



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, March 12, 2013

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

## AGENDA

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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 26, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
  - A. New Development
    - 1) DR 120035 – New Gatehouse (Palmetto Dunes) CONCEPTUAL
  - B. Alteration/Addition
    - 1) DR 130004 – Kangaroo Express – Mathews Drive
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 26, 2013 Meeting  
1:15p.m – Benjamin M. Racusin Council Chambers**

**DRAFT**

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

Board Members Absent: Galen Smith

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Anne Cyran, Senior Planner  
Nicole Dixon, Senior Planner  
Richard Spruce, Plans Review Administrator  
Kathleen Carlin, Secretary

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**1. Call to Order**

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

**2. Roll Call**

**3. Freedom of Information Act Compliance**

**4. Approval of the Agenda**

The Board **approved** the agenda as presented by general consent.

**5. Approval of the Minutes**

The Board **approved** the minutes of the February 12, 2013 meeting as **amended** by general consent.

**6. Staff Report**

The staff will provide Board training on the topic of Signs immediately following the March 12, 2013 meeting.

**7. Board Business**

None

**8. New Business**

*(Mr. Tom Parker recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Parker and attached to the record.)*

A. Alteration/Addition

1) **Frosty Frog** - DR130007

Ms. Ray introduced the application and stated its location in Coligny Plaza, 1 North Forest

Beach Drive. Ms. Ray presented an in-depth overhead review of the application including photos of the existing site conditions. The applicant proposes to demolish the existing walks, the wood deck, and the canopy and replace it with new trex decking, a green mesh wall, a retractable canvas awning, and new sand laid paver walkway. Ms. Ray reviewed the elevations and presented details regarding the new trex decking, the color of the canopy, the green mesh wall, and new paver walkway. The existing canopy is brown with lettering and the proposed is a lighter colored canopy. The materials and colors of the trex decking and sand laid pavers are in keeping with the Design Guide. The staff believes that the color of the canopy may be too light when compared to the color of the building.

The new green mesh wall will have vegetation growing on it and will screen the new space from the existing walkway. Vegetation will be housed in planter boxes on the backside of the new benches. A sand laid paver walkway is planned around the deck.

Ms. Ray presented cut sheets for the proposed lighting. The applicant is adding adjustable lights on the bottom of the new beams, under seating lighting, and wall washing lights located at the green wall. Ms. Ray reviewed the landscaping plan. Landscaping is limited to planters with a mix of vines and ground cover, and a bed located between the deck and parking lot. Landscaping will require regular maintenance to keep vines growing on the green mesh wall. The plan makes good use of planters where there is not space for in-ground landscaping. The plan includes a variety of variegated plant material.

Ms. Ray stated that the Forest Beach Owners' Association has approved the project. Staff recommended that the application be approved with conditions. The color of the awning should be changed to a darker shade to be more in keeping with the color of the building. The landscaping in between the deck and parking lot may need to be pared back a bit. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tim Probst, Lee & Parker Architects, presented statements in support of the application. The Board and the applicant discussed the project. Mr. Gartner and Vice Chairman Welch stated that they felt that the proposed color of the canopy is fine. Mr. Theodore and the applicant discussed the location of existing live oak trees and the proposed removal of two palm trees. Mr. Theodore stated his agreement with the staff's comments regarding the landscaping in the referenced location. Mr. Theodore stated his agreement with the color of the canopy. Ms. Moffett also agreed with the proposed color of the canopy. Ms. Moffett presented additional comments regarding the landscaping and the color of the LED lighting.

Chairman Sodemann complimented the project and stated that he is in agreement with the Board's previous comments regarding the color of the awning. Chairman Sodemann presented additional comments regarding the lighting. At the completion of final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** Frosty Frog application DR130007 as submitted. Mr. Gartner **seconded** the **motion** and the motion **passed** with a vote of 5-0-0

*(Mr. Tom Parker and Mr. Todd Theodore recused themselves from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Parker and Mr. Theodore and attached to the record.)*

## B. New Development

1) **Town of Hilton Head Island Rowing & Sailing Center** - Conceptual Review DR130009  
Ms. Ray introduced the application and stated its location on Squire Pope Road. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site. Ms. Ray discussed the existing site conditions and reviewed the site analysis.

The site is wooded and contains a mix of trees, including pine, live oak and laurel oak. There are several large specimen trees on site that have influenced the design and layout of site features. An existing wetland and its associated buffer, located in the center of the property, will remain undisturbed. The access drive, parking and structures were located utilizing existing site features and lessening the impact on the site's natural resources, specifically the live oak trees. The goal is to minimize the amount of grading and utility work to reduce site disturbance. All parking and structures are located to avoid buffers or setbacks as required by adjacent properties, roadways, wetlands and waterways. Access to the site is from Squire Pope Road and utilizes an existing curb cut location.

The entrance to the site will consist of a vehicular swing-arm gate that can be secured when the park is closed. Only minimal site lighting, for safety purposes, will be provided because the park will close at sunset. A standard Town mast arm sign will be utilized to mark the park's entrance.

The proposed site plan consists of a paved access drive (oyster shell asphalt) with pervious and grassed parking. The handicap parking will be asphalt. The park has two amenity areas; one dedicated to public use and the other is more utilitarian in nature containing open-air rowing and sailing boat storage, as well as canoe and kayak storage.

The public use area is anchored by two buildings. The first building is a bath house and storage building (approximately 800 square feet) and will primarily consist of stucco and wood with a metal roof. It will contain restrooms and a flexible storage space with sliding "barn type" doors that open onto an adjacent concrete pad. The second structure is a roofed, open air picnic pavilion. It is approximately 1,400 square feet in size and will match the character of the bath house building in appearance and materials. The design of this structure takes its cues from the riggers and oars of the crew shells. Adjacent to the pavilion are trellis swings, benches, a fire pit for small gatherings, two charcoal grills and a tire swing.

The utilitarian area includes a +/- 4,200 square foot storage area for rowing and a smaller storage area for canoe/kayak storage. Both areas include a concrete pad with gravel storage areas and are enclosed with a 7-foot height vinyl-coated chain link fence with wind screens. Staff believes this fence type is appropriate based on the location (wooded, additional landscape screening and set off from public area) and use (to limit views into storage area).

One of the main features of the site is the proposed access pier, fishing pier and floating dock. The proposed structure provides a separate space for neighborhood fishermen on the fixed pier while allowing safe and easy access for crew shells and sail boats into and out of the water on the floating dock. The floating dock is accessed by an aluminum gangway designed to meet ADA requirements. The fixed pier will be constructed of Southern Yellow Pine framing and decking with marine grade pilings. The proposed floating dock will be low profile and constructed of Southern Yellow Pine decking and framing. The handrail will be a wood and stainless steel cable railing system, similar in design to handrails used elsewhere on Town boardwalk projects.

Landscaping is limited to existing trees, additional trees in the parking lot, ground cover and flowering shrubs in limited locations, and landscaping to screen the storage areas. The staff

recommended that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Ms. Kyle Theodore, Wood + Partners, and Mr. Tom Parker, Lee & Parker, presented statements in support of the application. The Board complimented the quality and the intent of the project. The Board discussed several issues including the elevations, the roofs, the picnic area, and security lighting. The applicants stated that details regarding the entry gate and the crushed shell path way will be provided at a later date. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the New Development Conceptual Review of the Town of Hilton Head Island Rowing & Sailing Center DR130009 application as submitted. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**9. Appearance by Citizens**

The following citizens presented public comments with regard to the New Development Conceptual Review application for the Town of Hilton Head Island Rowing & Sailing Center: Mr. John Rumsey, Mr. Peter Ovens and Mr. Luther Strayer.

**10. Adjournment**

The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Secretary

\_\_\_\_\_  
Scott Sodemann  
Chairman



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](http://www.hiltonheadislandsc.gov)

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

Applicant/Agent Name: BRIAN WITMER Company: WJK  
 Mailing Address: 14 A PALMETTO WAY City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: 757 7411 Fax: 1-843-278-9181 E-mail: BRIAN@WJKLTD.COM  
 Project Name: NEW GATEHOUSE Project Address: \_\_\_\_\_  
 Parcel Number [PIN]: R520 012 000 0569 0000  
 Zoning District: PD-1 Overlay District(s): N/A

### 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:

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

Additional Submittal Requirements:

#### New Development – Conceptual Approval

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

Additional Submittal Requirements:

**New Development – Final Approval**

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

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

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

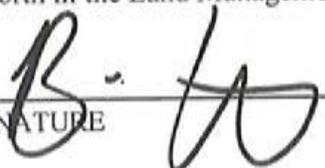
*A representative for each agenda item is strongly encouraged to attend the meeting.*

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE



DATE

12.21.12



February 18, 2013

Nicole Dixon / Jennifer Ray  
Town of Hilton Head Island  
Community Development Department  
One Town Center Court  
Hilton Head Island, SC 29928

Palmetto Dunes Gate Project Narrative:

This project consists of a new gatehouse along Queens Folly Road in Palmetto Dunes. The proposed gatehouse's goal is provide security to all Palmetto Dunes residences. To accomplish this it has to be in front of St. Andrews condominiums. It also needs to be located after the future location for the new pass office (fire station #6). Functionally this will allow the gatehouse to operate for Palmetto Dunes and work with the proposed new fire station plans. The objective of this gatehouse is to provide manned nighttime (11 PM to 7 AM) security. The proposed gatehouse architecture and color palette will be the same as the north and south gatehouses. The proposed use is a security gate and the zoning district is PD-1. The project consists of a single, one-story building of 180 square feet (measured from the outside of the walls). No significant trees will be removed during construction. Palmetto Dunes Property Owners Association will be responsible for the maintenance of this building. The Restrictive Covenants can be found online at [http://www.pdpoa.org/doc/toc.asp?assn\\_id=10842](http://www.pdpoa.org/doc/toc.asp?assn_id=10842).

Sincerely,  
Witmer ♦ Jones ♦ Keefer, Ltd.

A handwritten signature in black ink that reads "Brian Witmer". The signature is written in a cursive, flowing style.

Brian Witmer, ASLA,  
Principal

cc: Andrew Schumacher  
Bob Sharp  
Daniel Keefer  
Attachment

14 Palmetto Way, Suite A  
Bluffton, SC 29910  
Tel: 843-757-7411



6

TRUCK

ENGINE





A Private Community

20

NO THROUGH TRAFFIC





NO  
PARKING

BLACKFOOT  
LIGHTS OUT  
AT 10 PM  
SEA TURTLE  
NESTING SEASON  
NOISE REDUCTION  
APRIL 15 - MAY 15

STOP



R520 012 000 0346 0000  
TOWN OF HILTON HEAD ISLAND SC  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND SC 29928

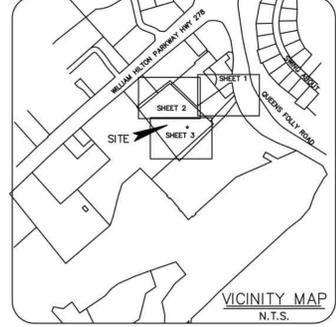
R520 012 000 347A 0000  
TOWN OF HILTON HEAD ISLAND  
1 TOWN CENTER  
HILTON HEAD ISLAND SC 29928

R520 015 000 0002 0000  
GREENWOOD DEVELOPMENT CORPORATION  
PO BOX 1546  
GREENWOOD SC 29648

ADDRESS: QUEENS FOLLY ROAD  
THIS PROPERTY LIES IN F.E.M.A. ZONES A7 & C  
BASE FLOOD ELEVATION = 14.0' & N/A  
COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
  - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4) HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83) 2007.
  - 5) VERTICAL DATUM IS NAVD88.
  - 6) CONTOUR INTERVAL IS 1'.
  - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
  - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
  - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
  - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

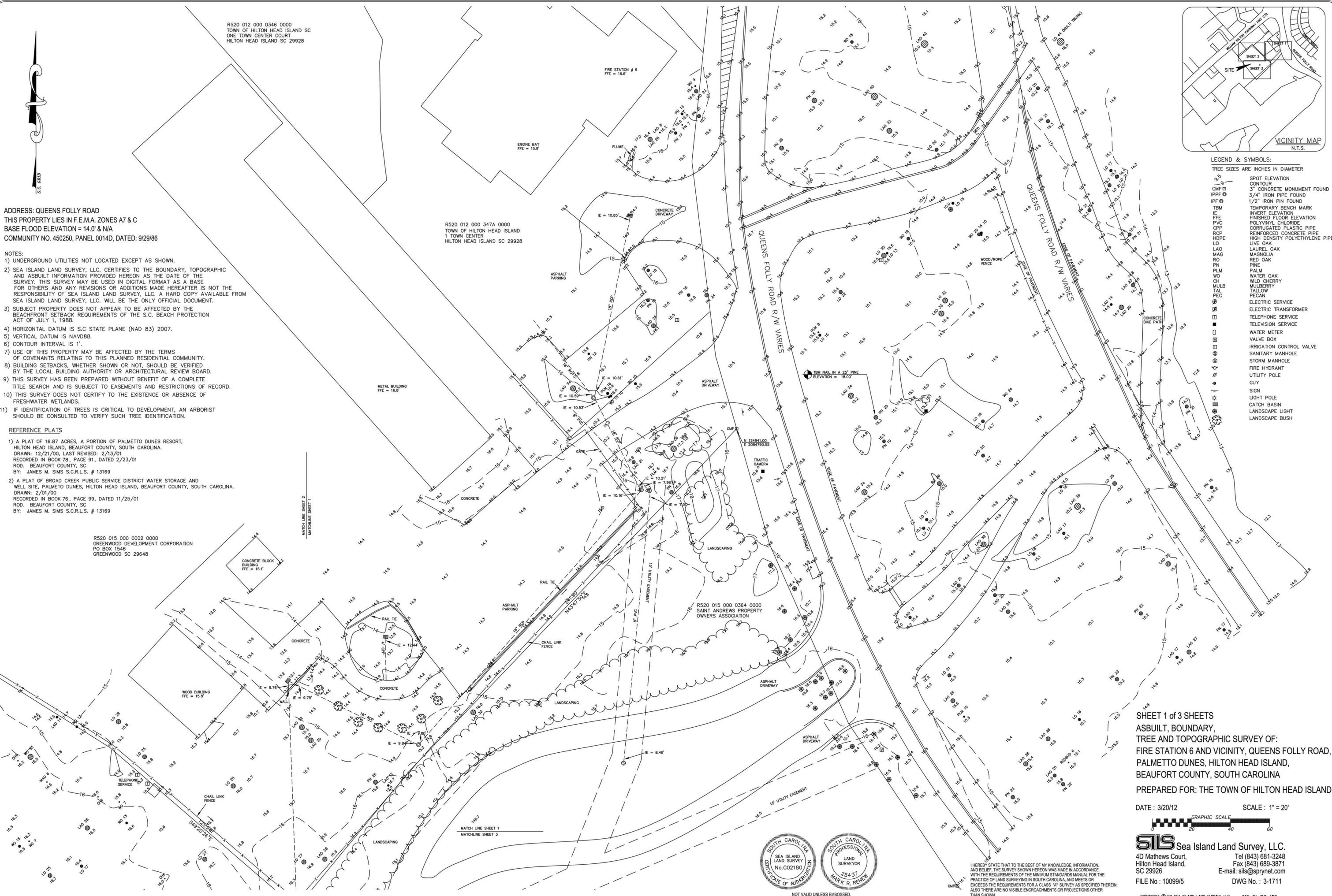
- REFERENCE PLATS
- 1) A PLAT OF 16.87 ACRES, A PORTION OF PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 12/21/00, LAST REVISED: 2/13/01 RECORDED IN BOOK 78, PAGE 91, DATED 2/23/01 ROD. BEAUFORT COUNTY, SC BY: JAMES M. SIMS S.C.R.L.S. # 13169
  - 2) A PLAT OF BROAD CREEK PUBLIC SERVICE DISTRICT WATER STORAGE AND WELL SITE, PALMETTO DUNES, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 2/01/00 RECORDED IN BOOK 76, PAGE 99, DATED 11/25/01 ROD. BEAUFORT COUNTY, SC BY: JAMES M. SIMS S.C.R.L.S. # 13169



LEGEND & SYMBOLS:

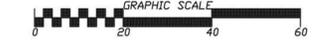
TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
⊕	3" CONCRETE MONUMENT FOUND
⊕	3/4" IRON PIPE FOUND
⊕	1/2" IRON PIN FOUND
⊕	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LO	LIVE OAK
LAO	LAUREL OAK
MAG	MAGNOLIA
RO	RED OAK
PN	PINE
PLM	PALM
WO	WATER OAK
CH	WILD CHERRY
MULB	MULBERRY
TALW	TALLOW
PECAN	PECAN
⊕	ELECTRIC SERVICE
⊕	ELECTRIC TRANSFORMER
⊕	TELEPHONE SERVICE
⊕	TELEVISION SERVICE
⊕	WATER METER
⊕	VALVE BOX
⊕	IRRIGATION CONTROL VALVE
⊕	SANITARY MANHOLE
⊕	STORM MANHOLE
⊕	FIRE HYDRANT
⊕	UTILITY POLE
⊕	GUY
⊕	SIGN
⊕	LIGHT POLE
⊕	CATCH BASIN
⊕	LANDSCAPE LIGHT
⊕	LANDSCAPE BUSH



SHEET 1 of 3 SHEETS  
ASBLUIT, BOUNDARY,  
TREE AND TOPOGRAPHIC SURVEY OF:  
FIRE STATION 6 AND VICINITY, QUEENS FOLLY ROAD,  
PALMETTO DUNES, HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA  
PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND

DATE: 3/20/12 SCALE: 1" = 20'



**SIS** Sea Island Land Survey, LLC.  
4D Mathews Court, Hilton Head Island, SC 29926  
Tel (843) 681-3248 Fax (843) 689-3871  
E-mail: sils@sprynet.com  
FILE No: 10099/5 DWG No.: 3-1711



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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.





## 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: Palmetto Dunes New Gatehouse -  
NEW DEVELOPMENT CONCEPTUAL

DRB#: DR 120035

DATE: March 12, 2013

RECOMMENDATION:    Approval         Approval with Conditions         Denial

<b><i>ARCHITECTURAL DESIGN</i></b>				
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"/>	Proposed gate house is a replica of the north and south gates within Palmetto Dunes.
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"/>	Materials include stucco, brick, wood, and copper roof.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof pitch is 10/12 with 4/12.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhangs are designed to provide cover for guard.
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shutters, windows, screen fence
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None shown. Any proposed lighting will need to be approved as part of final submittal.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimal landscaping is indicated on conceptual submittal and is limited to saw palmettos and planters with annuals. A complete landscape plan including plant schedule will be required at time of final submittal.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Native plants or plants that have historically been	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A number of specimen sized trees are located in the area with the proposed 10’ wide pedestrian trail (39” LAO) and other significant trees and LO in the vicinity of the proposed 2-way road, parking, and gatehouse. Steps should be taken to avoid impacts to the drip lines of the trees. Consideration should be given to the use of on-grade pavers for parking & roadways if possible.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***MISC 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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Timothy Reed/ Rebecca Lehmann Company: The Pantry/ LMHT associates (architect)  
 Mailing Address: 2805 Meridian Parkway City: Durham State: NC Zip: 27713  
 Telephone: 919-544-0087 x172 Fax: 919-544-9399 E-mail: rehmann@lmht.com  
 Project Name: Kangaroo Express- Mathews Project Address: 71 Mathews Dr.  
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 1 9 1 A 0 0 0 0  
 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:

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

Additional Submittal Requirements:

**New Development – Conceptual Approval**

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

Additional Submittal Requirements:

**New Development – Final Approval**

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

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

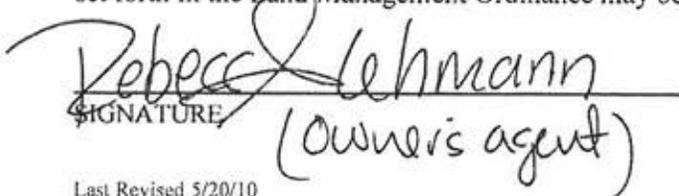
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

  
SIGNATURE (owner's agent)

DATE 1/29/13

#### 71 Matthews Drive – Kangaroo Express Store 0277

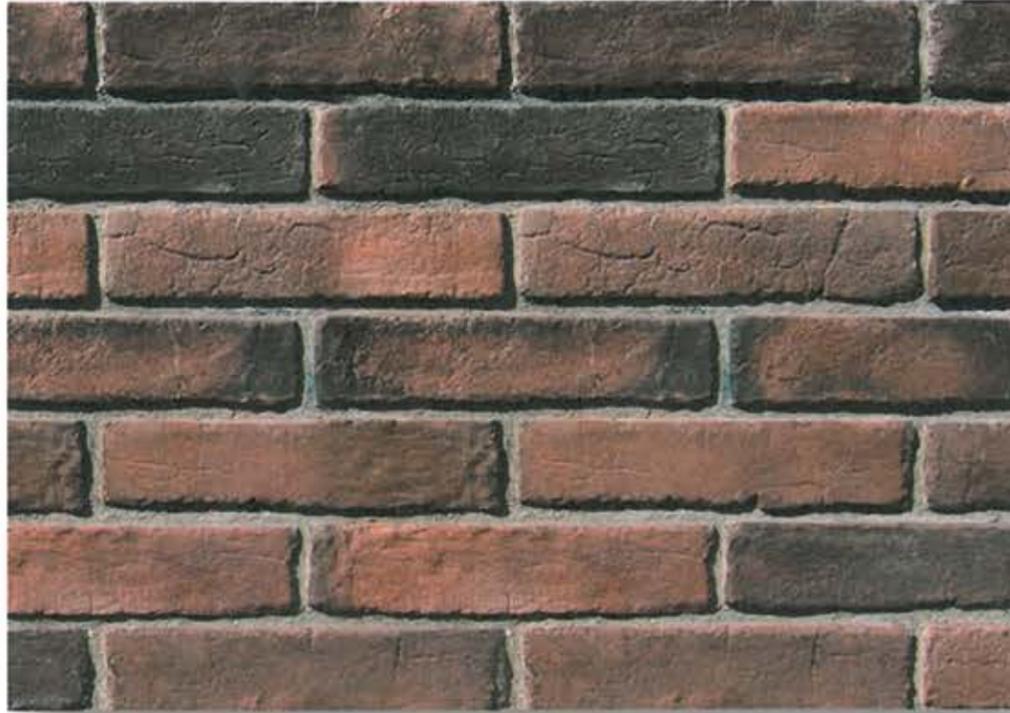
The Pantry is investing at re-cladding the store, located on 71 Matthews Drive with a brick veneer, board and batten siding and trim that that resembles classical island character as defined by guidelines established by the town in Section 16-4-503. The Pantry is looking at investing capital to maintain its presence at its current location to continue to drive sales to the store.

The proposed re-cladding of the store also incorporates colors that have been approved by the Design Review Board with Application DR130006 on February 12, 2013. The façade of the store will be re-cladded with a thin brick veneer and board and batten siding with variations to the façade to break up the horizontality of the store building.

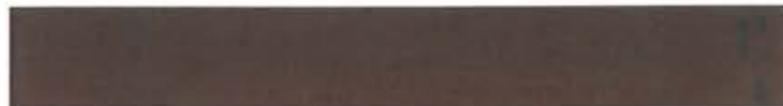
The fuel island will be painted to complement the building scheme to enhance the location of this store.



# Proposed Materials Pallet – 71 Matthews Drive



Base of Building – Coronado –  
Weathered Brick – Antique Red



Trim color (above storefront and entrance)  
Glidden Professional  
Colonial Red – A0299



Board and Batten color  
Glidden Professional  
Basic Khaki – A17671

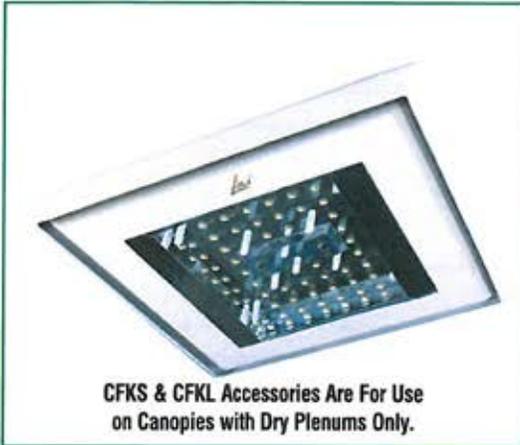


Roof color  
Glidden Professional  
Grey Tweed – A1839

# LED AMBIENT CANOPY LIGHT (CRS)



May be covered by the following: US patent D574994, 7828456, 8002428 & 8042968 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending



CFKS & CFKL Accessories Are For Use on Canopies with Dry Plenums Only.

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensor reduces drive current when ambient temperatures exceeds rated temperature.

**LEDS** - Choose from three array choices, 64, 84 and 128, which feature select high brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Super Saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**OPTICS / DISTRIBUTION** - Available with (SC) Standard Canopy or (AC) Asymmetric Canopy distribution.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an IP67 rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - State-of-the-art driver technology provides excellent system efficiency, control and protection. LSI driver components are fully encased in potting for IP65 moisture resistance. Complies with IEC and FCC standards.

**DRIVER HOUSING** - Wet location rated driver/electrical enclosure is elevated above canopy deck to help prevent water entry and to provide easy "knock-out" connection of primary wiring.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C, 10KV.

**INSTALLATION** - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing. Unit is designed to retrofit into existing Scottsdale® (4") hole as well as openings for Encore® and Encore® Top Access and to reconnect wiring from the SC/ECTA without having to relocate conduit. Retrofit panels are available for existing Scottsdales and Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets).

Fixture may also be used for Double Deck installations on metal canopies, in retrofit or new construction. This requires the use of Crossover Flange Kits (CFKL / S). Flange kit mounting requires cutting a square hole between canopy ribs and attaching via framing members or suspending from structure.

**SHIPPING WEIGHT** - 64/84 = 11 lbs., 128 = 13.6 lbs.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL and UL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Petroleum Lighting or [petroleum\\_apps@lsi-industries.com](mailto:petroleum_apps@lsi-industries.com)

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

LED lighting facts®  
A Program of the U.S. DOE

Crossover LED Lighting

Light Output (Lumens)	13594
Watts	155
Lumens per Watt (Efficacy)	88

Color Accuracy Color Rendering Index (CRI)	81
---	----

Light Color  
Correlated Color Temperature (CCT)

5320 (Daylight)

Warm White 3000K Bright White 4500K Daylight 6500K

Warranty\*\* Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2002. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

\*\* See [www.lightingfacts.com/products](http://www.lightingfacts.com/products) for details.

Registration Number: KODN-WT15CA (5/6/2012)  
Model Number: CRS-SC-LED-64-700-CW-UE  
Type: Canopy light

LIGHT OUTPUT - CRS					
Description	# of LEDs	SS - Super Saver		HO - High Output	
		Lumens	Watts	Lumens	Watts
CRS SC LED	64	8202	75	13596	155
CRS AC LED	64	7925	75	13198	155
CRS SC LED	84	10747	97	14570	147
CRS AC LED	84	10367	97	13959	147
CRS SC LED	128	16374	145	19635	189
CRS AC LED	128	16134	145	19399	189



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_



10/25/12

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LSI INDUSTRIES INC.

# LED AMBIENT CANOPY LIGHT (CRS)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRS SC LED 64 SS CW UE WHT**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRS	SC - Standard Canopy AC - Asymmetric Canopy	LED	64 84 128	SS - Super Saver HO - High Output	CW - Cool White	UE - Universal Voltage (120-277 AC)	WHT - White	IMS - Integral Motion Sensor <sup>1</sup> IPC - Integral Photocell <sup>1</sup>

Note:  
1- Consult Factory

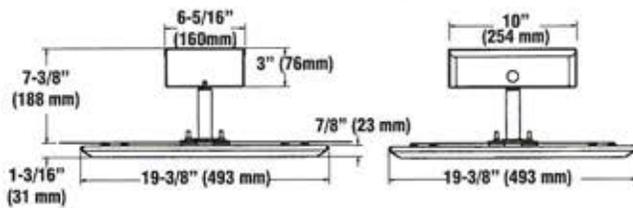
## ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panel - SC to CRS, for 16" Deck Panel	430951	Retrofit RIC Cover Panel Blank (no holes)	354702
Retrofit Panel - EC / ECTA / SCF to CRS, for 16" Deck Panel	430765	Kit - Hole Plugs and Silicone (enough for 25 retrofits) <sup>1</sup>	1320540
Retrofit Panel - SC to CRS, for 12" Deck Panel	430797	CFKL - Flange Kit Large	501647 <sup>2</sup>
Retrofit Panel - ECTA / SCF to CRS, for 12" Deck Panel	430759	CFKS - Flange Kit Small	501533 <sup>2</sup>
Retrofit 2x2 Cover Panel Blank (no holes)	357282		

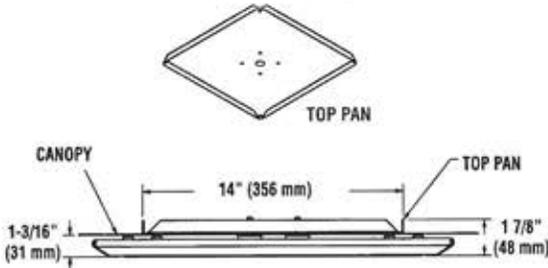
<sup>1</sup> Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV  
<sup>2</sup> For use on canopies with dry plenums

## DIMENSIONS

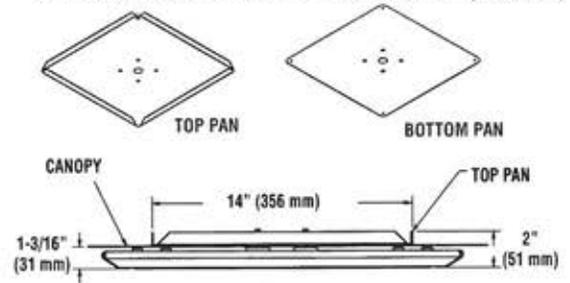
### AMBIENT 64/84



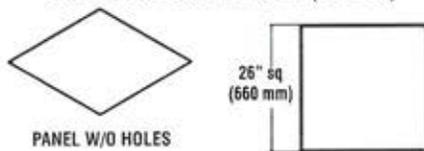
### 16" DECK RETROFIT PANEL - SC (#430951)



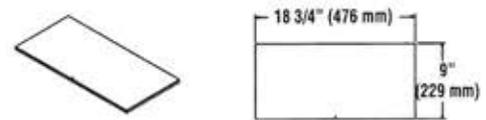
### 16" DECK RETROFIT PANELS - EC/ECTA/SCF (#430765)



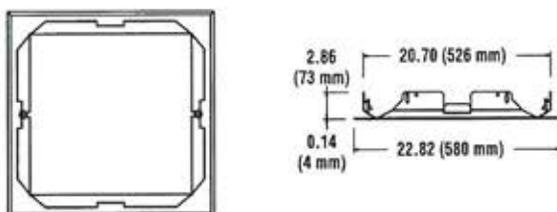
### 2X2 COVER PANEL BLANK (357282)



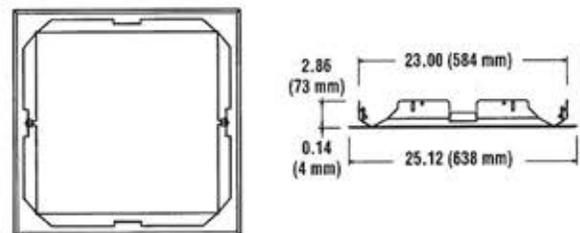
### RIC COVER PANEL (354702)



### CFKS 64/84 FLANGE KIT (501533)



### CFKL 128 FLANGE KIT (501647)



# LED AREA LIGHTS - XGB3 176 LED



US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending



**SMARTTEC™ THERMAL CONTROL** - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OCCUPANCY SENSING (IMS)** - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled allowing 0-100% illumination when used with control or dimming system (by others).

BLS - Bi-level switching responds to external line voltage signal from separate controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available - field rotatable reflectors.

**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

**TOP-ACCESS COVER** - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 195, 450 mA - 260 nominal.

**DRIVERS** - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT (in carton)** - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

**LED lighting facts**  
A Program of the U.S. DOE

**Light Output (Lumens) 21617**  
**Watts 255**  
**Lumens per Watt (Efficacy) 85**

**Color Accuracy**  
Color Rendering Index (CRI) **69**

**Light Color**  
Correlated Color Temperature (CCT) **5087 (Daylight)**

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: KGGN-PJDD05 (12/12/2011)  
Model Number: XGB3 FT LED 176 450 CW UE  
Type: Outdoor arearoadway fixture

		LIGHT OUTPUT - XGB3 176				
		# of LEDs	Lumens (Nominal)			
		Type 3	Type 5	Type FT	Type FTA	
Cool White	350 mA	176	17200	16600	18100	20600
	450 mA	176	20700	20000	21600	24900
Neutral White	350 mA	176	15160	14700	16300	18500
	450 mA	176	17600	17400	18900	21600

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.



IP67



Intertek  
Suitable for wet locations



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

01/30/13

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LSI INDUSTRIES INC.

# LED AREA LIGHTS - XGB3 176 LED



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 FTA LED 176 350 CW UE WHT PCI120 21**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGB3 <sup>1</sup> - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	176	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	8BK - 8" Bracket (S and D180 only) PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell TB - Terminal Block IMS - Integral Motion Sensor DIM - 0-10V Dimming BLS - Bi-level Switching  <b>Color Decals</b> 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic

### LUMINAIRE EPA CHART<sup>2</sup> - XGB3 176 LED

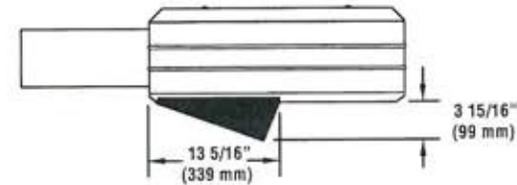
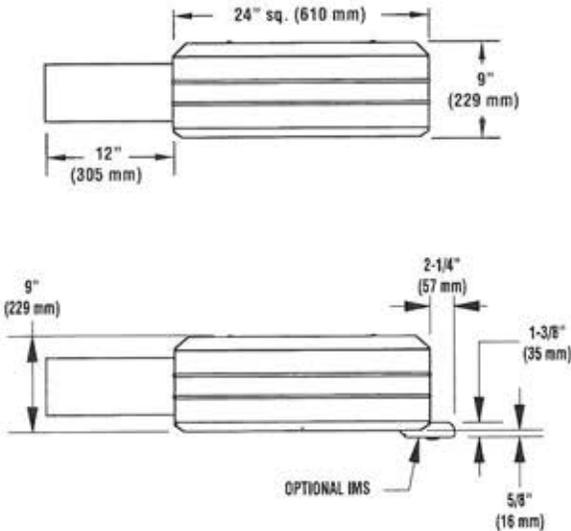
	8" Bracket	12" Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°	12" Bracket Required	4.7
T90°		7.2
TN120°		7.3
Q90°		8.8

### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

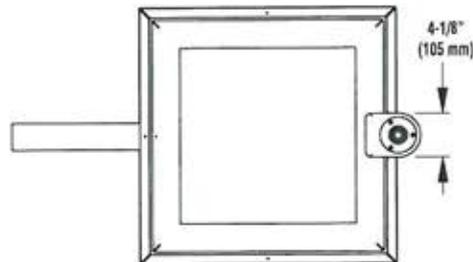
Description	Order Number
XGB3-176 - HSS - House Side Shield (Black only) <sup>2</sup>	482002 BLK
XGB3-176 - LSS - House Side Shield Left Side (Black only) <sup>2</sup>	482002 BLK
XGB3-176 - RSS - House Side Shield Right Side (Black only) <sup>2</sup>	482002 BLK
RPP2 - Round Pole Plate	162914BLK
BKS-BO-WM-* - CLR - Wall Mount Plate	123111CLR
BKA-BO-RA-8-CLR - Radius Arm	169010CLR
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR

- NOTES:**  
 1 - Use with 5" traditional drilling pattern  
 2 - House Side Shield adds to fixture EPA. Consult factory.

## DIMENSIONS



House Side Shield (482002BLK)









NO LOITERING



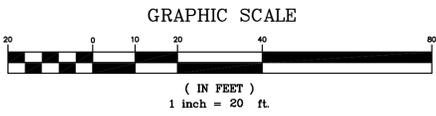
♿  
HANDICAPPED  
PARKING  
ONLY

NO  
LOITERING

RESERVED  
PARKING  
♿







**DATA**

ZONED: LI - LIGHT INDUSTRIAL WITHIN CORRIDOR OVERLAY AND AIRPORT OVERLAY DISTRICTS (OUTER HAZARD ZONE)

SETBACK REQUIREMENTS:  
 FRONT: 50' AND 30'  
 SIDE: 25'  
 REAR: 25'

MAX. BUILDING HEIGHT: DEPENDENT UPON DISTANCE FROM AIRPORT  
 MAX. DENSITY: 10,000 SQ.FT.  
 MIN. LOT AREA: NONE STATED

**AREA**  
65,356 SQ.FT.  
1.500 ACRES

**PARKING TABLE**

TYPE OF SPACES	NO. OF SPACES
REGULAR	24
HANDICAP	2
COMPACT	
<b>TOTAL</b>	<b>26</b>

**SOURCE OF DATA**

TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, SC 29926  
 (843) 341-4757  
 www.hiltonheadislandsc.gov/departments/commdev

**PARKING REQUIREMENTS**  
 1 SPACE FOR EVERY 200 SQ.FT. OF G.F.A.

**ACCESS NOTE**

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF WILLIAM HILTON PARKWAY AND MATHEWS DRIVE

**FLOOD ZONE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPT. 29, 1986, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "B", "C" AND "A7" PER COMMUNITY MAP NO. 450250 PANEL NO. 0009D.

**REFERENCE PLAT**

- PLAT ENTITLED "A TREE & TOPOGRAPHIC AND ASBLUT SURVEY OF PARCELS A & B A SECTION OF THE PANTRY, U.S. HWY 278 & MATHEWS DRIVE", PREPARED BY COASTAL SURVEYING CO., INC., DATED MARCH 10, 1992, LAST REVISED MARCH 18, 1992. SAID PLAT PROVIDED BY CLIENT.
- PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR HAMPTON INN - HILTON HEAD", PREPARED BY SITE DESIGN, INC., DATED APRIL 26, 2010 AND LAST REVISED MAY 20, 2010

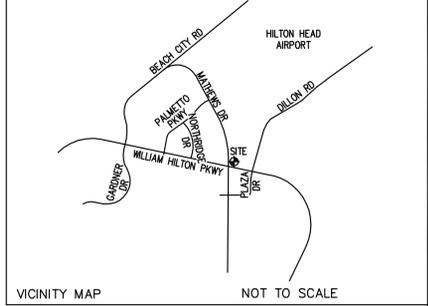
**TAX ASSESSOR PARCEL NO.**  
R511 008 000 191A

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM

**ENCROACHMENTS/PROJECTIONS**

(A) APPARENT OVERLAP LOCATED ALONG THE NORTHERN PROPERTY LINE



**SURVEYORS CERTIFICATE**

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



**TOPO NOTES:**  
 1. ELEVATIONS ARE BASED ON S.C. VRS (NAVD83)  
 2. CONTOURS ARE SHOWN AT 1' INTERVALS

\*\*\*CAUTION\*\*\*

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	⊕ ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	⊕ CATCH BASIN	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	⊕ DROP INLET	⊕ WATER METER
DE DRAINAGE EASEMENT	⊕ ELEC TRANS	⊕ WATER VALVE
EP EDGE OF PAVEMENT	⊕ ELEVATION	— CABLE TV
IPD IRON FIN OLD	⊕ FIRE HYDRANT	— FENCE LINE
IPS IRON FIN SET	⊕ GAS METER	— FOC FIBER OPTIC CABLE
N&C NAIL & CAP	⊕ GAS VALVE	— GAS GAS LINE
OT OPEN TOP	⊕ LIGHT POLE	— OHP OVERHEAD POWER
RB REBAR	⊕ POWER POLE	— OHT OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	⊕ GUY ANCHOR	— SD STORM DRAIN
R/W RIGHT OF WAY	⊕ SD MANHOLE	— SS SANITARY SEWER
SD STORM DRAIN	⊕ SS MANHOLE	— UGP UNDERGROUND POWER
SS SANITARY SEWER	⊕ TELEPHONE MANHOLE	— UGT UNDERGROUND TEL
SSE SS EASEMENT	⊕ CLEAN OUT	— W WATER LINE

**TOPOGRAPHIC SURVEY**

FOR  
 THE PANTRY, INC.  
 (KE #277)

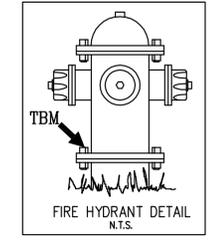
71 MATHEWS DRIVE  
 BEAUFORT COUNTY  
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE	2/7/13	FIELD CREW	JG/BM	DRAWN BY	JAM	CHECKED BY	DRA
SCALE	1"=20'						

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601  
 PH: (864)271-0496 FAX: (864)271-0402  
 www.sitedesign-inc.com

DATE	REVISION	BY	AP/VD



**T.B.M.**  
 OLD MAG NAIL  
 ELEV. 13.95'  
 (NAVD83)



**PROPOSED FRONT/RIGHT ELEVATION**



**EXISTING FRONT/RIGHT ELEVATION**



**PROPOSED STREET VIEW FRONT/RIGHT SIDE**

**FINISHES**

-COVER EXISTING BRICK WITH NEW CULTURED THIN BRICK VENEER (ANTIQUÉ RED) AND NICHHA CEMENTIOUS BOARD AND BATTEN (GLIDDEN PROFESSIONAL BASIC KHAKI-A1767)

-PAINT EXISTING MANSARD METAL ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

-TRIM COLOR ABOVE STOREFRONT & ENTRANCE (GLIDDEN PROFESSIONAL COLONIAL RED A0299)



**PROPOSED FRONT/LEFT ELEVATION**



**EXISTING FRONT/LEFT ELEVATION**



**PROPOSED STREET VIEW FRONT/LEFT SIDE**

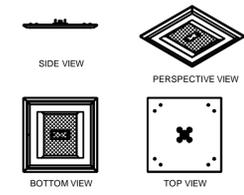
**FINISHES**

-COVER EXISTING BRICK WITH NEW CULTURED THIN BRICK VENEER (ANTIQUÉ RED) AND NICHIIHA CEMENTIOUS BOARD AND BATTEN (GLIDDEN PROFESSIONAL BASIC KHAKI-A1767)

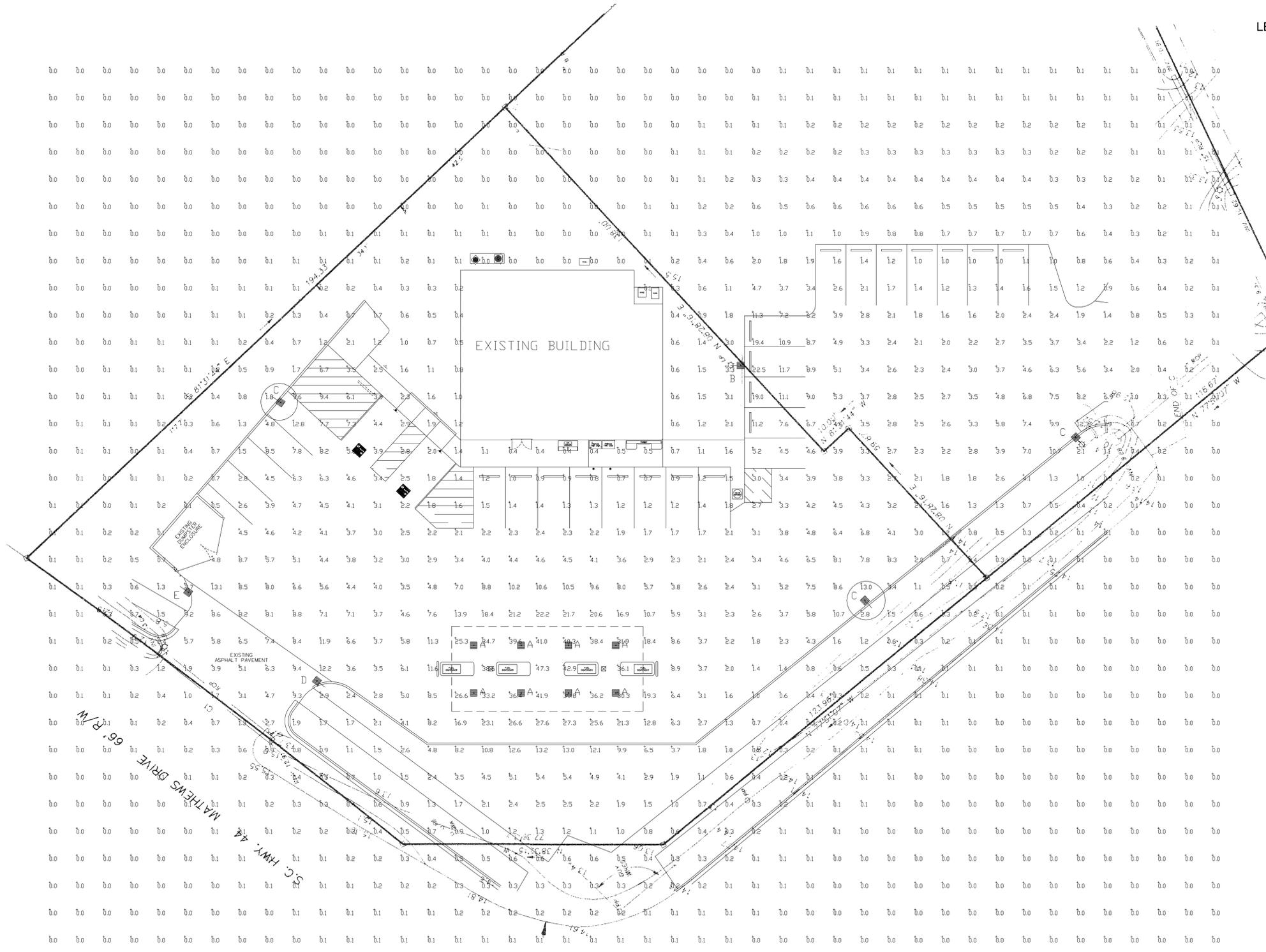
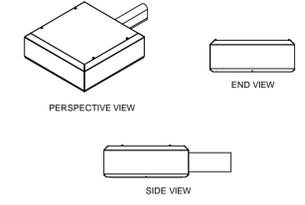
-PAINT EXISTING MANSARD METAL ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

-TRIM COLOR ABOVE STOREFRONT & ENTRANCE (GLIDDEN PROFESSIONAL COLONIAL RED A0299)

CRS-SC-LED-64  
LED Crossover Gold Symmetric Canopy Light

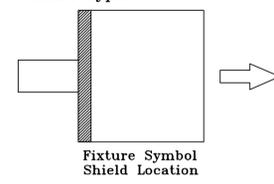


XGB3 176  
LED Crossover Area Light



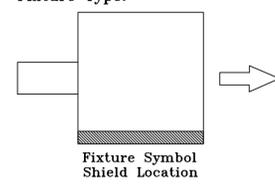
**IMPORTANT**

XGB3 HSS (House Side Shield)  
Fixture Type:



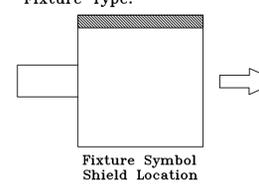
**IMPORTANT**

XGB3 RSS (Right Side Shield)  
Fixture Type:



**IMPORTANT**

XGB3 LSS (Left Side Shield)  
Fixture Type:



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	8	A	SINGLE	CRS-SC-LED-64-HD-CW-UE	1.000	N.A.	13596	155
	1	B	SINGLE	XGB3-FT-LED-176-450-CW-UE-S-18' POLE + 2' BASE	1.000	N.A.	21615	255.5
	3	C	SINGLE	XGB3-FT-LED-176-450-CW-UE-HSS-S-18' POLE + 2' BASE	1.000	N.A.	16103	260
	1	D	SINGLE	XGB3-FT-LED-176-450-CW-UE-LSS-S-18' POLE + 2' BASE	1.000	N.A.	11266	258
	1	E	SINGLE	XGB3-FT-LED-176-450-CW-UE-RSS-S-18' POLE + 2' BASE	1.000	N.A.	11266	258

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.07	47.3	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	34.91	47.3	18.4	1.90	2.57
INSIDE CURB	Illuminance	Fc	5.25	27.6	0.5	10.50	55.20

Footcandle levels at grade.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Total Project Watts  
Total Watts = 2791.5

LIGHTING PROPOSAL LD-114762-1  
KANGAROO EXPRESS #0277  
71 MATHEWS DRIVE  
HILTON HEAD, SC

BY: MVE	DATE: 01-13	REV: 05-13	SHEET 1 OF 1
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SCALE: 1"=16'

## 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: Kangaroo Express-Mathews Drive – ALTERATION/  
ADDITION

DRB#: DR 130004

DATE: March 12, 2013

RECOMMENDATION:    Approval             Approval with Conditions             Denial

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed colors & materials (brick, board & batten siding) are an improvement over existing and in keeping with the Design Guide.
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"/>	Unclear how rear of store will be addressed.
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only change to existing roof is re-paint.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof is existing.

Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proportion of brick base to board and batten siding appears heavy.
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed colors & materials are an improvement over existing and in keeping with the Design Guide.
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any adjacent fence, including dumpster screens, should be painted to coordinate with new color palette.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A complete lighting package should be submitted for review & approval.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fuel canopy improvements should be considered to coordinate with building changes.

<b>MISC COMMENTS/QUESTIONS</b>