Town of Hilton Head Island

Design Review Board Meeting

Tuesday October 24, 2023 – 1:30 P.M.

AGENDA

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes**
   a. October 10, 2023
6. **Appearance by Citizens**

   Citizens may submit written comments via the Town's Open Town Hall Portal. The portal will close at 4:30 p.m., the day before the meeting. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

7. **Unfinished Business**
   a. **DRB-001901-2023 - Hilton Head High School athletics – Final**
   b. **DRB-001900-2023 - Hilton Head High School – Sign**
   c. **DRB-001828-2023 - Home Sense - Final**
   d. **DRB-001634-2023 - Dunes House Awning – Final**
   e. **DRB-001860-2023 -Dune House Lane - Final**
8. **New Business**
   a. **DRB-001710-2023 -Olive Shell - Conceptual**
9. **Board Business**
10. **Staff Report**
    a. Minor Corridor Report
11. **Adjournment**

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

Town of Hilton Head Island

Design Review Board Meeting

October 10, 2023, at 2:30 p.m.

MEETING MINUTES

Present from the Board: Cathy Foss, Chair; Judd Carstens, Vice-Chair; Annette Lippert; Ryan Bassett; John Moleski; Todd Theodore; Tom Parker

Present from Town Staff: Brian Eber, *Development Services Manager*; Shea Farrar, *Principal Planner*; Katie Kabala, *Customer Service Manager*; Karen Knox, *Board Secretary*, Jessica McFiggins, *Community Development Coordinator*

DRAFT

1. **Call to Order**

   Chair Foss called the meeting to order at 2:30 p.m.

2. **FOIA Compliance**

   Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. **Roll Call**

   As noted above.

4. **Approval of Agenda**

   Chair Foss asked if staff had any changes to the Agenda. Seeing no changes, Chair Foss asked for a Motion to approve the Agenda. Mr. Parker moved to approve. Ms. Lippert seconded. By a show of hands, the Motion passed with a vote of 7-0.

5. **Approval of Minutes**

   a. **September 26, 2023**

      Ms. Lippert moved to approve. Mr. Basset seconded. The Minutes of September 26, 2023, were approved by a vote of 5-0. Mr. Moleski and Mr. Theodore were not present at the meeting.

   b. **October 4, 2023**

      Mr. Bassett moved to approve. Ms. Lippert seconded. The Minutes of October 4, 2023 were approved by a vote of 5-0. Mr. Parker and Vice-Chair Carstens were not present at the meeting.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. No comments were received on the Open Town Hall Portal and no one spoke at the meeting.

7. Unfinished Business

a. Final Review – DRB-001706-2023 – 1014 WHP – Serg Brewery and Car Storage

Vice-Chair Carstens and Mr. Parker recused themselves due to a conflict and left the dais.

Mr. Eber provided staff's presentation as included in the packet and advised that staff recommends approval with the following conditions – that this project will require both a Building Permit and DPR Approval before moving forward.

The Applicant gave a brief presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Mr. Theodore moved to approve. Mr. Moleski seconded. Ms. Lippert moved to amend the Motion to approve with the following conditions: 1) need a Building Permit and DPR Review, 2) verification of the thickness of the aggregate stone underneath the synthetic turf around the specimen trees and 3) permission from Santee Cooper regarding the landscape. Mr. Theodore seconded. By a show of hands, the Amended Motion was approved with a vote of 5-0.

b. Alteration/Addition – DRB-001593-2023– 10 Executive Park – Aura Hotel

Mr. Eber provided staff's presentation as included in the packet and advised that staff recommends approval with the following conditions: 1) needs Building Permit, DPR Approval and 2) that the Applicant add a Call Out on site plans S.3 to include proposed connection to the Town Pathway, 3) and proposed easement that will require Town Council approval,4) include specification sheet for the bike rack prior to final approval.

The Applicant attended the DRB Meeting on September 12, 2023. The Applicant tabled presentation to October 10 to update the following based on DRB review: a) Details of proposed connection needs to be better understood, b) Clarification needs to be provided for the extension of the exterior stairwells, c) Small hip roofs need to be redesigned, d) Consideration for increasing the size of ligustrum plantings, e) Color board to be provided with a less dark color for the roof and a less white color for the building to promote a more cohesive color palette and f) Details for the pathway to the existing Town pathway needed to be reviewed.

The Applicant gave a presentation and advised that they have addressed every issue that came up at the September 12, 2023 meeting. The Applicant then answered questions from the Board.

DRAFT

After discussion, Chair Foss asked for a Motion. Vice-Chair Carstens moved to approve with the following conditions: 1) demonstrating the gutters and downspout locations and colors 2) the atrium lighting plan fixtures to adhere to cut off fixtures, 3) specifying the parking lot paving and any particular barriers that will be required, 4) refinement of the canopy color, 5) confirmation when it comes to the slab and the sidewalk condition and how that transition will be made to the existing parking lot, 6) the inclusion of sheet S.5 and the buffer planting plans, 7) the install size of plant materials as part of your plant schedule, 8) a refinement of the parking lot planting plan in regard to the omission of the Muhly Grass and the substitution of a shade tolerant ground cover, 9) exterior components of the AC Units will match the stucco color, 10) include exterior building lighting as a plan with cut sheets, 11) bike path connection as a condition of staff review and appropriate landscape treatment, 12) all staff comments. Ms. Lippert seconded. By a show of hands, the Motion was approved with a vote of 7-0.

8. New Business

a. Alteration/Addition – DRB-001828-2023 – 430 William Hilton Parkway – Home Sense

Mr. Eber provided staff's presentation as included in the packet and advised that staff recommends approval conceptually with the following conditions: 1) Needs Building Permit and Minor DPR and 2) Need to update P-1 and P-2 on the color scheme board.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Mr. Parker moved to approve with the following conditions: 1) the proposed entry element needs to be restructured or preferably retained so as to keep with the Island character required by the Town's Design Review guide, 2) all four elevations will be shown, 3) confirmation of existing materials is required, but the oyster shell stucco is not to be painted, 4) the mill finish storefront needs to be dark bronze to match the rest of the plaza, 5) the new colors need to be presented on the actual material with the correct texture for each, 6) the signage, while not part of the review is noted as halo lighting but must be back lit. 7) More detail needs to be provided on the truck dock enclosure. 8) exterior lighting is to match existing lighting on-site. Mr. Basset seconded. By a show of hands, the Motion was approved with a vote of 7-0.

9. Board Business

None

10. Staff Report

Brian Eber provided the Minor Corridor Report to the Board.

11. Adjournment

The meeting adjourned at 4:20 p.m.

Submitted By: _____

Karen Knox
Board Secretary

Date:

DRAFT

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: Michelle Smyth Company: Mcmillan Pazdan Smith
Mailing Address: 850 Morrison Drive, Suite 600 City: Charleston State: SC Zip: 29403
Telephone: 843 566 0771 Fax: E-mail: Msmyth@mcmillanpazdansmith.com
Project Name: HHIHS - Phase II - Athletics Project Address: 50 Wilborn Rd.
Parcel Number [PIN]: R 510 007 000 0030 0000
Zoning District: MS-Main Street Overlay District(s): ROW-Arterial

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

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

Project Category:

____ Concept Approval – Proposed Development
__x__ Final Approval – Proposed Development
____ Alteration/Addition
____ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

__X__ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

__X__ Final site development plan meeting the requirements of Appendix D: D-6.F.

__X__ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

__X__ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

__X__ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

__X__ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

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

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

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

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

Michelle B. Smyth

SIGNATURE

10/10/2023

DATE

SITE ANALYSIS

Hilton Head Island High School – Phase 2B - Athletics (DPR-001469-2023)

Owner: Beaufort County School District
Engineer: Paul R. Moore, PE, Ward Edwards, Inc.
Architect: Andrew Horn, McMillan Pazdan Smith
Date: September 1, 2023

Project Description

Beaufort County School District is proposing to construct a new athletic fieldhouse building to support the existing nearby football and baseball facilities. The project area is the existing parking lot to the west of the football field. The majority of the parking lot pavement will be removed and replaced with the new building and associated hardscapes and landscapes. A new walkway entrance into the football stadium will be constructed from the new fieldhouse. Other miscellaneous improvements will also include new ADA parking and accessible routes, realignment of the baseball bleachers, and new softball dugouts. The project will disturb 1.9 acres.

Adjacent Properties

The site is bounded to the north by Wilborn Road, to the west by Hilton Head Island Rec. Center, to the east by Hilton Head Middle School, and to the south by Hilton Head Island Elementary School. Beaufort County School District owns the property immediately surrounding the project area. The project area is only a small part of the larger high school property.

Zoning District

MS – Main Street

Buffers & Setbacks

Given the site zoning, the educational use of the project, the fact that the adjacent uses are also educational, and the fact that the project limits are located internal to a larger parcel, there are no buffer or setbacks applicable to this project.

Trees & Wetlands

There are trees in the project area, some of which will require removal and some that can be preserved. None of the trees identified for removal are considered specimen trees, but there are two significant trees; both being 30” pines. The trees that are to be saved will be protected during construction using the Town’s tree protection standards. The site design was done such that proposed landscape islands will be provided around the preserved trees.

Although there are wetlands on the overall school campus, there are no wetlands within the project area.

Vehicle Access & Parking

Construction of the new building will result in the net loss of 29 parking spaces; however, these spaces are primarily used by staff after school and during athletic events. Loss of the spaces is not expected to impact the overall parking capacity and school access during normal academic hours. An overall analysis of the parking situation will be done separately as part of the pending school rebuild project. Three of the existing remaining parking spaces will be converted to handicap parking to provide ADA accessibility to the athletic buildings and fields.

Site Topography

The project area is generally flat and is already developed with paved surfaces. There are existing drainage structures running through the project area that will be maintained or re-routed as needed. No special topography or drainage considerations were needed to design the site, other than maintaining the existing drainage patterns and providing ADA accessible routes through the project.

Stormwater & Sustainability

The existing campus was master-planned for stormwater control and treatment. The proposed redevelopment will limit the resulting amount impervious surfaces to the existing amount of imperviousness. To accomplish this goal, landscaped areas were maximized, and permeable pavements were used where feasible. The landscaped areas and permeable pavement will allow stormwater runoff to percolate into the ground and replenish the shallow groundwater. Native and adaptive plant species will be utilized in the landscaping to limit the need for irrigation and to support native wildlife. See the Landscaping Plans and Narrative for additional information about the proposed plantings.

Views and Orientation

The current parking lot and access to the football field have more of a “back of house” feel and orientation. The existing parking lot is generally used by coaches, maintenance, and staff prior to and during the athletic events. The perimeter fence between the parking and the athletic fields are screened to prevent public viewing of events without entry into the facilities. The existing pavements, hardscapes, and landscapes are generally in poor condition and in need of repair or replacement.

Maintenance Responsibilities

Beaufort County School District is currently responsible for maintaining the development in accordance with all Town of Hilton Head requirements and guidelines.

Dedicated Improvements

All proposed improvements will be owned and maintained as described above.

Utilities

There are only minor impacts to the existing water and sewer infrastructure in the project area. A portion of the existing water main will be relocated to allow room for construction of the new building, and a new fire hydrant will be installed nearby for fire protection of the new structure.

Hilton Head Island High School Athletics
Final Narrative
October 10, 2023

The purpose of the project is to renovate the existing athletic field house and provide a new field house for the student athletes at HHIHS. This is particularly important since the female athletes currently do not have a field house nor locker rooms on this side of campus devoted to their use. Men's football and lacrosse, who currently occupy the existing field house, will be relocated to the new field house and the existing renovated field house will host female softball, soccer and lacrosse student athletes.

The new fieldhouse building is oriented with the main facade facing north which will allow all day diffused light. Windows on south façade are elevated above lockers and include a canopy to reduce glare in the summer months (although, the facility is occasionally used during summer months). The building fronts on Wilborn Road, and views are provided to the natural wetland across the street. The placement of the new field house at the street and between the existing field house and football stadium frames a secure plaza, which reinforces a cohesive identity for the athletic portion of the campus. A large athletic field turf logo will be repurposed in the center of the plaza to reinforce the athletic spirit of the area.

The form of the building is avoids having monotonous unbroken planes by incorporating the ACM corner and wing wall that transition into the "eyebrow canopy. The roof from of the build was selected to be a low slope roof to speak the same vernacular to the existing High school and adjacent existing field house building. The mass of the building will be softened with addition of new palm and like oak trees the general height of the build is no greater than the existing buildings adjacent to the new field house. The scale of the building is designed to human scale and no elements of the building are overpowering. The general context at this location is representative of the athletic portion if HHIHS campus. The detailing of the building is simple displaying no excessive ornamentation.

The proposed materials for the new fieldhouse building generally conform to the Design Guidelines and are exterior brick veneer bearing wall and a featured accent corner in aluminum composite metal wall panels with a flanking ACM canopy. The proposed color of the new brick is intended to speak the same vocabulary as the adjacent split face CMU field house and features banding like the existing brick veneer. All proposed color selections are intended to align with the design guidelines the major component that provide contrast is intended to provide an identity for the HHIHS athletics program. The ACM will provide an accent color to a reserved brick veneer façade. Storefront windows are proposed to be anodized aluminum in color. Coping caps, mechanical louvers and premanufactured canopies are all intended to closely match the exterior brick veneer colors. The small sign featured at the front of the plaza is to feature the ACM as the vertical wall of the new field house, see signage submittal for more detail.

The other miscellaneous structure in the project includes new, painted CMU softball dugouts to be painted the same dark navy blue as all the other athletic buildings on the property. The new ticket and information booth is a pre-manufactured structure with metal panel walls and the prefinished metal panels are intended to match the existing athletic building aesthetic.

DRB Conceptual Review Comments

1. **Ensure connection to student parking with increased street scape in front of the existing field house building.** See Landscape drawings and revised site plans.
2. **Relocation of bike racks to that same area as No. 1.** Bike rack relocated, See Landscape drawings and revised site plans.

3. **Ensuring that we have evergreen foundation coverage with shrubs**. See Landscape drawings and revised site plans.
4. **Screening around the mechanical equipment on the roofs. (Staff has coordinated with applicant on a more financially feasible option, and that is to paint the structures on the roof to blend in)**. Rooftop units to receive a custom paint to blend into background.
5. **Sign will be reviewed separately**. Signage submittal attached.

NARRATIVE

Hilton Head Island High School – Phase 2 Landscape

Design Goals and Objectives

- Protect and provide high quality trees
- Utilize native plant selection when possible
- Plant selection that best meets the budget sensitive maintenance common with a municipal site.
- Provide foundational planting to compliment and provide scale for the architecture
- Maintain safe environment with clear sightlines throughout the development

Trees

The live oaks and palm trees are used to provide high quality trees that are native to the island and mitigate for the category 3 trees removed.

Shrubs

Viburnum suspensum and Ligustrum japonicum were used to provide hardy, reliable plant species that, once established would limit irrigation requirements, provide evergreen coverage, would be maintainable to protect sight lines and visibility, and would complement the building architecture and color scheme.

Groundcover

Turf and liriope are highly suitable evergreen plant selection that can reliably meet the needs for site use, building architecture (windows to the ground), budget, maintenance, limited irrigation, existing planting pattern, and site conditions (sun and shade).

Buffers

There are no buffers located within the limit of work.

Native Plants

Proposed trees are native. Shrubs and groundcovers proposed are generally naturalized, meet the size and evergreen characteristics needed, budget, plant availability, and level of maintenance expected. The groundcovers listed in the design guide are not best suited for this site. The groundcovers listed primarily climbing vines, aquatic or water loving plants, herbaceous perennials, and/or shade loving plants.

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BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS GMP PRICING SET

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

Issue Date/ Description: 06/16/2023 ASI #01 PHASE IIB
MPS Project No: 019593.03
Agency Review ID: 0701-0233 320

07/13/2023 4:43:08 PM Autodesk Docs://HHIHS 20 - Wilbo Road Revit/HHIHS_NewRevit.rvt 2021
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MARK WATTS

SITE MAP

VICINITY MAP

DRAWING LIST

GENERAL

SHEET NO	SHEET NAME
G001	COVER SHEET
G010	CODE SHEET
G100	LIFE SAFETY PLAN - NEW CONSTRUCTION
G403	ADA TYPICAL ACCESSIBILITY DIAGRAMS - SIGNAGE

CIVIL PHASE IIB

SHEET NO	SHEET NAME
C001	COVER SHEET & CONSTRUCTION NOTES
C002	OVERALL SITE PLAN
C101	EXISTING CONDITIONS PLAN
C102	EXISTING CONDITIONS PLAN
C201	EROSION CONTROL, CLEARING & DEMOLITION PLAN
C202	EROSION CONTROL, CLEARING & DEMOLITION PLAN
C203	EROSION CONTROL, DETAILS
C204	EROSION CONTROL, DETAILS
C301	SITE LAYOUT AND PAVING PLAN
C302	SITE LAYOUT AND PAVING PLAN
C303	PAVING DETAILS
C304	PAVING DETAILS
C401	GRADING & DRAINAGE PLAN
C402	GRADING & DRAINAGE PLAN
C403	GRADING & DRAINAGE PLAN
C501	UTILITY PLAN
C502	UTILITY DETAILS
C503	UTILITY DETAILS

ARCHITECTURAL PHASE IIB

SHEET NO	SHEET NAME
A001	ABBREVIATION, SYMBOLS AND LEGENDS
A003	PARTITION TYPES - METAL STUD
A004	PARTITION TYPES - CMU
A005	OVERALL SITE PLAN
A006	REFERENCE PHOTOS
A011	SITE PLAN - PHASE IIB
A012	SITE DETAILS
A110	NEW FLOOR PLAN
A111	PLAN DETAILS
A112	SOFTBALL DUGOUT FP, ELEVATIONS AND SECTION
A120	ROOF PLAN
A121	ROOF DETAILS
A210	REFLECTED CEILING PLAN
A211	RCP DETAILS
A301	EXTERIOR ELEVATIONS
A320	BUILDING SECTIONS
A331	WALL SECTIONS
A332	WALL SECTIONS
A333	WALL SECTIONS
A403	ENLARGED TOILET PLANS
A404	INTERIOR ELEVATIONS
A701	FINISH FLOOR PLAN AND SCHEDULE
A703	ALTERNATE #2
A801	DOOR SCHEDULE
A802	HEAD, JAMB, AND SILL DETAILS

STRUCTURAL PHASE IIB

SHEET NO	SHEET NAME
S000	GENERAL NOTES
S101	NEW FH-FOUNDATION PLAN
S102	NEW FH-SLAB & WALL PLANS
S103	NEW FH-ROOF PLAN
S104	NEW DUGOUT PLANS
S105	NEW SLAB PLANS
S651	TYP. DETAILS - FND & SLAB
S652	TYP. DETAILS - FND & SLAB
S661	TYP. DETAILS - CMU
S662	TYP. DETAILS - CMU
S663	TYP. DETAILS - CMU
S664	TYP. DETAILS - CMU
S671	TYP. DETAILS - STEEL
S681	TYP. DETAILS - JOIST & DECK
S682	TYP. DETAILS - JOIST & DECK
S751	SECTIONS & DETAILS
S752	SECTIONS & DETAILS
S761	SECTIONS & DETAILS
S762	SECTIONS & DETAILS
S763	SECTIONS & DETAILS

MECHANICAL PHASE IIB

SHEET NO	SHEET NAME
M001	LEGENDS, NOTES, AND ABBREVATIONS - HVAC
M002	SCHEDULES - HVAC
M110	AREA 1 FLOOR PLAN, ROOF PLAN, AND BUILDING SECTIONS - HVAC
M301	DETAILS - HVAC
M302	DETAILS - HVAC

PLUMBING PHASE IIB

SHEET NO	SHEET NAME
P1	SITE PRESENTATION
P001	PLUMBING NOTES, LEGENDS & SCHEDULES
P002	PLUMBING DETAILS
P003	PLUMBING DETAILS
P110	FLOOR PLAN - PLUMBING - SUPPLY
P110A	FLOOR PLAN - PLUMBING - WASTE/VENT
P121	ROOF PLAN WASTE/VENT - PLUMBING
P-2	[illegible]

ELECTRICAL PHASE IIB

SHEET NO	SHEET NAME
E001	SITE PLAN - ELECTRICAL
E002	PANELBOARD SCHEDULES
E100	ELECTRICAL SCHEDULES AND DETAILS
E110	NEW FIELD HOUSE PLAN - LIGHTING
E210	NEW FIELD HOUSE PLAN - ELECTRICAL
E211	NEW FIELD HOUSE PLAN - HVAC CONNECTIONS
E310	NEW FIELD HOUSE PLAN - FIRE ALARM

TECHNOLOGY PHASE IIB

SHEET NO	SHEET NAME
T352	NEW FIELD HOUSE PLAN - SECURITY

LANDSCAPE

SHEET NO	SHEET NAME
L1	LANDSCAPE PLAN
L2	PLANT SCHEDULE

AGENCY APPROVALS / REQUIRED PERMITS

ENTITY	DISCRIPTION	DATE
SCDEHEC - OCRM	COASTAL ZONE CONSISTENCY	TBD
SCDEHEC	NPDEC LAND DISTURBANCE PERMIT	TBD
TOWN OF HHI	MS4 STORM WATER PERMIT	TBD
TOWN OF HHI	DEVELOPMENT PLAN REVIEW	TBD
HILTON HEAD PSD	WATER AND SEWER CONNECTIONS	TBD
HARGRAY COMMUNICATIONS	TELECOM SERVICE PLAN	TBD
PALMETTO ELECTRIC	ELECTRICAL SERVICE PLAN	TBD
OSF	DESIGN REVIEW	05/15/23
BCSD	DESIGN REVIEW	TBD

POSSIBLE ADDITIONAL (TBD)

SCDEHEC	WATER/ WASTEWATER CONSTRUCTION PERMIT	TBD
OSFM	SPRINKLER SYSTEM	TBD
SCDOT	SCHOOL TRAFFIC CONSURRENCE	TBD
TOWN OF HHI DRB	DESIGN REVIEW	TBD

ALTERNATES

ALTERNATE NO. 1 : EXTERIOR FINISHES, STOREFRONT, CANOPY (ISSUED IN PHASE IIA)

Base Bid: CLEAN EXISTING EXTERIOR WALLS AND SEAL PER CONSTRUCTION DOCUMENTS.
Alternate: PROVIDE EXTERIOR METAL COMPOSITE MATERIAL WALL PANELS AND CANOPY. INCLUDE ALL ASSOCIATED WORK TO INSTALL PANELS PER CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL STEEL FRAMING, CMU BLOCK, NEW STOREFRONT WINDOWS, AND NEW FIXED LOUVERS.

ALTERNATE NO. 2: OUTDOOR WORK-OUT AREA. (PHASE IIB)

Base Bid: NO OUTDOOR WORK-OUT AREA INSTALLATION.
Alternate: INSTALL OUTDOOR WORK-OUT AREA AS INDICATED ON SHEET A703.

PHASING

PHASE 2A: ALL WORK ASSOCIATED WITH THE RENOVATION OF THE EXISTING FIELD HOUSE AS DETAILED IN THE CONSTRUCTION DOCUMENTS.

PHASE 2B: ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF A NEW FIELD HOUSE, INCLUDING ALL SITE WORK FOR BOTH PHASES AND ADDITIONAL ATHLETIC IMPROVEMENTS AS DETAILED IN THE CONSTRUCTION DOCUMENTS.

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LJS

SHEET TITLE:

COVER SHEET PHASE IIB

SHEET NO. G002

PROJ. NO. 019593.03

6/19/2023 5:10:32 PM Autodesk Docs://019593.03_Hilton Head High School/HHIHS_NewFieldhouse_R23.rvt
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Form F3 - Building Code Analysis

Date:

SUBMITTAL:	☐ Schematic	☐ Design Development	☒ Construction Document

SC CODE EDITION:	2018	ICC CODE EDITION:	2018	ICC A117.1 EDITION:	2017	OSF GUIDE EDITION:	2020

OTHER CODES/STANDARDS & EDITIONS:

PROJECT DESCRIPTION: Phase 2B is the construction of a new athletic field house including Locker Rooms, Training Room and Offices

BASIC BUILDING CODE INFORMATION

DESIGNATED AREAS OF BUILDING	Building Code	Area 1 (New)
	-	☒ SCBC ☐ SCEBC
CONSTRUCTION CLASSIFICATION TYPE	Section 602	IIB
OCCUPANCY GROUP (indicate all)	Section 302	B, A-3
MOST RESTRICTIVE OCCUPANCY GROUP	Tables 504.3 504.4 & 506.2	A
Does building require Incidental Use Area Separation?	Tables 509	☒ YES ☐ NO
Does building have Accessory Occupancy (ies)?	Section 508.2	☐ YES ☒ NO
What is the aggregate square footage of the accessory occupancy (ies)?	Section 508.2	0 SF
What percent of the story is the aggregate of the accessory occupancy (ies)?	Section 508.2	0 %
Mixed Occupancy	Section 508	☒ YES ☐ NO ☒ Nonseparated ☐ Separated

Page 1 of 20 Version February 2021

EXISTING BUILDING CODE INFORMATION [SCEBC]

DESIGNATED AREAS OF BUILDING	
Method of Compliance: (Check only one Option and all items that apply under that Option.)	
Original Building Code and Edition Applicable at the time of Construction:	
Existing Sprinkler System?	
Existing Fire Alarm System?	
Seismic Evaluation Required?	

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Change of Occupancy:	
Historic Building:	

EXISTING BUILDING CODE INFORMATION [SCEBC]

DESIGNATED AREAS OF BUILDING	
Method of Compliance: (Check only one Option and all items that apply under that Option.)	

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Original Building Code and Edition Applicable at the time of Construction:	
Existing Sprinkler System?	
Existing Fire Alarm System?	
Seismic Evaluation Required?	
Change of Occupancy:	
Historic Building:	

SUMMARY - BUILDING DESIGN OCCUPANCY LOAD

DESIGNATED AREAS OF BUILDING	Area 1
1st FLOOR	94
2nd FLOOR	
3rd FLOOR	
4th FLOOR	
TOTAL:	94

Note: Per SC Building Code Chapter 10, list individual spaces occupant load on life safety plan.

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ALLOWABLE BUILDING AREA

DESIGNATED AREAS OF BUILDING	AREA 1
At = Tabular allowable area factor (NS, S1, S13R, or S as applicable) in accordance with IBC Table 506.2	A_t= 23,000 SF
Allowable Area Increase (Equations 5-1 through 5-5, as applicable)	☒ YES ☐ NO
IBC Section 506.3.2 Equations 5-4 where: $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + \ldots) / F$ W = Width of public way or open space Ln = Length of a portion of the exterior perimeter wall. wn = Width (>= 20 feet) of public way or open space associated with that portion of the exterior perimeter wall. F = Building perimeter that fronts on a public way or open space having a width of 20 feet or more.	W= N/A F= N/A
IBC Section 506.3.3 Equation 5-5 where: I_f = [F/P - 0.25] W/30 I_f = Area factor increase factor due to frontage F Building perimeter that fronts on a public way or open space having a width of 20 feet or more. P Perimeter of entire building (feet) W Width of public way or open space in accordance with Equation 5-4	P= N/A I_f= N/A

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Allowable building area per story in square feet as calculated by Equation 5-1 through 5-3. (Indicated equation used.) ☐ IBC 506.2.1 Equation 5-1: $A_a = At + (N_S \times I_f)$ ☐ IBC 506.2.3, Equation 5-2: $A_a = [A_t + (N_S \times I_f)] \times S_a$ ☐ IBC 506.2.4, Equation 5-3: $A_a = [A_t + (N_s \times I_f)]$ N_S Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered) S_a = Actual number of building stories above grade plane, not to exceed three (3). For buildings equipped throughout with automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four (4).	N_s= N/A S_a= N/A A_a= N/A
MAXIMUM AREA PER STORY	23,000 SF
AREA AS DESIGNED PER STORY (Repeat for each story)	5,800 SF

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BUILDING HEIGHT

DESIGNATED AREAS OF BUILDING	Building Code	AREA 1	
HEIGHT	-	DESIGNED	ALLOWED
In Feet	Table 504.3	18.67	55
In Stories	Table 504.4	1	UL

Note: Allowable Building Height & Number of Stories Above Grade Plane

BUILDING HEIGHT

DESIGNATED AREAS OF BUILDING	Building Code
HEIGHT	-
In Feet	Table 504.3
In Stories	Table 504.4

Note: Allowable Building Height & Number of Stories Above Grade Plane

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GENERAL FIRE PROTECTION REQUIREMENTS

DESIGNATED AREAS OF BUILDING	Building Code	AREA 1
SEPARATIONS		
Fire Wall Required	Section 706	☐ YES ☒ NO
Fire Barrier Required	Section 707	☒ YES ☐ NO
Fire Partition Required	Section 708	☒ YES ☐ NO
Smoke Barriers Required	Section 709	☐ YES ☒ NO
Smoke Partitions Required	Section 710	☐ YES ☒ NO
Fireblocking	Section 718.2	☐ YES ☒ NO
Draftstopping	Section 718.3 & 718.4	☐ YES ☒ NO
Incidental Use Area One hour fire barrier Sprinkler system plus smoke resistance	Section 509.4	☒ YES ☐ NO ☐ YES ☒ NO
ALARM & DETECTION		
Fire Alarm and Detection System Fire Alarm Mass Notification Emergency voice/alarm comm.	SCFC Section 907	☒ YES ☐ NO ☐ YES ☒ NO ☐ YES ☒ NO
Emergency Alarm System Required	SCFC Section 908	☐ YES ☒ NO
SUPPRESSION		
Automatic Sprinkler System Provided Required	SCFC Section 903	☐ YES ☒ NO ☐ YES ☒ NO

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Alternative Automatic Fire Extinguishing Kitchen Hoods Other	SCFC Section 904	☐ YES ☒ NO ☐ YES ☐ NO
Standpipes Required	SCFC Section 905	☐ YES ☒ NO
Portable extinguishers required General Building Kitchen Labs	SCFC Section 906	☒ YES ☐ NO ☐ YES ☒ NO ☐ YES ☒ NO

OTHER FIRE AND LIFE SAFETY FEATURES

DESIGNATED AREAS OF BUILDING	Building Code	Area 1
Smoke Control System	Section 909	☐ YES ☒ NO
Smoke & Heat Removal Required	SCFC 910	☐ YES ☒ NO
Fire Department Connections	Section 912	☐ YES ☒ NO
Carbon Monoxide Detection	Section 915	☐ YES ☒ NO
Gas Detection Systems	Section 916	☐ YES ☒ NO
Emergency Responder Radio Coverage	Section 918	☒ YES ☐ NO
Fire Apparatus Access and Water Line	SCFC 503 & 507	☐ YES ☒ NO
2-way Communication Required	Section 1009.8	☐ YES ☒ NO
Area of Refuge *(e.g. Separation, Two-Way Communication, and Instruction)*	Sections 1009.6 1009.9, 1009.10 & 1009.11	☐ YES ☒ NO
Exterior Area for Assisted Rescue *(e.g. Separation, Openness, and Instruction)*	Sections 1009.7, 1009.9, 1009.10 & 1009.11	☐ YES ☒ NO
Safe Dispersal Area	Section 1028.5	☐ YES ☒ NO
(Add others as needed)		☐ YES ☐ NO
(Add others as needed)		☐ YES ☐ NO

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FIRE RESISTANCE RATING OF BUILDING ELEMENTS

DESIGNATED AREAS OF BUILDING		Building Code	Area 1
Primary Structural Frame	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Bearing Walls, Exterior	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Bearing Walls, Interior	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Nonbearing Walls, and Partitions, Interior	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A

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FIRE RESISTANCE RATING OF BUILDING ELEMENTS

DESIGNATED AREAS OF BUILDING		Building Code	Area 1
Nonbearing Walls and Partitions, Exterior	As Required, Hrs	Table 602	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Floor Construction and associated secondary members	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Roof Construction and associated secondary members	As Required, Hrs	Table 601	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Fire Walls	As Required, Hrs	Table 706	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A

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FIRE RESISTANCE RATING OF BUILDING ELEMENTS

DESIGNATED AREAS OF BUILDING		Building Code	Area 1
Fire Barriers	As Required, Hrs	Table 707	1
	As Designed, Hrs		1
	Testing Agency & Design No. (UL, FM, etc.)		U904
	Wall / Partition Key Code		SEE A004
Fire Partitions	As Required, Hrs	Table 708	1
	As Designed, Hrs		1
	Testing Agency & Design No. (UL, FM, etc.)		U904
	Wall / Partition Key Code		SEE A004
Smoke Barriers	As Required, Hrs	Table 709	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Smoke Partitions	As Required, Hrs	Table 710	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A

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FIRE RESISTANCE RATING OF BUILDING ELEMENTS

DESIGNATED AREAS OF BUILDING		Building Code	Area 1
Horizontal Assemblies	As Required, Hrs	Table 711	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Shaft Enclosures	As Required, Hrs	Table 712 & 713	0
	As Designed, Hrs		0
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Opening & Protective Listing by Category (fire shutters, doors, etc)	As Required, Hrs	Table 716	3/4, 1/3
	As Designed, Hrs		3/4, 1/3
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A
Others (as required by Designer)	As Required, Hrs		N/A
	As Designed, Hrs		N/A
	Testing Agency & Design No. (UL, FM, etc.)		N/A
	Wall / Partition Key Code		N/A

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FLOOD HAZARD INFORMATION and FLOOD LOADS

FLOOD HAZARD AREA	Zone X
Base Flood Elevation (NGVD or FIRM)	N/A
Design Floor Elevation IBC 1612.3 and ASCE 24	16.00 MSL
NON HIGH-VELOCITY WAVE ACTION	
Elevation of Lowest Proposed Floor (Meet ASCE 24 Section 2.6.2.1)	N/A
Dry flood proofing ASCE 24	☒ no ☐ yes
HIGH-VELOCITY WAVE ACTION	
Elevation of bottom of Lowest Horizontal Structural Member of lowest floor	N/A
Flotation resistant (ASCE 24)	☒ no ☐ yes
Breakaway wall per ASCE 24	☒ no ☐ yes

FIRE SERVICE INFORMATION

Service Line Size		00 Inches
Fire Department Connection	Location	N/A
Backflow	Location	N/A
	Type	N/A
Fire Hydrant Flow Test	Date	06/01/2022
	Flow	930 GPM
	Residual	41 psi
	Static	53 psi

ENERGY INFORMATION

INSULATION		
Roof	Cavity	N/A
	Continuous	20 R
Walls	Cavity	N/A
	Continuous	7.6 R
Underslab		
GLAZING (each type)		
Window to wall ratio	North	13.37 %
	East	0.00 %
	South	7.04 %
	West	13.98 %
Glass Type: 1" INSULATED GLASS	U Factor	.60 , .90 ENTRANCE
	SHGC	.25
	N/A	N/A

Summary of data from approved ASHRAE 90.1 compliance sheets.

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Per IBC Chapter 16 and ASCE 7 - Structural tables may be shown on initial Structural Sheet of the drawings or on Sheet with other code information. List floor design loads on structural plans.

STRUCTURAL DESIGN INFORMATION, AREA

		Building Code	Area 1
OCCUPANCY CATEGORY (IBC Table 1604.5)		Table 1604.5	
LIVE LOAD FOR EACH OCCUPANCY TYPE	Floor Live Load, F_{ll}	Figure 1608.2 or ASCE 7	100 psf
	Roof Live Load, R_{ll}		030 psf
	Ground Snow Load, p_g		005 psf
MISCELLANEOUS LOADS BY SPECIAL USE AREA *(ARCHITECTURAL, MECHANICAL, DATA CENTER, ETC.,)*		ASCE 7	000 psf

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SOILS & SITE

SOILS INVESTIGATION REQUIRED? **(IBC 1803.2)**	☐ no ☒ yes
SOILS CLASSIFICATION	
Seismic Site Class **(SCBC Section 1613.3.2)**	N/A
Classes Soil of Materials (UCS System) **(SCBC 1803.5.1)**	N/A
Allowable Footing Bearing Pressure	000 psf
MINIMUM DESIGN SOIL BEARING LOAD **(SCBC Table 1806.2)**	000 psf
COMPACTION	
Subgrade **(ASTM D698, ASTM D1557) or (AASHTO only for paving & roads)**	00 %
Base **(ASTM D698, ASTM D1557) or (AASHTO only for paving & roads)**	00 %
Other **(ASTM D698, ASTM D1557) or (AASHTO only for paving & roads)**	00 %
MINIMUM DESIGN SOIL LATERAL LOAD **(SCBC Table 1610.1)**	000 psf
FOOTINGS Undisturbed footings	☐ no ☒ yes
Compacted Fill Material **(SCBC Section 1804.6)**	☐ no ☒ yes
ELEVATIONS	
Elevation of Water Table	000 MSL
Elevation of lowest footing	000 MSL
Elevation of lowest floor or basement	000 MSL

STRUCTURAL DESIGN INFORMATION, BUILDING

WIND LOADS	Analysis Procedure **(ASCE 7 or IBC 1609.6)**	ASCE 7
	Basic Wind Speed, MPH **(3 sec gust IBC fig. 1609.3)**	V_{ult} = 141
	Exposure Category	B
	Wind Importance Factor **(ASCE 7 Table 1.5-2)**	I_w = 1.0
	Internal Pressure Coefficient **(ASCE 7)**	GC_{pi} = .18
	External Pressure Coefficient **(ASCE 7)**	GC_p = SEE S001
SEISMIC LOADS/ Earthquake	Seismic Importance Factor **(ASCE 7)**	I = 1.0
	Site Class **(SCBC Section 1613.3.2)**	NOTE 1
	Mapped Spectral Response Accelerations	S_s = .459 S_1 = .153
	Design Spectral Response Acceleration Parameters	S_{DS} = .438 S_{D1} = .243
	Seismic Use Group **(ASCE 7 and Seismic Occupancy Category IBC)**	II
	Seismic Design Category **SCBC Tables 1613.3.5(1) & 1613.3.5(2)**	D
	Basic Seismic Force Resisting System	NOTE 2
	Design Base Shear	00 KIPS
	Seismic Response Coefficient(s) **ASCE 7**	C_s = 141
	Response Modification Factor(s) **ASCE 7**	R = 5
	Analysis Procedure	ELF

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STATEMENT OF SPECIAL INSPECTIONS - CHAPTER 17

MATERIAL	TYPE OF INSPECTION	FREQUENCY	SPECIFICATION REFERENCE	INSPECTION BY
Fabricated Items	Steel Bar Joist Fabrication		1704.2.5	Other
	Structural Steel Fabrication		1704.2.5	Other
Special Cases	Installer Qualifications		1705.1.1	Other
	Anchor Installation	Continuous	1705.2.1	Other
Structural Steel	Fabricators Source Quality Assurance	Periodic	1705.2.1	Other
	Welder Qualifications	Periodic	1705.2.1	Other
	Welding Procedure Specifications	Periodic	1705.2.1	Other
	Manufacturers Certifications	Periodic	1705.2.1	Other
	Material Identification	Periodic	1705.2.1	Other
	Welder Identification System	Periodic	1705.2.1	Other
	Fit-up of Groove Welds	Periodic	1705.2.1	Other
	Configuration and Finish of Weld Access Holes	Periodic	1705.2.1	Other
	Fit-up of Fillet Welds	Periodic	1705.2.1	Other
	Welders are qualified for welds which they are completing	Periodic	1705.2.1	Other
	Control and handling of welding consumables	Periodic	1705.2.1	Other
	Environmental conditions are acceptable	Periodic	1705.2.1	Other

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The Designer(s) of Record shall determine the material and/or work on the project requiring Special Inspections. The Special Inspection requirements shall be based on Section 1704 & 1705 of the 2018 South Carolina Building Code. Any deviations from the requirements of Section 1704 and/or 1705 must be approved by OSF. Per SCBC Chapter 16 and ASCE 7 - This information may be shown on initial Structural Sheet of the drawings or on Sheet with other code information. List floor design loads on structural plans.

STATEMENT OF SPECIAL INSPECTIONS - CHAPTER 17

MATERIAL	TYPE OF INSPECTION	FREQUENCY	SPECIFICATION REFERENCE	INSPECTION BY
Structural Steel (cont.)	weld procedure specifications are being followed	Continuous	1705.2.1	Other
	Welding techniques	Continuous	1705.2.1	Other
	Placement and installation of steel headed stud anchors	Periodic	1705.2.1	Other
	Welds have been cleaned	Periodic	1705.2.1	Other
	Weld size, length and location	Periodic	1705.2.1	Other
	Weld meets visual acceptance criteria	Periodic	1705.2.1	Other
	Arc strikes	Periodic	1705.2.1	Other
	K-area for cracks within 3" of welds	Periodic	1705.2.1	Other
	Weld access holes in rolled heavy shapes	Periodic	1705.2.1	Other
	Backing and weld tabs removal	Periodic	1705.2.1	Other
	Repair activities	Periodic	1705.2.1	Other
	Document acceptance or rejection of welded joint	Periodic	1705.2.1	Other
	No prohibited welds have been added	Periodic	1705.2.1	Other
	Ultrasonically test all complete joint penetration welds	Periodic	1705.2.1	Other
	Manufacturers certifications of fastener material.	Periodic	1705.2.1	Other
	Fasteners are marked	Periodic	1705.2.1	Other
	Correct fasteners are selected for the joint detail	Periodic	1705.2.1	Other
	Correct bolting procedure selected for joint detail	Periodic	1705.2.1	Other
	Connection elements	Continuous	1705.2.1	Other
	Preinstallation verification testing	Continuous	1705.2.1	Other
	Protected storage provided	Periodic	1705.2.1	Other
	Fastener assemblies placed	Continuous	1705.2.1	Other
	Joints are brought to the snug-tight condition	Continuous	1705.2.1	Other
	Component not turned by the wrench is prevented from rotating	Continuous	1705.2.1	Other
	Fasteners are pretensioned	Continuous	1705.2.1	Other
	Acceptance or rejection of bolted connections	Periodic	1705.2.1	Other
	Placement of anchor rods and other embedded items	Periodic	1705.2.1	Other
	Verify compliance with the details	Periodic	1705.2.1	Other
Cold Formed Steel Deck	Compliance of materials	Periodic	1705.2.2	Other
	Compliance of deck and all deck accessories	Periodic	1705.2.2	Other

STATEMENT OF SPECIAL INSPECTIONS - CHAPTER 17

MATERIAL	TYPE OF INSPECTION	FREQUENCY	SPECIFICATION REFERENCE	INSPECTION BY
Cold Formed Steel Deck	Deck materials are represented by mill certifications	Periodic	1705.2.2	Other
	Acceptance or rejection of deck and deck accessories	Periodic	1705.2.2	Other
	Welding procedure specifications are available	Periodic	1705.2.2	Other
	Manufacturers certifications are available	Periodic	1705.2.2	Other
	Material identification	Periodic	1705.2.2	Other
	Welding equipment	Periodic	1705.2.2	Other
	Welders are qualified for welds	Periodic	1705.2.2	Other
	Control and handling	Periodic	1705.2.2	Other
	Weld procedure specifications are being followed	Periodic	1705.2.2	Other
	Environmental conditions	Periodic	1705.2.2	Other
	Size and location of welds	Periodic	1705.2.2	Other
	Welds meet visual acceptance	Periodic	1705.2.2	Other
	Repair activities	Periodic	1705.2.2	Other
	Acceptance or rejection	Periodic	1705.2.2	Other
	Manufacturer's installation instructions	Periodic	1705.2.2	Other
	Proper tools are available	Periodic	1705.2.2	Other
	Proper storage of mechanical fasteners	Periodic	1705.2.2	Other
	Fasteners are positioned as required	Periodic	1705.2.2	Other
	Fasteners installed per manuf. instructions	Periodic	1705.2.2	Other
	Spacing, type and installation of support fasteners.	Periodic	1705.2.2	Other
	Spacing, type and installation of sidelap fasteners.	Periodic	1705.2.2	Other
	Spacing, type and installation of perimeter fasteners.	Periodic	1705.2.2	Other
	Repair Activities	Periodic	1705.2.2	Other
	Acceptance or rejection	Periodic	1705.2.2	Other
Concrete Construction	Reinforcing steel placement	Periodic	1705.3	Other
	Weldability of reinforcing bars	Periodic	1705.3	Other
	Single-pass fillet welds	Periodic	1705.3	Other
	Other welds	Periodic	1705.3	Other
	Size, positioning, embedment, & projection of anchor rods	Periodic	1705.3	Other
	Conc. placement and consolidation around anchors	Periodic	1705.3	Other
	Review installer training records	Periodic	1705.3	Other
	Anchor installation	Continuous	1705.3	Other
	Review batch tickets	Periodic	1705.3	Other
	Water added vs batch ticket	Periodic	1705.3	Other

STATEMENT OF SPECIAL INSPECTIONS - CHAPTER 17

MATERIAL	TYPE OF INSPECTION	FREQUENCY	SPECIFICATION REFERENCE	INSPECTION BY
Concrete Construction	Compressive Strength	Continuous	1705.3	Other
	Unit Weight Density	Continuous	1705.3	Other
	Concrete placement techniques	Continuous	1705.3	Other
	Curing temperatures and techniques	Periodic	1705.3	Other
	In-situ strength of concrete	Periodic	1705.3	Other
	Formwork	Periodic	1705.3	Other
Masonry Construction	Review batch tickets	Periodic	1705.4	Other
	Mortar materials	Periodic	1705.4	Other
	Proportioning, mixing & re-tempering of mortar	Periodic	1705.4	Other
	Construction of mortar joints	Periodic	1705.4	Other
	Placement, positioning and lapping of reinf.	Periodic	1705.4	Other
	Size, grade and type of reinforcing	Periodic	1705.4	Other
	Placement positioning and lapping of joint reinforcement.	Continuous	1705.4	Other
	size, grade, type and location of anchor rods	Periodic	1705.4	Other
	Grout spaces	Periodic	1705.4	Other
	Proportioning, mixing & re-tempering of mortar	Periodic	1705.4	Other
	Proportioning of site batched grout	Continuous	1705.4	Other
	Size and location of structural elements	Continuous	1705.4	Other
	Protection of masonry during cold weather	Periodic	1705.4	Other
	Wall cavities are protected against precipitation	Periodic	1705.4	Other
	Placement, consolidation and reconsolidation of grout	Continuous	1705.4	Other
	Grout consolidation procedures	Continuous	1705.4	Other
	Compressive strength of grout	Continuous	1705.4	Other
Soils	Soils adequate bearing capacity	Periodic	1705.6	Other
	Footing excavations	Periodic	1705.6	Other
	Unsuitable material excavation	Periodic	1705.6	Other
	Testing of fill materials	Periodic	1705.6	Other
	Compacted fill	Continuous	1705.6	Other
	Density of each lift	Periodic	1705.6	Other
	Lift thicknesses	Continuous	1705.6	Other
	Subgrade	Periodic	1705.6	Other
Wind Resistance	Installation of Roof Cladding	Periodic	1705.11	Other
	Installation of Wall Cladding	Periodic	1705.11	Other
Seismic Resistance	Exterior wall cladding	Periodic	1705.12	Other
	Interior and exterior veneers	Periodic	1705.12	Other
	Interior and exterior nonbearing walls	Periodic	1705.12	Other
	Vibration isolation systems	Periodic	1705.12.6	Other
	Component label, anchorage or mounting	Periodic	1705.12.4	Other
	Seismic Certification	Periodic	1705.13.2	Other
Penetration Firestops	Penetration Firestops	Periodic	1705.17.1	Other

PLUMBING INFORMATION (AREA 1)

WATER SYSTEM		
Service Line Size	3 Inches	
Distribution Design Criteria **(SCPC Table 604.3)**	158 Fixture Units	
Maximum Flow Rate **(SCPC Table 604.4)**	83 GPM	
Backflow	Location	Note 4
	Type	Note 5
Test Pressure	Existing	
SANITARY SEWER SYSTEM		
Service Line Size	6 Inches	
Drainage Design Criteria **(SCPC Tables 709.1 and 709.2)**	119 Fixture Units	
Maximum Flow Rate	Note 6	
Slope (SCPC Table 704.1)	.125 Inches/Ft	

Page 19a of 20

SUMMARY OF FIXTURES (SCPC SECTION 403 & 403.1)

Water Closets	Male - Required	02
	Male WC - Provided	03
	Male Urinal - Provided	00
	Female - Required	03
	Female - Provided	03
Lavatories	Male - Required	02
	Male - Provided	03
	Female - Required	02
	Female - Provided	03
Showers	Male - Provided	05
	Female - Provided	04
Drinking Fountains	Required	01
	Provided	02
Family or Assisted-Use Toilet	Required	00
	Provided	00
Service Sink	Required	01
	Provided	01
Others (list)	Required	00
	Provided	00

CALCULATIONS SHOWN OF LIFE SAFETY SHEET G100

Summary of data from approved ASHRAE 90.1 compliance sheets.

MECHANICAL INFORMATION

GENERAL INFORMATION			
Building Location	Hilton Head Island, South Carolina		
Climate Zone	3A		
Outdoor Design Temperature	Summer	95 deg F DB	
		80 deg F WB	
	Winter	28 deg F DB	
		22.5 deg F WB	
Indoor Design Temperature	Summer	72 deg F DB	
		50 % RH	
	Winter	75 deg F DB	
		50 % RH	
OUTSIDE AIR			
Occupied Minimum Outside Air	25 cfm per person		
CO_2 Demand Management	☒ no ☐ yes		
Supervised Control System	☐ no ☒ yes		
MECHANICAL SYSTEMS, SERVICE SYSTEMS & EQUIPMENT			

Briefly describe mechanical system:
100% outside air/100% exhaust package air conditioning unit with electric heat and package heat pump units for offices. All equipment located on roof.

Page 20a of 20

ELECTRICAL INFORMATION (Area 1)

SERVICE TRANSFORMER	☒ By Utility	
	☐ By District	000 KVA Primary 000 Voltage/Phase
ELECTRICAL SERVICE INFORMATION		
Service Voltage / Phase	120/208 Volts	800 Amperes
Service Entrance Conductors Size	350 KCMIL	3 Qty per Phase
Total Connected Load		185 KVA
Estimated Maximum Demand		180 KVA
Available Fault Current in Symmetrical Amperes		TBD
Interrupting Capacity of Service Overcurrent Device		TBD
Grounding electrode system components (NEC 250)		DRIUEN ROD
EMERGENCY SERVICE INFORMATION		
Emergency Generator	☒ no ☐ yes	N/A KVA Primary
		N/A Voltage/Phase
	Fuel	N/A
Exit / Emergency Lights Backup Power		☒ Integral Battery ☐ Generator
Fire Alarm System	☒ Manual ☒ Automatic	☒ Addressable ☐ Class A ☐ Class B
LIGHTNING PROTECTION PROVIDED		☒ no ☐ yes

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

NOTES

1. D - DEFAULT
2. SPECIAL REINFORCED MASONRY SHEER WALLS
3. 265 PEOPLE X 15 GPD = 3975 GPD
4. WATER HEATER ROOM
5. DOUBLE VALVE CHECK
6. 172 PEOPLE X 15 GDP = 2580 GPD

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LJS, AH

SHEET TITLE:

CODE SHEET PHASE IIB

SHEET NO. PROJ. NO. 019593.03

G011

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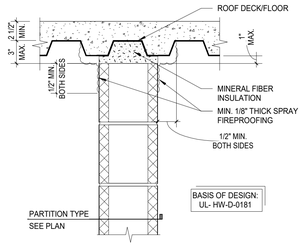
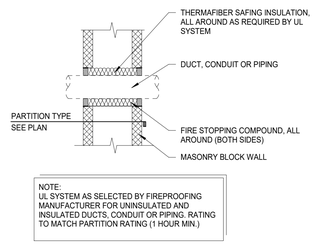
B2 G100 **LIFE SAFETY PLAN**
1/8" = 1'-0"



A1 G100 **TYPICAL RATED HEAD OF WALL DETAIL**
1 1/2" = 1'-0"



A2 G100 **TYPICAL PENETRATION THROUGH FIRE RATED MASONRY PARTITION**
1 1/2" = 1'-0"

FIRE RATING AND FIRE PROOFING NOTES:
1. SEE FLOOR PLAN(S) AND WALL TYPE SCHEDULE FOR WALL ASSEMBLY TYPES AND CONSTRUCTION
2. FIRE CAULK AROUND ALL ELECTRICAL CONDUIT PASSING THROUGH WALLS.
3. SEE MECHANICAL AND PLUMBING DRAWINGS FOR SPECIAL DETAILS WHERE DUCTWORK AND PIPING PASS THROUGH WALLS.
4. REFER TO SHEET G101 FOR GENERAL FLOOR, ROOF, AND STRUCTURAL RATING REQUIREMENTS AND RELEVANT PROPOSED PROTECTION SYSTEMS.
5. SPRAY FOAM INSULATION IS NOT ACCEPTABLE AS SHEATHING WITHIN 4' OF FIRE WALL TERMINATION; PROVIDE RIGID INSULATION AT ALL FIRE WALLS AND ADJACENT AREAS AS NOTED ABOVE.

RATED - 1 HOUR

MEANS OF EGRESS

EGRESS PATH OF TRAVEL

45 MIN — DOOR RATING

STAIR 1
OCC. =237 — DOOR EXIT OCCUPANT LOAD
REQ'D=48" — DOOR EXIT OCCUPANT CAPACITY
ACT. =68" — DOOR CLEAR EXIT WIDTH (IN INCHES)

BRACKET MOUNTED FIRE EXTINGUISHER

FEC — RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET

CEILING MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)

WALL MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)

BLDG AREA 1
BLDG AREA 2
OCCUPIABLE AREA
B - BUSINESS OCCUPANCY
A-3 - ASSEMBLY OCCUPANCY

LIFE SAFETY LEGEND
1/4" = 1'-0"

NEW CONSTRUCTION (AREA 1):

TOTAL FLOOR AREA OF NEW CONSTRUCTION: 5492 SF
TOTAL AREA OF NEW CONSTRUCTION OCCUPANT LOAD: 94 OCCUPANTS

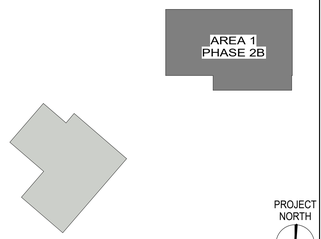
PLUMBING FIXTURE COUNT

ASSEMBLY, A-3: 79 OCCUPANTS (USED CONCENTRATED 7 NET PER ICC 1004.5) / 2 = 40 MALE AND 40 FEMALE OCCUPANTS
40 MALES = 1 WC REQ'D (1 PER 125); 1 LAV REQ'D (1 PER 200)
40 FEMALES = 1 WC REQ'D (1 PER 65); 1 LAV REQ'D (1 PER 200)

BUSINESS, B: 15 OCCUPANTS
15 OCCUPANTS = 1 WC REQ'D (1 PER 25 FOR THE FIRST 25, AND 1 PER 50 FOR THE REMAINDER); 1 LAV REQ'D (1 PER 80 FOR THE FIRST 40, AND 1 PER 80 FOR THE REMAINDER)

TOTAL MALE REQ'D: 1 WC AND 1 LAVS	**PROVIDED: 3 WC AND 3 LAVS**
TOTAL FEMALE REQ'D: 1 WC AND 1 LAV	**PROVIDED: 3 WC AND 3 LAVS**
TOTAL OTHER REQ'D: 1 WC AND 1 LAVS	**PROVIDED: 1 WC AND 1 LAVS**
SHOWERS REQ'D: 0	**PROVIDED: 0**
SERVICE SINK REQ'D: 1	**PROVIDED: 1 SERVICE SINK**
DRINKING FOUNTAINS REQ'D: 1	**PROVIDED: 2 DRINKING FOUNTAINS**

KEY PLAN



PROJECT NORTH

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

LIFE SAFETY PLAN - NEW CONSTRUCTION

SHEET NO. G100

PROJ. NO. 019593.03

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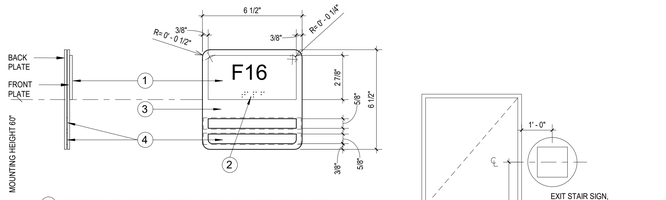


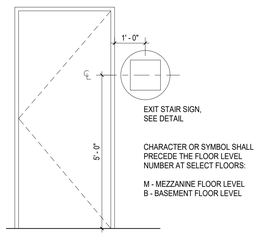
1 PHOTOPOLYMER, CHARCOAL GREY BACKGROUND W/ 1/32" RAISED HELVETICA MED. NUMBER (WHITE)

2 GRADE 2 BRAILLE

3 ACRYLIC BONDED SHEET W/ CHARCOAL GREY BACKGROUND

4 REMOVABLE 6 1/4"x5/8" VINYL STRIP W/ 3/8" WHITE UPPERCASE HELVETICA MEDIUM TEXT, CENTERED, AND CHARCOAL GREY BACKGROUND.

NOTE: MOUNT 2" FROM OPEN SIDE OF DOOR FRAME AND 60" FROM FLOOR TO CENTER OF SIGN. FOAM TAPE AND SILICONE FOR DRYWALL, WOOD, AND OTHER SMOOTH SURFACES, AND MIN (2) FH SCREWS. FOR CONC., CMU BLOCK, AND OTHER ROUGH SURFACES.



ELEVATION

C1 G403 WALL MOUNTED ROOM SIGNAGE

3" = 1'-0"

NOTE:

SYMBOL SIZE SHALL BE AS SCHEDULED IN SIGN LAYOUT DIAGRAMS. STROKE WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 1:5 & 1:10.

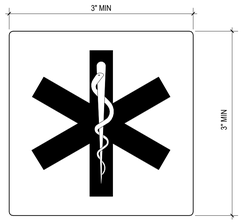
SIGN LETTERS/ NUMBERS WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 1:5 & 1:10.

A. SYMBOL PROPORTIONS

B. DISPLAY CONDITIONS

B1 G403 INTERNATIONAL ACCESSIBILITY SYMBOL

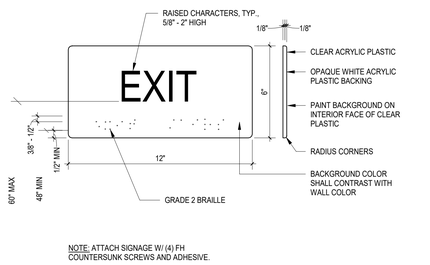
1 : 1



NOTE: PER IBC 3002.4, PROVIDE AT ELEVATORS WITH FIRE DEPARTMENT EMERGENCY ACCESS. PLACE SYMBOL ON INSIDE OF BOTH SIDES OF HOISTWAY FRAME.

B2 G403 EMERGENCY MEDICAL SERVICES SIGNAGE

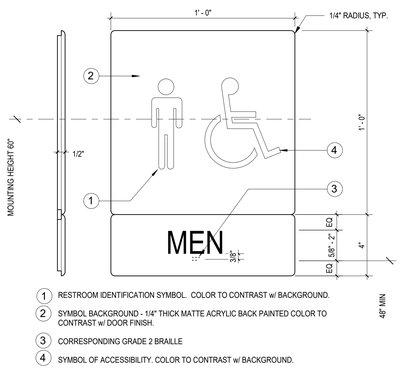
3" = 1'-0"



NOTE: ATTACH SIGNAGE W/ (4) FH COUNTERSUNK SCREWS AND ADHESIVE.

B3 G403 TACTILE EXIT SIGN

3" = 1'-0"



1 RESTROOM IDENTIFICATION SYMBOL. COLOR TO CONTRAST w/ BACKGROUND.

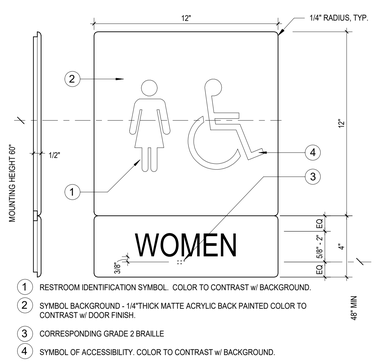
2 SYMBOL BACKGROUND - 1/4" THICK MATTE ACRYLIC BACK PAINTED COLOR TO CONTRAST w/ DOOR FINISH.

3 CORRESPONDING GRADE 2 BRAILLE

4 SYMBOL OF ACCESSIBILITY. COLOR TO CONTRAST w/ BACKGROUND.

A1 G403 MEN'S RESTROOM WALL MOUNTED SIGNAGE

3" = 1'-0"



1 RESTROOM IDENTIFICATION SYMBOL. COLOR TO CONTRAST w/ BACKGROUND.

2 SYMBOL BACKGROUND - 1/4"THICK MATTE ACRYLIC BACK PAINTED COLOR TO CONTRAST w/ DOOR FINISH.

3 CORRESPONDING GRADE 2 BRAILLE

4 SYMBOL OF ACCESSIBILITY. COLOR TO CONTRAST w/ BACKGROUND.

A2 G403 WOMEN'S RESTROOM WALL MOUNTED SIGNAGE

3" = 1'-0"

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILLBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

ADA TYPICAL ACCESSIBILITY DIAGRAMS - SIGNAGE

SHEET NO. G403

PROJ. NO. 019593.03

N/F
CLG INNOVATIONS LLC.
TMS R510 007 00D 0005 0000
PB: 46 PG: 189
DB: 3806 PG: 1698

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
TMS R510 007 000 0030 0000
PB: 34 PG: 47
DB: 468 PG: 1060
DB: 752 PG: 1773

5/8" RBF

3x3" CMF

LIMS - 10
SIGN, SEE ARCH.
LIJJ - 7
HYDS - 459 sf
SAPA - 1
LIMS - 13

LOGO PAVING, SEE CIVIL
LIMS - 28
LIJJ - 6
SAPA - 1
BIKE RACK SEE CIVIL
HYDS - 1,819 sf
LIMS - 34

QUVI - 1
EXISTING TURF
LIJJ - 7
WALK, SEE CIVIL
EXISTING TURF
WALK, SEE CIVIL

NEW FIELD HOUSE
PHASE 2B

EXISTING FIELD HOUSE
PHASE 2A

105 - LIMS
EXISTING OAK
41 - LIMS
7 - VISU

SEE CIVIL FOR PAVING PLAN
EXISTING PALM
6 - VISU
613 sf - HYDS
SEE CIVIL FOR PAVING PLAN

EXISTING OAK
VISU - 12
LIMS - 56
FENCE, SEE CIVIL
13 - VISU
HYDS - 255 sf
QUVI - 2
HYDS - 596 sf

6.5' CHAINLINK BARBEDWIRE FENCE
WOOD TABLE
HANDRAIL
PLAY CLOCK
SCOREBOARD
8' CHAINLINK FENCE
0.5" WOOD WALL
NET
CAGE

GRAPHIC SCALE
NORTH 0 16' 32' 48'

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE B104
BLUFFTON, SC 29910
Voice 843.815.4800
Fax: 843.815.4802
jktiller@jktiller.com

HHIHS - PHASE II - ATHLETICS

Beaufort County School District

70 Wilborn Road, Hilton head Island, Beaufort County, South Carolina

Sheet Title:
Landscape Plan

Job Number:
202323-01

Date:
10/09/2023

Drawn:
KD

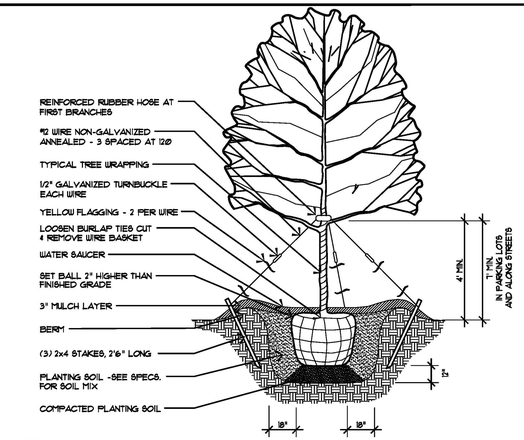
Approved:

Revisions:

Sheet
L1
Of 2

S:\Projects\2023\23-01\Dwg\Concept\CourtyardConcept.dwg, 24x36, 10/9/2023 8:59:43 AM

PRELIMINARY NOT FOR CONSTRUCTION

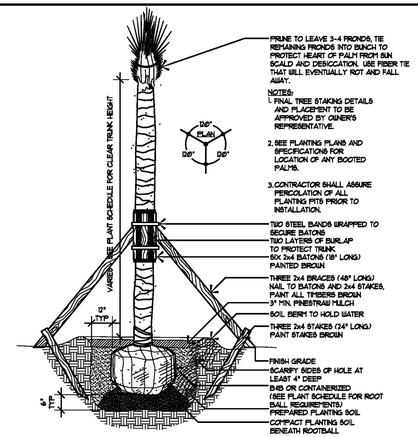


NOTES:

1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED
2. ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3. PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4. REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING OR CROSSING OTHER BRANCHES.
5. NEVER CUT A CENTRAL LEADER.
6. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
7. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

1 L2 Tree Planting

Not to Scale

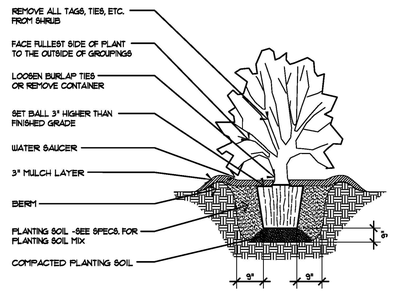


NOTES:

1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED
2. PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
3. SABAL PALMETTOS SHOULD BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/BIODEGRADABLE STRAP OR TWINE.
4. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
5. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 L2 Palmetto Tree Planting

Not to Scale

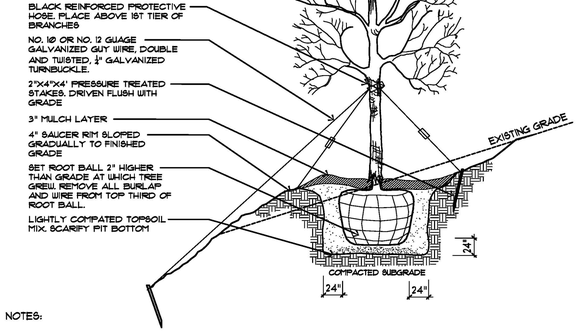


NOTES:

1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED.
2. WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTBED SHALL BE EXCAVATEDTO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3. PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNERS REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

3 L2 Shrub Planting

Not to Scale

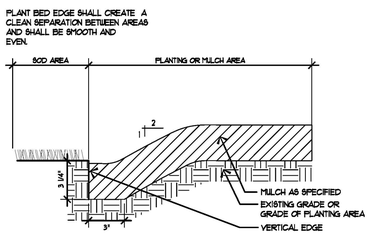


NOTES:

1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED
2. ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3. PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4. REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING OR CROSSING OTHER BRANCHES.
5. NEVER CUT A CENTRAL LEADER.
6. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
7. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

4 L2 Tree Planting on Slope

Not to Scale

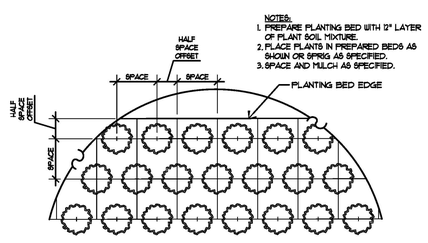


NOTES:

1. TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

5 L2 Sod / Plant Bed Edge Detail

Not to Scale



6 L2 Ground Covers & Perennials

Not to Scale

PLANTING NOTES:

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	SPREAD	CONT.	
QUVI	3	Quercus virginiana / Southern Live Oak	3"	10'-12'	6'-8'	Cont.	
SAPA	2	Sabal palmetto / Cabbage Palmetto	-	15'-16'		B&B	
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**		
LIJA	20	Ligustrum japonicum 'Jack Frost' / 'Jack Frost' Ligustrum	7 Gal.	2' min.	2' min.		
VISU	38	Viburnum suspensum / Sandankwa Viburnum	7 Gal.	3' min.	3' min.		
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**HEIGHT**	**SPREAD**		
HYDS	3,742 sf	Cynodon x 'Tifton 328' / Tifgreen Bermudagrass HYDROSEED	SF				
LIMS	287	Liriope muscari 'Super Blue' / Super Blue Liriope	1 Gal.	12"-18"	8"-12"		36" o.c.

TREE MITIGATION

TREE REMOVAL CALCULATIONS:

CAT III - P			CAT III - PA
12	17	23	12
30	30		
112"			12"

TREE REPLACEMENT REQUIRED: 1 TREE / 10" REMOVED

CAT III 124" / 10" = 12 TREES @ 1" OR 12"

TREE REPLACEMENT PROVIDED:

CAT 1 3 QUVI @ 3" = 9"

CAT 3 2 SAPA @ 8" = 16"

J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
LAND PLANNING
181 BLUFFTON ROAD, SUITE B104 BLUFFTON, SC 29910
Voice 843.815.4800 Fax: 843.815.4802
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HHIHS - PHASE II - ATHLETICS
Beaufort County School District
70 Wilborn Road, Hilton head Island, Beaufort County, South Carolina

Sheet Title: Plant Schedule

Job Number: 202323-01

Date: 10/06/2023

Drawn: KD

Approved:

Revisions:

Sheet L2 Of 2

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FOR

HILTON HEAD IS. H.S. - PHASE 2B - ATHLETICS

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

Ward Edwards ENGINEERING

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

SEALS

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/23 LICENSED PAUL R. MOORE

NOT FOR CONSTRUCTION

1. BOUNDARY INFORMATION PROVIDED BY A PARTIAL SURVEY OF H.H. HIGH SCHOOL, DATED 10–06–2021, BY ATLAS SURVEYING, INC.
2. TOPOGRAPHIC DATA PROVIDED BY ATLAS SURVEYING, INC, DATED 10–06–2021.
3. APPROXIMATE LOCATION OF CERTAIN EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES ARE SHOWN ON THE PLANS FOR INFORMATION ONLY ADDITIONAL UNDERGROUND LINES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN. CALL SOUTH CAROLINA 811 AT 811 OR 1–888–721–7877 BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU FRIDAY AT LEAST THREE WORKING DAYS BEFORE COMMENCING CONSTRUCTION. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND NEAR THE CONSTRUCTION SITE.
4. COMPLY WITH "SOUTH CAROLINA UNDERGROUND FACILITY DAMAGE PREVENTION ACT (EFFECTIVE JUNE 7, 2012). NOTIFICATION OF INTENT TO EXCAVATE MAY BE GIVEN BY CALLING THE TOLL FREE NUMBER: 1–800–922–0983.
5. PROTECT BENCH MARKS AND PROPERTY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. REPLACE ANY BENCH MARKS OR MONUMENTS DAMAGED OR DESTROYED AS A RESULT OF CONTRACTOR'S OPERATIONS, AT NO COST TO THE OWNER, BY A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.
6. OFF–STREET PARKING FOR THE CONTRACTOR'S EMPLOYEES AND AUTHORIZED VISITORS TO THE SITE MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO WEIGHT LIMITS PRESCRIBED FOR ALL PUBLIC ROADS WHEN HAULING EQUIPMENT AND MATERIALS TO AND FROM THE PROJECT SITE. DAMAGES TO EXISTING PAVEMENT DUE TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS OR IMPROPER TRANSPORTATION OF MATERIALS AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. AT LEAST ONE DRIVING LANE ON PUBLIC ROADS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. TRAFFIC LANES WILL ONLY BE CLOSED WITH THE EXPRESS WRITTEN CONSENT OF THE AGENCY HAVING JURISDICTION OVER THE ROADWAY. NOTIFY AGENCY HAVING JURISDICTION AT LEAST 5 DAYS BEFORE CLOSING ANY DRIVING LANES TO TRAFFIC. PROVIDE TRAFFIC CONTROL DEVICES, SIGNS AND FLAGMEN AS REQUIRED TO ENSURE PUBLIC SAFETY.
9. CONTRACTOR SHALL COORDINATE DEMOLITION, CLEARING AND CONSTRUCTION OF IMPROVEMENTS TO MINIMIZE INTERFERENCE WITH VEHICULAR AND PEDESTRIAN TRAFFIC AND WITH OPERATIONS OF EXISTING FACILITIES.

1. ALL WATER AND SEWER LINE CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND HILTON HEAD PUBLIC SERVICE DISTRICT (HHPSD) REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
2. HHPSD WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER AND SEWER SYSTEM CONSTRUCTION AND FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
3. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY OWNERS AND FOR FIELD VERIFICATION OF BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTIFY THE PROJECT ENGINEER, IF CONFLICTS WITH EXISTING STRUCTURES REQUIRE THAT PROPOSED UTILITIES BE RELOCATED.
5. THE CONTRACTOR MUST NOTIFY HHPSD FORTY–EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION, INSPECTION OR TESTING OF THE WATER DISTRIBUTION SYSTEM.
6. PIPE, FITTINGS, VALVES AND APPURTENANCES FOR WATER AND SEWER LINES SHALL ALL BE IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE HHPSD TECHNICAL SPECIFICATIONS.
7. INSTALLATION OF WATER AND SEWER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE HHPSD STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. CONTRACTOR SHALL INSTALL MECHANICAL RESTRAINTS ON ALL BENDS, PLUGS AND TEES, 2" OR LARGER, ON WATERLINES AND SANITARY SEWER FORCE MAINS.
9. ALL WATER MAINS SHALL BE STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH HHPSD SPECIFICATIONS.
10. SEPARATION OF WATER MAINS AND SEWERS:
    A. PARALLEL INSTALLATION: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER MAINS AT LEAST 10–FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER OR SANITARY SEWER FORCE MAIN, THE DISTANCE BEING MEASURED IN A HORIZONTAL PLANE BETWEEN THE OUTSIDE SURFACES OF THE PIPES.
    B. CROSSINGS: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER LINES CROSSING SANITARY SEWERS OR SANITARY SEWER FORCE MAINS TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18–INCHES BETWEEN THE OUTSIDE SURFACES OF THE PIPES. THIS SHALL BE THE CASE WHETHER THE WATER LINE IS ABOVE OR BELOW THE SANITARY SEWER LINE. WHENEVER POSSIBLE LOCATE THE WATER LINE ABOVE THE SEWER LINE. WHERE A NEW WATER LINE CROSSES A NEW SEWER LINE, PLACE A FULL LENGTH OF DUCTILE IRON PIPE FOR WATER LINE AT THE CROSSING WITH PIPE POSITIONED SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE POINT OF CROSSING. WHERE A NEW WATER LINE CROSSES AN EXISTING SEWER LINE, PLACE ONE FULL LENGTH OF DUCTILE IRON PIPE WATER LINE SO THAT THE JOINTS ARE AS FAR FROM THE POINT OF CROSSING AS POSSIBLE.
11. THE CONTRACTOR SHALL CUT AND PATCH EXISTING PAVEMENT AS REQUIRED FOR THE INSTALLATION OF UTILITY LINES.
12. SANITARY MANHOLE RIM GRADES SHOWN ARE APPROXIMATE. ADJUST RIM ELEVATIONS TO BE FLUSH WITH FINISHED GRADE.
13. THE CONTRACTOR UNDER THIS CONTRACT SHALL NOT MAKE ANY CONNECTIONS TO THE EXISTING WATER OR SANITARY SEWER SYSTEMS UNLESS EXPRESSLY AUTHORIZED TO DO SO BY THE HHPSD. ALL WATER AND SEWER IMPROVEMENTS UNDER THIS CONTRACT MUST BE CONSTRUCTED COMPLETE, TESTED, INSPECTED AND APPROVED BY THE HHPSD BEFORE ANY AUTHORIZATION TO CONNECT WILL BE GIVEN. COORDINATION OF TESTING, INSPECTION AND CONNECTIONS WITH THE HHPSD IS THE RESPONSIBILITY OF THE CONTRACTOR UNDER THIS CONTRACT.
14. ALL WATER MAINS SHALL BE INSTALLED WITH THIRTY–SIX INCHES (36") MINIMUM COVER (FROM FINISHED GRADE). MAXIMUM DEPTH SHALL BE FIVE FEET (5'). WHERE WATER MAINS MAY CONFLICT WITH OTHER UTILITIES, THE WATER MAIN CROSSING SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE, MECHANICAL JOINT 45–DEG. BENDS AND MECHANICAL RESTRAINTS.

1. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS AND SPECIAL PROVISIONS CONTAINED IN THE SCDOT ENCROACHMENT PERMIT(S) ISSUED FOR THIS PROJECT.
2. CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONSTRUCTION NOTIFICATION FORM (48 HOUR MINIMUM) AND COORDINATION OF ALL WORK WITHIN SCDOT RIGHTS–OF–WAY WITH THE LOCAL AND/OR DISTRICT SCDOT ENGINEERING REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC CONTROL PLAN TO SCDOT FOR APPROVAL MINIMUM 48 HOURS PRIOR TO CONDUCTING WORK IN THE RIGHT–OF–WAY. ALL TRAFFIC CONTROL PLANS SHALL CONFORM TO CURRENT MUTCD AND CURRENT SCDOT GUIDELINES AND SPECIFICATIONS.
5. ALL SIGNAGE, PAVEMENT MARKINGS, AND MARKERS SHALL CONFORM TO CURRENT MUTCD GUIDELINES AND CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
6. ALL PAVING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
7. ALL PAVEMENT MARKINGS IN SCDOT RIGHT–OF–WAY SHALL BE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD GUIDELINES AND CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
8. REMOVAL OF PAVEMENT MARKINGS SHALL CONFORM TO CURRENT SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 609.4.1.2.

1. ONLY THOSE TREES APPROVED FOR REMOVAL IN ACCORDANCE WITH THE TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE AND SO DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS. ALL TREES NOT DESIGNATED ON THE PLANS FOR REMOVAL MUST BE PRESERVED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MARKING THE TREES DESIGNATED TO BE PRESERVED AND THOSE TO BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN SECTION 16–6–104 OF THE TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE.
3. PRIOR TO COMMENCING ANY CLEARING OR CONSTRUCTION OPERATIONS ON THE SITE, THE CONTRACTOR SHALL ERECT TREE PROTECTION BARRIERS AROUND EACH TREE OR GROUP OF TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH THE DETAILS ON THE PLANS AND THE REQUIREMENTS CONTAINED IN SECTION 16–6–404 OF THE TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE.
4. A TREE PROTECTION ZONE SHALL BE ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN SECTION 16–6–404 OF THE TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE FOR EACH EXISTING TREE DESIGNATED FOR PRESERVATION. THE MINIMUM TREE PROTECTION ZONE SHALL BE THE TREE DRIPLINE PLUS 1 FOOT. THE SIZE OR CONFIGURATION OF THE TREE PROTECTION ZONE MAY BE ADJUSTED AT THE DISCRETION OF THE TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT DIRECTOR.
5. THE AREA WITHIN THE TREE PROTECTION ZONE MUST REMAIN OPEN AND UNPAVED. NO CHANGE OF GRADE WILL BE ALLOWED WITHIN THE TREE PROTECTION ZONE. ANY ACTIVITY WITHIN THE TREE PROTECTION ZONE IS SUBJECT TO APPROVAL BY THE TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT DIRECTOR. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION ZONE:
    A. PLACEMENT OR STORAGE OF ANY SOIL, DEBRIS, OILS, FUEL, PAINTS, BUILDING MATERIALS OR ANY OTHER MATERIALS.
    B. BURNING
    C. VEHICLE PARKING
    D. PAVING
    E. TRENCHING FOR UTILITIES
6. WHERE UTILITY LINES MUST PASS THRU THE TREE PROTECTION ZONE, THEY SHALL BE INSTALLED BY HORIZONTAL BORING BENEATH THE ROOTS OF THE TREE.
7. WHERE IT IS NECESSARY FOR MACHINERY AND EQUIPMENT TO PASS WITHIN THE TREE PROTECTION ZONE, APPROVAL MUST BE OBTAINED FROM THE TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT DIRECTOR. SPECIAL MEASURES WILL BE REQUIRED TO PROTECT THE ROOTS FROM EXCESSIVE COMPACTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING A STAKING INSPECTION WITH THE TOWN OF HILTON HEAD ISLAND PRIOR TO CLEARING. THE FOLLOWING MUST BE COMPLETED BEFORE THE INSPECTION:
    A. ALL BUILDING EDGES, SIDEWALKS, PAVED AREAS AND UTILITY LINES STAKED.
    B. TREE PROTECTION BARRIERS INSTALLED.
    C. TREES TO BE PRESERVED MARKED WITH BLUE FLAGGING AND THOSE TO BE REMOVED MARKED WITH RED FLAGGING.
    D. ALL SILT FENCE INSTALLED PER THE APPROVED PLAN.

1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72–HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.
3. FULL WIDTH OF STREET AND ROAD RIGHTS–OF–WAY MUST BE CLEARED AND GRADED AS SHOWN IN THE DETAILS ON THE DRAWINGS
4. SUBGRADE PREPARATION: TOP SOIL SHALL BE REMOVED FROM PAVED AREAS TO A MINIMUM DEPTH AS RECOMMENDED IN THE PROJECT'S GEOTECHNICAL REPORT. ALL EXCAVATION SHALL BE TO SUBGRADE LIMITS.
5. ALL UTILITY PIPE LINES, CONDUITS AND SLEEVES UNDER PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE ROADWAY SUBGRADE COMPACTION.
6. FINISH GRADING SHALL INCLUDE THE PLACEMENT OF TOPSOIL OVER ALL UNPAVED AREAS NOT OCCUPIED BY BUILDINGS OR STRUCTURES AND FINE GRADING AROUND BUILDINGS, ADJACENT TO WALKS, CURBS, GUTTERS AND STRUCTURES TO ASSURE POSITIVE DRAINAGE.

SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012):

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.
    A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
    B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH–DISTURBING 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:
    A. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
    B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
    C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
    D. 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.

DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:

1. ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE.
2. 48" MINIMUM BURY DEPTH FOR ALL ELECTRICAL CONDUITS.
3. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES.
4. MAINTAIN MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER, SEWER AND STORM DRAIN LINES.
5. EXTEND CONDUIT BEYOND PAVEMENT, CURB, AND SIDEWALKS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS FOR THE EXACT LOCATION OF ALL SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT.
7. LOCATIONS SHOWN ON THE PLANS FOR PROPOSED DRY UTILITY CONDUITS ARE APPROXIMATE ONLY. ALL DIMENSIONING AND STAKING SHOULD BE BASED ON ECONOMICAL AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE UTILITY REPRESENTATIVES, PRIOR TO ANY CONDUIT INSTALLATION.
8. TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS.
9. NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

1. NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARING LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS.
2. ONLY THOSE TREES DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS.
3. THE CONTRACTOR SHALL INSTALL A CONTINUOUS LINE OF FLAGGING OR FENCING ALONG THE LIMITS OF CLEARING PRIOR TO COMMENCING ANY CLEARING, DEMOLITION, OR CONSTRUCTION WORK ON THE PROJECT.
4. EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES.
5. NO BURNING WILL BE ALLOWED WITHIN 50 FEET OF A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE ANY BURNING OPERATIONS WITH LOCAL JURISDICTION AND FIRE DEPARTMENTS.
6. SELECTIVE CLEARING AREAS SHALL BE CLEARED OF ALL BRUSH AND UNDERSTORY GROWTH.

PALMETTO ELECTRIC	843–208–5512	1 COOPERATIVE WAY, HARDEEVILLE, SC 29927
DOMINION ENERGY	800–251–7234	PO BOX 100255 COLUMBIA, SC 29202
BROAD CREEK PSD	843–785–7582	PO BOX 5878, HILTON HEAD, SC 29938
SOUTH ISLAND PSD	843–785–6224	PO BOX 5148, HILTON HEAD, SC 29938
HILTON HEAD ISLAND PSD	843–681–5525	PO BOX 21264, HILTON HEAD, SC 29925
HARGRAY COMMUNICATIONS	843–815–1675	PO BOX 3380, BLUFFTON, SC 29910
TIME WARNER CABLE	843–913–7940	11 OFFICE PARK ROAD, HILTON HEAD, SC 29928
CENTURY LINK	843–525–0044	2127 BOUNDARY ST #16, BEAUFORT, SC 29902
SANTEE COOPER	843–761–8000	1 RIVERWOOD DRIVE, MONCKS CORNER, SC 29461

CONTRACTOR TO OBTAIN AND BECOME FAMILIAR WITH GEOTECHNICAL REPORT #__________PREPARED BY__________.

ALL WORK MUST CONFORM TO PROJECT TECHNICAL SPECIFICATIONS FOR BCSD SUMMER WORK PHASE 2 – HHIHS PREPARED BY WARD EDWARDS ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE TECHNICAL SPECIFICATIONS IF NOT PROVIDED WITH THE DRAWINGS.

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

PROJECT INFORMATION

DEVELOPER:
BFT COUNTY SCHOOL DIST
2900 MINK POINT BLVD
BEAUFORT SC 29901

SOURCE OF TITLE:
BEAUFORT COUNTY REGISTER OF DEEDS,
DEED BOOK 570 PAGE 1784

PROJECT STREET ADDRESS:
40 WILBRON ROAD
HILTON HEAD ISLAND, 29926

PROPERTY IDENTIFICATION NO.:
County I.D. #: R510 007 000 0030 0000
R510 007 000 0118 0000

DEVELOPMENT PERMIT JURISDICTION:
TOWN OF HILTON HEAD ISLAND

PROPERTY ZONING:
MAIN STREET (MS)
ROW ART OVERLAY DISTRICT

VERTICAL CONTROL DATUM:
NAVD88

USE:
EXISTING: SCHOOL
PROPOSED: SCHOOL

REQUIRED SETBACKS:
N/A – WORKING IN EXISTING DEVELOPED AREA

SURFACE COVERAGE:
WITHIN PROJECT AREA:
EXISTING IMPERVIOUS: 20,473 SF (0.47 AC)
NEW IMPERVIOUS: 18,717 SF (0.43 AC)
PERMEABLE PAVEMENT: 6,112 SF (0.14 AC)
ADDED IMPERVIOUS: 0 SF (0.0 AC)
NOTE: FULL SITE IMPERVIOUS ANALYSIS TO BE COMPLETED AS PART OF HIGH SCHOOL REBUILD PROJECT.

PARKING SUMMARY:
NO CHANGE IN USE OR CAPACITY OF OVERALL CAMPUS
PARKING SPACES LOST = 29
NOTE: FULL SITE PARKING ANALYSIS TO BE COMPLETED WITH HIGH SCHOOL REBUILD PROJECT.
2 NEW ADA PARKING SPACES ADDED

PROPERTY OWNER:
BFT COUNTY SCHOOL DIST
2900 MINK POINT BLVD
BEAUFORT SC 29901

LATITUDE / LONGITUDE:
N 32° 13' 12"
W 80° 43' 48"

FLOOD ZONE:
A–7, B, C (BASE FLOOD ELEV:14')

SITE AREA:
GROSS SITE AREA: 106.33 ACRES
ESTIMATED WETLANDS: 13.36 ACRES
NET SITE AREA: 92.97 ACRES
TOTAL PROJECT AREA: 7.0 ACRES
DISTURBED: 1.9 ACRES

SITE AREA:
ALLOWED TOTAL DENSITY
= 9,000 GFS X 92.97 AC
= 836,730 SF

EXISTING BUILDING AREAS:

H.S. MAIN BUILDING:	231,768 SF
M.S. MAIN:	148,108 SF
PRIMARY MAIN:	170,50 SF
ELEMENTARY MAIN;	115,146 SF
FOOTBALL TICKETS:	425 SF
FOOTBALL CONCESSIONS:	2,000 SF
ATHLETICS FIELD HOUSE:	5,100 SF
BASEBALL PRESS BOX:	1,360 SF
TOTALS:	674,857 SF

PROPOSED BUILDING AREA:
NEW FIELD HOUSE: 6,160 SF

BUILDING HEIGHT:
ALLOWED: 45'
PROPOSED: 18'–8"

REQUIRED BUFFERS:
N/A – WORKING IN EXISTING DEVELOPED AREA

DESIGN TEAM

LAND SURVEYOR:
COMPANY
PHONE

ARCHITECT:
MICMILLAN PAZDAN SMITH
843–566–0771

LANDSCAPE ARCHITECT:
N/A

GEOTECHNICAL ENGINEER:
N/A

WETLAND CONSULTANT:
N/A

PERMITS

PERMIT	PERMIT #	ISSUED	EXPIRES
BJWSA			
FIRE MARSHAL			
SCDHEC/MS4 STORMWATER			
SCDHEC WATER			
SCDHEC WASTEWATER			
SCDOT ENCROACHMENT UTILITY			
SCDOT ENCROACHMENT DRIVEWAY			
MUNICIPALITY DEVELOPMENT			
USACE DETERMINATION			
USACE PERMIT			

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
C001	COVER SHEET & CONSTRUCTION NOTES
C002	OVERALL SITE PLAN
C101	EXISTING CONDITIONS PLANS
C201	EROSION CONTROL, CLEARING & DEMOLITION PLANS AND DETAILS
C301	SITE LAYOUT & PAVING PLANS AND DETAILS
C401	GRADING AND DRAINAGE PLANS AND DETAILS
C501	UTILITY PLANS AND DETAILS

RELEASE SCHEDULE

RELEASE NO.	DESCRIPTION	DATE
A.	RELEASED FOR PERMITTING	05-05-23
B.	RELEASED FOR PERMITTING	07-06-23
C.	RELEASE PR#-01	07-25-23
D.	RELEASE FOR DRB	09-11-23
E.	RELEASE FOR FINAL DRB	10-10-23

SEQUENCE OF CONSTRUCTION ACTIVITIES

ESTIMATED START DATE: 12–01–23 ESTIMATED COMPLETION DATE: 7–30–24

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

PHASE 1: (INITIAL)
1. RECEIVE NPDES COVERAGE FROM DHEC.
2. HOLD PRE–CONSTRUCTION MEETING.
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND–DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE.
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (E.G. SILT FENCE).
7. INSTALL TREE PROTECTION.
8. INSTALL INLET PROTECTION.
9. INSTALL SEDIMENT TUBES.
10. CLEARING & GRUBBING ONLY IN AREAS OF BASIN.

PHASES 2 & 3: (INTERMEDIATE & FINAL)
11. INSTALLATION OF BASIN AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES & DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED). INSTALL SURFACE DEWATERING SKIMMER PRIOR TO MOVING TO NEXT STEP.
12. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
13. ROUGH GRADING.
14. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
15. INSTALL ALL REQUIRED UTILITIES AND CURBING.
16. FINE GRADING, PAVING, ETC.
17. PLACE TOPSOIL & ESTABLISH FINISH GRADES.
18. PERMEABLE PAVERS SHALL BE LAID WHEN ALL HEAVY CONSTRUCTION IS COMPLETED.
19. CLEAN–OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE–GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
20. INSTALL PERMANENT SEEDING.
21. FLUSH ANY SEDIMENT FROM STORM SEWER PIPES AND INLETS.
22. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES (INCLUDING SKIMMER) AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER / OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
23. PERFORM AS–BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE.
24. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE.

- NOTE: PERFORM WEEKLY SITE INSPECTIONS DURING LAND DISTURBING ACTIVITIES AND MAKE RECOMMENDATIONS FOR ADDITIONAL BMPs OR MAINTENANCE OF EXISTING BMPs
- NOTE: ALL PUMPED DEWATERING SHALL BE PERFORMED USING AN APPROPRIATELY SIZED PUMPED WATER FILTER BAG.

SCDHEC-OCRM CERTIFICATION:

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72–300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07–06–23	C201, C202, C301, C302, C401, C402	PRM
2	07–25–23	PR#01 PHASE IIB	PRM
3	09–11–23	C201, C202	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

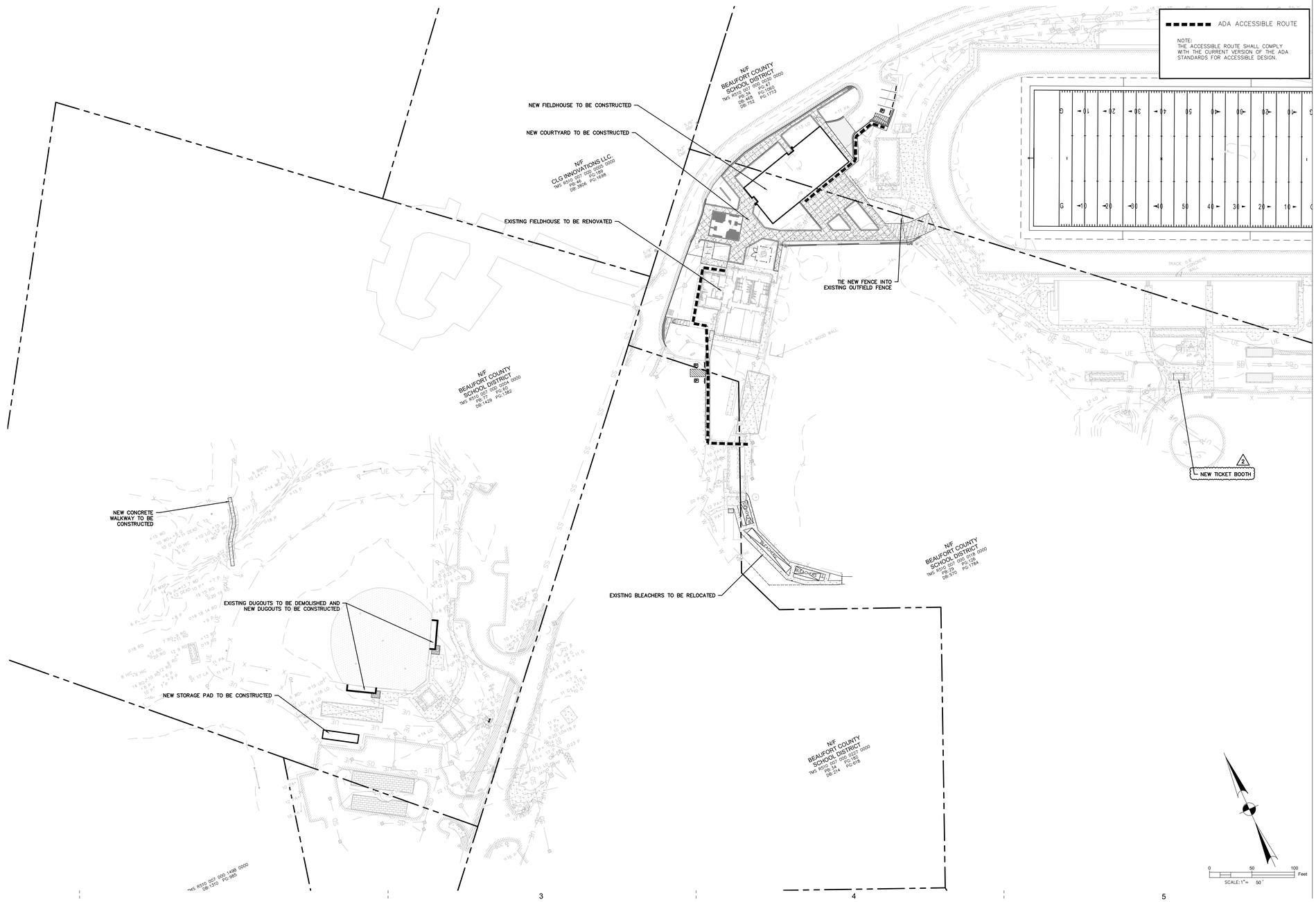
SHEET TITLE:

COVER SHEET & CONSTRUCTION NOTES

SHEET NO. PROJ. NO. 019593.03

C001

OR SUITABLY ACCOUNTED FOR TO MCMILLAN PAZDAN SMITH ARCHITECTURE UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2016 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED



mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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

SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — WARD EDWARDS, INC. No. C00152

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER — No. 22816 — PAUL R. MOORE

NOT FOR CONSTRUCTION

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
2	07-25-23	ADD BUILDING SCOPE	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO. C002

PROJ. NO. 019593.03

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HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO. C101

PROJ. NO. 019593.03

NOT FOR CONSTRUCTION

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO. C102

PROJ. NO. 019593.03

SCALE: 1" = 30'

LIMITS OF DISTURBANCE:	NPDES

EROSION PREVENTION

LAND GRADING:	LG OR AGF
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	OR
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A–FABRIC INLET PROTECTION:	A
TYPE A–SEDIMENT TUBE INLET PROTECTION:	
TYPE B – WIRE MESH AND STONE DROP INLET PROTECTION:	B
TYPE C – BLOCK AND GRAVEL INLET PROTECTION:	C
TYPE D – RIGID INLET FILTERS:	D
TYPE E – SURFACE COURSE CURB INLET FILTER:	E
TYPE F – INLET TUBE:	F
TYPE FC – FILTER BAG CURB INLET PROTECTION:	FC
TYPE FB – FILTER BAG CURB INLET PROTECTION:	FB
CONCRETE WASHOUT	CWS

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:	VC1 VC2 VC3
RIPRAP–LINED CHANNELS:	RC1 RC2 RC3
ECB OR TRM–LINED CHANNELS:	
PAVED CHANNELS:	PC1 PC2 PC3
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD1 TD2 TD3
PERMANENT DIVERSION DITCH:	PD1 PD2
DIVERSION DIKE OR BERM:	DD1 DD2
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD1 SSD2

CLEARING / DEMOLITION LEGEND

DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	

CONCRETE WASHOUT (TYP)

TREE PROTECTION FENCE (TYP.)

ALL DISTURBED AREAS TO BE STABILIZED WITH TEMPORARY AND PERMANENT SEEDING.

NPDES LIMITS OF DISTURBANCE = 1.3 AC

EXISTING PAVEMENT AND CURB TO BE DEMOLISHED AND REMOVED

USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS (TYP)

EXISTING SIGNS TO BE RELOCATED AS DIRECTED BY BCSD

TYPE "A" INLET PROTECTION (TYP)

EXISTING CONCRETE AND BRICK TO BE REMOVED 1 2

SILT FENCE (TYP.)

EXISTING PARKING LOT TO BE USED AS TEMPORARY STAGING/STOCKPILE AREA. PROVIDE SILT FENCE, DUST CONTROL, AND SWEEPING IF GRANULAR MATERIAL IS STOCKPILED IN THESE LOCATIONS. 3

EXISTING BASEBALL FIELD FENCE TO BE TEMPORARILY REMOVED TO ALLOW FOR CONSTRUCTION OF STORM PIPE AND REINSTALLED.

11' WIDE DIRT PATH

EXISTING SHED AND MISCELLANEOUS SITE FEATURES TO BE DEMOLISHED AND REMOVED.

EXISTING TREE TO BE REMOVED (TYP.)

N/F BEAUFORT COUNTY SCHOOL DISTRICT TMS R510 007 000 0030 0000 PB: 34 PG: 47 DB: 468 PG: 1060 DB: 752 PG: 1773

N/F CLG INNOVATIONS LLC. TMS R510 007 000 0005 0000 PB: 46 PG: 189 DB: 3806 PG: 1698

BEAUFORT COUNTY SCHOOL DISTRICT TMS R510 007 000 0004 0000 PB: 77 PG: 60 DB: 1429 PG: 1382

Inset Scale: 1" = 30'

NPDES LIMITS OF DISTURBANCE = 0.02 AC

EXISTING TICKET BOOTH TO BE DEMOLISHED 1

0 30 60 Feet
SCALE: 1" = 30'

3 4 5

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CONSULTANT LOGO

NOT FOR CONSTRUCTION

SEALS

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/23 PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07-06-23	ADD DEMO	PRM
2	07-25-23	REV. DEMO	PRM
3	09-11-23	REV. EC	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EROSION CONTROL, CLEARING & DEMOLITION PLAN

SHEET NO. C201

PROJ. NO. 019593.03

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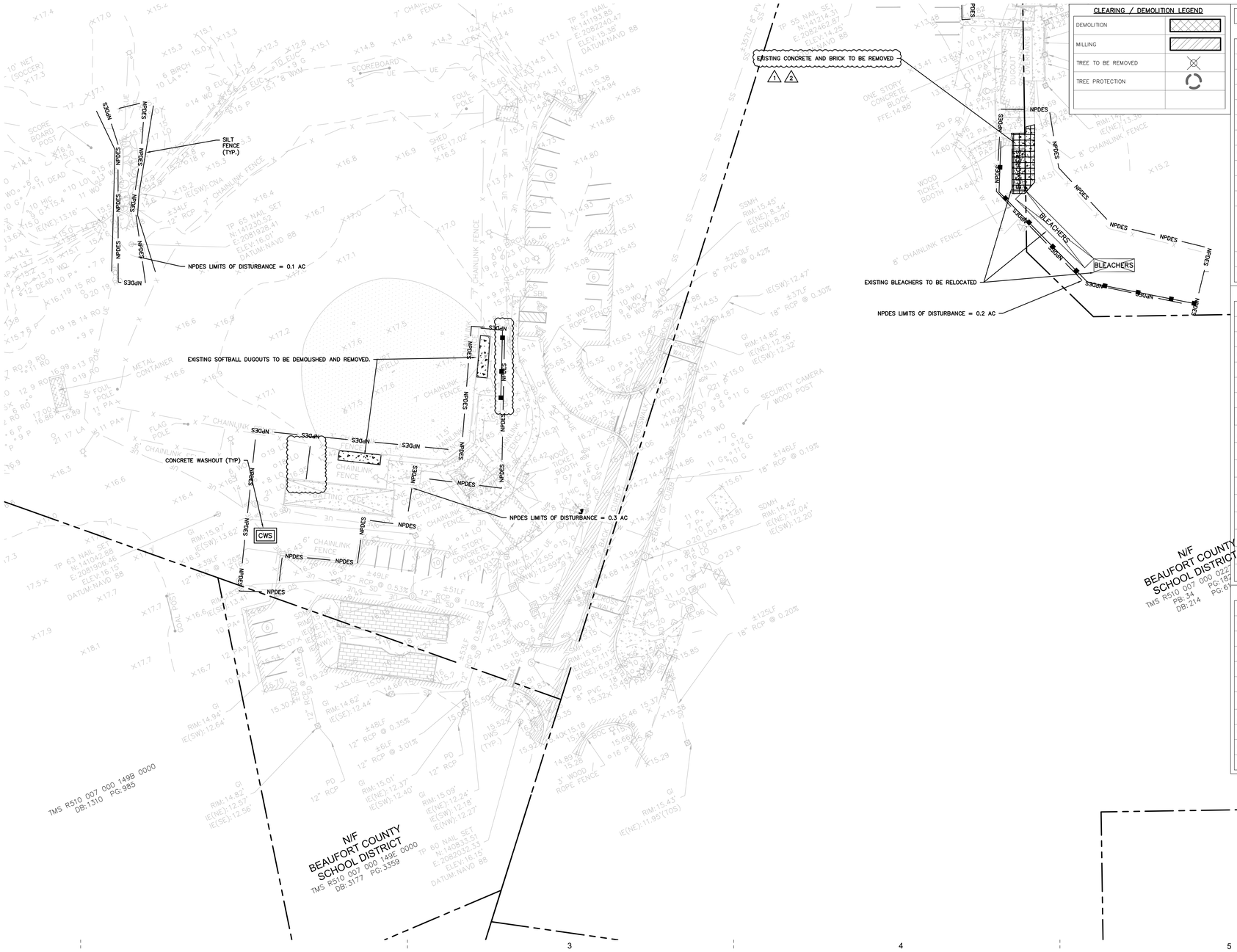

CLEARING / DEMOLITION LEGEND

DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	

LIMITS OF DISTURBANCE: NPDES

EROSION PREVENTION

LAND GRADING:	LG OR
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB OR TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	OR
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A–FABRIC INLET PROTECTION:	A
TYPE A–SEDIMENT TUBE INLET PROTECTION:	A
TYPE B – WIRE MESH AND STONE DROP INLET PROTECTION:	B
TYPE C – BLOCK AND GRAVEL INLET PROTECTION:	C
TYPE D – RIGID INLET FILTERS:	D
TYPE E – SURFACE COURSE CURB INLET FILTER:	E
TYPE F – INLET TUBE:	F
TYPE FC – FILTER BAG CURB INLET PROTECTION:	FC
TYPE FB – FILTER BAG CURB INLET PROTECTION:	FB
CONCRETE WASHOUT	CWS

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:	
RIPRAP–LINED CHANNELS:	
ECB OR TRM–LINED CHANNELS:	
PAVED CHANNELS:	PC PC PC
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD TD
PERMANENT DIVERSION DITCH:	PD PD
DIVERSION DIKE OR BERM:	DD DB
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD SSD

0 30 60 Feet
SCALE: 1" = 30'

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CONSULTANT LOGO

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SEALS

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/23 PAUL R. MOORE

NOT FOR CONSTRUCTION

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07–06–23	ADD DEMO	PRM
2	07–25–23	REV. DEMO	PRM
3	09–11–23	ADD SILT FENCE	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EROSION CONTROL, CLEARING & DEMOLITION PLAN

SHEET NO. C202

PROJ. NO. 019593.03

TEMPORARY SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN	56 LBS/AC	■	■	■						■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■	■					■	■	■	■
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC	■	■	■						■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■	■					■	■	■	■

TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

PERMANENT SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS			■	■	■	■						
BROWNTOP MILLET SWITCHGRASS (ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	10 LBS/AC 8 LBS/AC PLS 4 LBS/AC 20 LBS/AC			■	■	■	■						
BROWNTOP MILLET WEEPING LOVEGRASS	10 LBS/AC 8 LBS/AC			■	■	■	■						
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN BAHIAGRASS CLOVER, CRIMSON (ANNUAL)	10 LBS/AC 40 LBS/AC 5 LBS/AC									■	■	■	
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 10 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET BERMUDA, COMMON KOBE LESPEDEZA (ANNUAL)	10 LBS/AC 12 LBS/AC 10 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET BAHIAGRASS BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 20 LBS/AC 6 LBS/AC 40 LBS/AC			■	■	■	■	■	■				
BROWNTOP MILLET SWITCHGRASS LITTLE BLUESTEM INDIANGRASS	10 LBS/AC 8 LBS/AC PLS 3 LBS/AC PLS 3 LBS/AC PLS			■	■	■	■	■	■				

PERMANENT SEEDING - COASTAL

DETAIL 02370-010

SILT FENCE INSTALLATION

PLAN SYMBOL

—SF —SF —

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 3-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.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

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 even 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.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

POST INSTALLATION DETAIL

FILTER FABRIC INSTALLATION DETAIL

FILTER FABRIC BURIAL DETAIL

PLAN SYMBOL

A

South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE A – FILTER 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.

TYPE A – 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. 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.
4. Post spacing shall be at a maximum of 3-feet on center.

TYPE A – INSPECTION & MAINTENANCE
1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric 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 filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
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 filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all 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.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

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 24-feet wide by 100-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.

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 even 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.

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

mcmillan pazdan smith ARCHITECTURE

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NOT FOR CONSTRUCTION

SEALS

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER LICENSED No. 22816 10/10/23 PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EROSION CONTROL, DETAILS

SHEET NO. C203

PROJ. NO. 019593.03

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NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16–6–104, J–3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F–3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008

SEDIMENT TUBE INSTALLATION

SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

PLAN SYMBOL

South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
STANDARD DRAWING NO. SC–05 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES – GENERAL NOTES
1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off–site discharge of sediment–laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch–filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18–inches and 24–inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2–inch X 2–inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48–inches in length placed on 2–foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6–inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1–foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES – INSPECTION & MAINTENANCE
1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube 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 sediment tube.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
STANDARD DRAWING NO. SC–05 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

TOP VIEW

PLAN SYMBOL

South Carolina Department of Health and Environmental Control
Type E
SURFACE COURSE CURB INLET FILTERS
STANDARD DRAWING NO. SC–10 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

SURFACE COURSE CURB INLET PROTECTION

GENEARL 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 E inlet filters appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #58, or filters that 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.

South Carolina Department of Health and Environmental Control
Type E
SURFACE COURSE CURB INLET FILTERS
STANDARD DRAWING NO. SC–10 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN–IN–WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY–ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

DC DUST CONTROL ON DISTURBED AREAS

STRAW BALE BARRIER CONCRETE WASHOUT

PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

SECTION B-B

CONCRETE WASHOUT SIGN DETAIL

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.

CWS

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
STANDARD DRAWING NO. RC–07 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE

3 4 5

mcmillan pazdan smith ARCHITECTURE

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SEALS

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/23 LICENSED PAUL R. MOORE

NOT FOR CONSTRUCTION

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

EROSION CONTROL, DETAILS

SHEET NO. C204

PROJ. NO. 019593.03

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PAVING HATCH LEGEND

PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED PERMEABLE CONCRETE	

STORM SEWER/DRAINAGE LEGEND

	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

GRADING LEGEND

	PROPOSED
TOP OF PAVEMENT ELEVATION	TP: 22.50
TOP OF WALK ELEVATION	TW: 22.50
TOP OF CURB ELEVATION	TC: 22.50
FINISH GRADE	FG: 22.5
HIGH POINT	HP
LOW POINT	LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	

ADA TYPE C RAMP
CUT & PATCH EXISTING ASPHALT PAVEMENT TO CREATE APRON TO EQUIPMENT STORAGE.
N/F BEAUFORT COUNTY SCHOOL DISTRICT TMS R510 007 000 0030 0000 PB: 34 DB: 468 DB: 752 PG: 47 PG: 1060 PG: 1773
TREE PROTECTION FENCE (TYP.)
N: 141481.38 E: 2082641.03
N: 141418.06 E: 2082770.98
NPDES LIMITS OF DISTURBANCE = 1.3 AC
N: 141457.03 E: 2082620.24
N: 141361.39 E: 2082791.69
RE-STRIPE FIVE EXISTING STANDARD PARKING SPACES TO MEET TOWN PARKING DIMENSIONS
ADD ASPHALT PAVEMENT AND CURB TO ACCOMMODATE TOWN PARKING SPACE DIMENSION REQUIREMENTS.
CONSTRUCT 5-FT WIDE CONCRETE SIDEWALK TO PROVIDE NEW ACCESSIBLE ROUTE.
ALTERNATE 2: OUTDOOR WORKOUT AREA.
N/F CLG INNOVATIONS LLC. TMS R510 007 000 0005 0000 PB: 46 DB: 3806 PG: 189 PG: 1698
SITE SIGN
FIELD TURF LOGO
BRICK PAVERS
BRICK PAVERS
STANDARD CONCRETE WALKWAY
N: 141389.28 E: 2082659.30
BIKE RACKS
CONCRETE WALKWAY
N: 141249.43 E: 2082811.76
N: 141306.91 E: 2082675.81
NEW PERVIOUS CONCRETE
ADA TYPE C RAMP
NEW PERVIOUS CONCRETE SIDEWALKS
RE-STRIPE THREE EXISTING STANDARD PARKING SPACES INTO TO HANDICAP PARKING SPACES WITH VAN ACCESSIBLE LOADING AISLE.
CONSTRUCT 5-FT WIDE CONCRETE SIDEWALK TO PROVIDE NEW ACCESSIBLE ROUTE.
NOTE: EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. A HEIGHT OF AT LEAST 60 INCHES, MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.
TMS R510 007 000 0004 0000 PB: 77 DB: 1429 PG: 60 PG: 1362
TIE PROPOSED CONCRETE INTO PORTION OF EXISTING CONCRETE TO REMAIN
3-FT WIDE CONCRETE STRIP IN FRONT OF NEW BLEACHER LOCATION
5-FT WIDE CONCRETE WALKWAY BEHIND NEW BLEACHER LOCATION
RELOCATE BLEACHERS. COORDINATE LOCATION WITH ARCHITECT AND BCSD.
NEW PRE MANUFACTURED TICKET BOOTH TO BE INSTALLED
NPDES LIMITS OF DISTURBANCE = 0.02 AC

Inset Scale: 1" = 30'

SCALE: 1" = 30'

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CONSULTANT LOGO

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
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SEALS

SOUTH CAROLINA — WARD EDWARDS, INC. No. C00152 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 22816 — 10/10/23 — PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07-06-23	REV. PAVEMENT	PRM
2	07-25-23	REV. TREE REM.	PRM
3	10-10-23	REV. PAVING	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

SITE LAYOUT & PAVING PLAN

SHEET NO. C301

PROJ. NO. 019593.03

3 4 5

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PAVING HATCH LEGEND

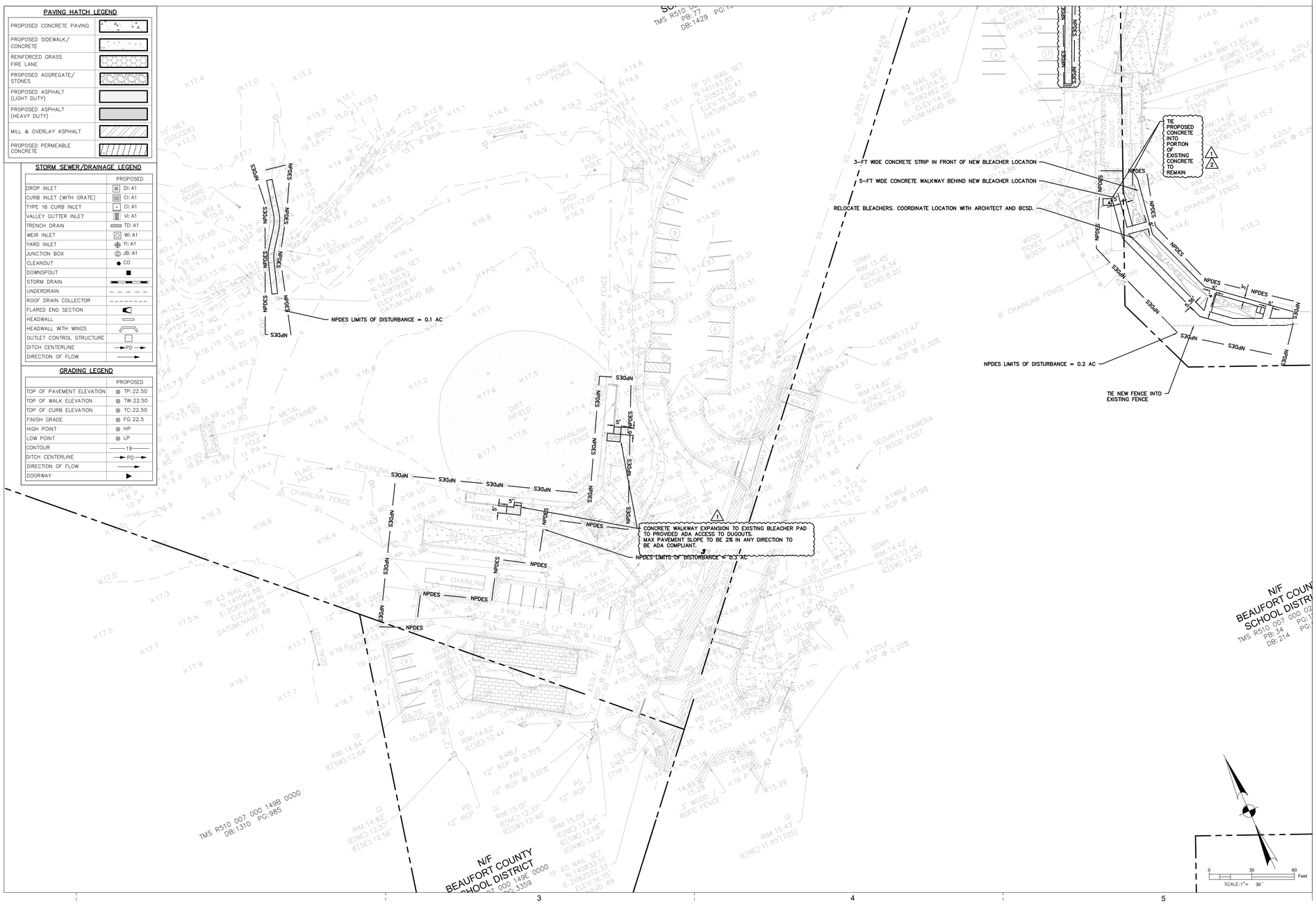
PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED PERMEABLE CONCRETE	

STORM SEWER/DRAINAGE LEGEND

	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	● CO
DOWNSPOUT	■
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

GRADING LEGEND

	PROPOSED
TOP OF PAVEMENT ELEVATION	⊗ TP: 22.50
TOP OF WALK ELEVATION	⊗ TW: 22.50
TOP OF CURB ELEVATION	⊗ TC: 22.50
FINISH GRADE	⊗ FG: 22.5
HIGH POINT	⊗ HP
LOW POINT	⊗ LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	



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CONSULTANT LOGO

SEALS

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/22 PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07-06-23	REV. PAVEMENT	PRM
2	07-25-23	REV. PAVEMENT	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

SITE LAYOUT & PAVING PLAN

SHEET NO. C302

PROJ. NO. 019593.03

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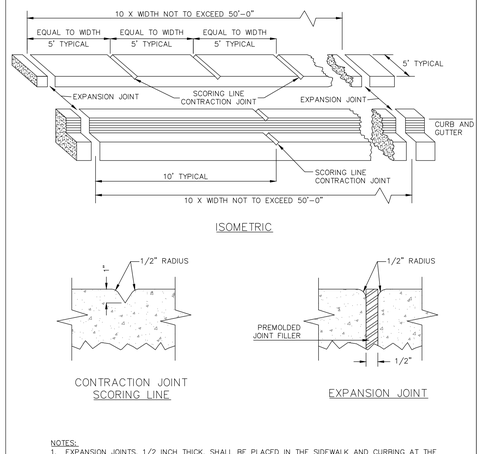
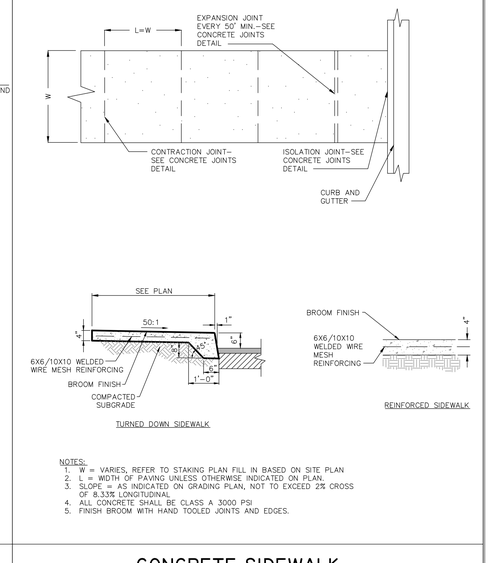


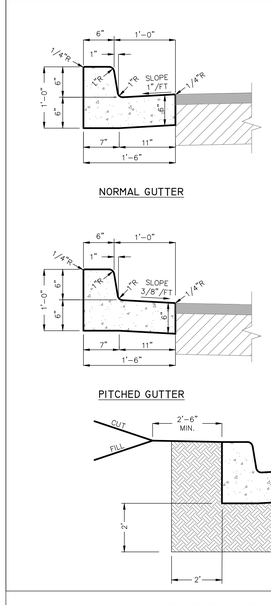
NOTES:
1. EXPANSION JOINTS, 1/2 INCH THICK, SHALL BE PLACED IN THE SIDEWALK AND CURBING AT THE POINT OF CURVATURE (PC) AND POINT OF TANGENCY (PT) OF ALL CURVES, AT THE OUTER EDGES OF DRIVEWAYS, AND AT UNIFORM INTERVALS AS SHOWN. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1.
2. TRANSVERSE SCORING LINES (CONTRACTION JOINTS) IN THE SIDEWALK SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE WALK AS SHOWN.
3. LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 5 FEET OR AS DIRECTED BY THE ENGINEER.
4. TRANSVERSE CONTRACTION JOINTS IN THE CURBING SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM 10' INTERVALS.
5. TRANSVERSE AND LONGITUDINAL SCORING LINES SHALL BE A DEPTH OF 1" AND NOT LESS THAN 1/4 INCH OR MORE THAN 1/2 INCH IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A 1/2 INCH MINIMUM RADII.
6. JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE SIDEWALK.

EXPANSION JOINTS AND SCORING LINES
DETAIL 03300-007A



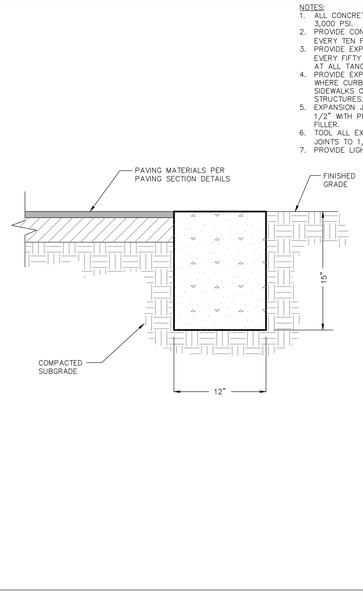
NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL.
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK
DETAIL 03300-006



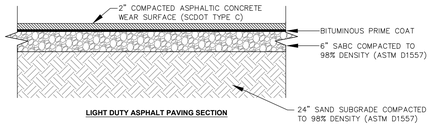
NOTES:
1. USE NORMAL OR PITCHED GUTTER AS REQUIRED TO MATCH PAVING SLOPE.
2. ALL CONCRETE SHALL BE 3,000 PSI.
3. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
4. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
5. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
6. EXPANSION JOINTS SHALL BE 1/2" WITH PRE-MOLDED JOINT FILLER.
7. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
8. PROVIDE LIGHT BROOM FINISH.

18" CURB AND GUTTER
DETAIL 03300-004A



NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
4. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
5. EXPANSION JOINTS SHALL BE 1/2" WITH PRE-MOLDED JOINT FILLER.
6. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
7. PROVIDE LIGHT BROOM FINISH.

FLUSH HEADER CURB
DETAIL 03300-005



TYPICAL PAVING SECTIONS
DETAIL 02740-016

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SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 PAUL R. MOORE 10/10/22

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

PAVING DETAILS

SHEET NO. C303

PROJ. NO. 019593.03

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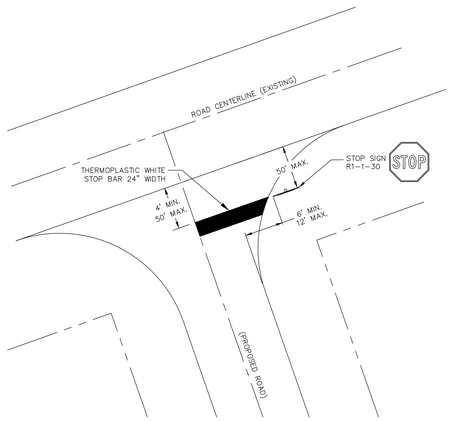
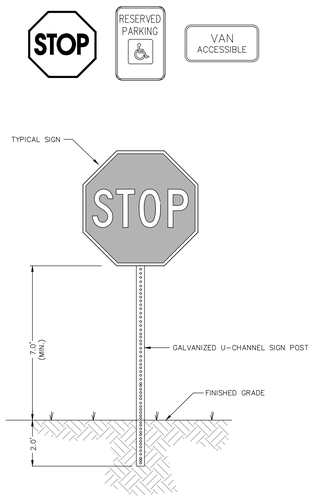
CAD (DATABASE) ACCOUNTABILITY PER TO MCMILLAN PAZDAN SMITH ARCHITECTURE. UPON COMPLETION OF THE PROJECT, SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH



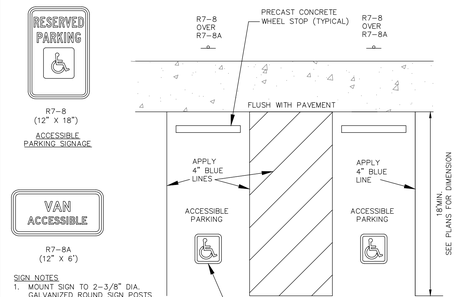
TYPICAL SIGNAGE

DETAIL #02890-002A

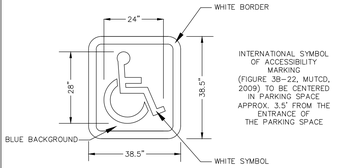


NOTE:
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION) AND THE DEPARTMENT OF TRANSPORTATION STANDARDS AT THE LOCATIONS SHOWN ON THE PLANS.

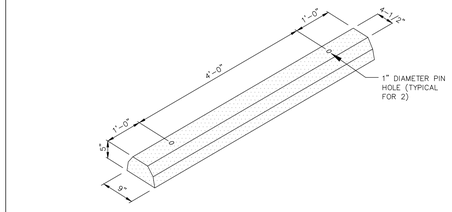
ACCESSIBLE PARKING DETAIL



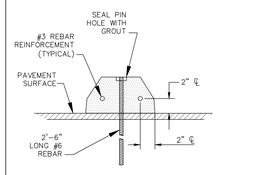
SIGN NOTES
1. MOUNT SIGN TO 2-3/8" DIA. GALVANIZED ROUND SIGN POSTS (TYP) WITH POST CAP AT TOP.
2. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED FOR COMPLETE INSTALLATION.
3. POST SHALL BE SET 3' BELOW GRADE IN 0.2 CY 4,000 PSI CONCRETE.
4. MOUNTING HEIGHT 60" FROM GRADE TO BOTTOM EDGE OF R7-8.



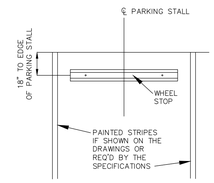
PRECAST CONCRETE WHEEL STOP



ISOMETRIC



SECTION

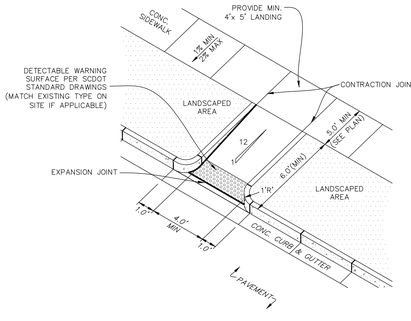


INSTALLATION PLAN

NOTES:
1. WHEEL STOPS SHALL BE STEEL REINFORCED PRECAST UNITS CONSISTING OF SCDOT CLASS 3000 CONCRETE, MINIMUM. ALTERNATE MATERIAL COMPOSITION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. WHEEL STOPS SHALL BE INSTALLED PERPENDICULAR TO PARKING STALL AND SHALL BE PLACED A MINIMUM OF 18" FROM END OF PARKING STALL OR OBSTRUCTION.
3. ANCHORING PINS SHALL BE DRIVEN FLUSH TO THE TOP OF THE WHEEL STOP AND PIN HOLES SHALL BE GROUTED UPON INSTALLATION.

CONCRETE CURB RAMP- TYPE D

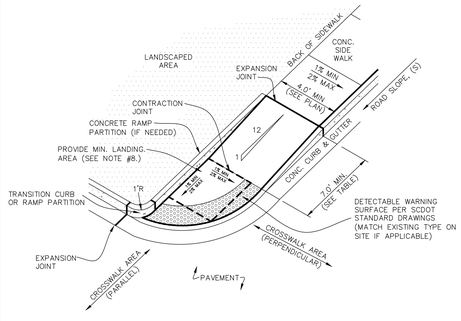
DETAIL 03300-033



NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).

CONCRETE CURB RAMP TYPE-C

DETAIL 03300-031

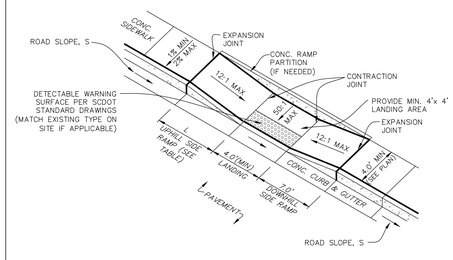


ROAD SLOPE, S (%)	L, (UPHILL SIDE RAMP), [FT]
S ≤ 1%	7'-0"
1% < S ≤ 3%	10'-0"
S > 3%	15'-0"

NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).
8. IF CROSSWALK IS PARALLEL WITH WALK, A MIN. LANDING OF 4'x 4' MUST BE PROVIDED. HOWEVER, IF THE CROSSWALK IS PERPENDICULAR TO THE WALK, A MIN. LANDING OF 5'x 5' MUST BE PROVIDED

CONCRETE CURB RAMP TYPE-B

DETAIL 03300-029



ROAD SLOPE, S (%)	L, (UPHILL SIDE RAMP), [FT]
S ≤ 1%	7'-0"
1% < S ≤ 3%	10'-0"
S > 3%	15'-0"

NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).

SITE, GRADING, DRAINAGE & PAVING DETAILS

NOT FOR CONSTRUCTION

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — WARD EDWARDS, INC. No. C00152

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 22816 — LICENSED — 10/10/22 — PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

PAVING DETAILS

SHEET NO. C304

PROJ. NO. 019593.03

DRAWINGS ACCEPTED FOR TECHNICAL REVIEW ONLY. THE CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS, FABRICATION AND ERECTION PROCESSES, AND CONSTRUCTION SEQUENCES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FOR THE SAFETY OF PERSONS AND PROPERTY IN THE VICINITY OF THE WORK SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT. IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL HAVE SPECIAL EXPERTISE IN THE AREAS OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND THAT THE CONTRACTOR SHALL CORRECT ANY UNSAFE CONDITIONS CAUSED BY THE WORK OF THE CONTRACTOR OR ANY SUBCONTRACTOR. THE CONTRACTOR SHALL COMPLY WITH AND NOTIFY ALL SUBCONTRACTORS OF APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ARCHITECT ANY CONFLICTS, ERRORS, OMISSIONS OR INCONSISTENCIES THE CONTRACTOR DISCOVERS OR SHOULD HAVE DISCOVERED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE RESULTING FROM SUCH CONFLICTS, ERRORS, OMISSIONS OR INCONSISTENCIES. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR EXTENSION OF TIME FOR CLAIMS RELATING TO CONFLICTS, ERRORS, OMISSIONS OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS DISCOVERED BY THE CONTRACTOR OR WHICH THE CONTRACTOR REASONABLY SHOULD HAVE DISCOVERED PRIOR TO PERFORMING THE WORK.

THESE DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF MCMILLAN PAZDAN SMITH ARCHITECTURE. UPON COMPLETION OF THE PROJECT, SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED

PAVING HATCH LEGEND

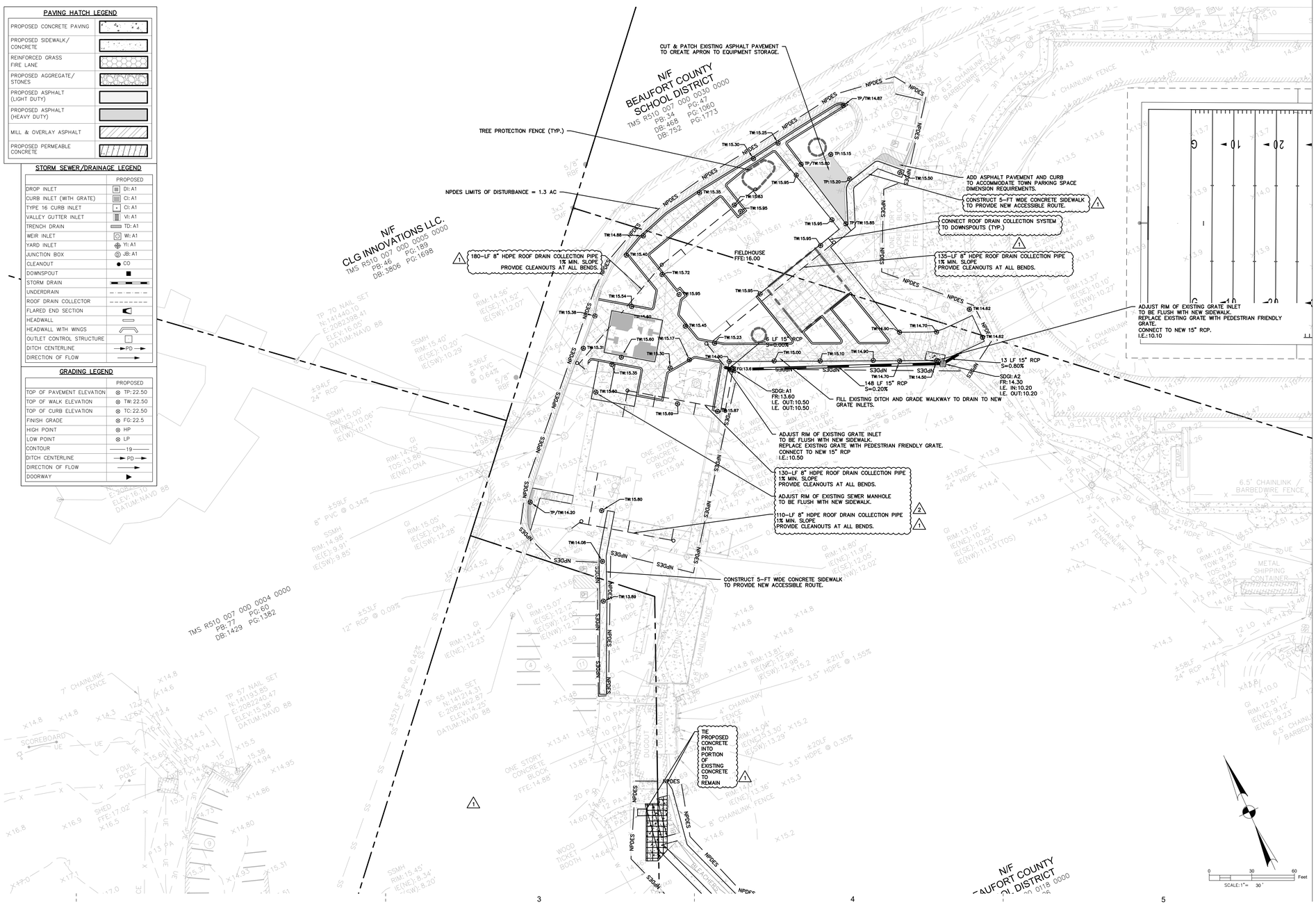
PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED PERMEABLE CONCRETE	

STORM SEWER/DRAINAGE LEGEND

	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	● CO
DOWNSPOUT	■
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

GRADING LEGEND

	PROPOSED
TOP OF PAVEMENT ELEVATION	⊗ TP: 22.50
TOP OF WALK ELEVATION	⊗ TW: 22.50
TOP OF CURB ELEVATION	⊗ TC: 22.50
FINISH GRADE	⊗ FG: 22.5
HIGH POINT	⊗ HP
LOW POINT	⊗ LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	



mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
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SEALS

SOUTH CAROLINA — WARD EDWARDS, INC. No. C00152 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 22816 — LICENSE — 10/10/22 — PAUL R. MOORE

NOT FOR CONSTRUCTION

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07-06-23	REV. DRAINAGE	PRM
2	07-25-23	REV. DRAINAGE	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO. C401

PROJ. NO. 019593.03

NOT FOR CONSTRUCTION

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SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — WARD EDWARDS, INC. No. C00152

SOUTH CAROLINA PROFESSIONAL ENGINEER — LICENSE No. 22816 — 10/10/23 — PAUL R. MOORE

PAVING HATCH LEGEND

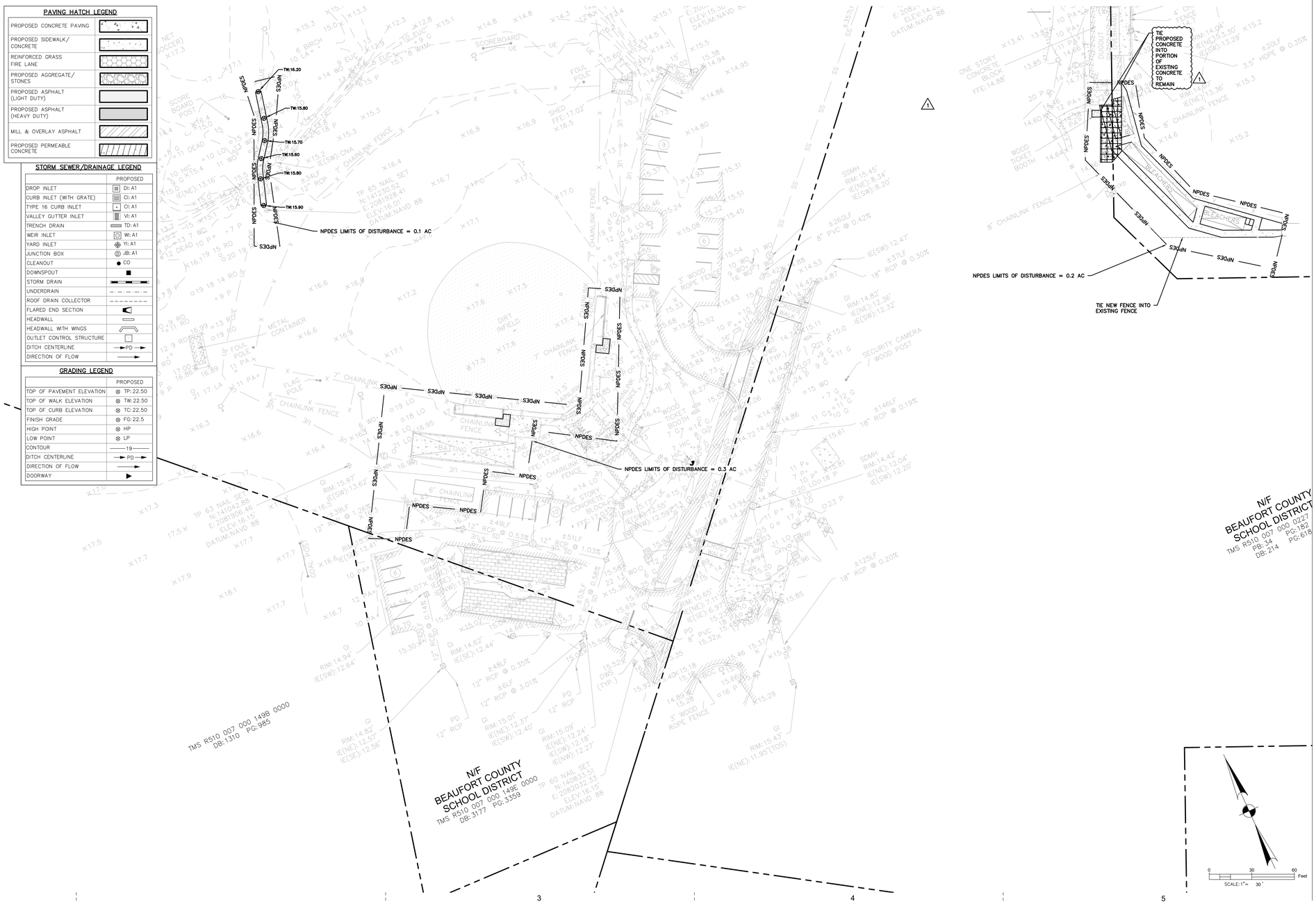
PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED PERMEABLE CONCRETE	

STORM SEWER/DRAINAGE LEGEND

	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

GRADING LEGEND

	PROPOSED
TOP OF PAVEMENT ELEVATION	TP: 22.50
TOP OF WALK ELEVATION	TW: 22.50
TOP OF CURB ELEVATION	TC: 22.50
FINISH GRADE	FG: 22.5
HIGH POINT	HP
LOW POINT	LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	



BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	07-06-23	REV. DRAINAGE	PRM

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO. C402

PROJ. NO. 019593.03

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AS-BUILT SURVEY REQUIREMENTS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT TOPOGRAPHIC SURVEY OF THE CONSTRUCTED PROJECT SITE. THE SURVEY SHALL CONFORM TO SCDHEC AND LOCAL GOVERNMENT AS-BUILT REQUIREMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

THE SURVEY SHALL BE PREPARED AND SIGNED BY A SOUTH CAROLINA LICENSED LAND SURVEYOR.

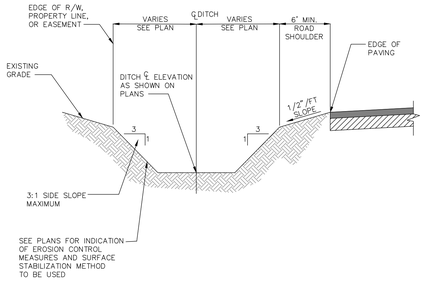
A SIGNED HARD COPY AND AUTOCAD FILE SHALL BE PROVIDED TO THE ENGINEER.

ELEVATIONS SHALL BE BASED UPON THE SAME VERTICAL DATUM USED IN THE ENGINEERING PLANS.

THE DRAWING SHALL BE ON THE SC NAD83 STATE PLANE COORDINATE SYSTEM.

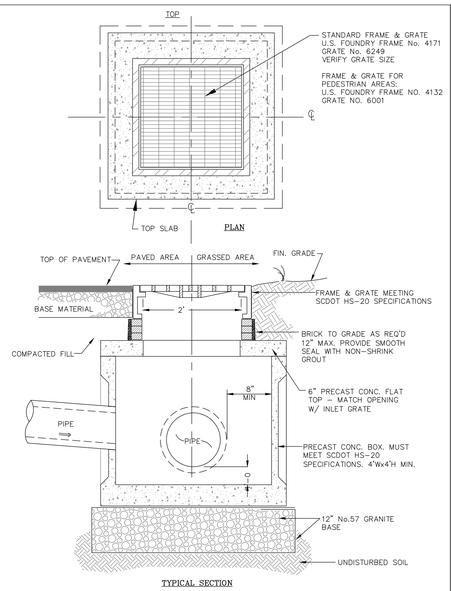
THE SURVEY SHALL INCLUDE THE FOLLOWING AS-BUILT INFORMATION TO INCLUDE LOCATION AND ELEVATIONS:

a. PROPERTY LINES
b. BUILDING(S) WITH FINISHED FLOOR ELEVATIONS
c. PAVING TO INCLUDE ELEVATIONS ALONG EDGES AND INTERNAL RIDGES AND VALLEYS (I.E. ROAD CROWNS, INVERTED CROWN FLOW LINES)
d. ADA-ACCESSIBLE RAMPS
e. CURB AND GUTTER
f. SIDEWALKS
g. SIGNAGE
h. STORM INLETS WITH PIPE DIAMETER(S), FRAME, AND INVERT
i. JUNCTION BOXES WITH PIPE DIAMETER(S), FRAME, AND INVERT
j. SANITARY SEWER MANHOLES WITH FRAME AND INVERT
k. PUMP STATIONS TO INCLUDE FENCING, CONTROLS, DRIVEWAY, WETWELL TOP/BOTTOM ELEVATIONS
l. DITCHES TO INCLUDE TOP OF BANK, BOTTOM OF BANK, AND CENTERLINE
m. PONDS TO INCLUDE CONTOURS FROM TOP OF BANK TO WATER SURFACE AND MEASURED DEPTH FROM WATER SURFACE TO POND BOTTOM
n. WEIR ELEVATIONS AND DIMENSIONS
o. OUTLET CONTROL STRUCTURES TO INCLUDE ELEVATIONS AND DIMENSIONS OF ALL RISERS, GRATES, ORIFICES, WEIRS, AND OUTLET PIPE INVERTS AND DIAMETERS
p. EMERGENCY SPILLWAY DIMENSIONS AND ELEVATIONS
q. LOCATIONS AND INVERTS FOR ALL PIPES DISCHARGING INTO THE POND
r. ALL OTHER VISIBLE SITE FEATURES TO INCLUDE VALVES, FDCS, HYDRANTS, TRANSFORMERS, LIGHT POLES, CLEAN-OUTS, PEDESTALS, SERVICE YARDS, FENCING, HVAC/MECHANICAL DEVICES, AND BOLLARDS.



TYPICAL DITCH CROSS SECTION

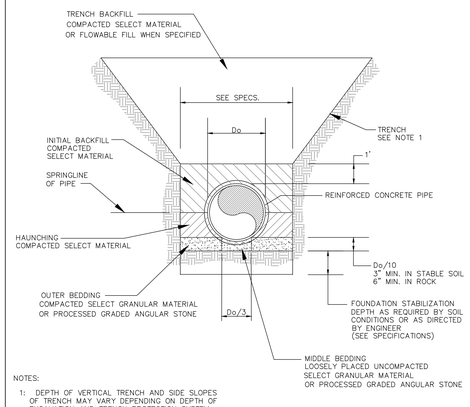
DETAIL 02630-006



TYPICAL SECTION

GRATE INLET

DETAIL 02630-027



NOTES:

1: DEPTH OF VERTICAL TRENCH AND SIDE SLOPES OF TRENCH MAY VARY DEPENDING ON DEPTH OF EXCAVATION AND TRENCH PROTECTION SYSTEM USED. COMPLY WITH OSHA REGULATIONS (STANDARDS – 29 CFR) PART 1956 SUBPART P, EXCAVATIONS.

2. WHEN PROCESSED ANGULAR STONE IS USED FOR MIDDLE AND OUTER BEDDING, THE STONE SHALL BE COMPLETELY WRAPPED IN FILTER FABRIC TO PREVENT MIGRATION OF SURROUNDING SOILS.

EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE

NOT FOR CONSTRUCTION

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SEALS

SOUTH CAROLINA — WARD EDWARDS, INC. No. C00152 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 22816 — 10/10/23 — LICENSED — PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

GRADING & DRAINAGE DETAILS

SHEET NO. C403

PROJ. NO. 019593.03

DR DETAILS / ACCOUNTS PDF TO MCMILLAN PAZDAN SMITH ARCHITECTURE (MPS) COMPLETION OF THIS PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED

PAVING HATCH LEGEND

PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
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MILL & OVERLAY ASPHALT	
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STORM SEWER/DRAINAGE LEGEND

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TRENCH DRAIN	TD: A1
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CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

GRADING LEGEND

	PROPOSED
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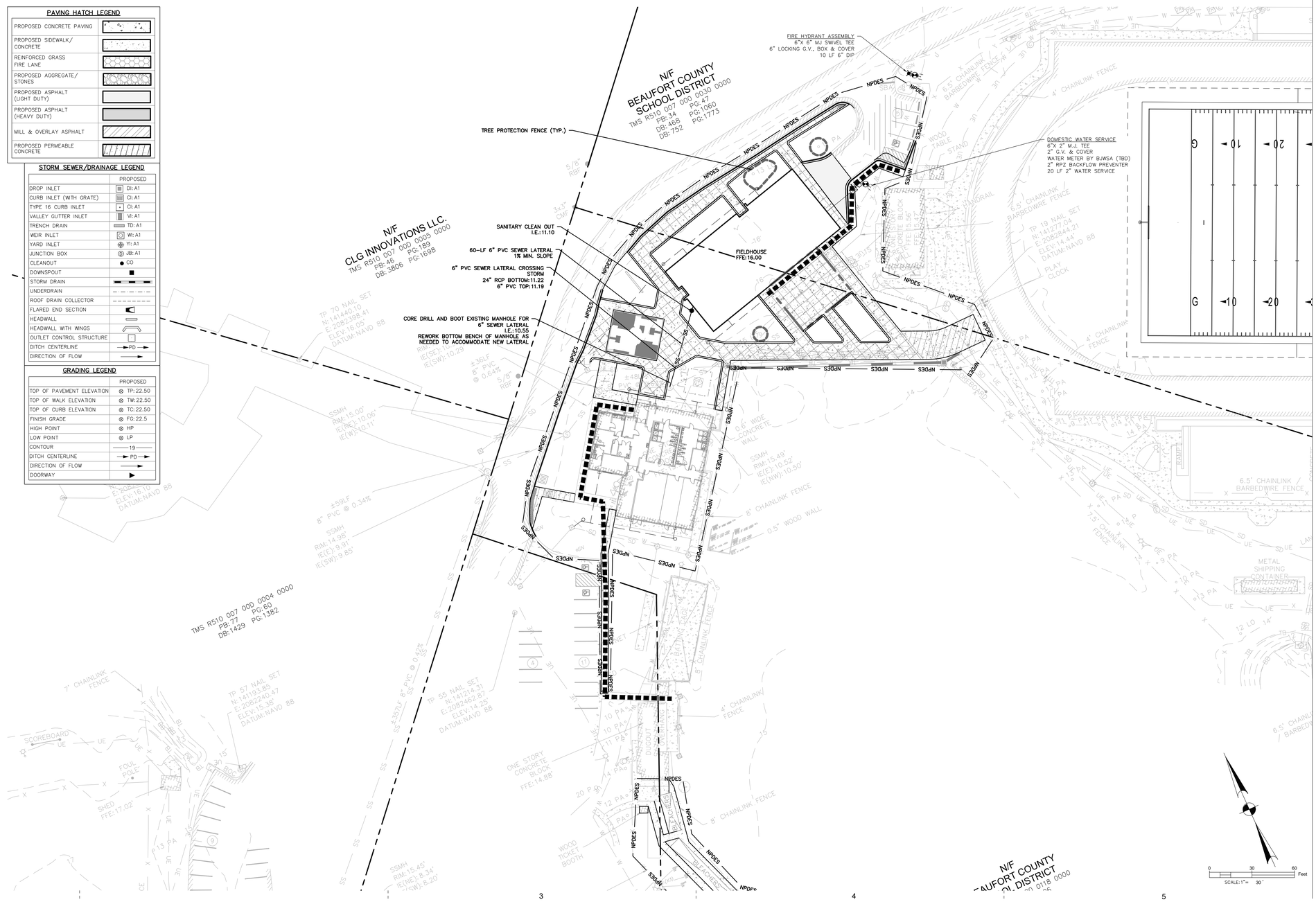
LOW POINT	LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	



NOT FOR CONSTRUCTION

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SEALS

SOUTH CAROLINA — WARD EDWARDS, INC. No. C00152 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 22816 — 10/10/22 — PAUL R. MOORE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

UTILITY PLAN

SHEET NO. C501

PROJ. NO. 019593.03

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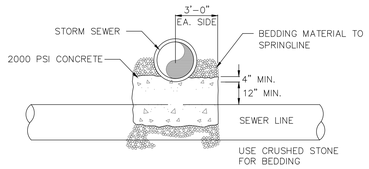
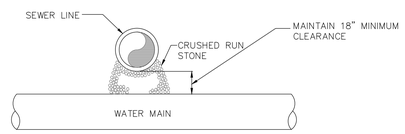


STORM SEWER CROSSING DETAIL

NOT TO SCALE

NOTE:
FULL JOINT OF DUCTILE IRON PIPE, CENTERED AT CROSSING

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
STORM SEWER CROSSING DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-3
SCALE: NTS	REVISED: XXXXXXX	

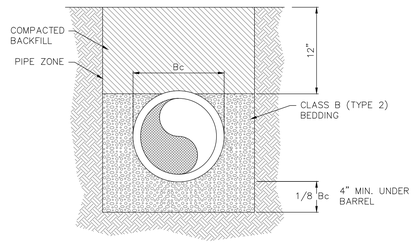


SEWER CROSSING ABOVE WATER LINE DETAIL

NOT TO SCALE

NOTE:
FULL JOINT OF DUCTILE IRON PIPE FOR BOTH WATER AND SEWER TO BE CENTERED AT CROSSING.

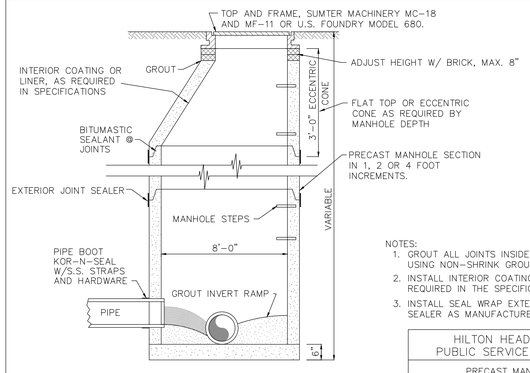
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING ABOVE WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-2
SCALE: NTS	REVISED: XXXXXXX	



BEDDING FOR PVC GRAVITY SEWER PIPE

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXX	

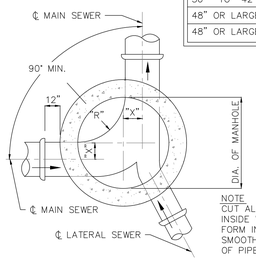


SECTION

NOTES:
1. GROUT ALL JOINTS INSIDE AND OUTSIDE USING NON-SHRINK GROUT.
2. INSTALL INTERIOR COATING OR LINER AS REQUIRED IN THE SPECIFICATIONS.
3. INSTALL SEAL WRAP EXTERIOR JOINT SEALER AS MANUFACTURED BY MAR-MAC.

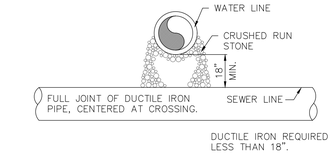
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
PRECAST MANHOLE		
APPROVED BY: XXXXXXX	DATE: XXXXXXX	DRAWING NO. XII-6
SCALE: NTS	REVISED: XXXXXXX	

STANDARD MANHOLES SCHEDULE OF GOVERNING DIMENSIONS				
PIPE SIZE	ANGLE △	MANHOLE DIAMETER	"R"	"X"
8" TO 15"	0° TO 90°	4'-0"	2'-0"	0"
18" TO 30"	0° TO 90°	5'-0"	2'-0"	6"
36" TO 42"	0° TO 60°	6'-0"	3'-0"	9"
36" TO 42"	60° TO 90°	6'-0	3'-0"	1'-2"
48" OR LARGER	0° TO 45°	7'-0	4'-0"	6"
48" OR LARGER	45° TO 90°	8'-0	3'-0"	1'-3"



NOTE
CUT ALL PIPE FLUSH WITH INSIDE WALL OF MANHOLE FORM INVERT UNIFORM AND SMOOTH. CUT OFF TOP HALF OF PIPE AT WALL.

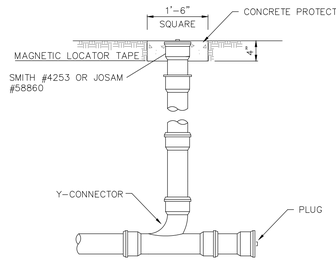
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
TYPICAL PLAN STANDARD MANHOLE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-5
SCALE: NTS	REVISED: XXXXXXX	



SEWER CROSSING BELOW WATER LINE DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING BELOW WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-4
SCALE: NTS	REVISED: XXXXXXX	

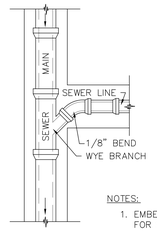


CLEANOUT DETAIL

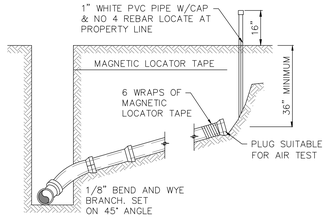
NOT TO SCALE

NOTES:
1. THE CLEANOUT SHOULD BE THE SAME SIZE DIAMETER AS THE LINE THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A PLUG SUITABLE FOR AIR TEST.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
CLEANOUT DETAIL		
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13
SCALE: NTS	REVISED: XXXXXXX	



PLAN



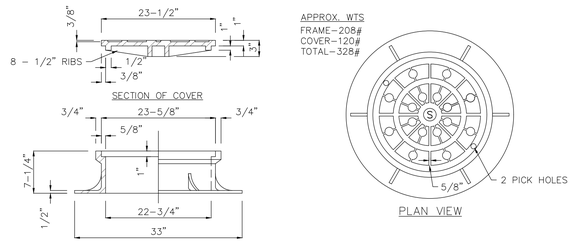
SECTION

NOTES:
1. EMBEDMENT SAME AS FOR SEWER LINE.
2. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0%. MAXIMUM GRADE SHALL BE 50%
3. NO VERTICAL STACKING WILL BE ALLOWED.

SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER SERVICE CONNECTION DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-10
SCALE: NTS	REVISED: XXXXXXX	



PLAN VIEW

HALF SECTION FRAME HALF ELEVATION FRAME

NOTES:
1. AS MANUFACTURED BY SUMTER MACHINERY CO. NOS. TOP MC-18 & FRAME MF-11 OR U.S. FOUNDRY MODEL 680. PROVIDE WITH 2 COATS OF BITUMASTIC PAINT.
2. MACHINED BEARING SURFACES BETWEEN COVER AND FRAME.

STANDARD FRAME & COVER

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
STANDARD FRAME AND COVER		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-9
SCALE: NTS	REVISED: XXXXXXX	

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
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NOT FOR CONSTRUCTION

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

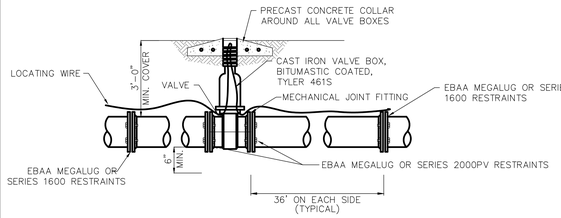
PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

UTILITY DETAILS

SHEET NO. C502

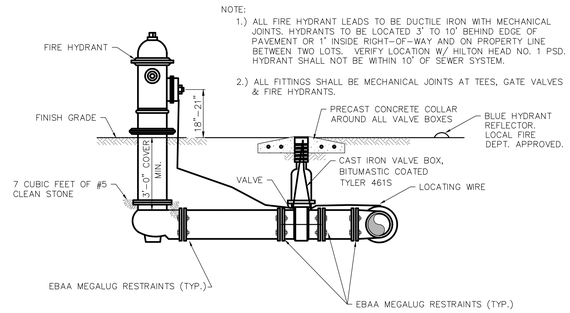
PROJ. NO. 019593.03



GATE VALVE SETTING DETAIL

NOT TO SCALE

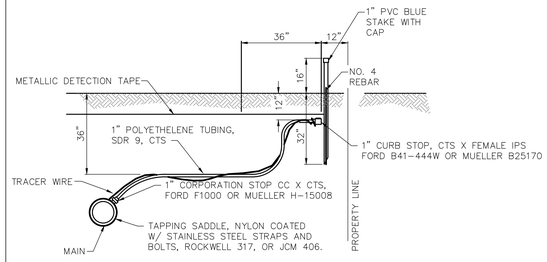
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
GATE VALVE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3
SCALE: NTS	REVISED: JAN. 2001	



FIRE HYDRANT, VALVE & TEE SETTING

NOT TO SCALE

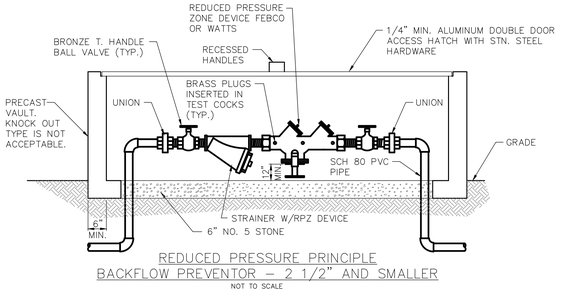
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
FIRE HYDRANT, VALVE & TEE SETTING		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-2
SCALE: NTS	REVISED: MAR 2005	



1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
1" WATER SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-1
SCALE: NTS	REVISED: Jan. 2001	



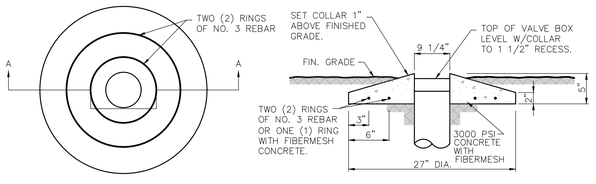
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER

NOT TO SCALE

NOTES:

1. MIN. WIDTH OF BOX 4' INSIDE.
2. POURED CONCRETE OR PRECAST CONCRETE BOX, KNOCK-OUT TYPE IS NOT ACCEPTABLE
3. WHERE A POSITIVE DRAIN (NO SURCHARGING) IS AVAILABLE, A FLOOR DRAIN WITH A 2" SLOPED CONCRETE BOTTOM MAY BE USED AND VAULT AND THE VAULT CAN BE INSTALLED WITH THE TOP 2" ABOVE GRADE.
4. IF SUBJECT TO TRAFFIC PROVIDE A HEAVIER DOOR.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-9
SCALE: NTS	REVISED: XXXXXXX	



PLAN SECTION A-A

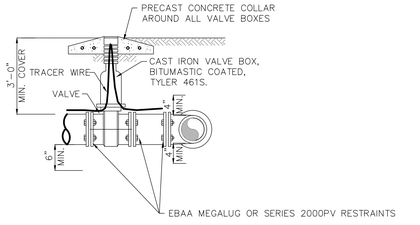
PRECAST CONCRETE COLLAR DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
PRECAST CONCRETE COLLAR DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-6
SCALE: NTS	REVISED: XXXXXXX	

NOTE:

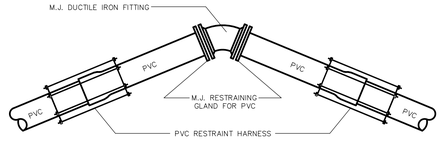
1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



VALVE & TEE SETTING DETAIL

NOT TO SCALE

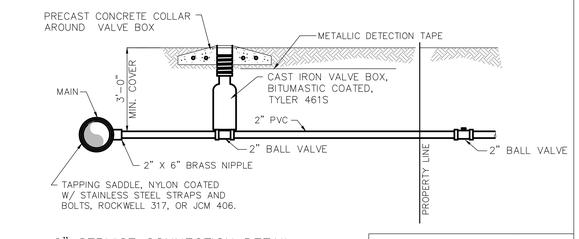
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
VALVE & TEE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4
SCALE: NTS	REVISED: JAN. 2001	



RESTRAINED JOINT FITTING DETAIL

NOT TO SCALE

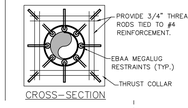
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
RESTRAINED JOINT FITTING		
APPROVED BY: LC	DATE: DEC. 1998	DRAWING NO. VIII-13
SCALE: NTS	REVISED: XXXXXXX	



2" SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
2" SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-12
SCALE: NTS	REVISED: XXXXXXX	



CROSS-SECTION

MINIMUM BLOCKING DIMENSIONS			
PIPE SIZE (inches)	BLOCKING BEARING AREA (FT2)	BLOCKING WIDTH (inches)	THREADED RODS
4	2	24	4
6	4	24	4
8	7	36	6
10	11	36	6
12	15	36	6
OVER 12" BY THE DESIGN ENGINEER			

THE MINIMUM DIMENSIONS TABLE IS BASED ON AN ASSUMED SOIL BEARING OF 2000 LBS PER SQ. FT. IF BEARING VALUE FOR SOIL IS LESS, THEN AREA SHOWN HEREIN SHALL BE INCREASED ACCORDINGLY

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
THRUST COLLAR DETAIL		
APPROVED BY: XXXXXXX	DATE: APRIL, 1997	DRAWING NO. VIII-11
SCALE: NTS	REVISED: XXXXXXX	

ON SUITABLY ACCOUNTED FOR TO MCMILLAN PAZDAN SMITH ARCHITECTURE (MPSA) COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 10/10/23 PAUL R. MOORE

NOT FOR CONSTRUCTION

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 07/25/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

UTILITY DETAILS

SHEET NO. C503

PROJ. NO. 019593.03

ABBREVATION NOTES:

1. ABBREVIATIONS LISTED BELOW APPLY TO THE ARCHITECTURAL DRAWINGS ONLY, REFER TO CONSTRUCTION DOCUMENTS PREPARED BY MPS CONSULTANTS FOR ABBREVIATIONS USED.
2. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL ABBREVIATIONS NOT SHOWN.

A/C	AIR CONDITION
A/E	ARCHITECT/ENGINEER
ABAN	ABANDON
ABRSV	ABRASIVE
ACC	ACCESSIBLE
ACST INSUL	ACOUSTICAL INSULATION
ACST PNL	ACOUSTICAL PANEL
ACP	AUTOMATIC CONTROL PANEL
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
ASD	AUTOMATIC SPRINKLER DRAIN
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
ASSN	ASSOCIATION
AVG	AVERAGE
BAT	BATTEN
BD	BOARD
BD FT	BOARD FEET (FOOT)
BDRY	BOUNDARY
BF	BOTH FACES
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BLKHD	BULKHEAD
BLKT	BLANKET
BN	BULLNOSE
B/STL	BOTTOM OF STEEL
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
BYP	BY PASS
CAB	CABINET
CANTIL	CANTILEVER
CB	CORNER BEAD
CCTV	CLOSED CIRCUIT TELEVISION
CF	CONTRACTOR FURNISHED
CF/CI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/OWNER INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CH BD	CHALKBOARD
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT\ CONTROL JOINT
C/L	CENTER LINE
CLDG	CLADDING
CLG	CEILING
CLR	CLEAR
CLT	CLEAT
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CNCL	CONCEALED
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONF	CONFERENCE
COORD	COORDINATE
CORR	CORRIDOR
CP	CONTROL PANEL
CSB	CONCRETE SPLASH BLOCK
DBL	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DMPF	DAMPPROOFING
DPTN	DEMOUNTABLE PARTITION
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DSPL	DISPOSAL
DW	DISHWASHER
EA	EACH
EC	EDGE OF CURB
EFS	EXTERIOR FINISH SYSTEM
EG	EDGE GRAIN
EGB	EXTERIOR GYPSUM WALL BOARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EFG	ENTRANCE FLOOR GRILLE
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELEM	ELEMENTARY
ELEV	ELEVATOR
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENAM	ENAMEL
ENCL	ENCLOSURE
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EP	EXPOXY PAINT
EPS	EXPANDED POLYSTYRENE BOARD (INSULATION)
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ERD	EXISTING ROOF DRAIN
ESCAL	ESCALATOR
EWH	ELECTRIC WATER HEATER
EWS	EYE WASH STATION
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDCC	FIRE DEPARTMENT CONNECTION CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FH	FIRE HOSE/ FIRE HYDRANT
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FL	FLOORLINE
FO	FINISHED OPENING
FOC	FACE OF CONCRETE/ FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FRG	FIBER REINFORCED GYPSUM
FURN	FURNITURE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFRC	GLASS-FIBER-REINFORCED CONCRETE
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GFRP	GLASS-FIBER-REINFORCED PLASTER
GFRP	GLASS-FIBER-REINFORCED PLASTIC
GL	GLASS/GLAZING
GMP	GUARANTEED MAXIMUM PRICE
GR	GROUT
GRAN	GRANITE
GT	GREASE TRAP
GYP BD	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HCWD	HOLLOW CORE WOOD DOOR
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
ID	INSIDE DIAMETER/ INSIDE DIMENSION
INSUL	INSULATION
INSUL PNL	INSULATED METAL PANEL
JAN	JANITOR
JT	JOINT
KD	KNOCKED DOWN
KPL	KICKPLATE
LAM	LAMINATE
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LCD	LINEAR CEILING DIFFUSER
LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
LDG	LANDING
LDR	LEADER
LF	LINEAR FEET (FOOT)
LOS	LINE OF SIGHT
LVDR	LOUVER DOOR
LVR	LOUVER
LWC	LIGHTWEIGHT CONCRETE
MAINT	MAINTENANCE
MAX	MAXIMUM
MC	METAL-CLAD
MCB	METAL CORNER BEAD
MED	MEDICAL
MEL	MELAMINE
MEZZ	MEZZANINE
MF	MILL FINISH
MID	MIDDLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING (MOULDING)
MLWK	MILLWORK
MOD BIT	MODIFIED BITUMEN
MOPR	MOP RACK
MR	MOISTURE RESISTANT
MTL	METAL
MW	MICROWAVE
MWP	MEMBRANE WATERPROOFING
N/A	NOT APPLICABLE
NCOMBL	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NLB	NONLOADBEARING
NO	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW
OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OF/OI	OWNER FURNISHED/OWNER INSTALLED
OFS	OUTSIDE FACE OF STUDS
OPNG	OPENING
OPP	OPPOSITE
OPR	OPERABLE
PAT	PATTERN
PBD	PARTICLEBOARD
PERF	PERFORATED
PERM	PERMANENT
PERP	PERPENDICULAR
PGBD	PEGBOARD
PJ	PANEL JOINT
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PORC	PORCELAIN
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PT	PRESSURE TREATED
PTD	PAINT
R	RADIUS
RADN	RADIATION
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BARS
REF	REFERENCE
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RESP	RESIN PANEL
RFG	ROOFING
RH	ROOF HATCH
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RTF	RUBBER TILE FLOOR
RTU	ROOF TOP UNIT
RV	ROOF VENT
RVL	REVEAL
SB	SPLASH BLOCK
SBSTR	SUBSTRATE
SCHED	SCHEDULE
SCRN	SCREEN
SD	SMOKE DETECTOR
SHR	SHOWER
SHRD	SHOWER DRAIN
SIM	SIMILAR
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ FT	SQUARE FOOT
SS	SOLID SURFACE
SST	STAINLESS STEEL
ST	STAIR(S)
STC	SOUND TRANSMISSION CLASS
STOR	STORAGE
STN	STAIN
SUSP CLG	SUSPENDED CEILING
SYMM	SYMMETRICAL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TD	TRENCH DRAIN
TEMP	TEMPORARY
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
THRU	THROUGH
TLT	TOILET
T/	TOP OF ___
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB\ TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TRS (or TR)	TRANSITION STRIP
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WF	WASH FOUNTAIN
WH	WATER HEATER
WHSE	WAREHOUSE
WP	WALL PROTECTION
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)

GENERAL NOTES:

1. ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE APPLICABLE CODES, AS INDICTED ON THIS SHEET AND ALL OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CLARIFY ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
3. CLARIFY ANY COORDINATION DISCREPANCIES BETWEEN ENGINEER DRAWINGS AND ARCHITECTURAL DRAWINGS WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
4. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.

ABBREVIATIONS LIST

LINE TYPES

- BEYOND
- CENTERLINE
- DEMOLISHED
- HIDDEN
- OVERHEAD

ANNOTATIONS

- FACE DIMENSION
- CENTERLINE DIMENSION
- 1 — COLUMN GRID TAG - NEW
- A — COLUMN GRID TAG - EXISTING
- ALIGN — ALIGN FACE OF SURFACES
- 0'-0" — SPOT ELEVATION
- Name Elevation — LEVEL / ELEVATION HEIGHT
- 1 — REVISION TAG AND CLOUD

ANNOTATIONS

- NORTH — NORTH (PROJECT OR TRUE)
- PROJECT NORTH
- TRUE NORTH
- A — WINDOW / CURTAIN WALL TAG
- L1 — LOUVER TAG
- SA4 — WALL TAG
- 01 — DEMOLITION KEYNOTE
- 01 — KEYNOTE
- TA-1 — ACCESSORY TAG
- F1 — FURNITURE TAG
- E123456 — EQUIPMENT TAG
- S99 — SIGNAGE TAG

CEILING TAG
- 1t — CEILING TYPE (IF / WHEN INDICATED)
- 10'-0" — CEILING HEIGHT

ROOM TAG(S):
- ROOM NAME 150 SF — ROOM TAG WITH AREA (NO ROOM #)
- DEPT/ PHASE — DEPARTMENT OR PHASE (IF SHOWN)
- ROOM NAME — ROOM NAME
- 00999 — ROOM # = 2 OR 3 DIGITS; FLOOR # = 1 OR 2 DIGITS
- ROOM NAME 00999 150 SF — AREA (IF SHOWN)
- 150 SF — AREA ONLY

DOOR TAG:
- 122A — FLOOR # = 1 OR 2 DIGITS; ROOM # = 2 OR 3 DIGITS; DOOR SEQUENCE (ALPHABETIC)
- 45 MIN — DOOR RATING (IF SHOWN)

VIEW REFERENCE

- 1/ A810 — PHOTO REFERENCE TAG

PLAN VIEW TITLE REFERENCE
- A1 / A101 VIEW NAME 1/8" = 1'-0" — PLAN NUMBER; VIEW SCALE; CURRENT SHEET

DETAIL VIEW TITLE REFERENCE
- A1 / A101 VIEW NAME 1/8" = 1'-0" — DETAIL NUMBER; VIEW SCALE; CURRENT SHEET

PLAN / DETAIL CALLOUT
- 1 / A103 SIM — REFERENCED SHEET

BUILDING SECTION CALLOUT
- 1 / A610 SIM — REFERENCED SHEET

WALL SECTION CALLOUT
- A5 / A610 SIM — REFERENCED SHEET

DETAIL SECTION CALLOUT
- 1 / A601 SIM — REFERENCED SHEET

EXTERIOR ELEVATION CALLOUT
- 1 Ref, 1 Ref, A510, 1 Ref, 1 Ref

INTERIOR ELEVATION CALLOUT
- A1 Ref, A1 Ref, A1011, A1 Ref, A1 Ref

STANDARD GRAPHICS AND SYMBOLS

TYPICAL MATERIALS

NOTE:

1. ALL DIMENSIONS SHOWN ARE MINIMUMS.
2. DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT ALL DOORS. CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTORS EXPENSE.

2 / A001 **MPS MANEUVERING CLEARANCES AT DOORS (ICC/ANSI-2017)1**
3/8" = 1'-0"

REACH RANGES

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 02/15/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

ABBREVIATION, SYMBOLS AND LEGENDS

SHEET NO. A001

PROJ. NO. 019593.03

6/19/2023 5:07:57 PM Autodesk Docs://019593.03_Hilton Head High School/HHIHS_NewFieldhouse_R23.rvt
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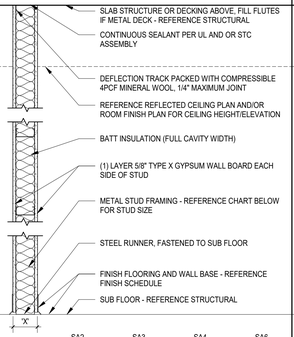
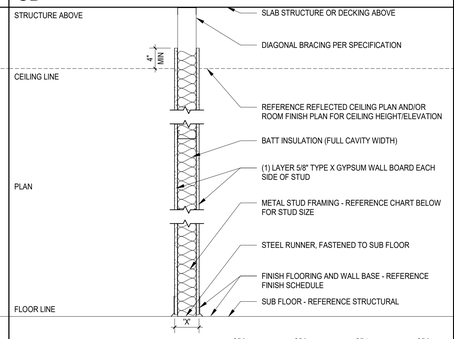
SA



	SA2	SA3	SA4	SA6
STUD SIZE	2 1/2"	3 5/8"	4	6
ACTUAL DIMENSION 'X'	3 3/4"	4 7/8"	5 1/4"	7 1/4"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SB



	SB2	SB3	SB4	SB6
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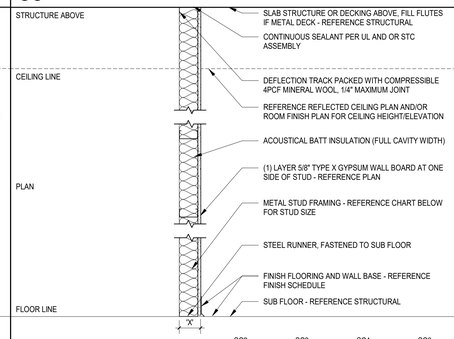
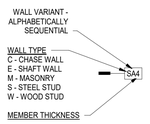
ACTUAL DIMENSION 'X'	3 3/4"	4 7/8"	5 1/4"	7 1/4"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SC



	SC2	SC3	SC4	SC6
STUD SIZE	2 1/2"	3 5/8"	4"	6
ACTUAL DIMENSION 'X'	3 1/8"	4 1/4"	4 5/8"	6 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

WALL TAG LEGEND



FURRING	STEEL STUD	WOOD STUD	SHAFT WALL	MASONRY
L - LAMINATED	1 - 1 5/8" STUD	2 - 1 1/2" NAILER	2 - 2 1/2" CH STUD	4 - 4" CMU
0 - 7/8" HAT	2 - 2 1/2" STUD	4 - 1 3/4" x 3 1/2" STUD	4 - 4" CH STUD	6 - 6" CMU
1 - 1 1/2" HAT	3 - 3 5/8" STUD	6 - 1 3/4" x 5 1/2" STUD	6 - 6" CH STUD	8 - 8" CMU
	4 - 4" STUD	8 - 1 3/4" x 7 1/2" STUD		
	6 - 6" STUD	12 - 1 3/4" x 11 1/4" STUD		
	8 - 8" STUD			

WALL FRAMING PRIORITY

A. PARTITIONS SHALL BE PRIORITIZED BASED ON FIRE AND SMOKE RATING.
B. PARTITIONS SHALL BE CONSTRUCTED SUCH THAT HIGHER PRIORITY IS FRAMED BEFORE LOWER PRIORITY.
C. LOWER PRIORITY PARTITIONS SHALL BE FRAMED TIGHT TO, BUT NOT INTERRUPT HIGHER PRIORITY CONSTRUCTION. (SEE THE EXAMPLE BELOW)

2 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 1 (HIGHEST)
2 HOUR FIRE RATED	PRIORITY 2
1 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 3
1 HOUR FIRE RATED	PRIORITY 4
NONE RATED	PRIORITY 5 (LOWEST)

GENERAL PARTITION NOTES

A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
B. GYPSUM WALL BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS. REFER TO FIRE WALL PRIORITY DIAGRAM.
C. REFERENCE ALL FLOOR PLANS AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS AND RATINGS.
D. PROVIDE TYPE X, MOLD AND MOISTURE RESISTANT GYPSUM WALL BOARD IN ALL TOILET AND JANITOR ROOMS.
E. PROVIDE CEMENT BOARD IN ALL WET SHOWER AREA WALLS WITH TILE FINISH.
F. PROVIDE IMPACT RESISTANT GYPSUM WALL BOARD UP TO 4'-0" IN ALL LOBBIES, CORRIDORS, AND STAIRWELLS.
G. AT ALL JOINTS AT TOP OF ALL FIRE RATED PARTITIONS: PROVIDE COMPLETE UL LISTED FIRE RESISTIVE JOINT SYSTEM TO MATCH FIRE RESISTANCE OF WALL ASSEMBLY AND THAT IS ALSO COMPATIBLE WITH JOINT SUBSTRATES.
H. ANY PORTION OF GYPSUM WALL BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW DRY GYPSUM WALL BOARD.
I. INTERIOR PARTITIONS MAY HAVE ADDITIONAL FINISHES. REFERENCE FINISH SCHEDULE AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
J. PROVIDE PROJECT SPECIFIC DELEGATED DESIGN DATA INCLUDING STUD SPACING, STUD GAUGE,BRACING AND DEFLECTION.
K. SOUND ATTENUATION BLANKET IS REQUIRED AT ALL INTERIOR PARTITIONS AND SHALL RUN FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. SOUND ATTENUATION BATT SHALL BE AS FOLLOWS:
   a. FIRE RESISTANT PARTITIONS: MINERAL WOOL SOUND ATTENUATION FIRE BLANKET (SAFB) - FULL STUD DEPTH
   b. NON-RATED PARTITIONS: UNFACED FIBERLASS SOUND ATTENUATION BATTS (SAB) - FULL STUD DEPTH
L. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS (UNLESS OTHERWISE NOTED).
M. COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO, ALL MILLWORK, CASEWORK, GRAB BARS, LCD MONITORS, AND TOILET PARTITIONS.
N. INSTALL GYPSUM WALL BOARD ON INTERIOR PARTITIONS WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM WALL BOARD AND THE FINISHED FLOOR.

CONTROL JOINT NOTES

GYPSUM WALL BOARD:

LOCATE CONTROL JOISTS AS FOLLOWS:

A. PROVIDE CONTROL JOINTS IN WIDTHS NO GREATER THAN 30'-0" OC, BUT NO LESS THAN 16'-0".

B. INSTALL CONTROL JOINTS ACCORDING TO ASTM C 840 AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT.

C. SUBMIT CONTROL JOINT LOCATION PLAN TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

D. PROVIDE CONTROL JOINTS ABOVE DOOR JAMBS WHENEVER POSSIBLE.

E. STAGGER JOINTS FOR ALL RATED WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD.

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

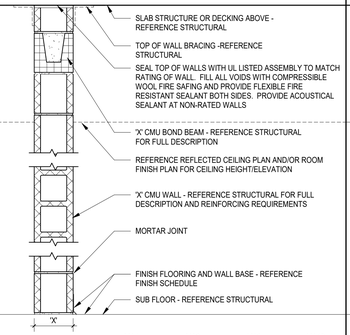
SHEET TITLE:

PARTITION TYPES - METAL STUD

SHEET NO. A003

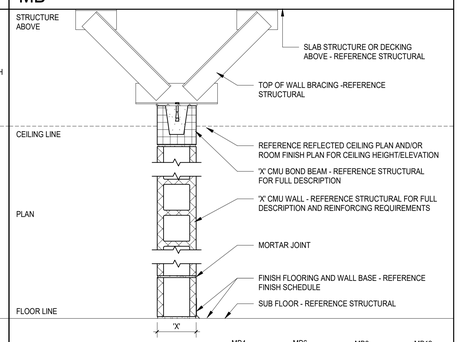
PROJ. NO. 019593.03

MA



	MA4	MA6	MA8	MA12
CMU SIZE	3 5/8"	5 5/8"	7 5/8"	11 5/8"
ACTUAL DIMENSION "X"	3 5/8"	5 5/8"	7 5/8"	11 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	- -	1 HR U904	1HR U904	- -
ACOUSTICAL RATING	- -	- -	- -	- -

MB



	MB4	MB6	MB8	MB12
CMU SIZE	3 5/8"	5 5/8"	7 5/8"	11 5/8"
ACTUAL DIMENSION "X"	3 5/8"	5 5/8"	7 5/8"	11 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	- -	- -	- -	- -
ACOUSTICAL RATING	- -	- -	- -	- -

GENERAL PARTITION NOTES

A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE
B. GYPSUM WALL BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS. REFER TO FIRE WALL PRIORITY DIAGRAM.
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N. INSTALL GYPSUM WALL BOARD ON INTERIOR PARTITIONS WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM WALL BOARD AND THE FINISHED FLOOR.

CONTROL JOINT NOTES

CONCRETE MASONRY UNIT:

LOCATE CONTROL JOINTS AS FOLLOWS:

A. ON ONE SIDE OF ALL WALL OPENINGS SMALLER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING)

B. ON BOTH SIDES OF ALL WALL OPENINGS LARGER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING)

C. SO THAT NO SINGLE LENGTH IS GREATER THAN 30'-0".

D. NO CLOSER THAN 4'-0" AND NO FARTHER THAN 10'-0" FROM CORNERS.

E. WHEREVER ABRUPT CHANGES IN WALL HEIGHTS OR THICKNESS OCCUR.

F. ADDITIONAL LOCATIONS WHERE ADVISED BY MASONRY CONTRACTOR.

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **02/15/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

PARTITION TYPES - CMU

SHEET NO. A004

PROJ. NO. 019593.03

8/10/2023 2:07:38 PM Autodesk Docs://HHIHS IIB - Main Hub (Schematic)/HHIHS_NewRevit.rvt 2024

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SITE PLAN ACCESSIBILITY

A. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE SOUTH CAROLINA BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.

B. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THE ARCHITECT HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, THE ARCHITECT HAS MADE A POINT IN THESE NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE SOUTH CAROLINA BUILDING CODE/ANSI A117.1 AND APPLICABLE LOCAL LAWS & REGULATIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.

C. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY THE ARCHITECT OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY OR DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).

D. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTES

A. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.

B. WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

C. ANY WALKING SURFACE THAT IS PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.

D. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL PERMITTED).

E. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

F. THE MINIMUM CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES SHALL BE FORTY-EIGHT (48) INCHES MINIMUM MEASURED BETWEEN HANDRAILS WHERE HANDRAILS ARE PROVIDED (NC BUILDING CODE 1104.1 & 1104.2).

REGARDING CURB RAMPS

A. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

B. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.

C. THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES (36) MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED. *NOTE NC BUILDING CODE REQUIRES EXTERIOR ACCESSIBLE ROUTES TO BE 48 INCHES MINIMUM WIDE (1104.1 & 1104.2).

D. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

E. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.

F. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

G. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

H. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 406.12 A117.1, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS FOR PLACEMENT. THE NC BUILDING CODE DOES NOT CURRENTLY REQUIRE DETECTABLE WARNINGS AT CURB RAMPS, NOR DO THE 2010 ADA STANDARDS – HOWEVER US DOT ADA REGULATIONS DO REQUIRE THESE.

I. FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, 1/2 INCH WIDE BY 1/4 INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.

J. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

RAMP NOTES

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.

2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. THE CLEAR WIDTH OF AN EXTERIOR RAMP RUN SHALL BE FORTY EIGHT INCHES (NC BUILDING CODE 1104.1). WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.

4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.

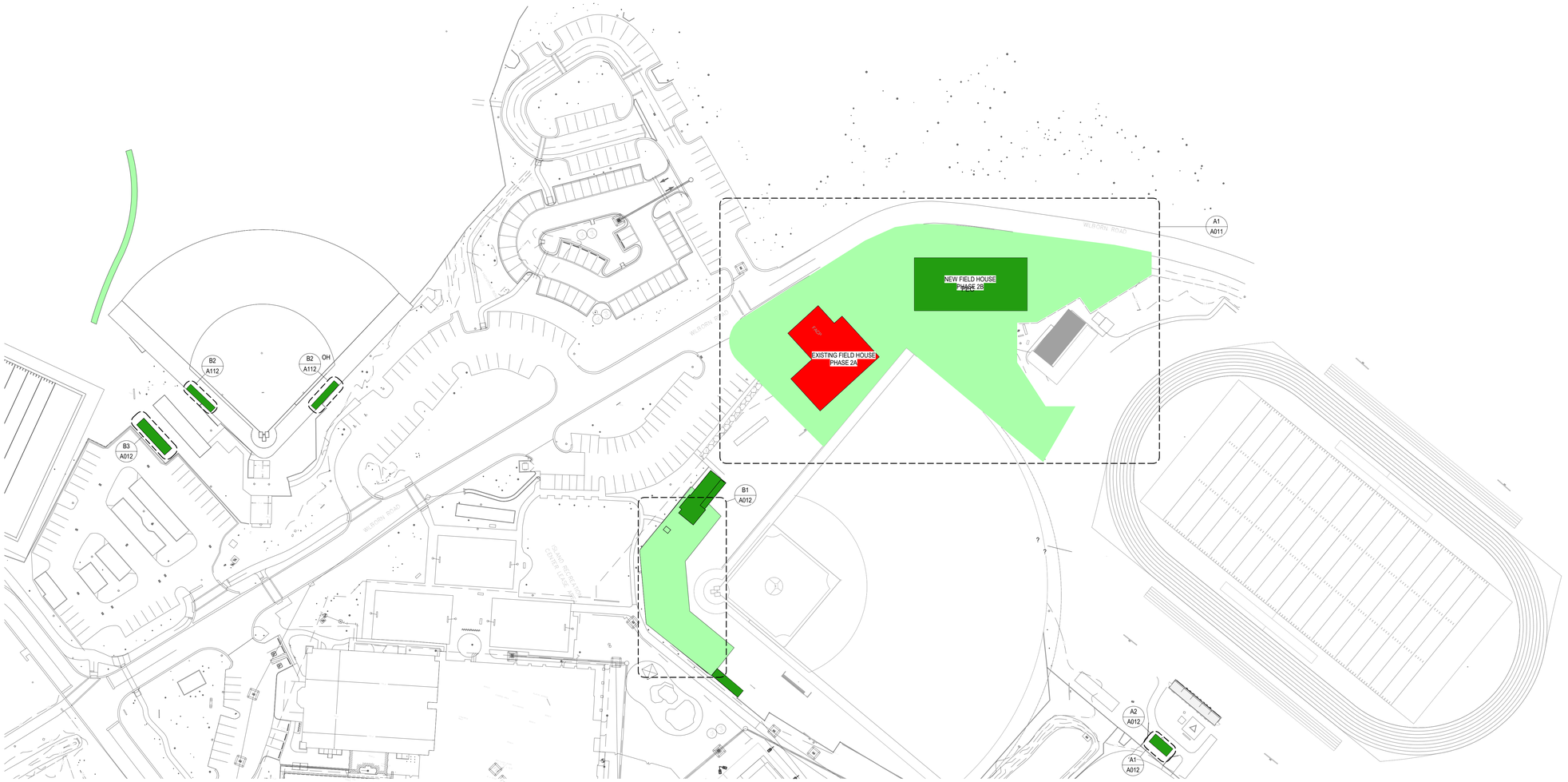
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.

6. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.

7. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.

8. EDGE PROTECTION COMPLYING WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.

9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.



A1 A005 **OVERALL PHASING PLAN**
1" = 50'-0"

PHASING LEGEND

- **PHASE 2A**
- **PHASE 2B - ARCHITECTURAL**
- **PHASE 2B - CIVIL**

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO. A005

PROJ. NO. 019593.03

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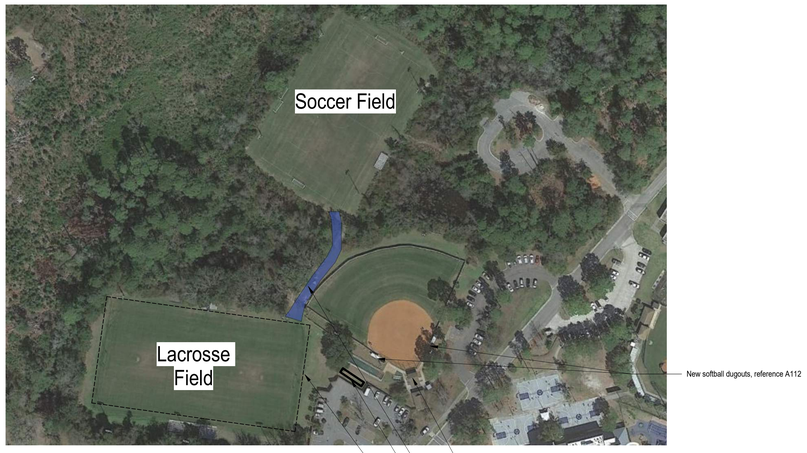
Autodesk Docs://HHIHS IIB - Main Hub @ Hilton Head_Revit/Architecture_Revit_2021.rvt
8/1/2023 5:58:18 PM

Baseball Field Stands

Baseball Press Box Restrooms



Lacrosse Field

Softball Scoreboard

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS- PHASE IIB - ATHLETICS

70 WILBORN ROAD, HILTON HEAD ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: PM
PROJECT ARCHITECT: MS
DRAWN BY: LO

SHEET TITLE:

REFERENCE PHOTOS

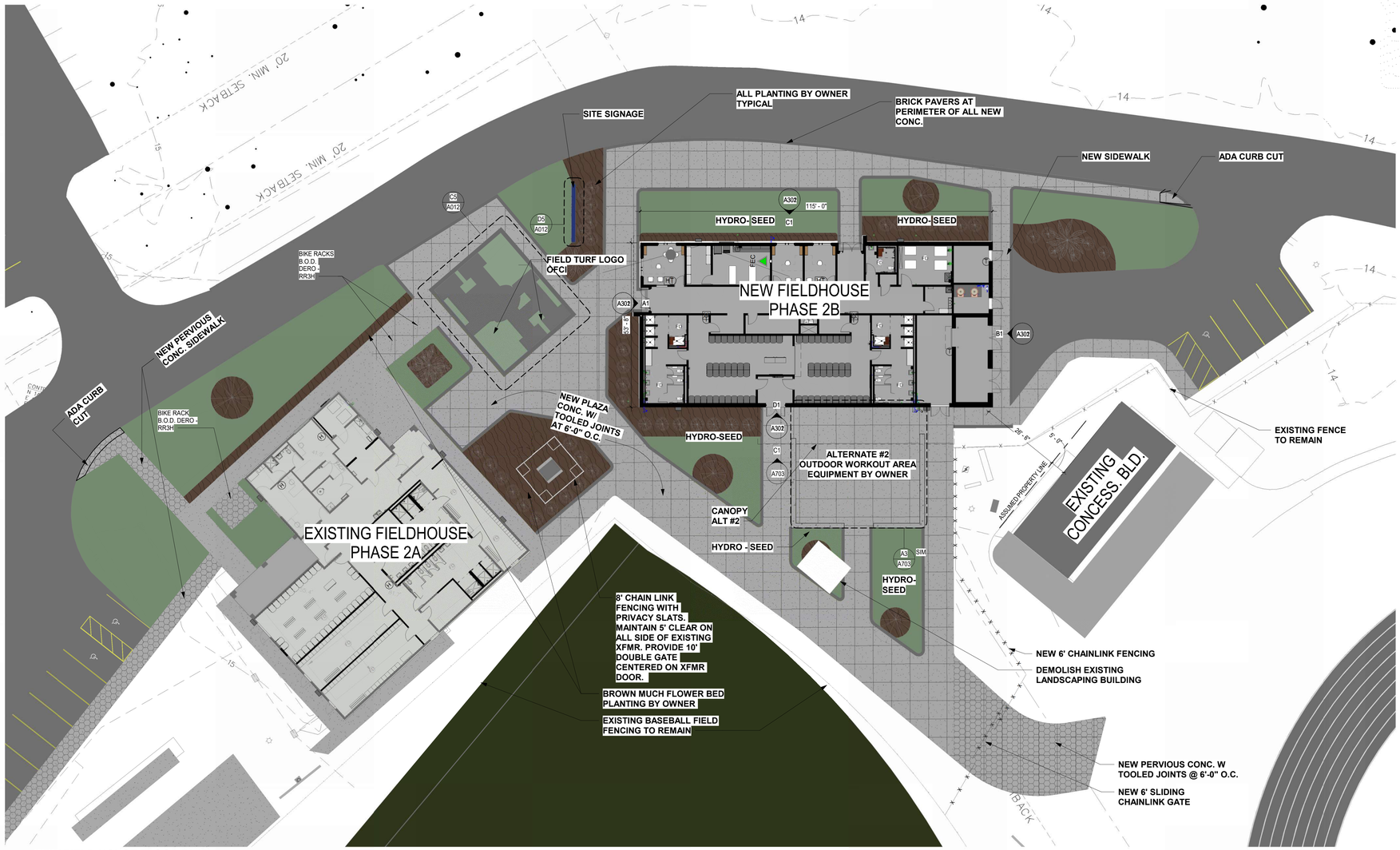
SHEET NO.

PROJ. NO. 019593.03

A006

GENERAL SITE PLAN NOTES

1. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.
2. PROVIDE TREES, SHRUBS, AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK." PROVIDE HEALTHY VIGOROUS STOCK GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
3. ORGANIC MULCH SHALL BE PINE BARK MINI-NUGGETS AND/OR SHREDDED HARDWOOD FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR GROUNDCOVER.
4. SLOPE ALL SIDEWALKS AND PADS (2% MIN) TO ALLOW FOR POSITIVE DRAINAGE.



A1 / A011 **NEW FIELD HOUSE FLOOR PLAN**

1/16" = 1'-0"

THIS PLAN SUPERSEDES THE SITE PLAN ISSUED IN PHASE IIA

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	
2	07/25/2023	PR #01 PHASE IIB	

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

SITE PLAN - PHASE IIB

SHEET NO. A011

PROJ. NO. 019593.03

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MY USER: A.HAN.RM Autodesk Docs://HHIHS Ph II/HHIHS_NewRevit.rvt, 2024

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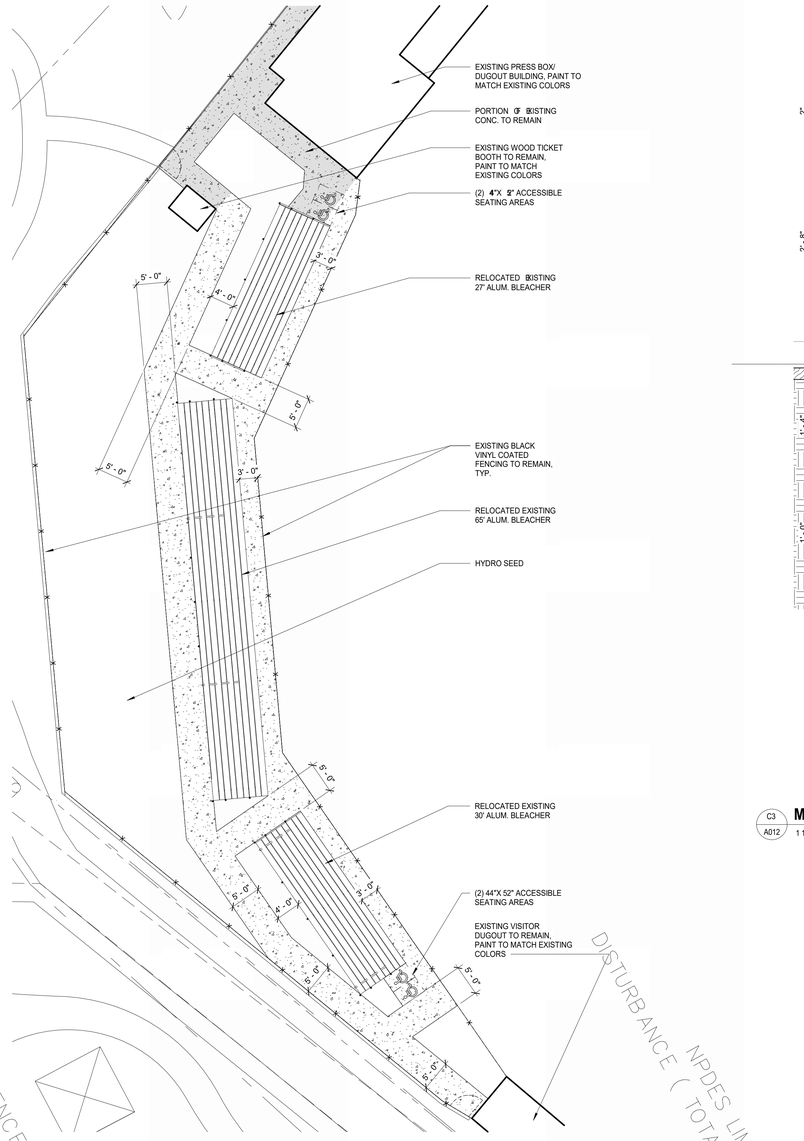
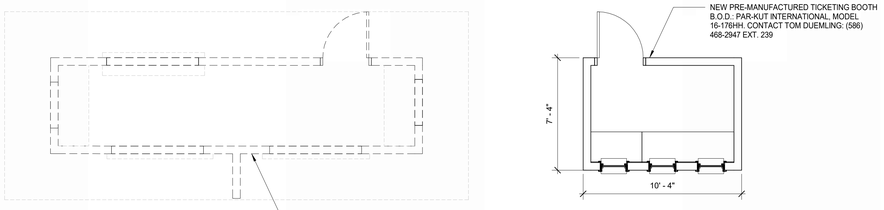


B1 A012 BASEBALL BELACHER RELOCATION PLAN

1" = 10'-0"

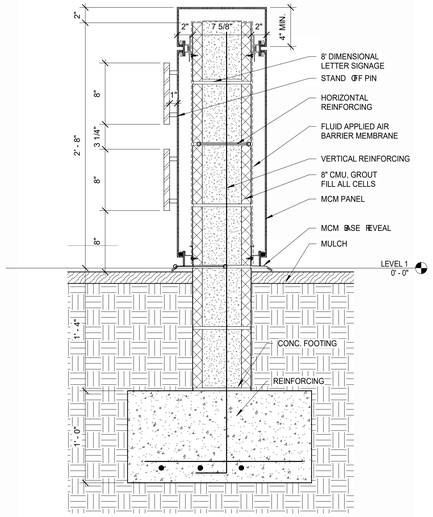


A1 A012 EXISTING TICKET BOOTH - DEMO PLAN

1/4" = 1'-0"

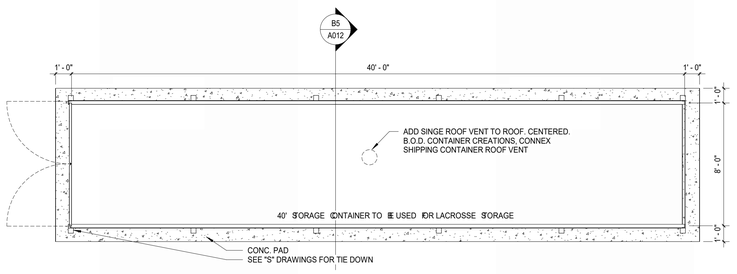
A2 A012 TICKET BOOTH - PLAN

1/4" = 1'-0"



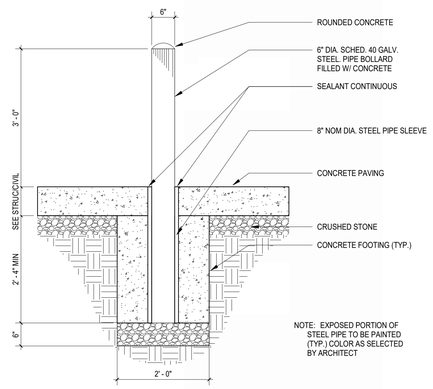
C3 A012 MONUMNET SIGN - SECTION

1 1/2" = 1'-0"



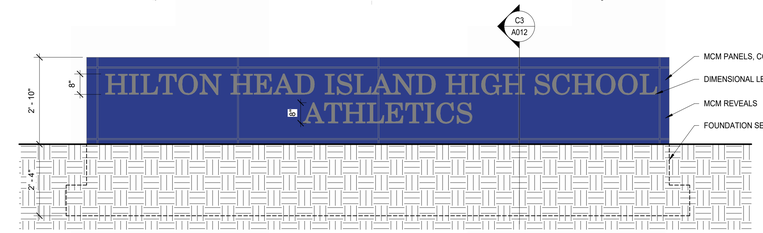
B3 A012 LACCROSSE STORAGE CONTAINER - PLAN

1/4" = 1'-0"



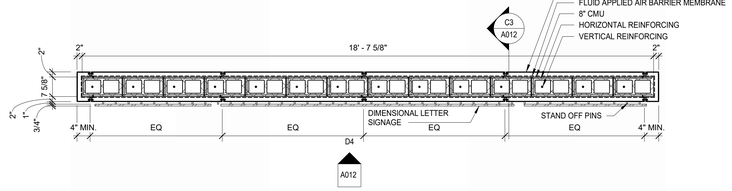
A3 A012 SITE - BOLLARD DETAIL

3/4" = 1'-0"



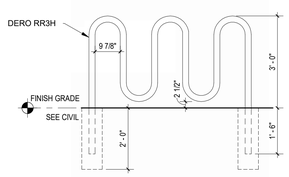
D4 A012 MONUMENT SIGN - ELEVATION

1/2" = 1'-0"



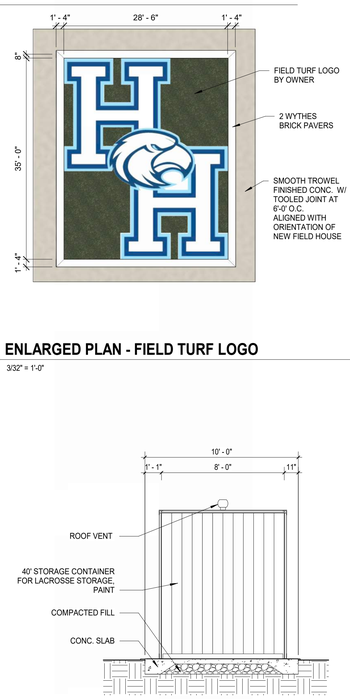
D5 A012 MONUMENT SIGN PLAN

1/2" = 1'-0"



C4 A012 SITE - BIKE RACK DETAIL

1/2" = 1'-0"

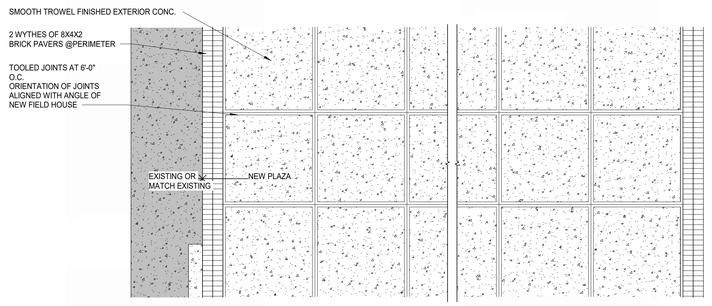


C5 A012 ENLARGED PLAN - FIELD TURF LOGO

3/32" = 1'-0"

B5 A012 LACCROSSE STORAGE CONTAINER - SECTION

1/4" = 1'-0"



A4 A012 PLAZA FINISHING

1/4" = 1'-0"

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ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	

CONSTRUCTION DOCUMENTS **05/05/2023**

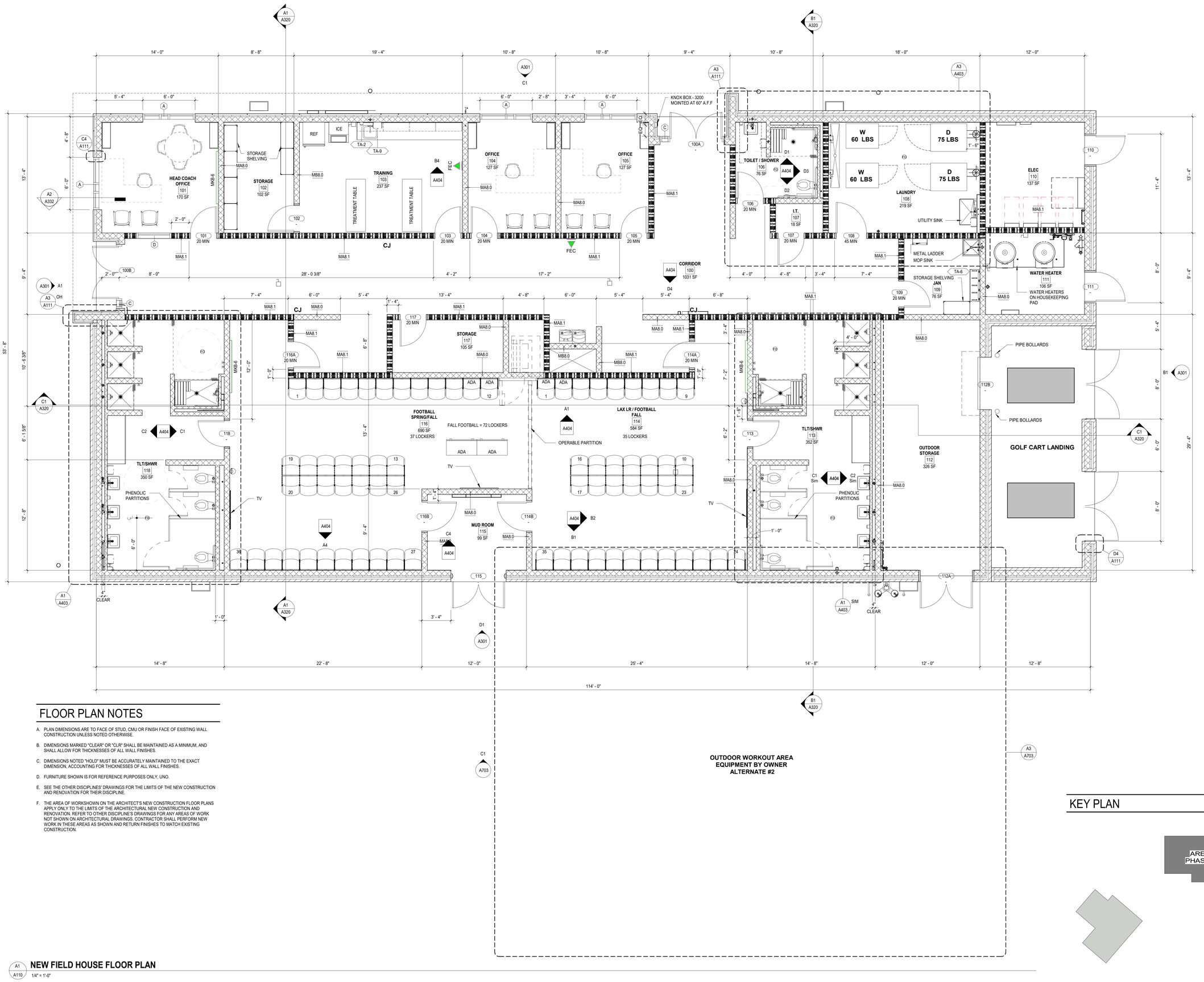
PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

SITE DETAILS

SHEET NO. A012

PROJ. NO. 019593.03



NEW FIELD HOUSE FLOOR PLAN

A1 / A110 — 1/4" = 1'-0"

FLOOR PLAN NOTES

A. PLAN DIMENSIONS ARE TO FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

B. DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AS A MINIMUM, AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.

C. DIMENSIONS NOTED "HOLD" MUST BE ACCURATELY MAINTAINED TO THE EXACT DIMENSION, ACCOUNTING FOR THICKNESSES OF ALL WALL FINISHES.

D. FURNITURE SHOWN IS FOR REFERENCE PURPOSES ONLY, UNO.

E. SEE THE OTHER DISCIPLINES' DRAWINGS FOR THE LIMITS OF THE NEW CONSTRUCTION AND RENOVATION FOR THEIR DISCIPLINE.

F. THE AREA OF WORKSHOWN ON THE ARCHITECT'S NEW CONSTRUCTION FLOOR PLANS APPLY ONLY TO THE LIMITS OF THE ARCHITECTURAL NEW CONSTRUCTION AND RENOVATION. REFER TO OTHER DISCIPLINE'S DRAWINGS FOR ANY AREAS OF WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL PERFORM NEW WORK IN THESE AREAS AS SHOWN AND RETURN FINISHES TO MATCH EXISTING CONSTRUCTION.

KEY PLAN

PROJECT NORTH

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

NEW FLOOR PLAN

SHEET NO. A110

PROJ. NO. 019593.03

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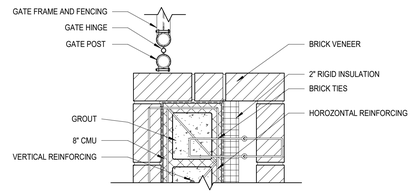
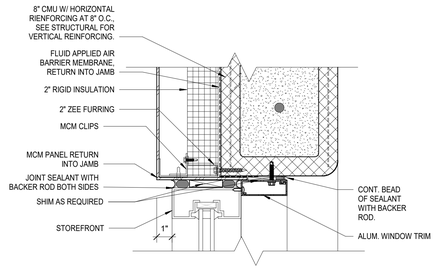


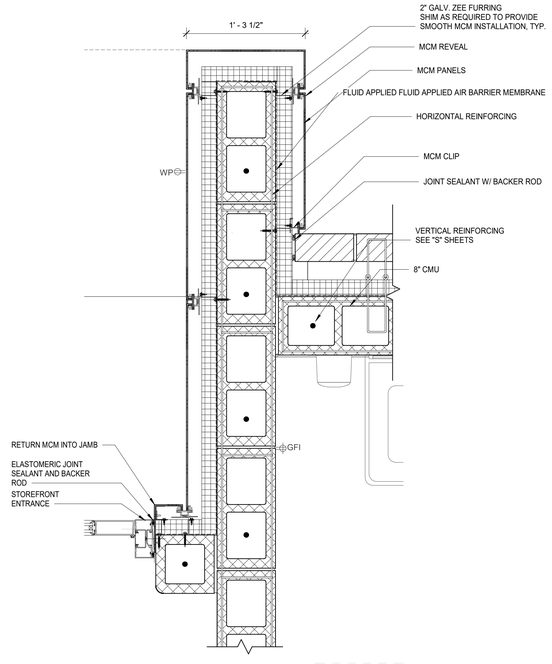
D4 / A111 DETAIL - GATE AT GOLF CART LANDING

1 1/2" = 1'-0"



C4 / A111 DETAIL - STOREFRONT JAMB AT ACM

3" = 1'-0"



A3 / A111 PLAN DETAIL AT ACM EXTENSION

1 1/2" = 1'-0"

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE:	MS
PROJECT ARCHITECT:	MS
DRAWN BY:	AH

SHEET TITLE:

PLAN DETAILS

SHEET NO. A111

PROJ. NO. 019593.03

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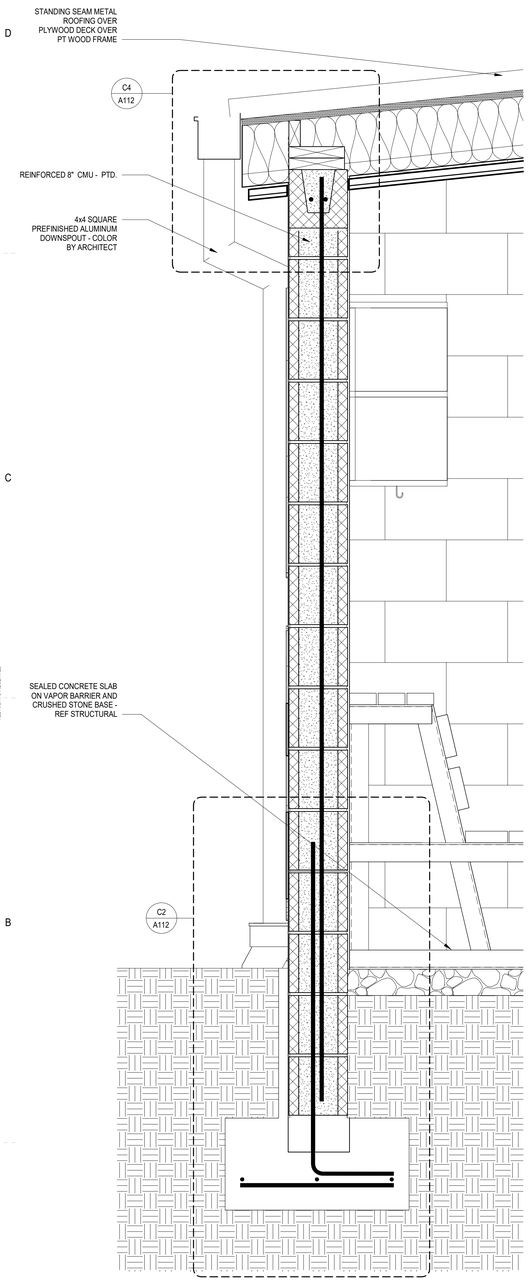
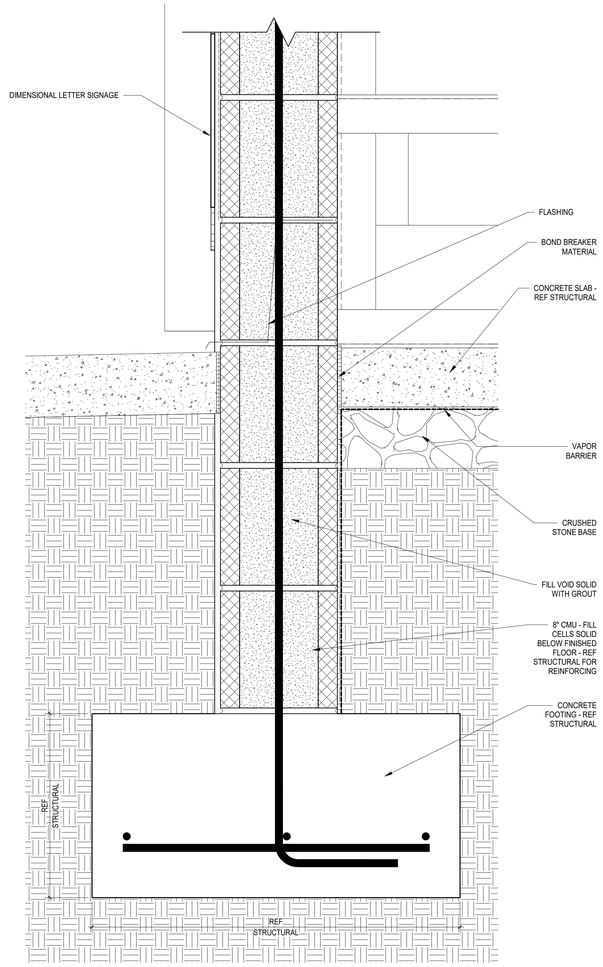
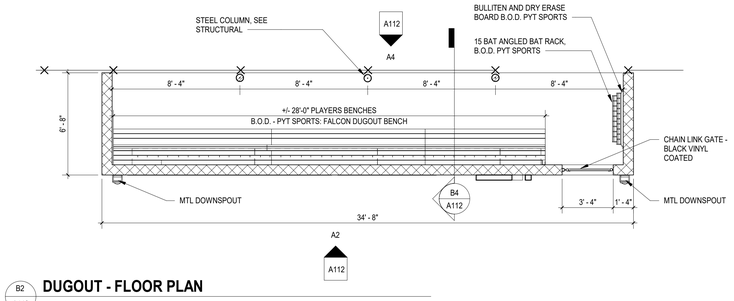


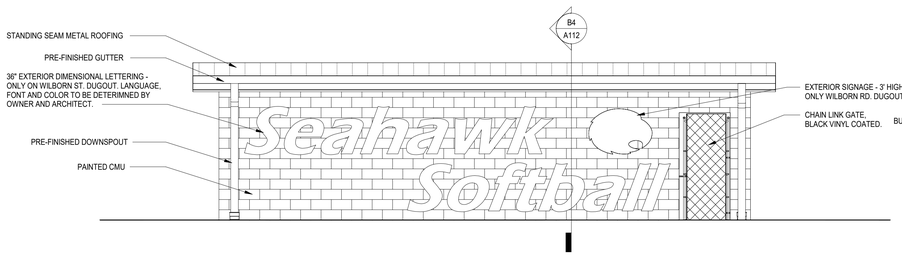
A1 A112 DUGOUT WALL SECTION
1 1/2" = 1'-0"



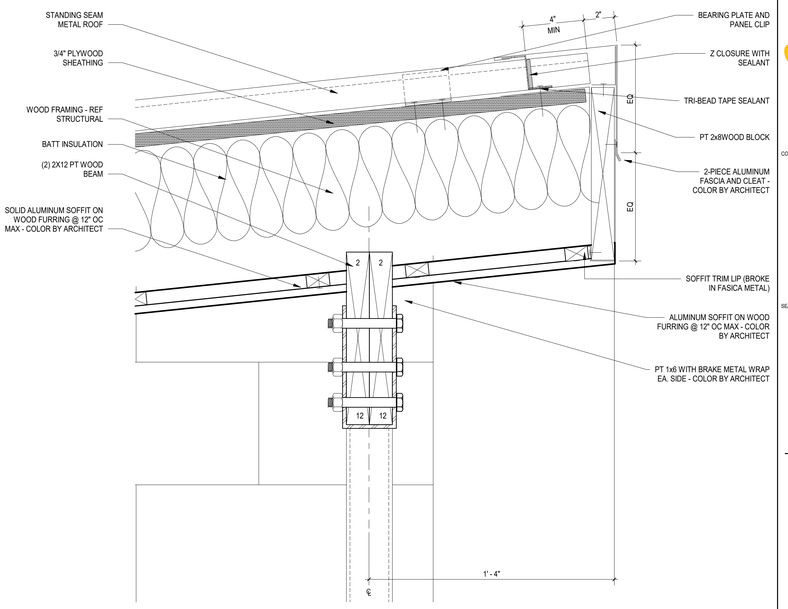
C2 A112 EXTERIOR SPREAD FOOTING DETAIL
3" = 1'-0"



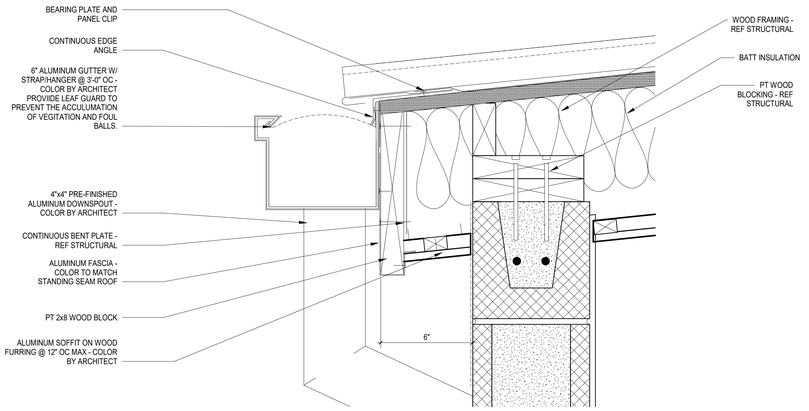
B2 A112 DUGOUT - FLOOR PLAN
1/4" = 1'-0"



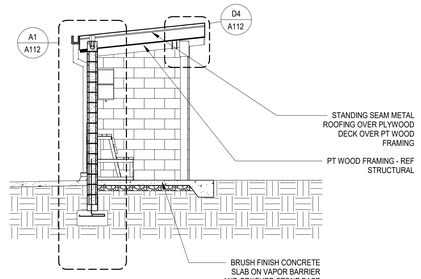
A2 A112 DUGOUT- ELEVATION REAR
1/4" = 1'-0"



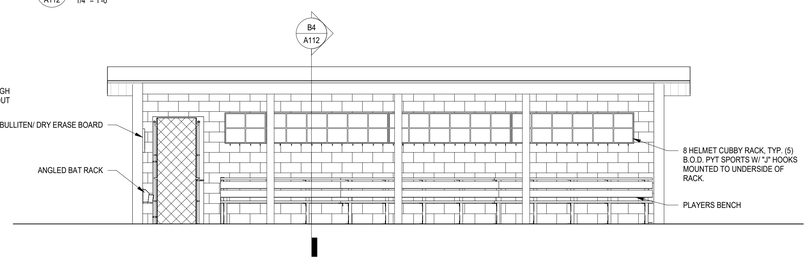
D4 A112 DUGOUT HIGH EAVE DETAIL
3" = 1'-0"



C4 A112 DUGOUT LOW EAVE DETAIL
3" = 1'-0"



B4 A112 DUGOUT SECTION
1/4" = 1'-0"



A4 A112 DUGOUT - ELEVATION FRONT
1/4" = 1'-0"

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS- PHASE IIB - ATHLETICS

70 WILBORN ROAD, HILTON HEAD ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

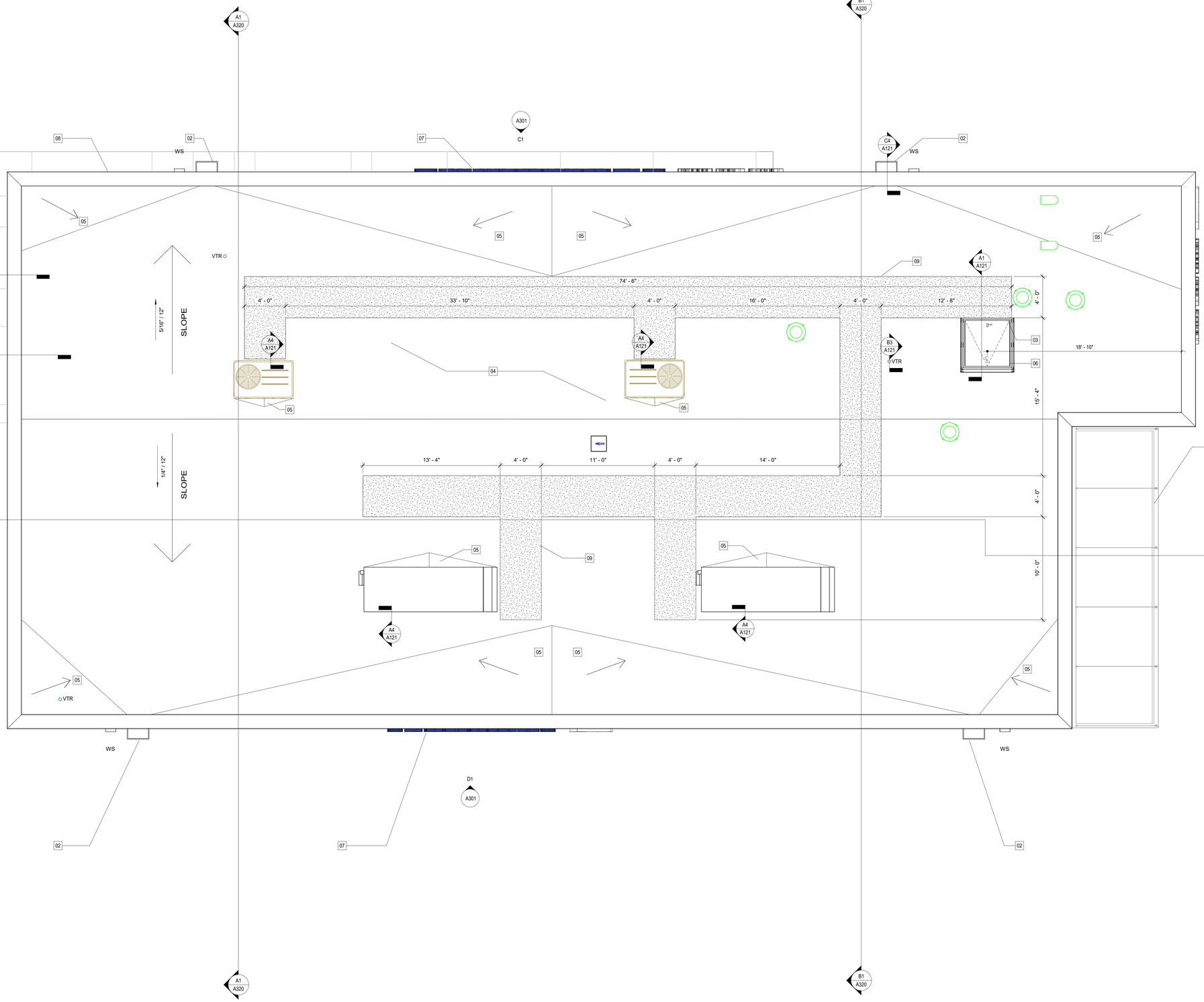
PRINCIPAL IN CHARGE: PM
PROJECT ARCHITECT: MS
DRAWN BY: MW, AH

SHEET TITLE:

SOFTBALL DUGOUT FP, ELEVATIONS AND SECTION

SHEET NO. A112

PROJ. NO. 019593.03



A1 ROOF-PLAN-OVERALL

A120 — 1/4" = 1'-0"

SHEET KEYNOTES

A100 NOTE BLOCK

Sheet Note Number	Description
01	PREMANUFACTURED METAL CANOPY
02	SCUPPER AND DOWN SPOUT WIT.H CONDUCTOR HEAD
03	ROOF HATCH
04	MOD. BIT. ROOFING
05	CRICKET
06	ROOF HATCH SAFETY RAILINGS
07	SIGNAGE
08	COPING CAP
09	WALK PADS

ROOF PLAN NOTES

A. ALL INCIDENTAL WOOD BLOCKING SHALL BE PRESSURE TREATED, FIRE TREATED. COORDINATE WITH ROOFING MANUFACTURER TO ENSURE COMPATIBILITY WITH THE ROOFING SYSTEM.

B. AT COPING SEAMS, PROVIDE BACKER PLATE PER SMACNA DETAILS. SECURE COPING OVER BACKER PLATE IN FULL BED OF SEALANT.

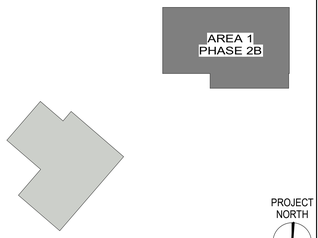
C. ALL ROOF AREAS TO SLOPE @ A MIN. OF 1/4" PER FOOT USING SLOPED STRUCTURE AND/OR TAPERED INSULATION. ALL TAPERED INSULATION CRICKETS SHALL SLOPE A MIN. OF 1/2" PER FOOT.

D. ALL ROOF MOUNTED EQUIPMENT WITH CURBS SHALL HAVE TAPERED INSULATION CRICKETS INSTALLED TO DIVERT WATER AROUND CURB AND MAINTAIN POSITIVE SLOPE TO ROOF DRAINS AND/OR GUTTERS.

E. ALL ROOFTOP CURBS ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR PROVIDING THAT PIECE OF EQUIPMENT. ALL FLASHING TO BE BY ROOFING CONTRACTOR.

F. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS OF MECHANICAL ROOFTOP UNITS, OTHER EQUIPMENT, AND ANY ROOFTOP PENETRATIONS NOT SHOWN ON ARCHITECTURAL ROOF PLAN.

KEY PLAN



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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

ROOF PLAN

SHEET NO. A120

PROJ. NO. 019593.03

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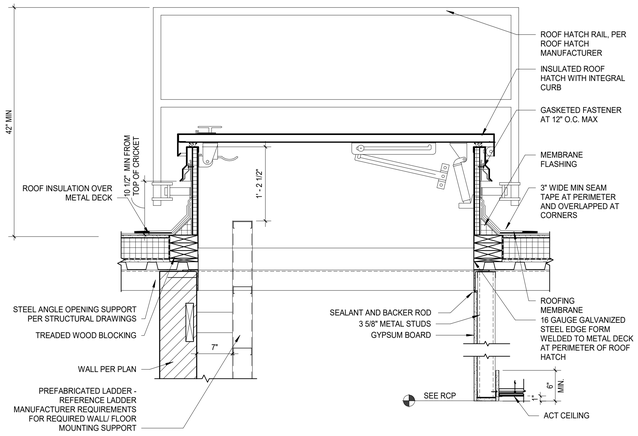
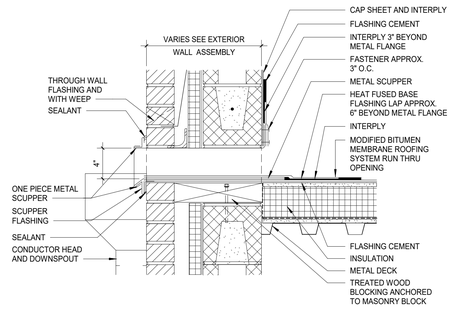
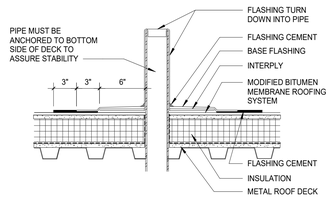


NOTE:
1. ALL RUNGS TO HAVE A SKID RESISTANT FINISH IN ACCORDANCE WITH OSHA.

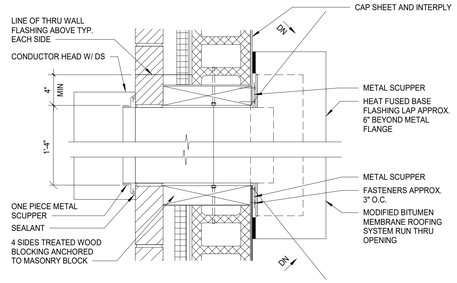
A1 / A121 **ROOF HATCH DETAIL**
1" = 1'-0"



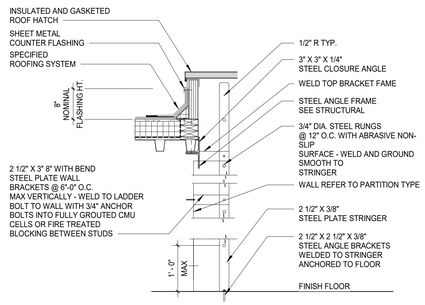
C4 / A121 **ROOF OVERFLOW SCUPPER SECTION**
1 1/2" = 1'-0"



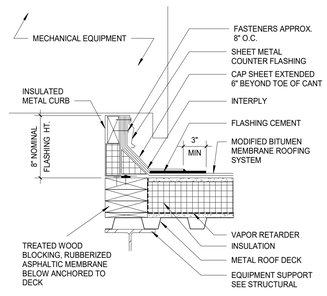
B3 / A121 **VENT OR PIPE FLASHING**
1 1/2" = 1'-0"



B4 / A121 **ROOF OVERFLOW SCUPPER PLAN**
1 1/2" = 1'-0"



A3 / A121 **INSIDE ROOF ACCESS LADDER DETAIL**
3/4" = 1'-0"



A4 / A121 **TYPICAL EQUIPMENT CURB**
1 1/2" = 1'-0"

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

ROOF DETAILS

SHEET NO. A121

PROJ. NO. 019593.03

CATEGORY	REQUIREMENTS
CONNECTIONS/HANGERS	NOTE: USE HEAVY DUTY GRID
INTERSECTION STRENGTH	180 LBS
HANGERS	#12 @ 4' O.C./#10 @ 5' O.C.
PLUMB	NOT MORE THAN 1 IN 6 OR 10" FROM VERT.
CONNECTION DEVICES	MIN. 100 LBS.
PERIMETER WIRES-ALL WALLS	MAXIMUM 8" FROM ALL WALLS
SPLAY BRACING	NOTE: USE HEAVY DUTY GRID
4 WIRE CLUSTERS	REQUIRED OVER 1000 SF.
FIRST POINT	MAX. 6' FROM PERIMETER WALLS
SPACING	12' O.C.
CONNECTION STRENGTH	MIN. 200 LBS.
COMPRESSION POSTS	REQUIRED (CONDUIT/STEEL STUD)
MOLDING/PARTITIONS	NOTE: USE HEAVY DUTY GRID
MOLDING	MIN. 7/8"
ATTACH. (NO MOVEMENT)	REQUIRED @ 2 ADJACENT WALLS
CLEARANCE-FREE TO MOVE	3/8" @ 2 ADJACENT WALLS
SPACER BARS	REQUIRED - IF CLIPS NOT USED
PARTITION ATTACHMENT	ALLOWED WITH BRACING, UNDER 2,500 SF.
LIGHTING/FIXTURES	NOTE: USE HEAVY DUTY GRID
LIGHTS LESS THAN 56LBS	2 CONNECTORS/2 SLACK WIRES
LIGHTS GREATER THAN 56LBS	SUSPEND FROM STRUCTURE, NOT GRID
MECHANICAL < 20LBS	ATTACHED TO GRID
MECH > 20LBS, < 56LBS.	2 SLACK WIRES
MECHANICAL > 56LBS	SUSPEND FROM STRUCTURE, NOT GRID

SEISMIC REQUIREMENTS FOR CEILINGS 144 GSF OR GREATER

GC TO VERIFY ALL REQUIREMENTS WITH CLG MANUFACTURE PRIOR TO INSTALLATION

TYPICAL GRID PERIMETER DETAIL LOCATIONS

SPLAY BRACING DETAIL (REQUIRED @ ROOMS OVER 1,000-SF)

A.1 DETAIL @ TWO ADJACENT WALLS WITH GRID ATTACHED TO WALL ANGLE

A.2 DETAIL @ TWO ADJACENT WALLS WITH NO ATTACHMENT TO WALL ANGLES

OR

ATTACHMENT NOTES:

CEILING MOUNTED AIR TERMINALS OR SERVICES WEIGHING 20 LBS. OR LESS SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR CROSS RUNNERS.

AIR TERMINALS OR SERVICES WEIGHING MORE THAN 20 LBS AND LESS THAN 56 LBS SHALL HAVE, IN ADDITION TO THE ATTACHMENTS NOTED ABOVE, TWO NO. 12 GAUGE HANGERS CONNECTED TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE. WIRES MAY BE SLACK.

AIR TERMINALS OR SERVICES WEIGHING MORE THAN 56 LBS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.

NOTE:

FOR FIXTURES WEIGHING 56 LBS. OR MORE, INSTALL # 12 GAUGE HANGER WIRE ATTACHED TO STRUCTURE ABOVE - ONE AT EACH CORNER OF FIXTURE FOR A TOTAL OF FOUR. HANGER WIRES MUST BE INSTALLED VERTICAL BUT NOT MORE THAN 1 IN 6 OUT OF PLUMB. FOR FIXTURES WEIGHING LESS THAN 56 LBS., WIRES MAY BE INSTALLED SLACK AT TWO CORNERS ONLY.

AIR TERMINAL / SERVICES SEISMIC RESTRAINT DETAIL

LIGHT FIXTURE RESTRAINT DETAIL

B.1 DETAIL @ TWO ADJACENT WALLS WITH GRID ATTACHED TO WALL ANGLE

B.2 DETAIL @ TWO ADJACENT WALLS WITH NO ATTACHMENT TO WALL ANGLES

SEISMIC CEILING DETAILS

A1 A210 **OVERALL REFLECTED CEILING PLAN**
1/4" = 1'-0"

LEGEND

	GYPSUM BOARD ON METAL STUD FRAMING
	2X2 NEW ACOUSTICAL CEILING TILE
	2 x 4 TROFFER LIGHT FIXTURE, REF ELEC
	2 x 2 LIGHT FIXTURE, REF ELEC
	LINEAR PENDANT LIGHT FIXTURE, REF ELEC
	RECESSED CAN FIXTURE
	1x4 LINEAR PENDANT LIGHT FIXTURE, REF ELEC
	EXHAUST FAN, REF MECH
	2 x 2 RETURN DIFFUSER, REF MECH
	2 x 2 SUPPLY DIFFUSER, REF MECH
	EXIT SIGN - REF ELEC (DIRECTIONAL ARROWS WHERE INDICATED)
	SECURITY CAMERA, REF ELEC
	SPRINKLER HEAD, REF FIRE PROTECTION
2' x 2' ACT 8'-0" A.F.F.	CEILING SYSTEM (WHEN INDICATED) CEILING HEIGHT

SHEET KEYNOTES

REFLECTED CEILING PLAN NOTES

A. SEE [ELECTRICAL, COMMUNICATION, SECURITY AND FIRE PROTECTION DRAWINGS] FOR LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, COMMUNICATION DEVICES, FIRE ALARM DEVICES, SECURITY DEVICES, ETC.

B. CEILING HEIGHTS ARE INDICATED FROM THE FACE OF FINISHED FLOOR TO THE FACE CEILING FINISH, UNO.

C. NEW CEILINGS TO BE 11'-0" AFF, UNO.

D. DIMENSIONS ARE TO CENTERLINE OF VISIBLE FIXTURE OR DEVICE, UNO.

E. SEE TYPICAL DEVICE MOUNTING ELEVATION AT SYMBOLS AND ANNOTATIONS LEGEND SHEET FOR MOUNTING HEIGHTS AND ALIGNMENT REQUIREMENTS FOR WALL-MOUNTED DEVICES.

F. DETECTION AND NOTIFICATION DEVICE (SUCH AS SMOKE DETECTORS, FIRE STROBES, FIRE HORNS, ANTENNAE) NOT EXPLICITLY DIMENSIONED TO BE COORDINATED BY CONTRACTOR TO ALIGN WITH NEARBY DEVICES OR EQUIPMENT.

G. SIMILAR NOTE AS ABOVE BUT FOR WALL PLATES, SWITCHES, AND COVERS?

H. CEILING GRIDS TO BE CENTERED IN ROOMS OR SPACES WITH EQUAL PANELS AT OPPOSITE SIDES, UNO. MIN. TILE WIDTH 4"

I. INSTALL LIGHT FIXTURES, SPRINKLER HEADS, SPOT DIFFUSERS, MONITORING DEVICES, NOTIFICATION DEVICES, ANTENNAE, AND SIMILAR ITEMS CENTERED ON LAY-IN PANELS IN SUSPENDED CEILING AREAS, UNO.

J. PROVIDE ADDITIONAL CONCEALED FRAMING, BLOCKING, AND ANCHORING ABOVE CEILINGS AS REQUIRED FOR SUPPORT OF CEILING-MOUNTED FIXTURES, EQUIPMENT, OR DEVICES. PROVIDE LATERAL BRACING.

K. IN A MEANS OF EGRESS, THE CEILING SHALL BE INSTALLED SO THAT THE MINIMUM CLEAR VERTICAL HEADROOM IS 7'-10" CLEAR AFF, AND SO THAT PROJECTIONS FROM AND BELOW THE CEILING ARE A MINIMUM OF 6'-8" CLEAR AFF.

L. SEE THIS SHEET FOR ARCHITECTURAL SEISMIC DETAILS AND NOTES REGARDING THE INSTALLATION OF CEILING SYSTEMS AND DEVICES THEREIN.

M. IN ROOMS WITH EXPOSED STRUCTURE, AS MUCH AS POSSIBLE RUN DUCTS, PIPING, AND CONDUIT IN WEBS OF BAR JOISTS.

KEY PLAN

PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:
REFLECTED CEILING PLAN

SHEET NO. A210

PROJ. NO. 019593.03

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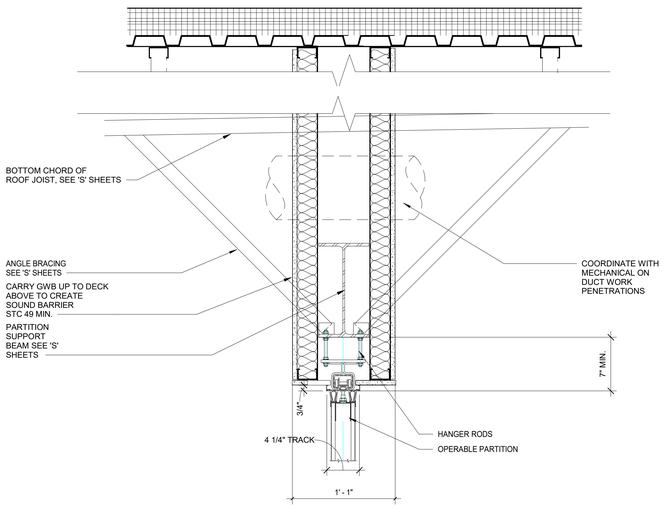
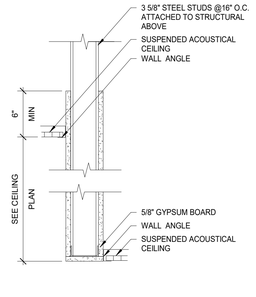
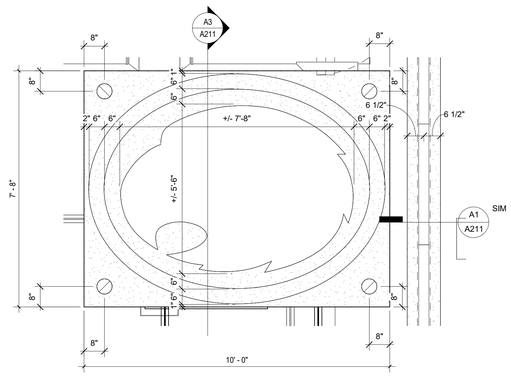


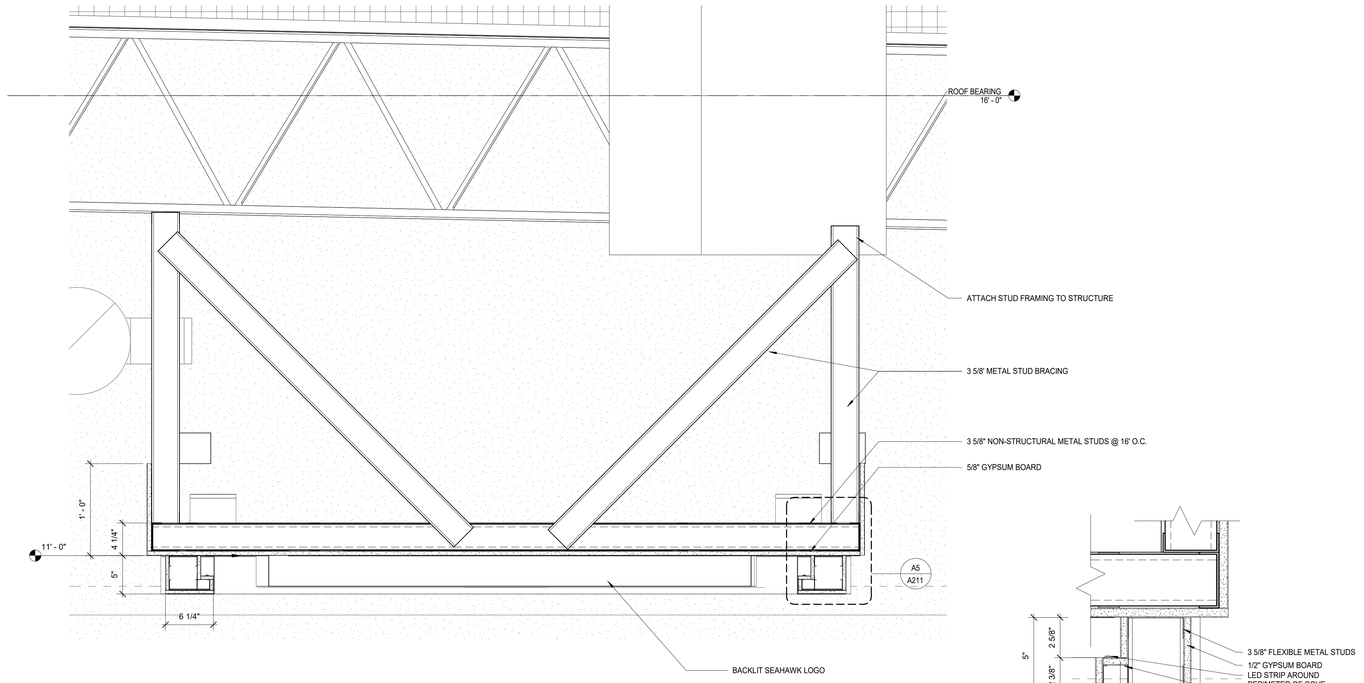
A1 / A211 **OPERABLE WALL DETAIL**
1 1/2" = 1'-0"



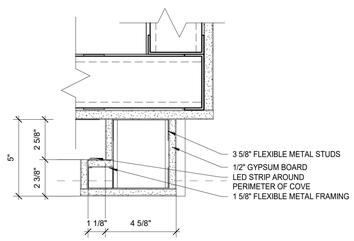
C3 / A211 **DRYWALL BULKHEAD AT VARYING ACT CEILING HEIGHTS**
1 1/2" = 1'-0"



C4 / A211 **OVERALL REFLECTED CEILING PLAN - Callout 1**
1/2" = 1'-0"



A3 / A211 **SECTION DETAIL AT CEILING LOGO**
1 1/2" = 1'-0"



A5 / A211 **DETAIL AT LOGO COVE**
3" = 1'-0"

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

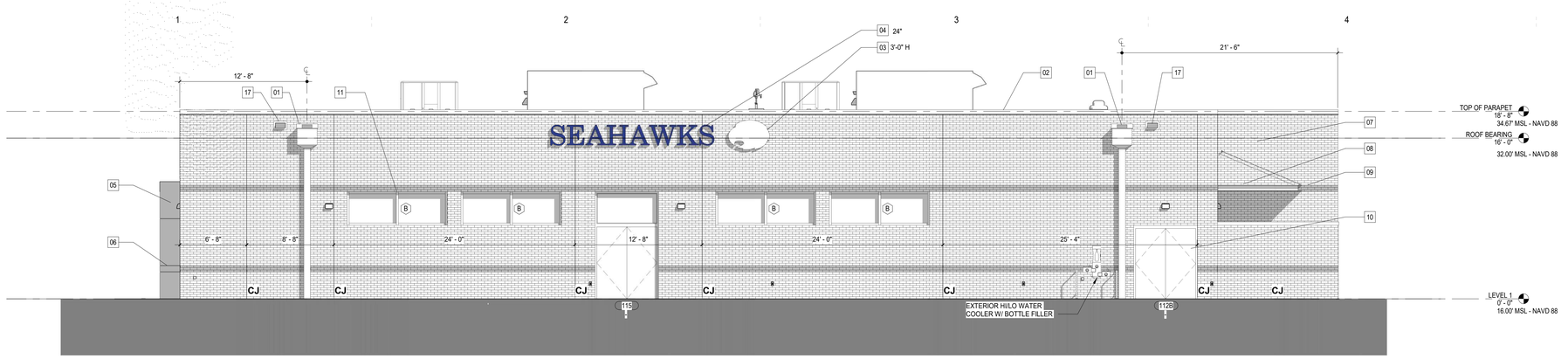
PRINCIPAL IN CHARGE:	MS
PROJECT ARCHITECT:	MS
DRAWN BY:	AH

SHEET TITLE:

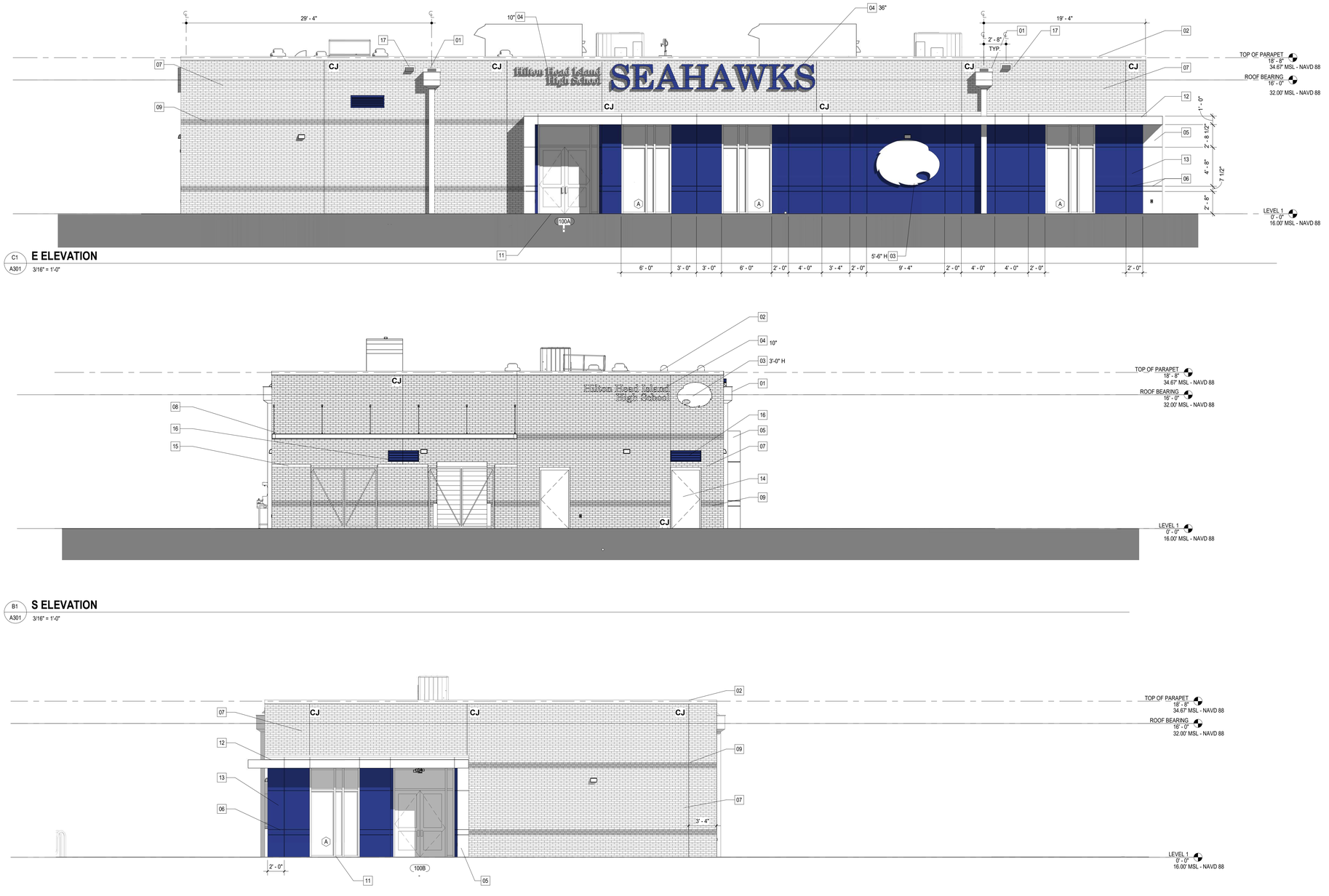
RCP DETAILS

SHEET NO. PROJ. NO. 019593.03

A211



D1 A301 **W ELEVATION**
3/16" = 1'-0"



C1 A301 **E ELEVATION**
3/16" = 1'-0"

B1 A301 **S ELEVATION**
3/16" = 1'-0"

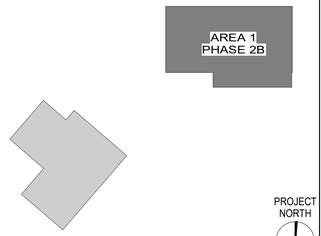
A1 A301 **N ELEVATION**
3/16" = 1'-0"

SHEET KEYNOTES

A200 NOTE BLOCK	
Sheet Note Number	Description
01	SCUPPER AND DOWN SPOUT WITH CONDUCTOR HEAD
02	COPING CAP
03	SIGNAGE
04	DIMENSIONAL LETTER SIGNAGE
05	MCM PANELS (COLOR 1)
06	MCM REVEALS
07	BRICK VENEER (COLOR 1)
08	PREMANUFACTURED METAL CANOPY
09	BRICK VENEER REVEAL (COLOR 2)
10	COILING DOOR
11	STOREFRONT
12	MCM CANOPY
13	MCM PANELS (COLOR 2)
14	CHAIN LINK GATE WITH PRIVACY SLATS
15	CAST STONE
16	FIXED LOUVER
17	ROOF OVERFLOW

1. ALL DIMENSIONAL LETTER SIGNAGE, LANGUAGE, FONT AND COLOR TO BE DETERMINED BY OWNER AND ARCHITECT.

KEY PLAN



mcmillan pazdan smith
ARCHITECTURE

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO. A301

PROJ. NO. 019593.03

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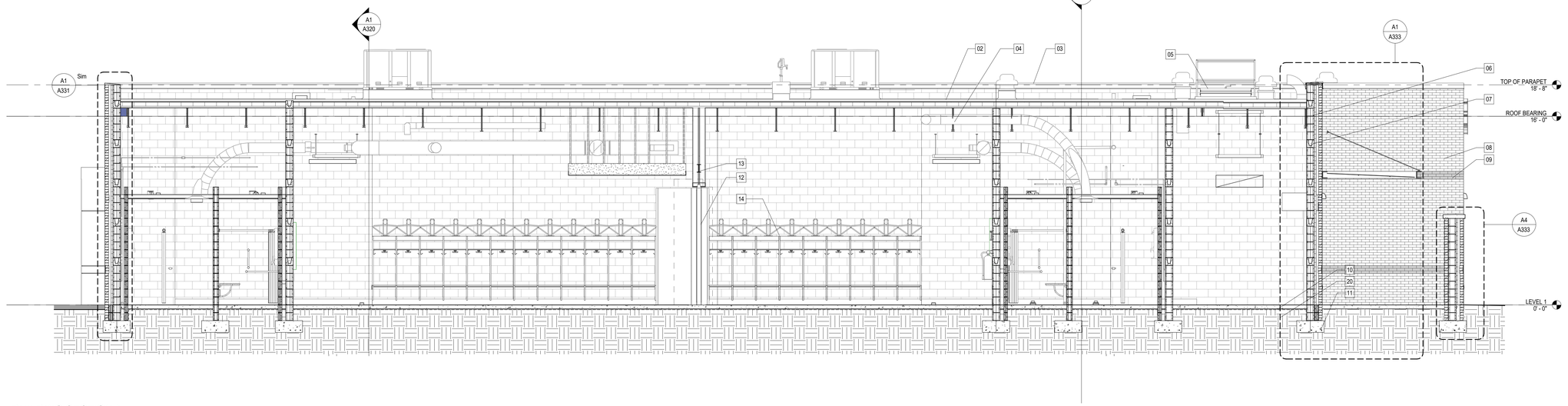
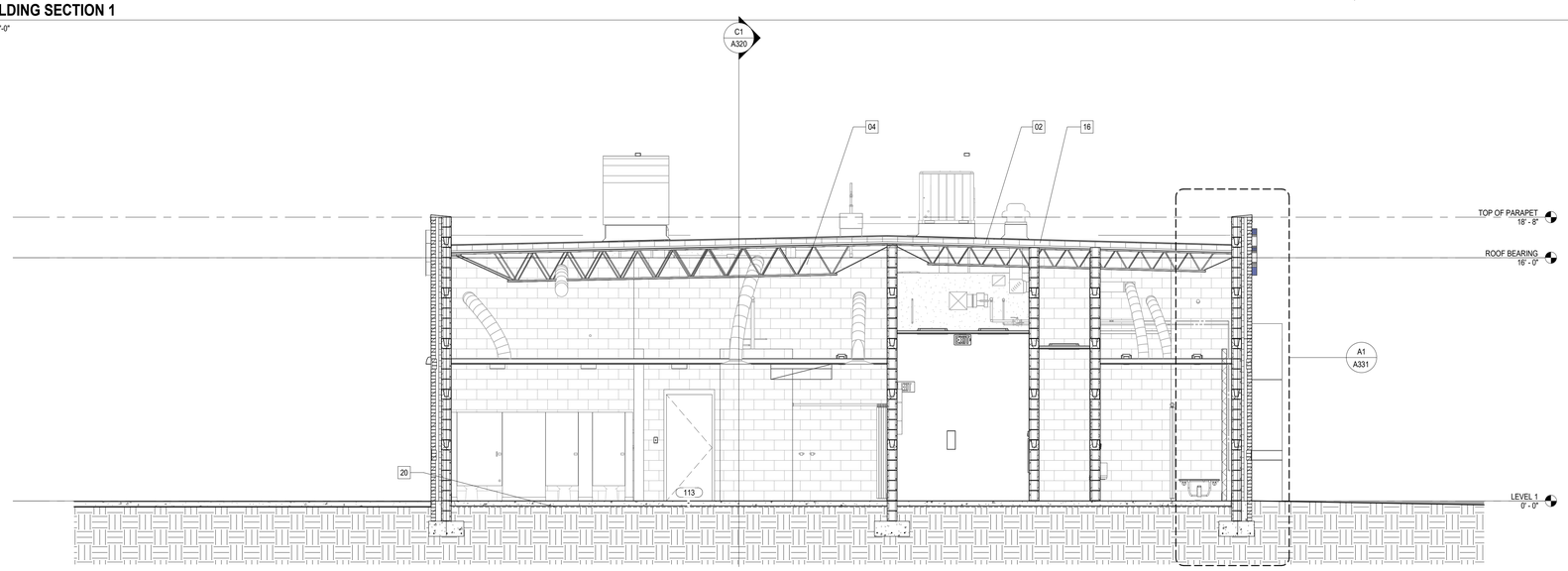
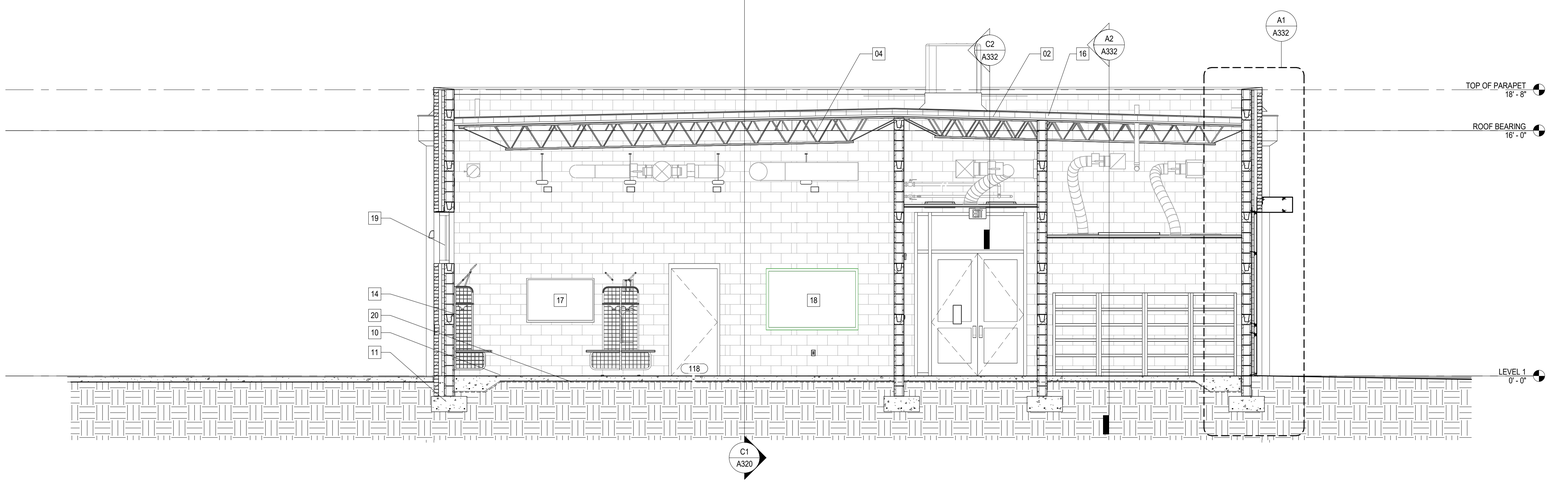


C1 A320 **BUILDING SECTION 1**
1/4" = 1'-0"



C1 A320

B1 A320 **BUILDING SECTION 2**
1/4" = 1'-0"

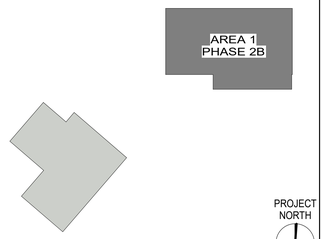


A1 A320 **BUILDING SECTION 3**
1/4" = 1'-0"

SHEET KEYNOTES

A300 NOTE BLOCK	
Sheet Note Number	Description
02	MOD. BIT. ROOFING
03	COPING CAP
04	BAR JOIST SEE "S" DRAWINGS
05	ROOF HATCH
06	8 IN. CMU
07	CMU BOND BEAM
08	BRICK VENEER (COLOR 1)
09	BRICK VENEER REVEAL (COLOR 2)
10	CONC. SLAB
11	CONC. FOOTING
12	OPERABLE PARTITION
13	STEEL BEAM
14	METAL LOCKERS
16	ROOF INSULATION
17	TELEVISION BY OWNER
18	MARKER BADRD
19	STOREFRONT
20	VAPOR BARRIER

KEY PLAN



PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

BUILDING SECTIONS

SHEET NO. A320

PROJ. NO. 019593.03

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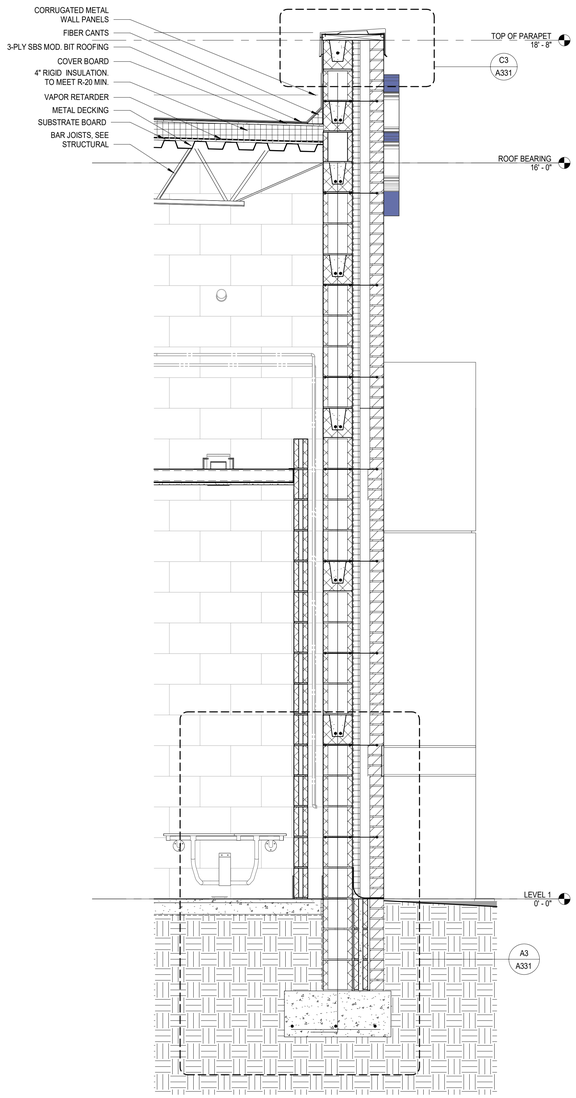
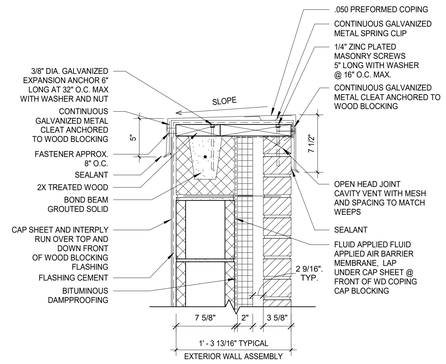
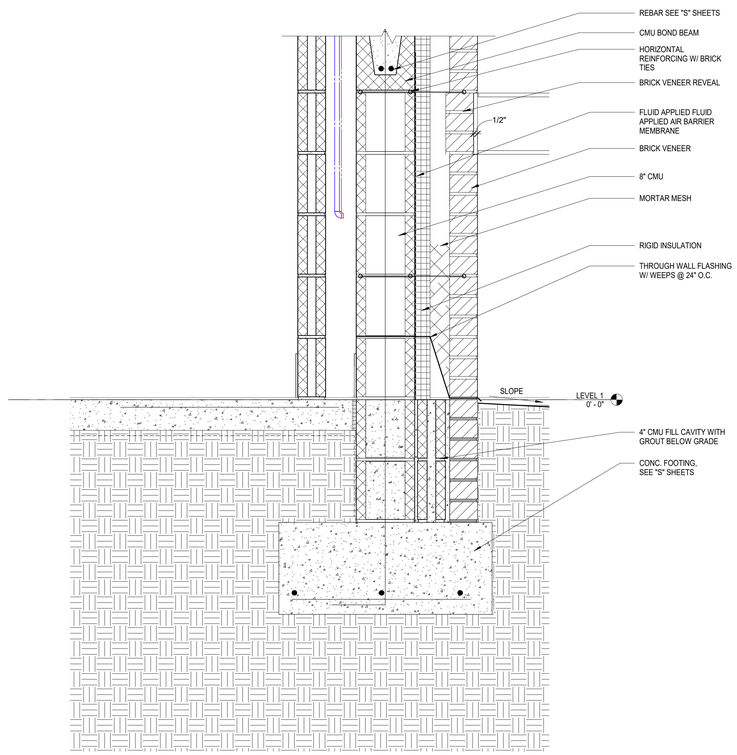


A1 A331 **WALL SECTION - MASONRY EXTERIOR WALL**
3/4" = 1'-0"

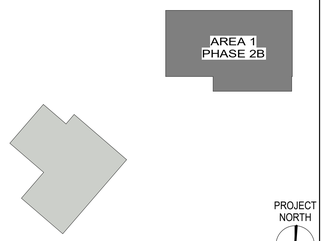


C3 A331 **COPING AT MASONRY WALL**
1 1/2" = 1'-0"



A3 A331 **FOOTING AT EXTERIOR MASONRY WALL**
1 1/2" = 1'-0"

KEY PLAN



PROJECT NORTH

mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LJS, AH

SHEET TITLE:

WALL SECTIONS

SHEET NO. A331

PROJ. NO. 019593.03

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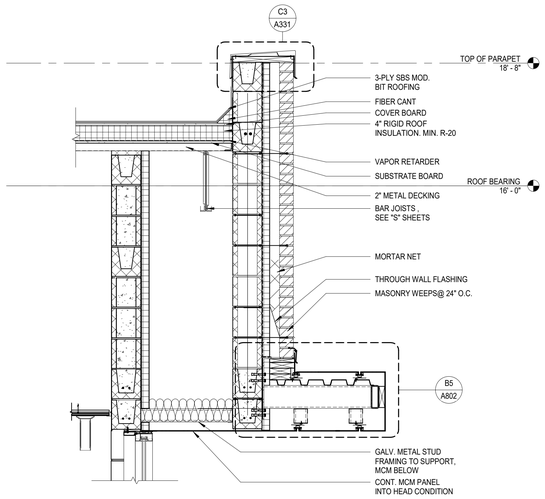
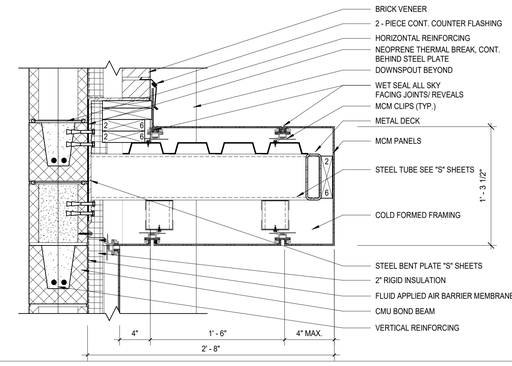
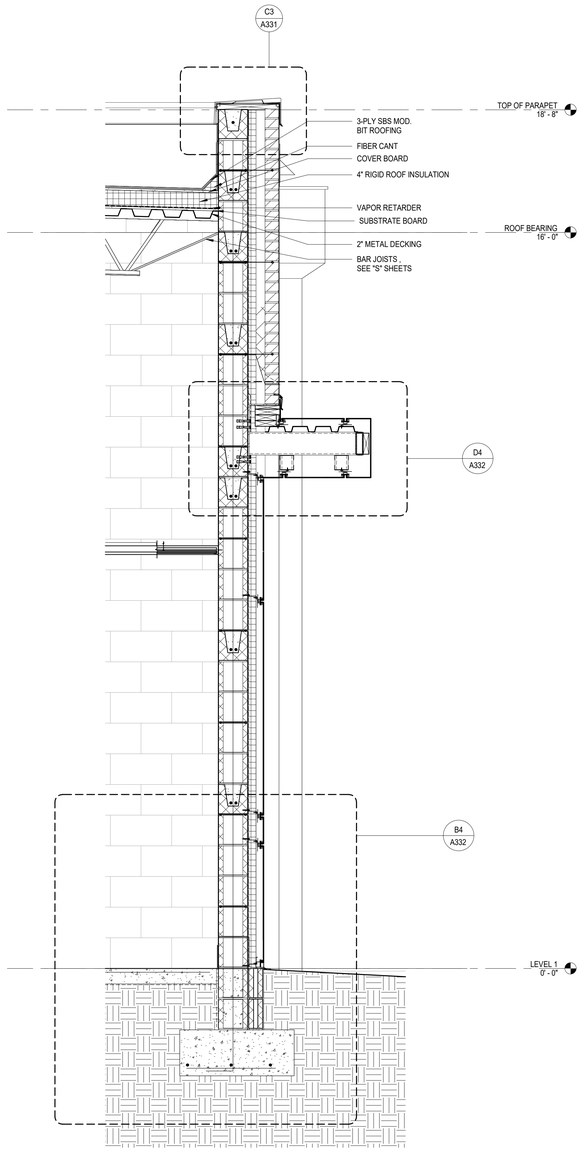
6/14/2023 8:43:08 PM Autodesk Docs://HHIIS-BC Main Hub (BrynaHines) - New/Facilities - New/Facilities_R20.rvt

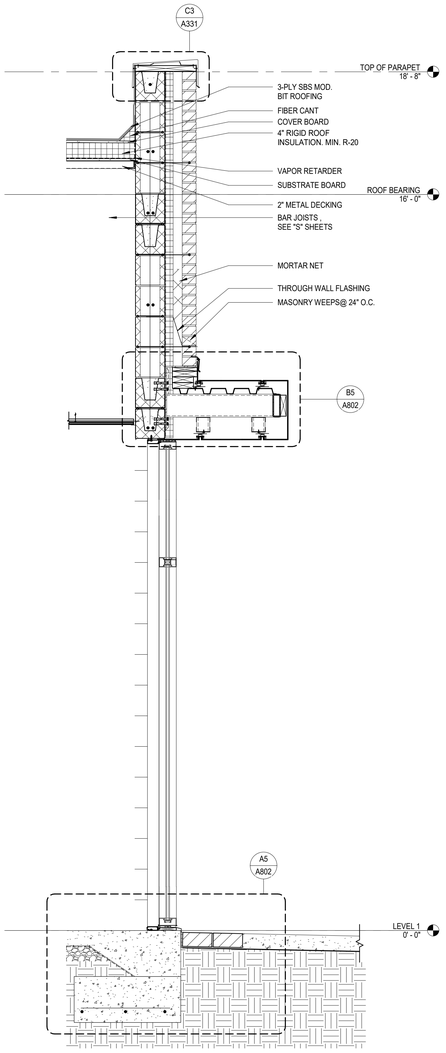


C2 A332 **MCM @ INSET STOREFRONT DOORS**
3/4" = 1'-0"



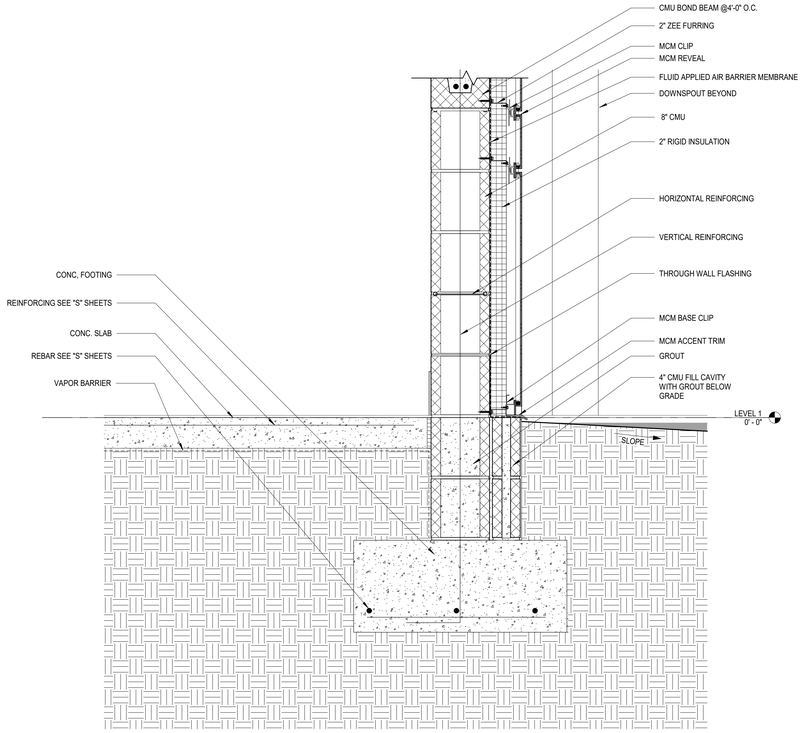
D4 A332 **MCM CANOPY**
1 1/2" = 1'-0"





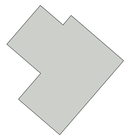
A1 A332 **TYPICAL WALL SECTION @ MCM**
3/4" = 1'-0"

A2 A332 **WALL SECTION - STOREFRONT AT MCM**
3/4" = 1'-0"



B4 A332 **FOOTING AT MCM**
1 1/2" = 1'-0"

KEY PLAN



PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

WALL SECTIONS

SHEET NO. A332

PROJ. NO. 019593.03

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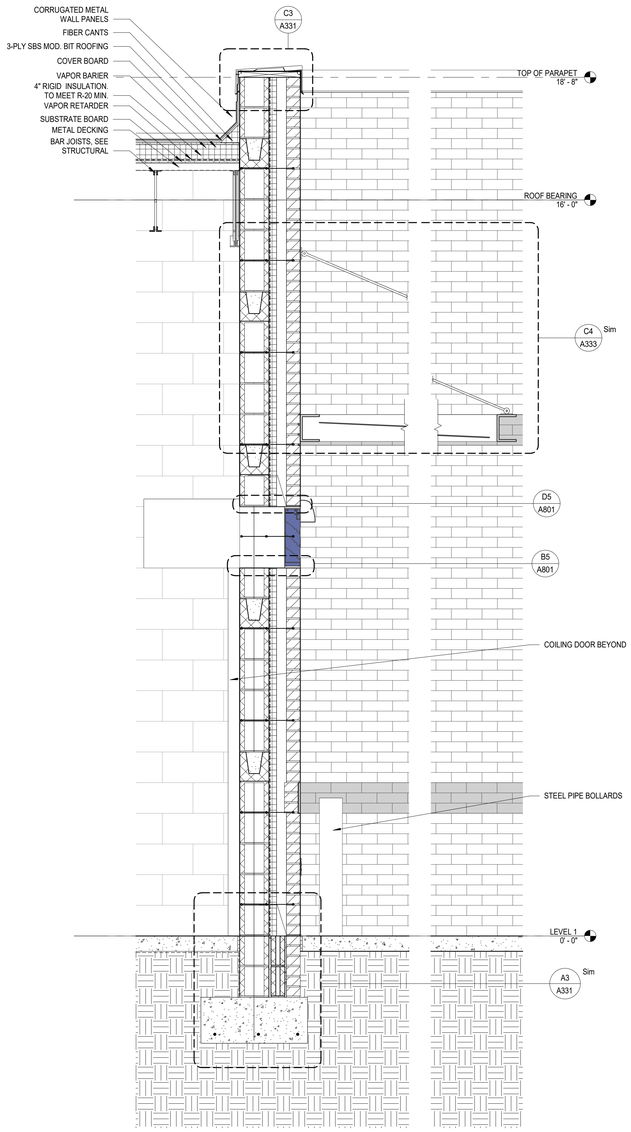
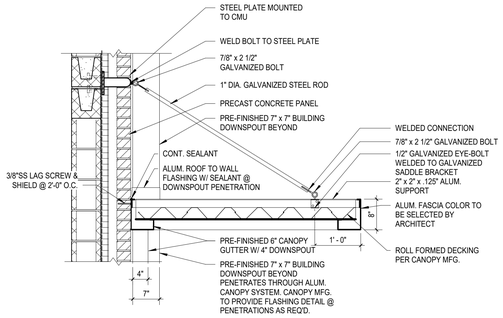


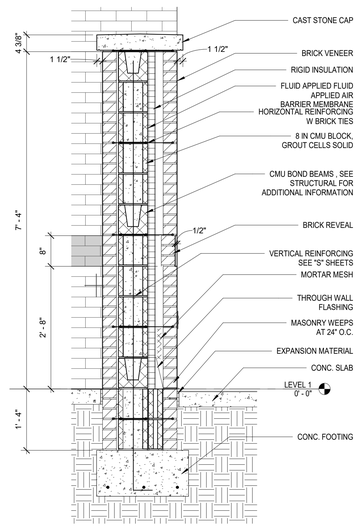
A1 A333 **EXTERIOR WALL SECTION AT CANOPY**

3/4" = 1'-0"



C4 A333 **TYPICAL ALUM. CANOPY**

3/4" = 1'-0"



A4 A333 **EXTERIOR WALL SECTION AT GOLF CART STORAGE**

3/4" = 1'-0"

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

WALL SECTIONS

SHEET NO.

A333

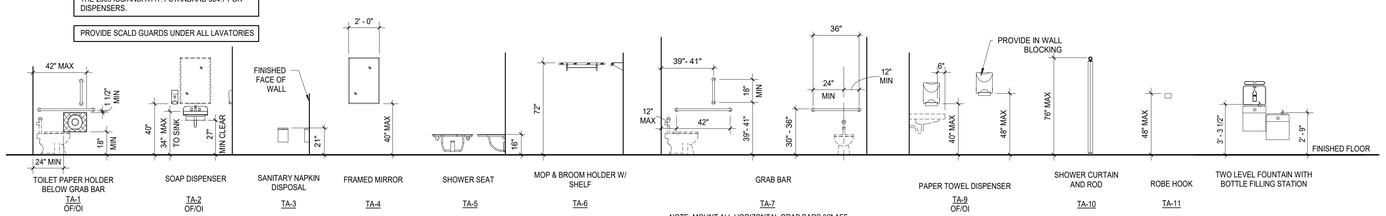
PROJ. NO.
019593.03

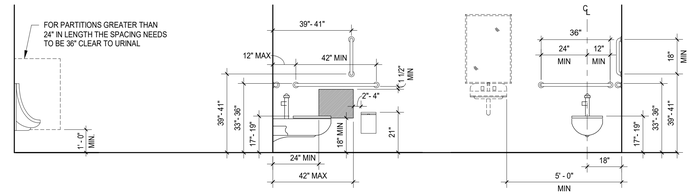
ALL ITEMS ARE **CFCI**, UNLESS NOTED OTHERWISE

TOILET FIXTURES SHOWN ON ARE A GRAPHIC REPRESENTATION ONLY. SEE PLUMBING DRAWINGS/SPECS FOR PLUMBING FIXTURE SPECIFIED. ALL TOILETS TO BE WALL-HUNG.

TOILET PAPER DISPENSER SHALL COMPLY WITH THE 2009 ICC/ANSI A117.1 STANDARD 604.7 FOR DISPENSERS.

PROVIDE SCALD GUARDS UNDER ALL LAVATORIES





TYP. ADA URINAL STALL ELEVATION

TYP. ADA TOILET STALL ELEVATIONS

TOILET ACCESSORIES

Type Mark	Description	Manufacturer	Comments
TA-1	TOILET TISSUE DISPENSER	GEORGIA PACIFIC	
TA-2	SOAP DISPENSER	SPARTAN	
TA-3	SANITARY NAPKIN DISPOSAL UNIT	BOBRICK	
TA-4	MIRROR UNIT	BOBRICK	
TA-5	SHOWER SEAT	BOBRICK	
TA-6	MOP AND BROOM HOLDER W/ SHELF	BOBRICK	
TA-7	TOILET GRAB BARS	BOBRICK	
TA-8	SHOWER GRAB BARS	BOBRICK	
TA-9	ROLL PAPER TOWEL DISPENSER	GEORGIA PACIFIC	
TA-10	SHOWER CURTIAN AND ROD	BOBRICK	
TA-11	ROBE HOOK	BOBRICK	

FLOOR PLAN NOTES

A. PLAN DIMENSIONS ARE TO FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

B. DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AS A MINIMUM, AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.

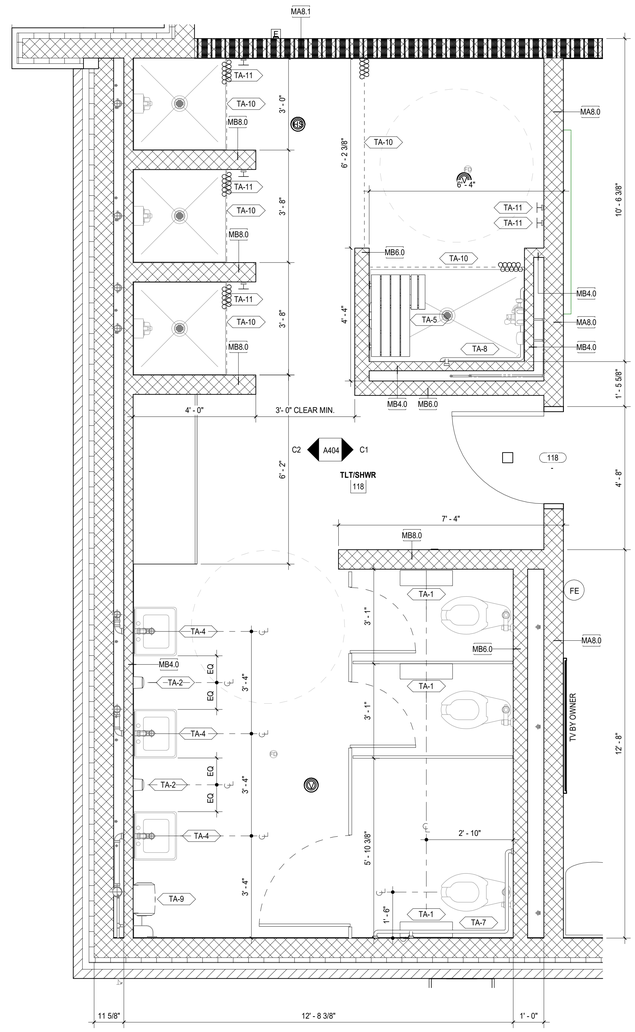
C. DIMENSIONS NOTED "HOLD" MUST BE ACCURATELY MAINTAINED TO THE EXACT DIMENSION, ACCOUNTING FOR THICKNESSES OF ALL WALL FINISHES.

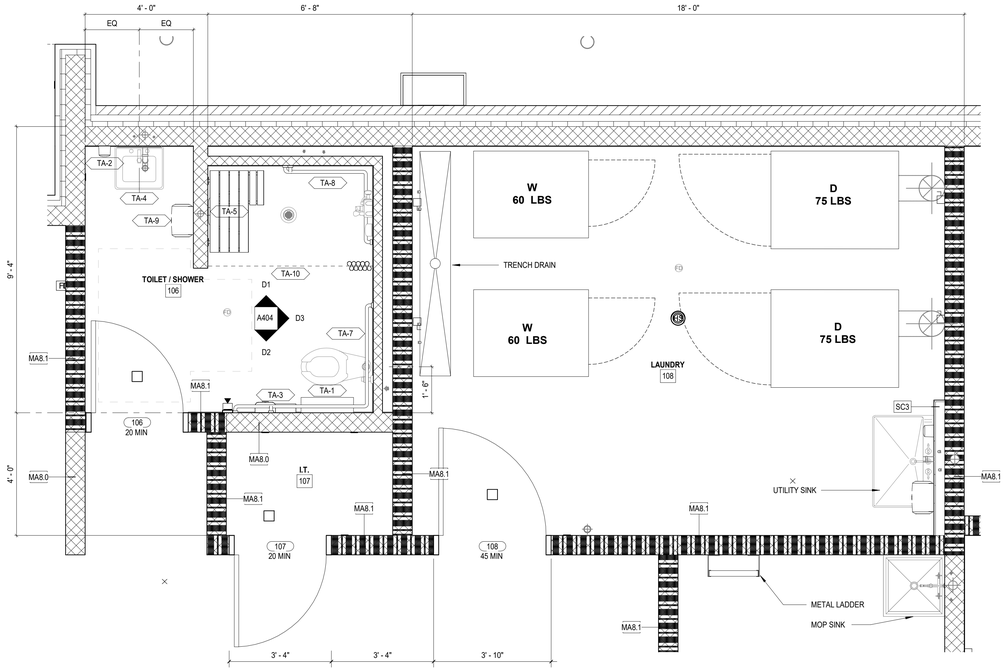
D. FURNITURE SHOWN IS FOR REFERENCE PURPOSES ONLY, UNO.

E. SEE THE OTHER DISCIPLINES' DRAWINGS FOR THE LIMITS OF THE NEW CONSTRUCTION AND RENOVATION FOR THEIR DISCIPLINE.

F. THE AREA OF WORKSHOWN ON THE ARCHITECT'S NEW CONSTRUCTION FLOOR PLANS APPLY ONLY TO THE LIMITS OF THE ARCHITECTURAL NEW CONSTRUCTION AND RENOVATION. REFER TO OTHER DISCIPLINE'S DRAWINGS FOR ANY AREAS OF WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL PERFORM NEW WORK IN THESE AREAS AS SHOWN AND RETURN FINISHES TO MATCH EXISTING CONSTRUCTION.

G. RECESS SLABS 1.5" AT NEW SHOWER LOCATIONS TO ALLOW FLOORS TO SLOPE TO DRAIN. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

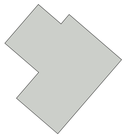




A1 / A403 **ENLARGED FLOOR PLAN-TOILET/SHOWER 118**
1/2" = 1'-0"

A3 / A403 **ENLARGED FLOOR PLAN-TOILET/SHOWER 106, IT 106, AND LAUNDRY 108**
1/2" = 1'-0"

KEY PLAN



PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO, AH

SHEET TITLE:

ENLARGED TOILET PLANS

SHEET NO. A403

PROJ. NO. 019593.03

PLOTTED: 5:15:01 PM By: Ashwini Dixit (SFERRER) G:\2019\19048.00-HHIHS Athletics\Revit\19048.00-HHIHS_Athletics_Phase2B_Central_22V1.rvt
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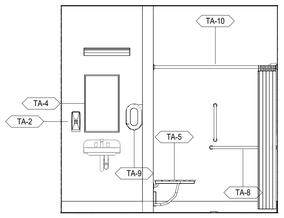
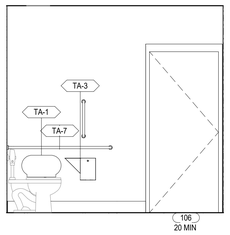


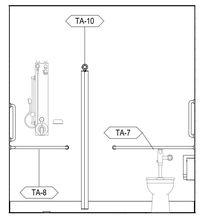
D1 A404 **TLT/SHOWER (106) INTERIOR ELEVATION - NORTH**

3/8" = 1'-0"



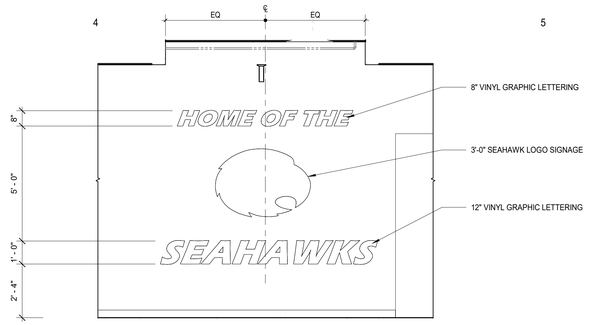
D2 A404 **TLT/SHOWER (106) INTERIOR ELEVATION - SOUTH**

3/8" = 1'-0"



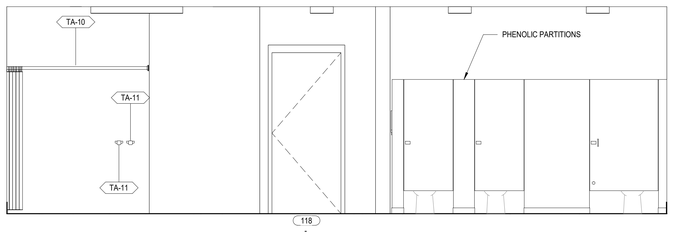
D3 A404 **TLT/SHOWER (106) INTERIOR ELEVATION - EAST**

3/8" = 1'-0"



D4 A404 **ENTRY CORRIDOR INTERIOR ELEVATION**

3/8" = 1'-0"



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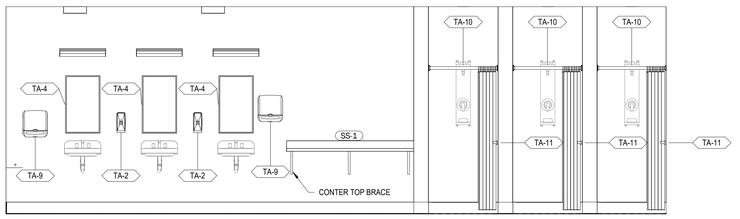
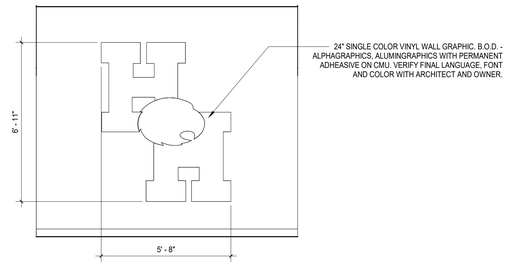
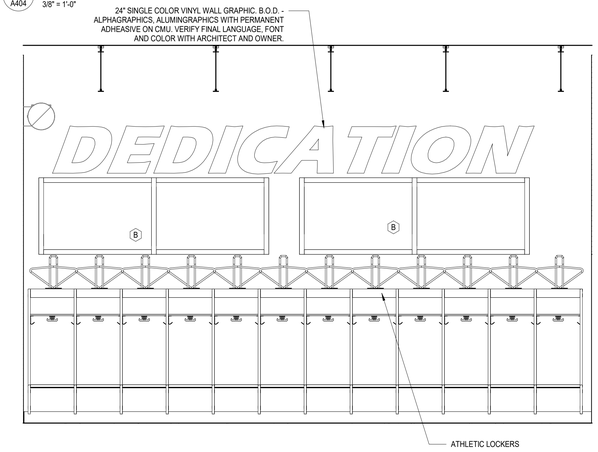




C1 A404 **TLT/SHOWER INTERIOR ELEVATION - EAST**

3/8" = 1'-0"

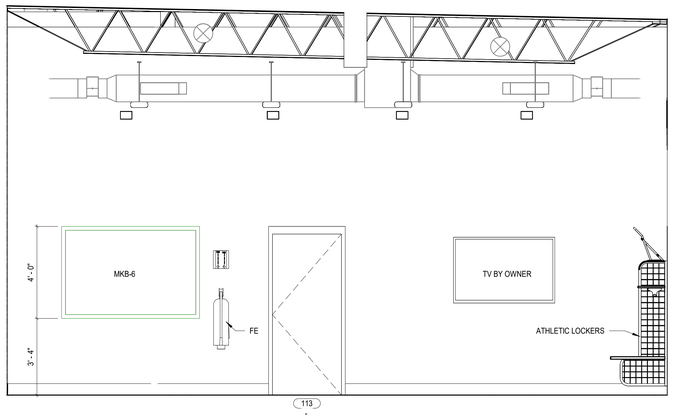


B1 A404 **LAX LR/ FOOTBALL FALL INTERIOR ELEVATION - SOUTH**

3/8" = 1'-0"

C2 A404 **TLT/SHOWER INTERIOR ELEVATION - WEST**

3/8" = 1'-0"

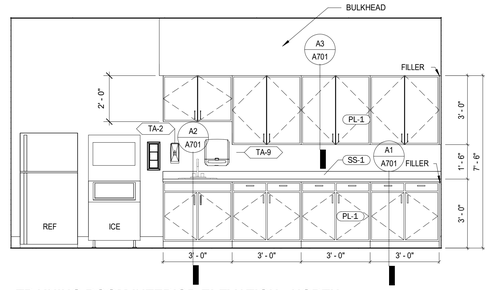


B2 A404 **LAX LR/FOOTBALL FALL INTERIOR ELEVATION - EAST**

3/8" = 1'-0"

C4 A404 **INTERIOR ELEVATION - MUDROOM NORTH**

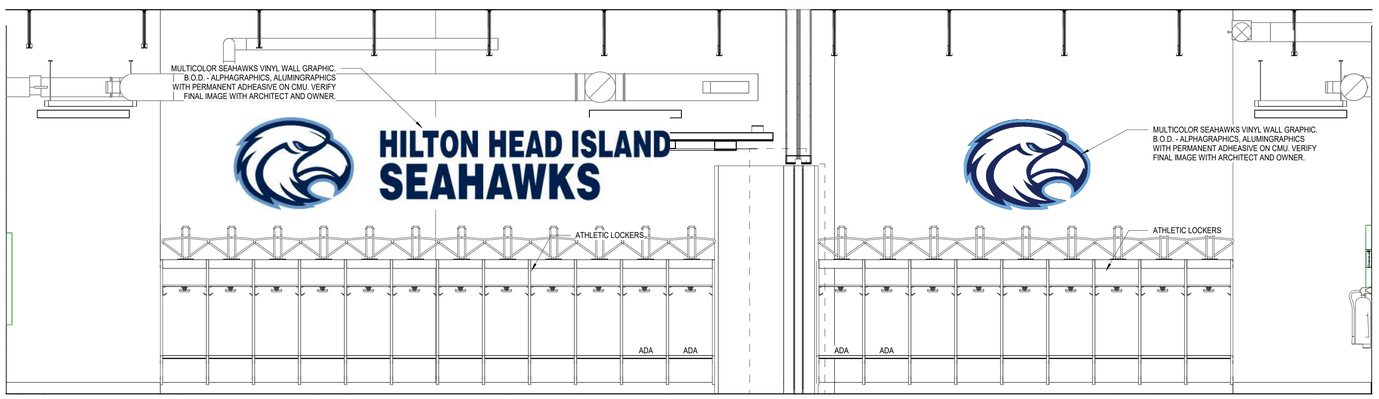
3/8" = 1'-0"



B4 A404 **TRAINING ROOM INTERIOR ELEVATION - NORTH**

3/8" = 1'-0"

A



A1 A404 **LOCKER ROOM INTERIOR ELEVATION - NORTH**

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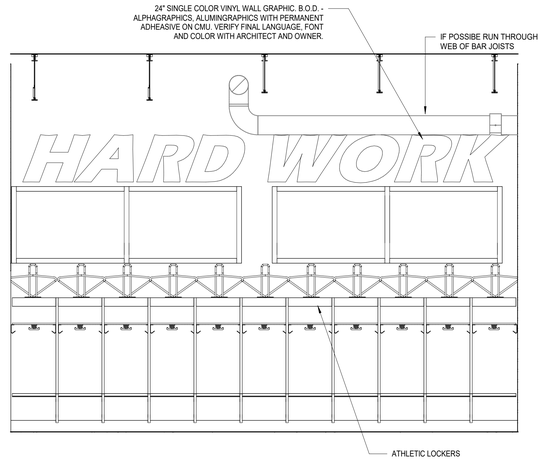

A4 A404 **FOOTBALL SPRING/FALL INTERIOR ELEVATION - SOUTH**

3/8" = 1'-0"

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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO, AH

SHEET TITLE:

INTERIOR ELEVATIONS

SHEET NO. A404

PROJ. NO. 019593.03

FINISH LEGEND

TYPE	TYPE DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	SIZE	LOCATION	COMMENT
BASE								
EPB-1	EPOXY COVE BASE	DEX O TEX	DECORFLOR BROADCAST	DFS-B-04	--	--	LAUNDRY/ LOCKERS/ TOILETS	
RB-1	RESILIENT BASE	JOHNSONITE	TRADITIONAL WALL BASE	20 - CHARCOAL WG	--	4"	AREAS W/ MECT OR CPT	
CASEWORK								
PL-1	CASEWORK	FORMICA	HIGH PRESSURE LAMINATE	NOCTURNE	MATTE	--	TRAINING	
SS-1	COUNTERTOP	CORIAN	SOLID SURFACE	NEUTRAL CONCRETE	MATTE	--	TOILETS, TRAINING	
CEILING								
ACT-1	ACT	USG	RADAR CLIMA PLUS	WHITE	#2210	24 X 24	GENERAL CEILING TILE	
ACT-2	ACT	USG	SHEET ROCK CLIMA PLUS	WHITE	#3260	24 X 24	LAUNDRY	
EP-4	EPOXY PAINT 4	SHERWIN WILLIAMS	EPOXY PAINT	CEILING BRIGHT WHITE SW 7007	FLAT	--	GWB CEILINGS	
P-4	PAINT 4	SHERWIN WILLIAMS	DRYFALL PAINT	BIG CHILL SW 7648	FLAT	--	EXPOSED STRUCTURE	
FLOOR								
CONC.	SEALED CONCRETE	--	--	TRANSPARENT	--	--	STORAGE/ UTILITY	
CPT-1	CARPET	TARKETT	DISCOVERY- VISUAL PATH	BE AMAZING 20510	--	24 X 24	OFFICE	
EPX-1	EPOXY FLOOR	DEX O TEX	DECORFLOR BROADCAST	DFS-B-04	--	--	LAUNDRY/ LOCKERS/ TOILETS	
MCT-1	MARMOLEUM COMPOSITION TILE	FORBO	MCT ELEMENTALS	3030 BLUE	--	12 X12	CORRIDOR/TRAINING	
MCT-2	MARMOLEUM COMPOSITION TILE	FORBO	MCT ELEMENTALS	3238 LAGUNA	--	12 X12	CORRIDOR/TRAINING	
MCT-3	MARMOLEUM COMPOSITION TILE	FORBO	MCT ELEMENTALS	DOVE GREY 621	--	12 X12	CORRIDOR/TRAINING	
MCT-4	MARMOLEUM COMPOSITION TILE	FORBO	MCT ELEMENTALS	ALPINE 3247	--	VARIES	CENTER OF LOGO	
WOM-1	WALK OFF MAT	MILLIKEN	OBEX TILE CUTX	DRIFT/BLUE	--		MUDROOM	
METAL ATHLETIC LOCKERS								
MTL-1	METAL LOCKERS	GEAR GRID	GRIDIRON	NAVY BLUE	--	24 X 30	LOCKER ROOMS	
MTL-2	METAL LOCKERS	SUPERIOR	PREMIER SERIES TEAM LOCKERS	719 - JERSEY BLUE	--	VARIES	LOCKER ROOMS	
TOILET PARTITIONS								
PTP-1	PHENOLIC TOILET PARTITIONS	PSISC	TERRA CORE	TC-500 ROCK	--	--	TOILETS	
WALL								
EP-1	EPOXY PAINT 1	SHERWIN WILLIAMS	EPOXY PAINT	BIG CHILL SW 7648	SATIN	--	FIELD PAINT	
EP-2	EPOXY PAINT 2	SHERWIN WILLIAMS	EPOXY PAINT	NAVAL SW 6244	SEMI-GLOSS	--	ACCENT PAINT	
EP-3	EPOXY PAINT 3	SHERWIN WILLIAMS	EPOXY PAINT	BLUEBELL SW 6793	SEMI-GLOSS	--	ACCENT PAINT	
P-1	PAINT 1	SHERWIN WILLIAMS	PAINT	BIG CHILL SW 7648	SATIN	--	FIELD PAINT	
P-2	PAINT 2	SHERWIN WILLIAMS	PAINT	NAVAL SW 6244	SEMI-GLOSS	--	ACCENT PAINT	
P-3	PAINT 3	SHERWIN WILLIAMS	PAINT	BLUEBELL SW 6793	SEMI-GLOSS	--	ACCENT PAINT	

ROOM FINISH SCHEDULE

		FLOOR		WALLS				CEILING			MILLWORK		
ROOM NO.	ROOM NAME	FINISH	BASE	N	E	S	W	MATERIAL	FINISH	CEILING HEIGHT	COUNTERTOPS	CABINETS	COMMENTS
LEVEL 1													
100	CORRIDOR	MCT -1, MCT -2, MCT-3, MCT-4	RB-1			P-1,P-2		ACT-1	PRE FIN.	11'-0", 12'-0"			A, INC. LASER CUT LOGO
101	HEAD COACH OFFICE	CPT-1	RB-1		P-2			ACT-1	PRE FIN.	11'-0"			A
102	STORAGE	CONC.	RB-1					ACT-1	PRE FIN.	9'-0"			A
103	TRAINING	MCT -1, MCT -2, MCT-3	RB-1			P-2		ACT-1/ GWB	PRE FIN. / P-4	10'-0"	SS-1	PL-1	A
104	OFFICE	CPT-1	RB-1		P-3			ACT-1	PRE FIN.	11'-0"			A
105	OFFICE	CPT-1	RB-1				P-3	ACT-1	PRE FIN.	11'-0"			A
106	TOILET / SHOWER	EXP-1	EPX-1	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	MR GWB	EP-4	9'-0"			A
107	I.T.	CONC.	RB-1					ACT-1	PRE FIN.	10'-0"			A
108	LAUNDRY	EXP-1	EPX-1	EP-3	EP-1	EP-1	EP-1	MR GWB	EP-4	10'-0"			A
109	JAN	CONC.	RB-1					ACT-1	PRE FIN.	10'-0"			A
110	ELEC	CONC.	RB-1					EXP. STRUCTURE	P-4	-			A
111	WATER HEATER	CONC.	RB-1					EXP. STRUCTURE	P-4	-			A
112	OUTDOOR STORAGE	CONC.	RB-1				P-2	EXP. STRUCTURE	P-4	-			A
113	TLT/SHWR	EXP-1	EPX-1	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	MR GWB	EP-4	9'-0"	SS-2		A
114	LAX LR / FOOTBALL FALL	EXP-1	EPX-1			P-2		EXP. STRUCTURE	P-4	-			A
115	MUD ROOM	WOM-1	RB-1			P-2		ACT-1	PRE FIN.	10'-0"			A
116	FOOTBALL SPRING/FALL	EXP-1	EPX-1			P-2		EXP. STRUCTURE	P-4	-			A
117	STORAGE	CONC.	RB-1					EXP. STRUCTURE	P-4	-			A
118	TLT/SHWR	EXP-1	RB-1	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	EP-1,EP-2,EP-3	MR GWB	EP-4	9'-0"	SS-2		A

U.N.O. ALL FIELD WALL PAINT WILL BE P-1

FINISH PLAN NOTES

A. FIELD WALL PAINT SHALL BE P-1 U.N.O.
B. ALL FINISHES ARE BASED ON PLAN NORTH.
C. SEE "FINISHES AND MATERIALS SCHEDULE" FOR FINISH MATERIAL INFORMATION AND "ROOM FINISH SCHEDULE" FOR SELECTIONS. REFER TO FINISH PLANS FOR EXTENT OF FLOOR AND WALL FINISH ACCENT LOCATIONS AND PATTERNS.
D. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXPOSED SURFACE NOT HAVING A FINISH SPECIFIED BEFORE STARTING CONSTRUCTION.
E. ALL ITEMS EXPOSED TO VIEW SHALL BE PAINTED OR STAINED UNLESS PREFINISHED BY MANUFACTURER OR UNO.
F. INSTALLATION OF FINISHES SHALL COMPLY WITH MANUFACTURERS' INSTALLATION SPECIFICATION REQUIREMENTS.
G. PRODUCTS INDICATED ARE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PER PRODUCT TYPE INDICATED.
H. CONTRACTOR IS RESPONSIBLE FOR CHECKING LEAD TIMES ON ALL FINISHES AS TO NOT DELAY WORK OR WORK OF OTHER TRADES.
I. CONTRACTOR TO PROVIDE MINIMUM 3% ATTIC STOCK OF ALL MATERIALS TO OWNER. MATERIAL TO BE PROVIDED IN UNOPENED BOXES.
J. REFER TO RCP FOR CEILING TYPES AND EXTENTS. REF CEILING COLUMN IN ROOM FINISH SCHEDULE FOR APPLICABLE CEILING, SOFFIT, AND BULKHEAD FINISHES.
K. REF ELECTRICAL INFORMATION FOR LIGHTING ALLOWANCES AND TYPES TO BE INCLUDED.
L. REF FINISH PLANS AND LEGEND FOR DOOR PAINT COLORS.
M. CAULK AT BASE OF DOOR FRAME BETWEEN FRAME AND FLOORING WITH COLOR MATCHED CAULK TO MATCH DOOR FRAME COLOR, TYP ALL LOCATIONS, UNO.
N. MILLWORK: ALL EXPOSED SURFACE OF MILLWORK TO BE COVERED WITH LAMINATE, UNO. NO MELAMINE OR UNFINISHED SURFACE WILL BE ACCEPTED. ALL WOOD GRAIN FINISHES SHALL BE INSTALLED WITH GRAINING RUNNING VERTICALLY, UNO. ALL MILLWORK TOE KICKS TO RECEIVE RESILIENT BASE, UNO. REF ELEVATIONS AND SECTIONS FOR NOTED EXCEPTIONS.

B1 A701 **OVERALL FINISH FLOOR PLAN**
1/8" = 1'-0"

C4 A701 **Flooring Transition Resinous to Carpet**
12" = 1'-0"

C5 A701 **Flooring Transition Carpet to Resilient**
12" = 1'-0"

B3 A701 **TYPICAL BATHROOM WALL PATTERN**
3/8" = 1'-0"

B4 A701 **Flooring Transition Resinous to Resilient**
12" = 1'-0"

B5 A701 **Transition Concrete to Resilient**
12" = 1'-0"

A1 A701 **CASEWORK SECTION - BASE CABINET WITH DRAWER**
1 1/2" = 1'-0"

A2 A701 **CASEWORK SECTION - SINK WITH INTEGRAL BASE**
1 1/2" = 1'-0"

A3 A701 **CASEWORK SECTION - UPPER CABINET - GYP SOFFIT**
1 1/2" = 1'-0"

A4 A701 **BASE AT FLUID APPLIED - WALL TILE**
3" = 1'-0"

KEY PLAN

PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO, AH

SHEET TITLE:
FINISH FLOOR PLAN AND SCHEDULE

SHEET NO. A701
PROJ. NO. 019593.03

6/19/2023 5:10:20 PM Autodesk Docs://019593.03_Hilton Head High School/HHIHS_NewFieldhouse_R23.rvt
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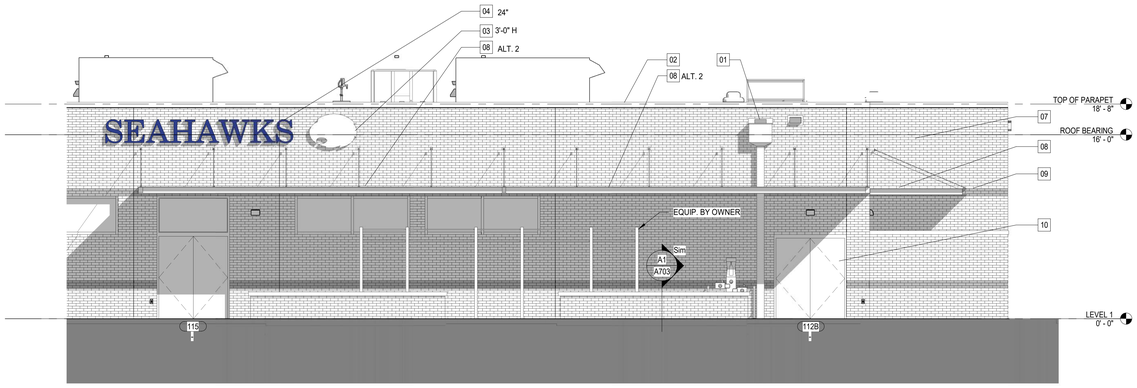
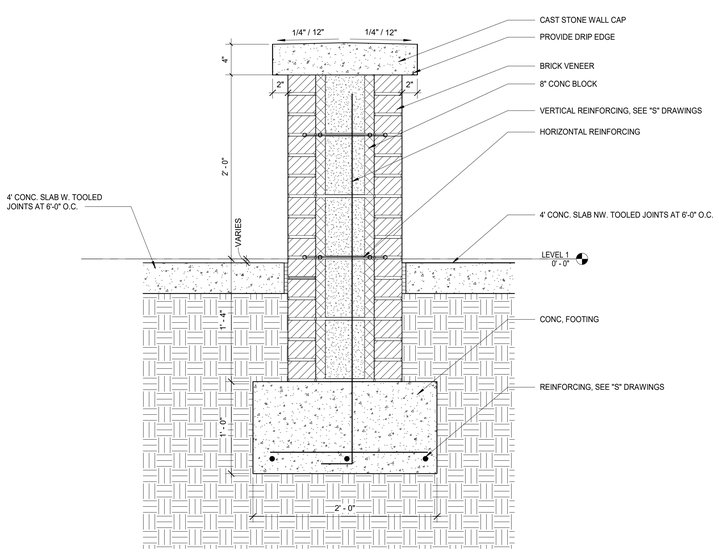
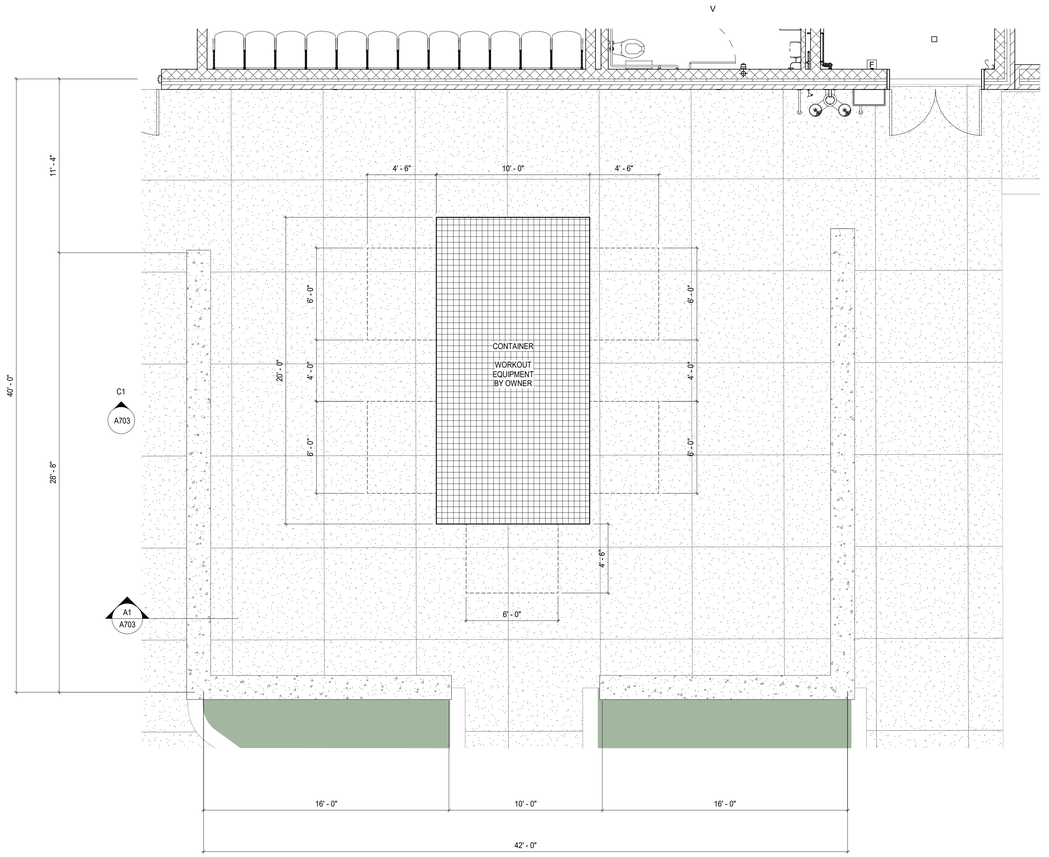
A300 NOTE BLOCK	
Sheet Note Number	Description
02	MOD. BIT. ROOFING
03	COPING CAP
04	BAR JOIST SEE "S" DRAWINGS
05	ROOF HATCH
06	8 IN. CMU
07	CMU BOND BEAM
08	BRICK VENEER (COLOR 1)
09	BRICK VENEER REVEAL (COLOR 2)
10	CONC. SLAB
11	CONC. FOOTING
12	OPERABLE PARTITION
13	STEEL BEAM
14	METAL LOCKERS
16	ROOF INSULATION
17	TELEVISION BY OWNER
18	MARKER BAORD
19	STOREFRONT
20	VAPOR BARRIER



C1 / A703 **W ELEVATION ALT. 2**
3/16" = 1'-0"



A1 / A703 **ALTERNATE #2 -SECTION - SEAT WALL**
1 1/2" = 1'-0"



A3 / A703 **ALTERNATE #2 - OUTDOOR WORKOUT AREA PLAN**
1/4" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

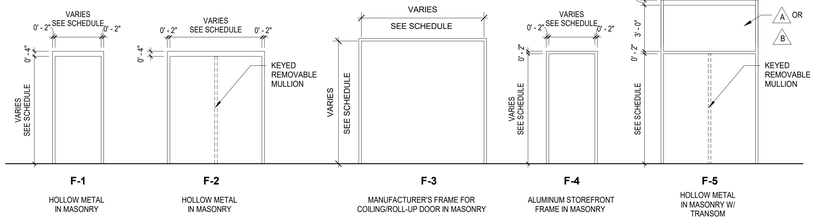
ALTERNATE #2

SHEET NO. A703

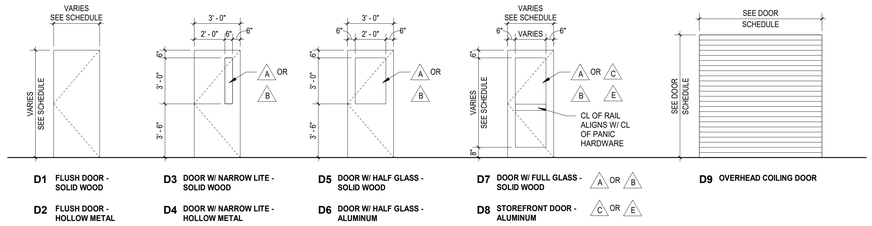
PROJ. NO. 019593.03

DOOR SCHEDULE

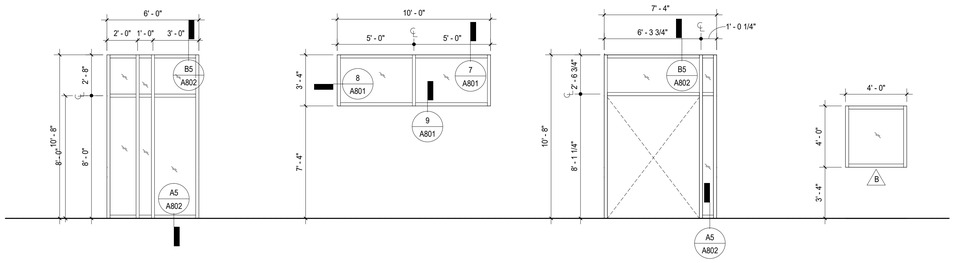
FLOOR	DOOR NO.	ROOM NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR TYPE	FRAME RATING	FRAME MATERIAL	FRAME TYPE	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	REMARKS
LEVEL 1	100A	100	6' - 0"	8' - 0"	0' - 1 3/4"	D8	-	AL	F-4	AL	H-4	J-4	
LEVEL 1	100B	100	6' - 0"	8' - 0"	0' - 1 3/4"	D8	-	AL	F-4	AL	H-4	J-4	
LEVEL 1	101	101	3' - 0"	7' - 0"	0' - 1 3/4"	D3	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	102	103	3' - 0"	7' - 0"	0' - 1 3/4"	D1	-	WD	F-1	HM	H-2	J-2	
LEVEL 1	103	103	3' - 0"	7' - 0"	0' - 1 3/4"	D3	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	104	104	3' - 0"	7' - 0"	0' - 1 3/4"	D3	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	105	105	3' - 0"	7' - 0"	0' - 1 3/4"	D3	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	106	106	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	107	107	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	108	108	3' - 6"	7' - 0"	0' - 1 3/4"	D1	45 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	109	109	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	110	110	3' - 4"	7' - 0"	0' - 1 3/4"	D2	-	HM	F-1	HM	H-3	J-3	
LEVEL 1	111	111	3' - 4"	7' - 0"	0' - 1 3/4"	D2	-	HM	F-1	HM	H-3	J-3	
LEVEL 1	112A	112	6' - 0"	7' - 0"	0' - 1 3/4"	D2	-	HM	F-2	HM	H-3	J-3	
LEVEL 1	112B	112	6' - 0"	8' - 0"	0' - 2"	D9	-	STEEL	F-3	STEEL	H-5	J-5	
LEVEL 1	113	113	3' - 0"	7' - 0"	0' - 1 3/4"	D1	-	WD	F-1	HM	H-1	J-1	
LEVEL 1	114A	114	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	114B	114	3' - 4"	7' - 0"	0' - 1 3/4"	D2	-	HM	F-1	HM	H-1	J-1	
LEVEL 1	115	115	6' - 0"	7' - 2"	0' - 1 3/4"	D2	-	HM	F-5	HM	H-3	J-3	
LEVEL 1	116A	116	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	116B	116	3' - 4"	7' - 0"	0' - 1 3/4"	D2	-	HM	F-1	HM	H-1	J-1	
LEVEL 1	117	117	3' - 0"	7' - 0"	0' - 1 3/4"	D1	20 MIN	WD	F-1	HM	H-1	J-1	
LEVEL 1	118	118	3' - 0"	7' - 0"	0' - 1 3/4"	D1	-	WD	F-1	HM	H-1	J-1	



HOLLOW METAL DOOR FRAME TYPES

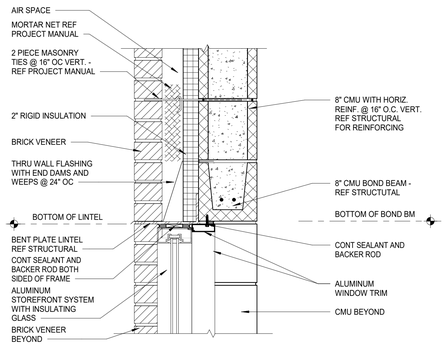


DOOR TYPE ELEVATIONS

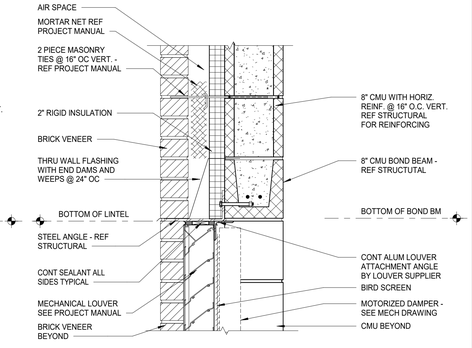


GLAZING TYPES

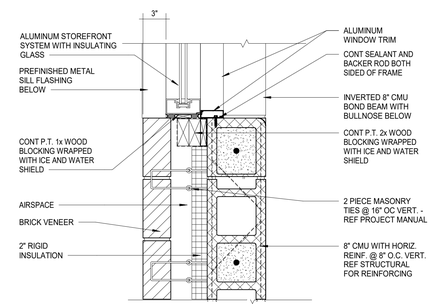
A	FULLY TEMPERED SAFETY GLAZING
B	FIRE AND SAFETY GLAZING, CLEAR
C	INSULATED AND LAMINATED SAFETY GLAZING
D	INSULATED AND LAMINATED GLAZING
E	1-HOUR RATED INSULATED AND LAMINATED SAFETY GLAZING
F	INSULATED AND LAMINATED SECURITY GLAZING
G	1-HOUR RATED INSULATED AND LAMINATED GLAZING
	* ALL EXTERIOR GLAZING TO BE IMPACT RATED AS REQUIRED BY CODE - SEE SPECIFICATIONS
	* GLAZING TYPES SHOWN IN WINDOW AND DOOR FRAMES TYP. FOR EACH PANE U.N.O.
	* REF DOOR SCHEDULE AND ENLARGED PLANS FOR RATED OPENINGS



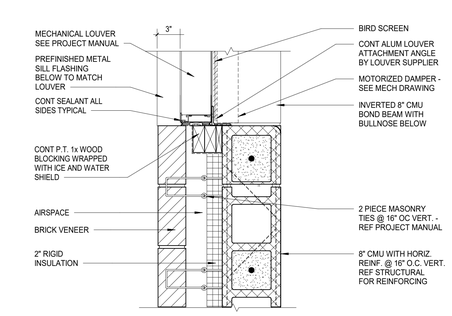
H10



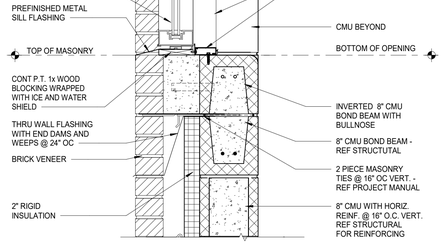
D5 A801 **TYPICAL LOUVER HEAD DETAIL**
1 1/2" = 1'-0"



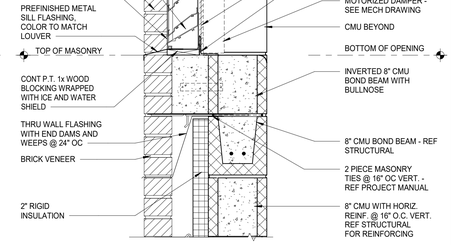
J10



C5 A801 **TYPICAL LOUVER JAMB DETAIL**
1 1/2" = 1'-0"

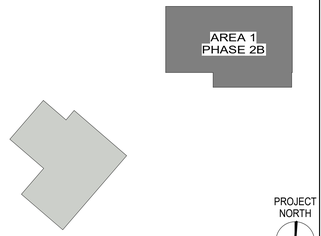


S10



B5 A801 **TYPICAL LOUVER SILL DETAIL**
1 1/2" = 1'-0"

KEY PLAN



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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: MA/LJS/AH

SHEET TITLE:

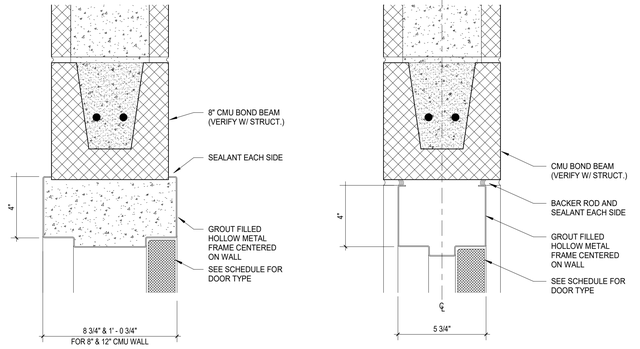
DOOR SCHEDULE

SHEET NO. A801

PROJ. NO. 019593.03

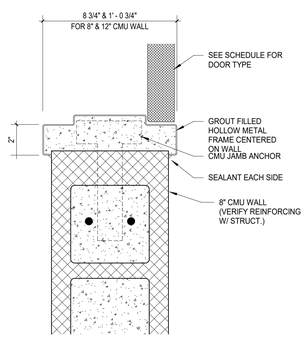
INTERIOR HEAD AND JAMB DETAILS

INSET FRAME



H-1

H-2



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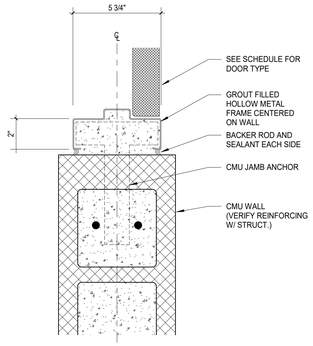

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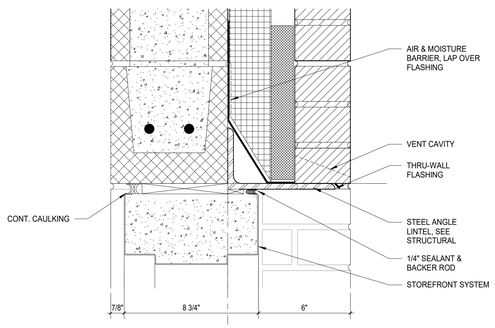
EXTERIOR HEAD AND JAMB DETAILS



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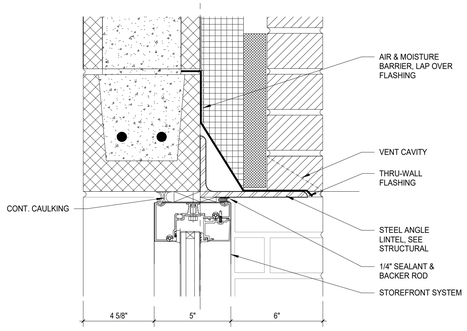

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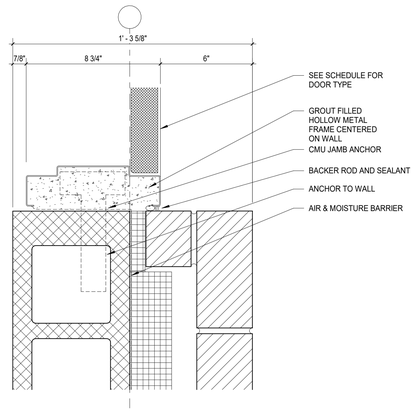

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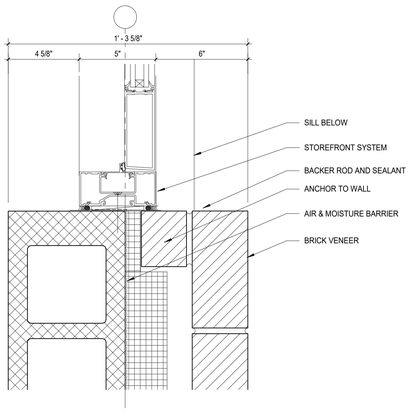
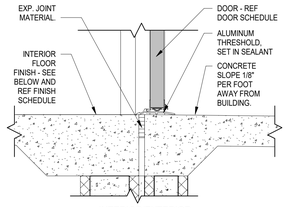


J-4

DOOR SILLS

NOTE: ALWAYS CHANGE FLOOR FINISHES AT CENTERLINE OF DOOR

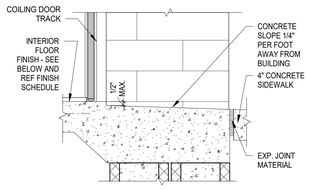


INTERIOR/EXTERIOR

S1

S1A - SEALED CONCRETE / EXTERIOR

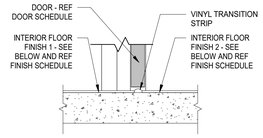
S1B - EPOXY / EXTERIOR



INTERIOR/EXTERIOR

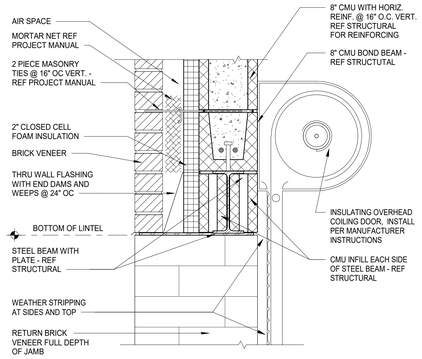
S2

S2A - SEALED CONCRETE / EXTERIOR



S3

S3A - EPOXY / SEALED CONCRETE



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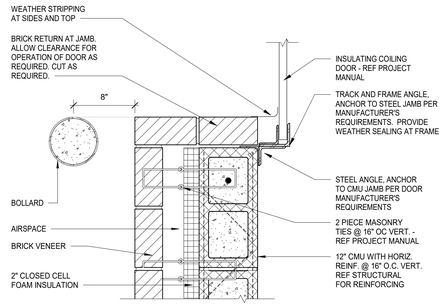

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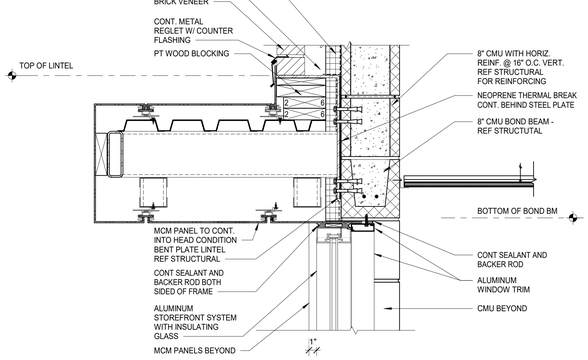
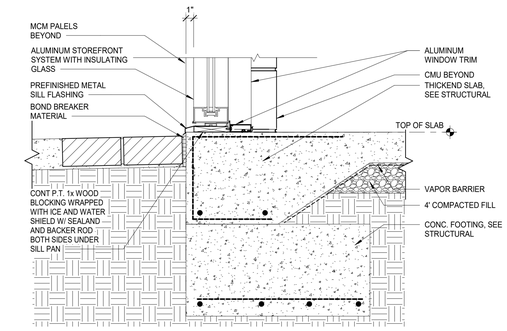


B5 / A802 **STOREFRONNT HEAD AT MCM**

1 1/2" = 1'-0"



A5 / A802 **STOREFRONT SILL AT MCM**

1 1/2" = 1'-0"

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE IIB- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **05/05/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: ZA, AH

SHEET TITLE:

HEAD, JAMB, AND SILL DETAILS

SHEET NO. PROJ. NO. 019593.03

A802

FRONT ELEVATION

REAR ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **02/15/2023**

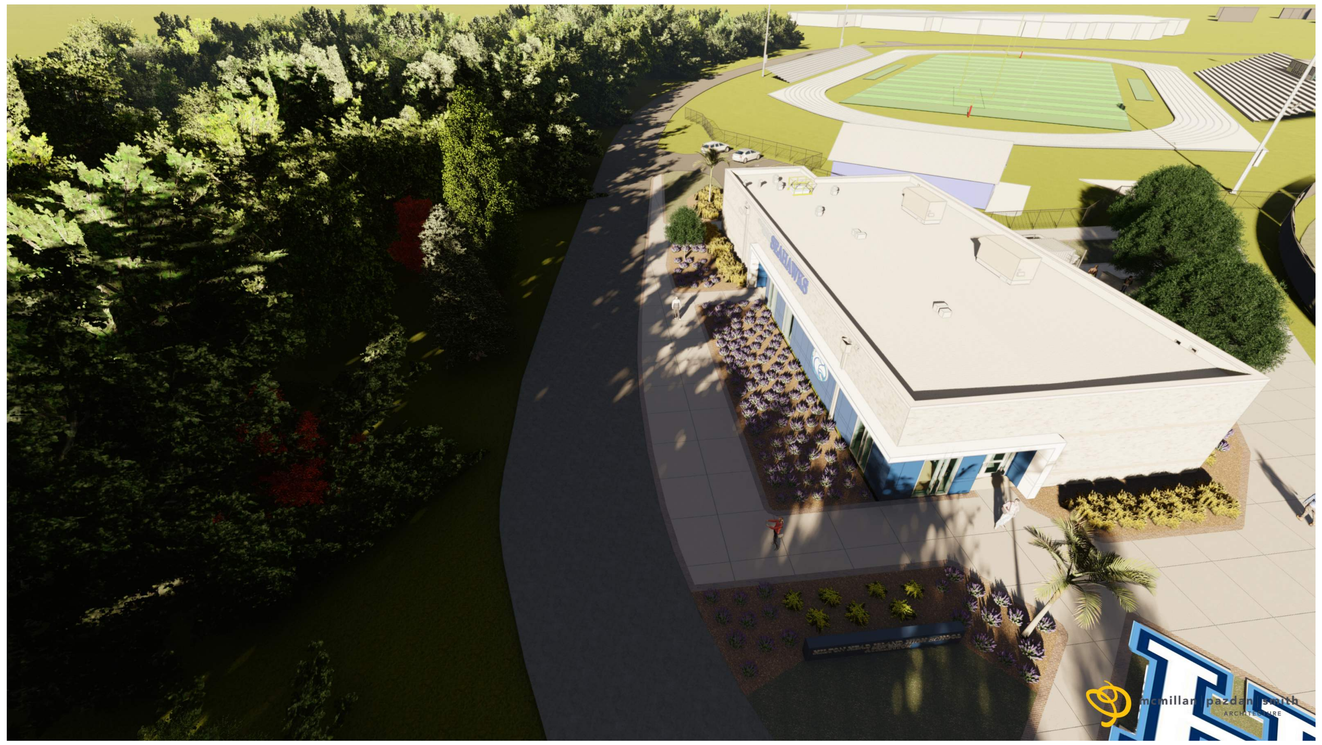
PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: Author

SHEET TITLE:

3D VIEW

SHEET NO. A901

PROJ. NO. 019593.03



OVERHEAD PERSPECTIVE NORTH

OVERHEAD PERSPECTIVE SOUTH

12/13/2023 11:53:08 PM Architect Desk (AFFIXED B) 19th Hole Sub-Assemblies - Year Five.rvt
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ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **02/15/2023**

PRINCIPAL IN CHARGE:	MS
PROJECT ARCHITECT:	MS
DRAWN BY:	Author

SHEET TITLE:

3D VIEW

SHEET NO.

A903

PROJ. NO.
019593.03

CAMPUS RECREATION

OUTDOOR FITNESS SOLUTIONS

EXPANDING BEYOND YOUR WALLS

KELSEY WHITTAKER

ASSISTANT DIRECTOR FOR FITNESS PROGRAMS
UNIVERSITY OF NEBRASKA

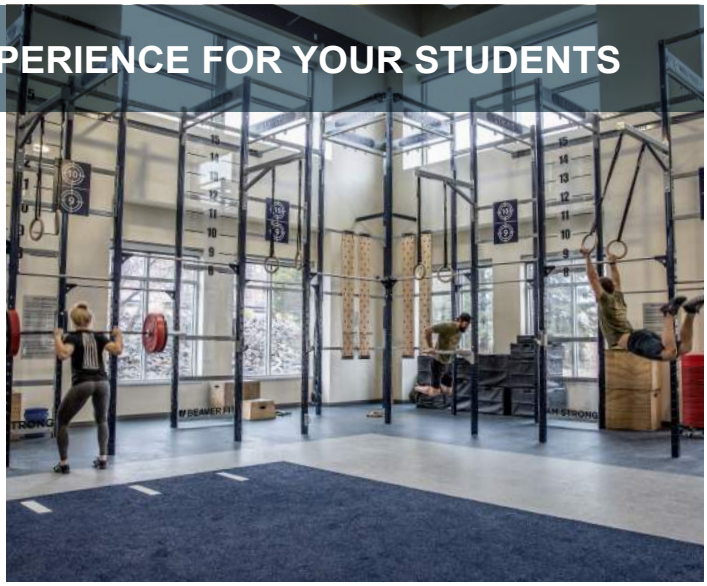
Custom 10' Performance Locker at University of Nebraska

> *We were highly impressed with the **communication and accommodation** from BeaverFit. We always knew exactly where we were with the project and weren't afraid to ask for any changes to our setup.*

CREATING A UNIQUE FITNESS EXPERIENCE FOR YOUR STUDENTS

JIM FITZSIMMONS

DIRECTOR FITNESS AND RECREATIONAL SPORTS,
UNIVERSITY OF NEVADA, RENO



University of Nevada Custom Rig

> *Three "P's." Painless, Professional and Prompt. We threw BeaverFit some challenges in size and unique features. They responded to all of our needs and met every design challenge we gave them. **I could not ask for a more professional and responsive group.** The experience we had with BeaverFit was absolutely amazing.*

PERFORMANCE LOCKERS

10’ Performance Locker at Mount Saint Mary’s University in Los Angeles, CA

BeaverFit Performance Lockers are standard shipping containers custom-fabricated to anchor BeaverFit Training Rigs and provide weather-proofed lockable storage for all the equipment necessary to create a world class multi-modality training center.

- 5’ Ideal for training up to **30 people**
- 10’ Ideal for training up to **50 people**
- 20’ Ideal for training up to **80 people**
- 40’ Ideal for training up to **120 people**

OUTDOOR RIGS

Cube-X Rig installed at Northside Student Housing Complex in Dallas, TX

THE CUBE-X RIG is the most versatile training rig on the market, featuring a footprint of 118 sq ft and capable of training up to 10 athletes simultaneously. The rig offers multiple modalities including squat racks, rope climb, heavy bag, integrated storage, muscle-up bars, wing bars, wall ball targets and monkey bars.

24’ Modular Rig installed at FC Dallas practice field in Dallas, TX

BEAVERFIT MODULAR RIGS are specifically designed to enable strength coaches or other fitness leaders to create training spaces catered to their unique requirements. Building on the foundation of baseline 4’ lifting stations and 6’ bays, these Modular Rigs can be configured to include rope climb stations, ascending/descending monkey bars and storage options for bumper plates, barbells and accessories.

PARTNER WITH US TO CREATE A UNIQUE FITNESS EXPERIENCE FOR YOUR STUDENTS

MADE IN THE USA

Veteran Owned

All BeaverFit equipment is designed and manufactured in our HQ facility in Reno, Nevada USA.

ULTRA STABLE AND DURABLE

Dam Strong

We utilize 7 gauge steel which is more durable than the industry standard of 11 gauge steel.

SUPERIOR WEATHERPROOFING

Built for the Outdoors

Our bridge building experience yields to a superior weatherproofing process to include both hot dip galvanizing and powder coating.

INTERACTIVE DESIGN

Collaborative

We collaborate with customers to create the ultimate outdoor training area based on their available space, target budget and desired outcomes.

INSTALLATION:

Turnkey

We offer white glove installation services to create painless installation and delivery experiences.

Custom Modular Rigs and Climbing Stations
Lackland Air Force Base
Texas

Custom 10' Performance Locker
Naval Base Ventura County
California

Custom 10' Performance Locker
West Virginia University - Football Field
West Virginia

BUILT TO LAST, BUILT WITH PURPOSE

BeaverFit is the industry leader in providing outdoor functional training equipment. To date, we have installed thousands of outdoor training solutions to all branches of the US Military, NATO forces, Universities, Fitness Clubs and Fortune 500 Companies. BeaverFit was founded by British bridge builders and former US Navy Riverines. This unique partnership combines our passion for intelligent engineering with the rugged durability needed to withstand the harshest environments in the world.

BEAVERFITUSA.COM

CONTACT US FOR MORE PRODUCT INFORMATION:
SALES@BEAVERFITUSA.COM

© 2019 BeaverFit North America, LLC. All rights reserved. All other trademarks referenced are trademarks of their respective owners. 190047-01 07/19. The BeaverFit Performance Locker is a patented product. For a detailed description of the patent please visit beaverfitusa.com/innovation.

20’ PERFORMANCE LOCKER

20’ Performance Locker at Miami Beach

20’ PERFORMANCE LOCKER

Light: The Light package includes the following attachments: 2 wall ball targets, 1 landmine, 5 sets of J-Cups, 2 sets of safety squat arms, 2 jump platforms and 2 dip bars.
Included storage: 2 x 3 shelf storage, 2 x push pop inners, 1 x 8 bar gun rack, 2 x vertical plate storage.
Heavy: All of the above attachments and the following accessories:

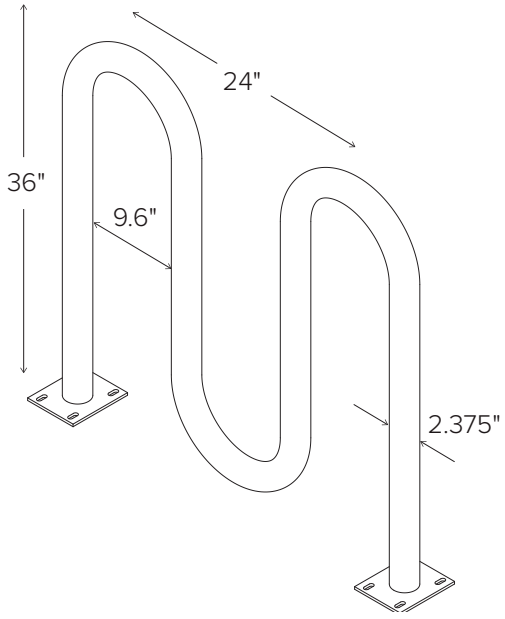
- 4 BATTLING ROPES
- 1 CLIMBING ROPE
- 2 MEDICINE BALLS 14 LB
- 1 MEDICINE BALL 16 LB
- 3 MEDICINE BALLS 20 LB
- 2 KETTLEBELLS 12 KG
- 4 KETTLEBELLS 16 KG
- 2 KETTLEBELLS 20 KG
- 4 KETTLEBELLS 24 KG
- 8 OLYMPIC BARS
- 8 WARM-UP BARS
- 6 5 LB BUMPER PLATES (PAIR)
- 6 10 LB BUMPER PLATES (PAIR)
- 6 15 LB BUMPER PLATES (PAIR)
- 6 25 LB BUMPER PLATES (PAIR)
- 6 45 LB BUMPER PLATES (PAIR)
- 4 SANDBAGS
- 1 FLAT BENCH
- 8 LOCK JAW BAR COLLARS
- 4 MOBILITY BANDS - LIGHT
- 4 MOBILITY BANDS - HEAVY
- 4 LACROSSE BALLS
- 4 FOAM ROLLERS
- 2 GYMNASTICS RINGS
- 1 AGILITY CONES (SET OF 20)
- 8 JUMP ROPES
- 4 CHALK BAGS

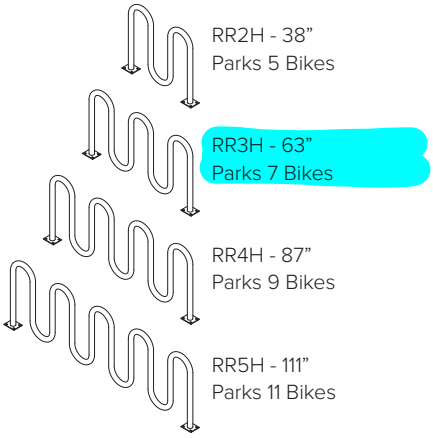
ALPHA INNERS

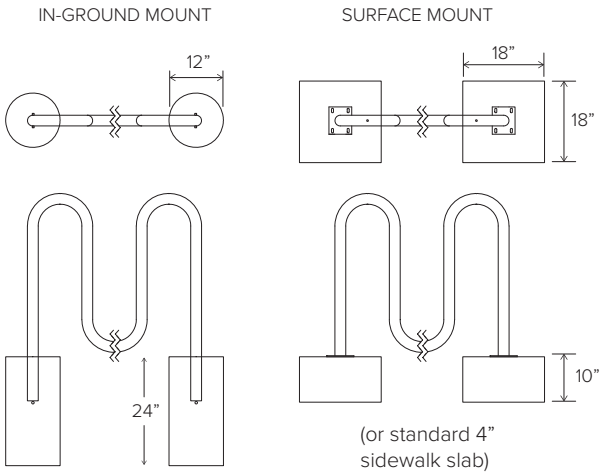
BRAVO INNERS

DERO A PLAYCORE Company | **Rolling** Rack

Submittal Sheet







CAPACITY

RR2H: 5 Bikes
RR3H: 7 Bikes
RR4H: 9 Bikes
RR5H: 11 Bikes

MATERIALS

2” schedule 40 pipe (2.375” OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **Surface**
Foot Mount has two 5” x 6” x .25” feet with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

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DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Hilton Head Island Athletics Phase II DRB#: DRB-001901-2023

DATE: 10/24/2023 CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	

All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
2. Conditions: All conditions from Conceptual submittal (DRB-001742-2023) on September 23rd, 2023 have been addressed, except the roof utility screening concerns. Staff is recommending approval per the condition that the proposed HVAC units are shown on the renderings to pedestrian scale and are installed in a way that minimizes visual impacts as much as possible.

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:
DRB #:
Meeting Date:

Applicant/Agent Name: Michelle Smyth Company: Mcmillan Pazdan Smith
Mailing Address: 850 Morrison Drive, Suite 600 City: Charleston State: SC Zip: 29403
Telephone: 843 566 0771 Fax: E-mail: Msmyth@mcmillanpazdansmith.com
Project Name: HHIHS - Phase II - Athletics Project Address: 50 Wilborn Rd.
Parcel Number [PIN]: R 510 007 000 0030 0000
Zoning District: MS-Main Street Overlay District(s): ROW-Arterial

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

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

Project Category:

_____ Concept Approval – Proposed Development
_____ Final Approval – Proposed Development
_____ Alteration/Addition
__x__ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

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

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

__X__ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

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

__X__ Proposed landscaping plan.

For wall signs:

__X__ Photograph or drawing of the building depicting the proposed location of the sign.

__X__ Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

Michelle B. Smyth — 10/10/2023

SIGNATURE — DATE

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS GMP PRICING SET

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

Issue Date/ Description: 06/16/2023 ASI #01 PHASE IIB
MPS Project No: 019593.03
Agency Review ID: 0701-0233 320

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TRIPP WILLIAMS

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MECHANICAL

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MARK WATTS

ELECTRICAL

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BRIAN MELSON

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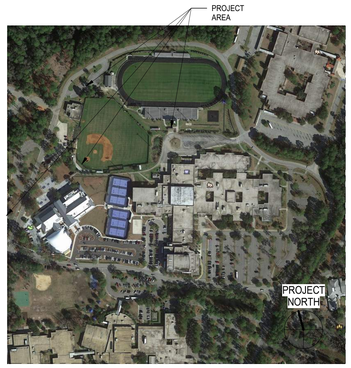
MARK WATTS



SITE MAP

VICINITY MAP

DRAWING LIST

GENERAL

SHEET NO	SHEET NAME
G001	COVER SHEET
G010	CODE SHEET
G100	LIFE SAFETY PLAN - NEW CONSTRUCTION
G403	ADA TYPICAL ACCESSIBILITY DIAGRAMS - SIGNAGE

CIVIL PHASE IIB

SHEET NO	SHEET NAME
C001	COVER SHEET & CONSTRUCTION NOTES
C002	OVERALL SITE PLAN
C101	EXISTING CONDITIONS PLAN
C102	EXISTING CONDITIONS PLAN
C201	EROSION CONTROL, CLEARING & DEMOLITION PLAN
C202	EROSION CONTROL, CLEARING & DEMOLITION PLAN
C203	EROSION CONTROL, DETAILS
C204	EROSION CONTROL, DETAILS
C301	SITE LAYOUT AND PAVING PLAN
C302	SITE LAYOUT AND PAVING PLAN
C303	PAVING DETAILS
C304	PAVING DETAILS
C401	GRADING & DRAINAGE PLAN
C402	GRADING & DRAINAGE PLAN
C403	GRADING & DRAINAGE PLAN
C501	UTILITY PLAN
C502	UTILITY DETAILS
C503	UTILITY DETAILS

ARCHITECTURAL PHASE IIB

SHEET NO	SHEET NAME
A001	ABBREVIATION, SYMBOLS AND LEGENDS
A003	PARTITION TYPES - METAL STUD
A004	PARTITION TYPES - CMU
A005	OVERALL SITE PLAN
A006	REFERENCE PHOTOS
A011	SITE PLAN - PHASE IIB
A012	SITE DETAILS
A110	NEW FLOOR PLAN
A111	PLAN DETAILS
A112	SOFTBALL DUGOUT FP, ELEVATIONS AND SECTION
A120	ROOF PLAN
A121	ROOF DETAILS
A210	REFLECTED CEILING PLAN
A211	RCP DETAILS
A301	EXTERIOR ELEVATIONS
A320	BUILDING SECTIONS
A331	WALL SECTIONS
A332	WALL SECTIONS
A333	WALL SECTIONS
A403	ENLARGED TOILET PLANS
A404	INTERIOR ELEVATIONS
A701	FINISH FLOOR PLAN AND SCHEDULE
A703	ALTERNATE #2
A801	DOOR SCHEDULE
A802	HEAD, JAMB, AND SILL DETAILS

STRUCTURAL PHASE IIB

SHEET NO	SHEET NAME
S000	GENERAL NOTES
S101	NEW FH-FOUNDATION PLAN
S102	NEW FH-SLAB & WALL PLANS
S103	NEW FH-ROOF PLAN
S104	NEW DUGOUT PLANS
S105	NEW SLAB PLANS
S651	TYP. DETAILS - FND & SLAB
S652	TYP. DETAILS - FND & SLAB
S661	TYP. DETAILS - CMU
S662	TYP. DETAILS - CMU
S663	TYP. DETAILS - CMU
S664	TYP. DETAILS - CMU
S671	TYP. DETAILS - STEEL
S681	TYP. DETAILS - JOIST & DECK
S682	TYP. DETAILS - JOIST & DECK
S751	SECTIONS & DETAILS
S752	SECTIONS & DETAILS
S761	SECTIONS & DETAILS
S762	SECTIONS & DETAILS
S763	SECTIONS & DETAILS

MECHANICAL PHASE IIB

SHEET NO	SHEET NAME
M001	LEGENDS, NOTES, AND ABBREVATIONS - HVAC
M002	SCHEDULES - HVAC
M110	AREA 1 FLOOR PLAN, ROOF PLAN, AND BUILDING SECTIONS - HVAC
M301	DETAILS - HVAC
M302	DETAILS - HVAC

PLUMBING PHASE IIB

SHEET NO	SHEET NAME
P1	SITE PRESENTATION
P001	PLUMBING NOTES, LEGENDS & SCHEDULES
P002	PLUMBING DETAILS
P003	PLUMBING DETAILS
P110	FLOOR PLAN - PLUMBING - SUPPLY
P110A	FLOOR PLAN - PLUMBING - WASTE/VENT
P121	ROOF PLAN - PLUMBING - PIPING
P-2	FLOOR PLAN - PLUMBING - GAS

ELECTRICAL PHASE IIB

SHEET NO	SHEET NAME
E001	SITE PLAN - ELECTRICAL
E002	PANELBOARD SCHEDULES
E100	ELECTRICAL SCHEDULES AND DETAILS
E110	NEW FIELD HOUSE PLAN - LIGHTING
E210	NEW FIELD HOUSE PLAN - ELECTRICAL
E211	NEW FIELD HOUSE PLAN - HVAC CONNECTIONS
E310	NEW FIELD HOUSE PLAN - FIRE ALARM

TECHNOLOGY PHASE IIB

SHEET NO	SHEET NAME
T352	NEW FIELD HOUSE PLAN - SECURITY

AGENCY APPROVALS / REQUIRED PERMITS

ENTITY	DISCRIPTION	DATE
SCDEHEC - OCRM	COASTAL ZONE CONSISTENCY	TBD
SCDEHEC	NPDEC LAND DISTURBANCE PERMIT	TBD
TOWN OF HHI	MS4 STORM WATER PERMIT	TBD
TOWN OF HHI	DEVELOPMENT PLAN REVIEW	TBD
HILTON HEAD PSD	WATER AND SEWER CONNECTIONS	TBD
HARGRAY COMMUNICATIONS	TELECOM SERVICE PLAN	TBD
PALMETTO ELECTRIC	ELECTRICAL SERVICE PLAN	TBD
OSF	DESIGN REVIEW	TBD
BCSD	DESIGN REVIEW	TBD

POSSIBLE ADDITIONAL (TBD)

SCDEHEC	WATER/ WASTEWATER CONSTRUCTION PERMIT	TBD
OSFM	SPRINKLER SYSTEM	TBD
SCDOT	SCHOOL TRAFFIC CONSURRENCE	TBD
TOWN OF HHI DRB	DESIGN REVIEW	TBD

ALTERNATES

ALTERNATE NO. 1 : EXTERIOR FINISHES, STOREFRONT, CANOPY (ISSUED IN PHASE IIA)

Base Bid: CLEAN EXISTING EXTERIOR WALLS AND SEAL PER CONSTRUCTION DOCUMENTS.
Alternate: PROVIDE EXTERIOR METAL COMPOSITE MATERIAL WALL PANELS AND CANOPY. INCLUDE ALL ASSOCIATED WORK TO INSTALL PANELS PER CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL STEEL FRAMING, CMU BLOCK, NEW STOREFRONT WINDOWS, AND NEW FIXED LOUVERS.

ALTERNATE NO. 2: OUTDOOR WORK-OUT AREA. (PHASE IIB)

Base Bid: NO OUTDOOR WORK-OUT AREA INSTALLATION.
Alternate: INSTALL OUTDOOR WORK-OUT AREA AS INDICATED ON SHEET A703.

PHASING

PHASE 2A: ALL WORK ASSOCIATED WITH THE RENOVATION OF THE EXISTING FIELD HOUSE AS DETAILED IN THE CONSTRUCTION DOCUMENTS.

PHASE 2B: ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF A NEW FIELD HOUSE, INCLUDING ALL SITE WORK FOR BOTH PHASES AND ADDITIONAL ATHLETIC IMPROVEMENTS AS DETAILED IN THE CONSTRUCTION DOCUMENTS.

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LJS

SHEET TITLE:

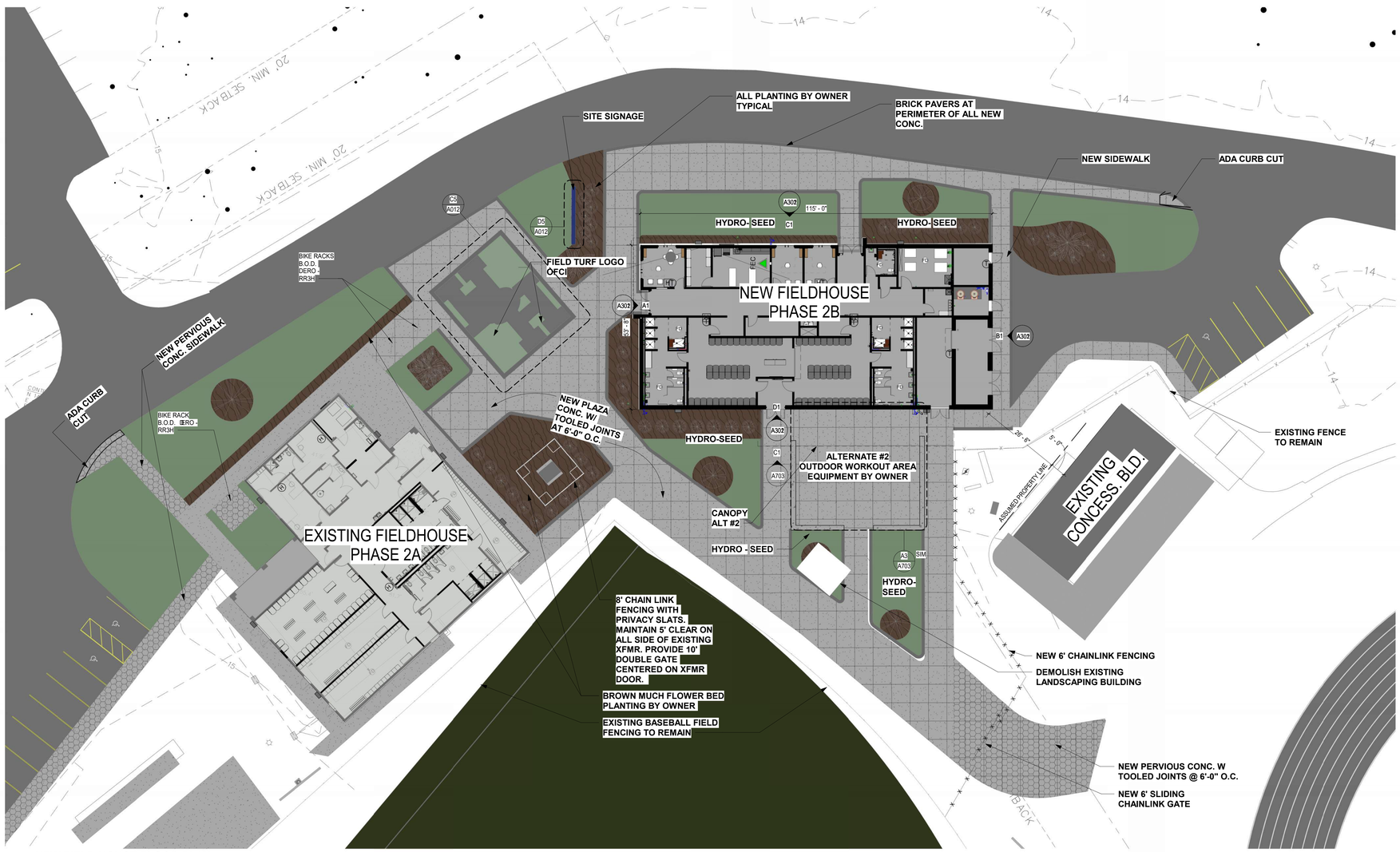
COVER SHEET PHASE IIB

SHEET NO. G002

PROJ. NO. 019593.03

GENERAL SITE PLAN NOTES

1. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.
2. PROVIDE TREES, SHRUBS, AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK." PROVIDE HEALTHY VIGOROUS STOCK GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
3. ORGANIC MULCH SHALL BE PINE BARK MINI-NUGGETS AND/OR SHREDDED HARDWOOD FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR GROUNDCOVER.
4. SLOPE ALL SIDEWALKS AND PADS (2% MIN) TO ALLOW FOR POSITIVE DRAINAGE.



A1 / A011 **NEW FIELD HOUSE FLOOR PLAN**

1/16" = 1'-0"

THIS PLAN SUPERSEDES THE SITE PLAN ISSUED IN PHASE IIA

mcmillan pazdan smith ARCHITECTURE

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	
2	07/25/2023	PR #01 PHASE IIB	

CONSTRUCTION DOCUMENTS 05/05/2023

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

SITE PLAN - PHASE IIB

SHEET NO. A011

PROJ. NO. 019593.03

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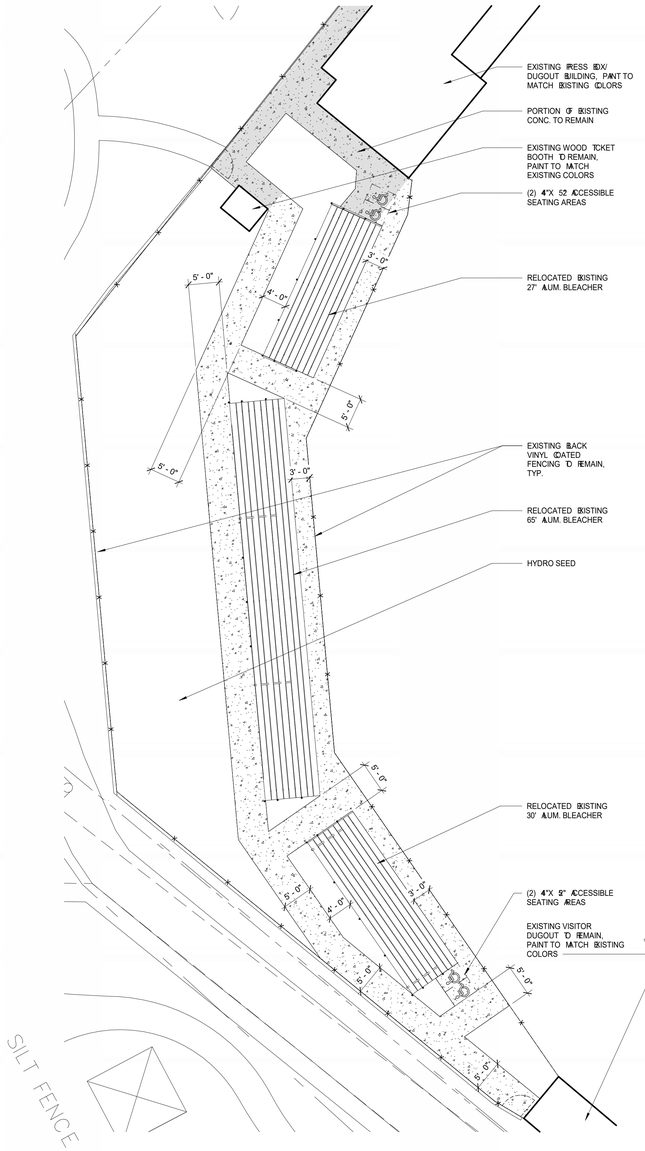
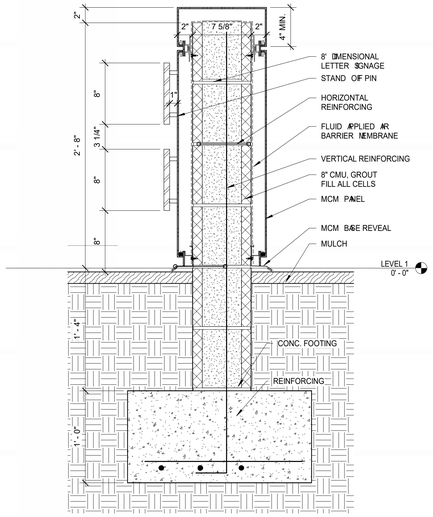
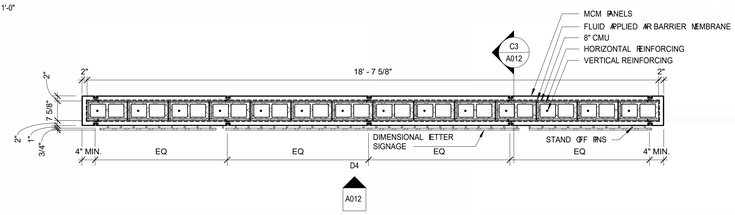


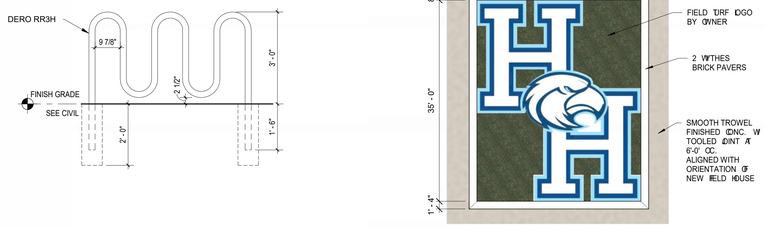


C3 / A012 **MONUMNET SIGN - SECTION**
1 1/2" = 1'-0"

D4 / A012 **MONUMENT SIGN - ELEVATION**
1/2" = 1'-0"

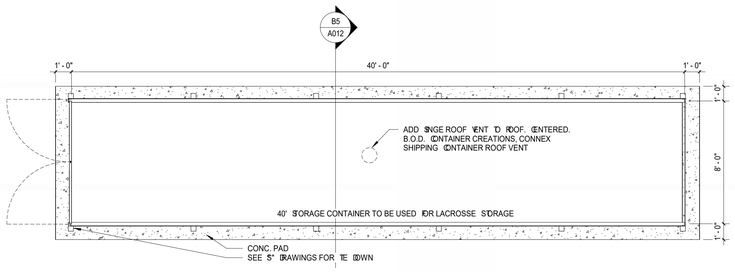


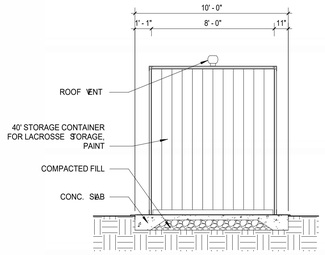
D5 / A012 **MONUMENT SIGN PLAN**
1/2" = 1'-0"



C4 / A012 **SITE - BIKE RACK DETAIL**
1/2" = 1'-0"

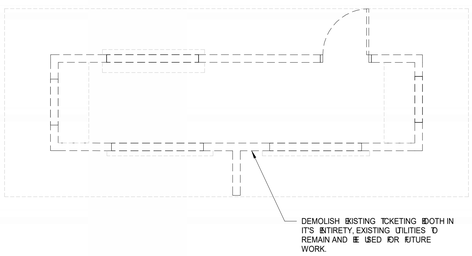
C5 / A012 **ENLARGED PLAN - FIELD TURF LOGO**
3/32" = 1'-0"

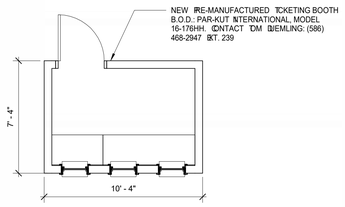




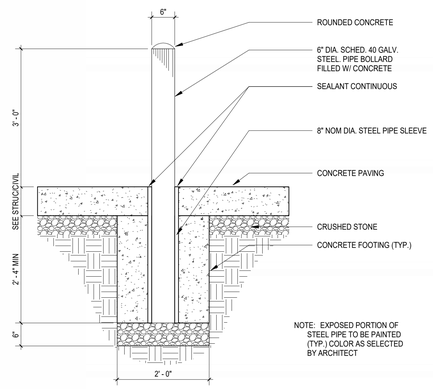
B5 / A012 **LACCROSSE STORAGE CONTAINER - SECTION**
1/4" = 1'-0"

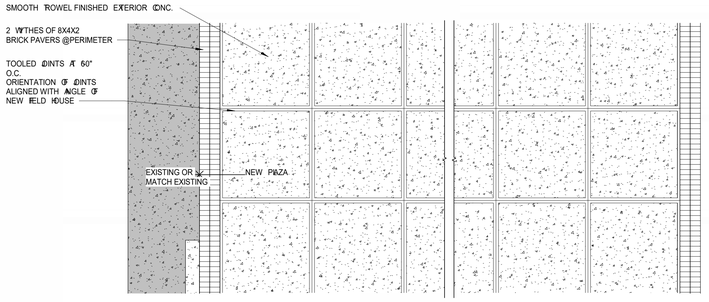
B1 / A012 **BASEBALL BELACHER RELOCATION PLAN**
1" = 10'-0"





B3 / A012 **LACCROSSE STORAGE CONTAINER - PLAN**
1/4" = 1'-0"





A1 / A012 **EXISTING TICKET BOOTH - DEMO PLAN**
1/4" = 1'-0"

A2 / A012 **TICKET BOOTH - PLAN**
1/4" = 1'-0"

A3 / A012 **SITE - BOLLARD DETAIL**
3/4" = 1'-0"

A4 / A012 **PLAZA FINISHING**
1/4" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	

CONSTRUCTION DOCUMENTS **05/05/2023**

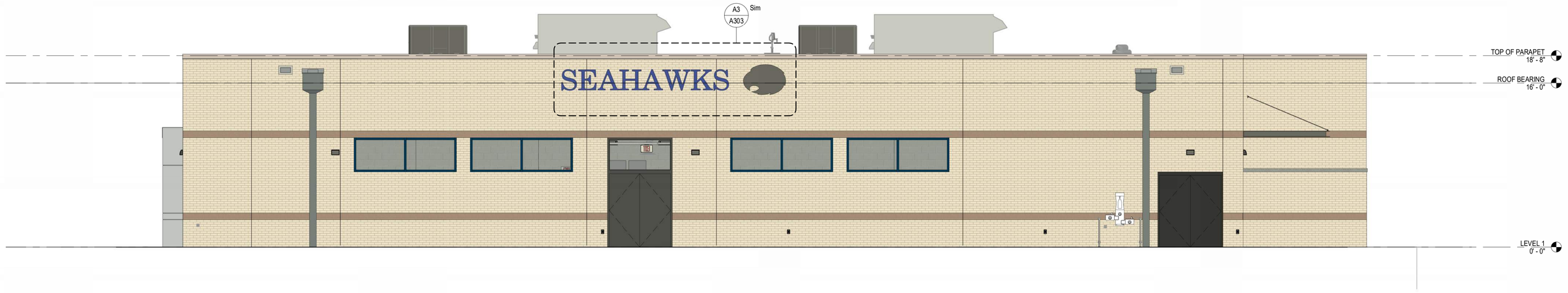
PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: AH

SHEET TITLE:

SITE DETAILS

SHEET NO. A012

PROJ. NO. 019593.03



D1 A302 **W ELEVATION - COLOR**

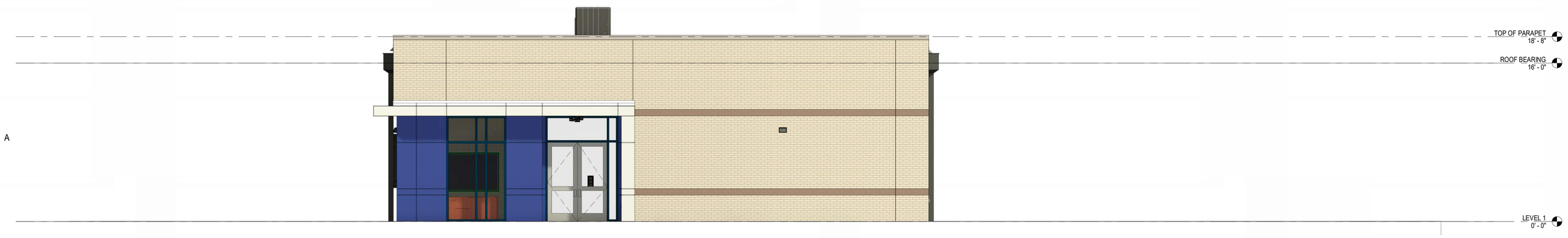
3/16" = 1'-0"

C1 A302 **E ELEVATION - COLOR**

3/16" = 1'-0"

B1 A302 **S ELEVATION - COLOR**

3/16" = 1'-0"



A1 A302 **N ELEVATION - COLOR**

3/16" = 1'-0"

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11/21/2023 11:01:13 AM Architect Revit (R2020).rvt - Main Floor Enlargements - Specification - EDX.rvt

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CONSULTANT LOGO

SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	06/16/2023	ASI #01 PHASE IIB	

CONSTRUCTION DOCUMENTS **02/15/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO

SHEET TITLE:

EXTERIOR ELEVATIONS - COLOR

SHEET NO. PROJ. NO. 019593.03

A302

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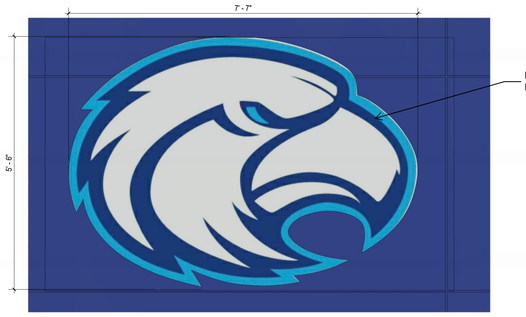
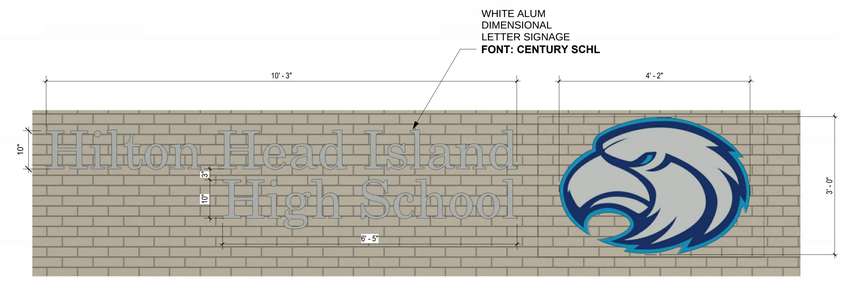
5/5/2023 11:03:12 AM Author: Drury Hall Schuchhardt, Newman Rose



C1 A303 **SIGNAGE - MASCOT**
3/4" = 1'-0"

B1 A303 **SIGNAGE - SCHOOL NAME WITH SEAHAWKS**
3/4" = 1'-0"



A1 A303 **SIGNAGE - SCHOOL NAME WITH MASCOT**
3/4" = 1'-0"

A3 A303 **SIGNAGE - SEAHAWKS WITH MASCOT**
3/4" = 1'-0"

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS - PHASE II- ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CONSTRUCTION DOCUMENTS **02/15/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO

SHEET TITLE:

EXTERIOR SIGNAGE

SHEET NO. A303

PROJ. NO. 019593.03

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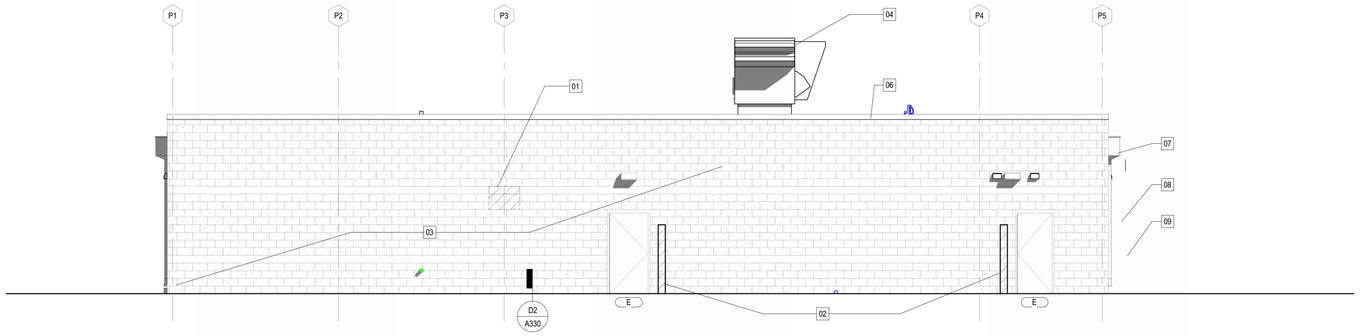
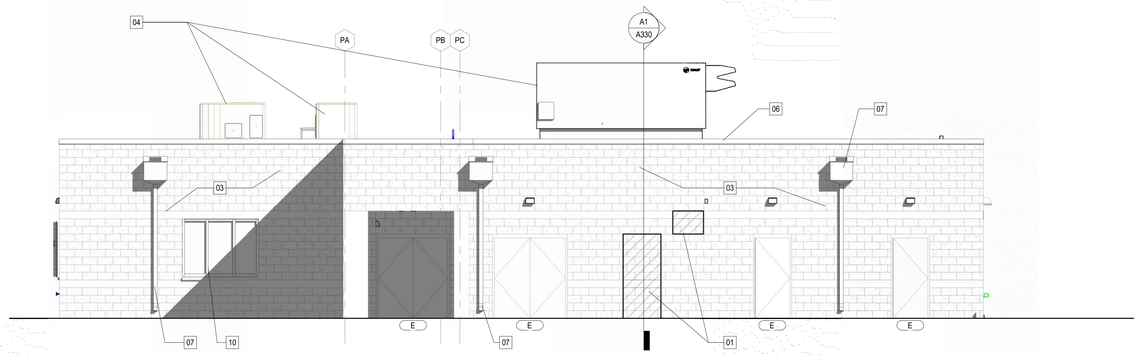
12/13/2023 11:17:11 AM Architect Revit VERSION 23 - Main Model Exhaustive Admin - Part Views - 2014



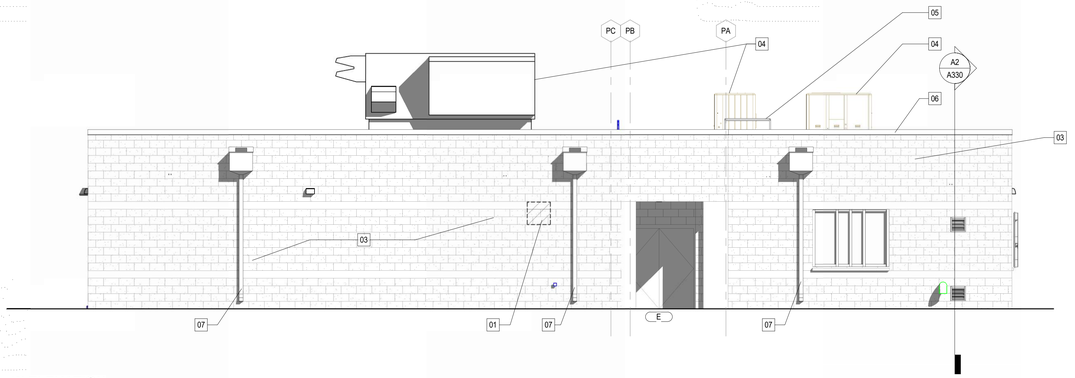
D1 A301 **S ELEVATION**

3/16" = 1'-0"



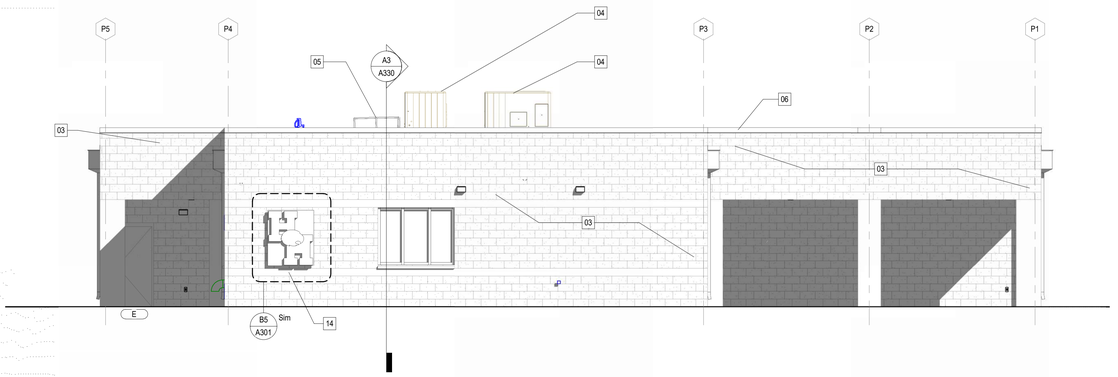
C1 A301 **E ELEVATION**

3/16" = 1'-0"



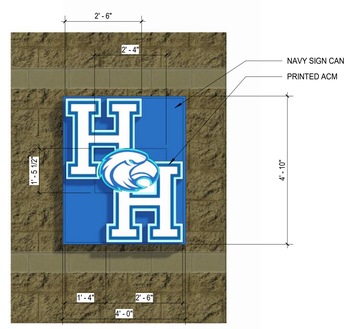
B1 A301 **W ELEVATION**

3/16" = 1'-0"



A1 A301 **N ELEVATION**

3/16" = 1'-0"



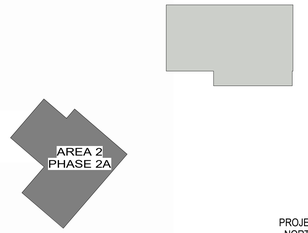
B5 A301 **SIGNAGE - MASCOT WITH LETTERING**

1/2" = 1'-0"

SHEET KEYNOTES

Sheet Note Number	Description
01	INSTALL MASONRY TO MATCH EXISTING PATTERN FROM CMU BLOCK PREVISOULY REMOVED
02	PATCH AND REPAIR EXTERIOR WALL AS REQUIRED WHERE WALLS PREVIOUSLY REMOVED
03	THROUGHLY CLEAN/ PRESSURE WASH ALL EXISTING EXTERIOR CMU TO REMOCE ALL DISCOLORATION AND MICROBIAL GROWTH, SEAL CLEANED CMU
04	NEW MECH UNITS, SEE "M" SHEETS FOR ADDITIONAL INFORMATION
05	NEW ROOF HATCH WITH SAFETY RAILING
06	COPING CAP
07	NEW SCUPPPER AND DOWNSPOUT WITH CONDUCTOR HEAD
08	ACM PANELS (COLOR 1) (ALT. #1)
09	ACM REVEALS (TO MATCH ADJACENT PANEL COLOR) (ALT. #1)
10	STOREFRONT (ATL. #1)
11	ACM CANOPY (COLOR 1) (ALT. #1)
12	ACM PANELS (COLOR 2) (ALT. #1)
13	METAL LOUVER (ALT. #1)
14	SIGNAGE

KEY PLAN



PROJECT NORTH

mcmillan pazdan smith ARCHITECTURE

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SEALS

BEAUFORT COUNTY SCHOOL DISTRICT

HHIHS- PHASE II - ATHLETICS

70 WILBORN ROAD HILTON HEAD ISLAND, SC 29926

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	02/24/2023	Addendum #1	

CONSTRUCTION DOCUMENTS **02/15/2023**

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: MS
DRAWN BY: LO

SHEET TITLE:

EXTERIOR ELEVATIONS Copy 1

SHEET NO. PROJ. NO. 019593.03

A301

Project Name:	HHHS FIELD HOUSE NEW BUILDING
Manufacturer:	GARDCO
Model Number:	101L-16L-700-NW-G2-3-UNV-BZ
Notes:	VERIFY FINISH

Type: **W1**

GARDCO by signify

Wall Mount

LED Wall Sconce

101L

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,000 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: 101L-32L-700-NW-G2-3-120-BL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module)	**200** 200mA **400** 400mA **530** 530mA **700** 700mA **1000** 1000mA **1200** 1200mA	**CW-G2** Cool White 5000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **WW-G2** Warm White 3000K, 70 CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[2] **BW-G2** Balanced White 3500K 80CRI Generation 2[2] **AM-G2** Direct Amber (590nm) Generation 2[2]	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[1,3,12] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V
	32L 32 LEDs (2 module)	**530** 530mA **700** 700mA **1000** 1000mA				

Options

Dimming Controls	Motion Sensing lens	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (controls by others)[4] **DCC** Dual Circuit Control[4,5,6,9] **FAWS** Field Adjustable Wattage [4,5] **BL** Bi-level functionality with motion sensor[4,7,11] **DynaDimmer: Automatic Profile Dimming**[4,7,13] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI2** Integral with #2 lens[10] **IMRI3** Integral with #3 lens[10]	**PCB** Photocontrol Button[7,8] **TLRD5** Twist Lock Receptacle 5-Pin[14] **TLRD7** Twist Lock Receptacle 7-Pin[14] **TLRPC** Twist Lock Receptacle w/ Photocell[8,15]	**Fusing** **F1** Single (120, 277, 347VAC)[8] **F2** Double (208, 240, 480VAC)[8] **F3** Canadian Double Pull (208, 240, 480VAC)[8] **Surge Protection (10kA standard)** **SP2** Increased 20kA	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

VERIFY FINISH

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120 or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens. Limited to 30°C ambient if combined with 32L-1000mA (107W).
12. Not available with DCC and FAWS.
13. Not available with DCC.
14. Dimming will not be connected to NEMA receptacle if ordering with other control options.
15. Not available in 480V. Order photocell separately with TLRD5/7.

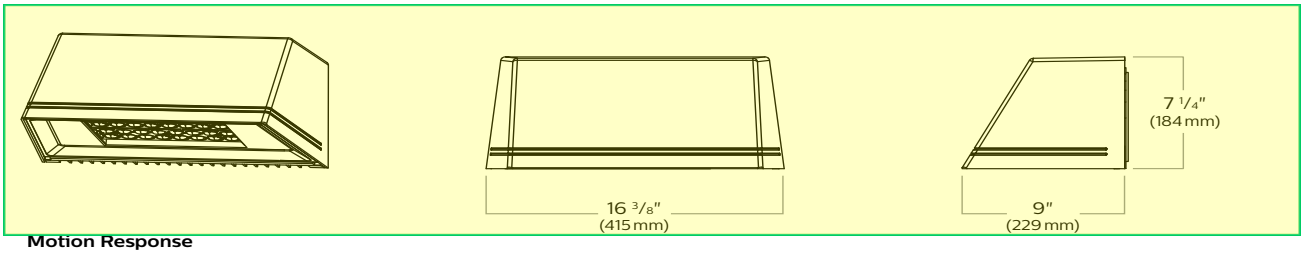
101L LED wall sconce

Luminaire Accessories[1] (order separately)

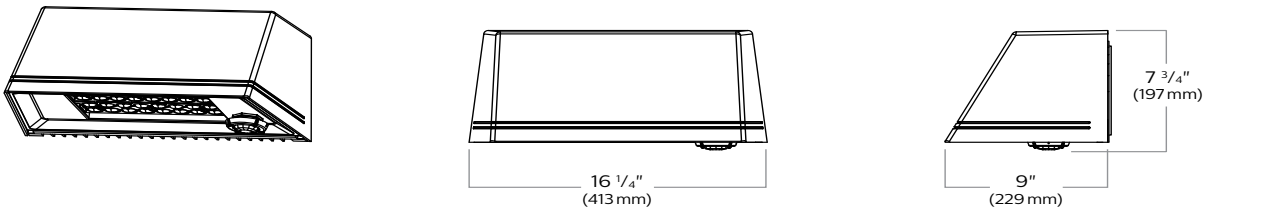
Mounting accessories	
Wall Mount	
WS	Wall Mounted Box for Surface Conduit

1. Consult Signify to confirm whether specific accessories are BAA-compliant.

Dimensions



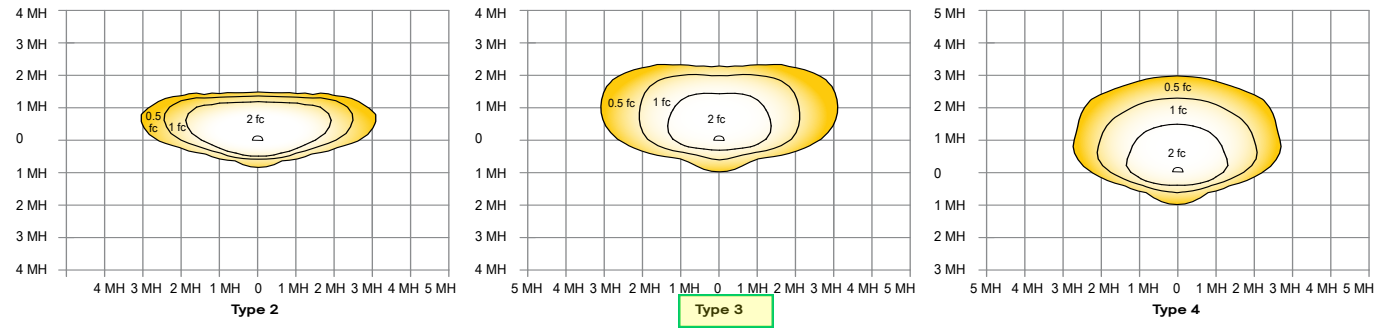
Motion Response



Luminaire Weights	
LED Wall Sconce 101L	**Weight**
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs

Optical Distributions

Based on configuration 101L-32L-530-NW-G2 (52W) mounted at 15ft.



101L LED wall sconce

3000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-WW-G2-x	16	200	3000	12	1488	124	B1-U0-G0	1358	113	B0-U0-G0	1388	116	B0-U0-G0
101L-16L-400-WW-G2-x	16	400	3000	22	2840	129	B1-U0-G0	2592	118	B1-U0-G1	2650	120	B1-U0-G1
101L-16L-530-WW-G2-x	16	530	3000	28	3439	122	B1-U0-G0	3138	112	B1-U0-G1	3208	114	B1-U0-G1
101L-16L-700-WW-G2-x	16	700	3000	38	4425	115	B1-U0-G1	4038	105	B1-U0-G1	4129	108	B1-U0-G1
101L-16L-1000-WW-G2-x	16	1000	3000	55	5899	108	B2-U0-G1	5383	98	B1-U0-G2	5502	100	B1-U0-G2
101L-16L-1200-WW-G2-x	16	1200	3000	66	6709	102	B2-U0-G1	6123	93	B1-U0-G2	6259	95	B1-U0-G2
101L-32L-530-WW-G2-x	32	530	3000	52	6655	128	B2-U0-G1	6073	117	B1-U0-G2	6208	119	B1-U0-G2
101L-32L-700-WW-G2-x	32	700	3000	70	8458	120	B2-U0-G1	7719	110	B1-U0-G2	7892	112	B1-U0-G2
101L-32L-1000-WW-G2-x	32	1000	3000	107	11443	107	B3-U0-G2	10442	98	B2-U0-G2	10675	100	B2-U0-G2

4000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-NW-G2-x	16	200	4000	12	1567	131	B1-U0-G0	1429	119	B0-U0-G0	1461	122	B0-U0-G0
101L-16L-400-NW-G2-x	16	400	4000	22	2990	136	B1-U0-G0	2728	124	B1-U0-G1	2789	127	B1-U0-G1
101L-16L-530-NW-G2-x	16	530	4000	28	3620	129	B1-U0-G1	3303	118	B1-U0-G1	3377	120	B1-U0-G1
101L-16L-700-NW-G2-x	16	700	4000	38	4658	121	B1-U0-G1	4251	111	B1-U0-G1	4346	113	B1-U0-G1
101L-16L-1000-NW-G2-x	16	1000	4000	55	6209	113	B2-U0-G1	5666	103	B1-U0-G2	5792	106	B1-U0-G2
101L-16L-1200-NW-G2-x	16	1200	4000	66	7062	108	B2-U0-G1	6445	98	B1-U0-G2	6588	100	B1-U0-G2
101L-32L-530-NW-G2-x	32	530	4000	52	7005	135	B2-U0-G1	6393	123	B1-U0-G2	6535	126	B1-U0-G2
101L-32L-700-NW-G2-x	32	700	4000	70	8903	127	B2-U0-G1	8125	116	B1-U0-G2	8307	118	B2-U0-G2
101L-32L-1000-NW-G2-x	32	1000	4000	107	12045	113	B3-U0-G2	10992	103	B2-U0-G2	11237	105	B2-U0-G2

5000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-CW-G2-x	16	200	5000	12	1567	131	B1-U0-G0	1429	119	B0-U0-G0	1461	122	B0-U0-G0
101L-16L-400-CW-G2-x	16	400	5000	22	2990	136	B1-U0-G0	2728	124	B1-U0-G1	2789	127	B1-U0-G1
101L-16L-530-CW-G2-x	16	530	5000	28	3620	129	B1-U0-G1	3303	118	B1-U0-G1	3377	120	B1-U0-G1
101L-16L-700-CW-G2-x	16	700	5000	38	4658	121	B1-U0-G1	4251	111	B1-U0-G1	4346	113	B1-U0-G1
101L-16L-1000-CW-G2-x	16	1000	5000	55	6209	113	B2-U0-G1	5666	103	B1-U0-G2	5792	106	B1-U0-G2
101L-16L-1200-CW-G2-x	16	1200	5000	66	7062	108	B2-U0-G1	6445	98	B1-U0-G2	6588	100	B1-U0-G2
101L-32L-530-CW-G2-x	32	530	5000	52	7005	135	B2-U0-G1	6393	123	B1-U0-G2	6535	126	B1-U0-G2
101L-32L-700-CW-G2-x	32	700	5000	70	8903	127	B2-U0-G1	8125	116	B1-U0-G2	8307	118	B2-U0-G2
101L-32L-1000-CW-G2-x	32	1000	5000	107	12045	113	B3-U0-G2	10992	103	B2-U0-G2	11237	105	B2-U0-G2

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts		Lumen Outputs by Optic Type					
						Type 2		Type 3		Type 4	
				Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
101L-16L-200-NW-G2-x-EBPC	16	200	4000	12	14	1567	1654	1429	1510	1461	1543
101L-16L-400-NW-G2-x-EBPC	16	400	4000	22	14	2990	1654	2728	1510	2789	1543
101L-16L-530-NW-G2-x-EBPC	16	530	4000	28	14	3620	1654	3303	1510	3377	1543
101L-16L-700-NW-G2-x-EBPC	16	700	4000	38	14	4658	1654	4251	1510	4346	1543

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency EBPC option, published values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
40°C	up to 1200 mA	>100,000 hours	>42,000 hours	>99%

101L LED wall sconce

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Light Engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 1 and 2 modules or 16 and 32 LEDs. Module is RoHS compliant. Standard color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Amber (590nm) with extended lead times. Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy Saving Benefits

System efficacy up to 130 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Optical System

Type 2, 3, and 4 distributions available. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Control Options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of 2 modules each at 530mA (32L models), controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (CS/CM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

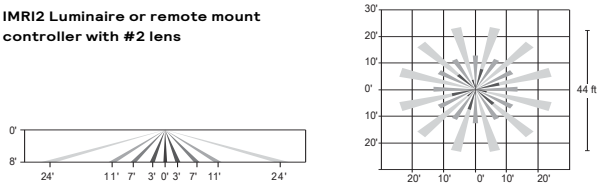
Emergency Battery Backup Cold Pack (EBPC): Emergency battery pack is cold weather rated down to -20°C (-4°F) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Emergency battery pack is used with 16L configuration from 200mA to 700mA, operating in emergency mode to meet various redundancy requirements. Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost. Available in 120 or 277V only.

Motion Response Options

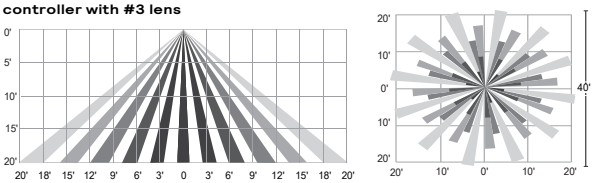
Bi-Level Infrared Motion Response (BL-IMRI3): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls (IMRI3): When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be reprogrammed via the controller. Infrared Motion Response Lenses (IMRI2/IMRI3): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 (IMRI2) is designed for lower mounting heights up to 8' with larger coverage areas up to 44' diameter coverage area. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

IMRI2 Luminaire or remote mount controller with #2 lens



IMRI3 Luminaire or remote mount controller with #3 lens



101L LED wall sconce

Specifications

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Surge protection (SP1/SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

Listings

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested per UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. CCTs 3000K and warmer are Dark Sky Approved. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Warranty

101L LED sconce luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Hilton Head Island Athletics Phase II DRB#: DRB-001901-2023

DATE: 10/24/2023 CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☒	
Design is unobtrusive and set into the natural environment	☐	☐	☒	
Utilizes natural materials and colors	☐	☐	☒	
Avoids distinctive vernacular styles	☐	☐	☒	
Design is appropriate for its use	☒	☐	☐	

All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☐	☐	☒	
Overhangs are sufficient for the façade height.	☐	☐	☒	
Forms an details are sufficient to reduce the mass of the structure	☐	☐	☒	
Human scale is achieved by the use of proper proportions and architectural elements	☐	☐	☒	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☒	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Lights need to be less than 3500K
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☐	☒	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Sign Permit. Please contact Trey Lowe treyl@hiltonheadislandsc.gov with any questions about this permit.
2. Conditions: Proposed lighting cannot be greater than 3500K per Town Lighting Standards.

MaxDesignGroup

Architecture - Planning - Interiors

TRANSMITTAL

To: Alexis Cook	From: Rick Maxian	Date: 10/16/2023	Project No: D23-115
Company: Hilton Head Island Planning		Project: Homesense – Hilton Head	
Town of Hilton Head Island			
Address: 1 Town Center Court			
Hilton Head, SC 29928		Email:	
Re: Homesense DRB Resubmittal		Phone: 843.341.4690	Fax:

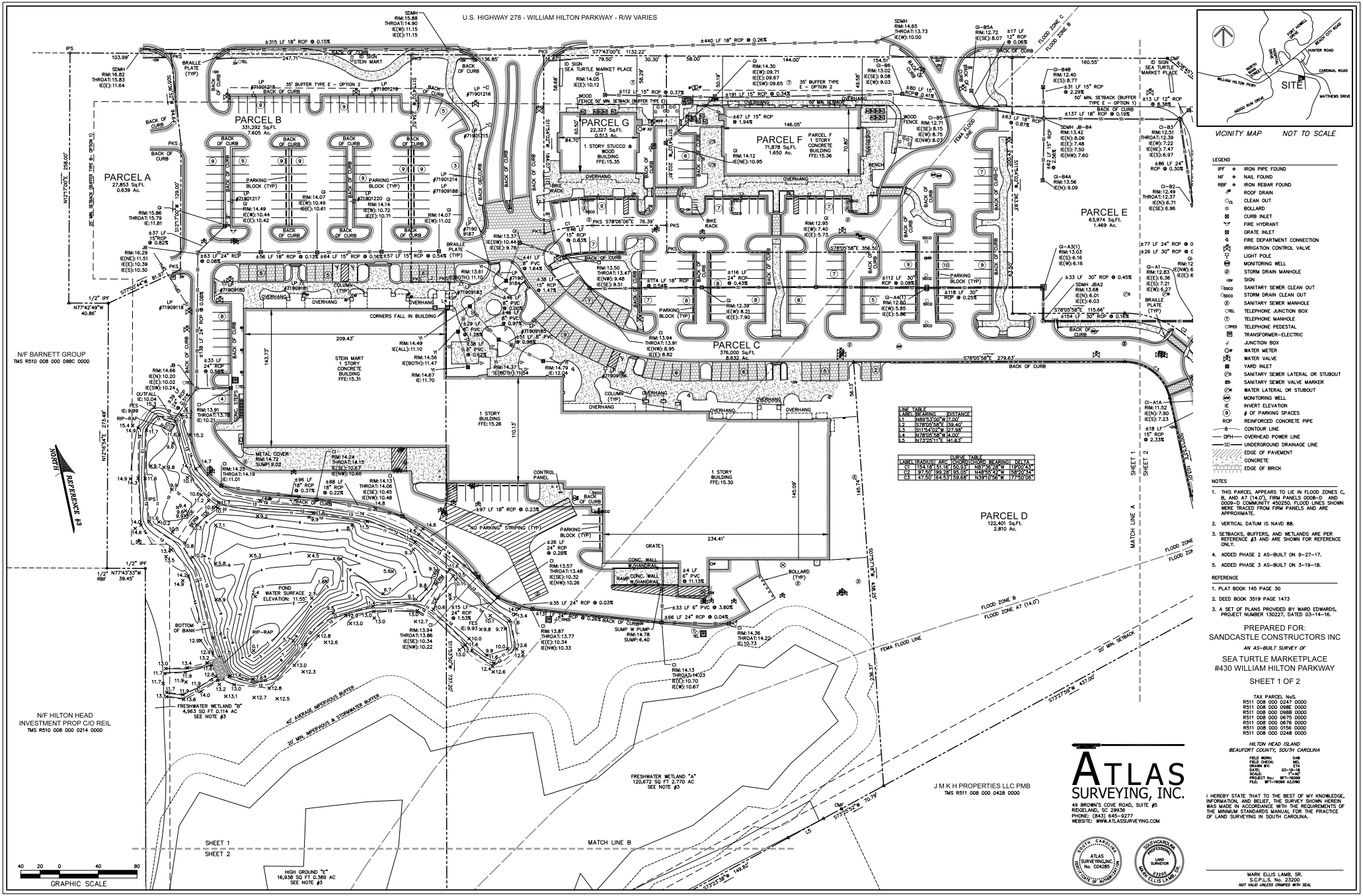
We are sending you		These are transmitted	
☐ Via Overnight	☐ Via Mail	☐ For your use	☒ For review and
☐ Via E-Mail	☐ Via Courier	☐ As requested	☐ Approved as noted
☐ Via Fax	X Via Hand	☐ For approval	☐ Other:
☐ No. of Pages Included	By: .	☐ Returned for	☐ _____

DESCRIPTION/REMARKS:

We attended an October 10th DRB meeting for the Hilton Head Homesnese and received comments about our submittal. We believe this resubmittal addresses those comments which we listed below.

1) Entry tower is to remain as originally designed – we went back to original design
2) There was a concern about painting Tabby Stucco – we are not painting the Tabby stucco
3) Comment about going with Dark Bronze storefront – we revised design to include dark bronze storefront to match rest of center.
4) Board needs to see all 4 elevations rendered – Our resubmittal includes all 4 elevations.
5) Sign is not included in this submittal but must be back-lit – that is noted on this submittal.
6) Need to see physical samples – we will present those at the Oct 24th meeting.
7) Board needs to see more detail on the truck dock enclosure – those Construction Drawings were added to this submittal.
8) Comment about removing the vertical bands at the cornice – we are keeping those vertical bands and updated elevations to illustrate that look.
9) Comment about exterior light fixtures – we plan to keep all existing light fixtures and those are represented in the updated renderings.
10) We have added more labels to the elevations to illustrate what is to remain and what is getting a new finish.

2862 BUFORD HIGHWAY • SUITE 106
DULUTH, GA 30096 • (770)910-9740 WORK



VICINITY MAP NOT TO SCALE

LEGEND

IPF	IRON PIPE FOUND
NF	NAIL FOUND
RBF	IRON REBAR FOUND
	ROOF DRAIN
CO	CLEAN OUT
	BOLLARD
	CURB INLET
	FIRE HYDRANT
	GRATE INLET
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	LIGHT POLE
MW	MONITORING WELL
	STORM DRAIN MANHOLE
SIGN	SIGN
SSCO	SANITARY SEWER CLEAN OUT
SDCO	STORM DRAIN CLEAN OUT
S	SANITARY SEWER MANHOLE
TEL	TELEPHONE JUNCTION BOX
T	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
	TRANSFORMER-ELECTRIC
J	JUNCTION BOX
W	WATER METER
WV	WATER VALVE
	YARD INLET
SS	SANITARY SEWER LATERAL OR STUBOUT
	SANITARY SEWER VALVE MARKER
W	WATER LATERAL OR STUBOUT
MW	MONITORING WELL
IE	INVERT ELEVATION
9	# OF PARKING SPACES
RCP	REINFORCED CONCRETE PIPE
	CONTOUR LINE
OPH	OVERHEAD POWER LINE
UG	UNDERGROUND DRAINAGE LINE
	EDGE OF PAVEMENT
	CONCRETE
	EDGE OF BRICK

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N89°53'00"W	7.00'
L2	S78°05'58"E	59.40'
L3	S11°54'02"W	27.98'
L4	N78°05'58"W	14.00'
L5	N73°25'11"E	41.63'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	154.18'	151.16'	145.33'	N87°56'28"W	19°00'43"
C2	97.50'	99.28'	95.05'	N43°55'42"W	58°20'53"
C3	47.50'	64.53'	59.68'	N39°10'56"W	77°50'06"

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES C, B, AND A7 (14.0'), FIRM PANELS 0008-D AND 0009-D COMMUNITY 450250. FLOOD LINES SHOWN WERE TRACED FROM FIRM PANELS AND ARE APPROXIMATE.
2. VERTICAL DATUM IS NAVD 88.
3. SETBACKS, BUFFERS, AND WETLANDS ARE PER REFERENCE #3 AND ARE SHOWN FOR REFERENCE ONLY.
4. ADDED PHASE 2 AS-BUILT ON 9-27-17.
5. ADDED PHASE 3 AS-BUILT ON 3-19-18.

REFERENCE

1. PLAT BOOK 145 PAGE 30
2. DEED BOOK 3519 PAGE 1473
3. A SET OF PLANS PROVIDED BY WARD EDWARDS, PROJECT NUMBER 130227, DATED 03-14-16.

PREPARED FOR:
SANDCASTLE CONSTRUCTORS INC

AN AS-BUILT SURVEY OF

SEA TURTLE MARKETPLACE
#430 WILLIAM HILTON PARKWAY

SHEET 1 OF 2

TAX PARCEL NoS.
R511 008 000 0247 0000
R511 008 000 098E 0000
R511 008 000 0988 0000
R511 008 000 0675 0000
R511 008 000 0676 0000
R511 008 000 0156 0000
R511 008 000 0248 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: ETA
DATE: 03-19-18
SCALE: 1"=40'
PROJECT No.: BFT-16009
FILE: BFT-16009 AS2.DWG

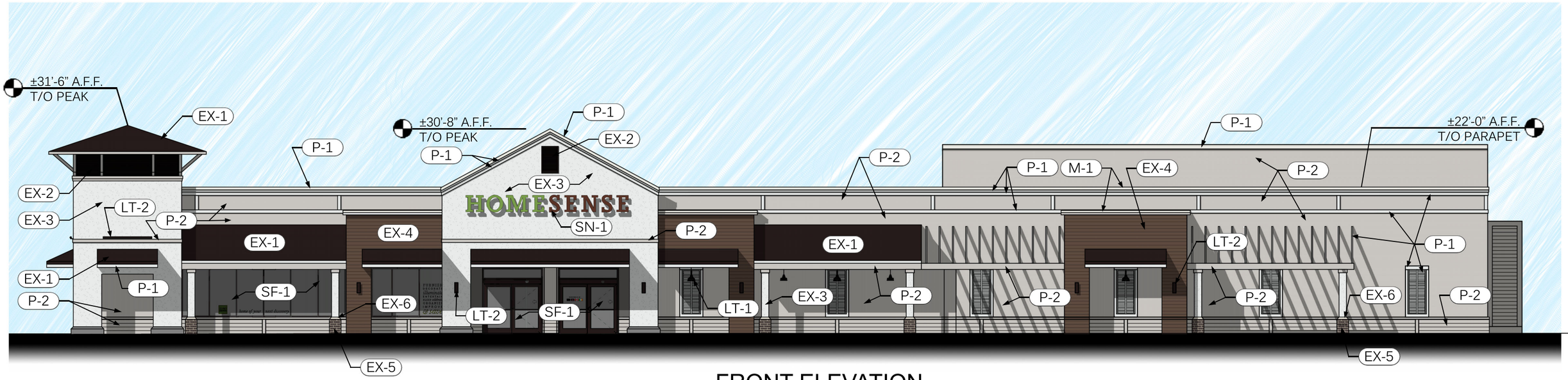
ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

ATLAS SURVEYING INC. Certificate of Authorization No. C04285

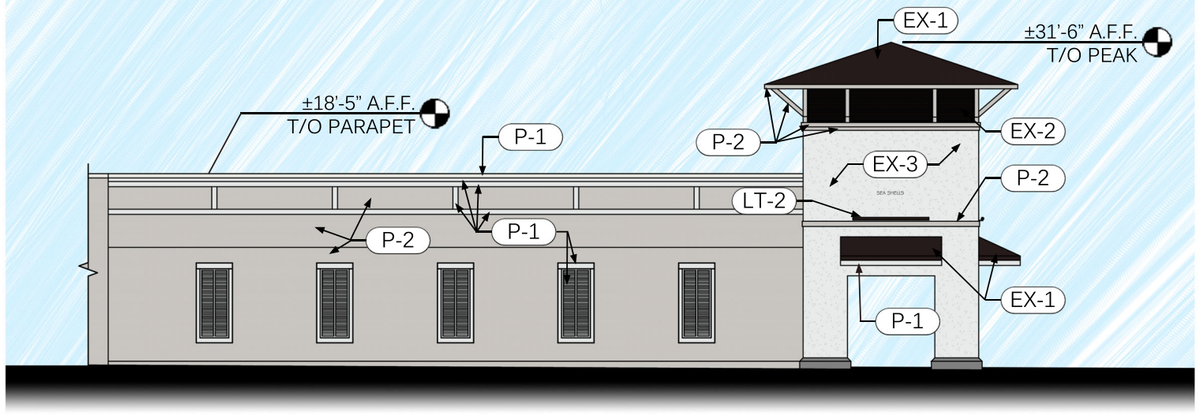
SOUTH CAROLINA REGISTERED LAND SURVEYOR MARK ELLIS LAMB 23200

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA.

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL



FRONT ELEVATION



SHOPPING CENTER SIDE ELEVATION

EXTERIOR FINISH SCHEDULE

MARK	TJXX NO.	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
EQ-1	N/A	EQUIPMENT	T.B.D.	NEW TRASH COMPACTOR
EX-1	N/A	EXISTING	EXISTING	EXISTING DARK BRONZE STANDING SEAM ROOF FINISH TO REMAIN
EX-2	N/A	EXISTING	EXISTING	EXISTING DARK BRONZE METAL LOUVERS FINISH TO REMAIN
EX-3	N/A	EXISTING	EXISTING	EXISTING TABBY FINISH TO REMAIN
EX-4	N/A	EXISTING	EXISTING	EXISTING SIDING FINISH TO REMAIN
EX-5	N/A	EXISTING	EXISTING	EXISTING BRICK FINISH TO REMAIN
EX-6	N/A	EXISTING	EXISTING	EXISTING CAST STONE FINISH TO REMAIN
LT-1	N/A	EXISTING	EXISTING	EXISTING PENDANT LIGHT FIXTURE TO REMAIN
LT-2	N/A	EXISTING	EXISTING	EXISTING WALL SCONCE LIGHT FIXTURE TO REMAIN
LT-3	N/A	EXISTING	EXISTING	EXISTING WALL MOUNTED SECURITY LIGHT FIXTURE TO REMAIN
M-1	N/A	METAL	PAC-CLAD	METAL COPING, CONDUCTOR HEADS, GUTTERS AND DOWNSPOUTS, COLOR: TO MATCH EXISTING
P-1	617	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH: STOLIT, COLOR "VT171443"
P-2	618	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH: DRYVIT #132 "MOUNTAIN FOG"
P-3	N/A	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH EXISTING FINISH
SF-1	101	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SN-1	N/A	SIGNAGE	T.B.D.	SIGN WITH BACKLIT LETTERS

ELEVATIONS

PRELIMINARY

DEVELOPED BY:

TJX
THE TJX COMPANIES, INC.

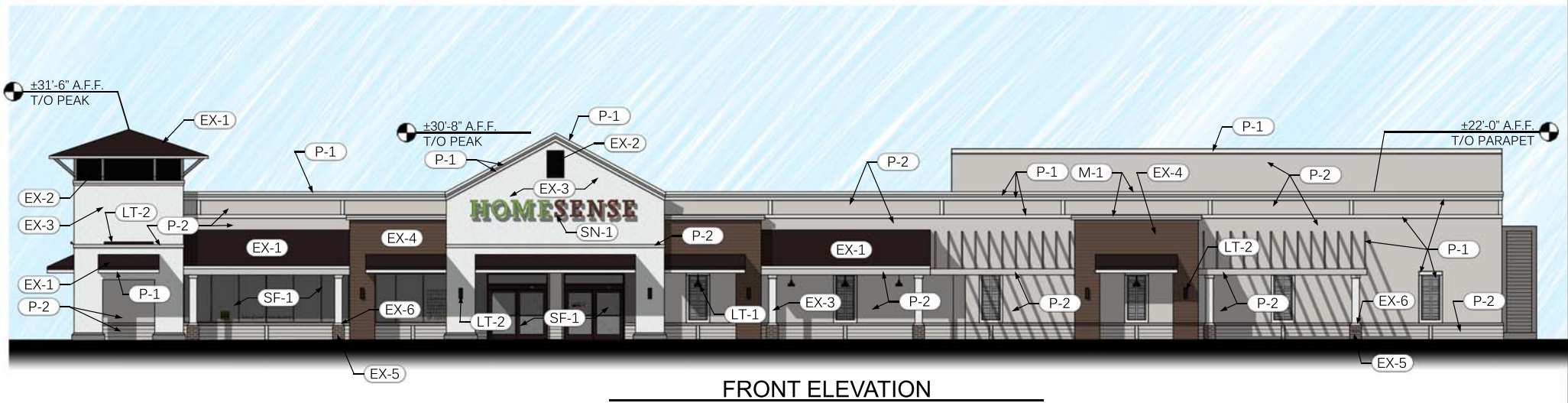
HOMESENSE
AT SEA TURTLE MARKETPLACE

HILTON HEAD ISLAND, SOUTH CAROLINA

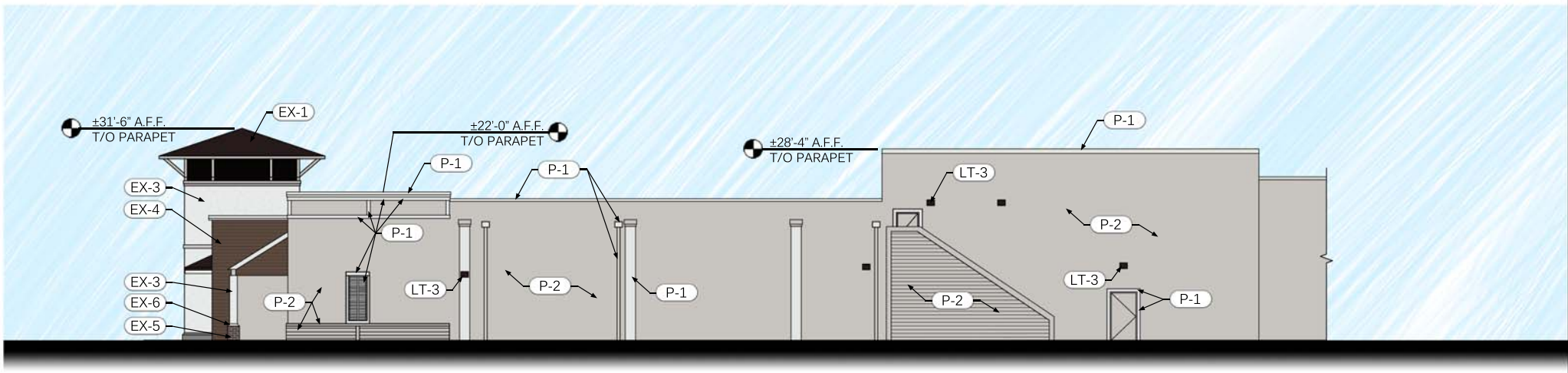
MaxDesign Group Project
D23-115

16 OCTOBER 2023

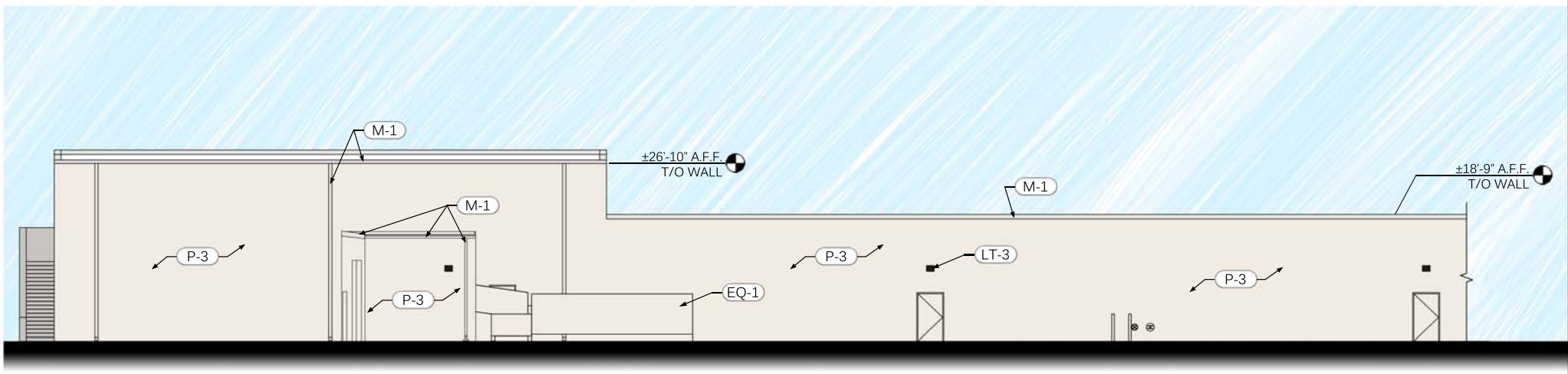
MaxDesignGroup
Architecture - Planning - Interiors



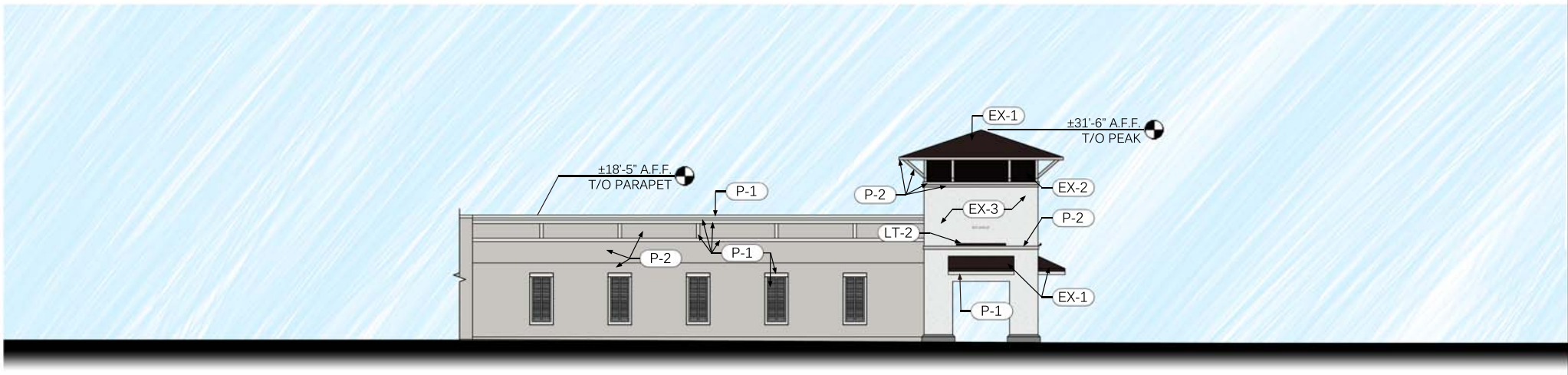
FRONT ELEVATION



LONG SIDE ELEVATION



REAR ELEVATION



SHOPPING CENTER SIDE ELEVATION

EXTERIOR FINISH SCHEDULE

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EX-2	N/A	EXISTING	EXISTING	EXISTING DARK BRONZE METAL LOUVERS FINISH TO REMAIN
EX-3	N/A	EXISTING	EXISTING	EXISTING TABBY FINISH TO REMAIN
EX-4	N/A	EXISTING	EXISTING	EXISTING SIDING FINISH TO REMAIN
EX-5	N/A	EXISTING	EXISTING	EXISTING BRICK FINISH TO REMAIN
EX-6	N/A	EXISTING	EXISTING	EXISTING CAST STONE FINISH TO REMAIN
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P-1	617	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH: STOLIT, COLOR "VT171443"
P-2	618	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH: DRYVIT #132 "MOUNTAIN FOG"
P-3	N/A	PAINT	SHERWIN WILLIAMS	PAINT ON EXISTING FINISH, COLOR TO MATCH EXISTING FINISH
SF-1	101	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SN-1	N/A	SIGNAGE	T.B.D.	SIGN WITH BACKLIT LETTERS

DEVELOPED BY:

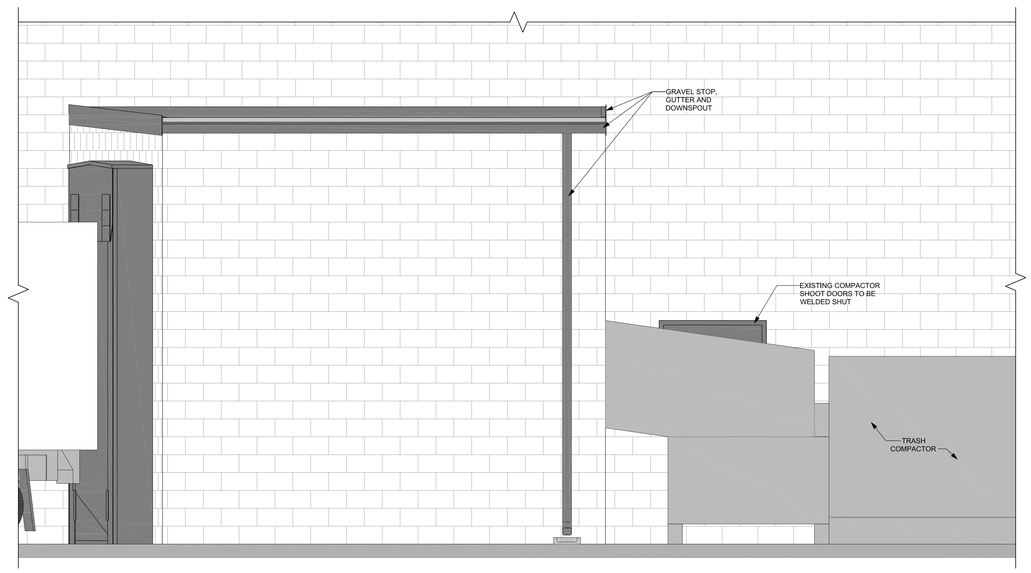
THE TJX COMPANIES, INC.

HOMESENSE
AT SEA TURTLE MARKETPLACE

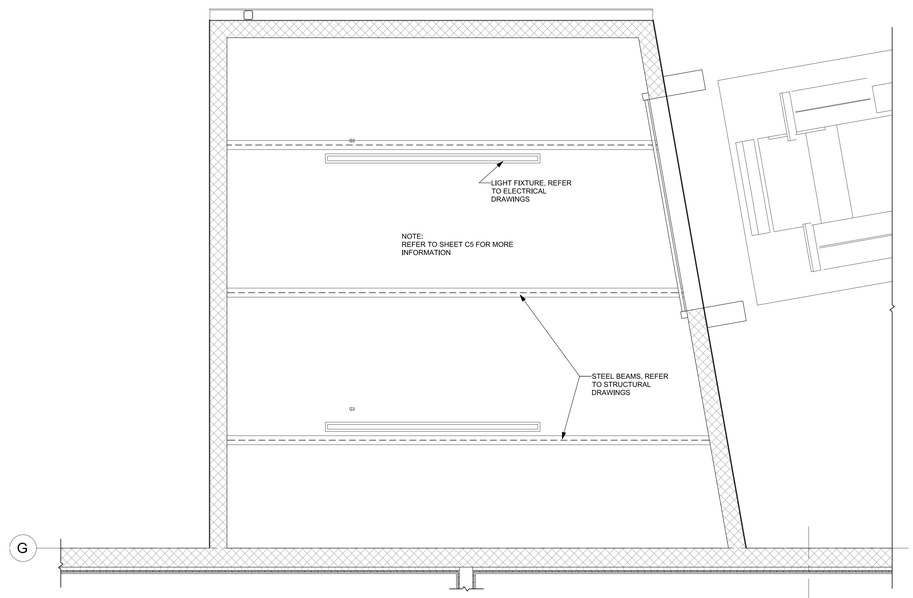
HILTON HEAD ISLAND, SOUTH CAROLINA

MaxDesignGroup
Architecture - Planning - Interiors

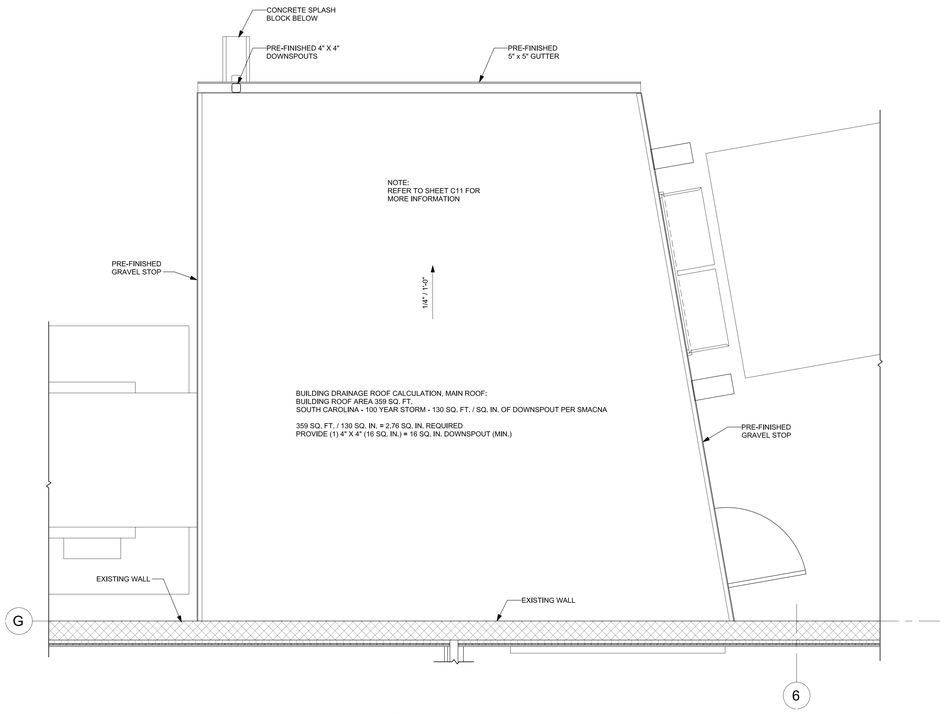
Project Number: D23-115
16 OCTOBER 2023



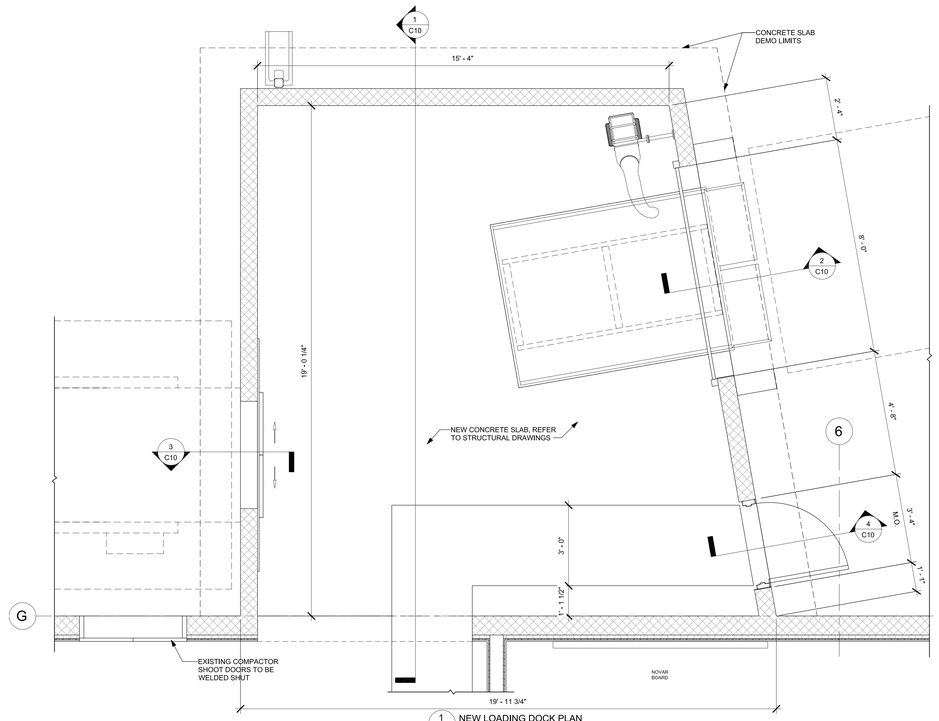
4 / C9 NEW LOADING DOCK REAR ELEVATION
1/2" = 1'-0"



3 / C9 NEW LOADING DOCK RCP
1/2" = 1'-0"



2 / C9 LOADING DOCK ROOF PLAN
1/2" = 1'-0"



1 / C9 NEW LOADING DOCK PLAN
1/2" = 1'-0"

MaxDesignGroup
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2862 Buford Highway
Suite 106
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Cell: 770-530-5245
Email: rmaxian@maxdesigngp.com

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PROFESSIONAL SEAL:

STATE OF SOUTH CAROLINA
RICHARD M MAXIAN
8004
REGISTERED ARCHITECT
6/12/23

STATE OF SOUTH CAROLINA
MaxDesign Group LLC
Suwanee, GA
No. 109835
REGISTERED ARCHITECTS

PROJECT TITLE:

HOMESENSE

AT SEA TURTLE MARKETPLACE

HILTON HEAD ISLAND, SC

PROJECT INFO:

430 WILLIAM HILTON PKWY, HILTON HEAD ISLAND, SC 29926

OWNER:

TJX THE TJX COMPANIES, INC.

770 COCHITUATE ROAD
FRAMINGHAM, MA
01701

TODD CONLEY
404-493-1615
ATLANTA, GEORGIA

PRINT RECORD

Description	Date
ISSUED FOR APPROVAL	06/12/2023
ISSUED FOR PERMIT	08/23/2023

REVISION

No.	Description	Date

LOADING DOCK DETAILS

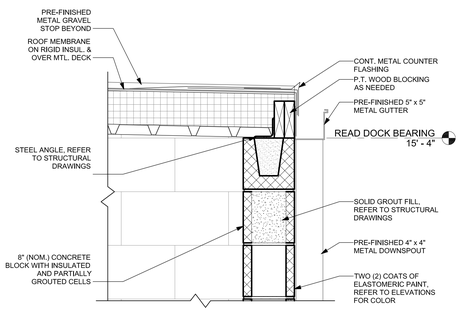
Project number	D23-115
Date	4/7/2023
Drawn by	B.C.R.
Checked by	R.M.M.

C9

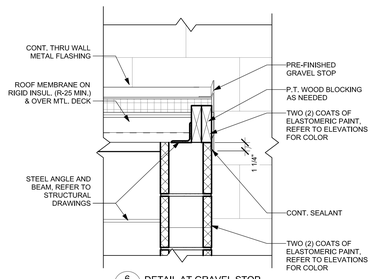
Scale	1/2" = 1'-0"

ISSUED FOR CONSTRUCTION

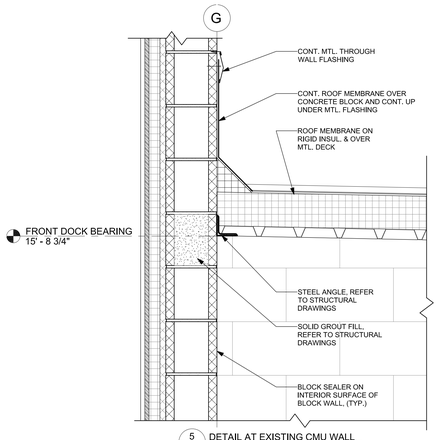
9/19/2023 1:49:45 PM



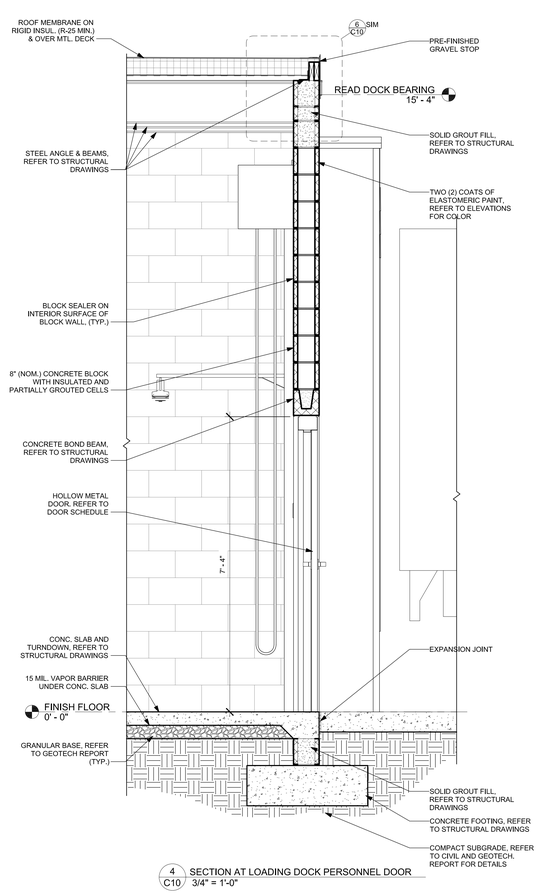
7 / C10 ROOF DETAIL AT LOADING DOCK REAR
1 1/2" = 1'-0"



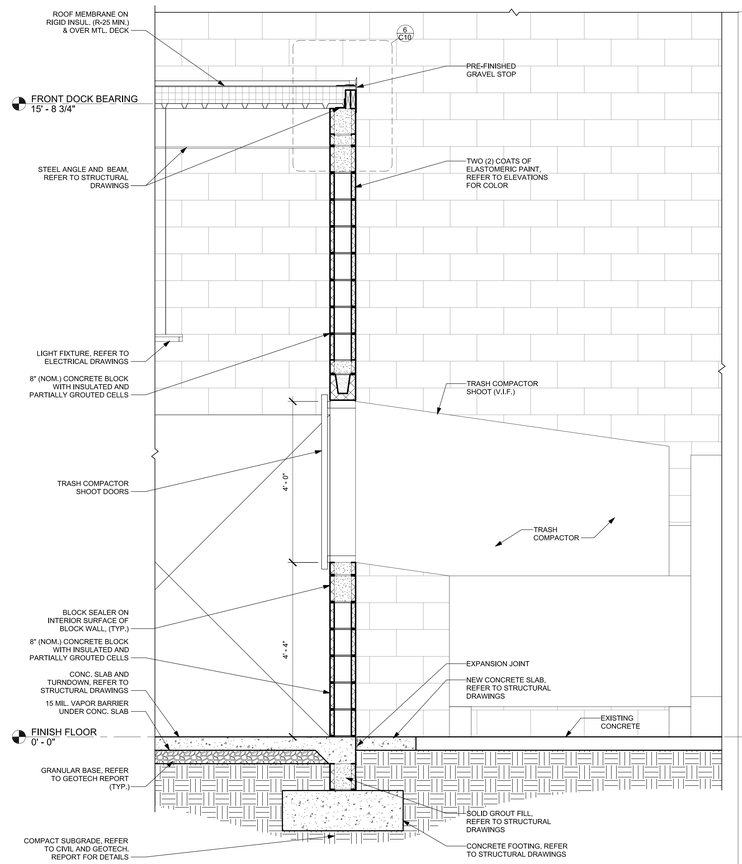
6 / C10 DETAIL AT GRAVEL STOP
1 1/2" = 1'-0"



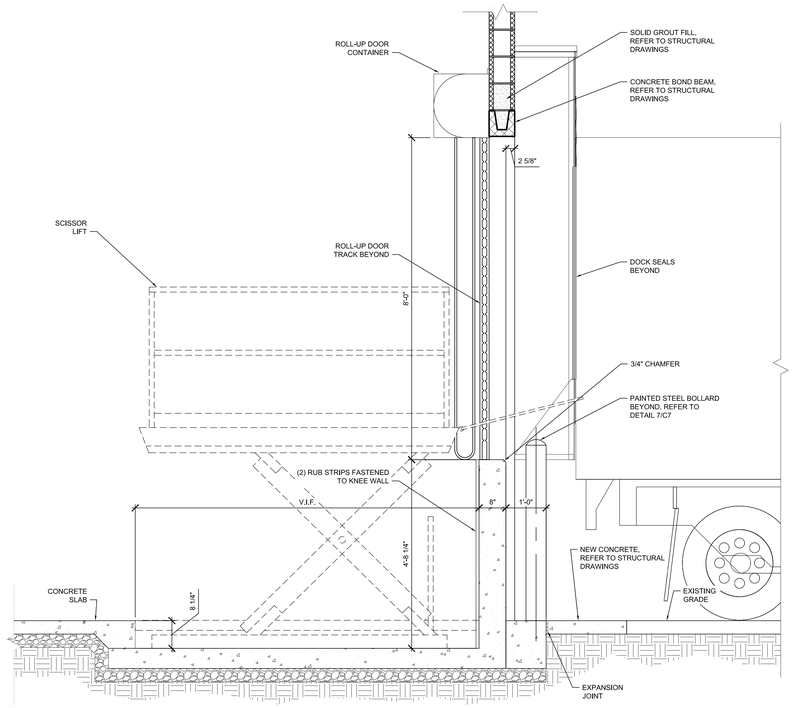
5 / C10 DETAIL AT EXISTING CMU WALL
1 1/2" = 1'-0"



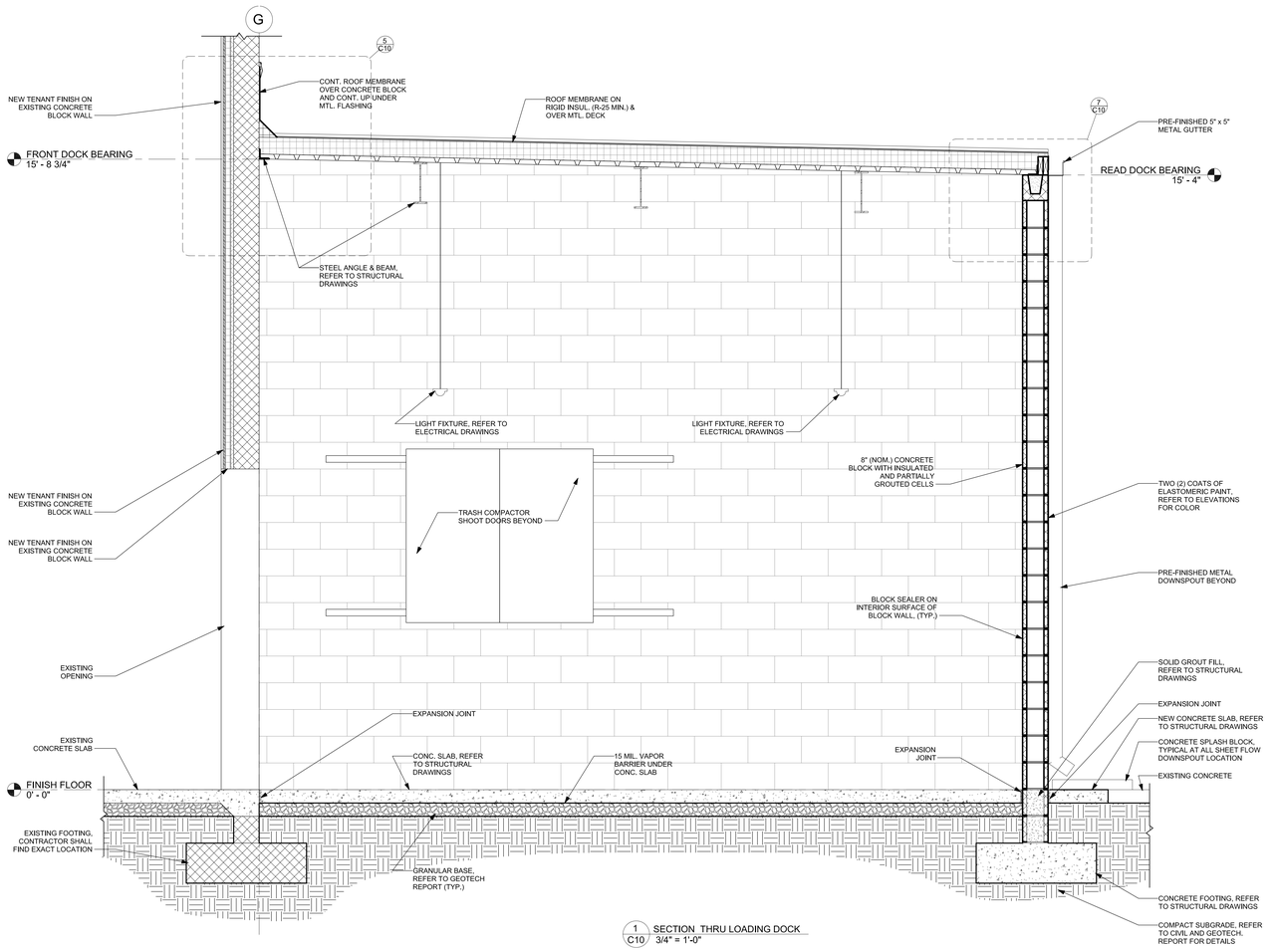
4 / C10 SECTION AT LOADING DOCK PERSONNEL DOOR
3/4" = 1'-0"



3 / C10 SECTION AT LOADING DOCK TRASH COMPACTOR OPENING
3/4" = 1'-0"



2 / C10 SECTION AT LOADING DOCK ROLL-UP DOOR
3/4" = 1'-0"



1 / C10 SECTION THRU LOADING DOCK
3/4" = 1'-0"

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PROFESSIONAL SEAL:

STATE OF SOUTH CAROLINA
RICHARD M MAXIAN
8004
REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA
MaxDesign Group, LLC
Suwanee, GA
No. 100835
REGISTERED ARCHITECTS
6/12/23

PROJECT TITLE:

HOMESENSE

AT SEA TURTLE MARKETPLACE

HILTON HEAD ISLAND, SC

PROJECT INFO:

430 WILLIAM HILTON PKWY, HILTON HEAD ISLAND, SC 29926

OWNER:

TJX THE TJX COMPANIES, INC.

770 COCHITUATE ROAD
FRAMINGHAM, MA
01701

TODD CONLEY
404-493-1615
ATLANTA, GEORGIA

PRINT RECORD

Description	Date
ISSUED FOR APPROVAL	06/12/2023
ISSUED FOR PERMIT	08/23/2023

REVISION

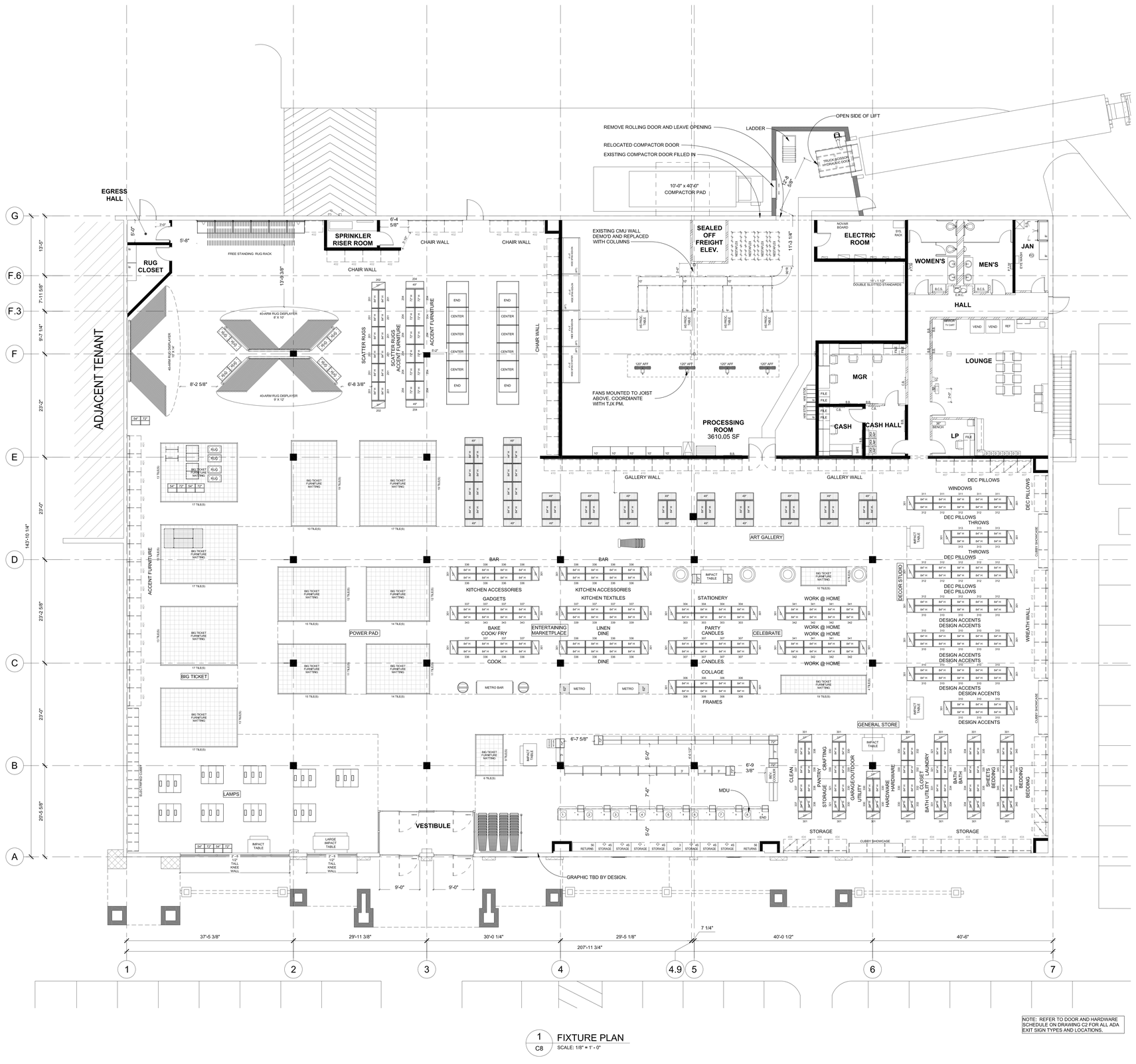
No.	Description	Date

LOADING DOCK WALL SECTIONS AND DETAILS

Project number	D23-115
Date	4/7/2023
Drawn by	B.C.R.
Checked by	R.M.M.
	C10
Scale	As indicated

ISSUED FOR CONSTRUCTION

8/17/2023 2:24:39 PM



NOTE: REFER TO DOOR AND HARDWARE SCHEDULE ON DRAWING C2 FOR ALL ADA EXIT SIGN TYPES AND LOCATIONS.

1 / C8 FIXTURE PLAN
SCALE: 1/8" = 1' - 0"

TEMPLATE VERSION_22

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PROFESSIONAL SEAL:

STATE OF SOUTH CAROLINA — RICHARD M MAXIAN — 8004 — REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA — MaxDesign Group LLC — Suwanee, GA No. 100835 — REGISTERED ARCHITECTS
6/12/23

PROJECT TITLE:

HOMESENSE

AT SEA TURTLE MARKETPLACE

HILTON HEAD ISLAND, SC

PROJECT INFO:

430 WILLIAM HILTON PKWY,
HILTON HEAD ISLAND, SC 29926

CLIENT:

TJX THE TJX COMPANIES, INC.

770 COCHITUATE ROAD
FRAMINGHAM, MA 01701

TODD CONLEY
404-493-1615
ATLANTA, GEORGIA

PRINT RECORD

Description	Date
ISSUED FOR APPROVAL	06/12/2023

REVISION

No.	Description	Date

FIXTURE PLAN

Project number	D23-115
Date	05/25/2023
Drawn by	B.C.R.
Checked by	R.M.M.
Scale	As indicated

C8

ISSUED FOR CONSTRUCTION

U.S. HIGHWAY 278 - WILLIAM HILTON PARKWAY - R/W VARIES

PARCEL A
27,853 Sq.Ft.
0.639 Ac.

PARCEL B
331,292 Sq.Ft.
7.605 Ac.

PARCEL G
22,327 Sq.Ft.
0.513 Ac.
1 STORY STUCCO & WOOD BUILDING
FFE: 15.35

PARCEL F
71,878 Sq.Ft.
1.650 Ac.
PARCEL F
1 STORY CONCRETE BUILDING
FFE: 15.36

PARCEL E
63,974 Sq.Ft.
1.469 Ac.

PARCEL C
376,000 Sq.Ft.
8.632 Ac.

PARCEL D
122,401 Sq.Ft.
2.810 Ac.

HomeSense
CONCRETE BUILDING
FFE: 15.31

1 STORY BUILDING
FFE: 15.26

1 STORY BUILDING
FFE: 15.30

NEW ENCLOSED TRUCK DOCK STRUCTURE

POND
WATER SURFACE ELEVATION: 11.55'

FRESHWATER WETLAND "B"
4,963 SQ FT 0.114 AC
SEE NOTE #3

FRESHWATER WETLAND "A"
120,672 SQ FT 2.770 AC
SEE NOTE #3

HIGH GROUND "E"
16,938 SQ FT 0.389 AC
SEE NOTE #3

40' AVERAGE IMPERVIOUS BUFFER
20' MIN. IMPERVIOUS & STORMWATER BUFFER

20' MIN. SETBACK

FEMA FLOOD LINE
FLOOD ZONE B
FLOOD ZONE A7 (14.0')
FLOOD ZONE C

SHEET 1
SHEET 2
MATCH LINE A
MATCH LINE B

N/F BARNETT GROUP
TMS R510 008 000 098C 0000

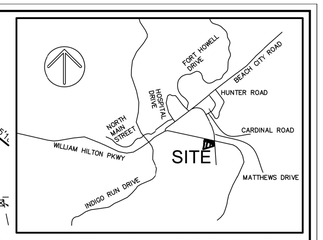
N/F HILTON HEAD INVESTMENT PROP C/O REIL
TMS R510 008 000 0214 0000

J M K H PROPERTIES LLC PMB
TMS R511 008 000 0428 0000

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N89°53'00"W	7.00'
L2	S78°05'58"E	39.40'
L3	S11°54'02"W	27.98'
L4	N78°05'58"W	4.00'
L5	N73°25'11"E	41.63'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	154.18'	51.16'	50.93'	N87°36'28"W	19°00'43"
C2	97.50'	99.28'	95.05'	N48°55'42"W	58°20'34"
C3	47.50'	64.53'	59.68'	N39°10'56"W	77°50'06"

VICINITY MAP NOT TO SCALE



LEGEND

IPF	IRON PIPE FOUND
NF	NAIL FOUND
RBF	IRON REBAR FOUND
	ROOF DRAIN
	CLEAN OUT
	BOLLARD
	CURB INLET
	FIRE HYDRANT
	GRATE INLET
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	LIGHT POLE
MW	MONITORING WELL
	STORM DRAIN MANHOLE
SIGN	SIGN
SSCO	SANITARY SEWER CLEAN OUT
SDCO	STORM DRAIN CLEAN OUT
S	SANITARY SEWER MANHOLE
TEL	TELEPHONE JUNCTION BOX
T	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
TR	TRANSFORMER–ELECTRIC
J	JUNCTION BOX
W	WATER METER
	WATER VALVE
	YARD INLET
SS	SANITARY SEWER LATERAL OR STUBOUT
	SANITARY SEWER VALVE MARKER
W	WATER LATERAL OR STUBOUT
MW	MONITORING WELL
IE	INVERT ELEVATION
9	# OF PARKING SPACES
RCP	REINFORCED CONCRETE PIPE
8	CONTOUR LINE
OPH	OVERHEAD POWER LINE
SD	UNDERGROUND DRAINAGE LINE
	EDGE OF PAVEMENT
	CONCRETE
	EDGE OF BRICK

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES C, B, AND A7 (14.0'), FIRM PANELS 0008–D AND 0009–D COMMUNITY 450250. FLOOD LINES SHOWN WERE TRACED FROM FIRM PANELS AND ARE APPROXIMATE.
2. VERTICAL DATUM IS NAVD 88.
3. SETBACKS, BUFFERS, AND WETLANDS ARE PER REFERENCE #3 AND ARE SHOWN FOR REFERENCE ONLY.
4. ADDED PHASE 2 AS–BUILT ON 9–27–17.
5. ADDED PHASE 3 AS–BUILT ON 3–19–18.

REFERENCE

1. PLAT BOOK 145 PAGE 30
2. DEED BOOK 3519 PAGE 1473
3. A SET OF PLANS PROVIDED BY WARD EDWARDS, PROJECT NUMBER 130227, DATED 03–14–16.

PREPARED FOR:
SANDCASTLE CONSTRUCTORS INC

AN AS–BUILT SURVEY OF

SEA TURTLE MARKETPLACE
#430 WILLIAM HILTON PARKWAY

SHEET 1 OF 2

TAX PARCEL NoS.
R511 008 000 0247 0000
R511 008 000 098E 0000
R511 008 000 098B 0000
R511 008 000 0675 0000
R511 008 000 0676 0000
R511 008 000 0156 0000
R511 008 000 0248 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DAB
FIELD CHECK:	MEL
DRAWN BY:	ETA
DATE:	03–19–18
SCALE:	1"=40'
PROJECT No.:	BFT–16099
FILE:	BFT–16099 A2.DWG

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA.

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645–9277
WEBSITE: WWW.ATLASSURVEYING.COM

ATLAS SURVEYING, INC. No. C04285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 23200 MARK ELLIS LAMB SR.

GRAPHIC SCALE 40 20 0 40 80

NORTH REFERENCE #3

Stein Mart

VAN ACCESSIBLE
PARKING

101

NOTICE
AWSO

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Sea Turtle Marketplace – Home Sense Storefront DRB#: DRB-001828-2023

DATE: 10/24/2023 CATEGORY: Alteration/Addition – Second Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	

All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

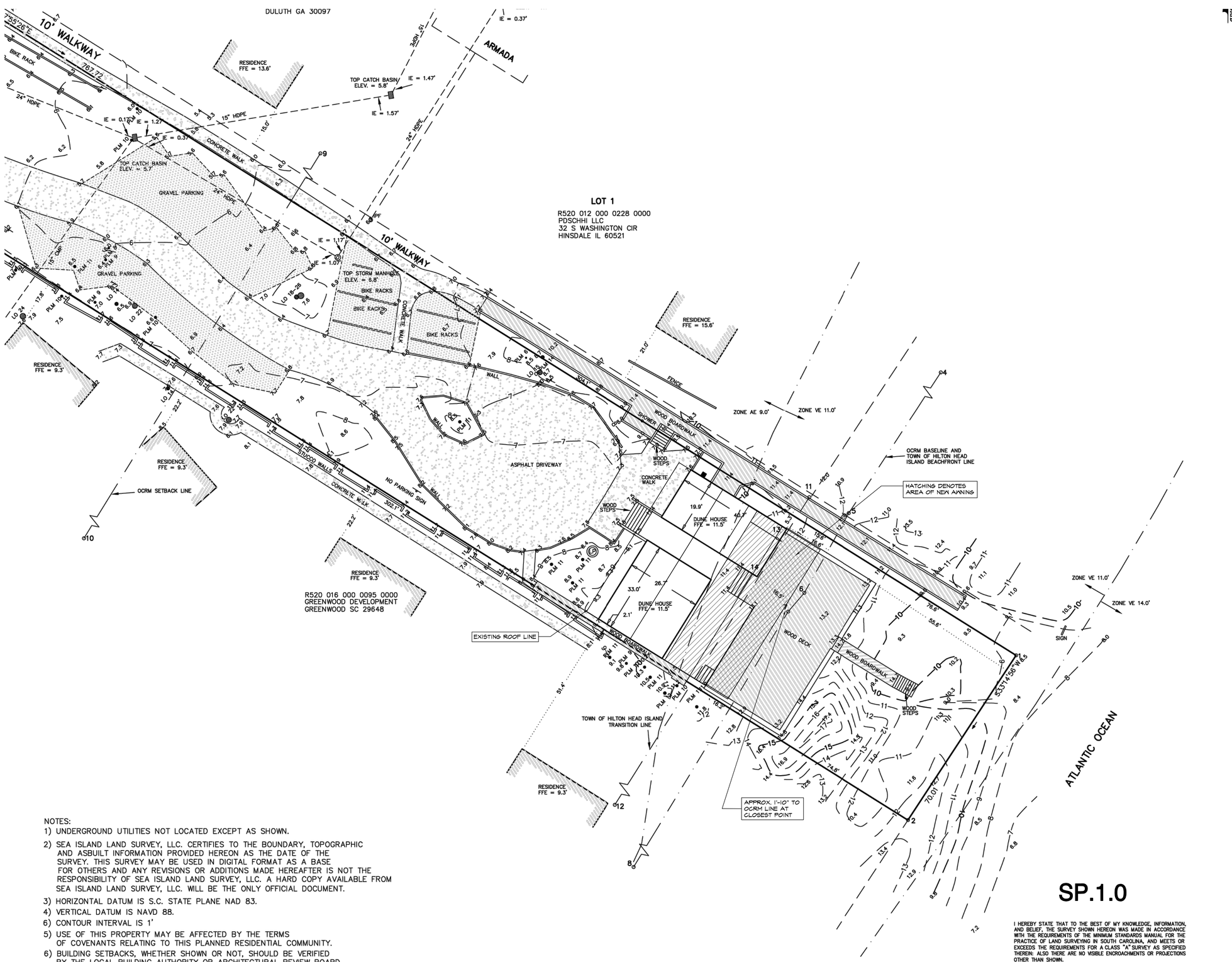
1. This project requires a Building Permit and an updated Sign Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about the Building Permit, and Alexis Cook/Trey Lowe for the Sign Permit at treyl@hiltonheadislandsc.gov. (Original Sign Permit expired – SIGN-001388-2023).
2. Conditions: Staff recommends that all conditions have been met. See previous conditions from 10/10/2023 meeting:
   a) The proposed entry element needs to be restructured or preferably retained so as to keep with the Island character required by the Town's Design

Review guide. b) All four elevations will be shown. c) Confirmation of existing materials is required, but the oyster shell stucco is not to be painted. d) The mill finish storefront needs to be dark bronze to match the rest of the plaza. e) The new colors need to be presented on the actual material with the correct texture for each. f) The signage, while not part of the review is noted as halo lighting but must be back lit. g) More detail needs to be provided on the truck dock enclosure. h) Exterior lighting is to match existing lighting on-site.

DULUTH GA 30097

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	92.86	865.00	92.82	N70°08'28"E	6°09'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.78	N 52°53'06" E
L2	45.00	N 37°06'54" W
L3	27.50	S 52°53'06" W
L4	29.18	N 61°00'16" W



NOTES:

1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
4) VERTICAL DATUM IS NAVD 88.
6) CONTOUR INTERVAL IS 1'
5) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
6) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
7) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
8) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
9) THIS PROPERTY IS AFFECTED BY THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA (CSPDAA) ADOPTED BY THE TOWN COUNCIL ON 9/01/2009. THE (CSPDAA) EXTENDS FROM THE SEAWARD PROPERTY TO THE TOWN OF HILTON HEAD ISLAND BEACHFRONT LINE.

SITE PLAN

SCALE: 1/16" = 1'-0"

SP.1.0

SP.1.0

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

SOUTH CAROLINA — NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. No.C06703 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — 29901 — JUSTIN R. KESSELRING

NOT VALID UNLESS EMBOSSED.

An Awning Addition to the:

Dunes House

14 Dunes House Lane
Palmetto Dunes Plantation
Hilton Head Island, South Carolina

SHEET 2 of 2 SHEETS

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
THE DUNE HOUSE, PALMETTO DUNES RESORT,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PALMETTO DUNES PROPERTY OWNERS ASSOCIATION

REVISED: 5/19/2022
REVISED: 9/13/19
REVISED: 9/10/19
DATE : 8/23/19

GRAPHIC SCALE
0 20 40 60

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

FILE No : 12164.7 DWG No. : 3-2617

10-16-23

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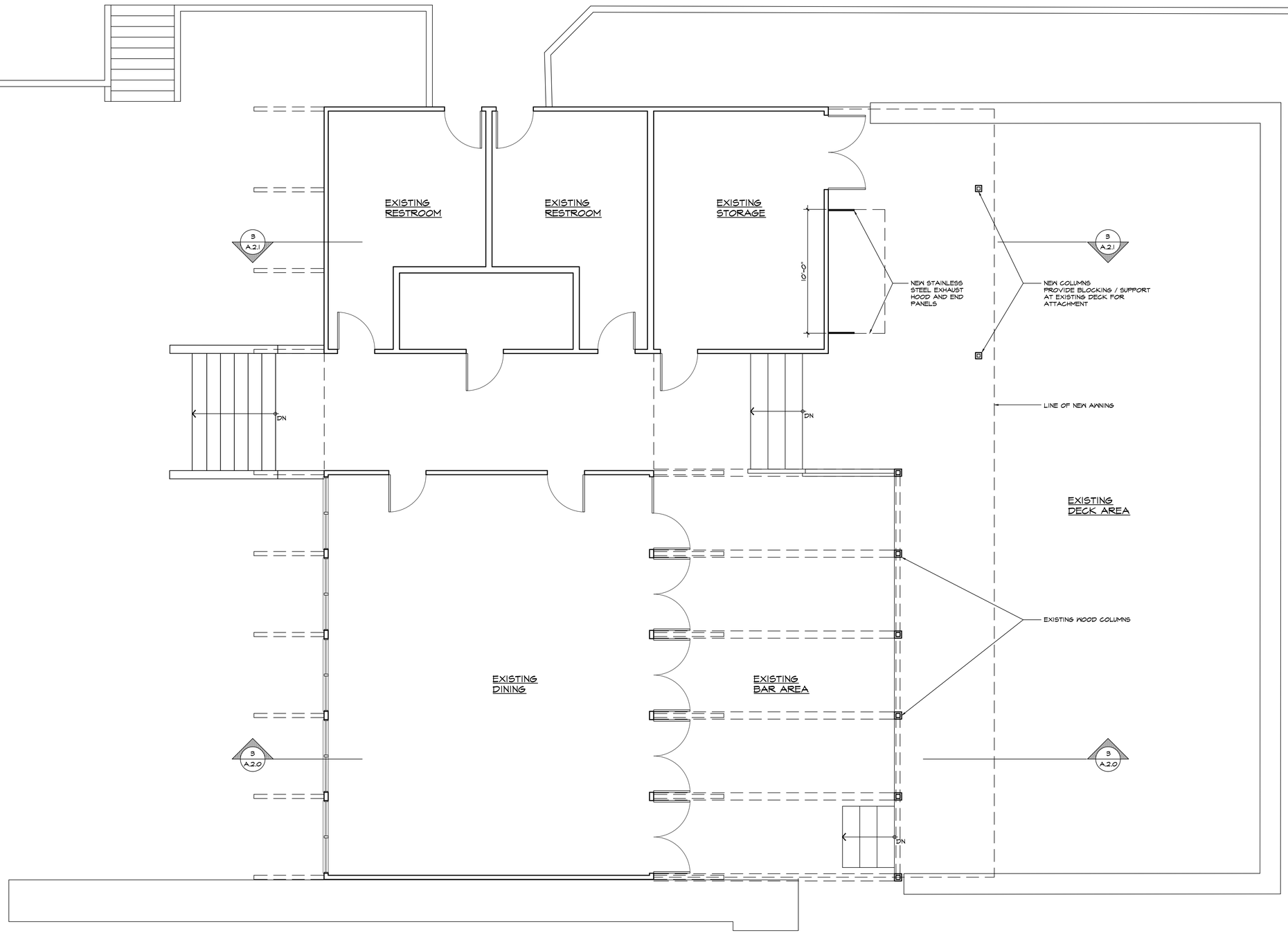


FLOOR PLAN

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

1
A.1.0

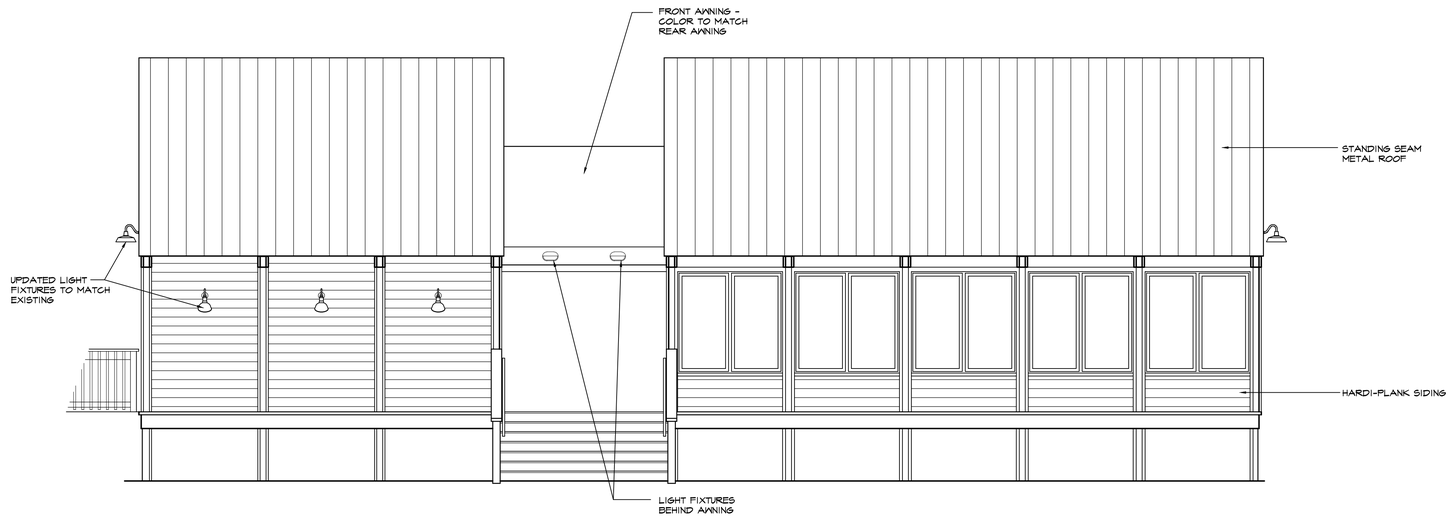
Awning Addition to the:

Dunes House

14 Dunes House Lane
Palmetto Dunes Plantation
Hilton Head Island, South Carolina

REVISIONS
10-11-23
10-16-23

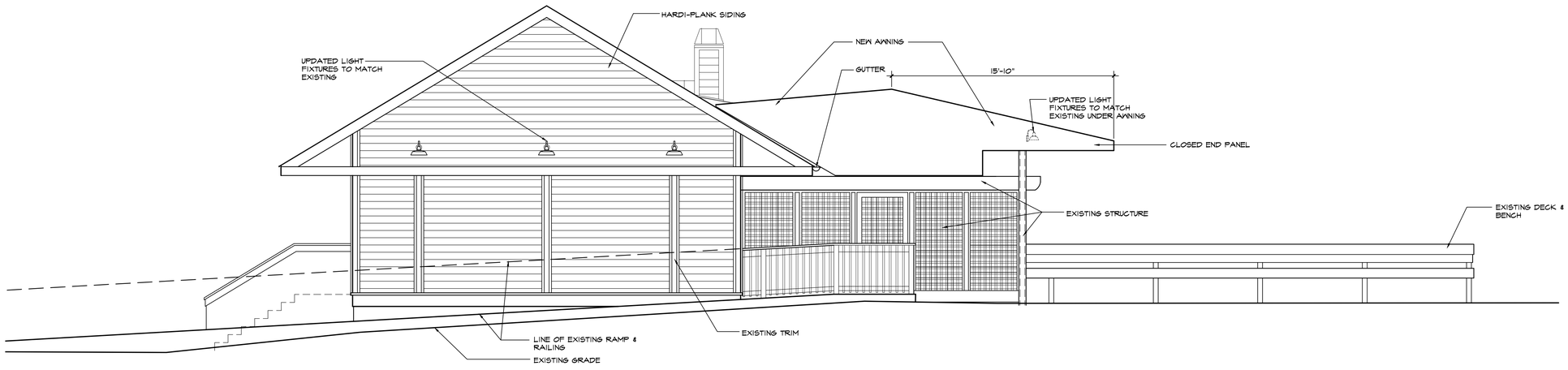
A.1.0



FRONT (STREET) ELEVATION

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

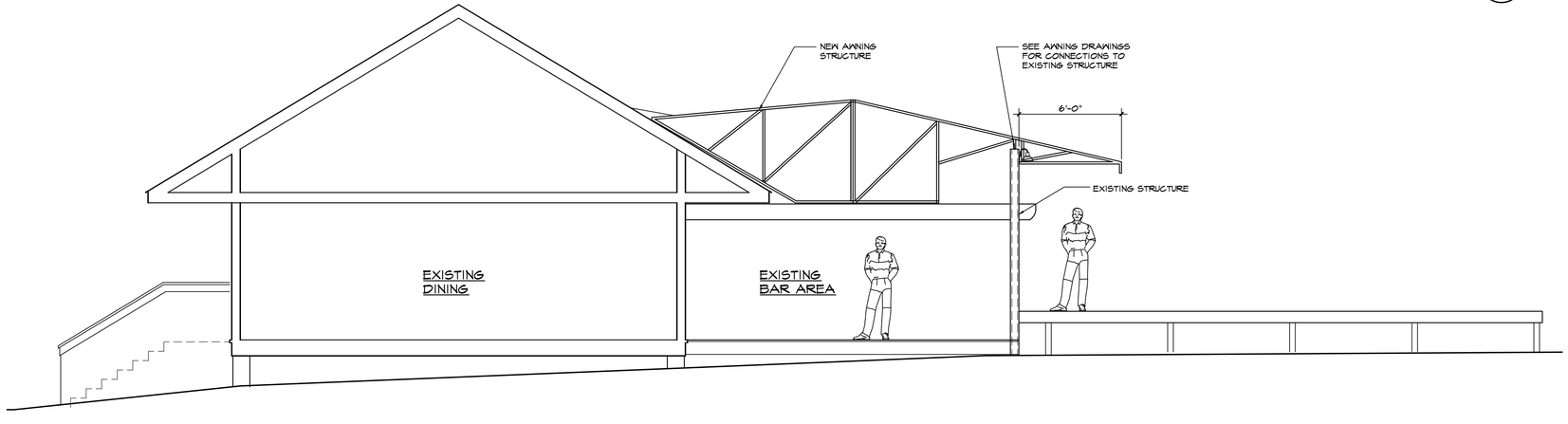
1 / A.2.0



RIGHT (SOUTHWEST) ELEVATION

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

2 / A.2.0



SECTION

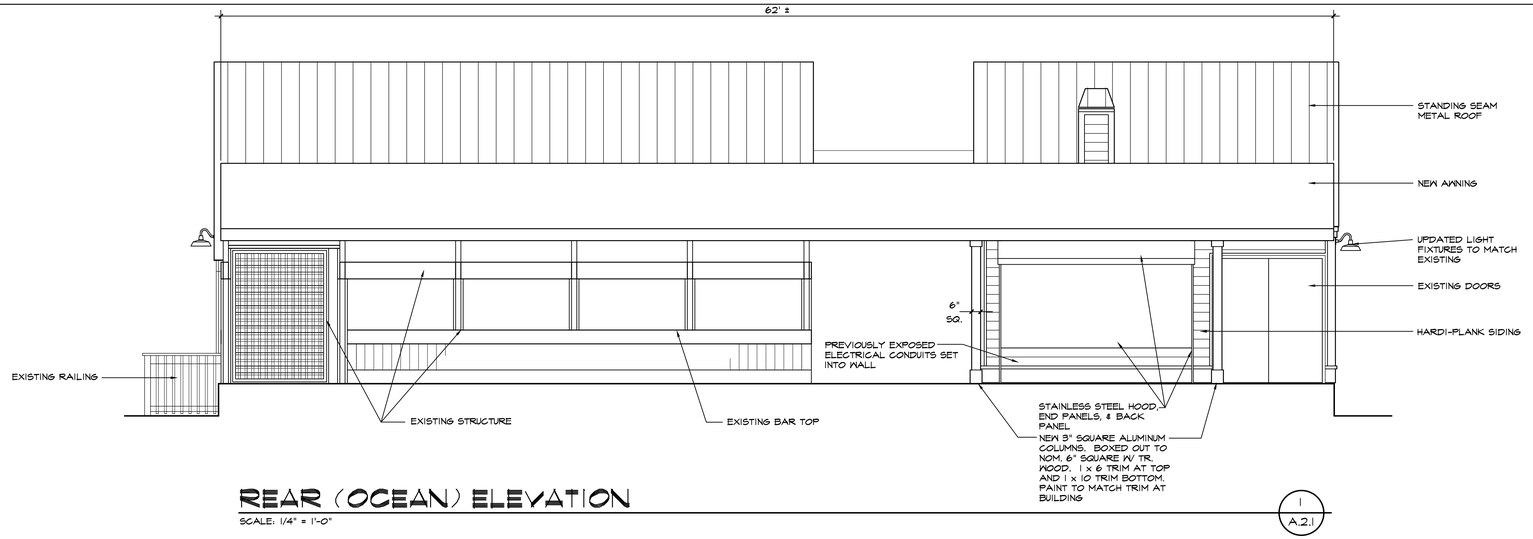
SCALE: 1/4" = 1'-0"

3 / A.2.0

Awning Addition to the:
Dunes House
14 Dunes House Lane
Palmetto Dunes Plantation
Hilton Head Island, South Carolina

REVISIONS
09-12-23
10-11-23
10-16-23

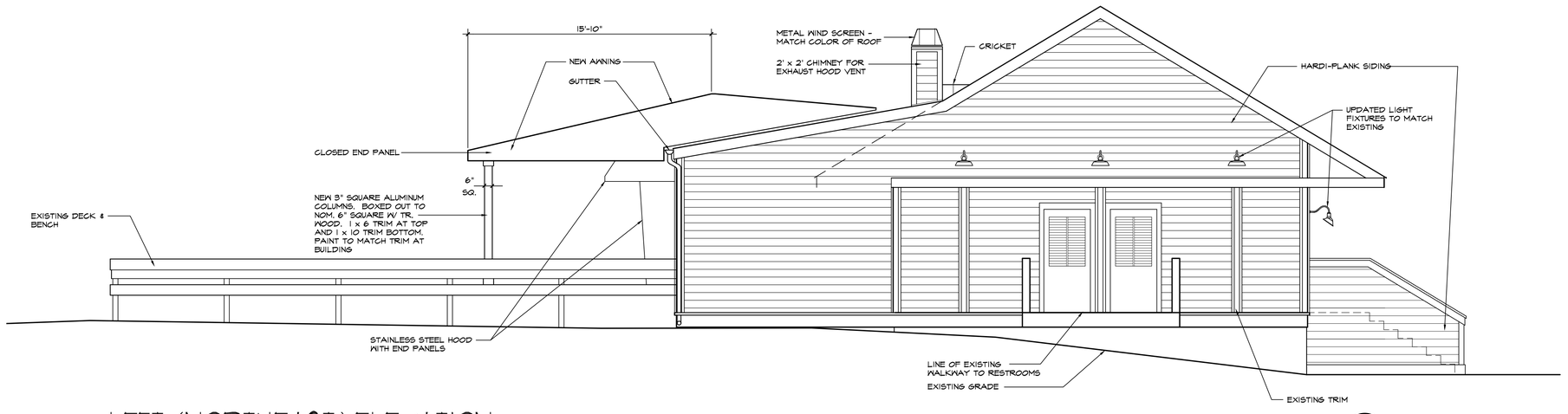
A.2.0



REAR (OCEAN) ELEVATION

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

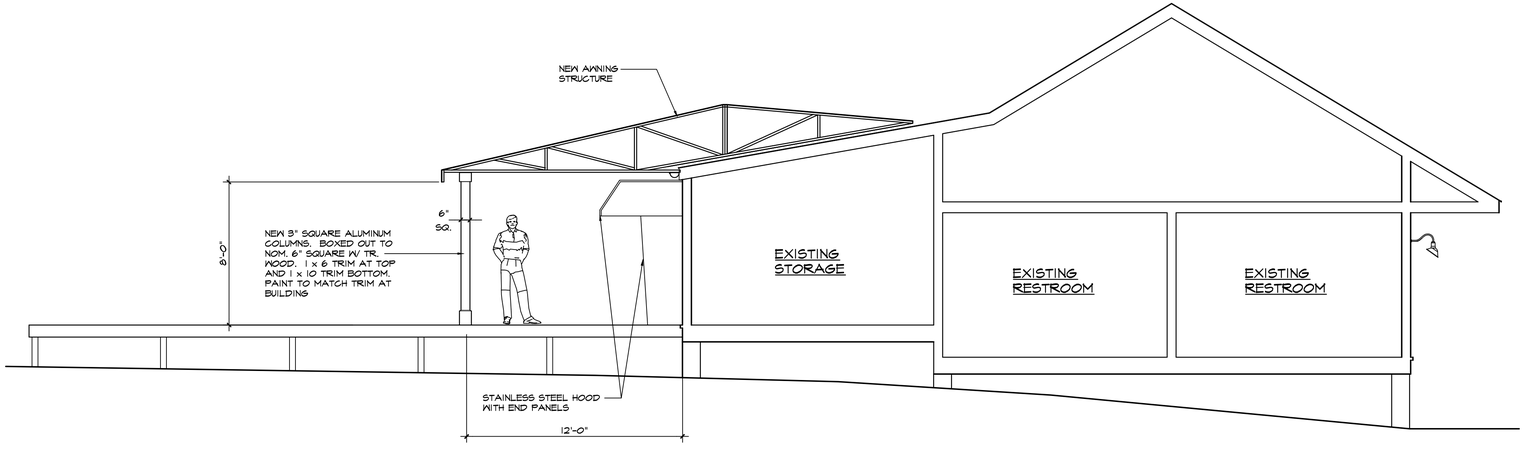
1 / A.2.1



LEFT (NORTHEAST) ELEVATION

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

2 / A.2.1



SECTION

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

3 / A.2.1

Awning Addition to the:
Dunes House
14 Dunes House Lane
Palmetto Dunes Plantation
Hilton Head Island, South Carolina

REVISIONS
09-12-23 REVIEW
10-11-23
10-16-23

A.2.1

SUBMITTAL FOR:

COASTAL CANVAS
PRODUCTS

1674 CHATHAM PARKWAY
SAVANNAH, GEORGIA 31405
MAIN: 912 236 2416 FAX: 912 232 7884
WWW.COASTALCANVAS.NET

A NEW AWNING
FOR

THE DUNES HOUSE RESTAURANT

14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

GENERAL NOTES:

A.

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

03-02-23

SUBMITTAL REVIEW

- ☐ APPROVED
  EXECUTION MAY PROCEED AS SHOWN.
- ☐ APPROVED AS NOTED
  EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
- ☐ APPROVED AS NOTED WITH FILE COPY
  EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
  CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
- ☐ NOT APPROVED
  RESUBMIT FOR APPROVAL.
- ☐ REVIEW FOR INFORMATION
  APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.

SIGNATURE:	DATE:

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REVIEWED BY

FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

JOB NUMBER 220993
DATE 23-03-01
DRAWN BY J CORBIN

COASTAL CANVAS
PRODUCTS
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

NOVEMBER 2022

A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

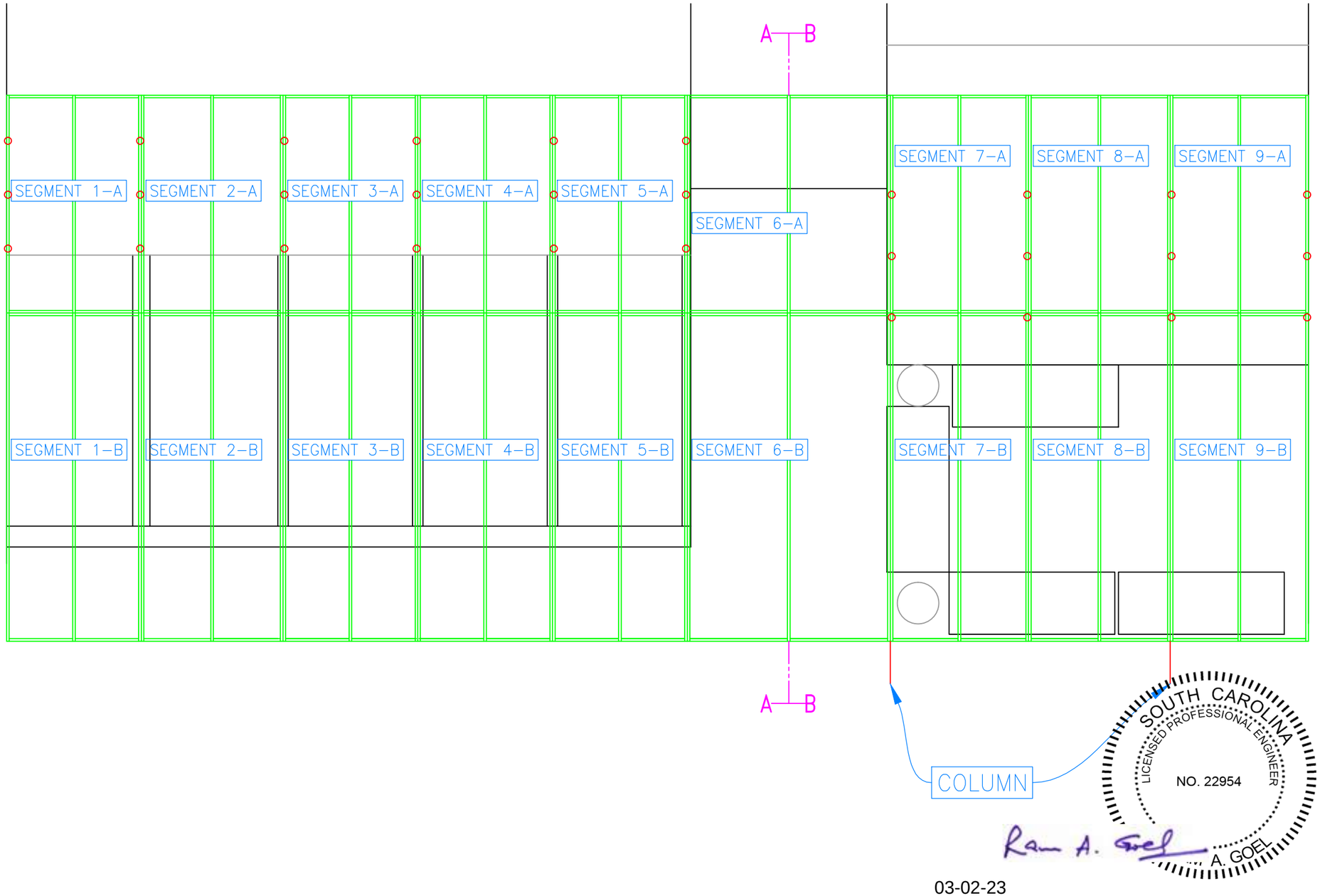
BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.

COVER



SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
A. GOEL

03-02-23

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

DRAWN BY: J CORBIN
DATE: 23-03-01
JOB NUMBER: 220993

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A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

NOVEMBER 2022

BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.

E1

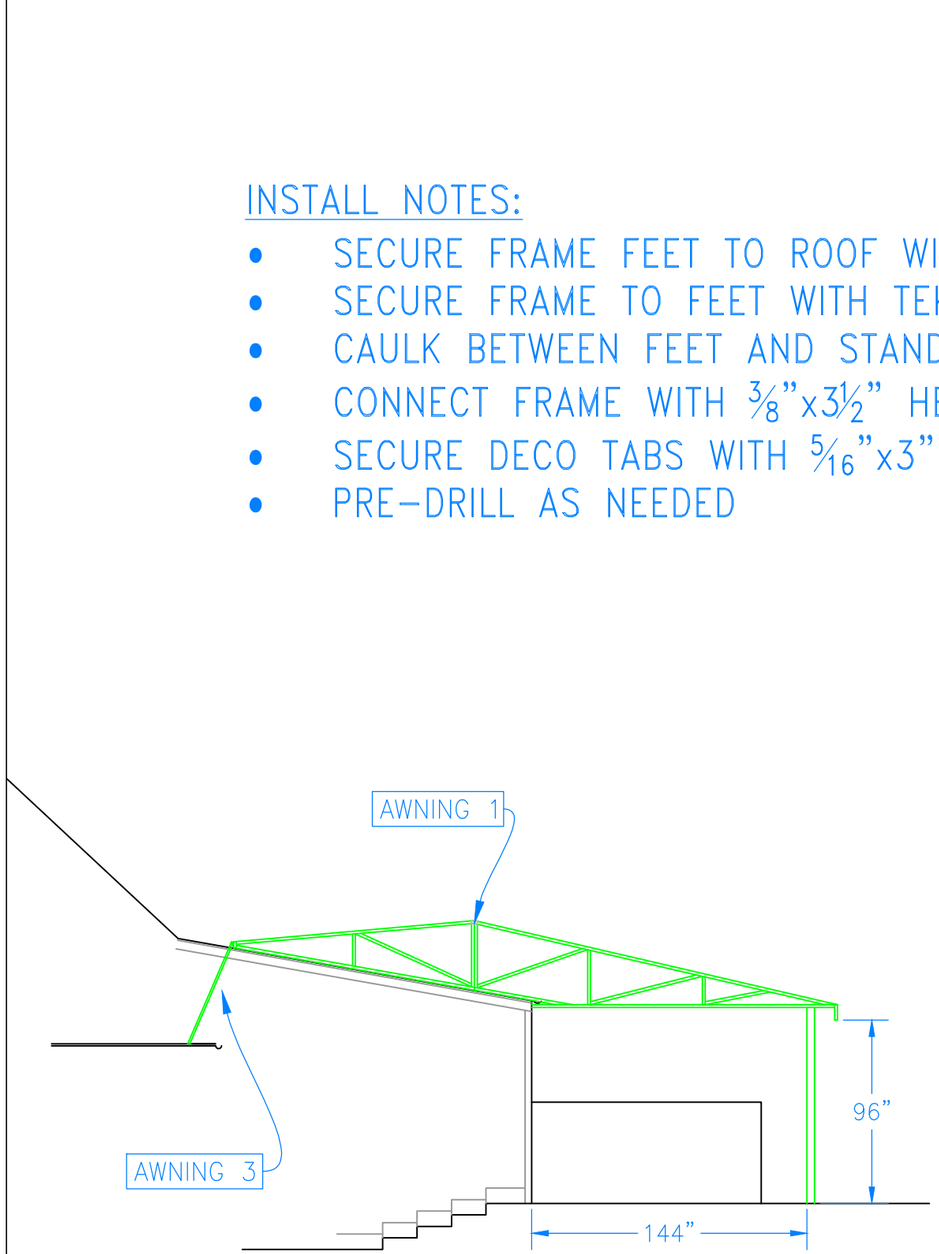
INSTALL NOTES:

- SECURE FRAME FEET TO ROOF WITH 5/16"x3" DeWALT ULTRACONS
- SECURE FRAME TO FEET WITH TEK SCREWS
- CAULK BETWEEN FEET AND STANDING SEAM PANELS
- CONNECT FRAME WITH 3/8"x3½" HEX HEAD BOLTS
- SECURE DECO TABS WITH 5/16"x3" DeWALT ULTRACONS
- PRE-DRILL AS NEEDED

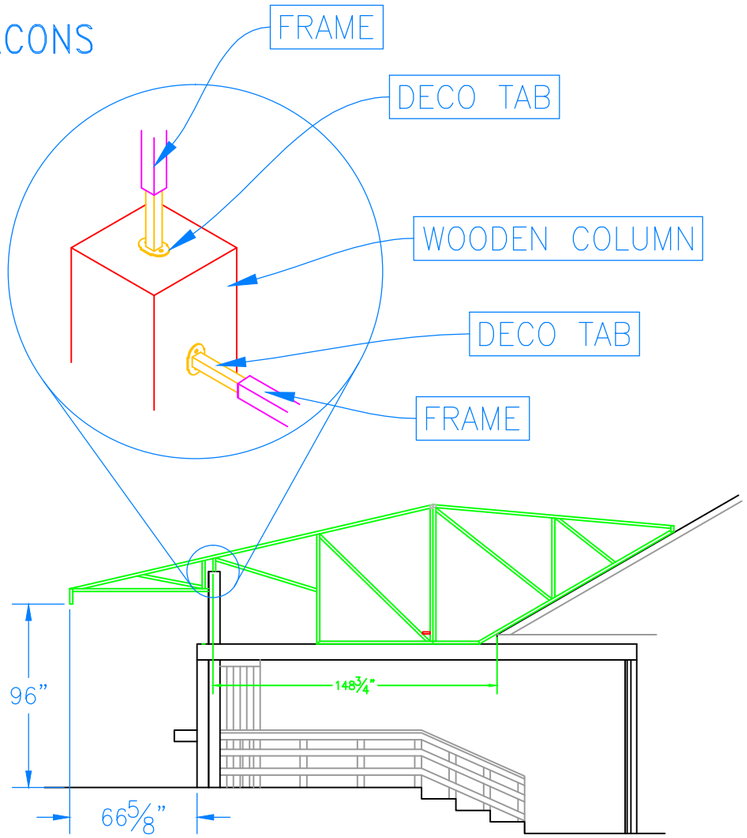
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

Ram A. Goel

03-02-23



SECTION VIEW
B-B



SECTION VIEW
A-A

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

DRAWN BY: J CORBIN
DATE: 23-03-01
JOB NUMBER: 220993

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A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

NOVEMBER 2022
BEAUFORT

SCALE
NONE

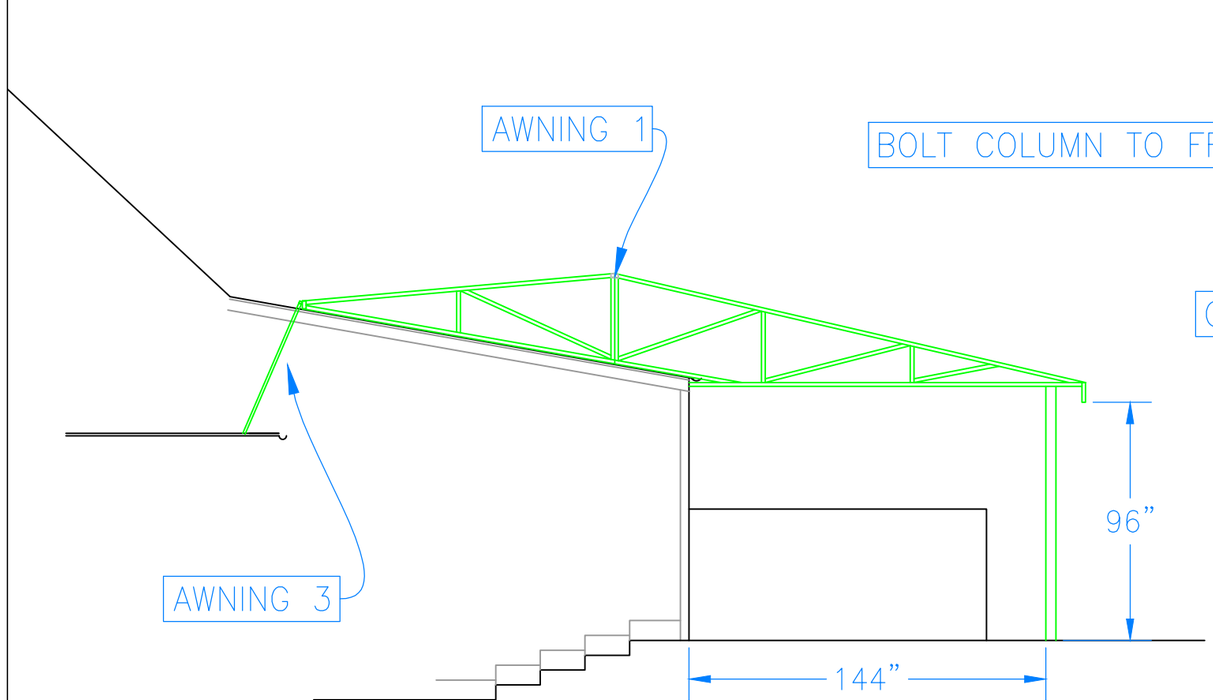
REVISION	DATE	REASON

SHEET NO.

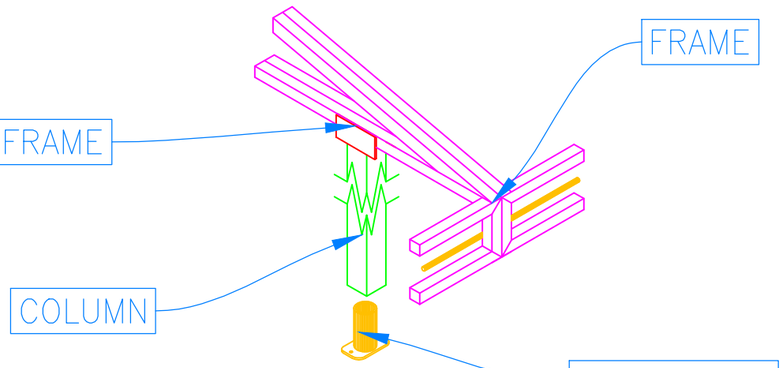
E2

INSTALL NOTES:

- CONNECT AWNING 3 TO AWNING 1 WITH Z-CLIPS AND TEK SCREWS
- SECURE TO ROOF WITH 5/16"x3" DeWALT ULTRACONS
- SECURE COLUMNS TO FRAME WITH 3/8"x4½" HEX HEAD BOLTS
- SECURE COLUMN FEET TO DECK WITH 3/8"x4½" DeWALT ULTRACONS



SECTION VIEW
B-B



03-02-23

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

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FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

JOB NUMBER 220993

DATE 22-11-11

DRAWN BY J CORBIN

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A NEW AWNING FOR THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

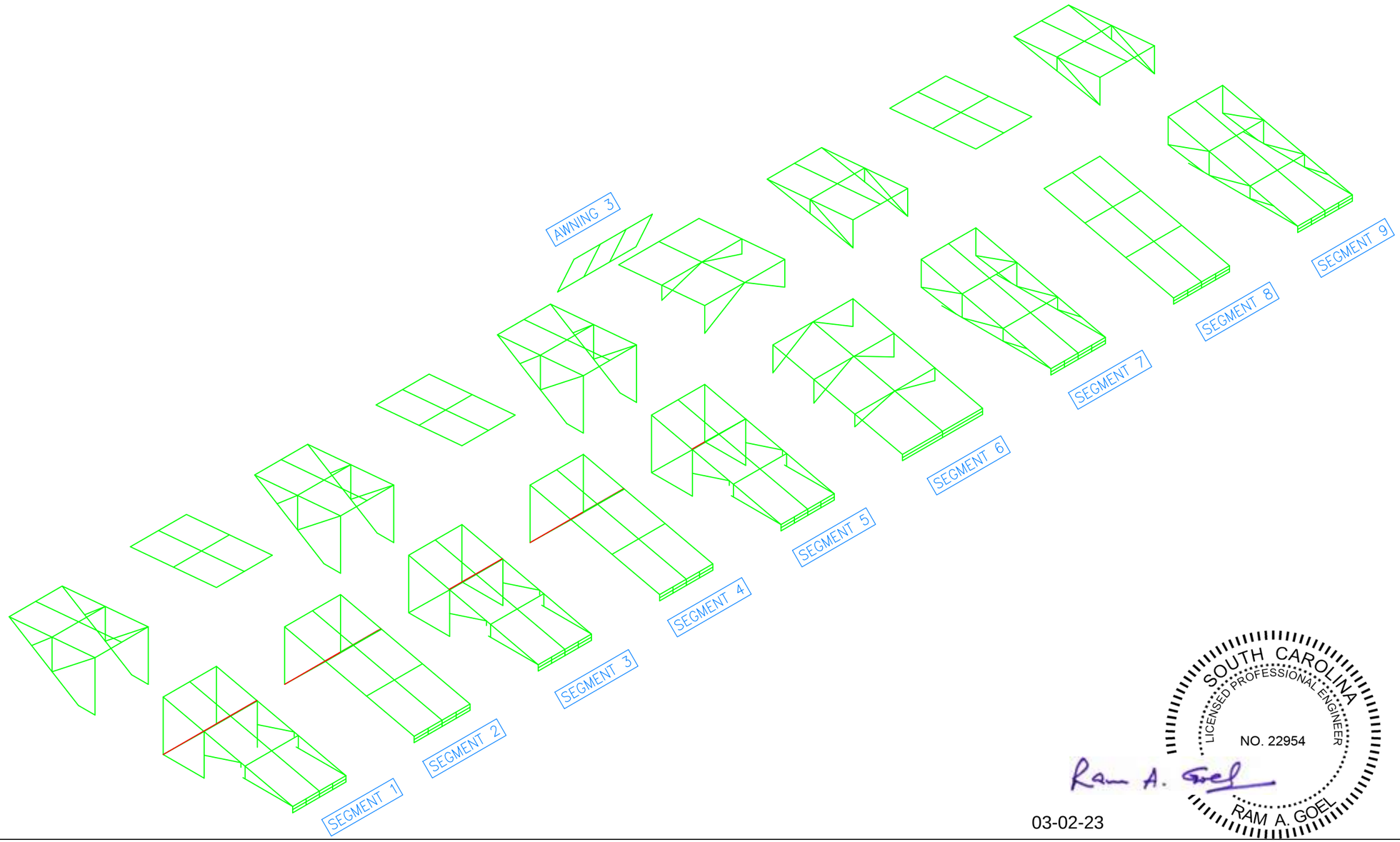
NOVEMBER 2022

BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
E3



03-02-23

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

DRAWN BY: J CORBIN
DATE: 23-03-01
JOB NUMBER: 220993

COASTAL CANVAS PRODUCTS
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A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

NOVEMBER 2022
BEAUFORT

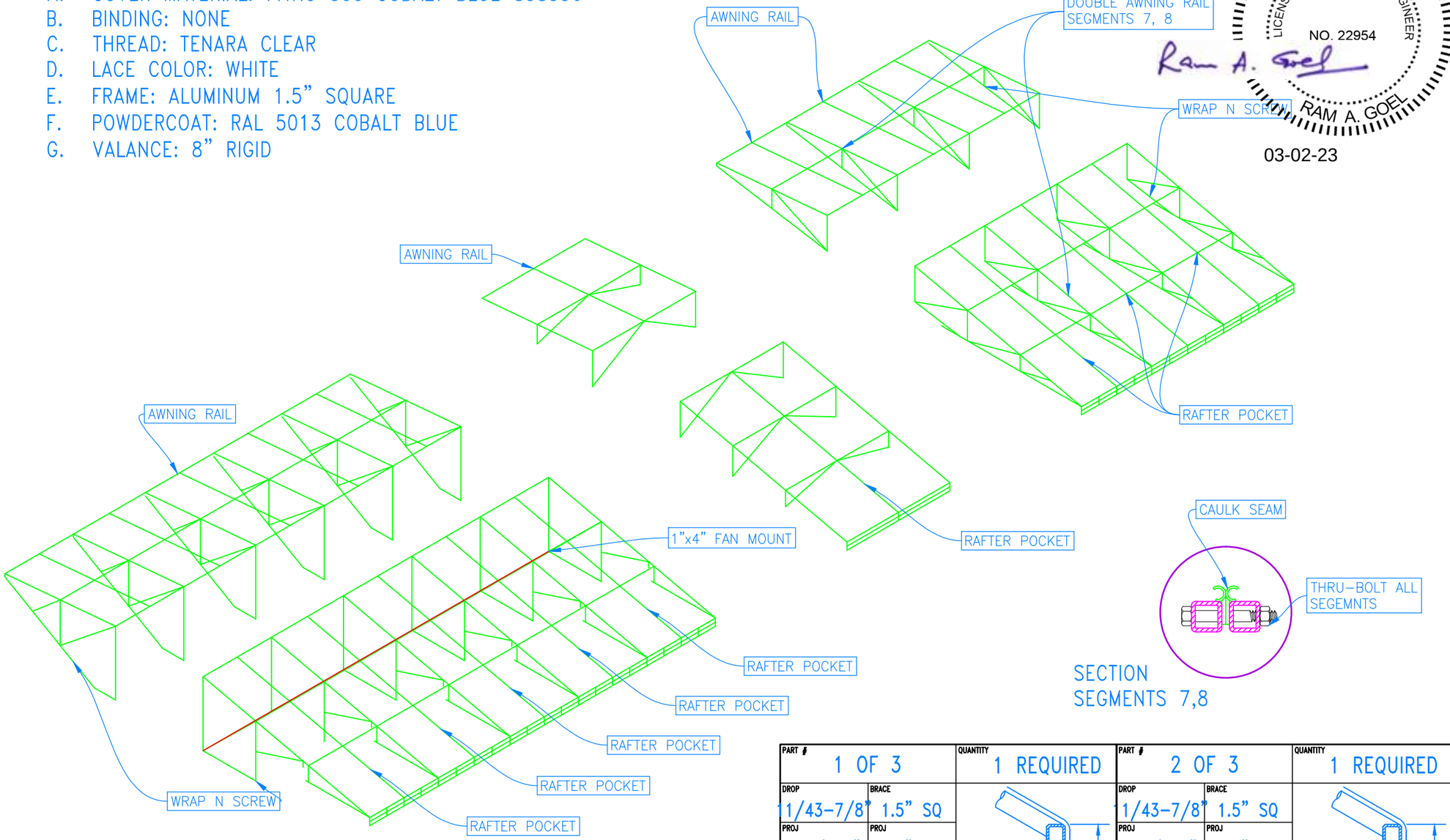
SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
ISO

NOTES:

A. COVER MATERIAL: PATIO 500 COBALT BLUE 858536
B. BINDING: NONE
C. THREAD: TENARA CLEAR
D. LACE COLOR: WHITE
E. FRAME: ALUMINUM 1.5" SQUARE
F. POWDERCOAT: RAL 5013 COBALT BLUE
G. VALANCE: 8" RIGID

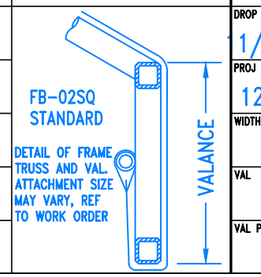


SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL
03-02-23

SECTION
SEGMENTS 7,8

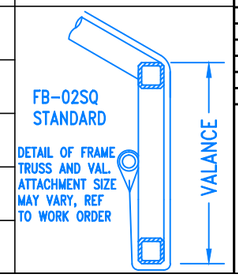
PART #	QUANTITY
1 OF 3	1 REQUIRED

DROP: 11/43-7/8"	BRACE: 1.5" SQ
PROJ: 126/190"	PROJ: 1.5" SQ
WIDTH: 591"	H/R: 1.5" SQ
VAL: 8"	F/B: 1.5" SQ
VAL PAT: RIGID	RAF/BOW: 1.5" SQ



PART #	QUANTITY
2 OF 3	1 REQUIRED

DROP: 1/43-7/8"	BRACE: 1.5" SQ
PROJ: 126/190"	PROJ: 1.5" SQ
WIDTH: 162"	H/R: 1.5" SQ
VAL: 8"	F/B: 1.5" SQ
VAL PAT: RIGID	RAF/BOW: 1.5" SQ



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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

JOB NUMBER 220993
DATE 23-03-01
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COASTAL CANVAS PRODUCTS
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

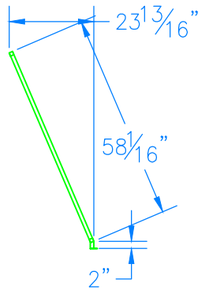
A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

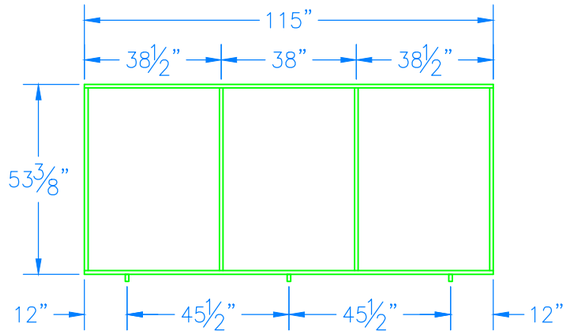
NOVEMBER 2022
BEAUFORT

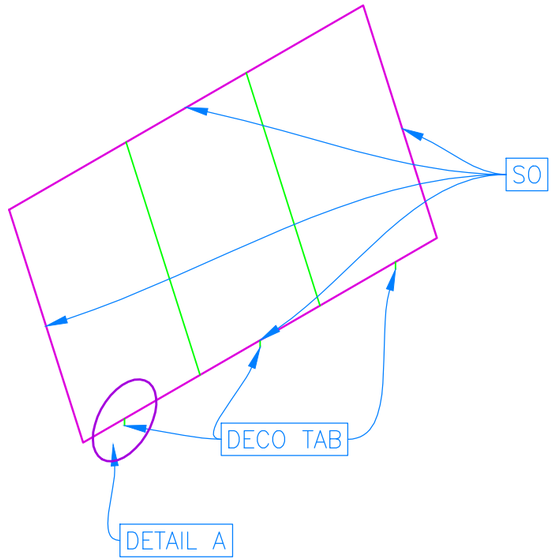
SCALE
NONE

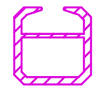
REVISION	DATE	REASON

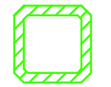
SHEET NO.
1 OF 9

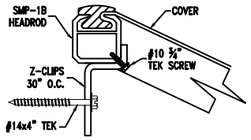




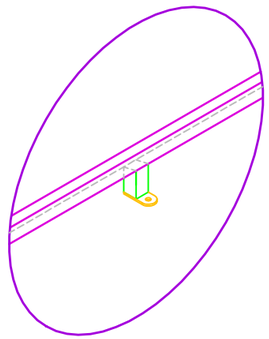


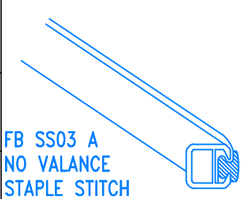






1" STAPLE STITCH HEADROD DETAIL
NOT TO SCALE





FB SS03 A
NO VALANCE
STAPLE STITCH

DETAIL OF FRAME TRUSS AND VAL. ATTACHMENT SIZE MAY VARY, REF TO WORK ORDER

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

Ram A. Goel

03-02-23

NOTES:

A. COVER MATERIAL: PATIO 500 COBALT BLUE 858536
B. ZIP STRIP: BLUE 25
C. FRAME: ALUMINUM 1" SS
D. POWDERCOAT: RAL 5013 COBALT BLUE
E. VALANCE: 1" SS

PART #		QUANTITY
3 OF 3		1 REQUIRED
DROP: 53-3/8"	BRACE: 1" SS	
PROJ: 23-7/8"	PROJ: 1" SS	
WIDTH: 115"	H/R: 1" SS	
VAL: 1"	F/B: 1" SS	
VAL PAT: RIGID	RAF/BOW: 1" SS	

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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

JOB NUMBER 220993

DATE 23-03-01

DRAWN BY J CORBIN

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MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

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14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

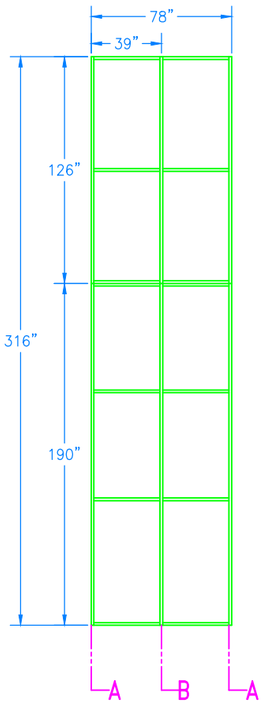
NOVEMBER 2022

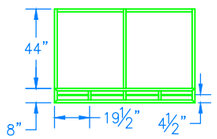
BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
2 OF 9





SEGMENT
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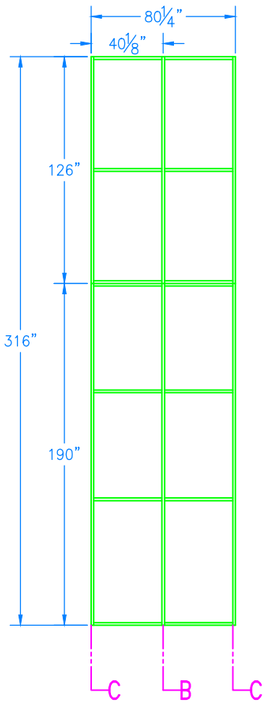

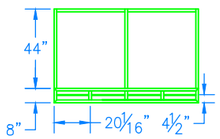

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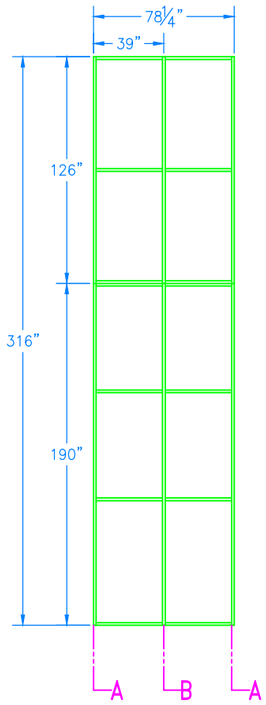

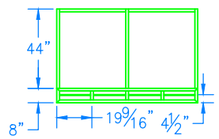

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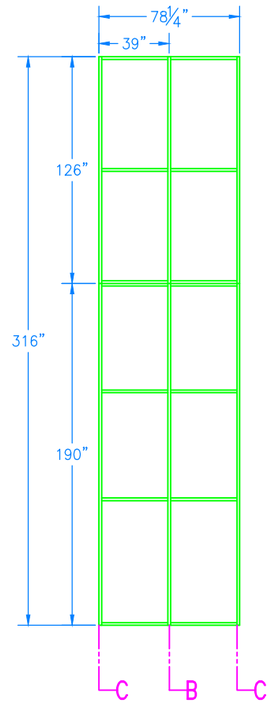

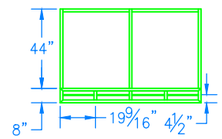

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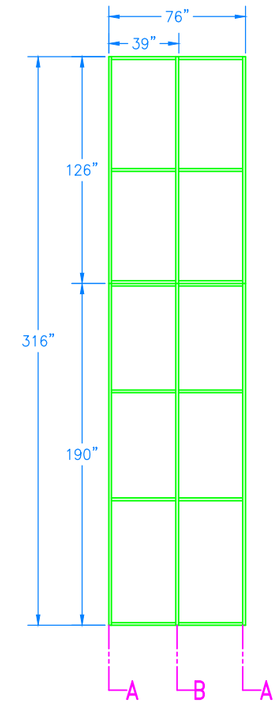

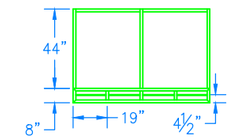

SEGMENT
5 (FEET)

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

03-02-23

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

JOB NUMBER 220993

DATE 23-03-01

DRAWN BY J CORBIN

COASTAL CANVAS PRODUCTS
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING
FOR
THE DUNES HOUSE RESTAURANT
14 DUNES HOUSE LANE
HILTON HEAD ISLAND, S.C. 29928

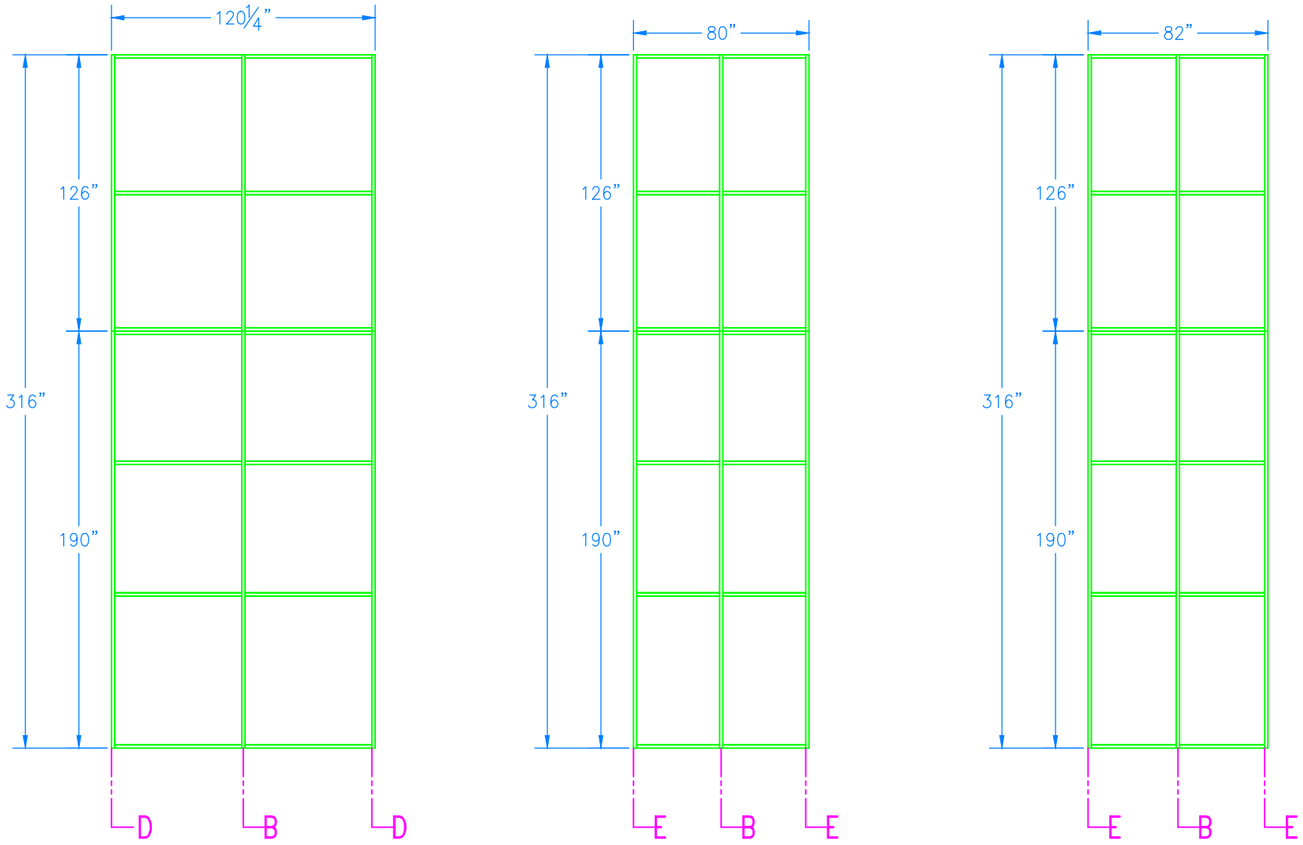
NOVEMBER 2022

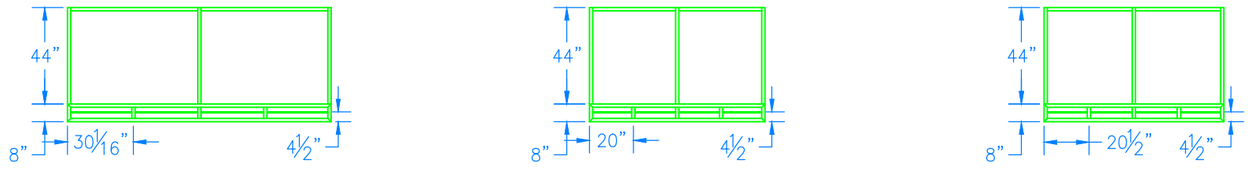
BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
3 OF 9





SEGMENT
6

SEGMENT
7 (FEET), 9 (FEET)

SEGMENT
8

03-02-23

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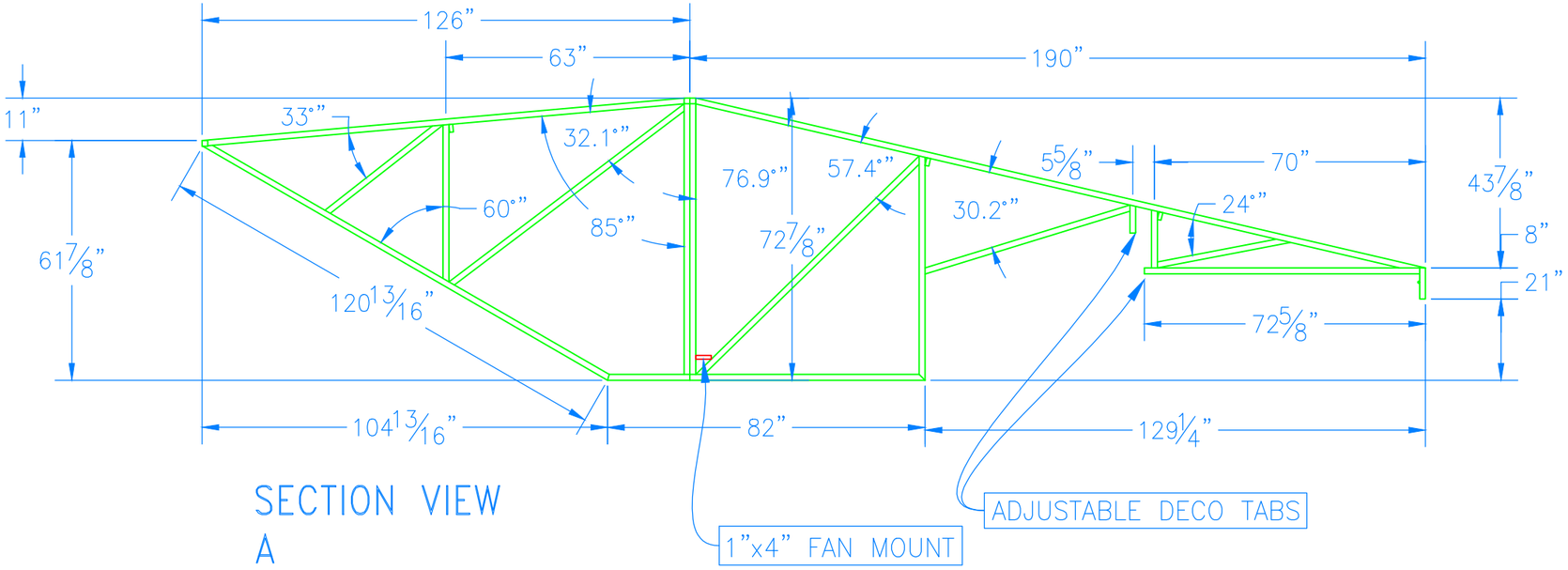
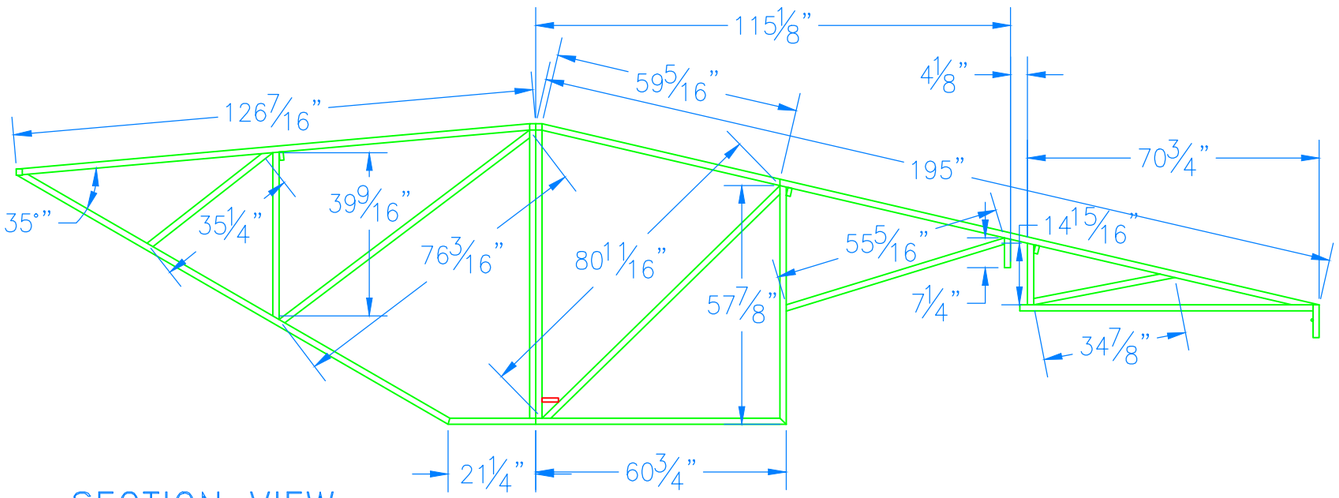
SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
4 OF 9



SECTION VIEW
A



SECTION VIEW
A
EXTRA DIMS

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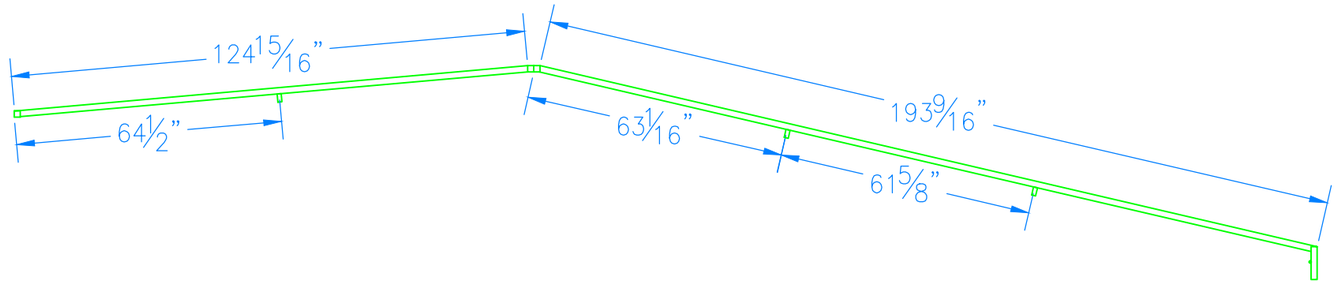
SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
5 OF 9



SECTION VIEW
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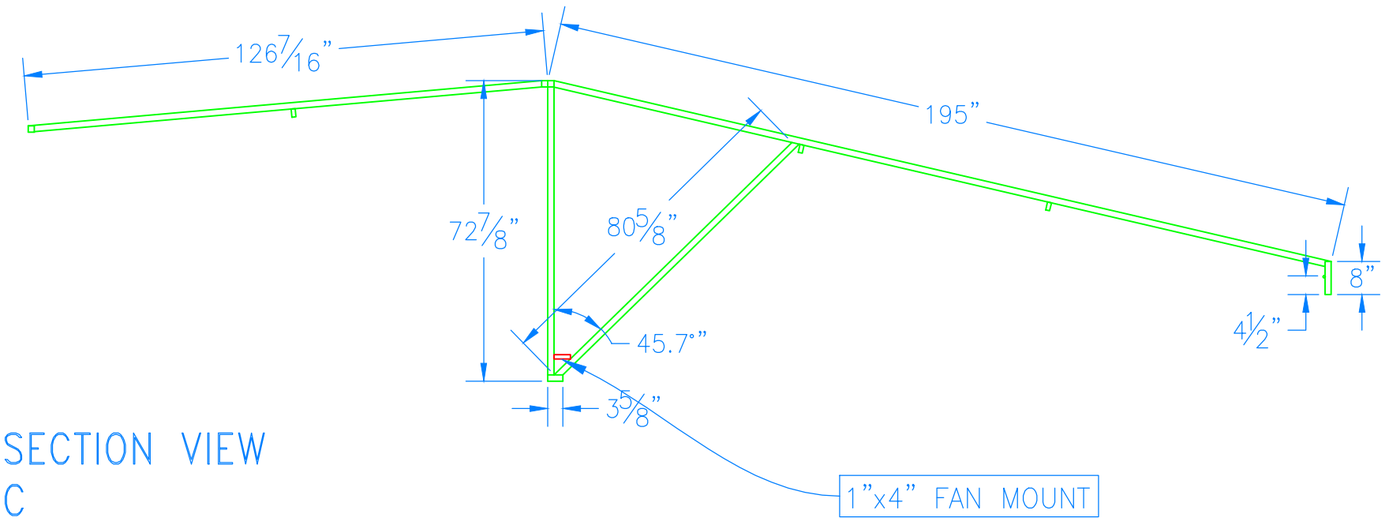

SECTION VIEW
C

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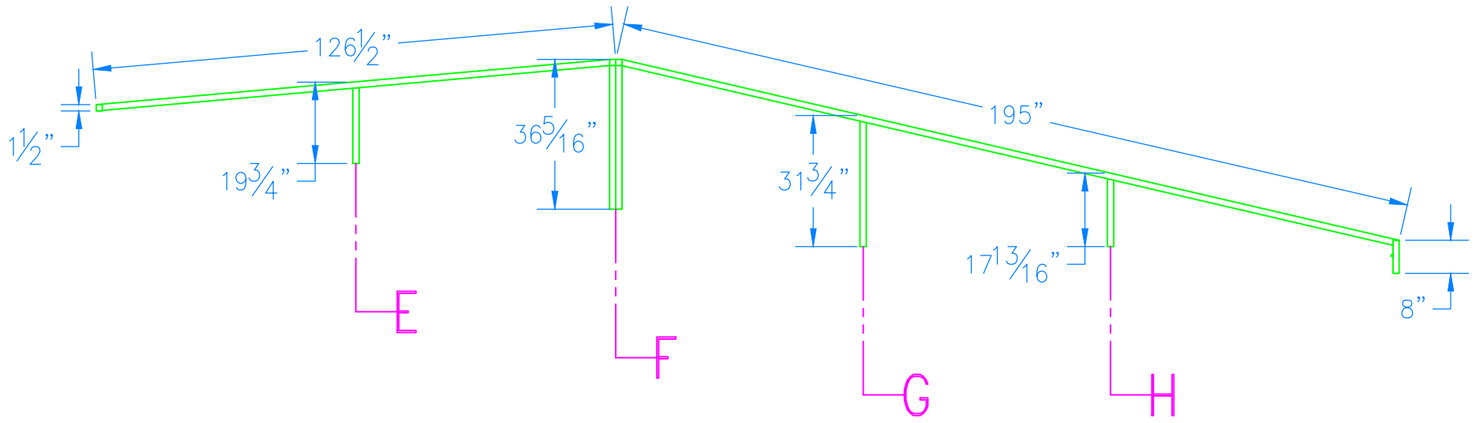
NOVEMBER 2022
BEAUFORT

SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
5b OF 9



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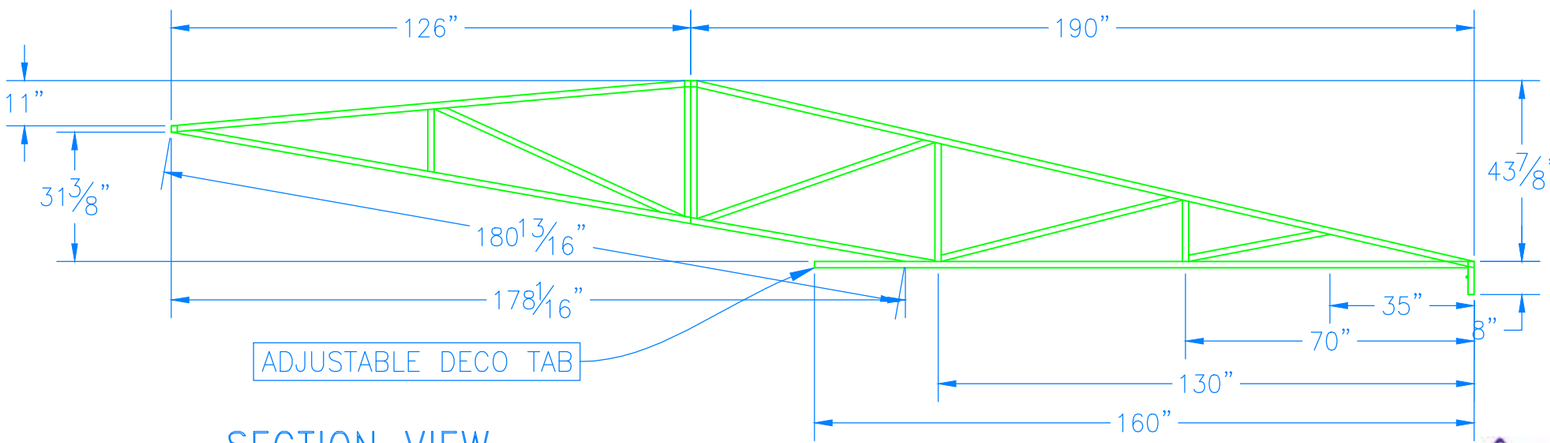

SECTION VIEW
E

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BEAUFORT

NOVEMBER 2022

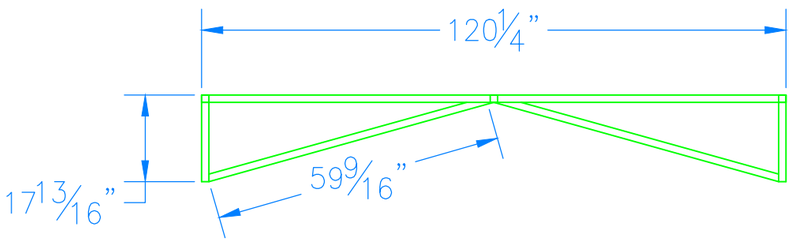
SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
6 OF 9

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

SECTION VIEW H



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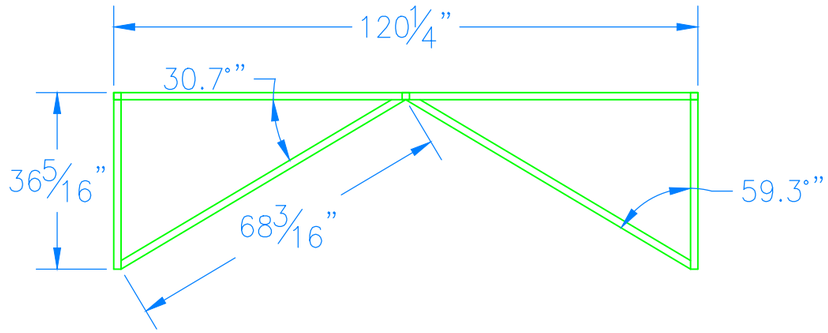
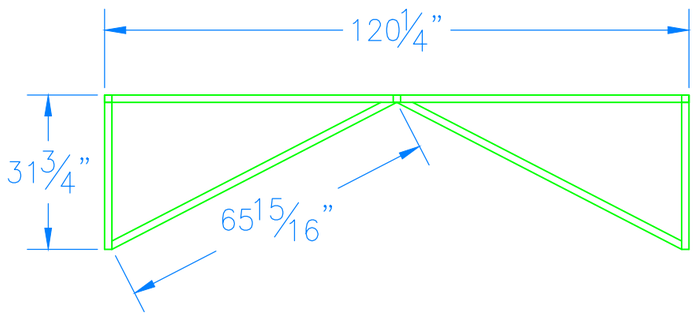


SECTION VIEW G



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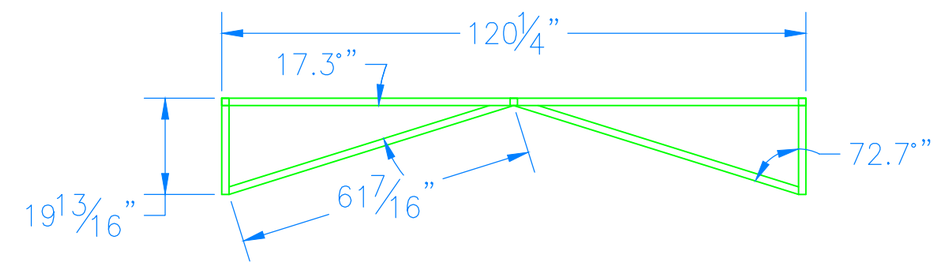

SECTION VIEW H–E
SEGMENT 6 ONLY

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DATE: 23-03-01
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A NEW AWNING
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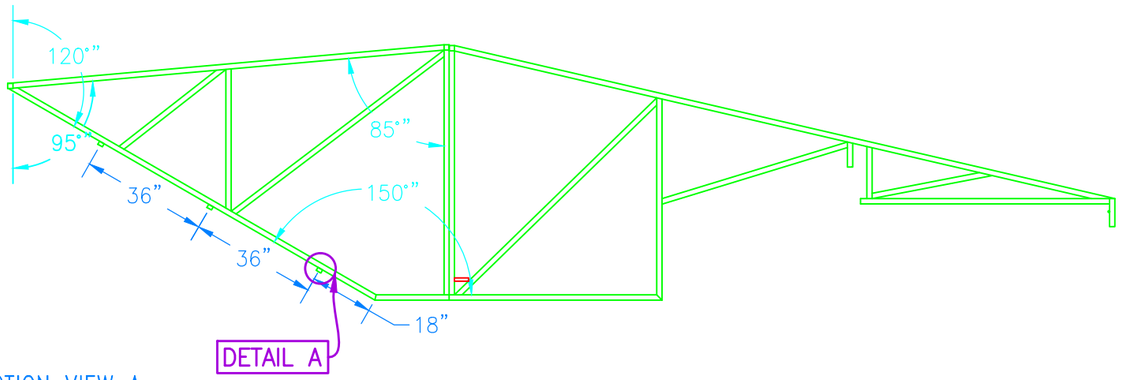
HILTON HEAD ISLAND, S.C. 29928

NOVEMBER 2022
BEAUFORT

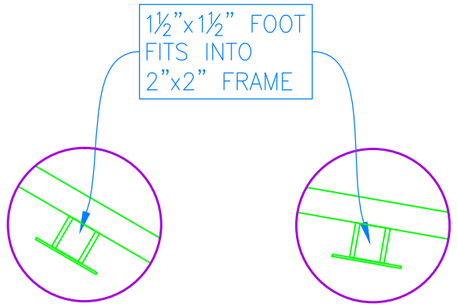
SCALE
NONE

REVISION	DATE	REASON

SHEET NO.
7 OF 9

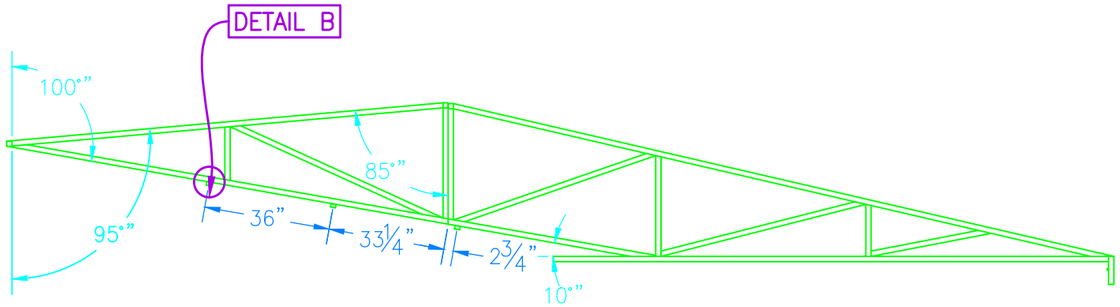


SECTION VIEW A
FEET LOCATIONS
BOTH SIDES SEGMENTS 1, 3, 5



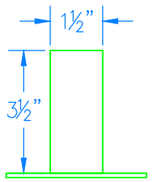
DETAIL A

DETAIL B

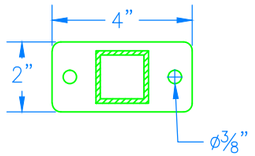


SECTION VIEW D
FEET LOCATIONS
BOTH SIDES SEGMENTS 7, 9

FEET NOTES:
- QTY: 30
- CNC CUT PLATE ⅜" ALUMINUM
- POWDERCOAT TO MATCH



SIDE



TOP

03-02-23

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LICENSED PROFESSIONAL ENGINEER
NO. 22954
RAM A. GOEL

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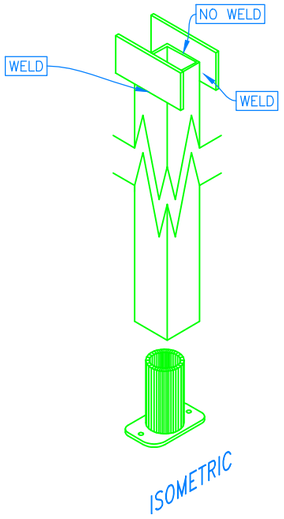
NOVEMBER 2022
BEAUFORT

SCALE
NONE

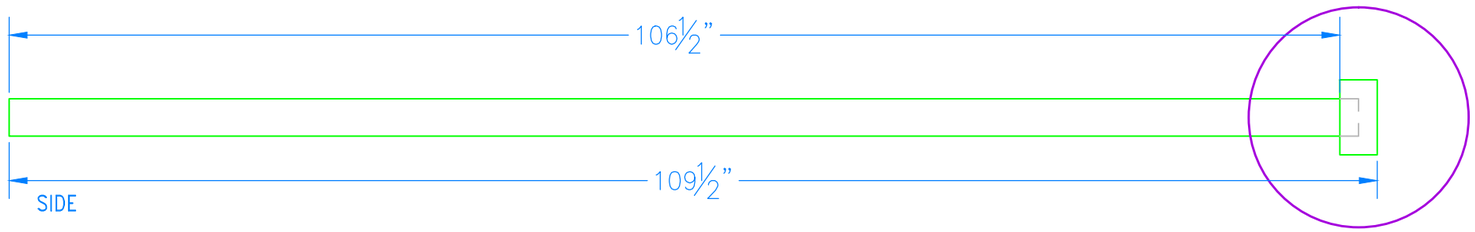
REVISION	DATE	REASON

SHEET NO.
8 OF 9

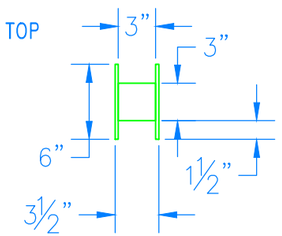


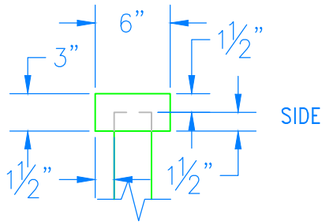
ISOMETRIC

COLUMN

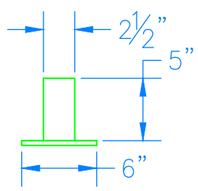


SIDE





BASE PLATE



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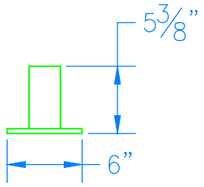

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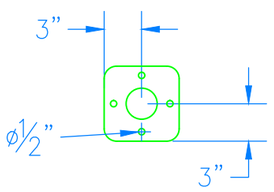

TOP

NOTES:

- QTY: 2 EACH
- WELD PIN TO BASE PLATE
- WELD FRAME HOLDERS TO COLUMN
- USE 3"x3" ALUMINUM FOR COLUMN
- USE ⅜" ALUMINUM FOR BASE PLATE AND FRAME HOLDERS
- POWDERCOAT TO MATCH FRAME

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER NO. 22954 RAM A. GOEL

03-02-23

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FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY: J CORBIN

DATE: 23-03-01

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NOVEMBER 2022

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SCALE
NONE

REVISION	DATE	REASON

SHEET NO.

9 OF 9

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Dunes House Awning DRB#: DRB-001634-2023

DATE: 10/24/2023 CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	

All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Proposed lights need to match existing lights in lamination and color.
Accessory elements are design to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☐	☒	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☐	☐	☒	

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

NATURAL RESOURCE PROTECTION

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

CONDITIONS & COMMENTS

This project requires a Minor Development Plan Review application for the site work. Please contact Alexis Cook at alexisc@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
The proposed awning color must be nature blending and consistent for the scale of the awning proposed.

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:
DRB #:
Meeting Date:

Applicant/Agent Name: Jeffrey Starr Company: Palmetto Dunes POA
Mailing Address: 16 Queens Folly Rd. City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-1109 Fax: E-mail: jstarr@pdpoa.org
Project Name: Dunes House Redevelopment Project Address: Dunes House Lane
Parcel Number [PIN]: R 520 012 000 0344 0000
Zoning District: PD Overlay District(s): Major Corridor

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

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

Project Category:

- ☐ Concept Approval – Proposed Development
- ☑ Final Approval – Proposed Development
- ☐ Alteration/Addition
- ☐ Sign

Submittal Requirements for ***All*** projects:

- ☐ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- ☑ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

10/03/2023

DATE

Project: **Dunes House Redevelopment – Final DRB**
Dunes House Lane, Hilton Head, SC
Coordinates: W 80° 42' 55" N 32° 10' 05"

Date: October 10, 2023

Applicant: **Palmetto Dunes Property Owners Association**
Primary Contact: Jeff Starr
16 Queen's Folly Rd
Hilton Head, SC 29928
E: jstarr@pdpoa.org
P: 843-785-1109

Agent: **Ward Edwards, Inc.**
Primary Contact: Willy Powell
P.O. Box 381
Bluffton, SC 29910
E: wpowell@wardedwards.com
P: 843-384-2944

Description

Palmetto Dunes POA is seeking permits to repave Dunes House Lane within Palmetto Dunes, Hilton Head Island, South Carolina. The proposed land disturbance activity will consist of re-aligning the existing roadway, formalizing 54 parking spaces, and installing drainage infrastructure. The 54 parking spaces proposed are needed due to the increased demand for beach parking, safety, and fire access. The project is being built in accordance with The Town of Hilton Head's Land Management Ordinance. This project conforms to the conceptual approval and design review guidelines by addressing the comments set forth by the design review board on 9/26/23.

Existing Conditions

The existing parking area consists of approximately 39 spaces, plus sidewalk, drainage, utilities, and trees. The parking area serves the existing Dunes House facility and is a prominent beach access. The 39 parking spaces are inadequately spaced causing cars to block fire lanes and illegally park throughout the property.

This site utilizes an existing stormwater system to collect drainage that contained improvements as part of a previous T-Street renovation project. This drainage system is connected to the existing lagoon system within Palmetto Dunes.

Site elevations range between 5.6 to 11 ft.

Tree Removal

To support the proposed development, some tree removal will be necessary. The plans show each needed tree to be removed and the landscape plan will establish required mitigation to be installed following construction activities.

Drainage

The existing stormwater system will be extended to help alleviate areas of observed flooding. In other areas, the proposed road alignment follows a similar grading plan to the existing road and will utilize the existing drainage infrastructure. In addition, to help reduce the slope of the transition from Mooring Buoy, two new grate inlets were added along the existing storm pipes.

Wetlands

There are no wetlands within the project limits of disturbance.

Access and Interaction with adjacent parcels

Access to Palmetto Dunes by vehicular traffic will be William Hilton Parkway (US 278). Dunes House lane is accessed from Mooring Buoy, which is accessed from Queen's Folly roundabout from the east. The Mooring and Beach Villas residents will have unrestricted access.

Erosion Control

Erosion control practices for the site will include silt fencing, inlet protection, temporary/permanent seeding, dust control measures, a concrete washout station, and sediment tubes.

Construction Schedule & Phasing

The project proposes to be constructed in a single phase.

Maintenance Responsibility

Per 2005 transition documents between PDPOA and Greenwood Development, Dunes House Road and parking areas, while officially owned by PDPOA, are defined as "common properties" between the two entities. Greenwood Development Corporation has reviewed and approved the proposed improvements; however, PDPOA will be responsible for all necessary maintenance.

Site Ownership

Per 2005 transition documents between PDPOA and Greenwood Development, Dunes House Road and parking areas, while officially owned by PDPOA, are defined as "common properties" between the two entities. Greenwood Development Corporation has reviewed and approved the proposed improvements; however, PDPOA will be responsible for all necessary maintenance.

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Vicinity Map (Not To Scale)

Site Development Plans

for

Dunes House Redevelopment

Hilton Head Island, South Carolina

Tax Map #: R520 012 000 0334 0000

Dunes House Lane

GIS coord:32°10' 05" N 80°42' 55" W

Schedule of Drawings

Sheet No.	Description
C001	Cover Sheet
C002	Construction Notes
C101	Existing Conditions Plans
C201	Initial Erosion Control Plans and Details
C301	Clearing & Demolition Plans and Details
C401	Site Layout Plans
C501	Grading Plans and Details
C601	Drainage Plans and Details
C701	Intermediate Erosion Control Plans and Details
C801	Paving Plans and Details
C901	Sight Distance Plans
C1001	ADA Accessible Route Plans

Release Schedule

Release No.	Description	Date
A.	Released for Permitting	03-02-23
B.	Released for Client Review	05-15-23
C.	Released for Permitting	06-15-23
D.	Released to PDPOA	07-10-23
E.	Released for Review	08-01-23
F.	Released for Client	08-07-23
G.	Released for Permitting	09-12-23
H.	Released for Permitting	09-13-23
I.	Released for Permitting	10-10-23

Design Team

Landscape Architect:
J.K Tiller Associates, INC
843.815.4800

Land Surveyor:
NANDINA
843.681.3248

Developer:
Palmetto Dunes Property Owners Association
16 Queen's Folly Rd, Hilton Head Island, SC
843-785-1109
jstarr@pdpoa.org

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 25124 WILLIAM G. POWELL 10/10/23

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

Permitting Review Set - NOT FOR CONSTRUCTION

Plan Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina
Prepared for
Palmetto Dunes Property Owners' Association
Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C001

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General Notes:

1. Boundary information provided by As-Built, Tree and Topographic survey, dated 05/19/2022, by NANDINA.
2. Topographic data provided by NANDINA, dated 05/19/2022.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm monday thru friday at least three working days before commencing construction. request underground utilities to be located and marked within and near the construction site.
4. Comply with "south carolina underground facility damage prevention act (effective June 7, 2012). notification of intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of south carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.

Water and Sewer Line Construction:

1. All water and sewer line construction shall conform to applicable state and Broad Creek Public Service District (BCPSD) requirements, standards and specifications.
2. BCPSD will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
3. All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
4. Notify the project engineer, if conflicts with existing structures require that proposed utilities be relocated.
5. The contractor must notify BCPSD forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
6. Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the BCPSD technical specifications.
7. Installation of water and sewer lines and appurtenances shall be in accordance with the BCPSD standard construction details and specifications.
8. Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
9. All water mains shall be sterilized and pressure tested in accordance with BCPSD specifications.
10. Separation of water mains and sewers:
    A. Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
    B. Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line, whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for water line at the crossing with pipe positioned so that the joints are as far as possible from the point of crossing. Where a new water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
11. The contractor shall cut and patch existing pavement as required for the installation of utility lines.
12. Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
13. The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the BCPSD. all water and sewer improvements under this contract must be constructed complete, tested, inspected and approved by the BCPSD before any authorization to connect will be given. Coordination of testing, inspection and connections with the BCPSD is the responsibility of the contractor under this contract.
14. All water mains shall be installed with thirty-six inches (36") minimum cover (from finished grade). Maximum depth shall be five feet (5). where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Hilton Head Island

1. Only those trees approved for removal in accordance with the town of hilton head island land management ordinance and so designated on the drawings for removal are to be removed as part of the site clearing operations. All trees not designated on the plans for removal must be preserved.
2. The contractor is responsible for marking the trees designated to be preserved and those to be removed in accordance with the requirements contained in section 16-6-104 of the town of hilton head island land management ordinance.
3. Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in section 16-6-404 of the town of hilton head island land management ordinance.
4. A tree protection zone shall be established in accordance with the provisions contained in section 16-6-404 of the town of hilton head island land management ordinance for each existing tree designated for preservation. The minimum tree protection zone shall be the tree dripline plus 1 foot. The size or configuration of the tree protection zone may be adjusted at the discretion of the town of hilton head island planning department director.
5. The area within the tree protection zone must remain open and unpaved. No change of grade will be allowed within the tree protection zone. Any activity within the tree protection zone is subject to approval by the town of hilton head island planning department director. The following activities are prohibited within the tree protection zone:
    A. Placement or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
    B. Burning
    C. Vehicle parking
    D. Paving
    E. Trenching for utilities
6. Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
7. Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the town of hilton head island planning department director. Special measures will be required to protect the roots from excessive compaction.
8. The contractor is responsible for coordinating a staking inspection with the town of hilton head island prior to clearing. The following must be completed before the inspection:
    A. All building edges, sidewalks, paved areas and utility lines staked.
    B. Tree protection barriers installed.
    C. Trees to be preserved marked with blue flagging and those to be removed marked with red flagging.
    D. All silt fence installed per the approved plan.

Site Grading and Drainage:

1. All utilities shown are approximate locations. the contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
2. Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, ponding in traffic areas or rising of water levels which would enter adjacent buildings or structures.
3. Full width of street and road rights-of-way must be cleared and graded as shown in the details on the drawings.
4. Subgrade preparation: top soil shall be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. all excavation shall be to subgrade limits.
5. All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
6. Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDHEC/OCRM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

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.
    A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
    B. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing 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:
    A. Wastewater from washout of concrete, unless managed by an appropriate control.
    B. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
    C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
    D. 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.

Dry Utility Conduits for Electric, Telephone and Cable TV:

1. All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
2. 48" Minimum bury depth for all electrical conduits.
3. Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
4. Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
5. Extend conduit beyond pavement, curb, and sidewalks.
6. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
7. Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination with the respective utility representatives, prior to any conduit installation.
8. Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
9. Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understory growth.

Sequence of Construction Activities

Estimated Start Date: 09-01-2023 Estimated Completion Date: 04-01-2024

Items must occur in the order listed; items cannot occur concurrently unless specifically noted.

Phase 1: (initial)

1. Receive npdes coverage from dhec.
2. Hold pre-construction meeting.
3. Notify dhec ocr regional office or ocrm office 48 hours prior to beginning land-disturbing activities.
4. Installation of construction entrance.
5. Clearing & grubbing only as necessary for installation of perimeter controls.
6. Installation of perimeter controls (e.g. silt fence).
7. Install tree protection.
8. Install inlet protection.
9. Install sediment tubes.
10. Clearing & grubbing only in areas of basin.

Phases 2 & 3: (Intermediate & Final)

11. Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
12. Clearing & grubbing of site or demolition (sediment & erosion control measures for these areas must already be installed).
13. Rough grading.
14. Installation of storm drain system and placement of inlet protection as each inlet is installed.
15. Install all required utilities and curbing.
16. FINE GRADING, PAVING, ETC.
17. Place topsoil & establish finish grades.
18. Permeable pavers shall be laid when all heavy construction is completed.
19. Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
20. Install permanent seeding.
21. Flush any sediment from storm sewer pipes and inlets.
22. Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the swppp preparer or registration equivalent approve the removal of temporary structures).
23. Perform as-built surveys of all detention structures and submit to dhec or ms4 for acceptance.
24. Submit notice of termination (not) to dhec as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

Permits

Permit	Permit #	Issued	Expires
BJWSA			
Fire Marshal			
SCDHEC/MS4 Stormwater			
SCDHEC Water			
SCDHEC Wastewater			
SCDOT Encroachment Utility			
SCDOT Encroachment Driveway			
Municipality Development			
USACE Determination			
USACE Permit			

Project information

Source of Title:
Beaufort County register of deeds,
deed book 126 page 136

Parking Summary:
Existing parking: 39 spaces
Parking use types
Use type = 54 spaces/4630 sq. ft.
Parking required:
Use type = 31 spaces
Parking provided:
Total = 54 spaces
Accessible parking required: 3 spaces
Accessible parking provided: 3 spaces
84 Bike Spots

Surface Coverage:
Min open space required: 16 %
Max. Allowed Impervious Area: 65%
Existing impervious: 29,906 sq. ft. (56 %)
Proposed impervious: 29,853 sq. ft. (56 %)
Open space provided: 23,790 sq. ft. (44%)
Wetlands/nat. resource: 0 sq. ft. (0 %)
Existing Roundabout:
Min Width: -12'
Entrance/Exiting roundabout: -15' Lane
Inner Radii: -7'
Outer Radii:-25'
Proposed Roundabout:
Min Width: 18'
Entrance and Exiting roundabout: 12' Lanes
Inner Radii: -8' min
Outer Radii: -25' min
Existing Entrance: 57' wide, 10' and 26' radii
Proposed Entrance: 71' wide, 24' and 25' radii
10' to 12' Travel Lanes

Utility Contacts:

Palmetto Electric	843-208-5512	1 Cooperative Way, Hardeeville, SC 29927
Dominion Energy	800-251-7234	PO Box 100255 Columbia, SC 29202
BJWSA	843-987-9200	6 Snake Road, Okatie, SC 29909
Broad Creek PSD	843-785-7582	PO Box 5878, Hilton Head, SC 29938
South Island PSD	843-785-6224	PO Box 5148, Hilton Head, SC 29938
Hilton Head Island PSD	843-681-5525	PO Box 21264, Hilton Head, SC 29925
Hargray Communications	843-815-1675	PO Box 3380, Bluffton, SC 29910
Century Link	843-525-0044	2127 Boundary ST #16, Beaufort, SC 29902
Santee Cooper	843-761-8000	1 Riverwood Drive, Moncks Corner, SC 29461

Property Owner:
Palmetto Dunes Resort
16 Queen's Folly Rd, Hilton Head, SC
843.785.1109
jstarr@pdpoa.org

Flood Zone:
AE (base flood elev:9.00')
VE (base flood elev: 11.00')

Property Zoning:
ZONING DISTRICT: PD-1
OVERLAY DISTRICT: COR, TA-O, CPA-O, OCRM

Site Area:
Total: 1.3 acres (53,643 sq. ft.)
Disturbed: 1.8 acres

Site Summary:
Use of Property: Beach Parking for Dune's House
Existing Building: 5,000 sq. ft.

SCDHEC-OCRM Certification:

"I have placed my signature and seal on the design documents submitted signifying that i accept responsibility for the design of the system. Further, i certify to the best of my knowledge and belief that the design is consistent with the requirements of title 48, chapter 14 of the code of laws of sc, 1976 as amended, pursuant to regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of scr100000."

Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

Sanitary Sewer Legend

	Proposed
Sanitary Sewer Manhole	MH: A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve in Manhole	
Plug Valve	
Air Release Valve	
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

Water System Legend

	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Grading Legend

	Proposed
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	19
Ditch Centerline	
Direction of Flow	

Limits of Disturbance: NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

ADA Accessible route

NOTE:
The accessible route shall comply with the current version of the ada standards for accessible design.

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		

Permitting Review Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
(843) 837-5250
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Construction Notes

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C002

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	92.86	865.00	92.82	N70°08'28"E	6°09'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.78	N 52°53'06" E
L2	45.00	N 37°06'54" W
L3	27.50	S 52°53'06" W
L4	29.18	N 61°00'16" W

LOT CORNERS

1 N 121886.19 E 2088204.47
2 N 121827.64 E 2088166.08
15 N 122262.35 E 2087466.65
16 N 122293.88 E 2087553.95

OCRM BASELINE

4 N 122020.87 E 2088200.06
5 N 121936.71 E 2088145.06
6 N 121908.37 E 2088129.18
7 N 121901.71 E 2088123.43
8 N 121824.21 E 2088076.68

OCRM SETBACK LINE

9 N 122387.16 E 2088155.40
10 N 121283.45 E 2087477.15

TRANSITION LINE

11 N 121942.36 E 2088130.93
12 N 121194.75 E 2087658.62

BUILDING CORNERS

13 N 121931.05 E 2088122.91
14 N 121914.14 E 2088112.41

SCCC MONUMENTS

1456 N 121125.77 E 2087660.47
1457A N 122327.73 E 2058241.17

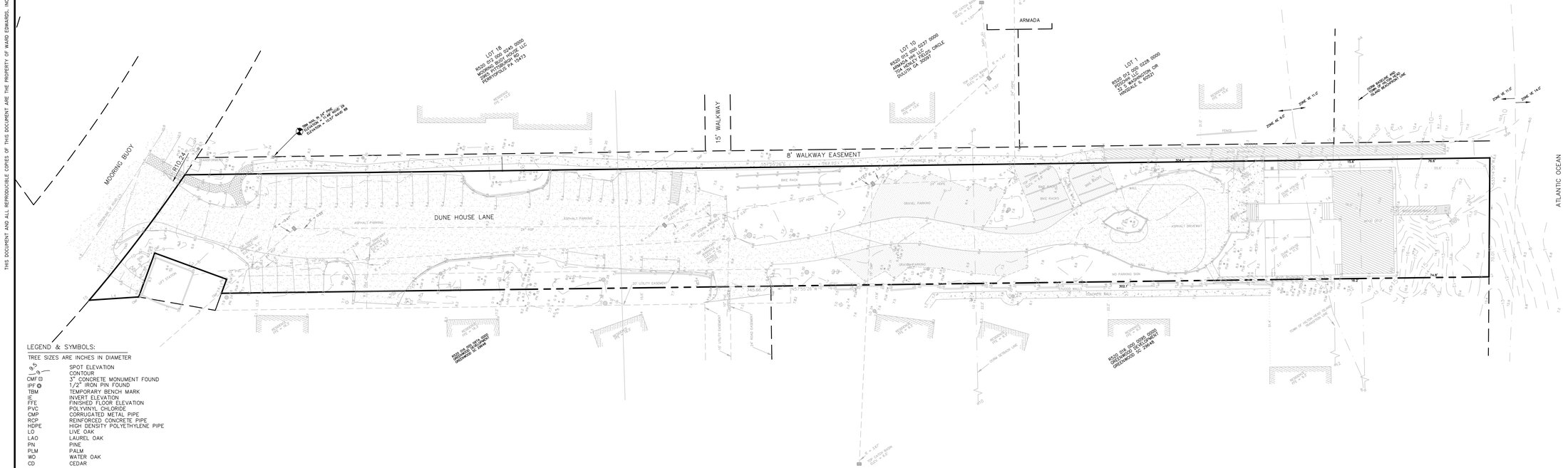
BEACHFRONT MANAGEMENT ACT

DISCLOSURE STATEMENT

THE SETBACK LINE IS 302.1 LANDWARD FEET TO 304.1 LANDWARD FEET, FROM THE SEAWARD PROPERTY LINE, THE BASE LINE IS 74.8 LANDWARD FEET TO 76.6 LANDWARD FEET FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 10 SEAWARD FEET IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF THE HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY ARE LOCATED 16.5 LANDWARD TO 16.6 LANDWARD FEET FROM THE LINE, WHICH CORNERS ARE LOCATED N 121931.05, E 2088122.91 AND N 121914.14 E 2088112.41 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF −5.45 TO −5.94 FEET PER YEAR, ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT. OCRM REFERENCE POINT 1456 ANNUAL EROSION RATE OF −5.45 AND POINT 1457A ANNUAL EROSION RATE −5.95 WERE USED TO ESTABLISH THE OCRM LINES.

NOTES:

1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
4) VERTICAL DATUM IS NAVD 88.
6) CONTOUR INTERVAL IS 1'
5) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
6) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
7) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
8) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
9) THIS PROPERTY IS AFFECTED BY THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA (CSPDAA) ADOPTED BY THE TOWN COUNCIL ON 9/01/2009. THE (CSPDAA) EXTENDS FROM THE SEAWARD PROPERTY TO THE TOWN OF HILTON HEAD ISLAND BEACHFRONT LINE.



LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

9.5	SPOT ELEVATION
	CONTOUR
CMF ⊡	3" CONCRETE MONUMENT FOUND
IPF ⊙	1/2" IRON PIN FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LO	LIVE OAK
LAO	LAUREL OAK
PN	PINE
PLM	PALM
WO	WATER OAK
CD	CEDAR
G	GUM
HC	HICKORY
	ELECTRIC SERVICE
	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE
	TELEVISION SERVICE
	WATER METER
	VALVE BOX
	IRRIGATION CONTROL VALVE
	SANITARY MANHOLE
	FIRE HYDRANT
	UTILITY POLE
	SIGN
	LIGHT POLE
	FLOOD LIGHT
	CATCH BASIN
LP	LP TANK (UNDERGROUND)

REFERENCE PLAT

1) AN ASBUILT SURVEY OF THE DUNE HOUSE TRACT, PALMETTO DUNES, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 4/07/08 RECORDED IN BOOK126, PAGE 136, DATED 10/06/08 ROD. BEAUFORT COUNTY, SC BY: JAMES M. SIMS S.C.R.L.S. # 13169

PROPERTY AREA = 1.26 AC. 54,814 S.F.
ADDRESS: 14 DUNE HOUSE LANE

DISTRICT: 520, MAP: 12 , PARCEL: 334

THIS PROPERTY LIES IN F.E.M.A. ZONE AE & VE
BASE FLOOD ELEVATION = 9.0' & 11.0'
COMMUNITY NO. 450250, PANEL 0462G, DATED: 3/23/2021

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
THE DUNE HOUSE, PALMETTO DUNES RESORT,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PALMETTO DUNES PROPERTY OWNERS ASSOCIATION

REVISED: 5/19/2022
REVISED: 9/13/19
REVISED: 9/10/19
DATE : 8/23/19

NANDINA
d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@spvnet.com

FILE No : 12164.7 DWG No. : 3-2617

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124 10/10/23

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		

Permitting Review Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Existing Conditions Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale:1"= 30' Feet

C101

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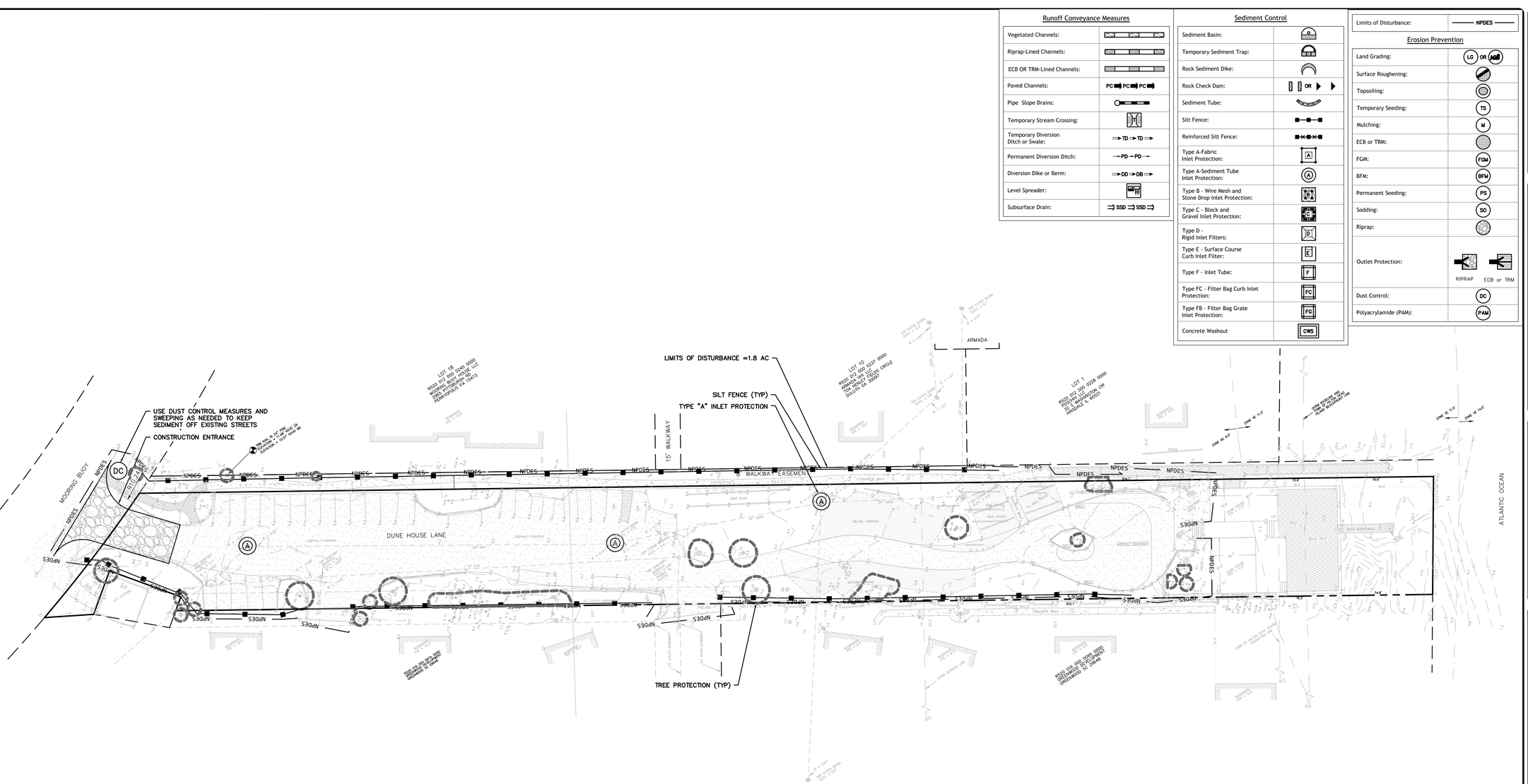

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
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Dunes House Redevelopment

Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Initial Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C201

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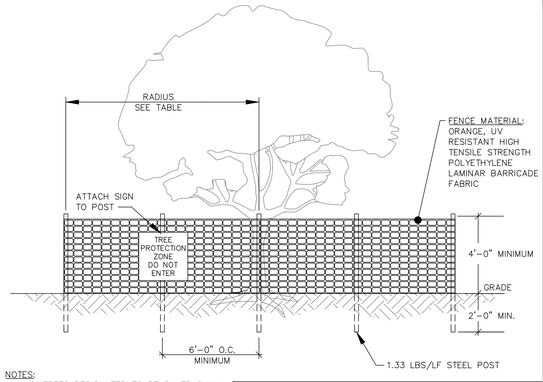


NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

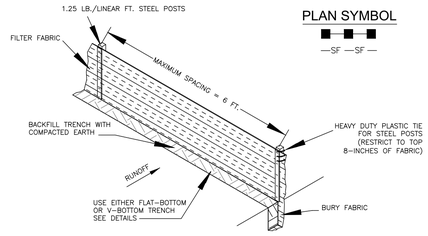
*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

(DC) DUST CONTROL ON DISTURBED AREAS

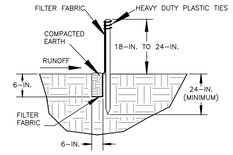
SILT FENCE INSTALLATION



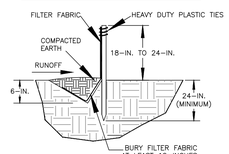
PLAN SYMBOL
—SF— —SF—

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 3-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.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

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

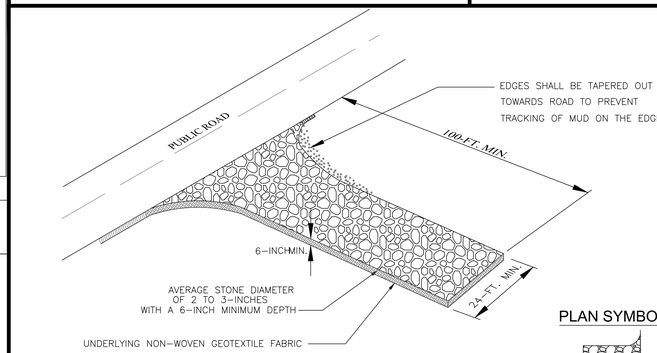
1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.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

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

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 24-feet wide by 100-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.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

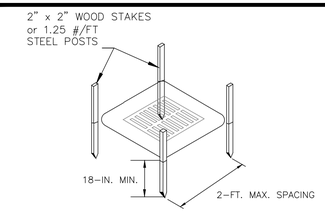
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or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

South Carolina Department of Health and Environmental Control

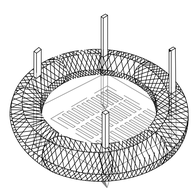
CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

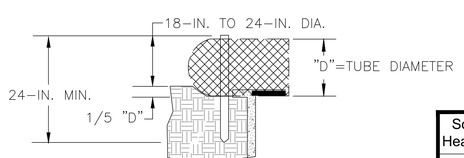
GENERAL NOTES — FEBRUARY 2014 DATE



POST INSTALLATION DETAIL



SEDIMENT TUBE INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL

PLAN SYMBOL
(A)

South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION

STANDARD DRAWING NO. SC-07A PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

TYPE A – SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
2. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
3. Sediment tube diameters shall range from 18-inches to 24-inches. Sediment tunes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be staked using wooden oak stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tube inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube 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 sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when if fills approximately 1/3 the depth of the sump.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. 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.

South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION

STANDARD DRAWING NO. SC-07A PAGE 2 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER
WILLIAM G. POWELL
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Initial Erosion Control Details

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C202

Permitting Review Set - NOT FOR CONSTRUCTION

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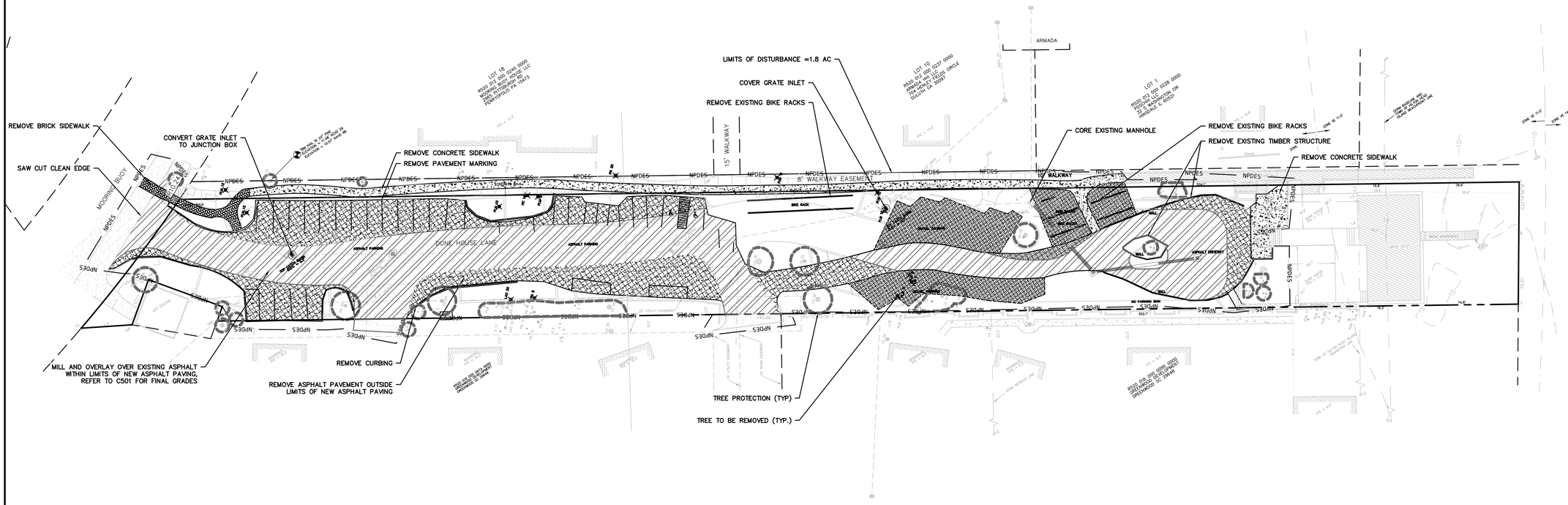
Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	



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WILLIAM G. POWELL
No. 25124
10/10/2023

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Dunes House Redevelopment

Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale: 1"= 30 ' Feet

C301

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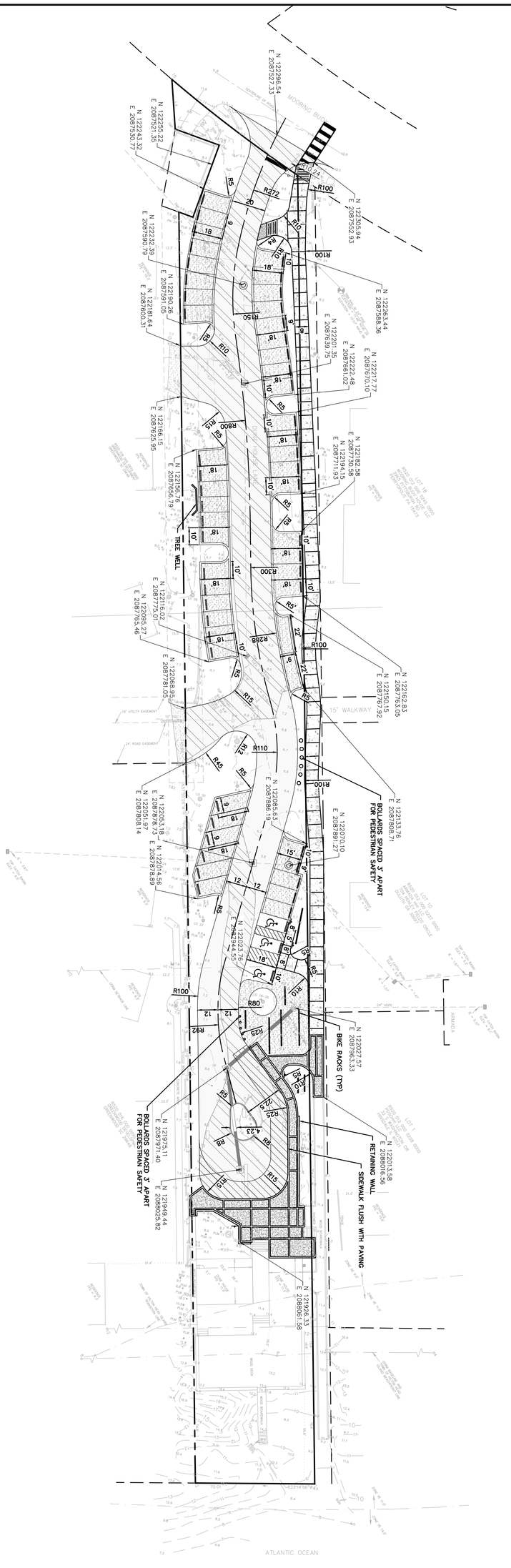
NOTE FOR CONTRACTOR: PARKING SPACES AT THE END OF PARKING BAYS SHALL BE 10' X 18'



Dunes House Redevelopment

Town of Hilton Head Island, South Carolina

Prepared for

Palmetto Dunes Property Owners' Association

Site Layout Plan

C401

Vert. Datum: NAVD88
Horiz. Datum: SCBJIF
Surveyed by: IRK
Surveyor's PLS: 29901

Project #: 22046
Date: 10/10/2023
Designed by: EBU
Checked by: WGP

Scale: 1" = 30' (0, 30, 60, 90 Feet)

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119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
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No.	Description	Date
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Plan Revisions

CERTIFICATE OF AUTHORIZATION — WARD EDWARDS, INC. No. C00152 — SOUTH CAROLINA

LICENSED PROFESSIONAL ENGINEER — No. 25124 — WILLIAM G. POWELL, JR. — SOUTH CAROLINA — 10/10/2023

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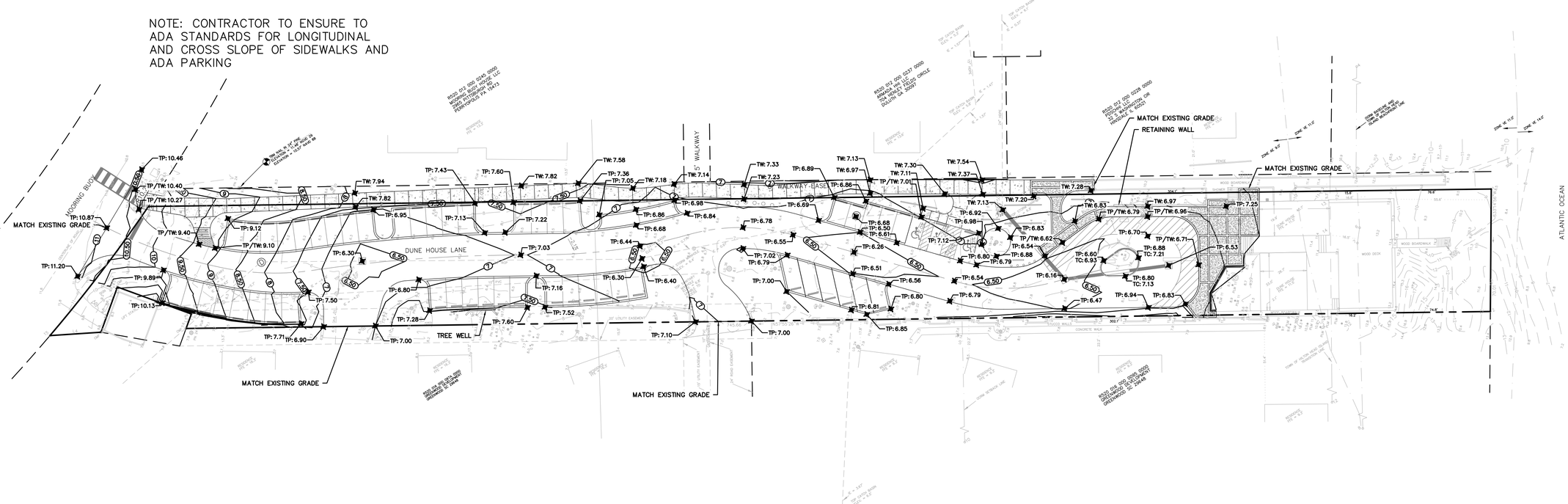
NOTE: CONTRACTOR TO ENSURE TO ADA STANDARDS FOR LONGITUDINAL AND CROSS SLOPE OF SIDEWALKS AND ADA PARKING



Grading Legend	
	Proposed
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	19
Ditch Centerline	
Direction of Flow	

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
WILLIAM G. POWELL
10/10/2023

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
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Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Grading Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C501

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AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to scdhec and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a south carolina licensed land surveyor.

A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

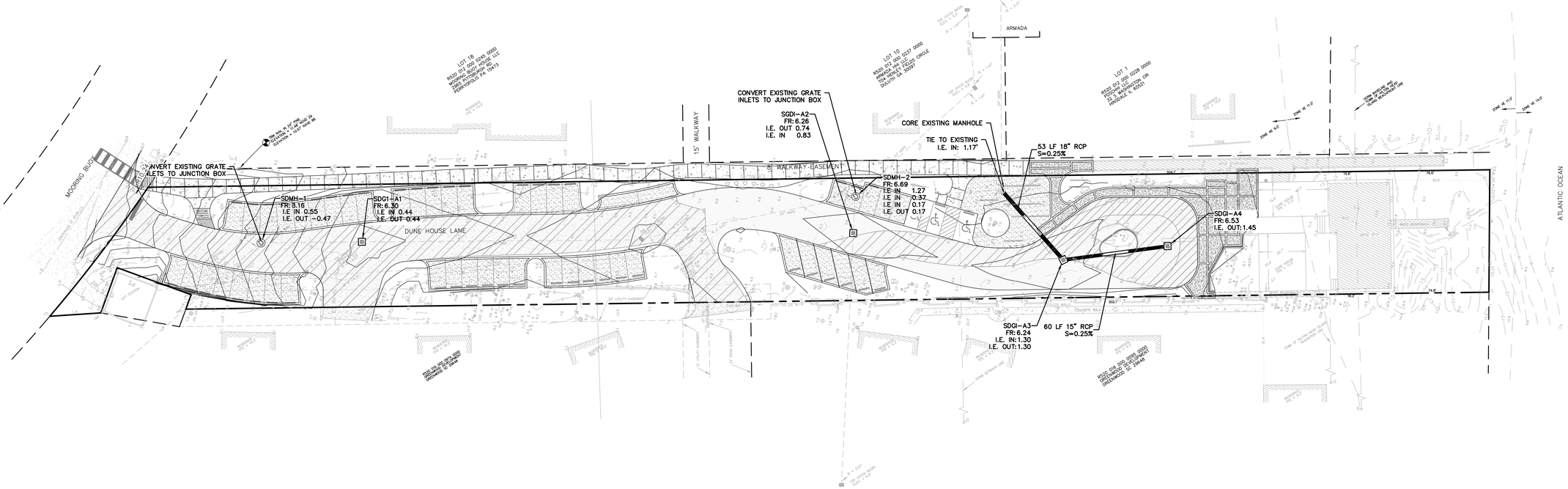
The drawing shall be on the sc nad83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

a. Property lines
b. Building(s) with finished floor elevations
c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
d. ADA-accessible ramps
e. Curb and gutter
f. Sidewalks
g. Signage
h. Storm inlets with pipe diameter(s), frame, and invert
i. Junction boxes with pipe diameter(s), frame, and invert
j. Sanitary sewer manholes with frame and invert
k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
l. Ditches to include top of bank, bottom of bank, and centerline
m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
n. Weir elevations and dimensions
o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
p. Emergency spillway dimensions and elevations
q. Locations and inverts for all pipes discharging into the pond
r. All other visible site features to include valves, fdcs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	



No.	Description	Date
1	Plan Revisions	
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Permitting Review Set - NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124 10/10/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

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(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment

Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale: 1"= 30' Feet

C601

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a. Property lines

b. Building(s) with finished floor elevations

c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)

d. ADA-accessible ramps

e. Curb and gutter

f. Sidewalks

g. Signage

h. Storm inlets with pipe diameter(s), frame, and invert

i. Junction boxes with pipe diameter(s), frame, and invert

j. Sanitary sewer manholes with frame and invert

k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations

l. Ditches to include top of bank, bottom of bank, and centerline

m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom

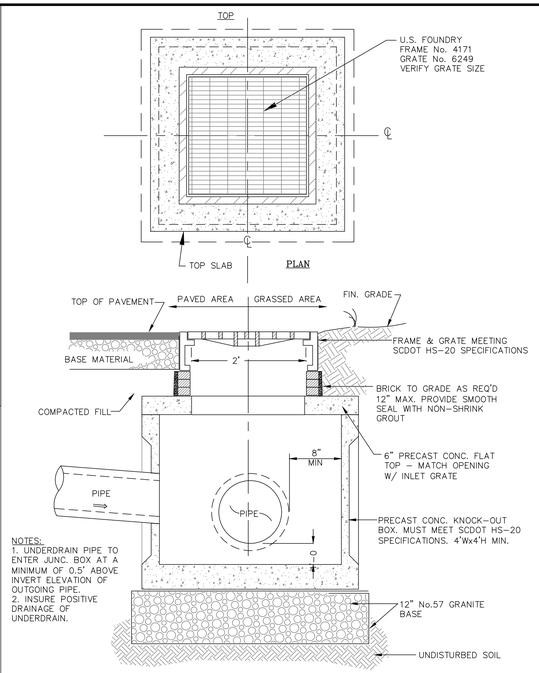
n. Weir elevations and dimensions

o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters

p. Emergency spillway dimensions and elevations

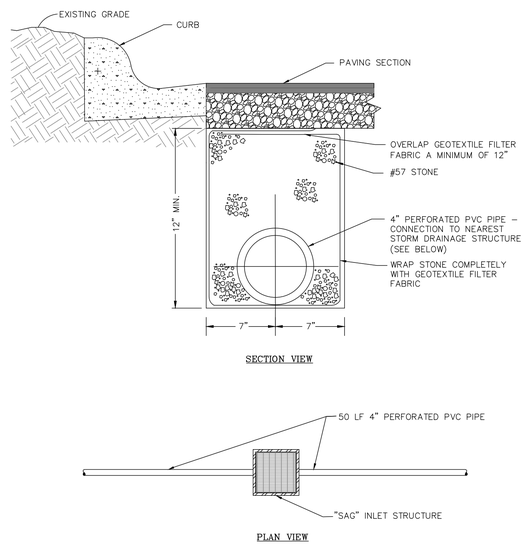
q. Locations and inverts for all pipes discharging into the pond

r. All other visible site features to include valves, fdcs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



GRATE INLET

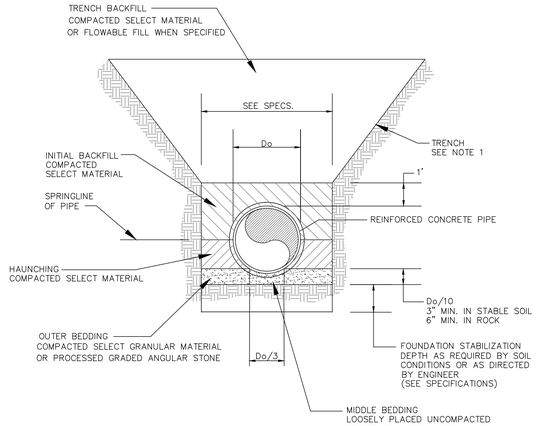
DETAIL 02630-027



NOTE: PROVIDE UNDERDRAINS AT "SAG" INLET LOCATIONS ONLY.

UNDERDRAIN DETAIL

DETAIL 02630-025

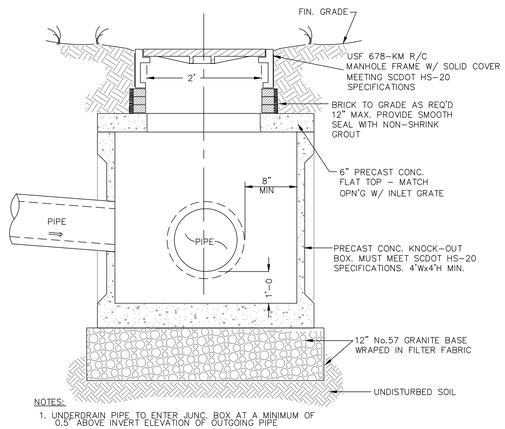


NOTES:

1: DEPTH OF VERTICAL TRENCH AND SIDE SLOPES OF TRENCH MAY VARY DEPENDING ON DEPTH OF EXCAVATION AND TRENCH PROTECTION SYSTEM USED. COMPLY WITH OSHA REGULATIONS (STANDARDS - 29 CFR) PART 1956 SUBPART P, EXCAVATIONS.

2. WHEN PROCESSED ANGULAR STONE IS USED FOR MIDDLE AND OUTER BEDDING, THE STONE SHALL BE COMPLETELY WRAPPED IN FILTER FABRIC TO PREVENT MIGRATION OF SURROUNDING SOILS.

EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Drainage Details

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C602

Permitting Review Set - NOT FOR CONSTRUCTION

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Sediment Control

Sediment Basin:	SB
Temporary Sediment Trap:	ST
Rock Sediment Dike:	RSD
Rock Check Dam:	RCD OR
Sediment Tube:	ST
Silt Fence:	SF
Reinforced Silt Fence:	RSF
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

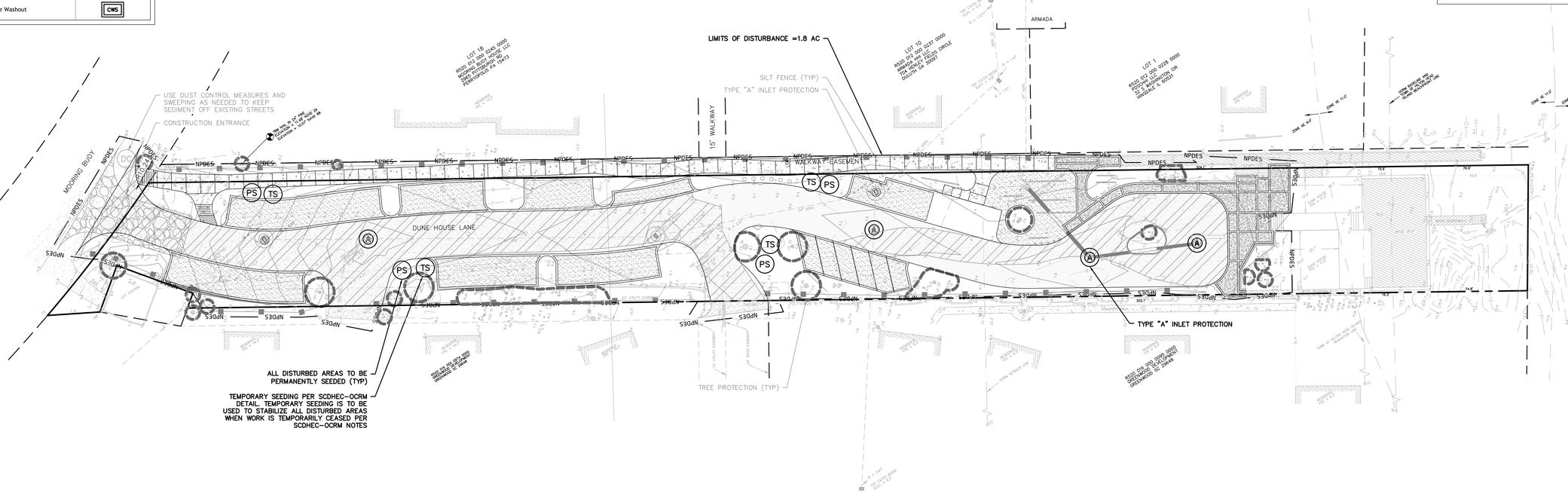
Runoff Conveyance Measures

Vegetated Channels:	VC
Riprap-Lined Channels:	RSC
ECB OR TRM-Lined Channels:	ECB
Paved Channels:	PC PC PC
Pipe Slope Drains:	PSD
Temporary Stream Crossing:	TSC
Temporary Diversion Ditch or Swale:	TD TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	LS
Subsurface Drain:	SSD SSD

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	SR
Topsoiling:	TS
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	ECB
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	RIP
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM



SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
10/10/2023
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P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Intermediate & Final Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC831F
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale: 1"= 30' Feet

C701

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PERMANENT SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS			■	■	■	■	■					
BROWNTOP MILLET SWITCHGRASS (ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	10 LBS/AC 8 LBS/AC PLS 4 LBS/AC 20 LBS/AC			■	■	■	■	■					
BROWNTOP MILLET WEEPING LOVEGRASS	10 LBS/AC 8 LBS/AC			■	■	■	■	■					
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
RYE, GRAIN BAHIAGRASS CLOVER, CRIMSON (ANNUAL)	10 LBS/AC 40 LBS/AC 5 LBS/AC									■	■	■	
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 10 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET BERMUDA, COMMON KOBE LESPEDEZA (ANNUAL)	10 LBS/AC 12 LBS/AC 10 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET BAHIAGRASS BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 20 LBS/AC 6 LBS/AC 40 LBS/AC			■	■	■	■	■	■	■			
BROWNTOP MILLET SWITCHGRASS LITTLE BLUESTEM INDIANGRASS	10 LBS/AC 8 LBS/AC PLS 3 LBS/AC PLS 3 LBS/AC PLS			■	■	■	■	■	■	■			

PS **PERMANENT SEEDING - COASTAL**

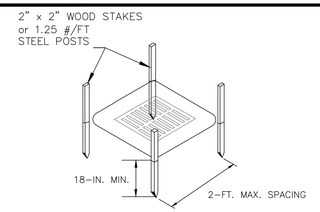
DETAIL 02370-010

TEMPORARY SEEDING – COASTAL

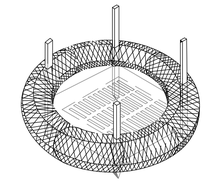
SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC			■	■	■	■	■	■	■			
RYE, GRAIN	56 LBS/AC	■	■	■						■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■	■					■	■	■	■
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC			■	■	■	■	■	■	■			
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC	■	■	■						■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■	■					■	■	■	■

TS **TEMPORARY SEEDING - COASTAL**

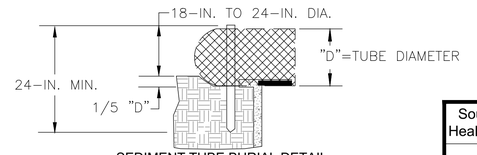
DETAIL 02370-011



POST INSTALLATION DETAIL



SEDIMENT TUBE INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL

PLAN SYMBOL

A

South Carolina Department of Health and Environmental Control

Type A

SEDIMENT TUBE INLET PROTECTION

STANDARD DRAWING NO. SC-07A PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

TYPE A – SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
2. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
3. Sediment tube diameters shall range from 18-inches to 24-inches. Sediment tunes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be staked using wooden oak stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tube inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube 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 sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when if fills approximately 1/3 the depth of the sump.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. 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.

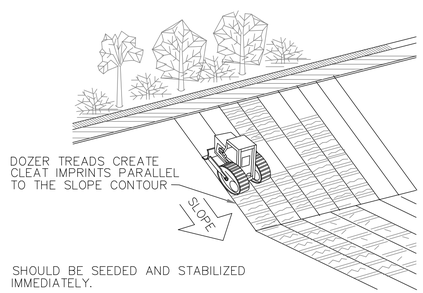
South Carolina Department of Health and Environmental Control

Type A

SEDIMENT TUBE INLET PROTECTION

STANDARD DRAWING NO. SC-07A PAGE 2 of 2

NOT TO SCALE — FEBRUARY 2014 DATE



TRACKING

South Carolina Department of Health and Environmental Control

TRACKING

STANDARD DRAWING NO. EC-01 Page 1

APPROVED BY: _____ SCDHEC — AUGUST, 2005 DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
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Permitting Review Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Intermediate Erosion Control Details

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C702

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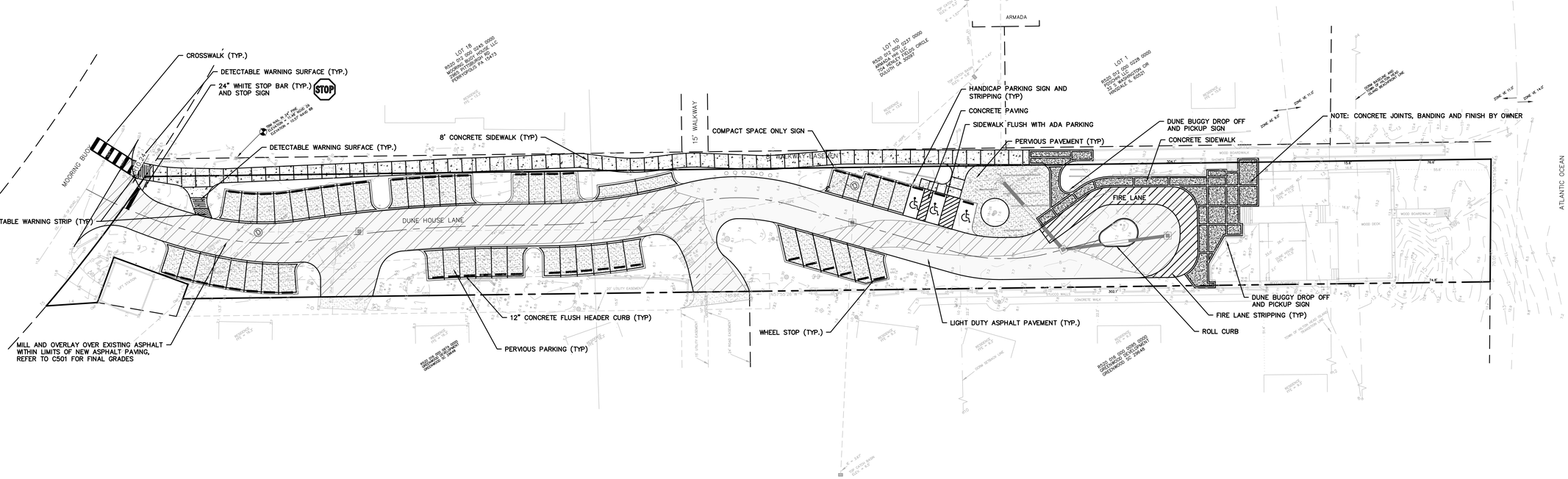
NOTE: PER LMO SECTION 16-5-107 F.2. PARKING SPACES SHALL BE MARKED WITH WHITE PAINTED LINES, EXPECT WHERE ACCESSIBILITY REQUIREMENTS REQUIRE THAT SPACES BE DELINEATED IN BLUE. PAINTED YELLOW LINES ARE FOR MARKING NO PARKING AREAS.



Paving Hatch Legend	
Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124 10/10/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
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(843) 837-5250
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Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Paving Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C801

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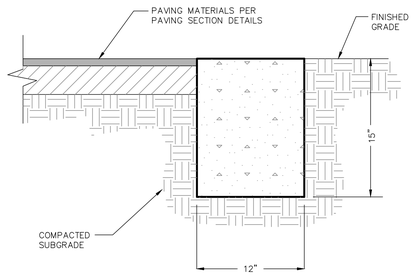
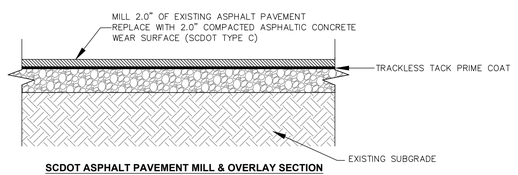
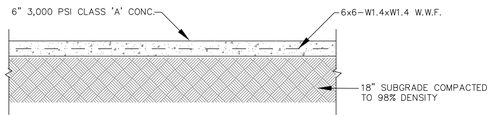
NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
4. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
5. EXPANSION JOINTS SHALL BE 1/2" WITH PRE-MOLDED JOINT FILLER.
6. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
7. PROVIDE LIGHT BROOM FINISH.



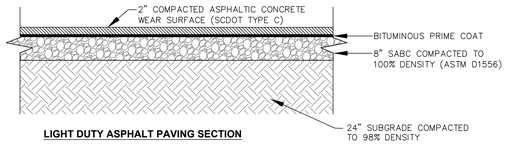
FLUSH HEADER CURB
DETAIL 03300-005



SCDOT ASPHALT PAVEMENT MILL & OVERLAY SECTION



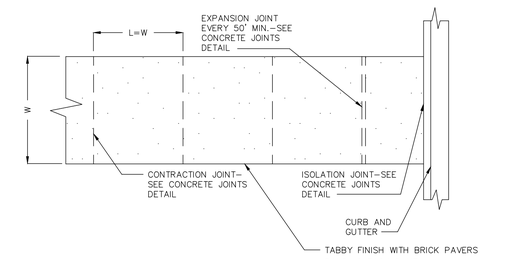
CONCRETE PAVIING SECTION

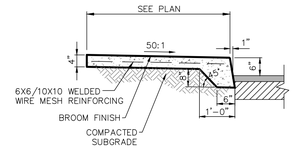


LIGHT DUTY ASPHALT PAVING SECTION

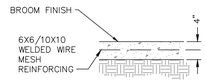
NOTES:
1. ASPHALTIC SURFACE SHOULD CONFORM TO THE SCDOT STANDARD SPECIFICATION SECTION 403. INTERMEDIATE COURSE SHALL CONFORM TO SCDOT SPECIFICATION 402.
2. BASE MATERIAL SHOULD BE A GRADED AGGREGATE BASE COURSE (GABC) CONFORMING TO SCDOT SPECIFICATION SECTION 305.

PAVING SECTIONS





TURNED DOWN SIDEWALK

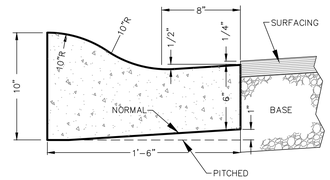


REINFORCED SIDEWALK

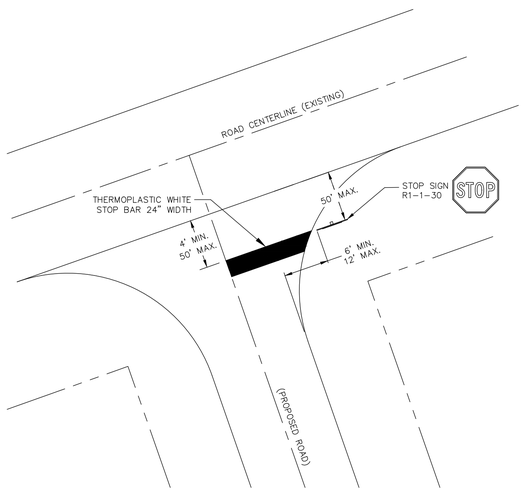
NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK
DETAIL 03300-006

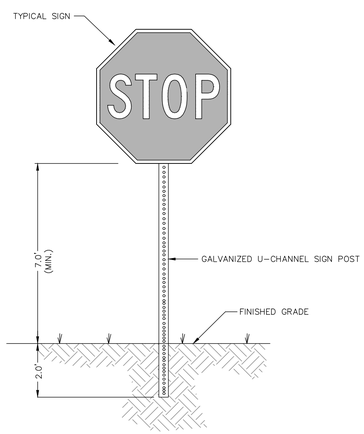
NOTES:
1. USE NORMAL OR PITCHED GUTTER AS REQUIRED TO MATCH PAVING SLOPE.
2. ALL CONCRETE SHALL BE 3,000 PSI.
3. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
4. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
5. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
6. EXPANSION JOINTS SHALL BE 1/2" WITH PRE-MOLDED JOINT FILLER.
7. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
8. PROVIDE LIGHT BROOM FINISH.



18" CONCRETE ROLL-OVER CURB AND GUTTER
DETAIL 03300-023



TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION
DETAIL #02740-018



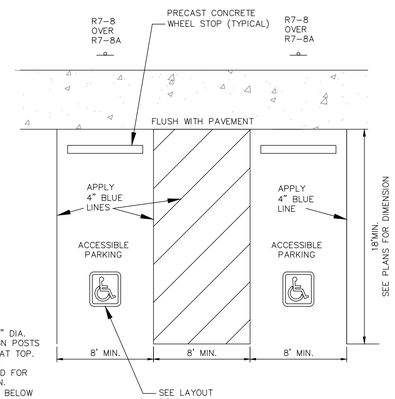
NOTE:
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION) AND THE DEPARTMENT OF TRANSPORTATION STANDARDS AT THE LOCATIONS SHOWN ON THE PLANS.

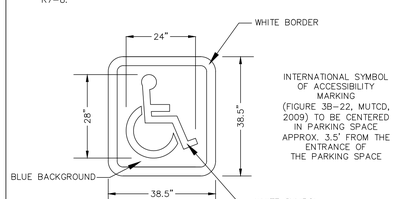
TYPICAL SIGNAGE
DETAIL #02890-002A

R7-8
(12" X 18")
ACCESSIBLE PARKING SIGNAGE

R7-8A
(12" X 6")

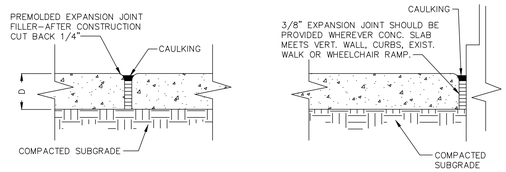
SIGN NOTES
1. MOUNT SIGN TO 2-3/8" DIA. GALVANIZED ROUND SIGN POSTS (TYP) WITH POST CAP AT TOP.
2. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED FOR COMPLETE INSTALLATION.
3. POST SHALL BE SET 3' BELOW GRADE IN 0.2 CY 4,000 PSI CONCRETE.
4. MOUNTING HEIGHT 60" FROM GRADE TO BOTTOM EDGE OF R7-8.



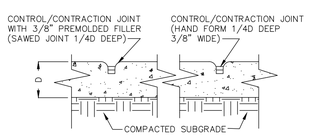


ACCESSIBLE PARKING DETAIL

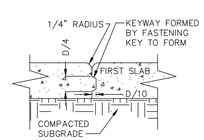
NOTE: D = 4" OR 6" (SEE PLANS)



ISOLATION EXPANSION JOINT



CONTROL/CONTRACTION JOINT



CONSTRUCTION JOINT

CONCRETE JOINTS
DETAIL 03300-007

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		

Permitting Review Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C802

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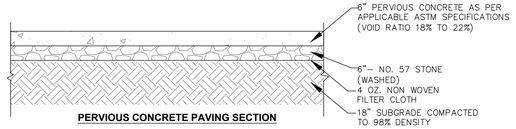
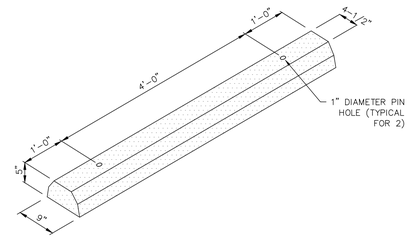
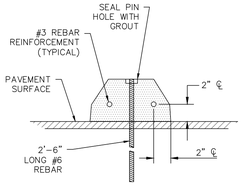


PERVIOUS CONCRETE PAVING SECTION

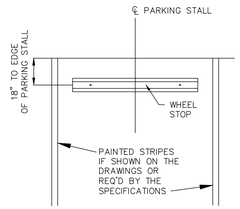
TYPICAL PERVIOUS CONCRETE PAVING



ISOMETRIC



SECTION

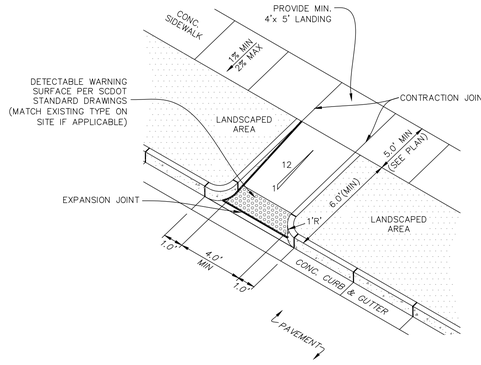


INSTALLATION PLAN

NOTES:

1. WHEEL STOPS SHALL BE STEEL REINFORCED PRECAST UNITS CONSISTING OF SCDOT CLASS 3000 CONCRETE, MINIMUM. ALTERNATE MATERIAL COMPOSITION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. WHEEL STOPS SHALL BE INSTALLED PERPENDICULAR TO PARKING STALL AND SHALL BE PLACED A MINIMUM OF 18" FROM END OF PARKING STALL OR OBSTRUCTION.
3. ANCHORING PINS SHALL BE DRIVEN FLUSH TO THE TOP OF THE WHEEL STOP AND PIN HOLES SHALL BE GROUTED UPON INSTALLATION.

PRECAST CONCRETE WHEEL STOP



NOTES:

1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM–FINISHED TO PROVIDE A ROUGH, SKID–RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).

CONCRETE CURB RAMP- TYPE D

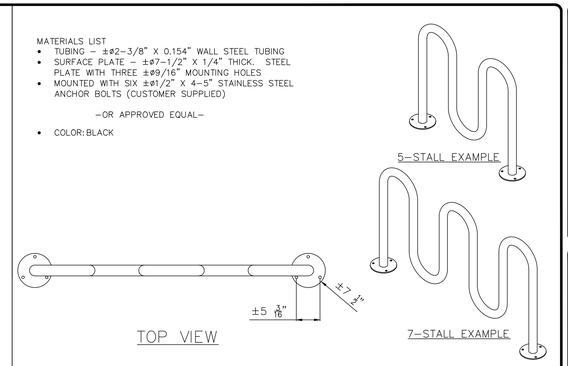
DETAIL 03300-033

MATERIALS LIST

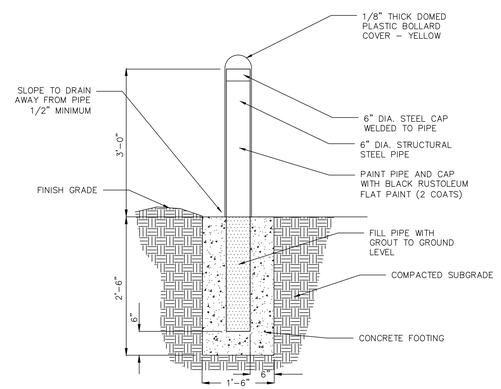
- TUBING – ±ø2–3/8" X 0.154" WALL STEEL TUBING
- SURFACE PLATE – ±ø7–1/2" X 1/4" THICK. STEEL PLATE WITH THREE ±ø9/16" MOUNTING HOLES
- MOUNTED WITH SIX ±ø1/2" X 4–5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)

–OR APPROVED EQUAL–

- COLOR: BLACK

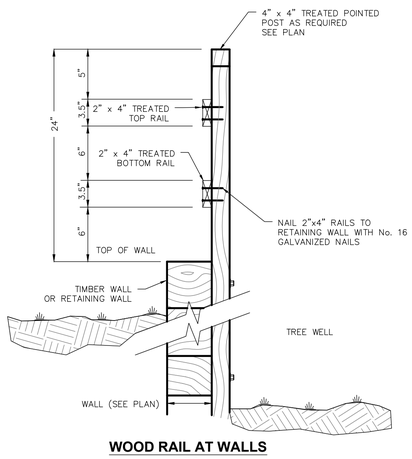


TYPICAL BIKE RACK DETAIL



STEEL BOLLARD WITH COVER

DETAIL 06050-004



WOOD RAIL AT WALLS
N.T.S.

TREE WELL

Permitting Review Set - NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER
WILLIAM G. POWELL
No. 25124
10/10/2023

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

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1	Plan Revisions	
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Ward Edwards ENGINEERING
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P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
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Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

Not to Scale

C803

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AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to scdhec and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a south carolina licensed land surveyor.

A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

The drawing shall be on the sc nad83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

a. Property lines
b. Building(s) with finished floor elevations
c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
d. ADA-accessible ramps
e. Curb and gutter
f. Sidewalks
g. Signage
h. Storm inlets with pipe diameter(s), frame, and invert
i. Junction boxes with pipe diameter(s), frame, and invert
j. Sanitary sewer manholes with frame and invert
k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
l. Ditches to include top of bank, bottom of bank, and centerline
m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
n. Weir elevations and dimensions
o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
p. Emergency spillway dimensions and elevations
q. Locations and inverts for all pipes discharging into the pond
r. All other visible site features to include valves, fdcs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.

NOTE:
CONTRACTOR TO FOLLOW TRAFFIC CONTROL MEASURES AND CONDUCT WORK WITHIN RIGHT-OF-WAY IN CORRESPONDENCE TO SCDOT REGULATIONS.

Mooring Buoy

335

335

SIGHT DISTANCE TRIANGLE
REQUIRED 335' INTERSECTION SD (FEET)
(PER TABLE 1-1B PC WITH 30 MPH DESIGN SPEED)
ACTUAL 335'

610.24

DRIVEWAY
24" WIDE STOP BAR
R1-1-30 STOP SIGN

Dune House Ln

DUNE HOUSE LANE

LOT 18

Moor

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 25124
10/10/2023
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
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(843) 837-5250
www.WardEdwards.com

Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

Prepared for
Palmetto Dunes Property Owners' Association

Sight Exhibit Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901

Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C901

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NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   - Minimum clear width is 3'.
   - If accessible route has less than 5' clear width, then passing spaces at least 5'x5' shall be located every 200' or less (intersecting sidewalks meet this requirement).
   - Longitudinal (running) slope may not exceed 5% unless ramp is installed (ramps may not exceed 8.33%).
   - Cross slope may not exceed 2%.
   - Gaps in route may not exceed ½" in width.
2. FINISHED SURFACE HEIGHT REQUIREMENTS:
   - 0 TO ¼": No requirements
   - ¼" TO ½": Bevel with 1:2 slope
   - Larger than ½": conform to requirements for ramp
3. RAMPS:
   - Max slope 8.33% (1:12).
   - Ramps steeper than 8.33% are not acceptable.
   - Max rise for any ramp run is 30" (at 8.33% slope, maximum run of ramp is 30').
   - Max cross slope of ramp 2% (1:50).
4. RAMP LANDINGS:
   - Ramps shall have level landings at bottom and top of each ramp.
   - Landing shall be at least as wide as ramp leading to it.
   - Landing length shall be minimum 5' clear.
   - If ramps change direction at landing, minimum landing size shall be 5'x5'.
   - All landings are to be no more than 2% slope in any direction.
5. RAMP HANDRAILS:
   - Handrails required on both sides (min. 36" clear between handrails) when ramp rise is greater than 6".
   - Provide minimum 12" long handrail extensions at top and bottom landings.
   - Provide minimum 2" high edge protection or rail with less than 4" clear to ramp if ramp has drop-offs.
   - Routes between buildings with only dwelling units do not have to have handrails.
   - Stairs not allowed as part of accessible route but if adjacent to route or part of tenant space must meet requirements for stair rails.
6. CURB AND SIDEWALK RAMPS:
   - Max slope of curb ramp 8.33%.
   - Max slope of side flares 10%.
   - Max slope of adjoining gutters, road surface, or accessible route 5%.
   - Min width 36" (not including side flares).
   - Detectable warning is required on curb ramps in public rights of way, and shall be 24" minimum in the direction of travel and extend the full width of the curb ramp or flush surface. detectable warnings shall be located so the edge nearest the curb line is 6" to 8" from the curb line.
7. PAVEMENT MARKINGS:
   - As required by local jurisdictional authority (recommended crosswalk marking to designate accessible pedestrian route)
8. PARKING SPACES:
   - Minimum 8' wide accessible parking space.
   - Minimum 5' wide access aisle at standard spaces.
   - Minimum 8' wide access aisle at van-accessible spaces.
   - Maximum 2% (1:50) slope in any direction.
9. SIGNAGE:
   - Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. van-accessible spaces shall have an additional sign "van-accessible" mounted below the symbol. such signs shall be located so they cannot be obscured by a vehicle parked in the space (60" above grade unless other height required by local jurisdiction).
10. ACCESSIBLE ROUTES:
   - Must comply with ADA, the fair housing act, and icc/ansi a117.1-2017.

ADA Accessible route

NOTE:
The accessible route shall comply with the current version of the ada standards for accessible design.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124 10/10/23

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
7		
6		
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2		
1		
	Plan Revisions	

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Dunes House Redevelopment
Town of Hilton Head Island, South Carolina

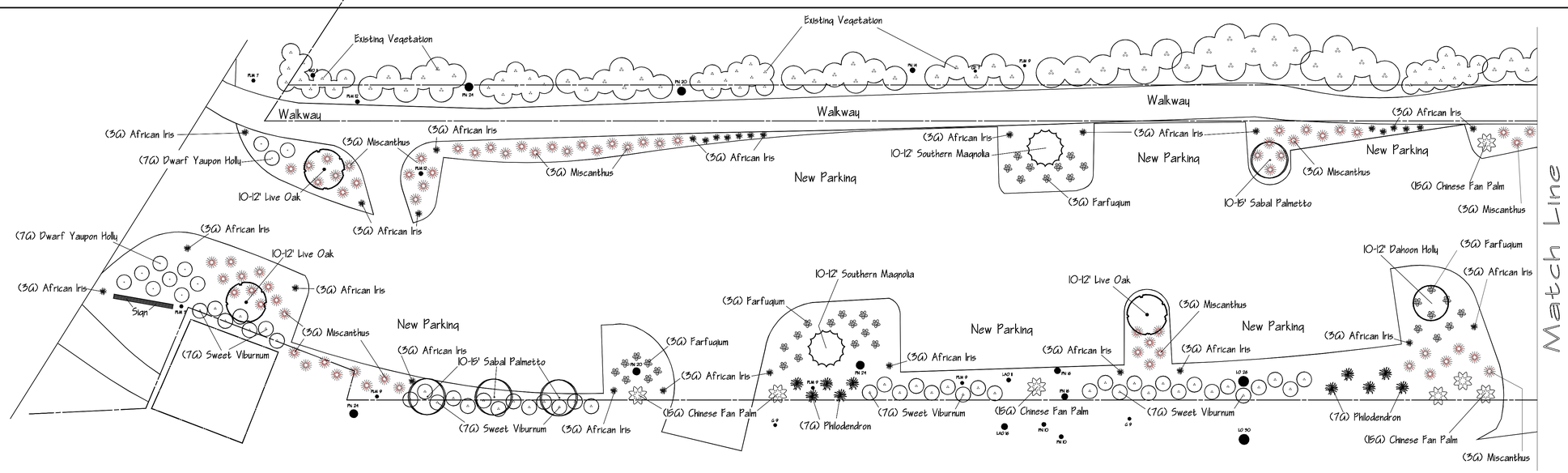
Prepared for
Palmetto Dunes Property Owners' Association

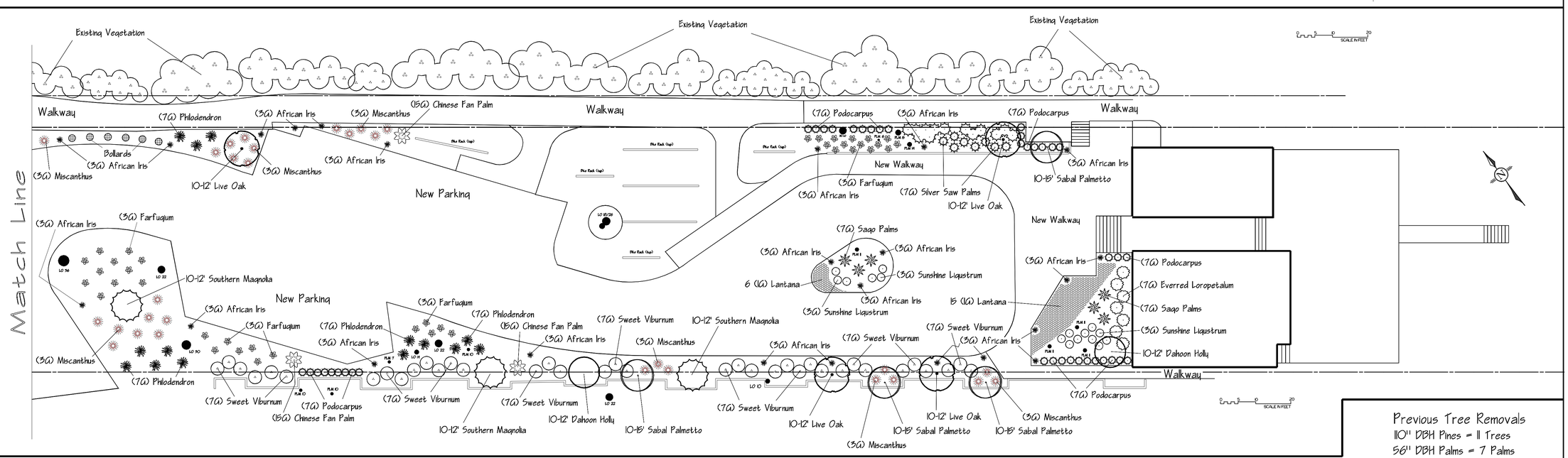
ADA Accessible Route Plan

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JRK
Surveyor's PLS:	29901
Project #:	220146
Date:	10/10/2023
Designed by:	EBU
Checked by:	WGP

0 30 60
Scale: 1"= 30' Feet

C1001





Previous Tree Removals
110" DBH Pines = 11 Trees
56" DBH Palms = 7 Palms
14" DBH Hickory = 2 Trees

Plant Schedule

Qty	Size	Common Name	Latin Name
10	15G	Chinese Fan Palm	Livistona chinensis
81	7G	Sweet Viburnum	Viburnum odoratissimum
1	7G	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'
7	7G	Ever Red Loropetalum	Loropetalum chinensis 'Ever Red'
6	7G	Saqo Palm	Cycas revoluta
24	7G	Philodendron	Philodendron selloum
8	7G	Silver Saw Palm	Serenoa repens 'Silver'

Qty	Size	Common Name	Latin Name
40	7G	Podocarpus	Podocarpus macrophyllus
55	3G	African Iris	Dietes vegeta
102	3G	Adagio Miscanthus	Miscanthus adagio
16	3G	Sunshine Ligustrum	Ligustrum sinensis 'Sunshine'
75	3G	Giant Leaf Farfugium	Farfugium gigantea
21	1G	Goldmound Lantana	Lantana camara 'Goldmound'

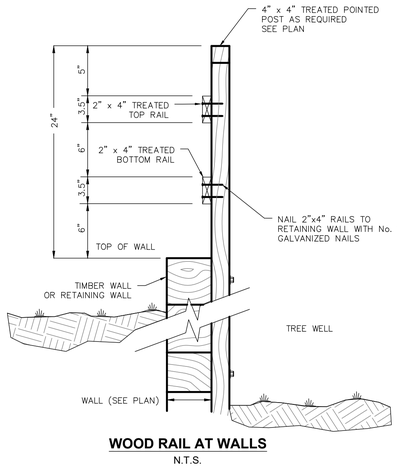
Mitigation Trees

Qty	Size	Common Name	Latin Name
5	10-12' (2"cal)	Southern Magnolia	Magnolia grandiflora
8	12-15' (3"+ cal)	Cabbage Palm	Sabal Palmetto
7	10-12' (2"cal)	Live Oak	Quercus virginiana
3	8-10' (2"cal)	Dahoon Holly Standard	Ilex cassine

The Greenery Inc
PO Box 6569
Hilton Head Island SC

the greenery, inc.
– EMPLOYEE OWNED –

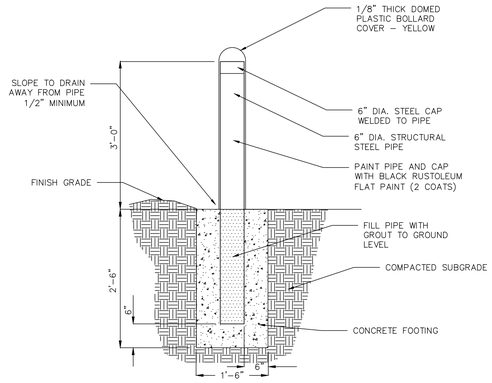
Dunes House Redevelopment Palmetto Dunes POA
Landscape Plan Following Construction September 2023



WOOD RAIL AT WALLS

N.T.S.

TREE WELL



STEEL BOLLARD WITH COVER

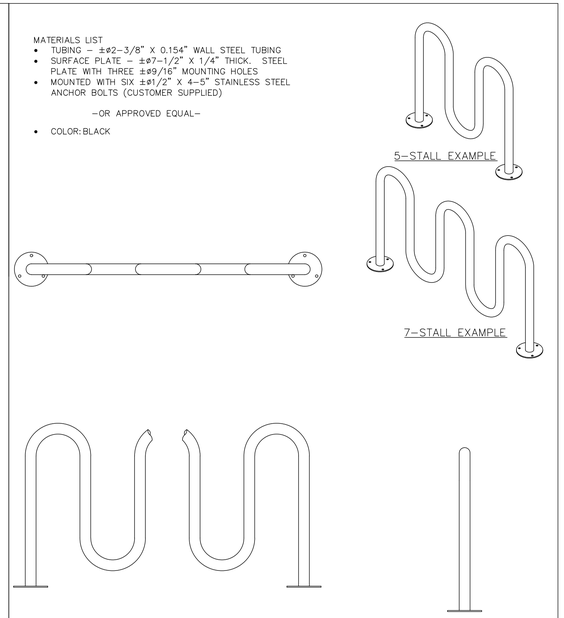
DETAIL 06050-004

MATERIALS LIST

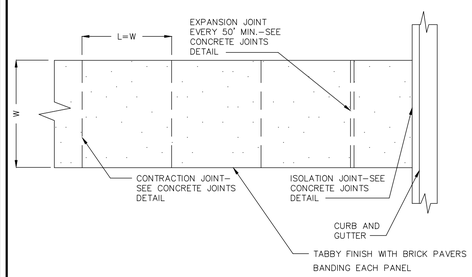
- TUBING – ±ø2-3/8" X 0.154" WALL STEEL TUBING
- SURFACE PLATE – ±ø7-1/2" X 1/4" THICK. STEEL PLATE WITH THREE ±ø9/16" MOUNTING HOLES
- MOUNTED WITH SIX ±ø1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)

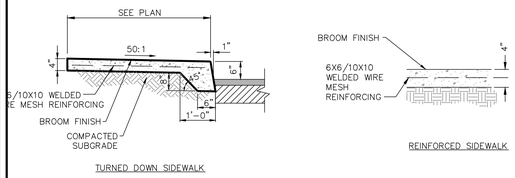
–OR APPROVED EQUAL–

- COLOR: BLACK



TYPICAL BIKE RACK DETAIL





TURNED DOWN SIDEWALK

REINFORCED SIDEWALK

NOTES:

1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK

DETAIL 03300-006

PINE HALL BRICK

Additional Information	
Plant of Manufacture	Madison, NC
Sizes Available	Standard - 4" x 8" by 2.25" Heavy Vehicular - 4" x 8" by 2.75" PaverTile - 1/2" by 4" by 8"

COLOR LEGEND

NATURAL WOOD	TREE WELL
BLACK	BOLLARDS, BIKE RACK
RUMBLED BEALE STREET	BRICK TRIM ON SIDEWALK
GRAY	TABBY SIDEWALK

VICINITY MAP

Not To Scale

COLOR EXHIBIT

Dunes House Redevelopment

Town of Hilton Head Island, SC

PREPARED FOR:

Palmetto Dunes Property Owner's Association

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE. WARD EDWARDS INC. ASSUMES NO LIABILITY FOR ACCURACY OR DECISIONS MADE BY THE USER BASED UPON INFORMATION CONTAINED HEREIN.

0 1 2 Feet

SCALE: 1"= 1 '

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

PROJECT #:	220146
DATE:	10/09/23
PREPARED BY:	EBU
SHEET NUMBER:	1 OF 1

PINE HALL BRICK
BUILD YOUR DREAMS.

2701 Shorefair Drive, Winston-Salem, NC 27105 | pinehallbrick.com | 1-800-334-8689

Product Features & Specifications

Rumbled Series Product Features & Colors

Features: Tumbled after firing for old worn-out historical appearance

Colors: Red, Full Range, Beale St., Cocoa, Autumn, Rose, Ironspot, Main Street (full range with white smears), Bluffs (cocoa with whitish tan coating), Alabaster from Madison, NC Plant.

Rumbled Series 2.25” Product Specifications

Unit clay paver shall conform to the requirements of ASTM C902, Class SX, Type 1, Application PA and C67 for Freeze and Thaw. Units shall be standard 4" x 8" size having dimensions of 2 1/4" x 4" x 8”, tumbled after firing, 8,000 psi minimum compressive strength and below 8% cold water absorption. Paver shall conform to Rumbled® Series [color] as manufactured by Pine Hall Brick Co., Inc., Winston-Salem, North Carolina and distributed by [party responsible for specification].

Rumbled Series Heavy Vehicular 2.75” Product Specifications

Unit clay paver shall conform to the requirements of ASTM C1272, Application PA and C67 for Freeze and Thaw. The units shall be standard 4" x 8" size having dimensions of 2 3/4" x 4" x 8", tumbled after firing for old worn-out historical appearance, 10,000 psi minimum compressive strength, minimum breaking load of 475 lb/in and below 6% cold water absorption. Paver shall conform to Rumbled® Series [color] as manufactured by Pine Hall Brick Co., Inc., Winston-Salem, North Carolina and distributed by [party responsible for specification].

Jan 2021

Palmetto Dunes

Dunes House Redevelopment Project
Landscape Plant Images
September 2023

Live Oak Tree

Southern Magnolia

Dahoon Holly

Sabal Palmetto

Chinese Fan Palm

Ever Red Loropetalum

Dwarf Yaupon Holly

Sweet Viburnum

Sago Palm

Silver Saw Palm

Podocarpus

Philodendron

Miscanthus

African Iris

Sunshine Ligustrum

Giant Farfugium

Goldmound Lantana

Shelly Snyder

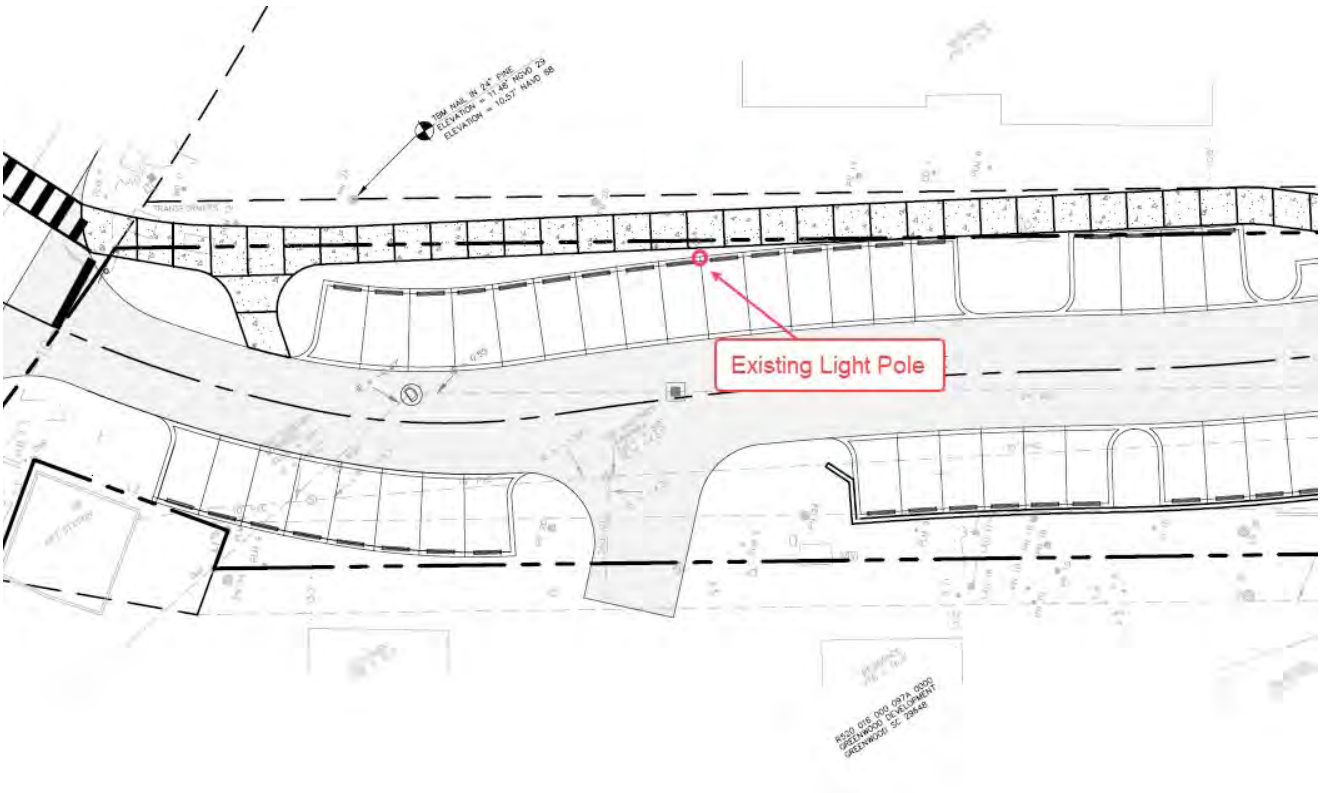
From: Jeffrey Starr <jstarr@pdpoa.org>
Sent: Wednesday, September 6, 2023 8:06 AM
To: Shelly Snyder
Subject: Re: Dunes House Redevelopment Conditional Approval Letter

Follow Up Flag: Follow up
Flag Status: Flagged

Shelly,

We do not have plans to provide any additional lighting within the scope of this project. The current lighting configuration is shown below – one (1) pole light near the entrance. Please let me know if I can provide any additional information.

Thank you!



PALMETTO DUNES
PROPERTY OWNERS ASSOCIATION
RESIDENTIAL RESORT COMMUNITY

Jeff Starr, CAPM®
Director of Projects & Facilities
Palmetto Dunes Property Owners Association
p: 843-785-1109 | c: 810-333-9279 | www.pdpoa.org

From: Shelly Snyder <ssnyder@wardedwards.com>
Sent: Tuesday, September 5, 2023 11:13 AM

Bailey Underwood

From: Andrew Schumacher <ASchumacher@pdpoa.org>
Sent: Monday, August 14, 2023 4:09 PM
To: Jeffrey Starr
Subject: FW: Dunes House Lane & Parking Redevelopment

FYI

From: Brandon Smith <bsmith@basmithlaw.com>
Sent: Monday, August 14, 2023 4:07 PM
To: Andrew Schumacher <ASchumacher@pdpoa.org>
Subject: RE: Dunes House Lane & Parking Redevelopment

Hey Andrew, to the extent necessary (if Brad Marra has not already done so), please allow this to serve as Greenwood's consent to the Dunes House Lane and Parking Lot redevelopment as summarized below.

Brandon A. Smith
Attorney
104 Maxwell Avenue (29646)
Post Office Box 1810 (29648)
Greenwood, South Carolina
(864) 229-4076 (phone)

> **From:** Andrew Schumacher <ASchumacher@pdpoa.org>
> **Date:** July 26, 2023 at 10:40:46 AM EDT
> **To:** Jeffrey Starr <jstarr@pdpoa.org>, Brad Marra <bmarra@palmettodunes.com>
> **Subject: RE: Dunes House Lane & Parking Redevelopment**
>
> Hi, Brad.
>
> Just following up on this. Just confirming Greenwood's consent to move forward with this project.
>
> Thank you.
>
> ---
>
> **From:** Jeffrey Starr <jstarr@pdpoa.org>
> **Sent:** Wednesday, July 19, 2023 8:40 AM
> **To:** Brad Marra (bmarra@palmettodunes.com) <BMarra@PalmettoDunes.com>
> **Cc:** Andrew Schumacher <ASchumacher@pdpoa.org>
> **Subject:** Dunes House Lane & Parking Redevelopment
>
> Good morning, Brad.
>
> I hope is well with you and the Greenwood team!
>
> Per long-established plans, the Association intends to invest nearly $550,000 in redeveloping the Dunes House Lane and Parking areas. The project scope, which is tentatively scheduled to commence in late November of this year, includes reconfiguring and repaving Dune House Lane, the establishment of two-

way traffic drive aisles and clearly defined parking stalls, significant improvements to the bike parking area, relocation of the handicapped parking spaces, dedicated spaces for the Dunes Buggy, and landscaping enhancements. In all, the redevelopment will greatly enhance safety and accessibility for our owners and guests. I have attached the latest engineering site plan for your review. I should also note that our team has held discussions with your Project Manager, Laurie Sell, regarding the general scope and logistics of this project.

Per our 2005 transition documents (please see attached), the Dunes House Road and parking areas are defined as "common properties" between the POA and Greenwood. With that consideration in mind, the Association is formally seeking Greenwood's consent to proceed with the redevelopment project.

The Association greatly values our partnership with Greenwood, and we look forward to providing these significant enhancements to our community. If you have any questions or concerns, please feel free to contact me or Andrew at your convenience.

Best regards,

PALMETTO DUNES
PROPERTY OWNERS ASSOCIATION
RESIDENTIAL RESORT COMMUNITY

Jeff Starr, CAPM®

Director of Projects & Facilities

Palmetto Dunes Property Owners Association

p: 843-785-1109 | c: 810-333-9279 | www.pdpoa.org

Transition Document #4

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

INDENTURE QUIT CLAIM DEED
of
COMMON PROPERTIES
(Roads; Open Spaces
and
Grant of Easement)

RECORDED
2006 Jan -24 03:41 PM
Thom G. Burns
BEAUFORT COUNTY AUDITOR

THIS QUIT CLAIM DEED is made this the 12 day of December, 2005, by and between **GREENWOOD DEVELOPMENT CORPORATION**, a South Carolina corporation (hereinafter "Grantor") whose address is Post Office Box 1017, Greenwood, South Carolina 29648 and **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.**, a South Carolina non-profit corporation (hereinafter "Grantee") whose address is Post Office Drawer 7974, Hilton Head Island, South Carolina 29938.

WHEREAS, Grantor is the Declarant under that certain document entitled "Consolidated Limited Residential Covenants for Greenwood Development Corporation" dated February 1, 1982, which covenants were recorded on February 8, 1982 in Deed Book 341 at page 657 and re-recorded on April 8, 1982 in the RMC office for Beaufort County, South Carolina in Deed Book 344 at page 1750, as amended from time to time (hereinafter referred to as the "Single Family Covenants"); and

WHEREAS, Grantor is the Declarant under that certain document entitled "Consolidated Multi-Family Residential Covenants for Greenwood Development Corporation dated January 1, 1981 which covenants were recorded on January 1981 in the RMC office for Beaufort County, South Carolina in Deed Book 314 at page 505, as amended from time to time (hereinafter referred to as the "Multi-Family Covenants"); and

WHEREAS, said Single Family Covenants and Multi-Family Covenants (sometimes hereinafter referred to collectively as the "Covenants") pertain to single family and multi-family residential properties within the two areas of Palmetto Dunes Resort generally known as the Mariners Section and the Inverness Section, said Sections including the Queens Folly Road Area; said Sections containing 938 single family homesites (whether improved or unimproved) and 1,241 multi-family units; and

BEAUFORT COUNTY SC - ROD
BK 02295 PGS 1246-1275
FILE NUM 2005110769
12/30/2005 10:10:30 AM
REC'D BY S SMITH RCPT# 386601
RECORDING FEES 36.00

WHEREAS, the Grantee herein is an owners association formed for the purpose of representing the owners of these residential properties within the aforementioned Sections and is intended to be the sole community property owners association referenced and described in the aforementioned Covenants; and

WHEREAS, both the Single Family Covenants and Multi-Family Covenants were amended in 2002, said Amendment to the Single Family Covenants having been recorded in Book 1672 at Page 1820 and again in 2004 by Amendment recorded in Book 2076, at Page 1621, and said Amendment to the Multi-Family Covenants having been recorded in Book 1672 at Page 1813, and again in 2004 by Amendment recorded in Book 2075 at Page 310, which Amendments included specific references to the Grantee as the Designated Property Owners Association and representative of the property owners referenced in, for example, Section 7-5 of the Multi-Family Covenants, and

Portion of Tax Map R520 012 000 0410 0000

ADD DMP Record 1/24/2006 08:56:29 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R520	012	000	0410	0000	00

{215779.15}
BGJ:CSG 12/8/05 Final

Section 8-5 of the Single Family Covenants, said Association intended to be the sole Association which represents all lots owners and multi-family dwelling owners and property owners whose property is subject to either the Single Family or Multi-Family Covenants.

WHEREAS, pursuant to the aforementioned Covenants, the Grantor, as Declarant, has the right to transfer title to lands or improvements unto Grantee, as "Common Properties" as that term is defined in Article I of each Declaration; and

WHEREAS, Grantor now desires to convey unto Grantee, as Common Properties, those certain roadways and common areas as described on "Exhibit A", subject to the conditions, easements, restrictions, limitations and reservations listed on "Exhibit B", both of which Exhibits "A" and "B" are attached hereto and incorporated herein; and

WHEREAS, the conveyance of the initial Common Properties is being made to the Grantee by the Grantor at a time when the Grantor will retain certain commercial property within Palmetto Dunes Resort which may be developed and/or operated by Grantor, including by way of example, and not limited to, the Palmetto Dunes golf and tennis facilities, food and beverage operations, bicycle and boat rental operations, conference facilities, real estate sales and rental management operations, and the PD General Store, (hereinafter referred to generally as the "Retained Property"); and

WHEREAS, portions of the Retained Property include certain property within Palmetto Dunes Resort known as the Arthur Hills Golf Course (in Leamington), the Fazio Golf Course (in Inverness) and the Robert Trent Jones Golf Course (in Mariners) and related club facilities (collectively referred to as "Golf Course Property"); and

WHEREAS, because Palmetto Dunes Resort is, as stated, a resort and, as such, a combination of residential properties (some of which are principal residences, some second homes, and some rental properties), together with other commercial establishments and recreational facilities, the Grantor's intent by completing the conveyance anticipated by this Deed is that this same inter-relationship and blending of commercial and residential will co-exist within the same fashion after the conveyance as it does prior to the conveyance; and

WHEREAS, because of the continued interest of Grantor in the Retained Property and the Golf Course Property there are certain reservations of rights of the Grantor which are set forth in Exhibit "B" to this Deed and which are applicable to the grant of title by the Grantor for the reason of assuring Grantor that the conveyance herein creates no impediment to Grantor's future development and/or operation of the Retained Property, including, e.g., the Golf Course Property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Grantor, the premises considered, and in consideration of the sum of **FIVE AND NO/100 DOLLARS ($5.00)**, to it in hand paid at and before the sealing and delivering of these presents by Grantee, and no other consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, its successors and assigns forever, subject to the listed reservations, conditions, and restrictions listed in the attached Exhibit "B", the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" for the description of the Rights of Way, Open Spaces and Miscellaneous Improvements/Infrastructure being conveyed (hereinafter sometimes referred to as "Property").

The Property herein conveyed shall be "Common Properties" as set forth in Section 1 - 1.3 of the Single Family Covenants and Section 1 - 1.3 of the Multi-Family Covenants.

The Property herein is conveyed subject to certain covenants, easements, restrictions, reservations, affirmative obligations and limitations which are set forth on the attached Exhibit "B."

The Property herein is conveyed by Grantor in "as is-where is" condition without any warranties, either expressed or implied whatsoever as to condition.

The Property intended to be conveyed herein is a portion of the property conveyed to Grantor herein by Palmetto Dunes Resort, Inc. by deed dated November 16, 1979, which deed is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 292 at Page 143.

The within deed was prepared by the law firm of Bethea, Jordan & Griffin, a division of McNair Law Firm, P.A., Post Office Drawer 3, Hilton Head Island, SC 29938.

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 Grantee, its successors and assigns, forever, subject, however, to the covenants, easements, restrictions, reservations, affirmative obligations and limitations set forth below in the attached Exhibit "B" - so that neither the said Grantor nor its successors, nor any other person or persons, claiming under it, shall at any time hereafter, by any ways or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, GREENWOOD DEVELOPMENT CORPORATION has caused these presents to be executed in its name by Julian J. Nexsen, Jr., its President, and by N/A, its N/A, and its corporate seal to be hereto affixed this 12th day of December, 2005, and in the Two Hundred and Thirtieth Year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GREENWOOD DEVELOPMENT CORPORATION, a South Carolina corporation

By: Julian J. Nexsen
Julian J. Nexsen, Jr., President

Attest: N/A

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT
under SC Code §30-5-30(C)

I, the undersigned Notary Public, do hereby certify that Julian J. Nexsen, Jr., its President, and N/A, Secretary of **GREENWOOD DEVELOPMENT CORPORATION**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12 day of Dec., 2005.

(SEAL)
Notary Public for South Carolina
My Commission Expires:

Cary S. Griffin
My Commission Expires
December 28, 2014

ACCEPTANCE OF CONVEYANCE:

IN WITNESS WHEREOF, PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be executed in its name by Philip C Burger, its President, and by N/A, its N/A, and its corporate seal to be hereto affixed this 8th day of December, 2005, and in the Two Hundred and Thirtieth Year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.

By: Philip C Burger
Pres.

Attest: N/A

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT
under SC Code §30-5-30(C)

I, the undersigned Notary Public, do hereby certify that Philip C Burger, its President, and N/A its N/A of **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8 day of Dec, 2005.

_____(SEAL)
Notary Public for South Carolina
My Commission Expires:

Cary S. Griffin
My Commission Expires
December 28, 2014

EXHIBIT "A"
LEGAL DESCRIPTION OF COMMON PROPERTIES CONVEYED

I. **RIGHTS OF WAY.** All those certain rights of way, pieces, parcels or tracts of land situate, lying and being in the Mariners Section, Inverness Section and Queens Folly Road Section of Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina, being a portion of the roadway system located in Palmetto Dunes Resort and shown as "Rights of Way", "Roads" or "Streets" on the plats prepared by either J. Hearst Coleman, Hussey, Gay & Young, and/or Hussey, Gay, Bell and DeYoung, said plats being dated and recorded in the RMC Office for Beaufort County, South Carolina as follows:

A. Mariners Section.

	Name of Right-of-Way	Located in Development Parcel(s) Number	Date of Plat	Plat Book/ Page No.
1.	Armada Mooring Buoy	Tract F, Parcel 1 Tee Road 1-A	December 4, 1968	PB 18 at Page 83
2.	Brigantine Mooring Buoy	Tract B, Parcel 1 Tee Road 1	January 1, 1968	PB 17 at Page 47
3.	Cat Boat Mooring Buoy	Tract B, Parcel 1 Tee Road 2	January 1, 1968	PB 17 at Page 47
4.	Dinghy Mooring Buoy	Tract A, Block A, Tee Road 3	January 12, 1968	PB 17 at Page 1
5.	Eastwind Mooring Buoy	Tract A, Block A Tee Road 4	January 12, 1968	PB 17 at Page 1
6.	Flotilla Mooring Buoy	Tract A, Block A Tee Road 5	January 12, 1968	PB 17 at Page 1
7.	Galleon Mooring Buoy	Tract A, Block A Tee Road 6	January 12, 1968	PB 17 at Page 1
8.	High Rigger Mooring Buoy	Tract A, Block A Tee Road 7	January 12, 1968	PB 17 at Page 1
9.	Iron Clad Mooring Buoy	Tract A, Block A Tee Road 8	January 12, 1968	PB 17 at Page 1
10.	Junket Mooring Buoy	Tract A, Block A Tee Road 9	January 12, 1968	PB 17 at Page 1
11.	Ketch Mooring Buoy	Tract A, Block A Tee Road 10	January 12, 1968	PB 17 at Page 1
12.	Long Boat	Tee Road 11, Parcel V, Tract B	June, 1972	PB 27 at Page 48
13.	Mooring Buoy	Tract A, Block B	January 12, 1968	PB 17 at Page 1
14.	Sea Lane Lee Shore Weather Shore	Tract A, Block C	January 12, 1968	PB 17 at Page 1
15.	Sea Lane	Tract A, Block D	January 12, 1968	PB 17 at Page 1
16.	Sea Lane	Tract A, Block E	January 12, 1968	PB 17 at Page 1

	Name of Right-of-Way	Located in Development Parcel(s) Number	Date of Plat	Plat Book/ Page No.
17.	Mooring Buoy	Tract A, Block F	January 12, 1968	PB 17 at Page 1
18.	Haul Away	Tract B, Parcel 1, Block F-2	September 5, 1968	PB 17 at Page 47
19.	Rum Row	Tract B, Parcel 1, Block F-16	September 5, 1968	PB 17 at Page 47
20.	Swing About Low Water High Water Slack Tide	Tract B, Parcel 2, Block A and B	April 5, 1969	PB 17 at Page 75
21.	Starboard Tack Midstream	Tract B, Parcel 2, Block B	April 5, 1969	PB 17 at Page 75
22.	Off Shore	Tract B, Parcel 3, Block A	September 29, 1969	PB 18 at Page 31
23.	Offshore Up Wind Down Wind Port Tack	Tract B, Parcel 3, Block B	September 29, 1969	PB 18 at Page 31
24.	Port Tack	Tract B, Parcel 3, Block C	September 29, 1969	PB 18 at Page 31
25.	Full Sweep Yardarm Top Side	Tract B, Parcel 4	June 12, 1972	PB 20 at Page 40
26.	Mooring Buoy Lookout Man-O-War Night Harbor Port Tack	Tract B, Parcel 5, Block B	August 18, 1976	PB 20 at Page 9
27.	Starboard Tack	Between Sea Lane and Midstream	-	-
28.	Port Tack	Between Tract B, Parcel 5, Block B and Tract B, Parcel 4	-	-

B. Inverness Section.

	Name of Right-of-Way	Located in Development Parcel(s) Number	Date of Plat	Plat Book/ Page No.
29.	Cartgate Heath Cottage Strath Shelley St. George Troon Cockle	Tract K, Parcel 2	March 25, 1974	PB 21 at Page 138
30.	Troon St. George Cockle Sutherland Ginger Beer Burns	Tract K, Parcel 1	September 28, 1973	PB 21 at Page 139
31.	Promontory Court Hunt Club Court	Tract L, Parcel 1	_____, ____	PB 25 at Page 134
32.	Carnoustie	Right of Way of Carnoustie Road, Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina	November 28, 2005	See Exhibit "C-1" attached hereto and incorporated herein.
33.	Ocean Lane from the South Gate to the Leamington Entrance	a) Plat of 3.79 Acre - Disney b) Plat of Captain's Walk HPR c) Plat of Mariners Inn d) Plat of Hampton Place HPR	December 15, 1993 September 25, 1979 August 3, 1980 March 4, 1997	PB 48 at Page 111 PB 28 at Page 223 PB 29 at Page 184 PB 59 at Page 195

C. Queens Folly Road Area.

All those certain pieces, parcels, or tracts of land being shown and described as "Queens Folly Road Right of Way on Exhibit "C-2" attached hereto and incorporated herein, said exhibit entitled "Queens Folly Road Right of Way, Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina Sheets 1 through 7, said plat being dated November 28, 2005, said Queens Folly Road corridor generally running from the intersection of U.S. Highway 278 to and through the North Gate located on Sea Lane to the Armada right of way, and through the South Gate located on Ocean Lane to the Disney Beach Club property line, all as shown on the aforementioned composite plat.

The above listing of subdivision plats in Subparagraphs A, B and C is intended to describe all of the rights of way being the roadway system in Palmetto Dunes Resort in the Mariners and Inverness Sections. In the event that any of the subdivision plats do not include portions of the rights of way, such as those located on bridges over the lagoon system, such portions of the rights of way are intended to be included in the conveyance. An example of this is depicted

in Subparagraph A, Sections 27 and 28, where portions of the Right of Way are not totally depicted on the development parcel plats.

II. **MISCELLANEOUS IMPROVEMENTS/INFRASTRUCTURE**. All of the street lights, street signs (other than Golf Course warning signs or other signs relating to the Retained Property and the Golf Course (Property) and other miscellaneous signage located on the aforementioned Rights of Way tracts; together with the two (2) security gate houses located at the entrance to the Mariners Section on Sea Lane ("North Gate") and at the entrance to the Inverness Section on Ocean Lane ("South Gate"); together with any other improvements to the above mentioned Rights of Way tracts including landscaping, irrigation systems, curbing, bicycle paths, paving and the like; together with all components of the storm drainage system contained within the rights of way, such as piping, inlets, swales and the like; all vehicular bridges to include piling, abutments, railing, foundations and, in general, all components of said bridges; the bridges intended to be conveyed herein include a total of twelve (12) vehicular bridges which are identified numerically as Numbers 4 through 7 and Numbers 12 through 19 on a general layout plan of bridges for Palmetto Dunes Resort prepared by Hussey, Gay, Bell & DeYoung, dated June 2001, which plan is a part of the Inspection of PDR Bridges dated June 2001 by Hussey Gay Bell & DeYoung, which Report is incorporated by reference, said bridges generally consisting of a deck, superstructure, substructure, railings, etc.; those two pedestrian bridges, the first leading from Parcel 1, Tract K, Inverness (St. George) across the lagoon to Ocean Lane; and the second leading from Carnoustie adjacent to Ocean Lane across the lagoon opposite the Villamare entrance.

III. **MISCELLANEOUS OPEN SPACES**. All those certain pieces, parcels or tracts of land situate lying, lying and being in Palmetto Dunes Resort including those areas as follows: (a) the beach walkways leading from Mooring Buoy to the Atlantic Ocean along and between the T-roads known as: Armada through Man O'War; (b) the open space/easement area lying between the second and third row lots in the T-roads of the Mariners Section in the Mariners Section, said Tee-roads, including Armada through Long Boat; (c) the green space or open space lying between the lagoon system in the Mariners and Inverness Sections and the boundary line of the residential or commercial lot or condominium regime abutting on said lagoon system to the extent not previously conveyed, said green space subject to any easements of use previously granted by Grantor to the adjoining lot owners(s); (d) that certain area shown as Picnic Island adjacent to Lots 22, 23 and 24, Parcel IV, Tract B in the Mariners Section lying within the lagoon system and also adjacent to green No. 12 of the Robert Trent Jones Golf Course; (d) the area generally known as St. George Road in Tract 1 of Parcel K; (e) the area of land between the end of St. George Road and the lagoon; (f) all strips, gores, accesses and easements lying between:

(i) the freshwater lakes described below in Section IV and the Rights of Way and/or the boundary line of residential lots abutting said freshwater lakes;

(ii) the lagoons and the Rights of Way; and

(iii) the Rights of Way and any adjoining residential, commercial (other than Retained Property) or condominium regime property;

(g) that certain beach walkway lying perpendicular to Ocean Lane in between the southernmost boundary of Mariners Inn Horizontal Property Regime and the northernmost boundary of Hampton Place Horizontal Property Regime, said beach walkway being 15' in width and running from Ocean Lane to the beaches of the Atlantic Ocean, said strip being shown and described as Parcel 1-A (15' beach access) on the as built survey for Hampton Place Horizontal Property Regime, said survey having been recorded in Plat Book 59 at Page 195; and (h) that certain open space area located adjacent to Lot 38, Parcel 4, Tract B, and across Full Sweep from Lots 36 and 37.

IV. **FRESH WATER LAKES**. And also those certain pieces, parcels or tracts of land situated, lying and being in the Mariners Section of Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina, the first shown and identified as "Lagoon" on the plat depicting Tract B, Blocks A, B and C, Parcel 3, said plat prepared by J. Hearst Coleman & Associates, Inc. dated September 29, 1969, and recorded in the Beaufort County Records in Plat Book 18 at Page 31; and the second shown and identified as "Lake" on the plat depicting Tract B, Parcel 4 said plat prepared by Hussey, Gay & Bell dated June 12, 1972 and recorded in Plat Book 20 at Page 40.

V. **EASEMENT: DUNES HOUSE ROAD**. And also a perpetual, non-exclusive easement for the purpose of ingress/egress (both vehicular and pedestrian) and parking, over driveway and parking portion of that certain piece, parcel or tract of land having and containing 1.26 acres being generally known as the "Dunes House Tract" being shown on a plat as the "Beach Pavilion Site", said plat having been recorded in the Official Land Records of Beaufort County in Plat Book 19, at Page 169. By acceptance of this easement, Grantee will consider the Dunes House Road and parking area to be maintained as other Rights of Way which are being conveyed herein as "Common Properties" by Grantor to Grantee herein. This easement is intended to apply only to the portion of the Dunes House parcel, (Beach Pavilion Site) which is currently used for ingress/egress and parking and is not intended to grant any easements rights to, or create obligations of, the Grantee, with respect to the structure located oceanfront on this parcel and commonly referred to as the "Dunes House".

VI. **EASEMENT: RETAINED PROPERTY**. And also a perpetual, non-exclusive easement in favor of the Grantee over the aforementioned "Retained Property" for ingress and egress to any of the common properties owned by Grantee if such access is only available for purposes of maintenance, repair and/or replacement of any of the Common Properties over Grantor's Retained Property. In the event such access is necessary, Grantee shall provide notice to Grantor and shall include in that notice the proposed time frame for such maintenance and/or repair work. If the Golf Course Property is involved, Grantor shall have the right to approve the scheduling of the work so as to minimize any disruption of golf course play. Any work performed by Grantee pursuant to this provision shall be done in good and workmanlike manner and Grantee shall be responsible for any repairs, including landscaping, if necessary, to the Retained Property as a result of such work.

VII. **EASEMENTS**. And also those easements, on a non-exclusive basis, depicted on the plats referenced above in this Exhibit A for access, drainage and utility purposes, said easements lying between Rights of Way, on the one hand, and the lagoons and/or freshwater lakes, on the other.

VIII. **EASEMENTS (GREEN SPACE)**. And also, all rights and obligations of Grantor set forth in those recorded easement agreements previously granted by Grantor to adjoining lot owners over the open space/green space lying between the lagoon system and said lots, said areas referenced above in this Exhibit A, Section III (c).

SUBJECT TO THOSE CONDITIONS, EASEMENTS, ETC. REFERRED TO IN EXHIBIT B.

EXHIBIT "B"

COMMON PROPERTIES
CONDITIONS, EASEMENTS, RESTRICTIONS, LIMITATIONS AND RESERVATIONS

This conveyance is made by the Grantor herein subject to the following:

1. The "Consolidated Limited Residential Covenants for Greenwood Development Corporation" dated February 1, 1982, which covenants were recorded on February 8, 1982 in Deed Book 341 at page 657 and re-recorded on April 8, 1982 in the Land Records for Beaufort County, South Carolina in Deed Book 344 at page 1750, as amended from time to time, (hereinafter collectively referred to as the "Single Family Covenants").

2. The "Consolidated Multi-Family Residential Covenants for Greenwood Development Corporation dated January 1, 1981 which covenants were recorded on January 1981 in the Land Records for Beaufort County, South Carolina in Deed Book 314 at page 505, as amended from time to time, (hereinafter referred to as the "Multi-Family Covenants").

3. All other matters of record, if any, including, for example, those certain utility, communications, transportation and public convenience easements more fully described in said Covenants or as evidenced by separate instrument recorded in the Land Records for Beaufort County and other utility easements, expressly or impliedly granted to Broad Creek Public Service District, including by way of example, the Assignment of Reserved Easements, including by way of example and not limitation, the Assignment of Reserved Easements under Covenants dated April 17, 2003, recorded in the Land Records for Beaufort County, South Carolina, in Book 1765, Page 2168 referencing the Single Family Covenants; and that certain Assignment of Reserved Easements under Covenants dated April 17, 2003, recorded in the Land Records for Beaufort County, South Carolina, in Book 1765 at Page 2165 referencing the Multi-Family Covenants and to other utility companies falling within the Rights of Way as described above. ALSO, with specific reference to the Freshwater Lakes being conveyed, those rights, if any, of the property owners abutting the Freshwater Lakes and in and to the bed thereof.

4. That certain emergency access easement for the purpose of ingress and egress of emergency vehicles to the Property in the Inverness Section; being the end of Heath Drive at the approximate vicinity of Lot 258 of Leamington located on Queens Way as that road would continue to interconnect with Queens Way. Currently removable barriers traverse the easement area and the necessary emergency services may be provided the ability to access through this area. By acceptance of this deed, Grantee is agrees not to alter such access in any way without the written consent of Grantor and consent of the applicable emergency services. (It is also noted that a second such emergency access exists on Grantor's retained Golf Course Property, i.e., the roadbed formerly part of Carnoustie Road which now ends at the intersection of Turnberry Village and Inverness Village, which road would have

continued across the George Fazio Golf Course and would have tied into the access leading to Queens Way in Leamington.)

5. The above described Rights of Way portion of the Property is to be used solely for streets and rights-of-way as part of the "Common Properties" as defined in the aforementioned Covenants, and for no other purposes whatsoever. Grantee is restricted from conveying, and by acceptance of this deed agreed not to convey, said roadways unto the Town of Hilton Head Island, the South Carolina Department of Highways and Public Transportation, or unto any other governmental entity or political subdivision for use as public roadways without the express written consent of Grantor. Further, the Grantee is restricted from making any modifications, and by acceptance of this deed, agrees not to make modifications, of the Rights of Way which would unreasonably restrict or impede the current traffic flow as exists as of the time of this conveyance. Specifically, no toll booths or security gates may be installed on Queens Folly Road or any other Rights-of-Way without the express written approval of Grantor; provided however, this restriction is not intended to apply to a modification or replacement of the North Gate and the South Gate referenced above.

6. Grantor reserves a non-exclusive, perpetual and appurtenant easement for access through the existing "North Gate" or future gate or gates restricting access to Mariners Section for itself, its employees, invitees and guests for purposes of its commercial business operations, in general, and development of its Retained Property, and access to, for example but not by way of limitation, the Dunes House, the bike paths, etc. Grantor also reserves a non-exclusive, perpetual and appurtenant easement for access through the existing South Gate or future gate or gates restricting access to the Inverness Section, for itself, its employees, invitees and guests for purposes of development of, and access to, by way of example but not by way of limitation, the bike paths, its commercial business operations in general, its Retained Property, its facilities located at the Fazio Tennis, the Centercourt Conference Center, The Hilton Resort, and the Leamington Section. By acceptance of this deed, Grantee agrees that access will be provided to Greenwood, its employees, its guests and invitees through the North Gate and South Gate or such future gate to these public facilities without charge and without any unreasonable impediment or restriction whatsoever, Grantee recognizing that the clear and unfettered access to, and use of, these facilities is a prerequisite for the ongoing economic viability of the facilities, the intention by virtue of this reservation being that Grantor's right to continue to conduct its commercial business in the same manner as it is currently conducting same, as of December 31, 2005, is specifically retained.

7. Grantor reserves non-exclusive, perpetual and appurtenant easements of access through both the North Gate and the South Gate and the right to utilize and grant to others the use of all of the described Rights-of-Way specifically for development, and/or operations, of the Golf Course Property, both for guests as well as for maintenance employees and vehicles (including carts), for vehicular, cart and pedestrian access to and over any and all of said Property. By acceptance of this deed, Grantee agrees that access will be provided to Greenwood, its employees, its guests and invitees to these public facilities without charge

and without any unreasonable impediment or restriction whatsoever, Grantee recognizing that the clear and unfettered access to, and use of, these facilities is a prerequisite for the ongoing economic viability of the Golf Course operations, the intention by virtue of this reservation being that Grantor's right to continue to conduct its commercial businesses in the same manner as it is currently conducting same, as of December 31, 2005, is specifically retained.

8. Grantor further reserves Cart Path Easements as follows: certain portions of the Rights of Way conveyed by Grantor to Grantee herein are also used as crossings of roadways for the golf cart traffic on the Fazio Golf Course and Jones Golf Course ("Golf Course Property"). There are currently five (5) separate existing crossings on the Jones Golf Course and two (2) separate crossings on the Fazio Golf Course which are generally referred to herein as Cart Path Easements. To the extent that such golf cart paths are located on the Rights-of-Way property as described above, Grantor does hereby reserve for itself, its successors, successors-in-title and assigns, for the benefit of Grantor and the Golf Course Property, a perpetual, appendant, appurtenant, non-exclusive easement, including the rights to relocate same at Grantor's sole cost and expense, of access, passage and use over and across those portions of the Rights of Way shown and designated as the Golf Cart Path Easements on the aforementioned plats for the purpose of both pedestrian, golf cart and maintenance vehicle, ingress and egress, to and from the Golf Course Property. Grantor shall have the right to physically differentiate the Golf Cart Path easement areas from the above paved surface by, e.g., painting and/or striping same, etc. Further, while the above Cart Path Easements are intended to be general, at any time in the future, upon request by Grantor, Grantor shall have the right to specify and further define the specific location of the Cart Path Easements by identification of same on plats to be recorded, and the Grantee shall cooperate to the extent necessary, in confirming the specificity of the Cart Path Easements by executing an amendment to this reserved easement right. The parties recognize that this may be required, for example, in the event of an ultimate resale of the Golf Course Property to a third party, or perhaps as a lender requirement in the event of an overall financing of the Golf Course Property.

9. Grantor reserves, for the benefit of its Retained Property, the right and easement to use of, and to connect to, any utility lines located within the Property and to locate and/or relocate wells, pumping stations, tanks, service lines or other similar equipment within the Property, including the Rights of Way or Open Spaces where such would not be detrimental to vehicular or pedestrian traffic. Such rights as reserved herein may be exercised by any licensee or assignee of the Grantor, but this reservation shall not be considered as an obligation on the part of the Grantor to provide or to maintain any such utility or service. Further, with specific reference to the Queens Folly Road Area, Grantor reserves the right and easement for the installation and operation of a reclaimed water irrigation disposal system, together with all rights and privileges incident to the use thereof, the right of ingress and egress to and along such easement and the right to maintain the easement property in a manner suitable for the intended use. Prior to the exercise of any of the reserved rights set forth in this Paragraph 9, Grantor shall provide notice to Grantee of its intentions, the

planned work and anticipated schedule. Further, all work performed by Grantor pursuant to this provision shall be done in a good and workmanlike manner and Grantor shall be responsible for any repairs, including landscaping if necessary, to the Property as a result of such work.

10. Grantor reserves the right to, on an exclusive basis, its portion of the Gate Access Income in the percentages reflected in the October 17, 2002 Settlement Agreement up to and including December 31, 2011. This reserved right of Greenwood is documented by a separate operational agreement between Grantor and Grantee, said agreement referenced in the "Transition Agreement", dated effective December 31, 2005, which agreement is incorporated herein.

11. Grantor does hereby reserve, create and establish for the benefit of the Retained Property and/or Golf Course Property, non-exclusive sign easements in and about the Rights of Way and Open Spaces both for purposes of both direction to, and description of, the Golf Course Property and/or Retained Property, as well as Golf Course warning signs or other signs relating to the Golf Course Property, and the planned developments in the Retained Property provided that any signage construction and maintenance shall be at the sole expense of Grantor. Grantor retains the right to replace and repair existing signage; as to new signage, all such signage shall be in keeping with existing quality and standards of signage in the Resort and is subject to the approval of the Grantee as to size, type and appearance, which approval shall not be unreasonably withheld. Further, all work performed by Grantor pursuant to this provision shall be done in a good and workmanlike manner and Grantor shall be responsible for any repairs, including landscaping if necessary, to the Property as a result of such work. In the event that Grantee and Grantor mutually agree as to uniform standards relating to signage, such standards shall control as to any new signage. In addition, this conveyance is subject to any and all existing signage of other establishments, such as, e.g., hotels in and about the Rights of Way and Open Spaces.

12. The overall drainage system throughout Palmetto Dune Resort services both the Golf Course Property and the residential and commercial developments, and involves a series of natural drainage flow into lagoon areas and wetland areas. Grantor hereby reserves a perpetual non-exclusive appurtenant easement of access and use across those portions of the Property so conveyed for the purpose of storm drainage facilities and rights of access for excavation, construction, installation, future maintenance, repair and replacement of the overall drainage system if needed for its Golf Course Property and/or future development of any of its Retained Property. Further, all work performed by Grantor pursuant to this provision shall be done in a good and workmanlike manner and Grantor shall be responsible for any repairs, including landscaping if necessary, to the Property as a result of such work.

13. Grantor further reserves the right, but not the obligation, to improve and/or to maintain the Property so conveyed. In the event any of the Property is not being maintained by Grantee in a manner in keeping with the overall image of Palmetto Dunes Resort, and consistent with the standards existing as of December 31, 2005, Grantor, in the Grantor's reasonable

discretion, may provide notice to Grantee of the deficiencies, and in the event that the Grantee does not take remedial action within thirty (30) days from the date of said notice then Grantor may take necessary action to improve and/or maintain the Property and shall be reimbursed by Grantee for the reasonable costs expended within 30 days of presentation of invoice. "Standards existing as of December 31, 2005" is intended to reference a condition of the Resort which includes not only physical appearance, but also recognizes a level of maintenance, the element of normal wear and tear or depreciation, and the ability, through reserves, to fund ongoing capital infrastructure needs.

14. With respect to the "Retained Property" referenced above, Grantor and Grantee expressly acknowledge that this Retained Property may change in scope, use, and definition over the years. For example, Grantor may reacquire or acquire property and, if so, it would be considered "Retained Property" as defined herein. Grantor may change use rights, density, or develop certain of the Retained Properties, all such rights reserved unto Grantor specifically. While Grantee acknowledges the foregoing, Grantee's consent to any such change or re-zoning is not assured but would not be unreasonably withheld . Grantor further reserves unto itself, its successors and assigns, the right to construct and market model homes and/or dwelling units on any of its Retained Property either outside or behind the North Gate and/or South Gate. This right shall include, but not limited to, the rights to conduct open house tours and access thereto and to man the model homes and/or dwelling units.

15. Grantor further reserves unto itself, its successors and assigns the right, but not the obligation, to develop or anyway improve the Retained Property and to make any of said residential property subject to the Covenants and upon such designation, those Property Owners shall be entitled to the same rights and privileges of the other Property Owners within Palmetto Dunes Resort.

16. Grantee is restricted from passing any rule and/or regulation, or modifying any restrictions, or covenants, which would diminish the rights herein reserved unto Grantor or any right so vested with Grantor, whether intentional or gratuitous, or to decrease the standards of maintenance and care of such Common Properties, e.g., particularly Queens Folly Road, as current exist. An example of this covenant would be the appearance of the primary entrance sign located at the intersection of U. S. Highway 278 and Queens Folly Road. This sign is to be maintained and landscaped with the same standards as currently exist and no change to the name or reduction in size of lettering may be made without Grantor's consent.

17. Except for the conveyance described in Exhibit "A", Grantor retains title and ownership in and to all other ponds and lagoons or other bodies of water located within the Golf Course Property, whether isolated or interconnected and as to such property retained, Grantor shall have the obligation to maintain same in the same manner and to the same standards as set forth in Paragraph 13 above. Further, with respect to any of Grantor's "Retained Property" as referenced above in this Deed, Grantor agrees to maintain said Retained Property in a manner in keeping with the overall image of the Resort and consistent with the standards

existing as of December 31, 2005, recognizing, however, that such standards are not intended to place any additional burden on, or adversely affect, Grantor's commercial operations on, or development of, the Retained Property, it being understood that such commercial operations are integral to Grantor and/or its successors.

18. Benefit and Burden: Real Covenants. The easements, restrictions and agreements set forth and reserved herein shall run with the land, shall inure to the benefit of, and be binding upon the successors, successors-in-title, heirs and assigns of the parties hereto, shall remain in full force and effect for the terms specified herein and shall be unaffected by change in ownership of the Rights of Way and Open Space Properties, Retained Property or Golf Course Property or other circumstances except as otherwise expressly provided in this Deed. Each of the rights created under this Deed shall be specifically enforced by a court of equity, all parties hereto recognizing and agreeing the damages at law will be inadequate. The rights granted herein shall further benefit not only the parties hereto, but also their tenants, customers, business guests, licensees and invitees of each of the foregoing. Further, with the specific exception of the self help provisions of Grantor set forth in Paragraph 13 and Paragraph 16 above which are personal to Grantor, all other rights and easements as reserved herein by Grantor shall be now and forever appurtenant to the Golf Course Property and the Retained Property, as the case may be. Said easements herein reserved are intended to be transferable with the property benefitted because said easements are essentially necessary to the use of the property benefitted.

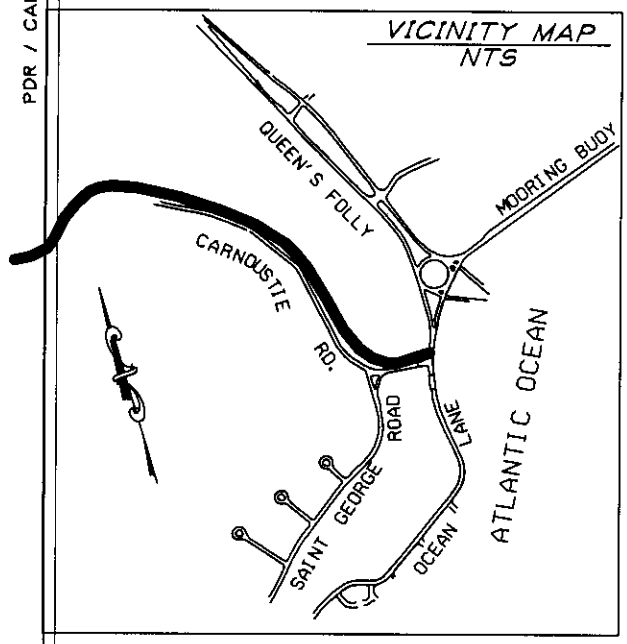
19. Miscellaneous. All references herein to the owner of property shall be deemed to refer to all the owners of the property referred to or any one of said owners as the context so requires, it being the intention of the parties that the rights, easements and restrictions hereby created and reserved shall run with the land and shall be enforceable by the owners of all or a portion of the property benefited by said easements and restrictions. In the event any provision hereof is held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision hereof. These reservations, conditions, easements and restrictions may not be modified except by written modification executed by all parties hereto.

PDR / CANOUSTIE_COMPILED / DRAFT / FINAL_8X14a

FLOOD DISTRICT-DISCLOSURE STATEMENT

THE AREAS INDICATED ON THE PLAT AS FLOOD HAZARD AREAS HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

NOTE:
1. IN MY OPINION IN ACCORDANCE WITH THE F.I.R.M. MAP NO. 450250 0014 D, REVISED SEPT.29, 1986 THIS PROPERTY DOES FALL WITHIN THE 100 YEAR FLOOD PLAIN. ZONE "A7" ELEV. 14.00



R520 016 00B 0156 0000

EXHIBIT C-1

RIGHT OF WAY OF CARNOUSTIE ROAD, PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

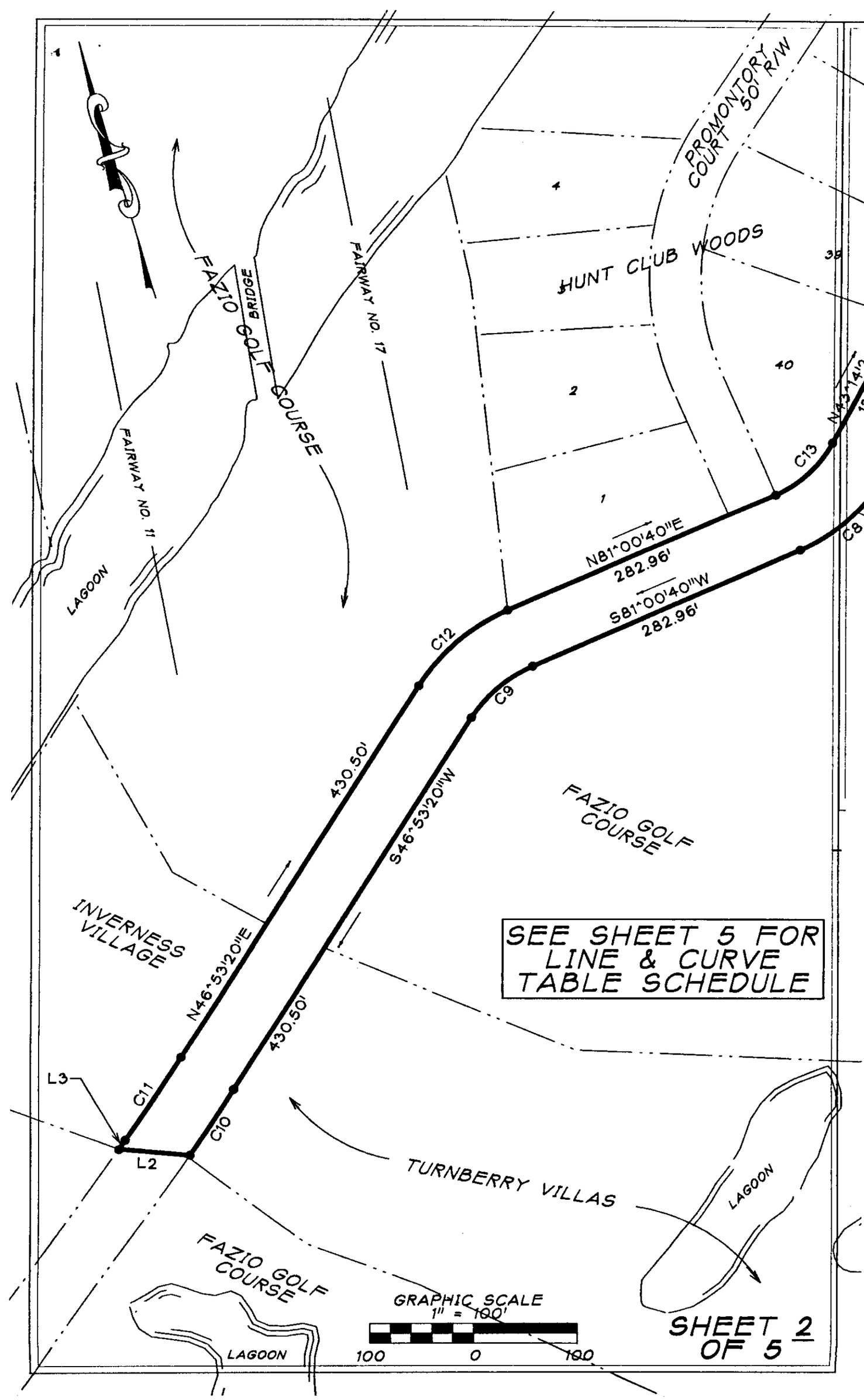
For

GREENWOOD DEVELOPMENT CORPORATION

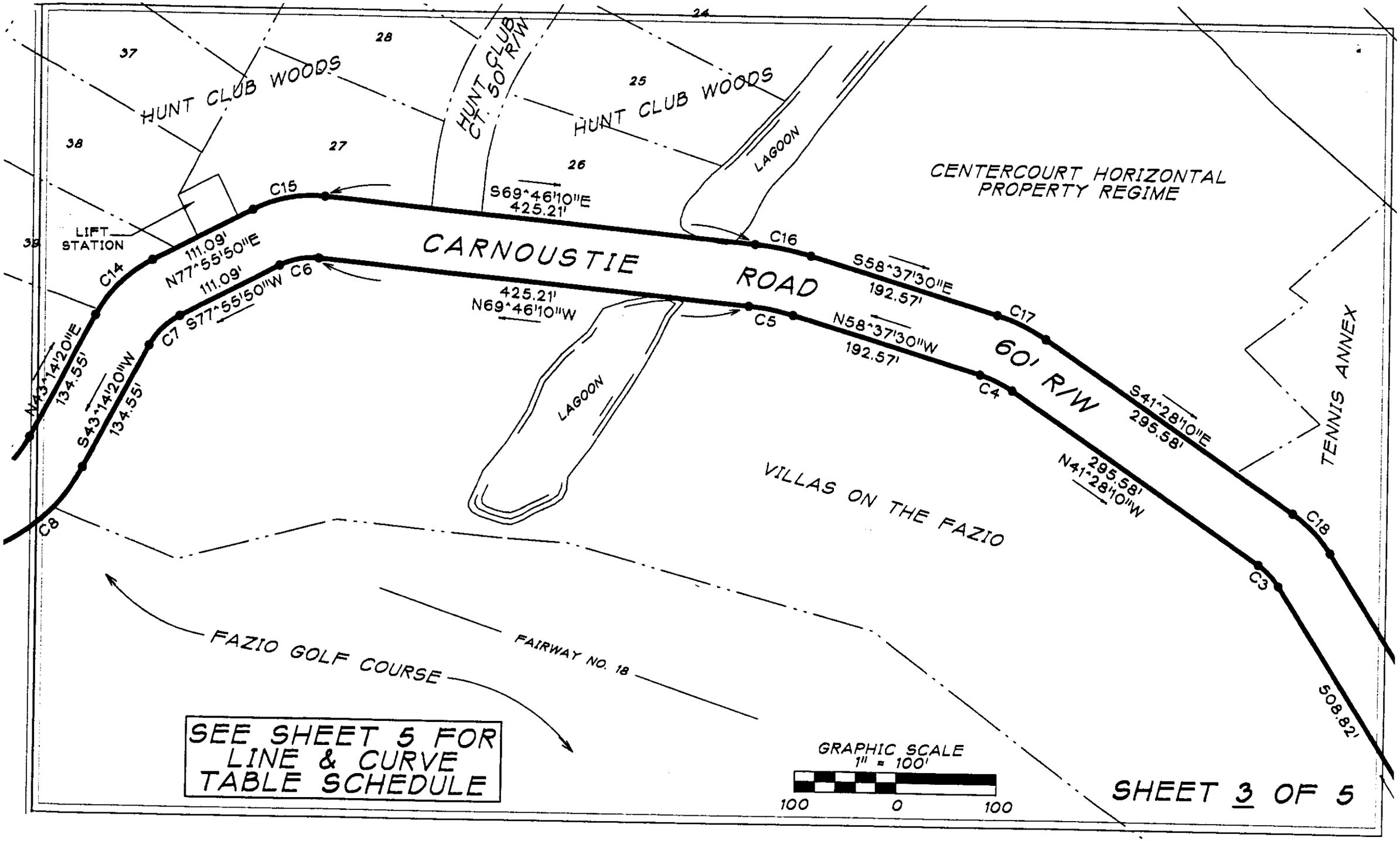
HGBD
A Bell Company
Hussey, Gay, Bell, & DeYoung, Inc.
Consulting Engineers
329 Commercial Drive P.O. Box 14247
Savannah, Georgia, 31416
Tel. (912) 354-4626 Fax. (912) 354-6754
www.hgbd.com

SHEET 1 OF 5

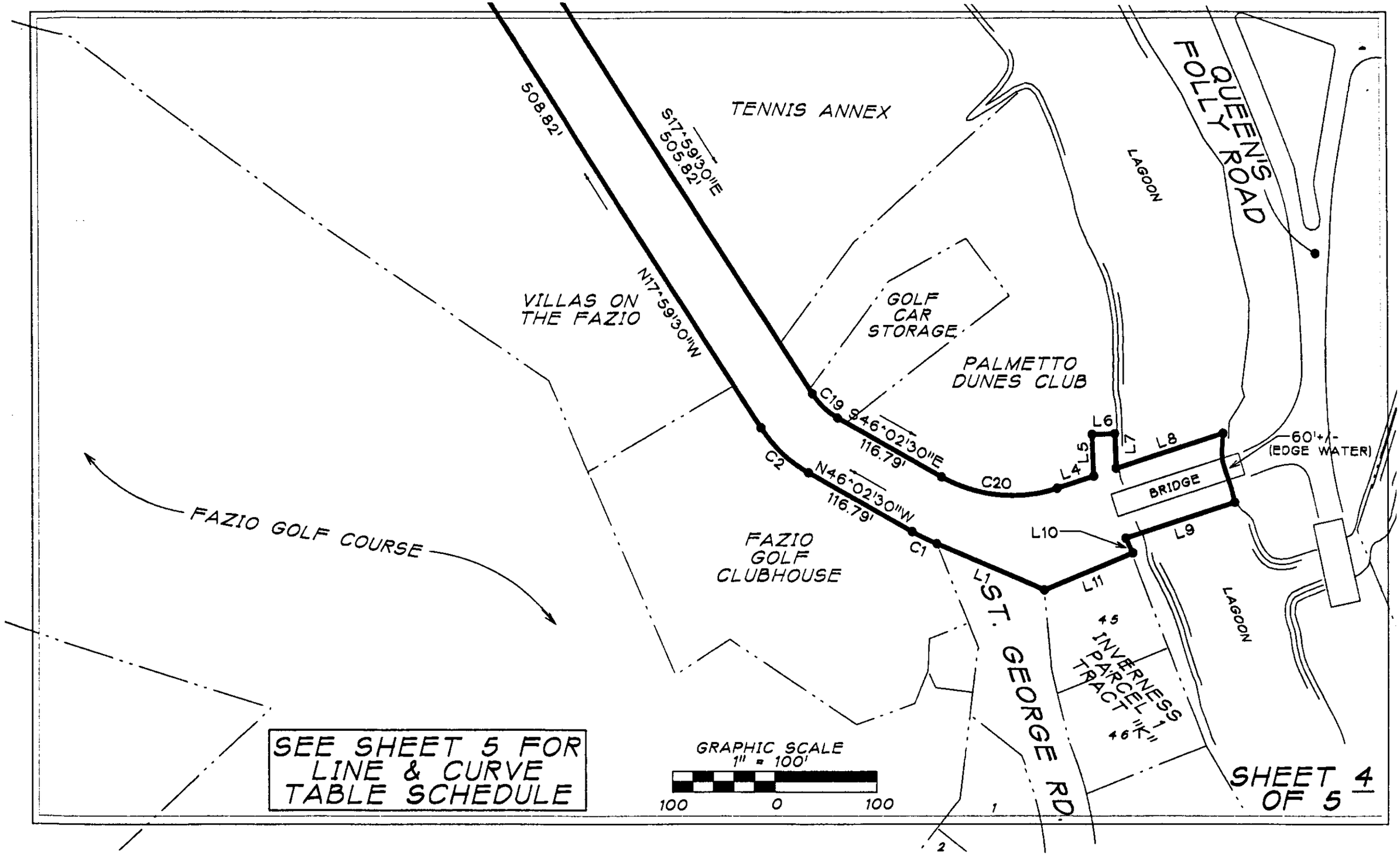
PLAT DATE: NOVEMBER 28, 2005


PROMONTORY COURT 50' R/W
HUNT CLUB WOODS
FAZIO GOLF COURSE BRIDGE
FAIRWAY NO. 17
FAIRWAY NO. 11
FAZIO GOLF COURSE
LAGOON
N81°00'40"E
282.96'
S81°00'40"W
282.96'
C13
C12
C9
C11
C10
430.50'
N46°53'20"E
430.50'
S46°53'20"W
L3
L2
INVERNESS VILLAGE
FAZIO GOLF COURSE
TURNBERRY VILLAS
LAGOON
FAZIO GOLF COURSE
LAGOON
GRAPHIC SCALE
1" = 100'
100 0 100
SEE SHEET 5 FOR LINE & CURVE TABLE SCHEDULE
SHEET 2 OF 5

Book2295/Page1265



Book2295/Page1266



NUMBER	DIRECTION	DISTANCE
L1	N51°54'20"W	113.19'
L2	S37°04'50"E	68.95'
L3	N49°51'20"E	9.97'
L4	N87°04'30"E	38.07'
L5	N13°17'20"E	40.00'
L6	N81°44'50"E	22.58'
L7	S12°24'10"W	42.00'
L8	N87°04'30"E	115' +/-
L9	S87°04'30"W	115' +/-
L10	S06°56'30"E	15.76'
L11	S83°03'30"W	95.00'

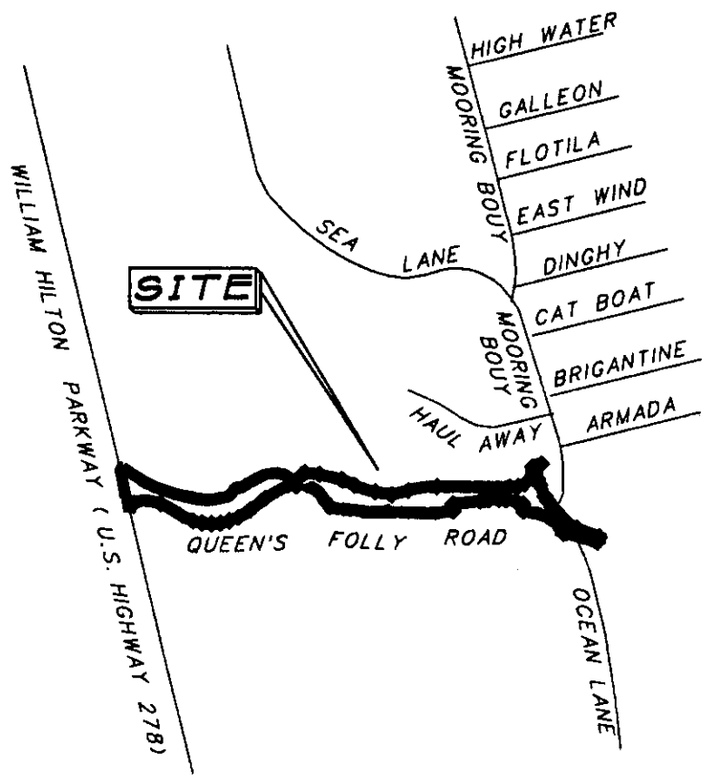
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	07°35'37"	202.97	13.47	26.90	26.88	N49°50'18"W
C2	28°03'00"	130.08	32.49	63.68	63.05	N32°01'00"W
C3	23°28'40"	70.00	14.55	28.68	28.48	N29°43'50"W
C4	17°09'20"	119.96	18.09	35.92	35.78	N50°02'50"W
C5	11°08'40"	226.25	22.07	44.01	43.94	N64°11'50"W
C6	32°18'00"	69.83	20.22	39.37	38.85	N85°55'10"W
C7	34°41'30"	70.00	21.86	42.39	41.74	S60°35'05"W
C8	37°46'20"	176.15	60.26	116.13	114.03	S62°07'30"W
C9	34°07'20"	132.92	40.79	79.16	78.00	S63°57'00"W
C10	02°15'49"	1960.89	38.74	77.47	77.46	S48°01'15"W
C11	02°58'00"	1900.89	49.21	98.42'	98.41'	S48°22'20"W
C12	34°07'20"	192.92	59.21	114.89	113.20	N63°57'00"E
C13	37°46'20"	116.15	39.74	75.57	75.19	N62°07'30"E
C14	34°41'30"	130.00	40.60	78.71	77.52	N60°35'05"E
C15	32°18'00"	130.00	37.64	73.28	72.32	S85°55'10"E
C16	11°08'40"	286.25	27.93	55.66	55.59	S64°11'50"E
C17	17°09'20"	179.96	27.15	53.88	53.68	S50°02'50"E
C18	23°28'40"	130.00	27.01	53.27	52.90	S29°43'50"E
C19	28°03'00"	70.08	17.50	34.31	33.97	S32°01'00"E
C20	46°53'00"	142.97	61.99	116.99	113.75	S69°29'00"E

PDR / QFOLLY / QFOLLY COMPILED DRAFT_CHAR / FINAL 10F2 NOV 16TH 8X14

FLOOD DISTRICT-DISCLOSURE STATEMENT

THE AREAS INDICATED ON THE PLAT AS FLOOD HAZARD AREAS HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

NOTE:
1. IN MY OPINION IN ACCORDANCE WITH THE F.I.R.M. MAP NO. 450250 0014 D, REVISED SEPT. 29, 1986 PORTIONS OF THIS PROPERTY DO FALL WITHIN THE 100 YEAR FLOOD PLAIN. ZONE "A7" ELEV. 14.00



VICINITY MAP
NTS

EXHIBIT C-2

QUEEN'S FOLLY ROAD RIGHT OF WAY, PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

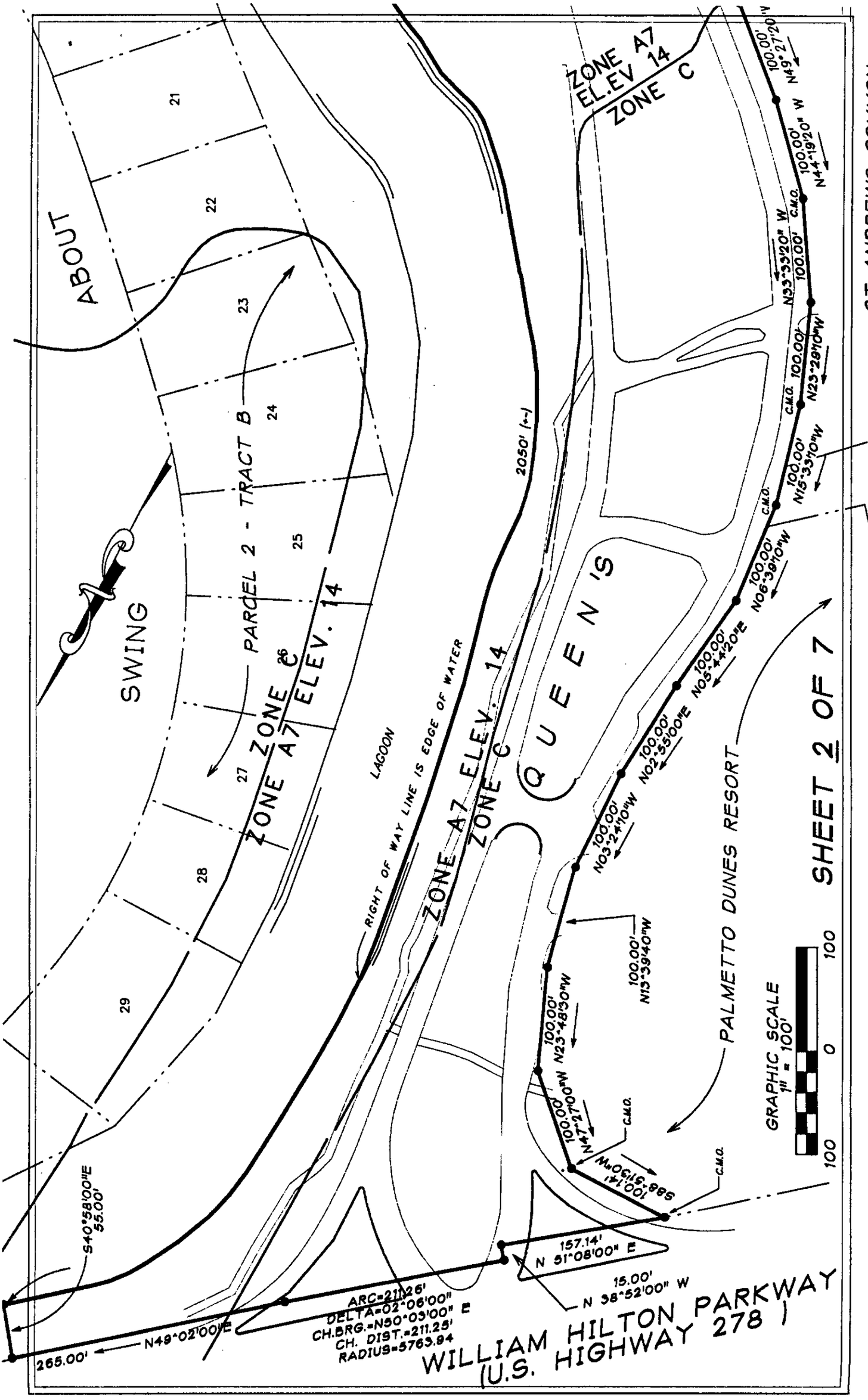
For

GREENWOOD DEVELOPMENT CORPORATION

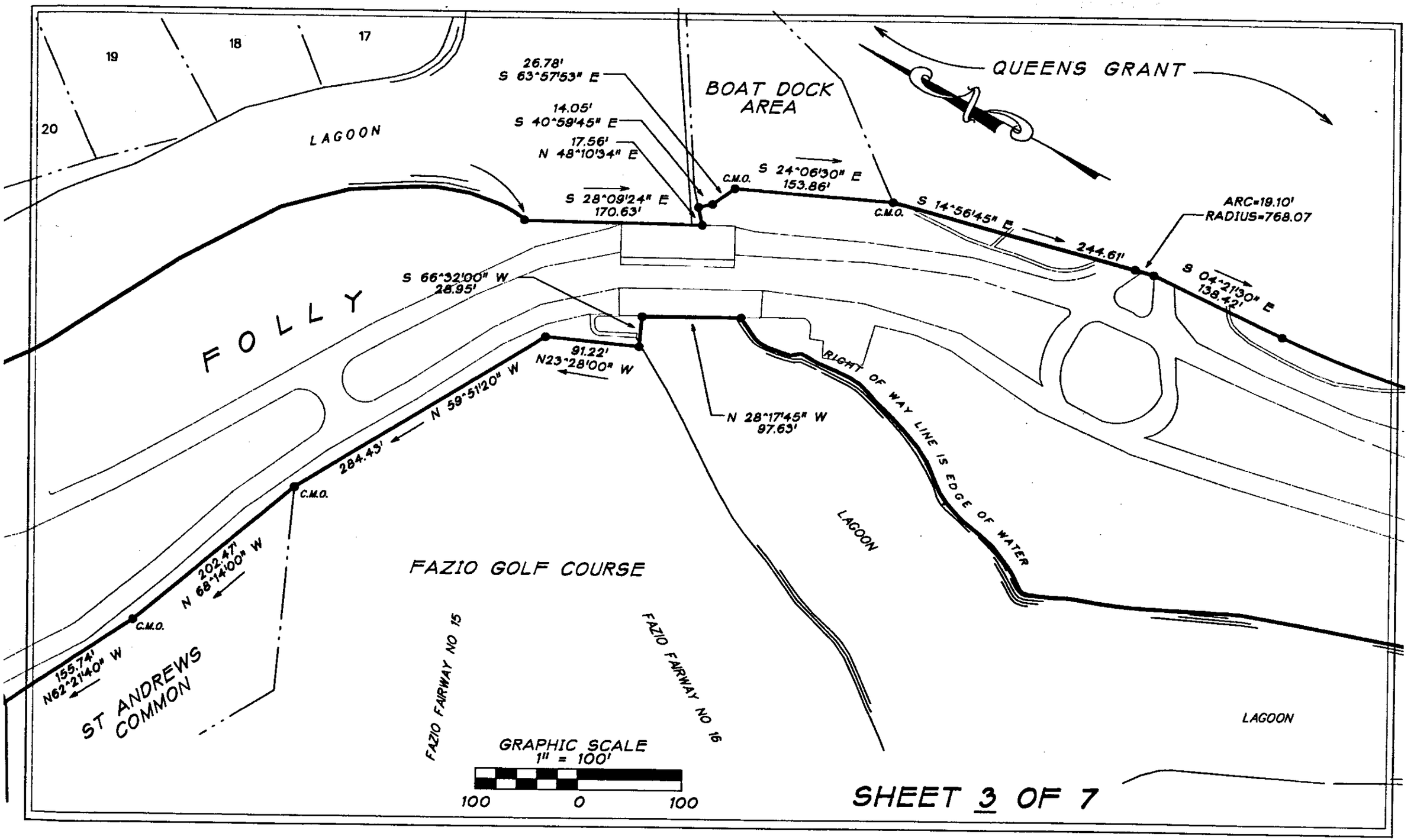
SHEET 1 OF 7

HGBD
A Bell Company
Hussey, Gay, Bell, & DeYoung, Inc.
Consulting Engineers
329 Commercial Drive P.O. Box 14247
Savannah, Georgia, 31416
Tel. (912) 354-4626 Fax. (912) 354-6754
www.hgbd.com

PLAT DATE: NOVEMBER 28, 2005

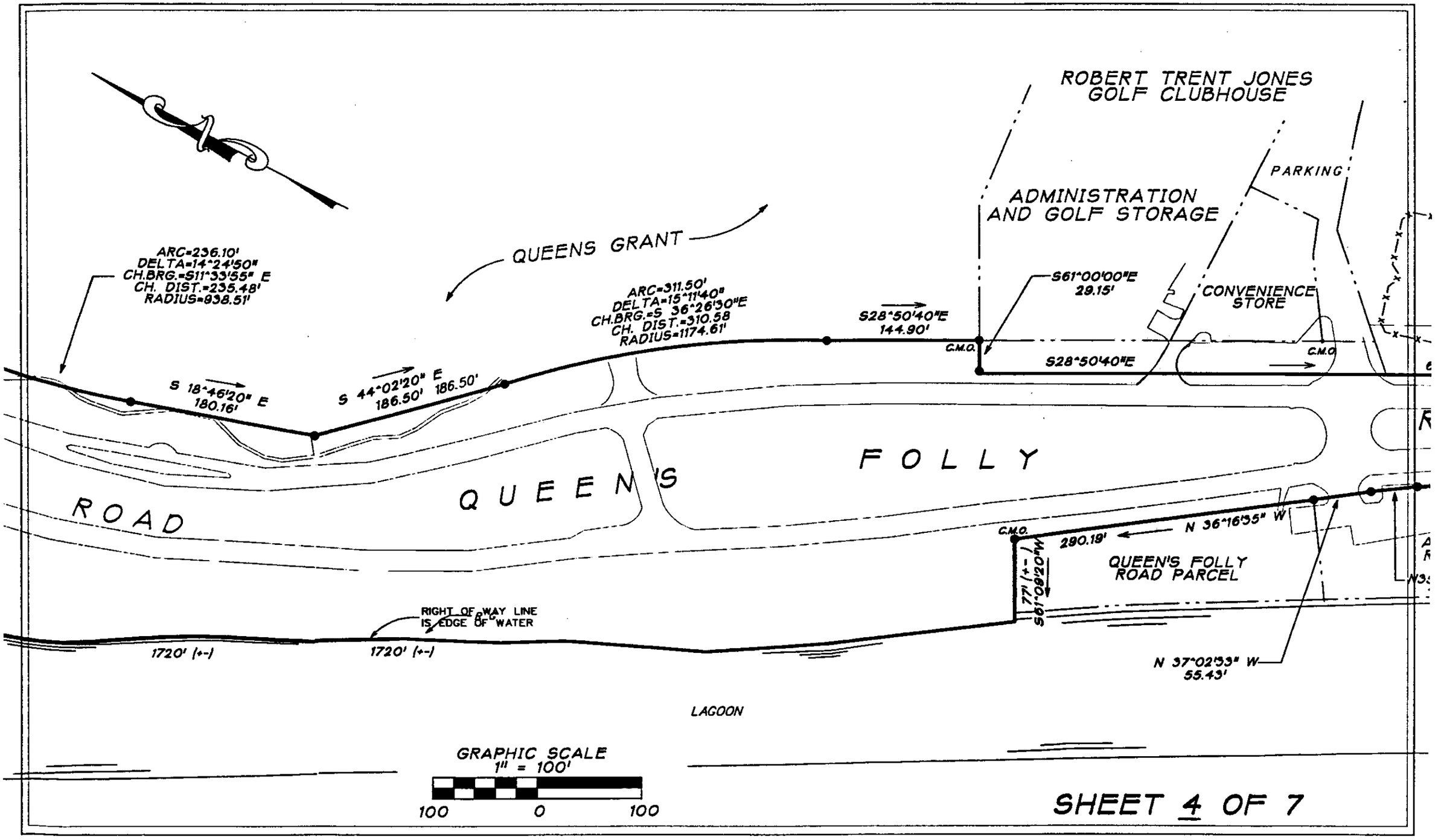

ZONE A7
EL.EV 14
ZONE C
ABOUT
SWING
PARCEL 2 - TRACT B
ZONE A7 ELEV. 14
ZONE C
LAGOON
RIGHT OF WAY LINE IS EDGE OF WATER
2050' (+-)
ZONE A7 ELEV. 14
ZONE C
QUEENS
PALMETTO DUNES RESORT
SHEET 2 OF 7
GRAPHIC SCALE
1" = 100'
100
0
100
N49°27'20"W 100.00'
N44°19'20" W 100.00'
C.M.O.
N33°33'20" W 100.00'
N23°29'10"W 100.00'
C.M.O.
N15°33'10"W 100.00'
C.M.O.
N06°39'10"W 100.00'
N05°44'20"E 100.00'
N02°55'00"E 100.00'
N03°24'10"W 100.00'
N13°39'40"W 100.00'
N23°48'30"W 100.00'
N47°27'00"W 100.00'
C.M.O.
S88°51'30"W 100.14'
C.M.O.
157.14'
N 51°08'00" E
15.00'
N 38°52'00" W
ARC=211.26'
DELTA=02°06'00"
CH.BRG.=N50°03'00" E
CH. DIST.=211.25'
RADIUS=5763.94
N49°02'00"E 265.00'
S40°58'00"E 55.00'
WILLIAM HILTON PARKWAY
(U.S. HIGHWAY 278)
ST. ANDREWS COMMON
21
22
23
24
25
26
27
28
29

Book2295/Page1270



SHEET 3 OF 7

Book2295/Page1271



SHEET 4 OF 7

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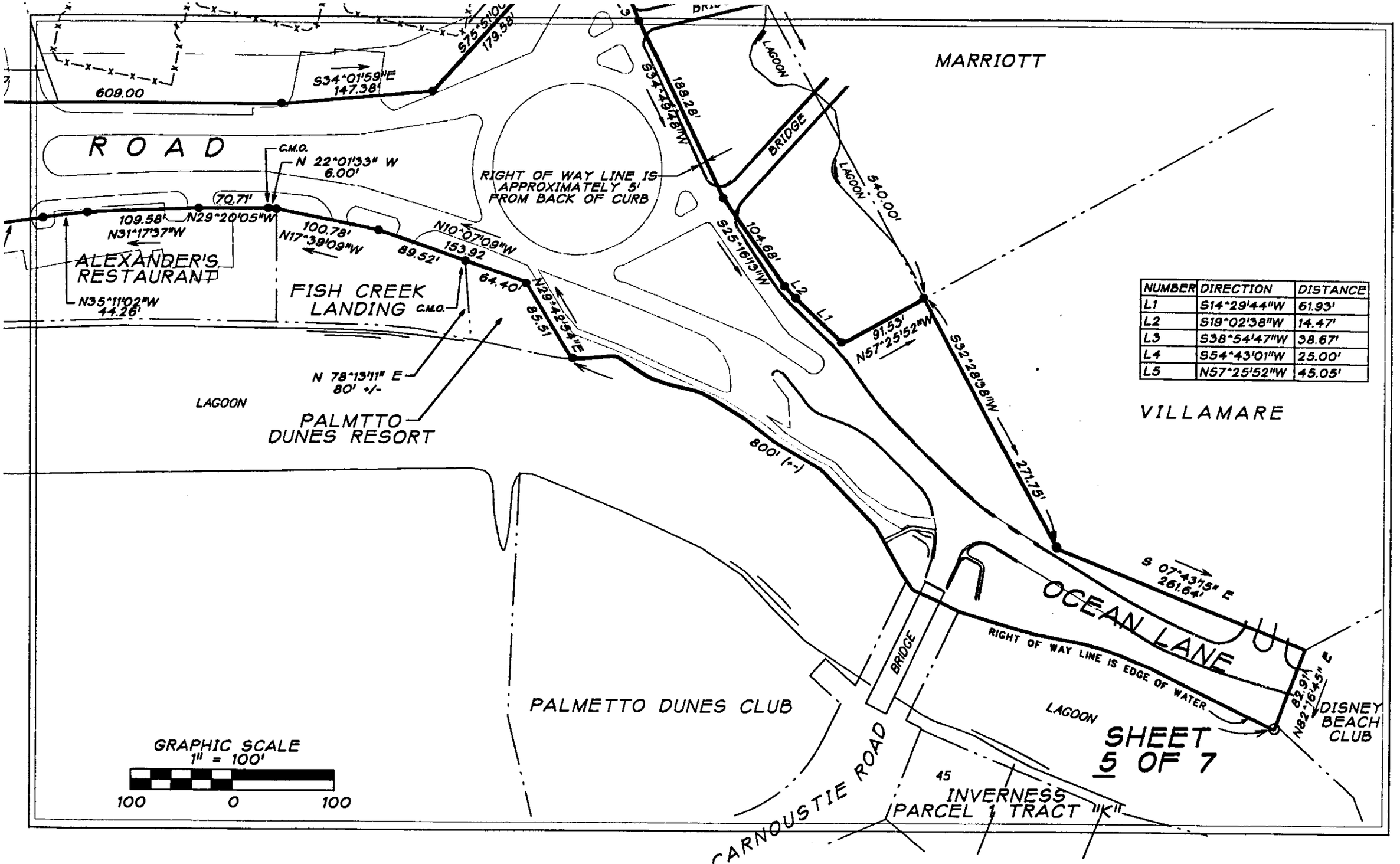
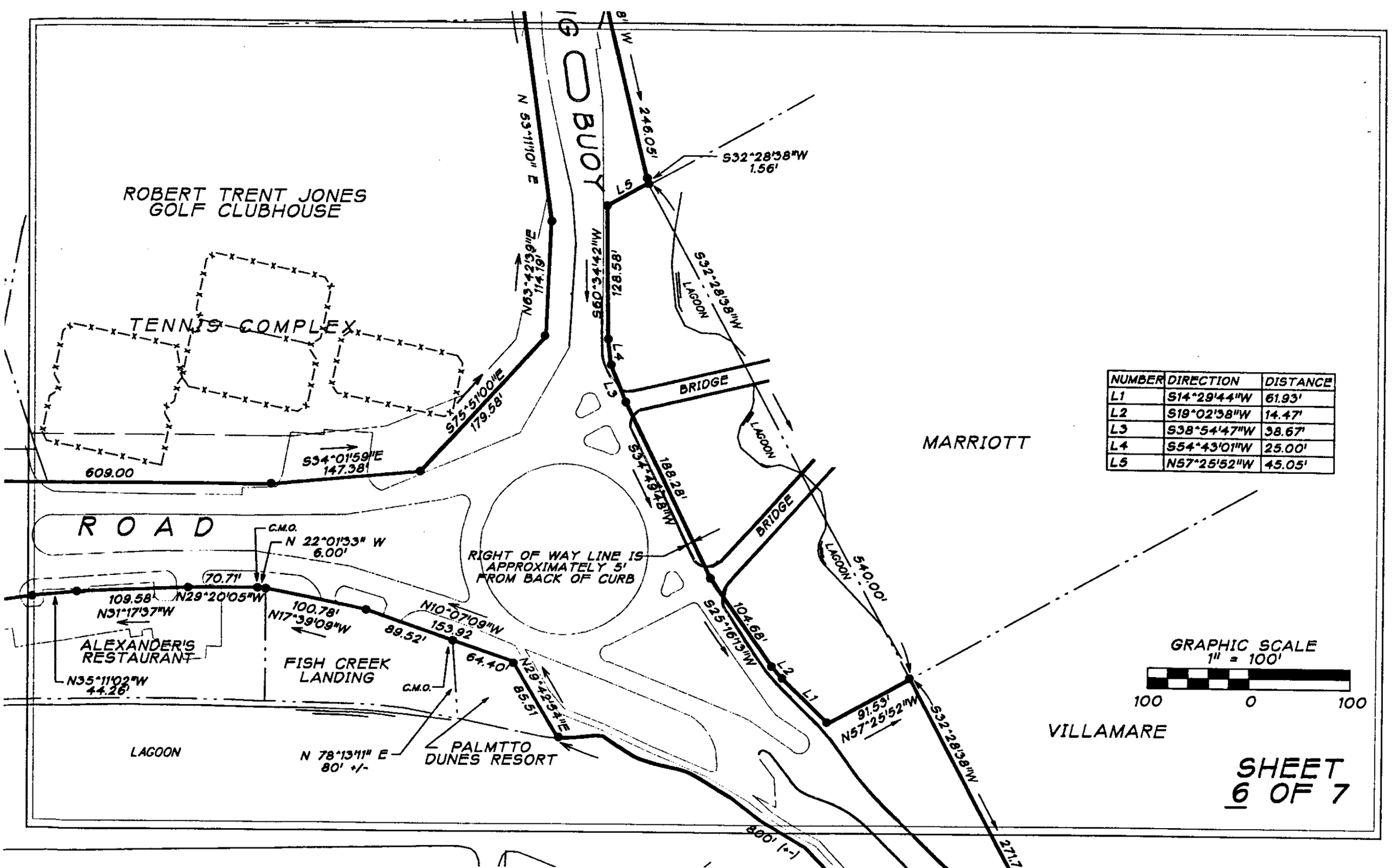
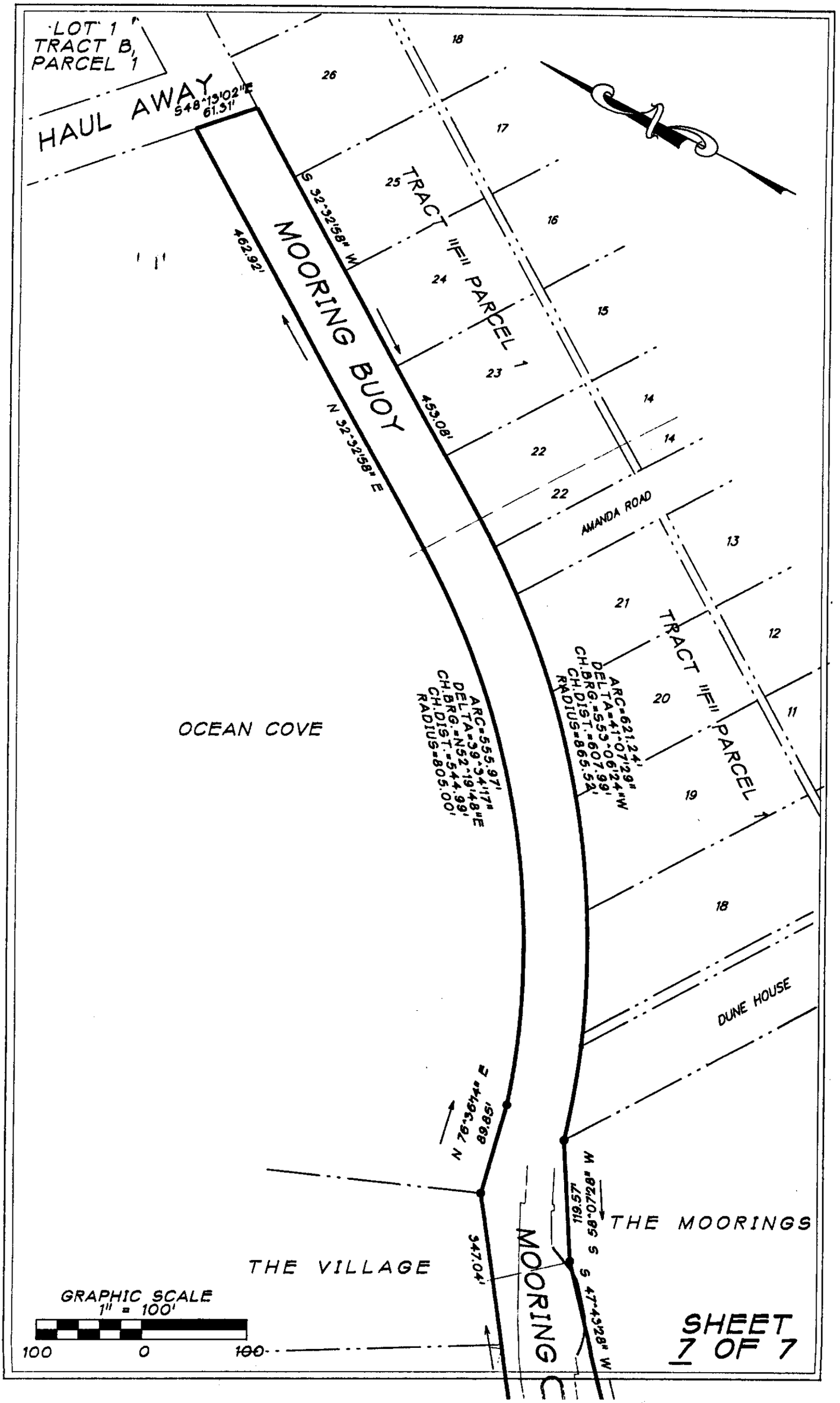


NUMBER	DIRECTION	DISTANCE
L1	S14°29'44"W	61.93'
L2	S19°02'38"W	14.47'
L3	S38°54'47"W	38.67'
L4	S54°43'01"W	25.00'
L5	N57°25'52"W	45.05'

Book2295/Page1273



NUMBER	DIRECTION	DISTANCE
L1	S14°29'44"W	61.93'
L2	S19°02'38"W	14.47'
L3	S38°54'47"W	38.67'
L4	S54°43'01"W	25.00'
L5	N57°25'52"W	45.05'


LOT 1
TRACT B,
PARCEL 1
HAUL AWAY
S48°13'02"E
61.31'
MOORING BUOY
S 32°32'58" W
462.92'
N 32°32'58" E
453.08'
TRACT "F" PARCEL 1
AMANDA ROAD
TRACT "F" PARCEL 1
ARC=555.97'
DELTA=39°34'17"
CH.BRG.=N52°19'48"E
CH.DIST.=544.99'
RADIUS=805.00'
ARC=621.24'
DELTA=41°07'29"
CH.BRG.=S53°06'24"W
CH.DIST.=607.99'
RADIUS=865.52'
OCEAN COVE
DUNE HOUSE
N 76°36'14" E
89.85'
119.57'
S 58°07'28" W
THE MOORINGS
THE VILLAGE
347.04'
MOORING C
S 47°43'28" W
GRAPHIC SCALE
1" = 100'
100
0
100
SHEET
7 OF 7

AFFIDAVIT OF TRUE CONSIDERATION
AND
CLAIM FOR EXEMPTION FROM:
STATE RECORDING FEE - S.C. CODE SECTION 12-24-40;
APPLICABLE COUNTY & MUNICIPAL TRANSFER FEE ORDINANCES

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the undersigned, who is duly sworn, deposes and says that the following is a true and correct statement concerning the CONSIDERATION for the conveyance set forth below, and concerning any EXEMPTION claimed under the laws of the State of South Carolina and the Town of Hilton Head Island, South Carolina:

GRANTOR: **Greenwood Development Corporation**

GRANTEE: **Palmetto Dunes Property Owners Association, Inc.**

GRANTEE MAILING ADDRESS: **P. O. Drawer 7974, Hilton Head Island, SC 29938**

DATE OF CONVEYANCE: **December 30, 2005**

TRUE CONSIDERATION: **$0**

TAX DISTRICT/MAP/PARCEL NO. **R520 012 000 0410 0000**
(NOTE: This information must also appear on the Deed)

STATE RECORDING FEE EXEMPTION (if applicable): This transfer is exempt from the statutory Recording Fee required by the State of South Carolina in accordance with Section 12-24-40, subparagraph 1.

TRANSFER FEE EXEMPTION (if applicable): This transfer is exempt under Ordinance #90-26 of Town of Hilton Head, subparagraph 1.

Signed: _____
Cary S. Griffin
Attorney for Seller

Sworn to and subscribed before me
this 29 day of December, 2005

Carlen B. Kilgore
Notary Public for S.C.

My Commission Expires: 3-28-07

****

RMC OFFICE USE ONLY

State Stamps Collected: $_____ Recording Date:_____

Transfer Fees Collected: $_____ Book: _____ Page:_____

{368921.2}

ADD DMP Record 12/31/2014 08:34:42 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R520	012	000	0334	0000	

BEAUFORT COUNTY SC - ROD
BK 3366 Pgs 2579-2581
FILE NUM 2014062144
12/16/2014 11:00:17 AM
REC'D BY rwebb RCPT# 761225
RECORDING FEES $10.00

3/10 RW

RECORDED
2015 Jan -02 10:27 AM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

Prepared by:
Daniel A. Saxon, Esquire
Novit & Scarminach, P.A.
Post Office Drawer 14
Hilton Head Island, SC 29938

WHEREAS, the within property was intended to be conveyed by, but was inadvertently omitted from, that Indenture Quit Claim Deed of Common Properties from Grantor to Grantee recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2295 at Page 1246; and

WHEREAS, the Grantor executes and delivers this Deed to confirm ownership of the within property to the Grantee.

STATE OF SOUTH CAROLINA)
) **QUIT CLAIM DEED**
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS, THAT, **GREENWOOD DEVELOPMENT CORPORATION**, a South Carolina Corporation (hereinafter the "Grantor"), in the State aforesaid, for and in consideration of the sum of Ten Dollars ($10.00) unto it in hand paid at and before the sealing of these presents by **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.**, a South Carolina non-profit corporation (hereinafter the "Grantee"), whose address is **Post Office Drawer 7974, Hilton Head Island, South Carolina 29938**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.**, its successors and assigns forever, the following described property:

> ALL that certain piece, parcel or strip of land situate, lying and being in the Palmetto Dunes Resort, Hilton Head Island, South Carolina, being 10 feet in width and 767.72 feet in length, leading from Mooring Buoy to the Atlantic Ocean and located along and directly adjacent to the northern boundary of the property shown and depicted as 1.26 acres on a plat entitled "Asbuilt Survey of the Dunes House" prepared for Greenwood Development Corporation by Hussey, Gay, Bell & DeYoung, Inc., James M. Sims, SCRLS #13169, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 126 at Page 136. This strip is shown as "10' Walkway" on the aforesaid plat.

Parent Parcel: **R520 012 000 0334 0000**

This property is conveyed subject to certain covenants, easements, restrictions, reservations, affirmative obligations and limitations which are set forth on Exhibit "B" to the deed of the Grantor to the Grantee recorded in Book 2295 at Page 1246.

This being a portion of the same property conveyed to the within Grantors by Deed of Palmetto Dunes Resort, Inc. dated November 16, 1979, and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 292 at Page 143.

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 premises before mentioned unto the said **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.,** its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this ___ day of November, 2014.

WITNESSES:

GREENWOOD DEVELOPMENT CORPORATION
a South Carolina Corporation

Witness #1

By: William B. Watkins {L.S.}
William B. Watkins
Its: Vice-President

Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 18th day of November, 2014, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared William B. Watkins, as Vice-President of Greenwood Development Corporation, by known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Signature of Notary Public for South Carolina SEAL
My Commission Expires: 4/25/2017

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Dune House Lane DRB#: DRB-001860-2023

DATE: 10/24/2023 CATEGORY: Final

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
2. Staff Recommendations: Bike rack color cannot be black. Recommend a more nature blending color. Same comment for bollards. Confirm bollards are same dimension – they appear to be of a different scale on plan (C401)
3. Dune Buggy Pick up sign must be removed.
4. Conditions from Conceptual Approval on 9/2/2023 – staff recommends that all conditions have been addressed.

	a. Add bollards to bike rack area to zone it off from the lane. b. Add install sizes to all appropriate landscaping c. Keep a progression of palms in the turn-around area in place of the Live Oak d. Add a bike rack specification for Final Review e. Include Greenwood Corporation and any other applicable approvals at Final f. Show details and materials for retaining wall

C·P
Charcoal
Gray

Patio 500
Slate

C-P
Driftwood

C·P
Charcoal
Gray

3.62

1710-2023

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
DRB #
Meeting Date

Applicant/Agent Name: JUDD CAPSTENS Company: WITMER JONES KEEFER
Mailing Address: ~~123~~ PO BOX 3036 City: BLUFFTON State: SC Zip: 29910
Telephone: 843 757 7911 Fax: - E-mail: JUDD@WJKLTD.COM
Project Name: OLIVE SHELL COURT Project Address: 20 OLIVE SHELL COURT
Parcel Number [PIN]: R510 007 000 0102 0000
Zoning District: RM 8 Overlay District(s): COR

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

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

Project Category:

- [X] Concept Approval – Proposed Development
- [ ] Final Approval – Proposed Development
- [ ] Alteration/Addition
- [ ] Sign

Submittal Requirements for *All* projects:

- [NA] Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- [X] Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

1710 -2023

Additional Submittal Requirements:

Final Approval – Proposed Development

A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

Final site development plan meeting the requirements of Appendix D: D-6.F.

Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

Final floor plans and elevation drawings (1 8" 1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

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

___ Photographs of existing structure.

Additional Submittal Requirements:

Signs

__ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

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

__ Proposed landscaping plan.

For wall signs:

Photograph or drawing of the building depicting the proposed location of the sign.

Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

SIGNATURE

9/12/23

DATE

DPR Narrative

Olive Shell Court

2 Olive Shell Court, Hilton Head Island, SC 29926

The evolution of the housing market on Hilton Head Island has seen the growth of for-rent housing developments along minor arterial roads on the island. These small communities seek to provide housing for full-time residents such as entry-level professionals and working families that support island services and businesses. The repurposing of Olive Shell Court to a duplex, multifamily enclave on Spanish Wells Road will support diversifying the rental options on island.

Developed as a twenty-four (24) mobile home rental subdivision, Olive Shell Court will be re-envisioned as a unified, multifamily development consisting of twenty (20) for-rent duplex buildings (40 three-bedroom units total). A 5.2-acre parcel in the RM-8 zoning district with Arterial Corridor and OCRM High Tide Overlay, the property will be serviced by the existing access point on Spanish Wells Road. The existing road network will be used and the associated stormwater conveyance will be reused and expanded in the final development. Bordered by single-family, RM-8 zoned properties on the north and west, power lines and the Cross Island Parkway to the south, and Summerfield to the east, the property will include a 20' building setback around the perimeter and varying buffer requirements. Though the Spanish Wells Road frontage is limited, it will contain a 40' building setback and 25' buffer line.

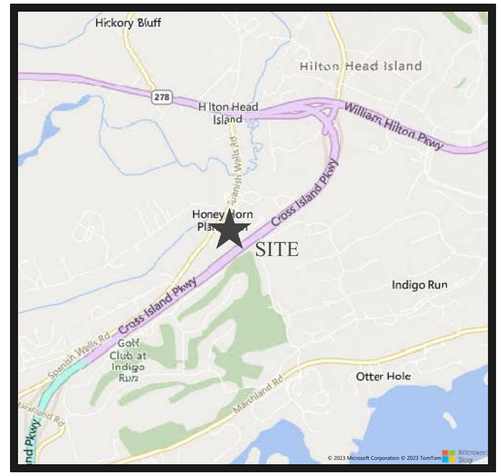
The proposed two-story over parking, 36'x56' and 36'x50' footprint duplexes will form a streetscape and the architecture will complement the island development character. A minimum of two surface / under building parking spaces will be provided per unit, meeting the Land Management Ordinance (LMO) requirements for three-bedroom multifamily units. The as-built survey indicates the existing significant and specimen trees on property, as well as limited wetland areas. Open space areas, including the entry park space, will provide common area for recreation and enjoyment for community members. The stormwater BMP areas will serve as backdrop for the residences and green space for viewing.

In closing, the development of appropriately scaled, for-rent duplexes into the existing fabric of island residential will provide an opportunity for young professionals and working families to be closer to their jobs and involved as full-time residents of the island.

Sincerely,
Judd Carstens, RLA

Attachment

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411



VICINITY MAP 0 1,000 2,000 4,000

SCALE IN FEET

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

PERMIT PLANS FOR

THE COTTAGES AT OLIVE SHELL

OLIVE SHELL COURT
HILTON HEAD ISLAND, SC 29926

PARCEL R510 007 000 0102 0000
EXISTING USE: MULTIFAMILY RESIDENTIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL

HORIZONTAL DATUM: STATE PLANE COORDINATES NAD83
VERTICAL DATUM: NAVD88

Sheet List Table	
Sheet No.	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION & INITIAL SWPP PLAN
5	INTERMEDIATE SWPP PLAN
6	FINAL SWPP PLAN
7	SWPPP DETAILS
8	SITE IMPROVEMENTS PLAN
9	GRADING & DRAINAGE PLAN
10	GRADING & DRAINAGE PLAN
11	CIVIL DETAIL
12	UTILITY DEMOLITION PLAN
13	UTILITY PLAN
14	UTILITY PLAN
15	UTILITY DETAILS
16	POST-DEVELOPMENT LOT LINES
17	PHASING PLAN

PREPARED FOR

CREVO CAPITAL
2140 VADALABENE DR, SUITE A
MARYVILLE, IL 62062

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 08/22/2023

SHEET NAME TITLE SHEET

SHEET NO. 1

LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
5RBCS - #5 REBAR WITH CAP SET
RBF - REBAR FOUND
CMF - CONCRETE MONUMENT FOUND
OTF - OPEN TOP IRON FOUND
◎ - #5 REBAR FOUND
ACP - RAISED AC PAD WITH POWER METER
TP - TELEPHONE PEDESTAL
UWM - WATER METER
UWV - WATER VALVE
ICV - IRRIGATION CONTROL VALVE
CO - SANITARY SEWER CLEANOUT
UMHSS - SANITARY SEWER MANHOLE

BENCHMARK COORDINATES:

POINT 20 4RBCS	POINT 10 4RBCS
N: 135,481.710'	N: 135,806.268'
E: 2,077,880.058'	E: 2,077,726.095'
ELEV: 8.81'	

REFERENCES:
1. PB: 159 PG: 91
2. PB: 143 PG: 154
3. PB: 139 PG: 100
4. PB: 46 PG: 146
5. PB: 78 PG: 151
6. PB: 77 PG: 112
7. PB: 66 PG: 111
8. PB: 34 PG: 31
9. DB: 3748 PG: 3050

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. VERTICAL DATUM IS NAVD88 DETERMINED USING GPS MEASUREMENTS
3. CONTOUR INTERVAL IS 1.0'
4. ACCORDING TO FEMA FLOOD PANEL 45013C0453G (EFFECTIVE 3/23/2021), THE ENTIRE PROPERTY APPEARS TO BE WITHIN FLOOD ZONE 'X'
5. NO WETLANDS WERE MARKED OR LOCATED DURING THIS SURVEY
6. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED.

Pre-Development Areas

Land Cover	HSG A Soils - Seabrook fine Sand			HSG B Soils - Ridgeland fine sand			Total		
	SF	AC	%	SF	AC	%	SF	AC	%
Building not incl. Porches	15,942	0.366	7.2%	998	0.023	0.4%	16,940	0.389	7.6%
Compacted Gravel	1,147	0.026	0.5%	-	-	0.0%	1,147	0.026	0.5%
Concrete Roadway	20,550	0.472	9.2%	1,906	0.044	0.9%	22,456	0.516	10.1%
Concrete Driveway	12,814	0.294	5.7%	807	0.019	0.4%	13,621	0.313	6.1%
Total Impervious Cover	50,453	1.158	22.6%	3,712	0.085	1.7%	54,164	1.243	24.3%
Wetland Areas	6,310	0.145	2.8%	-	-	0.0%	6,310	0.145	2.8%
BMP Areas	23,192	0.532	10.4%	2,741	0.063	1.2%	25,933	0.595	11.6%
Open Space	125,202	2.874	56.2%	11,293	0.259	5.1%	136,494	3.133	61.2%
Total Area	**205,157**	**4.710**	**92.0%**	**17,746**	**0.407**	**8.0%**	**222,903**	**5.117**	**100.0%**

Post-Development Areas

Land Cover	HSG A Soils - Seabrook fine Sand			HSG B Soils - Ridgeland fine sand			Total		
	SF	AC	%	SF	AC	%	SF	AC	%
Building incl. Porches	37,667	0.865	16.9%	865	0.020	0.4%	38,532	0.885	17.3%
Misc. Concrete	3,418	0.078	1.5%	-	-	0.0%	3,418	0.078	1.5%
Concrete Roadway	23,544	0.540	10.6%	1,906	0.044	0.9%	25,450	0.584	11.4%
Concrete Driveway	12,941	0.297	5.8%	293	0.007	0.1%	13,234	0.304	5.9%
Total Impervious Cover	77,571	1.781	34.8%	3,064	0.070	1.4%	80,635	1.851	36.2%
Wetland Areas	3,599	0.083	1.6%	-	-	0.0%	3,599	0.083	1.6%
Pervious Pavements	5,468	0.126	2.5%	977	0.022	0.4%	6,445	0.148	2.9%
BMP Areas	17,682	0.406	7.9%	2,179	0.050	1.0%	19,861	0.456	8.9%
Open Space	100,837	2.315	45.2%	11,526	0.265	5.2%	112,363	2.579	50.4%
Total Area	**205,157**	**4.710**	**92.0%**	**17,746**	**0.407**	**8.0%**	**222,903**	**5.117**	**100.0%**

TOWN OF HILTON HEAD DATA
1. SITE ADDRESS – OLIVE SHELL COURT, HHI, SC 29926
2. PARCEL NO. – R510 007 000 0102 0000
3. ZONING DISTRICT – MODERATE DENSITY RESIDENTIAL DISTRICT (RM-8)
4. OVERLAY DISTRICT – CORRIDOR OVERLAY DISTRICT, HISTORIC NEIGHBORHOOD OVERLAY
5. USE OF PROPERTY – MULTIFAMILY RESIDENTIAL
6. GROSS SITE ACRES – 5.12 AC
7. NET SITE ACRES – 5.12 AC
8. DISTURBED AREA – 4.1 AC
9. ALLOWED TOTAL DENSITY (RESIDENTIAL)
   8 DU PER NET ACRE X 5.12 AC = 41 DU
10. PROPOSED DENSITY – 40 DU
11. MAXIMUM BUILDING HEIGHT ALLOWED – 45 FT
12. PROPOSED BUILDING HEIGHT – 40 FT
13. MAXIMUM ALLOWED IMPERVIOUS AREA & PERCENTAGE = 35% (78,016 SF)
14. EXISTING IMPERVIOUS AREA & PERCENTAGE = 24% (54,164 SF)
15. PROPOSED IMPERVIOUS AREA & PERCENTAGE = 36% (80,635 SF)
16. MINIMUM REQUIRED OPEN SPACE AREA & PERCENTAGE = 16% (35,664 SF)
17. EXISTING OPEN SPACE AREA & PERCENTAGE = 61% (136,494 SF)
18. PROPOSED OPEN SPACE AREA & PERCENTAGE = 50% (112,363 SF)
19. MINIMUM NUMBER OF PARKING SPACES REQUIRED
    2 PER DU (FOR 3+ BEDROOM UNITS) x 40 DU = 80 SPACES
20. PROPOSED ADDITIONAL PARKING SPACES – 88 SPACES

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), BEAUFORT JASPER WATER AND SEWER AUTHORITY (BJWSA), TOWN OF BLUFFTON SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO HAVE ON SITE A COPY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.
6. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
7. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
10. CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION MEETINGS WITH APPROPRIATE UTILITIES AND REGULATORY AGENCIES (SCDOT, BJWSA, TOWN OF BLUFFTON, ETC.) PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
12. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
13. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
14. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
15. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
16. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
17. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR MAY SUBMIT BID ALTERNATIVES WHICH MUST BE APPROVED BY ENGINEER, APPROPRIATE MUNICIPALITY, APPROPRIATE REGULATORY AGENCY AND/OR APPROPRIATE UTILITY COMPANY PRIOR TO ORDERING.

SCDHEC STANDARD NOTES:

1. 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 & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
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 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
4. 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 CONTRUCTION 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.
5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
7. ALL SEDIMENT & 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.
8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
10. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP's (SEDIMENT BASIN, FILTER BAG, ETC.)
12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
    - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
    - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
13. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
14. IF EXISTING BMP's NEED TO BE MODIFIED OR IF ADDITIONAL BMP's ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC's WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP's MUST BE IMPLEMENTED AS SOON A REASONABLY POSSIBLE.
15. 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.
16. 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.
17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA – CERTIFICATE OF AUTHORIZATION – STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA – LICENSED PROFESSIONAL ENGINEER – No. 40266 – NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 08/22/2023

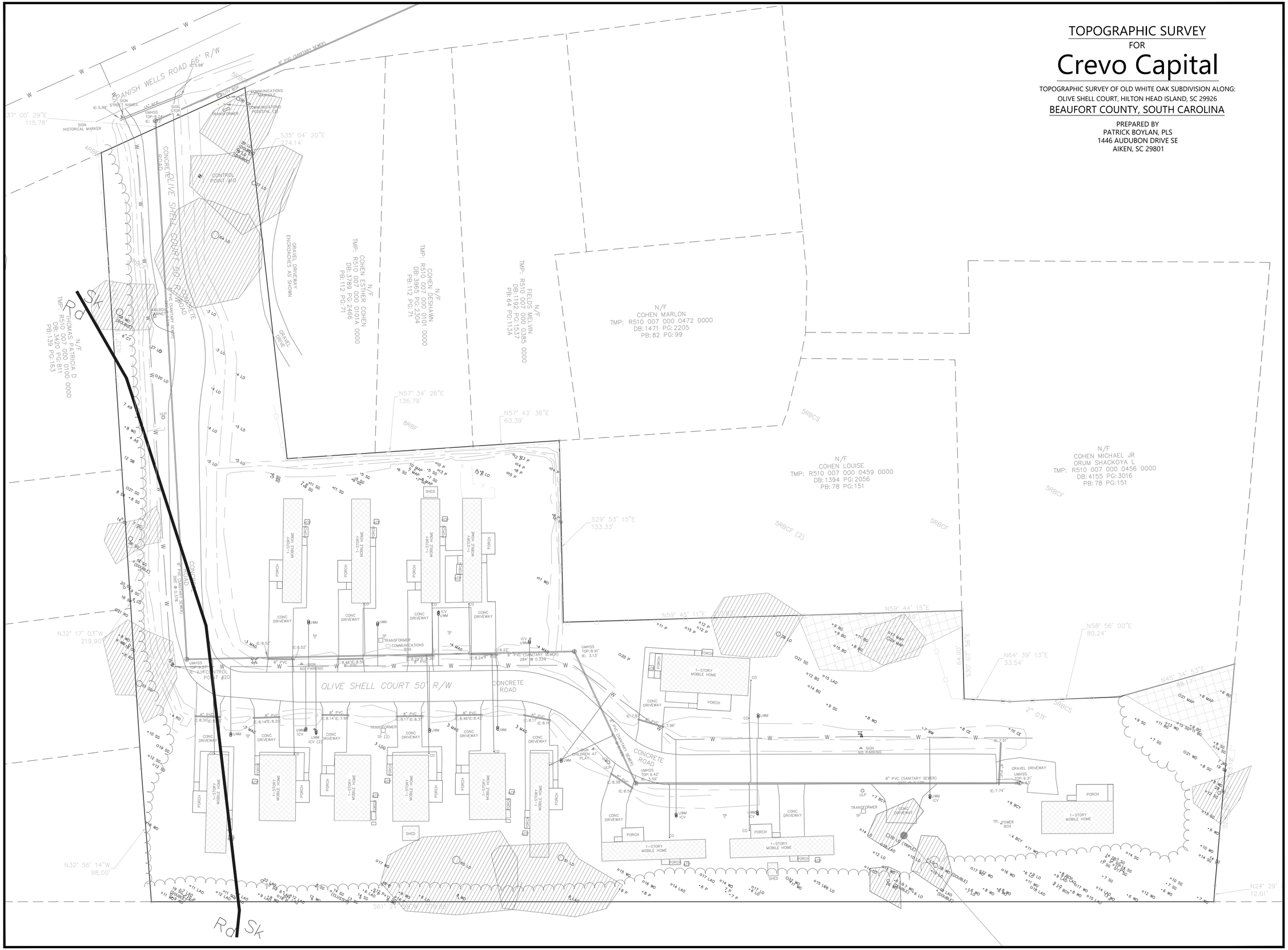
SHEET NAME
GENERAL NOTES & LEGEND

SHEET NO.
2

TOPOGRAPHIC SURVEY
FOR
Crevo Capital

TOPOGRAPHIC SURVEY OF OLD WHITE OAK SUBDIVISION ALONG:
OLIVE SHELL COURT, HILTON HEAD ISLAND, SC 29926
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED BY
PATRICK BOYLAN, PLS
1446 AUDUBON DRIVE SE
AIKEN, SC 29801



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SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
JONATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

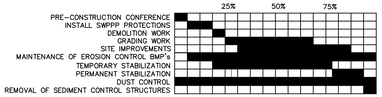
REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
EXISTING CONDITIONS

SHEET NO.
3

PORTION OF CONSTRUCTION ACTIVITIES



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NOTE:

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https://scdhec.gov/bow/stormwater/best-management-practices-bmps/bmp-handbook

SEE UTILITY PLAN FOR ALL UTILITY DEMOLITION & IMPROVEMENTS

SPANISH WELLS ROAD 66' R/W

SEDIMENT TUBE (TYP)

SAWCUT & DEMO APPROX. 25.7 SY EXISTING CONCRETE MAILBOX PULLOFF

LIMITS OF DISTURBANCE (TYP) APPROX. 4.1 AC

ALL SILT FENCING, TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION FENCING TO BE PLACED ALONG TOP OF BANK LINE AROUND EXISTING ROADSIDE DITCH SYSTEM

14 EXISTING MOBILE HOME UNITS TO BE REMOVED BY OWNER

REMOVE EXISTING 8" PVC DRIVEWAY CULVERTS (TYP) APPROX. 273 LF TOTAL

CONTRACTOR SHALL MAINTAIN A 20' WETLAND BUFFER AROUND EXISTING WETLAND AREA UNTIL ALL APPROPRIATE IMPACT PERMITTING IS APPROVED AND RECEIVED.

SAWCUT & DEMO EXISTING CONCRETE HAMMERHEAD APPROX. 92 SY

DOUBLE ROW OF SILT FENCE ALONG 20' WETLAND BUFFER (TYP)

CONTRACTOR SHALL STOCKPILE MATERIALS ONSITE WITHIN SILT FENCING

DEMO EXISTING CONCRETE DRIVEWAYS (TYP) APPROX. 1,420 SY TOTAL

SILT FENCE (TYP) APPROX. 2,290 LF TOTAL

CONCRETE WASHOUT

TREE PROTECTION FENCE (TYP) APPROX. 880 LF TOTAL

SPECIMEN TREE PROTECTION FENCE (TYP) APPROX. 805 LF TOTAL

OLIVE SHELL COURT 50' R/W

CONCRETE ROAD

GRAVEL DRIVEWAY ENCROACHES AS SHOWN

N/F COHEN MARLON TMP: R510 007 000 0472 0000 DB:1471 PG:2205 PB: 82 PG: 99

N/F COHEN LOUISE TMP: R510 007 000 0459 0000 DB:1394 PG:2056 PB: 78 PG:151

N/F COHEN MICHAEL JR ORUM SHACKOYA L TMP: R510 007 000 0456 0000 DB:4155 PG:3016 PB: 78 PG:151

N/F THOMAS PATRICIA D TMP: R510 007 000 0100 0000 DB:3420 PG:1 PB:139 PG:163

N/F COHEN ESTHER COHEN TMP: R510 007 000 0101A 0000 DB:3789 PG:2466 PB:112 PG:71

N/F COHEN DESHAWN TMP: R510 007 000 0101 0000 DB:3965 PG:2304 PB:112 PG:71

N/F FIELDS MELVIN TMP: R510 007 000 0385 0000 DB:1192 PG:1537 PB:64 PG:113A

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No. 40266
NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

SCALE IN FEET
0 15 30 60

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

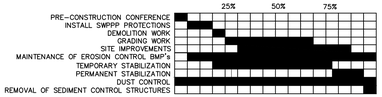
REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
DEMOLITION & INITIAL SWPP PLAN

SHEET NO.
4

PORTION OF CONSTRUCTION ACTIVITIES



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SEE UTILITY PLAN FOR ALL UTILITY DEMOLITION & IMPROVEMENTS

CONTRACTOR MAY UTILIZE RAINGARDEN AREAS AS RUNOFF CONTROL DURING CONSTRUCTION. CONTRACTOR SHALL MINIMIZE COMPACTION IN THE RAINGARDEN AREAS BY LIMITING USE OF HEAVY EQUIPMENT ON THE BOTTOM OF THE BASINS TO THE MAXIMUM EXTENT PRACTICABLE.

LIMITS OF DISTURBANCE (TYP) APPROX. 4.1 AC

ALL SILT FENCING, TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION FENCING TO BE MAINTAINED ALONG TOP OF BANK LINE AROUND EXISTING ROADSIDE DITCH SYSTEM

CONTRACTOR SHALL STOCKPILE MATERIALS ONSITE WITHIN SILT FENCING

TREE REMOVAL, SEE LANDSCAPE DESIGN PLANS FOR DETAILED TREE REMOVAL/MITIGATION INFORMATION (TYP)

WETLAND AREA TO REMAIN APPROX. 0.023 AC

AREA OF WETLAND IMPACT APPROX. 0.062 AC
NO WORK SHALL OCCUR WITHIN EXISTING 20' WETLAND BUFFER UNTIL ALL WETLAND IMPACT PERMITS ARE APPROVED AND RECEIVED.

CONTRACTOR SHALL MAINTAIN A 20' WETLAND BUFFER AROUND EXISTING WETLAND AREA UNTIL ALL APPROPRIATE IMPACT PERMITTING IS APPROVED AND RECEIVED.

MAINTAIN DOUBLE ROW OF SILT FENCE ALONG 20' WETLAND BUFFER (TYP)

SILT FENCE (TYP)
CONTRACTOR TO MAINTAIN AND REPAIR ANY DAMAGED/FAILING SILT FENCE DAILY THROUGH THE LIFE OF CONSTRUCTION

TREE PROTECTION FENCE (TYP)
CONTRACTOR TO MAINTAIN AND REPAIR ANY DAMAGED/FAILING TREE PROTECTION DAILY THROUGH THE LIFE OF CONSTRUCTION

SPECIMEN TREE PROTECTION FENCE (TYP)

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DATE 8/22/2023

SHEET NAME
INTERMEDIATE SWPP PLAN

SHEET NO.
5

CONTRACTOR SHALL ENSURE PROPER SEEDING IS APPLIED TO ALL R/W AREAS PER THE SCDHEC BMP MANUAL

CONTRACTOR TO LEAVE SILT FENCING AND TREE PROTECTIONS IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED AND APPROVAL IS RECEIVED FROM TOWN OF HILTON HEAD

COORDINATE WITH LANDSCAPE DESIGN PLANS FOR FINAL GROUND COVER AND LANDSCAPING REQUIREMENTS

10' POST-DEVELOPMENT STORMWATER ACCESS EASEMENT

10' POST-DEVELOPMENT STORMWATER ACCESS EASEMENT

CONTRACTOR TO STABILIZE SWALES, SPILLWAYS AND BMP AREAS WITH VEGETATIVE OR SYNTHETIC MATTING WHERE NECESSARY TO PREVENT THE FORMATION OF RILLS AND GULLIES.

SEE UTILITY PLAN FOR ALL UTILITY DEMOLITION & IMPROVEMENTS

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
UNIT 30
UNIT 31
UNIT 32
UNIT 33
UNIT 34
UNIT 35
UNIT 36
UNIT 37
UNIT 38
UNIT 39
UNIT 40
BATHROOM

PORTION OF CONSTRUCTION ACTIVITIES

	25%	50%	75%
PRE-CONSTRUCTION CONFERENCE	■		
INSTALL SWPPP PROTECTIONS	■		
DEMOLITION WORK	■	■	
GRADING WORK	■	■	■
SITE IMPROVEMENTS	■	■	■
MAINTENANCE OF EROSION CONTROL BMP's	■	■	■
TEMPORARY STABILIZATION	■	■	■
PERMANENT STABILIZATION	■	■	■
DUST CONTROL	■	■	■
REMOVAL OF SEDIMENT CONTROL STRUCTURES	■	■	■

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STURRE ENGINEERING
Civil Design & Development

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PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

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SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

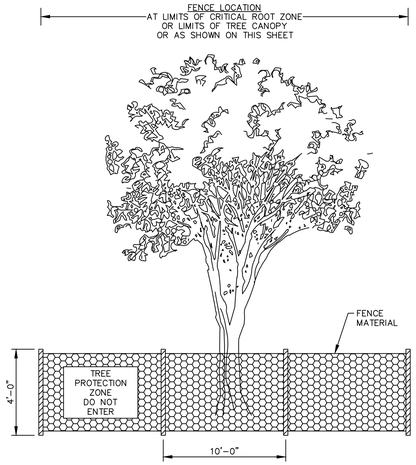
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
FINAL SWPP PLAN

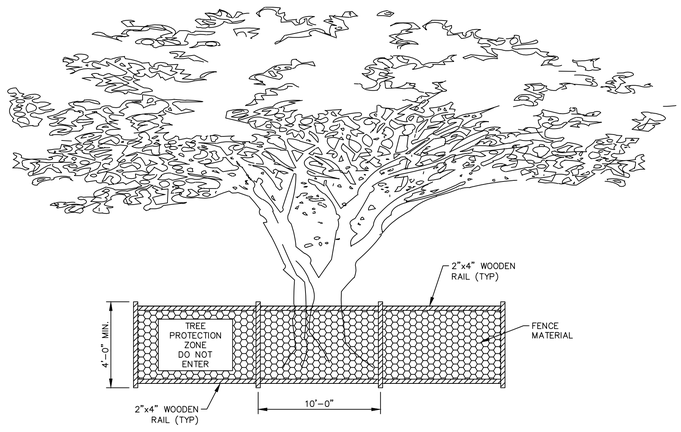
SHEET NO.
6



TREE PROTECTION FENCE DETAIL

N.T.S.

TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16-6-104.F.1. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16-6-104.J.3.b. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

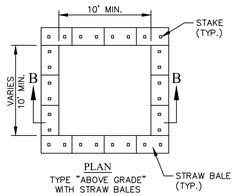


SPECIMEN TREE PROTECTION FENCE DETAIL

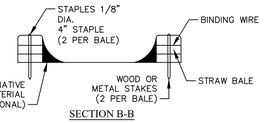
N.T.S.

1. USE ON APPLICABLE SPECIMEN TREES IDENTIFIED ON TOWN OF HILTON HEAD LMO TABLE 16-6-104.F.1.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16-6-104.J.3.b. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

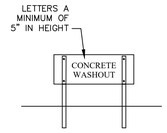
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

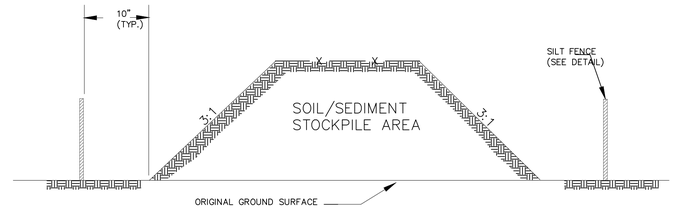
NOTES

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 STRAW BALES OR ABOVE GROUND

SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

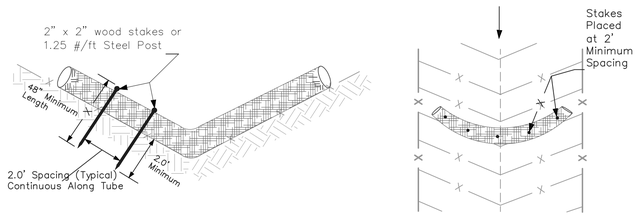
South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBE INSTALLATION



SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES – GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES – INSPECTION & MAINTENANCE

1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube 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 sediment tube.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

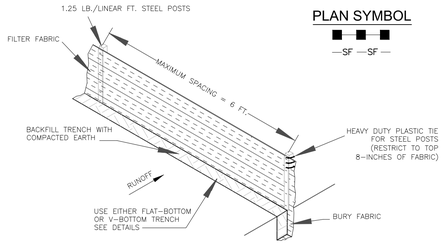
South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

SILT FENCE INSTALLATION



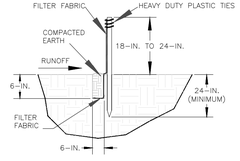
PLAN SYMBOL

—SF—SF—

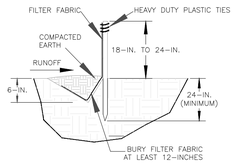
SILT FENCE – GENERAL NOTES

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 3-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.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

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 even 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.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION
	DATE	08/22/2023

SHEET NAME

SWPPP DETAILS

SHEET NO.

7

Unit No.	Footprint	No. Stories	Height	No. Bedrooms	No. Baths	Garage Level FFE (NAVD88)	First Floor FFE (NAVD88)
1	18' x 56'	3	40	3	3.5	9.50	19.63
2	18' x 56'	3	40	3	3.5	9.50	19.63
3	18' x 56'	3	40	3	3.5	9.50	19.63
4	18' x 56'	3	40	3	3.5	9.50	19.63
5	18' x 56'	3	40	3	3.5	9.80	19.93
6	18' x 56'	3	40	3	3.5	9.80	19.93
7	18' x 56'	3	40	3	3.5	9.70	19.83
8	18' x 56'	3	40	3	3.5	9.70	19.83
9	18' x 56'	3	40	3	3.5	9.70	19.83
10	18' x 56'	3	40	3	3.5	9.70	19.83
11	18' x 50'	3	40	3	2.5	9.60	19.73
12	18' x 50'	3	40	3	2.5	9.60	19.73
13	18' x 50'	3	40	3	2.5	9.40	19.53
14	18' x 50'	3	40	3	2.5	9.40	19.53
15	18' x 50'	3	40	3	2.5	9.20	19.33
16	18' x 50'	3	40	3	2.5	9.20	19.33
17	18' x 50'	3	40	3	2.5	9.60	19.73
18	18' x 50'	3	40	3	2.5	9.60	19.73
19	18' x 50'	3	40	3	2.5	9.60	19.73
20	18' x 50'	3	40	3	2.5	9.60	19.73
21	18' x 50'	3	40	3	2.5	9.30	19.43
22	18' x 50'	3	40	3	2.5	9.30	19.43
23	18' x 50'	3	40	3	2.5	9.30	19.43
24	18' x 50'	3	40	3	2.5	9.30	19.43
25	18' x 50'	3	40	3	2.5	9.40	19.53
26	18' x 50'	3	40	3	2.5	9.40	19.53
27	18' x 50'	3	40	3	2.5	9.60	19.73
28	18' x 50'	3	40	3	2.5	9.60	19.73
29	18' x 50'	3	40	3	2.5	9.70	19.83
30	18' x 50'	3	40	3	2.5	9.70	19.83
31	18' x 56'	3	40	3	3.5	9.70	19.83
32	18' x 56'	3	40	3	3.5	9.70	19.83
33	18' x 56'	3	40	3	3.5	9.80	19.93
34	18' x 56'	3	40	3	3.5	9.80	19.93
35	18' x 56'	3	40	3	3.5	9.90	20.03
36	18' x 56'	3	40	3	3.5	9.90	20.03
37	18' x 56'	3	40	3	3.5	9.90	20.03
38	18' x 56'	3	40	3	3.5	9.90	20.03
39	18' x 56'	3	40	3	3.5	10.00	20.13
40	18' x 56'	3	40	3	3.5	10.00	20.13

14 LF 24" RCP W/ BEVELED END TREATMENTS PER SCDOT STD DETAIL 719-610-00

NEW PAVER PEDESTRIAN TRAIL SEE LANDSCAPE DESIGN PLANS

RG-SCDOT01 RAINGARDEN 1,890 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.5 FT DEEP

RG-SCDOT05 RAINGARDEN 1,820 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.5 FT DEEP

18 LF 18" HDPE W/ FLARED END SECTIONS

NEW PAVER MAILBOX PULL-OFF & CLUSTER MAILBOX W/ PAVER PAD SEE LANDSCAPE DESIGN PLANS

218 LF FENCE PER LANDSCAPE DESIGN PLANS

24 LF 15" HDPE W/ FLARED END SECTIONS

4 BRICK PAVER PARKING SPACES W/ CONCRETE WHEELSTOPS PER LANDSCAPE DESIGN PLANS

16 LF 18" HDPE W/ FLARED END SECTIONS

RG-SCDOT02 RAINGARDEN 1,385 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.5 FT DEEP

RG-SCDOT03 RAINGARDEN 9,540 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.5 FT DEEP

10' POST-DEVELOPMENT STORMWATER ACCESS EASEMENT

RG-SCDOT06 RAINGARDEN 3,100 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.5 FT DEEP

4 BRICK PAVER PARKING SPACES W/ CONCRETE WHEELSTOPS PER LANDSCAPE DESIGN PLANS

WETLAND AREA TO REMAIN APPROX. 0.023 AC

NEW CONCRETE DRIVEWAY (TYP) APPROX. 1,471 SY TOTAL

AREA OF WETLAND IMPACT APPROX. 0.062 AC NO WORK SHALL OCCUR WITHIN EXISTING 20' WETLAND BUFFER UNTIL ALL WETLAND IMPACT PERMITS ARE APPROVED AND RECEIVED.

90 LF FENCE PER LANDSCAPE DESIGN PLANS

NEW 5' WIDE CONCRETE SIDEWALK, SEE LANDSCAPE DESIGN PLANS

NEW POOL AREA W/ BATHROOM

RG-SCDOT04 RAINGARDEN 721 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 2.0 FT DEEP

RG-WET01 RAINGARDEN 1,538 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 1.0 FT DEEP

10' POST-DEVELOPMENT STORMWATER ACCESS EASEMENT

ARMORED SPILLWAY 10 FT BOTTOM WIDTH 0.25 FT HIGH APPROX. 42.2 SY 18" DEEP RIP RAP ON FILTER FABRIC

15" FES W/ 2.5 SY 18" RIP RAP ON FILTER FABRIC

58 LF 15" HDPE W/ FLARED END SECTIONS

UNPAVED PEDESTRIAN TRAIL SEE LANDSCAPE DESIGN PLANS

SHALLOW SWALE (TYP) APPROX. 1,950 LF TOTAL

CONCRETE HAMMERHEAD TURN AROUND APPROX. 390 SY

RG-WET02 RAINGARDEN 1,731 SF SURFACE AREA 3:1 (H:V) SIDE SLOPES 2.0 FT DEEP

ARMORED SPILLWAY 3 FT BOTTOM WIDTH 0.5 FT HIGH APPROX. 10.7 SY 18" DEEP RIP RAP ON FILTER FABRIC

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12 UNIT 13 UNIT 14 UNIT 15 UNIT 16 UNIT 17 UNIT 18 UNIT 19 UNIT 20 UNIT 21 UNIT 22 UNIT 23 UNIT 24 UNIT 25 UNIT 26 UNIT 27 UNIT 28 UNIT 29 UNIT 30 UNIT 31 UNIT 32 UNIT 33 UNIT 34 UNIT 35 UNIT 36 UNIT 37 UNIT 38 UNIT 39 UNIT 40

BATHROOM

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
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NATHAN STURRE

PREPARED FOR:

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PROJECT:

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CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME

SITE IMPROVEMENTS PLAN

SHEET NO.

8

Post-Development Water Quality Compliance

BMP	SHGW (ft)	Bottom Elev. (ft)	WQ Elev. (ft)	Top (ft)	Available Water Quality (cf)	HGL (ft)					100-Year Total Time Flooded (min)
						2-Year	10-Year	25-Year	50-Year	100-Year	
RG-SCDOT01	6.00	6.50	7.00	8.00	375.75	7.02	7.15	7.26	7.39	7.52	-
RG-SCDOT02	6.00	6.50	7.00	8.00	208.75	7.02	7.23	7.42	7.60	7.77	-
RG-SCDOT03	6.00	6.50	7.10	8.00	3,339.80	7.13	7.50	7.70	7.86	8.02	13
RG-SCDOT04	6.00	7.00	8.50	9.00	523.50	7.68	8.52	8.64	8.74	8.79	-
RG-SCDOT05	6.00	6.50	7.00	8.00	366.50	7.12	7.24	7.42	7.64	7.83	-
RG-SCDOT06	6.00	6.50	7.00	8.00	640.75	7.18	7.49	7.70	7.89	8.12	36
RG-WET01	6.00	6.50	7.25	7.50	832.00	7.15	7.31	7.39	7.48	7.54	19
RG-WET02	6.00	6.50	8.00	8.50	1,760.25	7.39	8.12	8.23	8.29	8.33	-
	Total Available Water Quality Volume				**8,047.30**						

STURRE ENGINEERING
Civil Design & Development

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PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NO.
9

MATCHLINE- SHEET 5

RG-SCDOT03

TIE IN EXISTING DITCH ALONG PROPERTY LINE

WETLAND AREA TO REMAIN APPROX. 0.023 AC

AREA OF WETLAND IMPACT APPROX. 0.062 AC NO WORK SHALL OCCUR WITHIN EXISTING 20' WETLAND BUFFER UNTIL ALL WETLAND IMPACT PERMITS ARE APPROVED AND RECEIVED.

RG-WET01

ARMORED SPILLWAY 10 FT BOTTOM WIDTH 0.25 FT HIGH APPROX. 42.2 SY 18" DEEP RIP RAP ON FILTER FABRIC

RG-WET02

ARMORED SPILLWAY 3 FT BOTTOM WIDTH 0.5 FT HIGH APPROX. 10.7 SY 18" DEEP RIP RAP ON FILTER FABRIC

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12 UNIT 13 UNIT 14 UNIT 15 UNIT 16 UNIT 17 UNIT 18 UNIT 19 UNIT 20 UNIT 21 UNIT 22 UNIT 23 UNIT 24 UNIT 25 UNIT 26 UNIT 27 UNIT 28 UNIT 29 UNIT 30 UNIT 31 UNIT 32 UNIT 33

BATHROOM

Post-Development Water Quality Compliance

BMP	SHGW (ft)	Bottom Elev. (ft)	WQ Elev. (ft)	Top (ft)	Available Water Quality (cf)	HGL (ft) 2-Year	10-Year	25-Year	50-Year	100-Year	100-Year Total Time Flooded (min)
RG-SCDOT01	6.00	6.50	7.00	8.00	375.75	7.02	7.15	7.26	7.39	7.52	-
RG-SCDOT02	6.00	6.50	7.00	8.00	208.75	7.02	7.23	7.42	7.60	7.77	-
RG-SCDOT03	6.00	6.50	7.10	8.00	3,339.80	7.13	7.50	7.70	7.86	8.02	13
RG-SCDOT04	6.00	7.00	8.50	9.00	523.50	7.68	8.52	8.64	8.74	8.79	-
RG-SCDOT05	6.00	6.50	7.00	8.00	366.50	7.12	7.24	7.42	7.64	7.83	-
RG-SCDOT06	6.00	6.50	7.00	8.00	640.75	7.18	7.49	7.70	7.89	8.12	36
RG-WET01	6.00	6.50	7.25	7.50	832.00	7.15	7.31	7.39	7.48	7.54	19
RG-WET02	6.00	6.50	8.00	8.50	1,760.25	7.39	8.12	8.23	8.29	8.33	-
	Total Available Water Quality Volume				**8,047.30**						

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — NORTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LABOR, LICENSING AND REGULATION — PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NO.
10

ADS FLARED END SECTION SPECIFICATION

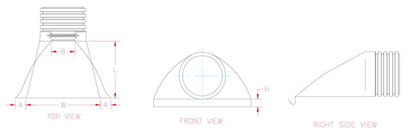
Scope
This specification describes 12- through 36-inch (300 to 900mm) ADS Flared End Sections for use in culvert and drainage outlet applications.

Requirements
The ADS Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

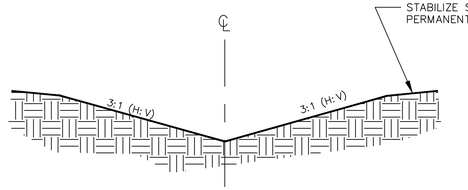
Installation
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.ads-pipe.com for the latest installation instructions.

	PIPE DIAMETER, in (mm)					
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A, in (mm)	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max) in (mm)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H in (mm)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L in (mm)	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W in (mm)	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

*Product detail may differ slightly from actual product appearance



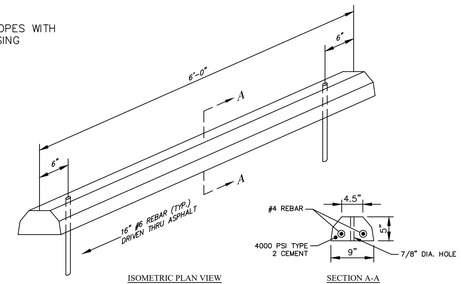
© ADS, Inc., March 2020



SHALLOW SWALE DETAIL

N.T.S.

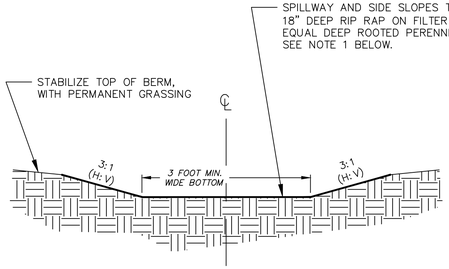
NOTES:
1. MINIMUM LONGITUDINAL SLOPE 0.75%.
2. STABILIZE SWALE WITH VEGETATIVE OR SYNTHETIC MATTING WHERE NECESSARY TO PREVENT THE FORMATION OF RILLS AND GULLIES.



ISOMETRIC PLAN VIEW SECTION A-A

WHEEL STOP

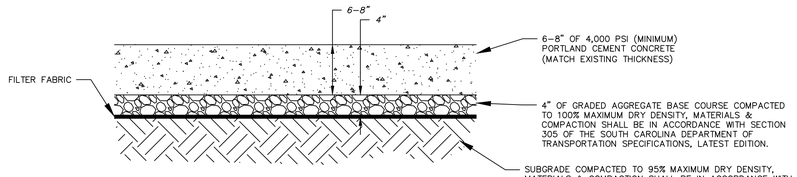
N.T.S.



SPILLWAY DETAIL

N.T.S.

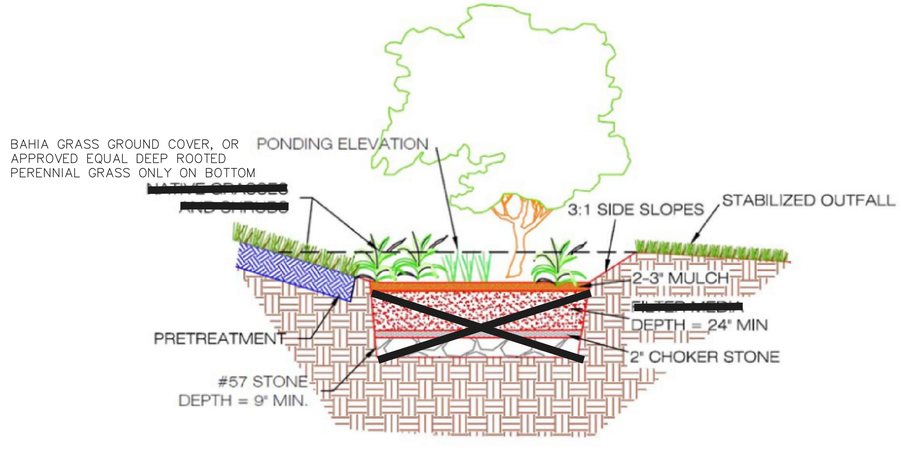
NOTES:
1. STABILIZE SPILLWAY WITH VEGETATIVE OR SYNTHETIC MATTING WHERE NECESSARY TO PREVENT THE FORMATION OF RILLS AND GULLIES.



CONCRETE APRON DETAIL

N.T.S.

NOTES:
1. JOINTS MUST BE PLACED A MAXIMUM SPACING IN FEET 2.5 TIMES THE PAVEMENT THICKNESS IN INCHES, AND IN NO CASE MORE DISTANT APART THAN 15 FEET.
2. REQUIRED TO SEAL ALL PAVEMENT JOINTS TO PREVENT SURFACE WATER ENTRY INTO BASE / SUBGRADE.
3. REQUIRED THAT PAVEMENT SHOULD INCLUDE LUG ANCHORS OR TIE-BARS TO MINIMIZE SEPARATION OR MISALIGNMENT AT THE JOINTS.
4. IN GENERAL, THE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330.1 AND/OR ACI 330R, AS APPLICABLE.



RAINGARDEN DETAIL

N.T.S.

NOTE:
1. FILTER MEDIA & STONE RESERVOIR LAYERS NOT SPECIFIED AS USDA SOILS REPORT INDICATES SANDY SOILS WITH ADEQUATE INFILTRATION RATES.

DETAIL MODIFIED FROM SOUTHERN LOWCOUNTRY STORMWATER DESIGN MANUAL

STURRE ENGINEERING
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SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS — No. 40266 — NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

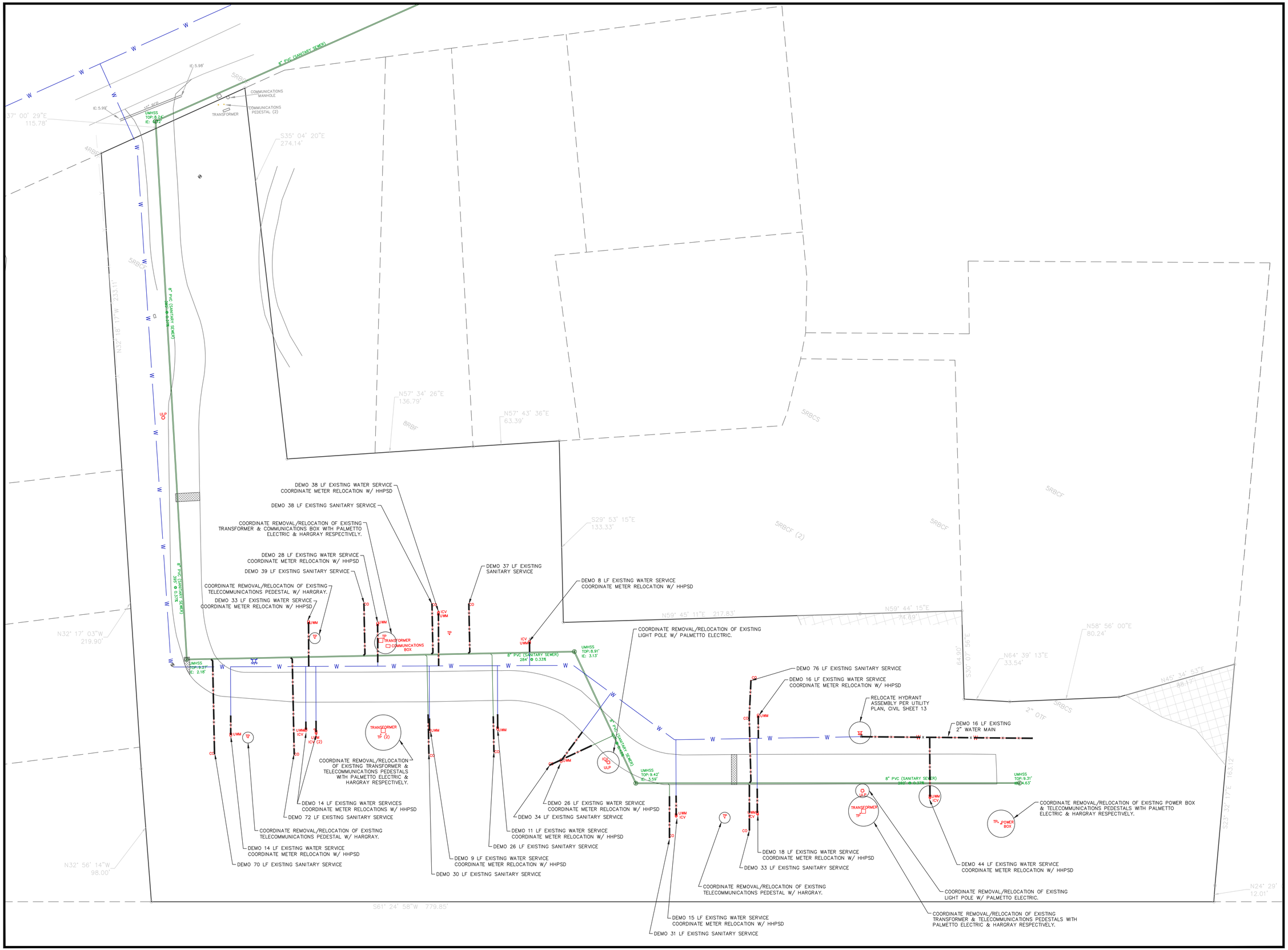
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME CIVIL DETAILS

SHEET NO. 11



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STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 40266
JONATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 06/21/2023

SHEET NAME

UTILITY DEMOLITION PLAN

SHEET NO.

12

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SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 08/22/2023

SHEET NAME
UTILITY PLAN

SHEET NO.
13

STURRE ENGINEERING
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No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

THE COTTAGES AT OLIVE SHELL

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

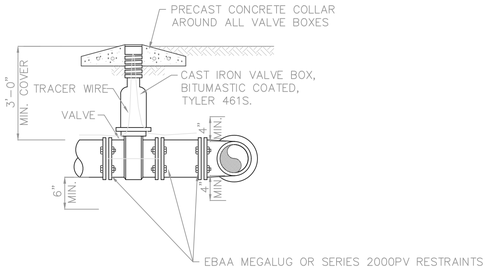
REV #	DATE	DESCRIPTION

DATE 08/22/2023

SHEET NAME
UTILITY PLAN

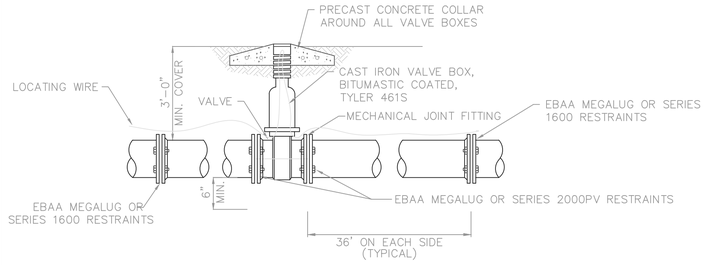
SHEET NO.
13

NOTE:
1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



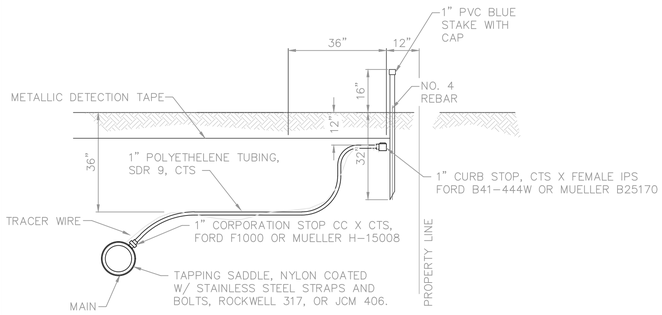
VALVE & TEE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
VALVE & TEE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4
SCALE: NTS	REVISED: JAN. 2001	



GATE VALVE SETTING DETAIL
NOT TO SCALE

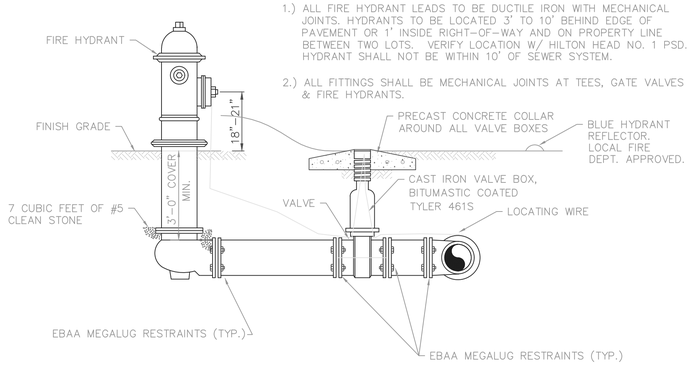
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
GATE VALVE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3
SCALE: NTS	REVISED: JAN. 2001	



1" WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

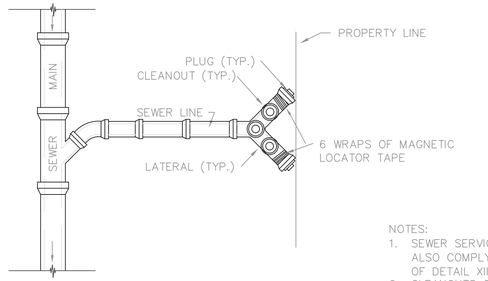
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
1" WATER SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-1
SCALE: NTS	REVISED: Jan. 2001	

NOTE:
1.) ALL FIRE HYDRANT LEADS TO BE DUCTILE IRON WITH MECHANICAL JOINTS. HYDRANTS TO BE LOCATED 3' TO 10' BEHIND EDGE OF PAVEMENT OR 1' INSIDE RIGHT-OF-WAY AND ON PROPERTY LINE BETWEEN TWO LOTS. VERIFY LOCATION W/ HILTON HEAD NO. 1 PSD. HYDRANT SHALL NOT BE WITHIN 10' OF SEWER SYSTEM.
2.) ALL FITTINGS SHALL BE MECHANICAL JOINTS AT TEES, GATE VALVES & FIRE HYDRANTS.



FIRE HYDRANT, VALVE & TEE SETTING
NOT TO SCALE

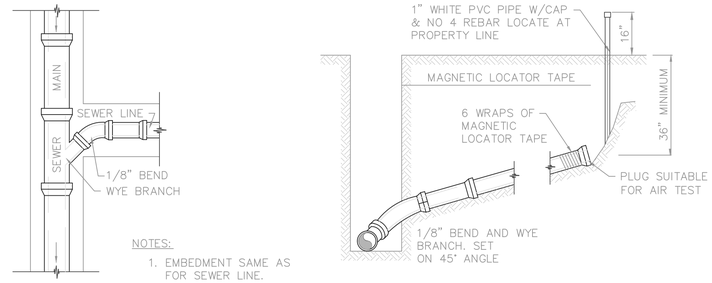
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
FIRE HYDRANT, VALVE & TEE SETTING		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-2
SCALE: NTS	REVISED: MAR 2005	



NOTES:
1. SEWER SERVICE CONNECTION SHOULD ALSO COMPLY WITH REQUIREMENTS OF DETAIL XII-10.
2. CLEANOUTS ON INDIVIDUAL LATERALS SHALL BE PLACED AT PROPERTY LINE.

DOUBLE SEWER SERVICE
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
DOUBLE SEWER SERVICE		
APPROVED BY: XXXXXXX	DATE: DEC. 1998	DRAWING NO. XII-14
SCALE: NTS	REVISED: XXXXXXX	



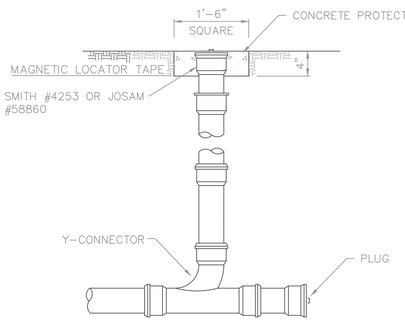
PLAN

NOTES:
1. EMBEDMENT SAME AS FOR SEWER LINE.
2. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0%. MAXIMUM GRADE SHALL BE 50%
3. NO VERTICAL STACKING WILL BE ALLOWED.

SECTION

SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

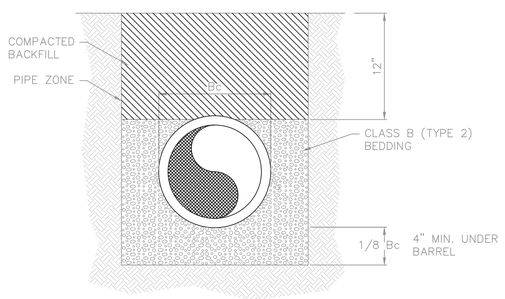
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER SERVICE CONNECTION DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-10
SCALE: NTS	REVISED: XXXXXXX	



NOTES:
1. THE CLEANOUT SHOULD BE THE SAME SIZE DIAMETER AS THE LINE THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A PLUG SUITABLE FOR AIR TEST.

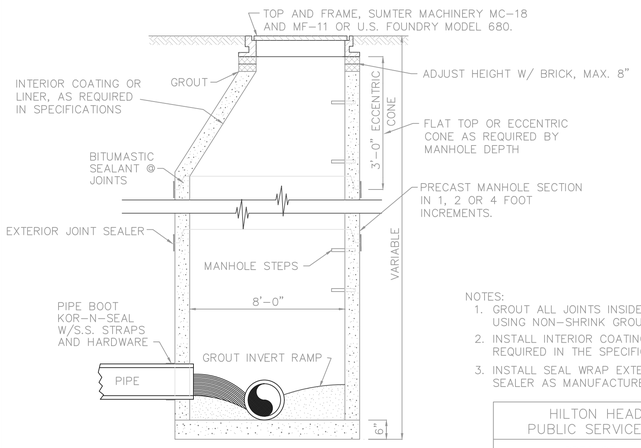
CLEANOUT DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
CLEANOUT DETAIL		
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13
SCALE: NTS	REVISED: XXXXXXX	



BEDDING FOR PVC GRAVITY SEWER PIPE
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXX	



SECTION

NOTES:
1. GROUT ALL JOINTS INSIDE AND OUTSIDE USING NON-SHRINK GROUT.
2. INSTALL INTERIOR COATING OR LINER AS REQUIRED IN THE SPECIFICATIONS.
3. INSTALL SEAL WRAP EXTERIOR JOINT SEALER AS MANUFACTURED BY MAR-MAC.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
PRECAST MANHOLE		
APPROVED BY: XXXXXXX	DATE: XXXXXXX	DRAWING NO. XII-6
SCALE: NTS	REVISED: XXXXXXX	

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SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — JONATHAN STURRE

PREPARED FOR:

CREVO CAPITAL

PROJECT:

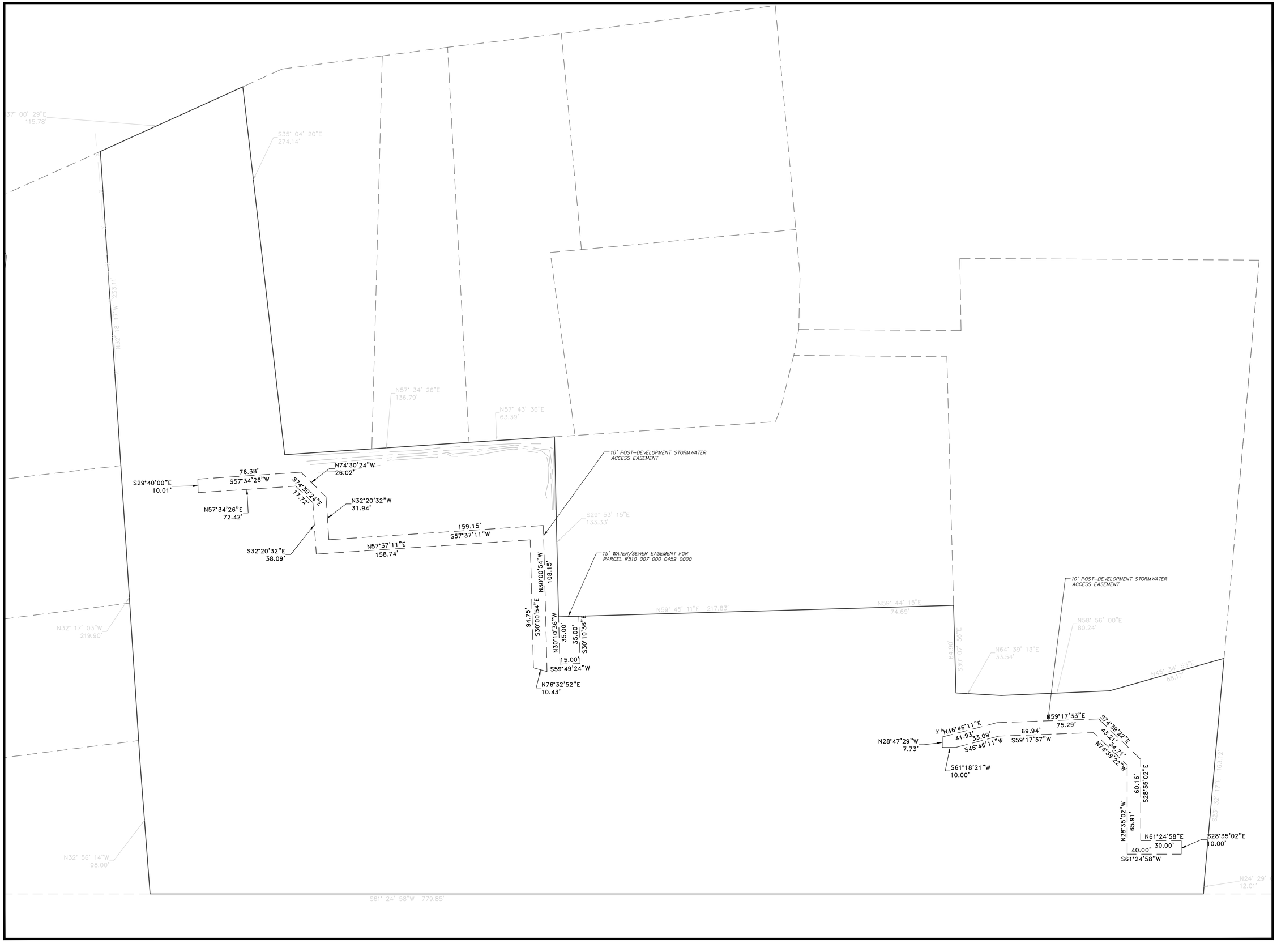
THE COTTAGES AT OLIVE SHELL

REV #	DATE	DESCRIPTION

DATE 08/22/2023

SHEET NAME
UTILITY DETAILS

SHEET NO.
15



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0 15 30 60
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
POST-DEVELOPMENT LOT LINES

SHEET NO.
16

PHASE 1 INCLUDES UNITS 1–10, 21–40 & THE POOL AREA. PHASE 1 ALSO INCLUDES ALL SITE WORK, PARKING, UTILITY IMPROVEMENTS, AND STORMWATER IMPROVEMENTS.

PHASE 2 INCLUDES THE CONSTRUCTION OF UNITS 11–20. ALL WETLAND PERMITTING TO BE OBTAINED BEFORE CONSTRUCTION OF UNITS 13–15

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
UNIT 30
UNIT 31
UNIT 32
UNIT 33
UNIT 34
UNIT 35
UNIT 36
UNIT 37
UNIT 38
UNIT 39
UNIT 40
BATHROOM
TRANSFORMER
COMMUNICATIONS MANHOLE
COMMUNICATIONS PEDESTAL (2)

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
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LICENSED PROFESSIONAL ENGINEER
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THE COTTAGES AT OLIVE SHELL

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 8/22/2023

SHEET NAME
PHASING PLAN

SHEET NO.
17

OLIVE SHELL COURT

HILTON HEAD ISLAND, SOUTH CAROLINA

CONSULTANT INFO

TOPO AND BOUNDARY SURVEYS, EXISTING TREES AND SURVEY DATA WERE TAKEN FROM DIGITAL DATA PROVIDED BY:

PATRICK BOYLAN, PLS
1446 AUDUBON DRIVE SE
AIKEN, SC

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL DATA PROVIDED BY:

STURRE ENGINEERING
BLUFFTON, SC
(843) 929.9432

ISSUED: AUGUST 23, 2023

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

CS - COVER SHEET
L30 - NOTES
L100 - KEY SHEET
L500 - BUFFER PLANTING PLAN
L501 - INTERIOR PLANTING PLAN
L510 - PLANT SCHEDULE AND DETAILS
L600 - SITE DETAILS

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER

CS

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. THIS IS A DESIGN DEVELOPMENTS SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNERS OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED REGULATIONS AND CODES OF THE AMERICANS WITH DISABILITIES ACT, ALL NATIONAL, STATE, LOCAL AND OTHER GOVERNING AUTHORITIES. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
4. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
5. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
6. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
7. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
8. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
9. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
10. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
11. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
12. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
13. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
14. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF TOWN OF HILTON HEAD ISLAND AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
16. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
18. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
19. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO 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 ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR 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 SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS 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 UP SLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), 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 W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
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 STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL 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:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

CONSTRUCTION NOTES:

1. THESE DETAILS / ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOP DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
3. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
5. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
8. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
9. ALL WELDS TO BE CONTINUOUS.
10. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
11. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
12. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
13. PRIME AND PAINT ALL SURFACES AFTER ALL CUTS WITH TWO COATS OF PRIMER PAINT FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
14. SAND ALL WOOD MEMBERS ON ALL SURFACES AFTER ALL CUTS. APPLY SEALANT AND STAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (SEAL AND STAIN ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
15. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
16. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
17. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

****CAUTION****

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SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

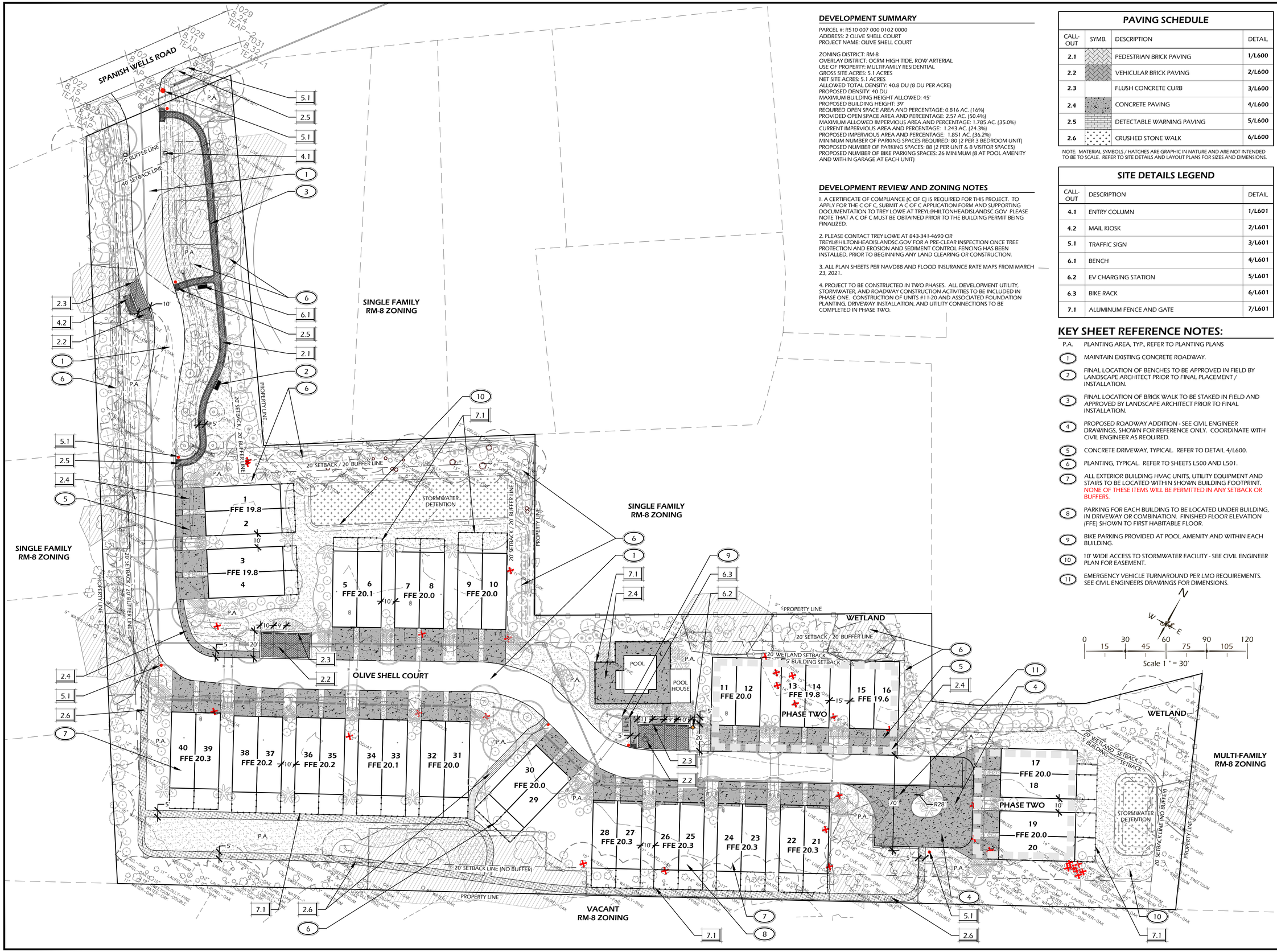
DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PROJECT NOTES

DRAWING NUMBER
L30



DEVELOPMENT SUMMARY

PARCEL #: R510 007 000 0102 0000
ADDRESS: 2 OLIVE SHELL COURT
PROJECT NAME: OLIVE SHELL COURT

ZONING DISTRICT: RM-8
OVERLAY DISTRICT: OCRM HIGH TIDE, ROW ARTERIAL
USE OF PROPERTY: MULTIFAMILY RESIDENTIAL
GROSS SITE ACRES: 5.1 ACRES
NET SITE ACRES: 5.1 ACRES
ALLOWED TOTAL DENSITY: 40.8 DU (8 DU PER ACRE)
PROPOSED DENSITY: 40 DU
MAXIMUM BUILDING HEIGHT ALLOWED: 45'
PROPOSED BUILDING HEIGHT: 39'
REQUIRED OPEN SPACE AREA AND PERCENTAGE: 0.816 AC. (16%)
PROVIDED OPEN SPACE AREA AND PERCENTAGE: 2.57 AC. (50.4%)
MAXIMUM ALLOWED IMPERVIOUS AREA AND PERCENTAGE: 1.785 AC. (35.0%)
CURRENT IMPERVIOUS AREA AND PERCENTAGE: 1.243 AC. (24.3%)
PROPOSED IMPERVIOUS AREA AND PERCENTAGE: 1.851 AC. (36.2%)
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 80 (2 PER 3 BEDROOM UNIT)
PROPOSED NUMBER OF PARKING SPACES: 88 (2 PER UNIT & 8 VISITOR SPACES)
PROPOSED NUMBER OF BIKE PARKING SPACES: 26 MINIMUM (8 AT POOL AMENITY AND WITHIN GARAGE AT EACH UNIT)

DEVELOPMENT REVIEW AND ZONING NOTES

1. A CERTIFICATE OF COMPLIANCE (C OF C) IS REQUIRED FOR THIS PROJECT. TO APPLY FOR THE C OF C, SUBMIT A C OF C APPLICATION FORM AND SUPPORTING DOCUMENTATION TO TREY LOWE AT TREYL@HILTONHEADISLANDSC.GOV PLEASE NOTE THAT A C OF C MUST BE OBTAINED PRIOR TO THE BUILDING PERMIT BEING FINALIZED.

2. PLEASE CONTACT TREY LOWE AT 843-341-4690 OR TREYL@HILTONHEADISLANDSC.GOV FOR A PRE-CLEAR INSPECTION ONCE TREE PROTECTION AND EROSION AND SEDIMENT CONTROL FENCING HAS BEEN INSTALLED, PRIOR TO BEGINNING ANY LAND CLEARING OR CONSTRUCTION.

3. ALL PLAN SHEETS PER NAVD88 AND FLOOD INSURANCE RATE MAPS FROM MARCH 23, 2021.

4. PROJECT TO BE CONSTRUCTED IN TWO PHASES. ALL DEVELOPMENT UTILITY, STORMWATER, AND ROADWAY CONSTRUCTION ACTIVITIES TO BE INCLUDED IN PHASE ONE. CONSTRUCTION OF UNITS #11-20 AND ASSOCIATED FOUNDATION PLANTING, DRIVEWAY INSTALLATION, AND UTILITY CONNECTIONS TO BE COMPLETED IN PHASE TWO.

PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PEDESTRIAN BRICK PAVING	1/L600
2.2		VEHICULAR BRICK PAVING	2/L600
2.3		FLUSH CONCRETE CURB	3/L600
2.4		CONCRETE PAVING	4/L600
2.5		DETECTABLE WARNING PAVING	5/L600
2.6		CRUSHED STONE WALK	6/L600

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
4.1	ENTRY COLUMN	1/L601
4.2	MAIL KIOSK	2/L601
5.1	TRAFFIC SIGN	3/L601
6.1	BENCH	4/L601
6.2	EV CHARGING STATION	5/L601
6.3	BIKE RACK	6/L601
7.1	ALUMINUM FENCE AND GATE	7/L601

KEY SHEET REFERENCE NOTES:

P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS

1. MAINTAIN EXISTING CONCRETE ROADWAY.
2. FINAL LOCATION OF BENCHES TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
3. FINAL LOCATION OF BRICK WALK TO BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
4. PROPOSED ROADWAY ADDITION - SEE CIVIL ENGINEER DRAWINGS, SHOWN FOR REFERENCE ONLY. COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
5. CONCRETE DRIVEWAY, TYPICAL. REFER TO DETAIL 4/L600.
6. PLANTING, TYPICAL. REFER TO SHEETS L500 AND L501.
7. ALL EXTERIOR BUILDING HVAC UNITS, UTILITY EQUIPMENT AND STAIRS TO BE LOCATED WITHIN SHOWN BUILDING FOOTPRINT. NONE OF THESE ITEMS WILL BE PERMITTED IN ANY SETBACK OR BUFFERS.
8. PARKING FOR EACH BUILDING TO BE LOCATED UNDER BUILDING, IN DRIVEWAY OR COMBINATION. FINISHED FLOOR ELEVATION (FFE) SHOWN TO FIRST HABITABLE FLOOR.
9. BIKE PARKING PROVIDED AT POOL AMENITY AND WITHIN EACH BUILDING.
10. 10' WIDE ACCESS TO STORMWATER FACILITY - SEE CIVIL ENGINEER PLAN FOR EASEMENT.
11. EMERGENCY VEHICLE TURNAROUND PER LMO REQUIREMENTS. SEE CIVIL ENGINEERS DRAWINGS FOR DIMENSIONS.

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

OLIVE SHELL COURT

RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
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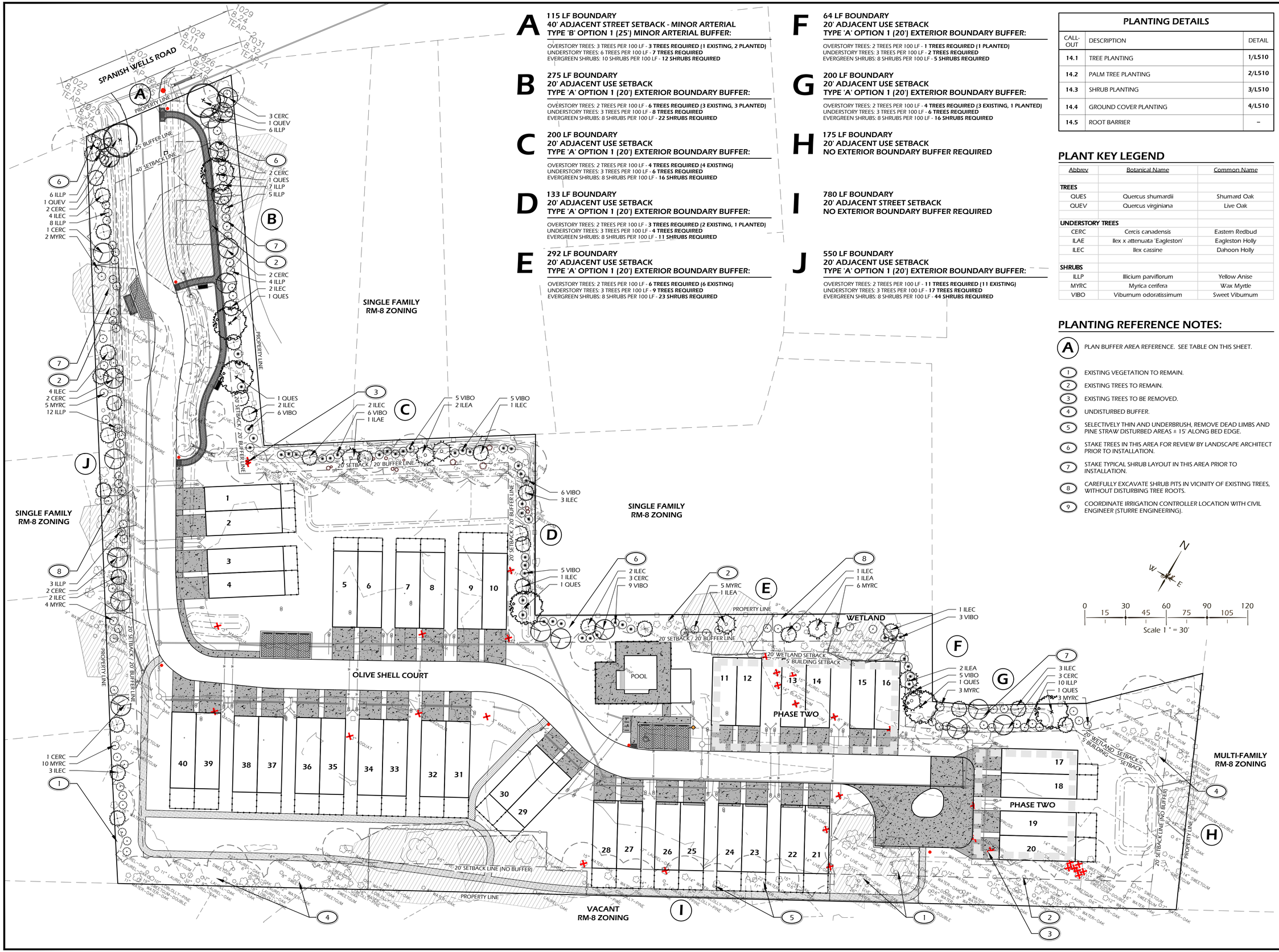
DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100



A
115 LF BOUNDARY
40' ADJACENT STREET SETBACK - MINOR ARTERIAL
TYPE 'B' OPTION 1 (25') MINOR ARTERIAL BUFFER:

OVERSTORY TREES: 3 TREES PER 100 LF - **3 TREES REQUIRED (1 EXISTING, 2 PLANTED)**
UNDERSTORY TREES: 6 TREES PER 100 LF - **7 TREES REQUIRED**
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - **12 SHRUBS REQUIRED**

B
275 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **6 TREES REQUIRED (3 EXISTING, 3 PLANTED)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **8 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **22 SHRUBS REQUIRED**

C
200 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **4 TREES REQUIRED (4 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **6 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **16 SHRUBS REQUIRED**

D
133 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **3 TREES REQUIRED (2 EXISTING, 1 PLANTED)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **4 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **11 SHRUBS REQUIRED**

E
292 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **6 TREES REQUIRED (6 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **9 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **23 SHRUBS REQUIRED**

F
64 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **1 TREES REQUIRED (1 PLANTED)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **2 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **5 SHRUBS REQUIRED**

G
200 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **4 TREES REQUIRED (3 EXISTING, 1 PLANTED)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **6 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **16 SHRUBS REQUIRED**

H
175 LF BOUNDARY
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

I
780 LF BOUNDARY
20' ADJACENT STREET SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

J
550 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **11 TREES REQUIRED (11 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **17 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **44 SHRUBS REQUIRED**

PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	–

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
ILAE	Ilex x attenuata 'Eagleston'	Eagleston Holly
ILEC	Ilex cassine	Dahoon Holly
SHRUBS		
ILLP	Illicium parviflorum	Yellow Anise
MYRC	Myrica cerifera	Wax Myrtle
VIBO	Viburnum odoratissimum	Sweet Viburnum

PLANTING REFERENCE NOTES:

(A) PLAN BUFFER AREA REFERENCE. SEE TABLE ON THIS SHEET.

(1) EXISTING VEGETATION TO REMAIN.

(2) EXISTING TREES TO REMAIN.

(3) EXISTING TREES TO BE REMOVED.

(4) UNDISTURBED BUFFER.

(5) SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG BED EDGE.

(6) STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

(7) STAKE TYPICAL SHRUB LAYOUT IN THIS AREA PRIOR TO INSTALLATION.

(8) CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

(9) COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURRE ENGINEERING).

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SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
BUFFER PLANTING PLAN

DRAWING NUMBER
L500

PLANTING REFERENCE NOTES:

1. EXISTING VEGETATION TO REMAIN.
2. EXISTING TREES TO REMAIN.
3. EXISTING TREES TO BE REMOVED.
4. UNDISTURBED BUFFER.
5. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG BED EDGE.
6. STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. STAKE TYPICAL SHRUB LAYOUT IN THIS AREA PRIOR TO INSTALLATION.
8. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
9. COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURRE ENGINEERING).
10. SEE SHEET L500 FOR PLANTINGS WITHIN PERIMETER BUFFER.

PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	X/L50X
14.2	PALM TREE PLANTING	X/L50X
14.3	SHRUB PLANTING	X/L50X
14.4	GROUND COVER PLANTING	X/L50X
14.5	ROOT BARRIER	X/L50X

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CERC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud
ILEC	Ilex cassine	Dahoon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
SHRUBS		
DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium
GARM	Gardenia jasminoides 'Mystery'	Mystery Gardenia
ILLP	Illicium parviflorum	Yellow Anise
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBS	Viburnum obovatum 'Mrs Schillers'	Mrs Schiller's Delight Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
AGAA	Agapanthus africanus	Lily of the Nile
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	Centipede Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw

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SITE DEVELOPMENT PLANS
FOR

OLIVE SHELL COURT

RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
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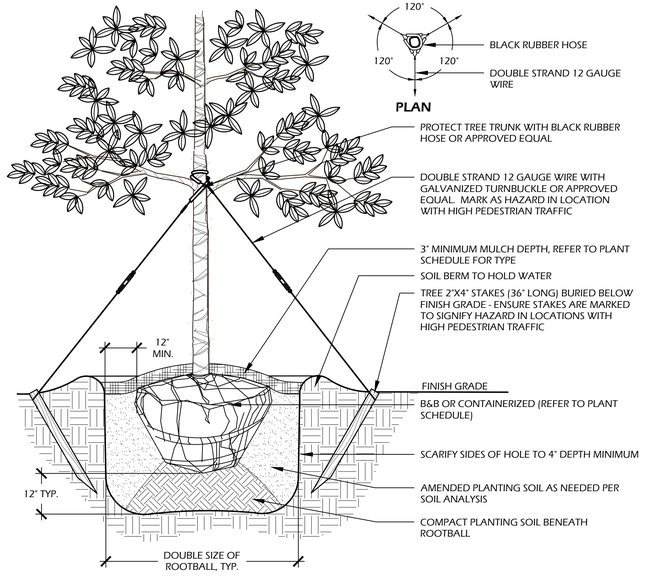
DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

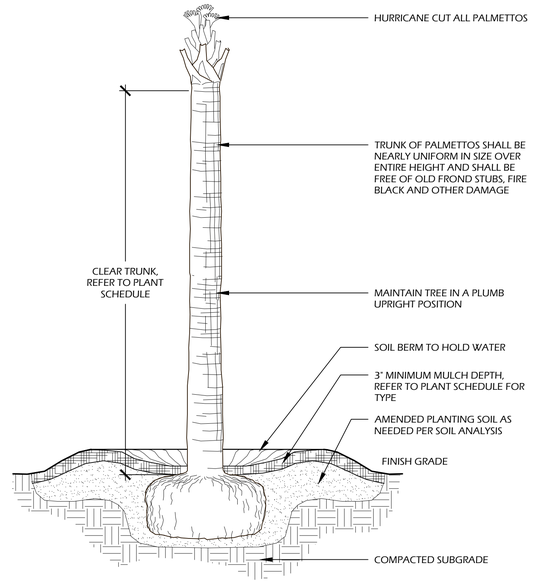
DRAWING TITLE
INTERIOR PLANTING PLAN

DRAWING NUMBER
L501



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE,
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

BUFFER PLANT SCHEDULE (SHEET L 500):

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 6	QUES	Quercus shumardii	Shumard Oak	12'-14'	5'-6'	Cont.	2.5"	Full
* 2	QUEV	Quercus virginiana	Live Oak	10'-12'	5'-6'	Cont.	2.5"	Full
UNDERSTORY TREES								
21	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
7	ILAE	Ilex x attenuata 'Eagleston'	Eagleston Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
31	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
SHRUBS								
61	ILLP	Illicium parviflorum	Yellow Anise	36" min.	24"-30"	7 gal.	-	Full
38	MYRC	Myrica cerifera	Wax Myrtle	3'-4'	2'-3'	7 gal.	-	Full
50	VIBO	Viburnum odoratissimum	Sweet Viburnum	36" min.	24"-30"	7 gal.	-	Full
SOD & MULCH								
40000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

INTERIOR (NON-BUFFER) PLANT SCHEDULE (SHEET L 501):

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 36	QUEV	Quercus virginiana	Live Oak	10'-12'	5'-6'	Cont.	2.5"	Full
49	SABP	Sabal palmetto	Cabbage Palm	10'-12'	-	Cont.	-	Hurricane cut, smooth trunk; Vary heights in groups
UNDERSTORY TREES								
2	CERC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	8'-10'	6'-8'	30 gal.	-	Full
1	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
2	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
77	DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium	24"-30"	24"-30"	7 gal.	-	Full
18	GARM	Gardenia jasminoides 'Mystery'	Mystery Gardenia	4'-5'	2'-3'	30 gal.	-	Full
123	ILLP	Illicium parviflorum	Yellow Anise	36" min.	24"-30"	7 gal.	-	Full
6	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
12	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
33	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
105	VIBS	Viburnum obovatum 'Mrs Schillers'	Mrs Schiller's Delight Viburnum	18"-24"	18"-24"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
14	AGAA	Agapanthus africanus	Lily of the Nile	12"-18"	8"-12"	1 gal.	18" O.C.	Blue Flowers, Full
410	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
32000	SOD-SF	-	Centipede Sod	-	-	-	-	Non-stormwater turf areas - see civil engineers plans for treatment
40000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

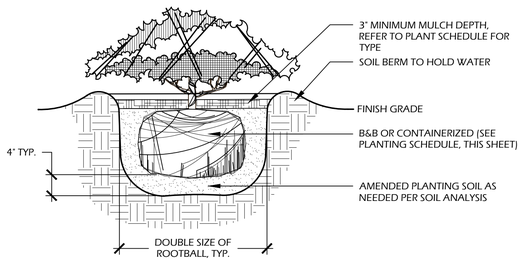
TREE REMOVAL AND REPLACEMENT SUMMARY:

CATEGORY I REMOVED: **13 TOTAL TREES (100 DBH INCHES)**
MAGNOLIA 3, 3, 3, 3, 4, 4
BALD CYPRESS 4, 7, 9
LAUREL OAK 15, 17
LIVE OAK 14, 14

CATEGORY I REPLACEMENT:
10 DBH / 10 = 10.0
10 TOTAL CATEGORY I TREES TO BE PLANTED
REPLACEMENT TREES INDICATED BY * IN PLANT SCHEDULE ABOVE

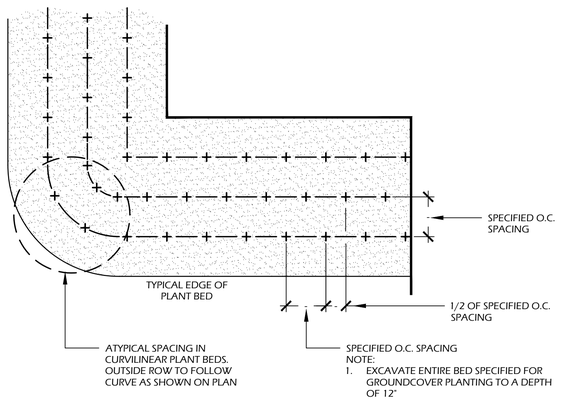
CATEGORY II REMOVED: **18 TOTAL TREES (213 DBH INCHES)**
BLACK GUM 12, 14
WILLOW 7
SWEETGUM 6, 7, 7, 9, 11, 12, 14, 14, 17, 17, 21
WATER OAK 8, 11, 11, 15

CATEGORY II REPLACEMENT:
213 DBH / 10 = 21.3
21 TOTAL CATEGORY II (OR HIGHER) TREES TO BE PLANTED
REPLACEMENT TREES INDICATED BY * IN PLANT SCHEDULE ABOVE

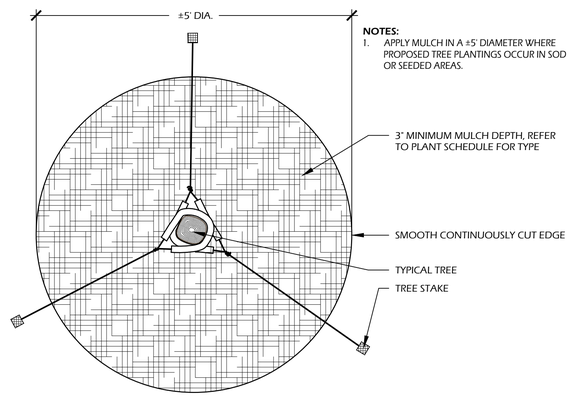


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

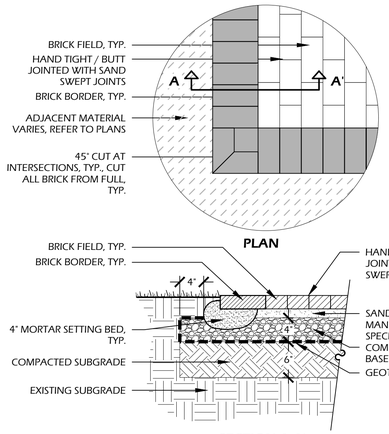
DATE:	AUG 23, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L510



BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINE HALL BRICK
BRICK: ANTIQUE RUMBLED
COLOR: COCOA
PATTERN: RUNNING BOND IN DIRECTION OF TRAVEL WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:

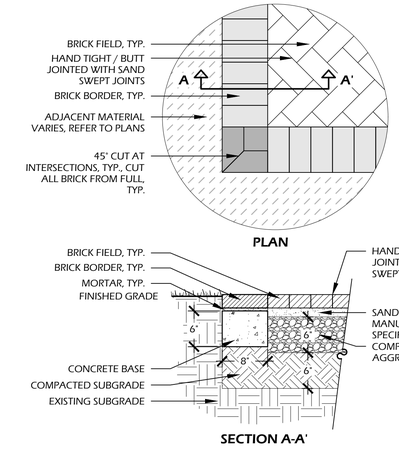
CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF WALKS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L600 PEDESTRIAN BRICK PAVING

SCALE: 1" = 1'-0"



BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINE HALL BRICK
BRICK: ANTIQUE RUMBLED
COLOR: COCOA
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L100**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:

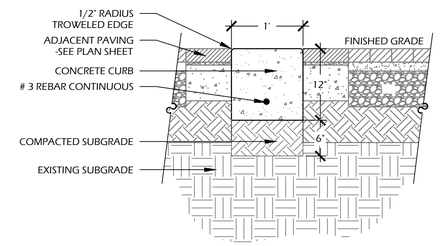
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF DRIVE AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

2 // L600 VEHICULAR BRICK PAVING

SCALE: 1" = 1'-0"



CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH

SOIL INFORMATION:

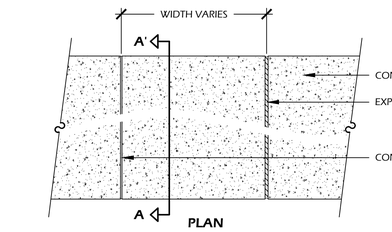
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. CONTRACTOR SHALL PROVIDE A 2' LENGTH SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
2. EXPANSION JOINTS TO BE PROVIDED ADJACENT TO ALL PROPOSED AND EXISTING CONCRETE.

3 // L600 FLUSH CONCRETE CURB

SCALE: 1" = 1'-0"



CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS

FINISH: LIGHT BROOM

SOIL INFORMATION:

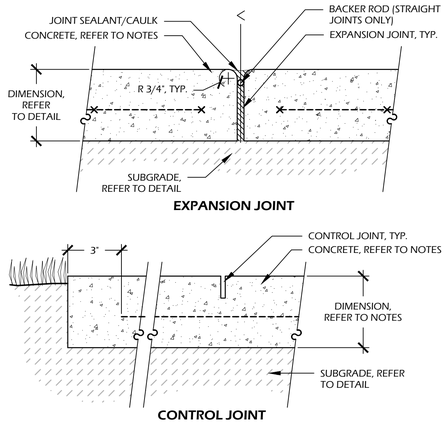
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. PROVIDE 1% MIN, 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF DRIVE.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. 6" THICKNESS FOR VEHICULAR DRIVEWAYS AND 4" THICKNESS FOR PEDESTRIAN WALKS.

4 // L600 CONCRETE PAVING

SCALE: 1" = 1'-0"



EXPANSION JOINT INFORMATION:

STRAIGHT JOINT: 3/8" PREFORMED FIBER EXPANSION JOINT.
CURVED JOINTS: POLYETHYLENE CLOSED CELL FLEXIBLE EXPANSION JOINT.

NOTES:

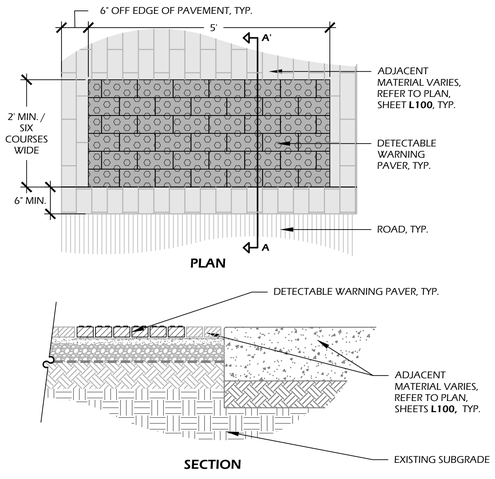
1. LOCATE EXPANSION JOINTS AT 20' O.C. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE.
   TYPICAL JOINT LAYOUT TO BE COORDINATED PRIOR TO INSTALLATION.
2. REFER TO KEY SHEET **L100** FOR MATERIALS.

CONTROL JOINT INFORMATION:

CONTROL JOINT: SAW CUT 1/4" CONTROL JOINT TO 1/4 THE THICKNESS OF THE SLAB.

5 // L600 DETECTABLE WARNING PAVING

SCALE: 1" = 1'-0"

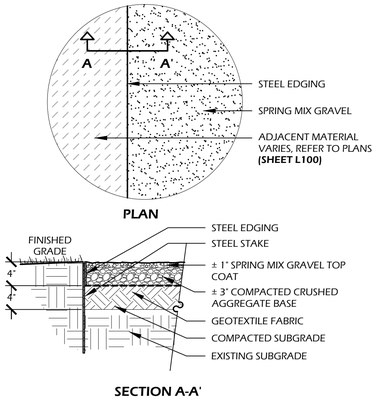


BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINEHALL
BRICK: ADA TRUNCATED DOME PAVER
COLOR: RED
PATTERN: RUNNING BOND
JOINTS: SAND SWEPT, TO MATCH PEDESTRIAN BRICK PAVING

NOTES:

1. SURFACES SHALL MEET THE GUIDELINES OF THE A.D.A. STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
2. DETECTABLE WARNING PAVERS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9 INCHES (NOMINAL) A HEIGHT OF 0.2 INCHES (NOMINAL) AND A CENTER SPACING OF 2.35 INCHES (NOMINAL) AND COLOR SHALL CONTRAST WITH ADJOINING SURFACES. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
3. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
4. REFER TO PLAN **(SHEET L100)** FOR LOCATION AND WIDTHS OF DETECTABLE WARNING PAVERS.
5. CONTRACTOR SHALL COORDINATE BORDERS, BANDING AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
7. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



EDGING AND STAKE INFORMATION:

MANUFACTURER:
BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDER CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3/16" X 4" X 16'
STAKES: :STANDARD STAKE 3/16" THICK X 15" LONG (6 PER 16')
COLOR: BLACK

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

OTHER INFORMATION:

GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

6 // L600 CRUSHED STONE WALK

SCALE: 1" = 1'-0"

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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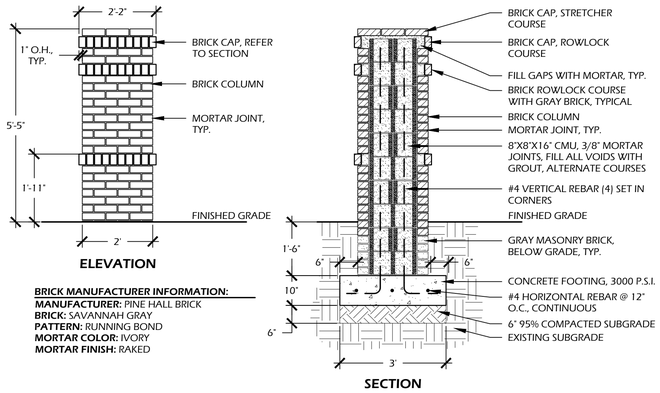
DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600



ELEVATION

SECTION

BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINE HALL BRICK
BRICK: SAVANNAH GRAY
PATTERN: RUNNING BOND
MORTAR COLOR: IVORY
MORTAR FINISH: RAKED

EXAMPLE KIOSK

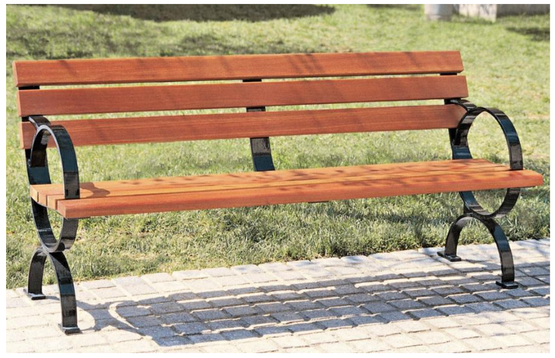
EXAMPLE BIKE STOP SIGN

EXAMPLE VEHICULAR STOP SIGN

1 // L601 ENTRY COLUMN
SCALE: 1/2" = 1'-0"

2 // L601 MAIL KIOSK
SCALE: NTS

3 // L601 TRAFFIC SIGNS
SCALE: NTS



MANUFACTURER INFORMATION:
VICTOR STANLEY

2103 BRICKHOUSE ROAD
DUNKIRK, MD 20754
1.800.368.2573
VICTORSTANLEY.COM

MODEL: FR-7, 6' LENGTH
MOUNT: SURFACE MOUNT, PEDESTRIAN BRICK PAVING PAD (4'X8')
FRAME COLOR: GRAY
SLATS: WOOD

FINAL COLORS TO BE COORDINATED WITH OWNER AND APPROVED BY TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD PRIOR TO ORDERING

4 // L601 BENCH
SCALE: NTS

breezEV ELECTRIC VEHICLE CHARGING | LEVEL 2 ELECTRIC VEHICLE CHARGER | S48

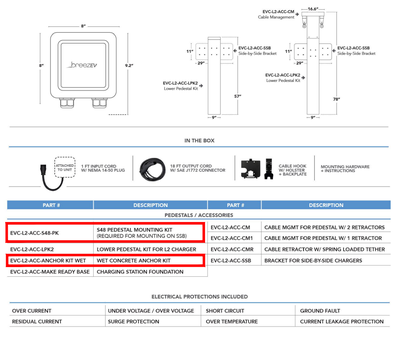
Simply plug and charge. No internet connection or software required. Offering up to 48A charging power and are the perfect EV charging solution for residential and commercial applications. Pedestals and mounting options are all made in the USA.

- 48A/11.2 kW max output, can be adjusted to 40A, 32A, or 24A.
- Sleek, compact, rugged housing, for indoor & outdoor use.
- Mount to a wall or breezEV pedestal.
- Includes connector holster & cable hook, 18 FT cable w/ J1772 connector & incoming pwr cord w/ NEMA 14-50 plug.
- J1772 connector attaches to the bottom of the unit or can be mounted separately.
- Charger uses NEMA 14-50 plug or can be hard wired.
- Ground fault circuit interrupter (GFCI) included for safe and easy wiring.

ALL-IN-ONE KIT (INCLUDES CHARGER W/ 18 FT, 6 AWG, 48A CABLE)						
PART #	CHRG AMPS	CONNECTOR	NETWORK	USER INTERFACE	OCPP SOFTWARE	UNIT DIMENSIONS
EVC-L2-S48-18	UP TO 48A	SAE J1772	NA	NA	NA	8" x 9.2" x 4"

Light Efficient Design
847.380.3540 • led-llc.com • sales@led-llc.com
breez-EV.com
03.29.23 Information is subject to change without notice.

breezEV ELECTRIC VEHICLE CHARGING | DIMENSIONS + ADDITIONAL INFO | S48



PART #	DESCRIPTION	PART #	DESCRIPTION
PEDESTALS / ACCESSORIES			
EVC-L2-ACC-S48-PK	S48 PEDESTAL MOUNTING KIT (REQUIRED FOR MOUNTING ON SSB)	EVC-L2-ACC-CM	CABLE MGMT FOR PEDESTAL W/ 2 RETRACTORS
EVC-L2-ACC-LPK2	LOWER PEDESTAL KIT FOR L2 CHARGER	EVC-L2-ACC-CM1	CABLE MGMT FOR PEDESTAL W/ 1 RETRACTOR
EVC-L2-ACC-ANCHOR KIT WET	WET CONCRETE ANCHOR KIT	EVC-L2-ACC-CMR	CABLE RETRACTOR W/ SPRING LOADED TETHER
EVC-L2-ACC-MAKE READY BASE	CHARGING STATION FOUNDATION	EVC-L2-ACC-SSB	BRACKET FOR SIDE-BY-SIDE CHARGERS

ELECTRICAL PROTECTIONS INCLUDED			
OVER CURRENT	UNDER VOLTAGE / OVER VOLTAGE	SHORT CIRCUIT	GROUND FAULT
RESIDUAL CURRENT	SURGE PROTECTION	OVER TEMPERATURE	CURRENT LEAKAGE PROTECTION

Light Efficient Design
847.380.3540 • led-llc.com • sales@led-llc.com
breez-EV.com
03.29.23 Information is subject to change without notice.

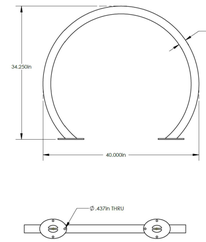
5 // L601 ELECTRIC VEHICLE CHARGING STATION
SCALE: NTS

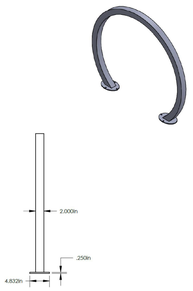
EXAMPLE INSTALL

thepark AND FACILITIES CATALOG

Spec Sheet

Sunrise Squared Bike Rack - Surface Mount
536-1424





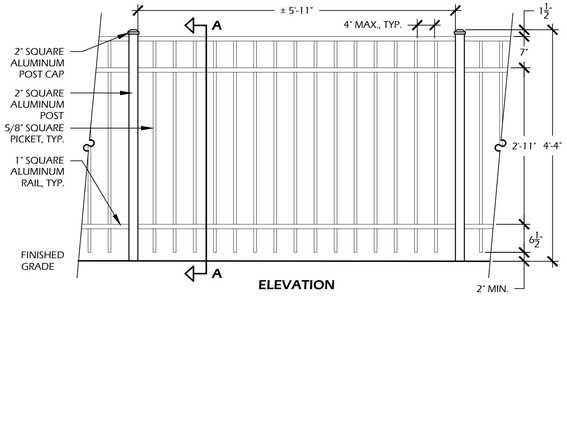
The Park Catalog
220 Congress Park Dr. Suite 215 Delray Beach, FL 33445 | 800-695-3503 | theparkcatalog.com

MODEL: SUNRISE SQUARED BIKE RACK (#536-1424)
SURFACE MOUNT
FRAME COLOR: TRAFFIC BLACK

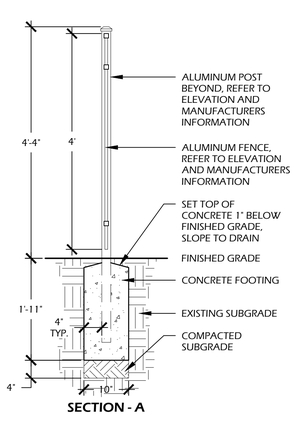
SUPPLIER INFORMATION:
THE PARK CATALOG
931 VILLAGE BLVD
220 CONGRESS PARK DRIVE
DELRAY BEACH, FL 33445

1.800.695.3503
THEPARKCATALOG.COM

6 // L601 BIKE RACK
SCALE: NTS



ELEVATION



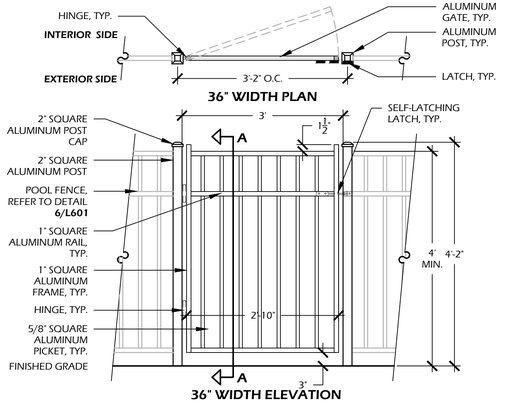
SECTION - A

FENCE MANUFACTURER INFORMATION:
MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD.
PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: LIBERTY FENCE STYLE 202 - 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



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JERITH MANUFACTURING LLC
14400 MCNULTY RD.
PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: LIBERTY STANDARD GATE 202 - 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

LATCH, HINGE AND CANE BOLT INFORMATION:
LATCH: SELF-LOCKING / QUICK RELEASE OR ACCESSED CONTROLLED
HINGE: SELF-CLOSING

OWNER TO APPROVE LATCH AND HINGE ATTACHMENTS PRIOR TO ORDERING.

7 // L601 ALUMINUM FENCE AND GATE
SCALE: 3/4" = 1'-0"

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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REVISIONS:

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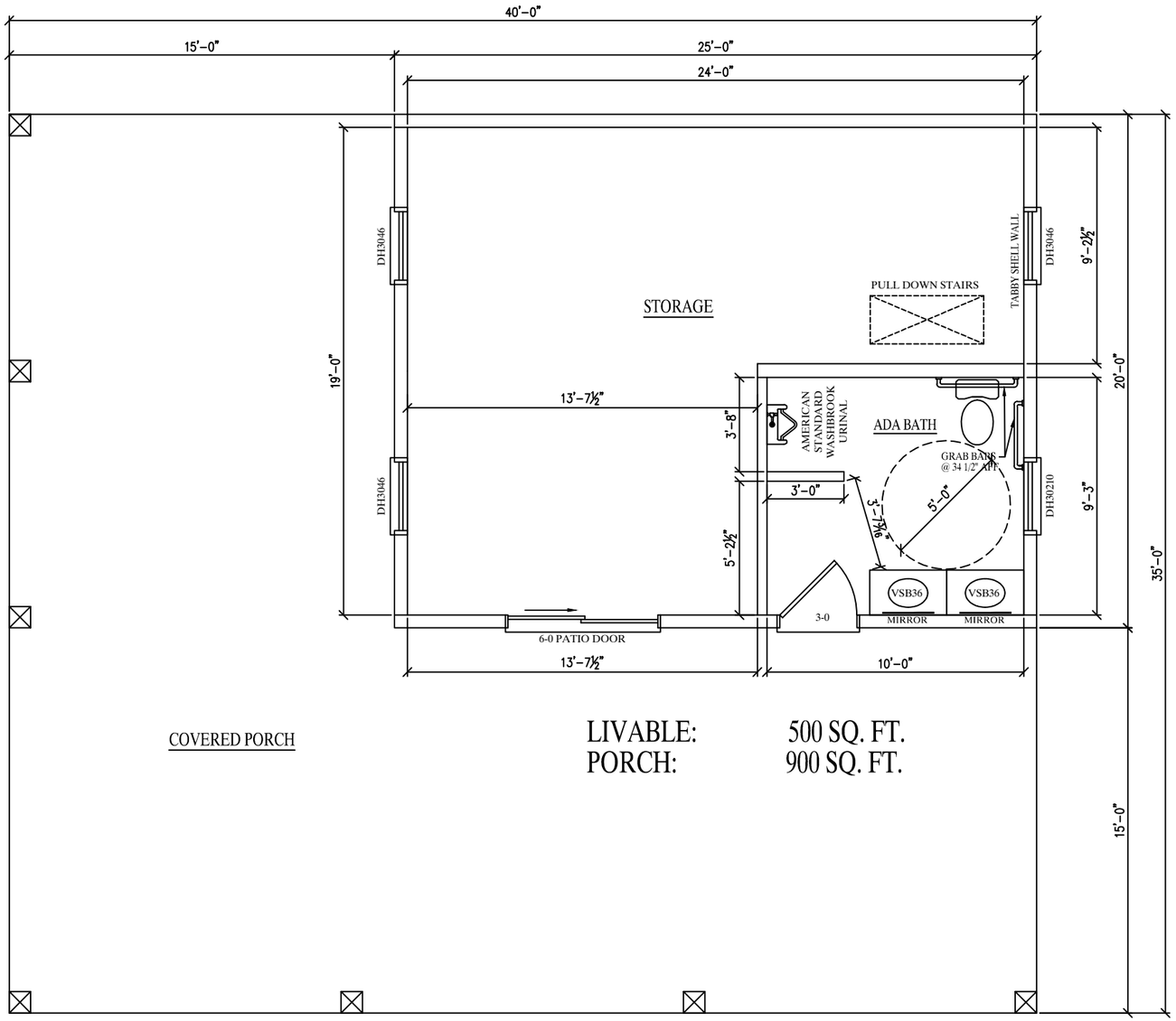
SITE DETAILS

DRAWING NUMBER
L601



LOW COUNTRY FISH CAMP HOMES
P.O. BOX 21559
HILTON HEAD ISLAND, SC 29926

OLIVE SHELL COURT POOL HOUSE

REV.	BY	DATE
01	SDD	09/01/23
02	SDD	09/07/23

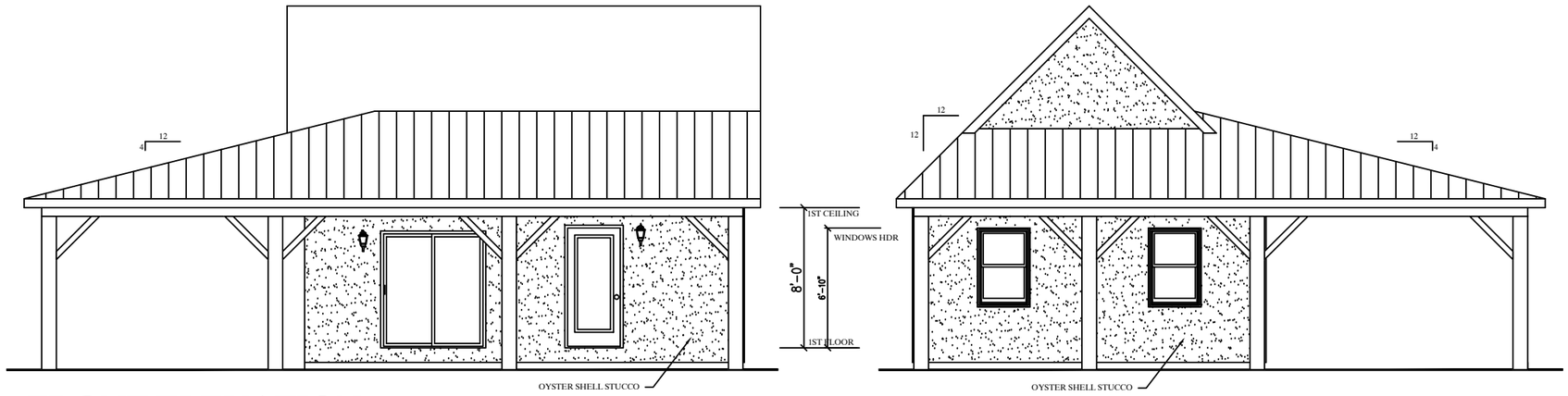
PROPOSED PROJECT
RANCH
500 SQ.FT.

1ST FLOOR PLAN SHEET

DATE
08/31/23

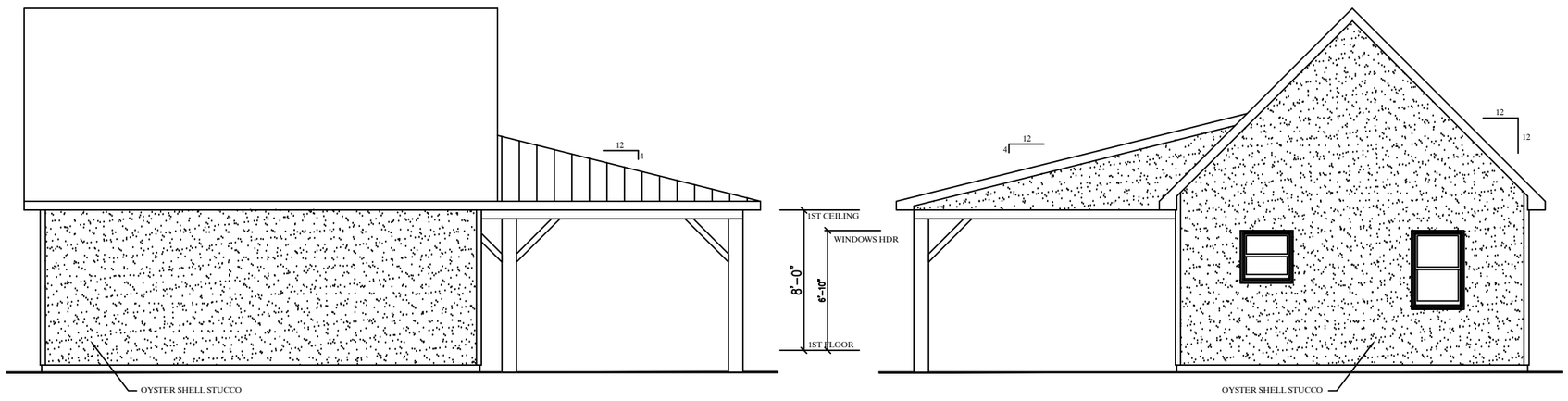
SCALE
3/16"=1'-0"

SHEET
1
OF 2 SHEETS



FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

LOW COUNTRY FISH CAMP HOMES
P.O. BOX 21559
HILTON HEAD ISLAND, SC 29926

OLIVE SHELL COURT POOL HOUSE

REV.	BY	DATE
01	SDD	09/01/23
02	SDD	09/07/23

PROPOSED PROJECT
RANCH
500 SQ.FT.

ALL ELEVATIONS SHEET

DATE
08/31/23

SCALE
1/8"=1'-0"

SHEET
2
OF 2 SHEETS

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 20 Olive Shell – The Cottages at Olive Shell - New Multi-Family Subdivision DRB#: DRB-001710-2023

DATE: 10/10/2023 CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☐	☒	☐	Consider continuing sidewalk to pool area and possible crossing striped at both crosswalks for consistency.
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	

Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
2. Recommend matching brick of proposed building to the brick of the existing building structure.

3. Conditions: - Material/color board/spec sheets for lights for final submission, to include new pool house building.