



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, August 24, 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 July 27, 2010
Special Design Review Board Meeting of August 3, 2010
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business- None**
- 9. New Business**
 - A) Alteration/Addition-
 - (1) Verizon Cell Tower Antenna- DR100032
 - (2) Town of Hilton Head Island- Old Concrete Plant- Screen Fence- DR100034
 - B) Minor External Change-
 - (1) The Children's Center- DR100033
- 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
DESIGN REVIEW BOARD
Minutes of the Tuesday, July 27, 2009 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore,
Ted Behling, Jennifer Moffett, and Galen Smith

Board Members Absent: Scott Sodemann

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Heather Colin, Development Review Administrator
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

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

2) ROLL CALL

3) FREEDOM OF INFORMATION ACT COMPLIANCE

4) APPROVAL OF THE AGENDA

Mr. Roan reported that the First Presbyterian Church application, appearing under New Business, Alterations/Additions, is withdrawn from the agenda due to the lack of a quorum. A special DRB meeting is scheduled on Tuesday, August 3, 2010 at 9:00am in Council Chambers for the review of this application.

5) APPROVAL OF THE MINUTES

The minutes of the June 22, 2010 meeting were **approved** as presented.

6) STAFF REPORT

None

7) BOARD BUSINESS

None

8) UNFINISHED BUSINESS

South Island PSD – New Development, Final Review DR100022

Mr. Roan presented a brief history of the application. The Board's previous recommendations regarding the project's window rhythm and the roof color have been significantly addressed. The staff's previous comments regarding the service yard fence and the screening have also been addressed. The staff recommended that the chain link fence be vinyl coated in either dark green or

black. And, while the aluminum finish of the windows has little precedence, the staff believes it lends itself with the color palette of the roof. The landscape plan is very thorough and addresses all of the points outlined in the Design Guide. Mr. Roan stated that plant material for the retaining wall has not been specified; however, if the wall is split-faced CMU, every effort should be made by the applicant to soften its application.

Mr. Roan reviewed the color palette, the building materials, the hip roof forms, and the retaining wall. Mr. Roan also reviewed the landscape plan which included comments from the Natural Resources Division. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. Michael Brock, Ward Edwards, presented statements in support of the application. The Board reviewed the color palette, the retaining wall, and the landscape plan. Following the discussion and final comments by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the South Island PSD - New Development Final Review application as presented with the following conditions: (1) the plant material shall be revised in accordance with the staff's recommendations; (2) the perimeter chain link fence shall be vinyl clad coated in either dark green or black. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9) **NEW BUSINESS**

a) **Fairfield Square** – Alteration/Addition DR100029

Mr. Roan introduced the application and stated its location. The applicant would like to add a new trellis feature to the building. They would also like to paint the building. The staff believes that the trellis addition will bring some consistency to the buildings. The applicant has stated that the building color will match the existing; however the proposed Benjamin Moore # 318 appears too yellow to match the existing. The applicant has also submitted Benjamin Moore Dark Teal #2053 for the trim. The proposed teal trim color is too vibrant and provides too dramatic a contrast. A detailed drawing from the applicant may be helpful for clarification. The staff recommended that proposed building color and trim color be resubmitted. The applicant for this project was not available for questions or comments from the Board.

The Board discussed the project, and following final comments, recommended that the application be withdrawn for additional study. The staff **withdrew** the application on behalf of the applicant.

b) **Tidal Bluff Townhomes Gate** – Alteration/Addition DR100031

Mr. Roan introduced the application and stated its location. The applicant is proposing to install Aircraft Aluminum entrance gates at Tidal Bluff Condominiums located just off of Dillon Road. The scope of the project will be to install two 12' - 6" x 6' - 0" high black gates for the entrance and the exit. The applicant will install a phone entry system as well as a clicker system for entrance by the residents. The system will include the needed loops for safety as well as exit from the complex. A Click to Enter system and Knox key switch for emergency entrance into the complex will also be provided. The gates will be made of aircraft aluminum and will be painted black.

The staff stated that they would like to see a photo of the proposed pipe-mount as well as a cut sheet of the matching key pad system. The staff recommended approval of the application. The Board discussed the project. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Steve Miskelley, with Coastal Empire Fire & Security, presented statements in support of the application. Following final discussion by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the application as submitted. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Hilton Head Beach and Tennis - Admirals Row Repaint- Minor External Change DR100030

The applicant is proposing to paint the two Admiral Row buildings and replace the old wooden balcony railing with aluminum rails. The applicant believes that the new railing will be safer and more aesthetically pleasing to the complex.

The applicant is proposing two coats of Sherwin Williams, "Super paint" for the buildings and two coats of Sherwin Williams "Resilience paint" for the trim. The balcony railing paint will be Sherwin Williams direct to metal wash primer and Sherwin Williams "Acrolon" # 218 – 2 part epoxy as a top coat. The exterior window frames and the sliding glass door frames will be painted with Acrolon # 218. Mr. Roan reviewed several photographs of the buildings with the Board. The staff believes that long-term matching of railing color for the purposes of maintenance and replacement may be easier with a more traditional bronze color; however, the application does meet the conditions of the Design Guide.

The applicant, Mr. Ernie Ahr, Facility Director, Hilton Head Beach and Tennis, presented statements in support of the application. The Board and applicant discussed the color palette, the handrails and the handicap ramps and handrails. The Board discussed the proposed treatment of the handrails and the handicap ramps at length, specifically in regard to accent color. Following final comments by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the Hilton Head Beach and Tennis application as presented by staff with the following two conditions: (1) the stair handrails shall match the aluminum handrails for the balconies; (2) applicant shall return at a later date with the requested additional information regarding the handicap ramps and handrails. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 4-1-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:40pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman

DRAFT

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of Special Meeting - August 3, 2010
9:00am – Benjamin M. Racusin Council Chambers

Board Members Present: Ted Behling, Jennifer Moffett, Galen Smith and Scott Sodemann
Board Members Absent: Chairman Tom Parker and Vice Chairman Todd Theodore, Recused
Council Members Present: None
Town Staff Present: Mike Roan, Urban Design Administrator
Kathleen Carlin, Administrative Assistant

1) **CALL TO ORDER**

Acting Chairman Ted Behling called the special meeting to order at 9:00am.

2) **ROLL CALL**

3) **FREEDOM OF INFORMATION ACT COMPLIANCE**

4) **APPROVAL OF THE AGENDA**

The agenda was approved as presented by general consent.

5) **UNFINISHED BUSINESS**

None

6) **NEW BUSINESS**

First Presbyterian Church - Alterations/Additions

Mr. Roan introduced the application and stated its location. The applicant recently completed the expansion of the church's parking area. The new parking area is located further away from the main entry of the church and has led to the development of today's plan.

The applicant is proposing 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 and the space will be reconfigured to provide a new eight foot wide access corridor leading directly into the side of the Narthex. The space also includes the expansion of the restroom facilities.

A new covered entryway, stair, and handicap ramp will be provided outside of the enclosed area which will connect directly to a covered vehicle drop-off and pickup area. The proposed addition is designed to blend seamlessly with the existing facility. The colors and materials (brick, siding, roofing, etc.,) will match the existing.

The applicant's landscape plan will require only minimal site disturbance, and no specimen tree will be removed. An existing railroad tie retaining wall and landscaped area will be removed for

construction purposes, and a new landscaped area will be installed. The applicant will work with the staff regarding the preservation of the root system of an existing 27" live oak tree. The sidewalk replacement will match the existing exposed aggregate design.

Mr. Roan provided a detailed review of the proposed design, the elevations, and the landscape plan. The staff recommended approval of the application as submitted.

The applicant, Mr. Jake Lee, Lee & Parker Architects, presented statements in support of the application. The Board complimented the project, and agreed with the staff's recommendation to approve the application. At the completion of the Board's discussion, Acting Chairman Behling requested that a motion be made.

Mr. Sodemann made a **motion** to approve the First Presbyterian Church application as presented by the staff. Mr. Smith **seconded** the motion and the motion was **approved** with a vote of 4-0-0.

6) APPEARANCE BY CITIZENS

None

7) ADJOURNMENT

The meeting was adjourned at 9:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Ted Behling
Acting Chairman

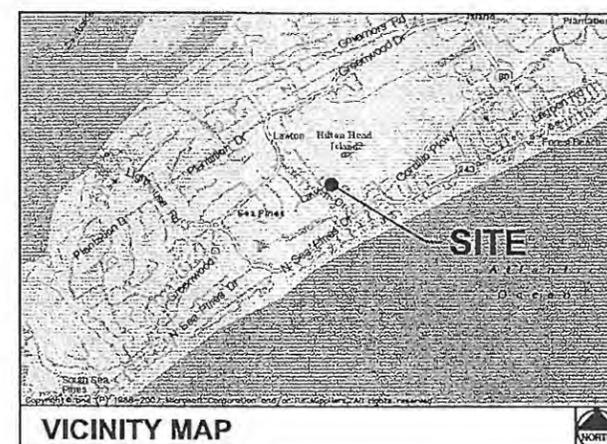
DR10032



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

HARBORTOWN

SITE ADDRESS
2 LAWTON CANAL ROAD
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY
LATITUDE: 32° 08' 16.68" N
LONGITUDE: 80° 46' 58.69" W



DRIVING DIRECTIONS
FROM CHARLOTTE OFFICE: START OUT GOING SOUTHWEST ON RESEARCH DRIVE TOWARDS HARRIS BLVD. FOR 0.3 MILE; TURN LEFT ONTO W. WT HARRIS BLVD. / NC-24-E. FOR 0.4 MILE; MERGE ONTO I-85 S TOWARD CHARLOTTE GO 5.8 MI. TAKE EXIT 38 TO MERGE ONTO I-77 S/US-21 S TOWARD COLUMBIA. CONTINUE TO FOLLOW I-77 S, GO 104 MI. TAKE EXIT FOR I-26 E GO 0.4 MI. KEEP LEFT AT FORK, FOLLOW I-26 E/CHARLESTON MERGE ONTO I-26 E GO 52.8 MI. TAKE EXIT 169A ONTO I-95 S TOWARD SAVANAH GO 57.6 MI. TAKE EXIT 28 FOR SC-462 E GO 0.3 MI. LEFT ON SC-462 E/COOSAW SCENIC DR. GO 17.5 MI. RIGHT ON SC-170 WOKATIE HWY GO 4.2 MI. MERGE ONTO US-278 E/FORDING ISLAND RD. VIA RAMP TO BLUFFTON/HILTON HEAD ISLAND GO 13.3 MI. SLIGHT LEFT AT CROSS ISLAND PKWY GO 3.9 MI (TOLL) CONTINUE ON PALMETTO BAY RD. FOR 1.7 MILE (TOLL) AT TRAFFIC CIRCLE TAKE 2ND EXIT ONTO POPE AVE. GO 0.7 MI. TURN RIGHT ON CORDILLO PKWY GO 1.4 MI. TURN RIGHT ON N SEA PINES DR GO 0.3 MI. SLIGHT RIGHT AT LAWTON DR GO 0.3 MI. TAKE 1ST RIGHT ONTO LAWTON CANAL RD. GO 95 FT; TURN LEFT TO STAY ON LAWTON CANAL RD GO 0.2 MI. SITE IS ON RIGHT

MUNICIPALITY:
TOWN OF HILTON HEAD ISLAND

STATE:
SOUTH CAROLINA

TYPE:
MONOPOLE

HEIGHT:
175'

NUMBER OF CARRIERS:
3 EXISTING 1 PROPOSED REPLACEMENT

USE:
EXISTING
TELECOMMUNICATIONS
TOWER AND UNMANNED EQUIPMENT ON ELEVATED PLATFORM

PROJECT SUMMARY

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
3169 HOLCOMB BRIDGE ROAD, SUITE 600
NORCROSS, GEORGIA 30071
PHONE: (678) 533-3928
ATTN: KEITH MARKLAND

DEVELOPER
VERIZON WIRELESS
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262
PHONE: (704) 510-8717
ATTN: ROCKY CANADY

TOWER OWNER
CROWN CASTLE USA, INC.
3530 TORINGDON WAY
CHARLOTTE, NC 28277
PHONE: (877) 486-9377
ATTN: CUSTOMER SERVICE

CONTACTS

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	0
C1	OVERALL SITE PLAN	0
C2	SITE PLAN	0
C3	EQUIPMENT CABINET ELEVATIONS	0
C4	CABLE TRAY DETAILS	0
C5	ANTENNA AND TOWER ELEVATION DETAILS	0
E1	BASIC SERVICE ROUTING PLAN	0
E2	GROUNDING PLAN	0
E3	SINGLE-LINE DIAGRAM	0
E4	PANEL SCHEDULE	0

SHEET INDEX

TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD
ONE TOWN CENTER COURT
HILTON HEAD, SC 29928
PHONE: (843) 341-4757
ATTN: MIKE ROAN

PERMIT INFORMATION



PROJECT INFORMATION:
VERIZON NAME: HARBORTOWN
VERIZON No.: COL 116
OWNER NAME: SC LAWTON CANAL
OWNER No.: 803424
2 LAWTON CANAL ROAD
HILTON HEAD ISLAND, SC 29928

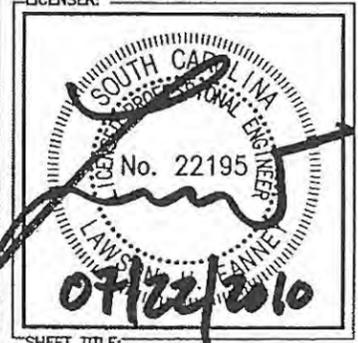
CURRENT ISSUE DATE:
07/19/10

ISSUED FOR:
CONSTRUCTION

REV.	DATE	ISSUED FOR	BY



DRAWN BY: JIK **CHK:** KRM **APV:** LHF



SHEET TITLE:
COVER SHEET

SHEET NUMBER: T1 **REVISION:** 0
019472199

Drawing names: K:\ATL\Wireless\000_Verizon\02008_08\00_VTE_Columbia\HARBORTOWN\HARBORTOWN_CD.dwg T1 Jul 19, 2010 4:44pm by: kellyj.djv



PROJECT INFORMATION:
 VERIZON NAME: HARBORTOWN
 VERIZON No.: COL 116
 OWNER NAME: SC LAWTON CANAL
 OWNER No.: 803424
 2 LAWTON CANAL ROAD
 HILTON HEAD ISLAND, SC 29928

CURRENT ISSUE DATE:
 07/19/10

ISSUED FOR:
 CONSTRUCTION

REV.:	DATE:	ISSUED FOR:	BY:

CONSULTANT:

 Kimley-Horn and Associates, Inc.
 3189 Holcomb Bridge Rd., Suite 800
 Norcross, Georgia 30071-1387



CERTIFICATE OF AUTHORIZATION:
 DRAWN BY: CHK. APV.:
 JIK KRM LHF

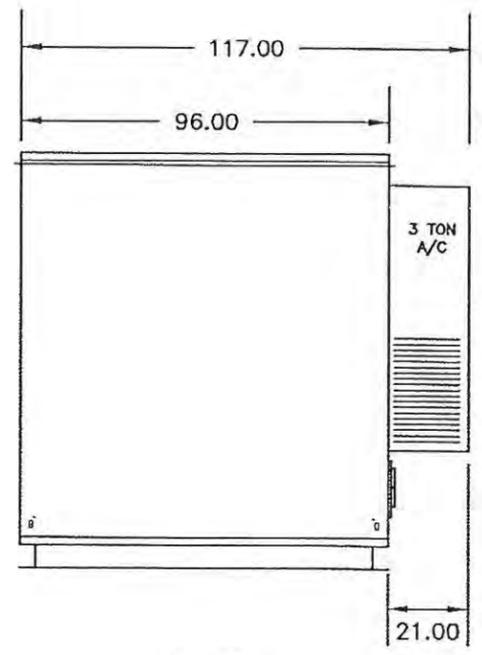
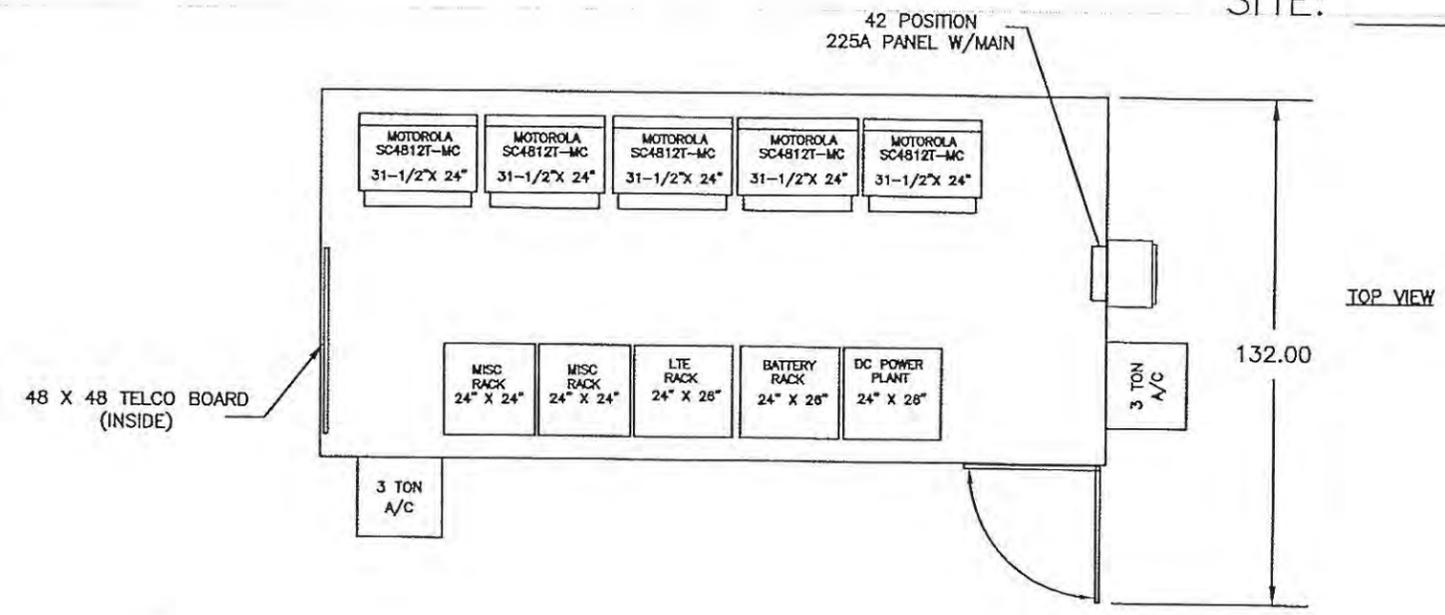
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 FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

SHEET TITLE:
 EQUIPMENT CABINET ELEVATIONS

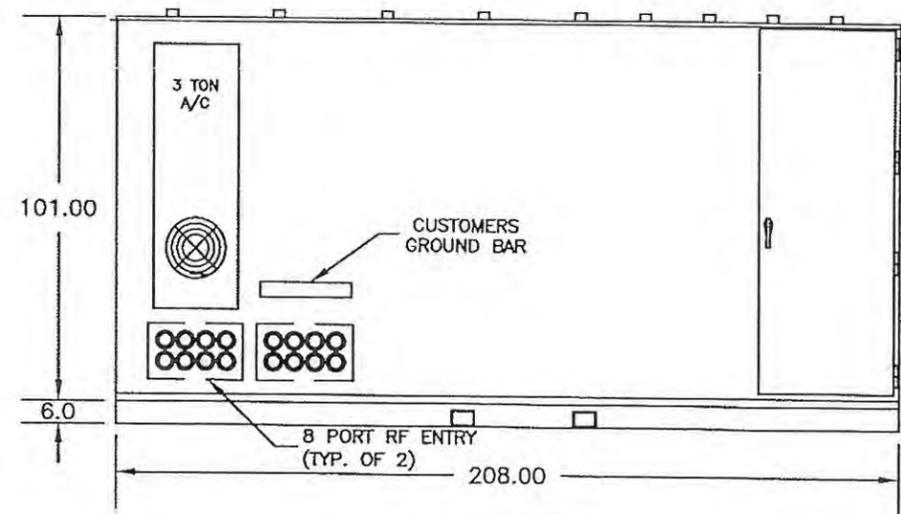
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 019472199



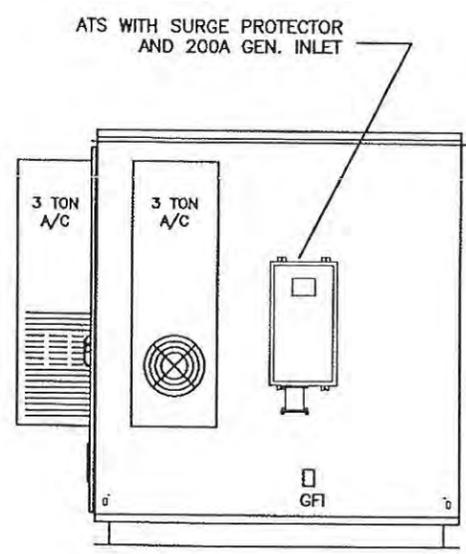
SITE: _____



END VIEW



SIDE VIEW



END VIEW

NOTES:
 CABINET BUILT TO .190 THK ALUMINUM TO NEMA SPEC.
 UL LISTED TYPE -3R.
 SHIPPING WT.: 6000 LBS. INCLUDING FRAME AND A/C UNITS.
 WEIGHT DOES NOT INCLUDE CUSTOMER EQUIPMENT.



MODEL SWE-C-8B-3T

SUN WEST ENGINEERING, INC. 2602 E. BROADWAY, FRENDSHIP, TX 75040 (502) 275-0882	
TITLE:	EQUIPMENT CABINET
CUSTOMER:	
PLOTTED SCALE: 1:1	SHEET: 1 of 1
DRAWN BY: JIK	DATE DRAWN: 2-18-10
REVISED:	DWG. No. SW-3268R1

Drawing Name: IS-VAT-Verizon\000_Verizon\0008_sbs-VLTE_Columbia\Verizon\Harbortown_C3.dwg CS Jul 19, 2010 4:49pm by: msljg/ghs



PROJECT INFORMATION:
 VERIZON NAME: HARBORTOWN
 VERIZON No.: COL 116
 OWNER NAME: SC LAWTON CANAL
 OWNER No.: 803424
 2 LAWTON CANAL ROAD
 HILTON HEAD ISLAND, SC 29928

CURRENT ISSUE DATE:
 07/19/10

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	ISSUED FOR	BY

CONSULTANT:

 Kimley-Horn and Associates, Inc.
 3188 Holcomb Bridge Rd., Suite 600
 Norcross, Georgia 30071-1367



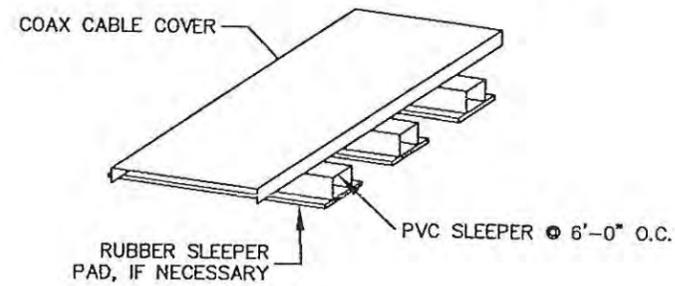
CERTIFICATE OF AUTHORIZATION:
 DRAWN BY: CHK. APV.:
 JIK KRM LHF

LICENSER:
 FOR ILLUSTRATIVE PURPOSES ONLY - NO SIGNATURE REQUIRED

SHEET TITLE:
 CABLE TRAY DETAILS

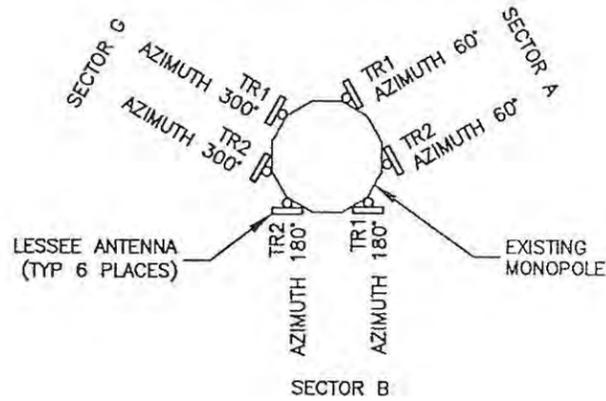
SHEET NUMBER: C4 REVISION: 0
 019472199

NOTE:
 AT DISCRETION OF VERIZON WIRELESS PROJECT MANAGER CONTRACTOR SHALL INSTALL CABLE TRAY COVERS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION PROCEDURES AND INSTRUCTIONS FOR HIGH WIND CONDITIONS. THIS INCLUDES CONNECTOR TYPES AND SPACINGS.



1 CABLE TRAY SUPPORT DETAIL - 12 COAX
 C4 SCALE : NOT TO SCALE

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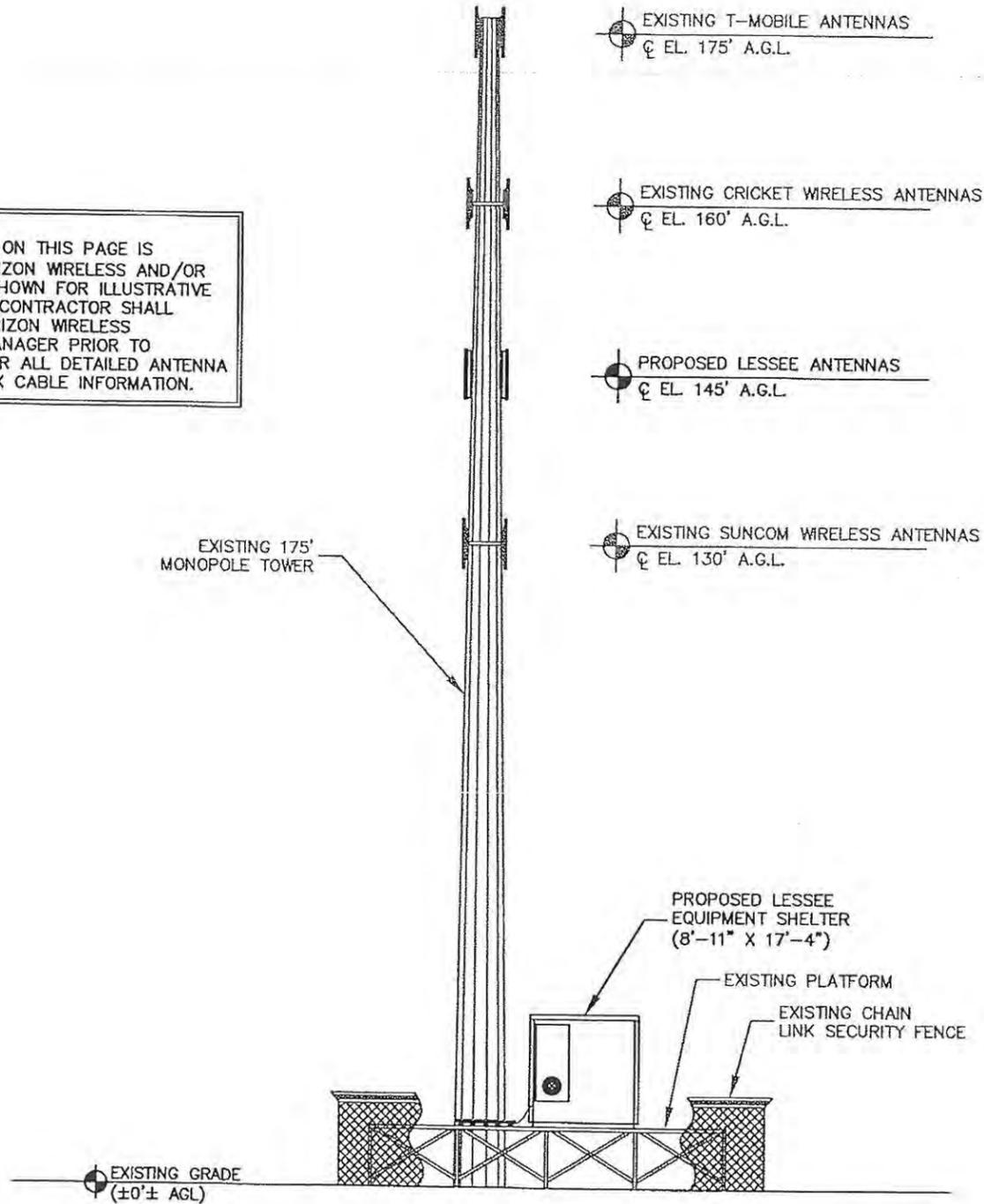


1 ANTENNA ORIENTATION PLAN
(NOT TO SCALE)

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY TOWER OWNER TO CONFIRM ANTENNA MOUNT TYPE)

ANTENNA SECTOR	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	ANTENNA* QTY./MAKE/MODEL	COMPOSITION CABLES		
				LENGTH	SIZE	QTY.
SECTOR A	60°	0°	2/ANTEL/LPA-700080/8CF	171'±	1-5/8"φ	4
SECTOR B	180°	0°	2/ANTEL/LPA-700080/8CF	171'±	1-5/8"φ	4
SECTOR G	300°	0°	2/ANTEL/LPA-700080/8CF	171'±	1-5/8"φ	4

NOTE:
ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA MOUNT, AND COAX CABLE INFORMATION.



2 MONOPOLE TOWER ELEVATION - NORTH WEST VIEW
(FACING SOUTH EAST)
NOT TO SCALE

- NOTES:**
1. ALL EXISTING AND PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY TOWER OWNER.
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. COAX CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.



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 OWNER No.: 803424
 2 LAWTON CANAL ROAD
 HILTON HEAD ISLAND, SC 29928

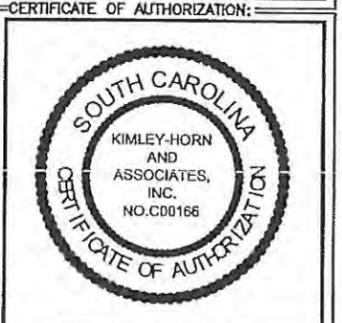
CURRENT ISSUE DATE:
07/19/10

ISSUED FOR:
CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

CONSULTANT:

 Kimley-Horn and Associates, Inc.
 3159 Holcomb Bridge Rd., Suite 600
 Norcross, Georgia 30071-1367



CERTIFICATE OF AUTHORIZATION:

DRAWN BY: CHK.: APV.:
 JIK KRM LHF

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY - NO SIGNATURE REQUIRED

SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER: REVISION:
 C5 0
 019472199

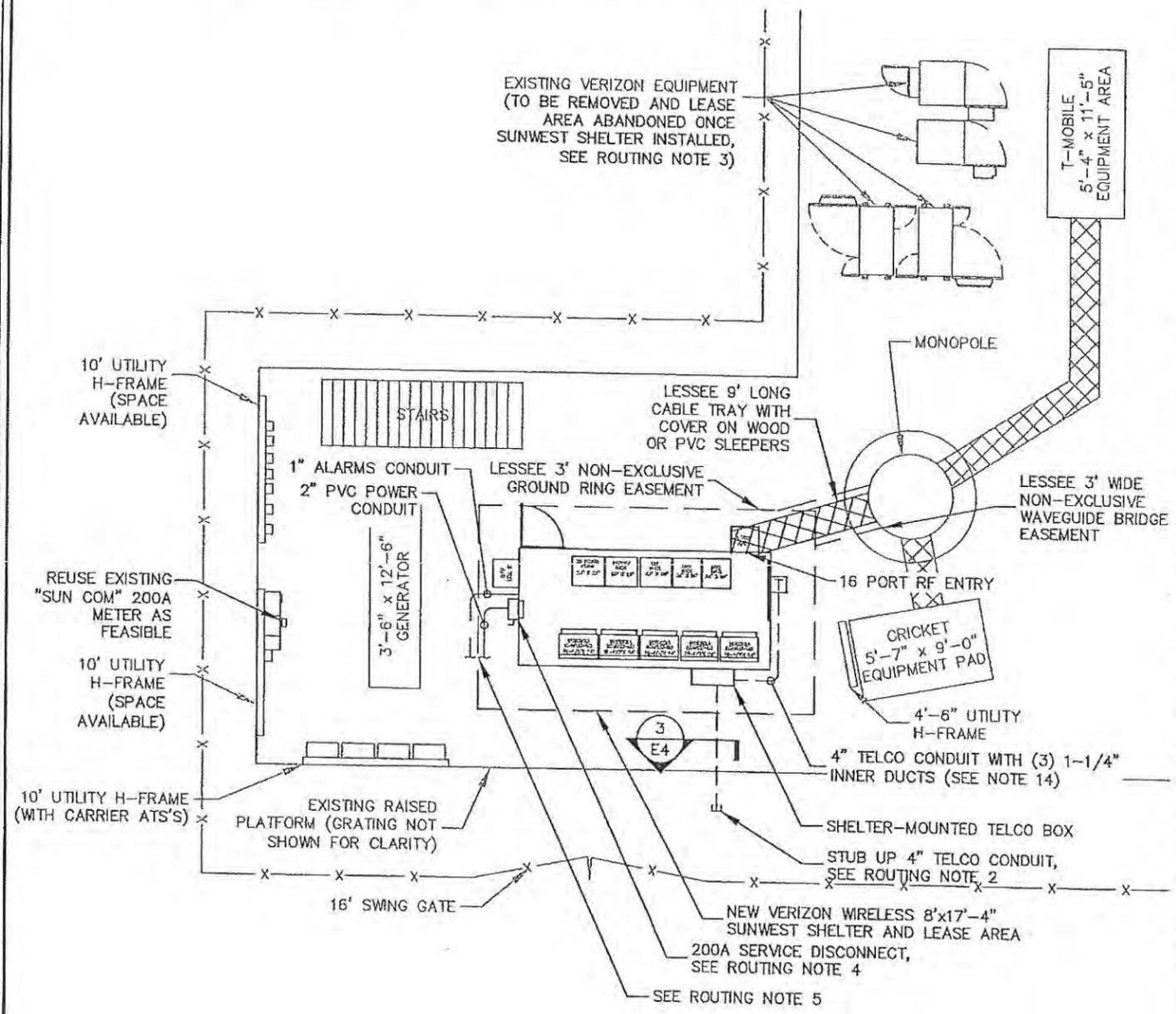
Drawing name: K:\AT\Wireless\000_Verizon\2009_south\JTE_Columbia\Harbortown\Harbortown_CD.dwg CS Jul 23, 2010 8:07am by babbayghen

ROUTING NOTES:

1. CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
2. CONTRACTOR COORDINATE WITH UTILITY FOR SERVICE TO THIS POINT.
3. EXISTING EQUIPMENT TO BE REMOVED (SEE C-SHEETS), REMOVE THOSE SERVICES NOT RE-ROUTED & RE-USED.
4. CONTRACTOR REPLACE SUPPLIED SHELTER ATS WITH 200A SERVICE DISCONNECT. TURN OVER ATS TO VERIZON WIRELESS.
5. ROUTE TO EXISTING ATS, INTERCEPT AND RE-USE EXISTING CONDUIT AS FEASIBLE.

NOTES AND SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT EQUIPMENT DRAWINGS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS THAT MAY BE ADDRESSED IN THE EQUIPMENT DRAWINGS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
6. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION. ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES C.
7. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES FOR ALL UTILITY RECEPTACLES.
8. CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS ARE PROPERLY IDENTIFIED WITH WHITE INSULATION OR WHITE TAPE AT ALL NEUTRAL TERMINATIONS. EQUIPMENT GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.
9. CONTRACTOR TO VERIFY ALL CONDUCTOR SIZES AND EXISTING SITE CONDITIONS BEFORE COMMENCING WORK. WHERE SITE CONDITIONS DIFFER FROM WHAT IS SHOWN IN THESE PLANS, CONTACT ENGINEER IMMEDIATELY FOR VERIFICATION BEFORE PROCEEDING WITH WORK.
10. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH OWNER/TENANT. ENSURE ALL CONDUIT RUNS ACCOMMODATE EQUIPMENT REQUIREMENTS.
11. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT.
12. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE/CONDUCTOR INSULATION, SHIELDING, ETC.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
14. CONDUIT SHALL BE SCH 80 PVC, UV-RESISTANT. ROUTE ON SURFACE, SUPPORTED ON UNISTRUT SUPPORTS MIN. EVERY 10'. FOLLOW EXISTING ROUTING AS FEASIBLE. RE-USE EXISTING CONDUIT AS FEASIBLE.
15. CONTRACTOR SHALL ROUTE CONDUIT SO AS TO PRECLUDE EXPOSURE TO SEVERE PHYSICAL DAMAGE. CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION OR USE RGS IN AREAS WHERE SEVERE PHYSICAL DAMAGE MAY OCCUR.
16. CONTRACTOR REUSE, IF POSSIBLE, EXISTING CONDUCTORS, PROVIDED THEY MEET OR EXCEED MINIMUM REQUIREMENTS SPECIFIED IN SINGLE-LINE DIAGRAM (DETAIL 1/E3). CONTRACTOR TO MEGGAR CONDUCTORS PRIOR TO REUSE.
17. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
18. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
19. CONTRACTOR ENSURE A MIN. 3' CLEARANCE IN FRONT OF ELECTRICAL PLANS PER NEC.



1
E1 **BASIC SERVICE ROUTING PLAN**
SCALE: 1" = 10'



PROJECT INFORMATION:
VERIZON NAME: HARBORTOWN
 VERIZON No.: COL 116
OWNER NAME: SC LAWTON CANAL
 OWNER No.: 803424
 2 LAWTON CANAL ROAD
 HILTON HEAD ISLAND, SC 29928

CURRENT ISSUE DATE:
7/9/10

ISSUED FOR:
CONSTRUCTION

REV. DATE	ISSUED FOR	BY
0 7/9/10	PERMIT/CONSTR.	JMB

CONSULTANT:

Kimley-Horn and Associates, Inc.
 3169 Holcomb Bridge Rd., Suite 600
 Norcross, Georgia 30071-1367
 NC License #: F-0102

CONSULTANT:

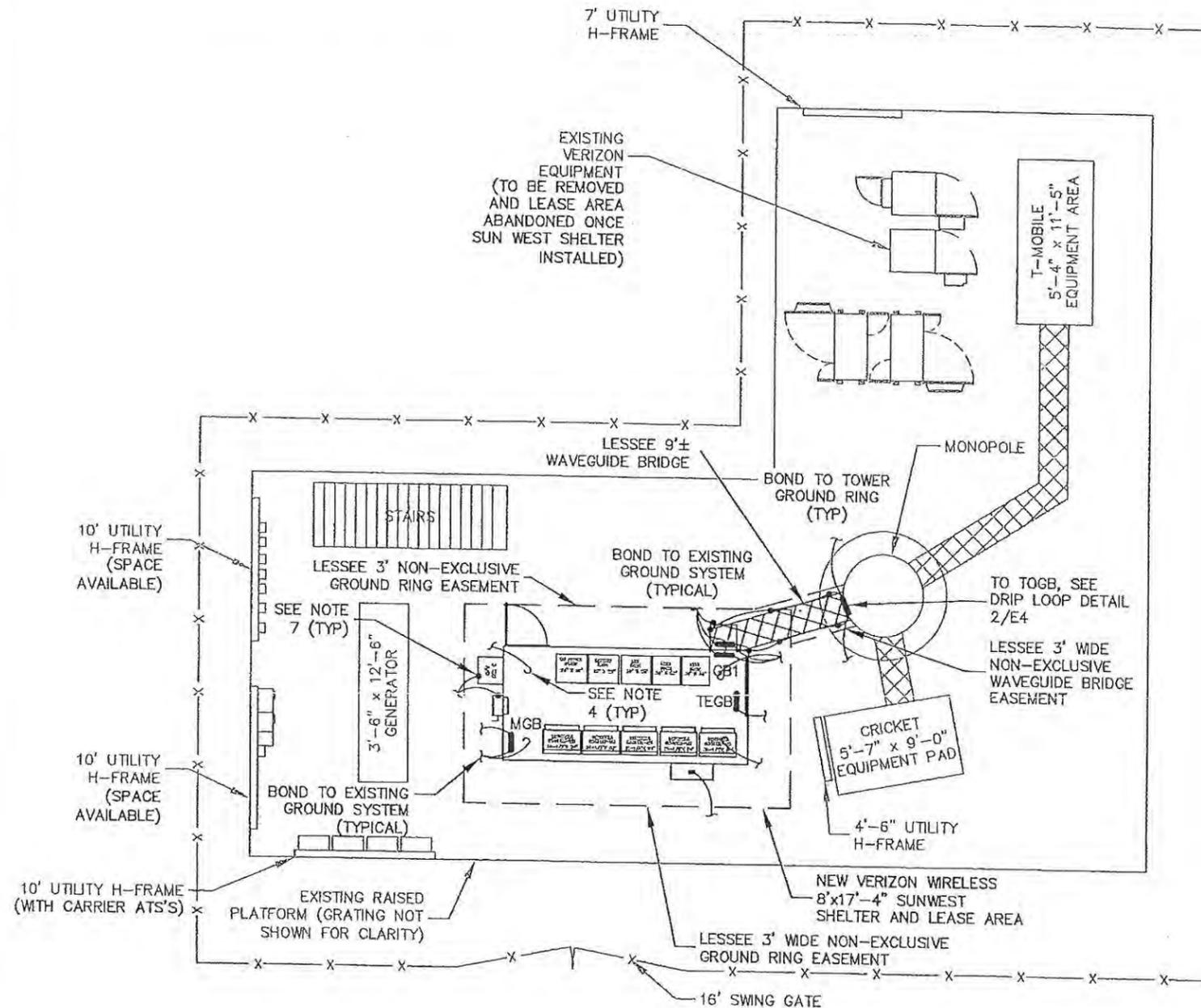
APOGEE Consulting Group, P.A.
 7330 Chapel Hill Road, Suite 202
 Raleigh, N.C. 27607
 (919) 858-7420 Fax (919) 868-7423
 ACG PROJECT NO.: 2010 175

DRAWN BY: AMH CHK.: JDC APV.: JMB



SHEET TITLE:
BASIC SERVICE ROUTING PLAN

SHEET NUMBER: **E1** REVISION: **0**
 019472212



NOTES AND SPECIFICATIONS:

1. THE EXTERNAL GROUND SYSTEM SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE. ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, APPROVED IRREVERSIBLE BOND, OR LONG BARREL DOUBLE LUG CONNECTOR, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 8".
3. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE TOWER GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS (2) AND EXOTHERMIC WELDS.
4. CONTRACTOR SHALL PROVIDE A 60", 2 AWG TINNED SOLID BARE COPPER CONDUCTOR PIGTAIL. BOND THE PIGTAIL TO THE SHELTER INTERIOR GROUND HALO PIGTAIL USING AN EXOTHERMIC WELD.
5. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB), THE INTERNAL & EXTERNAL GROUND BARS (GB1 & GB2), AND THE TELEPHONE GROUND BAR (TEGB) TO THE GROUND SYSTEM USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. CONTRACTOR SHALL BOND THE OUTSIDE A/C UNITS TO THE GROUND SYSTEM USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
7. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1" PVC CONDUIT.
8. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT CONSTRUCTION MANAGER TO ALLOW THE OWNER/TENANT CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.
9. CONTRACTOR SHALL HIRE AN INDEPENDENT 3RD PARTY (OTHER THAN THE GROUND SYSTEM INSTALLER) TO PERFORM AN IEEE 81 "FALL OF POTENTIAL" METHOD GROUND TEST. A VERIZON REPRESENTATIVE WILL BE PRESENT DURING THE TEST. CONTRACTOR SHALL SUBMIT A GROUND TEST DURING THE WALKTHROUGH.

LEGEND:

- G— GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- — — — —G— GROUND RING OR CONDUCTOR
- EXOTHERMIC WELD OR APPROVED BOND (SEE NOTE 2)

1
E2
GROUNDING PLAN
SCALE: 1" = 10'



PROJECT INFORMATION:
VERIZON NAME: HARBORTOWN
 VERIZON No.: COL 116
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CURRENT ISSUE DATE:
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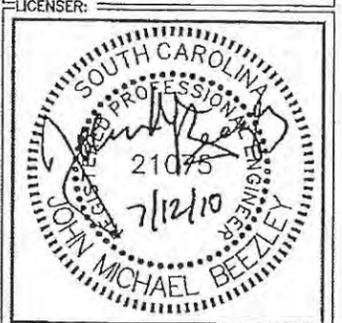
ISSUED FOR:
CONSTRUCTION

REV. DATE	ISSUED FOR	BY
0 7/9/10	PERMIT/CONSTR.	JMB

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 NC License #: F-0102

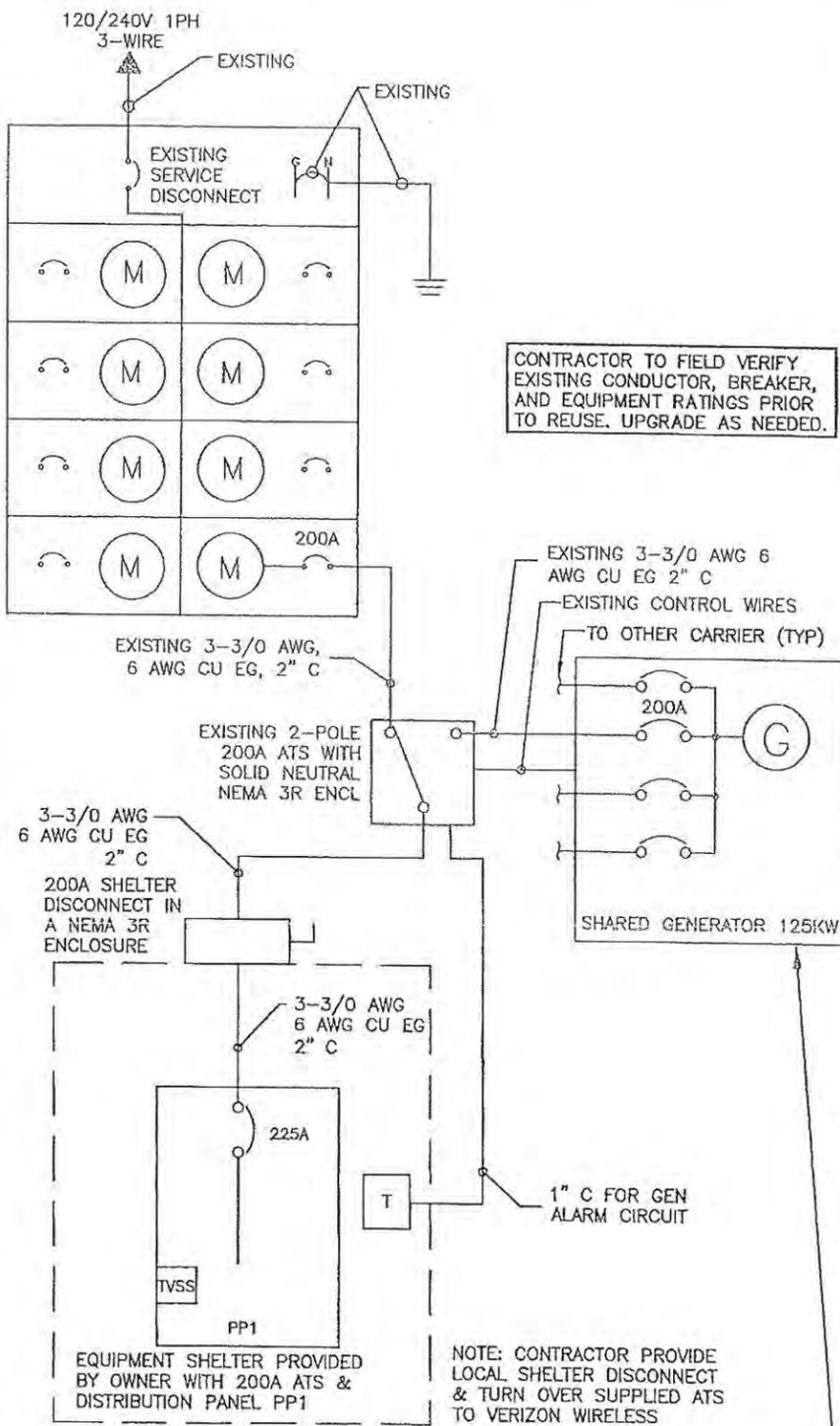
CONSULTANT:
APOGEE Consulting Group, PA
 7330 Chapel Hill Road, Suite 202
 Raleigh, N.C. 27607
 (919) 858-7420 Fax: (919) 858-7423
 ACG PROJECT NO.: 2010 175

DRAWN BY: AMH
 CHK.: JDC
 APV.: JMB



SHEET TITLE:
GROUNDING PLAN

SHEET NUMBER: **E2**
 REVISION: **0**
 019472212



CONTRACTOR TO FIELD VERIFY EXISTING CONDUCTOR, BREAKER, AND EQUIPMENT RATINGS PRIOR TO REUSE. UPGRADE AS NEEDED.

NOTES AND SPECIFICATIONS:

1. ELECTRIC UTILITY WILL PROVIDE METER AND INCOMING SERVICE LATERAL CONDUCTORS.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
3. CONTRACTOR SHALL OBTAIN OWNER/TENANT EQUIPMENT SHELTER DRAWINGS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS THAT MAY BE ADDRESSED IN THE EQUIPMENT SHELTER DRAWINGS.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
6. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION. ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES C.
7. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES FOR ALL UTILITY RECEPTACLES.
8. CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS HAVE WHITE INSULATION AND EQUIPMENT GROUND CONDUCTORS HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.

120/240V SINGLE PHASE 3 WIRE MIN. 10 KAIC
225A MAIN BREAKER

DESCRIPTION	TRIP	CKT	CKT	TRIP	DESCRIPTION	LOAD IN KVA			
						A	B		
RECTIFIER NO. 1	2P-30	1	2	2P-35	HVAC 1	1.80	---		
RECTIFIER NO. 1	2P-30	3	4	2P-35	HVAC 1	---	1.80		
RECTIFIER NO. 2	2P-30	5	6	2P-35	HVAC 2	1.80	---		
RECTIFIER NO. 2	2P-30	7	8	2P-35	HVAC 2	---	1.80		
RECTIFIER NO. 3	2P-30	9	10	1P-15	LIGHTING	0.26	---		
RECTIFIER NO. 3	2P-30	11	12	1P-20	GFCI RECEPTACLE	---	0.18		
RECTIFIER NO. 4	2P-30	13	14	1P-20	DUPLEX RECEPTACLE X 3	0.54	---		
RECTIFIER NO. 4	2P-30	15	16	1P-20	GENERATOR HEATER/CHARGER	---	0.84		
RECTIFIER NO. 5	2P-30	17	18	1P-20	SMOKE & HEAT DETECTOR CKT.	0.05	---		
RECTIFIER NO. 5	2P-30	19	20	1P-20	HYDROGEN DETECTOR CKT.	---	0.05		
RECTIFIER NO. 6	2P-30	21	22	---	SPACE	---	---		
RECTIFIER NO. 6	2P-30	23	24	---	SPACE	---	0.00		
SPACE	---	25	26	---	SPACE	0.00	---		
SPACE	---	27	28	---	SPACE	---	0.00		
SPACE	---	29	30	---	SPACE	0.00	---		
SPACE	---	31	32	---	SPACE	---	0.00		
SPACE	---	33	34	---	SPACE	0.00	---		
SPACE	---	35	36	---	SPACE	---	0.00		
SPACE	---	37	38	---	SPACE	0.00	---		
SPACE	---	39	40	---	SPACE	---	0.00		
SPACE	---	41	42	---	SPACE	0.00	---		
						13.81	14.03		
						TOTAL CONNECTED KVA 27.84			
						DEMAND CALCULATIONS	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
						LIGHTING	0.26	1.25	0.33
						RECEPTACLES	0.72	1.00	0.72
						LARGEST MOTOR	3.60	1.25	4.50
						ALL OTHERS	3.60	1.00	3.60
						RECTIFIERS	18.72	1.25	23.40
						MISCELLANEOUS	0.94	1.00	0.94
						TOTAL DEMAND KVA			33.49
						TOTAL DEMAND AMPS			140

EXISTING SHARED COMPOUND GENERATOR GENERATOR WITH 200A FEEDER BREAKERS.

SINGLE-LINE DIAGRAM & PANEL SCHEDULE

1
E3

SCALE: NOT TO SCALE



PROJECT INFORMATION:
 VERIZON NAME: HARBORTOWN
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 2 LAWTON CANAL ROAD
 HILTON HEAD ISLAND, SC 29928

CURRENT ISSUE DATE:
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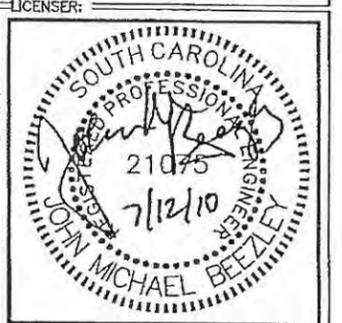
ISSUED FOR:
CONSTRUCTION

REV. DATE ISSUED FOR BY

0	7/9/10	PERMIT/CONSTR.	JMB
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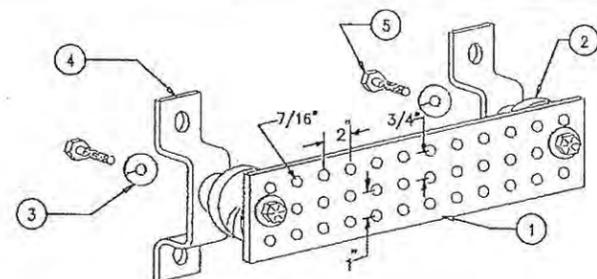


DRAWN BY: AMH . CHK.: JDC . APV.: JMB



SHEET TITLE:
SINGLE-LINE DIAGRAM

SHEET NUMBER: E3 REVISION: 0
019472212

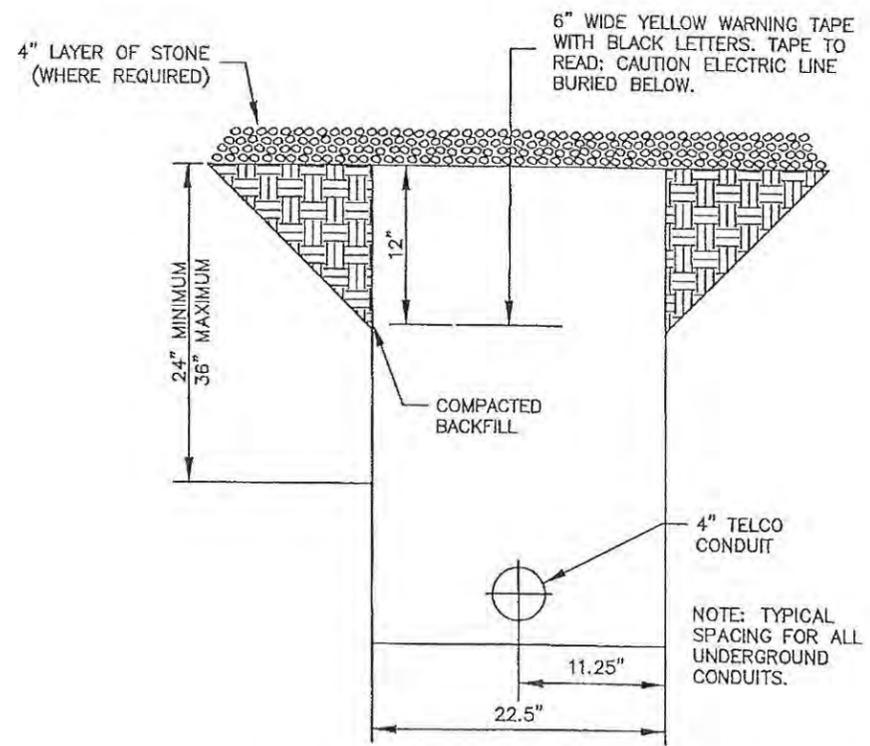


LEGEND

- 1- COPPER GROUND BAR, 1/4"X 4"X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
- 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
- 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056
- 5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1
- 6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO PLATFORM STRUCTURE. CONNECTION TO PLATFORM STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS

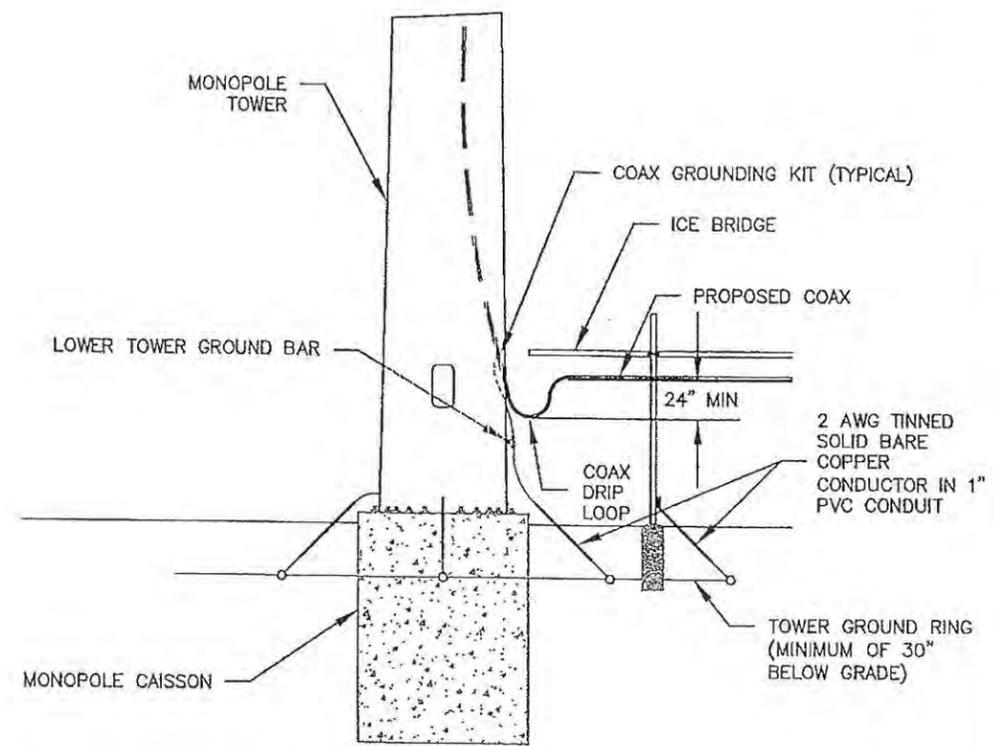
1
E4
GROUND BUSS BAR DETAIL

SCALE: NOT TO SCALE



3
E4
UTILITY TRENCH DETAIL (TYP)

SCALE: NOT TO SCALE



2
E4
TYPICAL DRIP LOOP DETAIL

SCALE: NOT TO SCALE

verizon wireless
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:
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Raleigh, N.C. 27607
(919) 858-7420 Fax (919) 858-7423
ACG PROJECT NO.: 2010 175

DRAWN BY: CHK.: APV.:

AMH	JDC	JMB
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LICENSER:
SOUTH CAROLINA PROFESSIONAL ENGINEER
21075
7/12/10
JOHN MICHAEL BEEZLEY

SHEET TITLE:
PANEL SCHEDULE

SHEET NUMBER: REVISION:
E4 **0**
019472212

SOUTH CAROLINA
Apogee Consulting Group, P.A.
C02379
CERTIFICATE OF AUTHORIZATION

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 Verizon Antenna DRB# DR100032

DATE 8/24/2010 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
No activity shall occur on the antenna until Osprey nesting activity is over for the year (if applicable)		
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		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural shape while avoiding		

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

NATURAL 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		
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

PROJECT NARRATIVE

THE TOWN OF HILTON HEAD ISLAND HAS RECENTLY BEEN USING ITS SITE AT 111 LEG-O'-MUTTON ROAD (THE OLD CONCRETE PLANT) AS A STAGING AREA FOR VARIOUS DRAINAGE PROJECTS. WE CURRENTLY ANTICIPATE FURTHER USING THE SITE IN THE SAME CAPACITY FOR OTHER VARIOUS PAVING AND CONSTRUCTION PROJECTS. WE WOULD LIKE TO INSTALL A 6'-0" CHAIN LINK FENCE WITH MESH SCREENING ("TENNIS-FENCE") BEHIND THE WAX MYRTLE HEDGE ALONG THE PROPERTY LINE AT THE STREET. THIS SHOULD PROVIDE ANOTHER LAYER OF SCREENING FOR THE PUBLIC, AS WELL AS IMPROVE SECURITY ON THE SITE.

PLEASE FIND THE ATTACHED CUT-SHEET FOR THE FENCE AND MESH, AN AERIAL PHOTOGRAPH DELINEATING THE EXTENT OF THE INSTALLATION, AND PHOTOGRAPHS OF THE SITE TAKEN FROM THE ROAD.



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: C. GAFFNEY Company: TOWN OF HH ISLAND
 Mailing Address: 1 TOWN CENTER CT. City: HH ISLAND State: SC Zip: 29928
 Telephone: 341 4688 Fax: 842 8908 E-mail: MIKER@hiltonheadislandsc.gov
 Project Name: OLD CONCRETE SITE Project Address: 111 LEG O' MUTTON ROAD
 Parcel Number [PIN]: R510 008 000 005A 0000
 Zoning District: PD-1 Overlay District(s): COP

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:

N/A 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.

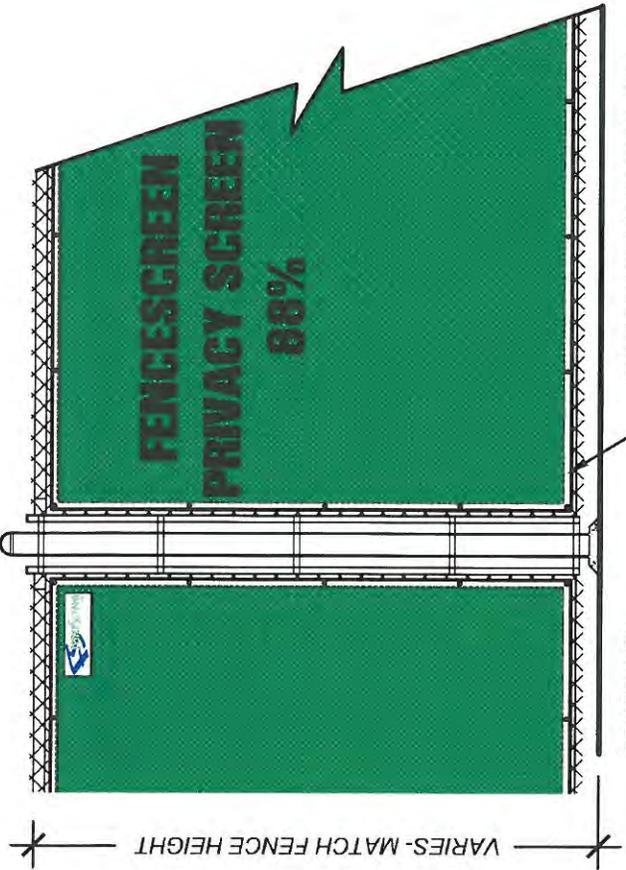


2 ea 10' screened gates

120 lf of chain link fence with screening

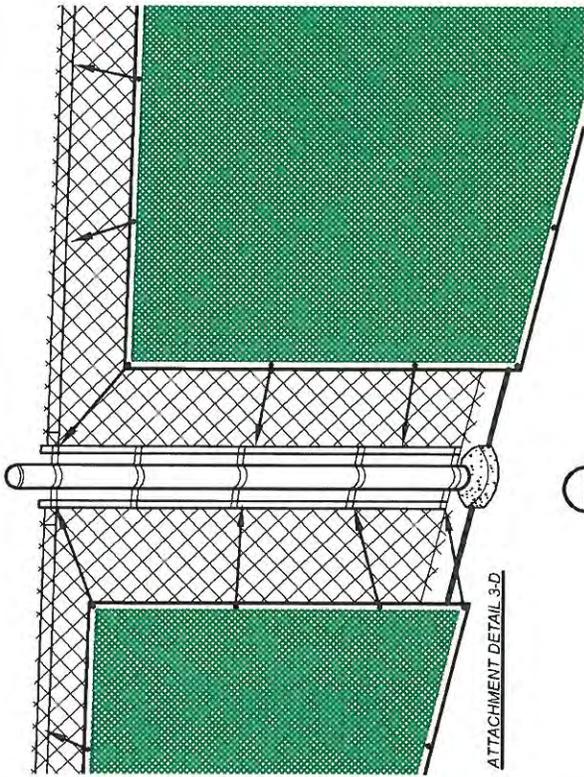
360 lf of chain link fence with screening

50 lf of silt fence

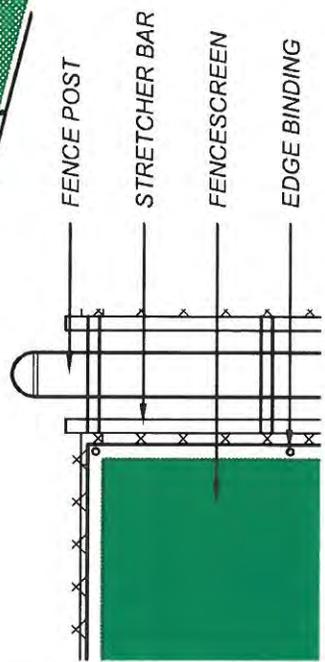


FENCESCREEN PANELS W/2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT. 3/8" BRACE GROMMETS @ 18" O.C. ATTACH TO FENCE W/STEEL HOG RINGS OR HEAVY DUTY ZIP TIES

ELEVATION VIEW



ATTACHMENT DETAIL 3-D



ATTACHMENT ENLARGEMENT

FENCESCREEN SPECIFICATIONS

PROPERTIES	TEST METHOD	RESULTS
WEIGHT	ASTM D-5041	145 GRAMS/SQ. METER
MATERIAL BREAK STRENGTH		500 LBS. PER FT.
MATERIAL COMPOSITION		KNITTED POLYETHYLENE
SHADE PERCENTAGE		88%

NOTE:

1. INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS - #888.313.6313
2. REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE

COLOR TO BE PER FENCESCREEN COLORS:

 GREEN
 BLACK
 BROWN
 TAN
 TAN

NO SCALE

DETAIL NAME:

PRIVACY SCREEN - 88% BLOCKAGE

DRAWING # PS 200



PHONE # 888-313-6313
WWW.FENCESCREEN.COM

Memo

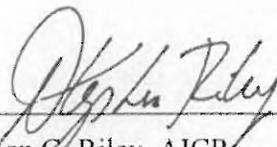
From: Steve Riley, Town Manager
To: Teri Lewis, LMO Administrator
Charles Cousins, Director of Community
Development
Copy: Cary Gaffney, storm Water Administrator
Subject: Storm Water Maintenance Construction Staging Areas
Date: October 6, 2009



I hereby consent to allow the use of Town owned properties as temporary construction staging areas for the Town's storm water maintenance contractor. The specific sites authorized to be used are the former Coastal Concrete plant site at 111 Leg O' Mutton Road and the former Quality Suites tract, at 90 Pope Avenue (Exhibit A.) This authorization is for one year commencing on this 15th day of October, 2009.

The Town may choose to revoke its consent at any time for any reason. In the event of revocation, the contractor will have a period of 30 calendar days to vacate and restore the site(s) back to the condition that existed at the time of the granting of this consent. If the contractor desires to continue to use these sites as storage areas past October 15, 2010, they must request permission to extend the period of time prior to September 15, 2010.

The storm water infrastructure maintenance program will include many construction sites around the island without ample area to stage equipment and materials. It is in the Town's best interest to have designated sites where this can be accomplished. The Town agrees to abide by the criteria and conditions of the L.M.O. and the Administrator in managing these sites.



Stephen G. Riley, AICP
Town Manager



AUG 17 2010



AUG 17 2010



AUG 17 2010



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: DAVID AMES Company: THE CHILDREN'S CENTER
 Mailing Address: 8 NATURES WAY City: HHI State: SC Zip: 29926
 Telephone: 681-2014 Fax: _____ E-mail: jansmith@thechildrenscenrsc.org
 Project Name: THE CHILDREN'S CENTER Project Address: 8 NATURES WAY
 Parcel Number [PIN]: R 10 000 294 0000
 Zoning District: _____ Overlay District(s): _____

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.



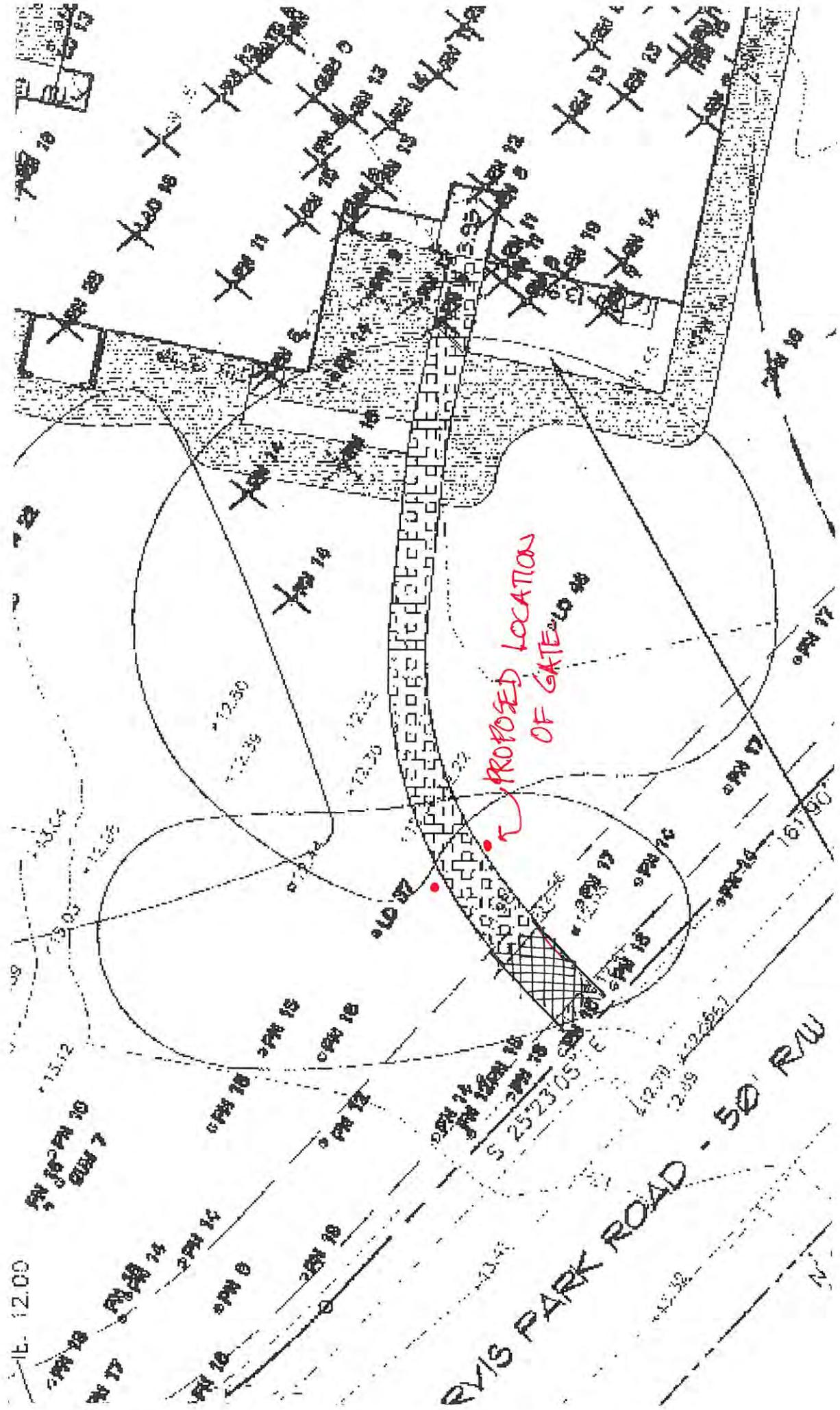
SIGNATURE

8.4.10

DATE



NATURES WAY R/W



PROPOSED LOCATION OF GATE

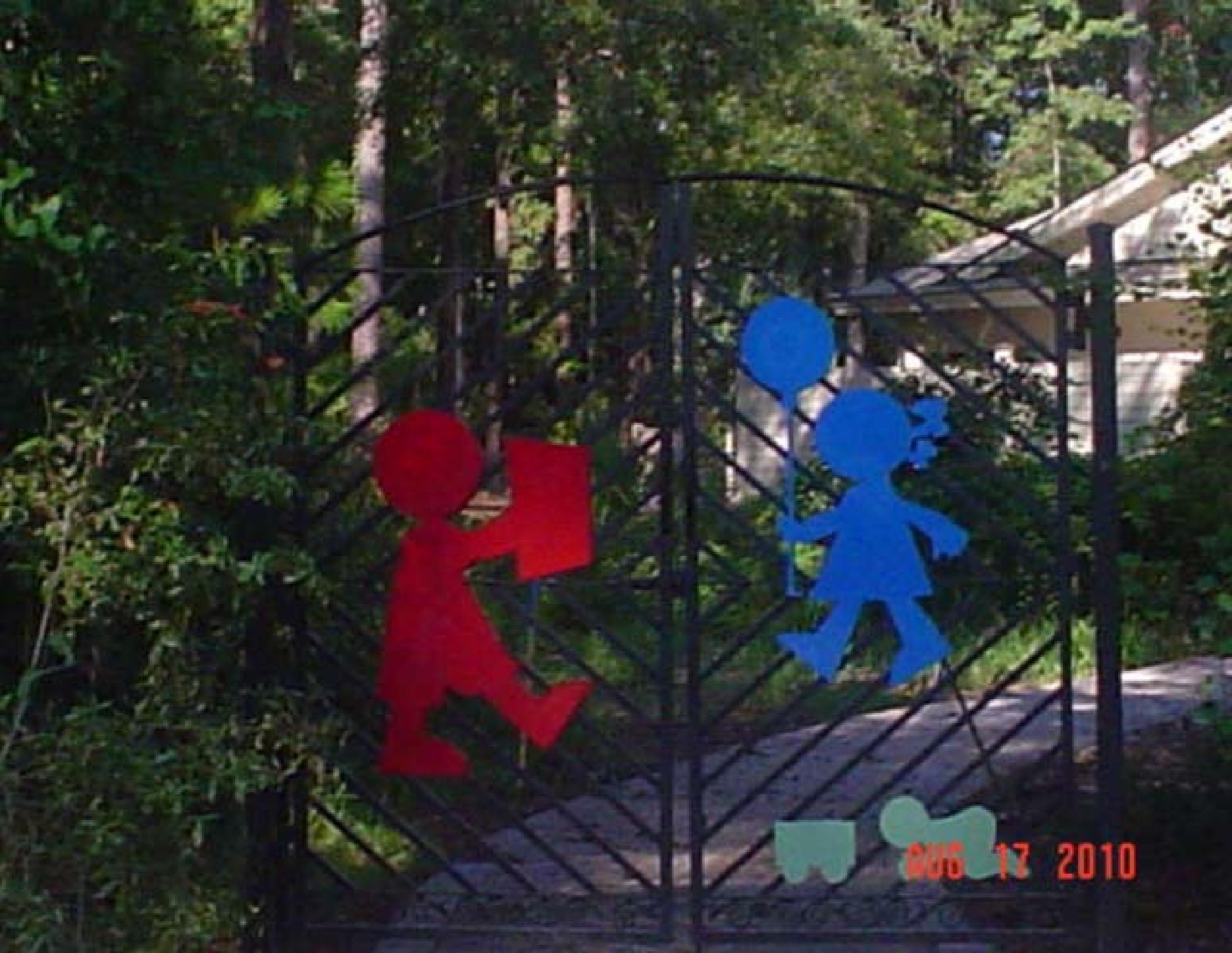
S 2523 GOSWAMY
PVIS PARK ROAD - 50' RW

12.00



STOP

AUG 17 2010



AUG 17 2010



AUG 17 2010

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	Children's Center Gate	DRB#	DR100033
DATE	8/24/2010	RECOMMEND APPROVE	<input type="checkbox"/>
		RECOMMEND APPROVE W/COND.	<input checked="" type="checkbox"/>
		RECOMMEND DENY	<input type="checkbox"/>

ARCHITECTURAL DESIGN		
Gate is currently installed in the roadway buffer (prompting relocation) and features a graphic component not typically associated with the Town's Design Guidelines. Staff recommends approval for relocation as long as the gate is reasonably invisible from Nature's Way. Installation under specimen tree must be limited to two contact points of gate posts.		
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		
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DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and		

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

NATURAL 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		
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
