Town of Hilton Head Island
Regular Design Review Board Meeting

Tuesday, December 13, 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 –** November 8th and November 22nd Meetings
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
   A) DR110041- Hilton Head Diner- Alteration/ Addition
   B) DR110012- Broad Creek Marina Ecotourism Project (Ziplines)
9. **New Business**
   A) DR110042- Leadership Hilton Head Bluffton Community Project- Alteration Addition
10. **Appearance by Citizens**
11. **Adjournment**

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

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

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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. <u>Verizon Cell Tower Cabinet</u> - 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. <u>2 Southwood Park Renovations</u> - 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).

DRAFT

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
Design Review Board
Minutes of the Tuesday, November 22, 2011 Meeting DRAFT
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present:	Chairman Todd Theodore, Vice Chairman Scott Sodemann, Tom Parker, and Jake Gartner
Board Members Absent:	Jennifer Moffett, Galen Smith, 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. SWEARING IN OF NEW BOARD MEMBER
Mr. Jason (Jake) Gartner was sworn in as the newest member of the Design Review Board by Mayor Pro Tem Ken Heitzke. Mayor Pro Tem Heitzke welcomed Mr. Gartner on behalf of Town Council and thanked him for his service to the Town.

5. APPROVAL OF THE AGENDA
The agenda was **approved** as presented by general consent.

6. APPROVAL OF THE MINUTES
Approval of the November 8th meeting minutes is deferred until the December 13th meeting. This is because a quorum of eligible voting members is not present at today's meeting.

7. STAFF REPORT
None

8. BOARD BUSINESS
None

9. UNFINISHED BUSINESS
Circle K Expansion and Rezoning - DR110032
Mr. Roan stated that this application was generally well received by the Board at its initial review on August 23rd. Mr. Roan presented a brief history of the application. The applicant has responded to the Board's request for additional study of the proposed removal of two large oak trees and two large

pine trees located in the front buffer area. The applicant has also submitted a full plant schedule as requested by the Board.

Mr. Roan presented an in-depth review of the application including details regarding the dumpster enclosure, two additional pump stations, and new pump canopy. The Board's major concern had been the proposed removal of the four large trees referenced above.

The applicant's revised plan accommodates the preservation of the two large oak trees. However, the two large pine trees cannot be saved. Mr. Roan presented a basic review of the applicant's mitigation and landscape plan. Staff recommended that the application be approved. The applicant was not present at today's meeting for comments or questions from the Board. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the Circle K Expansion and Rezoning application as presented by staff with the condition that a composite board be used as specified on the drawing. The composite board shall be painted a dune color. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Bi-Lo Repainting – DR110036

Mr. Roan presented a brief history of the application. The Circle Center has agreed to paint the remaining shopping center to match the Bi-Lo proposal. Staff recommended that this be done concurrently to ensure paint consistency. Mr. Roan reviewed the paint samples (colors remain the same.) The staff recommended that the application be approved. The applicant was not present at today's meeting for comments or questions from the Board. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Bi-Lo Repainting application as presented by the staff. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2 Southwood Park Drive Renovations – DR110040

Mr. Roan presented a brief history of the application. The applicant had addressed the Board's previous comments relative to the structure. The roof forms have been added and given depth per the Board's recommendation. Wood elements have also been incorporated (but solely to the fascia elements on the entry features). The staff believes that more could be incorporated to honor the proportion of wood on the other elevations.

Mr. Roan stated that the parameters for signage have been identified, and a gooseneck fixture is inserted in the drawings. A cut sheet for these will still be needed. The sign system will need to be approved for the building separately. The palmettos appear to have been protected or mitigated (although it is not clear per the drawing labels). The landscaping, mitigation, and paving issues have not been addressed. The applicant is looking for feedback from the Board today relative to the structure; and if an approval can be reached, the ability to move forward on the elements involving the building.

Mr. Roan presented an overhead review of the site including the elevations, the colors, and roof details. A landscape plan is required. 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 and the applicant discussed the roof element and additional wood elements. The applicant presented hard samples of the stucco and canopy. The Board and the applicant discussed the wood siding, the

DRAFT

colors, the wattage of lighting (lighting is not part of today's approval), and the asphalt. At completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the 2 Southwood Park Drive Renovations application with the following conditions: (1) the lighting shall be re-studied. The applicant shall provide cut sheets of the selected fixtures; (2) a color board shall be provided that matches as closely as possible the current color rendering; (3) a color sample of the stamped asphalt shall be provided; (4) a landscape plan, including plant material, shall be provided. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

8. NEW BUSINESS

Hilton Head Diner- Minor External Change – DR110041

Mr. Roan introduced the application and stated its location, 6 Marina Side Drive. The applicant is proposing to repaint the outside of the building. They are proposing to repaint the window trim a lighter green color than existing. They are also proposing to repaint the roof a darker green color than existing. All of the stucco and wood elements will be painted taupe. Mr. Roan presented an in-depth review of the application including the proposed colored tiles to be located on the lower front elevation. Use of the colored tiles is unique; however, staff believes that they may be appropriate to the setting. The applicant is requesting feedback from the Board today. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

The applicant, Mr. Edward (unintelligible last time) presented statements in support of the application. The applicant discussed the proposed building colors, use of the colored tiles, and the wattage of the light fixtures (light fixtures will be low glow). The applicant also discussed the sign and lettering (stainless steel tube and the LED lighting located behind it). The Board agreed with the use of colored tile for the diner location. The Board stated that they would like to see actual samples of the 1" and 4" tile sizes. The Board will need to approve final colors. The Board would also like to see the color of the metal and the light fixtures. A light fixture detail for the columns and dimension drawing for the backlit elements of the sign are also required.

The applicants thanked the Board for their feedback on this application. The applicant will provide the requested items at a later meeting.

10. ADJOURNMENT

The meeting was adjourned at 2:10pm.

Submitted By:	Approved By:
_____	_____
Kathleen Carlin	Todd Theodore
Administrative Assistant	Chairman

DRAFT

HARD SPECIFICATIONS

PROJECT:	HILTON HEAD	DATE:	AUG 31, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	PAINT		
LOCATION:	EXISTING CASINGS		

PNT-2

MANUFACTURER

COMPANY: BENJAMIN MOORE

PRODUCT NUMBER: 706 CEDAR MOUNTAINS

COLOR/FINISH: SEE BELOW

CONTENT:

DIMENSIONS: EXT

SPECIAL INSTRUCTIONS: WINDOW CASING COLOR + ROOF PARAPETT (4 SIDES) COLOR

WHEN APPLYING TO WOOD- SATIN

WHEN APPLYING TO METAL- SATIN FOR METAL GRADE

SOURCE

COMPANY: BENJAMIN MOORE

REP: MARION BEAULIEU

ADDRESS: 49 SUMNER STREET

CITY, STATE, ZIP: MILFORD, MA 01757

PHONE: 508-954-0630

FAX: 508-883-1259

EMAIL:

WEBSITE WWW.BENJAMINMOORE.COM

*NOTE- ALL QUANTITIES/YARDAGE FOR FF&E, LIGHTING AND HARD FINISHES MUST BE VERIFIED BY CLIENT/CLIENT'S AGENT.
*NOTE- IN THE EVENT THAT THE MANUFACTURER/ FABRICATOR/ CLIENT FAILS TO PROVIDE SAMPLES TO JCG FOR APPROVALS WHERE NOTED, JCG MAINTAINS NO RESPONSIBILITY FOR FINISH OR FABRICATION ERRORS.

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restaurant • hospitality • design • branding
1700 west main road, middletown, ri 02842 t 401.619.4550 f 401.619.4510 jacksoncreativegroup.com

HARD SPECIFICATIONS

PROJECT:	HILTON HEAD	DATE:	DEC 2, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	PAINT		
LOCATION:	EXTERIOR		

PNT-3

MANUFACTURER

COMPANY:	BENJAMIN MOORE
PRODUCT NUMBER:	714 HIDDEN FALLS
COLOR/FINISH:	EXTERIOR GRADE SATIN FOR METAL APPLICATIONS
CONTENT:	
DIMENSIONS:	
SPECIAL INSTRUCTIONS:	EXT Metal Roof Color

hidden falls 714

SOURCE

COMPANY:	BENJAMIN MOORE
REP:	MARION BEAULIEU
ADDRESS:	49 SUMNER STREET
CITY, STATE, ZIP:	MILFORD, MA 01757
PHONE:	508-954-0630
FAX:	508-883-1259
EMAIL:	
WEBSITE	WWW.BENJAMINMOORE.COM

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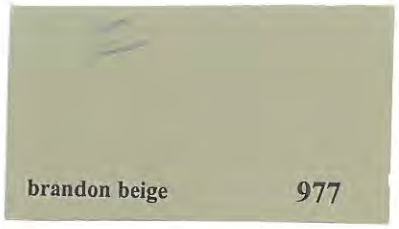
HARD SPECIFICATIONS

PROJECT:	HILTON HEAD	DATE:	DEC 2, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	PAINT		
LOCATION:	EXTERIOR		

PNT-4

MANUFACTURER

COMPANY:	BENJAMIN MOORE
PRODUCT NUMBER:	977 BRANDON BEIGHT
COLOR/FINISH:	EXTERIOR GRADE SATIN
CONTENT:	
DIMENSIONS:	QXT
SPECIAL INSTRUCTIONS:	Stucco + HARDi plank Siding Color



SOURCE

COMPANY:	BENJAMIN MOORE
REP:	MARION BEAULIEU
ADDRESS:	49 SUMNER STREET
CITY, STATE, ZIP:	MILFORD, MA 01757
PHONE:	508-954-0630
FAX:	508-883-1259
EMAIL:	
WEBSITE	WWW.BENJAMINMOORE.COM

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LIGHTING SPECIFICATIONS

PROJECT: HILTON HEAD DINER DATE: DEC 1, 2011
LOCATION: HILTON HEAD, SC REVISION:

ITEM: SCONCE
LOCATION: EXTERIOR

LT-3

MANUFACTURER

COMPANY: LIGHTING BY DESIGN QUANTITY-7
PRODUCT NUMBER: CUSTOM DESIGN. SEE SKETCH
COLOR/FINISH: ACRYLICS: A- IVORY SANDBLASTED, B- SEA BLUE SANDBLASTED.
FINISH: SILVER POWDER-COATED FINISH- WATERFRONT GRADE
WATTAGE/LAMP: 2 FLUORESCENT, COOL WHITE. 3200K/20W
VOLTAGE:
DIMENSIONS: 15" W X 4' 6" H X 1'6"
SPECIAL INSTRUCTIONS: FRONT PANEL OR CANOPY TO BE REMOVABLE FOR BULB CHANGING
BOTTOM DIFFUSER TO BE PERFORATED FOR INSECT GUARD (SILVER FINISH)
LATCHING RATED FOR HURRICANE CONDITIONS

ALL FINISHES TO BE PROVIDED FOR APPROVALS BY JCG

SOURCE

COMPANY: LIGHTING BY DESIGNS
REP: BOB COUSINS
ADDRESS: 7 HOPE PLACE
CITY, STATE, ZIP: ST. JAMES, NY 11780
PHONE: 1.631.584.2008
FAX: 1.631.862.6827
EMAIL:
WEBSITE LIGHTINGBYDESIGNS.COM

*NOTE- ALL QUANTITIES/YARDAGE FOR FF&E, LIGHTING AND HARD FINISHES MUST BE VERIFIED BY CLIENT/CLIENT'S AGENT.
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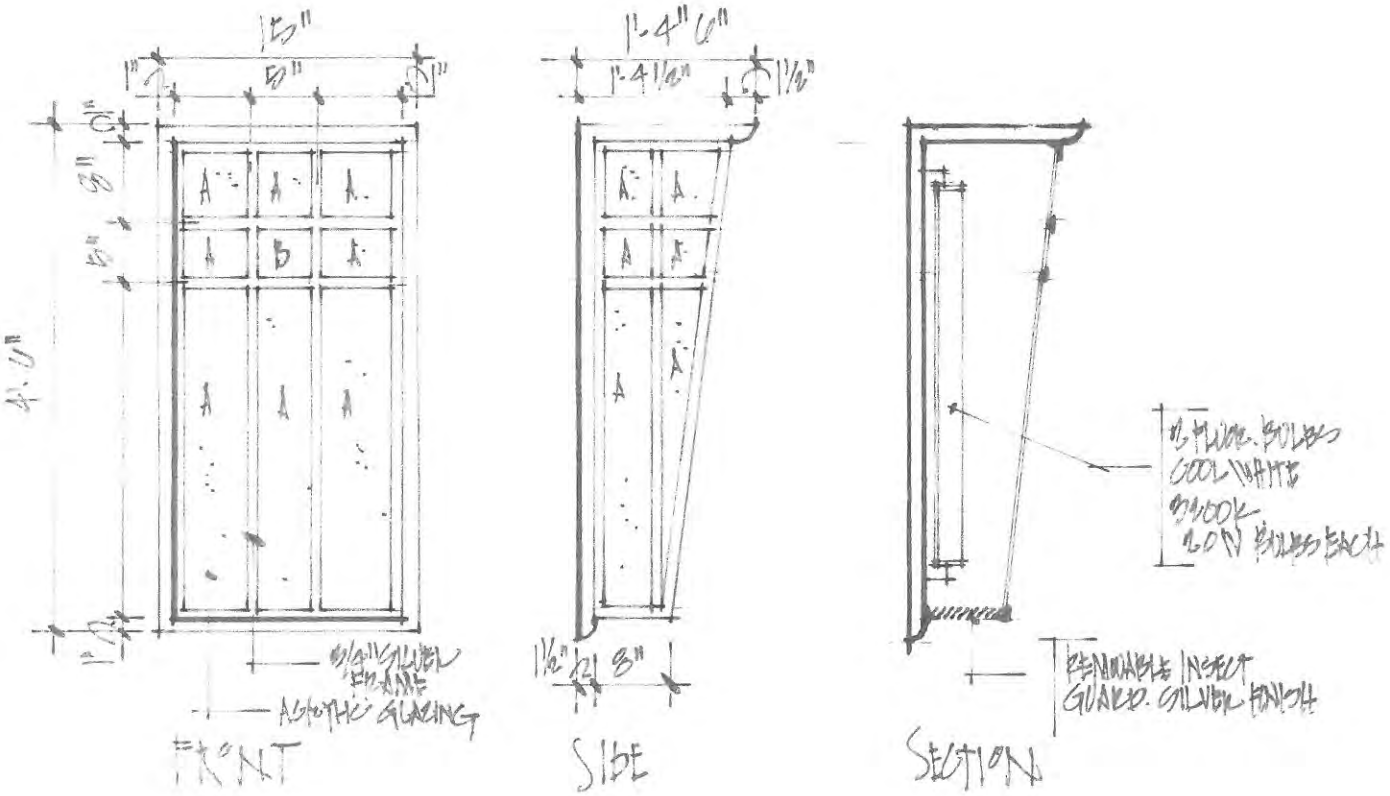
LIGHTING SPECIFICATIONS

PROJECT: HILTON HEAD DINER **DATE:** DEC 1, 2011
LOCATION: HILTON HEAD, SC **REVISION:**

ITEM: SCONCE
LOCATION: EXTERIOR

LT-3



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HARD SPECIFICATIONS

PROJECT:	HILTON HEAD	DATE:	DEC 2, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	METAL CHANNEL		
LOCATION:	EXTERIOR SIGN		

M-4

MANUFACTURER

COMPANY: BEST SOURCE SIGN FABRICATOR

PRODUCT NUMBER:

COLOR/FINISH: SATIN BRUSHED CHROME

CONTENT:

DIMENSIONS: 3 1/2" H X 2 1/2 "D. LENGTH TO BE VERIFIED ON SITE

SPECIAL INSTRUCTIONS:

TO BE TREATED FOR SALT AIR

2 CHANNELS CENTERED ON LOGO ON EACH SIDE

CHANNEL TO BE PINNED OFF BUILDING BY 3"

TO BE FABRICATED TO EXCEPT LT-4

SOURCE

COMPANY: BEST SOURCE SIGN FABRICATOR

REP:

ADDRESS:

CITY, STATE, ZIP:

PHONE:

FAX:

EMAIL:

WEBSITE

*NOTE- ALL QUANTITIES/YARDAGE FOR FF$E, LIGHTING AND HARD FINISHES MUST BE VERIFIED BY CLIENT/CLIENT'S AGENT.
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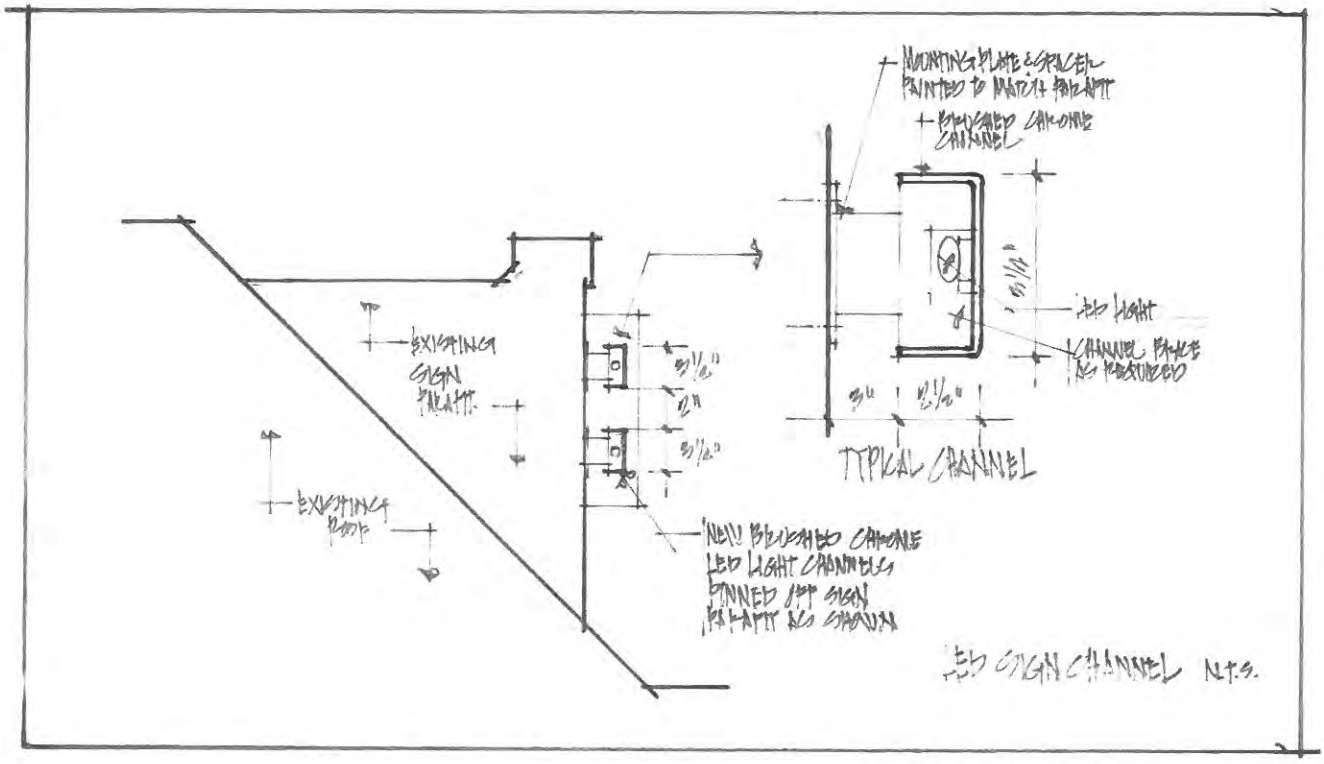
HARD SPECIFICATIONS

PROJECT:	HILTON HEAD	DATE:	DEC 2, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	METAL CHANNEL		
LOCATION:	EXTERIOR SIGN		

M-4



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LIGHTING SPECIFICATIONS

PROJECT:	HILTON HEAD DINER	DATE:	DEC 2, 2011
LOCATION:	HILTON HEAD, SC	REVISION:	
ITEM:	LED LIGHTING		
LOCATION:	EXTERIOR		

LT-4

MANUFACTURER

COMPANY:	GM LIGHTING
PRODUCT NUMBER:	LTR300WP-SO-PW LED-TASK WET LOCATION FLEXIBLE LED LINEAR RIBBON
COLOR/FINISH:	PURE WHITE
WATTAGE/LAMP:	5500 KELVIN
VOLTAGE:	12V
DIMENSIONS:	5 METER REED- 16.4'
SPECIAL INSTRUCTIONS:	ELECTRICAL CONTRACTOR TO VERIFY MOUNTING COMPONENTS AND LED STRING LENGTH AS REQUIRED BASED ON SITE CONDITIONS. LED STRINGS TO BE CONCEALED BEHIND M-4. POWER FOR LED STRING LIGHTING TO BE PLACED BEHIND EXISTING PARAPET TO INSURE CONCEALMENT FROM THE STREET.

SOURCE

COMPANY:	LDI
REP:	STEVE MARKARIAN
ADDRESS:	PO BOX 25
CITY, STATE, ZIP:	HANOVER, MA 02339
PHONE:	781-826-5351
FAX:	781-826-0125
EMAIL:	
WEBSITE	WWW.LUICE.COM

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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: Hilton Head Diner DRB#: DR110041

DATE: December 13, 2011

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

ARCHITECTURAL DESIGN

Specification Sheets have been submitted for final paint colors, metal accents, and decorative lighting. All elements are highly appropriate for the renovation. Fluorescent bulbs are suggested for the custom fixtures, but are fully obscured and only total 40W per fixture.

There is a lead-time issue with the tile, and the applicant will present an alternative at the meeting should the wait be impractical. Both are acceptable relative to the Design Guide.

Staff recommends approval.

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	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	☐	☐	☐	

BROAD CREEK MARINA
ECO TOURISM PARK ZIP LINE CANOPY TOUR REVISION
DRB NARRATIVE

June 10, 2011
Rev. July 8, 2011 to Address DRB Approval Conditions June 28, 2011
Rev. December 07, 2011 to Revise Zip Line Layout
DR110012

Applicant: Broad Creek Marina of Hilton Head, LLC

Site Location: 15.4 +/- Acres, 18 Simmons Road, Hilton Head Island, SC

Project Number: DR110012

PINs:
- R510 011 000 007F 0000 - 6.53 Acre Broad Creek Marina Site
- R510 011 000 0006 0000 - 3.85 Acre Broad Creek Marina Village Lots
- R510 011 000 0183 0000 - 1.72 Acre Broad Creek Marina Village Parking Easement & R/W
- R510 011 000 0379 0000 - 2.38 Acre Broad Creek Marina Village Open Space 1
- R510 011 000 0380 0000 - 0.51 Acre Broad Creek Marina Village Open Space 2
- R510 011 000 0381 0000 - 0.04 Acre Broad Creek Marina Village Open Space 3
- R510 011 000 0382 0000 - 0.10 Acre Broad Creek Marina Village Lot 1
- R510 011 000 0383 0000 - 0.10 Acre Broad Creek Marina Village Lot 2
- R510 011 000 0384 0000 - 0.10 Acre Broad Creek Marina Village Lot 3

Note: PINs total 15.33 Acres

Zoning: Waterfront Mixed-Use (WMU) / Corridor Overlay District (COR)

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

Broad Creek Eco-Tourism Park Zip Line Canopy Tour site Development Plan, as revised July 8, 2011 to address DRB comments, received DRB approval. Since that approval, and before construction, the Applicant contracted with a new zip line design/build consultant (S.T.E.P.S., Inc.) to revise the zip line elements and layout. The revisions reduce the visual and natural resource impacts of the zip line while creating a more exciting and meaningful canopy tour. See attached Zip Line Canopy Tour Site Development Plan, (Revised 12/07/11).

The Applicant requests DRB approval of the attached zip line revisions. Revisions include:

- Relocate the zip line such that the entire tour is West of the existing fence that separates the marina from the previous residential subdivision that is being converted to the zip line canopy tour.
- Replace the previous zip line system that relied on nine (9) free-standing towers (four 4-pole and five 2-pole) to a system that utilizes three (3) free-standing towers (two 4-pole and one 2-pole) and seven (7) trees with platforms in trees. See attached "Broad Creek Marina Canopy Zip Line Canopy Tour Course Layout Narrative", S.T.E.P.S., Inc., (December 7, 2011).
- The trees utilized for the platforms were selected based on an assessment of the candidate trees by a certified arborist for tree platform suitability. The revised zip line requires the removal of four (4) additional trees – 24" & 6" Loblolly Pines,

10'/16" Laurel Oak, and a 6" Water Oak. The majority of these trees are in decline or have other arboricultural stresses. See attached "Arborist Inspection of Proposed Trees for Zip Line Platforms", All Care Tree surgery, (December 2, 2011).

- Addition of two (2) "Ground Schools" – each consisting of two (2) trees from which a low zip line is attached for orienting zip line tourist before their taking the zip line canopy tour.
- Addition of one (1) "Rescue School" – consisting of three (3) trees in which small tree mounted platforms are interconnected by low zip lines for training zip line guides.
- Delete the sidewalk removal and relocation near the previous "Platform J", since "Platform J" has been deleted.
- Substitute Cabots "Dark Grey" Semi-Solid Stain (#1400 VOC stain) for the custom stain mix previously approved for the wood materials in the towers and platforms. Vertical wooden surfaces and the visible undersides of the towers and platforms will be stained. The step treads and walking surfaces of the towers and platforms will remain unstained. The visible metal surfaces for the supports under the platforms will be painted with a dark grey anti-rust oil based enamel as previously approved.

As before on the approved plan:

- The Southern portion of the existing 1,010 SF building will remain the zip line ticketing, office and storage space (labeled "Zip Line Outfitting").
- The locations for tree protection fencing and sediment tubes remain same as previously approved and presently installed. Additional tree protection fencing and/or sediment control tubes will be installed by the Applicant if deemed necessary by the Town Natural Resources Administrator.
- Zip line construction documents (plans and specifications) for zip line building permits will be provided by Others (including but not limited to the Applicant's zip line design/build contractor and SC licensed structural engineer). Zip line plans and specifications will meet requisite building code and ACCT standards as determined by the Town Community Development Department.
- All tree removal and limb pruning will be under the supervision of a Town approved certified arborist and all work will be Town staff reviewed and approved on-site during construction.

For additional copies of the enclosures or other information, please contact:

Truitt Rabun
Truitt Rabun Associates
P 843.342.7777
F 843.342.7701
C 843.384.2270
trabun@trabunassociates.com

Enclosures (PDF file format):

- XDPR Revision Narrative (June 10, 2011) (Rev. July 8, 2011) (Rev. December 7, 2011)
- "Broad Creek Marina Canopy Zip Line Canopy Tour Course Layout Narrative", S.T.E.P.S., Inc. (December 7, 2011)
- "Arborist Inspection of Proposed Trees for Zip Line Platforms", All Care Tree Surgery, (December 2, 2011)
- Zip Line Canopy Tour Site Development Plan, Truitt Rabun Associates, (June 10, 2011) (Rev. July 8, 2011) (Rev. December 7, 2011)
  - Title Sheet (Sheet 1 of 6)
  - Site Plan (Sheet 2 of 6)
  - Site Plan A-A (Sheet 3 of 6)
  - Site Plan B-B (Sheet 4 of 6)
  - Tree Protection, Pruning & Removal Plan (Sheet 5 of 6)
  - Details (Sheet 6 of 6)

Enclosures (submitted by hand delivery):

- Sample board painted with Cabots "Dark Grey" Semi-Solid Stain

Broad Creek Marina
Zip Line Canopy Tour
Course Layout

A properly designed canopy tour proceeds much like a good story, with a beginning, middle, and end. It builds upon anticipation and suspense, surprise and discovery. Its pace is varied, mixing speeding careening zip rides with pauses to gaze out from viewing platforms and during walks across long aerial walkways. It marches toward dramatic climax and a satisfying conclusion.

A true canopy tour preserves the forest canopy with a minimum of cutting and pruning. To thread zip cable and to mount platforms in the canopy without major alterations to the forest requires painstaking planning and execution. It is art and science. Though it requires engineering and construction work, the stamp of those activities should be light and scarcely noticeable. Required structures should blend with and enhance the setting, not transform it.

Though layout of a course to be built in trees is always subject to changes based upon unforeseen and unrecognized impediments that can only become apparent once our installation crew are at height and moving through the trees, we are quite confident that the layout we are proposing here will in all important respects be the layout that we install. Please note that stated heights and segment spans are only approximate and subject to change and correction as installation proceeds.

Our proposed plan calls for 7 zip line traverses, 3 suspended walkways, 1 aerial staircase, and a dual-cable "racing" zip line. The course will begin in the middle of the property. There a railed entry staircase and short suspension bridge will take riders from the ground to an attractive railed entry platform about 20 feet up a large laurel oak tree (Tree A on the course plan). From this platform each rider will launch in turn down a short introductory zip line to another large laurel oak tree (Tree B); those who look down will be rewarded with good views of the forest understory. The platform at this second tree leads on to a short aerial walkway that slants gently upward to a truly beautiful live oak (Tree C) and a transfer platform that, like the entry launch point, stands two stories above the ground.

At this point the zip lines become longer. The next segment runs 145 feet to a monument laurel oak (Tree D) that features a lower- and an upper-level platform connected by a spiral staircase that raises the course to a height nearly 30 feet above the forest floor.

Now running longer and faster, visitors will traverse a 210-foot line ending in a loblolly pine (Tree E) that affords the first good views of Broad Creek and the dramatic course towers. The route now cuts left along an 115-foot suspension bridge that puts the visitor in the middle of the canopy, giving close-up views of the thick understory below and the light, leafy tree tops above. Sloping upward, this bridge will lead into a large loblolly pine (Tree F) and a platform 25 feet above the ground. Directly ahead and above the treetops, now looms a seven-story zip line tower.

A 120-foot zip line traverse lands each visitor at a point part way up this tower. A series of wooden stairways lead to the top of the tower and provide dramatic views of a beautiful tidal waterway, Broad Creek, replete with dolphins and a variety of coastal waterfowl. The upper tower platform serves as the launch point for a 255-foot zip line running northward along the Creek to a second tower and a landing platform nearly six stories up.

Now comes a 500-foot zip line traverse heading back inland and down into the canopy. Upon landing, riders will find themselves high up in another laurel oak (Tree G) bordered by old growth live oaks and large loblolly pines. Another zip line, this one 430 feet long, angles inland across course access roads and into the lower level of a third tall tower. A series of stairways ascend to the top of this tower and a final take-off point seven stories above the ground.

Atop this tower, visitors will be able to survey the entire course route from its beginning to its end. One final traverse completes the tour. This one spans 815 feet and ends 30 feet up the first course tower. While all other zip line traverses have been run solo, this one allows 2 riders to descend in tandem on parallel "racing" lines for a shared dramatic conclusion to their time on course.

From the final tower landing platform, a stairway delivers riders back to ground and a short walk down to the Up the Creek Pub & Grill where, if they choose, they can celebrate the experience over a cold beverage and a tasty meal.

S.T.E.P.S., Inc.
12/07/11

ALLCARE TREE SURGERY

PROFESSIONAL TREE SURGERY
P.O. BOX 23122
HILTON HEAD ISLAND, S.C. 29925
Phone (843) 757-8050 Fax (843) 757-8095

December 2, 2011

Re: Arborist Inspection of Proposed Trees for Zip Line Platforms

On Wednesday, November 23, 2011 an Arborist representing AllCare Tree Surgery performed a visual assessment on seven (7) trees identified by S.T.E.P.S. as potential locations for zip line platforms that will be located within the tree canopy and supported by the tree versus a free standing tower. The following are the trees identified by species, DBH (diameter at breast height), and assessment with recommendations:

Note: Follow up inspection performed on December 1, 2011 with S.T.E.P.S. representative Joel Hoffman along with Truitt Rabun and Kathleen Edwards of Truitt Rabun Associates to identify Ground School, Rescue School, and alternate Tree F for bridge platform

Tree A

Laurel Oak, 25" DBH, tree has multiple included crotches with slight decay in some of these unions

- Tree should be considered for use only if ANSI approved methods of cabling for support of the canopy are used, if not platform should be moved to adjacent tree or tower used
- Tree has diameter of 20" at proposed height of platform and is adequate for bolt installation

Multiple inclusions with possible decay formation

Tree B

Laurel Oak, 20” DBH, tree has multiple included crotches and meristem has a 30 degree lean with crowding by adjacent trees

- Tree should be considered for platform if necessary pruning is done to nearby trees to create less competition and allow tree to increase growth for symmetrical improvement
- Tree has diameter of 16” at proposed height of platform and is adequate for bolt installation

Included union **Imbalance to canopy and lean to one side**

Tree C

Live Oak, 29” DBH, tree has included crotch but weight of canopy is distributed symmetrically and evenly

- Tree should be considered for use as long as limited green tissue is removed to maintain current tree health and balance of canopy
- Tree has diameter of 22” at proposed height of platform and is adequate for bolt installation

Live Oaks with bark inclusions- no evidence of decay present at time of visual inspection

Tree D

Laurel Oak, 16” DBH, tree has included crotch at height of second platform

- Tree should be considered for use with ANSI approved cabling of upper canopy for included crotches, upper platform location should have through bolt versus two independent bolts used to anchor platform (per onsite discussion with S.T.E.P.S. 12/1/11)

Inclusion at trunk/branch union should be remedied with cabling and bracing

Tree E

Loblolly Pine, 20” DBH, tree has no visible defects or cankers

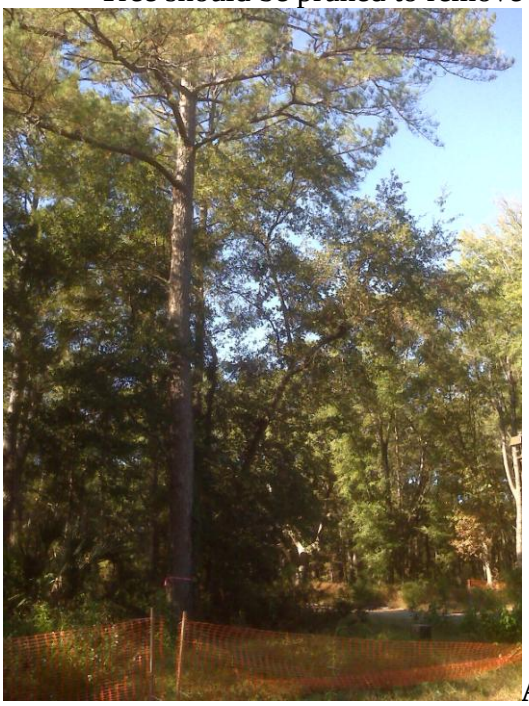
- Deadwood/weak branches should be removed throughout canopy for safety over platform
- Tree has diameter of 18” at proposed height of platform and is adequate for bolt installation

Large Deadwood throughout Pine Canopy

Tree F

Pine, 25” DBH, tree has no apparent decay or canker

- Tree should be considered as alternate location for platform (30” Laurel Oak had multiple cavities and decay points and was not suitable for bolt installation)
- Tree should be pruned to remove large deadwood and weak branches



Alternate location for platform F does not require shifting of course and provides more stable anchor point for bridge

Tree G

Laurel Oak, 28” DBH, tree has multiple included areas at branch/trunk unions

- Tree should be considered for platform installation only if ANSI approved cabling methods are used to support upper portions of canopy, if not, alternative tree should be considered
- Tree has diameter of 20” at proposed platform height and is adequate to support bolt installation

Inclusions of multiple branches throughout canopy

Ground School A Tree 1- GSA1

Hickory, 24” DBH, tree has no apparent decay or inclusion from visual inspection

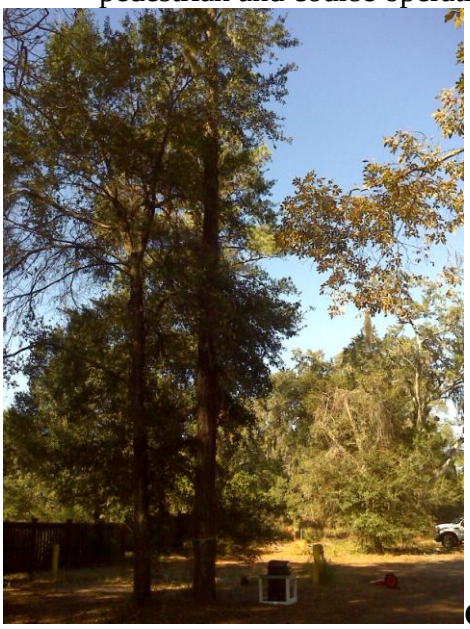
- Tree should be considered for hardware attachment for Zip Line Ground School
- Tree should be pruned to remove low sprout branches for pedestrian clearance and remove large deadwood and weak branches as necessary in high traffic area

GSA1- Hickory

Ground School A Tree 2- GSA2

Pine, 16” DBH, tree has no apparent decay or canker from visual inspection

- Tree should be considered for hardware attachment for Zip Line Ground School
- Tree should be pruned to remove large deadwood/weak branches, remove vine material from trunk and canopy, and prune adjacent Oak to remove low branches obstructing pedestrian and course operation along with large deadwood removal



GSA2- Pine with adjacent Oak

Ground School B Tree 1- GSB1

Live Oak, Tri-Stem 21”x21”x25”, tree has no apparent decay in trunk and well formed unions with little to no inclusion

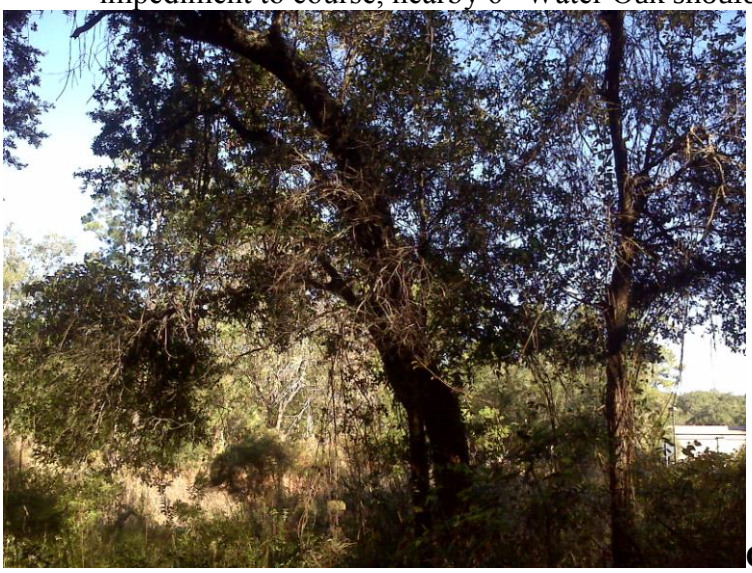
- Tree should be considered for hardware attachment for Zip Line Ground School
- Tree should be pruned to remove large deadwood and clean up stub branches throughout canopy

GSB1- Live Oak

Ground School B Tree 2- GSB2

Live Oak, 18” DBH, tree has natural lean to canopy but no apparent defects or decay points in main stem or canopy

- Tree should be considered for hardware attachment for Zip Line Ground School
- Tree should be pruned to remove large deadwood and vine material growing up trunk and throughout canopy, 6” Water Oak at base should removed as competing tree and impediment to course, nearby 6” Water Oak should be pruned as needed for course action



GSB2- Live Oak with adjacent Water Oak to be removed due to competition and interference

Rescue School Tree 1- RS1

Pine, 15” DBH, tree has slight natural lean from other competing but no visible defects or canker

- Tree should be considered for small platform and hardware installation for Rescue School
- Tree should be pruned to remove large deadwood and weak branches

Rescue School Tree 2- RS2

Pine, 18” DBH, tree has slight natural lean from other competing but no visible defects or canker

- Tree should be considered for small platform and hardware installation for Rescue School
- Tree should be pruned to remove large deadwood and weak branches

Rescue School Tree 3- RS3

Pine, 16” DBH, tree has slight natural lean from other competing but no visible defects or canker

- Tree should be considered for small platform and hardware installation for Rescue School
- Tree should be pruned to remove large deadwood and weak branches

RS1, RS3, RS2- with respect from left to right when viewed from marsh side, Red “A” and line indicate removal 6” Pine

Tree Removal:

There are a select number of trees that need to be removed as to not inhibit zip line course or interfere with platform placement

Removal One:

Pine, 24” DBH, along path from Tower 2 to Tree G just North of Broad Creek Way crossing over road

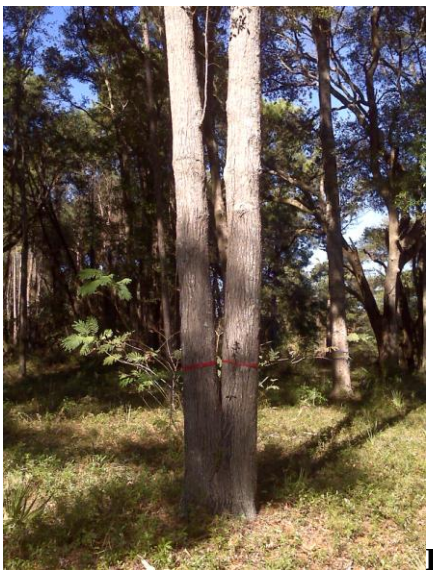
- Tree has large co-dominant stem with inclusion at ~25’ up trunk and represents the upper two thirds or canopy opposing each other with growth habit in opposite direction creating high potential for splitting

Pine- high potential for failure with co-dominant trunk

Removal Two:

Laurel Oak, 10”x16”, along path from Tree D to Tree E platforms close proximity to Tree D

- Tree has dual stem near base of tree causing opposing forces created by competing stems that show some indication of stress and tip decline



Laurel Oak- Dual stems originating near base high potential for failure

Removal Three:
Pine, 6” DBH, Rescue School Location near Rescue School Tree 3 (RS3)

- Tree interferes with path of zip line and platform work station
- Note: See Picture for RS 1-3, labeled as “A” in red

Removal Four:
Water Oak, 6” DBH, Ground School B near Tree 2 (GSB2)

- Tree is in direct competition to GSB2 and is stunted by its large canopy with branches rubbing against trunk of GSB2 and will interfere with hardware/platform and user actions
- Note: See GSB2 picture above and tree is located at base to left of main trunk

Sincerely,

Rob Dismuke
ISA Certified Arborist
SO- 1164

SITE LOCATION

BROAD CREEK MARINA
ECO TOURISM PARK

ZIP LINE CANOPY TOUR
SITE DEVELOPMENT PLAN

DEVELOPER

Broad Creek Marina of Hilton Head, LLC
18 Simmons Road
Hilton Head Island, South Carolina 29926
Phone: 843-681-3625

SITE LOCATION

15.4 +/- Acres
18 Simmons Road
Hilton Head Island, SC 29926

PINS

- R510 011 000 007F 0000 - 6.53 Acre Broad Creek Marina Site
- R510 011 000 0006 0000 - 3.85 Acre Broad Creek Marina Village Lots
- R510 011 000 0183 0000 - 1.72 Acre Broad Creek Marina Village Parking Easement & R/W
- R510 011 000 0397 0000 - 2.38 Acre Broad Creek Marina Village Open Space 1
- R510 011 000 0380 0000 - 0.51 Acre Broad Creek Marina Village Open Space 2
- R510 011 000 0381 0000 - 0.04 Acre Broad Creek Marina Village Open Space 3
- R510 011 000 0382 0000 - 0.10 Acre Lot 1, Broad Creek Way
- R510 011 000 0383 0000 - 0.10 Acre Lot 2, Broad Creek Way
- R510 011 000 0384 0000 - 0.10 Acre Lot 3, Broad Creek Way

Note: PINs total 15.33 Acres

ZONING

Waterfront Mixed-Use (WMU)
Corridor Overlay District (COR)

FEMA FLOOD ZONE

FIRM Community Panel Number 450250 0007 D
Zone C
Zone A7 Elevation 14
Zone A7 Elevation 15

NOTES

1. Others (including but not limited to the Owner's design / build zip line contractor, structural engineer, and general contractor) are solely responsible for the design and construction of the entire zip line system (including, but not limited to the towers, platforms, guying, zip line cables, ground schools, rescue school, and safety systems). This Site Plan illustrates the location of the zip line system subject to final on site adjustments during construction by Others and approval by the Town of Hilton Head Island.

2. This Site Plan is based on "Boundary, Tree, Topographic & Asbuilt Survey, Prepared for Broad Creek Marina of Hilton Head, LLC", prepared by Andrews & Burgess, Inc., Last Revised 05/02/11.

SHEET	TITLE
1/7	Title Sheet
2/7	Site Plan
3/7	Site Plan A-A
4/7	Site Plan B-B
5/7	Tree Protection, Pruning, & Removal Plan
6/7	Details
7/7	Simmons Road Fence Plan

REVISIONS

07-08-11 1 Address XDPR & DPR comments.
Sheet 2 Add sidewalk, bollards, and revise gravel surface at shop.
Sheet 3 Add sidewalk and bollards.
Sheet 4 Add 50' R/W, revise gravel surface.
Sheet 5 Add sidewalk and bollards.
Sheet 6 Revise 2-Pole detail, add sidewalk, and Protective Bollard details.

09-14-11 2 Zip line platform adjustments per TREC structural plans + Zip line corridor locations + Add fence along Simmons Road (pg 7) + Tree removal change per Town (pg 5). (Above revisions apply to all pages.)

09-15-11 3 Replace chain link fence with 2-rail wooden fence. Add azaleas at new fence gates.

12-07-11 4 Revise Zip Line layout to reduce number of towers and add Zip Line platforms in trees.
Sheet 1 Add revisions.
Sheet 2 Revise Zip Line layout: add Ground Schools A & B and Rescue School: add summaries: move "Road / Parking Clearance" detail to Sheet 6.
Sheet 3 Revise Zip Line layout: add Ground School A.
Sheet 4 Revise Zip Line layout: add Ground School B and Rescue School.
Sheet 5 Revise Tree Removal Tally and Tree Pruning and Removal Notes.
Sheet 6 Add "Road / Parking Clearance" detail from Sheet 2: delete "Tree Protection", "Sidewalk", and "Protective Bollards" details: add illustrations for "Conceptual 4-Pole Zip Line Tower", "Conceptual 2-Pole Zip Line Tower" and photos of "Typical Zip Line Tree Platforms".
Sheet 7 Change sheet title to "Simmons Road Fence Plan".

ECO-TOURISM PARK
ZIP LINE CANOPY TOUR
Broad Creek Marina of HH, LLC

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

REVISIONS:

DATE:	NO:	DESCRIPTION:
07-08-2011	1	Refer to Sheet 1 description
09-14-2011	2	Refer to Sheet 1 description
09-15-2011	3	N/A
12-07-2011	4	Refer to Sheet 1 description

PROJECT NO: 70278-05
ISSUE DATE: June 10, 2011
DRAWN: KE / TR
APPROVED: TR

NOTES

1. Others (including but not limited to the Owner's design / build zip line contractor, structural engineer, and general contractor) are solely responsible for the design and construction of the entire zip line system (including, but not limited to the towers, platforms, guying, zip line cables, ground schools, rescue school, and safety systems). This Site Plan illustrates the location of the zip line system subject to final on site adjustments during construction by Others and approval by the Town of Hilton Head Island.
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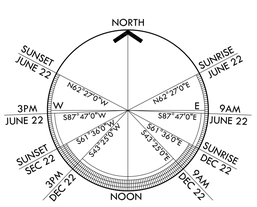
BROAD CREEK MARINA VILLAGE RESIDENTIAL SUBDIVISION

The Broad Creek Eco Tourism Park encompasses the unsold portion of adjacent Broad Creek Marina Village residential subdivision property. Lots 1, 2 and 3 on the right side of the entry are the only properties that have been sold. The owners of these lots have no intention of building homes on these lots as long as the Eco Tourism Park is in place. These owners support the conversion of the remainder of Broad Creek Marina Village to use as an eco-tourism park.

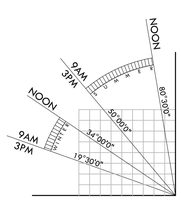
While Broad Creek Marina Village will be utilized for a portion of the Eco-Tourism Park, the Applicant requests the underlying subdivision plat and future use remain in-place in case the site is converted back to residential subdivision use in the future. In the meantime, since the Broad Creek Marina Village and Broad Creek Marina properties will be treated as one property, it is the Applicant's understanding that the adjacent use buffers and setbacks between the Village and Marina properties will not be in effect. Should the Broad Creek Marina Village property be converted back to a residential subdivision, the applicable adjacent use buffers and setbacks will go back into effect at that time.

KEY

- SPECIMEN TREE DRIP LINE
- STREET TREE PLANTED 2007
- TREE TO BE REMOVED 09-15-11 REVISION
- TREE TO BE REMOVED 12-07-11 REVISION
- HABITAT SNAG TO REMAIN
- NEW FENCE
- CONSTRUCTION ENTRANCE



SOLAR AZIMUTHS
FOR LAT. 32°20'0"



SOLAR ALTITUDE
FOR LAT. 32°20'0"

SCHOOL SUMMARIES

Ground School A & B Rescue School / Approximate Distance Between Trees	Tree Species (Note 4.)	Tree DBH Inches (Note 4.)
Ground School A Tree 1 (GSA1)	Hickory	24
30" ZL		
Ground School A Tree 2 (GSA2)	Loblolly Pine	16
Ground School B Tree 1 (GSB1)	Live Oak	21/25/21
44' ZL		
Ground School B Tree 2 (GSB2)	Live Oak	18
Rescue School Tree 1 (RS1)	Loblolly Pine	15
22' ZL		
Rescue School Tree 2 (RS2)	Loblolly Pine	18
12' ZL		
Rescue School Tree 3 (RS3)	Loblolly Pine	16
22' ZL		

ZIP LINE COURSE SUMMARY

Platform Trees (7) Platform Towers (3) / Approximate Distance Between Platforms	Tree Species (Note 4.)	Tree DBH Inches (Note 4.)	Approximate Platform Height (Feet Above Finished Grade) In	Out
Zip Line Entry Staircase			Ground	20'
15' Bridge				
Tree A	Laurel Oak	25	20'	20'
65' ZL				
Tree B	Laurel Oak	20	18'	18'
33' Bridge				
Tree C	Live Oak	29	20'	20'
145' ZL				
Tree D (2-Platforms)	Laurel Oak	16	15'	30'
210' ZL				
Tree E	Loblolly Pine	20	20'	20'
113' Bridge				
Tree F	Loblolly Pine	25	25'	25'
117' ZL				
Tower 1 (4-Pole / Stairs to Ground)			20'	70'
256' ZL				
Tower 2 (2-Pole)			58'	58'
506' ZL				
Tree G	Laurel Oak	28	32'	32'
427' ZL				
Tower 3 (4-Pole / Stairs to Ground)			15'	70'
815' Race ZL				
Tower 1 (4-Pole / Stairs to Ground)			30'	Ground
Total Course = 2,702'				

ZL = Zip Line

The three (3) Rescue School Trees have small training Platforms approximately ten feet (10') above ground.

Notes:

1.) Platform Trees and Platform Towers are listed in the order of progress around the zip line course.
2.) Distance measurements are based on the "Boundary, Tree, Topographic & Asbuilt Survey." Actual distances will vary based on field installation.
3.) Platform heights are approximate. Actual heights will be established in the field based on zip line calibration during installation.
4.) Tree species and size DBH listed in the Summaries and shown on this "Site Development Plan" have been revised from those indicated on the "Boundary, Tree, Topographic & Asbuilt Survey" to reflect the tree species and sizes indicated in the "Arborist Inspection of Proposed Trees for Zip Line Platforms", December 2, 2011.

LANDSCAPE CHARACTER

The Eco-Tourism Park landscape will be unstructured and natural reflecting the informal character of the marina and the natural forests.

- Shaded areas and areas under tree canopies that are disturbed during construction will be mulched with shredded native tree bark and left to be covered with natural leaf litter over time.
- Areas subject to bright sun will be repaired with coastal Bermudagrass to control erosion and left to naturalize over time.
- Marsh buffers will be clearly delineated with interpretive signage and protected from intrusion. Selective pruning of buffer understory in more heavily used areas to open views to Broad Creek will be coordinated with Town staff.
- No irrigation or additional site lighting is proposed in this DPR Application.
- The concept for this DPR Application is to change as little as possible while providing for the zip line tour facilities.

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.

NORTH

0 30 60 120 180
FEET

ECO-TOURISM PARK
ZIP LINE CANOPY TOUR
Broad Creek Marina of HH, LLC

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:
07-08-2011	1	Refer to Sheet 1 description
09-14-2011	2	Refer to Sheet 1 description
09-15-2011	3	N/A
12-07-2011	4	Refer to Sheet 1 description

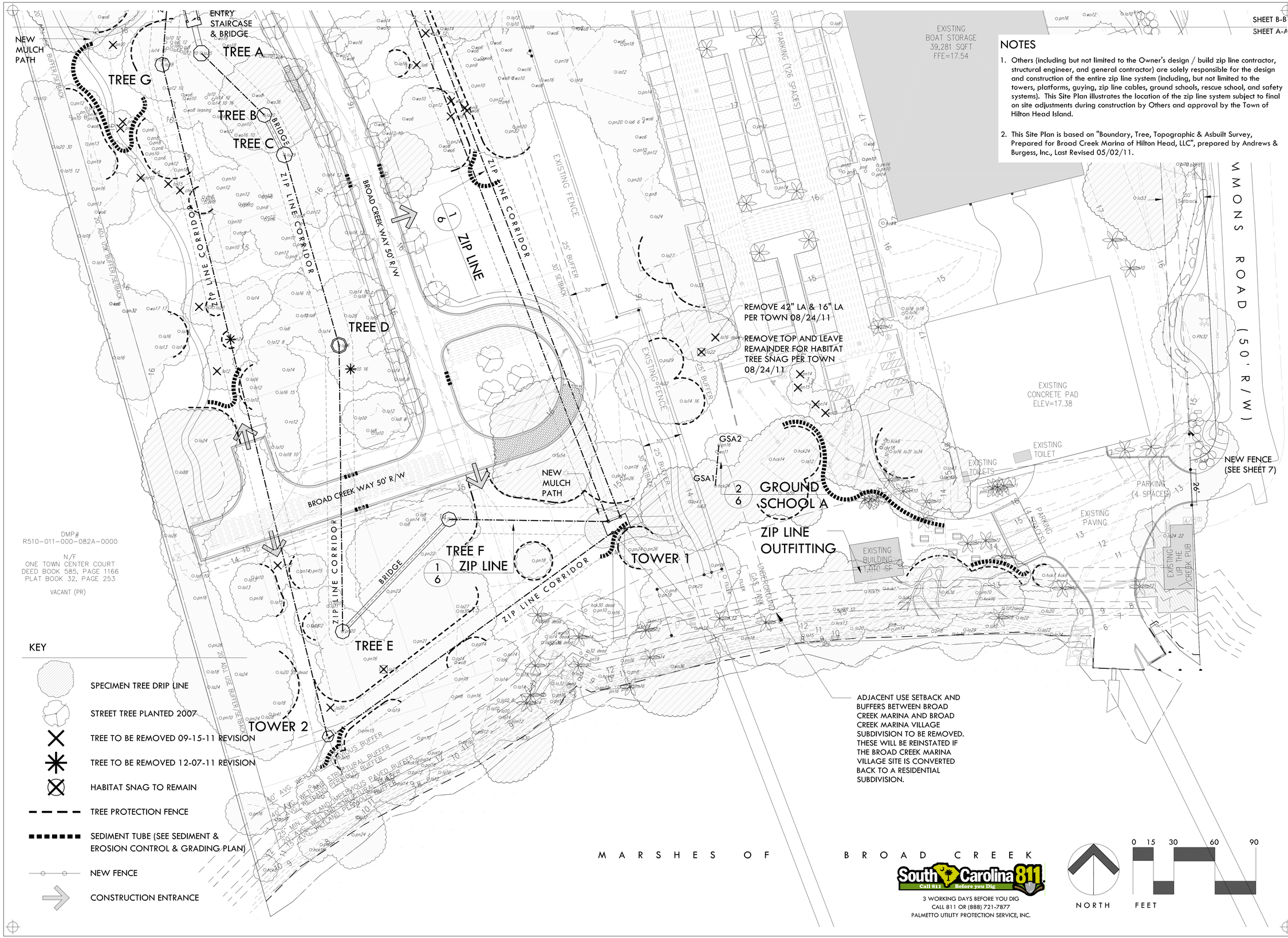
PROJECT NO: 70278-05

ISSUE DATE: June 10, 2011

DRAWN: KE / TR

APPROVED: TR

Site Plan



NOTES

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ECO-TOURISM PARK

ZIP LINE CANOPY TOUR

Broad Creek Marina of HH, LLC

TRUITT RABUN ASSOCIATES
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creativity · environment · community
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Hilton Head Island, SC 29925
843-342-7777
FAX 843-342-7701

REVISIONS:

DATE:	NO:	DESCRIPTION:
07-08-2011	1	Refer to Sheet 1 description
09-14-2011	2	Refer to Sheet 1 description
09-15-2011	3	N/A
12-07-2011	4	Refer to Sheet 1 description

PROJECT NO: 70278-05

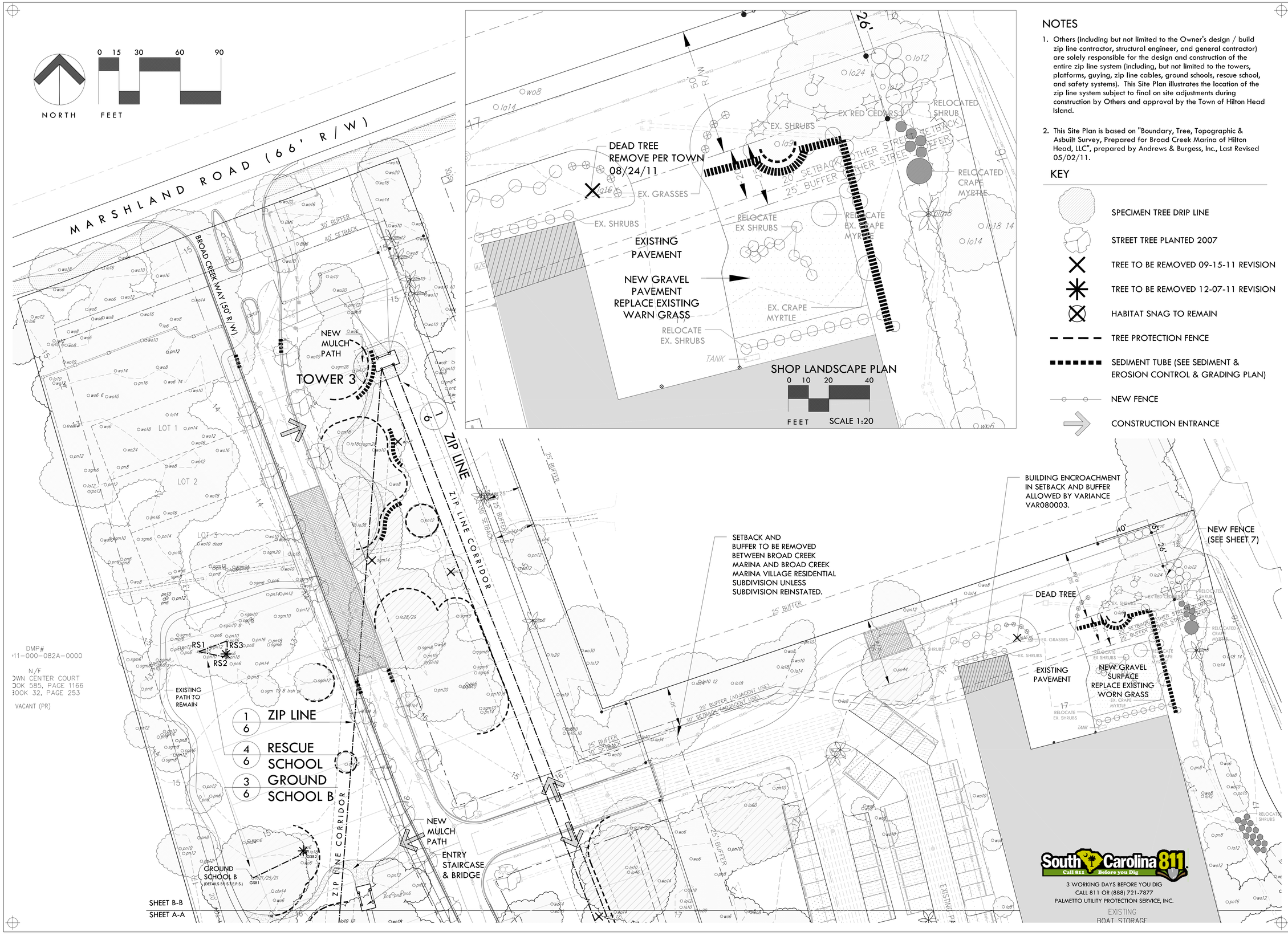
ISSUE DATE: June 10, 2011

DRAWN: KE

APPROVED: TR

Site Plan A-A

Sheet 3 Of 7



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KEY

- SPECIMEN TREE DRIP LINE
- STREET TREE PLANTED 2007
- TREE TO BE REMOVED 09-15-11 REVISION
- TREE TO BE REMOVED 12-07-11 REVISION
- HABITAT SNAG TO REMAIN
- TREE PROTECTION FENCE
- SEDIMENT TUBE (SEE SEDIMENT & EROSION CONTROL & GRADING PLAN)
- NEW FENCE
- CONSTRUCTION ENTRANCE

ECO-TOURISM PARK

ZIP LINE CANOPY TOUR

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PROJECT NO: 70278-05

ISSUE DATE: June 10, 2011

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Site Plan B-B

Sheet 4 Of 7

ECO-TOURIM PARK
ZIP LINE CANOPY TOUR

Broad Creek Marina of HH, LLC

NOTES

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TREE REMOVAL TALLY

CATEGORY 1: Broadleaf Evergreen Overstory Hardwoods/ Endangered

n/a

CATEGORY 2: Deciduous Overstory Hardwood/ Broadleaf Evergreen Understory

Black Cherry 10"	Sweet Gum 14"
Black Cherry 12"	Tallow Tree 15"
Laurel Oak 6"	Water Oak 6"
Laurel Oak 12"	Water Oak 6"
Laurel Oak 15"	Water Oak 12"
Laurel Oak 20"	Water Oak 10"/12"
Laurel Oak 22"	Laurel Oak 10"/16" ***
	Water Oak 6" ***

CATEGORY 3: Cone-Bearing Evergreen

Pine 6"	Pine 10"
Pine 8"	Pine 12"
Pine 8"	Pine 13"
Pine 10"	Pine 6" ***
	Pine 24" ***

CATEGORY 4: Ornamentals and Palms

n/a

HAZARDOUS TREES: To Be Removed Leaving Habitat Snag

Laurel Oak 16"/ 42" Remove 16" (no snag). Remove 42" leaving snag

Laurel Oak 29"

*** Indicates tree to be removed as of December 7, 2011

KEY

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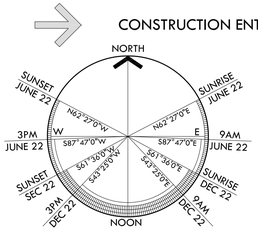
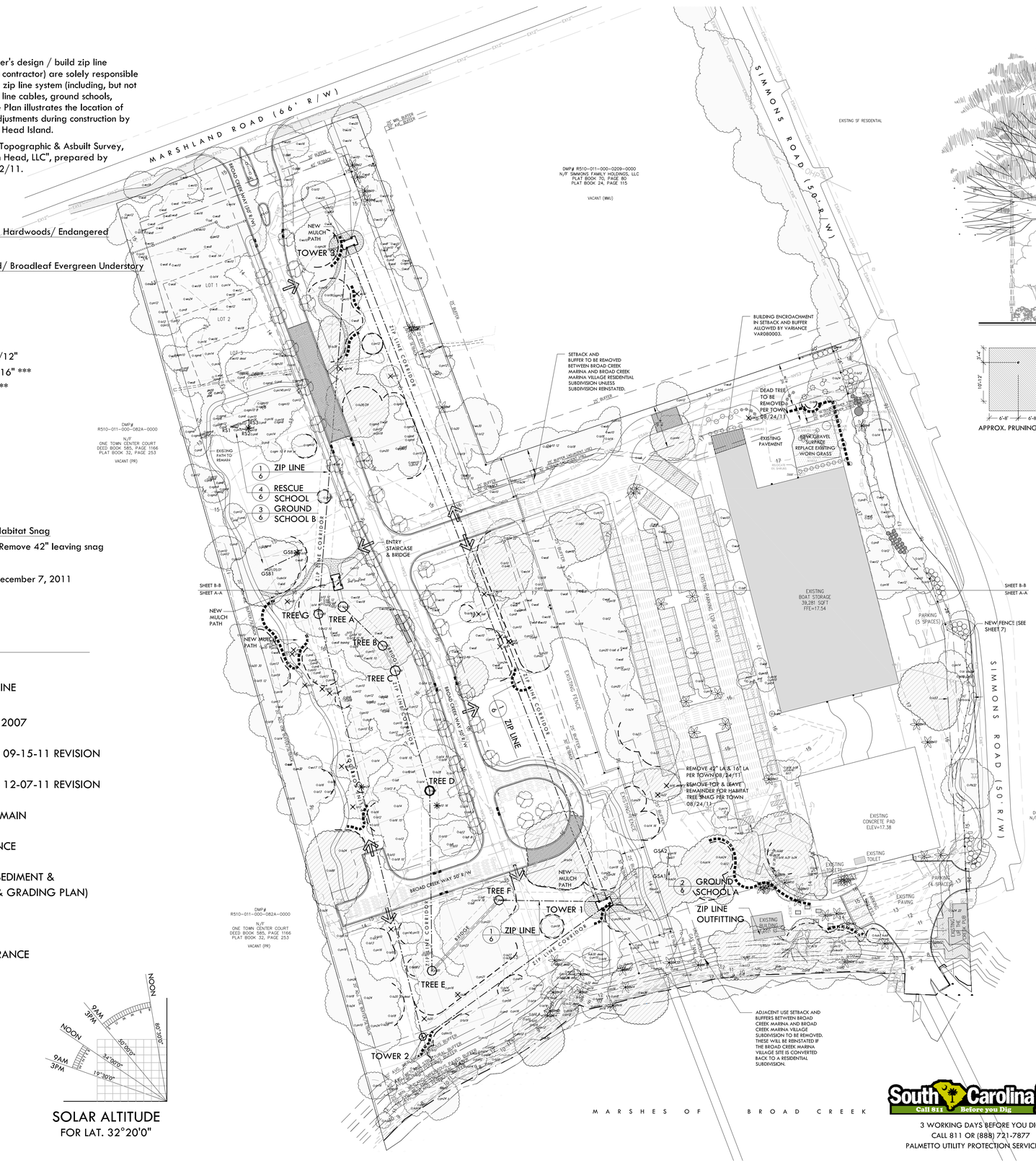
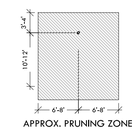


SOLAR AZIMUTHS
FOR LAT. 32°20'0"

SOLAR ALTITUDE
FOR LAT. 32°20'0"





APPROX. PRUNING ZONE

1. ALL TREE REMOVAL AND PRUNING SHALL BE IN ACCORDANCE WITH LATEST RELEASES OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS FOR TREE CARE OPERATIONS AND ANSI Z133.1 STANDARDS FOR ARBORICULTURAL OPERATIONS - SAFETY REQUIREMENTS.
2. SELECTIVELY REMOVE VOLUNTEER OVERSTORY SAPLING TREES WITHIN THE 20' ZIP LINE CORRIDOR TO ENCOURAGE THE ESTABLISHMENT OF HIGH QUALITY UNDERSTORY CULTURE.
3. PER THE APPLICANT'S CERTIFIED ARBORIST'S CANOPY ASSESSMENT NOTES OF MARCH 9, 2011, PRUNING WITHIN ANY TREE'S ZIP LINE PRUNING ZONE SHALL BE 15% OR LESS OF THE LIVE CANOPY.

TYPICAL ZIP LINE PRUNING

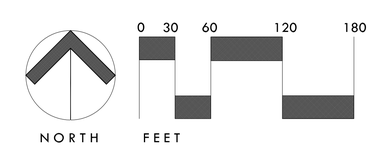
SCALE: NTS

TREE PRUNING AND REMOVAL

1. On January 24, 2011, and March 9, 2011, Signature Research, Inc.; the Applicant; the Applicant's land planner, certified arborist, engineer and land surveyor met on-site with Town staff members to preliminarily site the zip line route. Platforms were located in the field, their locations surveyed and included on this Site Plan.

   Following Town DPR approval of the Site Development Plan (Revised 09-15-11), the Applicant engaged the services of S.T.E.P.S. and the layout for the zip line was revised and the Ground Schools and Rescue School were added as indicated on these plans revised 12-07-11.
2. The zip line design calls for a careful placement of ten (10) zip line Platforms (labeled A thru J) three (3) platform towers and seven (7) platform trees to minimize impact to the forest's trees and the tree canopy with minimal tree removal and careful pruning of limbs as preliminarily determined in the field.
3. Tree removal and pruning to be supervised by a Town of Hilton Head Island approved certified arborist.
4. Pruning shall meet Town of Hilton Head Island LMO Standards and the "Typical Zip Line Pruning" detail herein.

TREE PROTECTION, PRUNING, & REMOVAL PLAN



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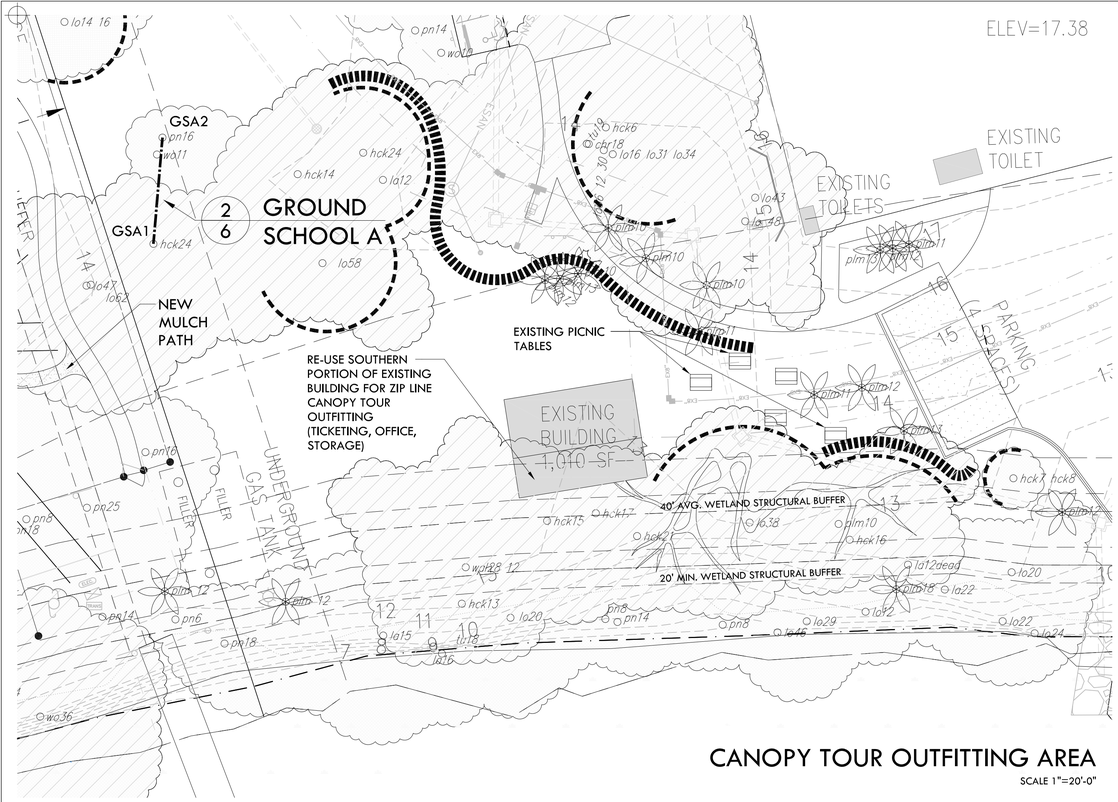
ISSUE DATE: June 10, 2011

DRAWN: KE / TR

APPROVED: TR

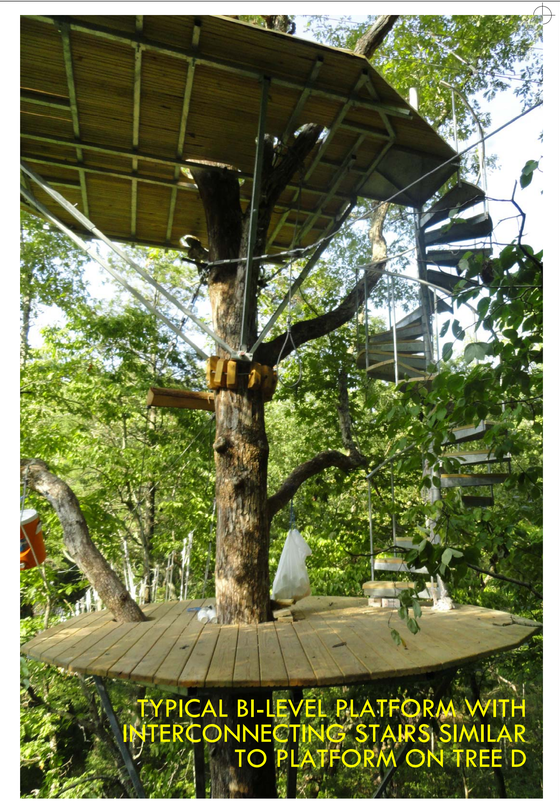
Tree Plan

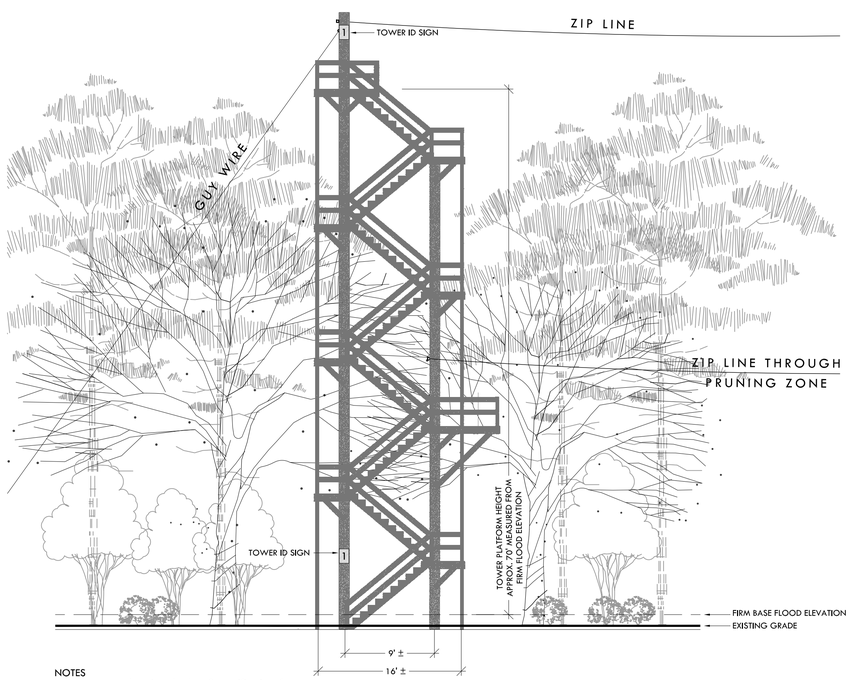
Sheet 5 Of 7



CANOPY TOUR OUTFITTING AREA

SCALE 1"=20'-0"

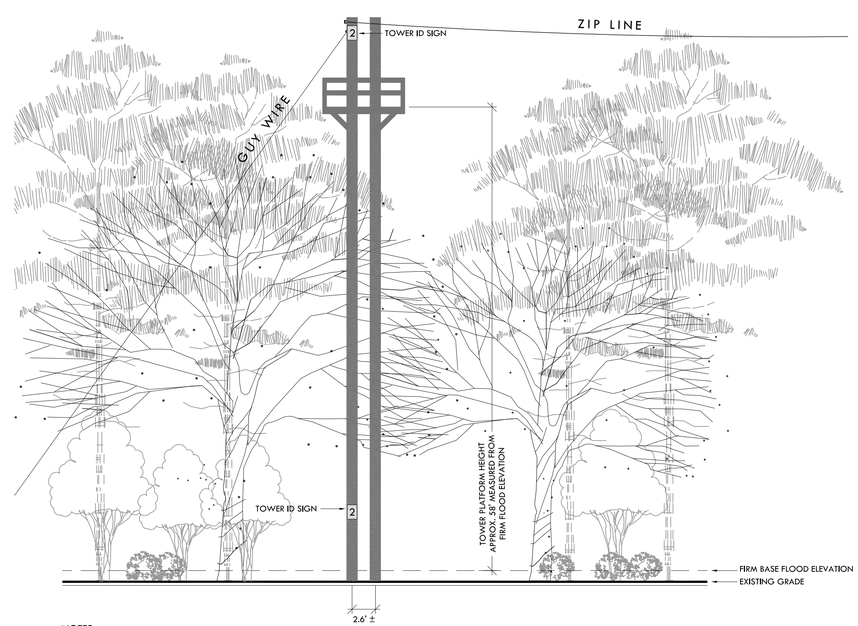




NOTES
1. See structural engineer's plans & specifications for actual tower designs and details.

CONCEPTUAL 4-POLE ZIP LINE TOWER
WITH STAIRS TO GROUND

SCALE: NTS



NOTES
1. See structural engineer's plans & specifications for actual tower designs and details.

CONCEPTUAL 2-POLE ZIP LINE TOWER

SCALE: NTS

1/6 ZIP LINE

2/6 GROUND SCHOOL A

3/6 GROUND SCHOOL B

4/6 RESCUE SCHOOL

NOTES FOR DETAILS 1/6, 2/6, 3/6, 4/6

1. See the plans, drawings, and specifications provided by Others for design and construction details for the zip line system (including, but not limited to the towers, platforms, guying, zip line cables, ground schools, rescue school, and safety systems).
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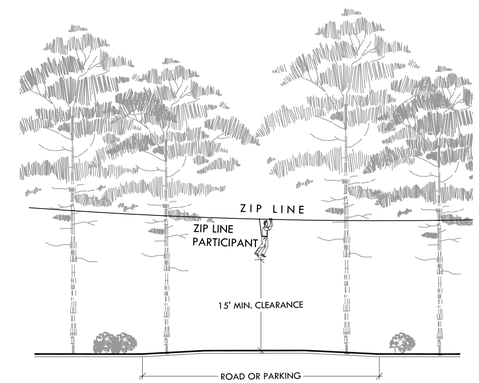

ROAD / PARKING CLEARANCE

SCALE: NTS

ECO-TOURISM PARK

ZIP LINE CANOPY TOUR

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SCALE: NTS

DRAWN: KE / TR

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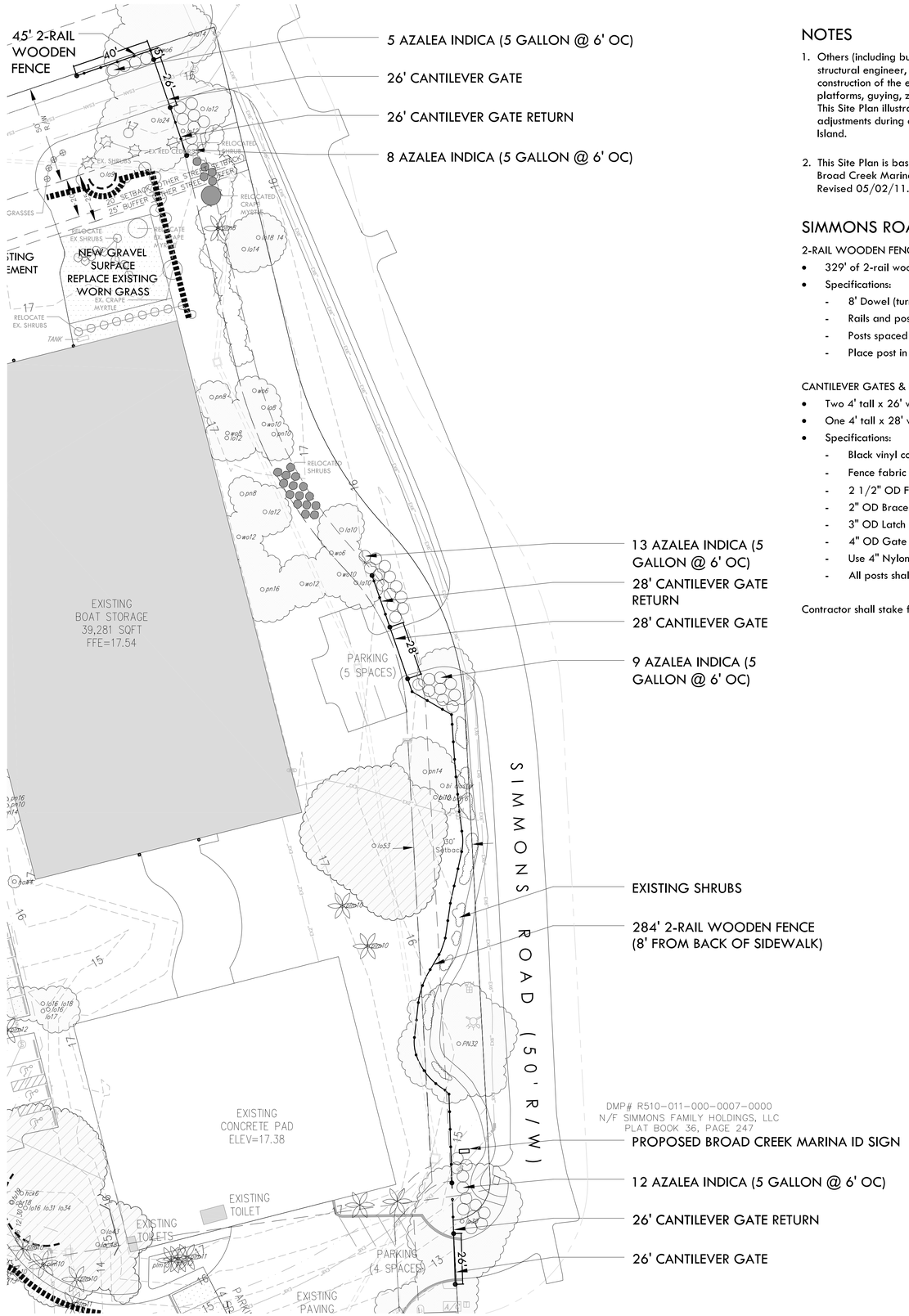
Details

Sheet 6 Of 7



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SIMMONS ROAD FENCE SPECIFICATIONS

2-RAIL WOODEN FENCE

- 329' of 2-rail wooden fence
- Specifications:
  - 8' Dowel (turned) rails
  - Rails and posts treated Southern Yellow Pine
  - Posts spaced 7' ±
  - Place post in hole with 6" gravel in the bottom, then fill the hole with concrete.

CANTILEVER GATES & RETURNS

- Two 4' tall x 26' wide gates
- One 4' tall x 28' wide gate
- Specifications:
  - Black vinyl coated fence fabric. Frame and posts black powder coated finish.
  - Fence fabric shall be 11 ga. wire, 9 ga. w/ coating.
  - 2 1/2" OD Frame (Sch. 40)
  - 2" OD Braces (Sch. 40)
  - 3" OD Latch posts (Sch. 40)
  - 4" OD Gate posts (Sch. 40)
  - Use 4" Nylon rollers
  - All posts shall be set in concrete

Contractor shall stake fence for approval by Owner before installation.

SIMMONS ROAD FENCE PLAN

NORTH

0 30 60 120 180

FEET

ECO-TOURIM PARK

ZIP LINE CANOPY TOUR

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Simmons Road Fence Plan

Sheet 7 Of 7

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: Broad Creek Marina Ecotourism DRB#: DR110012

DATE: December 13, 2011

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

ARCHITECTURAL DESIGN

A reduction and reconfiguration of the previously approved towers with additional platform proposed for the trees. All newly submitted details are appropriate to the design guide, pending Natural Resources Approval.

Arborist's content and engineering is extensive and will be addressed at the meeting.

A turned rail fence and characteristic landscaping is proposed along the driveway.

The overall character of the project and general aesthetic remains unchanged, and Staff recommends approval.

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	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	☐	☐	☐	

1. Background / Historical Significance

In 2005, a diverse group of Hilton Head Island citizens spear headed the cause of preserving and promoting the Mitchelville heritage. Today a committee of 18 comprises the governing arm of the Mitchelville Preservation Project, Inc., a 501 (c) 3 non-profit organization.

Their mission: To save Historic Mitchelville from oblivion, and in the process, to convey an American story of former slaves who created a unique culture of struggle, resistance, perseverance and resilience in a quest to define an inclusive form of freedom.

The vision of the Mitchelville Preservation Project is to preserve a portion of the historic site of what was Mitchelville. A central feature of The Historic Mitchelville Freedom Park will be a memorial that commemorates the freedmen's "experiment in freedom." It will include recognition of General Mitchel, who conceptualized the Town, Reverend Murchison, the first Mitchelville Mayor, the 1st Colored U.S. military unit, Harriet Tubman, and 19th century replica buildings, e.g., the prayer house and school. The project will incorporate the use of state-of-the-art technological and media platforms that present and interpret the story of the freedmen of Mitchelville. Finally, the project also will include a Welcome Pavilion/Center that will hold exhibits, as well as special events.

The recreation of Mitchelville will allow visitors to envision Historic Mitchelville as it existed in the 19th century. The site, with its rich indigenous plant life and pristine island atmosphere, will become the Lowcountry's jewel Civil War attraction. It will be designed to inspire and enlighten visitors about the lives of the people and the contributions that the Mitchelville ancestry made to the heritage of freedom.

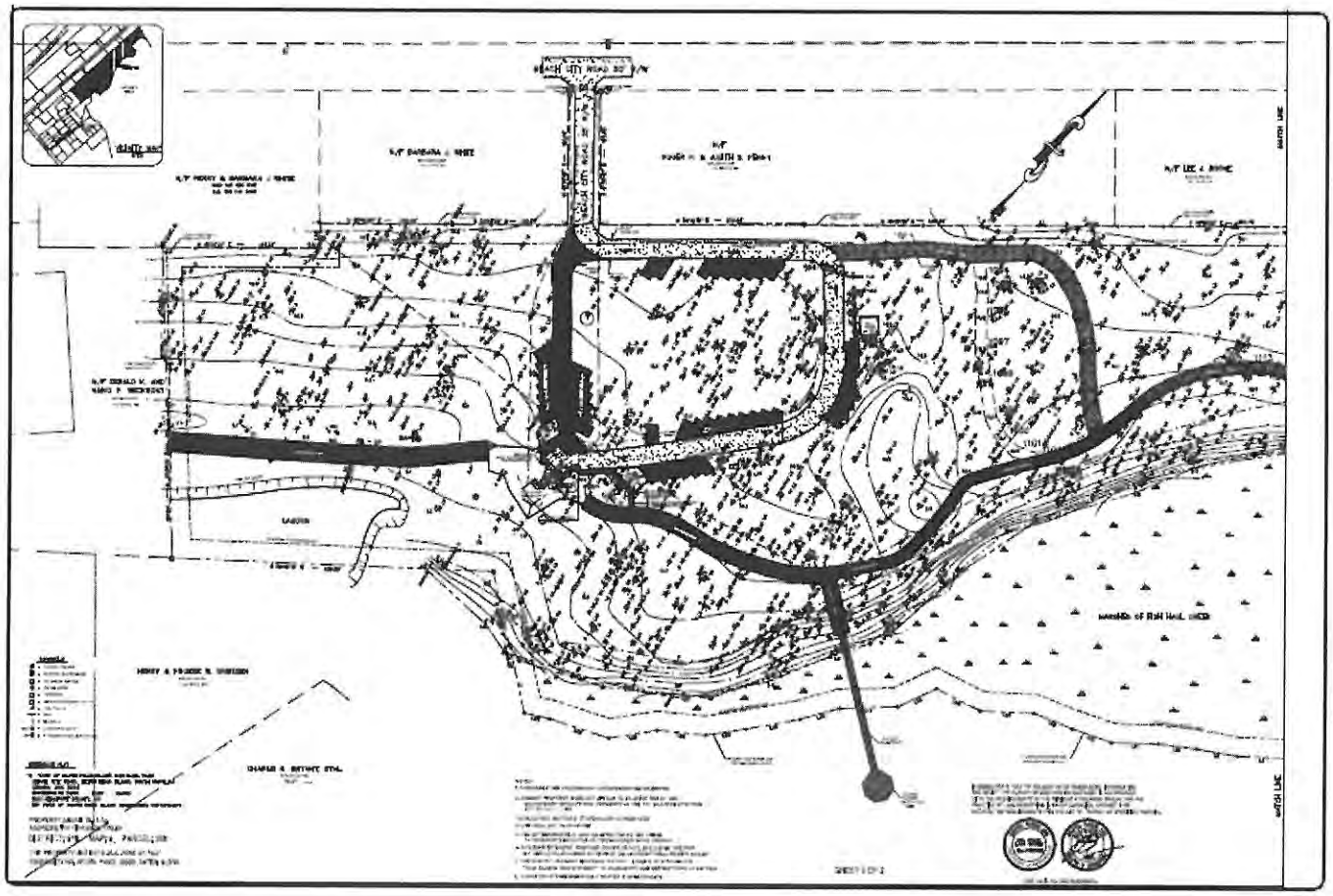
Lavon Stevens and Janet Noonan attended the Mitchelville Preservation Project Board Meeting on September 13, 2011. They presented the class's idea to the board and received unanimous support for the Leadership Class to proceed.

Master Plan for Future Mitchelville Historic Site

2. Overview of the Proposed Leadership Project

2a. Current Environment

Freedom Park, home of the Mitchelville Preservation Project, currently has no signage or information on site to explain the historical significance or details about the site.



Site Plan – As-Built, dated 2004

2b. Design Description

It is the goal of the Leadership 2012 Class to provide a semi-permanent place to provide information about Mitchelville. Information on the site is desperately needed today. There are no existing information centers on location today. At some point, the overall Mitchelville Preservation Project, according to the Master Plan by Wood + Partners included in this presentation, will be achieved; the Leadership Project can then be re-located if necessary.

The Leadership Class of 2012 proposes to fulfill a small part of the overall Mitchelville Preservation Project by constructing a Visitor Information Center. This area would provide in-depth educational exhibits about the cultural history of Mitchelville. It would also be a gathering place for school class trips and a tourist point of interest.

The design presented is an area in size, suitable to the designated location, approximately the size of a large living room, 20' x 20' with the following features:

- At the center, approximately 12' x 12', is a patio of permeable pavers. These pavers will be engraved with names of benefactors.
- At the perimeter of the pavers, on three sides, are five (5) benches to sit and rest while learning about Mitchelville by either reading the placards, or hearing the story provided by a tour guide or teacher.
- At the outside of the benches are six (6) signs, or placards, depicting the story primarily in large picture-type displays with accompanying written information.

A few indigenous palm trees which do not require an irrigation system will be added.

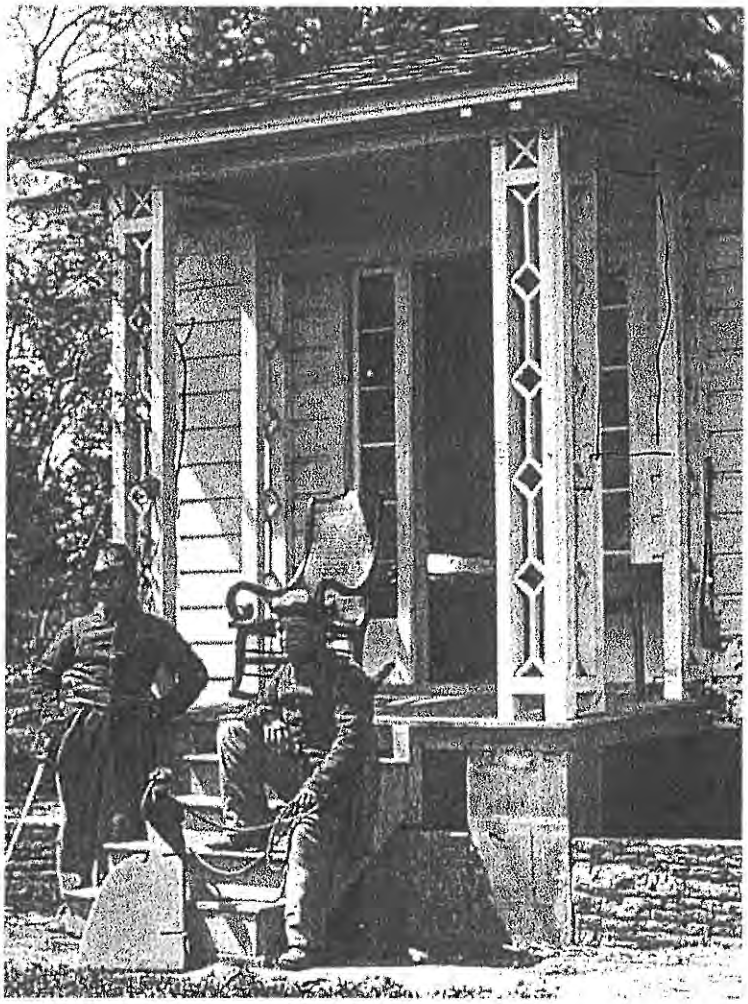
Please see enclosed drawing for conceptual rendering.

2c. Location of Information Center

On Tuesday, October 4, 2011, some members of the Leadership Class met on site with Bob Richardson, Planning Committee Chairman, and Heather Rath, Board Member of the Mitchelville Preservation Project, to determine where the Visitor Information Center should be located. With Bob's recommendation, the Leadership Class would like to install this area toward the first entrance to the park between two very large Oak trees inside the parking path. Please see photo below.

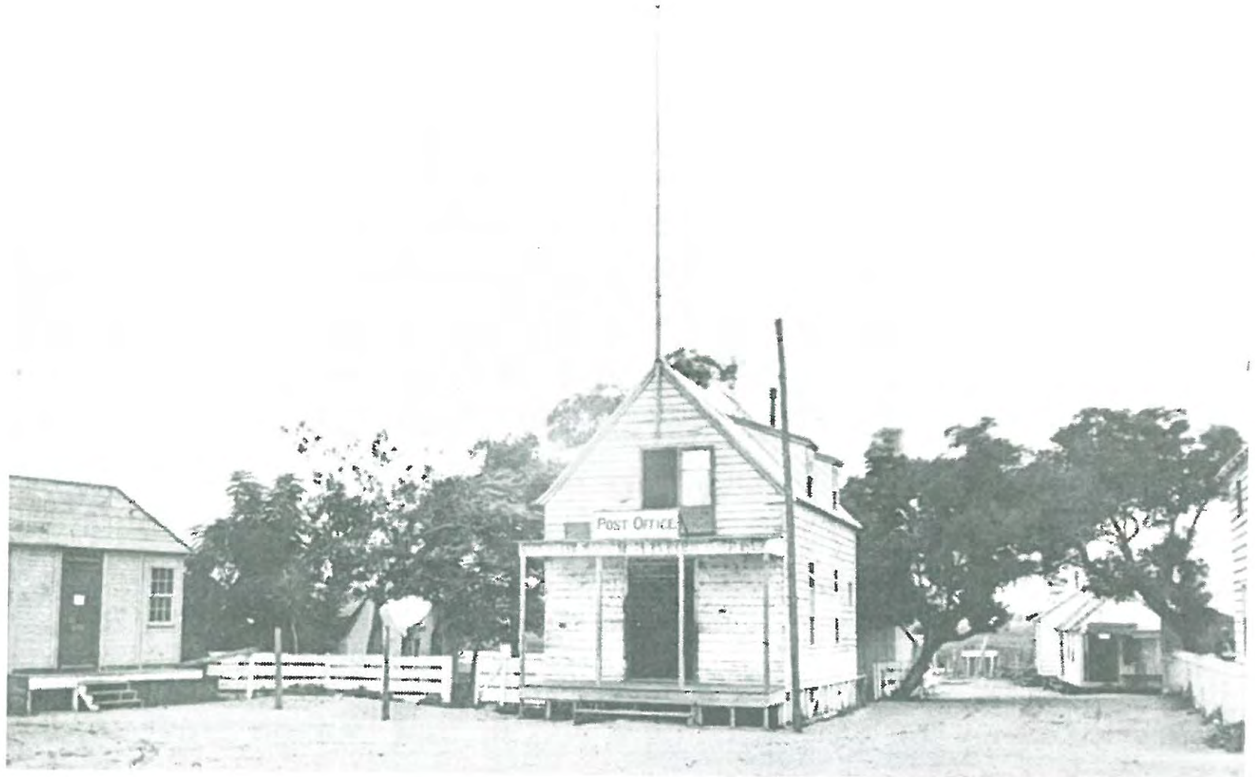
In order to create the Center here, the existing kiosk sign may need to be relocated to the right side of the parking drive.

Period House of Mitchelville Era (circa. 1862)



The Leadership Class would like to incorporate a period structure into the project. The style and design of the house featured in the picture above would be an integral part of the visitor information center. The structure might be recreated on a smaller than life size scale to enrich the historically accurate depiction of the original residences.

At the time of this presentation to the Board of Regents, the cost and other feasibility factors associated with this portion of the project have not been fully assessed.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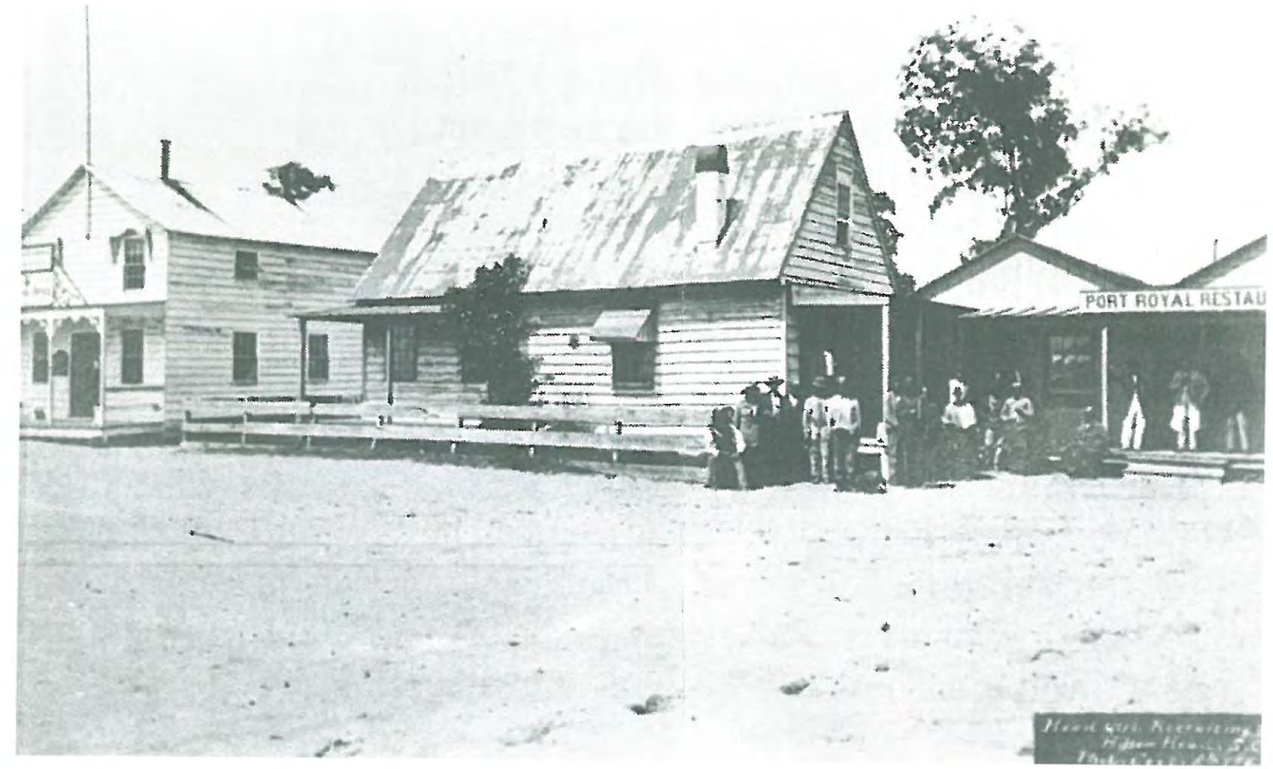
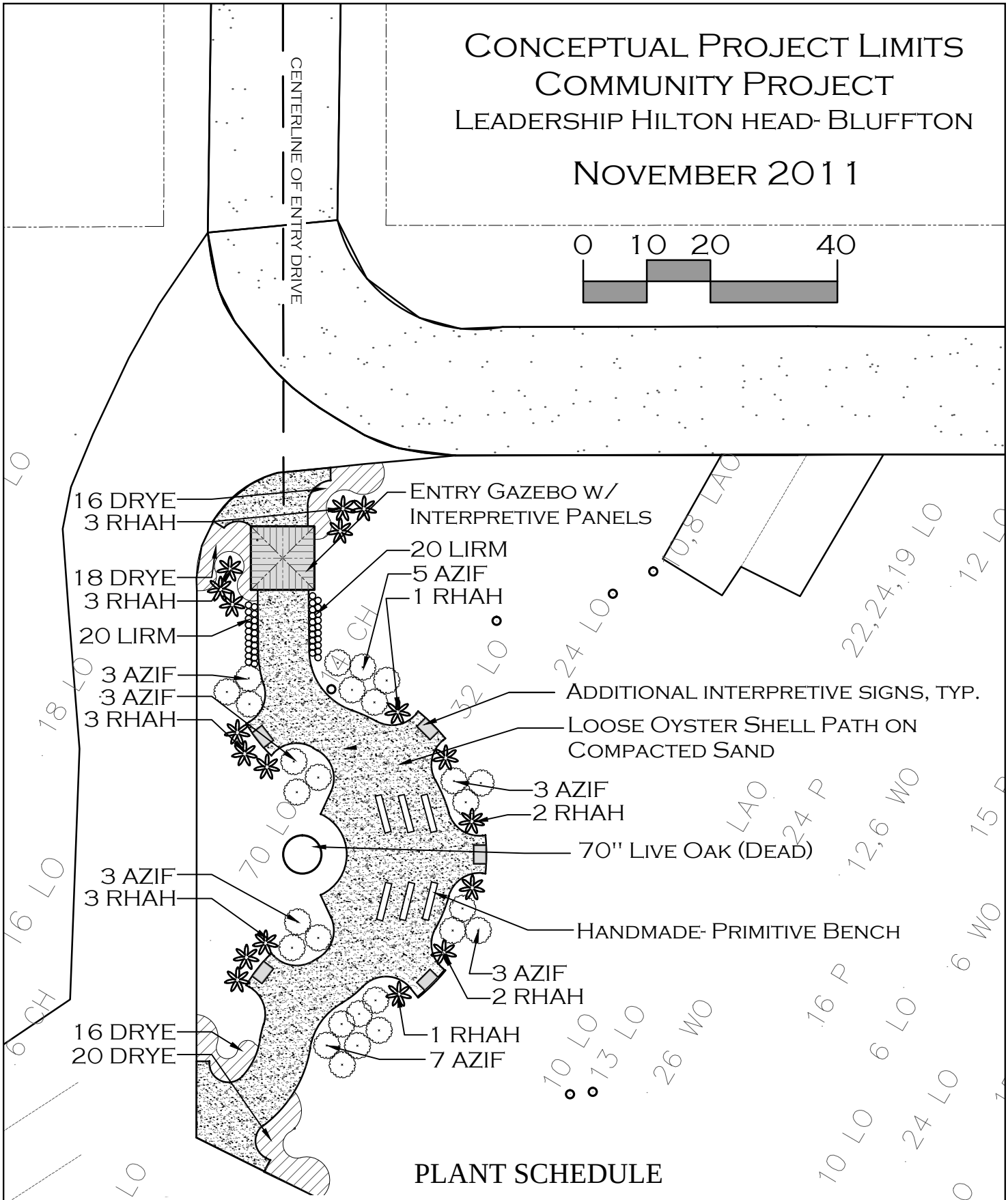

PORT ROYAL RESTAU

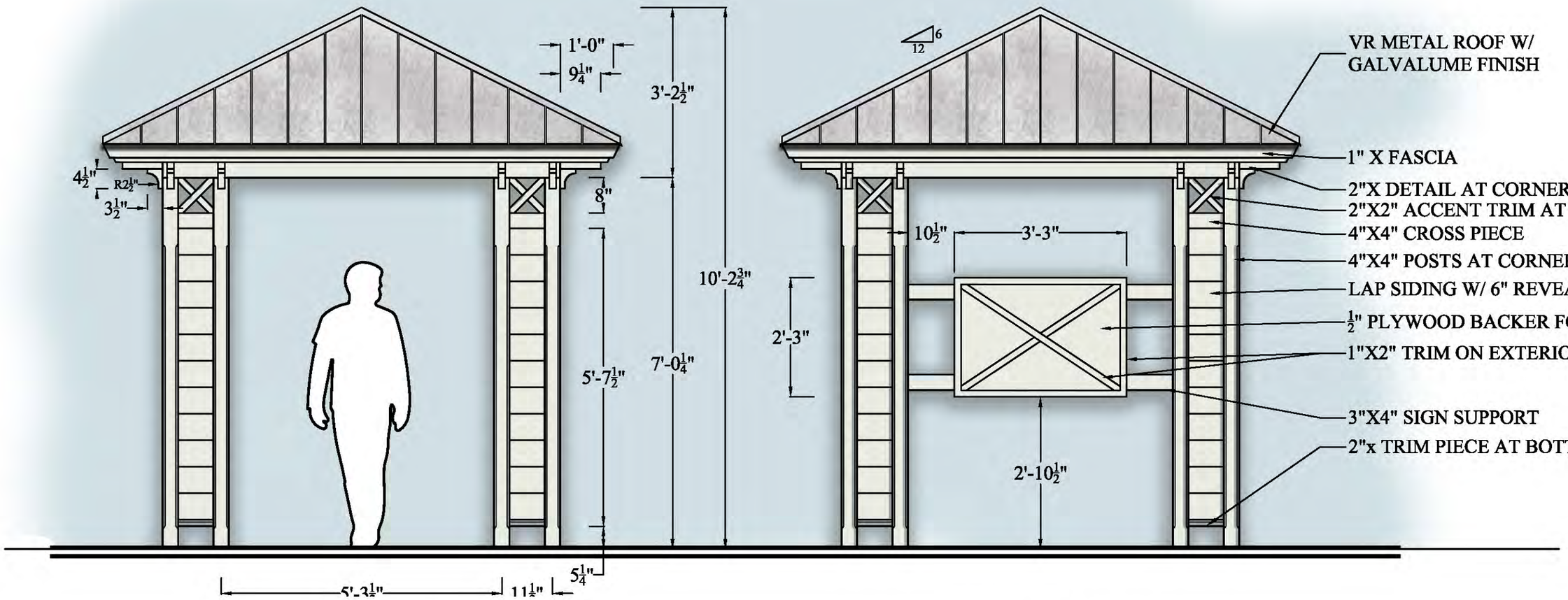
Conceptual Project Limits
Community Project
Leadership Hilton head- Bluffton

November 2011



PLANT SCHEDULE

QTY.	ABBR.	COMMON/ BOTANICAL	HEIGHT	SPREAD	SPACING	NOTES
27	AZIF	Formosa Azalea/ *Azalea indica 'Formosa'*	24-36"	24-36"	4-5'	CONT.
70	DRYE	Autumn Fern/ *Dryopteris erythrosora*	6-8"	8-12"	18-24" o.c.	CONT.
18	RHAH	Needle Palm/ *Rhapidophyllum hystrix*	24-36"	24-36"	5-6'	CONT.
40	LIRM	Big Blue Liriope/ *Liriope muscari 'Big Blue'*	6-8"	6-8"	12" o.c.	CONT.



FRONT AND REAR
ELEVATIONS

LEFT AND RIGHT
ELEVATIONS

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: Leadership Hilton Head Island/ Bluffton DRB#: DR110042

DATE: December 13, 2011

RECOMMENDATION: Approval ☐ Approval with Conditions ☐ Denial ☐

ARCHITECTURAL DESIGN

Leadership group's annual Community Project is to build an interpretive area at Fish Haul Creek Park. Project is temporary in nature to accommodate future Mitchelville Freedom Park. Program consists of an entry element to an oyster shell pathway/ seating area for tours and park users. Interpretive panels will highlight the history of Mitchelville. No excavation is proposed given the archeological considerations of the site. Walking surface will be compacted sand and shell above on top of existing grade.

Submitted drawings have been volunteered by Staff. Staff generated content does not receive a staff review, although the Leadership group's program is highly appropriate to the site.

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	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	☐	☐	☐	