



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, February 28, 2012

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 February 14, 2012**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
 - A) DR120004- Hilton Head Christian Academy
 - B) DR120006- Hilton Head Brewing Company
- 9. New Business**
 - A) DR120009- Stacks Pancakes
 - B) DR120010- Paulie's Pizza
 - C) DR120011- Alligator Park
- 10. Appearance by Citizens**
- 11. Adjournment**

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

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, February 14, 2012 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Debra Welch

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Administrator
Rocky Browder, Environmental Planner
Heather Colin, Development Review Administrator
Nicole Dixon, Senior Planner
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Theodore called the meeting to order at 1:15p.m.

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 January 24, 2012 meeting were **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan distributed copies of a staff handout on Island Sign Code Revisions. Ms. Anne Cyran, Senior Planner in the Community Development Department is available to answer questions.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Southwood Park Drive - Renovations – DR110040

Mr. Roan presented a brief history of the application. The Board has already reviewed and provided comments on this project a couple of times. Today's submission concerns the applicant's tree mitigation plan and landscape plan. Mr. Roan reviewed the proposed mitigation plan. The staff recommended that the applicant substitute the American Hollies (which do little to address the Board's direction relative to the trees in the parking median) with either four pine trees, or two

Category I trees, or two Category II trees (overstory species). The staff recommended mitigating with Live Oak trees at opposite ends of the island to provide a future canopy and ultimately frame views into the building without obstructing visibility. The applicant was not present for comments or questions from the Board.

The Board discussed the mitigation plan with staff; and the Board agreed with the staff's recommendations. Chairman Theodore recommended that the applicant install Sabal Palms in place of the proposed Coconut Palms. The planted trees should be evenly spaced out. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the Southwood Park Drive Renovations application with the condition that the applicant shall submit a landscape plan as recommended by staff. The landscape plan shall include Sabal Palms instead of Coconut Palms. The trees shall be spaced out evenly when planted out front. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. NEW BUSINESS

Hilton Head Christian Academy Practice Gym – New Development Conceptual DR120004

Mr. Roan presented an in-depth review of the application including the site plan, the large pre-fabricated metal building, the elevations, and photographs of the existing structures on site. The proposed project removes two modular classrooms and develops a new practice gym/ stage/ classroom building on the site of the existing outdoor basketball court. The proposed building is a permanent pre-fabricated metal building.

Mr. Roan stated that if the review were solely in the context of “does the enormous new metal building do all that it can to integrate into the existing campus”, this would be an approvable project. Replacements of modular classrooms are not without precedent on the island. However, these are generally temporary in nature. The scope of this project carries a sense of permanence and will also serve as a precedent.

The building location is fairly invisible but does interface with the residential neighborhood to the rear. Mr. Roan compared the project to a couple of similar projects located elsewhere. Even the remote metal warehouse at the redeveloped Palmetto Electric campus was made to enhance the design of the metal building; and it receives much less exposure than the proposed structure. The Fraser Field house at Hilton Head Island Prep is a comparable project with a good deal of architectural integrity commensurate with its visibility and use.

Staff believes that the development of the building is approvable, and the location of the site is very effective; however, an improvement of this size and nature needs to be more consistent with the Design Guide. The building should reflect a higher level of design and architectural detail. The Board discussed the project and agreed with the staff's concerns.

With regard to the landscaping plan, staff believes that any landscape material on the elevations facing the residential neighborhood should receive larger broadleaf evergreen material upon installation. Based on the above stated concerns, the staff recommended that the application be *denied*. Chairman Theodore then requested that the applicant make his presentation.

Mr. Greg Beste, Architect for the project, presented statements in support of the application. The applicant and the Board discussed the size and appearance of the large metal building. The Board stated their concerns with the low roof pitch and the need for additional architectural details. The Board stated that breaking up the appearance of the metal building will be critical to having the project approved. The applicant should restudy the architectural details, the low roof pitch, the facades, and materials.

The Board stated that since this will be a permanent building, the size of the landscape material should be increased to be more in line with the scale of the building. The size of the landscape material should be increased to 7-gallon and 15-gallon. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion to approve** the New Development Conceptual application for Hilton Head Christian Academy with the following conditions: (1) the land plan, the location of the structures, is approved; (2) the architecture is not approvable as submitted today. The Board recommends additional architectural detail. The applicant shall restudy the roof pitch; the facades, and the materials; (3) a revised landscape plan is required that increases the size of plant materials to 7-gallon and 15-gallon to be more in scale with the size of the building. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Frankie Bones - Awning – DR120005

Mr. Roan introduced the application and stated its location. The applicant is proposing to extend the existing waterfall awning out over the outside seating area. The posts will be encased and finished to match the previously approved detail at the adjacent Wise Guys Lounge outdoor seating area. Colors and finishes will match the existing. The staff recommended approval. Chairman Theodore then requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed the project. The Board recommended that the awning be made more consistent, it should have as much curvature as possible. At completion of the Board's comments, Chairman Theodore requested that a motion be made.

Mr. Gardner made a **motion to approve** the Frankie Bones Awning application as submitted. Mr. Parker **seconded** and the motion **passed** with a vote of 5-1-0.

Hilton Head Brew Pub – DR120006

Mr. Roan introduced the application and stated its location in Hilton Head Plaza. The Brew Pub tenant wishes to create a new storefront on the rear elevation to take advantage of the newly created access. The existing deck will be removed and replaced with a concrete patio. The pergola is to remain. Mr. Roan stated that the staff likes the newer doors better than the original submittal.

The applicant is proposing to pull a roof feature out over the handicap parking area to provide some rain coverage and to identify the storefront. The owner wishes to provide some additional parking and access to the rear of the development. The parking plan has been approved by the Community Development Department.

Mr. Roan stated that the entry feature is another thematic element in an already thematic development, and is reflective of its tenant. The materials and colors take what is a unique element and makes it applicable to the Design Guide. Extending the railing detail across the windows helps

shield diners from headlights, and integrates the patio and restaurant. The applicant should provide some detail showing how the existing pergola is finished once the existing deck is removed. Perhaps the ogee end cuts on the trellis pieces should be revisited to reflect the style of the new theme.

As part of the parking expansion, the applicant is required to provide a landscape plan which illustrates how the buffers are maintained and reinforced. Some landscaping at the storefront should also be included. At the completion of the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application. The Board and the applicant discussed the intent of the project. The Board and the applicant discussed the newer doors, the patio, the pergola, the new parking area, and lighting. The Board stated that they would like to see the landscaping plan. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the architectural portion of the Hilton Head Brew Pub application with the following conditions: (1) the newer door style shall be used; (2) the applicant shall take into account the staff's comments regarding treatment of the pergola; (3) the applicant shall submit a separate landscape plan for approval at a later time. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Jenkins Island - Cell Tower – DR120007

Mr. Roan stated that this application is for a new cell tower to be located on Town-owned land at Jenkins Island. Mr. Roan presented an in-depth review of the application. The height of the tower, including the lightning rod, should not exceed 150-feet or it will require a strobe light. The design of the tower is commensurate or identical to others on the island.

The applicant has agreed to construct an aluminum picket fence identical to that on the adjacent pump station. The applicant has also agreed to plant 7-gallon Wax Myrtle trees 6'-0" on center. Staff recommended that the application be approved with the condition regarding the height of tower. The applicant was not present for questions or comments from the Board. At completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Smith made a **motion to approve** the Jenkins Island cell tower application with the condition that the height of the tower shall not exceed 150-feet including the lighting rod. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

8. APPEARANCE BY CITIZENS

None

9. ADJOURNMENT

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

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: HH Christian Academy Practice Gym/ Classroom

DRB#: DR120004

DATE: 2-28-2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN- SEE GENERAL COMMENTNS BELOW

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Introducing stucco brings it closer to this criterion
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This submittal brings the project closer to what the Board had asked for, but the effort should continue on all four sides. A building this size has permanence and will take some investment. Value engineering to this extent will be glaring for some time
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On two sides
Has a strong roof form with enough variety to provide	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantities and materials are appropriate, but all shrubs and larger along the building should be upsized by one measureable size, be it container or caliper inches
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See landscape comment above

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

NATURAL RESOURCE PROTECTION

Natural Resources has reviewed and approved the proposed tree removal and mitigation plan. All replacement trees will be field located and approved by Town Staff

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

MISC COMMENTS/QUESTIONS

Project is moving closer to what the Board's comments requested for approval, although it only addresses two sides. The notion of entertaining a building of this size and material composition, lacking good fenestration or roof forms as well, shows a good deal of flexibility by the Board. The same flexibility should be shown by the applicant in making it more compliant with the Design Guide, rather than dressing up the two most visible sides. No side of this building is invisible.



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: Greg Beste, Architect Company: Greg Beste, Architect
 Mailing Address: 1 Tillinghast Circle City: Bluffton State: SC Zip: 29910
 Telephone: 843 348 2324 Fax: 843 836 9985 E-mail: gregbeste@gmail.com
 Project Name: HICA Practice Gym Addition Project Address: 55 Gardner Drive
 Parcel Number [PIN]: R 510 008 000 090A 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Development – Conceptual | <input type="checkbox"/> Alteration/Addition |
| <input checked="" type="checkbox"/> New Development – Final, indicate Project Number | <input type="checkbox"/> Minor External Change |

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
(not required per Indigo Run General Manager Brad Phillips)
- 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.



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OCEAN WOODS LANDSCAPING
 67 Union Cemetery Road Hilton Head Island, South Carolina 29926
 PH 843.682.4000 FX 843.682.4012 www.oceanwoods.com

PLANET Certified
 Certified Landscape Professional
 EXPERIENCE EXCELLENCE INTEGRITY

A Landscape Plan for:

**Hilton Head Christian Academy
 New Gymnasium and Classroom Building**
 Gardner Drive Hilton Head Island, SC

By: R. Sotiropoulos
 Scale: 1" = 20'-0"
 Date: 1/11/12
 Revs: 2-23-12 per DRB

Sh:

MULCH NOTE

All planting beds shown are to be mulched to a depth of 3" using Pinestraw Mulch at an approximate area of 5,000sq ft at 1 bale/40sq ft or approximately 25 bales.

LAWN NOTE

All areas shown as lawn are to be sodded using Certified Bermudagrass Sod at an approximate area of 1,000sq ft. All sodded areas are to be graded to achieve a minimum slope of 1/10" or 1%. Areas shown to be seeded are to be hydroseeded using an establishment mixture of Bermudagrass/Brown-Top Millet and/or Ryegrass as seasonally dependent. Seeding can be modified as field conditions may dictate alternate seed types. Approximate area of seeding is 4,500sq ft. Mobile Classroom area shall be restored to a sodded lawn using sod appropriate sod type to be determined based on exposure for proper development this area. An approximate area of sod to be 4-8,000sq ft.

IRRIGATION NOTE

Existing irrigation systems are currently in place. A pre-construction alteration of the existing systems is required. A new mainline and control wiring that currently supplies/controls the athletic fields is to be re-run as shown, to allow for operation during construction. Also required will be modification of the Baseball outfield head placement and irrigation to allow for new fencing and outfield limits. The existing controller for the portable irrigation is to be relocated to the existing service yard as shown. All new plant materials and sod shown on this plan are to be irrigated from the existing irrigation well providing 100% coverage. The existing system is to be modified as needed to meet or exceed all current industry standards and all Town codes and requirements. All turf areas are to be conventional sprays or rotor zones and plant materials are to be irrigated using a single 4" pop-up spray zone. The existing field controller is to be relocated to the irrigation well location and upgraded to a new controller that meets current industry standards. Selected controller is to be ready for expansion when and if the athletic field irrigation is modified in the future.

PARCEL A

17.027 Acres
 (INCLUDES 3.330 Ac. WETLANDS &
 DOES NOT INCLUDE 0.04 Ac. LIFT STATION SITE)

PLANT MATERIALS LIST-Planting Schedule

Symbol	Quantity	Common Name	Scientific Name	Planting Size
☼	14	White African Iris	<i>Iris alba</i>	3-Gal 18-24x12-18"
🌿	3	Loquat	<i>Eriobotrya japonica</i>	15-Gal 5-6x3-4'
🌿	12	Red Leaf Loropetalum	<i>Loropetalum chinense rubra</i>	3-Gal 18-24x12-18"
🌿	65	Super Blue Liriope	<i>Liriope muscarii 'Super Blue'</i>	1-Gal 6-8x6-8"
🌿	1	Dwarf Podocarpus	<i>Podocarpus macrophyllus 'Fringles Dwarf'</i>	3-Gal 12-18x12-18"
🌿	5	Japanese Cleyera	<i>Ternstroemia gymnanthera</i>	7-Gal 30-36x18-24"
🌿	1	Sweet viburnum	<i>Viburnum odoratissimum</i>	7-Gal 30-36x18-24"
🌿	17	Suspensum Vibernum	<i>Viburnum suspensum</i>	3-Gal 18-24x12-18"

PLANT MATERIALS LIST-Mitigation Trees

Symbol	Quantity	Common Name	Scientific Name	Planting Size
🌲	3	Loblolly pine	<i>Pinus taeda</i>	1 1/2"-Cal 10-12x4-5'
🌴	3	Sabal Palmetto	<i>Sabal palmetto</i>	BR 12-16'ht
🌳	5	Shumard oak	<i>Quercus shumardii</i>	2"-Cal 10-12x4-5'
🌳	3	Southern live oak	<i>Quercus virginiana</i>	2"-Cal 10-12x4-5'

*This mitigation list is to be field located along fire-lane as shown. Placement of these trees are to maximize breaking up of view from adjacent properties. Field adjust to proper tree development and placement considerations for firelane access and existing tree canopy and root structures should be emphasized. *Final placement of mitigation trees to be approved by the landscape architect or Town representative.



PREPARED FOR: HILTON HEAD CHRISTIAN ACADEMY

ADDRESS: #55 GARDNER DRIVE
 PORTION OF TAX PARCEL I.D. NO. R510-008-000-098A-0000
 AND A PORTION OF TAX PARCEL I.D. NO. R510-008-000-0098-0000

ASBUILT, BOUNDARY,
 TREE & TOPOGRAPHIC
 SURVEY OF
PARCELS A & B

HILTON HEAD CHRISTIAN ACADEMY
GARDNER DRIVE &
WILLIAM HILTON PARKWAY

A SECTION OF
HONEY HORN PLANTATION &
PARCEL II, INDIGO RUN PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

1" = 40' DATE: 12/8/2006 JOB NO: S89049Q-5

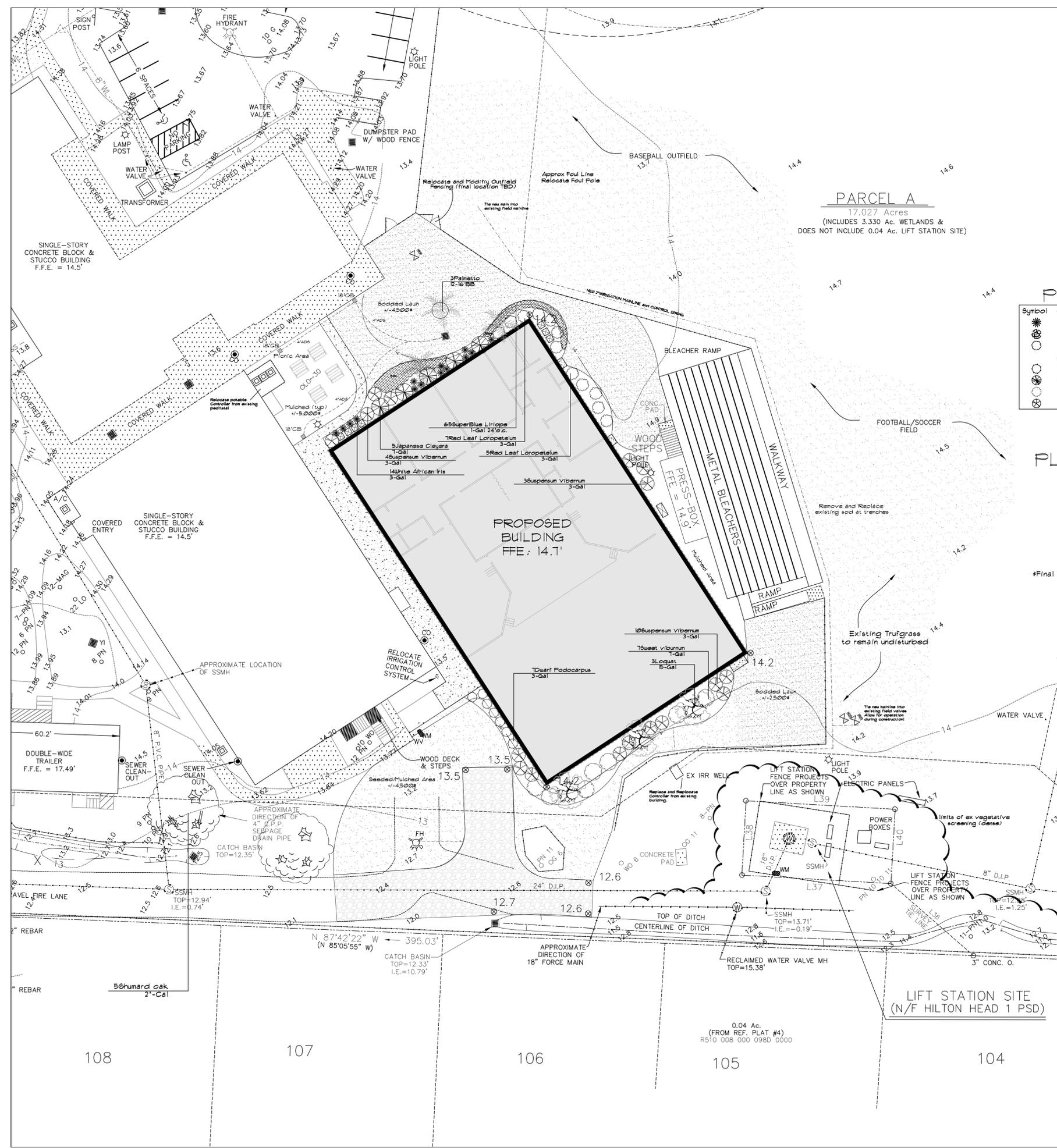
REVISED 03/08/2007: ADDITIONAL TREE AND TOPO INFO ADDED
 REVISED 09/24/2008: UPDATED SURVEY
 REVISED 11/25/2008: ADDITIONAL BOUNDARY, TREE & TOPO OF NEW 0.193 Ac. PARCEL
 REVISED 8/10/2011: UPDATE ASBUILT, TREE & TOPO IN THE BASKETBALL COURT AREA

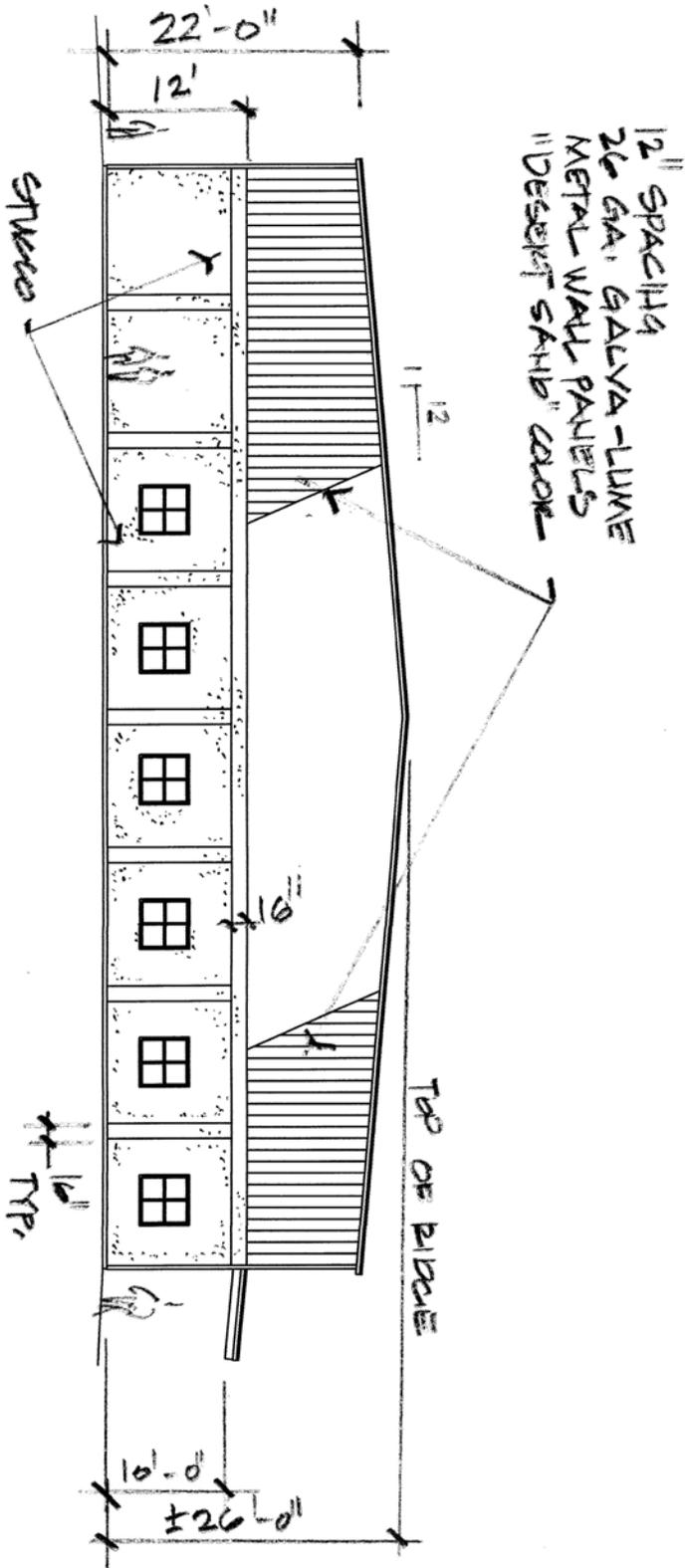


SURVEYING CONSULTANTS

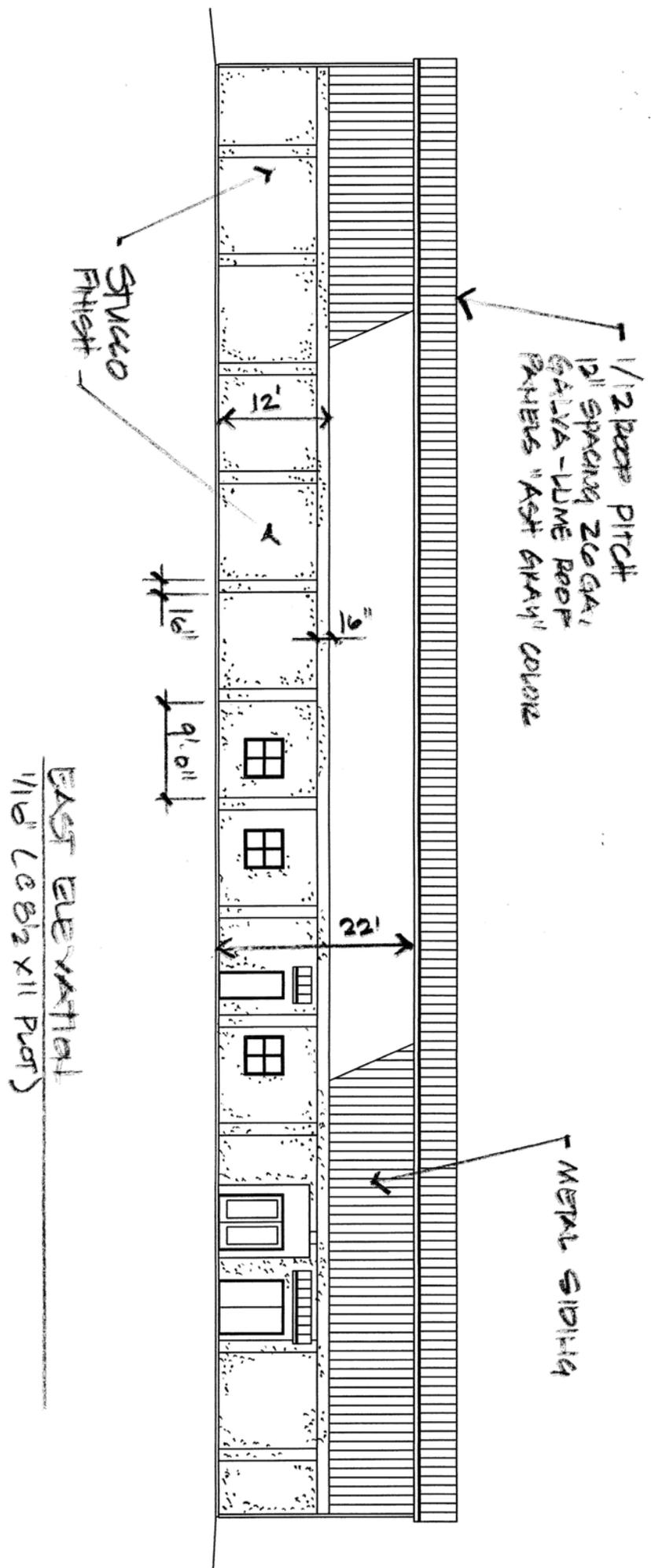
17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 826-2775 FAX: (912) 826-2783

CREW: JK/BS
 CAD: AJ





FRONT ELEVATION
1/4" (6 SIXTH PLOT)



1/2 PITCH
 12" SPACING ZEGGA,
 GALVA-LUME ROOF
 PANELS "ASH GRAY" COLOR

METAL SIDING

STUCCO
 FINISH

EAST ELEVATION
 1/16" (082 XII PLOT)

12'

16"

9' 0"

22'

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: HH Brewing Company

DRB#: DR120006

DATE: 2-28-2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Project provides an outdoor bar element to the previously approved expansion. Materials, forms, details and finishes are consistent with the rest of the design

- Applicant should provide some form of finish sample for the concrete bar's stain
- All wood stain finishes should match previously approved
- Plywood call-out should be Hardi-board, or equivalent, per the last approval
- Some form of through section should be submitted to clarify how the new bar back interfaces with all the electric equipment currently coming through the exterior wall

LANDSCAPE DESIGN

NATURAL RESOURCE PROTECTION

NR Concerns have been addressed through the Expedited Development Review Process



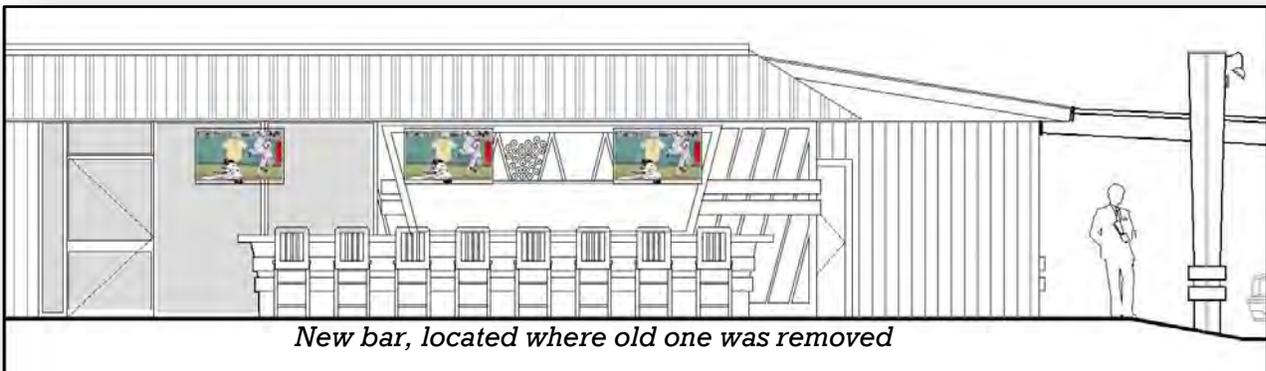
■ NARRATIVE

INTRODUCTION: This month, Hilton Head Brewing Company received town approval for the new parking lot, and then DRB approval from a new entry from the parking lot.

Work has begun on the parking lot. Along with this work, the old, worn-out, eyesore wood deck was removed, as was the outdoor serving bar.

Conceptually the new serving bar is to keep the 50's-60's retro look with the use of wood as the primary material. In redesigning the new bar, we have included as many elements as possible from the existing construction and new pylon. These elements include:

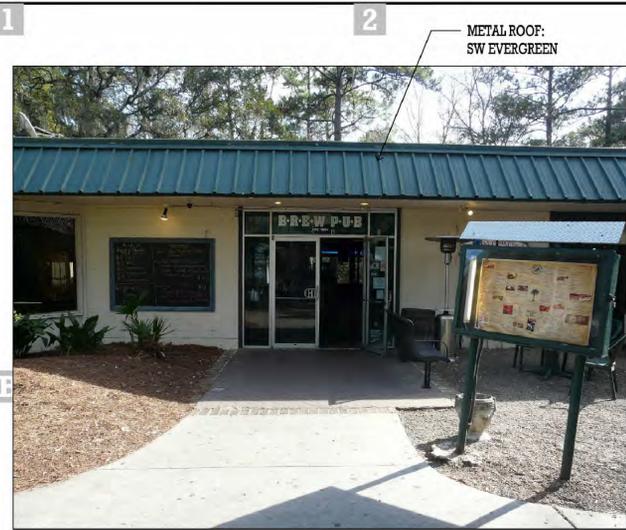
- Walls, details sloped at 75 degrees.
- Twin rails
- Board and battens
- Color range matching the existing tan building and brown trim.



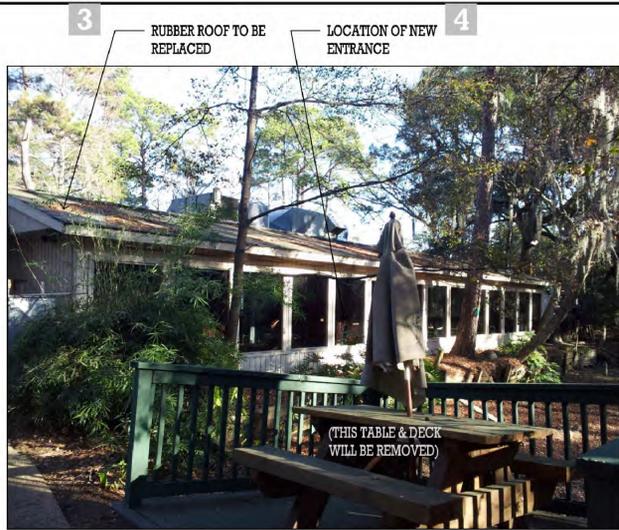
In addition, to add a little twist to the design, the bar top will be of a glazed concrete.

The new serving bar will back up to the existing building in such manner that it will be partially under the existing roof canopy, similar to other adjacent businesses (One Hot Mama's, and the Boardroom).

David Baker



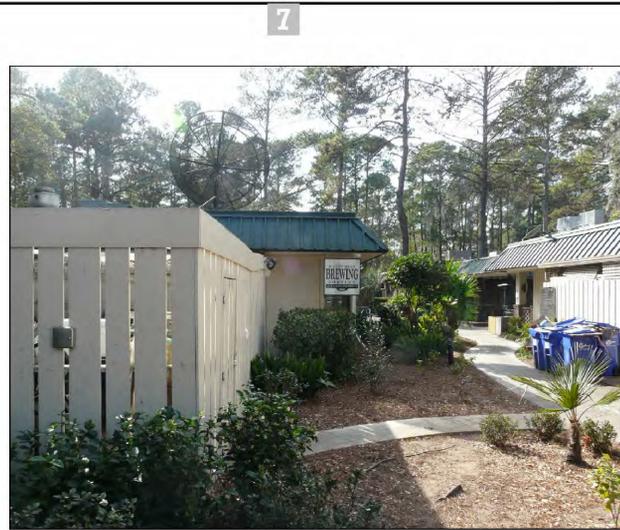
FRONT



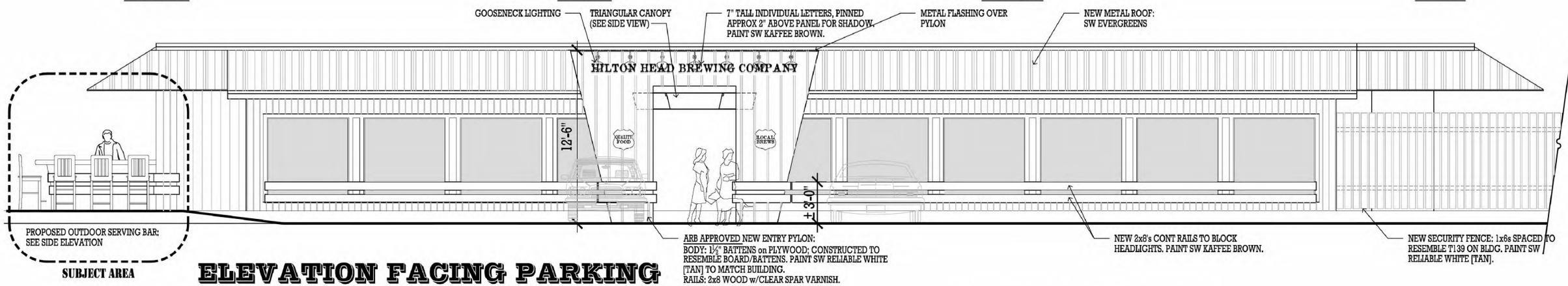
REAR



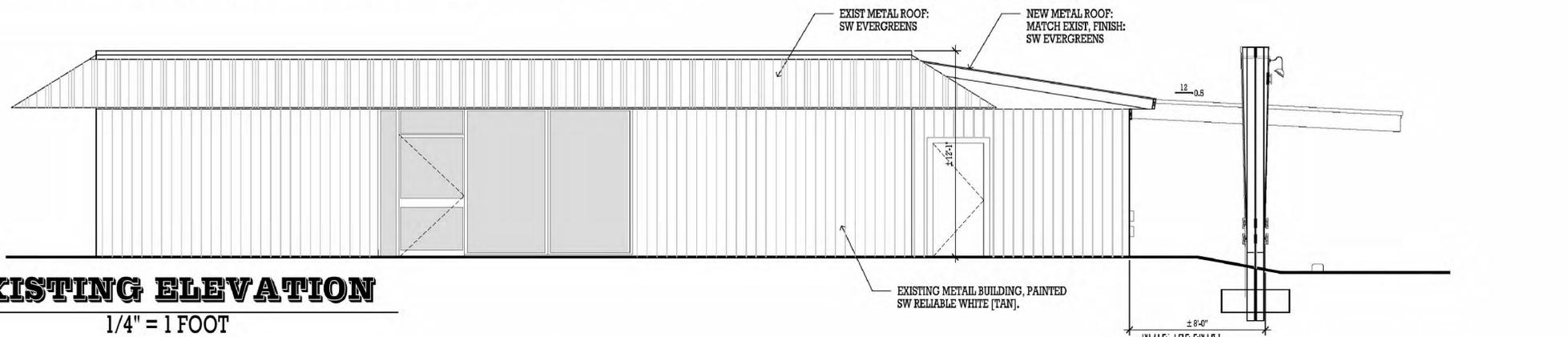
RIGHT



LEFT

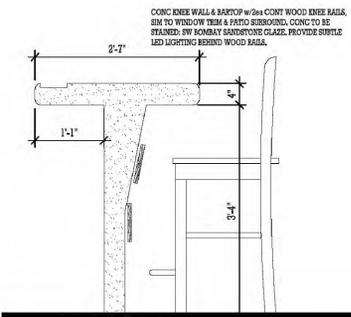


ELEVATION FACING PARKING

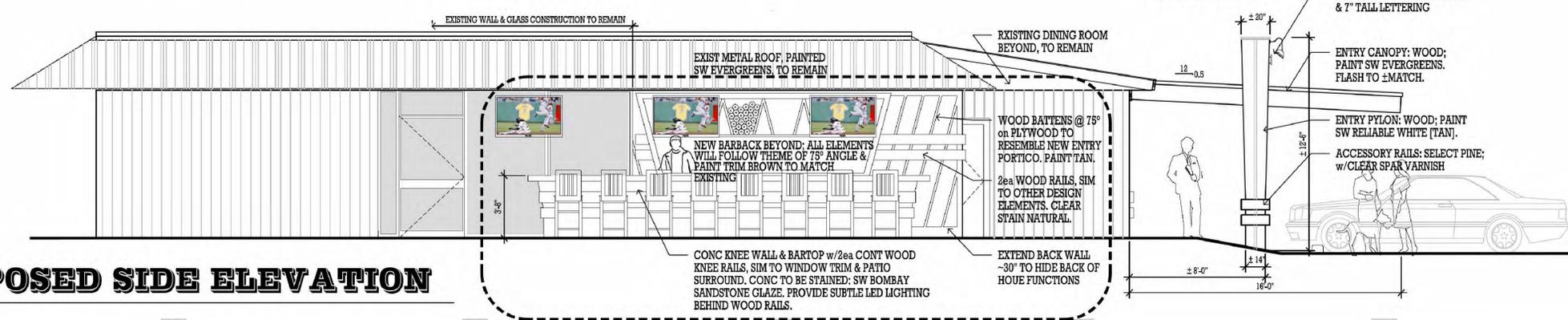


EXISTING ELEVATION

1/4" = 1 FOOT



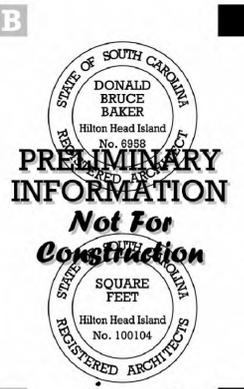
BAR DETAIL



PROPOSED SIDE ELEVATION



Don Baker, AIA
 10 East Garrison Place
 Hilton Head, SC 29928
 843-363-3663
 843-290-6666
 843-363-6888
 squarefeet@adelphia.net
 HHI Bus Lic. # BLN0400739



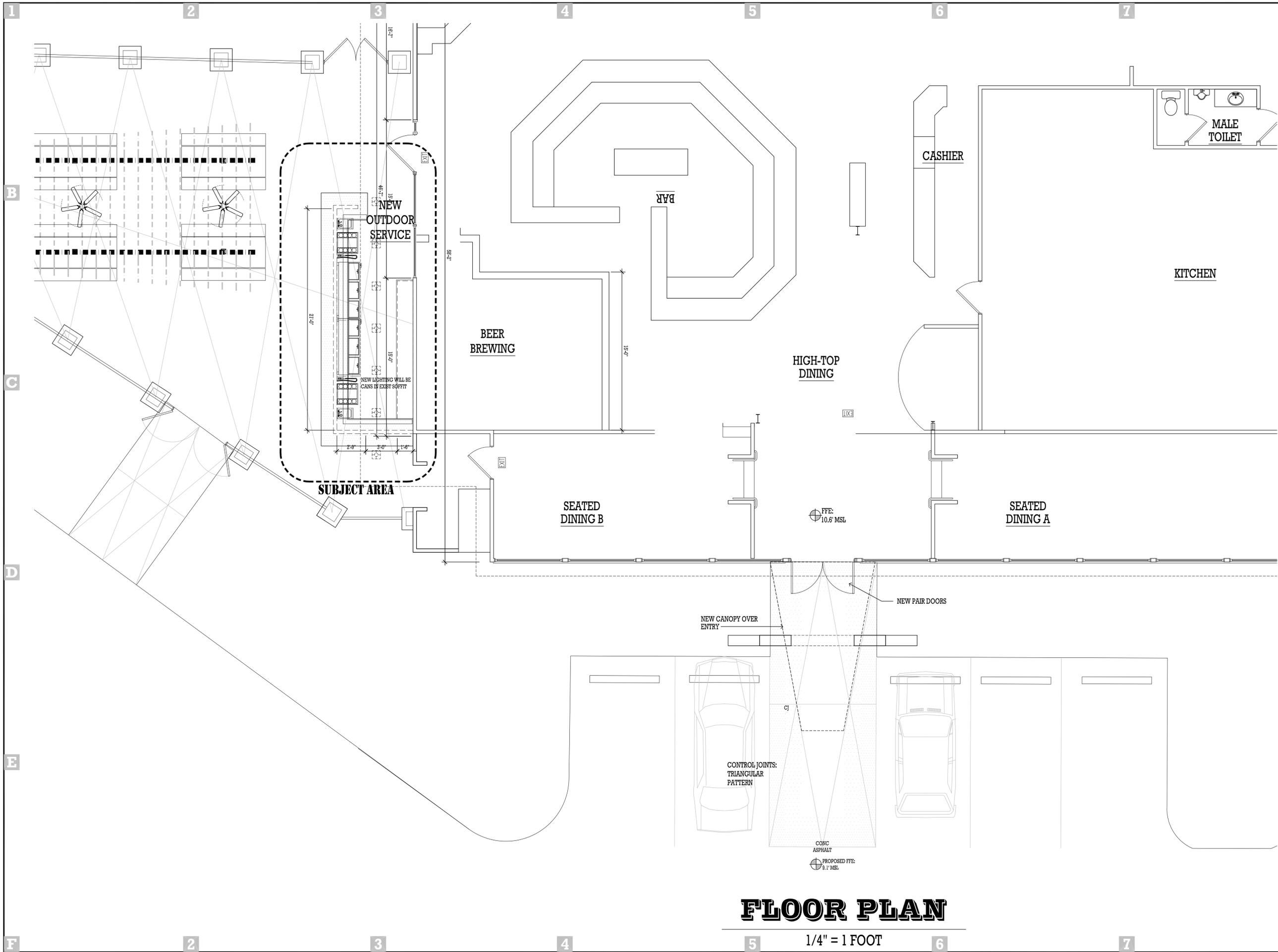
PRELIMINARY INFORMATION
 Not For Construction
 Exterior Improvements to:
 Hilton Head Brewing Co.
 Hilton Head Plaza
 Greenwood Drive @ Sea Pines Circle
 Hilton Head Island, SC 29928

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 Note: All ideas, concepts, and designs described herein belong solely to the designer named on this page. These ideas, concepts, and designs are to be used only on this project. Any other use constitutes fraud, and the author of these drawings will prosecute any violator to the fullest extent of the law. Likewise the author of these drawings can not be held responsible for any unauthorized use of these drawings.

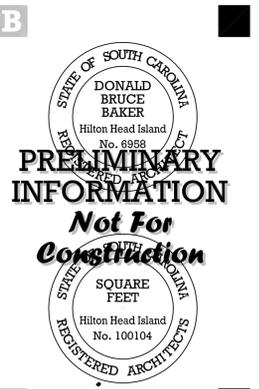
Project Number HHBPh
 Issue Date 08 FEB 2012
 Issuance HHI DRB

Revisions:
 1. 08 FEB 2012 HHI DRB
 2.
 3.
 4.
 5.

Sheet Title:
 EXTERIOR ELEVATIONS



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 843-290-6666
 843-363-6888
 squarefeet@adelphia.net
 HHI Bus Lic. # BLN0400739



PRELIMINARY INFORMATION
 Not For Construction

Exterior Improvements to:
Hilton Head Brewing Co.
 Hilton Head Plaza
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Project Number HHPii
 Issue Date 08 FEB 2012
 Issuance HHI DRB

Revisions:
 1. 08 FEB 2012 HHI DRB
 2.
 3.
 4.
 5.

Sheet Title:
 FLOOR PLAN

FLOOR PLAN

1/4" = 1 FOOT

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Stacks Pancakes

DRB#: DR120009

DATE: 2-28-2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Project is replacing an existing system of faded green awnings with navy blue canvas, in keeping with the restaurant's blue logo. Material sample will be provided at the meeting. Actual canvas is a deep navy, and not nearly as vivid as the photo rendering would imply, and has precedence on the island

NATURAL RESOURCE PROTECTION

NR Concerns have been addressed through the Expedited Development Review Process

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

<i>MISC COMMENTS/QUESTIONS</i>



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: 2.23.12
 Accepted by: [Signature]
 App. #: DPR 12009
 Meeting Date: 3/13/12
* OWE \$50.00

Applicant/Agent Name: Randy Hanley Company: STACLS PANCALES
 Mailing Address: P.O. Box 1615 City: BUFFTON State: SC Zip: 29910
 Telephone: 843-341-3347 Fax: _____ E-mail: STACLS@HANGRAY.COM
 Business License # _____
 Project Name: STACLS Project Address: 2 Regency Pkwy; HHI
 Parcel Number [PIN]: R520 011 000 0154 0000
 Zoning District: _____ Overlay District(s): DRB

DEVELOPMENT PLAN REVIEW (DPR) SUBMITTAL REQUIREMENTS

To be filled out by Community Development Staff- Applicants may use this checklist as a guide
**These items (if determined applicable by staff) are required at the time of submittal to be distributed for review.*

- ___ *Filing Fee (refer to fee schedule)
- ___ *Owner's Consent
- ___ *Property Deed
- ___ *Restrictive Covenants

Written Narrative

- ___ *Specific Use Proposed
- ___ *Zoning District
- ___ *Number of Buildings
- ___ *Square Footage of each Building
- ___ *Square Footage of each Use
- ___ *Number of Stories for each Building
- ___ *Phasing Plan
- ___ *Maintenance Responsibility
- ___ *Dedicated Improvements
- ___ Other Government Approvals

Landscape Plan (2 COPIES)

- ___ Planting Plan
- ___ Plant Schedule
- ___ Irrigation Plan

Site Lighting Plan

- ___ Graphic Scale
- ___ Location Plan
- ___ Light levels
- ___ Fixture Schedule
- ___ Manufacturer's Photometric Data

Boundary Survey (2 copies)

- ___ *Control Points
- ___ *Computed Acreage
- ___ *Original Seal & Signature
- ___ *Date & Revisions
- ___ *Reference Plats
- ___ *Graphic Scale & North Arrow
- ___ *Tax Map & Parcel Number

Site Development Plan (6 Copies)

- ___ *Name of Development
- ___ *Graphic Scale & North Arrow
- ___ *Tax Map & Parcel Number
- ___ *Date & Revisions
- ___ *Vicinity Sketch
- ___ *Topographic Information
- ___ *Trees 6" Diameter & Over
- ___ *Existing Structures within 50 Feet
- ___ *Drainage Location
- ___ *Off-street Loading Areas
- ___ *Parking Calculations & Dimensions
- ___ *Impervious Surface Calculations
- ___ *Open Space Calculations
- ___ *Setback and Buffer Areas
- ___ *Zoning Boundaries
- ___ *Wetlands Delineation
- ___ *FEMA Flood Zone Information
- ___ *Fire Hydrants and Fire Lanes
- ___ *Trash Receptacles & Enclosures
- ___ Archeological Information

[Handwritten Signature]

(Continued on Back)

Phasing Plan/Schedule Report

- ___ *Graphic Scale
- ___ *Number of Units
- ___ *Square Footage Calculations
- ___ *Open Space Calculations
- ___ *Site Improvements
- ___ *Public Dedication

Tree Protection

- ___ *Application
- ___ *Tree Survey (no older than 2 years)
- ___ *Written Narrative on Tree Protection
- ___ *Tree Tally Sheets

OCRM Approval

- ___ Beach/Dune Activity
- ___ Tidal Wetlands
- ___ Land Disturbance

Encroachment Permit

- ___ SC Department of Transportation
- ___ Beaufort County
- ___ Town of Hilton Head Island

Other

- ___ *Exterior Elevations
- ___ *Private ARB Approval
- ___ BCHD/DHEC Septic Tank Approval
- ___ Palmetto Electric Approval
- ___ Hargray/Time Warner Telephone Approval
- _____
- _____
- _____

NOTE: All Sheets in the Set of Plans Must Show All Trees 6" Diameter & Over

- ___ *Grading, Paving, Drainage Plan
- ___ *Erosion Control Plan
- ___ *Water & Sewer Line Layout
- ___ *Septic or Waste System Layout
- ___ *Electric Line Layout (Inc. Lighting)
- ___ *Telephone & Cable Line Layout

Wetlands Alteration

- ___ *See Wetlands Alteration Application

Wetlands Impact Analysis

- ___ *See Wetlands Alteration Application

Engineering

- ___ *Pre-Design Conf. w/Town Engineer
- ___ *Stormwater Calculations
- ___ *Checklist

DHEC Approval

- ___ Water
- ___ Sewer
- ___ Air & Water Quality

Army Corps of Engineers

- ___ *Wetlands Determination Letter (no older than 5 years)
- ___ *Wetlands Alteration Permit

PSD Approval

- ___ Water
- ___ Sewer

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If so, 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.

Applicant/Agent Signature: _____ Date: _____

A notice of approval, approval with conditions, or notification of corrections and/or application deficiencies will be sent to the applicant by _____.

Disclaimer: Although the application has been accepted, it may not be complete per the Town of Hilton Head Island Land Management Ordinance (LMO) Sec. 16-3-303 Requirements for a Complete Application.

SAME FRAMES
* NEW CANVAS + COLOR

EXISTING





General Medicine
Hypertension
Medicine of

BXY 6176

AUU





BREAKFAST

LUNCH

HOME
COOKING

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Paulies Pizza

DRB#: DR120010

DATE: 2-28-2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Project utilizes some of the existing covered outdoor patio as an enclosed space for carryout pickup and then reclaims the lost space with an expansion of the patio with uncovered seating. The materials, details, finishes, etc. all match the existing redevelopment effort. The through section would indicate the current column-turned pilaster would have no depth relative to the wall, and maybe the overall integration and geometry of the two existing columns should be addressed.

The expansion might be better served, externally speaking, by expanding the existing entry element and refining its existing roof form. The proposed bump out creates an altogether separate, flat-roofed element and sort of a disconnected expansion of the outdoor seating, rather than two distinct and cohesive elements. This would take the carryout further from the kitchen, but might serve the main elevation better. The project is an approvable expansion, but perhaps the most basic comments listed above should be discussed at the meeting.

NATURAL RESOURCE PROTECTION

NR Concerns have been addressed through the Expedited Development Review Process



February 23, 2012

**Paulie's Pizza- Take out addition and Patio expansion – 1034 William Hilton Parkway**

Paulie's Pizza currently is in dire need to expand its business to better serve the Island. Due to its immediate success, they are planning to prepare for the spring and summer rush. Paulie's Pizza is in need to better serve its take out business by providing for a space for people to pick up their orders without disrupting the dine-in customers.

You will see by the drawings submitted, that we are proposing approximately 190 square feet of new space beneath the existing canopy for this specific purpose. Also, we are proposing to expand the existing exterior patio to replace what we have lost by proposing this new space so to still provide outside seating for customers. All materials and colors are to match existing.

In conclusion, we believe that these improvements will not only improve business, but by matching the existing Architecture and incorporating our addition within the existing canopy the overall appearance is maintained and improved. We also believe that the design complies with the LMO, DRB guidelines and the Hilton Head Island Design Guide.

We respectfully submit this project for your review,

Kevin Grenier

AIA, NCARB, CDT | Principal

KRA architecture + design

Belfair Towne Village

2 Verdier Plantation Road

Bluffton, SC 29910

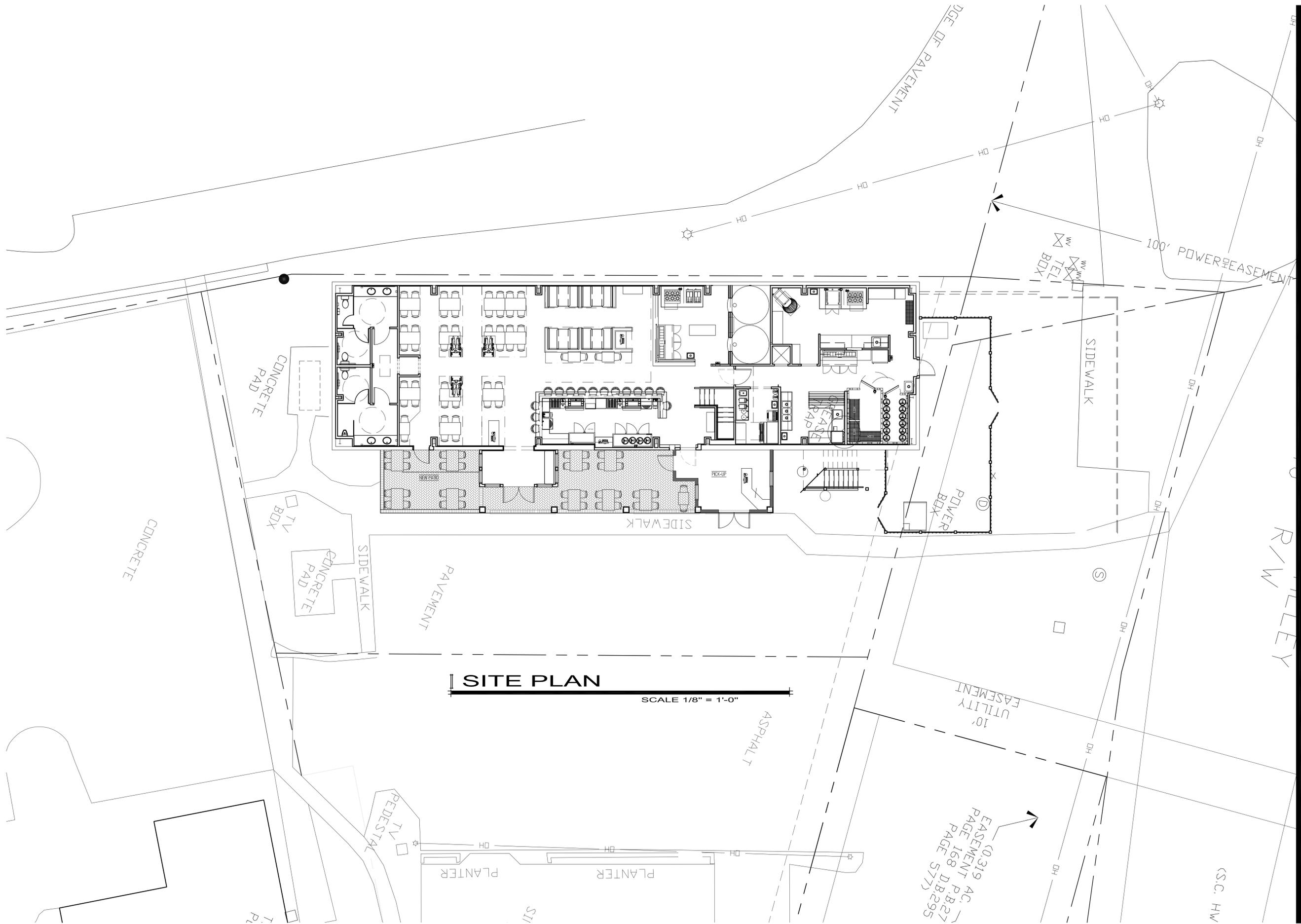
tel 843.815.2021

fax 843.706.9480

www.krasc.com







SITE PLAN
SCALE 1/8" = 1'-0"

An Renovation for:
Paulie's Pizza
former Prescotts

1034 William Hilton Parkway
Hilton Head Island, SC
for the Carrabba Family



KRA architecture + design

KRA architecture + design
2 Vendler Plantation Road
Bluffton, SC 29910
t 843.815.2021
f 843.706.9480
www.krasc.com

Stamped By:

Drawn By: **KRG**

Checked By: **KRG**

Date: **02.23.12 DRB SUBMISSION**

Revisions

No.	Description

Project No: **10107**

File Name:

Drawing Title:

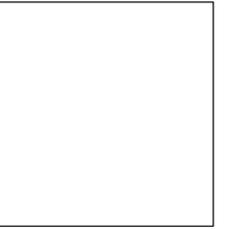
SITE PLAN

Sheet No. **AS1.0**

Scale:

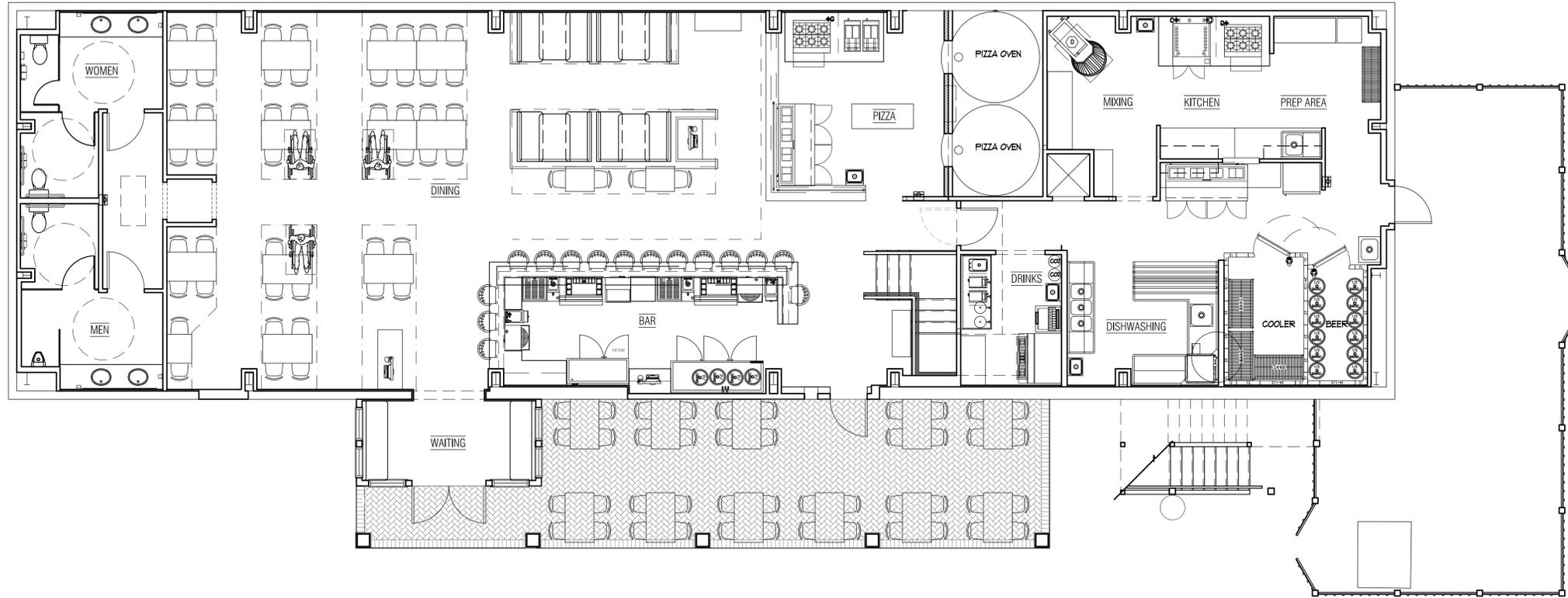
An Renovation for:
Paulie's Pizza
 former Prescotts

1034 William Hilton Parkway
 Hilton Head Island, SC
 for the Carrabba Family



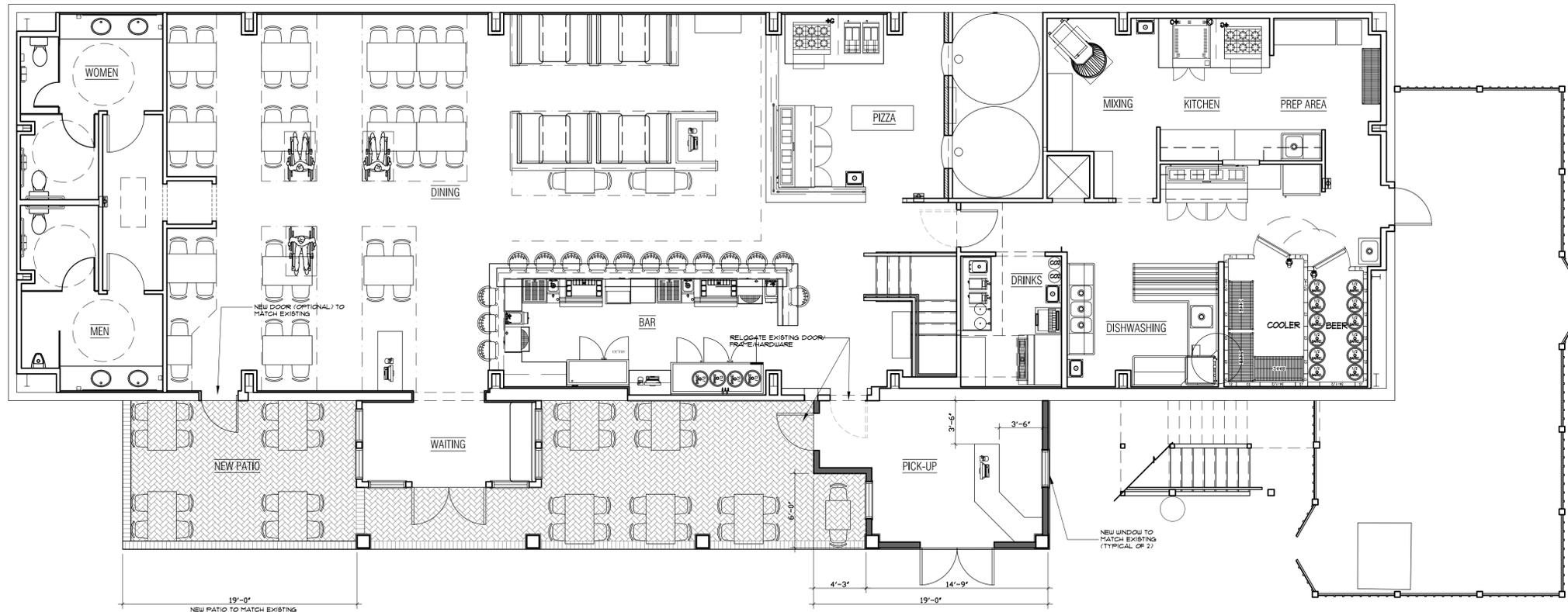
KRA architecture + design

t 843.815.2021
 f 843.706.9480
 2 Vendler Plantation Road
 Bluffton, SC 29910
 www.krasc.com



EXISTING FLOOR PLAN

SCALE 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

Stamped By:

Drawn By: **KRC**

Checked By: **KRC**

Date: **02.23.12 DRB SUBMISSION**

Revisions

No.	Description

Project No: **10107**

File Name:

Drawing Title:

FLOOR PLANS

Sheet No:

A1.0

Scale:

An Renovation for:
Paulie's Pizza
former Prescotts

1034 William Hilton Parkway
Hilton Head Island, SC
for the Carrabba Family



KRA architecture + design

t 843.815.2021
f 843.706.9480
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KRA architecture + design
2 Vendler Plantation Road
Bluffton, SC 29910

Stamped By:

Drawn By: **KRC**

Checked By: **KRC**

Date: **02.23.12 DRB SUBMISSION**

Revisions

No.	Description

Project No: **10107**

File Name:

Drawing Title:

ELEVATIONS

Sheet No.

A2.0

Scale:



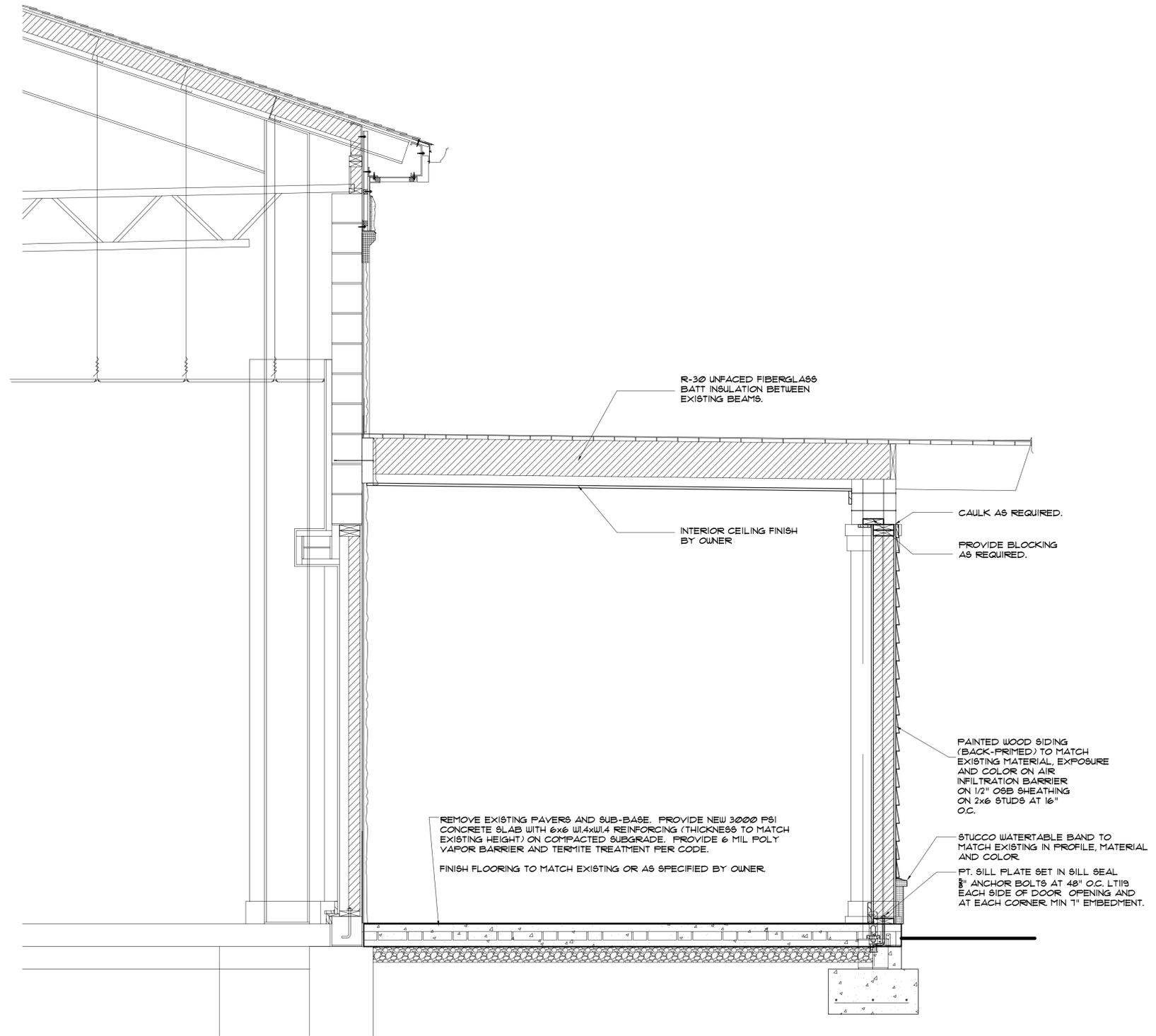
An Renovation for:
Paulie's Pizza
 former Prescotts

1034 William Hilton Parkway
 Hilton Head Island, SC
 for the Carrabba Family



KRA architecture + design

KRA architecture + design
 2 Venable Plantation Road
 Bluffton, SC 29910
 T 843.815.2021
 F 843.706.9460
 www.krasc.com



NEW DETAIL THRU TAKE-OUT
 SCALE: 3/4" = 1'-0"



Stamped By:

Drawn By: **KRG**

Checked By: **KRG**

Date: **02.23.12 DRB SUBMISSION**

Revisions

No.	Description

Project No. **10107**

File Name:

Drawing Title:

SECTIONS AND DETAILS

Sheet No.

A3.0

Scale:

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Alligator Park

DRB#: DR120011

DATE: 2-28-2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

A conversion of an existing playground into a passive pocket park. Materials, detailing, finishes, and landscape all integrate seamlessly into the adjacent development. A great reuse of space and a nice level of detail to what could easily be an overlooked area.

NATURAL RESOURCE PROTECTION

NR Concerns have been addressed through the Expedited Development Review Process

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

<i>MISC COMMENTS/QUESTIONS</i>

SHELTER COVE HARBOUR COMPANY

PO Box 6004

Hilton Head Island, SC 29938

Phone: 843.842.4138 | Fax: 843.842.4779 | Cell: 843.384.8607

Email: hjohnson@hargray.com

February 21, 2012

Via Email Only

Mike Roan

Town of Hilton Head Island

Hilton Head Island, SC 29928

RE: Plan Approval – Gator Park

Dear Mike:

Mr. Rick Sotiropoulos of Ocean Woods Landscape Company, Inc., has provided a plan and a budget to revitalize our tired playground into a new passive park. The theme was developed to attract guests of all ages and to afford the opportunity for photo opportunities with the various sizes of concrete “gators” as the focal point.

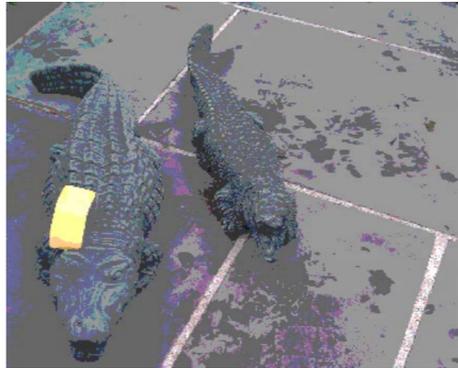
This park is designed to compliment and incorporate both the Mermaid Fountain and the entertainment plaza.

Thank you for your consideration as Shelter Cove continues to maintain and enhance community property.

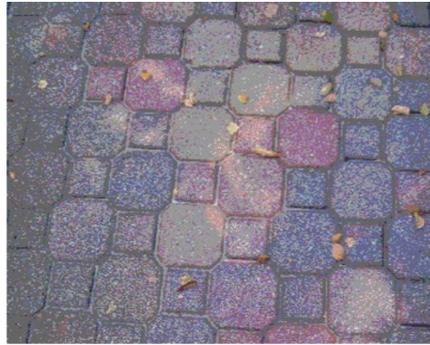
Sincerely,



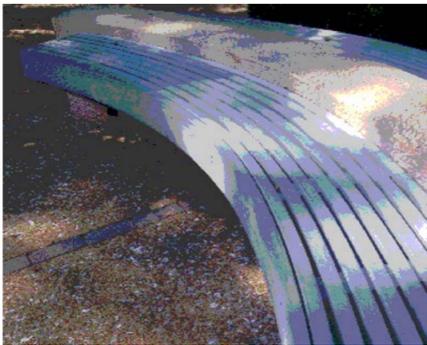
H.H. (Hank) Johnson
Community Manager



Alligator Accent Detail



Paver Detail



Bench and Aggregate Detail

GENERAL NOTES

NARRATIVE

Existing Conditions

An existing Playground exists in the shown scope of work. Owner desires to remove playground and replace with a small passive or pocket park. This Park is to be called Alligator Park. All trees and Crepe Myrtles are to remain. Remaining plantings are to be removed unless otherwise noted.

Project Scope of Work

1. Remove the existing playground equipment and sand to original earth.
2. All hardscape surfaces that are to match existing surfaces found at the site as to portray a seamless transition to the park.
3. Install Paver connections as shown.
4. Install Concrete aggregate sitting areas with paver accents to match existing.
5. Install Circular Trex Benches as shown to match existing Trex Benches.
6. Provide and install trash receptacles as shown. Placement may vary dependant upon final layout of the spaces. These are to match existing receptacles found in Shelter Cove.
7. Modify the existing irrigation system as needed to provide 100% coverage to all new and remaining plant materials.
8. Install plantings as shown.
9. Mulch the park using shredded hardwood mulch at a thickness of 3".
10. Cast Concrete Alligators are to be installed permanently mounted in concrete. Actual locations of these elements may vary based on final layout. A minimum of 4'6" clearance around the alligator elements is required for handicapped and pedestrian access.

TREE PROTECTION

Existing trees are to remain in this space. Take care to protect trees as needed and avoid any type of compaction or construction damage on trees or the tree roots. If barricading is necessary provide temporary protection as needed.

SITE DRAINAGE NOTE

No major drainage modifications are expected in this scope of work. All drainage is to sheet flow to existing catch basins and/or storm sewers. If any drainage issues are presented during construction, notify the designer of record and owner for field modifications.

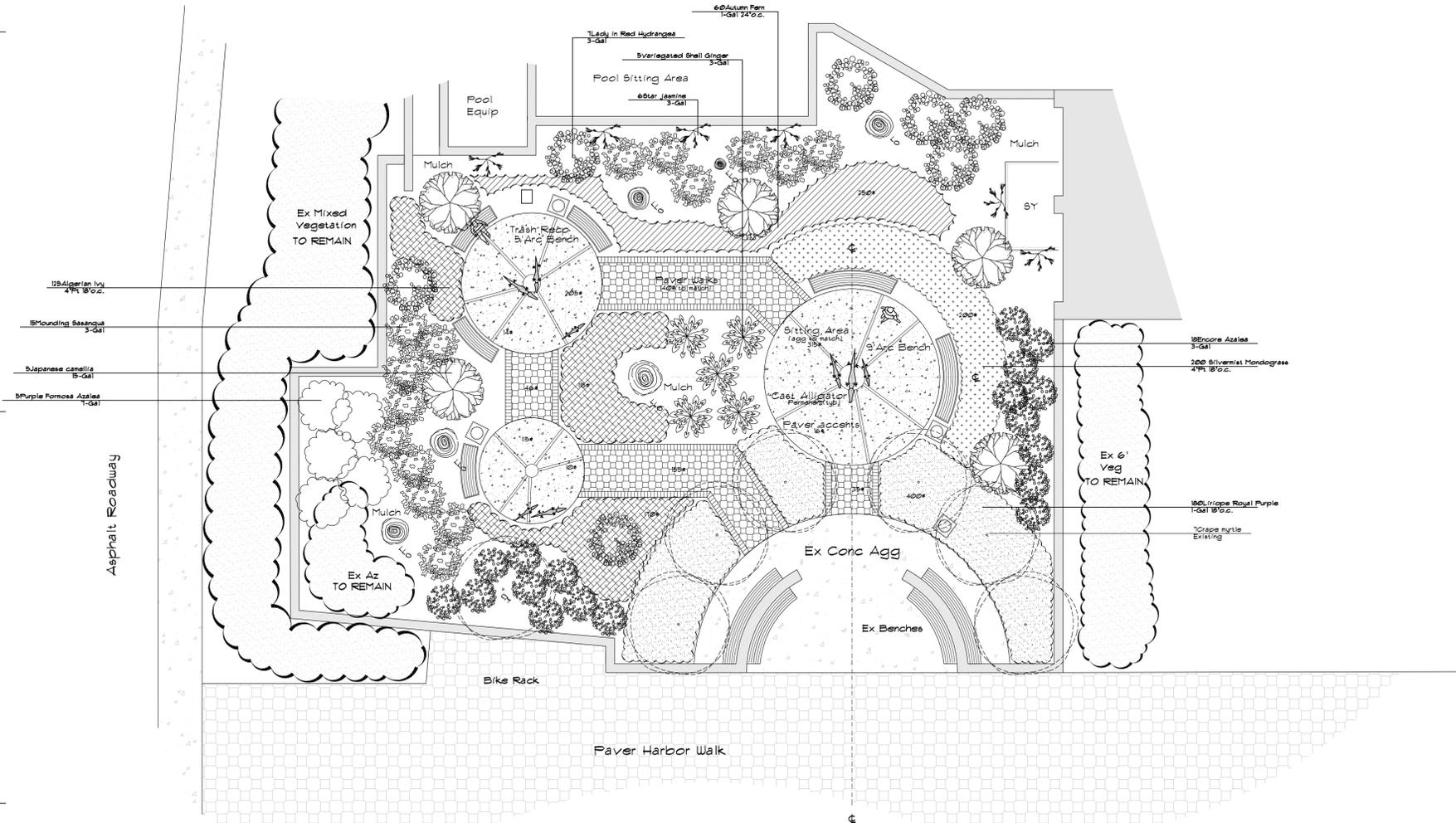
MULCH NOTE

All planting beds shown are to be mulched to a depth of 3" using Pinestraw Mulch at an approximate area of 5000# at 1 bale/40# or approximately 125 bales.

IRRIGATION NOTE

An Existing System exists in this scope of work. Modify this system as needed to provide 100% coverage to all new plant materials. This existing system is to be modified as field directed to meet or exceed all current industry standards and all Town codes and requirements. Ground Cover areas are to be conventional sprays zones and plant materials are to be on low flow drip zone(s), separated as needed or as shown. Ensure existing irrigation controller is to be acceptable for modifications and that proper rain sensors and back-flow preventors are in place.

Pool Area



Plant Schedule:

Qty	Size	Gal	Description	Botanical Name
5	4-5*2-3'	#15	Japanese Camellia	Camellia japonica (Dbl Pink)
5	24-30*24-30"	#7	Azalea indica	Azalea indica 'Geroge Tabor'
15	18-24*12-18"	#3	Bush Sasanqua	Camellia sasanqua 'ShiShi Gashira'
18	12-18*12-18"	#3	Encore Azalea	Azalea X Encore 'Autumn Twist'
7	18-24*12-18"	#3	Hydrangea	Hydrangea macrophyllus 'Lady in Red'
5	12-18*18-24"	#3	Variegated Ginger	Alpinia zerumbet Variegata
6	24-30*10-12"	#3	Jasmine	Trachelospermum jasminoides
60	6-8*8-10"	#1	Autumn Fern	Dryopteris erythrosa
180	6-8*6-8"	#1	Liriope	Liriope muscarii Super Blue'
125	4-6*6-8"	4"Pt	Algerian Ivy	Hedera canariensis
200	4-6*4-6"	4"Pt	Silver Mist Mondo	Ophiopogon japonicus 'Silver Mist'
20		#3	Plant Contingency	Misc Materials (If Required)



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OCEAN WOODS LANDSCAPING

67 Union Cemetery Road Hilton Head Island, South Carolina 29926
ph 843.682.4000 fx 843.682.4012 www.oceanwoods.com



EXPERIENCE EXCELLENCE INTEGRITY

A Landscape Planting Plan for:

Alligator Park

Shelter Cove Harbour Company

Hilton Head Island, SC

By: R. Sotiropoulos
Scale: 1" = 8'-0"
Date: 11/5/12
Revs: Revs:

Sh:

