



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, July 14, 2015

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

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Swearing in Ceremony for Ms. Debbie Remke and Mr. Kevin Quat**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of June 23, 2015
7. **Staff Report**
8. **Board Business**
 - A. Election of Officers for term July 1, 2015 – June 30, 2016
9. **Old Business**
 - A. DRB-000983-2015 – Hilton Head Ice Cream
10. **Unfinished Business**
11. **New Business**
 - A. New Development - Final
 - 1) DRB-001268-2015 – Golf Academy
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 23, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,
Ron Hoffman, Galen Smith, Dale Strecker and Kyle Theodore

Board Members Absent: Brian Witmer

Town Council Present: Mayor Pro Tem Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Anne Cyran, Senior Planner
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Presentation of Crystal Awards to Mr. Scott Sodemann and Mr. Galen Smith

Mayor Pro Tem Harkins presented the Town's Crystal Award to outgoing Board Chairman, Mr. Scott Sodemann, and outgoing Board member, Mr. Galen Smith. Mr. Harkins expressed his appreciation to Mr. Sodemann and Mr. Smith for their excellent service to the Design Review Board and to the community (July 2009 – June 2015).

5. Approval of Agenda

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

6. Approval of Minutes

The Board **approved** the minutes of the June 9, 2015 meeting as submitted by general consent.

7. Staff Report

- A. Ms. Ray stated that a Farewell Reception for Chairman Sodemann and Mr. Smith will be held immediately following today's meeting.
- B. Ms. Ray stated that Board Training on 'Signs' will be presented by staff immediately following the Farewell Reception.

8. Board Business

None

9. Old Business

None

10. Unfinished Business

None

11. New Business

A. Alteration/Addition

1. Local Pie LLC – DRB-001137-2015

Ms. Ray introduced the application and stated its location, 55 New Orleans Road in Fountain Center. The applicant proposes to renovate the former Vintage Prime Restaurant and convert it into a new pizza restaurant. Ms. Ray presented an in-depth overhead review of the application including several site photos, a survey, a demolition plan and scope of work plan. Site photos show the existing conditions. The existing awnings are proposed to be removed and the steps will be reconfigured. The existing transformer enclosure is to remain and a second set of stairs is proposed to be added to the right of the enclosure.

Ms. Ray reviewed the parking area and stated that some parking will be removed so that the deck can be expanded. The survey shows the location of the proposed improvements on the north side of Building C. The demolition plan indicates the stairs, the planters, and the benches that will be removed. The plan also shows the existing canopy system to be removed.

The proposed site plan shows the location of the improvements including the deck expansion. Four existing parking spaces will be removed to expand the deck and add bicycle parking. Ms. Ray reviewed the location of the stairs on either side of the transformer enclosure as well as the new set of stairs and the indoor/outdoor bar. A new roof is planned over the front door with stairs rebuilt on either side of the enclosure. The deck expansion is proposed to be recovered in new trex decking in the color shown. The right side of the building will receive two new aluminum and glass garage doors.

Ms. Ray stated that the awning system will be removed and a metal shed roof on exposed rafters and brackets is proposed at the main entrance door. The Forest Green color will complement the existing Forest Green awnings in Fountain Center. The roof detail shows 5V crimp metal roofing proposed over 2 x 6 rafters with decorative ends. The deck railing along the steps is proposed to match the pathway boardwalk railing adjacent to the property on New Orleans Road and includes 6 x 6 posts and metal cables.

Ms. Ray also reviewed the location of the new bike system with new louvers beyond that will match the existing louvers in Fountain Center. The applicant proposes to remove the existing awning on the east elevation and add two roll up doors as well as shade sails over the new curved bar. The bar detail shows the 3” thick gray concrete bar top and reclaimed wood being applied vertically to each side of the bar. Ms. Ray stated that the Fountain Center HPR has approved the plans as submitted.

Ms. Ray stated that the proposed renovations are certainly an improvement to the existing Fountain Center, which is in need of improvements and updating. The proposed

renovations are in keeping with the Design Guide when viewed on their own; however, they are not in keeping with what is existing within the shopping center. This is an important component of island character.

The staff recommended approval of the application with conditions because the proposed project is an improvement to the existing building and based on the location of the improvements relative to the rest of the center.

The staff recommended that the application be approved with the following conditions to help it blend more with the existing center while allowing improvements that are consistent with the Design Guide:

(1) the applicant should consider dark green for the sail canvas instead of the red and cream to be more in keeping with the green canvas awnings that exist throughout Fountain Center; (2) the applicant should specify the color of the proposed wood at the shed roof and clarify the color of the deck railing; (3) the metal hand railing should be bronze to match the storefront and flashing and wood should be left natural to be more in keeping with some of the wood decking throughout the center and the light color of the existing metal railing throughout the center; (4) the applicant should consider painting the existing louver wood fence between the proposed stairs around the transformer enclosure and below the decking to be more in keeping with the alterations and additions; (5) the new louvers should match the detail, but the wood in this area should not continue to be the existing blue/gray theme that exists at Festival Center, but instead work with the new cable rail and wood railing system; (6) the applicant should add landscaping where possible to help soften the building.

Ms. Ray stated that any proposed exterior lighting will need to be submitted to the DRB for their review and approval. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Kevin Grenier, KRA Architects, and Mr. Eric Norman presented statements in support of the application. The applicants presented actual color samples for the Board's review. The Board discussed several issues including the bicycle parking and the introduction of greenery in the bicycle parking area. The Board stated that they are concerned with the complete removal of all greenery in the expansion area. The Board stated that they agree with the staff's comments regarding the color of the canvas sails. The proposed color is a little too bright to be considered Island Character.

The applicant stated that they are concerned that a dark green canvas awning will be too hot and uncomfortable to sit under. The Board stated that they understand this concern. The Board stated that they like the new handrail system overall; however, some DRB members are grappling with combining it with the existing handrail system at Fountain Center due to the lack of continuity.

Mr. Lee Lucir, business owner, presented statements with regard to the transformers, the handrail system, and the color scheme. The Board strongly encouraged the applicant to provide additional greenery, possibly using potted plants.

The Board discussed a more contemporary lowcountry element (i.e. 4 x 4 brackets) for the entry door. Some Board members recommended that a subdued cream color be used for the awnings. Other Board members stated concern that the cream color on all three awnings will reflect a lot of light. A couple of Board members suggested a taupe or light tan color be considered instead of the cream. Other Board members stated concern that all beige will blend into the building. The Board reviewed a couple of two-toned color options. A couple of Board members suggested a light gray or natural tone be used instead of mixing up the colors. All of the Board members agreed that the red and orange colors should not be allowed. The applicant stated his preference for a mixed combination of colors for better contrast with the beige building (perhaps two beige sail awnings and one green sail awning.) The Board and the applicant also discussed the amount of asphalt in this area. Following final comments, Chairman Sodemann requested that a motion be made:

Vice Chairman Gartner made a **motion** to **approve** application DRB-001137-2015 with the following conditions: (1) The colors of the shade sails shall be two cream and one green to match the Forest Green shed metal roof; (2) all new wood will be in a natural wood finish including the skirt boards, louvers, posts, and handrail caps; (3) planting areas shall be installed one on either side of the main entry on either side of the stairs and one on the far corner of the new deck. Size is to be approximately 4 ft. x 4 ft., if possible. The staff shall approve the plant material. Ms. Theodore **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 2:10p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Chairman

From: [Matt Taylor](#)
To: [Ray Jennifer](#)
Cc: [Joe Highsmith](#); [Kate Knisely](#)
Subject: Hilton Head Ice Cream Deck
Date: Thursday, July 02, 2015 1:11:04 PM

Jennifer

Enclosed are 3 photos of the finished deck, the Owner's requested we put lattice up to screen the underside of the deck for several reasons:

1. Fountain Center has a ferret cat issue and they do not want them to take up residence under the deck. This is a health hazard as well as a smell factor.
2. They want to prevent children from crawling under the deck as the south side adjoining the Live Oak tree and north side cannot have plant screening.
3. Lattice is found on site as a HVAC screen, the use of lattice permits the owner to still see under the deck to check for debris and will allow vines to grow over the lattice to create a greener space.

The contractor, Joe Highsmith, will attend the meeting.

Please let me know if there is anything I can provide for you to assist in resolving this issue.

Regards,

Matt

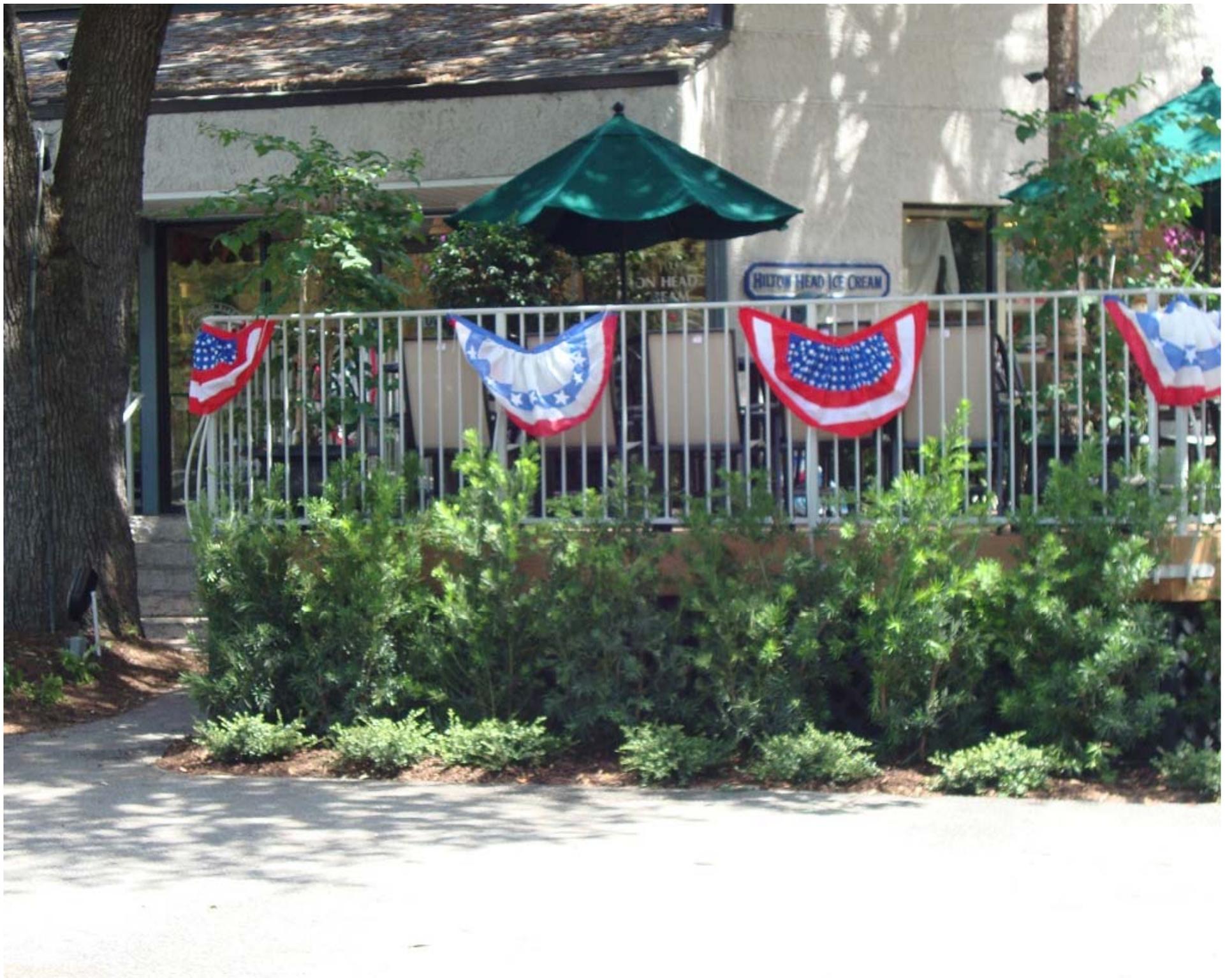


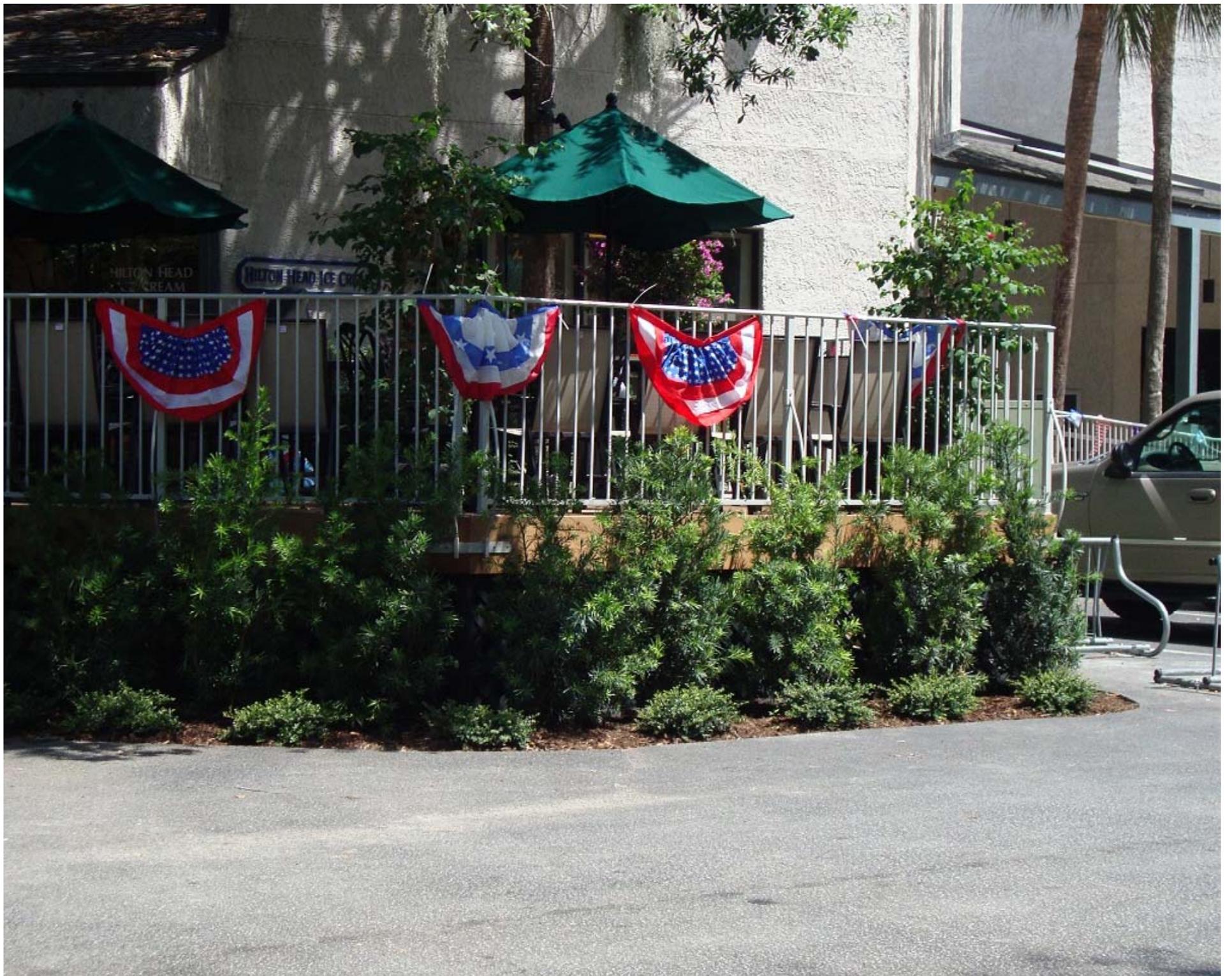


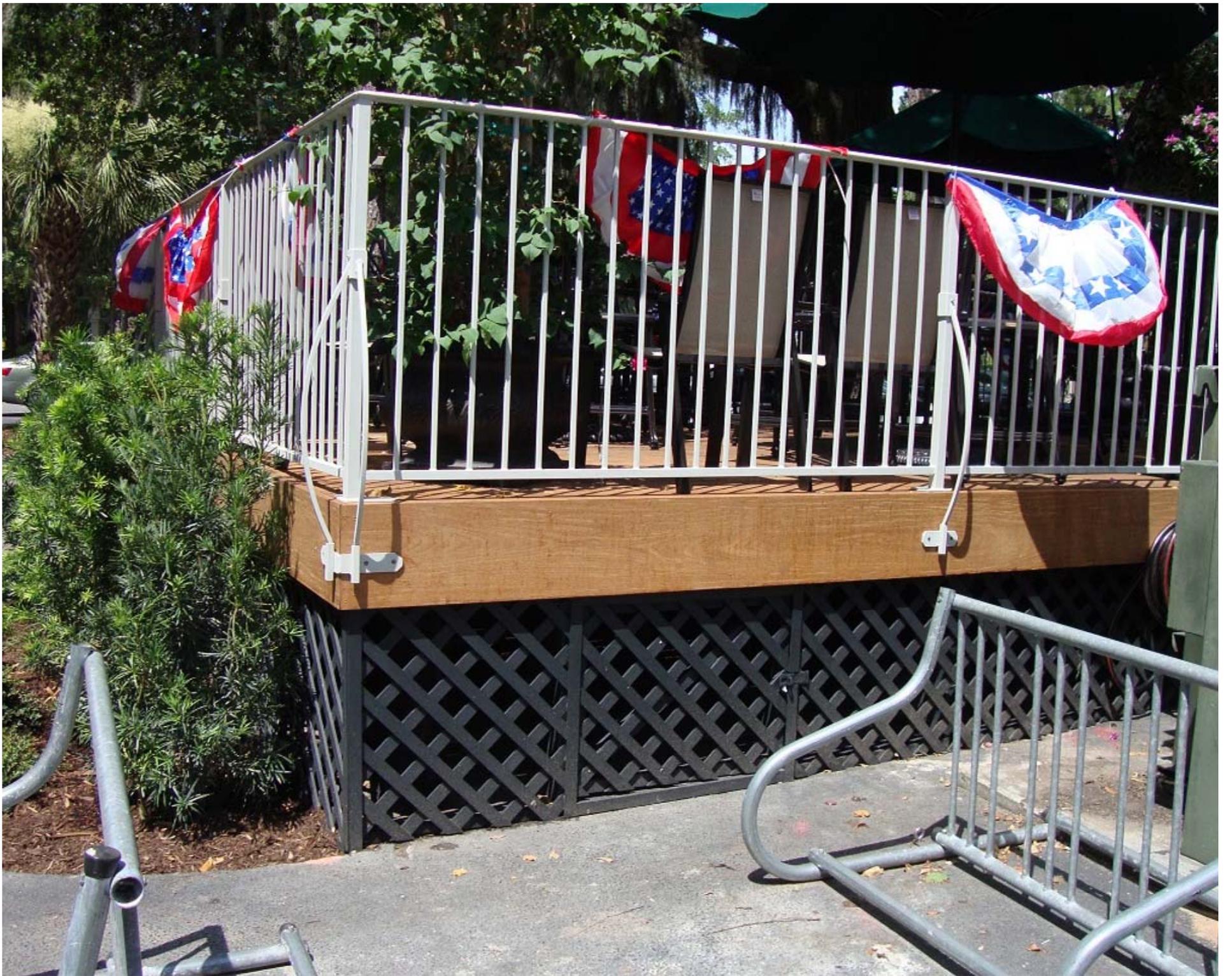
c matthew taylor
architect pa
po box 15
hilton head island
south carolina
29938

843.785.2282
SeaMateo@mac.com











Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Keith Bach Company: JPGA JUNIOR PLAYERS GOLF ACADEMY
 Mailing Address: 154 BEACH CITY ROAD SUITE B City: HIH State: SC Zip: 29926
 Telephone: 843-686-3355 Fax: 842-8220 E-mail: Keith.Bach@PGA.COM
 Project Name: GOLF ACADEMY Project Address: 128 BEACH CITY ROAD
 Parcel Number [PIN]: R510 004 000 0336 0000
 Zoning District: LC Overlay District(s): DRB

Jennifer R
Hilton Head Island SC GOV

CORRIDOR REVIEW, MAJOR DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

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

CD/CO Hilton Head Island
Jennifer Ray SC GOV

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

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 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
 Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development
 A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, 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:

Final Approval – Proposed Development

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- Final site development plan meeting the requirements of Appendix D: D-6.F.
- Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- 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

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- Photographs of existing structure.

Additional Submittal Requirements:

Signs

- Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.
- For freestanding signs:
- Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
 - Proposed landscaping plan.
- For wall signs:
- Photograph or drawing of the building depicting the proposed location of the sign.
 - Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

6/25/15

DATE

Site

The 1.18 acre site (Lot 1) is located at the south-west corner of Beach City Road and Finch Street. The Junior Players Golf Academy (JPGA) is proposing to re-locate its facility, currently located at 154 Beach City Road and to expand its program and campus.

The entrance/drive for the campus is off Finch Street, where parking spaces for 24 cars, including 2 handicapped spaces, are arranged along the perimeter edge of the property along Finch Street (16 cars) and a portion of Beach City Road (8 spaces). All required parking has been carefully planned and designed to minimize vehicular traffic on the site and to encourage campus pedestrian circulation.

A simple, low 4-foot high wood post and rail fence is also proposed along the Beach City Road and Finch Street property boundaries, with two (2) gates at the entrance to the campus. It is anticipated that the gates will remain in the open position to mark the entrance way. The fence design is the same as the one used for JPGA's Mitchellville Golf Cottages at 195, 197, 199, 201, 203, and 205 Beach City Road. See Fence Precedent on Sheet L.3.

Building & Site Arrangement

The three principle buildings for the JPGA campus include: the JPGA Offices Building (No.128) at 3,083 GSF; a Fitness & Training Center Building (No.126) at 4,804 GSF; and a Classroom Building (No.124) at 3,083 GSF. All three buildings total 10,970 GSF, with an allowable permitted density of 11,800 GSF of non-residential use.

The buildings are arranged and organized in a "U-shaped" configuration around a central outdoor courtyard. While the buildings are physically separated from one another, they are linked together by an exterior porch with continuous shed roof. Wood post and beams define the perimeter edge of porch and courtyard.

Building Layout & Materials

The building's design are based on the Low-Country vernacular/regional architecture of the traditional "Dog Trot" house. The dog trot house is characterized by two separated cabin rooms on either side, with a central connecting open passageway and a roof built to connect the two cabin rooms.

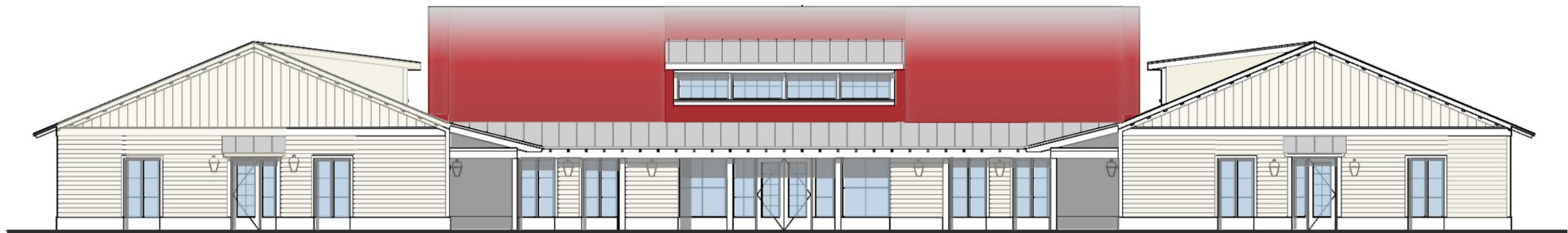
Each JPGA building is organized around a central "passageway" that includes the building entrance, Lobby and a glass walled room beyond, all of which allow natural light and views through the building – from front to back. Building space program requirements are organized around the central open Lobby space.

Building Materials & Details

Exterior materials include the use of various JamesHardi products including horizontal lap siding, vertical board and batten and base and trim boards. Large French door-type windows and the use of glass and transom windows at each of the building entrances and lobby, help to provide natural light, openness and a sense of welcome.

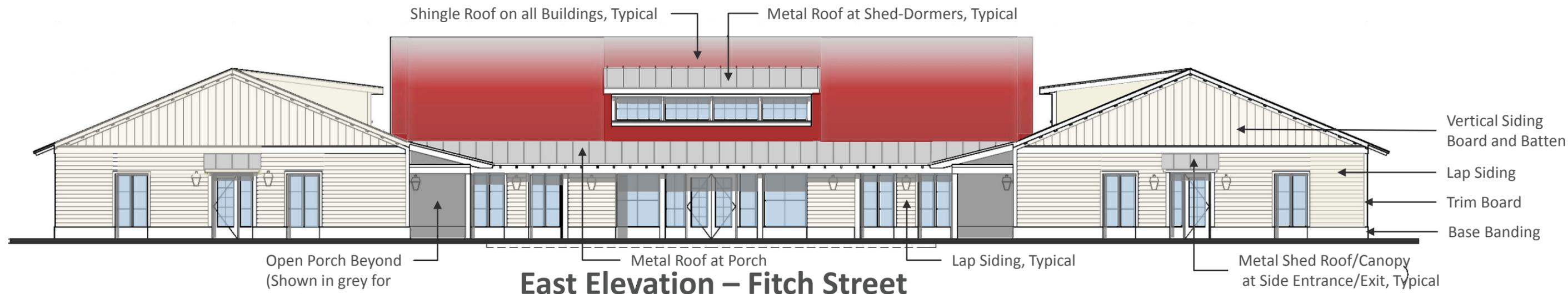
The building roofs are a red asphalt/composite shingle that re-call the coloring of early Low Country rusted metal roofs. The wide 3-foot overhangs and porches help to provide shade to the interior. The gable-form roofs are accented by low clerestory shed-roof dormers that are located above each entrance/lobby space and provide natural light throughout the day. The dormers and porch shed-roof are metal standing-seam.

Outside, around the perimeter of the building facades facing the courtyard, lantern-style lighting fixtures provide "points-of-light" at night that reinforce the arrangement of the buildings and the pedestrian circulation along the porch around the central outdoor courtyard.



East Elevation – Fitch Street





Open Porch Beyond
(Shown in grey for
Graphic/contrast
purposes only, not
actual color)

East Elevation – Fitch Street



Berridge Standing Seam
Metal Roof, Zinc-Cote

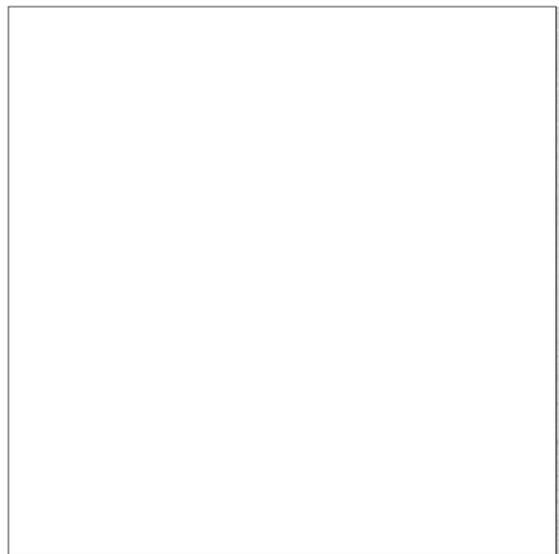


CertainTeed Shingle Roof
Landmark Series, Cottage Red

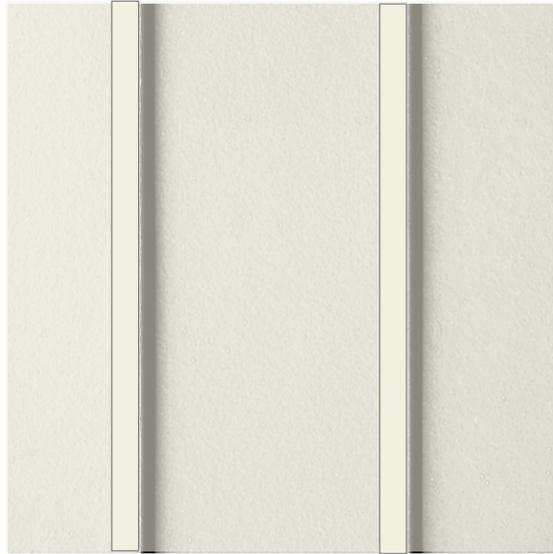
Note:
Due to limitations and inconsistency in the printing and reproduction process, actual colors shown may not be entirely accurate. Actual color chips will be provided.



HardiePlank (Lap Siding)
Smooth, SW 6385 Dover White



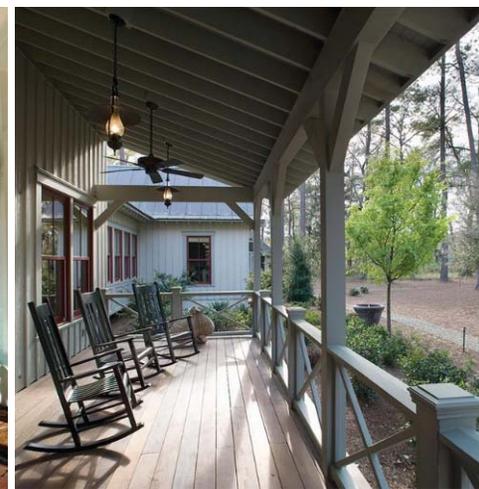
HardieTrim (Base, Post-Beams, Trim)
SW 7006, Extra White



HardiePanel (Vertical Siding)
Board and Batten, Smooth
SW 6385, Dover White



Sherwin Williams (Siding Color)
SW 6385, Dover White



PRECEDENT IMAGES PORCH

The roof slopes are as follows:

- All buildings are 5:12 slope (asphalt shingle)
- All porch roofs (around courtyard) are 3:12 slope (metal standing seam)
- All dormer roofs are 1.5:12 slope (metal standing seam)

SOFTLAWN® BLUEGRASS BLEND



Lawn &
Landscape

PROPERTY

Primary/Stalk Yarn Polymer

Secondary/Thatch Yarn Polymer

Yarn Cross Section

Standard Colors

UV Stabilized

Fabric Construction

Primary Backing

Coating Type(s)

Perforations

Recommended Infill

Pile Height

Total Weight

ISO 9001 Quality Assured

Roll Width

DESCRIPTION

Polyethylene

Polypropylene

Polyethylene Monofilament Classic Spine/
Texturized Polypropylene

Field/Olive; Field with Forest/Olive Thatch

Yes

Tufted

Dual layered woven polypropylene

SilverBack™ Polyurethane

Yes

2-3 lbs. Silica Sand

1 3/4"

82 oz.

Yes

15 Ft.



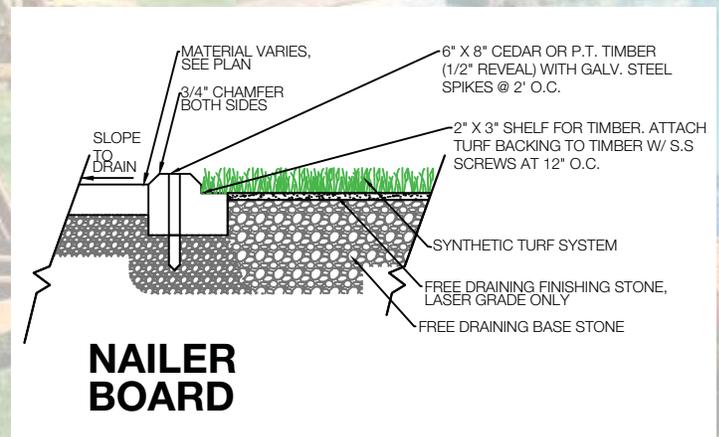
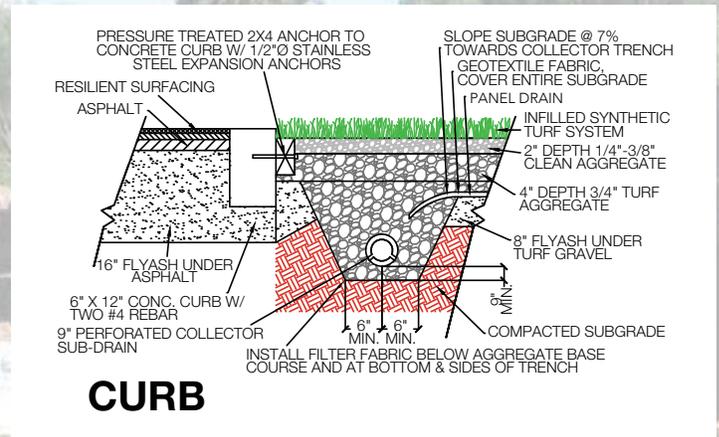
ADVANTAGES

- Requires no water
- Virtually maintenance-free
- Fresh cut appearance
- Needs no chemicals or fertilizer
- Never needs mowing or insecticides
- Clean and can be cleaned - Unlike mulch and shredded rubber
- ADA/ABA compliant - Crutches won't sink in and wheelchairs roll
- Safety - No more buried glass or other harmful objects
- Lead Free
- Provides excellent drainage
- Recyclable components
- Does not support stain or odor causing bacteria, mold or mildew

SOFTLAWN® BLUEGRASS BLEND

BENEFITS

SoftLawn® Bluegrass Blend is an excellent landscape product, with a thatch layer for added body, reducing the amount of infill needed. The four color blend of this product provides an authentic look and feel that truly resembles a natural lawn. Bluegrass Blend can be used for landscapes, putting green fringes, playgrounds and pet areas.



It is the policy of Synthetic Turf International to continuously improve their line of products. Therefore, Synthetic Turf International reserves the right to change, modify or discontinue systems, specifications and accessories of all products at any time without notice or obligation to purchaser. These are standard specifications subject to manufacturing tolerances and consumer requests.



LED ALF FLOOD FAMILY	Cat.#		 HUBBELL Outdoor Lighting
	Job	Type	
			Approvals

SPECIFICATIONS

Intended Use:

ALF is excellent for small floodlighting applications such as signs, façade, landscape accent or small area illumination. The compact, low profile size allows the flood to be easily hidden or blend into the landscape environment.

Construction:

- Low copper extruded aluminum construction provides long life in outdoor ground mounted applications. Ribbed design adds styling while dissipating LED and driver heat, providing longer component life.
- Tempered and impact resistant glass lens with decorative silk screen seals to housing with silicone gasket
- Dark Bronze powder paint finish provides durable and lasting appearance

Optics/Electrical

LED:

- Six or twelve LEDs produce 905 or 1913 lumens at 5000K
- Wide 6 x 5 beam spread covers three times the set back distance with uniform light
- Universal voltage driver is 120-277V*, 50/60hz, with 10.1 input watts (ALF-6LU) 21.4 input watts (ALF-12LU)

*In Canada, ALF should be used for voltages 120-240 only

Installation:

- Knuckle mount: Universal ½" swivel knuckle has serrated teeth for sure aiming. Knuckle threads are brass insuring quality installation and corrosion resistance
- Wall mount: Cast aluminum cover/quick mount plate and universal adapter allows easy installation to 3-½ or 4" standard junction boxes

Listings:

Listed to UL 1598 for use in wet locations

- ALF-6 IP65 • ALF-12 IP64

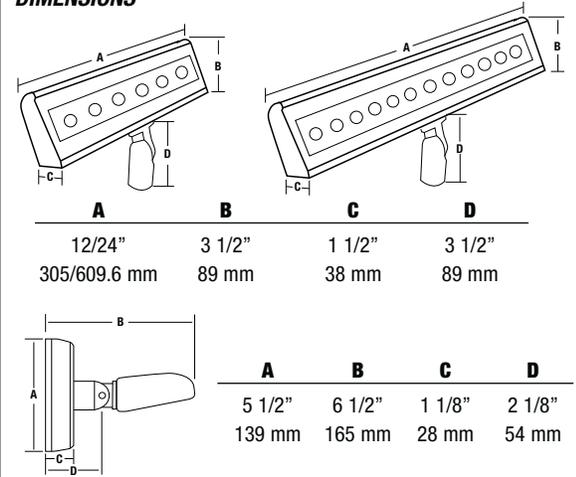
Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS



CERTIFICATIONS/ LISTINGS



IP64
IP65

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
ALF-6LU	9.7 (4.4)	18.5 (47)	14.3 (36.5)	5.7 (14.5)	2
ALFW-6LU	11.4 (5.2)	18.5 (47)	14.3 (36.5)	5.7 (14.5)	2
ALF-12LU	6.5 (2.97)	24.8 (63)	8.8 (22.5)	3.14 (8)	1

ORDERING INFORMATION

ORDERING EXAMPLE: ALF-6LU-5K-BZ

Catalog Number	Wattage	Number of LEDs	Voltage ¹	Lumens	Life	LPW	CCT	Weight lbs. (kg)
1/2" KNUCKLE MOUNT								
ALF-6LU-5K-BZ	10.1	6	120-277V	905	50,000 hrs	90	5000K	4.0 (1.8)
ALF-12LU-5K-BZ	21.4	12	120-277V	1913	50,000 hrs	89	5000K	8.0 (3.6)
WALLMOUNT								
ALFW-6LU-5K-BZ	10.7	6	120-277V	510	50,000 hrs	48	5000K	4.5 (2.0)
ALFW-6LU-5K-BZ-PC	10.7	6	120V	510	50,000 hrs	48	5000K	4.5 (2.0)

¹ Unit should not be used above 240V in Canada



HUBBELL
Outdoor Lighting

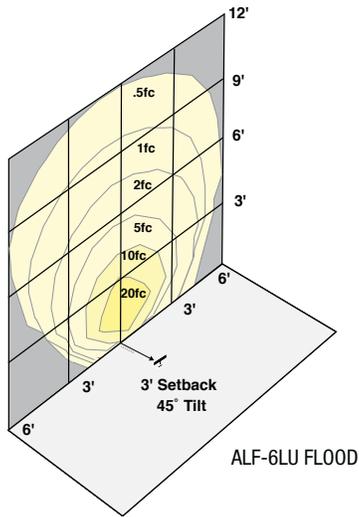
Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

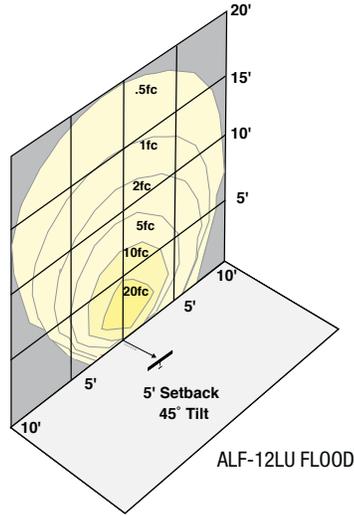
© 2015 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

ALF-SPEC 1/15

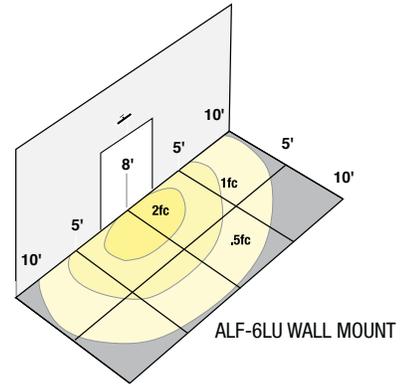
PHOTOMETRICS



ALF-6LU FLOOD



ALF-12LU FLOOD



ALF-6LU WALL MOUNT

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	CCT	LUMENS	BEAM (H X V)	LPW ¹
6	STD. (470mA)	5K	905	6 x 5	90
12	STD. (470mA)	5K	1913	6 x 5	89

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)	POWER FACTOR
6	STD. (470mA)	120	10.1	.09	.97
		277	12.5	.06	.78
12	STD. (470mA)	120	21.0	.18	.98
		277	25.5	.12	.78



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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ALF-SPEC 2/15

Beach City Road

BEACH CITY ROAD 66' R/W

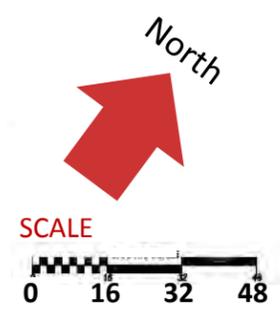
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1 2 3 4 5 6 7 8



Existing Structure

Project Components

1. Existing Trees & Natural Landscape
2. Proposed Perimeter Wood Fence. See Sheet L2
3. Finch Street Entrance/Exit
4. Proposed Ground Sign. Not Included in this Submittal.
5. Drive & Parking Spaces (24 spaces, including 2 HC)
6. Dumpster Enclosure with Gates/Doors
7. Student Drop-Off/Pick-Up
8. Courtyard/Gathering Space
9. North/South Lawn
10. JPGA Office Building (No.128). 3,083 SF
11. JPGA Fitness & Training Center Building (No.126). 4,804 SF
12. Classroom Building (No.124). 3,083 SF

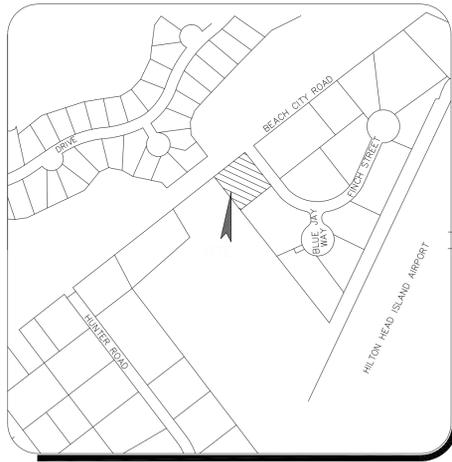


ADDRESSING NOTES:

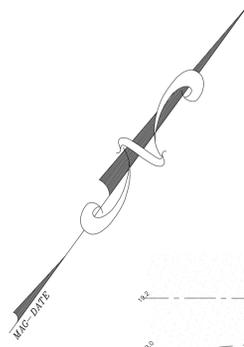
1. THE STREET ADDRESS WILL NEED TO BE POSTED ON ANY NEW SIGNAGE AND BE VISIBLE FROM THE STREET.
2. THE COLOR OF THE ADDRESS NUMBERS MUST CONTRAST WITH THE BACKGROUND MATERIAL.
3. ADDRESS MUST BE POSTED WITHIN 20 FEET OF THE PROPERTY LINE AND CLEARLY BE VISIBLE FROM THE STREET.
4. NUMBERS ARE TO BE REFLECTIVE.
5. NUMBERS ARE TO BE A MINIMUM OF 4 INCHES IN HEIGHT.
6. NUMBERS ARE TO BE A MINIMUM OF 1/2 INCHES IN WIDTH.

DEVELOPMENT NOTES:

1. STANDARD PARKING SPACES SHALL BE 9' X 18. COMPACT SPACES SHALL BE 9' X 15'.
2. WHEEL STOPS ARE REQUIRED AT THE END OF ALL PARKING SPACES WHERE THERE IS NO CURBING.
3. PARKING SPACES ARE MARKED WITH WHITE PAINTED LINES, EXCEPT WHERE ACCESSIBILITY REQUIREMENTS REQUIRE THAT SPACES BE DELINEATED IN BLUE.
4. DUMPSTER ENCLOSURE TO COMPLIMENT BUILDING ARCHITECTURE IN COLOR AND MATERIALS AND SHALL BE SCREENED WITH LANDSCAPING.



SITE LOCATION MAP



R510 008 000 0085 0000
BEAUFORT COUNTY
PO BOX 1228
BEAUFORT SC 29901-1228

LEGEND

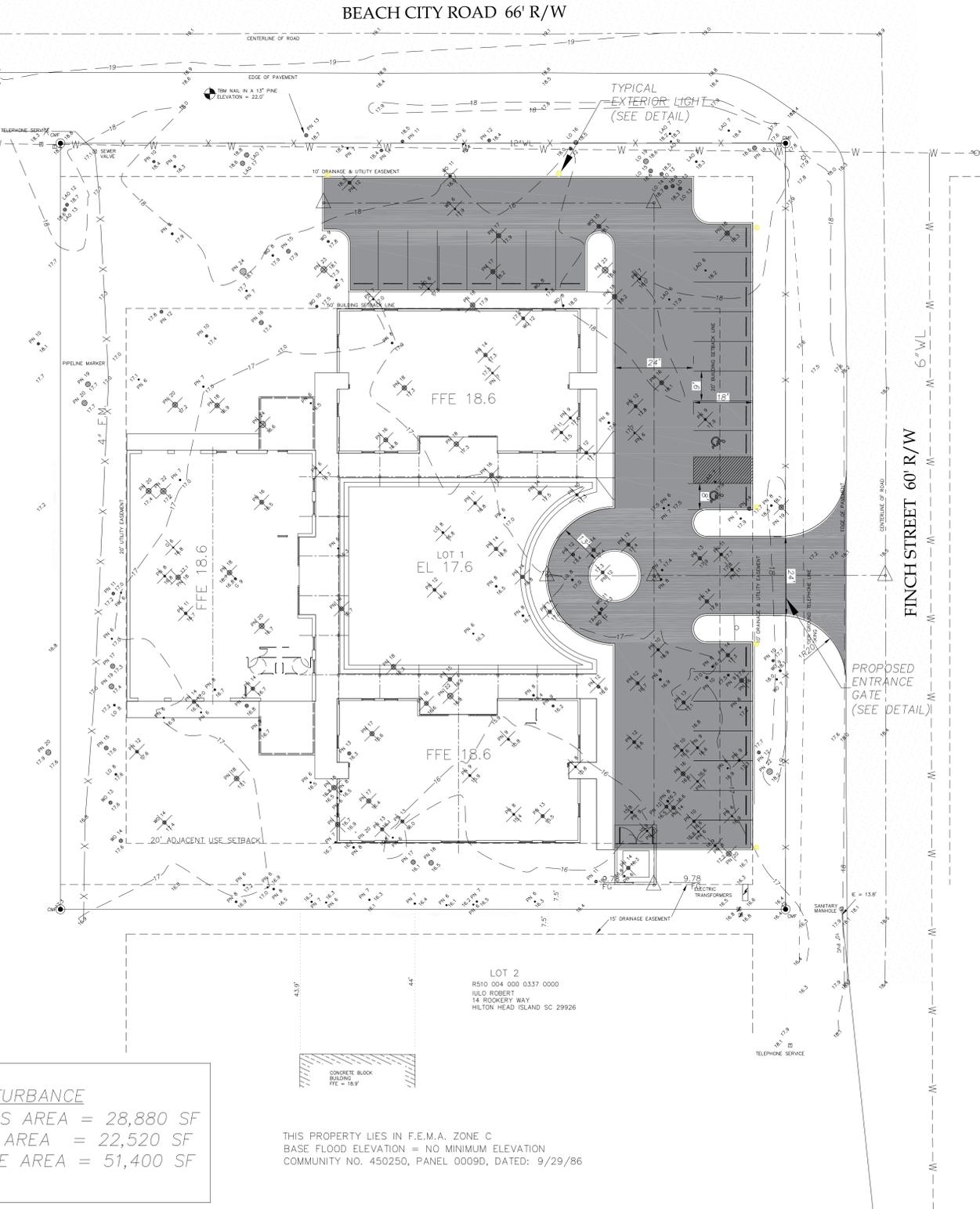
EXISTING	PROPOSED
--- PROPERTY BOUNDARY	PL PROPERTY BOUNDARY
--- ADJACENT PROPERTY BOUNDARY	PL ADJACENT PROPERTY BOUNDARY
--- RIGHT-OF-WAY	R/W RIGHT-OF-WAY
--- SBACK SETBACK	SBACK SBACK
--- ESMT EASEMENT	ESMT EASEMENT
--- FENCE	--- FENCE
--- GUARDRAIL	--- GUARDRAIL
--- RAILROAD LINE	--- RAILROAD LINE
--- SIGN	--- SIGN
--- CURB AND GUTTER	--- CURB AND GUTTER
--- CONCRETE WALK/PAD	--- CONCRETE WALK/PAD
--- LIGHT-DUTY ASPHALT	--- LIGHT-DUTY ASPHALT

GENERAL NOTES:

1. CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK TO VERIFY AND BECOME FAMILIAR WITH CONDITIONS AFFECTING THE PROPOSED CONSTRUCTION BEFORE SUBMITTING PROPOSALS. ANY QUESTIONS OR CONCERNS THE CONTRACTOR MAY HAVE REGARDING THE PLANS, SPECIFICATIONS OR THE "WORK" SHALL BE DIRECTED BY THE ENGINEER.
2. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND PAY NECESSARY FEES BEFORE WORK BEGINS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL WORK IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A SURVEY PROVIDED BY SEA ISLAND SURVEYING AND DATED 07-02-14.
5. EXISTING UTILITY INFORMATION SHOWN IS BASED ON DRAWINGS PREPARED BY SEA ISLAND SURVEYING DATED JULY 02, 2014.
6. THE ENGINEER HAS MADE ALL POSSIBLE ATTEMPTS TO LOCATE EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO NOTE ANY CONFLICTS. ANY DAMAGE TO UTILITIES INCURRED DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
8. CONTRACTOR MAY NOT BEGIN ANY WORK IN SCODT R/W WITHOUT APPROVAL FROM SCODT.

LAND DISTURBANCE
 IMPERVIOUS AREA = 28,880 SF
 PERVIOUS AREA = 22,520 SF
 TOTAL SITE AREA = 51,400 SF

THIS PROPERTY LIES IN F.E.M.A. ZONE C
 BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
 COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86



SITE DATA: JPGA TRAINING FACILITY

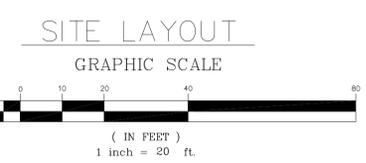
TOTAL SITE ACREAGE	1.18 AC.
TOTAL DISTURBED AREA	0.66 AC.
ZONING	LC
TMS#	510-0004-0336
EX. IMPERVIOUS AREA	51,400 SF 1.18 AC.
PROPOSED LOT COVERAGE	28,880 SF 0.66 AC.
PERCENT LOT COVERAGE	55.9%
PROP. IMPERVIOUS AREA	28,880 SF 0.66 AC.
PERCENT IMPERVIOUS	46.1%
PROP. IMPERVIOUS PAVERS	
TOTAL BUILDING SQUARE FOOTAGE	10,970 S.F.
MAXIMUM ALLOWABLE DENSITY	27,000 S.F.
PROPOSED DENSITY	10,970 S.F.
PARKING	
MINIMUM PARKING REQUIRED	22 SPACES
PARKING PROVIDED	24 SPACES
BICYCLE PARKING REQUIRED	11 SPACES
BICYCLE PARKING PROVIDED	12 SPACES
BUILDING SETBACKS	
ALONG MINOR ARTERIAL (BEACH CITY)	50 FEET
ALONG OTHER STREETS (FINCH)	20 FEET
SIDE YARD	20 FEET
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
BUILDING HEIGHT PROPOSED	26.5 FEET

LOT 13
 R510 004 000 0348 0000
 HERTZ REALTY CORPORATION
 225 BRAE BLVD
 PARK RIDGE, NJ 07656

	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT



THE PRESENCE, SIZE, AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND VISIBLE ABOVE GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE, AND PIPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.



STAMP: RELEASE FOR CONSTRUCTION DATE: _____
 RELEASE FOR PERMIT DATE: _____
 Other: _____

TATE DESIGN GROUP
 SITE DESIGN ENGINEERS
 1821 Curtis Drive, North Augusta SC 29841
 803.226.7979 Fax 803.310.6044
 tatedesigngroup@gmail.com

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NO.	DATE	REVISION
6-	20-15	

JPGA GOLF FITNESS & TRAINING FACILITY
 124 BEACH CITY ROAD
 HILTON HEAD ISLAND, SC
 PREPARED FOR:
JUNIOR PLAYERS GOLF ACADEMY

PROJECT NO: 15008.00.HH
 DRAWN BY: MST
 CHECKED BY: MST

SHEET NO. **2** OF 15

PLANTING NOTES:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
5. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
6. ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
7. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
8. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
9. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
10. HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
11. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
12. PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.

MULCH & IRRIGATION

MULCH	10,945 SF	3" DEEP LONGLEAF PINE STRAW MULCH
IRR	14,795 SF	100% COVERAGE OF ALL PLANT BED AND SOD AREAS

RS10 008 000 0285 0000
BEAUFORT COUNTY
PO BOX 1228
BEAUFORT SC 29901-1228

LANDSCAPE REQUIREMENTS:

GRASS: AREAS

SEEDING SHALL BE AT THE FOLLOWING RATES: PER 1000 SF OF AREA:

- 3 LBS TURF TYPE FESCUE TYPE "A"
- 3 LBS TURF TYPE FESCUE TYPE "B"

NOTE: TWO DIFFERENT FESCUES TO BE SELECTED FROM VARIETIES RECOMMENDED FOR PROJECT AREA

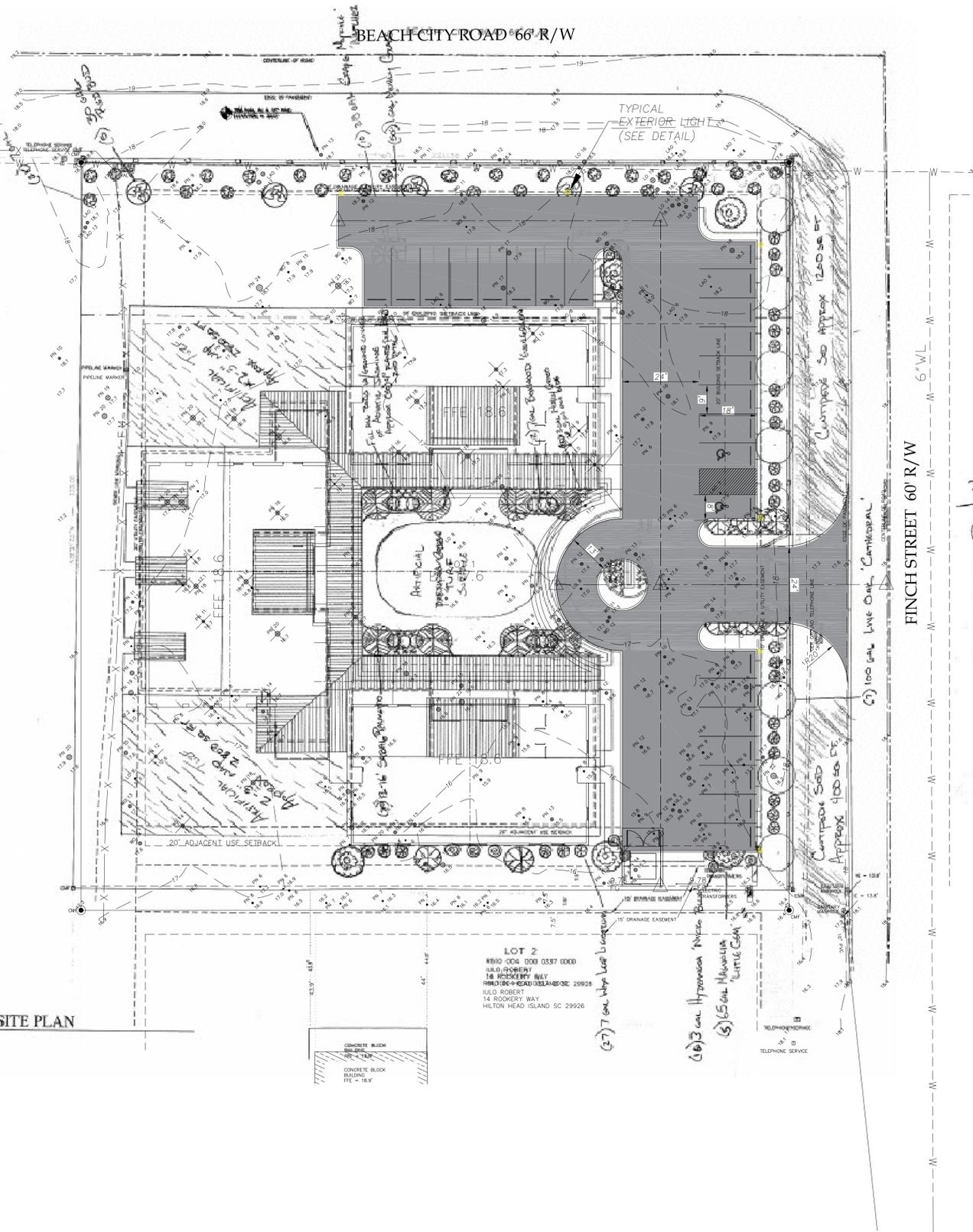
TREE PROTECTION & REMOVAL NOTES:

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

LEGEND

- ⊕ FLOWERING ANNUAL
- ⊙ SMALL BUSH
- ⊙ WAX MYRTLE
- ▨ GRASS
- ▨ MULCH

A1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

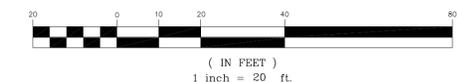


PLANT LIST

- ⊕ 100 gal Live Oak 'CATHEDRAL' 16.0" CALIPER
- ⊙ 355 gal Magnolia 'LITTLE GEM' 16.0" CALIPER
- ⊙ 12-16' Small Palmetto
- ⊕ 30 gal Cape Myrtle 'N. TCHER' 16.0" 3" CALIPER
- ⊙ 30 gal Red Bud 16.0" 1.5" UPPER
- ⊙ 7 gal Boxwood
- ⊙ 7 gal Wax Leaf Ligustrum
- ⊙ 3 gal Hydrangea 'NICKO BLUE'
- ⊙ 7 gal Azalea 'FORMOSA'
- ⊙ 60 gal Muhly Grass
- * 200 4" Asiatic Jasmine

LANDSCAPE PLAN

GRAPHIC SCALE



RELEASE FOR CONSTRUCTION DATE:
RELEASE FOR PERMIT DATE:
Other

TATE DESIGN GROUP

SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

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NO.	DATE	REVISION
04-25-15		

JPGA GOLF FITNESS & TRAINING FACILITY
124 BEACH CITY ROAD
HILTON HEAD ISLAND, SC
PREPARED FOR:
JUNIOR PLAYERS GOLF ACADEMY

PROJECT NO: 15008.00.HH
DRAWN BY: MST
CHECKED BY: MST

LANDSCAPE PLAN

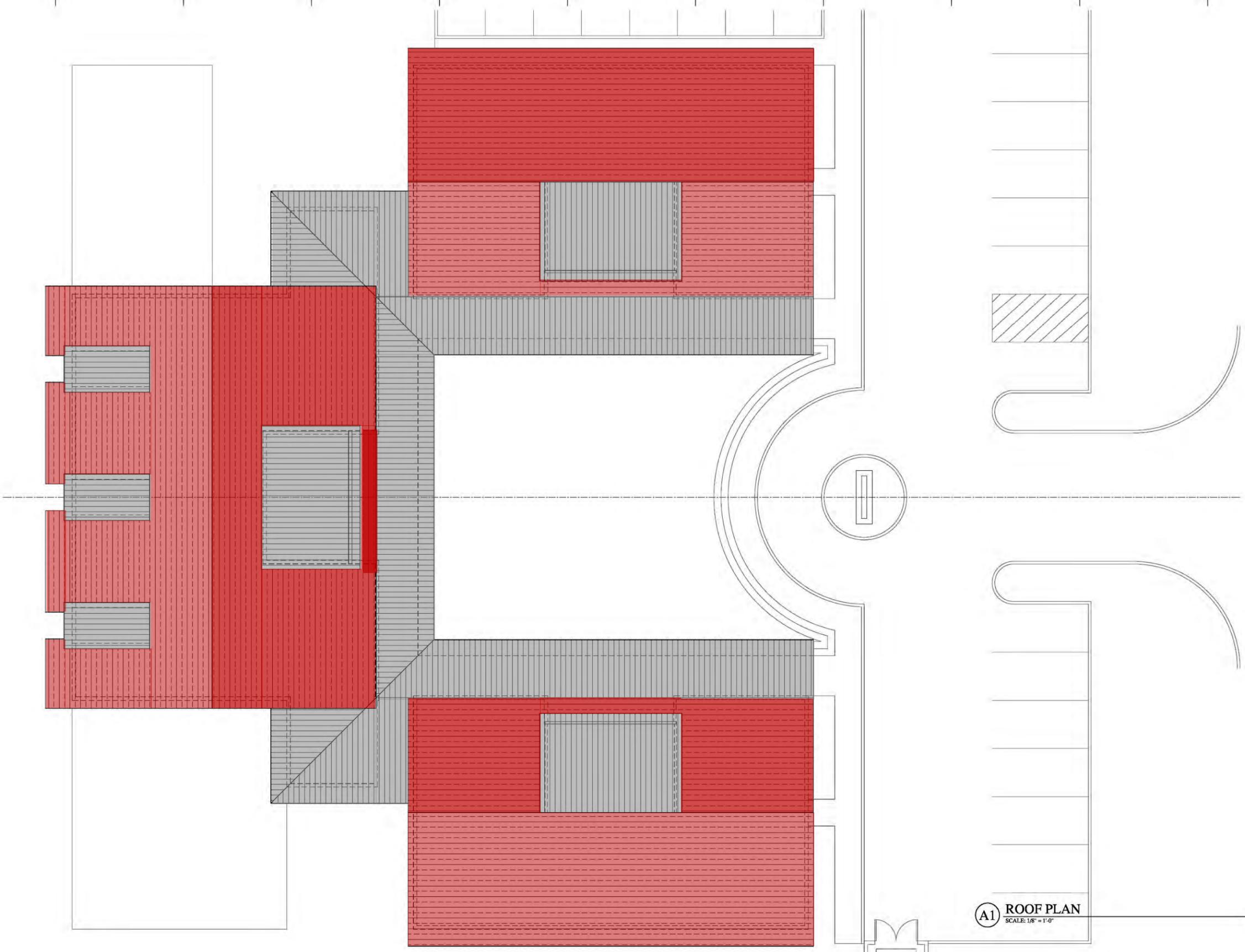
SHEET NO. **10**
OF 15

NOT FOR CONSTRUCTION

JPGA TRAINING FACILITY

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1 2 3 4 5 6 7 8 9 10



(A1) ROOF PLAN
SCALE: 1/8" = 1'-0"



PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street | Peninsula, Ohio 44264
P 330.639.6000 | F 330.639.2419
www.pna-architects.com

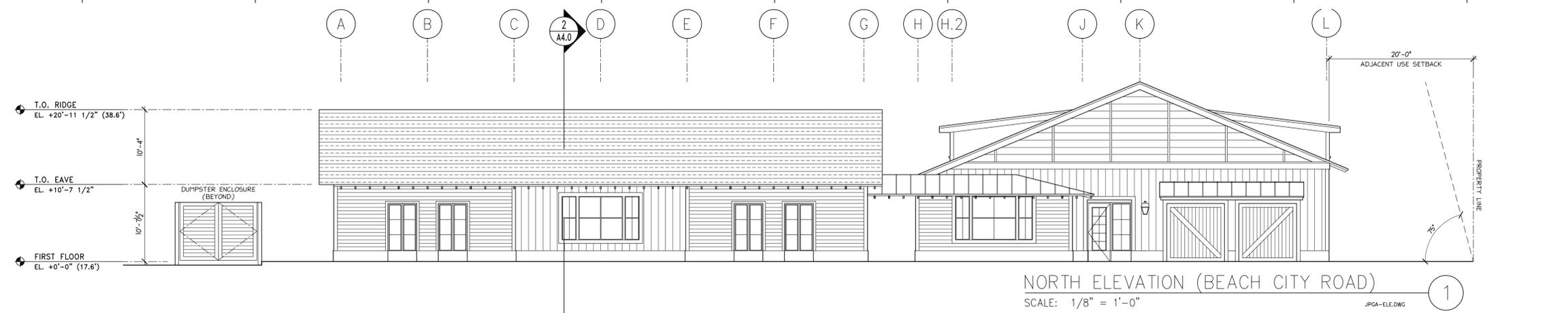
JPGA GOLF FITNESS & TRAINING CENTER
124 Beach City Road
Hilton Head Island, SC 29926
LOT #1 Beach City Commercial Center

Date	
06/30/15	DRB SUBMITTAL
Scale	As Noted

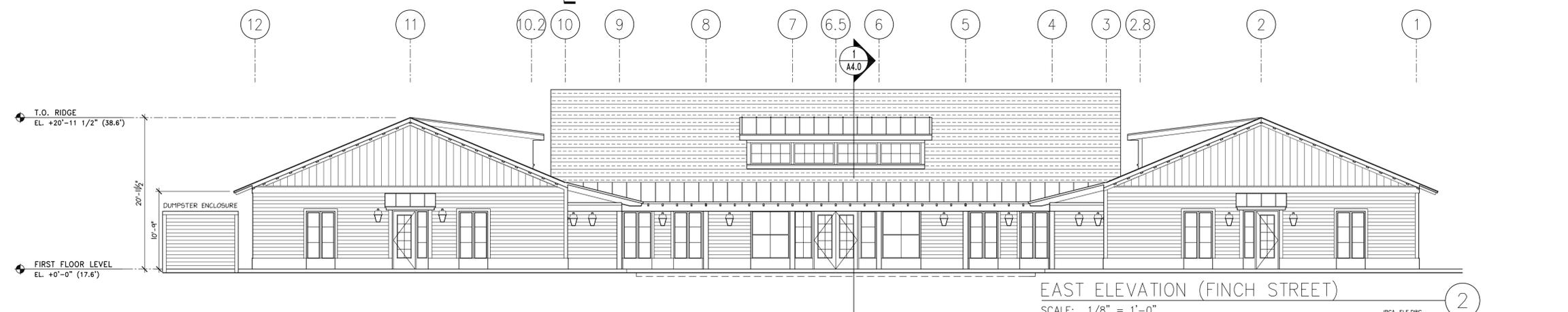
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© 2013 Peninsula Associates Architects, LLC



ROOF PLAN



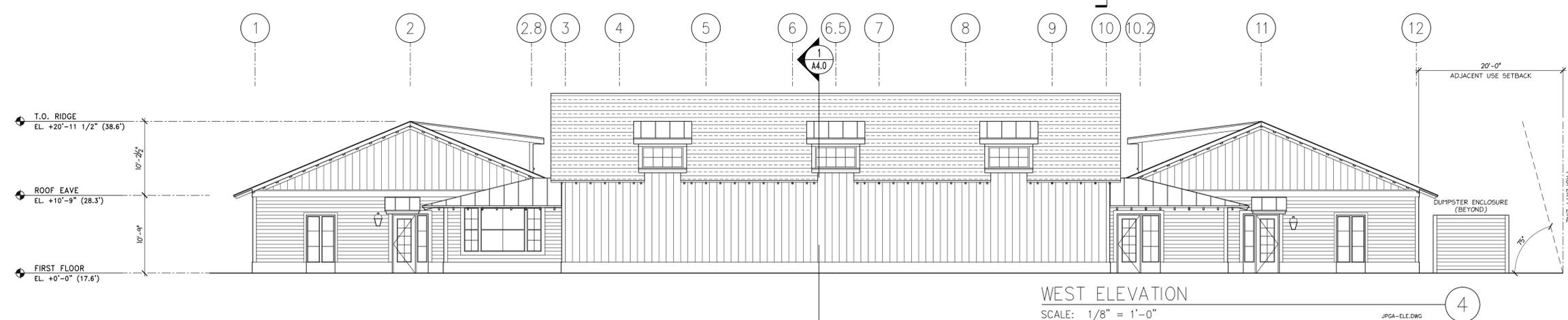
NORTH ELEVATION (BEACH CITY ROAD)
SCALE: 1/8" = 1'-0"
JPGA-ELE.DWG 1



EAST ELEVATION (FINCH STREET)
SCALE: 1/8" = 1'-0"
JPGA-ELE.DWG 2



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
JPGA-ELE.DWG 3



WEST ELEVATION
SCALE: 1/8" = 1'-0"
JPGA-ELE.DWG 4

PENINSULA ARCHITECTS

P.O. Box 235 | 1775 Main Street | Peninsula, Ohio 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

JPGA GOLF FITNESS & TRAINING CENTER

124 Beach City Road
Hilton Head Island, SC 29926
LOT #1 Beach City Commercial Center

Date	
06/30/15	DRB SUBMITTAL
Scale	As Noted

A3.0

H

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F

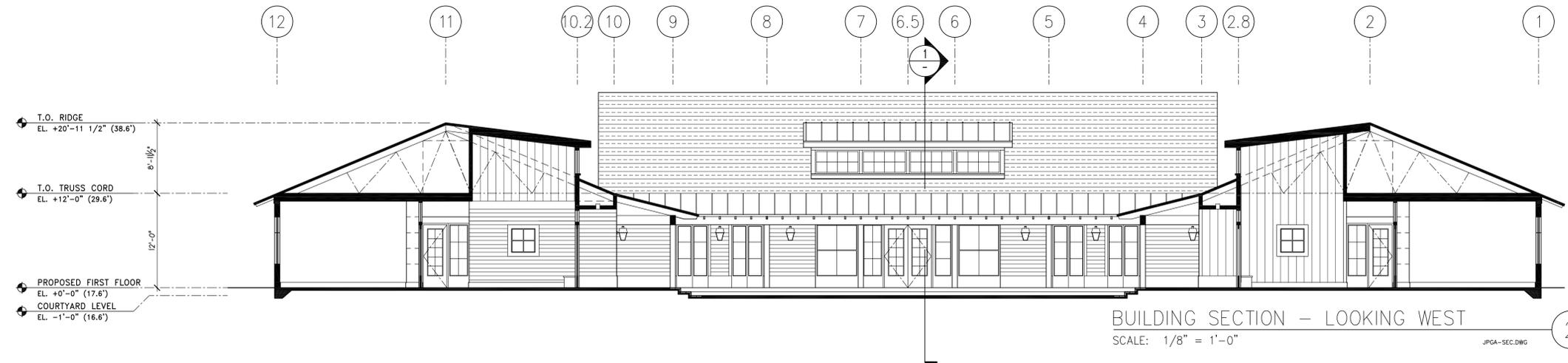
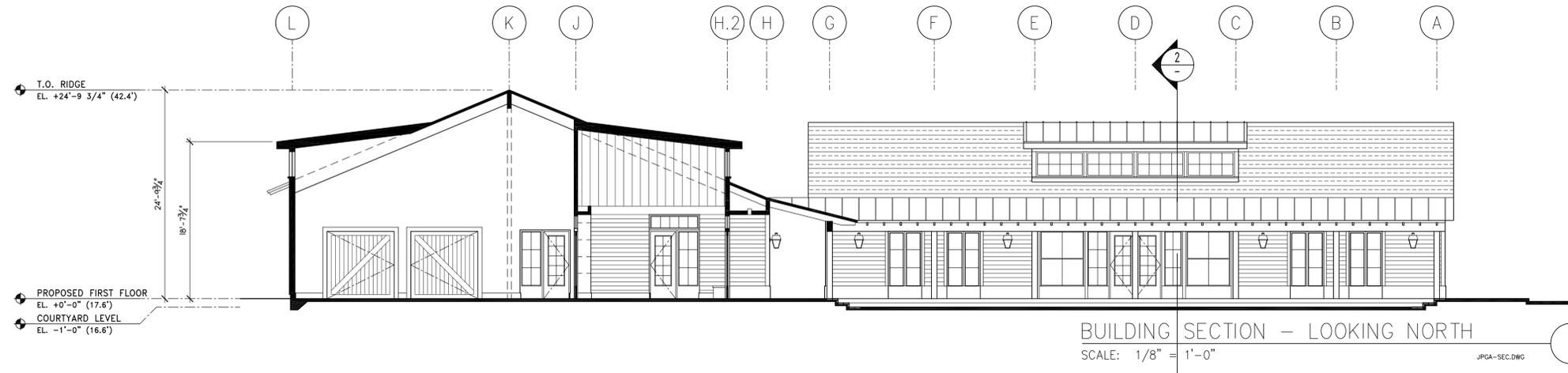
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A



A1 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

PENINSULA ARCHITECTS

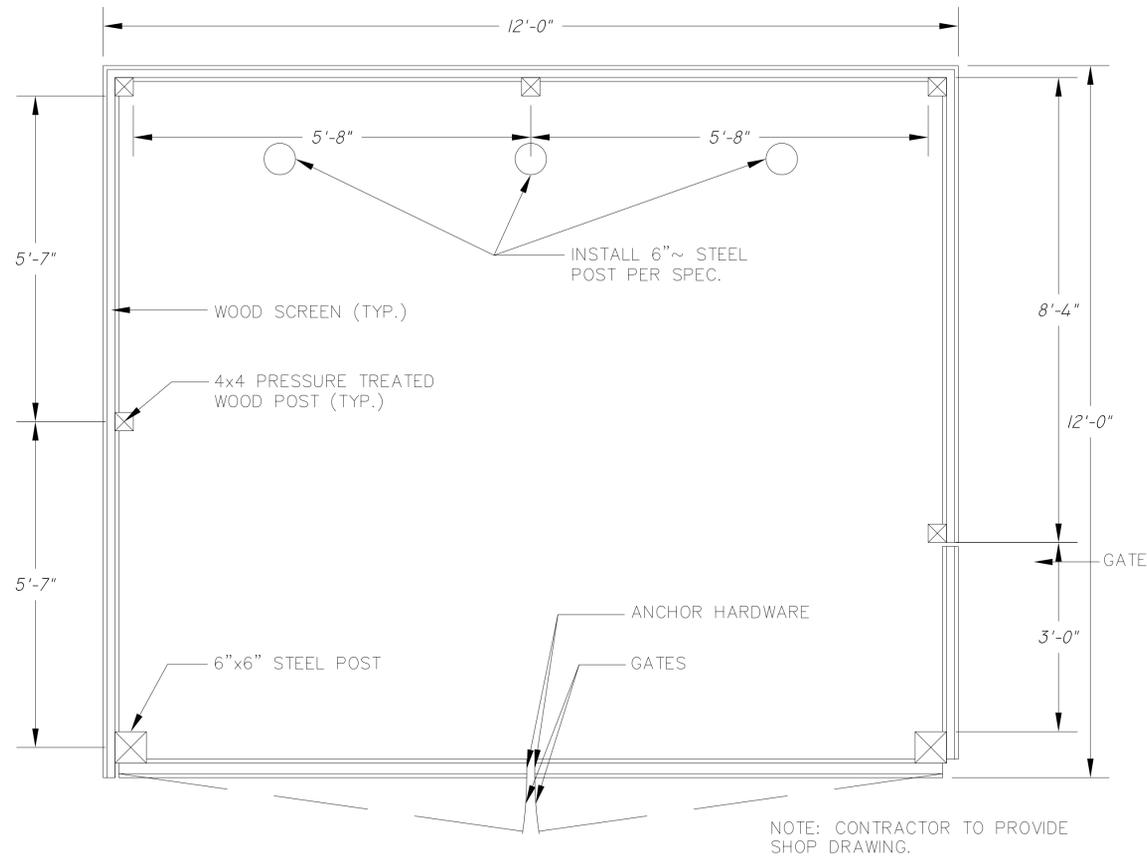
P.O. Box 235 | 1775 Main Street | Peninsula, Ohio 44264
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JPGA GOLF FITNESS & TRAINING CENTER

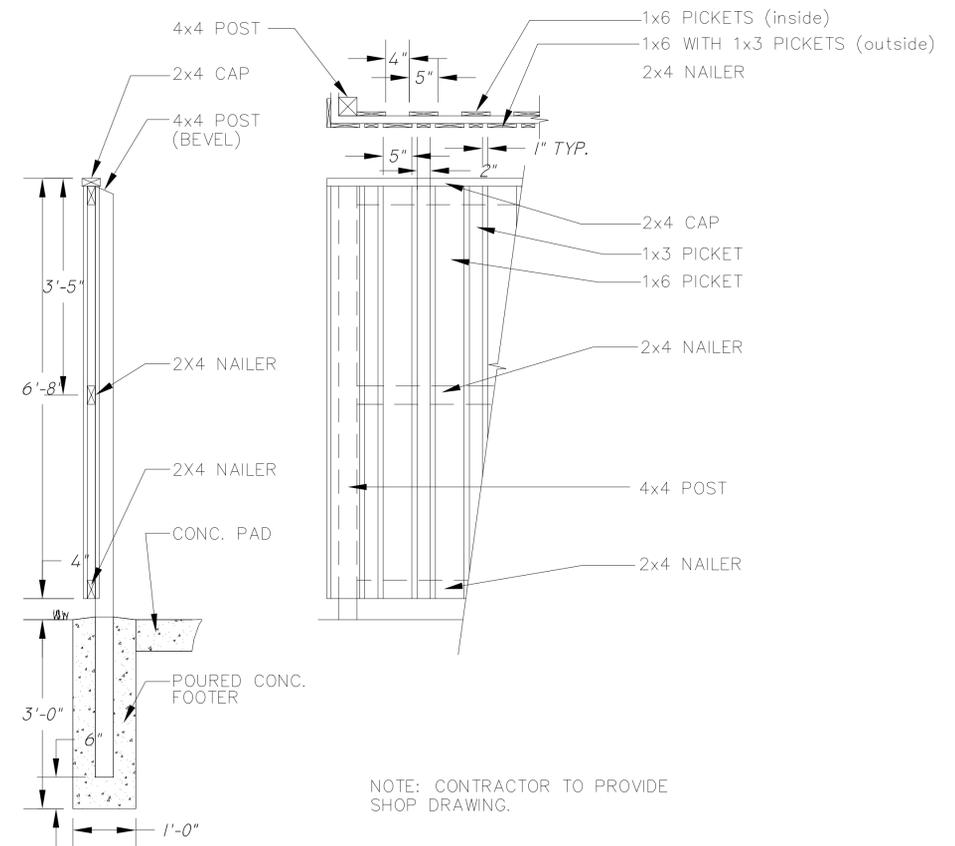
124 Beach City Road
Hilton Head Island, SC 29926
LOT # 1 Beach City Commercial Center

Date	
06/30/15	DRB SUBMITTAL
Scale	As Noted

A4.0



DUMPSTER SCREEN PLAN



DUMPSTER SCREEN SECTION

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: Golf Academy – NEW DEVELOPMENT FINAL

DRB#: DRB-001268-2015

DATE: July 14, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: Staff recommends no action be taken until following items along with any Board comments be addressed.

1. Landscape plan should be revised for review/approval by DRB and should address plant spacing (especially in parking lot islands), to add significant landscaping between parking/sidewalks and buildings, to add landscape screen at dumpster, to add more native plants, to reflect trees/landscape material to remain and trees to be removed, etc.
2. Cut sheets for site lighting and building lighting should be provided for review/approval by DRB.
3. Site plan should be updated for review/approval by DRB to clarify all proposed site elements including courtyard. Provide details for all site elements including fence, gates, dumpster, and monument sign.
4. Consider a darker color (i.e. beige) for the building that is more in keeping with Beach City Road area.

ARCHITECTURAL DESIGN				
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"/>	Majority of existing trees are removed and few trees are proposed.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building color (SW 6385 'Dover White') and trim color (SW 7006 'Extra White') are not nature

				blending and are too light/bright for neighborhood, especially due to lack of many canopy trees.
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings 5:12 (asphalt shingle), porch roofs 3:12 (metal standing seam), and dormer roofs 1.5:12 (metal standing seam)
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"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lap siding and vertical siding (hardie products), fence, dumpster enclosure.
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited lantern style lighting shown on building elevations. Site plan shows (6) "typical exterior light". Cut sheets for each light type should be provided for review/approval by DRB. All lighting must meet requirements of LMO Section 16-5-108.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conflict between dumpster detail (2 gates) and site plan (1 gate). Conflict between dumpster detail (vertical boards) and building elevations (horizontal boards). Provide detail for dumpster gate. Proposed fence at Beach City Road and Finch Street is in keeping with design of buildings. Provide detail for fence and gate including colors and materials, to be reviewed/approved by DRB.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	Existing trees in buffers proposed to remain. Most other existing trees proposed to be removed.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking lot islands over planted. No planting shown at buildings.
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"/>	No landscaping shown at dumpster enclosure.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Few native plants are used.
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantings along Beach City Road appear in conflict with existing trees.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Plant spacing not included in plant schedule. Parking lot islands overplanted.
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sod proposed at entrance from Finch Street. Artificial turf proposed on either side of Fitness & Training Center Building and in courtyard.
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No landscaping shown on west property line or portion of south property line. Recommend wax myrtle or saw palm, etc. with existing trees.
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" 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"/>	T.B.D.
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Bicycle parking and Electric Vehicle Charging Station are not shown on site plan.