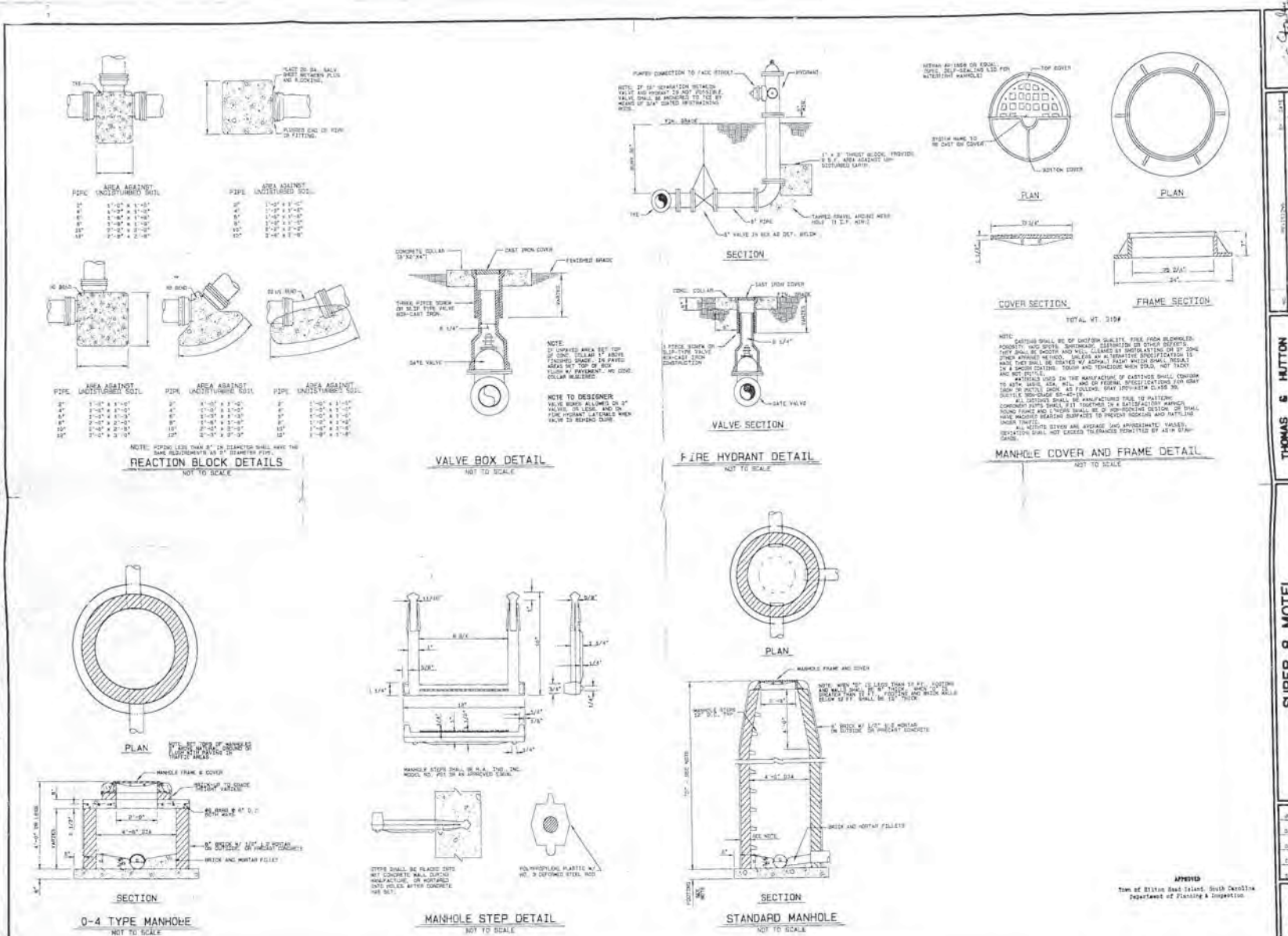
ATTACHMENT I

1130



ATTACHMENT I

1131



THOMAS & HUTTON
ENGINEERING CO.
3 DELETHORPE
PROFESSIONAL BOULEVARD
SAVANNAH, GEORGIA 31406

SUPER 8 MOTEL
FOREST BEACH PUBLIC SERVICE DISTRICT
HILTON HEAD ISLAND SOUTH CAROLINA

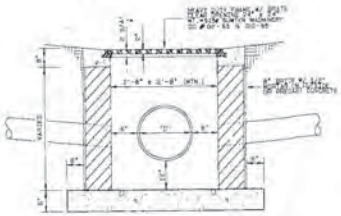
DETAILS

JOB NO. 2-920
DATE 2/25/87
DRAWN CAD
CHECKED DES
SCALE AS SHOWN

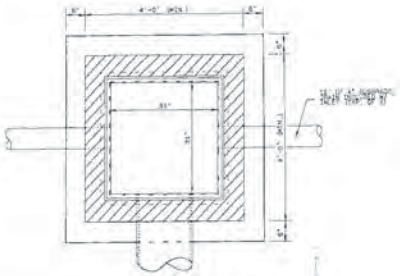
SHEET 6 OF 7

RECEIVED AUG 24 1987

1132



SECTION



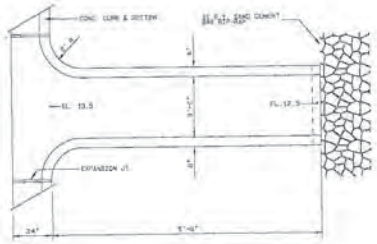
PLAN

STANDARD INLET - GRATE TYPE

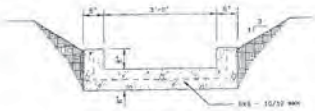
NOT TO SCALE

ROLL-OVER CURB & GUTTER DETAIL

NOT TO SCALE



PLAN



SECTION

CONCRETE FLUME

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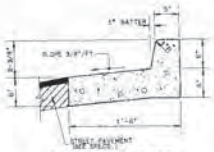
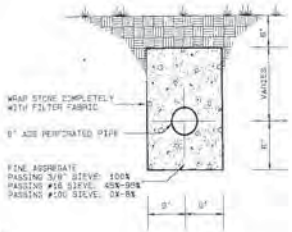


PITCHED GUTTER

NOT TO SCALE



FRENCH DRAIN DETAIL

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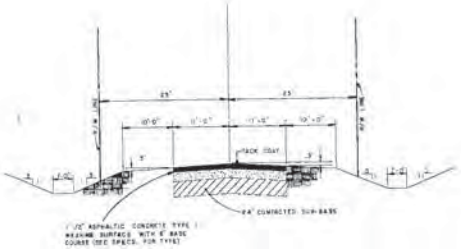

TYPICAL ROAD SECTION

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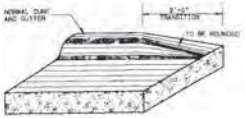


FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE

APPROVED
Town of Hilton Head Island, South Carolina
Department of Planning & Inspection

THOMAS & HUTTON
ENGINEERING CO.
9 DILLETHORPE
PROFESSIONAL BOULEVARD
SAVANNAH GEORGIA 31406

SUPER 8 MOTEL
FOREST BEACH PUBLIC SERVICE DISTRICT
HILTON HEAD ISLAND SOUTH CAROLINA

DETAILS

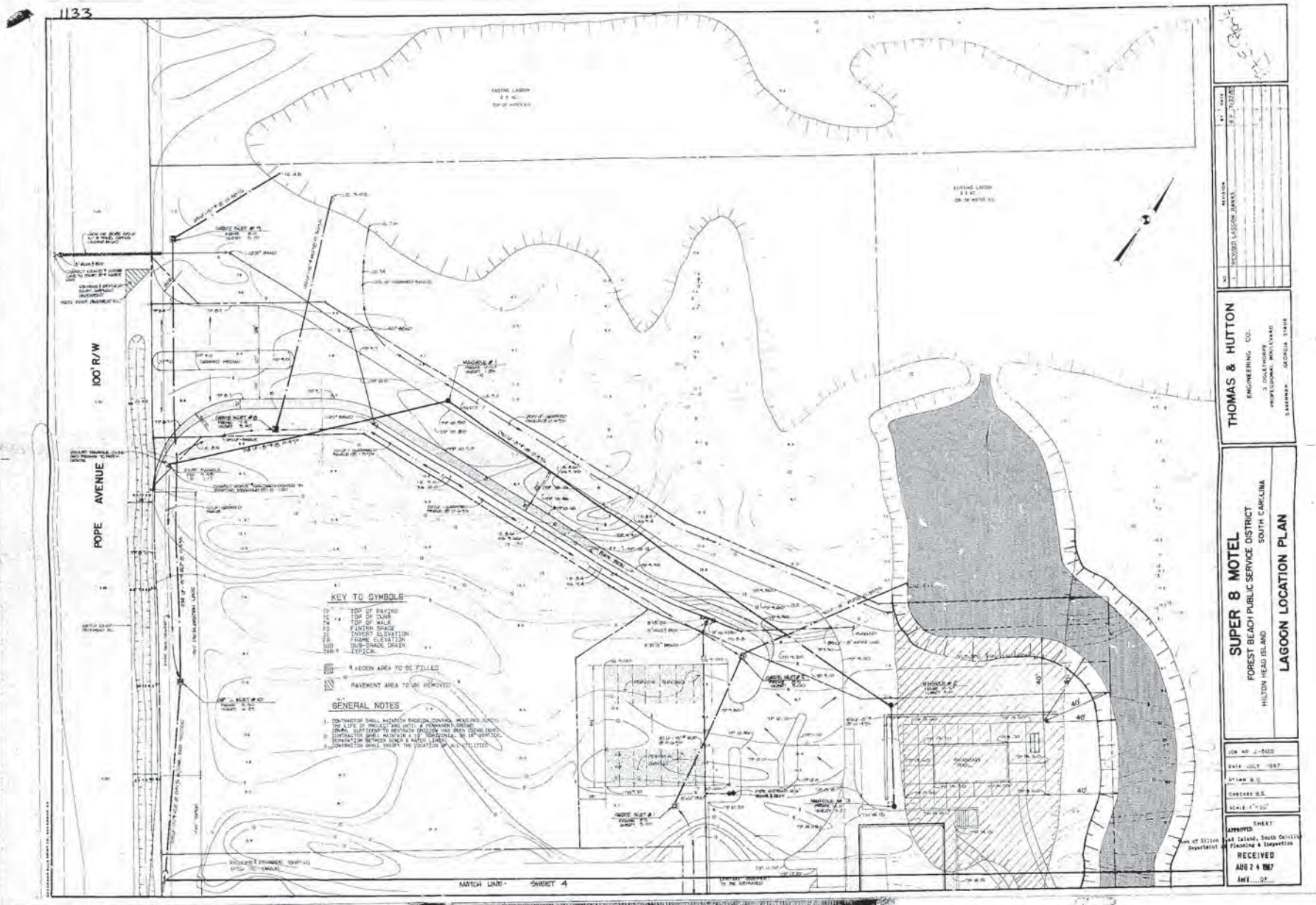
JOB NO. J-5120
DATE 2/25/87
DRAWN CAD
CHECKED DES
SCALE AS SHOWN

SHEET 7

RECEIVED
AUG 24 1987
Rev'd.....GC.....

7

ATTACHMENT I



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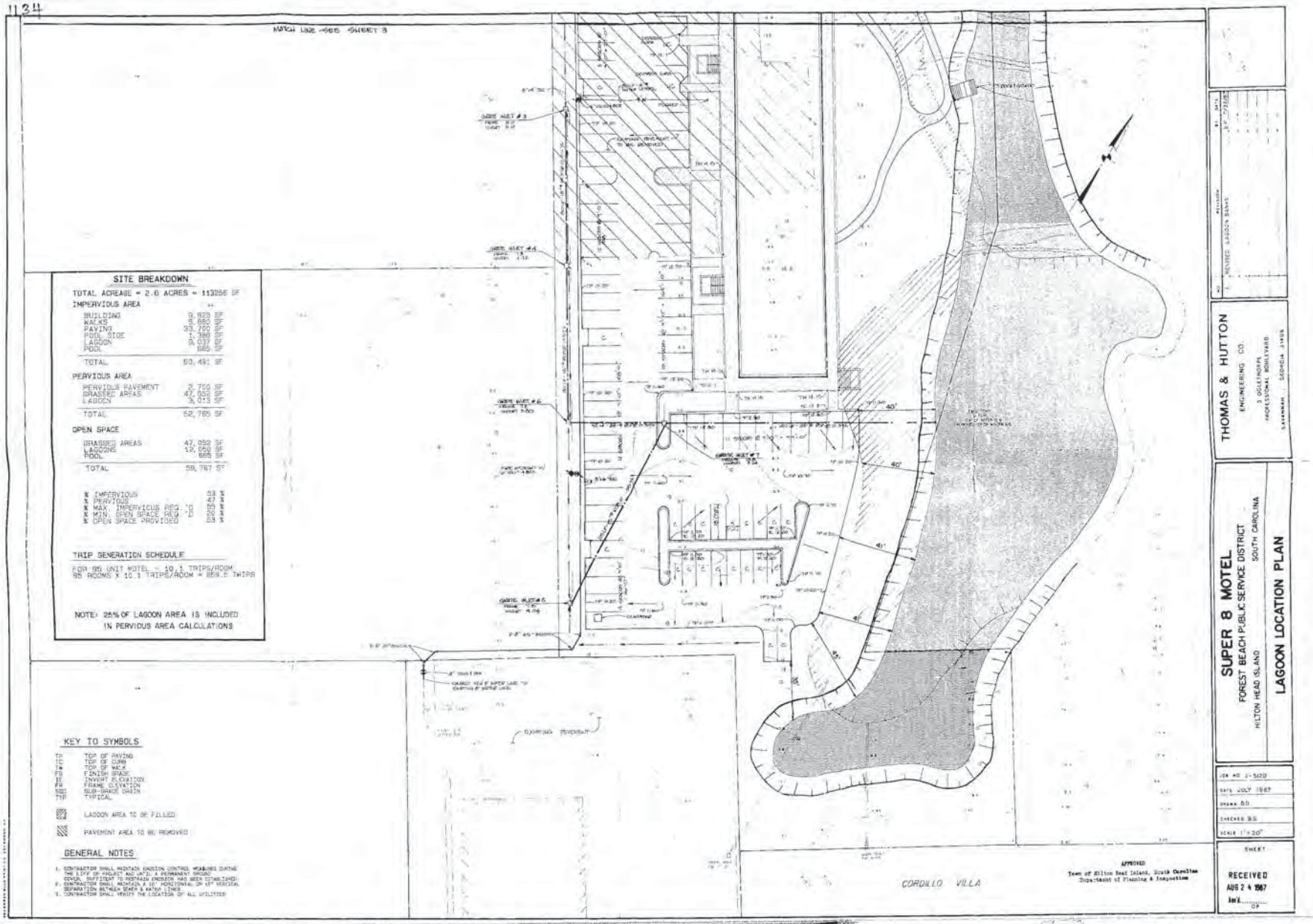


SITE BREAKDOWN

TOTAL ACREAGE = 2.6 ACRES = 113256 SF

IMPERVIOUS AREA	
BUILDING	9,923 SF
WALKS	5,880 SF
PAVING	33,700 SF
POOL SIDE	1,389 SF
LAGOON	9,037 SF
POOL	665 SF
TOTAL	60,491 SF
PERVIOUS AREA	
PERVIOUS PAVEMENT	2,700 SF
GRASSED AREAS	47,052 SF
LAGOON	3,013 SF
TOTAL	52,765 SF
OPEN SPACE	
GRASSED AREAS	47,052 SF
LAGOONS	12,050 SF
POOL	665 SF
TOTAL	59,767 SF
% IMPERVIOUS	53 %
% PERVIOUS	47 %
% MAX. IMPERVIOUS REQ. 'D	55 %
% MIN. OPEN SPACE REQ. 'D	20 %
% OPEN SPACE PROVIDED	53 %

TRIP GENERATION SCHEDULE

FOR 95 UNIT MOTEL - 10.1 TRIPS/ROOM
95 ROOMS X 10.1 TRIPS/ROOM = 959.5 TRIPS

NOTE: 25% OF LAGOON AREA IS INCLUDED IN PERVIOUS AREA CALCULATIONS

KEY TO SYMBOLS

TP	TOP OF PAVING
TC	TOP OF CURB
TW	TOP OF WALK
FG	FINISH GRADE
IE	INVERT ELEVATION
FR	FRAME ELEVATION
SDD	SUB-GRADE DRAIN
TYP	TYPICAL

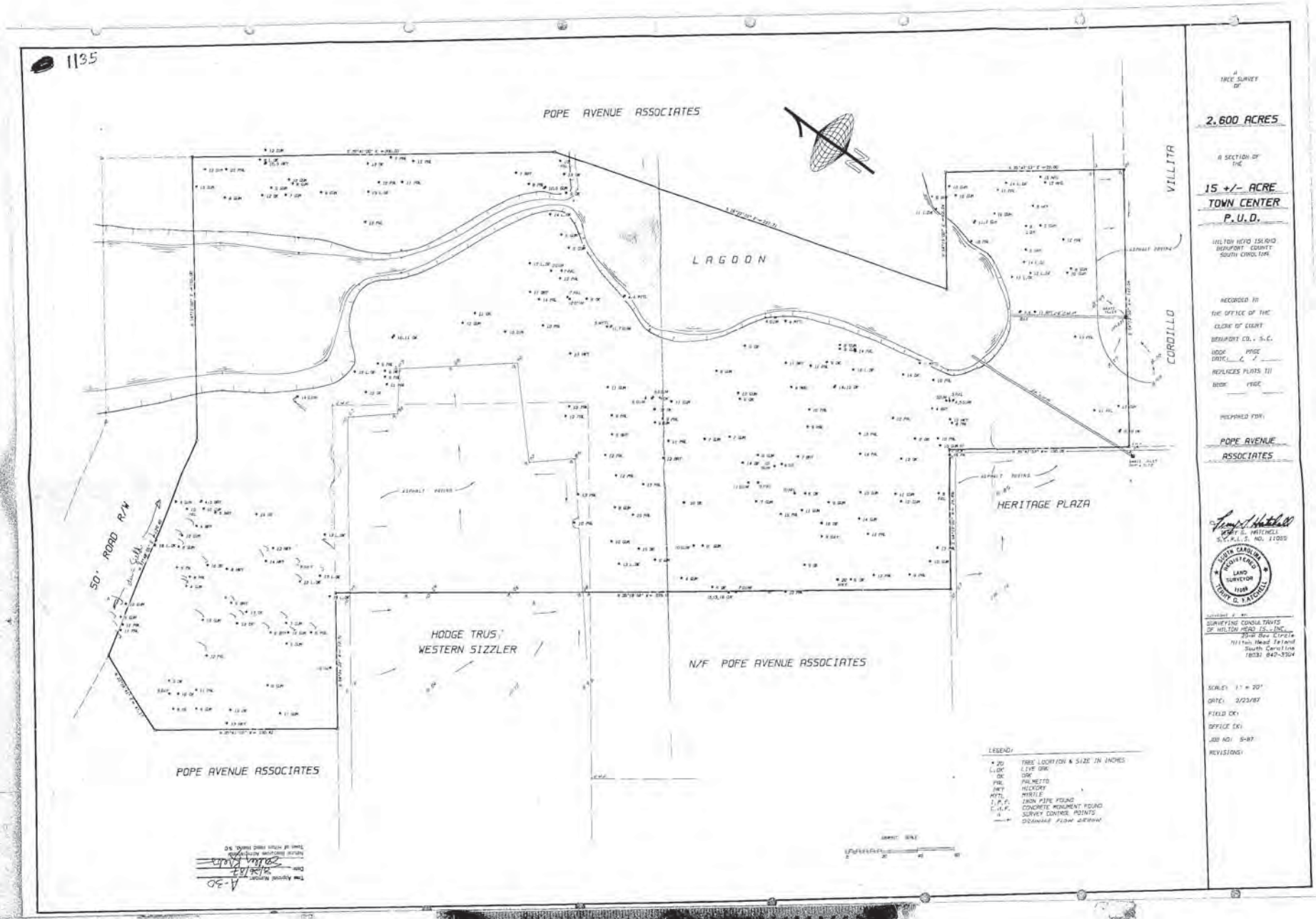
LAGOON AREA TO BE FILLED

PAVEMENT AREA TO BE REMOVED

GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES DURING THE LIFE OF PROJECT AND UNTIL A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION HAS BEEN ESTABLISHED.
2. CONTRACTOR SHALL MAINTAIN A 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SEWER & WATER LINES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

ATTACHMENT I



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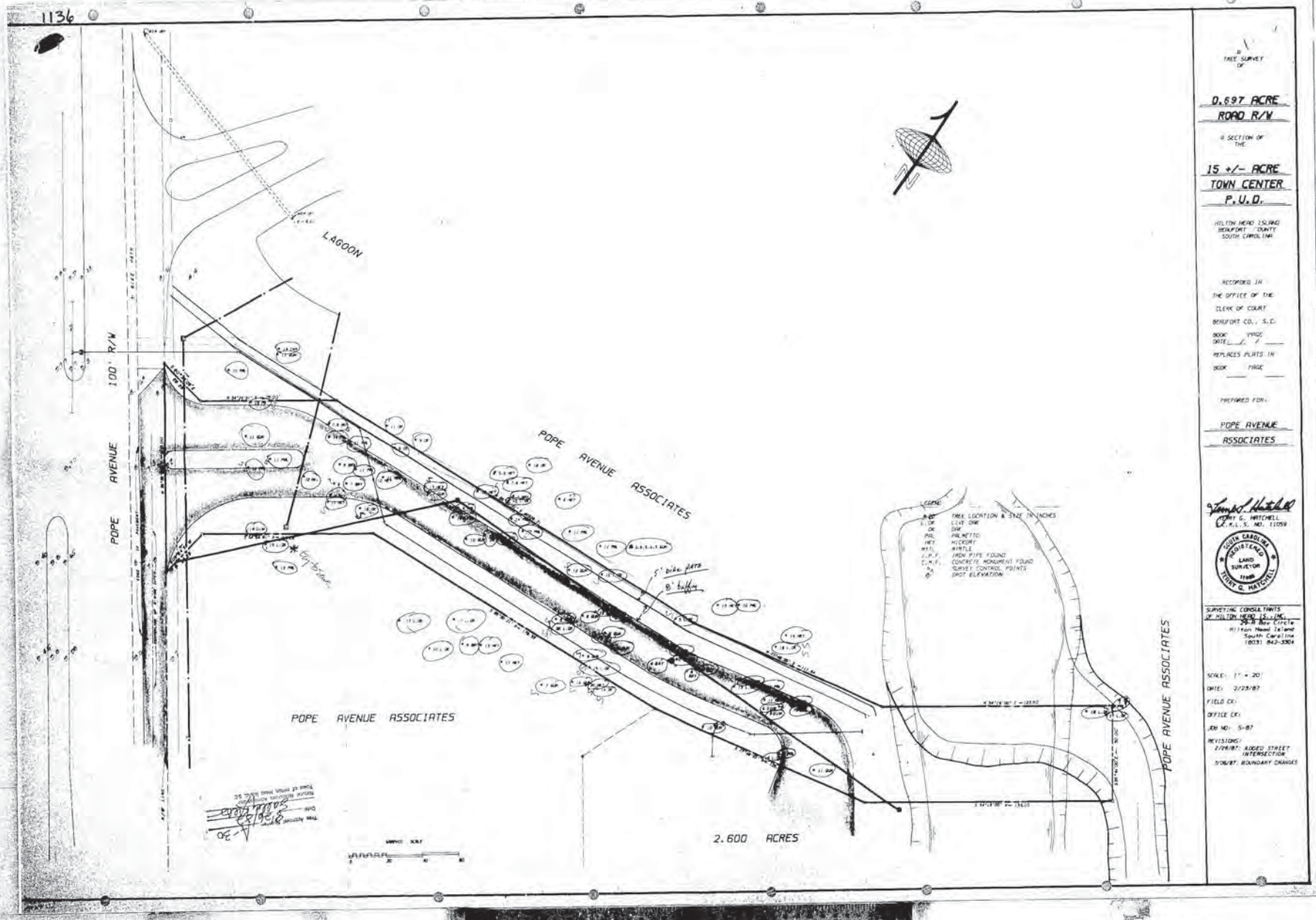

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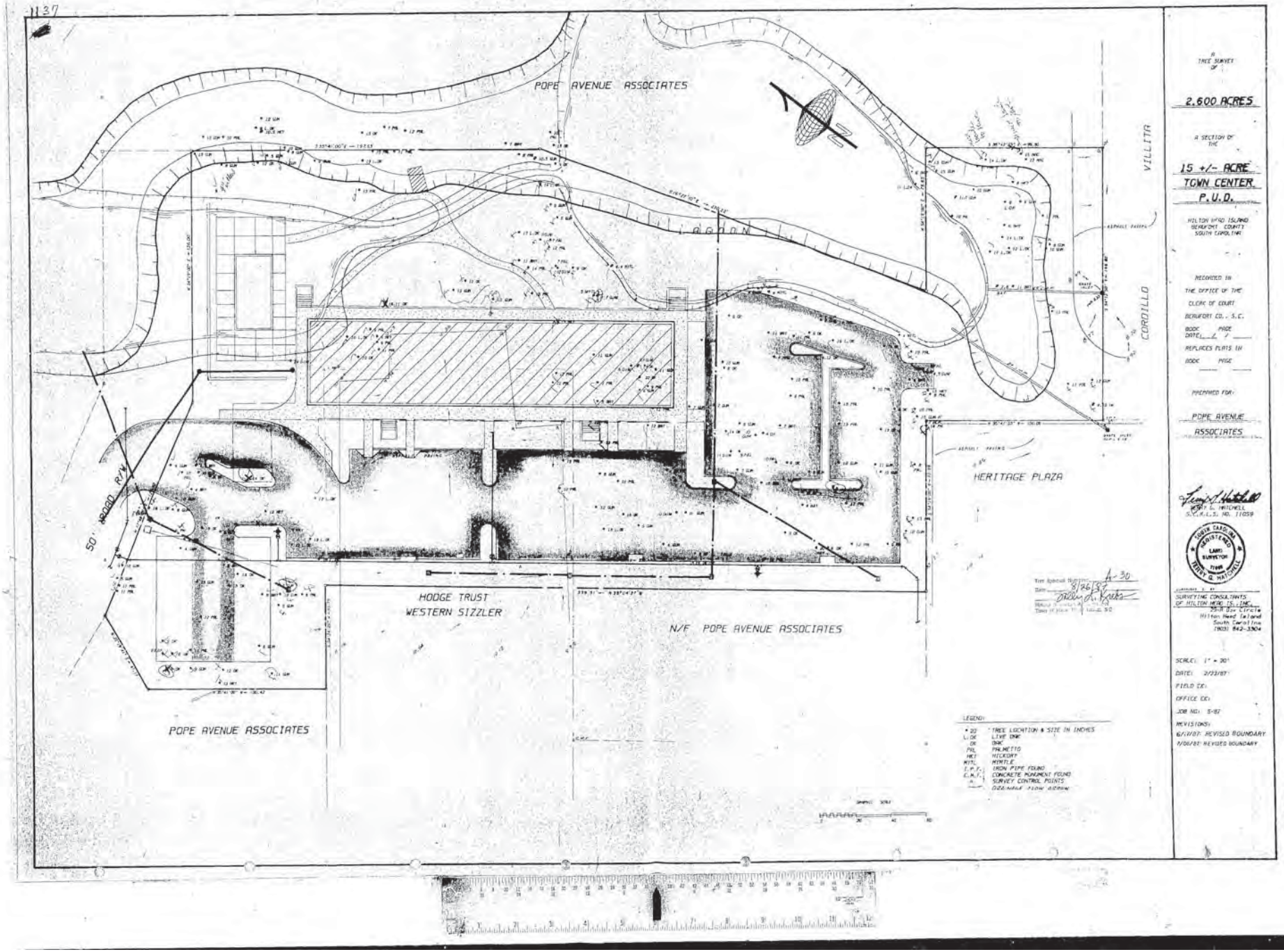

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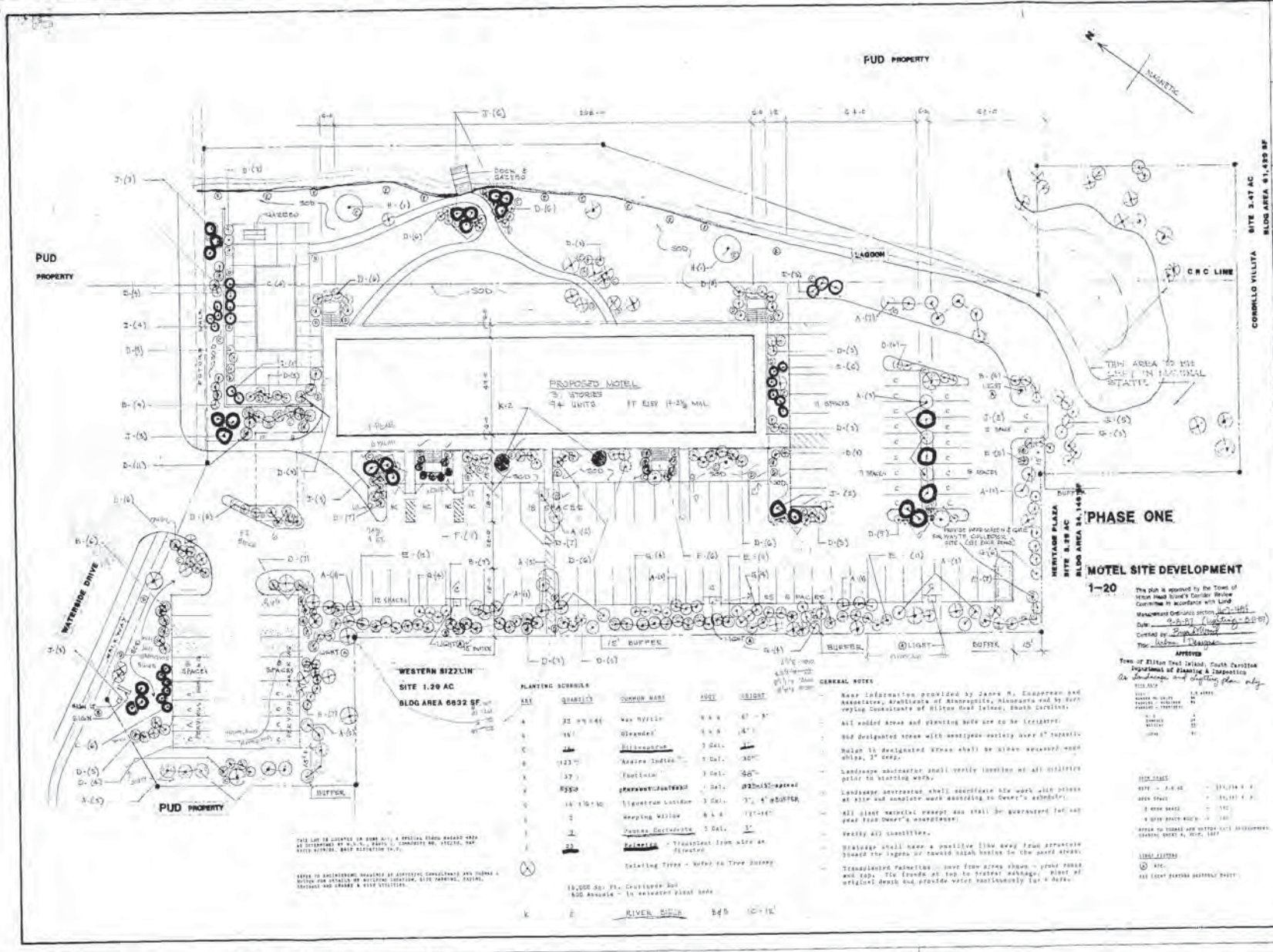

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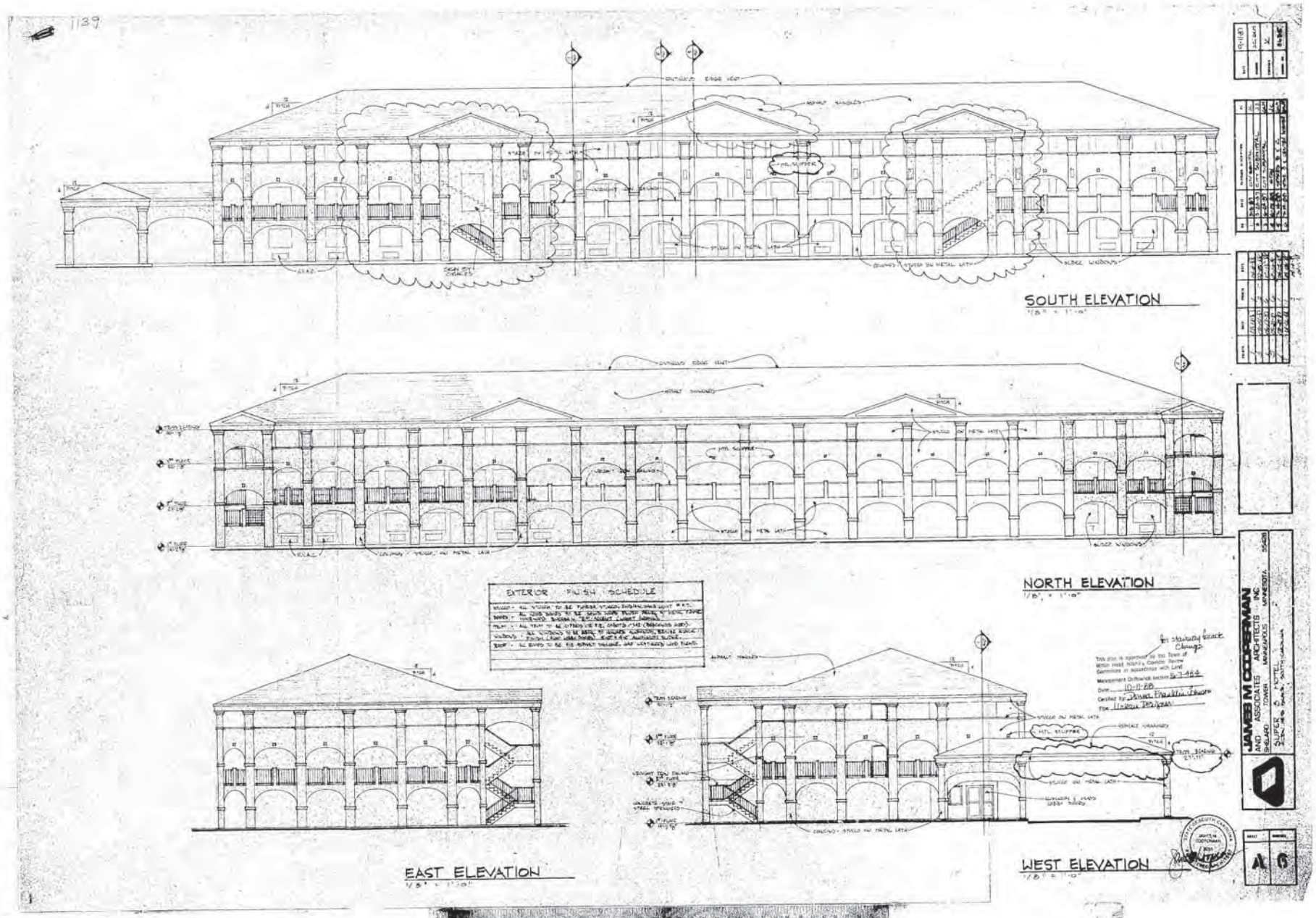
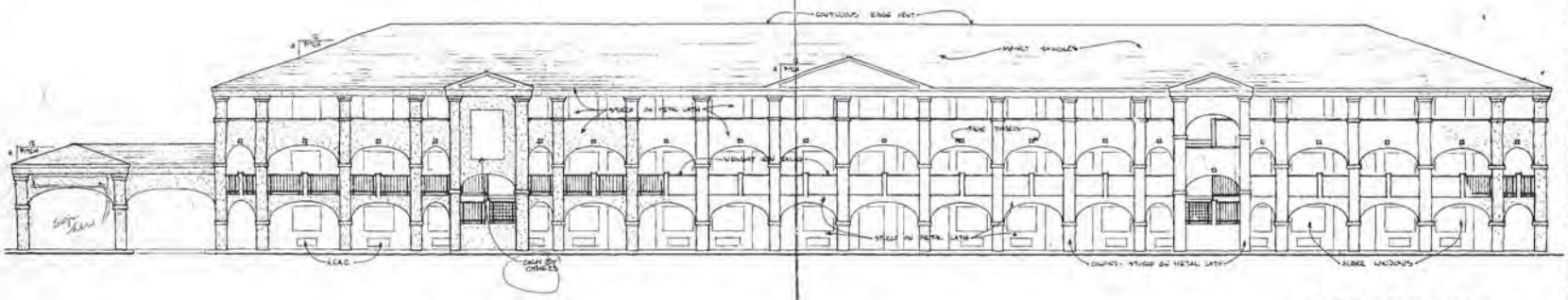
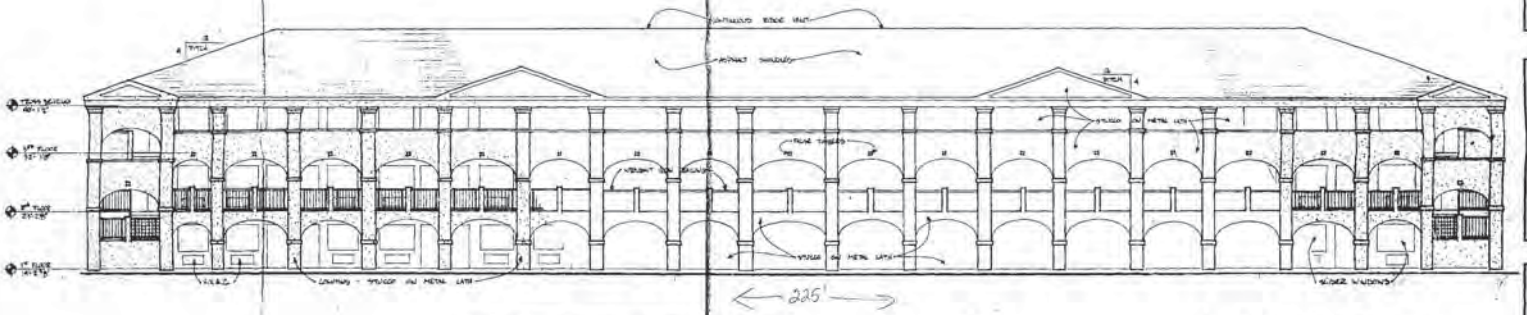


1140



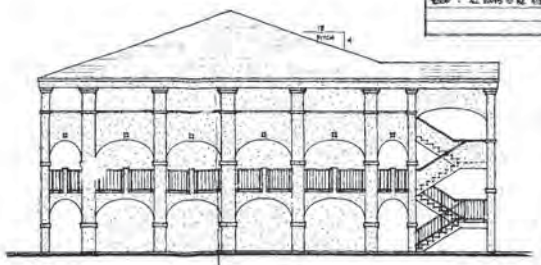
SOUTH ELEVATION
1/8" = 1'-0"



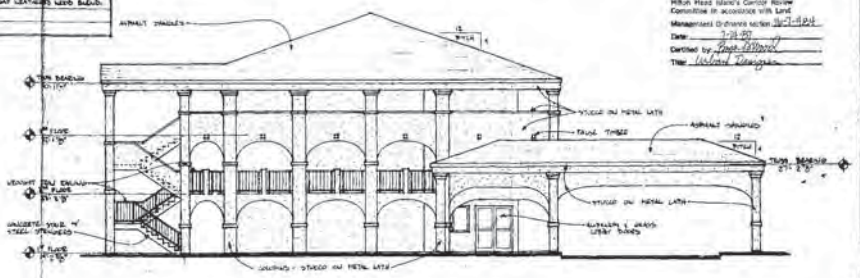
NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE
STUCCO - ALL STUCCO TO BE FLORIDA STUCCO, [illegible]
BOARDS - ALL [illegible]
TRIM - ALL TRIM TO BE CYPRESS OR P.T., CAULKED [illegible]
WINDOWS - ALL WINDOWS TO BE [illegible]
ROOF - ALL ROOFS TO BE [illegible] ASPHALT SHINGLES, [illegible]

This plan is approved by the Town of Hilton Head Island's Corridor Review Committee in accordance with Land Management Ordinance section [illegible]
Date: [illegible]
Certified by [illegible]
Title [illegible]



EAST ELEVATION
1/8" = 1'-0"

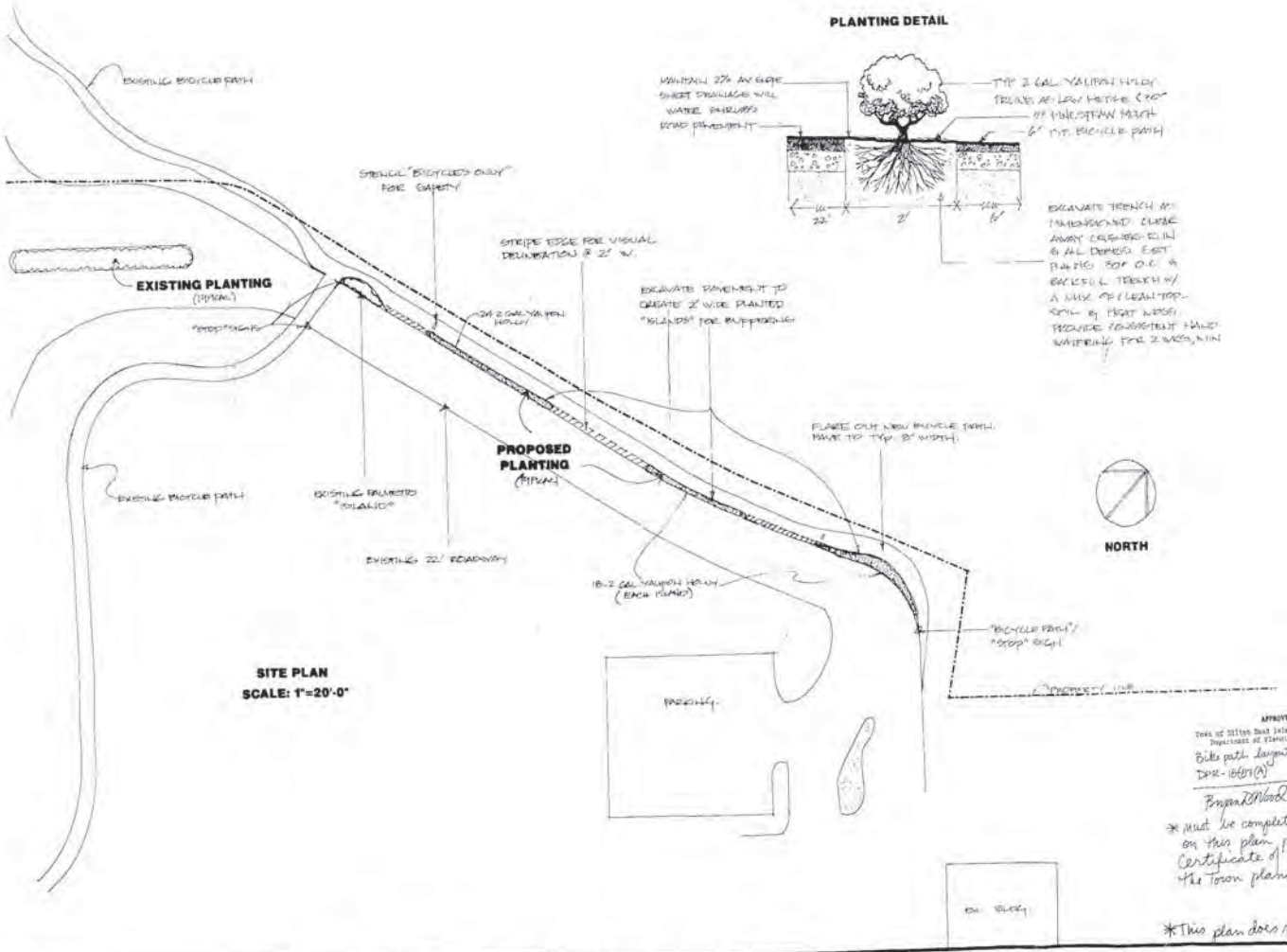


WEST ELEVATION
1/8" = 1'-0"

JAMES M COODERMAN AND ASSOCIATES ARCHITECTS INC.
SHILARD TOWER MINNEAPOLIS MINNESOTA 55435
SUPER 8 MOTEL
HILTON HEAD ISLAND, SOUTH CAROLINA

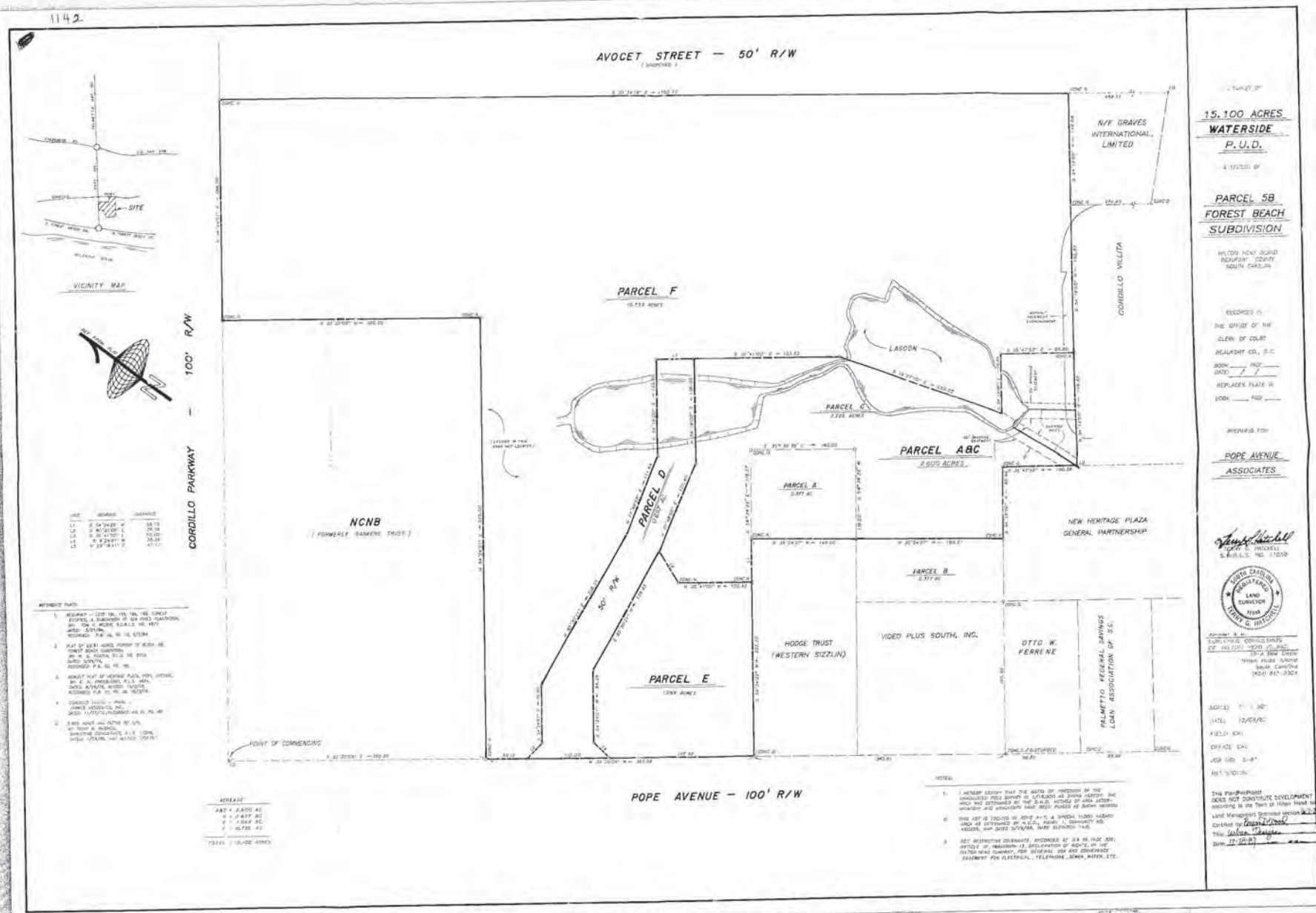
A 6

1141


PLANTING DETAIL
EXISTING BICYCLE PATH
STENCIL "BICYCLES ONLY" FOR SAFETY
STRIPE EDGE FOR VISUAL DELINEATION @ 2' W.
EXISTING PLANTING (TYPICAL)
"STOP" SIGN
24-2 GAL. YAUPON HOLLY
EXCAVATE PAVEMENT TO CREATE 2' WIDE PLANTED "ISLANDS" FOR PLANTING
PROPOSED PLANTING (TYPICAL)
EXISTING BICYCLE PATH
EXISTING PAVED "ISLANDS"
EXISTING 22' ROADWAY
18-2 GAL. YAUPON HOLLY (EACH ISLAND)
PLANE OUT NEW BICYCLE PATH. PAVE TO TYP. 8' WIDTH.
"BICYCLE PATH" / "STOP" SIGN
PROPERTY LINE
PARKING
EXISTING BLDG.
NORTH
SITE PLAN
SCALE: 1"=20'-0"
MAINTAIN 2% AVERAGE SHEET DRAINAGE WILL WATER PARALLEL ROAD PAVEMENT
TYP. 2 GAL. YAUPON HOLLY PLANTED AT 1.5 OF PLANTING MATRIX
6" TYP. BICYCLE PATH
22'
2'
6'
EXCAVATE TRENCH AT IMMEDIATELY CLOSE AWAY CRACKING PLIN & ALL DEBRIS. EST PLANTING 30" O.C. & BACKFILL TRENCH W/ A MIX OF 1/2 LEAF TOP-SOIL & PEAT MOSS. PROVIDE TEMPORARY HALO WATERING FOR 2 WKS. MIN.
PREPARED FOR:
GRAVES COMMERCIAL BUILDERS
ENTRY ROAD BIKEPATH REVISION FOR:
SUPER 8 MOTEL
POPE AVENUE
HILTON HEAD ISLAND, SC
DATE: APRIL 7, 1989
THE VENABLE GROUP
RECEIVED APR - 7 1989
APPROVED
Town of Hilton Head Island, South Carolina
Department of Planning & Inspection
Bike path layout revision to DRB-1069(A)
Bryan Wood 4/7/89
* must be completed as indicated on this plan prior to Final Certificate of Compliance by the Town planning staff in engineering
* This plan does not require tree removal

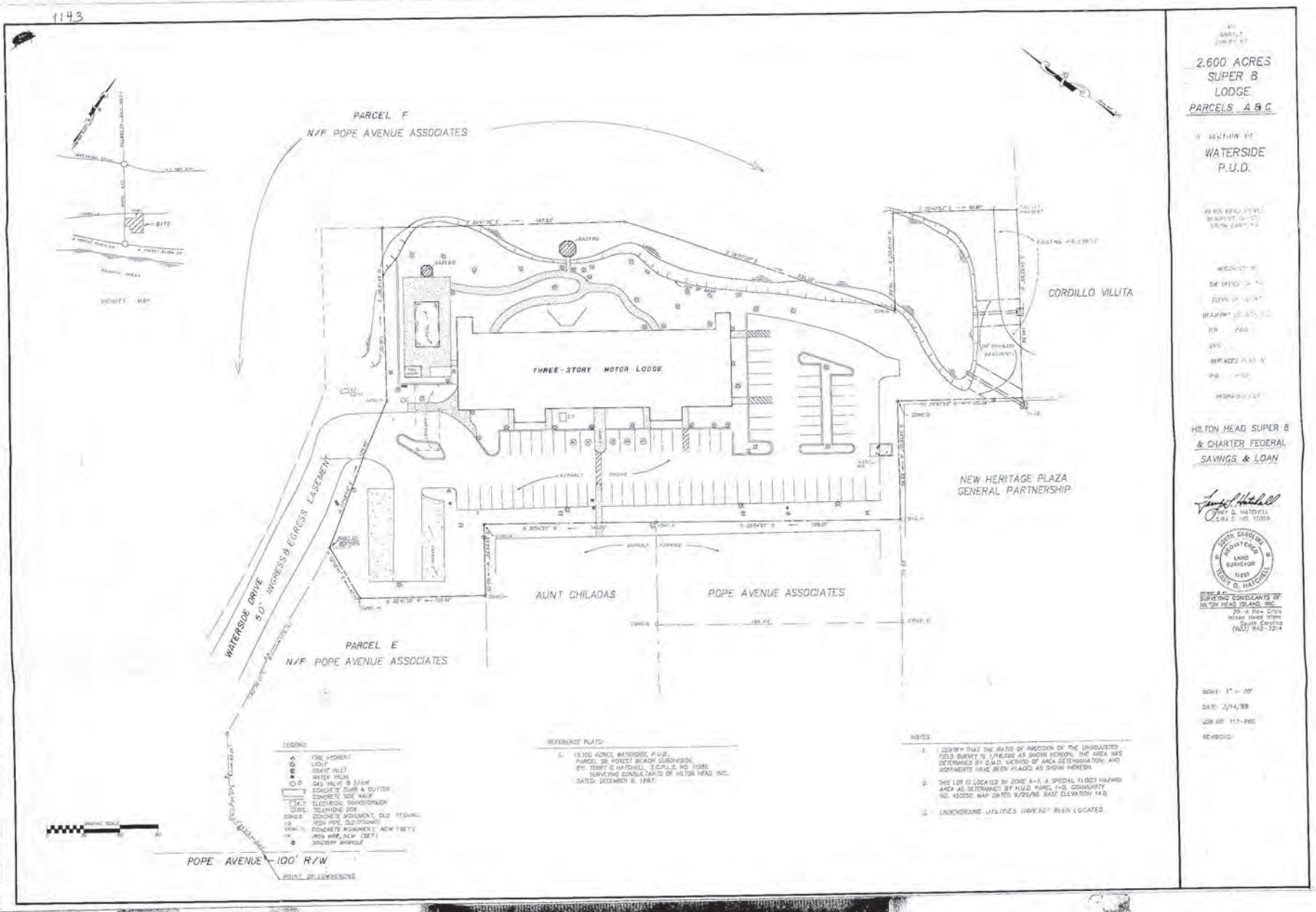
ATTACHMENT I

1142



ATTACHMENT I

1143



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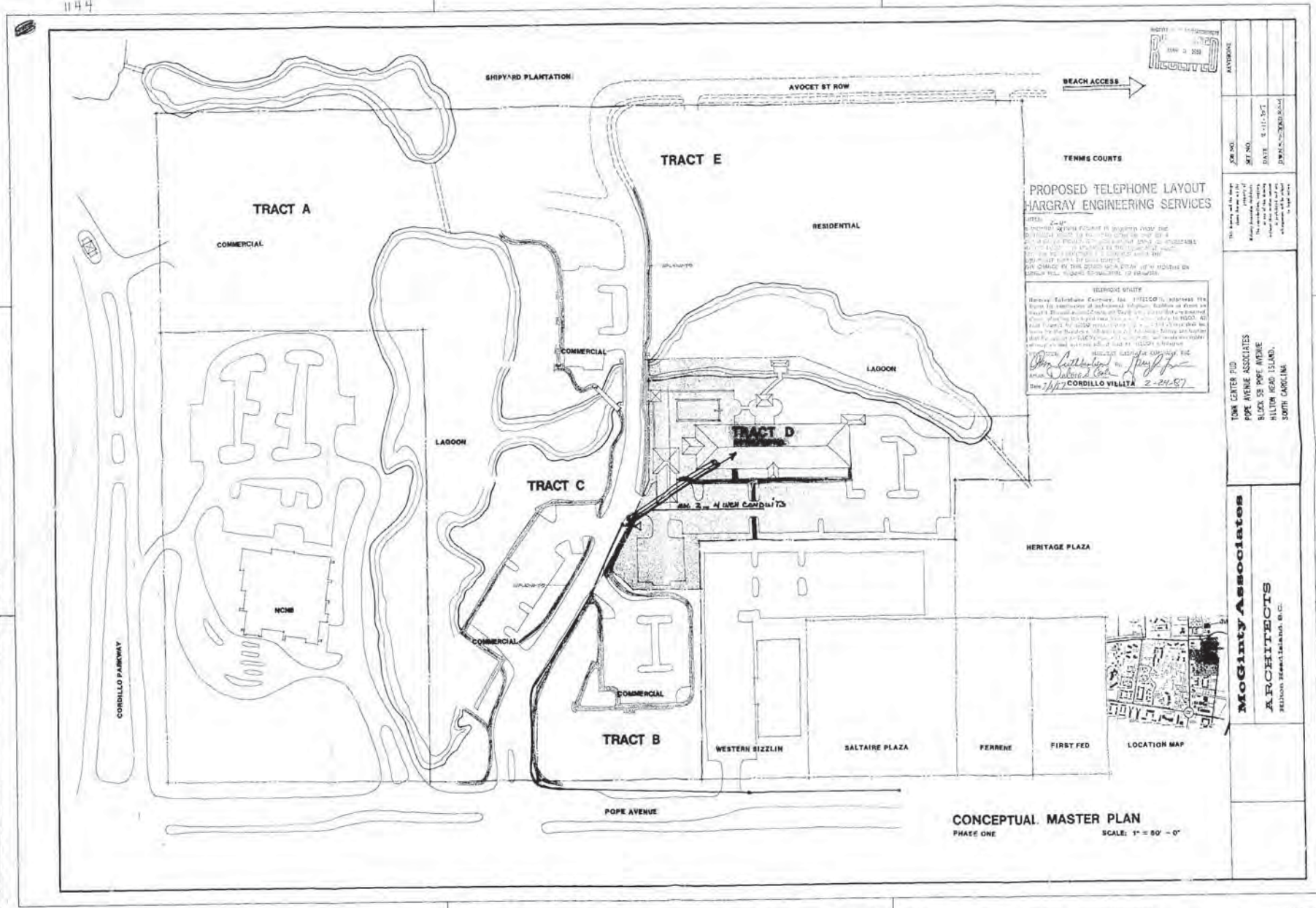

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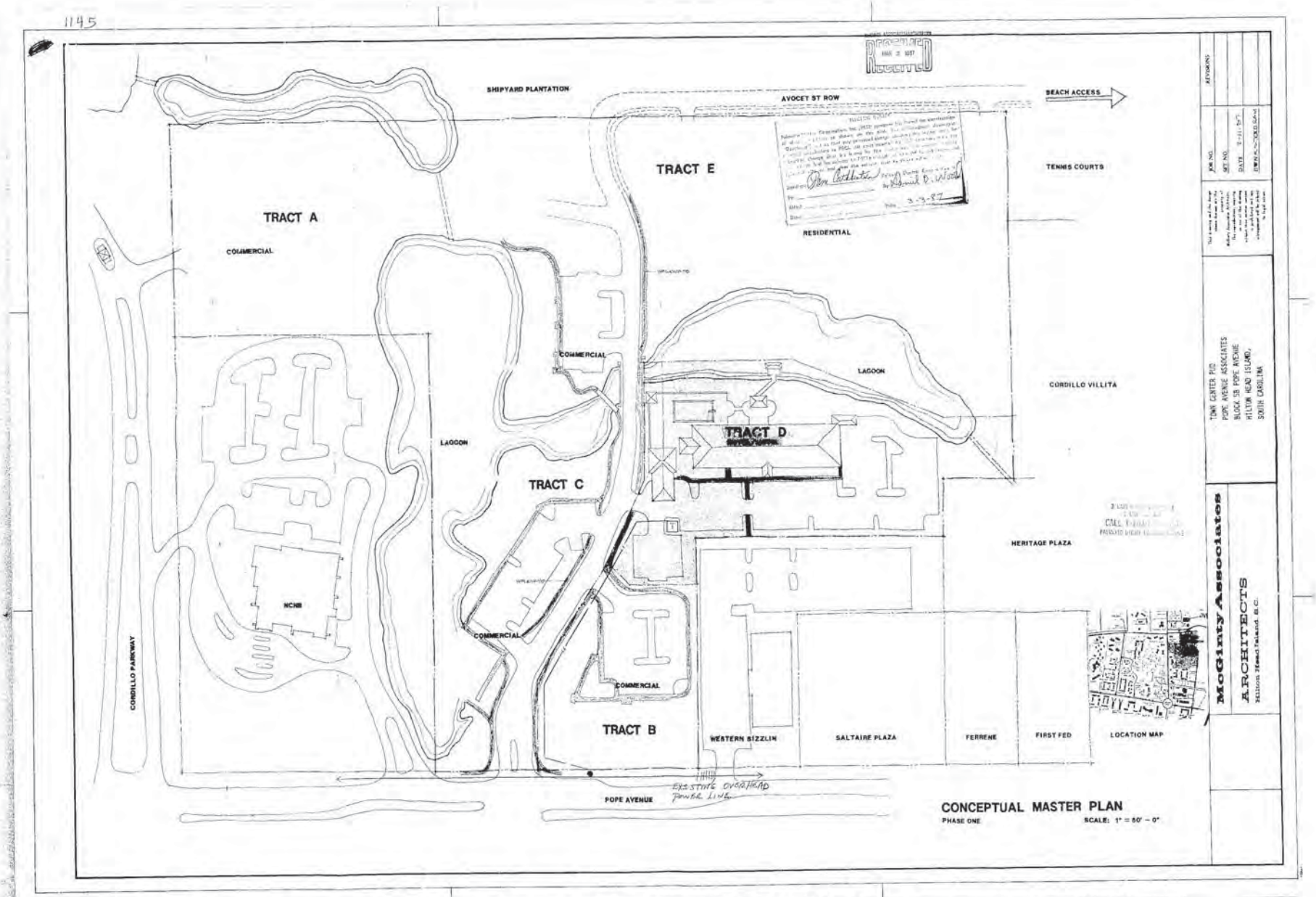

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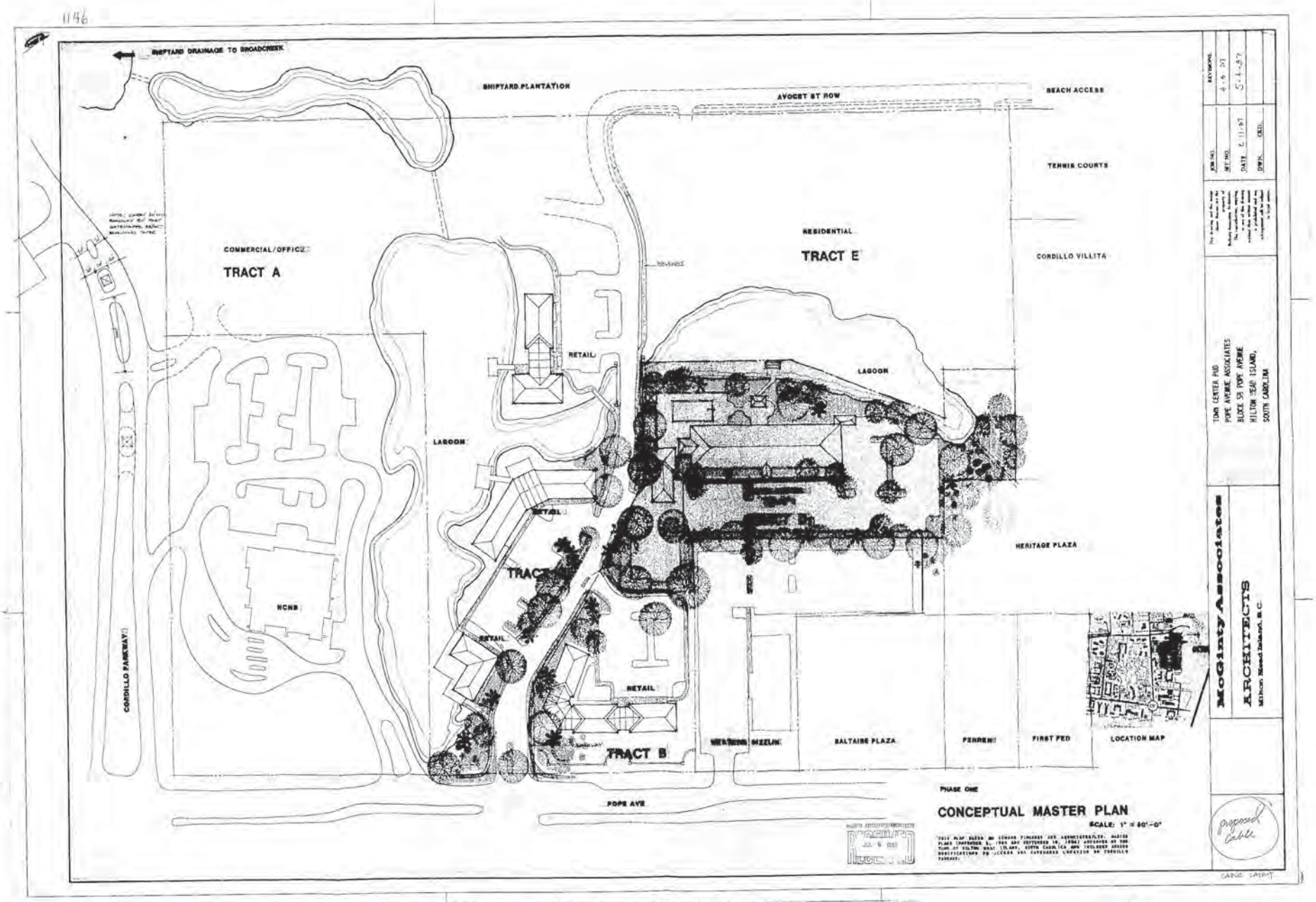

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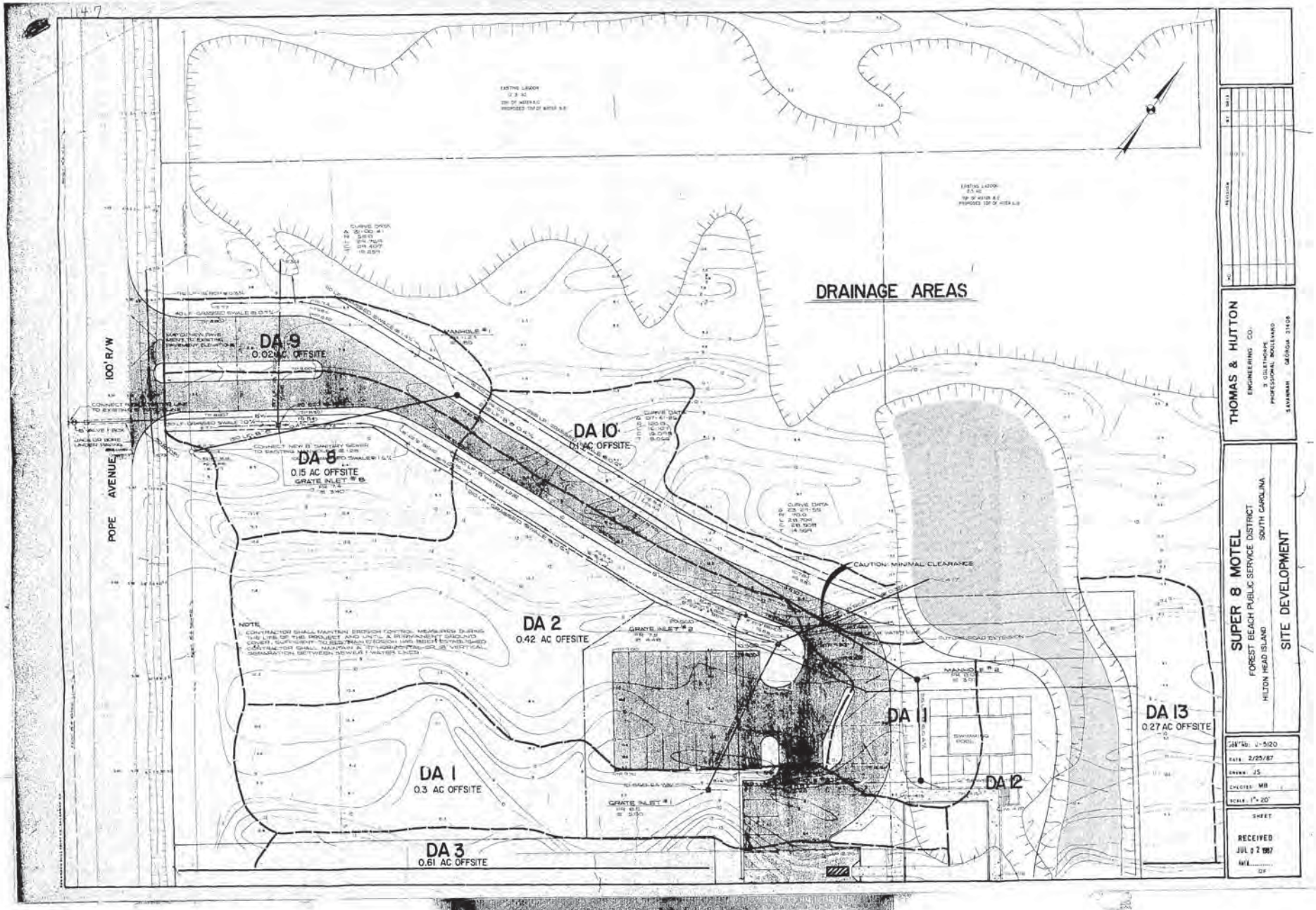
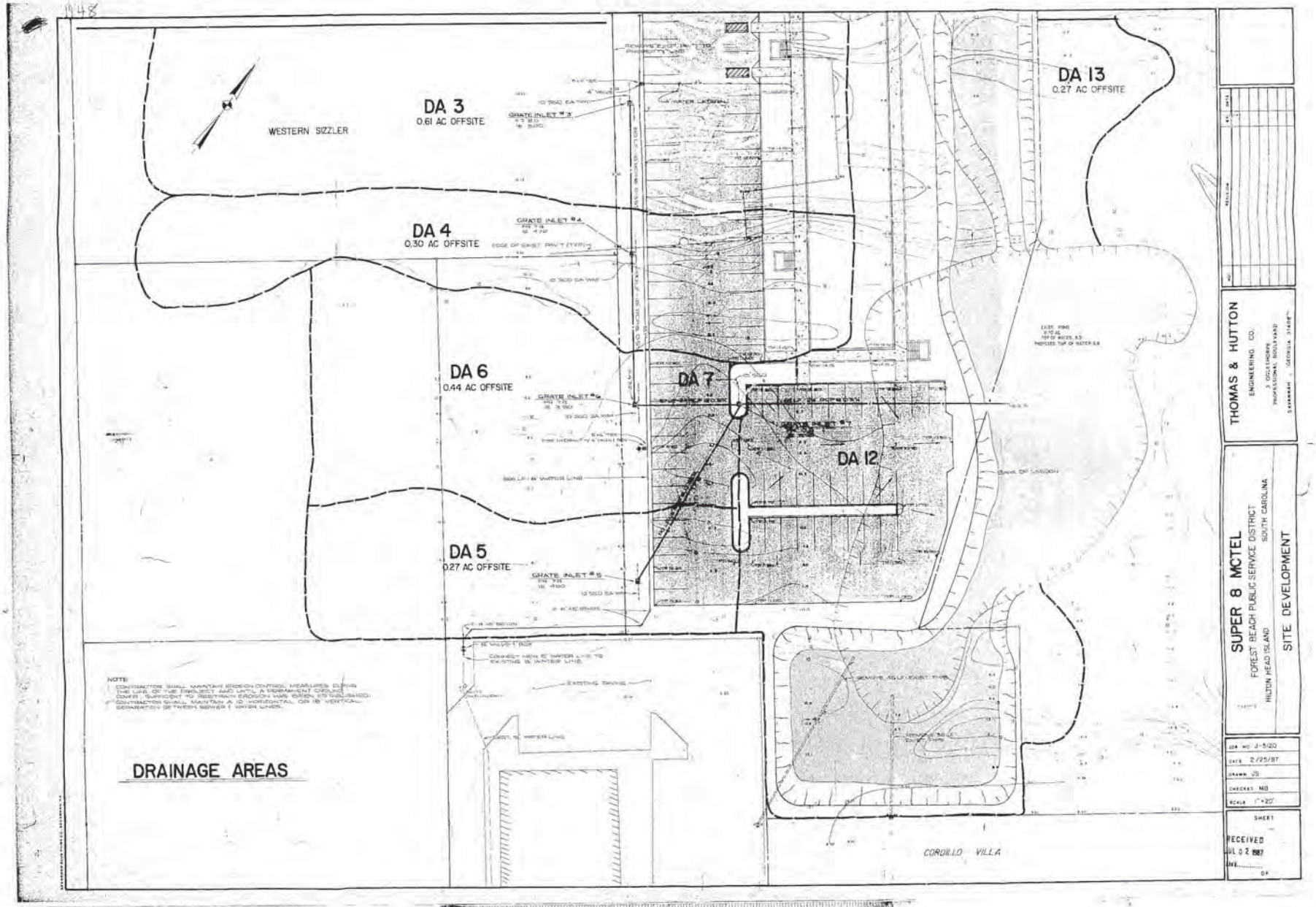
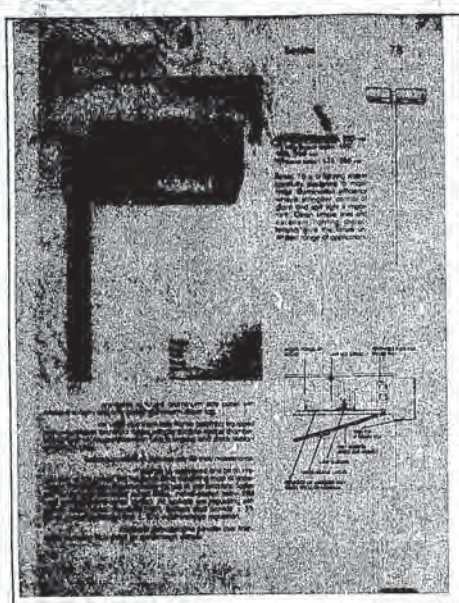


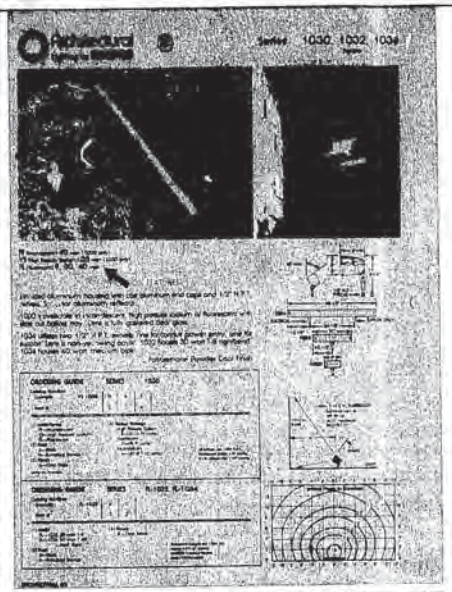
ATTACHMENT I

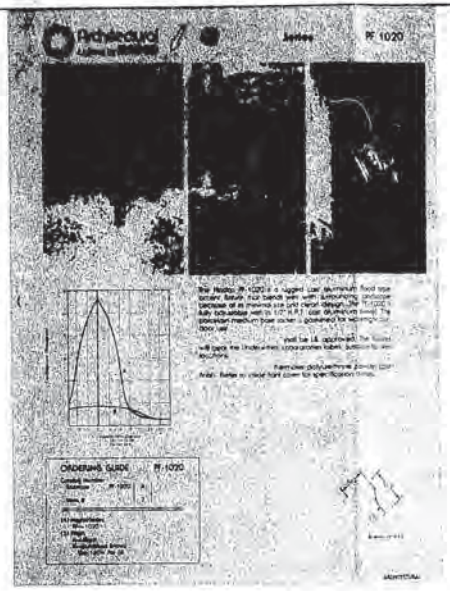


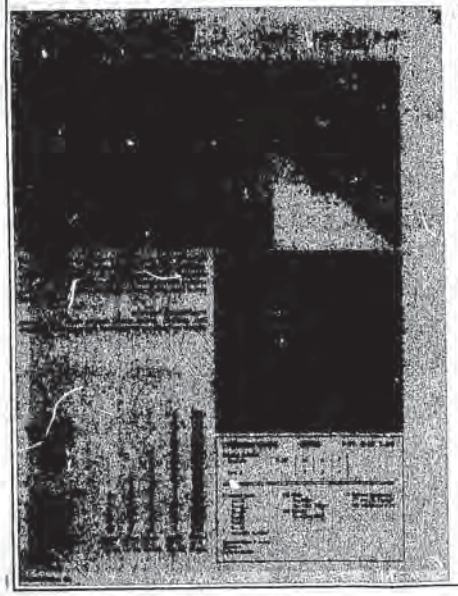
ATTACHMENT I

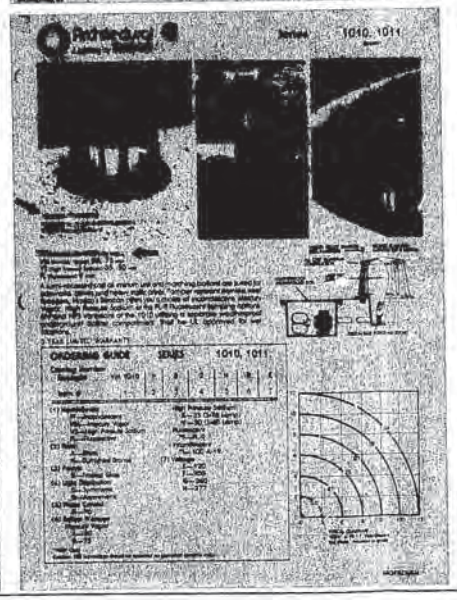
1149











FIXTS EQUAL TO THESE WILL BE USED

LIGHTING

LIGHTING

- ☐ post top mounted fixture on 12' pole.

- In addition to the covered walk lighting, selected trees, street posts and walls will be highlighted with ground lights.

- Street lighting along the lagoon will be provided at approximately 100' intervals.

12 bldg [illegible]

TOWN CENTER PUD
POPE AVENUE ASSOCIATES
SLICK RD POPE AVENUE
HILTON HEAD ISLAND,
SOUTH CAROLINA

JOB NO.
SET NO.
DATE
DWG. NO.
REVISIONS

McGinty Associates
ARCHITECTS
Williston Street Fairfax, S.C.

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA INCORPORATED 1983

NOTICE OF ACTION TAKEN

ON DEVELOPMENT PLAN APPLICATION

Addressed to Owner:

Pope Ave. Associates
c/o R. A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

Copied to Applicant/Agent:

The Town of Hilton Head Island Planning Staff has reviewed the following project as per LMO Section 16-7-661.

Approval Date: 8-27-87 Application No. DPR-18-87(A)

Development Plan Name: Super 8 Lodge (Town Center PUD, Ph. I)

Location: Off Pope Avenue on Waterside Drive (new)

Reviewed By: Planning Staff

Type of Development: 94 room motel

Other information: waivers granted by the Administrator: 16-7-827(g), Access to Major Arterial and 16-7-915(a), Wetland Protection Standards
waivers denied by the Administrator: 16-7-827(f5), Curbing at intersections.

Tax Dist.: 540 Tax Map: 18 Parcel(s): 202, 202B (portions)

Site Acre(s): 2.6 Application filing fee: 1208.00

Zoning Dist.: RD-1 Trans. Dist.: 0312

Latest revision date of approved site plan: July 1987/ Revised 7-28-87/ Received 8-24-87

Any variance(s)/special exception/conditional use required and date granted:

Special exception and conditional use approval granted 5-6-87

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ATTACHMENT I

Notice of Action Taken,
Development Plan Name: Super 8 Lodge
Application No.: DPR-18-87(A)
Page 2

The Town of Hilton Head Island has found this development to be in accordance with the Town's Land Management Ordinance and has authorized this development plan approval.

By: Bryan D. Wood

Title: Urban Designer

This approval is subject to the following condition(s):

1. This approval incorporates conditions of

   a. SCDHPT Encroachment permit;
   b. SC DHEC water & sewer construction permits;
   c. SC Coastal Council certification;
   d. US Army Corps of Engineers 404 Permit;
   e. Hilton Head Company Plans Approval Board.

2. Subject also to conditions of Town Corridor Review Committee, and Tree Approval #A-30.

3. Subject to notes/comments made on approved site development plans.

4. A building permit will not be issued for the Super 8 Motel until the development plan approval is obtained for parking lot revisions to Western Sizzlin site.

NOTE:

This development is exempt from amendments to the LMO until February 24, 1988 in accordance with LMO Section 16-7-666.

cc: Long Range Planning Section
Inspections Division

* Approved plans updated January 12, 1988 to include phasing plan. See attached letter from Allen Cauble dated January 5, 1988 and approved development plans.

ATTACHMENT I

DEVELOPMENT SUMMARY

DEVELOPMENT NAME: Super 8 Motel

LOCATION: Pope Avenue

NAME & ADDRESS OF DEVELOPER/APPLICANT: Richard A. McGinty
same

NAME & ADDRESS OF OWNER: Pope Ave. Associates
c/o R.A. McGinty
11 Lagoon Rd.
Hilton Head, SC 29928

TYPE OF DEVELOPMENT: 94 room motel

NUMBER OF UNITS: _____ NON-RESIDENTIAL SQUARE FOOTAGE: _____

SITE ACREAGE: 3.9 NO. OF STORIES: _____

REVIEWED BY: _____ PLANNING COMMISSION Planning STAFF

TYPE OF REQUEST: _____ ACTION TAKEN: _____

DATE OF ACTION: 8-27-87 DATE OF EXPIRATION: _____

TYPE OF PRIOR ACTION: _____ DATE: _____

ANY VARIANCES REQUIRED: _____

ANY SPECIAL EXCEPTIONS: granted 5-6-87

TRANSPORTATION DIST. #: 0312 TAX MAP#: 18 PARCEL: 202, 202B (portions)

TAX DISTRICT #: _____ APPLICATION FEE: 1,208.00

DEVELOPMENT PERMIT #: _____ DATE ISSUED: _____

DATE OF CERTIFICATE OF COMPLIANCE: April 14, 1989

TOTAL NUMBER OF PAGES 237

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
CERTIFICATE OF COMPLIANCE — SITE WORK

DATE 14 APR 89 DEVELOPMENT/BUILDING PERMIT NO. BP 7580 INSP/ FILE NO 89.4-10

PROJECT AND PHASE NAME SUPER 8 MOTEL

PROJECT LOCATION DOE AVE

FINAL (X) TOTAL PROJECT/PHASE COMPLETE

TEMPORARY* ( ) TOTAL PROJECT/PHASE INCOMPLETE — SURETY REQUIRED

PARTIAL* ( ) PORTION OF PROJECT/PHASE COMPLETE — NO SURETY REQUIRED

( ) PORTION OF PROJECT/PHASE COMPLETE — SURETY REQUIRED

*NOTE: (a) IF NEW ITEMS COME INTO NON-COMPLIANCE DURING THE LIFE OF A TEMPORARY OR PARTIAL CERTIFICATE OF COMPLIANCE, THOSE ITEMS SHALL BE CORRECTED BEFORE THE ISSUANCE OF A FINAL CERTIFICATE OF COMPLIANCE.

(b) TEMPORARY/PARTIAL EXPIRATION DATE _____

ITEMS TO BE BONDED	AMOUNT	COMMENTS OR SPECIFICATIONS
( ) ROADWAY, PAVING OR PARKING	$	
( ) SIDEWALKS, WALKWAYS, OR BIKE PATHS	$	
( ) DRAINAGE OR EROSION	$	
( ) TREE PLANTING OR REPLACEMENT	$	
( ) PUBLIC AMENITIES, POOLS, TENNIS COURTS, ETC.	$	
( ) UTILITIES — WATER, SEWER, POWER, STORM DRAIN, ETC.	$	
( ) LANDSCAPING — PLANT/ GROUND COVER, SEEDING	$	
( ) OTHER — SIGNAGE, CLEAN-UP, MISCELLANEOUS	$	
(SUB TOTAL)	$	

$_____ + 15% (10% CONTINGEN FEE & 5% ADMINISTRATION FEE)

$_____ TOTAL AMOUNT OF SURETY

$_____ AMOUNT OF FILLING FEE

DATE SURETY PAID _____

DATE FILING FEE PAID _____

FORM OF SURETY: ( ) CASH ( ) CHECK ( ) LETTER OF CREDIT ( ) BOND

FORM OF SUPPORT DATA: ( ) CONTRACTOR'S PROPOSAL ( ) ENGINEER'S ESTIMATE

COMMENTS: _____

CC: DIR. PLAN & INSP
CHIEF OF INSP
PLANNING FILE
ENG FILE
SURETY FILE

APPROVED BY Bill Cullen
TOWN ENGINEER OR DESIGNEE

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
CERTIFICATE OF COMPLIANCE — SITE WORK

INSP/
FILE NO 89.2-10

DATE 28 FEB 1989 DEVELOPMENT/BUILDING PERMIT NO. BP 7580

PROJECT AND PHASE NAME SUPER 8 MOTEL

PROJECT LOCATION ROGÉ AVE

FINAL ( ) TOTAL PROJECT/PHASE COMPLETE

TEMPORARY* ( ) TOTAL PROJECT/PHASE INCOMPLETE — SURETY REQUIRED

PARTIAL* (X) PORTION OF PROJECT/PHASE COMPLETE — NO SURETY REQUIRED

( ) PORTION OF PROJECT/PHASE COMPLETE — SURETY REQUIRED

*NOTE: (a) IF NEW ITEMS COME INTO NON-COMPLIANCE DURING THE LIFE OF A TEMPORARY OR PARTIAL CERTIFICATE OF COMPLIANCE, THOSE ITEMS SHALL BE CORRECTED BEFORE THE ISSUANCE OF A FINAL CERTIFICATE OF COMPLIANCE.

(b) TEMPORARY/PARTIAL EXPIRATION DATE 28 AUG 89

ITEMS TO BE BONDED	AMOUNT	COMMENTS OR SPECIFICATIONS
( ) ROADWAY, PAVING OR PARKING	$ 1,000.00	STRIPING & WHEEL STOPS
( ) SIDEWALKS, WALKWAYS, OR BIKE PATHS	$	
(X) DRAINAGE OR EROSION	$ 2,000.00	
( ) TREE PLANTING OR REPLACEMENT	$	
( ) PUBLIC AMENITIES, POOLS, TENNIS COURTS, ETC.	$	
( ) UTILITIES — WATER, SEWER, POWER, STORM DRAIN, ETC.	$	
(X) LANDSCAPING — PLANT/ GROUND COVER, SEEDING	$ 15,000.00	
(X) OTHER — SIGNAGE, CLEAN UP, MISCELLANEOUS	$ 2,500.00	2 HANDICAP SIGNS
(SUB TOTAL)	$ 15,000.00	
	$ N/A	+ 15% (10% CONTINGEN FEE & 5% ADMINISTRATION FEE)
DATE SURETY PAID N/A	$ N/A	TOTAL AMOUNT OF SURETY
DATE FILING FEE PAID N/A	$ N/A	AMOUNT OF FILLING FEE

FORM OF SURETY: ( ) CASH ( ) CHECK ( ) LETTER OF CREDIT ( ) BOND

FORM OF SUPPORT DATA: (X) CONTRACTOR'S PROPOSAL ( ) ENGINEER'S ESTIMATE

COMMENTS:

CC: DIR. PLAN & INSP
CHIEF OF INSP
PLANNING FILE
ENG FILE
SURETY FILE

APPROVED BY [signature]
TOWN ENGINEER OR DESIGNEE

ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

R.A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

Dear Applicant:

At its September 8, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Lodge (sign and landscape plan).

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING

REASONS _____

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

_____

(x) APPROVED AS SUBMITTED

( ) APPROVED WITH THE FOLLOWING CONDITIONS:

Note: Sign subject to permit from Sign Administrator

NOTICE DATE: Sept. 15, 1987 BY: Bryan D. Wood

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-23-86

5

ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

Dear Applicant:

At its July 14, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Lodge.

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING

REASONS _____

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

( ) APPROVED AS SUBMITTED

(x) APPROVED WITH THE FOLLOWING CONDITIONS:

Approve the building elevations and colors, and building site as submitted.

Resubmit plans for landscaping, lighting and graphic package for signs for P.U.D.

NOTICE DATE: 7/17/87 BY: Bryan D. Woodfaye

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-23-86

6

ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

Mr. R. A. McGinty
11 Lagoon Road
Hilton Head, SC 29928

Dear Applicant:

At its June 9, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Motel.

( ) TOOK NO ACTION

(x) TABLED UNTIL 7-14-87 FOR THE FOLLOWING REASONS Until project receives ARB approval.

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

( ) APPROVED AS SUBMITTED

( ) APPROVED WITH THE FOLLOWING CONDITIONS:

NOTICE DATE: 6-17-87 BY: Bryan L Wood

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-23-86

7

ATTACHMENT I

Application No. CUR-1-87

TOWN OF HILTON HEAD ISLAND
40 Palmetto Parkway
Hilton Head Island, SC 29928
(803) 681-8396

APPLICATION FOR CONDITIONAL USE REVIEW

Instructions: Please TYPE or PRINT legibly. Attach additional sheets if needed.

	Owner(s) of Record	Applicant(s), if different*
Name:	Pope Avenue Associates	Richard A. McGinty
Mailing Address:	11 Lagoon Road Hilton Head Island, South Carolina 29928	11 Lagoon Road Hilton Head Island, South Carolina 29928
Phone:	785-2444	785-3444

* LMO Section 16-7-603 requires the applicant or the designated agent to have a local mailing address and telephone number.

Tax map number(s) 018 and Parcel(s) 000-0202 and net acreage 2.6 of Property.
Property Location: Pope Avenue
Base Zoning District(s) of Property: Central Forest Beach Zoning District
Applicable Overlay Zoning Districts: Road Corridor
Type of Conditional Use: PUD x Non-Contiguous PUD _____ (See Part B of Article VIII)
This is a new PUD _____ or an amendment to an existing PUD X. Town Center P.U.D. Phase I

Attach the following items:

1. A vicinity map

2. A narrative addressing the proposed development explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density and/or square footage of non-residential uses per net acre, open space acreage, potential traffic generation (see Part C of Article VII), overall character and architectural style, the relationship of the proposed development to existing development in the area and other related development features.

3. A master plan schematically showing major streets, major utilities, land uses, entrance locations on existing streets, major open space and buffers and a conceptual drainage plan.

4. A statement of how the proposed development is consistent with the Comprehensive Plan.

5. Filing Fee: $200.00 payable to the Town of Hilton Head Island. (Show name of project on the face of check.)

NOTE: The Planning Commission may request other relevant information.

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

Signature of Applicant (or Duly Authorized Agent) _____ Date 4/6/87

LMO 022087 ACUR

8

ATTACHMENT I

Application No: _____

RECEIVED
MAY 26 1987
Ans'd.....

TOWN OF HILTON HEAD ISLAND
40 PALMETTO PARKWAY
HILTON HEAD ISLAND, S.C. 29928
PHONE (803) 681-8396

APPLICATION FOR CORRIDOR REVIEW
(Road and Waterfront Corridor Overlay Zoning Districts,
all Conservation, C-6, and RD-2 Districts)

Instructions: Please TYPE or PRINT legibly. Attach additional sheets if necessary.

This application is for:
X New Development
___ Alteration or Addition
___ Minor External Changes only
___ Sign only
X Delegated ARB review

Project Name: Super 8 Motel
Tax Map Number(s) 018 and Parcel(s) 000-0202 of property.
Zoning District(s) under which CRC approval is required: RD-1
Use(s) and Density of Project: Motel; 24 rooms/acre

Name of private architectural review board with jurisdiction over property, if applicable: Hilton Head Co. ARB

	Applicant(s)*	All Duly Authorized Agents*
Name:	R. A. McGinty	Herb King
Mailing Address:	11 Lagoon Road Hilton Head, SC 29928	P. O. Box 8062 Hilton Head, SC 29938
Phone:	785-2444	785-6666

* LMO Section 16-7-603 requires the applicant or the authorized agent have a local mailing address and telephone number.

Attach the following items:

1. Plans, Drawings, Photographs and/or Narratives showing:
   - (a) Surveyed property lines. in DPR file
   - (b) Survey of existing topography and the location of trees meeting the Tree Protection regulations of Article IX.
   - (c) Site plans showing all buildings (including roof lines) and all site improvements with distances and dimensions required by this chapter clearly labeled.
   - (d) Photographs or drawings of neighboring uses and architectural styles.
   - (e) Location of bordering streets and existing and approved access points.
   - (f) Sign location, materials, colors, size, shape, and lighting if known at development plan approval stage. needs more info
   - (g) Parking lot design and materials, final site lighting plans and final landscaping plans as may be required by Section 16-7-856.
   - (h) Floor plans and elevation drawings including exterior building materials and colors.

9

ATTACHMENT I

(i) If applicable, location of bordering marshes, beaches and existing and approved beach access points.
(j) If applicable, recreation and open space improvements.

2. Filing Fee: Payable to Town of Hilton Head Island. Show name of project on face of check.

(a) Application for new project review: $175.00.
(b) Application for alterations or additions: $100.00
(c) Application for sign only or minor external changes: $50.00
(d) Application for delegated Architectural Review Board review: $50.00

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

Signature of Applicant
(or Duly Authorized Agent)

5-11-87
Date

LMO 022087 ACR

ATTACHMENT I

Application No: _____

TOWN OF HILTON HEAD ISLAND
40 PALMETTO PARKWAY
HILTON HEAD ISLAND, S.C. 29928
PHONE (803) 681-8396

APPLICATION FOR VARIANCE

Instructions: Please TYPE or PRINT legibly. Attach additional sheets if needed.
Note: Variances will not be granted for use or density.

Project Name: Super 8 Motel
Tax Map Number(s) 018 and Parcel(s) 000-0202 of project.
Location of Project: Town Center P.U.D., Pope Avenue
Base Zoning District(s) of Property: RD-1
Applicable Overlay Zoning District(s): n/a

	Owner(s) of Record	Applicant(s)*	All Duly Authorized Agents*
Name:	Pope Avenue Associates*	R. A. McGinty	Herb King
Address:	11 Lagoon Road	11 Lagoon Road	c/o Diversified Properties Group, Ltd.
	Hilton Head, SC	Hilton Head, SC	P. O. Box 8062
Phone:	785-2444	785-2444	Hilton Head, SC 785-6666

*LMO Section 16-7-603 requires applicants or the authorized agent to have a local mailing address and telephone number.

Section Number(s) of the Ordinance from which a variance(s) is requested: 16-7-827(g)

Describe completely and specifically the requested variance: Relief from the prohibition on curb cuts nearer than 1000' apart

Explain briefly why the variance is requested: in order to provide the major entrance from Pope Avenue into this mixed use P.U.D.

Attach the following items (See LMO Section 16-7-672):

1. Written narrative sufficient to answer all of the following questions (criteria for granting the variance):

   A. What extraordinary and exceptional conditions pertain to this property (size, shape, topography)?

   B. How would the application of the ordinance to this property cause an unnecessary hardship?

   C. How are these conditions peculiar to this property and not shared by neighboring properties?

   D. How would the variance not cause detriment to the public good or to the purposes and intent of the ordinance?

* Robert L. Graves, Robert S. Cum & Richard A. McGinty

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND
40 PALMETTO PARKWAY
HILTON HEAD ISLAND, S.C. 29928
PHONE (803) 681- 8396

Instructions: Please TYPE or PRINT legibly. Attach additional sheets if needed.

Water and Sewer Impact Documentation
(for all development applications; LMO Section 16-7-765)

Project Name: Super 8 Motel
Location: Forest Beach Service District, Hilton Head Island, S.C.
Water Service District: Forest Beach Public Service District
Sewer Service District: Forest Beach Public Service District

Number of Dwelling Units of Project: N/A
Number of Hotel/Motel Rooms of Project: 95 Rooms
Total Non-Residential Square Footage of Project: 113,256

Estimated Average Daily Water Usage at Full Ocupancy:
Potable Usage 547,200 gpd*/Irrigation Usage 6,830 gpd*
Estimated Average Daily Sewage Flow: 7411 gpd*
Location: Sea Pines P.S.D. and size: N/A of spray field, if applicable
Wastewater Treatment Facility
Total Service District Sewage Plant Capacity: 3.25 Million
Capacity that has been allocated (including applicant's allocation):
7411

Will the proposed irrigation system be designed to utilize treated effluent? Yes

*gallons per day

School Impact Documentation
(for residential development applications only; LMO Section 16-7-770)

Provide reasonable estimates of school age and pre-school children likely to reside in this development:

If known, provide estimate of the percentage of such school age children likely to attend private schools:

DANNY E. STANLEY
Name of Applicant (or Agent)

Danny E. Stanley - Agent
Signature of Applicant
(or Duly Authorized Agent)

JUNE 29, 1987
Date

LMO 022387 ID

12

ATTACHMENT I

SOUTH CAROLINA
STATE HIGHWAY DEPARTMENT
COLUMBIA
FORM 748

Application for Encroachment Permit

Date May 15, 1987

Name of Applicant	County	Beaufort
Brown, Brosche Financial Inc. 411 Borel Avenue, Suite 620 San Mateo, CA 94402	Route	S-07-80
	Road	Pope Avenue, Hilton Head Is.

The undersigned applicant hereby applies to the South Carolina State Highway Department for permit for encroachment on State Highway Right-of-Way as shown by sketch plan below.

OBJECTIVES

1. Applicant wishes to construct a deceleration lane and entrance along S. C. Hwy. 80. (Pope Ave.)
2. Where construction of driveways is near edge of existing roadway; that lane will be temporarily closed to provide safety to the public and to the workmen. (Except for the hours from 4 PM to 6 PM.)
3. All construction will be in accordance with South Carolina Department of Highway Specifications.
4. Applicant will repair all damage to roadside and re-seed with permanent grass.
5. Traffic controls for this installation shall be in accordance with S.C.M.U.T.C.D.
6. A one year maintenance certificate will be required for all work.
7. Pavement thickness:

Base Course	8"
Binder Course	2-1/2"
Surface Course	1-1/2"

Date received by Res. Maint. Engr. or Maint. Supt.	5/20/87
Date forwarded by Res. Maint. Engr. or Maint. Supt.	5/20/87
Date received by Dist. Engr.	June 1 1981
Date forwarded by Dist. Engr.	

Signed:	
Applicant	Date
Recommended:	
Dist. Engr.	Date

13

ATTACHMENT I

STATE HIGHWAY DEPARTMENT
COLUMBIA
FORM 748

Application for Encroachment Permit

Date May 15, 1987

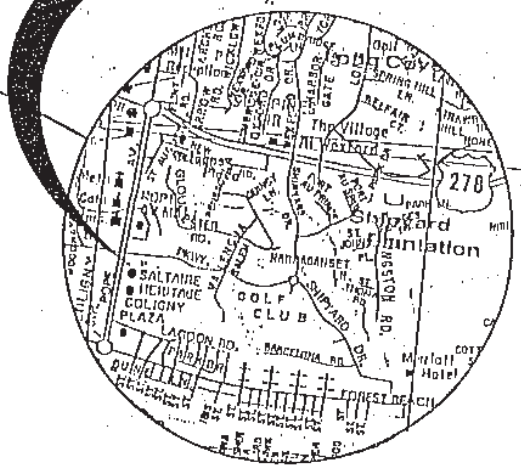
Name of Applicant:
Brown, Brosche Financial Inc.
411 Borel Avenue, Suite 620
San Mateo, CA 94402

County Beaufort
Route S-07-80
Road Pope Avenue, Hilton Head Is.

The undersigned applicant hereby applies to the South Carolina State Highway Department for permit for encroachment on State Highway Right-of-Way as shown by sketch plan below.

SKETCH PLAN

SITE



LOCATION MAP

Date received by Res. Maint. Engr. or Maint. Supt. .....

Date forwarded by Res. Maint. Engr. or Maint. Supt. .....

Date received by Dist. Engr. .....

Date forwarded by Dist. Engr. .....

Signed:

Applicant | Date

Recommended:

Dist. Engr. | Date

14

ATTACHMENT I

SOUTH CAROLINA
STATE HIGHWAY DEPARTMENT
COLUMBIA
FORM 748

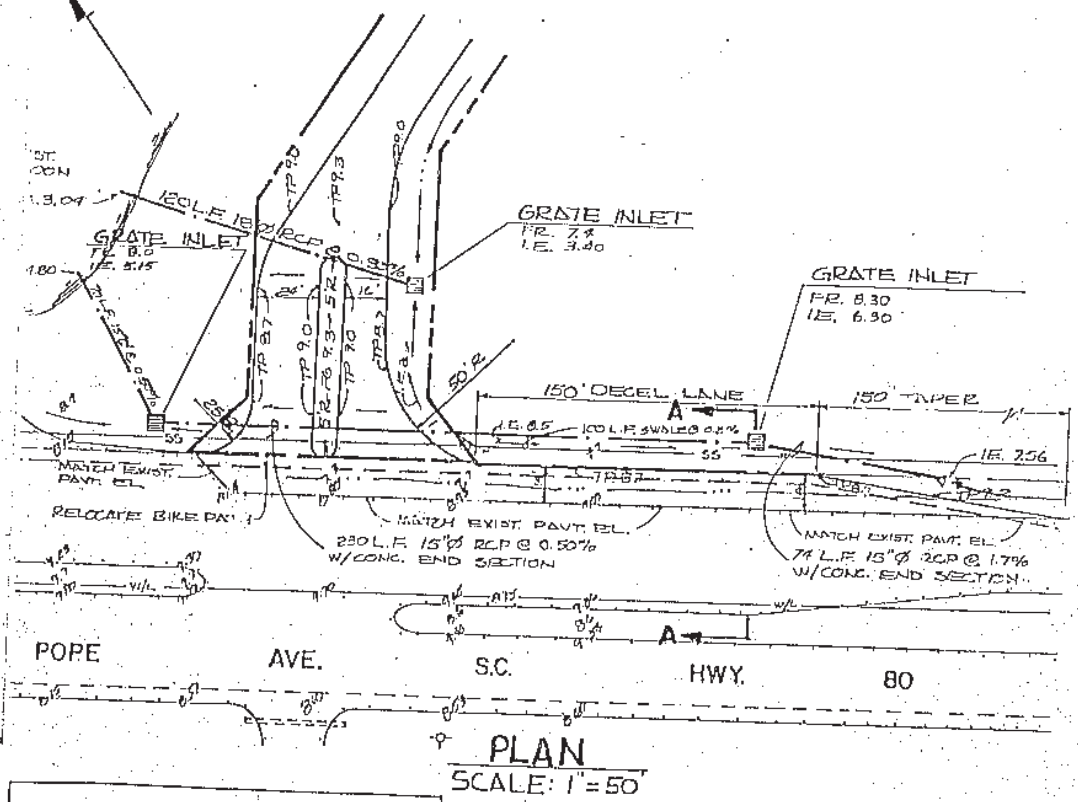
Application for Encroachment Permit

Date

Name of Applicant:	
Brown, Brosche Financial, Inc. 411 Borel Avenue, Suite 620 San Mateo, CA 94402	County Beaufort Route S-07-80 Road Pope Avenue, Hilton Head Is.

The undersigned applicant hereby applies to the South Carolina State Highway Department for permit for encroachment on State Highway Right-of-Way as shown by sketch plan below.

SKETCH PLAN



PLAN
SCALE: 1" = 50'

Date received by Res. Maint. Engr. or Maint. Supt.	.....
Date forwarded by Res. Maint. Engr. or Maint. Supt.	.....
Date received by Dist. Engr.	.....
Date forwarded by Dist. Engr.	.....

Signed:	
Applicant	Date
Recommended:	
Dist. Engr.	Date

15

ATTACHMENT I

SOUTH CAROLINA
STATE HIGHWAY DEPARTMENT
COLUMBIA
FORM T48

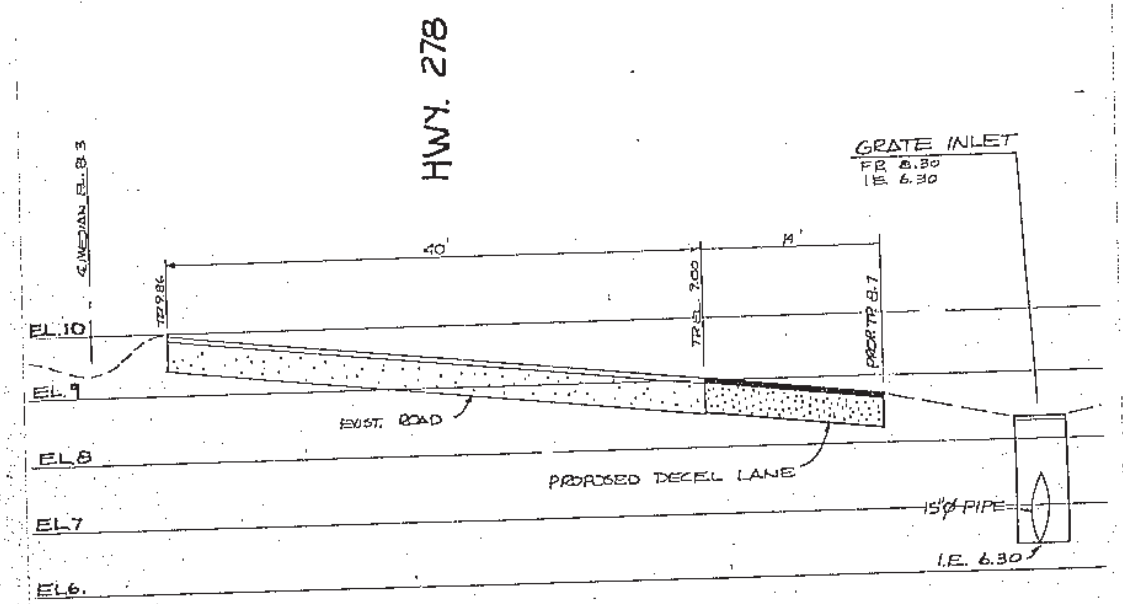
Application for Encroachment Permit

Date

Name of Applicant: Brown, Brosche Financial, Inc. 411 Borel Avenue, Suite 620 San Mateo, CA 94402	County: Beaufort Route: S-07-80 Road: Pope Avenue, Hilton Head Is.

The undersigned applicant hereby applies to the South Carolina State Highway Department for permit for encroachment on State Highway Right-of-Way as shown by sketch plan below.

SKETCH PLAN



CROSS SECTION A-A

SCALE: VERT. 1" = 2'
HORZ. 1" = 10'

Date received by Res. Maint. Engr. or Maint. Supt.	
Date forwarded by Res. Maint. Engr. or Maint. Supt.	
Date received by Dist. Engr.	
Date forwarded by Dist. Engr.	

Signed:	
Applicant	Date
Recommended:	
Dist. Engr.	Date

16

ATTACHMENT I

(a) (1) pg VI-11

Application No. DPR-18-87

TOWN OF HILTON HEAD ISLAND
40 Palmetto Parkway
Hilton Head Island, SC 29928
(803) 681-8396

APPLICATION FOR DEVELOPMENT PLAN REVIEW

This application is for: X Development Plan Review (See Section 16-7-661)
____ Subdivision Review (See Section 16-7-629)
____ Public Project Review (See Section 16-7-637)

Proposed Development Name: Town Center PUD, Pope Avenue, Central Forest Beach Zoning District, Phase I
Base Zoning District(s) of Development: RD-1
All Applicable Overlay Zoning Districts: ~~S-0~~ RC
Tax Map Number(s) 018 and Parcel(s) 000-0202 of development site
Gross Acreage 15.1 and net acreage 2.6 * of site

	Owner(s) of Record	Applicant(s)*	All Duly Authorized Agents*
Name:	Pope Ave. Assocs.	R. A. McGinty	Herb King
Mailing Address:	11 Lagoon Rd. Hilton Head, S. C. 29928	11 Lagoon Rd Hilton Head, S. C. 29928	P. O. Box 8062 Hilton Head, S. C. 29938
Phone:	785-2444	785-2444	785-6666

* LMO Section 16-7-603 requires applicant or the designated agent to have a local mailing address and telephone number. (SEE ABOVE)

Check all proposed uses for this development and provide requested information for each use checked:

___ Residential - Single-Family, Total Units _____/net acres_____/density_____
(# Attached units_____ and/or # Detached units_____)
- Multi-Family, Total Units _____/net acres_____/density_____
- Divisible Dwelling Units _____/net acres_____/density_____
- (# of Lock-Off Rooms Per DDU: _____)
___ Recreational--- Gross Square Footage:_____/net acres_____/density_____
___ Agricultural--- Gross Square Footage:_____/net acres_____/density_____
___ Institutional-- Gross Square Footage:_____/net acres_____/density_____
___ Industrial ---- Gross Square Footage:_____/net acres_____/density_____
---- Warehouse Square Footage:_____/net acres_____/density_____
___ Utility ------- Gross Square Footage:_____/net acres_____/density_____
___ Commercial ---- Gross Square Footage:_____/net acres_____/density_____
---- Retail Square Footage:_____/net acres_____/density_____
---- Office Square Footage:_____/net acres_____/density_____
---- Wholesale Square Footage:_____/net acres_____/density_____
---- Warehouse Square Footage:_____/net acres_____/density_____
---- Motel, Total Units:_____/net acres_____/density_____
--X- Motel, Total Units: 94 /net acres 2.6 + 1.3* /density 24

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 on the development plan as approved 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.

Signature of Applicant (or Duly Authorized Agent) Date 5-11-87

LMO 022087 ADPR

17

APPLICATION FOR APPROVAL OF CONSTRUCTION
THE HILTON HEAD COMPANY

ATTACHMENT I

FOR PAB USE ONLY
PAB SUB #_____
DATE_____

PROPERTY OWNER: Pope Avenue Associates

ADDRESS: 11 Lagoon Road, Hilton Head Island, SC 29928

TELEPHONE NUMBER: 785-2444

PLANTATION/SUB-DIVISION Town Center PUD, Central Forest Beach Zoning District

District 540; Map 018; Parcel 000

SECTION NUMBER: Block S B

LOT NUMBER: 0202 0000

ARCHITECT/DESIGNER: James N. Cooperman and Associates

ADDRESS: Shelard Tower, Minneapolis, Minnesota 55426

TELEPHONE NUMBER: 1/612/545-0409

CONTRACTOR: Not Selected

ADDRESS:

TELEPHONE NUMBER:

TYPE OF SUBMISSION:

1. NEW CONSTRUCTION X ADDITION OR REMODELING ____
2. CONCEPTUAL ____ PRELIMINARY X FINAL ____
3. PRIVATE RESIDENTIAL ____ COMMERCIAL X

WILL OWNER OF PROPERTY RESIDE IN THIS HOUSE? YES ____ NO X

SUBMISSION FEE PAID (IF APPLICABLE):
YES X NO ____ DATE 2/27/87 AMOUNT $500.00

ARE ANY VARIANCES REQUESTED? YES ____ NO X IF YES, EXPLAIN ____

ATTACHMENT I

1. 2-SITE PLANS (TO SCALE): YES x NO _____ (2 SITE PLANS ARE REQUIRED)

   SERVICE YARD - SHOWN ON SITE PLAN: YES _____ NO _____

2. BOUNDARY SURVEY: YES x NO _____

3. LANDSCAPE PLAN: YES _____ NO _____

   OR INDICATION OF LANDSCAPING YES x NO _____ - (CONCEPTUAL)

4. TREE SURVEY (INDICATING TREES TO BE REMOVED/SAVED, SIZE AND SPECIES OF ALL TREES):
   ON SITE PLAN: YES x NO _____ (SEE ENGINEERING DRAWINGS)

   ON LANDSCAPE PLAN: YES _____ NO _____

5. DRAINAGE PLAN, FILL PLAN: (INCLUDE CULVERTS WHERE REQUIRED)
   ON SITE PLAN: YES x NO _____ NOTE: SITE DRAINS DIRECTLY TO LAGOON

   ON LANDSCAPE PLAN: YES _____ NO _____

6. FOUNDATION PLAN (IF OTHER THAN SLAB ON GRADE): YES _____ NO x

7. ELEVATIONS: YES x NO _____ (TWO (2) SETS OF ELEVATIONS ARE REQUIRED)

8. WALL SECTIONS: YES _____ NO x

9. FLOOR PLANS: YES x NO _____ (INCLUDING ALL DIMENSIONS AND LOCATION OF SERVICE COURT)

   A. EXACT COMPUTATION OF SQUARE FOOTAGE FOR EACH FLOOR SHOWN ON FLOOR PLAN:
      YES x NO _____

   B. SQUARE FEET OF LIVING (HEATED/AIR CONDITIONED) SPACE: (CONSULT COVENANTS FOR MINIMUM REQUIREMENTS) FIRST FLOOR 19,400 SQUARE FT.

      SECOND FLOOR 19,400 SQUARE FT.

      OTHER (SPECIFY) 258 SQUARE FT. (PORTE COCHERE)

      TOTAL 39,058 SQUARE FT.

10. STRUCTURE HEIGHT:
    STATE MINIMUM FINISHED FIRST FLOOR ELEVATION AS REQUIRED IN THIS AREA BY FEDERAL FLOOD REGULATIONS: 14 ABOVE MSL.

    FINISHED GROUND FLOOR ABOVE MSL FOR THIS STRUCTURE: 14' ABOVE MSL.

    STRUCTURE HEIGHT ABOVE FIRST FINISHED FLOOR: 42'

    OVERALL STRUCTURE HEIGHT ABOVE MSL: 42' + 4' +/- = 46'

    FINISHED GRADE (HIGHEST POINT) 12' +/- ABOVE MSL

11. SET-BACKS: TO ROOF OVERHANGS AND/OR ALL VERTICAL CONSTRUCTION OVER 18" ABOVE GRADE

    FRONT 80' +/- REAR 80' +/- LEFT SIDE 70' +/- RIGHT SIDE 70' - 140' +/-

11-A REQUIRED SET-BACK (AS PER APPLICABLE COVENANTS OR GUIDELINES):

    FRONT Exceeds REAR Exceeds LEFT SIDE Exceeds RIGHT SIDE Exceeds

12. EXTERIOR FINISHES: (PRELIMINARY-COLOR NAMES & NUMBERS)
    (FINAL-SAMPLES REQUIRED FOR ALL)

A. WALL SIDE	FINISH	MANUF. COLOR NAME & NUMBER
FRONT	STUCCO	FLORIDA STUCCO - INDIAN SAND LT 917
REAR	STUCCO	FLORIDA STUCCO - INDIAN SAND LT 917
LEFT SIDE	STUCCO	FLORIDA STUCCO - INDIAN SAND LT 917
RIGHT SIDE	STUCCO	FLORIDA STUCCO - INDIAN SAND LT 917

ATTACHMENT I

B. DOORS:

DOOR MATERIALS: Solid Wood Flush Panel FRAME Metal COLOR MANUFACTURER, COLOR NAME & NUMBER Paint one (1) shade darker than Stucco

C. TRIM & FASCIA:

TRIM MATERIAL: Cypress or Fir COLOR MANUFACTURER, COLOR NAME & NUMBER

Cabot's Stain 0241 Bleaching Oil with one (1) Part 0247 Brown (Cabot's)

D. WINDOWS:

TYPE: Bronze Aluminum COLOR MANUFACTURER, COLOR NAME & NUMBER

Manufacturer not determined yet

E. SHUTTERS:

COLOR MANUFACTURER, COLOR NAME & NUMBER N/A

F. ROOF:

TYPE: Shingle PITCH: 6/12 MATERIAL: Asphalt

COLOR MANUFACTURER, COLOR NAME & NUMBER: Elk Prestique - Antique Slate or Weathered Wood; GAF Weathered Wood Blend; ~~Bird 80 - Beechwood~~ Will use one of above

13. DO PLANS INCLUDE OUTBUILDINGS SUCH AS: ~~CARPORT~~ PORTE COCHERE: YES X NO

GARAGE: YES NO X

POOL HOUSE: YES X NO

14. APPROXIMATE COST OF IMPROVEMENTS: $ 1,750,000.00

15. PARKING:

NUMBER OF OFF-STREET PARKING SPACES: 106

DRIVEWAY PAVING MATERIAL & COLOR: Asphalt (Grey

DRIVEWAY SET-BACK FROM PROPERTY LINE: 5'

DRIVEWAY WIDTH AT ENTRANCE: 45' +/-

16. OTHER FEATURES:

COMMENTS/SPECIAL CONSIDERATIONS, ETC.:

NOTE: This is Phase I of Town Center PUD previously approved by Town.

ATTACHMENT I

I HEREBY CERTIFY THAT ALL DETAILS NOT SPECIFICALLY SHOWN ON THIS PLAN DO NOW AND WILL, AT AND THROUGH THE TIME OF CONSTRUCTION, CONFORM TO THE APPLICABLE RESTRICTIVE COVENANTS AND RESTRICTIONS, AND I FURTHER CERTIFY THAT THE PRECEEDING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HAVE READ THE POLICIES AND PROCEDURES OF THE PLANS APPROVAL BOARD AND AGREE TO ABIDE BY THEM.

February 27, 1987
DATE

APPLICANT'S SIGNATURE
Richard A. McGinty
for Pope Avenue Associates

DATE ACCEPTED BY PLANS APPROVAL BOARD

RECEIVER'S INITIALS: _____

ATTACHMENT I

RECEIPT NUMBER	DATE	NAME	CASH	CHECK	DESCRIPTION – CODE
13355	7/15	McDinty & Associates		30 00	Dw. Point - Jones Corner PUD Narrative Review

13355

TOWN OF HILTON HEAD
P.O. BOX 6659
HILTON HEAD ISLAND, SC 29938

additional filing fee 22

ATTACHMENT I

RECEIPT NUMBER	DATE	NAME	CASH	CHECK	DESCRIPTION — CODE
12453	5/14/87	Pop. Inc. Assoc.		117.00	Dev. Permit - Subdivision

12453

TOWN OF HILTON HEAD
P.O. BOX 5659
HILTON HEAD ISLAND, SC 29938

filing fee

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ATTACHMENT I

RECEIPT NUMBER	DATE	NAME	CASH	CHECK	DESCRIPTION — CODE
10981	4687	Hope Ave Assoc		250.00	Fil Fee-Cond. Use Review

10981

TOWN OF HILTON HEAD
P.O. BOX 6659
HILTON HEAD ISLAND, SC 29938

24

ATTACHMENT I

BROWN, BROSCHE FINANCIAL, INC.
411 BOREL AVENUE, SUITE 620
SAN MATEO, CA 94402

903

PAY TO THE ORDER OF The Mc Nair Law Firm Trust Account

December 3 19 86

90-70
1211

$ *10,000.00*

Ten Thousand and No/100ths DOLLARS

Bank of the West
East Bay Corporate Division
7677 OAKPORT STREET, SUITE 340
OAKLAND, CALIFORNIA 94621

FOR Hilton Head Earnest Money Deposit

⑈000903⑈ ⑆121100782⑆ 0540011280⑈

ATTACHMENT I

Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

TREE INSPECTION
CERTIFICATE OF COMPLIANCE

Date 3-20-89

Project Super 8 Motel Phase _____

Development Approval No. _____

Tax Map Pg. _____ Parcel No. _____ Lot No. _____

Developer Graves

Surety Posted? _____ Yes _____ No

Inspection with Greg Graves Phone _____

Do SITE and TREE SURVEY agree? _____

If not, indicate discrepancies: No -- a few large trees missing, but many small ones left on site. For replanting requirements, they are short 7" in category II. Also, Sav. hollies for Aust Chilades must be a min. of 8' in height,

Discrepancies discussed with applicant? Yes

Replacement to be done? X Yes _____ No

General Condition of trees on site: /X/ Satisfactory
/___/ Unsatisfactory

If unsatisfactory, state why: _____

Signature of Inspector: Sally L. Krebs

Date and Time: 3-20-89 / 10 Am

LMO 022387 TICIC

76

ATTACHMENT I

Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

TREE INSPECTION
CERTIFICATE OF COMPLIANCE

Date 3-27-89

Project Super 8 Phase

Development Approval No.:

Tax Map Pg. Parcel No. Lot No.

Developer

Surety Posted? Yes No

Inspection with Phone

Do SITE and TREE SURVEY agree?

If not, indicate discrepancies:

Discrepancies discussed with applicant?

Replacement to be done? Yes No

General Condition of trees on site: /X/ Satisfactory
/ / Unsatisfactory

If unsatisfactory, state why: Have planted 3 red maples; also, 2 Savannah Hollies at Aunt Chilodas.

Signature of Inspector: Sally Krebs

Date and Time: 3-27-89 3:30pm

OK for final C of C.

LMO 022387 TICIC

27

ATTACHMENT I

SITE INSPECTION FOR TREES

PROJECT NAME: Super 8 Motel

LOCATION: Poze Avenue

DATE VISITED:

INSPECTOR	COMMENTS
3/11/88 SLK & hing	Graves, surveyors. Had out of date site plan - made them reschedule + get me correct plan. Road checked out OK.
3/17/88 SLK & hing	Graves. Stakeout correct.
7/ /88 SLK & hing,	owner Mr Graves. Concerned about landscaping budget. I told them to show all small trees on plan not picked up by survey and we could apply some of these to replanting requirement.
3/9/89 SLK & hing.	Pre-final C of C inspection. Lots of small trees left - only 2 missing. Replanting not as required. They need 40" more in Cat. II (or 20 in II, 15 in I). They will also replace trees needed in Aunt Chilada's parking lot.

LMO 021387 SIFT

ATTACHMENT I

willow 6, 6, 6

Amendment number 2 to tree approval # A-30 to Super 8

Replacement conditions will now read:

Categroy I - 13 inches
Category II - 70 inches
Category III - 2 inches
Category IV - 16 inches

Pines 11 1
W.M. 2 + 10 + 2 + 4 + 4 + = 22"
R.B. 1111 = 8"
Hollies 1111
Palms 11
B Pear 11

30"
need 40"

20
.75
15"

~~Aunt Chilaadas~~
~~671 - 8435~~

40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-9440

ATTACHMENT I

August 3, 1988

Mr. R. Ling Graves, Jr.
Graves Development Group, Inc.
P.O. Box 5460
Hilton Head Island, SC 29938

Re: Super 8 Motel tree replacement

Dear Ling:

Pursuant to your letter of 20 July 1988 and our recent phone conversation, enclosed please find a revised tree approval for the Super 8 site, reflecting credit given for small trees left on the site.

Should you have any questions, please feel free to call.

Sincerely,

Sally L. Krebs

Sally L. Krebs
Natural Resources Administrator

SLK:cf

ATTACHMENT I

GRAVES
Development Group, Inc.

July 20, 1988

Sally Krebs, Natural Resource Adm.
Town of Hilton Head
40 Palmetto Parkway
Hilton Head, S.C. 29928

Re: Super 8 Motel, Tree Approval #A-30

Dear Sally:

Per our conversation on Thursday, July 21, I have enclosed the tree information on the Super 8 Motel site. The landscape plan shows approximate location and size of trees. Wax Myrtle areas are shown with total inches of trees shown. We did not consider any wax myrtles below 8' in height.

The tree summary is as follows:

Credit
Cat. I = 20"
Cat. II = 94"
Cat. IV = 5"

Wax Myrtles	180"	= 90"	= 90"
Bay	6- 2" ea	= 12"	
Palmetto	2-10" ea	= 20" × 1/4	= 5"
Sweet Gum	2- 2" ea	= 4" (1/2)	= 2"
Willow	1- 3" ea	= 3"	= 2"
Live Oak	2- 2" ea	= 4"	
	1- 4"	= 4"	

Should you have any questions, please feel free to call. Please let me know the outcome as soon as possible so I may forward the information to the property owner.

Best regards,

R. Ling Graves, Jr.

RLG/mhg

cc: Richard Brown

P.O. Box 5460, Hilton Head Island, South Carolina 29938, (803) 842-2895

ATTACHMENT I

AMENDMENT TO TREE APPROVAL # A-30

Conditions will now read:

Replant:

33 caliper inches Category I
164 caliper inches Category II
2 caliper inches Category III
21 caliper inches Category IV

40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-9440

ATTACHMENT I

Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29920
(803) 681-8396

TREE APPROVAL
RECOMMENDATION SHEET

DATE 26 August 1987

PROJECT NAME Town Center PUD, Phase I

LOCATION Pope Avenue

RECOMMENDATION

____ Approval

XX Approval with Conditions #A-30

____ Disapproval

CONDITIONS OF APPROVAL/REASONS FOR DISAPPROVAL:

1. Stakeout inspection prior to clearing. Building, parking lot, and road perimeters must be staked with string, and trees to be removed must be flagged red. Decisions on which trees to barricade will be made at this time. Done 3/17/88 SLK & Ling Graves

Sally L. Krebs
Sally L. Krebs
Natural Resources Administrator

LNO 022387 TARS

ATTACHMENT I

1 PROJECT NAME: Super 8 Examp.Site DATE: 3-25-88
2 LOCATION: Pope Avenue APPLICANT: Graves
3 TYPE USE: comm
4 TOTAL ACRES: 2.6
5 IMPERVIOUS SURFACE MAXIMUM: % 0.55
6
7 SITE REQUIREMENTS
8 **********
9 Total On-site Pervious surface 1.17
10 (In acres)
11 Multiply by 900 (Adj. Cal. In.) 900
12 Total Adj. Caliper Inches Req. 1053
13 Max. allowed in Buffer (80%) 842.4
14 Balance req. in non-buffer area 210.6

Correct

15

16 TOTAL SITE PRE-DEVELOPMENT	Category I		Category II		Category III		Category IV	
17 **********	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
18								
19 Buffer Area	0	0	0	0	0	0	0	0
20 Non-buffer Area	19	256	144	1320	2	22	55	576
21								
22 Total Site	19	256	144	1320	2	22	55	576

23

24 TOTAL SITE POST DEVELOPMENT	Category I		Category II		Category III		Category IV	
25 **********	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
26								
27 Buffer Area	0	0	0	0	0	0	0	0
28 Non-buffer Area	6	94	26	247	1	6	16	162
29								
30 Total Site	6	94	26	247	1	6	16	162

31

32 TOTAL SITE TREES REMOVED	Category I		Category II		Category III		Category IV	
33 **********	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
34								
35 Buffer Area	0	0	0	0	0	0	0	0
36 Non-buffer Area	13	162	118	1073	1	16	39	414
37								
38 Total Removed from Site	13	162	118	1073	1	16	39	414
39								
40 Percentages Removed	68.42%	63.28%	81.94%	81.29%	50.00%	72.73%	70.91%	71.88%

41
42 TOTAL SITE PRE-DEVELOPMENT CALCULATIONS
43 **********

44 Category	No. Trees	Total D.B.H. Inches	Value Factor	Total Adjusted Caliper Inches	Percentage Coverage
45					
46 I. Broad Leaf Evergreens	19	256	1	256	11.8%
47 II. Deciduous Hardwoods	144	1320	0.75	990	62.7%
48 III. Conifers	2	22	0.5	11	1.0%
49 IV. Ornamentals & Palms	55	576	0.25	144	26.5%
50					
51 Totals	220	2174		1401	100.0%

52
53 TOTAL SITE POST-DEVELOPMENT CALCULATIONS
54 **********

55 Category	No. Trees	Total D.B.H. Inches	Value Factor	Total Adjusted Caliper Inches	Caliper Inch Removed	Percentage Removed
56						

ATTACHMENT I

57 I. Broad Leaf Evergreens	6	94	1	94	162	15.0%
58 II. Deciduous Hardwoods	26	247	0.75	185	805	74.6%
59 III. Conifers	1	6	0.5	3	8	0.7%
60 IV. Ornamentals & Palms	16	162	0.25	41	104	9.6%
61 ==========						
62 Totals	49	509		323	1078.25	100.0%
63						
64 Pre-Dev less Post Dev	171	1665		1078		
65						
66 NON-BUFFER PRE-DEVELOPMENT CALCULATIONS						
67 **********						
68 Category	No. Trees	Total D.B.H.	Value	Total Adjusted		
69		Inches	Factor	Caliper Inches		
70 I. Broad Leaf Evergreen	19	256	1	256		
71 II. Deciduous Hardwoods	144	1328	0.75	930		
72 III. Conifers	2	22	0.5	11		
73 IV. Ornamentals & Palms	55	576	0.25	144		
74 ==========						
75 Totals	220	2174		1401		
76						
77 NON-BUFFER POST-DEVELOPMENT CALCULATIONS						
78 **********						
79 Category	No. Trees	Total D.B.H.	Value	Total Adjusted		
80		Inches	Factor	Caliper Inches		
81 I. Broad Leaf Evergreens	6	94	1	94		
82 II. Deciduous Hardwoods	26	247	0.75	185		
83 III. Conifers	1	6	0.5	3		
84 IV. Ornamentals & Palms	16	162	0.25	41		
85 ==========						
86 Totals	49	509		323		
87						
88 Pre-Dev less Post Dev	171	1665		1078.25		
89						
90		Replanting				
91 TOTAL SITE TEST	ACI	Factor	Subtotal			
92 **********						
93 Total Site area requirement	1053					
94 Pre-Development Quantity	1401					
95 Amount to be Supplemented	0	0.15	0			
96						
97 Post Development Quantity	323					
98 Amount to be Replaced	730.25	0.30	219			
99 ==========						
100 Total Site Replantings			219			
101		Replanting				
102 NON-BUFFER TEST	ACI	Factor	Subtotal			
103 **********						
104 Non-Buffer area requirement	210.6					
105 Pre-Dev Non-buffer Quantity	1401					
106 Amount to be Supplemented	0	0.15	0			
107						
108 Post Dev Non-buffer Quantity	323					
109 Amount to be Replaced	-112	0.30	0			
110 ==========						
111 Subtotal Non-buffer Replantings			0			
112						

ATTACHMENT I

113 REPLANTING SCHEDULE		TOTAL CAL. INCHES		
114 **********				
115 Total Site Replanting		219		
116 Non-buffer Replanting		0		
117 ==========				
118 Other On-Site Replantingical in)		219 (if line 115 is less than line 116, enter 0, otherwise subtract line 116 from line 115)		
119				
120 CATEGORY REPLACEMENT	Percentage	Total Site	Non Buffer	
121 **********				
122 I. Broad Leaf Evergreens	15.02%	33	0	
123 II. Deciduous Hardwoods	74.63%	164	0	
124 III. Conifers	0.74%	2	0	
125 IV. Ornamentals & Palms	9.60%	21	0	
126 ==========				
127 TOTALS	100.00%	219	0	

ATTACHMENT I

Revised

Pre

1

19/256 X 1 = 256.0

2

144/1320 X 0.75 = 990.0

3

2/22 X 0.5 = 11.0

4

55/576 X 0.25 = 144.0

2174

1401

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME: Lucas 8
DATE: 3/16/88
PREPARED BY: _____

☒ PRE-DEVELOPMENT ☐ POST DEVELOPMENT
☐ BUFFER ☒ NON BUFFER

I			II			III			IV		
Live Oak			Oak			Pine			Palmettos		
8	14	14	6	16	6	16			10	10	12
12	17	16	14	12	14	6			11	13	11
13	10	17	9	5	6				12	10	11
14	19	12	14	4	13				13	12	11
12	13	18	6	9	15				11	12	10
16			13	16	5				11	5	8
			20	15	22				12	10	12
			4	10	11				8	9	13
			16	11	9				9	9	9
			9	12	14				10	9	13
			18	3	13				11	13	10
			9	18	5				12	14	12
			12						7	10	12
									14	7	11
									8	10	11
									9	10	9
									13	10	10
16	225		37	414					10	8	13
+ 3	31		11	126					6		
18	123		5	21							
37	379		73	636							
			116	1217							
16 / 225			37 / 414			2 / 22			55 / 616		

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Aspect 8
DATE 3/16/88
PREPARED BY

☒ PRE-DEVELOPMENT ☐ POST DEVELOPMENT

☐ BUFFER ☒ NON BUFFER

I			II			III			IV		
Magnolia			Gum								
15			13	6	9						
12			15	10	8						
4			11	7	7						
			7	11	8						
			10	7	5						
			6	4	12						
			8	10	10						
			10	11	9						
			12	5	10						
			4	8	8						
			5	10	4						
			5	11	7						
			10	6	10						
			10	9	5						
			10	8	12						
			11	11	6						
			10	14	11						
			14	12	9						
			11	10	6						
			9	11	8						
			12	8	11						
			4	7	6						
			5	10	5						
			7	10	7						
			5								
3 / 31			73 / 636								

37

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME [illegible]
DATE 3/16/88
PREPARED BY

☒ PRE-DEVELOPMENT ☐ BUFFER
☐ POST DEVELOPMENT ☒ NON BUFFER

I			II			VI			III		
			[illegible]								
			6	7	6						
			11	4	6						
			11	7	12						
			5	11	4						
			3	6	4						
			6	5	9						
			18								
				123							

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME [illegible]

DATE 3/16/88

PREPARED BY

☒ PRE-DEVELOPMENT ☐ POST DEVELOPMENT

☐ BUFFER ☒ NON BUFFER

I			II			III			IV		
			Myrtle								
			4								
			4								
			5								
			4								
			4								
			5	21							

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Village 8 ☐ PRE-DEVELOPMENT ☐ BUFFER
DATE 3/16/88 ☐ POST DEVELOPMENT ☐ NON BUFFER
PREPARED BY

I	II	III	IV
	Hickory		
	8		
	8		
	10		
	15		
	20		
	9		
	9		
	12		
	14		
	8		
	13		
	11 / 126		

40

ATTACHMENT I

Revised

Post

1

6/94 X 1.00 = 94

2

26/247 X 0.75 = 185.25

3

1/6 X 0.50 = 3.0

4

16/162 X 0.25 ~~900~~ ~~509~~ = 40.5

900.00
322.75
577.25 X 0.30 = 173.18

322.75

509

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME: Jimmy Matinez ☐ PRE-DEVELOPMENT ☐ BUFFER
DATE: 3/16/88 ☑ POST DEVELOPMENT ☐ NON BUFFER
PREPARED BY: _____

I			II			III			IV		
Magnolia			Gum			Pine			Palmettos		
15			8	10	10	6			13	11	13
12			5	10	4				8	10	11
			10	8	4				10	8	10
			7	5	10				8	13	6
Live Oak			11	9	8				11	11	6
14			4						13		
19											
16			Hickory								
18			8	10	15						
			13								
			Oak								
			9	14	12						
			9	14	12						
			Myrtle								
			4	4							
6 / 94			28 / 247			1 / 6			16 / 162		

42

ATTACHMENT I

Application No. 22

Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

TREE APPROVAL APPLICATION

(PLEASE read Tree Approval Information Sheet before filling out this application.)

Date of Application June 30, 1987

APPLICANT'S NAME: Richard A. McGinty

APPLICANT'S COMPANY: Pope Avenue Associates

APPLICANT'S ADDRESS: 11 Lagoon Road

Hilton Head Island, South Carolina 29928

APPLICANT'S PHONE NUMBER: 803/785-2444

NAME OF DEVELOPMENT: Town Center PUD, Phase I
(if applicable)

LOCATION OF DEVELOPMENT: Pope Avenue, Central Forest Beach Zoning District

TAX MAP NO: 0018 PARCEL NO: 0202 TOTAL SITE ACREAGE IS 2.6 + 1.3 ACRES = 3.9 total acreage breakdown: 2.6

NAME OF PERSON TO CONTACT ON SITE: Richard A. McGinty

TELEPHONE NUMBER OF SITE CONTACT: 803/785-2444

CHECK ITEMS ENCLOSED:
- ✓ X Tree Survey Date of Survey 2/23/87
- ✓ X Site Plan or Building Overlay Date of Site Plan 6/29/87
- ✓ X Building Elevations
- ✓ X Completed Tree Tally Sheet
- ✓ X Tree Replanting Plan with schedule 6/29/87
- X Utility Lines Plan (Palmetto Electric & Hargray Telephone)
- X Written Narrative See General Notes on Motel Site Development Plan dated 6/29/87

(OVER)

To the best of my knowledge, the information herein stated is correct. I understand that incorrect or incomplete information may be grounds for the disapproval of this application.

Signature of Applicant [signature] Date 6/30/87

OFFICE USE ONLY

Approval ✓ Granted 8/26/87 Denied on

Conditions: See approval #A-30

LMO 022387 TAA

1/3

ATTACHMENT I

Tree Replanting schedule date will be 3 months after issuance of building permit.

Cable TV lines location will be included after we have received it from McCaw Cablevision.

ATTACHMENT I

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
P.O. BOX 919
CHARLESTON, S.C. 29402-0919

REPLY TO
ATTENTION OF

July 13, 1987

Regulatory Branch

Mr. John Benso
Post Office Box 8062
Hilton Head Island, South Carolina 29938

Dear Mr. Benso:

This is in response to our telephone conversation on July 10, 1987, wherein you requested that the wetland areas under the regulatory authority of this office be annotated on the permit drawings of the permit issued to Brown-Brosche Financial, Inc., (SAC-26-87-227B) for the placement of fill material in isolated wetlands at the site of the proposed Super 8 Motel located off of Pope Avenue behind the Western Sizzler Restaurant on Hilton Head Island, Beaufort County, South Carolina.

Based on an onsite inspection and aerial photographic interpretation, the extent of the jurisdictional wetlands has been cross-hatched in black on the attached plan view of the permit drawings.

Your cooperation in the protection and preservation of our navigable waters and natural resources will be greatly appreciated.

If you have any questions concerning this matter, please contact me at A/C 803-724-4330.

Sincerely,

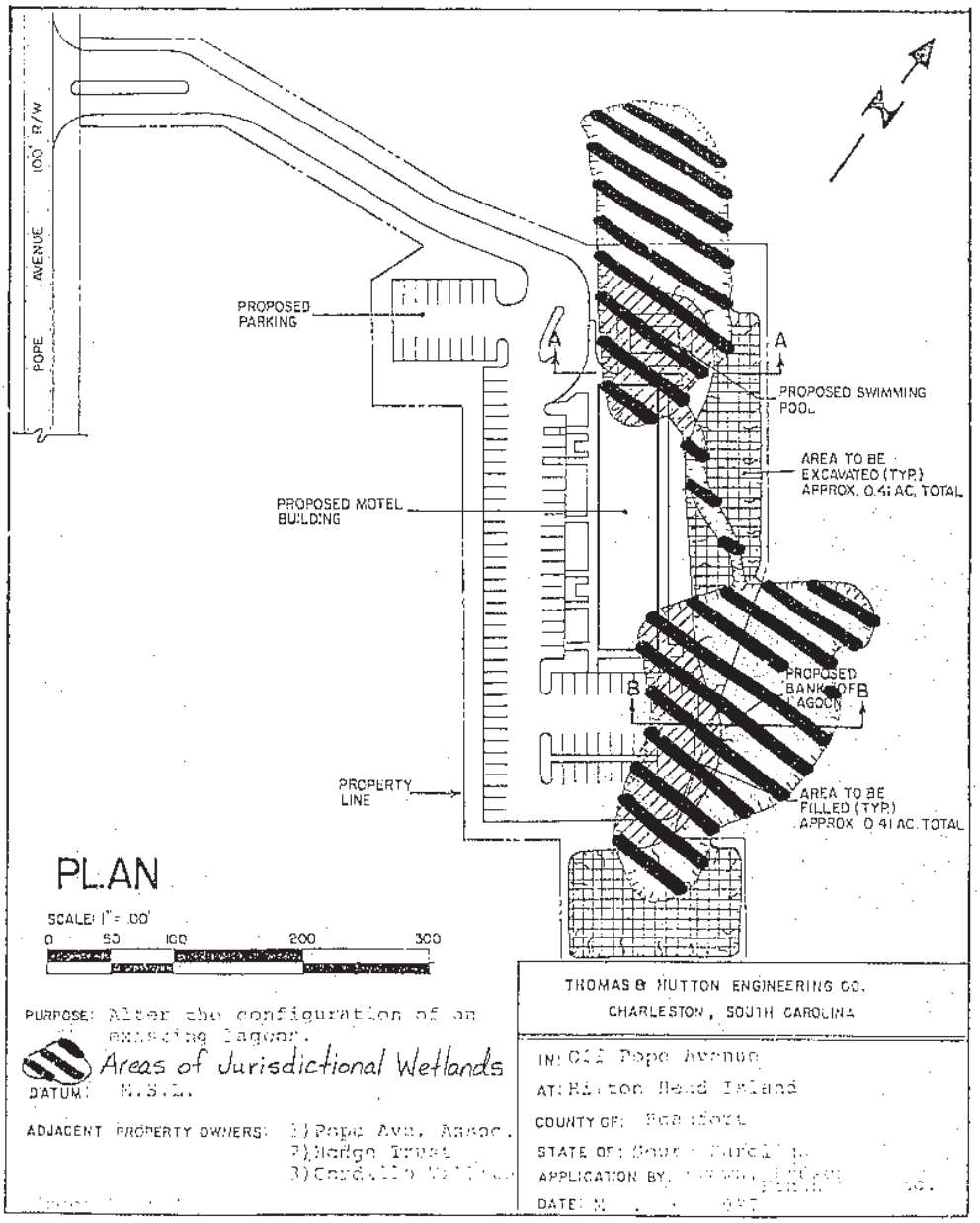
Ken Burghardt
Ken Burghardt
Project Manager
Regulatory Branch

Enclosure

RECEIVED
JUL 15 1987
Ans'd. SLK

45

ATTACHMENT I



ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Town Center PUD, Phase I ☐ PRE-DEVELOPMENT ☒ BUFFER
DATE June 30, 1987 ☒ POST DEVELOPMENT ☐ NO BUFFER
PREPARED BY Richard A. McGinty

I			II			III			IV		
13			13			16			8		
13			10						10		
			10						8		
			7						13		
			4						9		
			8						12		
			10						10		
			20						6		
			6								
			9								
			5								
			12								
			15								
			13								
			16								
2		26	15		158	1		16	8		76

See Revised

47

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Town Center PUD, Phase I ☐ PRE-DEVELOPMENT ☐ BUFFER
DATE June 30, 1987 ☒ POST DEVELOPMENT ☒ NON BUFFER
PREPARED BY Richard A. McGinty

I			II			III			IV		
19			6	5	11	8			11	12	
17			17	5	13	8			11		
18			12	5	15	15			14		
15			14	11	6	8			14		
10			12	12	13	8			11		
26			9	12	9	7			12		
15			5	11	9	8			11		
40			7	7	11	4			5		
5			5	14	11	6			11		
17			14	9	18	9			12		
18			2	10	13	4			8		
16			3	13	12	5			7		
18			5	10	12	12			7		
17			6	5	9	7			14		
8			9	7	18	6			13		
19			18	11	5	11			11		
14			13	11	15	6			11		
17			14	6	16	6			6		
10			9	11	16	16			9		
12			13	8	6				9		
12			5	10	12				11		
16			8	11	13				9		
13			12	10					9		
13			14	6					12		
16			8	7					9		
11			13	7					11		
14			13	11					10		
14			5	10					8		
17			10	7					13		
12			7	9					13		
15			12	4					13		
12			10	10					11		
32	496		86	858		19	154		33	348	

48

ATTACHMENT I

RD 1 55% uniform, mat

TREE TALLY SHEET

PROJECT NAME Town Center PUD, Phase I ☒ PRE-DEVELOPMENT ☒ BUFFER
DATE June 30, 1987 ☐ POST DEVELOPMENT ☐ NO BUFFER
PREPARED BY Richard A. McGinty

I	II	III	IV
13	13	16	8
13	10		10
	10		8
	7		13
	4		9
	8		12
	10		10
	20		6
	6		
	9		
	5		
	12		
	15		
	13		
	16		
2 / 26	15 / 158	1 / 16	8 / 76

See revised sheet

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ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Town Center PUD, Phase I ☒ PRE-DEVELOPMENT ☐ BUFFER
DATE June 30, 1987 ☐ POST DEVELOPMENT ☒ NON BUFFER
PREPARED BY Richard A. McGinty

I			II			III			IV		
19	14		11	6	13	8	5		10	12	13
17	17		11	5	13	7	16		11	7	8
12	12		10	10	13	8			11	14	10
10	8		13	14	8	7			12	10	11
18	4		10	11	5	15			11	9	14
15	15		5	12	8	6			11	9	10
10	12		5	2	10	8			13	11	5
13			7	3	7	8			14	12	10
26			6	4	9	7			13	12	10
15			6	5	12	8			14	13	8
40			9	6	10	4			12	10	13
5			13	16	5	6			11	10	13
17			18	9	5	9			9	8	13
13			11	9	5	6			12	11	11
18			14	11	11	5			10	11	12
16			13	10	12	4			11	12	10
15			17	18	12	4			9	11	11
17			12	13	10	3			9	6	
8			11	14	11	6			4	9	
19			14	10	7	11			4	9	
14			7	9	14	7			5	11	
17			7	13	9	5			4	12	
10			10	20	10	12			4	12	
12			12	15	10	11			10	13	
12			6	8	8	7			13	10	
13			6	5	4	6			10	10	
16			9	8	10	4			11	9	
13			5	10	5	7			7	9	
13			8	9	13	6			12	10	
16			7	12	10	11			8	10	
11			11	14	5	6			10	12	
14			10	8	7	6			7	9	
39	569					34	349		81	827	

50

ATTACHMENT I

TREE TALLY SHEET

PROJECT NAME Town Center PUD, Phase I ☒ PRE-DEVELOPMENT ☐ BUFFER
DATE June 30, 1987 ☐ POST DEVELOPMENT ☒ NON BUFFER
PREPARED BY Richard A. McGinty

I			II			III			IV		
			11	10	5						
			6	11	15						
			9	5	20						
			11	4	6						
			6	5	5						
			9	10	5						
			8	13	15						
			11	15	13						
			6	11	16						
			8	7	9						
			10	10	6						
			5	6	16						
			10	8	6						
			11	10	4						
			4	13	14						
			7	12	22						
			10	13	4						
			6	13	12						
			7	9	14						
			7	9	9						
			11	11	13						
			10	16	16						
			6	11	14						
			7	10							
			11	14							
			9	18							
			10	13							
			14	13							
			4	12							
			8	12							
			8	9							
			10	18							
29 / 569			183 / 1804			34 / 249			81 / 827		

ATTACHMENT I

Town Center PUD, Phase I
June 30, 1987
Richard A. McGinty

ACI CALCULATIONS

Pre-Development, Non-Buffer

1. 3,449 inches
2. see #3
3.

Category I	1.0 x 569	=	569
Category II	0.75 x 1,804	=	1,353
Category III	0.5 x 249	=	125
Category IV	0.25 x 827	=	207

4. Total ACI for Entire Site = 2,254
5. N/A
6. N/A

Post-Development, Non-Buffer

1. 1,856 inches
2. See #3
3.

Category I	1.0 x 496	=	496
Category II	0.75 x 858	=	644
Category III	0.5 x 154	=	77
Category IV	0.25 x 348	=	87

4. Total ACI for Entire Site 1,304
5. N/A
6. N/A

NOTE: 43 Palmettos to be removed are to be replanted.

ATTACHMENT I

Town Center PUD, Phase I
June 30, 1987
Richard A. McGinty

ACI CALCULATIONS

Pre-Development, Buffer

1. 276 inches

2. see #3

3.

Category I	1.0 x 26	=	26
Category II	0.75 x 158	=	119
Category III	0.5 x 16	=	8
Category IV	0.25 x 76	=	19

4. Total ACI for Entire Site = 172

5. N/A

6. N/A

Post-Development, Buffer

1. 276 inches

2. See #3

3.

Category I	1.0 x 26	=	26
Category II	0.75 x 158	=	119
Category III	0.5 x 16	=	8
Category IV	0.25 x 76	=	19

4. Total ACI for Entire Site 172

5. N/A

6. N/A

NOTE: 43 Palmettos to be removed are to be replanted. See Landscape Plan for supplemental planting.

ATTACHMENT I

TOWN OF
HILTON HEAD ISLAND

40 PALMETTO PARKWAY, HILTON HEAD ISLAND, S.C. 29928
(803) 681-9440

Memo to BUD

Date 4-13-89.

From SHANNON

Subject SUPER 8 - Final C of C

Bike path complete as per approved plan!
Sidewalk extension complete.
Parking and site clean-up in order.
O.K. for C of C.

✓ FOR YOUR INFORMATION
___ RESPONDING TO YOUR REQUEST
___ REGARDING OUR RECENT CONVERSATION
___ PLEASE TAKE APPROPRIATE ACTION
___ FOR YOUR FILES
___ FOR YOUR SIGNATURE
___ NOTE AND RETURN
___ NOTE AND SEND COMMENTS TO THIS OFFICE BY

ATTACHMENT I

March 31, 1989

Mr. Gene Chervenak
Thomas and Hutton
P.O. Box 14609
Savannah, GA 31416

Re: Bikepath at Super 8

Dear Mr. Chervenak:

Enclosed is documentation from the Super 8 file concerning the requirement for bikepaths at the site. The bikepaths were designed as an integral feature of the Town Center Planned Unit Development. The Planning Commission approved the Master Plan based on these paths being included in the development.

As you know, Land Management Ordinance (LMO) section 16-7-828(a) states the Administrator can require bikepaths based on probable bike traffic and in consideration of location in relation to overall bikepaths. It is the interpretation of the Planning Staff that bikepaths would be required at Super 8 for conformance with this section of the LMO.

If you have questions or require additional information, please feel free to call 681-8396.

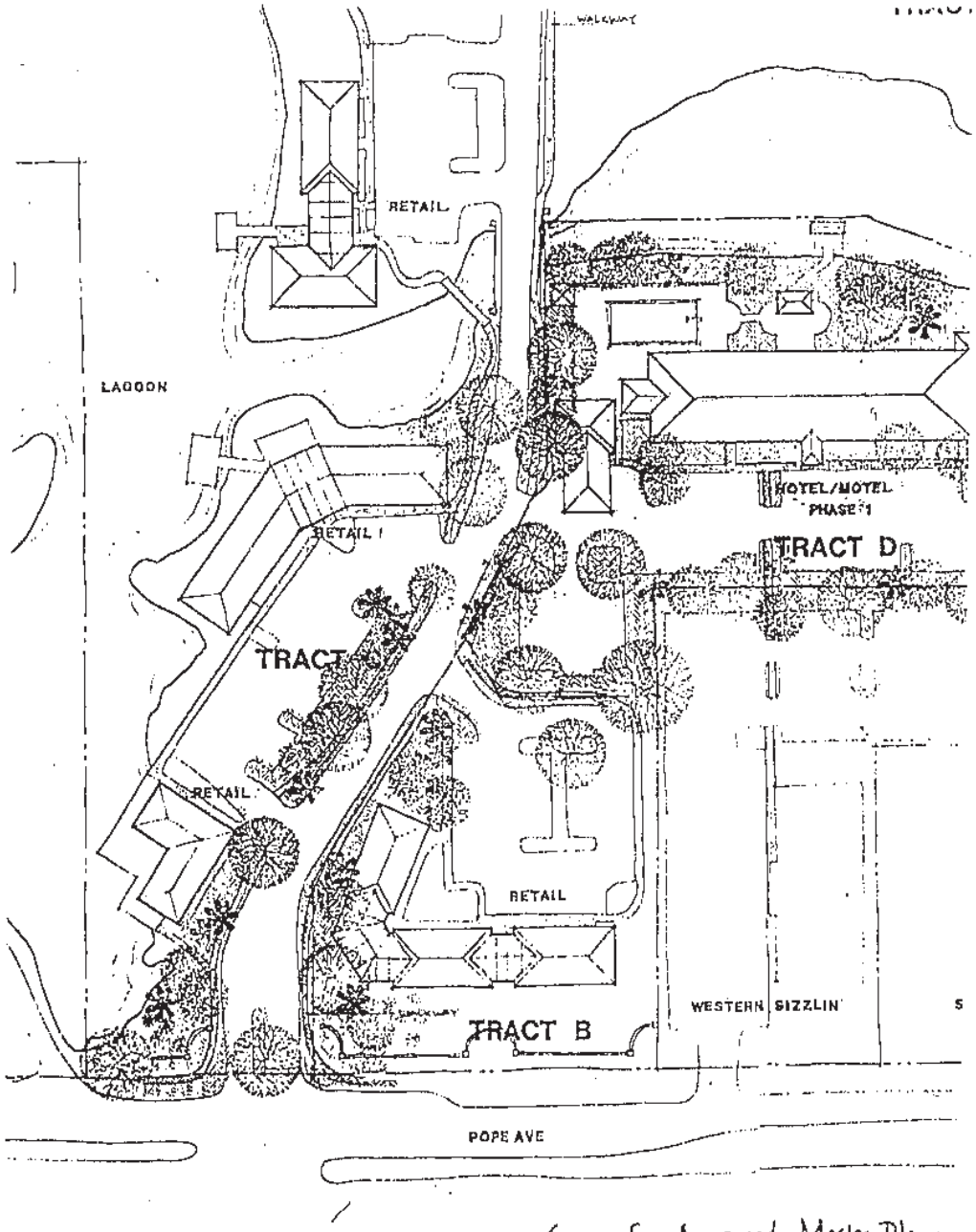
Sincerely,

Shannon C. Stone

Shannon C. Stone
Current Planner

SS/

ATTACHMENT I



Copy of Approved Master Plan for Town Center PUD.

ATTACHMENT I

4/6/87

Conditional Use Review Narrative

1. A vicinity map is included on Master Plan.

2. Revised Development Summary and Original Summaries included.

   Original Traffic Impact Analysis and Revised Analysis included.

3. Master Plan included

   Land Exchange drawing included

4. Plan has DSO approval and is consistent with the Comprehensive Plan goals of PUD's and in particular the stated goal of satisfying the Central Forest Beach neighborhood's role as "The Primary Off-Plantation Tourist-Oriented Neighborhood". It encourages pedestrian and bike activities.

5. Check #301 in the amount of $200.00 is enclosed.

Provided in application packet by: Richard A. McGinty

ATTACHMENT I

TOWN OF
HILTON HEAD ISLAND

40 PALMETTO PARKWAY, HILTON HEAD ISLAND, S.C. 29928
(803) 681-9440

Memo to Bud

Date 3-17-89

From Shannon

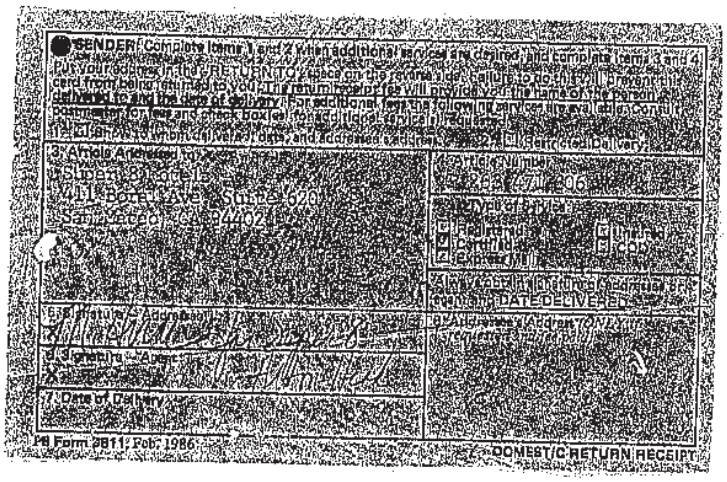
Subject Super 8 Bike Path

I spoke with Gene Chervenak at Thomas and Hutton this morning and told him the bike path adjacent to the access drive would have to be relocated. They must separate the bike path from the access drive as shown on the approved plan. They must also remove the sketch of existing bike path placed next to the access drive. These things must be done before they get a C of C.

✓ FOR YOUR INFORMATION
___ RESPONDING TO YOUR REQUEST
___ REGARDING OUR RECENT CONVERSATION
___ PLEASE TAKE APPROPRIATE ACTION
___ FOR YOUR FILES
___ FOR YOUR SIGNATURE
___ NOTE AND RETURN
___ NOTE AND SEND COMMENTS TO THIS OFFICE BY

ATTACHMENT I

59



SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fee.
1. ☐ Show to whom delivered, date, and addressee's address.
2. ☐ Restricted Delivery.

3. Article Addressed to:
Superior Products
7411 Boxer Ave.
Sun Valley, CA 91352

4. Article Number
P 047 [illegible] 096

5. Type of Service:
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail

6. Signature — Addressee
X

8. Addressee's Address (ONLY if requested and fee paid)

b. Signature — Agent
X

d. Addressee's Address (ONLY if requested and fee paid)

7. Date of Delivery

DATE DELIVERED

PS Form 3811, Feb. 1986 — DOMESTIC RETURN RECEIPT

ATTACHMENT I

TOWN OF
HILTON HEAD ISLAND

40 PALMETTO PARKWAY, HILTON HEAD ISLAND, S.C. 29928
(803) 681-9440

Memo to BUD

Date 3-28-89

From DONNA

Subject SUPERS 8 C OF C.

RE: LIGHTING - SAME STATUS AS BEFORE - HAVE RECEIVED SEVERAL PHONE CALLS, INQUIRIES - EITHER TAKE THEM DOWN OR APPLY FOR CRC APPROVAL.

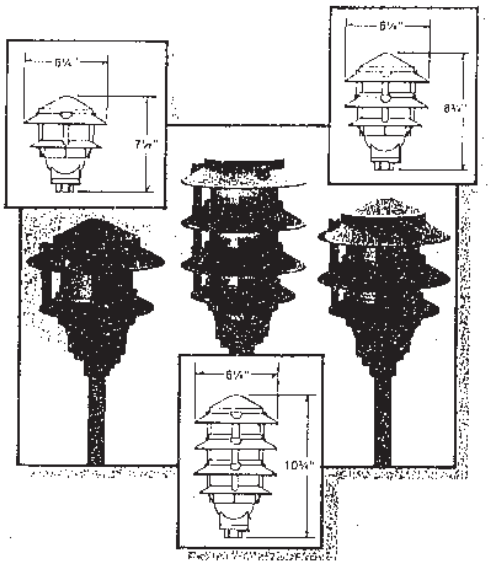
RE: LANDSCAPING - PHOTINIA, LIGUSTRUM & OLEANDER WERE SUB-SIZED (4' ON CRC APPROVED PLAN, LMO REQUIRES "SHALL BE OF SUFFICIENT SIZE AND QUANTITY SUCH THAT MINIMUM HEIGHT AND VISUAL SCREENING BETWEEN PLANTS SHALL BE ACHIEVED WITHIN ONE (1) YEAR OF INSTALLATION. 16-7-843 (d)"). THEY HAVE ADDED TALL, LEGGY PLANTS BESIDE THE SUB-SIZED ONES BUT THE 4' HT. NOR THE INTENT OF THE LMO IS MET. THE OPTIONS WOULD BE TO INSTALL THE FULL SIZED PLANTS OR ADD A CRC-APPROVED SCREENING FENCE OR WALL. I CAN COUNT THE NEW HOLLIES FOR THE OLEANDER SIZES BUT THE PHOTINIA & LIGUSTRUM MUST BE FULL SIZED. FURTHER, SEVERAL OF THE PLANTS HAVE NOT BEEN PLANTED PROPERLY, THEY HAVEN'T BEEN WATERING ENOUGH AND IF THEY DIE, THEY'LL HAVE TO BE REPLACED.

___ FOR YOUR INFORMATION
___ RESPONDING TO YOUR REQUEST
___ REGARDING OUR RECENT CONVERSATION
✓ PLEASE TAKE APPROPRIATE ACTION
___ FOR YOUR FILES
___ FOR YOUR SIGNATURE
___ NOTE AND RETURN
___ NOTE AND SEND COMMENTS TO THIS OFFICE BY

60

ATTACHMENT I

PAGODA STYLE



ELECTRO-ELF'S PAGODA STYLE LANDSCAPE FIXTURES* Are the first to be designed with true longevity in mind. An extremely low loss ballast coupled with the inherently long life parallel tube fluorescent lamp insure our product to be beautiful and lit for years without any maintenance. The high impact injection molded plastics used in our fixtures are rust proof, impervious to salt spray and resistant to ultraviolet rays. Our special seal makes the fixture **COMPLETELY WATERPROOF** thereby protecting the socket and ballast from water damage or corrosion. These exceptional fixtures are available in 5, 7, 9 or 13 W in Forest Green, Desert Tan, Architectural Bronze or Black. Sizes are single tier, two tier or three tier. Sizes are dictated by lamp size. 5 watt lamps require single tier, 7 watt require two tier and 9-13 watt need a three tier configuration. All Pagoda Fixtures provided with lamps of 2700K color temperature.

*PATENT APPLIED FOR

ORDERING INFORMATION

MODEL	LAMP WATTAGE			LENS COLOR		BODY COLOR		
P=PAGODA	05=5W	07=7W	09=9W	13=13W	C=CLEAR	W=WHITE	A=AMBER	FG=GREEN	DT=TAN	AB=BRONZE	BL=BLACK

EXAMPLE			
P	07	C	FG

PO7CFG= 2 TIER, 7 WATT PAGODA WITH LAMP CLEAR LENS IN FOREST GREEN

COMPLETE WITH LAMP

ACCESSORIES

½" NPT STEMS PAINTED TO MATCH PAGODA BODY

STANDARD LENGTHS
6", 12", 18", 24", 30"

MODEL	MATERIAL		LENGTH				COLOR		
PS= PAGODA STEM	3=PVC	5=GALVANIZED STEEL	1=6"	2=12"	3=18" 5½PM	4=24"	5=30"	FG=GREEN	DT=TAN	AB=BRONZE	BL=BLACK

EXAMPLE			
PS	5	2	DT

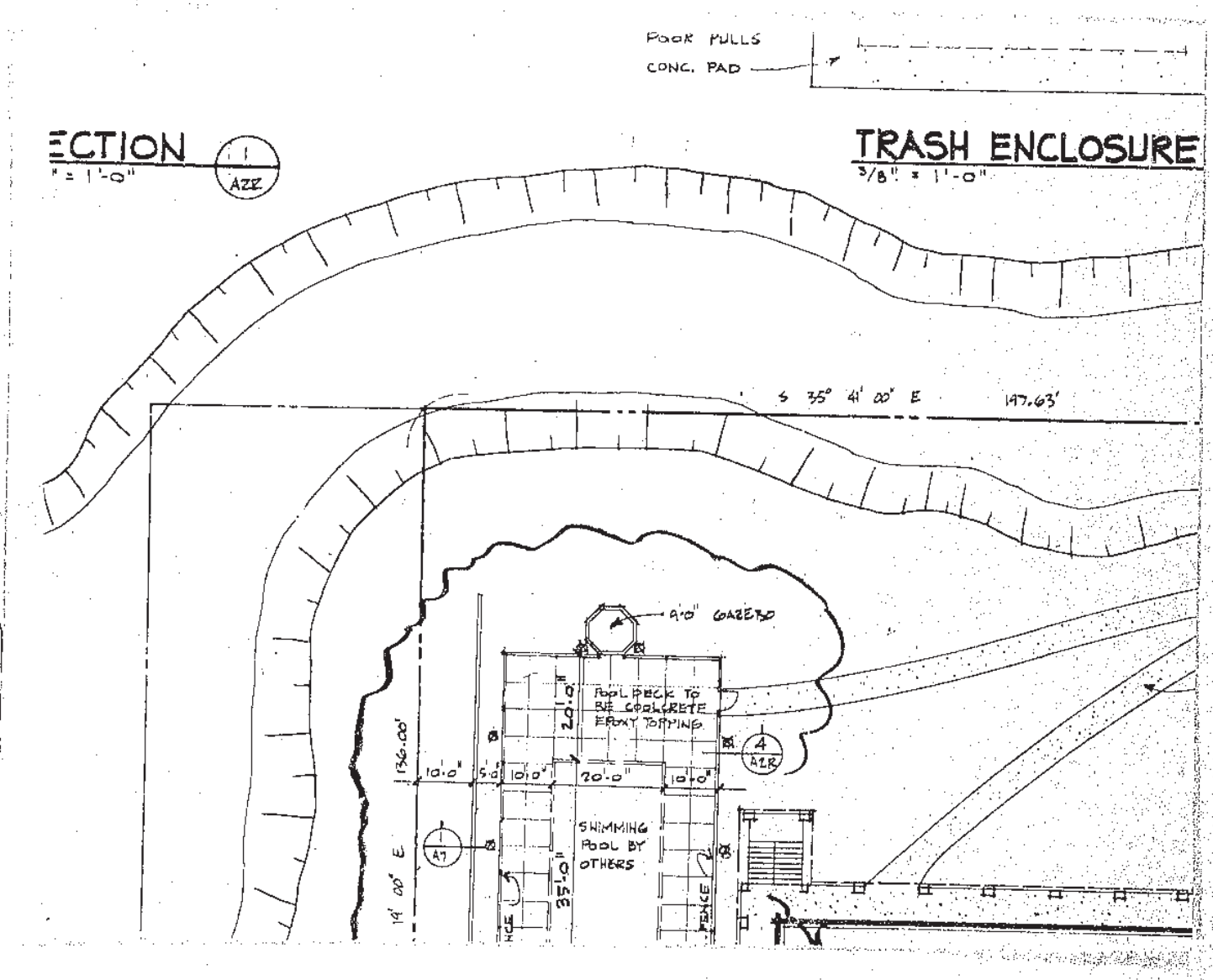
PS 52 DT= 12" STEEL IN DESERT TAN

FROM THE ENERGY ELVES AT ELECTRO-ELF DFJ
4935 Encinita Ave, Temple City, CA 91780
(818) 286-5002

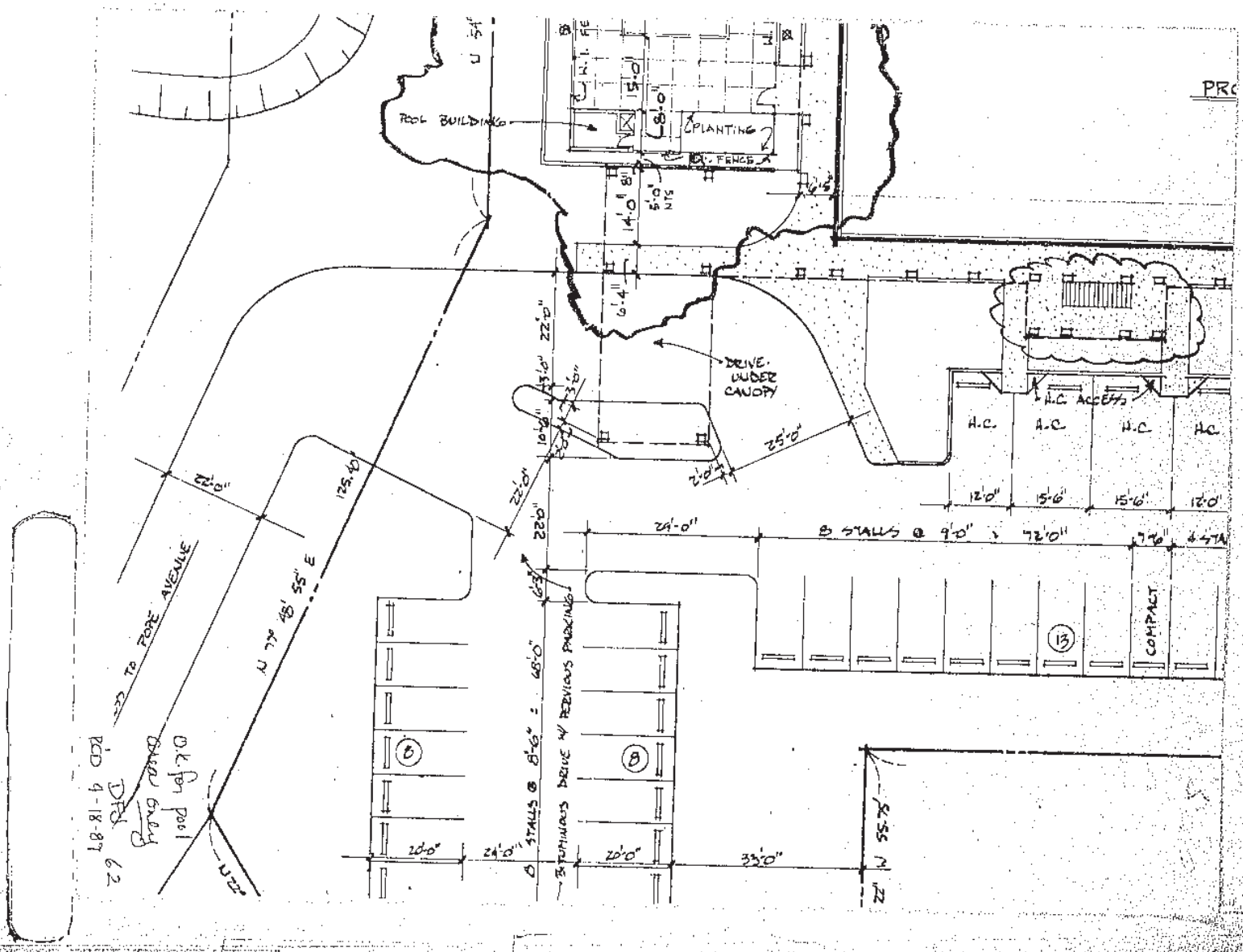
OK for pool area only

Received 4-18-89 DFJ

ATTACHMENT I



ATTACHMENT I



ATTACHMENT I

December 11, 1987

Mr. John Benso, Esquire
Diversified Properties Group, Inc.
2 Park Lane - Central Park
Hilton Head Island, SC 29938

RE: Super Eight Lodge Parcel

Dear Mr. Benso:

This letter is the requested follow-up to our discussion on December 7, 1987 concerning the parking lot encroachment of Cordillo Villita into the 2.6 acre parcel referenced above.

As I informed you at that time, this encroachment would not affect the density and total room count of 94 that was assigned to this project. In support of this staff position, is the fact that this project has already received Town approvals in the form of special exception approval from the Planning Commission and development plan approval and a building permit from Town staff.

As a reminder, associated with this approval of 94 rooms on 2.6 acres was the condition that Pope Avenue Associates provide 1.3 acres of open space area (separate from any other development) elsewhere within the PUD.

I trust this letter will satisfy your needs.

Respectfully,

Thomas Brechko

Thomas Brechko
Chief of Planning

TB:gt

cc: Bill Issel
Bryan Wood
Project File

40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-9440

ATTACHMENT I

CANNON & BLAIR, P. A.
ATTORNEYS AT LAW
221 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202-3247

WILLIAM H. CANNON
W. BRADLEY BLAIR, II
SCOTT R. LOWDEN
PAUL A. REICHS
EDWARD BOGRAD
BENTFORD C. MARTIN
PATRICIA A. TRACEY
NANCY L. OLA-
GLENN J. REID
TODD J. HAYNES

OF COUNSEL
JOSEPH G. PIEDMONT

TELEPHONE
(704) 378-3111

December 3, 1987

BY FEDERAL EXPRESS

John Benso, Esquire
Diversified Properties Group, Inc.
2 Park Lane - Central Park
Hilton Head Island, South Carolina 29938

Re: Pope Avenue Associates ("PAA"); Sale of 2.600 Acre Parcel to Brown, Brosche Financial, Inc.

Dear John:

Further to our telephone conversations this morning, this shall confirm that our title examination has revealed the following objections to title:

1. Easement Agreement dated December 30, 1977, recorded in Deed Book 260 at Page 689 in the Office of the Register of Mesne Conveyance, Beaufort County ("Beaufort RMC Office")- This drainage easement given by PAA to Margaret V. Roller is twenty (20) feet in width and appears to extend from the southeast corner of the 2.600 acre tract, North 2-20-00 West "... to the beginning of the existing drainage lagoon on the property of PAA". I understand that PAA has recently done some work on reconfiguring the lagoons on the Waterside PUD; we will need to have this drainage easement physically located on the survey in order to be able to evaluate its impact on the property being acquired by our client.

2. Plat of Survey of Cordillo Villita recorded in Plat Book 21 at Page 181, Beaufort RMC Office - This plat reveals what appears to be a paved parking lot encroachment which extends along the eastern boundary of the 2.600 acre tract. Our client may prefer to have that eastern boundary line re-drawn and moved to the west so that the paved encroachment will not affect the tract being

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ATTACHMENT I

acquired. Bill Cannon and I plan to discuss this matter with Richard Brown later today or tomorrow. The recorded plat also shows a 24 inch culvert which would appear to extend into the 2.600 acre tract. As we discussed on the telephone, it is extremely important for Terry Hatchell to locate all easements and encroachments on the survey he has prepared of the 2.600 acre tract for title insurance purposes. Since his survey did not state that it was a boundary survey, our assumption was that he had prepared a physical survey which would show all easements and encroachments.

3. Deed from PAA to Hodge Trust, dated January 5, 1977 and recorded January 5, 1977 in Deed Book 243 at Page 1614, Beaufort RMC Office- This deed contains certain restrictions, one of which is of immediate concern: "Grantor and Grantee do agree that their tenants, licensees and their business invitees, licensees and employees shall have the right to use free of charge any of the parking areas provided by either of them." Since a 0.377 acre portion of the 2.600 acre tract which our client is acquiring is currently titled in the name of Hodge Trust, we would need to obtain a release or quit-claim of any restrictions arising from this deed to Hodge Trust as to the portion of the property being conveyed to our client.

4. Declaration of Rights, Restrictions, Conditions dated December 31, 1980 and recorded in Deed Book 315 at Page 1172, Beaufort RMC Office - Under these covenants, PAA, Bankers Trust and The Hilton Head Company, Inc. ("HHC") agreed to impose certain covenants and restrictions on property owned by PAA and Bankers Trust as to drainage and the quality of the water entering the Shipyard lagoon system. As we discussed, we will need to determine whether an "Owners Council" as provided by the covenants was ever formed, or in the absence of the formation of such Owners Council, whether HHC has historically exercised its

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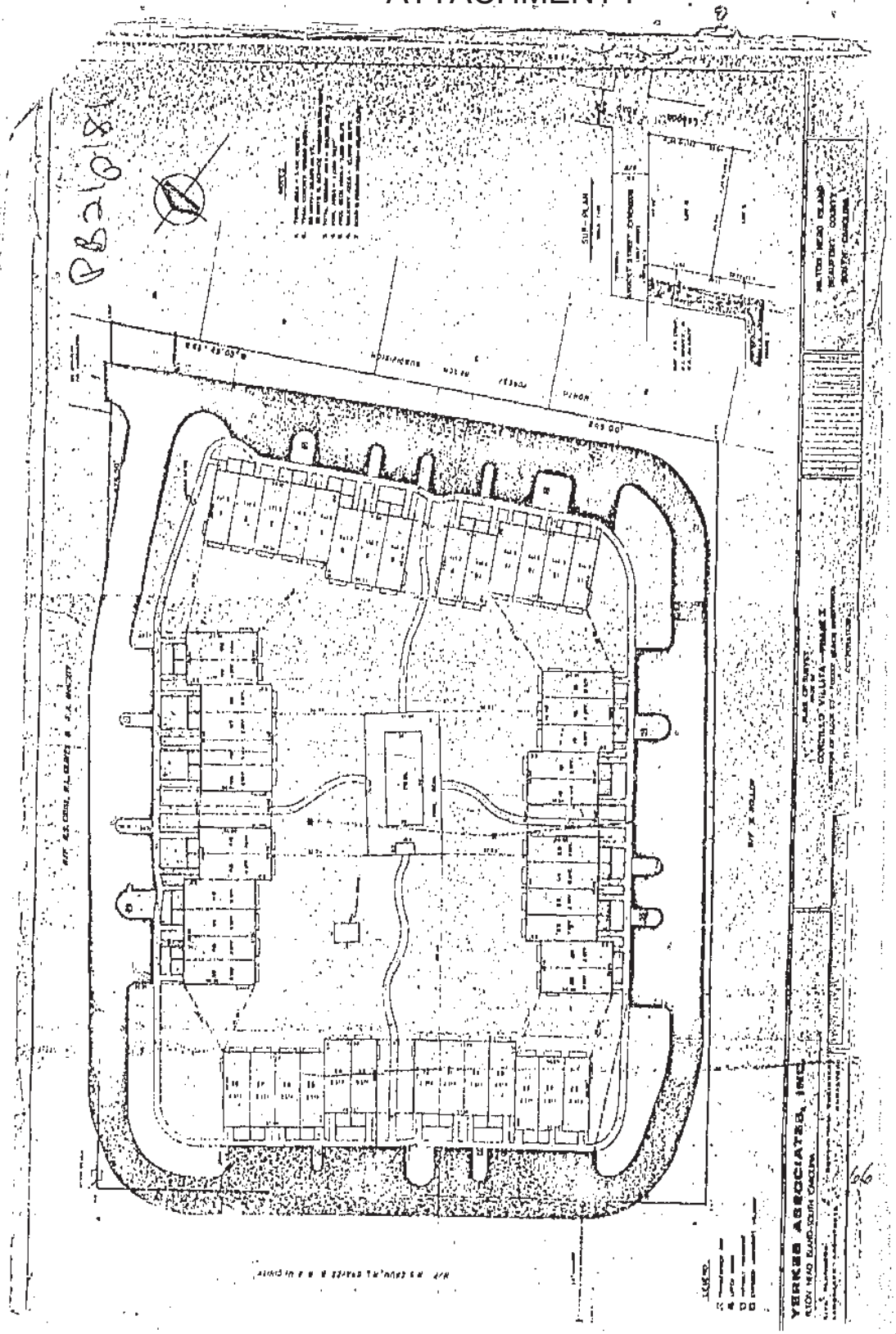
ATTACHMENT I



ATTACHMENT I

TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA INCORPORATED 1983

November 10, 1987

Mr. John Benso
Diversified Properties Group
P.O. Box 8062
Hilton Head Island, SC 29938

Re: Super 8 Lodge approval

Dear John:

Per your request, two points concerning the above referenced approval need clarification. First, the administrator granted two waivers on this project. The first waiver was granted from the requirements of LMO Section 16-7-827(g), Access to Major Arterial. This allowed a curb-cut on Pope Avenue which does not meet the 1000 foot separation requirement. The second waiver was granted from the requirements of LMO Section 16-7-915(a), Wetland Protection Standards.

Secondly, let me also clarify that the approval for the motel also included approval for the entrance road, known as Waterside Drive.

If you have any questions, please call.

Sincerely,

Bryan Wood
Urban Designer

BW:cf

40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-9440

ATTACHMENT I

September 10, 1987

John C. Benso, Esquire
Diversified Properties Group, LTD
P.O. Box 8062
Hilton Head Island, S.C. 29938

Re: Town Center PUD - Preliminary Approval

Dear Mr. Benso:

This letter is in response to your letter of September 1, 1987 concerning vested rights associated with Town Center PUD on Pope Avenue.

The preliminary approval granted for this project by Court Order is valid through September 30, 1987 (23 months from date of trial, October 30, 1985). Under the Development Standard Ordinance, a preliminary approval could only be vested by filing a properly completed application for a final development permit (DSO Section 16-7-743). Since a complete final development application has been filed and approved for the first phase of the PUD (Super 8 Lodge, approved August 27, 1987 with conditions) the PUD is now vested. This vesting is for the PUD as amended by the Planning Commission on May 6, 1987 through conditional use and special exception approval.

If you have any questions please call.

Respectfully,

Thomas Brechko

Thomas Brechko
Current Planning Manager

cc: Karen Popek Hart

TB:cdf

40 Palmetto Parkway, Hilton Head Island, SC 29928, (803) 681-9140

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA INCORPORATED 1983

August 18, 1987

R. A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

RE: Super 8 Motel

Dear Pete:

Sally Krebs and I have been dealing with you and John Benso for several weeks now on the above captioned project. The site plan has been revised several times to meet required buffer, wetland setbacks, etc. Sally and I have both mentioned to John that a tree survey with an overlay of the revised site plan be provided. This has been mentioned on several occasions. John's response is that the Town has that information. We have reviewed all of our plans and have only the originally submitted "Tree Utilization Plan." Because of the changes that have been made to the site, we feel this plan is no longer valid. In addition, the tree tally sheet may be inaccurate.

Because the tree removal/protection plans are an important integral part of the Development Plan Review process, and the information we have is no longer accurate, the Town Planning Staff can not continue review of the Super 8 Motel application until this information is updated.

Additionally, there are several items listed on the June 12, 1987 notice of incompleteness that have not been submitted. John and I have had at least two meetings concerning this list. The latest plans from Thomas and Hutton received July 28 still lack all of the required information.

I would like to meet with you and John Benso soon to review these items, in addition to other minor site alterations. I would suggest that you invite a representative from Thomas and Hutton to join us.

We are eager, as I know you are, to get this application resolved. If you have questions, please call.

Sincerely,

Bryan D. Wood

Bryan D. Wood
Urban Designer

cc: John Benso
Sally Krebs
Tom Brechko
Karen Popek Hart
Bill Issel

40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-9440

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA

August 4, 1987

Mr. Richard A. McGinty
McGinty Associates/Architects
11 Lagoon Road
Hilton Head Island, SC 29928

RE: Super 8 Motel/Western Sizzlin Parking Area

Dear Mr. McGinty:

This letter is a follow-up to discussions I have had with Mr. John Benso concerning development plan approval for both the Super 8 Motel and the Western Sizzlin parking lot revision.

In earlier discussions concerning the Town Center PUD Master Plan boundary change you had indicated that Pope Avenue Associates would be responsible for making the necessary changes to the parking lot for the Western Sizzlin property. We have informed Mr. Benso that this change would require development plan approval from the Town.

Understanding your concerns on holding up the approval of the Super 8 Motel until Western Sizzlin approval can be obtained, the following approach was agreed upon:

Upon completion of all requirements for development plan review for the Super 8 Motel, approval can be granted with one of the following two conditions relating to the Western Sizzlin parking lot revision:

1. A building permit will not be issued for the motel until the development plan approval is obtained for the parking lot revision; or

2. A performance bond, surety or letter of credit is issued to and approved by the Town in an amount sufficient to cover all required improvements for the parking lot revision. Under this condition, once all Building Inspection requirements were met, a building permit could be obtained. However, you would need to proceed in obtaining the development plan approval for the parking lot revision.

Please let us know in writing which condition you would prefer. If condition #2 is selected you will need to have the bond approved prior to receiving development plan approval for the motel.

ATTACHMENT I

In review of the sketch plan submitted for the Western Sizzlin parking lot revision, it appears that sufficient parking would be available. However, the total number of parking spaces indicated on the sketch plan may not be realized in order to meet LMO requirements including tree permit requirements. As I had indicated to Mr. Benso, the shared buffer requirements of LMO Section 16-7-843(i) may be applied between the Western Sizzlin property and the motel property if the provisions of that section are met.

If you have any questions concerning this letter, please call me at 681-8396.

Respectfully,

Thomas Brechko

Thomas Brechko,
Current Planning Manager

cc: John Benso
Karen Popek Hart
Frank Hodge
Bryan Wood

TB/nd

ATTACHMENT I

has been submitted by 7-28

RECOMMENDATION SHEET

DATE 7-21-87

PROJECT NAME SUPER 8 Motel

LOCATION POPE AVENUE

RECOMMENDATION

_____ Approval

_____ Approval with Conditions

✓ Disapproval

TOWN OF HILTON HEAD IS. ENGINEERING DIVISION REVIEWED

CONDITIONS OF APPROVAL / REASONS FOR DISAPPROVAL:

1. Calculations do not indicate [redacted], Drainage Pre & Post, 1st Inch, Detention/Retention

2.

3.

4.

5.

6.

7.

8.

Steve Riser
Town Engineer

1/3/85

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ATTACHMENT I

TE... ENGINEERING DIVISION IS.
REVIEWED SAD 7-21-87

DSO ENGINEERING COMPLETENESS
CHECKLIST

Project Name UPPER 3 Model Date 7 21 87
Location Hope Avenue Checked By Steve
Type of Application __ Preliminary ✓ Final __ Pre/Final
Name of Applicant _____ Phone # _____
Name of Architect/Engineer THOMAS E HUTTON Phone # 912-265-3600

		Comments
✓	A. Calculations	
✓	1. Acreage -	
—	~~2. Density (if residential)~~	
—	~~3. Zoning~~	
✓	4. Impervious Coverage -	
X	5. Drainage runoff pre & Post -	
X	6. Drainage 1st. inch -	
X	7. Drainage Detention/Retention -	
✓	B. Site Plan	
✓	1. Location Map, Scale & North Arrow -	
✓	2. Project Boundary -	
—	~~3. Identification of Adjacent property~~	
✓	4. Building Footprint -	
	5. Parking & roadway, bike path and sidewalk layout (including widths)	
✓	6. Topographic survey (existing site) -	
—	~~7. Tree survey (existing site)~~	
✓	8. Pipe, basin, manhole layout -	
✓	9. Finished elevations -	
✓	10. Typical cross sections & details -	
✓	11. Marked up plan showing max. flooding /flow pattern -	

Note: ✓ - Complete
X - Incomplete

ATTACHMENT I

RECOMMENDATION SHEET

DATE 8-4-87

PROJECT NAME Super 8 Motel

LOCATION Pope Ave.

RECOMMENDATION

X Approval

_____ Approval with Conditions

_____ Disapproval

CONDITIONS OF APPROVAL / REASONS FOR DISAPPROVAL:

1.

2.

3.

4.

5.

6.

7.

8.

Steve DeSimone
Town Engineer

1/3/85

ATTACHMENT I

RECOMMENDATION SHEET

DATE 8-4-87

PROJECT NAME Super 8 Motel

LOCATION POPE AVE.

RECOMMENDATION X Approval

_____ Approval with Conditions

_____ Disapproval

CONDITIONS OF APPROVAL / REASONS FOR DISAPPROVAL:

1.

2.

3.

4.

5.

6.

7.

8.

Steve Dickman
Town Engineer

1/3/85

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ATTACHMENT I

ATTACHMENT "A"

DRAINAGE CALCULATIONS FOR PRE & POST DEVELOPMENT RUNOFF
- THE RATIONAL METHOD -

I. Pre-development Runoff

Q = C i A

C	=	Runoff coefficient
i	=	Intensity-inches/hour
A	=	Total area of project in acres
Q	=	Maximum discharge in cubic feet per second (cfs)

A. Calculation of runoff coefficient

- Grass or trees, etc.	1.74	AC x 0.3	=	0.53
- Forest		AC x 0.2	=	
- Roof tops, walkways, pavement, lagoons, etc. impervious	0.86	AC x 1.0	=	0.86
- Other		AC x ____ *	=	
		Total A x C	=	1.39

* Based on Engineer's judgement and back up data - Subject to Town Engineer's approval.

Composite C =

Total A x C/Total Area (Acres) = 1.4 / 2.6 = 0.54

B. Intensity - This is based on the Savannah Rainfall intensity curve and the overland flow time based on Chart 2.

C. Total Acreage of Site 2.6 AC as determined by calculations or by surveyed plat.

Pre-development Runoff = Q = C i A =

0.54 x 5.1 x 2.6 = 7.16 CFS

II. Post-Development Runoff

Calculated similarly to Pre-Development

- Composite C forest		AC x 0.2	=	
- Proposed (grass & trees)	1.08	AC x 0.3	=	0.32
- Rooftops, pavement & walkway	1.45	AC x 1.0	=	1.45
- Other Pervious Pavement	0.06	AC x ____ *	=	0.03
		Total A x C	=	1.8

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ATTACHMENT I

* See * under I A above.

Composite C = Total A x C/Total Area (Acres) =
1.8 / 2.6 = 0.69

i = based on Savannah Intensity Curve and revised (proposed) travel time as determined by Chart 2.

A = 2.6 Acre(s) (same as Pre-development unless site is subdivided for detention or retention purpose. If so subdivided, provide post-development calculations for each retention or detention area.

Post-development Runoff = Q = C i A =

.69 x 5.5 x 2.6 = 9.9 cfs

NOTE: For PUD Master Planned Areas, Post-development shall be similarly calculated but based on Chart 1 attached.

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ATTACHMENT I

SUPER 8 Motel
LAGOON SIZING

7-21-87
C.G.

8-4-87

Pre-development run-off = 7.2 CFS

Post-development run-off = 9.9 ≈ 10

Storage for Lagoon

Post - Pre = 10 - 7.2 = 2.8 CFS Storage Required

$2.8 \times \frac{60 \text{ Sec.}}{1 \text{ min.}} \times 60 \text{ min.} = 10{,}000 \text{ CF}$

for 1' storage , 10,000 SF required

12,050 SF Available

Lagoon size is sufficient to store 1st inch and can rise 1 ft. in elevation.

ATTACHMENT I

SUPER 8 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 1 OF 7

Storm Drainage

General:

This design is for the Super 8 Motel located off Pope Avenue, behind the Western Sizzlin on Hilton Head Island, South Carolina.

The project consists of a 3 story, 95 unit motel with a swimming pool. Rearranging an existing lagoon will be done to offset areas of the lagoon that are to be filled.

The runoff for the Super 8 Motel will be directed to an existing lagoon which borders and which is also located on the property. The first inch of runoff and the required storage will be contained within this lagoon. The lagoon has previously been sized to handle the increased runoff due to development for this area.

Parts of the existing lagoon need to be filled to accommodate the new motel. However, new lagoon areas will be excavated to match the areas that are to be filled (the same surface area and volume will be maintained).

Method:

The rational method will be used to determine peak discharges.

$Qp = CIA$

A = Drainage Area in Acres

C = Runoff Coefficient

I = Rainfall Intensity in Inches per hour

$Tc = \frac{\text{Overland Flow Length}}{\text{Velocity}}$ - use 10 minute minimum Tc

Use 25 year storm to determine I

Since the maximum impervious coverage on the site is 55%, the following will be used to calculate a composite C for the site:

RECEIVED
JUL 02 1987
Ans'd.....

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ATTACHMENT I

SUPER 8 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 2 OF 7

Impervious Areas C = 0.95 55%

Grassed & Landscaped Areas C = 0.30 45%

Composite C = (0.55 x 0.95) + (0.45 x 0.30) = 0.66

For areas that have been previously developed (existing areas) use C = 0.80.

For areas that will have future development use a composite C of 0.66 as determined above.

Use Mannings Equation to determine preliminary pipe sizes + slopes, then check using Bernoulli's Equation.

Drainage Area #1:

Drains to Grate Inlet #1

Area = 0.54 ac (includes future development)

Overland Flow Length = 260 ft

Slope = 1.5% , velocity = 2.5 FPS

$Tc = \frac{260 \text{ ft}}{2.5 \text{ FPS}} = 1.7$ min. use 10 min.

I = 6.7 in/hr

Qp = (0.66)(6.7)(0.54) = 2.4 CFS

Use 15 Inch Ø Concrete Pipe at 0.35%

Drainage Area #2:

Drains to Grate Inlet #2 (includes future development)

Area = 0.89 ac

Overload Flow Length = 300 ft

Slope = 1.5% , velocity = 2.5 FPS

ATTACHMENT I

SUPER 6 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 3 OF 7

$Tc = \frac{300 \text{ ft}}{2.5 \text{ FPS}} = 2.0 \text{ min}$ use 10 min + $\frac{87 \text{ ft}}{1.5 \text{ FPS}} = 11 \text{ min}$

I = 6.8 in/hr

Qp = (0.66)(6.8)(0.89 + 0.54) = 6.4 CFS

Use 18 Inch Ø Concrete Pipe at 0.35%

Drainage Area #3:

Drains to Grate Inlet #3

Area = 0.97 ac 0.64 ac offsite

Overland Flow Length Over Existing Pavement = 260 ft

Slope = 0.7% , velocity = 1.7 FPS

$Tc = \frac{260 \text{ ft}}{1.7 \text{ FPS}} = 2.5 \text{ min}$ use 10 min

I = 6.7 in/hr

$C = \frac{(0.66)(0.36) + (0.80)(0.61)}{0.97} = 0.75$

Qp = (0.75)(6.7)(0.97) = 4.9 CFS

Use 18 Inch Ø Concrete Pipe at 0.35%

Drainage Area #4:

Drains to Grate Inlet #4

Area = 0.52 ac 0.30 ac offsite

Overland Flow Length = 260 ft

Slope = 0.7% , velocity = 1.7 FPS

$Tc = \frac{260 \text{ ft}}{1.7 \text{ FPS}} = 2.5 \text{ min}$ use 10 min + $\frac{80 \text{ ft}}{1.5 \text{ FPS}} = 11 \text{ min}$

I = 6.9 in/hr

ATTACHMENT I

SUPER 8 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 4 OF 7

$$C = \frac{(0.30)(0.80) + (0.22)(0.66)}{0.52} = 0.74$$

$$Qp = (0.75)(6.8)(0.52 + 0.97) = 7.6 \text{ CFS}$$

Use 18 Inch Ø Concrete Pipe at 0.5%

Drainage Area #5:

Drains to Grate Inlet #5

Area = 0.38 ac 0.27 ac offsite

Overland Flow Length = 180 ft

Slope = 1.0% , velocity = 2.0 FPS

$$Tc = \frac{180 \text{ ft}}{2.0 \text{ FPS}} = 1.5 \text{ min} \quad \text{use 10 min}$$

I = 6.7 in/hr

$$C = \frac{(0.13)(0.8) + (0.25)(0.66)}{0.38} = 0.70$$

$$Qp = (0.70)(6.7)(0.38) = 1.8 \text{ CFS}$$

Use 15 Inch Ø Concrete Pipe at 0.35%

Drainage Area #6:

Drains to Grate Inlet #6

Area = 0.57 ac 0.44 ac offsite

Overland Flow Length = 200 ft

Slope = 0.5% , velocity = 1.5 FPS

$$Tc = \frac{200 \text{ ft}}{1.5 \text{ FPS}} = 2.0 \text{ min} \quad \text{use 10 min} + \frac{160 \text{ ft}}{1.5 \text{ FPS}} = 12 \text{ min}$$

ATTACHMENT I

SUPER 8 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 5 OF 7

I = 6.4 in/hr

Qp = (0.72)(6.4)(0.57 + 0.97 + 0.52 + 0.38) = 11.2 CFS

Use 24 Inch Ø Concrete Pipe at 0.30%

Drainage Area #7:

Drains to Grate Inlet #7

Area = 0.02 ac

Use Tc = 10 min + $\frac{217 \text{ ft}}{1.5 \text{ FPS}}$ = 13 min

I = 6.3 in/hr

Qp = (0.73)(6.3)(2.44 + 0.02) = 11.3 CFS

Use 24 Inch Ø Concrete Pipe at 0.30%

Drainage Area #8:

Drains to Grate Inlet #8

Area = 0.26 ac 0.15 ac offsite

Overland Flow Length = 140 ft

Slope = 0.5% , velocity = 1.5 FPS

Tc = $\frac{140 \text{ ft}}{1.5 \text{ FPS}}$ = 1.5 min use 10 min

I = 6.7 in/hr

Qp = (0.66)(6.7)(0.26) = 1.2 CFS

Use 18 Inch Ø Concrete Pipe at 0.30%

ATTACHMENT I

SUPER 8 MOTEL
HILTON HEAD ISLAND, SC
STORM DRAINAGE DESIGN
DESIGN CONSIDERATIONS
THOMAS & HUTTON ENGINEERING CO.

FILE: J-5120
BY: MARK YODICE
DATE: 3-10-87
SHEET: 6 OF 7

Drainage Area #9:

Drains to Existing Lagoon

Area = 0.16 ac 0.02 ac offsite

Tc = 10 min

I = 6.7 in/hr

Qp = (0.66)(6.7)(0.16) = 0.7 CFS

Sheet Flow to Existing Lagoon

Drainage Area #10:

Drains to Existing Lagoon

Area = 0.24 ac 0.1 ac offsite

Overland Flow Length = 250 ft

Slope = 0.6% , velocity = 0.55 FPS

$Tc = \frac{250 \text{ ft}}{0.55 \text{ FPS}} = 7.6 \text{ min}$ use 10 min

I = 6.8 in/hr

Qp = (0.66)(6.8)(0.24) = 1.1 CFS

Sheet Flow to Existing Lagoon

Drainage Area #11:

Drains to Existing Lagoon

Area = 0.15 ac

Overland Flow Length = 130 ft

Slope = 1.0% , velocity = 2.0 FPS

$Tc = \frac{130 \text{ ft}}{2.0 \text{ FPS}} = 2 \text{ min}$ use 10 min

ATTACHMENT I

I = 6.8 in/hr

Qp = (0.66)(6.8)(0.15) = 0.67 CFS

Sheet Flows to Existing Lagoon

Drainage Area #12:

Drains to Proposed Additional Lagoon

Area = 1.0 ac 0.06 ac offsite

Overland Flow Length = 120 ft

Slope = 0.35% , velocity = 1.4 FPS

$Tc = \frac{120 \text{ ft}}{1.4 \text{ FPS}} = 1.5 \text{ min}$ use 10 min

I = 6.8 in/hr

Qp = (0.66)(6.8)(1.0) = 4.5 CFS

Sheet Flows to Lagoon

Drainage Area #13:

Drains to Lagoon

Area = 0.37 ac 0.27 ac offsite

Overland Flow Length = 100 ft

Slope = 0.5% , velocity = 0.5 FPS

$Tc = \frac{100 \text{ ft}}{0.5 \text{ FPS}} = 3.5 \text{ min}$ use 10 min

I = 6.8 in/hr

Qp = (0.66)(6.8)(0.37) = 1.7 CFS

Sheet Flows to Lagoon

ATTACHMENT I

TOWN OF HILTON HEAD IS.
ENGINEERING DIVISION
REVIEWED 8-4-87

CHECKLIST - ENGINEERING REVIEW OF DSO PROJECTS

PROJECT NAME: SUPER 8

LOCATION: POPE AVE

DATE: 8-4-87 REVIEWED BY: Steve

ENGINEER/FIRM _____ Phone _____

ACREAGE OF SITE _____ # of DU's _____ Sq.ft. Commercial _____

I. Parking & Roadways

A. Parking - # spaces Provided / Required ___/___ how derived _____

- # handicap spaces _____ marked on plan? _____

- # compact spaces _____ marked on plan? _____

- Properly sized? _____

B. Roadways - Public _____ Private ___/___

- is typical section(s) shown on plan? _____

- if public, do they meet SC Highway Spec.? _____

- Layout width(s) _____ Radii _____

- Right-of-way width(s) _____

Comments _____

II. Percent Impervious

Impervious - rooftops _____

- lagoons _____

- parking/roadways _____

- Other _____

Total Area _____ Total Imp. _____

% Imp. 55%

Comments: _____

81

7/23/84

ATTACHMENT I

TOWN OF HILTON HEAD IS.
ENGINEERING DIVISION
REVIEWED 8-4-87

III. Drainage

25 yr. design storm used? _____

Method of Calculation - Rational Method _____
- SCS Method _____

Assumptions

Predevelopment Runoff 7.16

Post development Runoff 9.9

Calculation of Req'd Storage _____

Detention on site ____ offsite _____

1) Rational-runoff coefficient .54
-time of concentration 10 min
-Intensity 5.5

2) SCS Method
- curve number _____
- soil classification _____
- DUPE _____
- adjustment factors _____

Method of Storage LAGOON

Method of Restriction _____

Comments: _____

IV. Miscellaneous Checks

A. Erosion Control? _____

B. Is project near a wetland? _____ Is critical line shown? _____
Signed by Coastal Council? _____

C. Is stormwater filtered? _____ How? _____

D. Tree Removal/Replacement _____ No. removed _____ marked? _____
No. replaced _____ shown? _____

E. Are Plans sealed? _____

F. Other _____

General Engineering Comments on Project:

_____

ATTACHMENT I

July 27, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density DU's & S.F./Ac
Commercial Office	A	1.4	21,913	15,652
Commercial Retail	B & C	3.0	36,279	12,093
Hotel/ Motel	D	2.6	94 Rooms	94/3.9 24 rm/a
Common Area	F	1.3	-	
Residential	E	6.8	200	29.4
TOTALS		15.1	58,192 238 DU's	15.7

ATTACHMENT I

	Open Space			Imp Area			Pkg
	% Req'd	AC Prov	% Prov	% Allwd	AC Prov	% Prov	Prov (LMO)
sf/ac	20			55			As required
sf/ac	20			55			As required
c	20	1.37	53	55	1.39	53	~~100~~ 97
	0	1.3	100	55	1.3	100	-
	40			55			As required
				55			
	LMO Requirements			LMO Requirements			

ATTACHMENT I

TOWN CENTER PUD

TRAFFIC IMPACT ANALYSIS
BASED ON LMO ARTICLE VII, TABLE A

USES	TRIPS/DAYS as per 1000 sf or units	AS APPROVED sf or units	T/D	PROPOSED sf or units	T/D
Commercial/ Office	1000(s) x 17.7	36000	637	21913	388
Commercial/ Specialty Retail	1000(s) x 40.7	(52000) 37000	1506	(36279) 25000	1018
General Retail	1000(s) x 82.0	15000	1230	11279	927
Hotel	# rooms x 10.1	50 rms.	505	94 rms.	949
Residential/ Multi-family	# units x 5.8	222 uts.	1288	200 uts.	1160
TOTALS			5166		4442

724 trip/day reduction

McGINTY ASSOCIATES/ARCHITECTS

May 5, 1987

ATTACHMENT I

May 1, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LHO Table A)

Use	Tract	Area	Density	Bldg Area	Traffic	T/D	Orig Approved T/D
Commercial Office	A	1.4 Ac	15,652 SF/Ac	21,913	21.9 x 17.7	388	605
Commercial	B & C	3.0 Ac	12,093 SF/Ac	(36,279)			
Spec Ret				25,000	25.0 x 40.7	1018	1402
Gen Ret				11,279	11.2 x 82.0	927	1180
Motel	D	2.6 Ac	94 Room	-	94.0 x 10.1	949	394
Common Area	F	1.3 Ac					
Residential	E	6.8 Ac	200 DU's	-	200.0 x 5.8	1160	1239
		15.1 Ac	238 DU's	58,192		4442 T/D 185 T/Hr	4820 T/Day 201 T/Hr

ATTACHMENT I

7-13 - need new Engineering Plans

June 12, 1987

Mr. R. A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

RE: Application for Development Plan Review for Supeer 8 Motel
DPR-18-87

Dear Pete:

I have reviewed the above referenced project and have found that the following items are needed to complete the application:

7/15 1. Additional filing fee in the amount of $12.00/1000 s.f. building area not used for rooms (16-7-612,3).

8/24 to be given 2. Reference meridian on site plan (Section 16-7-661,a7b).

3. Drainage plan and specifications (include details of off-site drainage proposals per special exception approval). Town Engineer may require additional information (16-7-661,a7h).

7/13 4. Plans/specs for waste disposal systems (16-7-661,a7j).

8/24 to be provided 5. Plans/specs for parking areas: dimensions (16-7-661,a7k).

7/13 6. Proposed site layout of electrical and telephone service lines. Include cable TV if to be provided (16-7-661,a7L).

Submitted 7/3 7. Verify impervious surface coverage. Lagoons are considered impervious and open space. There is a discrepency on how lagoons were counted in impervious/pervious/open space calculations. Impervious surfaces map needed.

7-28 see letter on file 8. Designate open space on plans. Indicate how the 1.3 acre open space required under special exception approval will be provided (16-7-661,a7n).

OK 9. Delineate extent of Road Corridor Overlay Zoning District (16-7-661,a7o).

7/28 10. Surveyed line of extent of SC Coastal Council/US Army Corp of Engineers protection area. This line should also be certified by the appropriate agency.

make condition

ATTACHMENT I

RE: Super 8 Motel
Page 2

8/24 11. Note FEMA/FIRM flood zone of the site and proposed first floor elevation (16-7-661,a7q).

Additional application requirements of LMO Section 16-7-661(b) needed to complete the application are:

7/13 12. Impact evaluation of traffic, water, sewer, and emergency preparedness (16-7-661b2).

7/13 13. South Carolina DHEC construction permit for sewer system (16-7-661,b5a1).

7/13 14. Approval of Cable TV, if to be provided (16-7-661,b5a7).

7/13 15. US Army Corp of Engineers permit as referenced in SC Coastal Council letter (16-7-661,b5a8).

7/13 16. SC Department of Highway and Public Transportation encroachment permit for curb cut on Pope Avenue (16-7-661,b5a13).

8-4 17. Town Engineer approval (16-7-661,b5a14). Forwarded to Dan 7-2 Sally 6-30

8/26 18. Tree approval or permit (16-7-661,b5a15).

19. Hilton Head Company approval and Corridor Review Committee approval (16-7-661,b5b1).

7/28 20. Comments on emergency preparedness plans by Beaufort County Emergency Preparedness Director (16-7-661,b5b2).

21. This project will be subject to Section 16-7-661,b5b7).

The following is a list of comments or additional information needed to complete the application for Super 8 Motel:

7/13 22. Provide proposed Average Daily Trips for the PUD so that the road design standards can be verified (16-7-827,a6b).

7/13 23. Provide site triangle easements at intersection at Pope Ave. (16-7-827,f4).

24. Curbing is required at intersections unless waived by the administrator. (16-7-827,f5).

25. This plan does not meet the required 1000 foot distance between curb-cuts on major thoroughfares. Relief must be requested per Section 16-7-827(g).

7/13 26. Provide proposed street name for Staff approval (16-7-639,1).

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ATTACHMENT I

7/13 27. Show extent of bike and pedestrian pathways on plans. This was a requirement of the Special Exception approval. (16-7-826)

7/13 28. Indicate intensity of surrounding land uses so that setbacks and buffers can be verified (16-7-841, 16-7-843).

29. Indicate landscaping in parking lot (16-7-850,g5).

7/13 30. Sidewalks should be designed to provide for ease of access and safety for pedestrians and vehicles (16-7-850,g2).

7/13 31. Provide information to verify number of required parking spaces. (16-7-851)

7/13 32. Indicate location of median cut on Pope Avenue as it relates to proposed curb-cut.

As per your special exception and conditional use approvals by the Planning Commission, the following information is needed:

33. Provide plans for new parking area for Western Sizzlin providing all details required by the ordinance and showing how the steak-house site will not become more non-conforming with the new parking plan.

7/13 34. Submit a revised masterplan showing new boundary line and indicating no change in total PUD acreage.

These items must be submitted satisfactory to the Planning Staff before further action can be taken on the project.

If you have questions, please call.

Sincerely,

Bryan

Bryan D. Wood
Current Planner

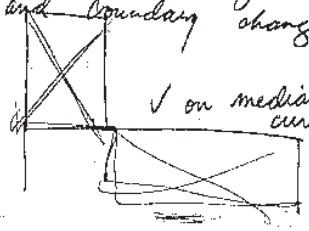
ATTACHMENT I

have to overall acreage not to change

submit new masterplan showing motel and boundary change

need plans for W.S.

✓ on median cut
curb cut



What is proposed adt for PUD – is road & ROW wide enough?

Indicate sight Δ easements on plans.

16-7-827 (F5) requires curbing at intersections does not meet 1000' curb cut requirement ⇐ provide statement

(Bike & ped.) asked for? pathway for buses

verify setback / buffer perimeter PUD (show intensity of surrounding uses.

review landscape in park lot

Provide parking data

Walter Gillin

ATTACHMENT I

Any applicant aggrieved by the Committee's determination may appeal such determination to the Town Board of Adjustment consistent with the procedures outlined in Part F of this Article.

PART E - STAFF DEVELOPMENT PLAN REVIEW

Section 16-7-660. Applicability.

All proposed development as defined by this Chapter, unless expressly exempted in Section 16-7-235, shall be subject to Development Plan review by the Administrator of this Chapter. No building permit application shall be reviewed by the building official until a development plan approval has been granted.

Section 16-7-661. Staff Development Plan Application.

(a) Application submission by appointment is preferred for the applicant's benefit so that a submission review may be made to determine substantial completeness of the application. A log of all development plan applications received shall be kept and available for public inspection during regular business hours. A Development Plan Application shall contain the following minimum items before being accepted for review by the Administrator of this Chapter.

(1) Development Plan Application Form. A signed Development Plan Application Form as published by the Administrator of this Chapter, which shall contain the following minimum items:

a. Proposed name of the development.

b. The base zoning district in which the development is located, as well as any overlay zoning district(s).

c. Proposed development schedule of uses, specifying all development types as defined by this Chapter and specifying the proposed number of dwelling units, number of hotel rooms, number of divisible dwelling units, non-residential building gross square footage by category of use, or other applicable unit(s) of measure of use.

d. Names, mailing addresses and telephone numbers of the development site owner(s) of record, applicant(s) if other than the owner(s), and all agents duly authorized to act on behalf of the owner(s) and/or applicant(s).

e. Beaufort County tax map and parcel number(s) of all lots constituting the development site,

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whether in whole or part.

(2) Certification of Owner(s) Consent. Certification, written and signed by the development site owner(s) of record, that such owner(s) formally consent(s) to the Development Plan proposed.

(3) Property deed(s). Copy of property deed(s) to the lot(s) of record or portions thereof which constitute the proposed development site.

(4) Boundary survey plat(s). Two (2) copies of the boundary survey plat(s) of the lot(s) of record or portions thereof which constitute the proposed development site. Upon such plat(s) shall appear:

a. Location of primary control points used in the survey, with ties to such control points to which all dimensions, angles, bearings, distances, block numbers and similar data shall be referred. The Planning Commission may specify the control system to which all such surveys shall adhere.

b. Computed acreage of the surveyed tract. Where only a portion of any tract is proposed for development, there shall appear on the plat the acreage to be developed (except in the case of subdivisions, where precise acreages shall be shown) in addition to the overall tract acreage.

c. Seal and signature of a South Carolina registered land surveyor.

d. Date of survey and date(s) of any revisions.

e. Notation of specific reference plats, if applicable.

f. Graphic scale, at a minimum of 1"=50' or an appropriate scale acceptable to the Administrator, and reference meridian.

(5) Written narrative. A written narrative outlining:

a. The nature of the proposed development, including documentation of the applicant's purpose in development, and any basic facts about the enterprise if the business nature is known (the latter is applicable only to non-residential development).

b. If the proposed development plan is a phase of a previously approved (preliminary) plan or a

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ATTACHMENT I

multi-phase plan, a description of how such phase relates to such plan, in whole or in part. Additionally, if the proposed development plan is a phase of a previously approved PUD master plan, a description of such phase's consistency with the master plan.

c. Other governmental agency or Town approvals, specifying date and nature of such and how this plan addresses any prior conditions required by such agencies.

d. The specifically contemplated form of ownership of the development (e.g. fee simple, horizontal property regime, property owner association, interval ownership, etc.) and detailed provisions for maintenance responsibility for all improvements, including, but not limited to, streets, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, open spaces areas, and the like.

e. Any proposed dedication of improvements to any public agency, specifying such improvements and the affected agencies.

f. If the property is located within the Road or Waterfront Corridor Overlay District and subject to Corridor Review Committee review, a summary of the Corridor Review application contents. (Reference Section 16-7-652(i) of this Article.)

g. Any other information deemed necessary by the applicant to further clarify the proposed development.

(6) Filing Fee. Applicable filing fee as specified in Part B of this article. 1178 + any non-res SF other than rooms

(7) Site Development Plan(s) or Plat (in case of subdivision). Three (3) black or blue line prints of a final site plan, set of plans, subdivision plat or other required map, of minimum scale of 1"=30' or an appropriate scale acceptable to the Administrator, showing:

a. Name of development.

b. Graphic scale and reference meridian.

c. Date of drawing and date(s) of any revisions.

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d. Vicinity sketch showing the general site location and depicting vehicular access routes accurately referenced to the nearest public road (vicinity sketch not required at scale of 1"=30'or an appropriate scale acceptable to the Administrator, but must be accurate and legible).

e. Topographic survey at 2 foot contour intervals, or other topographic information acceptable to the Town Engineer, unless waived by the Town Engineer.

f. All permanent structures and facilities within approximately 100' of the proposed development tract.

g. Proposed site development, including land uses and plans, profiles and outline specifications for any building or other structure locations, street, driveway, bike and pedestrian way, and parking area layouts, and interconnections with off-site facilities, if applicable. The plan view of buildings shall show limits of roofed areas, and indicate the exterior wall line as well.

h. Plans and outline specifications of proposed drainage system layouts, including off-site areas of interconnection. (Reference Article VIII for drainage standards and documentation requirements.)

i. Profiles and outline specifications of proposed water and sewer system layouts, including off-site areas of interconnection.

j. Plans and outline specifications of other proposed waste disposal systems, including solid waste collection areas.

k. Plans and outline specifications (including dimensioning) for parking, loading and unloading areas, where applicable.

l. Proposed site layout of other utilities such as electrical, telephone, gas line service and cable TV to the development. Such design may be submitted by the developer subject to approval by the respective utility companies or submitted as designed by the respective utility companies.

m. Plan of impervious surface coverage as required by Article VIII, and consistent with the format stated in said section.

n. Plan of proposed open space areas, including

ATTACHMENT I

off-site areas of interconnection. The map shall show, at a minimum scale of 1"=30' or an appropriate scale acceptable to the Administrator, all areas of the site to be designated as open space and the designation of each area according to its proposed use (differentiating between natural and man-made), and the specified type, size and general location of plantings or other screening techniques to be used in designated buffer areas. (See Article VIII, Part I) The map shall also denote the size of each designated area in acres and the total open space area in acres and as a percentage of the site, in conformance with the open space standards specified under Article VIII. Buffer areas should be diminsioned at the point of minimum width.

X o. Delineation of any zoning district boundary which traverses or is contiguous to the development site, including overlay zones.

N/A? p. Where applicable, surveyed delineation of any wetland area (certified by S.C. Coastal Council or U.S. Army Corps of Engineers), beach dune system or other delineation of a natural feature on the site which is protected or defined under provisions of this Chapter.

X q. Notation as to FEMA/FIRM flood zone(s) covering the site, and proposed first floor elevation of all buildings.

N/A r. Where applicable, surveyed delineation of any known cultural resource feature, as defined by this Chapter, located on or contiguous with the proposed development tract.

✓ s. general proposed exterior lighting, showing approximate location and size of fixtures.

(b) Additional Application Requirements. In addition to the items required by (a) above, the following additional items shall be supplied to and documented by the Administrator of this Chapter to complete the Development Plan Application.

✓ (1) Exterior Elevations. Final building and other structural exterior elevations and site development plans accurately showing the height, width and length of all proposed structures, as applicable.

X (2) Impact Evaluation Requirements. The Applicant shall submit all documentation on impact evaluation for

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traffic, sewer, water, schools, and emergency preparedness as required by Article VII of this Chapter. In the case of applications which received preliminary or master plan approval prior to the adoption of this Chapter, the impact review will be carried out before development plan approval.

(3) Development Phasing Plan. (Required only if the plan will be phased over a period of more than one (1) calendar year.) A plan indicating the contemplated phasing of the proposed development, if the development is proposed to extend over more than one (1) calendar year. Such plan shall contain:

N/A for hotel project - PUD will phase

a. A schedule map, at a minimum scale of one (1) inch = one hundred (100) feet or an appropriate scale acceptable to the Administrator (preferably at site development plan scale), graphically showing the proposed phasing areas.

b. A schedule report, listing by each proposed phase (as applicable) the number of residential units by type, number of hotel rooms, amount of gross building square footage for all non-residential uses by type, expected type of open space improvements, and public improvements by the applicant for dedication to any governmental or other public agency.

N/A (4) Open space report. An open space report outlining the form of organization proposed to own and maintain the open space in conformance with the requirements for Property Owner Associations, or the equivalent, specified under Article VIII, Part D, of this Chapter, and identifying how the open space and facilities relate to existing and proposed open space areas, bikeways, and recreational facilities on Hilton Head Island, as shown in the Hilton Head Island Comprehensive Plan, or more detailed plans adopted by the Planning Commission, such as neighborhood plans.

(5) Approvals, Certifications and Recommendations. Copy of approvals, certifications and recommendations required by all appropriate town, county, state and federal regulations for the proposed development, and documentation of compliance with such, as applicable. Failure of the Administrator to request an approval or certification required does not relieve the applicant of responsibility for compliance.

(a) Approvals and Certifications. As applicable, includes but is not limited to:

X (1) South Carolina Department of Health and

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water only — need septic

Environmental Control approval of water system design and sewer system design (or installation, where applicable).

need also pool permit

(2) South Carolina Department of Health and Environmental Control air, water quality, or solid waste permit.

✓(3) Public Service District or other agency approvals related to the provision of sewer and/or water, including service agreements.

(4) Beaufort County Health Department or other appropriate agency approval of septic system or temporary sanitary waste disposal system.

✓(5) Fire department review only.

✓(6) South Carolina Coastal Council permits, approvals or certifications related to fresh water or salt water wetlands, beaches and dunes, cultural critical areas and the like.

conditional

needs revised Corps permit

(7) Electric, ~~gas~~, telephone or cable TV provided approval of the appropriate utility service and layout.

X(8) U.S. Army Corps of Engineers permits related to dredging, filling, wetlands or other elements of the development.

(9) Federal Aviation Administration, especially of development within the Airport Hazard Overlay District.

(10) Federal Communications Commission

(11) S.C. Water Resources Commission

(12) S.C. Department of Wildlife

X(13) S.C. Department of Highways and Public Transportation or other public transportation agency, if such agency is to be involved in the ownership or maintenance of any road improvements. In all cases a SCDHPT encroachment permit shall be obtained, if necessary for the proposed or required work, prior to granting of a development approval.

X(14) Town Engineer approval of storm drainage system design or installation, or of other engineering elements.

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ATTACHMENT I

X (15) Tree approval or permit from the Town Natural Resources Administrator.

(16) Any other special Town approval specific to the elements of the development, unless otherwise provided for.

(b) Recommendations and comments of the following, as applicable, including, but not limited to:

X (1) Any private architectural review board, if applicable, and the Corridor Review Committee, with jurisdiction over the development.

X (2) Beaufort County Emergency Preparedness Director for hurricane evacuation/emergency preparedness plans (see Article VII for applicability).

(3) Beaufort County Aviation Board.

(4) Any other recommendation applicable to the development.

(5) Legal guarantees. Legal guarantees for the installation and maintenance of required and other improvements; applicable only to those developments involving the sale or other transfer of lots, building sites, individual dwelling units, commercial units, or structures either attached or detached, where the alternate procedure of posting such guarantees is chosen in lieu of actual construction of such improvements prior to final approval.

review

(6) Offers of Dedication to Public Ownership. Any offers of dedication to public ownership and permanent public maintenance of improvements, such as streets, and drainage systems, parks, pathways, etc. The Applicant shall propose the manner for such dedication.

subject to → (7) Service agreements. Agreements by public or other agencies to service the proposed development with certain required improvements or services, such as water, sewer, fire protection, and the like. In the case of water or sewer service, an executed agreement or performance bond shall be filed with the Town prior to issuance of a subdivision approval or building permit.

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(8) Legal documents. Draft deed restrictions, articles of incorporation, bylaws of a homeowners' association, easements, and other legal documents pertaining to the operation and management of the proposed development, or, if required, by any other section of this Chapter.

(9) Other Code Requirements. Any other items specifically required of a development plan application by any other provisions of this Code.

Section 16-7-665 Development Plan Review

If all submission requirements pursuant to this article are met and the proposed development plan is consistent with all applicable provisions of 'his chapter, the Administrator shall approve the development plan and so advise the applicant in writing within five (5) working days. A determination by the Administrator that all such requirements and provisions have not been satisfied shall result in disapproval of the development plan and notice of such disapproval shall be given to the applicant in writing within five (5) working days of such determination.

Section 16-7-666 Exemption from Amendments

The notice of development plan approval shall state the date of such approval and such approved plan shall not be subject to any otherwise applicable amendments to this chapter for a period of one hundred and eighty (180) days from such approval date. If a complete building permit application is not submitted consistent with the approved development plan within such period, any applicable amendments to this chapter shall apply to the development plan.

ATTACHMENT I

PROJECT: Super 8 Motel

LOCATION: Pope Avenue, behind Western Sizzlin'

REQUEST: New Development - Delegated ARB review

APPLICANT: R.A. McGinty
11 Lagoon Road
HHI, SC 29928

This request is being reviewed by the Hilton Head Company Plans Approval Board as a delegated ARB. In addition to review of covenant requirements, the delegated ARB makes recommendations to the CRC as to the consistency of a project with respect to CRC guidelines.

This project was denied by the Hilton Head Company at its June 2nd meeting, citing inadequate landscaping and lighting plans and considerable changes in the architecture had occured since their preliminary review.

Staff recommends denial of this project based on the delegated ARB's findings. The Committee may wish to table this project if the applicant formally waives his right to an action by June 25, 1987.

6/4/87

ATTACHMENT I

PROJECT: SUPER 8 LODGE (LANDSCAPE & SIGNS)

LOCATION: POPE AVENUE (BEHIND WESTERN SIZZLIN)

APPLICANT: R.A. MCGINTY
11 LAGOON ROAD
HILTON HEAD ISLAND, SC 29928

REQUEST: MINOR EXTERNAL CHANGE - ROAD CORRIDOR

This project was denied at the August meeting. The Committee felt that landscape plan needed to provide relief to the numerous photinias proposed, increase plant size in buffer to 48", and provide additional trees in parking area and between the building. The Waterside directory sign was felt to be too massive and lettering size needed to be reduced.

The revised landscape plan addresses the concerns of the Committee and staff. Additional plants have been provided to break up the lines of photinia. Buffer plants have been increased to 48" installed height. And trees have been provided between the parking and building.

The Waterside sign has been reduced from 12'-3" long to 9'-6". The overall height remains 8'-0". A planter has been added to the sign base which will help reduce the mass of the sign.

Staff recommends approval of landscape plan and signs (Waterside and Super 8 Lodge) as resubmitted.

ATTACHMENT I

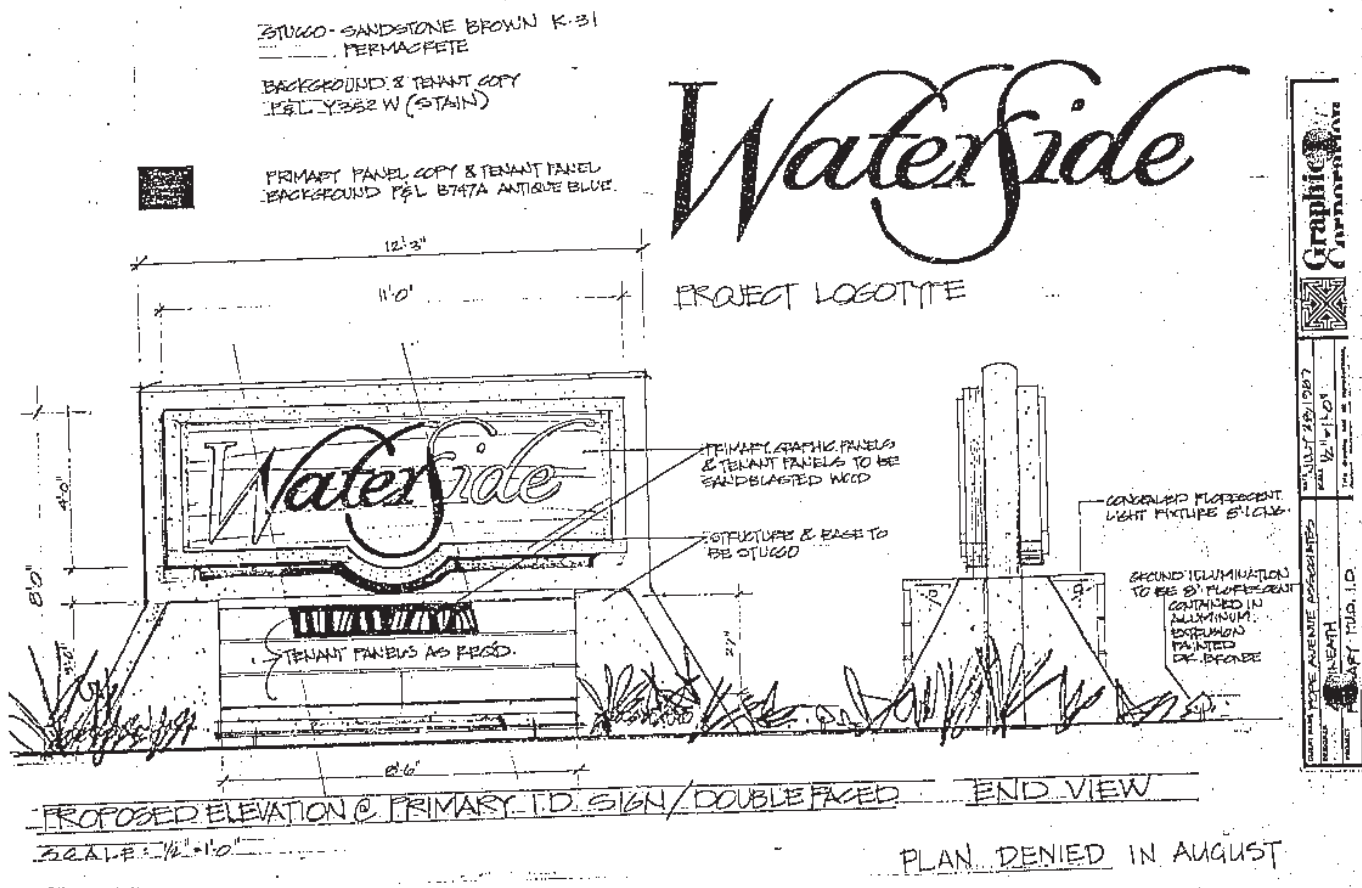
ELEVATION @ PROPOSED PRIMARY I.D. SIGN
SCALE: 1/2" = 1'-0"

REVISED PLAN - BASED ON AUGUST DENIAL

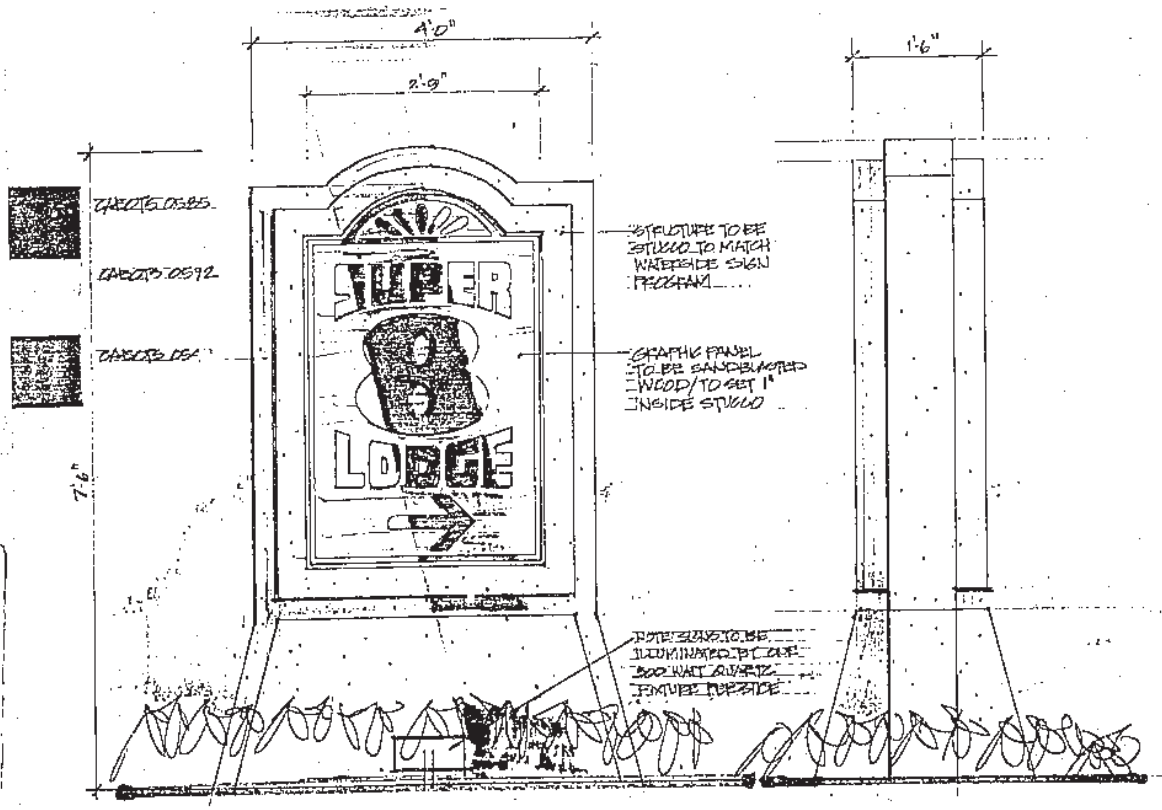
Graphics Corporation

AUG 17, 1987
1/2" = 1'-0"
POPE AVE. ASSOC.
A. SMITH
WAL ICE MAJOR I.D.

ATTACHMENT I



ATTACHMENT I



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ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

R. A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

Dear Applicant:

At its August 11, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Lodge (Lighting Plan).

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING

REASONS _____

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

(x) APPROVED AS SUBMITTE

( ) APPROVED WITH THE FC

Building lights will be ceiling mounted shielded from view by arch (no wall lights) except possibly for wall sign

NOTICE DATE: August 18, 1987 BY: Tonya D. Wood

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-13-86

ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

R. A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

Dear Applicant:

At its August 11, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Lodge (Landscape and Signs).

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING REASONS _____

(x) DISAPPROVED FOR THE FOLLOWING REASONS: _____

( ) APPROVED AS SUBMITTED

( ) APPROVED WITH THE FOLLOWING CONDITIONS:

1. Too many potinias in front of the building, too monotonous. Relief could be given using other plants.
2. Increase plants in size to a minimum of 48" for buffer between motel and restaurant.
3. Add deciduous shade trees in the plant bed between the parking and the building - LMO 16-7-484(a4) Additional shade trees in parking areas.

Sign:

1. Waterside sign lettering needs to be reduced. The mass of the sign is too high.
2. Resubmit sign package. LMO 16-7-484(a6)

NOTICE DATE: August 18, 1987 BY: Brian Billard

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-21-86

ATTACHMENT I

PROJECT NAME: Super 8 Lodge

LOCATION: Pope Avenue behind Western Sizzlin

REQUEST: Minor External Changes

APPLICANT: R.A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

This request includes a landscape and lighting plan and a PUD wide graphics package. The landscape plan was not approved last month because of concerns about pedestrian circulation and buffer landscaping.

These concerns have been addressed since last month. The pedestrian access has been improved by connecting sidewalks with the adjacent restaurant and proposed PUD bikepath. In addition, pedestrain access points have been provided into parking areas.

Under LMO Section 16-7-483 a plant material buffer is required between the motel and the Western Sizzlin property. This plant material must be of sufficient size and quantity to create a 6' high visual screen within one year of planting. Although the quantity of plants appears to be acceptable, the size appears to be inadequate. The photinia should be increased to at least 48" in height.

The 3' oleander is questionable on its screening ability after one year. Staff suggests that the oleander in this buffer area be added to or substituted with ligustrum, which is already used on the plan. These plants should also be at least 48" high at planting.

Except for the ends of the building where palmettos are being saved or transplanted, the center of the structure has no tall landscaping. On the side facing Pope Avenue, Staff suggest planting 2 River Birch trees in the landscape area between to stairwells. This height would help break up the mass of the building and soften the appearance from the corridor. Additional shade trees in the parking lot are strongly encouraged.

Site lights remains the same as previously submitted:

5 overhead parking lot lights, 175 watt Mercury Vapor
1 Fluorescent 40 watt sign light
23 up/down lights
28 "mushroom" lights
12 semi-recessed ground lamps, 100 watt max incandescent

ATTACHMENT I

The graphics package includes a specific sign for the PUD and one for the motel. The PUD sign will be designed as a directory sign. It will have a cream color stucco and wood background and base with blue lettering. It will be 12'3" wide x 8' high overall. The sign will be lit with 4-8' fluorescent lamps.

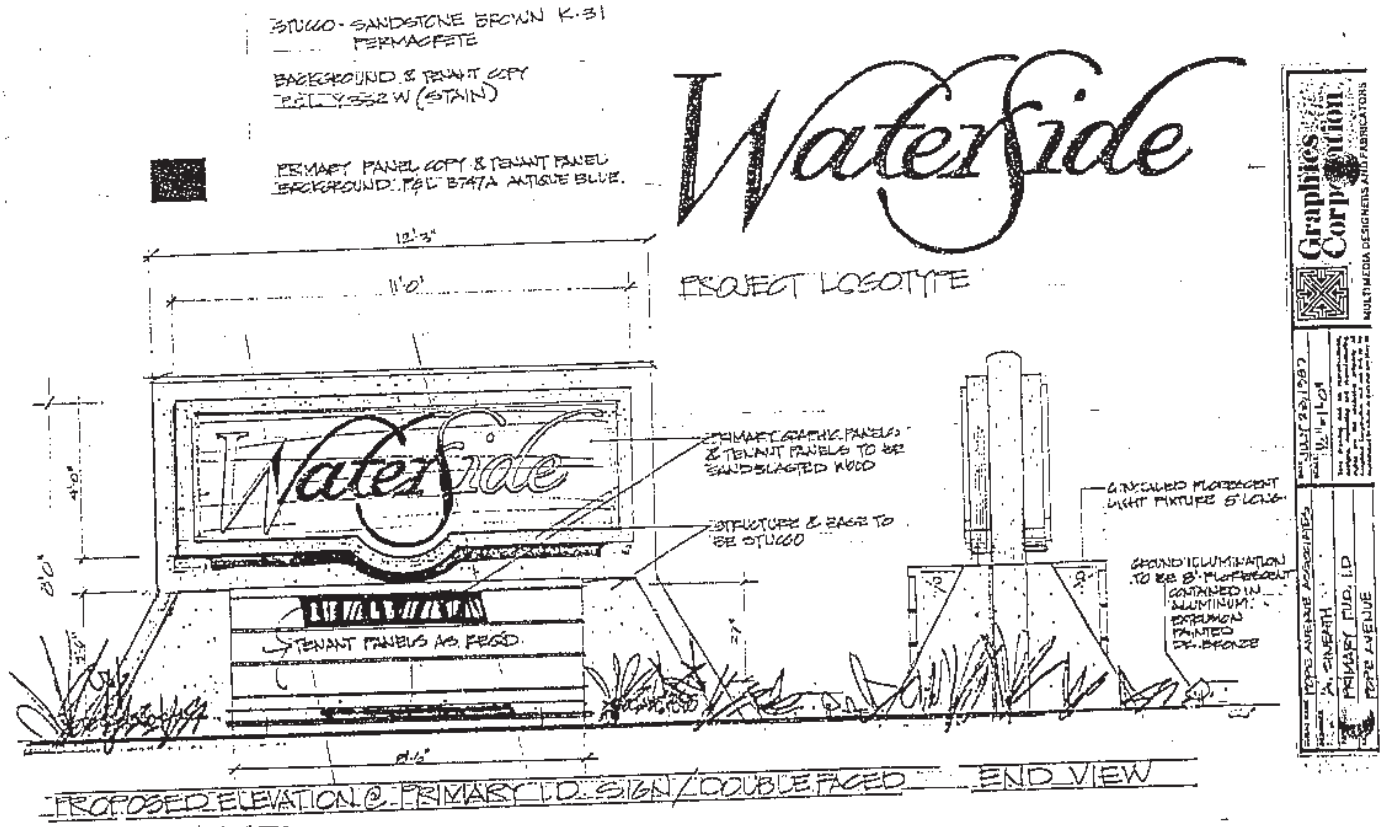
The Super 8 sign will be 4' wide x 7.5' height. The colors have been softened from the last submission. The sign will be cabot stained wood on a stucco base.

The request also includes a general design for other free-standing signs in the development. These signs will reflect the structure design of the two specific signs in this request.

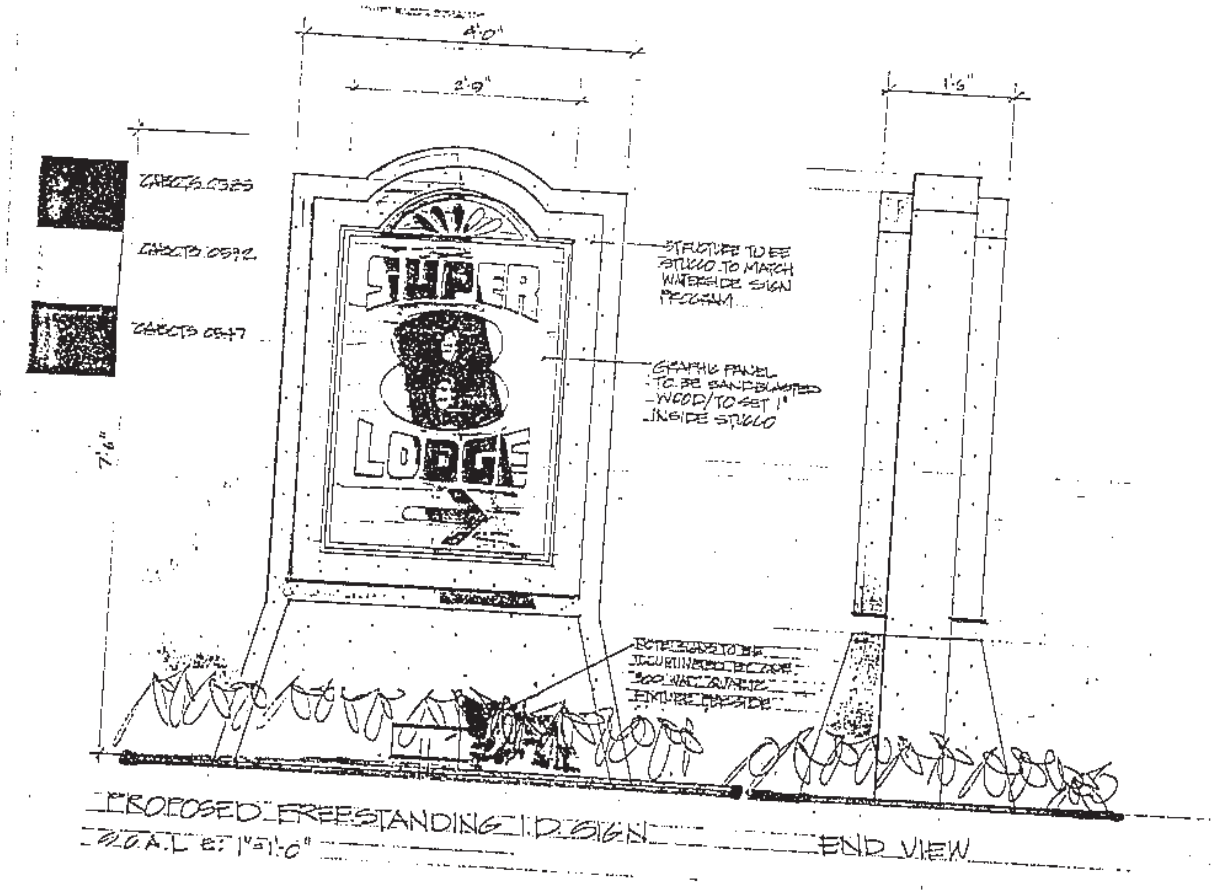
Staff recommends approval of the graphics package as submitted. Approval of the landscape and lighting plan with the following conditions:

1. Increase photina to 48" minimum height in buffer between motel and restaurant. Replace or add to oleander with suitable screening plants. To be approved by staff.
2. Add two River Birch to plant bed between stairwells facing Pope Avenue. Strongly encourage additional shade trees in parking areas.

ATTACHMENT I



ATTACHMENT I



ATTACHMENT I

WATERFRONT & ROADWAY
CORRIDOR OVERLAY ZONING DISTRICTS

NOTICE OF ACTION TAKEN
BY
CORRIDOR REVIEW COMMITTEE

Dear Applicant:

At its July 14, 1987 meeting the Town of Hilton Head Island Corridor Review Committee recommended the following action on your project, Super 8 Lodge.

( ) TOOK NO ACTION

( ) TABLED UNTIL _____ FOR THE FOLLOWING REASONS _____

( ) DISAPPROVED FOR THE FOLLOWING REASONS: _____

( ) APPROVED AS SUBMITTED

(x) APPROVED WITH THE FOLLOWING CONDITIONS:

Approve the building elevations and colors, and building site as submitted.

Resubmit plans for landscaping, lighting and graphic package for signs for P.U.D.

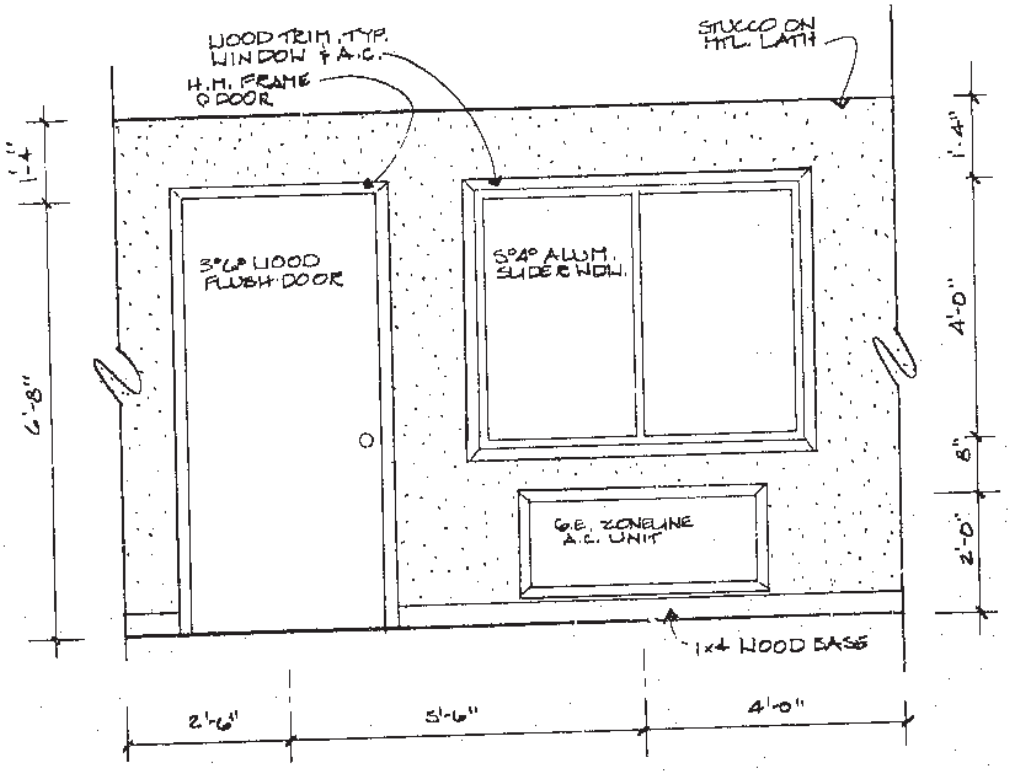
NOTICE DATE: 7/17/87 BY: Bryan D. Woodliff

Town of Hilton Head Island, 40 Palmetto Pkwy., Hilton Head, SC 29928
(803) 681-8396

CRC 5-23-86

ATTACHMENT I

RECEIVED
JUN 2 9 1987
Ans'd.....



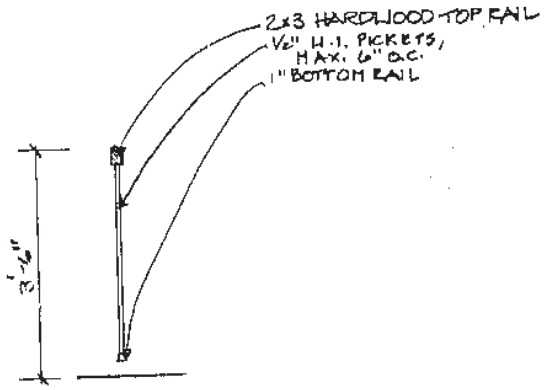
JAMES M COOPERMAN
AND ASSOCIATES ARCHITECTS INC
SHELARD TOWER MINNEAPOLIS MINNESOTA 55426

SUPER 8 MOTEL
HILTON HEAD, S.C.

8635

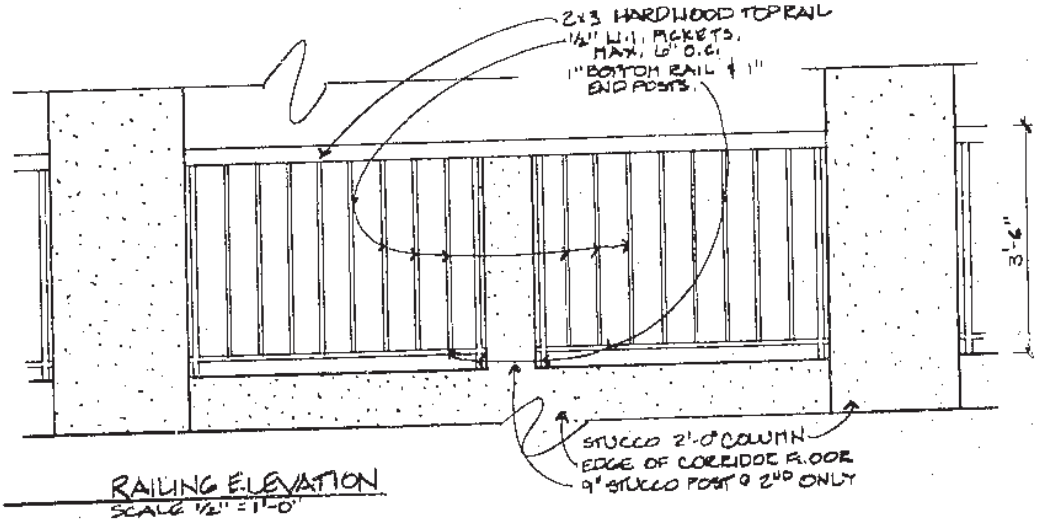
110

ATTACHMENT I



RECEIVED
JUN 29 1987
Ans'd.....

RAILING SECTION
SCALE 1/2" = 1'-0"



RAILING ELEVATION
SCALE 1/2" = 1'-0"

JAMES M COOPERMAN
AND ASSOCIATES ARCHITECTS INC
SHELARD TOWER MINNEAPOLIS MINNESOTA 55426

SUPER 8 MOTEL
HILTON HEAD, S.C.

F8635

///

ATTACHMENT I

South Carolina Department of Health and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett

Low Country District
Environmental Quality Control
149 Ribaut Square
Beaufort, S.C. 29902
(803) 524-9760

Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kaynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Euta M. Colvin, M.D.

P E R M I T T O O P E R A T E

March 10, 1989

ISSUED TO:

Brown, Brosche Financial Inc.
411 Borel Avenue, Suite 620
San Mateo, Calif. 94402

RE: PROJECT Super 8 Motel

CONST.PERMIT #: 13148
COUNTY: Beaufort

Based on a final construction inspection conducted by John Massey on 7-20-88 and the engineer's letter of compliance signed by Danny Stanley,PE, this office hereby authorizes the above referenced project to be placed into operation.

DESCRIPTION OF SYSTEM: 500 L.F. of 8" diameter gravity sewer, manholes and one 6" diameter, service connection. Effluent to be discharged to Sea Pines WWTP at a daily rate not to exceed 7411 gpd. Operation and maintenance to be provided by Forest Beach PSD.

MAXIMUM NUMBER OF SERVICES:

SPECIAL CONDITIONS:

Name of operator in charge: N/A
Grade: Certification Number:

cc: Domestic Wastewater
Danny E. Stanley,PE
Kent Langley,Forest Beach PSD
B.Pearson,Sea Pines PSD
Bft.Co.Health Dept.
George Nelson,PE

ISSUED BY:

Penny Cornett

Penny Cornett
District Engineer
Low Country District EQC Office

ATTACHMENT I

South Carolina Department of Health and Environmental Control

Commissioner
Michael D. Jarrett

Low Country District
Environmental Quality Control
149 Ribaut Square
Beaufort, S.C. 29902
(803) 524-9760

Board
Moses H. Clarkson, Jr., Chairman
Oren L. Brady, Jr., Vice-Chairman
Euta M. Colvin, M.D., Secretary
Harry M. Hallman, Jr.
Henry S. Jordan, M.D.
Toney Graham, Jr. M.D.

P E R M I T T O O P E R A T E

ISSUED TO: March 10, 1989

Brown, Brosche Financial, Inc.
411 Borel Avenue, Suite 620
San Mateo, CA 94402

for the operation of a water supply, treatment, or distribution system identified as follows:

Approximately 980 L.F. of 8" water line and one fire hydrant to serve the SUPER 8 MOTEL, Beaufort County. Water to be provided by the Forest Beach PSD (System number 0720008).

SPECIAL CONDITIONS:

Maximum number of services: _____

This facility was constructed under permit # 410717 issued 4-16-87

Based on the engineer's letter of certification signed by Danny Stanley P.E., satisfactory bacteriological results, and final inspection by John Massey, you may consider this facility approved by South Carolina Department of Health and Environmental Control and ready to be placed in service.

ISSUED BY:

Penny Cornett

Penny Cornett
District Engineer
Low Country District EQC
Environmental Quality Control

cc: Water Supply
Danny Stanley,PE
Kent Langley,Forest Beach PSD
Low Country Health District
George Nelson,PE

ATTACHMENT I

FOREST BEACH
PUBLIC SERVICE DISTRICT

March 7, 1989

Ms. Penny Cornett
SC Department of Health & Environmental Control
149 Ribaut Square
Beaufort, SC 29902

Re: Super 8 Motel

Dear Ms. Cornett:

We have inspected the water and sewer lines on the referenced project and will accept them for operation and maintenance.

Sincerely,

T. Kent Langley (AW)

T. Kent Langley
District Manager

TKL/ajw

17 New Orleans Road
Business Center

P.O. Box 5085
Hilton Head Island, SC 29938

803-785-4327

ATTACHMENT I

April 19, 1989

Tom Crews
Doug Corkern Architects
P.O. Box 5340
Hilton Head Island, SC 29938

RE: Pool Lighting, Super 8 Motel

Dear Tom:

The nine "electro-elf pagoda" style lights, 5 watts each, clear lens, 18" height, and color to match existing landscape lighting, as located on a diagram submitted 4-18-89, will be acceptable for pool area lighting at the Motel. I have stamped this submittal and added it to the Super 8 file.

Let me know if you have any questions.

Sincerely,

Donna

Donna Franklin Johnson, ASLA
Urban Designer

DFJ:bb

ATTACHMENT I

SUPER 8 MOTELS
411 BOREL AVE., SUITE 620
SAN MATEO, CALIFORNIA 94402
415-572-9033

April 13, 1989

Mr. Dan Larkin
Town of Hilton Head Island
Post Office Box 6659
Hilton Head Island, South Carolina 29938

Dear Mr. Larkin:

We hereby accept both ownership and maintenance responsibility of the Super 8 Lodge property located at 40 Waterside Drive, Hilton Head Island, South Carolina.

We acknowledge that to the best of our knowledge the project was completed in accordance with the development plan and building plans as previously approved by the Town of Hilton Head Island.

Sincerely,

HILTON HEAD ISLAND SUPER 8 LODGE VENTURE GROUP

By _____
Richard M. Brown

RMB:bhk

America's Finest Economy Lodging

ATTACHMENT I

THOMAS & HUTTON ENGINEERING CO.
3 OGLETHORPE PROFESSIONAL BOULEVARD
POST OFFICE BOX 14609
SAVANNAH, GEORGIA 31416-1609
TELEPHONE (912) 355-5300

F. V. GEORGE, JR.
W. G. FOSTER, SR.
DANNY E. STANLEY

MITCHELL BOHANNON
OCTAVIO ARANGO
STEPHEN ROACH

April 10, 1989

Mr. Dan Larkin
Town of Hilton Head
Post Office Box 6659
Hilton Head Island, S.C. 29938

Dear Mr. Larkin:

The paving, grading, and drainage for Super 8 Motel has been completed. Thomas & Hutton has completed its observations of the project and to the best of our knowledge, information, and belief, installation has been made according to approved plans and specifications, with exception of the location on part of the bike path, which has been revised by the Venable Group and accepted by the Town's Planning Department.

Record drawings will be forwarded to your office when completed. We would appreciate your written approval of the project at your earliest convenience.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

Gene Chervenak

GC:dsc

enclosure

cc: Mr. Richard Brown
Mr. Ling Graves
Mr. Pete McGinty

RECEIVED
APR 1 1 1989
Ans'd.....

12 VANDERHORST STREET / P. O. BOX 21066 / CHARLESTON, S. C. 29413-1066 / TELEPHONE (803) 722-3725

ATTACHMENT I

Singer 8

	REQ.	Planted	
PITTOSPORUM	-11	30	[illegible]
MYRTLE	- 20	22	[illegible]
Ligus	-16	23	7 [illegible]
Oleanders	- 4	16	14 [illegible]
Azaleas	6	- 0	6 ~~[illegible]~~ short
	85	91	

14 - 2. YAUPONS
~~16~~ 12 myrtle
more
oleanders to
front of
shed.
Thicken up
in the
back (w/)
Western Sizzlin

15" Cat #1
20" " #2

3-30-89
met w/ Ling Graves
Jerry Hall

ATTACHMENT I

GRAVES
Development Group, Inc.

January 5, 1988

Mr. Thomas Brechko
Chief of Planning
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC

Re: DPR-18-87A Phase I, Town Center PUD Including Entrance

Dear Tom,

It was a pleasure to meet with you yesterday regarding the captioned approval. Pursuant to your direction, we are submitting this letter to serve as our formal request to divide Phase I into two further sub-phases, which are to be defined as follows:

Phase I-A: That portion of the captioned approval which relates to the common areas of the PUD such as the entrance, bike paths, entry signage, water, sewer, storm water drainage and main entry road, which are located between Pope Avenue and the property line of the Super 8 Motel, as previously submitted in the Phase I approval.

Phase I-B: That portion of the captioned approval which is located within the property lines of the actual Super 8 Motel site.

The line of division between Phases I-A and I-B is therefore the actual Super 8 Motel property line as shown on the project site plan previously submitted. It is our understanding that this designation of sub-phases will allow us to obtain all necessary certificates of completion on Phase I-A, prior to completion of Phase I-B.

We appreciate you prompt attention to this matter and look forward to your written approval of this request.

Sincerely,

Allen L. Cauble

P.O. Box 5460, Hilton Head Island, South Carolina 29938, (803) 842-2895

ATTACHMENT I

McGinty Associates / Architects

August 27, 1987

Mr. Thomas Brechko
Current Planning Manager
Town of Hilton Head Island
20 Palmetto Parkway
Hilton Head Island, S. C. 29928

Re: Western Sizzlin Parking Area; Super 8

Dear Tom:

Pursuant to your letter of August 4, 1987 Pope Avenue Associates elects Condition #1 as stated herein:

> "A building permit will not be issued for the motel until the development plan approval is obtained for the parking lot revision."

Under Condition #1 Pope Avenue Associates will proceed with obtaining Development Plan Approval for the parking lot revision as quickly as possible.

Sincerely,

Richard A. McGinty
for Pope Avenue Associates

RAM/pc

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

THOMAS & HUTTON ENGINEERING CO.
3 OGLETHORPE PROFESSIONAL BOULEVARD
POST OFFICE BOX 14609
SAVANNAH, GEORGIA 31416-1609
TELEPHONE (912) 355-5300

F. V. GEORGE, JR.
W. G. FOSTER, SR.
DANNY E. STANLEY

MITCHELL BOHANNON
OCTAVIO ARANGO
STEPHEN ROACH

August 25, 1987

Mr. Bryan Woods
Town of Hilton Head
P.O. Box 6659
Hilton Head Island, S.C. 29938

Re: Super 8 Motel Forest Beach - Hilton Head Is.

Dear Bryan:

The lagoon calculations you requested are as follows:

Lagoon Fill
18,300 SF (0.42 acre) x 6'± = 109,800 CF
109,800 CF ÷ 27 = 4,066 cy

Total Lagoon Fill = 4,066 cy

Lagoon Excavation
18,300 SF (0.42 acre)
Top Bank - Top Water = 7,800 CF ÷ 288 cy
Water Surface = 10,500 sf x 12'± = 126,000 CF
126,000 CF ÷ 27 = 4,666 CY
4,666 CY + 288 CY = 4,954 CY Total

Total Excavation = 5,000 CY

The additional excavation material will be used for the fill under the building area. If you need any additional information please let me know.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

Brad Proudfoot

Brad Proudfoot

BP/lfd

80 WENTWORTH STREET / CHARLESTON, SOUTH CAROLINA 29401 / TELEPHONE (803) 722-3725

ATTACHMENT I

DIVERSIFIED PROPERTIES GROUP, LTD.
POST OFFICE BOX 8062
HILTON HEAD ISLAND, SOUTH CAROLINA 29938-8062 • (803) 785-6666

August 27, 1987

Mr. Bryan Wood
Current Planner
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head, South Carolina 29928

Re: Development Approval, Super 8

Dear Bryan:

With the delivery of the enclosed letter to Tom Brechko, we have completed all requirements for the above-referenced approval, as you and other members of the Planning Staff outlined in our meeting Thursday, August 20.

I trust that your estimate of Friday, August 28 as the probable date of issuance of our Development Approval is accurate.

Sincerely,

John

John C. Benso
General Counsel

:af
Enclosure

ATTACHMENT I

BEAUFORT COUNTY EMERGENCY PREPAREDNESS
1411 KING STREET
BEAUFORT, SOUTH CAROLINA 29902 (803) 525-7353

WILLIAM M. WINN, JR.
DIRECTOR

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
JUL 20 1987

July 17, 1987

Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head, SC 29928

Dear Mr. McGinty:

Per your request of July 8, 1987, I have reviewed your draft evacuation plan for the new Super 8 Motel on Hilton Head and have made the necessary changes in the margins of that plan. Other than the minor changes made, I have no problem with the proposed new Super 8 Motel.

If I may be of any further assistance, please feel free to call me at 525-7353.

Sincerely,

William Winn, Jr.

William Winn, Jr., Director
Emergency Preparedness

WW:br

ATTACHMENT I

Revised 7/20/87

EMERGENCY PREPAREDNESS PLAN
94 ROOM SUPER 8 MOTEL

I. BACKGROUND

The most likely disaster to Hilton Head Island and the motel is a hurricane. Therefore, this plan stresses procedures to be followed during an increased readiness period before a hurricane landfall.

II. DEFINITIONS

A. Motel Emergency. A condition affecting only those areas and people within or immediately adjacent to motel property lines. Such emergencies might include fires, flooding, storm or tornado damage, or other natural or man-made disaster conditions beyond normal day-to-day emergencies.

B. Island Emergency. A condition generally affecting all areas and populations on Hilton Head Island - permanent residents, resort guests, and commuters. Emergencies might include major forest fires, hurricanes, island-wide flooding, storm or tornado damage, or other natural or man-made disaster conditions.

C. Disaster Control Team. In the event of a pending or existing emergency, a Disaster Control Team (DCT) will be established and manned by the personnel prescribed in Annex / hereto. The DCT will direct and coordinate the use of motel employees and resources in an announced emergency. It will have complete authority to set priorities and schedules for motel operations. When the Municipal Operations Center (MOC) is activated, the DCT will be the point of contact and represent the motel at the MOC. The DCT will be headed by the General Manager, or in his absence, the Assistant Manager in charge, or their designee.

D. Municipal Operations Center (MOC). The MOC is located in the Hilton Head Fire Department Station #6 at Palmetto Dunes. The MOC is activated to coordinate island emergency operations and to provide liaison with the various county, state and federal agencies which may become involved in such emergencies. The mayor is in charge at the MOC. Activities of the MOC are coordinated with the County Emergency Operations (EOC) headed by the Chairman, County Council.

ATTACHMENT I

III. EMERGENCY AND DISASTER OPERATIONS POLICY.

A. Objectives. Since it is impossible to forecast the nature, extent and duration of possible emergencies, the following objectives of the motel's emergency operations can be stated only in general terms. They are subject to modification as may be required at the time an emergency occurs:

1. To take all necessary action to save lives, property and the environment, with priority given to those persons and areas within the motel's management responsibility.

2. To sustain motel operations and services to the extent permitted by the emergency; priority will be given to the comfort and well-being of motel guests and employees. Administrative priority will be the security of funds, records, and accounting operations.

B. Establishment and Operations of the DCT.

1. When an emergency is announced or evident, all department heads should report to the DCT (located in the office of the General Manager or such other location as is then specified) for instructions.

2. If necessary, the DCT will be organized to operate on a 24-hour basis, with appropriate clerical and telephone assistance provided by motel staff.

C. Responsibilities of Department Heads and Employees.

1. When an emergency occurs, each company department head or representative will submit an oral Department Status Report, Annex B, to the DCT head as soon as possible. After the initial report, daily written reports will be furnished to the DCT office by 10:00 a.m. or as directed by the DCT. These reports will be used by the DCT as the basis for allocating tasks and assignments to departments.

2. Department heads will ensure that a telephone is manned during normal business hours and after hours as directed by the DCT. The number manned should be listed in their status report.

3. Department heads assigned to emergency leadership will designate a member of their department to act as department executive in their absence and will notify the DCT accordingly.

ATTACHMENT I

4. All motel employees on the island should report to their normal place of work on learning of an emergency. Emergency announcements will initially be made over the alert monitor, on the County Civil Defense Warning Radio System, over radio stations WHHR/WHHQ and over local television stations. Monitor these sources for instructions concerning reporting for work, transportation arrangements, etc.

5. After an emergency has been declared, motel facilities have been prepared, and all employees released, each employee must contact his supervisor between 8:00 a.m. and 5:00 p.m. to determine work scheduling information for eventual return to the motel.

D. Public Information and Press Contacts. Pending assumption of operations by the MOC, all public information and press contacts will be made through the DCT office.

E. Incidents or Accidents. Any motel employee engaged in emergency operations will immediately report any incidents or accidents involving guests or personnel to the DCT office.

F. Utilization Plans. The below indicated departments will prepare a utilization plan for departmental implementation of this policy in the event of either a motel or island emergency. Key personnel of the department should be familiar with the plan and know its location in the department. All personnel should be aware of the plan.

1. Engineering and Maintenance Department.

a. Plan for the sequential shutdown of nonessential water, sewer and electrical services as operations are curtailed due to the intensifying disaster. Plan for the eventual shutdown of possible systems if full evacuation occurs.

b. Maintain essential vehicles and equipment in sustained operation until told to evacuate or the emergency ceases.

c. Provide a minimum of two persons with chain saws, spare parts (with fuel), axes, tow chains/cable, shovels and other emergency equipment.

d. Secure all items of equipment inside storage areas to prevent their being blown about.

ATTACHMENT I

e. Predetermine requirements for boarding and blocking necessary to treat all motel buildings, to include:

1. Plywood, number of sheets.

2. 2" x 4"'s

3. Nails, double-headed type, sizes and amount.

4. Hammers.

5. Saws.

6. Rope.

7. Masking or similar tape for windows.

f. Provide for supervision of boarding, taping and blocking of buildings and windows.

g. Place outdoor furniture and items likely to be blown, inside; or if not subject to damage by water, in pools.

2. Administration

a. Safeguard administrative, legal, personnel and motel records to include boxing, loading, transportation and removal of key documents to a safe location off-island.

b. Arrange contingency storage facilities at an off-island, inland location for critical records, files, documents and equipment designated to be removed in a disaster situation.

c. Solicit material removal requirements from the manager, accounting, personnel, engineering and maintenance, food and beverage and other departments which have confidential or non-replaceable materials.

d. Determine number, and name, of essential personnel required to occupy off-island accommodations at motel's expense.

ATTACHMENT I

e. Arrange for a housekeeping or maintenance van for covered transport of materials off-island to contingency storage if necessary. (Shuttle vans to be reserved for removal of guests or personnel not having other transportation.)

3. Food Service and Beverage.

a. Provide for food, lodging, operating supplies and drinking water for those essential personnel directed to continue off-island operations.

b. Provide for contingency purchase of food materials and equipment necessary to provision the requirements for pre-evacuation and return to the island and cleanup operations.

c. Police area for unsecured objects.

d. Fill large receptacles with fresh water and cover.

e. Move as much food as possible to freezers.

f. Store glass and tableware.

4. Reception and Concierge

a. Activate message lights in all rooms for simple notification and alert guests that more data will be delivered per below.

b. Activate current status reports of storm situation on motel's reserved TV channels and/or radio bands.

c. Arrange for personal visits to each guest room to (i) alert guests re status, (ii) distribute evacuation map and prepared evacuation procedure sheets, (iii) notify guests to monitor motel's TV channels and/or radio banks, (iv) determine and collate number, names and room numbers of all guests requiring transportation to safe areas. Provide to Transportation (see below) and DCT. (v) Solicit name and room number of guests willing to provide emergency transport to other guests or employees, and number of persons each can transport. Provide to Transportation (see below) and DCT.

ATTACHMENT I

d. Notify incoming guests of status and issue appropriate directions.

e. Have available list of inland motels and telephone numbers and evacuation maps.

5. Transportation

a. Determine number of motel vehicles available for transport of guests and personnel not having individual transportation; insure availability of drivers, assign drivers to specific vehicles and assemble at specific assembly point on motel grounds.

b. Determine number of additional vehicles required above those specified in (a) and personnally notify and confirm with guets having volunteered transportation of others that they will be required at specified time and place. Plan for 20% excess capacity in case of unannounced departure of some having volunteered transport.

c. Insure all vehicles are in working order and full of gas.

6. Cashier

a. Make sure front desk has adequate cash to cash guest checks and traveler's checks.

b. Secure all deposited valuables not picked up by guests and all excess cash, traveler's checks, checks, etc.

7. Security

a. Man entries to provide directions to arriving/departing guests.

b. Secure all unnecessary spaces.

c. Assemble keys for removal to safe area.

ATTACHMENT I

d. Recheck emergency closet to insure availability of items below:

Emergency Closet

Flashlights	Candles
Portable Radios	Matches
First Aid Kits	Jerry Jugs
Tool Kits	Megaphones
Masking Tape	Ponchos
Colored Tape	Emergency Space Blanket
Memorandums outlining the situation	Utility Maps (Outlining Shut Off Areas)
	Evacuation Maps

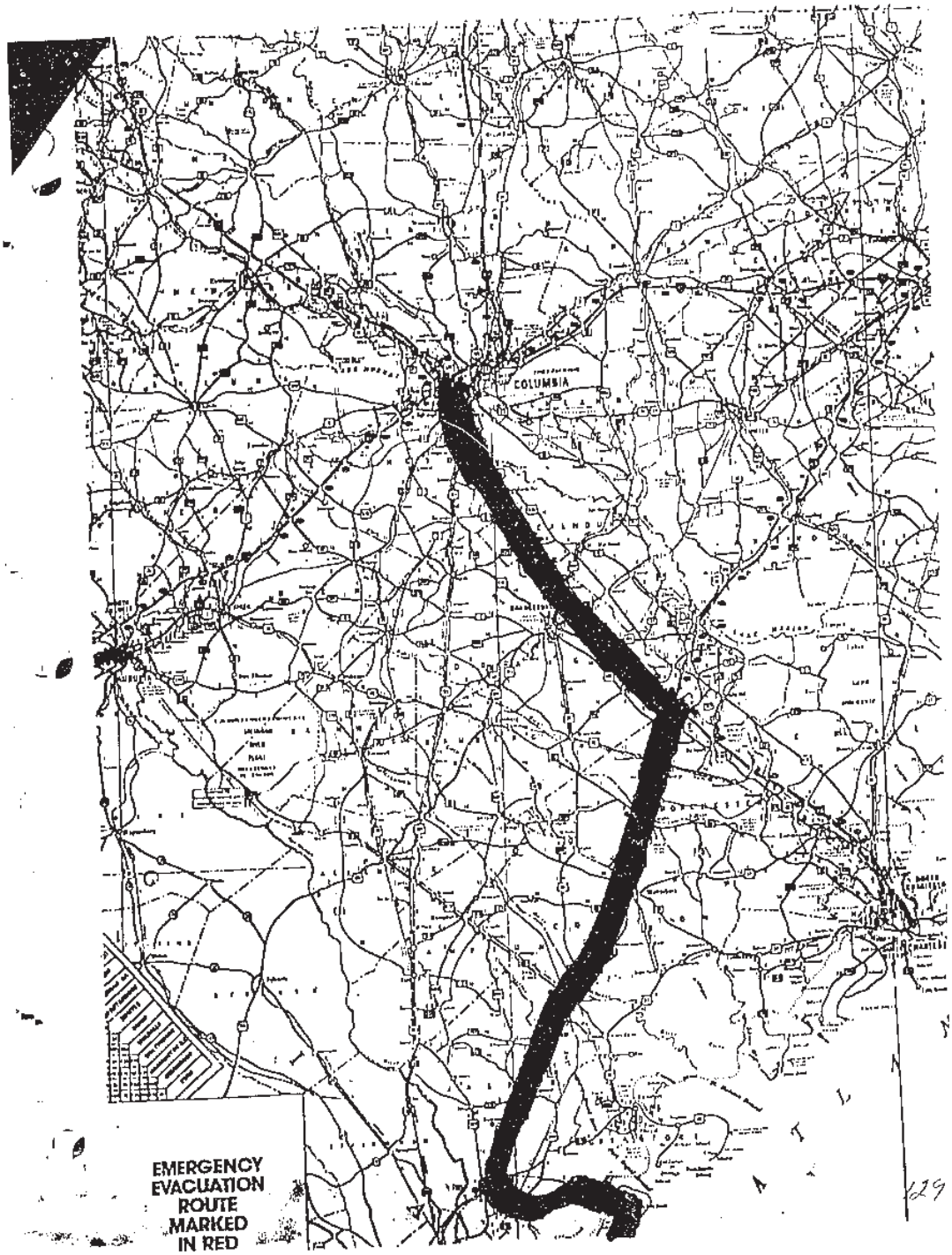
8. All Department Heads

a. Determine non-essential staff and release as soon as practical. Give priority to those having families requiring evacuation and those who transport others in such category.

b. Determine employees needing transportation and those available to provide transportation. Provide list to Transportation and DCT and direct persons needing or providing emergency transportation to defined assembly point.

c. Check with General Manager's office or DCT to determine whether briefing is scheduled.

ATTACHMENT I



ATTACHMENT I

MOTEL LISTINGS FOR EVACUATION

QUALITY INN

1029 Briargate Circle
I-25 and Broadriver Road
(803) 772-0270
CONTACT: Doug Jewell

QUALITY INN

1539 Horseshoe Drive
I-20 off US #1 Downtown 7 miles
(803) 736-1600
CONTACT: Tim Brown

DAYS INN

7128 Parklane Road
I-20 and US #1
(803) 736-0000
CONTACT: John Forstead

DAYS INN - Airport

I-26 and 215 Edmonds Road
(803) 796-9900

HOLIDAY INN - Orangeburg, SC

415 John C. Calhoun Drive
Highway 301 S. and I-26
(803) 531-4600
CONTACT: Elizabeth Glancy

HOLIDAY INN - City Center

630 Assembly Street - across from Carolina Coliseum
(803) 799-7800
CONTACT: Deborah Jacob

HOLIDAY INN - Columbia - Northeast

7510 Two Notch Road
I-20 and US #1
(803) 736-1150

HOLIDAY INN - Northwest

US #1 Junction I-26 Wet Columbia
(803) 794-9440

ATTACHMENT I

McGinty Associates / Architects

July 13, 1987

Mr. Bryan Wood
Current Planner
Town of Hilton Head Island
20 Palmetto Parkway
Hilton Head Island, South Carolina 29928

Re: Super 8 Motel; Phase I, Town Center P.U.D.

Dear Bryan:

In answer to Item #8 in your "Letter of Incompleteness" and the similar item in Tom Brechko's letter to me dated July 8, 1987 regarding the Special Exception Approval of this project the following is the manner in which we intend to account for the 1.3 acres of "Common Open Space" required under the terms of the approval.

The 1.3 acre tract, as you know, was required by the Planning Commission to add to the 2.6 motel tract acreage to make the rooms per acre figure comply with the provisions of the LMO. In all discussions with Tom Brechko and Bill Issel prior to the Planning Commission's approval of the PUD it was agreed that this common open space could be distributed throughout the remaining PUD.

Both the Development Summary submitted to the Planning Commission by Pope Avenue Associates dated 5/1/87 and the approved version prepared by Tom Brechko and marked "Approved 5/6/87" included in his letter with enclosures dated July 8, 1987, show the 1.3 acre tract as a separate line item. Both documents also show the balance of the acreage approved for the subsequent phases of the approved PUD. Pope Avenue Associates intends to submit future requests for building permits based on this approved Development Summary and the approved Master Plan. In this way the 1.3 acre open space item will show as a continuing line item in future applications until the PUD development is complete.

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

This, I believe, is the most effective method of accounting for this 1.3 acre open space area.

Sincerely,

Richard A. McGinty
for Pope Avenue Associates

RAM/pc

ATTACHMENT I

THOMAS & HUTTON ENGINEERING CO.
3 OGLETHORPE PROFESSIONAL BOULEVARD
POST OFFICE BOX 14609
SAVANNAH, GEORGIA 31416-1609
TELEPHONE (912) 355-5300

HUE THOMAS, JR.
W. G. FOSTER
F. V. GEORGE, JR.

OCTAVIO ARANGO
STEPHEN ROACH
DANNY E. STANLEY

July 10, 1987

Mr. Bryan Woods
Town of Hilton Head
Hilton Head Island, S.C. 29938

Re: Super 8 Motel
Forest Beach District

To Whom It May Concern:

In response to Item No. 10 of your list of application incompleteness, the Corps of Engineers states that the protection area becomes the proposed water surface area. There is no permanent protection area line to be shown. The Corps of Engineers and South Carolina Coastal Council have certified our project; however, I understand that Coastal Council has no jurisdiction of man made wetlands. It there are any questions concerning the protection area, please contact Mr. Ken Burghardt with the U.S. Army Corps of Engineers, 803-724-4551.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

Brad Proudfoot

BP/nss

cc: Mr. John Benso

ATTACHMENT I

South Carolina Department of Health and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett

Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kayanard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Eula M. Colvin, M.D.

CONSTRUCTION PERMIT

Permission is hereby granted to: Brown, Brosche Financial, Inc.
411 Borel Ave., Suite 620
San Mateo, CA 94402

for the construction of a waste treatment and/or collection system in accordance with construction plans, specifications, engineering report and Construction Permit Application signed by Danny E. Stanley, Registered Professional Engineer, S. C. Registration No: 8211.

Project Description:

Construct a 500 LF, 8" dia. gravity sewer extension to the Forest Beach Public Service District to include manholes and one 6" dia. service connection for proposed Super 8 Motel project.

Effluent to be discharged to Sea Pines PSD WWTP (Stream or Existing System) in the 03-09-26 basin at a daily rate not to exceed 7,411 gallons per day. County in which project is located: Beaufort

Effluent concentrations of those constituents the system is designed to remove or reduce will be as follows: n/a

Coordinates of the discharge point: n/a
(to nearest 5 seconds)

Special Conditions:

-A minimum of 3 feet cover is required or cast iron pipe must be used.
-The top elevation of all manholes must be above the 50 year flood plain or have watertight manhole covers.
-Sewer lines in relation to water lines must conform to 'Ten States Standards', Section 29.3, at a minimum.

Permit No. 13,148 Date of Issue: April 20, 1987

Expiration Date: Unless construction is initiated prior to April 20, 1988 it will be necessary to reapply since this permit will no longer be valid.

Treatment Plant Classification: n/a

In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

THIS IS A PERMIT FOR CONSTRUCTION ONLY AND DOES NOT CONSTITUTE STATE DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL APPROVAL, TEMPORARY OR OTHERWISE, TO PLACE THIS SYSTEM IN SERVICE.

Bureau of Wastewater and Stream Quality Control

RLG/fyw

ATTACHMENT I

THE HILTON HEAD COMPANY

Post Office Box 7000
Hilton Head Island, SC 29938
Telephone: (803) 785-4211

July 9, 1987

Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S.C. 29928

RE: PAB-2090

Gentlemen:

The resubmission of final plans for the construction of the Super 6 Motel, Phase I, Town Center PUD, Block 5-B of the Forest Beach Subdivision, was reviewed by The Hilton Head Company Plans Approval Board on Tuesday, July 7, 1987. Final construction approval was granted on that date. Additionally, the Board granted final approval for the construction of the free-standing identification sign, as shown in this submission. This approval does not include any building mounted or other identification or directional signs, for which separate, detailed information must be submitted.

This Board judges neither the efficiency nor acceptability of drainage. It is the responsibility of the applicant to insure that storm water run off is handled properly in order to prevent drainage problems on his own or adjacent properties.

These plans and specifications will be kept on file and should there be any alterations thereto or if construction has not commenced within ninety (90) days, they must be resubmitted for reconsideration by the Board.

A preliminary string stake out of the proposed construction must be made before the property is cleared and this office notified so that inspections can be conducted to determine compliance with the approved plan. After approval of the preliminary string stake out, this office must again be notified for a final inspection when batter boards are in place. Following all inspections, a permit to proceed will be issued. It is important that this permit be displayed in a prominent location on the site. Please call Karen Dill at 785-3334, Ext. 333, to make arrangements for inspections.

The Plans Approval Board requires that your contractor maintain an enclosure on the site to contain all trash and construction debris. Please make every effort to keep the site in a clean and orderly fashion during construction.

ATTACHMENT I

If you have any questions regarding the Board's action or the procedures contained herein, please don't hesitate to call us.

Sincerely,

Charles Rousek

Charles Rousek, Chairman
Plans Approval Board

CR/KJD

ATTACHMENT I

To: Bill Issel
From: John C. Benso JCB
Re: Waiver Requests
Date: July 8, 1987

Received 7/15/87 WJI

The attached are two Requests for Waivers from (1) the curbing requirement, (2) the minimum distance between curb cut requirement. The curb cut request is in the form of a "Request for Variance" because the LMO states that such a request needs to be made in this format. It is our understanding, based upon my conversation with Bryan Wood, that both requests are to be directed to you and that neither will require an actual Variance Hearing before the Board of Adjustors.

As you may understand, we are looking forward to receiving our development approval from your Staff as soon as possible. I believe that all of the items on Bryan's Letter of Incompleteness" will have been satisfied by the time the Corridor Review Committee reviews the project on the 14th of this month.

We would appreciate your prompt response to these requests. In fact, the curb cut, etc. has been part of all the plans the Staff and the various committees have reviewed, and each time we have secured the necessary approvals.

ATTACHMENT I

McGinty Associates / Architects

July 8, 1987

Mr. Bill Issel
Director, Planning and Inspections
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, S. C. 29928

Received
7/8/87
WEI

Re: Waiver Request; LMO Section 16-7-827(f)(5)

Dear Bill:

Pursuant to the above referenced Section of the LMO, "[c]urbing shall be required at the radials of intersections involving two non-residential streets of subcollector or higher order, unless the Administrator determines that it is undesirable".

This letter shall serve as our formal request for a waiver from the above requirement. Our request is based upon the following considerations:

1. The intersection involved (Phase I, Town Center P.U.D. entrance onto Pope Avenue) does not involve "two non-residential streets of subcollector or higher order...". It is our belief that the roadway entering Pope Avenue is an "Access Street" as defined in LMO Section 16-7-827 (f), Table VIII-A. As such the curbing requirement would not apply.

2. As a general rule, there are no other curbs along Pope Avenue, thus, installing same would be incongruous and unaesthetic.

3. The existence of the bike path system along Pope Avenue dictates the absence of curbing, in the name of safety, for both bikes and pedestrians.

We look forward to your decision in this matter, and respectfully request you grant a waiver pursuant to the terms hereof.

Sincerely,

Richard A. McGinty
for Pope Avenue Associates

RAM/pc

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGinty Associates / Architects

APPLICATION FOR VARIANCE: NARRATIVE

A. Phase I of Town Center P.U.D. is entirely landlocked by either neighboring property owners, or other, to date undeveloped P.U.D. property. As such, access is not available through any other means, or access points. Phase I of the project is comprised of 2 sub-parcels: a 2.6 acre tract to be deeded to the Super 8 Motel owners, and a smaller tract retained by the applicant over which the access street will be constructed. This access street is designed to serve not only the Super 8 Motel, but will eventually become the interior traffic lane for the entire P.U.D. Without the variance as herein requested, the P.U.D. property is inaccessible by any vehicular traffic.

B. As stated above the property is inaccessible by any means save the access street included in Phase I. No neighboring property owner is willing to permanently deed a portion of its property, or an easement for access. And, as a practical matter, such an arrangement would not be in the best interests of either the conveying entity or the owners and users of the P.U.D. property. There is in fact no reasonable alternative to the access point proposed herein. This point will be the main entrance to the P.U.D. and as such will be the "signature" point for the P.U.D. as well as the commercial users within it. Additionally, the applicant has been involved in extended negotiations, etc. with the Town of Hilton Head Island concerning this project. The proposed access point has from the beginning beer part of all plans, etc. submitted to the Town, which plans, etc. have gained all approvals necessary to this Phase I of the P.U.D.

C. The access point proposed is the only frontage on Pope Avenue within the P.U.D. No reasonable alternative exists for access from Pope Avenue.

D. No danger or dangerous condition peculiar to the development or to Pope Avenue in particular will be created or enhanced by the granting of this variance. The South Carolina Department of Highways has seen fit to grant all the necessary permits for the plan as shown on the accompanying plats and plans. All due consideration was given to safety, health, and welfare concerns by that Department in its approval and permitting process.

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGinty Associates / Architects

Accompanying Material as suggested by
LMO Section 16-7-827(g)(1)-(5)

1. Ownership:

   Robert L. Graves
   Robert S. Crum
   Richard A. McGinty
   ("Pope Avenue Associates, A Partnership")

   Recording Data:

   Deed Book 223 Page 1953
   Beaufort County Clerk of Court

2. There are no feasible alternatives to this primary access point to the P.U.D. off of Pope Avenue.

3. See above "Narrative".

4. See attached.

5. See attached.

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGinty Associates / Architects

M E M O

TO: Bryan Wood

FROM: Pope Avenue Associates

RE: Town Center P.U.D., Phase I
Super 8 Motel
Required Parking Spaces

DATE: July 8, 1987

Pursuant to LMO Section 16-7-851 the Minimum Off Street Parking required for the Super 8 Motel project is calculated as follows:

.9 spaces/room = .9 x 94	=	84.6
+ 1 space/each 3 employees = 1 x 10	=	10.0
+ (no other uses associated)	=	.0
		94.6

rounded, equals 95 parking spaces, based on an employee role of 30.

The plan as submitted provides for 100 parking spaces, and is in compliance with Section 16-7-851.

RAM/pc

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
JUL 6 1987

July 1, 1987

Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head Is., S.C. 29928

RE: Proposed cable television service for
phase I (motel site) Town Center PUD

Dear Richard,

This will confirm the availability of cable television services to the captioned property for building areas as indicated on the attached project map.

Cablevision facilities will be brought to the property site(s) and extended to the pre-wired building(s) at the time specified by the project director or property owner. We do require a 6 months notice to facilitate the procurement of materials and approvals that we may need to obtain before the project starts.

Cablevision services will be available to the property under terms specified in the franchise agreement in effect between this company and the Town of Hilton Head Island. Please note that on projects which do not meet the requirement of 40 dwelling units per mile of cable, as specified in the franchise agreement, there may be some cost that will need to be paid by the property owner or project developer. Should this be the case we will be happy to provide you with a cost estimate for the project.

Although we do not at this time offer pre-wire services, we will be glad to provide free consultation to ensure material and procedural compatibility with the area's existing cable system.

We look forward to welcoming the owners and/or guests of the motel site, phase I, Town Center PUD to the growing family of Cablevision subscribers.

Very truly yours,
McCaw Cablevision

Donna Tuggle

Donna Tuggle
General Manager

ATTACHMENT I

THE HILTON HEAD COMPANY

Post Office Box 7030
Hilton Head Island, SC 29938
Telephone: (803) 785-4211

July 9, 1987

Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S.C. 29928

RE: PAB-2090

Gentlemen:

The resubmission of final plans for the construction of the Super 8 Motel, Phase I, Town Center PUD, Block 5-B of the Forest Beach Subdivision, was reviewed by The Hilton Head Company Plans Approval Board on Tuesday, July 7, 1987. Final construction approval was granted on that date. Additionally, the Board granted final approval for the construction of the free-standing identification sign, as shown in this submission. This approval does not include any building mounted or other identification or directional signs, for which separate, detailed information must be submitted.

This Board judges neither the efficiency nor acceptability of drainage. It is the responsibility of the applicant to insure that storm water run off is handled properly in order to prevent drainage problems on his own or adjacent properties.

These plans and specifications will be kept on file and should there be any alterations thereto or if construction has not commenced within ninety (90) days, they must be resubmitted for reconsideration by the Board.

A preliminary string stake out of the proposed construction must be made before the property is cleared and this office notified so that inspections can be conducted to determine compliance with the approved plan. After approval of the preliminary string stake out, this office must again be notified for a final inspection when batter boards are in place. Following all inspections, a permit to proceed will be issued. It is important that this permit be displayed in a prominent location on the site. Please call Karen Dill at 785-3334, Ext. 339, to make arrangements for inspections.

The Plans Approval Board requires that your contractor maintain an enclosure on the site to contain all trash and construction debris. Please make every effort to keep the site in a clean and orderly fashion during construction.

ATTACHMENT I

If you have any questions regarding the Board's action or the procedures contained herein, please don't hesitate to call us.

Sincerely,

Charles Rousek, Chairman
Plans Approval Board

CR/KJD

ATTACHMENT I

McGinty Associates / Architects

RECEIVED
JUN 9 1987
Ans'd.....

June 9, 1987

Bryan D. Wood
Current Planner
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, S. C. 29928

Re: Town Center PUD, Phase I
Super 8 Motel

Dear Bryan:

In order for Pope Avenue Associates to make a more complete presentation regarding the above project I would like to request that the Corridor Review Committee table any action on the Super 8 Motel until the July meeting.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

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ATTACHMENT I

THE HILTON HEAD COMPANY

Post Office Box 7001
Hilton Head Island, SC 29928
Telephone: (803) 785-4211

June 3, 1987

JUN 9

Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S.C. 29928

RE: PAB-2075

Gentlemen:

Final plans for the proposed construction of the Super 8 Motel, Phase I, Town Center PUD, Block 5-B of the Forest Beach Subdivision, was reviewed by The Hilton Head Company Plans Approval Board on Tuesday, June 2, 1987. The plans were disapproved, with the following comments:

1. The Board prefers the architecture as shown on the original facade of the preliminary submission. (Submitted materials and colors are acceptable.)

2. The landscape plan is inadequate in height and quantities. The overall planting plan is considered minimal.

3. The sign proposed is too bold in design and color. Color and material samples are requested.

4. More detail is required for the exterior lighting plan, and parking lot light fixtures should conceal the direct light source. Building lighting must also be shown.

If you have any questions regarding the Board's action or comments, please feel free to call us.

Sincerely,

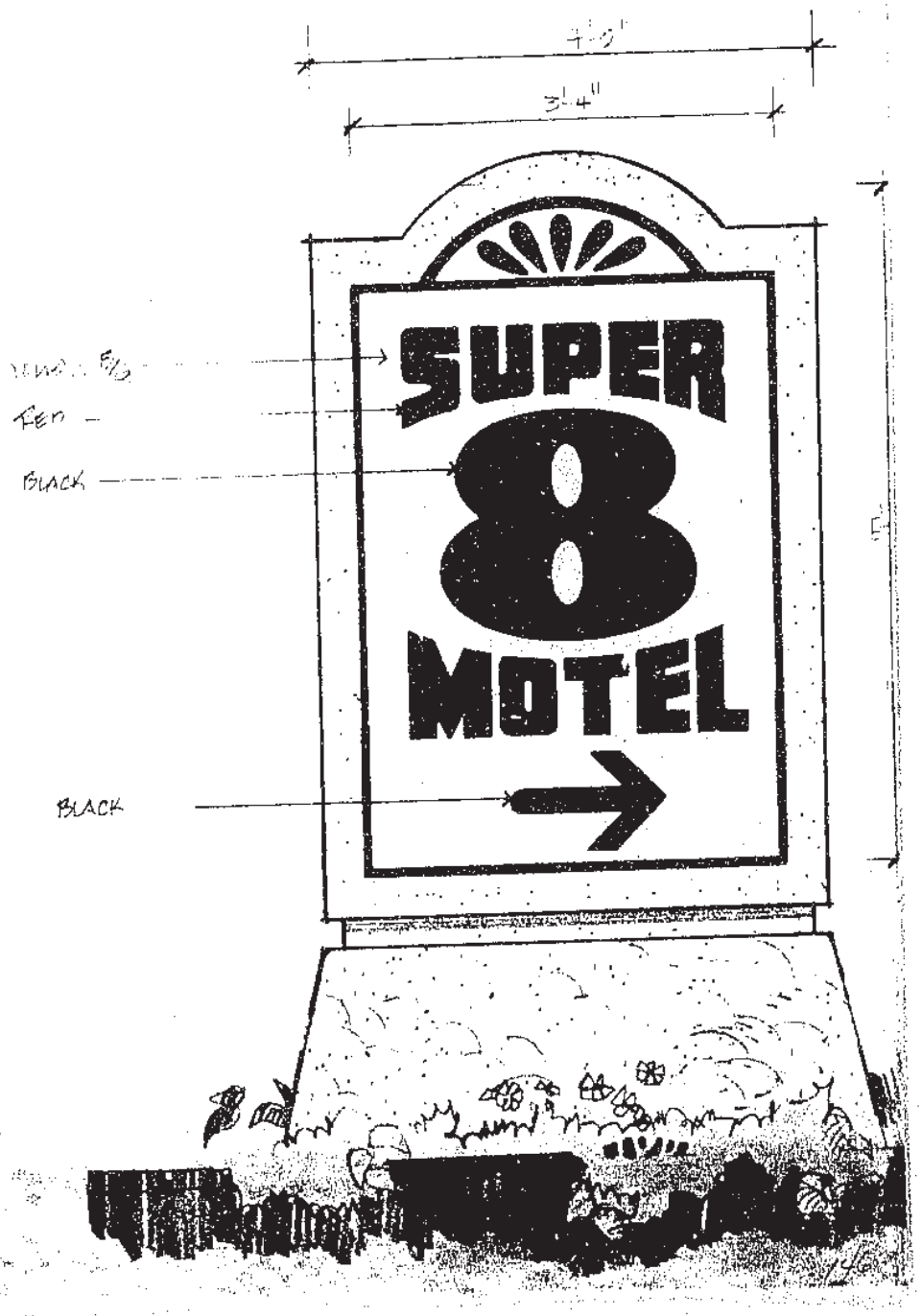
Charles Rousek

Charles Rousek, Chairman
Plans Approval Board

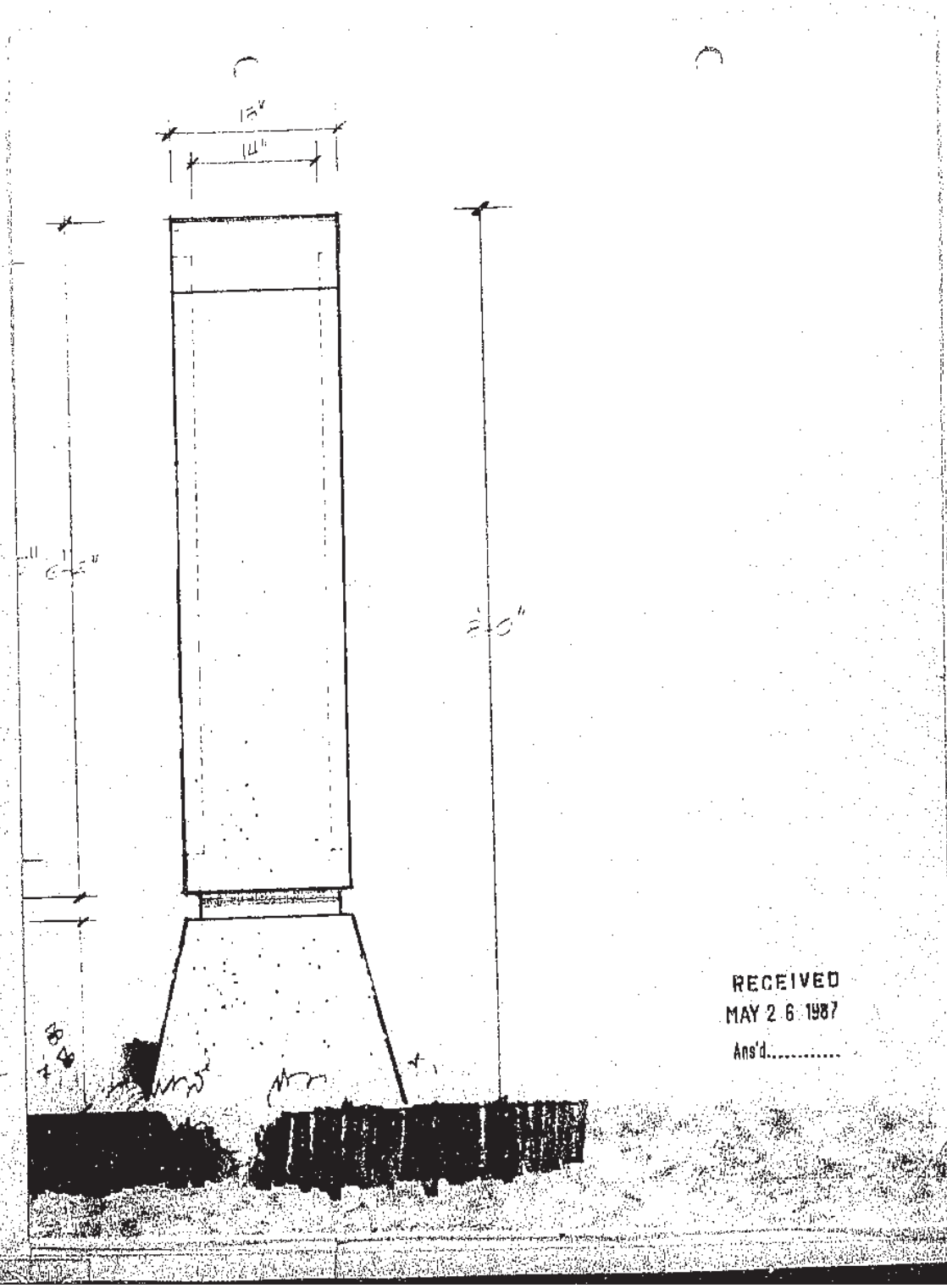
CR:KJD

cc: James M. Cooperman & Assoc.

ATTACHMENT I



ATTACHMENT I



RECEIVED
MAY 26 1987
Ans'd.....

ATTACHMENT I

July 8, 1987

Mr. Richard A. McGinty
11 Lagoon Road
Hilton Head Island, SC 29928

RE: Town Center PUD - Conditional Use and Special Exception Approvals

Dear Mr. McGinty:

At their May 6, 1987 regular meeting, the Planning Commission approved the conditional use and special exception requests for the above referenced project.

The changes approved under conditional use review included the following:

1. Land exchange which changes the boundary of the PUD (behind Western Sizzlin) but will include no change in site acreage. A revised master plan is required showing the new boundary line and indicating no change in total PUD acreage. In addition, plans for the change in the parking area for Western Sizzlin providing all details required by the LMO and showing how the steakhouse site will not become more non-conforming with the changes are required.

2. Increase in the number of approved hotel/motel rooms from 50 to 94 with corresponding reduction of residential dwelling units and retail space. (See attached tables reviewed and approved by Planning Commission.) The master plan needs to be revised showing the revised area and density calculations.

The special exception approval included the following:

1. Approval for a motel use in the RD-1 Zoning District with a density of 24 rooms/acre.

2. At the approved density, the site necessary for a 94 room motel would be 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the attached table. That portion of the 3.9 acres not utilized for the motel site shall be set aside as common open space not to be used for any other development or open space requirements within the PUD.

ATTACHMENT I

RE: Town Center PUD - Conditional Use & Special Exception Approvals
July 8, 1987
Page 2

I apologize for the delay in sending out this notice. If you have any questions concerning the above please call me at 681-8396. Please note that the master plan must be revised prior to any development approvals being granted for the PUD.

Respectfully,

Thomas Brechko

Thomas Brechko
Current Planning Manager

TB/nd

Attachments

ATTACHMENT I

SOUTH CAROLINA
DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
COLUMBIA
FORM 638 Rev. 11-77

June 29, 1987

ENCROACHMENT PERMIT

No. 07-B2(244)-87

To
Brown, Brosche Financial Inc.
411 Borel Avenue, Suite 620
San Mateo, Ca. 94402

County Beaufort
Route S-7-80
Road

In compliance with your request and pursuant to statutory authority and subject to all the provisions, terms, conditions, and restrictions written herein, including General Provisions contained on the other side of this sheet, YOU ARE HEREBY AUTHORIZED AND PERMITTED TO:

Construct a deceleration lane and diveway ingress/egress on Pope Avenue (S-7-80) to serve The Super 8 Motel.

SPECIAL PROVISIONS

(In case of conflict between Special Provisions and General Provisions, Special Provisions shall govern.)

There shall be no excavation of soil nearer than two feet of any public utility line or appurtenant facility except with the consent of the owner thereof, or except upon special permission of this Department after an opportunity to be heard is given the owner of such line or appurtenant facility.

Application dated May 15, 1987 attached hereto and made a part of this permit.

--Applicant shall provide two (2) year guarantee on compaction.

The permittee shall make the installation under the supervision of the Department, shall not block traffic at any time, and shall provide proper warning signs and lights.

Applicant shall notify the Department 24 hours prior to beginning construction, telephone Resident Maintenance Engineer, Mr. W.E. Stanley at (803) 726-3431.

This permit shall not become operative until a written acceptance of same by permittee shall have been received by this Department and further shall become null and void unless the work contemplated herein shall have been completed prior to December 31, 198

SOUTH CAROLINA DEPARTMENT
OF HIGHWAYS AND PUBLIC TRANSPORTATION

By W.E. Stanley
Resident Maintenance Engineer ☐ State Highway Engineer
☐ District Engineer

I (We) accept the permit herein granted and agree to comply with all the provisions, terms, conditions, and restrictions set out herein. I (We) do hereby agree, and bind my (our) heirs, successors and assigns, to assume any and all liability this Department might otherwise have in connection with accidents or injuries to persons, or damage to property, including the highway, that may be caused by the construction, maintenance, use moving or removing of the encroachment contemplated herein and agree to indemnify this Department for any liability incurred or injury or damage sustained by reason of the past, present, or future existence of said encroachment.

Date June 30, 1987 Signed [illegible]

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TOWN CENTER PUD

ANALYSIS OF PUD USES
APPROVED AND PROPOSED

Approved 5/6/87

Uses	PUD AS APPROVED Area (Acres)	S.F. or Units	Density	PROPOSED Area (Acres)	S.F. or Units	Density	CHANGE
Commercial/ Office	2.3	36,000	15652 sf/A	1.4	21,913	15652 sf/A	14087 sf reduction
Commercial/ Retail	4.3	52,000	12093 sf/A	3.0	36,279	12093 sf/A	15721 sf reduction
Hotel/Motel	1.0	50 rms.	50rm/A	2.6	94 rms.		44 room increase
Common Open Space	—	—	—	1.3	—	24 rm/A	
Residential	7.5	222 u.	29.6 u/A	6.8	200 u.	29.4 u/A	22 unit reduction
TOTALS	15.1	88,000 sf / 242 u.	5828 sf/A / 16 du/A	15.1	58,192 sf / 238 u.	3854 sf/A / 15.67 du/A	29808 sf reduction / 4 unit reduction

* The total area required for the proposed 94 room motel as a special exception within the RD-1 Zoning District (at 24 rooms/acre) is 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the table. The acreage not utilized for the motel would be set aside as common open space not to be used for any other development or open space requirements.

May 5, 1987

ATTACHMENT I

150

ATTACHMENT I

TOWN CENTER PUD

ANALYSIS OF PUD USES
APPROVED AND PROPOSED

Approved 5/6/87

	PUD AS APPROVED			PROPOSED			CHANGE
Uses	Area (Acres)	S.F. or Units	Density	Area (Acres)	S.F. or Units	Density	
Commercial/ Office	2.3	36,000	15652 sf/A	1.4	21,913	15652 sf/A	14087 sf reduction
Commercial/ Retail	4.3	52,000	12093 sf/A	3.0	36,279	12093 sf/A	15721 sf reduction
Hotel/Motel	1.0	50 rms.	50rm/A	2.6	94 rms.		44 room increase
Common Open Space	—	—	—	1.3	—	24 rm/A	
Residential	7.5	222 u.	29.6 u/A	6.8	200 u.	29.4 u/A	22 unit reduction
TOTALS	15.1	88,000 sf 242 u.	5828 sf/A 16 du/A	15.1	58,192 sf 238 u.	3854 sf/A 15.67 du/A	29808 sf reduction 4 unit reduction

* The total area required for the proposed 94 room motel as a special exception within the RD-1 Zoning District (at 24 rooms/acre) is 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the table. The acreage not utilized for the motel would be set aside as common open space not to be used for any other development or open space requirements.

May 5, 1987

ATTACHMENT I

TOWN CENTER PUD

TRAFFIC IMPACT ANALYSIS
BASED ON LMO ARTICLE VII, TABLE A

USES	TRIPS/DAYS as per 1000 sf or units	AS APPROVED sf or units	T/D	PROPOSED sf or units	T/D
Commercial/ Office	1000(s) x 17.7	36000	637	21913	388
Commercial/		(52000)		(36279)	
Specialty Retail	1000(s) x 40.7	37000	1506	25000	1018
General Retail	1000(s) x 82.0	15000	1230	11279	927
Motel	# rooms x 10.1	50 rms.	505	94 rms.	949
Residential/ Multi-family	# units x 5.8	222 uts.	1288	200 uts.	1160
TOTALS			5166		4442

724 trip/day reduction

May 5, 1987

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ATTACHMENT I

M E M O R A N D U M

TO: Planning Commission

FROM: Planning Staff

RE: Applications for Conditional Use and Special Exception Review for Town Center PUD.

DATE: April 28, 1987

The applicant, Pope Avenue Associates, is requesting to amend Town Center PUD, which received preliminary approval on December 12, 1984, as follows:

1. Land exchange which changes the boundary of the PUD but will include no change in site acreage.

2. Increase in the number of approved hotel/motel rooms from 50 to 94.

Staff is currently working with the applicant on an appropriate reduction of uses in order to insure that the proposed changes would not increase traffic and to insure that all conditional use and special exception requirements are met. Due to the fact that a final solution has not been met at this time, a report is not available for the packet. If time allows a report will be sent under separate cover prior to the May 6, 1987 meeting.

TB/eb

ATTACHMENT I

TOWN CENTER PUD

ANALYSIS OF PUD USES
APPROVED AND PROPOSED

Uses	PUD AS APPROVED Area (Acres)	S.F. or Units	Density	PROPOSED Area (Acres)	S.F. or Units	Density	CHANGE
Commercial/ Office	2.3	36,000	15652 sf/A	1.4	21,913	15652 sf/A	14087 sf reduction
Commercial/ Retail	4.3	52,000	12093 sf/A	3.0	36,279	12093 sf/A	15721 sf reduction
Hotel/Motel	1.0	50 rms.	50rm/A	2.6	94 rms.		44 room increase
Common-Open Space	—	—	—	1.3	—	24 rm/A	
Residential	7.5	222 u.	29.6 u/A	6.8	200 u.	29.4 u/A	22 unit reduction
TOTALS	15.1	88,000 sf / 242 u.	5828 sf/A / 16 du/A	15.1	58,192 sf / 238 u.	3854 sf/A / 15.67 du/A	29808 sf reduction / 4 unit reduction

* The total area required for the proposed 94 room motel as a special exception within the RD-1 Zoning District (at 24 rooms/acre) is 3.9 acres. The motel would have to be developed on a 3.9 acre site or as shown in the table. The acreage not utilized for the motel would be set aside as common open space not to be used for any other development or open space requirements.

May 5, 1987

ATTACHMENT I

TOWN CENTER PUD

TRAFFIC IMPACT ANALYSIS
BASED ON LMO ARTICLE VII, TABLE A

USES	TRIPS/DAYS as per 1000 sf or units	AS APPROVED sf or units	T/D	PROPOSED sf or units	T/D
Commercial/ Office	1000(s) x 17.7	36000	637	21913	388
Commercial/		(52000)		(36279)	
Specialty Retail	1000(s) x 40.7	37000	1506	25000	1018
General Retail	1000(s) x 82.0	15000	1230	11279	927
Motel	# rooms x 10.1	50 rms.	505	94 rms.	949
Residential/ Multi-family	# units x 5.8	222 uts.	1288	200 uts.	1160
TOTALS			5166		4442

724 trip/day reduction

May 5, 1987

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND

PLANNING COMMISSION
MAY 6, 1987 MEETING

MINUTES

I. CALL TO ORDER: Chairman Hack called the meeting to order at 9:08 a.m.

II. ROLL CALL:

PRESENT: Chairman Hack, Pigg (9:14 a.m.), Donnelly, Qualey, Carota, Haley & Wiley

ABSENT & EXCUSED: Present

UNEXCUSED: Pinckney

STAFF: Issel, Popek-Hart, Brechko, Wood, Ellington, Parise & Holder

III. APPROVAL OF AGENDA: Agenda was approved as written.

IV. APPROVAL OF MINUTES OF APRIL 1, 1987:

MOTION: Haley moved the April 1, 1987 Minutes be approved as amended. Amendments below:

page 3: 5th paragraph, first word - change to "Lengthy"
page 7: VII.(A.) change "Town Bank" to "Town Talent Bank"

Chairman Hack stated the following for the record in reply to Appearances by Citizens -Robert W. Gutheil's remarks): "This involves the appointment of the various committees to work with the staff ... I would like to state that ... John Present has been on the Water Task Force for at least three years, Fred Donnelly has been on traffic study programs ever since he has been with the Commission, and the only new appointments were given to the new Commissioners who are quite qualified. ... We have qualified people and they will be able to do their jobs, I'm quite sure, with honor."

Wiley seconded. VOTE: 6/0/0 (Pigg not in attendance)

V. STAFF REPORT

A. Planning Commission Rules and Regulations as amended

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ATTACHMENT I

Motion: Carota moved the Planning Commission agrees with the applicants argument and recommends to Town Council that they approve the zoning map amendment. The zoning map amendment being the change of five (5) acres on Mathews Drive (currently R-8, bordered on two sides by Woodlake Villas, adjacent to Pineland Mall, Port Royal Plaza) to a C-5 Zoning District.

Wiley seconded.

VOTE: 6/0/1 (Qualey abstained.)

* E. A request for conditional use review for a master plan change to Town Center PUD. Proposed changes include a boundary change associated with a land exchange and an increase in the number of hotel/motel rooms permitted from 50 to 94 rooms with a corresponding reduction of residential dwelling units and retail space. The property is located on the east side of Pope Avenue just south of Cordillo Parkway and is identified as parcel 202 on Beaufort County Tax Map #18. Property owner: Pope Avenue Associates. Applicant: Richard A. McGinty.

Staff Presentation: Brechko briefed the Commission on the project and combined the presentation with item F's presentation's.

F. A request to permit by special exception a 94 room motel in the RD-1 Central Forest Beach Zoning District. This application is being made in conjection with the above referenced conditional use review request for Town Center PUD.

Staff felt the project was generally an improvement over what had originally been approved. Therefore, Staff recommended approval of the requests.

No public comments were made.

* Motion: Donnelly moved the Planning Commission approve the proposed conditional use for a master plan change to Town Center PUD. Proposed changes included a boundary change associated with a land exchange and an increase in the number of hotel/motel rooms permitted from 50 to 94 rooms with a corresponding reduction of residential dwelling units and retail space.

Wiley seconded.

VOTE: 7/0/0

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ATTACHMENT I

Motion: Qualey moved the Planning Commission approve the special exception requested as submitted by the applicant and in accordance with the Staff's analysis presented by Tom Brechko.

Haley seconded.

VOTE: 7/0/0

G. A request to permit by special exception for an auto repair and sales business in an M-2 Community Mixed Use Zoning District. The .508 acre parcel is located on the west side of Gumtree Road just north of Katie Miller Drive. Identified as a portion of parcel 150 on Beaufort County Tax Map #7. Property owner: Jerilyn and James Glynn. Applicant: East Coast Architects, P.A. (enclosure to the agenda packet)

Staff Presentation: Ellington briefed the Commission on the history of the project and the special exception request.

Ellington summarized by stating that Staff found the project not consistent with the character and purpose of a M-2 Zoning District and that Staff recommended denial of the special exception.

Applicant Presentation: James Glynn, owner, stated that his auto service was for vintage and antique automobiles with sales by appointment only from all over the world. He stressed that there would not be any adverse impact on the neighborhood and that he was willing to reach a compromise with the Commission and the neighborhood to have his request approved. He pointed out, on a site plan, that no cars would be visible from the street and because he dealt with expensive automobiles they would not be left outside.

After some discussion, Wiley asked that the applicant meet with the residents of the area and come back to the Commission with the results.

No public comments were made.

Issel stated that the Staff stood behind their earlier recommendation of denial.

Motion: Qualey moved the Planning Commission grant the special exception as requested by the applicant "because the proposed use is not heavy commercial or

ATTACHMENT I

McGinty Associates / Architects

May 1, 1987

Mr. Thomas Breahko
Current Planning Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Supplemental Information
Application for Special Exception Review
Application for Conditional Use Review
Phase I, Town Center PUD
Motel Site
Pope Avenue Associates

Dear Tom:

In accordance with our meeting last Thursday, April 23, I am enclosing our revised Development Summary and Traffic Impact Analysis for Special Exception Review and Conditional Use Review.

We understand from that meeting that the Staff will support this revision and will also recommend that the Planning Commission grant Development Plan Approval to Pope Avenue Associates for the motel site (Phase I).

In addition the motel site and land exchange drawings are being revised to make an even exchange and maintain the total PUD acreage at the approved 15.1 acres.

If any additional information is required please let me know.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pa

Enclosures: Revised Traffic Impact Analysis, 5/1/87
Revised Development Summary, 5/1/87

A:Breahkol.1

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

May 1, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density DU's & S.F./Ac	Open Space % Req'd	Open Space AC Prov	Open Space % Prov	Imp Area % Req'd	Imp Area AC Prov	Imp Area % Prov	Pkg Prov (LMD)
Commercial Office	A	1.4	21,913	15,652 sf/ac							21.9 x 4.4= 96
Commercial Retail	B & C	3.0	36,279	12,093 sf/ac							36.2 x 4.8 = 174
Hotel/ Motel	D	2.6	94 Rooms	94/3.9 = 24 rm/ac							94 x .9 = 85 + 12 = 97
Common Area	F	1.3	-								
Residential	E	6.8	200	29.4							200 x 1.7 = 340
TOTALS		15.1	58,192 238 DU's	15.7*							707

*238 DU's = 200 Residential DU's +
38 Equivalent DU's (94 ÷ 2.5 = 38)

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3.

ATTACHMENT I

May 1, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LMO Table A)

Use	Tract	Area	Density	Bldg Area	Traffic	T/D	Orig Approved T/D
Commercial Office	A	1.4 Ac	15,552 SF/Ac	21,913	21.9 x 17.7	388	605
Commercial	B & C	3.0 Ac	12,093 SF/Ac	(36,279)			
Spec Ret				25,000	25.0 x 40.7	1018	1402
Gen Ret				11,279	11.2 x 82.0	927	1180
Motel	D	2.6 Ac	94 Room	-	94.0 x 10.1	949	394
Common Area	F	1.3 Ac					
Residential	E	6.8 Ac	200 DU's	-	200.0 x 5.8	1160	1239
		15.1 Ac	238 DU's	58,192		4442 T/D 185 T/Hr	4820 T/Day 201 T/Hr

3.

ATTACHMENT I

5(a)(1)
Page VI-21 of 22

South Carolina Department of Health
and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Robert S. Jackson, M.D.

Low Country District
Environmental Quality Control
149 Ribaut Square
Beaufort, S.C. 29902
(803) 524-9760

Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kaynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Edna M. Colvin, M.D.

APRIL 29, 1987

Brown, Brosche Financial, Inc.
411 Borel Ave., Suite 620
San Mateo, CA. 94402

RE: SUPER 8 MOTEL PROJECT
WASTEWATER PERMIT # 13148
HILTON HEAD

Dear Sir:

This office has received a copy of your permit to construct on the above referenced project. We will require that you adhere to the following procedures when the project is begun:

1. Notify this office in writing when construction begins so we can make routine inspections.

2. A request for a final inspection should be made by the design engineer in writing and state that construction is complete and that all work has been performed in accordance with approval plans and specification and good engineering practice.

3. The engineer or his representative and the contractor should always be present during final inspection.

4. In addition to the above, it is strongly recommended that you furnish your contractor with a copy of this letter to insure that all parties are aware of these requirements. Please be advised that operation of this project without prior approval to operate from this office is a violation of the South Carolina Pollution Control Act.

Should you have any questions, please call me at 524-9760.

Sincerely,

Penny Cornett

Penny Cornett
District Engineer
Low Country District EQC Office

CC: Danny Stanley
Thomas & Hutton Eng.
P.O.Box 14609, Savannah,Ga.

ATTACHMENT I

5(a)(1) Pgs VI. 21+ 22

South Carolina Department of Health and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Robert S. Jackson, M.D.

Low Country District
Environmental Quality Control
149 Ribaut Square
Beaufort, S.C. 29902
(803) 524-[illegible]60

Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Maynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nussale
James A. Spruill, Jr.
William H. Hester, M.D.
Eutz M. Colvin, M.D.

April 29, 1987

Brown, Brosche Financial, Inc.
411 Borel Avenue
Suite 620
Sam Mateo, CA. 94402

RE: SUPER 8 MOTEL PROJECT
WATER PERMIT # 410717
HILTON HEAD

Dear Sir:

This office has received a copy of your permit to construct the above referenced project. We require you to adhere to the following procedures when this project is begun:

1. Notify this office in writing when construction begins.
2. After proper sterilization and flushing, two consecutive satisfactory bacteriological samples must be taken at least 24 hours apart.
3. For new well installations, a complete chemical analysis must be submitted prior to final approval.
4. An acceptable pressure/leakage test must be performed by or in the presence of the engineer or his representative. The results of the pressure test must be submitted to this office in writing by the engineer.
5. Once the project is complete and all defects noted by the engineer have been corrected, notify this office in writing that the project is complete and has been installed accordance with the approved plans and specifications. The engineer should then request a final inspection.
6. In addition to the above, it is strongly recommended that you furnish your contractor with a copy of this letter to insure that all parties are aware of these requirements. Please be advised that operation of this project without prior approval to operate from this office is a violation of the State Safe Drinking Water Act.

Should you have any questions, please call me at 524-9760.

Sincerely,

Penny Cornett

Penny Cornett
District Engineer
Low Country District EQC Office

cc: Danny Stanley
Thomas & Hutton Eng.
P.O.Box 14609
Savannah,Ga. 31406

ATTACHMENT I

McGinty Associates / Architects

April 27, 1987

Mr. Thomas Brechko
Current Planning Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Supplemental Information
Application for Special Exception Review
Application for Conditional Use Review
Phase I, Town Center PUD
Pope Avenue Associates

Dear Tom:

Enclosed is our revised Development Summary and Traffic Impact Analysis which we hope is satisfactory for meeting the requirements for Special Exception Review and Conditional Use Review.

In addition the motel site and land exchange drawings are being revised to make an even exchange and maintain the total PUD acreage at the approved 15.1 acres.

If any additional information is required please let me know.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pe

Enclosures: Revised Traffic Impact Analysis, 4/24/87
Revised Development Summary, 4/24/87

A:Brechkol.1

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

April 24, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LMO Table A)

	Use	Tract	Area	Density	Area	Traffic	T/D	
26000	Commercial Office	A	2.0 Ac	15,652 SF/Ac	31,304	31.3 x 17.7	554	637
52000	Commercial Specialty Retail	B & C	3.5 Ac	12,093 SF/Ac	42,325	42.3 x 40.7	1722	2116
50	Motel	D	2.6 Ac	94 Room (39 Eq. D.U.'s)	-	94.0 x 10.1	949	505
242	Residential	E	7.0 Ac	171 D.U.'s		171.0 x 5.8	992	1328
			15.1 Ac	209 D.U.'s	73,629		4,217 T/D 176.0 T/Hr.	4546

Page 1

ATTACHMENT I

April 24, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LMO Table A)

Use	Tract	Area	Density	Area	Traffic	T/D
Commercial Office	A	1.8 Ac	15,652 SF/Ac	28,174	28.2 x 17.7	499
Commercial Specialty Retail	B & C	3.2 Ac	12,093 SF/Ac	38,698	38.7 x 40.7	1575
Motel	D	2.6 Ac	94 Room (38 Eq. D.U.'s)	-	94.0 x 10.1	949
Residential	E	7.5 Ac	184 D.U.'s		184.0 x 5.8	1067
		15.1 Ac	222 D.U.'s	66,872		4,090 T/D 170.0 T/Hr.

4546

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ATTACHMENT I

April 24, 1987

TRAFFIC IMPACT ANALYSIS

(Based on Trips/Day - LMO Table A)

Use	Tract	Area	Density	Area	Traffic	T/D	
Commercial Office	A	1.4 Ac	15,652 SF/Ac	21,913	21.9 x 17.7	388	637
Commercial Specialty Retail	B & C	3.0 Ac	12,093 SF/Ac	36,279	36.3 x 40.7	1477	2116
Motel	D	2.6 Ac	94 Room (38 Eq. D.U.'s)	-	94.0 x 10.1	949	505
Residential	E	8.1 Ac	200 D.U.'s		200.0 x 5.8	1160	1285
		15.1 Ac	238 D.U.'s	58,192		3,974 T/D 166.0 T/Hr.	4546

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ATTACHMENT I

April 24, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density D.U. s/Ac	Open Space % Reqd	Open Space AC Prov	Open Space % Prov	Imp Area % Reqd	Imp Area AC Prov	Imp Area % Prov	Pkg. Prov. (LMO)
Commercial Office	A	2.0	31,304	15,652 sf/ac							31.3 x 4.4 = 138
Commercial Retail	B & C	3.5	42,325	12,093 sf/ac							42.3 x 4.8 = 203
Hotel/ Motel	D	2.6	94 Rooms 94/3.9 = 24 Rm/Ac	24 rm/ac							94 x .9 = 85 + 12 = 97
Common Area	F	1.3									
Residential	E	5.7	169	29.6							169 x 1.7 = 287
TOTALS		15.1	73,629 207 D.U.'s	137							725

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ATTACHMENT I

April 24, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density D.U.'s/Ac	Open Space % Reqd	Open Space AC Prov	Open Space % Prov	Imp Area % Reqd	Imp Area AC Prov	Imp Area % Prov	Pkg. Prov. (LMO)
Commercial Office	A	1.8	28,174	15,652 sf/ac							28.2 x 4.4 = 124
Commercial Retail	B & C	3.2	38,698	12,093 sf/ac							38.7 x 4.8 = 186
Hotel/ Motel	D	2.6	94 Rooms 94/3.9 = 24 Rm/Ac	24 rm/ac							94 x .9 = 85 + 12 = 97
Common Area	F	1.3									184 x 1.7 = 313
Residential	E	6.2	184	29.6							720
TOTALS		15.1	66,872 222 D.U.'s	14.7							

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ATTACHMENT I

April 24, 1987

DEVELOPMENT SUMMARY

Use	Tract	Area Acres	GLA/ Units	Density D.U.'s/Ac	Open Space % Reqd	Open Space AC Prov	Open Space % Prov	Imp Area % Reqd	Imp Area AC Prov	Imp Area % Prov	Pkg. Prov. (LMD)
Commercial Office	A	1.4	21,913	15,652 sf/ac							21.9 x 4.4 = 96
Commercial Retail	B & C	3.0	36,279	12,093 sf/ac							36.2 x 4.8 = 174
Hotel/ Motel	D	2.6	94 Rooms 94/3.9 = 24 Rm/Ac	24 rm/ac							94 x .9 = 85 + 12 = 97
Common Area	F	1.3									
Residential	E	6.8	200	29.6							200 x 1.7 = 340
TOTALS		15.1	58,192 236 D.U.'s	15.76							707

ATTACHMENT I

* Hotel, Motel

Traffic (Trips per day)

Motel	50 rooms × 10.1	= 505
	94 rooms × 10.1	= 949.4
		− 444.4
Multi-Family	222 ~~rooms~~ units × 5.8	= 1287.6
	204 ~~rooms~~ units × 5.8	= 1183.2
		+ 104.4
Office	36(000) × 17.7	= 637.2
	35(000) × 17.7	= 619.5
		+ 17.7
Specialty Retail	37(000) × 40.7	= 1505.9
	34(000) × 40.7	= 1383.8
		+ 122.1
General Retail	15(000) × (82)	= (1230)
	12(000) × (82)	= (984)
		+ (246)

? 52 × 82 = 4264
46 × 82 = 3772
(492)

444.4 extra trips for 94 motel rooms (44 increase)
equivalent reduction in DO = 76.6 or 77.00

222 × 5.8 = 1287.6
145 × 5.8 841.0
+446.6 + pd

577.5 472.5

ATTACHMENT I

Office	2.3 (2.2) +.1	36000 35000	15652 ¢/ac.
Retail	4.3	52000	12093 ¢/ac

46000 ÷ 12093 = 3.8 + .5

Res 222 ÷ 7.5 = 29.6 7.5
204 ÷ 29.6 = 6.89 - 6.89
.6

		Appr.	
2.2 x .19.6	.43	.45	1.3
3.8 x .30	1.14	1.30	
6.9 x 77.3	5.33	5.80	
	6.9	7.55	
		6.90	
		- .65	

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ATTACHMENT I

* Land Exchange

1. Need a survey for exchange
2. Given 20,000 ¢
   Recd 14000 ¢

   6000 ¢ reduction = .14 acres

   15.1 acres - .14 acres = 14.96 ac. PUD

Density existing 16 DU/Ac × 15.1 Ac = 241.6 or 242 units
change 16 DU/AC × 14.96 Ac = 239.36 or 239 units

ATTACHMENT I

Motel - Special Exception

base rooms 20
bonus density 4
24

imp of drainage 3
pathways 1
4

94 ÷ 24 = 3.9 ac.

94 - 2.6 ac proposed
-1.3

987
1265
620
1394
984

ATTACHMENT I

			Trips per day
App.	50 hotel/motel rms	10.1	505
	222 multi family	5.8	1287.6
	36000 ¢ office	17.7	637.2
	52000 ¢ retail	82	4264.0
			6693.8
Prop.	94 hotel rooms	10.1	949.4
	204 multi family	5.8	1183.2
	31000 ¢ office	17.7	548.7
	50000 ¢ retail	82	4100.0
			6781.3 (+87.5)

ATTACHMENT I

15.1 ac. = 657756
− 6000
651756 = 14.96 ac.

3 units (250) 239.96 × 2.12 ÷ 14.96 = 16.18
(242) 241.6 → 242 ÷ 15.1 = 16.03

		7.2	360.0	
	50	10.1	505.0	444.4
	94	10.1	949.4	
	222	5.8	1287.6	104.1
	204	5.8	1183.2	
	36000	17.7	637.2	4901.2
App	52000	82	4264.0	
Office	36000	17.7	637.2	5942.7
Retail	45000	117.9	5305.5	
	31000	17.7	548.7	4648.7
	50000	82.0	4100.0	

ATTACHMENT I

5(a)(6)
pg VI 22

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAY 5 1987

SOUTH CAROLINA COASTAL COUNCIL

Summerall Center
19 Hagood Avenue
Suite 802
Charleston, S.C. 29403
(803) 792-5808

James M. Waddell, Jr.
Chairman

H. Wayne Beam, Ph.D.
Executive Director

April 15, 1987

Mr. Max Batavia
Water Supply Division
S. C. Department of Health
and Environmental Control
2600 Bull Street
Columbia, SC 29201

Re: Super 8 Motel,
Hilton Head Island
Beaufort County

Dear Mr. Batavia:

The staff of the S. C. Coastal Council certifies that the above referenced project is consistent with the Coastal Zone Management Program provided that the project is built in accordance with the drainage plans and calculations submitted by Thomas and Hutton Engineering Company dated February 25, 1987. Furthermore, no construction activity may begin under this certification until the modified 404 permit has been issued by the U. S. Army Corps of Engineers. A final site inspection will be required prior to issuance of the Coastal Council's final certification approval.

Sincerely,

H. Stephen Snyder

H. Stephen Snyder
Director of Planning
and Certification

RDM:0006DSB

cc: Senator James M. Waddell, Jr.
Dr. H. Wayne Beam
Mr. Christopher L. Brooks
Mr. Brad Proudfoot
Mr. George Nelson
Ms. Ann Adkins
U. S. Army Corps of Engineers

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ATTACHMENT I

4/6/87

Conditional Use Review Narrative

1. A vicinity map is included on Master Plan.

2. Revised Development Summary and Original Summaries included.

   Original Traffic Impact Analysis and Revised Analysis included.

3. Master Plan included

   Land Exchange drawing included

4. Plan has DSO approval and is consistent with the Comprehensive Plan goals of PUD's and in particular the stated goal of satisfying the Central Forest Beach neighborhood's role as "The Primary Off-Plantation Tourist-Oriented Neighborhood". It encourages pedestrian and bike activities.

5. Check #301 in the amount of $200.00 is enclosed.

ATTACHMENT I

McGinty Associates / Architects

April 6, 1987

Mr. Thomas Brechko
Current Planning Manager
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head Island, SC 29928

Re: Application for Special Exception Review
Application for Conditional Use Review
Phase I Town Center, PUD
Pope Avenue Associates

Dear Tom:

In accordance with the Planning Commission meeting of 4/1/87 and on behalf of Pope Avenue Associates I am submitting applications for Special Exception Review and Conditional Use Review for Phase I Town Center PUD on Pope Avenue with the understanding that with Special Exception Approval Pope Avenue Associates may submit for Building Permit Reservation and Development Plan Review. Pope Avenue Associates further understands that with Conditional Use Approval they have 180 days from such approval to file for building permit.

Please understand that Pope Avenue Associates feels that its current preliminary approval allows us to proceed without these two (2) additional processes, but we are submitting these in good faith at the request of the Planning Commission in hopes of clarifying and expediting our basic goal of obtaining Development Plan Approval and building permit. We use the term "amendment" in the following paragraphs only to comply with the requirements of the application forms.

Therefore our purpose in submitting for these reviews is to amend the previous Preliminary Approval granted Pope Avenue Associates by the Planning Commission December 1984 and extended by court order until September 1987. This amendment consists of:

- A Land Exchange
- A change in Hotel/Motel Rooms with a corresponding reduction in residential units and decrease in the number of Hotel/Motel Rooms/acre

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

Land Exchange

This involves exchange of adjacent parcels of approximately .4 acres each

Involves no change in PUD acreage

Makes a more workable motel site

Allows motel to be off highway and have extensive frontage on lagoon. Motel parking area is hidden behind Western Sizzlin building and Saltaire Plaza

Property exchange allows close relationship between motel and Western Sizzlin restaurant and restaurants in Heritage Plaza and Coligny Plaza.

If the Land Exchange is the only factor requiring Conditional Use Review this can be accomplished without changing the approved PUD boundary.

Hotel/Motel

Change from 50 room motel/hotel allocated for a 1 acre site at 50 rms/acre to a 94 room motel on 2.6 acres at 36 rms/acre

Motel will be 3 story building.

The Development Summary has been revised to adjust hotel/motel rooms from 50 to 94 and at the same time reducing the number of residential DU's approved in the preliminary PUD under the DSO. Pope Avenue Associates further proposes to reduce the amount of approved retail space to equalize and reduce the approved Traffic Impact Analysis for the number of trips. See Scheme "A" Traffic Impact Analysis.

ATTACHMENT I

In considering these requests please note the following:

Town Center PUD was approved under the DSO in 1984. Approval is valid until September 1987. LMO Section 16-7-356 states that prior preliminary approval is valid under conditions or ordinance in effect at the time.

In DSO no distinction between hotel and motel

Forty (40) rooms per acre were approved under the DSO

DSO provides for flexibility and equivalency in mix of hotel/motel rooms and residential units

I believe the previous information submitted addresses most of the basic requirements for Special Exception Review and Conditional Use Review. We will resubmit this information if necessary.

Additional Information

Pope Avenue Associates has received approval from **The Hilton Head Company Architectural Review Board** for Phase I and similar information is being filed with the Corridor Review Committee for their review.

Current letters indicating available services are on file from:

Hargray Telephone Company
Palmetto Electric Cooperative
Forest Beach Public Service District - Water & Sewage
Sea Pines/Forest Beach Fire Department

ATTACHMENT I

Conclusion

In conclusion the purpose of our requested amendment to the approved PUD is to:

Utilize PUD acreage more effectively.

Give motel site better relationship to lagoon and the rest of the PUD while removing it from Pope Avenue frontage

Maintain total acreage of approved PUD

Reduce number of DU's approved for residential use appropriate to the 44 room increase in hotel/motel rooms.

Reduce retail space 7,000 s. f. to 81,000 s. f. instead of the approved 88,000 s. f. This has the effect of reducing traffic flow to less than that approved.

We were pleased that the Planning Commission felt that these modifications enhance the original approved plan. We urge that the Commission consider these amendments to the approved PUD and grant Pope Avenue Associates the approvals necessary to receive Development Plan Approval so that they may apply for Phase I building permit.

If any additional information is required please let me know.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

Enclosures: Application for Special Exception Review
Check #300 for $200.00
Site Plan dated April 3, 1987
Narrative

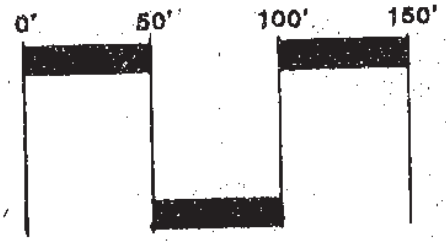
Application for Conditional Use Review
Check #301 for $200.00
Original Traffic Impact Analysis which received Preliminary Approval
Scheme "A" Revised Traffic Impact Analysis

ATTACHMENT I

AREA + IMPERVIOUS OPEN SPACE AREA.
④ EQUALS DENSITY PERMITTED IN THE CENTRAL FOREST BEACH DISTRICT.
⑤ FIGURES ARE APPROXIMATE.

DEVELOPMENT SUMMARY ⑤

USE	TRACT	AREA (ACRES)	G.L.A. OR UNITS (SQ.FT.) ①	DENSITY (DU/AC)	OPEN SPACE ② % ACRES % (Req'd/Prov./Prov.)	IMPERVIOUS AREA ③ % ACRES % (Req'd/Prov./Prov.)	PKG. PROV.
COMMERCIAL (OFFICE)	A	2.3	36,000	—	20/ .45/19.6	75/ 1.8/78.3	200
COMMERCIAL (RETAIL)	B & C	4.3	52,000	—	20/ 1.30/30	75/ 2.8/65.2	319
HOTEL	D	1.0	50 RMS (20 EQUIV. UNITS)	20.0	20/ 0/0	75/ 1.0/100	55
RESIDENTIAL	E	7.5	222	29.6	20/ 5.80/77.3	75/ 4.55/60.3	333
TOTALS	—	15.1	88,000 SF / 442	16.00 ④	48.15/ 7.55/50.0	75/ 10.15/67.2	907



NORTH

SCALE: 1" : 50'

Sheet Title:
CONCEPTUAL MASTER PLAN

Job Number:
50041

Date:
SEPT. 10, 1986

Drawn:

Approved:

Revisions:
REVISED IN ACCORDANCE WITH PLANNING COMMISSION APPROVAL

Sheet
1
Of

ATTACHMENT I

March 23, 1987

Revised Traffic Impact Analysis

(Based on trips/day in Approved Preliminary)

ORIGINAL ANALYSIS WHICH RECEIVED PRELIMINARY APPROVAL

			Trip/ Day	EPA T/D with Approved Off/Retail
Hotel/Motel		50 rms x 10.5 x .75 = (20) Eq. DU's	394	394
Residential		222 DU's x 6.2 x .90 =	1,239	1,239
Office (35,000)	40,000	40(000) x 17.7 x .95 =	673	588
Specialty Retail (38,000)	41,000	41(000) x 41.0 x .95 =	1,597	1,480
General Retail (15,000)	17,000	17(000) x 82.0 x .90 =	1,255	1,107
(88,000) Approved	98,000	242 DU's 98,000 S.F. Retail/Off.	5,158/Day 215/Hr	4,808 200

Less 15

NOTES:

- EPA = Approved Trips/Day in Ed Pinckney & Associates plan that received Preliminary Approval.
- This information from original submittal by EPA
- 98,000 S. F. Off/Retail submitted
- 88,000 S. F. Off/Retail approved
- 242 DU's approved

ATTACHMENT I

March 23, 1987

Revised Traffic Impact Analysis

(Based on trips/day in Approved Preliminary)

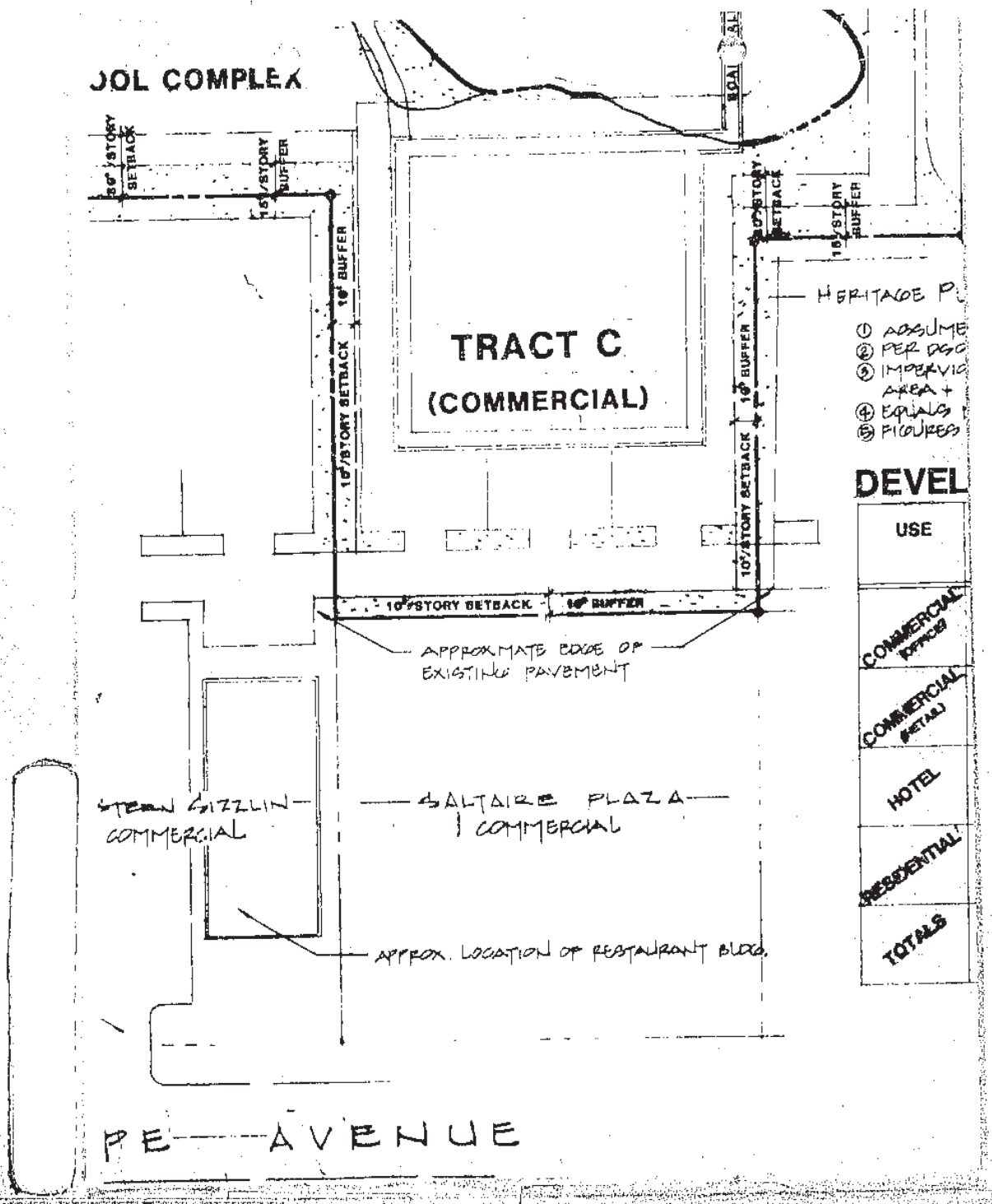
SCHEME "A" - **Reduce Commercial**

				Trip/ Day	EPA
Hotel/Motel		94 rms x 10.5 x .75 (38) Eq. DU's	=	740	394
Residential		204 DU's x 6.2 x .90	=	1,138	1,239
Office	(35,000)	35(000) x 17.7 x .95	=	588	588
Specialty Retail	(38,000)	34(000) x 41.0 x .95	=	1,324	1,480
General Retail	(15,000)	12(000) x 82.0 x .90	=	855	1,107
	(88,000) Approved	242 DU's 81,000 S.F. Retail/Off.		4,654/Day 194/Hr	4,808 200
				6 Less	

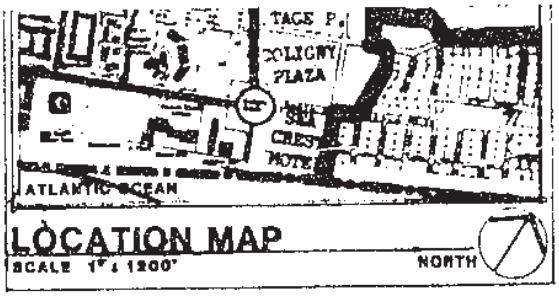
NOTE: Scheme "A" - reduces DU's by 0
Office/Retail by 7,000 S. F.

EPA = Approved Trips/Day in Ed Pinckney Associates Plan that received Preliminary Approval

ATTACHMENT I



ATTACHMENT I

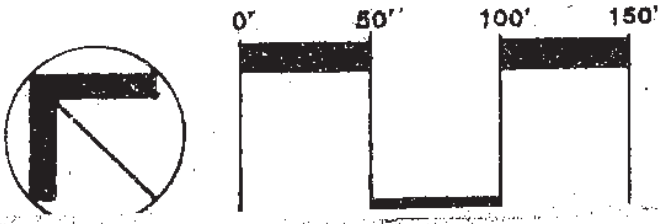


AZA - COMMERCIAL ——

S ALL PAVING IS IMPERVIOUS.
REQUIREMENTS.
S AREA EQUALS BLDG. AREA + PARKING AREA + MISC. IMPERVIOUS
IMPERVIOUS OPEN SPACE AREA.
DENSITY PERMITTED IN THE CENTRAL FOREST BEACH DISTRICT.
ARE APPROXIMATE.

OPMENT SUMMARY ③

TRACT	AREA (ACRES)	G.L.A. OR UNITS (SQ.FT.) ①	DENSITY (DWL/ACRE)	OPEN SPACE ② % ACRES % (Bldg/Park/Misc)	IMPERVIOUS AREA ③ % ACRES % (Bldg/Park/Misc)	PKG. PROV.
A	2.3	36,000	——	20/ .45 /19.6	75/ 1.8 /78.3	200
B&C	4.3	52,000	——	20/ 1.30 /30	75/ 3.0 /69.2	319
D	1.0	50 RMS (20 EQUIV. UNITS)	20.0	70/ 0 /0	75/ 1.0 /100	55
E	1.5	222	29.6	70/ 5.80 /77.3	75/ 4.55 /50.3	333
—	15.1	88,000 SF / 242	16.00 ④	48.15/ 7.55 /50.0	75/ 10.15 /67.2	907



Edward P
Landsc
Hilton Head Island
803-785-4265

Sheet Title
CONCEPTUAL MASTER PLAN
Job Number
5004
Date
SEPT. 10, 1986
Drawn
Approved:
Revisions:
REVISED IN ACCORDANCE WITH PLANNING COMMISSION APPROVAL
THIS HAS DEVELOPED AND Approval

Sheet
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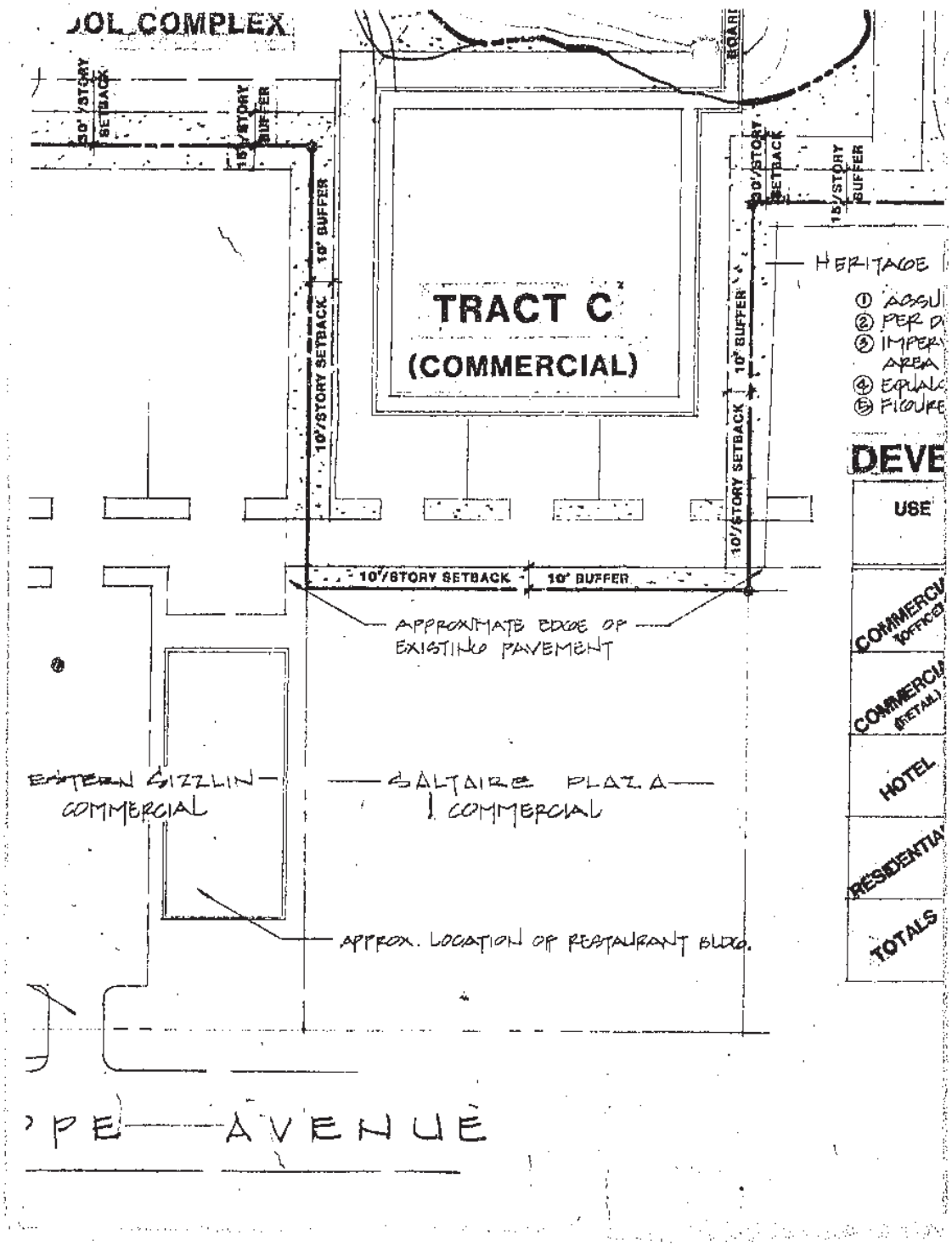
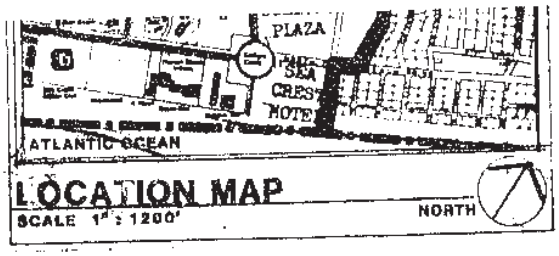
ATTACHMENT I



ATTACHMENT I

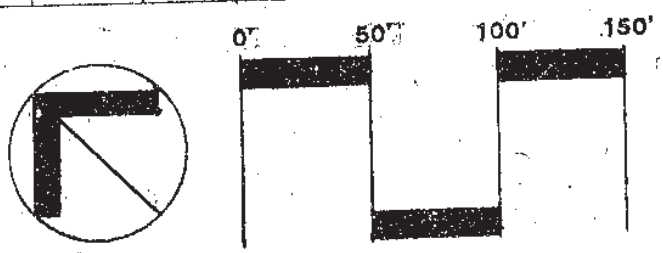


PLAZA - COMMERCIAL

MES ALL PAVING IS IMPERVIOUS.
SO REQUIREMENTS.
VIOUS AREA EQUALS BLDG. AREA + PARKING AREA + MISC. IMPERVIOUS
+ IMPERVIOUS OPEN SPACE AREA.
S DENSITY PERMITTED IN THE CENTRAL FOREST BEACH DISTRICT.
S ARE APPROXIMATE.

LOPMENT SUMMARY ⑤

TRACT	AREA (ACRES)	G.L.A. OR UNITS (DUs) ①	DENSITY (DUs/AC)	OPEN SPACE ② % ACRES % (Req'd/Prov./Prov.)	IMPERVIOUS AREA ③ % ACRES % (Req'd/Prov./Prov.)	PKG. PROV.
A	2.3	40,000	—	20/ .45 /19.6	75/ 1.8 /78.3	200
B&C	4.3	58,000	—	20/ 1.30 /30	75/ 2.8 /65.2	319
D	1.0	50 RMS (20 EQUIV. UNITS)	20.0	70/ 0 / 0	75/ 1.0 /100	55
E	7.5	222	29.6	70/ 5.80 /77.3	75/ 4.55 /60.3	333
—	15.1	242	16.00 ④	48.15/ 7.55 /50.0	75/ 10.15 /67.2	907



Edwards Lan
Hilton Head Isl
803-785-4265

Sheet Title:
CONCEPTUAL MASTER PLAN

Job Number:
50041
Date:
NOV. 5, 1984
Drawn:

Approved:

Revisions:
12-11-84 ... TPC SUGGEST

* THIS IS PLAN REFERRED TO IN LETTER HHC 8-29-1984

Sheet
1

ATTACHMENT I

DEVELOPMENT SUMMARY

USE	TRACT	AREA ACRES	GLA/ UNITS S.F./DUs	DI DUs
COMM OFF	A	2.3	36,000	—
COMM RETAIL	B & C	4.3	52,000	—
HOTEL MOTEL	D	2.6	94 RMS 38 EQUIV. Us	14
RES	E	5.9	204	3
TOTALS		15.1	88,000 242	1

14 13

ATTACHMENT I

ENS	OPEN SP			IMP AREA			PKG PROV	
/AC	% REQ'D	AC PROV	% PROV	% REQ'D	AC PROV	% PROV	DSO	LMO
—	20	.45	19.6	75	1.8	78.3	180	158
—	20	1.30	30	75	2.8	65.2	286	239
.6	70	1.28	49.2	75	1.43	55	106	97
4.6	70	4.52	76.6	75	4.12	69.8	306	306
0	48.15/ 7.55/ 50			75 / 10.15/ 67.2			878	800

4-1-87

McGinty Associates
ARCHITECTS
Hilton Head Island, S.C.

2-11-87
4-3-87

ATTACHMENT I

McGinty Associates / Architects

RECEIVED
MAY 1 1987
Ans'd.....

TOWN CENTER P.U.D., PHASE I

NARRATIVE

The purpose of this development is to create a mixed use 15.1 acre P.U.D. appropriate to the Central Forest Beach District. The first phase of such development includes a 94 room motel, together with amenities, and appropriate infrastructure.

It is anticipated the site will be developed in three additional phases after the initial one. Subsequent phases are to include retail, office and multi-family residential uses. These, along with the motel phase, will be developed in accordance with the recently approved P.U.D. master plan.

The project has received all necessary approvals at this date with the exception of CRC approval, sign permits, and tree permit. All such applications are being submitted contemporaneously with this application.

All property sold within the P.U.D., including the motel site, has the provision wherein all owners shall contribute to maintenance of all common elements in the P.U.D. (streets, open space, lagoons, etc.)

5/21/87

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGinty Associates / Architects

RECEIVED
MAY 21 1987
Ans'd.....

May 21, 1987

Town of Hilton Head
Planning Department
40 Palmetto Parkway
Hilton Head Island, South Carolina 29928

Re: Phase I, Town Center P.U.D.

Dear Sirs:

Pope Avenue Associates, the owner of the real property on which the above-referenced development is to occur, hereby formally consents to the Development Plan proposed herewith.

Sincerely,

Richard A. McGinty
General Partner

RAM/pc

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

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ATTACHMENT I

The Forest Beach Public Service District Commission
P.O. Box 5085
Hilton Head Island, South Carolina 29938

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 4 1987

March 2, 1987

Mr. Dunbar Delk
Engineering Evaluation Section
South Carolina Department of
Health & Environmental Control
2600 Bull Street
Columbia, SC 29201

Re: Super 8 Motel

Dear Mr. Delk:

We have reviewed the enclosed plans and recommend that a permit to construct be issued.

Thank you for your assistance.

Sincerely,

T. Kent Langley
District Manager

TKL/ajw

Enclosure

185

ATTACHMENT I

pg VI-23 (5) (f) (1)

THE HILTON HEAD COMPANY

Post Office Box 7000
Hilton Head Island, SC 29938
Telephone: (803) 785-4211

March 5, 1987

Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S.C. 29928

Re: Pope Avenue Associates, Town Center PUD
Block 5-B, Phase I - 94 Room Motel

Gentlemen:

The Hilton Head Company Plans Approval Board reviewed preliminary plans for the above referenced project at their meeting of Tuesday, March 3, 1987. Preliminary approval was granted on that date, with such approval confined exclusively to Phase I, Hotel/Motel.

This does not constitute approval to commence construction, which is dependent upon submission and approval of final construction drawings, exterior landscape, lighting, and sign plans, as well as samples of proposed exterior colors and materials.

If you have any questions regarding the Board's actions or comments, or if we can be of assistance as you proceed with plans for resubmission, please feel free to call us.

Sincerely,

Charles Rousek

Charles Rousek, Chairman
Plans Approval Board

CR:KJD

ATTACHMENT I

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Bims-Aycock Buildings
2600 Bull Street, Columbia, SC 29201

CONSTRUCTION PERMIT

Permission is Hereby Granted to: Brown, Brosche Financial, Inc.
411 Borel Avenue
Suite 620
San Mateo, CA 94402

for the construction of a potable water source, treatment and/or distribution system in accordance with plans, specifications and design calculations dated March 2, 1987, *by* Danny Stanley, *P.E., S. C. Registration No.:* 8211.

PROJECT DESCRIPTION: Water distribution system consisting of approximately 980 L.F. of 8" water line and one (1) fire hydrant to serve the "Super 8 Motel", Beaufort County. Water to be provided by the Forest Beach Public Service District.

SPECIAL CONDITIONS:

1. Before final approval to place into operation can be granted, this agency must receive written notification from the S. C. Coastal Council that all conditions of their certification have been met.

2. Material and construction specifications shall be "Thomas and Hutton Engineering Company." standard specifications approved by a letter from this office dated May 16, 1984.

Permit Number: 410717 *Date:* April 16, 1987

EXPIRATION DATE: Unless construction is initiated prior to April 16, 1988, *it will be necessary to reapply since this permit will no longer be valid.*

This is a permit for construction only and does not constitute State Department of Health and Environmental Control approval, temporary or otherwise, to place this system in operation.

Michael D. Jarrett
Commissioner

M. K. Bitavci, P.E
Director, Water Supply Division

MEW/df
cc: Mr. Danny Stanley, P. E.
Mr. George Nelson, Dist. Dir.
Mr. Richard Hatfield, Dist. San. Dir.

Beaufort County Health Department
Forest Beach Public Service District

DHEC 1906 (4/81)

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ATTACHMENT I

Pg VI-23 (5)

State of South Carolina	)	Real
	)	Property Exchange
County of Beaufort	)	Agreement

This Real Property Exchange Agreement entered into this ____ day of _____, 1987 by and between POPE AVENUE ASSOCIATES, A PARTNERSHIP, (hereinafter "PAA") and HODGE TRUST, A SOUTH CAROLINA LIMITED PARTNERSHIP (hereinafter "Hodge").

Whereas, Hodge is the record owner of that certain parcel of real property designated as Parcel A as shown on Exhibit 1 hereof, which Exhibit is attached hereto and made a part hereof by incorporation; and

Whereas, PAA is the record owner of that certain parcel of real property designated as Parcel B, as shown as Exhibit 1; and

Whereas, PAA is party to a contract of purchase and sale whereby it has agreed to sell to Brown, Brosche Financial, Inc., A California Corporation, ("BBF") and BBF has agreed to purchase from PAA certain real property comprising Two and 60/100 (2.60) Acres, which parcel includes Parcel A as shown on Exhibit 1 hereof; and

Whereas, the parties hereto mutually desire to effect an exchange of their respective parcels, one for the other, under the following terms and conditions.

NOW, THEREFORE, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, mutually given and received, the receipt and sufficiency of which is hereby mutually acknowledged, the parties agree as follows:

1. The real property exchange as contemplated by this Agreement shall occur only if, and in such case contemporaneously with, the closing of the transaction described above between PAA and BBF involving the 2.60 acre parcel occurs.

2. It is agreed that the primary consideration for the exchange is to create a more acceptable site development plan for a proposed motel to be constructed by BBF on the property referenced in paragraph 1 hereof, including Parcel A, and that Parcel A shall be used only for parking and/or buffer area, for such motel. Further, PAA shall restrict the use of Parcel A, such that Parcel A may not be used as a service, refuse or storage disposal area.

3. It is agreed that after the property exchange direct access from Parcel A to or from the existing, or future, parking area of the "Western Sizzlin" restaurant, now owned by Hodge shall be limited to a pedestrian walkway, to be constructed at PAA's expense.

4. It is agreed that this property exchange shall take place in the event and only in the event that it is previously determined by the relevant authorities of the Town of Hilton Head that neither the exchange nor the proposed uses of either of Parcels A or B shall have any adverse impact with regard to zoning or use restrictions, upon the continued use by Hodge of its land, then including Parcel B, as a restaurant. Such determination shall be in writing and shall be reasonably acceptable to counsel for Hodge. It is agreed that any expense of securing any such determination by the Town of Hilton Head shall be borne by PAA.

ATTACHMENT I

5. The property exchange contemplated herein is conditioned upon the determination by each party hereto of the acceptability of title to such parcel as each party shall receive in said exchange; i.e., each party shall convey to the other marketable title by general warranty deed in fee simple in recordable form with stamps affixed, subject to normal utility easements, governmental regulations, recorded covenants, and assessments. If an owner's title binder can be issued by an ALTA title insurance company at standard rates with standard exceptions for Hilton Head, South Carolina, title shall be deemed marketable.

6. PAA shall bear all costs associated with effecting the exchange, as well as all costs of preparing, landscaping, paving, and striping parcel B for use as a parking area. PAA shall post a performance bond running to Hodge, or by some other means acceptable to Hodge, provide assurance of completion of such work on Parcel B.

7. In no event shall Hodge lose its right to use, or the use of Parcel A as a parking area until such time as all construction work as outlined in paragraph 6 hereof is complete, and any certificate or permit that is or may be required in order to use Parcel B as a parking area have been issued.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date and year first above-written.

WITNESSES:

Pamela L. Cuthbertson
Robert S. Johnson
Pamela L. Cuthbertson
Robert S. Johnson
Pamela L. Cuthbertson
Robert S. Johnson

POPE AVENUE ASSOCIATES,
A PARTNERSHIP

By: _____
Robert L. Graves
its: Partner

By: _____
Richard A. McGinty
its: Partner

By: _____
Robert S. Crum
its: Partner

HODGE TRUST, A SOUTH CAROLINA
LIMITED PARTNERSHIP

By: _____
Patricia Hodge Croft
its: General Partner

By: _____
W. Miles Hodge, Jr.
its: General Partner

ATTACHMENT I

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
APR 13 1987

pg-II 23
5(2)(5)

State of South Carolina)
County of Beaufort)

Amendment #1, Agreement for Purchase and Sale of Real Property

This Amendment #1, Agreement for Purchase and Sale of Real Property (hereinafter the "Amendment #1") entered into this 8th day of April, 1987 by and between Brown, Brosche Financial, Inc., a California corporation (hereinafter "Purchaser"), and Pope Avenue Associates, a South Carolina Partnership (hereinafter, "Seller").

Whereas, the parties hereto did, on or about December 12, 1986, enter into an Agreement for Purchase and Sale of Real Property (the "Agreement") for certain real property within Town Center P.U.D., Pope Avenue, Hilton Head Island, South Carolina; and

Whereas, due to circumstances beyond the control of both Seller and Purchaser therein it has become necessary to modify and amend certain provisions of the Agreement; and

Whereas, both Seller and Purchaser are desirous of effecting such modifications and amendments through the within presents.

Now, Therefore, for and in consideration of the mutual covenants, conditions and undertakings contained herein, together with other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. With respect to Section 3 "Earnest Money Deposit" of the Agreement, Seller hereby agrees to return to Purchaser the initial $10,000.00 deposit made by Purchaser at the inception of the Agreement. Purchaser will provide to Seller an irrevocable Letter of Credit, in form and upon an institutional lender acceptable to Seller's counsel, in the amount of Twenty Thousand and no/100 ($20,000.00) Dollars. Said sum represents the first two Earnest Money deposits as described in Section 3 of the Agreement, and in no other way affects or shall affect the provisions thereof. The exchange and substitution contemplated by this paragraph 1 shall take place within twenty-one (21) calendar days of the execution date hereof.

2. With respect to Section 8(b) of the Agreement, "Seller's Representations and Warranties", the second sentence of said Section 8(b) is hereby amended so as to allow a period of one hundred and twenty (120) days for Sellers to "...apply for an amendment to the existing preliminary approval of the PUD...etc."

3. With respect to Section 9(c) of the Agreement, "Approvals from Planning Commission", said Section is hereby amended so as to allow a period of one hundred eighty (180) days

ATTACHMENT I

from the date of Seller's acceptance of the Agreement to obtain the preliminary approvals called for in Sections 9(c)(i) through 9(c)(iii).

4. With respect to the second paragraph of Section 10 of the Agreement, "Termination of Agreement by Purchaser", said Section paragraph is hereby amended to allow Purchaser one hundred eighty (180) days in which "...to obtain construction and permanent financing acceptable to Purchaser...etc." This amendment shall in no way affect Purchaser's right under Section 10 to extend the Agreement for an additional sixty (60) days in order to secure such financing.

In Witness Whereof, the parties hereto have caused these presents to be executed as of the date first above written.

Witnesses:

PURCHASER:

Brown, Brosche Financial, Inc.
a California Corporation

By:
its: President

Attest:

By:
its: Secretary

SELLER:

Pope Avenue Associates, a
South Carolina Partnership

By:
Robert Graves,
General Partner

By:
Pete McGinty,
General Partner

By:
Robert Crum,
General Partner

ATTACHMENT I

McGINTY ASSOCIATES/ARCHITECTS

RECEIVED
APR 13 1987

April 9, 1987

Mr. Richard Brown
Brown-Brosche Financial, Inc.
411 Borel Avenue
Suite 620
San Mateo, CA 94402

Re: **Extension Agreement, Super 8**

Dear Rich:

Enclosed you will find a copy of the Amendment to the Purchase and Sale Contract for the Super 8 site, as you requested.

We have another meeting with the Planning Commission on the fifteenth of this month at which time we will be discussing the necessity for certain "Review" procedures with respect to this project that, needless to say, we would prefer to avoid.

Please note that the Extension Agreement is being delivered to you in trust, pending our receipt of the Letter of Credit referenced in the Extension Agreement. Immediately upon receipt of the Letter of Credit, we shall return to you the initial Escrow Deposit you have already made.

If you have questions or concerns please call at your convenience.

Sincerely,

John C. Benso

:af

cc: Robert Crum
Robert Graves
Herb King
Pete McGinty

ATTACHMENT I

Orig. copy 12/12/86

AGREEMENT
FOR
PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY is made and entered into this _____ day of December, 1986, by and between POPE AVENUE ASSOCIATES, a South Carolina Partnership, ("Seller"), and BROWN, BROSCHE FINANCIAL, INC., a California corporation, ("Purchaser").

WHEREAS, Seller desires to sell and Purchaser desires to purchase certain real property presently owned by Seller which consists of a +2 acre tract to be located in the Town Center PUD, Pope Avenue, Hilton Head Island, Beaufort County, South Carolina (the "Property"), as indicated on that certain Concept Plan by Edward Pickney Associates, Ltd., dated June 26, 1986, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, Purchaser desires to purchase the Property for the sole purpose of constructing a "Super 8 Motel" of no less than eighty (80) rooms and three (3) stories (the "Motel").

For and in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Survey and Legal Description of the Property.** Prior to the execution of this Agreement, the Sellers have caused a survey and legal description to be prepared at Seller's expense of the + 2 acre tract to be conveyed, which survey and legal description are hereto as Exhibits B and C, respectively.

2. **Purchase Price.** The Purchase Price for the Property is to be calculated on the basis of Nine Thousand Three Hundred ($9,300.00) Dollars per room and a minimum purchase price of Seven Hundred Forty-Four Thousand ($744,000.00) Dollars based on an eighty (80) room Motel. In the event that fewer than eighty (80) rooms are permitted by the Planning Commission of the Town of Hilton Head Island ("Planning Commission"), Purchaser may terminate this Agreement in accordance with the terms of Paragraph 10 hereof. Payment shall be paid to Seller by Buyer at Closing in cash or good funds by certified check or wire transfer, reduced by all Earnest Money paid by Purchaser pursuant to Paragraph 3 of this Agreement.

3. **Earnest Money Deposit.** Purchaser has, simultaneously with the execution of this Agreement, delivered to Seller's Agent or Broker a check in the amount of Ten Thousand ($10,000.00) Dollars ("Earnest Money"), the receipt and sufficienny of which is acknowledged by Seller, which shall be applied against the Purchase Price at Closing. The Earnest Money shall be increased by an additional deposit of Ten Thousand ($10,000.00) Dollars upon satisfactory completion of the Engineering Study referred to in Paragraph 9b. The Earnest Money shall be further increased by an additional deposit of Thirty Thousand ($30,000.00) Dollars within fifteen (15) days of satisfaction of the conditions precedent listed in Paragraphs 9c and 9d of this Agreement. All Earnest Money shall be deposited in an interest bearing escrow account with all interest accruing to the Purchaser.

ATTACHMENT I

4. **Closing.** Closing shall be held within sixty (60) days after final development approval of the Motel site by the Planning Commission, at a time to be designated by the parties at the law offices of the McNair Law Firm, Hilton Head Island, South Carolina. Seller agrees to deliver possession of the Property to Purchaser at Closing in the same condition as it presently exists.

5. **Closing Costs and Prorations.** At the Closing, Seller shall pay Seller's attorneys' fees and the transfer taxes required to be paid prior to recording of the deed. Purchaser shall be responsible for all other closing costs, including any recording fees and Purchaser's attorneys' fees. All ad valorem property taxes shall be prorated as of the date of Closing. Prorations shall be computed by the three hundred sixty (360) day method, with each month representing 1/12 of the annual charge and each day 1/30 of the monthly charge.

6. **Marketable Title.** Seller shall convey good and marketable fee simple title to the Property to Purchaser by general warranty deed at Closing. Marketable fee simple title, for the purposes of this Agreement, shall be defined as title which a title insurance company licensed to do business in the State of South Carolina will insure at its regular rates, subject only to its standard exceptions. If Seller shall be unable to convey title in accordance with the terms of this Agreement, Purchaser shall have the option of terminating this Agreement by written notice to the Seller or of proceeding with the Closing of the sale and accepting such title as Seller is able to convey with no adjustment in the Purchase Price. In the event that Purchaser exercises its option to terminate this Agreement, Seller shall promptly return to Purchaser any and all surveys, engineering, architectural, or conceptual development studies prepared by Purchaser or its agents.

7. **Inspections Prior to Closing.** Prior to Closing, Purchaser may, at Purchaser's cost, directly or through its agents and representatives, enter upon the Property for the purpose of inspection, survey and other study of the Property, or as may be necessary or advisable to obtain any permits or approvals, including zoning and building permits. Purchaser does hereby agree to indemnify and hold Seller harmless from any and all damages or injuries which may be occasioned by reason of any entry onto the Property by Purchaser, its representatives and agents.

8. **Seller's Representations and Warranties.** Seller hereby makes the following representations and warranties to the Purchaser:

a. The Property is part of and contained within a ±15 acre planned unit development known as the "Town Center PUD" (the "PUD"), which has received preliminary approval as a "master plan" by the Planning Commission, which approval is valid until September 30, 1987.

b. Tract "D" of the PUD has received approval for a fifty (50) room "Bed and Breakfast Inn" on a one (1) acre site with fifty-five (55) parking spaces. Seller shall apply for an amendment to the existing preliminary approval of the PUD within sixty (60) days of Seller's acceptance of this Agreement for (i) relocation of the site for the Motel, and (ii) approved density of at least forty (40) motel rooms per acre on the two (2) acre Motel site (or an appropriate increase in the size of the Property to be conveyed in order to provide the Purchaser with sufficient density to build an eighty (80) unit Motel). Seller further agrees to make any necessary re-allocations of density within the PUD to permit development of the Motel in accordance with the terms of this Agreement.

ATTACHMENT I

c. As indicated in Exhibit E hereto, water and sewer service is currently available to the Property based on combined impact and tap fees not to exceed $850.00 per room.

d. The Property drains in accordance with the drainage plan approved by the Planning Commission, and Purchaser has the ability to tie into the master lagoon drainage system for the Town Center PUD.

e. There are no covenants, restrictions, easements or encumbrances whether or not of record, which would prohibit the intended use of the Property as a site for the Motel, subject, however, to the Cross Parking Easement which is attached as Exhibit D hereto and the list of permitted encumbrances which is attached as Exhibit G hereto.

f. Seller is a duly organized and validly existing Partnership under the laws of the State of South Carolina, and the general partners thereof have full authority to execute and deliver this Agreement and to perform on behalf of Seller all its obligations hereunder.

g. There are no taxes, charges or assessments of any nature or description which constitute a lien against the Property that will be unpaid at Closing or not paid from Seller's closing proceeds, except the lien of ad valorem property taxes for the year in which the Closing occurs.

h. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1954, as amended.

i. The intended use of the Property does not violate any provision of any applicable land use, zoning, subdivision, development or other governmental regulations or ordinances, if approved by the Planning Commission and if the intended use is in conformance with those approvals.

j. There is no litigation or proceeding of any type pending, or to the knowledge of the Seller, threatened against the Property.

k. All representations and warranties of Seller contained in this Agreement are true and correct as of the date hereof and will be true and correct as of the date of Closing.

Seller acknowledges that Purchaser will be proceeding with extensive engineering, feasibility and other development studies in reliance on the representations and warranties herein made by Seller. In the event that the representations and warranties made by Seller contain material misstatements or misrepresentations, Purchaser has the right to terminate this Agreement by written notice to the Seller and have its entire Earnest Money Deposit refunded. Further, in the event of such termination by Purchaser, Seller agrees to reimburse Purchaser for the actual costs and expenses incurred by Purchaser in reliance thereon, the amount of which reimbursement shall not exceed Fifteen Thousand ($15,000.00) Dollars.

9. <u>Conditions Precedent</u>. Closing and purchase of the Property is expressly made subject to fulfillment of the following conditions to Purchaser's satisfaction within the indicated time periods:

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ATTACHMENT I

a. Site Plan. Within thirty (30) days after Seller's acceptance of this Agreement, Seller shall prepare a Site Plan for the Town Center PUD, acceptable to Purchaser, which shall take into account the following:

(i) exact site location of the Motel to be constructed on the Property;

(ii) visibility of the Motel from Pope Avenue; and

(iii) overall design compatibility among the Motel and the commercial/retail buildings to be constructed on the portion of the PUD which fronts on Pope Avenue.

b. Engineering Study. Within thirty (30) days of Seller's submission to Purchaser of the Site Plan, an engineering study shall be conducted by Purchaser to determine that public water, sewer, telephone, electric power, and other utilities exist or are available which are of sufficient quantity and quality to handle the requirements of the Motel and that the cost of providing such services, along with the cost of designing and constructing an on-site drainage system, can be accomplished without extraordinary cost for lift stations, special pressurized systems, excavation, or elevated water storage tanks.

c. Approvals from Planning Commission. Within one hundred twenty (120) days of Seller's acceptance of this Agreement, preliminary approvals shall be obtained from the Planning Commission for:

(i) development of the Property as a site for no less than an eighty (80) room Motel of at least three (3) stories;

(ii) an appropriate curb cut on Pope Avenue for entrance onto the Property; and

(iii) a sign for the Motel on Pope Avenue which is in conformance with the applicable sign ordinance.

d. Approvals from Architectural Review Board or Plans Approval Board. Within one hundred twenty (120) days of Seller's acceptance of this Agreement, preliminary approvals shall be obtained from any and all Architectural Review Boards or Plans Approval Boards (specifically including Pope Avenue Associates and the Hilton Head Company Plans Approval Boards, and any similar Review Board established by the Town of Hilton Head Island), which have authority to enforce recorded covenants and restrictions and oversee development in accordance with such recorded covenants and restrictions.

e. Additional Governmental Approvals. Any necessary approvals shall also be obtained from (i) the Corridor Review Board, (ii) South Carolina Coastal Council, and (iii) Army Corps of Engineers.

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ATTACHMENT I

f. Landscaping Improvements. Seller shall hire a landscape architect to develop attractive landscaping plans for the Pope Avenue entrance road and lagoon areas, with Purchaser sharing in twenty-five (25%) percent of the total cost of the driveway entrance road from Pope Avenue and associated landscaping improvements, with a cap on Purchaser's contribution to such costs of Twenty-Five Thousand ($25,000.00) Dollars. Seller agrees to submit an estimated budget of such costs of landscaping improvements and entrance road construction for Purchaser's review and approval at least thirty (30) days prior to Closing. At the Closing, the parties will provide for the escrow of their respective shares of the total cost of the road and landscaping improvements, either by a cash deposit to an interest bearing escrow account or by appropriate letters of credit issued by lending institutions and in a form satisfactory to the other party.

g. Common Area Maintenance Agreement. Seller and Purchaser shall (i) execute an Agreement providing for the maintenance of common areas, or (ii) form a property owners' association which shall be responsible for such common area maintenance. In either case, Purchaser's obligation to contribute funds for such common area maintenance shall be prorated based on the relation between the Property and the entire Planned Unit Development, in an amount not to exceed twenty-five (25%) percent of the total funds necessary for such common area maintenance.

10. **Termination of Agreement by Purchaser.** In the event that Purchaser is not able to obtain approvals under Paragraphs 9c and 9d, including, but not limited to, a building permit for the Motel in accordance with Purchaser's plans, this Agreement may be terminated by Purchaser and, if terminated, shall be deemed to be null and void. In the event of such termination by Purchaser, the entire Earnest Money Deposit previously made by Purchaser shall be returned to Purchaser. In the event this Agreement is terminated, copies of all soil samplings, engineering or architectural studies referenced in this Paragraph 9 will become the property of Purchaser.

If Purchaser is unable to obtain construction and permanent financing acceptable to Purchaser within one hundred twenty (120) days from the date of this Agreement, the Purchaser shall have the option of extending this Agreement for sixty (60) additional days or terminating this Agreement and, in the event of such termination, the entire Earnest Money Deposit previously made by Purchaser shall be forfeited to Seller.

The parties agree that Seller's damages, in the event of Purchaser's default, would be impractical and difficult to determine. They do agree, however, that the Earnest Money deposited hereunder by Purchaser represents a fair estimate of actual damages in the event of Purchaser's default. The parties agree that in the event of Purchaser's

ATTACHMENT I

default, the Earnest Money deposited by Purchaser may, at Seller's option, be forfeited to Seller as liquidated damages, and that in that event, all of Seller's claims and rights against Purchaser shall be fully discharged thereby. Seller agrees that it shall declare no default without giving Purchaser seven (7) days prior written notice, during which time Purchaser may cure default.

11. Condemnation or Destruction. In the event, at any time between the execution of this Agreement and the Closing of the purchase and sale or termination of this Agreement pursuant to its terms, all or any portion of the Property is condemned by any legally constituted authority for any public use or purpose or is destroyed by or for whatever cause, then Purchaser may elect either: (i) to terminate this Agreement, in which event all Earnest Money paid by Purchaser shall be promptly refunded to Purchaser, and the parties hereto shall have no further obligation or liability under this Agreement; or (ii) to receive all proceeds from any condemnation and to have the terms of this Agreement remain in full force and effect and binding on the parties hereto, except that the Property shall then consist of the Property described in Exhibit "C" hereto less and except any portion thereof taken by condemnation or destroyed. The risk of loss prior to Closing shall be upon the Seller.

12. Prohibition on Alienation of Property by Seller. Seller agrees that Seller shall not sell, convey, assign, pledge, encumber or lease, or contract to sell, convey, assign, pledge, encumber, or lease the Property which is the subject of this Agreement. Seller further agrees that Seller shall not sell, convey, assign, pledge, encumber or lease, or contract to sell, convey, assign, pledge, encumber or lease the remaining land within the PUD if such conveyance, assignment, encumbrance, lease or contract would affect Seller's ability to fulfill the conditions precedent in Paragraph 8b of this Agreement; provided, however, that the foregoing limitation shall not prohibit Seller from selling or contracting to sell individual development tracts within the PUD, provided that written notice is given to Purchaser thirty (30) days prior to the date of closing the transfer of such sale(s).

13. Agreement Assignable by Purchaser. This Agreement may be assigned by Purchaser with the prior written consent of Seller, which consent shall not be unreasonably withheld.

14. Entire Agreement. This Agreement constitutes the sole and entire agreement of the parties and shall be binding upon Seller and Purchaser, their successors, legal representatives and permitted assigns. This Agreement may not be changed orally, but only by an instrument in writing signed by the party or parties against whom enforcement of such change is sought.

15. Exhibits. Any Exhibits attached hereto which are signed or initialed by the parties shall be deemed a part of this Agreement.

16. Acceptance. In the event this offer is not accepted by the Seller by December 12, 1986, this offer shall become null and void. The date of this Agreement shall be deemed to the date on which Seller accepts this Agreement and executes counterparts hereof, as evidenced by the date opposite Seller's signature, and this date shall be inserted in the preamble of Page 1 of this Agreement.

17. Broker. Seller acknowledges that Herb King ("Broker") is acting as real estate agent for the Seller in this transaction. In consideration of such services by Broker, Seller shall pay to Broker a commission in cash at Closing in an amount equal to eight (8%) percent of the Purchase Price, which commission shall be due and payable only upon Closing of the transaction in accordance with the terms of this Agreement. No commission shall be paid to Broker if this transaction shall fail to close for any reason.

ATTACHMENT I

17. **Evidence of Title.** Immediately upon execution of this Agreement, Seller shall deliver to Purchaser copies of all title information in Seller's possession or available to Seller, including but not limited to title insurance policies, attorneys' opinions on title, surveys of all kinds (including any topographical or tree surveys), deeds, deeds of trust, governmental approvals, and permits pertaining to the Property.

18. **Notices.** Any notice or other communication required or permitted hereunder must be in writing and delivered in person or by certified or registered mail, postage prepaid, return receipt requested, to the addresses set forth below or to such other addresses which the parties hereto may from time to time specify in writing:

If to Seller:

Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, SC 29928

Attn: Robert Graves

With required copy to:

The McNair Law Firm
NCNB Building - Pope Avenue
PO Box 5914
Hilton Head Island, SC 29928

Attn: Richard S. Woods, Esq.

If to Purchaser:

Brown, Brosche Financial, Inc.
411 Borel Avenue, Suite 520
San Mateo, CA 94402

Attn: Richard M. Brown
Vice President

With required copy to:

Cannon & Blair, P.A.
221 South Tryon Street
Charlotte, NC 28202

Attn: Nancy L. Olah, Esq.

If to Broker:

PO Box 8062
Hilton Head Island, SC 29938-8062

Attn: Herb King

19. **Construction of Agreement.** This Agreement shall be construed and interpreted under the laws of the State of South Carolina, without regard to its conflicts of laws rules.

20. **Headings.** The paragraph, section and other headings used in this Agreement are for convenience of reference purposes only and shall not affect the meaning or interpretation of this Agreement.

21. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same instrument.

ATTACHMENT I

22. **Memorandum of Agreement.** Upon the execution of this Agreement, the parties shall execute a Memorandum of Agreement, a copy of which is attached hereto as Exhibit F, which Memorandum of Agreement shall be promptly recorded with the Register of Mesne Conveyances, Beaufort County, South Carolina.

IN WITNESS WHEREOF, this Agreement has been executed by the Purchaser as of December, _____, 1986.

WITNESS AS TO PURCHASER:

PURCHASER:

BROWN, BROSCHE FINANCIAL, INC., a California corporation

By: _____ President

ATTEST:

_____ Secretary

(CORP[redacted]

IN WITNESS WHEREOF, this Agreement has been accepted by [redacted] December, _____, 1986.

WITNESS AS TO SELLER:

Pamela F. Cuthbertson

Pamela F. Cuthbertson

Pamela F. Cuthbertson

SELLER:

POPE AVENUE ASSOCIATES, a South Carolina Partnership

By: _____ (SEAL)
Robert Graves, General Partner

By: _____ (SEAL)
Pete McGinty, General Partner

By: _____ (SEAL)
Robert Crum, General Partner

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ATTACHMENT I

STATE OF CALIFORNIA

COUNTY OF San Mateo

PROBATE

PERSONALLY appeared before me Marvin K. S. Cheng who, on oath, says that s/he saw the within named BROWN, BROSCHE FINANCIAL, INC. by D. Mark Brosche, its President, sign the within Agreement and Richard M. Brown, its V.P. & Secretary, attest the same, and the said Corporation, by said officers, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with Betty Kelso witnessed the execution thereof.

SWORN to before me this 3rd day of December, 1986.

Betty H. Kelso

Notary Public for California
My commission expires: September 19, 1989

OFFICIAL SEAL
BETTY H. KELSO
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires Sept. 19, 1989

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

PROBATE

PERSONALLY appeared before me _____, who, on oath, says that s/he saw the within named POPE AVENUE ASSOCIATES, a South Carolina Partnership, by Robert Graves, General Partner, sign the within Agreement, and the said _____ Partnership, by said General Partner, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with _____ witnessed the execution thereof.

SWORN to before me this _____ day of _____, 1986.

Notary Public for South Carolina
My commission expires: _____

ATTACHMENT I

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT PROBATE

PERSONALLY appeared before me _____, who, on oath, says that s/he saw the within named POPE AVENUE ASSOCIATES, a South Carolina Partnership, by Pete McGinty, a General Partner, sign the within Agreement, and the said _____ Partnership, by said General Partner, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with _____ witnessed the execution thereof.

SWORN to before me this
_____ day of _____,
1986.

_____
Notary Public for South Carolina
My commission expires: _____

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT PROBATE

PERSONALLY appeared before me _____, who, on oath, says that s/he saw the within named POPE AVENUE ASSOCIATES, a South Carolina Partnership, by Robert Crum, a General Partner, sign the within Agreement, and the said _____ Partnership, by said General Partner, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with _____ witnessed the execution thereof.

SWORN to before me this
_____ day of _____,
1986.

_____
Notary Public for South Carolina
My commission expires: _____

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ATTACHMENT I

EXHIBIT A

Concept Plan by Edward Pickney Associates, Ltd.
Dated June 26, 1986

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ATTACHMENT I

EXHIBIT B

Survey

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ATTACHMENT I

EXHIBIT C

Legal Description of Property to be Conveyed

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ATTACHMENT I

EXHIBIT D

Cross Parking Easement

ATTACHMENT I

EXHIBIT E

Utility Letter

ATTACHMENT I

Exhibit F

SOUTH CAROLINA)
)
BEAUFORT COUNTY)

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made and entered into this _____ day of December, 1986 by and between Pope Avenue Associates, a South Carolina _____ partnership ("Pope") and Brown, Brosche Financial, Inc., a _____ corporation ("Brown").

Pope and Brown have entered into an Agreement in which Brown has an option to purchase certain real property from Pope, which Agreement is dated _____, 1986, which property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference. Pope and Brown are executing this Memorandum of Agreement for the purpose of providing interested parties with record notice of the existence of such Agreement.

NOW THEREFORE, in consideration of the sum of Five ($5.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, Pope does hereby grant to Brown the right and option to purchase the property described in the attached Exhibit A. Closing on the purchase is scheduled for February 15, 1987, unless otherwise extended by the parties.

The provisions set forth in the written Agreement for Purchase and Sale of Real Property between the parties dated _____, 1986 are hereby incorporated by reference in this Memorandum of Agreement.

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ATTACHMENT I

IN WITNESS WHEREOF, the parties have caused this Memorandum of Agreement to be duly executed as of the day and year first above written.

WITNESS AS TO PURCHASER:

PURCHASER:

BROWN, BROSCHE FINANCIAL, INC.

By: _____ President

(CORPORATE SEAL)

ATTEST:

_____ Secretary

WITNESS AS TO SELLER:

SELLER:

POPE AVENUE ASSOCIATES, a _____ Partnership

By: _____
Robert Graves, General Partner

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

PERSONALLY appeared before me Marvin K. S. Cheng on oath, says that s/he saw the within named BROWN FINANCIAL, INC. by D. Mark Brosche, its President sign the within Agreement and Richard M. Brown V.P. & Secretary attest the same, and the said Corporation, by said officers, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with Betty H. Kelso witnessed the execution thereof.

SWORN to before me this 3rd day of December, 1986

OFFICIAL SEAL
BETTY H. KELSO
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires Sept. 19, 1989

Notary Public for California

My Commission Expires:
September 19, 1989

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ATTACHMENT I

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me _____, who, on oath, says that s/he saw the within named POPE AVENUE ASSOCIATES, a South Carolina _____ Partnership, by Robert Graves, its General Partner, sign the within Agreement, and the said _____ Partnership, by said General Partner, seal said Agreement, and, as its act and deed, deliver the same, and that s/he with _____ witnessed the execution thereof.

SWORN to before me this _____
day of _____, 1986

_____
Notary Public for South Carolina

My Commission Expires:

_____

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EXHIBIT G

Permitted Encumbrances

ATTACHMENT I

pg VI-22 (5)(a)(3)

The Forest Beach Public Service District Commission
P.O. Box 5085
Hilton Head Island, South Carolina 29938

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 4 1987

March 2, 1987

Mr. Marion F. Sadler
South Carolina Department of
Health & Environmental Control
Domestic Wastewater Division
2600 Bull Street
Columbia, SC 29201

Re: Super 8 Motel

Dear Mr. Sadler:

We have reviewed the enclosed plans and recommend that a permit to construct be issued.

Thank you for your assistance.

Sincerely,

T. Kent Langley
District Manager

TKL/ajw

Enclosure

2/2

ATTACHMENT I

pg VI-22 (5)(a)(5)

Member
South Carolina
State Firemen's Association
National Fire
Protection Association
Southern Building
Code Congress International

David A. MacLellan, Chief

Sea Pines-Forest Beach
Fire Department
P. O. Box 5193
Hilton Head Island, S. C. 29938-5198
803-785-2308

March 4, 1987

Richard A. McGinty, FAIA
MCGINTY ASSOCIATES, ARCHITECTS
11 Lagoon Road
Hilton Head Island, SC 29928

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 5 1987

RE: Town Center PUD Phase I

Dear Mr. McGinty,

The Town Center Phase I plans have been reviewed and found to meet all Fire Prevention Code requirements pertaining to access. Therefore, please except this letter as preliminary approval of this project. Before final approval is given we must review water distribution plans and hydrant locations.

If there are any questions, please do not hesitate to call.

Sincerely,

James D. Padgett, Assistant Chief
Fire Marshal
FIRE SAFETY DIVISION

JDP/dhg

ATTACHMENT I

DIVERSIFIED PROPERTIES GROUP, LTD.
POST OFFICE BOX [illegible]
HILTON HEAD ISLAND, SOUTH CAROLINA [illegible] • [illegible]

July 31, 1987

Mr. Bill Issel
Director, Planning & Inspections
Town of Hilton Head Island
40 Palmetto Parkway
Hilton Head, South Carolina 29928

Re: Super 8 Motel Project, LMO Section 16-7-915

Dear Bill:

With regard to the impending development of Phase I, Town Center P.U.D., the Staff has required that this narrative be submitted in conjunction with the material already provided concerning the filling of a limited amount of "wetlands" within the project site.

I believe the following reasons fully support our application in this respect.

1. When Pope Avenue Associates originally proposed this project, they were told that both Special Exception and Conditional Use approvals would be necessary. As you may recall, the tract proposed for this project was therefore increased in size from its original 1 acre, to 2.6 acres plus 1.3 acres of "common open space". The new site was reviewed and approved at that time by both the Staff and the Planning Commission. At this time, therefore, it is not feasible to develop the motel on any other site than the one the Staff and Planning Commission have approved.

2. Negotiations with the prospective purchaser of the land (the future owner of the motel) resulted in the site under scrutiny here as the site of choice.

3. At no prior time was the issue of the lagoon brought up. Given the extent to which all of us have cooperated and achieved the compromise upon which this entire transaction is posited, it appears unreasonable to find that a minor reconfiguration of a man-made lagoon should cause the project to fail at this point.

4. The lagoon made the subject of this narrative and inquiry is a "wetland" only in the most legalistic sense of the word. Only the introduction of new laws have tagged this otherwise locally familiar form of landscaping and storm water retention facility a "wetland". At the present time I am corresponding with the Corps of Engineers in order to clarify the issue of jurisdiction regarding our local, man-made lagoons. In any event, this is in no sense a "natural"

ATTACHMENT I

feature of the site, but is entirely artificial. I do not believe that the LMO intends to assert such broad jurisdiction over these "man-made water bodies" (a defined term under the LMO as distinguished from "wetland").

5. The applicant has already received its Section 404 Permit from the Army Corps of Engineers, together with Coastal Council's Certification.

6. With regard to the minimization of environmental impacts, the banks of the newly configured lagoon will be left in as natural a state as possible. The overall size of the reconfigured lagoon shall not change, indeed, it must remain the same area in order to assist in the approved drainage plan for the site.

For all of the above reasons, we submit that no feasible alternative exists to the development proposal as submitted, and that no adverse environmental impact shall result from such development.

Yours very truly,

John C. Benso

John C. Benso
General Counsel

:af

ATTACHMENT I

McGinty Associates / Architects

February 27, 1987

Ms. Karen Dill
The Hilton Head Company
Architectural Review Board
Hilton Head Island, S. C. 29928

HAND DELIVERED

Re: Pope Avenue Associates
Town Center PUD
Central Forest Beach Zoning District
Approval of Phase I Development, 2.6 Acres +/-
94 Room Motel

Dear Karen:

Enclosed is information for the above project.

We are requesting approval for this motel project which is Phase I of the Town Center PUD Conceptual Master Plan approved by the Town December 12, 1984 and subsequently re-approved by the Town, October 15, 1986, and referred to in the letter of September 29, 1986 from Hilton Head Holdings to Robert L. Graves.

In paragraph 1a. of the Hilton Head Holdings letter dated 9/29/86 the three conditions, Exhibit B, have been removed by the Town and in reference to the gatehouse, Condition #2, at the time when it is decided to relocate the gatehouse it will be done in accordance with the Ken Scodacek sketch.

The Phase I motel project represents a modest re-location of the Hotel/Motel area but does not alter the approved Master Plan overall use and intensity of development.

1. Completed application form.

2. Site Plan at 1" = 50' showing location of the Phase I development. (McGinty Associates)

3. Phase I Site Plan, 1" = 20'. (James M. Cooperman & Assocs.)

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

4. Plan - First Floor at 1/8". Second and Third Floors same except rooms will occupy spaces shown for Administration and Utility. (James M. Cooperman & Assocs.)

5. Main Elevation at 1/8". (James M. Cooperman & Assocs.)

6. Site Plan at 1" = 50' showing schematic landscape concept for road corridor to site and motel site. Under sales agreement for Phase I site Pope Avenue Associates is to provide this access. (McGinty Associates)

7. Pope Avenue elevation showing proposed character of future retail buildings. (McGinty Associates)

8. Preliminary prototype retail buildings. (McGinty Associates)

The future retail building shapes, volumes, and heights may vary from those shown but there will be a common theme of stucco walls, possibly metal roofs on low buildings, asphalt on the higher buildings at the rear of the property and a connection of landscaping, walkways, and lighting to tie the PUD together. Pope Avenue Associates will submit plans of the future buildings to the Hilton Head Company for approval as soon as they become more definite.

The following engineering drawings have been prepared by Thomas and Hutton and Surveying Consultants and are available for your review:

a. Tree location plan for motel site. (Surveying Consultants)

b. Tree location for access corridor. (Surveying Consultants)

c. Water and sewage connection site plan. (Thomas & Hutton)

ATTACHMENT I

A land swap has been agreed to by the owners of The Western Sizzlin which is reflected on the site plans, which creates a more workable site for the Phase I project. The PUD acreage remains basically the same. A copy of this agreement is available for your review.

I believe you have on file your copy of the approved Edward Pinckney and Associates/Ltd. Master Plan. Let me know if you need an additional copy.

Thank you and the Board for your consideration of this project.

Yours sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

Enclosures

Pg VI-17

ATTACHMENT I

Form No. 106—Title to Real Estate by a Corporation

Rev. 1938

The State of South Carolina,
COUNTY OF BEAUFORT

Original from HHC

KNOW ALL MEN BY THESE PRESENTS, That

THE HILTON HEAD COMPANY, A Georgia Corporation,

in the State aforesaid, --------- for and ------ *in consideration of the sum of*

FIVE HUNDRED THOUSAND AND NO/100 ($500,000.00) --------- *Dollars*

to it in hand paid at and before the sealing of these presents, by ROBERT S. CRUM, ROBERT L. GRAVES, AND RICHARD A. McGINTY,
in the State aforesaid, --------- *(the receipt whereof is hereby acknowledged)*

have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said ROBERT S. CRUM, ROBERT L. GRAVES, AND RICHARD A. McGINTY, THEIR HEIRS AND ASSIGNS, the following described real estate, to-wit:

ALL that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island in Beaufort County, South Carolina containing approximately twenty-six (26) acres and being a portion of Block 5-B of Forest Beach Subdivision. Said tract hereby conveyed is more particularly described as follows, to-wit: Beginning at a point on the northern side of Pope Avenue at its intersection with the southern margin of an unnamed road having a one hundred foot (100') right of way, and running thence North 54 degrees 20' East for a distance of 863 feet to a point on the southern margin of Avocet Street; thence South 35 degrees 40' East along the southern side of Avocet Street for a distance of 1,651.06 feet to a point; thence South 63 degrees 52' West for a distance of 489.7 feet to a point; thence North 35 degrees, 40' West for a distance of 416.13 feet to a point; thence South 54 degrees 20' West for a distance of 175.43 feet to a point; thence North 35 degrees 40' West for a distance of 300 feet to a point; thence South 54 degrees 20' West for a distance of 200 feet to the northern margin of Pope Avenue; thence North 35 degrees 40' West for a distance of 854.33 feet along Pope Avenue to the point of beginning. All of which will more particularly be shown by reference to a plat duly recorded in the office of the Clerk of Court for Beaufort County, South Carolina in Plat Book ____ at page _____.

14.4
3.47
1002
5760
432.00
19.968

ATTACHMENT I

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Robert S. Crum, Robert L. Graves and Robert A. McGinty, their *Heirs and Assigns forever*

And the said The Hilton Head Company *does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said* Robert S. Crum, Robert L. Graves and Robert A. McGinty, their *Heirs and Assigns, against itself and its successors* And against any persons whomsoever lawfully *claiming or to claim the same, or any part thereof.*

IN WITNESS WHEREOF THE HILTON HEAD COMPANY (Insert name of Corporation) *has caused these presents to be executed in its name by its* (Insert name of President or Vice-President) *President and by its* Secretary (Insert name of Sec. or Treas.) *and its corporate seal to be hereto affixed this* day of December *in the year of our Lord one thousand nine hundred and* sixty-nine *, and in the one hundred and* ninety-fourth *year of the Sovereignty and Independence of the United States of America.*

Signed, Sealed and Delivered in Presence of } THE HILTON HEAD COMPANY (Seal)

By _____ *President*

_____ *Witness*

_____ *Witness*

_____ *Sec. or Treas.*

226

ATTACHMENT I

The State of South Carolina,
COUNTY OF BEAUFORT

PERSONALLY appeared before me (Insert name of Witness)

who, on oath, says that he saw the within named The Hilton Head Company (Insert name of Corporation)

by (Insert name of President or Vice-President) its

President sign the within Deed, and (Insert Sec. or Treas.) its

Secretary attest the same, and the said Corporation, by said officers, seal

said Deed, and, as its act and deed, deliver the same, and that he with (Insert name of other Witness)

witnessed the execution thereof.

(Witness)

SWORN to before me, this day of December A. D. 1969.

(Seal)
Notary Public, S. C.

ATTACHMENT I

APPLICATION FOR TELEPONE CONSTRUCTION
HARGRAY TELEPHONE COMPANY, INC.

DATE 2/27/87

PROJECT Town Center PUD, Pope Avenue
Central Forest Beach Zoning District, Phase I

PROJECT OWNER. Pope Avenue Associates

ADDRESS 11 Lagoon Road
Hilton Head Island, SC 29928 PHONE 785-2444

DEVELOPER Pope Avenue Associates

ADDRESS 11 Lagoon Road
Hilton Head Island, SC 29928 PHONE 785-2444

PROJECT MANAGER Not known at this time PHONE

TOTAL UNITS ~~XXXXXX~~ HOTEL UNITS 94 LOTS COMMERCIAL SQ.FT.

PROPOSED START DATE 6/1/87 PROPOSED COMPLETION DATE February or March 1988

NUMBER OF PHASES One UNITS PER PHASE 94

HAVE SITE PLANS BEEN ISSUED TO THE TELEPHONE CO. YES x NO

THE APPLICANT HEREBY UNDERSTANDS THAT THE FOLLOWING INFORMATION IS REQUIRED BY HARGRAY BEFORE THE PROJECT IS ADDED TO THE CONSTRUCTION SCHEDULE: WATER, SEWAGE, AND DRAINAGE LAYOUTS; RISER DIAGRAM; ROAD AND PARKING LAYOUTS; AND A CONSTRUCTION SCHEDULE.

NOTES: A Minimum (2) 4 inch conduit is required from the equipment room to the road right of way at a depth of 30 inches. A power ground must be accessable at the equipment location in the equipment room. Minimum 3/4 inch conduits are required from the equipment room to each outlet. Any change in this design or a delay of 9 months or longer will require re-submittal to Hargray.

PROJECT REP. 2/27/87 DATE
Richard A. McGinty

TELEPHONE CO. REP. DATE 222

ATTACHMENT I

PALMETTO ELECTRIC COOPERATIVE, INC.

MAIN OFFICE
PO DRAWER 820
509 GRAYS ROAD
RIDGELAND, SC 29936
803 726-5551

DISTRICT OFFICE
PO BOX 545
HWY. 363 NORTH
HAMPTON, SC 29924
803-943-9241

DISTRICT OFFICE
PO BOX 1218
111 MATTHEWS DRIVE
HILTON HEAD, SC 29925
803-681-5551

February 26, 1987

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 3 1987

Mr. Richard A. McGinty
11 Lagoon Road
Hilton Head Island, S. C. 29928

Re: Pope Avenue Associates - Proposed Phase I
Motel Site-Town Center Pud off of Pope Avenue

Dear Mr. McGinty:

Palmetto Electric Cooperative will have ample power to serve the above referenced location. The service voltage and electrical loading information must be provided before any service will be installed.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Daniel O. Wood
Staking/Mapping Supervisor

DOW:kc

ATTACHMENT I

McCINTY ASSOCIATES/ARCHITECTS

RECEIVED
MAR 3 1987

AVOCET ST ROW

ELECTRIC UTILITY

Palmetto Electric Cooperative, Inc. (PECI) approves the layout for construction of electric facilities as shown on this plat. The undersigned developer ("Developer") agrees that any proposed change affecting the layout must be submitted immediately to PECI. All costs incurred by PECI resulting from any proposed change shall be borne by the Developer. Any dispute, controversy and/or action shall be subject to PECI's exclusive jurisdiction, and the Developer waives any and all claims against PECI.

Developer: Dan Ardbuter

By: _____

Attest: _____

Date: _____

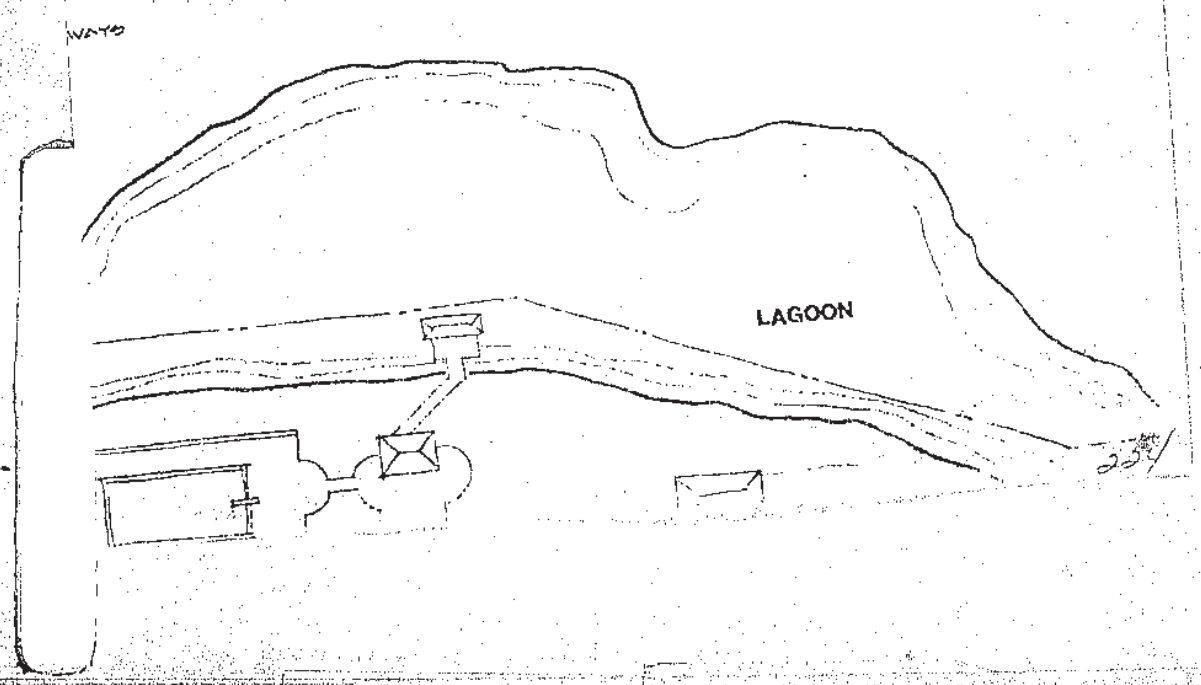
Palmetto Electric Cooperative, Inc.

By: Daniel E. Wood

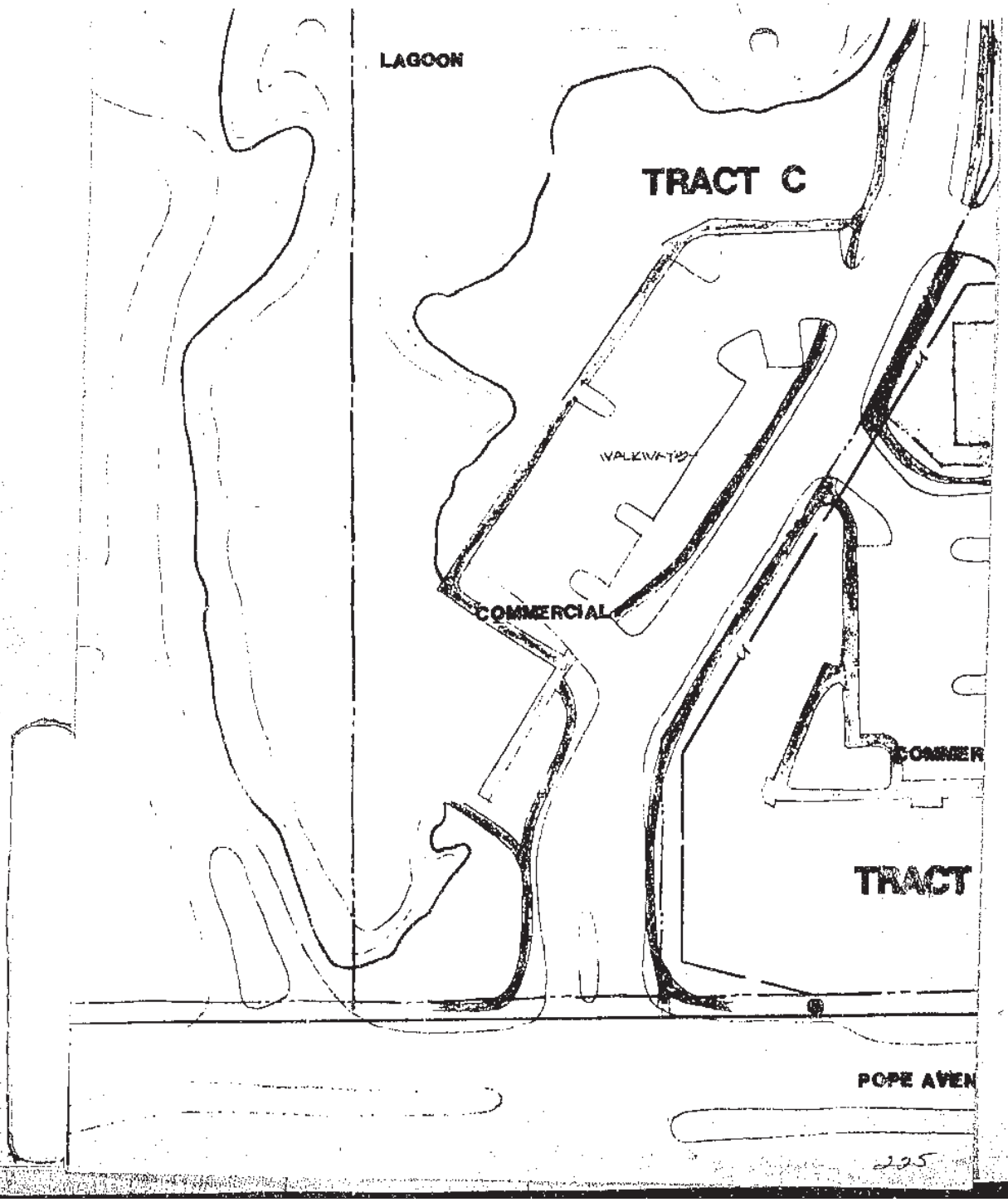
Date: 3-3-87

ACT E

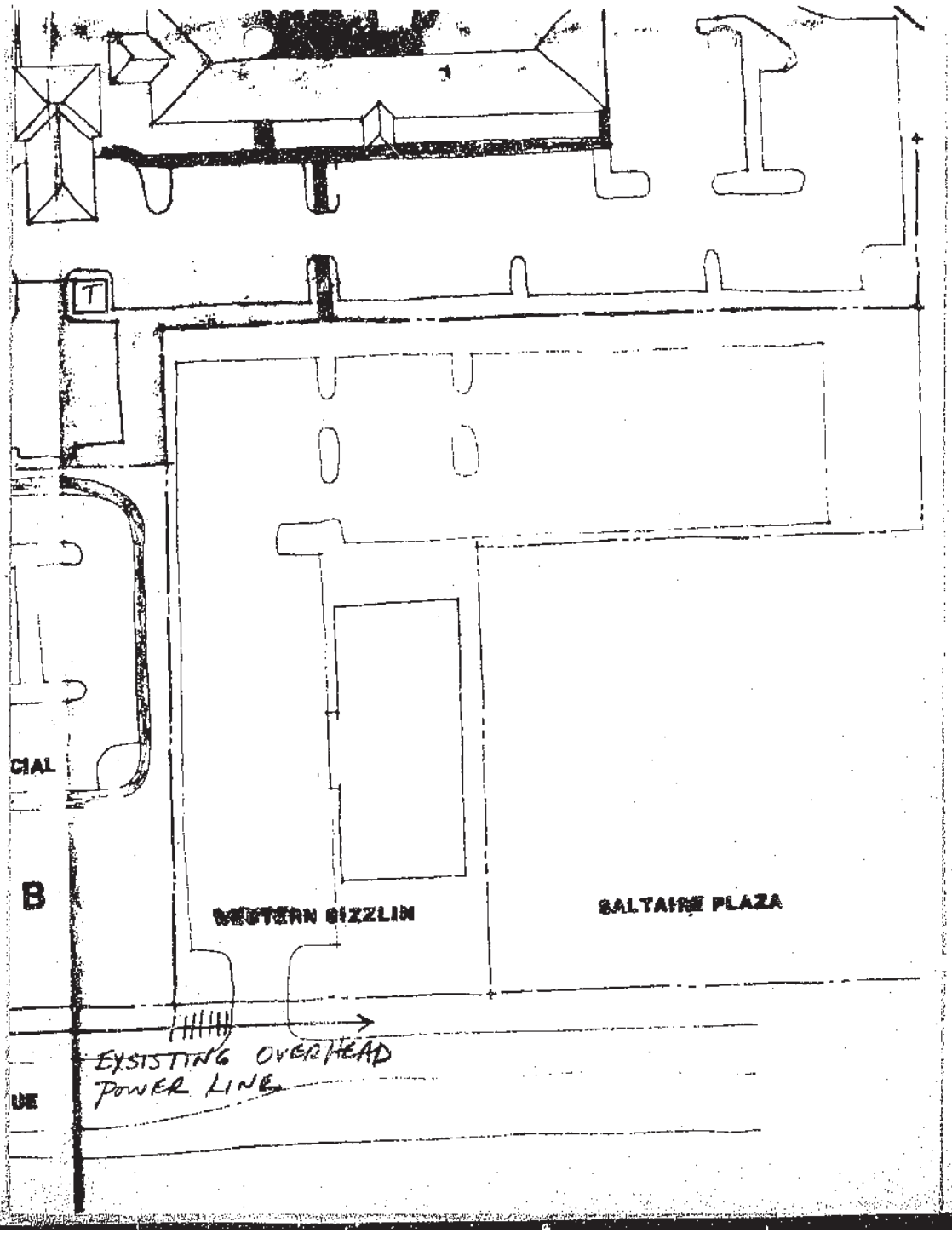
RESIDENTIAL



ATTACHMENT I



ATTACHMENT I



ATTACHMENT I

McCANTY ASSOCIATES/ARCHITECTS
RECEIVED
JUL 20 1987

EMERGENCY PREPAREDNESS PLAN
94 ROOM SUPER 8 MOTEL

I. BACKGROUND

The most likely disaster to Hilton Head Island and the motel is a hurricane. Therefore, this plan stresses procedures to be followed during an increased readiness period before a hurricane landfall.

As established by the Beaufort County Emergency Operations Plan, there are four increased readiness conditions before landfall and one recovery condition. These conditions and meanings are as follows:

omit

Condition V — Hurricane season; June 1 through November 30 yearly.

Condition IV — Hurricane landfall in Beaufort County is expected in 72 hours - condition set by County Administrator.

Condition III — Hurricane landfall in Beaufort County is expected in 48 hours or less - condition is set when National Weather Service issues a Hurricane Storm Watch for Beaufort County.

Condition II — Hurricane landfall in Beaufort County is expected in 24 hours or less - condition is set when National Weather Service issues a Hurricane Storm Warning for Beaufort County.

Condition I — Hurricane weather conditions no longer exist and County government begins damage assessment and recovery - condition set by County Administrator.

II. DEFINITIONS

A. Motel Emergency. A condition affecting only those areas and people within or immediately adjacent to motel property lines. Such emergencies might include fires, flooding, storm or tornado damage, or other natural or man-made disaster conditions beyond normal day-to-day emergencies.

B. Island Emergency. A condition generally affecting all areas and populations on Hilton Head Island - permanent residents, resort guests, and commuters. Emergencies might include major forest fires, hurricanes, island-wide flooding, storm or tornado damage, or other natural or man-made disaster conditions.

comments made by Wm. Weiss

ATTACHMENT I

(5)(a)(2) pg VI-22

PALMETTO ELECTRIC COOPERATIVE, INC.

MAIN OFFICE
PO DRAWER 850
BOX COMMERCE ROAD
HONEA PATH SC 29636
803-746-5551

DISTRICT OFFICE
PO BOX 545
HWY 361 NORTH
WALTERBORO SC 29488
803-549-2314

DISTRICT OFFICE
PO BOX 1216
115 MATHEWS DRIVE
HILTON HEAD SC 29925
803-681-5551

February 26, 1987

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 3 1987

Mr. Richard A. McGinty
11 Lagoon Road
Hilton Head Island, S. C. 29928

Re: Pope Avenue Associates - Proposed Phase I
Motel Site-Town Center Pud off of Pope Avenue

Dear Mr. McGinty:

Palmetto Electric Cooperative will have ample power to serve the above referenced location. The service voltage and electrical loading information must be provided before any service will be installed.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Daniel O. Wood
Staking/Mapping Supervisor

DOW:kc

ATTACHMENT I

McGinty Associates / Architects

February 25, 2987

Mr. Dan Wood
Palmetto Electric Cooperative
Post Office Box 1218
Hilton Head Island, S. C. 29925

HAND DELIVERED

Re: Pope Avenue Associates
Proposed Electrical Service for
Phase I (Motel Site)
Town Center PUD
Pope Avenue
Central Forest Beach District

Dear Mr. Wood:

We are currently applying for Development Plan Approval for the above referenced project with the Town of Hilton Head. It is requested that a letter of intent to provide electrical service be included in our submission.

Please forward a letter of intent and one signed copy of the site plan enclosed (2 enclosed) to the following:

Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, South Carolina 29928

If possible I would like to pick the letter of intent up as soon as possible as we need to submit our application to the Town by Friday 2/27/87. Would you please give me a call when this letter is ready. (785-2444)

If you need any further information please feel free to call us. Thank you for your consideration and quick response.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

Enclosures: 2 site plans

A:PAALTR4.PE

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

128

ATTACHMENT I

McGinty Associates / Architects

February 25, 1987

Mr. Nicky Bevill
Hargray Telephone Company
Engineering Department
Post Office Box 5519
Hilton Head Island, S. C. 29938

Re: Pope Avenue Associates
Proposed Telephone Service for
Phase I (Motel Site)
Town Center PUD
Pope Avenue
Central Forest Beach District

HAND DELIVERED

Dear Mr. Bevill:

We are currently applying for Development Plan Approval of the above referenced project with the Town of Hilton Head. It is requested that we include a letter of intent to provide telephone service in our submission.

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Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

Enclosures: 2 site plans

A:PAALTR5.HT

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

(5)(4)(7) pg VI-22

Hargray Telephone Co.
INCORPORATED

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
MAR 1 1987

February 25, 1987

Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S.C. 29928

Re: Phase I(Motel Site) Town Center PUD

Dear Mr. McGinty,

With reference to the above project, it is our desire to provide all necessary telephone facilities to accommodate your needs in accordance with our General Customer Service Tariff with an effective date of January 1, 1974.

Hargray Telephone Company will provide telephone facilities in our franchised area under our current design standards. If any type of special construction beyond Hargray Telephone Company's current design standards is required, it may be necessary for you as the developer to fund the difference in cost as an Aid to Construction.

I will be more than happy to discuss this matter in more detail with you at any time. You can contact our Engineering Department by calling 803-686-1195.

Sincerely,

Nickey W. Bevill

Nickey W. Bevill
Engineering Supervisor

cc: Gary Lee
A.J. Capici
A.C. Altman
Tom Connor

Enclosure: Construction Application
Line Drawing

William Hilton Parkway • P.O. Box 5519 • Hilton Head Island, SC 29938 • (803) 785-2166
P.O. Box 569 • Hardeeville, SC 29927 • (803) 784-2211

ATTACHMENT I

APPLICATION FOR TELEPHONE CONSTRUCTION
HARGRAY TELEPHONE COMPANY, INC.

DATE 2/27/87

PROJECT Town Center PUD, Pope Avenue Central Forest Beach Zoning District, Phase I

PROJECT OWNER Pope Avenue Associates

ADDRESS 11 Lagoon Road Hilton Head Island, SC 29928 PHONE 785-2444

DEVELOPER Pope Avenue Associates

ADDRESS 11 Lagoon Road Hilton Head Island, SC 29928 PHONE 785-2444

PROJECT MANAGER Not known at this time PHONE

TOTAL UNITS ~~CONDOS~~ MOTEL UNITS 94 LOTS COMMERCIAL SQ.FT.

PROPOSED START DATE 6/1/87 PROPOSED COMPLETION DATE February or March 1988

NUMBER OF PHASES One UNITS PER PHASE 94

HAVE SITE PLANS BEEN ISSUED TO THE TELEPHONE CO. YES x NO

THE APPLICANT HEREBY UNDERSTANDS THAT THE FOLLOWING INFORMATION IS REQUIRED BY HARGRAY BEFORE THE PROJECT IS ADDED TO THE CONSTRUCTION SCHEDULE: WATER, SEWAGE, AND DRAINAGE LAYOUTS; RISER DIAGRAM; ROAD AND PARKING LAYOUTS; AND A CONSTRUCTION SCHEDULE.

NOTES: A Minimum (2) 4 inch conduit is required from the equipment room to the road right of way at a depth of 30 inches. A power ground must be accessable at the equipment location in the equipment room. Minimum 3/4 inch conduits are required from the equipment room to each outlet. Any change in this design or a delay of 9 months or longer will require re-submittal to Hargray.

PROJECT REP. Richard A. McCinty DATE 2/27/87

TELEPHONE CO. REP. DATE 2/31

ATTACHMENT I

McGinty Associates / Architects

February 25, 1987

Mr. Nicky Bevill
Hargray Telephone Company
Engineering Department
Post Office Box 5519
Hilton Head Island, S. C. 29938

Re: Pope Avenue Associates
Proposed Telephone Service for
Phase I (Motel Site)
Town Center PUD
Pope Avenue
Central Forest Beach District

HAND DELIVERED

Dear Mr. Bevill:

We are currently applying for Development Plan Approval of the above referenced project with the Town of Hilton Head. It is requested that we include a letter of intent to provide telephone service in our submission.

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Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, S. C. 29928

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If you need any further information please feel free to call us. Thank you for your consideration and quick response.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pc

Enclosures: 2 site plans

A:PAALTR5.HT

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGinty Associates / Architects

February 25, 2987

Mr. Dan Wood
Palmetto Electric Cooperative
Post Office Box 1218
Hilton Head Island, S. C. 29925

HAND DELIVERED

Re: Pope Avenue Associates
Proposed Electrical Service for
Phase I (Motel Site)
Town Center PUD
Pope Avenue
Central Forest Beach District

Dear Mr. Wood:

We are currently applying for Development Plan Approval for the above referenced project with the Town of Hilton Head. It is requested that a letter of intent to provide electrical service be included in our submission.

Please forward a letter of intent and one signed copy of the site plan enclosed (2 enclosed) to the following:

Mr. Richard A. McGinty
Pope Avenue Associates
11 Lagoon Road
Hilton Head Island, South Carolina 29928

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If you need any further information please feel free to call us. Thank you for your consideration and quick response.

Sincerely,

Richard A. McGinty, FAIA
for Pope Avenue Associates

RAM/pa

Enclosures: 2 site plans

A:PAALTR4.PE

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT I

McGINTY ... ARCHITECTS

RECEIVED MAR 5 1987

BEACH ACCESS

TENNIS COURTS

PROPOSED TELEPHONE LAYOUT
HARGRAY ENGINEERING SERVICES

NOTES:
A MINIMUM 2-4" INCH CONDUIT IS REQUIRED FROM THE EQUIPMENT ROOM TO THE ROAD RIGHT OF WAY AT A DEPTH OF 30 INCHES. A POWER GROUND MUST BE ACCESSABLE AT THE EQUIPMENT LOCATION IN THE EQUIPMENT ROOM.
MIN. 3/4 INCH CONDUITS ARE REQUIRED FROM THE EQUIPMENT ROOM TO EACH OUTLET.
ANY CHANGE IN THIS DESIGN OR A DELAY OF 9 MONTHS OR LONGER WILL REQUIRE RE-SUBMITIAL TO HARGRAY.

TELEPHONE UTILITY

Hargray Telephone Company, Inc., ("TELCO"), approves the layout for construction of underground telephone facilities as shown on this plat. The undersigned developer ("Developer") agrees that any proposed change affecting the layout must be reported immediately to TELCO. All costs incurred by TELCO resulting from any requested change shall be borne by the Developer. All underground telephone facility construction shall be subject to TELCO's receipt of appropriate easements and rights-of-way on and over the subject tract to TELCO's satisfaction.

DEVELOPER: HARGRAY TELEPHONE COMPANY, INC.

John Cuthbertson By: Gary J. ...

Attest: Debora S. Cole

Date: 3/5/87 CORDILLO VIBLITA 2-24-87

REVISIONS

JOB NO.

SET NO.

DATE 2-11-87

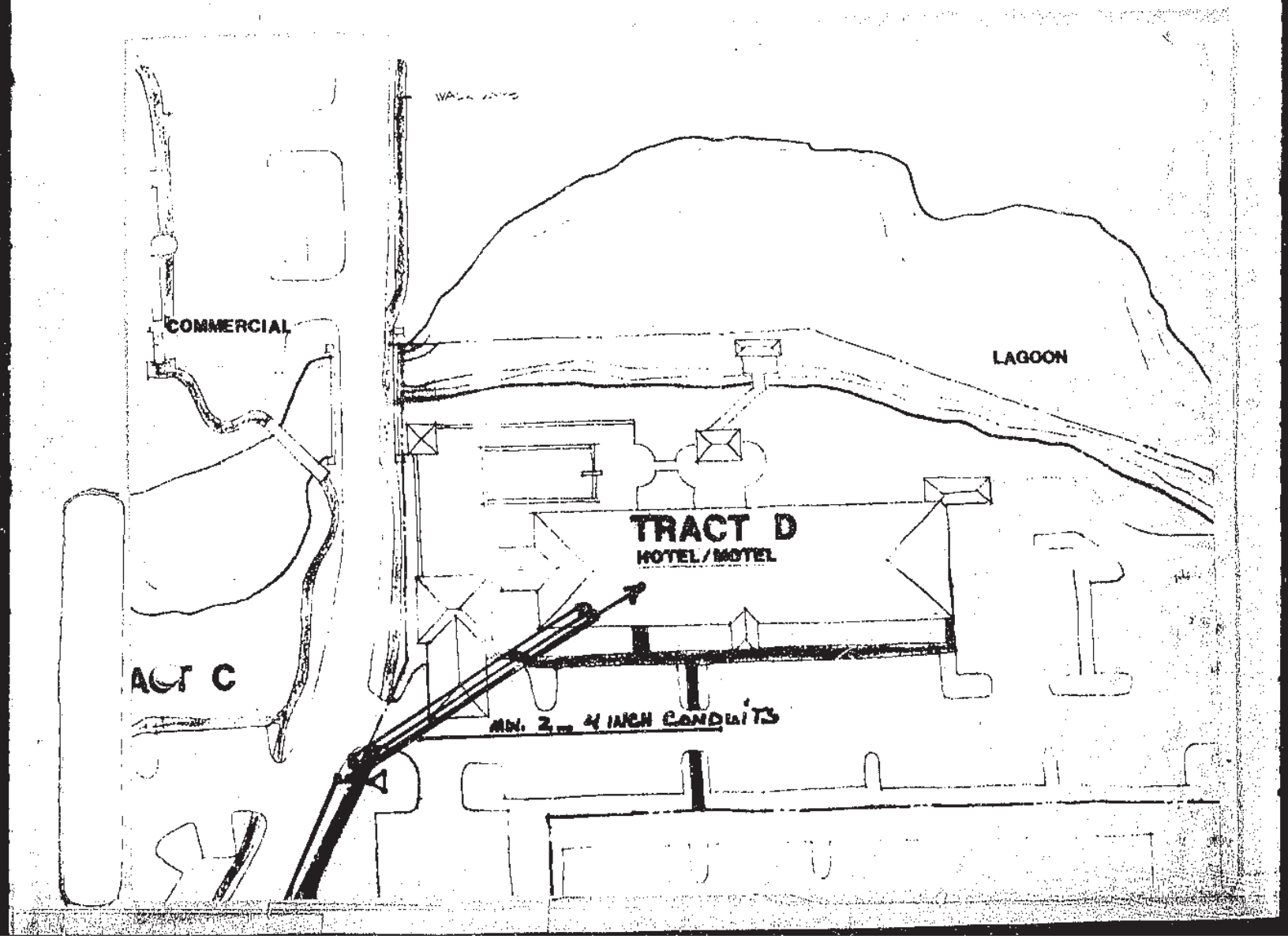
DWN. R. CKD. RAM

This drawing and the design shown thereon are the property of McGinty Associates Architects. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action

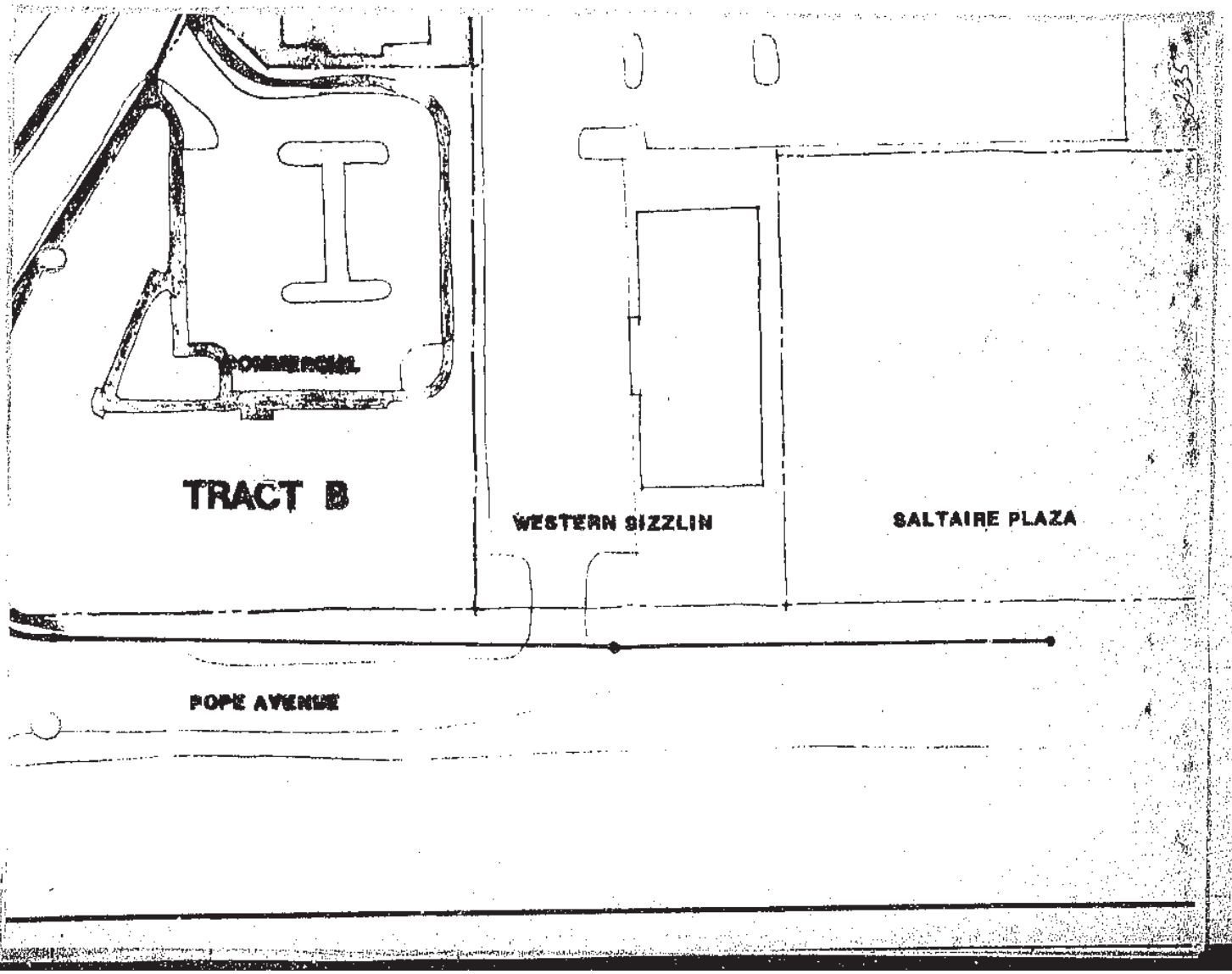
TOWN CENTER PUD
POPE AVENUE ASSOCIATES
BLOCK 5B POPE AVENUE
HILTON HEAD ISLAND,
SOUTH CAROLINA

234

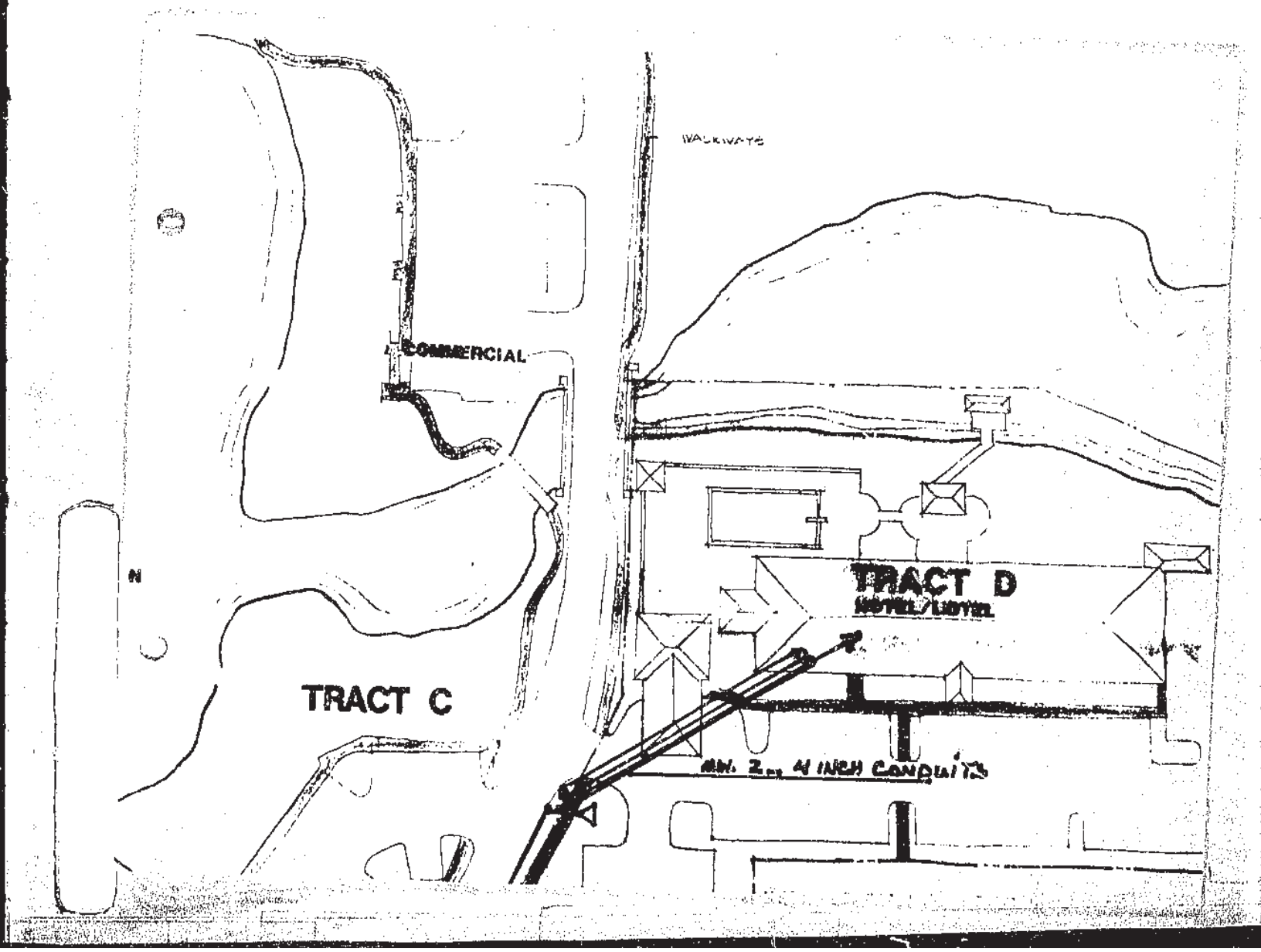
ATTACHMENT I



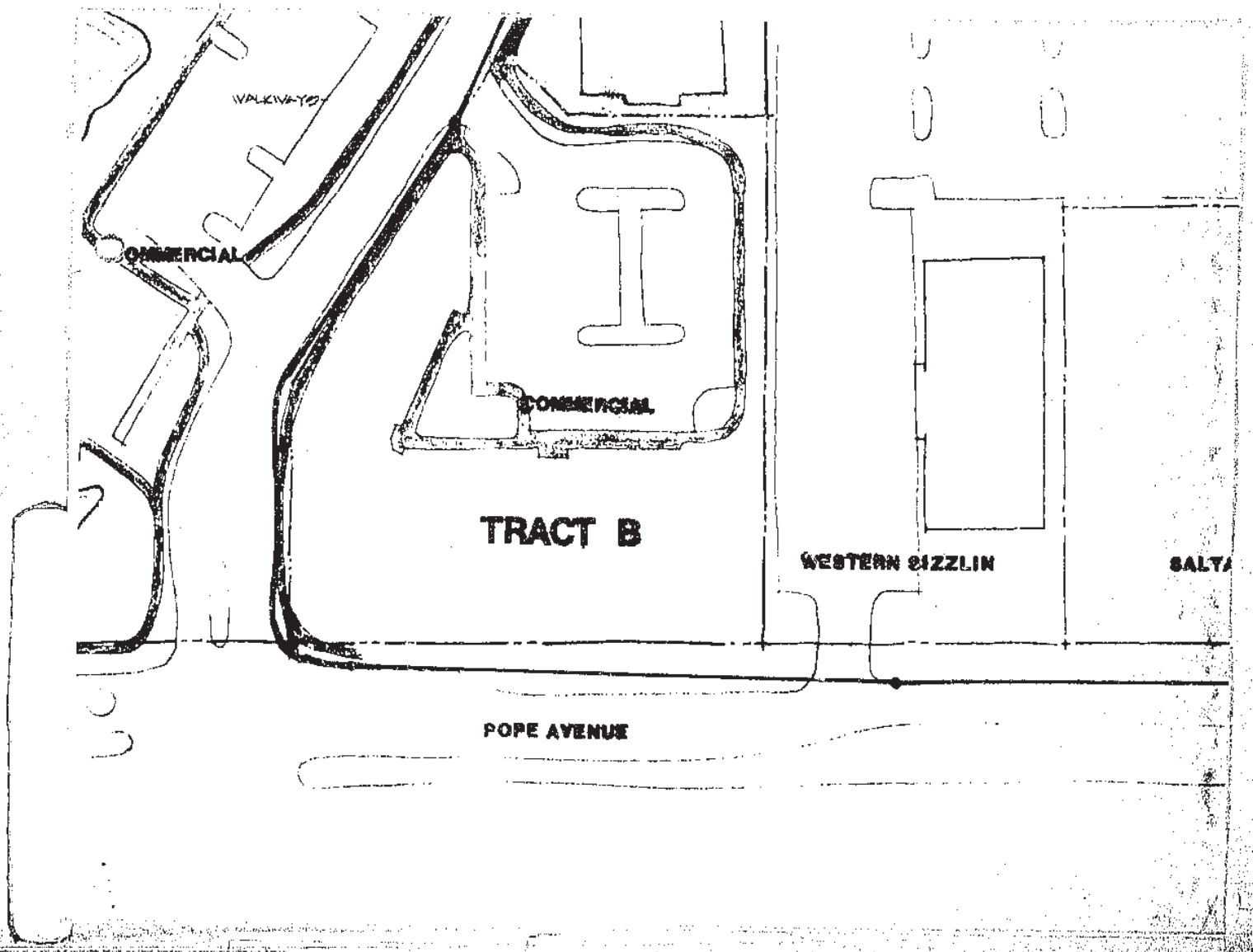
ATTACHMENT I



ATTACHMENT I



ATTACHMENT I



ATTACHMENT I

The Forest Beach Public Service District Commission
P.O. Box 5085
Hilton Head Island, South Carolina 29938

PAR
11-5-86

November 4, 1986

Mr. Robert Graves
44 Spanish Wells Road
Hilton Head Island, SC 29928

Re: 80 - 100 Room Super 8 Motel
Town Center PUD

Dear Robert:

Sanitary sewer service is available to your project and can be purchased as outlined in my commitment letter of August 5, 1986. I understand this project will be reviewed by the Town Planning Commission in the spring, 1987. I do not anticipate any problems with obtaining treatment capacity or any increase in fees during this period.

Sincerely yours,

T. Kent Langley
District Manager

TKL/ajw

See NXT PG

ATTACHMENT I

The Forest Beach Public Service District Commission
P. O. Box 5085
Hilton Head Island, South Carolina 29938

August 5, 1986

Mr. Robert Graves
44 Spanish Wells Road
Hilton Head Island
SC 29928

Re: Motel Site, Town Center PUD

Dear Mr. Graves:

Water and sewer service can be provided the referenced project by the District. You will be required to install the water and sewer lines necessary to tie into the District's systems and meet the criteria for fire flows.

The current water and sewer tapping rates are $400.00 per unit plus meter costs. Sewage treatment capacity can only be guaranteed after you pay the District $6.00 per gallon of expected flow. For your calculations, motels require 75 GPD per room and 13 GPD per employee. You can get an application for treatment plant capacity at the District office.

If I can be of further assistance, please contact me.

Sincerely,

T. Kent Langley
District Manager

TKL/ajw

c.c. Mr. Herb King
Box 6362
29938

ATTACHMENT I

TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA INCORPORATED 1983

3-15-89

Memo To: Bud

From: Donna Johnson

RE: Super 8

Final C of C. this date of above referenced project:

Discrepancies noted:

1) Plant sizes for buffer shrubs approved were no less than 4' in the buffer for Ligustrum, Photinia and Oleander. These plants are not of correct size - barely 2½'. Should be replaced [I have discussed this option w/ N.R. Admin. and she agrees with regard to tree planting - It could be coordinated - Planting doesn't jive w/ submitted design] - Quantities O.K.

2) 20 large wall-mounted lights on the south, east and west elevations (I didn't ck. the north) were not submitted for C.R.C. review and have not been approved - (over)

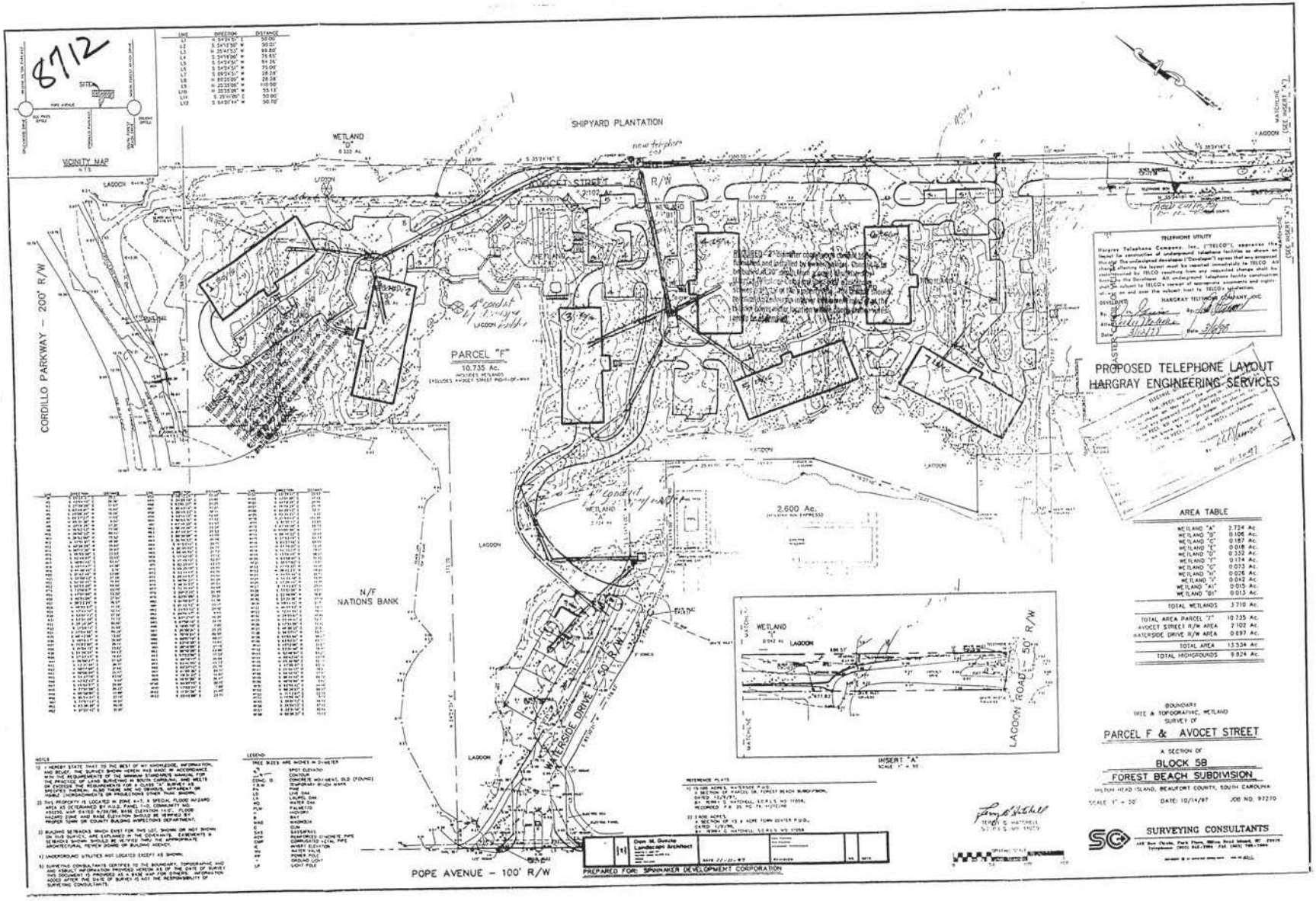
40 Palmetto Parkway, Hilton Head Island, S.C. 29928, (803) 681-4140

ATTACHMENT I

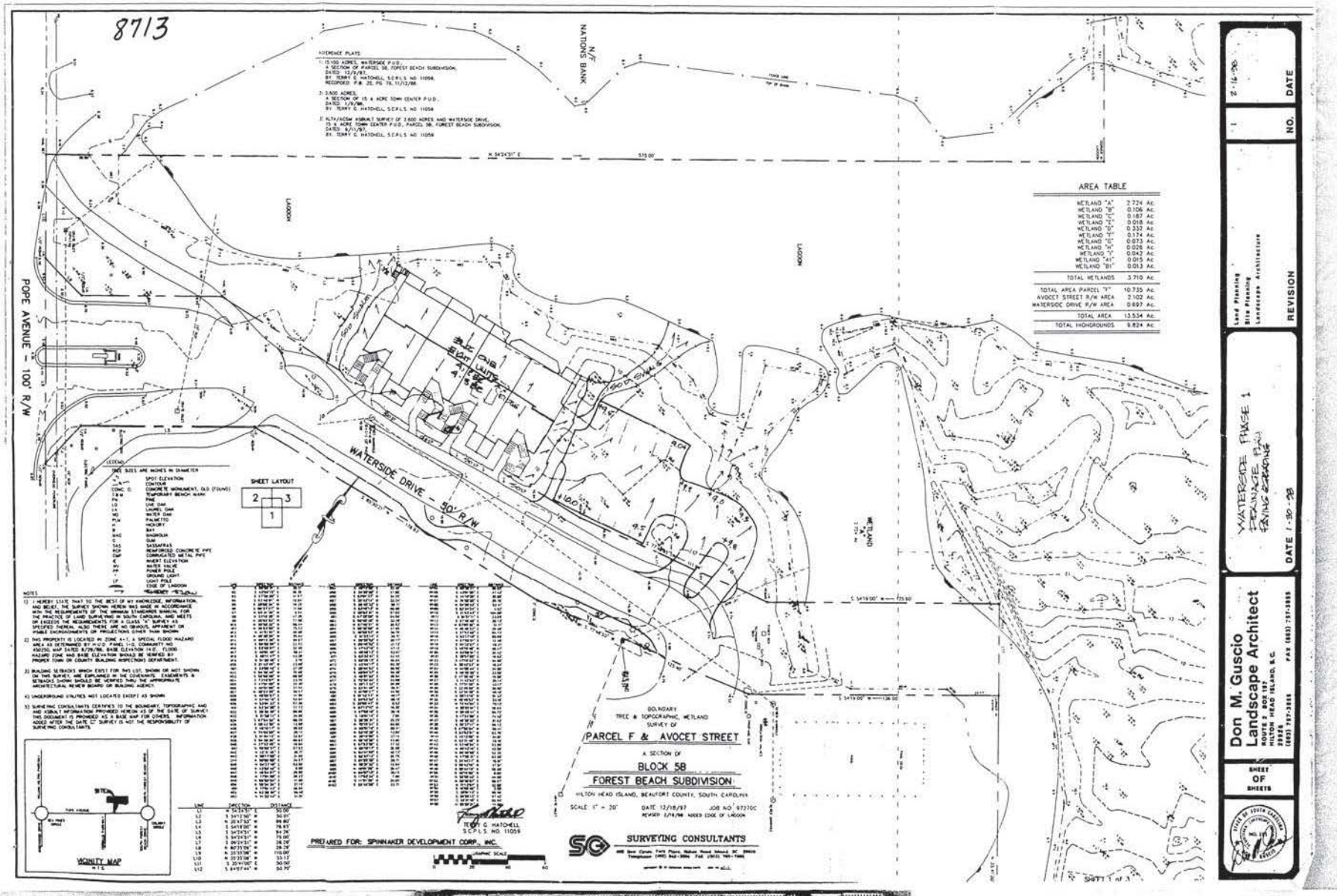
They appear to be over-sized (wattage) for the location and buffer. Either down-size the wattage (apply to CRC) or remove. Other landscape lighting was approved.

3) Colors @ WalterSide sign appear to be more intense than approved colors. I will check and get back to you on this.

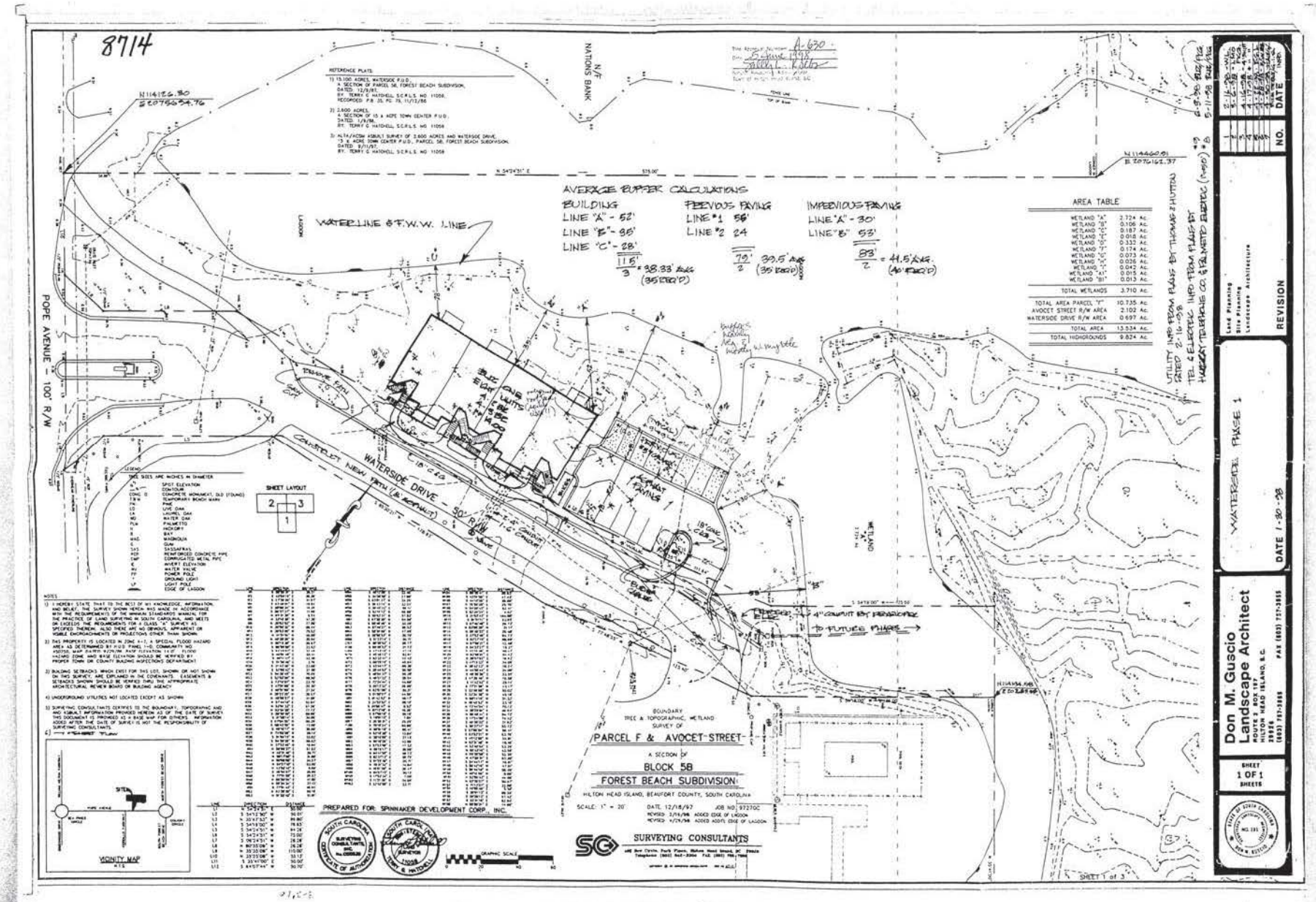
ATTACHMENT J



ATTACHMENT J



ATTACHMENT J



ATTACHMENT J

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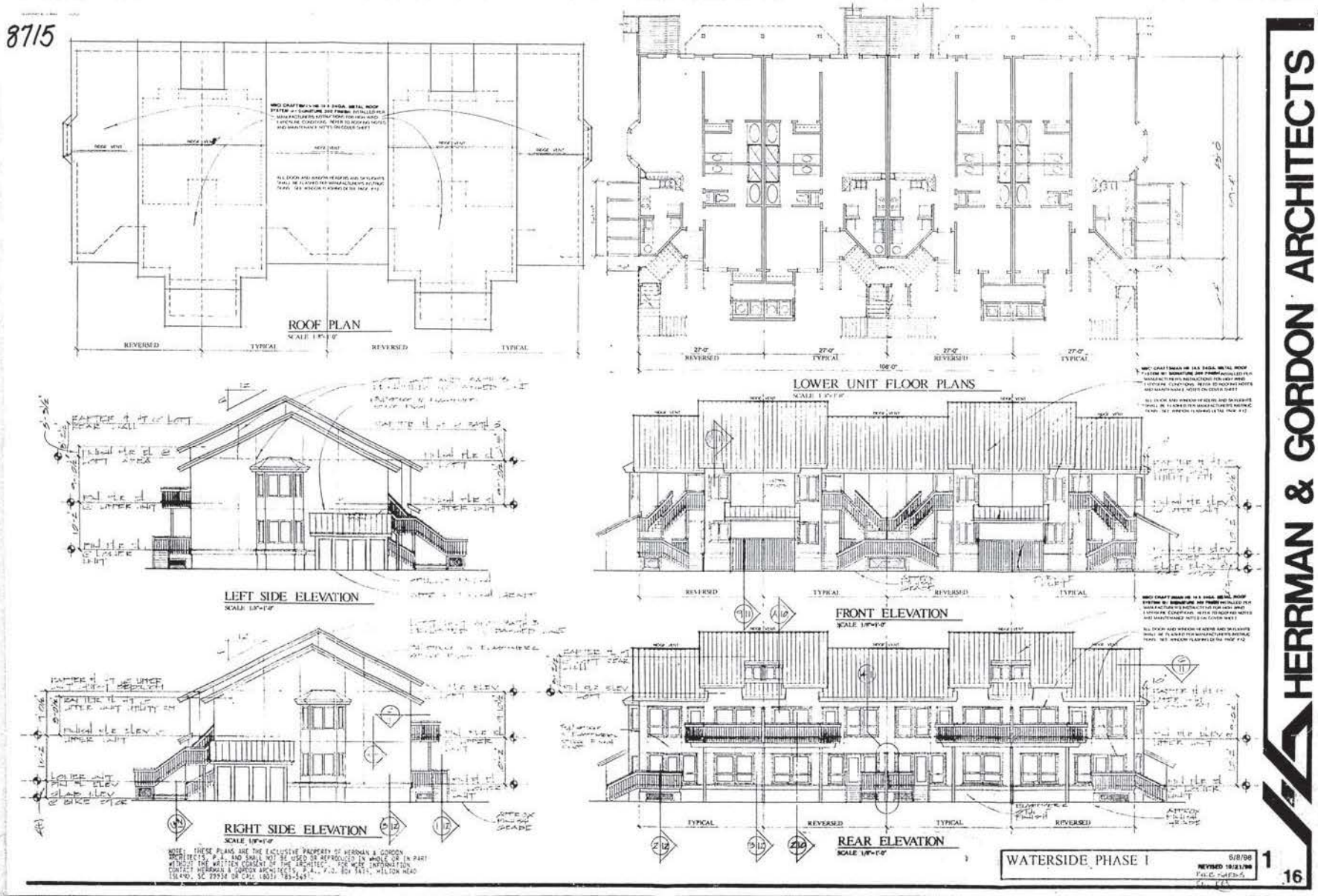
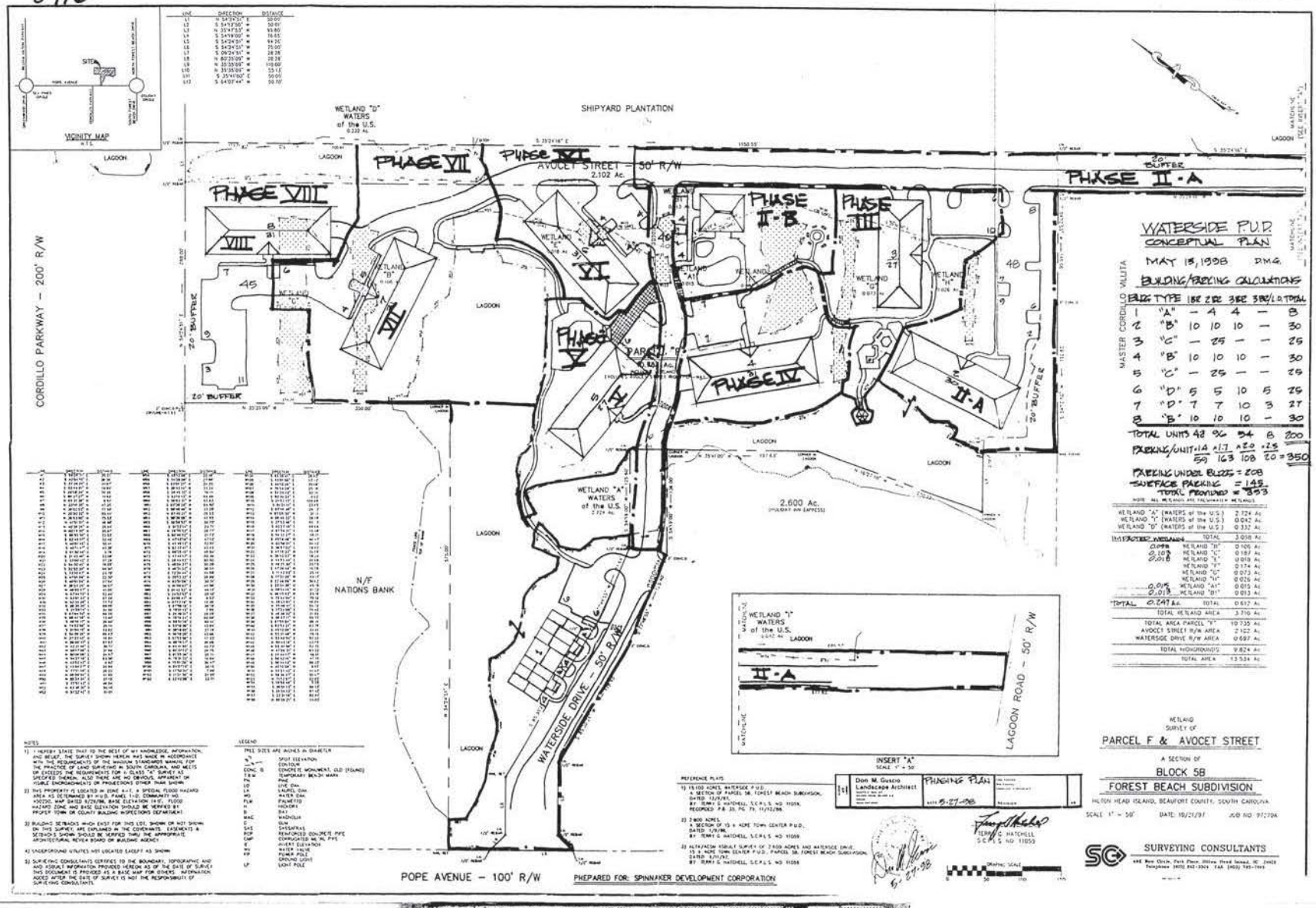
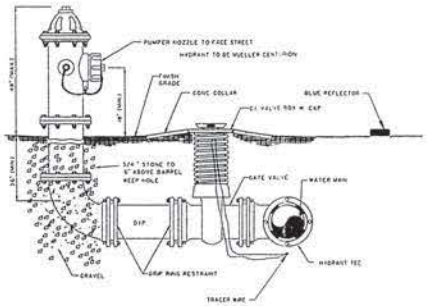


ATTACHMENT J

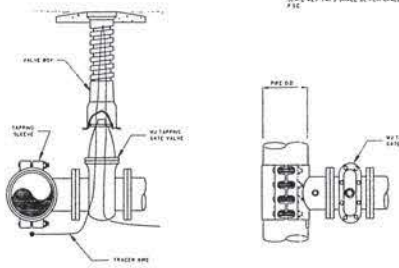
8716



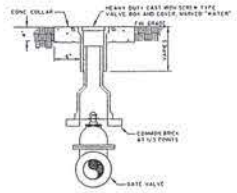
8717



FIRE HYDRANT DETAIL
NOT TO SCALE

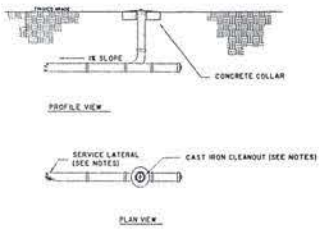


TAPPING SLEEVE AND VALVE DETAIL
NOT TO SCALE

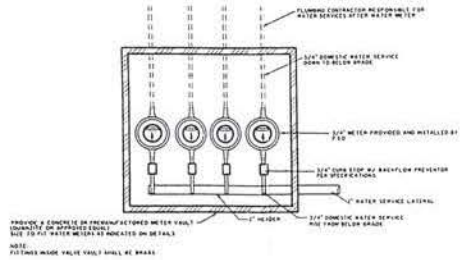


VALVE SECTION

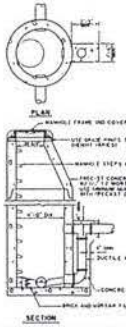
VALVE & BOX DETAIL
NOT TO SCALE



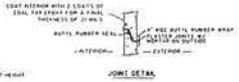
SEWER LATERAL DETAIL
NOT TO SCALE



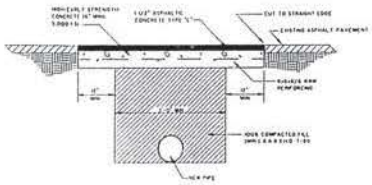
WATER METER VAULT DETAIL
NOT TO SCALE



STANDARD DROP MANHOLE
NOT TO SCALE



JOINT DETAIL



BITUMINOUS PAVEMENT REPLACEMENT
NOT TO SCALE

NOTES:

1. ALL LATERAL STREET CUTS MUST BE COVERED WITH STEEL PLATES OF SUFFICIENT THICKNESS TO SPAN THE CUT WITHOUT NOTICEABLE DEFLECTION. PLATES TO REMAIN IN PLACE UNTIL THE CONCRETE BASE HAS GAINED SUFFICIENT STRENGTH TO WITHSTAND TRAFFIC LOADS (24 HOUR MINIMUM)
2. ON LONGITUDINAL CUTS EXCEEDING 150 FT. IN LENGTH, THE CONCRETE IN TRENCH WILL BE BROUGHT FLUSH WITH THE EXISTING PAVEMENT AND THE ENTIRE WIDTH OF ROADWAY RESURFACED WITH A MINIMUM OF 1" OF TYPE "S" ASPHALT (OPTIM)

PRELIMINARY

No.	Revisions	By	Date

THOMAS & HUTTON ENGINEERING CO.
3 INDUSTRIAL PARK DRIVE
SAVANNAH, GA 31406 (912)355-3100
935 HOUSTON NORTHCUTT BOULEVARD, SUITE 400
MOUNT PLEASANT, SC 29464 (843)884-5200

Waterside
BEAUFORT SOUTH CAROLINA
HILTON HEAD ISLAND

SITE DEVELOPMENT

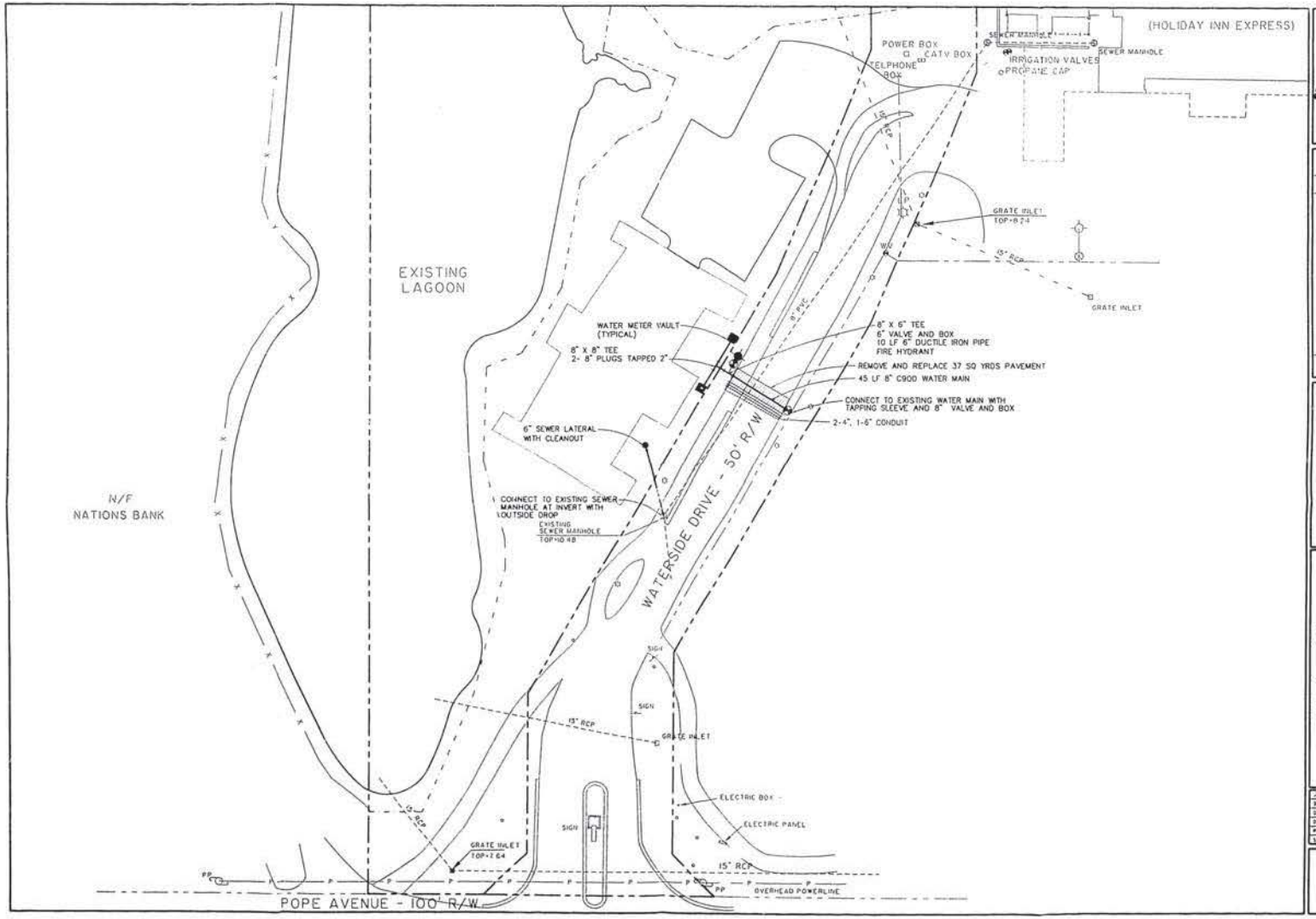
WATER AND SEWER PLAN

JOB NO. J-4379
DATE: 1/8/99
DRAWN: DH
DESIGNED: MLJ
REVIEWED: MLJ
SCALE: NONE

SHEET 4 OF

ATTACHMENT J

8718



PRELIMINARY

NO	REVISIONS	BY	DATE

THOMAS & HUTTON ENGINEERING CO.
2 DILLTHORPE PROFESSIONAL BLVD.
Savannah, GA 3406 (912)355-5200
935 HOUSTON NORTHCUTT BOULEVARD, SUITE 400
MOUNT PLEASANT, SC (843) 881-5544 (803)884-5200

Waterside

HILTON HEAD ISLAND BEAUFORT COUNTY, SOUTH CAROLINA

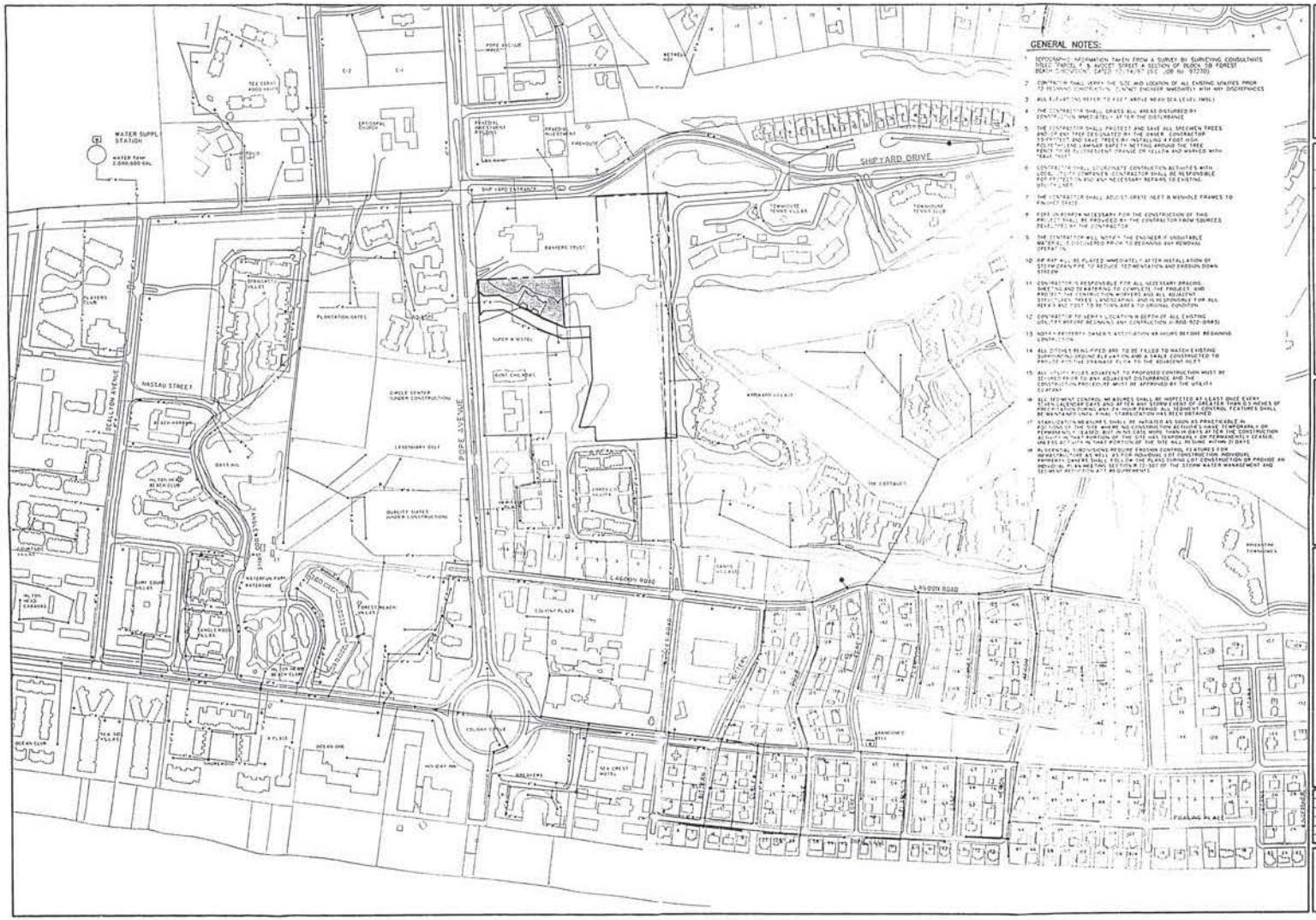
SITE DEVELOPMENT

WATER AND SEWER PLAN

JOB NO. 2103.67
DATE: 1/28/98
DRAWN: DV
DESIGNED: WJ
REVIEWED: WJ
SCALE: 1"=40'

SHEET 3 OF

8719



GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY SURVEYING CONSULTANTS TITLED "PARCEL F & NUGGET STREET A SECTION OF BLOCK 58 FOREST BEACH" DATED 10/8/87 (S.C. JOB NO. 87230)
2. CONTRACTOR SHALL VERIFY THE SITE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES
3. ALL ELEVATIONS REFER TO FEET ABOVE MEAN SEA LEVEL (MSL)
4. THE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION IMMEDIATELY AFTER THE DISTURBANCE
5. THE CONTRACTOR SHALL PROTECT AND SAVE ALL SPECIMEN TREES AND OR ANY TREE DESIGNATED BY THE OWNER. CONTRACTOR TO PROTECT AND SAVE TREES BY INSTALLING A 4 FOOT HIGH POLE FENCING & ORANGE SAFETY NETTING AROUND THE TREE. FENCE TO BE FLUORESCENT ORANGE OR YELLOW AND MARKED WITH "SAVE TREE"
6. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH LOCAL UTILITY COMPANIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND ANY NECESSARY REPAIRS TO EXISTING UTILITIES
7. THE CONTRACTOR SHALL ADJUST GRATE INLET & MANHOLE FRAMES TO FINAL GRADE
8. FILL IN REMOVAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR
9. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION
10. RIP RAP WILL BE PLACED IMMEDIATELY AFTER INSTALLATION OF STORM DRAIN PIPE TO REDUCE TEST MENTATION AND ERODIN DOWN STREAM
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY BRACING, SHEETING AND WATERING TO COMPLETE THE PROJECT AND PROTECT THE CONSTRUCTION WORKERS AND ALL ADJACENT STRUCTURES, TREES, LANDSCAPING AND IS RESPONSIBLE FOR ALL REPAIRS AND COST TO RETURN AREA TO ORIGINAL CONDITION
12. CONTRACTOR TO VERIFY LOCATION & DEPTH OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY CONSTRUCTION (1-800-922-0983)
13. NOTIFY PROPERTY OWNER'S ASSOCIATION 48 HOURS BEFORE BEGINNING CONSTRUCTION
14. ALL DITCHES REALIGNED ARE TO BE FILLED TO MATCH EXISTING SURROUNDING GROUND ELEVATION AND A SWALE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE FLOW TO THE ADJACENT INLET
15. ALL UTILITY POLES ADJACENT TO PROPOSED CONTRUCTION MUST BE SECURED PRIOR TO ANY ADJACENT DISTURBANCE AND THE CONSTRUCTION PROCEDURE MUST BE APPROVED BY THE UTILITY COMPANY
16. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24 HOUR PERIOD. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN OBTAINED
17. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE NO CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN 21 DAYS
18. PLUVIATIAL TURBIDITIES REQUIRE EROSION CONTROL FEATURES FOR PERMANENT SEDIMENTATION BASINS. THE CONTRACTOR SHALL PROVIDE INDIVIDUAL PERMITS. OWNER'S SHALL FOLLOW PLANS DURING CONSTRUCTION OR PROVIDE AN INDIVIDUAL PLAN MEETING SECTION 72-307 OF THE STORM WATER MANAGEMENT AND SEDIMENT REPORTING ACT REQUIREMENTS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON ENGINEERING CO.
3 BRACKNER PROFESSIONAL BLVD
BLUFFTON, SOUTH CAROLINA 29910
535 HOSPITAL WAY, SUITE 100
MOUNT PLEASANT, S.C. 29464 (843)849-1250

Waterside
HILTON HEAD ISLAND SOUTH CAROLINA

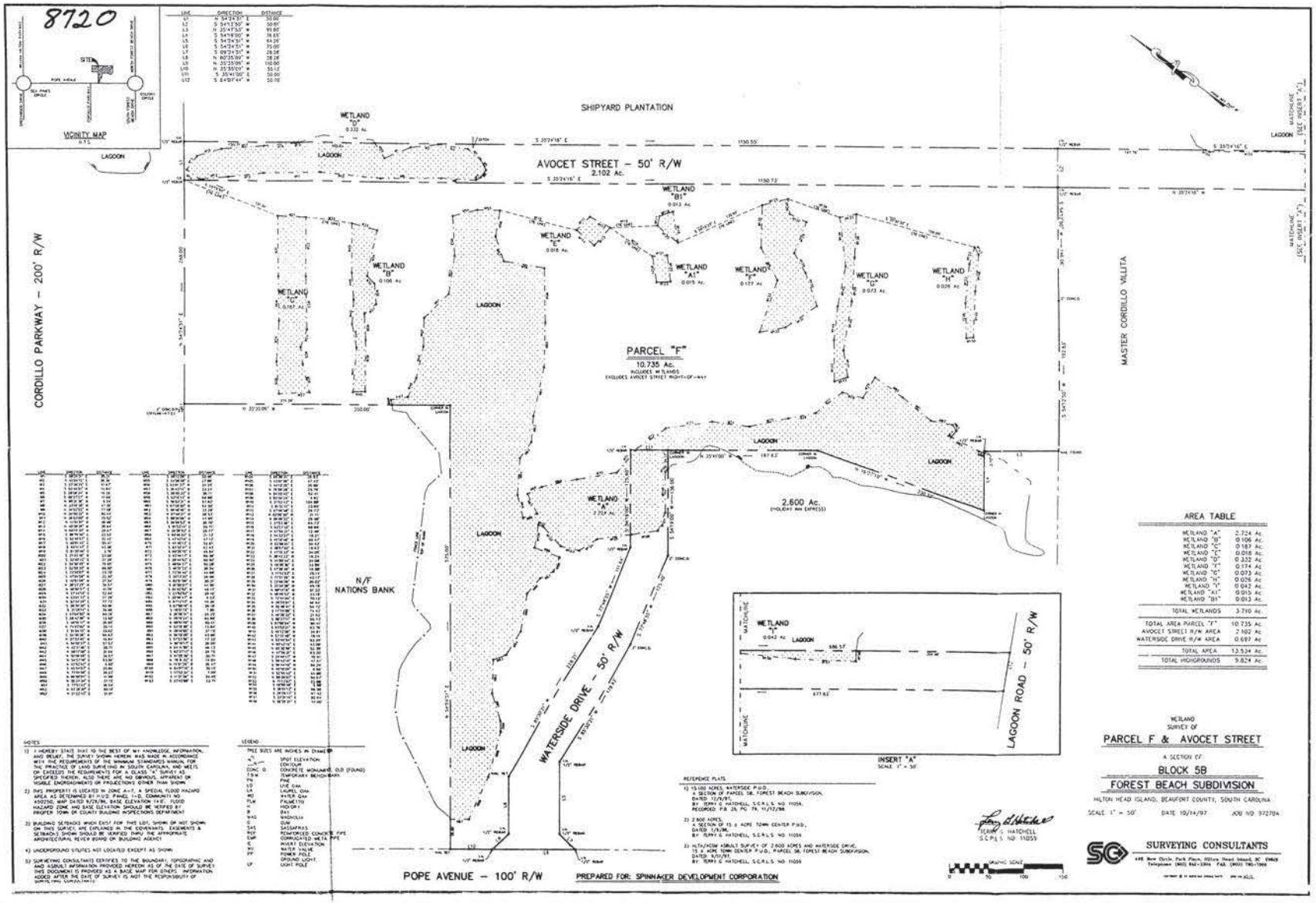
SITE DEVELOPMENT

WATER AND SEWER PLAN

JOB NO. 2-1747
DATE 1-6-87
DRAWN DH
DESIGNED RHJ
REVIEWED RHJ
SCALE 1"=200'

SHEET **2** OF

ATTACHMENT J



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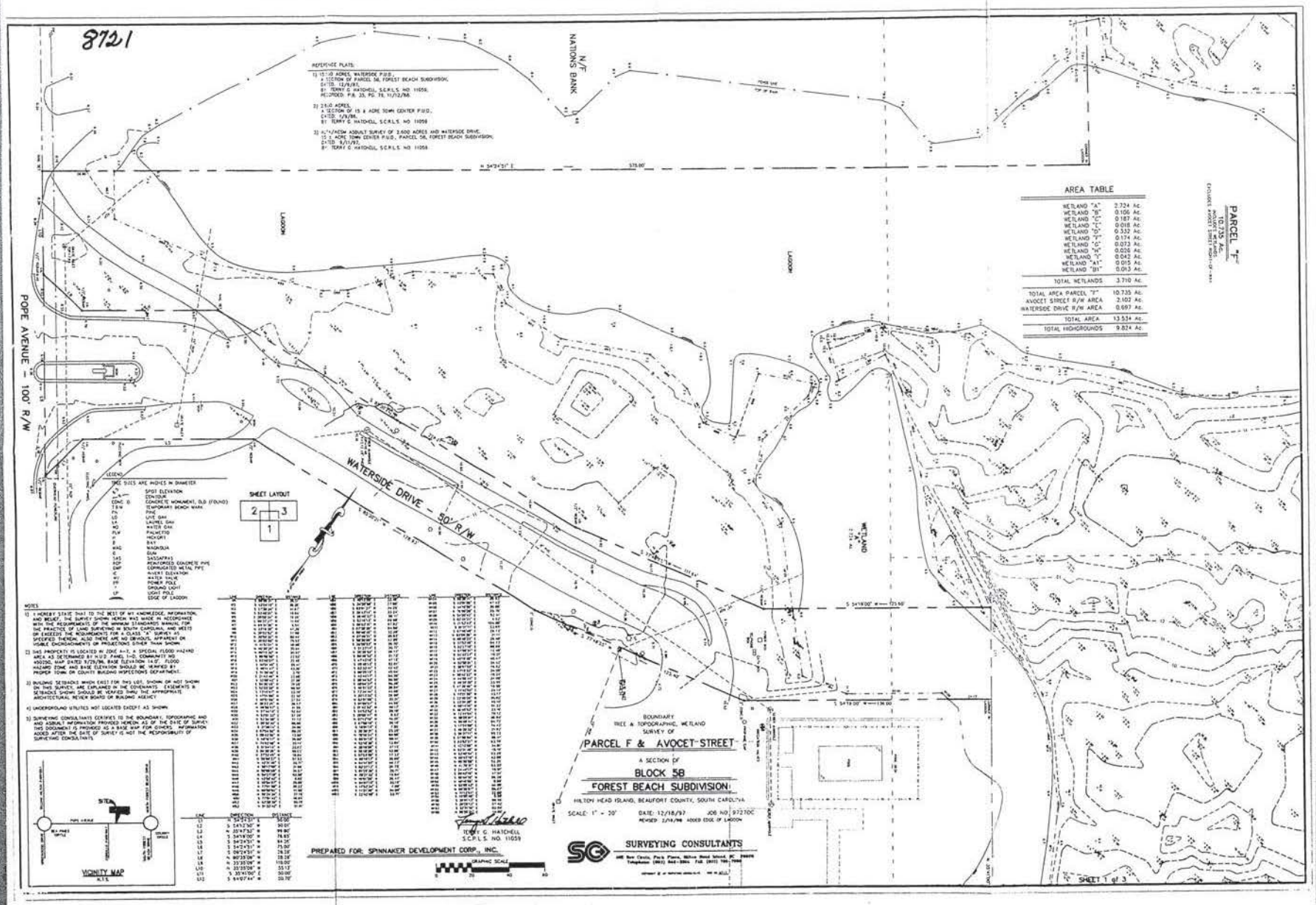

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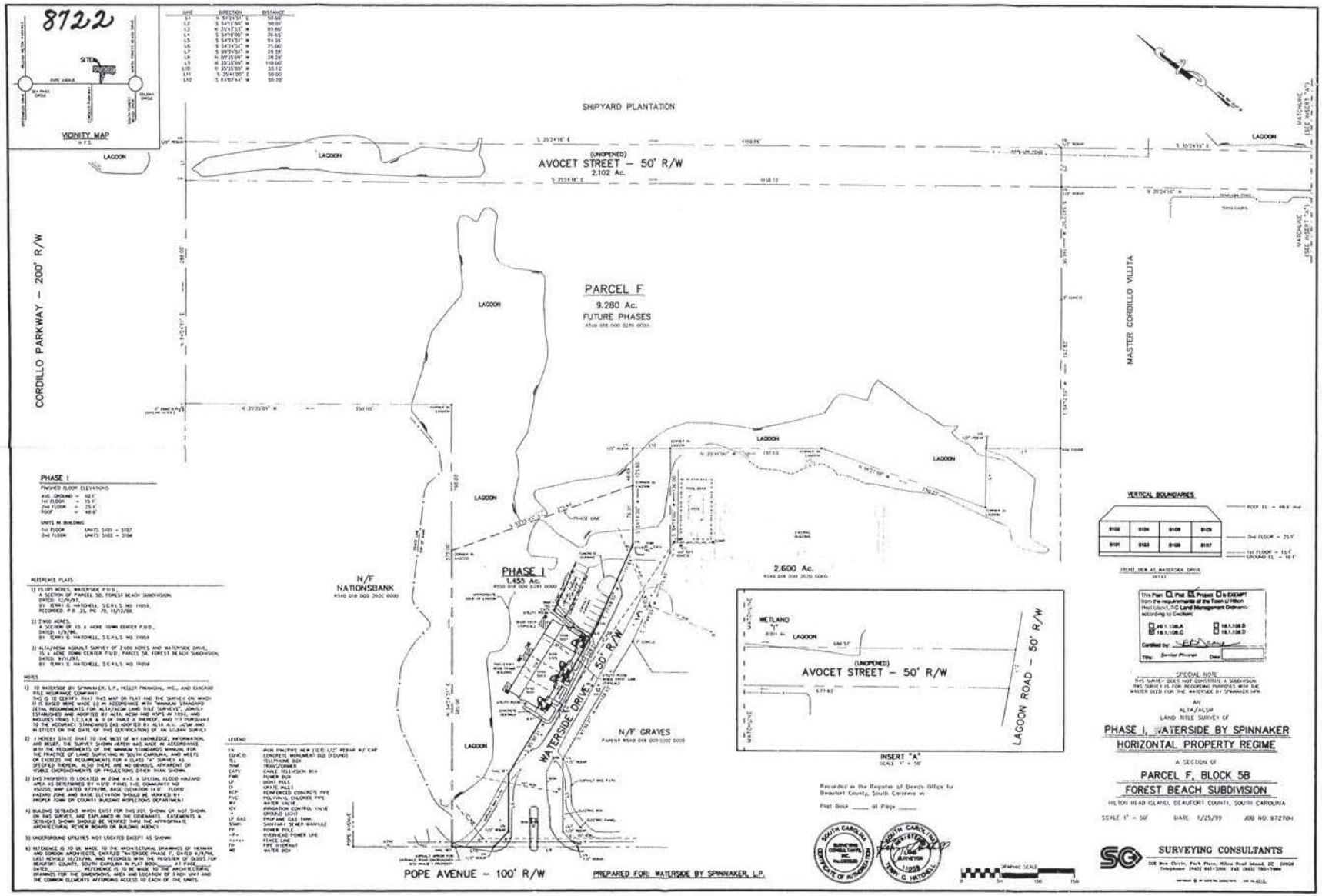

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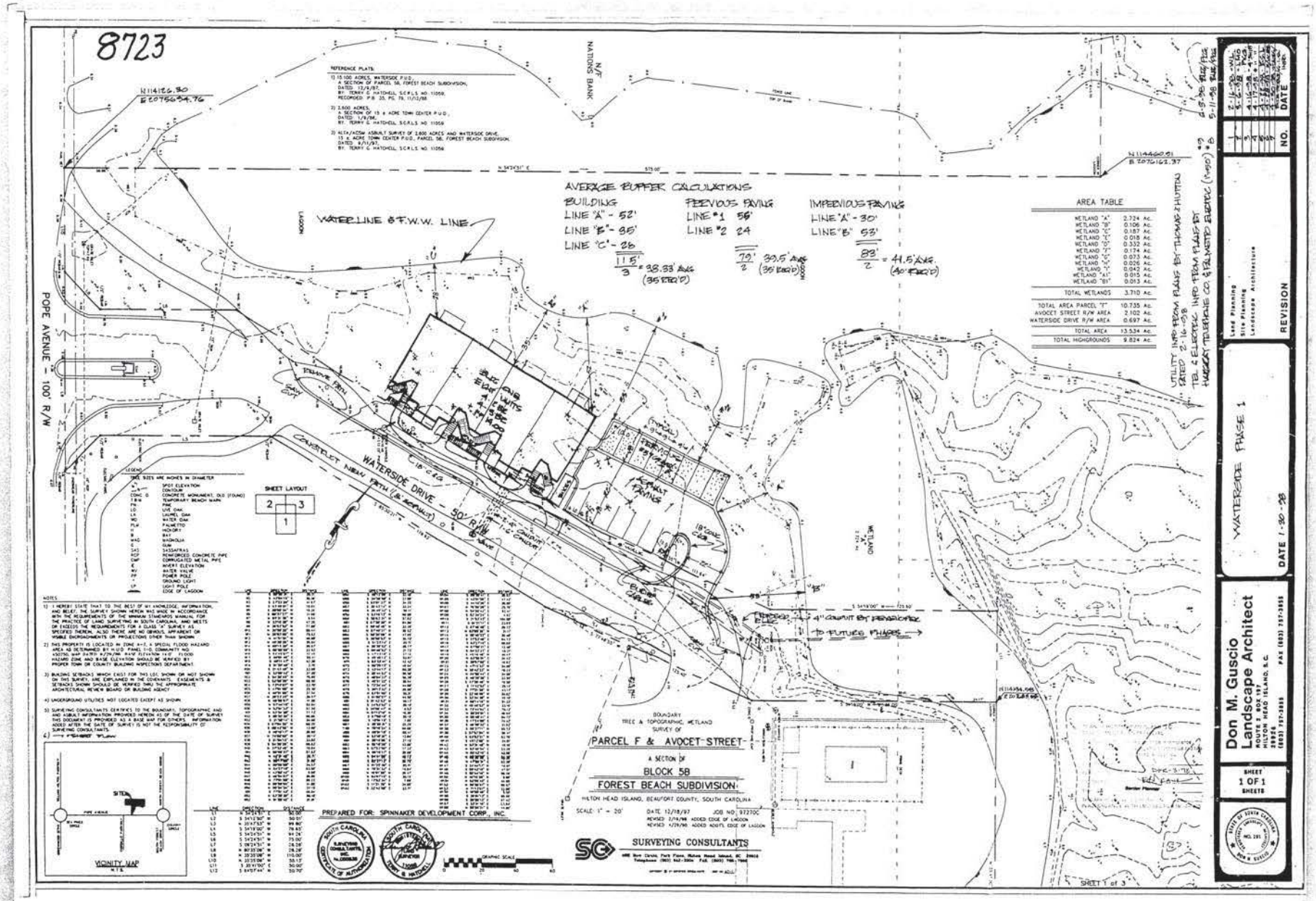

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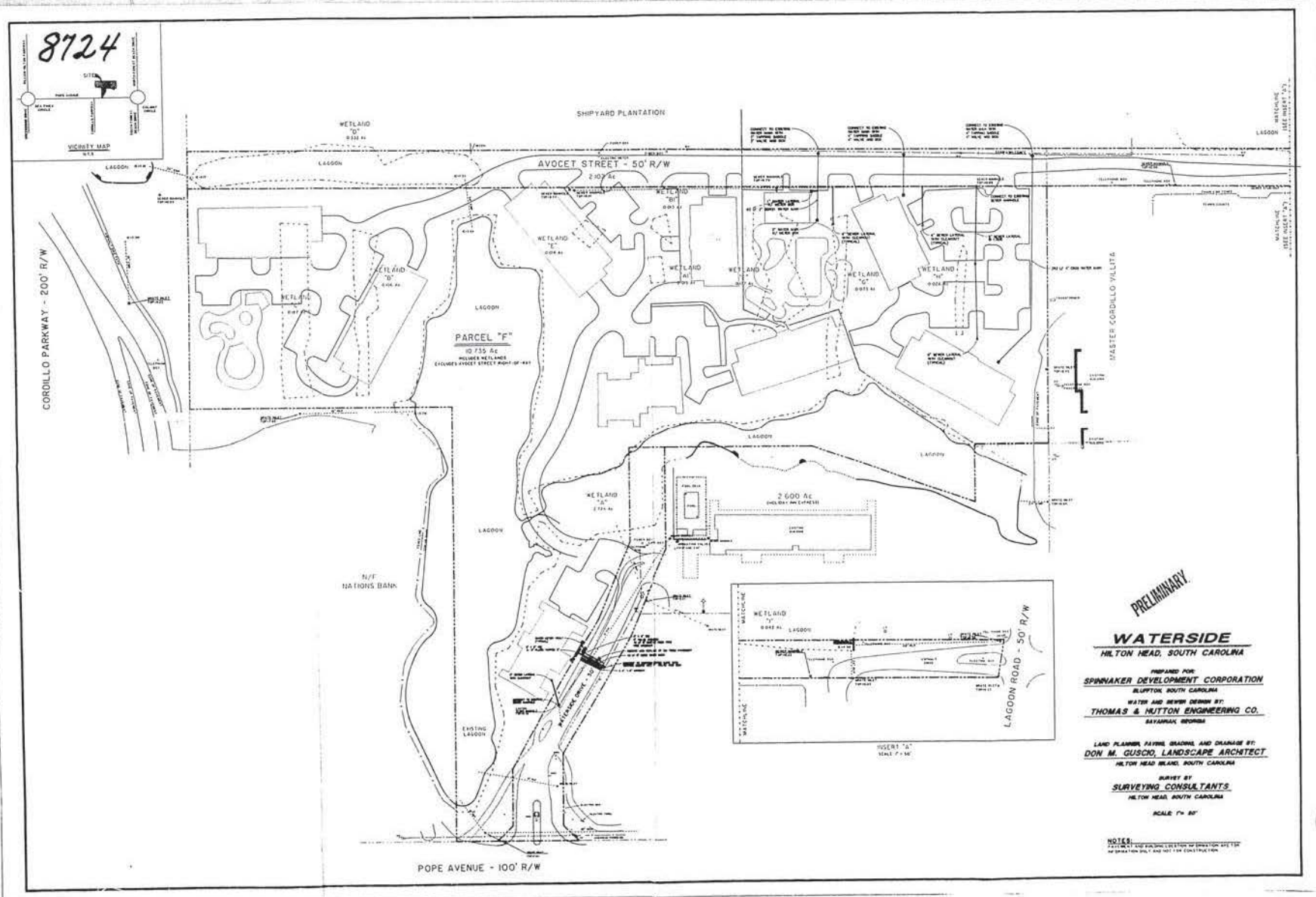

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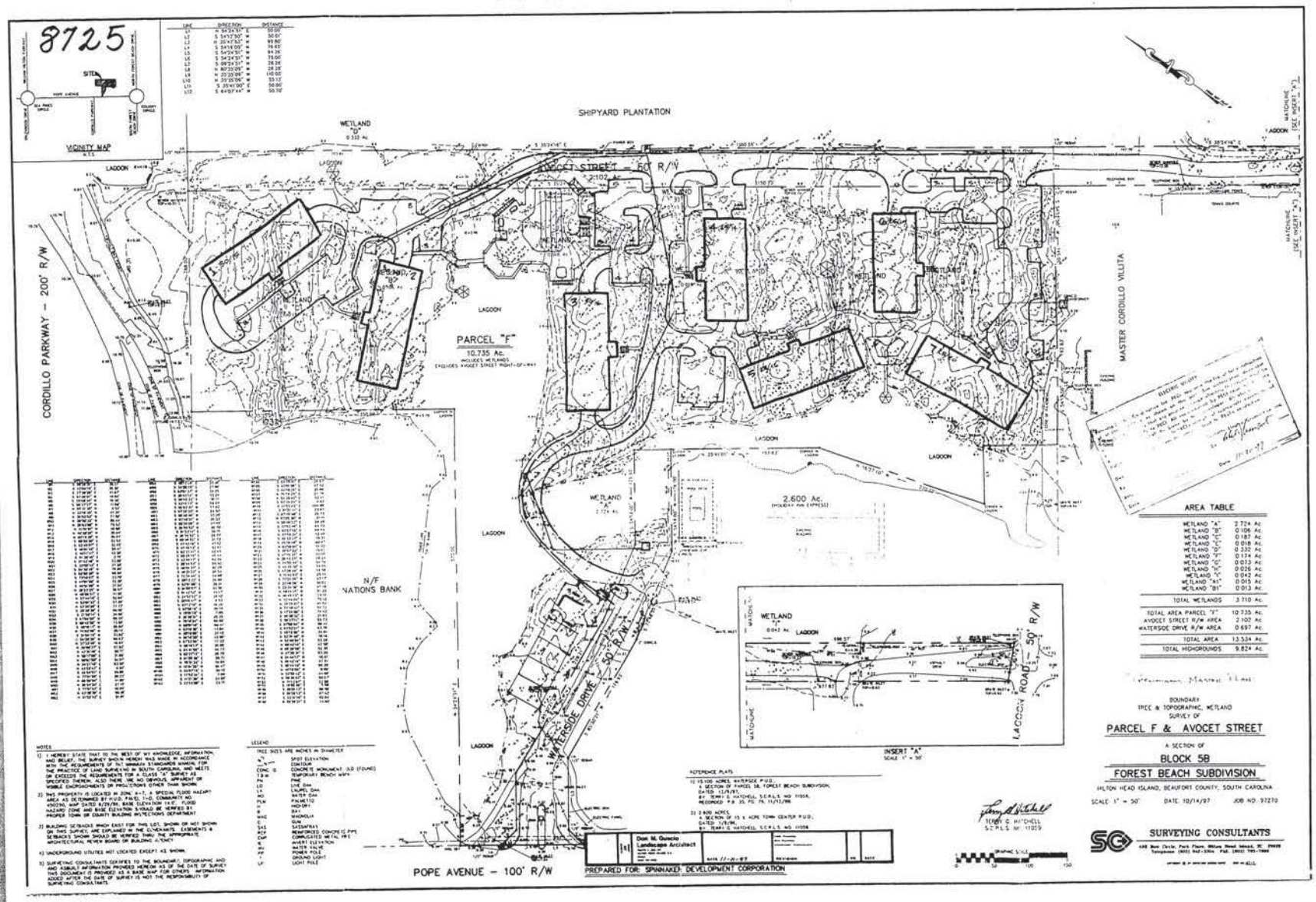

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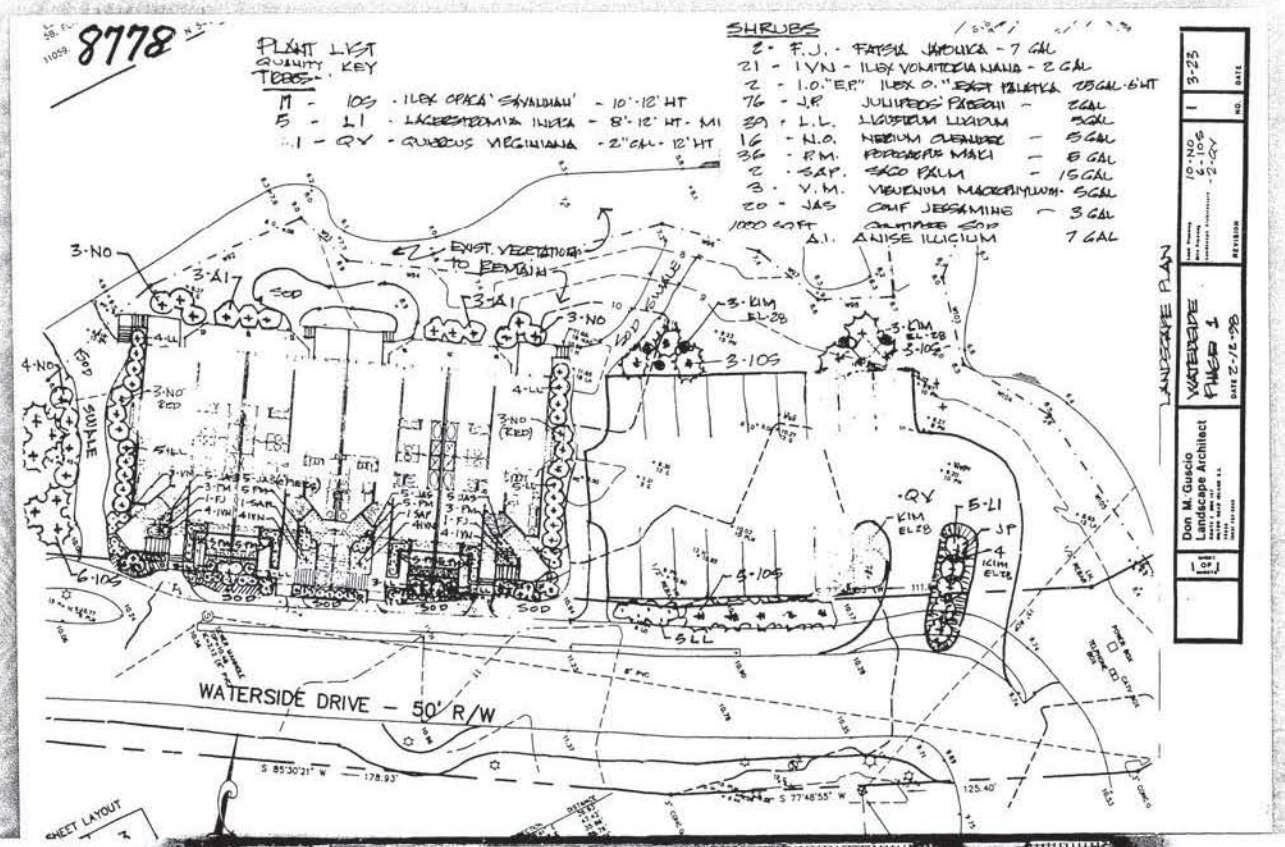

ATTACHMENT J

Waterside PUD Phase 1
DRR-03-98

#1113

ATTACHMENT J

DPR-03-98

WATERSIDE PUD PHASE I

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

NOTICE OF ACTION

ONE TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 803-686-0904 FAX 803-842-8908

Owner:
Ken Taylor
P.O. Box 6899
Hilton Head Island, SC 29938

Applicant:
same as owner

Agent:
Don M. Guscio
Rt 2, Box 197
Hilton Head Island, SC 29926

The Town of Hilton Head Island Planning Staff has reviewed the following project and has determined that it is in accordance with the provisions of the Land Management Ordinance (LMO) for:

☒ Development Plan Review ☐ Subdivision Plan Review ☐ Public Project Review

Application No: DPR-03-98 **Date:** 6/5/98

Development Name: Waterside Phase One

Type of Development: Residential **Number of Units/Square Footage:** 8 units

Assigned Street Address: 45 Waterside Drive

Site Acre(s): 13.5 **Tax District:** 550 **Map:** 18 **Parcel(s):** 292

Zoning District: RD-1 **Transportation District:** 12

Street Improvement Fee Category: Multifamily

Date of latest revision of approved site plan: 6/3/98

Any variance(s)/special exception/conditional use required and date granted: Categorical Exemption 3/3/95

This approval is subject to the conditions of the following attached items:

☒ Tree Approval: A-630
☐ Wetland Alteration Approval
☒ Town Engineering Design Approval
☒ CRC Approval: CR98-016
☐ Fire Marshal Approval
☐ Other:

Pursuant to LMO Sections 16-7-605 & 16-7-606, this approval expires on 6/5/99 unless a complete building permit application is submitted or, where no building permit is required, a Certificate of Compliance is obtained.

Pursuant to LMO Section 16-7-680, Certificate of Compliance, no final Certificate of Occupancy can be issued by the Building Official until a final Certificate of Compliance has been issued by the Planning/Engineering Divisions for a Certificate of Compliance inspection, contact the Engineering Technician at 686-0903 when the project is **complete** and ready for inspection. For more information see LMO Section 16-7-680 Certificate of Compliance and Section 16-7-685 through 16-7-688 Development Sureties.

By: _____ Title: Senior Planner
Edwin B. Drane, AIA, AICP

pc: Project File
Addressing
Inspections Division
Engineering Division
Manager of Current Planning

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(803) 341-4600 Fax (803) 842-7728
www.ci.Hilton-Head-Island.sc.us

Thomas D. Peeples
Mayor
James K. Carlin
Mayor ProTem

Council Members

Steven A. DeSimone
Willie (Bill) Ferguson
Kenneth S. Heitzke
Earl W. Mallick
Al Winston, III

Stephen G. Riley
Town Manager

May 8, 1998

John P. Qualey, Jr., P.A.
Post Office Box 10
Hilton Head Island, SC 29938

RE: Avocet Street

Dear Jack:

I have reviewed, with Town Planner, Ed Drane, the issue of whether you are required to follow state regulations governing closing or abandoning a right-of-way, in this case, Avocet Street.

It is my understanding that Avocet Street, contrary to your firm's assertion (letter of December 15, 1998), is officially platted as a street. State Code Section 57-9-10 requires that you must petition the court, whether the street has been opened or not, to have the street closed. The Town cannot approve consolidating these two parcels until your petition is approved.

Sincerely,

Gregory D. DeLoach

Gregory D. DeLoach, Esq., Legal Department Director

CC: Charles Cousins, Director of Planning
Ed Drane, Senior Planner
Jaye Jones Elliott, Esq.

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(803) 341-4600 Fax (803) 842-7728
www.ci.Hilton-Head-Island.sc.us

April 27, 1998

Thomas D. Peeples
Mayor
James K. Carlin
Mayor ProTem

Council Members

Steven A. DeSimone
Willis (Bill) Ferguson
Kenneth S. Heitzke
Earl W. Mallick
Al Winston, III

Stephen G. Riley
Town Manager

Don M. Guscio
Rt. 2, Box 197
Hilton Head Island, SC 29926

RE: Waterside Phase I

Dear Don:

Upon review of your Development Plan Review application for the above project it has been determined that the follow items must be revised in order to approve the application.

1) REVISED PLAN ✓ 1) Buildings and stairs must be removed from road right of way.
1) A. INDICATED ON → 1) A. Show building and parking average wetland buffers.
✓ 2) Boundary/Tree survey missing control points and is not stamped by a registered land surveyor.
TREE REMOVAL PLAN (REVISED) ✓ 3) Drainage through wetland buffer must be sheet flow.
3) REVISED SPACING ON PARKING/DRAINAGE ✓ 4) Need finished elevations on parking, grading and building.
✓ 5) Telephone, electric, cable must be shown on site plan with trees, stamped by utility, for Phase I only (current submittal is impossible to read)
5) REVISED TREE REMOVAL PLAN W/ UTILITIES ✓ 6) Must show storm water, sanitary sewer, and water lines on site plan with trees.
6) ADDED TO TREE REMOVAL PLAN N.A. 7) Show solid waste dumpster location. — INDIVIDUAL CANS IN DETING YARDS

Once these items have been revised and submitted I will process you approval notice. Please do not hesitate to contact me if you have any questions about this request.

4-29-98

Sincerely,

Edwin B. Drane, AICP
Senior Planner

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(803) 341-4600 Fax (803) 842-7728
www.ci.Hilton-Head-Island.sc.us

Thomas D. Peeples
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James K. Carlin
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Council Members

Steven A. DeSimone
Willie (Bill) Ferguson
Kenneth S. Heitzke
Earl W. Mallick
Al Winston, III

Stephen G. Riley
Town Manager

April 27, 1998

Don M. Guscio
Rt. 2, Box 197
Hilton Head Island, SC 29926

RE: Waterside Phase I

Dear Don:

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- Buildings and stairs must be removed from road right of way.
- Show building and parking average wetland buffers.
- Boundary/Tree survey missing control points and is not stamped by a registered land surveyor.
- Drainage through wetland buffer must be sheet flow.
- Need finished elevations on parking, grading and building.
- Telephone, electric, cable must be shown on site plan with trees, stamped by utility, for Phase I only (current submittal is impossible to read)
- Must show storm water, sanitary sewer, and water lines on site plan with trees.
- Show solid waste dumpster location.

Once these items have been revised and submitted I will process you approval notice. Please do not hesitate to contact me if you have any questions about this request.

Sincerely,

Edwin B. Drane, AICP
Senior Planner

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
803/842-8900 Fax 842-7728

July 10, 1997

Certified Mail # P 836 425 889

Mr. Robert L. Graves
Pope Avenue Associates
Post Office Box 6450
Hilton Head Island, SC 29938

RE: Town Center Planned Unit Development (PUD) - Proposal for Hotel Development

Dear Mr. Graves:

As a follow-up to our meeting regarding your inquiry concerning the development of a hotel on property within the Town Center PUD, I am providing the following analysis and Administrative determination:

- The Categorical Exemption Determination of Vested Rights issued by the Town on March 3, 1995 for the Town Center PUD recognized the following approved uses and densities:

    - Office - 21,913 Square Feet
    - Retail - 36,279 Square Feet
    - Residential - 200 Development Units

- This Vested Rights Determination also recognized that the Hotel/Motel use originally approved for the PUD was not included in the Determination because the rights for that use had been fully executed with the development of the 94 room Super Eight Motel (now the Holiday Inn Express).

- The claim that residential units within the PUD can be converted to hotel/motel rooms at a ratio of 1 unit to 2.5 rooms (based on a provision in the Town's Development Standards Ordinance in affect at the time that the Preliminary Approval was granted for the PUD) is not valid. When the PUD was amended by the Planning Commission on May 6, 1987, the hotel/motel use was re-evaluated pursuant to the provision of the Land Management Ordinance (LMO) and was subject to the use and density restrictions of the LMO. At that time, the increase in hotel/motel rooms was permitted based on an analysis of traffic impact which

ATTACHMENT J

resulted in a reduction of both residential units and commercial square footage. The increase was not based on the 1:2.5 ratio.

- The Vested Rights Determination allows you to continue development of the property for the approved uses and densities identified in the Determination. Those densities far exceed the densities permitted in the LMO. Development of the property with uses not recognized by the Vested Rights Determination (but allowed by the LMO) would void the Determination and any claim to vested rights.

- A hotel use is permitted by right within the RD-1, Central Forest Beach Zoning District (property zoning designation) at a density of up to 25 rooms per net acre, subject to compliance with all applicable provisions and standards of the LMO. I have attached a copy of LMO Section 16-7-440, RD-1, Central Forest Beach Zoning District for your review in case you wish to pursue a hotel use on the property.

If you have any further questions concerning this matter, please call me at 341-4692.

Sincerely,

Charles F. Cousins

Charles F. Cousins, AICP
Director of Planning

Attachment

Copy: Stephen G. Riley, AICP, Town Manager
Curtis L. Coltrane, Esquire
Thomas Brechko, AICP

:\TN-CENTR.DOC

ATTACHMENT J

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. Robert L. Graves
Pope Avenue Associates
Post Office Box 7108
Hilton Head Island, SC 29938

4a. Article Number
P 836 425 889

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: *(Print Name)*

8. Addressee's Address *(Only if requested and fee is paid)*

6. Signature: *(Addressee or Agent)*
X D. Neuffne

PS Form **3811**, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
803/842-8900 Fax 842-7728

March 3, 1995

Frank R. Chapman, Jr.
Mayor
Frank Brafman
Mayor ProTem

Council Members

James K. Carlin
Willie (Bill) Ferguson
Kate Keep
Tom Peeples
Dorothy G. Perkins

Stephen G. Riley
Town Manager

Mr. Robert L. Graves
Pope Avenue Associates
Post Office Box 6450
Hilton Head Island, SC 29938

CERTIFIED MAIL
P 836 425 821

RE: Application for Categorical Exemption/Town Center P.U.D.

Dear Mr. Graves:

We have now reviewed the Application for Categorical Exemption of Pope Avenue Associates, dated December 13, 1994, together with attachments (hereinafter, the "Application"). Previously, on December 23, 1994, the Town of Hilton Head Island, South Carolina (hereinafter, the "Town"), delivered a "Notice of Completeness" with respect to the Application for Categorical Exemption. Thereafter, on January 5, 1995, a public hearing on the Application for Categorical Exemption was held, pursuant to the provisions of Section 4(A)(5) of the Procedure for Determination of Vested Rights adopted under the authority of § 16-7-698, *Code of the Town of Hilton Head Island* (1983) (hereinafter, "Vested Rights Determination Procedures").

This determination set forth herein constitutes the Final Determination of the Administrator, as described in Section 4(A)(6) of the Vested Rights Determination Procedures. This determination is appealable to the Court of Common Pleas for Beaufort County, South Carolina, as set forth in Section 8 of the Vested Rights Determination Procedures.

APPLICATION FOR CATEGORICAL EXEMPTION

The Applicant, pursuant to the December 13, 1994, Application, seeks a determination that the property known as "Tract A," "Tract B," "Tract C," "Tract D" and "Tract E," as shown on the July 27, 1987 "Conceptual Master Plan for the Town Center P.U.D. (hereinafter the "Property")is categorically exempt from all amendments to the Development Standards Ordinance of the Town [§§ 16-7-10, *et seq., Code of the Town of Hilton Head Island* (1983)] (hereinafter "DSO"), and also the Land Management Ordinance of the Town [§§ 16-7-100, *et seq., Code of the Town of Hilton Head Island* (1983)] (hereinafter, "LMO"), regarding permitted uses, densities and design standards, enacted subsequent to the date of Preliminary Approval, to wit: December 12, 1984. (hereinafter, "December 12, 1984 Preliminary Approval"). (*See:* Narrative in the Application)

The basis for the claim of a Categorical Exemption are the following documents as set forth in the Application of Pope Avenue Associates, (hereinafter, the "Applicant") as follows:

1. November 5, 1984, Application for Development Permit.
2. December 12, 1984, Notice of Action Taken.
3. November 8, 1985, Order of the Hon. John H. Waller, Jr.
4. September 2, 1986, letter from Robert L. Graves to Orion Hack.
5. November 7, 1986, letter from Thomas P. Brechko to Barry L. Johnson.
6. July 8, 1987, letter from Thomas P. Brechko to Richard A. McGinty.
7. September 1, 1987, letter from John C. Benso to Thomas P. Brechko.

ATTACHMENT J

8. September 10, 1987, letter from Thomas P. Brechko to John C. Benso.

Although not included in the application, the Town's files also contained a "Conceptual Master Plan," dated July 27, 1987, together with minutes from the meeting of the Town of Hilton Head Island Planning Commission, dated May 6, 1987. It appears that certain changes to the December 12, 1984, Preliminary Approval were sought by the Applicant, and were approved by the Town of Hilton Head Island Planning Commission. Although the July 27, 1987, "Conceptual Master Plan," does not bear a Town stamp, the uses and densities as shown in the "Development Summary" on the July 27, 1987, "Conceptual Master Plan" are the same as those sought by the Applicant.

In December of 1994, the DSO was in effect within the Town. § 16-7-741, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Preliminary Approval, in and of itself, does not provide exemption from subsequently enacted amendments to this chapter except as to approvals on use and distribution of population. Approvals as to use and distribution of population shall be deemed vested and therefore exempt from subsequently enacted amendments to this chapter . . .

Further, § 16-7-743, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Any preliminary approval granted under the provisions of this chapter shall become invalid two years from the date of its issue unless the applicant shall file a properly completed application for a final development permit.

In this case, the preliminary approval was issued on December 12, 1984. An appeal from the approval to the Town of Hilton Head Island Board of Adjustment was initiated by adjoining landowners, and the Board of Adjustment reversed the grant of the December 12, 1984 Preliminary Approval. The matter was further appealed to the Court of Common Pleas for Beaufort County, South Carolina. In the case of "Robert L. Graves, *et al.*, v. The Town of Hilton Head Island, *et al.*," Beaufort County, South Carolina, Civil Action Number 85-CP-07-646, the Hon. John H. Waller, Jr., reversed the Board of Adjustment, reinstated the December 12, 1984 Preliminary Approval, and further ruled that the December 12, 1984 Preliminary Approval would not expire until September 30, 1987. No appeal was filed from this Order.

Thereafter, on May 6, 1987, the Town of Hilton Head Island Planning Commission approved certain "conditional use" and "special exception" requests with respect to the Property. In approving the request, the following uses and densities for the Property were approved:

Category of Use	Acres	Square Feet or Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Hotel/Motel	2.6	94 Rooms	

ATTACHMENT J

Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development units[1]

The Applicant subsequently filed a complete application for a "Final Development Permit for "Tract D" of the Property, which application was approved, with conditions on August 27, 1987. This occurred within the life of the December 12, 1984 Preliminary Approval, as extended by the Order of the Hon. John H. Waller, Jr., on November 8, 1985.

As of August 27,1987, § 16-7-744, *Code of the Town of Hilton Head Island, South Carolina* (1983), provided, in relevant part:

> Any final permit approved under the provisions of this chapter shall become invalid one calendar year from the date of its issue unless:
>
> (1) A building permit is issued and construction is commenced within the life of the building permit;

A building permit for (what was then) the "Super 8" motel was obtained and executed within the life of the final development permit. This action by the applicant was timely and therefore sufficient to prevent the expiration of the December 12, 1984 Preliminary Approval for the Property, pursuant to DSO § 16-7-741, *Code of the Town of Hilton Head Island, South Carolina* (1983).

EXTENT OF VESTED RIGHTS UNDER CATEGORICAL EXEMPTION

In consideration of the above referenced approvals, determinations, orders and agreements, all of which are hereby determined to be "Valid Final Development Permits" as defined in Section 2 (A)(18) of the Vested Rights Determination Procedures, the following rights are hereby determined to be "vested" against amendments to the DSO and LMO regarding permitted uses, densities and design standards enacted subsequent to the issuance of the December 12, 1984 Preliminary Approval:

Category of Use	Acres	Square Feet or Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development units

[1] The method used to calculate density under the Development Standards Ordinance allowed for the density for each category of use to be spread over the entire area of the P. U. D. Therefore, the effective densities were: Commercial (office and retail), 3,854 square feet per acre, and Residential (including 94 motel rooms which converts to 38 residential development units), 15.67 units per acre.

ATTACHMENT J

The Hotel/Motel use is not included, because a Final Development Permit for "Tract D" was obtained and executed in 1987/1988. The Applicant's rights with respect to "Tract D" have, therefore, been fully executed.

In as much as no Final Development Permit was ever obtained for any part of the Property except "Tract D", any development on the remainder of the Property shall conform to all design standards of the existing L MO, § 16-7-100, *et seq., Code of the Town of Hilton Head Island, South Carolina* (1983), to the greatest degree possible. As used above, "to the greatest degree possible" means that any design standard which can be met without creating a negative impact on the densities set forth above shall be met.

Notwithstanding anything to the contrary set forth above, future development shall also be subject to: (1) the provisions of §§ 16-7-300, *et seq., Code of the Town of Hilton Head Island* (1983), Non-comformities; §§ 16-7-480, *et seq., Code of the Town of Hilton Head Island* (1983), Corridor Review; (2) the provisions of § 16-7-700, *et seq., Code of the Town of Hilton Head Island* (1983), Traffic Congestion and Growth Management; and, § 16-7-876, *et seq., Code of the Town of Hilton Head Island* (1983), Street Improvement Fees. These subsequently enacted amendments to the LMO do not relate to uses or densities, nor do they affect the Applicant's ability to proceed with the development of the Property at the uses and densities set forth herein.

These supplemental land use regulations were not, and could not have been contemplated by the parties either at the time of the issuance of the December 12, 1984, Preliminary Approval, or at the time of the November 8, 1985, Order of the Hon. John H. Waller, Jr., or at the time of the May 6, 1987, Conditional Use/Special Exception Approval; or at the time of the September 10, 1987, confirmation of the status of the December 12, 1984, Preliminary Approval. Therefore, even under any applicable theory of contract law, such unforeseen needs and governmental responses would be outside the scope of permits, approvals and orders relied upon by the Applicant.

Future development of the Property pursuant to the December 12, 1984, Preliminary Approval shall be subject to the provisions of all building and related construction codes (*i. e.*, the plumbing, electrical and mechanical codes, etc.) in effect at the time of construction. Further, this Categorical Exemption Certificate does not purport to exempt the Applicant or any development on the subject property from requirements of the State of South Carolina or the United States of America (if any) which may be applicable to this Applicant or to development of the Property.

While the uses and densities set forth in the December 12, 1984, Preliminary Approval, as amended by the May 6, 1987, Conditional Use / Special Exception Approval, are determined to have been "vested," the existing development (i. e., the "Holiday Express" on "Tract D,") and the remainder of the project, if and when built, may be "non-conforming" under the provisions of the RD-1 Central Forest Beach Zoning District, and the provisions of §§ 16-7-300, *et seq., Code of the Town of Hilton Head Island* (1983). The Applicant claims exemption from the provisions of Article III of the LMO ("Non-Conformities and Prior Approvals"). Had the entire project been built, however, the entire project would be subject to the provisions of Article III of the LMO ("Non-Conformities and Prior Approvals"). The Applicant, through its inaction, cannot have improved its position over what it would have had if the project had been completed.

This Categorical Exemption Certification shall be valid for a period of Five (5) Years from

ATTACHMENT J

the date hereof, unless the Applicant shall have obtained a Development Plan Approval, and then to obtain and act upon a validly issued building permit within the life of the Development Plan Approval.[2]

After the expiration of this Certificate any future development on the real property which is the subject of the Application shall be subject to all relevant provisions of the then existing LMO, and/or such other land use ordinance or regulations as may be in force. As stated above, the Categorical Exemption Certification shall expire on March 3, 2000. This date is more than fifteen (15) years from the date of the issuance of the December 12, 1984, Preliminary Approval, and more than twelve (12) years from the granting of the Final Development Permit for "Tract D" of the Property.

Governments cannot bargain away their police powers, which are necessary both for promotion of the public health safety and welfare and for the prevention of public harm. The above described limitations on the extent of vested rights granted pursuant to this Categorical Exemption Certificate are designed to honor commitments previously made by the Town in granting development rights to this Applicant while properly balancing such rights with the Town's responsibilities to existing citizens.

THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

Thomas P. Brechko

Thomas P. Brechko, AICP
Chief of Planning
Acting Administrator of the Land Management Ordinance

TPB/
cc: Hon. Frank R. Chapman, Jr.
Frank Brafman
James K. Carlin
Bill Ferguson
Kathryn H. Keep
Thomas D. Peeples
Dorothy G. Perkins
Gregory D. DeLoach, Esq.
Stephen G. Riley, AICP
Curtis L. Coltrane, Esq.
Barry L. Johnson, Esq.

---

2 Although obtaining a Development Plan Approval or Approvals and a building permit or permits to complete the Development within the five (5) year period will be sufficient to prevent expiration of the Categorical Exemption Certificate, a lapse of the Development Plan Approval or Approvals or the building permit or permits at any point after the expiration of five (5) years from the date hereof will result in the expiration of this Categorical Exemption Certificate.

ATTACHMENT J

January 4,1991

McGINTY ASSOCIATES/ARCHITECTS
RECEIVED
JAN 7 1991

Pope Avenue Associates
11 Lagoon Rd.
Hilton Head Island, SC 29928
Attn. Pam Comfortson

Re: Waterside Sign

Dear Pam,

As requested, I have entered the name "Waterside" onto the Reserved Names List For Streets And Developments, where it well be held for your exclusive use.

However, you will need to appear before the Corridor Review Committee to receive permission to change the sign again, even though that sign has already been CRC approved. The problem is, when a sign is removed the permit and CRC approval for that sign are voided (Sec. 16-7-1011. Legal Signs. and Sec. 16-7-1020. Permit Required). You do have the option to appeal to the Board of Adjustment for a variance to these ordinances. Either way I don't foresee any problems.

Always at your service.

Bill Lytle

Bill Lytle
Assistant Currant Planner

P.O. Box 22779, Hilton Head Island, S.C. 29925 (803) 681 9440

ATTACHMENT J

McGinty Associates / Architects

December 11, 1990

Mr. Bill Lytle
Town of Hilton Head
40 Palmetto Parkway
Hilton Head Island, SC 29926

Re: Waterside Sign

Dear Mr. Lytle:

Pope Avenue Associates wishes to change the identification of our development from Waterside to Super 8 Lodge Center. Pope Avenue Associates however wishes to reserve the name "Waterside" and have the permission to change the sign and name back to the existing "Waterside" sign at some time in the future. The sign size, shape, materials, letter size, etc. will remain the same as the existing approved sign.

We understand from Alex Sineath with Graphics Corporation that the Town has requested this letter before he can change the sign. If there is any other information you need from Pope Avenue Associates please give me a call at 785-2444.

Sincerely,

Richard A. McGinty, FAIA

RAM/pc

cc: Alex Sineath, Graphics Corporation
Robert S. Crum, Pope Avenue Assocs.
Robert L. Graves, Pope Avenue Assocs.
Randy Cavness, Super 8 Lodge

11 Lagoon Road, Hilton Head Island, S. C. 29928 / Telephone (803) 785-2444

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

STAFF REVIEW CHECKLIST

ONE TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 803-686-0904 FAX 803-842-8908

PROJECT NAME: WATERSIDE PHASE I CASE # DPR-03-98

CASE MANAGER: ED DRAKE

☑ Development Plan Review ☐ Subdivision Plan Review ☐ Public Project Review

Date of Preliminary Review: _____ Date Application Accepted: _____

Date Received by CM: _____ Date of Review Meeting: _____

Date of Applicant Letter: 4/27 Date of Notice of Action: _____

	Date Distributed	Rev's Distributed	Date Approved
NATURAL RESOURCES			
Tree			
Wetland			
ENGINEERING			
TRAFFIC	N/A		N/A
FIRE MARSHALL			
ADDRESSING			
CRC			4/14

APPLICATION MINIMUM ITEMS

	Date Recv'd	OK	N/A	Notes
APPLICATION FORM	4/4	☑	☐	
FILING FEE	3/9	☑	☐	
OWNER'S CONSENT		☑	☐	
PROPERTY DEED		☑	☐	
BOUNDARY SURVEY (1"=50')		☑	☐	
Computed Acreage		☑ OK	☐ N/A	
Control Points		☐	☐	
Seal & Signature		☑	☐	
Date & Revisions		☑	☐	
Reference Plats		☑	☐	
Graphic Scale		☑	☐	
WRITTEN NARRATIVE	2/24	☑	☐	
Nature of Development		☑	☐	
Phasing Plan		☑	☐	
Other Government Approvals		☐	☑	
Maintenance Responsibiilty		☑	☐	
Dedicated Improvements		☐	☑	
Additional Information		☑	☐	

ATTACHMENT J

SITE DEVELOPMENT PLAN OR SUBDIVISION PLAT (1"=30')	Date Recv'd	OK	N/A	Notes
		☐	☐	
Name of Development	☑ OK	☐ NA		
Graphic Scale	☑	☐		
Date & Revisions	☑	☐		
Vicinity Sketch	☑	☐		
Topographic Information	☑	☐		
Structures Within 100'	☑	☐		
Drainage Information	☑	☐		
Impervious Calculations	☐	☐		
Open Space Calculations	☐	☐		PHASE II
Water and Sewer Layout	☑	☐		
Electric Layout	☑	☐		
Telephone Layout	☑	☐		
Cable TV Layout	☑	☐		
Site Lighting	☐	☑		CRC
Parking Dimensions	☑	☐		
Dumpster Location	☐	☑		
Zoning Boundaries	☐	☑		
Cultural Resource	☐	☑		
Wetlands Delineation	☑	☐		
FEMA Information	☐	☐		
ADDITIONAL REQUIREMENTS				
EXTERIOR ELEVATIONS		☑	☐	
PHASING PLAN		☐	☑	NEXT PHASE
OPEN SPACE REPORT		☐	☑	
CORPS				
Wetland Determination Letter		☑	☐	
Wetland Alteration Permit		☐	☑	
DHEC				
Water		☐	☑	
Sewer		☐	☑	
Air & Water Quality		☐	☑	
OCRM				
Beach/Dune Activity		☐	☑	
Tidal Wetlands		☐	☑	
Land Disturbance		☑	☐	
SCDOT ENCROACHM'T PERMIT		☐	☑	
UTILITY APPROVAL/AGREEM'T				
Water		☑	☐	
Sewer		☑	☐	
Electric		☑	☐	
Telephone		☐	☐	
Cable TV		☐	☐	
BCHD SEPTIC TANK APPROVAL		☐	☑	
PRIVATE ARB APPROVAL	4/14	☑	☐	

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

APPLICATION ACCEPTANCE CHECKLIST

ONE TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 803-686-0904 FAX 803-842-8908

☒ Development Plan Review ☐ Subdivision Plan Review

PROJECT NAME: WATERSIDE PHASE I

AGENT SUBMITTING APPLICATION:

Name MR. DON M. LUSCIO

Address LANDSCAPE ARCHITECT
RT 2 BOX 197
HILTON HEAD ISLAND, SC 29926

Telephone 757-3855

It has been determined that for the above referenced project, the minimum items necessary for acceptance of the application pursuant to LMO Section 16-7-661, Staff Development Plan Application:

☐ HAVE BEEN SUBMITTED and the staff will begin their review. Project has been assigned to:

Case Manager _____ Case #: DPR-03-98

While the staff can begin their review, the applicant must submit the required Engineering and Natural Resources application materials before a full coordinated review can begin. See Checklist of Additional Items below. All other items required for Subdivision or Development Plan Review must be submitted prior to Town approval.

☒ HAVE NOT BEEN SUBMITTED and the application cannot be accepted. A new appointment will be required to resubmit the application. See Checklist of Minimum Items below.

CHECKLIST OF MINIMUM ITEMS:			CHECKLIST OF ADDITIONAL ITEMS			
YES	NO		YES	NO	N/A	
☒	☐	Completed Application Form	☐	☑	☐	Engineering Submittal
☒	☐	Certificate of Owners Consent	☐	☑		Tree Application Submittal
☒	☐	Property Deed(s)	☐	☐	☑	Wetlands Alteration Submittal
☐	☒	Boundary Survey SEALED/STAMPED ✓				
☒	☐	Written Narrative				
☐	☒	Applicable Filing Fee 50 + (8·7=56) = $106.00 ✓				
☐	☒	Site Development or Subdivision Plan 5 SETS ✓				

SIGNATURES:

STAFF: _____ DATE 3/5/98

AGENT: _____ DATE 3/5/98

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

MASTER APPLICATION FORM

ONE TOWN CENTER COURT • HILTON HEAD ISLAND, SC 29928 • TEL 803-341-4601 • FAX 803-842-8908

Please TYPE or PRINT legibly

NAME OF PROJECT WATERSIDE P.U.D. PHASE 1 - 8 UNITS

STREET ADDRESS WATERSIDE DRIVE

ZONING DISTRICT PD-1 (P.U.D) OVERLAY DISTRICT CBG

TAX DISTRICT 550 MAP 18 PARCEL(S) 202

	LAND OWNER	APPLICANT	AGENT
NAME	KEN TAYLOR	SAME AS OWNER	DON M. GUCCIO
COMPANY	WATERSIDE BY SPINNAKER, L.P.		WILSONE ARCHITECT
MAILING ADDRESS	P.O. BOX 6899		RT 2 BOX 197
CITY STATE ZIP	HILTON HEAD ISLAND, S.C. 29938-6899		HILTON HEAD IS, S.C. 29926
TELEPHONE	785-3355		757-3855
FAX	785-6178		757-5555
E-MAIL			

TYPE APPROVAL(S) REQUESTED NOTE: ATTACH APPROPRIATE SUPPLEMENTAL FORM FOR EACH BLOCK CHECKED

- ☐ SUBDIVISION PLAN REVIEW
- ☐ PUBLIC PROJECT REVIEW
- ☐ DEVELOPMENT PLAN REVIEW
- ☐ CORRIDOR REVIEW
- ☐ TREE APPROVAL
- ☐ WETLAND ALTERATION
- ☐ TRAFFIC IMPACT ANALYSIS
- ☐ SIGN PERMIT
- ☐ ZONING MAP AMENDMENT
- ☐ SPECIAL EXCEPTION REVIEW
- ☐ CONDITIONAL USE
- ☐ VARIANCE
- ☐ APPEAL
- ■ PRE-APPLICATION MEETING

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.

SIGNATURE Don M. Guccio DATE FEB 4, 1998

FOR OFFICIAL USE ONLY

DATE RECEIVED: 2-17-98 TIME:

ACCEPTED BY: MASTER TRACKING NUMBER: CR98-016

REV 4/3/97

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

DEVELOPMENT PLAN REVIEW

SUPPLEMENTAL TO MASTER APPLICATION FORM

Please TYPE or PRINT legibly

NAME OF PROJECT WATERSIDE P.U.D. PHASE 1 - 8 UNITS

GROSS ACREAGE OF SITE 13.534 NET ACREAGE OF SITE 9.824

CHECK ALL PROPOSED TYPES OF DEVELOPMENT FOR THIS APPLICATION (LMO 16-7-231)

- [x] RESIDENTIAL
- [ ] INDUSTRIAL
- [ ] COMMERCIAL
- [ ] RECREATIONAL
- [ ] INSTITUTIONAL
- [ ] AGRICULTURAL
- [ ] UTILITY

SCHEDULE OF ALL PROPOSED SPECIFIC USES FOR THIS APPLICATION

USE:	NUMBER OF UNITS:	GROSS SQ. FT.:
MULTI-FAMILY	8 D.U.	5300 SQ FT

THE FOLLOWING ITEMS MUST BE ATTACHED IN ORDER FOR THIS APPLICATION TO BE ACCEPTED. SEE LMO 16-7-661 FOR MORE INFORMATION AND POSSIBLE ADDITIONAL ITEMS REQUIRED TO BE SUBMITTED PRIOR TO APPROVAL.

- [x] CERTIFICATION OF OWNER(S) CONSENT
- [x] PROPERTY DEED(S)
- [x] BOUNDARY SURVEY
- [x] WRITTEN NARRATIVE
- [x] FILING FEE (SEE LMO SECTION 16-7-612(3))
- [x] SITE DEVELOPMENT PLAN

FOR OFFICIAL USE ONLY

DATE RECEIVED:_____ TIME:_____

ACCEPTED BY:_____ MASTER TRACKING NUMBER:_____

REV 4/3/97

ATTACHMENT J

DON M. GUSCIO, ASLA.
LANDSCAPE ARCHITECT
ROUTE 2 BOX 197
HILTON HEAD ISLAND
SOUTH CAROLINA, 29928
TELEPHONE (803) 757-3855

PROJECT: WATERSIDE P.U.D.
AUTHORIZATION BY: -K E TAYLOR
TITLE: President

THIS IS TO CERTIFY THAT I HAVE BEEN AUTHORIZED TO ACT AS AGENT IN PERMITTING AND APPROVAL MATTERS WITH THE TOWN OF HILTON HEAD ISLAND, S.C. D.H.E.C./O.C.R.M., BEAUFORT COUNTY, S.C. AND ANY OTHER APPLICABLE REGULATORY AGENCY, OR AGENCIES REQUIRED TO OBTAIN DEVELOPMENT PERMITS FOR THE ABOVE MENTIONED PROJECT. THIS AUTHORIZATION SHALL BE TERMINATED UPON COMPLETION OF CERTIFICATION OF COMPLIANCE WITH APPROVED PLANS.

ATTACHMENT J

DON M. GUSCIO, ASLA.
LANDSCAPE ARCHITECT
ROUTE 2 BOX 197
HILTON HEAD ISLAND
SOUTH CAROLINA, 29926
TELEPHONE (803) 757-3855

February 4, 1998

Narrative and Open Space Report
Waterside P.U.D. – Phase 1 – 8 units
Town of Hilton Head Island, S.C.

The Waterside P.U.D. was originally approved on May 6, 1987 with the following uses & densities:

Category of Use	Acres	Square Feet of Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Hotel/Motel	2.6	94 Rooms	
Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development Units

A building permit for the hotel/motel was subsequently issued and the motel built. On March 3, 1995 the Town of Hilton Head vested the property against amendments to the DSO and LMO regarding permitted uses, densities, and design standards enacted subsequent to December 12, 1984. The following uses and densities were approved under the Categorical Exemption:

Category of Use	Acres	Square Feet of Development Units	Density per Acre
Office	1.4	21,913	15,652 Square Feet
Retail	3.0	36,279	12,093 Square Feet
Open Space	1.3		
Residential	7.6	200 Development Units	29.4 Development Units

On December 17, 1997 Waterside by Spinnaker LP purchased all of the Waterside P.U.D. excluding the existing motel and Tract B. Waterside by Spinnaker LP also purchased Avocet Rd. for a total of 13.5 acres. Tract B is a parcel bounded by Waterside Drive, the motel tract, Pope Avenue and The Western Sizzler tract. Uses and densities transferred to the new owner are:

RECEIVED
FEB 24 1998
AM 4:25

Office	-	5,126 sq. ft.
Retail	-	23,363 sq. ft.
Residential	-	200 units

ATTACHMENT J

The balance of the office and retail use development units and density was retained by the vendor for their Tract B.

Waterside by Spinnaker LP proposes to develop a residential, interval ownership community and related recreational facilities with up to 200 development units. An activity building will be constructed to handle check-in, rental, property management and sales. This building will be considered part of the approved office square footage. Waterside by Spinnaker LP does not plan to develop any retail space.

Waterside P.U.D. will be a phased development with Phase 1 comprising an 8 unit building. This building will have 4 – 2 bedroom units and 4 – 3 bedroom units with related parking, walks, and open spaces. Maintenance of the units will be by a duly formed condominium property owners association. This development will have no impact on fresh water wetlands. No traffic study is required with this phase due to trips being less than 10 per day.

The following items are being submitted as required by the Town of Hilton Head L.M.O.:

1) Fresh Water Survey & Army Corps Engineers Letter
2) Site Plan
3) Development Application Forms/Agent Authorization Letter
4) Copy of Deed
5) PHEC Letter of Approval
6) O.C.R.M. Letter of Certification
7) Fire Dept. Letter of Approval
8) Telephone & Electric Letters/Red Line Drawings
9) Traffic Impact Analysis Form

Tree Removal Permit, Engineering Forest Beach ARB and CRC approvals are pending as well as Planning Dept. Notification of Action.

cc. Jack Qualey
Ken E. Taylor

ATTACHMENT J

		Don M. Guscio Landscape Architect	WATERSIDE PHASE 1			
			DATE 6-3-98	REVISION	NO.	DATE

TO: DAVID L. BECOR, C.Z.A.
MANAGER OF CURRENT PLANNING

JUN 03 1998
By RLH 3:40

ATTACHED PLEASE FIND THE FOLLOWING FOR YOUR REVIEW:

1) 5 COPIES PHASE 1 SITE PLAN DATED JUNE 3, 1998
2) REVISED TREES DALLEY SHEET 4 OF 4

WE HAVE MADE THE BUILDING & PARKING CHANGES TO THE PLAN TO COMPLY WITH CURRENT L.M.O. BUFFER & SETBACK REQUIREMENTS. THE MEASUREMENTS ARE CALCULATED TO THE AMMENDED F.W.W. LINE. CORPS OF ENGINEERS SIGN-OFF/LETTER IS STILL PENDING, DUE ANY DAY NOW. LETTER DOCUMENTING SAID SIGN-OFF TO BE SUBMITTED IMMEDIATELY UPON RECEIPT. PLEASE CONTINUE YOUR REVIEW SO A PERMIT CAN BE ISSUED UPON SUBMISSION OF CORPS SIGN-OFF LETTER.

PLEASE LET ME KNOW IF YOU REQUIRE ANY MORE ITEMS IN ORDER TO COMPLETE YOUR REVIEW.

RESPECTFULLY SUBMITTED,

Don M. Guscio

CC: K.E. TAYLOR, WATERSIDE BY SPINNAKER, L.P.
JACK QUALET

ATTACHMENT J

Don M. Guscio
Landscape Architect

WATERSIDE

DATE 5-27-98

REVISION

NO. DATE

TO: DAVID RECOR, C.Z.A.
MANAGER OF CURRENT PLANNING

RECEIVED
MAY 27 1998
By

RE: PHASING PLAN OF WATERSIDE P.U.D.

ATTACHED PLEASE FIND 2 COPIES OF THE ABOVE MENTIONED PROJECT. THIS PLAN HAS BEEN PREPARED AS PER YOUR REQUEST AT OUR MEETING THIS MORNING. I HOPE THIS ASSISTS YOUR EVALUATION AND BRINGS THE PROJECT TO COMPLETION.

AS STATED IN MY LETTER OF MAY 15, 1998, THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN, AS LONG AS THE CHANGES DO NOT ADVERSELY EFFECT INDICATED PRESERVED AREAS.

RESPECTFULLY SUBMITTED,

Don M. Guscio

CC: K. E. TAYLOR, WATERSIDE BY SPINNAKER, L.P.
JACK QUALLET

ATTACHMENT J

		Don M. Guscio Landscape Architect ROUTE 3 BOX 197 HILTON HEAD ISLAND, S.C. 29926 (803) 785-2066	WATERSIDE DATE 5-15-98	Land Planning Site Planning Landscape Architecture 4:55 MAY 15 1998 REVISION	-NO	DATE

HAND DELIVERED
5-15-98

TO: DAVID L. BECOR, C.Z.A.
MANAGER OF CURRENT PLANNING
RE: WATERSIDE (PHASE ONE AND CONCEPTUAL)
ATTACHED PLEASE FIND THE FOLLOWING FOR YOUR REVIEW:

1) 5 COPIES PHASE ONE PLAN DATED MAY 11, 1998
2) 2 COPIES CONCEPTUAL MASTER PLAN W/TREE, TOPO & F.W.W.
3) 2 COPIES CONCEPTUAL MASTER PLAN W/F.W.W. ONLY
4) 1 SHEET (4 of 4) TREE TALLEY TO REFLECT REVISIONS

A) ITEM #1 - REVISED TO REFLECT CONCERNS, SPECIFICALLY BUILDING REMOVED FROM WATERSIDE R.O.W. & SHIFTED TO COMPLY W/AVERAGE BUFFERS

B) ITEMS 2 & 3 - THESE PLANS HAVE BEEN PREPARED TO INCLUDE THE FOLLOWING PLANNING CONSIDERATIONS IN ORDER TO MAXIMIZE BUFFERS AND SET-BACKS AND MINIMIZE WETLANDS IMPACTS:

1) TOTAL PLANNED DENSITY OF 200 P.U. CORRESPONDS TO APPROVED DENSITY. APPROVED RETAIL SPACE OF 23,363 SQ. FT. HAS BEEN ELIMINATED. PARKING RATIOS AS CURRENTLY REQUIRED HAVE BEEN APPLIED.
2) FRESHWATER WETLANDS HAVE BEEN RETAINED TO THE MAXIMUM AMOUNT, CONSISTANT WITH THE DEVELOPMENT OF 200 UNITS ALLOWABLE. THIS HAS BEEN ACHIEVED BY UTILIZING 7 BUILDINGS, 5 STORIES WITH PARKING UNDER. OUR CONCEPTUAL PLAN REQUIRES THE MITIGATION OF 0.247 ACRES. NEWKIRK ENVIRONMENTAL SERVICES WILL BE DISCUSSING THE METHOD AND LOCATION OF MITIGATION WITH THE NATURAL RESOURCES ADMINISTRATOR, SUBJECT TO TOWN APPROVAL.
3) ALL FRESHWATER SET-BACKS AS SPECIFIED IN THE CURRENT L.M.O. HAVE BEEN ADHERED TO. (PRESERVED AND ALTERED)
4) THE DIMENSIONS OF THE PARKING SPACES ARE BASED ON THE L.M.O. AT THE TIME OF WATERSIDE P.U.D. APPROVAL, I.E. 9' AS COMPARED TO 10' CURRENTLY. AS PREVIOUSLY AGREED, 9' SPACES UNDER THE BUILDING ARE ALLOWED IN ORDER TO EFFICIENTLY LOCATE BUILDING SUPPORT COLUMNS. FOR THE 145 SURFACE PARKING SPACES THE CURRENT L.M.O. WOULD REQUIRE APPROXIMATELY 190' OF ADDITIONAL PARKING. THIS ADDITIONAL PAVING WOULD NEGATIVELY IMPACT BOTH FRESHWATER WETLANDS AND THE REMOVAL OF SPECIMEN TREES BEING RETAINED BY THIS CONCEPTUAL PLAN.

THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN, AS LONG AS THE CHANGES DO NOT ADVERSELY EFFECT INDICATED PRESERVED AREAS

RESPECTIVELY SUBMITTED,

Don M. Guscio

CC: K.E. TAYLOR, WATERSIDE BY SPINNAKER, L.P.
JACK QUALEY

ATTACHMENT J

		Don M. Guscio Landscape Architect	DATE	REVISION	NO	DATE

MAY 1, 1998

EDWIN P. DRANE, AICP
SENIOR PLANNER
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928

HAND DELIVERED 5-4-98

RE: WATERSIDE PHASE 1

DEAR EDWIN,

WITH REFERENCE TO YOUR LETTER OF APRIL 27, 1998 PLEASE FIND FIVE (5) COPIES OF OUR PLAN REVISED APRIL 30, 1998, WHICH ADDRESSES YOUR ITEMS OF CONCERN #1 THRU #7:

ITEM 1) WE HAVE DISCUSSED THE ENCROACHMENT ON THE ROAD R.O.W. WITH THE OWNERS ATTORNEY AND THEY ADVISE THAT WATERSIDE IS AN APPROVED P.U.D. AND THE ROAD R.O.W. IS NOT A PLANNING ISSUE. THERE ARE NO INTERNAL SET-BACKS OR BUFFERS REQUIRED. FOR YOUR INFORMATION THE OWNER OF WATERSIDE ALSO OWNS THE ROAD R.O.W., WHICH WAS ONLY DEFINED FOR LEGAL PURPOSES TO PROVIDE THE MOTEL WITH INGRESS/EGRESS. IN FACT THE OWNER HAS THE RIGHT TO RE-LOCATE THE ROAD, IF NEEDED.

ITEM 1a) WITH REGARD TO THE REQUIRED WETLAND BUFFERS AS PER THE CURRENT L.M.O. WE HAVE RE-DESIGNED THE PARKING TO COMPLY WITH THEM (PREVIOUS MIN 10' AVG 35') STATION NUMBERS AND DISTANCES HAVE BEEN ADDED TO THE PLAN. THE BUILDING HAS BEEN LOCATED TO THE FURTHEREST EXTENT POSSIBLE TO AVERAGE A SET-BACK BUFFER OF 30'. DIMENSIONS FOR CALCULATING THIS BUFFER ARE INDICATED ON THE PLAN

ITEM 2) CONTROL POINTS (3) & R.L.S. STAMPS ARE ON PLAN

ITEM 3) SHEET FLOW SYMBOL (→) ADDED TO LEGEND & ON PLAN

ITEM 4) F.F.E. OF BLDG & PARKING ELEVATIONS ADDED TO SITE PLAN

ITEM 5) TELEPHONE, ELECTRIC, C.A.T.V. HAVE BEEN TRANSFERRED FROM 50 SCALE STAMPED PLANS TO SITE PLAN

ITEM 6) WATER & SEWER LINES HAVE BEEN TRANSFERRED FROM 50 SCALE THOMAS & HUTTON PLANS DATED FEB. 16, 1998. STORM SEWER LINES ARE NOT PROPOSED

ITEM 7) INDIVIDUAL GARBAGE CONTAINERS ARE TO BE STORED IN SERVICE YARDS PROVIDED SO NO DUMPSTER IS REQUIRED

AS YOU MAY BE AWARE, WATERSIDE P.U.D. IS PROTECTED FROM CHANGES TO THE L.M.O. SINCE 1984. THE OWNER HAS MAXIMIZED THE BUFFERS AND SET-BACKS TO THE GREATEST EXTENT POSSIBLE, CONSISTANT WITH BEING ABLE TO DEVELOPE THE PROPERTY. WITHIN THE NEXT FEW DAYS, WE WILL BE RE-SUBMITTING A CONCEPTUAL MASTER PLAN WHICH MINIMIZES THE REMOVAL OF WETLANDS & IMPACT OF BUILDINGS & PARKING ON THE SITE.

RESPECTFULLY SUBMITTED,

CC: K.E. TAYLOR, WATERSIDE BY SHUMAKER, L.P.
JACK QUALEY

ATTACHMENT J

HAND DELIVERED
4-3-98

DATE: APRIL 3, 1998

TO: DAVID L. BEGOR, C.Z.A.
MANAGER OF CURRENT PLANNING
TOWN OF HILTON HEAD ISLAND, S.C.

FROM: DON GUSCIO, ASLA.

RE: ITEMS FOR ENGINEERING & P.N.R. REVIEW
WATERSIDE P.U.D. PHASE 1

ATTACHED PLEASE FIND THE ABOVE COMPLETED APPLICATIONS FOR YOUR REVIEW.

THESE TWO ITEMS WERE PREVIOUSLY SUBMITTED, PENDING O.C.R.M. APPROVAL AND TELEPHONE LAYOUT. O.C.R.M. APPROVAL LETTER IS ENCLOSED AS WELL AS HARGRAY TELEPHONE/PEDESTAL LAYOUT. I BELIEVE THIS COMPLETES THESE 2 ITEMS FOR DEVELOPMENT PLAN REVIEW. PLEASE BEGIN THE DEVELOPMENT REVIEW PROCESS, SINCE YOU CAN NOW CHECK THESE TWO ITEMS OFF THE APPLICATION CHECK LIST WE WENT OVER MARCH 5, 1998.

PLEASE LET ME KNOW IF YOU REQUIRE ANY OTHER ITEMS TO REVIEW THIS PROJECT.

RESPECTFULLY SUBMITTED,

Don M. Guscio

CC: K. E. TAYLOR, S.P.G.
JACK QUALEY

	SHEET OF SHEETS	Don M. Guscio Landscape Architect ROUTE 2 BOX 197 HILTON HEAD ISLAND, S.C. 29928 (843) 757-3856	DATE	Land Planning Site Planning Landscape Architecture REVISION	NO.	DATE

ATTACHMENT J

DATE: MARCH 6, 1998

TO: DAVID L. BECOR, C.L.A.
MANAGER OF CURRENT PLANNING
FROM: DON GUSCIO, A.S.L.A.
RE: ITEMS REQUESTED FOR D.P.R.

ATTACHED PLEASE FIND THE FOLLOWING ITEMS REQUESTED AT OUR MEETING OF MARCH 5, 1998

1) 5 COPIES OF REVISED SITE PLAN - 3-6-98 (SURFACE PARKING AS PER CURRENT L.M.O.)
2) 2 COPIES BOUNDARY SURVEY BY SURVEYING CONSULTANTS WITH RAISED SEAL & SIGNATURE
3) PAGE TWO F.W.W. CORPS OF ENGINEERS LETTER (S.A.C. 81-97-1 46[J])
4) O.C.R.M. CERTIFICATION LETTER
5) RECEIPT OF APPLICATION FEE $106.00

PLEASE LET ME KNOW OF ANY OTHER ITEMS YOU MAY REQUIRE IN ORDER TO CONTINUE YOUR REVIEW OF THIS PROJECT.

RESPECTFULLY SUBMITTED,
Don M. Guscio

CC: K.E. TAYLOR, S.P.G.
JACK QUALEY

	SHEET OF SHEETS	Don M. Guscio Landscape Architect ROUTE 3 BOX 197 HILTON HEAD ISLAND, S.C. 29926 (803) 785-5555	WATERSIDE PHASE 1 DATE	Land Planning Site Planning Landscape Architecture REVISION	NO.	DATE

ATTACHMENT J

SOUTH ISLAND PUBLIC SERVICE DISTRICT

POST OFFICE BOX 5148 • 41 BOW CIRCLE • HILTON HEAD ISLAND, S.C. 29938

February 11, 1998

Mr. Benny K. Jones, Jr.
Thomas & Hutton Engineering Co., Inc.
P. O. Box 14609
Savannah, GA 31416

Re: Waterside - Phase I

Dear Benny:

We have reviewed and approved your water and sewer plans for the referenced project. Upon proper installation and payment of applicable fees, we will accept your system for operation and maintenance.

Sincerely,

SOUTH ISLAND PUBLIC SERVICE DISTRICT

T. Kent Langley
District Manager

TKL/bim
FAX Transmitted 2/11/98

PHONES: 803/785-8224 • 803/785-4327 • FAX: 803/842-6029

ATTACHMENT J

PALMETTO

November 20, 1997

Mr. Don Guscio
33 Big Oak Street
Hilton Head Island, SC 29926

Re: Block 5-B Forest Beach Subdivision
200 Multi-Family Units

Dear Mr. Guscio:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. We will require utility easements and electrical load requirements prior to actually beginning construction.

The enclosed redline drawing shows proposed routing and placement of cable and equipment. Installation of a schedule 40 PVC conduit buried at a depth of 36" will be required and considered as "aid-to-construction" on this project. Three phase padmount transformers require installation of a concrete pad per the enclosed specification sheets. Providing, installing and maintaining all service wire and conduit is the responsibility of the owner/developer.

PECI has a highly successful area lighting "Illuma Knight" program and we have enclosed a brochure for your review. We would be happy to discuss this lighting program with you at your convenience.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Robert J. Casavant
Manager, Engineering Services

RJC:sdr
Encl.

ATTACHMENT J

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
) **QUIT CLAIM DEED**

TO ALL WHOM THESE PRESENTS MAY COME: WHEREAS, POPE AVENUE ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP, SEND GREETING:

NOW KNOW ALL MEN BY THESE PRESENTS, That the said Pope Avenue Associates, a South Carolina general partnership, in consideration of the premises and also in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and no other valuable consideration, "actual", in hand paid at and before the sealing and delivery by these presents by Waterside by Spinnaker, L.P., a South Carolina limited partnership (the receipt whereof is hereby acknowledged) has remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said Waterside by Spinnaker, L.P., a South Carolina limited partnership, its successors and assigns forever, their undivided interest in the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Waterside by Spinnaker, L.P., a South Carolina limited partnership, its successors and assigns, forever, so that the said Pope Avenue Associates, a South Carolina limited partnership, nor its successors and assigns, nor any other person, claiming under it, shall at any time hereafter, by any way or

Grantee's address: Post Office Box 6899, Hilton Head Island, South Carolina 29938-6899

Dist.	Map	Submap	Parcel	Block
550	18		255	

ATTACHMENT J

means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness my hand and seal this 16th day of December, 1997, and in the two hundred and twenty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

POPE AVENUE ASSOCIATES, a South Carolina general partnership

By: Robert S. Crum
Its General Partner

By: Robert L. Graves
Its General Partner

By: Richard A. McGinty
Its General Partner

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Pope Avenue Associates, a South Carolina general partnership, by its duly authorized officers, sign, seal and as their act and deed, deliver the within written Quit Claim Deed, and that s/he with the other witness whose signature appears above as witness, witnessed the execution thereof.

witness

SWORN to before me this 16th day of December, 1997.

Notary Public for South Carolina
My Commission expires: Oct 19, 2003

ATTACHMENT J

SENT BY: QUALEY LAW/BLUFFTON; 3- 5-98 10:06; 803 757 5225 => 18037853526; #5/9

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.

381

97 DEC 31 AM 11:42

BK 1002 PG 378
FOLDER#

RECORDED THIS 23 DAY
OF January 1998
IN BOOK AD PAGE 2485
Sharon P. Burris Jr
AUDITOR, BEAUFORT COUNTY, S.C.

ATTACHMENT J

EXHIBIT "A"

Property

All that certain 50-foot right-of-way lying and being on Hilton Head Island, Beaufort County, South Carolina, known as the Avocet Right-of-Way between Cordillo Parkway and Lagoon Road. Said right-of-way is bounded on the southwest by a parcel known as 5B and Lot 6 as shown on a plat entitled "A Plat of a 22.61 Acre Portion of Block 5B, Forest Beach Subdivision, Hilton Head Island, Beaufort County, South Carolina" dated May 29, 1974, and prepared by Thomas & Hutton Engineering Company, William G. Foster, SCRLS No. 2753 and recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 22, page 186.

This conveyance is subject to all declarations, covenants, restrictions, easements and plats of record in the RMC Office for Beaufort County, South Carolina.

This being a portion of the same property conveyed to Pope Avenue Associates by Deed of Hilton Head Holdings Corporation, a Delaware corporation, The Hilton Head Company, Inc., a Delaware corporation, and Sea Pines Plantation Company, a South Carolina corporation, by R. Geoffrey Levy, Trustee, dated September 19, 1988, and recorded in said RMC Office in Deed Book 514, page 371.

The within Deed was prepared by Jones, Scheider & Patterson, P.A., Post Office Drawer 7049, Hilton Head Island, South Carolina 29938-7049, by Mark S. Simpson, Esquire.

Beaufort County Tax Map Reference: District 550, Map 18, Parcel 255.

ATTACHMENT J

State of South Carolina,

374

COUNTY OF Beaufort

50359

File Number:
3574.001

BEAUFORT COUNTY, S.C.
RECORDING FEES COLLECTED
TRANSFER FEES $ 5,750.00
COUNTY $ 2,550.00 STATE $ 5,980.00

KNOW ALL MEN BY THESE PRESENTS, THAT
Pope Avenue Associates, a South Carolina partnership

in the State aforesaid for and---------- in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS, and other valuable consideration to it in hand paid at and before the sealing of these presents by Waterside by Spinnaker, L.P., a South Carolina limited partnership, P.O. Box 6899, Hilton Head Island, South Carolina 29938-6899 in the State aforesaid for which the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Waterside by Spinnaker, L.P., a South Carolina limited partnership, its successors and assigns, forever, the following described property, to-wit:

ALL those certain pieces, parcels or lots of land, situate lying and being on Hilton Head Island, Beaufort County, South Carolina, and shown as "Parcel F" and "Parcel D", on that certain Plat entitled "A Survey of 15.100 Acres Waterside P.U.D. a Section of Parcel 5B Forest Beach Subdivision" dated December 9, 1987, and prepared by Surveying Consultants, said plat is recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 35, page 79. For a more detailed description, reference is made to said plat of record.

THE Grantor reserves an easement on, over and across property shown as "Parcel D" on said Plat of record for ingress and egress to "Parcel E" as shown on said Plat of record for vehicular and pedestrian ingress and egress on a commercial scale including (2) curb cut access ways having widths and specifications as required by the Town of Hilton Head Island Development Ordinance then in effect. Said easement shall benefit Grantor, its successors, assigns, guests, invitees and licensees.

THE Grantor reserves an allocation of 12,916 square feet of approved commercial/retail space and 16,717 square feet of commercial/office space from the totals set forth in the Town Center P.U.D. Approved Densities dated May 6, 1987, and as further described in the letter of Thomas P. Brechko, Chief of Planning and Acting Administrator of the Land Management Ordinance for the Town of Hilton Head Island, South Carolina, dated March 3, 1995, to and for use on "Tract E" as shown on the plat recorded in Plat Book 35, page 79 in said RMC Office.

THIS conveyance is subject to all covenants, conditions, restrictions and easements as described in that certain Declaration of Covenants, Conditions and Restrictions for Waterside P.U.D., as recorded in said RMC Office for Beaufort County, South Carolina, in Deed Book 494, page 419 and all amendments thereto as well as all easements, restrictions, covenants and conditions of record in

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Sub-map	Parcel	Block
550	18		281	

ATTACHMENT J

RMC Office for Beaufort County, South Carolina.

THIS being a portion of the same property conveyed to Pope Avenue Associates by Deed of Robert L. Graves, Richard A. McGinty and Robert S. Crum dated September 16, 1974 and recorded in said RMC Office in Deed Book 223 at Page 1953.

THE within Deed was prepared by Jones, Scheider & Patterson, P.A., Post Office Drawer 7049, Hilton Head Island, South Carolina 29938, by Mark S. Simpson, Esquire.

BEAUFORT COUNTY TAX MAP REFERENCE: A Portion of District 550, Map 18, Parcel 202.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Waterside by Spinnaker, L.P., a South Carolina limited partnership, its successors and assigns, forever.

ATTACHMENT J

AND ~~we~~ it does ~~do~~ hereby bind itself, and its successors ~~Heirs~~, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Waterside by Spinnaker, L.P., a South Carolina limited partnership its ~~Heirs~~ Heirs and Assigns, against it and its successors and assigns ~~Heirs~~, and all persons whomsoever may come lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand a and Seal a, this 16th day of December in the year of our Lord one thousand nine hundred and ninety seven and in the two hundred and twenty second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Witness

Notary Public

Pope Avenue Associates, a South Carolina partnership

By: (L.S.)
Robert L. Graves, General Partner

By: (L.S.)
Robert S. Crum, General Partner

By: (L.S.)
Richard A. McGinty, General Partner

The State of South Carolina

BEAUFORT County.

PERSONALLY appeared before me the undersigned witness

and made oath that (s)he saw the within named Pope Avenue Associates, a South Carolina partnership, by its duly authorized officers,

sign, seal, and as its act and deed, deliver the within written Deed,

and that (s)he with the other witness

witnessed the execution thereof.

SWORN to before me, this 16th

day of December A.D. 19 97

(SEAL)
Notary Public of
My Commission Expires: Oct 19, 2003

Witness

NOT NECESSARY

The State of

RENUNCIATION OF DOWER

County.

I, , a Notary Public for

do hereby certify unto all whom it may concern, that Mrs.

the wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

Heirs and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and released.

Given under by Hand and Seal, this day of Anno Domini 19

(SEAL)
Notary Public of
My Commission Expires:

Signature of

ATTACHMENT J

SENT BY: QUALEY LAW/BLUFFTON; 3- 5-98 10:09; 803 757 5225 => 18037853526; #9/9

Yusi-7 1077

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.

97 DEC 31 AM 11:42

LR 1002 FOLDER# PG 374

377

RECORDED THIS 23 DAY
OF January 1998
IN BOOK AD PAGE 2484
Sharon G. Burris Jr.
AUDITOR, BEAUFORT COUNTY, S.C.

ATTACHMENT J

ORIGINAL RECEIPT
TOWN OF HILTON HEAD ISLA
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928

RECEIPT NO.
A 34699

Control Number: A [illegible]

Issuing Officer: BP
(Receipt not valid without
issuing officers initials)

Receipt Date: [illegible]
Name: HON GUECIO

Transaction Code	Description	Amount
DEVELOPMENT PERMITS	DPR WATERSIDE H UNITS	$100.00

Receipt Total:	$100.00	
Cash Paid:		Mailed?: N
Check Paid:	$100.00	Mailed?: N
Credit Card Paid:		Mailed?: N

ATTACHMENT J

CORRIDOR REVIEW COMMISSION

ATTACHMENT J

NOTICE OF ACTION BY: CORRIDOR REVIEW COMMISSION
TOWN OF HILTON HEAD ISLAND

FILE COPY

PROJECT:	Waterside Phase I	PROJECT #:	CR98-016
LOCATED AT:	Waterside Drive		
CATEGORY:	New Development		
ACTION DATE:	April 14, 1998	NOTICE DATE:	April 20, 1998
OWNER:	Mr. Ken Taylor Waterside by Spinnaker PO Box 6899 Hilton Head, SC 29938	APPLICANT:	Same

ON THE ABOVE MEETING DATE YOUR APPLICATION RECEIVED THE FOLLOWING ACTION:

- ☐ WAIVED REVIEW
- ☐ WITHDRAWN AT THE APPLICANTS REQUEST
- ☐ APPROVED AS SUBMITTED
- ☒ APPROVED WITH CONDITIONS LISTED BELOW
- ☐ DISAPPROVED FOR REASONS LISTED BELOW
- ☐ NO ACTION TAKEN - TABLED

1. That lighting will be approved by staff and one CRC member.

PURSUANT TO LMO 16-7-605, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A COMPLETED DEVELOPMENT PLAN REVIEW APPLICATION (SEE LMO 16-7-661(a) IS SUBMITTED OR, WHERE DEVELOPMENT PLAN REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED.

YOU HAVE THE RIGHT TO APPEAL THIS DECISION. IN ORDER TO BE CONSIDERED BY THE BOARD OF ZONING APPEALS, AN APPEAL SHALL BE FILED (RECEIVED BY THE ADMINISTRATOR OR POSTMARKED) NOT LATER THAN TEN (10) DAYS AFTER RECIEPT OF THIS NOTICE OF ACTION NOTED ABOVE. (LMO 16-7-654)

NOTICE: APPROVAL BY THE CORRIDOR REVIEW COMMISSION MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 341-4601 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE PLANNING, INSPECTIONS OR ENGINEERING DIVISIONS.

BY: _____, SENIOR PLANNER

ATTACHMENT J

MEMORANDUM

TO: Corridor Review Committee (CRC) and Applicant
FROM: Ed Drane, Senior Planner, Town of Hilton Head Island EAD
RE: Agenda Item for CRC Meeting
DATE: 4/8/98

PROJECT INFORMATION

PROJECT #: DPR-03-98
PROJECT NAME: Waterside Phase I
PROJECT ADDRESS: Waterside Drive
CATEGORY: New Development
MEETING DATE: 4/14/98
PRIVATE ARB: Forest Beach

PROJECT DESCRIPTION

This application is for phase I of a new multi-family residential development at Waterside Drive and Pope Avenue. This phase consists of 8 units in a single 3 story building. The building has beige-gray stucco walls and wood trim, louvers and screening painted beige. All stair and balcony railings are painted dark green. The gabled roof is finished with a dark green metal roofing. Two and three story areas are staggered to provide visual interest to the facade. the architectural treatment of the building is typical of the early Island character. The landscape plan utilizes existing vegetation and is natural in character. No site lighting has be submitted.

STAFF RECOMMENDATION

The staff recommends approval as submitted.

ATTACHMENT J

303 Professional Building
P.O. Box 6442
Hilton Head Island, SC 29938-6442
(803) 785-5565 FAX (803) 842-7918

April 14, 1998

Mr. Don M. Guscio
Rt. 2, Box 197
Hilton Head Island, SC 29926

RE: Waterside PUD

Dear Mr. Guscio:

The Architectural Review Board met on April 13, 1998 to consider final plans for Phase I (8 units) of the Waterside Development. The Board was pleased to grant final approval, subject to receipt of final, working drawings for our files, as well as the appropriate compliance deposit.

If you have any questions on the above comments or requirements, please call us.

Sincerely,

ARCHITECTURAL REVIEW BOARD

Karen J. Dill

Karen J. Dill, Administrator

/kjd

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

CORRIDOR REVIEW

SUPPLEMENTAL TO MASTER APPLICATION FORM

Please TYPE or PRINT legibly

NAME OF PROJECT WATERSIDE PHASE 1 - 8 UNIT BLDG.

PROJECT CATEGORY:

- [x] NEW DEVELOPMENT
- [ ] ALTERATION/ADDITION
- [ ] MINOR EXTERNAL CHANGE

THE FOLLOWING ITEMS MUST BE ATTACHED IN ORDER FOR THIS APPLICATION TO BE ACCEPTED. SEE LMO SECTION 16-7-652 FOR MORE INFORMATION.

APPLICATION REQUIREMENTS FOR ALL PROJECTS:

- [x] FILING FEE
- [x] WRITTEN NARRATIVE
- [ ] ARCHITECTURAL REVIEW BOARD NOTICE OF ACTION (If applicable, see note below) ~~FOREST BEACH ARB PENDING~~ SUBMITTED (1-30-98)

ADDITIONAL APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT AND ALTERATIONS/ADDITIONS:

- [x] SITE PLAN 1" = 30' MIN.
- [x] LANDSCAPE PLAN 1" = 30' MIN.
- [x] FLOOR PLAN 1/8" = 1' MIN.
- [x] ALL ELEVATIONS 1/8" = 1' MIN.
- [x] COLOR BOARD 11" x 17"

ADDITIONAL APPLICATION REQUIREMENTS FOR MINOR EXTERNAL CHANGES:

- [ ] PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
- [ ] PHOTOGRAPHS AND/OR DRAWINGS OF PROPOSED DEVELOPMENT
- [ ] MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES

When a project lies within the jurisdiction of an Architectural Review Board (ARB), the CRC shall receive such ARB's written notice of action prior to review [LMO section 16-7-650]. Making an application to the ARB in time to meet this requirement is the responsibility of the Applicant.

FOR OFFICIAL USE ONLY

DATE RECEIVED: 2-17-98 TIME: _____

ACCEPTED BY: _____ MASTER TRACKING NUMBER: CR98-016

REV 4/3/97

ATTACHMENT J

Don M. Guscio
Landscape Architect

DATE: MAY 1, 1998

RE: C.R.C. REVIEW WAIVER
WATERSIDE P.U.D. FUTURE PHASES

PLEASE CONSIDER THIS THE WRITTEN REQUEST FOR A WAIVER TO REVIEW THE ABOVE MENTIONED PROJECT. THE REMAINDER OF THE PROJECT (7 BUILDINGS, MULTI-FAMILY) PLUS ANCILLARY FACILITIES FALL OUTSIDE THE 500' JURISDICTION LINE FROM POPE AVENUE. THE FUTURE BUILDINGS WILL BE HARDLY VISIBLE FROM POPE AVE. IF AT ALL. ROOF COLORS, SIDING MATERIALS ETC WILL BE SIMILIAR TO THE C.R.C. APPROVED PHASE ONE. AN OVERALL PLAN IS ON FILE WITH THE PHASE ONE APPLICATION AND I WILL BE ON HAND TO ANSWER ANY QUESTIONS AT THE MAY 12, 1998 MEETING

ATTACHMENT J

ORIGINAL RECEIPT

TOWN OF HILTON HEAD ISLAND

ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928

RECEIPT NO.
B 21124

EP- NOTES—
I PAID THIS PRIOR
TO 5:00
TUESDAY
FEB 17, 1998

Control Number: B 21124

Issuing Officer: _____
(Receipt not valid without
Issuing Officers initials)

Receipt Date: 2/18/1998
Name: DON GUISCO

Transaction Code	Description	Amount
CRC FILING FEES	WATERSIDE PUD CRC	$175.00

Receipt Total:	$175.00	
Cash Paid:		Mailed?: N
Check Paid:	$175.00	Mailed?: N
Credit Card Paid:		Mailed?: N

ATTACHMENT J

ENGINEERING

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(803) 341-4600 Fax (803) 842-7728
www.ci.Hilton-Head-Island.sc.us

Thomas D. Peeples
Mayor
James K. Carlin
Mayor ProTem

Council Members

Steven A. DeSimone
Willie (Bill) Ferguson
Kenneth S. Heitzke
Earl W. Mallick
Al Winston, III

Stephen G. Riley
Town Manager

ENGINEERING DESIGN REVIEW

Project Name : Waterside Phase I

Applicant : Don Gusico

Date : 4/17/98

Location: Pope Avenue

Recommendation :

( ) **Approval**

(X) **Approval with Conditions**

( ) **Dissapproval**

Reasons for Disapproval/ Conditions of Approval

All disturbed areas shall be stabilized. Acceptable methods include the use of sod, hydro-seeding, and/ or geo-textiles.

All existing drainage facilities immediately adjacent to or within the proposed site including but not limited to ditches, swales, pipes, etc.that are incorporated into the proposed stormwater plan, shall be free of all man-made and natural debris that may impede the flow of stormwater .

Reviewed by Alessandra Delfico

Alessandra Delfico, P.E.
Assistant Town Engineer

Reviewed by Scott Liggett

Scott Liggett, P.E.
Town Engineer

cc. Current planning, Ed Drane

ATTACHMENT J

South Carolina
DHEC
Department of Health and Environmental Control
P.O. Box 587, Beaufort, SC 29901

Commissioner: Douglas E. Bryant

Board: John H. Burriss, Chairman
William M. Hull, Jr., MD, Vice Chairman
Roger Leaks, Jr., Secretary

Richard E. Jabbour, DDS
Cyndi C. Mosteller
Brian K. Smith
Rodney L. Grandy

Promoting Health, Protecting the Environment

Bureau of Ocean and Coastal Resource Management

Christopher L. Brooks, Bureau Chief

February 16, 1998

Mr. Don Guscio
33 Big Oak Street
Hilton Head Island, SC 29926

Re: Waterside
Beaufort County
Stormwater

Dear Mr. Guscio:

The above referenced project does not require a Stormwater Management and Sediment Reduction Permit due to the size and location. However, notification to the Office of Ocean and Coastal Resource Management (OCRM), along with the submission of general site activity, location information, construction schedule, and any sediment and erosion control plans are required. Your submittal package, including plans, meet all OCRM requirements. This letter constitutes OCRM approval of this project. Please contact our office if you have any questions or comments regarding this matter.

Sincerely,

Billy Webster
Engineer Associate III

cc: Mr. Stephen Snyder
Mr. Joseph Fersner, PE

BW/00078ltt/bw

ATTACHMENT J

SCCC STORM WATER MANAGEMENT
AND SEDIMENT REDUCTION PLAN
STANDARD APPLICATION FORM

1. PROPERTY OWNER OF RECORD WATERSIDE BY SPINNAKER, L.P.

   ADDRESS P.O. BOX 6899

   HILTON HEAD ISLAND S.C. 29938-6899

   PHONE -- DAY 785-3555 NIGHT —

2. PERSON FINANCIALLY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY (if different than above) SAME AS ABOVE

   ADDRESS

   PHONE -- DAY NIGHT

3. AGENT OR CONTACT PERSON (if applicable) N.A. AT THIS TIME

   ADDRESS

   PHONE -- DAY NIGHT

4. ENGINEER, TECHNICAL REPRESENTATIVE OR FIRM DON GUSCIO, L.A

   IF FIRM, NAME OF ENGINEER OR CONTACT DON GUSCIO

   ADDRESS RT 2 BOX 197

   HILTON HEAD ISLAND, S.C. 29926

   PHONE -- DAY 757-3855 NIGHT —

5. CONTRACTOR OR OPERATOR (if known) UNKNOWN AT THIS TIME

   ADDRESS

ATTACHMENT J

PHONE --DAY_____ NIGHT_____

6. SITE OR DAY-TO-DAYCONTACT UNKNOWN AT THE TIME

ADDRESS —

PHONE -- DAY — NIGHT_____

If contractor is now know, state name.

7. FACILITY NAME OR PROJECT NAME WATERSIDE - PHASE ONE

LOCATION (also shown on location map) POPE AVE. HILTON HEAD ISLAND, S.C.

8. TYPE OF ACTIVITY

Construction Other

9. NEAREST RECEIVING WATERBODY LAGOON EXISTING

DISTANCE FROM PROJECT TO NEAREST RECEIVING WATERBODY ADJACENT LAGOON

DESCRIPTION OF PROPERTY LOCATION OUTFALLS TO BROAD CREEK (MORE THAN 1/2 MILE)

10. TOTAL PROJECT SIZE (acres) 15 AC - 1ST PHASE APPROX 0.50 ACRES

11. SURFACE AREA OF LAND DISTURBANCE (acres) 6,480 SQ FT BLDG + 5,000 PARKING
*For Subdivisions without exact build out plans, use following: Disturbance = 2[Max Restricted Building Size][# of lots] + ROW areas. Right of Way (ROW) areas include roads, utilities, etc. — ∴ LESS THAN 2 ACRES

12. TYPE OF PROJECT
Government ___ Federal ___ State ___ Local ___

Schools ___ Industrial ___ Commercial ___ Residential X MULTI-FAMILY

13. NARRATIVE DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. CONSTRUCTION OF 1 BUILDING & RELATED PARKING (ASPHALT) AREA

14. DESCRIPTION OF NONSTRUCTURAL CONTROLS TO BE USED (may be shown on plans sheets) SOD AREAS & SILT FENCES TO BE INSTALLED

ATTACHMENT J

15. DESCRIPTION OF STRUCTURAL CONTROLS TO BE USED (may be shown on on plat sheets). N.A.

16. DESCRIPTION OF MEASURES TO CONTROL POLLUTANT DISCHARGES RESULTING FROM STORM WATER RUNOFF AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. SOD AREAS TO FILTER RUN-OFF. SILT FENCES TO BE PLACED ALONG LAGOON EDGE

17. SKETCH OR DRAWING OF SITE SHOWING SOIL TYPES AND RUNOFF CURVE NUMBERS FOR EACH SUBAREA. GIVE DESCRIPTION OF EACH SOIL TYPE AND HYDROLOGIC GROUP. SCS SOIL SERIES FRIPP - BARATARI

18. I HEREBY CERTIFY THAT ALL LAND DISTURBING CONSTRUCTION AND ASSOCIATED ACTIVITY PERTAINING TO THIS SITE SHALL BE ACCOMPLISHED PURSUANT TO AND IN KEEPING WITH THE TERMS AND CONDITIONS OF THE APPROVED PLANS. I ALSO CERTIFY THAT A RESPONSIBLE PERSON WILL BE ASSIGNED TO THE PROJECT FOR DAY-TO-DAY CONTROL.

OWNER/PERSON FINANCIALLY RESPONSIBLE

19. I HEREBY GRANT AUTHORIZATION TO THE SOUTH CAROLINA COASTAL COUNCIL AND/OR THE LOCAL IMPLEMENTING AGENCY THE RIGHT OF ACCESS TO THE SITE AT ALL TIMES FOR THE PURPOSE OF ON SITE INSPECTIONS DURING THE COURSE OF CONSTRUCTION AND TO PERFORM MAINTENANCE INSPECTIONS FOLLOWING THE COMPLETION OF THE LAND DISTURBING ACTIVITY.

OWNER/PERSON FINANCIALLY RESPONSIBLE

20. DESIGNER CERTIFICATION - ONE MYLAR AND ONE PAPER COPY OR FIVE COPIES OF THE PLANS, ALL SPECIFICATIONS AND SUPPORTING CALCULATIONS, FORMS AND REPORTS ARE HEREWITH SUBMITTED AND MADE A PART OF THIS APPLICATION. I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THIS SYSTEM. FURTHER, I SIGNIFY THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 18 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, AND PURSUANT REGULATION 72-300

SIGNATURE

191
SC REGISTRATION NO

___ ENGINEER
___ TIER B. LAND SURVEYOR
X LANDSCAPE ARCHITECT

ATTACHMENT J

NATURAL RESOURCES - TREES

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29925

TREE INSPECTION
CERTIFICATE OF COMPLIANCE

Date 1-28-99

Project Waterside Phase I

Development Approval No. _____

Tax Map No. _____ Parcel No. _____ Lot No. _____

Developer _____

Surety Posted? _____ Yes _____ No

Inspection with _____ Phone _____

Do SITE and TREE SURVEY agree? _____

Discrepancies discussed with applicant? _____

Replacement to be done? _____ Yes _____ No

General condition of trees on site: X Satisfactory
_____ Unsatisfactory

If unsatisfactory, state why: all conditions of previous inspection have been met.

Signature of Inspector: Sally L. Krebs

Date 1-28-99 Time 1:55 pm

OK for Final C of C.

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29925

TREE INSPECTION
CERTIFICATE OF COMPLIANCE

Date 1-22-99

Project Waterside Phase I

Development Approval No. _____

Tax Map No. _____ Parcel No. _____ Lot No. _____

Developer _____

Surety Posted? _____ Yes _____ No

Inspection with _____ Phone _____

Do SITE and TREE SURVEY agree? Yes.

Discrepancies discussed with applicant? Yes - Al Nichols

Replacement to be done? X Yes _____ No

General condition of trees on site: _____ Satisfactory
X Unsatisfactory

If unsatisfactory, state why: (1) Pull silt away from 1610 in front of units as far as possible. (2) Plant 9 inches Cat. II and 4" Cat III to fulfill planting requirement.

Signature of Inspector: Sally L. Krebs

Date 1-22-99 Time 2:00 pm

(3) Remove silt fence.

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.ci.Hilton-Head-Island.sc.us

Thomas D. Peeples
Mayor
James K. Carlin
Mayor ProTem

Council Members

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Willie (Bill) Ferguson
Kenneth S. Hentzke
Earl W. Mallick
Al Winston, III

Stephen G. Riley
Town Manager

Mr. Don Guscio
Route 2, Box 197
Hilton Head Island, SC 29926

5 June 1998

RE: Waterside Phase I

Dear Don,

Enclosed is your tree approval for the above-mentioned project. Please note and abide by any listed conditions.

PLEASE NOTE: As applicant, it is your responsibility to make sure that the site supervisor for your project receives a copy of this tree approval, as well as the approved site plan showing tree removal and tree protection.

Should you require any assistance dealing with trees during this project, please do not hesitate to call.

Sincerely,

Sally L. Krebs

Sally L. Krebs
Natural Resources Administrator

ATTACHMENT J

Approval # A-630

Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
803/686-0904

TREE APPROVAL

DATE: 5 June 1998

PROJECT NAME: Waterside Phase I

LOCATION: Pope Avenue

RECOMMENDATION

__ Approval
_X_ Approval with Conditions
__ Disapproval

CONDITIONS OF APPROVAL/REASON FOR DISAPPROVAL:

1) Pursuant to LMO Sections 16-7-605 and 16-7-606, this Tree Approval is subject to expiration. This Tree Approval will expire on 5 June 1999 SLK unless a complete development plan review application [see Section 16-7-661(a)] is submitted or, where development plan review is not required, the approved activity is completed.

2) This approval is based on plans drawn by Don Guscio on 30 January 1998 revised 3 June 1998.

3) PRIOR TO CLEARING OF SITE, applicant must present letter from the USACE certifying the new location of the freshwater wetland line.

4) Stakeout inspection prior to clearing. Stake corners of all impervious surfaces (sidewalks included), as well as corners of pervious paving and pathways of all utilities. Flag centerlines of swales. Erect silt fencing along wetland required average buffer line. Flag trees to be removed in red. Done 6-10-98 SLK

5) Eliminate drainage swales in wetland buffers. Swales may be constructed to average buffer line; water must sheet flow from there to lagoon.

6) WETLAND BUFFERS MUST REMAIN NATURALLY VEGETATED.

ATTACHMENT J

7) Tree replacement is 10 inches in Category I, 19 inches in Category II, 4 inches in Category III.

30" Cat I planted need: 9" Cat II; 4 in. Cat III

Sally L. Krebs
Sally L. Krebs
Natural Resources Administrator

30
10
20
.4
8"

8
.25
200

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE APPROVAL

SUPPLEMENTAL TO MASTER APPLICATION FORM

Please TYPE or PRINT legibly

NOTE: PLEASE READ TREE APPROVAL INFORMATION SHEET BEFORE FILLING OUT THIS APPLICATION.

NAME OF PROJECT WATERSIDE PHASE 1

THE FOLLOWING ITEMS MUST BE ATTACHED IN ORDER FOR THIS APPLICATION TO BE ACCEPTED. SEE LMO SECTION 16-7-937 FOR MORE INFORMATION.

- [x] TREE SURVEY (DATED WITHIN TWO YEARS AND STAMPED BY A REGISTERED LAND SURVEYOR)
- [x] SITE PLAN OR BUILDING OVERLAY
- [x] GRADING & DRAINAGE PLANS (IF APPLICABLE)
- [x] COMPLETED TREE TALLY SHEET
- [x] WRITTEN NARRATIVE
- [x] UTILITIES PLAN (FOR ANY PROPOSED UNDERGROUND LINES)

~~(PLANTING TREE LAYOUT)~~

ENCLOSED

- [x] BLDG ELEVATIONS

FOR OFFICIAL USE ONLY

DATE RECEIVED:_____ TIME:_____

ACCEPTED BY:_____ MASTER TRACKING NUMBER:_____

REV 4/3/97

ATTACHMENT J

04/30/1998 02:30 8037573855 DON GUSCIO PAGE 04

RD-1

c. 97 acres.
WTRSDI.XLS
Cat I 10
II 19
III 4

TREE TALLY SHEET

PROJECT NAME WATERWAYS PHASE 1 ■ PRE-DEVELOPMENT ■ BUFFER
DATE 2-17-98 ☐ POST DEVELOPMENT ☐ NON BUFFER
PREPARED BY DON GUSCIO
1 OF 4

I			II			III			IV		
30" LP			12" GUM			12" P			10" PLM		
12" LA			9"			10"			10"		
			8"			12"			12"		
						10"			12"		
						8"			8"		
									10"		
2/42			3/29			5/52			6/62		

ATTACHMENT J

TREE TALLY SHEET

PROJECT NAME WATERGIVE PHASE 1 ■ PRE-DEVELOPMENT ☐ BUFFER
DATE 2-17-98 ☐ POST DEVELOPMENT ■ NON BUFFER
PREPARED BY DON GUSCIO
3 OF 4

I	II	III	IV
20LA	12WD	14PN	9PM
10LD	12G	8"	9PM
8"	12G	15"	10"
10LA	18-24H	8"	10"
18"	8"H	10"	13"
18MG	6H	10"	12"
20LA	15H	10"	6"
6LO	10WD	6"	10"
15LA	15"	8"	10"
15LA	8"		9"
	15"		
	15H		
	8G		
	12"		
	12"		
	12"		
	12H		
	13H		
	12H		
	6H		
	6H		
	6H		
	8G		
10/140	24/283	9/89	
in / mm	24 / mm	9 / mm	10 / mm

ATTACHMENT J

TREE TALLY SHEET

PROJECT NAME WATERSIDE PHASE 1 ☐ PRE-DEVELOPMENT ■ BUFFER
DATE 2-17-98 REV 4-3-98 ■ POST DEVELOPMENT ☐ NO BUFFER
PREPARED BY DON GUSCIO
2 OF 4

I		II		III		IV	
30" L.O.		12" OAK		12"		10" PLM	
12" L.A.		9" "		10"		10" "	
		8" "		12"		12"	
				10"		12"	
				8"		8"	
						10"	
2/42		3/29			1/12		6/82
1		2		1		6	

ATTACHMENT J

TO: DO PRAUE

TREE TALLY SHEET

PROJECT NAME: WATERSIDE PHASE 1 ☐ PRE-DEVELOPMENT ☐ BUFFER
DATE 2-17-98 REVISED 4-3-98 ☒ POST DEVELOPMENT ☒ NON BUFFER
PREPARED BY SCOTT COSCIO REV 6-3-98 REV 5-11-98
REVISED 4-28-98
9 OF 4

I			II			III			IV		
10"LO			12"WO			14PN			13PN		
~~X~~			12G			15"			~~[illegible]~~"		
18LO			~~[illegible]~~			6"			16"		
18WO			~~[illegible]~~			12"			~~[illegible]~~"		
20LO			15H			10"			12"		
~~[illegible]~~			10WO			10"			10"		
			~~[illegible]~~			~~[illegible]~~			10"		
			8"			6"					
			~~[illegible]~~			10"					
			15H			10"					
			12"								
			~~[illegible]~~								
			6"								
			6"								
			~~X~~								
			9 ~~TREES TOTAL~~								
			96" TOTAL								
4											
~~[illegible]~~			~~[illegible]~~			~~[illegible]~~ 9			~~[illegible]~~		
	66"	~~[illegible]~~		112"	~~[illegible]~~		93"	~~[illegible]~~	5		~~[illegible]~~ 51"

ATTACHMENT J

NATURAL RESOURCES - WETLANDS

ATTACHMENT J

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT CORPS OF ENGINEERS
P O BOX 919
CHARLESTON S C 29402 0919

REPLY TO
ATTENTION OF

Regulatory Branch

January 21, 1998

Mr. Joel Price
Newkirk Environmental Consultants
Post Office Box 16609
Savannah, Georgia 31416

Re: SAC 81-97-1746(J)
Beaufort County

Dear Mr. Price:

This is in response to your letter dated November 3, 1997, requesting a wetland determination on behalf of Ken Taylor, on property located east of Pope Avenue and north of Lagoon Road in Hilton Head, Beaufort County, South Carolina. The project area is depicted on the survey plat you submitted. The survey plat was prepared by Surveying Consultants dated October 14, 1997, and entitled, "WETLAND SURVEY OF PARCEL F & AVOCET STREET, A SECTION OF BLOCK 5B FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA."

This plat depicts wetland boundaries as established by our office. You have requested that this office verify the accuracy of this wetland mapping as a true representation of wetlands within the regulatory authority of this office. The property in question is a 13.534 acre tract, owned by Ken Taylor, and contains 3.710 acres of freshwater wetlands.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed wetland boundaries are an accurate representation of wetlands within our regulatory authority. This office should be contacted prior to performing any work in these areas.

If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a wetland delineation was performed for the permit project area.

Please be advised that this wetland determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional wetland delineation must be conducted.

ATTACHMENT J

In future correspondence concerning this matter, please refer to SAC 81-97-1746(J). You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (OCRM). A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact me at either 800-208-2054 or A/C 803-727-4330.

Respectfully,

Jake Duncan
Biologist

Copy Furnished:

Mr. H. Stephen Snyder
S.C. Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

ATTACHMENT J

NEWKIRK
ENVIRONMENTAL
CONSULTANTS, INC

November 10, 1997

Ms. Sally Krebbs
Town of Hilton Head
1 Town Center Court
Hilton Head, SC 29928

RE: Pope Avenue site
Wetland Evaluation

Dear Ms. Krebbs:

Newkirk Environmental Consultants, Inc. is pleased to provide you with the attached information concerning the proposed development of a 13.5 acre site located north of Pope Avenue on Hilton Head Island. Please find attached the completed wetland evaluation form for the isolated wetlands and a copy of the U.S. Army Corps of Engineers Wetlands Verification Request dated 3 November 1997.

The proposed project will include the filling of a small portion of the site wetlands (0.286 acres) with proposed mitigation being on-site wetlands enhancement.

Please review the attached information and we look forward to discussing the site plan with you at an on-site pre-application meeting. If you have any questions or need any additional information please call me at (912) 354-6494.

Sincerely,

Stuart F. Sligh
Senior Biologist - Savannah Office
Newkirk Environmental Consultants, Inc.

cc: Don Guscio
Ken Taylor

Charleston, SC Office
192 East Bay Street, Suite 201
Charleston, SC 29401
(803) 722-4958
Facsimile: (803) 723-6684
E-Mail: NewkirkEnv@aol.com

Savannah, GA Office
Post Office Box 16609
Savannah, GA 31416
(912) 354-6494
Facsimile: (912) 354-7179
E-Mail: NewkirkGA@aol.com

ATTACHMENT J

WETLAND EVALUATION FORM
HILTON HEAD ISLAND

Seasonally Flooded/Saturated

Location of property with subject wetland/wetlands (SW): The project site is located east of Pope Avenue and north of Lagoon Road.

Owner/Agent: Newkirk Environmental Consultants, Inc.

Number of wetlands on property: 11 Total wetland area: 3.710 Ac

Delineation approved by Army Corps? Y___ N X Date: Field Verified on 30 September 1997

Note on scoring: All "Yes" answers (Y) equal 10 Pts; all "No" answers equal 0 pts., unless otherwise indicated. Multiple lists are scored per directions following each question.

I. GEOGRAPHY

1. Landscape Position of SW:

   (1) Fringe to tidal marsh landward of SCCC Critical Line
   (2) Fringe to flowing fresh water or drainage course leading to a larger surface water body
   (3) Fringe to an open body of water
   (X) Isolated basin
   (5) Isolated depression between dune ridges

   Scoring: 1-2=15; 3=10; 4-5=5

2. Topography of SW and adjacent lands: List by %

   (1) over 8% (2) 2-8% (X3) 0-2%

   Scoring: (1) =15; (2) = 10; (3) =5

3. Other wetlands present within 500 feet from the edge of the SWs: Y X___ N___

4. If "Yes" to #3, list the landscape position of other wetlands within 500 feet from the edge of the SW. Attach the appropriate scoring. 3

ATTACHMENT J

5. Is the SW within 1/2 mile of tidal waters? Y_X_ N____

6. Is the SW a "unique heritage" system with rare landscape position on Hilton Head Island? Y____ N_X_

7. Is the SW part of a cluster of wetlands within 500 feet of the edge of the SW? Y_X_ N____

8. Green links: Is the SW connected to other wetlands within 550 ft. by vegetated or surface water corridors?
Y_X_ N____ Circle the appropriate answer.

TOTAL POSSIBLE SCORE, SECTION I: 95 Pts.
ACTUAL SCORE: 55

II. VEGETATION

1. Do normal environmental conditions exist in the vegetative community in the SW? Y_X_ N____

2. Is Vegetation disturbed in the SW? N_X_ Y____ *"N=10; "Y"=0*

Circle the vegetation disturbances, including but not limited to filling, dredging, draining, flooding, shadowing by structures, clearcutting, burning, dumping, compaction,

Vehicular traffic or other:_____

_____

3. Is the SW "man-induced" from spoil disposal, farming, impounding, excavation, creation as mitigation or other human activities? N_X_ Y____ *"N"=10; "Y"=0* Circle the appropriate answer.

4. List the Prevalence Index for the SW:_____. Is the Prevalence Index:

___ 1.0 - 1.9 (15 Pts.)
X_ 2.0 - 2.5 (10 Pts.)
___ >2.5 (5 Pts.)

5. Categorize the vegetation diversity:

___ 66 - 100% (15 Pts.)
___ 33 - 66% (10 Pts.)
X_ 0 - 33% (5 Pts.)

ATTACHMENT J

6. Categorize the edge irregularity:

___ 66 - 100% (15 Pts.)
___ 33 - 66% (10 Pts.)
_X_ 0 - 33% (5 Pts.)

7. Do unusual or rare species inhabit the SW? Y___ N_X_ Name them. _____

8. Do morphological adaptations exist in plants in the SW and/or the nonwetland perimeter? Y_X_ N___ (Within ___ ft of SW)

TOTAL POSSIBLE SCORE, SECTION II: 95 Pts.
ACTUAL SCORE: 60

III. SOILS

1. SCS Soil Series of SW (per the delineation data sheets):

(1)	Capers	(4)	Polawana	(7)	Fripp-Baratari
(2)	Bohicket	(5)	Rhosedhu	(8)	Sewee
(3)	Coastal Beach	(6)	Baratari	(9)	Williman

Scoring: (1)-(3) = 15; (4)-(6) = 10; (7)-(9) = 5

2. Categorize the primary source of sediment:

___ Water column (15 Pts.)
___ Overland runoff (10 Pts.)
_X_ Detritus (5 Pts.)

3. Physical soil disturbance observed: N_X_ Y___
"N"=10; "Y"=0. Indicators: Tilling; filling; grading; dumping; excavation; berming; impoundment(s); vehicular travel causing compaction and/or rutting; sedimentation; substrate erosion; ditching; trenching; other (list): _____

_____. Circle the appropriate indicator.

4. High nutrient concentration observed: N_X_ Y___
"N"=10; "Y"=0. Factors to consider: Algal bloom, eutrophication, reclaimed water (advanced-treated effluent) disposal; sewage (not advanced-treated effluent) input; other (list): _____
Circle the appropriate factors.

ATTACHMENT J

5. Contamination sources observed or reported: N_X_ Y___. *"N"=10; "Y"=0.* List date of observation or report:_____. Evidence of waterborne or sedimentary contaminants: Sewage outfalls; landfills; leaking subsurface tanks; pesticide treated area; oil runoff; heavily traveled highways; other

(list):_____
Circle the appropriate factors.

TOTAL POSSIBLE SCORE, SECTION III: 60 Pts.
ACTUAL SCORE: 40

IV. HYDROLOGY

1. Categorize the flooding duration of the SW (per SCS Soil Survey, Table 18 and observations):

___ Very long/long (10 Pts.)
___ Long (5 Pts.)
X_ None (0 Pts.)

2. Categorize the high water table (below surface) of the SW (per SCS Soil Survey, Table 18 and observations):

X___ +1.0 - 1.0 Ft. (15 Pts.)
___ 1.0 - 1.5 Ft. (10 Pts.)
X_ >1.5 Ft. (5 Pts.)

3. What percentage is SW permanently saturated at surface?

___ > or equal to 67% (15 Pts.)
___ 33-66% (10 Pts.)
X_ 0-33% (5 Pts.)

4. Is the SW's existence dependent upon a water control device, either upstream or downstream? N_X_ Y___ *"N"=10; "Y"=0*

5. Are there any disturbances to hydrology in the SW? N_X_ Y___ *"N"=10; "Y"=0* Disturbances include: Turbidity from runoff; groundwater withdrawal; diversion/alteration of runoff into or out of the SW; alteration of runoff through SW; unstable, transitional channels; reduction of flood storage; flooding with reclaimed water; impoundments artificially maintaining water levels above natural hydroperiod; other

(list):_____
Circle the appropriate answer.

ATTACHMENT J

TOTAL POSSIBLE SCORE, SECTION IV: 60 PTS.
ACTUAL SCORE: 30

V. HABITAT VALUE

1. Is waterfowl habitat: >50% of SW ___ (10 Pts.);
   < 50% of SW X (5 Pts.)

2. Categorize the SW's productivity for water-dependent birds.

   ___ Food, cover & surface water (15 Pts.)
   ___ Cover & surface water (10 Pts.)
   X Either food only; cover only; surface water only (5 Pts.)
   ___ No food, cover &/or surface water (0 Pts.)

3. Is the SW habitat for listed (Fed./SC) rare, threatened or endangered species or species of special concern? Y___ N X

4. Does the subject wetland have basking sites available for reptiles ? Y___ N X

5. Are hollow trees for denning/nesting/roosting sites:

   ___ Plentiful (15 pts.)
   X Occasional (10 pts.)
   ___ Rare (5 pts.)

6. Does SW serve as drinking water source for wildlife?

   ___ Year-round (15 pts.)
   X Seasonal (10 pts.)
   ___ Temporary (5 pts.)

7. Is there evidence of disturbance to wildlife (including hunting, trapping, baiting, etc.) or evidence of dead animals on site? N X Y___ "N"=10; "Y"=0

8. Categorize the community interspersion (varying, mixed edge):

   ___ High = >66% (15 Pts)
   ___ Moderate = 33-66% (10 Pts.)
   X Low = 0-33% (5 Pts.)

ATTACHMENT J

9. Categorize the habitat diversity:

___ High (15 Pts.) Includes:
- Bottomland hardwood;
- Large,vegetatively diverse wetland >5 acres;
- moderately-sized wetlands (1-5 acres) that are oases or part of a cluster with moderate to high community interspersion.

_X_ Moderate (10 Pts.) Includes any blending of high and low value habitat diversity.

___ Low (5 Pts.) Includes:

- Forested, scrub-shrub or moss wetland(s) not connected to adjoining forests by vegetated or water corridors;
- Small (< 1 acre) wetlands with potential toxic inputs; estuarine or marine wetlands exposed to waves, or without vegetation; and/or
- Palustrine or lacustrine wetlands that (1) have low vegetation diversity; or (2) are surrounded with urban development and have no connecting corridors; or (3) small wetlands with low vegetation diversity, low edge irregularity, no open water and are not part of an oases or cluster.

TOTAL POSSIBLE SCORE, SECTION V: 115 Pts.
ACTUAL SCORE: 55

VI. SOCIAL VALUE

1. Is the SW in a rapid wetland loss area? Y___ N_X_

2. Does on-going recreation take place in the SW? Y___ N_X_
Circle the activities: Hiking, birding, organized photography, sailing, power boating, non-power small boating, water skiing, horseback riding, other (list):_____

3. Is the SW used for education? Y___ N_X_
Circle the activities: Research, monitoring, educational field trips, outdoor overlooks, interpretive displays, other (list):_____

ATTACHMENT J

4. Is the SW owned by an organized conservation group or public agency for the primary purpose of preservation, ecological enhancement and/or low-intensity recreation? Y___ N_X_

5. Have substantial public and/or private funds been provided to preserve the SW? Y___ N_X_ A "Y" answer may be made to any one or more of the following (circle the appropriate answer): Property purchase; conservation easement; access improvement; fisheries improvement; water quality improvement; buffer conservation; seeding/plant installation; grade improvement; hydrology improvement; wildlife habitat enhancement; fencing;

   other (list):_____

6. Does the SW represent all or most (>50%) of this wetland system on Hilton Head Island? Y___ N_X_

7. Are there any point sources of pollution in nearby areas that might be impacted by the disturbance of this wetland?

   Y___ N_X_ Describe:_____

8. Are there any features of economic value in the SW or within 500 feet of the SW that might be impacted by the disturbance of this wetland? Y___ N_X_ Describe:_____

9. Is the SW used for consumptive activities? Y___ N_X_ Circle the activities: Aquaculture, commercial/sport fishing, hunting, plant nursery, silviculture, water supply, other

   (list):_____

10. Does the SW exist in an area where flood water storage is important? Y___ N_X_ SW is in Flood Zone ___.

TOTAL POSSIBLE SCORE, SECTION VI: 100 PTS.
ACTUAL SCORE: _0_

ATTACHMENT J

TOTAL POSSIBLE SCORE, SECTIONS I-VI: 525 PTS.

ACTUAL SCORE, SECTIONS I-VI: 240

SCORING KEY

340 - 525 pts.	NO ALTERATION IS PERMITTED
339 and below	Some alteration may be permitted depending on section scoring (see wetland ordinance for details).

ATTACHMENT J

NEWKIRK
ENVIRONMENTAL
CONSULTANTS, INC

November 3, 1997

Mr. Jake Duncan
U.S. Army Corps of Engineers
Post Office Box 919
Charleston, SC 29402

Subject: **Wetland Verification**
Pope Avenue Site
Hilton Head, South Carolina

Dear Mr. Duncan:

Newkirk Environmental Consultants, Inc. (NEC, Inc.) respectfully submits the following information necessary for a wetland verification of the subject site located east of Pope Avenue and north of Lagoon Road in Hilton Head, South Carolina. The preliminary wetland delineation of this site was completed by NEC, Inc. on 30 September 1997 following your site visit earlier that day using methods outlined in the 1987 "Corps of Engineers Wetlands Delineation Manual"[1].

Enclosed, please find a "Request For Wetlands Determination", sheet 105 of the Soil Survey of Beaufort and Jasper Counties with the approximate site location depicted, the National Wetlands Inventory Map for the Bluffton and Hilton Head Quadrangles with the approximate site location depicted, the U.S. Geological Survey Map for the Bluffton and Hilton Head Quadrangles with the approximate site location depicted, data sheets representing typical site conditions, and a surveyed plat depicting the referenced property and the identified wetland areas. Please review this information to verify the accuracy of NEC, Inc.'s preliminary wetland delineation.

---

[1] Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Charleston, SC Office
192 East Bay Street, Suite 201
Charleston, SC 29401
(803) 722-4958
Facsimile (803) 723-6684
E-Mail: NewkirkEnv@aol.com

Savannah, GA Office
Post Office Box 16609
Savannah, GA 31416
(912) 354-6494
Facsimile (912) 354-7179

ATTACHMENT J

Upland soils match the description for Fripp series with inclusions of Baratari as the wetland soils. Wetland boundaries were delineated based on regional indicators, vegetative differences between the upland and wetland areas, and a topographic rise from the wetland to upland areas.

If you have any questions concerning this wetland verification submittal or wish to make a site visit, please contact us at (912) 354-6494.

Sincerely,

Joel Price
Field Biologist - Savannah Office
NEWKIRK ENVIRONMENTAL CONSULTANTS, INC.

Enclosures

ATTACHMENT J

Charleston District - Corps of Engineers - P.O. Box 919 Charleston SC 29402

REQUEST FOR WETLANDS DETERMINATION

Date: November 3, 1997

County: Beaufort Total Acreage of Tract: 10 Acres

Project Name (if applicable): Pope Avenue Site

Property Owner (name, address, phone)	Agent/Developer/Engineer (name, address, phone)
Mr. Ken Taylor	NEC, Inc.
P.O. Box 6899	P.O. Box 16609
Hilton Head, SC 29938	Savannah, GA 31416
(803) 785-3355	(912) 354-6494
	Attn: Joel Price

Status of Project (check one)

( ) On-going site work for development purposes
(X) Development in planning stages
( )No specific development planned at this time

Project Type - indicate the proposed use of the land in question or, if no specific work is planned at present, the current zoning or land use at the site

()Residential	(X)Commercial	()Mixed use
()Industrial	()Agriculture	()Public Works
()Silviculture	()Aquaculture	()Other_____

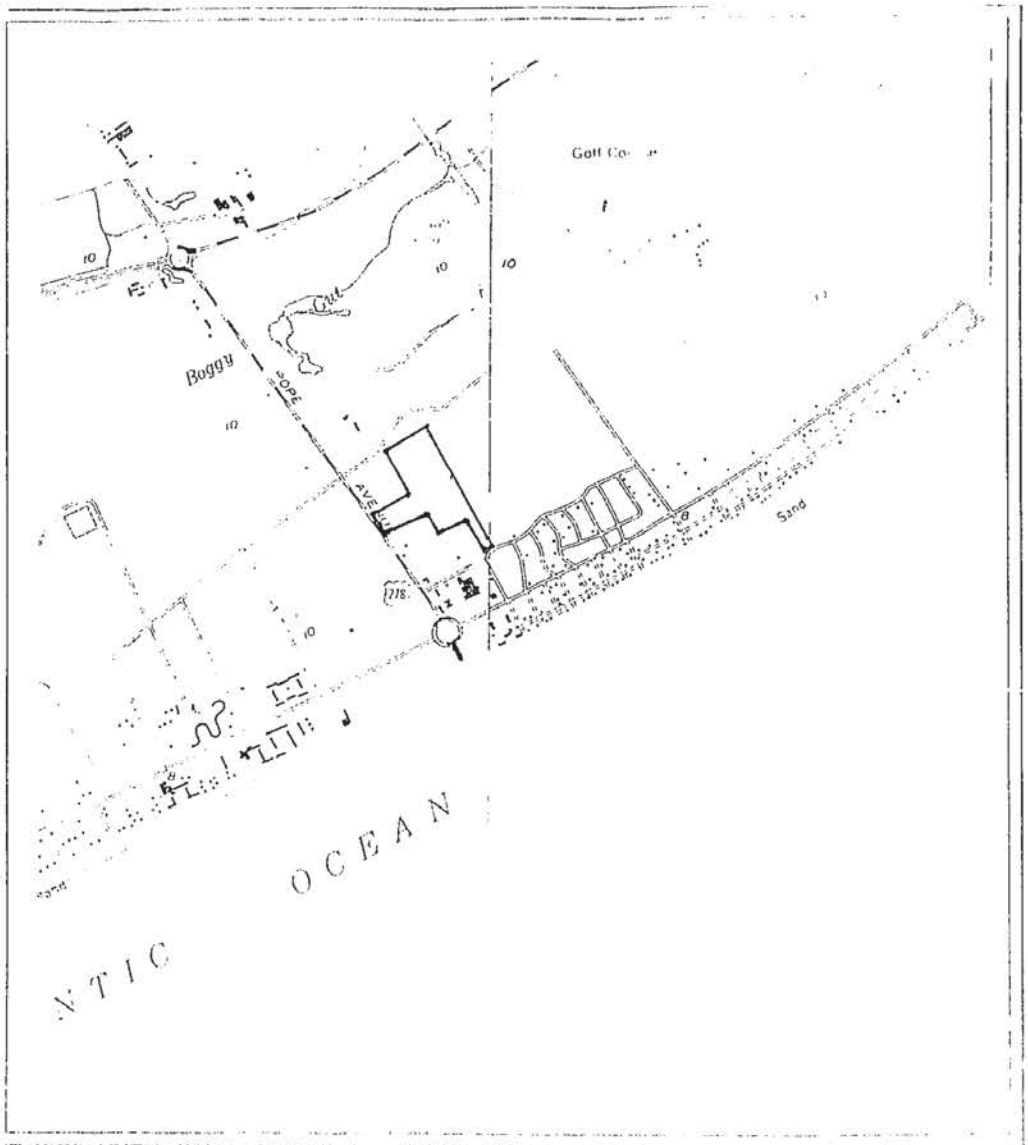
Information Required to Accompany Request - Check the items submitted - forward as much information as is available At a Minimum, the first two items must be forwarded.

(X) Accurate Location Map (from county map, USGS Quad Sheet, etc.)
(X) Survey Plat or Tax Map of the property in question
(X) Soil survey sheet (from SCS) or aerial photograph (from County Assessors Office or other source - property boundaries shown on the soil survey/photo would be very helpful)
() Topographic Survey
() Conceptual Site Plan for the overall development
(X) Routine On-Site Data

Signature of Property Owner or Authorized Agent: Joel P.

The person signing this form must have the authority of the owner to authorize Corps of Engineers employees or their agents to enter onto the property for site investigations if such is deemed necessary. Do not sign unless you have the specific authority of the owner.

ATTACHMENT J

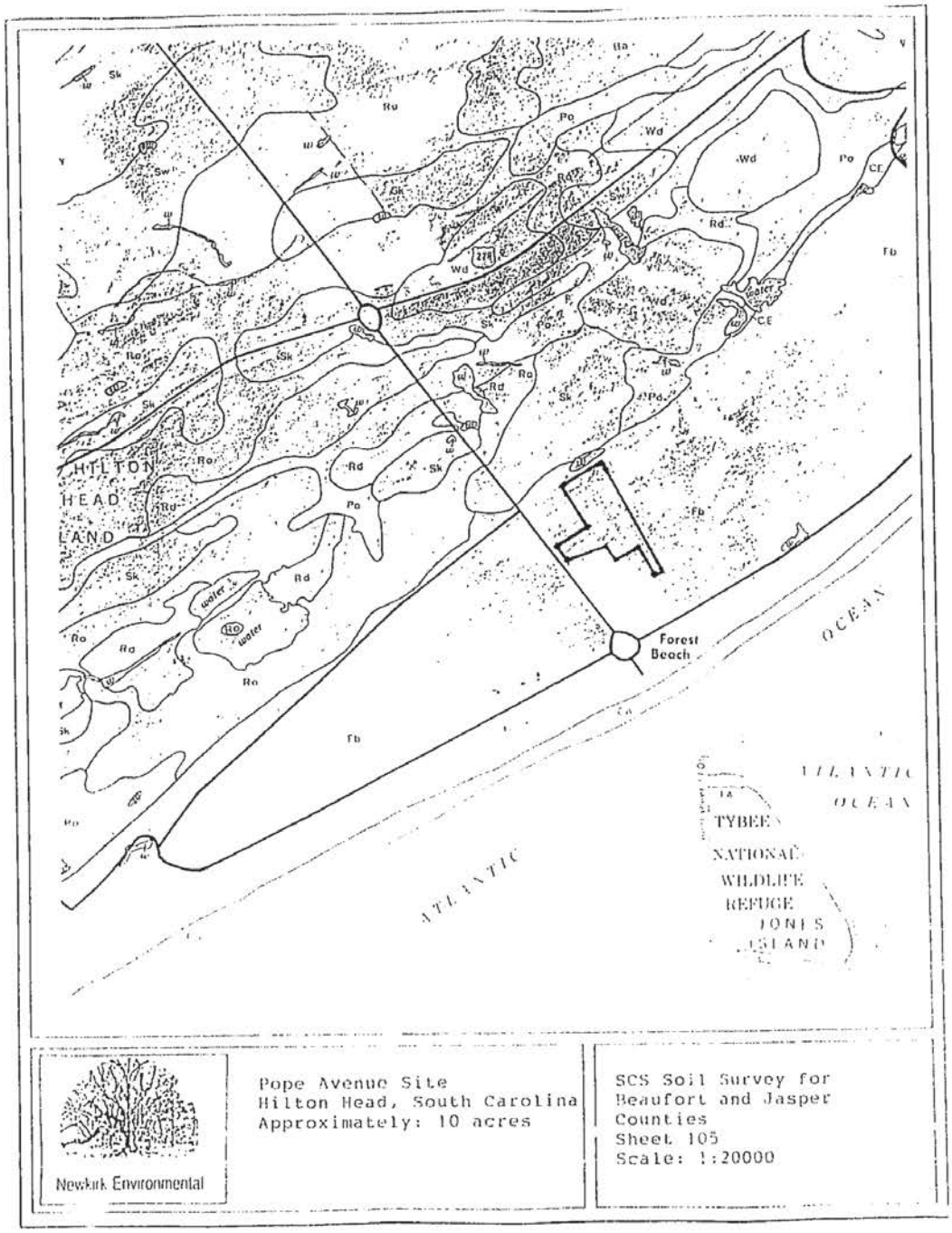


Newkirk Environmental

Pope Avenue Site
Hilton Head, South Carolina
Approximately: 10 acres

U.S. Geological Survey
Bluffton and Hilton Head
Quadrangles
Scale: 1:20000

ATTACHMENT J



ATTACHMENT J

Newkirk Environmental

Pope Avenue Site
Hilton Head, South Carolina
Approximately 10 acres

National Wetlands Inventory
Bluffton and Hilton Head
Quadrangles
Scale: 1:20000

ATTACHMENT J

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Pope Avenue Site Applicant/Owner: Newkirk Environmental Consultants, Inc. Investigators: Newkirk Environmental Consultants, Inc.	Project No: 02-486	Date: 25-Sep-1997 County: Beaufort State: South Carolina Plot ID: Upland 1

Do Normal Circumstances exist on the site?	(Yes) No	Community ID: Upland
Is the site significantly disturbed (Atypical Situation:)?	Yes (No)	Transect ID:
Is the area a potential Problem Area? (If needed, explain on the reverse side)	Yes (No)	Field Location:

VEGETATION (USFWS Region No. 2)

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicator
Magnolia grandiflora Magnolia,Large-Flower	Tree	FAC+	*Myrica cerifera* Bayberry,Southern	Shrub	FAC+
Quercus virginiana Oak,Live	Tree	FACU+	*Aralia spinosa* Club,Hercules	Shrub	FAC
Quercus nigra Oak,Water	Tree	FAC	*Pteridium aquilinum* Fern,Bracken	Herb	FACU
Liquidambar styraciflua Gum,Sweet	Tree	FAC+	*Vitis rotundifolia* Grape,Muscadine	Vine	FAC
Sabal palmetto Palm,Cabbage	Tree	FAC	*Smilax spp.* unknown	Vine	NI

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 7/9 = 77.78%	FAC Neutral: 0/2 = 0.00% Numeric Index: 29/9 = 3.22

Remarks:

HYDROLOGY

NO Recorded Data(Describe in Remarks): N/A Stream, Lake or Tide Gauge N/A Aerial Photographs N/A Other YES No Recorded Data Field Observations Depth of Surface Water: N/A (in.) Depth to Free Water in Pit: N/A (in.) Depth to Saturated Soil: > 20 (in.)	Wetland Hydrology Indicators Primary Indicators NO Inundated NO Saturated in Upper 12 Inches NO Water Marks NO Drift Lines NO Sediment Deposits NO Drainage Patterns in Wetlands Secondary Indicators NO Oxidized Root Channels in Upper 12 Inches NO Water-Stained Leaves NO Local Soil Survey Data NO FAC-Neutral Test NO Other(Explain in Remarks)

Remarks:

ATTACHMENT J

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Pope Avenue Site Applicant/Owner: Newkirk Environmental Consultants, Inc. Investigators: Newkirk Environmental Consultants, Inc.	Project No: 02-486	Date: 25-Sep-1997 County: Beaufort State: South Carolina Plot ID: Upland 1

SOILS

Map Unit Name (Series and Phase): Fripp
Map Symbol: Fb Drainage Class: Excessively Drained
Taxonomy (Subgroup): Typic Udipsammints

Mapped Hydric Inclusion? Baralari
Field Observations Confirm Mapped Type? (Yes) No

Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-5	A1	10YR5/2	2.5YR7/2	Many	Faint	Loamy fine sand
5-21	C	2.5Y7/4	10YR6/2	Many	Distinct	Loamy fine sand

Hydric Soil Indicators:

- NO Histosol
- NO Histic Epipedon
- NO Sulfidic Odor
- NO Aquic Moisture Regime
- NO Reducing Conditions
- NO Gleyed or Low Chroma Colors
- NO Concretions
- NO High Organic Content in Surface Layer in Sandy Soils
- NO Organic Streaking in Sandy Soils
- NO Listed on Local Hydric Soils List
- NO Listed on National Hydric Soils List
- NO Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes (No)	Is the Sampling Point within the Wetland? Yes (No)
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	Yes (No)	

Remarks:
All three criteria are not met.

ATTACHMENT J

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Pope Avenue Site Applicant/Owner: Newkirk Environmental Consultants, Inc. Investigators: Newkirk Environmental Consultants, Inc.	Project No: 02-486	Date: 25-Sep-1997 County: Beaufort State: South Carolina Plot ID: Wetland 1

SOILS

Map Unit Name (Series and Phase): Baratari
Map Symbol: Ba Drainage Class: Poorly Drained
Taxonomy (Subgroup): Aeric Haplaquads
Mapped Hydric Inclusion?
Field Observations Confirm Mapped Type? (Yes) No

Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-5	A1	10YR2/1	N/A	N/A	N/A	Loamy fine sand
5-11	A2	10YR6/1	N/A	N/A	N/A	Loamy fine sand

Hydric Soil Indicators:

- NO Histosol
- NO Histic Epipedon
- NO Sulfidic Odor
- NO Aquic Moisture Regime
- NO Reducing Conditions
- YES Gleyed or Low Chroma Colors
- NO Concretions
- NO High Organic Content in Surface Layer in Sandy Soils
- YES Organic Streaking in Sandy Soils
- YES Listed on Local Hydric Soils List
- NO Listed on National Hydric Soils List
- NO Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No Wetland Hydrology Present? (Yes) No Hydric Soils Present? (Yes) No		Is the Sampling Point within the Wetland? (Yes) No

Remarks:
All three criteria are met.

ATTACHMENT J

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Pope Avenue Site Applicant/Owner: Newkirk Environmental Consultants, Inc. Investigators: Newkirk Environmental Consultants, Inc.	Project No: 02-486	Date: 25-Sep-1997 County: Beaufort State: South Carolina Plot ID: Wetland 1

Do Normal Circumstances exist on the site?	(Yes) No	Community ID: Wetland
Is the site significantly disturbed (Atypical Situation:)?	Yes (No)	Transect ID:
Is the area a potential Problem Area? (If needed, explain on the reverse side)	Yes (No)	Field Location:

VEGETATION (USFWS Region No. 2)

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicator
Liquidambar styraciflua Gum,Sweet	Tree	FAC+	*Saururus cernuus* Tail,Lizard's	Herb	OBL
Sabal palmetto Palm,Cabbage	Tree	FAC	*Osmunda cinnamomea* Fern,Cinnamon	Herb	FACW+
Sapium sebiferum Tallow-Tree,Chinese	Tree	FAC	*Woodwardia areolata* Chainfern,Netted	Herb	OBL
Myrica cerifera Bayberry,Southern	Shrub	FAC+	*Woodwardia virginica* Chainfern,Virginia	Herb	OBL

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 8/8 = 100.00%	FAC Neutral: 4/4 = 100.00% Numeric Index: 17/8 = 2.13

Remarks:

HYDROLOGY

NO Recorded Data(Describe in Remarks):
- N/A Stream, Lake or Tide Gauge
- N/A Aerial Photographs
- N/A Other

YES No Recorded Data

Field Observations

Depth of Surface Water:	N/A (in)
Depth to Free Water in Pit:	N/A (in)
Depth to Saturated Soil:	>= 8 (in)

Wetland Hydrology Indicators

Primary Indicators
- NO Inundated
- YES Saturated in Upper 12 Inches
- YES Water Marks
- NO Drift Lines
- NO Sediment Deposits
- NO Drainage Patterns in Wetlands

Secondary Indicators
- NO Oxidized Root Channels in Upper 12 Inches
- YES Water-Stained Leaves
- YES Local Soil Survey Data
- YES FAC-Neutral Test
- NO Other(Explain in Remarks)

Remarks:

ATTACHMENT J

TRAFFIC IMPACT ANALYSIS PLAN

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TRAFFIC IMPACT ANALYSIS

SUPPLEMENTAL TO MASTER APPLICATION FORM

Please TYPE or PRINT legibly

NAME OF PROJECT WATERSIDE PHASE 1 8 UNITS

INDICATE TYPE OF ANALYSIS REQUESTED (CHECK ONLY ONE):

☒ ADMINISTRATIVE ANALYSIS

ATTACH ALL ITEMS IDENTIFIED IN LMO SECTION 16-7-725(b)(1)-(3). FILING FEE: $50

NARRATIVE PREVIOUSLY SUBMITTED AS PER SECT 16-7-725(b)(3) .56×8 DU=4.48 T.P.D.

☐ STAFF REVIEW

APPLICABLE TO PROJECTS GENERATING 10 OR MORE, BUT LESS THAN 40, AFTERNOON PEAK HOUR TRIPS. ATTACH ALL ITEMS IDENTIFIED IN LMO SECTION 16-7-725(b)(1)-(8). FILING FEE: $200

☐ PLANNING COMMISSION REVIEW

APPLICABLE TO PROJECTS GENERATING 40 OR MORE AFTERNOON PEAK HOUR TRIPS. ATTACH ALL ITEMS IDENTIFIED IN LMO SECTION 16-7-725(b)(1)-(8). FILING FEE: $250

NOTE: IF ANY REQUESTED INFORMATION IS NOT PROVIDED, THIS APPLICATION WILL BE CONSIDERED **INCOMPLETE** AND **WILL NOT BE PROCESSED** AND ANY PRIORITY BASED ON THE FILING DATE OR TIME WILL NOT BE GRANTED. IN SUCH CASES, A NEW APPLICATION WITH ALL REQUESTED AND REQUIRED INFORMATION MUST BE SUBMITTED.

FOR OFFICIAL USE ONLY

DATE RECEIVED:_____ TIME:_____

ACCEPTED BY:_____ MASTER TRACKING NUMBER:_____

REV 4/3/97

ATTACHMENT J

TOWN OF HILTON HEAD ISLAND
FEE FORM

Business License Receipt # B 21637 (4/6/98) CK# 4643

Date 4/3/98

FROM: ENGINEERING INSPECTIONS PLANNING (PLEASE INITIAL)

TO: BUSINESS LICENSE OFFICE

Payee Dan Hussie

Project Description Waterside Phase I

ENGINEERING:

$_____ Filing Fee
$_____ Surety
$_____ Copies (.20 p/p)
$_____ Reinspection Fee
$_____ Other Gen Fund

INSPECTIONS:

$_____ BBO Appeals Filing Fee
$_____ Misc. Bldg. Permit
$_____ Trade Certificate
$_____ Other general Fund
$_____ Building Permit
$_____ Reinsp. Fee
$_____ Copies (.20 p/p)

PLANNING

$_____ BZA Filing Fee
$_____ Development Permit
$ 50.00 Traffic Imp. Analysis
$_____ LMO (Land Mgmt. Ordiance)
$_____ Copies (.20p/p)
$_____ CRC Filing
$_____ Sign Permit
$_____ Spcl Excp.
$_____ Other Gen Fund

ATTACHMENT J

ORIGINAL RECEIPT

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928

RECEIPT NO.
B 21637

Control Number: B 21637

Issuing Officer: PR
(Receipt not valid without
Issuing Officers initials)

Receipt Date: 4/6/1998
Name: DON GUSCIO

Transaction Code	Description	Amount
TRAFFIC IMPACT FEE	WATERSIDE PHASE 1	$50.00

PLEASE PROCESS ACCORDINGLY — P.G.

Receipt Total:	$50.00	
Cash Paid:		Mailed?: N
Check Paid:	$50.00	Mailed?: N
Credit Card Paid:		Mailed?: N

ATTACHMENT K

LAW OFFICE OF
CHESTER C. WILLIAMS, LLC
17 Executive Park Road, Suite 2
Post Office Box 6028
Hilton Head Island, SC 29938-6028
Telephone (843) 842-5411
Telefax (843) 842-5412
Email Firm@CCWLaw.net

Chester C. Williams
ALSO MEMBER LOUISIANA BAR

Thomas A. Gasparini
ALSO MEMBER CALIFORNIA BAR
(Inactive)
ALSO MEMBER OHIO BAR
(Inactive)

06 September 2016

Nicole Dixon, CFM
Senior Planner, Community Development
Town of Hilton Head Island
One Torn Center Court
Hilton Head Island, SC 29928

VIA EMAIL AND HAND DELIVERED

RE: Spinnaker Welcome Center Development Plan Review Application DPR-001056-2016 (the "Spinnaker DPR Application"); Application for Appeal No. APL-001515-2016 (the "Spinnaker DPR Appeal") – Our File No. 01787-002

Dear Nicole:

In connection with the Spinnaker DPR Appeal, in order to prepare for a hearing before the Planning Commission, please provide us with the following information and documents, as soon as possible:

1. Copies of all documents reviewed or otherwise consulted by you, or any other employee or consultant of the Town of Hilton Head Island (the "Town") in connection with the review of, deliberation on, and approval of the Spinnaker DPR Application.

2. Copies of all documents authored or otherwise generated by the Town Staff in connection with, or related in any way to, review, consideration, and approval of the Spinnaker DPR Application.

3. Copies of all communications between or among members of the Town Staff, and with any persons not a part of the Town Staff, in connection with the review, consideration, and approval of the Spinnaker DPR Application.

4. The dates, times, and places of, and the attendees at, any meetings by or among the Town Staff, either internally or with any other person or persons in connection with the review, consideration, and approval of the Spinnaker DPR Application, together with copies of all minutes, notes, records, memoranda, or the like of or regarding those meetings.

5. All notes, memoranda, recordings, or any other physical or electronic records generated by, or received by, the Town Staff in connection with

LAW OFFICE OF
CHESTER C. WILLIAMS, LLC

the review, consideration, and approval of the Spinnaker DPR Application.

6. The name, address, and telephone number of any person, whether a member of the Town Staff, or otherwise, with whom you or any other member of the Town Staff met, consulted, or communicated, or otherwise was involved in the review, consideration, and approval of the Spinnaker DPR Application.

7. The name, address, telephone number, and title or other identification, or any member of the Town Staff, or otherwise, from whom you received advice, direction, or input in connection with the review, consideration, and approval of the Spinnaker DPR Application.

8. Copies of any and all files kept, consulted, or generated by the Town Staff in connection with review, consideration, and approval of the Spinnaker DPR Application.

The foregoing requests include, without limitation, any and all correspondence, email, voice mail, or other physical or electronic communications, records, files, maps, plats, or other physical or electronic media in connection with review, consideration, and approval of the Spinnaker DPR Application.

To the extent necessary (and we hope it is not the case), you should consider this request for information to be a formal request made pursuant to the South Carolina Freedom of Information Act.

We trust you will let us know if you have any questions about this request. Please note that time is of the essence given the existing hearing schedule for the Spinnaker DPR Appeal.

With best regards, we are

Very truly yours,

LAW OFFICE OF CHESTER C. WILLIAMS, LLC

This signature is an electronic reproduction

Chester C. Williams

CCW/lks
cc: Mr. Alexander Brown, Jr. (via email)
Teri B. Lewis, AICP (via email)
Brian E. Hulbert, Esq. (via email)

ATTACHMENT L

The Town of Hilton Head Island
1 Town Center Road
Hilton Head Island, SC 29928

September 6, 2016

Mr. Chester C. Williams
Law Office of Chester C. Williams, LLC
17 Executive Park Road, Suite 2
PO Box 6028
Hilton Head Island, SC 29938

RE: APL-001515-2016 – Spinnaker Welcome Center

Dear Mr. Williams:

I am writing in response to your letter dated September 6, 2016. In the letter, you request information or responses to 8 questions related to the Spinnaker Welcome Center DPR Appeal. I listed each of your questions below, with my response directly below each one. Per our telephone conversation we had on September 6, 2016, you will accept the requested documents on a thumb drive.

1. Copies of all documents reviewed or otherwise consulted by you, or any other employee or consultant of the Town of Hilton Head Island (the "Town") in connection with the review of, deliberation on, and approval of the Spinnaker DPR Application.

> * All documents are included in the Planning Commission packet for the Appeal, and are provided on the thumb drive.

2. Copies of all documents authored or otherwise generated by the Town Staff in connection with, or related in any way to, review, consideration, and approval of the Spinnaker DPR Application.

> * All documents are included in the Planning Commission packet for the Appeal, and are provided on the thumb drive.

3. Copies of all communications between or among members of the Town Staff, and with any persons not a part of the Town Staff, in connection with the review, consideration, and approval of the Spinnaker DPR Application.

> * The document on the attached thumb drive labeled as "email correspondence" is a compilation of all communications I had in connection with the subject Appeal and DPR.

4. The dates, times, and places of, and the attendees at, any meetings by or among the Town Staff, either internally or with any other person or persons in connection with the review, consideration, and approval of the Spinnaker DPR Application, together with copies of all minutes, notes, records, memoranda, or the like of or regarding those meetings.

> * I discussed the subject Appeal and DPR several times with Teri Lewis, none of which were ever recorded nor were notes taken. I do not have a record of dates and times when these discussions took place, as they were more informal discussions where I would walk down to her office and ask her a question. The only scheduled meeting I had regarding this subject was with Teri Lewis and Mitch Thoreson, Town Attorney, which took place at his office on July 25, 2016 at 10 am. There were no minutes or notes taken at this meeting, it was merely a discussion of my findings of the history of the Waterside PD-2 development.

ATTACHMENT L

5. All notes, memoranda, recordings, or any other physical or electronic records generated by, or received by, the Town Staff in connection with the review, consideration, and approval of the Spinnaker DPR Application.

* There are no notes, recordings or other physical records other than the documents I included in the Planning Commission packet and provided on the thumb drive.

6. The name, address, and telephone number of any person, whether a member of the Town Staff, or otherwise, with whom you or any other member of the Town Staff met, consulted, or communicated, or otherwise was involved in the review, consideration, and approval of the Spinnaker DPR Application.

* The following is a list of names, addresses and phone numbers of the people with whom I discussed this case with:

Teri Lewis, LMO Official
One Town Center Court
Hilton Head Island, SC 29928
843-341-4698

Mitchell J. Thoreson, Attorney
Alford & Thoreson Law Firm
18 Executive Park Road, Suite 1
Hilton Head Island, SC 29928
843-842-5500

Todd Theodore, Principal
Wood & Partners Inc.
7 Lafayette Place
Hilton Head Island, SC 29926
843-681-6618

Charlie Halterman, Construction Manager
Spinnaker Development Group
35 DeAllyon Avenue
PO Box 6899
Hilton Head Island, SC 29938
843-785-8105

7. The name, address, telephone number, and title or other identification, or any member of the Town Staff, or otherwise, from whom you received advice, direction, or input in connection with the review, consideration, and approval of the Spinnaker DPR Application.

* The following is a list of names, addresses and phone numbers of the people with whom I received direction or input regarding this case:

Teri Lewis, LMO Official
One Town Center Court
Hilton Head Island, SC 29928
843-341-4698

Mitchell J. Thoreson, Attorney
Alford & Thoreson Law Firm
18 Executive Park Road, Suite 1
Hilton Head Island, SC 29928

843-842-5500

8. Copies of any and all files kept, consulted, or generated by the Town Staff in connection with review, consideration, and approval of the Spinnaker DPR Application.

* All documents are included in the Planning Commission packet for the Appeal, and are provided on the thumb drive.

Sincerely,

Nicole Dixon

Nicole Dixon, CFM
Senior Planner

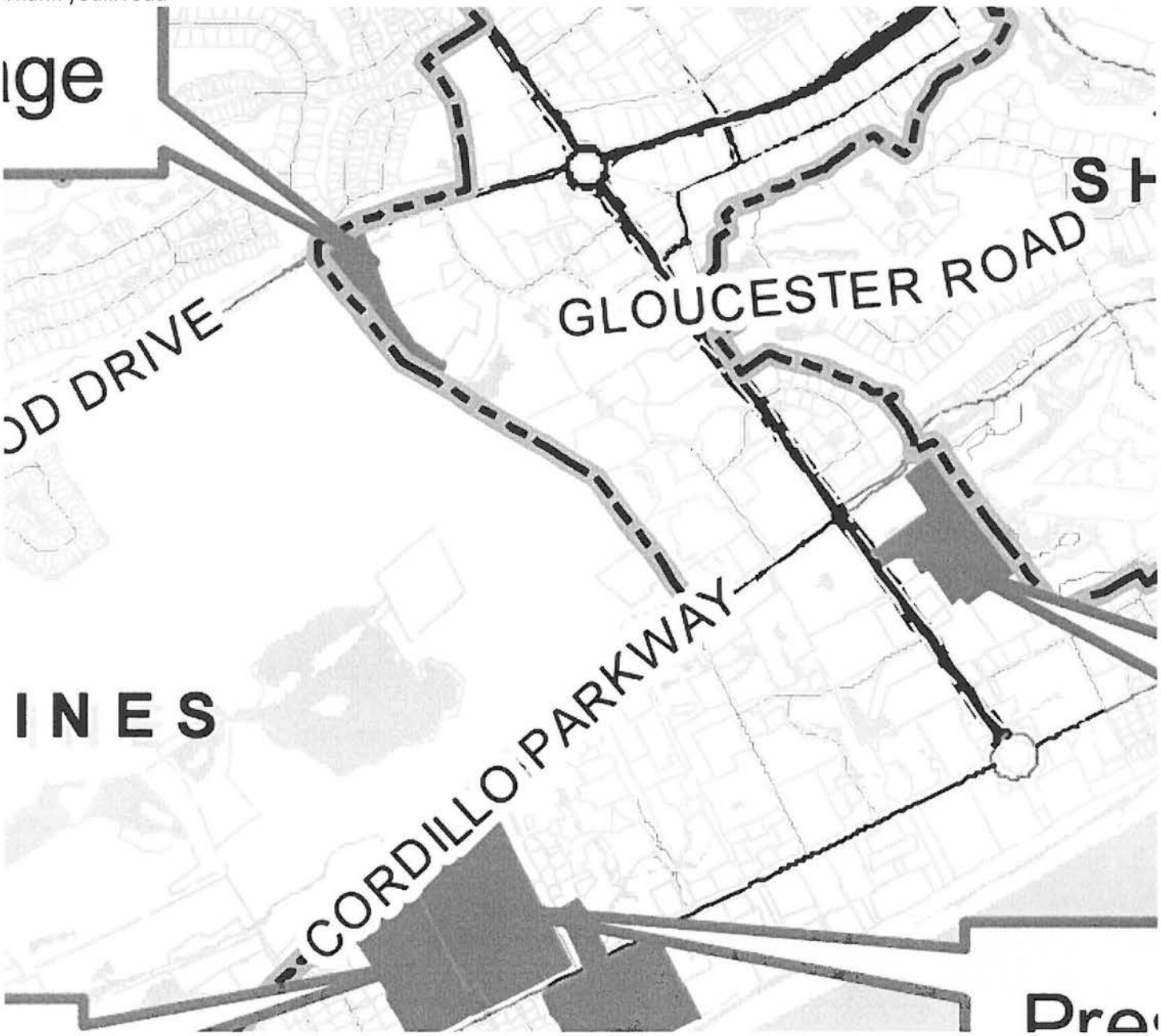
CC: File

ATTACHMENT M

From: Todd Theodore [mailto:TTheodore@woodandpartners.com]
Sent: Wednesday, July 27, 2016 2:17 PM
To: Dixon Nicole
Cc: David McAllister; Charlie Halterman
Subject: FW: Spinnaker

Nicole,

David forwarded information that someone is claiming Spinnaker Resort Welcome Center property is within a PD2 overlay district. As I can tell from the attached imagery of the Town's PD2 overlay map and County's GIS map, this property is outside the overlay.
Please let me know if I am misinterpreting the Town's map?
Thank you…Todd



ATTACHMENT M

Todd P. Theodore, RLA
Principal

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island Tallahassee

7 Lafayette Place, Hilton Head Island, SC 29926
(843) 681-6618 Ext. 230 - (843) 681-7086 fax - (843) 338-1876 cell

www.woodandpartners.com
WEEDS | WPi Energy + Environmental Design Solutions
Visit Us:

ATTACHMENT M

If you must print this e-mail, please recycle.

From: David McAllister
Sent: Wednesday, July 27, 2016 1:50 PM
To: Todd Theodore <TTheodore@woodandpartners.com>
Subject: Spinnaker

Todd,
I just received a call from Nicole regarding Spinnaker. Evidently there is a someone (a neighbor next to Beach Walk?) saying this property lies within the PD2 overlay district and this could have implications on our DPR submittal. She did say she can still issue a NOA, but this guy could somehow appeal? Nicole can give you the full download; I told her she needs to talk to you. Can you give her a call when you get a chance? She will be in until 3:30 today.

Nicole Dixon: 843-341-4686

David McAllister
Project Planner

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island ■ Tallahassee

7 Lafayette Place
Hilton Head Island, SC 29925
(843)681-6618 Ext. 240
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ATTACHMENT M

Dixon Nicole

From: Charlie Halterman <chalterman@spinnakerresorts.com>
Sent: Wednesday, July 27, 2016 2:44 PM
To: Dixon Nicole
Subject: RE: Spinnaker

Nicole,

Is this a major issue

From: Dixon Nicole [nicoled@hiltonheadislandsc.gov]
Sent: Wednesday, July 27, 2016 2:40 PM
To: Charlie Halterman
Subject: RE: Spinnaker

Charlie , there was nothing in your email.

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

From: Charlie Halterman [mailto:chalterman@spinnakerresorts.com]
Sent: Wednesday, July 27, 2016 2:38 PM
To: Dixon Nicole
Subject: RE: Spinnaker

From: Dixon Nicole [nicoled@hiltonheadislandsc.gov]
Sent: Wednesday, July 27, 2016 2:22 PM
To: Todd Theodore
Cc: David McAllister; Charlie Halterman
Subject: RE: Spinnaker

Todd, I thought the same thing when I first reviewed this and didn't think it was part of it, but looking back through old files it appears it was part of it, it mentions parcel 202, which is the subject parcel, and it is shown on the conceptual master plan I found dated 1984. Call me to discuss

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

ATTACHMENT M

Dixon Nicole

From: Charlie Halterman <chalterman@spinnakerresorts.com>
Sent: Thursday, August 11, 2016 7:14 AM
To: Dixon Nicole
Subject: RE: Waterside

I will call Don this morning as soon as he opens. As he laid out the site, he may still have a copy.

From: Dixon Nicole [mailto:nicoled@hiltonheadislandsc.gov]
Sent: Thursday, August 11, 2016 7:07 AM
To: Charlie Halterman
Subject: RE: Waterside

Seacrest doesn't have anything to do with the waterside pd-2. The waterside pd-2 was a masterplanned development, Chet's concern is that without have a copy of the approved master plan, how do we know you are proposing to build on a buildable lot. The documents we did find from back then indicate 1.3 acres of open space, he wants to make sure that the lot of the proposed welcome center was not shown as open space on that old master plan.

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

From: Charlie Halterman [mailto:chalterman@spinnakerresorts.com]
Sent: Thursday, August 11, 2016 7:01 AM
To: Dixon Nicole
Subject: RE: Waterside

I will do my best to find out. What about Sea Crest? Isn't it in the same district? It was about the same timeframe?

From: Dixon Nicole [mailto:nicoled@hiltonheadislandsc.gov]
Sent: Thursday, August 11, 2016 6:58 AM
To: Charlie Halterman
Subject: RE: Waterside

I guess you can ask him or anyone you know that may have it. maybe even Robert Graves. if I cant show that to Chet he is going to appeal today, his deadline.

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686

fax 843-842-8908

From: Charlie Halterman [mailto:chalterman@spinnakerresorts.com]
Sent: Thursday, August 11, 2016 6:54 AM
To: Dixon Nicole
Subject: RE: Waterside

Sorry. Don't have that. We go back as far as 96. I wonder if Don Guccio would have it? He did the development drawings.

On August 11, 2016 6:41:40 AM EDT, Dixon Nicole <nicoled@hiltonheadislandsc.gov> wrote:
Charlie,
This isn't what I need, I need the Waterside PD-2 masterplan dated July 27, 1987. thanks

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

From: Charlie Halterman [mailto:chalterman@spinnakerresorts.com]
Sent: Wednesday, August 10, 2016 5:23 PM
To: Dixon Nicole
Subject: Waterside

Nicole,

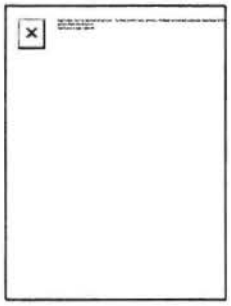
I have attached the as built for the entire Waterside project. I could not find any documentation on the conceptual plan. Did find copies of newspaper articles from 1998 where the town council voted to allow the development. I can scan and send if needed.

Thanks,

Charles B. Halterman
Construction Manager
Spinnaker Development Group
35 DeAllyon Avenue

ATTACHMENT M

PO Box 6899
Hilton Head Island, SC 29938
(843) 785-8105 ext. 5290 - Work
(843) 785-6178 - Fax
(843) 247-1215 - Mobile
www.spinnakerresorts.com



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Sent from my Android device with K-9 Mail. Please excuse my brevity.

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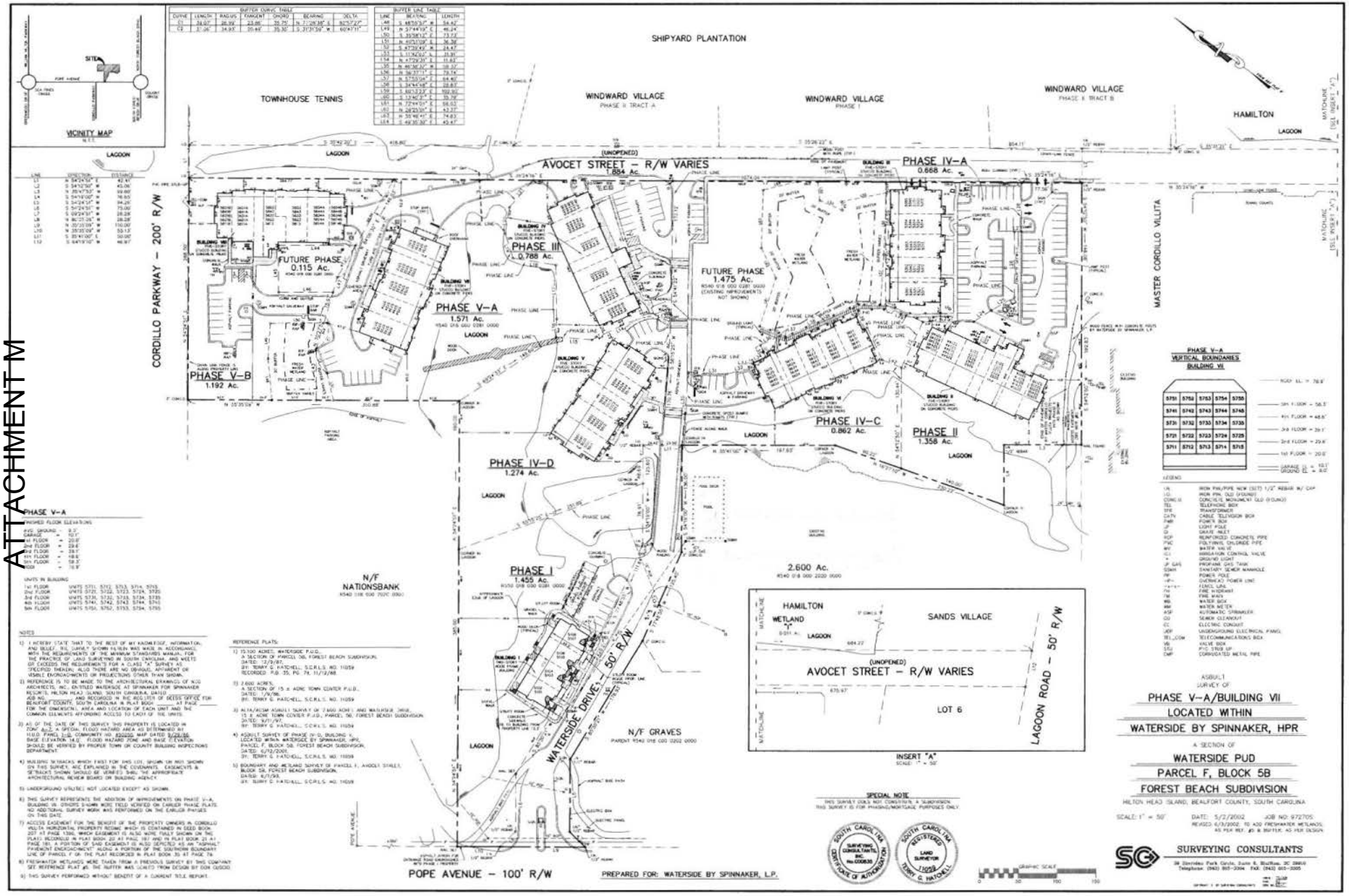
ATTACHMENT M



ATTACHMENT M

Dixon Nicole

From: Charlie Halterman <chalterman@spinnakerresorts.com>
Sent: Monday, August 15, 2016 12:11 PM
To: Dixon Nicole
Subject: Re: appeal for Spinnaker welcome center

We are on hold pending decision.

Thanks

On August 15, 2016 12:07:29 PM EDT, Dixon Nicole <nicoled@hiltonheadislandsc.gov> wrote:
Good Morning,
Chet did file an appeal of my approval of the DPR for the proposed Spinnaker Welcome Center. Please see attached. This will be heard at the September 21st Planning Commission meeting. Because an appeal has been filed, this will stay all activity and permits for the proposed project until the appeal has been decided. Let me know if you have any questions, thanks

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

--
Sent from my Android device with K-9 Mail. Please excuse my brevity.

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ATTACHMENT M

Dixon Nicole

From: Todd Theodore <TTheodore@woodandpartners.com>
Sent: Wednesday, August 17, 2016 5:01 PM
To: Dixon Nicole
Cc: Charlie Halterman
Subject: FW: Spinnaker Open Space Calcs
Attachments: JOB 5-87 2.600 ACRES AND FUTURE 50 RW DATED 10986 REVISED 70687.pdf; JOB 5-87 15.100 ACRES WATERSIDE P.U.D. DATED 120987 RECORDED PB 35 PG 7....pdf

Nicole,

Below are the approximate open space calculations for the Waterside PD-2. I also included a couple maps that Surveying Consultants found in their archives.
Feel free to call or email me if you have any questions.
Thanks...Todd

Todd P. Theodore, RLA
Principal

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island Tallahassee

7 Lafayette Place, Hilton Head Island, SC 29926
(843) 681-6618 Ext. 230 - (843) 681-7086 fax - (843) 338-1876 cell

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If you must print this e-mail, please recycle.

From: David McAllister
Sent: Monday, August 15, 2016 11:22 AM
To: Todd Theodore <TTheodore@woodandpartners.com>
Subject: Spinnaker Open Space Calcs

Todd,
Below is a breakdown of open space for the Spinnaker properties & hotel parcel:

Waterside by Spinnaker (includes GIS for buildings not shown on as-built):

- Total property size: 498,242 SF or 11.4 Acres
- Total open space: +/- 328,788 SF or **66% Open Space**
- Total number of units: 198 (based on as-built survey)

Hotel Parcel (Area is approximate and calculated with GIS aerial):

- Total property size: 115,480 SF or 2.65 Acres
- Total open space: +/- 65,568 SF or **57% Open Space**

Spinnaker Resort Welcome Center:

- Total property size: 46,502 SF or 1.06 Acres

- Total open space: +/- 27,688 SF or **59.5% Open Space**

David McAllister
Project Planner

Wood+Partners Inc.
Landscape Architects / Land Planners
Hilton Head Island ▪ Tallahassee

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Hilton Head Island, SC 29925
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(843)681-7086 fax
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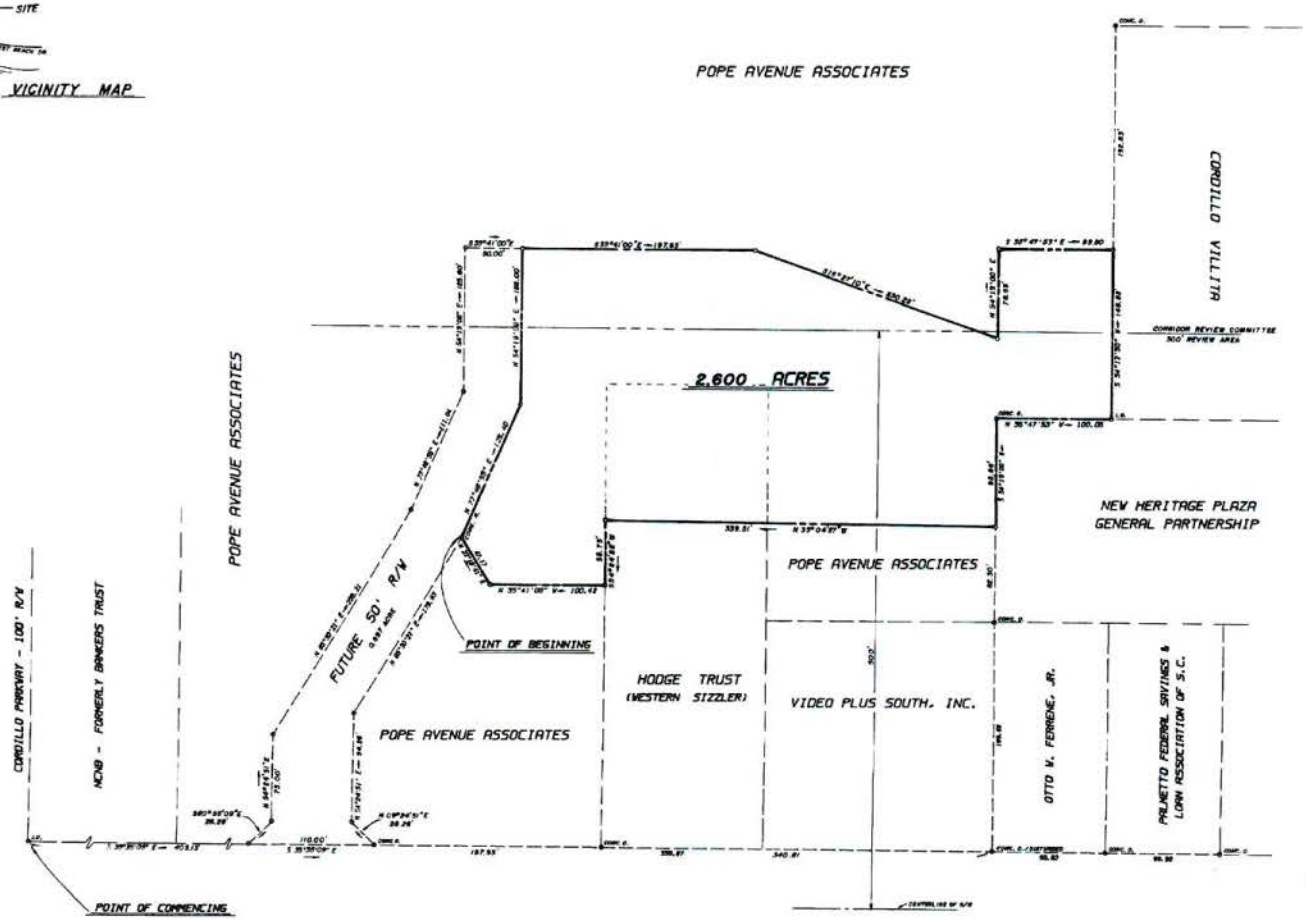
ATTACHMENT M

VICINITY MAP



LEGEND

CONC. O.	CONCRETE MONUMENT, OLD
CONC. N.	CONCRETE MONUMENT, NEW
I.O.	IRON, OLD

REFERENCE PLATS:

1. A PLAT OF 4.838 ACRE PARCEL, BELONGING TO POPE AVENUE ASSOCIATES, A PARTNERSHIP, BY: J. L. RICHARDSON, R.L.S. NO. 4784. DATED: 6/6/79. RECORDED: P.B. 27, PG. 82.
2. A PLAT OF SALTGRASS VILLAGE PLAZA RESULT, BY: J. L. RICHARDSON, R.L.S. NO. 4784. DATED: 4/18/79. RECORDED: P.B. 27, PG. 211, 6/16/79.
3. PLAT OF 22.61 ACRES, PORTION OF BLOCK 58, FOREST BEACH SUBDIVISION. BY: V. E. FOSTER, R.L.S. NO. 3753. DATED: 5/15/74. RECORDED: P.B. 23, PG. 188.
4. RESULT PLAT OF HERITAGE PLAZA, POPE AVENUE. BY: C. H. FRITZLIBEN, R.L.S. 4834. DATED: 8/25/78. REVISED: 10/3/78. RECORDED: P.B. 27, PG. 98, 10/3/78.
5. CORDILLO VILLITA - PHASE I. YERKES ASSOCIATES, INC.. DATED: 11/27/73.

NOTES:

1. I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
2. I CERTIFY THAT ANGLES, BEARINGS, MEASUREMENTS OF COURSES AND DISTANCES AND MONUMENT LOCATIONS ARE CORRECT AS SHOWN AND HAVE BEEN PROVED BY LAND SURVEY.
3. I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1/20,000 AS SHOWN HEREON; THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA DETERMINATION; AND MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
4. THIS LOT IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 1, COMMUNITY NO. 450250, MAP DATED 5/15/80, BASE ELEVATION 14.0.

A SURVEY OF

2.600 ACRES AND FUTURE 50' R/W

A SECTION OF THE

15 +/- ACRE TOWN CENTER P.U.D.

HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

RECORDED IN
THE OFFICE OF THE
CLERK OF COURT
BEAUFORT CO., S.C.
BOOK____ PAGE____
DATE: / /
REPLACES PLATS IN
BOOK____ PAGE____

PREPARED FOR:

POPE AVENUE ASSOCIATES

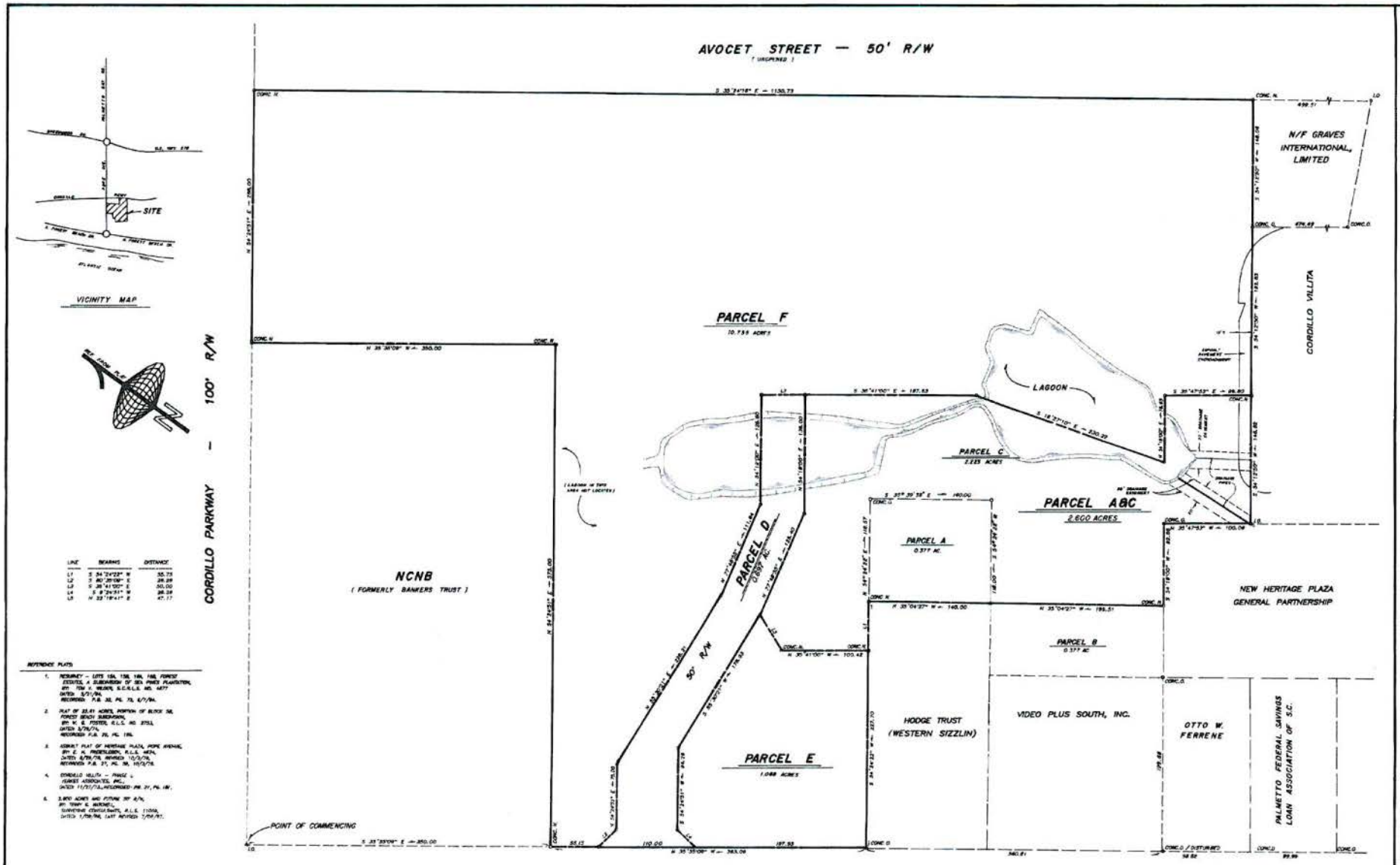
TERRY G. HATCHELL
S.C.R.L.S. NO. 11059

PREPARED BY:
SURVEYING CONSULTANTS OF HILTON HEAD IS., INC.
29-A Bow Circle
Hilton Head Island
South Carolina
(803) 842-3304

SCALE: 1" = 50'
DATE: 1/05/86
FIELD CK:
OFFICE CK:
JOB NO: S-87

REVISIONS:

1/23/87: ADDED FUTURE R/W
2/24/87: ADDED NOTES & SOME DIMENSION CHANGES.
6/17/87: REVISED BOUNDARY
6/30/87: ADDED 500' C.R.C. LINE.
7/06/87: REVISED BOUNDARY



LINE	BEARING	DISTANCE
L1	S 34°24'22" W	35.73
L2	S 40°28'08" E	26.89
L3	S 35°41'00" E	50.00
L4	S 8°24'51" W	26.28
L5	N 33°19'41" E	47.17

REFERENCE PLATS

1. RESURVEY – LOTS 15A, 15B, 16A, 16B, FOREST ESTATES, A SUBDIVISION OF SEA PINES PLANTATION, BY: TOM V. WILSON, S.C.R.L.S. NO. 14277 DATED: 5/21/84. RECORDED: P.B. 30, PG. 73, 6/7/84.
2. PLAT OF 23.61 ACRES, PORTION OF BLOCK 5B, FOREST BEACH SUBDIVISION, BY: K. E. FOSTER, R.L.S. NO. 2753, DATED: 5/26/74. RECORDED: P.B. 21, PG. 139.
3. ASBUILT PLAT OF HERITAGE PLAZA, POPE AVENUE, BY: E. H. PROTZELLER, R.L.S. NO.14, DATED: 6/28/78, REVISED: 10/3/78. RECORDED: P.B. 27, PG. 58, 10/3/78.
4. CORDILLO VILLITA – PHASE I, (GRAVES ASSOCIATES, INC.), DATED: 11/21/13, RECORDED: PB. 21, PG. 181.
5. 2.600 ACRES AND FUTURE 30' R/W, BY: TONY K. HATCHELL, SURVEYING CONSULTANTS, R.L.S. 11059, DATED: 1/08/88, LAST REVISED: 2/08/87.

ACREAGE

A&C = 2.600 AC.
D = 0.897 AC.
E = 1.088 AC.
F = 10.735 AC.

TOTAL = 15.100 ACRES

NOTES:

1. I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1/10,000 AS SHOWN HEREON; THE AREA WAS DETERMINED BY THE G.M.D. METHOD OF AREA DETERMINATION; AND MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
2. THIS LOT IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 1, DENOMINATOR NO. 450250, MAP DATED 9/28/88, BASE ELEVATION 14.0.
3. SEE RESTRICTIVE COVENANTS, RECORDED AT D.B. 79, PAGE 306, ARTICLE III, PARAGRAPH 13, DECLARATION OF RIGHTS, BY THE HILTON HEAD COMPANY, FOR GENERAL USE AND CONVEYANCE EASEMENT FOR ELECTRICAL, TELEPHONE, SEWER, WATER, ETC.

A SURVEY OF

15.100 ACRES WATERSIDE P.U.D.

A SECTION OF

PARCEL 5B FOREST BEACH SUBDIVISION

HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

RECORDED IN
THE OFFICE OF THE
CLERK OF COURT
BEAUFORT CO., S.C.
BOOK ____ PAGE ____
DATE: / /
REPLACES PLATS IN
BOOK ____ PAGE ____

PREPARED FOR:

POPE AVENUE ASSOCIATES

TONY C. HATCHELL
S.C.R.L.S. NO. 11059

SURVEYED & BY:
SURVEYING CONSULTANTS OF HILTON HEAD ISLAND, INC.
29-A Bow Circle
Hilton Head Island
South Carolina
(803) 842-3354

SCALE: 1" = 50'
DATE: 12/09/87
FIELD CK:
OFFICE CK:
JOB NO: 5-87
REVISIONS:

ATTACHMENT M

ATTACHMENT M

Dixon Nicole

From: Charlie Halterman <chalterman@spinnakerresorts.com>
Sent: Tuesday, August 23, 2016 3:26 PM
To: Dixon Nicole
Subject: RE: Waterside PD-2 determination

Nicole,

Excellent response! Hope all goes well at hearing. I have forwarded to our attorney.

Thank you,

From: Dixon Nicole [mailto:nicoled@hiltonheadislandsc.gov]
Sent: Tuesday, August 23, 2016 10:21 AM
To: Law Office of Chester C. Williams
Cc: Todd Theodore; Charlie Halterman
Subject: Waterside PD-2 determination

Chet,

Please find attached my revised or second determination letter (as you know my letter to you dated July 28, 2016 was rescinded on August 11, 2016), updated based on new information I have found. A hard copy is in the mail.
Please let me know if you have any questions, thanks

Nicole Dixon, CFM
Senior Planner and CRS Coordinator
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4686
fax 843-842-8908

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