



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, January 25, 2011

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** - Meeting of January 11, 2011
6. **Staff Report**
7. **Board Business**
8. **New Business**
 - A) DR110002- Wal-Mart Expansion- New Development
 - B) DR110003- South Beach Club Villas- Minor External Change
 - C) DR110004- Big Bamboo (Coligny Plaza)- Alteration/ Addition
 - D) DR110005- Hilton Head Island Welcome Center- New Development
9. **Appearance by Citizens**
10. **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, January 11, 2011 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

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

Board Members Absent: None

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans 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

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

5. APPROVAL OF THE MINUTES

The minutes of the December 14, 2010 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

200 Central Avenue - Alteration/ Addition - DR090013

Mr. Roan presented a brief review of the application. The approvable elements remain the same with regard to colors and materials. The applicant has responded to the Board's concerns with regard to consistency in some aspects (i.e. windows and shutter details) as well as better integrating the addition into the existing 900 square foot building.

Mr. Roan stated that the "Bank as Bookends" approach has been abandoned; the project elements not directly addressed by the *Design Guide* still need to be clarified by the applicant.

Mr. Roan stated that an updated site plan and an updated landscaping plan are still required. Mr. Roan presented an in-depth review of today's drawings, renderings, and elevations. The footprint remains essentially the same. The staff recommended that the application be approved with conditions. Following the staff's presentation, Chairman Parker requested that the applicants make their presentation.

Mr. Jeff Kramer, Architect, and Mr. Ned Gilleland, property owner, presented statements in support of the application. The Board and the applicants reviewed the shutters, elevations, the entry door, walkway, and the roofline. Chairman Parker stated that the front door will probably need to be upgraded. Vice Chairman Theodore presented statements in concern of the exposure left by the removal of trees. This area will need to be well landscaped with good tree coverage. At the completion of the discussion, Chairman Parker requested that a motion be made.

Ms. Welch made a **motion to approve** the 200 Central Avenue application with the following conditions: (1) the applicant shall repeat the double windows on the existing building on the new façade next door; (2) the applicant shall recess the new front door and change it to a single door with side lights as discussed at today's meeting. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-1-0.

9. NEW BUSINESS

Coastal Timeshare Creations – Beach Market - Alteration/ Addition - DR100052

Mr. Roan introduced the application and stated its location. The applicant is proposing to formalize a space that is currently used for an information booth and fliers. The colors and the materials will match the existing building. Mr. Roan presented an in-depth review of the project, the site, and the surrounding area.

The staff would like to see how the back of the proposed cabinetry presents itself outwardly to the plaza area. The exposed rafter details could be interpreted as a means of celebrating a unique feature, or conversely, inconsistent with the fascia on the roof of the main building. At the completion of staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Ted Morris, business owner, presented statements in support of the application. The Board and the applicant discussed the rafter tails, the elevations, the cabinetry, paint color and the lighting. At completion of the board's discussion, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion to approve** the Coastal Timeshare Creations application with the condition that any lighting that may be a part of this shall not go beyond the footprint of the structure; and the lighting shall be compatible with other nearby lighting. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

(Vice Chairman Theodore and Ms. Jennifer Moffett recused themselves from the following review due to a potential conflict of interest. A Conflict of Interest form was signed by each and attached to the record.)

Harbour Pointe Entrance- Alteration/ Addition - DR100053

Mr. Roan introduced the application and stated its location. The applicant is proposing to renovate the existing entrance for Marriott's Harbour Pointe and Sunset Pointe properties. The existing entrance is dated and in need of renovation.

Mr. Roan presented an in-depth review of the application including the landscaping and the lighting. The staff complimented the project and recommended that the application be approved. At the completion of staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. Trey Griffin, with Wood + Partners, presented statements in support of the application. The Board and the applicant discussed several issues including the lighting. The Board complimented the project and the landscaping. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Smith made a **motion to approve** the Harbour Pointe Entrance application as presented. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Park Plaza - Monkey Business/ Brick Oven Entrance- Alteration/ Addition - DR100054

Mr. Roan introduced the application and stated its location. The application is for the reconfiguration and installation of a new storefront system to the two old tenant spaces. The materials and the colors will match the existing. Mr. Roan presented an in-depth review of the application including the two elevations under review, the windows, the colors and materials. The staff recommended that the application be approved. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Scott Corkern, Architect, presented statements in support of the application. The Board and the applicant discussed the elevations, the lighting, and the concrete stairs. At completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion to approve** the application with the condition that the lighting and the fire exit matches the existing lighting and fire exits. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Advance Auto Parts (Galleria of Shops) - Alteration/ Addition - DR100055

Mr. Roan introduced the application and stated its location. The applicant is proposing the addition of a landing palette lift and loading doors for proposed deliveries. The existing non-compliant A.D.A. parking spaces will be relocated. The existing non-compliant A.D.A. ramp will be removed, and a new A.D.A. ramp will be built.

Mr. Roan stated that the project proposes to remove one set of windows to install doors for delivery. The materials, colors, and details are to match those existing on the building. Most at grade improvements will be screened from William Hilton Parkway by the existing landscaping.

The staff would like to know how the lift will look when not in use and how or if it would need to be screened from New Orleans Road. Staff recommended that the removable handrails on the lift be stored when not in use. The staff recommended that the application be approved with clarification from the applicant on these issues. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Val Masano, representative for the property owners, presented statements in support of the application. The Board and the applicant discussed several issues including the existing handicap ramp, handicap parking, colors, and recommended landscaping.

Mr. Roan stated that the applicant will need to work with the Natural Resources Administrator with regard to tree mitigation. At the completion of the discussion, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the Advance Auto Parts application with the following conditions: (1) as drawn with the handicap ramp where it is that a landing zone be established, and a foundation planter area be created between that and the surface wall; (2) the handles should be taken off of the lift when not in use; (3) the rear service doors shall be for loading and unloading only (no garbage, etc., to be stored there); (4) due to the loss of the landscaping from the planters, landscaping is to be added and coordinated with the Town in what they are doing with streetscape improvements. Landscaping is to be supplemented between the parking lot and the side street. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 6-1-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:30p.m.

Submitted By:

Kathleen Carlin
Administrative Assistant

Approved By:

Tom Parker
Chairman

transmittal

January 4, 2011

to: Mike Roan **from:** Larry Barthelemy, PE
company: Town of Hilton Head Island **title:** Senior Civil Project Manager
Community Development Dept.
address: One Town Center Court **tel:** (843) 566-0161
Hilton Head Island, SC 29928 **eml:** larryb@adcengineering.com

subject: **Conceptual DRB Application Package**
Wal-Mart Store #728 Expansion
25 Pembroke Drive - Hilton Head Island, SC
ADC Project No. 10258

The following items are attached:

ITEM #	DATE	DESCRIPTION
1.	4 Jan 2011	Conceptual DRB Application (1 Copy)
2.	4 Jan 2011	Narrative (1 Copy)
3.	10 Dec 2010	Drawings (Survey, Demolition Plan, Site Plan, Building Elevations)
4.	10 Dec 2010	Filing Fee (\$250)
5.	10 Dec 2010	Site Photos (1 copy)

The enclosed documentation is provided for the January 25, 2011 DRB meeting. ADC Engineering will be present at the meeting to respond to any questions the Town may have.

If you have any questions or comments, please do not hesitate to contact me.

copy by email w/ enclosures:

 John Rogge, PE – Walmart Stores
 Usunobun Osagie/Gregg Oltman - Raymond Harris & Associates

1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
fax 843-566-0162

ADCENGINEERING.COM



delivered by: Email (Digital Submittal)

10258.0.TRN.2010 0104.HHI.Conceptual DRB.doc



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: Larry Barthelemy Company: ADC Engineering, Inc.
 Mailing Address: 1226 Yeamans Hall Road City: Hanahan State: SC Zip: 29410
 Telephone: 843-735-5156 Fax: 843-566-0161 E-mail: larryb@adcengineering.com
 Project Name: Walmart Store #728 Expansion Project Address: 25 Pembroke Drive
 Parcel Number [PIN]: R 5 1 0 0 0 8 0 0 0 0 3 7 3 0 0 0 0
 Zoning District: PD-1 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

- 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

January 4, 2011

DATE

January 4, 2011

Via Email
Page 1 of 1

Mike Roan
Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

subject: Project Narrative / Conceptual DRB Meeting Application Package
Wal-Mart Store #728 Expansion
25 Pembroke Drive - Hilton Head Island, SC
ADC Project No: 10258

PROJECT NARRATIVE

Existing Site

The existing Wal-Mart was constructed in the 1990's at its current location. The building is approximately 126,030 square feet and includes general merchandise retail space, an outdoor garden center, and a Tire & Lube Express (automotive care facility). There are 535 existing parking spaces onsite. The site is heavily wooded and has a dense buffer from the surrounding roads and properties.

Proposed Site

This project proposes to expand the existing store by approximately 22,035 square feet to accommodate grocery sales. The project will also include new parking spaces, a new loading dock and trash compactor. The existing asphalt parking lot will receive an asphalt overlay and will be completely restriped. New signage is also proposed as part of the expansion.

Most of the on-site dense vegetation will remain. The perimeter vegetation will also remain and will provide a visual buffer for the new loading dock addition.

The existing site lighting fixtures will be replaced for the safety of the store customers. Most of the existing light fixtures are currently covered up by the vegetation growth from when the store was originally constructed.

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

Sincerely,
ADC Engineering, Inc.
SITE SERVICES



Larry Barthelemy, P.E.
Senior Civil Project Manager

1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
fax 843-566-0162

ADCENGINEERING.COM



Existing Building Photos



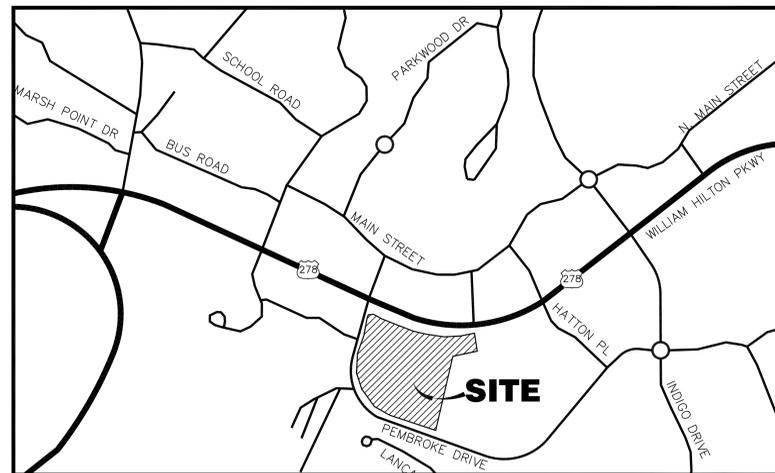


PROPOSED EXPANSION FOR WAL-MART SUPERCENTER #728-03 25 PEMBROKE DRIVE HILTON HEAD ISLAND BEAUFORT COUNTY, SOUTH CAROLINA

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY--	OTHERS RESPONSIBILITY--
GAS NONE AVAILABLE	--COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT --INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND PER THE GAS COMPANY REQUIREMENTS	--SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS COMPANY --ANY RELOCATION OF EXISTING WILL BE DONE BY THE GAS COMPANY
TELEPHONE UTILITY COMMUNICATIONS COMPANY, INC. 856 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SC 29928 CONTACT: FRANK J. MILLS PHONE: (843) 815-1883	--COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT	--ANY RELOCATION OF EXISTING WILL BE DONE BY TELEPHONE COMPANY
ELECTRIC UTILITY PALMETTO ELECTRIC 1 COOPERATIVE WAY HARDSEVILLE, SC 29927 CONTACT: BOB BISHOP PHONE: (843) 726-5551	--COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT	--ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY THE ELECTRIC COMPANY
SANITARY SEWER UTILITY HILTON HEAD ISLAND PSD NO. 1 21 OAK PARK DRIVE HILTON HEAD ISLAND, SC 29925 CONTACT: MARLON ATWATER PHONE: (843) 681-5525	--INSTALL ALL SANITARY SEWER IMPROVEMENTS AS SHOWN. --COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND UTILITY. SEE UTILITY PLAN FOR REQUIREMENTS.	
WATER UTILITY HILTON HEAD ISLAND PSD NO. 1 21 OAK PARK DRIVE HILTON HEAD ISLAND, SC 29925 CONTACT: MARLON ATWATER PHONE: (843) 681-5525	--INSTALL ALL WATER IMPROVEMENTS AS SHOWN. --COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND UTILITY. SEE UTILITY PLAN FOR REQUIREMENTS.	
STORM SEWER UTILITY TOWN OF HILTON HEAD ISLAND ONE TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT: JEFF BUCKALEW PHONE: (843) 341-4772	--PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION --REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.



SITE LOCATION MAP

SCALE: 1"=600'

LIST OF DRAWINGS

SHEET	TITLE	ISSUED	REVISED
T001	TITLE PAGE	12/20/2010	
C001	CIVIL NOTES & ABBREVIATIONS	12/20/2010	
C002	SITE PHASING PLAN	12/20/2010	
C003	TREE REMOVAL PLAN	12/20/2010	
C100	DEMOLITION PLAN	12/20/2010	
C200	SITE PLAN	12/20/2010	
C300	GRADING & DRAINAGE PLAN	12/20/2010	
C301	GRADING & DRAINAGE PLAN	12/20/2010	
C400	UTILITY PLAN	12/20/2010	
C620	CIVIL DETAILS - PAVEMENT	12/20/2010	
C621	CIVIL DETAILS - STRIPING & SIGNAGE	12/20/2010	
C622	CIVIL DETAILS - STRIPING	12/20/2010	
C630	CIVIL DETAILS - STORM DRAINAGE	12/20/2010	
C640	CIVIL DETAILS - UTILITIES	12/20/2010	
C700	EROSION & SEDIMENTATION CONTROL PLAN - PHASE I	12/20/2010	
C701	EROSION & SEDIMENTATION CONTROL PLAN - PHASE II	12/20/2010	
C710	CIVIL DETAILS - EROSION CONTROL	12/20/2010	
C711	CIVIL DETAILS - EROSION CONTROL	12/20/2010	
C720	CIVIL DETAILS - SWPPP/EROSION CONTROL NOTES	12/20/2010	

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WAL-MART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "WAL-MART STANDARD SITEWORK SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

ENGINEER-

ADC ENGINEERING, INC.

1226 YEAMANS HALL ROAD

HANAHA, SOUTH CAROLINA, 29410

(843) 566-0161

TELEPHONE

(843) 566-0162

FAX



ADDITIONAL GOVERNING AGENCIES CONTACTS:

SOUTH CAROLINA DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - NPDES
SCDHEC - BUREAU OF WATER
STORMWATER, DAMS & AGRICULTURE PERMITTING SECTION
2600 BULL STREET
COLUMBIA, SC 29201-1708
CONTACT: JILL STEWART
PHONE: (803) 898-0439

CABLE
HARGRAY COMMUNICATIONS COMPANY, INC
P.O. BOX 3380
BLUFFTON, SC 29910
CONTACT: FRANKIE DENMARK
PHONE: (843) 815-1676

PLANNING, ZONING, BLDG. OFFICIAL
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
CONTACT: NICOLE DIXON
PHONE: (843) 341-4686

DEPARTMENT OF TRANSPORTATION
SCDOT
BEAUFORT MAINTENANCE OFFICE
13 MUNCH DRIVE
BEAUFORT, SC 29902
CONTACT: ROW ODDO
PHONE: (843) 524-7255

SOUTH CAROLINA DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - WATER CONSTRUCTION PERMIT
SCDHEC - BUREAU OF WATER
2600 BULL STREET
COLUMBIA, SC 29201
CONTACT: WAYNE STOKES
PHONE: (803) 898-4159

SOUTH CAROLINA DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - SEWER CONSTRUCTION PERMIT
SCDHEC - BUREAU OF WATER
2600 BULL STREET
COLUMBIA, SC 29201
CONTACT: WAYNE STOKES
PHONE: (803) 898-4159

LOCATION SERVICES
PALMETTO UTILITY LOCATION SERVICE
PHONE: (888)-721-7877

DEVELOPER-

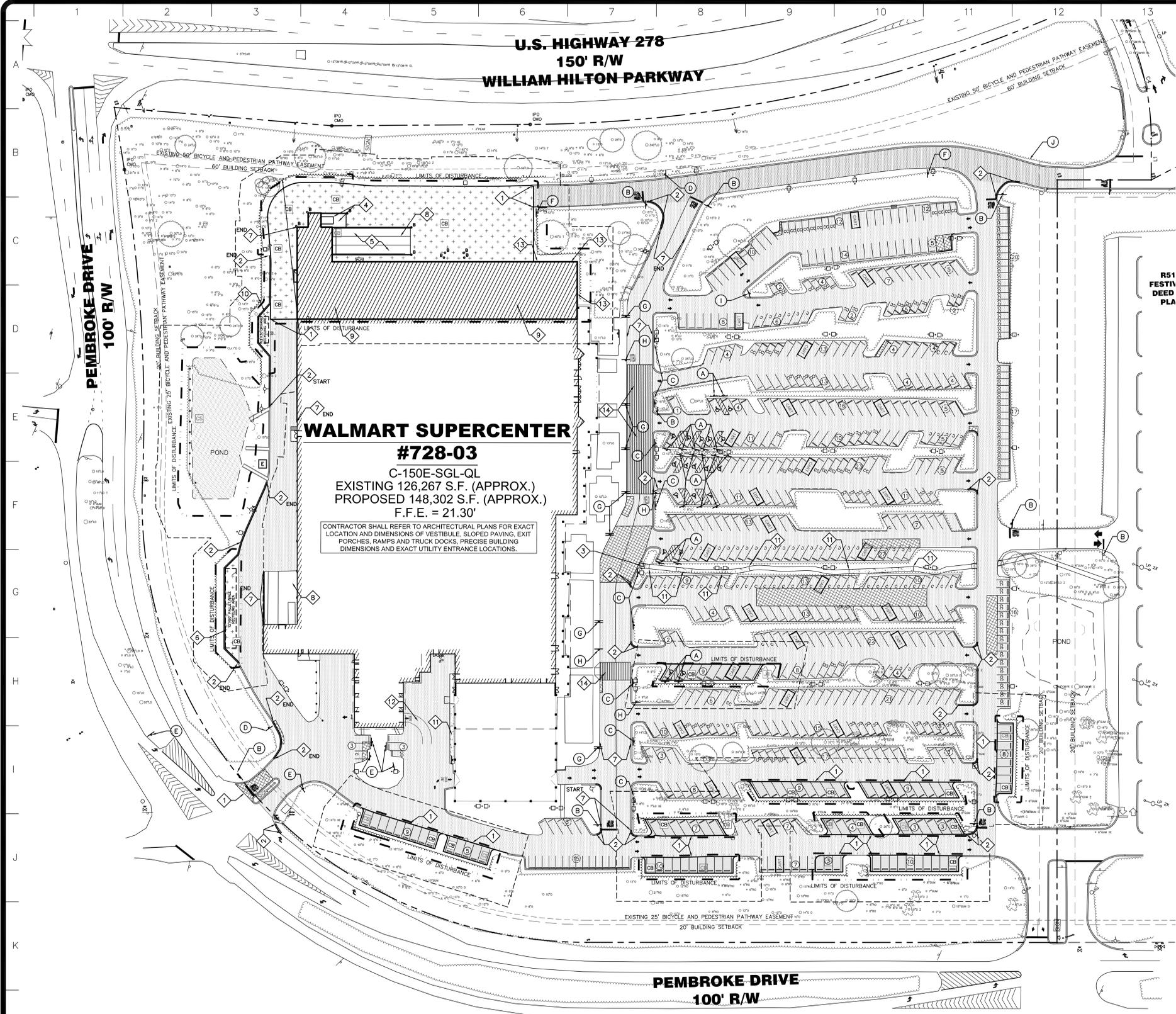
WAL-MART STORES EAST, LP

2001 S.E. 10th STREET, SWDC

BENTONVILLE, ARKANSAS 72716-0550

(479) 273-4000 PHONE





GENERAL NOTES:

- SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
- CONTRACTOR SHALL CONTACT 811 FOR UTILITY LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
- ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
- ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

SITE NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITEWORK SPECIFICATIONS".
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

KEYNOTES:

- TIE INTO EXISTING PAVEMENT IAW DETAIL J/C620.
- INSTALL NEW 18" CURB AND GUTTER IAW DETAIL E/C620.
- INSTALL NEW HANDICAP RAMP IAW DETAIL H/C620.
- SEE ARCHITECTURAL DRAWINGS FOR TRASH COMPACTOR AND CONCRETE DETAILS.
- STRIPES LOADING DOCK WITH 4" YELLOW STRIPING 130' LONG AND 10' O.C. CENTERED ON DOCK DOORS.
- SEE ARCHITECTURAL DRAWINGS FOR PALLET/BALE STORAGE SCREENING DETAILS.
- INSTALL FIRE ACCESS LANE STRIPING IAW DETAIL F/C621.
- INSTALL TRUCKWELL/LOADING DOCK IAW ARCHITECTURAL PLANS.
- EXPAND EXISTING BUILDING IAW ARCHITECTURAL PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR ORGANIC RECYCLING STORAGE AREA SCREENING DETAILS.
- INSTALL NEW SIDEWALK IAW DETAIL N/C620.
- INSTALL NEW TLE STRIPING IAW DETAIL G/C621.
- INSTALL A CONCRETE VEGETATION FREE ZONE ALONG ENTIRE FACE OF ALL NEW BUILDING EDGES ADJACENT TO VEGETATED AREAS IAW DETAIL N/C620.
- INSTALL BUILDING VESTIBULE STRIPING IAW DETAIL H/621.

CIVIL LEGEND - SITE

- FULL DEPTH PAVEMENT REPAIR - REPAIR TO SPECIFIED DEPTHS IAW DETAIL K/C620.
- STANDARD DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL A/C620.
- HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL C/C620.
- 1.5" MIN ASPHALT SURFACE COURSE OVERLAY - INSTALL IAW DETAIL O/C620.
- BUILDING EXPANSION AREA
- EXISTING BUILDING
- INTERIOR TRAFFIC ARROW - INSTALL IAW DETAIL E/621.
- CONCRETE WHEELSTOP - REINSTALL SALVAGED WHEELSTOP OR PROVIDE AS NECESSARY IAW DETAIL L/C620.
- CART CORRAL - INSTALL IAW DETAIL D/C620.
- ACCESSIBLE PARKING SPACE AND AISLE - INSTALL IAW DETAIL A/C622.
- COMPACT PARKING SPACE (9X15)
- COMPACT PARKING SPACE (7.5X15)
- STOP BAR - INSTALL IAW DETAIL C/C621.
- 'STOP' PAVEMENT MARKING - INSTALL IAW DETAIL C/C621.
- 'YIELD' PAVEMENT MARKING - INSTALL IAW DETAIL B/C621.
- PARKING SPACES - STRIPE WITH 4" SINGLE YELLOW SOLID LINE
- ASSOCIATE PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
- NEW BOLLARD - INSTALL IAW DETAIL M/C620.
- NEW SIGN - INSTALL IAW DETAIL A/ & I/C621.
- LIGHT POLE - REPAIR/INSTALL IAW ELECTRICAL DRAWINGS AND SITE LIGHTING PLAN.
- LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE

SIGN LEGEND (INSTALL IAW DETAILS A/ & I/C622)

- (A) HANDICAP SIGN
- (B) STOP SIGN
- (C) AISLE SIGN
- (D) DELIVERY TRAFFIC ONLY
- (E) TRUCK ENTRANCE W/ ARROW
- (F) TRUCK EXIT W/ ARROW
- (G) NO PARKING - FIRE LANE
- (H) PEDESTRIAN CROSSING
- (I) DO NOT ENTER
- (J) RESERVED PARKING - MATCH EXISTING SIGNAGE

EXISTING SITE ANALYSIS TABLE	
WALMART	126,267 S.F.
STANDARD SPACES (9x18)	336 SPACES
COMPACT SPACES (9x15)	75 SPACES
COMPACT CAR SPACES (7.5X15)	139 SPACES
ACCESSIBLE	17 SPACES
TOTAL PARKING	567 SPACES
CART CORRALS	9 CORRALS
RATIO	4.49/1,000 S.F.
* COUNT INCLUDES ACCESSIBLE SPACES AND SPACES USED BY CART CORRALS	

PROPOSED SITE ANALYSIS TABLE	
WALMART	148,302 S.F.
STANDARD SPACES (9.5x18)	89 SPACES
STANDARD SPACES (9x18)	334 SPACES
COMPACT SPACES (9x15)	75 SPACES
COMPACT CAR SPACES (7.5X15)	133 SPACES
ACCESSIBLE	19 SPACES
TOTAL PARKING	650 SPACES
CART CORRALS	14 CORRALS
RATIO	4.39/1,000 S.F.
* COUNT INCLUDES ACCESSIBLE SPACES AND SPACES USED BY CART CORRALS	



REVISIONS	BY

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ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

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SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 00253
DATE OF AUTHORITY
12/10/10

PRELIMINARY

K. BARTLETT, P.E.
No. 22990

SUPERCENTER #728-03 EXPANSION
HILTON HEAD ISLAND, SC

WALMART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN
JOB#
CHECKED
LKB
DATE
12/10/10
SCALE
1" = 50'
JOB No.
10258
SHEET

C200

OF X SHEETS X

SITE PLAN

**U.S. HIGHWAY 278
150' R/W
WILLIAM HILTON PARKWAY**

**PEMBROKE DRIVE
100' R/W**

**WALMART SUPERCENTER
#728-03**

EXISTING 126,267 S.F. (APPROX.)
F.F.E. = 21.30'

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT
LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT
PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING
DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

DEMOLITION TREE TABLE (Category I Trees)		DEMOLITION TREE TABLE (Category II Trees)	
TYPE	SIZE	TYPE	SIZE
LIVE OAK	2 1/2"	DAK	9"
LIVE OAK	3"	DAK	9"
LIVE OAK	4"	DAK	9"
LIVE OAK	5"	DAK	9"
LIVE OAK (DAMAGED)	6"	DAK	9"
LIVE OAK	7"	DAK	9"
LIVE OAK	8"	DAK	9"
LIVE OAK	9"	DAK	9"
LIVE OAK	10"	DAK	9"
LIVE OAK	11"	DAK	9"
LIVE OAK	12"	DAK	9"
LIVE OAK	13"	DAK	9"
LIVE OAK	14"	DAK	9"
LIVE OAK	15"	DAK	9"
LIVE OAK	16"	DAK	9"
LIVE OAK	17"	DAK	9"
LIVE OAK	18"	DAK	9"
LIVE OAK	19"	DAK	9"
LIVE OAK	20"	DAK	9"
LIVE OAK	21"	DAK	9"
LIVE OAK	22"	DAK	9"
LIVE OAK	23"	DAK	9"
LIVE OAK	24"	DAK	9"
LIVE OAK	25"	DAK	9"
LIVE OAK	26"	DAK	9"
LIVE OAK	27"	DAK	9"
LIVE OAK	28"	DAK	9"
LIVE OAK	29"	DAK	9"
LIVE OAK	30"	DAK	9"
LIVE OAK	31"	DAK	9"
LIVE OAK	32"	DAK	9"
LIVE OAK	33"	DAK	9"
LIVE OAK	34"	DAK	9"
LIVE OAK	35"	DAK	9"
LIVE OAK	36"	DAK	9"
LIVE OAK	37"	DAK	9"
LIVE OAK	38"	DAK	9"
LIVE OAK	39"	DAK	9"
LIVE OAK	40"	DAK	9"
LIVE OAK	41"	DAK	9"
LIVE OAK	42"	DAK	9"
LIVE OAK	43"	DAK	9"
LIVE OAK	44"	DAK	9"
LIVE OAK	45"	DAK	9"
LIVE OAK	46"	DAK	9"
LIVE OAK	47"	DAK	9"
LIVE OAK	48"	DAK	9"
LIVE OAK	49"	DAK	9"
LIVE OAK	50"	DAK	9"
LIVE OAK	51"	DAK	9"
LIVE OAK	52"	DAK	9"
LIVE OAK	53"	DAK	9"
LIVE OAK	54"	DAK	9"
LIVE OAK	55"	DAK	9"
LIVE OAK	56"	DAK	9"
LIVE OAK	57"	DAK	9"
LIVE OAK	58"	DAK	9"
LIVE OAK	59"	DAK	9"
LIVE OAK	60"	DAK	9"
LIVE OAK	61"	DAK	9"
LIVE OAK	62"	DAK	9"
LIVE OAK	63"	DAK	9"
LIVE OAK	64"	DAK	9"
LIVE OAK	65"	DAK	9"
LIVE OAK	66"	DAK	9"
LIVE OAK	67"	DAK	9"
LIVE OAK	68"	DAK	9"
LIVE OAK	69"	DAK	9"
LIVE OAK	70"	DAK	9"
LIVE OAK	71"	DAK	9"
LIVE OAK	72"	DAK	9"
LIVE OAK	73"	DAK	9"
LIVE OAK	74"	DAK	9"
LIVE OAK	75"	DAK	9"
LIVE OAK	76"	DAK	9"
LIVE OAK	77"	DAK	9"
LIVE OAK	78"	DAK	9"
LIVE OAK	79"	DAK	9"
LIVE OAK	80"	DAK	9"
LIVE OAK	81"	DAK	9"
LIVE OAK	82"	DAK	9"
LIVE OAK	83"	DAK	9"
LIVE OAK	84"	DAK	9"
LIVE OAK	85"	DAK	9"
LIVE OAK	86"	DAK	9"
LIVE OAK	87"	DAK	9"
LIVE OAK	88"	DAK	9"
LIVE OAK	89"	DAK	9"
LIVE OAK	90"	DAK	9"
LIVE OAK	91"	DAK	9"
LIVE OAK	92"	DAK	9"
LIVE OAK	93"	DAK	9"
LIVE OAK	94"	DAK	9"
LIVE OAK	95"	DAK	9"
LIVE OAK	96"	DAK	9"
LIVE OAK	97"	DAK	9"
LIVE OAK	98"	DAK	9"
LIVE OAK	99"	DAK	9"
LIVE OAK	100"	DAK	9"

GENERAL NOTES:

- SEE SHEET C001 FOR CIVIL ABBREVIATIONS AND GENERAL NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
 - CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
 - CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 1-888-721-7877 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
 - ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
 - ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER SPECIFIC EROSION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.
- KEYNOTES:**
- SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND AGRGATE BASE COURSE TO ACCOMMODATE NEW CONSTRUCTION.
 - CLEAR AND GRUB EXISTING VEGETATION TO ACCOMMODATE NEW CONSTRUCTION.
 - REMOVE EXISTING SCREEN WALL TO LIMITS SHOWN SEE SHEET C200 AND ARCHITECTURAL DRAWINGS FOR NEW SCREEN WALL.
 - REMOVE EXISTING STORM DRAINAGE UTILITIES IN THEIR ENTIRETY.
 - REMOVE EXISTING SPEED BUMP UNDERLYING PAVEMENT SHALL NOT BE DAMAGED.
 - REPAIR EXISTING SCREENWALL LAW ARCHITECTURAL DRAWINGS.
 - PROTECT EXISTING UTILITY TO REMAIN. CONTRACTOR TO REPLACE OR REPAIR ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES.
 - SAWCUT AND REMOVE EXISTING SIDEWALKS TO THE LIMITS. SEE SHEET C200 FOR NEW SIDEWALK IMPROVEMENTS.
 - CLEAN OUT EXISTING FLUMES TO ALLOW PROPER DRAINAGE. CONTRACTOR TO FILL VOIDS BENEATH FLUMES WITH FLOWABLE FILL.
 - REPAIR EXISTING WALLS WITHIN EXISTING TRUCK WELL.
 - REMOVE AND REPLACE EXISTING SUMP PUMP IN CATCH BASIN. SEE SHEET C300 FOR MORE INFORMATION.
 - CLEAN OUT SEDIMENT AND DEBRIS FROM POND DOWN TO THE ELEVATION SHOWN ON THE GRADING PLAN.
 - REPLACE EXISTING LIGHT POLE FIXTURES AS SHOWN ON SHEET C200 AND THE SITE LIGHTING PLAN.
 - REMOVE EXISTING GREASE TRAP IAW SCODEC REGULATIONS. SEE SHEET C400 FOR UTILITY IMPROVEMENTS.
 - DEMOLISH EXISTING CANOPY IAW ARCHITECTURAL DRAWINGS.
 - REMOVE AND REPLACE EXISTING SIDEWALK ADJACENT TO THE BUILDING IAW ARCHITECTURAL DRAWINGS.
 - SAWCUT AND REMOVE CURB AND GUTTER. SEE SHEET C200 FOR SITE IMPROVEMENTS.
 - FULL DEPTH REPAIR DAMAGED PAVEMENT AROUND DOWNSPOUT.
 - REMOVE VEGETATION WITHIN 10' OF FIRE HYDRANT/FDC.
 - REPAIR DAMAGED DOWNSPOUT CONNECTOR.
 - TRIM 30% OR LESS OF EXISTING TREE CANOPY AROUND LIGHT POLE UNLESS SPECIMEN TREE.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PAVS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING WAL-MART AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION THROUGH THE STORE MANAGER.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
- THE PARKING LOT MILLING/IMPROVEMENTS SHALL BE DONE IN SECTIONS SO THAT IT DOES NOT INTERRUPT THE STORE OPERATIONS. SEE PHASING PLAN. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF ANY PART OF THE BUILDING.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN HIGHWAY 278 AND PEMBROKE ROAD RIGHT OF WAYS DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CART CORRAL, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE WITH ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND HILTON HEAD ISLAND PSD NO. 1 TO SCHEDULE PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH HILTON HEAD ISLAND PSD DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST COORDINATE WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
- CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS FROM PAVEMENT PRIOR TO MILL AND OVERLAY OPERATION.
- CONTRACTOR SHALL REMOVE ALL VEGETATION FROM WITHIN 10' OF ALL FIRE HYDRANTS AND WITH 10' FROM THE BACK OF CURB ALONG THE TRUCK ACCESS DRIVE TO THE REAR OF THE BUILDING.
- CONTRACTOR SHALL REMOVE ALL DEBRIS WITHIN AREAS OF DISTURBANCE TO PROMOTE POSITIVE DRAINAGE.
- CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING WHEELSTOPS PRIOR TO COMPLETING MILLING AND OVERLAY.
- ALL ONSITE SIGNAGE SHALL BE REMOVED AND REPLACED WITH NEW SIGNAGE AS SHOWN ON SHEET C200.
- REFERENCE PHASING PLANS FOR SEQUENCING.

EXISTING SITE ANALYSIS TABLE	
WALMART STANDARD SPACES (9x18)	126,267 S.F.
COMPACT SPACES (9x15)	336 SPACES
ACCESSIBLE	76 SPACES
*TOTAL PARKING	136 SPACES
CART CORRALS	17 SPACES
RATIO	567 SPACES*
	8 CORRALS
	4.49/1,000 S.F.

* COUNT INCLUDES ACCESSIBLE SPACES AND SPACES USED BY CART CORRALS

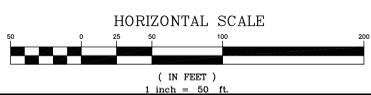
ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

EXISTING SITE/DEMOLITION LEGEND

WATER LINE W/ VALVE	--- W ---	CATCH BASIN	[Symbol]	EXISTING WHEELSTOPS	[Symbol]
SANITARY SEWER PIPE	--- S ---	HOODED CURB INLET	[Symbol]	EXISTING DOWNSPOUT	[Symbol]
STORM DRAIN	--- SD ---	STORM DRAIN MANHOLE	[Symbol]	TREE BARRICADE - INSTALL IAW DETAIL C/711.	[Symbol]
ROOF DRAIN	--- RD ---	FIRE HYDRANT	[Symbol]	LIMITS OF CONSTRUCTION	[Symbol]
EXISTING GRAND TREE	[Symbol]	WATER METER	[Symbol]		
GRAND TREE TO BE DEMOLISHED	[Symbol]	TELEPHONE JUNCTION BOX	[Symbol]		
EXISTING TREE	[Symbol]	SCREEN WALL	[Symbol]		
TREE TO BE DEMOLISHED	[Symbol]	POWER LINE (OVERHEAD)	[Symbol]		
POWER POLE	[Symbol]	POWER LINE (UNDERGROUND)	[Symbol]		
LIGHT POLE	[Symbol]	TELEPHONE LINE (OVERHEAD)	[Symbol]		
SANITARY MANHOLE	[Symbol]	FULL DEPTH REPAIR - SAWCUT AND REMOVE EXISTING ASPHALT AND BASE COURSE. REPAIR PAVEMENT AS SHOWN ON SHEET C200.	[Symbol]		
SEWER CLEANOUT	[Symbol]	2" MINIMUM MILL. ADJUST MILLING DEPTH TO REACH FINISH GRADES AS SHOWN ON SHEET C300.	[Symbol]		
		ITEMS TO BE DEMOLISHED	[Symbol]		



DEMOLITION PLAN

REVISIONS	BY

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ADC
ENGINEERING SPECIALISTS
SITE SERVICES, BUILDING ENVELOPE & STRUCTURAL

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 00253

PRELIMINARY

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ARCHITECT
NO. 22990
TRACE K. BARTLETT, AIA

EXPANSION
SUPERCENTER #728-03
HILTON HEAD ISLAND, SC

WALMART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JDG
CHECKED	LKB
DATE	12/10/10
SCALE	1" = 50'
JOB No.	10258
SHEET	

CIVIL ABBREVIATIONS

BTM	BOTTOM
BM	BENCHMARK
BMP	EROSION CONTROL BEST MANAGEMENT PRACTICES
BW	BOTH WAYS
CB	CATCH BASIN
CI	CAST IRON
CGP	NPDES CONSTRUCTION GENERAL PERMIT SCR 10000
CL	CENTERLINE
CY	CUBIC YARDS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DOVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
EL	ELEVATION
EXST	EXISTING
EW	EACH WAY
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FM	FORCE MAIN
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
IAW	IN ACCORDANCE WITH
IE	INVERT ELEVATION
JB	JUNCTION BOX
LF	LINEAR FEET
LP	LIGHT POLE
MATL	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NOI	NOTICE OF INTENT
NOT	NOTICE OF TERMINATION
NTS	NOT TO SCALE
OC	ON CENTER
ODSA	OPERATOR OF DAY TO DAY SITE ACTIVITIES
PP	POINT OF CURVATURE
PP	POWER POLE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQD	REQUIRED
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
SABC	STABILIZED AGGREGATE BASE COURSE
SF	SQUARE FEET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
R/W	RIGHT OF WAY
SB	SILT BARRIER
SCDHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SD	STORM DRAINAGE
SS	SANITARY SEWER SERVICE
STA	STATION
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVEMENT
TYP	TYPICAL
VC	VITRIFIED CLAY
W	WATER
W/	WITH
WS	WATER SERVICE
WV	WATER VALVE

GENERAL NOTES

- ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IS LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.
- TOPOGRAPHIC AND BOUNDARY SURVEY BY ADC ENGINEERING, INC.
- ALL ELEVATIONS REFER TO FEET ABOVE MEAN SEA LEVEL, NGVD '29.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK. IF UTILITIES OTHER THAN THOSE SHOWN HEREON ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE APPROPRIATE MEASURES TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- OFFSITE BORROW NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- THE CONTRACTOR SHALL PLACE 4" OF TOPSOIL IN ALL DISTURBED AREAS NOT TO BE PAVED. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY AND PERMANENT SEEDING IN ALL AREAS INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS.
- CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
- THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP APPROVED ANY AND ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO VERIFY THAT ALL WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR GEOTECHNICAL REPORT.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF HILTON HEAD ISLAND PSD #1 AND SCDHEC. WHERE ANY DISCREPANCIES EXIST BETWEEN THESE DOCUMENTS AND HILTON HEAD ISLAND PSD #1 AND SCDHEC REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL BE ADHERED TO.
- IN PERFORMING CONSTRUCTION OBSERVATION VISITS TO THE JOB SITE, THE ENGINEER SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK.
- THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY FOR DESIGN, ADEQUACY AND IMPLEMENTATION OF ALL DEWATERING. ALL DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.

TRAFFIC CONTROL NOTES

- CONTRACTOR SHALL PERFORM ALL NECESSARY COORDINATION WITH SCDOT AND THE TOWN OF HILTON HEAD ISLAND FOR WORK INSIDE THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PREPARATION OF AND OBTAINING APPROVAL OF ALL NECESSARY TRAFFIC CONTROL PLANS AS WELL AS PLANNING AND EXECUTION OF ALL NECESSARY COORDINATION MEETINGS.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED ENCROACHMENT PERMIT(S).
- CONTRACTOR SHALL MAINTAIN SCDOT SITE VISIBILITY TRIANGLES AT ALL ACCESS POINTS FOR THE DURATION OF CONSTRUCTION.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), CURRENT EDITION.

Parking Calculations					
Use		City Parking Requirement			
		Requirement (i.e. square footage, # employees, etc.)			
Discount Store	1	per 350 Square Feet	X	105,905	SF = 303
Supermarket	1	per 200 Square Feet		42,397	SF = 212
		TOTAL		148,302	TOTAL = 515
ADA Parking Requirement					
				Total ADA Parking Spaces =	11
				Van Accessible Spaces =	2
Summary					
				Standard Spaces =	504
				ADA Standard Spaces =	9
				ADA Van Accessible =	2
				TOTAL =	515
Provided Parking Summary					
				Standard Spaces (9.5X18) =	89
				Standard Spaces (9X18) =	306
				Compact Spaces (9x15) =	75
				Compact Car Spaces (7.5x15) =	133
				ADA Standard Spaces =	14
				ADA Van Accessible =	5
				Cart Corral =	28
				TOTAL =	650
				Parking Ratio(1,000 sq	4.38
Loading Zone Calculations*					
Use		Parking Requirement			
		Requirement (i.e. square footage, # employees, etc.)			
Retail	1	per 10,000 Square Feet	X	105,905	= 11
				TOTAL =	11

*Walmart has their own delivery trucks and a dedicated loading area for 3 trucks which is adequate for their operation

PROJECT INFORMATION		
DEVELOPMENT DATA		
PROJECT NAME	WAL-MART SUPERCENTER #728-03 EXPANSION	
DEVELOPMENT DESCRIPTION	THE PROJECT INCLUDES: -22,035 SF BUILDING ADDITION -NEW LOADING DOCK -NEW TRASH COMPACTOR -ASPHALT OVERLAY EXISTING PARKING LOT	
PROJECT OWNER	WAL-MART STORES EAST, LP	
PROJECT ARCHITECT	RAYMOND HARRIS & ASSOCIATES (USUNOBUN A. OSAGIE)	
PROJECT CIVIL ENGINEER	ADC ENGINEERING, INC (LARRY BARTHELEMY)	
PROPERTY INFORMATION		
TMS	R510-008-000-0373-0000	
ADDRESS	25 PEMBROKE DRIVE, HILTON HEAD ISLAND, SC	
STREET CLASSIFICATION(S)	WILLIAM HILTON PARKWAY, (US HWY278) SCDOT	
	PEMBROKE DRIVE) TOWN OF HILTON HEAD ISLAND	
FLOOD ZONE STATEMENT	FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (COMMUNITY NUMBER 450250, PANEL NUMBER 0008, SUFFIX 'D', DATED 09/29/86) INDICATES THIS PROPERTY TO BE IN ZONE 'C', WHICH IS OUTSIDE OF THE 100-YEAR FLOOD ZONE, AS DETERMINED BY SCALING.	
SUBDIVISION STATUS	N/A	
WETLAND STATUS	N/A	
ZONING INFORMATION		
MUNICIPALITY	TOWN OF HILTON HEAD ISLAND	
EXISTING ZONING	PLANNED DEVELOPMENT (PD-1)	
OVERLAY DISTRICT	CORRIDOR OVERLAY DISTRICT	
PROPOSED ZONING	NO CHANGE	
ADJACENT ZONING		
	NORTH PD-1 & COMMERCIAL CENTER (CC)	
	EAST PD-1	
	SOUTH PD-1	
	WEST PD-1	
HEIGHT LIMITATION	75'	
HISTORIC DISTRICT	N/A	
ZONING CONTACT	NICOLE DIXON	
SETBACKS/BUFFERS		
SETBACKS	REQUIRED	PROVIDED
FRONT	20'	>20'
REAR	20'	>20'
SIDE (N)	50'	>50'
SIDE (S)	20'	>20'
BUFFERS	REQUIRED	PROVIDED
FRONT	20'	>20'
REAR	20'	>20'
SIDE (N)	50'	>50'
SIDE (S)	20'	>20'
LOT COVERAGE		
TOTAL LOT AREA	949,608 SF	21.80 ACRES
EXISTING LOT COVERAGE BY USE		
BUILDING	136,267 SF	2.90 ACRES 13%
PVMT/IMPERV AREA	313,196 SF	7.19 ACRES 33%
LANDSCAPE/WOODED AREA	510,087 SF	11.71 ACRES 54%
SUBTOTAL	949,550 SF	21.80 ACRES 100%
PROPOSED LOT COVERAGE BY USE		
BUILDING	148,302 SF	3.40 ACRES 16%
PVMT/IMPERV AREA	530,125 SF	12.17 ACRES 56%
LANDSCAPE AREA	271,379 SF	6.23 ACRES 29%
SUBTOTAL	949,806 SF	21.80 ACRES 100%

MUNICIPAL APPROVALS			
Review	Submital Date	Meeting Date	Status
Town Pre-App. Meeting	10/14/2010	10/25/2010	Comments Received
Town Site Plan Approval			Submittal Pending
Town Design Review Board (Preliminary)			Submittal Pending
Town Design Review Board (Final)			Submittal Pending
Town Stormwater			Submittal Pending
SCDHEC-OCRM - NPDES			Submittal Pending
Town Encroachment (Pembroke Drive)			Submittal Pending
SCDOT - Encroachment (Hay 278)			Submittal Pending
VARIANCES			
Variance	Submital Date	Meeting Date	Status
Town - Exceed Parking Maximum			Submittal Pending

REVISIONS	BY

ADC ENGINEERING SPECIALISTS
ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

1228 YEAMANS HALL ROAD
HAWAIIAN, SC 29410
843-544-0101
fax 843-544-0102
ADCENGINEERING.COM

ADC ENGINEERING INC. No. 00253
PRELIMINARY
SOUTH CAROLINA
STATE OF SOUTH CAROLINA
LARRY BARTHELEMY
No. 22890
LARRY BARTHELEMY

SUPERCENTER #728-03 EXPANSION
HILTON HEAD ISLAND, SC

WALMART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

CIVIL NOTES & ABBREVIATIONS

DRAWN	JDG
CHECKED	LKB
DATE	12/10/10
SCALE	NTS
JOB No.	10258
SHEET	

C001
OF SHEETS



Hilton Head, SC - Store #728



Issued

December 9, 2010

Existing photos



December 9, 2010

Hilton Head, SC #728

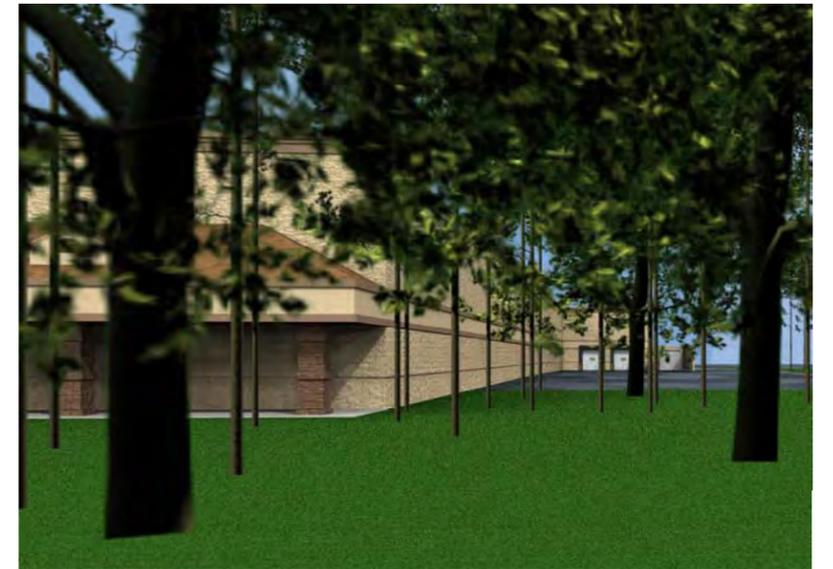
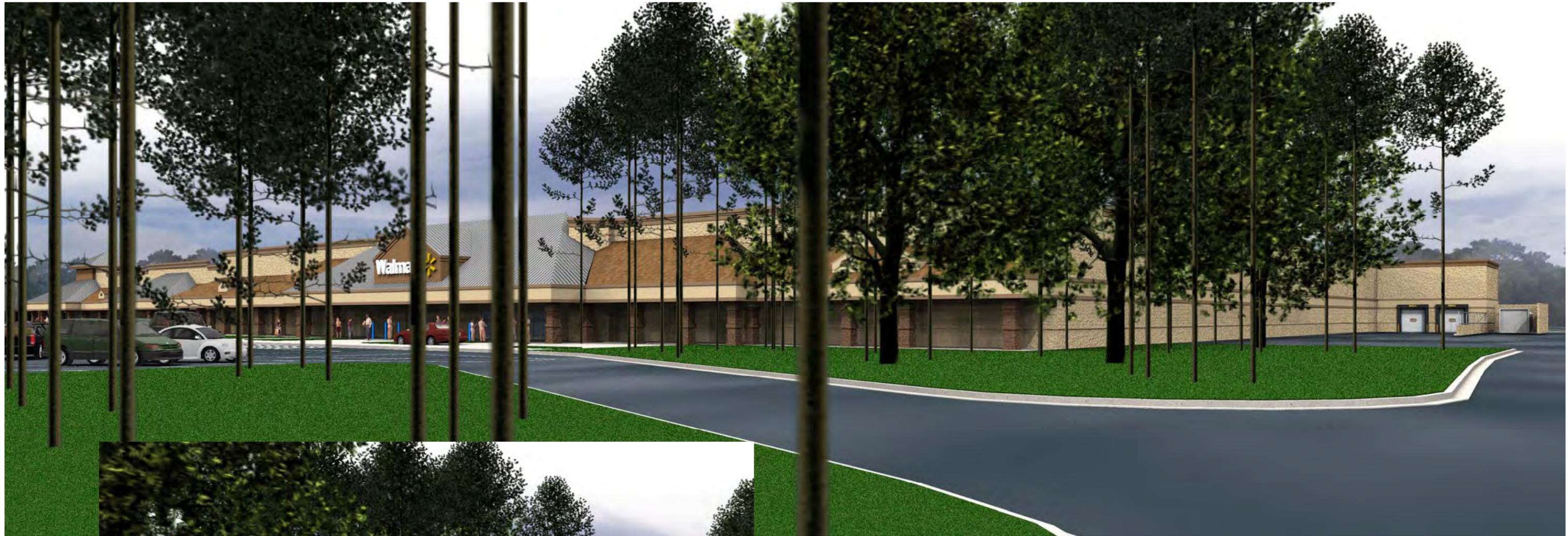


Walmart 

RIA
ARCHITECTS

December 9, 2010

Hilton Head, SC #728



Walmart 

 RHA
ARCHITECTS

December 9, 2010

Hilton Head, SC #728



Front Elevation



Rear Elevation



December 9, 2010

Hilton Head, SC #728



Left Elevation



Right Elevation



Sign	#	Type	Color	Height	Illumination	Sq. Ft.	Total Sq. Ft.
Walmart	1	Identity	White	3'-6"	Halo lit	120.68	120.68
Spark			Yellow	5'-1"	Halo lit		
Total							120.68

EXISTING MONUMENT 1



Main ID Panel is Painted MDO with Flat Cut White PVC Letters
Secondary Panels are 1.5" Sandblasted Panels

EXISTING MONUMENT 2



Main ID Panel is Painted MDO with Flat Cut White PVC Letters

COMPLEX FACADE SIGN COLORS



EXISTING MONUMENT 3

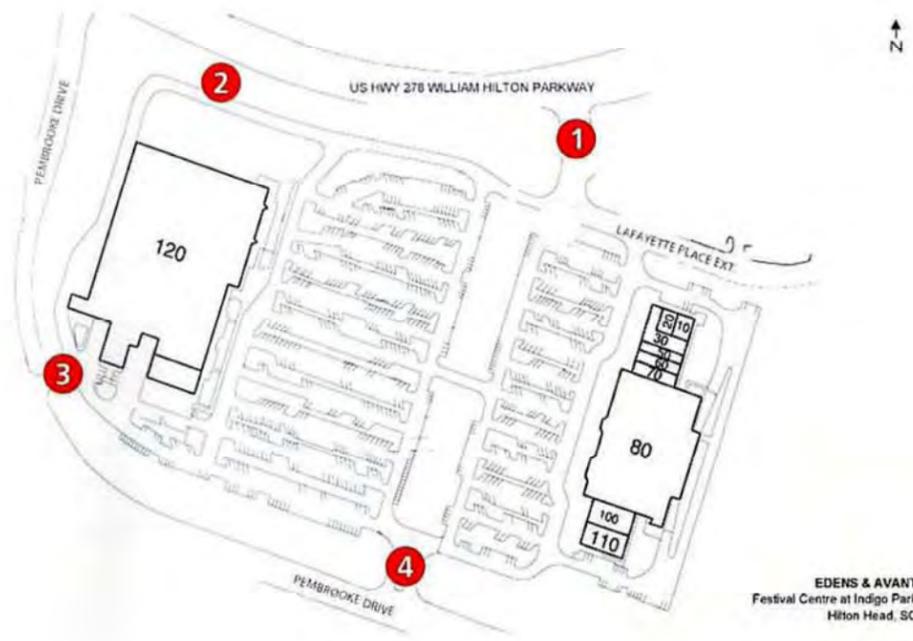


Main ID Panel is Painted MDO with Flat Cut White PVC Letters

EXISTING MONUMENT 4



Main ID Panel is Painted MDO with Flat Cut White PVC Letters
Secondary Panels 1.5" Sandblasted Panels



EDENS & AVANT
Festival Centre at Indigo Park
Hilton Head, SC



December 9, 2010

Hilton Head, SC #728



Desired monument sign colors



December 9, 2010

Hilton Head, SC #728



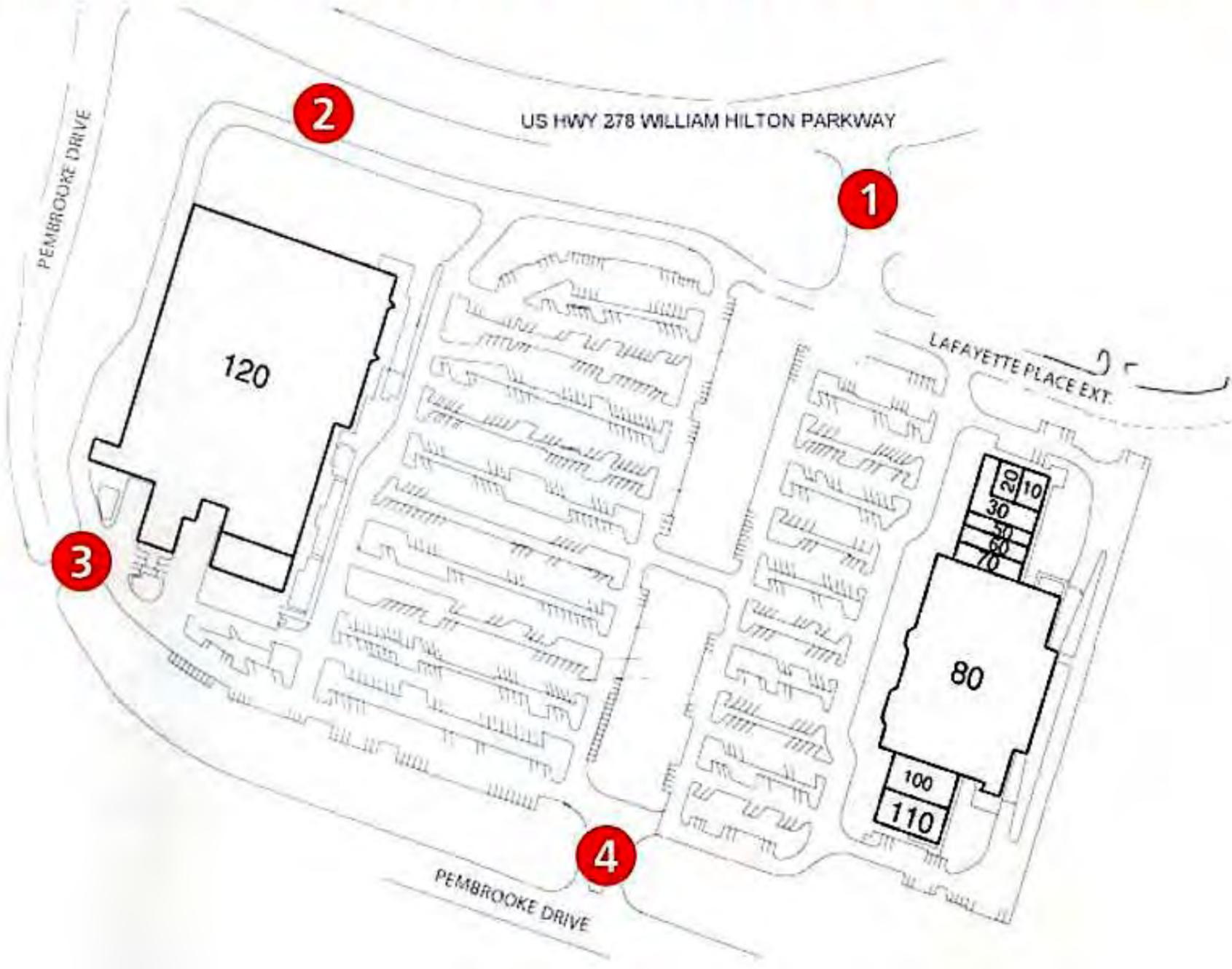
Expected (town approved) monument sign colors



December 9, 2010

Hilton Head, SC #728

EXISTING MONUMENT LOCATIONS





SW #7689 "ROW HOUSE TAN"



SW #6095 "TOASTY"



SW #2823 "ROOKWOOD CLAY"



SW #6082 "COBBLE BROWN"



STANDING SEAM METAL ROOF "LEAD COTE"



December 9, 2010

REPRESENTATION ONLY - NOT FOR CONSTRUCTION
Building images shown are a representation of the design intent and may not reflect variations in color, material or construction that may occur due to local material differences and final design detailing.

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	Wal-Mart	DRB#	DR110002
DATE	1/25/2011	RECOMMEND APPROVE	<input type="checkbox"/>
		RECOMMEND APPROVE W/COND.	<input checked="" type="checkbox"/>
		RECOMMEND DENY	<input type="checkbox"/>

ARCHITECTURAL DESIGN		
Structurally, the building warrants conceptual approval. Natural Resources' concerns will need to be addressed, as well as Landscape requirements		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	Ties into existing structure
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	New warmer palette is a welcome update
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	Given the use
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	When applicable
Minimum roof pitch of 6/12		Matches existing rooflines
Overhangs are sufficient for the façade height.		Matches existing rooflines
Forms and details are sufficient to reduce the mass of the structure	Y	On entry side. Loading elevation requires certain clearances, but it softened by the large oaks at the corner. Elevation might be better served if the roof form at the front were to wrap and return on the loading elevation to the practical extent possible.
Human scale is achieved by the use of proper proportions and architectural elements	Y	At entry elevation
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade		
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/N	Proposes updating the lighting. A lighting plan will ultimately be required for permitting.
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN

No landscaping plan provided. There is dense vegetation at the new loading pad, but every effort should be made to screen this side as much as possible. Any parking improvements that might be approved in the future will need to be mitigated, as well.

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	NO	The waiver that the applicant requested for additional parking has been denied by the planning department, so none of the tree removal for new parking shown on the site plan can be approved. Removal of any trees deemed specimen by the LMO can only be approved via a variance from the Board of Zoning Appeals.
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: 1/11/11
 Accepted by: OH
 App. #: DR 110003
 Meeting Date: 1-25-11

Applicant/Agent Name: Valdas Stankevicius Company: EURO Construction, Inc.
 Mailing Address: 19 Cardinal Rd. Suite 1-A City: Hilton Head Island State: SC Zip: 29926
 Telephone: (843) 682-3876 Fax: (843) 682-3879 E-mail: office@eurohhi.com
 Project Name: South Beach Club Villas Project Address: 251 S. Sea Pines Dr.
 Parcel Number [PIN]: R
 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
 New Development – Final, indicate Project Number
 Alteration/Addition
 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

Jan. 10 / 2011
DATE

Valdas Stankevicius on behalf of

January 10, 2011

South Beach Club Villas HPR

251 S. Sea Pines Dr.

Hilton Head Island, SC 29928

To: Town Of Hilton Head Island

Design Review Board

Proposed narrative of handrails replacement.

Homeowners of South Beach Club Villas, would like to replace old, wooden handrails on the front side exterior walkways (as shown in pictures 1 & 2) at first, second, third and fourth floors, with new, aluminum, powder coated handrails to match existing aluminum handrail system at the entry door to each atrium (as shown in picture 3). Proposed new railings shall be commercial grade (minimum 42" height), three horizontal rails system with decorative rings under top rail (decorative "Bread loaf" cap) and $\frac{3}{4}$ " x $\frac{3}{4}$ " square balusters. Proposed railing color is "P004-BR23 Bronze" as shown in Cardinal Powder Coatings color chart. Proposed post spacing shall be as indicated in detail drawing prepared by CPW Engineering, LLC. (Similar to post spacing in existing wood handrails). New handrails shall be surface mounted as per engineer's specifications provided in detail drawing, with base plate cover shoes applied to cover mounting plate (same as existing aluminum handrails at entry to each atrium). All necessary stucco and wood trim repairs shall be finished to match existing color scheme of building exterior.

Valdas Stankevicius

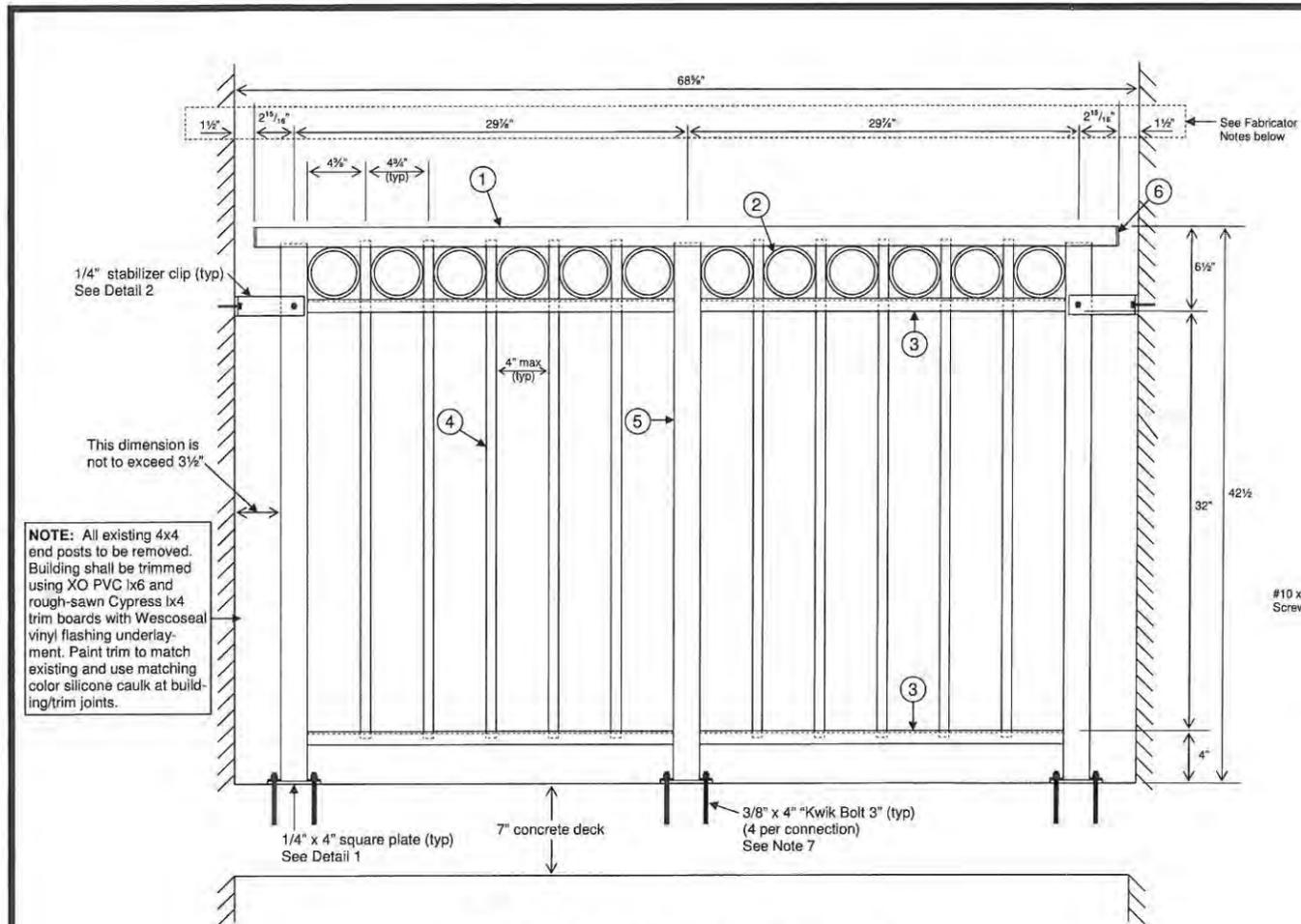






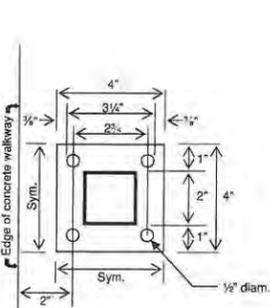


Garage Parking For Owners Only

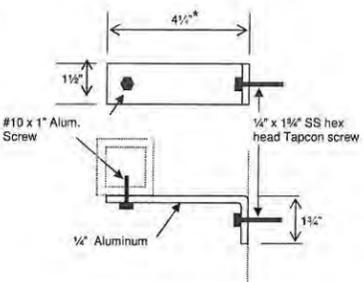


Typical Elevation - Looking from walkway
1 1/2" = 1' - 0"

NOTE: All existing 4x4 end posts to be removed. Building shall be trimmed using XO PVC lx6 and rough-sawn Cypress lx4 trim boards with Wesco seal vinyl flashing underlayment. Paint trim to match existing and use matching color silicone caulk at building/trim joints.

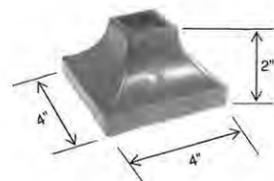


Detail 1 - Base Plate



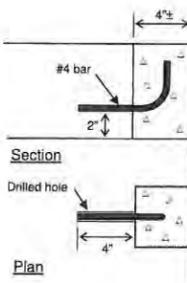
Detail 2 - End Clip
* Length varies at each rail section

Flanges shall be 2-piece ABS plastic, painted to exactly match the railing color, glued together using a MEK-based adhesive. Care must be taken to avoid damage to the finished surface during installation and gluing.



Base Plate Cover Shoe

- Numbered Railing Components**
- 1 - 2 1/2" x 1 1/2" Cap Rail (#135)
 - 2 - 4" o.d. x 3/4" Ring, made from Schedule 40 aluminum pipe
 - 3 - 1" x 2" x 1/4" channels for top and bottom secondary rails
 - 4 - 3/4" x 3/4" x 1/8" square tube for all balusters
 - 5 - 2 x 2 x 3/16" square tube for all posts
 - 6 - Rail End Cap



Existing Post Hole Repair

1. Drill 5/8" diameter hole in deck; clean out and fill with "SET" epoxy.
2. Insert bent rebar, as shown.
3. Form bottom and front side of deck recess to retain concrete.
4. Apply "Ultrabond 2100MV" to all three sides of deck recess.
5. While epoxy is still tacky, pour 3,000 psi concrete into recess; consolidate and finish surface.

Notes to Fabricator:
The typical elevation shown above represents just one of the railing sections at the buildings. Accurate field measurements must be taken to determine the various railing openings at both buildings so that the railings may be dimensioned appropriately in accordance with the guidelines portrayed in this typical elevation. A table of allowable center-to-center post spacings is provided below. The dimensions indicated (encircled with dashed line) in the typical elevation may vary slightly for each individual railing section, but the post to post spacings must be equal.
The fabricator shall prepare detailed shop drawings of each railing section and submit to the engineer for review prior to fabrication. Accuracy in the manufacture of these railings is the sole responsibility of the fabricator. Any railings that do not meet these requirements or the specifications shown hereon or do not properly fit the openings shall be rejected. All railing component connections shall present a smooth, workmanlike finish.
All welding shall be performed by AWS certified welders. Written certification shall be provided indicating that the railings have been fabricated in accordance with the specifications shown hereon. See Structural/Construction Notes at right for further information.

<p>Allowable C. to C. Post Spacings 29 3/8", 34 5/8", 39 3/8", 44 1/8"</p>

- Structural/Construction Notes**
1. Railing Construction shall conform to the requirements of the 2006 IBC and shall be truly plumb and level with a maximum height of 43". Full size aluminum shims shall be used, as necessary, under the base plates for leveling purposes.
 2. Materials: All aluminum top rails, posts, secondary rails, balusters and end clips shall be Alloy 6063-T52. Post plates and aluminum screws shall be Alloy 6061-T6.
 3. The maximum center-to-center post spacing shall be 44 1/8". All posts shall be 3/16"-thick extrusion.
 4. The top ends of each rail section shall be fastened to the building structure with aluminum clip angles, as shown.
 5. The connection of all parts of this railing system shall be fully welded. All welding shall conform to the requirements of AWS D1.2/D1.2M:2008. Welds shall be sized to develop the full strength of the components they are connecting.
 6. Prior to installing railing, existing wood railing posts and steel sleeves must be removed and the holes in the deck must be repaired (see detail). Should the new railing posts fall on the repaired areas, the concrete must attain a minimum 7 day cure before drilling for the new post bolts. The contractor must temporarily and adequately protect the areas where the wood railing has been removed by securing appropriate protection devices at the openings.
 7. Each rail post shall be bolted to the concrete decks using (4) 3/8" x 4", Grade 316 stainless steel, "Kwik Bolt 3" Expansion anchors with nuts and washers as manufactured by Hilti, embedded a minimum of 3 inches and installed in accordance with Hilti specifications. Prior to installing the bolts, the holes must be thoroughly cleaned of drilling debris, after which epoxy shall be injected before driving them into place. Epoxy shall be "SET" as manufactured by Simpson Strong-Tie.
 8. Exterior powder-coat finish color to be selected by the Owner.
 9. Once removal of the existing wood railing occurs, the new railing must be fully installed to replace it during the same work day in order to provide proper protection on the walkway.
 10. The contractor is solely responsible for safety on the jobsite and shall provide required protections for all workmen and protect the users of the buildings from construction hazards by cordoning off the work areas. Warning signs shall be posted in conspicuous areas informing building users of the hazards present. All work shall be performed in accordance with OSHA Regulations (Standards - 29CFR).

REVISIONS		
No.	DATE	By:

CPW ENGINEERING, LLC
5 HOBONNY PLACE HILTON HEAD ISLAND, SC 29926

Railing Reconstruction
@ South Beach Club
South Sea Pines Drive
Hilton Head Island, SC
Specifications & Details



DATE: Jan. 5, 2011
SCALE: As Shown
SHEET
1
OF 1 SHEET



P141-BK03
Black Fine Texture Low-Gloss



C081-BK176
Black Wrinkle Semi-Gloss



E311-BK04
Black Hammer Low-Gloss**



T013-BK62
Black Hammer Semi-Gloss



T032-BR62
Brown Fine Texture Semi-Gloss



P004-BR23
Bronze 40% Gloss



P004-GR09
ANSI #49 Gray 40% Gloss



P004-GR16
ANSI #61 Gray 40% Gloss



H305-GR10
Light Gunmetal Gray 50% Gloss**



P003-GR01
Gray #26307 30% Gloss



H303-WH16
Antique White 30% Gloss**



P005-WH01
White #27875 50% Gloss



T002-WH08
White 20% Gloss



T008-GR736
Gray ANSI 61 80% Gloss



P008-GR21
RAL 7042 Gray 80% Gloss



T009-GR230
RAL 7035 Gray 90% Gloss



T009-WH13
White 90% Gloss



P009-WH14
White 90% Gloss



H309-WH27
Frost White 90% Gloss**



T032-BG03
Beige Texture Semi-Gloss



T032-WH15
White Texture Semi-Gloss



C031-WH120
White Texture Semi-Gloss



T009-BG16
Designer Beige 90% Gloss



P009-BG02
Beige 90% Gloss



T009-BG01
Almond 90% Gloss



H308-WH25
White 80% Gloss**



P009-WH04
White 90% Gloss



T009-WH11
White 90% Gloss



T009-WH12
Hi-Reflective White 90% Gloss



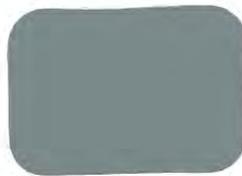
T007-WH121
White 70% Gloss



E305-GR533
Gray Primer 50% Gloss**



E305-WH243
White Primer 50% Gloss **



H304-GR312
Anti-Gassing Primer 40% Gloss**

If a clear topcoat finish is preferred

- T209-CL01 90% Gloss Clear TGIC Polyester
- T002-CL02 20% Gloss Clear TGIC Polyester
- T032-CL11 Semi-Gloss Texture Clear TGIC Polyester
- P001-CL15 Low-Gloss Smooth Clear Polyurethane

The samples on this card are representative only and vary slightly from actual gloss, color and texture.

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 Beach Club Villas DRB# DR110003

DATE 1/25/2011 RECOMMEND X RECOMMEND RECOMMEND

APPROVE APPROVE W/COND. DENY

ARCHITECTURAL DESIGN		
A railing replacement to the front of the building. Applicant will need to supply a letter of approval (which has been received) from Sea Pines ARB prior to permitting. Stair rail appears to be black, where the proposed railing is bronze. If that is truly the case, the stair rail should be updated to match.		
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		NR has no comments on this project.
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: Sam McCleskey Company: McCleskey and Associates
 Mailing Address: POB 7125 City: HHI State: SC Zip: 29938
 Telephone: 785-2222 Fax: 785-2772 E-mail: HHISAM@HARGRAY.COM
 Project Name: Big Bamboo Deck Addition Project Address: 1 N. Forest Beach Drive Ste. 210
 Parcel Number [PIN]: R _____
 Zoning District: CCW 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

- 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 **Colors to match existing building.**

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

01/11/2011

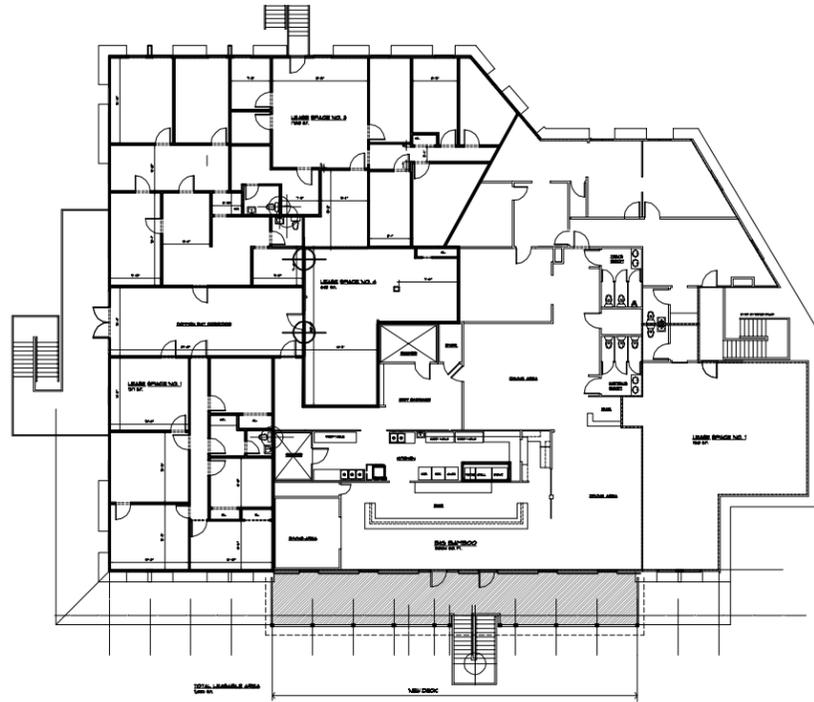
DATE



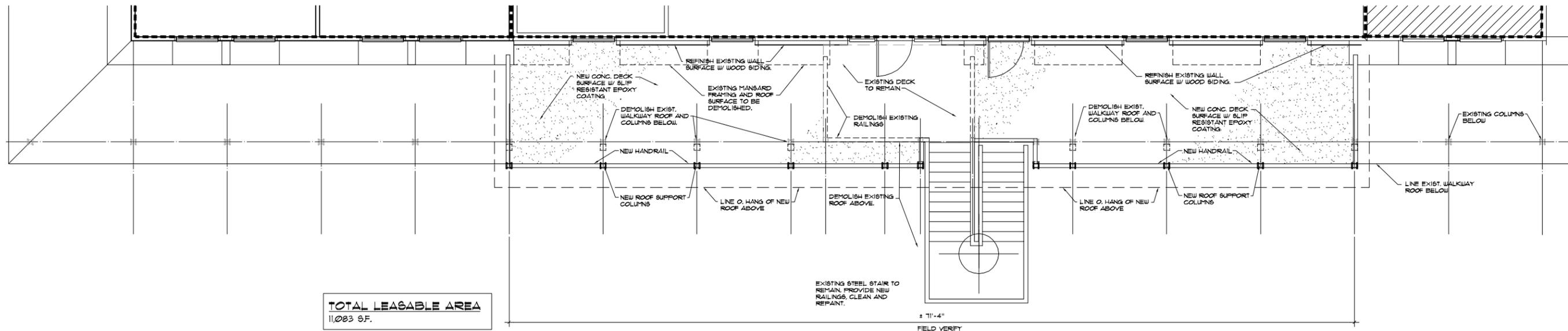
McCLESKEY AND ASSOCIATES ARCHITECTS PA
P.O. BOX 7125 , HILTON HEAD ISLAND, S.C. 29938
(843) 785-2222 Office • (843) 785-2772 Fax • e-mail: Sam@McCleskeyarchitects.com

**BIG BAMBOO DECK ADDITION
COLIGNY PLAZA, HILTON HEAD ISLAND, SC
PROJECT NARRATIVE**

The proposed project is an alteration to an existing 2 story building located in Coligny Plaza on the North Forest Beach side. The original building was built in the early 1970's of concrete masonry and steel with a wood exterior and mansard roof. The Big Bamboo Restaurant occupies a large portion of the upper floor of the building and it's owners wish to open the restaurant to the outside and provide some outside seating similar to recent improvements made at the other restaurants in the area. To accomplish this, a covered outside deck is proposed along the south face of the building facing North Forest Beach Drive. A portion of the existing mansard roof will be removed and the existing stair remodeled as shown in attached drawings and sketches. Colors will be selected to match the existing building colors. For information a similar deck exists on the west side of the building; a reference image is attached.



KEY PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"



TOTAL LEASABLE AREA
11,083 S.F.

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

1
A-1

DESIGN DEVELOPMENT SUBMITTAL
ISSUED FOR REVIEW - 1/11/2011

BIG BAMBOO DECK ADDITION
COLIGNY PLAZA
HILTON HEAD ISLAND, SC

REVISIONS :

WAGGLESSEN AND ASSOCIATES ARCHITECTS P.A.
P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 785-2222

DATE OF ISSUE : 1/11/2011 DRAWN BY : MB CHECKED BY : SLM PROJECT NO. : 1022

A-1











BIG BAMBOO - EXISTING CONDITIONS - 2



BIG BAMBOO - EXISTING STAIR



BIG BAMBOO - EXISTING CONDITIONS - 5



BIG BAMBOO - EXISTING CONDITIONS - 3



BIG BAMBOO - SIMILAR DECK - WEST SIDE

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	The Big Bamboo (Coligny Plaza)	DRB#	DR110004				
DATE	1/25/2011	RECOMMEND APPROVE	<input checked="" type="checkbox"/>	RECOMMEND APPROVE W/COND.	<input type="checkbox"/>	RECOMMEND DENY	<input type="checkbox"/>

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	NA	
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	Ties into exitsitng
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	NA	Would like to see cut-sheet on proposed lighting at some point.
Decorative lighting is limited and low wattage and adds to the visual character	Y	

Accessory elements are design to coordinate with the primary structure	NA	
LANDSCAPE DESIGN		
Palmettos disturbed in construction should be replaced somewhere on-site, and preferably between the building and North Forest Beach		
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	NO	No comment is made in the project narrative of the three mature palmettos, at least two of which will have to be removed to construct the deck. Also, no mention is made of the palms around the live oak in the parking island. Please address what is proposed for these trees, and what is proposed to be replanted to replace any that will be removed. The island in which the live oak sits can be made larger, but cannot be made smaller than what currently exists.
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: KEVIN GRENIER Company: KRA, Inc.
 Mailing Address: 18 OAK FOREST ROAD STE C City: BLUFFTON State: SC Zip: 29910
 Telephone: 815 2021 Fax: 815 2022 E-mail: krge@krasc.com
 Project Name: HHI WELCOME CENTER Project Address: 100 WILLIAM HILTON PARKWAY
 Parcel Number [PIN]: R511 007 000 0152 0000
 Zoning District: SMU 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.

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

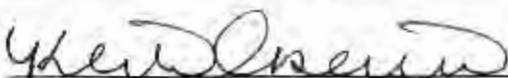
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

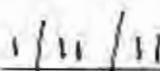
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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



January 11, 2011

Hilton Head Island Chamber of Commerce Welcome Center
100 William Hilton Parkway

As many of the residents of the Hilton Head Island area already know, our existing Welcome Center is outdated and does not represent the nation's number one Chamber of Commerce appropriately. The Hilton Head Island Chamber, as a result, opened up a design competition in the spring of 2009 to explore how to redevelop the current site and construct a state of the art facility that properly represents our area.

We at KRA researched the existing facility, other comparative welcome center facilities up and down the East Coast as well as used the Visioning Document prepared by the Chamber of Commerce to come up with the submission you see before you. We came to the conclusion that not only was the existing facility outdated, uninviting and limited; we also came to a collective decision that the site's amenities were not used to their potential. The site is the gateway to the island and it, quite possibly, has some of the best views on the island.

We have worked extensively with the Chamber of Commerce to come up with what we believe to be an overall design that expresses a vernacular consistent with the island, a vernacular that tells a story of historical significance, and a land plan that takes full advantage of the site's enormous attributes. It was our goal not only to tell this story, but develop a design that flexible and utilizes its wonderful natural attributes.

First, it is important to make sure that all specimen tree cover is maintained. This site has numerous specimens that must remain for this to be a successful design. With that said it is important to maintain the existing building's location not only to preserve these trees but to keep the new structures perched on a natural pedestal and utilize existing grades. Our design does not eliminate one specimen tree and takes advantage of the beautiful canopies and views. In fact, we have designed this in such a way so to have as much exterior interaction as there is interior. We have maintained the existing walking trail and extended it to have more interaction with nature.

Secondly, the building itself tells a story. We have utilized vernacular volumes and materials and designed the structures in such a way so to showcase the island's historical compound architecture. In other words, the structure evolves or expands through time as the family grows. We felt it to be important to illustrate this by having several "pieces" including historically accurate kitchen and restroom outbuildings. Fortunately, this allows for the outdoor spaces being active for the local community can take advantage of the commercial kitchen and restrooms by hosting events concurrently and separate from all activity within the Welcome Center itself.

Third, it was our goal to include the community not only as described above, but by providing a bus stop, bike racks, walking trails and sidewalks that hopefully will extend well beyond this site. It is our goal to include as much of the community as possible to further showcase our island and businesses. This facility is designed to accommodate after hours get-togethers, corporate functions, farmer's markets, receptions, etc. so to ensure the project's success and interaction of the community.

This facility is intended to be Eco-friendly. We are pursuing LEED certification by making use of solar collection and storm water reclamation, reuse of existing materials, use of local materials and efficient design parameters. Hilton Head has always been known and praised for its attention and concern for the environment and it is imperative that we continue this approach. We hope to serve as an example for all future development on the island.

Finally, we understand the difficulty in accessing this site as well as the adjacent Crazy Crab site. It is our intent to eliminate both curb cut access points to create one access to both sites that is safer than what currently exists. We have proposed to extend the deceleration lane, provide appropriate signage and give the site iconic elements that are inviting. Currently, the Chamber and Crazy Crab have an agreement to share parking and it is our goal to provide enough parking to accommodate both facilities while keeping efficiency, safety and circulation in mind. Currently, both sites total 160 spaces with two additional bus parking spaces. Although we propose to accommodate an extra bus space, our proposed total parking is less than what currently exists. Refer to the attached 1999 shared parking agreement as well as the parking calculations shown on the Conceptual Master Plan.

In conclusion, we feel that we have accommodated all of our goals and have provided a design that appropriately represents our area, our history and our local businesses and residents. We also believe that the design complies with the LMO, DRB guidelines and the Hilton Head Island Design Guide.

We respectfully submit this project for your review,



Kevin Grenier

AIA, NCARB, CDT | Principal

KRA architecture + design

Belfair Towne Village

18 Oak Forest Road, Suite C

Bluffton, SC 29910

tel 843.815.2021

fax 843.815.2022

www.krasc.com

CURVE TABLE					
CURVE	RADIUS	LENGTH TANGENT	CHORD	BEARING	DELTA
C1	1594.02'	165.14'	82.64'	165.06°	S 79°21'23" E 5°56'09"

ZONING & PARKING DATA

- *THIS PROPERTY IS CURRENTLY ZONED SMU (STONE MIXED USE)
- *BUILDING SETBACK AND BUFFER REQUIREMENTS ARE AS SHOWN ON SURVEY.
- *BUILDING HEIGHT REQUIREMENT IS 35 FEET MAXIMUM
- *FLOOR SPACE AREA RESTRICTION = 7,000 SQUARE FEET PER NET ACRE
- *PARKING REQUIREMENT: 1 SPACE FOR EVERY 350 SQUARE FEET OF GROSS FLOOR AREA
- *SUBJECT PROPERTY HAS 88 PARKING SPACES WHICH INCLUDES 3 HANDICAP SPACES AND 2 BUS PARKING SPACES.
- *ZONING INFORMATION AND BUILDING SETBACKS/BUFFERS SHOWN ARE PER THE TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT (843-341-4600).

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina consisting of 3.26 acres as shown and described on a plat entitled "Boundary Survey of 3.26 Acres, William Hilton Parkway, Hilton Head Island, Beaufort County, South Carolina" dated September 17, 2008, prepared by Surveying Consultants, certified by Terry G. Hatchell, S.C.R.L.S. # 11059, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 126 at Page 124, together with any and all tenements, hereditaments, appurtenances, riparian rights, rights to any accreted lands, and any and all rights in and to, or connected with, the said premises, regardless of description. Said conveyance specifically includes all lands down to the mean high water mark and all other right, title and interest in and to any land lying in the bed of any stream, creek, marsh, street, road, avenue, alleys, driveways, easement and rights of way within the above described premises.

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NUMBER: FA-83-71542
ISSUING OFFICE FILE NO.: THH-WELCOMECENTER
SURVEY NOTES TO SCHEDULE B, EXCEPTIONS FROM COVERAGE

LEGEND:

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - BR. BIRCH
 - CYP. CYPRESS
 - HKB. HACKBERRY
 - H. HICKORY
 - HOL. HOLLY
 - IRW. IRONWOOD
 - LA. LAUREL OAK
 - LO. LIVE OAK
 - MAG. MAGNOLIA
 - MYR. MYRTLE
 - PCN. PECAN
 - FLM. PALM
 - PN. PINE
 - TV. CABLE TV BOX
 - TFR. TELEPHONE BOX
 - TEL. TELEPHONE
 - EM. ELECTRIC METER
 - EO. ELECTRIC OUTLET
 - SMH. STORM DRAIN MANHOLE
 - SMH. SANITARY SEWER MANHOLE
 - TMH. TELEPHONE MANHOLE
 - RCP. REINFORCED CONCRETE PIPE
 - WV. WATER VALVE
 - WM. WATER METER
 - FH. FIRE HYDRANT
 - LP. LIGHT POLE
 - PP. POWER POLE
 - SD. UNDERGROUND STORM DRAIN LINE
 - SS. UNDERGROUND SANITARY SEWER LINE
 - OHP. OVERHEAD POWERLINE
 - B.S.L. BUILDING SETBACK LINE

- Any right, Title or interest of anyone whomever in any of the Land below the mean high water mark or below the spring tide flood water boundary, marsh (whether salt or fresh), lagoon, man-made canal, swamp area, or any tidal area below the mean high water mark, or the spring tide flood water boundary, or to any such areas as may be claimed by or over jurisdiction is asserted by any local, state or national government entity or quasi-government entity. The Company does not insure riparian rights, nor does it insure Title to the portion of the Land which lies below the mean high water mark of rivers, creeks, or ocean, nor Title to any portion of the Land which lies below the mean high water mark of rivers, creeks or ocean, nor Title to any portion of the Land that may be accreted as defined in the Coastal Tidelands and Wetlands Act, Section 48-38-10 et seq. of the South Carolina Code of Laws, 1976, as amended. DHEC-OCRM Critical Line shown on survey.
- The Company insures the insured as to the location of the boundary lines of the Land, but does not insure the engineering calculations in computing the amount of acreage contained therein. Property boundary lines as shown on survey.
- Matters contained in unrecorded Shared Access and Parking Rights Agreement between William S. Toomer and Mary R. Toomer and the Chamber Museum Partnership dated April 20, 1999, and related Cross Access & Parking Areas as shown on plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 69 at Page 195, ASH Access and parking areas shown on survey.
- Matters of Survey shown on Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 126 at Page 124 including:
 - Transformer
 - Lamp Posts
 - DHEC-OCRM Critical Line
 - Access Driveways Connecting Parking Lots
 All above matters for exception 10 are shown on survey

VICINITY MAP
N.T.S.

PROPERTY LINE TABLE		
L1	N 51°57'30" W	108.56'
L2	N 32°11'00" W	200.05'
L3	N 43°48'18" W	222.09'
L4	N 07°10'44" W	55.52'
SURVEY TIE LINE TABLE		
L5	N 10°02'18" W	15.26'
L6	N 50°08'34" E	15.15'
L7	S 78°31'33" E	129.10'
L8	S 76°52'44" E	8.85'
DHEC-OCRM CRITICAL LINE TABLE		
L9	N 37°03'29" W	170.12'
L10	N 37°03'29" W	35.01'
L11	N 28°48'26" W	18.04'
L12	N 36°19'08" W	41.95'
L13	N 33°08'57" W	47.22'
L14	N 50°11'34" W	28.03'
L15	N 43°23'15" W	39.43'
L16	N 65°32'14" W	15.93'
L17	N 65°32'14" W	18.87'
L18	N 41°43'36" W	37.83'
L19	N 20°31'51" W	17.17'
L20	N 02°52'43" E	8.38'
L21	N 02°52'43" E	35.56'
L22	N 62°52'00" W	7.52'

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2009, AND INCLUDES ITEMS 1,2,3,4,5,6,8,9,10,11(c),13 & 17 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBSURVEY.

SPECIAL NOTE:

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

REFERENCE PLATS:

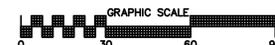
- BOUNDARY SURVEY OF 3.26 AC., WILLIAM HILTON PARKWAY, DATED: 9/17/2008, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 126, PG. 124, 10/02/08.
- A BOUNDARY & ASBUILT SURVEY OF MUSEUM-WELCOMECENTER WILLIAM HILTON PARKWAY, A PORTION OF HILTON HEAD ISLAND, DATED: 1/31/2006, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, UNRECORDED
- A PLAT OF 3.306 ACRES LOCATED ALONG U.S. HWY 278 & BOILERS RESTAURANT, A SECTION OF HILTON HEAD ISLAND, DATED: 7/18/80, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4724, RECORDED: P.B. 28, PG. 215, 8/8/80.
- EXHIBIT OF CROSS ACCESS & PARKING AREAS, BETWEEN THE CRAZY CRAB & COASTAL DISCOVERY MUSEUM, DATED: 4/9/99, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 69, PG. 195, 5/7/99.

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 A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 2-D, COMMUNITY NO. 450250, MAP DATED 8/29/86. 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 & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

AREA TABLE	
HIGHGROUND	3.22 Ac.
MARSH(INSIDE PROPERTY)	0.04 Ac.
TOTAL AREA	3.26 Ac.

PREPARED FOR: HILTON HEAD ISLAND-BLUFFTON CHAMBER OF COMMERCE
ADDRESS: #100 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R511-007-000-0152-0000



SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3504 FAX: (843) 815-3505
GA Telephone: (912) 626-2775
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PRELIMINARY

ALTA/ACSM LAND TITLE SURVEY

BOUNDARY, ASBUILT, TREE & TOPOGRAPHIC SURVEY OF

3.26 ACRES

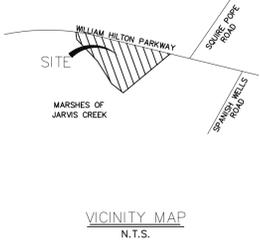
CHAMBER/COASTAL DISCOVERY MUSEUM

WILLIAM HILTON PARKWAY

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'

DATE: 11/12/2009 JOB NO: SC0800849



SITE ANALYSIS STUDY

- BUILDABLE AREA WITHIN SETBACKS AND OCRM CRITICAL LINE
- TREE CANOPY, SPECIMEN OR SELECT TREES TO REMAIN
- EXISTING WELCOME CENTER FOOTPRINT SET ON AN EXISTING "PEDESTAL" - REUSE EXISTING FOOTPRINT LOCATION TO MINIMIZE SITE WORK AND TO MAXIMIZE AND MAINTAIN VIEWSHED OF MARSH

LEGEND:

○	TREE SIZES ARE INCHES IN DIAMETER	○	SPOT ELEVATION
—	CONTOUR	□	CONCRETE MONUMENT, OLD (FOUND)
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)	T.B.M.	TEMPORARY BENCH MARK
BIR	BIRCH	CYP	CYPRESS
HKB	HACKBERRY	H	HICKORY
HOL	HOLLY	IRW	IRONWOOD
LA	LAUREL OAK	LO	LIVE OAK
MAG	MAGNOLIA	MYT	MYRTLE
PCN	PECAN	PLM	PALM
PN	PINE	PN	CABLE TV BOX
TV	TRANSFORMER	TFR	TRANSFORMER
TEL	TELEPHONE BOX	EM	ELECTRIC METER
EM	ELECTRIC METER	EO	ELECTRIC OUTLET
SMH	STORM DRAIN MANHOLE	SSMH	SANITARY SEWER MANHOLE
TMH	TELEPHONE MANHOLE	RCP	REINFORCED CONCRETE PIPE
WV	WATER VALVE	WM	WATER METER
FH	FIRE HYDRANT	LP	LIGHT POLE
PP	POWER POLE	PP	UNDERGROUND STORM DRAIN LINE
—SD—	UNDERGROUND STORM DRAIN LINE	—SS—	UNDERGROUND SANITARY SEWER LINE
—OHP—	OVERHEAD POWERLINE	—B.S.L.—	BUILDING SETBACK LINE
—U.E.—	UNDERGROUND ELECTRIC LINE	—U.S.L.—	UNDERGROUND ELECTRIC LINE
FM	SANITARY SEWER FORCE MAIN	WL	UNDERGROUND WATER LINE

SUMMER SOLSTICE-JUNE 22
Sunset 1:10 pm

Sunrise 4:50 am

SPRING/FALL SOLSTICE-SEPTEMBER 23/
MARCH 22
Sunset 6 pm

Sunrise 6:00 am

WINTER SOLSTICE-DECEMBER 22
Sunset 4:50 pm

9 am

Noon

3 pm

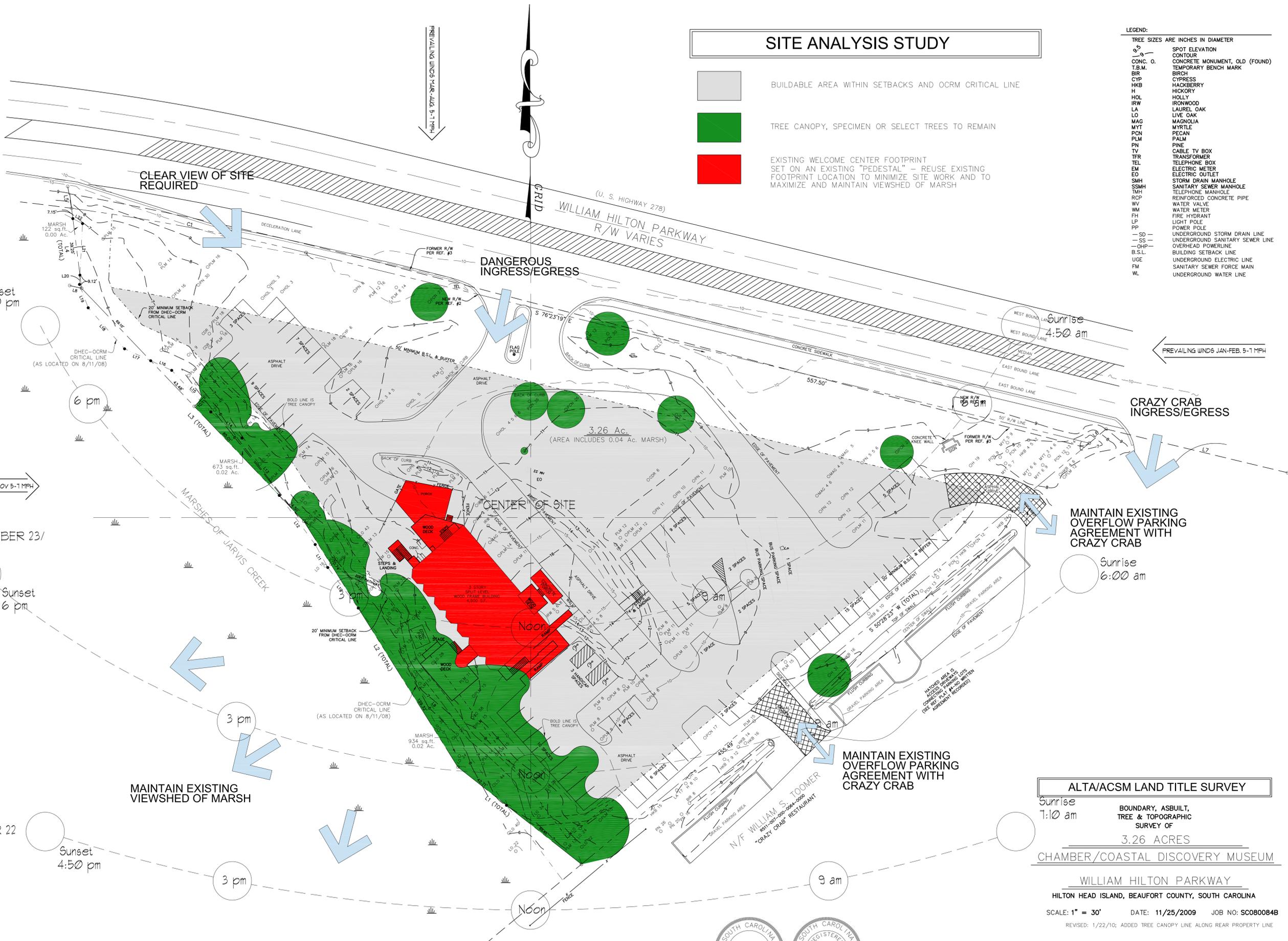
3 pm

Sunset 6 pm

Sunset 1:10 pm

PREVAILING WINDS SEPT.-NOV 5-1 MPH

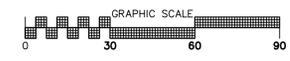
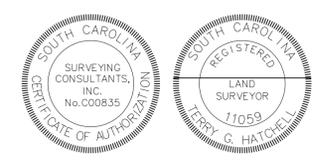
PREVAILING WINDS JAN.-FEB. 5-1 MPH



AREA TABLE

HIGHGROUND	3.22 Ac.
MARSH (INSIDE PROPERTY)	0.04 Ac.
TOTAL AREA	3.26 Ac.

PREPARED FOR: HILTON HEAD ISLAND-BLUFFTON CHAMBER OF COMMERCE
ADDRESS: #100 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R511-007-000-0152-0000



ALTA/ACSM LAND TITLE SURVEY
Sunrise 7:10 am
BOUNDARY, ASBUILT, TREE & TOPOGRAPHIC SURVEY OF
3.26 ACRES
CHAMBER/COASTAL DISCOVERY MUSEUM
WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 30' DATE: 11/25/2009 JOB NO: SC080084B
REVISED: 1/22/10; ADDED TREE CANOPY LINE ALONG REAR PROPERTY LINE

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
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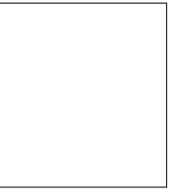
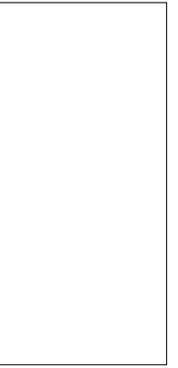
SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

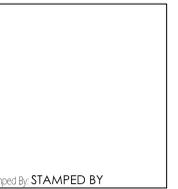
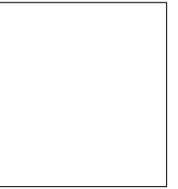


SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



KRA architecture + design

KRA architecture + design
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Bluffton, SC 29910
t 843.815.2021
f 843.815.2022
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Checked By:

Date: 01.11.11 Conceptual DRB

Revisions:

No.	Description

Project No: 09120

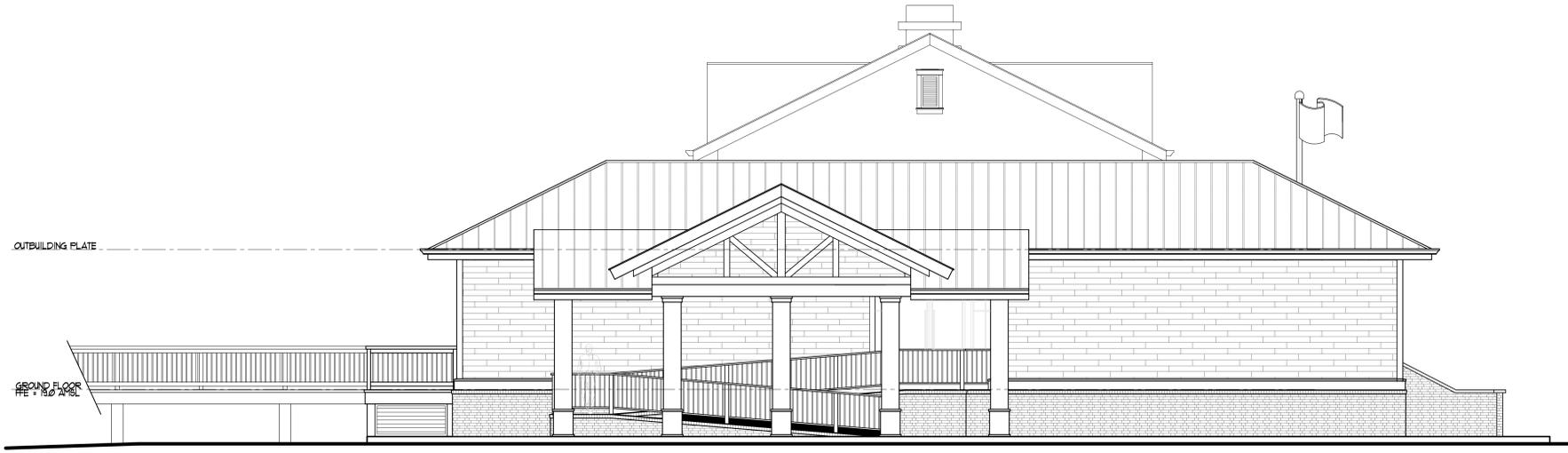
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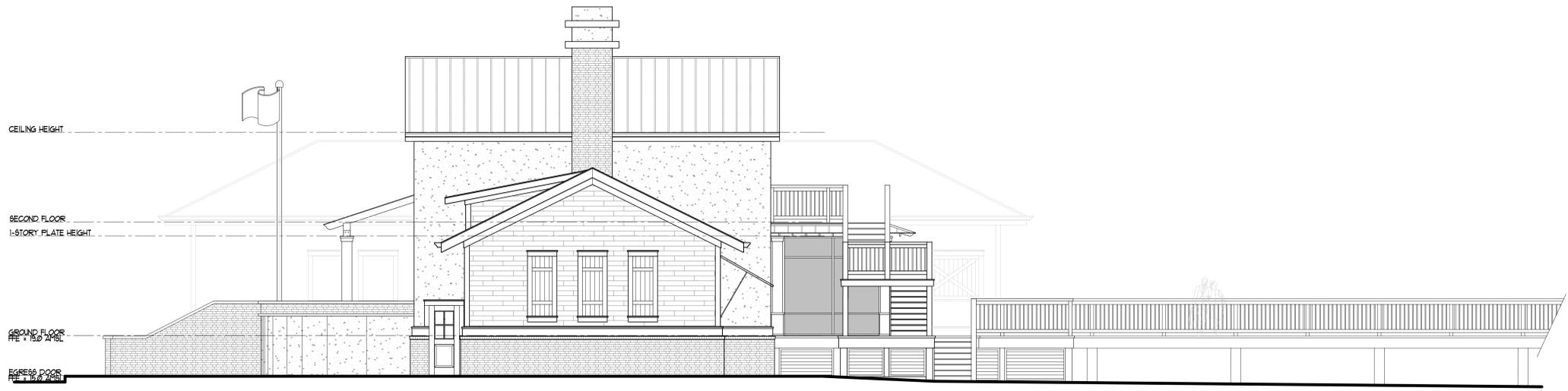
EXTERIOR ELEVATIONS

Sheet No: **A-201**

Scale: AS NOTED



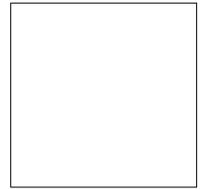
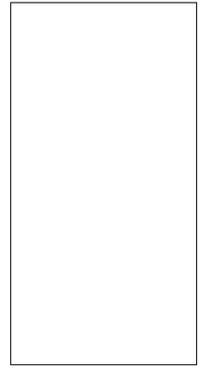
SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

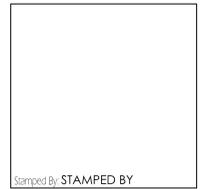
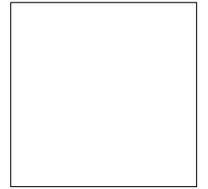


NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



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Revisions:

No.	Description

Project No: 09120

File Name:

Drawing Title:

EXTERIOR ELEVATIONS

Sheet No: **A-200**

Scale: AS NOTED



VIEW NORTH FROM MARSH

SCALE: NOT TO SCALE

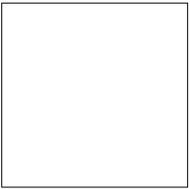
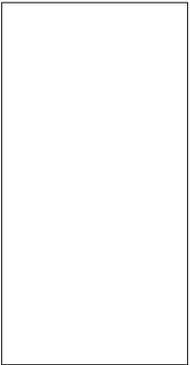


VIEW SOUTH FROM PARKING LOT

SCALE: NOT TO SCALE

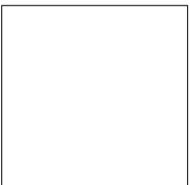
Chamber of Commerce
Welcome Center

100 William Hilton Parkway
Hilton Head Island, South Carolina



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No.	Description

Project No: 09120

File Name:

Drawing Title:

RENDERINGS

Sheet No:

A-202

Scale: AS NOTED