



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, July 26, 2022 – 1:15 p.m.
AGENDA

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

1. Call to Order

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

3. Swearing in Ceremony for Reappointed Board Member John Moleski

4. Roll Call

5. Approval of Agenda

6. Approval of Minutes

a. Meeting of June 28, 2022

7. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, July 25, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

8. New Business

a. *Alteration/Addition*

i. Lowes Foods, DRB-001835-2022 – Renovations to the exterior of the old Sam's Club building and parking lot.

b. *New Development – Final*

i. Chaplin Townhomes, DRB-001836-2022 – Three new townhomes and future commercial business in the Chaplin area.

9. Board Business

a. Election of Officers for July 1, 2022 – June 30, 2023 term

10. Staff Report

a. Minor Corridor Report

11. 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

June 28, 2022, at 1:15 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Vice Chairman John Moleski, Annette Lippert, Judd Carstens, Ryan Bassett, Todd Theodore

Absent from the Board: Chair Cathy Foss (excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Program Manager; Michael Connolly, Senior Planner; Trey Lowe, Planner; Teresa Haley, Community Development Coordinator

1. Call to Order

Acting Chair Moleski called the meeting to order at 1:17 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. Approval of Agenda

Chair Moleski asked for a motion to approve the agenda. Ms. Lippert moved to approve. Mr. Theodore seconded. By show of hands, the motion passed with a vote of 5-0-0.

5. Approval of Minutes

a. Regular Meeting of June 14, 2022

Chair Moleski asked for a motion to approve the minutes of the June 14, 2022, regular meeting. Mr. Theodore moved to approve. Mr. Carstens seconded. By show of hands, the motion passed with a vote of 5-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

7. New Business

a. Alteration/Addition

i. Spinnaker Resorts Preview Center Repaint, DRB-001559-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the following conditions:

1. Staff suggests SW 6246 North Star on the top cornice and SW 7603 Poolhouse on the middle cornice.
2. Window frames to remain the same.

Chair Moleski 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 complimented the applicant's thorough submittal. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: agreement with staff's comments; the windows should not be painted; staff's recommended color palette is more muted and less contrasting resulting in more nature blending tones; a separate application will be submitted for the sign; colors that are selected for the building will be incorporated into the sign.

Following discussion, Mr. Bassett moved to approve DRB-001559-2022 with the following conditions:

1. SW 6246 North Star shall be on the top cornice and SW 7603 Poolhouse on the middle cornice.
2. Window frames to remain the same.

Mr. Theodore seconded. By way of roll call, the motion passed by a vote of 5-0-0.

ii. Lowes Foods, DRB-001572-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the following conditions:

1. Create a landscape area on the right of the front entrance to mirror the landscape area on the left. Add large trees to frame the entrance.
2. Submit a revised landscape plan for Staff review and approval that includes quantities, species, and sizes.

Chair Moleski 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 complimented the applicant and expressed appreciation that the building will no longer be vacant. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: agreement with staff comments placing emphasis on balancing the building with landscaping at the front; the porte cochere will be seen entering the site; the underside of the porte cochere and walkway will contain recessed lighting; comments to restudy the parking lot for improvements; clarification on all the materials being used for the new façade elements; concern there are a lot of elements and simplification is needed; simplify to one type of brick – the Harriet's Bluff brick; the brick wall height shall match the height of the brick column bases; the Patina Green storefront is out of character and should be a dark bronze; the coping on the walls needs to not be Patina Green; the left elevation shows essentially a flat roof of the storefront; the main entry character should be picked up in the grocery pick-up area element to help with the flatness of the façade; introduce depth to the main gable element so it does not appear flat; there will be cart corrals in the parking area; any carts outside the storefront would be screened by the brick wall; gooseneck fixtures and lighting for the sign needs to be reviewed by the Board; the Board needs to review a reflected ceiling plan for the covered pick-up area; review the façade wrapping

to make sure adequate treatment is being applied from the US-278 side; treat the northwest corner on the landscape plan as part of the streetscape and strengthen it; look to the Planet Fitness streetscape for reference; consider expanding the island area to strengthen the northwest corner on approach and adding canopy trees; restudy the parking lot and pedestrian circulation and make modifications; as part of DPR, some parking will need to comply with current LMO standards including light and landscaping; if shutters remain consider greige or patina; applicant leaning toward removing the shutters and extending the gable end; majority of the cladding is a stucco finish which is proposed to be painted; branding flags will not be included as they take away from allowed signage; suggestion to add low plantings at the pick-up curb area to discourage pedestrian traffic and balance the area; consider reviewing the colors approved for the newer restaurants being constructed in the plaza; consider simplifying the masonry wall use brick and stucco color elements; add lower plantings on the right side of the front elevation and have a defined break every 3-4 feet for pedestrian traffic; any roof or wall elements on the cart corrals need to be reviewed by the Board; a revised and completed landscape is needed; consider elevating the pavement at the storefront entrance to help pedestrian flow; when studying the parking lot be sure there is adequate room for displays and for pedestrians – use Kroger at Shelter Cove as an example; opportunities to make improvements to the parking lot and vehicular and pedestrian circulation; the Board needs to review cut sheets, the fascia on the flat roof, and all details.

Following the discussion, the application was withdrawn at the applicant's request.

b. *New Development – Conceptual*

i. Chaplin Townhomes, DRB-001557-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the conditions described in the Design Team/DRB Comment Sheet.

Chair Moleski 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: the A-B triple arrangement of the buildings was acceptable to the Board; the left façade needs to be restudied and treated equally to the other three facades; there was concern whether the tree canopies were covered in the survey; the pool appears to be close to a large tree canopy; provide the tree survey in the final application; consider making the buffer plantings look less regimented; consider bumping out the sidewalk area away from the units so pedestrians are not walking so close to the parked cars or consider an additional piece of sidewalk leading to and from the pool; there was brief discussion of the structure being up against the setback and providing landscaping at that area; the driveways are designed to fit one vehicle; consider dressing up the driveway and walking path to the pool; intention to add a commercial structure on the site in front of the townhomes closer to William Hilton Parkway; set up details for the townhomes and then set up design phase for future commercial space; the commercial structure will be a separate submittal.

Following discussion, Ms. Lippert moved to approve DRB-001557-2022 with the following conditions:

1. Provide a survey with the final submission.
2. Verify actual tree canopy driplines.
3. The left façade shall have equal detailing to the other building facades.
4. Study and adjust the pedestrian circulation.

Mr. Theodore seconded. By way of roll call, the motion passed by a vote of 4-0-0.

8. Board Business

9. Staff Report

- a. Minor Corridor Report – There was no report.

Mr. Darnell announced that Town Council voted at their recent meeting to reappoint Mr. Moleski to serve another 3-year term on the Board.

10. Adjournment

The meeting adjourned at 2:54 p.m.

Submitted by: Teresa Haley, 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: _____
 Accepted by: _____
 DRB #: _____
 Meeting Date: _____

Applicant/Agent Name: William Spencer (Agent) Company: BAI Architects
 Mailing Address: 978 Trinity Road City: Raleigh State: NC Zip: 27607
 Telephone: 919 413 2851 (cell) Fax: 919-859-7121 E-mail: wspencer@bai-architects.com
 Project Name: Lowes Foods # 284 Project Address: 95 Mathews Drive, Hilton Head, SC 29928
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 1 9 2 A 0 0 0 0
 Zoning District: CC & NC 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 Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for **All** projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the **responsibility of the applicant.**
- Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ 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.

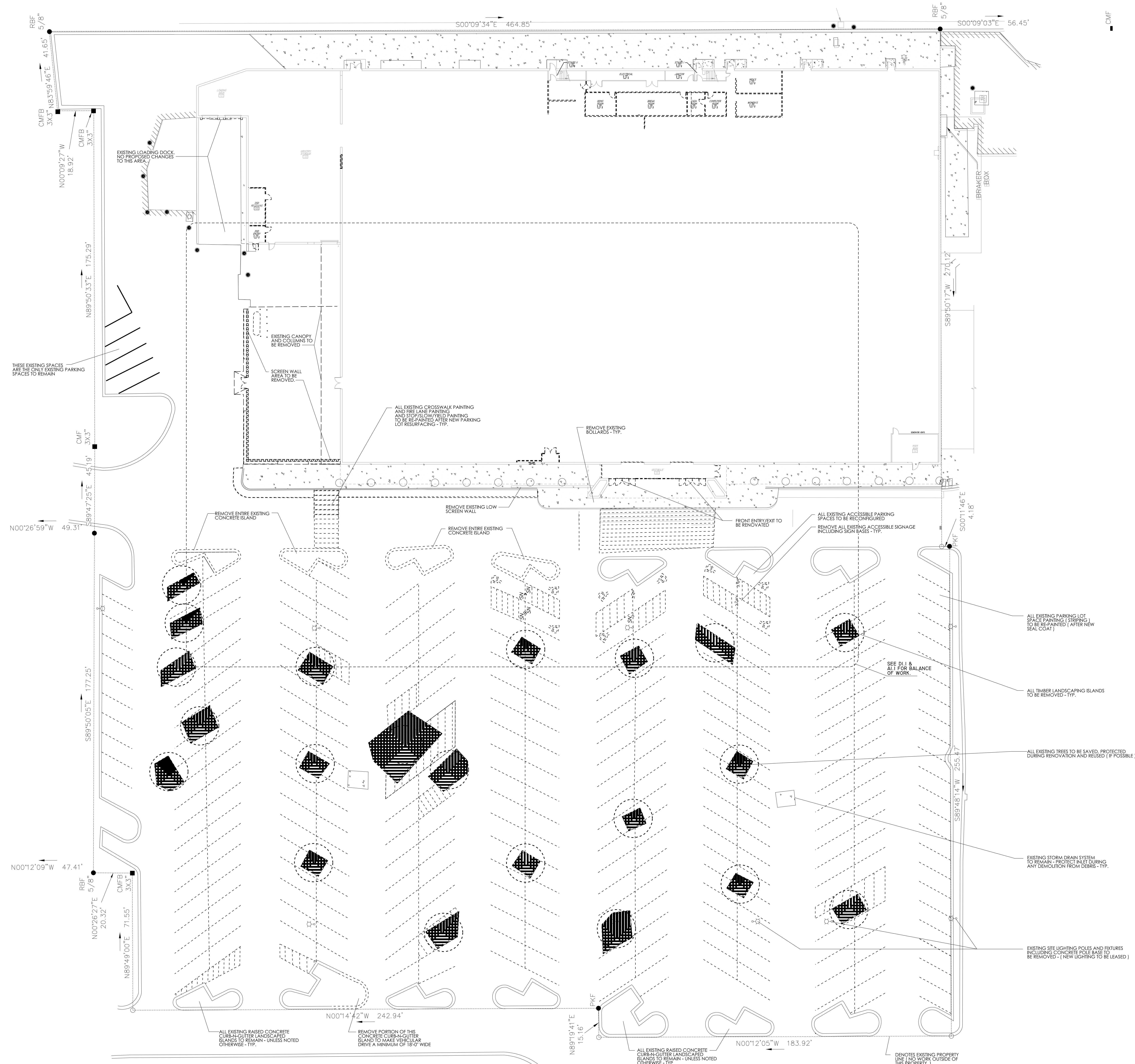
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



 SIGNATURE William G Spencer, Architect/Agent

7-12-2022

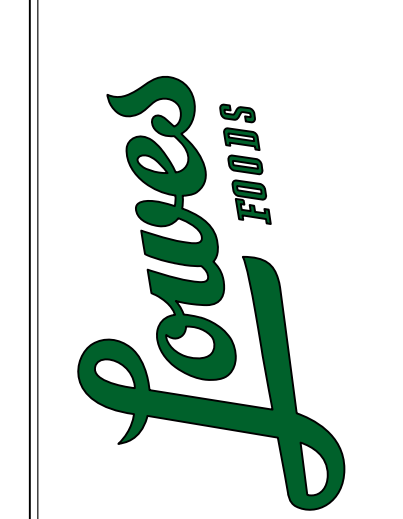
 DATE



bai - ARCHITECTS
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DATE	COMMENTS/REVISIONS	NO.
05/16/22	FINAL PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

RENOVATION FOR
**STORE #284 IN
 HILTON HEAD**
 Port Royal Plaza
 45 Matthews Drive
 Hilton Head, SC 29926



**ARCHITECTURAL
 LEGEND OF DRAWINGS**

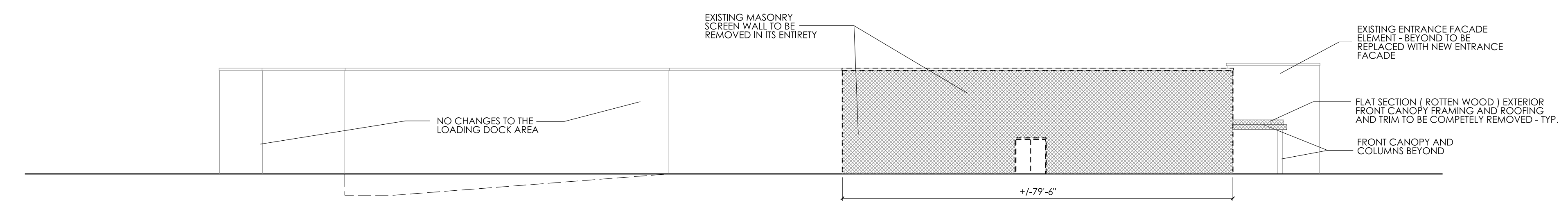
D1.0 - OVERALL EXISTING SITE PLAN
D1.1 - ENLARGED SITE PLAN MODIFICATION AND EXISTING ELEVATIONS
A1.0 - OVERALL NEW WORK SITE PLAN
A1.1 - ENLARGED SITE PLAN MODIFICATIONS AND PROPOSED ELEVATIONS
A1.2 - PARTIAL DEMO AND NEW WORK LANDSCAPE PLANS
A2.1 - COLORED ELEVATION AND WALL SECTIONS

D1.0
 LOWES FOODS
 ST. #284

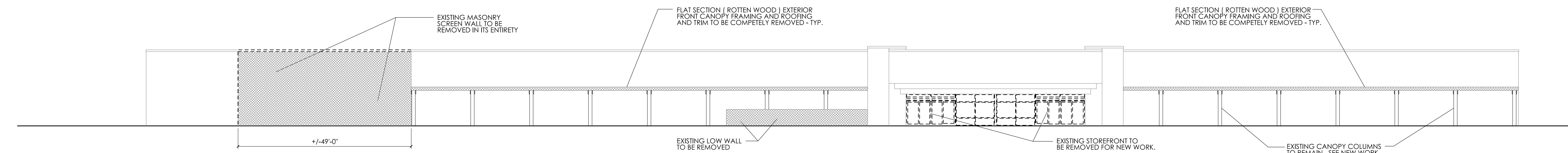
**OVERALL SITE PLAN
 EXISTING CONDITIONS/DEMOLITION PLAN**
 PLAN ROTATED 90 DEG FROM VICINITY MAP
 SCALE: 1" = 20'-0"



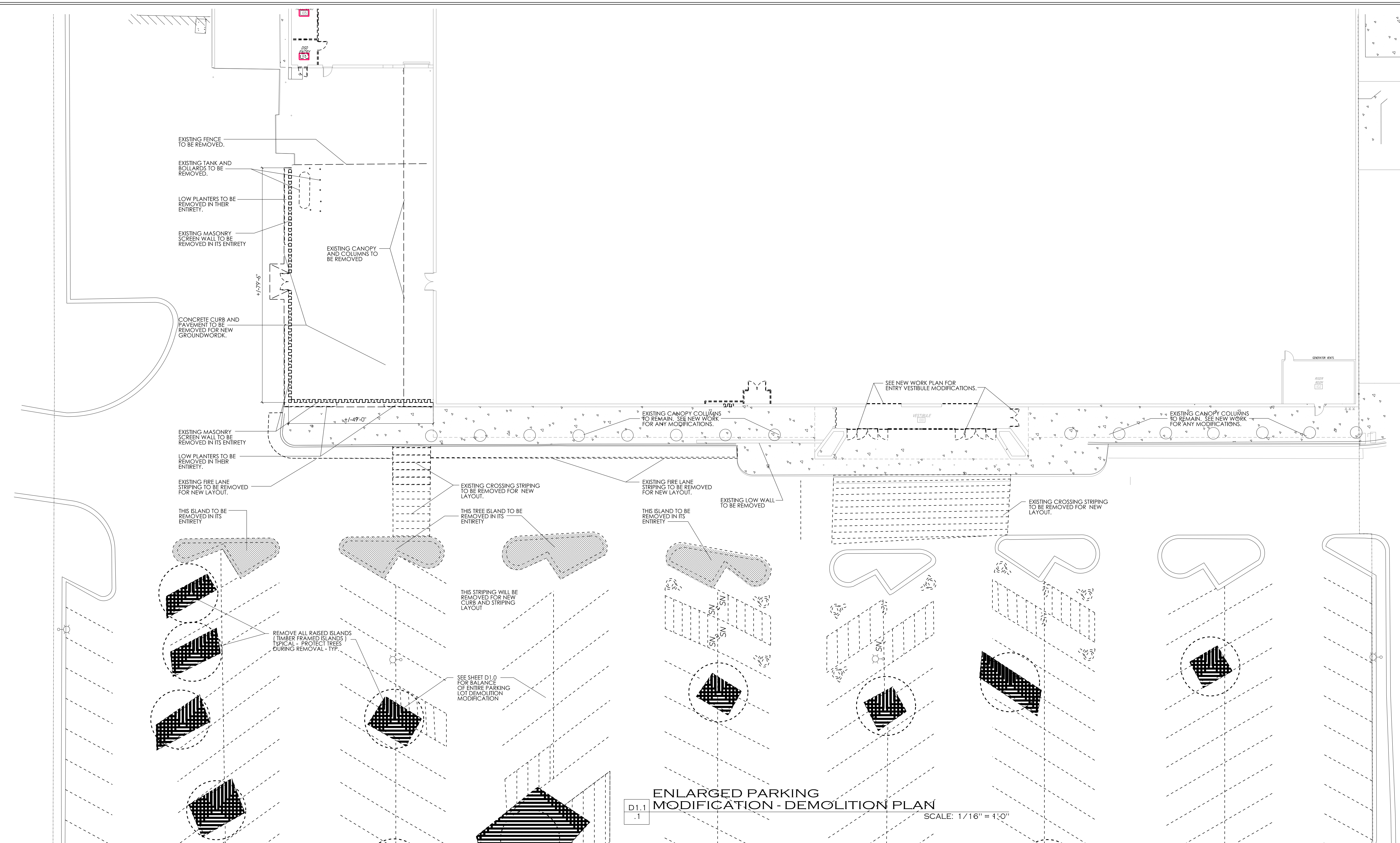
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LEFT ELEVATION EXISTING CONDITIONS/DEMOLITION
 D1.1 .3 NORTH ELEVATION SCALE: 1/16" = 1'-0"



FRONT ELEVATION EXISTING CONDITIONS/DEMOLITION
 D1.1 .2 WEST ELEVATION SCALE: 1/16" = 1'-0"



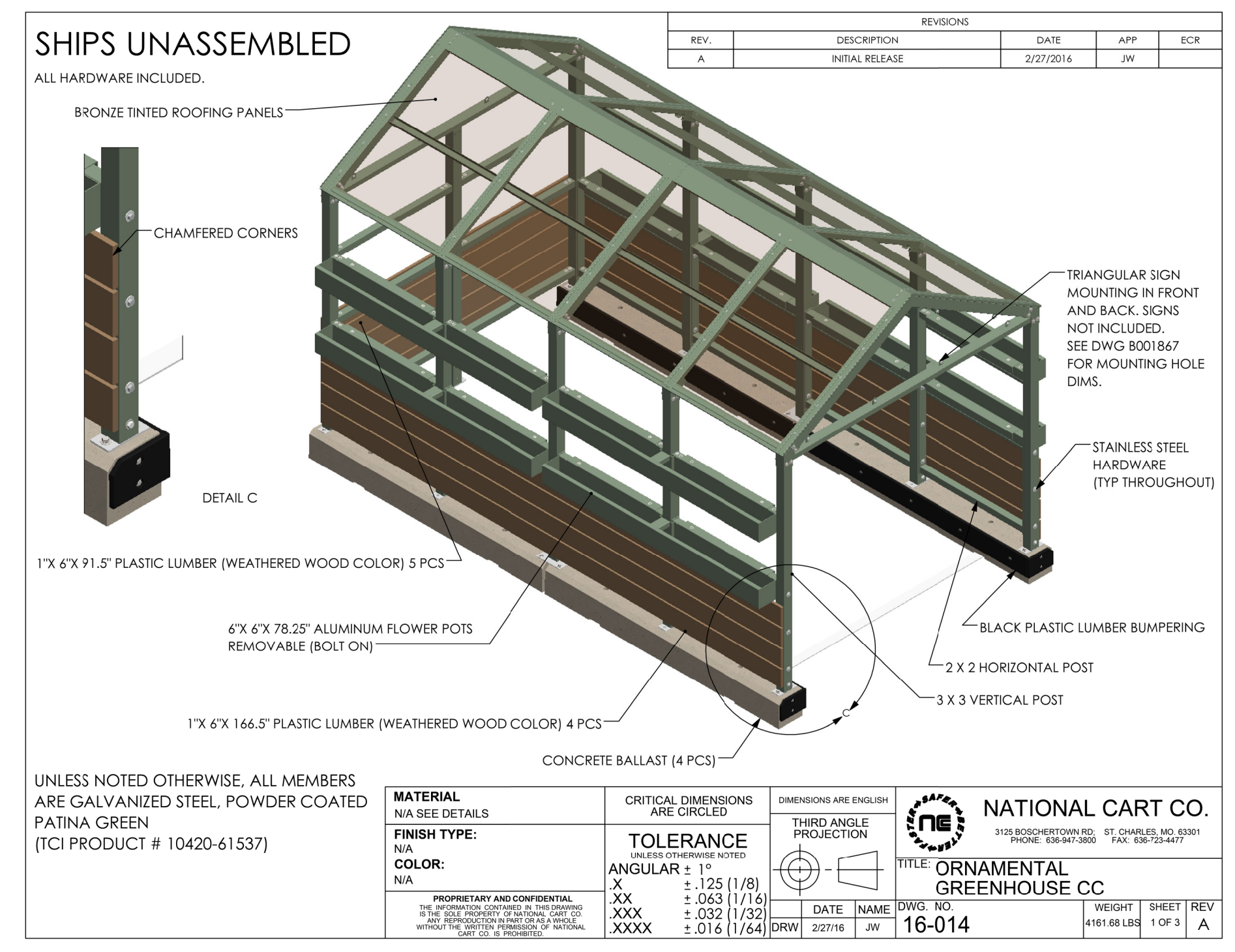
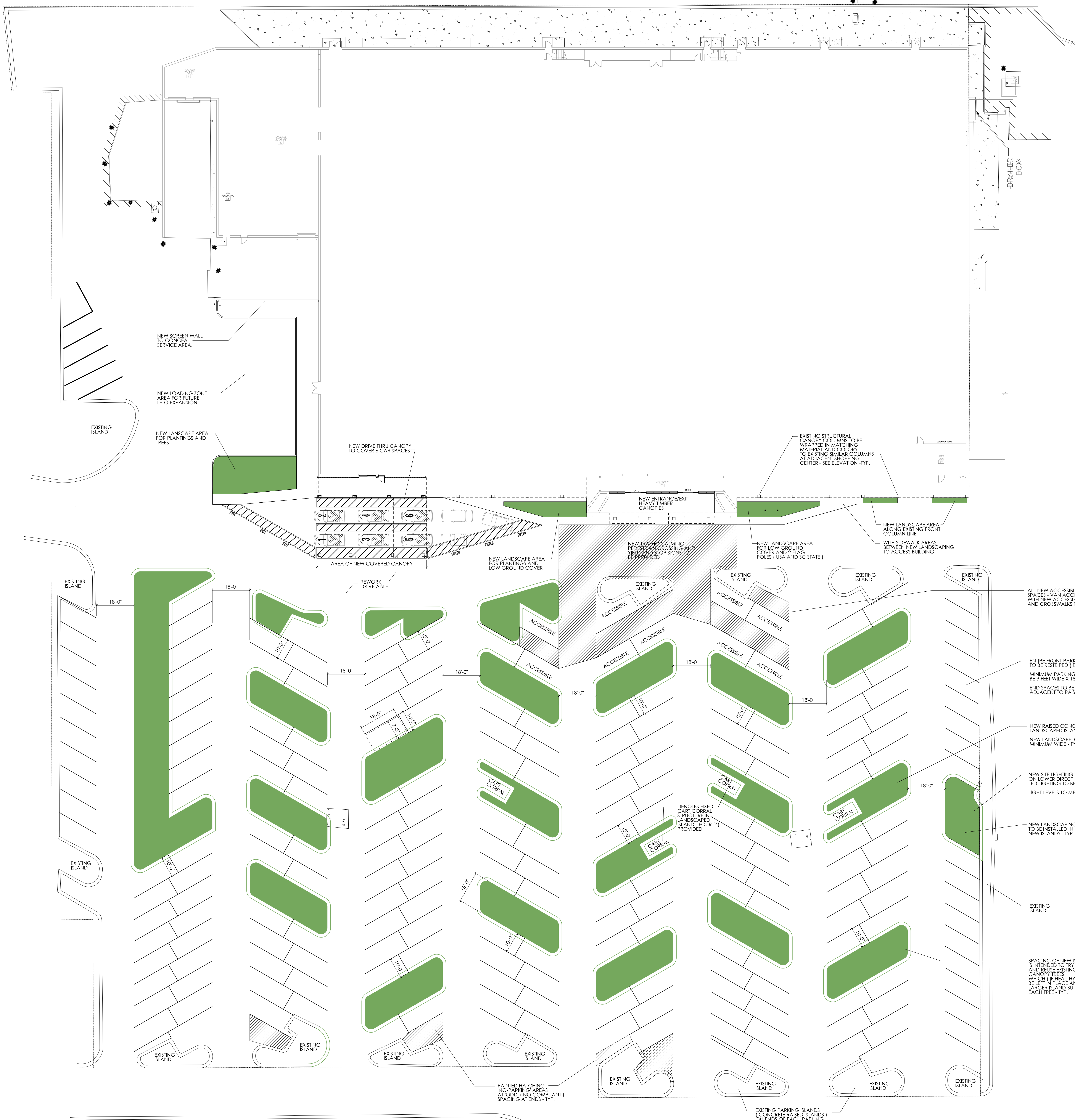
ENLARGED PARKING MODIFICATION - DEMOLITION PLAN
 D1.1 .1 SCALE: 1/16" = 1'-0"

DATE	COMMENTS/REVISIONS	NO.
05/16/22	FIXTURE PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

RENOVATION FOR
STORE #284 IN HILTON HEAD
 Port Royal Plaza
 95 Matthews Drive
 Hilton Head, SC 29926



D1.1
 LOWES FOODS
 ST. #284



A1 PROPOSED EXTERIOR SHOPPING CART CORRAL
.2 SCALE: NTS

A1 OVERALL NEW WORK SITE PLAN
.1 PLAN ROTATED 90 DEG FROM VICINITY MAP
SCALE: 1" = 20'-0"

SITE PARKING DATA	
EXISTING SQUARE FOOTAGE	+/- 70,200
EXISTING PARKING:	252 TOTAL EXISTING
- 1 SPACE / 279 sq.ft.	243 EXISTING
- STANDARD PARKING:	9 ACCESSIBLE
- HC PARKING:	
REQUIRED PARKING:	210 REQUIRED
- 1 SPACE / 335 sq.ft.:	7 ACCESSIBLE SPACES
- SHOPPING CENTER USE	
- HC SPACES:	
PROPOSED PARKING TOTAL:	220
- 1 SPACE / 319 sq.ft.	211
- STANDARD PARKING:	9
- HC PARKING:	



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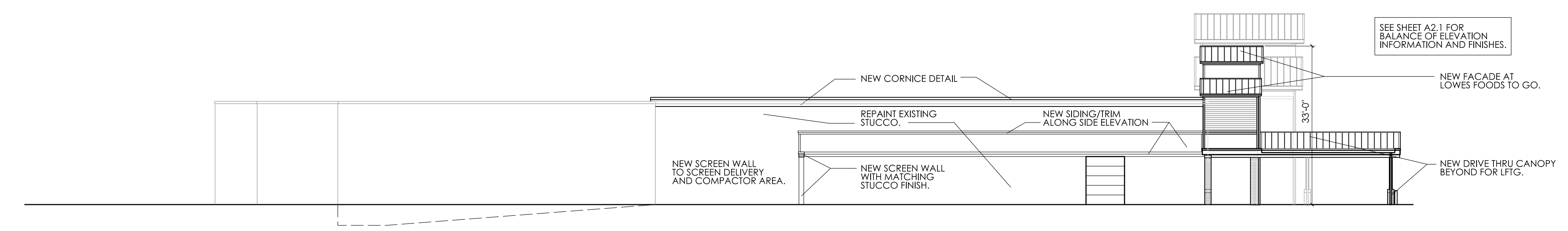
DATE	COMMENTS/REVISIONS	NO.
05/16/22	FINAL PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

RENOVATION FOR
STORE #284 IN
HILTON HEAD
Port Royal Plaza
#5 Matthews Drive
Hilton Head, SC 29926

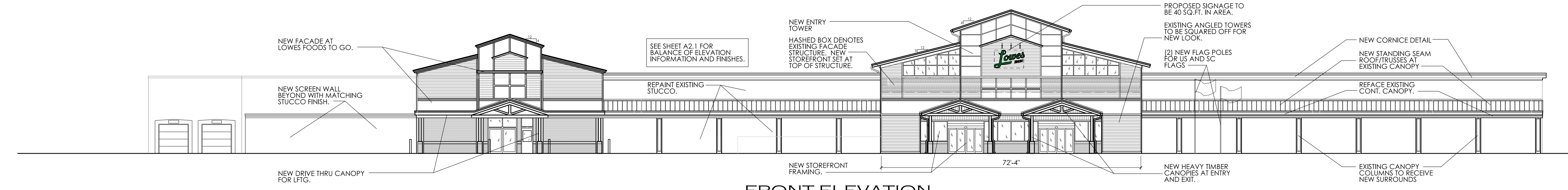




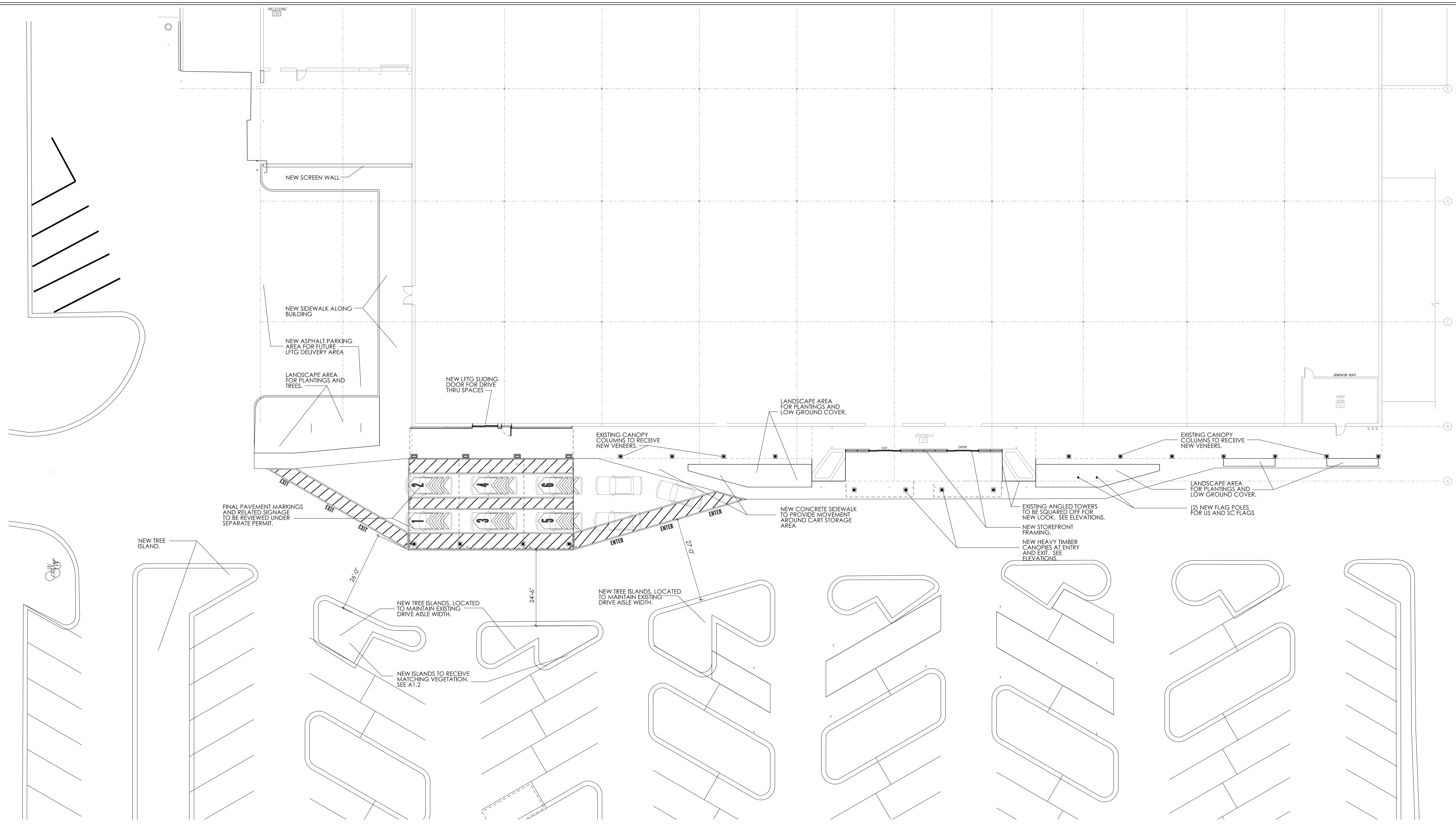
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A1.1 .3
LEFT ELEVATION
NEW WORK ELEVATION
 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



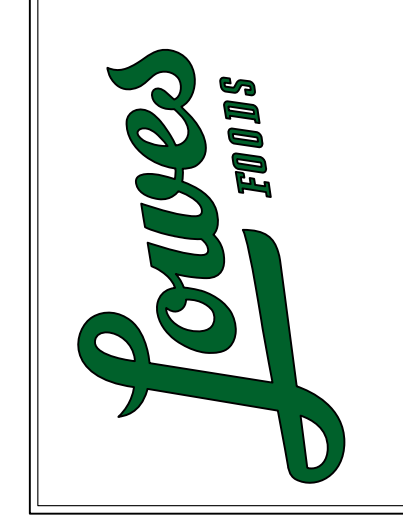
A1.1 .2
FRONT ELEVATION
NEW WORK ELEVATION
 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



A1.1 .1
ENLARGED PARKING
MODIFICATION - NEW WORK PLAN
 SCALE: 1/16" = 1'-0"

DATE	COMMENTS/REVISIONS	NO.
05/16/22	FIXTURE PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

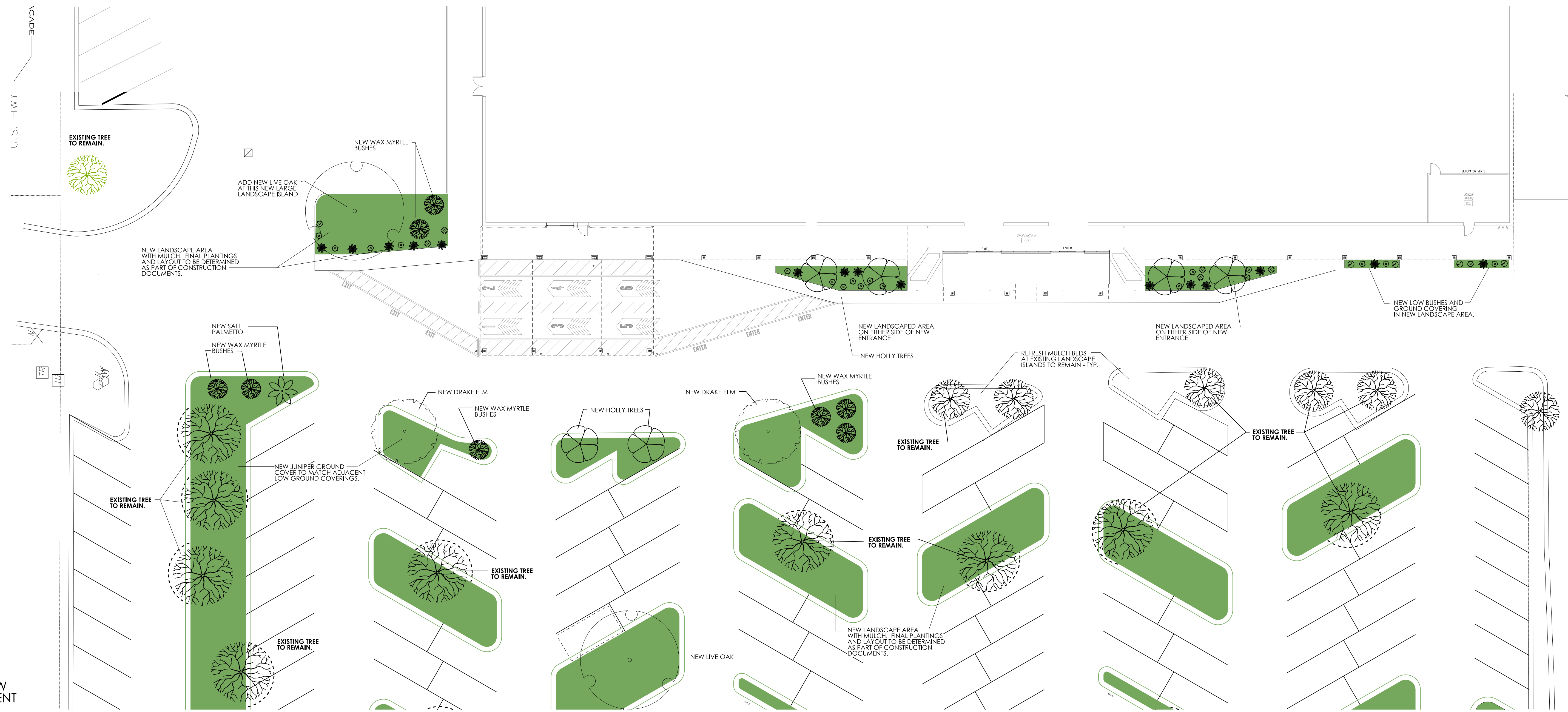
RENOVATION FOR
STORE #284 IN
HILTON HEAD
 Port Royal Plaza
 85 Matthews Drive
 Hilton Head, SC 29926



SEE SHEET A1.3 FOR
OVERALL SITE LANDSCAPE
PLAN SHOWING ENTIRE
PARKING LOT

NOTE: THIS IS A CONCEPT
LANDSCAPING PLAN.

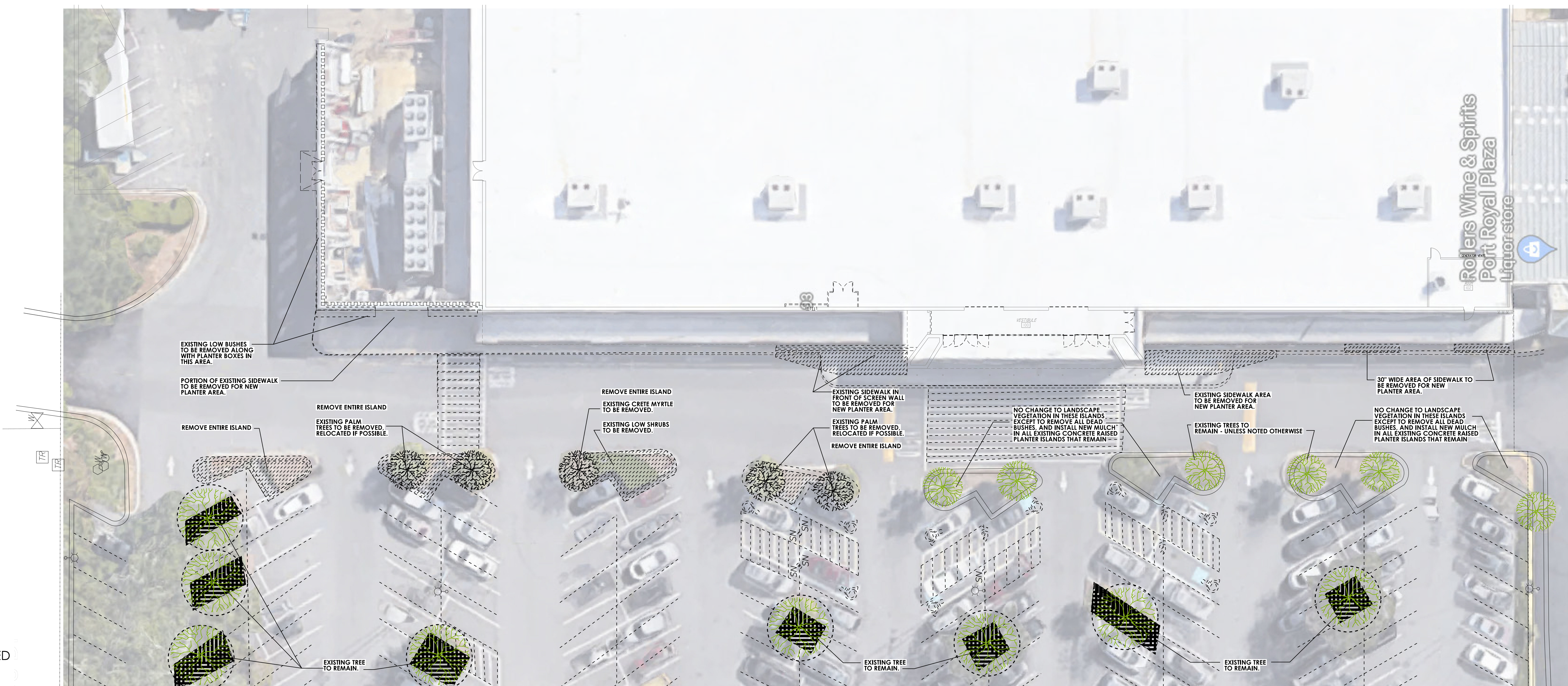
FINAL LANDSCAPING PLAN
TO BE SUBMITTED FOR REVIEW
DURING MINOR DEVELOPMENT
PLAN REVIEW



A1.2 NEW WORK LANDSCAPE PLAN
.2 PLAN, ROTATED 90 DEG FROM VICINITY MAP SCALE: 1/16" = 1'-0"

NOTE: ANY DECLINING
OR DISEASED TREES WILL
BE REMOVED ON THIS
PROPERTY

ANY EXISTING BRADFORD
PEAR TREES WILL BE REMOVED
WITHIN THE EXTENT OF THIS
PARKING FIELD



A1.2 DEMOLITION LANDSCAPE PLAN
.1 PLAN, ROTATED 90 DEG FROM VICINITY MAP SCALE: 1/16" = 1'-0"



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DATE	COMMENTS/REVISIONS	NO.
05/16/22	PERMITS PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

RENOVATION FOR
STORE #284 IN
HILTON HEAD
Port Royal Plaza
45 Matthews Drive
Hilton Head, SC 29926



A1.2
LOWES FOODS
ST. #284



NOTE: ANY DECLINING OR DISEASED TREES WILL BE REMOVED ON THIS PROPERTY

ANY EXISTING BRADFORD PEAR TREES WILL BE REMOVED WITHIN THE EXTENT OF THIS PARKING FIELD

NOTE: THIS IS A CONCEPT LANDSCAPING PLAN.

FINAL LANDSCAPING PLAN TO BE SUBMITTED FOR REVIEW DURING MINOR DEVELOPMENT PLAN REVIEW

A1.3 OVERALL NEW WORK LANDSCAPE PLAN SCALE: 1" = 20'-0"



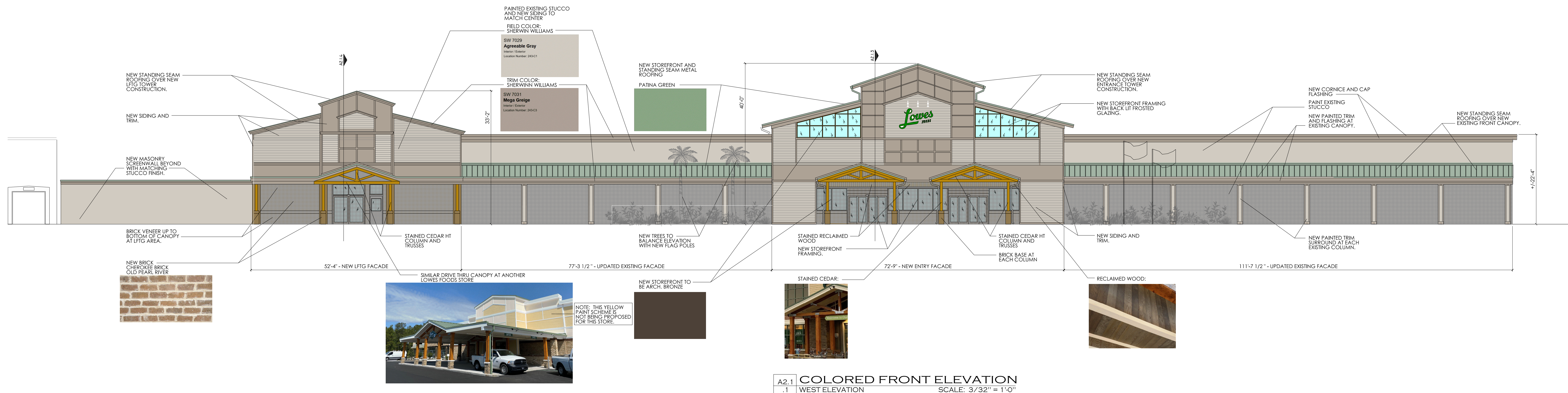
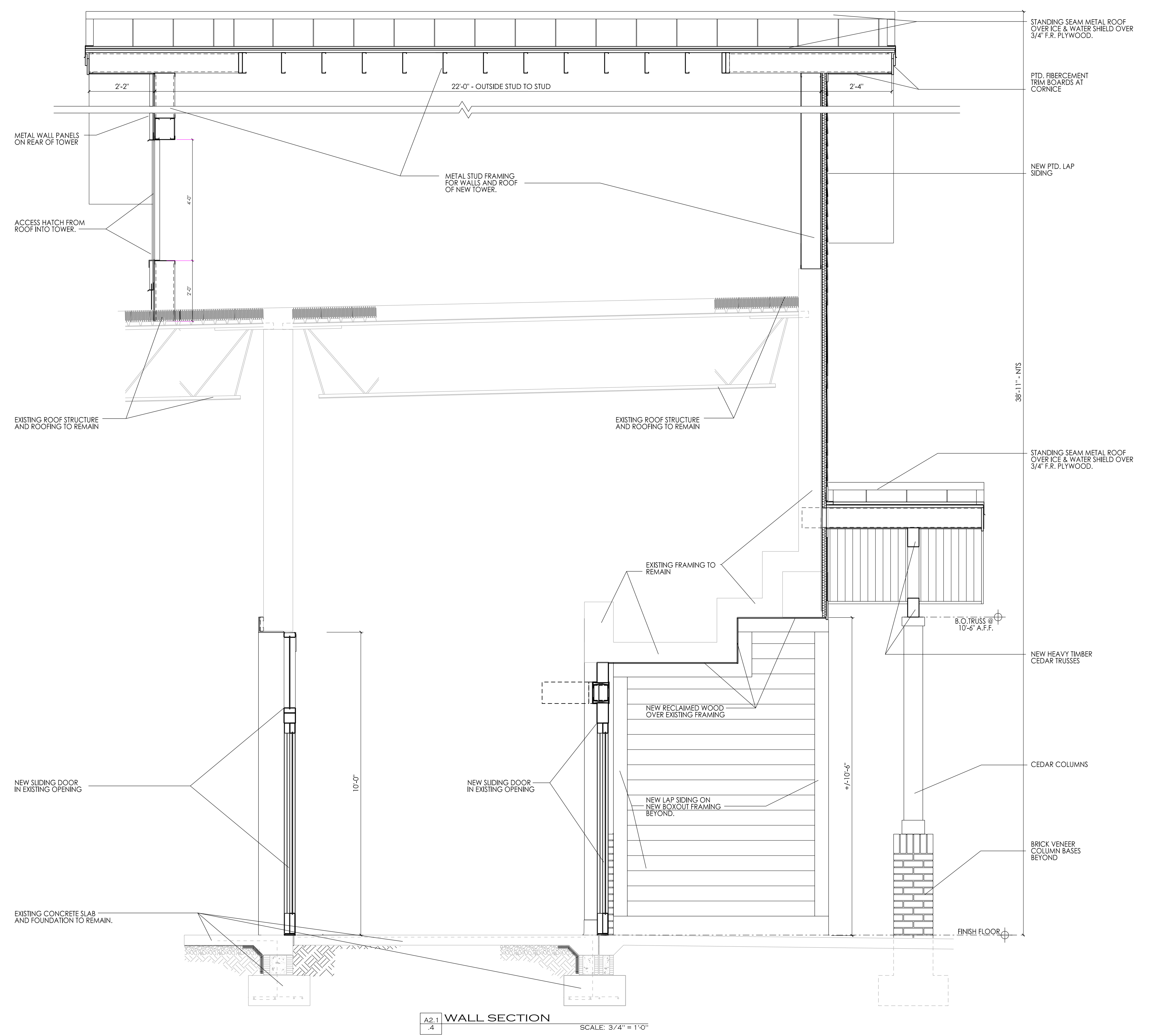
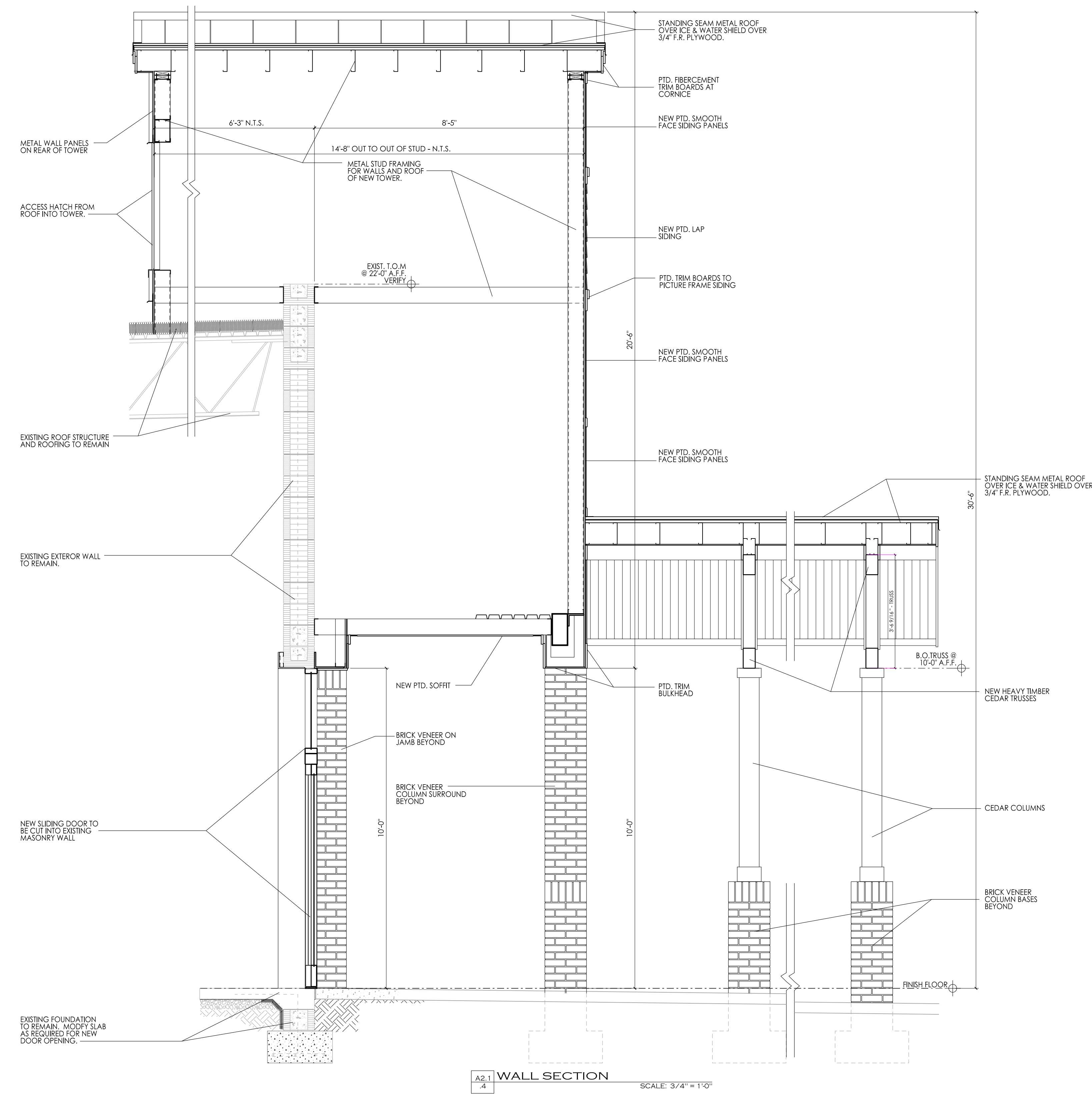
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DATE	COMMENTS/REVISIONS	NO.
05/16/22	FINAL PLAN APPROVED	
06/13/22	DRB SUBMITTED	
07/12/22	DRB SUBMITTED (2)	

RENOVATION FOR
**STORE #284 IN
 HILTON HEAD**
 Port Royal Plaza
 95 Matthews Drive
 Hilton Head, SC 29926



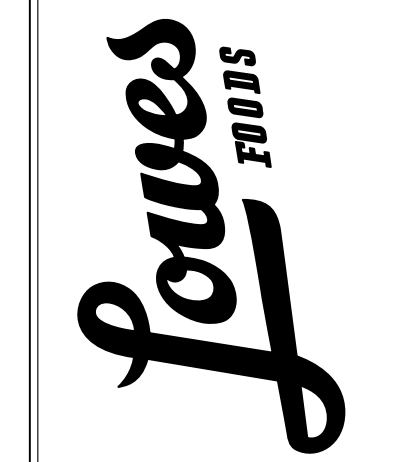
A1.3
 LOWES FOODS
 ST. #284



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NO.	DATE	COMMENTS/REVISIONS
1	05/16/22	FIXTURE PLAN APPROVED
2	06/13/22	DRB SUBMITTED
3	07/12/22	DRB SUBMITTED (2)

RENOVATION FOR
**STORE #284 IN
HILTON HEAD**
Port Royal Plaza
#5 Matthews Drive
Hilton Head, SC 29926



A2.1
LOWES FOODS
ST. #284

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: Lowes Foods

DRB#: DRB-001835-2022

DATE: 07/16/2022

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: For Staff review and approval:

1. Provide a specification for the traffic calming pedestrian crossing.
2. Add a canopy over the door on the north elevation.
3. Remove the flower boxes from the cart corral.
4. Add any non LMO compliant parking spaces to adjacent landscape island.
5. Provide a landscape plan that includes a planting schedule.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	What will the hatched "Traffic Calming Pedestrian Crossing" look like? Specify a pavement or painted marking. White would be preferred over yellow and a crosshatch (similar to Kroger) over a diagonal stripe.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide physical color board for review.
All facades shall have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add canopy over the door on the north elevation for architectural detail on that elevation. Detail to reference other canopies.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Remove the flower boxes from the cart corral.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All non LMO compliant parking spaces shall be included in adjacent landscape islands and planted.
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A final landscape plan needs to be submitted for review by the DRB. Staff suggest a Landscape Architect prepare the planting plan to address the following:</p> <ol style="list-style-type: none"> 1. Provide a tree protection and removal plan. All existing Live Oaks and Magnolias shall receive fertilization and mycor treatment. 2. Provide a plant schedule that lists species and sizes to meet LMO requirements. 3. The trees to the right and left of the front door should breakup the mass of the building. Specify number, species, and installation size that can do that. 4. The loading zone should be better screened. Add another tree and/or hedge to the landscape area between the loading zone and the parking lot. Review the existing screen along the property line with the new carwash in this area. 5. Add small trees to the long landscape island separating the parking lot from the rest of the shopping center.

MISC COMMENTS/QUESTIONS
1. This project requires a Minor Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.



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: Joe DePauw Company: PDG Architects
 Mailing Address: PO Box 5010 City: Hilton Head Island State: SC Zip: 29938
 Telephone: 843-785-5171 Fax: _____ E-mail: joe@pdg-architects.com
 Project Name: Chaplin Townhomes Project Address: 592 William Hilton Parkway
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 6 2 1 0 0 0 0
 Zoning District: MF - Marshfront 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:
 _____ Concept Approval – Proposed Development _____ Alteration/Addition
X Final Approval – Proposed Development _____ 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.

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

6-8-22

DATE

July 12, 2022

Town of Hilton Head Island
c/o Chris Darnell, PLA
Community Development Department
One Town Center Court
Hilton Head Island SC 29928



re: Chaplin Townhomes
592 William Hilton Parkway
R511 008 000 0621 0000

Mr. Darnell,

Please find the attached documents which comprise our Final DRB Review submission of the Chaplin Townhomes. Please note that the color and materials board will be the same as the one we submitted for conceptual review. We are providing the following comments on the conditions given with that approval:

1. Provide a survey with the Final submission.
 - a. An updated survey updated to the current FIRMs and with tree driplines has been included in the drawing set.
2. Verify actual tree canopy driplines.
 - a. The canopy driplines have been surveyed and included in the drawings.
3. The left façade shall get equal detailing to the other building facades.
 - a. We have added shutters to the left elevation to add further interest to this façade. This provides a consistent application of shutters on individual windows around the structure to comply with the Town Design Guide's requirement that "Details should be consistent with the design concept for the entire structure" and "Clean, simple, appropriate details are desirable while excessive ornamentation is to be avoided".
4. Study pedestrian circulation.
 - a. We have studied pedestrian circulation in conjunction with the drip lines and revised the plans accordingly.

Project Narrative

We are proposing the development of a multi-family triplex on a mixed-use development. The land is a generational property and is being developed for the future generations. The project includes construction of a pool area to be shared by tenants. The design was developed using a repeating pattern of 3-story main masses separated by 2-story intermediate separating elements to avoid a long unbroken facade. Primary materials are stucco, lap siding and asphalt shingles accented with shutters and trim elements. Colors have been selected to accentuate these elements and to be nature blending.



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD (DRB) – NOTICE OF ACTION**

PROJECT NAME: Chaplin Townhomes

PROJECT #: DRB 001557-2022

PROJECT ADDRESS: 592 William Hilton Parkway

CATEGORY: Conceptual

ACTION DATE: 06/28/2022

NOTICE DATE: 01/01/2022

APPLICANT/AGENT: Joe Depauw

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. Provide a survey with the Final submission.
2. Verify actual tree canopy driplines.
3. The left façade shall get equal detailing to the other building facades.
4. Study pedestrian circulation.

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

From: [Darnell Chris](#)
To: [Joe DePauw](#)
Cc: [Farrar, Shea](#)
Subject: DRB 001557-2022 Chaplin Townhomes DRB NOA and Design Team Comments.
Date: Friday, July 01, 2022 11:06:00 AM
Attachments: [DRB-001557-2022 Chaplin Townhomes NOA.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Attached is the Conceptual DRB approval. Please note the conditions of the approval.

Additionally, in an effort to support the best design solutions, this project was reviewed by Staff and the following regulatory and design comments should be addressed prior before moving forward with this project:

1. The proposed development will exceed the ADT's allowed for the existing access easement off William Hilton Parkway. You will need to acquire property/coordinate with the adjacent property owner, to plat out a right-of-way, at least up until the drive aisle turns into the development. It can remain an access easement beyond that point.
2. BZA approval is required for remove of any significant or specimen trees. You should visually inspect all significant and specimen trees to confirm their health. If a tree is a "hazard", Staff may be able to approve its removal without BZA review.
3. There can be not construction within 15' of the trunk of a specimen tree. It appears the pool deck and sidewalk are too close to the specimen Live Oak. Consider rotating the pool 90 degrees.
4. Provide an updated Tree and Topo Survey in the correct datum.
5. Please provide an accurate dripline for Specimen and Significant trees.
6. It appears the front left corner of the building is over the setback line.
7. It appears you will need to provide 2' of fill to meet flood zone requirements.
8. Please make sure all roads are 24' wide at buildings to allow for Fire Truck setup.
9. It appears you will need a fire hydrant.
10. The location of the utility yard with the HVAC units impedes firefighter access around to the back of the building. No part of the building can be more than 150' from fire truck access. If this cannot be achieved, the building will need to have sprinklers.
11. The townhouse form seems out of place in this neighborhood. Consider a triplex form or single family detached that would be more in keeping with the architecture of the neighborhood and the development.
12. The location of the site for the commercial building is far from the vehicular access to the site. Staff recommends flipping the commercial building and parking so the commercial building is close to the access off William Hilton Parkway.

If you have any questions do not hesitate to contact me.

Chris Darnell, PLA

URBAN DESIGNER

Office: (843) 341-4676

Mobile: (843) 816-1606



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29910

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Home Decor Furniture Wall Decor Small Kitchen Appliances Kitchenware & Tableware Bedding & Bath **Lighting** Window Treatments Shop By Room

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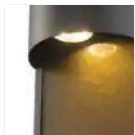
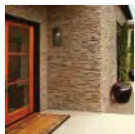
Internet #304242210 Model #44227 Store SKU #1002957842

141

Globe Electric

Sutherland 1-Light Bronze Outdoor Integrated LED Wall Lantern Sconce

★★★★★ (12) Questions & Answers (3)



Hover Image to Zoom

\$34⁷¹

How to Get It

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Ship to Store



Ship to Home



Scheduled Delivery

Live Chat

Feedback

FIXTURE TYPE "A"

Details

Actual Color Temperature (K)	2700
Color Rendering Index (CRI)	80
Color Temperature	Warm White
Compatible Bulb Type	Incandescent,LED
Exterior Lighting Product Type	Outdoor Sconces
Fixture Color/Finish	Bronze
Fixture Material	Metal
Glass/Lens Type	Water Glass
Included	Hardware Included
Light Bulb Type Included	Integrated LED
Light Direction	Down
Lumens	720
Number of Lights	1 Light
Outdoor Lighting Features	Water Resistant
Package Quantity	1
Power Type	Hardwired
Product Size	Medium
Product Weight (lb.)	3.9 lb
Returnable	90-Day
Sconce Type	Wall Lantern
Voltage Type	Line Voltage
Watt Equivalence	8.5

Warranty / Certifications

Certifications and Listings	No Certifications or Listings
Manufacturer Warranty	No Warranty

[How can we improve our product information? Provide feedback.](#)

Product Overview

Bring a subtle sophistication to your outside space with Globe Electric's Sutherland Integrated LED Outdoor Wall Sconce. The integrated LED will last for 50,000-hour, when used for 3-hour a day and will save you money and work. No need to replace your fixtures for years to come. The 2700K temperature provides a

Additional Resources

From the Manufacturer

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web



FIXTURE TYPE "A"



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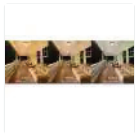
Home / Lighting / Outdoor Lighting / Outdoor Ceiling Lights / Outdoor Flush Mount Lights

Internet #303469832 Model #54471201 Store SKU #1002857333 Store SO SKU #1002716743

1.4k

Hampton Bay
11 in. 1-Light Round Black LED Indoor Outdoor Flush Mount
Porch Ceiling Light 830 Lumens 3 Color Temp Changes Wet Rated

★★★★★ (269) Questions & Answers (22)



830 Lumens
12.5 Watt
120-277V



Weather Resistant

WARM WHITE (2700K)
SOFT WHITE (3000K)
BRIGHT WHITE (4000K)



Hover Image to Zoom

\$54⁹⁷

Hilton Head Store

✓ 5 in stock Aisle 30, Bay 015 [Text to Me](#)

Feedback

FIXTURE TYPE "B"

Product Depth (in.)	10.4 in
Product Height (in.)	3.7 in
Product Width (in.)	10.4 in

Details

Actual Color Temperature (K)	3000
Color Rendering Index (CRI)	80
Color Temperature	Soft White
Compatible Bulb Type	Integrated LED
Exterior Lighting Product Type	Flush Mounted
Fixture Color/Finish	Black
Fixture Material	Aluminum
Glass/Lens Type	Frosted
Included	Hardware Included
Light Bulb Type Included	Integrated LED
Lumens	830
Mount Type	Flushmount
Number of Lights	1 Light
Outdoor Lighting Features	Color Changing, Weather Resistant
Power Type	Hardwired
Product Size	Medium
Product Weight (lb.)	1.76 lb
Returnable	90-Day
Style	Transitional
Voltage Type	Line Voltage
Watt Equivalence	60

Warranty / Certifications

Manufacturer Warranty	5 years
-----------------------	---------

How can we improve our product information? [Provide feedback.](#)

[Product Overview](#)

HAMPTON BAY®

Feedback

FIXTURE TYPE "B"



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Home Decor Furniture Wall Decor Small Kitchen Appliances Kitchenware & Tableware Bedding & Bath **Lighting** Window Treatments Shop By Room

Home / Lighting / Ceiling Fans / Ceiling Fans With Lights

Internet #307638781 Model #59214 Store SKU #1003939583

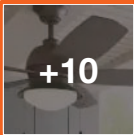
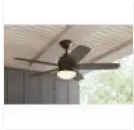
Top Rated

2.2k

Home Decorators Collection

Ackerly 52 in. Integrated LED Indoor/Outdoor Bronze Ceiling Fan with Light Kit

★★★★★ (708) ▾ Questions & Answers (254)



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\$138⁰⁰

Buy a Ceiling Fan and get 5% off an accessory to complete your project



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Apply for a Home Depot Consumer Card

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FIXTURE TYPE "C"



5%

Buy One,



Control Type Included

Ceiling Fan Only

[See Similar Items](#)

Mounting Type

Angled Mount

Downrod Mount

Dimensions

Assembled Depth (in.)	52 in
Assembled Height (in.)	18.2 in
Assembled Width (in.)	52 in
Ceiling Fan Width (in.)	52
Downrod Length (in.)	6
Fan Blade Length (In.)	23.62
Fan Blade Span (in.)	52
Fan Blade Width (In.)	6.14

Details

Airflow (CFM)	4638
Blade Color	Weathered wood;Espresso
Blade Color Family	Dark Brown,Medium Brown
Ceiling Fan Size	Medium
Ceiling Fan Type	Basic
Color Family	Bronze
Color Temperature	Soft White
Commercial/Residential	Residential
Compatible Bulb Type	Integrated LED
Control Type	Ceiling Fan Only
Damp/Wet Rating	Damp Rated
Fan Blade Material	Plywood
Features	AC Motor,Easy Install,Reversible Blades,Reversible Motor
Fixture Color Family	Bronze
Fixture Color/Finish	Bronze
Included	Angle Mount Hardware,Downrod Included,Hardware

 Live Chat

 Feedback

FIXTURE TYPE "C"

Included,Light Kit Included,Mounting Hardware Included

Indoor/Outdoor	Indoor,Outdoor
Light Bulb Type Included	Integrated LED
Light Type	Integrated
Motor Speed (RPM)	155
Mounting Type	Angled Mount,Downrod Mount
Number of Blades	5 Blades
Number of Lights	1 Light
Number of Speeds	3
Product Weight (lb.)	18.74
Recommended Room Size	Large Room
Returnable	90-Day
Style	Classic
Watt Equivalence	120

Warranty / Certifications

Certifications and Listings	EPA Approved,EPA Approved
Manufacturer Warranty	Limited Lifetime Warranty

How can we improve our product information? Provide feedback.

Live Chat

Feedback

FIXTURE TYPE "C"

SHINGLE ROOF

WEATHERED WOOD
GAF TIMBERLINE HDZ



TRIM

SW 6202 CAST IRON
SHERWIN WILLIAMS



WINDOWS

BRONZE
SIERRA PACIFIC



LAP SIDING

SW 9131 CORNWALL SLATE
SHERWIN WILLIAMS



SW 9131
Cornwall Slate

SHUTTERS

SW 7048 URBANE BRONZE
SHERWIN WILLIAMS



STUCCO VENEER

PWETER 10403
PAREX



Proposed Exterior Materials & Colors

CHAPLIN TOWNHOMES

592 William Hilton Parkway, Hilton Head Island, SC 29928

6/8/2022



parkerdesigngrouparchitects
143 7th ST POST OFFICE BOX 300 HORTONHEAD ISLAND SC 29928



THIS ELEVATION IS NOT FOR CONSTRUCTION REFERENCE

CHAPLIN TOWNHOMES

592 William Hilton Parkway, Hilton Head Island, SC 29928

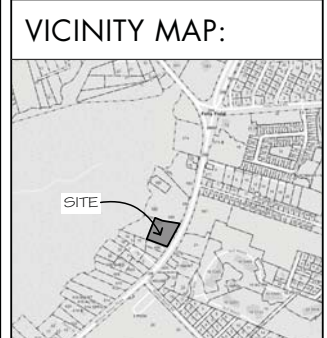
INDEX OF DRAWINGS:	
TITLE & CODE SUMMARY	•
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LS00 PLANTING PLAN	•
LG00 SITE DETAILS	•
ARCHITECTURE	•
A101 FIRST FLOOR PLAN	•
A102 SECOND FLOOR PLAN	•
A103 THIRD FLOOR PLAN	•
A104 ROOF PLAN	•
A201 ELEVATIONS	•
A202 ELEVATIONS	•
A301 BUILDING SECTIONS	•
A401 WALL SECTIONS	•

PROJECT TEAM:

ARCHITECT:
PARKER DESIGN GROUP ARCHITECTS
PO BOX 5010
HILTON HEAD ISLAND, SC 29938
(843) 785-5171

LAND PLANNING:
WITMER JONES KEEFER, LTD.
23 PROMENADE ST.
SUITE 201
BLUFFTON, SC 29910
(843) 757-7411

CIVIL ENGINEERING:
KEY ENGINEERING
PO BOX 25669
BLUFFTON, SC 29910
(843) 227-3031



CODE SUMMARY:

BUILDING CODES
INTERNATIONAL RESIDENTIAL CODE: 2018
INTERNATIONAL FIRE CODE: 2018
INTERNATIONAL FUEL GAS CODE: 2018
INTERNATIONAL ENERGY CONSERVATION CODE: 2009
NATIONAL ELECTRICAL CODE: 2017 (NFPA 70)
(ALL CODES WITH SC MODIFICATIONS)

ALLOWABLE HEIGHT & AREA
(PER IBC TABLES 504.3, 504.4, & 506.2)

	ALLOWABLE	ACTUAL
HEIGHT:	60 FT.	3 STORIES
STORIES:	3 STORIES	3 STORIES
AREA:	11,000 SQ. FT.	11,010 SQ. FT.

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

IBC TABLE	TYPE	REQUIREMENT
601	B	PRIMARY STRUCTURAL FRAME
	0	BEARING WALLS
	0	EXTERIOR NON-BEARING WALL & PARTITIONS
	0	INTERIOR NON-BEARING WALL & PARTITIONS
	0	EXTERIOR FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS
	0	INTERIOR FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS
	0	ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS

DESCRIPTION OF WORK:
CONSTRUCTION OF A TRI-PLEX TOWNHOME BUILDING.

CONSTRUCTION:
CONSTRUCTION IS A CONCRETE SLAB-ON-GRADE WITH WOOD BEARING WALL CONSTRUCTION, WOOD-FRAMED FLOOR SYSTEM & ROOF STUCCO AND CEMENT BOARD SIDING WITH ASPHALT SHINGLES.

OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)
CONSTRUCTION: TYPE V-B
SPRINKLERED/NO: AUTO-SPRINKLER SYSTEM PROVIDED IBC 903.3.1.1 (NFPA 13)

FIRE PARTITIONS BETWEEN DWELLING UNITS:
PER IBC 708.3, EXCEPTION 2: DWELLING UNIT SEPARATIONS IN BUILDINGS OF TYPE V-B CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

BUILDING AREA:
CONDITIONED UNIT:
FIRST FLOOR: 690 SQ. FT.
SECOND FLOOR: 1,150 SQ. FT.
THIRD FLOOR: 900 SQ. FT.
TOTAL UNIT: 2,720 SQ. FT.

UN-CONDITIONED UNIT:
FIRST FLOOR: 700 SQ. FT.
SECOND FLOOR: 250 SQ. FT.
TOTAL UNIT: 950 SQ. FT.

ENTIRE STRUCTURE (3 UNITS):
CONDITIONED AREA: 8,160 SQ. FT.
UN-CONDITIONED AREA: 2,850 SQ. FT.
TOTAL FLOOR AREA: 11,010 SQ. FT.

TRAVEL DISTANCE
EXIT ACCESS DESIGN REQUIREMENTS PER ASSEMBLY (A-2), SPRINKLERED

	ALLOWABLE	ACTUAL
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	250'-0"	
MAX. OCC. LOAD OF SPACE W/ SINGLE EXIT (IBC 1006.2.1):	20	
MAX. COMMON PATH OF EGRESS (IBC 1006.2.1):	125'-0"	
DEAD END CORRIDOR (IBC 1020.4):	50'-0"	

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

IBC TABLE	SPRINKLERED		
	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
803.13	C	C	C

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450



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592 William Hilton Parkway
Hilton Head Island, SC 29928

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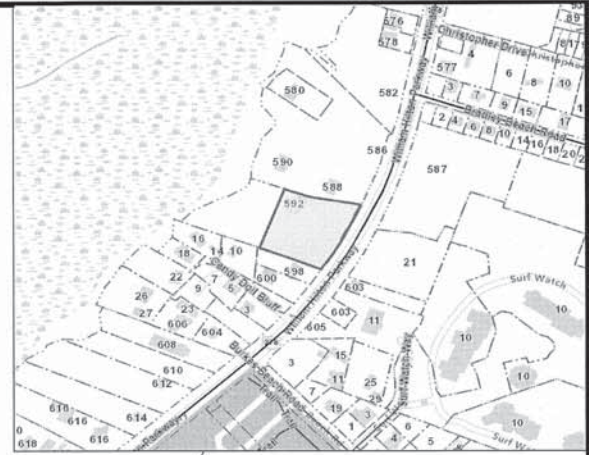
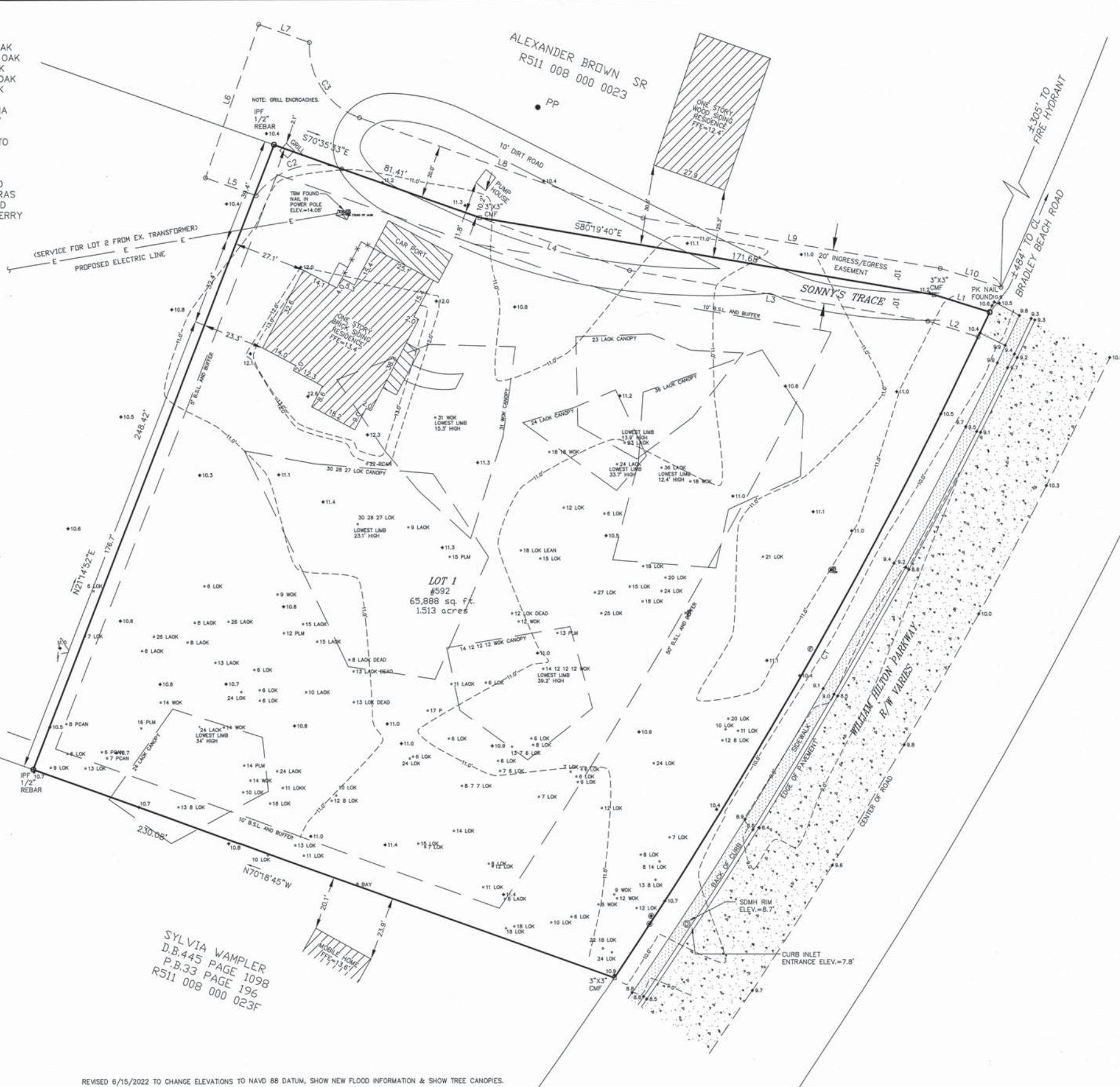
REVISIONS

PROJECT CONTACT
JD
DATE OF ISSUE
7/12/2022
JOB NO.
2210
SHEET

COVER SHEET
CO

- LEGEND**
- CMS - CONCRETE MONUMENT SET
 - ◻ CMF - CONCRETE MONUMENT FOUND
 - IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊙ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - ELECTRIC BOX
 - ⊙ - SPOT ELEVATION SHOTS
 - - - CONTOUR LINES
 - ⊗ XFMR - TRANSFORMER
 - ⊗ - WATER LATERAL
 - ⊗ - WATER METER
 - ⊗ - IRRIGATION CONTROL VALVE
 - ⊗ - FIRE HYDRANT
 - ⊗ - GRATE INLET
 - ⊗ - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - ⊙ - GUY LINE
 - ⊙ - LIGHT POLE
 - ⊙ - STORM DRAIN MANHOLE
 - ⊙ - FIBEROPTICS MANHOLE

- TREE LEGEND**
- WHIOK - WHITE OAK
 - LAOK - LAUREL OAK
 - LLOK - LIVE OAK
 - WOK - WATER OAK
 - ROK - RED OAK
 - PCAN - PECAN
 - MAG - MAGNOLIA
 - HIC - HICKORY
 - MPL - MAPLE
 - PLM - PALMETTO
 - CHY - CHERRY
 - HLY - HOLLY
 - CDR - CEDAR
 - RDB - RED BUD
 - SAS - SASSAFRAS
 - DOG - DOGWOOD
 - SB - SUGARBERRY
 - P - PINE
 - G - GUM
 - B - BAY

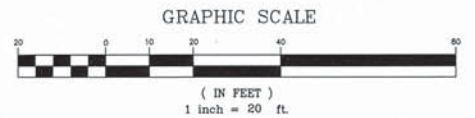


LINE TABLE

LINE	LENGTH	BEARING
L1	21.66	S72°45'15"E
L2	19.57	S72°45'15"E
L3	112.73	S80°19'40"E
L4	59.14	S70°35'33"E
L5	20.00	S70°35'33"E
L6	60.00	S19°24'27"W
L7	20.00	S70°35'33"E
L8	112.02	S70°35'33"E
L9	112.35	S80°19'40"E
L10	23.70	S72°45'15"E

CURVE TABLE

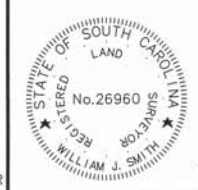
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	284.00	1864.96	283.73	N29°35'25"E	8°43'31"
C2	35.87	28.00	33.47	S72°42'30"W	73°23'54"
C3	35.87	28.00	33.47	S33°53'36"E	73°23'54"



REVISED 6/15/2022 TO CHANGE ELEVATIONS TO NAVD 88 DATUM, SHOW NEW FLOOD INFORMATION & SHOW TREE CANOPIES.

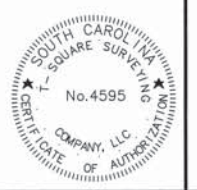


T SQUARE SURVEYING
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 139 Burnt Church Road
 Bluffton, S.C. 29910
 tsquare@hargray.com
 Phone 843-757-2650 Fax 843-757-5758



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

William J. Smith
 WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

GERALD BURKE

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 1 THE LAND OF NANCY LOADHOLT SUBDIVISION, OLD CHAPLIN PLANTATION AREA, TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 510, MAP 8, PARCEL 621

Notes:

1. According To FEMA Flood Insurance Rate Map # 45012C0454G This Lot Appears To Lie In A Federal Flood Plain Zone X SHARED, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plats:
 PLAT BOOK 128 AT PAGE 181

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: AUGUST 5, 2020

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
6	NYSS	Nyssa sylvatica	Black Gum	12'-14'	5'-6'	Cont.	3"	Full
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	6'-8'	Cont.	-	Refoliated, See plan for heights
15	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
11	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
24	ILES	Ilex x attenuata 'Savannah'	Savannah Holly	6'-7'	3'-4'	15 gal.	-	Full
19	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
40	ILLP	Illicium parviflorum	Yellow Anise	30'-36'	24'-30'	7 gal.	-	Full
13	PODM	Podocarpus macrophyllus	Podocarpus	36'-42'	24'-30'	15 gal.	-	Full
45	PODP	Podocarpus macrophyllus 'Pirngles Dwarf'	Dwarf Podocarpus	18'-24'	16'-20'	7 gal.	-	Full
46	SERR	Serenoa repens	Saw Palmetto	24'-30'	24'-30'	15 gal.	-	Full
24	VIBD	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	24'-30'	24'-30'	7 gal.	-	Full
30	VIBO	Viburnum odoratissimum	Sweet Viburnum	30'-36'	24'-30'	7 gal.	-	Full
GROUND COVERS, VINES & PERENNIALS								
150	LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana	8'-12"	8'-12"	1 gal.	18" O.C.	Yellow Flowers, Full
46	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full

SITE COVERAGE TABLE	
TOTAL IMPERVIOUS (SF)	19,877
OPEN SPACE (SF)	46,011

BUFFER SUMMARY							
BUFFER SECTION	OVERSTORY REQUIRED	EXISTING OVERSTORY	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
WILLIAM HILTON PARKWAY BUFFER (TYPE E - OPTION 2, 35' WIDE)							
SEC. 1 (100 LF)	5	15	0	7	7	25	25
SEC. 2 (100 LF)	5	1	4	7	7	25	25
SEC. 3 (55 LF)	3	0	3	4	4	14	14
NORTH PROPERTY LINE BUFFER (TYPE A - OPTION 2, 10' WIDE)							
SEC. 1 (55 LF)	1	0	1	2	2	6	6
SEC. 2 (40 LF)	1	0	1	2	2	4	4
SEC. 3 (105 LF)	2	0	2	4	4	11	11
WEST PROPERTY LINE BUFFER (TYPE B - OPTION 2, 15' WIDE)							
SEC. 1 (100 LF)	4	0	4	8	8	12	12
SEC. 2 (100 LF)	4	1	3	8	8	12	12
SEC. 3 (40 LF)	2	1	1	3	3	5	5
SOUTH PROPERTY LINE BUFFER (TYPE A - OPTION 2, 10' WIDE)							
SEC. 1 (100 LF)	2	3	0	4	4	10	10
SEC. 2 (100 LF)	2	4	0	4	3 + 1 EX.	10	10
SEC. 3 (30 LF)	1	2	0	1	1	3	3

*SECTIONS START COUNTER CLOCKWISE FROM SOUTHEASTERN CORNER OF PROPERTY.

TREE MITIGATION REQUIREMENTS:

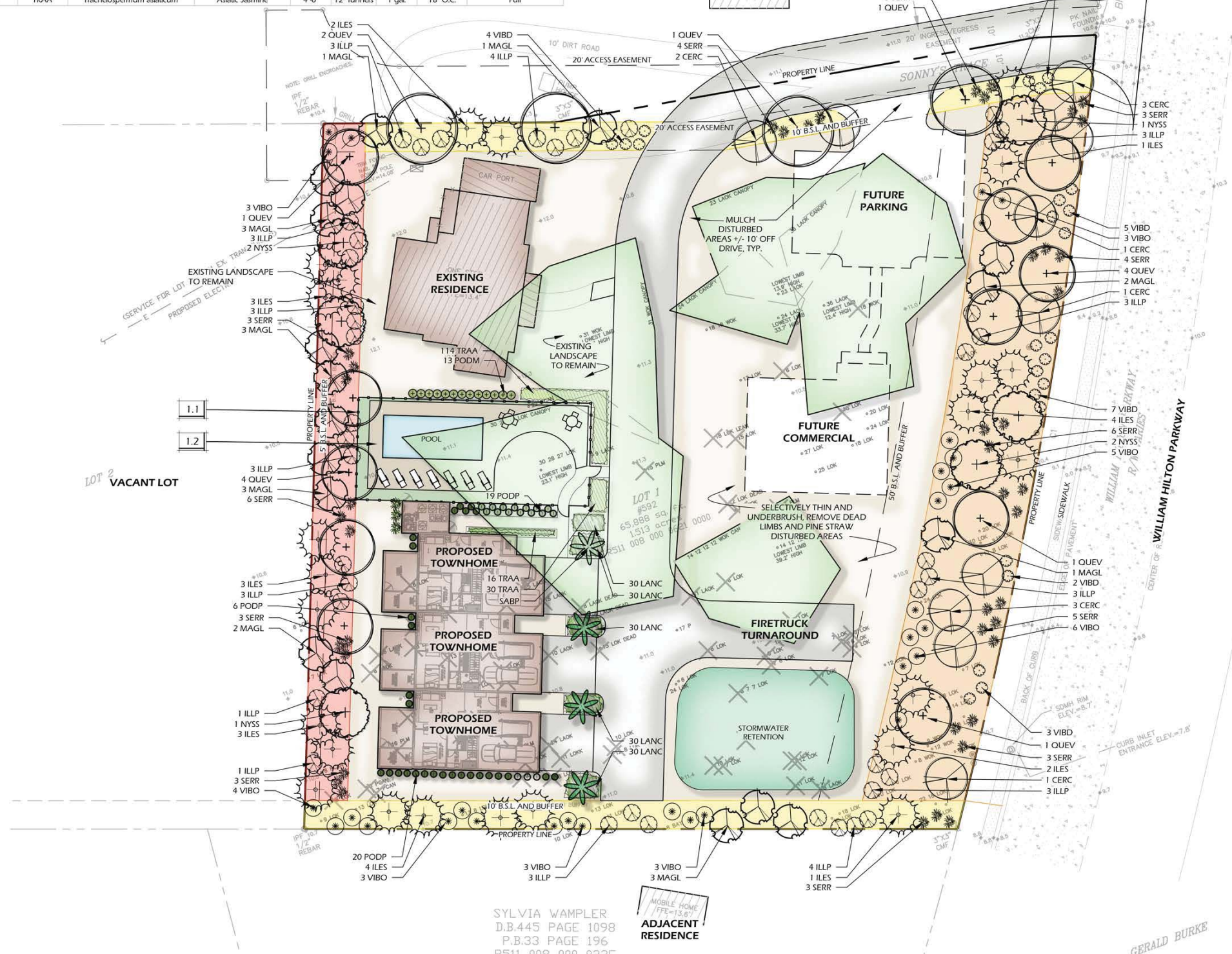
TOTAL SITE AREA	1.5 AC.
MAX IMPERVIOUS AREA (60%)	0.9 AC.
PERVIOUS AREA REMAINING	0.6 AC.
(900 ACI PER ACRE)	540 ACI MINIMUM

Species Abbrev.	Post-Development ACI						
	CAT. I		CAT. II		CAT. III		
	LO	LA	PCN	WOK	PLM	PN	
Galiper Inches	6	9	8	8		17	
	6		22	9			
	7			12			
	8			36			
	9			36			
	10						
	11						
	11						
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	24						
	25						
	27						
	28						
	30						
	40						
	40						
	85						
Species Totals	732	9	30	132	0	0	
Subtotals	CAT. I	741			CAT. II	162	
Tree Value Factor						0.75	
Category ACI		741			121.5	8.5	
						TOTAL ACI	871

NO MITIGATION REQUIRED

SITE DETAIL SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		ALUMINUM FENCE	2/L600
1.2		OLD WORLD TABBY POOL DECK	1/L600

NOTE: SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.



Winters Jones-Keefe Ltd.
 landscape architecture
 land planning
 www.wjkltd.com
 28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | Ph. 843.297.7411

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 THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS FOR
CHAPLIN TOWNHOMES
 MIXED-USE
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAY 05, 2022
 PROJECT NO.: 20121.01
 DRAWN BY: CK
 CHECKED BY: BW

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

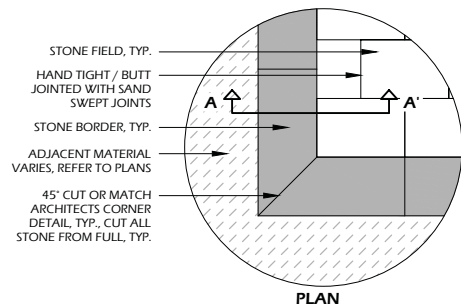
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PLANTING PLAN

DRAWING NUMBER
L500

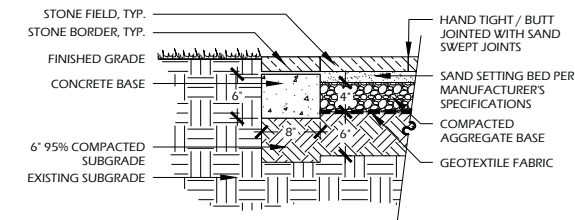
SYLVIA WAMPLER
 D.B.445 PAGE 1098
 P.B.33 PAGE 196
 R511 008 000 023F

ADJACENT RESIDENCE
 FFE=11.4'

GERALD BURKE



PLAN



SECTION A-A'

PAVER SUPPLIER INFORMATION:

ARTISTIC PAVERS
120 N.E. 179TH STREET
NORTH MIAMI BEACH, FL. 33162
PHONE: (305) 653-7283
WEB: WWW.ARTISTICPAVERS.COM

PAVER: STEPLOCK PAVER, 24"X24"X1-5/8"
SHELLOCK ATLANTIC SERIES, IVORY COLOR
BORDER: STEPLOCK BORDER PAVER,
4"X8"X1-5/8" SHELLOCK ATLANTIC SERIES, IVORY
COLOR
COPING: BY POOL CONTRACTOR
PATTERN: DIAGONAL (REFER TO PLAN, SHEET
L100, FOR DIRECTION) WITH SINGLE HEADER
BORDER
JOINTS: 3/8" MAX. CONCAVE FINISH, COLOR TO
MATCH PAVER

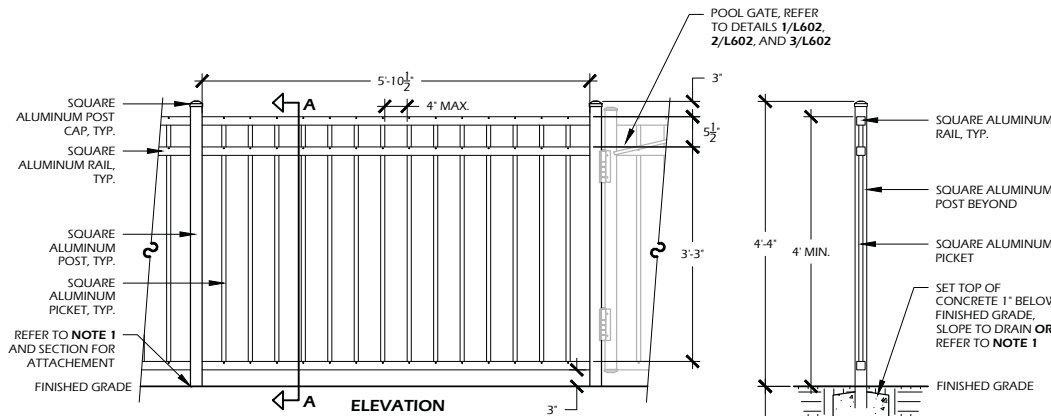
OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS,
CONTINUOUS POUR, BASE SHALL NOT PASS
STONE BORDER EDGE
GEOTEXTILE FABRIC: TYPAR 3401 OR
APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD
PROCTOR

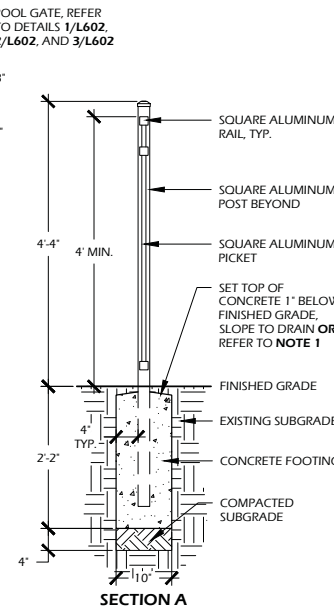
NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS
SLOPE ON ALL PAVED SURFACES FOR
POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L2) FOR
WIDTHS OF WALK AND LOCATION OF
STONE BORDERS.
3. CONTRACTOR SHALL COORDINATE
BORDERS AND PATTERN WITH OWNER'S
REPRESENTATIVE PRIOR TO
CONSTRUCTION.

1 // L600 OLD WORLD TABBY POOL DECK
SCALE: 1" = 1'-0"



ELEVATION



SECTION A

2 // L600 ALUMINUM FENCE
SCALE: 3/4" = 1'-0"

FENCE MANUFACTURER INFORMATION:

MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD,
PHILADELPHIA, PA. 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: COMMERCIAL GRADE FENCE,
REGENCY WINDSOR, 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD
PROCTOR

NOTES:

1. IF FENCE POST(S) LAND ON POOL
DECK OR CONCRETE WALK, POST(S)
SHALL BE SURFACE MOUNTED PER
MANUFACTURER'S SPEC. REFER TO
PLAN SHEETS L100 AND L101 FOR
LOCATIONS. CONTRACTOR SHALL
PROVIDE SHOP DRAWINGS OF
SURFACE MOUNTING ATTACHMENTS
FOR APPROVAL BY LANDSCAPE
ARCHITECT AND/OR
OWNER/OWNER'S REPRESENTATIVE.
2. INSTALLATION TO BE COMPLETED
PER MANUFACTURER'S
SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL
DIMENSIONS PRIOR TO
CONSTRUCTION. REPORT ANY
DISCREPANCIES TO OWNER, OWNER'S
REPRESENTATIVE OR LANDSCAPE
ARCHITECT.
4. CONTRACTOR SHALL PROVIDE
COLOR SAMPLES PRIOR TO
CONSTRUCTION FOR APPROVAL BY
OWNER OR LANDSCAPE ARCHITECT.

SITE DEVELOPMENT PLANS
FOR

CHAPLIN TOWNHOMES

MIXED-USE

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAY 05, 2022
PROJECT NO.: 20121.01
DRAWN BY: CK
CHECKED BY: BW

PRELIMINARY
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CONSTRUCTION

REVISIONS:

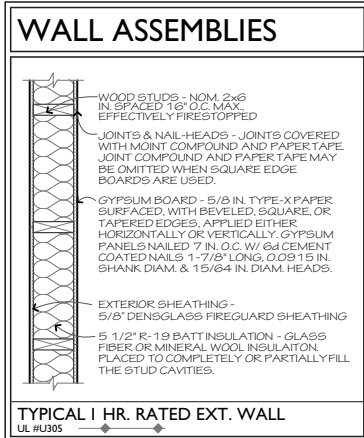
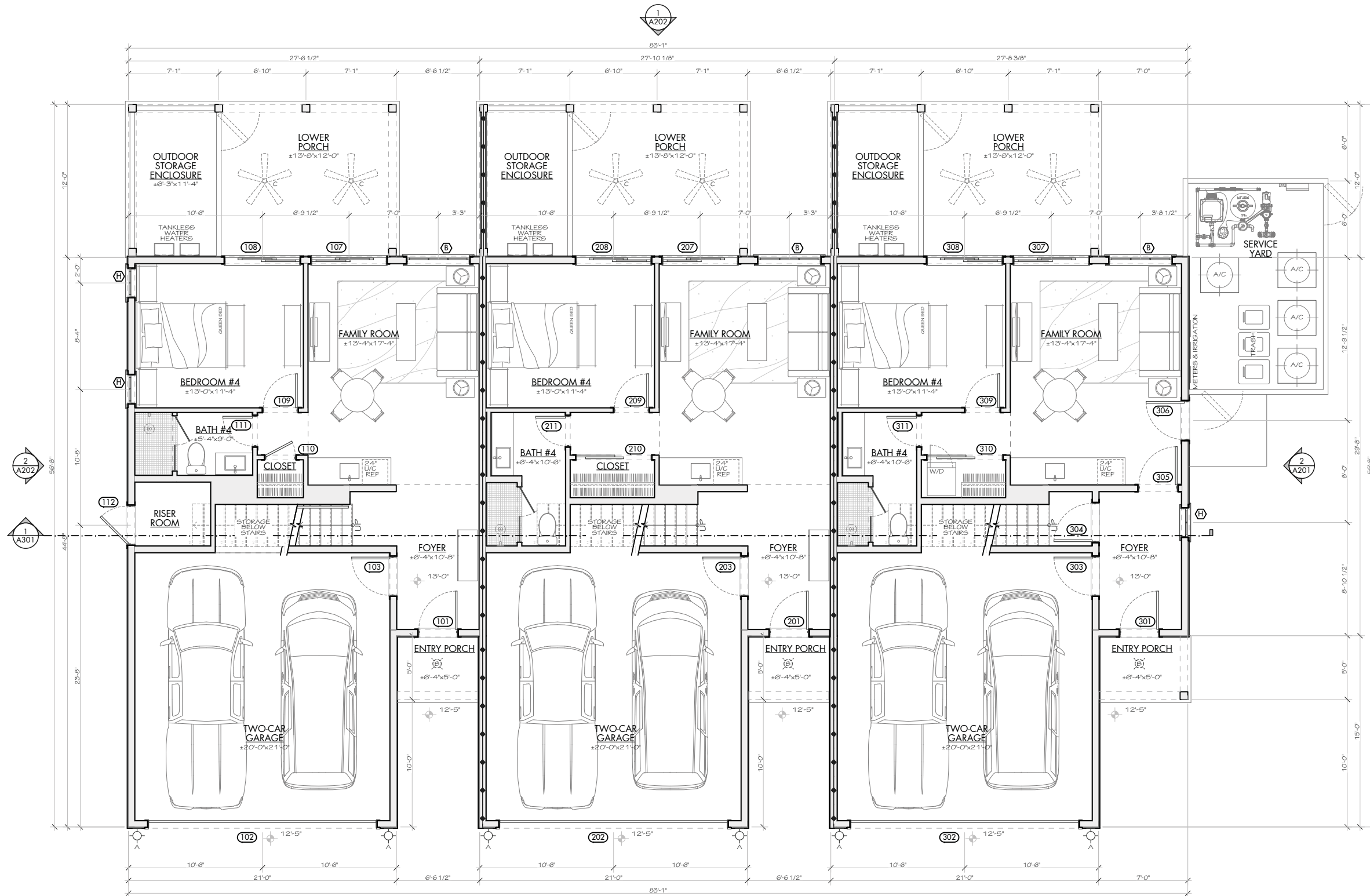
DRAWING TITLE
SITE DETAILS

DRAWING NUMBER

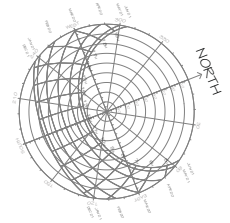
L600

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



EXTERIOR LIGHTING SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	MOUNTING	COLOR	REMARKS
A	WALL SCONCE	GLOBE ELECTRIC	SUTHERLAND 1-LITE BRONZE INTEGRATED LED WALL LANTERN	2700K LED	WALL	BRONZE	
B	FLUSH MOUNT	HAMPTON BAY	1002 857 333	2700K LED	CEILING	ARCHL. BRONZE	
C	FAN/LIGHT COMBO	HOME DECORATORS	ACKERLY 52 IN. CEILING FAN WITH LIGHT KIT	2700K LED	CEILING	BRONZE	

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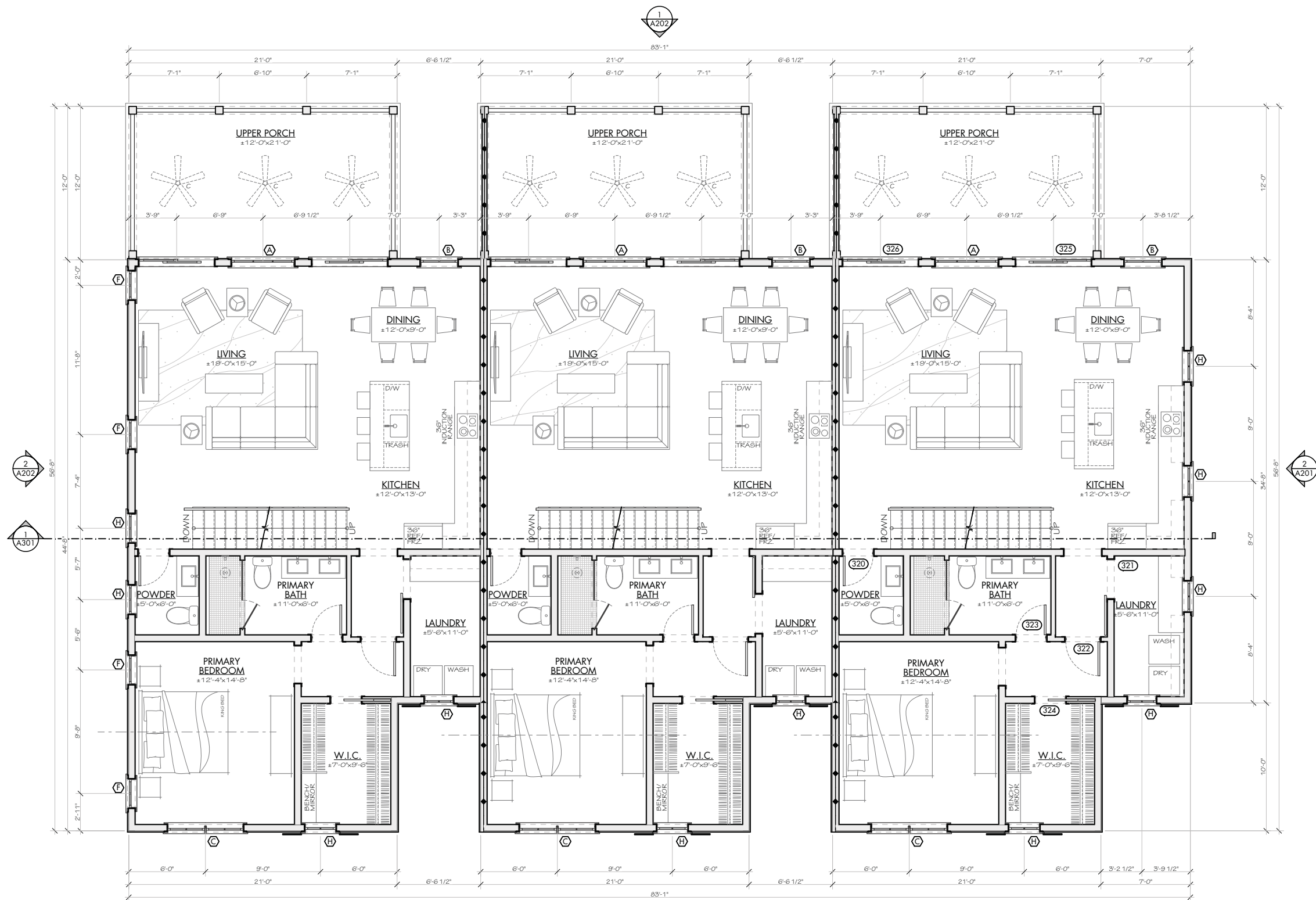
REVISIONS

NO.	DESCRIPTION

PROJECT CONTACT
JD
DATE OF ISSUE
7/12/2022
JOB NO.
2210
SHEET

FIRST FLOOR PLAN
A101

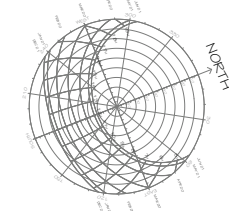
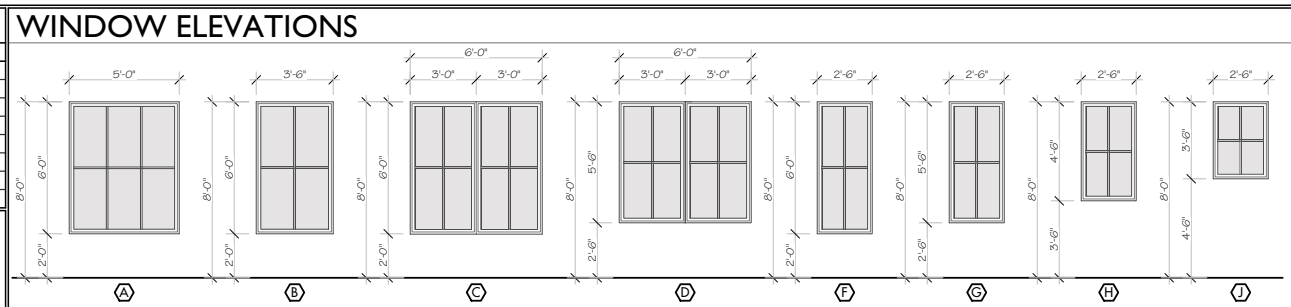
NO.	DATE	DESCRIPTION

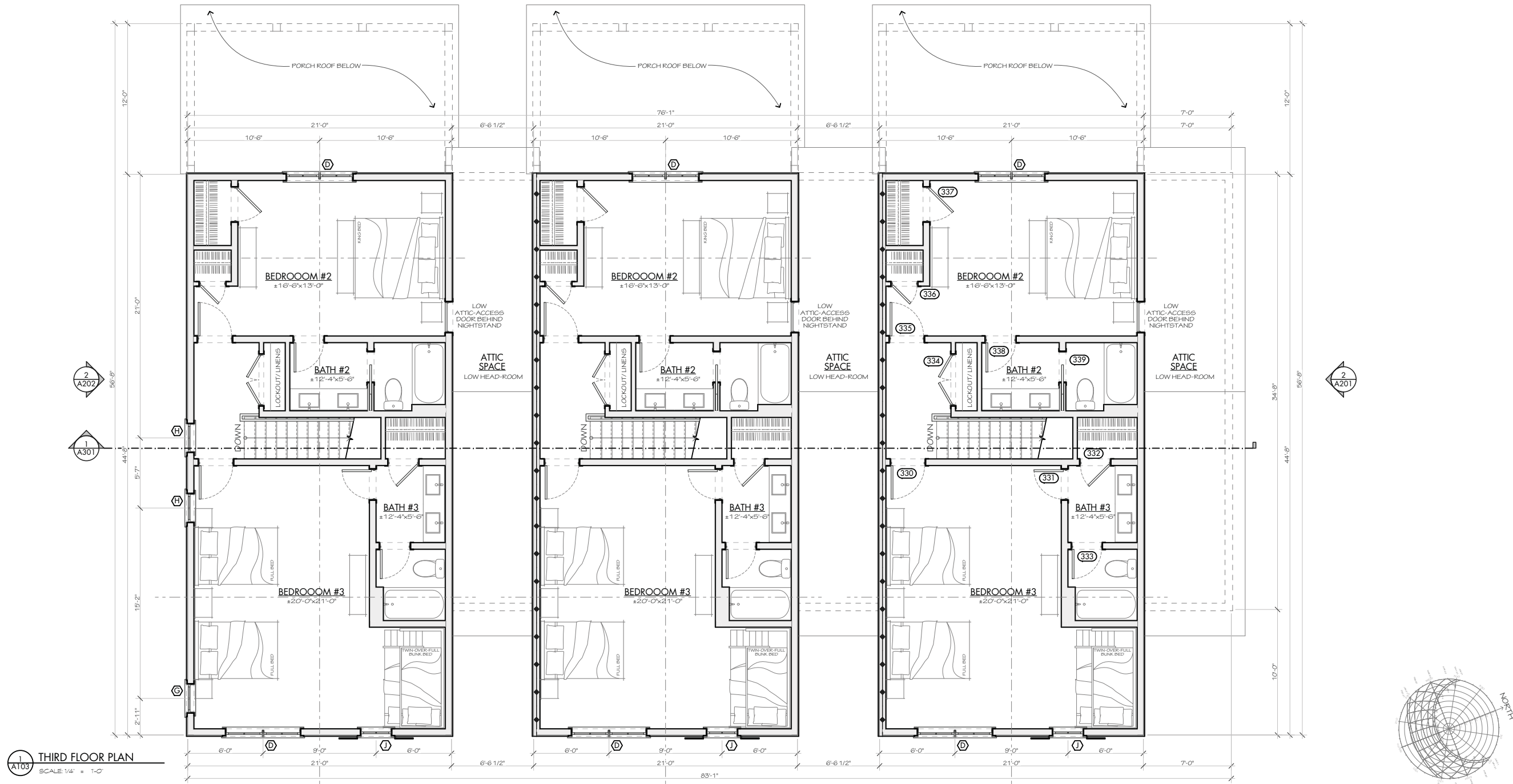


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARK	TYPE	MANUF. & LINE	SIZE	REMARKS
A	PICTURE WINDOW	SIERRA PACIFIC 8000	5'-0" x 6'-0"	
B	PICTURE WINDOW	SIERRA PACIFIC 8000	3'-6" x 6'-0"	
C	CASEMENT PAIR	SIERRA PACIFIC 8000	(2) 3'-0" x 6'-0"	
D	CASEMENT PAIR	SIERRA PACIFIC 8000	(2) 3'-0" x 5'-6"	
F	CASEMENT	SIERRA PACIFIC 8000	2'-6" x 6'-0"	
G	CASEMENT	SIERRA PACIFIC 8000	2'-6" x 5'-6"	
H	CASEMENT	SIERRA PACIFIC 8000	2'-6" x 4'-6"	
J	CASEMENT	SIERRA PACIFIC 8000	2'-6" x 3'-6"	

NOTES:
1. SIERRA PACIFIC 8000, LOW-E GLASS W/ ARGON, 7/32" FLUTY SGL. MUNTINS W/ SPACER BAR.
2. PROVIDE PRODUCTS TO MEET OR EXCEED DESIGN PRESSURE (DP) RATINGS AS REQUIRED BY THE STRUCTURAL DESIGN CRITERIA FOR COMPONENTS & CLADDING CHART ON SHEET S100.





1 A103 THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR & FRAME SCHEDULE													DOOR & FRAME SCHEDULE													DOOR & FRAME SCHEDULE												
MARK	DOOR DESCRIPTION	W	H	T	MAT'L/ FINISH	ELEV. TYPE	HDWE MARK	FRAME MAT'L	FIRE RATING	REMARKS	MARK	DOOR DESCRIPTION	W	H	T	MAT'L/ FINISH	ELEV. TYPE	HDWE MARK	FRAME MAT'L	FIRE RATING	REMARKS	MARK	DOOR DESCRIPTION	W	H	T	MAT'L/ FINISH	ELEV. TYPE	HDWE MARK	FRAME MAT'L	FIRE RATING	REMARKS						
101	THERMATRU S82103-SDL	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS			201	THERMATRU S82103-SDL	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS			301	THERMATRU S82103-SDL	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS								
102	OVERHEAD GARAGE DOOR	18'-0"	8'-0"		STEEL/COMPOSITE			ALUM.		CLOP'Y COACHMAN DESIGN 12/REC14	202	OVERHEAD GARAGE DOOR	18'-0"	8'-0"		STEEL/COMPOSITE			ALUM.			302	OVERHEAD GARAGE DOOR	18'-0"	8'-0"		STEEL/COMPOSITE			ALUM.								
103	PANEL	3'-0"	6'-8"		MDF			WOOD			203	PANEL	3'-0"	6'-8"		MDF			WOOD			303	PANEL	3'-0"	6'-8"		MDF			WOOD								
104	NOT USED										204	NOT USED										304	PANEL	3'-0"	6'-8"		MDF			WOOD								
105	NOT USED										205	NOT USED										305	PANEL	3'-0"	6'-8"		MDF			WOOD								
106	NOT USED										206	NOT USED										306	THERMATRU S82103-SDL	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS								
107	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL		SIERRA PACIFIC 8000	207	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL			307	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL								
108	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL		SIERRA PACIFIC 8000	208	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL			307	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL								
109	PANEL	2'-8"	6'-8"		MDF			WOOD			209	PANEL	2'-8"	6'-8"		MDF			WOOD			308	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL								
110	PANEL SLIDING PAIR	(2) 2'-0"	6'-8"		MDF			WOOD			210	PANEL SLIDING PAIR	(2) 2'-0"	6'-8"		MDF			WOOD			309	PANEL	2'-8"	6'-8"		MDF			WOOD								
111	PANEL	2'-4"	6'-8"		MDF			WOOD			211	PANEL	2'-4"	6'-8"		MDF			WOOD			310	PANEL SLIDING PAIR	(2) 2'-0"	6'-8"		MDF			WOOD								
112	THERMATRU S8200	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS			212	THERMATRU S8200	3'-0"	8'-0"		FIBERGLASS			FIBERGLASS			311	PANEL	2'-4"	6'-8"		MDF			WOOD								
120	PANEL	2'-4"	6'-8"		MDF			WOOD			220	PANEL	2'-4"	6'-8"		MDF			WOOD			320	PANEL	2'-4"	6'-8"		MDF			WOOD								
121	SURFACE MOUNTED	3'-0"	6'-8"		WOOD			WOOD			221	SURFACE MOUNTED	3'-0"	6'-8"		WOOD			WOOD			321	SURFACE MOUNTED	3'-0"	6'-8"		WOOD			WOOD								
122	PANEL	2'-8"	6'-8"		MDF			WOOD			222	PANEL	2'-8"	6'-8"		MDF			WOOD			322	PANEL	2'-8"	6'-8"		MDF			WOOD								
123	PANEL	2'-4"	6'-8"		MDF			WOOD			223	PANEL	2'-4"	6'-8"		MDF			WOOD			323	PANEL	2'-4"	6'-8"		MDF			WOOD								
124	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD			224	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD			324	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD								
125	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL		SIERRA PACIFIC 8000	225	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL			325	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL								
126	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL		SIERRA PACIFIC 8000	226	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL			326	SLIDING DOOR	6'-0"	8'-0"		VINYL			VINYL								
130	PANEL	2'-8"	6'-8"		MDF			WOOD			230	PANEL	2'-8"	6'-8"		MDF			WOOD			330	PANEL	2'-8"	6'-8"		MDF			WOOD								
131	PANEL	2'-4"	6'-8"		MDF			WOOD			231	PANEL	2'-4"	6'-8"		MDF			WOOD			331	PANEL	2'-4"	6'-8"		MDF			WOOD								
132	PANEL	2'-4"	6'-8"		MDF			WOOD			232	PANEL	2'-4"	6'-8"		MDF			WOOD			332	PANEL	2'-4"	6'-8"		MDF			WOOD								
133	PANEL	2'-4"	6'-8"		MDF			WOOD			233	PANEL	2'-4"	6'-8"		MDF			WOOD			333	PANEL	2'-4"	6'-8"		MDF			WOOD								
134	PANEL PAIR	(2) 2'-0"	6'-8"		MDF			WOOD			234	PANEL PAIR	(2) 2'-0"	6'-8"		MDF			WOOD			334	PANEL PAIR	(2) 2'-0"	6'-8"		MDF			WOOD								
135	PANEL	2'-8"	6'-8"		MDF			WOOD			235	PANEL	2'-8"	6'-8"		MDF			WOOD			335	PANEL	2'-8"	6'-8"		MDF			WOOD								
136	PANEL	2'-0"	6'-8"		MDF			WOOD			236	PANEL	2'-0"	6'-8"		MDF			WOOD			336	PANEL	2'-0"	6'-8"		MDF			WOOD								
137	PANEL	2'-8"	6'-8"		MDF			WOOD			237	PANEL	2'-8"	6'-8"		MDF			WOOD			337	PANEL	2'-8"	6'-8"		MDF			WOOD								
138	PANEL	2'-4"	6'-8"		MDF			WOOD			238	PANEL	2'-4"	6'-8"		MDF			WOOD			338	PANEL	2'-4"	6'-8"		MDF			WOOD								
139	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD			239	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD			339	POCKETING PANEL	2'-4"	6'-8"		MDF			WOOD								

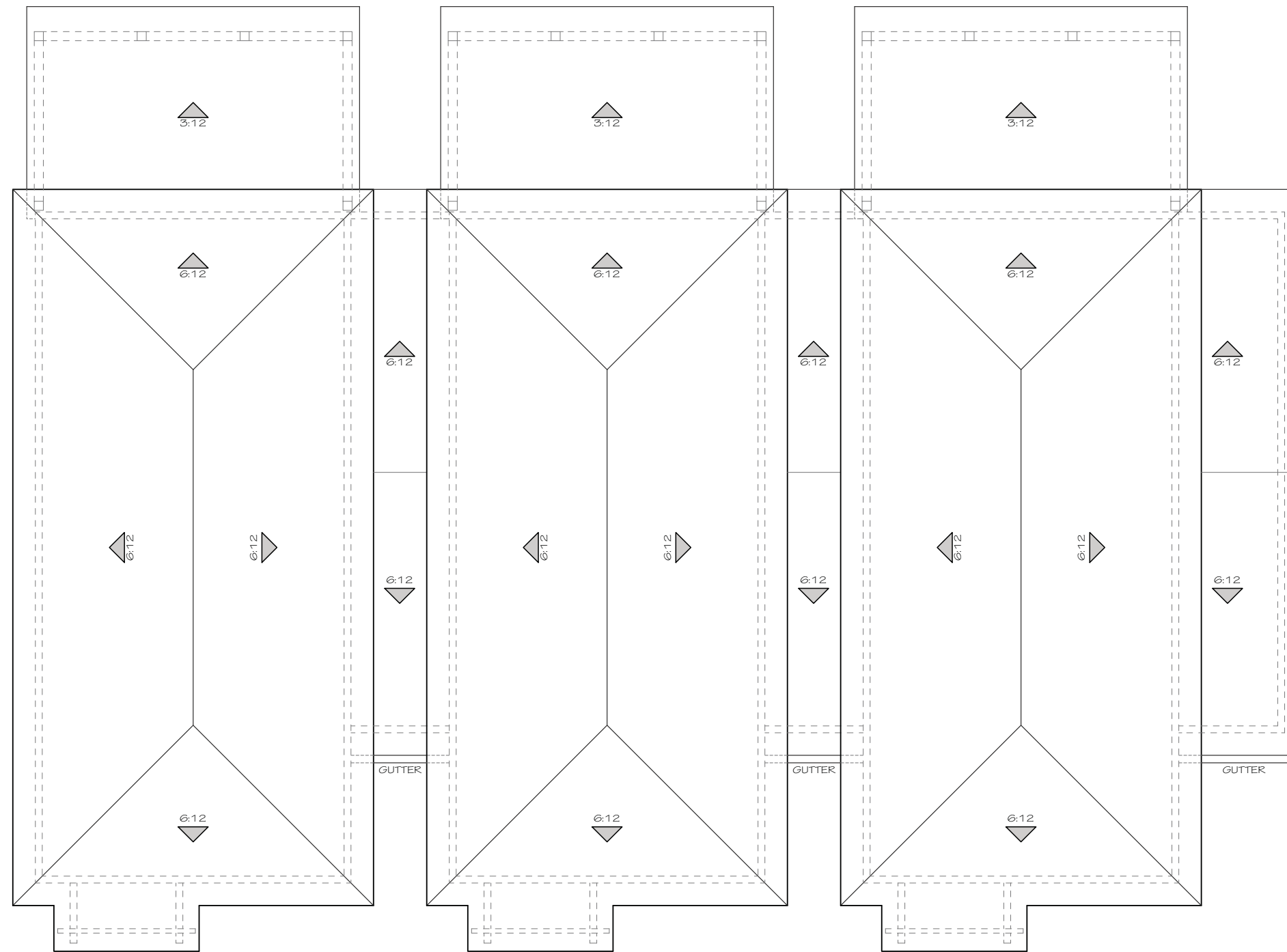
NOTES: 1. PANEL DOORS TO BE MASONITE LOGAN SOLID TWO PANEL MDF DOOR.
2. PROVIDE TEMPERED GLASS.
3. PROVIDE PRODUCTS TO MEET OR EXCEED DESIGN PRESSURE (DP) RATINGS AS REQUIRED BY THE STRUCTURAL DESIGN CRITERIA FOR COMPONENTS & CLADDING CHART ON SHEET S1.0.

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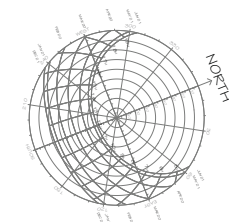
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1
A104 ROOF PLAN
SCALE 1/4" = 1'-0"



FINISH SCHEDULE

ROOM NAME	FLOOR		WALL		CEILING		HT. (AFF)	REMARKS
	MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH		
ENTRY PORCH	ROCK-SALT FINISH CONCRETE	N/A	SEE EXT. ELEV.		CYP. 1x6 V-GROOVE	PAINT	9'-0"	
FOYER	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
TWO-CAR GARAGE	SEALED CONC.	N/A	GWB - 5/8" TYPE 'X'	PAINT	GWB	PAINT	9'-7"	
FAMILY ROOM	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
BEDROOM #4	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
BATH #4	TILE	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
LOWER PORCH	ROCK-SALT FINISH CONCRETE	N/A	SEE EXT. ELEV.		TR. 2x6 DECKING	PAINT	9'-0"	
OUTDOOR STORAGE	ROCK-SALT FINISH CONCRETE	N/A	SEE EXT. ELEV.		TR. 2x6 DECKING	PAINT	9'-0"	
LIVING	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
KITCHEN	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
DINING	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
UPPER PORCH	TR. 2x6 DECKING		SEE EXT. ELEV.		CYP. 1x6 V-GROOVE	PAINT	9'-0"	
POWDER	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
LAUNDRY	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
PRIMARY BEDROOM	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
PRIMARY BATH	TILE	1x4	GWB/TILE SHOWER	PAINT	GWB	PAINT	9'-0"	
PRIMARY W.C.	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
THIRD FLOOR HALL	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
BEDROOM #2	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
BATH #2	LVP	1x4	GWB/TILE SHOWER	PAINT	GWB	PAINT	9'-0"	
BEDROOM #3	LVP	1x4	GWB	PAINT	GWB	PAINT	9'-0"	
BATH #3	LVP	1x4	GWB/TILE SHOWER	PAINT	GWB	PAINT	9'-0"	

NOTES:
 1. ALL PAINT FINISHES ARE LATEX W/ EGGSHELL FINISH UNO. TRIM & CASING TO HAVE SEMI-GLOSS FINISH
 2. OTSA = OPEN TO STRUCTURE ABOVE
 3. BASE NOT REQUIRED @ CONCRETE CURBS

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CHAPLIN TOWNHOMES
 592 William Hilton Parkway
 Hilton Head Island, SC 29928

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1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

- HARDIEPLANK LAP SIDING - SMOOTH, 4" EXPOSURE
- 1x4 HARDIETRIM CASING
- ARCHITECTURAL ASPHALT SHINGLES
- HARDIETRIM FASCIAS
- 6" HALF-ROUND GUTTER
- BOARD ON BOARD COMPOSITE SHUTTERS
- HARDIEPLANK LAP SIDING - SMOOTH, 7" EXPOSURE
- STUCCO VENEER & TRIM @ FIRST FLOOR LEVEL
- VERTICAL BOARD SERVICE ENCLOSURE



2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

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ELEVATIONS
A201



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



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

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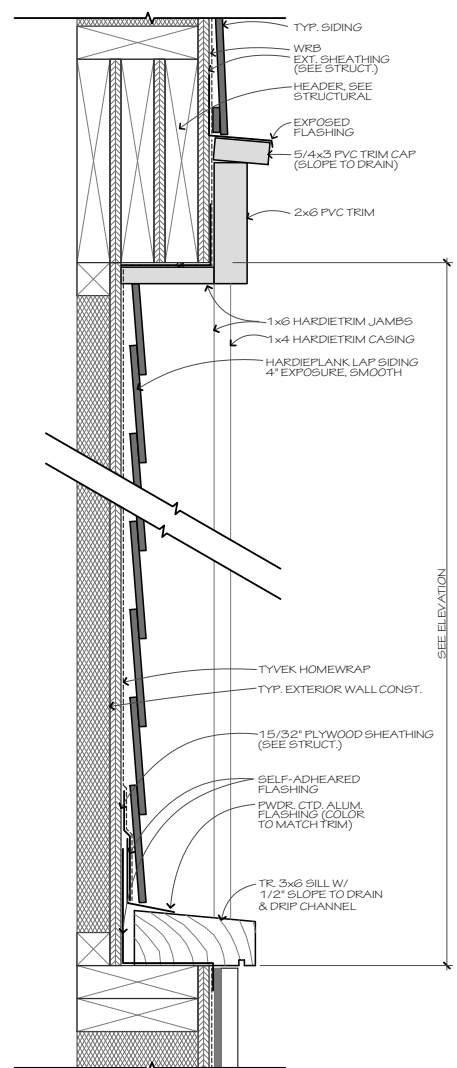
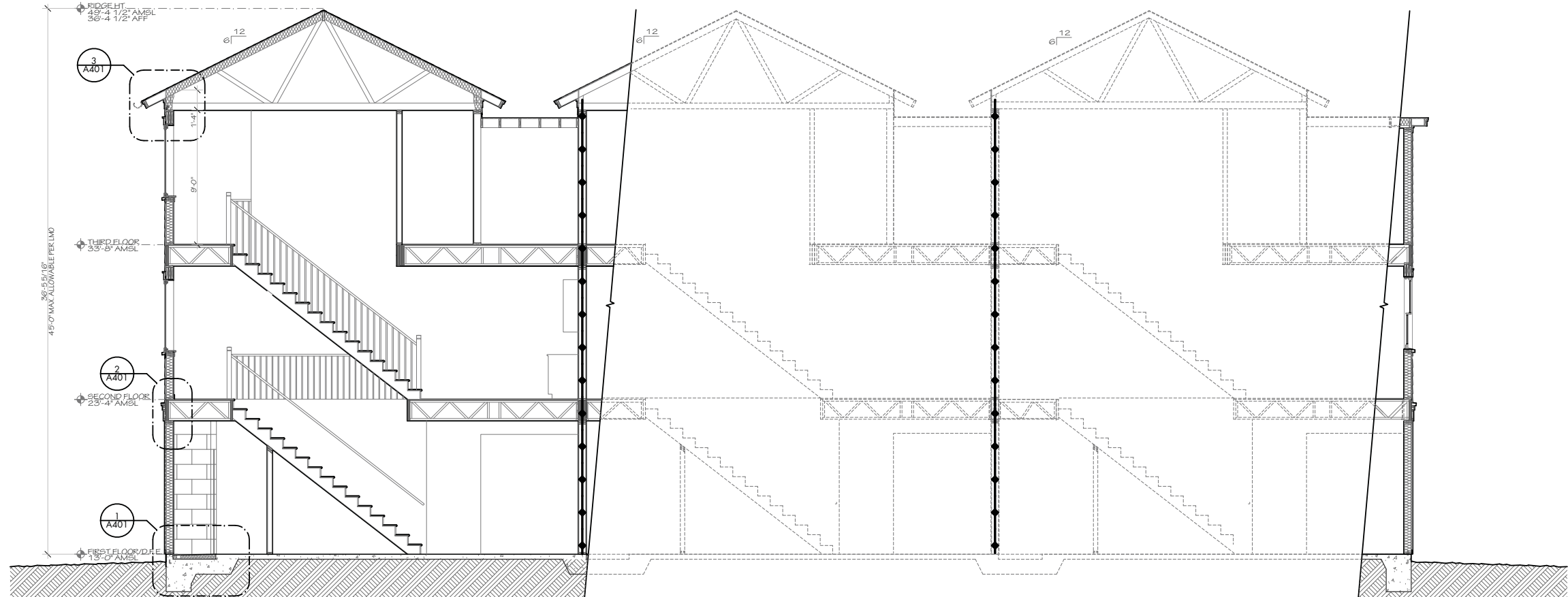
REVISIONS

NO.	DESCRIPTION

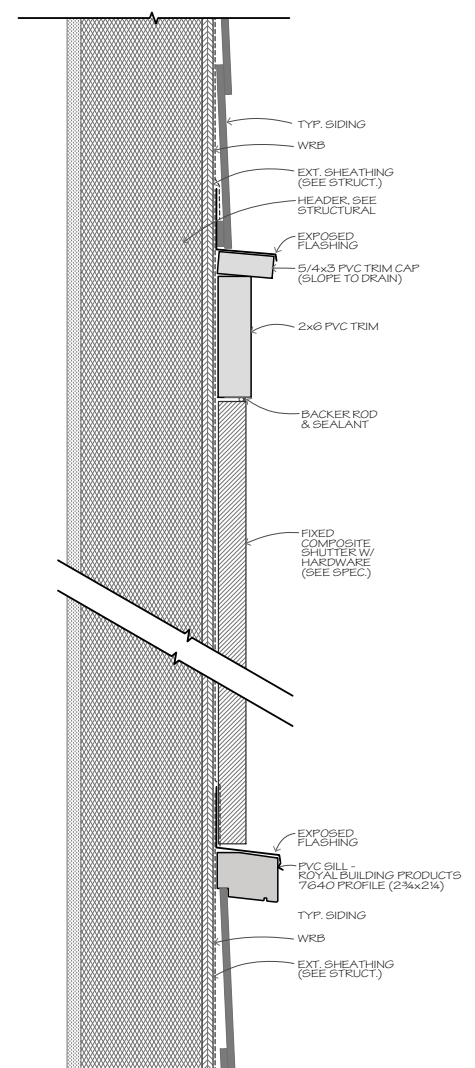
CHAPLIN TOWNHOMES
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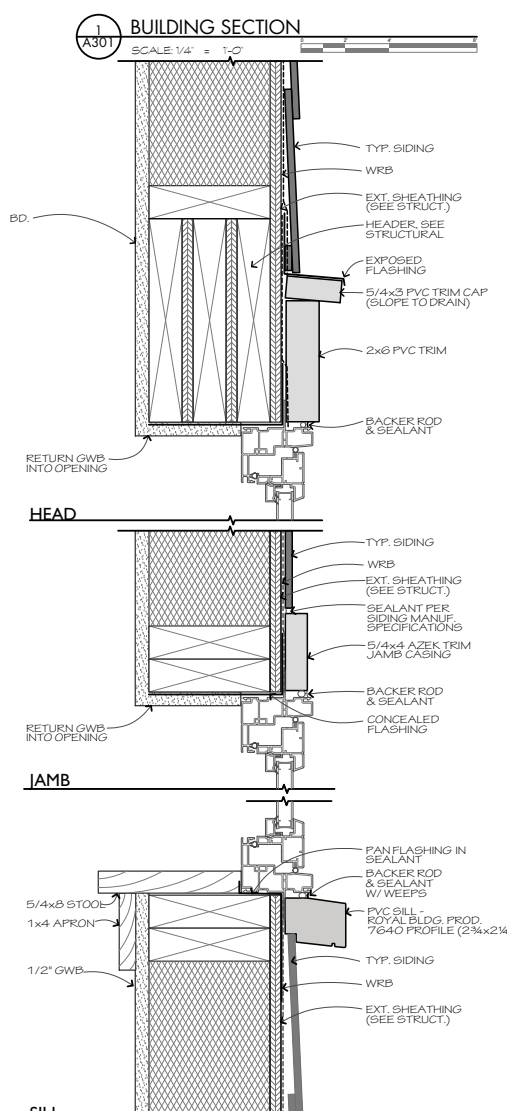
ELEVATIONS
A202



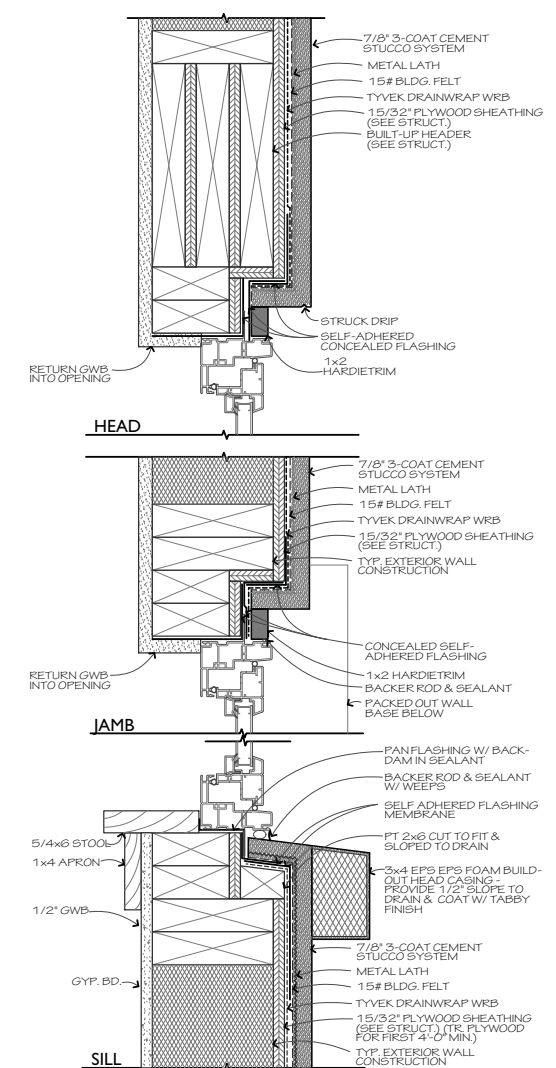
6 FAUX GABLE VENT
SCALE 3" = 1'-0"



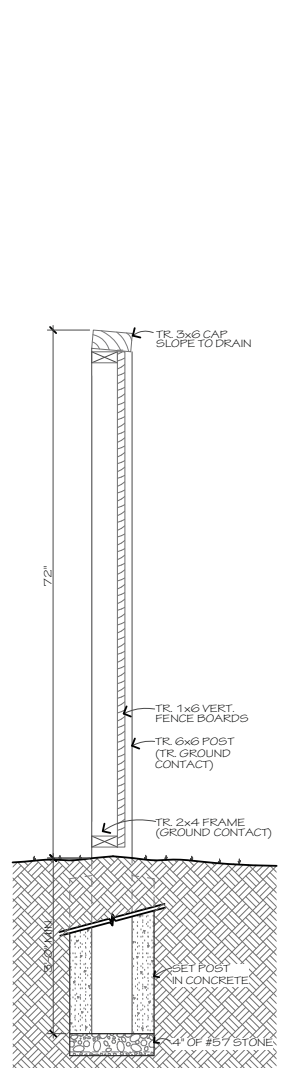
5 FIXED SHUTTER
SCALE 3" = 1'-0"



4 WINDOW @ LAP SIDING
SCALE 3" = 1'-0"



3 WINDOW @ STUCCO
SCALE 3" = 1'-0"



2 ENCLOSURE FENCE
SCALE 1" = 1'-0"

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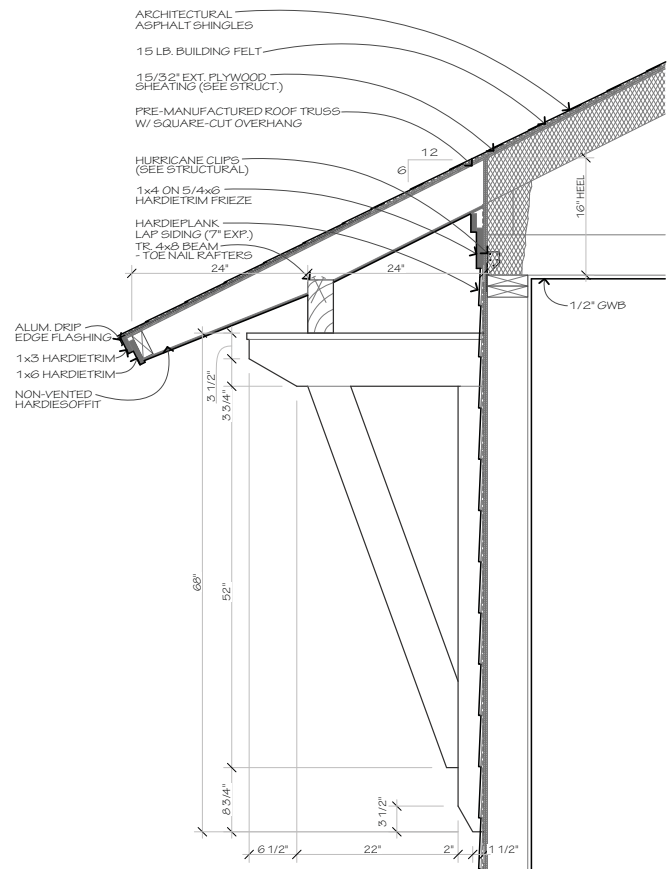
CHAPLIN TOWNHOMES
592 William Hilton Parkway
Hilton Head Island, SC 29928

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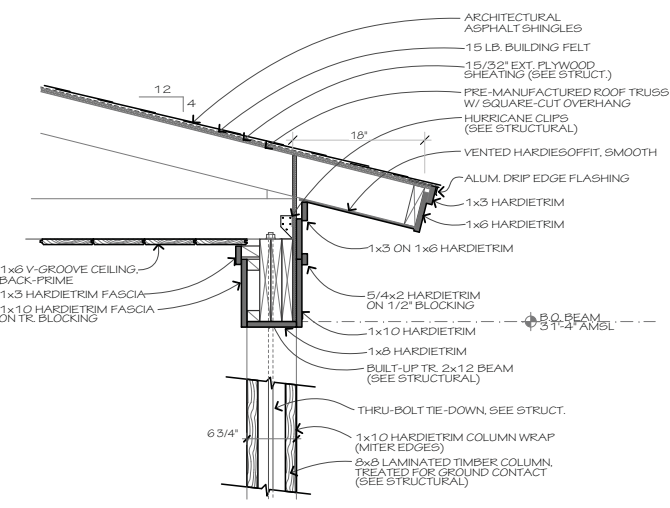
NO.	REVISIONS

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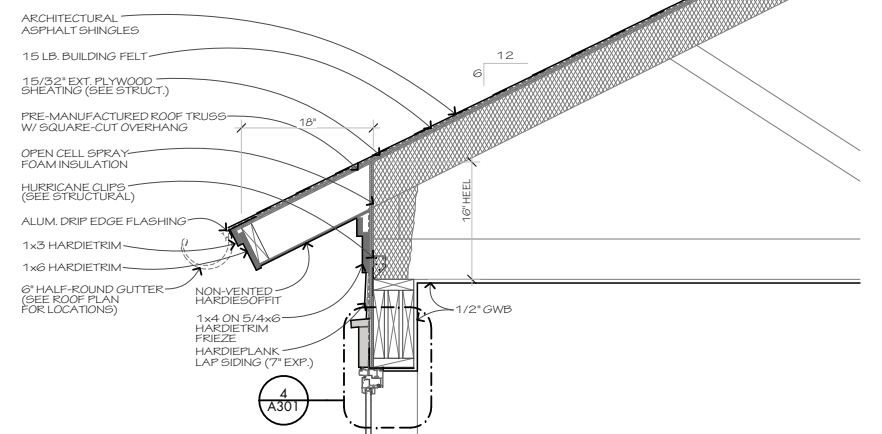
BUILDING SECTIONS
A301



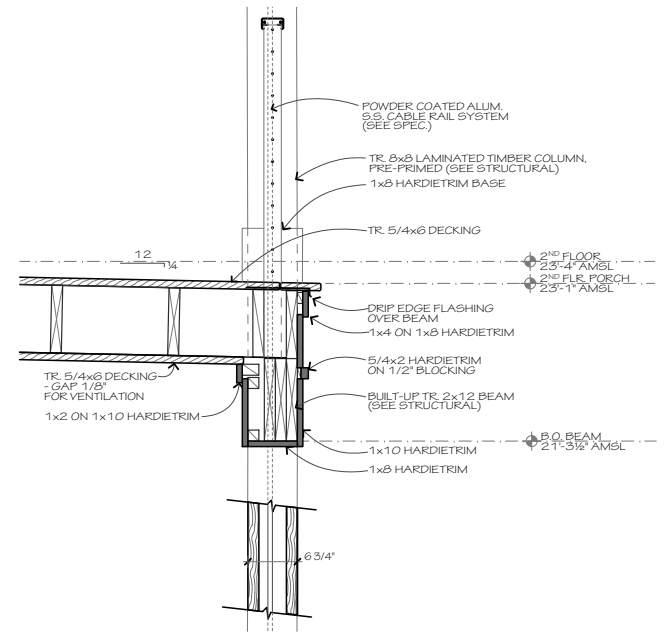
8 UPPER BRACKETED ROOF
 SCALE 1" = 1'-0"



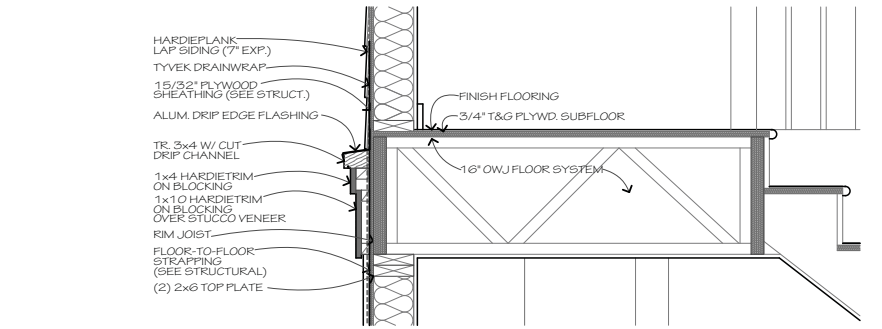
6 PORCH EAVE
 SCALE 1" = 1'-0"



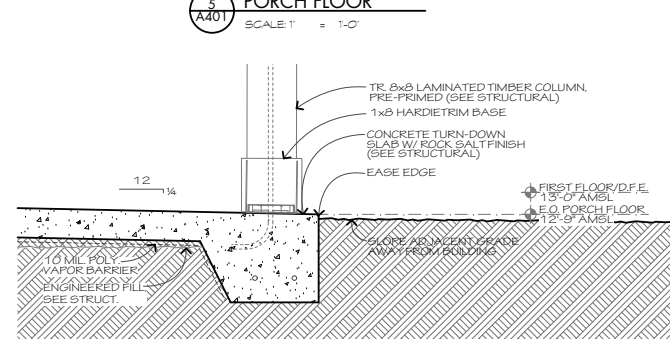
3 TYPICAL EAVE
 SCALE 1" = 1'-0"



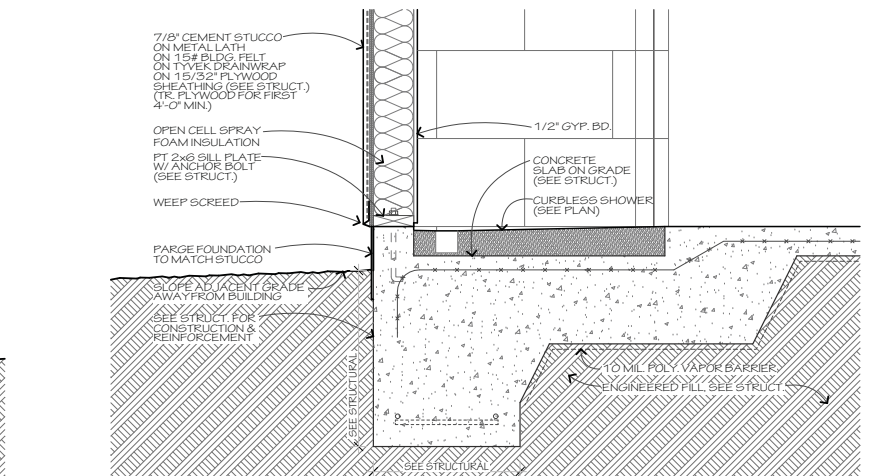
5 PORCH FLOOR
 SCALE 1" = 1'-0"



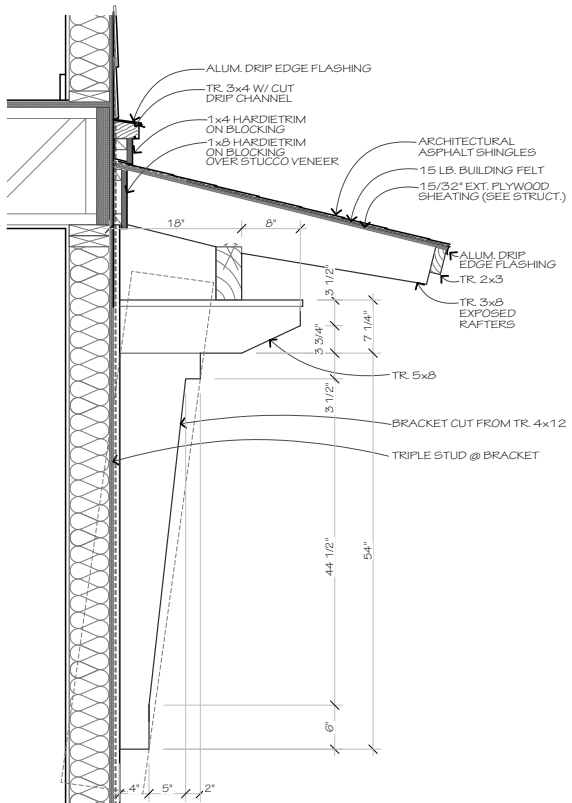
2 SECOND FLOOR TRANSITION
 SCALE 1" = 1'-0"



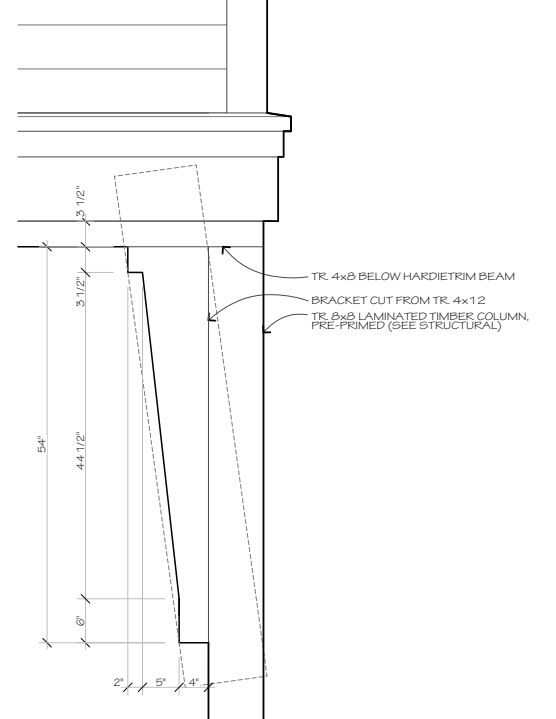
4 PORCH FOUNDATION
 SCALE 1" = 1'-0"



1 TYPICAL FOUNDATION
 SCALE 1" = 1'-0"



9 ENTRY BRACKET ROOF
 SCALE 1" = 1'-0"



7 COLUMN BRACKET
 SCALE 1" = 1'-0"

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Chaplin Townhomes

DRB#: DRB-001836-2022

DATE: 07/16/2022

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The townhouse form seems out of place in this neighborhood. Consider a triplex form or single family detached that would be more in keeping with the architecture of the neighborhood and the development.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	How is the stormwater pond planted?

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. BZA approval is required for removal of any Significant or Specimen trees. The 24"

				<p>Laurel Oak, at Conceptual, was labeled 28" which is a Significant tree. Staff will inspect this tree to confirm its size and health. If a tree is a hazard, Staff may be able to approve its removal otherwise BZA approval is required to remove it.</p> <p>2. Only 20% of the ground within the dripline of the Specimen Live Oak at the pool can be paved.</p>
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<i>MISC COMMENTS/QUESTIONS</i>	
1.	This project requires a Minor or Major Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2.	This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
3.	The proposed development will exceed the ADT's allowed for the existing access easement off William Hilton Parkway. Plat a right-of-way up to where the drive aisle turns into the development. It can remain an access easement beyond that point.
4.	Provide a site plan that shows that all buildings are not over the setback line.
5.	Provide a site grading plan. It appears you will need to provide 2' of fill to meet flood zone requirements.
6.	Provide a dimensioned site plan. Please make sure all roads are 24' wide adjacent to buildings for Fire Truck setup.
7.	The location of the utility yard with the HVAC units impedes firefighter access around to the back of the building. No part of the building can be more than 150' from fire truck access. If this cannot be achieved, the building will need to have sprinklers.