



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, November 22, 2011

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

UPDATED 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. **Swearing in of New Board Member – Mr. Jake Gartner**
Performed by: Mayor Pro Tem Ken Heitzke
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of November 8, 2011
7. **Staff Report**
8. **Board Business**
9. **Unfinished Business**
 - A) DR110032- Circle K Expansion and Rezoning
 - B) DR110036- BiLo Repainting
 - C) DR110040- 2 Southwood Park Drive Renovations
10. **New Business**
 - A) DR110041- Hilton Head Diner- Minor External Change
11. **Appearance by Citizens**
12. **Adjournment**

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

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 8, 2011 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Jennifer Moffett and Deborah Welch, Excused

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Todd Theodore 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 October 25, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan stated that a 7th member of the DRB is under consideration by the Town. Staff should have additional information on the potential appointment within the next couple of weeks.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

A. Verizon Cell Tower Cabinet - Union Cemetery Road- Alteration/ Addition – DR110039

Mr. Roan introduced the application and stated the cell tower's location on Union Cemetery Road. The applicant is proposing to replace an existing cabinet that is located within an existing screened area. The new cabinet will be elevated 4-1/2 feet and it will be based in a concrete slab. The cabinet box is stucco. Mr. Roan provided an in-depth review of the project including photos of the site. The

staff recommended that the application be *approved*. Following a brief discussion by the Board, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Verizon Cell Tower Cabinet application on Union Cemetery Road as presented. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

B. 2 Southwood Park Renovations - Alteration/ Addition – DR110040

Mr. Roan introduced the application and stated its location. The application is to upgrade the exterior of the 2 Southwood Park Drive Commercial Building. The structure currently has wood siding, storefront systems, and roll up doors on the front elevation. The applicant wishes to remove several trees, improve the respective features, and install awnings/canopies along the front of the building. The wood siding will be replaced with a stucco finish.

The proposed removal of the pear trees at the front of the building is warranted, and will be treated as a landscape element of the project, although the removal of the pine trees is a permitting matter to be settled with Natural Resources. There are also three palmetto trees on the left elevation that will be coming out, and will need Natural Resource approval as well. Given the absence of landscaping in the parking lot, and the extent of proposed removal, a full landscape plan should be submitted.

The application proposes the installation of stucco planters along the front of the building, although no detail is provided. Only two elevations of the building are addressed in the drawings. Also, the color and material samples for the stucco and awning will need to be provided to the Board. The awning/canopies seem to be proposed between entry features but not over the storefront elements.

The *Design Guide* recommends avoiding flat roof forms, and while the improved entry features are a significant step in the right direction, perhaps some pitched element might keep them closer to the intent of the *Design Guide*. While staff does not advise that the applicant pull directly from it, the Triangle Square renovation utilized a similar improvement, which was well received and is more in keeping with the *Design Guidelines*. Mr. Roan stated that the application makes a major step in improving the property and should ultimately be approved, given some clarification on the above referenced issues.

Mr. Roan provided an in-depth review of the project including photos of the site, the elevations, the colors and materials, and roof details. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

The applicant, Mr. Tom Shimada, presented statements in support of the application. The Board complimented the intent of the project. The Board and the applicant discussed the color of the stucco, door details, roof details, and landscaping details. The Board stated that the roof element should have additional mass (roof elements should anchor the ends of the building and they should look unified). The Board recommended that the applicant soften the front elevation with additional wood elements. Wrapping the wood elements around the building would bring some unity to the project. The Board stated that they would like to see actual samples of the applicant's final colors.

Regarding the landscaping, the Board stated that this is a good opportunity to address the landscaping at the street front, perhaps with canopy trees. The proposed removal of two large pine trees will need to be approved by Natural Resources. Lastly, the Board and the applicant discussed the dumpster area (which needs to be screened appropriately).

The applicant thanked the Board for their review. Due to today's recommended design revisions and the need for hard samples of the final colors, the Board recommended that the applicant *withdraw* today's submission. The applicant agreed and will incorporate the recommended design revisions in the final submission. Hard samples of final colors will also be provided at a future date.

10. ADJOURNMENT

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman

DRAFT



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: Truitt Rabun Company: Truitt Rabun Associates
 Mailing Address: PO Box 23229 City: Hilton Head Is. State: SC Zip: 29925
 Telephone: 342-7777 Fax: 342-7701 E-mail: trabun@trabunassociates.com
 Project Name: Redevelopment Circle K #8100 Project Address: 825/827 William Hilton Parkway
 Parcel Number [PIN]: R 520 012 000 019A 0000 : 019B 0060
 Zoning District: OL / REZ Overlay District(s): COR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

DR 110032

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. 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. ck # 09010

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 ½”X 14” *Maximum*; Stating manufacturer and material name

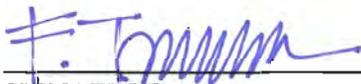
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

November 16, 2011

DATE

**CIRCLE K STORE # 8100 REDEVELOPMENT
DRB FINAL APPROVAL DR110032
NARRATIVE
November 16, 2011**

Applicant: Circle K Stores, Inc.

Site Location, PINs and Property Ownership:

- 825 William Hilton Parkway
0.34 Acres
R520 012 000 019B 0000
RI CS2 LLC & Realty Income Corporation (40 Year Lease to Circle K Stores, Inc.)

- 827 William Hilton Parkway
0.66 Acres
R520 012 000 019A 0000
Dillon Road Properties, Inc.

Existing Zoning: Office/Institutional Low Density District (OL) and Corridor Overlay District (COR)

Agent for the Applicant: Truitt Rabun / Truitt Rabun Associates, Inc.

Circle K Stores, Inc (“Circle K”) requests DRB Final Approval of the attached “Circle K Stores, Store #8100, Redevelopment Site & Landscape Plan”, canopy plan, dumpster enclosure plan, site lighting plan, and materials/color swatches for the redevelopment of Store #8100 located on 825/287 William Hilton Parkway.

Redevelopment Program

Circle K Stores, Inc (“Circle K”) owns and operates the gasoline service station and convenience store at 825 William Hilton Parkway. The property was first developed as a convenience store in 1977 with basic remodeling, repaving and a gasoline service canopy added in 2001. The site is cramped and in serious need of vehicular circulation and parking improvements. At present fuel tanker trucks and vendor delivery trucks are forced to back into an increasingly busy William Hilton Parkway. At times customers stack in queue for the fuel pumps with the queue extending into the turn-in lane on the Parkway.

Circle K is under contract to purchase the adjacent carwash site (827 William Hilton Parkway), demolish the carwash and expand operations onto the site. The expansion includes adding a second fueling canopy and vastly improving vehicular circulation and parking for service trucks and customers alike. In summary:

- Remove the existing carwash and reconfigure the paving to accommodate the service station program.
- Decrease overall impervious area by 2,827 +/- SF (6.5%).
(-10.3 % Lot 19A, +0.7% Lot 19B)

- Increase overall open space by 1,638 +/- SF (3.7%) (+6.2 % Lot 19A, -0.8% Lot 19B)
- Add a second fueling canopy with 4 fueling positions that matches the size and attractive architectural style of the existing canopy (bringing the total to 8 fueling positions).
- Improve vehicular circulation for service trucks and customers, avoiding service trucks from having to back into the Parkway.
- Add needed customer and vendor parking area.
- Relocate and improve the dumpster/trash storage area.
- Relocate underground fuel storage tanks.
- Remove carwash vacuum and air pump stations.
- Add a bike rack for customers and employees.
- Improve landscape screening to adjacent Christ Lutheran Church.
- Preserve significant overstory trees in the William Hilton Parkway Adjacent Street Buffer.

RFZ and DRB Conceptual Plan Approvals

Due to existing non-conformities, approval of a Redevelopment Floating Zone (RFZ) overlay district was required to redevelop the site. The RFZ was approved by Town Council on November 15, 2011.

Because the proposed redevelopment is within the Corridor Overlay District, a “conceptual landscape plan” was required to be submitted to the DRB for approval. The Applicant chose to make a more inclusive DRB “Conceptual Approval” submittal for the proposed redevelopment to more fully inform the DRB of the scope of the redevelopment and to expedite the Final DRB Approval and DPR processes.

The DRB meet on August 23, 2011 and approved the Conceptual Plan with conditions that the pervious material remain “Plantation Mix” as proposed and that the overstory trees (in the William Hilton Parkway buffer) be “studied”. The Applicant responded to the DPR Pre-Application comments; the Engineering Pre-Design comments; and the DRB Conceptual Plan approval conditions in the revised DRB Conceptual Approval Plan (revised 09/15/11) by moving the fuel storage tanks and providing a loading zone to save the live oak cluster in the Parkway buffer. The pervious paving remains “Plantation Mix”.

RFZ Site Plan Flexibility and Conformity

Through application of the flexibility provided by the RFZ, the proposed redevelopment plan increases the level of conformity under the RFZ. While some of the existing construction that remains will still be non-compliant, all new construction and modified existing construction will conform to the standards allowed under the RFZ District. The attached “Circle K Stores, Store #8100, Redevelopment Site & Landscape Plan” adheres to the approved “DRB Conceptual Approval Plan (revised 09/15/11)” and the chart below. Design Standards are calculated separately for Lot 19A and 19B. Per Town interpretation of the LMO, setbacks and buffers are not calculated between Lots 19A and 19B for the purpose of this RFZ ZMA.

LOT 19A (Carwash Site Post Redevelopment)

Sec. 16-4-1104 Design Standards Modifications	OL	RFZ	New Construction & Modified Existing Construction
Adjacent Street Setbacks	50'	25'	Canopy Conforms RFZ
Adjacent Use Setbacks (Church Property)	25'	12.5'	Canopy Conforms OL & RFZ
Adjacent Use Setbacks (Town Property)	30'	15'	Canopy Conforms OL & RFZ
Setback Angles	N/A	N/A	N/A
Adjacent Street Buffer	50' Min. 60' Avg.	25' Min. 30' Avg.	Canopy Conforms RFZ
Adjacent Use Buffer (Church Property)	20'	10'	Canopy Conforms OL & RFZ
Adjacent Use Buffer (Town Property)	25'	12.5'	Conforms OL & RFZ
Specific Buffer Requirements (Adjacent Street)	OL Buffers (50' Min/60' Avg.) + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Church Property)	OL Buffers (20') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Town Property)	OL Buffers (25') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Impervious Coverage	60% Max.	60% Max. or existing if non-conforming to 80% Max.	Conforms OL & RFZ (42.1 % +/-)
Open Space	25% Min.	25% or existing if non-conforming to 20% Min.	Conforms OL & RFZ (53.8 % +/-)

Sec. 16-4-1104 Design Standards Modifications (Cont.)	OL	RFZ	New Construction & Modified Existing Construction
Height	35 ¹ / ₂ stories	35 ¹ / ₂ Stories	Conforms OL & RFZ (1 story, less than 35' Height)
Density	6,000 SF / Acre (.66 Ac = 3,960 SF Max. in OL)	Max. = 3,960 SF in OL and the Existing Density in RFZ	N/A (No habitable structure)
Parking	See Ch. 5, Art. XII. - Parking & Loading Standards	See Sec. 16-4- 1104. - Floating Zone Restrictions	Applicant to submit parking data
Trees	See Ch. 6, Art. IV. - Trees	See Sec. 16-4- 1104. - Floating Zone Restrictions	No Specimen Trees removed. Tree calcs to be submitted with DPR submittal.

LOT 19B (Existing Circle K Site Post Redevelopment)

Sec. 16-4-1104 Design Standards Modifications	OL	RFZ	New Construction & Modified Existing Construction
Adjacent Street Setbacks	50'	25'	Building Conforms OL & RFZ. Canopy Non- Conforming
Adjacent Use Setbacks (Church Property)	25'	12.5'	N/A
Adjacent Use Setbacks (Town Property)	30'	15'	Conforms RFZ
Setback Angles	N/A	N/A	N/A
Adjacent Street Buffer	50' Min. 60' Avg.	25' Min. 30' Avg.	Building Conforms OL & RFZ. Canopy Non- Conforming
Adjacent Use Buffer (Church Property)	20'	10'	N/A
Adjacent Use Buffer (Town Property)	25'	12.5'	Conforms RFZ

Sec. 16-4-1104 Design Standards Modifications (Cont.)	OL	RFZ	New Construction & Modified Existing Construction
Specific Buffer Requirements (Adjacent Street)	OL Buffers (50' Min/60' Avg.) + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Church Property)	OL Buffers (20') + 20'	OL Buffers + 20' or less with additional screen plantings	N/A
Specific Buffer Requirements (Town Property)	OL Buffers (25') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Impervious Coverage	60% Max.	60% Max. or existing if non-conforming to 80% Max.	Conforms RFZ (75.7 % +/-) (Existing = 75.0% +/-)
Open Space	25% Min.	25% or existing if non-conforming to 20% Min.	Conforms OL & RFZ (27.8 % +/-) (Existing = 28.6% +/-)
Height	35'/2 stories	35'/2 Stories	Conforms OL & RFZ (1 story less than 35' Height)
Density	6,000 SF / Acre (.34 Ac = 2,040 SF Max. in OL)	Max. = 2,040 SF in OL and the Existing Density 2,499 SF in RFZ	Conforms to RFZ (No increase in building SF)
Parking	See Ch. 5, Art. XII. - Parking & Loading Standards	See Sec. 16-4-1104. - Floating Zone Restrictions	Applicant to submit parking data
Trees	See Ch. 6, Art. IV. - Trees	See Sec. 16-4-1104. - Floating Zone Restrictions	No Specimen Trees removed. Tree calcs to be submitted with DPR submittal.

Since the Lots 19A and 19B are not proposed to be combined during the redevelopment, the LMO requires that each lot be viewed separately in regards to density.

Lot 19A (Carwash Site Pre-and Post-Redevelopment):

- 0.66 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .66 Ac. = 3,960 SF Max. Allowable SF
- Density conforms in the OL District (no habitable space)

Lot 19B (Existing Circle K Site Pre-and Post-Redevelopment):

- 0.34 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .34 Ac. = 2,040 SF Max. Allowable SF
- The existing Circle K building is 2,499 SF +/-, which is non-conforming in the OL District. There are no revisions proposed to the existing building and no new structures proposed in the redevelopment for Lot 19B (habitable or non-habitable). The Lot 19B density non-conformity is not increased in the redevelopment.

Redevelopment Site & Landscape Plan

Site Plan Concept:

The “Circle K Stores, Store #8100, Redevelopment Site & Landscape Plan” meets the requirements of the approved RFZ and adheres to the approved “DRB Conceptual Approval Plan (revised 09/15/11)”. See “Redevelopment Program”, page 1 above.

The redevelopment plan addresses all RFZ Redevelopment Criteria, including the following DRB Final approval concerns:

- *The area surrounding the proposed redevelopment can be planned and developed or redeveloped in substantial compatibility with the standards and criterion of the proposed redevelopment.*
The proposed redevelopment site is surrounded by undeveloped Town owned property to the East and Christ Lutheran Church to the South and West. The Christ Lutheran Church property is fully developed adjacent the redevelopment site. The proposed redevelopment is no more intense that the existing uses on the redevelopment site. The Town and Church sites can be planned and developed or redeveloped in substantial compatibility with the proposed redevelopment.
- *The proposed redevelopment is consistent with the Comprehensive Plan.*
The current Town's Comprehensive plan was adopted in May 2010 and addresses policies and strategies to address current planning and community issues and those forthcoming over the next 20 years. The Comprehensive Plan stresses promoting new and revitalized development while protecting and enhancing Island character and natural resources. The proposed redevelopment will only enhance the overall site through the demolition of the 1986 carwash and addition of the new service station canopy that matches the existing, attractive and previously DRB approved canopy. Non-conformities in land use and design standards are decreased through

the application of the flexibility inherent in the RFZ District, while maintaining high standards set by the LMO.

Many access and circulation problems are resolved by consolidating the Circle K site with the carwash site, demolishing the carwash, adding a new fuel canopy, and reconfiguring the existing paving to accommodate vastly improved vehicular circulation and parking. The Town's 2013 CIP includes a westbound left turn lane in the William Hilton Parkway median. This will also improve accessibility.

Further, aging and obsolete buildings and infrastructure were identified as one the Island's Top Tier Weaknesses in the Mayor's Task Force for the Island's Future Vision 2025 Final Report. The proposed redevelopment of the Circle K/carwash site is aimed at addressing that concern on the redevelopment site.

A key concept in the redevelopment of the combined existing Circle K site and adjacent carwash site is for the existing Circle K site features to remain "as is" while demolishing the carwash for the new canopy, relocated dumpster enclosure, and parking/circulation improvements. In that regard, the existing dumpster pad and fence on the Eastern side of the existing convenience store will remain intact for screened storage. The dumpster will be relocated to the new dumpster enclosure on the carwash site. RI CS 2 LLC (the Owner of Lot 19B, the Circle K convenience store site) retains the right to reinstall a dumpster in the convenience store enclosure if in the future the Circle K lease is nullified.

Landscape Plan:

The Landscape Plan improves the screen buffers to adjacent Christ Lutheran Church; enhances the existing plantings in the William Hilton Parkway Adjacent Street Buffer while preserving significant overstory live oaks in the buffer; adds foundation plantings along the bare Western façade of the existing convenience store building; and adds four (4) live oaks along the perimeter of the new customer parking area.

Circle K proposes to hand-water the new plantings during the plant establishment period and to hand-water the plantings on an as-needed basis after establishment.

Architectural Elements:

The redevelopment plan calls for three (3) new architectural elements on the carwash site:

- **Fuel Dispenser Canopy**

The exterior materials and colors for the proposed canopy match the colors and materials of the existing canopy.

- Support Structure:

- Material: Synthetic Stucco and Steel

- Color:

- Bottom 12": Sherwin-Williams, Hi-Solids Polyurethane – Custom "Shell Dark Grey"

- Main Body: Sherwin-Williams, Hi-Solids Polyurethane – Custom "Circle K Egret White"

- Roof:
 - Material: Berridge Manufacturing Company, 12” Standing Seam, 26 Gauge Galvanized Steel
 - Color: “Sierra Tan”

(Enclosed “Metal Canopy 24’-0” x 52’-8” plan, dated 02/06/01)

- **Fuel Dispensers**

The exterior materials and colors for the proposed fuel dispensers match the colors and materials of the existing dispensers.

- Curbing
 - Material: Concrete
 - Color: Sherwin-Williams, Hi-Solids Polyurethane – Custom “Shell Dark Grey”
- Dispensers:
 - Material: Standard fuel dispenser materials including painted steel, glass displays, alloy nozzles with rubber hosing
 - Color: Standard Shell paint and decal scheme (enclosed)
- Dispenser Bollard:
 - Material: Tubular steel
 - Color:
 - Bottom 12”: Sherwin-Williams, Hi-Solids Polyurethane – Custom “Shell Dark Grey”
 - Main Body: Sherwin-Williams, Hi-Solids Polyurethane – Custom “Circle K Egret White”

(Enclosed 8½” x 11” Shell RVI Evaluation Design Standards “Refueling/Pump Islands/General Arrangement”, “Refueling/Fuel Dispensers/Dispenser Decals”, and “Forecourt/Bollards”)

- **Dumpster Enclosure**

- Screen Wall:
 - Material: Concrete block with brick veneer (Triangle Brick, “Georgian”)
 - Brick Color: Reddish-brown blend with cream sand highlights from the mold
- Access Gates:
 - Material: Guard Deck Elite (Composite)
 - Color: “Dune”

(Enclosed “Dumpster Enclosure Plan, Circle K 8100”, prepared by Chris Hope/Professional Engineer), dated 11/16/11)

Site Lighting:

Site lighting consists of under canopy mounted LED lighting fixtures. The existing canopy will be retro-fitted with LED lighting to match to lighting under the new canopy. The existing carwash site lighting fixture poles and tree mounted lighting will be removed.

(Enclosed “Site Lighting Plan”, prepared by BETA Lighting, dated 10/28/11)

The Applicant appreciates the opportunity to present this DRB Final Approval Application. When completed, the redeveloped site will improve the aesthetics, functionality and safety of the site's operations and demonstrate that well conceived redevelopment is possible on the Island.

For additional copies or other information, please contact:

Truitt Rabun
Truitt Rabun Associates, Inc.
P.O. Box 23229
Hilton Head Island, SC 29925

4 Dunmore Court / Suite 302
Hilton Head island, SC 29926

P 843.342.7777
F 843.342.7701
C 843.384.2270
trabun@trabunassociates.com

Digital Submittal with the following enclosures per LMO Section 16-3-1604 Application:

1. Town of Hilton Head Island, DRB Submittal Form, dated 11/16/11
2. Circle K Store # 8100 Redevelopment DRB Final Approval Narrative, dated 11/16/11
3. "Circle K Stores, Store #8100, Redevelopment Site & Landscape Plan", prepared by Truitt Rabun Associates, dated 11/16/11
 - Cover (Sheet 1 of 3)
 - Redevelopment Site Plan (Sheet 2 of 3)
 - Planting Plan (Sheet 3 of 3)
4. Metal Canopy 24'-0" x 52'-8" plan, prepared by McGee Corporation, dated 02/06/01
5. Shell RVI Evaluation Design Standards "Refueling/Pump Islands/General Arrangement", "Refueling/Fuel Dispensers/Dispenser Decals", and "Forecourt/Bollards" (8½" x 11")
6. "Dumpster Enclosure Plan, Circle K 8100", prepared by Chris Hope/Professional Engineer, dated 11/16/11
7. "Site Lighting Plan", prepared by BETA Lighting, dated 10/28/11

Submitted by Hand:

- Filing Fee (Check # 09610 for \$175)
- Materials/Colors Samples:
 - Sherwin-Williams, Hi-Solids Polyurethane – Custom "Shell Dark Grey"
 - Sherwin-Williams, Hi-Solids Polyurethane – Custom "Circle K Egret White"
 - Berridge Manufacturing Company, 12" Standing Seam, 26 Gauge Galvanized Steel, "Sierra Tan"
 - Triangle Brick, "Georgian"
 - Guard Deck Elite "Dune"

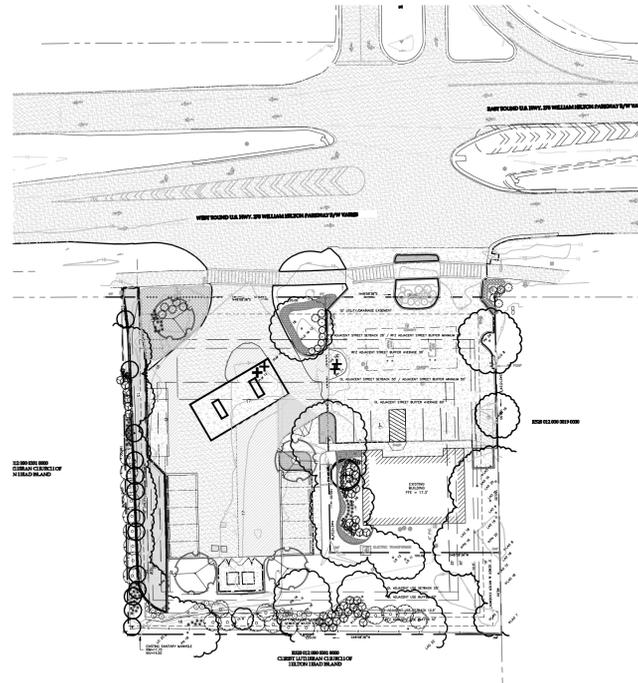
CIRCLE K STORES, INC.
STORE #8100
REDEVELOPMENT SITE &
LANDSCAPE PLAN
 Hilton Head Island, SC

PARCEL 19A PROPERTY AREA = 0.66 AC. 28,554 SF.
 PARCEL 19B PROPERTY AREA = 0.34 AC. 14,997 SF.

ADDRESS: 825 & 827 WILLIAM HILTON PARKWAY
 DISTRICT: 520

F.E.M.A ZONE C
 BASE FLOOD ELEVATION = NO MIN. ELEVATION
 COMMUNITY # 450250, PANEL 0014D, DATED 9/29/86

NOVEMBER 16, 2011



Sheet Index

SHEET #	SHEET NAME
1	Cover Sheet
2	Redevelopment Site Plan
3	Planting Plan

4 Total Sheets

Revisions

Date	Sheets Affected	Description
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CIRCLE K STORE #8100
 Conceptual Site Development Plan

Circle K Store, Inc.

TRUITT RABUN ASSOCIATES
 LAND PLANNING · LANDSCAPE ARCHITECTURE
creativity · environment · community
 P.O. Box 23229
 Hilton Head Island, SC 29925
 843-342-7777
 FAX 843-342-7701

REVISIONS:
 DATE NO. DESCRIPTION:

PROJECT NO:
 70409-00

ISSUE DATE:
 11-16-2011

DRAWN:
 KE / TR

APPROVED:
 TR

Sheet

1
 of 3

SITE 19 A (CAR WASH)

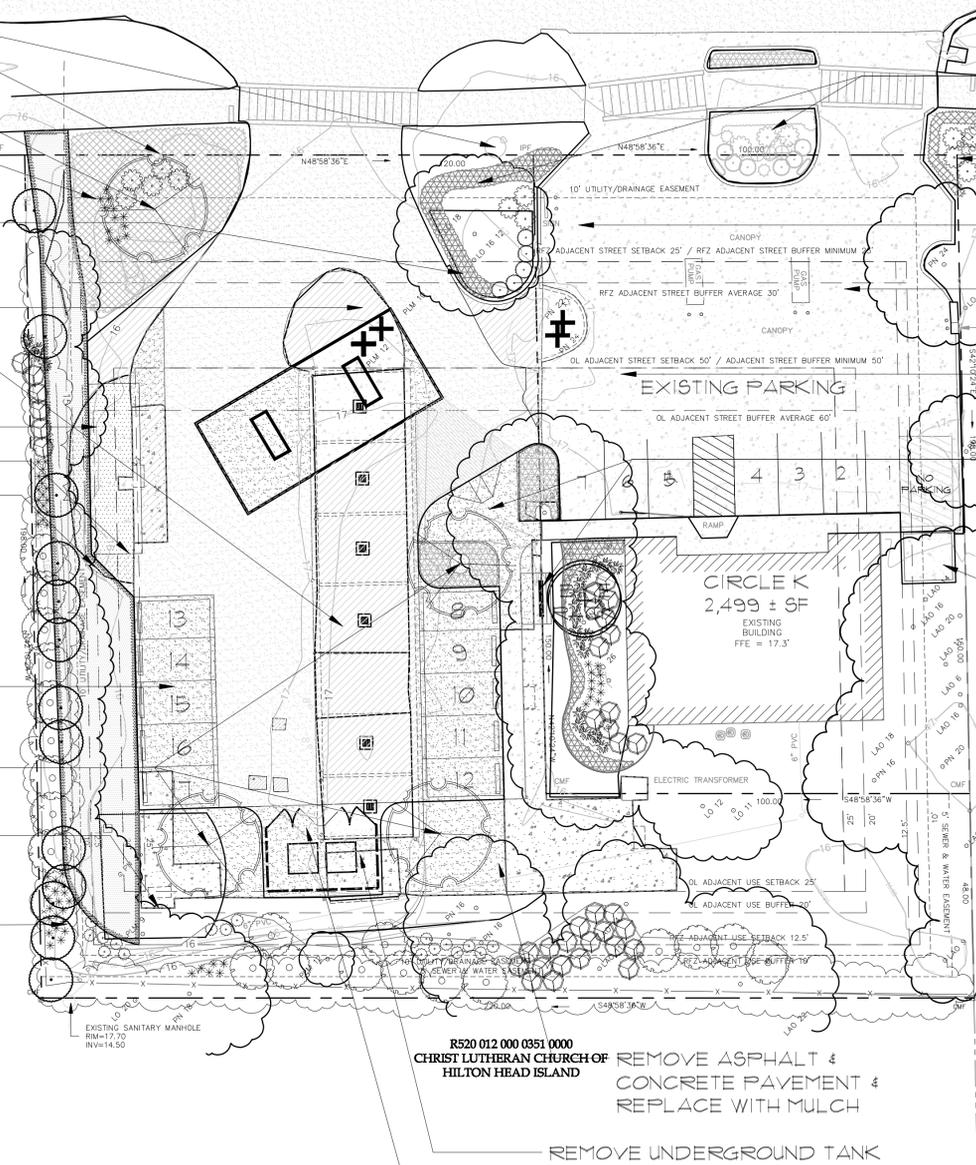
SITE AREA		
PARCEL 19A	0.66 AC	28,554 SF
NET IMPERVIOUS COVERAGE		
PERCENT IMPERVIOUS COVERAGE		
PRE-DEVELOPMENT	14,950 SF	52.4%
POST-DEVELOPMENT	12,021 SF	42.1%
NET REDUCTION 2,929± SF IMPERVIOUS AREA		
OPEN SPACE		
PRE-DEVELOPMENT	0.32 AC	13,604 SF
POST-DEVELOPMENT	0.35 AC	15,366 SF
OPEN SPACE PERCENTAGE		
PRE-DEVELOPMENT	47.6%	
POST-DEVELOPMENT	53.8%	

ALL AREA CALCULATIONS ARE BASED ON DIGITAL TAKE OFFS OF THE AS-BUILT SURVEY LINEWORK.

SITE 19B (CIRCLE K)

SITE AREA		
PARCEL 19B	0.34 AC	14,991 SF
NET IMPERVIOUS COVERAGE		
PERCENT IMPERVIOUS COVERAGE		
PRE-DEVELOPMENT	11,250 SF	75.0%
POST-DEVELOPMENT	11,352 SF	75.7%
NET ADDITION 102± SF IMPERVIOUS AREA		
OPEN SPACE		
PRE-DEVELOPMENT	0.10 AC	4,288 SF
POST-DEVELOPMENT	0.10 AC	4,164 SF
OPEN SPACE PERCENTAGE		
PRE-DEVELOPMENT	28.6%	
POST-DEVELOPMENT	27.8%	

- OVERHEAD POWER LINE
- REMOVE CAR WASH BACKFLOW PREVENTER & FENCE
- ADD CANOPY TREE
- RETAIN & ENHANCE FRONTAGE SHRUBS & GROUND COVER
- REMOVE PORTION OF ISLAND BEYOND 25' RFZ STREET BUFFER & ADD NEW CURB TO TIE WITH EXISTING CURB
- ADD CANOPY TO MATCH EXISTING CANOPY (4 FUELING POSITIONS)
- REMOVE CAR WASH BUILDING & RESURFACE ASPHALT
- RELOCATED UNDERGROUND FUEL STORAGE
- 12' X 40' LOADING ZONE
- REPLACE GRAVEL WITH GRASS
- R520 012 000 0351 0000 CHRIST LUTHERAN CHURCH OF HILTON HEAD ISLAND
- REPLACE EXISTING ASPHALT WITH 10 PERVIOUS PAVING PARKING SPACES
- ADD 3 CANOPY TREES
- TREES TO BE REMOVED
- CATEGORY 1 N/A
- CATEGORY 2 N/A
- CATEGORY 3 FN22 (LOBLOLLY) FN24 (LOBLOLLY)
- CATEGORY 4 PLM10 PLM12
- REMOVE ALL CAR WASH VACUUM & AIR PUMP STATIONS
- CHURCH BUFFER ENHANCEMENT
- REMOVE ASPHALT & CONCRETE PAVEMENT & REPLACE WITH MULCH
- REMOVE UNDERGROUND TANK
- RELOCATED DUMPSTER PAD AND TRASH ENCLOSURE ON CONCRETE PAD REPLACING EXISTING ASPHALT



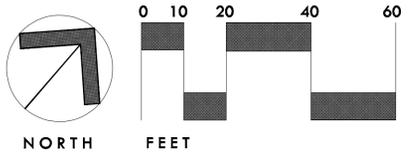
- RETAIN & ENHANCE FRONTAGE SHRUBS & GROUND COVER
- OVERHEAD POWER LINE
- CIRCLE K SIGN TO REMAIN
- EXISTING CANOPY (4 FUELING POSITIONS)
- RELOCATE UNDERGROUND FUEL STORAGE
- RECONFIGURE WALKWAY & ADD BIKE RACK
- RELOCATE DUMPSTER PAD & FENCE REMAIN. (RI CS 2 LLC, THE OWNER OF PARCEL 19B RETAINS RIGHT TO REINSTALL DUMPSTER IF IN THE FUTURE THE CIRCLE K LEASE IS NULLIFIED.)
- NEW CANOPY TO MATCH EXISTING CANOPY



PARK-IT BIKE RACK MODEL #1211042 1-BIKE RACK (SURFACE MOUNT), BLACK ONYX POWDER COATED STEEL. SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS



NEW CANOPY TO MATCH EXISTING CANOPY



CIRCLE K STORE #8100
Conceptual Site Development Plan

Circle K Store, Inc.

TRUITT RABUN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
creativity • environment • community
P.O. Box 23229
Hilton Head Island, SC 29925
843-342-7777
843-342-7701
FAX 843-342-7701

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APPROVED:
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Redevelopment Site Plan

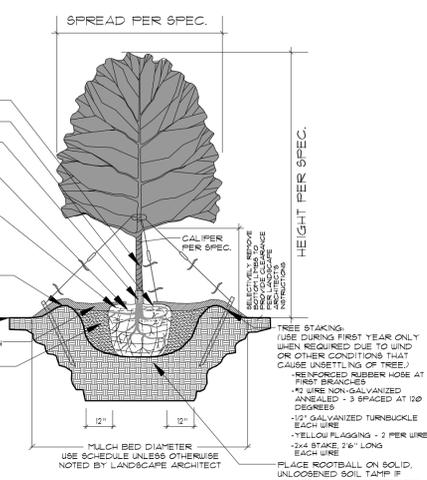
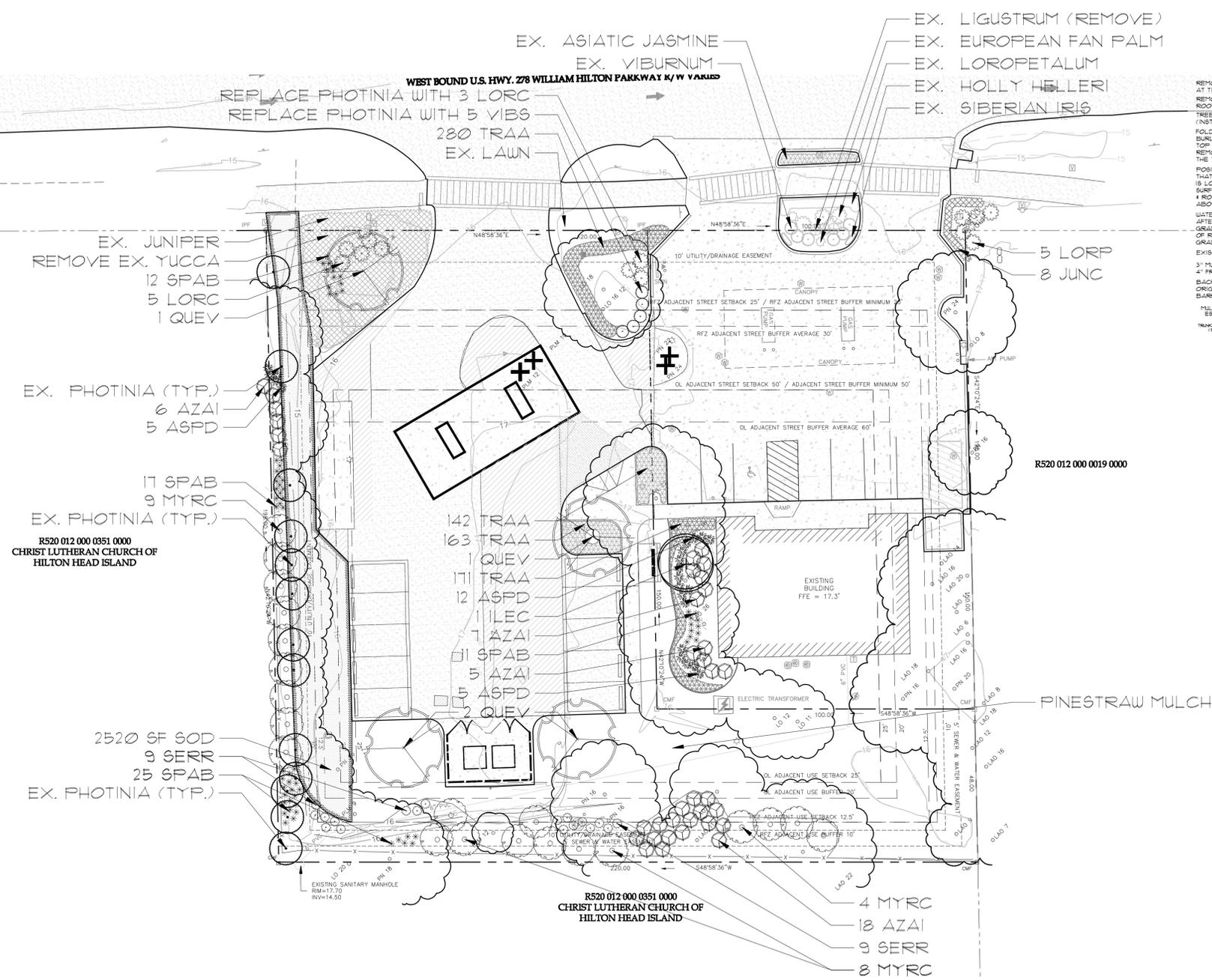
Sheet
2
Of 3

PLANTING NOTES:

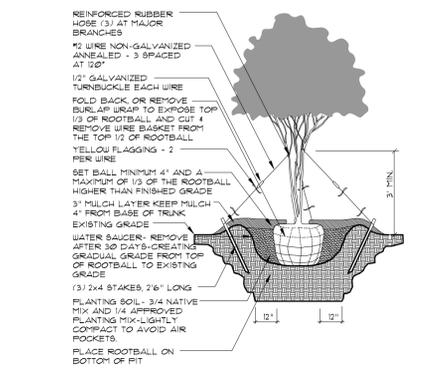
- Materials list was prepared for estimating purposes, contractor shall make own quantity take-off using drawings and specifications to determine quantities to his satisfaction, reporting promptly any discrepancies which may effect bidding.
- Root types may be freely substituted in case of balled and burlapped or container grown, all other specifications to remain unchanged.
- Contractor to verify that all plant materials are available as specified when proposal is submitted.
- See tree, shrub, and ground cover planting details and special provisions for planting specifications.
- Contractor shall test soil pH and conditions for all sod areas to insure that proper soil requirements are met for the sodded lawn. Soil shall be amended by contractor as indicated by soil test and specifications to achieve proper soil conditions.
- Contractor shall stake out all shrub bed lines, tree locations, and shrub groupings for approval by Landscape Architect before beginning planting operations.
- All plant beds and street tree rings to receive 3" deep longleaf pine straw mulch.
- Contractor to maintain the plantings and control weeds in mulch areas through the duration of construction until final acceptance.
- All plant bed and sod areas to receive 100% irrigation coverage.
- In the plant schedule, plants noted as "specimen", shall be selected by the Landscape Architect at the nursery or photos of the planting stock shall be submitted to the Landscape Architect for approval.
- Preemergent herbicide shall be applied to planting areas prior to landscape installation and according to manufacturer's instructions.
- Plant bed shall be tested for pH and amended prior to installation.
- The plant bed areas labeled as "ANNU or PEREN" shall be planted with annuals and perennials selected by the Landscape Architect. Selections and final placement of all annual and perennial beds shall be approved by the Landscape Architect.

LEGEND & SYMBOLS:

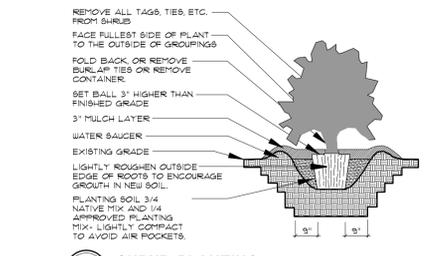
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - 3" CONCRETE MONUMENT FOUND
 - 1/2" IRON PIN FOUND
 - TEMPORARY BENCH MARK
 - INVERT ELEVATION
 - FINISHED FLOOR ELEVATION
 - POLYVINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - LIVE OAK
 - LAUREL OAK
 - PINE
 - PALM
 - WATER METER
 - VALVE BOX
 - TELEPHONE SERVICE
 - SIGN
 - MAIL BOX
 - TELEVISION SERVICE
 - FLOOD LIGHT
 - CATCH BASIN
 - MONITORING WELL
 - ELECTRIC SERVICE
 - ELECTRIC TRANSFORMER
 - LP TANK (UNDERGROUND)
 - UTILITY POLE
 - LIGHT POLE
 - A/C HEAT PUMP
 - CLEANOUT
 - FIRE HYDRANT
 - SANITARY MANHOLE



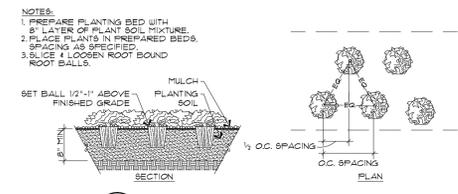
1 TREE PLANTING DETAIL
SCALE: NTS



2 MULTI-TRUNK TREE PLANTING
SCALE: NTS

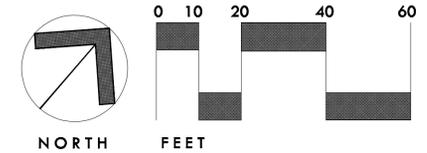


3 SHRUB PLANTING
SCALE: NTS



4 GROUND COVER PLANTING
SCALE: NTS

South Carolina 811
Call 811 Before you Dig
3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR (888) 721-7877
PALMETTO UTILITY PROTECTION SERVICE, INC.



NOTES:

- For detailed site construction see "Site Development Plans, Circle K, Store #8100, Town of Hilton Head, Beaufort County, SC," prepared by Carolina Engineering Consultants, Inc.
- Site lighting is limited to lighting under fuel dispenser companies. See "Hilton Head Site Plan," prepared by Beta Lighting
- All exiting (Ex.) plants shall remain and be protected during construction
- Mulch all area that are not covered by building, paving, or plantings.

CIRCLE K PLANTING SCHEDULE

QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL./ROOT	NOTES
TREES							
1	ILEC	Ilex cassine	Dahoon Holly	7'-8'	4'-5'	30 gal.	Single-Trunk
4	QUEV	Quercus virginiana	Live Oak	12'-14'	6'-7'	B4B	3 1/2" Cal. min.
SHRUBS							
22	ASPD	Asparagus densiflora	Foxtail Fern	10"-12"	8"-12"	Cont.	1 Gal. Min.
36	AZAI	Azalea indica 'Mrs. G.G. Gerbing'	White Formosa Azalea	22"-24"	22"-24"	Cont.	1 Gal. Min.
8	JUNC	Juniperus conferta	Shore Juniper	6"-12"	12"-15"	Cont.	3 Gal. Min.
13	LORC	Loropetalum chinensis 'Ruby'	Ruby Chinese Fringe Flower	12"-15"	12"-15"	Cont.	3 Gal. Min.
23	MYRC	Myrica cerifera	Wax Myrtle	30"-36"	24"-30"	Cont.	1 Gal. Min.
21	SERR	Serenoa repens	Saw Palmetto	10"-12"	10"-12"	Cont.	3 Gal. Min.
65	SPAB	Spartina bakerii	Spartina Grass	18"-24"	10"-12"	Cont.	3 Gal. Min.
5	VIBS	Viburnum suspensum	Sandanca Viburnum	22"-24"	15"-18"	Cont.	1 Gal. Min.
GROUND COVER, VINES AND PERENNIALS							
756	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	6"-8"	10"-12"	Cont.	1 Gal. Min.
SOD, MULCH AND MISCELLANEOUS							
2520	SOD	Eremochloa ophiuroides	Centipede grass sod				
180	BALES	MULCH	Longleaf Pine straw Mulch			1 Bale / 50 sf	

CIRCLE K STORE #8100
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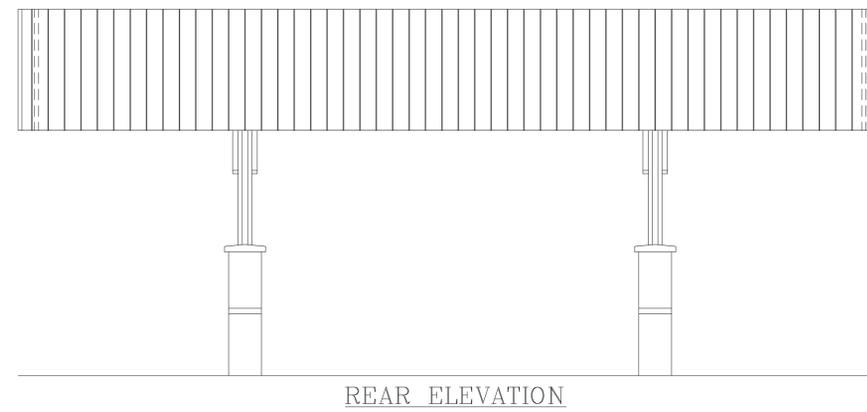
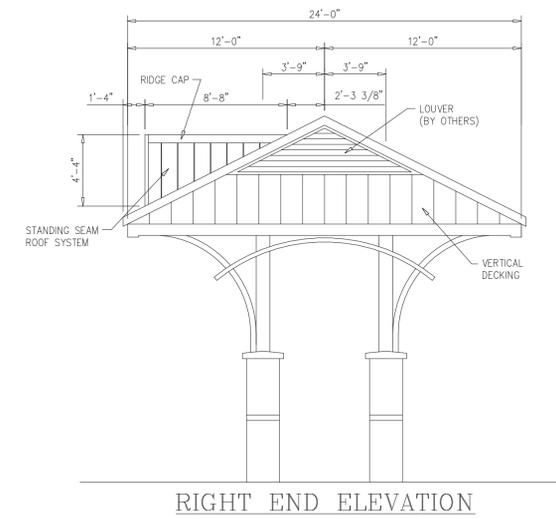
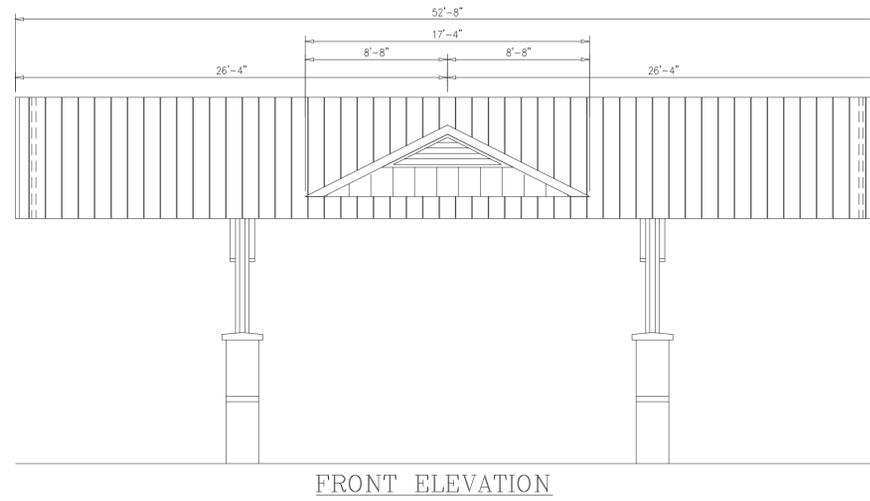
REVISIONS:	NO.	DESCRIPTION:
	DATE:	

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11-16-2011

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APPROVED:
TR

Planting Plan

Sheet
3
Of 3



	 12701 East Independence Blvd., P.O. Box 1375 Matthews, NC 28106-1375 Phone: (704) 882-1500 Watts: (800) 526-5589	PR. JOB NO. FINAL JOB NO. 23594 DRAWING NO. P023594E	
	TOSCO MARKETING COMPANY 825 WILLIAM HILTON PKWY HILTON HEAD ISLAND, SC (BEAUFORT)	SCALE: 3/16"=1'-0" DATE: 2/6/01	DRAWN BY: DLB CHK'D BY:
	These prints are the property of MCGEE Corp., Reproduction or reuse is prohibited without written permission.	IN ACCORDANCE WITH REV. LETTER: <u>D</u>	SHEET NO. 1 OF 1
	METAL CANOPY 24'-0" x 52'-8" ELEVATIONS		

Refueling > Pump Islands > General Arrangement

Consistent Branding

The pump island is the primary interface between Shell and the motoring public. It is the exchange venue for Shell products and services. Consistency in branding and operational excellence is critical in forming and sustaining an exceptional image among customers. Every location should strive to always keep their forecourt in pristine condition with all fueling dispensers in perfect operating order.

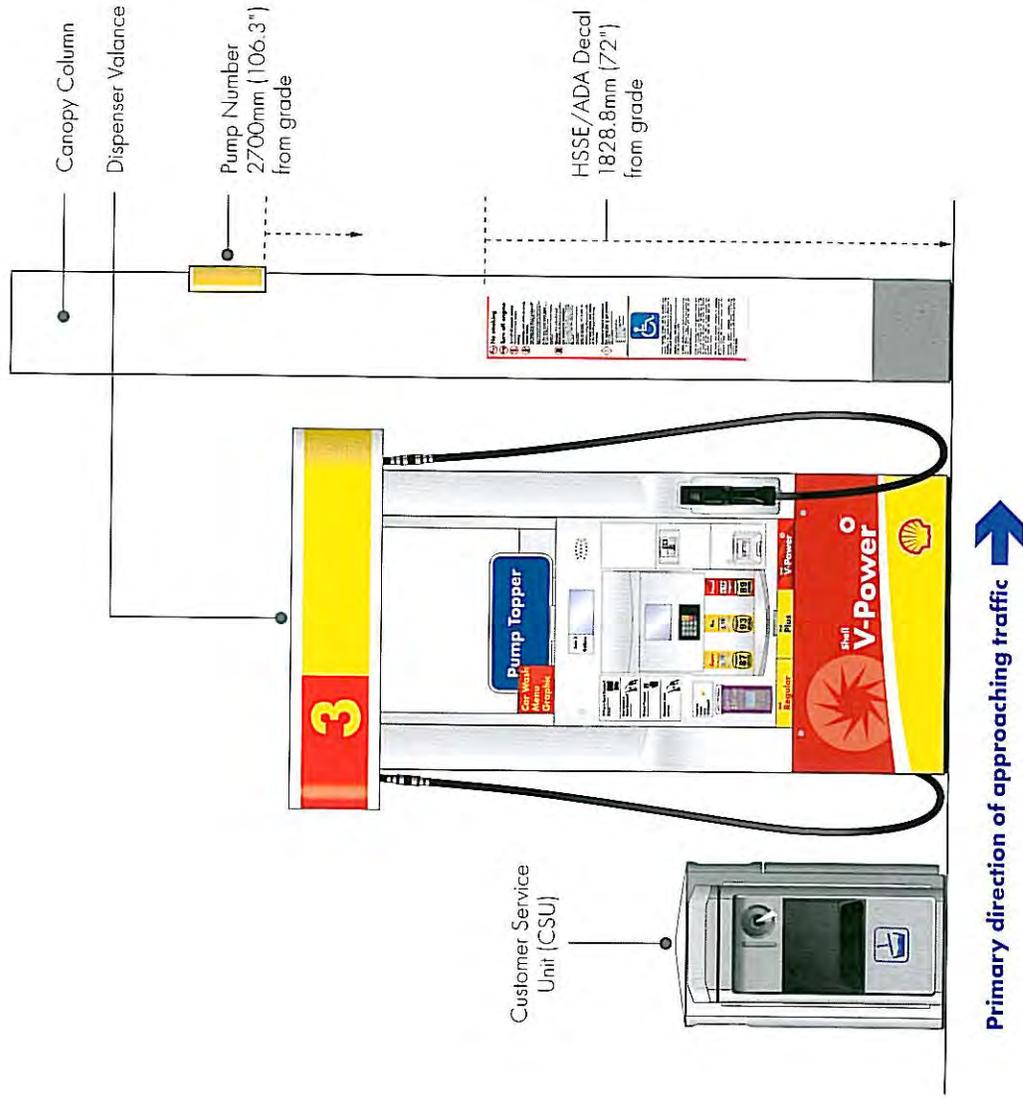
All permanent graphics on the pump island are to be Shell RVI Evolution standard. Variable messages at POP locations (pump toppers, whether static or electronic video) are to comply with RVI & Brand Standards.

Customer Experience

RVI Evolution pump islands are designed to accommodate all dispenser types and a variety of facilities to make refueling easy and convenient. They also enable safe, efficient and simple refueling. The positioning of RVI Evolution elements is essential to create a consistent customer experience at every site.

Curbs

Non steel-formed curbs around pump islands, where they exist, may be left as natural concrete. If previously painted, they may be either sandblasted to natural concrete or repainted gray. Where the curbs are poured into steel forms, the exposed surface of the form should be painted gray. Stainless steel curbs may be left unpainted.



Refueling > Fuel Dispensers > Dispenser Decals

Approved or Required Dispenser Decals

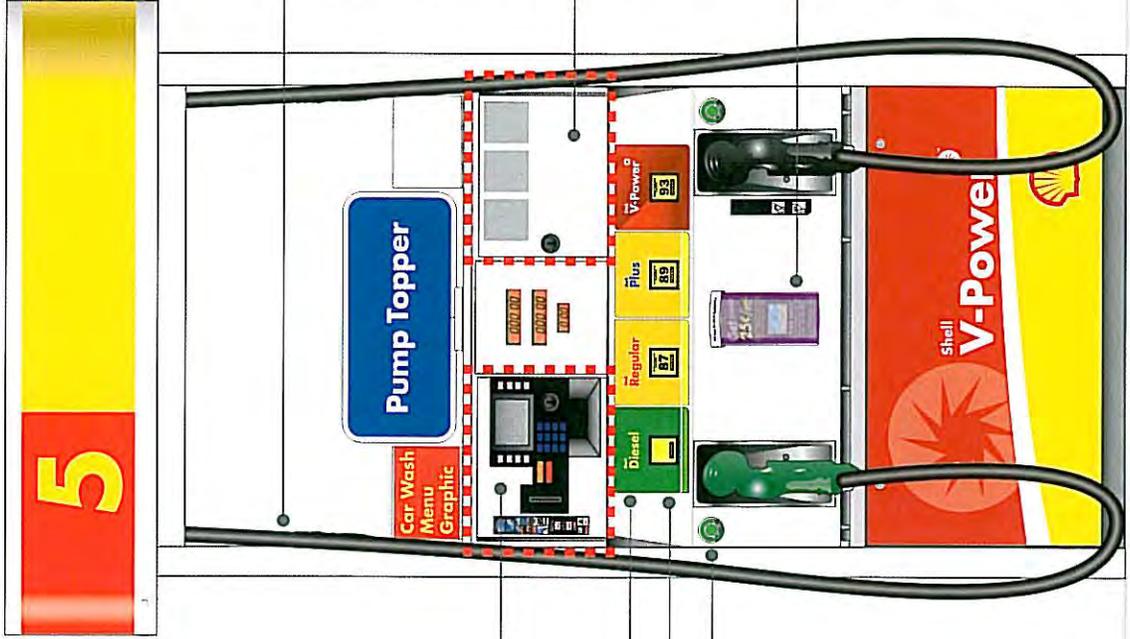
Customer information, product labeling, required warnings and mandatory state and local decals are clustered in zones on the pump face as shown in the illustration at right. These zones will vary depending on the dispenser, but the intent is to display information in logical, intuitive groups.

Payment Zone

- Debit Decal
- Credit Card Decal

The credit card decal should be placed on the dial face of the dispenser as close to the credit card reader as possible. The decal must be set vertically.

- RVI Product Labels
- Octane Decals
- States Weights & Measures Decal



Regulatory Zone *

- Stage II VR Decal
- Health Warning Decals
- Other Local Regulatory Decals

* If a state or other regulatory entity requires placement of a specific message in an area other than the designated zone for that message, then the state's requirement should prevail.

Warning Zone

- Drive-Off Decal
- Credit Card Fraud Decal
- Pre-Pay Decal
- Ethanol Information Decals (2)

Credit Card Application Holder (CCAH)

Placement of the CCAH varies depending on the model of the dispenser. Verify the correct location with the supplier or Shell's representative.

Forecourt > Bollards

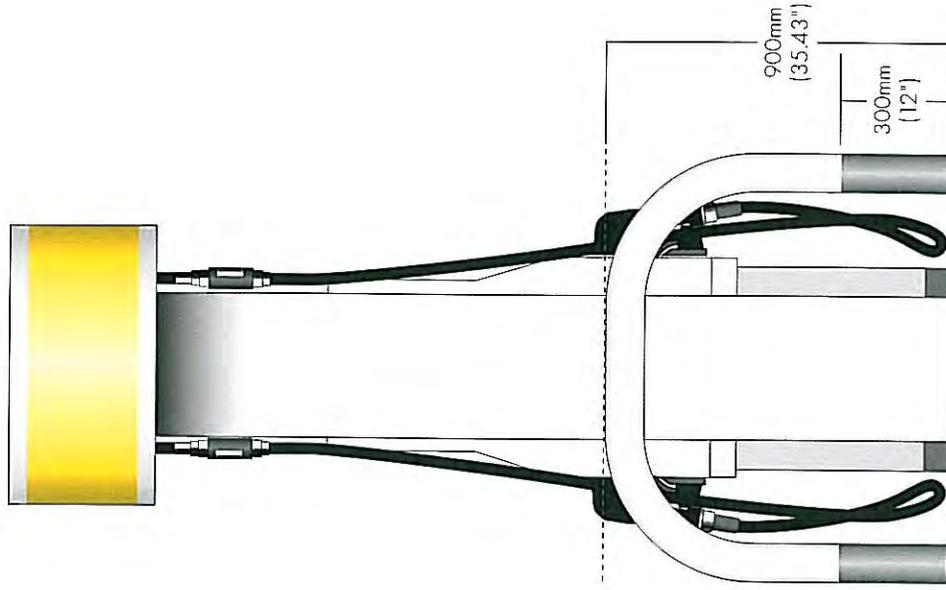
Positioning

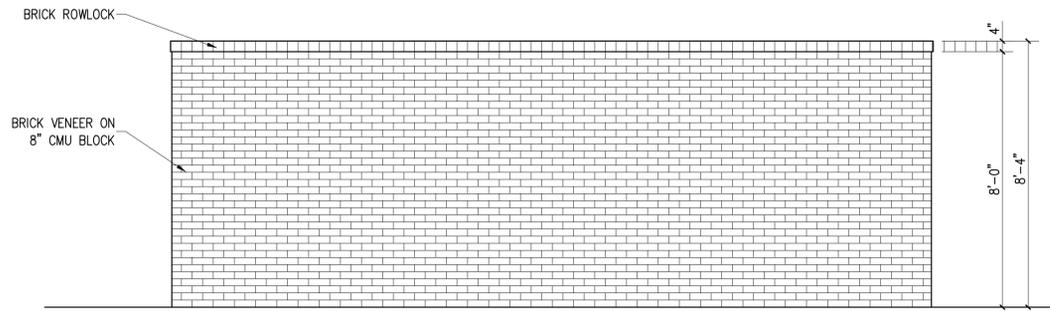
Bollards may be used on the site for the protection of RVI Evolution elements. Some sites feature bollards on an island surrounding the monolith.

Bollards may also be found on pump islands. Dispensers on raised pump islands do not require bollards unless mandated by local ordinance. Where the dispensers at a site are placed at grade, bollards are required at both ends of the pump island. All bollards in the fueling area should be of the same type, configuration and color.

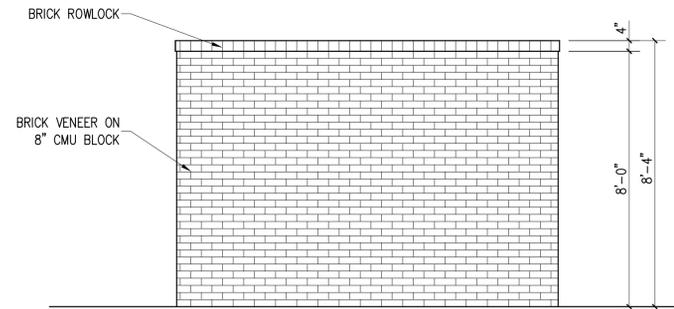
Specifications

Bollards are installed at a height of 900mm (35.43") and should be painted Shell White, with a 300mm (12") Shell Gray band painted around the base, as shown. Stainless steel bollards, where they exist, should not be painted.

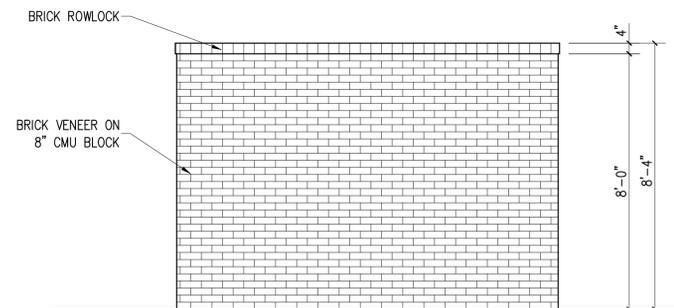




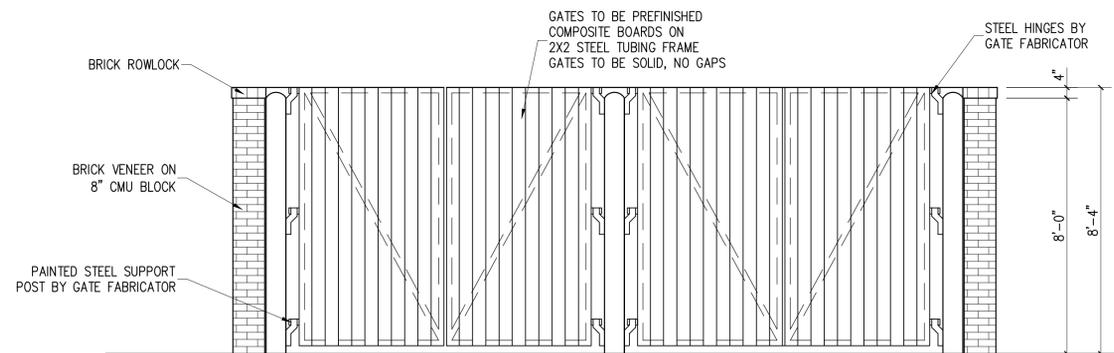
REAR ELEVATION
SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

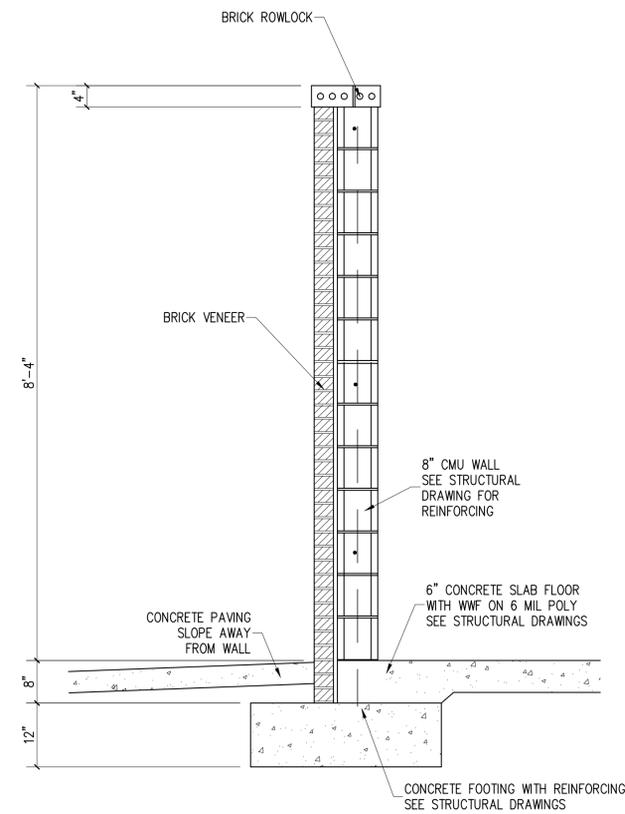


FRONT ELEVATION
SCALE: 3/8" = 1'-0"

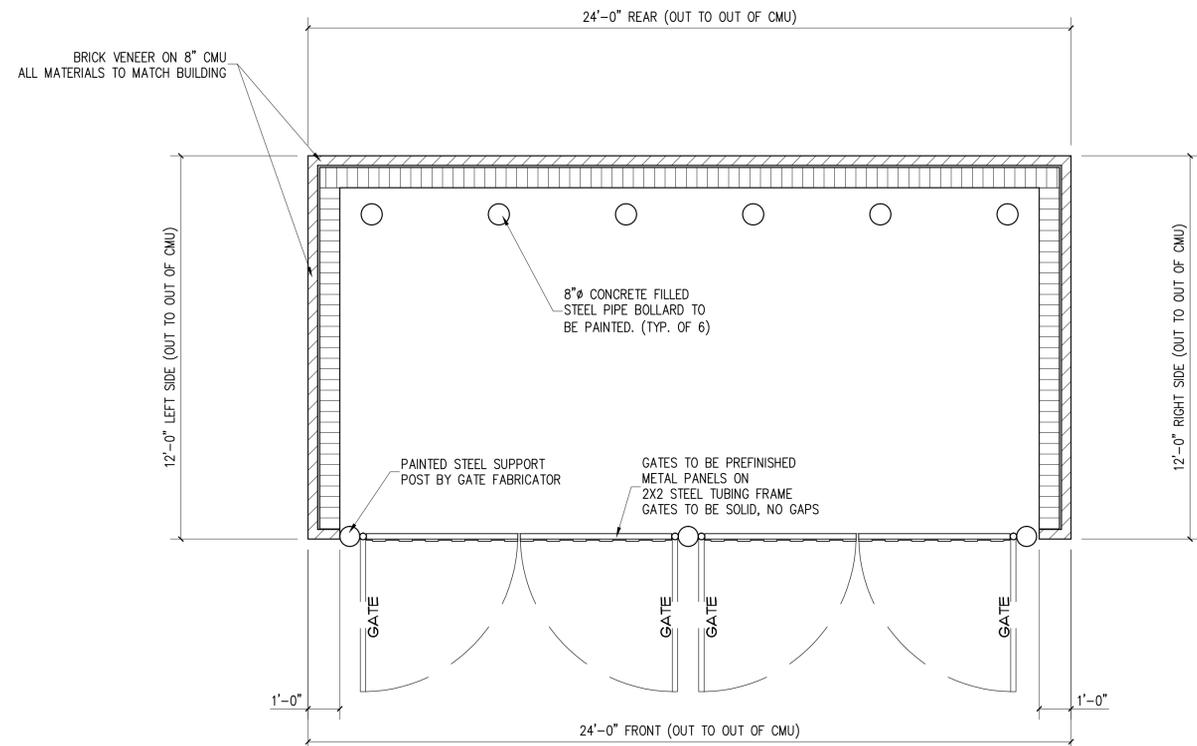
EXTERIOR MATERIALS

BRICK: GEORGIA BRICK BY TRIANGLE BRICK

DUMPSTER GATES: GUARD-DECK ELITE "DUNE"
COMPOSITE BOARDS



A TYPICAL DUMPSTER ENCLOSURE WALL SECTION
A-7
SCALE: 3/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

NEW CONVENIENCE STORE FOR:

CIRCLE K STORE 8100

825 Hilton Head Parkway
Hilton Head, South Carolina

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

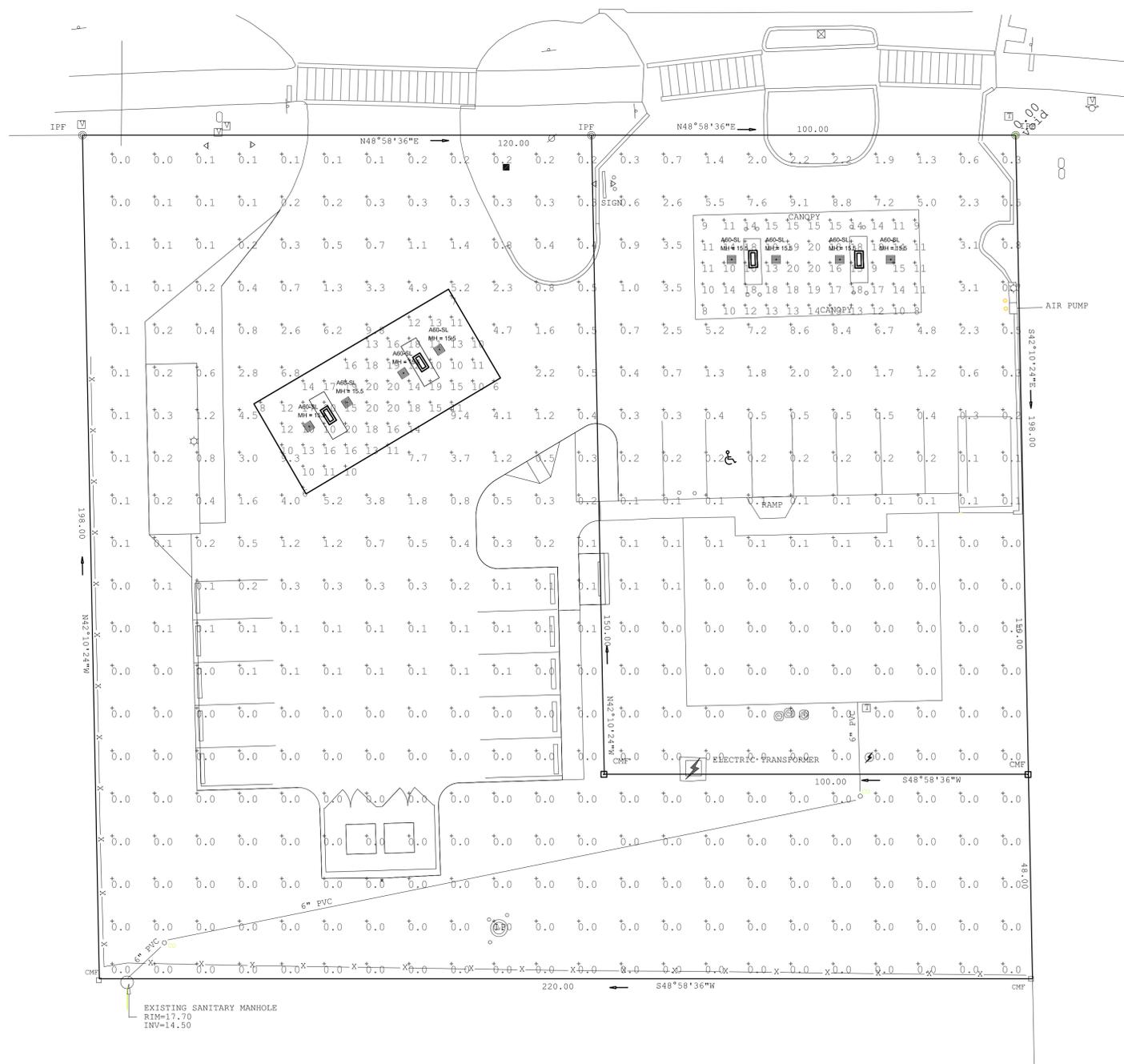
Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	
Checked By	
Date	11/6/2011
Job No	HILTON HEAD

A-7

OF 7



TYPE A60-SL
304 SERIES
RECESSED CANOPY



Footcandles calculated using predicted lumen values after 50K hours of operation

Label	Avg	Max	Min	Avg/Min	Max/Min
Site Calc	0.70	9.8	0.0	N.A.	N.A.
Undercanopy Exist	14.00	20	8	1.75	2.50
Undercanopy New	13.81	20	6	2.30	3.33

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
■	8	A60-SL	SINGLE	9396	0.930	840	CAN-304-SL-RS-06-D-UL-WH-525 (60LED)

1200 92nd Street
Sturtevant, WI 53177
www.betaLED.com
(800) 236-6800

Date: 10/28/2011 Scale: 1"=16' Layout by: Jim Blair

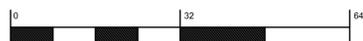
Project Name: Hilton Head Site plan Customer No: 09361

Filename: V:\Common\AppEng\Working\Jrb\J11092HHSC\RBRT.LAGI

Footcandles calculated at grade



Illumination results shown on this lighting design are based on project parameters provided to Beta Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.



DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Circle K Redevelopment

DRB#: DR110032

DATE: November 22, 2011

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Canopy matches existing. Dumpster enclosure is well-done, Board could request sample of door material if they feel its necessary.

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

Over-story oaks trees at the front of the property have been preserved, and all proposed materials have been formalized and made more substantial

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS



BI-LO

Design Development Store #275 Exterior
Hilton Head, SC

8/31/2011

api(+) Project No. 2011.053.00



PRELIMINARY DRAWING SET
NOT FOR CONSTRUCTION







EXISTING PYLON SIGN

1 Sign Location



SUGGESTED REVISIONS

Suggest replacement of BI-LO portion of sign panel. Paint Latte. Sign panel to be routed letters with brand Red letters and Green leaf.

environments that **perform**



apiplus.com

Tampa

2709 Rocky Point Dr. 201
Tampa, Florida 33607 USA

T 813 + 281 9299
F 813 + 281 9292

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EXTENTS OF LANDLORD CENTER
PAINT SCHEMATIC TO MATCH BI-LO ELEVATIONS (SHOWN YELLOW)

EXTENTS OF BI-LO STORE
REFER TO ELEVATIONS FOR PAINT SCHEMATIC (SHOWN RED)

APPROVED

: / /00

: / /00

: / /00

Initial

Date

SHEET TITLE

EXTERIOR PYLON
SIGN DETAILS

PROJECT NAME

BI-LO
STORE #275
HILTON HEAD, SC
GRAPHICS & DECOR

PROJECT NO.

2011.053.00

PHASE

DESIGN CONTROL

ISSUE DATE

REV OCTOBER 18, 2011

SCALE

AS NOTED

SHEET

A5



- PAINT METAL ROOF TO MATCH THE EXISTING COLOR
- PAINT METAL SUPPORTS AND DETAILS RED BARN SW SW 7591
- CLEAN EXISTING TILE DETAILS
- CLEAN EXISTING SPLIT FACE BLOCK
- CLEAN EXISTING SPLIT FACE BLOCK. PAINT EXISTING "RED" DETAILING, SUPPORTS, AND CLOCK FACE RETURNS RED BARN SW 7591



A

IMAGE: SHOPPING CENTER OVERVIEW

Scale: NA



November 7, 2011

Via Electronic Mail

To: Shelley Eades
Property-Asset Leasing Manager
Real Estate
BI-LO, LLC
208 BI-LO Blvd.
Greenville, SC 29607
shelley.eades@bi-lo.com

From: Angela F. Talton
Senior Property Manager

Re: #275-Hilton Head, SC-Clean and Bright Remodel Elevation
Circle Center Shopping Center
70 Pope Avenue
Hilton Head Island, SC 29938

Dear Shelly,

Please accept this notice on behalf of BRE RETAIL RESIDUAL CIRCLE CENTER OWNER LLC, a Delaware limited liability company c/o Brixmor Property Group Inc. as confirmation that the remaining portion of the building will be painted in conjunction with the painting of the previously LL approved, (see attached), revised rendition of the Clean and Bright Remodel Program for Bi-Lo Store # 275 located at the Circle Center Shopping Center on Hilton Head Island, in SC.

Please do not hesitate to contact me with any questions.

With Best Regards,

Angela Talton

Angela Talton
Senior Property Manager-South Region

Cc: John K. Haggerty, CSM VP, Property Mgmt - South Region

www.brixmor.com

Brixmor Property Group
9101 International Drive Suite 1600
Orlando, Florida 32819
Ph: 407-264-9950

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Bi-Lo Painting- Circle Center/ Port Royal Plaza- Minor External Change

DRB#: DR110036

DATE: November 22, 2011

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Circle Center has agreed to paint the remaining center to match Bi-Lo proposal. Staff recommends this be done concurrently to ensure paint consistency.

All signage elements will need to be approved separately.

Paint samples will be resubmitted at the meeting

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

RENOVATIONS TO SOUTHWOOD PARK RETAIL CENTER



RENDERING SHOWN ON THIS SHEET IS FOR GRAPHIC REFERENCE ONLY AND IS NOT A CONSTRUCTION DRAWING

INDEX OF DRAWINGS

● SHEET ISSUED ⊕ SHEET REVISED × SHEET REMOVED ⊖ SHEET PROVIDED BY?		
TITLE SHEET		
Sheet Number	Sheet Name	Sheet Issue Date
T1.1	TITLE BLOCK	05/12/06
CIVIL		
Sheet Number	Sheet Name	
C1.1	SITE PLAN	
ARCHITECTURAL		
Sheet Number	Sheet Name	Sheet Issue Date
A0.0	ABBREVIATIONS & GENERAL NOTES	08/09/06
A1.1	FIRST FLOOR PLAN	08/09/06
A3.1	EXTERIOR ELEVATIONS	02/11/10
A5.1	WALL SECTIONS	11/07/11
A6.1	ENLARGED ELEVATION AND PLAN DETAILS	11/14/11

PLAN REVIEW DATA

ADOPTED CODES AND STANDARDS:

- NFPA 220 STANDARD OR TYPES OF BUILDING CONSTRUCTION
- INTERNATIONAL BUILDING CODE 2006
- ASNI BHMA (BUILDERS HARDWARE MFR'S ASSOC.)
- NATIONAL ELECTRIC CODE
- SMACNA HVAC 1995
- GA. ACCESSIBILITY CODE FOR BUIDLINGS AND FACILITIES

BUILDINGS - 1

ZONING - B-1

IBC - TYPE IIB NON SPRINKLERED CONSTRUCTION

TYPE OF OCCUPANCY - MERCANTILE OCCUPANCY
NFPA 101 LIFE SAFTY CODE 2006 EDITION

TOTAL TENANT AREA - 16000 SQ.FT.

VICINITY MAP



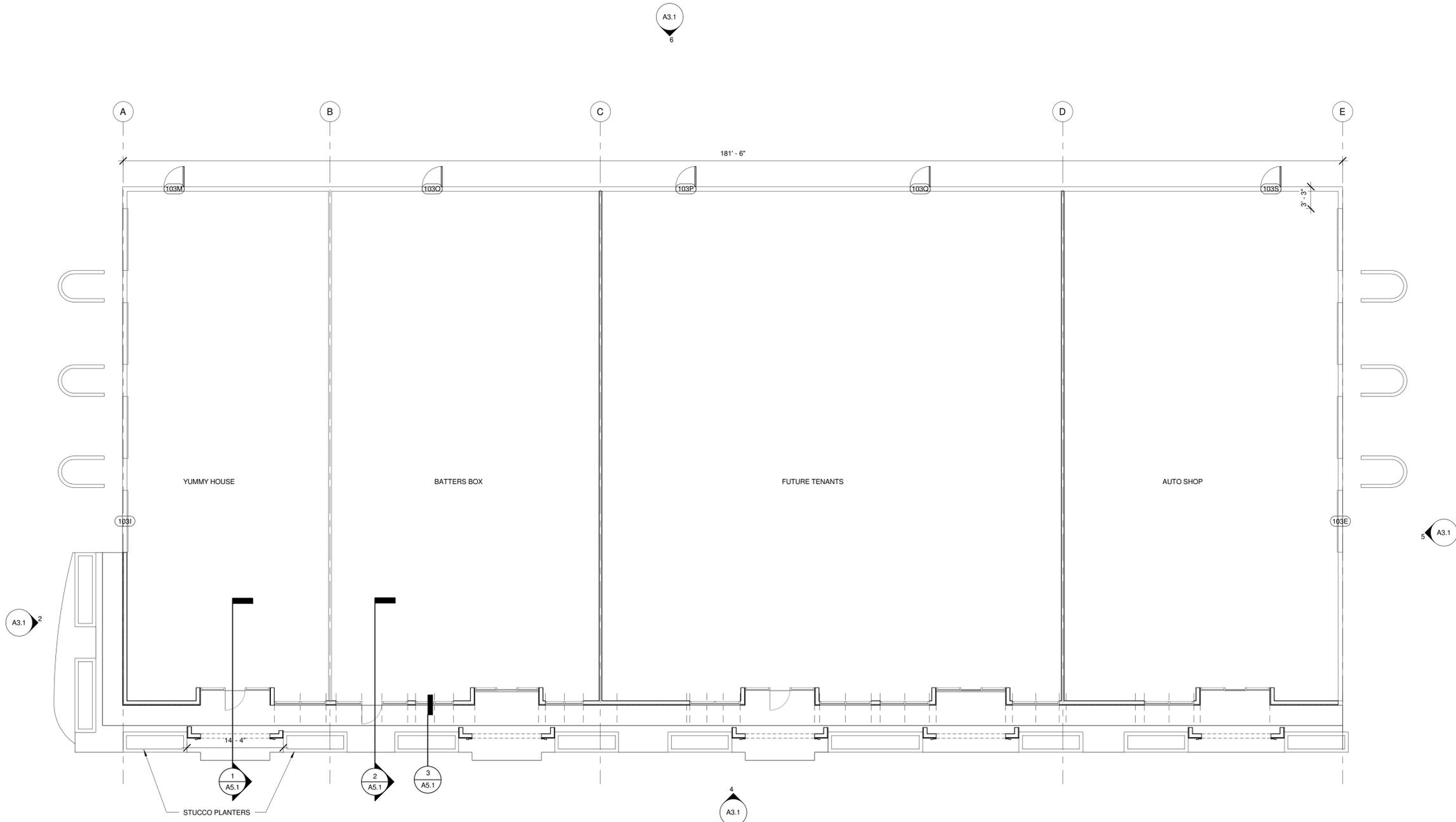
OWNER

PROJECT CONTACTS

ARCHITECT
 WUBBENA AD, P.C.
 JIM WUBBENA, AIA
 35 BARNARD STREET
 SUITE 300
 SAVANNAH, GA, 31401
 PH.912 660 5438
 FX 912 525 3088



SHEET NO.	1141
PROJECT NUMBER:	1141
DATE:	9-28-2011
DRAWER:	



Tom Shimada

Southwood Park Retail Center

2 Southwood Drive
Hilton Head, SC

REVISIONS

SHEET TITLE

FIRST FLOOR PLAN

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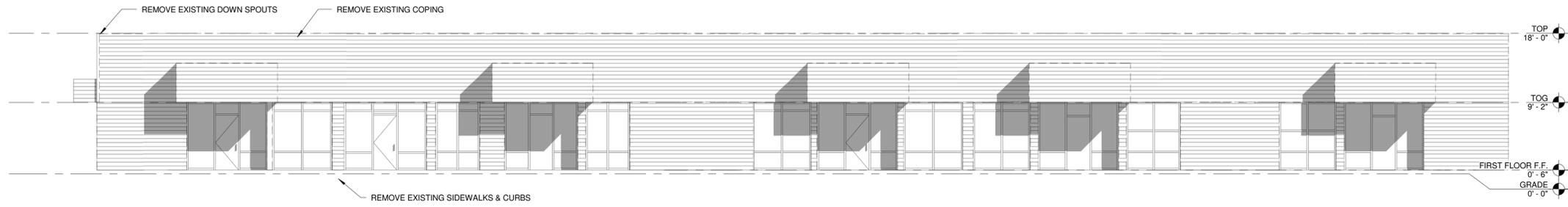
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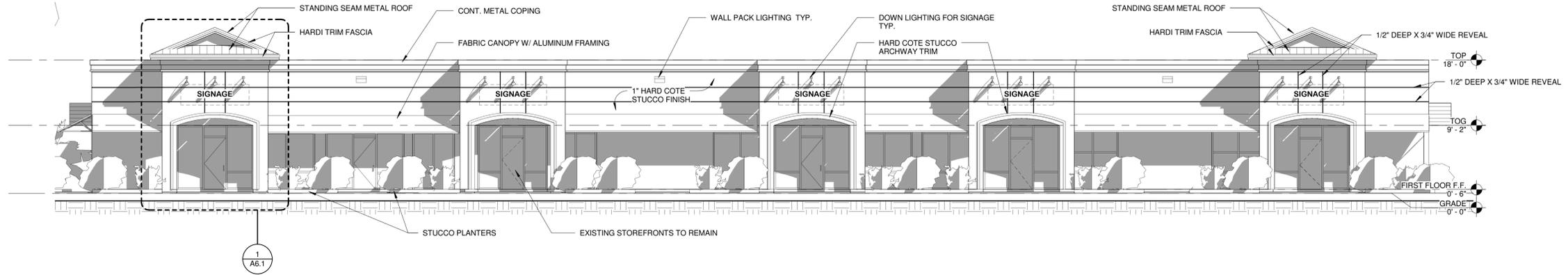
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DATE: 9-28-2011
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"

SHEET NO.

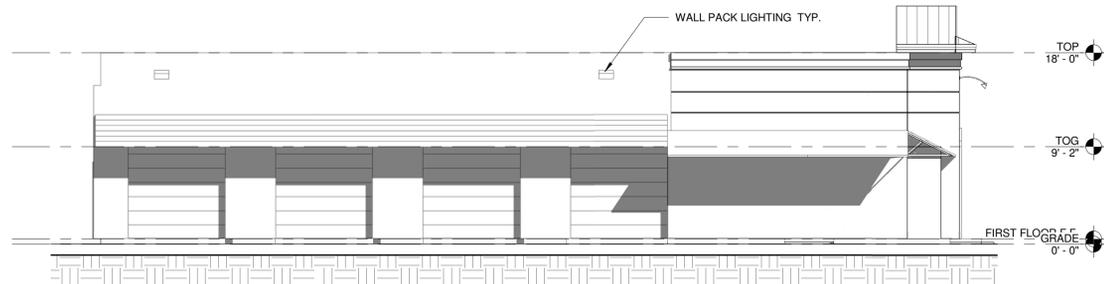
A1.1



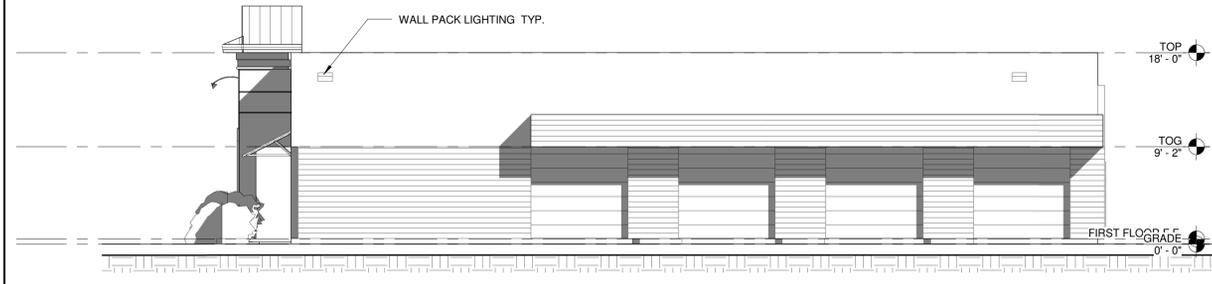
4 EXISTING ELEVATION
A3.1 1/8" = 1'-0"



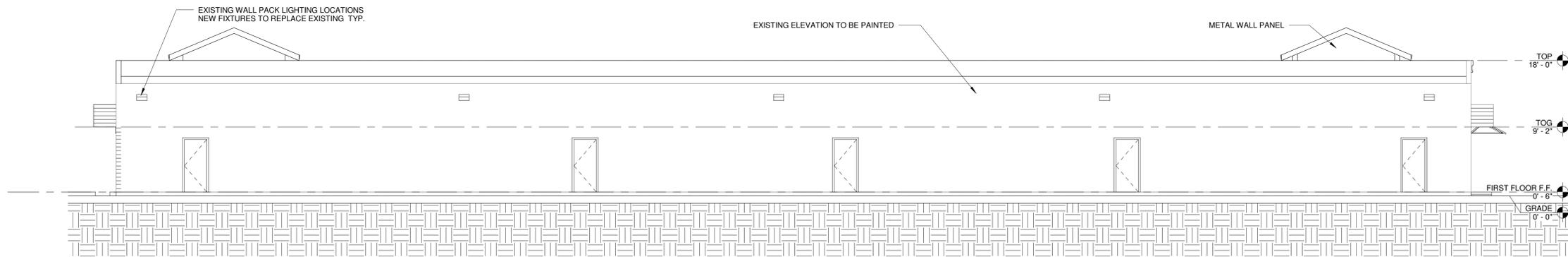
1 NORTH ELEVATION
A3.1 1/8" = 1'-0"



2 EAST ELEVATION
A3.1 1/8" = 1'-0"



5 WEST ELEVATION
A3.1 1/8" = 1'-0"



6 BACK ELEVATION
A3.1 1/8" = 1'-0"

REVISIONS

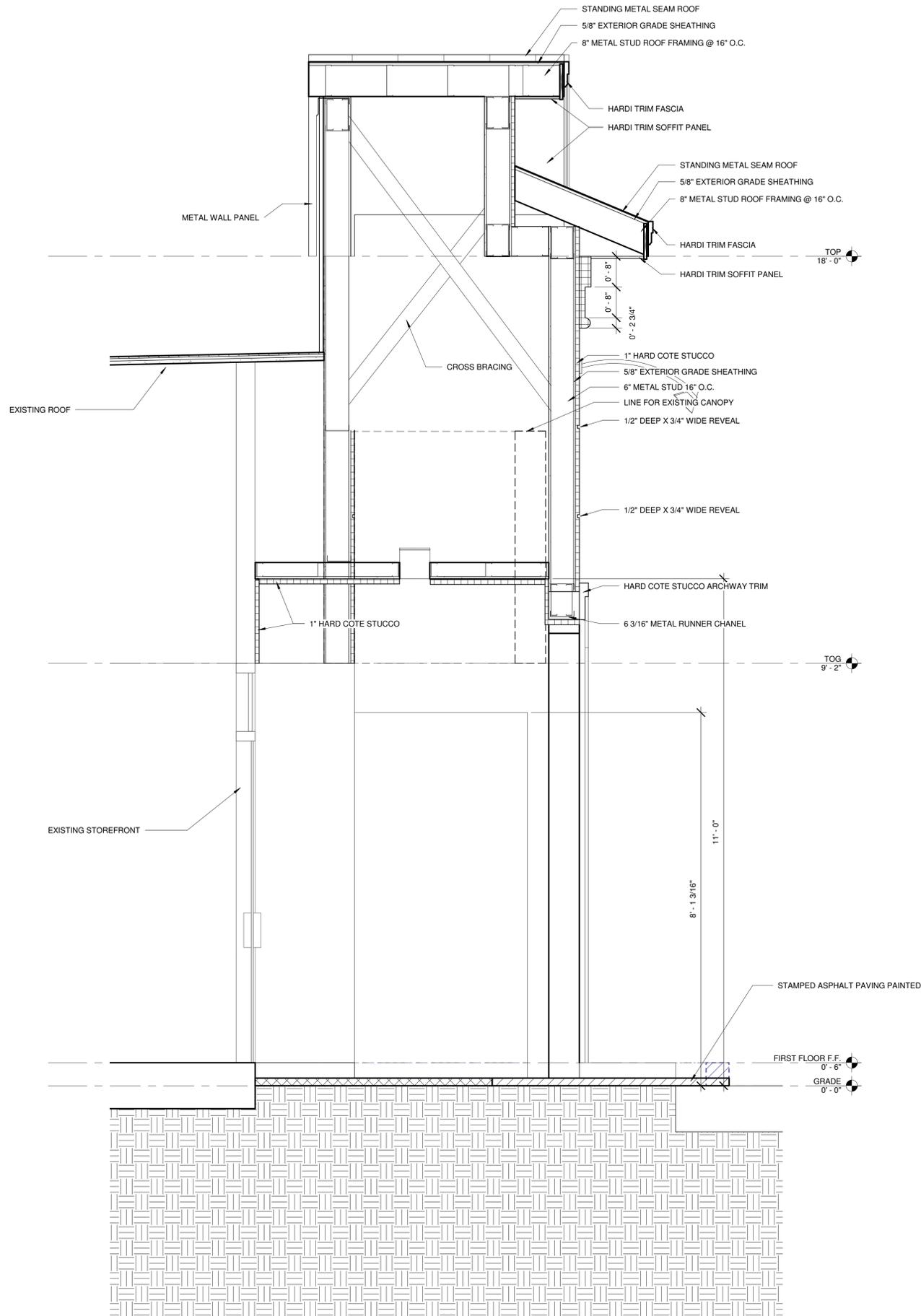
SHEET TITLE
EXTERIOR
ELEVATIONS

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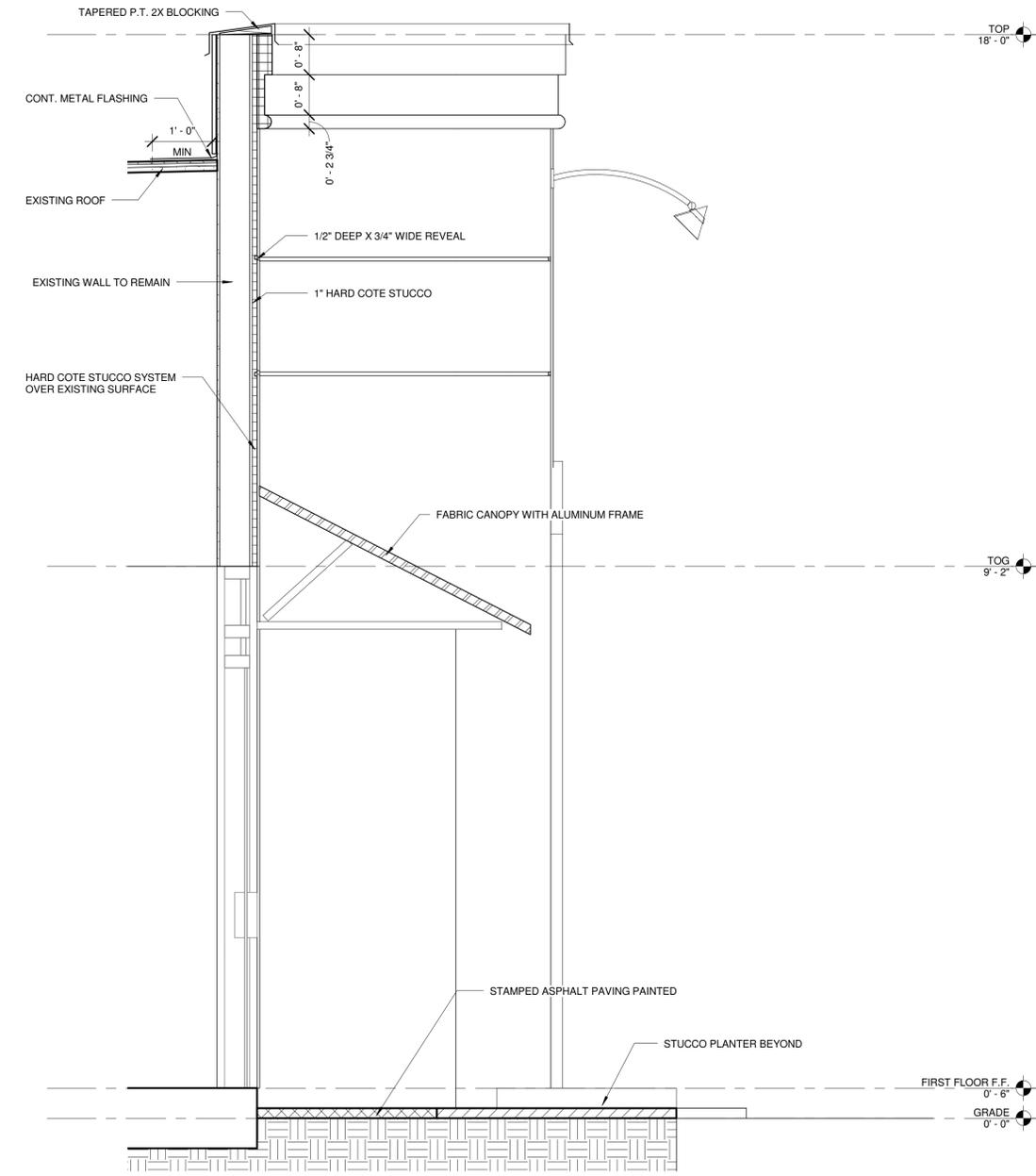


PROJECT NUMBER: 1141
DATE: 9-28-2011
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"

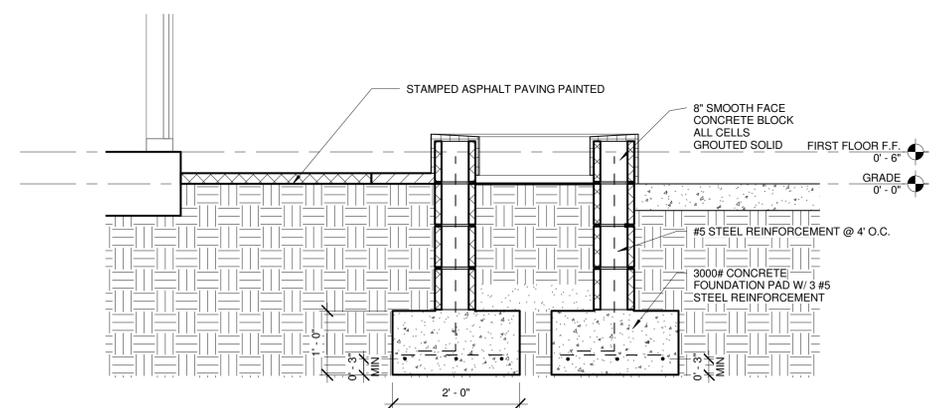
SHEET NO.
A3.1



1 SECTION @ ENTRY
A5.1 3/4" = 1'-0"



2 SECTION @ CANOPY
A5.1 3/4" = 1'-0"



3 PLANTER DETAIL
A5.1 3/4" = 1'-0"

REVISIONS

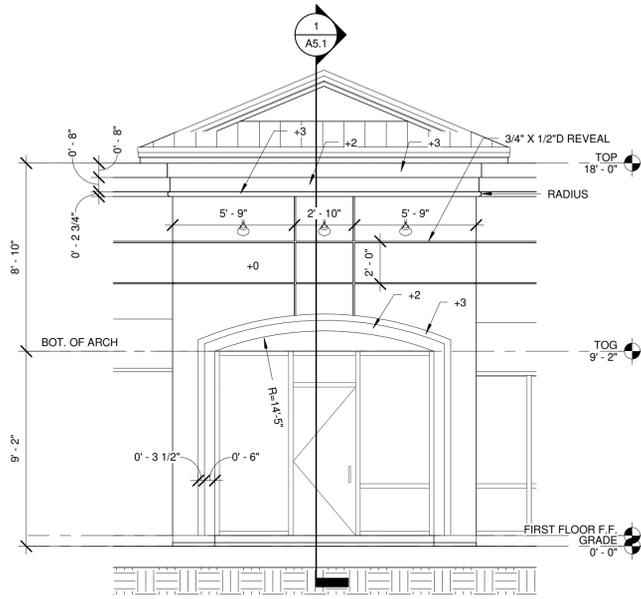
SHEET TITLE
WALL SECTIONS

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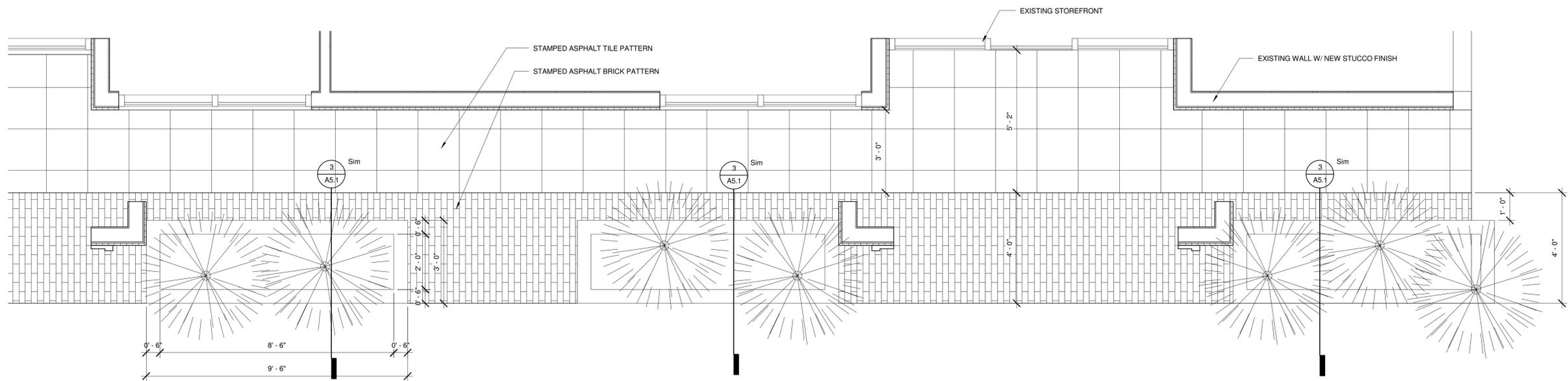


PROJECT NUMBER: 1141
DATE: 9-28-2011
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 3/4" = 1'-0"

SHEET NO.
A5.1



1 ENTRY DETAIL
1/4" = 1'-0"



2 ENTRY DETAIL PLAN
1/2" = 1'-0"

Tom Shimada

Southwood Park Retail Center

2 Southwood Drive
Hilton Head, SC

REVISIONS

SHEET TITLE

ENLARGED
ELEVATION AND
PLAN DETAILS

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PROJECT NUMBER: 1141
DATE: 9-28-2011
DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated

SHEET NO.

A6.1

REVISIONS

SHEET TITLE
SITE PLAN

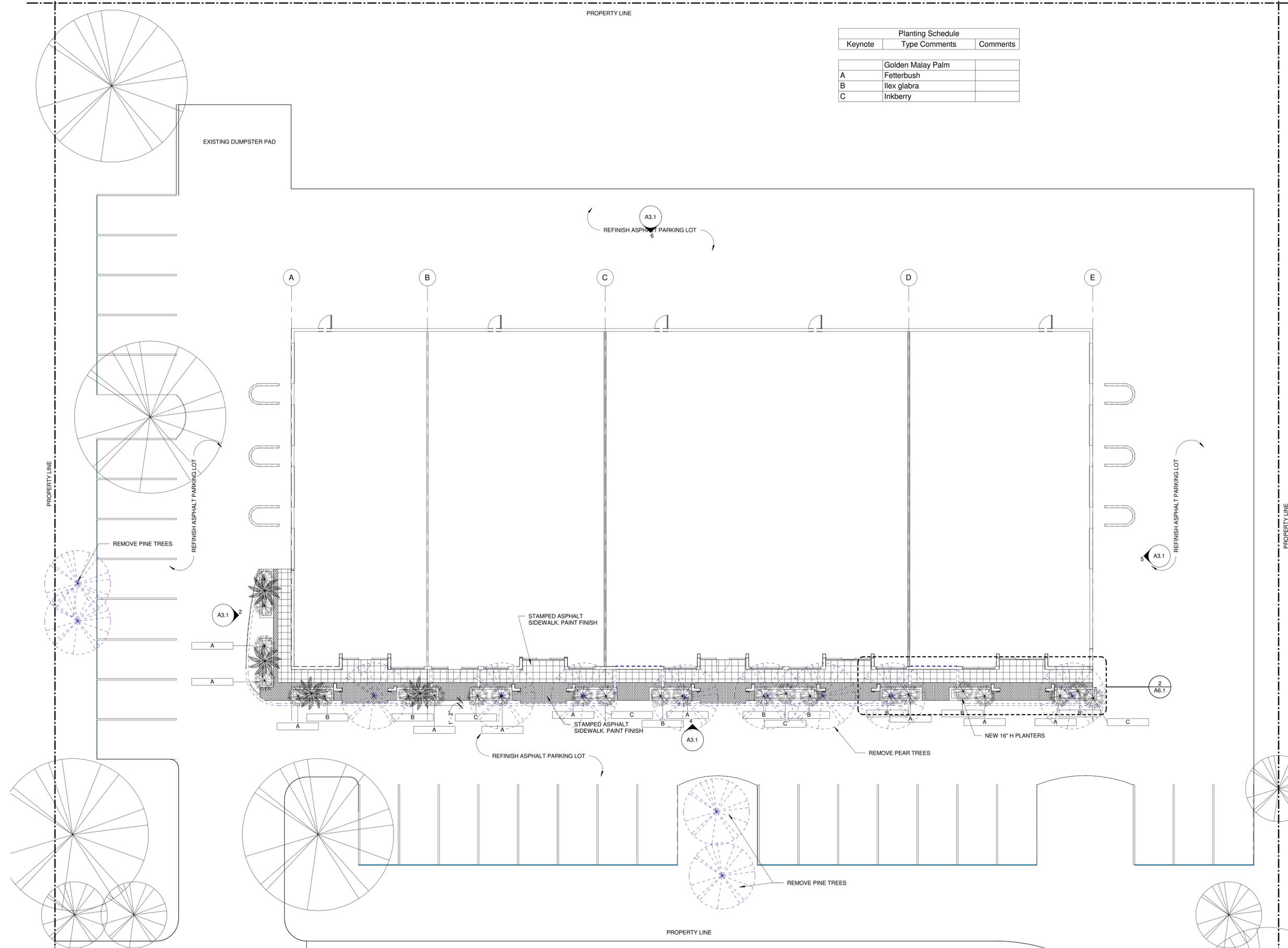
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PROJECT NUMBER: 1141
DATE: 9-28-2011
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1" = 10'-0"

SHEET NO.
C1.1

Planting Schedule		
Keynote	Type	Comments
	Golden Malay Palm	
A	Fetterbush	
B	Ilex glabra	
C	Inkberry	



1 GRADE
C1.1 1" = 10'-0"

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 2 Southwood Park Renovations
DATE: November 22, 2011

DRB#: DR110040

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Application addresses the comments from the initial review, relative to the structure. Roof forms have been added and given depth, per the comment from the 11-8 meeting, and wood elements have been incorporated, but solely to the fascia elements on the entry features. More could be incorporated to honor the proportion of wood on the other elevations.

Parameters for signage have been identified, and a gooseneck fixture is inserted in the drawings, although a cut sheet for these will be needed. A sign system will also need to be approved for the building separately.

The palmettos appear to have been protected or mitigated, although it isn't clear per the drawing labels.

The landscaping, mitigation, and paving issues have not been addressed, but the applicant is looking for feedback relative to the structure, and if an approval can be reached, the ability to move forward on the elements involving the building. Material samples will be provided

--	--	--	--	--

NATURAL RESOURCE PROTECTION
NA

--	--	--	--	--

MISC COMMENTS/QUESTIONS
