



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, July 13, 2010

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Approval of Agenda**
- 5. Approval of Minutes**
Regular Design Review Board Meeting of June 22, 2010
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
 - A) New Development-Final- South Island PSD- DR100022
- 9. New Business**
 - A) Alteration/Addition- First Presbyterian Church Addition- DR100028
- 10. Appearance by Citizens**
- 11. Adjournment**

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

**THE TOWN OF HILTON HEAD ISLAND
REGULAR DESIGN REVIEW BOARD MEETING
Benjamin M. Racusin Council Chambers**

DRAFT

Date: June 22, 2010

Time: 1:15pm

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker, Ted Behling, Galen Smith, Scott Sodemann, and Todd Theodore

Board Members Absent: Jennifer Moffett, Excused

Council Members Present: Bill Ferguson

Present from Town Staff: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Heather Colin, Development Review Administrator
Sally Krebs, Natural Resources Administrator
Kathleen Carlin, Administrative Assistant

1) **CALL TO ORDER**

Chairman Marvin Caretsky called the meeting to order at 1:15pm.

2) **ROLL CALL**

3) **FREEDOM OF INFORMATION ACT COMPLIANCE**

4) **APPROVAL OF THE AGENDA**

The agenda was **approved** as presented by general consent.

5) **APPROVAL OF THE MINUTES**

The minutes of the June 8, 2010 meeting were **approved** as presented by general consent.

6) **STAFF REPORT**

A Farewell Celebration honoring the service of outgoing Chairman Marvin Caretsky will be held in Council Chambers immediately following today's meeting.

7) **BOARD BUSINESS**

Nomination and Election of Officers - Chairman and Vice Chairman: 2010 - 2011

Chairman Caretsky stated that the Board is required to nominate and elect new Officers for 2010 – 2011. Following the Board's discussion, Vice Chairman Tom Parker was nominated to serve as new Chairman for 2010 – 2011. Mr. Todd Theodore was also nominated to serve as new Vice Chairman for 2010 – 2011. No further nominations were made and Mr. Parker and Mr. Theodore accepted the nominations to serve. Following a secret vote, the Board elected **Mr. Tom Parker** to serve as **Chairman** effective July 1, 2010 – June 30, 2011. Following a second secret vote, the Board elected **Mr. Todd Theodore** to serve as **Vice Chairman** effective July 1, 2010 –

June 30, 2011. The staff and the Board congratulated Mr. Parker and Mr. Theodore on their new positions.

8) UNFINISHED BUSINESS

None

9) NEW BUSINESS

Truffles Grill Terrace Addition - DR100027

Mr. Roan provided a brief history of the application. Mr. Roan then reviewed the plan's elevations and existing landscaping. The staff believes that the existing foundation plantings should be continued on the solid walled sections at the west and north of the addition.

Mr. Roan then reviewed the location of an existing specimen oak tree. The applicant has stated that this tree will remain unaffected (the limits of the expansion fall within the limits of the existing asphalt pad at the west of the building). Staff recommended that the application be approved with the landscaping comments. Following the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Price Beall, property owner, presented statements on behalf of the application. The applicant discussed plans for the project's entryway and up lights. Following the Board's discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion** to **approve** the application for the Truffles Grill Terrace Addition as presented with the additional landscape plan included. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10) PRESENTATION OF THE TOWN'S CRYSTAL AWARD

Mayor Pro Tem Ken Heitzke presented the Town's Crystal Award to outgoing Chairman Marvin Caretsky. Mr. Heitzke, the staff, and the Board stated their appreciation to Mr. Marvin Caretsky for his six years of dedicated service to the Design Review Board.

11) APPEARANCE BY CITIZENS

None

12) ADJOURNMENT

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
(On behalf of former Chairman Marvin Caretsky)

TRANSMITTAL

PROJECT: South Island Public Service District

DATE: June 22, 2010

PROJECT NO: 090081

TO: **Mike Roan**
Design Review Board Administrator
Town of Hilton Island

WE TRANSMIT: Herewith Under separate cover
 In accordance with your request

FOR YOUR: Approval Distribution to parties
 Review and comment Record
 Use Information

THE FOLLOWING: Drawings Shop Drawings Applications
 Specifications Submittals Other
 Change Order Diskette Permit(s)

COPIES	DATE	DESCRIPTION	ACTION CODE
1	06-21-10	DRB Application Form and \$175 Fee	E
1	06-21-10	Project Narrative & Photos – DRB Final	E
1	06-21-10	Landscape Plan – The Greenery	E
1	06-21-10	Building floor plans, details – McCleskey Architects	E
1	06-21-10	Building Elevations – McCleskey Architects	E
1	06-21-10	Tree, Topographic and Boundary Survey – Survey Consultants	E
1	06-21-10	Site Lighting Plan- Duloherly Weeks	E
1	06-21-10	Color Board- McCleskey Architects	E
1	06-21-10	Site Plan – Ward Edwards	E

ACTION CODE: A. Action indicated on item transmitted D. For signature and forwarding as noted below under REMARKS
B. No action required E. See REMARKS below
C. For signature and return to this office

REMARKS:

Mike,

Please accept this package as a FINAL submittal to the DRB and place us on the agenda for the JULY 13th meeting. The enclosed hard copy of the submittal items complements the electronic version submitted via email earlier today. THANK YOU. Greg A. Baisch

COPIES TO:
McCleskey Architects & SIPSD (Owner)





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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: SIPSD Company: SOUTH ISLAND PUBLIC SERVICE DISTRICT
 Mailing Address: 25 BOW CIRCLE City: TOWN OF HILTON HEAD State: SC Zip: 29938
 Telephone: 843-785-6224 Fax: _____ E-mail: _____
 Project Name: SIPSD HEADQUARTERS Project Address: 7 PALMETTO BUSINESS PARK DRIVE
 Parcel Number [PIN]: R552-014-000-0901, 0903 & 0904
 Zoning District: CC Overlay District(s): CORRIDOR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:
 New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

Submittal Requirements for *All* projects:

- Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval (COMPLETE)

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

New Development – Final Approval

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- Final site development plan meeting the requirements of Sec. 16-3-303.F.
- Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development - 11"x 17" .
- Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

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

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

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

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

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



SIGNATURE

06.21.10

DATE

Final DRB Narrative

South Island Public Service District
Head Quarters Building
PAPP Number: PAPP090010

Project Description:

The applicant is proposing a new 9,500 SF headquarters building for South Island PSD. This project is located at the corner of Palmetto Bay Road and Genesta Street with an address of 7 Palmetto Business Park.

Architectural Concept:

The architectural design intent of the project is having a consistence in form and material of the area architecture. Please refer to the photos offered for style. The building will be a one story headquarters building with stucco and wood finish. The roof will be of metal finish. A water table will be finished at the foundation with brick. Colors will be offered at the DRB meeting. The client wishes to attain the silver status LEED certification for this project.

Zoning District:

CC (Commercial Center)

Allowable Density:

10,000 SF per 1 net acre. 2.29 acres= **20,290 allowable SF.**

Parking

Parking has been provided as part of the overall development plan which includes customer parking, employee parking, and fleet vehicle parking. 1 space per 350 SF office = 28 spaces. A total of 28 spaces associated with the office have been provided. Due to the nature of the Public Service District's business a fleet vehicle parking area is required. The fleet area will be secured with a 7' chain-link fence with native vines. The 37 parking spaces provided for the fleet vehicles will be pervious.

Impervious Surface Coverage:

The proposed impervious surface coverage for the site is substantially less than the 55% maximum impervious coverage allowed in the WMU zoning district.

Open Space:

The proposed open space for the site is higher than the 25% minimum open space required in the CC zoning district.

Storm Water Management:

Storm water management has been provided in accordance with the LMO in a master planned storm system association with Palmetto Business Park.

Wetland Impact:

This application contemplates no wetlands impacts.

Tree Preservation:

A majority of the existing site is wooded. There are several larger pine trees located on the site that the applicant intends to work around. The applicant proposes to maintain as much of the existing under-story vegetation on the site. Several notable native species were discovered on the site during the site inspection with TOHHI Natural Resources staff. Accordingly, the landscape plan incorporates native species to help promote a natural environment.

Vehicle Access

Vehicle access has been provided off of Genesta Street and Palmetto Business Park Drive in accordance with the LMO.

Underground Utilities

Utilities have been provided in accordance with the previously approved development plans.

Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all Town requirements and guidelines.

Site Pictures

Please refer to the existing structures adjacent to the property on the attached photos.



VIEW FROM GENESTA OF PALMETTO BAY VILLAS

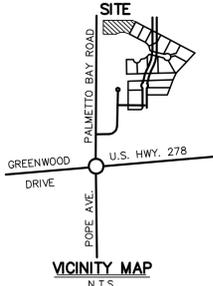




3 PALMETTO BAY BUSINESS PARK (Dr. Galloway DDS)

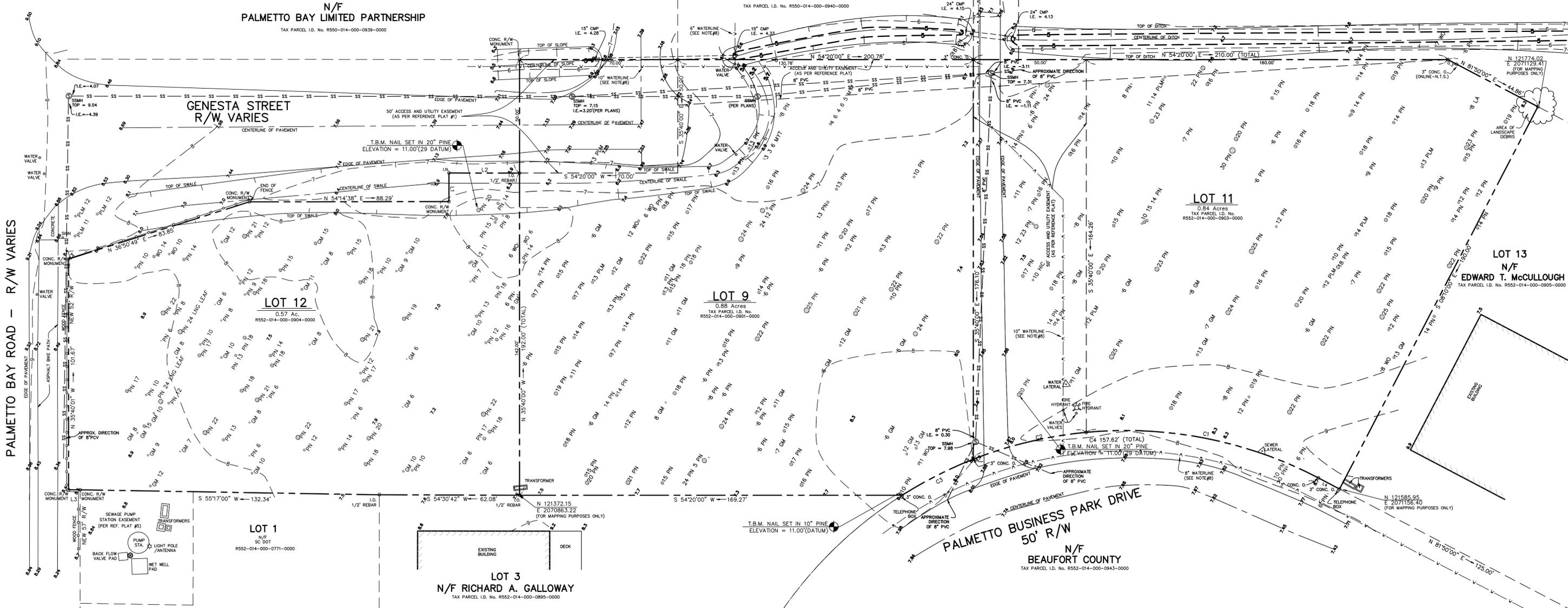


13 PALMETTO BAY BUSINESS PARK (Second Nature)



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT CHORD	BEARING	DELTA
C1	185.00'	106.07'	54.54'	104.63'	S 85°24'54" W 32°51'06"
C2	185.00'	51.55'	25.94'	51.39'	S 41°00'23" W 15°57'58"
C3	185.00'	35.35'	17.73'	35.30'	S 27°33'00" W 10°56'54"
C4	185.00'	157.62'	83.95'	152.90'	S 57°25'57" W 48°49'01"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°36'13" W	12.58'
L2	N 54°23'47" E	31.27'
L3	S 54°59'34" W	5.15'
L4	S 81°50'00" W	10.58'



- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE ALZ. A SPECIAL FLOOD HAZARD ARE AS DETERMINED BY H.U.D. PANEL 7-D, COMMUNITY No. 450260, MAP DATED 02/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS AND SETBACKS SHOULD BE VERIFIED THROUGH THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - STATE PLANE COORDINATES SHOWN ARE BASED ON BEAUFORT COUNTY GIS.
 - ABOVE AND UNDER GROUND WATER AND SANITARY SEWER STRUCTURES ARE FROM FIELD OBSERVATION OR SCALED FROM PLANS PROVIDED BY BILL BRANNEN WITH SOUTH ISLAND PUBLIC SERVICE DISTRICT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER	SPOT ELEVATION
CONC. O.	CONTOUR
I.N.	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON PIN, NEW (SET)
T.B.M.	IRON PIN, OLD (FOUND)
CMP	TEMPORARY BENCH MARK
PVC	CORRUGATED METAL PIPE
I.E.	POLYVINYL CHLORIDE PIPE
GM	INVERT ELEVATION
HIC	GUM
LA	HICKORY
MYT	LAUREL OAK
PN	CREPE MYRTLE
PLM	PINE
WO	PALM
	WATER OAK

- REFERENCE PLATS:**
- PALMETTO BUSINESS PARK, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 07/16/82; LATEST REVISION: 08/12/82, BY: JOSIAH M. WILLIAMS, III, S.C.R.L.S. No. 7626, RECORDED: PB. 31, PG. 137; 07/05/83.
 - BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF LOT 9 & LOT 11, PALMETTO BUSINESS PARK DRIVE, A SECTION OF PALMETTO BUSINESS PARK, DATED: 06/23/06; REVISED: 07/20/06, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - BOUNDARY SURVEY OF LOT 12, PALMETTO BUSINESS PARK ROAD & GENESTA STREET, A PORTION OF PALMETTO BUSINESS PARK, DATED: 10/11/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, BEAUFORT COUNTY, CROSS ISLAND PARKWAY, FILE#: 7.558, PROJECT#: 2589, DATED: 03/16/1990, BY: S.C. DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.
 - A PLAT OF SEWAGE PUMP STATION EASEMENT, LOT 1, PALMETTO BUSINESS PARK, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059, DATED: 11/01/96.

SPECIAL NOTE: THIS SURVEY IS TO ADD THE BOUNDARY, TREE & TOPOGRAPHIC INFORMATION OF LOT 12 ONLY. ALL OTHER ASBLUT, TREE & TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAT #2.

AREA TABLE

LOT 11	= 0.84 ACRES
LOT 9	= 0.88 ACRES
LOT 12	= 0.57 ACRES
TOTAL AREA	= 2.29 ACRES

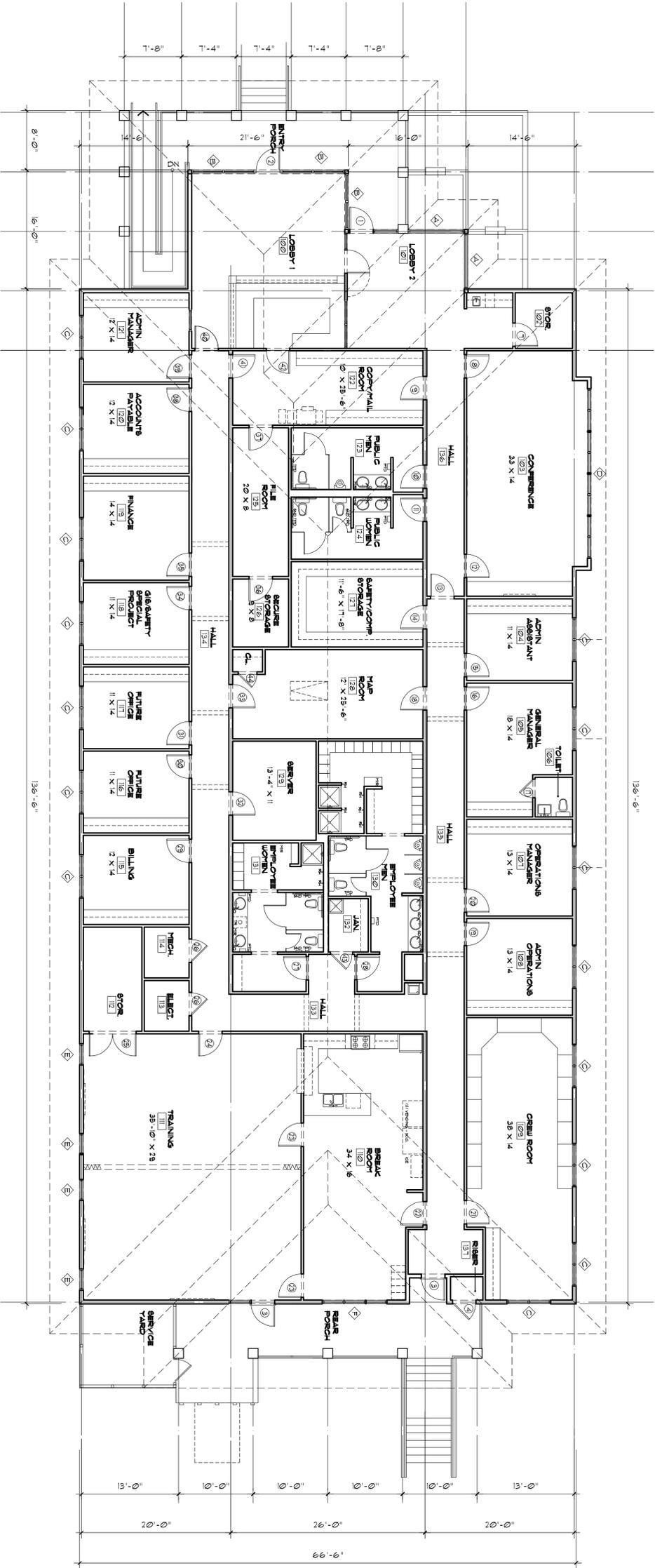
BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF
LOTS 9, 11 & 12
PALMETTO BUSINESS PARK
A SECTION OF
PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20' DATE: 06/23/2006 JOB NO: SC06158B.1
REVISED: 7/20/2006; TO SHOW WATERLINES AND STATE PLANE COORDINATES
REVISED: 9/16/2009; ADDED BOUNDARY, TREE & TOPOGRAPHIC INFORMATION OF LOT 12
REVISED: 4/13/2010; RE-MEASURED FIVE PINE TREES

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 828-2775
COPYRIGHT © BY SURVEYING CONSULTANTS



PREPARED FOR: SOUTH ISLAND PUBLIC SERVICE DISTRICT
TAX PARCEL I.D. Nos. R552-014-000-0901-0000 (LOT 9),
R552-014-000-0903-0000 (LOT 11) &
R552-014-000-0904-0000 (LOT 12) &

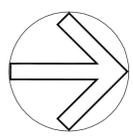


FLOOR PLAN

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



PROJECT NORTH



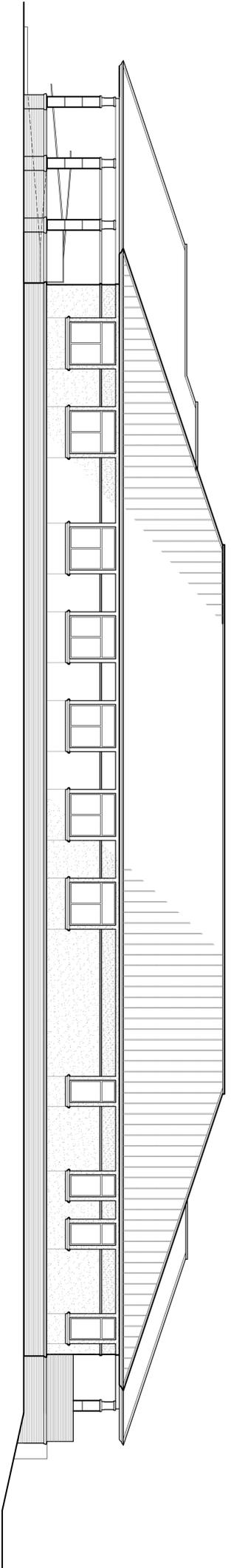
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION ISSUED 06/15/2010

A-1

	McCLESKEY AND ASSOCIATES ARCHITECTS PA P.O. BOX 7125 HILTON HEAD ISLAND, SOUTH CAROLINA 29938 (843) 785-2222		
	DATE OF ISSUE : 04/19/2010	DRAWN BY : XXX	CHECKED BY : XXX

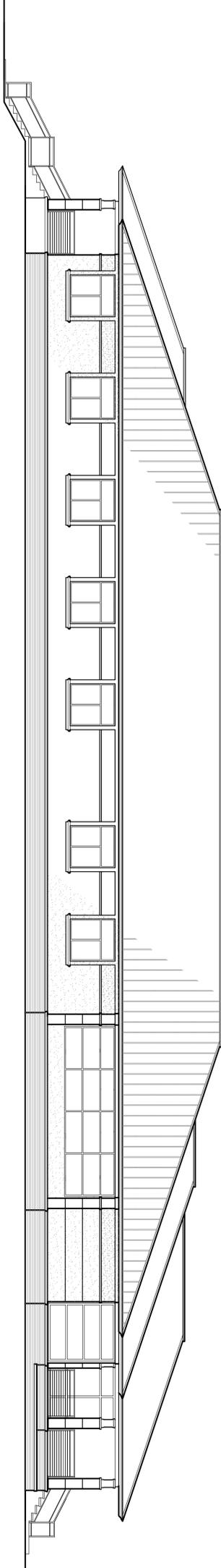
REVISIONS :

SOUTH ISLAND
 PUBLIC SERVICE DISTRICT
 7 PALMETTO BUSINESS PARK
 HILTON HEAD ISLAND, SC



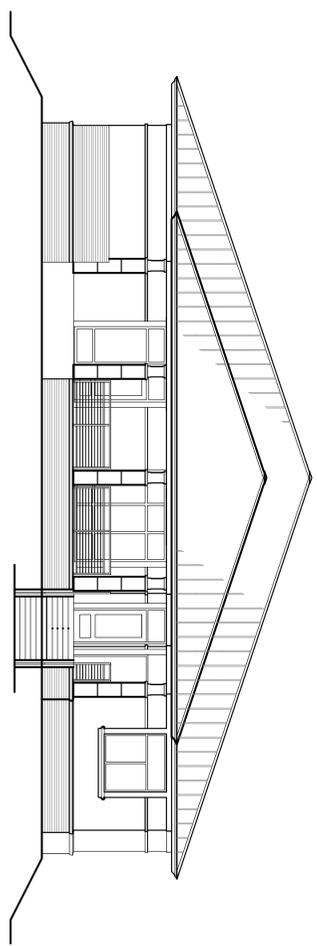
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4
A-3



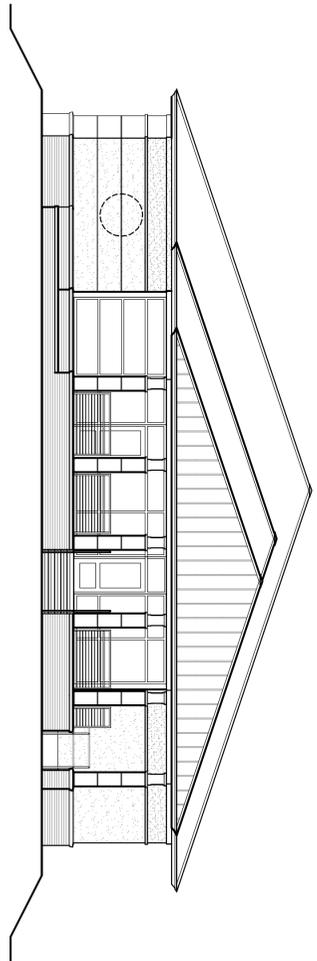
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3
A-3



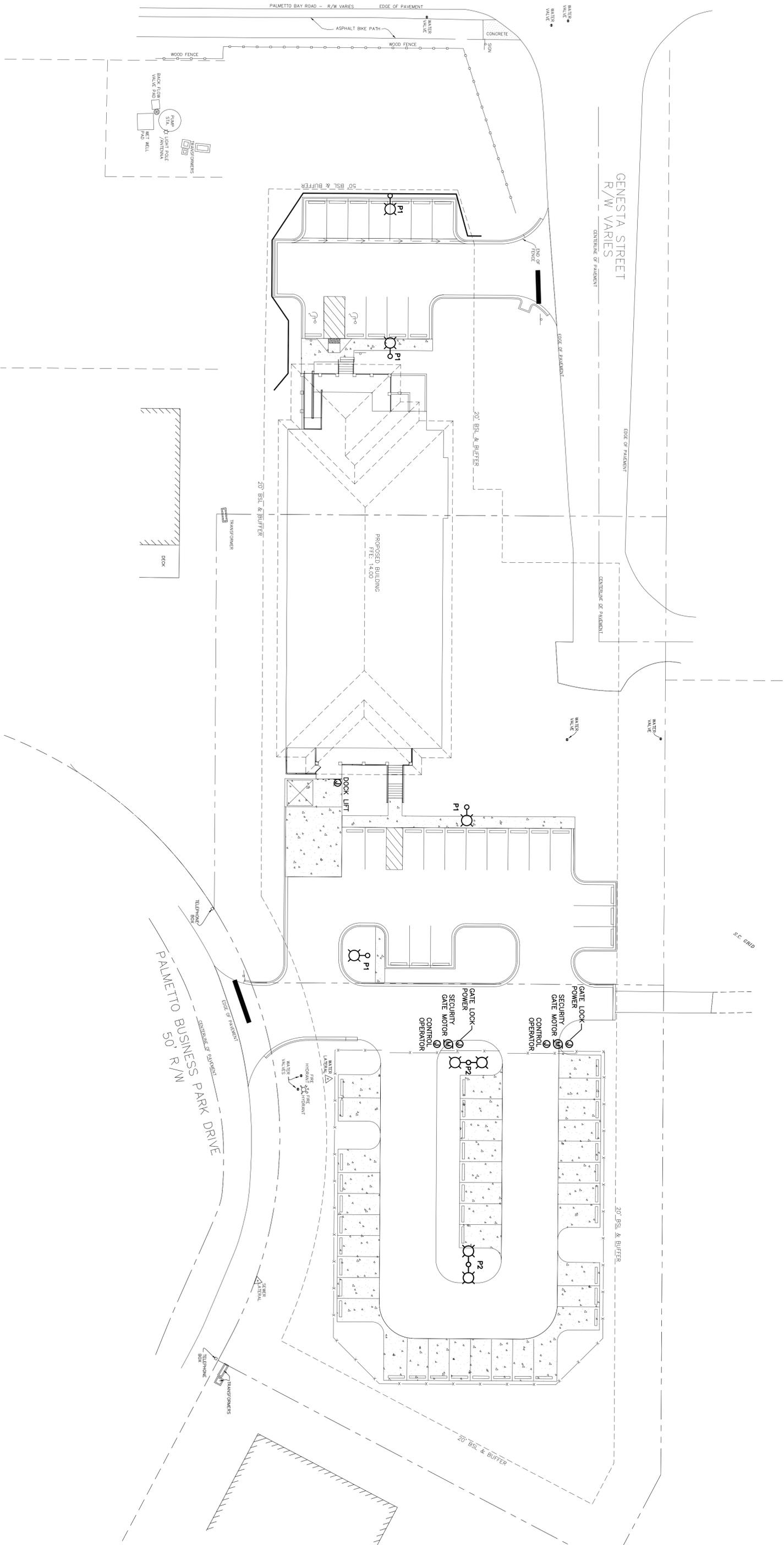
EAST ELEVATION
SCALE: 1/8" = 1'-0"

2
A-3



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

1
A-3



LIGHTING LEVELS DATA

AREA	AVERAGE	MAX	MIN
NORTHEAST PARKING LOT	1.7 FC	7.6 FC	0.1 FC
SOUTHWEST PARKING LOT	1.6 FC	6.2 FC	0.2 FC
SITE BOUNDARY	0.0 FC	0.1 FC	0.0 FC

1 ELECTRICAL SITE PLAN
E0.2 SCALE: 1" = 20'-0"



DESIGN DEVELOPMENT NOT FOR CONSTRUCTION ISSUED 05/28/2010

**DULOHERY
WEEKS**
Sustainable Engineering
2009.1088-E0.2.dwg

McCLESKEY AND ASSOCIATES ARCHITECTS PA
P.O. BOX 7125 HILTON HEAD ISLAND, SOUTH CAROLINA 29938 (843) 785-2222

DATE OF ISSUE : 5/28/10 DRAWN BY : JST CHECKED BY : WRL PROJECT NO. : 0921

REVISIONS :

**SOUTH ISLAND
PUBLIC SERVICE DISTRICT
7 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC**

E0.2

IRRIGATION NOTES

1. PROVIDE 100% COVERAGE OF PLANT BEDS, GRASS AREAS, AND NEWLY PLANTED BUFFERS.
2. NO TRENCHING SHALL TAKE PLACE WITHIN DRIP LINES OF TREES. IF UNAVOIDABLE, TRENCH BY HAND W/ L.A. APPROVAL.
3. PROVIDE AUTOMATIC TIMER CONTROL AT SERVICE YARD (ELECTRIC). COORDINATE LOCATION W/ OWNER.
4. ALL ZONES ARE TO BE DRIP IRRIGATION.
5. AVOID IRRIGATION OF ROADS, PARKING AND WALKS.
6. DRIP TUBING IS TO BE LAID ON GROUND SURFACE EXCEPT @ SLEEVES.
7. CONTRACTOR TO PROVIDE AS-BUILT DRAWING LOCATING VALVES AND MAINLINE.

PROJECT CONDITIONS

PERFORM SITE SURVEY, RESEARCH PUBLIC UTILITY RECORDS, AND VERIFY EXISTING UTILITY LOCATIONS. VERIFY THAT IRRIGATION SYSTEM PIPING MAY BE INSTALLED IN COMPLIANCE WITH ORIGINAL DESIGN AND REFERENCED STANDARDS.

WATER SOURCE

INSTALLER SHOULD CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE WATER SOURCE AS INDICATED ON THE DRAWING LEGEND PRIOR TO INSTALLATION.
IF SOURCE IS LESS THAN MINIMUM REQUIREMENT, CONSULT WITH A DESIGNER FOR POSSIBLE HYDRAULIC CHANGES.

BACKFLOW PREVENTER

DESIGN UTILIZES A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER DEVICE. INSTALLER MUST CONFIRM WITH THE LOCAL WATER AUTHORITY, THEIR APPROVED TYPE DEVICE AND INSTALLATION METHODS IN ORDER TO CONFORM WITH LOCAL CODES. IF A DIFFERENT TYPE DEVICE IS USED, CONSULT WITH A DESIGNER FOR POSSIBLE HYDRAULIC CHANGES.

SLEEVING

A MINIMUM OF PR-200 PVC SLEEVES SHOULD BE USED UNDER ANY HARDSCAPING. (EXAMPLE: SIDEWALKS AND DRIVES).
SLEEVES TO BE A MINIMUM OF (2) PIPE SIZES LARGER THAN THE PIPE RUNNING THROUGH IT.
A SEPARATE SLEEVE IS RECOMMENDED FOR WIRE.

PIPE AND FITTINGS

ALL PIPE 1" OR SMALLER TO BE CLASS 200 SOLVENT WELD PVC PIPE.
ALL PIPE 1 1/4" OR LARGER TO BE CLASS 160 SOLVENT WELD PVC PIPE.
ALL PVC PIPE FITTINGS TO BE SCHEDULE 40, SOCKET-TYPE.
PVC PIPING AND FITTINGS SOLVENT-CEMENTED JOINTS TO BE CONSTRUCTED UTILIZING CLEANER, PURPLE PRIMER, AND SOLVENT CEMENTS.
GENERAL LOCATIONS AND ARRANGEMENTS: DRAWINGS INDICATED GENERAL LOCATION AND ARRANGEMENT OF PIPING SYSTEMS, INDICATED LOCATIONS AND ARRANGEMENTS WERE USED FOR DESIGN LEGIBILITY, TO SIZE PIPE AND CALCULATE FRICTION LOSS, AND OTHER DESIGN CONSIDERATIONS.
MINIMUM COVER: PROVIDE THE FOLLOWING MINIMUM COVER OVER TOP OF BURIED PIPING OR 12" BELOW THE AVERAGE LOCAL FROST DEPTH, WHICHEVER IS THE GREATER DEPTH.
PRESSURE PIPING: 18" OF COVER FOR PIPE 2 1/2" AND SMALLER; 24" FOR PIPE 3" AND 4"; AND 30" FOR PIPE 6" AND LARGER.
CIRCUIT PIPING: 18" OF COVER FOR CIRCUIT PIPE.
DRAIN PIPING: 18" OF COVER FOR PIPE 4" AND SMALLER; 24" FOR PIPE 6" AND LARGER.
SLEEVES: 24" OF COVER FOR PIPE 4" AND SMALLER; 30" FOR PIPE 6" AND LARGER.
PRIOR APPROVAL BY LANDSCAPE ARCHITECT MUST BE OBTAINED FOR ALL TRENCHING AROUND EXISTING SPECIMEN/LARGE TREES.
ONLY HAND TRENCHING WILL BE ALLOWED WITHIN THE "TREE SAVE" AREAS.

SCHEDULING

ADJUST SETTINGS OF CONTROLLERS AND AUTOMATIC CONTROL VALVES, AND PROVIDE WRITTEN SCHEDULE TO OWNER.

ELEVATION

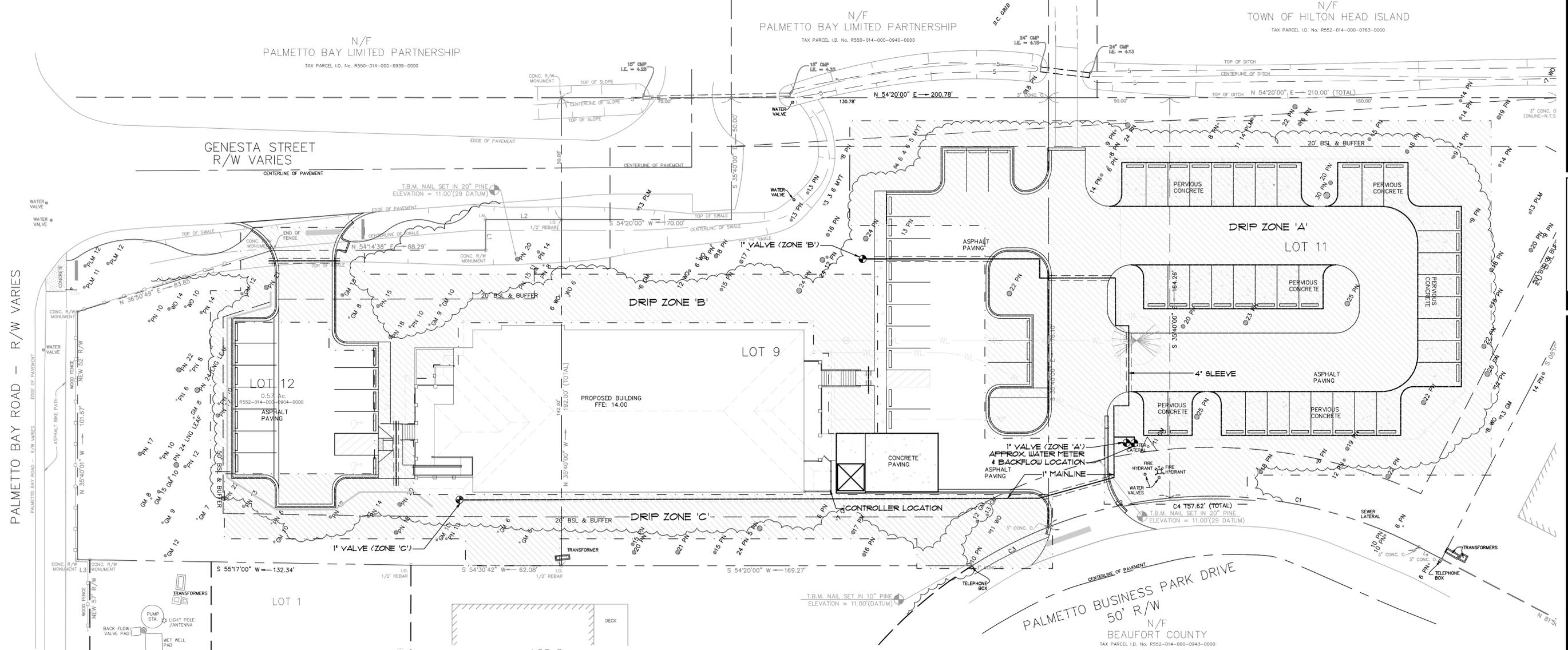
THE PRESSURE REQUIREMENT OF THE WATER SOURCE IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE THROUGHOUT THE IRRIGATION COVERAGE AREA. IF SITE HAS GREATER ELEVATION CHANGE, CONSULT WITH DESIGNER FOR POSSIBLE HYDRAULIC CHANGE.

WIRING

SOLID COPPER CONDUCTOR, INSULATED CABLE, SUITABLE FOR DIRECT BURIAL.
LOW-VOLTAGE, BRANCH CIRCUIT CABLES: TYPE UF OR PE, NO. 14 AWG MINIMUM, BETWEEN CONTROLLERS AND AUTOMATIC CONTROL VALVES. JACKET COLOR IS OTHER THAN FEEDER-CIRCUIT-CABLE JACKET COLOR.
SPlicing MATERIALS: 3M DBR OR APPROVED EQUAL.

DRIP INSTALLATION

IRRIGATION CONTRACTOR OR LANDSCAPE MANAGER MAY NEED TO ADJUST THE NUMBER OF EMITTERS AND THE CONTROLLER RUN TIME SCHEDULE IN ORDER TO ACHIEVE OPTIMUM GROWING CONDITIONS FOR EACH PLANT IN REGARD TO: PLANT SIZE, TYPE, MATURITY, SOIL CONDITIONS, SITE LOCATION, DRAINAGE, AND PLANTING SEASON.
THIS DESIGN UTILIZES AN INLINE PRESSURE COMPENSATING DRIPPERLINE IN A GRID LAYOUT. THE EMITTERS ARE INCORPORATED AT 18" INTERVALS ALONG THE TUBING AND THE LINES ARE SPACED 18" BETWEEN ROWS (SEE DETAIL). EACH EMITTER OUTPUT IS 1 GPH. THIS GRID LAYOUT TO BE USED WITH LEAM AND CLAY SOIL TYPES. SPACING MAY NEED TO BE REDUCED OR SOIL NEEDS TO BE AMENDED FOR SANDY SOIL IN ORDER TO INCREASE THE MOVEMENT OF THE WATER IN THE SOIL PROFILE AND WATER HOLDING CAPACITY.
NO DRIPPERLINE RUN TO EXCEED 225' FROM CONNECTION TO PVC LATERAL HEADER PIPE.
ZONES BASED ON A MINIMUM OF 30 PSI.



PALMETTO BAY ROAD - R/W VARIES

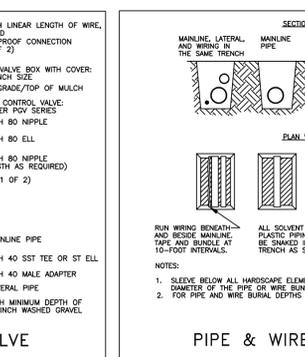
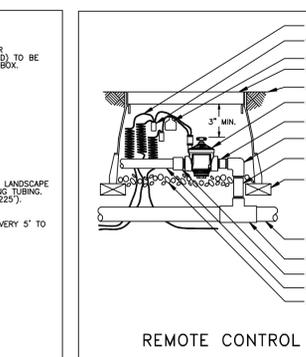
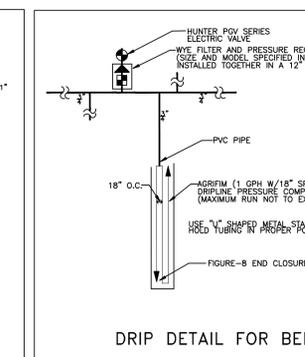
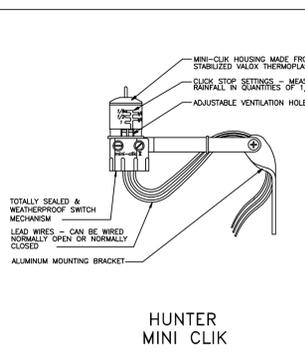
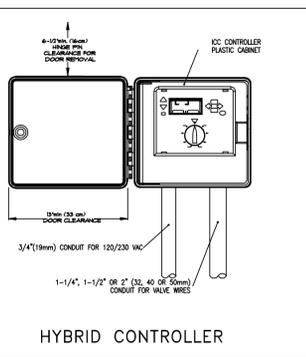
GENESTA STREET
R/W VARIES

N/F
PALMETTO BAY LIMITED PARTNERSHIP
TAX PARCEL I.D. No. R550-014-000-0939-0000

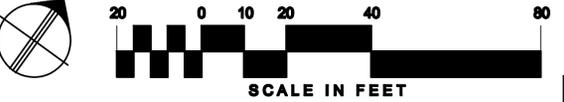
N/F
PALMETTO BAY LIMITED PARTNERSHIP
TAX PARCEL I.D. No. R550-014-000-0940-0000

N/F
TOWN OF HILTON HEAD ISLAND
TAX PARCEL I.D. No. R552-014-000-0763-0000

PALMETTO BUSINESS PARK DRIVE
50' R/W
N/F
BEAUFORT COUNTY
TAX PARCEL I.D. No. R552-014-000-0943-0000



WATER SOURCE: EXISTING 1" METER TO PROVIDE A MINIMUM DISCHARGE OF 25 GPM AT 57 PSI FOR SYSTEM TO OPERATE PROPERLY.



SOUTH ISLAND
PUBLIC SERVICE DISTRICT
7 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC

REVISIONS :

(843) 785-2222

29938

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE OF ISSUE : 04/19/2010

DRAWN BY : XXX

CHECKED BY : XXX

PROJECT NO. : 0921

IRRIGATION PLAN



P.O. BOX 7125

HILTON HEAD ISLAND, SC 29928

PH: 843.785.2222 Fax: 843.785.2222

PLANT SCHEDULE

SYM	QTY	COMMON/BOTANICAL NAME	HEIGHT	SPREAD	CONT.	CAL/SPACING	NOTES
TREES / PALMS							
ILOC	6	AMERICAN HOLLY ILEX OPACA 'CAROLINA #2'	10-12'	6-8'	B4B	3' CAL	FULL, WELL FORMED
ACEB	6	ACER BARBATUM ILEX ATTENUATA 'EAST PALATKA'	14-16'	10-12'	B4B	4' CAL	FULL, WELL FORMED
QUEV	7	LIVE OAK QUERCUS VIRGINIANA	16-18'	10-12'	B4B	4' CAL	FULL, WELL FORMED
PINT	10	LOBLOLLY PINE PINUS TAEDA	8-10'	3-4'	7 GAL	-	FULL, WELL FORMED
CERC	5	REDBUD CERCIS CANADENSIS 'FOREST FANSY'	8-10'	5-6'	15 GAL	-	FULL, WELL FORMED, STRAIGHT TRUNK
MAGV	6	SWEETBAY MAGNOLIA MAGNOLIA VIRGINIANA	10-12'	6-8'	B4B	-	FULL, WELL FORMED
SABM	3	DWARF PALMETTO SABAL MINOR	2-3'	2-3'	15 GAL	-	FULL, WELL FORMED
SERR	10	SAW PALMETTO SERENOA REPENS	18-24'	12-15'	3 GAL	AS SHOWN	FULL, WELL FORMED

SHRUBS							
CALA	12	AMERICAN BEAUTYBERRY CALYCANTHUS AMERICANUS	24-30'	16-18'	3 GAL	AS SHOWN	FULL, WELL FORMED
ILLP	56	ANISE ILLICIAM PARVIFLORUM	3-4'	24-30'	7 GAL	AS SHOWN	FULL, WELL FORMED
VIBD	14	ARROWWOOD VIBURNUM DENTATUM	5-6'	24-30'	15 GAL	AS SHOWN	FULL, WELL FORMED
LYOL	11	FETTERBUSH LYONIA LUCIDA	24-30'	24-30'	3 GAL	AS SHOWN	FULL, WELL FORMED
JASF	36	FLOWERING JASMINE JASMINUM FLORIDUM	24-30'	24-30'	3 GAL	AS SHOWN	FULL, WELL FORMED
MYRC	78	WAX MYRTLE MYRTICA CERIFERA	3-4'	30-36'	7 GAL	AS SHOWN	FULL, WELL FORMED
ILEV-1	16	YAUPOON HOLLY ILEX VOMITORIA	8-10'	6-7'	B4B	AS SHOWN	FULL, WELL FORMED TREEFORM

GROUND COVER/GRASSES/VINES							
IRIS	40	AFRICAN IRIS DIETES VEGETA	10-12'	-	1 GAL	24' O.C.	FULL, WELL FORMED
TRAA	288	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM	6-8'	-	1 GAL	24' O.C.	FULL, WELL FORMED
SPAB	110	CORD GRASS SPARTINA BAKERI	18-24'	-	1 GAL	36' O.C.	FULL, WELL FORMED
LONS	16	CORAL HONEYBUCKLE LONICERA SEMPERVIRENS	2-3'	-	3 GAL	AS SHOWN	FULL, WELL FORMED
LANC	25	LANTANA LANTANA CAMARA	8-10'	-	1 GAL	24' O.C.	FULL, WELL FORMED
ERAS	103	PURPLE LOVEGRASS ERAGROSTIS SPECTABILIS	10-12'	-	1 GAL	30' O.C.	FULL, WELL FORMED
MUHC	46	SWEETGRASS MULLENBERGIA CAPILLARIS	10-12'	-	1 GAL	30' O.C.	FULL, WELL FORMED

TREE COVERAGE SUMMARY - MINIMUM STANDARD TREE COVERAGE

2.29 AC TOTAL SITE
- 1.49 AC TOTAL IMPERVIOUS COVERAGE (65%)

80 AC TOTAL REQUIRED
X 900 ACI MINIMUM

721.35 ACI REQUIRED

TREES - BUFFER

CATEGORY I	8
CATEGORY II	162
CATEGORY III	392.5
CATEGORY IV	6.25

568.75 PRE DEVELOPMENT BUFFER TOTAL

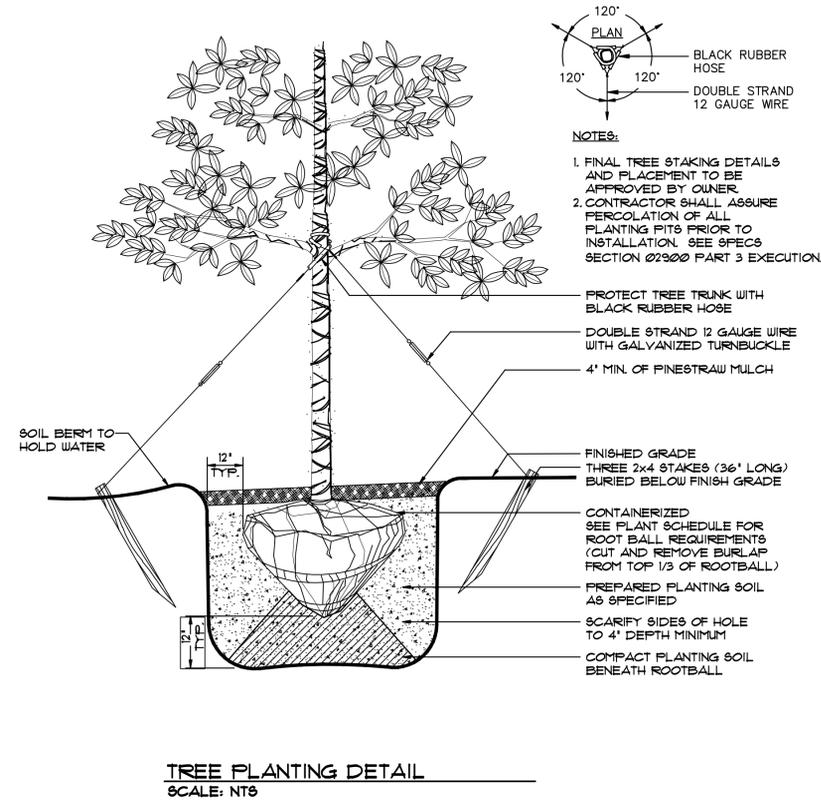
TREES - ON SITE

CATEGORY I	0
CATEGORY II	2.46
CATEGORY III	1136.5
CATEGORY IV	28.5

1411.00 PRE DEVELOPMENT ON SITE TOTAL
1979.75 TOTAL TREES PRE DEVELOPMENT

721.35 ACI REQUIRED
- 1979.75 TOTAL TREES PRE DEVELOPMENT
(1258.40)

X 0.15
0.00 (NO SUPPLEMENTAL TREES NEEDED)

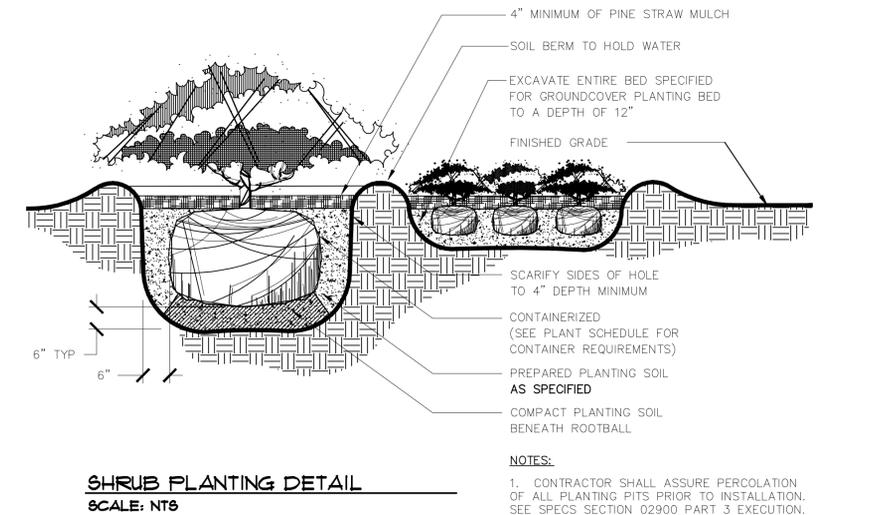
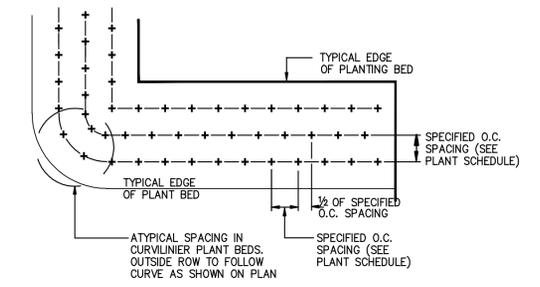


SIGN LIGHTING SPECIFICATIONS

LED SIGN LIGHT (2) - DF-LED9412 WWW.DABMAR.COM
1X36 LEDS 36W 120V
L 48" D 3" H 3" CTC 40 1/2"

NOTES

1. A AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED TO PROVIDE 100% COVERAGE ON ALL PLANT MATERIALS UNLESS OTHERWISE NOTED.
2. ALL PLANTED/DISTURBED AREAS AND THOSE DESIGNATED BY THE L.A. SHALL BE MULCHED TO A THICKNESS OF A MINIMUM OF 3". PINESTRAW COVERAGE IS BASED ON 1 BALE = 10 SF.
3. PLANT MATERIALS ARE SUBJECT TO SITE ADJUSTMENT, WHICH SHALL BE THE RESPONSIBILITY OF THE L.A.
4. ANY SUBSTITUTIONS, DELETIONS, OR ADDITIONS SHALL BE THE RESPONSIBILITY OF THE L.A. UPON APPROVAL BY THE OWNER.
5. THESE DRAWINGS ARE THE PROPERTY OF THE GREENERY, INC. AND ARE NOT TO BE USED FOR MAKING ANY REPRODUCTIONS THERE OF OR FOR ANY CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, THE GREENERY, INC.



- NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE SPECS SECTION 02900 PART 3 EXECUTION.
 2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.
 3. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.



SOUTH ISLAND
PUBLIC SERVICE DISTRICT
7 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC

REVISIONS :

(943) 765-2222

HILTON HEAD ISLAND, SOUTH CAROLINA 29938

P.O. BOX 7125

PLANT SCHEDULE / DETAILS

DATE OF ISSUE : 04/19/2010 DRAWN BY : XXX CHECKED BY : XXX PROJECT NO. : 0921



SOUTH ISLAND
PUBLIC SERVICE DISTRICT
7 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC

REVISIONS :

(04/19/2010)

PROJECT NO. : 0921

DATE OF ISSUE : 04/19/2010

DRAWN BY : XXX

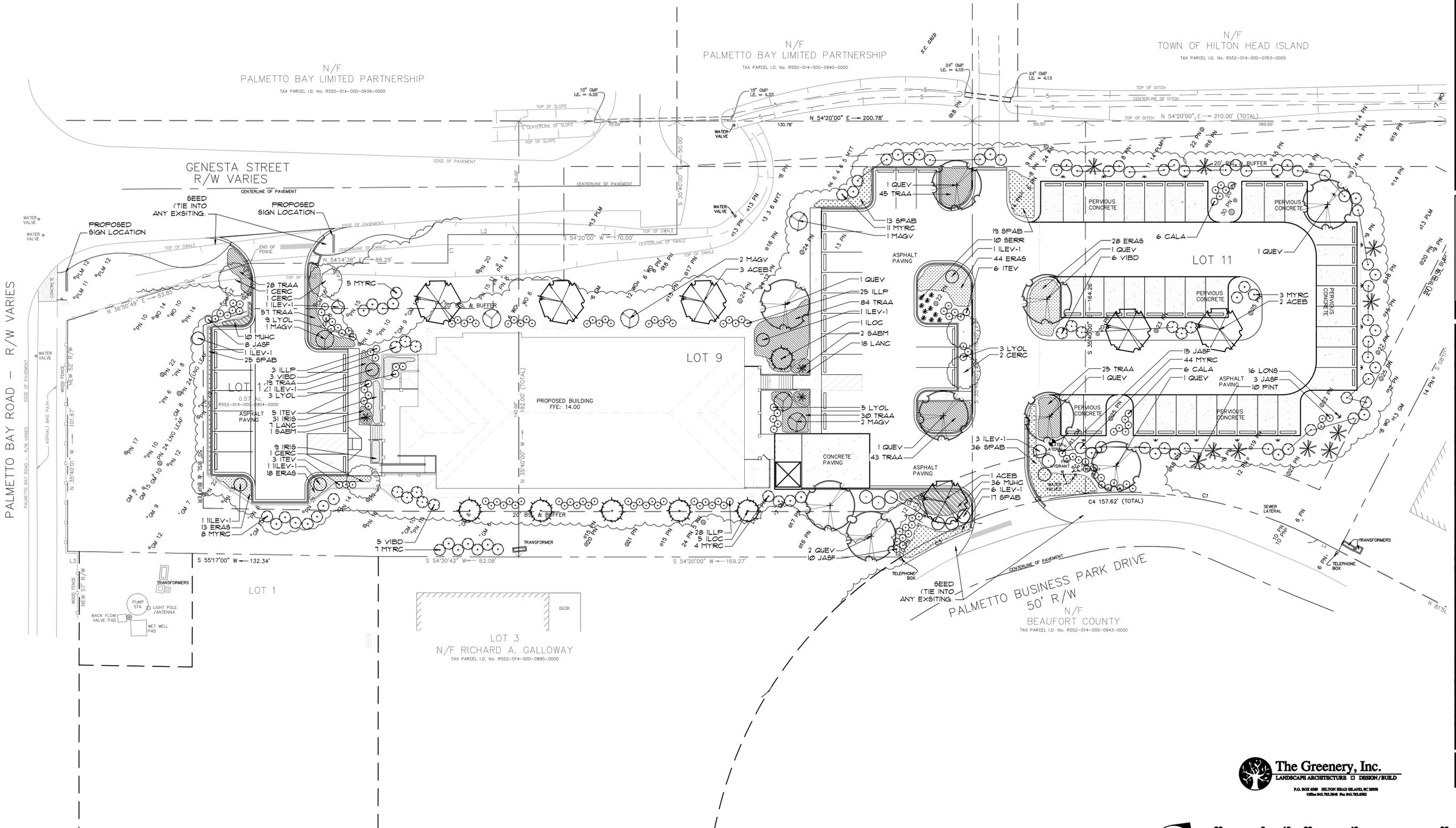
CHECKED BY : XXX

P.O. BOX 7125

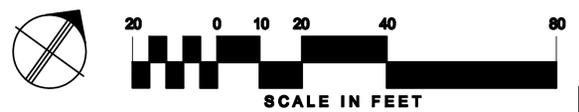
HILTON HEAD ISLAND, SOUTH CAROLINA 29958

PLANTING PLAN

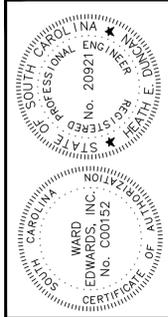
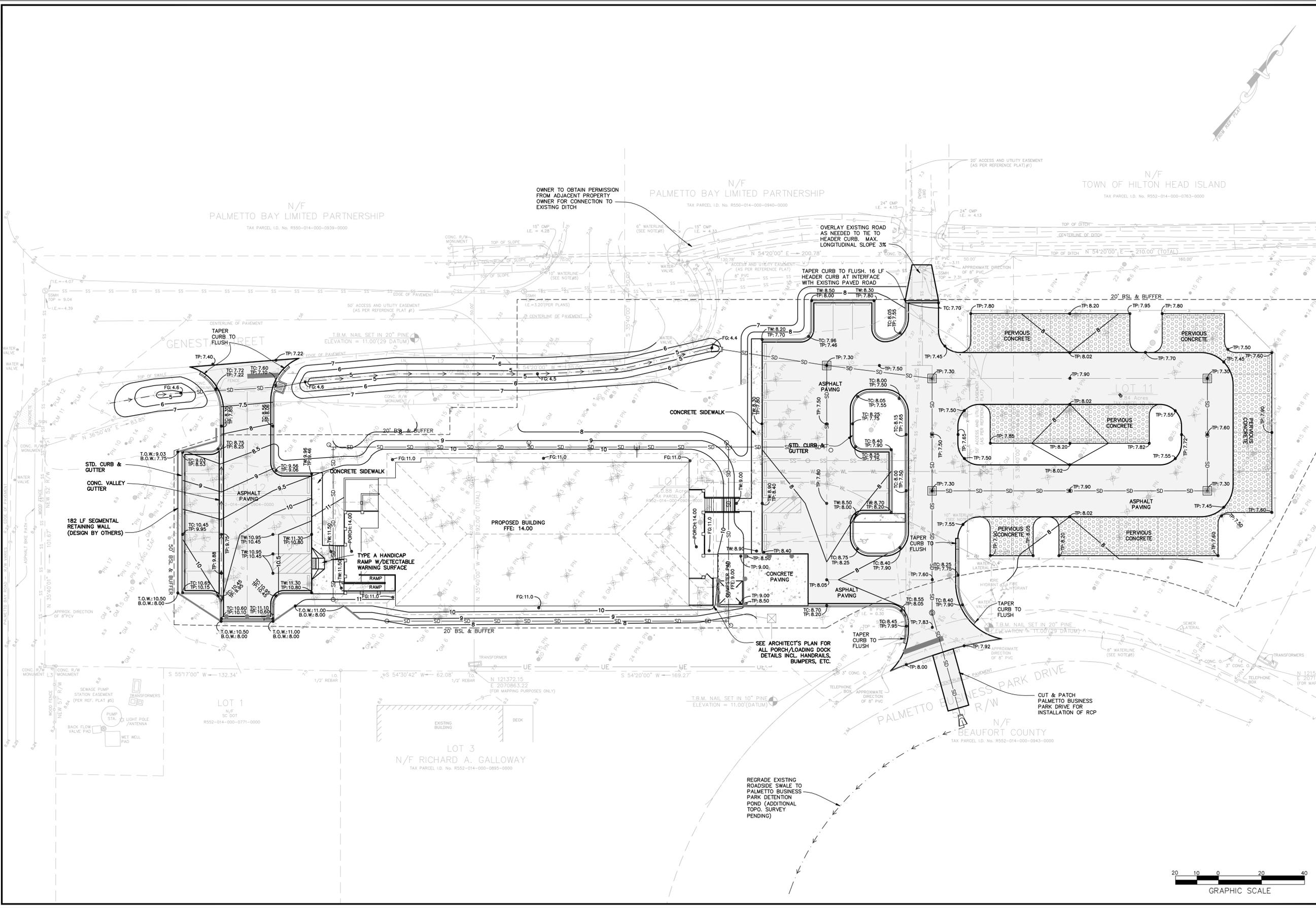
L-2



The Greenery, Inc.
LANDSCAPE ARCHITECTURE □ DESIGN/BUILD
P.O. BOX 609 HILTON HEAD ISLAND, SC 29928
OFFICE: 843.785.2222 FAX: 843.785.2222



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



PLAN REVISIONS	
NO.	DESCRIPTION
7	
6	
5	
4	
3	
2	
1	

WARD EDWARDS
 ENGINEERING • PLANNING • SCIENCE
 P.O. BOX 281
 BLUEFORD SOUTH CAROLINA 29910
 PH (866) 837-3240 FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

S.I.P.S.D. ADMINISTRATION BUILDING
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
SOUTH ISLAND PUBLIC SERVICE DISTRICT
 Town of Hilton Head Island, South Carolina
PAVING & GRADING PLAN

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT #: 090081
 DATE: 05/12/10
 DESIGNED BY: HED
 CHECKED BY: GAB
 SCALE: 1"=20'

SHEET C.09



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

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 South Island PSD

DRB# DR100022

DATE 7/13/2010

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN

The Board's comments regarding window rhythm and the roof color have been sufficiently addressed. Staff's comments about the service yard fence and screening has, as well. Chain link should be vinyl coated- dark green, or black. While the aluminum finish of the windows has little precedence, it lends itself with the cooler palette of the roof.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		

Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		
LANDSCAPE DESIGN		
Very though plan. Addresses all the points outlined in the Design Guide. Not material specified for the retaining wall, but if it is to be a split faced CMU, every effort should be made to soften its application.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	

Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	Y	
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		Florida maples are not found on HHI---substitute Red maples (Acer rubrum) Sweetbay magnolias do not do well on the island; substitute Loblolly Bay.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: TREY GRIFFIN Company: Wood + Partners, Inc
 Mailing Address: 7 Lafayette Pl City: HHI State: SC Zip: 29925
 Telephone: 681-6618 Fax: 681-7086 E-mail: tgriffin@woodandpartners.com
 Project Name: FIRST PRESBYTERIAN CHURCH Project Address: 540 WILLIAM HILTON PKWY, HHI SC 29928
 Parcel Number [PIN]: R510 008 000 0084 0000
 Zoning District: OL Overlay District(s): COR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 Alteration/Addition
 New Development – Final, indicate Project Number
 Minor External Change

Submittal Requirements for **All** projects:

_____ Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- _____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- _____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- _____ Context photographs of neighboring uses and architectural styles.
- _____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- _____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development - 11"x 17" .
- _____ Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

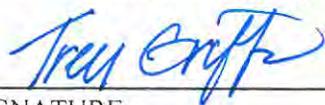
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

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

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

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



SIGNATURE



DATE

Additions and Modifications/ Phase I
First Presbyterian Church
540 William Hilton Parkway
Hilton Head Island, SC

PROJECT NARRATIVE
June 29, 2010

First Presbyterian Church (FPC) has recently completed the expansion of its vehicle parking area on property located adjacent to its William Hilton Parkway campus and which was purchased for that purpose.

The additional parking was much needed for the convenience of the FPC membership and for the many community functions (International Piano Competitions, Hilton Head Orchestra performances, chorus groups etc.) regularly held at the church.

The new parking area is located considerable further from the main entry to the Narthex of the church than the original parking. This fact, coupled with a need to increase and update the restrooms which primarily serve the church sanctuary during services and performances, led to the development of this plan to expand and refurbish the South wing of the church.

The heated area of the church will be expanded to include an existing covered walkway. The space will be reconfigured to provide a new eight foot wide access corridor leading directly into the side of the Narthex as well as much needed expansion of restroom facilities convenient to the Sanctuary.

Outside of the enclosed area a new covered entryway, stair, and handicap ramp will be provided which connects directly to a covered vehicle drop/pickup area.

The aesthetic concept is that the addition/modification should blend seamlessly with the existing facility. Exterior building materials (brick, siding, fenestration, roofing and colors) will match existing. The design intent is that, upon completion, the expansion will appear to have been a part of the original construction.

The site design will require only minimal site disturbance and no specimen tree removal. An existing railroad tie retaining wall and landscaped area will be removed for construction access and a new landscaped area will be installed. Landscape replacement material will complement the existing and recently installed parking lot landscape. Sidewalk replacement will match the existing exposed aggregate design. The adjacent gravel drip edge will be used for construction access and will be refurbished with gravel to match. A black steel edge will be added for maintenance to contain any gravel spill over.

The proposed church building modification will be owned and maintained by First Presbyterian Church.

Existing Project Photographs
First Presbyterian Church
Phase I – Additions and Modifications

Hilton Head Island, South Carolina
June 29, 2010



View facing South Wing of Church and proposed area for new covered entry



refurbished after construction

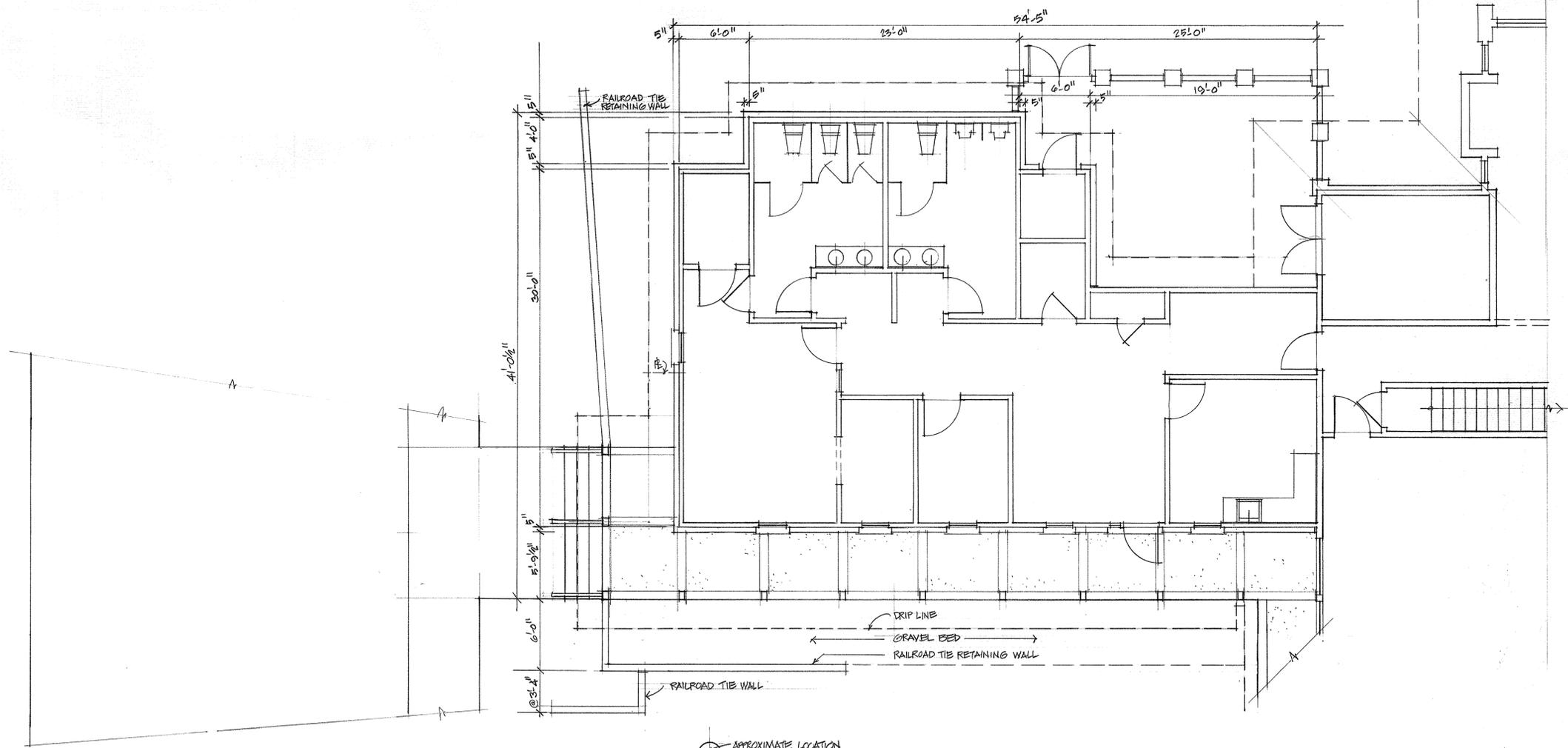
Existing Project Photographs - Continued
First Presbyterian Church



View facing adjacent Sanctuary showing exposed aggregate walk



Area for Covered vehicle drop off



APPROXIMATE LOCATION
27" LIVE OAK

FLOOR PLAN (AS CURRENTLY BUILT)
3/16" = 1'-0"

Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
540 William Hilton Parkway
Hilton Head Island, SC

JOB NO. 1004.1

DATE JUNE 29, 2010

DRAWN BY LEP

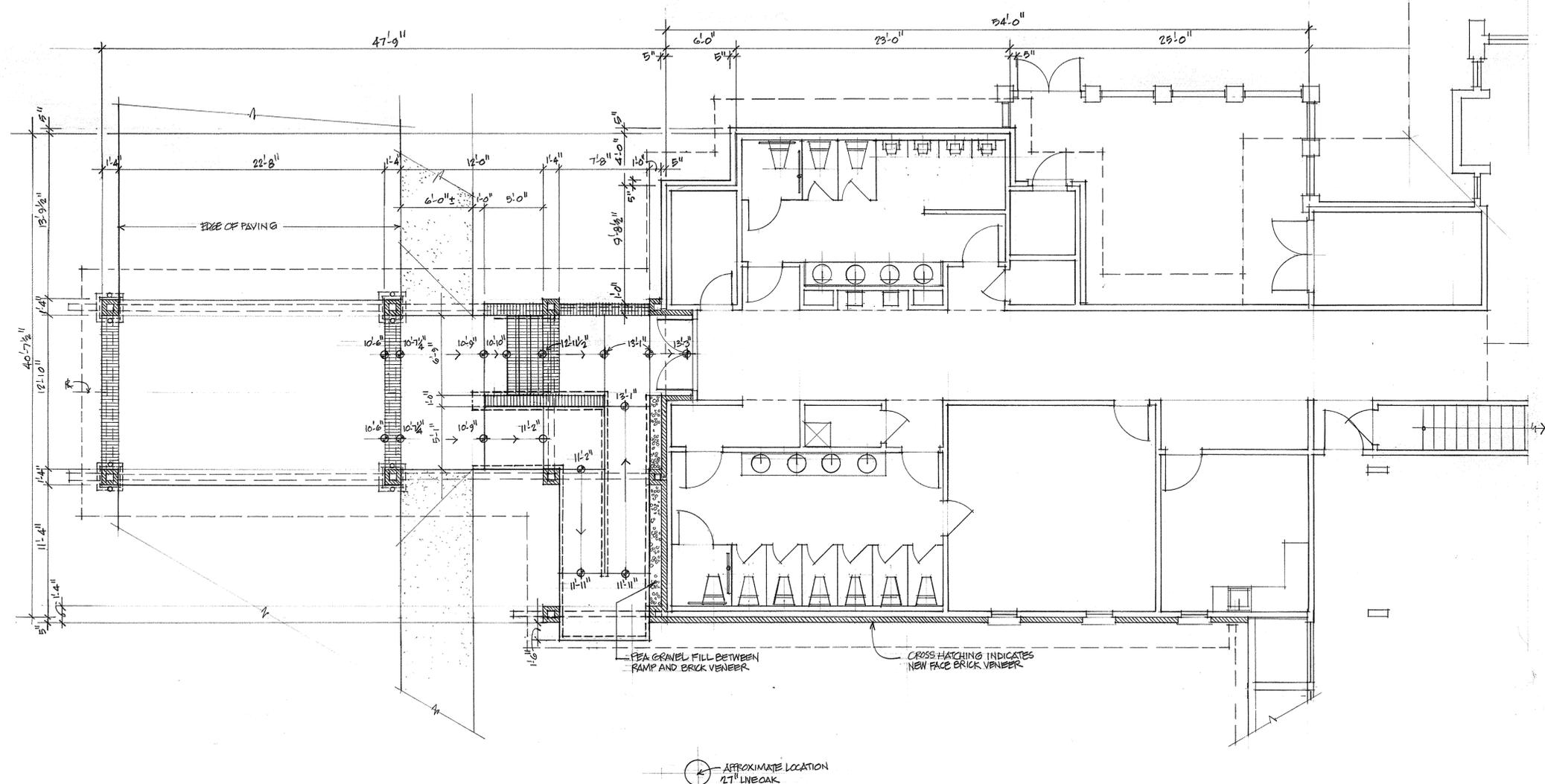
CHECKED BY

REVISIONS

SHEET

A.1

OF

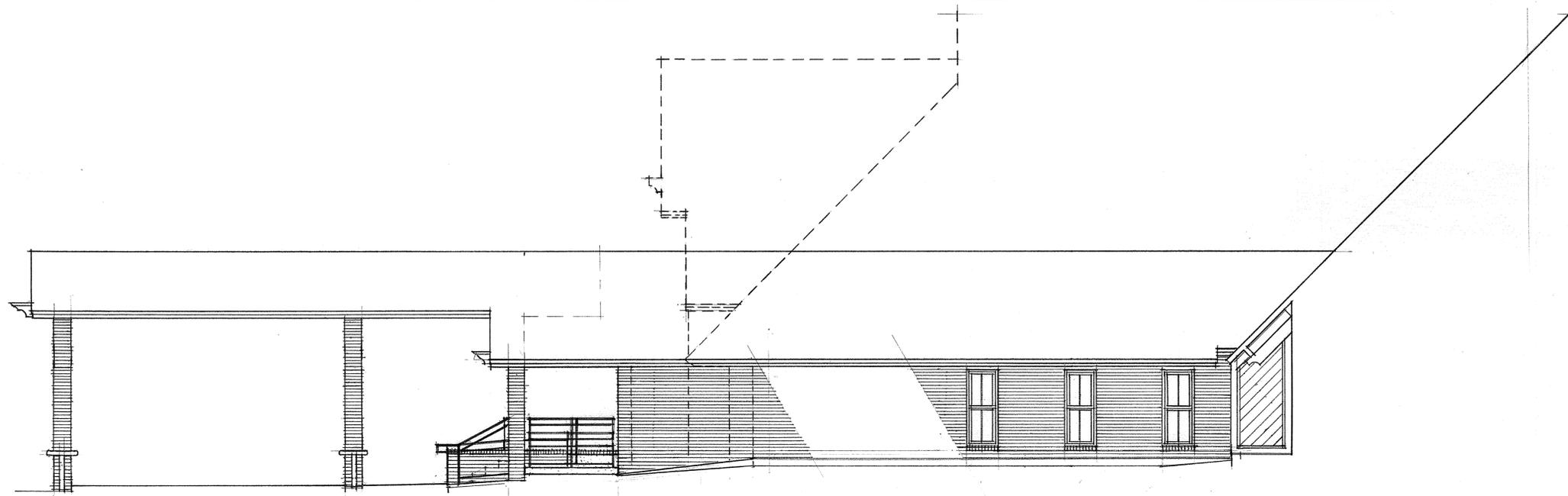



FLOOR PLAN (SHOWING MODIFICATIONS & ADDITIONS)
 3/16" = 1'-0"

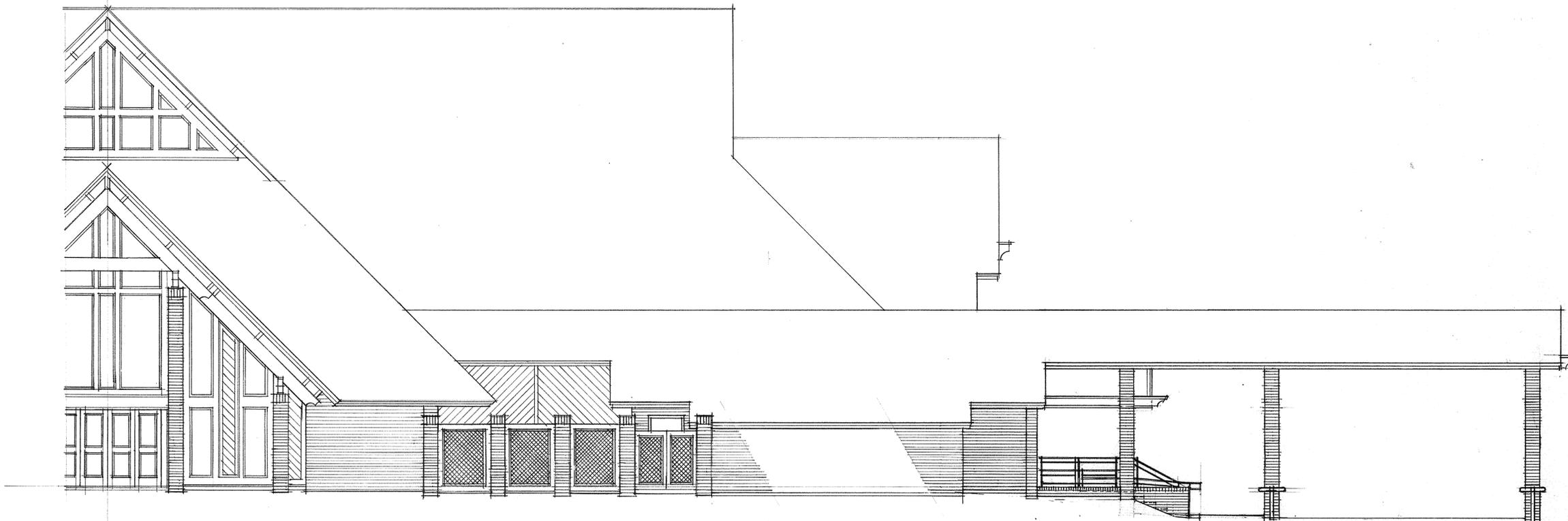
Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
 540 William Hilton Parkway
 Hilton Head Island, SC

JOB NO. 1004-1
 DATE JUNE 29, 2010
 DRAWN BY LEE
 CHECKED BY

REVISIONS



 EAST ELEVATION
3/16" = 1'-0"



 WEST ELEVATION
3/16" = 1'-0"

Phase I. Modifications and Additions:
FIRST PRESBYTERIAN CHURCH
540 William Hilton Parkway
Hilton Head Island, SC

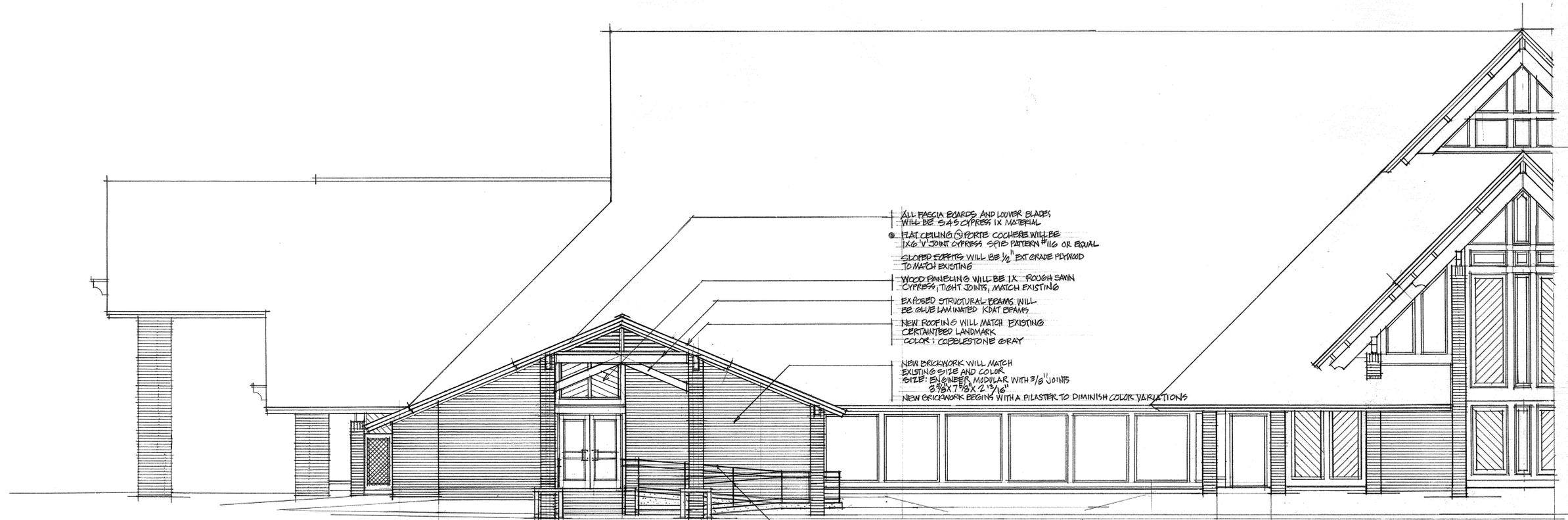
JOB NO. 1004-1
DATE JUNE 29, 2010
DRAWN BY LEE
CHECKED BY

REVISIONS

SHEET

A.3

OF



 SOUTH ELEVATION
3/16" = 1'-0"

- ALL FASCIA BOARDS AND LOUVER BLADES WILL BE 5/4 S CYPRESS 1X MATERIAL
- FLAT CEILING COFFERS COACHEES WILL BE 1X 6 V JOINT CYPRESS SPIE PATTERN #116 OR EQUAL
- SLOPED COFFERS WILL BE 1/2" EXT GRADE PLYWOOD TO MATCH EXISTING
- WOOD PANELING WILL BE 1X ROUGH SAWN CYPRESS, TIGHT JOINTS, MATCH EXISTING
- EXPOSED STRUCTURAL BEAMS WILL BE GLUE LAMINATED KDAT BEAMS
- NEW ROOFING WILL MATCH EXISTING CERTAINTED LANDMARK COLOR: COBLESTONE GRAY
- NEW BRICKWORK WILL MATCH EXISTING SIZE AND COLOR
- STYLE: EVANSBERG MODULAR WITH 3/8" JOINTS
- 2 3/8" x 7 5/8" x 2 3/16"
- NEW BRICKWORK BEGINS WITH A PILASTER TO DIMINISH COLOR VARIATIONS

NO GUARD RAILS ARE REQUIRED (LESS THAN 30" ABOVE GRADE)
HANDRAILS AT STAIRS AND RAMPS WILL BE SHOP FABRICATED
OF 1 3/8" Ø ARCHITECTURAL GRADE ALUMINUM TUBING
MOUNTED ON SLAB, CORE DRILLED & EPOXY SET
COLOR: POWDER COATED FINISH - DRIFTWOOD GRAY, MATCH
STAIR RAILS AND RAMP RAILS TO BE IDENTICAL DETAILS.

FIRST PRESBYTERIAN CHURCH MODIFICATIONS AND ADDITIONS, PHASE I

EXTERIOR COLORS AND BUILDING MATERIALS

The design intent for this work is that it be similar in color and materials and seamless in the execution of the construction. The existing construction evolved over more than four decades and at least six phases of expansion which requires considerable “color matching” as opposed to the normal “color choosing” process.

COLORS – GENERAL

The original color scheme of the facility included exterior wood stain pioneered in the area by the project’s original architect. It was a Driftwood Gray and bleaching oil mixture manufactured by Cabot. It was semi-solid in some area and semi-transparent in others. Over the years areas have been refinished and/or added. All of the existing colors are compatible but vary slightly. This project will match those in closest proximity to the new construction.

A dark maroon color is used on some exterior doors and on some wood work at the existing covered walk. The maroon woodwork is being demolished. No new use of the maroon is proposed.

ROOFING

The entire facility was reroofed recently with the Landmark Shingle design as manufactured by CertainTeed. The color is “Cobblestone Gray”. All new roofing will be the same.

SOFFITS AND FASCIA BOARDS

Fascias will be S4S cypress 1 x material, smooth finish, and color to match existing nearest fascias. Soffits are ½” exterior grade plywood, smooth surface and will be painted or stained to match adjoining.

PANELING AND TRIM

There are two small areas of paneling, one is over the new entry doors and one is where the new exterior wall abuts the sanctuary wall. The paneling is 1x tight joint, rough sawn shiplap cypress as exists at the sanctuary. It will be trimmed with 1 x cypress S4S detailed to duplicate existing panels.

BRICKWORK

Several slight color variations appear throughout the facility and some size variations. This work will match as nearly as possible the existing brickwork immediately adjacent to the planned new brickwork. It will be detailed to transition at the pilaster location to minimize any variations in color. The brick being matched is an “engineer modular” with 3/8” joints. Its dimensions are 3-5/8” x 7-5/8” x 2-13/16”.

WINDOWS AND DOORS

There are three new windows being added which are 2'-4" x 6'-4" double hung with metal clad exterior. They are identical in size to existing but differ in construction due to building code requirements. The clad color will match existing by manufacturer or painted on site.

New entry doors are fully glazed metal, factory finished to a color which closely matches the prevailing gray of the building's woodwork.

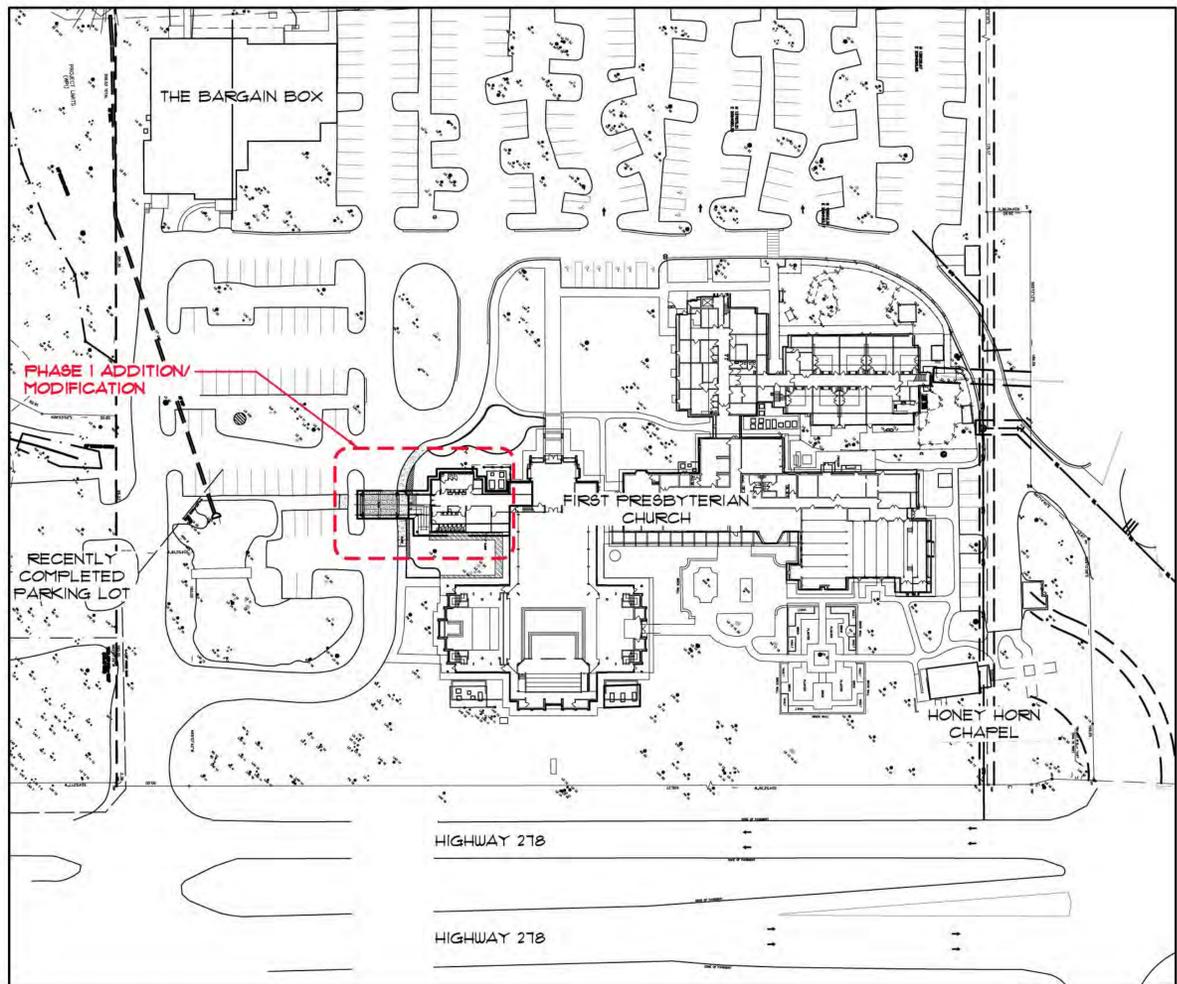
HANDRAILS

No guard rails are required by Code since there are no surfaces greater than thirty inches above grade. Handrails of 1-5/8" diameter, architectural grade aluminum with powder coated finish will be provided at all stairs and ramps. The design will be a simple double top rail, a single bottom rail and posts which are set in core drilled pockets with epoxy cement.

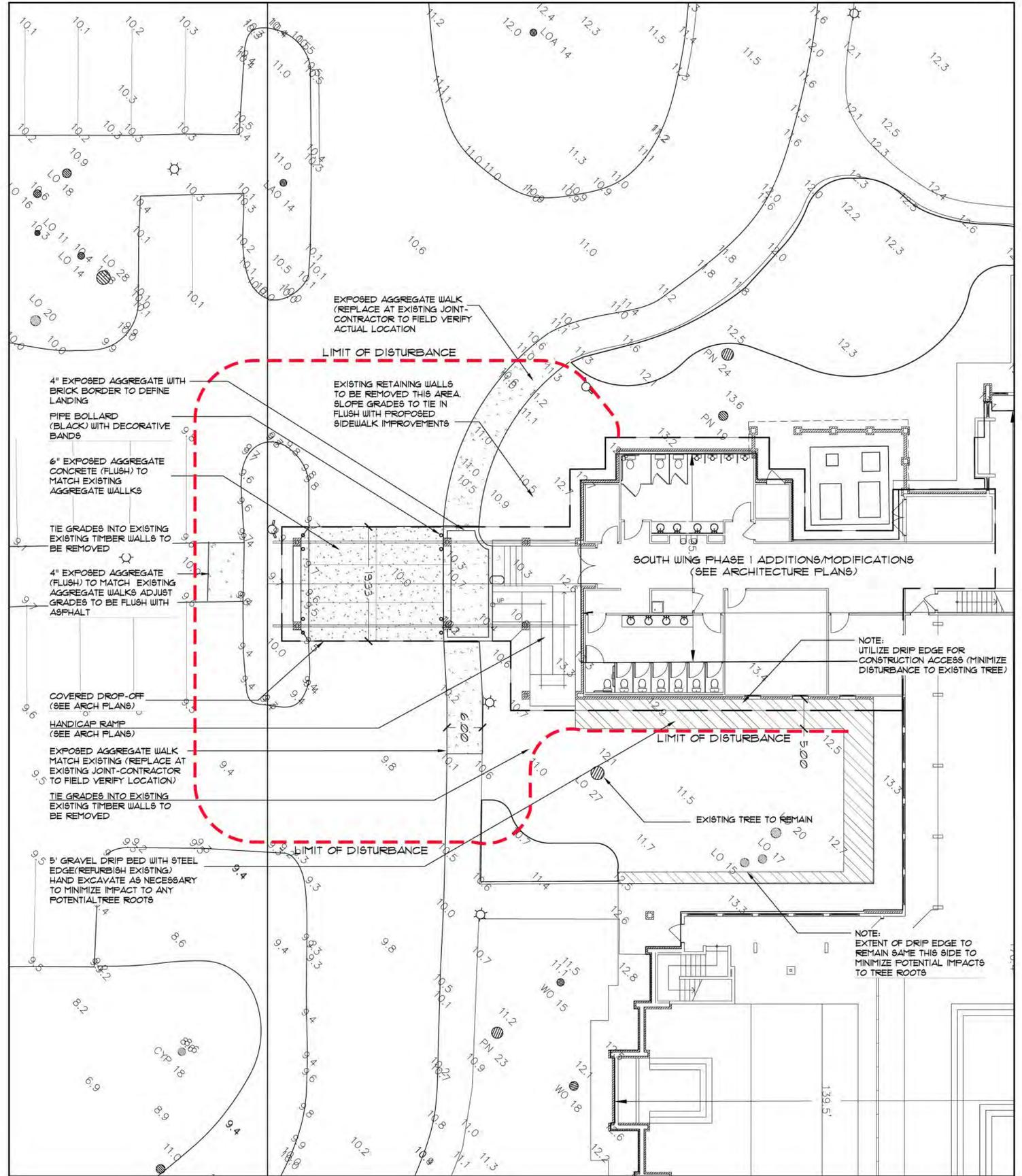
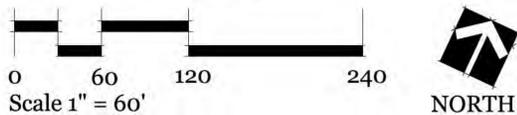
RAMPS AND STAIRS

The stairs will be brick solids and accent dividers will be matching brick. There are areas of exposed aggregate paving which will match adjacent paving.

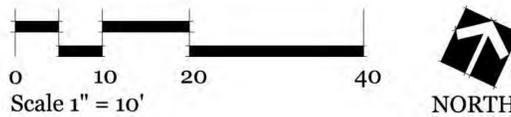
The ramps will be site formed concrete, tan colored and rock salt, finished for color compatibility with adjacent exposed aggregate paving.



CONTEXT PLAN



PHASE I ADDITIONS/MODIFICATIONS
SITE PLAN



PLAN IS SUBJECT TO CHANGE.

FIRST PRESBYTERIAN CHURCH
ADDITIONS & MODIFICATIONS
PHASE I
HILTON HEAD ISLAND, SC

DRAWN BY:
 TG/TRT
 CHECKED BY:
 MB/IG

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

#	REVISION	DATE	BY

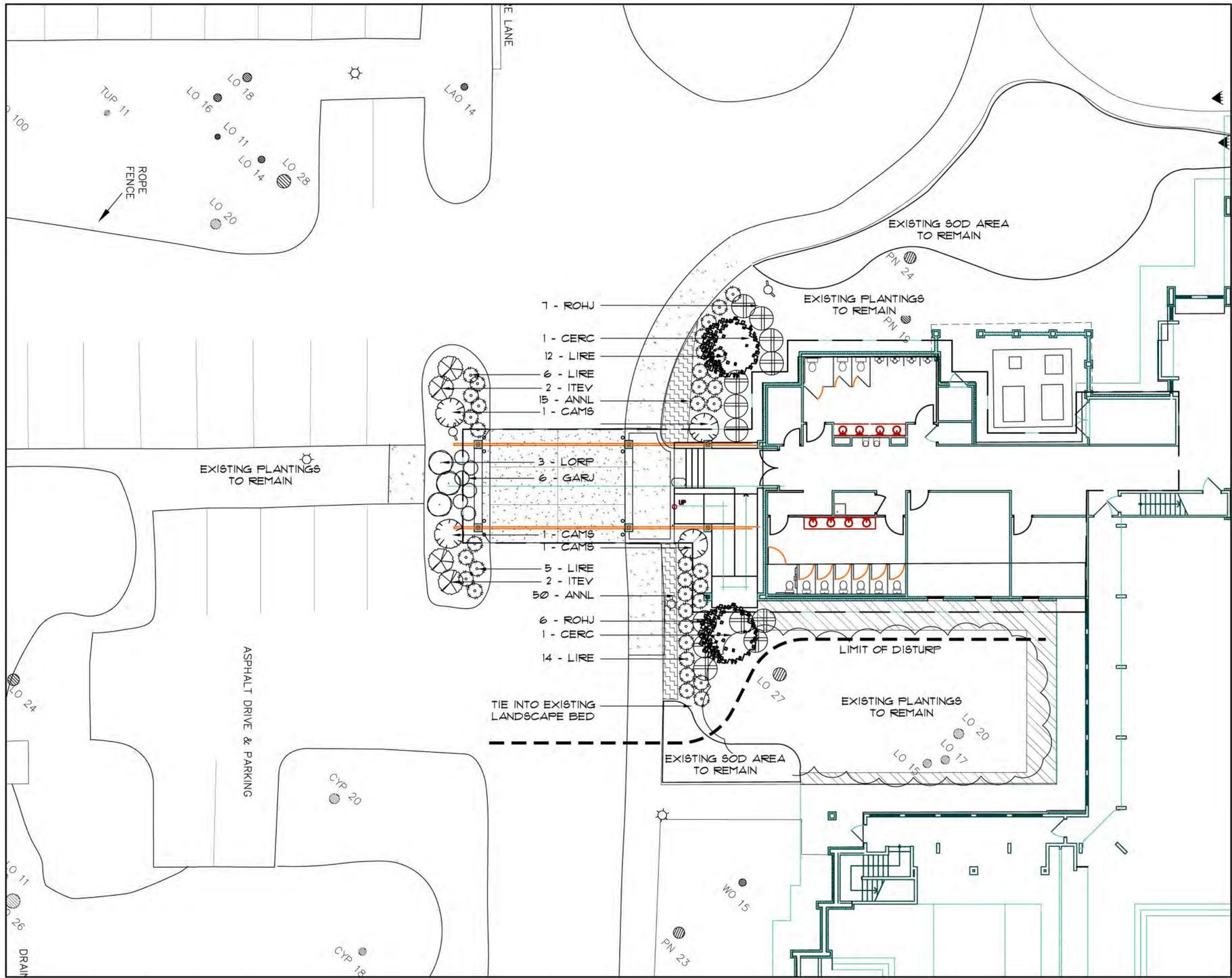
DATE
 June 29, 2010
 PROJECT NUMBER
 01-10014
 SHEET TITLE
 SITE PLAN

Wood+Partners Inc. WPi
 Landscape Architects
 Land Planners

PO Box 23949 Hilton Head Island, SC 29925
 843.861.6618 Fax 843.861.7066 www.woodpartners.com

SHEET NUMBER

L1 of 02



PLANT SCHEDULE:

TREES

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
2	CERC	Cercis canadensis Forest Pansy Forest Pansy Redbud	8-10'	4-6'	cont.	AS SHOWN	1 1/2" CAL. MIN.

SHRUBS

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
6	GARJ	Gardenia jasminoides 'radicans' Dwarf Gardenia	8-12"	12-18"	cont.	AS SHOWN	FULL
4	ITEV	Itea virginica 'Herry's Garnet' ** Herry's Garnet Sweetgale	18-24"	18-24"	cont.	AS SHOWN	FULL
3	LORP	Loropetalum chinense 'Pizzaz' Loropetalum	18-24"	18-24"	cont.	AS SHOWN	FULL
13	ROHU	Rhododendron x 'Judge Solomon' Judge Solomon azalea	18-24"	18-24"	cont.	AS SHOWN	FULL

GROUNDCOVERS

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
65	ANNL	Annuals - to be selected			1 GAL	12"	FULL POT
31	LIRE	Liriope muscari 'Evergreen giant' Evergreen Giant Liriope			1 GAL	AS SHOWN	FULL POT

NATIVE * DROUGHT TOLERANT **
(ONCE ESTABLISHED)

GENERAL PLANTING NOTES:

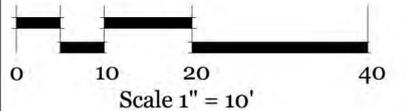
1. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
3. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR FINE STRAW MULCH.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
6. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
7. WARRANT EXTERIOR PLANTS, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
8. FURNISH NURSERY-GROWN EXTERIOR PLANT MATERIALS COMPLYING WITH ANSI Z601, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
9. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL.

IRRIGATION NOTES

1. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
2. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
3. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
4. AVOID SPRAYING ROADS, PARKING AND WALKS.
5. CONTRACTOR TO TIE SYSTEM INTO EXISTING SYSTEM AS NECESSARY. COORDINATE WITH OWNER.
6. CONTRACTOR SHALL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.

MULCHING NOTES

1. MULCH ALL PLANTING BEDS WITH FINE STRAW TO A 3" DEPTH.



PLAN IS SUBJECT TO CHANGE.

FIRST PRESBYTERIAN CHURCH
ADDITIONS & MODIFICATIONS
PHASE I
HILTON HEAD ISLAND, SC

DRAWN BY:
TG/TRT
CHECKED BY:
MB/TG

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

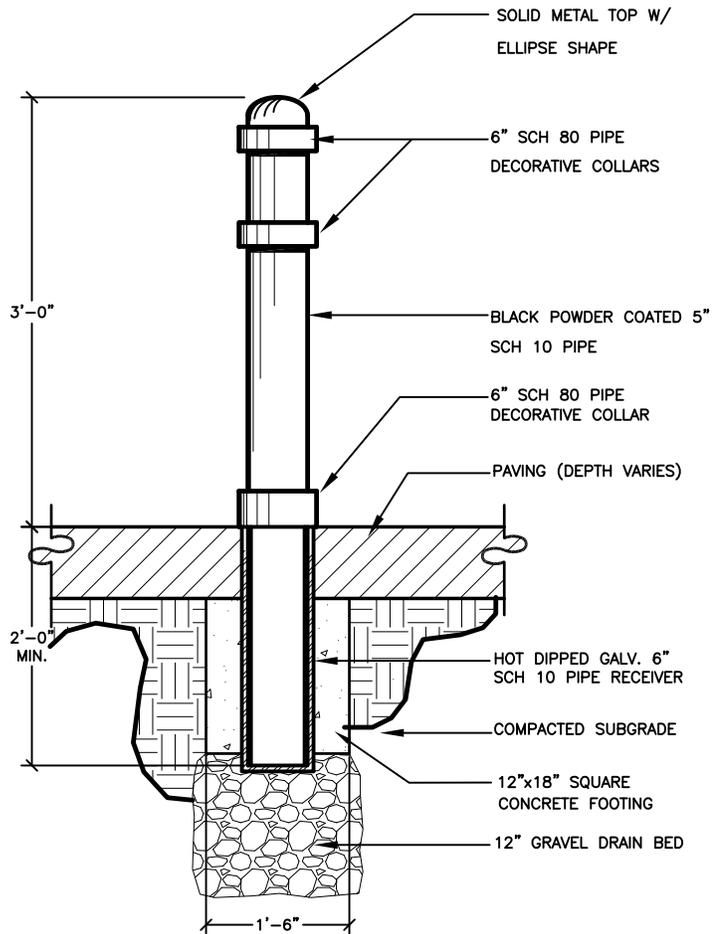
#	REVISION	DATE	BY

DATE
June 29, 2010
PROJECT NUMBER
01-10014
SHEET TITLE
LANDSCAPE PLAN

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 23949 • Hilton Head Island, SC 29925
843.681.6618 • Fax 843.681.7386 • www.woodpartners.com

SHEET NUMBER
L2 of 2



NOTES:

1. BOLLARDS SHALL BE TYPE B-1, 6" BOLLARD W/ COLLAR AND MOVABLE MOUNTING AS MANUFACTURED BY URBAN SYSTEMS (800)-323-1798 OR EQUIVALENT.
2. ALL WELDS ARE TO BE CONTINUOUS AND GRINDED SMOOTH.
3. ALL METAL (EXCLUDING RECEIVERS) SHALL BE FINISHED W/ A BLACK POWDER COAT FINISH (5 MIL MIN. THICKNESS)
4. RECEIVERS ARE NOT TO BE USED FOR NON-REMOVABLE BOLLARDS. NON-REMOVABLE OR FIXED BOLLARDS ARE TO BE ANCHORED TO A SOLID CONCRETE FOOTING WITH 3/8" HOT DIPPED GALV. ANCHOR BOLTS. ANCHOR BOLT SHALL EXTEND INTO FOOTING BY A MIN. DEPTH OF FOUR (4") INCHES.

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 DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	Y	Pitch integrates to preexisting form
Overhangs are sufficient for the façade height.	Y	
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
Utilities and equipment are concealed from view	Y	
Decorative lighting is limited and low wattage and adds to the visual character	Y	

Accessory elements are design to coordinate with the primary structure	Y	
LANDSCAPE DESIGN		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding	Y	

excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		To decrease impacts to root system of 27 inch live oak, remove three RODH nearest tree.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS