



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, September 10, 2013
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 August 27, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
 - A. DR 130034 – Shelter Cove Towne Centre
9. **New Business**
 - A. New Development - Conceptual
 - 1) DR 130032 – Hilton Head Plantation Telecommunications Facility
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, August 27, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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

Board Members Absent: Jennifer Moffett

Town Staff Present: Jennifer Ray, Urban Designer
Heather Colin, Design Review Administrator
Eileen Wilson, Senior Administrative Assistant

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 August 13, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

1) Marriott Vacation Club - DR 130029

Todd Theodore recused himself

Ms. Ray introduced the application and stated its location, 4 Shelter Cove Lane. Ms. Ray presented an in-depth overhead review of the application including several photos of the project.

Marriott Vacation Club proposes to replace existing blue awning fabric with new striped fabric and to expand the canopy at the existing bike storage area. The proposed fabrics are earth-tone and more complementary to existing building and accent colors. A site plan should be provided to ensure proper clearance at all entrances is still achieved with the addition of stucco columns. Stucco columns should match existing stucco in color and texture. The blue canopy at the existing housekeeping cart corral should be replaced to match the other canopies. Staff recommends the application be approved with the above conditions.

Vice Chairman Welch stated that if the columns interfere with the walkway, they should be placed in the landscape rather than on the walkway.

Board members discussed the following:

- Columns should be solid color that complements the building.
- Need adequate clearance on sidewalk – columns should include a simple base.
- Change Housekeeping awning to same striped fabric or pick a fabric that is complementary to the existing blue canopy.

Vice Chairman Welch made a motion to **approve** the Marriott Vacation Club application DR 130029 with the following conditions: (1) stucco columns shall match existing stucco color and texture; (2) sidewalk column base should be in the landscaping not in the walkway; (3) include fourth canopy (at housekeeping) or change color; and (4) all columns should match existing colors and not in two-tone. These conditions can be approved by the staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2) Ocean Dunes Villas – DR 130031

Ms. Ray introduced the application and stated its location at 43 South Forest Beach Dr. Ms. Ray presented a review of the application.

Ocean Dunes Villas proposes to repaint the existing building and replace existing wood railings with powder coated aluminum railings. The proposed paint color for the stucco and doors are nearly identical to the existing colors. The proposed color for the siding and trim is a slight variation (a shade lighter) and complementary to the stucco color. The proposed aluminum railings are similar color and style of the adjacent Grand Ocean Resort. Staff recommends approval as submitted.

Board members were in favor of the proposed paint color for the railings.

Mr. Parker made a motion to **approve** the Ocean Dunes Villas application DR 130031 as presented. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Sign

1) **Building Innovations - DR 130033**

Todd Theodore recused himself

Ms. Ray introduced the application and stated its location at 34 New Orleans Road. Ms. Ray presented a review of the application and drawings of the proposed signs.

Building Innovations proposes to install two two-sided free-standing signs and one façade sign at their new building located on New Orleans Road. The signs are complementary to the building in color and materials (stucco) with the addition of cast stone for the cap and base. Based on the road elevation and grade along New Orleans Road and US Highway 278, the required 4" address may be hard to see over proposed landscaping, consider increasing the size of the base to ensure the address is legible. Staff recommends approval with above conditions.

Board members approve of the sign and agree with staff that the address needs to be visible.

Mr. Smith made a motion to **approve** the Building Innovations application DR 130033 with the condition that the size of the base on the sign on 278 is increased to ensure the address is legible. This condition can be approved by the staff. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

2) Shelter Cove Towne Centre – DR 130034

Todd Theodore recused himself

Ms. Ray introduced the application and stated its location at 24 Shelter Cove Lane. Ms. Ray presented a review of the application including photos of the sign project.

Shelter Cove Towne Centre LLC proposes to install one "V" formation two-sided sign, two two-sided free standing signs, and one single sided free-standing sign along William Hilton Parkway, as well as three façade signs at the new Kroger building.

Monument signs are proposed to include similar materials (stucco & savannah gray brick) as the proposed/approved buildings. Buildings contain lots of details including exposed beams, brackets, fasteners, and trim; monument signs should include similar detailing. Alternate color (less white than SW600 "Snowfall") should be considered for stucco accents. Graphics are dimensional and either halo lit or illuminated with ground-mounted sign lights. Colors, fonts, and logos are typically limited on approved signs; consider reducing the number of colors (suggest a limit of three earth-tone colors that are complementary to the building palette; approved buildings include lots of variations on green) and/or the number of fonts and/or logos (suggest a limit of two fonts). Suggest address font be changed to SCTC header font "Oswald" in a bronze color.

Façade signs are in proportion to the building face where they are proposed to be installed. Section 16-5-1307 specifies that only 2 façade signs may be placed on any one side of the building, therefore one of the signs (suggest "Pharmacy Drive Thru") should be moved to the right side elevation. A color more complimentary to the face brick, i.e. SW7048 "Urbane Bronze", should be considered in lieu of SW6000 "Snowfall" or SW6321 "Red Bay". Staff recommends approval with conditions listed above.

After much discussion regarding the design, color, font, proportions of signs, Board members agree that the monument sign needs to be more reflective of the elements of the building, the title Shelter Cove Towne Center needs to take more precedent and on the façade signs, the Pharmacy Drive Thru needs to be toned down.

Mr. Gartner made a motion to **table** the monument for further review and discussion and to see an updated monument sign and to **approve** with conditions the Kroger building façade signs: Starbuck’s sign as is; Kroger sign as is; Pharmacy Drive Thru sign should change to the SW0748 bronze color and as long as staff verifies there is an exterior door from Starbuck’s and verifies approval through the Land Management Ordinance (LMO) that three signs are allowed on the front of building. Vice Chairman Welch **seconded** the motion and the motion **passed** 5-0-0.

C. Minor External Change

1) Marsh Point Apartments – DR 130035

Ms. Ray introduced the application and stated its location at 100A Marsh Point Drive. Ms. Ray presented a review of the application including photos and site plan.

Board members discussed toning down the Peanut Butter color; most Board members were in favor of changing the choice of Peanut Butter.

Mr. Parker made a motion to **approve** the Marsh Point Apartments – DR 130035 as submitted with a condition that the colors, specifically Peanut Butter, be reviewed by the owners. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:45p.m.

Submitted By:

Approved By:

Eileen Wilson

Scott Sodemann
Chairman

Rec'd 11:45 Am



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	5.13.13
Accepted by	SW
App. #: DR	130034
Meeting Date	

Applicant/Agent Name: MARK SENN Company: SHELTER COVE TOWNE CENTRE LLC
 Mailing Address: 2743 PERIMETER PARKWAY City: AUGUSTA State: GA Zip: 30909
 Telephone: 706-722-5565 Fax: — E-mail: MARKS@bccommercial.com
 Project Name: SHELTER COVE TOWNE CENTRE Project Address: 24 SHELTER COVE LANE
 Parcel Number [PIN]: R 520 012 006 0026 0000 & 520 012 006 0030 0000
 Zoning District: PUD 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

* SIGNS — FREESTANDING MONUMENTS & CROSSER BLDG GRAPHIC.
 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

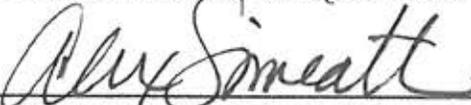
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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 _____
DESIGNHEATH, INC.

AUGUST 13, 2013
DATE _____

August 30, 2013

Town of Hilton Head Island Design Review Board

Shelter Cove Towne Centre Monument Signs- redesign

Following the review and input received on August 27, 2013, Blanchard and Calhoun forged a relationship between Donavon Schmidt and myself to further develop the monument signage in a refreshing way. We have truly enjoyed this task and look forward to more collaborative efforts.

Along with the architecture, there will be a presence of rusty poles in the foreground of the buildings supporting the relocated power lines. The monument that we present plays off of the finish and shape of not on the utility poles but traditional lighthouse forms including the Leamington lighthouse in Palmetto Dunes. The monumental structure is largely fabricated from steel intended to have an earthy appearance and a sense of permanence.

The monument has two vertical supports on either end that are formed from portions of I-beams using recycled steel. Each upright is topped with a hip roof that supports the trussed arch topped with a boat-shaped roof. The hip element appears in the architecture and serves to reflect the up lights mounted in the center core. Lights mounted between the primary panels will graze the underside of the roof accenting the outrigger supports. The intent is to utilize low levels of lighting properly located to accent the structure as it is truly a garden feature and a piece of art.

The primary ID panels are boxed to provide added dimension with halo-lit copy in the rearranged monotone logotype. The structure and graphic panel visually combine to create a framework for tenant panels mounted within.

Tenant panels shall have dimensional copy/ graphics in rich deep tones of brown, green, blue, slate, burgundy/ dark red mounted on panels that are the color of our beach sand- a "warm greige". Tenant graphics using color fields or shapes may use an off-white accent or copy within that field. Colors rarely reproduce well digitally. A simple color palette with samples will be presented upon review.

We are excited about this design direction and would envision using similar materials/details for additional site components and incorporating similar details into the architecture of facades still being developed.

We look forward to receiving your comments and working together to bring some newness into the environmental signage along this corridor. Thank you for your consideration.



shelter cove
towne centre



bek

mm

bu

Qee

z

24

UPLIGHTS

HALO LIT LETTERS

DIMENSIONAL LOGOTYPES
50% colors to be dark

SKETCH @ COLUMN W/ UP LIGHT IN ROOF ELEMENT

CAST STONE STUCCO

12' MAX.

CURS FROM I BEAMS NEEDED

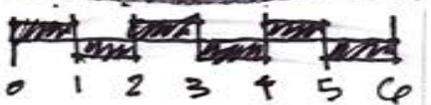
4" ADDRESS

AUG. 28, 2013 APPROX SCALE

CONCEPTUAL DESIGN
MONUMENT. I.B.D

Signature

DESIGNER: FLEX SINEATH



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: Shelter Cove Towne Centre – SIGN

DRB#: DR 130034

DATE: September 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Shelter Cove Towne Centre LLC proposes install one “V” formation two-sided sign, two two-sided free-standing signs, and one single sided free-standing sign along William Hilton Parkway, as well as three façade signs at the new Kroger building.

Monument signs have been revised based on the discussions at the August 27, 2013 DRB meeting. The structure has been designed as a garden feature & piece of art and uses forms (lighthouse, boat and outriggers, etc.) and colors (beach sand – warm greige) found on the island, although not necessarily complementary to the related near-by structures and buildings.

The approved landscape plan should be revised as appropriate based on the monument sign location and design.



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: Terry Thomas Company: EMEGC, Inc
 Mailing Address: 3615 E. Lake Ave City: Tampa State: FL Zip: 33610
 Telephone: 813.241.9000 Fax: 813.241.9001 E-mail: terry.thomas@emegc.com
 Project Name: Hilton Head Plantation Telecommunications Facility Project Address: 68 Dolphin Head Dr. Hilton Head Island, SC 29926
 Parcel Number [PIN]: R 5 1 0 0 0 3 0 0 0 0 0 6 0 0 0 0 0
 Zoning District: Open Space Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

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Alterations/Additions *and* Minor External Changes

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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.

Terry Thomas
SIGNATURE

8-6-13
DATE



August 6, 2013

Town of Hilton Head Island
Community Development Department

Re: Crown Castle International -Application for Stealth Monopine Tower
Telecommunications Site Development, 68 Dolphin Head Dr., Hilton Head Island, SC

Our application is for a stealth monopine 140' in height. Crown Castle International will be the owner of the tower and Verizon Wireless is the anchor tenant with the need to provide improved service in the designated search area. The tower is centered at coordinates 32° 15' 20.26" N 80° 43' 13.18" W. The tower height needed by Verizon Wireless is 140' as communicated by their RF Engineer. There are no existing towers in the search area and there are no tall structures of adequate height therefore there are no collocation possibilities.

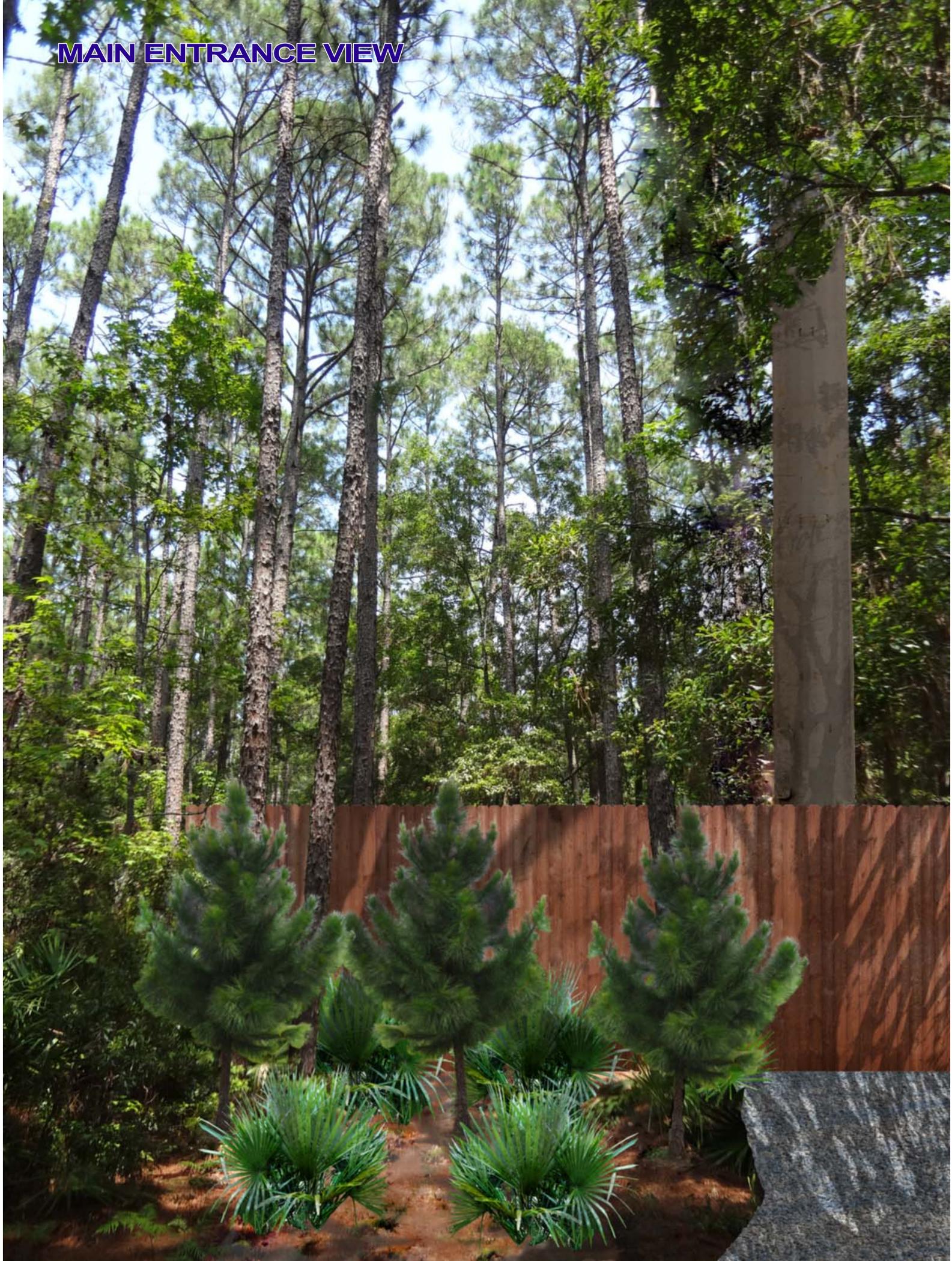
The proposed location was chosen because it is at the center of the search area; it is zoned "Open Space" and is not adjacent to residentially zoned properties. We are asking to change the zoning designation from "Open Space" to "Open Space/ Telecommunications" The current use of the parent tract is a recreational trail and mostly wooded with tall pines. The proposed tower will be designed with a 33' fall radius so as not to interfere with any surrounding structures. The monopine is designed to accommodate up to four cell carriers including Verizon Wireless. A landscape buffer and wood fence will be installed to help the facility blend into the surroundings. We will need to relocate a small section of the paved Leisure Trail also. We intend to fully comply with all sections of the code regarding this site development application.

Sincerely,

Terry Thomas
Site Development Manager
E.M. Enterprises General Contractors, Inc.
3615 E. Lake Ave.
Tampa, FL 33610
office (813)470-7773
Cell (727)254-7458
fax (813)241-9001
terry.thomas@emegc.com



MAIN ENTRANCE VIEW



August 22, 2013

EMEGC
3615 E. Lake Ave
Tampa FL. 33610

RE: Final approval for Cell Tower at 68 Dolphin Head Dr.

Dear Mr. Thomas,

The Hilton Head Plantation Architectural Review Board wishes to thank you for attending the ARB meeting this morning. The board members appreciated the opportunity to discuss the proposal with you.

The Monopole and Compound proposal has been approved. You may proceed with application to the Town of Hilton Head for their Permit.

Once this has been obtained, provide a copy to the ARB office. At that time you will be issued a Plantation Permit. Both Permits are to be displayed on the job site. A refundable Compliance Deposit of \$5,000.00 will be required at time of permitting.

The fence surrounding the compound will be of a solid construction rather than board on board, ten ft. high at minimum, but possibly higher if the contained buildings are higher. The fence will be painted a grey green, "Nantucket Gray" # HC-113 by Benjamin Moore. The shrubs are to be 4 ft. tall at planting, maturing to 8 ft. The trees are to be 8 ft. tall at planting, maturing to 10 ft.

Please keep the ARB office informed of your progress. If you anticipate traffic problems at any time during the construction process, please give us 48 hrs. advance notice, in order to provide traffic detours.

Sincerely,

Dianne J. Masales
Administrator, ARB & Covenants

PUBLIC COMMENT RECEIVED AS OF AUGUST 30, 2013

I'm in opposition, and have been since the first notification in the neighborhood.

Drop zone reduced from 250' to 90' in a private, residential community? On Open-Space designation? Covenants ignored which protect residents and property values and promises? The Manager of HH Plantation just designated for another 3 year term on Zoning Appeal Board? He has been relentlessly championing this endeavor for what/whose gain? Adding another unsightly and tacky structure to the area along with chain fences, and rules galore to stifle the ambience of our conservatories and bike/walking paths?

And you and the Town Council will be liable as "partners" in this debacle when the weather or wind or fire or fall of an employee occurs, and it *will* happen. For clearer cell phone calls? What a price everyone will pay when this comes about. The risk is too great. Deny.

Justine Opaleski
26 Whitetail Deer Lane

I am opposed to the request to install a Telecommunications Facilities as permitted use on the property located at 68 Dolphin Head Drive, reference Case # DR 130032 as communicated in an 8/9/2013 memo from Mr. Terry Thomas of EMEGC.

The proposed use violates "open space" restrictions. The property that was conveyed to the Hilton Head Property Owners Association (HHPPOA) as open space states that property is restricted to "Open Space and no other use whatever". This was addressed by Mr. Chester Williams in his March 22, 2013 letter to Shea Farrar. I assume you have a copy of this correspondence.

Easement rights of HHPPOA was also addressed in Mr. Williams March 22, 2013 (page 3). My understanding is the HHPPOA does not have the right under the Amended POA Covenants to dedicate or transfer any easements to any person or entity other than a "public or private utility" . I do not believe that either EMEGC or Crown Castle International are private or public utilities.

The subject property is owned by the property owners of Hilton Head Plantation (HHPPOA). The proposed use of this property has not been approved by a vote of the property owners.

Some other items I have noticed with the documentation process includes : Mr. Peter Kristian signed as owner on the affidavit of ownership. It seems to me that the owner should be indicated as HHPPOA with Mr. Kristian signing as General Manager, not owner. Also, the certified letter I received from EMEGC on the public hearing date failed to mention comments could be sent via email or mail and that by not responding to this notification, you will be considered in support of or not opposed to this application.

Please consider this email my opposition to this project in the event I cannot attend the September 10, 2013 Public Hearing.

Regards,
Barry Moss

I am opposed to the request to install a Telecommunications Facilities as permitted use on the property located at 68 Dolphin Head Drive, reference Case # DR 130032 as communicated in an 8/9/2013 memo from Mr. Terry Thomas of EMEGC.

The proposed use violates "open space" restrictions. The property that was conveyed to the Hilton Head Property Owners Association (HHPPOA) as open space states that property is restricted to "Open Space and no other use whatever". This was addressed by Mr. Chester Williams in his March 22, 2013 letter to Shea Farrar. I assume you have a copy of this correspondence.

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Please consider this email my opposition to this project in the event I cannot attend the September 10, 2013 Public Hearing.

Sincerely,

Brad Wainwright
28 White Tail Deer Lane
Hilton Head Island, SC 29926

I would like to have the below 57 signatures go on record as opposing the Dolphin Head cell tower. A tower of this size, so close to residential homes, and without a vote of HHP residents is wrong. We strongly feel this is in violation of the covenants and use of "open space." We also feel that Peter Kristian's role with the town is a conflict of interest.

As a courtesy, please confirm that you received this email.

Thank You,
Colleen Wainwright
28 White Tail Deer Lane

HHP Petition Against Using Open Space for Commercial Use

No, I do not agree that the HHP Board of Directors should approve erecting a Verizon cell phone tower on "OPEN SPACE" land on White Tail Deer Lane, nor do I agree that a tower of this magnitude should be placed within 100 yards of any residence within HHP. I understand that our HHP Covenants (Open Space Deed of 1983), state that OPEN SPACES are to be used "solely as Open Spaces and for no other use whatsoever."

Date	Name	Address
11/13/2012	Robert Genszen	20 WHITETAIL DEER LANE
11/13/2012	VERONICA SANTOLI	22 QUAIL WALK LANE
11/13/2012	Judy Milfre	14 Twisted Cay Lane
11/13/2012	Kathleen Smithmain	9 King Rail Lane
11/13/2012	Patricia Davis	5 Hickory Forest Drive
11/13/2012	LYNDA CASPER	21 LENOVA DRIVE
11/13/2012	Mary F Marguis	26 Crooked Pond Drive
11/13/2012	Theresa Schneider	5 Cadogan Ct
11-13/2012	Trish Dullette	17 Myrtle Bend Rd.
11-13-2012	Louette m Orca	3 HICKORY FOREST DRIVE
11-13-2012	Ernie Rens	31 Oyster Bay Pl
11-13-2012	Pat Mantua	1 GRAY FOX LANE
11-13-2012	Clair Maher	27 Hickory For Dr.
	Barbara Lockwood	20 Golden Hind Dr
11/13/12	Judy Tomfthude	11 Hadley Lane
11/13/12	Jane Mauro	39 Cypress Marsh
11/13/12	Judy Brown	40 Cypress Marsh

HHP Petition Against Using Open Space for Commercial Use

No, I do not agree that the HHP Board of Directors should approve erecting a Verizon cell phone tower on "OPEN SPACE" land on White Tail Deer Lane, nor do I agree that a tower of this magnitude should be placed within 100 yards of any residence within HHP. I understand that our HHP Covenants (Open Space Deed of 1983), state that OPEN SPACES are to be used "solely as Open Spaces and for no other use whatsoever."

Date	Name	Address
11/13/12	Estelinda Mixares	59 Old Foxtle
11/13/12	Barbara Schneider	73 Skull Creek (h)
11/13/12	Eileen Frey	23 Deerfield Road
11-13-12	Faye Reinhardt	36 Ellenita Dr.
11-13-12	Patricia Thütte	3 Nickay Knoll Pl.
11-13-12	Minnette Paulsen	4 Cypress Marsh Dr.
11-13-12	Elizabeth Ussler	14 Yellow Rail Lane
11-13-12	Kathleen Manning	37 Eagle Claw Dr.
11-13-12	Linda Alva	7 8 Palm View Dr.
11-13-12	Helen Tracy	36 Cypress Marsh Lane
11-13-12	Mary C. Kubacki	6 Sea Sand Ct.
11-13-12	Juan Huoman	28 Fallen Arrow Dr
11-13-12	Barbara Lamm	4 Oyster Bay Pl.
11-13-12	Trini LaRide	14 Wild Azules
11-13-12	Angela Anderson	14 Whitetail Deer Lane
11-13-12	Jay Poyler	128 High Cliff Rd.
11-13-12	MC. Jacques	52 Honeycreek Circle

HHP Petition Against Using Open Space for Commercial Use

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Date	Name	Address
11/13/2012	Virginia L Brown	24 Whitetail Deer Lane
11/13/2012	Harold G Brown	24 Whitetail Deer Lane
11/13/2012	Bob Seaman	15 White Tail Deer
11/13/2012	Jean Bruno	15 White Tail Deer
11/13/2012	Christine Hummer	12 White Tail Deer Lane
11/13/2012	David Ray West	11 White Tail Deer Lane
11/13/2012	Jan V. West	11 White Tail Deer Lane
11/13/2012	John West	8 White Tail Deer Ln.
11/13/2012	Gina Crowe	9 WHITE TAIL DEER LN.

HHP Petition Against Using Open Space for Commercial Use

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Date	Name	Address
11/13/12	Danielle Fredericks	2 Dunlap Place
11/13/12	KAREN SCHENTZEN	11 BARKSDALE CT.

HHP Petition Against Using Open Space for Commercial Use

No, I do not agree that the HHP Board of Directors should approve erecting a Verizon cell phone tower on "OPEN SPACE" land on White Tail Deer Lane, nor do I agree that a tower of this magnitude should be placed within 100 yards of any residence within HHP. I understand that our HHP Covenants (Open Space Deed of 1983), state that OPEN SPACES are to be used "solely as Open Spaces and for no other use whatsoever."

Date	Name	Address
11/13/2012	Theresa McChase	18 Tinsdale Cary Ln
11/13/2012	Wendy Sparta	61 Big Wood
11/13/2012	Nancy Mayer	22 Broomsedge Ct
11/13/2012	Brad Wainwright	28 White Tail Deer Lane

HHP Petition Against Using Open Space for Commercial Use

No, I do not agree that the HHP Board of Directors should approve erecting a Verizon cell phone tower on "OPEN SPACE" land on White Tail Deer Lane, nor do I agree that a tower of this magnitude should be placed within 100 yards of any residence within HHP. I understand that our HHP Covenants (Open Space Deed of 1983), state that OPEN SPACES are to be used "solely as Open Spaces and for no other use whatsoever."

Date	Name	Address
11-13-12	Marden Sparty	16 Oyster Ridge Ln
11/13/12	Hait Walker	73 Skull Creek Dr 10213
11/13/12	Fran Rattley	23 Oyster Bay Place



Looking East from site



Looking Northeast from site



Looking Northwest from site



Looking Southwest from site



Looking West from site



REVISIONS:		
DATE	DESCRIPTION	NO.
8/6/13	ISSUED FOR REVIEW	0
		1
		2
		3
		4
		5
		6

FULL NAME P.E.

infinigy
 engineering & surveying
 2255 SEWELL HILL ROAD
 SUITE 130
 MARIETTA, GA 30062
 TEL: 878 444 4463
 FAX: 878 444 4472

CROWN CASTLE INTERNATIONAL
 4511 N. HIMES AVE.
 SUITE 210
 TAMPA, FL 33614

SITE DEVELOPMENT MANAGER:
EMEGC
 3615 E. Lake Avenue
 Tampa, FL 33610
 PH: (813) 241-9000

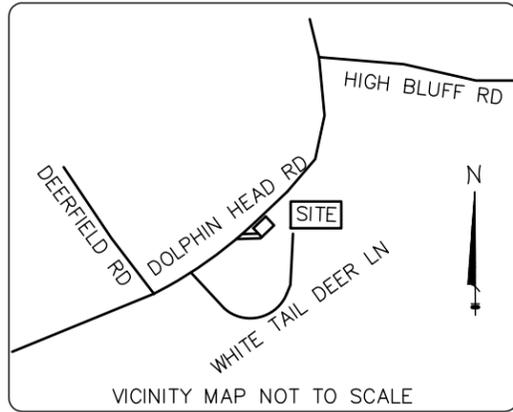
DRAWN BY:
 RAINES
 CHECKED BY:
 DRAVSKY
 DATE:
 APRIL 24, 2013

HILTON HEAD PLANTATION
 813914
 68 DOLPHIN HEAD DR
 HILTON HEAD ISLAND
 SOUTH CAROLINA

BEAUFORT COUNTY

SHEET **C1B**

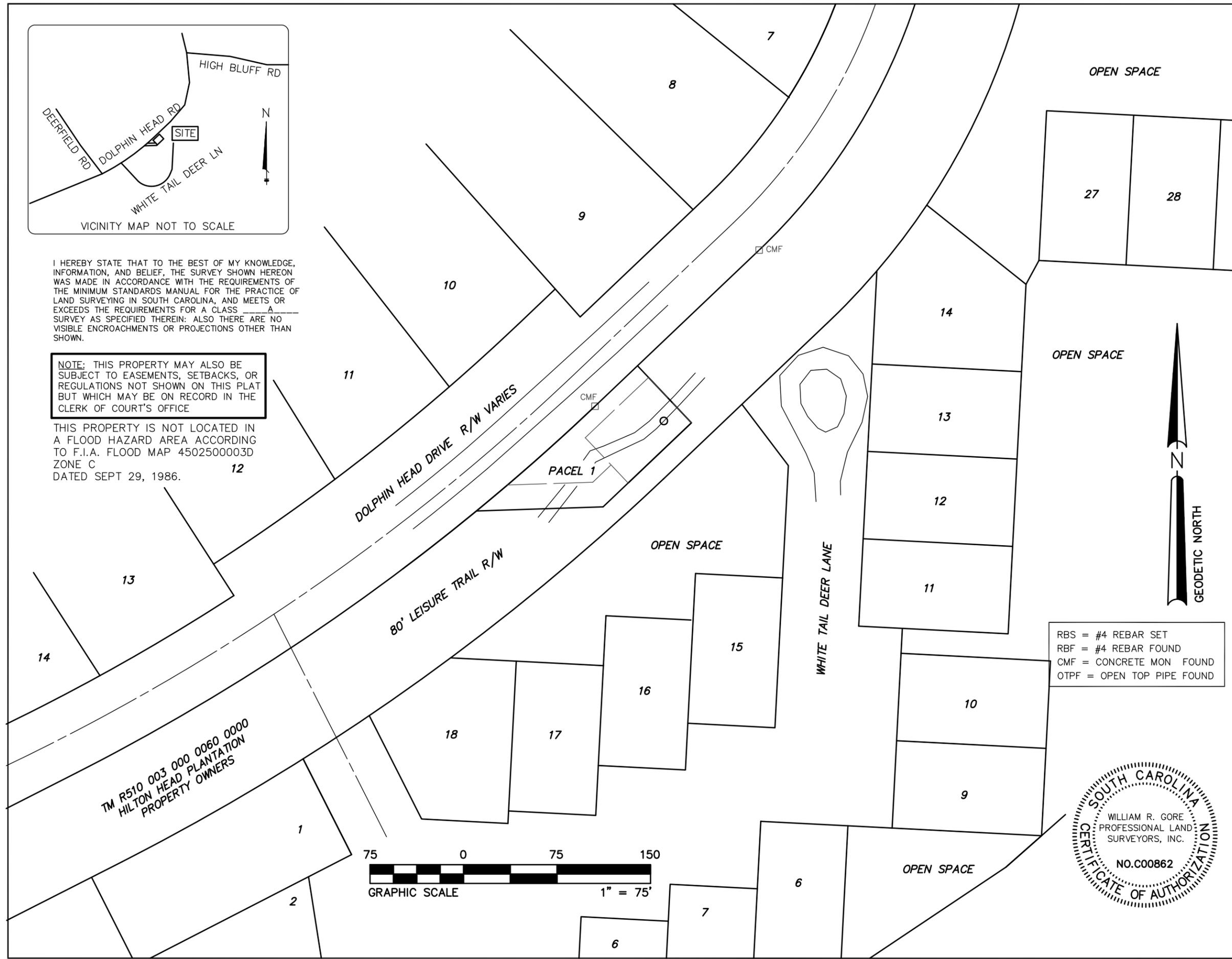
1 VICINITY MAP
C1B SCALE: 24" X 36" SHEET 1" = 40'
 SCALE: 11" X 17" SHEET 1" = 80'



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.

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP 4502500003D ZONE C DATED SEPT 29, 1986.



RBS = #4 REBAR SET
 RBF = #4 REBAR FOUND
 CMF = CONCRETE MON FOUND
 OTPF = OPEN TOP PIPE FOUND



RAW LAND SURVEY
 68 DOLPHIN HEAD DRIVE
 PINELAND S/D HILTON HEAD

FOR: CROWN CASTLE
 SITE: DOLPHIN HEAD
 BUN: 813914
 ADDRESS: 68 DOLPHIN HEAD DRIVE
 HILTON HEAD ISLAND, S.C. 29926
 BEAUFORT COUNTY

CROWN CASTLE
 3530 TORINGDON WAY, SUITE 300, CHARLOTTE, NC 28277
 NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.
 13430 NW 104th Terrace, Suite A, Alachua, FL 32615
 Office:(386) 418-0500 Fax:(386) 462-9986
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
William R. Gore
 PROFESSIONAL LAND SURVEYORS, INC.
 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
 TEL: (706) 738-8771 FAX: (706) 736-6249

- DRAWN BY: WRG CHECKED BY: WRG JOB #:
 SURVEYOR'S NOTES
1. BASIS OF BEARING GEODETTIC NORTH
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING
William R. Gore
 WILLIAM R. GORE
 LAND SURVEYOR - S.C. 11811

Date: 04-02-2013

William R. Gore

RAW LAND SURVEY

68 DOLPHIN HEAD DRIVE
PINELAND S/D HILTON HEAD

FOR: CROWN CASTLE

SITE: DOLPHIN HEAD
BUN: 813914
ADDRESS: 68 DOLPHIN HEAD DRIVE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY



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WILLIAM R. GORE PROFESSIONAL LAND SURVEYING

William R. Gore

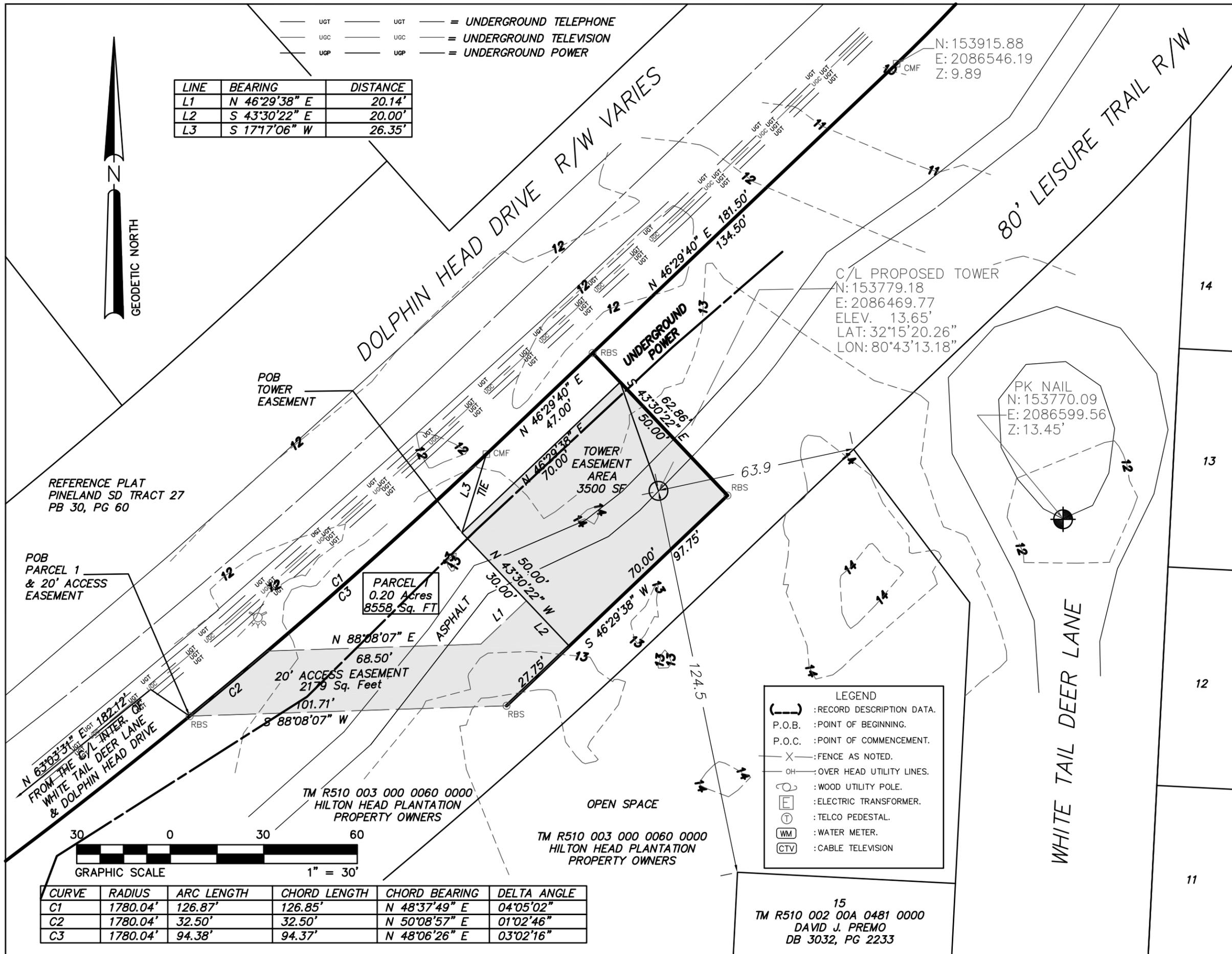
WILLIAM R. GORE
LAND SURVEYOR - S.C. 11811

Date: 04-02-2013

William R. Gore

- UGT — UGT — = UNDERGROUND TELEPHONE
- UGC — UGC — = UNDERGROUND TELEVISION
- UGP — UGP — = UNDERGROUND POWER

LINE	BEARING	DISTANCE
L1	N 46°29'38" E	20.14'
L2	S 43°30'22" E	20.00'
L3	S 17°17'06" W	26.35'



REFERENCE PLAT
PINELAND SD TRACT 27
PB 30, PG 60

POB
PARCEL 1
& 20' ACCESS
EASEMENT

PARCEL 1
0.20 Acres
8558 Sq. FT

20' ACCESS EASEMENT
2179 Sq. Feet

TM R510 003 000 0060 0000
HILTON HEAD PLANTATION
PROPERTY OWNERS

TM R510 003 000 0060 0000
HILTON HEAD PLANTATION
PROPERTY OWNERS

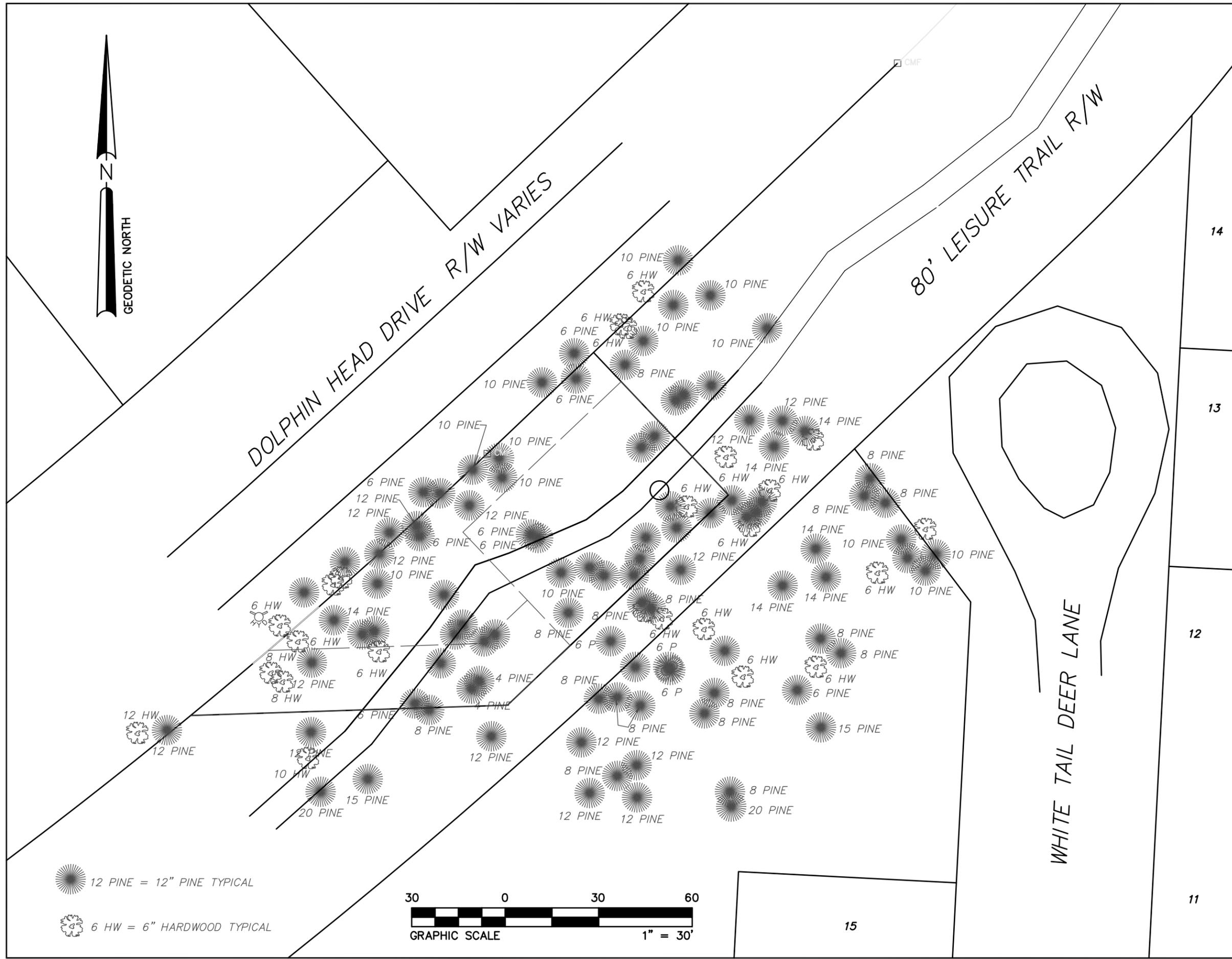
LEGEND

- () : RECORD DESCRIPTION DATA.
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- P.O.C. : POINT OF COMMENCEMENT.
- X : FENCE AS NOTED.
- OH : OVER HEAD UTILITY LINES.
- ⊙ : WOOD UTILITY POLE.
- ⊞ : ELECTRIC TRANSFORMER.
- ⊕ : TELCO PEDESTAL.
- WM : WATER METER.
- CTV : CABLE TELEVISION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1780.04'	126.87'	126.85'	N 48°37'49" E	04°05'02"
C2	1780.04'	32.50'	32.50'	N 50°08'57" E	01°02'46"
C3	1780.04'	94.38'	94.37'	N 48°06'26" E	03°02'16"

15
TM R510 002 00A 0481 0000
DAVID J. PREMO
DB 3032, PG 2233



RAW LAND SURVEY
 68 DOLPHIN HEAD DRIVE
 PINELAND S/D HILTON HEAD

FOR: CROWN CASTLE

SITE: DOLPHIN HEAD
 BUN: 813914
 ADDRESS: 68 DOLPHIN HEAD DRIVE
 HILTON HEAD ISLAND, S.C. 29926
 BEAUFORT COUNTY

CROWN CASTLE
 3530 TORINGDON WAY, SUITE 300, CHARLOTTE, NC 28277

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DRAWN BY: WRG CHECKED BY: WRG JOB #:

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SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING
William R. Gore
 WILLIAM R. GORE
 LAND SURVEYOR - S.C. 11811

Date: 04-02-2013



SITE: DOLPHIN HEAD
BUN 813914
PARCEL 1
CREATED BY THIS OFFICE

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN BEAUFORT COUNTY, STATE OF SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT A #4 REBAR SET ON THE SOUTHERN RIGHT-OF-WAY OF DOLPHIN HEAD DRIVE, SAID REBAR BEING N63°03'31"E 182.12' FROM THE CENTERLINE INTERSECTION OF DOLPHIN HEAD DRIVE AND WHITE TAIL DEER LANE SAID REBAR BEING THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT 126.87' TO A CONCRETE MONUMENT FOUND, DAID CURVE HAVING A RADIUS OF 1780.04' AND A CHORD OF N48°37'49"E 126.85';
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N46°29'40"E 47.00' TO A #4 REBAR SET;
THENCE LEAVING SAID RIGHT-OF-WAY S43°30'22"E 62.86' TO A #4 REBAR SET;
THENCE S46°29'38"W 97.75' TO A #4 REBAR SET;
THENCE S88°08'07"W 101.71' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.20 ACRES (8,558 S.F.)

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION INC.
PLAT BOOK 30, PAGE 60
TM R510 003 000 0060 0000
WHITE TAIL DEER LANE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY

SITE: DOLPHIN HEAD
BUN 813914
TOWER EASEMENT
CREATED BY THIS OFFICE

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN BEAUFORT COUNTY, STATE OF SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT A POINT, SAID POINT BEING N63°03'31"E 182.12', N50°08'57"E 32.50', N48°06'26"E 94.37, S17°17'06"W 26.35' FROM THE CENTERLINE INTERSECTION OF DOLPHIN HEAD DRIVE AND WHITE TAIL DEER LANE SAID REBAR BEING THE POINT OF BEGINNING.

THENCE N46°29'38"E 70.00' TO A POINT;
THENCE S43°30'22"E 50.00' TO A POINT;
THENCE S46°29'38"W 70.00' TO A #4 REBAR SET;
THENCE N43°30'22"W 50.00' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.08 ACRES (3,500 S.F.)

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION INC.
PLAT BOOK 30, PAGE 60
TM R510 003 000 0060 0000
WHITE TAIL DEER LANE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY

OLD REBUBLIC TITLE INSURANCE COMPANY
COMMITMENT 01-13040973-01T
DATED 03-11-2013
SCHEDULE B - SECTION II
EXCEPTIONS
(1)-(14)
DO NOT CONTAIN PLOTTABLE INFORMATION.

SITE: DOLPHIN HEAD
BUN 813914
20' ACCESS & UTILITY EASEMENT
CREATED BY THIS OFFICE

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN BEAUFORT COUNTY, STATE OF SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT A #4 REBAR SET ON THE SOUTHERN RIGHT-OF-WAY OF DOLPHIN HEAD DRIVE, SAID REBAR BEING N63°03'31"E 182.12' FROM THE CENTERLINE INTERSECTION OF DOLPHIN HEAD DRIVE AND WHITE TAIL DEER LANE SAID REBAR BEING THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT 32.50' TO A POINT, SAID CURVE HAVING A RADIUS OF 1780.04' AND A CHORD OF N50°08'57"E 32.50';
THENCE LEAVING SAID RIGHT-OF-WAY N88°08'07"E 68.50' TO A POINT;
THENCE N46°29'38"E 20.14' TO A POINT;
THENCE S43°30'22"E 20.00' TO A #4 REBAR SET;
THENCE S46°29'38"W 27.75' TO A POINT;
THENCE S88°08'07"W 101.71' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.20 ACRES (2,179 S.F.)

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION INC.
PLAT BOOK 30, PAGE 60
TM R510 003 000 0060 0000
WHITE TAIL DEER LANE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY

SITE: DOLPHIN HEAD
BUN 813914
10' UTILITY EASEMENT
CREATED BY THIS OFFICE

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN BEAUFORT COUNTY, STATE OF SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF DOLPHIN HEAD DRIVE, SAID POINT BEING N63°03'31"E 182.12', N50°31'24"E 9.25' FROM THE CENTERLINE INTERSECTION OF DOLPHIN HEAD DRIVE AND WHITE TAIL DEER LANE SAID POINT BEING THE POINT OF BEGINNING.

THENCE N84°05'57"W 144.41' TO A POINT;
THENCE N53°34'24"E 14.85' TO A POINT;
THENCE S84°05'57"E 143.17' TO A POINT;
THENCE S50°08'58"W 13.96' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.03 ACRES (1,438 S.F.)

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION INC.
PLAT BOOK 30, PAGE 60
TM R510 003 000 0060 0000
WHITE TAIL DEER LANE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY

RAW LAND SURVEY

68 DOLPHIN HEAD DRIVE
PINELAND S/D HILTON HEAD

FOR: CROWN CASTLE

SITE: DOLPHIN HEAD
BUN: 813914
ADDRESS: 68 DOLPHIN HEAD DRIVE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY



3530 TORINGDON WAY, SUITE 300, CHARLOTTE, NC 28277
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DRAWN BY: WRG CHECKED BY: WRG JOB #:

SURVEYOR'S NOTES

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING

William R. Gore

WILLIAM R. GORE
LAND SURVEYOR - S.C. 11811

Date: 04-02-2013



RAW LAND SURVEY

68 DOLPHIN HEAD DRIVE
PINELAND S/D HILTON HEAD

FOR: CROWN CASTLE

SITE: DOLPHIN HEAD
BUN: 813914
ADDRESS: 68 DOLPHIN HEAD DRIVE
HILTON HEAD ISLAND, S.C. 29926
BEAUFORT COUNTY



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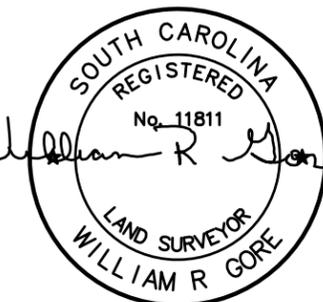
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WILLIAM R. GORE PROFESSIONAL LAND SURVEYING

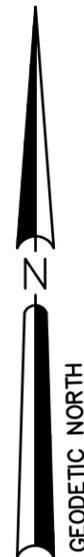
William R. Gore

WILLIAM R. GORE
LAND SURVEYOR - S.C. 11811

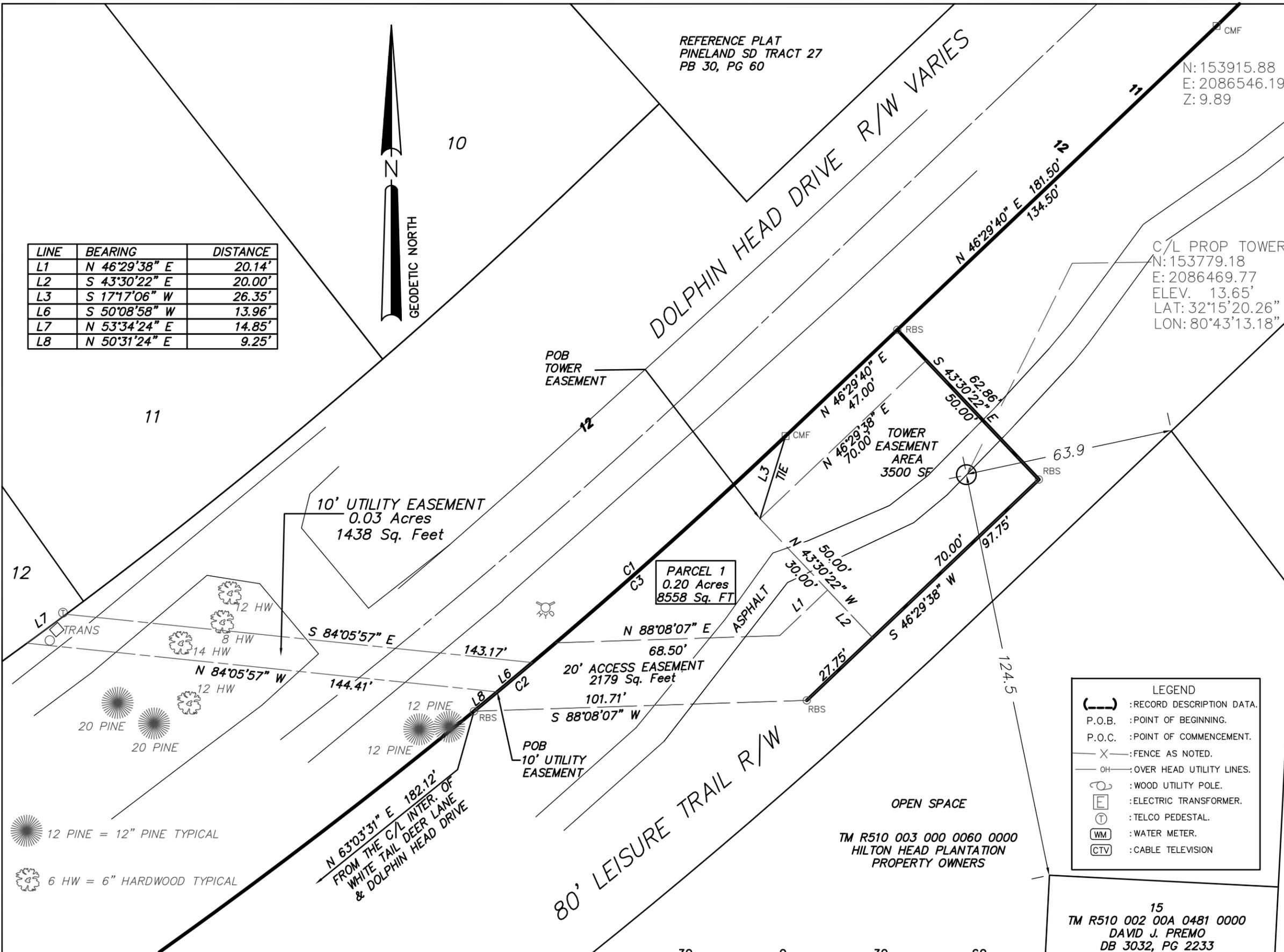
Date: 04-02-2013



REFERENCE PLAT
PINELAND SD TRACT 27
PB 30, PG 60



LINE	BEARING	DISTANCE
L1	N 46°29'38" E	20.14'
L2	S 43°30'22" E	20.00'
L3	S 17°17'06" W	26.35'
L6	S 50°08'58" W	13.96'
L7	N 53°34'24" E	14.85'
L8	N 50°31'24" E	9.25'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1780.04'	32.00'	32.00'	N 49°27'16" E	01°01'48"
C2	1780.04'	73.04'	73.03'	N 47°45'50" E	02°21'04"



LEGEND

- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- X : FENCE AS NOTED.
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- ⊙ : WOOD UTILITY POLE.
- E : ELECTRIC TRANSFORMER.
- Ⓣ : TELCO PEDESTAL.
- WM : WATER METER.
- CTV : CABLE TELEVISION

15
TM R510 002 00A 0481 0000
DAVID J. PREMO
DB 3032, PG 2233

TM R510 003 000 0060 0000
HILTON HEAD PLANTATION
PROPERTY OWNERS

OPEN SPACE

80' LEISURE TRAIL R/W

N 63°03'31" E 182.12'
FROM THE C/L INTER. OF
WHITE TAIL DEER LANE
& DOLPHIN HEAD DRIVE

C/L PROP TOWER
N: 153779.18
E: 2086469.77
ELEV. 13.65'
LAT: 32°15'20.26"
LON: 80°43'13.18"

N: 153915.88
E: 2086546.19
Z: 9.89

POB
TOWER
EASEMENT

TOWER
EASEMENT
AREA
3500 SF

20' ACCESS EASEMENT
2179 Sq. Feet

10' UTILITY EASEMENT
0.03 Acres
1438 Sq. Feet

PARCEL 1
0.20 Acres
8558 Sq. FT

12

11

10

12 PINE = 12" PINE TYPICAL

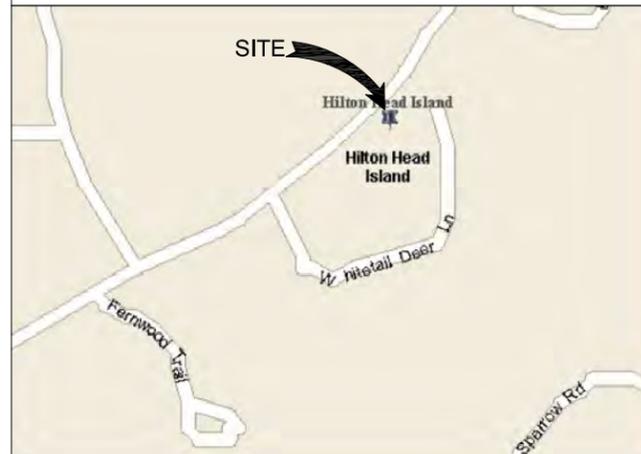
6 HW = 6" HARDWOOD TYPICAL

PROJECT SUMMARY	
CROWN CASTLE SITE NAME:	HILTON HEAD PLANTATION
BU#:	813914
SITE ADDRESS:	68 DOLPHIN HEAD DRIVE HILTON HEAD ISLAND, SC 29926
LATITUDE:	32° 15' 20.26" N
LONGITUDE:	80° 43' 13.18" W
JURISDICTION:	TOWN OF HILTON HEAD ISLAND
COUNTY:	BEAUFORT COUNTY
ZONING CLASSIFICATION:	"OPEN SPACE"
PROPERTY OWNER:	HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION
TOWER OWNER:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317
PROPOSED TOWER HGT/TYPE:	140' MONOPINE

DRIVING DIRECTIONS

DEPART SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT; DRIVE NORTH ON PATRICK S GRAHAM DR AND PROCEED FOR ±0.2 MILES. TAKE LEFT ONTO AIRWAYS AVE AND PROCEED FOR ±1.5 MILES. TAKE RIGHT ONTO I-95 [GA-405] AND PROCEED FOR ±16.5 MILES. TAKE EXIT 8 THEN TAKE RIGHT ONTO US-278 [INDEPENDENCE BLVD]. PROCEED FOR ±20.5 MILES THEN TAKE LEFT ONTO WILD HORSE RD. PROCEED FOR ±1 MILE THEN TAKE LEFT ONTO GUM TREE RD. PROCEED FOR ±0.2 MILES THEN ENTER ROUNDABOUT. TAKE FIRST EXIT AFTER ENTERING ROUNDABOUT ONTO SQUIRE POPE RD. PROCEED FOR ±2 MILES AS ROAD CHANGES NAME TO SEABROOK DR. TAKE RIGHT ONTO DOLPHIN HEAD DRIVE AND PROCEED FOR ±0.6 MILES. SITE IS LOCATED ON RIGHT LESS THAN 0.1 MILES PAST INTERSECTION OF DOLPHIN HEAD DR AND WHITETAIL DEER LANE.

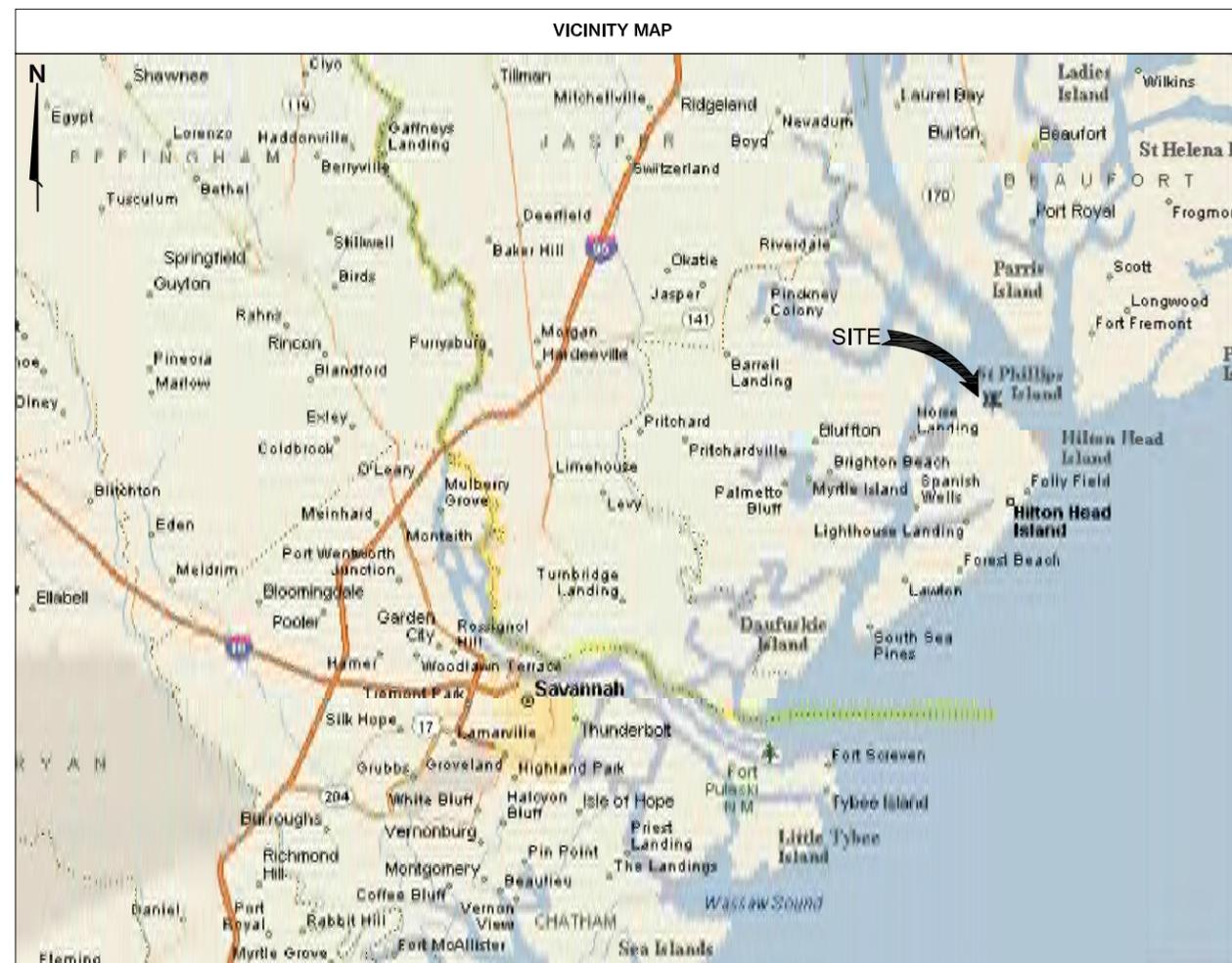
LOCATION MAP





HILTON HEAD PLANTATION

68 DOLPHIN HEAD DRIVE HILTON HEAD ISLAND, SC 29926 GREENFIELD



DRAWING INDEX	
NO	TITLE
T1	TITLE SHEET
SURVEY	SURVEY - BY OTHERS
C1	SITE PLAN
C2	COMPOUND DETAIL
C3	GRADING PLAN
C4	TOWER ELEVATION DETAIL
C5	CONSTRUCTION DETAILS
C6	CONSTRUCTION DETAILS - CONT'D
L1	LANDSCAPE PLAN

GENERAL NOTES:

- USE UNMANNED TELECOMMUNICATION EQUIPMENT.
- WATER & SEWER SERVICE IS NOT REQUIRED.
- TRAFFIC GENERATION: 1 VISIT PER MONTH
- PROPOSED TOWER & ANTENNA INSTALLATIONS MEET OR EXCEED ALL FAA AND FCC STANDARDS.
- TOWER STEEL FINISH WILL BE A PANTONE 469C BROWN

APPROVAL BLOCK

SITE ACQUISITION	DATE
RF ENGINEER	DATE
CONSTRUCTION MANAGER	DATE
LAND OWNER	DATE
CROWN CASTLE PROJECT MANAGER	DATE

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		6

P.E. STAMP

FULL NAME P.E.


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 MARIETTA, GA 30062
 TEL: 678-444-4463
 FAX: 678-444-4472


 4511 N. HIMES AVE.
 SUITE 210
 TAMPA, FL 33614

SITE DEVELOPMENT MANAGER:

 3615 E. Lake Avenue
 Tampa, FL 33610
 PH: (813) 241-9000

DRAWN BY:
 RAINES
 CHECKED BY:
 ORAVSKY
 DATE:
 APRIL 24, 2013

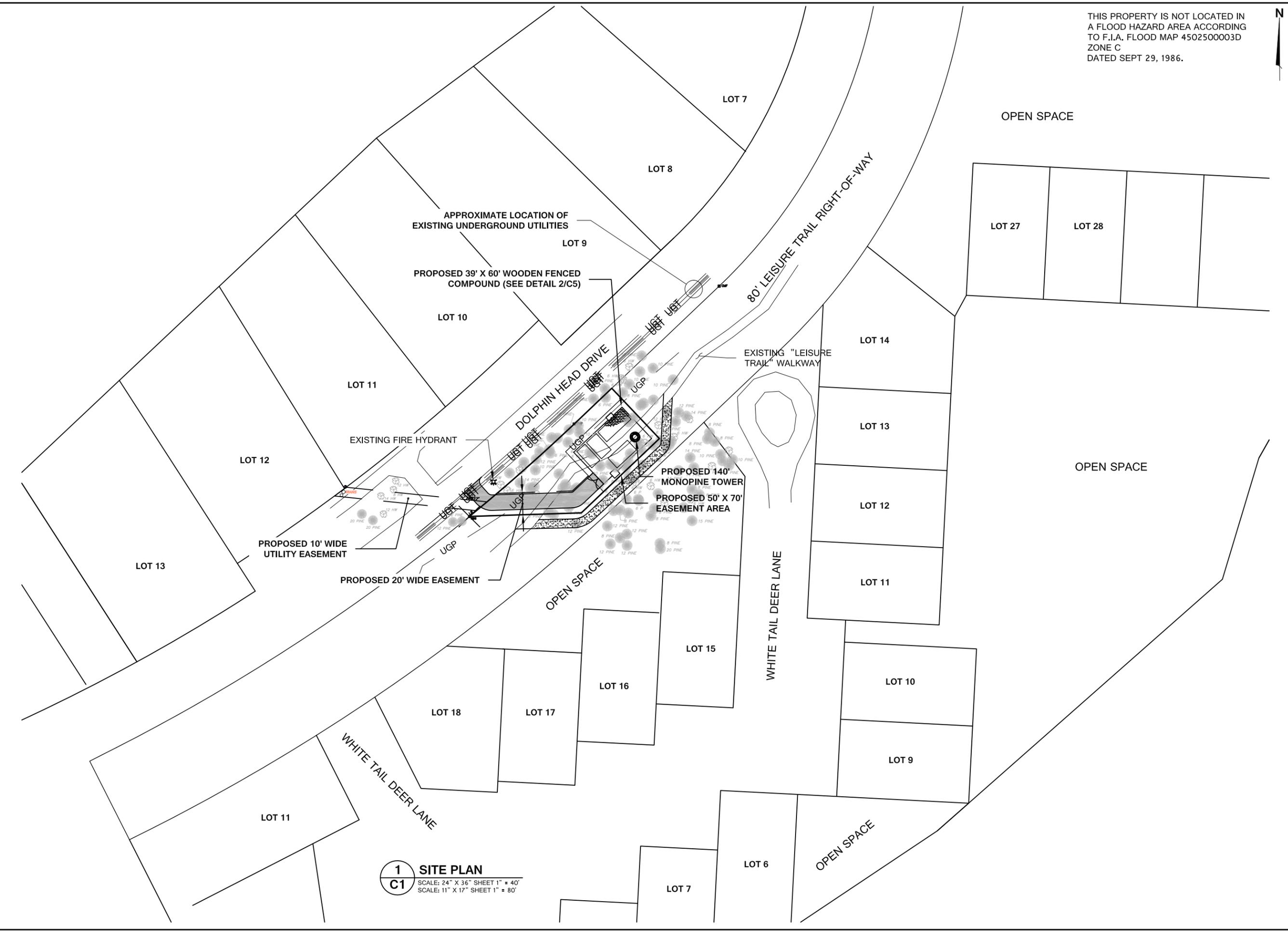
HILTON HEAD PLANTATION
813914
68 DOLPHIN HEAD DR
HILTON HEAD ISLAND
SOUTH CAROLINA

BEAUFORT COUNTY

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP 4502500003D ZONE C DATED SEPT 29, 1986.



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1 SITE PLAN
C1 SCALE: 24" X 36" SHEET 1" = 40'
 SCALE: 11" X 17" SHEET 1" = 80'

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CROWN CASTLE
 INTERNATIONAL

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 TAMPA, FL 33614

SITE DEVELOPMENT MANAGER:

EMEGC

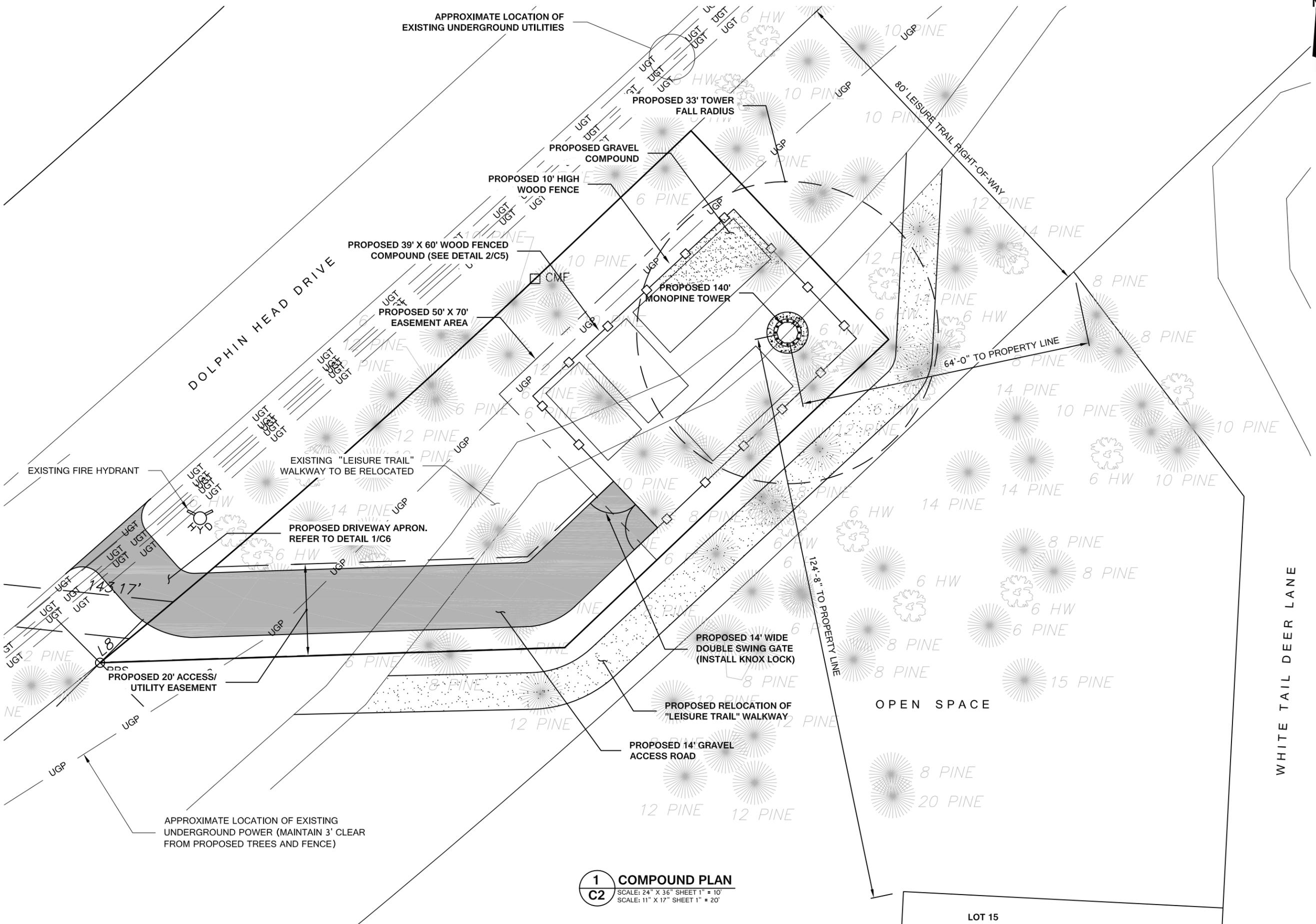
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 HILTON HEAD ISLAND
 SOUTH CAROLINA

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SHEET
C1



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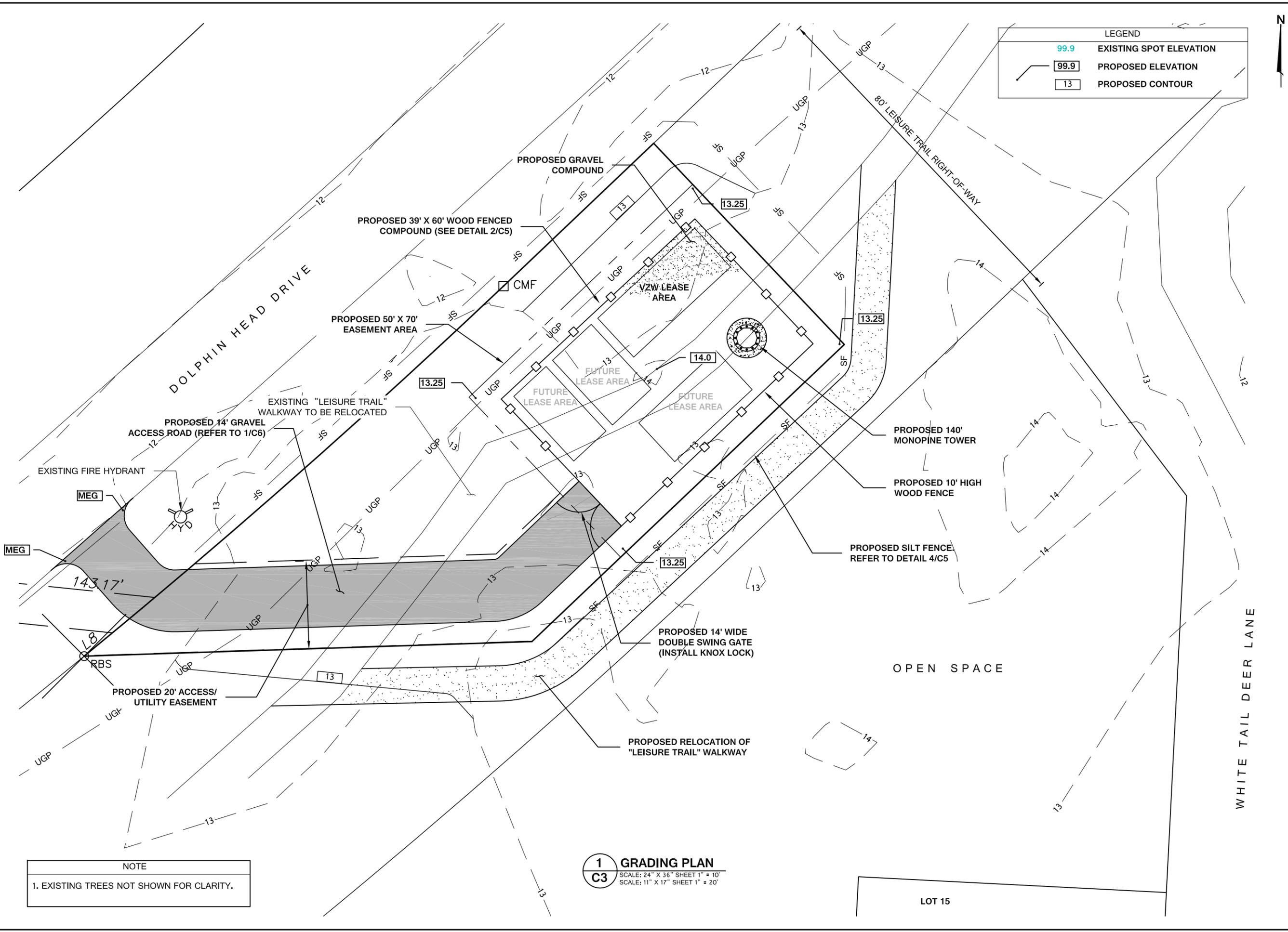
HILTON HEAD PLANTATION
 813914
 68 DOLPHIN HEAD DR
 HILTON HEAD ISLAND
 SOUTH CAROLINA

BEAUFORT COUNTY

SHEET
C2

1 **COMPOUND PLAN**
C2 SCALE: 24" X 36" SHEET 1" = 10'
 SCALE: 11" X 17" SHEET 1" = 20'

LOT 15



LEGEND		
99.9	EXISTING SPOT ELEVATION	
99.9	PROPOSED ELEVATION	
13	PROPOSED CONTOUR	

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BEAUFORT COUNTY

SHEET
C3

NOTE
 1. EXISTING TREES NOT SHOWN FOR CLARITY.

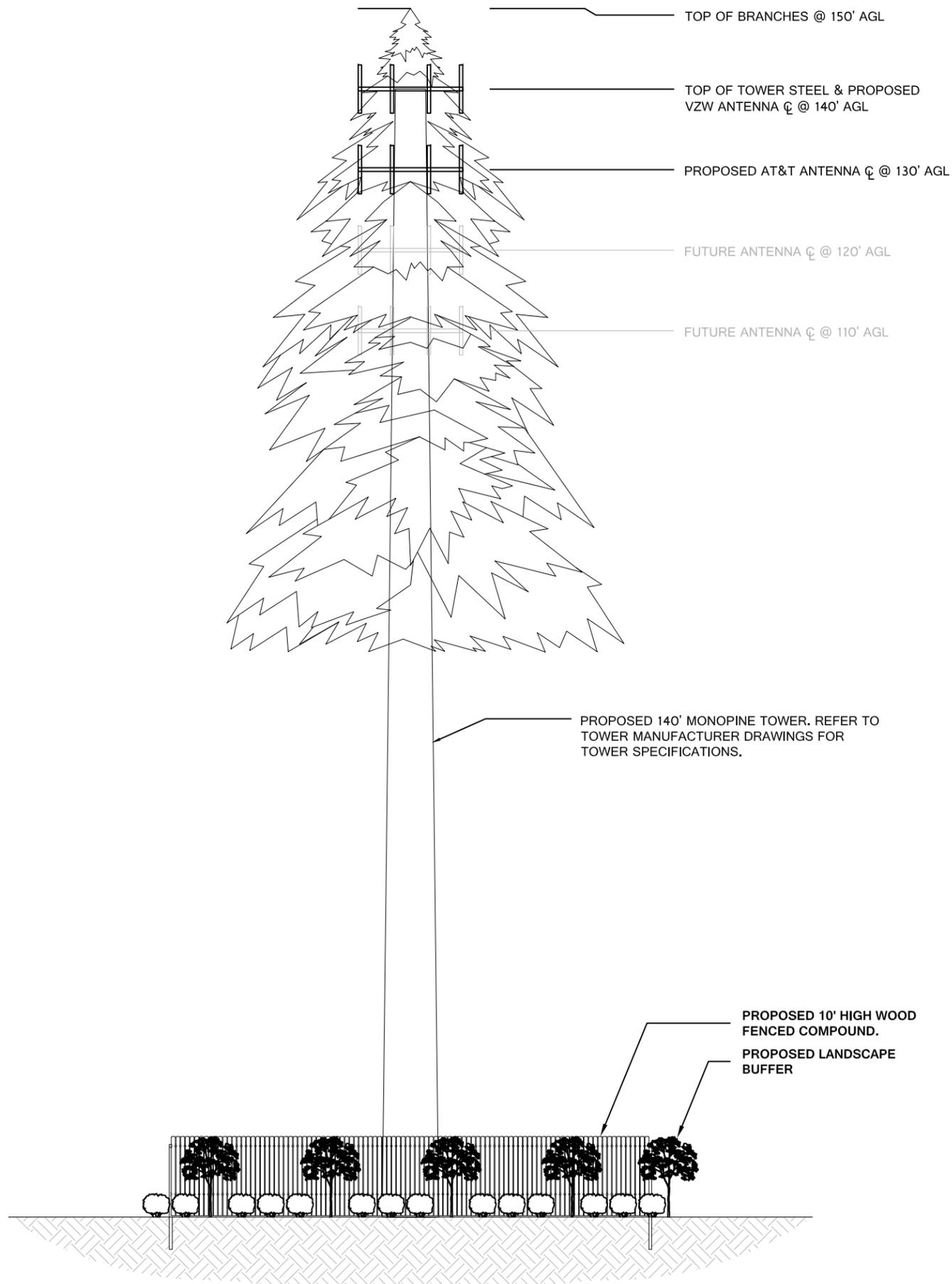
1 GRADING PLAN
C3
 SCALE: 24" X 36" SHEET 1" = 10'
 SCALE: 11" X 17" SHEET 1" = 20'

LOT 15

NOTES

1. TOWER STEEL SHALL PAINTED A "PANTONE 469C BROWN" COLOR.

2. INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR LOADING FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY REGARDING ITS DESIGN OR PROPOSED LOADING.



1 NORTHWEST ELEVATION
C4 SCALE: 24" X 36" SHEET - N.T.S.
 SCALE: 11" X 17" SHEET - N.T.S.

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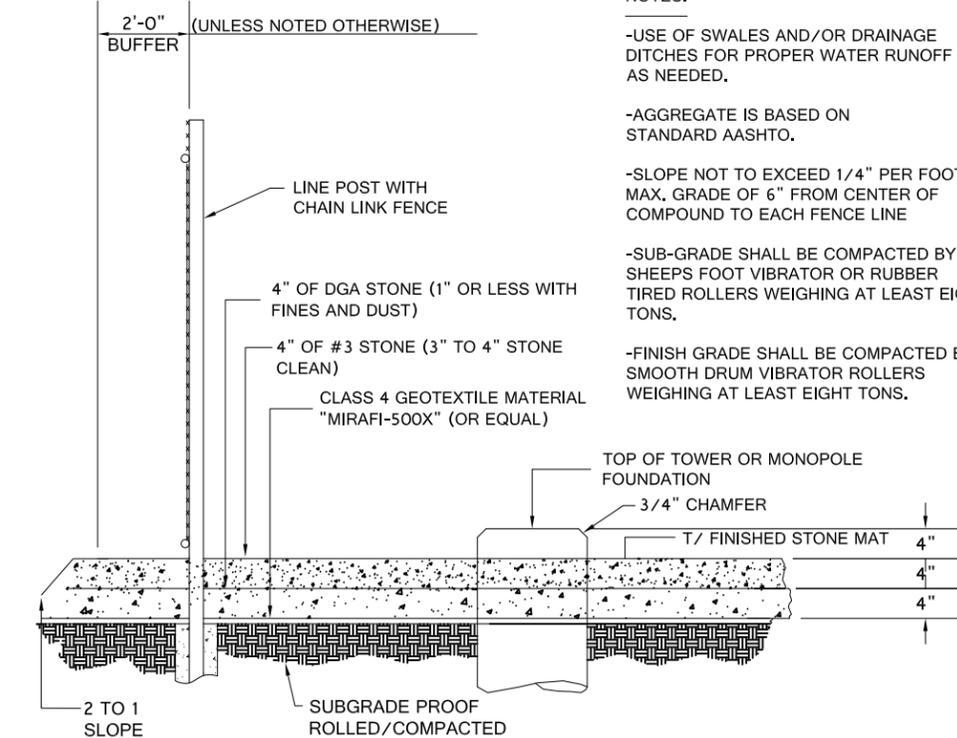
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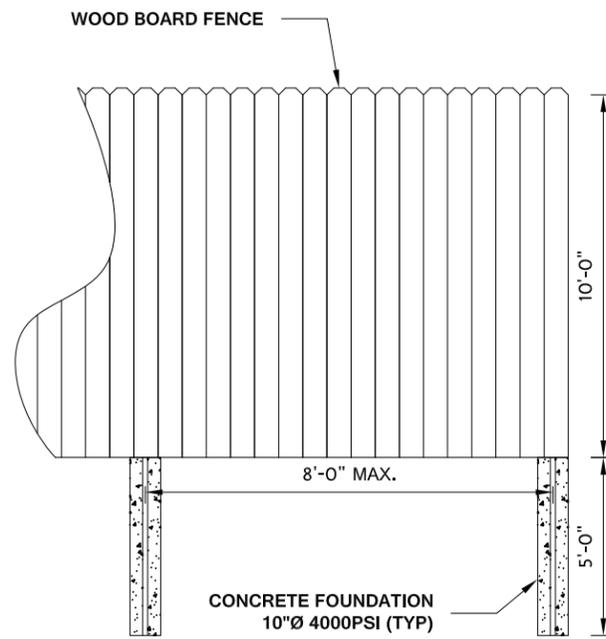
SHEET
C4

NOTES:

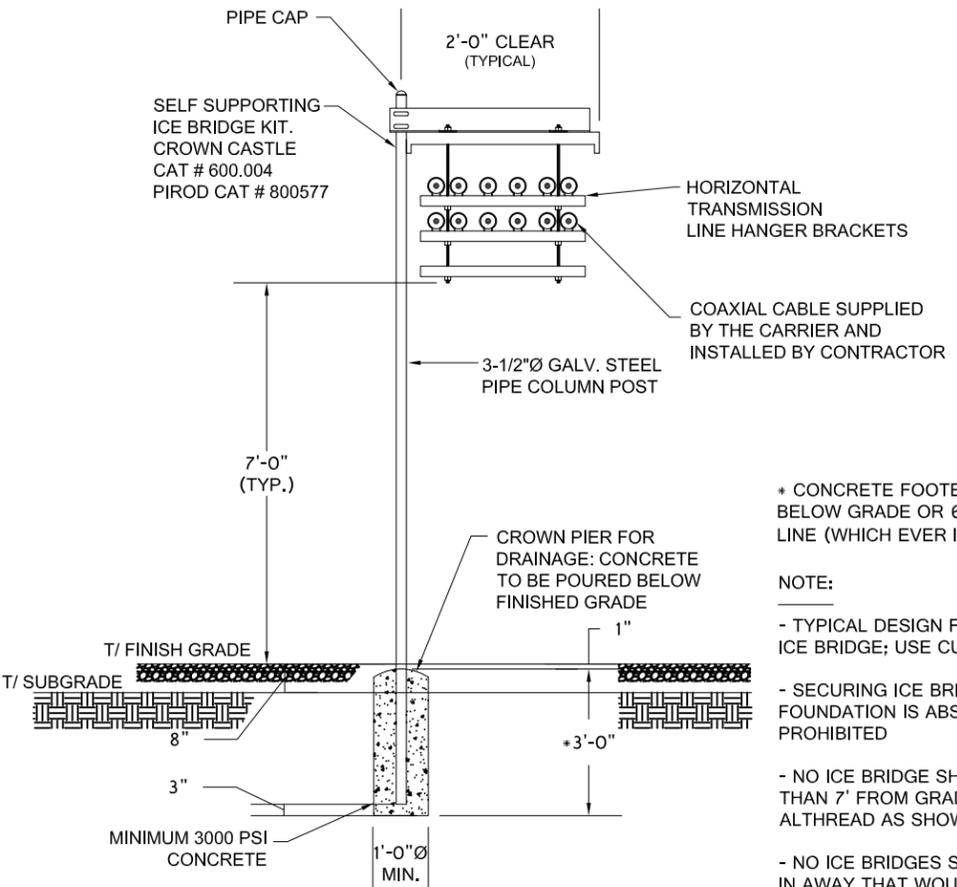
- USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
- AGGREGATE IS BASED ON STANDARD AASHTO.
- SLOPE NOT TO EXCEED 1/4" PER FOOT TO MAX. GRADE OF 6" FROM CENTER OF COMPOUND TO EACH FENCE LINE
- SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.
- FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.



1 GRAVEL DETAIL
C5 N.T.S.

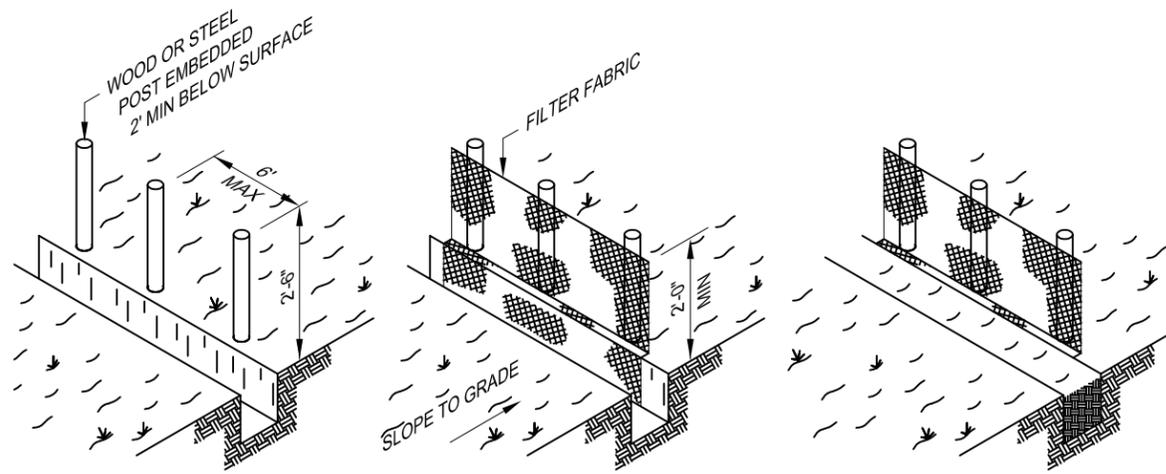


2 WOOD FENCE DETAIL
C5 N.T.S.



3 WAVEGUIDE BRIDGE DETAIL
C5 N.T.S.

- * CONCRETE FOOTER TO BE MIN. 36" BELOW GRADE OR 6" BELOW FROST LINE (WHICH EVER IS GREATER)
- NOTE:
 - TYPICAL DESIGN FOR CROWN OWNED ICE BRIDGE; USE CUSTOMER SPEC.
 - SECURING ICE BRIDGE TO TOWER FOUNDATION IS ABSOLUTELY PROHIBITED
 - NO ICE BRIDGE SHALL NOT BE LOWER THAN 7" FROM GRADE TO BOTTOM OF ALTHREAD AS SHOWN.
 - NO ICE BRIDGES SHALL BE INSTALLED IN AWAY THAT WOULD RESTRICT ACCESS TO OTHER CUSTOMERS ON SITE OR ANY FUTURE INSTALL AREAS.



- SET POST AND EXCAVATE A TRENCH
- ATTACH FILTER FABRIC TO POST ALLOWING 1 FT EXTENSION INTO THE TRENCH AS SHOWN
- BACKFILL AND COMPACT EXCAVATED SOIL

4 SILT FENCE DETAIL
C5 N.T.S.

- NOTES:
- MATERIALS, CONSTRUCTION METHODS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DESIGN STANDARDS CURRENT EDITION.
 - CONTRACTOR SHALL PROVIDE SILT FENCES AND HAY BALES AT ALL STORMWATER DISCHARGE POINTS FOR EROSION CONTROL AND SEDIMENT CONTROL DURING CONST.
 - CONTRACTOR SHALL ROUGH GRADE STORM-WATER SWALES AND RETENTION AREAS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.
 - CONTRACTOR SHALL MEET ALL PERMIT CONDITIONS AS ESTABLISHED BY BAY COUNTY.

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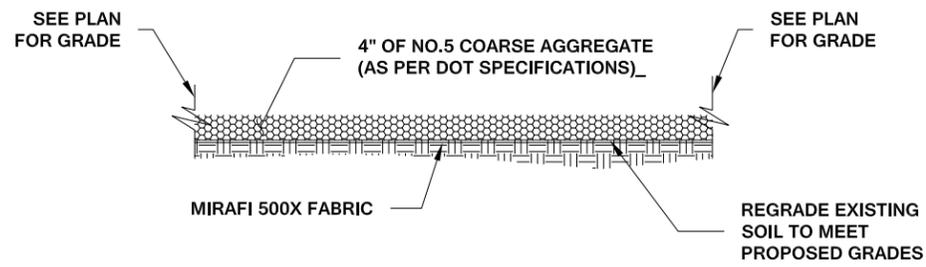
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DATE:
APRIL 24, 2013

HILTON HEAD PLANTATION
813914
68 DOLPHIN HEAD DR
HILTON HEAD ISLAND
SOUTH CAROLINA

BEAUFORT COUNTY



1 GRAVEL DETAIL
C6 N.T.S.

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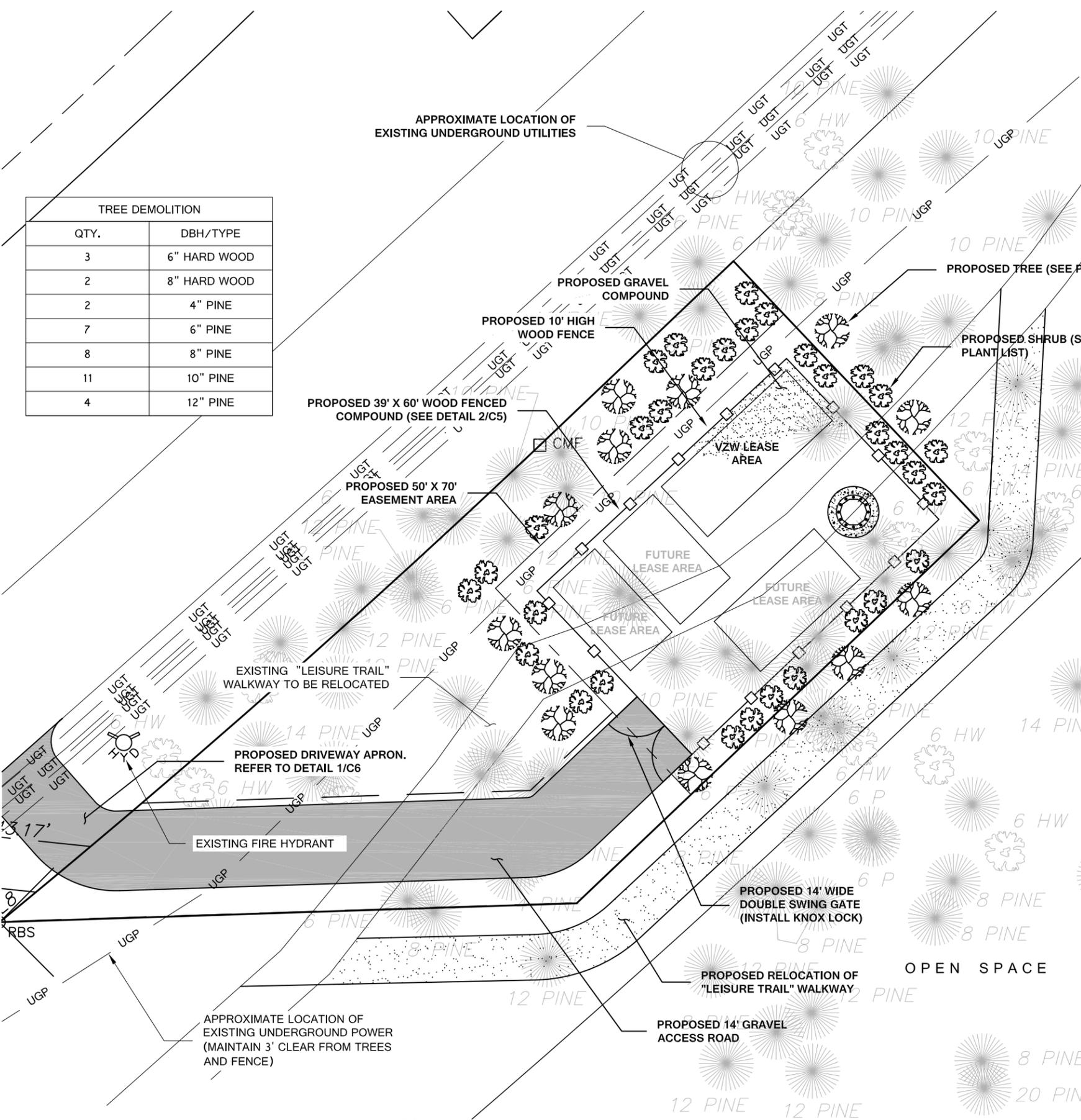
HILTON HEAD PLANTATION
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SOUTH CAROLINA

BEAUFORT COUNTY

SHEET **C6**

TREE DEMOLITION	
QTY.	DBH/TYPE
3	6" HARD WOOD
2	8" HARD WOOD
2	4" PINE
7	6" PINE
8	8" PINE
11	10" PINE
4	12" PINE

APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES



1 LANDSCAPE PLAN
 SCALE: 24" X 36" SHEET 1" = 10'
 SCALE: 11" X 17" SHEET 1" = 20'

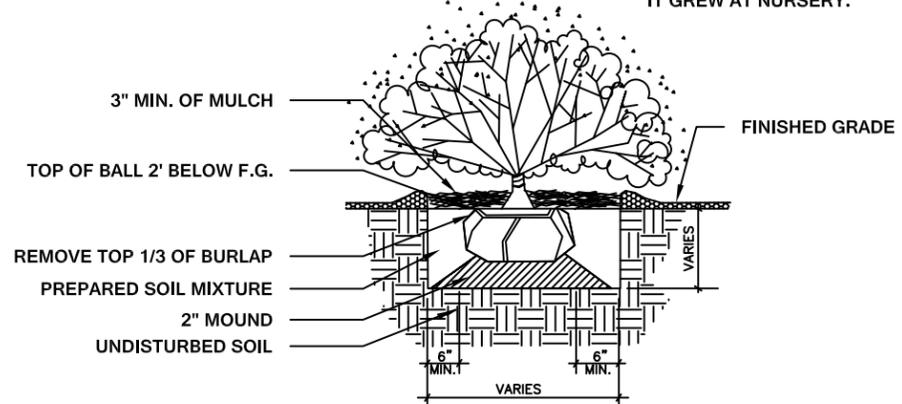
PLANT LIST

SYMBOL	QTY	SPECIES	COMMON NAME	SPECIFICATIONS
	31	SERENOA REPENS	SAW PALM	5' O.C. - MINIMUM 2'TALL
	13	PINUS ELLIOTTII	SLASH PINE	10' O.C. - MINIMUM 8'TALL

NOTE:

- OWNER SHALL MAINTAIN ALL REQUIRED LANDSCAPING FOR THE LIFE OF THE COMMUNICATION TOWER.
- REQUIRED BUFFER HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN SOLID, VISUAL SCREEN, WITH A MAXIMUM HEIGHT OF THREE (3) FEET, TO BE ATTAINED WITHIN ONE (1) YEAR AFTER PLANTING.
- MANUAL WATERING WILL BE DONE TO WATER LANDSCAPING FROM DAY 1 TO DAY 30 UNTIL LANDSCAPE IS ESTABLISHED.
- ALL EXISTING VEGETATION WITHIN THE FENCED AREA WILL BE REMOVED.

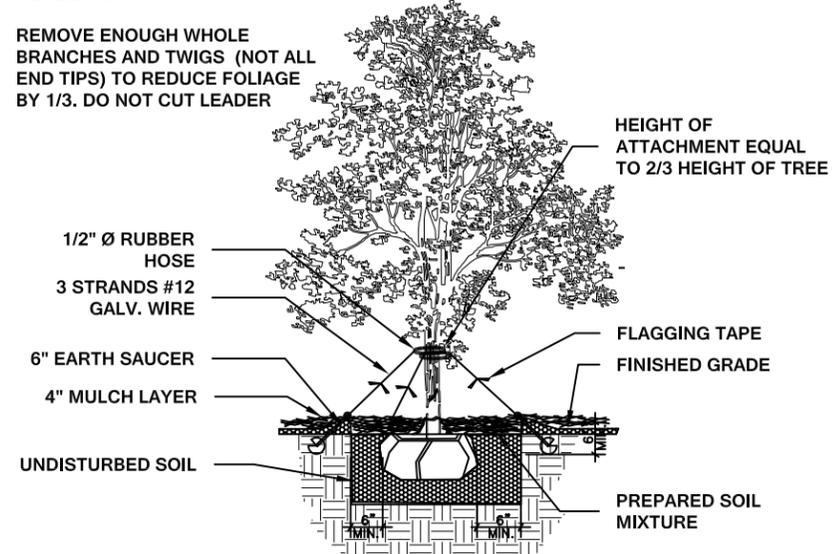
NOTE: SHRUB TO BE PLACED AT SAME GRADE IT GREW AT NURSERY.



SHRUB PLANTING DETAIL
 SCALE: N.T.S.

NOTE: TREE TO BE PLACED AT SAME GRADE IT GREW AT NURSERY.

REMOVE ENOUGH WHOLE BRANCHES AND TWIGS (NOT ALL END TIPS) TO REDUCE FOLIAGE BY 1/3. DO NOT CUT LEADER



TREE PLANTING DETAIL
 SCALE: N.T.S.

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 68 DOLPHIN HEAD DR
 HILTON HEAD ISLAND
 SOUTH CAROLINA

BEAUFORT COUNTY

SHEET

L1

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Hilton Head Plantation Telecommunications Facility – DRB#: DR 130032
NEW DEVELOPMENT CONCEPTUAL

DATE: September 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

EMEGC, Inc. proposes to install a stealth monopine tower, designed to accommodate up to four cell carriers, at 68 Dolphin Head Drive in an area that is mostly wooded with tall pines. A landscape buffer and wood fence will be installed to help the facility blend into the surroundings.