



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 10, 2014

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

AGENDA

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
- 4. Approval of Agenda**
- 5. Approval of Minutes** – Meeting of May 27, 2014
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. Old Business**
- 10. New Business**
 - A. Alteration/Addition
 - 1) DRB-000754-2014 – Plaza at Shelter Cove Landscape Enhancements
- 11. Appearance by Citizens**
- 12. 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, May 27, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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

Board Members Absent: Vice Chairman Deborah Welch and Jennifer Moffett

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Flood Plain Administrator
Kathleen Carlin, 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 May 13, 2014 meeting as presented by general consent.
- 6. Staff Report**
Ms. Ray reported that staff training on Green Development Techniques will be presented by Ms. Sally Krebs following today's meeting. The Planning Commission will hold a public hearing for the draft LMO Rewrite Chapters 1 – 10 on June 4, 2014 at 9:00a.m. Ms. Ray encouraged the Board to attend these training sessions. Two additional training sessions are planned following the DRB meetings on June 10th and June 24th.
- 7. Board Business**
None
- 8. Unfinished Business**
None
- 9. Old Business**
None

10. New Business

A. Minor External Change

1. Camellia Art DRB-000658-2014

Ms. Ray introduced the application and stated its location at One Office Way. The applicant proposes to install an awning to the existing building entrance facing Pope Avenue. The existing façade sign will have to be removed to allow signage on the awning. Ms. Ray presented an in-depth overhead review of the application including photos of the existing building. The proposed awning is a slant style awning approximately 11-ft. long, 3-ft. deep, and 13" tall. The awning is a Sunbrella fabric in Ginkgo color. The text is in brown.

Ms. Ray distributed an actual sample of the fabric for the Board's review. The staff recommends approval with the condition that the applicant will submit a sign permit application for the graphics on the application to staff for review and approval. The applicant's existing façade sign will need to be removed. The applicant for this project was not present at the meeting for comments or questions from the Board.

The Board discussed the application and agreed with the staff's recommendations for approval. A couple of Board members remarked that the awning seems flat making the graphic difficult to read. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** the Camellia Art awning, application DRB-000658-2014, with the condition that the existing façade sign will be removed to allow the signage on the awning. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Todd Theodore recused himself from review of the following application, Marriott Grande Ocean Sales Center, DRB-000669-2014, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)

B. New Development - Conceptual

1. Marriott Grande Ocean Sales Center DRB-000669-2014

Ms. Ray introduced the application and stated its location at 50 South Forest Beach Drive. Ms. Ray presented an in-depth overhead review of the project. The applicant is proposing to construct a new resort sales center to be located across South Forest Beach Road from Marriott's Grande Ocean Resort.

The proposed facility will replace the existing sales center that is within Marriott's Surfwatch Resort. The proposed development includes a 3.5 acre linear parcel (Woodward Parcel) used for beach access parking, resort overflow parking, storm drainage, and shared access to two adjacent properties. Proposed development also includes a 2.07 acre parcel used for tennis, restrooms/storage, and resort overflow parking.

The site is mostly flat with an average elevation of 9.0'. There is one specimen oak tree that will be a feature to the building entrance and will be a predominant foreground element from the street. Most of the remaining trees on the site are pines and several of the trees will be preserved and incorporated into the landscape. One of the existing tennis courts will be removed and a buffer will be established adjacent to Sea Scape Villas.

The entrance off of South Forest Beach Road will remain in the same location as it exists, aligning with the entrance to Grande Ocean Resort. A second entrance will be located off of the existing parking lot and will align with the existing drive that serves the beach parking and access to the Dunes Apartments. Pedestrian circulations will include access to parking areas, tennis courts, and to the existing town pathway system.

Storm water management will be handled onsite and the use of pervious pavers has been considered within parking areas adjacent to South Forest Beach Road, around the specimen oak tree, and along the front building entrance to minimize run-off and increase permeability.

The design intent of the proposed building is to manipulate building massing, architectural detailing, and color palette in order to harmonize the architecture with the natural features of the site and protect the existing specimen oak tree. Building massing is reduced by varying roof forms and breaking the ridgeline of the roof with dormers adding additional detail. Material changes further breakdown the building mass.

Architectural detailing features such as applied shutters and brackets lend variety to the façade and are reflective of island character. Proposed exterior materials include stucco, lap siding and architectural shingles. Standing seam metal roof accents recall the color of the roofs at Grande Ocean Resort across the street. Applied brackets at the soffit recall traditional exposed rafter.

The tennis restroom facility accommodates a HC unisex toilet, drinking fountains, storage, and a garage space for the court machine with additional room for vending. The louvered doors allow the vestibule to be locked off whenever it is closed down.

A neutral color scheme is proposed to further reduce the visual impact of the building and harmonize with the natural features of the site. A darker base color contrasts with a light field color on the façade and lighter trim, brackets and rails. Staff recommended that the application for Conceptual review be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Jim Carson, Architect, presented statements in support of the application. Mr. Carson presented comments regarding the potential need for a generator. Ms. Kristen Mansfield, Wood + Partners, also presented brief statements in support of the application.

The Board stated that they like the Conceptual project overall. The Board discussed the parking arrangements and a couple of Board members stated concern with the need to screen the parked vehicles located under the building. The applicant stated that a landscape screen will be provided to help screen the view. The Board stated that they would like to see actual samples of the colors in the final submittal. Chairman Sodemann stated that final details will be important. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Marriott Grande Ocean Sales Center, application DRB-000669-2014, as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

C. Alteration/Addition

1. **Goodwill Industries Addition** DRB-000667-2014

Mr. Ray introduced the application and stated its location, 91 Mathews Drive at Port Royal Plaza. Ms. Ray presented an in-depth overhead review of the project including photos of existing site conditions.

The applicant proposes to expand the existing building by approximately 2,261 square feet and make site modifications necessary to accommodate this expansion. The purpose is to accommodate the addition of a drive-thru for drop-off, expand the current retail display and sales area, and relocate existing rest rooms. The building expansion requires removal of one live oak tree (13”) and five pine trees (15”-19”). Additionally, the expansion requires relocations of an electrical service transformer, sanitary sewer clean out, exterior HC compressors, and one parking lot light fixture.

The 2,261 square foot addition to the existing 4,563 square foot building yields 6,724 square feet. The site has 25 vehicular parking spaces. The addition extends across the rear and left side of the building, with the existing right side niche enclosed and a 520 square foot open covered drive-through added. Proposed building details, materials, and colors will match existing.

Ms. Ray reviewed the landscape plan. Additional plant material will be added to accommodate the building addition and will include plants in keeping with existing landscaping. The existing dumpster will be screened. Staff recommends approval of the application as submitted. Following the staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Michael Griffith, architect, presented statements in support of the application. The Board stated that they like the project including the enclosure of the dumpster. Chairman Sodemann questioned the selection of the low shed roof. Mr. Theodore presented statements in concern of the visibility of the proposed drop off area and the need to keep it tidy. The applicant discussed the character of the building. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Goodwill Industries Addition, application DRB-000667-2014, as submitted. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

11. Appearance by Citizens

None

12. Adjournment

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

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

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

Applicant/Agent Name: TREY GRIFFIN Company: WOOD & PARTNERS
 Mailing Address: 7 LAFAYETTE PLACE City: HILTON HEAD IS State: SC Zip: 29926
 Telephone: 681-6618 Fax: _____ E-mail: TGRIFFIN@WOODANDPARTNERS.COM
PLAZA AT SHELTER COVE
 Project Name: LANDSCAPE ENHANCEMENTS Project Address: 50 SHELTER COVE LANE, HHI 29926
 Parcel Number [PIN]: R52001200B00230000
 Zoning District: PD-1 Overlay District(s): COR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

_____ Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee, New Development \$175, Alterations/Additions \$100 Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

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

Additional Submittal Requirements:

New Development – Final Approval

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

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

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

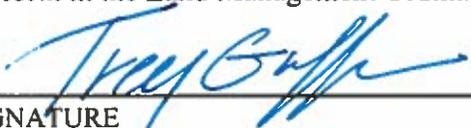
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

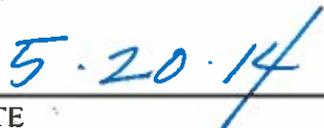
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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

Plaza at Shelter Cove Landscape Enhancements

Hilton Head Island, South Carolina

Project Narrative

May 27, 2014

Design Intent

The proposed landscape enhancements for the Plaza at Shelter Cove are based on the need to revitalize the landscape areas specifically along 278 as well as along the Mall Blvd entry and within the parking islands directly in front of the new Whole Foods grocery store. The existing landscape material has become old, leggy, unappealing, and lacks the desired aesthetic brought on by the new building enhancements / additions to the shopping center, as well as the need to improve the look and feel of the development to help the shopping center compete with the newly constructed Shelter Cove Mall development on the neighboring property.

Plaza at Shelter Cove Conceptual Plant Palette

Trees & Palms



Natchez Crape Myrtle

Plaza at Shelter Cove Conceptual Plant Palette

Shrubs



Silver Saw Palmetto



Autumn Lilac Encore Azalea



Daruma Loropetalum



Munchkin Oakleaf Hydrangea



Variegated Ginger



Podocarpus



Sago Palm

Plaza at Shelter Cove Conceptual Plant Palette

Groundcovers



Evergreen Giant Liriope



Asiatic Jasmine



New Gold Lanatana



Society Garlic



Pink Muhly Grass



Blue Agapanthus



African Iris

Plaza at Shelter Cove Conceptual Plant Palette

Shrubs



Yuletide Camellia



Wax Myrtle



SHELTER COVE HARBOUR COMPANY

PO Box 6004
Hilton Head Island, SC 29938

May 28, 2014

Mr. Trey Griffin
Wood & Partners, Inc.
7 Lafayette Place
PO Box 23949
Hilton Head Island, SC 29925

Delivery via Email

RE: SC Plaza Landscape Improvements

Dear Trey,

The Shelter Cove Harbour Company's ARB is in receipt of your application for the above reference project at The Plaza at Shelter Cove.

The ARB met and approved the plans for the site landscape renovation as submitted.

Please notify the SCHC office at (843) 310-0431 or by email at jbetts@sheltercovehc.org upon completion so that final review for compliance can be conducted.

With Kindest Regards,

John P. Betts
Manager

Cc: Mr. Scott Foster, Chairman
SCHCARB Committee
Ms. Laura Griffin, Jones Lang LaSalle

Plaza at Shelter Cove

Existing Site Context Photographs

Hilton Head Island, South Carolina

May 27, 2014



View from first entry off Hwy 278



View from Hwy 278 into property

Existing Plaza at Shelter Cove Site Context Photographs
Hilton Head Island, South Carolina
May 27, 2014



View from Hwy 278 into property



View from entry off of Mall Blvd.

Existing Plaza at Shelter Cove Site Context Photographs
Hilton Head Island, South Carolina
May 27, 2014



Parking islands in front of Whole Foods



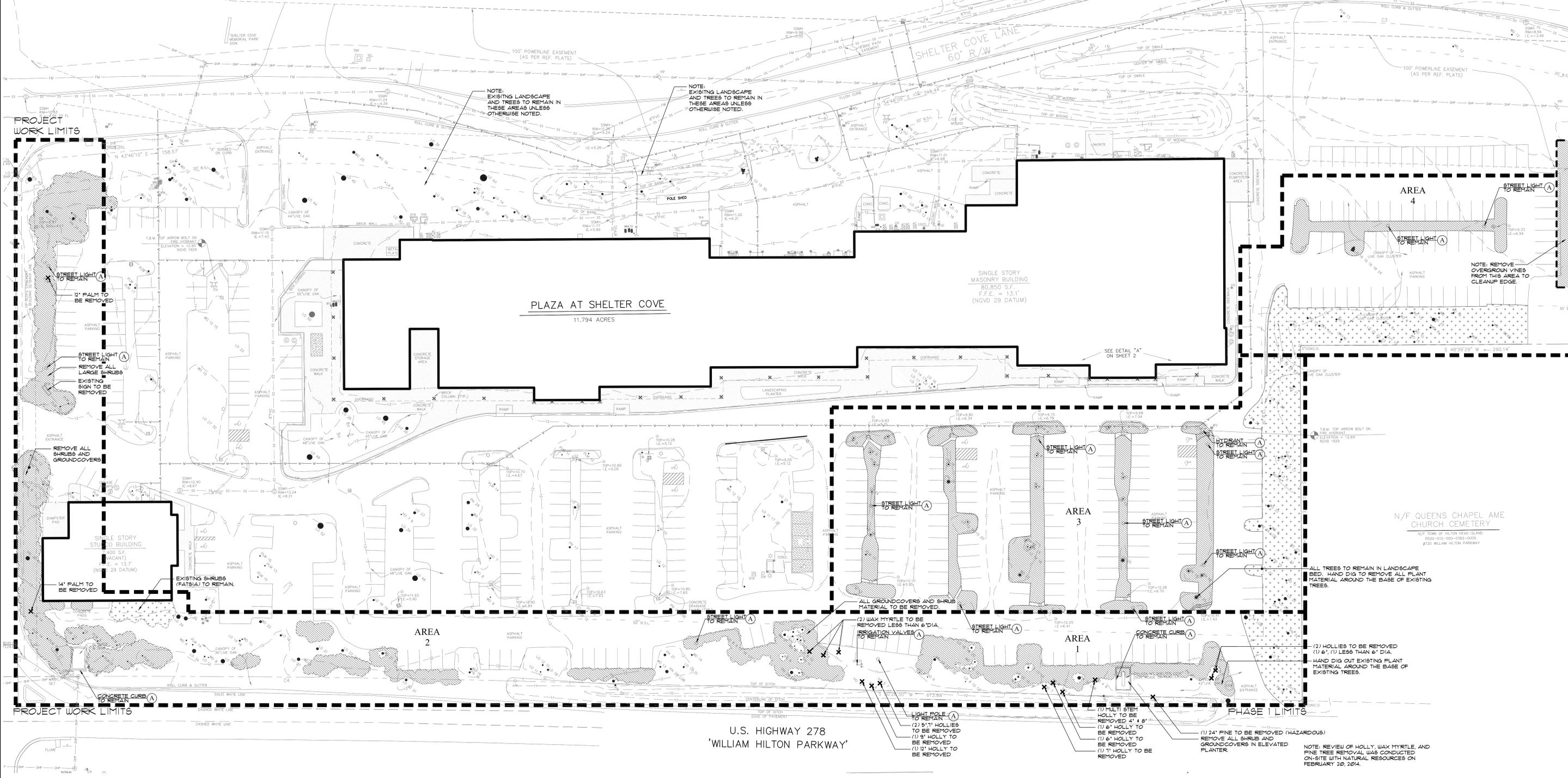
Parking islands in front of Whole Foods

TREE REMOVAL SUMMARY			
PREVIOUSLY APPROVED TREE REMOVALS (NAT130283 + NAT130286)			
CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT I TREES REMOVED	6" OAK (HAZARD, NO MITIGATION)	N/A	52"
	18" LIVE OAK (HAZARD, NO MITIGATION)	N/A	18"
	18" LAUREL OAK	18"	18"
	16" X 16" LAUREL OAK	16"	16"
CAT II TREES REMOVED	14" WATER OAK	13"	48"
	20" WATER OAK	20"	20"
	14" WATER OAK	14"	14"
PHASE I TREE REMOVALS			
CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT III TREES REMOVED	PINE (HAZARD, NO MITIGATION)	24"	0"
CAT IV TREES REMOVED	CAB. PALM	12"	26"
	CAB. PALM	14"	14"

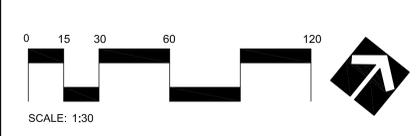
TREE REPLACEMENT SUMMARY		
TREE REPLACEMENT 1 TREE PER 10' REMOVED FOR EACH CATEGORY		
PHASE I TREE REMOVALS		
CATEGORY	INCHES REMOVED	* OF REPLACEMENT TREES REQUIRED
1	52"	5
2	48"	4
3	0"	0
4	26"	2

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
(A)	LANDSCAPE FEATURE TO REMAIN
X	TREE TO BE REMOVED
*	STREET LIGHT TO REMAIN
(Pattern: Dotted)	LANDSCAPE MATERIAL TO REMAIN
(Pattern: Horizontal Lines)	LANDSCAPE MATERIAL TO BE REMOVED
(Pattern: Diagonal Lines)	PAVING MATERIAL TO BE REMOVED

- GENERAL DEMOLITION NOTES:
- ANY EXISTING DRAIN LINES DAMAGED DURING THE CONSTRUCTION / PLANTING TO BE REPLACED.
 - ANY IRRIGATION LINES REMOVED OR DAMAGED ARE TO BE CAPPED OFF AND MARKED TEMPORARILY IN A MANNER THAT WOULD ALLOW FOR FUTURE LOCATION DURING CONSTRUCTION IF NEEDED. COORDINATE WITH IRRIGATION INSTALLER/ LANDSCAPE CONTRACTOR FOR RECONFIGURATION OF IRRIGATION SYSTEM.
 - CONTRACTOR TO AVOID ANY DAMAGE TO ALL EXPOSED TREE ROOTS. IF CONFLICTS WITH TREE ROOTS EXIST, CONTRACTOR SHALL NOT CUT TREE ROOTS AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO MAKING ADJUSTMENTS.
 - ALL EXISTING PLANT MATERIAL SLATED FOR REMOVAL LOCATED AROUND THE BASE OF ALL EXISTING TREES SHALL BE HAND DUG TO REDUCE ROOT DAMAGE DURING LANDSCAPE DEMO.

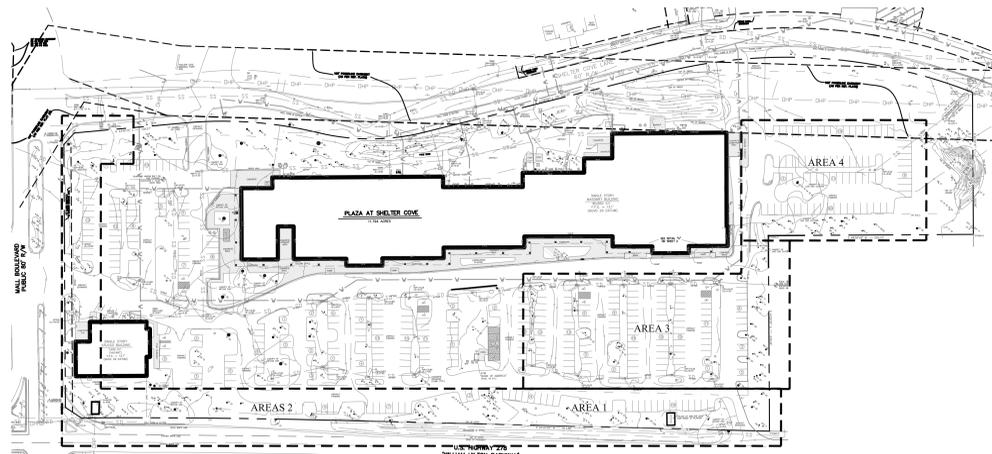


Project No: 01-13028 | Date: 5.14.14 | Scale: 1:30 | Page Title: L1- Landscape Removal Plan



THE PLAZA AT SHELTER COVE
Hilton Head Island, South Carolina

Document is preliminary and subject to change.
2013 Wood+Partners Inc., 1 Lafayette Place, Hilton Head Island, SC 29924 Tel: 843.681.6818 Fax 843.681.7066, www.woodpartners.com

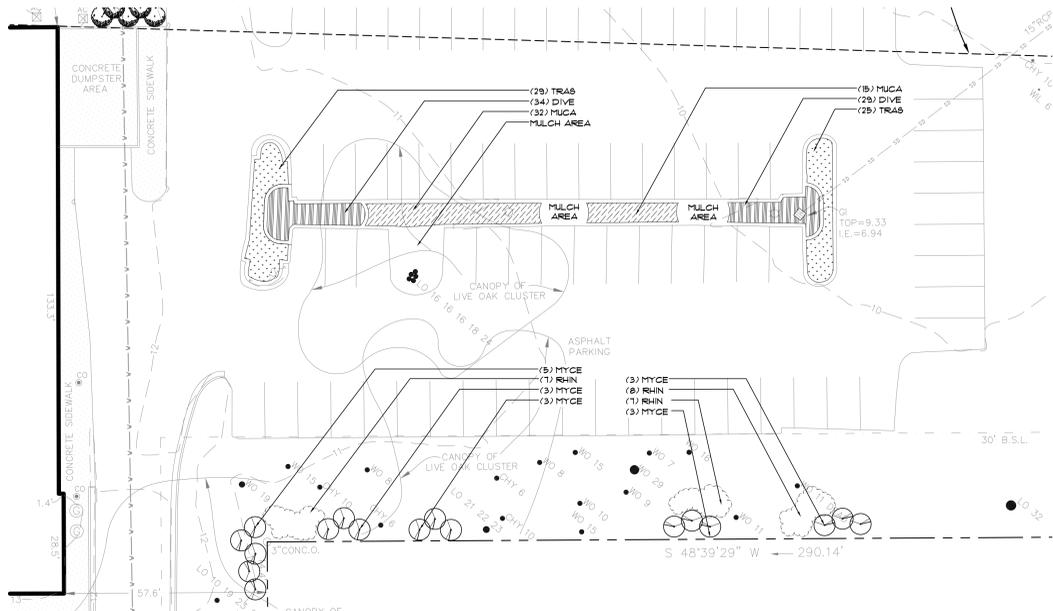


Landscape Map N.T.S.

PLANT SCHEDULE

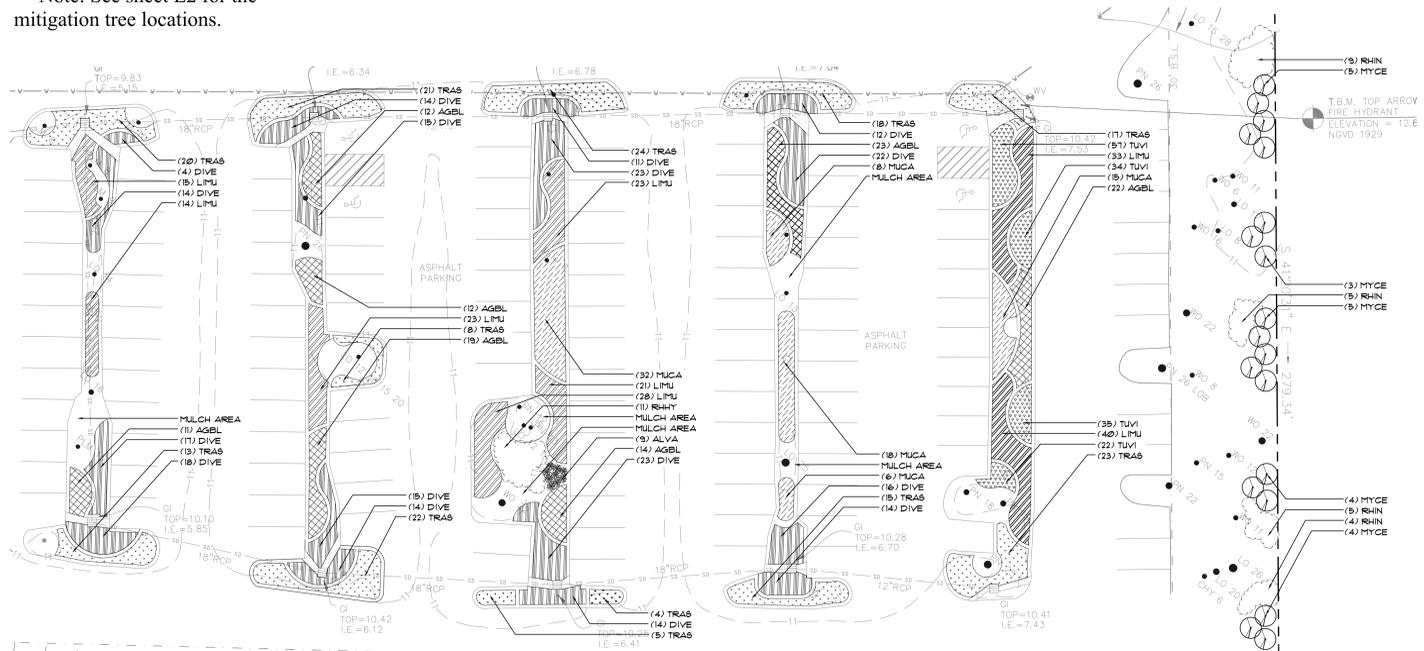
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS
ALVA	3	Alphitonia teretifolia / Variegated Ginger	3 Gal	As shown	Full in pot.
MYCE	38	Myrica cerifera / Wax Myrtle	48" o.c.	As shown	Full in pot.
RHHT	11	Azalea x 'Roblox' / Autumn Lily Encore Azalea	24" x 36"	48" o.c.	Full in pot.
RHIN	45	Azalea indica 'Formosa' / Formosa Azalea	24" x 36"	48" o.c.	Full in pot.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS
AGBL	113	Agapanthus africanus / Blue Lily of the Nile	1 gal	30" o.c.	Full in pot.
DIVE	309	Dietes vegetata / African Iris	1 gal	30" o.c.	Full in pot.
LIMU	191	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope	1 gal	30" o.c.	Full in pot.
MUCA	126	Muhlenbergia capillaris / Pink Muhly Grass	1 gal	36" o.c.	Full in pot.
TRAS	244	Trachelospermum asiaticum / Asiatic Jasmine	1 gal	36" o.c.	Full in pot.
TUVI	148	Tulbaghia violacea / Society Garlic	1 gal	18" o.c.	Full in pot.

- GENERAL PLANTING NOTES:
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
 - FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS. ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR FINE STRAW MULCH.
 - CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO CONFORM TO SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
 - CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, HYDRO-SEED AND PLANTING BEDS. REFER TO IRRIGATION PLANS-THIS SET.
 - MULCH ALL PLANTING BEDS WITH FINE STRAW TO A 4" DEPTH.
 - CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP.
 - PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
 - ALL PLANTS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REP. BEFORE, DURING, AND AFTER INSTALLATION.
 - CONTRACTOR MUST LOCATE ALL PLANT MATERIAL TO BE SUPPLIED FOR THE PROJECT AND INFORM THE LANDSCAPE ARCHITECT IN WRITING OF NAME AND LOCATION OF SOURCE WITHIN AT LEAST SEVEN (7) DAYS OF AWARD OF CONTRACT.
 - ALL PLANTING TECHNIQUES SHALL CONFORM TO THE APPLICABLE DETAIL.
 - ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIBER, HEIGHT, AND SPREAD OR THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UN Damaged AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
 - ANNUALS TO BE PER OWNER'S CHOICE FOR SEASON OF INSTALLATION. PROVIDE MULTIPLE PLANT TYPES, VARIETIES AND HEIGHTS.
 - PLANT MATERIALS (TREES & SHRUBS) THAT ARE DEEMED BY THE LANDSCAPE ARCHITECT OR OWNER'S REP TO BE IN DECLINE AT THE END OF THE WARRANTY PERIOD SHALL BE REPLACED.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PLANTING ALL TREES ACCORDING TO THE SPECIFICATIONS AND DETAILS. IF IT IS DETERMINED THAT THE CONTRACTOR IMPROPERLY PLANTED A TREE AND CAUSED THE TREE DAMAGE OR DEATH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE TREE AT NO COST TO THE OWNER.

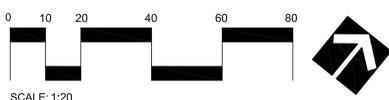
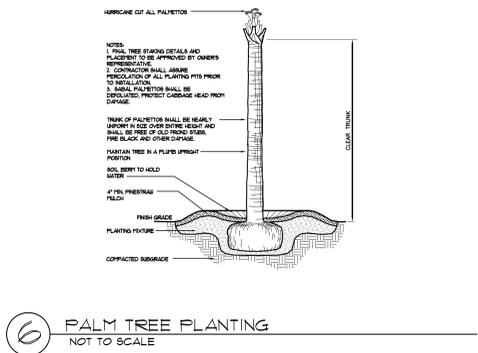
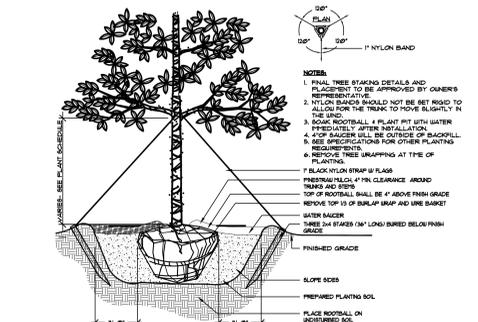
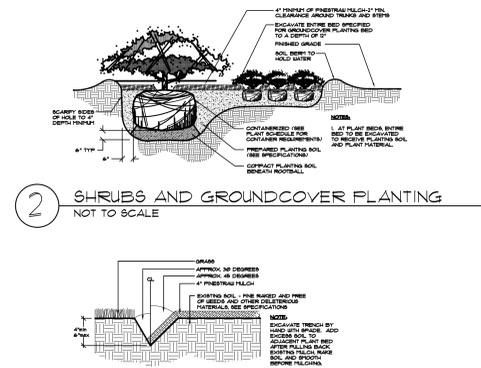
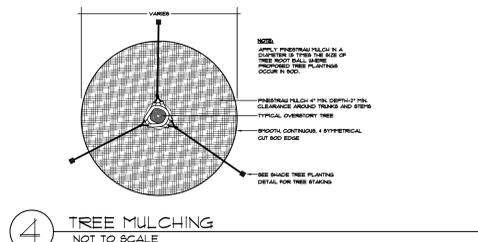
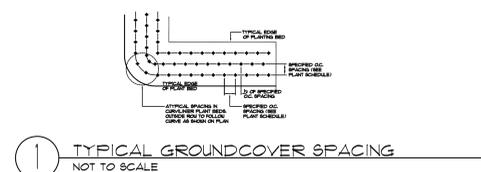


AREA 4

** Note: See sheet L2 for the mitigation tree locations.



Area 3



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: Plaza at Shelter Cove Landscape Enhancement -
ALTERATION/ADDITION

DRB#: DRB-000754-2014

DATE: June 10, 2014

RECOMMENDATION: Approval Approval with Conditions Denial

Applicant proposes to renovate Plaza by removing existing “old, leggy, unappealing” landscaping along US Highway 278, Mall Boulevard/Shelter Cove Lane, and interior parking lot islands in front of Whole Foods and replacing it with new landscaping.