



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, July 8, 2014  
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. Swearing in Ceremony for Mr. Ronald Hoffman, Mr. Dale Strecker, Mrs. Kyle Theodore and Mr. Brian Witmer performed by Mayor Drew Laughlin**

**5. Approval of Agenda**

**6. Approval of Minutes – Meeting of June 24, 2014**

**7. Staff Report**

**8. Board Business**

A. Election of Officers for term July 1, 2014 – June 30, 2015

**9. Unfinished Business**

**10. Old Business**

**11. New Business**

A. New Development – Final

1) DRB-000842-2014 – Lot 13 Capital Business Park

2) DRB-000968-2014 – Salt Creek Landing

B. Minor External Change

1) DRB-000958-2014 – Indigo Run Plantation Regions Bank

C. Alteration/Addition

1) DRB-000976-2014 – New York City Pizza – Shelter Cove

**12. Appearance by Citizens**

**13. 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, June 24, 2014 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, Todd Theodore and Galen Smith

Board Members Absent: None

Town Council Present: Mayor Drew Laughlin

Town Staff Present: Jennifer Ray, Urban Designer  
Jill Foster, Deputy Director, Community Development  
Heather Colin, Development Review Administrator  
Richard Spruce, Plans Examiner  
Kathleen Carlin, Administrative Assistant

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**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. Presentation of Crystal Awards to outgoing DRB members, Ms. Jennifer Moffett, Mr. Tom Parker, Mr. Todd Theodore, and Ms. Deborah Welch**

Mayor Drew Laughlin presented the Town's Crystal Award to outgoing DRB members, Ms. Jennifer Moffett, Mr. Tom Parker, Mr. Todd Theodore, and Ms. Deborah Welch. Mayor Laughlin expressed his appreciation to the DRB's outgoing members for their excellent service to the Design Review Board and the Town of Hilton Head Island.

**5. Approval of Agenda**

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

**6. Approval of Minutes**

The Board **approved** the minutes of the June 10, 2014 meeting as presented.

**7. Staff Report**

Ms. Ray invited everyone to stay for the Farewell Reception planned in appreciation of the Board's outgoing members. Board training on the Town's 'Citizen Access Portal' will be provided by staff in Council Chambers immediately following the Farewell Reception.

## 8. Board Business

Chairman Sodemann also expressed his appreciation to the Board's outgoing members for their dedicated service to the DRB and to Town of Hilton Head Island.

## 9. Unfinished Business

### A. New Development – Final

*(Mr. Tom Parker recused himself from review of the following application, DR140007, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Parker and attached to the record.)*

#### 1. Shelter Cove Community Park - DR140007

Ms. Ray presented brief background statements regarding this project located at 39 Shelter Cove Lane. The Board approved the landscape and the hardscape portions of the application on April 8, 2014.

Ms. Ray presented an in-depth overhead review of the Final submission including the elevations and proposed colors. In response to the Shelter Cove ARB's concerns with the structures being too contemporary, the applicant has made changes to the Sunset Pavilion and to the Performance Pavilion to make them more traditional.

For the Performance Pavilion, four more columns and benches have been added to allow seating for everyday use. This detail is carried over to the new Sunset Pavilion. The roof has been changed from a single pitched roof to a more traditional hip roof with exposed rafters. This change allows for a more useable pavilion for everyday use rather than just for performances. The depth stayed the same but the overall width has changed from 51-ft. to 46-ft.

Ms. Ray presented the proposed color key. The Performance Pavilion is to have a medium bronze metal roof and flashing. The wood beams and ceiling will have a new cedar semi-solid stain. The paint will match the Corten Steel, ipe benches and back with tabby stucco.

The Sunset Pavilion also has additional columns. The bench has been moved away from the wall to allow for seating for everyday use. There is also a more direct path to the bathrooms from the playground. The roof was changed from an inverted roof to a traditional style hip roof with exposed rafters. The siding was changed from ipe to nickel joint cypress siding and louvers were added to allow for more airflow into the bathrooms.

The metal roof for the Sunset Pavilion will match the Performance Pavilion's metal roof. The shade structure stays the same as originally included in the submission. The project has been approved by the Shelter Cove Harbour Company ARB with the comment that the roof colors be more in line with the colors of existing structures in the current park and suggested using 'Nantucket Red'. The applicant has submitted an alternate sample in 'Aged Copper' that has been approved by the Shelter Cove Harbour Company ARB. The staff recommended that the Final application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tim Probst, Lee & Parker Architects, presented brief comments in support of the application. The applicant and the Board discussed a couple of issues including the width of the corridor walkway and the color of the roof. All Board members stated that they like the Final submission. Following these comments, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** application DR140007 as submitted. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 10. Old Business

None

## 11. New Business

### A. New Development – Conceptual

#### 1. The Reserve at Olde House Creek - DRB-000807-2014

Ms. Ray introduced the project and stated its location, 330 Spanish Wells Road. Ms. Ray presented an in-depth overhead review of the application including the site survey, site analysis, aerial photos and photos of the adjacent property.

The applicant proposes to develop a private residential single family subdivision located approximately 1.3 miles south of the intersection of Spanish Wells Road and Highway 278. The project is anticipated to include approximately 38 single family lots. The development is currently referred to as The Reserve at Olde House Creek. Anticipated site improvements include a gated entry feature along Spanish Wells Road. Site photos show the adjacent use neighborhood's architectural style.

The property is currently undeveloped and consists of wooded areas with pines and scattered hardwoods. A tree and topographic survey of the property has been completed and is included in the submission. With the exception of three significant trees (one live oak and two sweet gums), the remainder of trees within the entrance area are small to medium sized sweet gums and water oaks. The trees specifically being removed related to the entrance statement are sweet gums from 6" to 12", a 10" pine and an 8" cherry tree.

Ms. Ray stated that there is an existing sanitary sewer lift station on the eastern side of the proposed entrance that will be screened with the proposed entry signage wall and landscaping. The proposed wall has been pulled off the fencing around the lift station allowing enough distance for the planting of some upright evergreen plantings to buffer the view from Spanish Wells Road. The entrance walls and gates will be similar to Jarvis Creek Club subdivision, also located on Spanish Wells Road.

The concept for the entry signage and associated walls is to use low stucco walls and columns with accent/screening plantings. The wall panels and columns will be a light brown (buff/tan) stucco and the wall and column caps are to be a darker brown stucco.

The planting plan will differ from that of Jarvis Creek Club in that the proposed landscaping will utilize a majority native evergreens tree and shrub species with a main focus of providing a visual backdrop for the signage, as well as screening of the adjacent uses and

existing lift station. There will be low shielded, sign lights to illuminate each of the sign panels.

Staff recommended approval with a condition regarding the size of the sign. The size of the sign needs to be reduced to be within 40-square feet in size. The size of the lettering will need to be reduced. The sign application will be reviewed separately. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Ryan Thompson, Thomas & Hutton, presented statements in support of the application. Mr. Thompson stated that the final name selection will be significantly shorter than the proposed name. This will help in reducing the size of the lettering for the sign.

The applicant and the Board discussed a couple of issues including the sign's size and details regarding the black aluminum gate. The Board stated that they like the project. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** application DRB-000807-2014 with the condition that the applicant complies with staff's recommendation regarding the size of the sign. Mr. Theodore **seconded** the motion and the motion passed with a vote of 7-0-0.

#### B. New Development – Final

*(Mr. Todd Theodore and Ms. Jennifer Moffett recused themselves from review of the following application, DRB-000841-2014, due to a professional conflict of interest. Conflict of Interest Forms were completed and signed by Mr. Theodore and Ms. Moffett and attached to the record.)*

##### 1. Marriott Grande Ocean Sales Center - DRB-000841-2014

Ms. Ray presented brief statements regarding the history of the application, located at 4 Woodward Avenue. This application received Conceptual approval on May 27, 2014. The Board's comments at the time included screening of the parking area and requesting color samples. Ms. Ray presented an in-depth overhead review of the application including the site plan.

Marriott Vacations Worldwide Corporation is proposing to construct a new resort sales center to be located across South Forest Beach Road from Marriott's Grand Ocean Resort. The proposed development includes a three level structure (over parking), +/- 24,400 square feet sales and marketing center building, 153 onsite parking spaces, 13 added parking spaces to Grande Ocean Resort, 4 existing tennis courts, a new tennis restroom facility and pedestrian circulation. In addition to the 153 onsite parking spaces, there is a proposed option for an additional 20 spaces to be located at the north end of the Woodward Parcel parking lot. Site materials include permeable brick pavers for parking and entry plazas with colored concrete with rock salt finish sidewalks.

Ms. Ray reviewed the landscape plan which includes a good selection of native plan material. The plan shows a layered appearance for visual interest and depth including screening at the parking area including oleander, camellia, sweet olive, amise, etc. Ms. Ray also reviewed details regarding the lighting plan including the Palmetto electric shoebox style lights and the pedestrian pathway lights.

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 break down the building mass.

The tennis building is required to have flood openings for each enclosure. If the tennis building is the only facility for the tennis courts, both male and female restrooms are required and both must be accessible. If there are separate toilet facilities within 500 feet and on the same property, these facilities can act as those required for this area per IBC Sections 290.2 and 2902.3.2. If the plan is changed to accommodate two restrooms, the buildings shall still remain under the 300 square foot maximum requirement per title 15 of the Town.

Ms. Ray reviewed the color board. 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.

The Forest Beach ARB has approved the application as submitted. The staff recommended approval of the application as submitted. Following staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Jim Carson, architect, and Ms. Kristen Mansfield, Wood + Partners, presented statements in support of the application. The Board and the applicant discussed several issues including the selection of colors. The Board stated some concern with the vibrant shade of red for the pavers. The applicant stated that they will rethink the shade of pavers. All Board members complimented the quality of the project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** application DRB-000841-2014 as submitted. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

### C. Alteration/Addition

*(Mr. Todd Theodore recused himself from review of the following application DRB-00843-2014 due to a professional conflict of interest. A Conflict of Interest Form by completed and signed by Mr. Theodore and attached to the record.)*

#### 1. Shelter Cove Towne Centre Building 101- DRB-000843-2014

Ms. Ray introduced the application and stated its location. Ms. Ray presented an in-depth overhead review of the application including the proposed tenant specific changes. The primary and secondary entrances are being changed and an updated site and landscape plan is needed. A sign permit application will be required for the logo signs. Ms. Ray reviewed the changes that have been made to each elevation including the addition of awnings. Ms. Ray presented a hardsample of the Tuscan color for the awning. The staff recommended that the application be approved. Following staff's presentation, Chairman Sodemann requested that

the applicant make his presentation.

The applicant, Mr. Mark Senn, presented statements in support of the application. The applicant and the Board discussed the colors including the copper brown colored roof, which has a plum tint, and Tuscan colored awnings. A couple of Board members stated concern with the bright shade of Tuscan color for the awnings. Chairman Sodemann recommended that the Tuscan color be muted as much as possible. Mr. Parker made comments regarding the color of the spandrel glass (it should match Jos. A. Bank) and the need for a horizontal line in the new storefront to break up the glass. Vice Chairman Welch stated a preference for the symmetry of the elevation with the door in the middle of the building. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to approve application DRB-000843-2014 with the following conditions:

- 1) The new storefront spandrel glass is to be submitted to and approved by staff.
- 2) The new storefront needs to pick up the horizontal line of the existing water table.
- 3) The door location on the north elevation needs to stay in the middle of the façade as originally designed.

Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 12. Appearance by Citizens

None

## 13. Adjournment

The meeting was adjourned at 3:00p.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](http://www.hiltonheadislandsc.gov)

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

Applicant/Agent Name: David R. Karlyk, PE Company: Carolina Engineering Consultants, Inc.  
 Mailing Address: PO Box 294 City: Beaufort State: SC Zip: 29901  
 Telephone: 843-322-0553 Fax: 843-322-0556 E-mail: davidk@carolinaengineering.com  
 Project Name: Lot 13 Capital Business Park Project Address: 25 Chastain Court, Capital Business Park  
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 4 4 3 0 0 0 0  
 Zoning District: IL Overlay District(s): Corridor Overlay District

**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 DRB-000544-2014
- 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 ½"X 14" *Maximum*; Stating manufacturer and material name

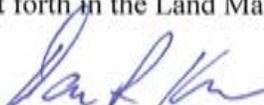
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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



CAROLINA ENGINEERING  
CONSULTANTS, INC.

P.O. Box 294  
Beaufort, SC 29901

(843) 322-0553  
(843) 322-0556 Fax

June 10, 2014

Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Final DRB Submittal  
Lot 13 Capital Business Park  
DRB-000544-2014  
Job # 1687

Dear Jennifer:

Please find attached our final Design Review Board submittal package for the referenced project located at 25 Chastain Court on Lot 13 in the Capital Business Park. Enclosed are:

1. A project narrative
2. A set of the site development plans
3. A copy of the site lighting plan
4. A copy of the landscape plan
5. A copy of the floor plan and architectural elevations
6. A scanned copy of the color board (we will bring the original to the meeting with us, unless you need us to drop it off with you before hand).

We are requesting to be placed on the June 24nd Design Review Board meeting agenda for review. If you have any questions or comments, please feel free to give me a call at our office.

Sincerely,

David R. Karlyk, PE  
Carolina Engineering Consultants, Inc.

**PROJECT NARRATIVE  
FOR LOT 13 CAPITAL BUSINESS PARK  
25 CHASTAIN COURT  
TOWN OF HILTON HEAD  
JOB NO. 1687**

The proposed project will consist of constructing a 10,240 SF building with paved parking for A-1 Pool Service. The property is a 1.58 acre site located on 25 Chastain Court in the Capital Business Park. It is currently undeveloped and is zoned IL (light industrial).

A request was made at the Conceptual Design Review Board meeting to consider shifting the building forward 5' to create a 5' foundation buffer along the rear of the building. The purpose of the rear foundation buffer was to provide an area for vegetation to be planted to help screen the building. We consulted our landscape designer on plant options for a 5' wide planting bed that would help screen a 35' tall building and he could not recommend any. Instead, he recommended planting additional vegetation in the rear 30' buffer, as shown on our landscape plan. Additionally, when we shifted the building forward 5', we eliminated the front concrete sidewalk. This caused pedestrian safety issues for the owner, so we moved the building back to its original location.

Another request was made at the Conceptual Design Review Board meeting to review the roof pitch of the building. Our architect, Mr. Michael Griffith, will review his roof pitch options and his opinions of them at the final DRB meeting on June 24<sup>th</sup>.

We are proposing to install thirty (30) paved parking spaces due to the owner's requirements. His fleet of pool service trucks are parked on site each night and that many parking spaces are required for his employee's personal vehicles and his company trucks. The building will have over head doors on each side for his trucks to load and unload out of daily, so paving will be required up to the foundation on both sides of the building. There will not be any doors on the rear of the building. We have shown minimum drive aisle widths of 20' for two way traffic (where no parking abuts) and 24' where parking is shown.

The site has limited frontage on Chastain Court and the access was placed in a location that allowed the least impacts to an existing 44" Live Oak tree on-site, as well as protected a 21" and 23" live oaks along the Chastain Court frontage. An existing stormwater lagoon and 45" live oak at the rear of the property also factor in to how the site plan was developed. The current plan is a combination of the owner's requirements and the Town's standards.

Drainage for the project will be provided by the Capital Business Park master planned storm water detention system.

Electrical and telephone service will be provided by Palmetto Electric and Hargray respectively. Water and sewer service will be provided by the Hilton Head Public Service District. Fire protection and emergency services are provided by the Town of Hilton Head Fire Department and a dumpster will be provided on-site for solid waste disposal.

PALMETTO ELECTRIC COOPERATIVE, INC.

Town of Hilton Head  
Current Planning Division  
1 Town Center Court  
Hilton Head Island, SC 2992

**Approval for Outdoor Lighting**

**Thursday, June 05, 2014**

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PROJECT # - 1405002L-1

PROJECT NAME - CAPITAL BUSINESS PARK LOT 13

PROJECT LOCATION - CHASTAIN COURT

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The Town of Hilton Head Current Planning Division has reviewed the following project and has determined that it is in accordance with the provisions of the Land Management Ordinance (LMO) for Site Lighting and recommends the design approved for construction.

To be approved and signed by Town of Hilton Head Planning Division ONLY.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Approved As Submitted     Approved With Modifications Listed Below:     Denied with Reasons Noted Below:

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Please Note: As applicant/owner/developer, it is your responsibility to make sure that Palmetto Electric receives a copy of this site lighting approval.



**WAX MYRTLE**  
*Myrica Cerifera*  
Evergreen Shrub/Tree

3 gal: 18-24" x 15-18"  
7 gal: 36-42" x 24-30"  
15 gal: 42-48" x 24-30"  
30 gal: 54-60" x 30-36"  
B&B: varies



**SWEET VIBURNUM**  
*Viburnum Odoratissimum*  
Broadleaf Evergreen Shrub/Tree

3 gal: 18-24" x 15-18"  
7 gal: 36-42" x 24-30"  
15 gal: 42-48" x 24-30"



**SANDANKWA VIBURNUM**  
*Viburnum Suspensum*  
Broadleaf Evergreen Shrub

3 gal: 15-18" x 12-15"  
7 gal: 26-32" x 18-24"  
15 gal: 36-42" x 24-30"



**PODOCARPUS**  
*Podocarpus Macrophyllus 'Maki'*  
Evergreen Shrub

3 gal: 18-24" x 12-15"  
7 gal: 36-42" x 18-24"  
15 gal: 42-48" x 18-24"  
30 gal: 54-60" x 24-30"



**JACK FROST LIGUSTRUM**

*Ligustrum Japonicum 'Jack Frost'*  
Broadleaf Evergreen Shrub

3 gal: 18-24" x 15-18"

7 gal: 24-30" x 15-18"

15 gal: 30-36" x 18-24"



**DWARF YAUPON HOLLY**

*Ilex vomitoria 'Nana'*  
Evergreen Shrub

3 gal: 9-12" x 9-12"

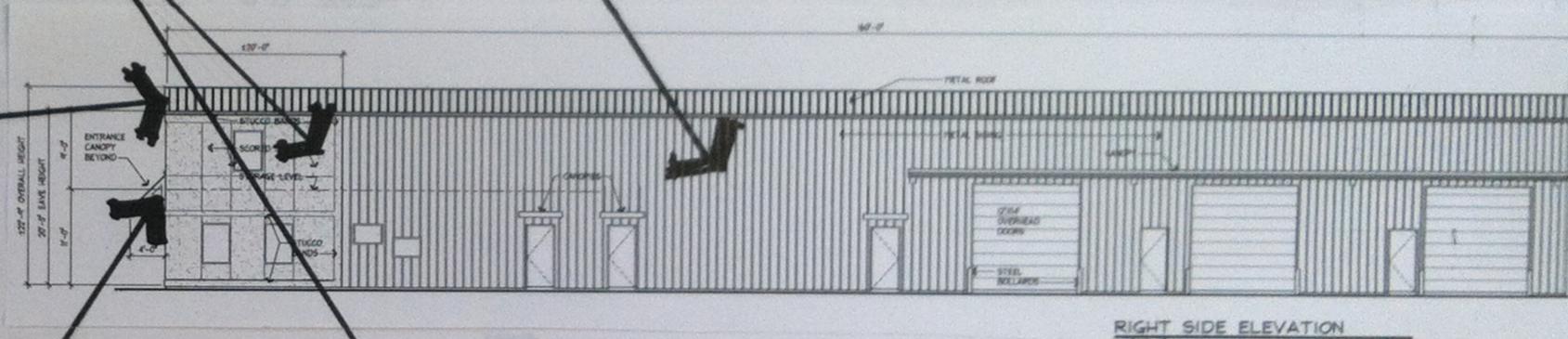
7 gal: 15-18" x 15-18"

• MAIN BUILDING BODY  
 MASTER WALL #909 VICTORIAN PERFECT  
 STUCCO

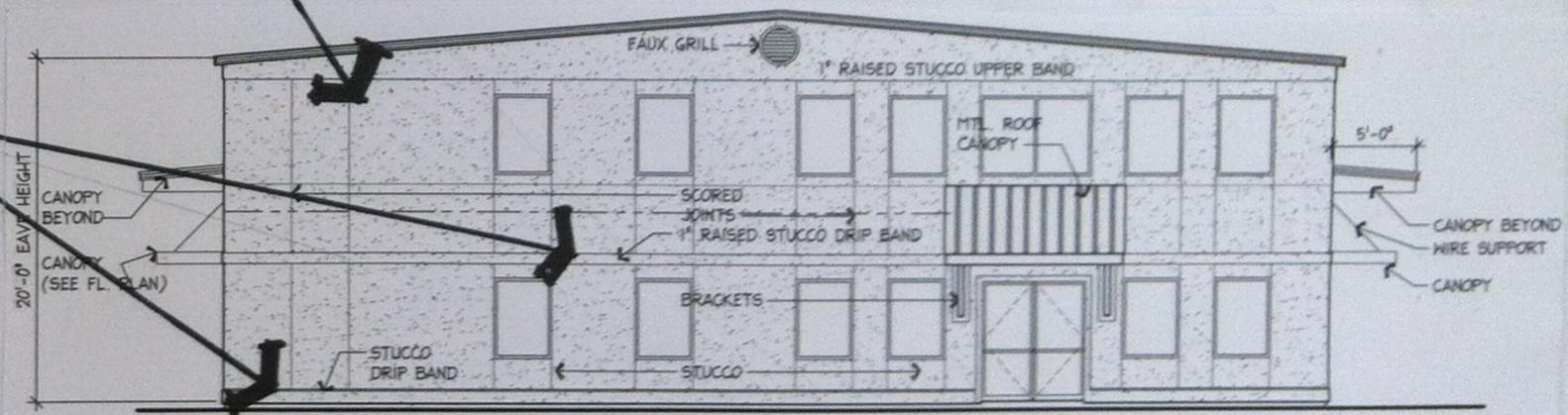
• SIDING • CANOPIES  
 VULCAN-BROWNSTONE METAL

• ROOF  
 ALUMINUM COATED METAL

• TRIM • BRACKETS •  
 WATERDRIP • BAND  
 MASTER WALL #010 TAN PERFECT  
 STUCCO



RIGHT SIDE ELEVATION



FRONT ELEVATION

MICHAEL GRIFFITH  
 ARCHITECT  
 P.O. BOX 1007  
 SUITE 100  
 1400-100-1000

ELEVATIONS  
 NEW BUILDING FOR  
 A1 POOL SERVICES  
 101 N. CAPITOL BUSINESS PARK  
 TOWN OF VICTORIA, MISSISSAUGA, ON, L4V 1P7  
 DATE: 04/14/14 SCALE: AS SHOWN DRAWN BY: MGR CHECKED BY: MGR





NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

**LOT 13 CAPITAL BUSINESS PARK**  
**TOWN OF HILTON HEAD**  
**BEAUFORT COUNTY, SC**

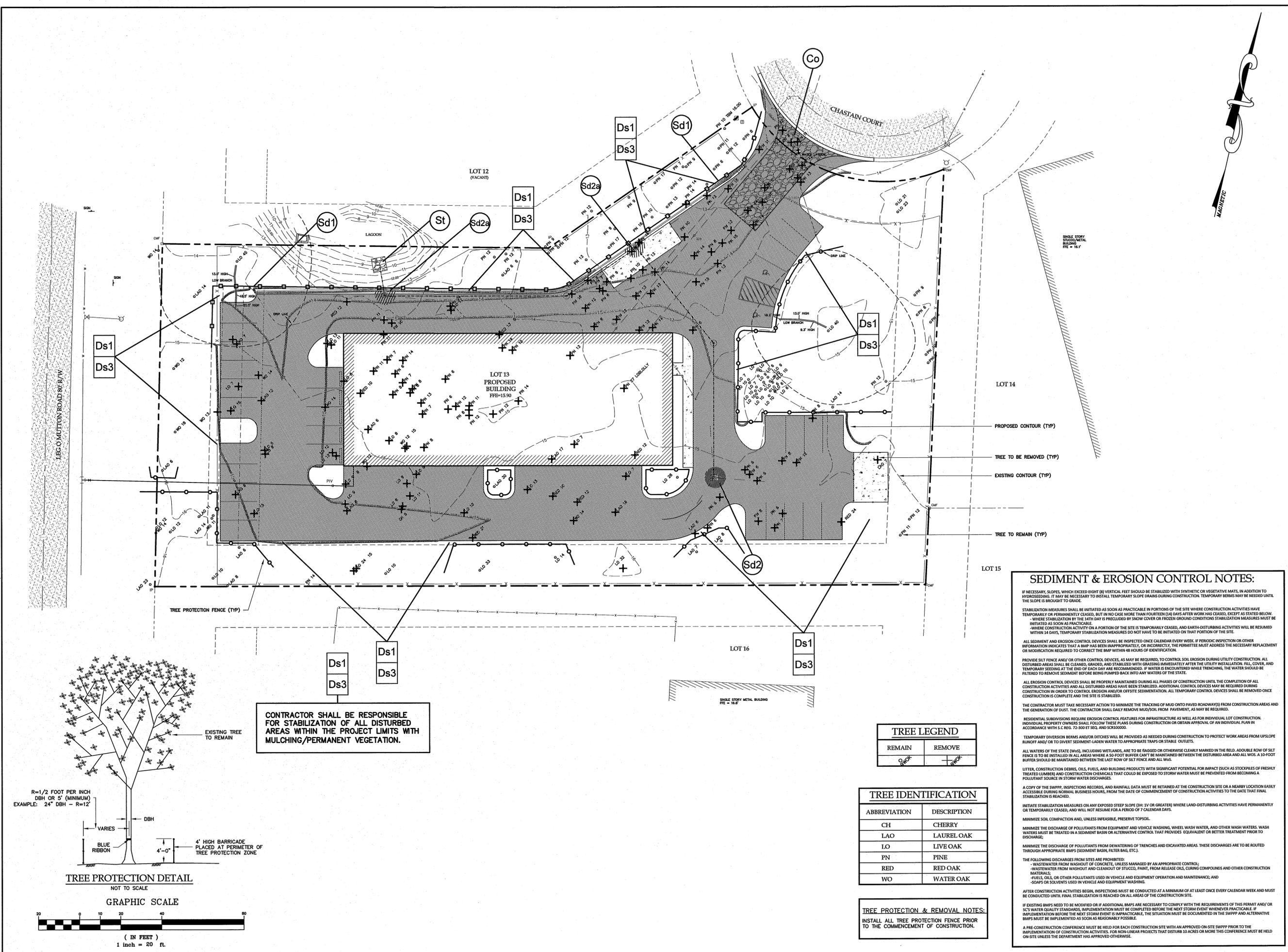
**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/322-0553  
 WWW.CAROLINAENGINEERING.COM  
 PO BOX 294  
 BEAUFORT, SC 29901

PROJECT: 1687  
 DATE: 05/23/14  
 REVISED: 06/16/14  
 DRAWN BY: TAB  
 ENGINEER: DRK  
 SCALE: 1"=20'

**TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN**

**2**

OF 6



**SEDIMENT & EROSION CONTROL NOTES:**

IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 34 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FULL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSET SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCS0100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE BAGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 30-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EARLY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (SH: 1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHEREVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

**TREE LEGEND**

REMAIN	REMOVE

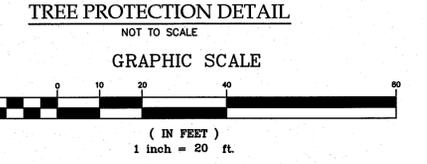
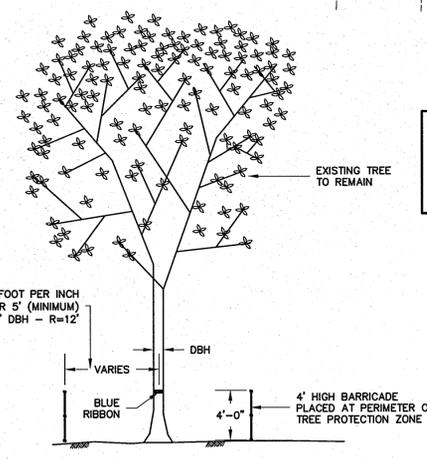
**TREE IDENTIFICATION**

ABBREVIATION	DESCRIPTION
CH	CHERRY
LAO	LAUREL OAK
LO	LIVE OAK
PN	PINE
RED	RED OAK
WO	WATER OAK

**TREE PROTECTION & REMOVAL NOTES:**

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

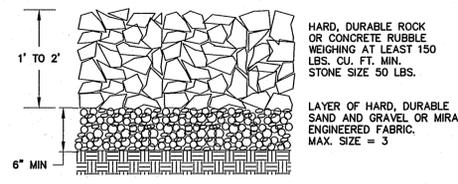
**CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH MULCHING/PERMANENT VEGETATION.**



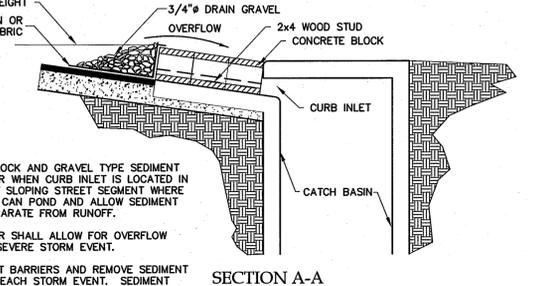
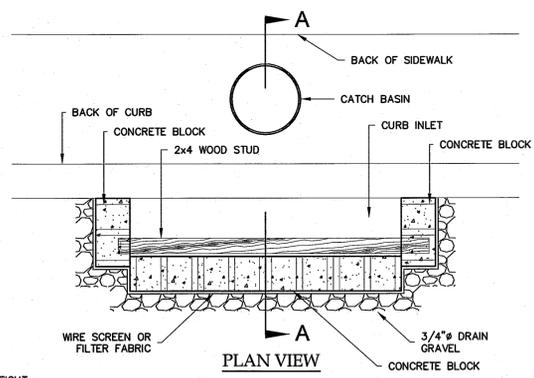
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

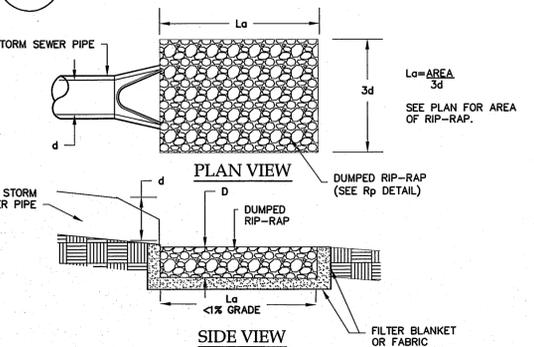
WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



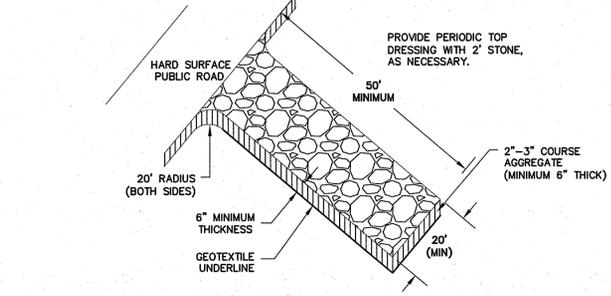
**Rp DUMPED RIP-RAP**  
NOT TO SCALE



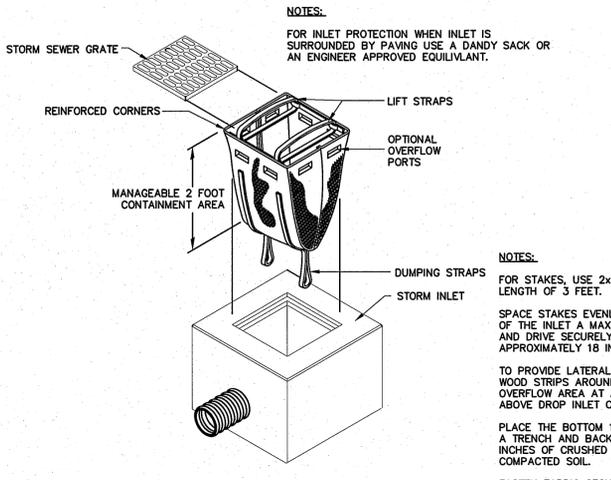
**Sd2a CURB INLET SEDIMENT BARRIER**  
NOT TO SCALE



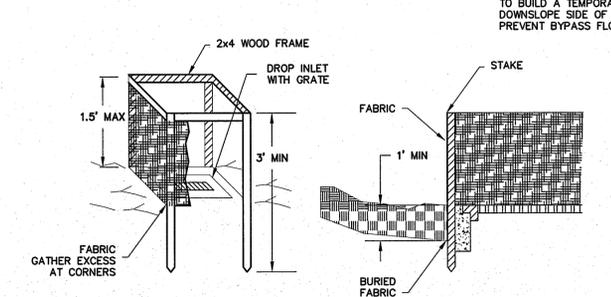
**St RIP-RAP OUTLET PROTECTION**  
NOT TO SCALE



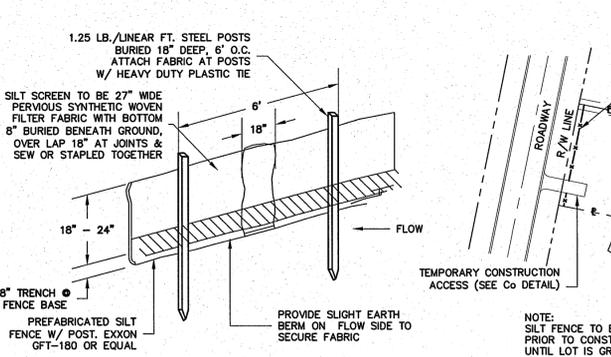
**Co STONE PAD CONSTRUCTION EXIT**  
NOT TO SCALE



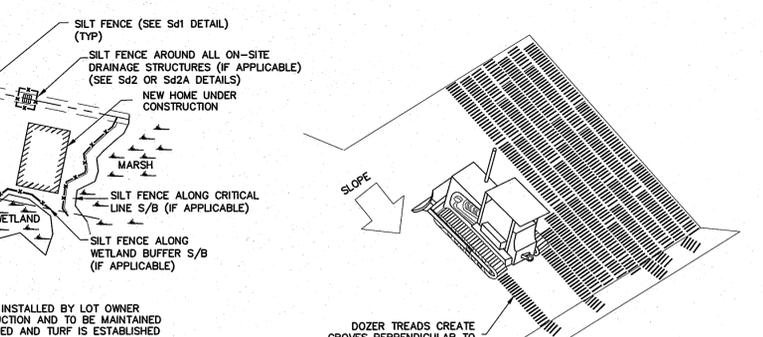
**DANDY SACK™**  
**PAVED APPLICATION**



**UNPAVED APPLICATION**  
**Sd2 INLET SEDIMENT TRAP**  
NOT TO SCALE



**Sd1 SEDIMENT BARRIERS**  
NOT TO SCALE



**LOT SILT FENCE PLAN**  
NOT TO SCALE



**Su SURFACE ROUGHENING**  
NOT TO SCALE

**STRUCTURAL PRACTICES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWN DRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect natural or artificial channels or waterways where otherwise the slope would be sufficient for the runoff water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING			A device or structure placed in front of a permanent storm water detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be brush, logs or poles, straw or hay, brush, logs and poles, gravel, or a sediment fence. The barriers are usually temporary and inexpensive.
Sd2	INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd2a	CURB INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or storm water retention device.
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of rip-rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tp	TOP SOILING			The practice of stripping off the more fertile top soil, storing it, then spreading it over the disturbed area after the completion of construction activities.
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

**VEGETATIVE MEASURES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			An undisturbed natural "green belt" separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is also at times a noise or vision pollution barrier.
Cs	COASTAL DUNE STABILIZATION W/VEGETATION			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION W/MULCHING ONLY			Establishing temporary protection for disturbed areas where seeding may not have a suitable growing season to produce an erosion retarding cover. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds2	DISTURBED AREA STABILIZATION W/TEMPORARY SEEDING			Establishing temporary vegetative cover with fast growing seedlings on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds3	DISTURBED AREA STABILIZATION W/PERMANENT VEGETATION			Establishing permanent vegetative cover with fast growing seedlings on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.

**Ds1 MULCHING NOTES**

**MULCHING:**  
USE MULCH ON ALL SLOPES STEEPER THAN 3%; WHEN SEEDINGS ARE MADE SO LATE IN THE FALL AND WINTER THAT GERMINATION CANNOT BE EXPECTED UNTIL SPRING; IN THE BOTTOM OF SPILLWAYS; AND ON ROADBANKS. TEMPORARY VEGETATION SEEDING ALONE MAY BE ESTABLISHED ON GOOD SITES WITHOUT THE USE OF MULCH. MULCHING MATERIAL WILL CONSIST OF:

- USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS. DRY STRAW WILL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY WILL BE USED AT A RATE OF 2.5 TONS PER ACRE; OR,
- FOR HYDRAULIC SEEDING, USE WOOD CELLULOSE MULCH OR WOOD PULP FIBER AT THE RATE OF 500 POUNDS PER ACRE AND DRY STRAW OR DRY HAY AT THE RATE LISTED IN "A" ABOVE; OR,
- FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER, 1,000 POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER WHICH INCLUDES A TACKIFIER MAY BE SUBSTITUTED FOR THE TREATMENT IN "B" ABOVE; OR,
- USE THREE TONS PER ACRE OF SERICEA LESPEDEZA HAY CONTAINING MATURE SEED; OR,
- APPLY PINE STRAW OR PINE BARK AT A THICKNESS OF 3 INCHES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED; OR,
- SOIL RETENTION BLANKETS, EROSION CONTROL NETTING, OTHER MANUFACTURED MATERIALS, OR BLOCK SOG MAY BE REQUIRED IN ADDITION TO MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY WILL HAVE THE PROPERTY TO BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL HAVE A CONTRASTING COLOR TO THE SOIL TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

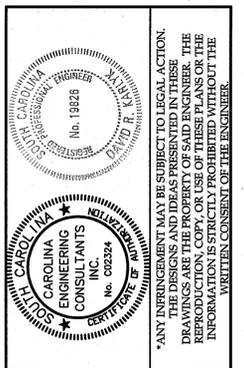
**APPLYING MULCH:**  
A. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT, OR BY HAND. ABOUT 75% OF THE SOIL SURFACE WILL BE COVERED.  
B. WOOD CELLULOSE OR WOOD FIBER MULCH WILL BE APPLIED WITH HYDRAULIC SEEDING EQUIPMENT.

**ANCHORING MULCH:**  
A. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:  
1. BY EMULSIFIED ASPHALT, (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE, OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT THE PUBLIC. ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.  
2. PRESS THE MULCH INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERRECT POSITION.  
3. APPLY SYNTHETIC TACKIFIERS OR BINDERS APPLIED IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS WILL BE MIXED AND APPLIED TO MANUFACTURER'S SPECIFICATIONS.  
4. FALL AND WINTER PLANTINGS MAY INCLUDE 1/2 BUSHEL OF RYE OR WHEAT TO STABILIZE THE MULCH.  
5. PLASTIC MESH OR NETTING WITH NO LARGER THAN ONE INCH BY ONE INCH MESH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS.  
B. WHERE WOOD CELLULOSE OR WOOD PULP FIBER MULCH IS APPLIED ALONE, A TACKIFIER WILL BE USED.

**LIME AND MAINTENANCE APPLICATION:**  
APPLY ONE TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS.

**ACTIVITY SCHEDULE**

ACTIVITY	SCHEDULE
EROSION CONTROL IMPLEMENTATION	1-12
MINIMAL CLEARING AND GRUBBING	1-12
POND INSTALLATION	1-12
CLEARING AND GRUBBING	1-12
CUT AND FILL	1-12
GRASSING (LIMIT EXPOSURE TO 7 DAYS)	1-12
UTILITY INSTALLATION	1-12
BUILDING-CONSTRUCTION	1-12
FINISH GRADING	1-12
FINAL STABILIZATION	1-12
MAINT. EROSION CONTROL MEASURES	THROUGHOUT LIFE OF PROJECT



**PLAN REVISIONS**

NO.	DESCRIPTION	DATE
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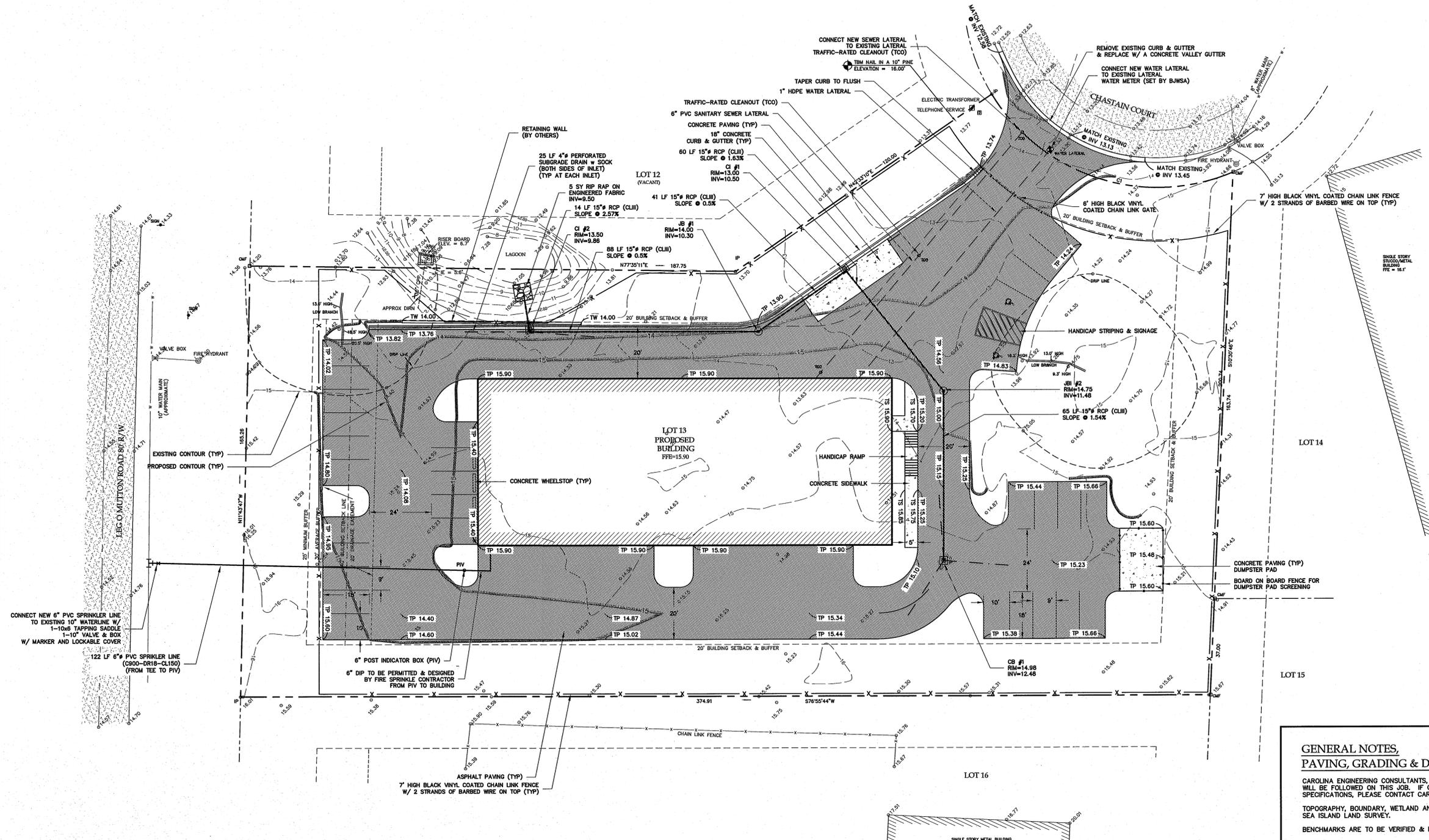
**LOT 13 CAPITAL BUSINESS PARK**  
**TOWN OF HILTON HEAD**  
**BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
PO BOX 294  
BEAUFORT, SC 29901  
(843)322-0553  
(843)322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM

PROJECT: 1687  
DATE: 05/23/14  
REVISED: 06/09/14  
DRAWN BY: TAB  
ENGINEER: DRK  
SCALE: NTS

**SEDIMENT & EROSION CONTROL DETAILS**

**3**  
OF 6



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED HERETO, AND I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN AND CONSTRUCTION OF THE SYSTEM SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE SYSTEM.

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 No. 002324  
 No. 19125  
 No. 002324  
 No. 19125

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**LOT 13 CAPITAL BUSINESS PARK**  
**TOWN OF HILTON HEAD**  
**BEAUFORT COUNTY, SC**

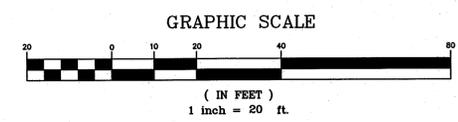
**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 PO BOX 294  
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 WWW.CAROLINAENGINEERING.COM  
 843/322-0553  
 843/322-0556 (FAX)

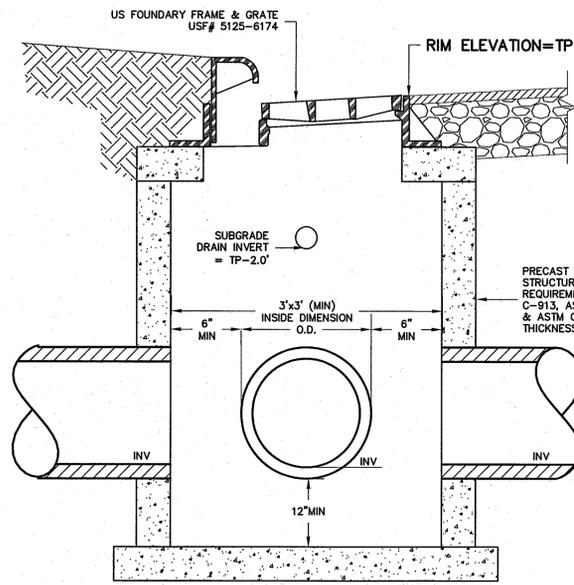
**GENERAL NOTES:**  
**WATER & SANITARY SEWER NOTES:**

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.  
 MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.  
 WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.  
 SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0% AS SHOWN ON PLANS.  
 WATER METERS ARE 1" METERS UNLESS NOTED OTHERWISE.  
 METERS TO BE PROVIDED AND SET BY BJWSA (OR HHP#1).  
 MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.

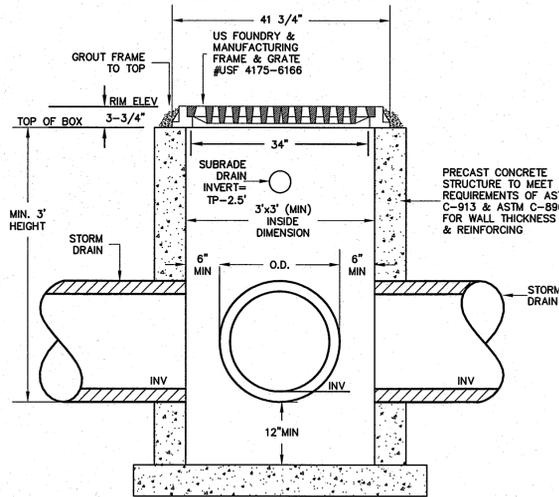
**GENERAL NOTES:**  
**PAVING, GRADING & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.  
 TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY SEA ISLAND LAND SURVEY.  
 BENCHMARKS ARE TO BE VERIFIED & PROVIDED BY CONTRACTOR.  
 CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.  
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.  
 SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.  
 MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.  
 WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.  
 APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.  
 TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.  
 PAVEMENT MARKING LINES TO BE THERMOPLASTIC.  
 RAISED REFLECTIVE PAVEMENT MARKER RRPV'S TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

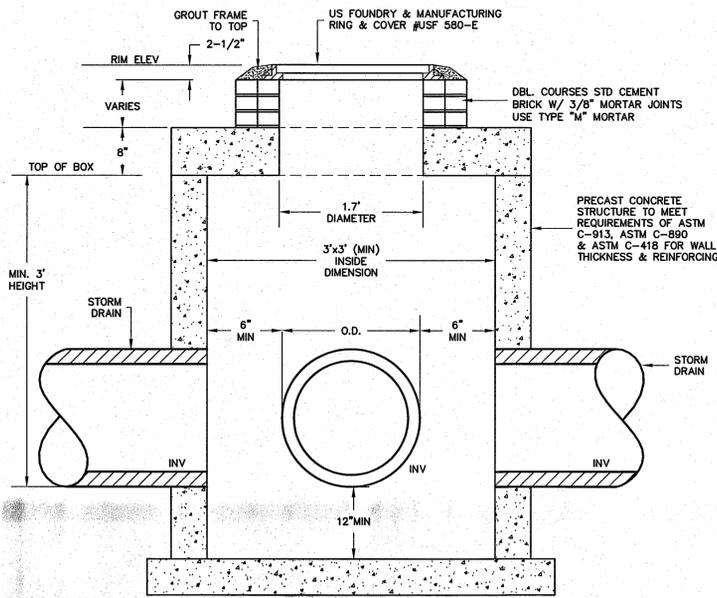




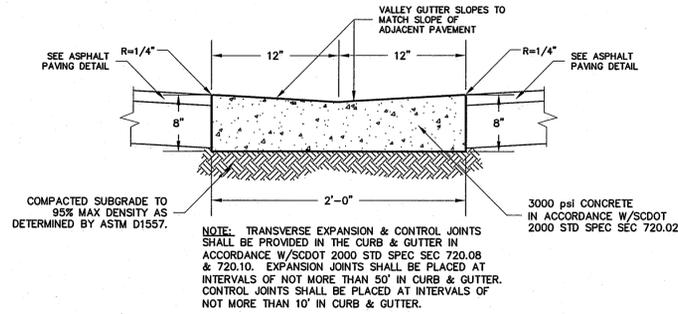
**COMBINATION CURB INLET**  
NOT TO SCALE



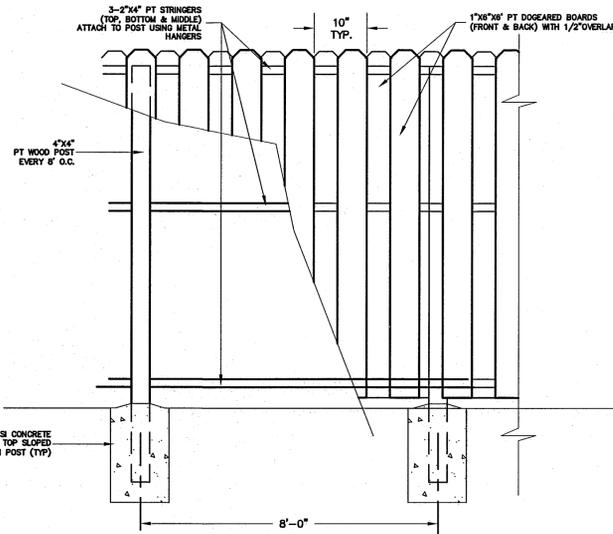
**CATCH BASIN DETAIL**  
NOT TO SCALE



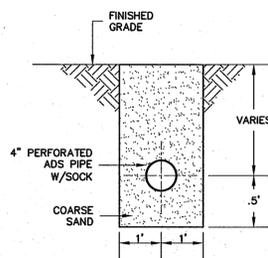
**JUNCTION BOX DETAIL**  
NOT TO SCALE



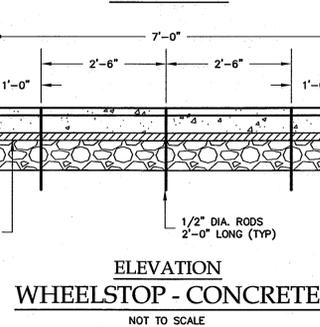
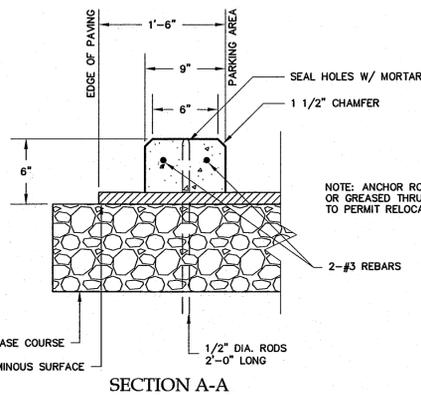
**STORM PIPE BEDDING**  
NOT TO SCALE



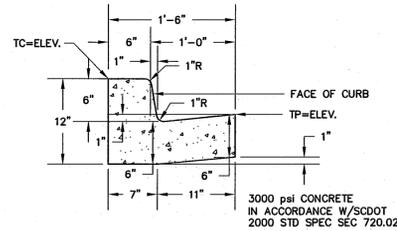
**6' BOARD-ON-BOARD FENCE**  
NOT TO SCALE



**SUBGRADE DRAIN DETAIL**  
NOT TO SCALE

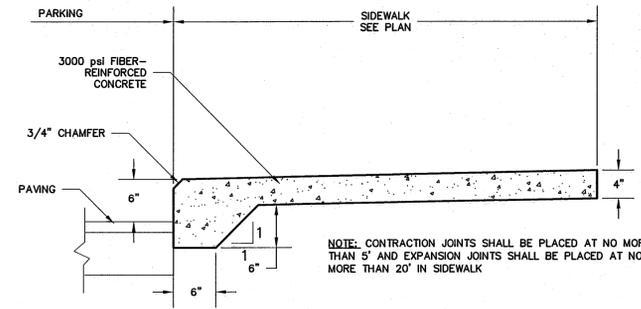


**ELEVATION WHEELSTOP - CONCRETE**  
NOT TO SCALE

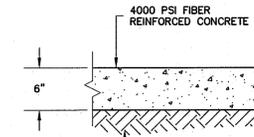


**18\"/>**

NOT TO SCALE

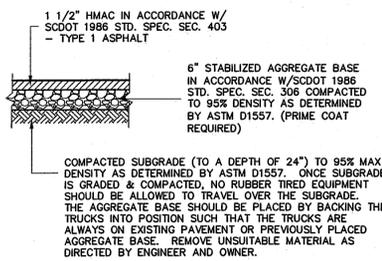


**CONCRETE SIDEWALK - 6\"/>**

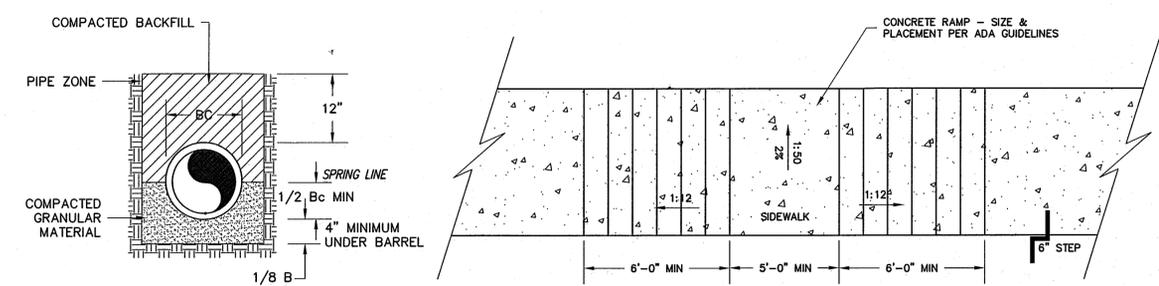


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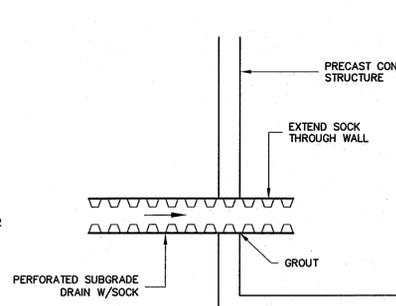
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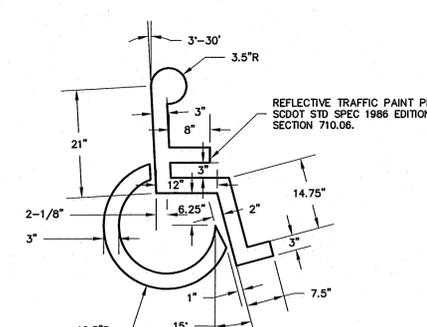
**ASPHALT PAVING DETAIL**  
NOT TO SCALE



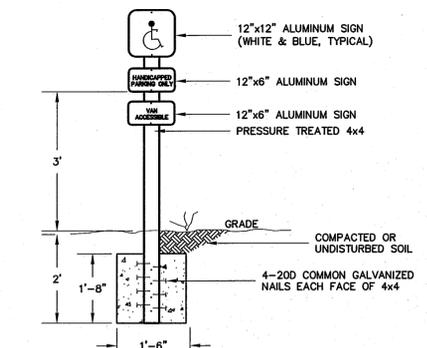
**HANDICAP RAMP DETAIL**  
NOT TO SCALE



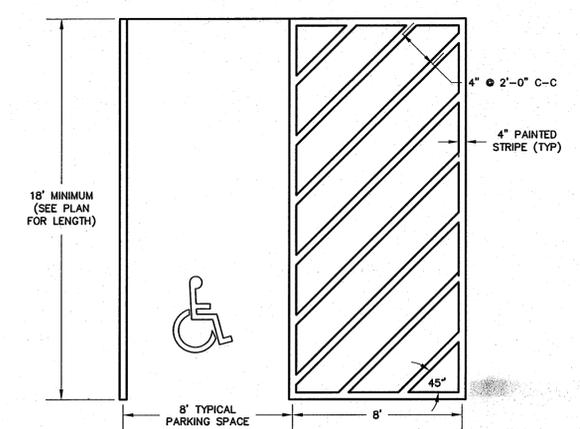
**SUBGRADE CONNECTION TO STRUCTURE**  
NOT TO SCALE



**HANDICAP PARKING SYMBOL STRIPE DETAIL**  
NOT TO SCALE



**HANDICAPPED PARKING SIGN**  
NOT TO SCALE



**H/C PASSENGER VEHICLE PARKING SPACE STRIPE DETAIL**  
NOT TO SCALE

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CAROLINA ENGINEERING CONSULTANTS  
No. 002294  
REGISTERED PROFESSIONAL ENGINEER  
No. 19229

NO.	DATE	DESCRIPTION
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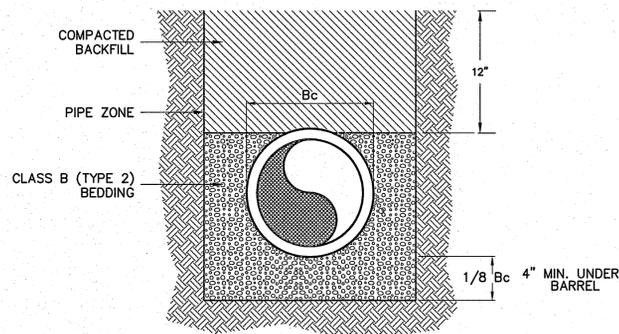
**LOT 13 CAPITAL BUSINESS PARK**  
TOWN OF HILTON HEAD  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
PO BOX 294  
BEAUFORT, SC 29901  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM

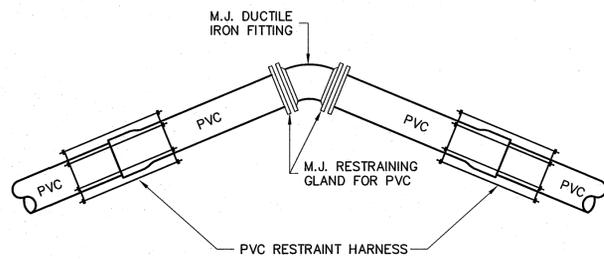
PROJECT:	1687
DATE:	05/23/14
REVISED:	06/16/14
DRAWN BY:	TAB
ENGINEER:	DRK
SCALE:	NTS

**PAVING, GRADING & DRAINAGE DETAILS**

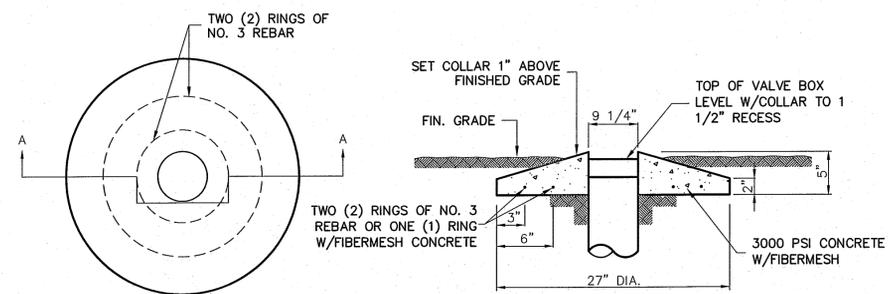
**5**  
OF 6



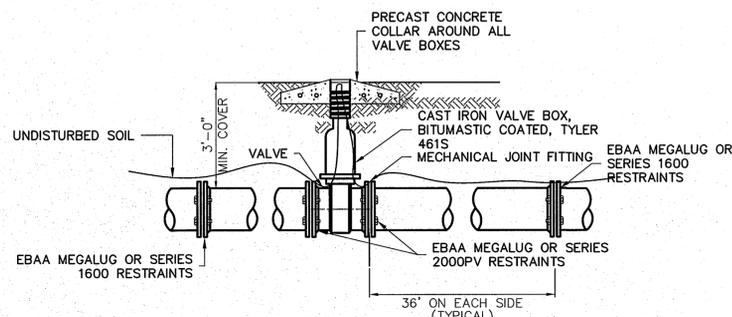
**BEDDING FOR PVC GRAVITY SEWER PIPE**  
NOT TO SCALE



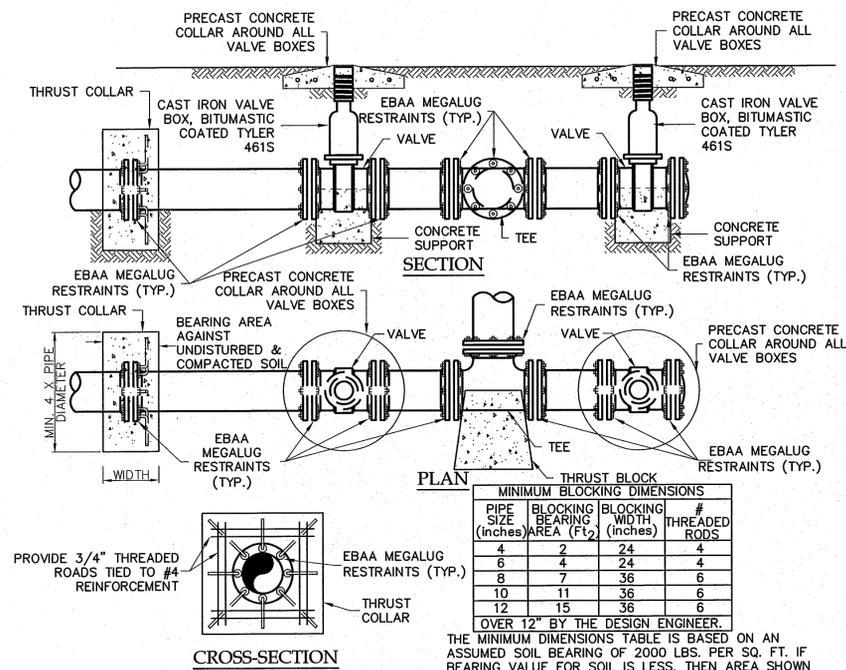
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NOT TO SCALE



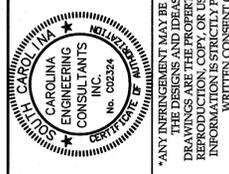
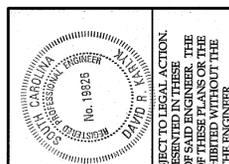
**PRECAST CONCRETE COLLAR DETAIL**  
NOT TO SCALE



**GATE VALVE SETTING DETAIL**  
NOT TO SCALE



**THRUST COLLAR DETAIL**  
NOT TO SCALE



NO.	DESCRIPTION	DATE
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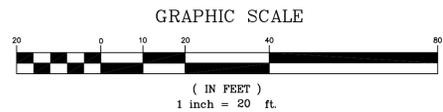
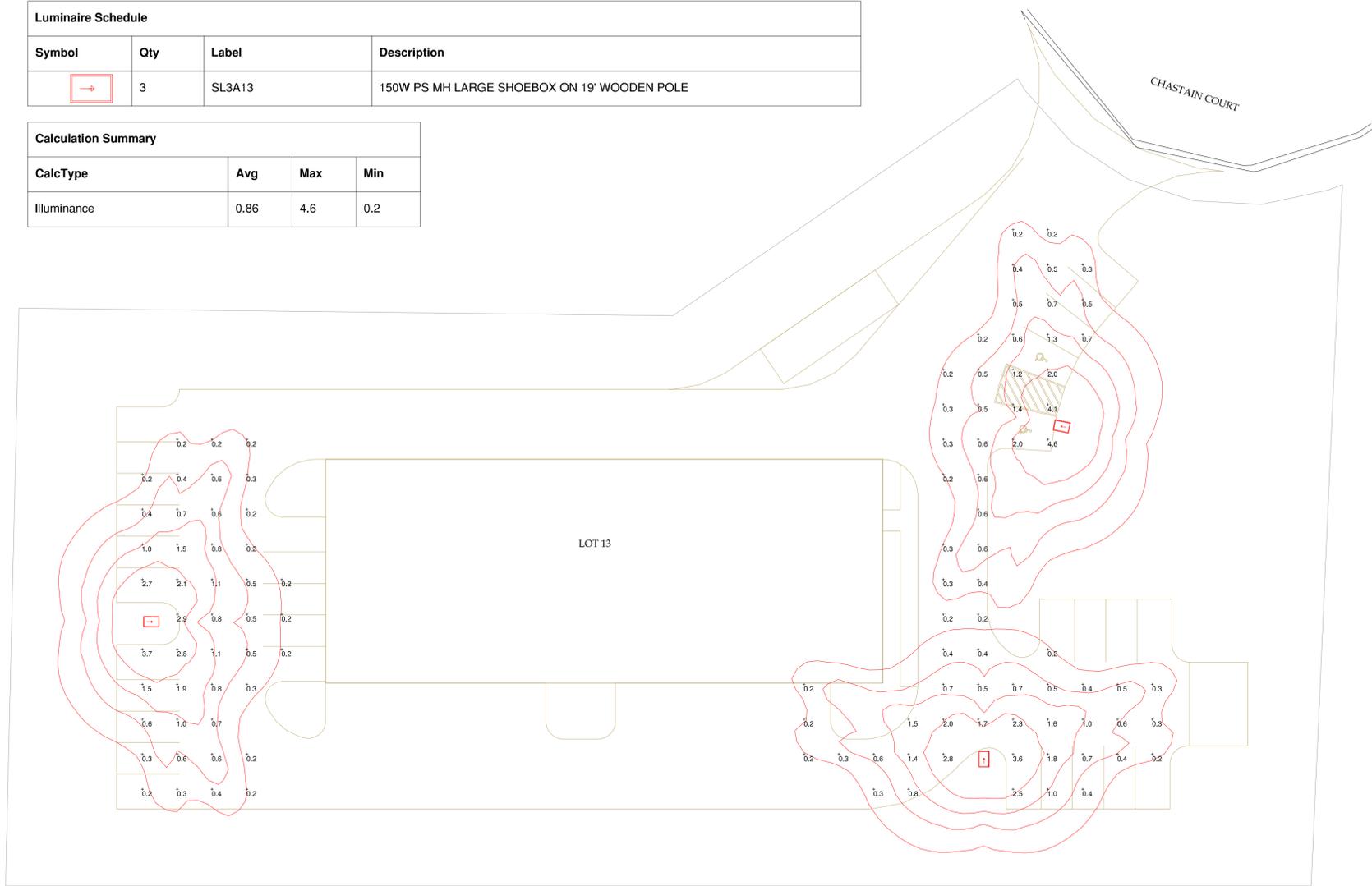
**LOT 13 CAPITAL BUSINESS PARK**  
**TOWN OF HILTON HEAD**  
**BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM  
PO BOX 294  
BEAUFORT, SC 29901

PROJECT: 1687  
DATE: 05/23/14  
REVISED: 06/09/14  
DRAWN BY: TAB  
ENGINEER: DRK  
SCALE: NTS

Luminaire Schedule			
Symbol	Qty	Label	Description
→	3	SL3A13	150W PS MH LARGE SHOEBOX ON 19' WOODEN POLE

Calculation Summary			
CalcType	Avg	Max	Min
Illuminance	0.86	4.6	0.2



PALMETTO ELECTRIC COOPERATIVE, INC.  
 1 COOPERATIVE WAY  
 HARDEEVILLE, SOUTH CAROLINA 29927  
 (843) 208-5551 / FAX (843) 208-5552



REMARKS

DESIGNED BY: AAP  
 CHECKED BY: ENG  
 DRAWN BY: AAP  
 DATE: 6/5/14  
 SCALE: 1" = 20'  
 PROJECT NO.: 149502L-1  
 MAP NO.: 00000000  
 SHEET NO.  
 1  
 OF  
 1

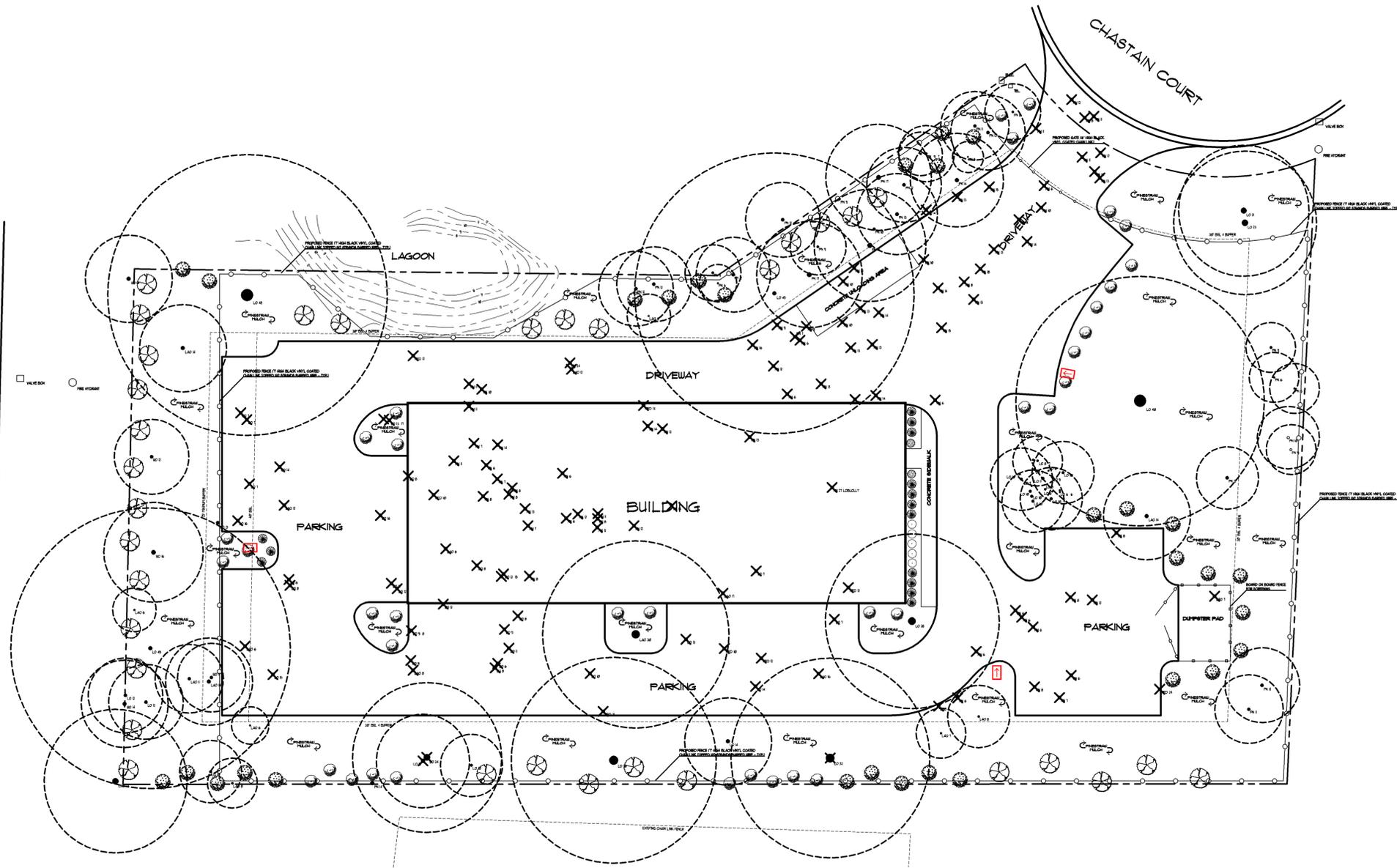
LIGHTING PROPOSAL FOR  
 LOT 13  
 CAPITAL BUSINESS PARK  
 HILTON HEAD ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

IRRIGATION NOTE:  
All lawn and shrub beds to receive 100% irrigation coverage. Irrigation system to be spray / mist type, no drip irrigation is to be used, except in flower pots.

**LEGEND**

-  WAX MYRTLE
-  SWEET VIBURNUM
-  SANDANKWA VIBURNUM
-  PODOCARPUS
-  JACK FROST LIGUSTRUM
-  DWARF YAUPON HOLLY

LEG O'MUTTON ROAD



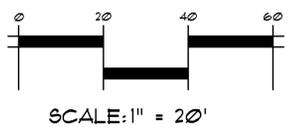
**SYMBOLS KEY**

-  POLE LIGHTING
-  CHAIN LINK FENCE
-  BOARD ON BOARD FENCE
-  TREE TO BE REMOVED

**PLANT SCHEDULE**

QUAN.	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	ROOT	NOTES
33	WAX MYRTLE	MYRICA CERIFERA	36-42"	24-30"	1 GAL.	FULL
30	SWEET VIBURNUM	VIBURNUM ODORATISSIMUM	36-42"	24-30"	1 GAL.	FULL
36	SANDANKWA VIBURNUM	SUSPENSUM VIBURNUM	26-32"	18-24"	1 GAL.	FULL
2	PODOCARPUS	PODOCARPUS MAKI	18-24"	12-15"	3 GAL.	FULL
14	JACK FROST LIGUSTRUM	LIGUSTRUM JAPONICUM 'JACK FROST'	18-24"	15-18"	3 GAL.	FULL
5	DWARF YAUPON	ILEX VOMITORIA 'NANA'	9-12"	9-12"	3 GAL.	FULL

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**SCHEMATIC  
LANDSCAPE PLAN**

LOT 13, CHASTAIN DRIVE

**A-1 POOL SERVICES**

CAPITAL BUSINESS PARK, HILTON HEAD ISLAND, SC



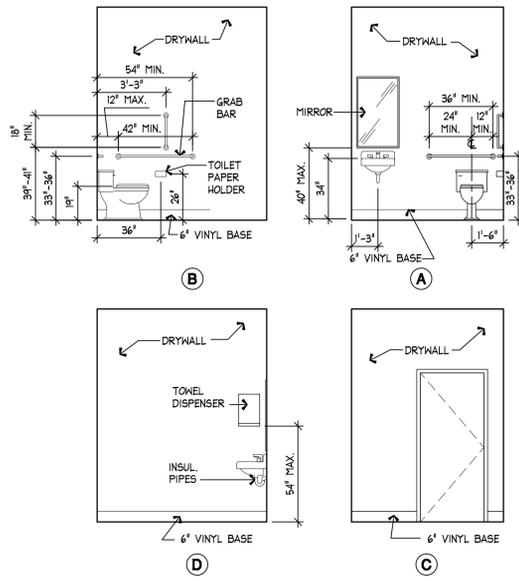
843-342-7734

DATE:  
JUN. 4, 2014  
REVISIONS:  
JUN. 13, 2014  
JUN. 16, 2014

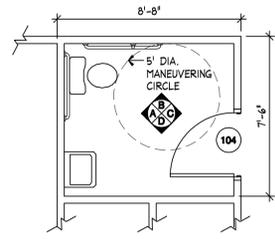
SHEET  
1  
OF 1 SHEETS

**DOOR SCHEDULE**

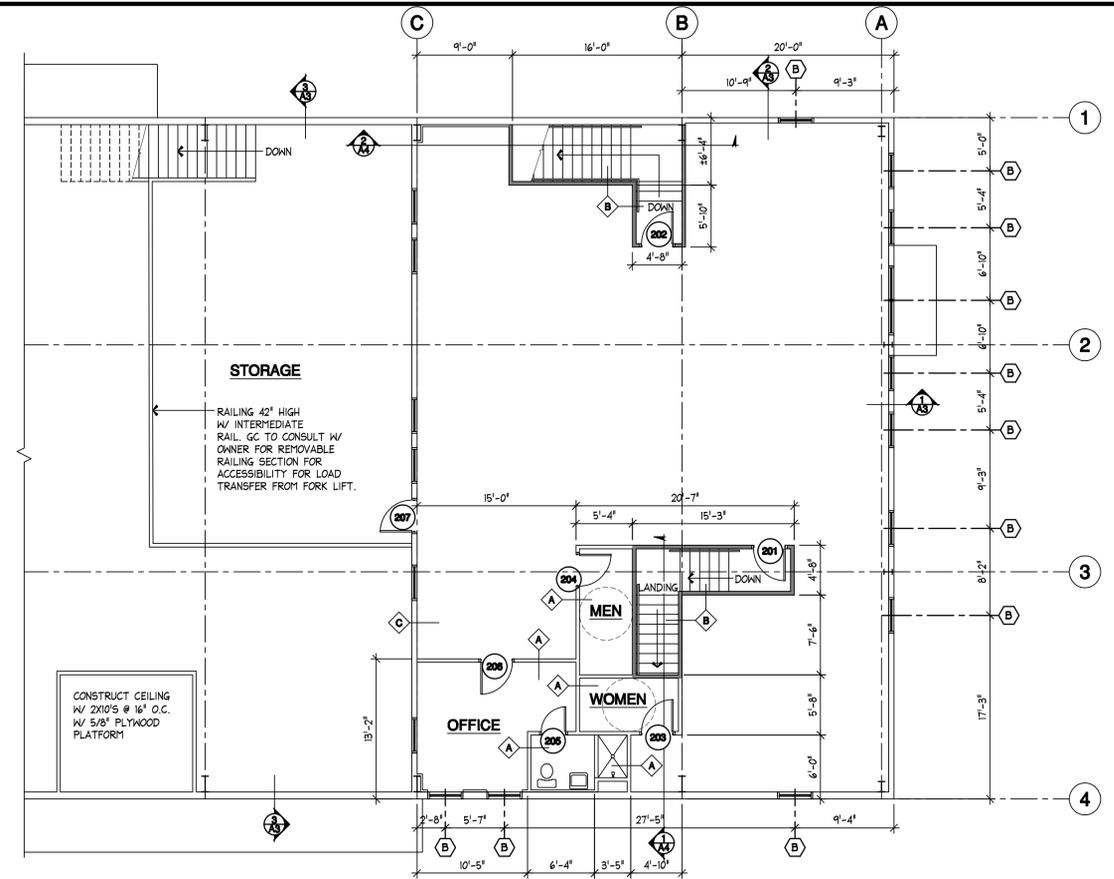
MARK	WD	HGT	THK	MATL	TYPE	FRAME	DP RATING	HDWR SET	REMARKS
101	6'-0"	7'-0"	1 3/4"	ALUM.	A	ALUM.	35		STOREFRONT
102	6'-0"	6'-8"	1 3/8"	W.D.	B	STL.	--		DOUBLE DOOR
103	6'-0"	6'-8"	1 3/8"	W.D.	B	STL.	--		DOUBLE DOOR
104	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		UNDERCUT DOOR 1 INCH
105	6'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		DOUBLE DOOR
106	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		
107	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--	CLOSER	45 MIN. RATED DOOR
108	3'-0"	6'-8"	1 3/8"	W.D.	C	STL.	35		EXTERIOR DOOR
109	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--	CLOSER	45 MIN. RATED DOOR
110	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		
111	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		
112	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		
113	3'-0"	7'-0"	1 3/4"	W.D.	E	STL.	--	CLOSER	WEATHERSTRIPPED
114	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--	CLOSER	WEATHERSTRIPPED
115	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	--		EXTERIOR
116	10'-0"	12'-0"	--	MTL.	D	STL.	--		OVERHEAD DOOR
117	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
118	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
119	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
120	12'-0"	12'-0"	--	MTL.	D	STL.	35		OVERHEAD DOOR
121	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
122	12'-0"	12'-0"	--	MTL.	D	STL.	35		OVERHEAD DOOR
123	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
124	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
125	12'-0"	12'-0"	--	MTL.	D	STL.	35		OVERHEAD DOOR
126	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
127	12'-0"	12'-0"	--	MTL.	D	STL.	35		OVERHEAD DOOR
128	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
129	12'-0"	12'-0"	--	MTL.	D	STL.	35		OVERHEAD DOOR
130	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
131	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35		EXTERIOR DOOR
132	3'-0"	6'-8"	1 3/8"	MTL.	E	STL.	35	CLOSER	45 MIN. RATED DOOR
133	3'-0"	7'-0"	1 3/4"	MTL.	C	STL.	35	CLOSER	EXTERIOR DOOR
134	3'-0"	6'-8"	1 3/8"	W.D.	E	STL.	--		UNDERCUT DOOR 1"
201	3'-0"	6'-8"	1 3/4"	W.D.	G	STL.	--	CLOSER	45 MIN. RATED DOOR
202	3'-0"	6'-8"	1 3/4"	W.D.	G	STL.	--	CLOSER	45 MIN. RATED DOOR
203	3'-0"	6'-8"	1 3/4"	W.D.	G	STL.	--		
204	6'-0"	6'-8"	1 3/4"	W.D.	F	STL.	--		
205	3'-0"	6'-8"	1 3/4"	W.D.	G	STL.	--		
206	3'-0"	6'-8"	1 3/4"	W.D.	G	STL.	--		
207	6'-0"	6'-8"	1 3/8"	W.D.	F	STL.	--		WEATHERSTRIPPED



**UNISEX TOILET ELEVATIONS**  
1/4"=1'-0"

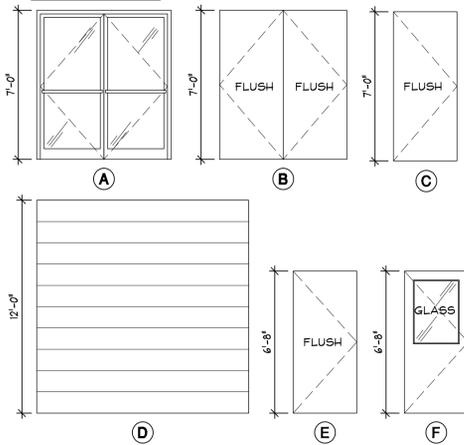


**UNISEX TOILET PLAN**  
1/4"=1'-0"



**2ND FLOOR PLAN**  
1/8"=1'-0"

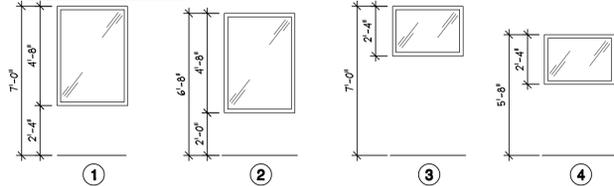
**DOOR TYPES**



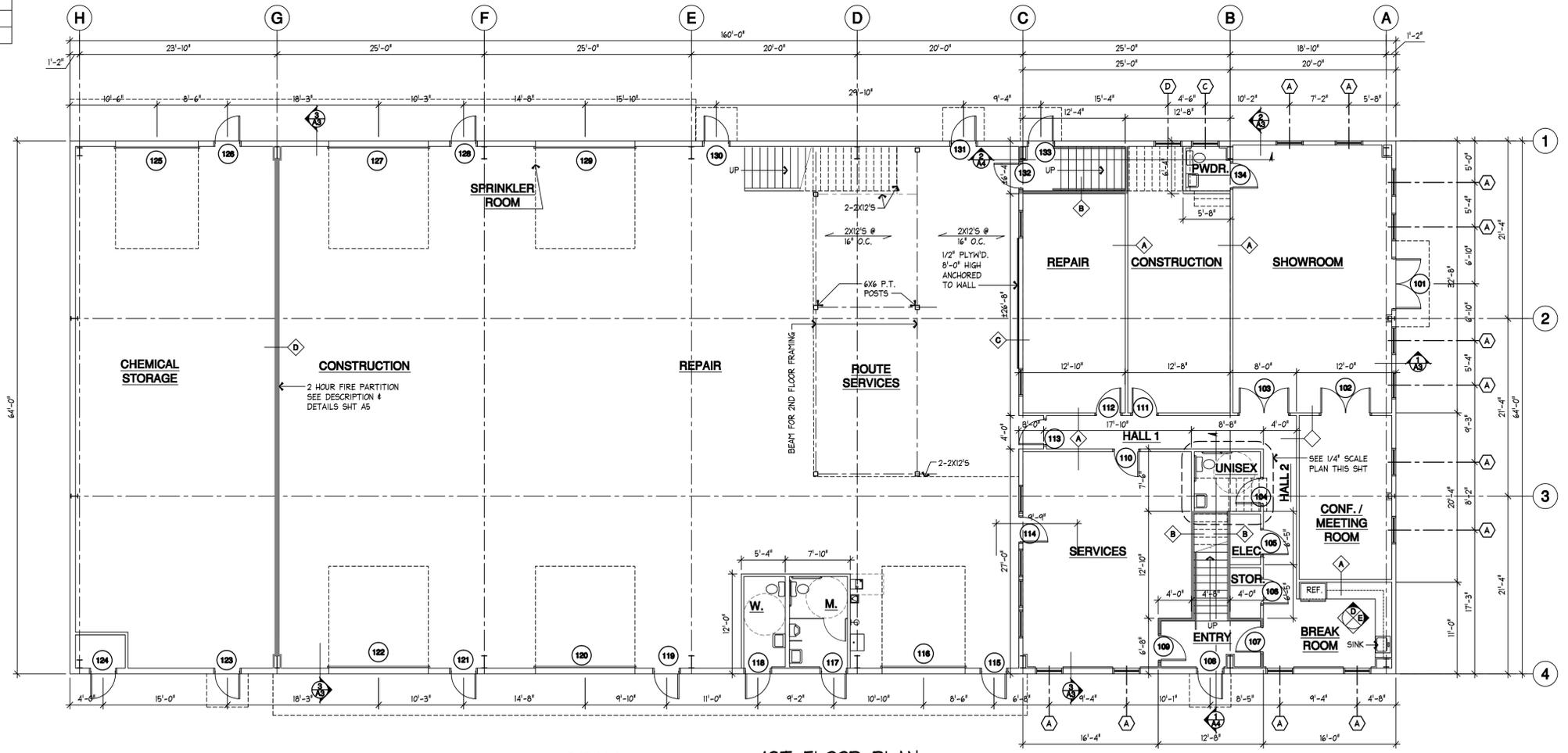
**WINDOW SCHEDULE**

SYM.	WIDTH	HEIGHT	TYPE	FRAME	DP RATING	REMARKS
A	3'-4"	4'-8"	1	MTL.	35	
B	3'-4"	4'-8"	2	MTL.	35	
C	3'-4"	2'-4"	3	MTL.	35	
D	3'-4"	2'-4"	4	MTL.	35	

**WINDOW TYPES**



ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.



**1ST FLOOR PLAN**  
1/8"=1'-0"

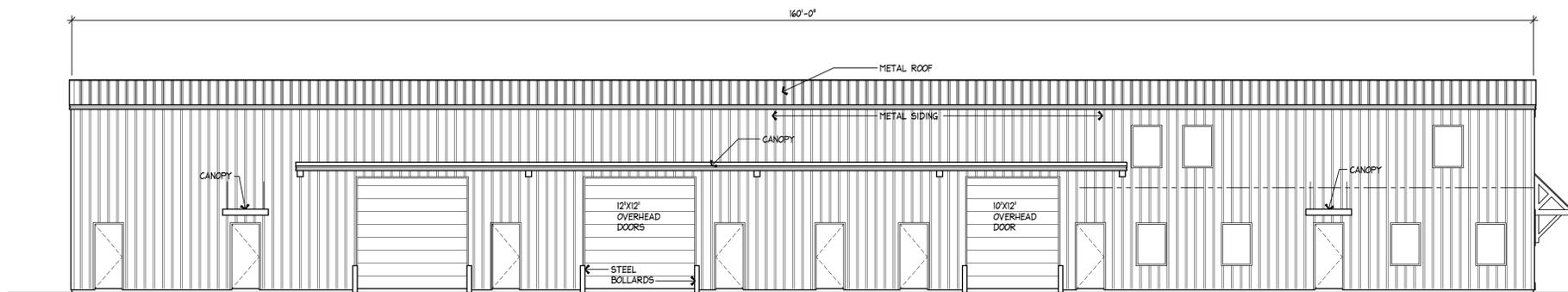
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REVISIONS

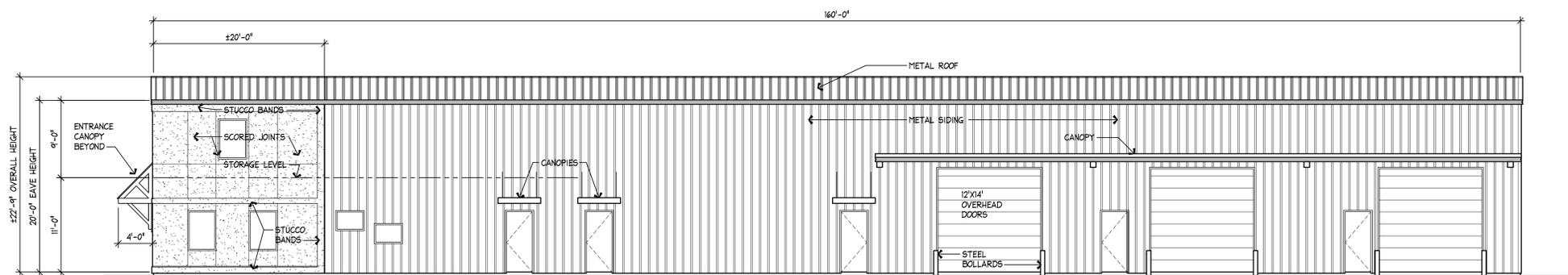
**MICHAEL GRIFFITH**  
Architect  
P.O. Box 3527  
Burlington, SC 29010  
843-915-4262

**FLOOR PLANS**  
NEW BUILDING FOR:  
**A1 POOL SERVICES**  
LOT B CARROLL BUSINESS PARK  
TOWN OF HILTON HEAD, BEAUFORT CO., SC  
DATE: 5-29-14  
SCALE: AS NOTED  
DRAWN BY: DB  
CHECKED BY: MG  
PROJECT NO.: 1404

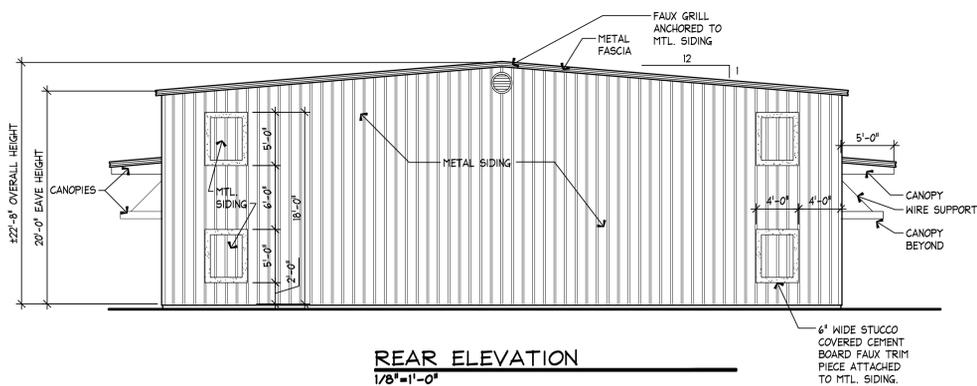
**ARCHITECTURAL**  
**1**



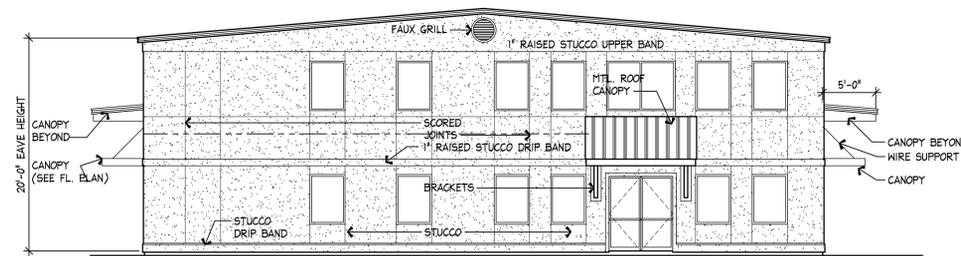
**LEFT SIDE ELEVATION**  
1/8"=1'-0"



**RIGHT SIDE ELEVATION**  
1/8"=1'-0"



**REAR ELEVATION**  
1/8"=1'-0"



**FRONT ELEVATION**  
1/8"=1'-0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

**MICHAEL GRIFFITH**  
Architect  
P.O. Box 3527  
Buffalo, SC 29610  
843-915-4262

**ELEVATIONS**  
NEW BUILDING FOR:  
**A1 POOL SERVICES**  
LOT B CARITOL BUSINESS PARK  
TOWN OF HILTON HEAD, BEAUFORT CO., SC  
DATE: 5-29-14 SCALE: AS NOTED  
DRAWN BY: DB  
CHECKED BY: MG  
PROJECT NO: 1404

**ARCHITECTURAL**  
**2**

## 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: Lot 13 Capital Business Park – NEW DEVELOPMENT FINAL      DRB#: DRB-000842-2014

DATE: July 8, 2014

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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Many trees are required to be removed due to size of building and parking requirements, however efforts were made to preserve an existing 44” LO as well some other clusters of trees on site and within the buffer.
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building colors are range of tan.
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"/>	Use includes warehouse building for chemical & material storage, pool equipment repair, office etc. Entrance/office portion of the building are stucco with windows and a canopy. Storage portion of building is metal siding with roll-up doors.
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Canopies have been added over doors on right and left elevations and faux grill and stucco trim pieces have been added to rear elevation.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof pitch 1/12.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input 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"/>	Stucco, metal siding, metal roof, glass, brackets
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Brackets, faux grill
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site lighting includes 3 shoebox fixtures on wood poles.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster screen is wood board-on-board fence. Screen should be stained/painted to match primary building color. Chain link fence has been changed to black vinyl coated and barbed wire has replaced razor wire.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size of proposed plant material 3-gallon and 7-gallon. Additional landscaping could be added between Chastain Court and chain link fence at entrance, along fence at East property line, and taller material (i.e. magnolia, loblolly pine, eastern red cedar, etc.) to fill in gaps between proposed wax myrtles and fence at West property line/adjacent to Leg O'Mutton.
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b><i>NATURAL RESOURCE PROTECTION</i></b>				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

buffers are maintained				
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b><i>MISC COMMENTS/QUESTIONS</i></b>



**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

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

Applicant/Agent Name: TIM WRIGHT Company: K. HOVNIANIAN HOMES  
 Mailing Address: 449 RIVERWALK BLVD. BUILDING 8 City: OKATIE State: SC Zip: 29936  
 Telephone: 843-645-4446 Fax: 843-645-2118 E-mail: tw81551@aol.com  
 Project Name: SALT CREEK LANDING Project Address: 330 SPANISH WELLS ROAD  
 Parcel Number [PIN]: R SEE ATTACHED SHEET FOR PARCEL NUMBERS  
 Zoning District: RM-4 Overlay District(s): CORRIDOR OVERLAY DISTRICT

## DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- N/A** 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

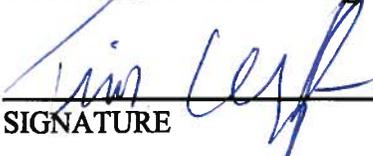
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

6/23/14  
DATE

# K Hovnanian Residential Development TOWN OF HILTON HEAD, SOUTH CAROLINA

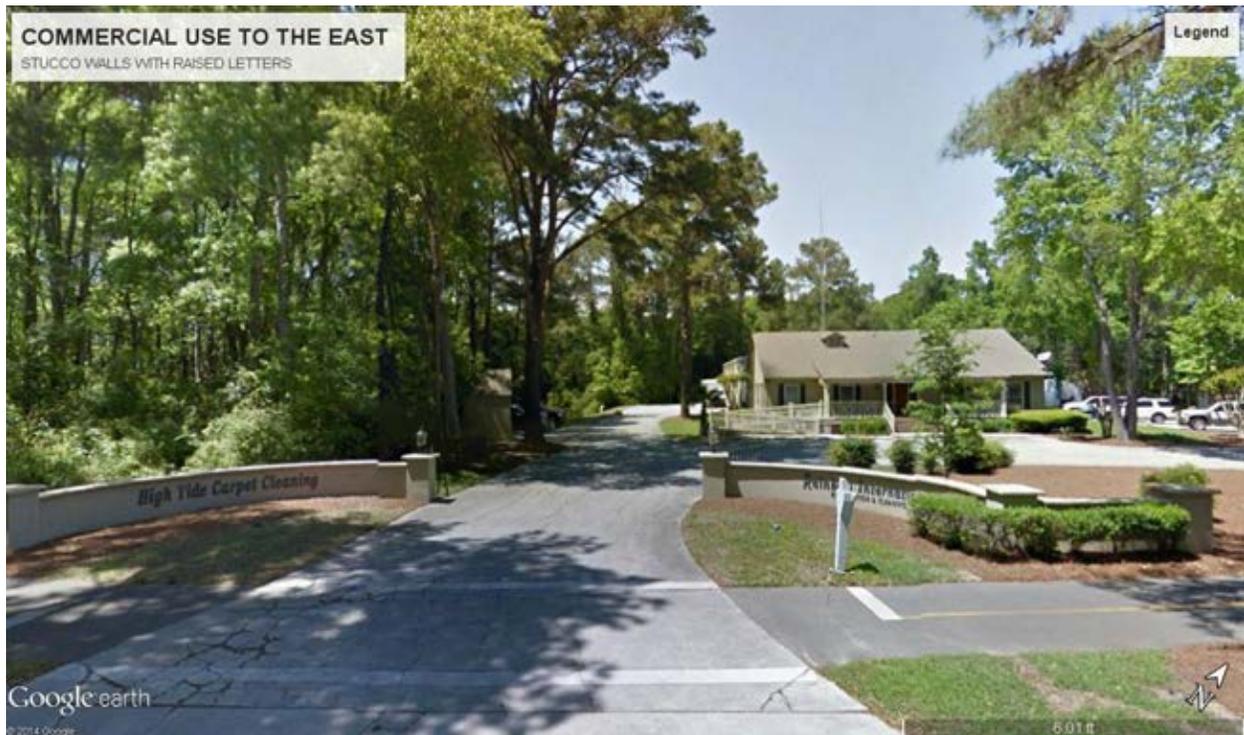
## Entry Statement Narrative

**J – 24999.0000**

**June 24, 2014**

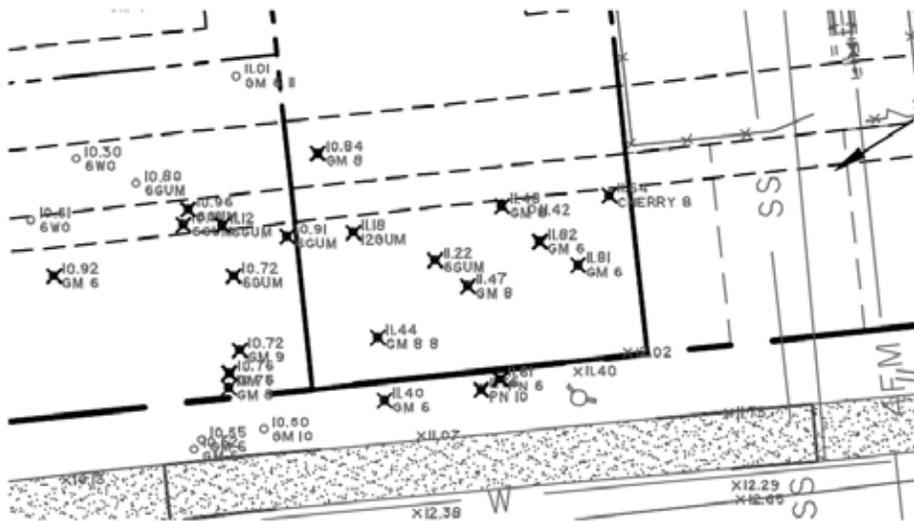
K Hovnanian Homes (Applicant) proposes the development of a private residential single family subdivision located approximately 1.3 miles south of the intersection of Spanish Wells Road (S-79) and US Highway 278 on Hilton Head Island, SC. The site address is 330 Spanish Wells Road. The project is anticipated to include approximately 38 single family lots. The development is currently being referred to as Salt Creek Landing. The final number of lots, subdivision name and internal road names may change as the project progresses. Anticipated site improvements include a gated entry feature along Spanish Wells Road, internal roadways, storm ponds, a gravel boat storage area, secondary gated gravel access to Bluebell Lane and associated infrastructure to accommodate the development. A future pool or amenity facility is planned in the northwest corner of the property.

Recently, a few of the parcels were rezoned from IL (Light Industrial) to RM-4 (Low Density Residential). The adjacent uses are light industrial / commercial type uses. The entrances and building material types of the adjacent developments include, stucco signs and sign walls, wooden signs, stick framed horizontal siding buildings and metal façade buildings. (see photos below for adjacent developments)





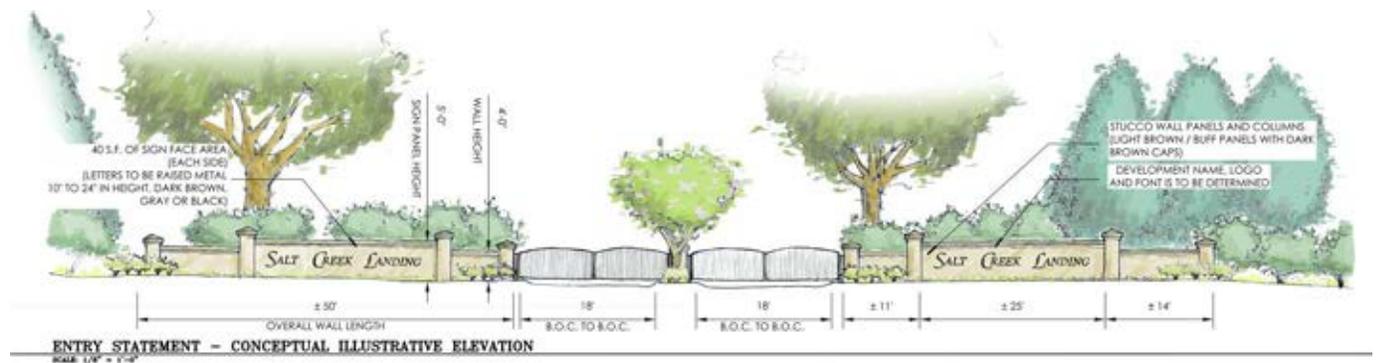
The property is currently undeveloped and consists of wooded areas with pines and scattered hardwoods. A tree and topographic survey of the property has been completed and is included along with this submittal. With the exception of three significant trees (one live oak and two sweet gums – see site analysis drawing), the remainder of the trees within the entrance area are small to medium sized sweet gums and water oaks. The trees specifically being removed related to the entrance statement are sweet gums from 6" to 12" DBH, a 10" DBH pine and an 8" DBH cherry tree. The image below shows the trees proposed for removal related to the entry statement.



There is an existing sanitary sewer lift station on the eastern side of the proposed entrance that will be screened with the proposed entry signage wall and landscaping. The proposed wall has been pulled off of the fencing around the lift station enough distance to allow for the planting of some upright evergreen plantings to buffer the view from Spanish Wells Road. (picture to the right is of the existing lift station)



The concept for the entry signage and associated walls is to use low stucco walls and columns with accent / screening plantings. The wall panels and columns will be a light brown (buff / tan) stucco and the wall and column caps are to be a darker brown stucco. There will be low, shielded, sign lights to illuminate each of the sign panels. The sign face lettering has been modified to an overall size of less than 40 SF as noted in the DRB conceptual review. The concept is to look very similar to the Jarvis Creek Club entry walls and gates. (see photo below) The planting plan will differ from that of Jarvis Creek Club in that the proposed landscaping will utilize a majority native evergreens tree and shrub species with a main focus of providing a visual backdrop for the signage, as well as, screening of the adjacent uses and existing lift station.





WALL CAP AND PIER CAP STUCCO COLOR  
SW 6110 - STEADY BROWN



WALL AND PIER STUCCO COLOR  
SW 6106 - KILIM BEIGE

## SALT CREEK LANDING

PROPOSED ACTIVITY:  
STUCCO COLOR SAMPLES

CLIENT:  
K. HOVNANIAN HOMES

LOCATION: HILTON HEAD ISLAND, SC  
DATE: June 23, 2014  
JOB NUMBER: J- 244999.0000

SHEET: CS 1  
SCALE: NO SCALE

 **THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way • PO Box 2727  
Savannah, GA 31402-2727 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)

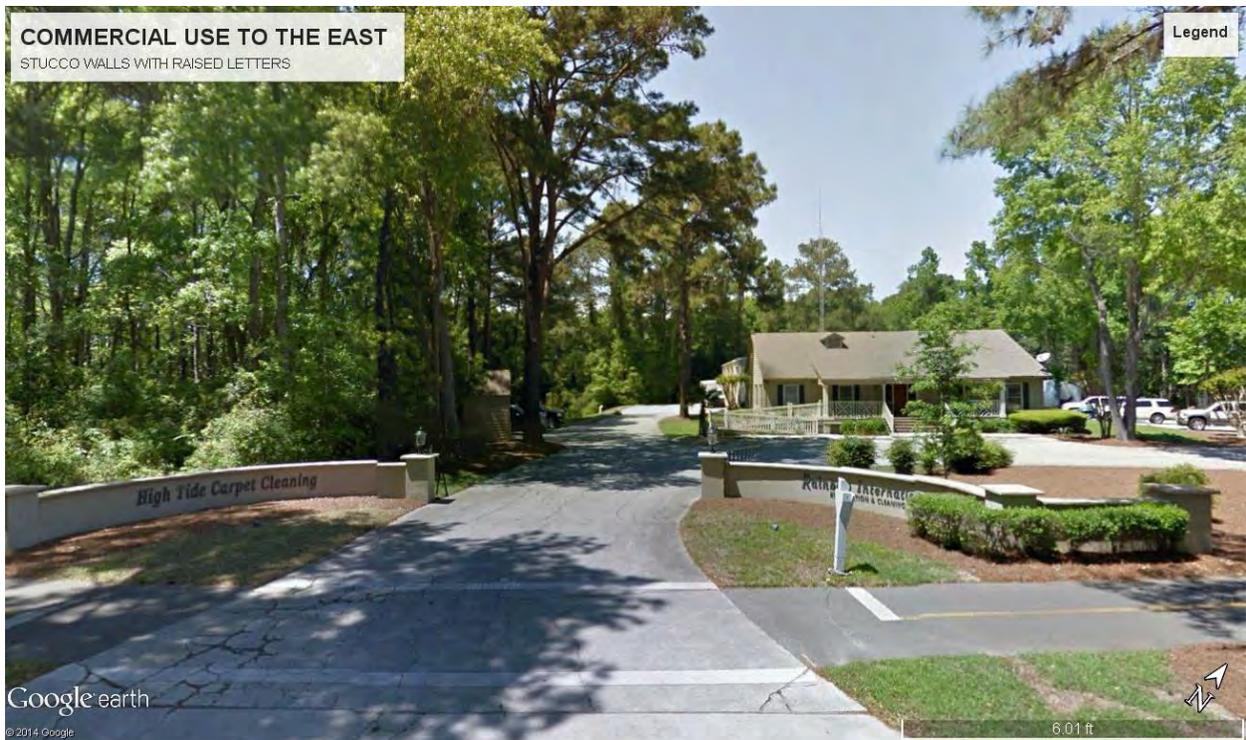
Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

Jarvis Creek Club Entrance Sign / Wall

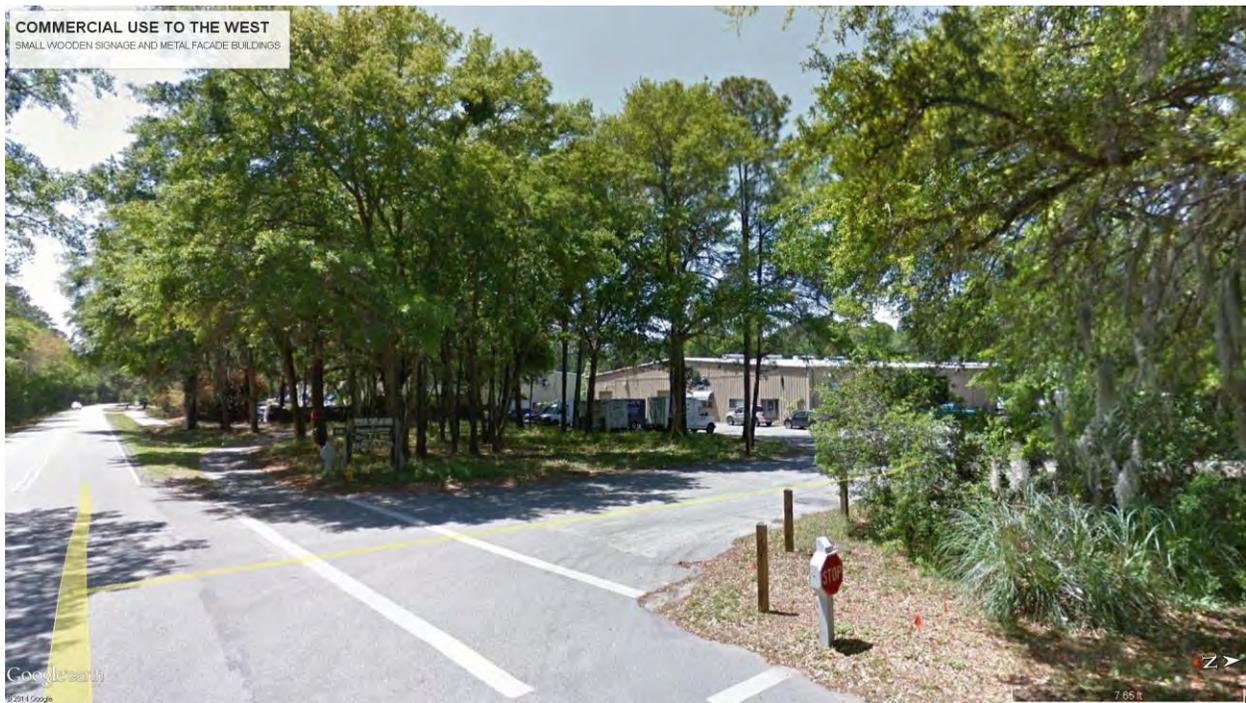




EXISTING LIFT STATION



EXISTING USE TO THE EAST



EXISTING USE TO THE WEST

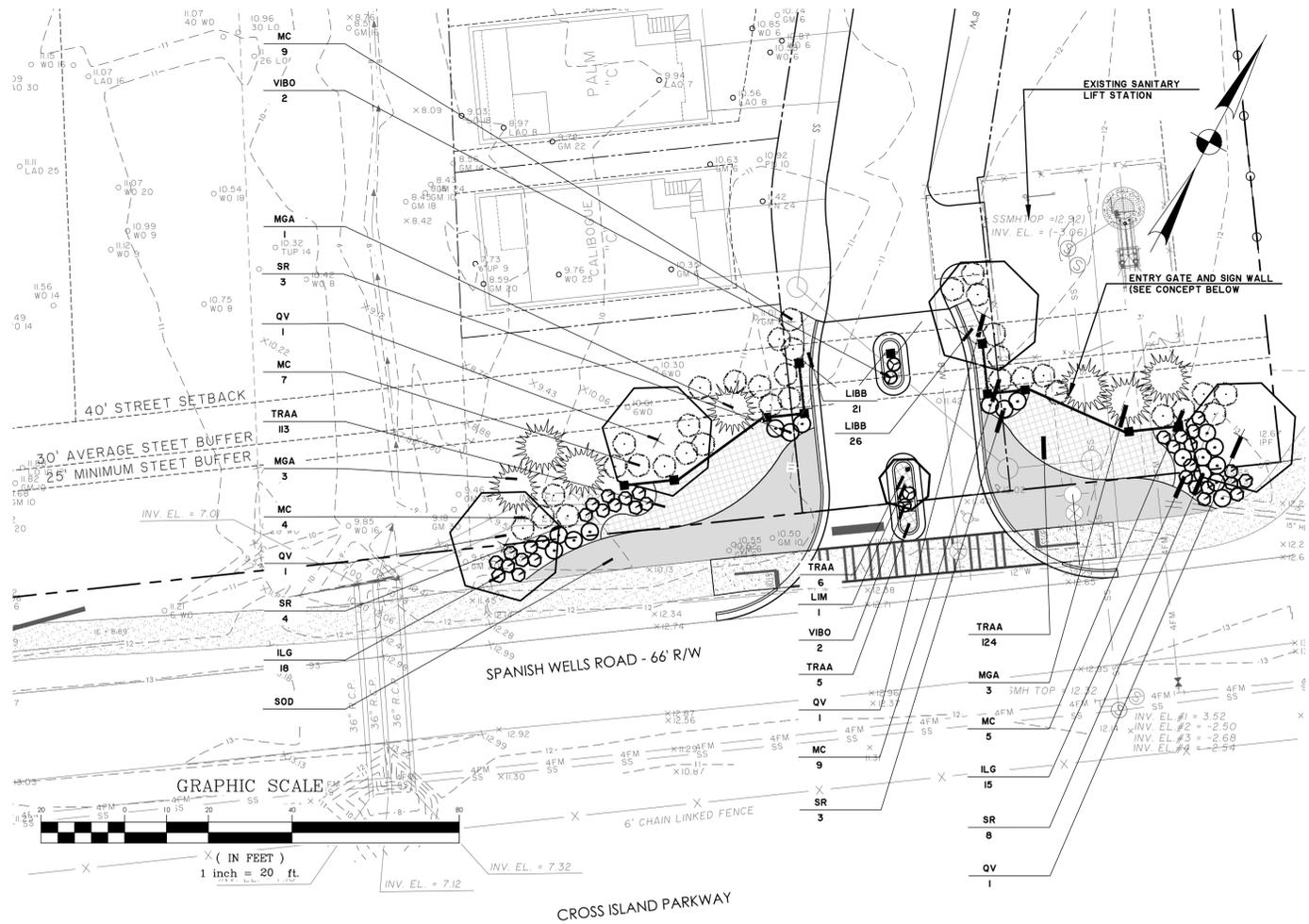
EXISTING SITE  
PREDOMINATELY SMALL GUMS, WATER OAKS AND PINES



EXISTING SITE VEGETATION AT PROPOSED ENTRANCE AREA



EXISTING JARVIS CREEK CLUB ENTRANCE



**ENTRY AREA CONCEPTUAL SITE PLAN WITH PROPOSED PLANTINGS**  
 SCALE: 1" = 20'-0"

**PLANT SCHEDULE**

**TREES**

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	CONT. 10" - 12" HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
7	MGA	Magnolia grandiflora 'ALTA'	'ALTA' Southern Magnolia	B & B OR CONT. ; 2.5" Cal. Min., 14-16' HT.	AS SHOWN	Specimen, Full to Ground
4	QV	Quercus virginiana	Live Oak	B & B OR CONT. ; 3" Cal. Min., 14-16' HT.	AS SHOWN	Specimen

**SHRUBS**

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
33	ILG	Ilex glabra 'Nigra'	Imberry	CONT. 20" x 20"	AS SHOWN	Full
34	MC	Myrica caribaea	Wax Myrtle	CONT. 36" O.A. HT.	AS SHOWN	Full to Ground
18	SR	Serenoa repens	Silver Saw Palmetto	CONT. 24" x 24"	AS SHOWN	Full
4	VIBO	Viburnum Obovatum 'Mrs. Schiller's Delight'	Viburnum 'Mrs. Schiller's Delight'	CONT. 20" x 20"	AS SHOWN	Full

**ORNAMENTAL GRASSES AND GROUNDCOVERS**

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	SOD	Eremochloa ophiuroides	Centipede Grass	-----	SOD S.F.	Dense rosetts
47	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. 6" X 10"	18"	Full
248	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4" Pot 4" X 8"	2'	Full, Plant 24"



**SPECIFICATION SHEET**

**MODEL 5212 Landscape Series • Up & Accent Lights**

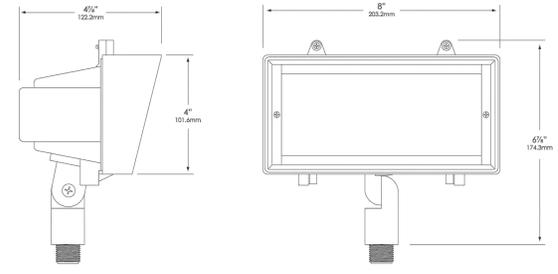
**FIXTURE SPECIFICATIONS:**

**HOUSING:** Die-cast, copper-free aluminum.  
**SHROUD:** Die-cast, copper-free aluminum, fitted to housing with a silicone O-ring gasket & hinged to open for easy lamp access.  
**FINISH:** Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.  
**SOCKET/LAMP HOLDER:** Top grade ceramic socket with nickel contacts, stainless steel springs, & Teflon-jacketed wire leads.  
**LENSES:** Clear, tempered, shock & heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.  
**LAMP TYPE:** T4 - 75W max. LN-20 T4 Halogen (20W) Standard.  
**REFLECTOR:** Mirror-finish high-performance aluminum reflector for maximum light output.

**MOUNTING:** Injection-molded, glass-reinforced Rytan® R-4 composite adjustable knuckle with 1/2" NPT. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, tree-mount boxes, or mounting canopies.  
**FASTENERS:** All fasteners are stainless steel.  
**WIRING:** Prewired with a 3' pigtail of 18-2 direct-burial cable & underground connectors for a secure connection to supply cable.  
**CERTIFICATION:** UL Listed to U.S. & Canadian safety standards for low voltage landscape luminaires (UL 1838). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. & Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.

All Vista luminaires are **MADE IN U.S.A.**

**DIMENSIONS:**



**NOTE:**  
 SIGN LIGHTING TO BE VISTA LIGHTING, MODEL #GR-5212-B-20T4-HL WITH HONEYCOMB LOUVER OPTION SEE SHEET CSP2 FOR LOCATIONS



**SIGN LIGHTING**  
 NOT TO SCALE

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

**SALT CREEK LANDING**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
**K. HOVNANIAN HOMES**  
 PLANTING PLAN

JOB NO:	J-24999-0000
DATE:	05/23/14
DRAWN:	GDS
DESIGNED:	GDS
REVIEWED:	RP1
APPROVED:	RP1
SCALE:	1" = 20'

**CSP 1**



## 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: Salt Creek Landing – NEW DEVELOPMENT FINAL

DRB#: DRB-000968-2014

DATE: July 8, 2014

RECOMMENDATION:    Approval         Approval with Conditions         Denial

Applicant proposes entry walls (stucco walls & columns with polystyrene wall caps and black metal letters), entry gates (black metal), and associated landscaping that are in keeping with neighboring styles as well as developer's other properties on the Island. A separate sign permit application will be required.



Town of Hilton Head Island  
 Community Development Department  
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 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

Repaint exterior  
 8/13 958-M

FOR OFFICIAL USE ONLY	
Date Received:	4/19/14
Accepted by:	JR
App. #: DR	
Meeting Date:	7/8/14

Applicant/Agent Name: FREDERICK TAYLOR Company: REGIONS BANK  
 Mailing Address: 1745 Peachtree Street, Suite D City: Atlanta State: GA Zip: 30309  
 Telephone: 4-989-9409 Fax: 404-897-7269 E-mail: FRED.TAYLOR2@CBRE.com  
 Project Name: Indigo Run Plantation Region BANK Project Address: 2 Lafayette Drive  
 Parcel Number [PIN]: R 510 008 000 0409 0000  
 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  
 New Development – Final, indicate Project Number  
 Alteration/Addition  
 Minor External Change

Submittal Requirements for *All* projects:

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

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- 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.
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**New Development – Final Approval**

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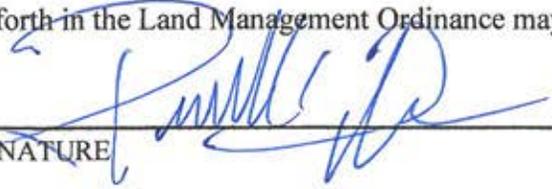
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*A representative for each agenda item is strongly encouraged to attend the meeting.*

**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

6/16/14  
DATE



Date  
6/16/14

Fred Taylor  
CB Richard Ellis  
Peachtree Street, Suite D  
Atlanta, GA 30309

SUBJECT: WRITTEN NARRATIVE OF PROJECT

The Regions Bank at 2 Lafayette exterior paint colors are painted two different colors which makes the branch appear out dated. We have proposed to paint the exterior branch with colors which shall be visually harmonious and give a natural appearance that will set well inside the cultural of Hilton Head Island. The new color is a smooth Macadamia paint for the main building and Moderate White color used for the trim and stucco ban. The new color will set well with the green trees and landscaping around the developed areas. I have enclosed a sample picture of how the building would look with the new colors.

Regards,

FT

: Wednesday, April 16, 2014 4:59 PM

**To:** Ray Jennifer

**Subject:** RE: Regions Bank colors

Jennifer,

Look at Sherwin Williams – Macadamia – SW6142 with Moderate White – SW6140 (cream white)

Here is a photo colored:



· Thanks for your help!  
Elaine

Before



After

MODERATE WHITE

MACADAMIA



SW 6140 ✓  
Moderate White

SW 6141  
Softer Tan

SW 6142 ✓  
Macadamia

SW 6143  
Basket Beige

SW 6144  
Dapper Tan

SW 6145  
Thatch Brown

SW 6146  
Umber

Regions EXISTING Development:



Hilton Head # 23



Hilton Head # 26



Hilton Head # 24



Hilton Head # 27



Hilton Head # 25



Hilton Head # 28

cc:

## 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: Indigo Run Plantation Regions Bank – MINOR  
EXTERNAL CHNAGE

DRB#: DRB-000958-2014

DATE: July 8, 2014

RECOMMENDATION:    Approval     Approval with Conditions     Denial

Applicant proposes to repaint the exterior of the building from the existing grey color scheme to a tan and cream color scheme.



Town of Hilton Head Island  
 Community Development Department  
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 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: Paul Ludewig Company: PJ Construction  
 Mailing Address: 32 Timber Marsh Lane City: HHI State: SC Zip: 29926  
 Telephone: 843-247-7700 Fax: \_\_\_\_\_ E-mail: paul@pj-construction.com  
 Project Name: New York City Pizza - Shelter Cove Project Address: 28 Shelter Cove Lane Unit 119  
 Parcel Number [PIN]: R \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

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- New Development – Final, indicate Project Number
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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

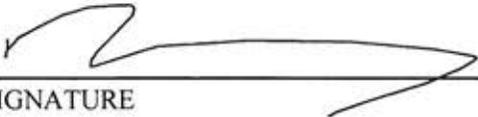
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

6-24-14  
\_\_\_\_\_  
DATE

## Narrative

New York City Pizza – Shelter Cove  
28 Shelter Cove Lane  
Unit 119  
Hilton Head Island

New York City Pizza is adding a fifth location at Shelter Cove Towne Centre. This location was chosen because of the views, main street theme, landscaping and taking advantage of the weekly fireworks during the summer season and especially the views of Broad Creek. Outdoor dining is becoming a growing theme among restaurants on Hilton Head Island, while many vacationers and especially the local residents enjoy dining at outdoor venues.

We are proposing to add outdoor seating as well as adding an outdoor bar and roll up glass doors in place of the windows, while using existing design elements of the new Shelter Cove Towne Centre. The decking that we are using is the same oyster shell paving to match the existing sidewalks, to fence in the dining area, we will be using the same brick that is used on the lower half of the building to make 16" x 16" columns that will have stainless steel cabling same as the cabling used on the Hilton Head Island bike paths capped with a 2 inch aluminum rail. To accommodate the Belk's entrance we will be using the same columns with the same brick to create a brick lattice fence preventing debris from blowing onto their entrance. We will be adding a 12' x 16' walk-in cooler, this will be hidden by and 8' high brick wall wrapped on 2 sides, shielding it from the entrance to Belk's. The Capping on this wall will match the capping that is used on the brick on the lower half of this building. We will also be replacing the three front store front windows with glass roll up aluminum doors that will match the same color as the existing store front. The face of the bar will be constructed out of oyster shells matching the oyster shell finish used on other areas of this complex while using a black stone top. To enhance the bar we will be adding a wood trellis to soften the brick wall behind it and add an architectural element to this area. To soften the look of this outdoor dining area, the awnings will installed, with the three on the roll up doors to be retractable and the awnings over the two entrance doors are to be stationary. These awnings all have been approved on the original master plan for Shelter Cove Towne Centre. To keep with the theme of the landscaping, we will be reusing the existing plants and trees. There will be four landscaped areas. There will landscaped areas on each side of the outdoor dining area where the brick lattice is. The Belk's side is where two the existing trees will be relocated as well as the bushes and ground cover, creating a landscaped buffer. The other brick lattice wall will also have existing relocated landscaping with additional planting to match the three other landscaped areas in the walkway circle. We will be keeping the planted areas on each side of the main entrance while adding taller plantings. The sidewalk is lined with existing palm trees with landscaping at the base of each tree.

With all the existing landscaped areas surrounding this outdoor dining area, and four landscaped areas, this creates a very soft look to the proposed changes, creating a great warm feel while dining outside.

MARK	ITEM	COLOR	COLOR NAME & NUMBER
R3	St. Seam metal		Light grey
B2	Rustic brick		Boral_Outter Banks
TB	Tabby stucco		Natural warm grey
P16	Siding		SW 6453 Reddened Earth
P17	Fascia		SW 6158 Sawdust
B4	Rustic brick		Boral_Steepchase
P14	Siding		SW 6115 Total Tan
P8	Fascia		SW 2840 Hammered Silver
P6	Louvers		SW 6451 Nature Green
P20	Trim		SW 6098 Pacer White



**R3** Standing Seam Metal Roof



**B2** Boral\_Outter banks



**B4** Boral\_Steepchase



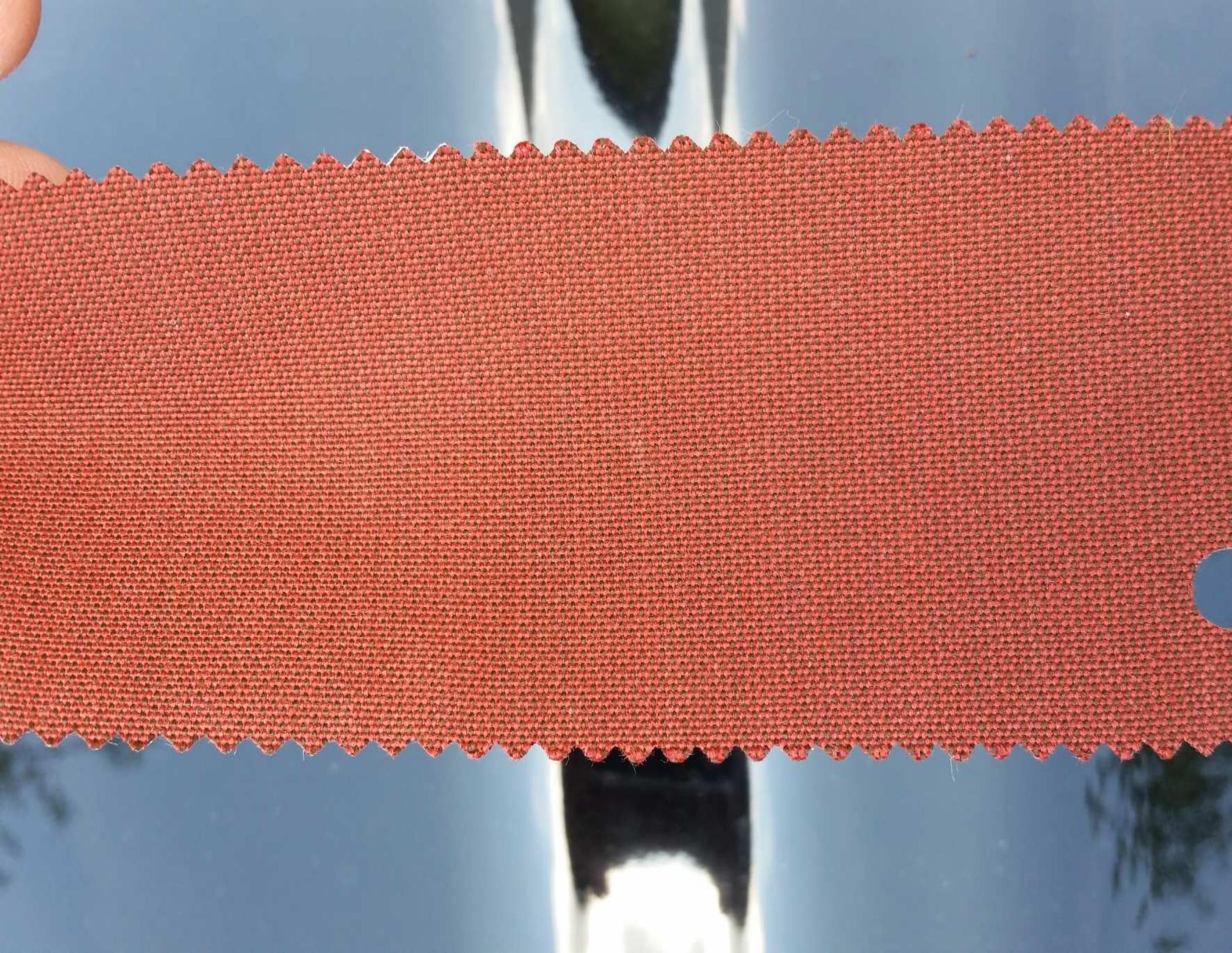
**TB** Tabby Stucco



**Building 118**

**Building 119**

**East Elevation, Buildings 118 & 119**



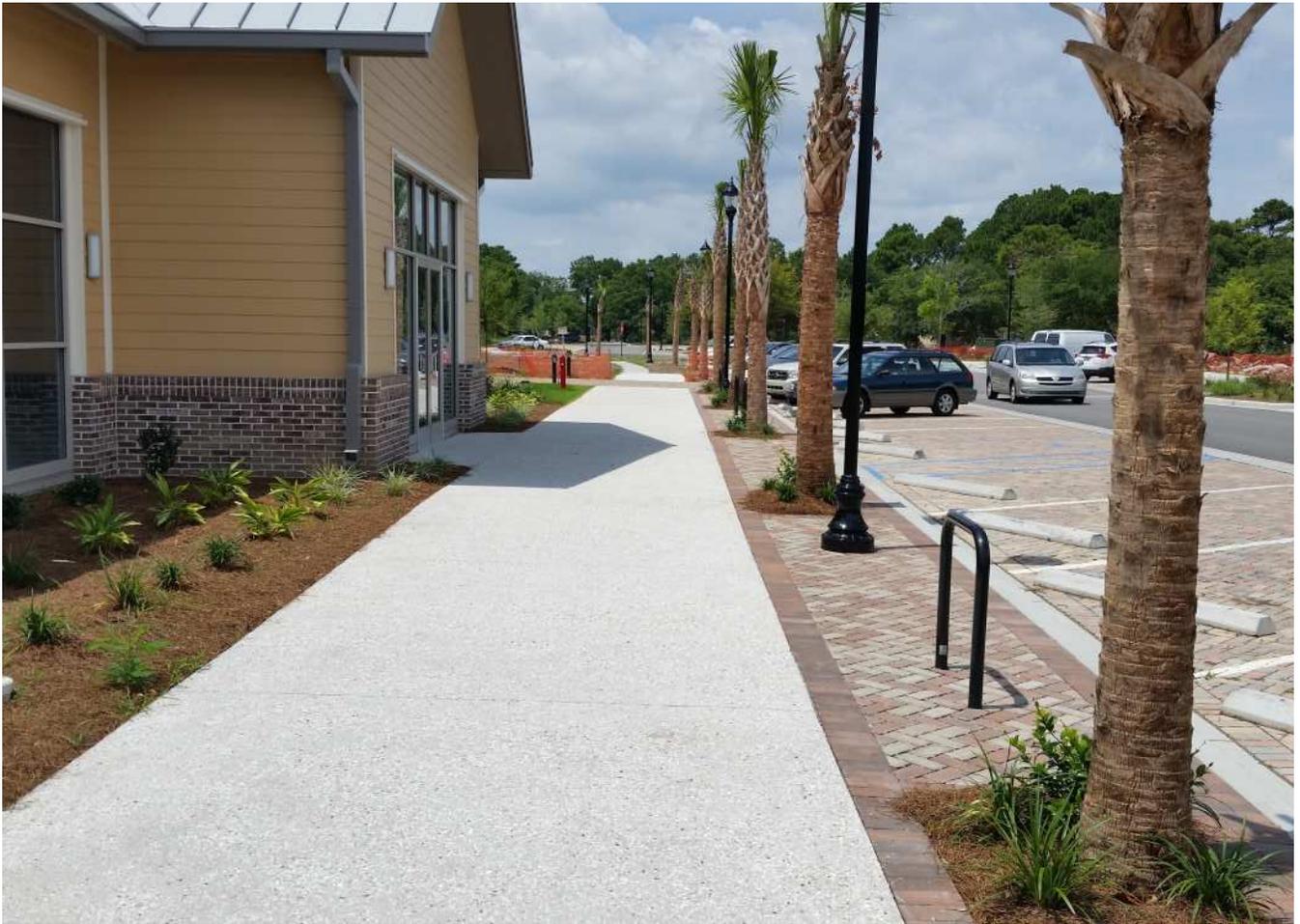


Installation and Service: Overhead Door Company of Twin Falls

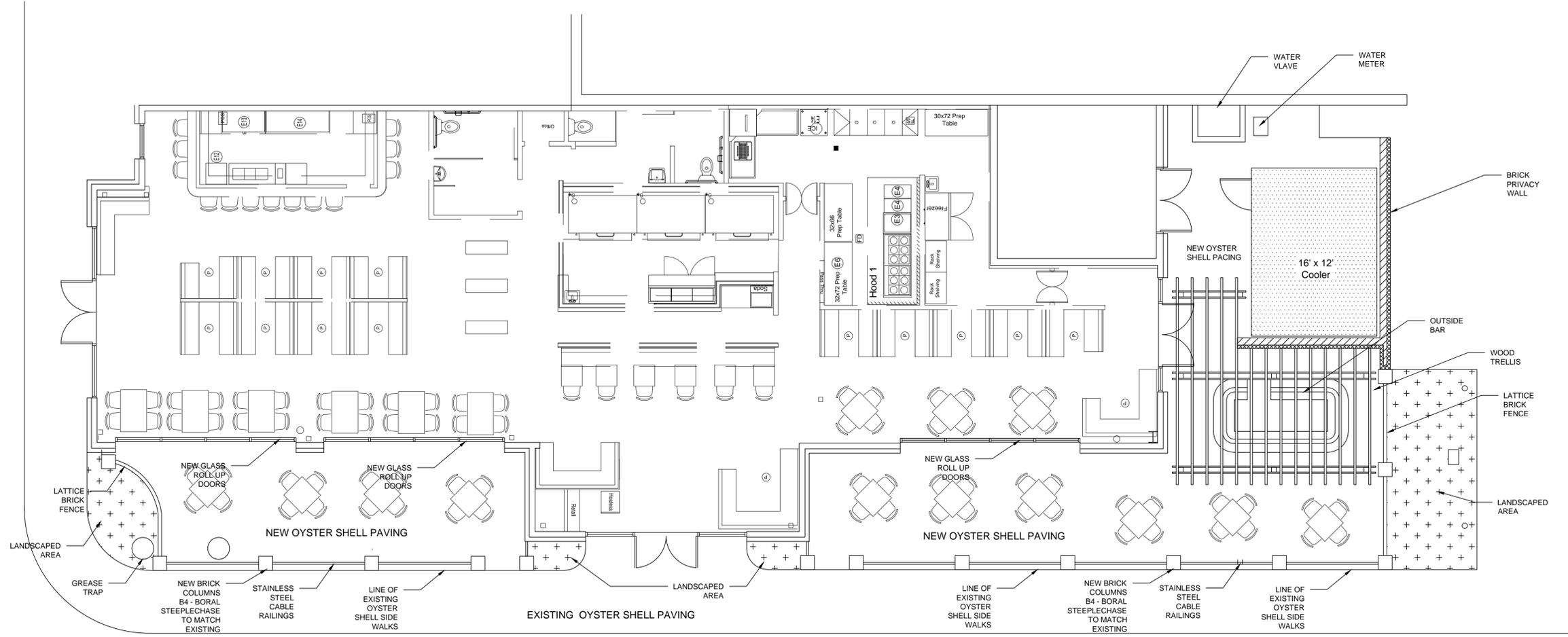
Series 521 Dark Bronze Anodized



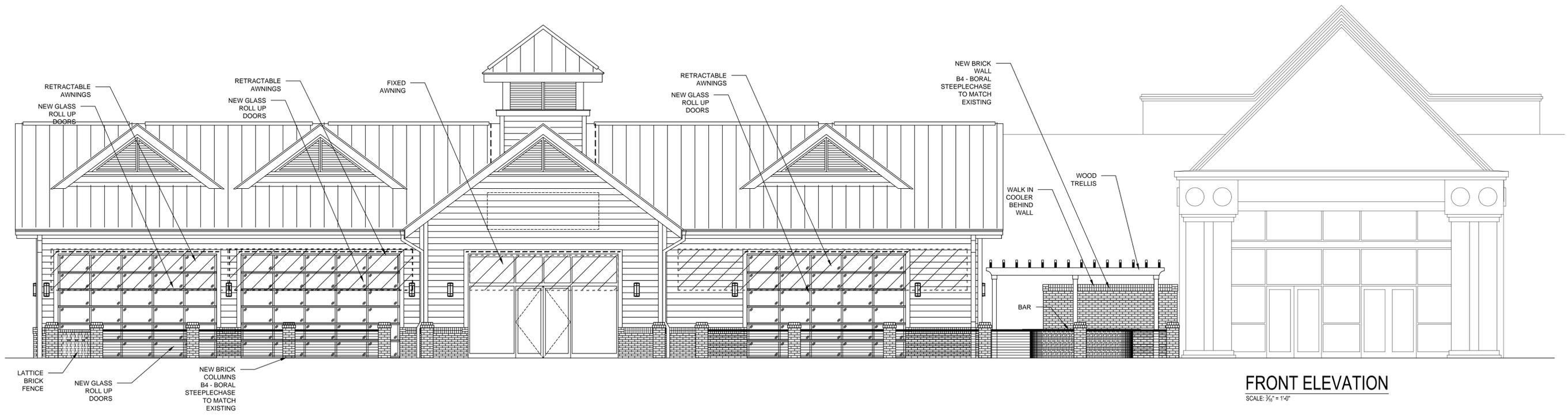




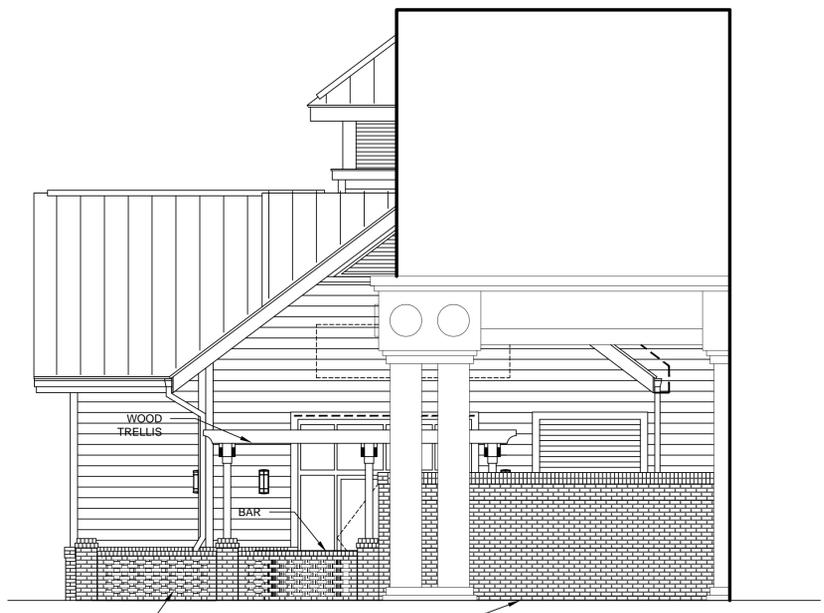




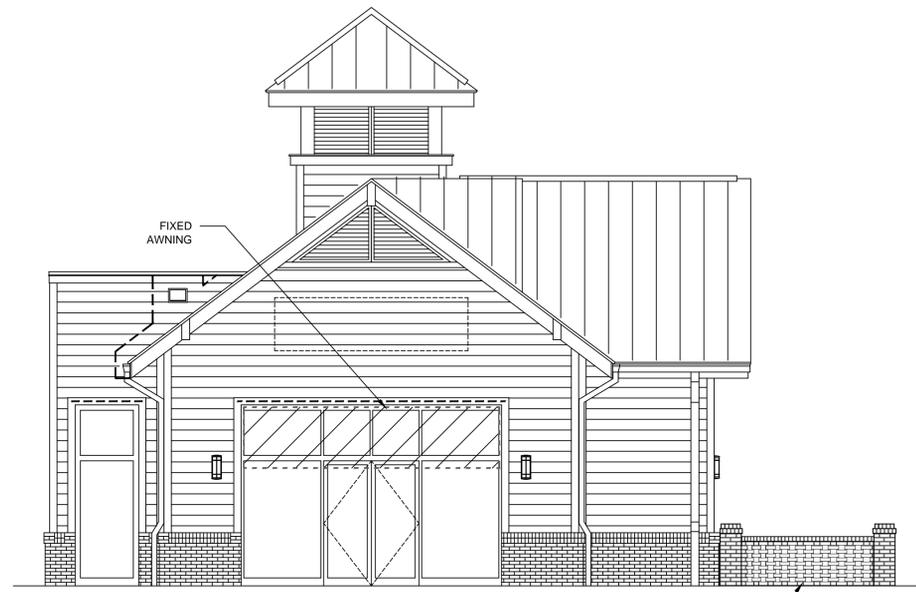
**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



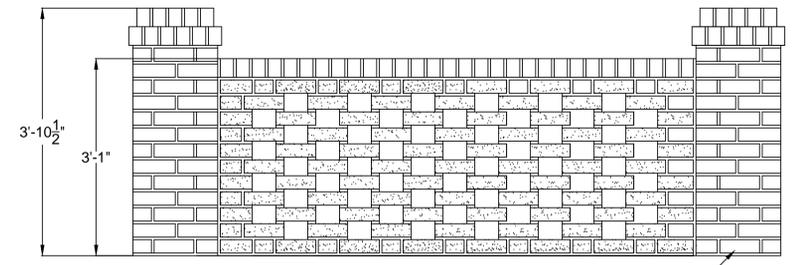
**FRONT ELEVATION**  
SCALE: 3/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/2" = 1'-0"

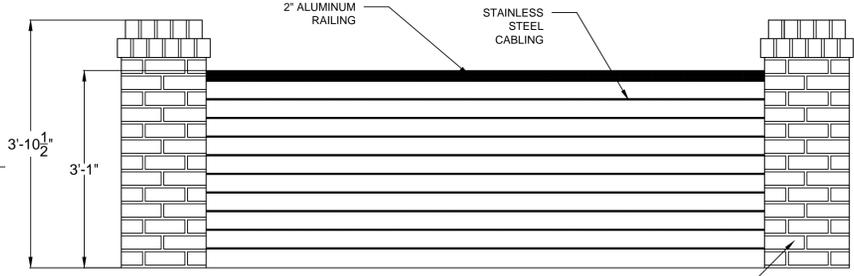


**LEFT ELEVATION**  
SCALE: 1/2" = 1'-0"



**BRICK LATTICE FENCE**  
SCALE: N.T.S.

16" X 16" BRICK COLUMNS  
B4 - BORAL STEEPLCHASE TO MATCH EXISTING



**SS CABLE RAILING**  
SCALE: N.T.S.

16" X 16" BRICK COLUMNS  
B4 - BORAL STEEPLCHASE TO MATCH EXISTING

- (17) - DIVE
- (1) - QUVH
- (8) - ABRC
- (3) - MISA
- (3) - MISA
- (1) - QUVH
- (11) - DIVE
- (11) - ABRC

- (1) - QUVH
- (18) - DIVE
- (20) - ABRC

- (44) - ANNU
- (2) - RORA
- (2) - CYREI
- (6) - ABRC
- (6) - MISA
- (3) - MISA
- (8) - ABRC
- (1) - QUVH
- (29) - DIVE

- (6) - MISA
- (4) - ABRC
- (1) - QUVH
- (21) - DIVE
- (5) - SACAI
- (2) - LIME

- (10) - LIMA
- (8) - RHIA
- (8) - LIME
- (10) - ALZY
- (8) - LIMA
- (2) - CASY

- (1) - QUVH
- (16) - DIVE

- (5) - ABRC
- (1) - QUVH
- (11) - DIVE
- (3) - MISA
- (6) - ABRC
- (2) - RORA
- (44) - ANNU
- (2) - CYREI
- (6) - MISA

- (3) - LIME
- (3) - MISA

- (12) - LIMA
- (3) - CASY
- (11) - ALZY
- (8) - RHIA
- (21) - DIVE
- (235 sf) - SOD

- (44) - ANNU

- (3) - MISA
- (6) - LIMA
- (1) - QUVH
- (4) - ABRC
- (14) - DIVE

- (3) - MISA
- (11) - LOCH
- (8) - HYMV

- (10) - LOCH
- (11) - HYMV
- (3) - LANAI
- (2) - ULAM

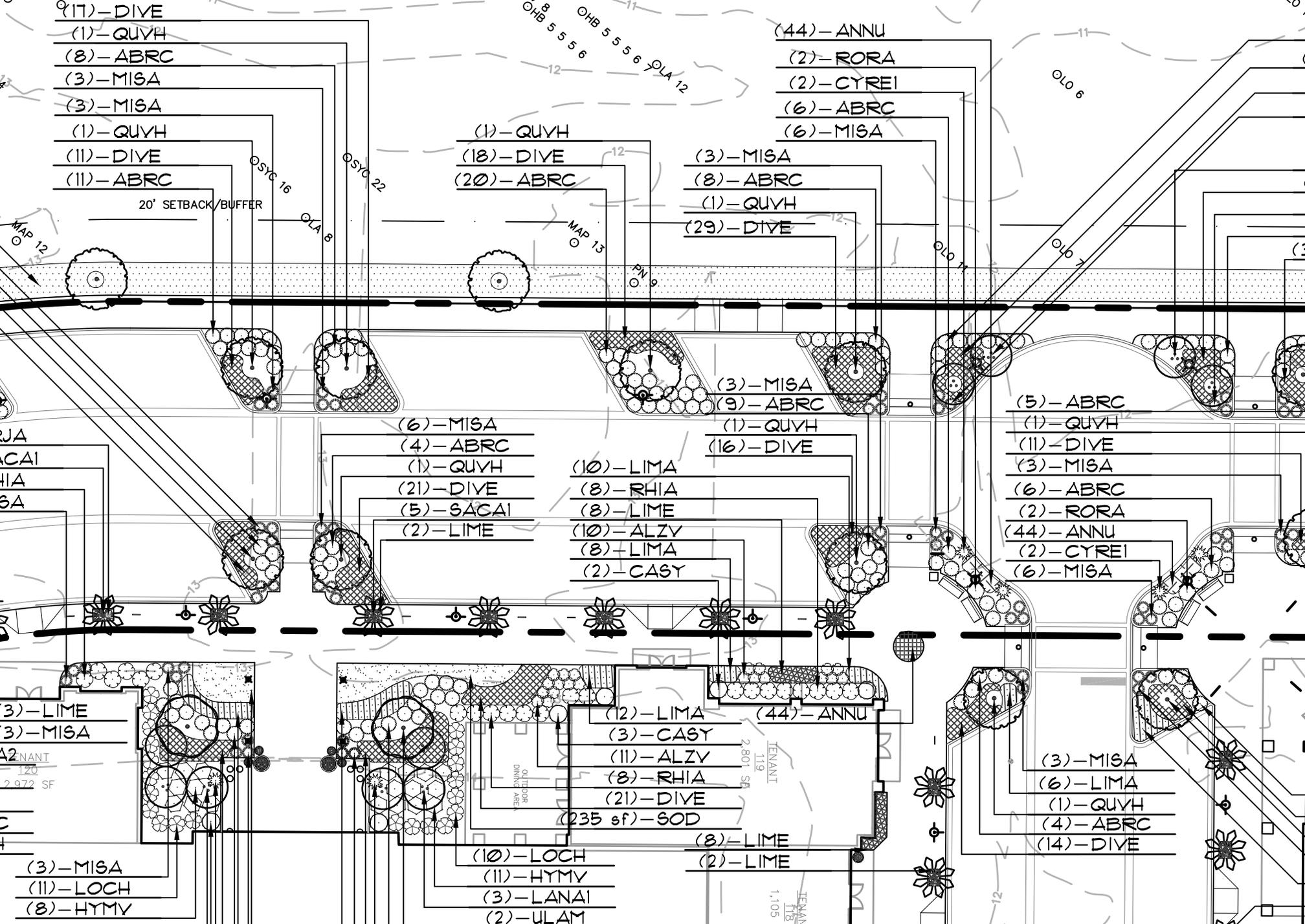
- (8) - LIME
- (2) - LIME

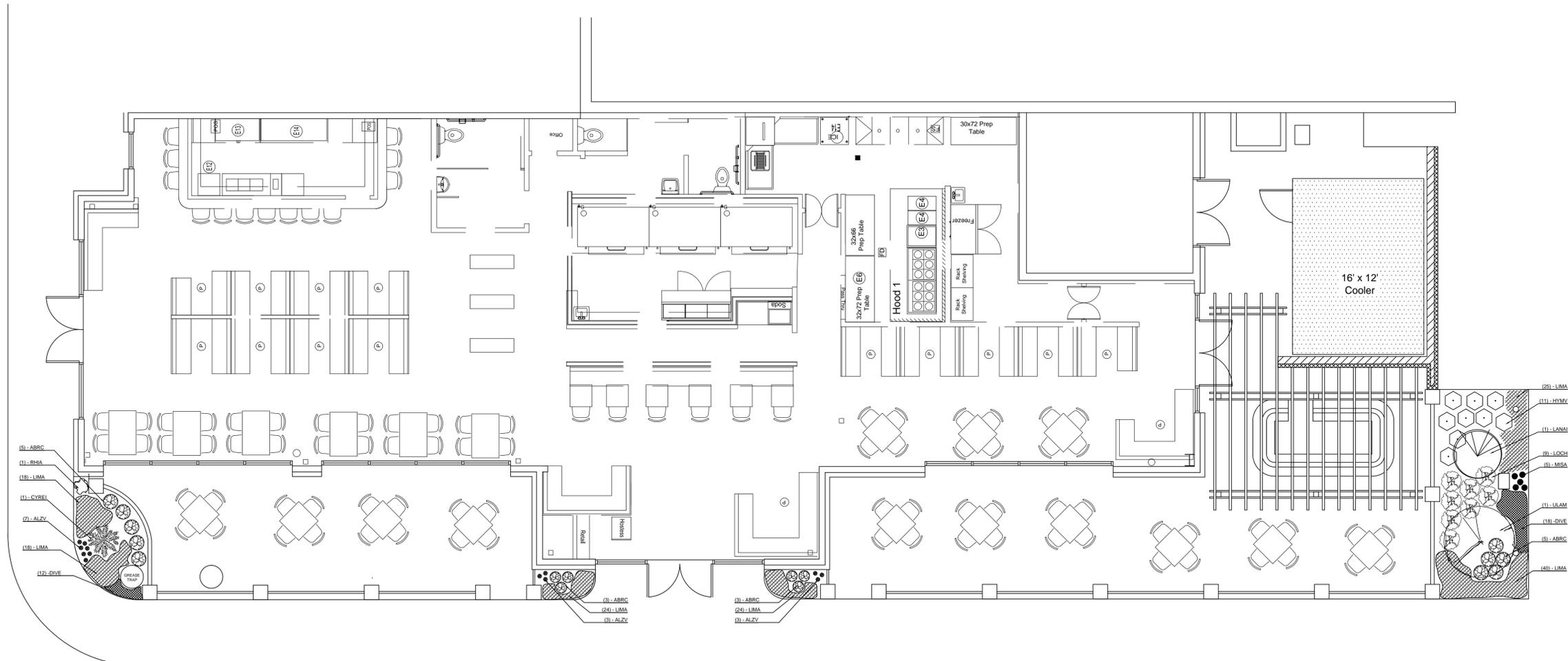
A2 NANT  
120  
2,972 SF

OUTDOOR  
DINING AREA

TENANT  
119  
2,801 SF

TENANT  
118  
1,105





LANDSCAPE PLAN  
SCALE: 3/8" = 1'-0"

## 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: New York City Pizza – Shelter Cove – ALTERATION/  
ADDITION

DRB#: DRB-000976-2014

DATE: July 8, 2014

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Applicant proposes modify building 119 to include the addition of outdoor seating, an outdoor bar, roll-up doors, and a walk-in cooler. Colors and materials are in keeping with existing materials and include oyster shell concrete paving, brick columns, cable railings, and wood trellis. Finish of wood trellis needs to be specified.

Landscape plan has been modified based on site plan changes and proposes to re-use existing landscaping. Landscaping at Belk entrance has been reduced and replaced with limited landscaping and 8' brick wall to screen walk-in cooler. Consider addition of landscape materials (i.e. vines) to soften wall at entrance.

Project requires approval by Shelter Cove Harbour Company ARB.