Town of Hilton Head Island

Design Review Board Meeting

Tuesday, July 27, 2021 – 1:15 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

The meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers. The outside doors will be opened to the public one hour before the meeting start time, seating will be limited to no more than 80 individuals.

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.** Meeting of July 13, 2021
6. **Appearance by Citizens**
7. **New Business**
    - **a.** *New Development – Final*
        - **i.** The Charles, DRB-001668-2021
    - **b.** *Alteration/Addition*
        - **i.** St. Andrew By-The-Sea United Methodist Church Pope Avenue Entry, DRB-001654-2021
    - **c.** *New Development – Conceptual*
        - **i.** 15 Wimbledon Court, DRB-001665-2021
8. **Board Business**
9. **Staff Report**
    - **a.** Minor Corridor Report
10. **Adjournment**

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

Town of Hilton Head Island

Design Review Board Meeting

July 13, 2021 at 1:15 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chair John Moleski, David McAllister, Annette Lippert, Ben Brown, Ryan Bassett

Absent from the Board: Judd Carstens (Excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Teri Lewis, Deputy Community Development Director; Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Tyler Newman, Senior Planner; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

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1. **Call to Order**

   Chair Foss called the meeting to order at 1:15 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 –** See as noted above.

4. **Swearing in Ceremony of New and Reappointed Design Review Board Members**

   Diane Busch administered the oath of office to Chair Foss, Mr. Bassett and Mr. Brown.

5. **Approval of Agenda**

   Chair Foss explained the order of the agenda would need to be rearranged due to technical problems and asked for a motion to approve the change. Mr. McAllister moved to approve a change in the presentation order of the agenda. Ms. Lippert seconded. By show of hands, the motion passed by a vote of 6-0-0.

6. **Approval of Minutes**

   a. Meeting of June 22, 2021

   Chair Foss asked for a motion to approve the minutes of the June 22, 2021 meeting. Mr. McAllister moved to approve as submitted. Ms. Lippert seconded. By show of hands, the motion passed by a vote of 4-0-2. (Mr. Bassett and Mr. Brown abstained as they were not present at the subject meeting.)

7. **Appearance by Citizens**

   None.

8. New Business

a. *New Development – Conceptual*

i. The Charles, DRB-001588-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Provide a Demolition Plan
2. Provide a Tree Protection Plan specifying:
    a. Preconstruction 4 – 6" mulch under canopy,
    b. Pre and post fertilization and mycor treatments.
3. Revision of the Landscape Plan more in keeping with the scale of the development.
4. Provide an LMO compliant Lighting Plan.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: elevations around the detention pond; the need for tree protection; landscaping materials around the detention pond; confirmation of support of the Hilton Head Plantation ARB; suggestion of plantings between the pathway and the pool; consideration of alternative materials in upper elevation of building; an improvement in the scale of the building; confirmation of the size of the mansard roof and encouragement to further study the proportions; the need for gables on the side view; lack of detail where the mansard roof comes into the tower; increase the scale of the brackets; stucco colors; consideration of use of tabby stucco; location of ADA ramp; elimination of the switchback ramp; use of tabby for planters; coordination of colors with tabby; discussion of plantings in planters near the pool; improvement in the rear elevation; access to the pool; screening the landing area in the rear elevation; and the need for overstory trees in the parking lot.

Following the discussion, Ms. Lippert moved to approve DRB-001588-2021 with the following conditions:

1. All of Staff recommended conditions.
2. Review the utility layout to further protect existing trees.
3. Review the landscaping at the detention pond to have a more naturalized look and account for the winter months.
4. Study the proportions of the mansard roof (less soffit, more height).
5. Upscale the live oaks in the parking lot to 4 inches.
6. Provide overstory trees in the parking lot.
7. Study the infill at the parking level to potentially eliminate the lattice and consider either tabby stucco or horizontal louvers.
8. Study the gate detailing at the portico to potentially match the guardrail detailing.
9. Making the meandering sidewalks have more nature blending materials .
10. Darken the lightest gray color of stucco.
11. Integrate tabby stucco.
12. No pinkish hue on stucco.
13. Delete the three gables on the side view.
14. Review bracket scale.
15. Provide a detail of the mansard roof as it comes past the tower.

Mr. McAllister seconded. By show of hands, the motion passed by a vote of 6-0-0.

Mr. Darnell requested a recess to handle the technical difficulties. Chair Foss recessed the meeting at 2:06 p.m. The meeting reconvened at 2:16 p.m.

ii. Tidal Wave Auto Spa, DRB-001589-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Revise the window size to be more in proportion to the façade on the Plaza Drive side of the "Carwash Building".
2. Increase the roof overhang to be more in keeping with Island Character.
3. Reconsider the cantilever canopies in favor of a structural system more in keeping with Island Character.
4. Increase the landscape and or add a structure to screen the entrance to the "Carwash Building" and the "Prep Canopy" from William Hilton Pkwy.
5. Provide a tree protection plan.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: suggestion of softening the gable at the end of the roof line; clarification of the prep area; increase of landscaping at the northwest side of the property for screening; the finished grade relating to the height of the existing road and main building; clarification of garage door and color; consistence of canopies; discussion and clarification of the vacuum canopy; window proportions; canopy materials and concern for fading; consideration of different materials; the scale of the windows and the size of the columns.

Following the discussion, Mr. Brown moved to approve DRB-001589-2021 with the Staff recommended conditions 1 through 5 listed above. Vice Chair Moleski seconded. By show of hands, the motion passed by a vote of 6-0-0.

b. *New Development – Final*

i. 85 Capital Drive, DRB-001600-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Revise the Landscape Plan to:
    a. Plant in a more natural layout.
    b. Add more groundcovers to the landscape islands.
    c. Eliminate the lawn in favor of evergreen groundcovers.
    d. Specify height and caliper of Live Oak and Dahoon Holly to be a minimum of 10' tall and 2" caliper.
2. Provide a tree protection plan. Provide tree protection for all trees to be preserved.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: clarification of the color of the garage doors; the color selection white tail needs to be darker; clarification of the grout color for the

tile; clarification of the screening proposed for dumpster area; consideration of darkening trim color; inconsistency in windows; the need to upsize the live oak trees; switching out palm trees in parking lot island to overstory trees; and the need for protection of the buffer near Leg O Mutton Road.

Following the discussion, Mr. McAllister moved to approve DRB-001600-2021 with the following conditions:

1. All of Staff recommended conditions.
2. Provide a dumpster detail.
3. Change the color of the garage door.
4. SW7103 White Tail color should be re-evaluated to a darker shade
5. The Silver Saw Palmettos in the Leg O Mutton buffer should be swapped out to provide more variety in native plant material.
6. Jack Frost Ligustrum is to be replaced with an evergreen shrub.
7. Provide four inch caliper live oaks in the two parking lot islands in the front of the building.
8. Protect all existing vegetation in the Leg O Mutton buffer.
9. Provide grout color for the tile.
10. All of the above are for Staff review and approval.

Vice Chair Moleski seconded. By show of hands, the motion passed by a vote of 6-0-0.

c. *Alteration/Addition*

i. Wei Food Hall, DRB-001598-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Specify the exterior color of the proposed coolers at the back of the building or provide a plan and detail to screen them.
2. Provide a lighting plan compliant with LMO requirements.
3. Specify the location of the proposed Gooseneck fixture. Given the number of fixtures per sign, please provide lighting levels on the sign that meet LMO requirements and confirm these fixtures do not exceed 3000K.
4. Specify on the drawings:
    a. The color of the awning material.
5. Provide physical color samples for approval at the meeting.
6. Provide a detail or plan on how the patio surface will be drained.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: confirmation that roofing on deck area are louvered and not retractable; suggestion that the canvas sunscreen should be darker; clarification of fire pit material; clarification of the size of caulking; the need for clarification of the termination point of the aluminum panel; the need for clarification of corner above the mansard mater in the east elevation; and the inconsistency between the north elevation and east sections.

Following the discussion, Ms. Lippert moved to approve DRB-001598-2021 with the following conditions:

1. Coolers are to be painted the same color as the shopping center per the applicants' response.
2. Applicant shall provide a lighting plan that meets LMO conditions and said lighting plan shall also confirm that the goosenecks to not exceed the 3000K light temperature.
3. The color of the awning material shall be submitted.
4. The material of the patio shall be provided.
5. Items 1-4 can be submitted for Staff approval.

Ms. Lippert added that the aluminum panels and parapet height need to come back to the Design Review Board for approval with the recommendation to come back with the current cream panel and the dark brown wood panel and details relating to the reveal; whether caulk or reveal material and the parapet detailing. Mr. Brown seconded. By show of hands the motion passed by a vote of 6-0-0.

9. Board Business

Chair Foss welcomed the new members and asked if all Board members would identify themselves and give brief comments regarding their background.

10. Staff Report

a. Minor Corridor Report - None

11. Adjournment

The meeting was adjourned at 4:22 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]

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: 7/13/2021
Accepted by: Shenny
DRB #: 1668-2021
Meeting Date: July 27

Applicant/Agent Name: CLINT BURDETT Company: B DESIGN
Mailing Address: 7 BILSTON CT City: IRMO State: SC Zip: 29063
Telephone: 803 422 5542 Fax: E-mail: CBURDETTC3K@GMAIL.COM
Project Name: THE CHARLES Project Address: 63 SKULL CREEK DRIVE
Parcel Number [PIN]: R510 003 000 0034 0000
Zoning District: PD1 Overlay District(s): NONE

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:

_____ 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.

The Charles Design Narrative

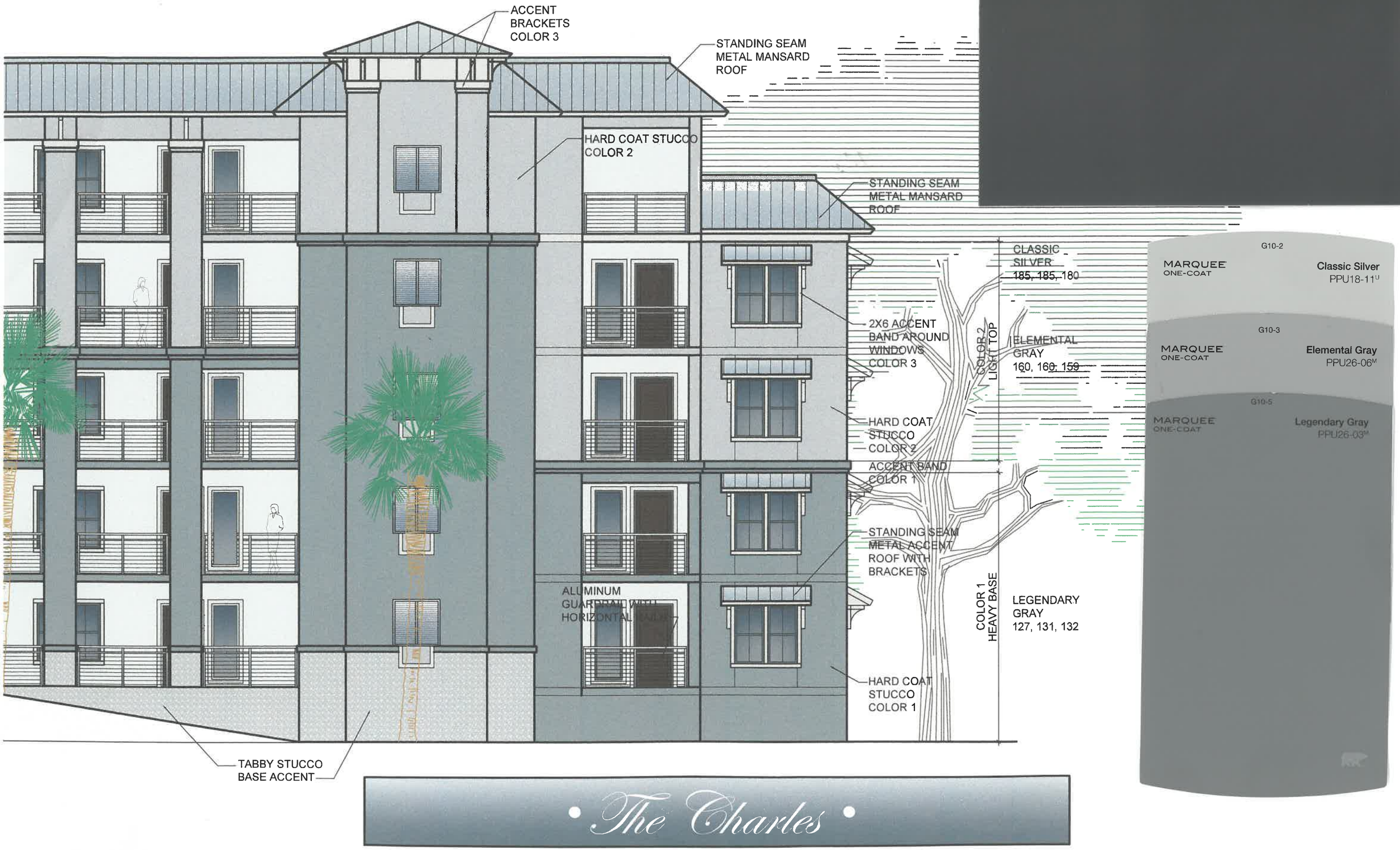
6.7.21

The proposed development The Charles is located in Hilton Head Plantation at the Old Fort Pub site. The name comes from Charles Fraser a pioneer in setting up development on Hilton Head Island and King Charles II for commissioning Admiral Hilton who the island is named after. This name carries with it a lot of rich history and character which is the design basis for our project.

The Old fort Pub site has its own history and sits next to the historical site of Fort Mitchell on its right side and a condominium known as the Commodore on its left. This site is known for its beautiful sunsets overlooking Skull Creek. The center of our site is currently developed as a circular parking lot with the Old Fort Pub restaurant itself set up on the waterfront of Skull Creek surrounded by beautiful live oak trees. At the entrance to the restaurant sits the largest tree on the site a 32" live Oak tree. This tree and other trees on the site as well as the beautiful sunsets became a major influence on the design of our project a 22 unit luxury condominium project, The Charles.

We wanted all of the units to have a view of Skull Creek and the sunset and to save as many trees as possible. We pulled the building back respecting the 32" Live Oak tree and established exterior amenities between the building and the creek. We also took into consideration the building setbacks and height restrictions. We originally looked at a shorter building 4 stories and 6 unit wide with covered parking on the street side which took away more green space and went set back to set back. The Hilton Head Plantation Hight restriction is less than The Town of Hilton Head at 43' vs 75' so we approached them with a 5 story over parking concept with a height restriction of 53' and taking up less green space and more freedom on the building setbacks with the edges of the building stepping down to be more sensitive to the surrounding sites. We lowered the parking under the building and raised the earth at the porte-cochere to have a grand entrance and to help hide the parking on the site. The building exterior was designed with Hilton Head low country features. With a traditional design of a heavy base a middle and a lighter top we brought into play a color scheme of rich gray colors that resemble the base middle and top and also stepped the colors along with the building.

Finally we enhanced the site with a rich in character landscape package that you experience as you meander through the site whether you are driving or walking.


ACCENT BRACKETS COLOR 3
STANDING SEAM METAL MANSARD ROOF
HARD COAT STUCCO COLOR 2
STANDING SEAM METAL MANSARD ROOF
2X6 ACCENT BAND AROUND WINDOWS COLOR 3
HARD COAT STUCCO COLOR 2
ACCENT BAND COLOR 1
STANDING SEAM METAL ACCENT ROOF WITH BRACKETS
ALUMINUM GUARDRAIL WITH HORIZONTAL
HARD COAT STUCCO COLOR 1
TABBY STUCCO BASE ACCENT
CLASSIC SILVER 185, 185, 180
COLOR 2 LIGHT TOP
ELEMENTAL GRAY 160, 160, 159
COLOR 1 HEAVY BASE
LEGENDARY GRAY 127, 131, 132
G10-2
MARQUEE ONE-COAT
Classic Silver PPU18-11U
G10-3
MARQUEE ONE-COAT
Elemental Gray PPU26-06M
G10-5
MARQUEE ONE-COAT
Legendary Gray PPU26-03M

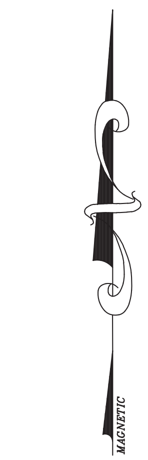
The Charles

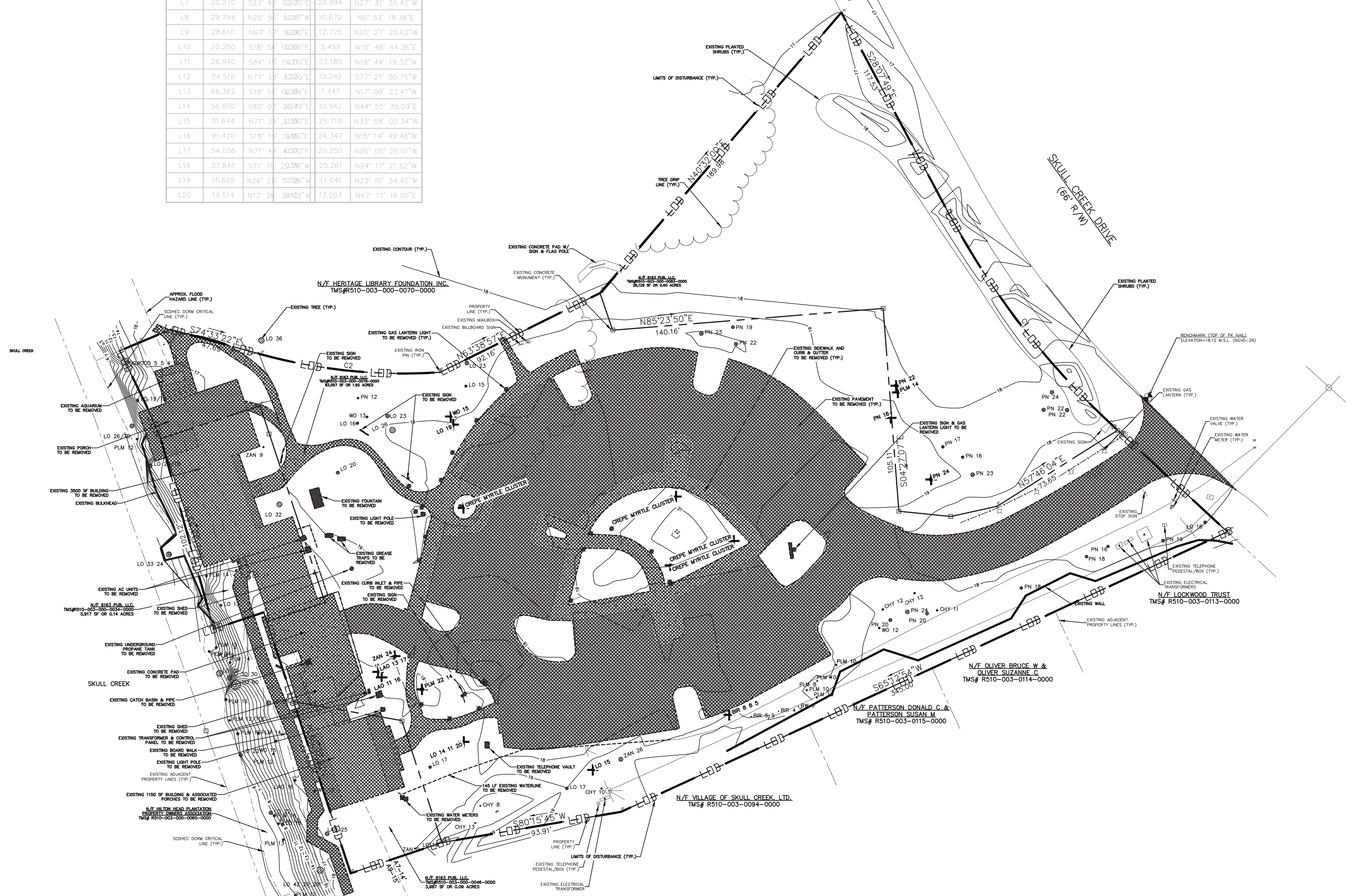

Old Fort Pub
Restaurant

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.110	S47° 11' [illegible]"E
L2	34.130	S47° 11' [illegible]"E
L3	49.750	S71° 22' [illegible]"W
L4	43.517	S18° 25' [illegible]"E
L5	5.141	S18° 25' [illegible]"E
L6	27.200	N71° 34' [illegible]"E
L7	20.270	S23° 42' [illegible]"E
L8	29.794	N25° 56' [illegible]"W
L9	28.610	N67° 17' [illegible]"E
L10	20.250	S18° 54' [illegible]"E
L11	26.940	S84° 15' [illegible]"E
L12	24.510	N77° 39' [illegible]"E
L13	66.362	S18° 14' [illegible]"E
L14	56.800	S80° 07' [illegible]"E
L15	31.644	N71° 34' [illegible]"E
L16	91.420	S18° 15' [illegible]"E
L17	54.056	N71° 44' [illegible]"E
L18	37.845	S71° 19' [illegible]"W
L19	15.605	N26° 25' [illegible]"W
L20	19.514	N13° 26' [illegible]"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
[illegible]	24.892	N13° 33' 56.[illegible]"W
[illegible]	15.066	N14° 38' 02.[illegible]"W
L23	13.152	N19° 13' 50.89"W
L24	7.454	N30° 01' 56.00"W
L25	13.318	N0° 04' 28.69"E
L26	5.388	N14° 08' 59.80"W
L27	20.994	N27° 31' 35.42"W
L28	10.672	N5° 53' 18.38"E
L29	12.725	N20° 27' 20.62"W
L30	3.459	N10° 48' 44.36"E
L31	23.185	N18° 44' 19.32"W
L32	10.242	S77° 21' 00.75"W
L33	7.447	N17° 00' 23.41"W
L34	10.942	N44° 55' 35.09"E
L35	25.710	N33° 58' 00.34"W
L36	24.347	N15° 14' 49.48"W
L37	20.250	N26° 05' 26.01"W
L38	25.261	N24° 17' 21.52"W
L39	11.041	N23° 10' 34.40"W
L40	13.503	N67° 17' 16.00"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
[illegible]	140.195	418.340	19.2011
C2	94.105	279.140	19.3158





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SOUTH CAROLINA
CAROLINA ENGINEERING CONSULTANTS INC.
No. C02324
CERTIFICATE OF AUTHORIZATION

PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

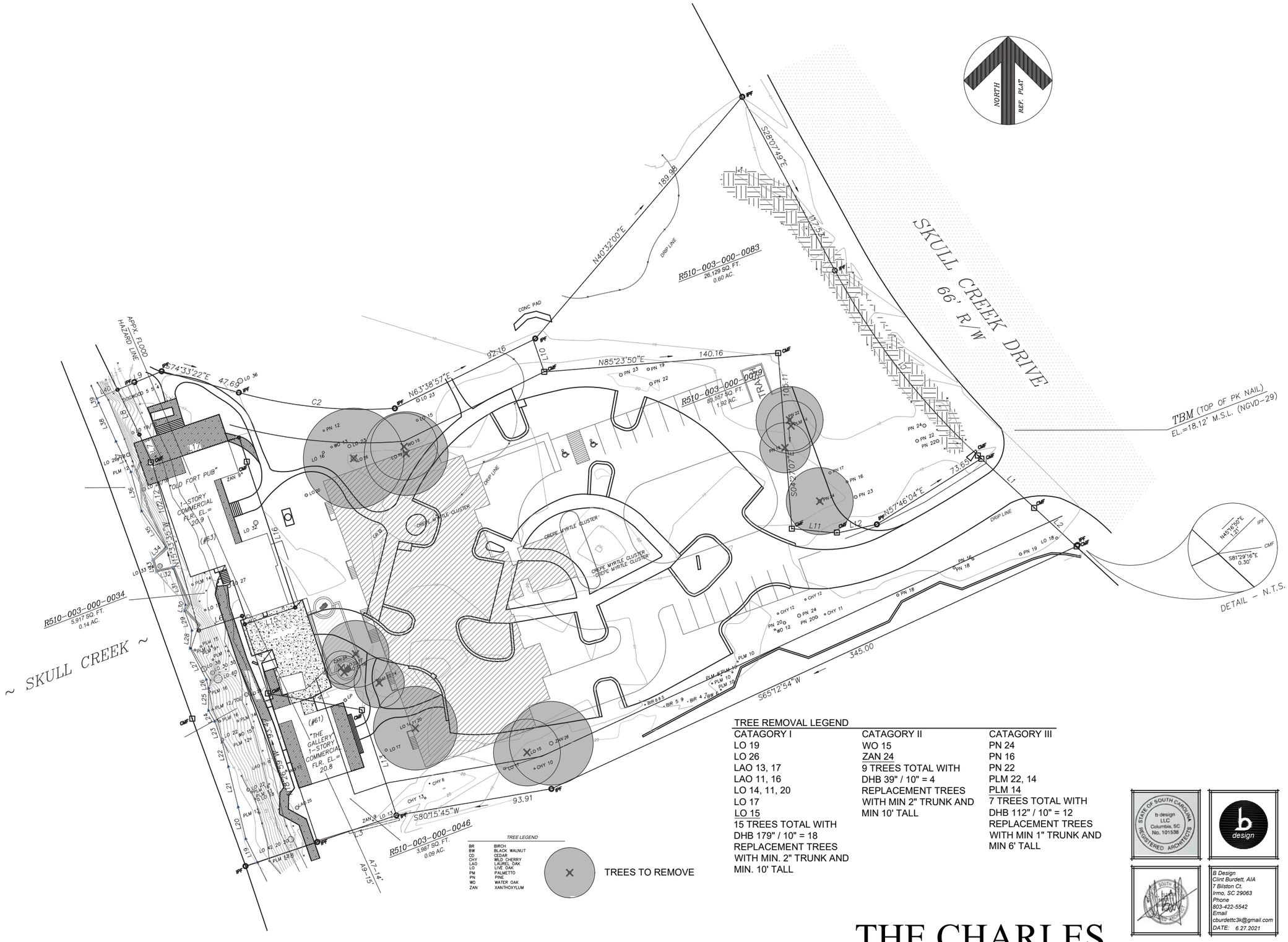
THE CHARLES
63 SKULL CREEK DRIVE
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PROJECT:	2318
DATE:	04/29/21
REVISED:	07/13/21
DRAWN BY:	TOC
ENGINEER:	DRK
SCALE:	1"=30'

DEMOLITION PLAN

1
OF 1



TREE LEGEND

BR	BIRCH
BW	BLACK WALNUT
CD	CEDAR
CHY	WILD CHERRY
LAO	LAUREL OAK
LO	LIVE OAK
PM	PALMETTO
PN	PINE
WO	WATER OAK
ZAN	XANTHOXYLUM

TREE REMOVAL LEGEND

CATAGORY I	CATAGORY II	CATAGORY III
LO 19	WO 15	PN 24
LO 26	ZAN 24	PN 16
LAO 13, 17	9 TREES TOTAL WITH	PN 22
LAO 11, 16	DHB 39" / 10" = 4	PLM 22, 14
LO 14, 11, 20	REPLACEMENT TREES	PLM 14
LO 17	WITH MIN 2" TRUNK AND	7 TREES TOTAL WITH
LO 15	MIN 10' TALL	DHB 112" / 10" = 12
15 TREES TOTAL WITH		REPLACEMENT TREES
DHB 179" / 10" = 18		WITH MIN 1" TRUNK AND
REPLACEMENT TREES		MIN 6' TALL
WITH MIN. 2" TRUNK AND		
MIN. 10' TALL		

STATE OF SOUTH CAROLINA
b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

b design

B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdettc3k@gmail.com
DATE: 6.27.2021

THE CHARLES

SITE PLAN TREE REMOVAL

19 TOTAL TREES WITH A TOTAL DHB 330" / 10" = 33 TREES

SEDIMENT & EROSION CONTROL NOTES:

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.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIfiCATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

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.

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.

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.

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.

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.

ALL WATERS OF THE STATE (WoS), INCLUDING WETLANDS, ARE TO BE flAGGED OR OTHERWISE CLEARLY MARKED IN THE fiELD. ADOUBLE 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.

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.

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.

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.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

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;

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.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

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.

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.

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.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	43.110	S47° 11' 23.00"E
L2	34.130	S47° 11' 23.00"E
L3	49.750	S71° 22' 12.48"W
L4	43.517	S18° 25' 39.00"E
L5	5.141	S18° 25' 39.00"E
L6	27.200	N71° 34' 21.00"E
L7	20.270	S23° 42' 05.00"E
L8	29.794	N25° 56' 51.17"W
L9	28.610	N67° 17' 16.00"E
L10	20.250	S18° 54' 02.00"E
L11	26.940	S84° 15' 54.00"E
L12	24.510	N77° 39' 33.00"E
L13	66.362	S18° 14' 02.89"E
L14	56.800	S80° 07' 26.79"E
L15	31.644	N71° 34' 21.00"E
L16	91.420	S18° 15' 19.00"E
L17	54.056	N71° 44' 41.00"E
L18	37.845	S71° 19' 29.78"W
L19	15.605	N26° 25' 57.26"W
L20	19.514	N13° 26' 24.23"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	24.892	N13° 33' 56.08"W
L22	15.066	N14° 38' 02.29"W
L23	13.152	N19° 13' 50.89"W
L24	7.454	N30° 01' 56.00"W
L25	13.318	N0° 04' 28.69"E
L26	5.388	N14° 08' 59.80"W
L27	20.994	N27° 31' 35.42"W
L28	10.672	N5° 53' 18.38"E
L29	12.725	N20° 27' 20.62"W
L30	3.459	N10° 48' 44.36"E
L31	23.185	N18° 44' 19.32"W
L32	10.242	S77° 21' 00.75"W
L33	7.447	N17° 00' 23.41"W
L34	10.942	N44° 55' 35.09"E
L35	25.710	N33° 58' 00.34"W
L36	24.347	N15° 14' 49.48"W
L37	20.250	N26° 05' 26.01"W
L38	25.261	N24° 17' 21.52"W
L39	11.041	N23° 10' 34.40"W
L40	13.503	N67° 17' 16.00"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	140.195	418.340	19.2011
C2	94.105	279.140	19.3158

TREE PROTECTION & REMOVAL NOTES:

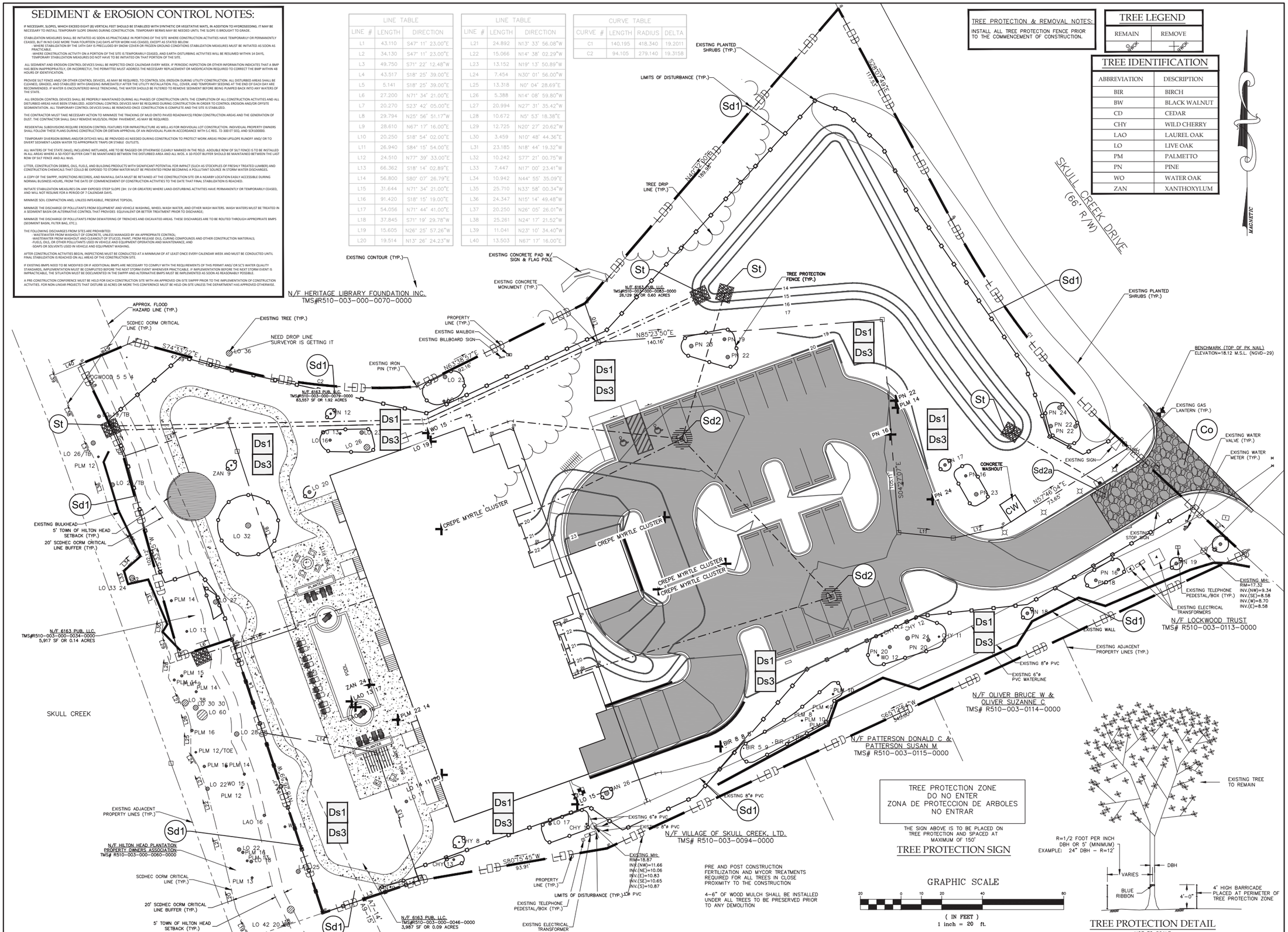
INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TREE LEGEND

REMAIN	REMOVE
○ 9WOK	+ 9WOK

TREE IDENTIFICATION

ABBREVIATION	DESCRIPTION
BIR	BIRCH
BW	BLACK WALNUT
CD	CEDAR
CHY	WILD CHERRY
LAO	LAUREL OAK
LO	LIVE OAK
PM	PALMETTO
PN	PINE
WO	WATER OAK
ZAN	XANTHOXYLUM



TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION ZONE
DO NO ENTER
ZONA DE PROTECCION DE ARBOLES
NO ENTRAR

THE SIGN ABOVE IS TO BE PLACED ON TREE PROTECTION AND SPACED AT MAXIMUM OF 150'

TREE PROTECTION SIGN

PRE AND POST CONSTRUCTION FERTILIZATION AND MYCOR TREATMENTS REQUIRED FOR ALL TREES IN CLOSE PROXIMITY TO THE CONSTRUCTION

4–6" OF WOOD MULCH SHALL BE INSTALLED UNDER ALL TREES TO BE PRESERVED PRIOR TO ANY DEMOLITION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CAROLINA ENGINEERING CONSULTANTS INC. No. C02324

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

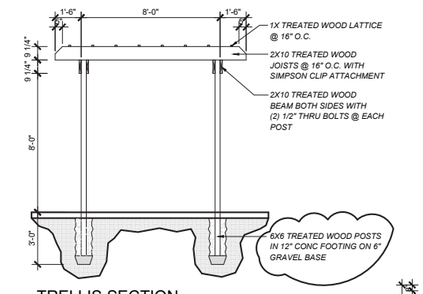
THE CHARLES
63 SKULL CREEK DRIVE
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
WWW.CAROLINAENGINEERING.COM
843/322-0553
843/322-0556 (FAX)

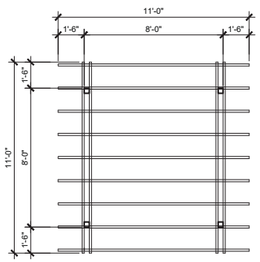
PROJECT:	2318
DATE:	04/29/21
REVISED:	07/13/21
DRAWN BY:	TOC
ENGINEER:	DRK
SCALE:	1"=20'

TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN

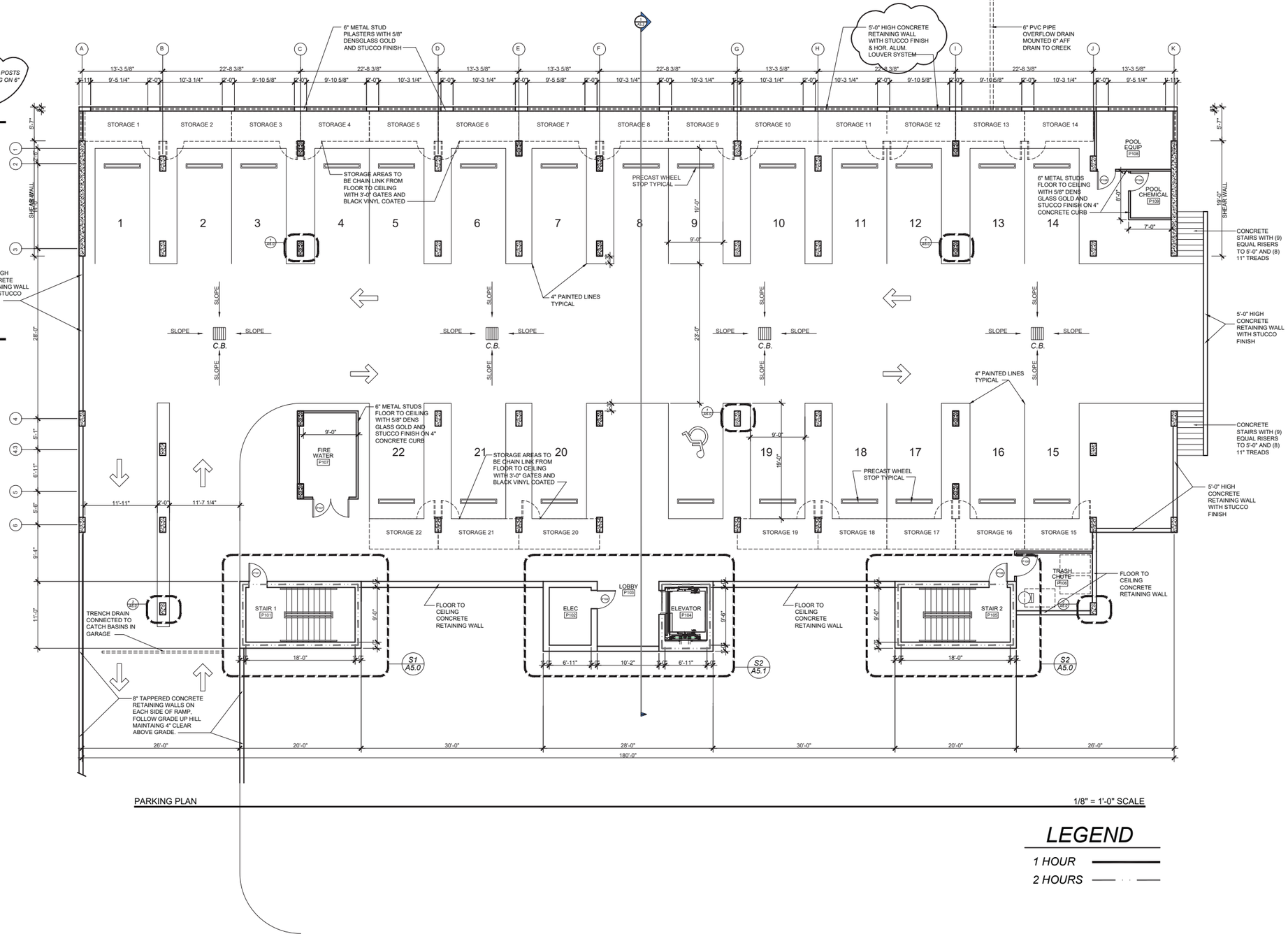
3
OF 8



TRELLIS SECTION



TRELLIS PLAN



PARKING PLAN

1/8" = 1'-0" SCALE

LEGEND

1 HOUR

2 HOURS

THE CHARLES

PARKING PLAN

b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS
STATE OF SOUTH CAROLINA

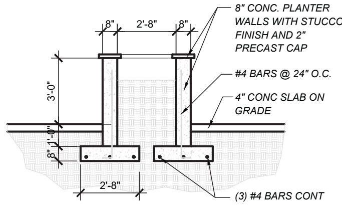
B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdettc3k@gmail.com

DATE: 7.15.2021

REV:

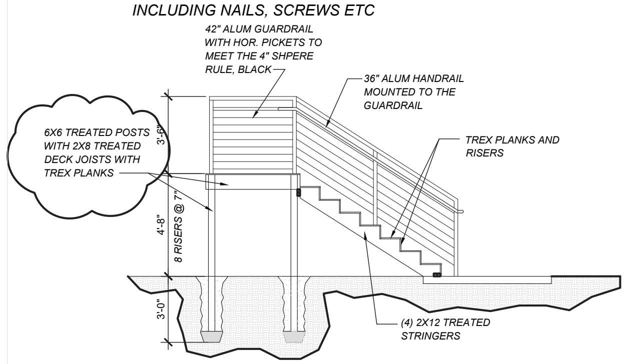
A1.0

SHEET

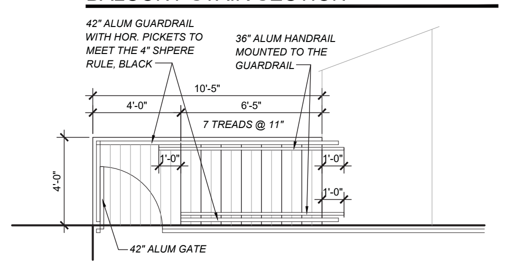


PLANTER SECTION

ALL CONNECTIONS TO BE DOUBLE DIPPED GALVANIZED OR STAINLESS STEEL INCLUDING NAILS, SCREWS ETC

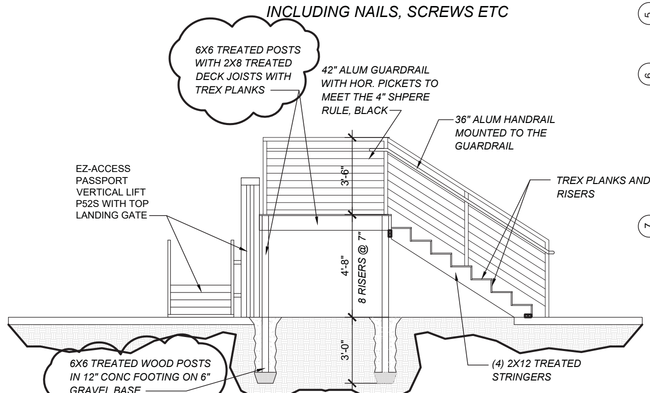


BALCONY STAIR SECTION



BALCONY STAIR PLAN

ALL CONNECTIONS TO BE DOUBLE DIPPED GALVANIZED OR STAINLESS STEEL INCLUDING NAILS, SCREWS ETC



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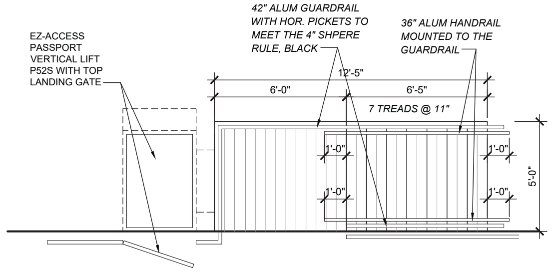
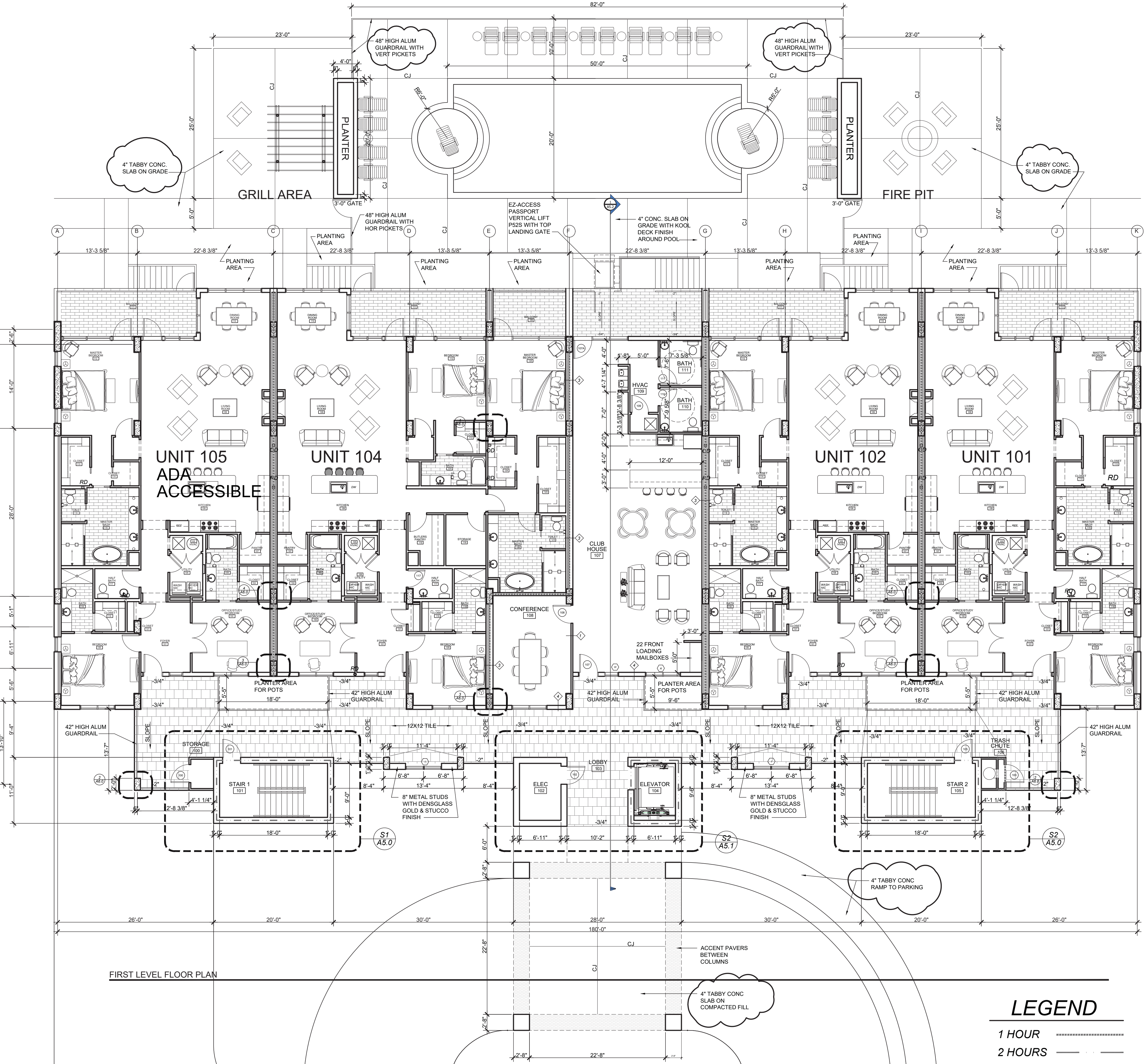


BALCONY STAIR PLAN



LEGEND

1 HOUR

2 HOURS

THE CHARLES

FIRST FLOOR PLAN

b design LLC Columbia, SC No. 101538 — STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS

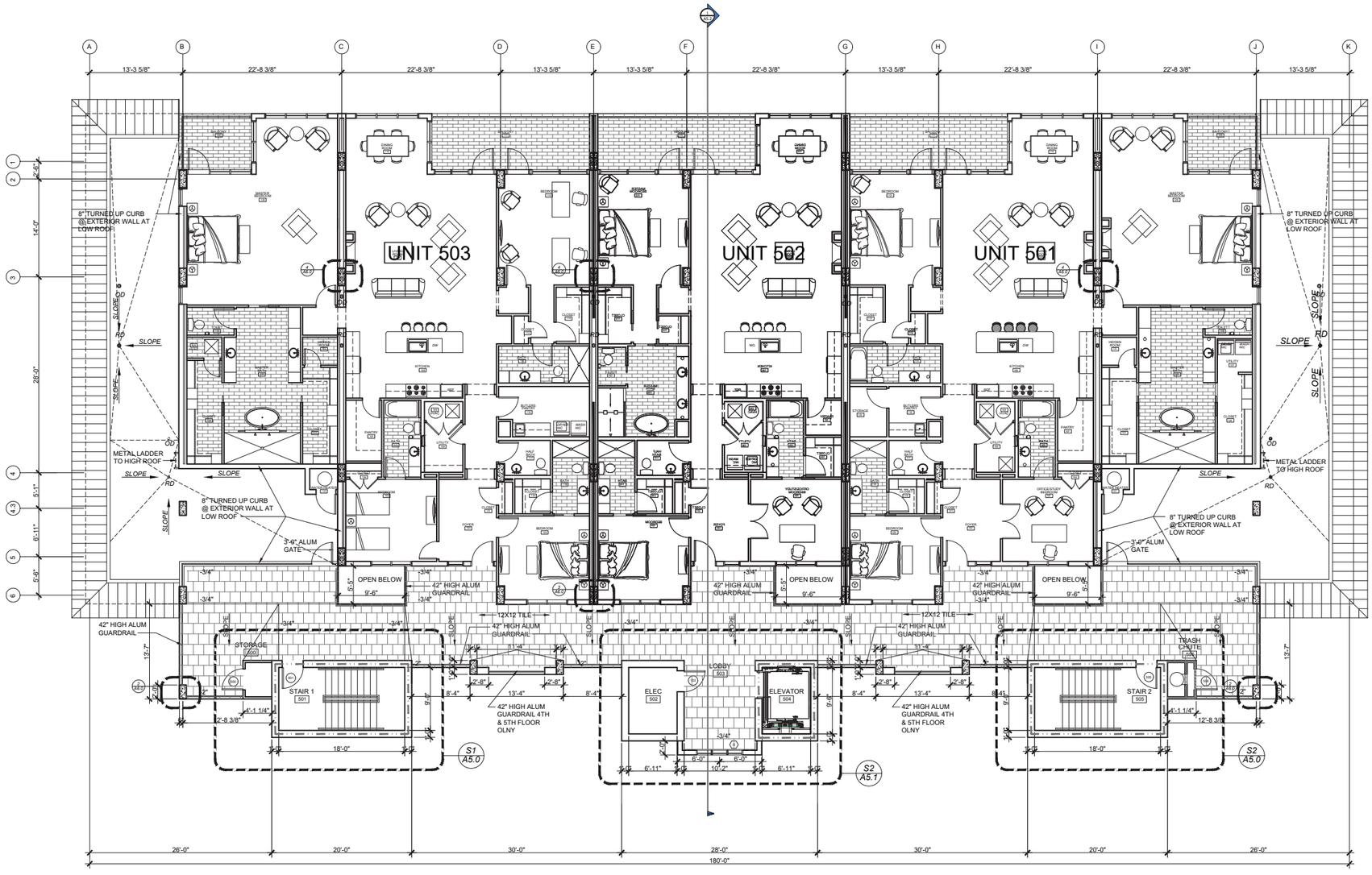
B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdettc3k@gmail.com

DATE: 7.15.2021

REV:

A1.1

SHEET



FIFTH LEVEL FLOOR PLAN

LEGEND

1 HOUR

2 HOURS

THE CHARLES

FIFTH FLOOR PLAN

STATE OF SOUTH CAROLINA
b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

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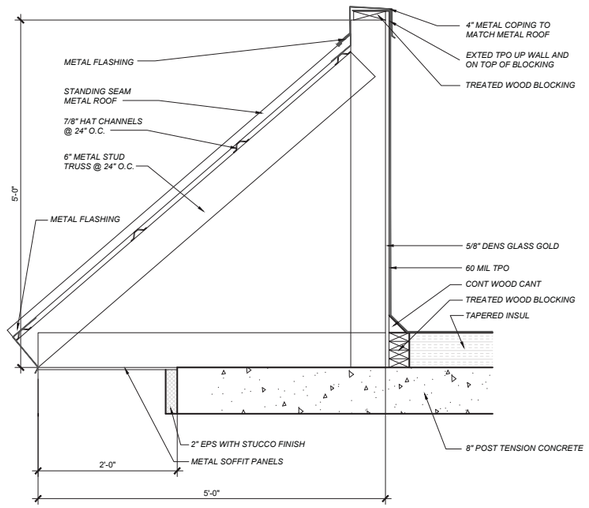
DATE: 7.15.2021

REV:

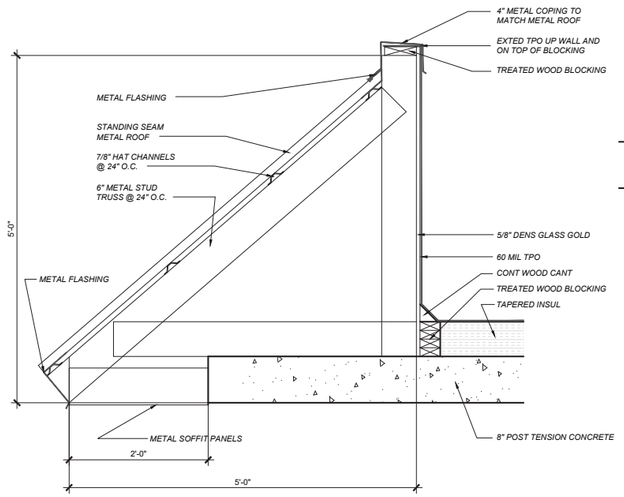
A1.3

SHEET



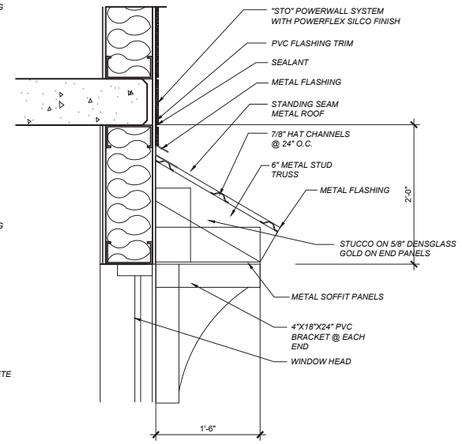
MANSARD DETAIL 5TH FLOOR LOW ROOF

SCALE 1" = 1'-0"



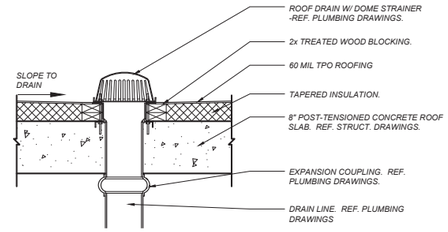
MANSARD DETAIL HIGH ROOF

SCALE 1" = 1'-0"



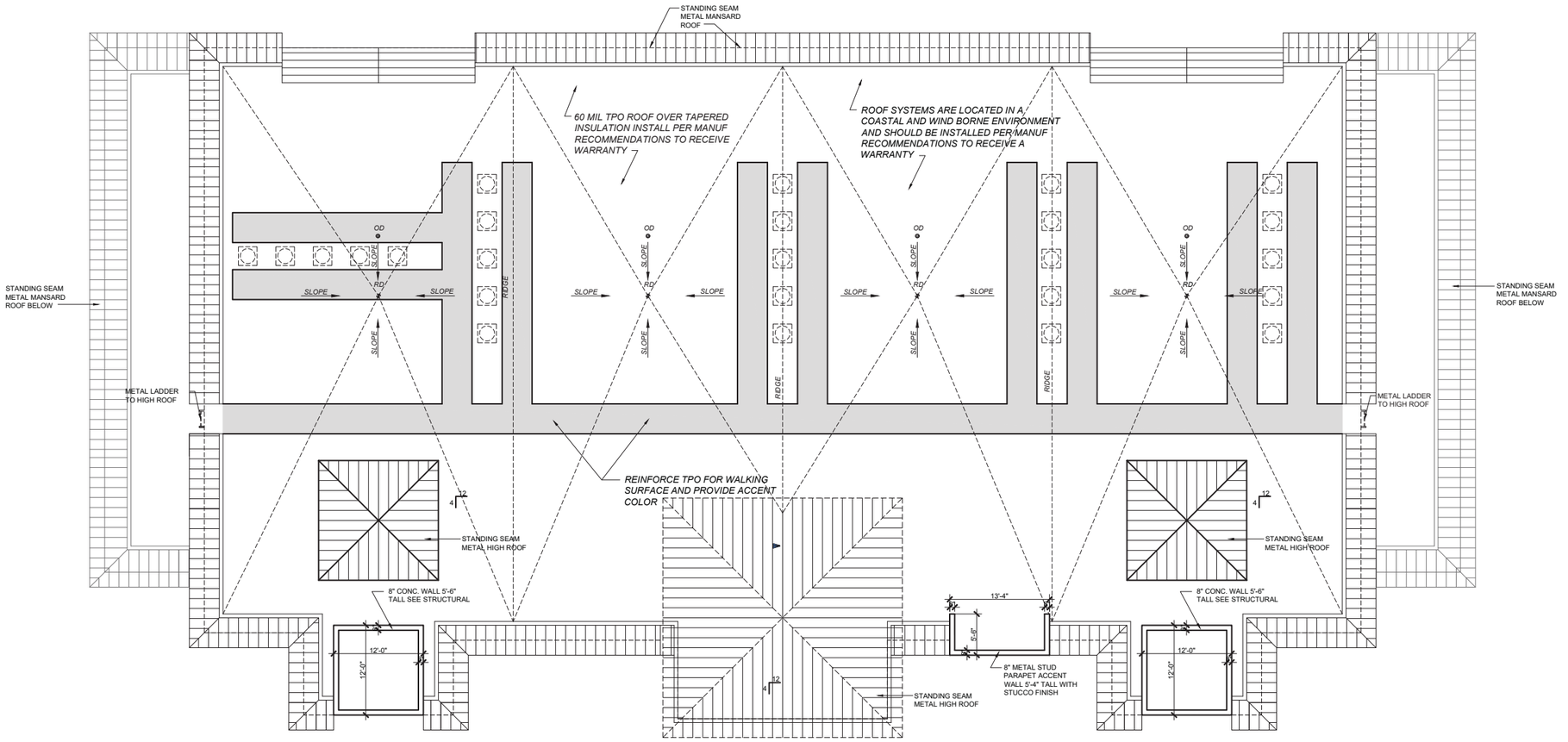
ACCENT ROOF DETAIL

SCALE 1" = 1'-0"



ROOF DRAIN DETAIL

SCALE 1" = 1'-0"



ROOF FLOOR PLAN

1/8"=1'-0" SCALE

STATE OF SOUTH CAROLINA
b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

THE CHARLES

ROOF PLAN

b design

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REV:

A1.4

SHEET

1 / A2.1 FRONT ELEVATION

2 / A2.1 BACK ELEVATION

STATE OF SOUTH CAROLINA
b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

THE CHARLES

EXTERIOR ELEVATIONS

b design

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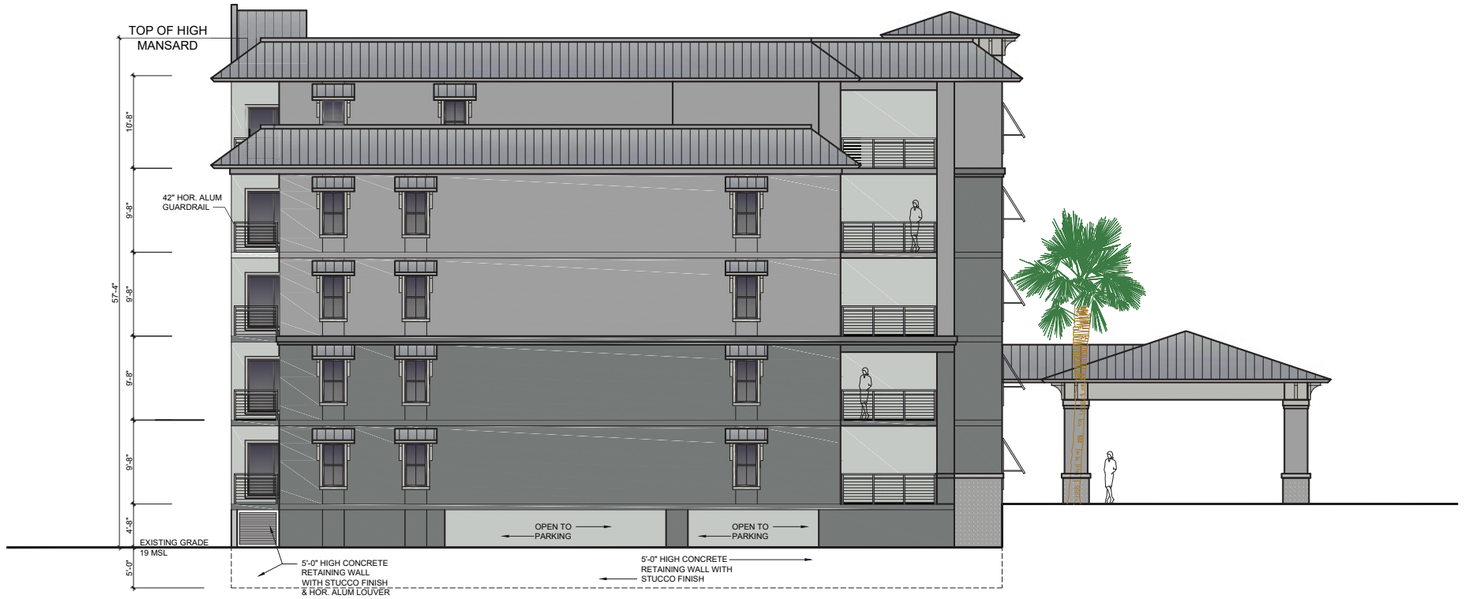
REV:

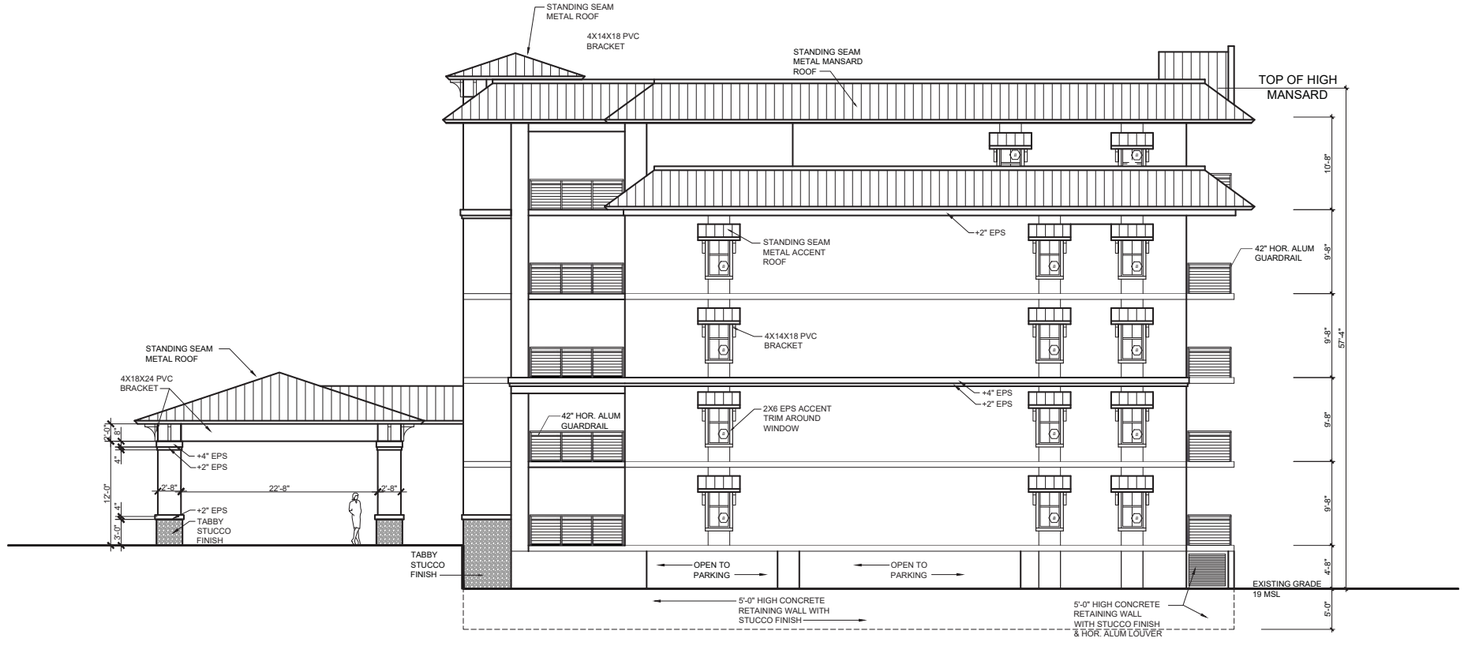
A2.1

SHEET

2
A2.1 BACK ELEVATION



1 A2.2 SIDE ELEVATION



2 A2.2 SIDE ELEVATION

STATE OF SOUTH CAROLINA
b design LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

THE CHARLES

EXTERIOR ELEVATIONS

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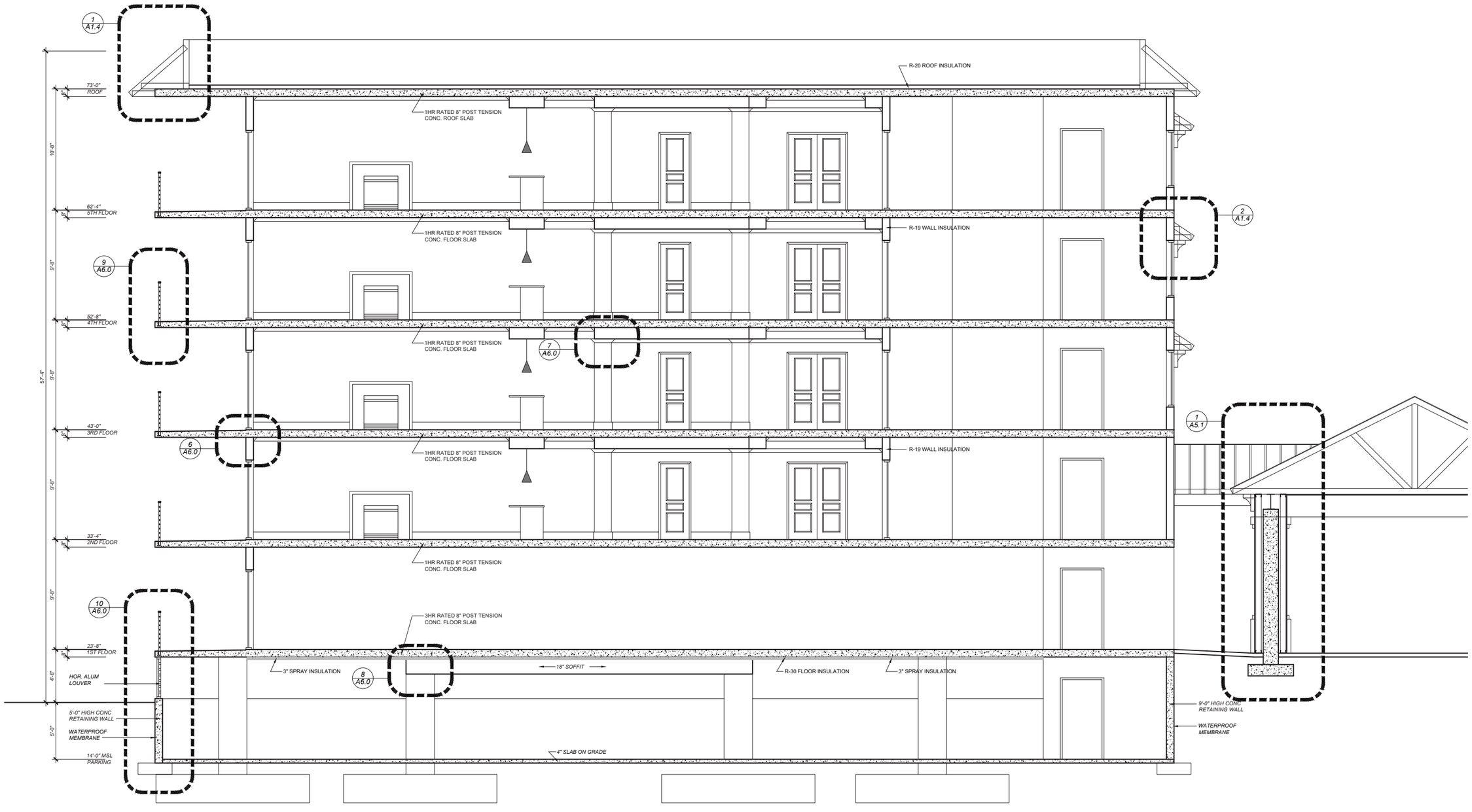
A2.2

SHEET



BUILDING SECTION

1/4"=1'-0"

THE CHARLES

BUILDING SECTION

STATE OF SOUTH CAROLINA
b design
LLC
Columbia, SC
No. 101538
REGISTERED ARCHITECTS

SOUTH CAROLINA
REGISTERED
ARCHITECT

b design

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DATE: 7.15.2021

REV:

A5.2

SHEET

HORTICULTURAL SERVICES
50 CAPITAL DRIVE
HILTON HEAD, SC 29926
843 681-9079

QTY	BOTANICAL NAME	COMMON NAME	SIZE
9	QUERCUS VIRG.	LIVE OAK	12'-14' 30 GAL 4" CAL
18	QUERCUS VIRG.	LIVE OAK	10'-12' 30 GAL 2"CAL
12	QUERCUS LAUREL	LAUREL OAK	10'-12' 30 GAL 1" CAL
13	PINUS TEADA	LOBLOLLY PINE	6'-7' 15 GAL
8	WASHINGTONIA ROBUSTA	WASHIE PALM	8'-10' B&B
2	PHOENIX SLYVESTRIS	SILVER DATE PALM	8'-10' B&B
2	CYCAS REVOLUTA	SAGO PALM	2.5'-3' 15 GAL
10	VIBURNUM ODOR	SWEET VIBURNUM	4'-5' 15 GAL
28	VIBURNUM SUS	VIBURNUM SUS	2.5'-3' 7 GAL
18	PODOCARPUS MACRO	PODOCARPUS	4'-5' 15 GAL
26	PODOCARPUS PRINGLE	PRINGLE PODO	18"-24" 7 GAL
12	LLLICIUM ANISATURN	ANISE	2'-2.5' 7 GAL
12	LOROPETALUM CHINESE	LOROPETALUM	2'-2.5' 7 GAL
19	ROSA X RADTKO	KNOCK OUT ROSE	2'-2.5' 7 GAL
5	PHILODENDRON SELLOUM	SPLIT LEAF	2'-2.5' 7 GAL
20	LLEX VOMITORIA NANA	DWF. YAUPON HOLLY	1'-1.5' 7 GAL
4	PLUMBAGO AURICUTATA	BLUE PLUMBAGO	1'-1.5' 3 GAL
18	ALPINA ZER. VAR.	VAR GINGER LILLY	1'-1.5' 3 GAL
18	RHODODENDRON SP	ENCORE AZELA	1'-1.5' 3 GAL
10	TUBAGHIA VIOLACEA	SOCIETY GARLIC	1'-1.5' 1 GAL
16	IRIS SP	IRIS	1'-1.5' 1 GAL
32	DIANELLA TASMANICA	VAR FAX LILY	1'-1.5' 1 GAL
18	ASPIDISTRA ELATIOR	CAST IRON	1'-1.5' 1 GAL
12	MORELLA CERIFERA	WAX MYRTLE	1.5'-2' 3 GAL
7	TAXODIUM DISTICHUM	BALDCYPRESS	10'-12' 30 GAL
	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1 GAL 3' O.C.
	CANNA FLACCIDA	YELLOW CANNA LILY	1 GAL 3' O.C.
	PASPALUM VAGINATUM	SEASHORE PASPALUM	1 GAL 3' O.C.
	SPARTINA	CORDGRASS	1 GAL 3' O.C.

R510-003-000-0034
5,917 SQ. FT.
0.14 AC.

~ SKULL CREEK ~

APPX. FLOOD HAZARD LINE

SKULL CREEK DRIVE
66' R/W

IPS
IPF
PROPOSED TABBY SIDEWALK
EXISTING HEAVY VEGETATION TO REMAIN
PINESTRAW
LOBLLY PINE
LAURAL OAK
WAX MYRTLE
MUNLY GRASS
BALD CYPRESS
SPARTINA GRASS
LIVE OAK
EXISTING VEGETATION
SWEET VIBURNUM
VIBURNUM SUS
SOD
PODOCARPUS
SYLVESTER PALM
ANISE
IRIS
PRINGLE PODO
ROSE
PLANTER
SAGO PALM
VAR GINGER LILY
CAST IRON PLANT
ENCORE AZALEA
LOROPETALUM
VAR FLAX LILY
WASHINGTONIAN PALM
DWARF YAUPON HOLLY
KNOCK OUT ROSES
PLUMBAGO
4" LIVE OAKS
2" LIVE OAKS
DBL PINDO PALM
YELLOW CANNA LILY
SEASHORE PASPALUM
SIGN
UNIT 101
UNIT 102
UNIT 103
UNIT 104
POOL
POOL AREA
A7-14'
A9-15'

LANDSCAPE PLAN

THE CHARLES
LANDSCAPE PLAN

B Design
Clint Burdett, AIA
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Irmo, SC 29063
Phone
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Email
cburdettc3k@gmail.com

DATE: 7.19.2021
REV:

A8
SHEET


ACCENT BRACKETS COLOR 3
STANDING SEAM METAL MANSARD ROOF
HARD COAT STUCCO COLOR 2
STANDING SEAM METAL MANSARD ROOF
CLASSIC SILVER 185, 185, 180
2X6 ACCENT BAND AROUND WINDOWS COLOR 3
ELEMENTAL GRAY 160, 160, 159
COLOR 2 LIGHT TOP
HARD COAT STUCCO COLOR 2
ACCENT BAND COLOR 1
STANDING SEAM METAL ACCENT ROOF WITH BRACKETS
ALUMINUM GUARDRAIL WITH HORIZONTAL RAILS
COLOR 1 HEAVY BASE
LEGENDARY GRAY 127, 131, 132
HARD COAT STUCCO COLOR 1
TABBY STUCCO BASE ACCENT

• The Charles •

1
A2.2 SIDE ELEVATION

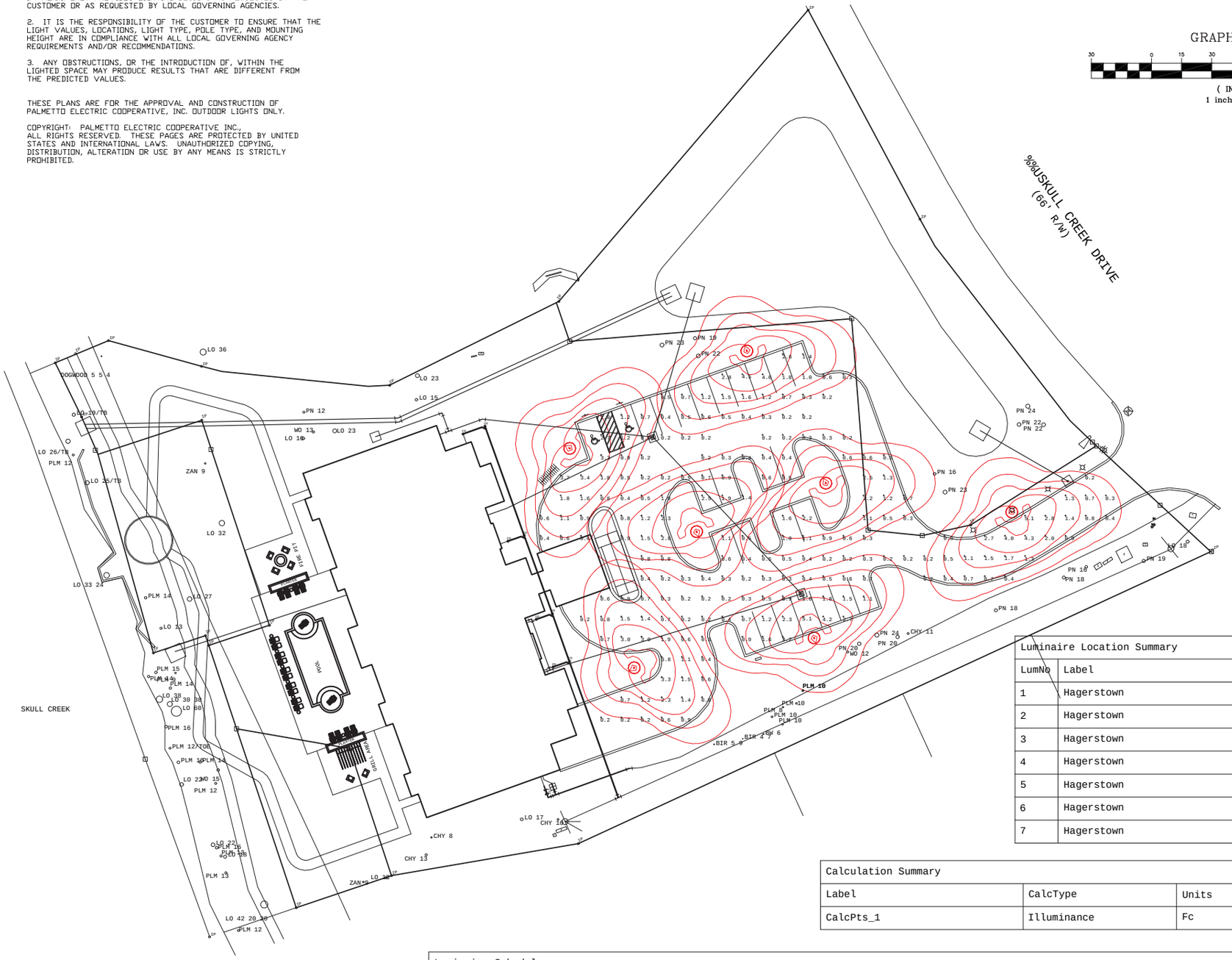
NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.

2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.

3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

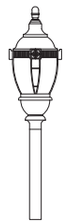
THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. OUTDOOR LIGHTS ONLY.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



HAGERSTOWN

APPLICATIONS
Shopping centers, malls, roadways, parks, residential areas

SPECIFICATIONS
Authentic acorn design
Glasslike polycarbonate lens
Ruggedly crafted of heavy duty aluminum
For decades of dependable service
black finish

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	Hagerstown	10399	9873	14	109.302	0
2	Hagerstown	10496.94	9935.347	14	294.785	0
3	Hagerstown	10309.94	9858.188	14	33.985	0
4	Hagerstown	10404.82	9949.647	14	294.112	0
5	Hagerstown	10365.72	10015.14	14	289.231	0
6	Hagerstown	10340.83	9925.631	14	111.592	0
7	Hagerstown	10277.99	9966.895	14	331.048	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.00	5.1	0.2	5.35	25.50

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	7	Hagerstown	SINGLE	N.A.	0.720	175EQ 3000K LED ON 14' MOUNTING HEIGHT

PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532

PALMETTO ELECTRIC COOPERATIVE INC.
A Touchstone Energy® Partner

REMARKS:

DESIGNED BY:	ML
CHECKED BY:	ENG
DRAWN BY:	AKM
DATE:	7/16/21
SCALE:	1" = 30'
PROJECT NO.:	210600ZL-1
MAP NO:	00000000
SHEET NO.	1 OF 1

LIGHTING PROPOSAL FOR THE CHARLES SKULL CREEK DRIVE HILTON HEAD ISLAND BEAUFORT COUNTY, SOUTH CAROLINA

NAME: M:\MAPS\LJOBS.DWG

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: The Charles DRB#: DRB-001668-2021

DATE: 07/16/2021

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS: (for Staff review and approval);

1. Given the 20" and 26" Live Oak location adjacent to the proposed building, provide a canopy study and relocation of the storm outfall.
2. Relocate the outfall into the lagoon to avoid the three pines north of the parking lot.
3. Revise the landscape plan to match the scope of the building.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☒	☐	The landscape plan is only conceptual in nature.

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	☐	☒	☐	Storm drainage line are too close to existing trees along the northern property line and at the lagoon outfall.

MISC COMMENTS/QUESTIONS
The project received Conceptual approval at the July 13th DRB meeting.
Please provide documentation of the Hilton Head Plantation ARB approval.

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: Scott Corkern Company: Scott Corkern Inc
Mailing Address: 1080 May River Road City: Bluffton State: SC Zip: 29910
Telephone: 843 816 2984 Fax: ——— E-mail: Corkern@ Hargray.com
Project Name: St Andrew's Cnty Project Address: 20 Pope Ave
Parcel Number [PIN]: R552 015 000 0228 0000
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development
_X_ Final Approval – Proposed Development
_X_ 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.

_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.

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

7/8/21

DATE

From:	Scott D Corkern
To:	Darnell Chris
Subject:	ST ANDREWS ENTRY PARCEL: R552 015 000 0228 0000 Design review application (1/4)
Date:	Friday, January 15, 2021 1:35:50 PM
Attachments:	DesignReviewApp_p1.pdf DesignReviewApp_p2.pdf

Chris
the only thing i think is missing is a check. do i need to get two sets hardcopy to the town? if i don't need to send hardcopy i will just mail in the check.

Narrative
St Andrews is having problems getting it's older and wheelchair bound members into the sanctuary. This problem is worse in rain and bad weather.
I propose an extension of one of the sanctuary's existing gables to shelter an area where older , and wheelchair bound parishioners can be taken to the elevator and thus into the church sheltered.

Landscape Plan
There are only 68 SF of disturbed ground in this project. The site has mature landscaping which will be replaced if damaged .

From: Scott D Corkern
To: Darnell Chris
Subject: Colors St ANdrews
Date: Wednesday, January 27, 2021 4:58:25 PM

THIS MESSAGE ORIGINATED OUTSIDE YOUR ORGANIZATION

COLORS

as we are only doing a small covered area for handicapped entry we propose matching the original colors of stucco , wood trim , and asphalt shingles.

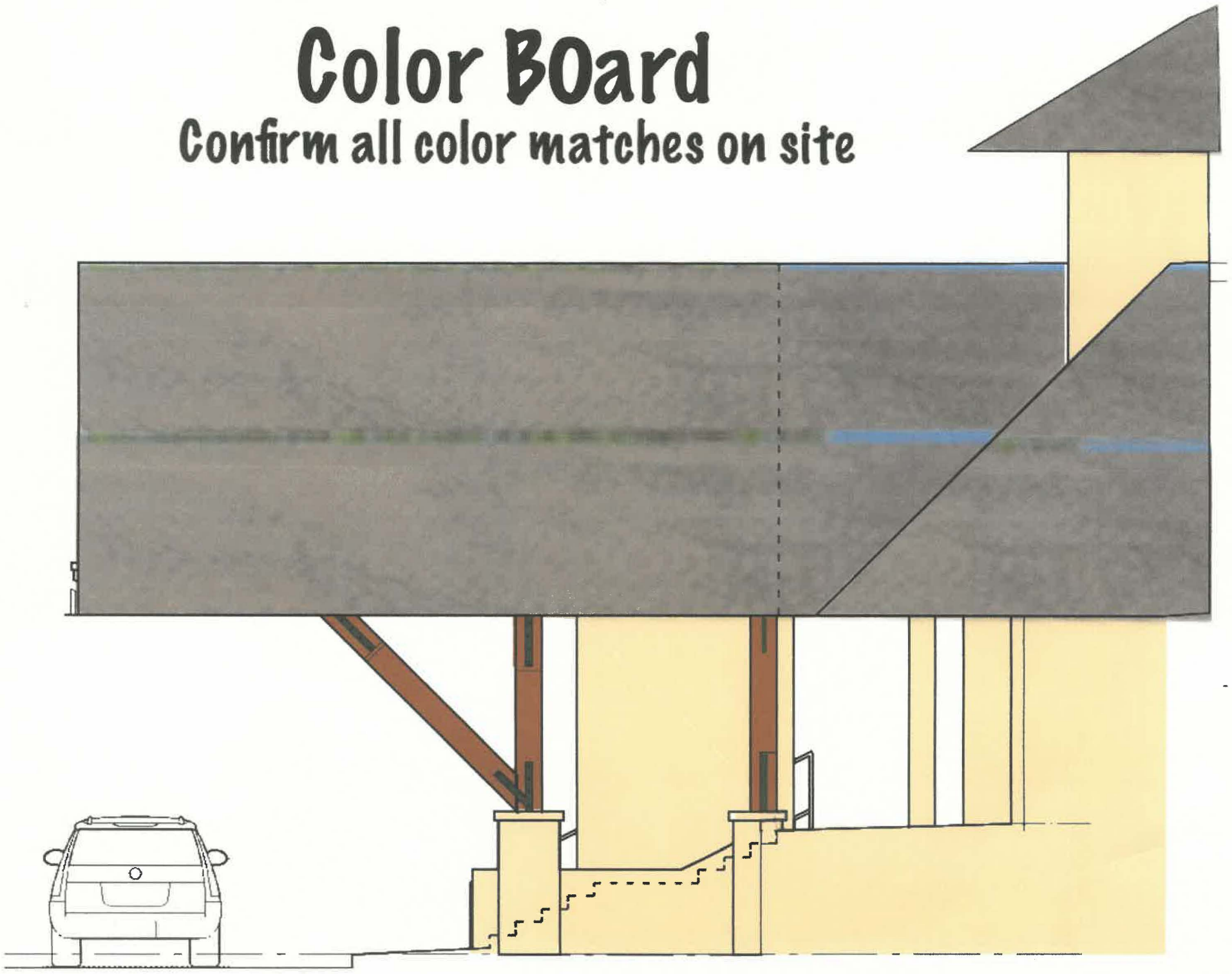
Further we have not spent the Church's money up front for engineering drawings of the new column , and cantilever beam. I would propose that you give me approval for this addition. Then knowing we can build i spend the church's money on the engineer. i can submit the final engineering drawings for staff approval . The final engineering should be fairly close to my design drawings.

Scott Corkern
Architect

St. Andrews by the Sea

Color BOard

Confirm all color matches on site



Stucco

Eggshell

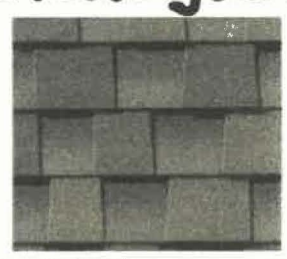
Wood

Solid Stain
SW 3211 Chestnut

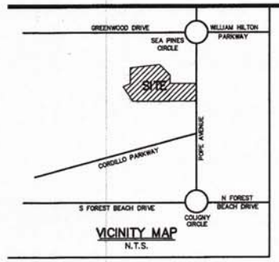
Metal

Charleston Green

Shingles



Gaf Weathered wood blend



VICINITY MAP
N.T.S.

N/F THE TOWN OF HILTON HEAD ISLAND
R552-015-000-0256-0000

N/F SEABROOK OF HILTON HEAD
JOAB DOWLING
R550-015-000-0218-0000

N/F 18 POPE AVENUE LLC
R552-015-000-0150-0000

N/F BISHOP OF CHARLESTON
R552-015-000-0076-0000

Tree Protection Fence with warning signage

Area of drop off

POPE AVENUE - 100' R/W

UNDERGROUND UTILITY LEGEND:

-UGFO-	UNDERGROUND FIBER OPTIC
-UGP-	UNDERGROUND POWER
-UGT-	UNDERGROUND TELEPHONE
-UGTV-	UNDERGROUND TELEMISON
-UGW-	UNDERGROUND WATER
-SS-	SANITARY SEWER
SSLAT	SANITARY SEWER LATERAL

CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
I.N.	IRON PIN, NEW (SET)
C.M.P.	CORRUGATED METAL PIPE
C.P.P.	CORRUGATED PLASTIC PIPE
P.V.C.	POLYVINYL CHLORIDE
R.C.P.	REINFORCED CONCRETE PIPE
B	BAY
G	GUM
HO	HOLLY
LA	LAURAL OAK
LO	LIVE OAK
MAG	MAGNOLIA
OK	OAK
PLM	PALM
PN	PINE
SAS	SASSAFRAS
TAL	TALLOW
WAX	WAX MYRTLE
WO	WATER OAK
HIC	HICKORY
TFR	TRANSFORMER
TB	TELEPHONE BOX
TCB	TELECOM. BOX
TV	CABLE TELEVISION BOX
GL	GROUND LIGHT
LP	LAMP POST
IE	INVERT ELEVATION
SSMH	SANITARY SEWER MANHOLE
PP	POWER POLE
FFE	FINISH FLOOR ELEVATION
GI	GRATE INLET
CI	CURB INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
FDC	FIRE DEPARTMENT CONNECTION

Table

Zoning District -LC district
Overlay District - Corridor Overlay
Use of property - Church
Gross site Acres -4.73ac
Net Site Acres - 4.73
Totally allowed Density - 47,300 SF
Existing Building SF -47,200 SF
Proposed SF ..... 68 SF HC Elevator
Allowable height - 45'
Proposed building height - 28'
total site .. ..206,039 SF
Allowable imp .. 60% 123,623 SF
Current Impervious -51% 105,547sf
Proposed Impervious 51% 105,615
Maximum parking spots required
Existing Parking Spots
8HC Spaces 135 Regular spaces
Needed Parking spots
8HC Spaces 135 Regular spaces
Proposed Additional Parking NONE

NOTES

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

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) BUFFER AND SETBACKS AS PER TOWN OF HILTON HEAD. NEED TO RE-VERIFY!!

7) PER TOWN OF HILTON HEAD ISLAND OFFICIAL ZONING DISTRICT MAP, EFFECTIVE DATE: OCTOBER 7, 2014, LAST UPDATE: OCTOBER 7, 2014 THIS PROPERTY IS ZONED: LC (LIGHT COMMERCIAL).

8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

REFERENCE PLATS:

1) A COMPOSITE PLAT OF PARCELS LOCATED BETWEEN POPE AVENUE AND SEA PINES FOREST PRESERVE, DATED: 6/28/77, LATEST REVISION: 3/6/79, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO 4784.
2) 4.73 ACRES, ST. ANDREW BY THE SEA UNITED, METHODIST CHURCH, POPE AVENUE, DATED: 8/20/97, LAST REVISED: 12/3/97, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 64 PG. 89.
3) PLAT OF 1.84 ACRES, AREA E, SEA PINES PLANTATION, DATED: 4/24/70, BY: J.J. HUTTON, S.C.R.L.S. NO. 1650, RECORDED: P.B. 18 PG. 160.
4) A PLAT OF ZONE 4, PARCEL REVISIONS, POPE AVENUE, SEA PINES PLANTATION, DATED: 12/10/73, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 22 PG. 97.
5) UTILITIES PLAN, ST. ANDREW BY-THE-SEA UNITED METHODIST CHURCH, DATED: 09/08/2001, BY: ADC ENGINEERING COMPANY,
6) BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF 4.73 ACRES, ST. ANDREW BY-THE-SEA UNITED METHODIST CHURCH, DATED: 10/05/2000, LAST REVISED: 3/29/2004, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, SURVEYING CONSULTANTS

PREPARED FOR: ST. ANDREW BY-THE-SEA-UNITED METHODIST CHURCH
ADDRESS: #20 POPE AVENUE
TAX PARCEL I.D. NO. R552-015-000-0228-0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. CERTIFICATE OF AUTHORIZATION No.C00835

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE 0 30 60 90

ASBUILT, BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

ST. ANDREW BY-THE-SEA UNITED METHODIST CHURCH

4.73 ACRES, POPE AVENUE

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 12/31/2014 JOB NO: SC87471B-8

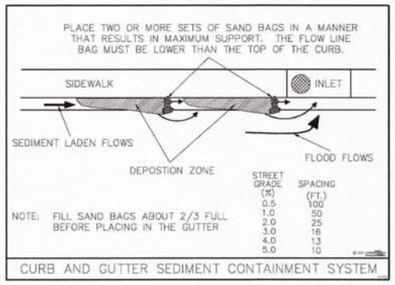
SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775

Scott Corkern Architect
(843) 816-2984
1080 May River Road
Bluffton SC 29910

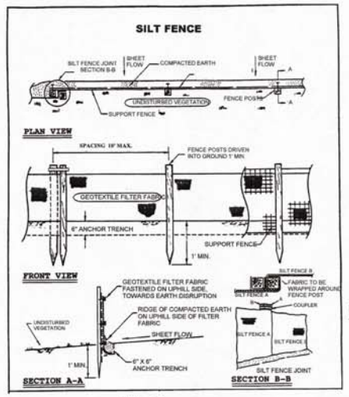
St Andrews by the Sea

20 Pope Avenue
Hilton Head IS SC

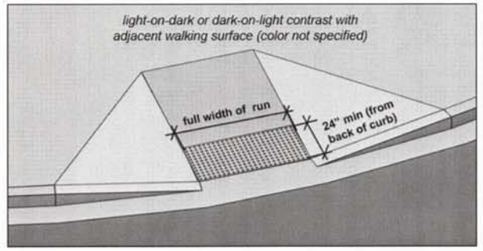
A1.1

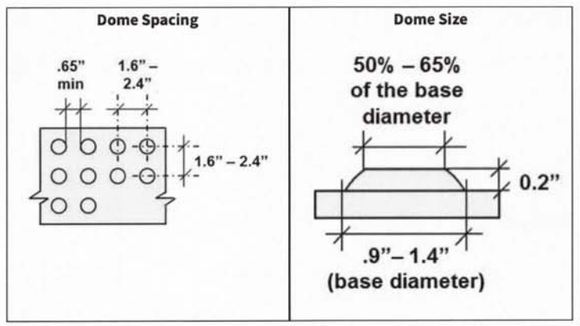


C Silt Fence
NTS

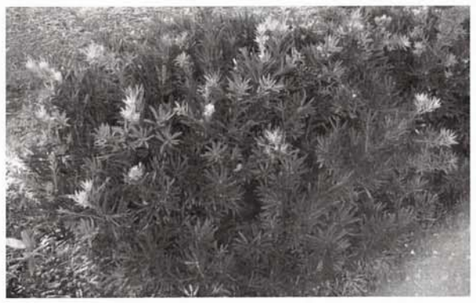


B Silt Fence
NTS





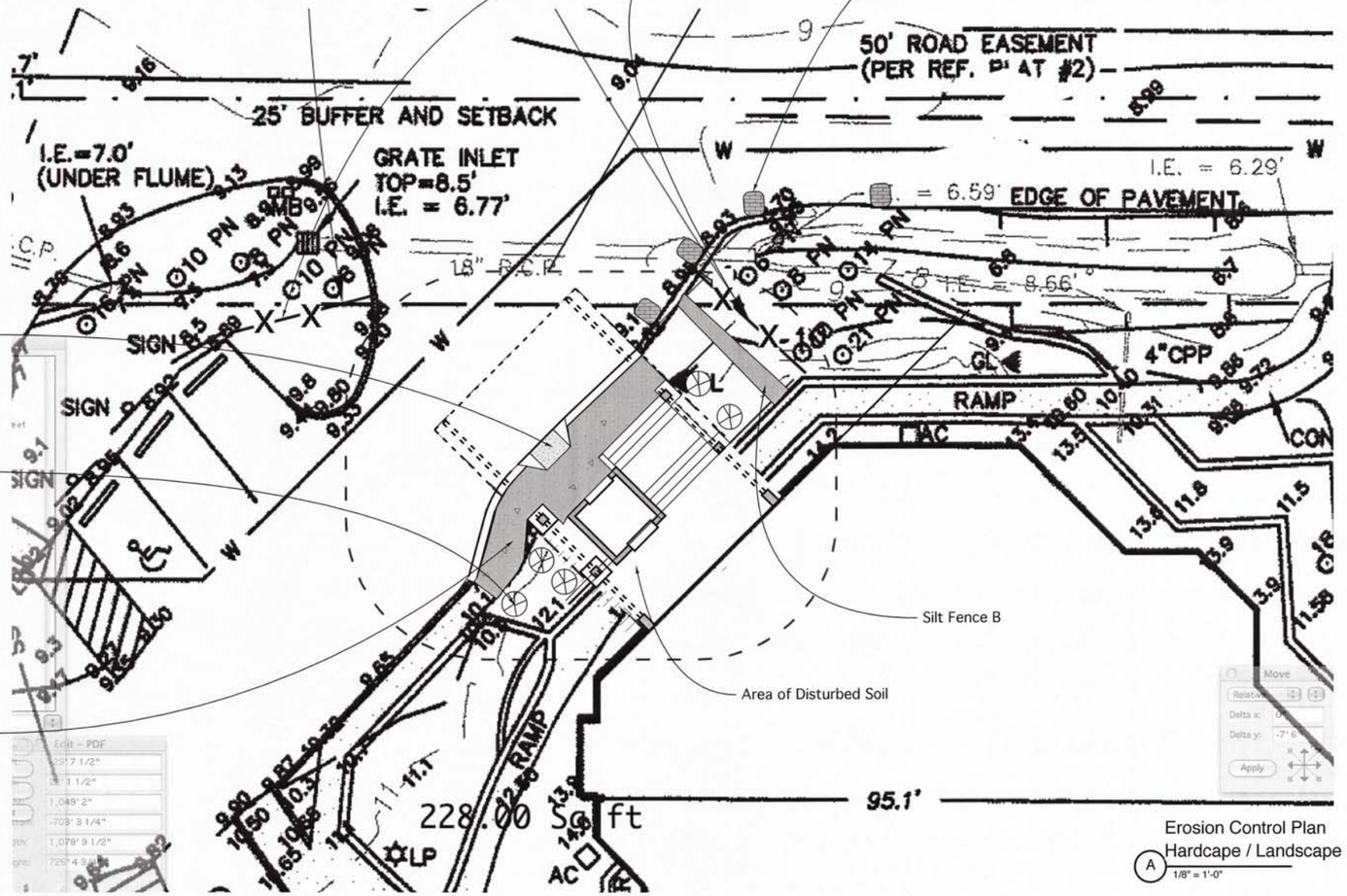
D ADA Curb Cut
NTS



E Dwarf Podocarpus
NTS

Stairs Remain

TOTAL additional hardscape in front of new elevator
New landscaping at base here



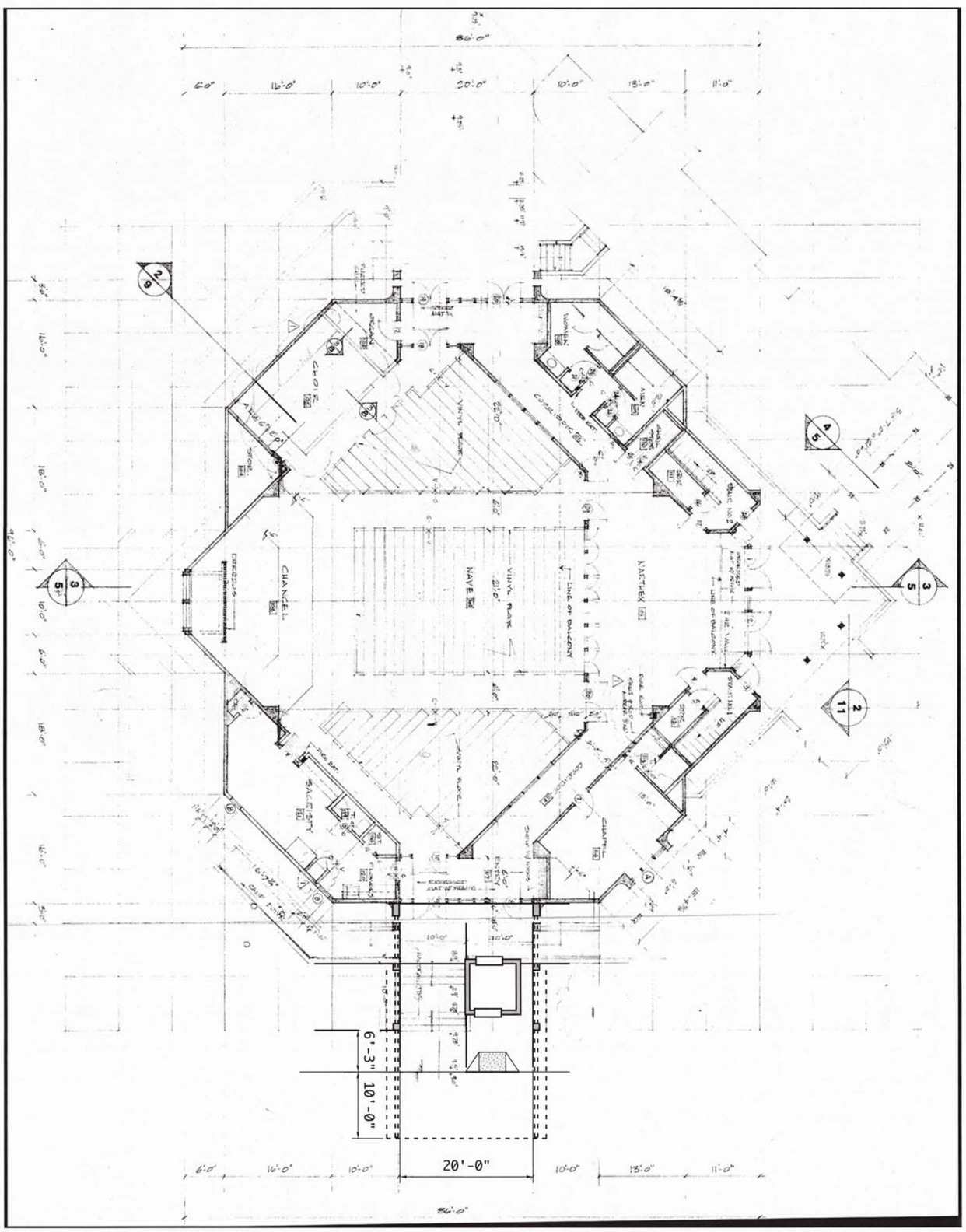
A

Scott Corkern Architect
(843) 816-2984
1080 May River Road
Bluffton SC 29910

St Andrews by the Sea

20 Pope Avenue
Hilton Head IS SC

A1.2



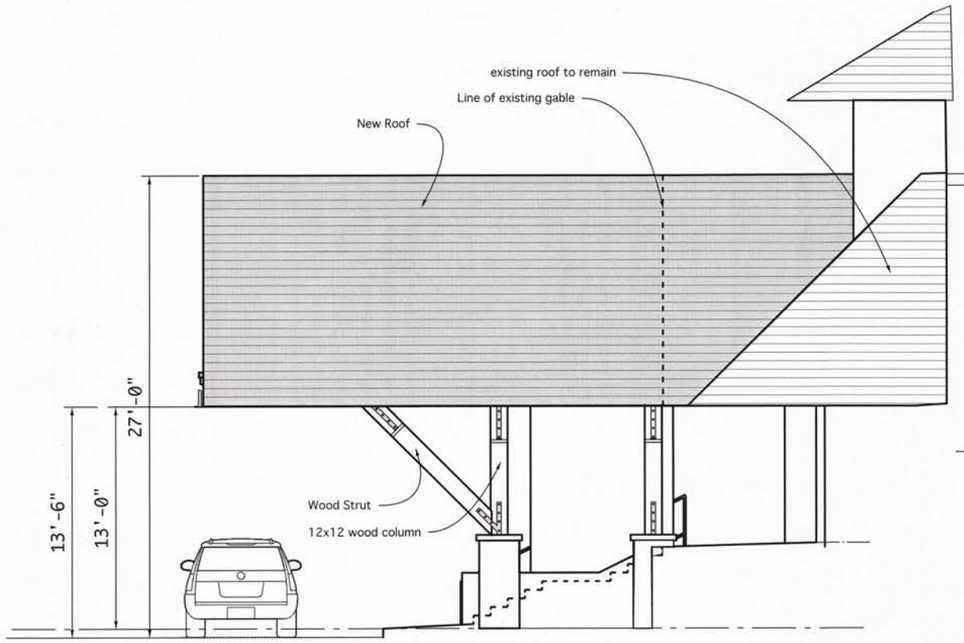
A Plan
1/8" = 1'-0"

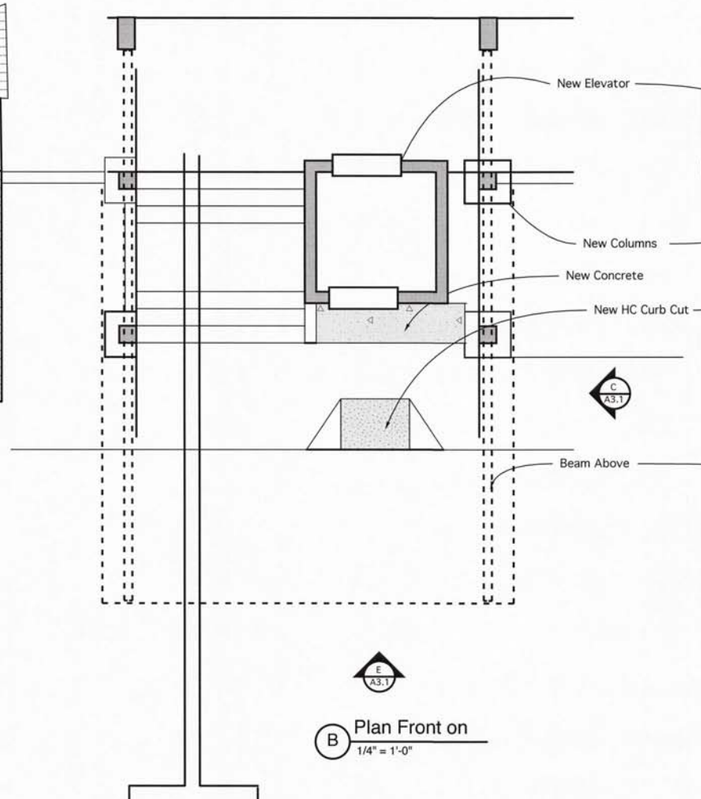
A2.1

20 Pope Avenue
Hilton Head IS SC

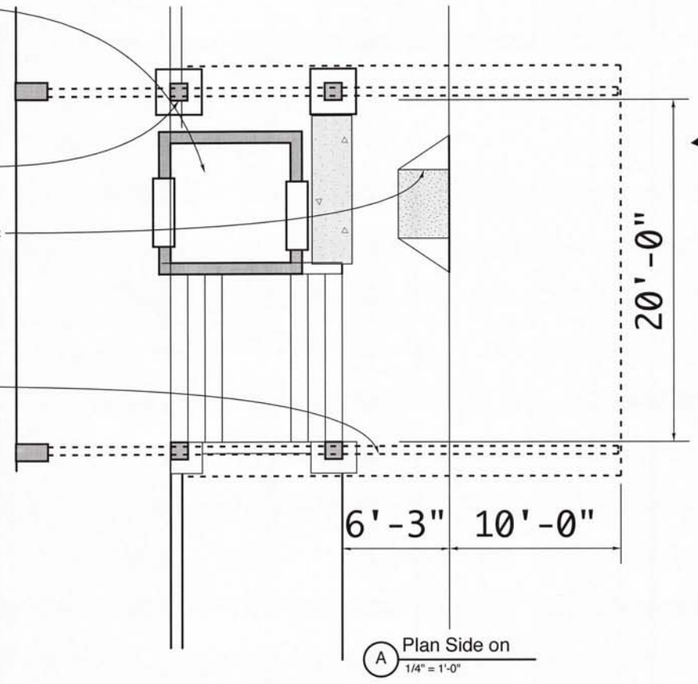
St Andrews by the Sea

Scott Corkern Architect
(843) 816-2984
1080 May River Road
Bluffton SC 29910

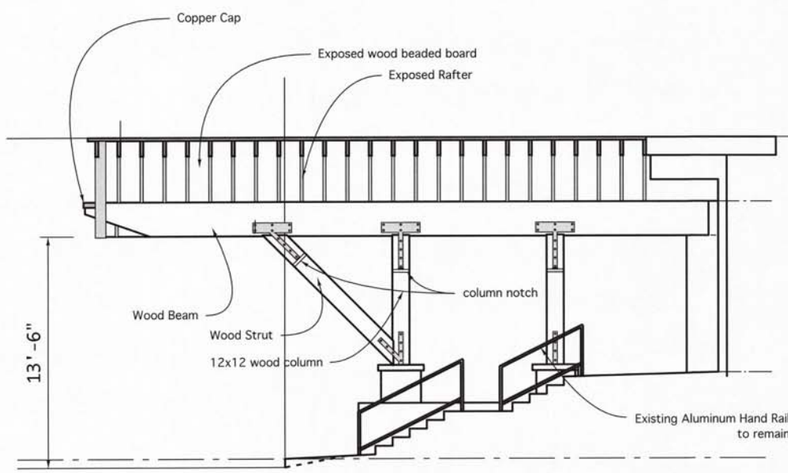




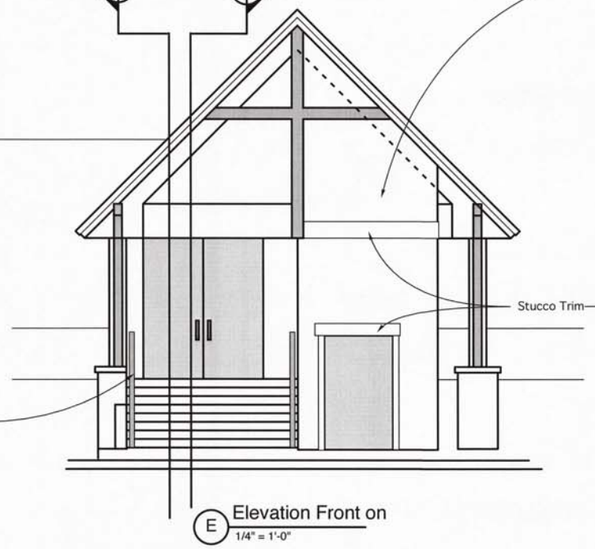
B Plan Front on
1/4" = 1'-0"



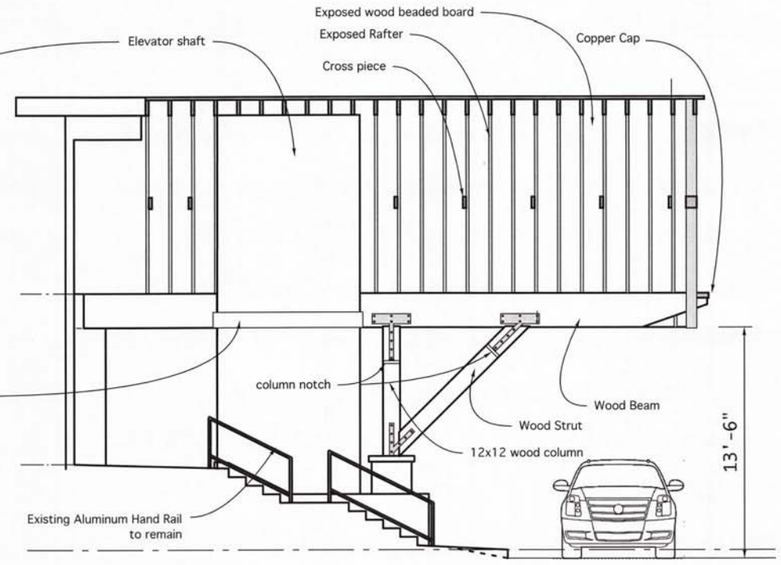
A Plan Side on
1/4" = 1'-0"



C Section Left
1/4" = 1'-0"



E Elevation Front on
1/4" = 1'-0"



D Section Right
1/4" = 1'-0"

Scott Corkern Architect
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1080 May River Road
Bluffton SC 29910

St Andrews by the Sea

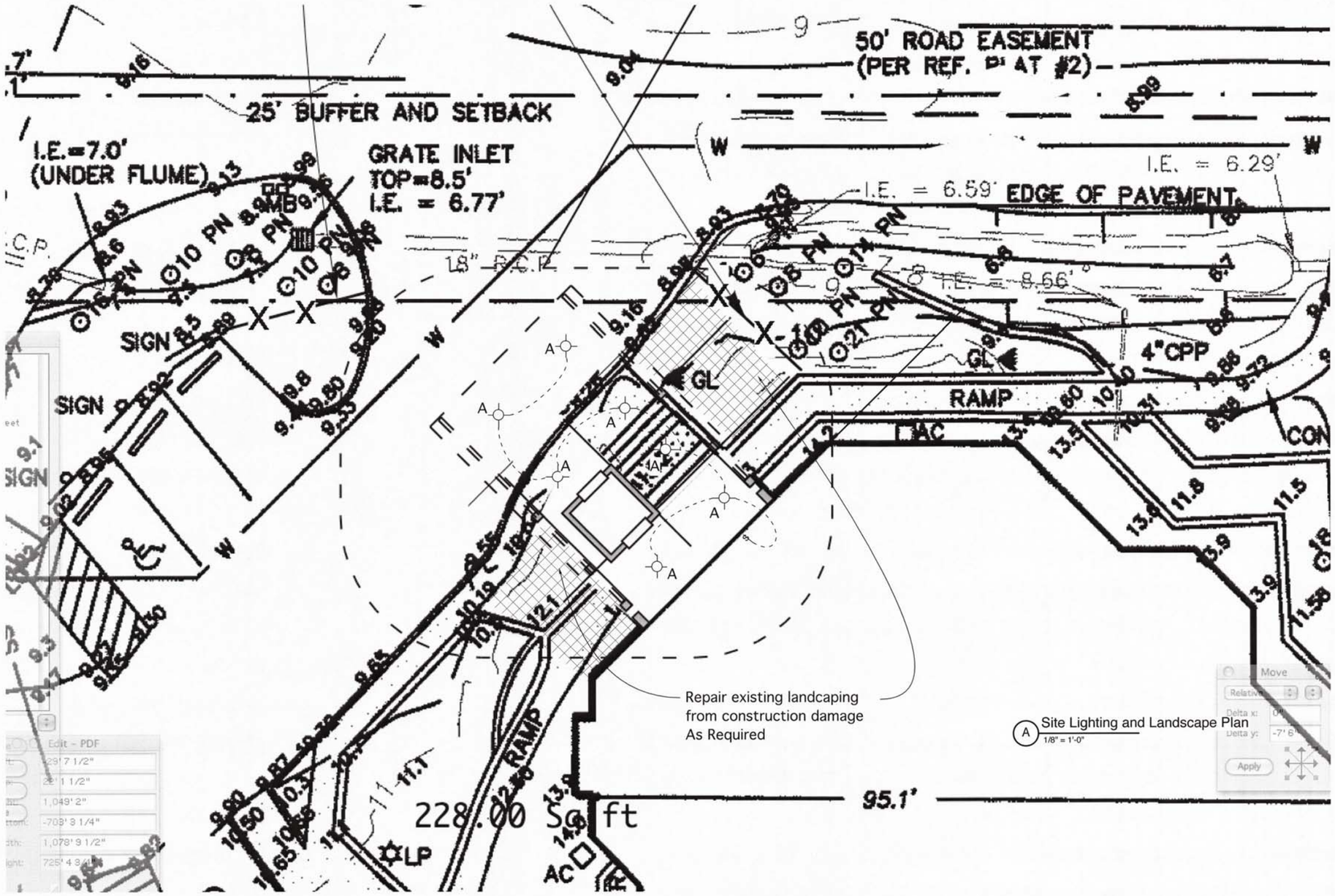
20 Pope Avenue
Hilton Head IS SC

A3.1

Light A

40 Watt down light
Color Pewter

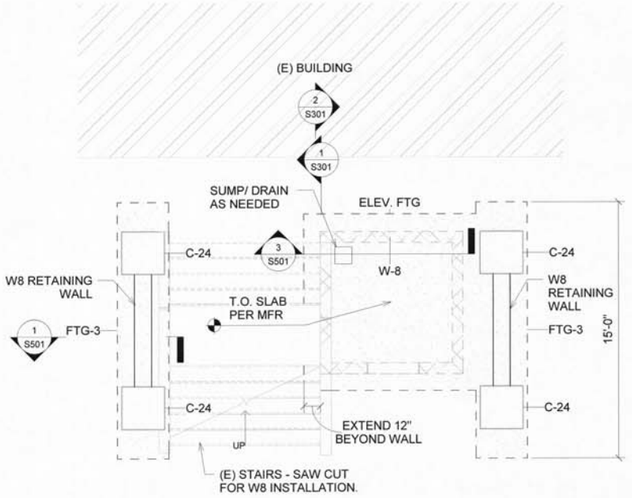
Scott Corkern Architect
(843) 816-2984
1080 May River Road
Bluffton SC 29910



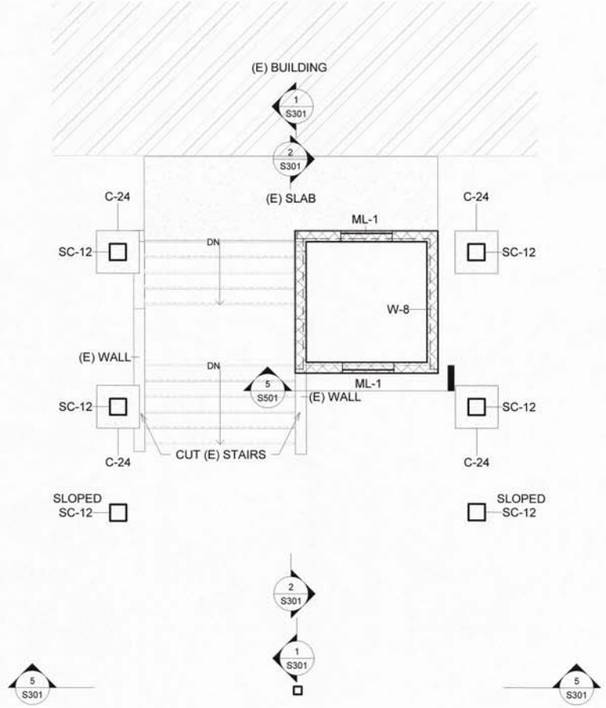
St Andrews by the Sea

20 Pope Avenue
Hilton Head IS SC

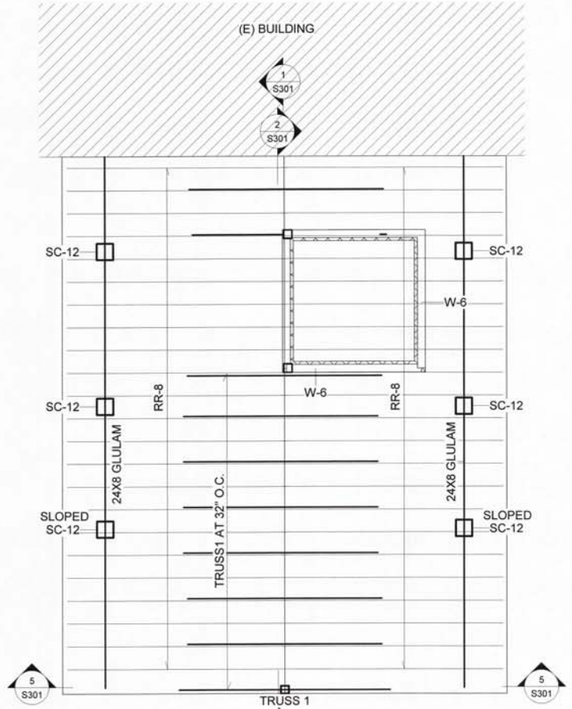
E1.1



1 FOUNDATION PLAN
1/4" = 1'-0"



2 FRAMING AT MID-LEVEL
1/4" = 1'-0"



3 ROOF FRAMING PLAN
1/4" = 1'-0"

NOTES:

1. REFER TO ARCH DRAWINGS FOR ALL ITEMS NOT SHOWN HERE.
2. REFER TO S001-S003 SHEETS FOR STRUCTURAL NOTES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL COORDINATION OF ALL DIMENSIONS, ELEVATIONS, PLANS, OWNER PREFERENCES AND SITE REQUIREMENTS. WALL ELEVATIONS AND OPENINGS SHALL BE COORDINATED BETWEEN STRUCT AND ARCH.
4. ALL HANGERS, FASTENERS, AND METAL CONNECTORS IN CONTACT WITH TREATED LUMBER, CONCRETE, OR EXPOSED TO WEATHER SHALL HAVE AT A MINIMUM G185 ZINC COATING (E.G. SIMPSON ZMAX COATING) AND BE PAINTED WITH LATEX PAINT.

GENERAL DRAWING LEGEND	
MARK	DESCRIPTION
	BEAM/HEADER/LINTEL (TYPE PER MARK)
	JOIST/RAFTER (TYPE PER MARK)
	WALLS/ELEMENTS ABOVE
	WALLS/ELEMENTS BELOW
	DROP PER ARCH
WALL MATERIAL DESIGNATION	
WOOD	MASONRY
STEEL	CONCRETE

NOTE A: REFER TO STRUCTURAL NOTES AND DETAILS FOR TYPICAL CONSTRUCTION AND SPECIFICATION.

NOTE B: ELEMENTS SHOWN ON PLAN ARE NEW UNLESS NOTED OTHERWISE

CONCRETE DRAWING LEGEND	
MARK	DESCRIPTION
	EDGE OF FOOTING/ GRADE BEAM
	CONTROL JOINT (NOTE B)
	SLAB EDGE

WOOD DRAWING LEGEND	
MARK	DESCRIPTION
— — —	SHEARWALL
X	ONE-STORY TIEDOWN
O	FULL HEIGHT TIEDOWN
□	WOOD POST
32"	ANCHOR BOLT SPACING
⊐	HANGER
(2) 16" LVL	(NUMBER OF PLYS) OF 1-3/4" X (DEPTH)" 2.0E LVL BEAM

LINTEL SCHEDULE				
OPENING WIDTH	LINTEL HEIGHT	BOTTOM REINFORCING	TOP REINFORCING	JAMB REINFORCING
ML-1 (≤ 14' - 0")	2' - 4"	(2) #5	(2) #5	(2) #5 EA. SIDE OF OPENING

LINTEL CONTRUCTION TYPE:
NOTE 1: EXTEND BARS 8" BEYOND OPENING AND PROVIDE STANDARD HOOK AT ENDS

COLUMN SCHEDULE	
MARK	DESCRIPTION
C-24	2' 4" (MIN) SQUARE CONCRETE COLUMN WITH (4) #5 BARS AND #3 TIES AT 10" O.C.
SC-12	12X12 WOOD STRUT

WALL SCHEDULE	
MARK	DESCRIPTION
(E) WALL	(E) RETAINING WALL
W-6	WOOD FRAMED WALL WITH PLYWOOD SHEATHING AND 5/8" GALV. SILL ANCHOR AT 2' O.C. AT CORNERS PROVIDED HETA20(SS) FOR TENSION
W-8	8" CONCRETE MASONRY WALL WITH (1) #5 VERTICAL BAR AT 32" O.C. GROUT ALL BARS SOLID AND (2) #5 BARS AT JAMBS AND CORNERS

SLAB SCHEDULE	
MARK	DESCRIPTION
(E) SLAB	(E) CONCRETE SLAB

FRAMING SCHEDULE	
MARK	DESCRIPTION
24X8 GLULAM	24" DEEP X 8" WIDE GLULAM REF. ALSO SPECS.
RR-8	2x8 ROOF RAFTER AT 16" O.C.
TRUSS 1	FIELD BUILT TRUSS - PER SECTION

FOUNDATION SCHEDULE		
MARK	DESCRIPTION	ADDITIONAL REMARKS
ELEV. FTG	12" THICK FTG - EXTEND 12" BEYOND WALL EDGE, MINIMUM. PROVIDE #5 BOTTOM BARS AT 12" O.C. EACH WAY.	APPROXIMATELY 4'-0" BELOW GRADE - REFER TO MFR
FTG-3	3' WIDE X CONTINUOUS FOOTING WITH (3) #5 TOP BARS, CONTINUOUS AND (6) #5 BOTTOM BARS CONTINUOUS. PROVIDE (3) #5 BOTTOM BARS TRANSVERSE AT THE PIERS.	MATCH T.O. ELEVATOR FTG

29E6
29E6, LLC
1011 BAY ST, SUITE 306
BEAUFORT, SC 29902
29E6.CO
INFO@29E6.CO

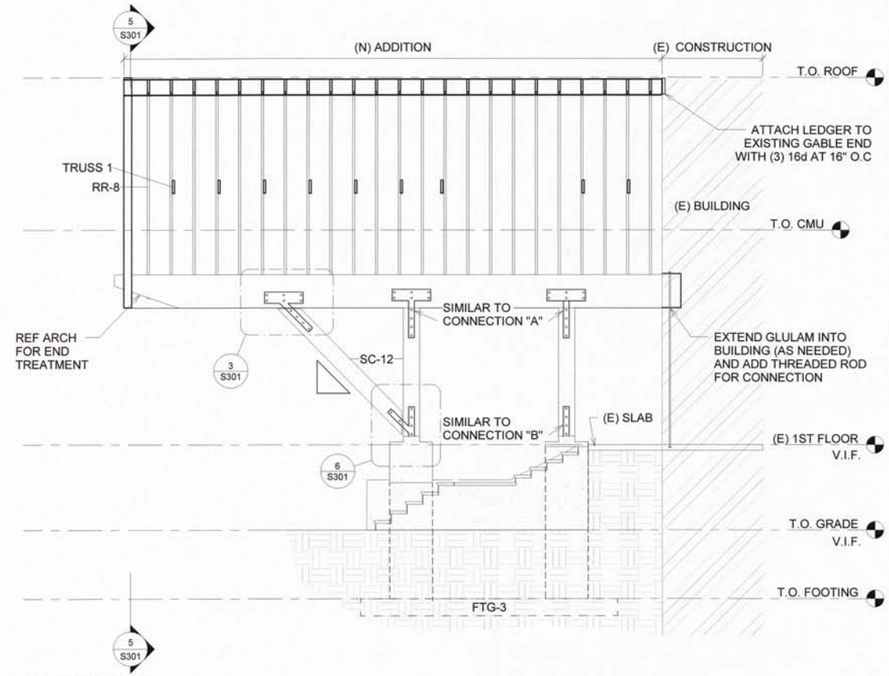
1/8" 1/4" 1/2"
PLAN NORTH

REV NO. DATE
- DATE SEALED

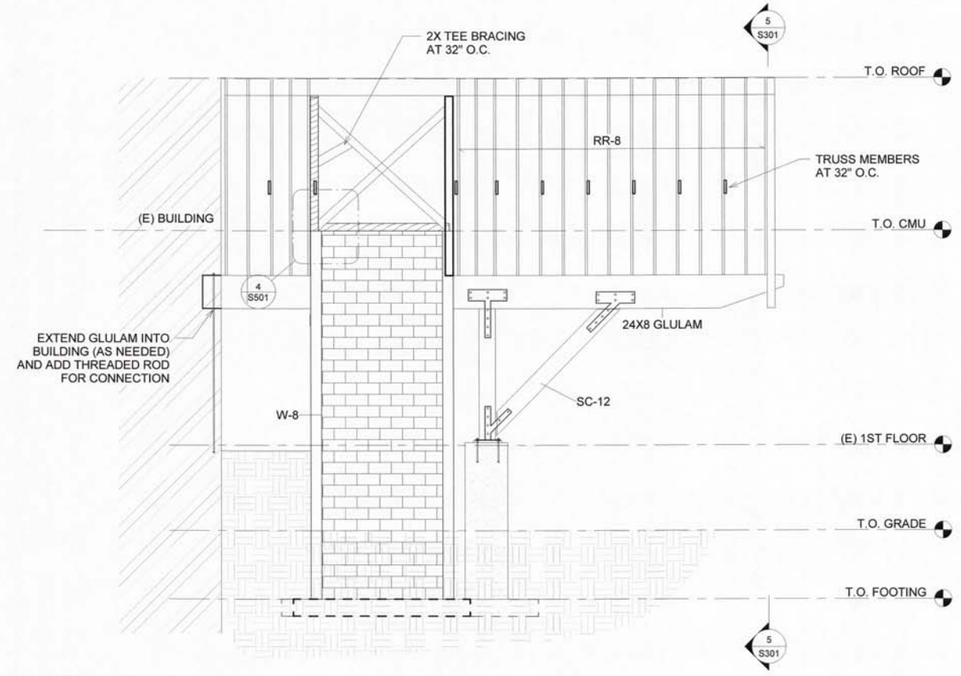
ST. ANDREWS BY THE SEA
20 POPE AVENUE
HILTON HEAD, SC
PROJECT NO: 20-130

STRUCTURAL PLANS

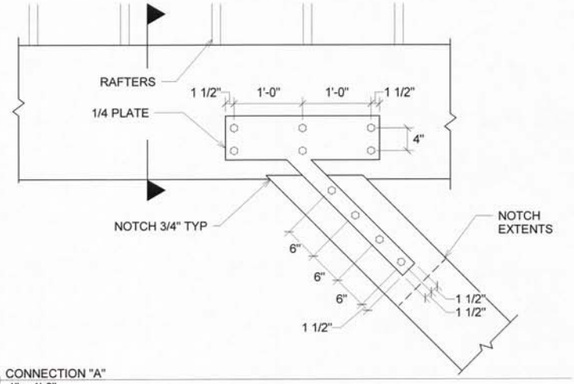
S101



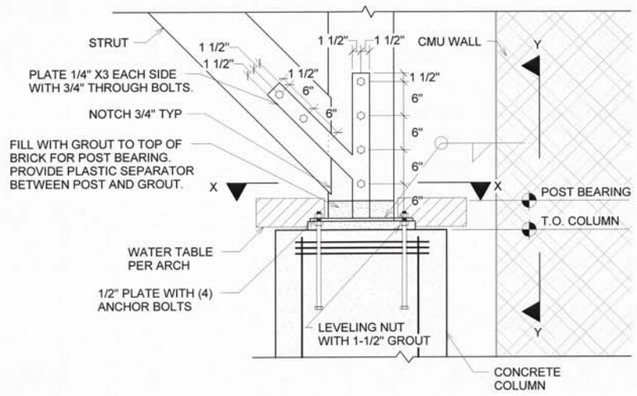
1 BUILDING SECTION 1
1/4" = 1'-0"



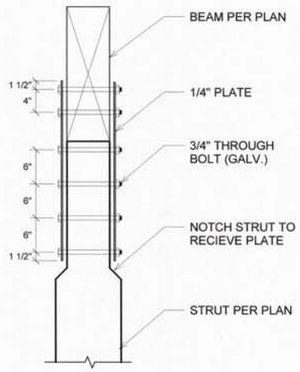
2 BUILDING SECTION 2
1/4" = 1'-0"



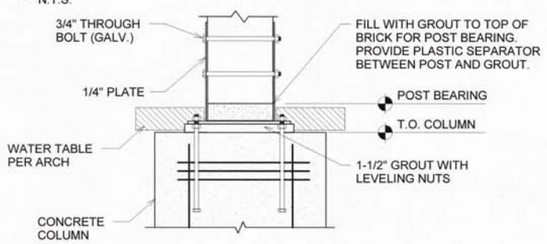
3 CONNECTION "A"
1" = 1'-0"



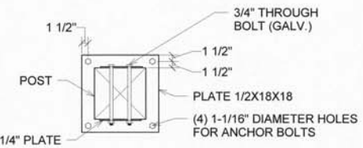
6 CONNECTION "B"
1" = 1'-0"



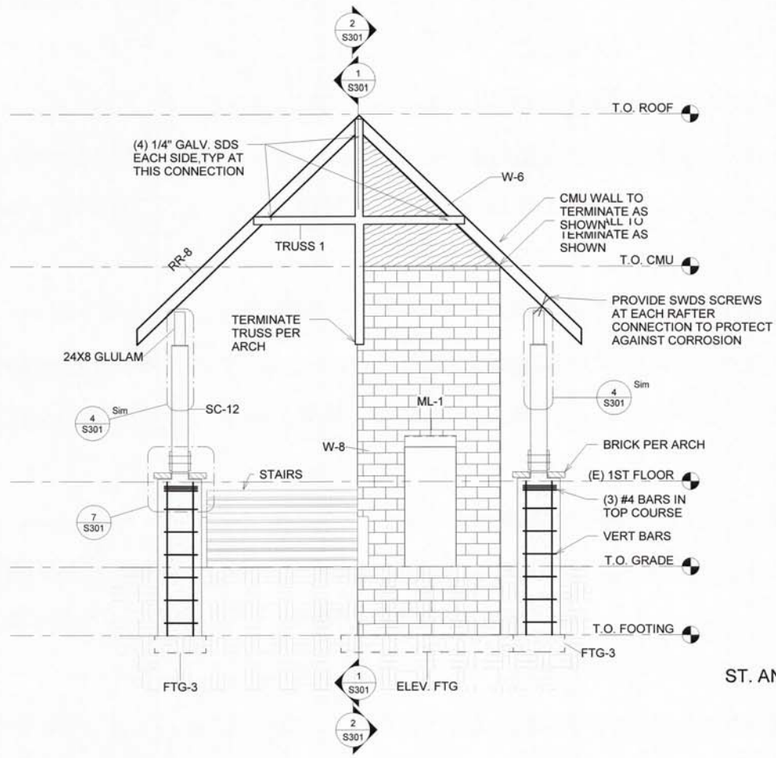
Y 3/S301
N.T.S.



Y 6/S301
N.T.S.



X 6/S301
N.T.S.



5 BUILDING SECTION 3
1/4" = 1'-0"

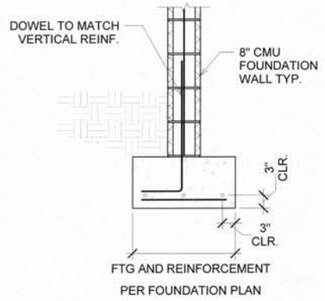
29E6
29E6, LLC
1011 BAY ST, SUITE 306
BEAUFORT, SC 29902
29E6.CO
INFO@29E6.CO

REV NO. -
DATE
DATE SEALED

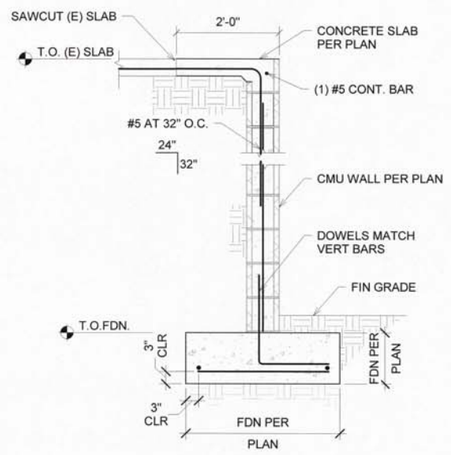
ST. ANDREWS BY THE SEA
20 POPE AVENUE
HILTON HEAD, SC
PROJECT NO: 20-130

BUILDING SECTION

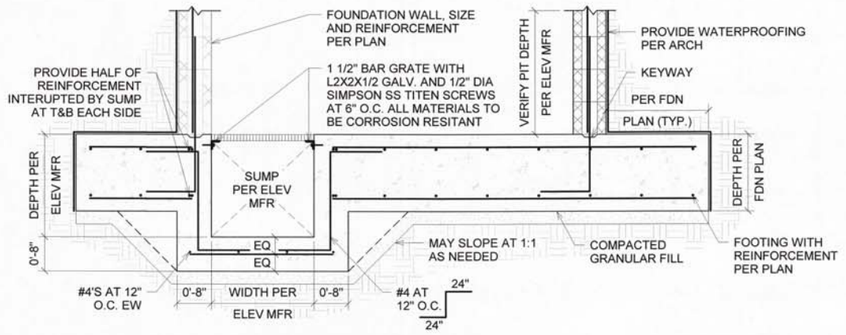
S301



1 SECTION AT CMU WALL
N.T.S.



2 DETAIL AT CMU WALL
N.T.S.

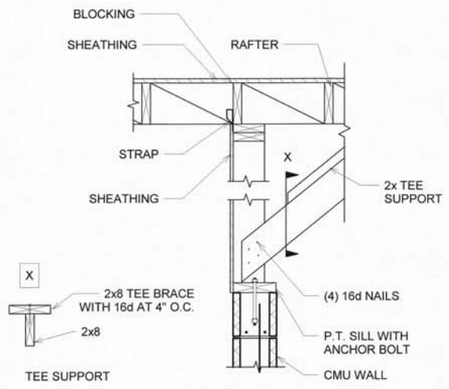


3 ELEVATOR PIT SECTION
N.T.S.

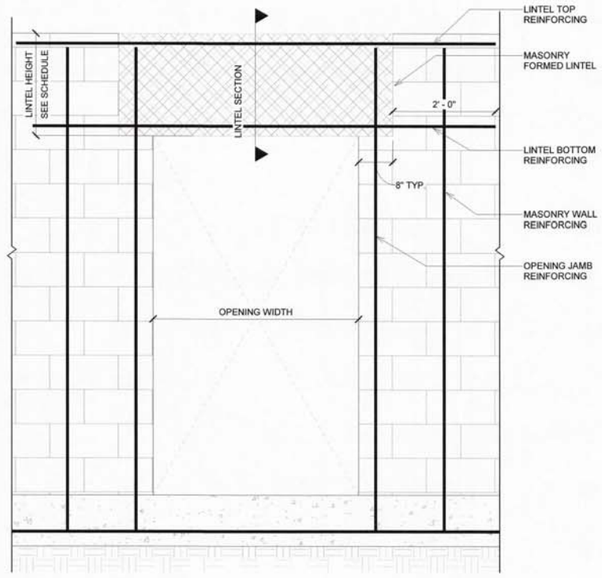
29E6
29E6, LLC
1011 BAY ST, SUITE 306
BEAUFORT, SC 29902
29E6.CO
INFO@29E6.CO

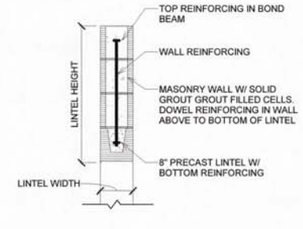
1/8" 1/4" 1/2"
PLAN NORTH

REV NO. -
DATE
DATE SEALED



4 SECTION AT BRACE, WOOD WALL BRACING CONNECTION
N.T.S.





LINTEL SECTION

LINTEL SCHEDULE				
OPENING WIDTH	LINTEL HEIGHT	BOTTOM REINFORCING	TOP REINFORCING	JAMB REINFORCING
ML-1 (≤ 14' - 0")	2' - 4"	(2) #5	(2) #5	(2) #5 EA. SIDE OF OPENING

LINTEL CONTRUCTION TYPE:
NOTE 1: EXTEND BARS 8" BEYOND OPENING AND PROVIDE STANDARD HOOK AT ENDS

5 DETAIL AT LINTEL
N.T.S.

ST. ANDREWS BY THE SEA
20 POPE AVENUE
HILTON HEAD, SC
PROJECT NO: 20-130

STRUCTURAL DETAILS

S501

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: St. Andrew's Entry DRB#: DRB-001654-2021

DATE: 07/16/2021

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS: (for Staff review and approval)

1. Specify the color and or finish of:
    a. New stucco to match existing stucco,
    b. Metal bracket to coordinate with the color palette of the existing building.
    c. Elevator door to coordinate with the color palette of the existing building.
    d. Exposed wood to coordinate with the color palette of the existing building.
2. Provide cut sheets for all light fixtures.
3. Provide a landscape plans of a scope and size that is in proportion to the scale of the alteration / addition.
4. Specify the lay down area on the plans for construction material and activity.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
New Building Details Match Existing Building Details	☐	☒	☐	1. Please specify that the stucco is to match the existing building. This may require a custom match to account for fading on the existing structure. 2. Please specify a metal color to coordinate with the existing window and door frames. 3. Specify a finish on the elevator door and door frame.

				4. Consider a wood stain that leans more gray / brown given the existing color palate of the building.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Decorative lighting is limited and low wattage and adds to the visual character	☐	☒	☐	Provide light fixture cut sheet for all proposed fixtures that specifies 3000K or less LED and fixture footcandles that meet LMO requirements.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☒	☐	The proposed plantings are not in scale with the proposed changes.

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	☐	☒	☐	To protect the existing trees on the site, specify on the plans a lay down area for construction. The lay down area should not be on pervious ground under existing tree canopies.

MISC COMMENTS/QUESTIONS

This project was withdrawn by the applicant during the Feb. 9 DRB meeting.
Provide a physical color board for review by the DRB during the meeting.

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: Owner - Jason Shroff Agrent -Brett Callaghan Company: HH Island Acquisition Partners, LLC
Mailing Address: 9654 North King's Hwy, Unit 101 City: Myrtle Beach State: SC Zip: 29572
Telephone: 843-222-5764 Fax: _____ E-mail: JShroff@oceaninvestments.com
Project Name: Hilton Head - Port Royal Project Address: Folly Field Road
Parcel Number [PIN]: R510 009 000 0277 0000
Zoning District: RD 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:

- [ ] 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.

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.

_____ 7/8/21

SIGNATURE DATE

Hilton Head Port Royal Resort

Hilton Head Island, SC

Conceptual DRB Project
Narrative

July 13, 2021

HH Island Acquisition Partners LLC is proposing to construct a new resort facility to replace the previous development known as The Port Royal Racquet Club Tract (parcel 4 – Wimbledon Court) along Folly Field Road and adjacent to Fiddler's Cove, The Lyons and Ocean Palms Villas. The existing property consists of approximately 8.4 acres of land with remnants of the Racquet Club remaining on the site including portions of Wimbledon Court, existing parking spaces, an existing pro-shop/club building, and tennis courts.

HH Island Acquisition Partners is looking to redevelop the property into a signature destination resort in keeping with Hilton Head Island vernacular. The proposed buildings will consist of **(3) four story and (4) three story residential structures containing a mix of 1, 2, and 3 bedroom units** (166 units total - counting the lockout units as 1/2 unit- see plans for breakdown). The proposed scale of these structures are in keeping with the adjacent existing developments and appropriate for the surrounding neighborhoods.

The development will be constructed in two separate phases. The first phase will include the clubhouse (including guest support amenities, two story clubhouse, resort pool and spa, pool restroom facilities, maintenance and laundry facility and (3) three residential structures and along with the entry drive. Also, as part of the first phase of the development, the entire Folly Field Road buffer plantings will be installed and irrigated. The second phase will include (4) residential structures and the balance of the ancillary site amenities.

The site will feature landscaped walking paths with common areas connecting to the adjacent Town bike path. Included in the amenities will be lounge/gathering areas with barbecuing area and a children play area within the natural stand of existing trees. The required bicycle parking will be provided and distributed throughout the site.

There are two significant trees (Live Oak, Cork Oak) located on the property that are to be preserved, as well as stands of oaks, pines, and palms throughout the development. The planting concept is to use an native planting palette and preserve as many existing trees and vegetation as permissible.

The main entry to the site will be offset to the south of the existing entry drive of the Island Club on Folly Field Dr by approximatly 465 feet. Access to the site will be via two entrances on Folly Field Road. The main resort entry provides a strong sense of arrival for guests with the clubhouse with a covered motor court plaza entry with landscaping and signage. There will also be pedestrian connectivity to Wimbledon Drive to Folly Field Road.

Most of the site is a sandy soil with elevations ranging between 9' and 13'. The proposed residential, clubhouse and related amenity buildings are to have a finish floor elevation set at 14.0' +1'0 MSL, with the majority of the parking being covered parking underneath the raised podiums.

Parking will be provided at the appropriate rate for 1, 2, and 3 bedroom units per LMO requirements. The number of parking spaces to be provided is estimated to be +/-207 spaces. The required number of bike parking spaces will be provided along with electric vehicle charging station.

THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION

PROJECT NAME: 15 Wimbledon Court **PROJECT #:** DRB-002029-2018

PROJECT ADDRESS: Folly Field Road

CATEGORY: New Development – Final

ACTION DATE: September 25, 2018 **NOTICE DATE:** September 28, 2018

APPLICANT/AGENT: Jason Shroff
9654 North King's Hwy, Unit 101
Myrtle Beach, SC 29572
Email: jshroff@oceaninvestments.com

On the above meeting date your Application received the following action:

☐ **APPROVED AS SUBMITTED**

☒ **APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**

☐ **DENIED**

☐ **WITHDRAWN AT THE APPLICANTS REQUEST**

1. The maximum roof pitch for the main roof shall be 6/12.
2. That half of the Live Oaks in the buffer along Folly Field Road shall be 8" caliper size.
3. The Magnolias in the buffer along Folly Field Road shall be 6" caliper size and shall not be a dwarf variety.
4. The plantings in the buffer along Folly Field Road shall be on a fertilization program.
5. Provide a conduit installation detail for well lights and tree lights that will not impact tree roots, for Staff review and approval.
6. Provide mounting details/specifications for the tree down lights that will not penetrate the tree bark, for Staff review and approval.
7. Revise the street lighting plan to meet the LMO requirements, for Staff review and approval.
8. Specify directional bore installation of electrical conduit under trees at the Folly Field buffer.
9. The Sabal Palmettos in the Folly Field buffer shall be the SP-H 14'-18' height.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY: _____, Urban Designer

1.0 PAVING

1.1: TABBY ASPHALT WITH SHELL

- Typical asphalt section with Oyster Shell #3 & #4

1.2: ASPHALT

- Final Section per Geotechnical Report (repaving of access road to Lyons to match existing)

1.3: MOTOR COURT PAVING

- 6" Depth Minimum Reinforced Concrete with Oyster Shell #3 & #4
- Brick Banding to Match 1.4

1.4: VEHICULAR PAVING

- Pine Hall Brick [8" x 4" x 2-1/4"]
- Color: 50% Cocoa/ 50% Bluff
- Rumbled Finish,
- Laid in 45 Degree Herringbone with Soldier Border
- Set on Concrete Setting Bed per manufacturer's recommendations

1.0 PAVING - CONTINUED

1.5: PEDESTRIAN PAVERS

- Pine Hall Brick [8" x 4" x 2-1-4"]
- Color: 50% Cocoa/ 50% Bluff
- Rumbled Finish
- Laid in Running Bond with Soldier Course
- Set on GAB Base

1.6: CONCRETE WALKWAYS

- Light sand-blasted Concrete Finish
- Sawcut Score Joints

1.7: GRANITE FINES

- 50% Unwashed Granite Fines & 50% #789 Granite
- Heavy Duty Steel 'Border King': Black in Color

1.8: SALT-VOID CONCRETE POOL DECK

- Concrete pool deck with light salt-void finish, pool coping to Match

1.0 PAVING - CONTINUED

1.9: GRASSSPAVE 2

- For Fire / Emergency Access Only, Final Section Based on Geotechnical Recommendations

4.0 SITE FURNISHINGS

4.1 BIKE RACK
Dero - Arc

- In-Ground Mount Embedded into Concrete Base
- Galvanized Finish

4.2 BENCHES
Landscapeforms - Scarborough

- 72" Backed, with Horizontal Strap Seat
- Surface Mount
- Powdercoat: Matte Black

4.3: TRASH RECEPTACLE
Landscapeforms - Scarborough

- Surface Mount
- Powdercoat: Matte Black

4.4: DOG WASTE STATION
Mutt Mitt

- In-ground Mount
- White Sign Color

8.0 MISCELLANEOUS

PLAN VIEW - SEE SITE PLAN

8.1 CHILDREN'S PLAYGROUND

Miracle Recreation Playground
Final Design by Churchich

- (Unit 704-S073J)& Ten Spin (Unit 304W)
- Earth Tone Color Package (Beige, Sand, Forest Green, & Green)

PERSPECTIVE VIEW - SEE SITE PLAN

END OF MATERIAL SCHEDULE

DendroDiagnostics, Inc.
1901 Martin Road • Chapin, SC 29036
Phone: (803) 730-2930
www.dendrodiagnostics.com

Evaluation
Of the Trees
On a Site in Hilton Head
Proposed for Development as Atlantis II
Hilton Head, S.C.
August 9 – November 2, 2017

Evaluation by DendroDiagnostics, Inc.
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Executive Summary

DendroDiagnostics performed an evaluation of the trees on the site of a proposed development, Atlantis II, located between Folly Field Road and Wimbledon Drive. A total of 375 trees were evaluated on this site.

These trees were located along the site perimeter or interspersed between the tennis courts and other hardscapes previously established there. They were all evaluated for condition and suitability of retention after the site changed through planned development.

Special attention was paid to the largest trees that might have been considered specimen trees under Hilton Head's tree ordinance. In general, those trees were very large individuals of selected species or rare and endangered trees. On this site, these included a 55 inch diameter Live oak and a 34 inch diameter Cork oak.

Trees were marked with colored flagging depending on their status. Blue flagging indicated trees to be retained in property buffers. Trees posing unusual risk were flagged with orange tape. Trees to be removed were flagged in red. Live oaks not in the buffer, but healthy, were flagged with yellow flagging.

This document constitutes a tree evaluation and protection plan that should meet the requirements of the Town of Hilton Head. Andrew Boone, who performed this evaluation, is a Certified Arborist and a Registered Forester in South Carolina.

You will need to submit this report to the Town of Hilton Head along with requests for tree removal for those trees that cannot be retained. They should give you written permission to follow these recommendations. Do not cut any trees before receiving that written permission.

Introduction

On 8 August 2017, DendroDiagnostics was contacted by Mr. Brett Callaghan with Progress Builders. Brett was working with Thomas and Hutton, Inc., and others, to develop a site located on Wimbledon Court in the Town of Hilton Head. The working name for this development was Atlantis II. Brett advised us that he needed a bid on an evaluation of the existing trees on this site and a tree protection plan for the property. We made a proposition and our bid was accepted. This document was prepared to meet those requirements of the Town of Hilton Head.

The tract consisted of a parcel that measured approximately 8.6 acres in size. It was designated #R510 009 000 1205 0000. The area was currently a group of 14 tennis courts with a central clubhouse and parking area. The surrounding parcels were zoned as either multi-family, high density or commercial properties.

This site was bounded on the west by a detention pond, the east and north by condominiums or similar rental properties and to the south by Folly Field Road.

Historical imagery of the site was viewed in Google Earth. The earliest imagery available there was taken in 1994. Although of marginal quality (black and white), it showed that the site appeared to be substantially as it is currently.

On 22, 23, 30 and 31 August and 1, 5 and 6 September 2017, we traveled to the property to conduct a detailed evaluation of the trees located there. The trees were examined in detail. They were measured for diameter at breast height (DBH) with a logger's tape and their height was measured with a laser clinometer, or estimated. Their spread was estimated by pacing to the edges of their dripline. Pine age was measured with an increment borer, or estimated (for hardwoods) based on known species growth rates. Tree location was recorded using a Global Positioning System. Each tree was numbered and some were flagged with colored vinyl tape. The flagging color was chosen to fit the requirements of Hilton Head. Blue flagging indicated trees in the buffer to be retained, orange designated trees which posed an unacceptable risk and red indicated trees to be removed. Additionally, we flagged all healthy Live oaks outside the property line buffer with yellow flagging.

The tree's buttress roots and trunks were visually checked for physical defects. These possible defects included presence of cankers, wood decay or other stem diseases. If there was a possibility of internal tree decay in the lower eight feet of the trunk, that area was tapped with a mallet for aural decay detection (a hollow sound). If a tree was leaning, the direction and degree of lean was measured with a digital level and recorded.

Above about eight feet on the trunk, all evaluation was done by visual inspection. In this inspection, we looked for structural problems like cracks, included bark, presence of fungal fruiting bodies, open areas of decay, weeping from bacterial infection or insect attacks, codominant stems, sprouts, dead branches, excessively long limbs and other defects.

Branches, twigs and foliage were visually evaluated for structure, color and presence of any insects or diseases. Any dieback in the crown (an indication of root or vascular disorder) was logged on the data sheets.

Two trees on the site were either specimen, rare or endangered trees as defined by Hilton Head's tree ordinance. We gave special attention to the evaluation of those individuals. These were a 55 inch DBH Live oak and a 34 inch DBH Cork oak.

Tree Data

On our first trip to the site we confirmed or corrected the tree diameter measurements and species as listed on the tree survey. This data was transferred to a copy of that survey and sent to Thomas and Hutton so their survey document could be corrected. We also found about 15 trees not listed on the survey and plotted their locations, species and diameter so they could be added to the tree tally.

On our second and third trips we did actual evaluations of all the trees on the site. We had been provided a corrected list of trees on the site by Thomas and Hutton after they entered the data we had returned to them. This was adapted into an Excel spreadsheet showing tree number, diameter and species. We added a column to indicate trees in the buffer areas, another to insert specific notes about each tree and a final column to designate overall tree condition.

For specimen or near-specimen trees we completed a more detailed data sheet detailing our findings. These were used for standardization, for preparing a summary of conditions and the final report. The completed data sheets will be retained in our office. A considerable number of images of all trees and site were taken with a digital camera, for use in this report.

The majority of trees on this site were located around its perimeter. However, quite a few were interspersed around and between the various tennis courts. Some of these had been planted, but most remained from the original forest present prior to site development.

Most trees had little evidence of past care beyond the pruning of some limbs impinging on the tennis courts. There was considerable evidence of past root damage from prior construction activities (courts, walkways, etc.). Many interior trees had very little space for their root systems. Most trees showed symptoms of stress such as sprouting, dieback or dying limbs.

The Live oaks were mostly located in groves or groups that would make them easier to protect as this project proceeds. They were the best trees on the site, although some had received root injury from previous soil disturbance construction.

The following is the table of tree data as determined in our survey.

#	ID	SP/DIA	BFR	SPREAD	COND	NOTES
1	8090	SLA PN 21	Y	0	P	DEAD TREE; FLAGGED TO CUT
2	8091	WATO 19	Y	18x24x15x24	F	COD; INC BK @ 20 FT; THINNING; SPROUTS; DIEBACK; BORERS
3	8092	LO 21 S17	Y	48X9X6612	G	COD @ 2 FEET; DEAD BRANCHES
4	8093	SLA PN 20	Y	30X18X30X0	F	UNBALANCED CROWN>WEST; 15% LIVE CROWN
5	8094	SLA PN 17	Y	30X18X0X24	F	UNBALANCED CROWN>EAST; 15% LIVE CROWN
6	8095	LOB PN 23	Y	15X30X12X15	F	BASAL DECAY; SWEEP > E; THINNING; OLD LIGHTNING STRIKE
7	8103	LOB PN 12	Y	33X0X8X6	P	DEAD LIMBS; 15 DEGREE LEAN; 15% LIVE CROWN; DECLINING
8	8104	LOB PN 13	Y	15X9X15X12	P	BASAL DECAY; SLICK BARK; 10% LIVE CROWN
9	8105	LOB PN 15	Y	30X0X18X0	F	SLICK BARK; DIEBACK; DEAD LIMBS; SWEEP; 10% LIVE CROWN
10	8106	LOB PN 25	Y	36X18X0X30	F+	50% LIVE CROWN; SOME DEAD LIMBS
11	8108	WATO 20	Y	12X12X30X30	F-	10 DEGREE LEAN; SPROUTS; BORERS; LOW DECAY; THINNING
12	8110	LO 9	Y	24X0X18X0	F	40 DEGREE LEAN> EAST; SOME DEAD BRANCHES
13	8252	LOB PN 10 10	Y	15X0X16X6	P	20 DEGREE LEAN APART; COD; INC BK
14	8254	PN 15	Y	0	P	DEAD
15	8256	MAG 10	Y	15X8X24X8	F	30 DEGREE LEAN > WATER
16	8257	LOB PN 15	Y	24X30X18X18	F	25% LIVE CROWN; HEALTHY
17	8259	MAG 8	Y	15X12X10X15	F	10 DEGREE LEAN> WATER; FEW DEAD LIMBS
18	8260	BAY 3 2 2	Y	15X15X12X15	F	COD; INC BK
19	8261	BAY 3 3 2	Y	12X15X6X12	F	COD; INC BK
20	8262	MAG 9	Y	15X24X18X24	G	FEW DEAD LIMBS
21	8267	WATO 14	N	21X12X15X18	P	10 DEGREE LEAN > N; BORERS; SPROUTS; SUPPRESSED
22	8271	HOL 8	N	12X6X15X9	F	COD; INC BK; DEAD LIMBS
23	8299	LOB PN 21	N	15X18X12X16	P	RISK; FLAGGED; RUST CANKER 12-20 FEET UP TRUNK

24	8300	LAO 15	N	12X18X8X24	F	SPROUTS; FEW DEAD LIMBS
25	8301	LIVE OK 32	N	36X24X48X24	G	FORKS BELOW DBH; FEW DEAD LIMBS; PRUNE
26	8302	LOB PN 17	N	20X18X10X15	P	SLICK BARK; THIN FOLIAGE; DEAD TOP; CUT TO FREE #25
27	8303	SLA PN 22	N	18X18X24X24	F	NOT BAD, FOR A PINE
28	8304	LO 11	N	0X15X28X10	F-	DECLINING
29	8305	LO 24	N	10X15X15X15	P	DYING; DEAD TOP; RISK OF FAILURE
30	8306	PM 14	N	NM	F	PINDO; STEM LEANING
31	8308	PM 21	N	NM	F	PINDO
32	8309	LOB PN 15	N	20X15X10X10	P	5 % LIVE CROWN; DEAD BRANCHES; TRUNK SWEEP; CUT
33	8310	LOB PN 29	N	45X25X40X40	P	BIG DEAD LIMBS; SLICK BARK; DECAY; CUT
34	8311	PM 22	N	NM	F	PINDO
35	8313	LO 18	N	20X25X30X25	F	SPROUTS; FEW DEAD LIMBS; GROUP OF 4 (35-38)
36	8314	LO 15	N	30X15X35X20	F	10 DEGREE LEAN > N
37	8315	LO 14	N	10X30X15X20	F	10 DEGREE LEAN >N
38	8316	LO 11	N	25X30X36X0	F	10 DEGREE LEAN > N
39	8326	MAG 11	Y	30X30X20X25	F	SPROUTS; SUPPRESSED
40	8329	LOB PN 12	Y	15X15X15X15	F	SOME DEAD LIMBS; 30% LIVE CROWN
41	8331	LOB PN 10	Y	10X10X10X40	F	LONG LIMB > EAST; PRUNE AWAY
42	8332	LOB PN 9	Y	8X10X0X35	F	POOR FORM; LONG LIMB> EAST; PRUNE
43	8338	MAG 8	Y	15X15X15X20	F	SUPPRESSED
44	8339	LOB PN 14	Y	10X18X8X23	P	THIN TOP; DEAD BRANCHES; 15% LIVE CROWN
45	8340	MAG 11	Y	12X25X18X28	F	TRUNK SWEEP
46	8341	LOB PN 14	Y	15X10X15X18	F	20% LIVE CROWN; FEW DEAD LIMBS
47	8344	LOB PN 12	Y	10X10X10X10	P	10% LIVE CROWN; MOST LIMBS DEAD

48	8345	LOB PN 14	Y	15X20X10X25	P	20% LIVE CROWN; DEAD BRANCHES
49	8354	HOL 14	N	10X18X18X18	F	3 TOPS; SOME DECAY; LOW SPROUTS
50	8355	HOL 7	N	15X15X15X15	F	LOW SPROUTS
51	8356	LOB PN 22	N	25X10X25X15	P	DEAD BRANCHES; THIN TOP; NEAR BUFFER LINE
52	8362	LOB PN 18	Y	15X25X20X25	F	SLICK BARK; BIG VINE ATTACHED
53	8363	WATO 12 8	Y	10X20X15X30	F	COD @ 2 FEET; INC BK
54	8366	LAO 14 10	Y	18X8X40X0	P	COD @ 1 FOOT; INC BK; DEAD BRANCHES
55	8367	LOB PN 14	Y	8X18X25X20	F-	DOGLEG @ 25'; VINES GIRDLING
56	8368	LOB PN 12	Y	20X0X10X0	F	SUPPRESSSED; 15% LIVE CROWN
57	8369	LOB PN 14	Y	0X10X30X10	F	NOT SYMETRICAL
58	8371	GUM 7	Y	10X15X10X10	F	SPROUTS; NOT BAD FOR GUM
59	8372	LOB PN 14	Y	20X15X20X20	F+	NICE PINE
60	8373	WATO 7	Y	8X15X12X25	F	COD @ 15 FEET; THIN
61	8376	WATO 7	Y	8X15X20X5	P	MOSTLY SPROUTS
62	8377	WATO S5	Y	6X6X6X6	P	WHIP; SUPPRESSED
63	8382	GUM 11	Y	25X10X15X25	F	10 DEGREE LEAN > S; LOTS OF SPROUTS
64	8383	GUM 7	Y	5X15X0X15	F	10 DEGREE LEAN > W; LOTS OF SPROUTS
65	8384	GUM 7	Y	5X10X15X10	F	10 DEGREE LEAN > N; LOTS OF SPROUTS
66	8385	WATO 6	Y	8X15X10X20	F	SUPPRESSED; PRUNE > PROPERTY
67	8386	WATO 11	Y	5X15X30X5	F	MOSTLY OVER WATER
68	8387	LOB PN 25	Y	15X25X35X25	F	LONG LIMBS
69	8388	GUM 13	Y	25X20X20X10	F	FAIR FOR GUM
70	8392	GUM 14	Y	10X10X15X15	F	FORKS AT 15 FEET
71	8393	GUM 6	Y	0X0X25X0	F	ALL CROWN OVER WATER

72	8394	LOB PN 18	Y	20X20X20X20	F	ON EDGE OF WATER
73	8396	GUM 9	Y	10X15X25X8	F	SPROUTS; THIN CROWN; GROUP OF 3 (73-75)
74	8397	GUM 10	Y	0X15X30X5	F	SPROUTS; THIN CROWN; GROUP OF 3 (73-75)
75	8398	GUM 10	Y	8X20X6X18	F	SPROUTS; THIN CROWN; GROUP OF 3 (73-75)
76	8399	GUM 9	Y	0X18X15X10	F	NOT BAD FOR A GUM
77	8403	WATO 14	Y	5X15X20X0	P	VERY THIN CROWN; DYING BRANCHES
78	8404	LOB PN 21	N	24X24X24X24	F	DEAD LOW LIMBS, OUTSIDE BUFFER
79	8405	GUM 9 8	Y	20X6X15X15	F	COD @ 1 FOOT; INC BK; SOME DEAD BRANCHES
80	8406	WATO 5	Y	15X0X5X5	P	SUPPRESSED
81	8407	GUM 11	Y	5X20X10X15	F	BY EDGE OF PARKING LOT
82	8415	LIVE OK 28	Y	32X10X39X18	F+	MOSTLY OVER PARKING LOT; SOME DEAD LIMBS; PRUNE
83	8423	LO 26 26	N	36X12X45X0	F-	THIN TOP; NATURALLY LIONS-TAILED; SOME DEAD FOLIAGE
84	8495	SLA PN 22	Y	30X18X30X12	F	X PARKING LOT; THINNING; IN 10 ' CIRCLE OF MULCH
85	8528	LIVE OK 12	Y	24X10X8X8	F	SOME SPROUTS
86	8529	LO 20	Y	18X12X16X6	F+	HAS BEEN PRUNED; NEEDS MORE
87	8530	LO 28	Y	49X18X15X18	G	SLIGHT DEAD WOOD
88	8531	LO 10	Y	30X6X25X2	F+	FEW SPROUTS
89	8532	LO 15	N	40X0X8X4	F+	LEANS > S
90	8533	LO 17	Y	26X12X9X30	G	8 FEET FROM ROAD
91	8534	LO 22	Y	40X15X30X12	F	DEAD WOOD IN TOP; NEEDS PRUNING
92	8637	SLA PN 21	N	21X18X18X24	F	SLICK BARK; GIRDLING ROOT
93	8658	SLA PN 20	N	18X18X6X24	F	DBL TOP @ 50'; SLICK BARK; WOUND @ 45'
94	8659	SLA PN 24	N	12X24X24X18	G	5 DEGREE LEAN > S; SLICK BARK
95	8664	LO 24	N	20X24X21X18	G	20 DEGREE LEAN > EAST; SLIGHT DIEBACK

96	8665	HOL 10	N	9X12X18X12	F	LOW SPROUTS; A BIT THIN; CAVITY @ 8 FEET
97	8669	HOL 7	N	6X12X18X6	F	15 DEGREE LEAN > W; LOW SPROUTS
98	8670	HOL 11	N	10X18X21X12	F	10 DEGREE LEAN > N
99	8685	SLA PN 24	N	18X15X21X12	G	NOT MUCH ROOM FOR ROOTS
100	8687	HOL 10 7	N	18X12X18X18	F	COD @1 FOOT; INC BK; HIGH SPROUTS
101	8688	LOB PN 12	N	6X15X12X6	P	10 DEGREE LEAN > E; SLICK BARK
102	8708	LO 55	N	42X42X30X42	F	BROKEN TOPS FROM STORM; DATA SHEET COMPLETED
103	8709	LO 12	N	15X15X9X15	F	SPROUTS; SWEEP > N
104	8710	LO 17	N	36X6X18X27	F	STRAIGHT TRUNK
105	8711	LO 16	N	36X0X0X24	F	30 DEGREE LEAN > S
106	8726	CORK OK 34	N	30X35X24X27	G	SOME DIEBACK; DATA SHEET COMPLETED
107	8728	PM 18	N	NM	F	PINDO; CUT (IN CORK OAK)
108	8729	PM 18	N	NM	F	PINDO; CUT (IN CORK OAK)
109	8767	PM 16	N	NM	F	PINDO; COULD KEEP (NOT INTERFERING WITH CORK OAK)
110	8824	HOL 8	N	12X12X12X12	G	SPROUTS; SUPPRESSED BY PINES
111	8827	SLA PN 24	N	15X15X30X12	F	BETWEEN TENNIS COURTS; BIG LIMBS
112	8931	MAG 14	N	6X15X12X24	P	LOW DECAY; ROOTS SLIPPING; CAVITY @ 10 FEET (REMOVE)
113	8932	GUM 9	N	12X3X9X6	P	MANY SPROUTS; LOW SWEEP ON TRUNK; FEW LIMBS
114	8934	GUM 10	N	12X12X12X12	P	TOP BROKEN @ 18 FEET
115	8935	LO 17	N	12X9X0X30	F	SPROUTS; SOME DEAD LIMBS
116	8936	LO 30	N	18X30X24X18	G	SIDE > TENNIS COURTS PRUNED; SOME SPROUTS
117	8937	LO 20	N	21X21X45X6	G	COD @ 15 FEET; HANGER IN TOP; PRUNE
118	8938	LO 29	N	9X30X42X28	F	ARMILLARIA FRUITING AT BASE; SPROUTS
119	8948	LO 22	N	18X12X18X18	P	LOW DECAY; BROKEN LIMBS; THIN; CANKERED

120	8949	LOS16	N	30X18X32X0	F	EDGE OF BUFFER; THINNING SLIGHTLY
121	8950	LO 25	N	27X30X32X15	F	EDGE OF BUFFER; GANODERMA ON BASE; LEANS > E
122	8951	LO 14	N	0X24X15X32	F	EDGE OF BUFFER; HEAVY SPROUTS; DIEBACK
123	8952	LO 30	N	15X6X12X52	F	EDGE OF BUFFER; DECAY IN TRUNK, LIMBS
124	8953	MULBRY 13	Y	24X18X18X18	F	SHALLOW ROOTS; TRUNK BLEEDING
125	8958	SLA PN 17	Y	12X24X6X24	F	CROWN OVER ROAD; SOME DEAD LIMBS
126	8959	LOB PN 20	Y	18X8X15X20	F	DOGLEG @ 30 FEET; VINES
127	8960	GUM 17	Y	9X24X20X18	F	COD @21 FEET
128	8961	PND PN 26	Y	18X31X21X12	F	5 DEGREE LEAN > N; SOME DEAD LIMBS
129	8962	LOB PN 25	N	27X24X24X15	F	1 FOOT TO PATH
130	8963	LOB PN 24	Y	NM	P	FLAGGED ORANGE; RISK OF FALLING ONTO TENNIS COURT
131	8964	MAG 10	Y	18X18X9X6	F	SUPPRESSED BY PINES
132	8965	LOB PN 20	Y	24X6X10X32	F	TRUNK SWEEP > ROAD; HEAVY VINES
133	8966	LO S22 15	Y	34X0X0X54	F	THIN TOP; LIMBS > ROAD
134	8967	LO 10	Y	30X5X10X6	F	HEAVY SPROUTS
135	8968	LO 31	Y	36X6X21X12	G	COD @ 6 FEET
136	8969	PM 15	Y	NM	F	PALMETTO
137	8970	SLA PN 17	Y	24X12X18X26	G	DOGLEG @ 50 FEET; SLICK BARK
138	8971	PM 16	Y	NM	F	PALMETTO
139	8972	SLA PN 23	Y	24X8X24X12	F	SLICK BARK; LONG LIMBS
140	9003	GUM 15	Y	24X10X0X30	F	10 DEGREE LEAN > ROAD; VINES
141	9008	GUM 18	Y	12X20X15X20	F	BIG LIMBS; BY BUILDING
142	9012	PND PN 10	Y	6X6X6X6	P	10 DEGREE LEAN > ROAD; TOP DEAD
143	9013	LOB PN 22	Y	28X6X18X18	F	RED HEART TRUNK DECAY; SLICK BARK; 20% LIVE CROWN

144	9014	LOB PN 10	Y	3X3X3X3	P	DYING; 2% LIVE CROWN
145	9015	SLA PN 23	Y	36X12X15X20	F	BRANCH STUBS
146	9016	LAO 20	Y	24X12X30X18	F-	TRUNK CAVITIES; DIEBACK; COD @ 35 FEET
147	9017	PND PN 17	Y	24X12X0X24	F-	10% LIVE CROWN; SLICK BARK; 2 SIDES OF TRUNK FLAT
148	9018	GUM 11	Y	15X12X9X12	F	SPROUTS; BRANCH STUBS
149	9019	SLA PN21 19	Y	21X18X27X18	F-	COD @ 1 FOOT; DEAD LIMBS; 10% LIVE CROWN
150	9020	GUM 8	Y	18X9X9X14	F	COD @ 12 FEET
151	9021	SLA PN 21	Y	24X0X20X0	F	10 DEGREE LEAN > S
152	9022	GUM 11 11	N	21X6X18X6	F	COD @ 2 FEET; INC BK
153	9023	GUM 8	N	20X18X24X6	F	CORKSCREW TRUNK, SPROUTS
154	9024	GUM 7 4 3	Y	12X8X18X10	P	COD @ 0, 1 FOOT; MANT SPROUTS
155	9025	GUM 10	Y	20X8X8X24	F	10 DEGREE LEAN > ROAD; COD @ 20 FEET
156	9026	GUM 9	Y	6X21X18X6	F	COD @ 15 FEET; SUPPRESSED BY PINES
157	9027	SLA PN 24	N	18X0X18X24	P	RED HEART TRUNK DECAY; SLICK BARK; 15% LIVE CROWN
158	9028	SLA PN 24	N	21X24X30X18	P	RED HEART TRUNK DECAY; BIG LIMBS; LIVE CROWN 20%
159	9035	SLA PN 19	N	18X18X18X12	F	TRUNK SWEEP; DEAD LIMBS; VINES; SLICK BARK
160	9039	SLA PN 23	N	18X5X24X18	F	MECHANICAL INJUST @ 12 FEET
161	9040	SLA PN 20	N	0X35X0X15	F	10 DEGREE LEAN > N
162	9045	PND PN 19	Y	6X6X6X6	P	RISK (FLAGGED); TOP DIEBACK; DEAD LIMBS
163	9049	PND PN 13	Y	12X6X10X25	F	SUPPRESSED; SPROUTS
164	9050	SLA PN 19	Y	8X32X0X30	F	1 SIDED
165	9051	SLA PN 19	Y	24X8X18X24	F	TERMITE TUBES; LOW DECAY; CORKSCREW TRUNK
166	9052	LOB PN 20	Y	20X20X14X26	F	SLICK BARK, FEW BRANCH STUBS
167	9053	W MYR10 8	Y	12X6X8X8	P	DECAYING; BROKEN TOP; STUB CUTS

168	9128	HOL 5	N	12X6X12X12	F	LOW SPROUTS
169	9172	LO 15	N	33X3X6X30	F	DEAD LIMBS; LONG LIMBS > COURT
170	9173	LO 15	N	18X9X18X18	F	SLIGHTLY THIN CROWN
171	9174	GUM 11	N	12X18X9X18	F-	TRUNK SWEEP; SPROUTS; FLAT TOP
172	9175	HOL 5 4 3	N	12X6X15X12	F	COD @ 6", 1.5'; SPROUTS
173	9176	HOL 4 2	N	15X0X12X15	F	COD @ 6", 1.5'; SPROUTS
174	9177	LO 30	N	36X36X24X24	G	SLIGHT LOW DECAY; 8 FEET TO TENNIS COURT
175	9178	LO 16	N	24X16X26X15	F	DEAD LIMBS; SPROUTS (NEEDS PRUNING)
176	9179	HOL 6	N	12X10X18X15	F	LOW SPROUTS; COD 9 FEET; INC. BK
177	9180	LO 17	N	30X24X20X24	F-	COD 11 FEET; HEAVY SPROUTS
178	9181	GUM 14	N	8X18X15X24	F-	FLAT TOP; 1 LIMB BROKEN; SPROUTS
179	9182	GUM S13	N	10X10X24X10	F-	DOGLEG AT 20 FEET
180	9185	LO 8	N	24X0X8X0	F	CROOKED TRUNK; SPROUTS
181	9186	LO S10	Y	24X0X6X6	F	TRUNK SWEEP; SPROUTS
182	9188	LO 22	N	15X15X10X18	F	E SIDE PRUNED; BIG WOUND
183	9189	LO 14	Y	0X0X10X24	F	MANY DEAD LIMBS; 10 DEGREE LEAN (NEEDS PRUNING)
184	9261	SLA PN 26	N	20X15X24X24	F	15% LIVE CROWN; NICE PINE
185	9262	LO 19	N	18X24X20X20	F	DIEBACK, STUB CUTS; 4 FEET TO PATH
186	9294	LO 23	N	30X30X30X6	F	DIEBACK; DEAD LIMBS (NEEDS PRUNING)
187	9312	MAG 19 5	N	24X16X18X24	F-	LOTS OF SPROUTS; MOST TOP OVER COURT
188	9386	PM 22	N	NM	F	NOT EVALUATED
189	9395	LO 12	Y	30X18X12X24	F	15 DEGREE LEAN; MOST TOP OVER COURT
190	9396	LO 9	Y	0X30X10X6	F	15 DEGREE LEAN > PARKING LOT; BY BAMBOO
191	9397	LO 11	Y	20X12X15X24	F	FEW LIMBS; BY BAMBOO

192	9398	LO 9	Y	8X12X0X18	F	THINNING; IN BAMBOO
193	9399	LO 14	Y	10X24X20X20	F	FEW DEAD LIMBS (NEEDS PRUNING)
194	9401	LO 14	Y	12X18X12X12	F	SOME DEAD LIMBS
195	9407	LO 17	Y	15X0X0X18	F-	SOME DEAD LIMBS; THIN; CLOSE TO PAVEMENT
196	9429	LO 20	Y	15x30x18x30	G	COD; BY ROAD; THINNING SLIGHTLY; SOME SPROUTS
197	9448	LO 10	Y	36X8X12X15	F	HEAVY SPROUTS
198	9454	LO 10	Y	15X24X30X10	F	TOP OVER ROAD; SOME SPROUTS; DEAD LIMBS (PRUNE)
199	9455	WATO 15 11	Y	25X30X25X15	F	COD @ 1 FOOT; INC BK; DEAD LIMBS; TRUNKS LEAN OPPOSITE
200	9460	LO 15	Y	12X24X24X0	F	LEAN > W @ 25 DEGREES; SLIGHT DIEBACK
201	9461	LO 15	Y	18X8X12X6	F	SMALL CROWN
202	9471	LO 13	Y	21X18X18X18	G	SLIGHT DIEBACK
203	9472	LO 11	Y	24X12X8X18	G	MOSTLY OVER ROAD
204	9473	LO S10	Y	27X0X0X24	G	LEAN > 20 DEGREES TO E
205	9475	LO 19	Y	10X24X12X24	G	SLIGHT DIEBACK; NICE TREE
206	9476	LO 21 15	Y	28X8X12X24	G	SOME SPROUTS; SLIGHT DIEBACK
207	9477	HOL 8	Y	NM	F	SOME BRANCH STUBS; 20 DEGREE LEAN > S
208	9478	HOL 6	N	26X0X12X18	F	SOME BRANCH STUBS; 25 DEGREE LEAN > S
209	9482	WATO 19	Y	24X18X24X18	F-	HOLLOW BASE; DIEBACK; THINNING; COD @ 18 FEET
210	9483	LO 5	Y	8X12X18X8	F-	SUPPRESSED; SMALL TOP
211	9491	HOL 9 8	N	12X9X12X12	F	LOW SPROUTS; DECAYED LIMB STUB; THINNING
212	9492	HOL 9	N	12X12X9X12	F	COD @ 7 FEET; INC BK
213	9494	GUM 15	N	18X24X18X18	F-	LOTS OF SPROUTS; LEANS > S
214	9552	CRAPE M18	Y	12X12X12X12	G	POLLARDED
215	9553	CRAPE M18	Y	12X12X12X12	G	POLLARDED

216	9554	PM 19	Y	NM	F	PINDO
217	9555	PM 20	Y	NM	F	PINDO
218	9556	CRAPE M18	N	6X6X6X6	F	POLLARDED
219	9563	LO 12	Y	12X18X36X0	F	DIEBACK; LEANS > W; IN MEDIAN; LITTLE ROOT SPACE
220	9564	LO 13	Y	18X12X24X24	F+	FEW DEAD LIMBS; SMALL CROWN (NEEDS PRUNING)
221	9565	LO S12	Y	18X18X12X10	F+	SLIGHT DIEBACK
222	9566	LO 15	Y	12X28X12X18	G	LEANS > N
223	9567	LO S8	Y	12X8X0X36	F	SLIGHT DIEBACK
224	9670	HOL 7 6 5 5 4	N	15X12X15X12	F+	LOW SPROUTS; STUBS; SLIGHT DECAY
225	9671	PM 20	N	NM	F	PALMETTO
226	9672	SLA PN 22	N	20X20X15X24	F-	BIG DEAD LIMBS; HIGH DECAY
227	9673	PND PN 11	N	4X6X18X12	P	DYING (NOT YET RISK)
228	9695	PND PN S11	N	0X30X8X30	P	LEANS 15 DEGEES > E; CLOSE TO PAVEMENT
229	9696	LOB PN 9	N	18X6X12X12	F-	SOME DEAD BRANCHES; 8 " TO WALL
230	9697	PND PN 16	N	15X18X12X12	P	10 DEGREE LEAN > N; DYING; 5% LIVE CROWN
231	9698	PM 12	N	NM	F	PALMETTO
232	9699	PM 15	N	NM	F	PALMETTO
233	9700	PM 18	N	NM	F	PALMETTO
234	9701	PM 20	N	NM	F	PALMETTO
235	9712	BRAD 23	N	24X38X30X28	P	REMOVE; NO FUTURE; WILL FAIL SOON; RED FLAGGED
236	9713	BRAD 17	N	12X24X28X12	P	REMOVE; NO FUTURE; WILL FAIL SOON; RED FLAGGED
237	9714	BRAD 23	N	12X28X24X12	P	REMOVE; NO FUTURE; WILL FAIL SOON; RED FLAGGED
238	9758	PM 19	N	NM	F	PINDO
239	9763	PM 22	N	NM	F	PINDO

240	9764	PM 22	N	NM	F	PINDO
241	9765	PM 21	N	NM	F	PINDO
242	9766	PND PN 13	N	15X10X15X6	F	FLAT SIDE > N
243	9768	PND PN 13	N	15X6X8X15	P	DEAD LIMBS; DECLINING
244	9769	PM 10	N	NM	F	PINDO
245	9770	PM 14	N	NM	F	PINDO
246	9772	PND PN 11	N	6X12X4X8	P	VERY THIN
247	9773	PND PN 10	N	6X12X4X8	P	VERY THIN; DECLINING
248	9774	PND PN 12	N	18X12X12X6	P	10 DEGREE LEAN > N; 5 % LIVE CROWN
249	9775	PND PN 13	N	6X18X12X6	F-	15 % LIVE CROWN
250	9776	SLA PN 25	N	22X28X30X36	F+	WOLF (GREW ALONE)
251	9777	PND PN 11	N	12X0X0X20	F	SUPPRESSED; 15 DEGREE LEAN > E
252	9802	PND PN 13	N	10X10X10X15	F	LEANS 10 DEGREES > E
253	9803	SLA PN 21	N	24X18X18X18	G	NICE TREE
254	9804	PM 21	N	NM	F	PALMETTO
255	9805	SLA PN 19	N	18X27X32X6	G	IN MEDIAN
256	9806	PM 17	N	NM	F	PALMETTO
257	9807	GUM 13 8	N	18X18X18X18	P	THINNING; CODOMINANT @2.5 FEET; INC BK; SPROUTS
258	9808	PM 19	N	NM	F	PALMETTO
259	9809	PM 12	N	NM	F	PALMETTO
260	9810	SLA PN 21	Y	30X18X18X24	P	RUST CANKER @ 50 - 55 FEET; 1/2 STEM GIRDLED
261	9813	GUM 13	Y	6X18X18X6	P	ONLY SPROUTS
262	9814	GUM 10	Y	18X0X18X24	F	HEAVY SPROUTS
263	9815	GUM 12	Y	12X18X18X6	F	HEAVY SPROUTS; SOME DIEBACK

264	9816	SLA PN 22	N	30X12X21X15	F	SOME DEAD LIMBS; EDGE OF BUFFER
265	9817	GUM 16	N	24X18X21X21	F	HEAVY SPROUTS; DEAD LIMBS
266	9818	LOB PN 14	Y	18X21X18X12	P	DYING TOP; 10 DEGREE LEAN > W
267	9819	GUM 16	Y	18X27X30X15	F-	6 FEET TO ROAD; LONG LIMBS; MANY SPROUTS
268	9821	PND PN 12	N	0X18X20X8	P	SUPPRESSED; 3 LIVE LIMBS
269	9822	GUM 18	N	42X36X24X30	F-	LIMBS > PARKING LOT; VERY LARGE LIMBS
270	9823	SLA PN 21	N	30X15X20X18	F-	BLEEDING; TRUNK SWEEP > N
271	9827	PND PN 16	N	18x15x15x21	F-	DOGLEG @ 50 FEET; CORKSCREW TOP; DEAD LIMBS
272	9861	SLA PN 20	Y	24X12X18X15	G	2 DEAD LIMBS
273	9883	SLA PN 21	Y	30X18X24X30	F	SLICK BARK; BIG LIMBS
274	9950	PM S16	Y	NM	F	PALMETTO
275	9951	MAPLE 10 8	Y	24X12X24X10	F	COD @ 2 FEET; INC BK; LIMBS RUBBING
276	9952	SLA PN 21	Y	30X10X24X24	F-	RUST CANKER @ 30 FEET; BRANCH STUBS
277	9971	SLA PN 25	Y	28X24X8X24	F	HOLDING DEAD LIMBS
278	10082	LO 23	N	18X18X42X30	G	10 DEGREE LEAN > ROAD; SLIGHT DIEBACK
279	10084	LOB PN 21	N	18X24X12X28	F	5 DEGREE LEAN > ROAD; BLEEDING TRUNK; DEAD BRANCHES
280	10090	SLA PN 21	Y	18X8X8X20	F	SOME TRUNK SWEEP; YOUNGER THAN MOST PINES ON TRACT
281	10092	SLA PN 20	Y	24X18X24X6	P	BAD RUST CANKER @ 25 FEET; FLAT TOP
282	10093	PM 19	Y	NM	F	PALMETTO
283	10094	PM S23	Y	NM	F	PALMETTO
284	10097	LOB PN 29	Y	18X18X24X28	F	WOLF TREE (NOT RESTRICTED BY COMPETITION)
285	10105	PND PN17 21	N	18X10X15X18	P	DECLINING; VERY THIN FOLIAGE
286	10108	GUM S7	N	6X8X14X6	P	10 DEGREE LEAN > ROAD; MOSTLY SPROUTS
287	10109	PND PN 16	N	12X10X18X8	F-	10 DEGREE LEAN > ROAD; 15% LIVE CROWN

288	10111	LVE OAK 6	N	16X8X12X16	F	SUPPRESSED; SPROUTS
289	10112	SLA PN 22	Y	26X18X24X28	F-	SLICK BARK; 15% LIVE CROWN; LONG LIMBS
290	10113	GUM 8	Y	14X18X6X18	F-	SUPPRESSED; LOTS OF SPROUTS
291	10115	SLA PN 21	Y	30X6X18X36	F	SMALL RUST CANKER @ 25 FEET; THINNING
292	10116	LO 26	Y	30X0X0X36	G	LIMBS > ROAD
293	10118	LOB PN 6	Y	6X6X6X6	F-	SUPPRESSED, LIMITED LIFESPAN
294	10119	GUM 7	Y	10X6X8X12	F-	VINES; SMALL CROWN
295	10120	GUM 10	Y	6X6X10X15	F-	SUPPRESED; VINES
296	10121	LOB PN 7	Y	15X15X8X10	P	BROKEN TOP; DECLINING
297	10122	LOB PN 15	Y	27X15X6X15	F	10 DEGREE LEAN > ROAD
298	10126	PM 16	Y	NM	F	PALMETTO
299	10127	WATO 14	Y	15X18X12X18	F+	SPROUTS; FULL CROWN
300	10141	LO 27 21	N	24X30X40X8	G	FEW DEAD LIMBS (PRUNE)
301	10143	LO 9	N	10X10X15X10	F	FEW SPROUTS
302	10144	LO 9	N	8X12X8X24	F	FEW SPROUTS
303	10145	PND PN 22	N	18X24X18X21	F-	DOGLEG IN TOP; SOME DEAD BRANCHES; NO LOSS IF CUT
304	10149	PND PN 22	N	10X30X28X30	P	RUST CANKER @ 30 FEET; RISK; FLAGGED ORANGE
305	10152	HOL 10 8	N	15X15X15X15	F+	2 FEET TO HARDSCAPE
306	10211	HOL 8 7	N	8X12X20X0	F	COD @ 2 FEET; INC BK
307	10213	GUM 13	N	12X12X8X15	F-	BROKEN TOP; SPROUTS; 15 DEGREE LEAN > E
308	10216	GUM 13	N	10X18X18X30	F-	DEAD LIMBS; MOSTLY SPROUTS; NO NEED TO KEEP
309	10217	GUM 16	N	18X8X24X32	F	SOME DEAD LIMBS; SPROUTS
310	10223	SLA PN 22	N	12X30X30X12	F	BLEEDING FROM TRUNK
311	10224	LO 15	N	20X20X12X36	G	TRUNK SWEEP > E

312	10227	HOL 7	N	12X12X12X12	F	COD @ 9 FEET; INC BK
313	10228	HOL 12	N	18X18X21X12	F	COD @ 12 FEET; 3 TOPS
314	10233	HOL 11	N	12X10X15X15	F-	SHALLOW ROOTS; SWEEP > W; COD @ 10 FEET; INC BK
315	10235	HOL 10	N	18X0X12X15	F	COD @ 8 FEET; INC BK; SPROUTS
316	10237	GUM 18	N	24X21X30X25	F-	GIRDLING ROOTS; MECHANICAL DAMAGE; SPROUTS
317	10270	WATO 17	N	30X10X28X8	F-	LITTLE ROOT SPACE; SPROUTS; MECHANICAL INJURY
318	10272	LO 10 6	N	12X15X24X10	F-	STRESSED; DIEBACK; COD @ 2 FEET WITH 3 TOPS
319	10279	GUM 20	Y	24X12X21X16	F	THINNING HIGH IN CROWN; BIG LIMBS
320	10280	GUM 9	Y	8X15X12X12	F	SUPPRESSSED; SPROUTS
321	10281	PND PN 23	Y	18X18X18X24	F	5 DEGREE LEAN > ROAD; LONG LIMBS; SOME DEAD
322	10284	PND PN 16	Y	18X10X30X0	F	15 DEGREE LEAN > S; BLEEDING
323	10288	LO 24	Y	24X32X20X42	G	FEW DEAD BRANCHES (PRUNE)
324	10351	PND PN 15	N	15X8X15X6	P	5 % LIVE CROWN; DECLINING
325	10359	PM 20	Y	NM	F	NOT EVALUATED
326	10360	PND PN 15	Y	6X15X20X6	P	VINES; SEVERE TRUNK SWEEP
327	10363	PND PN 12	Y	8X10X10X15	P	10 DEGREE LEAN > S
328	10366	LOB PN 16	Y	NM	P	DEAD TREE; FLAGGED TO CUT
329	10400	HOL 9	N	6X12X12X6	F-	10 DEGREE LEAN > N; GIRDLING ROOTS; SPROUTS
330	10401	HOL 11	N	12X15X16X0	F	SPROUTS; COD @ 6 FEET' ; INC BK
331	10502	LOB PN 12	Y	8X6X21X6	P	TOP DEAD; VINES; BY WATER
332	10504	GUM 8	Y	12X10X18X6	F+	SUPPRESSED
333	10514	LOB PN 17	Y	21X6X21X8	F	10% LIVE CROWN; SLICK BARK
334	10515	GUM 11	Y	12X12X21X6	F-	15 DEGREE LEAN > WATER; BORERS IN TRUNK; TOP BROKEN
335	10516	LOB PN 12	Y	12X12X21X0	F	THIN TOP

336	10518	WATO 9	Y	8X12X18X6	F-	SUPPRESSED; THINNING; COD @ 20 FEET
337	10519	LOB PN 20	Y	18X18X21X16	F	CORKSCREW TRUNK; 25% LIVE CROWN
338	10520	LAO 15	Y	15X12X18X16	F+	GOOD FOR LAUREL OAK
339	10521	LAO 10	Y	15X12X18X16	F-	TOP BROKEN; LONG LIMBS OVER WATER
340	10522	LOB PN 10	Y	6X12X24X12	F-	THINNING; 10% LIVE CROWN
341	10523	LOB PN 14	Y	12X6X28X6	F+	20% LIVE CROWN; MOST TOP OVER WATER
342	10525	WATO 9	Y	6X6X24X6	F-	CROWN BENT OVER WATER
343	10526	GUM 12	Y	18X16X21X18	F	SCRAPING TREE # 344
344	10528	LOB PN 23	Y	18X18X18X18	F+	SLICK BARK; NICE PINE
345	10530	LAO 17	Y	20X18X24X6	F-	TOP BROKEN OUT
346	10531	SLA PN 21	Y	21X24X32X28	F+	SLICK BARK; 30% LIVE CROWN
347	10532	PND PN 18	Y	18X16X26X6	F	DEAD BRANCHES; 10% LIVE CROWN
348	10533	GUM 19	Y	21X10X21X6	F-	SUPPRESSED; SPROUTS
349	10534	GUM 10	Y	12X8X16X6	F-	SUPPRRESSED; HEAVY SPROUTS
350	10536	MAG 10				SAME AS TREE # 15
351	10537	LAO 17	Y	16X8X32X8	F-	HEAVY SPROUTS; THIN TOP; LONG LIMBS OVER WATER
352	10626	LO 17 S16	N	12X42X28X18	G	IN GROUP OF 3 (352-354); COD 2 6 INCHES
353	10627	LO 17 15	N	8X24X27X30	G	IN GROUP OF 3 (352-354); COD @ 1FOOT
354	10628	LO 19	N	42X0X8X30	G+	IN GROUP OF 3 (352-354); COD @ 30 FEET
355	10629	GUM 13	Y	24X0X6X30	F	SUPPRESSED; 15 DEGREE LEAN > E; listed as WAT OK
356	10630	GUM 14	Y	12X18X18X18	F	10 DEGREE LEAN > E
357	10631	PND PN 22	Y	15X18X15X24	F	BLEEDING; VINES; DEAD LIMBS; 10 DEGREE LEAN > E
358	10632	GUM 5	Y	18X12X12X16	P	SUPPRESSED; THIN TOP
359	10633	WATO 16 13	N	8X28X28X18	F-	COD @ 3 FEET; INC BK; SPROUTS; DIEBACK (CUT)

360	10634	HOL 8 S7	N	15X15X15X15	F+	IN GROUP OF 3; COD @ 2 FEET; INC BK
361	10635	PND PN 15	N	8X16X18X18	P	THINNING; 15% LIVE CROWN; BY CUBHOUSE (COULD CUT)
362	10636	HOL 9 4	N	12X15X15X18	F-	COD @ 1 FOOT; INC BK; BY CLUBHOUSE
363	10637	LO 6	Y	0X15X6X6	P	DEAD TOP; MOSTLY SPROUTS
364	10638	WATO 23 18	Y	20X24X30X28	P	BY # 319; ROOT DAMAGE; HEAVY SPROUTS; 8 FEET TO PATH
365	10639	LO 19	Y	28X0X0X36	F	IN BAMBOO STAND; LONG LIMBS
366	10640	LO 20	Y	18X12X6X30	F	IN BAMBOO STAND; SOME DEAD BRANCHES (PRUNE)
367	10641	PND PN 19	N	24X8X18X6	F-	BY # 324; SLICK BARK; SPROUTS
368	NONE	WAT OK 5	N	9X12X12X15	P	BY TREE # 287; SPROUTS
369	NONE	WAT OK 15	Y	28X18X18X21	P	BY RACKETBALL CT; STEM DECAY; SPROUTS
370	NONE	PND PN 23	N	18X16X26X30	P	DEAD TOP; RISK, FLAGGED FOR REMOVAL; NEAR # 328
371	NONE	WAT OK 15	N	15x20x15x18	P	DEAD TOP; BY TREE # 21
372	NONE	WAT OK 10	Y	8X12X30X6	F-	ON MAP BUT NOT SS; 10 DEGREE LEAN; HEAVY SPROUTS
373	NONE	SLA PN 24	N			duplicate of #111
374	NONE	LO S13	Y	30X0X10X10	F	IN LAWN OF CONDOS; VERY THIN
375	NONE	LO S20	N	15X28X20X42	G	TOP OVER TENNIS COURT; VINES; SPROUTS (was #186)

= TREE NUMBER AS MARKED IN THE FIELD BY DENDRODIAGNOSTICS

ID= TREE DISIGNATION BY THOMAS AND HUTTON

SP/ DIA= SPECIES OF TREE AND DIAMETER AT BREAST HEIGHT

BFR; Y= TREE IN BUFFER STRUP; N= TREE NOT IN BUFFER STRIP

SPREAD= WIDTH OF CROWN (AXBXCXD); A= DISTANCE FROM SOUTH EDGE OF CROWN TO TREE TRUNK; B= DISTANCE FROM TREE TRUNK TO NORTH EDGE OF CROWN; C= DISTANCE FROM WEST EDGE OF CROWN TO TREE TRUNK

D= DISTANCE FROM TREE TRUNK TO EAST EDGE OF TREE CROWN

COND= TREE CONDITION; G= GOOD, F= FAIR, P= POOR

NOTES = FIELD NOTES ON TREE DEFECTS AND CONDITION, SOME RECOMMENDATIONS

ABBREVIATIONS USED: COD= CODOMINANT; INC BK= INCLUDED BARK

3 TREES LABELED INCORECTLY IN FIELD (CORRECT IN TABLE AND MAP)

TREE LABELED 186 ACTUALLY TREE 375

TREE LABELED 196 ACTUALLY TREE 186

TREE LABELED 375 ACTUALLY TREE 196

		Abbreviations for Tree Species		
BRAD	Bradford Pear		MULB	Mulberry
HOL	Holly		PM	Palm
LAO	Laurel Oak		PND PN	Pond Pine
LO	Live Oak		SLA PN	Slash Pine
LOB PN	Loblolly Pine		WATO	Water Oak
MAG	Magnolia		WMYR	Wax Myrtle

Specimen, Rare or Endangered trees

Tree #: 102 (#8708 on Thomas and Hutton survey)
Species: Live oak (*Quercus virginiana*)
DBH: 55 inches (multiple stems)
Height: 54 feet
Spread: 30 X 42 X 38 X 45 feet
Approx. age: 100+ years
Location: Latitude: 32.20665 Longitude: -80.6886
Condition: Poor (25% condition rating).
Description: This tree was located in the northwestern portion of the site, beside an open field. The area was relatively undisturbed, at least recently. The buttress roots were sound and living lateral roots were in fair health with good mycorrhizal colonization. Approximately 15% of those lateral roots were dead with slipping cortexes. The trunk was codominant at 5 – 8 feet with 4 tops arising from that fork. Included bark was present between the forks. The northernmost top had broken out, likely in Hurricane Matthew. Other branch breakage was apparent and some of those were lying on the ground around the base of the tree. A few dead branches were being held in the crown. The tops and scaffold branches were long with most foliage seen near branch ends or on sprout tissue. Those sprouts were profuse and the majority of them were less than 5 years of age. The crown transparency was 70%, meaning that the foliage was thin and only blocked 30% of the light falling on the crown.
Action needed: This tree is currently in a state of decline. In order to retain it with some chance for its survival, it would need considerable arboricultural treatment. It needs extensive pruning to remove dead wood and make clean cuts at points where branches shattered and split. The soil under it should be decompacted with a high pressure air tool such as an Air Spade^{tm}. During that treatment, organic matter should be incorporated into the soil in the root zone. Even these treatments will not guarantee long-term survival of this tree.

Tree #: 106 (#8726 on Thomas and Hutton survey)
Species: Cork Oak (*Quercus suber*)
DBH: 34 inches
Height: 52 feet
Spread: 30 X 35 X 24 X 27 feet

Approx. age: 75+ years
Location: Latitude: 33.97962 Longitude: -81.02882 (same as tree #1)
Condition: Good (80% condition rating).
Description: This tree was located near the western edge of a tennis court in the west-central portion of this tract. It had been listed as a Live oak in the tree survey, but was actually a Cork oak as identified by its thick, sloughing bark. It was codominant at 9 and 14 feet with 2 major trunks and 2 smaller stems. The top had minor dieback and a few small dead limbs. There was heavy sprouting which had begun as long as 10 years earlier. It had limited root space to its east. Two Pindo palms had been planted underneath it and those were competing with the oak for space and nutrients.
Action needed: Cork oak is native to Europe and as such had been planted here. This individual had grown well since then and only exhibited minor stress as evidenced by the sprouting seen in its crown. To protect this tree, it will be necessary to remove the palms growing underneath it. The trunks could benefit from supplemental support by cabling them together. It will have few roots extending under the paved path and tennis court to its east.

Conclusions and Recommendations

Zoning Code as it Affects Tree Removal and Mitigation

The Zoning Code of the Town of Hilton Head (Sec. 16-6-104) describes regulations concerning tree protection and replacement. Prior to obtaining a Building Permit, they must approve your site development plan (Sec. 16-2-103.K). That plan should include a tree survey, tree inventory and tree protection plans (Sec. 16-6-104.C). In general, most trees larger than 6 inches DBH are considered protected and cannot be damaged or cut without a permit (Sec. 16-6-104.1). Buffers are required, depending on the adjacent property, and existing trees in buffers are generally protected (Sec. 16-5-103.h)

Specimen trees are considered especially valuable and carry their own set of regulations (Sec. 16-6-104.F). A specimen tree is a tree of any species designated as endangered, threatened or rare, or any tree of a species designated in Table 16-6-104.F.1, whose DBH is equal or greater than published standards. On your tract only 2 trees might be considered specimen or rare trees under those regulations. One is a multiple stemmed Live Oak that is 55 inches in diameter. The other is a Cork oak which is 34 inches DBH. Specimen trees may not be cut or disturbed without official permission. Additionally, no more that 20% of the total area within the tree's drip line can be paved over or compacted. This also includes a 15 foot minimum setback from the tree's trunk where no paving or soil compaction is permitted (Sec. 16-6-104.F.2).

Trees to be protected are normally identified on your plans as such. If any trees are retained, you would need to establish a tree protection zone around them. For an individual tree, that zone is considered to extend to the drip line of the protected tree (Sec. 16-6-104.J.1). This is different from most municipalities which require a fixed protection zone based on the tree's diameter.

Town Code requires installation of protective fencing around the tree protection areas. Before you begin any construction activities, the protected trees should have a barrier installed around them (Sec. 16-6-

104.J.3a). Acceptable fencing includes 4 foot high orange laminate mesh, or more durable material (Sec. 16-6-104.3a.ii). Warning signage is also required (16-6-104.3b). Both the fence and signage are required to be erected before any grading or development and retained until a Certificate of Compliance is issued upon project completion.

This tree protection zone (as defined above) is considered off limits to any construction activities. No material storage, parking, concrete washouts, debris burning, trenching or soil disturbance is allowed inside that area (Sec. 16-6-104.4.a-f).

The City should give you a written permit for tree removals once they have approved your landscape plan and other documentation. No trees of any condition or size should before you have written permission.

Hilton Head requires that a minimum of 900 adjusted caliper inches (ACI) of trees per acre of pervious surface remain or be planted after construction. This is based on varying percentages for different species of trees (Sec. 16-6-104.G). For instance, Live Oak would have a value of 100% of its DBH as its ACI. Most deciduous hardwoods have an ACI of 75%. Pines and palms receive a 50% ACI credit (Sec. 16-6-104.G.2). A significant portion of this ACI could be achieved through retention of all healthy trees in the perimeter buffers. Your Landscape Architect should determine the acres of pervious surface on the site.

Trees to be replanted have minimum caliper and height standards. For most trees this is 2 inches in caliper and 10 feet in height (Table 16-6-104.I.3). Any replacement trees required must be planted within 180 days of removal of a tree requiring replacement (Sec. 16-6-104.L.5). Locally indigenous species are required and are listed in Table 16-6-104.H.

Additional tree planting may be required in parking areas. This and other site landscaping required in the ordinance are beyond the scope of this evaluation and tree protection document. The Landscape Architect should be able to determine these requirements for you.

If planting is required that cannot be done onsite for various reasons, there is mitigation fee that can be paid in lieu of planting (Sec. 16-6-104.L). The amount of this payment is determined by the Town and paid into a tree replacement fund for use in tree planting around the island.

There are penalties prescribed for unauthorized cutting of trees in Hilton Head. The fine can be up to $500.00/ violation, issuance of a stop work order or modification of your permit (Sec. 16-8).

Summary of Findings Regarding the Trees and Site Evaluated

In order to understand how defects and diseases affect urban trees, it is important to comprehend the basics of tree biology. Small roots, called root hairs, absorb water and nutrients from the soil. This mixture is then transported back to the tree through conductive roots. Those roots also partially fulfill the task of holding the tree upright. Larger roots, called the root plate, extend radially from the trunk for several feet (about 9 feet for a 20 inch DBH tree). That root plate bears the lion's share of the task of supporting the weight of the trunk. The water and nutrients absorbed and translocated through the root system move upwards in a tree through small tubes in the wood called xylem. The xylem forks into the main limbs, through smaller branches and twigs until reaching the leaves. The leaves are the energy

creators in a tree and use chlorophyll, water and sunlight to produce sugars in a process called photosynthesis. Sugars produced in this manner are then transported back down the trunk through a layer of tissue just underneath the bark, known as the phloem. Those sugars are used as energy to power growth of the tree, with any excess being stored for later usage.

When evaluating urban trees, it is important to look both at the tree's health and its structure. Health is a measure of how efficient a tree is doing the activities mentioned in the above paragraph. A healthy tree produces sugars by photosynthesis in the leaves and then translocates them to other parts of the tree where they are used for growth or stored for later use. If all these parts are functioning well, the tree is deemed to be healthy.

A tree can appear to be fairly healthy (at least to an untrained observer), but can have structural defects that predispose it to trunk breakage or other types of catastrophic failure (thereby causing risk to people or buildings near them). For instance, one of the most common trunk defects occurs when a tree has multiple stems. At the point where the stems fork, their bark can be trapped between them as they grow in diameter. This condition, called included bark, prevents the wood of the stems from forming a tight attachment to each other. As time passes, the weight of tissue above the defect will mount, increasing stress on that joint. Eventually, one side will break off and fall.

Various insect and disease pests can invade a tree where they feed on the sugars produced by the tree or on tissues created by its respiration. The most serious of these pests can kill trees outright, but many slowly degenerate the tree's tissue. Among the second group are the fungi that cause root rot and wood decay. They infect a tree by means of airborne spores that land on an area of the tree that has been injured in some manner. They germinate there and grow into the tree's tissue. These organisms grow quite slowly, but over time they will erode the strength of the wood or the roots. As the trunk or roots lose strength, it is more difficult for them to support the weight of the trunk and crown above them. As long as the tree is living, the weight of the trunk will increase over the years. At the same time the rot fungi are weakening the trunk (and/ or the roots) until a storm (or eventually just gravity) causes the tree to fail and fall.

Soil compaction, root infection and subsequent loss causes symptoms that appear in the tops of affected trees. As the roots die, the top of that tree will die back and dead limbs will be observed in the tree's crown. This condition is generally called a decline spiral, since root death leads to top death. Top death means that less foliage is available to produce sugars, so there will be less energy for new root growth. This reduction in energy is utilized by opportunistic insects and diseases that would not ordinarily be vigorous enough to attack a healthy tree. As these insects and diseases destroy additional tissue, the decline can hasten until all stored energy is exhausted and tree death occurs. This is affecting many of the trees discussed in this evaluation. It would be much easier to remove those trees now than after construction is completed. Most of the trees on the tract are still suffering from root impacts they received decades ago when the site was first developed for recreation.

When trees are hit by powerful storms, their limbs are often broken and branch stubs remain. This and other stresses (like drought or root loss) stimulate small, latent buds under the bark to grow, forming sprout branches. A normal branch has an attachment to the center of the stem so that each year when the tree grows larger the limb is more strongly held to the trunk or larger limb where it originated. However,

sprout limbs have a less strong connection to the tree (since the sprouts originate directly under the bark) and will break off more easily as they increase in size and weight. When they fall, they can hit the ground (or anything under the tree) like spears. Most of the hardwoods on your site have sprouts to some degree.

Lean of a tree's trunk is yet another defect that predisposes it to failure. A tree will grow towards light, and that can often be what causes it to lean. Unfortunately, with the passage of time the center of gravity of a leaning tree moves farther away from its base and increases the likelihood of stem breakage or uprooting. A more insidious form of lean occurs when a tree suffers root or soil failure. In this situation, soil will often mound on the side of the tree away from its lean. When this happens, no arboricultural treatments will prevent the eventual uprooting and fall of the tree. Lean is a significant issue with several trees on your tract.

A tree falling in the forest poses little risk to people because it is unlikely to hit anyone when it fails. In order for the tree to constitute a potential risk, it must have a defect that makes it more likely to fail plus a target that can be damaged by such failure. Thus, a defective tree located around people or buildings becomes a risk since its failure could cause personal injury or property destruction. Presently, there moderate human activity on this site, so the danger of personal damage is not extreme (few targets). Once large numbers of people and their property are present, the number of targets (and potential liability from a tree accident) will increase. This could be a major liability, especially if a person is injured by tree failure (for example: from uprooting, trunk breakage or falling branches).

In general, I do not recommend retaining large trees during construction if they will be within ten feet of a building. This also applies to planting of trees that will grow to a height of more than fifteen feet. Some trees that stay small when mature (like Japanese maple or palms) can be planted a bit closer than that, but will eventually need pruning to keep branches off of nearby structures. The roots also need space, and damaging the roots near the base of a tree (root plate) will destabilize it and could lead to root failure and uprooting.

Any trees retained on the site, or new ones you plant will need protection, even after construction. Too often, I see contractors or homeowners spend time and money on tree protection during the building process, but ignore damage that happens later. Installation of underground utilities and irrigation requires ditching on the site and can destroy root systems. Most roots are in the upper six inches of the soil and any ditching machine cuts deeper than that. Tilling or disking the soil in root areas for grass installation always destroys feeder roots and should be avoided. Addition of fill materials over roots can suffocate them. The root zone of retained trees should be mulched and grass only planted in areas where no tree roots are located. If irrigation must be installed or soil compaction lessened, use of an air spade or similar tool can loosen or trench the soil without cutting roots.

Specific Recommendations for Trees on this Site

In order to achieve the required Adjusted Caliper Inches (ACI) for this site, it will be necessary to retain as many trees as possible. However, not all trees are created equally in determining ACI and it would behoove you to consider that inequality in determining what to keep and what could be removed to make room for site development.

By statute, specimen and rare or endangered trees must be retained. On this tract that includes a 55 inch DBH Live oak and a 34 inch DBH Cork oak. The planning for development should include adequate space for these 2 trees.

There is a 20 – 40 foot tree buffer around the perimeter of the site. All trees in that buffer (which do not pose undue risk) should be retained. Preliminary calculations show that over 2000 ACI of trees are present in that buffer. This would be sufficient to fulfill ACI requirements for over 2 acres of permeable area.

Live oaks should be retained, to the extent possible. Most of these are in groves of multiple trees. Such groups of trees are easier to protect than individual trees. Live oak is favored in ACI calculations since it receives 1 inch of ACI credit for each inch of DBH. A few Live oaks are not in groups and these could be sacrificed, if necessary, should their space be needed in planning for hardscapes.

Pines and palms only receive 50% credit in ACI calculations. Additionally, most pines on the site are in marginal to poor condition and would be less likely to survive the stresses of nearby construction. The eastern end of the site is almost entirely in pines and palms and that area would be a good place to sacrifice those trees for buildings.

The areas presently in tennis courts and walkways would be excellent areas for construction. Because those courts and walks are impermeable, there are likely very few roots under them (roots will not grow into areas with no oxygen or moisture). Since no roots are there now, construction there would not cause any root damage to existing trees.

This same theory applies to protecting trees near current hardscapes. Tree protection requires avoiding disturbance of the root area, but if no roots are present, there would be no need to protect that area currently under pavement. Although regulations require root protection to the edge of the drip line, I believe I could successfully argue this point to the Zoning Board.

Disclaimer

All tree evaluations were performed from ground level with only visible and accessible portions of trees being checked. All recommendations were made in good faith backed by scientific arboriculture and forestry. However, DendroDiagnostics, Inc. makes no warranty, either implied or specific, as to the actual chance of survival or failure of your trees. All trees pose some degree of risk. Those risks fall into several general categories; these include branch failure, trunk failure and root failure (uprooting). There is also a risk of shallow roots tripping pedestrians. Some degree of risk is inherent in having any trees in close proximity to people or structures. Although this risk can be minimized by proper arboricultural maintenance, it cannot be entirely mitigated without removing all trees and their roots on the site. Healthy trees carry a slight risk of failure, but even healthy trees can be compromised by high winds or other extreme weather.

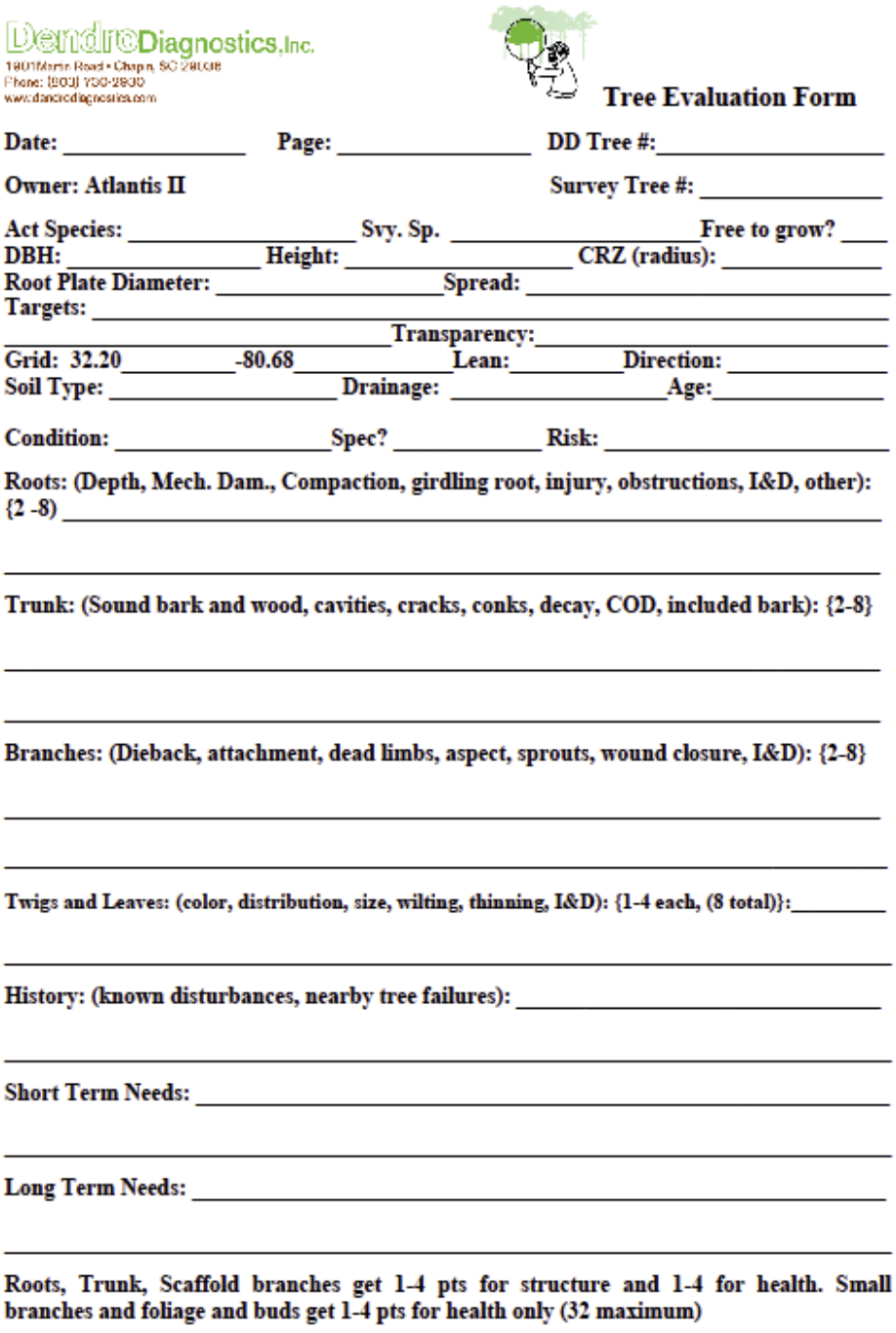
Certificate of Evaluation Statement

I certify that all of the statements in this evaluation are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

Report by:

Andrew J. Boone, CF
ISA Certified Arborist SO-0669A; Tree Risk Assessment Qualified
SAF Certified Forester # 2730
S.C. Registered Forester # 716
S.C. Commercial Pesticide Applicator # C-0014974
U.S. Forest Service Certified Forest Entomologist and Pathologist

Figure 1: Tree Evaluation Form



DendroDiagnostics, Inc.
1801 Marin Road • Chapin, SC 29036
Phone: (800) 700-2800
www.dendrodiagnostics.com

Tree Evaluation Form

Date: _____ **Page:** _____ **DD Tree #:** _____

Owner: Atlantis II **Survey Tree #:** _____

Act Species: _____ **Svy. Sp.** _____ **Free to grow?** ____
DBH: _____ **Height:** _____ **CRZ (radius):** _____
Root Plate Diameter: _____ **Spread:** _____
Targets: _____
_____ **Transparency:** _____
Grid: 32.20_____**-80.68**_____ **Lean:**_____ **Direction:** _____
Soil Type: _____ **Drainage:** _____ **Age:**_____

Condition: _____ **Spec?** _____ **Risk:** _____

Roots: (Depth, Mech. Dam., Compaction, girdling root, injury, obstructions, I&D, other): {2 -8) _____

_____

Trunk: (Sound bark and wood, cavities, cracks, conks, decay, COD, included bark): {2-8}

_____

_____

Branches: (Dieback, attachment, dead limbs, aspect, sprouts, wound closure, I&D): {2-8}

_____

_____

Twigs and Leaves: (color, distribution, size, wilting, thinning, I&D): {1-4 each, (8 total)}:_____

_____

History: (known disturbances, nearby tree failures): _____

_____

Short Term Needs: _____

_____

Long Term Needs: _____

_____

Roots, Trunk, Scaffold branches get 1-4 pts for structure and 1-4 for health. Small branches and foliage and buds get 1-4 pts for health only (32 maximum)

HH ISLAND ACQUISITION PARTNERS, LLC

FIFTEEN WIMBLEDON - OVERALL CONTEXT MAP

JULY 13, 2021

THOMAS & HUTTON

PORT ROYAL - HILTON HEAD ISLAND , SC

268070000

PORT ROYAL - HILTON HEAD ISLAND , SC

268070000

VIEW OF NEARBY CLUBHOUSE OFF OF FOLLY FIELD RD

VIEW OF BORDERING DEVELOPMENT OFF OF FOLLY FIELD RD

VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD

VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD

VIEW OF ISLAND CLUB OF HILTON HEAD ENTRY GATE OFF OF FOLLY FIELD RD

HH ISLAND ACQUISITION PARTNERS, LLC

FIFTEEN WIMBLEDON - SURROUNDING ARCHITECTURE

JULY 13, 2021

THOMAS & HUTTON

PORT ROYAL - HILTON HEAD ISLAND , SC

268070000

HH ISLAND ACQUISITION PARTNERS, LLC

THOMAS & HUTTON

FIFTEEN WIMBLEDON - SURROUNDING ARCHITECTURE

PORT ROYAL - HILTON HEAD ISLAND , SC

JULY 13, 2021

268070000

VIEW OF LYONS OFF OF FOLLY FIELD RD

VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO MARRIOTT'S BARONY BEACH CLUB AND WESTIN BEYOND

VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO ISLAND CLUB OF HILTON HEAD

HH ISLAND ACQUISITION PARTNERS, LLC

THOMAS & HUTTON

FIFTEEN WIMBLEDON - SURROUNDING ARCHITECTURE

PORT ROYAL - HILTON HEAD ISLAND , SC

JULY 13, 2021

SIGNAGE

LOWCOUNTRY DORMERS / CLUBHOUSE ROOFLINE

BUILDING MASSING FOR TALLER BUILDINGS

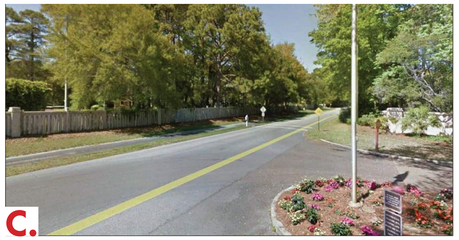
THOMAS & HUTTON

PORT ROYAL - HILTON HEAD ISLAND , SC

268070000

A.

B.



C.

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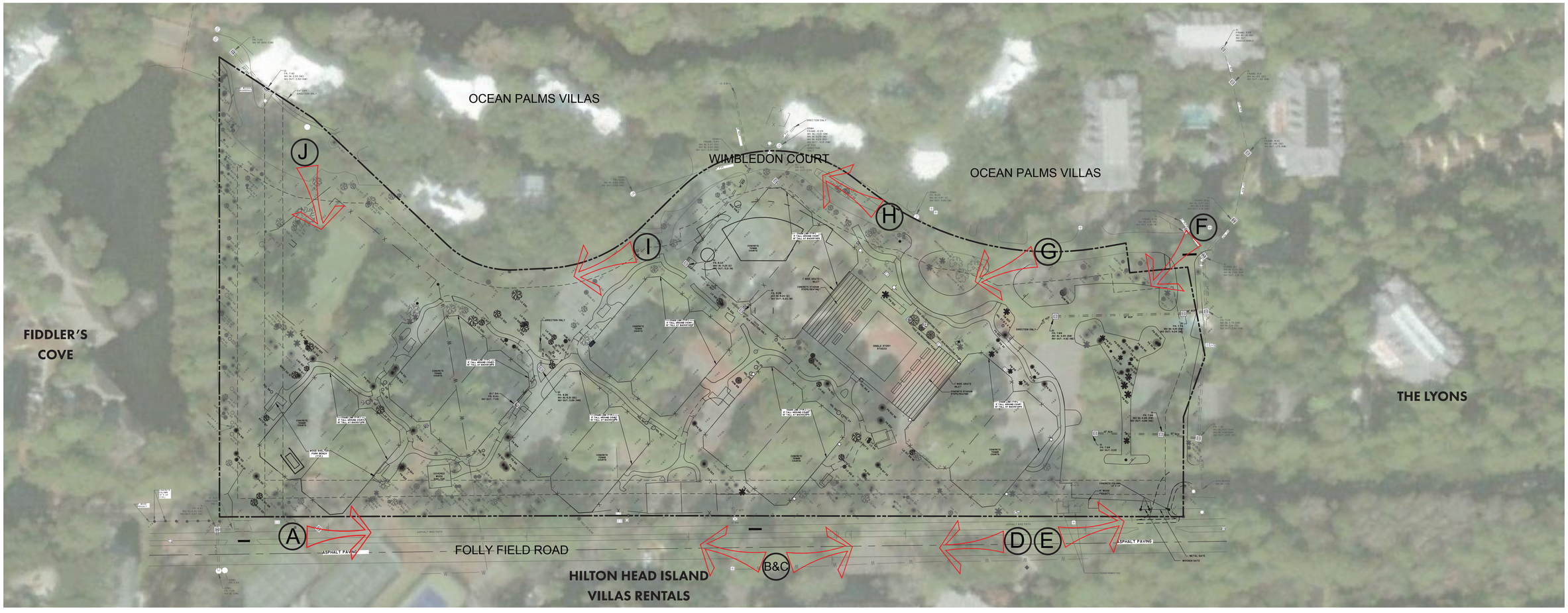
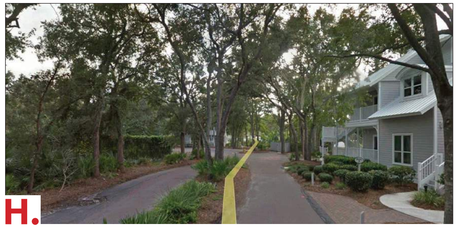


F.

G.



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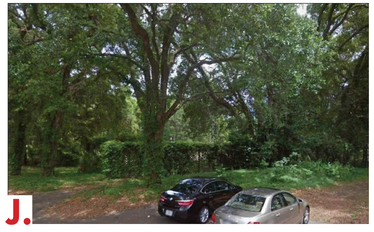
I.



J.

HH ISLAND ACQUISITION PARTNERS, LLC

CONTEXT PHOTOGRAPHS

JULY 13, 2021

THOMAS & HUTTON

PORT ROYAL - HILTON HEAD ISLAND , SC

26870.0000

OCEAN PALMS VILLAS AT PORT ROYAL
14 Wimbledon Ct. - 2.5 Story Building
(Fractional Ownership Property) [PD-1]

25' ADJACENT USE SETBACK & TYPE 'B' BUFFER, OPTION 1

OCEAN PALMS VILLAS AT PORT ROYAL
14 Wimbledon Ct. - 2.5 Story Building
(Fractional Ownership Property) [PD-1]

20' ADJACENT USE SETBACK (EXISTING NON-CONFORMING ROADWAY

ROYAL DUNES RESORT
8 Wimbledon Ct. - 4-5 Story Building
(Fractional Ownership Property) [PD-1]

EXISTING LAGOON

SPECIMEN
55" LO

EXISTING GRASS
TENNIS COURT

SPECIMEN
34" CORK OAK

SEWER EASEMENT

ACCESS TO LYONS VILLAS OFF OF WIMBLEDON

FIDDLER'S COVE BEACH CLUB
45 Folly Field Rd - 3-4 Story Buildings
(Private Condos with Short-term rentals) [RD]

THE LYONS VILLAS
9 Wimbledon Ct. - 3-4 Story Duplexes
(Private Condos with Short-term rentals)
[PD-1]

FOLLY FIELD DR

FOLLY FIELD DR

SEWER EASEMENT(TYP.)

25' ADJACENT USE SETBACK & 25' WIDE TYPE 'B' BUFFER, OPTION 1

25' ADJACENT USE SETBACK & TYPE 'B' BUFFER, OPTION 1

25' WIDE TYPE 'B' STREET BUFFER (TYP.)

40' STREET SETBACK (TYP.)

ISLAND CLUB OF HH
85 Folly Field Rd. - 3-4 Story Buildings
(Resort/Timeshare) [PD-1]

LEGEND

- BIKE / PEDESTRIAN PATH
- MINOR ARTERIAL ROAD
- VEHICULAR CIRCULATION
- ASPHALT TENNIS COURT
- IMPERVIOUS PAVING
- EXISTING BUILDING
- TREE CANOPY
- SPECIMEN TREES
- STREET/USE BUFFERS & SETBACKS

HH ISLAND ACQUISITION PARTNERS, LLC

THOMAS & HUTTON

SITE ANALYSIS

PORT ROYAL - HILTON HEAD ISLAND , SC

JULY 13, 2021

-50 0 25 50 100 200

SCALE: 1" = 50'-0"

HH ISLAND ACQUISITION PARTNERS, LLC

THOMAS & HUTTON

PROPOSED SITE PLAN WITH EXISTING CONDITIONS

PORT ROYAL - HILTON HEAD ISLAND , SC

JULY 13, 2021

-40 0 20 40 80 160

SCALE: 1" = 40'-0"

HH ISLAND ACQUISITION PARTNERS, LLC

FIFTEEN WIMBLEDON - OVERALL MASTER PLAN

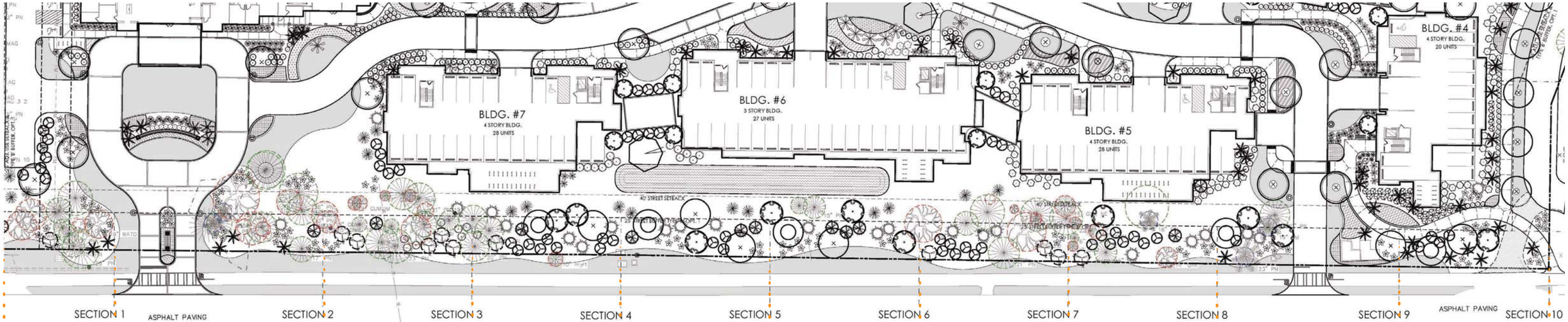
JULY 13, 2021

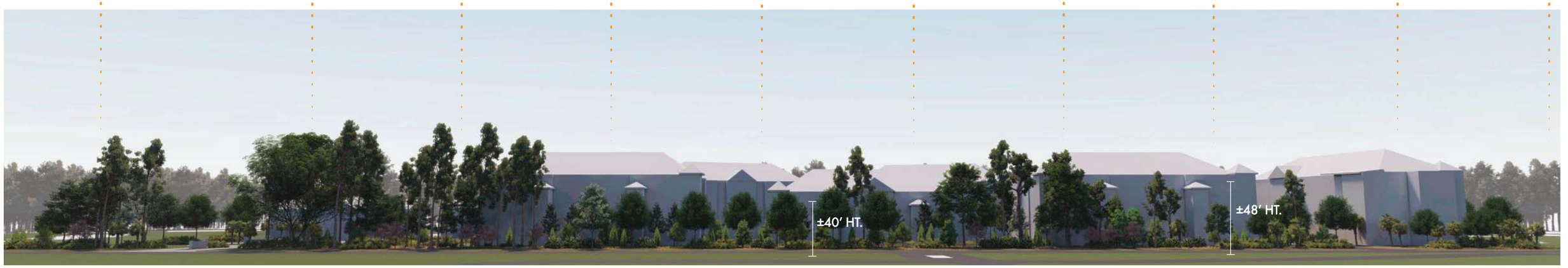
PORT ROYAL - HILTON HEAD ISLAND , SC

THOMAS & HUTTON

-40 0 20 40 80 160

SCALE: 1" = 40'-0"

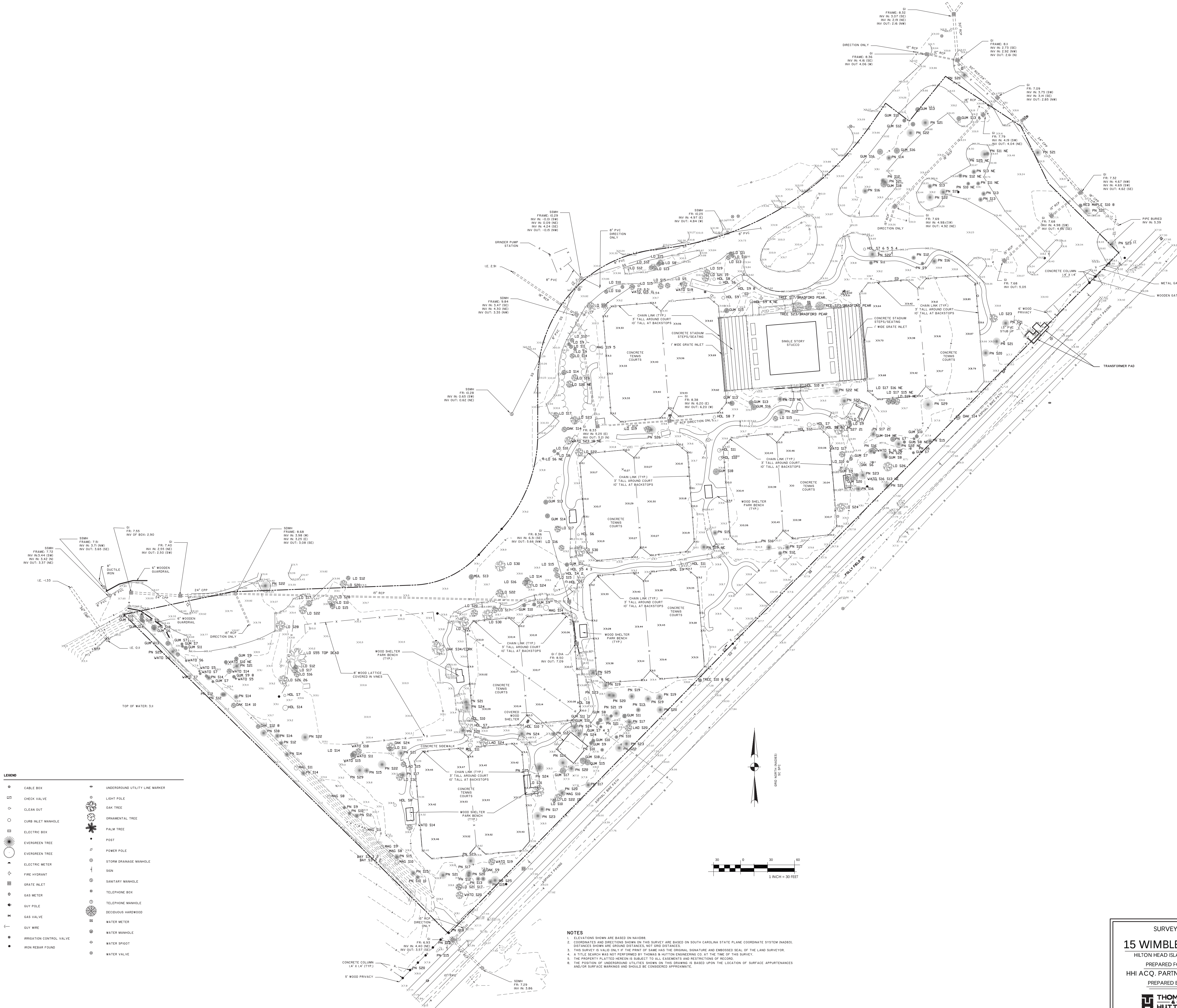




FOLLY FIELD RD SECTION

*** PROPOSED PLANT MATERIAL SHOWN AFTER ±10-15 YEARS OF OPTIMAL GROWTH. ACTUAL GROWTH IN THE FIELD MAY BE MORE OR LESS DEPENDING ON SITE CONDITIONS & WEATHER PATTERNS**

PORT ROYAL - HILTON HEAD ISLAND , SC



LEGEND

CABLE BOX	UNDERGROUND UTILITY LINE MARKER
CHECK VALVE	LIGHT POLE
CLEAN OUT	OAK TREE
CURB INLET MANHOLE	ORNAMENTAL TREE
ELECTRIC BOX	PALM TREE
EVERGREEN TREE	POST
EVERGREEN TREE	POWER POLE
ELECTRIC METER	STORM DRAINAGE MANHOLE
FIRE HYDRANT	SIGN
GRATE INLET	SANITARY MANHOLE
GAS METER	TELEPHONE BOX
GUY POLE	TELEPHONE MANHOLE
GAS VALVE	DECIDUOUS HARDWOOD
GUY WIRE	WATER METER
IRRIGATION CONTROL VALVE	WATER MANHOLE
IRON REBAR FOUND	WATER SPIGOT
	WATER VALVE

NOTES

1. ELEVATIONS SHOWN ARE BASED ON NAVD88.
2. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
3. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
8. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEY

15 WIMBLEDON

HILTON HEAD ISLAND, SC

PREPARED FOR:

HHI ACQ. PARTNERS, LLC

PREPARED BY:

THOMAS & HUTTON

50 Park of Commerce Way

www.thomasandhutton.com

JOB NO:	J-26807.0000	DATE:	05.29.18
DRAWN:	####	SCALE:	1" = 30'
REVIEWED:	####	SHEET:	####

REMOVAL LEGEND

- REMOVE TENNIS COURT AND ADJACENT FENCE (11,000 SY. TOTAL)
- REMOVE ASLPHALT AND GAB (4,210 SY. TOTAL)
- SIDEWALK (1,350 SY. TOTAL)
- BUILDINGS (4,700 SF. TOTAL)
- GRAVEL (281 SY. TOTAL)
- TREE REMOVAL
- UTILITIES & FENCE

DEMOLITION NOTES:

1. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT REPRESENT ACTUAL, AND ALL LOCATIONS. SURVEY OF UTILITIES SHOWN ON THIS PLAN WERE COLLECTED FROM THOMAS AND HUTTON. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN AVAILABLE RECORD DRAWINGS AND COORDINATE WITH THE PROVIDER TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION ACCEPTABLE BY ALL GOVERNING AUTHORITIES, OF ALL MATERIALS INDICATED IN THIS PLAN. ALL MATERIALS TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES. TRAFFIC CONTROL PLAN MUST BE CONSISTENT WITH THE MUTCD, LATEST EDITION.
6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. PRIOR TO COMMENCING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL IMPLEMENT PHASING OF EROSION & SEDIMENTATION CONTROL PRACTICES.
8. PRIOR TO BEGINNING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL NOTIFY OWNER, ARCHITECT, AND ENGINEER WITHIN 72 HOURS.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
10. EXISTING DRAINAGE, WATER AND SANITARY SEWER UTILITIES AND ASSOCIATED APPURTENANCES SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
11. ALL WATER VALVE BOXES/MANHOLES, METER AND BACKFLOW PREVENTER BOXES AND ASSOCIATED APPURTENANCES, SANITARY SEWER MANHOLE TOPS AND CLEANOUTS AND SURFACE DRAINAGE STRUCTURE INLETS SHALL BE BROUGHT TO FINISHED GRADE.
12. WORK ASSOCIATED WITH THIS PROJECT IS LOCATED WITHIN THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. ALL WORK SHALL BE COORDINATED WITH SCDOT AND CONSTRUCTED TO SCDOT CURRENT STANDARDS.

EXISTING STORM PIPE DIRECTION ONLY, SIZE UNKNOWN
EXISTING STORM PIPE TO BE REMOVED
CONTRACTOR TO VERIFY LOCATION OF FORCEMAIN
SAVED TREE SURVEYED DRIP LINE
EXISTING FENCE TO BE REMOVED
EXISTING STORM PIPE TO BE REMOVED. CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT ELEVATION AT CUT LOCATION.
POSSIBLE EXISTING STORM STRUCTURE TO BE REMOVED. CONTRACTOR TO VERIFY.
POSSIBLE EXISTING STORM PIPE TO BE REMOVED. CONTRACTOR TO VERIFY.
POSSIBLE EXISTING STORM STRUCTURE TO BE REMOVED. CONTRACTOR TO VERIFY.
EXISTING WATER MAIN TO BE REMOVED
EXISTING POST TO BE REMOVED
EXISTING TREE DRIP LINE
EXISTING WATER STRUCTURES TO BE REMOVED
EXISTING STORM PIPE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING LIGHTING FIXTURE TO BE REMOVED
EXISTING COMMUNICATION STRUCTURE TO REMAIN
EXISTING POWER STRUCTURES TO REMAIN
EXISTING GRAVEL TO BE REMOVED
EXISTING PAVEMENT TO BE REMOVED
EXISTING ASPHALT PATH TO BE REMOVED
WOOD SHELTER PARK BENCH (TYP.)
CONCRETE TENNIS COURTS
CHAIN LINK (TYP.) 3' TALL AROUND COURT, 10' TALL AT BACKSTOPS
SAVED 17" PN SURVEYED DRIP LINE
ASPHALT BIKE PATH
FOLLY FIELD DR. (S-7-148)
ASPHALT PAVING

GRAPHIC SCALE
30 0 15 30 60 120.0001
(IN FEET)
1 inch = 30 ft.

SEE SHEET NO. G3.2 FOR CONTINUATION OF THIS LINE

PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN COMMENTS	MEB	12/20/18

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

H H ISLAND ACQUISITION PARTNERS, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA

FIFTEEN WIMBLEDON

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-26807.0000
DATE:	7/13/2021
DRAWN:	CGC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G3.1

MATCH LINE - SEE SHEET NO. G3.1

REMOVAL LEGEND

- REMOVE TENNIS COURT AND ADJACENT FENCE (11,000 SY. TOTAL)
- REMOVE ASLPHALT AND GAB (4,210 SY. TOTAL)
- SIDEWALK (1,350 SY. TOTAL)
- BUILDINGS (4,700 SF. TOTAL)
- GRAVEL (220 SY. TOTAL)
- TREE REMOVAL
- UTILITIES & FENCE

DEMOLITION NOTES:

1. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT REPRESENT ACTUAL AND ALL LOCATIONS. SURVEY OF UTILITIES SHOWN ON THIS PLAN WERE COLLECTED FROM THOMAS AND HUTTON. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN AVAILABLE RECORD DRAWINGS AND COORDINATE WITH THE PROVIDER TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION ACCEPTABLE BY ALL GOVERNING AUTHORITIES, OF ALL MATERIALS INDICATED IN THIS PLAN. ALL MATERIALS TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES. TRAFFIC CONTROL PLAN MUST BE CONSISTENT WITH THE MUTCD, LATEST EDITION.
6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. PRIOR TO COMMENCING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL IMPLEMENT PHASING OF EROSION & SEDIMENTATION CONTROL PRACTICES.
8. PRIOR TO BEGINNING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL NOTIFY OWNER, ARCHITECT, AND ENGINEER WITHIN 72 HOURS.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
10. EXISTING DRAINAGE, WATER AND SANITARY SEWER UTILITIES AND ASSOCIATED APPURTENANCES SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
11. ALL WATER VALVE BOXES/MANHOLES, METER AND BACKFLOW PREVENTER BOXES AND ASSOCIATED APPURTENANCES, SANITARY SEWER MANHOLE TOPS AND CLEANOUTS AND SURFACE DRAINAGE STRUCTURE INLETS SHALL BE BROUGHT TO FINISHED GRADE.
12. WORK ASSOCIATED WITH THIS PROJECT IS LOCATED WITHIN THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. ALL WORK SHALL BE COORDINATED WITH SCDOT AND CONSTRUCTED TO SCDOT CURRENT STANDARDS.

GRAPHIC SCALE

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FIFTEEN WIMBLEDON

EXISTING CONDITIONS AND DEMOLITION PLAN

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G3.2

OCEAN PALMS

APPROXIMATE SURVEYED CANOPY DRIP LINE

PERIMETER POOL FENCE

OPEN-AIR COVERED PAVILION WITH FIRE PIT

±100 SF SPA

±2,600 SF RESORT POOL WITH ± 8,100SF OF DECK

OUTDOOR DINING WITH GRILLS & PIZZA OVEN

EXISTING TREE DRIP LINE SURVEYED

TOT LOT

BRICK REFUGE COMPACTOR

EXISTING LAGOON

CLUBHOUSE

BLDG. #1
3 STORY BLDG.
18 UNITS

BLDG. #2
3 STORY BLDG.
27 UNITS

BLDG. #3
3 STORY BLDG.
18 UNITS

BLDG. #4
4 STORY BLDG.
20 UNITS

BLDG. #5
4 STORY BLDG.
28 UNITS

BLDG. #6
3 STORY BLDG.
27 UNITS

BLDG. #7
4 STORY BLDG.
28 UNITS

RAIN GARDEN / DRY STORM BASIN TYP.

20' ADJACENT USE SETBACK

EXISTING SIGNIFICANT OR GRAND TREE TO REMAIN TYP.

EXISTING ROAD TO REMAIN

PROPOSED DRIVEWAY CONNECTION TO THE LYONS

ADJACENT COMMUNITY ACCESS TO ToHH BIKE TRAIL

ROYAL DUNES RESORT

25' ADJ. USE SETBACK & BUFFER

THE LYONS

FOLLY FIELD ROAD

± 465.5'

± 306.1'

25' ADJACENT USE SETBACK & TYPE B BUFFER, OPT. 1

FIDDLER'S COVE BEACH & RACQUET CLUB

PROPOSED DEVELOPMENT SIGN

20' SEWER EASEMENT

25' STREET BUFFER ('B' BUFFER, OPT.1)

40' STREET SETBACK

THE ISLAND CLUB

EXISTING BIKE PATH

EXISTING TRANSFORMERS

40' STREET SETBACK

TYPE 'B' BUFFER

PROPOSED GRASSPAVE 2 FIRE LANE WITH NATURALIZED PLANTINGS

EXISTING TREE LEGEND

EXISTING TREE LEGEND
- HARDWOOD
- EVERGREEN
- PALM

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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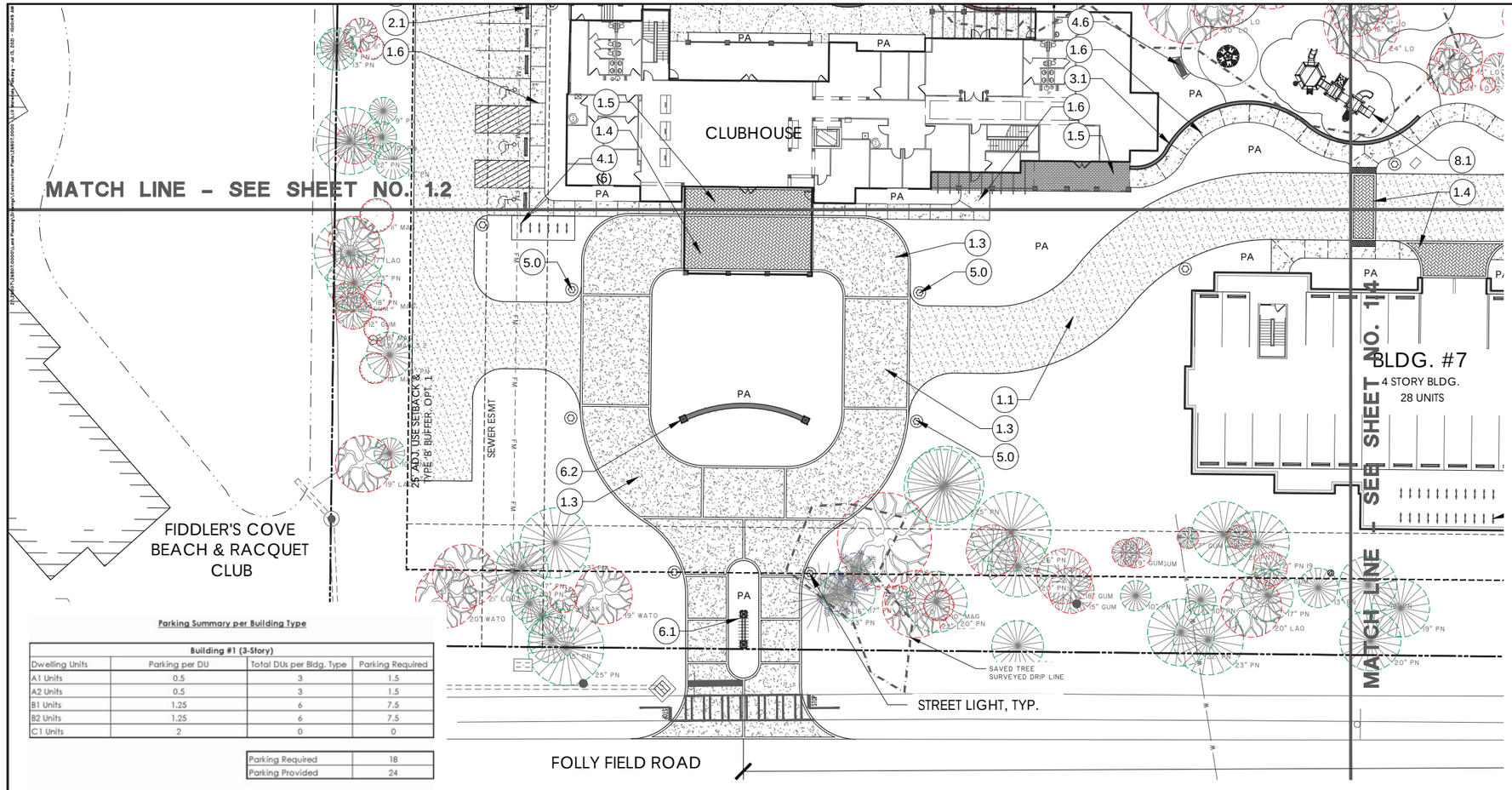
FIFTEEN WIMBLEDON

OVERALL MASTER PLAN

JOB NO:	J-26807.0000
DATE:	7/13/2021
DRAWN:	JLG / JAS
DESIGNED:	JLG / JAS
REVIEWED:	RPT
APPROVED:	JLG
SCALE:	1"=40'

EX0.1



Parking Summary per Building Type

Building #1 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	3	1.5
A2 Units	0.5	3	1.5
B1 Units	1.25	6	7.5
B2 Units	1.25	6	7.5
C1 Units	2	0	0
		Parking Required	18
		Parking Provided	24

Building #2 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	3	1.5
B1 Units	1.25	12	15
B2 Units	1.25	9	11.25
C1 Units	2	3	6
		Parking Required	33.75
		Parking Provided	24

Building #3 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	3	1.5
A2 Units	0.5	3	1.5
B1 Units	1.25	6	7.5
B2 Units	1.25	6	7.5
C1 Units	2	0	0
		Parking Required	18
		Parking Provided	35

Building #4 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	8	10
B2 Units	1.25	8	10
C1 Units	2	0	0
		Parking Required	22
		Parking Provided	29

Building #5 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	16	20
B2 Units	1.25	8	10
C1 Units	2	0	0
		Parking Required	32
		Parking Provided	27

Building #6 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	3	1.5
B1 Units	1.25	12	15
B2 Units	1.25	9	11.25
C1 Units	2	3	6
		Parking Required	33.75
		Parking Provided	34

Building #7 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	16	20
B2 Units	1.25	8	10
C1 Units	2	0	0
		Parking Required	32
		Parking Provided	27

15 Wimbledon Court Unit Mix

Unit	Unit Type	# Units	Heated Area	Total Heated
A1	1 Bed/ 1 Bath	6	585 Net SF	47,270
A2	1 Bed/ 1 Bath (Premium)	24	715 Net SF	47,270
B1	2 Bed/ 2 Bath (Premium)	76	925 Net SF	41,072
B2	2 Bed/ 2 Bath (non-exterior wall)	48	1,134 Net SF	51,198
C1	3 Bed/ 3 Bath	12	1,579 Net SF	26,824
Total		166		166,364

EXISTING TREE LEGEND

EXISTING EVERGREEN TO REMAIN

EXISTING HARDWOOD TO REMAIN

EXISTING PALM TO REMAIN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE DETAIL KEYNOTES

#	Sheet #	Detail	Symbol
1.0 PAVING			
1.1	L3.1	TABBY ASPHALT W/ SHELL SEE CIVIL FOR SECTION	
1.2	SEE CIVIL	ASPHALT	
1.3	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ BRICK SOLIDER COURSE	
1.4	L3.1	VEHICULAR PAVERS	
1.5	L3.1	PEDESTRIAN PAVERS	
1.6	L3.1	SANDBLASTED CONC.	
1.7	L3.1	GRANITE FINES WITH METAL EDGING	
1.8	L3.1	POOL DECK & COPING - LIGHT SALT VOID CONC.	
1.9	L3.1	GRASS PAVE - FIRE LANE	
2.0 STEPS, RAMPS, & CURBS			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	
3.0 WALLS, MASONRY, & VERTICAL ELEMENTS			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS.)	
3.2	L3.4	TIMBER RETAINING WALL (VARYING HTS.)	
3.3	L3.4	HANDRAIL	
3.4	L3.4	TABBY PIZZA OVEN	
3.5	L3.3	WOODEN TRELLIS	
3.6	L3.5	POOL FENCE & GATE	
3.7	L3.4	FIRE PIT	
3.8	SEE ARCH.	DUMPSTER ENCLOSURE	
4.0 SITE FURNISHINGS			
4.1	L3.5	BIKE RACK	
4.2	L3.5	BENCH	
4.3	L3.5	TRASH RECEPTACLE	
4.4	L3.5	DOG WASTE STATION	
4.5	L3.3	HAMMOCK	
5.0 LIGHTING - SEE LOW VOLTAGE & OVERHEAD LIGHTING PLANS			
6.0 SIGNAGE			
6.1	L3.3	PROJECT ID SIGN	
6.2	L3.2	RESORT ARRIVAL WALL	
7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2			
8.0 MISCELLANEOUS			
8.1		CHILDREN'S PLAYGROUND (BY OTHERS - SEE MATERIALS BOARD)	

HARDSCAPE KEYNOTES

1. SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
2. DRY STORMWATER COLLECTION AREA
3. EXISTING TREES TO REMAIN
4. EXISTING PALM TREES TO REMAIN
5. SEE LANDSCAPE PLAN

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FIFTEEN WIMBLEDON

MATERIALS PLAN

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DATE:	7/13/2021
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DESIGNED:	JLG / JAS
REVIEWED:	RPT
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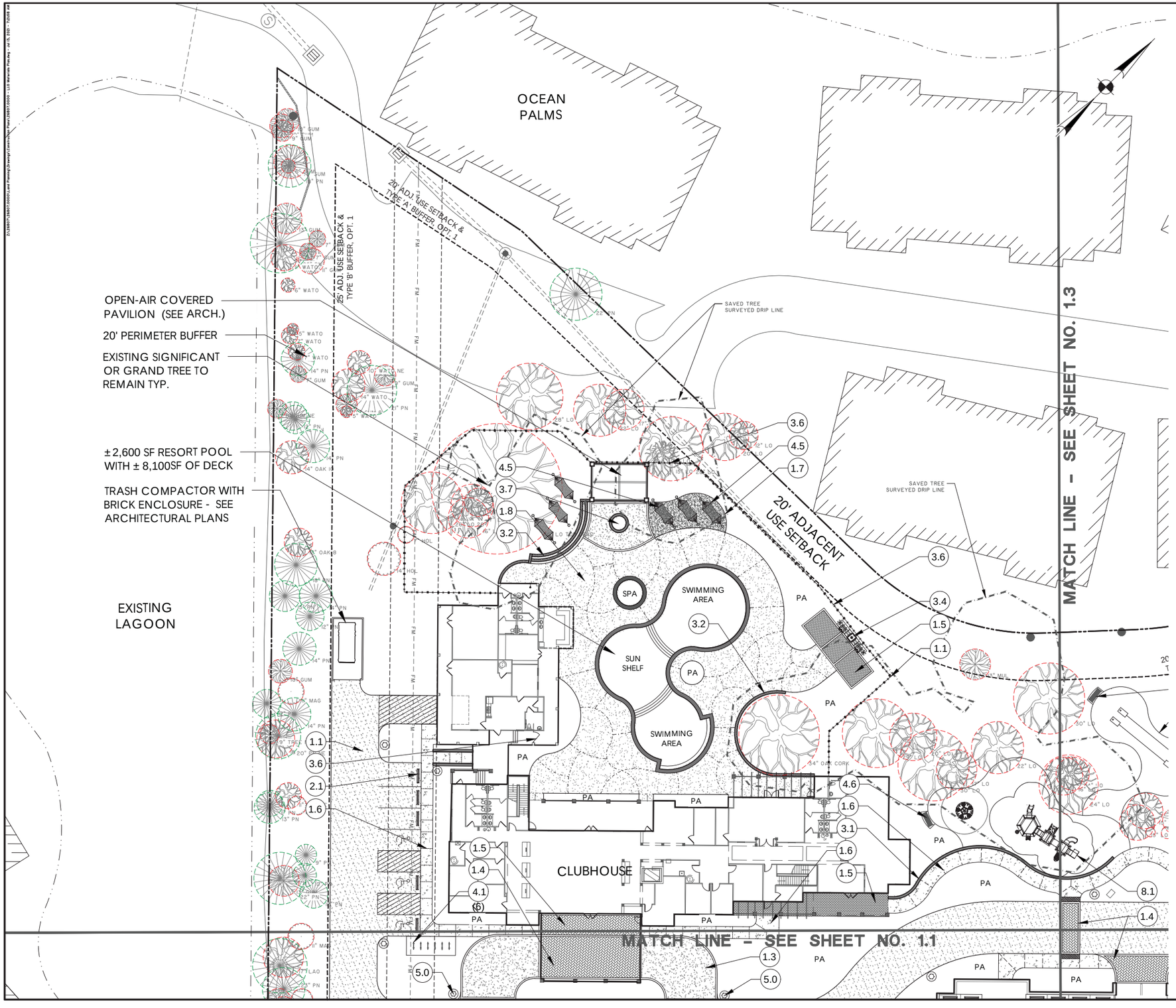
SCALE:	1" = 20'

L1.1



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4.3	L3.5	TRASH RECEPTACLE	
4.4	L3.5	DOG WASTE STATION	
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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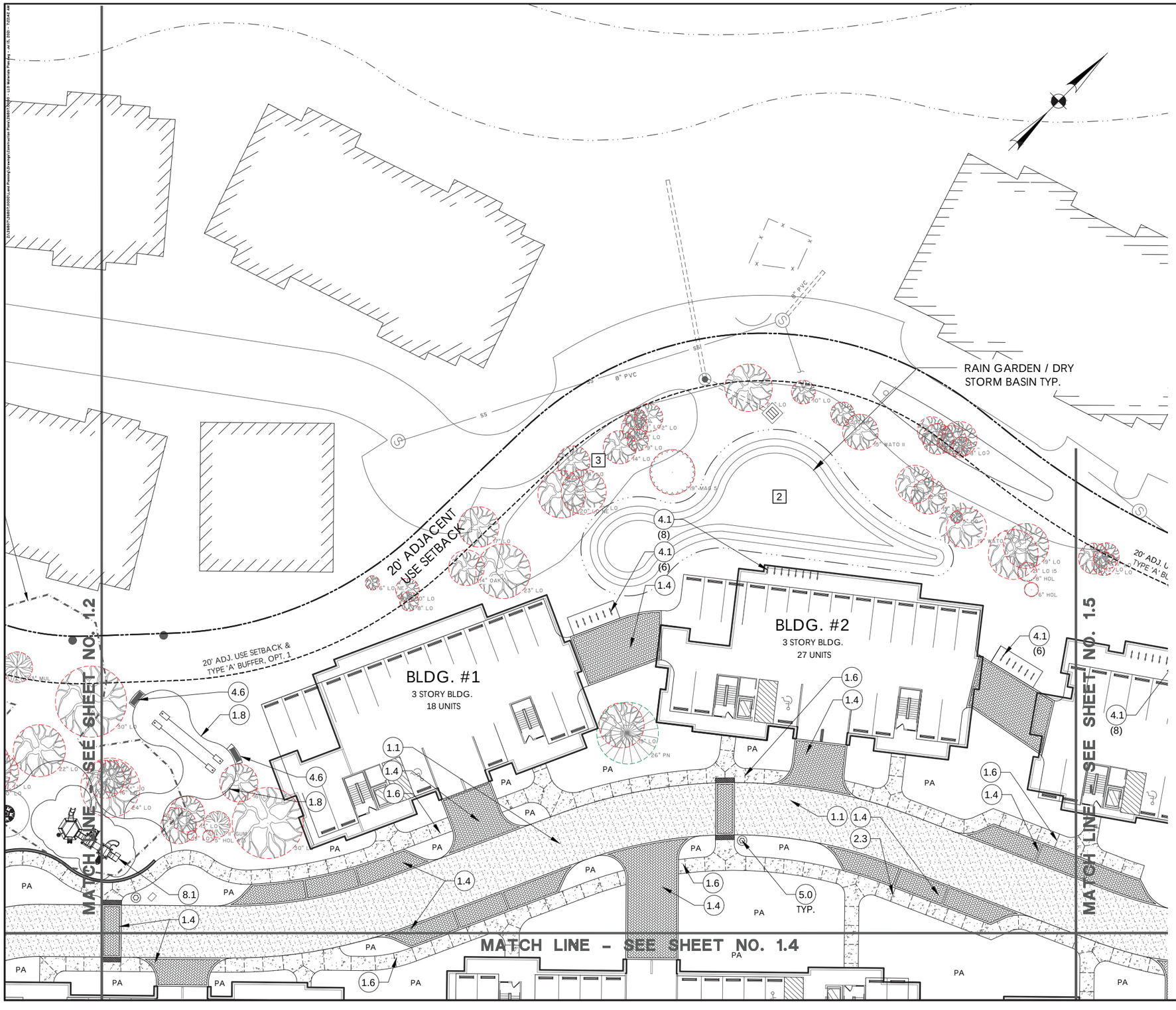
L1.2



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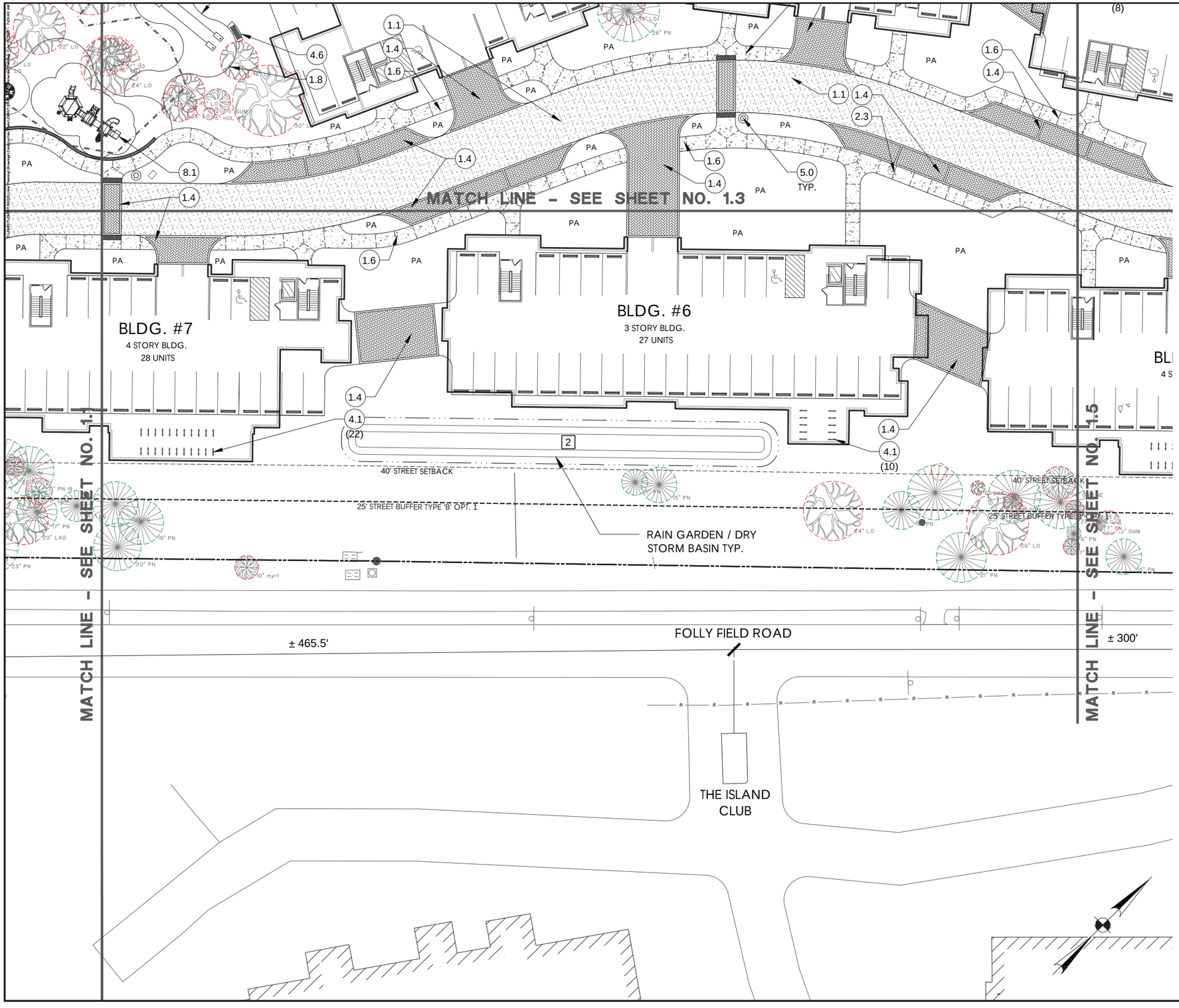
L1.3



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6.0 SIGNAGE			
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6.2	L3.2	RESORT ARRIVAL WALL	
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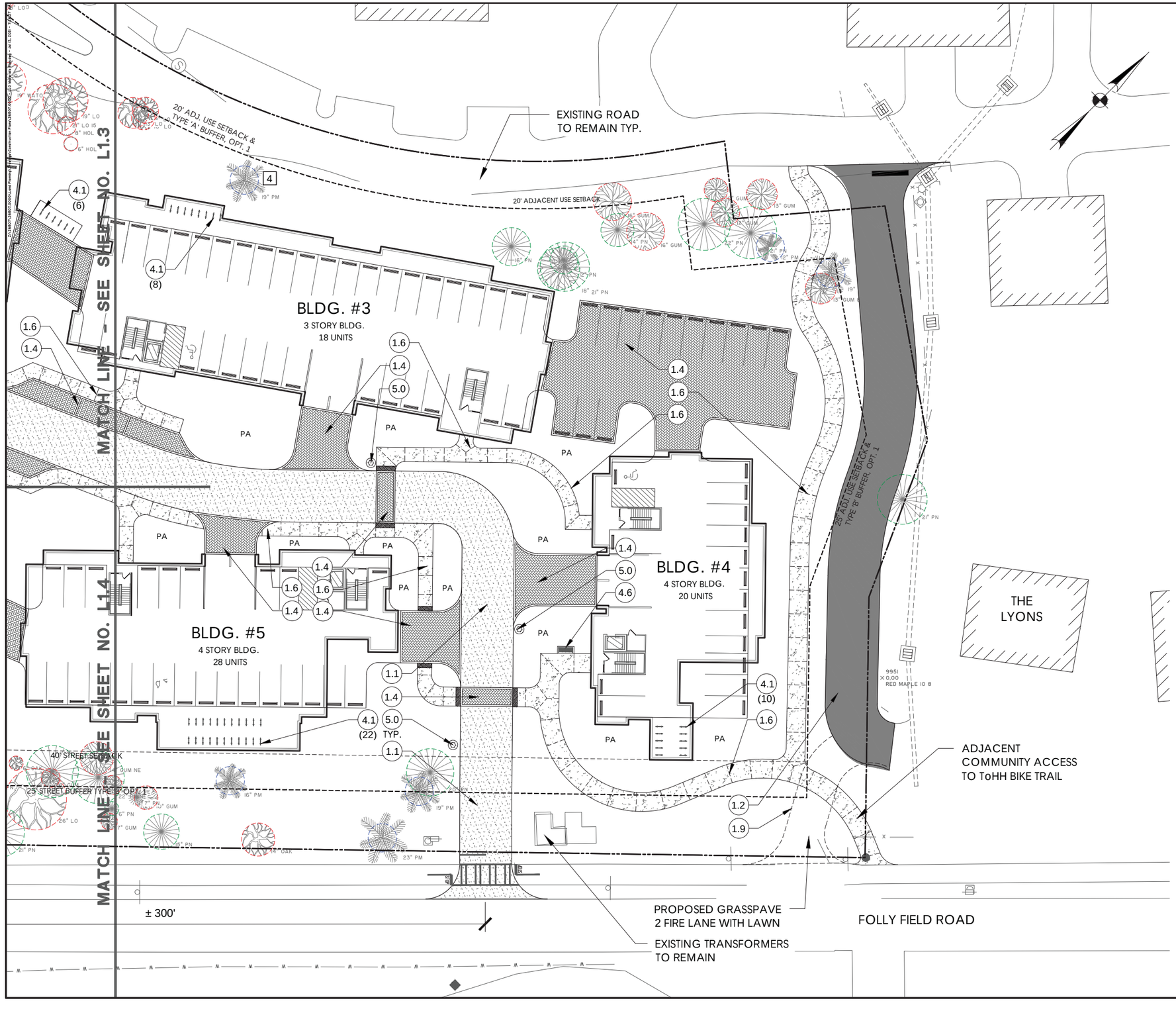
FIFTEEN WIMBLEDON

MATERIALS PLAN

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	JLG / JAS
DESIGNED:	JLG / JAS
REVIEWED:	RPT
APPROVED:	JLG
SCALE:	1" = 20'

L1.4



SITE DETAIL KEYNOTES

#	Sheet #	Detail	Symbol
1.0 PAVING			
1.1	L3.1	TABBY ASPHALT W/ SHELL SEE CIVIL FOR SECTION	
1.2	SEE CIVIL	ASPHALT	
1.3	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ BRICK SOLIDER COURSE	
1.4	L3.1	VEHICULAR PAVERS	
1.5	L3.1	PEDESTRIAN PAVERS	
1.6	L3.1	SANDBLASTED CONC.	
1.7	L3.1	GRANITE FINES WITH METAL EDGING	
1.8	L3.1	POOL DECK & COPING - LIGHT SALT VOID CONC.	
1.9	L3.1	GRASS PAVE - FIRE LANE	
2.0 STEPS, RAMPS, & CURBS			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	
3.0 WALLS, MASONRY, & VERTICAL ELEMENTS			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS.)	
3.2	L3.4	TIMBER RETAINING WALL (VARYING HTS.)	
3.3	L3.4	HANDRAIL	
3.4	L3.4	TABBY PIZZA OVEN	
3.5	L3.3	WOODEN TRELLIS	
3.6	L3.5	POOL FENCE & GATE	
3.7	L3.4	FIRE PIT	
3.8	SEE ARCH.	DUMPSTER ENCLOSURE	
4.0 SITE FURNISHINGS			
4.1	L3.5	BIKE RACK	
4.2	L3.5	BENCH	
4.3	L3.5	TRASH RECEPTACLE	
4.4	L3.5	DOG WASTE STATION	
4.5	L3.3	HAMMOCK	
5.0 LIGHTING - SEE LOW VOLTAGE & OVERHEAD LIGHTING PLANS			
6.0 SIGNAGE			
6.1	L3.3	PROJECT ID SIGN	
6.2	L3.2	RESORT ARRIVAL WALL	
7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2			
8.0 MISCELLANEOUS			
8.1		CHILDREN'S PLAYGROUND (BY OTHERS - SEE MATERIALS BOARD)	

HARDSCAPE KEYNOTES

1. SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
2. DRY STORMWATER COLLECTION AREA
3. EXISTING TREES TO REMAIN
4. EXISTING PALM TREES TO REMAIN
5. SEE LANDSCAPE PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

H H ISLAND ACQUISITION PARTNERS, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
FIFTEEN WIMBLEDON
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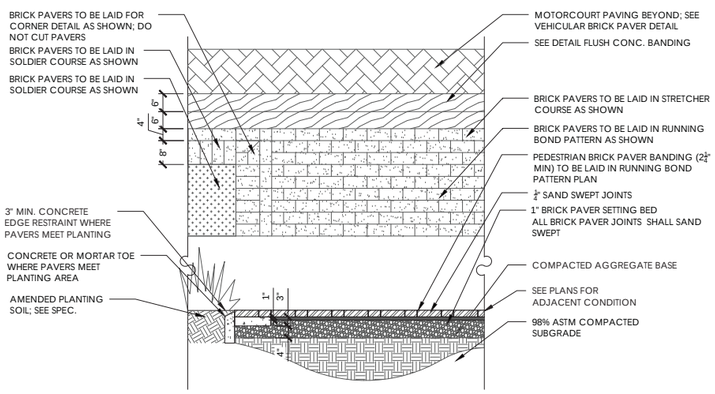
L1.5

1.1 / L3.1 **TABBY ASPHALT DRIVE - SEE CIVIL DETAIL**

Scale: NTS

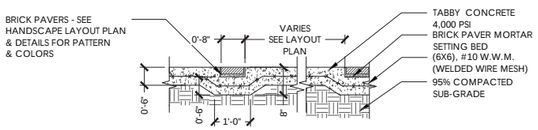
PEDESTRIAN PAVER NOTES:

1. CONTRACTOR TO PROVIDE 5X5 MOCK UP SHOWING ALL PAVER TRANSITION AREAS (PAVERS AT PLANTING EDGE, AT FLUSH CURBING, AT FIELDSTONE PAVING, ETC).
2. CONTRACTOR TO PROVIDE PHYSICAL PAVER SAMPLES FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT.
3. DRAIN PIPES BELOW THE BASE MAY BE NECESSARY IN SLOW DRAINING SUBGRADE
4. PAVER TO BE INSTALLED PER BRICK PAVER INSTITUTE TECH SPEC 2 FOR GUIDELINES AND SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.



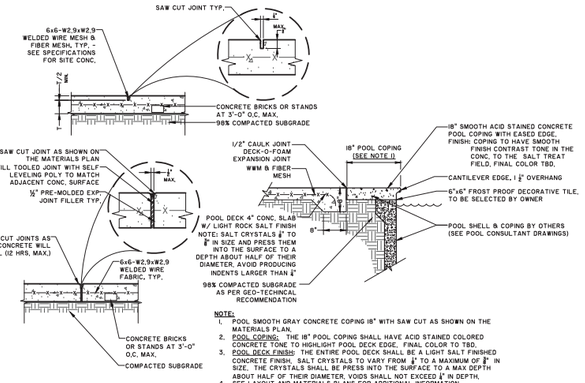
1.5 / L3.1 **PEDESTIAN PAVERS**

Scale: 1" = 1'-0"



1.3 / L3.1 **ENTRY PLAZA TABBY CONC.**

Scale: 1" = 1'-0"



NOTE:

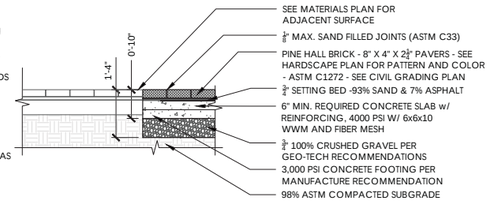
1. POOL SMOOTH GRAY CONCRETE COPING 18" WITH SAW CUT AS SHOWN ON THE MATERIALS PLAN.
2. POOL COPING: THE 18" POOL COPING SHALL HAVE ACID STAINED COLORED CONCRETE TONE TO HIGHLIGHT POOL DECK EDGE. FINAL COLOR TO TBD.
3. POOL DECK FINISH: THE ENTIRE POOL DECK SHALL BE A LIGHT SALT FINISHED CONCRETE FINISH. SALT CRYSTALS TO VARY FROM ¼" TO A MAXIMUM OF ⅜" IN SIZE. THE CRYSTALS SHALL BE PRESS INTO THE SURFACE TO A MAX DEPTH ABOUT HALF OF THEIR DIAMETER. VOIDS SHALL NOT EXCEED ¼" IN DEPTH.
4. SEE LAYOUT AND MATERIALS PLANS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR TO PROVIDE A SAMPLE PANEL FOR POOL COPING & SALT FINISHED POOL DECK FOR REVIEW AND ACCEPTANCE BY OWNER REPRESANTIVE AND LANDSCAPE ARCHITECT.
6. ALL POOL DECKING JOINT PATTERNS TO TO BE REVIEWED & COORDINATED WITH OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL COORDINATE WITH POOL CONTRACTOR FOR FINAL CONNECTIONS BETWEEN POOL SHELL & COPINGS.

1.8 / L3.1 **POOL DECK**

Scale: 1" = 1'-0"

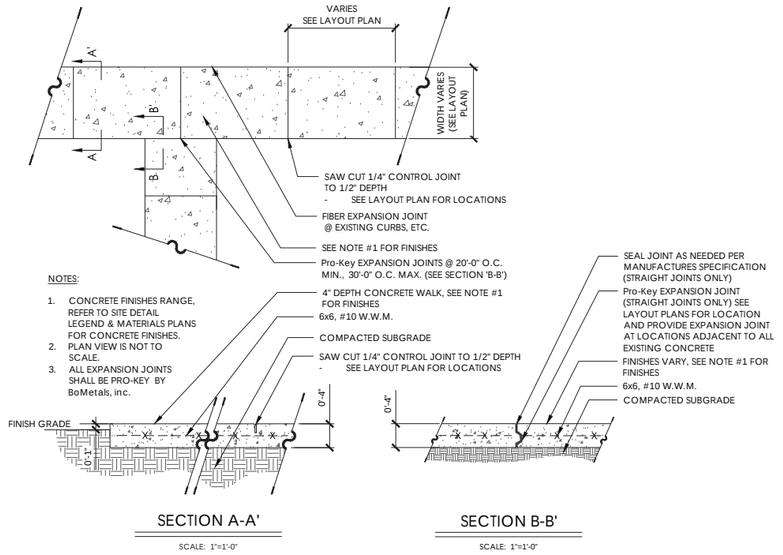
TRAFFIC RATED PAVER NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. PAVER TO EXCEED ASTM STANDARDS FOR PEDESTRIAN / LIGHT TRAFFIC APPLICATIONS WITH 10,000 PSI STRENGTH AND LOW WATER ABSORPTION (5-6%)
3. FINAL ROAD AND TRAFFIC PAVER BASE FOR ALL VEHICLE TRAVEL AREAS WILL BE DETERMINED BASED ON GEO-TECHINCAL RECOMMENDATIONS.



1.5 / L3.1 **ENTRY PLAZA BRICK PAVERS**

Scale: 1" = 1'-0"

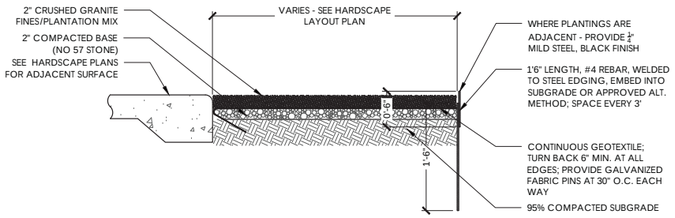


NOTES:

1. CONCRETE FINISHES RANGE, REFER TO SITE DETAIL LEGEND & MATERIALS PLANS FOR CONCRETE FINISHES.
2. PLAN VIEW IS NOT TO SCALE.
3. ALL EXPANSION JOINTS SHALL BE PRO-KEY BY BoMetals, inc.

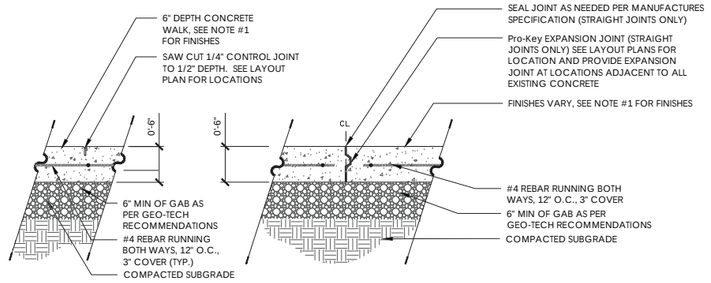
1.6 / L3.1 **SAND BLASTED CONC.**

Scale: 1" = 1'-0"



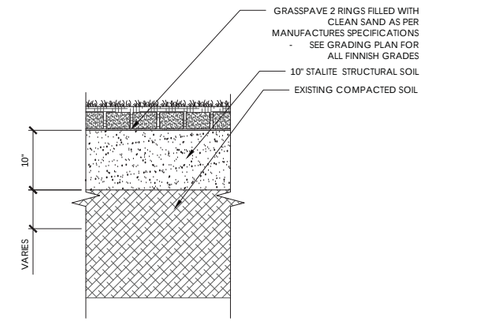
1.7 / L3.1 **GRANITE FINES WITH METAL EDGING**

Scale: 1" = 1'-0"



1.3 / L3.1 **VEHICULAR HEAVY DUTY CONC.**

Scale: 1" = 1'-0"



1.9 / L3.1 **GRASS PAVE FIRE LANE**

Scale: 1" = 1'-0"

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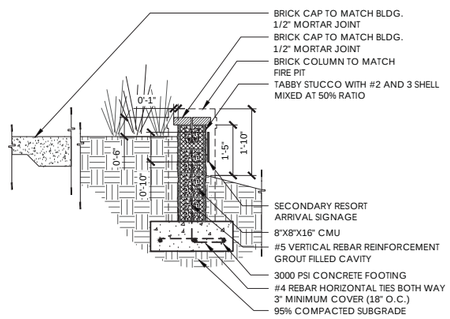
L3.1



6.2 / L3.2 RESORT ARRIVAL WALL - SECTION

Scale: 1/2" = 1'-0"

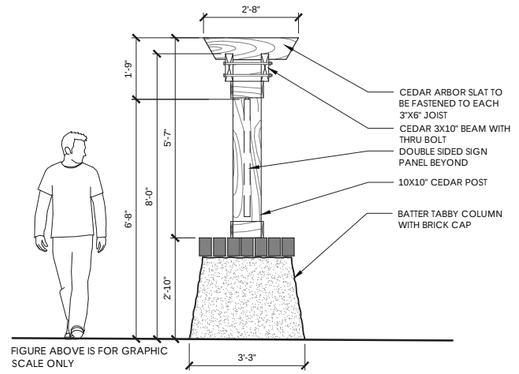
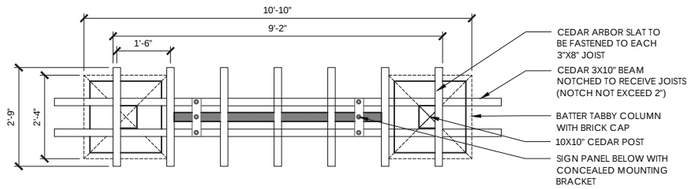


FIGURE ABOVE IS FOR GRAPHIC SCALE ONLY



4.5 / L3.3 HAMMOCK

Scale: 1/2" = 1'-0"

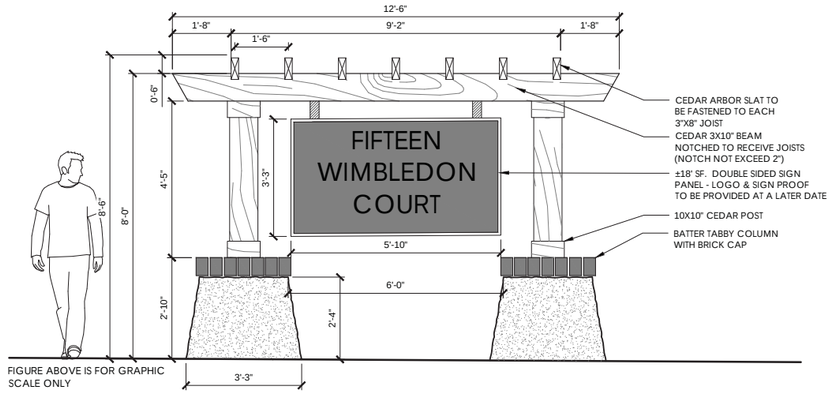


FIGURE ABOVE IS FOR GRAPHIC SCALE ONLY

6.1 / L3.3 ENTRY SIGNAGE

Scale: 1/2" = 1'-0"

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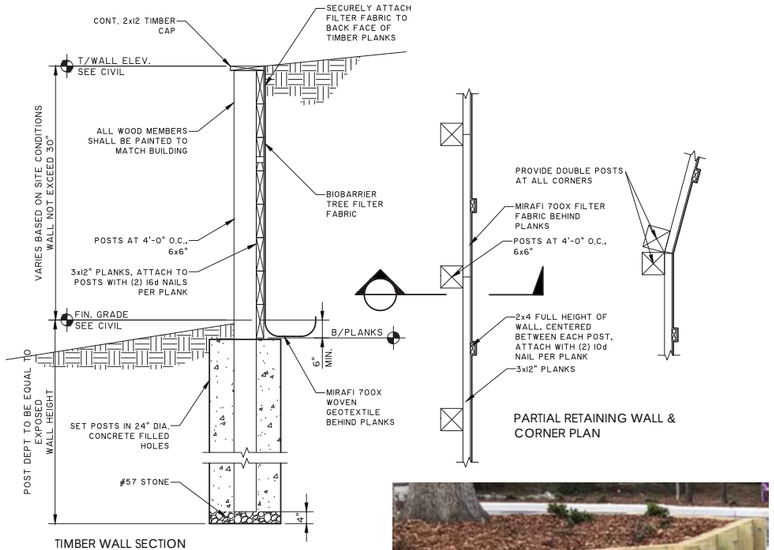
APPROVED:	JLG
SCALE:	AS SHOWN

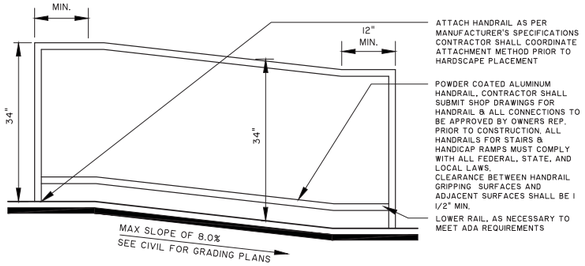
L3.3

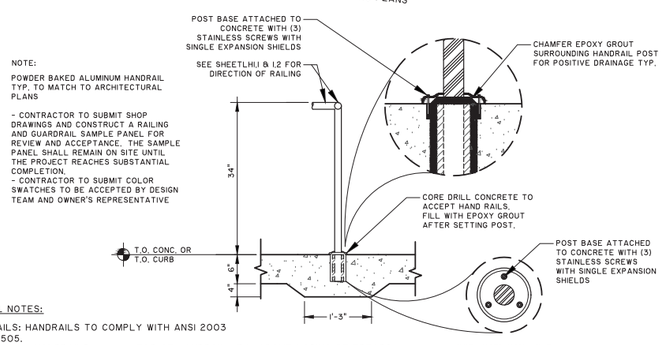


TIMBER WALL SECTION

3.2 / L3.4 TIMBER WALL

Scale: 1/2" = 1'-0"



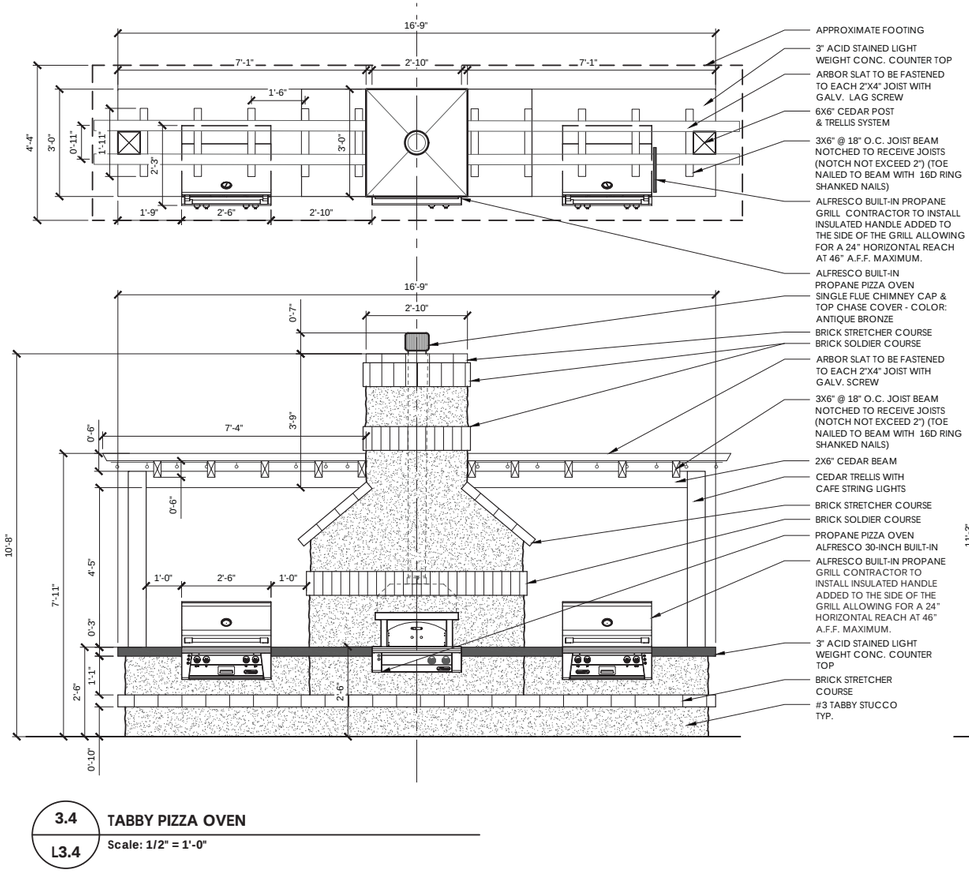


HANDRAIL NOTES:

1. HANDRAILS: HANDRAILS TO COMPLY WITH ANSI 2003 SECTION 505.
   - -HANDRAILS: TOP OF HANDRAIL @34" ABOVE NOSING OF TREADS.
   - -CLEARANCE: CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 ½ INCHES MIN.
   - -CROSS SECTION: CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES.
2. SUBMIT SHOP DRAWINGS FOR REVIEW AND CONSTRUCT A SAMPLE PANEL OF RAILING AND GUARDRAIL FOR ACCEPTANCE FROM DESIGN TEAM AND OWNER'S REPRESENTATIVE.

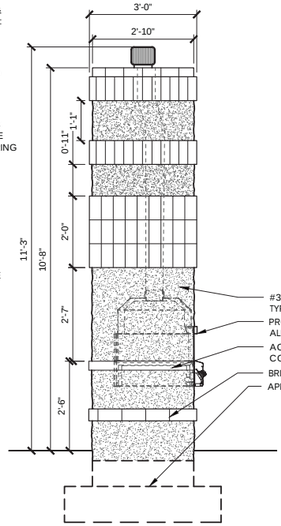
3.3 / L3.4 HANDRAIL

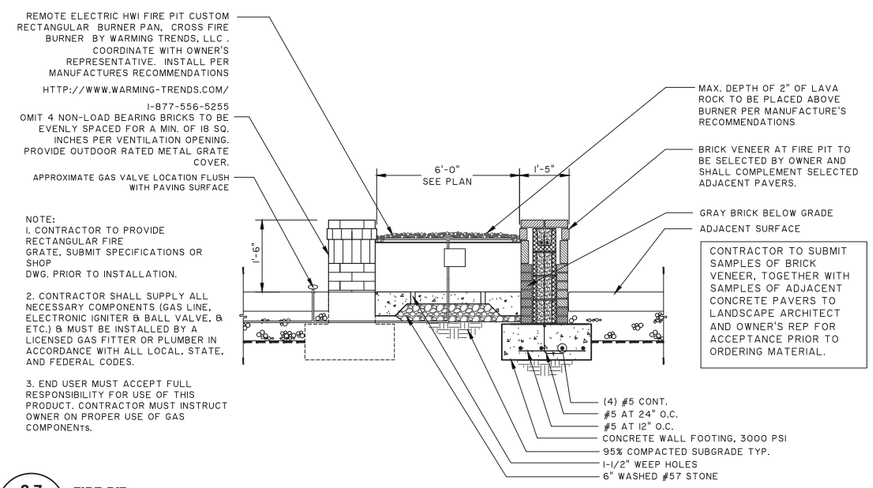
Scale: 1/2" = 1'-0"



3.4 / L3.4 TABBY PIZZA OVEN

Scale: 1/2" = 1'-0"





3.7 / L3.4 FIRE PIT

Scale: 1/2" = 1'-0"

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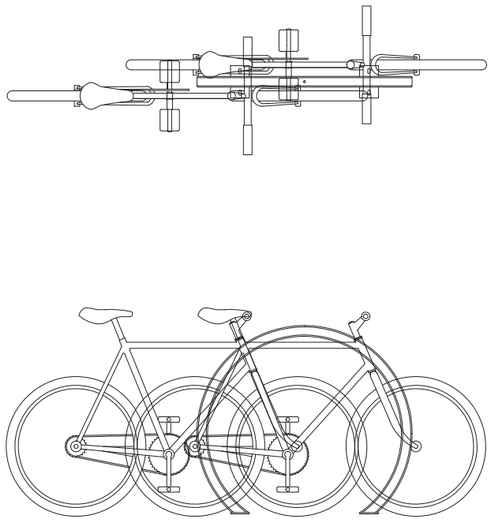
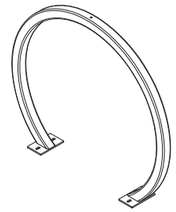
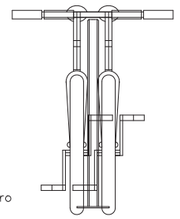
L3.4

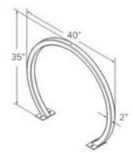






? 2018 Dero

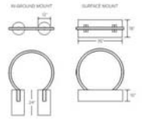
ARC RACK
Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 2" x 2" x 11g square tube

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
- **Thermoplastic** In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.



MOUNT OPTIONS
- **In-ground** In ground mount is embedded into concrete base. Specify in ground mount for this option.
- **Surface** Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

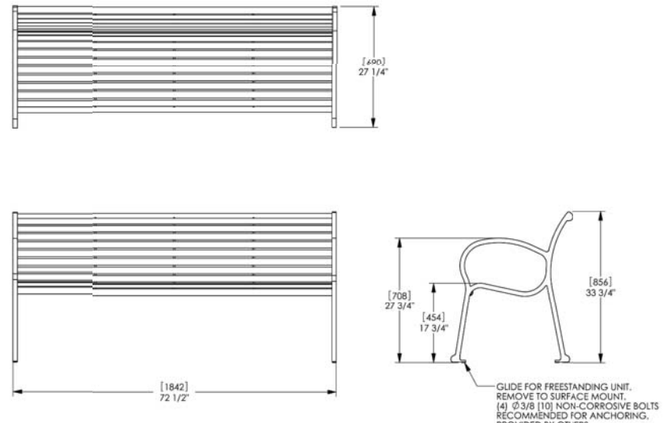
OPTIONAL LEAN BAR
- **Add Lean Bar**

DERO www.dero.com | 1-888-337-6729

© 2018 Dero

4.1 / L3.5 BIKE RACK

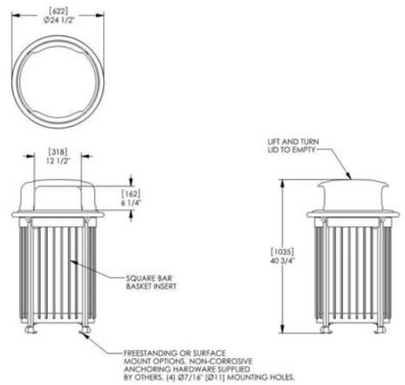
Scarborough™ Bench, 72" Backed, with Horizontal Strap Seat
Product Drawing
Date: 5/19/2010
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: SC175-03
Dimensions are in inches [mm]

4.2 / L3.5 BENCH

Scarborough™ Litter Receptacle, Side Opening, 30 Gallon, Square Bar
Product Drawing
Date: 5/19/2010
www.landscapeforms.com Ph: 800.521.2546

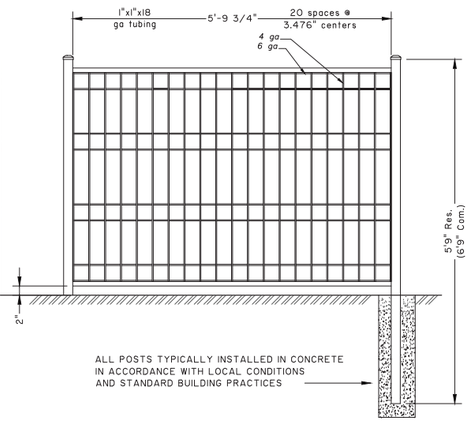


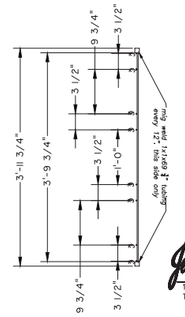
landscapeforms Drawing: SC178-05
Dimensions are in inches [mm]

4.3 / L3.5 TRASH RECEPTACLE

DOG WASTE STATION (WITH MUTT MITT® SINGLES) – ITEM#: 1005/1007
MUTT MITT
12316 WORLD TRADE DRIVE - STE 102
SAN DIEGO, CA 92128
PHONE: 800-697-6084

4.4 / L3.5 DOG WASTE STATION





NOTE:
FENCE COLOR - BLACK
1. CONTRACTOR SHALL PROVIDE AN FULLY AUTOMATIC POOL GATE OPENER THAT SHALL COMPILE WITH ANSI CODE A 156.10. ALL ACCESSIBLE PATHS & ACCESSORIES MUST MEET ALL FEDERAL, STATE, & LOCAL CODES.

Jerith Manufacturing Co., Inc.
14400 McNulty Rd. Philadelphia, PA 19154
Tel:(800)344-2242 Fax:(215) 676-9756

JERITH RESIDENTIAL STRENGTH ORNAMENTAL STEEL FENCE # GAUGE- 48" HEIGHT

Date 1 JUNE 2009 Drawing No. JER4864

3.6 / L3.5 POOL FENCE
Scale: NTS

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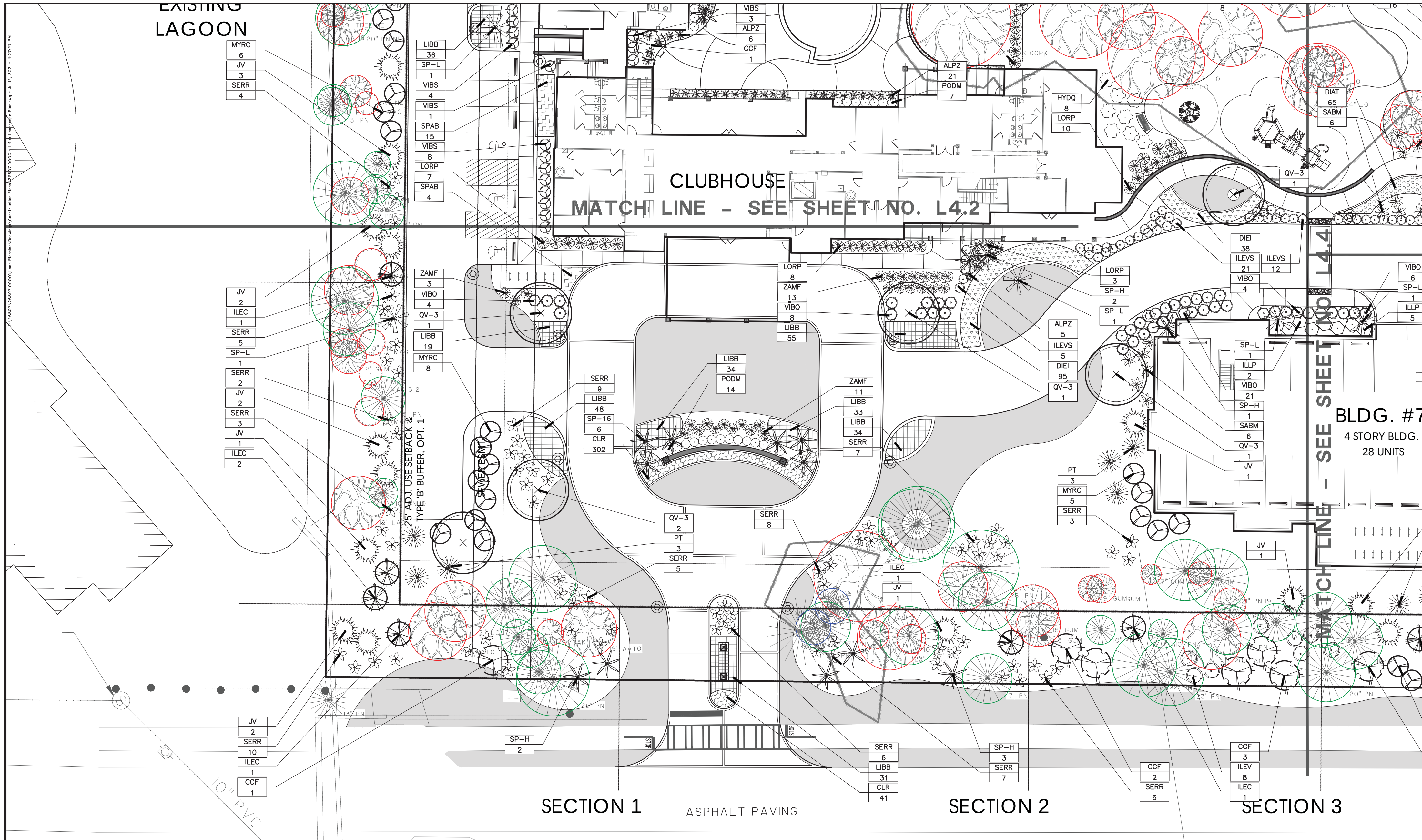
L3.5

Z:\26807\26807.0000\Land Planning\Drawings\Construction Plans\26807.0000 - L3.0 Site Details.dwg - Jul 31, 2020 - 7:54:43 AM



EXISTING TREE LEGEND

- HARDWOOD
- EVERGREEN
- PALM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PLANTING PLAN

JOB NO:	J-26807.0000
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DRAWN:	CGC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

L4.1

EXISTING WOODEN GUARDRAIL OF OCEAN PALM VILLAS TO REMAIN (TYP.)

REMAINING 52' LINEAR FEET BORDERS PARCEL WITH NO BUFFER REQUIREMENTS & IS PART OF ACCESS EASEMENT / PARKING CURRENTLY MAINTAINED AND USED BY OCEAN PALMS.

STEEP AREA BEHIND EXISTING WOOD GUARDRAIL TO REMAIN. SEE IMAGE ON SHEET FOR MORE INFORMATION.

20' ADJ. USE SETBACK & TYPE 'A' BUFFER, OPT. 1

25' ADJ. USE SETBACK & TYPE 'B' BUFFER, OPT. 1

EXISTING LAGOON

CLUBHOUSE

MATCH LINE - SEE SHEET NO. L4.1

MATCH LINE - SEE SHEET NO. L4.3

EXISTING TREE LEGEND

- HARDWOOD
- EVERGREEN
- PALM

VIEW ALONG WIMBLEDON COURT OF EXISTING GUARDRAIL WITHIN ACCESS EASEMENT. AREA TO REMAIN & FUNCTION AS IS. PROPOSED DEVELOPMENT WILL NOT IMPACT OR EFFECT PARKING FOR ADJACENT PARCEL.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

H H ISLAND ACQUISITION PARTNERS, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA

FIFTEEN WIMBLEDON

PLANTING PLAN

JOB NO:	J-26807.0000
DATE:	7/13/2021
DRAWN:	CGC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

L4.2

EXISTING TREE LEGEND

- HARDWOOD
- EVERGREEN
- PALM

MATCH LINE – SEE SHEET NO. L4.2

MATCH LINE – SEE SHEET NO. L4.5

MATCH LINE – SEE SHEET NO. L4.4

BLDG. #1
3 STORY BLDG.
18 UNITS

BLDG. #2
3 STORY BLDG.
27 UNITS

20' ADJ. USE SETBACK
TYPE 'A' BUFFER, OPT. 1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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APPROVED:	NBL
SCALE:	1" = 20'

L4.3

MATCH LINE - SEE SHEET NO. L4.3

MATCH LINE - SEE SHEET NO. L4.1

MATCH LINE - SEE SHEET NO. L4.5

BLDG. #7
4 STORY BLDG.
28 UNITS

BLDG. #6
3 STORY BLDG.
27 UNITS

40' STREET SETBACK

25' STREET BUFFER TYPE 'B' OPT. 1

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

EXISTING TREE LEGEND

- HARDWOOD
- EVERGREEN
- PALM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

L4.4

MATCH LINE – SEE SHEET NO. L4.3

MATCH LINE – SEE SHEET NO. L4.4

EXISTING TREE LEGEND

- HARDWOOD
- EVERGREEN
- PALM

PRELIMINARY
NOT FOR
CONSTRUCTION

BLDG. #3
3 STORY BLDG.
18 UNITS

BLDG. #4
4 STORY BLDG.
20 UNITS

BLDG. #5
4 STORY BLDG.
28 UNITS

20' ADJ USE SETBACK & TYPE 'A' BUFFER, OPT. 1

25' ADJ USE SETBACK & TYPE 'B' BUFFER, OPT. 1

THE LYONS

995I
X 0.00
RED MAPLE 10 8

ASPHALT PAVING

SECTION 7

SECTION 8

SECTION 9

SECTION 10

FOLLY FIELD ROAD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

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DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

L4.5

GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED TO PROVIDE A SPECIFIED HEIGHT OR SPREAD, BUT A 3 GALLON IS SPECIFIED IN THE PLANT SCHEDULE, THEN THE 7 GALLON SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON RECOMMENDATIONS FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH TO MATCH THE PREVIOUS PHASES. DYED MULCHES WILL NOT BE ACCEPTED.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF HILTON HEAD ISLAND AND ALL APPLICABLE ORDINANCES.
24. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
25. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
26. CONTRACTOR SHALL CONDUCT SOIL TESTS THROUGHOUT THE SITE AND PROVIDE A DETAILED FERTILIZATION SCHEDULE FOR ALL PLANTINGS WITHIN THE FOLLY FIELD BUFFER BASED ON THE SOIL TEST RESULTS AND ON THE FINAL CONSTRUCTION SCHEDULE AND PLANT DELIVERY DATES. ADDITIONALLY, CONTRACTOR SHALL SUBMIT DETAILED FERTILIZATION LOGS TO CHRIS DARNELL WITH THE TOWN OF HILTON HEAD ISLAND TO SATISFY THE DRB REQUIREMENT. AT A MINIMUM, FERTILIZATION LOGS SHALL RUN FOR THE 12-MONTH WARRANTY PERIOD.

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

DISCLAIMER:
THIS PLAN WAS PREPARED WITHOUT A DETAILED TREE OR AS-BUILT SURVEY. ALL GRADES AND SITE CONDITIONS SHOULD BE VERIFIED AND THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE OF ANY DISCREPANCIES.

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
14	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" CAL., 8' HT. MIN.	AS SHOWN	Specimen, single trunk
25	ILEC	Ilex Cassine	Dahoon Holly	B & B OR CONT. ; 2" CAL. ; 6'-8' HT. MIN.	AS SHOWN	Full to ground
41	JV	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	B & B OR CONT. ; 3" CAL. ; 10' HT. MIN.	AS SHOWN	Full to ground
17	MG-6	Magnolia grandiflora 'Claudia Wannamaker'	'Claudia Wannamaker' Southern Magnolia	B & B OR CONT. ; 6" CAL. ; 18' HT., 10' W, MIN.	AS SHOWN	Specimen, Full to Ground
28	MG	Magnolia grandiflora 'Teddy Bear'	'Teddy Bear' Southern Magnolia	B & B OR CONT. ; 3" CAL. ; 10'-12' HT.	AS SHOWN	Specimen, Full to Ground
16	PT	Pinus taeda	Loblolly Pine	CONT. 6' HT. MIN.	AS SHOWN	Full & Vigorous
3	QL	Quercus laurifolia	Laurel Oak	B & B OR CONT. ; 3" CAL., 12' - 14' HT.	AS SHOWN	Specimen, 6' Clear Trunk
5	QV-8	Quercus virginiana	Live Oak	B & B OR CONT. ; 8" CAL., 22' HT. MIN.	AS SHOWN	Specimens
13	QV-6	Quercus virginiana	Live Oak	B & B OR CONT. ; 6" CAL., 18' - 20' HT. MIN.	AS SHOWN	Specimens
27	QV-3	Quercus virginiana ' Cathedral'	'Cathedral' Live Oak	B & B OR CONT. ; 3" CAL., 14' HT. MIN.	AS SHOWN	Matching, 6.5' Clear Trunk

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	PS	Phoenix sylvesris	Silver Date Palm	BR : 14' HT.	AS SHOWN	Smooth, Diamond-Cut Trunk, Full Head
13	SP-16	Sabal palmetto	Sabal Palm	BR : 16' HT.	AS SHOWN	MATCHING HTS.
26	SP-L	Sabal palmetto	Sabal Palm	BR : 8' - 12' HT.	AS SHOWN	VARY HTS
60	SP-H	Sabal palmetto	Sabal Palm	BR : 14'-18' HT.	AS SHOWN	VARY HTS

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
52	ALPZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	CONT. ; 18" X 18"	AS SHOWN	Full;
26	HYDQ	Hydrangea quercifolia	Oakleaf Hydrangea	CONT. ; 24" X 24"	AS SHOWN	Full;
67	ILEV	Ilex vomitoria 'Pride of Houston'	Upright Yaupon Holly	CONT. ; 36" HT. MIN.	AS SHOWN	Full
153	ILEVS	Ilex vomitoria 'Stokes'	Dwarf Yaupon Holly	CONT. ; 18" HT. MIN.	AS SHOWN	Form Low Hedge
136	ILLP	Illicium parviflorum	Yellow Anise	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
69	LORP	Loropetalum chinense 'Purple Diamond'	'Purple Diamond' Loropetalum	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
164	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" HT.	AS SHOWN	Full to Ground
100	PODM	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	CONT. 24" X 24"	AS SHOWN	Form Continuous Hedge
118	SABM	Sabal minor	Dwarf Palmetto	CONT. ; 18" X 18"	AS SHOWN	Full;
231	SERR	Sereno repens	Saw Palmetto	CONT. ; 18" X 18"	AS SHOWN	Full;
170	VIBO	Viburnum obovatum 'Mrs. Shillers'	Dwarf Viburnum	CONT. 24" X 24"	AS SHOWN	Full & Vigorous
68	VIBS	Viburnum suspensum	Sandanqua Viburnum	CONT. ; 24" X 24"	AS SHOWN	Full;
27	ZAMF	Zamia floridana	Coontie Palm	CONT. ; 18" X 18"	AS SHOWN	Full;

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
64	AGAP	Agapanthus x 'White Storm'	Agapanthus	1 GAL. 10" HT.	2'	Full & Vigorous
160	DIAT	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 GAL. 10" HT.	2'	Full & Vigorous
144	DIEI	Dietes iridioides	African Iris	1 GAL. 12" HT. MIN.	2'	Full
29	JUNE	Juncus effusus	Soft Rush	Plugs 4" HT.	3'	Plant to Form Continuous Mass, 50-Cell Tray
514	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	1 GAL. 8" HT. MIN.	2'	Full
105	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	1 GAL. 10" HT.	3'	Full
48	OPHJ	Ophiopogon japonicus	Mondo Grass	1 GAL. 4" HT.	12"	Planted to form continuous mass
414	CLR	Seasonal Color	COLOR	TBD.	12"	Final Selection T.B.D., S.F. SHOWN
69	SPAB	Spartina bakeri	Sand Cordgrass	PLUGS 12" HT.	3'	Planted to Form Continuous Mass, 50-Cell Tray
300	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 GAL. 18" SPREAD	2'	3-5 Runners, Splay runners for full coverage
±34,000 S.F.	SOD	Zoysia japonica 'Zeon'	Zeon Zoysia	--------- ---------		Dense roots

* CONTRACTOR SHALL VERIFY FINAL SOD S.F. BASED ON ACTUAL FIELD CONDTIONS.
* ALL DISTURBED AREAS TO BE STABLIZED. REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFORMATION
* ALL AREAS NOT COVERED BY HARDSCAPE OR LAWN ARE TO BE MULCHED.

TREES TO BE REMOVED * **REFER TO DETAILED CHARTS FOR MORE INFORMATION PURSUANT TO SEC 16-6-104.I OF LMO**

CATEGORY	# OF TREES	TOTAL INCHES
CATEGORY 1:	48	600"
CATEGORY 2:	26	238"
CATEGORY 3:	69	1,253"
CATEGORY 4:	3	22"

TREES REPLACEMENT SUMMARY (1 PER 10" REMOVED FOR EACH CATEGORY)

CATEGORY	TREES REQUESTED BY TOWN	TREES PROPOSED	MITIGATION "	SURPLUS (IF ANY)
CATEGORY 1:	60 - 2" TREES (120")	5(8") + 30(6") + 58(3")	= 394"	274" SURPLUS
CATEGORY 2:	24 - 2" TREES (48")	25(2") + 274 SURPLUS	= 324"	276" SURPLUS
CATEGORY 3:	125 - 1" TREES (125")	99(4") + 41(3") + 16(1") + 276 SURPLUS	= 817"	692" SURPLUS
CATEGORY 4:	2 - 1" TREES (2")	692" SURPLUS	= 692"	690" SURPLUS

BUFFER SUMMARY

Folly Field Rd - Minor Arterial Buffer

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	(7 Exisiting)	6	6	10	10
Section 2 (100')*	B Option 1	3	(7 Existing)	6	6 (1 Existing)	10	10
Section 3 (100')	B Option 1	3	(8 Existing)	6	6	10	10
Section 4 (100')	B Option 1	3	6(3 Existing)	6	6	10	10
Section 5 (100')	B Option 1	3	3	6	6	10	10
Section 6 (100')	B Option 1	3	3	6	6	10	10
Section 7 (100')	B Option 1	3	(4 Existing)	6	6	10	10
Section 8 (100')	B Option 1	3	(5 Existing)	6	6	10	13
Section 9 (100')**	B Option 1	3	3	6	6 (2 Existing)	10	10
Section 10 (100')	B Option 1	3	3	6	6	10	10

* 140' is total length of Section 2 - Proposed Entry Drive Aisle is 40'
** 122' is total length of Section 9 - Proposed Access Drive is 22'

Western Adjacent Use Buffer

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	(13 Exisiting)	6	6	10	10
Section 2 (100')	B Option 1	3	(12 Existing)	6	6	10	10
Section 3 (100')	B Option 1	3	(9 Existing)	6	6	10	10
Section 4 (100')*	B Option 1	3	(20 Existing)	6	6	10	10

* 152' is total length of Section 4 - No buffer required where property borders Ocean Palms. See sheet L4.2

Eastern Adjacent Use Buffer*

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	3	6	6	10	30
Section 2 (150')	B Option 1	5	5 (1 Existing)	9	9 (1 Existing)	15	34

* The Existing Access / Firelane is a nonconformity, required buffer planting is being proposed between the proposed building and edge of pavement

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H H ISLAND ACQUISITION PARTNERS, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
FIFTEEN WIMBLEDON
PLANTING NOTES & SCHEDULE

JOB NO: J-26807.0000
DATE: 7/13/2021
DRAWN: CGC
DESIGNED: ETW
REVIEWED: JRW
APPROVED: NBL
SCALE: NOT TO SCALE

L5.1

Fifteen Wimbledon

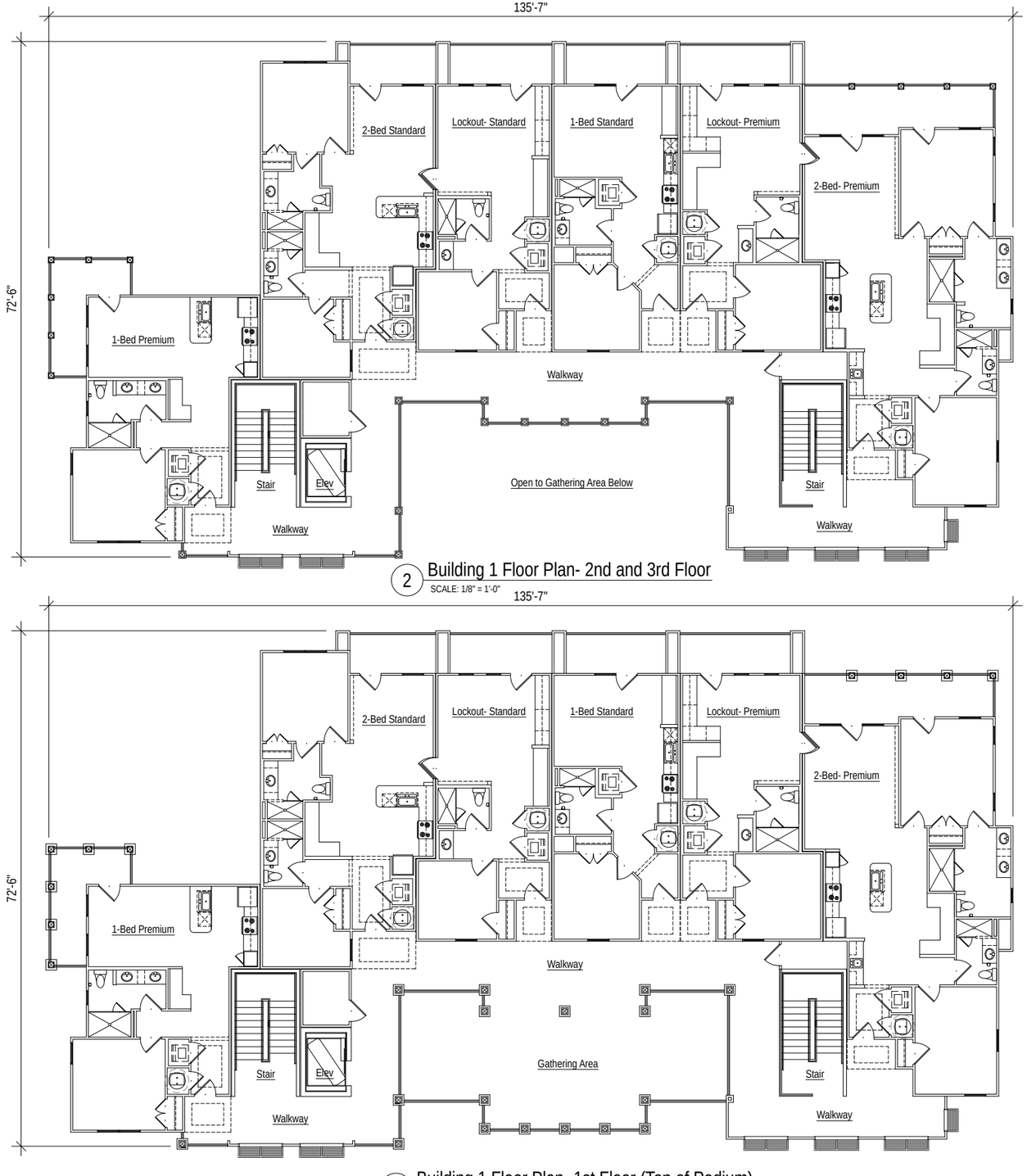
Town of Hilton Head, South Carolina

a Resort Community

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



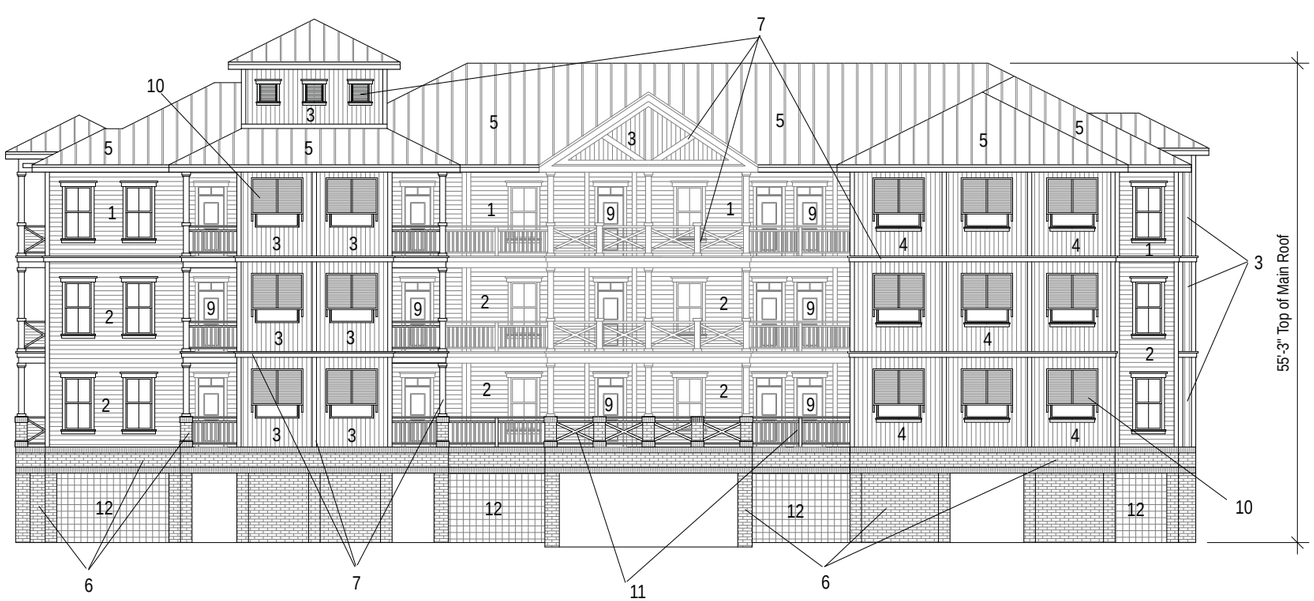
2 Building 1 Floor Plan- 2nd and 3rd Floor
SCALE: 1/8" = 1'-0"

1 Building 1 Floor Plan- 1st Floor (Top of Podium)
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 1 Front Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
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9-Solid Door Color- Mountain Sage
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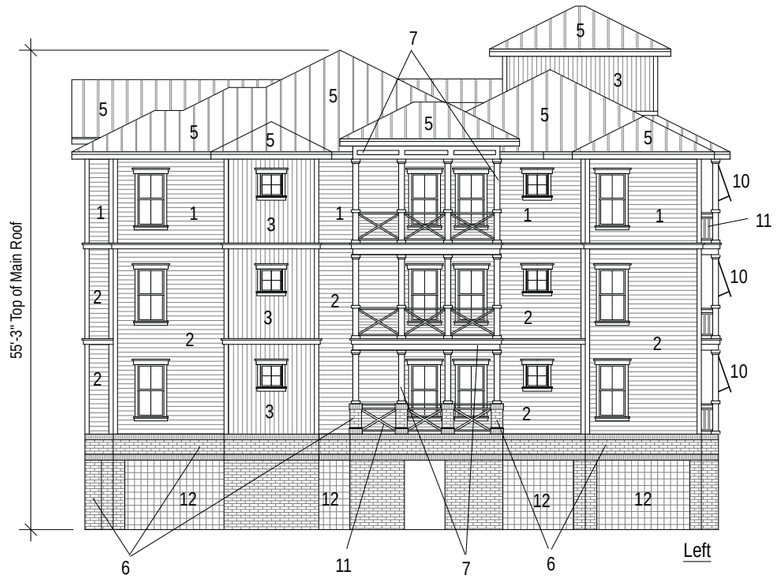
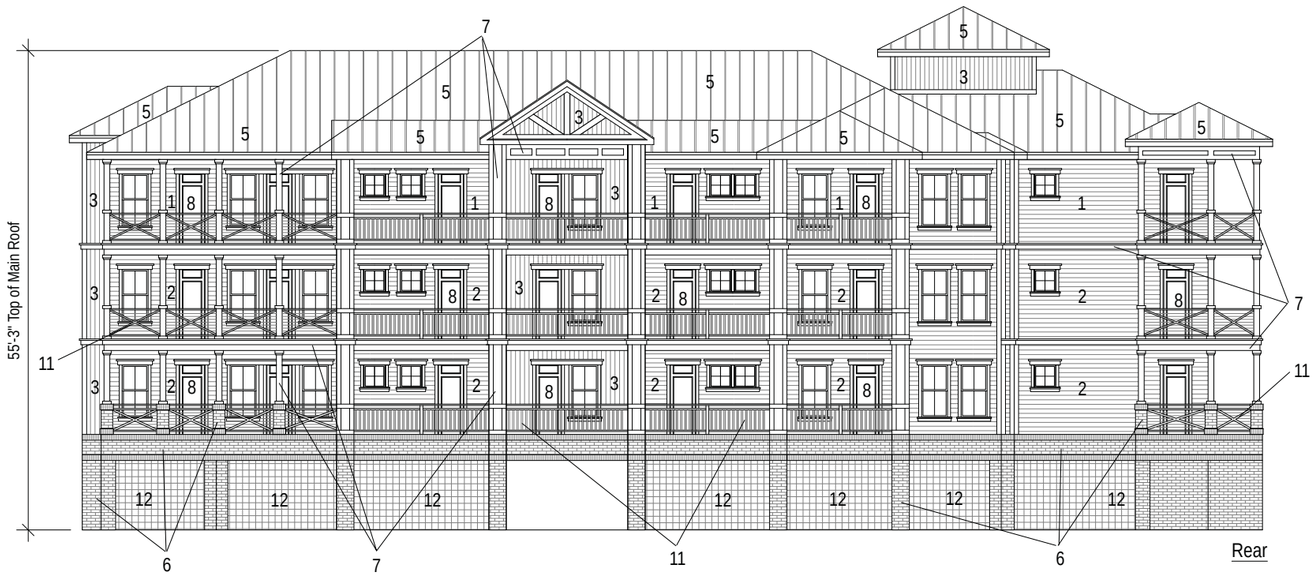


1 Building 1 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 1 Rear Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

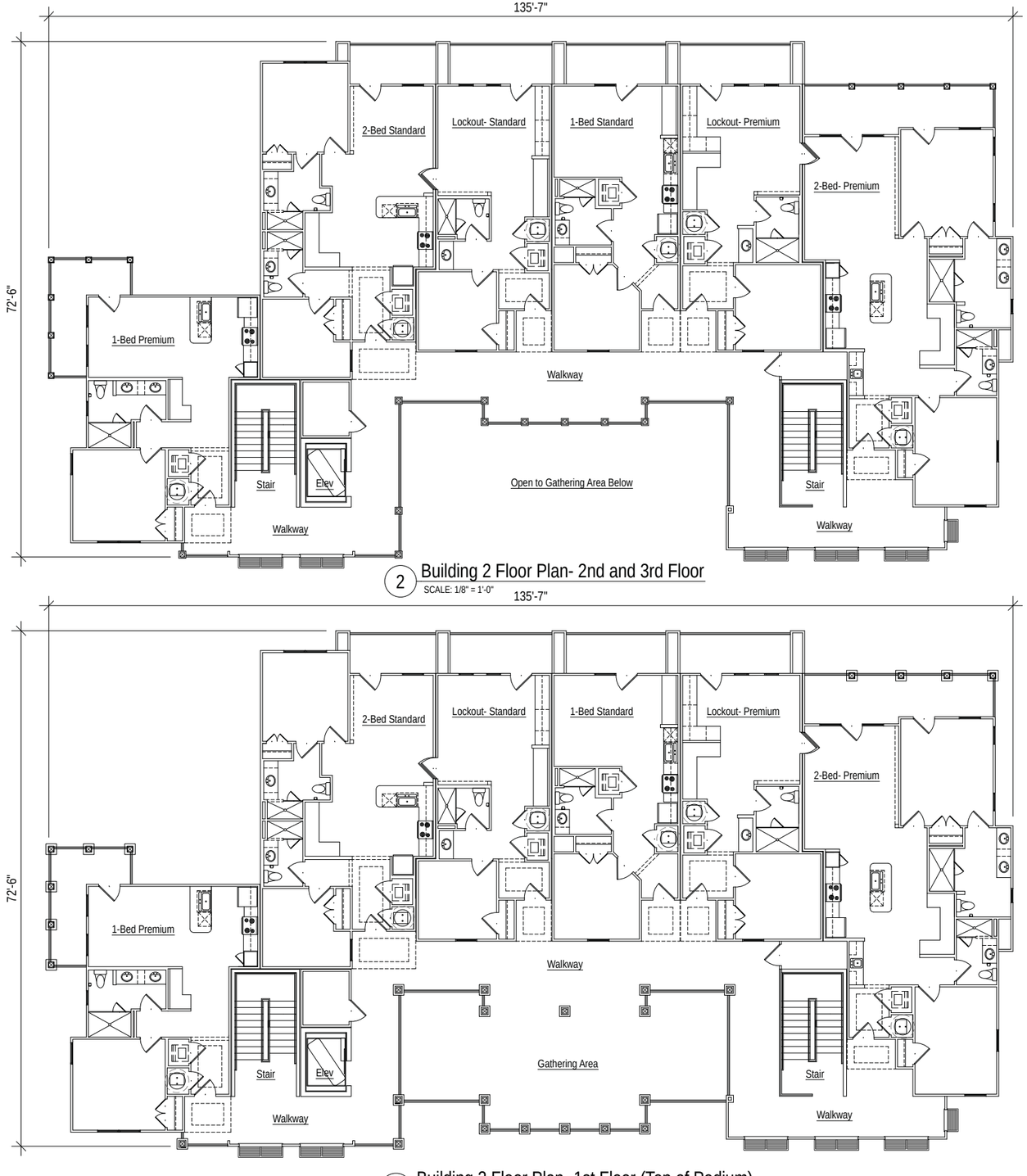
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 1 Right Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



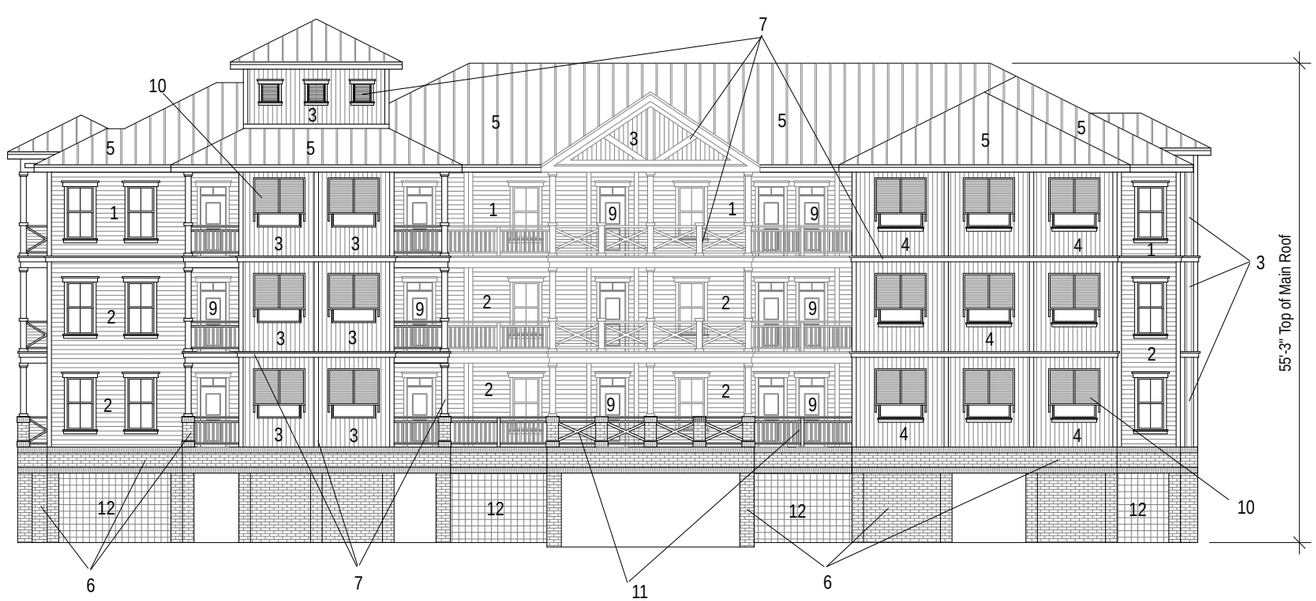
2 Building 2 Floor Plan- 2nd and 3rd Floor
SCALE: 1/8" = 1'-0"

1 Building 2 Floor Plan- 1st Floor (Top of Podium)
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

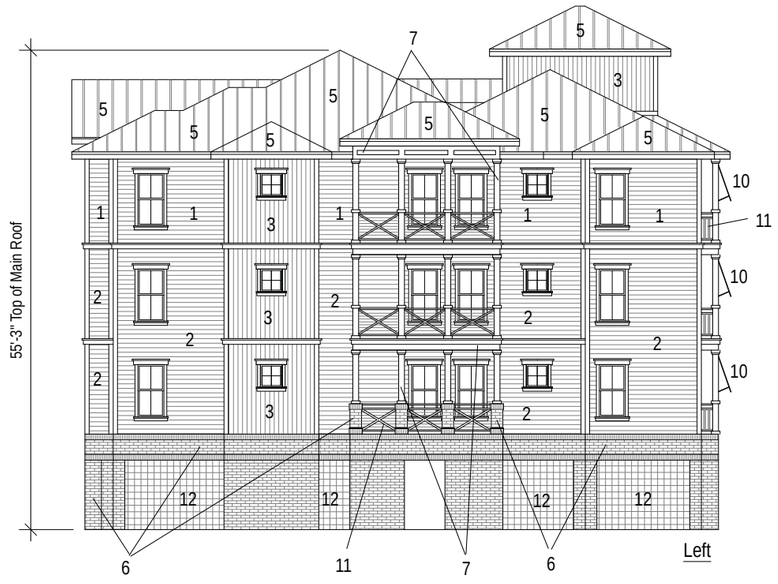
1 Building 2 Front Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

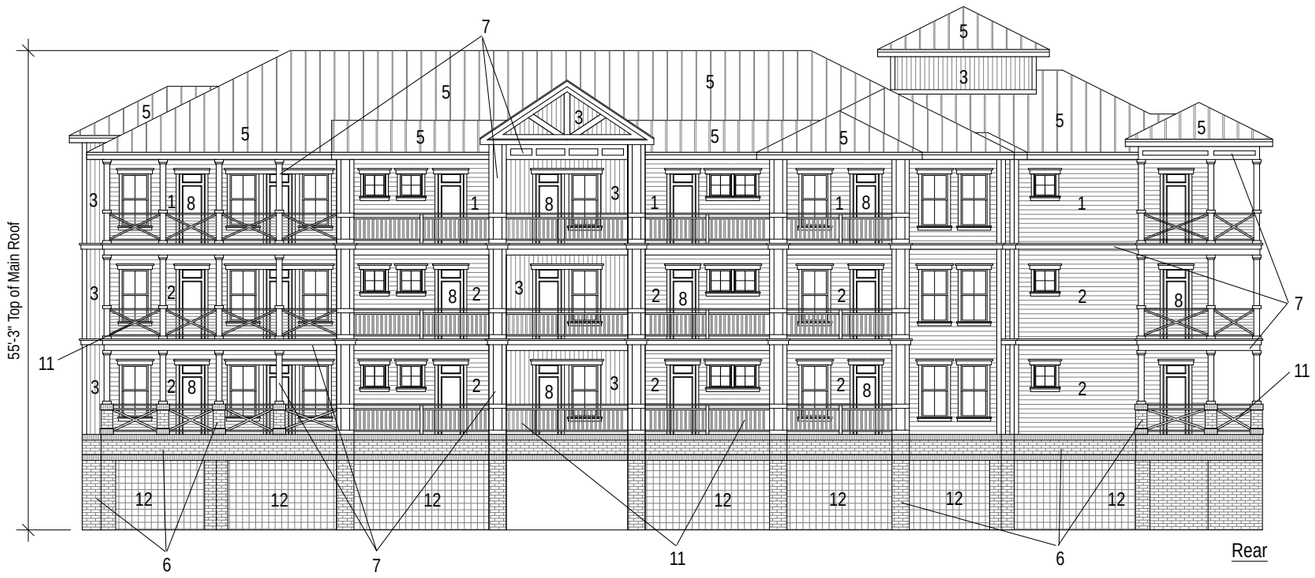


1 Building 2 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



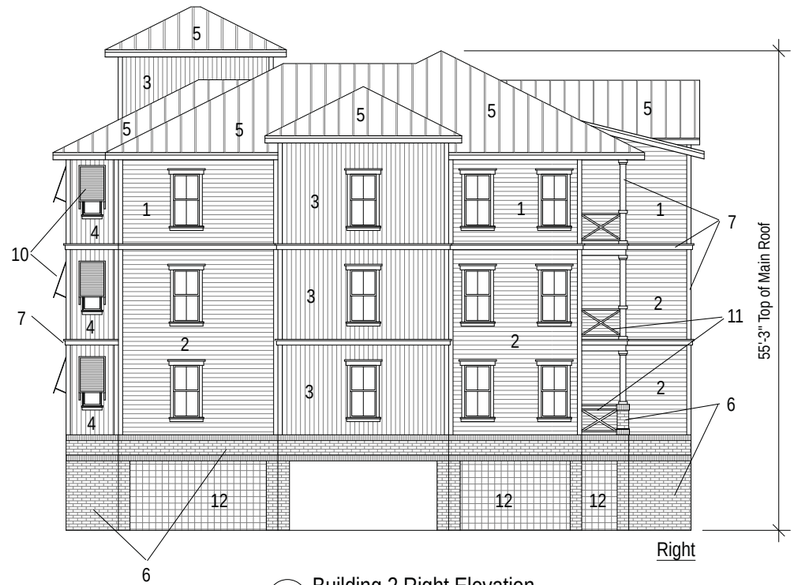
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 2 Rear Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



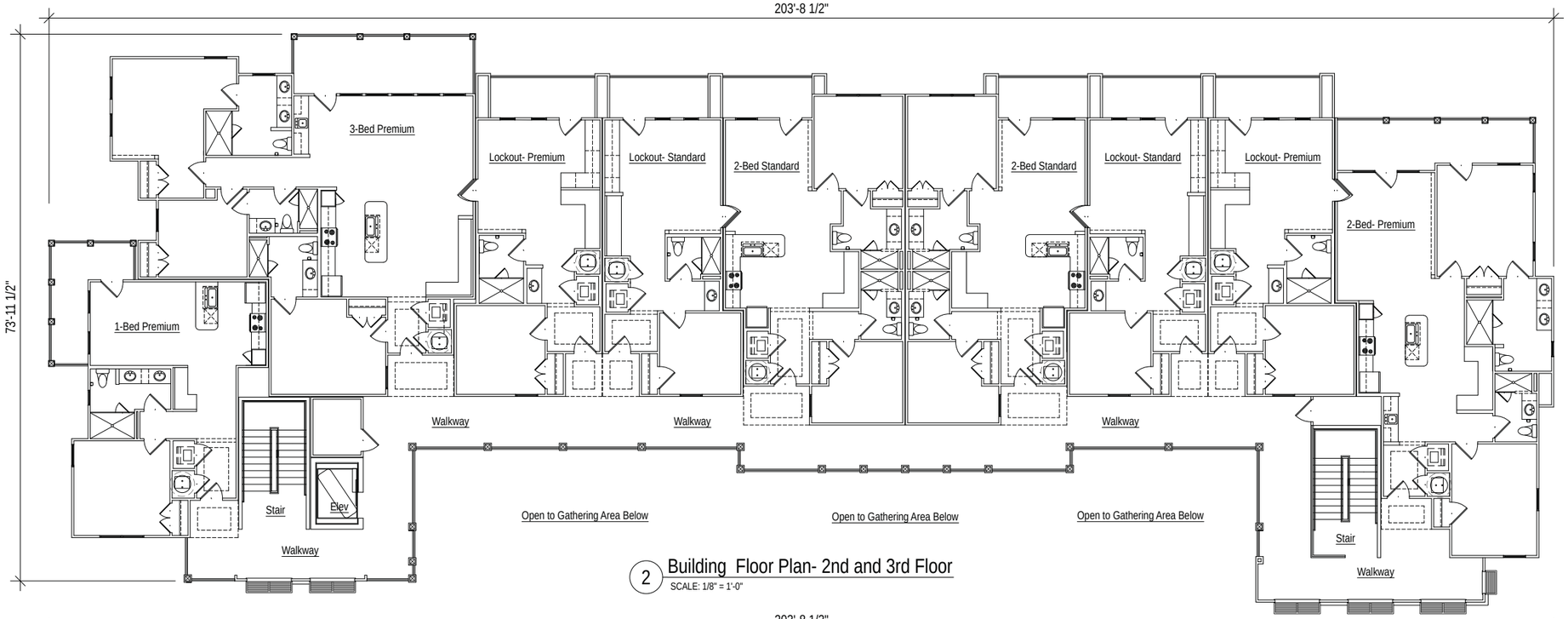
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 2 Right Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

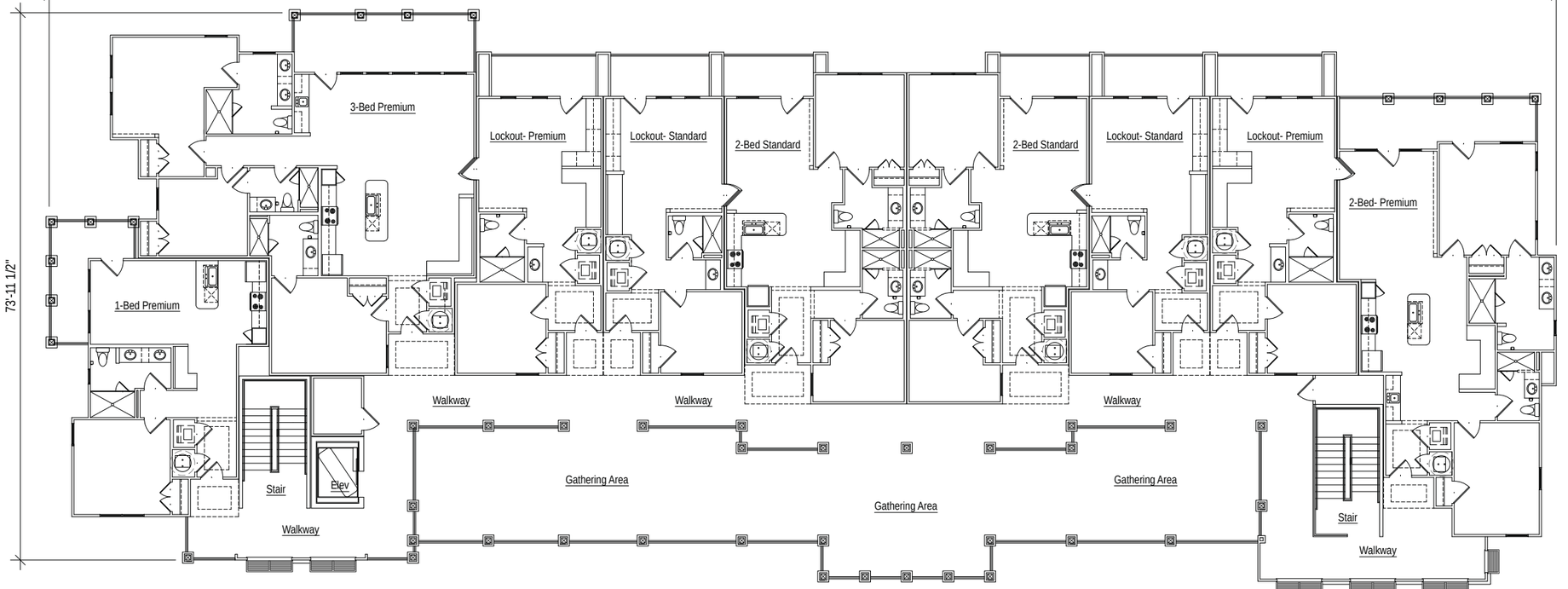
Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



2 Building Floor Plan- 2nd and 3rd Floor

SCALE: 1/8" = 1'-0"



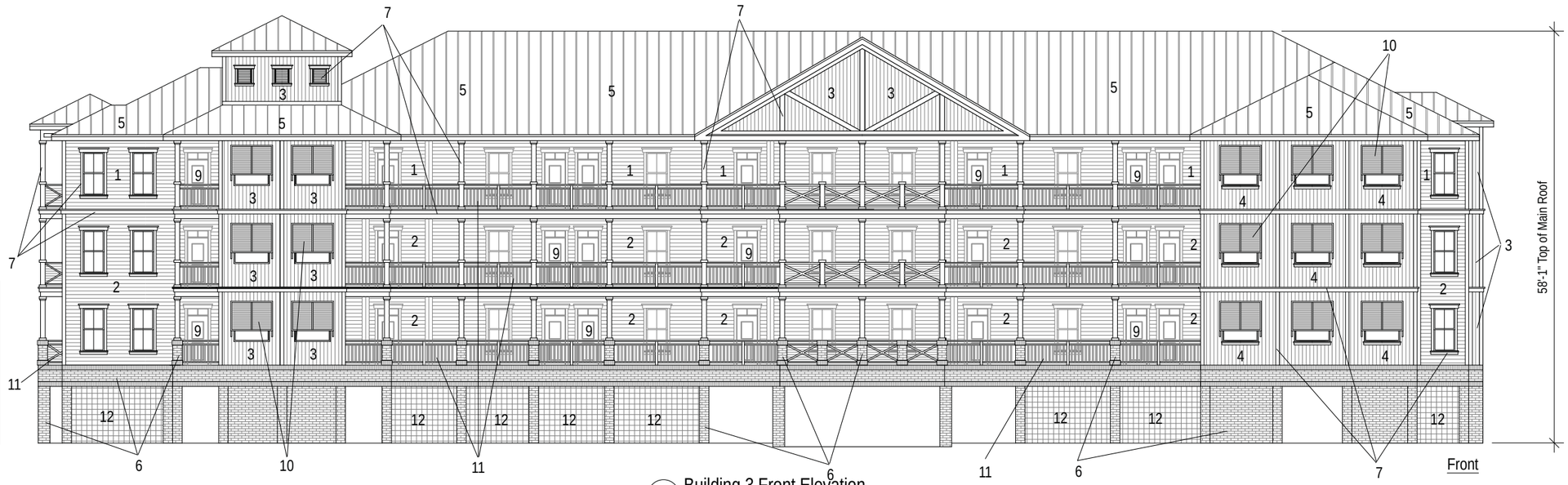
1 Building 3 Floor Plan- 1st Floor (Top of Podium)

SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



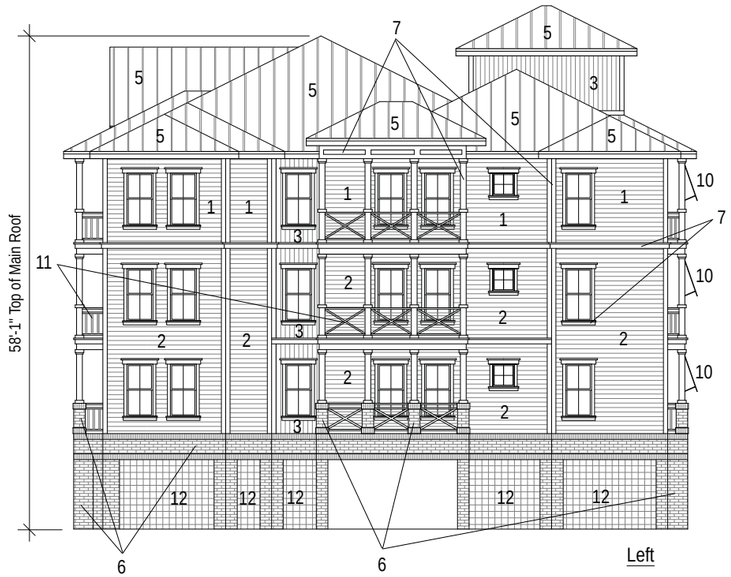
1 Building 3 Front Elevation
SCALE: 1/8" = 1'-0"

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 3 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

1 Building 3 Rear Elevation
SCALE: 1/8" = 1'-0"

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

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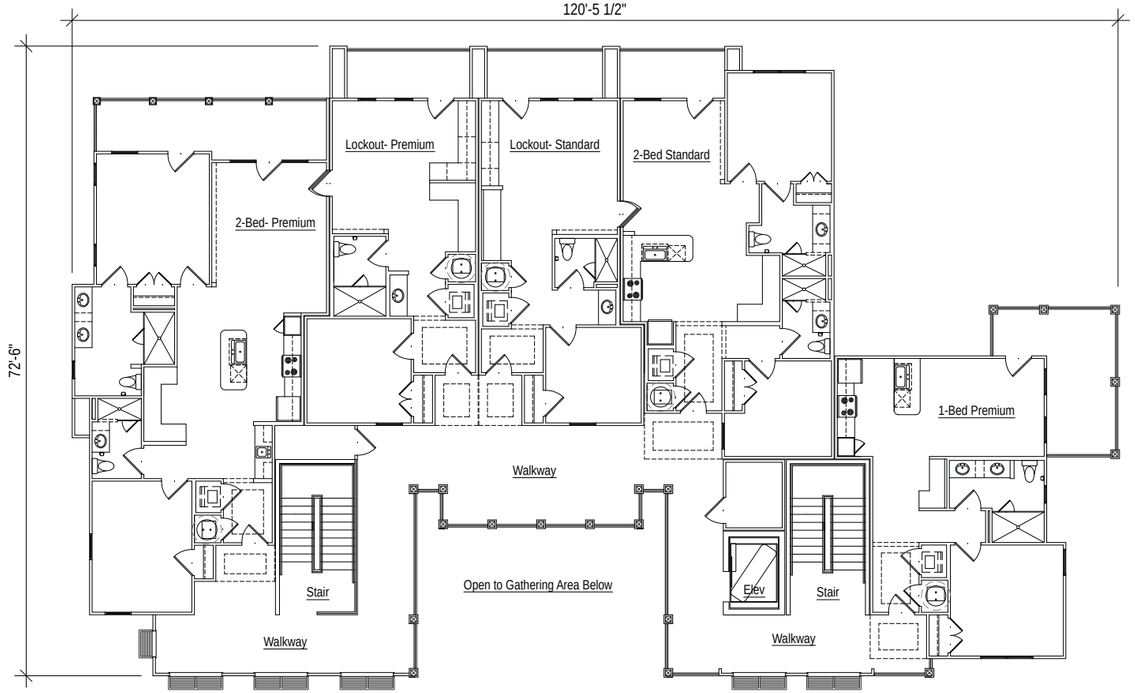
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 3 Right Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

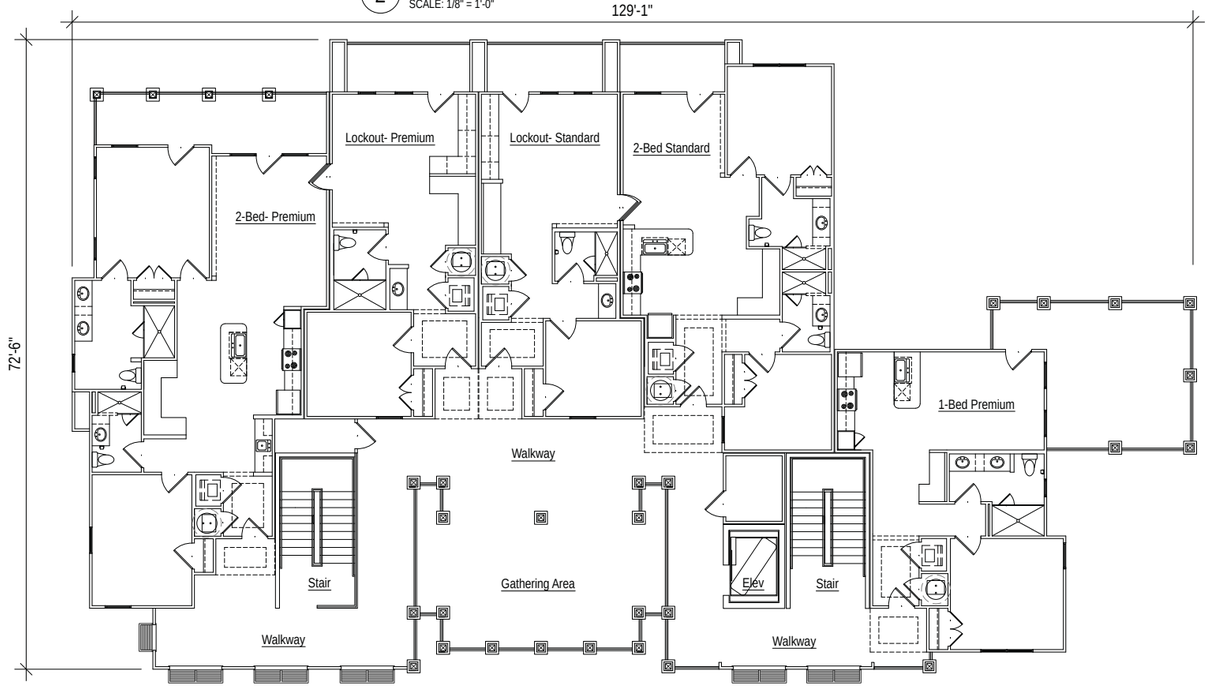
Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



2 Building 4 Floor Plan- 2nd, 3rd and 4th Floor

SCALE: 1/8" = 1'-0"



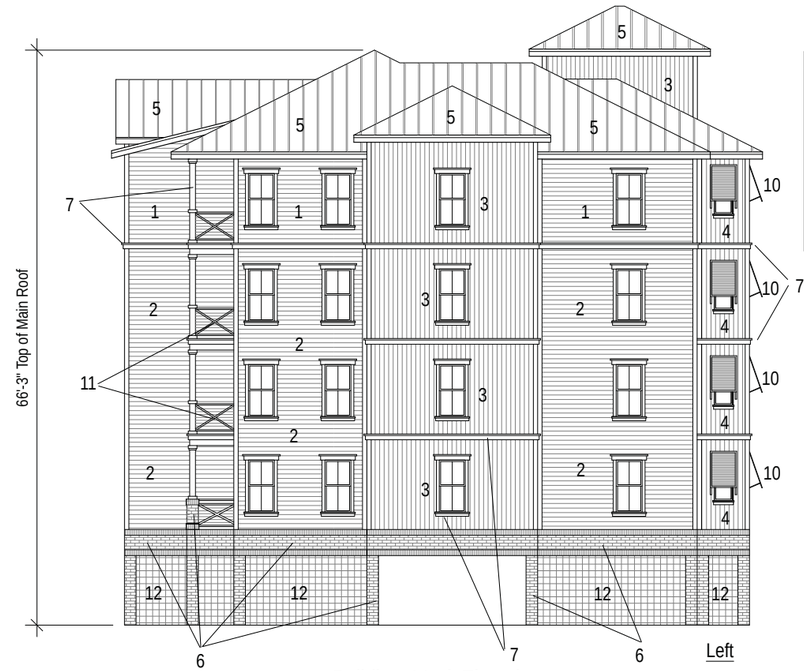
1 Building 4 Floor Plan- 1st Floor (Top of Podium)

SCALE: 1/8" = 1'-0"

Progress Design Studio

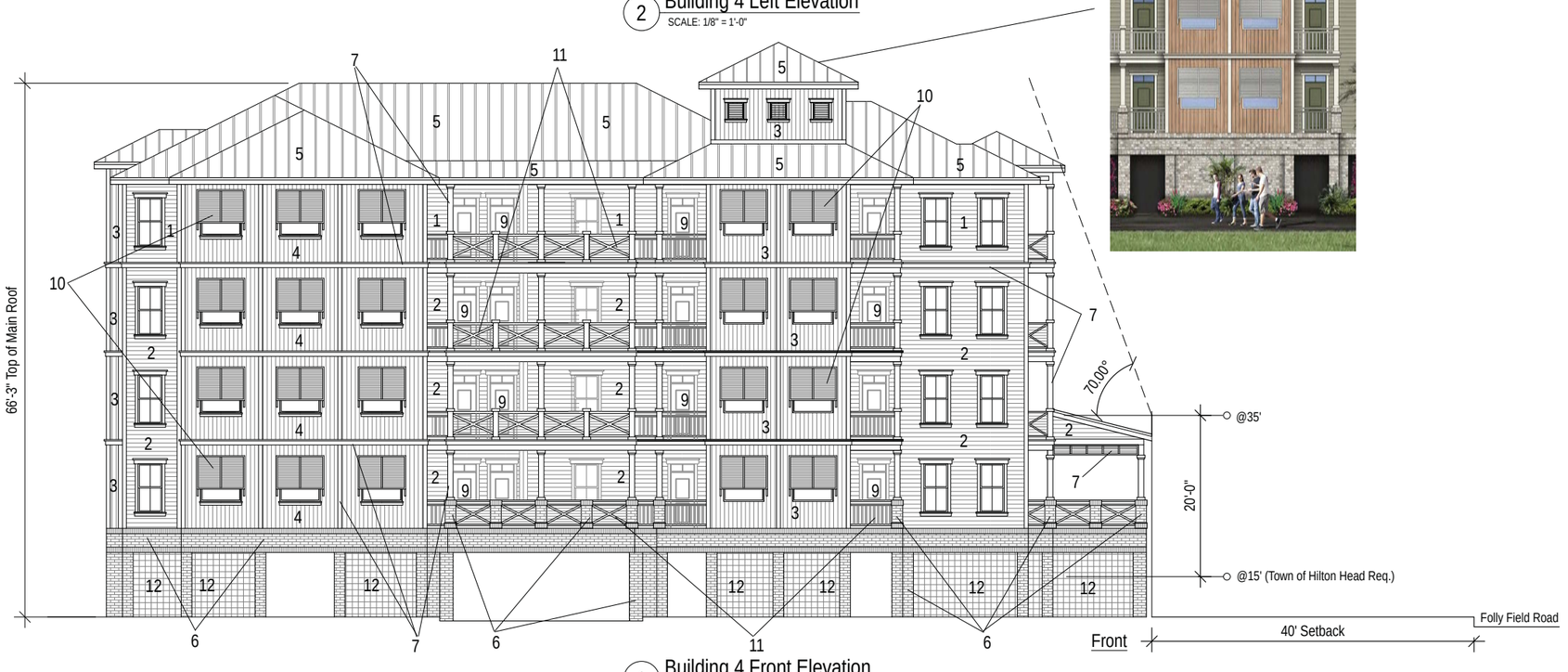
Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



2 Building 4 Left Elevation
SCALE: 1/8" = 1'-0"

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines



1 Building 4 Front Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

2 Building 4 Right Elevation
SCALE: 1/8" = 1'-0"

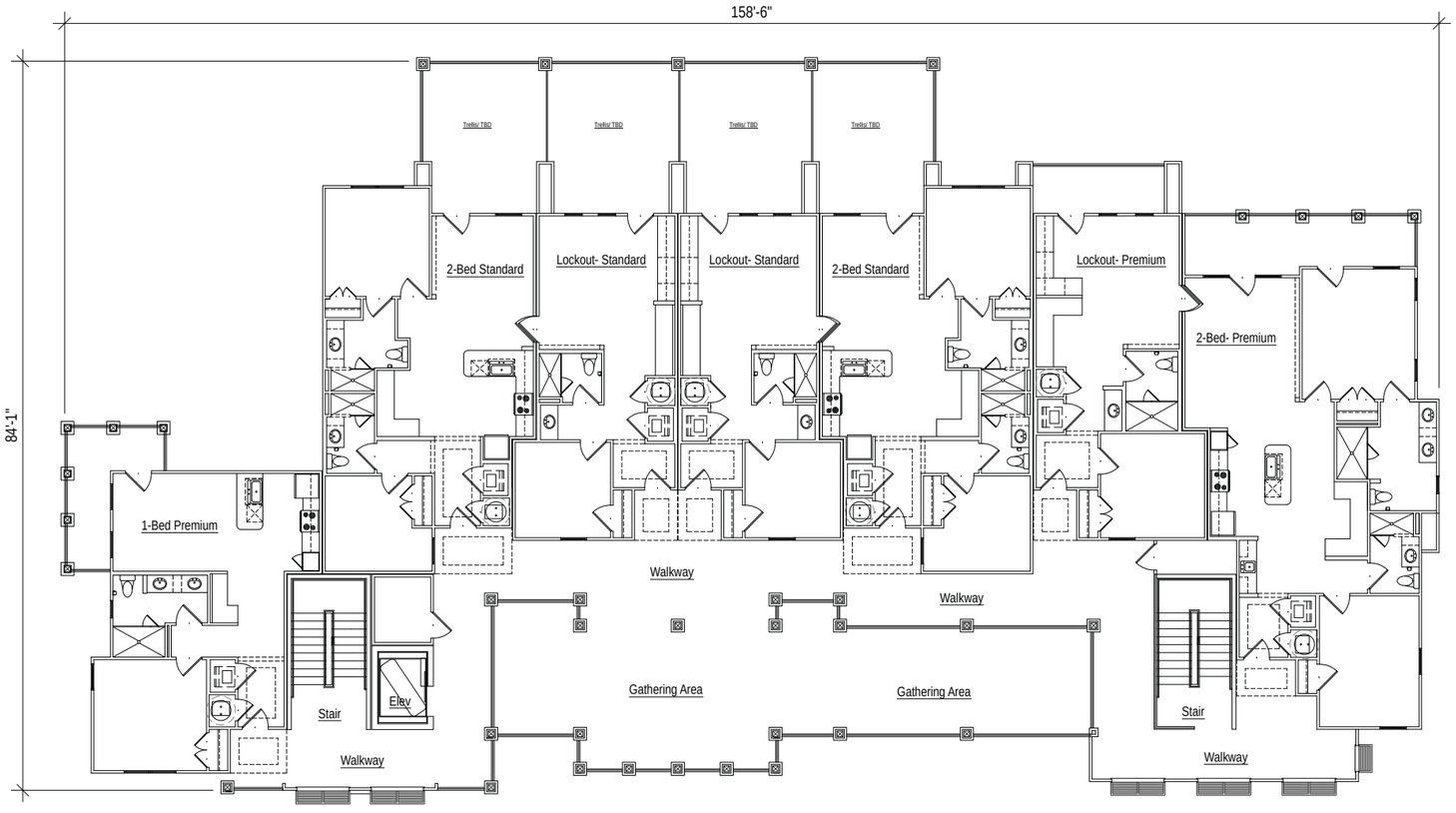
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 4 Rear Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

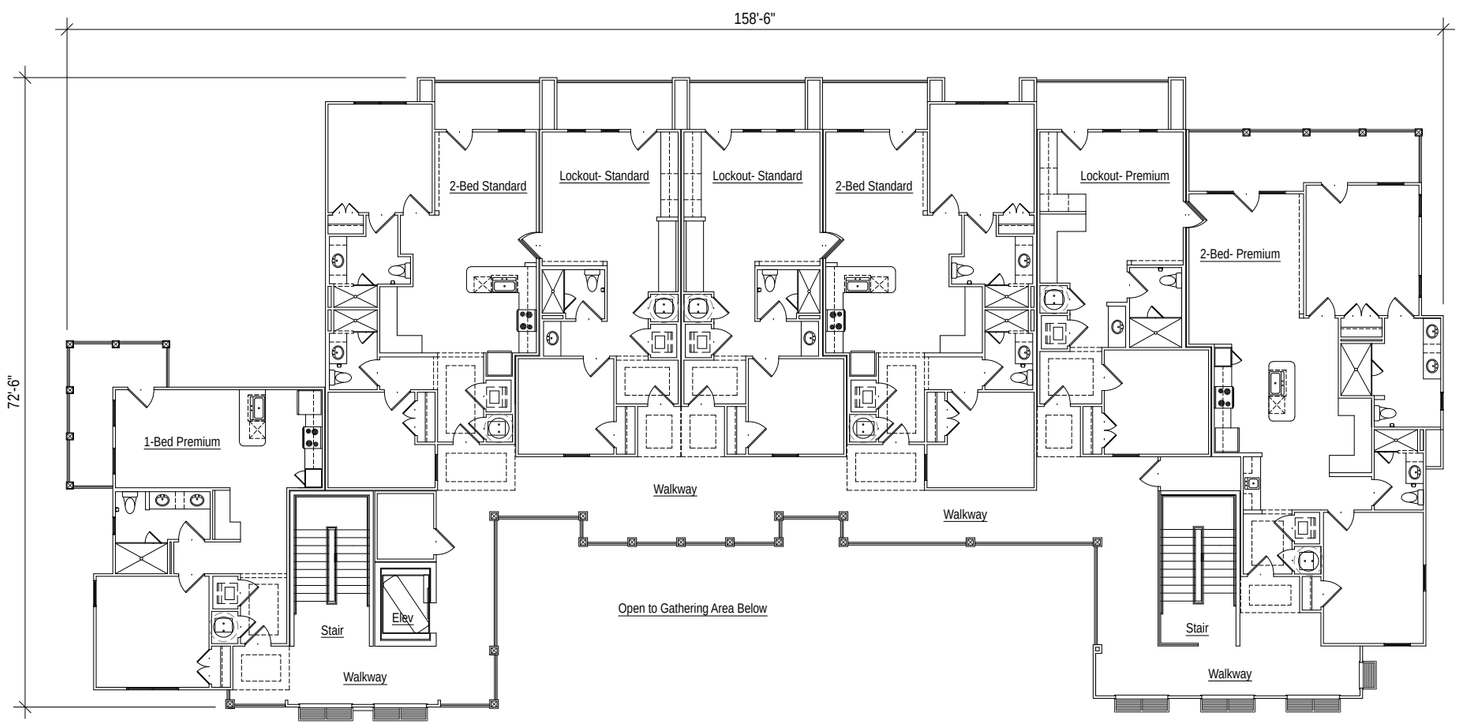


1 Building 5 Floor Plan- 1st Floor (Top of Podium)
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

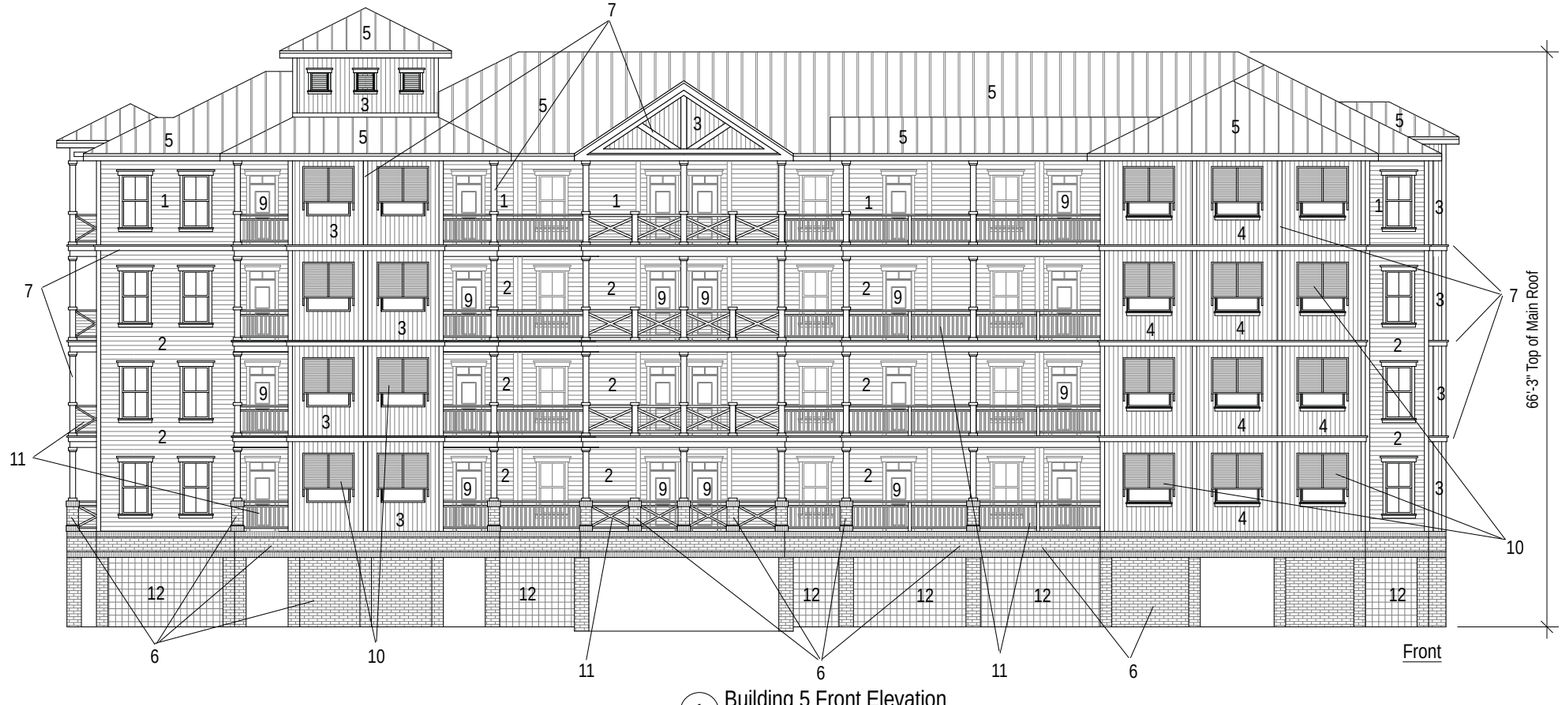


1 Building 5 Floor Plan- 2nd, 3rd, and 4th Floor
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



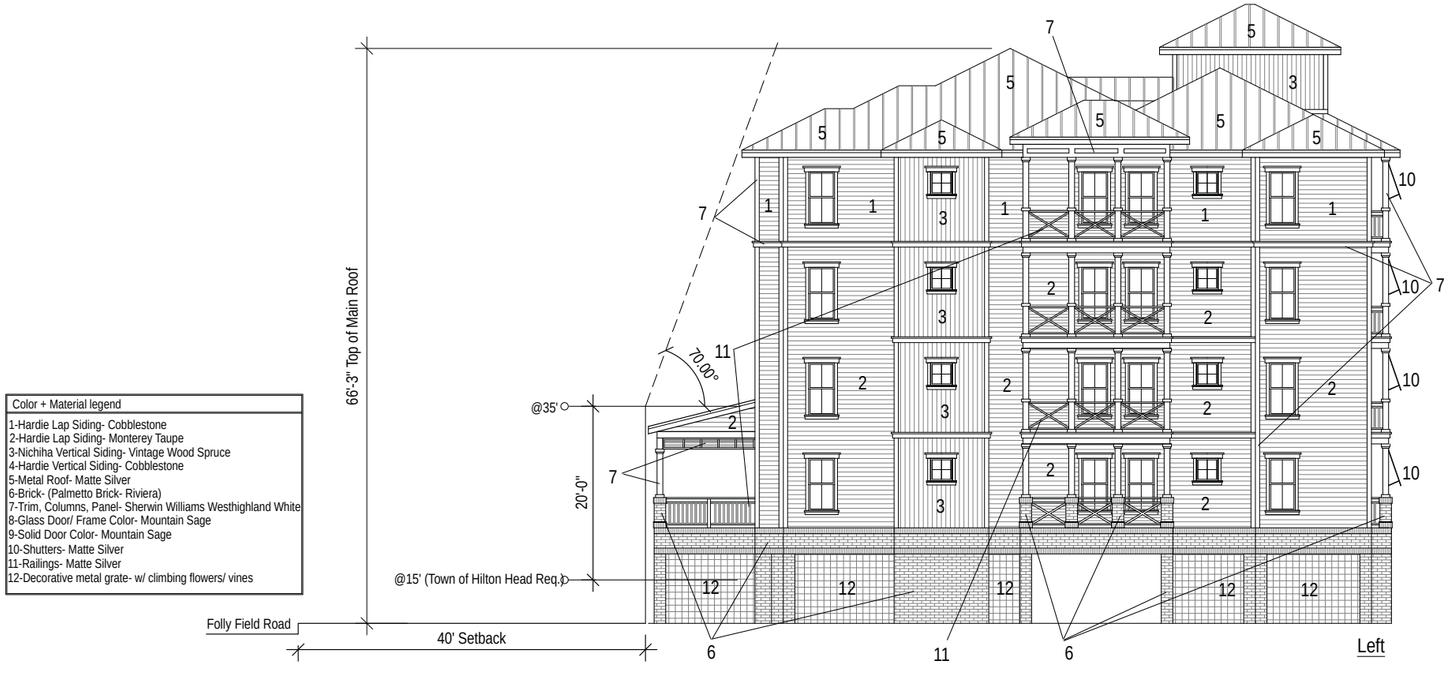
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 5 Front Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 5 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 5 Rear Elevation
SCALE: 1/8" = 1'-0"

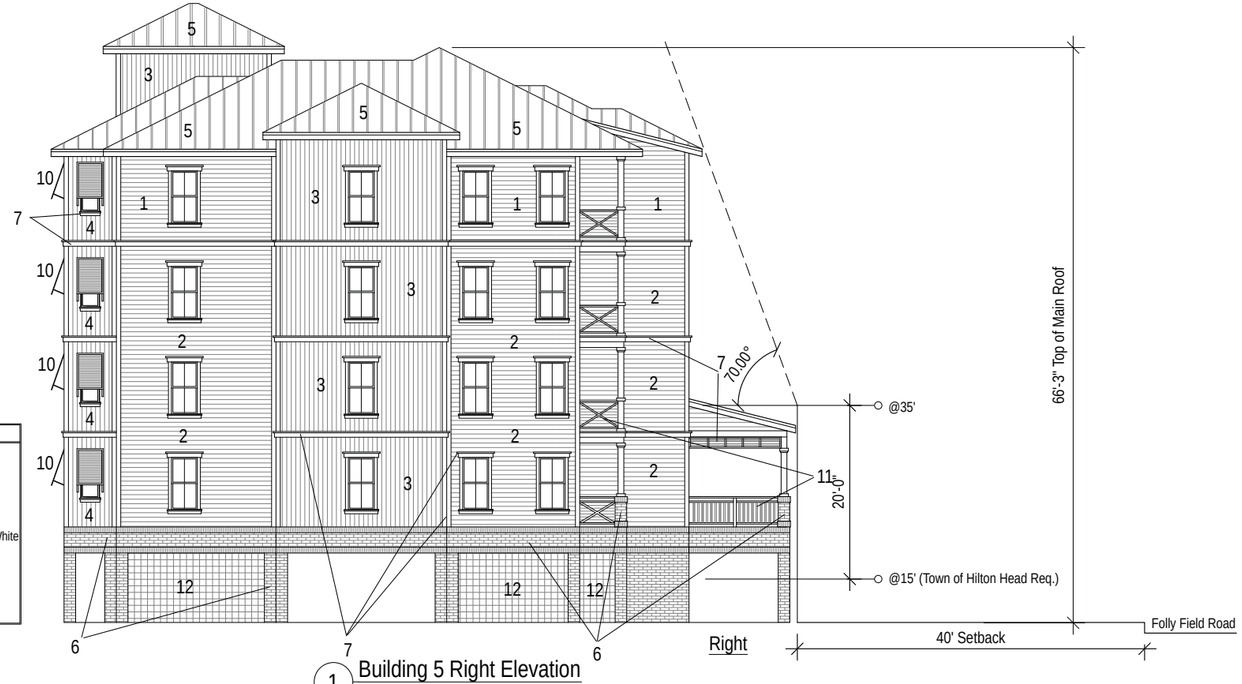
Progress Design Studio

Capital Vacations

Fifteen Wimbledon

a Resort Community

Town of Hilton Head, South Carolina



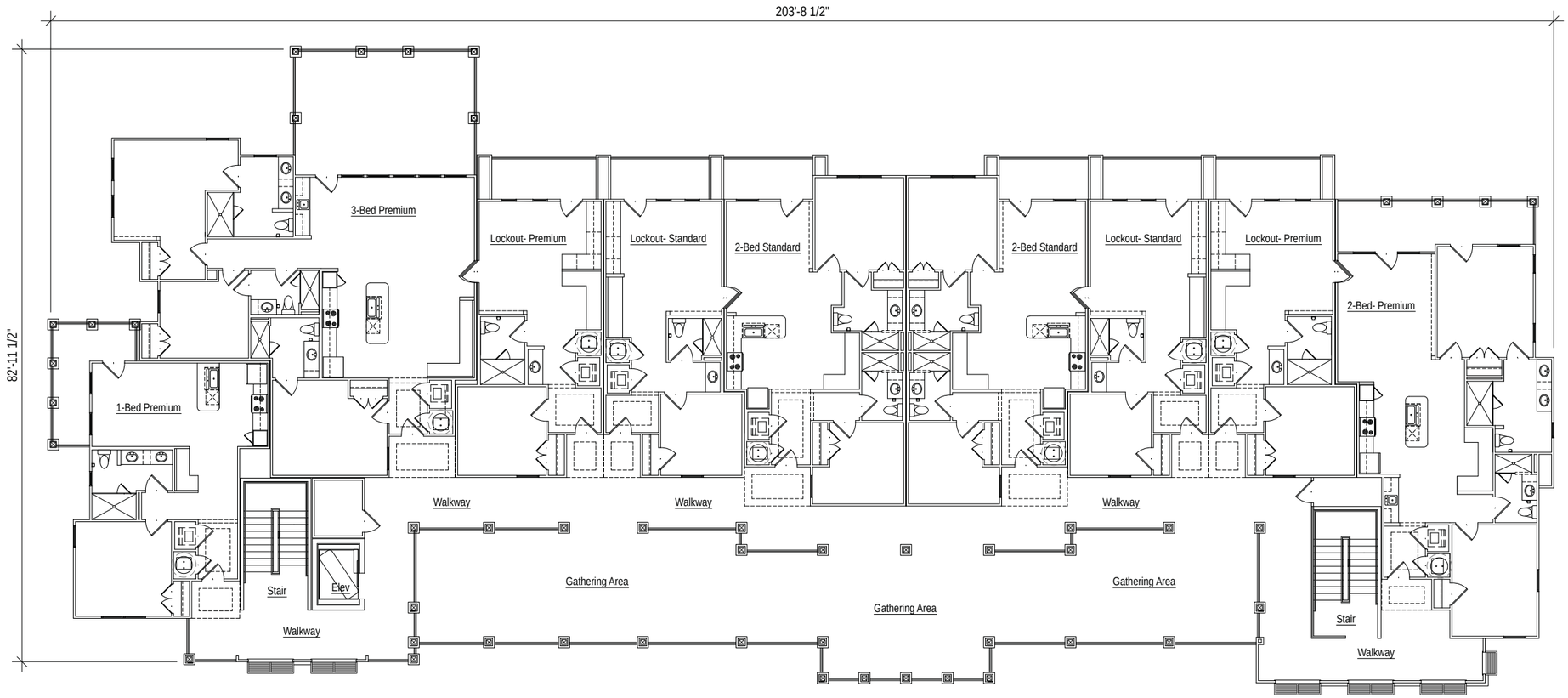
Color + Material legend
1-Hardie Lap Siding- Cobblestone 2-Hardie Lap Siding- Monterey Taupe 3-Nichiha Vertical Siding- Vintage Wood Spruce 4-Hardie Vertical Siding- Cobblestone 5-Metal Roof- Matte Silver 6-Brick- (Palmetto Brick- Riviera) 7-Trim, Columns, Panel- Sherwin Williams Westhighland White 8-Glass Door/ Frame Color- Mountain Sage 9-Solid Door Color- Mountain Sage 10-Shutters- Matte Silver 11-Railings- Matte Silver 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 5 Right Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

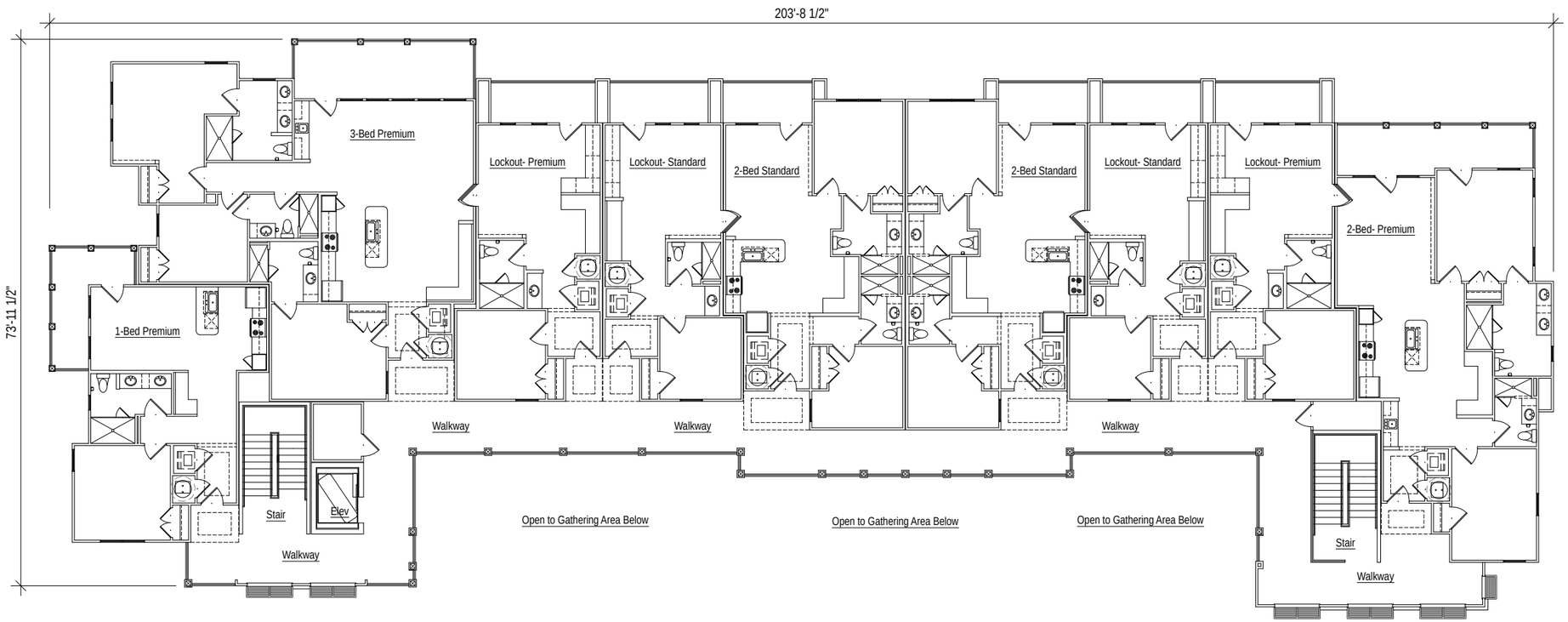


1 Building 6 Floor Plan- 1st Floor (Top of Podium)
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



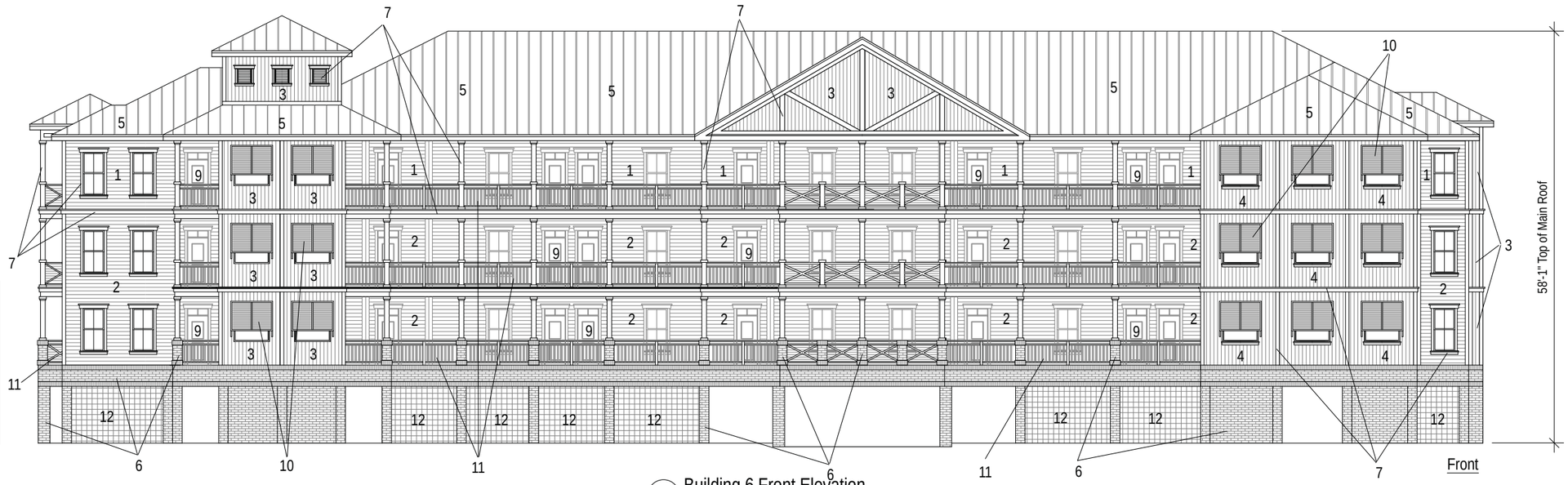
1 Building 6 Floor Plan- 2nd and 3rd Floor

SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



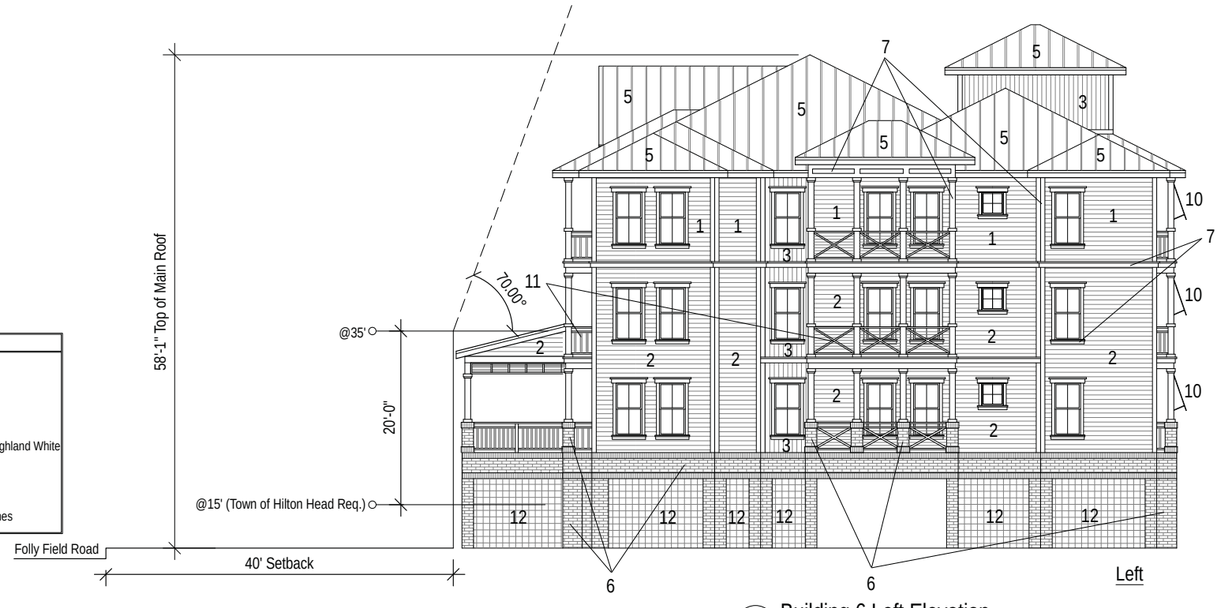
1 Building 6 Front Elevation
SCALE: 1/8" = 1'-0"

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 6 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

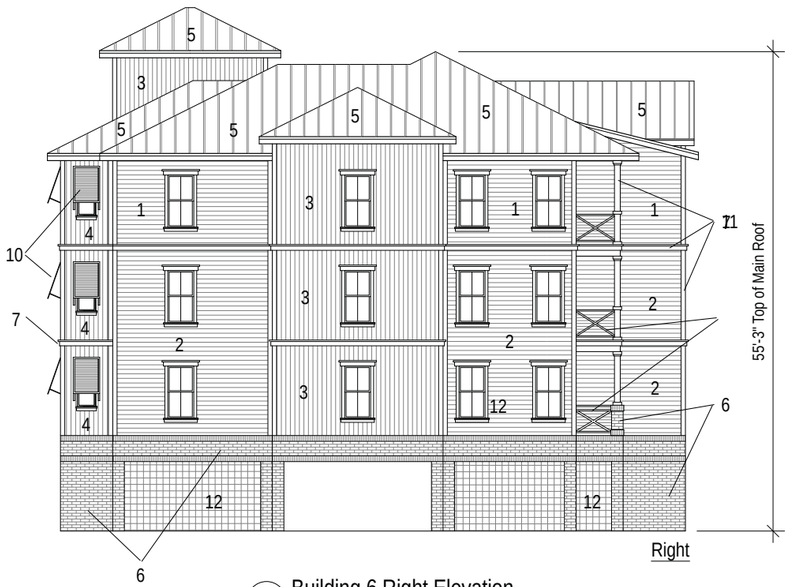
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 6 Rear Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
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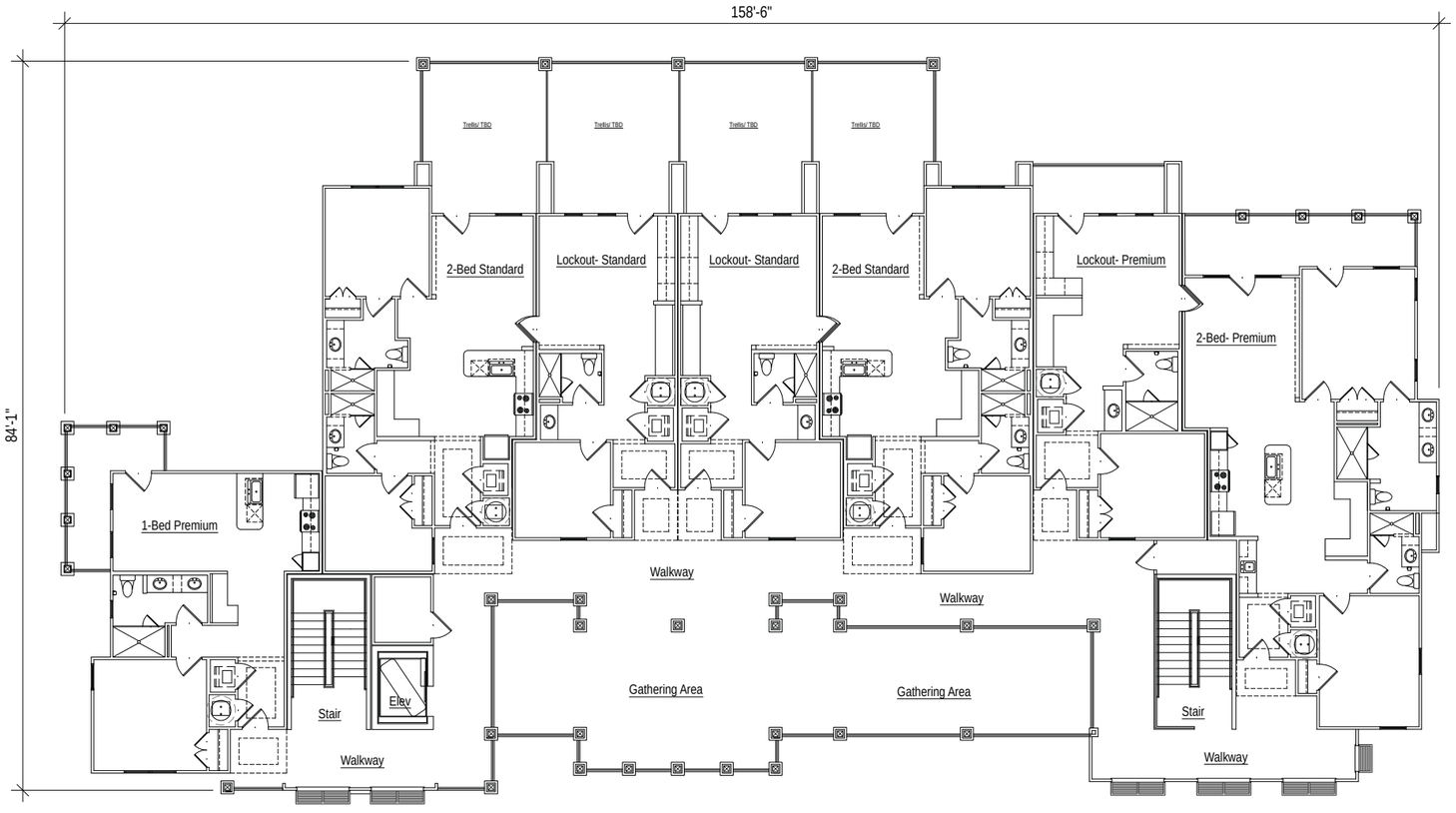
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 6 Right Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

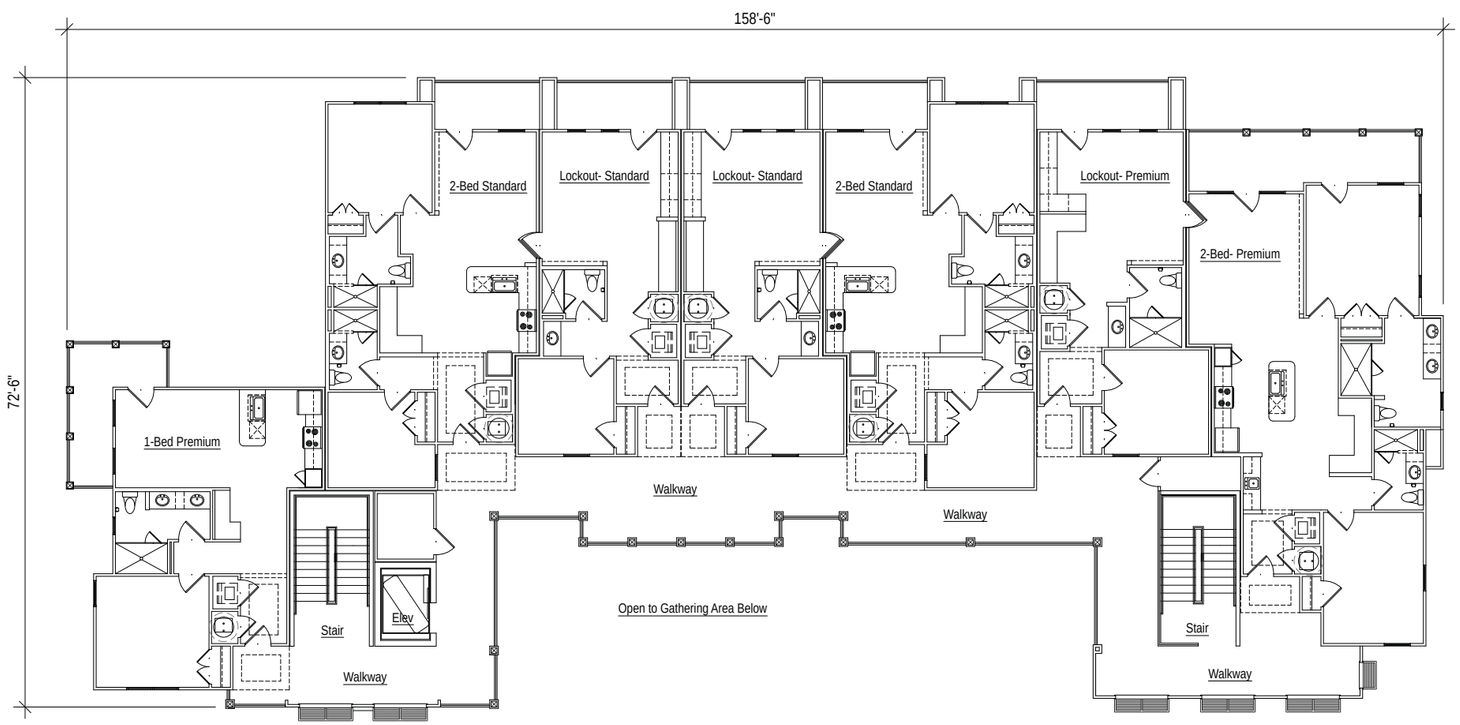


1 Building 7 Floor Plan- 1st Floor (Top of Podium)
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

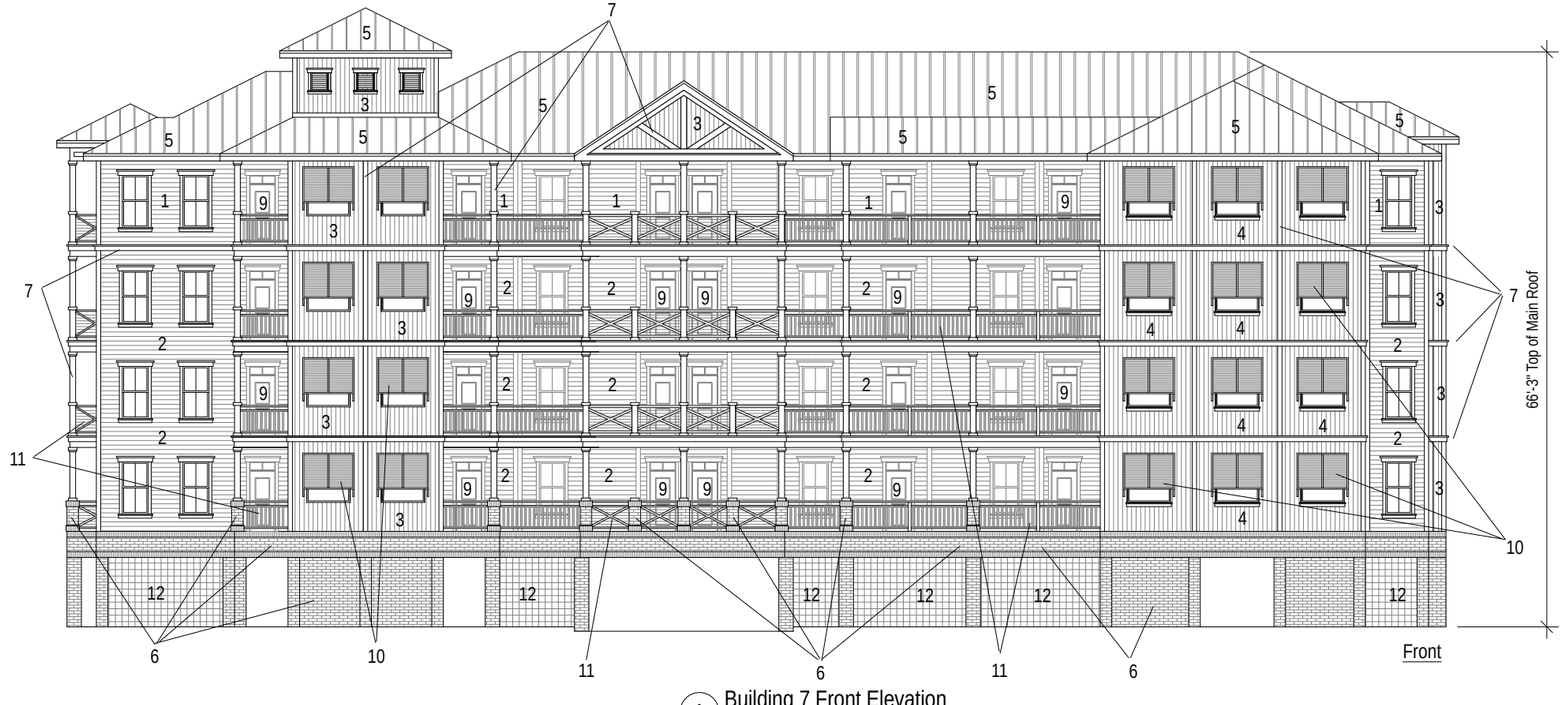


1 Building 7 Floor Plan- 2nd, 3rd, and 4th Floor
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



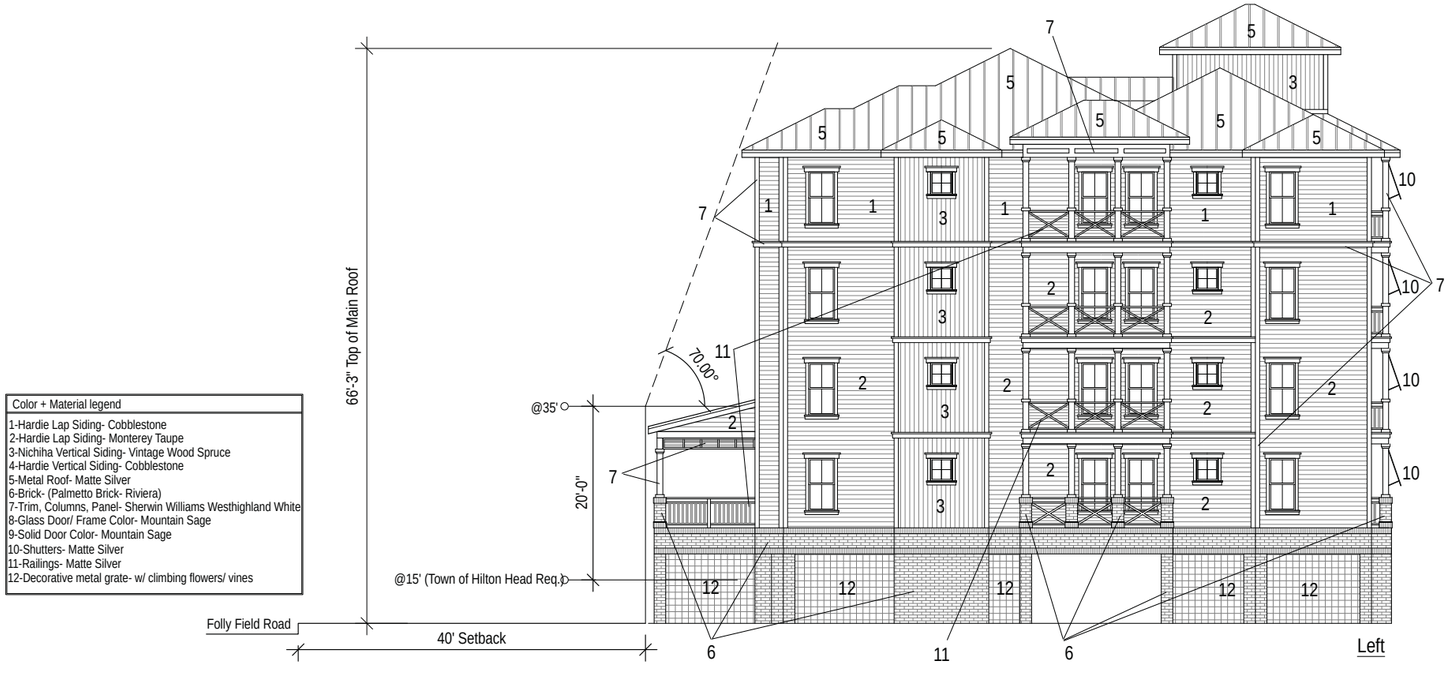
Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 7 Front Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 7 Left Elevation
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Hardie Vertical Siding- Cobblestone
5-Metal Roof- Matte Silver
6-Brick- (Palmetto Brick- Riviera)
7-Trim, Columns, Panel- Sherwin Williams Westhighland White
8-Glass Door/ Frame Color- Mountain Sage
9-Solid Door Color- Mountain Sage
10-Shutters- Matte Silver
11-Railings- Matte Silver
12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 7 Rear Elevation
SCALE: 1/8" = 1'-0"

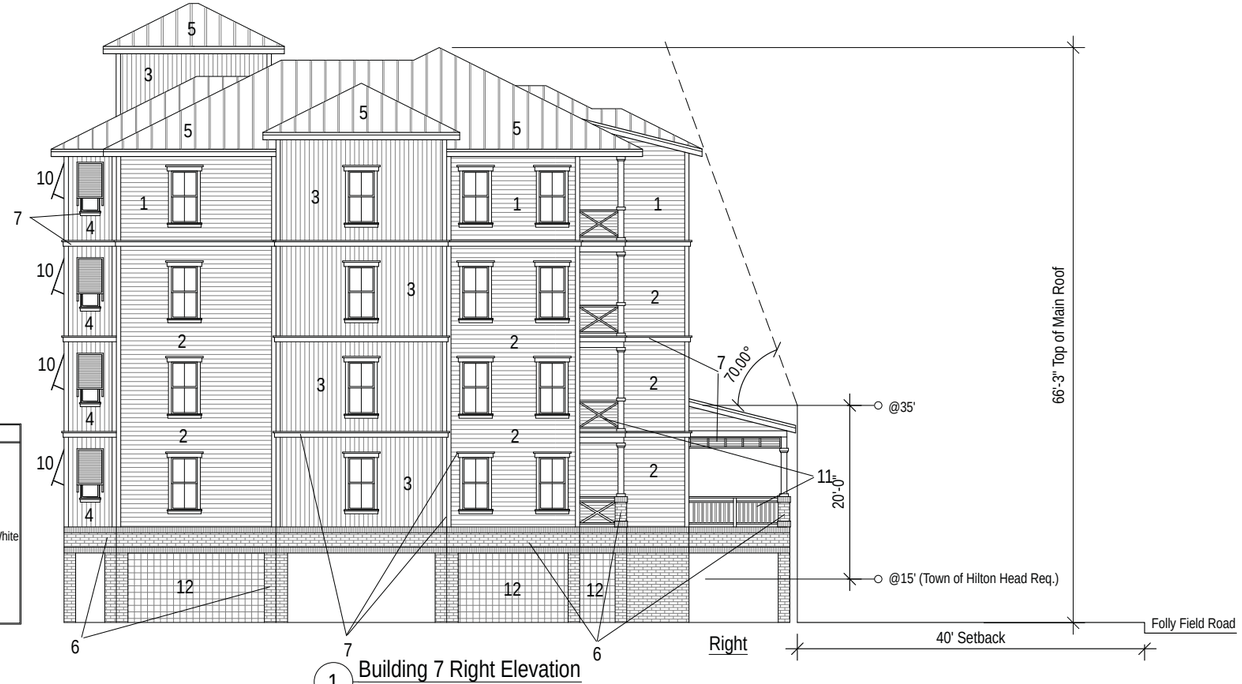
Progress Design Studio

Capital Vacations

Fifteen Wimbledon

a Resort Community

Town of Hilton Head, South Carolina



Color + Material legend
1-Hardie Lap Siding- Cobblestone 2-Hardie Lap Siding- Monterey Taupe 3-Nichiha Vertical Siding- Vintage Wood Spruce 4-Hardie Vertical Siding- Cobblestone 5-Metal Roof- Matte Silver 6-Brick- (Palmetto Brick- Riviera) 7-Trim, Columns, Panel- Sherwin Williams Westhighland White 8-Glass Door/ Frame Color- Mountain Sage 9-Solid Door Color- Mountain Sage 10-Shutters- Matte Silver 11-Railings- Matte Silver 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 7 Right Elevation
SCALE: 1/8" = 1'-0"

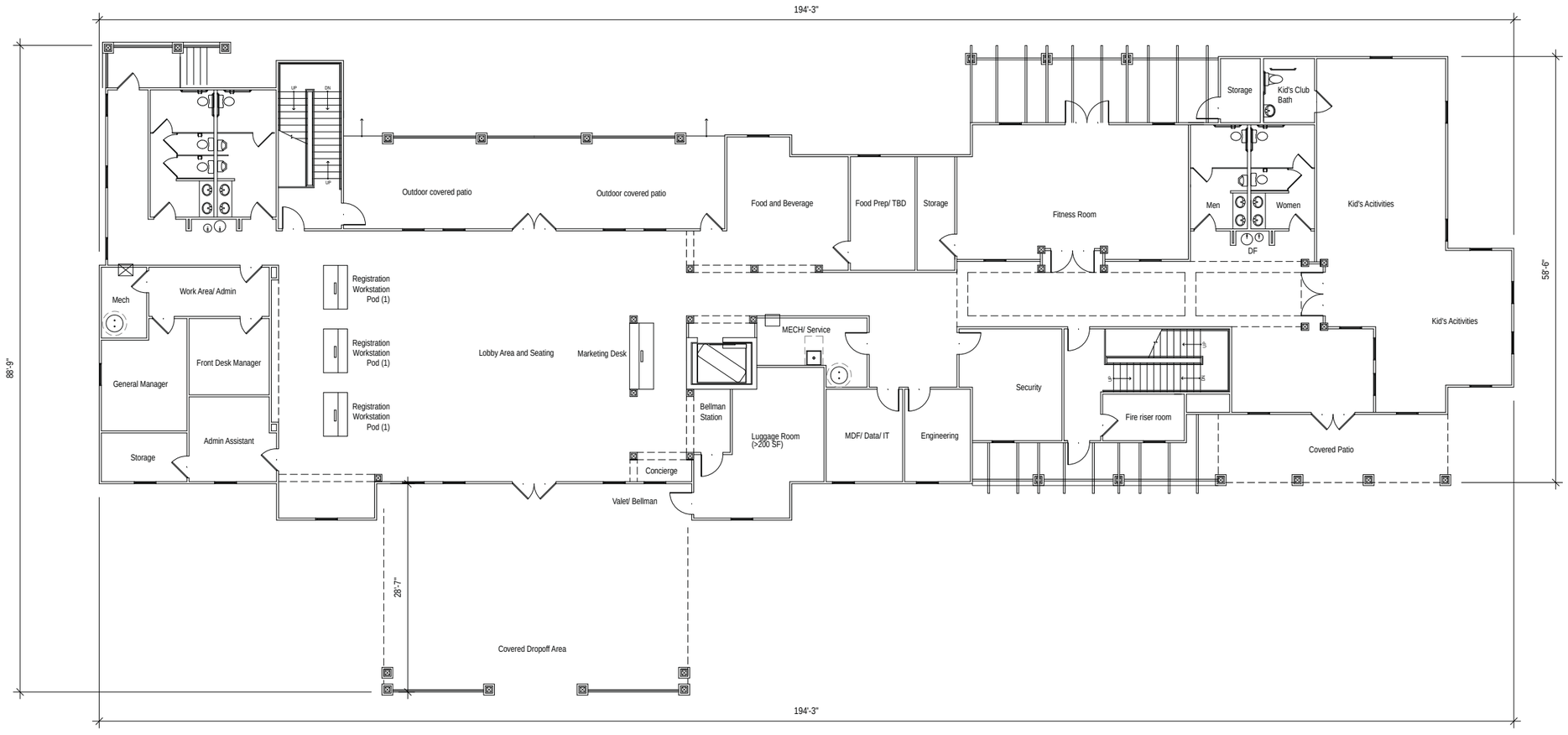
Progress Design Studio

Capital Vacations

Fifteen Wimbledon

a Resort Community

Town of Hilton Head, South Carolina

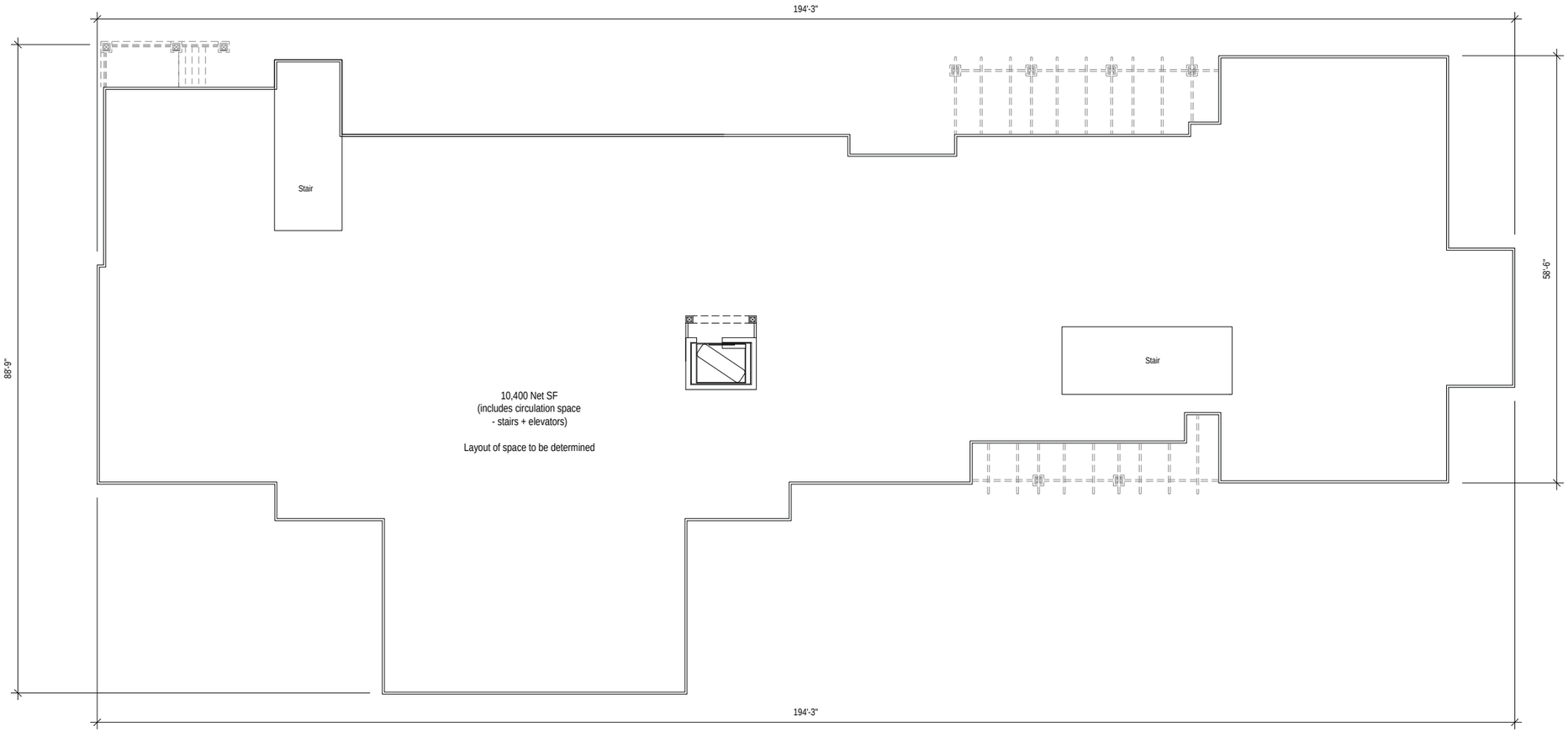


1 Clubhouse Building Floor Plan- Main Level
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



1 Clubhouse Building Floor Plan- Upper Level
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Metal Roof- Matte Silver
5-Brick- (Palmetto Brick- Riviera)
6-All trim and columns- Sherwin Williams Westhighland White
7-French/ Glass Door Color- Match Vintage Wood Spruce
8-Shutters- Matte Silver
9-Railings- Matte Silver

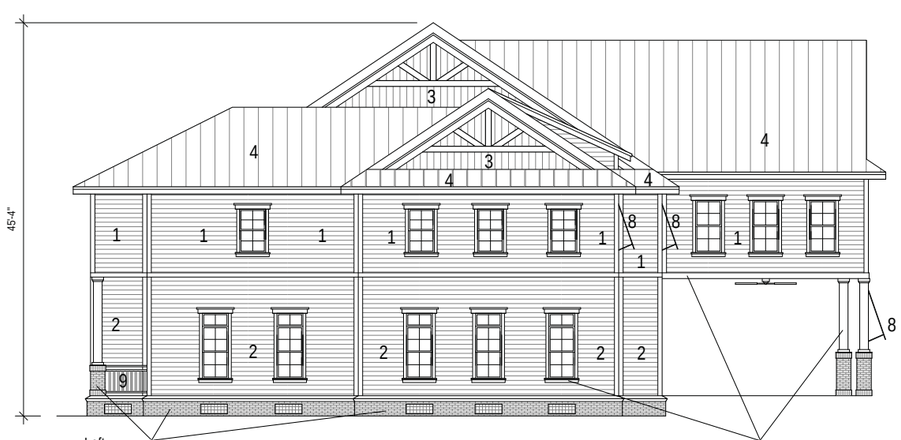
1 Clubhouse Front Elevation
SCALE: 1/8" = 1'-0"

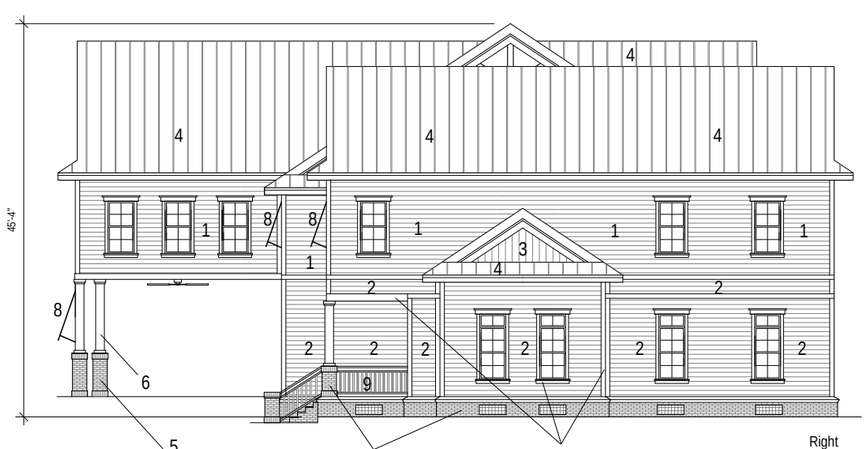
Progress Design Studio

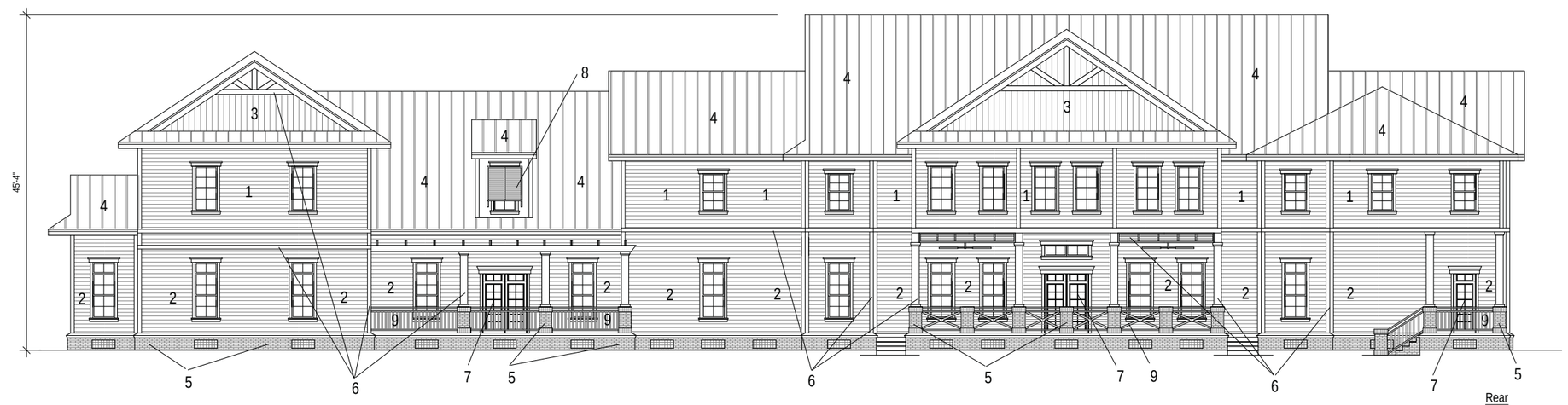
Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone
2-Hardie Lap Siding- Monterey Taupe
3-Nichiha Vertical Siding- Vintage Wood Spruce
4-Metal Roof- Matte Silver
5-Brick- (Palmetto Brick- Riviera)
6-All trim and columns- Sherwin Williams Westhighland White
7-French/ Glass Door Color- Match Vintage Wood Spruce
8-Shutters- Matte Silver
9-Railings- Matte Silver





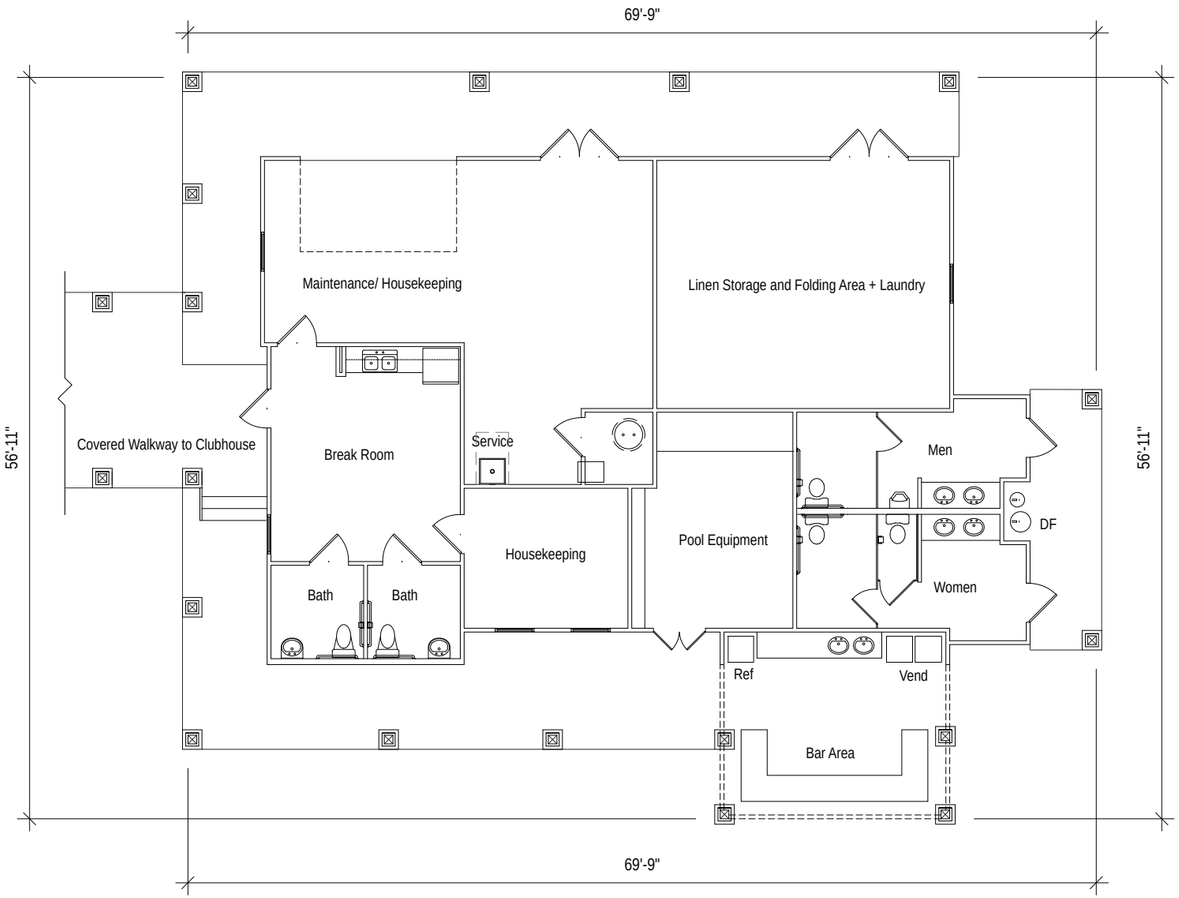


1 Clubhouse Rear, Left, and Right Elevations
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community



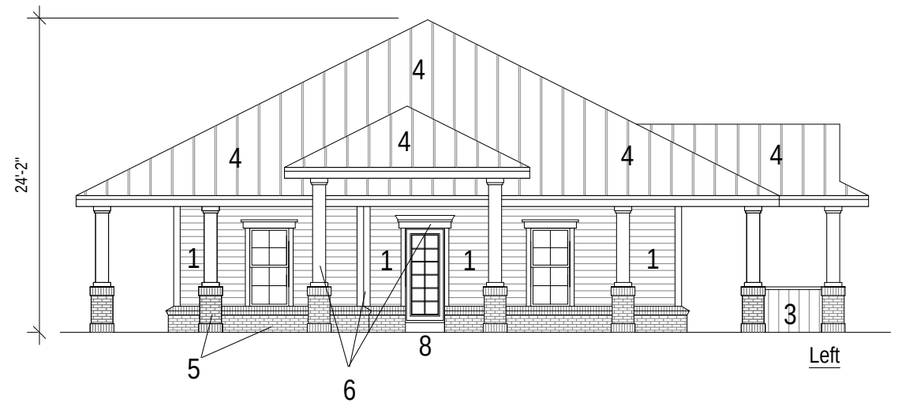
1 Maintenance Building Floor Plan
SCALE: 3/16" = 1'-0"

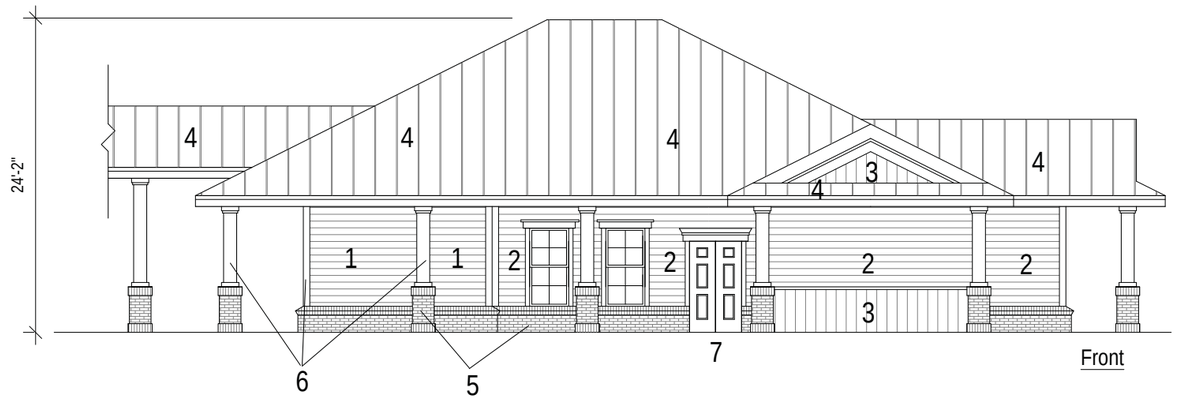
Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone 2-Hardie Lap Siding- Monterey Taupe 3-Nichiha Vertical Siding- Vintage Wood Spruce 4-Metal Roof- Matte Silver 5-Brick- (Palmetto Brick- Riviera) 6-All trim and columns- Sherwin Williams Westhighland White 7-Solid Door Color- Mountain Sage 8-French/ Glass Door Color- Match Vintage Wood Spruce 9-Garage Door Color- Match Vintage Wood Spruce





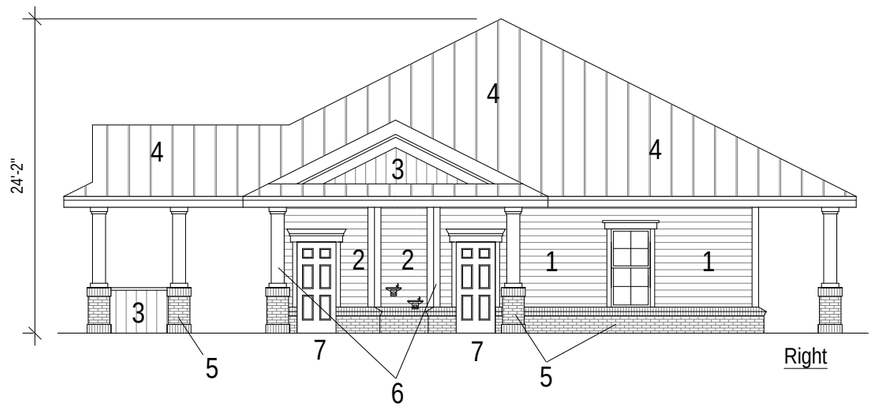
1 Maintenance Building Elevations
SCALE: 3/16" = 1'-0"

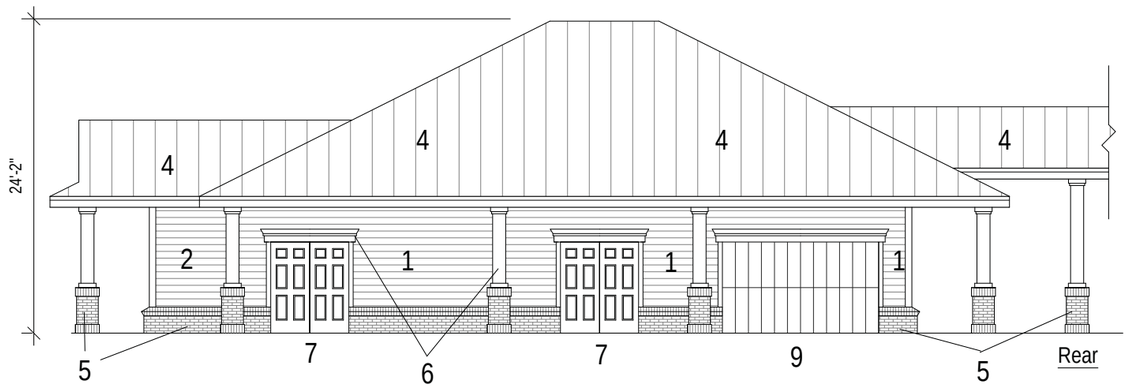
Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

Color + Material legend
1-Hardie Lap Siding- Cobblestone 2-Hardie Lap Siding- Monterey Taupe 3-Nichiha Vertical Siding- Vintage Wood Spruce 4-Metal Roof- Matte Silver 5-Brick- (Palmetto Brick- Riviera) 6-All trim and columns- Sherwin Williams Westhighland White 7-Solid Door Color- Mountain Sage 8-French/ Glass Door Color- Match Vintage Wood Spruce 9-Garage Door Color- Match Vintage Wood Spruce





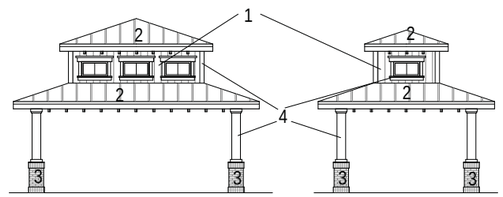
1 Maintenance Building Elevations
SCALE: 3/16" = 1'-0"

Progress Design Studio

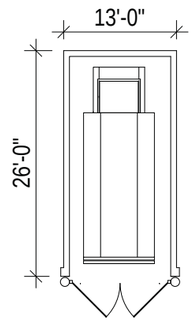
Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

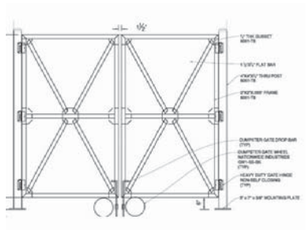
a Resort Community

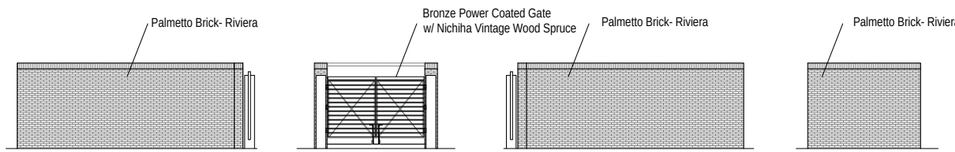
1-Nichiha Vertical Siding- Vintage Wood Spruce
2-Metal Roof- Matte Silver
3-Brick- (Palmetto Brick- Riviera)
4-All trim and columns- Sherwin Williams Westhighland White
5-Rafter Tails- Sherwin Williams Westhighland White



2 15 Wimbledon Picnic Shelter
SCALE: 1/8" = 1'-0"





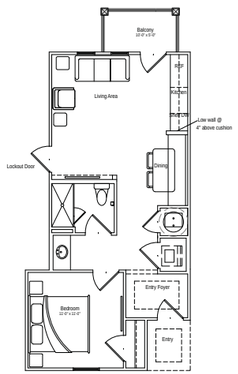


1 Fifteen Wimbledon Trash Enclosure
SCALE: 1/8" = 1'-0"

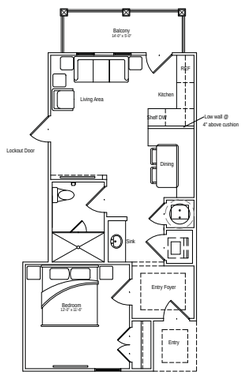
Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

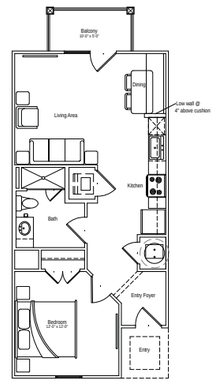
a Resort Community



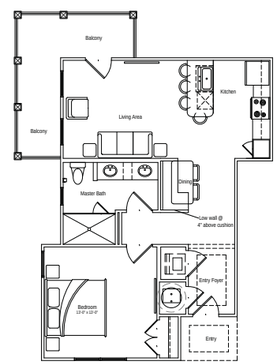
Lockout Unit
554 NSF
To Standard Units



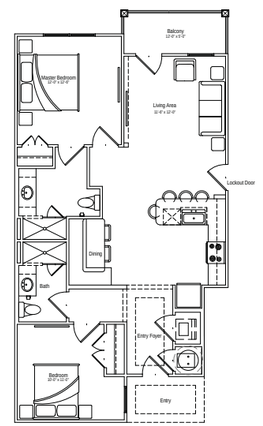
PremiumLockout Unit
594 NSF
To Premium Units



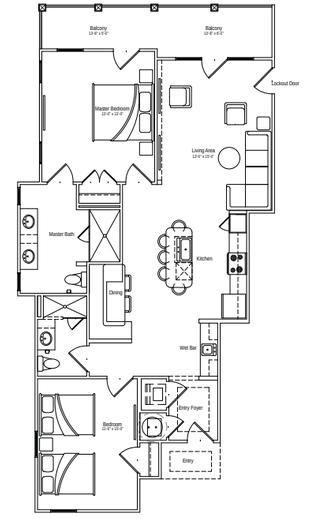
1-bed (Standard)
585 NSF



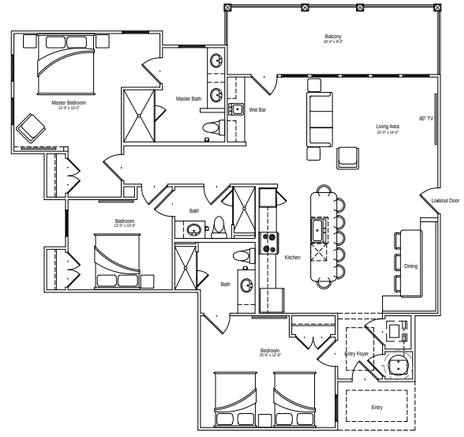
1-bed (Premium)
715 NSF



2-bed (Standard)
925 NSF



2-bed (Premium)
1,181 NSF



3-bed (Premium)
1,579 NSF

1 Fifteen Wimbledon Typical Unit Plans
SCALE: 1/8" = 1'-0"

Progress Design Studio

Capital Vacations	Fifteen Wimbledon	Town of Hilton Head, South Carolina

a Resort Community

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 Port Royal Resort DRB#: DRB-001665-2021

DATE: 07/16/2021

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐
RECOMMENDED CONDITIONS:
Plans shall be revised per Staff comments.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	☐	☐	☒	Please provide physical color board for review at the Final DRB review.
Utilities and equipment are concealed from view	☐	☒	☐	Specify on the plans where the air handling units will be located.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Please provide a photometric plan at Final DRB.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☒	☐	Redbud are not well suited to the island environment. Select a different species to replace.

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	☐	☒	☐	1. Identify all "Significant" tree (per LMO) on the site. 2. Add tree protection fence to the demolition plan. a. Set tree protection fence at 40' building setback along Folly Field. b. Group trees into large tree protection areas at pool and playground. 3. Provide 4 – 6" mulch in tree protection areas prior to demolition. 4. All Specimen and Significant trees shall receive and post construction fertilization and mycor treatment by arborist.

MISC COMMENTS/QUESTIONS

The project received Final DRB approval in Sept 2018. That approval lapsed per the LMO after one year. The 2018 Notice Of Action is included in this packet.
This is a Conceptual review.