



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 14, 2011

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

AGENDA

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Approval of Agenda**
- 5. Approval of Minutes - Meeting of May 24, 2011**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business-**
 - A) DR110002- Wal-Mart Expansion- New Development- Final
 - B) DR110022- 1005 Marshland Road- New Cell Tower Installation- Final
- 9. New Business**
 - A) DR110010- L Woods Patio- Minor External Change
 - B) DR110026- Park Plaza- Kanaley's Restaurant- Outdoor Bar- Alteration Addition
 - C) DR110027- Circle Center Repaint
- 10. Appearance by Citizens**
- 11. Adjournment**

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

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, May 24, 2011 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

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

Board Members Absent: Galen Smith and Deborah Welch

Council Members Present: Bill Ferguson

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

1. CALL TO ORDER

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

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

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

5. APPROVAL OF THE MINUTES

The minutes of the May 10, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

DR110024 - Palmetto Electric Cooperative - Operations Building - New Development- Final

Mr. Roan introduced the application and stated its location, 15 Cooperative Drive. The project is a metal Operations Building detailed to match the newly developed office facility. Materials, details, and colors are selected to match or complement the existing.

The architectural fence detail at the public entrance interfaces nicely with the existing fence at the rear. All existing storage and lay-down areas are to be removed, and the parking is to be reconfigured.

Mr. Roan stated that no details were provided for the vehicle storage buildings; however, given their function and visibility, a utilitarian structure complementing the new Operations Building would be in keeping with the *Design Guide*.

Mr. Roan presented an in-depth overhead review of the Operations Building including details of the main entry (north elevation) and the public entry (west elevation). Mr. Roan also presented photographs of the Operations area, the existing storage area, and existing warehouse. Lastly, Mr. Roan presented details regarding the applicant's landscape plan. The staff recommended that the application be approved. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Sam McCleskey, Architect, presented statements in support of the application. Mr. McCleskey distributed hard samples of the colors and the materials for the Board's review. The Board and the applicant discussed several issues associated with the project including the colors, the materials, the elevations, and the landscape plan. The Board stated that the project is a welcomed improvement to the area. At completion of the applicant's presentation and discussion by the Board, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Palmetto Electric Operations Building - New Development Final application as presented today. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-1-0.

10. ADJOURNMENT

The meeting was adjourned at 2:10pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

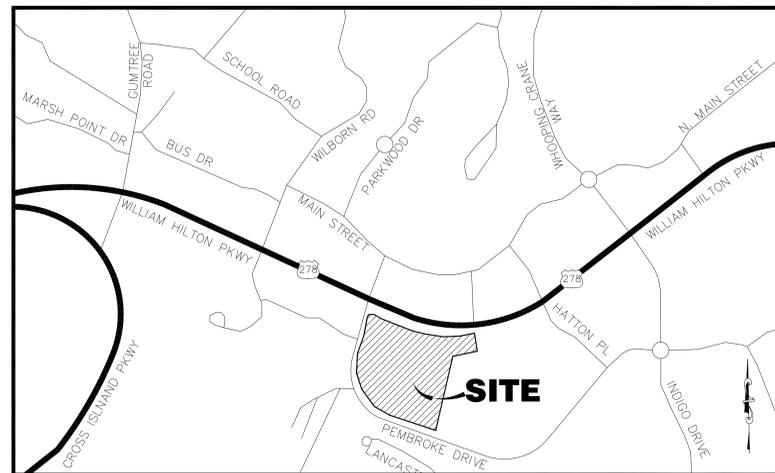
Tom Parker
Chairman

PROPOSED EXPANSION FOR WAL-MART SUPERCENTER #728-04 25 PEMBROKE DRIVE TOWN OF HILTON HEAD ISLAND BEAUFORT COUNTY, SOUTH CAROLINA

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

UTILITY / GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY--	OTHERS RESPONSIBILITY--
GAS NONE AVAILABLE	--N/A	--N/A
TELEPHONE HARGRAY COMMUNICATIONS COMPANY, INC. 856 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SC 29928 CONTACT: FRANK J. MILLS PHONE: (843) 815-1683	--COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT	--ANY RELOCATION OF EXISTING WILL BE DONE BY TELEPHONE COMPANY.
CABLE HARGRAY COMMUNICATIONS COMPANY, INC. P.O. BOX 3380 BLUFFTON, SC 29910 CONTACT: FRANKIE DENMARK PHONE: (843) 815-1676	--COORDINATE CONSTRUCTION ACTIVITIES WITH CABLE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT	--ANY RELOCATION OF EXISTING WILL BE DONE BY CABLE COMPANY.
ELECTRIC PALMETTO ELECTRIC COOPERATIVE WAY HARDEEVILLE, SC 29927 CONTACT: BOB BISHOP PHONE: (843) 726-5551	--COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT --CONSTRUCT TRANSFORMER PAD PER THE ELECTRIC COMPANY'S SPECIFICATIONS. --PROVIDE AND INSTALL SECONDARY SERVICE AND MATERIALS.	--ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY THE ELECTRIC COMPANY. --ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER. --ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER.
SANITARY SEWER HILTON HEAD ISLAND PSD NO. 1 21 OAK PARK DRIVE HILTON HEAD ISLAND, SC 29925 CONTACT: MARLON ATWATER PHONE: (843) 681-5525	--PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION. --ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL BE PVC AND RATED SDR 26. --COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND UTILITY. SEE UTILITY PLAN FOR REQUIREMENTS.	
WATER HILTON HEAD ISLAND PSD NO. 1 21 OAK PARK DRIVE HILTON HEAD ISLAND, SC 29925 CONTACT: MARLON ATWATER PHONE: (843) 681-5525	--PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION. --ALL PUBLIC AND PRIVATE WATER MAINS SHALL BE C-900 PVC, DR14 CLASS 200 --ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR --ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR --COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND UTILITY. SEE UTILITY PLAN FOR REQUIREMENTS.	
STORM SEWER TOWN OF HILTON HEAD ISLAND ONE TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT: JEFF BUCKALEW PHONE: (843) 341-4772	--PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION. --REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS	

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



SITE LOCATION MAP

SCALE: 1"=600'

DRAWING #	SHEET	TITLE	ISSUED	REVISED
1	T001	TITLE PAGE	5/24/2011	
2	C001	CIVIL NOTES & ABBREVIATIONS	5/24/2011	
3		TOPOGRAPHIC SURVEY	5/24/2011	
4	C002	SITE PHASING PLAN	5/24/2011	
5	C100	DEMOLITION PLAN	5/24/2011	
6	C110	TREE REMOVAL PLAN	5/24/2011	
7	C200	SITE PLAN	5/24/2011	
8	C210	SITE DIMENSION PLAN	5/24/2011	
9	C300	GRADING & DRAINAGE PLAN	5/24/2011	
10	C301	GRADING & DRAINAGE PLAN BLOWUP	5/24/2011	
11	C400	UTILITY PLAN	5/24/2011	
12	C410	SEWERMAIN PROFILE	5/24/2011	
13	C620	CIVIL DETAILS - PAVEMENT	5/24/2011	
14	C621	CIVIL DETAILS - STRIPING & SIGNAGE	5/24/2011	
15	C622	CIVIL DETAILS - STRIPING	5/24/2011	
16	C630	CIVIL DETAILS - STORM DRAINAGE	5/24/2011	
17	C640	CIVIL DETAILS - UTILITY	5/24/2011	
18	C700	EROSION & SEDIMENTATION CONTROL PLAN - PHASE I	5/24/2011	
19	C701	EROSION & SEDIMENTATION CONTROL PLAN - PHASE II	5/24/2011	
20	C710	CIVIL DETAILS - EROSION CONTROL	5/24/2011	
21	C711	CIVIL DETAILS - EROSION CONTROL	5/24/2011	
22	C720	SWPPP/EROSION CONTROL NOTES	5/24/2011	
23	L201	LANDSCAPE PLAN	5/24/2011	
24	L301	LANDSCAPE DETAILS & SCHEDULE	5/28/2011	
	C800	EXISTING SITE LIGHTING PLAN	5/24/2011	
	C801	PROPOSED SITE LIGHTING PLAN	5/24/2011	
	C802	PROPOSED SITE LIGHTING PHOTOMETRICS PLAN	5/24/2011	

ALERT TO CONTRACTOR:

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

ADDITIONAL GOVERNING AGENCIES CONTACTS:

SOUTH CAROLINA DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - NPDES
SCDHEC - OCRM
STORMWATER, DAMS & AGRICULTURE PERMITTING SECTION
1362 MCMILLAN AVENUE, SUITE 400
CHARLESTON, SC 29405
CONTACT: CHRISTINE KOCZERA
PHONE: (843) 953-0702

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

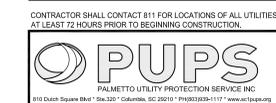
PLANNING ZONING BLDG OFFICIAL
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
CONTACT: NICOLE DIXON
PHONE: (843) 341-4686

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

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

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

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



ENGINEER-

ADC ENGINEERING, INC.

1226 YEAMANS HALL ROAD

HANAHAN, SOUTH CAROLINA, 29410

(843) 566-0161

(843) 566-0162

TELEPHONE

FAX



DEVELOPER-

WAL-MART STORES EAST, LP

2001 S.E. 10th STREET, SWDC, MAIL STOP 5570

BENTONVILLE, ARKANSAS 72716-0570

(479) 273-4000 PHONE



CIVIL ABBREVIATIONS

BTM	BOTTOM
BM	BENCHMARK
BMP	EROSION CONTROL BEST MANAGEMENT PRACTICES
BW	BOTH WAYS
CB	CATCH BASIN
CI	CAST IRON
CGP	NPDES CONSTRUCTION GENERAL PERMIT SCR 100000
CL	CENTERLINE
CY	CUBIC YARDS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DOVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
EL	ELEVATION
EXST	EXISTING
EW	EACH WAY
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FM	FORCE MAIN
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
IAW	IN ACCORDANCE WITH
IE	INVERT ELEVATION
JB	JUNCTION BOX
LF	LINEAR FEET
LP	LIGHT POLE
MATL	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NOI	NOTICE OF INTENT
NOT	NOTICE OF TERMINATION
NTS	NOT TO SCALE
OC	ON CENTER
OCRM	SCDHEC OCEAN & COASTAL RESOURCE MANAGEMENT
ODSA	OPERATOR OF DAY TO DAY SITE ACTIVITIES
PC	POINT OF CURVATURE
PP	POWER POLE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQD	REQUIRED
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
SABC	STABILIZED AGGREGATE BASE COURSE
SF	SQUARE FEET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
R/W	RIGHT OF WAY
SB	SILT BARRIER
SCDHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SD	STORM DRAINAGE
SS	SANITARY SEWER SERVICE
STA	STATION
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVEMENT
TYP	TYPICAL
VC	VITRIFIED CLAY
W	WATER
W/	WITH
WS	WATER SERVICE
WV	WATER VALVE

GENERAL NOTES

- ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.
- TOPOGRAPHIC AND BOUNDARY SURVEY BY ADC ENGINEERING, INC. ONLY PARTIAL TREE AND TOPOGRAPHIC SURVEY HAS BEEN COMPLETED TO ENCOMPASS THE BUILDING EXPANSION AREA.
- ALL ELEVATIONS REFER TO FEET ABOVE MEAN SEA LEVEL, NGVD '29.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK. IF UTILITIES OTHER THAN THOSE SHOWN HEREON ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY AND TAKE APPROPRIATE MEASURES TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- OFFSITE BORROW NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- THE CONTRACTOR SHALL PLACE 4" OF TOPSOIL IN ALL DISTURBED AREAS NOT TO BE PAVED. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY AND PERMANENT SEEDING IN ALL AREAS INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS.
- CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
- THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP APPROVED ANY AND ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
- IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO VERIFY THAT ALL WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR GEOTECHNICAL REPORT.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF HILTON HEAD ISLAND PSD #1 AND SCDHEC. WHERE ANY DISCREPANCIES EXIST BETWEEN THESE DOCUMENTS AND HILTON HEAD ISLAND PSD #1 AND SCDHEC REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL BE ADHERED TO.
- IN PERFORMING CONSTRUCTION OBSERVATION VISITS TO THE JOB SITE, THE ENGINEER SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK.
- THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCY.
- IT IS THE CONTRACTORS RESPONSIBILITY FOR DESIGN, ADEQUACY AND IMPLEMENTATION OF ALL DEWATERING. ALL DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
- CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 1-888-721-7877 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
- ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.

TRAFFIC CONTROL NOTES

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

Parking Calculations						
Ordinance Requirement						
Use	City Parking Requirement					
	Requirement (i.e. square footage, # employees, etc.)					
Discount Store	1 per 350 Square Feet	X	148,302 SF	=		424
	TOTAL		148,302	TOTAL =		424
ADA Parking Requirement						
					Total ADA Parking Spaces =	9
					Van Accessible Spaces =	2
Summary						
					Standard Spaces =	415
					ADA Standard Spaces =	7
					ADA Van Accessible =	2
					TOTAL =	424
Existing Parking Summary						
					Existing Standard Spaces (8x18) =	269
					Existing Compact Spaces (8x15) =	110
					Existing Compact Car Spaces (7.5x15) =	170
					ADA Standard Spaces =	11
					ADA Van Accessible =	7
					Cart Corral =	8
					TOTAL =	575
					Parking Ratio/1,000 sf	4.55
Provided Parking Summary						
					Standard Spaces (8x18) =	287
					Compact Spaces (8x15) =	78
					Compact Car Spaces (7.5x15) =	159
					ADA Standard Spaces =	12
					ADA Van Accessible =	7
					Cart Corral =	28
					TOTAL =	571
					Parking Ratio/1,000 sf	3.85
Loading Zone Calculations*						
Use	Parking Requirement					
	Requirement (i.e. square footage, # employees, etc.)					
Retail	1 per 10,000 Square Feet	X	148,302	=		15
	TOTAL			TOTAL =		15
*Wal-Mart has their own delivery trucks and a dedicated loading area for 4 trucks which is adequate for their operation.						
Bike Rack Spaces Calculation						
Use	Parking Requirement					
	Requirement (i.e. square footage, # employees, etc.)					
Bike Space	1 per 10,000 Square Feet	X	148,302	=		15
	TOTAL			TOTAL =		15

PROJECT INFORMATION		
DEVELOPMENT DATA		
PROJECT NAME	WAL-MART SUPERCENTER #728-04 EXPANSION	
DEVELOPMENT DESCRIPTION	THE PROJECT INCLUDES: -22,035 SF BUILDING ADDITION -NEW LOADING DOCK -NEW TRASH COMPACTOR -ASPHALT OVERLAY EXISTING PARKING LOT	
PROJECT OWNER	WAL-MART STORES EAST, LP	
PROJECT ARCHITECT	RAYMOND HARRIS & ASSOCIATES (USUNOBUN A. OSAGIE (214) 290-7049)	
PROJECT CIVIL ENGINEER	ADC ENGINEERING, INC (LARRY BARTHELEMY (843) 566-0161)	
PROJECT LANDSCAPE ARCHITECT	ADC ENGINEERING, INC (FRED GUTHIER (843) 566-0161)	
PROPERTY INFORMATION		
TMS	R510-008-000-0373-0000	
ADDRESS	25 PEMBROKE DRIVE, HILTON HEAD ISLAND, SC	
STREET CLASSIFICATIONS		
WILLIAM HILTON PARKWAY (US HWY278)	SCDOT	
PEMBROKE DRIVE	Beaufort County	
FLOOD ZONE STATEMENT		
	FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (COMMUNITY NUMBER 450250, PANEL NUMBER 0008, SUFFIX 'D', DATED 09/29/86) INDICATES THIS PROPERTY TO BE IN ZONE 'C', WHICH IS OUTSIDE OF THE 100-YEAR FLOOD ZONE, AS DETERMINED BY SCALING.	
SUBDIVISION STATUS	N/A	
WETLAND STATUS	NONE PRESENT	
ZONING INFORMATION		
MUNICIPALITY	TOWN OF HILTON HEAD ISLAND	
EXISTING ZONING	PLANNED DEVELOPMENT (PD-1)	
OVERLAY DISTRICT	CORRIDOR OVERLAY DISTRICT	
PROPOSED ZONING	NO CHANGE	
ADJACENT ZONING	NORTH PD-1 & COMMERCIAL CENTER (CC)	
	EAST PD-1	
	SOUTH PD-1	
	WEST PD-1	
HEIGHT LIMITATION	75'	
HISTORIC DISTRICT	N/A	
ZONING CONTACT	TOWN OF HILTON HEAD ISLAND (NICOLE DIXON (843) 341-4686)	
SETBACKS/BUFFERS		
SETBACKS	REQUIRED	PROVIDED
FRONT	20'	>20'
REAR	20'	>20'
SIDE (N)	50'	>50'
SIDE (S)	20'	>20'
BUFFERS	REQUIRED	PROVIDED
FRONT	20'	>20'
REAR	20'	>20'
SIDE (N)	50'	>50'
SIDE (S)	20'	>20'
LOT COVERAGE		
TOTAL LOT AREA	949,608 SF	21.80 ACRES
EXISTING LOT COVERAGE BY USE		
BUILDING	126,267 SF	2.90 ACRES
PVMT/IMPERV AREA	297,358 SF	6.83 ACRES
POND AREA	15,839 SF	0.36 ACRES
LANDSCAPE/WOODED AREA	510,342 SF	11.72 ACRES
SUBTOTAL	949,804 SF	21.80 ACRES
100%		
PROPOSED LOT COVERAGE BY USE		
BUILDING	151,532 SF	3.48 ACRES
PVMT/IMPERV AREA	309,267 SF	7.10 ACRES
POND AREA	20,038 SF	0.46 ACRES
LANDSCAPE/WOODED AREA	468,967 SF	10.77 ACRES
SUBTOTAL	949,804 SF	21.80 ACRES
100%		

MUNICIPAL APPROVALS				
Review	Submittal Date	Meeting/Approval Date	Status	
Town Pre-App. Meeting	10/14/2010	10/25/2010	Comments Received	
Town Site Plan Approval	5/24/2011		Submittal Pending	
Town Design Review Board (Conceptual)	1/4/2011	1/25/2011	Comments Received	
Town Design Review Board (Final)	5/24/2011	6/14/2011	Awaiting Meeting	
Town Stormwater			Submittal Pending	
SCDHEC-OCRM - NPDES			Submittal Pending	
County Encroachment (Pembroke Drive)			Submittal Pending	
Hilton Head No. 1 Public Service District-Sewer			Submittal Pending	
SCDHEC-Wastewater			Submittal Pending	

REVISIONS	BY

ADC ENGINEERING SPECIALISTS
ENGINEERING SERVICES \ BUILDING ENVELOPE \ STRUCTURAL
1228 YEAMANS HALL ROAD
HAWAIIAN, SC 29110
843-566-0161
Fax 843-566-0162
ADCENGINEERING.COM



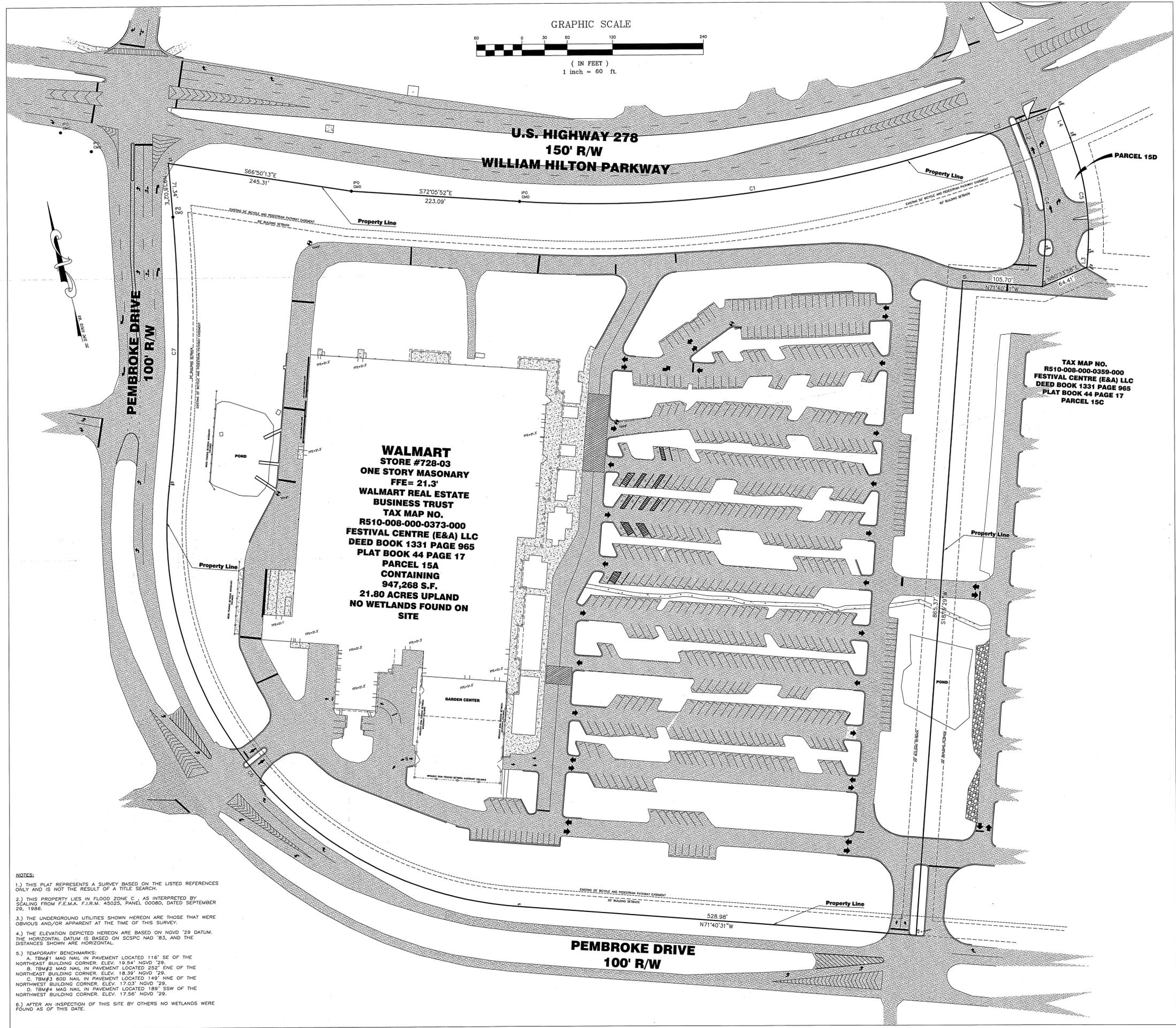
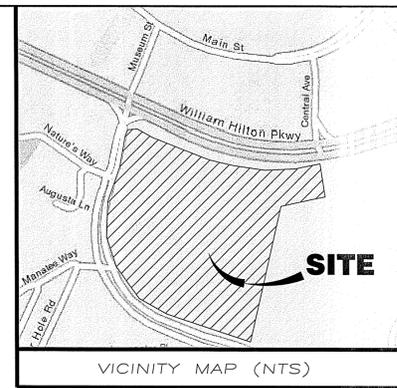
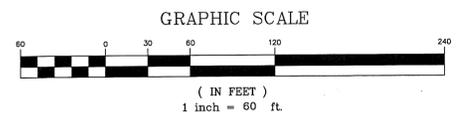
SUPERCENTER #728-04 EXPANSION
HILTON HEAD ISLAND, SC
WALMART STORES EAST, LP
2001 SE 10TH STREET, MAIL STOP 5570
BENTONVILLE, AR 72716-5570



DRAWN: JGG
CHECKED: LKB
DATE: 05/24/11
SCALE: NTS
JOB No: 10258
SHEET

C001
2 OF 24 SHEETS

CIVIL NOTES & ABBREVIATIONS



Parcel Line Table

Line #	Length	Direction
L1	46.96	S18° 18' 48.63"W
L2	42.80	S6° 57' 02.02"E
L3	16.96	N18° 19' 28.98"E
L4	43.62	N6° 57' 02.02"W

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	618.34	1521.49	023.2852	614.09	S83°41'31"E
C2	55.74	2002.33	001.5950	55.74	N83°50'46"E
C3	57.01	2002.33	001.6314	57.01	S82°13'59"W
C4	132.34	300.00	025.2752	131.27	S5°41'14"W
C5	157.48	357.00	025.2750	156.21	N5°41'14"E
C6	806.67	500.00	092.4380	721.99	N25°27'24"W
C7	356.68	1783.10	011.4612	356.09	N15°01'48"E

- REFERENCES:
- 1.) PLAT BY COASTAL SURVEYING CO., INC. DATED MAY 7, 1999 UNRECORDED
 - 2.) PLAT BY COASTAL SURVEYING CO., INC. DATED JULY 10, 1992 RECORDED IN PB 44 PG. 17 BEAUFORT COUNTY
 - 3.) PLAT BY COASTAL SURVEYING CO., INC. DATED JULY 27, 1995 RECORDED IN PB 47 PG. 75 BEAUFORT COUNTY
 - 4.) PLAT BY COASTAL SURVEYING CO., INC. DATED JULY 14, 1992 RECORDED IN PB 44 PG. 06 BEAUFORT COUNTY
 - 5.) AS-BUILT BY THOMAS AND HUTTON ENG. DATED MARCH 16, 2009 UNRECORDED
 - 6.) ALL DOCUMENTS PROVIDED BY OWNER LISTED IN THE SCHEDULE B SECTION II OF THE COMMITMENT No. WALMART/15B.

LEGEND:

- ⊙ IRON PIN OLD (SIZE & TYPE NOTED)
- ⊙ IRON PIN NEW (5/8" ROD UNLESS NOTED)
- CALCULATED OR INACCESSIBLE POINT
- ASPHALT
- CONCRETE
- BUILDING WALL
- LANDSCAPING WALL

BOUNDARY OF PARCEL 15A CONTAINING 21.80 ACRES PREPARED FOR WALMART REAL ESTATE BUSINESS TRUST WALMART STORE #728-03

HILTON HEAD ISLAND BEAUFORT COUNTY SOUTH CAROLINA

Date: 09/20/2010

I, hereby certify to owner(s) shown hereon that to the best of my knowledge and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in the State of South Carolina, and meets or exceeds the requirements of the survey as specified therein; also there are no visible encroachments or projections other than shown.

Mark Woodrow Ellis, PLS Date: 09/20/2010
 S.C. Registration Number 13164

This document is not a true valid copy unless bearing the original signature and raised, embossed seal of the surveyor.

- NOTES:
- 1.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 2.) THIS PROPERTY LIES IN FLOOD ZONE C AS INTERPRETED BY SCALING FROM F.E.M.A. F.I.R.M. 45025, PANEL 0008D, DATED SEPTEMBER 29, 1986.
 - 3.) THE UNDERGROUND UTILITIES SHOWN HEREON ARE THOSE THAT WERE OBVIOUS AND/OR APPARENT AT THE TIME OF THIS SURVEY.
 - 4.) THE ELEVATION DEPICTED HEREON ARE BASED ON NVD '29 DATUM. THE HORIZONTAL DATUM IS BASED ON SCSPC NAD '83, AND THE DISTANCES SHOWN ARE HORIZONTAL.
 - 5.) TEMPORARY BENCHMARKS:
 - A. TBM#1 MAG NAIL IN PAVEMENT LOCATED 116' SE OF THE NORTHEAST BUILDING CORNER. ELEV. 19.54' NVD '29.
 - B. TBM#2 MAG NAIL IN PAVEMENT LOCATED 252' ENE OF THE NORTHEAST BUILDING CORNER. ELEV. 18.35' NVD '29.
 - C. TBM#3 60D NAIL IN PAVEMENT LOCATED 149' NNE OF THE NORTHWEST BUILDING CORNER. ELEV. 17.03' NVD '29.
 - D. TBM#4 MAG NAIL IN PAVEMENT LOCATED 189' SSW OF THE NORTHWEST BUILDING CORNER. ELEV. 17.56' NVD '29.
 - 6.) AFTER AN INSPECTION OF THIS SITE BY OTHERS NO WETLANDS WERE FOUND AS OF THIS DATE.

Civil Engineering
 Structural Engineering
 Roofing and Waterproofing Consulting
 Land Planning and Landscape Architecture
 Land Surveying

1226 Yeamans Hall Road Hamahan, SC 29410 843.566.0161(PH) 843.566.0162(FX)

Date: 09/20/2010

Date: September 6, 2010
 Job Number: V 09332
 Checked: MWE/LOA
 Drawn: LOA/MWE

Revision No. _____ Date _____
 Date: September 20, 2010-
 Added "Property Line" in several Locations

REVISIONS	BY

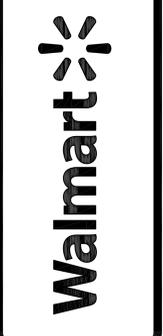
1228 YEAMANS HILL ROAD
HAMILTON, SC 29110
843-544-0161
FAX 843-544-0162
ADCENGINEERING.COM

ADC
ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL



SUPERCENTER #728-04 EXPANSION
HILTON HEAD ISLAND, SC

WALMART STORES EAST, LP
2001 SE 10TH STREET, MAIL STOP 5570
BENTONVILLE, AR 72716-5570



DRAWN: JGG
CHECKED: LKB
DATE: 05/24/11
SCALE: 1" = 50'
JOB No.: 10258
SHEET

C200
7 OF 24 SHEETS
SITE PLAN

SITE NOTES:

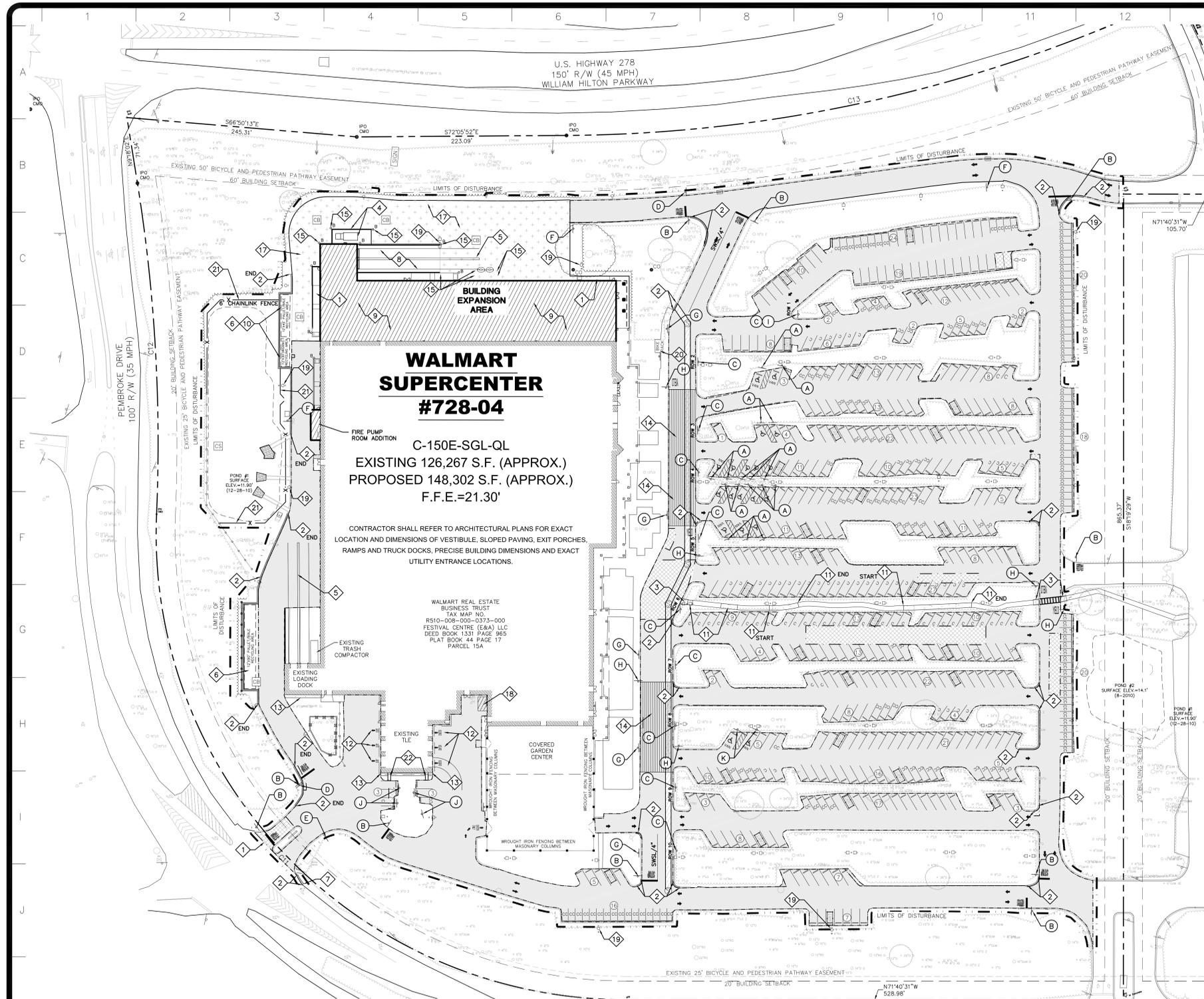
- SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS. SEE SHEET C100 FOR EXISTING SITE LEGEND.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITEWORK SPECIFICATIONS". REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- PARKING SPACES VARY IN SIZE. STANDARD PARKING SPACES ARE 9' X 18'. COMPACT SPACES (C) ARE 9' X 15'. COMPACT CAR SPACES (CC) ARE 7.5' X 15'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. WHEN NO CURB EXISTS, DIMENSIONS ARE TO EDGE OF ASPHALT.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ADC ENGINEERING.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED. REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- PAINT ALL CURB AND GUTTERS AND PAVEMENT EDGES (WHERE NO CURB AND GUTTER EXISTS) ON THE DRIVES IMMEDIATELY ADJACENT TO BUILDING WITH 18" YELLOW TRAFFIC PAINT. 8" LONG 18" WIDE YELLOW STRIPES SHALL BE PLACED IN FRONT OF ALL FIRE HYDRANTS.
- THE PARKING LOT SHALL BE STRIPED AS FOLLOWS: BLUE FOR DISABLED ACCESSIBLE PARKING SPACES, WHITE FOR REGULAR PARKING SPACES AND YELLOW FOR NO PARKING SPACES.
- EACH PARKING SPACE DESIGNATED ADA ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. A HEIGHT OF AT LEAST 60", MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.
- NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORPS OF ENGINEERS LETTER DATED 11/19/10.

KEYNOTES:

- INSTALL NEW RAMPS/STEPS IAW ARCHITECTURAL DRAWINGS.
- INSTALL NEW "TYPE A" 18" CURB AND GUTTER IAW DETAIL E/C620.
- INSTALL NEW HANDICAP RAMP IAW DETAIL H/C620.
- SEE ARCHITECTURAL DRAWINGS FOR TRASH COMPACTOR PAD DETAILS.
- STRIP LOADING DOCK WITH 4" STRIPING 130' LONG AND 10' O.C. CENTERED ON DOCK DOORS.
- SEE ARCHITECTURAL DRAWINGS FOR PALLET/BALE STORAGE SCREENING AND PAD DETAILS.
- TERMINATE CURB AND GUTTER OVER 3'.
- INSTALL TRUCKWELL/LOADING DOCK IAW ARCHITECTURAL PLANS.
- EXPAND EXISTING BUILDING IAW ARCHITECTURAL PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR ORGANIC RECYCLING STORAGE AREA SCREENING AND PAD DETAILS.
- INSTALL NEW SIDEWALK IAW DETAIL N/C620.
- INSTALL NEW TILE STRIPING IAW DETAIL J/C621 AND E/C621.
- INSTALL A CONCRETE VEGETATION FREE ZONE ALONG ENTIRE FACE OF ALL NEW BUILDING EDGES ADJACENT TO VEGETATED AREAS IAW DETAIL I/C620.
- INSTALL BUILDING VESTIBULE STRIPING IAW DETAIL H/621.
- INSTALL NEW BOLLARD IAW DETAIL M/C620.
- INSTALL NEW FIRE LANE STRIPING IAW DETAIL F/C621.
- INSTALL CONCRETE JOINTS IAW SHEET C210. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS, DOCKWALLS, DRAINAGE STRUCTURES, UTILITIES, LIGHT POLE BASES, AND BOLLARDS).
- STRIP 10'X15' JIB CRANE LOCATION WITH 4" SINGLE WHITE SOLID LINE AT 45° AND 2' O.C..
- INSTALL NEW LIGHT POLE IAW DETAIL D/C640 AND ELECTRICAL DRAWINGS.
- INSTALL 15 BIKE RACKS IAW ARCHITECTURAL DRAWINGS.
- INSTALL NEW 6" CHAINLINK FENCE AROUND POND IAW DETAIL K/C621. TIE FENCE INTO SCREEN WALLS AS SHOWN.
- INSTALL NEW DOWNSPOT FLUME IAW DETAIL D/C630.

CIVIL LEGEND - SITE

- FULL DEPTH PAVEMENT REPAIR - REPAIR TO SPECIFIED DEPTHS IAW DETAIL K/C620.
- HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL C/C620.
- 1.5" MIN ASPHALT SURFACE COURSE OVERLAY - INSTALL IAW DETAIL O/C620.
- HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL B/C620.
- BUILDING EXPANSION AREA - INSTALL IAW ARCHITECTURAL DRAWINGS.
- INTERIOR TRAFFIC ARROW - INSTALL IAW DETAIL E/621.
- CONCRETE WHEELSTOP - REINSTALL SALVAGED WHEELSTOP OR PROVIDE AS NECESSARY IAW DETAIL L/C620. PLACE WHEELSTOPS 18" FROM END OF PARKING SPACES. EVERY PARKING SPACE SHALL HAVE A WHEEL STOP.
- CART CORRAL - INSTALL IAW DETAIL D/C620.
- ACCESSIBLE PARKING SPACE AND AISLE - INSTALL IAW DETAIL A/C622.
- COMPACT PARKING SPACE (9'X15')
- COMPACT CAR PARKING SPACE (7.5'X15')
- STOP BAR - INSTALL IAW DETAIL C/C621.
- "STOP" PAVEMENT MARKING - INSTALL IAW DETAIL C/C621.
- "YIELD" PAVEMENT MARKING - INSTALL IAW DETAIL B/C621.
- CROSSWALK - INSTALL IAW DETAIL D/C621.
- PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
- ASSOCIATE PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
- SWSL/4" SINGLE WHITE SOLID LINE / 4" WIDE
- NEW SIGN - INSTALL IAW DETAIL A/ & I/C621.
- LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE



WALMART SUPERCENTER #728-04
C-150E-SGL-QL
EXISTING 126,267 S.F. (APPROX.)
PROPOSED 148,302 S.F. (APPROX.)
F.F.E.=21.30'

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

WALMART REAL ESTATE BUSINESS TRUST
TAX MAP NO. R510-008-000-0373-000
FESTIVAL CENTRE (E&A) LLC
DEED BOOK 1331 PAGE 963
PLAT BOOK 44 PAGE 17
PARCEL 15A

EXISTING SITE ANALYSIS TABLE

WALMART	126,267 S.F.
STANDARD SPACES (9x18)	269 SPACES
COMPACT SPACES (9x15)	110 SPACES
COMPACT CAR SPACES (7.5X15)	170 SPACES
ACCESSIBLE	18 SPACES
TOTAL PARKING	575 SPACES
CART CORRALS	8 CORRALS
RATIO	4.55/1,000 S.F.

* COUNT INCLUDES ACCESSIBLE SPACES AND SPACES USED BY CART CORRALS

PROPOSED SITE ANALYSIS TABLE

WALMART	148,302 S.F.
STANDARD SPACES (9x18)	288 SPACES
COMPACT SPACES (9x15)	78 SPACES
COMPACT CAR SPACES (7.5X15)	159 SPACES
ACCESSIBLE	19 SPACES
CART CORRALS (28 SINGLE CORRALS)	28 SPACES
TOTAL PARKING	572 SPACES
RATIO	3.86/1,000 S.F.

* COUNT INCLUDES ACCESSIBLE SPACES AND SPACES USED BY CART CORRALS

SIGN LEGEND

- A HANDICAP SIGN - INSTALL IAW DETAIL A/ & I/C621.
- B STOP SIGN - INSTALL IAW DETAIL A/ & I/C621.
- C AISLE SIGN - INSTALL IAW DETAIL A/ & I/C621.
- D DELIVERY TRAFFIC ONLY - INSTALL IAW DETAIL A/ & I/C621.
- E TRUCK ENTRANCE W/ ARROW - INSTALL IAW DETAIL A/ & I/C621.
- F TRUCK EXIT W/ ARROW - INSTALL IAW DETAIL A/ & I/C621.
- G NO PARKING - FIRE LANE - INSTALL IAW DETAIL A/ & I/C621.
- H PEDESTRIAN CROSSING - INSTALL IAW DETAIL A/ & I/C621.
- I DO NOT ENTER - INSTALL IAW DETAIL A/ & I/C621.
- J RESERVED PARKING SIGN - INSTALL IAW DETAIL A/ & I/C621.
- K TRAFFIC LAWS SIGN - INSTALL IAW DETAIL A/ & I/C621.

LIGHT LEGEND

LUMINAIRE SCHEDULE

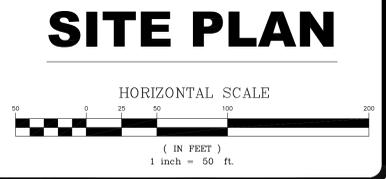
SYMBOL	LABEL	QTY	BASIS OF DESIGN	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
• ◊	AA	26	LITHONIA KSE2 400M R55 (PULSE START)	"SHOE BOX" FIXTURE, TYPE 5 DISTRIBUTION, CUTOFF: "NIGHTTIME FRIENDLY" CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSE2_400M_R55_(PULSE_START).ies	38000	0.75	912
• ◊	BB	9	LITHONIA KSE2 400M R55 (PULSE START)	"SHOE BOX" FIXTURE, TYPE 5 DISTRIBUTION, CUTOFF: "NIGHTTIME FRIENDLY" CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSE2_400M_R55_(PULSE_START).ies	38000	0.75	456
• ◊	CC	20	LITHONIA KSE2 400M R3 (PULSE START)	"SHOE BOX" FIXTURE, TYPE 3 DISTRIBUTION, CUTOFF: "NIGHTTIME FRIENDLY" CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSE2_400M_R3_(PULSE_START).ies	38000	0.75	456

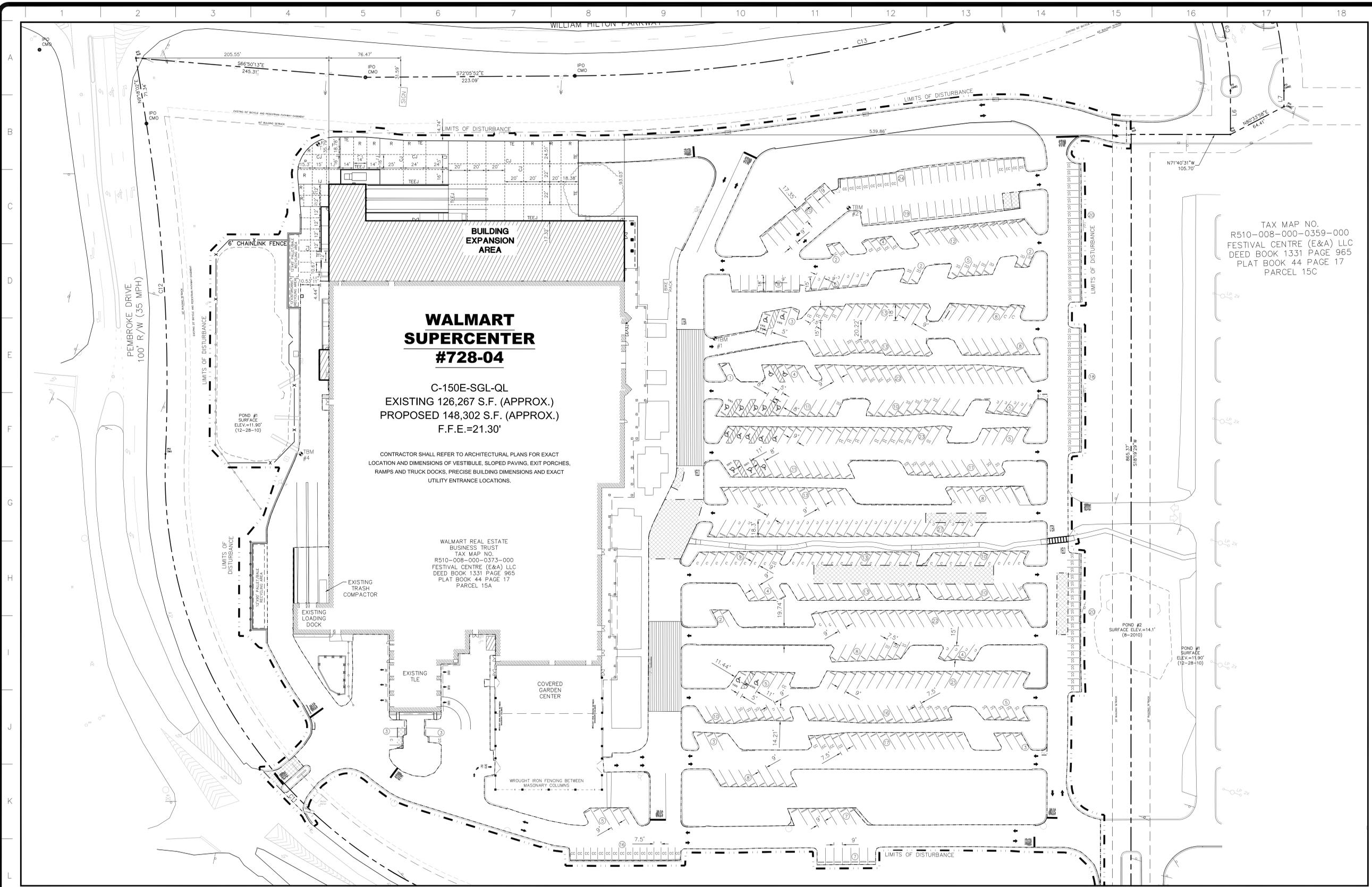
* NEW LIGHT FIXTURE(S) ON EXISTING 30' POLE AND CONCRETE BASE UNLESS OTHERWISE NOTED.

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

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

PUPS
PALMETTO UTILITY PROTECTION SERVICE, INC.
810 Dash Square Blvd. Ste. 3201, Columbia, SC 29210 • 803.733.0311 • www.pups.org





**WALMART
SUPERCENTER
#728-04**

C-150E-SGL-QL
EXISTING 126,267 S.F. (APPROX.)
PROPOSED 148,302 S.F. (APPROX.)
F.F.E.=21.30'

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT
LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES,
RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT
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WALMART REAL ESTATE
BUSINESS TRUST
TAX MAP NO.
R510-008-000-0373-000
FESTIVAL CENTRE (E&A) LLC
DEED BOOK 1331 PAGE 965
PLAT BOOK 44 PAGE 17
PARCEL 15A

TAX MAP NO.
R510-008-000-0359-000
FESTIVAL CENTRE (E&A) LLC
DEED BOOK 1331 PAGE 965
PLAT BOOK 44 PAGE 17
PARCEL 15C

SITE DIMENSION NOTES:

- SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
SEE SHEET C100 FOR EXISTING SITE LEGEND.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB/EDGE OF
PAVEMENT.
- ALL BUILDING COORDINATES ARE TO OUTSIDE CORNER
FACE OF BUILDING. LAYOUT SHALL BE BASED ON THE
CONTROL POINTS SHOWN.
- ALL BUILDING LAYOUTS SHALL BE CHECKED WITH THE
ARCHITECTURAL FLOOR PLANS PRIOR TO STAKEOUT.
- ALL NEW CURB AND GUTTER SHALL HAVE 4' MINIMUM
RADIUS.

JOINT LEGEND:

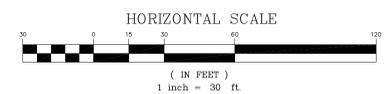
- CONTRACTION JOINT - INSTALL IAW DETAIL F/C620 AND G/C620.
- ISOLATION JOINT - INSTALL IAW DETAIL F/C620 AND G/C620.
- CONSTRUCTION JOINT - INSTALL IAW DETAIL F/C620 AND G/C620.
- REINFORCED SLAB - INSTALL IAW DETAIL F/C620 AND G/C620.
- COMPACT PARKING SPACES (±9' X 15')
- COMPACT CAR PARKING SPACES (±7.5' X 15')

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED
(EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE
MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARK TABLE

TBM #	Raw Description	Elevation	Northing	Easting
1	BM 3070 MAG NAIL IN PAVEMENT	19.54	137763.89	2084205.20
2	BM 4244 MAG NAIL IN PAVEMENT	18.39	137852.33	2084384.75
3	BM 5199 60D NAIL IN GRASS	17.03	138094.95	2083869.67
4	BM 5332 MAG NAIL IN PAVEMENT	17.56	137784.36	2083747.75

**DIMENSION &
JOINT PLAN**



REVISIONS	BY

ADC
ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

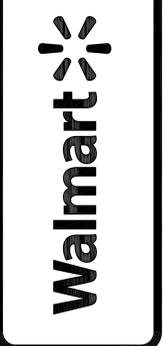
1226 YEAMANS HILL ROAD
HAMILTON, SC 29110
843-544-0161
843-544-0162
ADCENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
ADC ENGINEERING
No. 00253

REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
No. 22096
BRUCE K. BARTFIELD, P.E.

SUPERCENTER #728-04 EXPANSION
HILTON HEAD ISLAND, SC

WALMART STORES EAST, LP
2001 SE 10TH STREET, MAIL STOP 5570
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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	Wal Mart Expansion- FINAL	DRB#	DR110002
DATE	6/14/2011	RECOMMEND	
	APPROVE	RECOMMEND	X
		APPROVE W/COND.	RECOMMEND
			DENY

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

Accessory elements are design to coordinate with the primary structure		
--	--	--

LANDSCAPE DESIGN

Dry detention pond at rear is labeled for a chain link fence at the perimeter. It should be vinyl coated black or Charleston Green, or eliminated if feasible. That area is also close to the bike path easement, and should be similarly buffered to soften the utilitarian nature of the element, and improve water quality.

Wax Myrtles under 40” oak canopy should be moved eastward out of the drip line.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site’s structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of		

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

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		Please be sure to coordinate location of new light poles and any new wiring with Natural Resources, in order to protect existing trees on site.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS

TELECOM DEVELOPMENT SERVICES, LLC

309 EAST PACES FERRY ROAD NE, SUITE 517

ATLANTA, GEORGIA 30305

OFFICE 404.736.6699 FAX 888.736.3961

June 6, 2011

Project # 110022

Mike Roan, RLA, ASLA
Urban Design Administrator
Community Development Department
Town of Hilton Head Island, South Carolina

Mr. Roan,

American Tower, Inc. has reviewed and acknowledged the Design Review Boards comments and recommendations that were set forth at the May 10th hearing for the cell tower proposed at 1003 Marshland Road.

- The bottom of the antenna “canopy” shall extend downward to the existing tree line in the field.
- The fence will be stained a “Charleston Green” color.
- The asphalt access drive shall be used for consistency of quality and materials at parking drive aisle.

Sincerely,

Jay Sanders

APPROVALS	
	SIGNATURE _____ DATE _____
	AMERICAN TOWER
	SIGNATURE _____ DATE _____

PROJECT NAME:

HHI 16

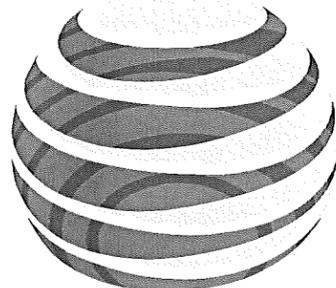
PROPOSED 140 FT. MONOPOLE TOWER AMERICAN TOWER SITE

PREPARED FOR:

AMERICAN TOWER CORPORATION

900 CIRCLE 75 PARKWAY
SUITE 300
ATLANTA, GA 30339

CARRIER:



at&t

SITE #: 410-415

PREPARED BY:



30 MANSELL CT
SUITE 103
ROSWELL, GA 30076
678-280-2325

PROJECT INFORMATION

SITE ADDRESS: 1003 MARSHLAND ROAD
HILTON HEAD ISLAND, SC 29926

PARCEL ID: R-510-011-000-0276-0000

LAND OWNER: TOWN OF HILTON HEAD, SC
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928

DEVELOPER: AMERICAN TOWER
900 CIRCLE 75 PKWY, SUITE 300
ATLANTA, GA 30339
ANDRELLA SLAUGHTER, 678-265-6768

APPLICANT: TELECOM DEVELOPMENT SERVICES
309 E. PACES FERRY ROAD, NE
SUITE 517
ATLANTA, GA 30305
JAY SANDERS, 404-934-5468

ENGINEER: P MARSHALL & ASSOCIATES
30 MANSELL CT, SUITE 103
ROSWELL, GA 30076
PATRICK MARSHALL, P.E.
678-280-2325

LATITUDE: 32° 11' 28.0" (NAD 83)
LONGITUDE: 80° 45' 48.2" (NAD 83)

ELEVATION: 16' AMSL (NAVD 88)

ZONING CLASSIFICATION: PD-1
PERMIT JURISDICTION: TOWN OF HILTON HEAD

POWER COMPANY: PALMETTO ELECTRIC COOPERATIVE
843-681-5551

TELEPHONE COMPANY: AT&T



30 MANSELL CT
SUITE 103
ROSWELL, GA 30076
678-280-2325

AMERICAN TOWER CORPORATION

900 CIRCLE 75 PARKWAY
SUITE 300
ATLANTA, GA 30339

DRAWING INDEX

NUM	DATE	DESCRIPTION
T-1		TITLE SHEET & PROJECT INFORMATION
--		SURVEY
C-1		GENERAL NOTES
C-2		OVERALL SITE PLAN
C-3		DETAILED SITE PLAN
C-4		TOWER ELEVATION & DETAILS
C-5		GRADING & EROSION CONTROL PLAN
C-6		GRADING & EROSION CONTROL DETAILS
C-7		GRADING & EROSION CONTROL SPECIFICATIONS
C-8		EQUIPMENT FOUNDATION DETAILS & NOTES
C-9		EQUIPMENT LAYOUT
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C-11		SITE SIGNAGE
C-12		FENCE DETAILS
L-1		LANDSCAPE PLAN
E-1		ELECTRICAL SPECS & ONE-LINE DIAGRAM
E-2		ELECTRICAL SITE PLAN
E-3		GROUNDING SITE PLAN
E-4		GROUNDING DETAILS
E-5		UTILITY FRAME DETAILS
E-6		COLOR CODE TEMPLATE & RFDS

NUM	DATE	DESCRIPTION
A	10/26/10	ISSUED FOR REVIEW
O	11/2/10	ISSUED FOR CONSTRUCTION
1	04/14/11	ADDED LANDSCAPE PLAN
2	04/26/11	REVISED LANDSCAPE PLAN
3	05/03/11	GENERAL REVISIONS

HHI 16

**TITLE SHEET &
PROJECT INFORMATION**

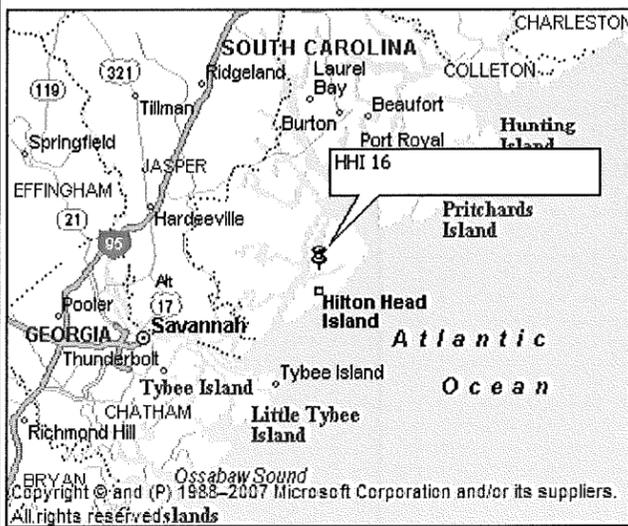
SITE NAME: HHI 16

DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

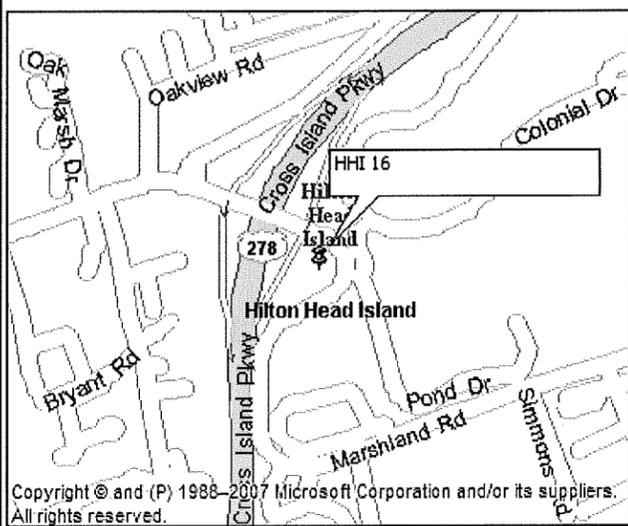
JOB #: TCD125

T-1

LOCATION MAP



VICINITY MAP



DRIVE DIRECTIONS

FROM ALPHARETTA:
TAKE GA-400 SOUTH TO I-85 S. TAKE I-85 SOUTH AND CONTINUE ON TO I-75 S. TAKE I-75 S TO EXIT 165 FOR I-16 EAST. TAKE I-16 FOR 156.8 MILES TO EXIT 157B, TAKE EXIT AND TAKE RAMP RIGHT ONTO I-95. CONTINUE ON FOR 21.5 MILES TO EXIT 8, US-278. AT EXIT BEAR RIGHT ONTO US-278 AND CONTINUE ON AS ROAD BECOMES THE CROSS ISLAND PARKWAY. TAKE TO MARSHLAND ROAD AND TURN LEFT. SITE IS 0.3 MILES AHEAD ON THE RIGHT.

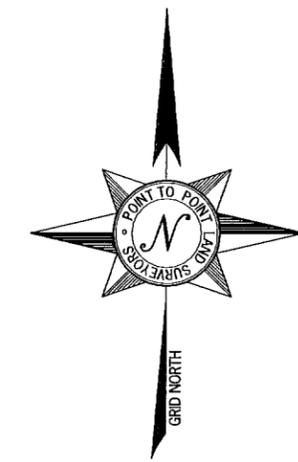


BRYAN
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Copyright © and (P) 1988-2007 Microsoft Corporation and/or its suppliers.
All rights reserved.

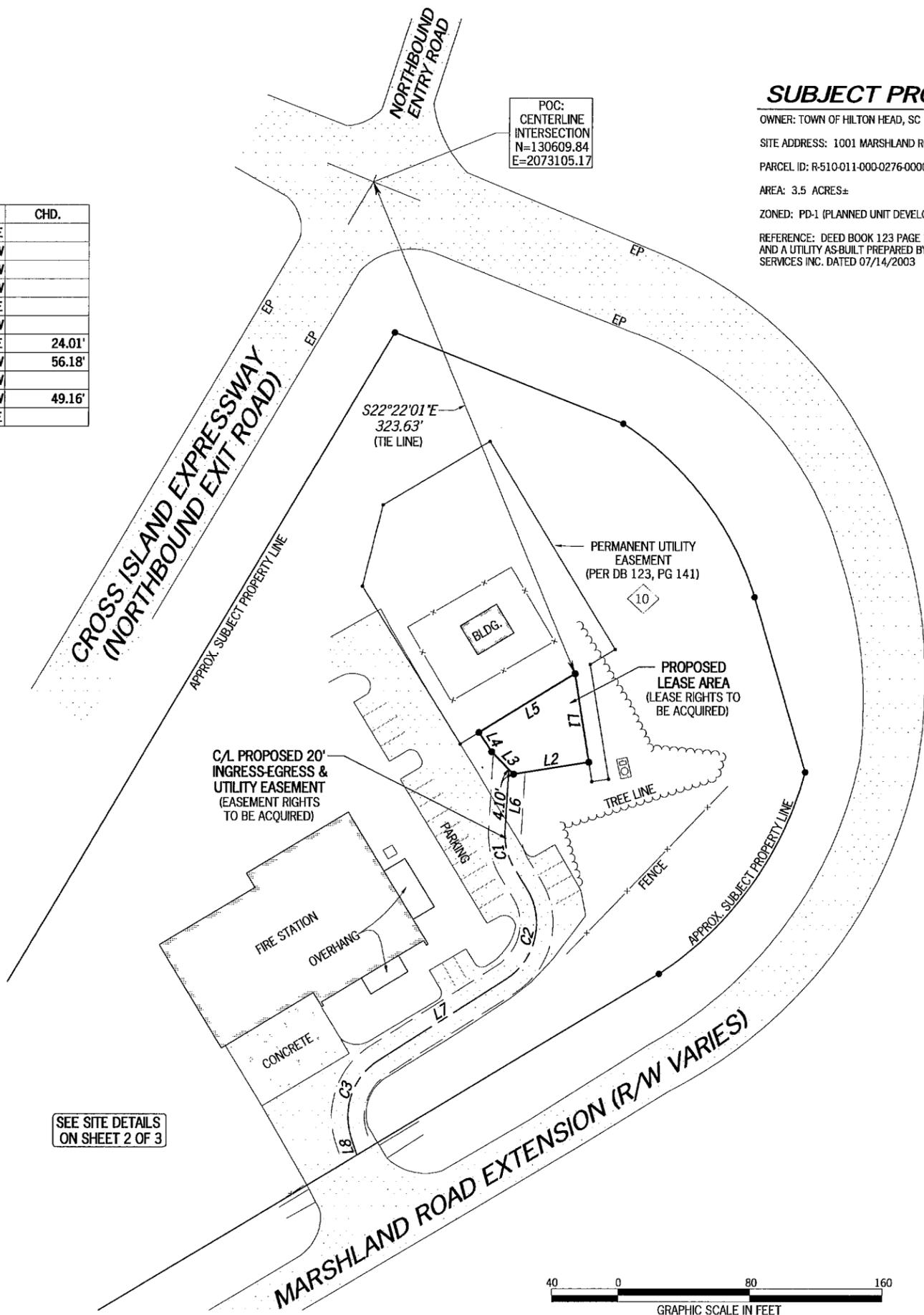
LINE/CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	54.59'		S09°00'46"E	
L2	46.18'		S80°52'17"W	
L3	19.04'		N44°23'01"W	
L4	14.12'		N33°31'23"W	
L5	68.33'		N58°20'09"E	
L6	37.55'		S03°09'40"W	
C1	24.38'	40.00'	S14°18'10"E	24.01'
C2	62.29'	40.00'	S12°50'32"W	56.18'
L7	91.37'		S57°27'05"W	
C3	52.94'	40.00'	S19°32'10"W	49.16'
L8	11.41'		S18°22'45"E	



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IFS IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - PP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - IB ICE BRIDGE
 - IBP ICE BRIDGE POLE

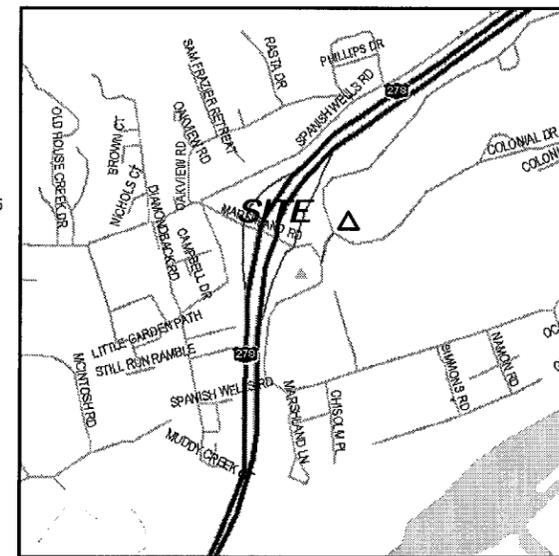
SEE SITE DETAILS ON SHEET 2 OF 3



POC:
CENTERLINE
INTERSECTION
N=130609.84
E=2073105.17

SUBJECT PROPERTY

OWNER: TOWN OF HILTON HEAD, SC
 SITE ADDRESS: 1001 MARSHLAND ROAD, HILTON HEAD ISLAND, SC 29926
 PARCEL ID: R-510-011-000-0276-0000
 AREA: 3.5 ACRES±
 ZONED: PD-1 (PLANNED UNIT DEVELOPMENT)
 REFERENCE: DEED BOOK 123 PAGE 141
 AND A UTILITY AS-BUILT PREPARED BY SURVEYING SERVICES INC. DATED 07/14/2003



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF. NO BOUNDARY SURVEY WAS PERFORMED.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 2' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83).

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA (FLOOD ZONE "A-7" - BASE FLOOD ELEVATION=14.0') AS PER F.I.R.M. COMMUNITY PANEL NO. 4502500007D DATED 09-29-1986.

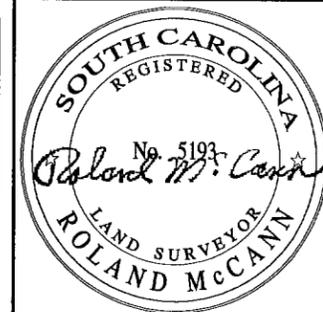
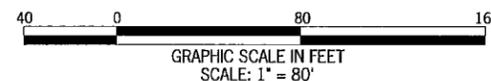
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEYOR CERTIFICATION

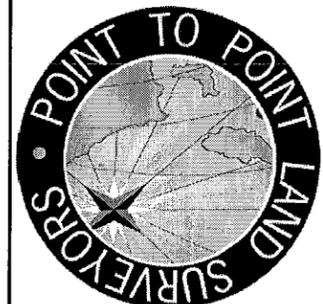
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

THIS SURVEY IS NOT FOR RECORDATION PURPOSES.

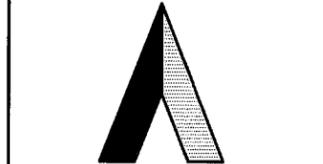


NO.	DATE	REVISION
1	04/06/2011	UPDATED TREES
2	04/13/2011	ADDED TITLE - CLC

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:

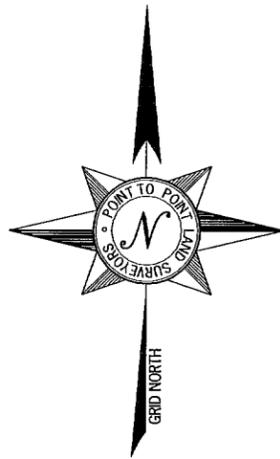


AMERICAN TOWER CORPORATION

"HHI 16"
 SITE NO. 410-415
 HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

DRAWN BY: NRW
 CHECKED BY: MW
 APPROVED: C. INER
 DATE: 5 OCTOBER, 2010
 P2P JOB #: 2010.380

SHEET: **1**
 OF 3

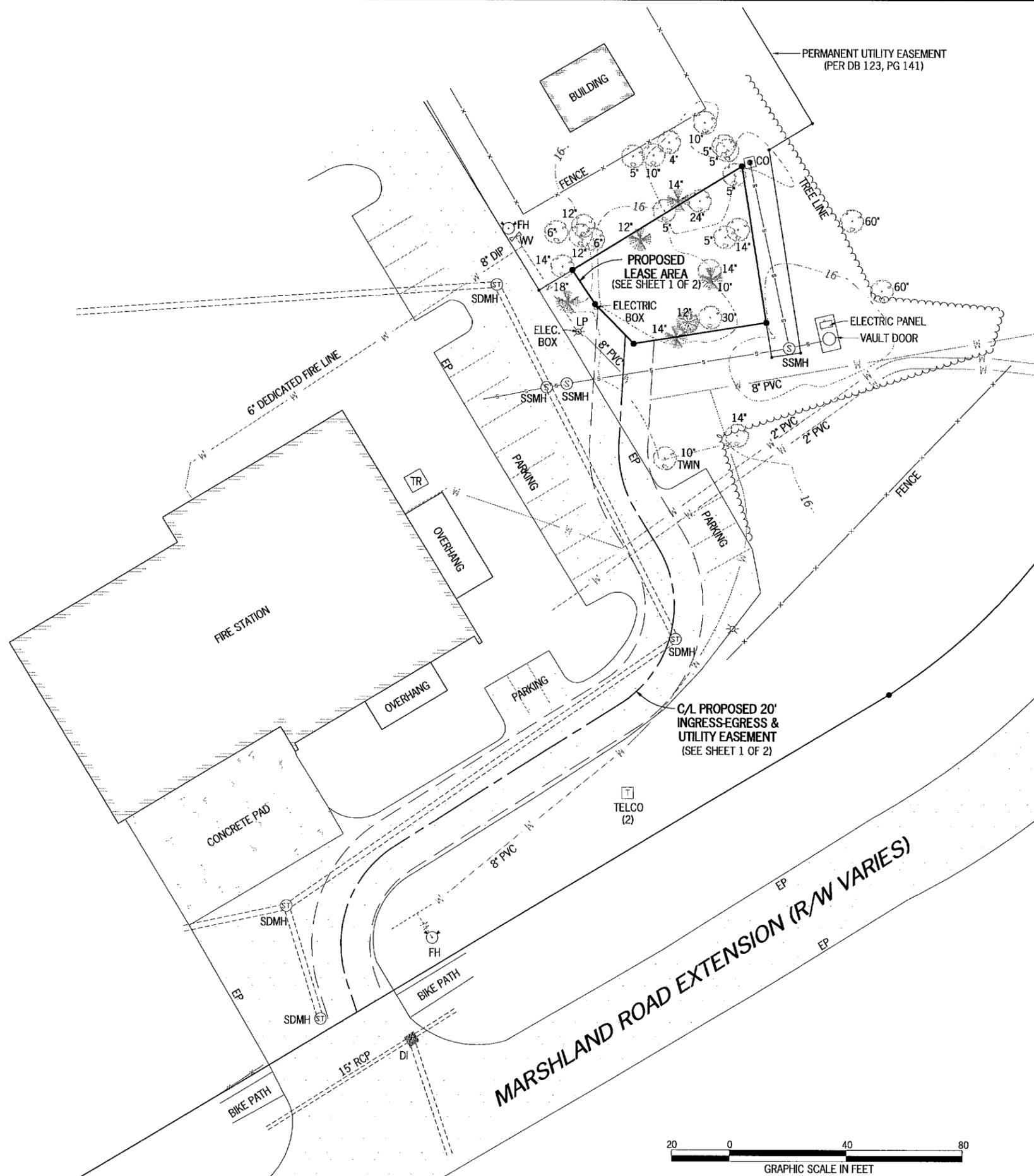


SITE INFORMATION

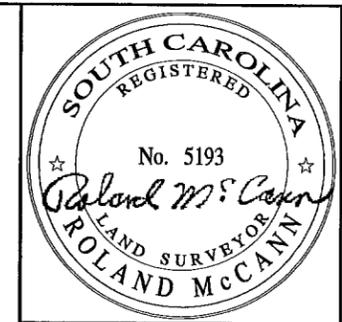
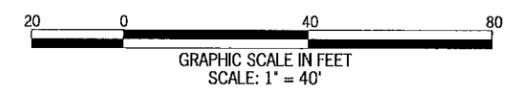
PROPOSED LEASE AREA = 2,403 SQUARE FEET (0.0552 ACRES)

LATITUDE = 32°11'28.0" (NAD 83)
 AT CENTER OF PROPOSED LEASE AREA
 LONGITUDE = 80°45'48.2" (NAD 83)

ELEVATION AT CENTER OF PROPOSED LEASE AREA = 16' A.M.S.L.



- LEGEND**
- POB POINT OF BEGINNING
 - PCC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMF CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - IB ICE BRIDGE
 - IBP ICE BRIDGE POLE
- LAUREL OAK
 - WATER OAK
 - PINE



NO.	DATE	REVISION
1	04/06/2011	UPDATED TREES
2	04/13/2011	ADDED TITLE - CLC

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:

AMERICAN TOWER CORPORATION

"HHI 16"
SITE NO. 410-415
 HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

DRAWN BY: NRW SHEET:
 CHECKED BY: MW **2**
 APPROVED: C. INER
 DATE: 5 OCTOBER, 2010
 P2P JOB #: 2010.380 OF 3



LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION
1	04/06/2011	UPDATED TREES
2	04/13/2011	ADDED TITLE - CLC

TITLE EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
SCHEDULE B - SECTION 2
COMMITMENT NUMBER 01-11128602-01T
EFFECTIVE DATE: MARCH 18, 2011

6. EASEMENT TO PALMETTO ELECTRIC COOPERATIVE, INC., RECORDED 3/28/1961 IN DEED BOOK 81, PAGE 175 TO BEAUFORT COUNTY RECORDS. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY, BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)

7. EASEMENT TO CENTRAL ELECTRIC POWER COOPERATIVE, INC., DATED 8/12/1971, RECORDED 9/8/1971 AS BOOK 189 PAGE 261 OF BEAUFORT COUNTY RECORDS. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY, BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)

8. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 7/31/1985 AS BOOK 426 PAGE 488 OF BEAUFORT COUNTY RECORDS. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION) (ITEM REFERENCES "EXHIBIT A" BUT DOCUMENT IS NOT ATTACHED.)

9. DEVELOPMENT AGREEMENT BY AND BETWEEN HILTON HEAD COMPANY, INC., AND THE HILTON HEAD ISLAND ASSOCIATION, A SOUTH CAROLINA NON-PROFIT CORPORATION, RECORDED 1/23/1996 AS BOOK 439 PAGE 1881 OF BEAUFORT COUNTY RECORDS. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION)

10. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE SURVEY FOR PERMANENT UTILITY EASEMENT ON PROPERTY OF TOWN OF HILTON HEAD ISLAND, AS RECORDED IN BOOK 123, PAGE(S) 141 OF BEAUFORT COUNTY RECORDS, (THIS ITEM IS PLOTTED HEREON)

NOTE: FOR FURTHER CONDITIONS, SEE RECORD. WE HAVE MADE NO EXAMINATION UNDER THIS ITEM.

11. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT FOR CROSS ISLAND EXPRESSWAY, AS RECORDED IN PLAT BOOK 49, PAGE(S) 14 OF BEAUFORT COUNTY RECORDS. (DOCUMENT IS NOT LEGIBLE)

NOTE: FOR FURTHER CONDITIONS, SEE RECORD. WE HAVE MADE NO EXAMINATION UNDER THIS ITEM.

12. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT FOR CROSS ISLAND EXPRESSWAY, AS RECORDED IN PLAT BOOK 1257, PAGE(S) 419 OF BEAUFORT COUNTY RECORDS, (THIS ITEM AFFECTS THE SUBJECT PROPERTY)

NOTE: FOR FURTHER CONDITIONS, SEE RECORD. WE HAVE MADE EXAMINATION UNDER THIS ITEM.

13. RESERVATIONS AS CONTAINED IN DEED, RECORDED 2/3/2000 AS BOOK 1257 PAGE 415 AND RE-RECORDED 9/19/200 AS BOOK 1327 PAGE 1761 OF BEAUFORT COUNTY RECORDS. (THIS ITEM AFFECTS THE SUBJECT PROPERTY)

PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF THE CROSS ISLAND EXPRESSWAY NORTHBOUND EXIT ROAD AND MARSHLAND ROAD EXTENSION, SAID POINT HAVING A SOUTH CAROLINA STATE PLANES COORDINATE VALUE OF N=130609.84, E=2073105.17; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 22°22'01" EAST, 323.63 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 09°00'46" EAST, 54.59 FEET TO A POINT; THENCE, SOUTH 80°52'17" WEST, 46.18 FEET TO A POINT; THENCE, NORTH 44°23'01" WEST, 19.04 FEET TO A POINT; THENCE, NORTH 33°31'23" WEST, 14.12 FEET TO A POINT; THENCE, NORTH 58°20'09" EAST, 68.33 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0552 ACRES (2,403 SQUARE FEET), MORE OR LESS.

PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A PROPOSED 20-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN THE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

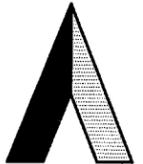
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF THE CROSS ISLAND EXPRESSWAY NORTHBOUND EXIT ROAD AND MARSHLAND ROAD EXTENSION, SAID POINT HAVING A SOUTH CAROLINA STATE PLANES COORDINATE VALUE OF N=130609.84, E=2073105.17; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 22°22'01" EAST, 323.63 FEET TO A POINT; THENCE, SOUTH 09°00'46" EAST, 54.59 FEET TO A POINT; THENCE, SOUTH 80°52'17" WEST, 46.18 FEET TO A POINT; THENCE, NORTH 44°23'01" WEST, 4.10 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 03°09'40" WEST, 37.55 FEET TO A POINT; THENCE, 24.38 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 14°18'10" EAST, 24.01 FEET TO A POINT; THENCE, SOUTH 31°46'00" EAST, 14.20 FEET TO A POINT; THENCE, 62.29 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 12°50'32" WEST, 56.18 FEET TO A POINT; THENCE, SOUTH 57°27'05" WEST, 91.37 FEET TO A POINT; THENCE, 52.94 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 19°32'10" WEST, 49.16 FEET TO A POINT; THENCE, SOUTH 18°22'45" EAST, 11.41 FEET TO THE ENDING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MARSHLAND ROAD EXTENSION.

EASEMENT SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



AMERICAN TOWER CORPORATION

"HHI 16"

**SITE NO.
410-415**

HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA



DRAWN BY: NRW

CHECKED BY: MW

APPROVED: C. INER

DATE: 5 OCTOBER, 2010

P2P JOB #: 2010.380

SHEET:

3

OF 3

K:\2010\2010.380\2010.380.plt

GENERAL NOTES:

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. SITE GROUNDING SHALL COMPLY WITH AT&T MOBILITY ATLANTA GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T MOBILITY ATLANTA GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF THE TOWER.
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.
10. CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
11. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND TOWER DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.
12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
15. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
16. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
17. FOR ITEMS THAT SHALL BE PROVIDED BY THE OWNER & INSTALLED BY THE CONTRACTOR, SEE "OWNER SUPPLIED MATERIAL LIST" INSERTED IN THIS DRAWING PACKAGE.
18. PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
19. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
20. REFER TO SITE CIVIL SPECIFICATIONS SECTION 13000 - REFERENCE STANDARDS
21. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

EXCAVATION & GRADING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DRAINAGE FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
6. BACK FILL SHALL BE:
 - APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;
 - FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;
 - IN LAYERS AND COMPACTED.
7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT ±2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STAW BALE SEDIMENT BARRIERS AND CHECK DAMS.
10. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. FLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
11. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACE TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OF OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
12. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
13. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.

LEGEND

- X — FENCE
- 550 — CONTOUR LINE
- - - - - PROPERTY LINE / ROM
- - - - - LEASE AREA
- - - - - EASEMENT
- DISCONNECT SWITCH
- Ⓜ METER
- Ⓢ CIRCUIT BREAKER
- ⓧ CODED NOTE NUMBER
- Ⓡ CHEMICAL GROUND ROD
- ⓇⓈ GROUND ROD
- ⓇⓈⓈ GROUND ROD WITH INSPECTION SLEEVE
- GADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- G — GROUND WIRE



30 MANSSELL CT
SUITE 103
ROSWELL, GA 30076
678-280-2325

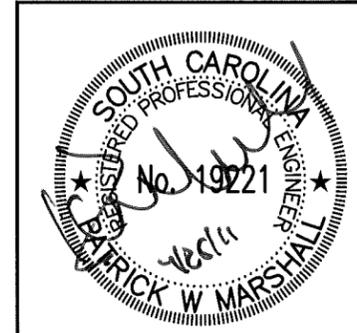
AMERICAN TOWER CORPORATION

900 CIRCLE 75 PARKWAY
SUITE 500
ATLANTA, GA 30384

NUM	DATE	DESCRIPTION:
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O	11/2/10	ISSUED FOR CONSTRUCTION
1	04/14/11	ADDED LANDSCAPE PLAN
2	04/26/11	REVISED LANDSCAPE PLAN

HHI 16

GENERAL NOTES

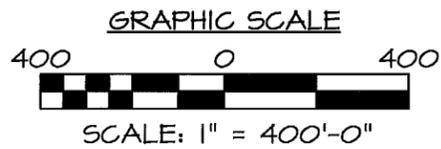
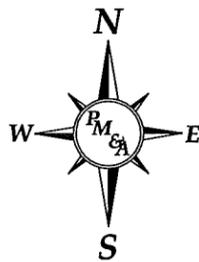
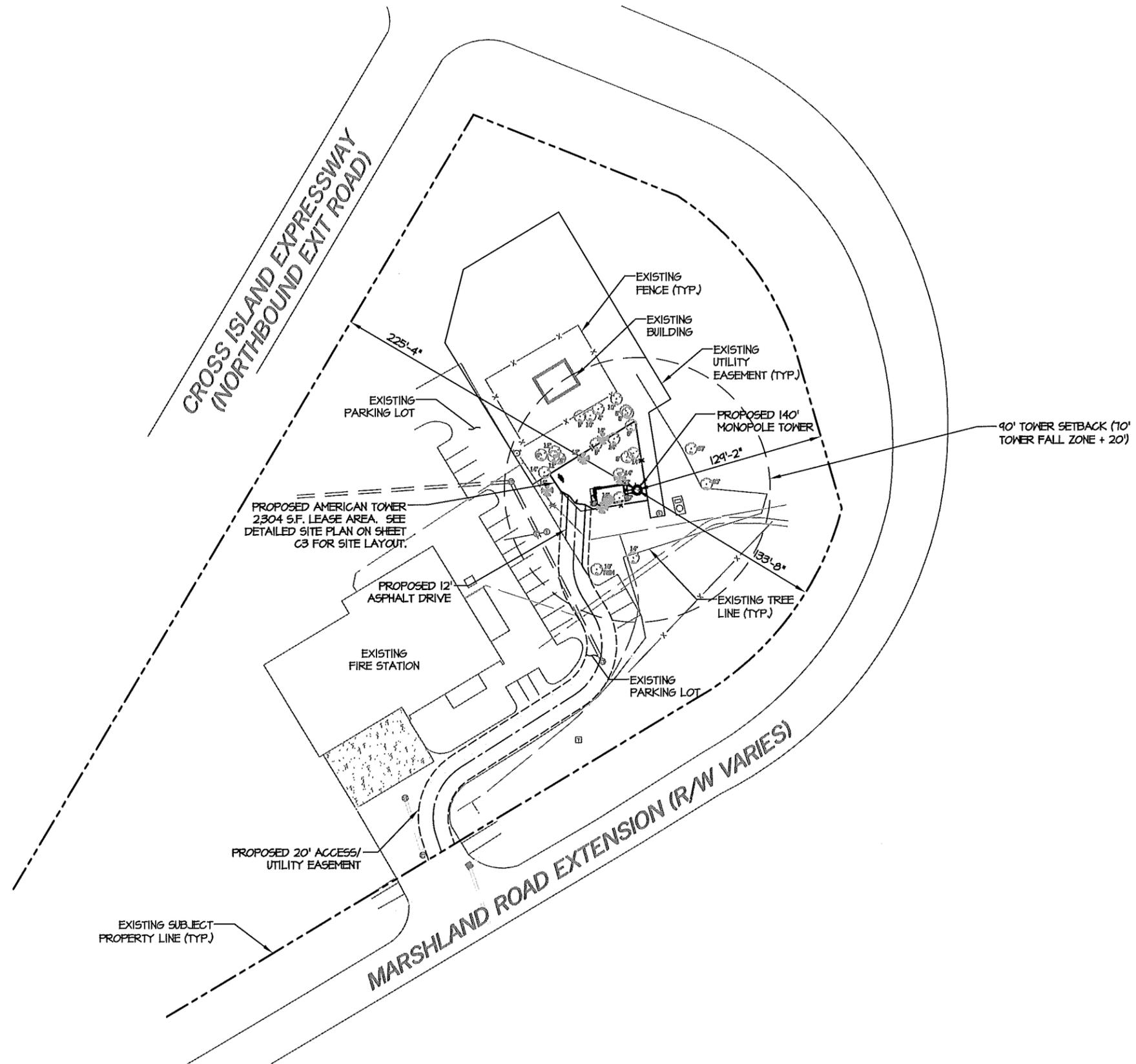


SITE NAME

DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

C-1



OVERALL SITE PLAN
 SCALE: 1" = 400'-0"

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2	04/26/11	REVISED LANDSCAPE PLAN
3	05/31/11	GENERAL REVISIONS

HHI 16
OVERALL SITE PLAN

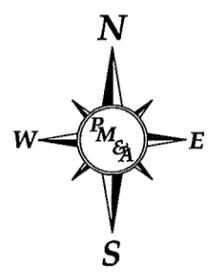
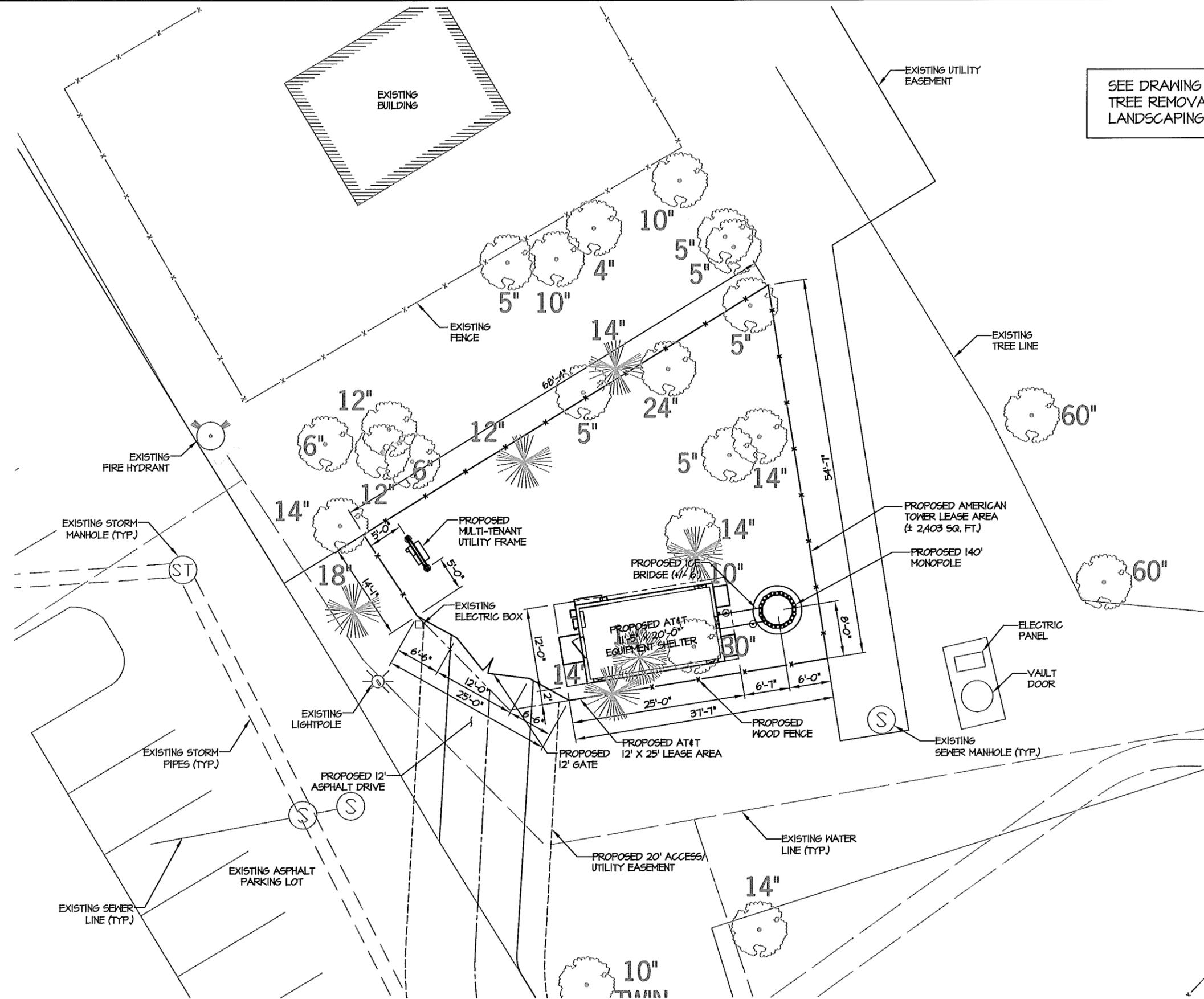
DESIGNED: JTG
 DRAWN: JTG
 CHECKED: PWM

JOB #: TCD125

C-2



SEE DRAWING L-1 FOR
TREE REMOVAL AND
LANDSCAPING PLAN



DETAILED SITE PLAN
SCALE: 1" = 15'-0"

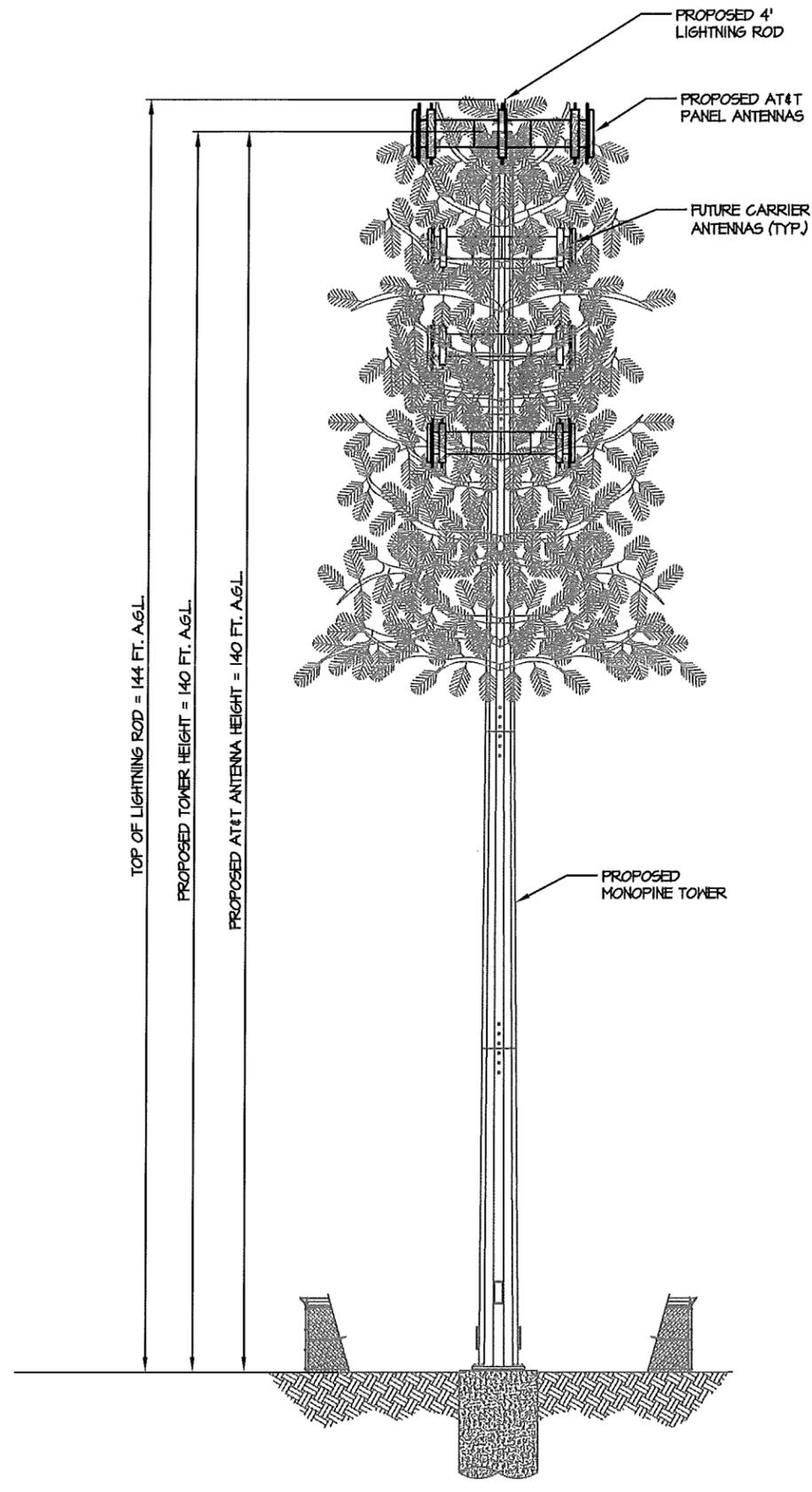
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3	05/31/11	GENERAL REVISIONS

HHI 16
DETAILED SITE PLAN
SITE NAME

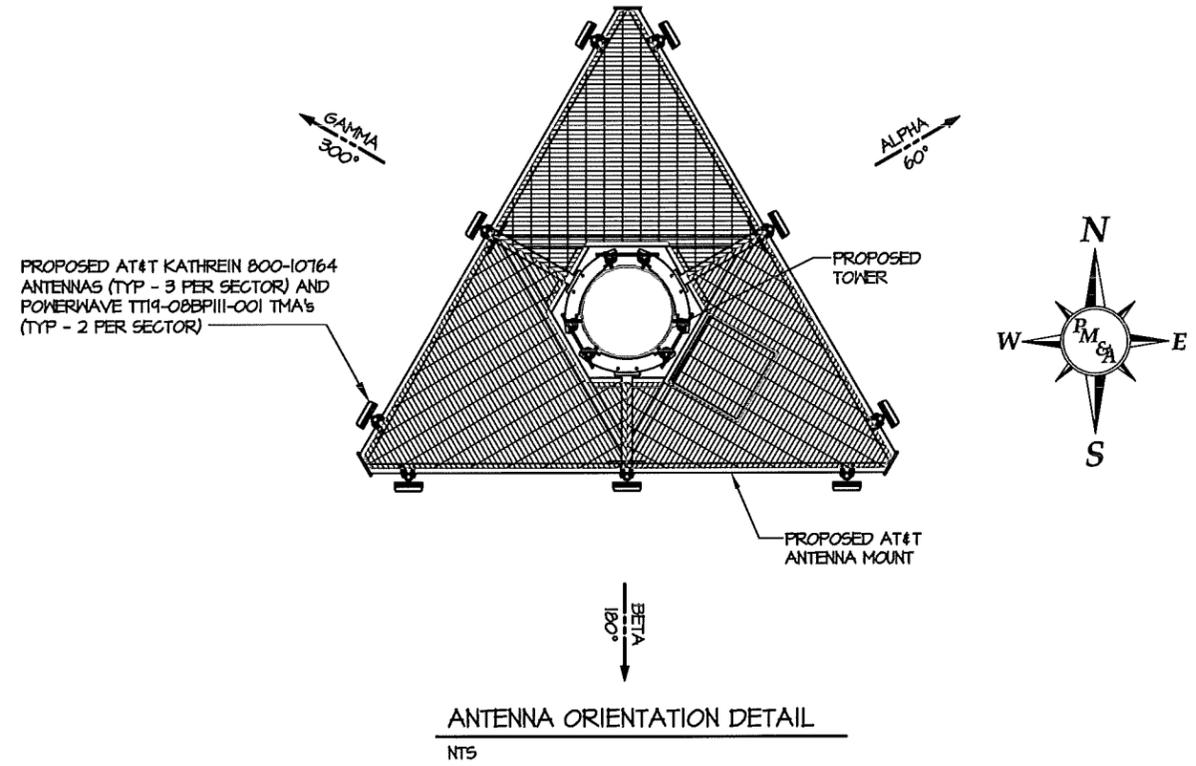
DESIGNED: LTG
DRAWN: LTG
CHECKED: PWM
JOB #: TCD125



C-3



TOWER ELEVATION
NT5



ANTENNA ORIENTATION DETAIL
NT5

NUM	DATE	DESCRIPTION:
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TOWER ELEVATION AND DETAILS

SITE NAME: HHI 16
DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM
JOB #: TCD125

C-4

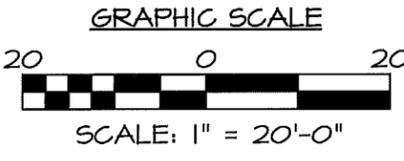
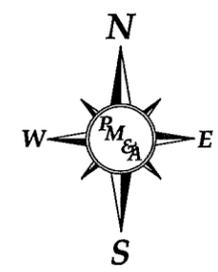
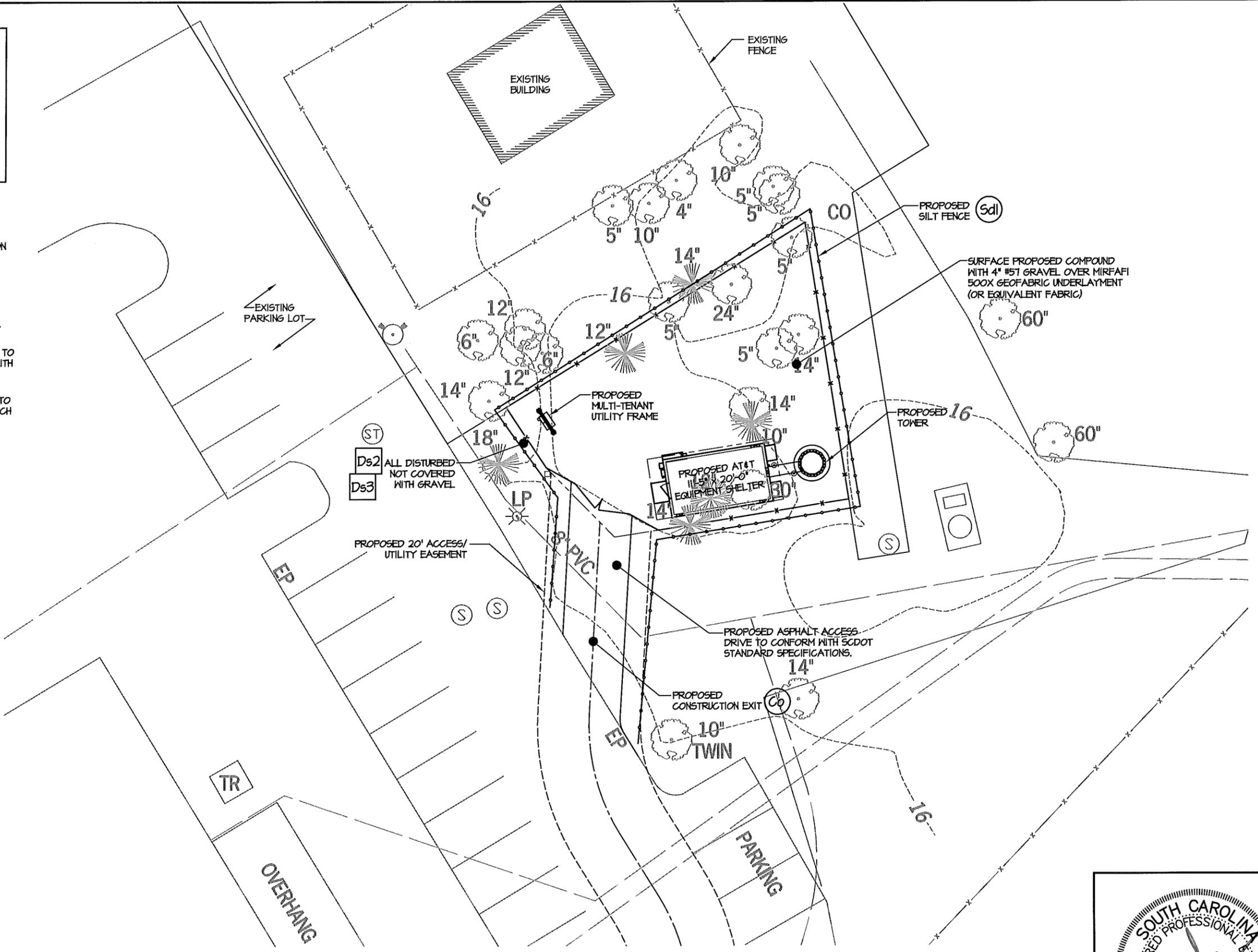


DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION

- Co** CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sdl** TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- Du** DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



GRADING & EROSION CONTROL PLAN
SCALE: 1" = 20'-0"

PM&A
30 MANSSELL CT
SUITE 103
ROSWELL, GA 30076
678-280-2325

AMERICAN TOWER CORPORATION
900 CIRCLE 75 PARKWAY
SUITE 300
ATLANTA, GA 30334

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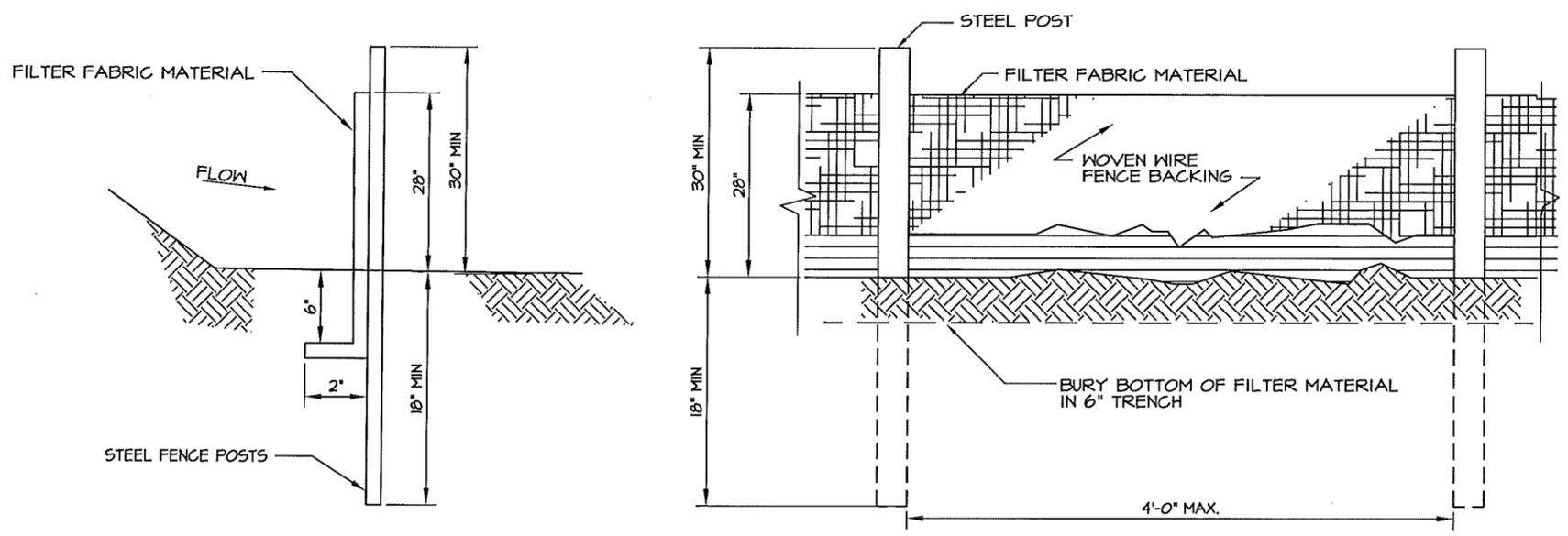
SITE NAME: HHI 16
GRADING, SEDIMENT & EROSION CONTROL PLAN

DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

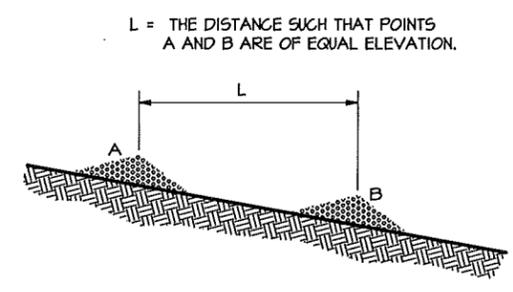
JOB #: TCD125

C-5

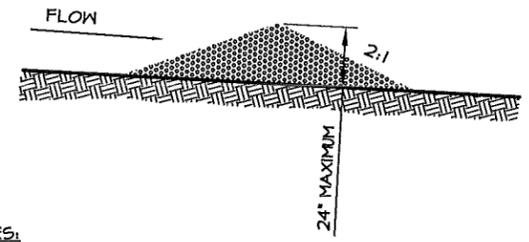
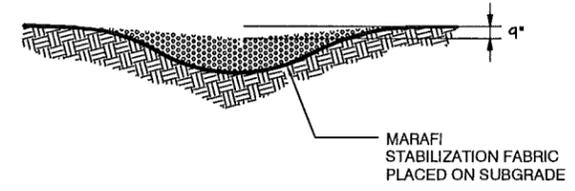




Sdl-C SILT FENCE, TYPE-C



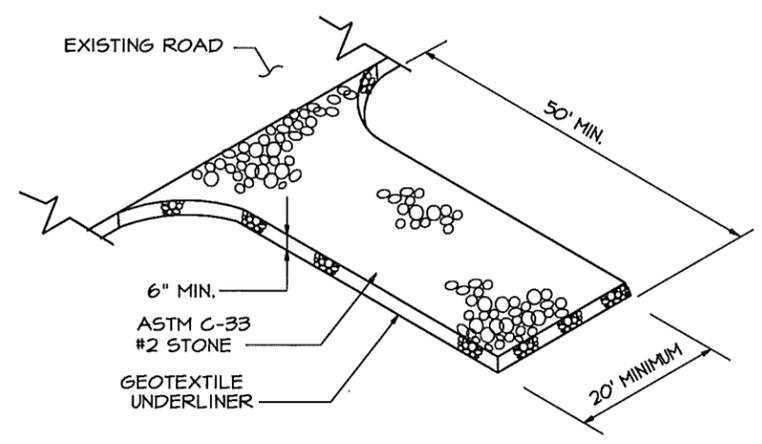
STONE CHECK DAM



NOTES:

- CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
- SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT AND TREAT RESULTING DISTURBED AREAS AS REQUIRED.

Cd CHECK DAM
 NOT TO SCALE



Co CONSTRUCTION EXIT

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SITE NAME: HHI 16
GRADING, SEDIMENT & EROSION CONTROL DETAILS

DESIGNED: JTG
 DRAWN: JTG
 CHECKED: PWM

JOB #: TCD125

C-6



PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. JANUARY	RYE GRASS	40-50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA ²	8-10 LB. 30-40 LB. ¹
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA ² FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA ² FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

¹ USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.

² USE EITHER COMMON SERALA OR INTERSTATE SERICEA LESPEDEZA.

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #15 FERTILIZER, 5-10-15	4000 LBS./ACRE
MULCH (STRAW OR HAY) OR WOOD CELLULOSE FIBER MULCH	1500 LBS./ACRE
	5000 LBS./ACRE
	1000 LBS./ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICEA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1 - 6/15
FESCUE SERICEA LESPEDEZA, UNSCARIFIED	40 LBS. 60 LBS.	9/1 - 10/31
FESCUE SERICEA LESPEDEZA, UNSCARIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS./ACRE
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C. SECOND-YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT)	500 LBS./ACRE
------------------------------------	---------------

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 FERTILIZER, 5-10-15	4000 LBS./ACRE
MULCH (STRAW OR HAY)	1500 LBS./ACRE
	5000 LBS./ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS.	3/1 - 6/15
FESCUE	50 LBS.	9/1 - 10/31
FESCUE RYE GRASS	50 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS./ACRE
-------------------------------------	---------------

C. SECOND-YEAR TREATMENT:

FERTILIZER (5-10-15 OR EQUIVALENT)	800 LBS./ACRE
------------------------------------	---------------

DESCRIPTION:

DATE

NUM

HHI 16

SITE NAME

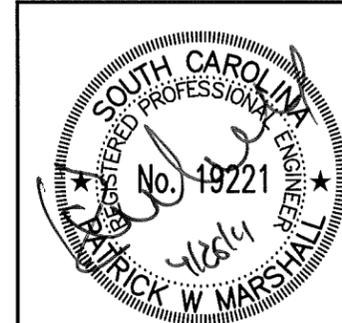
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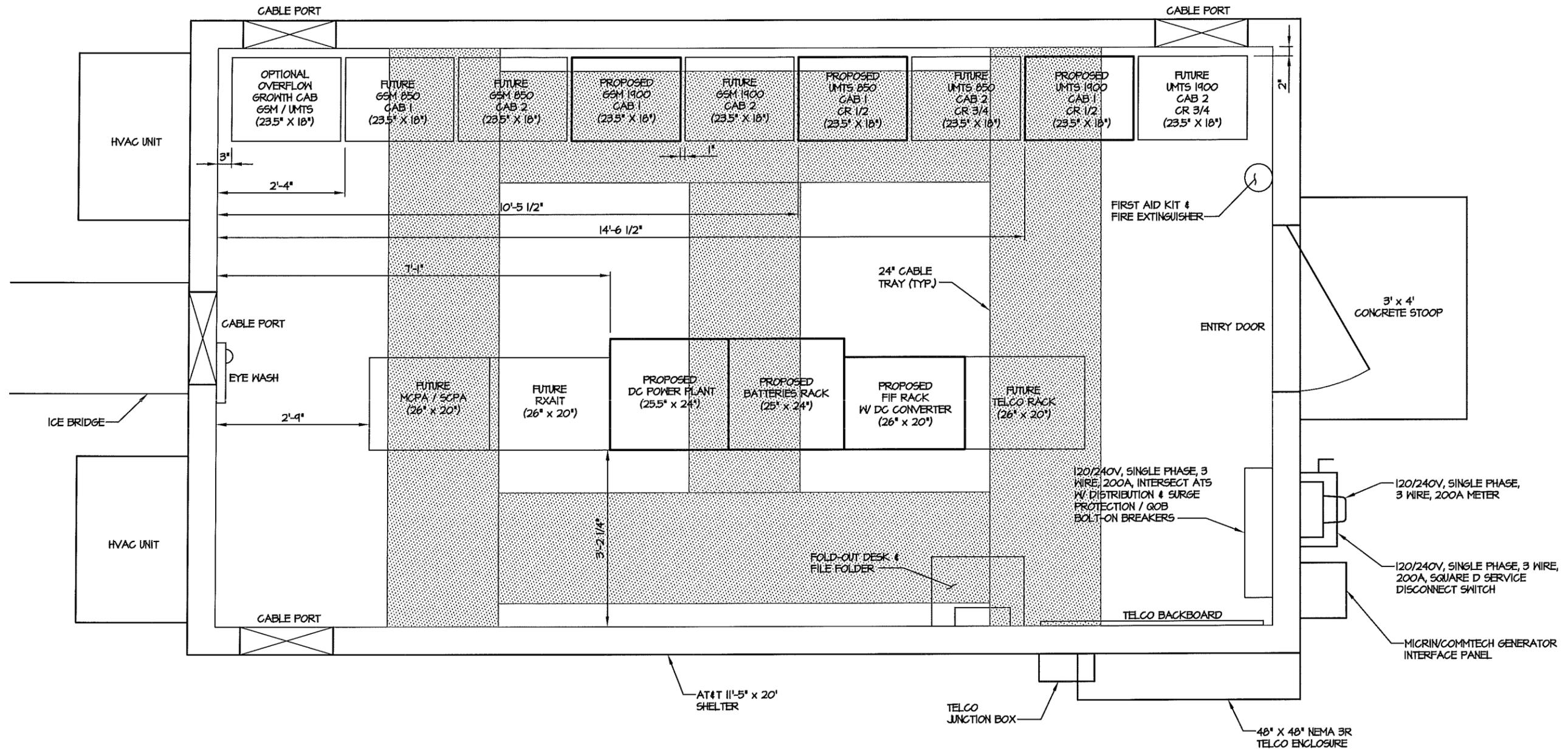
DRAWN: JTG

CHECKED: PWM

JOB #: TCD125

**GRADING, SEDIMENT &
EROSION CONTROL
VEGETATION SPECS**





* SEE BUILDING MANUFACTURER'S DRAWINGS FOR ADDITIONAL DETAILS.

EQUIPMENT LAYOUT
SCALE: 1" = 2'-0"

DESCRIPTION:

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A	10/26/10	ISSUED FOR REVIEW
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2	04/26/11	REVISED LANDSCAPE PLAN

EQUIPMENT LAYOUT

SITE NAME

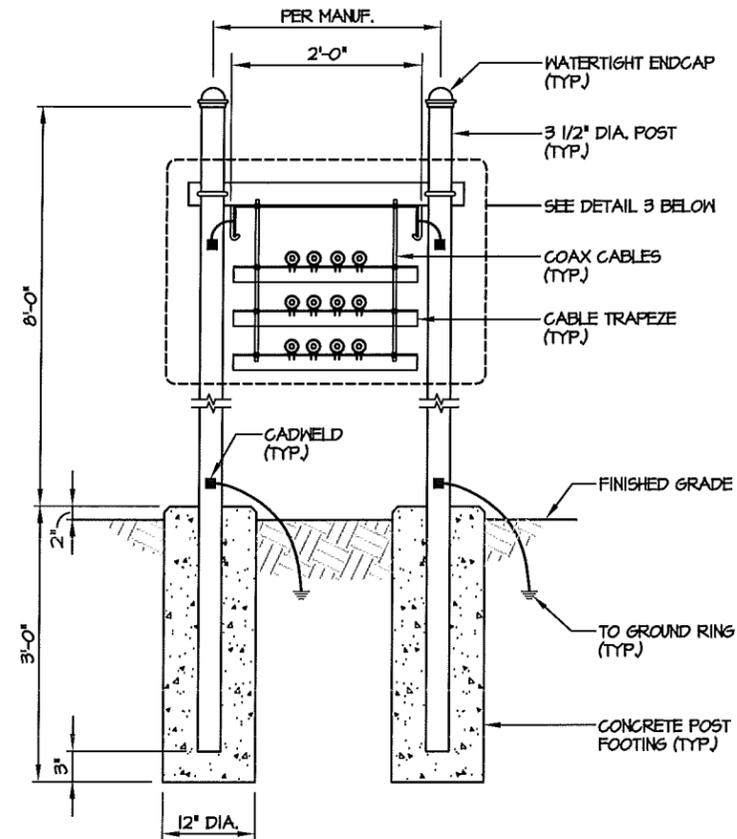
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DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

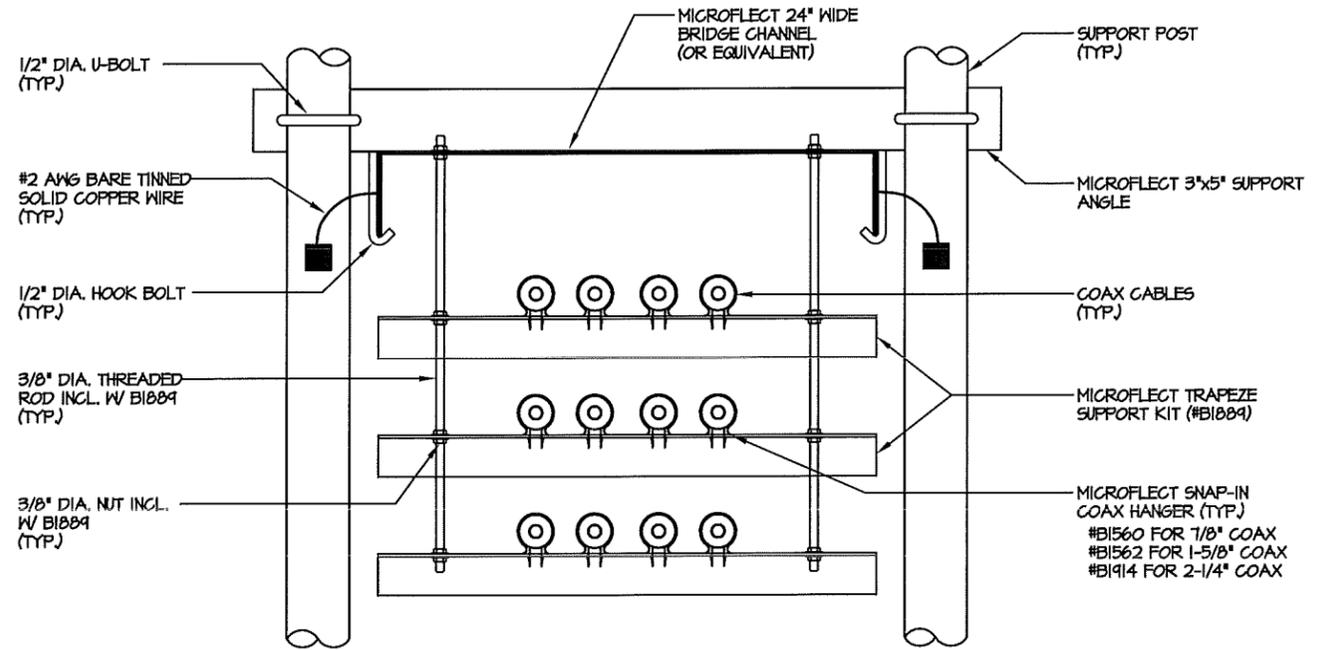
C-9



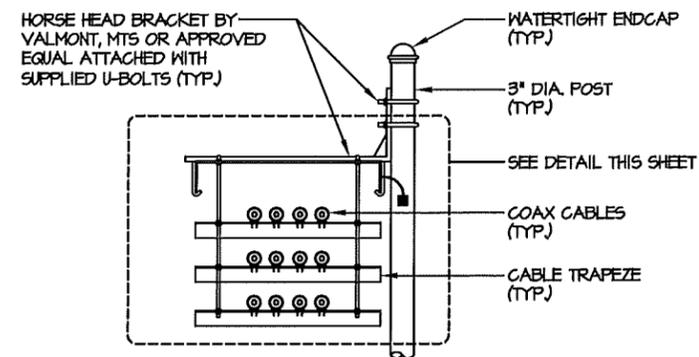
HHI 16



ICE BRIDGE SECTION
NOT TO SCALE



COAX CABLE TRAPEZE DETAIL
NOT TO SCALE



**ICE BRIDGE SECTION
(ALTERNATE HORSE HEAD)**
NOT TO SCALE

NUM	DATE	DESCRIPTION:
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ICE BRIDGE DETAILS

HHI 16

SITE NAME

DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

C-10





SITE NAME: _____
SITE NUMBER: _____
FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

IN CASE OF EMERGENCY: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com
POSTING OF THIS SIGN REQUIRED BY LAW

OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK/RED LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 1

WHITE TEXT

BLUE BACKGROUND

NOTICE



WHITE BACKGROUND

Beyond This Point,
you are entering an area where radio
frequency emissions *may exceed*
the FCC General Population
Exposure Limits.

Follow all posted signs and site guidelines for
working in a radio frequency environment.

Ref: FCC 47 CFR, Subpart H, Part 22.

FCC RF EXPOSURE SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: EYE LEVEL @ GATE
QUANTITY: 1

AT&T SIGNAGE NOTES:

1. SIGNS SHALL MEASURE 8" x 12" & BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 1 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL EQUIPMENT ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. AT&T SITE # & EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SETS.

SITE #
410-415

SITE # IDENTIFICATION SIGN

WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: EQUIPMENT CABINET
QUANTITY: 1

WHITE TEXT

TEAL BACKGROUND

INFORMATION

AT&T operates telecommunications
antennas at this location.

Stay back a minimum of 3 feet from any
antenna.

Obey all posted signs & site guidelines.

Contact the owner(s) of the antenna(s)
& follow their instructions prior to
performing any repairs or maintenance
within a restricted area or closer than
3 feet from their antenna(s).

Contact AT&T at _____
prior to doing any work near AT&T
antennas. This is Site # _____

Contact the management office if this
door, hatch, or gate is found unlocked.

WHITE BACKGROUND

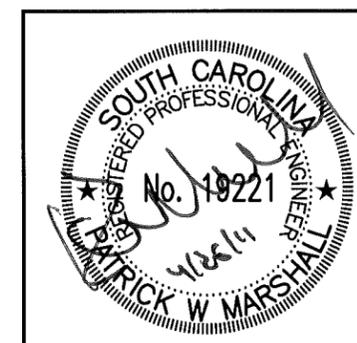
INFORMATION RF EXPOSURE SIGN

WHITE/TEAL BACKGROUND, BLACK/WHITE LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 1

**IN CASE OF
EMERGENCY
CALL
1-800-298-3551**

EMERGENCY CONTACT SIGN

WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: EQUIPMENT CABINET
QUANTITY: 1



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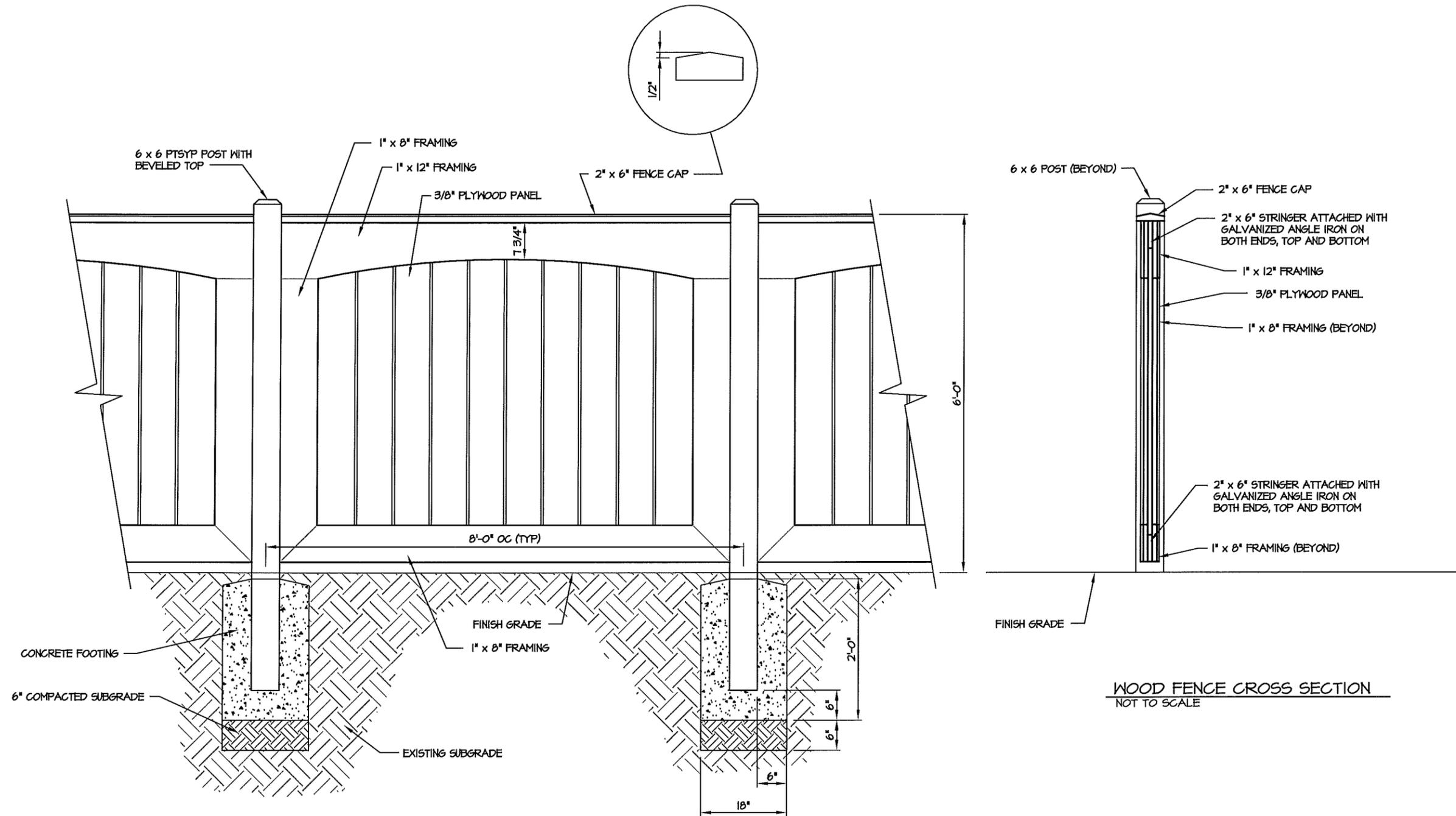
SITE SIGNAGE

SITE NAME

DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

C-11



WOOD FENCE CROSS SECTION
NOT TO SCALE

NOTE:
FENCE SHALL BE STAINED "CHARLESTON GREEN". CONSTRUCTION MANAGER SHALL APPROVE COLOR PRIOR TO STAINING.

WOOD FENCE DETAIL
NOT TO SCALE

NOTE:
12' WIDE DOUBLE SWING GATE:
ALL DETAILING AND MILLWORK TO MATCH THAT OF PROPOSED FENCE. ALL HARDWARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.



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3	05/31/11	GENERAL REVISIONS

HHI 16
FENCE DETAILS

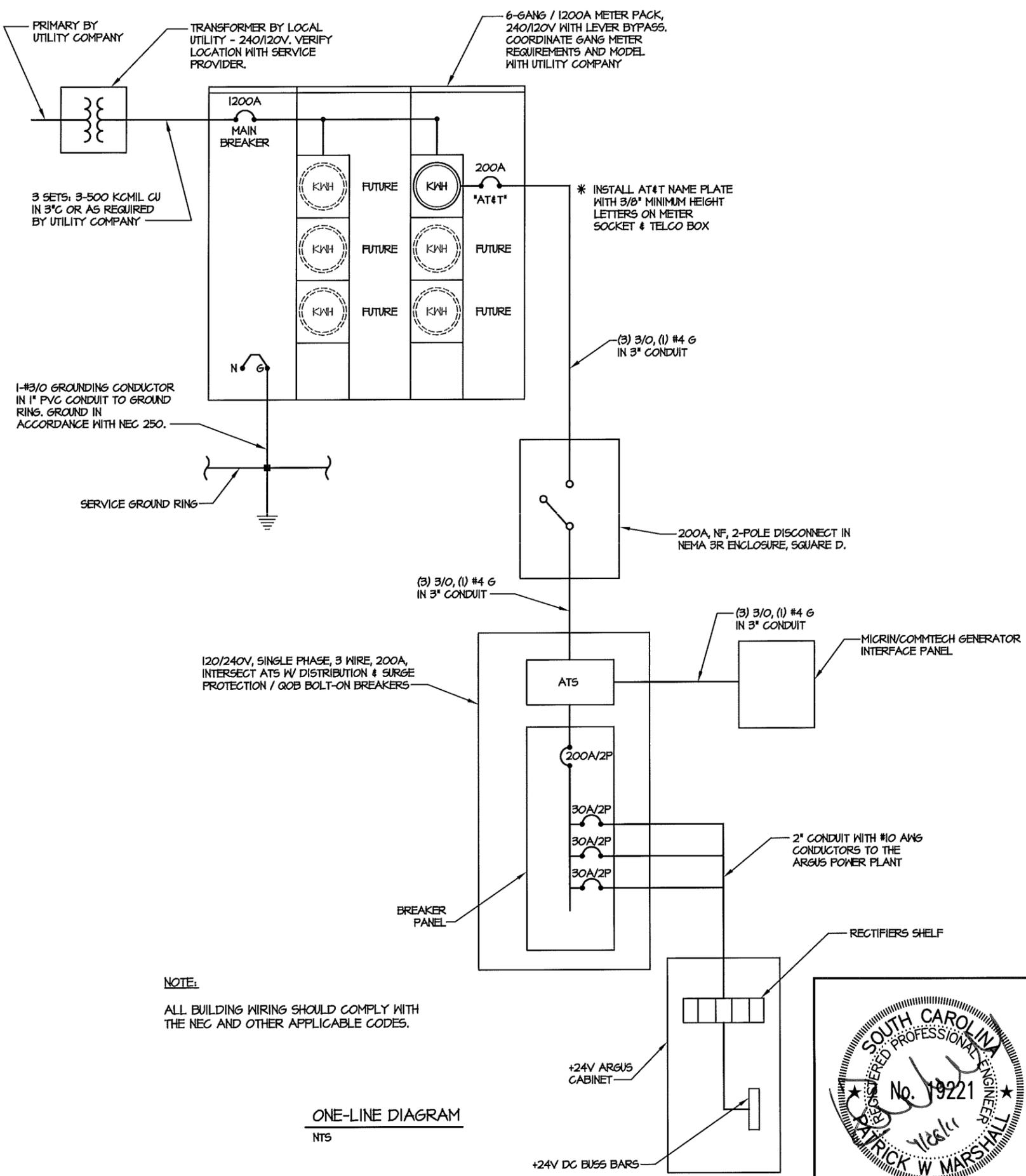
DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

C-12

ELECTRICAL INSTALLATION NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATINGS, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATINGS, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THHN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (NET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THHN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (NET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THHN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (NET AND DRY) OPERATION; WITH OUTER JACKET, LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.



DC ONE-LINE DIAGRAM

ONE-LINE DIAGRAM

NTS

PM&A
30 MANSELL CT
SUITE 103
ROSWELL, GA 30076
678-280-2325

AMERICAN TOWER CORPORATION
900 CIRCLE 15 PARKWAY
SUITE 300
ATLANTA, GA 30334

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HHI 16

ELECTRICAL SPECS & ONE-LINE DIAGRAM

SITE NAME

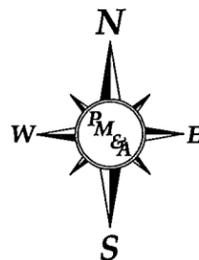
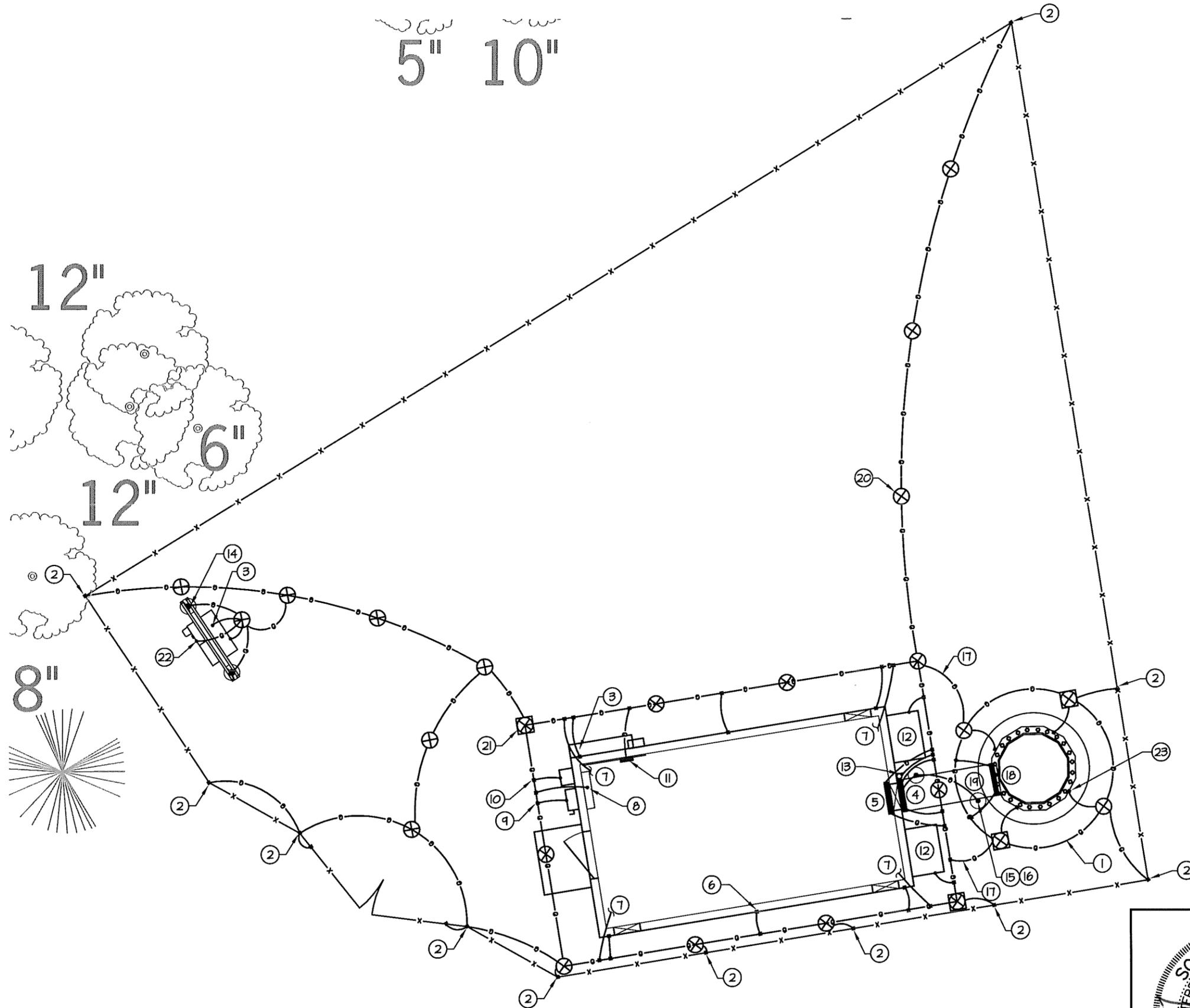
DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

E-1

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 19221
MATRICK W MARSHALL

- ① #2 AWG BARE TINNED SOLID COPPER GROUND RING BURIED 30" BELOW GRADE (TYP)
- ② BOND FENCE & GATE POSTS TO GROUND RING WITH CADWELD CONNECTION (TYP)
- ③ BOND TELCO BUSS BAR TO GROUND RING
- ④ CONNECT EXTERIOR GROUND BAR (UNDER WAVEGUIDE PORT) TO NEW GROUND RING WITH #2 GROUND CONDUCTORS.
- ⑤ CONNECT MASTER GROUND BAR TO EXTERIOR GROUND RING. COORDINATE WITH EQUIPMENT BUILDING MANUFACTURER FOR LOCATION OF WALL PENETRATION.
- ⑥ BOND EACH SHELTER TIE DOWN PLATE TO GROUND RING WITH CADWELD.
- ⑦ PROVIDE GROUND LEADS FROM SHELTER HALO TO GROUND RING (4 PLACES). COORDINATE WITH SHELTER MANUFACTURER FOR LOCATION OF WALL PENETRATIONS.
- ⑧ PROVIDE GROUND LEAD FROM BUILDING 200A PANEL BOARD TO GROUND RING. COORDINATE WITH SHELTER MANUFACTURER FOR LOCATION OF WALL PENETRATIONS.
- ⑨ BOND DISCONNECT SWITCH TO GROUND RING.
- ⑩ BOND GENERATOR INTERFACE PANEL TO GROUND RING.
- ⑪ CONNECT TELCO GROUND BAR TO EXTERIOR GROUND RING. COORDINATE WITH EQUIPMENT BUILDING MANUFACTURER FOR LOCATION OF WALL PENETRATION.
- ⑫ BOND HVAC UNITS TO GROUND RING (TYP.)
- ⑬ GROUND GPS ANTENNAS PER MANUFACTURER'S SPECIFICATIONS.
- ⑭ BOND ALL H-FRAME POSTS TO GROUND RING (TYP.)
- ⑮ BOND EVERY ICE BRIDGE POST BASE TO GROUND RING WITH CADWELD.
- ⑯ BOND EACH ICE BRIDGE SECTION TOGETHER WITH JUMPERS. BOND FIRST AND LAST SECTION TO GROUND RING.
- ⑰ BOND EQUIPMENT GROUND RING TO TOWER GROUND RING (TYP - 2 PLACES)
- ⑱ BOND TOWER MOUNTED GROUND BAR TO TOWER GROUND RING WITH #2 AWG SOLID BARE TINNED COPPER WIRE (TYP - 2 PLACES)
- ⑲ BOND COAX CABLE GROUND KIT TO GROUND BAR. REFER TO COAX CABLE GROUND KIT DETAIL.
- ⑳ PROPOSED GROUND ROD (TYP).
- ㉑ PROPOSED GROUND ROD WITH INSPECTION WELL.
- ㉒ PROPOSED #3/0 GROUNDING CONDUCTOR IN 1" PVC CONDUIT TO GROUND RING. GROUND IN ACCORDANCE WITH NEC 250.
- ㉓ BOND TOWER BASE PLATE TO TOWER GROUND RING.



GROUNDING PLAN
NTS



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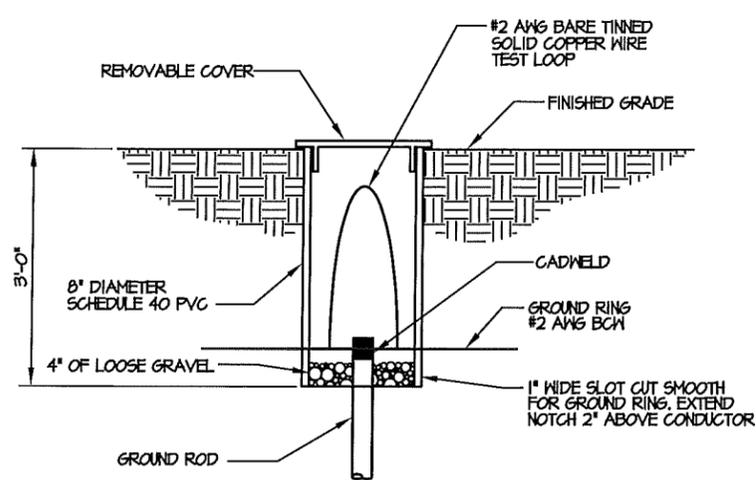
HHI 16

GROUNDING SITE PLAN

SITE NAME

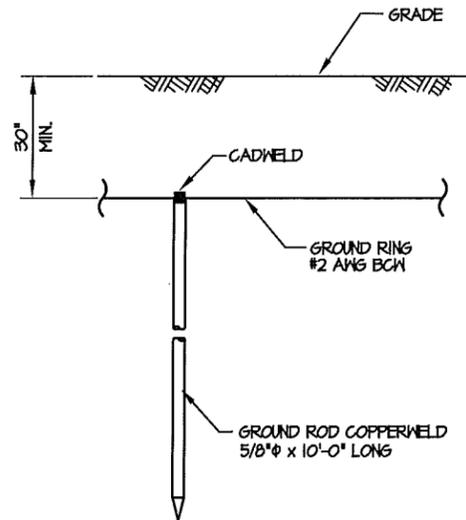
DESIGNED: JTG
DRAWN: JTG
CHECKED: PAM

JOB #: TCD125



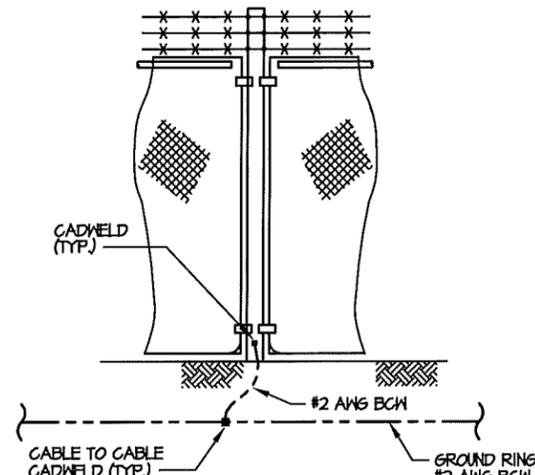
GROUND ROD INSPECTION WELL

NOT TO SCALE



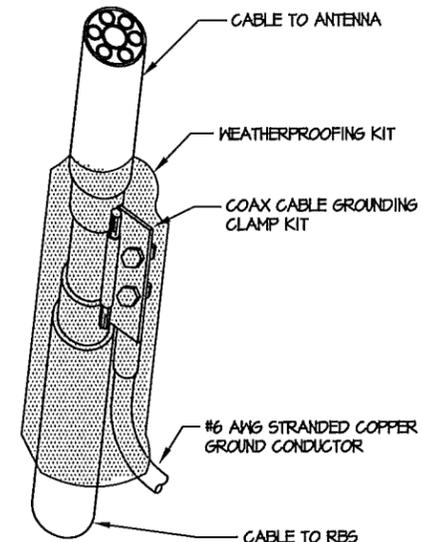
GROUND ROD DETAIL

NOT TO SCALE



FENCE GROUNDING

NOT TO SCALE

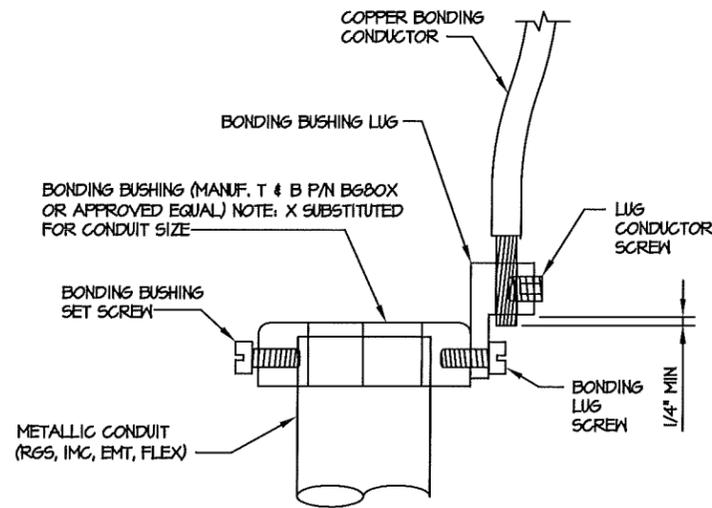


NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND.
2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
3. GROUNDING KIT & WEATHER PROOFING KIT SHALL BE TYPE & PART # AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

COAX CABLE GROUND KIT

NOT TO SCALE

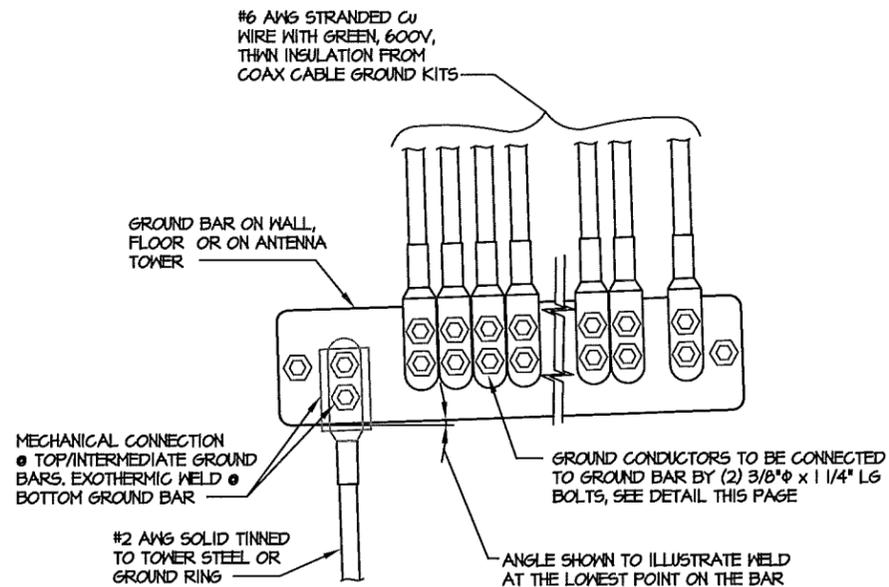


- DIRECTIONS:
1. MOUNT BONDING BUSHING ONTO CONDUIT
 2. TIGHTEN BOND BUSHING SET SCREW
 3. INSERT COPPER CONDUCTOR INTO LUG
 4. TIGHTEN LUG CONDUCTOR SCREW
 5. TIGHTEN BONDING LUG SCREW

NOTE: BONDING BUSHING, SET SCREW, LUG, LUG SCREW, COND. LUG SCREW, SHOWN AS COMPLETE UNIT.

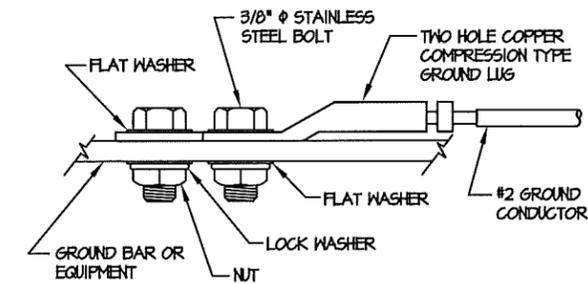
CONDUIT BOND/GROUND BUSHING

NTS



INSTALLATION OF GROUND WIRE TO COAX CABLE GROUND BAR

NTS



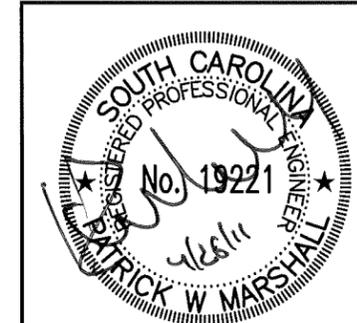
MECHANICAL GROUND CONNECTION

NOT TO SCALE

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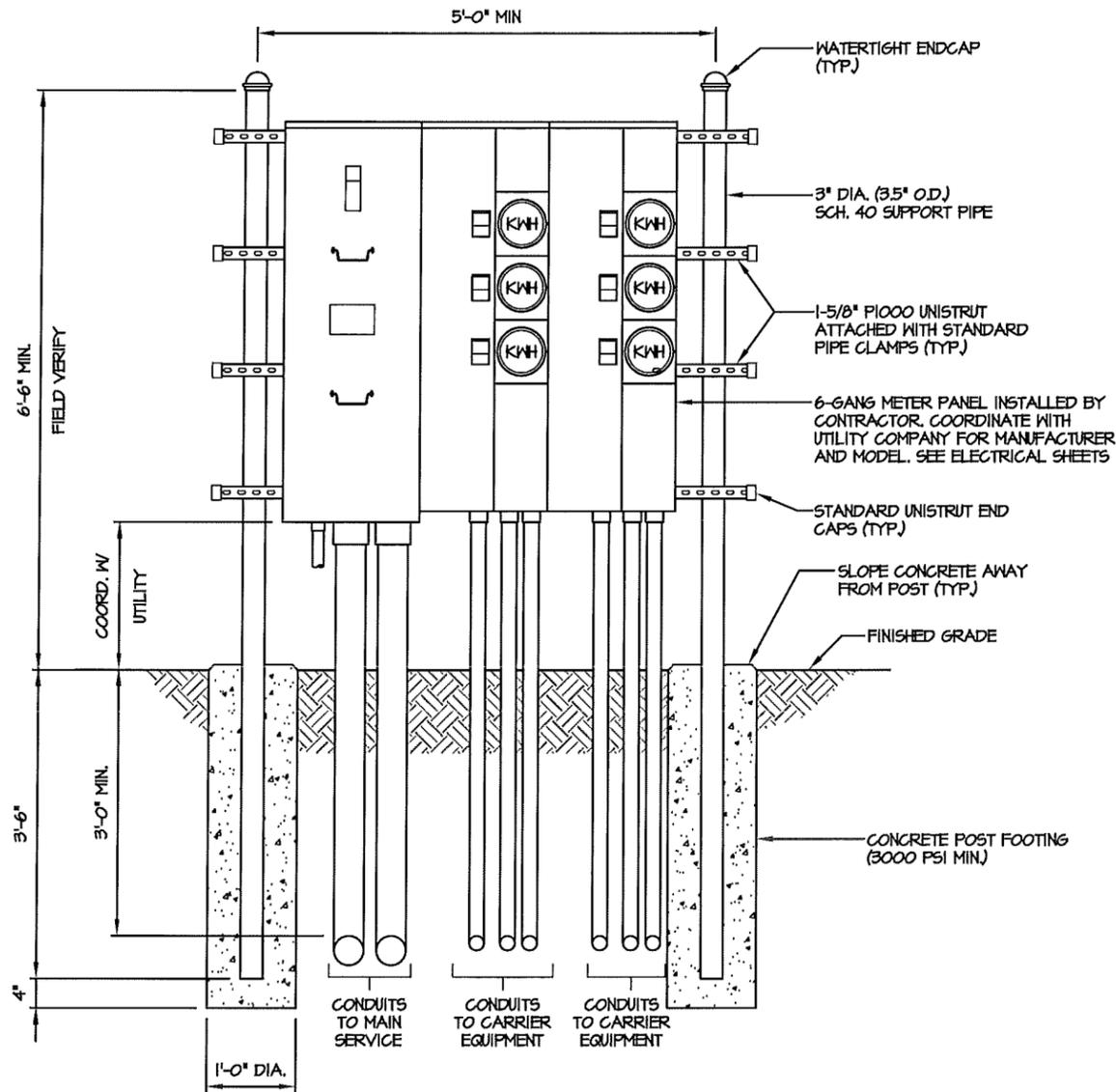


SITE NAME

DESIGNED: LTG
 DRAWN: LTG
 CHECKED: PWM

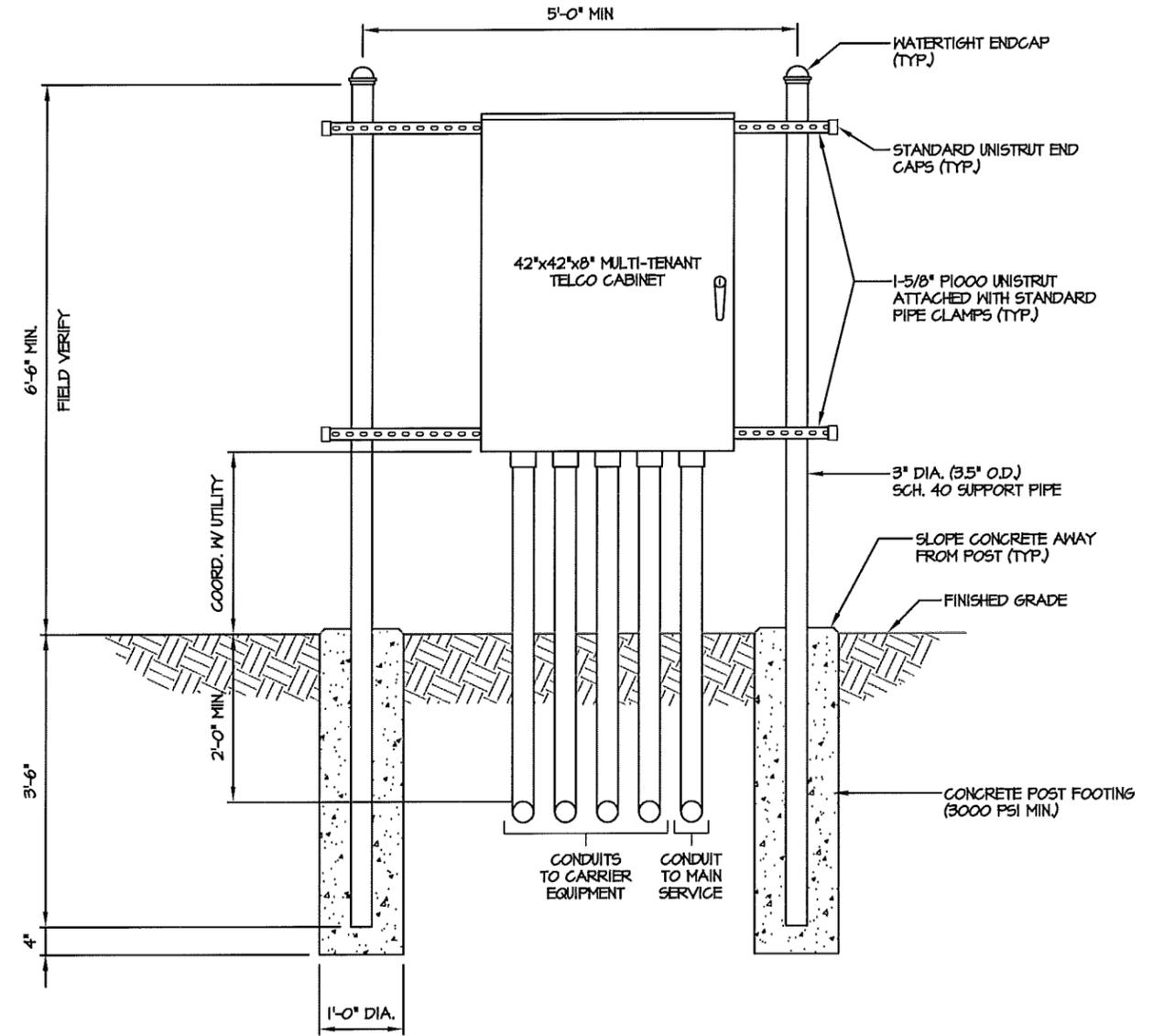
JOB #: TCD125

E-4



UTILITY FRAME DETAIL (GANG METER)

NTS



UTILITY FRAME DETAIL (TELCO)

NTS

NOTES:

1. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE 36"x48"x10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

DESCRIPTION:

NUM	DATE	DESCRIPTION:
A	10/26/10	ISSUED FOR REVIEW
O	11/2/10	ISSUED FOR CONSTRUCTION
1	04/14/11	ADDED LANDSCAPE PLAN
2	04/26/11	REVISED LANDSCAPE PLAN

HHI 16

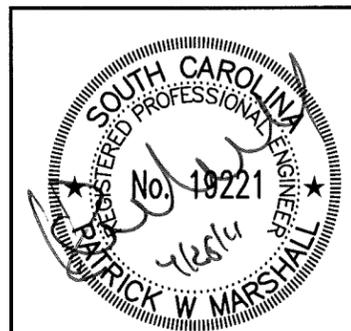
UTILITY FRAME DETAILS

SITE NAME

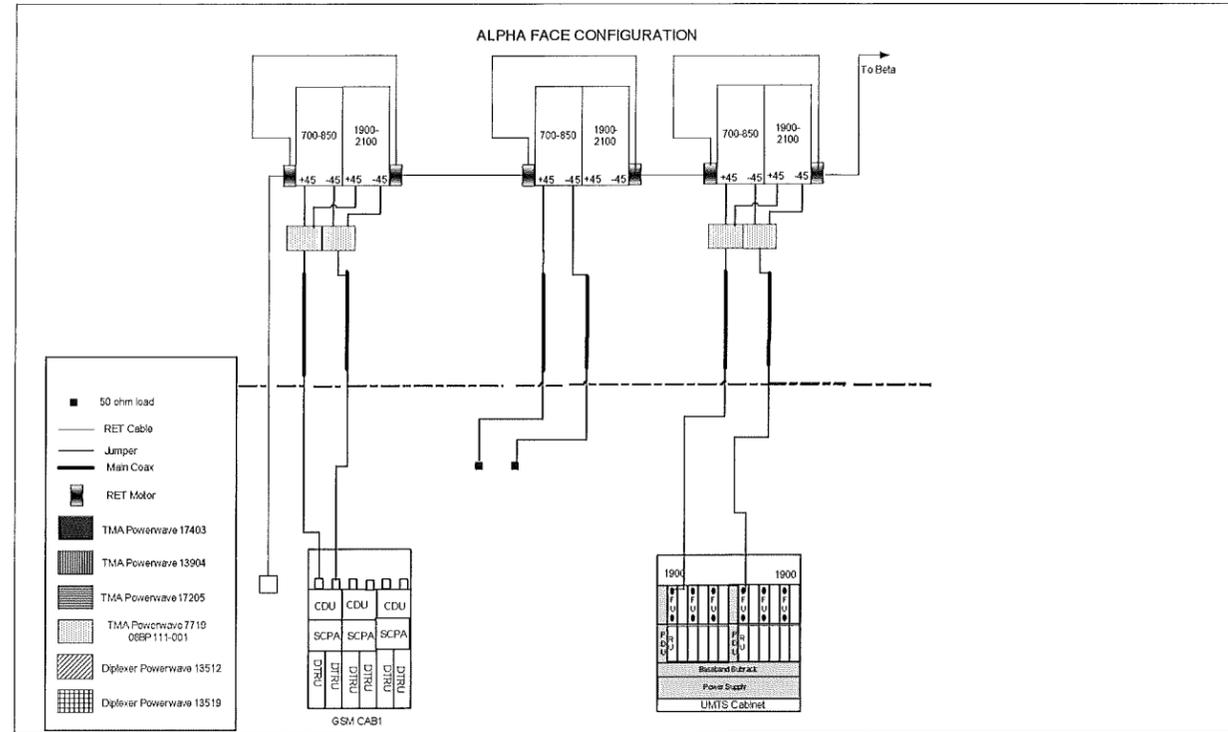
DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

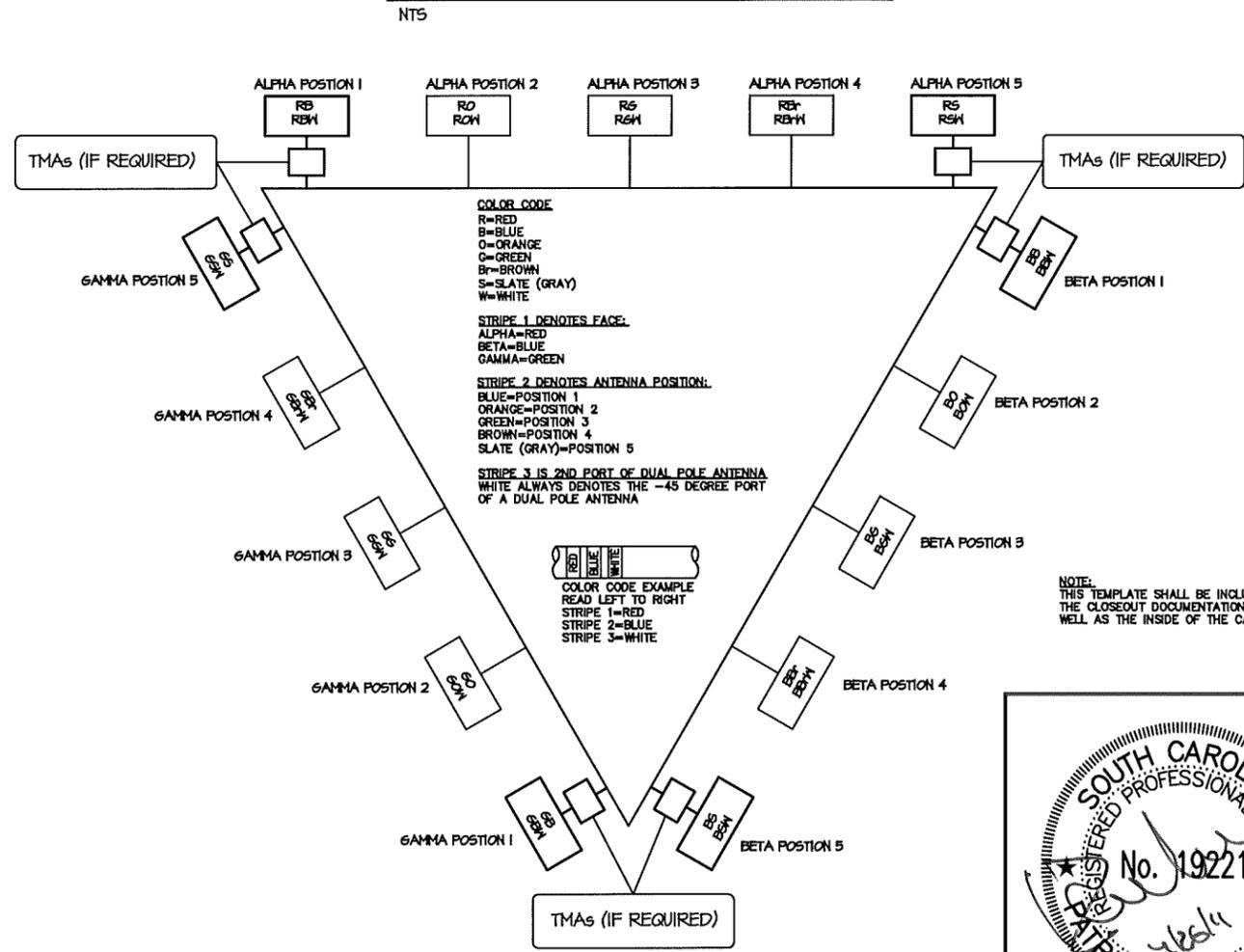
E-5



Section 15B - CURRENT SECTOR/CELL INFORMATION - PSI					
Section 15A - NEW/PROPOSED SECTOR/CELL INFORMATION - ALPHA (OR OMNI)					
ANTENNA CONFIG (FROM BACK):	ANTENNA 1 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 2 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 3 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 4 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 5 GSM, UMTS (850/1900) or LTE (700/AWS)
TECHNOLOGY	GSM 1900		LTE		UMTS 1900
RRH LOCATION (Top/Bottom/None)					
FEEDERS TYPE	FXL 1873 PE (1.5/8")		/ / 165		FXL 1873 PE (1.5/8")
Feeder Length (feet)	165				165
ANTENNA ATOLL					
ANTENNA MAKE - MODEL	800-10764		800-10764		800-10764
ANTENNA VENDOR	Kathrein		Kathrein		Kathrein
ANTENNA SIZE (H x W x D)					
ANTENNA WEIGHT					
ANTENNA GAIN					
AZIMUTH	17		60		17
RADIATION CENTER (feet)	145		145		145
ANTENNA TIP HEIGHT					
ELECTRICAL TILT (700/850/1900/AWS)	2				2
MECHANICAL DOWN TILT	0		0		0
FEEDER AMOUNT	2		2		2
Antenna RET Motor (QTY/MODEL)					
Antenna RET Splitter (QTY/MODEL)					
Antenna RET Earth (Grounding) Clamp (QTY/MODEL)					
Antenna RET Surge Arrestor (QTY/MODEL)					
Antenna RET CONTROL UNIT (QTY/MODEL) usually per site	x Kathrein RET cable 860-10014 (262ft)		Kathrein RET cable 860-10014 (262ft), two		x Kathrein RET cable 860-10014 (262ft)
DC BLOCK (QTY/MODEL)					
TMA/NA (TYPE/MODEL)	1 - TT19-08BP111-001				1 - TT19-08BP111-001
CURRENT INJECTORS FOR TMA (QTY/MODEL)					
POU FOR TMAs (QTY/MODEL) usually per site					
SURGE ARRESTOR (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
HYBRID COMBINER (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
SCPA/MCPA MODULE?	CCISCPA 125W				
Additional Component1					
Additional Component2					
Additional Component3					
MAGNETIC DECLINATION					
HATCHPLATE POWER (Watts)	45				
ERP (Watts)	880				
Local Market Note1					
Local Market Note2					
Local Market Note3					
Section 16B - NEW/PROPOSED SECTOR/CELL INFORMATION - BETA					
ANTENNA CONFIG (FROM BACK):	ANTENNA 1 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 2 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 3 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 4 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 5 GSM, UMTS (850/1900) or LTE (700/AWS)
TECHNOLOGY	GSM 850	GSM 1900	LTE		UMTS 1900
RRH LOCATION (Top/Bottom/None)					
FEEDERS TYPE	FXL 1873 PE (1.5/8")		/ / 165		FXL 1873 PE (1.5/8")
Feeder Length (feet)	165				165
ANTENNA ATOLL					
ANTENNA MAKE - MODEL	800-10762		800-10764		800-10764
ANTENNA VENDOR	Kathrein		Kathrein		Kathrein
ANTENNA SIZE (H x W x D)					
ANTENNA WEIGHT					
ANTENNA GAIN					
AZIMUTH	17		180		17
RADIATION CENTER (feet)	145		145		145
ANTENNA TIP HEIGHT					
ELECTRICAL TILT (700/850/1900/AWS)	2				2
MECHANICAL DOWN TILT	0		0		0
FEEDER AMOUNT	2		2		2
Antenna RET Motor (QTY/MODEL)					
Antenna RET Splitter (QTY/MODEL)					
Antenna RET Earth (Grounding) Clamp (QTY/MODEL)					
Antenna RET Surge Arrestor (QTY/MODEL)					
Antenna RET CONTROL UNIT (QTY/MODEL) usually per site	x Kathrein RET cable 860-10014 (262ft)		Kathrein RET cable 860-10014 (262ft), two		x Kathrein RET cable 860-10014 (262ft)
DC BLOCK (QTY/MODEL)					
TMA/NA (TYPE/MODEL)	1 - TT19-08BP111-001				1 - TT19-08BP111-001
CURRENT INJECTORS FOR TMA (QTY/MODEL)					
POU FOR TMAs (QTY/MODEL) usually per site					
SURGE ARRESTOR (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
HYBRID COMBINER (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
SCPA/MCPA MODULE?	CCISCPA 125W				
Additional Component1					
Additional Component2					
Additional Component3					
MAGNETIC DECLINATION					
HATCHPLATE POWER (Watts)	45				
ERP (Watts)	880				
Local Market Note1					
Local Market Note2					
Local Market Note3					
Section 18C - NEW/PROPOSED SECTOR/CELL INFORMATION - GAMMA					
ANTENNA CONFIG (FROM BACK):	ANTENNA 1 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 2 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 3 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 4 GSM, UMTS (850/1900) or LTE (700/AWS)	ANTENNA 5 GSM, UMTS (850/1900) or LTE (700/AWS)
TECHNOLOGY	GSM 850	GSM 1900	LTE		UMTS 1900
RRH LOCATION (Top/Bottom/None)					
FEEDERS TYPE	FXL 1873 PE (1.5/8")		/ / 165		FXL 1873 PE (1.5/8")
Feeder Length (feet)	165				165
ANTENNA ATOLL					
ANTENNA MAKE - MODEL	800-10764		800-10764		800-10764
ANTENNA VENDOR	Kathrein		Kathrein		Kathrein
ANTENNA SIZE (H x W x D)					
ANTENNA WEIGHT					
ANTENNA GAIN					
AZIMUTH	17		300		17
RADIATION CENTER (feet)	145		145		145
ANTENNA TIP HEIGHT					
ELECTRICAL TILT (700/850/1900/AWS)	2				2
MECHANICAL DOWN TILT	0		0		0
FEEDER AMOUNT	2		2		2
Antenna RET Motor (QTY/MODEL)					
Antenna RET Splitter (QTY/MODEL)					
Antenna RET Earth (Grounding) Clamp (QTY/MODEL)					
Antenna RET Surge Arrestor (QTY/MODEL)					
Antenna RET CONTROL UNIT (QTY/MODEL) usually per site	x Kathrein RET cable 860-10014 (262ft)		Kathrein RET cable 860-10014 (262ft), two		x Kathrein RET cable 860-10014 (262ft)
DC BLOCK (QTY/MODEL)					
TMA/NA (TYPE/MODEL)	1 - TT19-08BP111-001				1 - TT19-08BP111-001
CURRENT INJECTORS FOR TMA (QTY/MODEL)					
POU FOR TMAs (QTY/MODEL) usually per site					
SURGE ARRESTOR (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
HYBRID COMBINER (QTY/MODEL)					
DIPLEXER (QTY/MODEL)					
SCPA/MCPA MODULE?	CCISCPA 125W				
Additional Component1					
Additional Component2					
Additional Component3					
MAGNETIC DECLINATION					
HATCHPLATE POWER (Watts)	45				
ERP (Watts)	880				
Local Market Note1					
Local Market Note2					
Local Market Note3					



TYPICAL ANTENNA CABLE CONFIGURATION



COAX COLOR CODE TEMPLATE

NTS

NUM	DATE	DESCRIPTION:
A	10/26/10	ISSUED FOR REVIEW
O	11/2/10	ISSUED FOR CONSTRUCTION
1	04/14/11	ADDED LANDSCAPE PLAN
2	04/26/11	REVISED LANDSCAPE PLAN

HHI 16

COAX COLOR CODE TEMPLATE & RFDS



SITE NAME: _____
DESIGNED: JTG
DRAWN: JTG
CHECKED: PWM

JOB #: TCD125

E-6

RFDS

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 Marshland Road Cell Tower- FINAL DRB# DR110022

DATE 6/14/2011 RECOMMEND X RECOMMEND RECOMMEND
APPROVE APPROVE W/COND. DENY

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

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

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

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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:	2/2/11
Accepted by:	SH
App. #: DR	170010
Meeting Date:	6/7/11

Applicant/Agent Name: LEON WOOD Company: LWOODHEAD LLC
 Mailing Address: 71 POPE AVE STE "E" City: HILTON HEAD State: SC Zip: 29928
 Telephone: 843-301-9663 Fax: 843-715-2540 E-mail: LWOODHEAD@AOL.COM
 Project Name: COURTYARD DECK Project Address: 71 POPE AVE
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

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

Additional Submittal Requirements:

New Development – Conceptual Approval

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



LeeWOOD'S LowCountry Grille

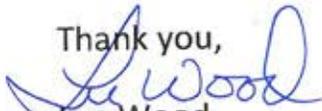
The purpose of building this deck is to make my outside courtyard safer for my patrons. The current situation as you can see from the pictures has a tree with roots at the surface. My guests walk all over this area causing the possibility for them to fall or twist an ankle.

My first thought was to level the ground and cut off the roots. I was informed, this would probably kill the tree, which is not my intention.

This treated lumber deck appears to be my best solution.

Should you need any clarification, I can be contacted at 843-301-9663.

Thank you,



Lee Wood



Copyright ©2007 Pictometry International Corp.

Creation Date: Feb 05, 2009 12:06
Modification Date: Feb 17, 2009 16:19

Average Scale: 1 inch = 46.5 feet

Distance between tick marks: 44.05 feet

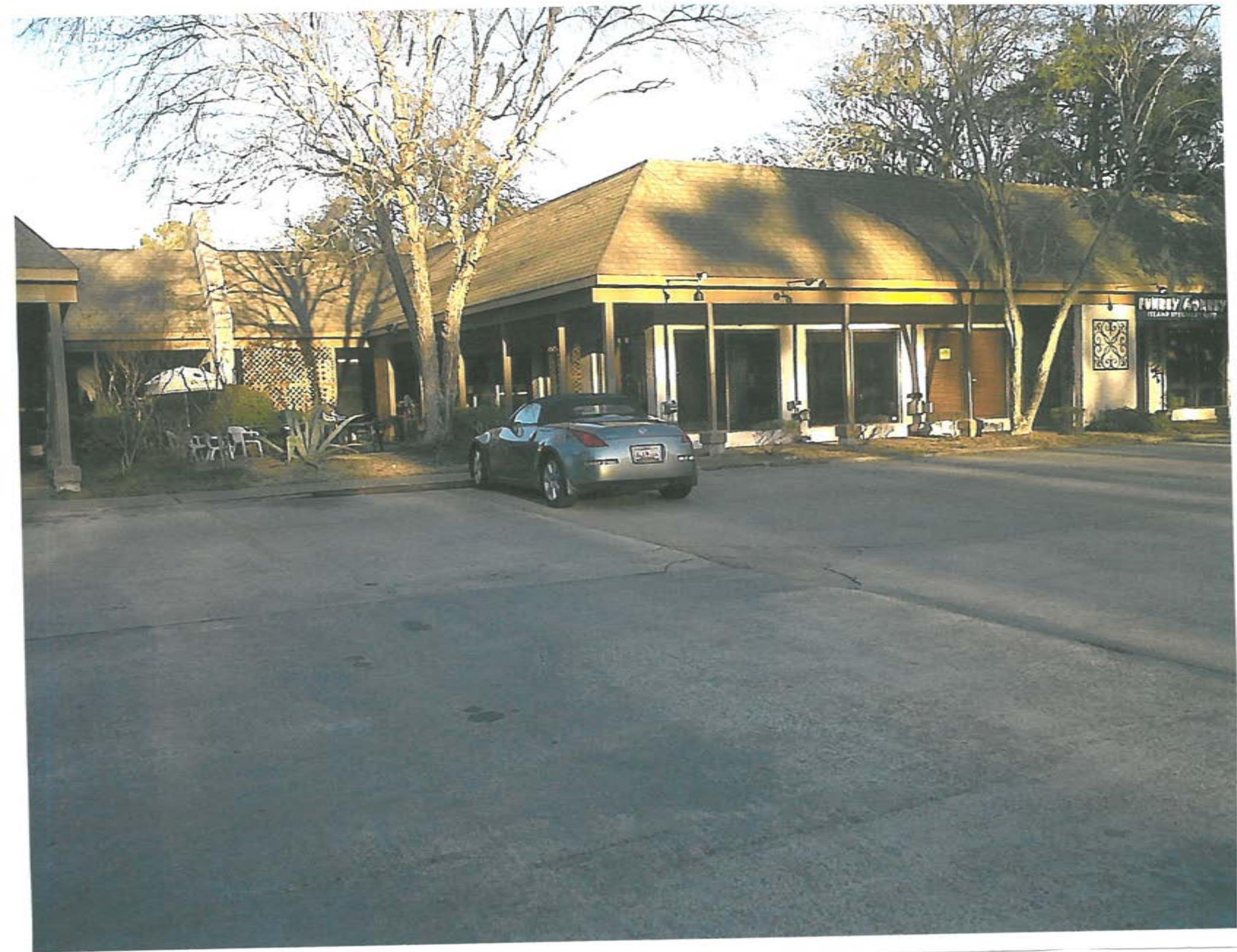


Creation Date: Feb 05, 2009 12:55
Modification Date: Feb 17, 2009 16:58

Scale: 1 inch = 46.5 feet

Copyright ©2007 Pictometry International Corp.

Distance between tick marks: 46.53 feet







The image shows the exterior of a single-story building with a grey shingled roof and a light-colored stucco facade. A prominent blue sign with white text is mounted on the front wall. The building features a covered patio area supported by square columns, with a decorative lattice trim along the roofline. Large windows and glass doors are visible, reflecting the surrounding trees. Outdoor seating, including a bench and planters, is arranged on the patio. A tree stands to the right of the building, and a sidewalk runs along the front. The overall atmosphere is casual and inviting.

LWOODS
LOCAL PUB & EATERY

LWOODS
LOCAL PUB & EATERY





Lwoods
LOCAL PUB & EATERY

KING OF BEERS

KING OF BEERS

KING OF BEERS









LWOODS
LOCAL PUB & EATERY

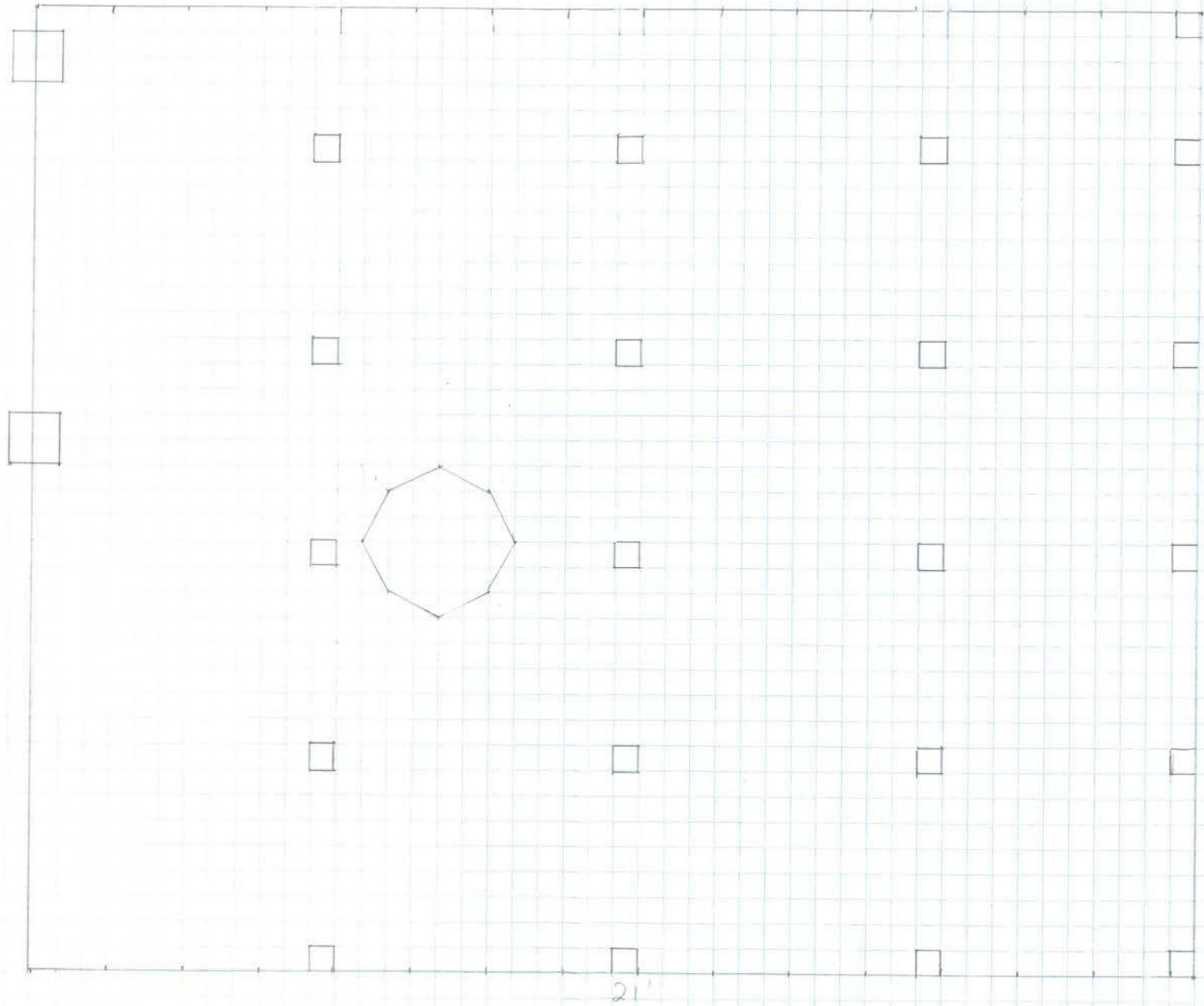
FUNNEY AGRUE
ISLAND SPECIALTY CAFE





EL SUPER INTERNACIONAL

POPE JUNE



16'

21'

DESIGN TEAM/ DRB COMMENT SHEET

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

PROJECT DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN

Deck doesn't specify finished elevation relative to grade. If the applicant raises it to accommodate roots, per Natural Resources, there should be some accommodation for ADA. Staff assumes this will stay unfinished.

In theory this consolidates and formalizes the materials in what appears to be a heavily utilized area. Properly detailed (picture frame the end-cuts, 6 X 5/4 material, planters, etc.) this could be a real addition to the plaza. There are several unapproved elements and some other landscape deficiencies on the site that might be remedied as a condition of approval.

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

appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into		

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

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		No deck support posts should be closer than 5 feet to the trunk of the tree. Elevate the deck above the roots at the surface and be sure that water can get through the deck to the tree.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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: 6-1-11
 Accepted by: MK was not here - *dropped*
 App. #: DR 110026
 Meeting Date: _____

Applicant/Agent Name: DALE JOHNSON Company: JOHNSON PARTNERSHIP
 Mailing Address: 32 OFFICE PARK RD. #104 City: H.H.I State: SC Zip: 29928
 Telephone: 785-4666 Fax: _____ E-mail: drjarchitect@aol.com
 Project Name: KANAKEY ADDITION Project Address: _____
 Parcel Number [PIN]: R552 015 000 0334 0000
 Zoning District: CC 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
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

Submittal Requirements for *All* projects:

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

Additional Submittal Requirements:

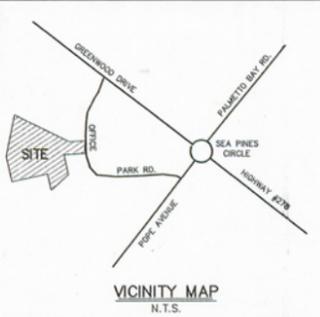
New Development – Conceptual Approval

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

NARRATIVE IN SUPPORT OF CONSTRUCTION OF OUTDOOR BAR

PARK PLAZA PHASE II

Applicant desires to construct an addition to existing Kanaley's restaurant in Park Plaza. The twenty foot square roof will fit into a planted area with minimum damage to existing trees. All materials will match existing construction. The dropped fascia enables incorporation of overhead glassware storage and hinged closure panels.



STATEMENT OF ENCROACHMENTS

- 1 SUBJECT PROPERTY'S MOVABLE DUMPSTER PROJECTS 4.4 FEET ONTO N/F HALL/IVEY HILTON HEAD ASSOCIATION, LTD.
- 2 SUBJECT PROPERTY'S EDGE OF PAVEMENT PROJECTS 1.5 FEET ONTO PARCEL J-2

ZONING DATA

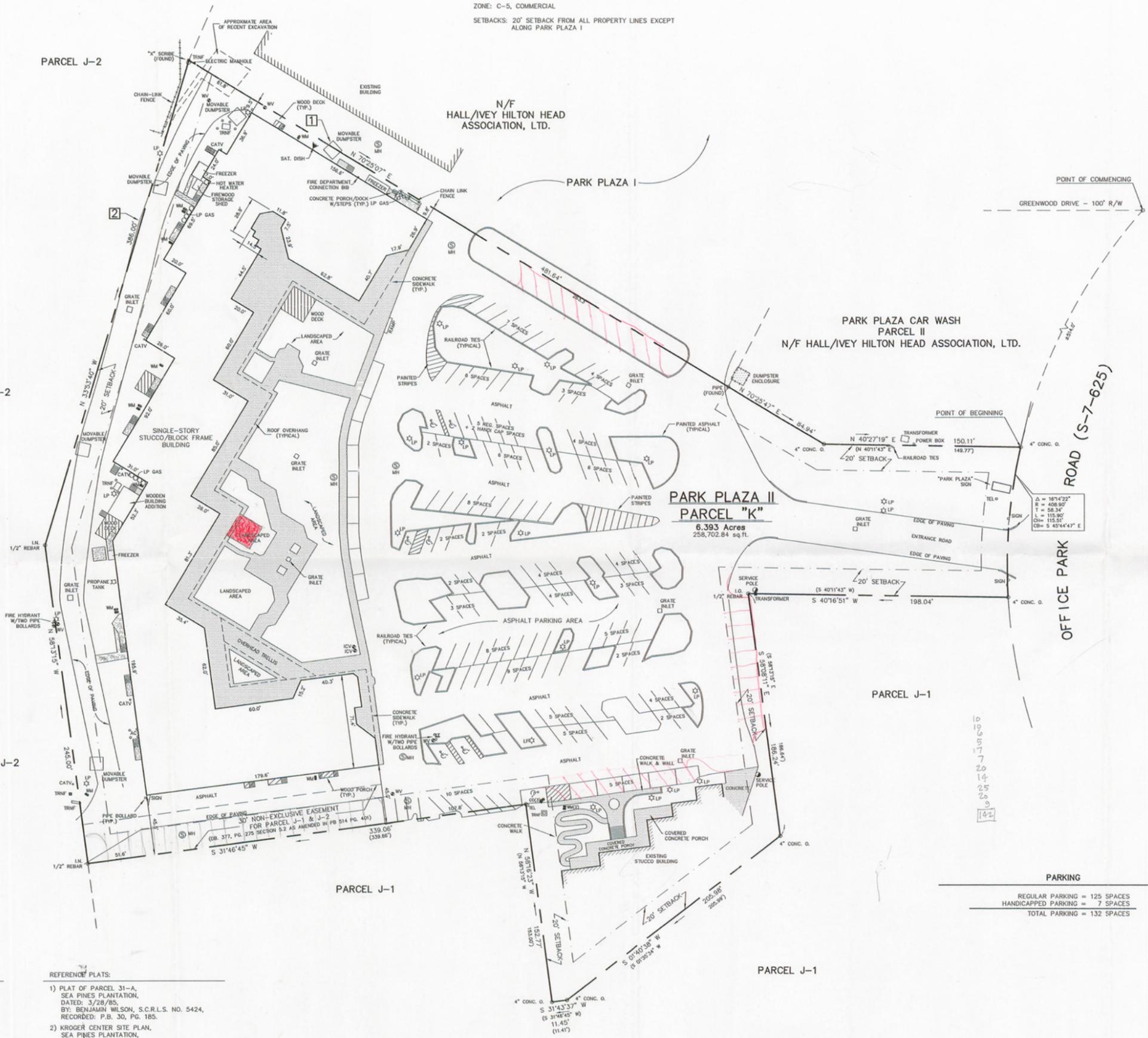
ZONE: C-5, COMMERCIAL
 SETBACKS: 20' SETBACK FROM ALL PROPERTY LINES EXCEPT ALONG PARK PLAZA I

LEGEND

MH	MANHOLE
LP	LIGHT POLE
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
CATV	CABLE TELEVISION BOX
TRNF	TRANSFORMER
WM	WATER METER
GAS	PROPANE TANK
A/C	AIR CONDITIONING UNIT
CONC.O.	HANDICAPPED PARKING SPACE
I.O.	CONCRETE MONUMENT OLD (FOUND)
I.N.	IRON PIN OLD (FOUND)
	IRON PIN NEW (SET)
	WOOD DECKING
	CONCRETE

- NOTES**
- 1 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2 THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 7-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3 UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 4 BEARINGS AND DISTANCES IN PARENTHESES ARE FROM THE REFERENCE PLAT.
 - 5 TO THE BEST OF MY KNOWLEDGE ALL UTILITIES SERVICING THE PROPERTY ENTER OR LEAVE VIA PUBLIC RIGHT-OF-WAYS OR EXISTING UTILITY EASEMENTS.

- REFERENCE PLATS:**
- 1) PLAT OF PARCEL 31-A, SEA PINES PLANTATION, DATED: 3/28/85, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 185.
 - 2) KROGER CENTER SITE PLAN, SEA PINES PLANTATION, DATED: 9/17/82, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 187, 9/21/82.
 - 3) KROGER CENTER SITE PLAN, SEA PINES PLANTATION, DATED: 9/17/82, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 188, 9/21/82.
 - 4) GREENWOOD PLAZA SHOPPING CENTER, SEA PINES PLANTATION, DATED: UNKNOWN, BY: ROD C. SPANN, S.C.R.L.S. NO. 6273, RECORDED: P.B. 30, PG. 166, 8/16/82.

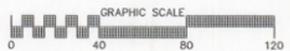


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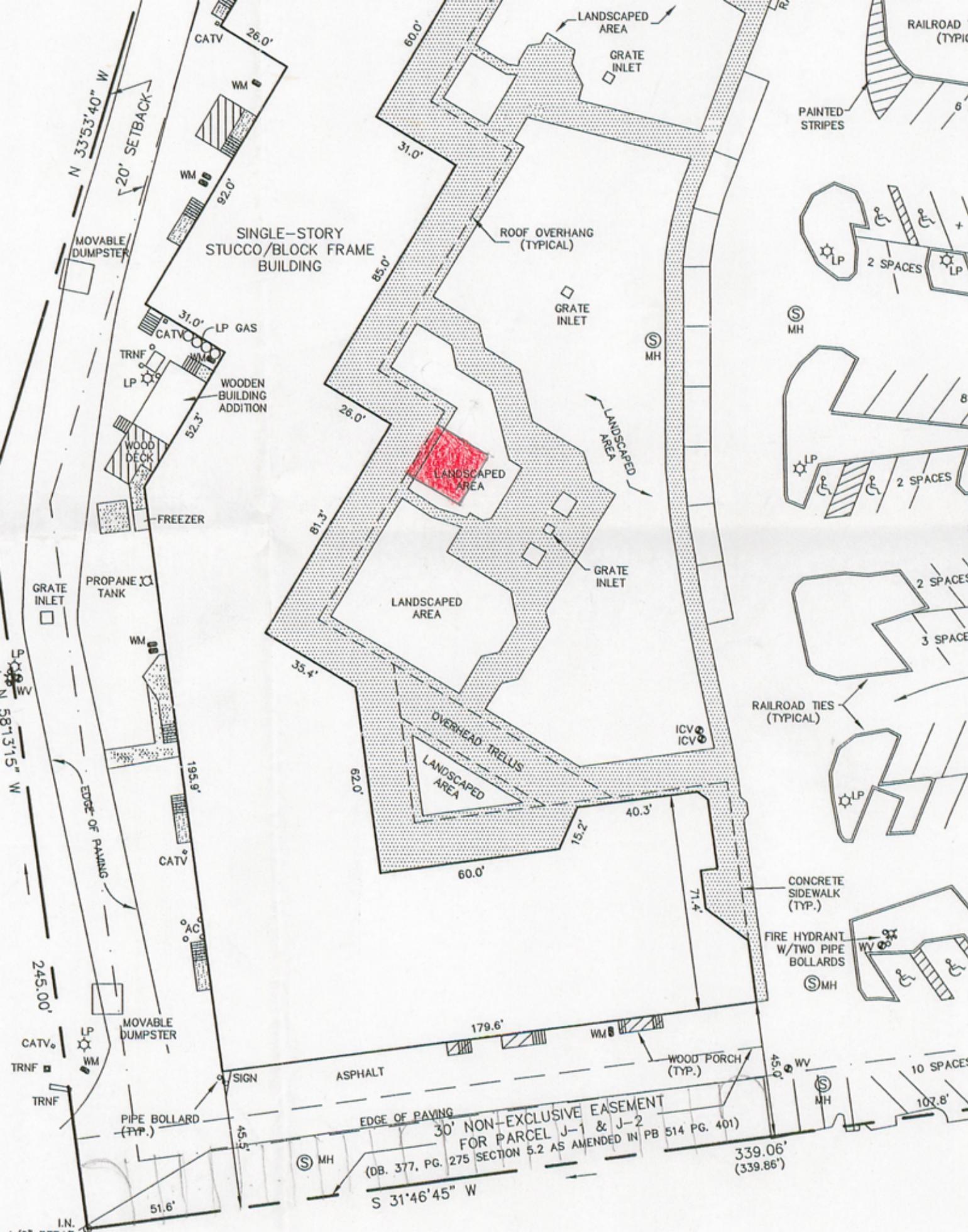
PARKING

REGULAR PARKING	= 125 SPACES
HANDICAPPED PARKING	= 7 SPACES
TOTAL PARKING	= 132 SPACES

PREPARED FOR: AGNES CHARLES COASTAL REALTY COMPANY, A SOUTH CAROLINA LLC
 ADDRESS: #33 OFFICE PARK ROAD
 TAX PARCEL I.D. NO. DIST 550 MAP 14 PARCEL 892



ASBUILT SURVEY OF
PARCEL "K", OFFICE PARK ROAD
 A SECTION OF
PARK PLAZA II
SEA PINES PLANTATION
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 40' DATE: 7/10/98 JOB NO: 93244A
 REVISED: 1/12/2004; UPDATED PARKING SPACES
SG SURVEYING CONSULTANTS
 39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910
 Telephone: (843) 815-3304 FAX: (843) 815-3305
 DATE: 12/28/2004
 Dwg No: 01



SINGLE-STORY STUCCO/BLOCK FRAME BUILDING

ROOF OVERHANG (TYPICAL)

LANDSCAPED AREA

30' NON-EXCLUSIVE EASEMENT
 FOR PARCEL J-1 & J-2
 (DB. 377, PG. 275 SECTION 5.2 AS AMENDED IN PB 514 PG. 401)

339.06'
 (339.86')

S 31'46"45" W

N 33'53"40" W
 20' SETBACK

N 58'13"15" W

245.00'

MOVABLE DUMPSTER

CATV

TRNF

PIPE BOLLARD (TYP.)

51.6'

I.N.

GRATE INLET
 PROPANE TANK

WM

CATV

195.9'

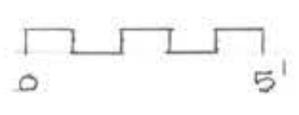
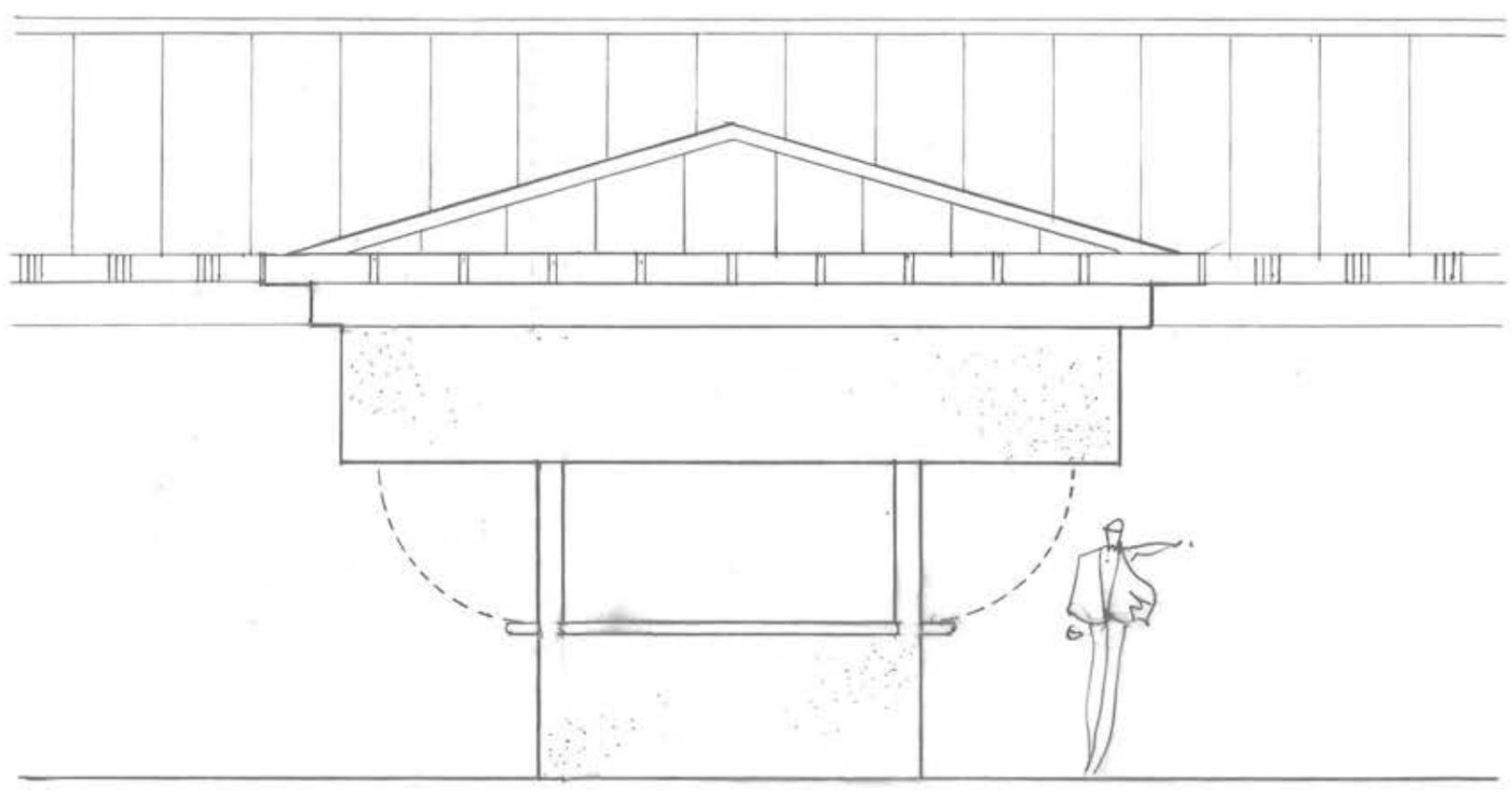
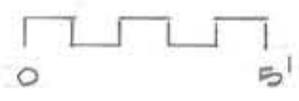
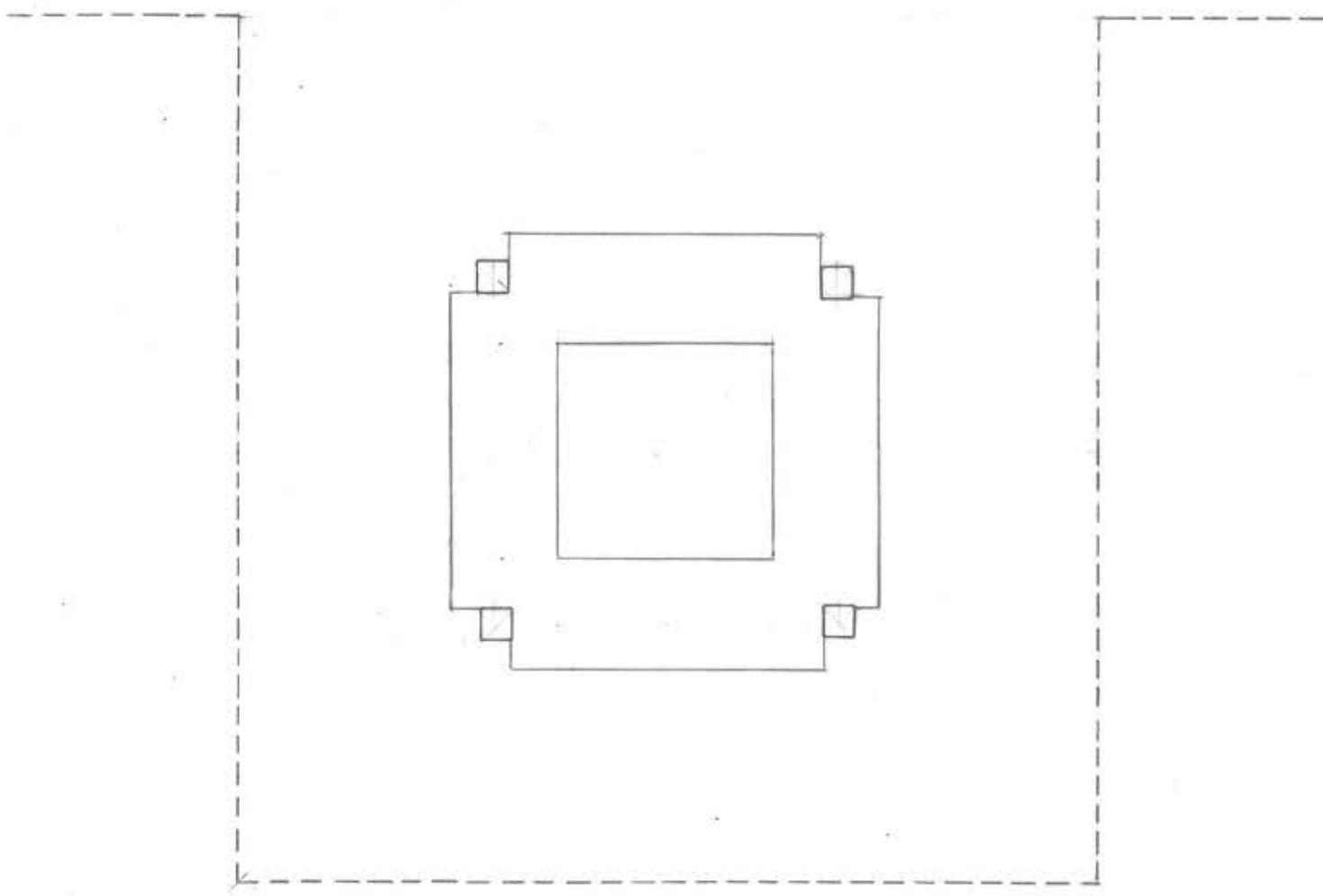
CATV

AC

MOVABLE DUMPSTER

CATV





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 Park Plaza Two- Kanaley's Outdoor Bar DRB# DR110026

DATE 6/14/2011 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN

Plan doesn't specify how significant existing landscape bed is affected or remedied. Given the plan drawing, Staff assumes the roofline and concrete pad are the same dimension. Applicant did match the unique rafter detail of the existing center. The drop on the fascia seems heavy and might be remedied by lessening the dimension, or beefing up the proposed column, commensurate with the existing columns of the walkway.

This is a good amenity for the center, although there are some detailing questions and resolutions that should be answered prior to approval.

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

appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN		
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DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into		

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

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		No comments.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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

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

Applicant/Agent Name: Mike Wood, VP Const. Company: Excel Realty Trust - ST, LLC / c/o Centro Properties Group
 Mailing Address: 1600 E-Drive Suite 1600 City: Orlando State: FL Zip: 32819
 Telephone: 407-903-2907 Fax: _____ E-mail: Mike.Wood@CentroProp.com
 Project Name: Circle Center Re-Paint Project Address: 70 Pope Ave Hilton Head SC 29938
 Parcel Number [PIN]: R 553 018 000 0268 0000
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

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

Additional Submittal Requirements:

New Development – Conceptual Approval

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

Additional Submittal Requirements:

New Development – Final Approval

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

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

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

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.

Michael Kent Constant
SIGNATURE

5/23/2011
DATE

THE TOWN OF HILTON HEAD ISLAND

DESIGN REVIEW BOARD

2011 REGULAR MEETING SCHEDULE

DRB Powers and Duties	Application Procedure	
<p>The Design Review Board has the following powers:</p> <p>A. To review development within the Corridor Overlay District;</p> <p>B. To review applications for sign permits throughout the community;</p> <p>C. To periodically review and recommend for adoption such amendments to the Land Management Ordinance as it may deem appropriate.</p>	<p>General applications must be completed and submitted not later than 12:00pm 14 days prior to the meeting date at which the application will be reviewed. New Development applications must be completed and submitted not later than 12:00pm 21 days prior to the meeting date at which the application will be reviewed.</p> <p>An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department staff.</p>	
<u>DRB MEETING DATE:</u>	<u>DEADLINE FOR GENERAL APPLICATIONS</u>	<u>DEADLINE FOR NEW DEVELOPMENT APPLICATIONS</u>
<p>January 11, 2011</p> <p>January 25, 2011</p> <p>February 8, 2011</p> <p>February 22, 2011</p> <p>March 8, 2011</p> <p>March 22, 2011</p> <p>April 12, 2011</p> <p>April 26, 2011</p> <p>May 10, 2011</p> <p>May 24, 2011</p> <p>June 14, 2011</p> <p>June 28, 2011</p> <p>July 12, 2011</p> <p>July 26, 2011</p> <p>August 9, 2011</p> <p>August 23, 2011</p> <p>September 13, 2011</p> <p>September 27, 2011</p> <p>October 11, 2011</p> <p>October 25, 2011</p> <p>November 8, 2011</p> <p>November 22, 2011</p>	<p>December 28, 2010</p> <p>January 11, 2011</p> <p>January 25, 2011</p> <p>February 8, 2011</p> <p>February 22, 2011</p> <p>March 8, 2011</p> <p>March 29, 2011</p> <p>April 12, 2011</p> <p>April 26, 2011</p> <p>May 10, 2011</p> <p>May 31, 2011</p> <p>June 14, 2011</p> <p>June 28, 2011</p> <p>July 12, 2011</p> <p>July 26, 2011</p> <p>August 9, 2011</p> <p>August 30, 2011</p> <p>September 13, 2011</p> <p>September 27, 2011</p> <p>October 11, 2011</p> <p>October 25, 2011</p> <p>November 8, 2011</p>	<p>December 21, 2010</p> <p>January 4, 2011</p> <p>January 18, 2011</p> <p>February 1, 2011</p> <p>February 15, 2011</p> <p>March 1, 2011</p> <p>March 22, 2011</p> <p>April 5, 2011</p> <p>April 19, 2011</p> <p>May 3, 2011</p> <p>May 24, 2011</p> <p>June 7, 2011</p> <p>June 21, 2011</p> <p>July 5, 2011</p> <p>July 19, 2011</p> <p>August 2, 2011</p> <p>August 23, 2011</p> <p>September 6, 2011</p> <p>September 20, 2011</p> <p>October 4, 2011</p> <p>October 18, 2011</p> <p>November 1, 2011</p>
<p>* December 13, 2011</p>	<p>November 29, 2011</p>	<p>November 22, 2011</p>
<p><i>* December has only one meeting due to the Holidays</i></p> <p>All meetings are held in Council Chambers at 1:15pm on the second & fourth Tuesdays of each month.</p>		



May 23, 2011

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Attn: DRB

RE: Circle Center Shopping Plaza
Exterior Re-Paint Project

To Whom It May Concern:

Centro Properties Group, owners of Circle Center, are proposing to do maintenance to the exterior of the shopping plaza. The scope of the work encompasses painting of metal, iron and wood sections of the shopping center. All natural stone elements of the existing center will remain un-painted.

Submitted materials for this project include existing photos of the shopping center along with a color rendering of proposed colors. Concerning the color rendering, please note the following:

1. The actual colors will be deeper and darker than shown here. This is a computer generated rendering which does not give proper depth to the colors. The chosen colors are earth tones within the Brown and Rust/Deep Red pigmented families.
2. We are NOT removing the "Medallions" around the plaza and replacing with tile squares as it may appear on the Rendering. The computer cannot pick-up the small details of the Medallions; therefore, they appear as colored squares on the rendering, in order to show the colors being used to paint these medallions. The medallions are being painted in with a color within the same family of colors as they appear today, just a little deeper in color.

Centro Properties feels that with the selected colors being within the earth tone pigmented colors, that we are meeting the intent of the DRB design requirements. Centro Properties request approval for these color selections

Thank You



Mike Wood

VP Construction



ISLAND LIQUORS

DOLLAR
of HI

Kenny

2009 6 24

DIGITAL
PHOTO

LWOODS
LOCAL PUB & ENTER

STUDIO ONE

NO PARKING

2008 7 24



SW7027 Well-Bred Brown



SW6673 Banana Cream



SW6328 Fireweed



NUDELL ARCHITECTS
creating environments since 1976



www.nudellarchitects.com



SW7027 Well-Bred Brown



SW6673 Banana Cream



SW6328 Fireweed



NUDELL ARCHITECTS
creating environments since 1976



www.nudellarchitects.com

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 Circle Center Repaint DRB# DR110027

DATE 6/14/2011 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
Roof and trim repaint of the Circle Center in-line retail. Red squares on shot renderings represent only repainting the Circle-Center logo iron work. The background is to remain the same color. The rendering program couldn't effectively represent this element. Hard- chips will be provided at the meeting for review.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		

Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN
Any landscaping removed or damaged for painting should be replaced with like material in size and species,

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

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

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		If tree pruning is required to complete this project, please call Natural Resources at 341-4690 prior to pruning.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS