



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, April 26, 2022 – 1:15 p.m.
AGENDA

The Design Review Board meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers.

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Swearing in Ceremony of New Design Review Board Member Todd Theodore** –
Performed by Josh Gruber, Deputy Town Manager
- 4. Roll Call**
- 5. Approval of Agenda**
- 6. Approval of Minutes**
 - a. Meeting of March 22, 2022
- 7. Appearance by Citizens**

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, April 25, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.
- 8. New Business**
 - a. *Alteration/Addition*
 - i. KPM Flooring, DRB-001081-2022
 - b. *New Development – Conceptual*
 - i. Barker Field Picnic Shelter, DRB-001060-2022
- 9. Board Business**
- 10. Staff Report**
 - a. Minor Corridor Report
- 11. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board Meeting
March 22, 2022, at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chairman John Moleski, Annette Lippert, Judd Carstens, Ryan Bassett

Absent from the Board: Ben Brown (excused)

Present from Town Council: Tom Lennox, Tamara Becker, David Ames, Glenn Stanford

Present from Town Staff: Chris Yates, Building Official; Chris Darnell, Urban Designer; Nicole Dixon, Development Review Program Manager; Teresa Haley, Community Development Coordinator; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chair Foss called the meeting to order at 1:15 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chair Foss asked if there were any changes to the agenda. There being none, Ms. Lippert moved to approve. Mr. Bassett seconded. By show of hands, the motion passed with a vote of 5-0-0.

5. Approval of Minutes

a. Regular Meeting of March 8, 2022

Chair Foss asked for a motion to approve the minutes of the March 8, 2022, regular meeting. Mr. Bassett moved to approve. Vice Chairman Moleski seconded. By show of hands, the motion passed with a vote of 5-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. Those comments were provided to the Board for review and made part of the official record. In addition, citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests.

7. Unfinished Business - None

8. New Business

a. New Development – Conceptual

i. Chimney Cove Multifamily Development, DRB-000635-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the diversity of the plan; concern over braces used as opposed to brackets on the clubhouse; the coordination of the braces with the windows on the back elevation; the extent of the low pitched roof at the porches; suggestion of the use of additional columns; suggestion the spacing and roofline needs raised both on the front and back; concern regarding the blank facades for division on the back elevation; comments regarding the scale of the garage doors; discussion regarding the pavers for the driveways; confirmation it is not a controlled access community; encouragement for a landscape plan and treatment on the US278 side; the need to delineate proportions on the gables; suggestions of using tabby as opposed to brick; the need for trim around the windows; the need for consistency in all facades; the need to enhance the windows on the second floor of the clubhouse; confirmation on the number of buildings and types; concern over the lack of information/drawings for additional buildings; confirmation that white trim is not in keeping with the Design Guide; and the need to identify locations of service yards and dumpsters.

Following discussion, Ms. Lippert moved to approve DRB-000635-2022 with the following conditions:

1. Staff comments about the HVAC units and screening.
2. Staff comments about studying the parking to save more trees.
3. Study the blank facades.
4. Study the Clubhouse gable.
5. Study the detailing of brackets, trim, including window trim, shed roofs, Bermuda shutters.
6. The need for more columns on the rear façade.
7. Submittal of the increased roof pitch.
8. All facades need to be treated equally.
9. Presenting all elevations at final.

Mr. Carstens seconded. By way of roll call, the motion passed by a vote of 5-0-0.

b. Alteration/Addition

i. Belly Goat Burgers, DRB-000636-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: inquiry as to how the façade will match up with Bullies façade; the need to make sure the bike rack designates where bikes should be placed; suggestion of moving the bike racks to the buffer; suggestion the siding

color be changed from Indigo to another color; and suggestion of a designated path from bike racks to entrance.

Following discussion, Mr. Carstens moved to approve DRB-000636-2022 with the following conditions:

1. All of Staff comments.
2. Substitution of four-inch live oaks for the two live oaks adjacent to Regency Parkway.
3. Substitution of four-inch live oak for the crepe myrtle in the northern corner of the property to establish a streetscape for the property.

Mr. Bassett seconded. By way of roll call, the motion passed by a vote of 3-2-0 (For the motion – Bassett, Carstens, Moleski; Against the motion – Foss, Lippert).

9. Board Business

Chair Foss inquired as to whether Northridge Plaza submitted to staff what the DRB approved at the last meeting since the applicant indicated he had scheduled construction to begin quickly. Mr. Darnell stated nothing had been submitted to date.

10. Staff Report

- a. Minor Corridor Report - None

11. Adjournment

The meeting adjourned at 2:40 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



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: Timothy C Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
 Project Name: KPM Flooring Project Address: 807 William Hilton Pkwy.
 Parcel Number [PIN]: R 5 5 0 0 1 2 0 0 0 0 0 1 2 A 0 0 0 0
 Zoning District: Light Commercial Overlay District(s): _____

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

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

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

4.12.22

DATE



April 12, 2022

Town of Hilton Head Island Design Review Board
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for a Storage facility for KPM Flooring

The attached project is a renovation of the old Bleu building into a new shop for KPM Flooring within the existing footprint.

The exterior of the building will have the following changes:

Front Elevation

- Add (5) new window/trellis details to bring depth and height to the existing front elevation.
- Reconfigure the front entry with a storefront window system, a metal roof canopy, and a standing seamed roof. The finish will be changed from board and batten to smooth stucco.
- Add (6) new goose neck light fixtures in between the windows. Relocate the existing goose neck lighting over the garage door to the new entry.
- Add a new planting bed to the left.

Left Side Elevation

- Relocate the existing double door and add a new single door.
- Add metal canopies over the doors.

Rear Elevation

- Add a new door and metal canopy.

Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'Timothy C. Probst', with a long horizontal stroke extending to the right.

Timothy C. Probst, AIA

April 11, 2022

Timothy C. Probst AIA
PDG Architects
10 Palmetto Business Park Suite 201
Hilton Head Island, SC 29928

Delivered via Email

RE: KPM Flooring

Dear Timothy,

The Plantation Center ARB is in receipt of your request for exterior renovation of KPM Flooring at 807 US-278 per the submitted documents dated April 11, 2022.

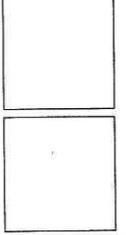
The ARB has reviewed and approved the revised Elevation as submitted with the following **exception**.

- Obtain any required permits or licensing if applicable by the TOHHI

With Kindest Regards,



Rich Kolsch
President



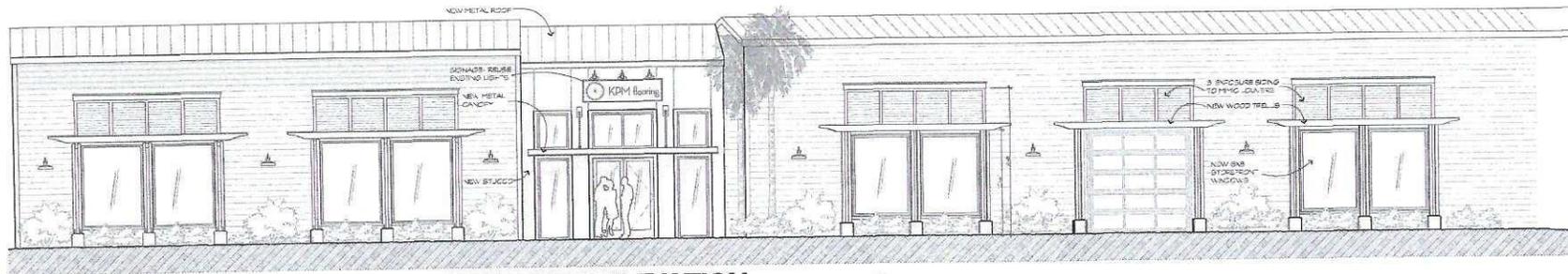
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A Renovation project for:
KPM FLOORING
 807 US-278
 Hilton Head Island, S.C.

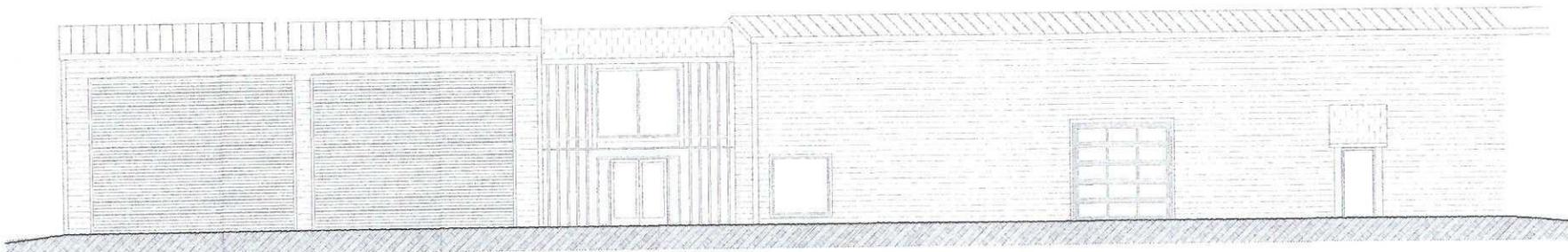
REVISIONS	DATE

DRAWN BY: TP
 CHECKED BY:
 DATE OF ISSUE: 04/05/22
 JOB NO.: 2149
 SHEET:
A.2.1
 OF SHEETS

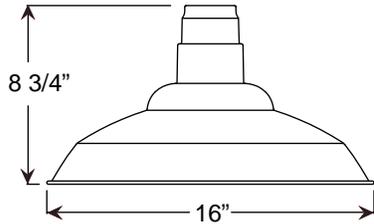

 4-12-22



NEW ENTRY ELEVATION
 SCALE 3/16"=1'-0" 1 A.2.1



EXISTING ENTRY ELEVATION
 SCALE 3/16"=1'-0" 2 A.2.1

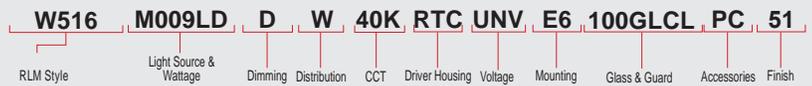


W516

LED
Dark Sky Friendly

Weight: 1.5 lbs.
BUG: B1-U0-G1

Catalog Logic



Catalog Number

1	2	3	4	5	6	7	8	9	10
W516					UNV				

1 LIGHT SOURCE & WATTAGES

GU24	(GU24 Socket Only; 120v only)
M012LD	(12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LD	(9w, 850 lumen, Cree module)
M010LD	(10w, 1250 lumen, Cree module)
M016LD	(16w, 2000 lumen, Cree module)
M024LD	(24w, 3000 lumen, Cree module)

2 DIMMING

D	(Standard 0-10v, TRIAC and ELV dimming)
S	(Sunset dimming- Dims smoothly from 2700K to 1800K; 9w only)
*12w is dimming only, select "D".	
See page 2 for dimming protocols and limitations.	

3 DISTRIBUTION

W	(T5 Wide Distribution with Dome LED Lens)
N*	(T5 Narrow Distribution with Flat LED Lens)
*12w is narrow only, select "N".	

4 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K) (Not Sunset Dim)
35K	(3500K) (Not Sunset Dim)
40K	(4000K) (Not Sunset Dim)

5 DRIVER HOUSING

RTC	(Driver Canopy)
RTCNC	(Driver Canopy/No Spun Cover)
NA	(Housing not required for 12w)

6 VOLTAGE

UNV	(120-277)
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7 MOUNTING SOURCES

Arm Mounts (Cast back plate included (CB))	
E3 E4 E6 E7 E8 E9 E10	
E11 E12 E13 E18 E19 E25	
Wall Mounts	
WM40	
WM54	
WM74	
WM317	
WM84	
Post Mounts (Postline driver only; 4" OD/.125 pole required)	
PM10	
PM20	
PM30	
PM40	
PM50	

Cord Mounts

BLC	(6' black cord with 1" x 5 3/8" canopy*)
WHC	(6' white cord with 1" x 5 3/8" canopy*)
COLOR CORD: Use Color Cord designation from page 4.	
*Canopy finish will match fixture finish.	

Stem Mounts

1/2" (13/16" OD Rigid Stems with STC Flat Canopy)	
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48	
2ST60 2ST72 2ST96	
3/4" (1" OD Rigid Stems with STC Flat Canopy)	
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48	
3ST60 3ST72 3ST96	

8 GLASS & GUARD

Up to 24w MAX	
100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass & Cast Guard)
100GLFRGUPC	(Frosted Glass & Cast Guard)
100GLPRGUPC	(Prismatic Glass & Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Cast Guard with No Glass)

9 ACCESSORIES

CBC	(Cast back plate Spun Alum Cover)
*EMG-LED5	(5w, LED Emergency Driver, remote placement, Cree module only)
*EMG-LED7	(7w, LED Emergency Driver, remote placement, Cree module only)
*EMG-LED10	(10w, LED Emergency Driver, remote placement, Cree module only)
GR16	(16" Wire Grill)
PC	(Button Photo Cell) Remote Only
SC	(Scroll for Arms)
SLC	(Sloped Ceiling Canopy Mount, 20° Max)
SQ	(Square Back Plate)
SWL	(Adjustable Locking Swivel)
TBK	(Turn Buckle Kit)
*For Emergency lumen output data, see Resources section at www.ANPlighting.com.	

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____



10 FINISHES					
Standard Grade	Marine Grade		Standard Grade	Marine Grade	
40	NA	Raw Unfinished	53	100	Copper Clay
41	101	Black	56	109	Silver
42	102	Forest Green	61	106	Black Verde
43	114	Bright Red	70	118	Painted Chrome
44	107	White	71	105	Painted Copper
45	112	Bright Blue	72	108	Textured Black
46	123	Sunny Yellow	73	125	Matte Black
47	120	Aqua Green	76	121	Textured Architectural Bronze
49	NA	Galvanized	77	127	Textured White
50	111	Navy	78	124	Textured Silver
51	103	Architectural Bronze	10	130	Aspen Green
52	104	Patina Verde	11	131	Cantaloupe
12	133	Lilac	13	132	Putty

Premium Grade	Marine Grade		Premium Grade	Marine Grade	
81	129	Extreme Chrome	64	116	Candy Apple Red
80	117	Textured Desert Stone	65	122	Cobalt Blue
67	119	Butterscotch	82	128	Graystone
66	115	Caramel	69	113	Gunmetal Gray
68	126	Black Silver	83	134	Oil Rubbed Bronze

Consult factory for additional paint charges and availability

LED MODULE SPECIFICATIONS				
LED	CCT	Typical Luminous Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	850	11W	97
	3500K	850	11W	97
	4000K	850	11W	97
10W	2700K	1250	12W	125
	3000K	1250	12W	125
	3500K	1250	12W	125
	4000K	1250	12W	125
12W	2700K	750	12W	65
	3000K	750	12W	65
	3500K	750	12W	65
	4000K	750	12W	65
16W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
24W	2700K	3000	28W	125
	3000K	3000	28W	125
	3500K	3000	28W	125
	4000K	3000	28W	125

- MODULE SPECIFICATION:**
- Efficacy 65-125 lumens per watt
 - Life: L70 50,000 hours
 - Color temp: 2700K,3000K,3500K and 4000K
 - CRI: >90

- MODULE DRIVER SPECIFICATION:**
- Input Voltage: 120-277 Volts; 50/60Hz
 - Dimmable down to 1%
 - 0-10V, TRIAC and ELV dimming protocols are standard.
 - Output Current: Constant Current; 440mA to 940mA (model dependent)
 - Driver Efficiency > 80%; Power Factor > 0.9
 - Integral Surge Protection in conformance to ANSI C62.41 Category A

- MODULE LISTINGS**
- Fully compliant with the RoHS Directive
 - Certifications: CE/UL

WARRANTY

See www.ANPlighting.com for complete fixture warranty.
 LED warranty information
 • 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4380 hours of operation.

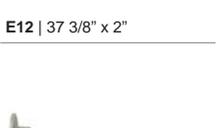
Project: _____

Fixture Type: _____ Quantity: _____

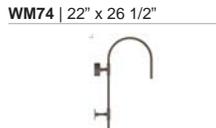
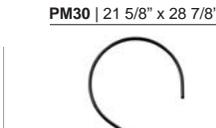
Customer: _____



ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms

 E3 32" x 11 7/8"	 E4 26" x 14"	 E6 26" x 9 1/4"	 E7 41 1/4" x 9 1/8"
 E8 29 1/4" x 12 1/2"	 E9 28" x 40 5/8"	 E10 52 1/4" x 18"	 E11 35 1/4" x 17 1/4"
 E12 37 3/8" x 2"	 E13 34" x 34 3/8"	 E18 27 3/4" x 21 3/8"	 E19 22 3/4" x 95 1/8"
 E25 23" x 5 1/4"			

WALL MOUNTS | Dimensions are Projection x Height | **POST MOUNTS** | Dimensions are Projection x Height

 WM40 13 7/8" x 14 3/4"	 WM54 23 3/8" x 18"	 PM10 14 1/2" x 25"	 PM20 30 1/8" x 25"
 WM74 22" x 26 1/2"	 WM317 15" x 12 3/4"	 PM30 21 5/8" x 28 7/8"	 PM40 43 3/8" x 28 7/8"
 WM84 26 1/2" x 57 1/4"		 PM50 27" x 38"	 PM319 16 5/8" x 27 1/2"

ACCESSORIES

 CBC	 EMG-LED	 GR16	 PC	 SC
 SLC	 SQ	 SWL	 TBK	

Driver Housing

	RTC
	RTCNC

GLASS & GUARDS
UP TO 24W MAX

Glass Legend: CL = Clear FR = Frosted PR = Prismatic

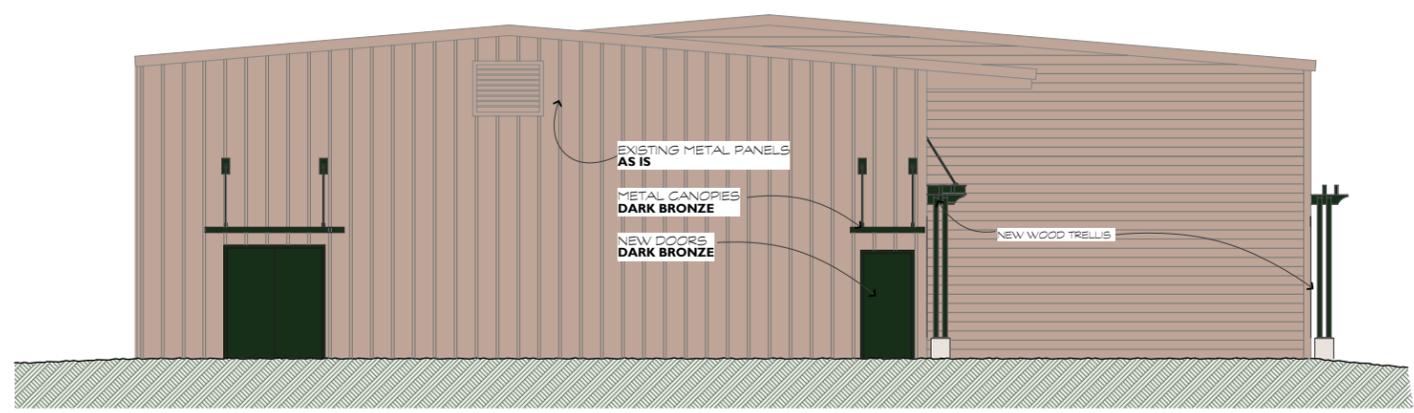
Glass Only	
	GLCL GLFR GLPR
Glass with Cast Guard	
	GLCLGUPC GLFRGUPC GLPRGUPC
Glass with Wire Guard	
	GLCLGUP GLFRGUP GLPRGUP
Guards Only	
	GLGUPC (Cast Guard)
	GLGUP (Wire Guard)



COLOR FRONT ELEVATION

SCALE: 3/16"=1'-0"

1
A.2.2



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

2
A.2.3



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A Renovation project for:
KPM FLOORING
 807 US-278
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
 TP
 CHECKED BY
 DATE OF ISSUE
 04/12/22
 JOB NO.
 2143
 SHEET

A.2.2
 OF SHEETS



DOOR SCHEDULE

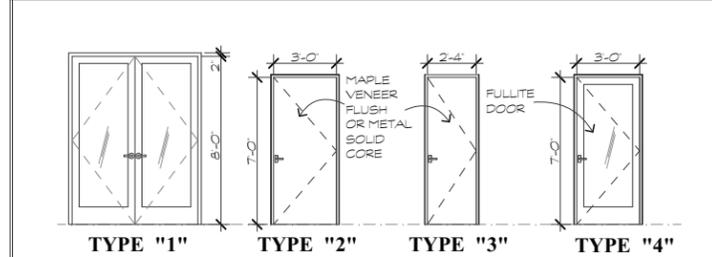
MARK	TYPE	#	SIZE	HARDWARE	REMARKS
FIRST FLOOR					
1	ALUM.	1	6'-0" x 8'-0" x 1 3/4"		
2	FLUSH PANEL METAL	2	3'-0" x 7'-0" x 1 3/4"	1	
3	RELOCATED EXISTING	1	6'-0" x 7'-0" x 1 3/4"	1	
4	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	3	
5	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	3	
6	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	2	
7	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	3	
8	FLUSH PANEL	3	2'-4" x 7'-0" x 1 3/4"	4	
9	FLUSH PANEL METAL	2	3'-0" x 7'-0" x 1 3/4"	1	
10	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	4	1 HR RATED
11	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	
12	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	
13	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	
14	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	
15	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	
SECOND FLOOR					
16	FLUSH PANEL	2	3'-0" x 7'-0" x 1 3/4"	4	1 HR RATED
17	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	4	
18	FULLITE	4	3'-0" x 7'-0" x 1 3/4"	1	

HARDWARE SCHEDULE

NOTES:
1. SUBMIT FULL HARDWARE SCHEDULE FOR REVIEW
2. ALL FINISHES TO BE 625

MARK	TYPE	MFG.	MFG. NUMBER	REMARKS
1	ENTRANCE LOCK	SCHLAGE	AL 50 PD	
2	BATHROOM LOCK	SCHLAGE	AL 40 PD	
3	STOREROOM LOCK	SCHLAGE	AL 80 PD	
4	PASSAGE	SCHLAGE	AL 10 PD	

DOOR & FRAME ELEVATION KEYS

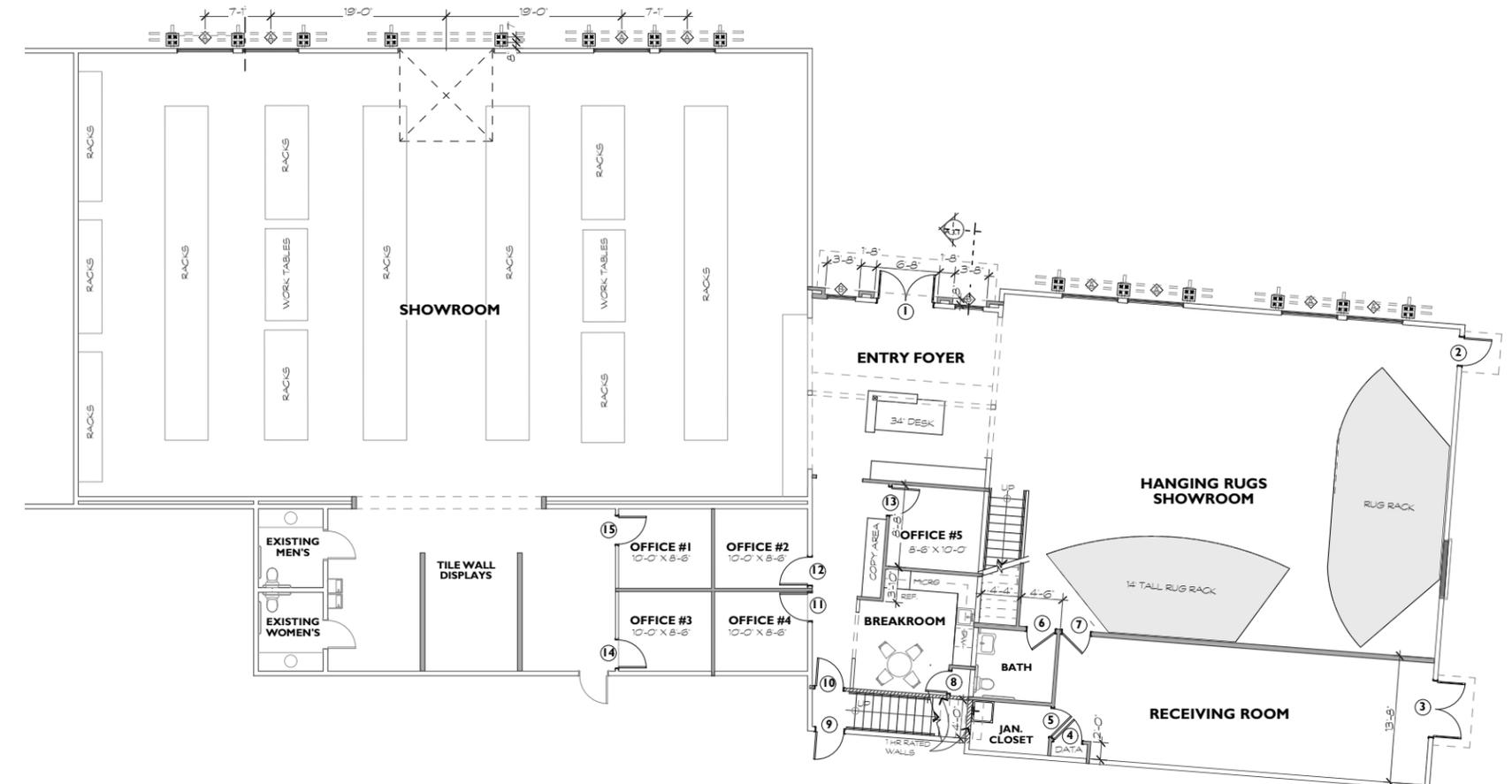
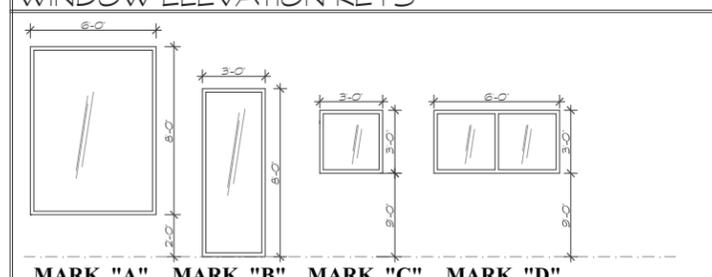


WINDOW SCHEDULE

NOTES:
1. ALL WINDOWS TO BE 2x4 ALUM. STOREFRONT W/ I.G. LAMINATED LOW 'E' GLASS
2. SEE STRUCTURAL FOR DP RATINGS

MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	STOREFRONT	YKK-YES 45 FI	6'-0" x 8'-0"	
B	STOREFRONT	YKK-YES 45 FI	3'-0" x 8'-0"	
C	STOREFRONT	YKK-YES 45 FI	3'-0" x 3'-0"	
D	STOREFRONT	YKK-YES 45 FI	3'-0" x 6'-0"	

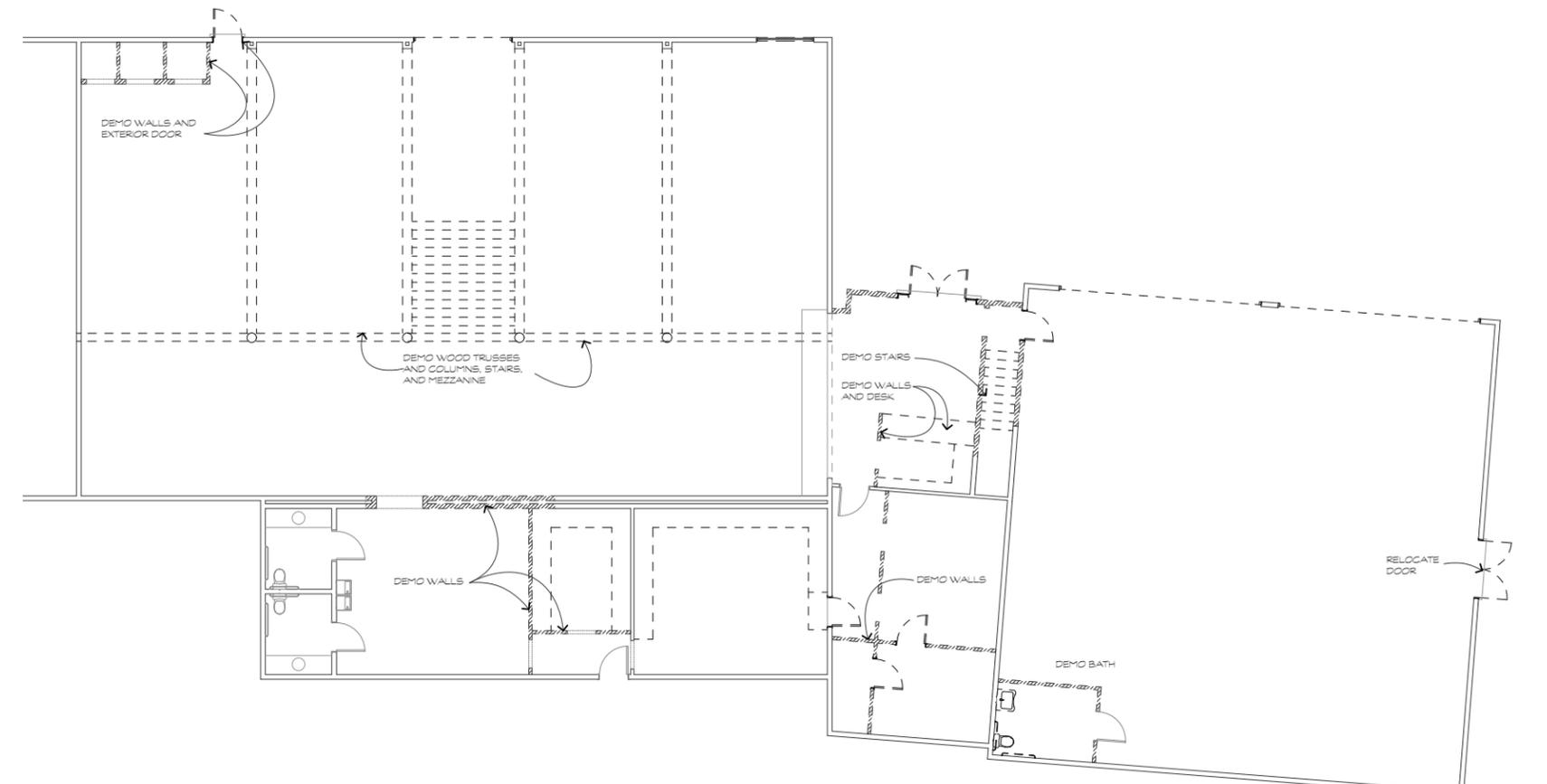
WINDOW ELEVATION KEYS



RENOVATED 1ST FLOOR PLAN

SCALE: 1/8"=1'-0"

1
A.1.1



DEMO 1ST FLOOR PLAN

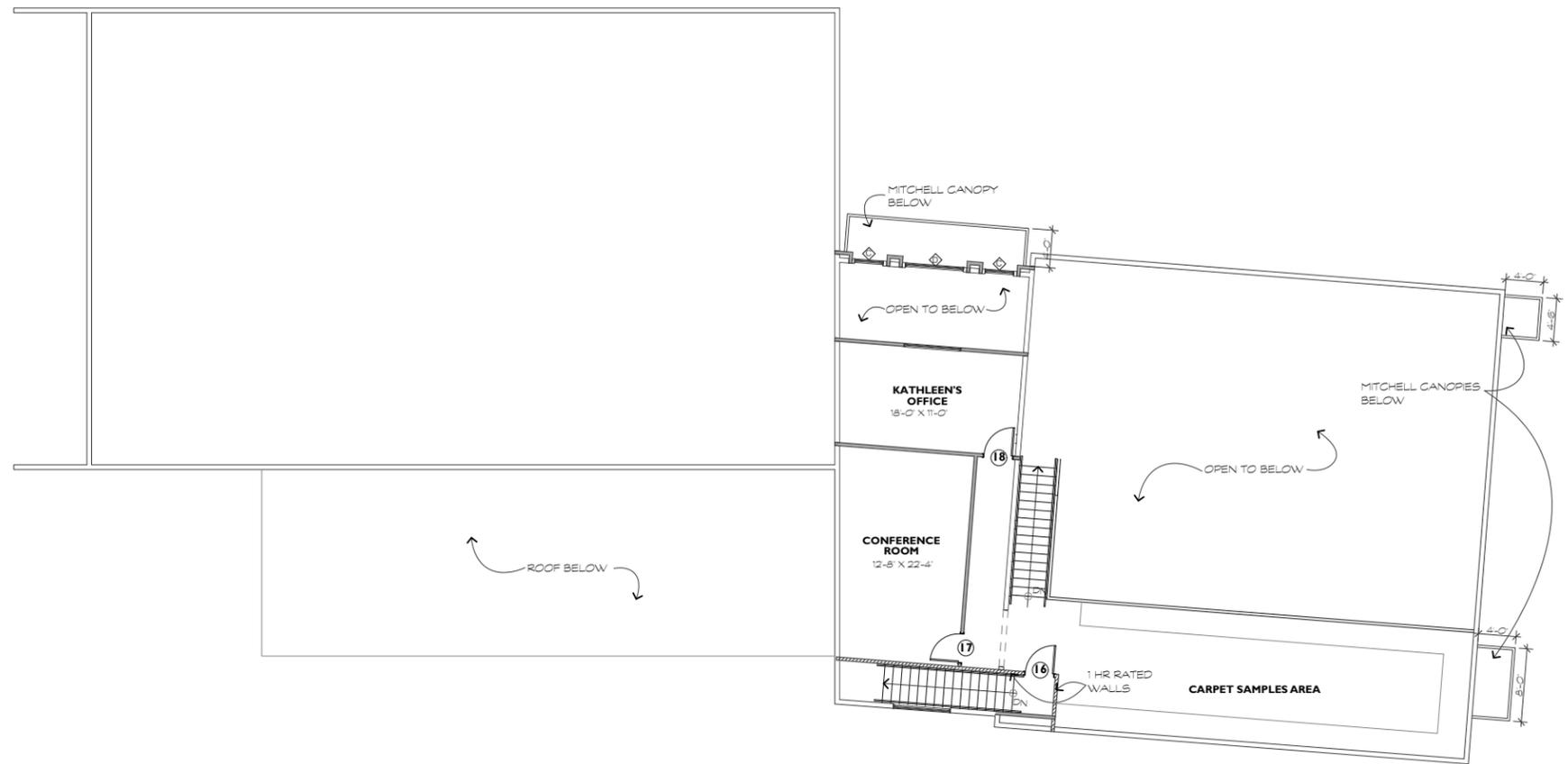
SCALE: 1/8"=1'-0"

2
A.1.1

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY

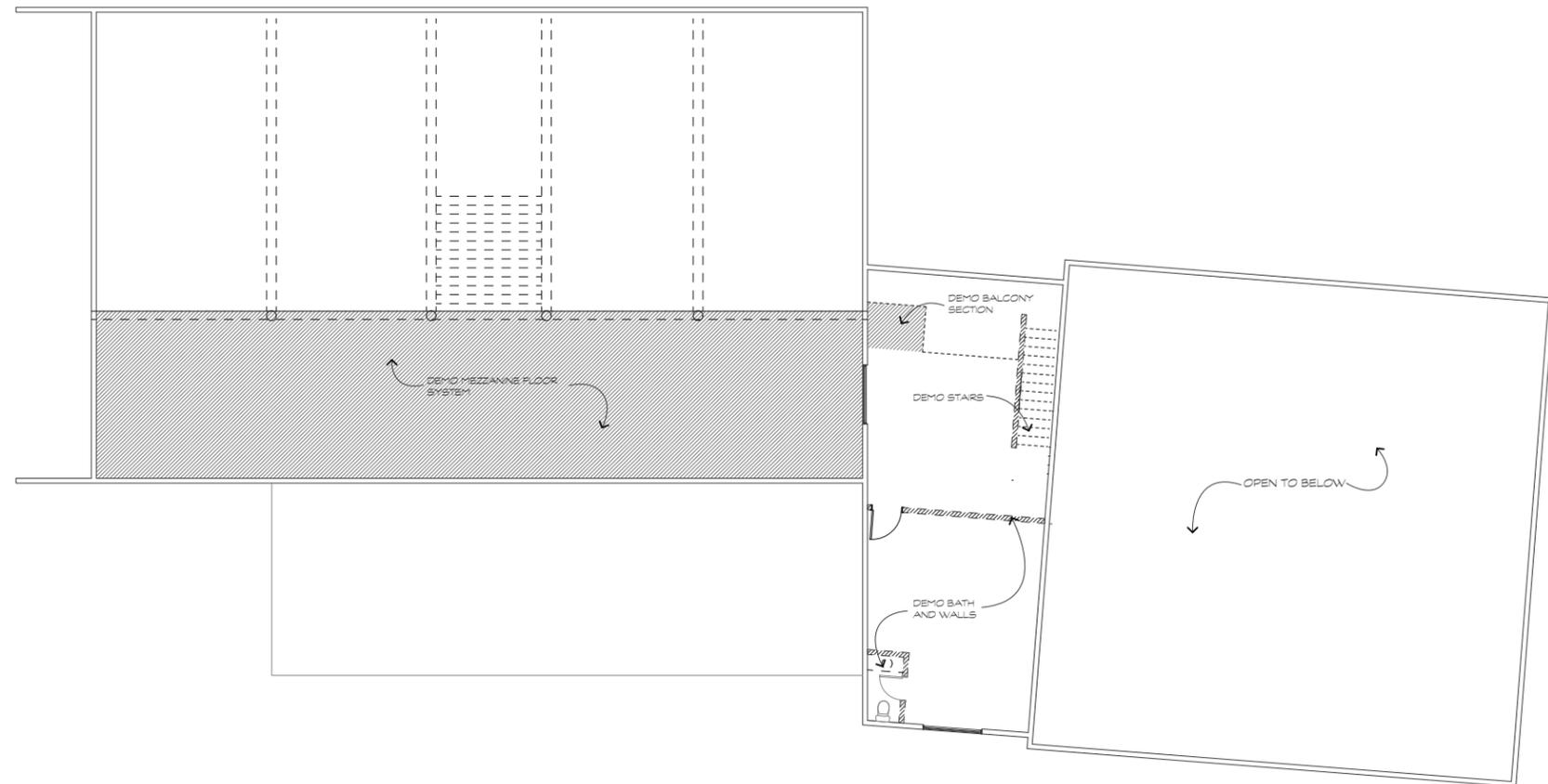
DATE OF ISSUE
04/12/22
JOB NO.
2143
SHEET



RENOVATED 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

1
A.1.2



DEMO 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

2
A.1.2

REVISIONS	DATE

DRAWN BY
TP

CHECKED BY

DATE OF ISSUE:
04/12/22

JOB NO.
2143

SHEET

A.1.2

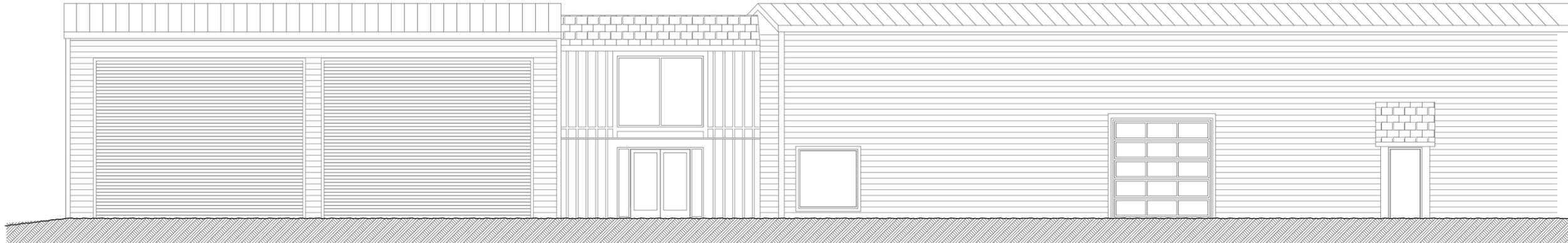
OF SHEETS



NEW ENTRY ELEVATION

SCALE: 3/16"=1'-0"

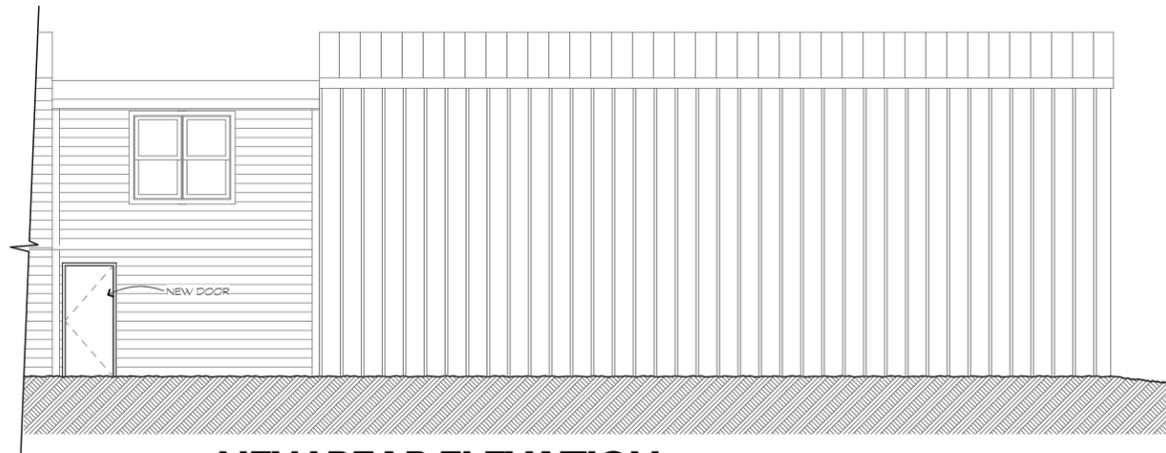
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A.2.1



EXISTING ENTRY ELEVATION

SCALE: 3/16"=1'-0"

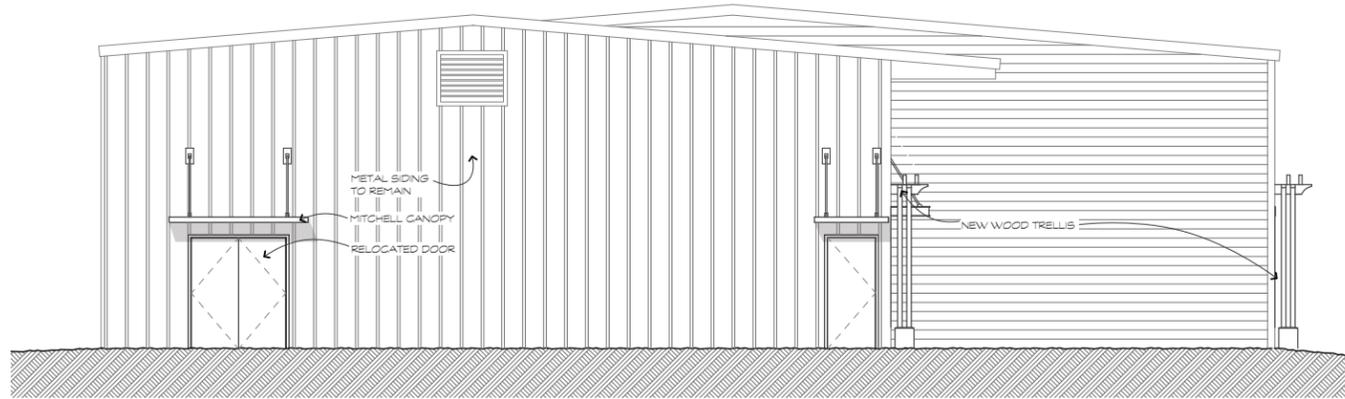
2
A.2.1



NEW REAR ELEVATION

SCALE: 3/16"=1'-0"

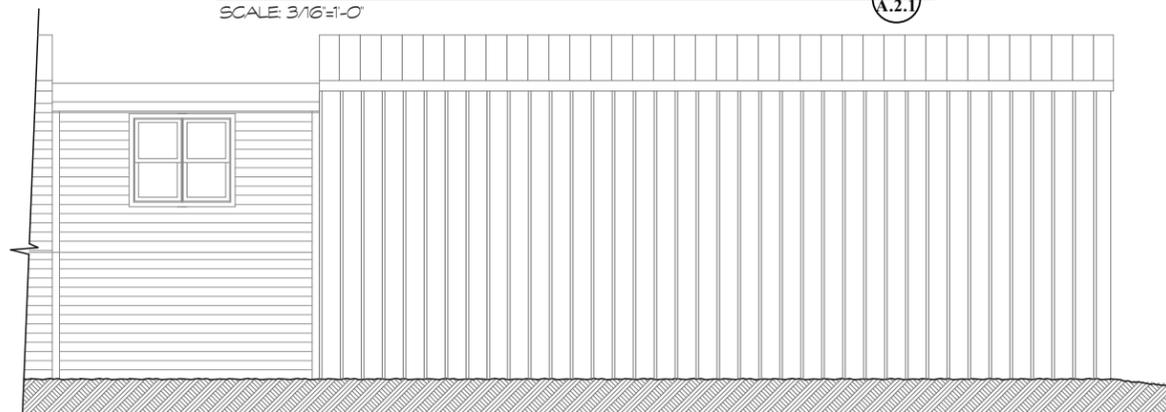
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A.2.1



NEW LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

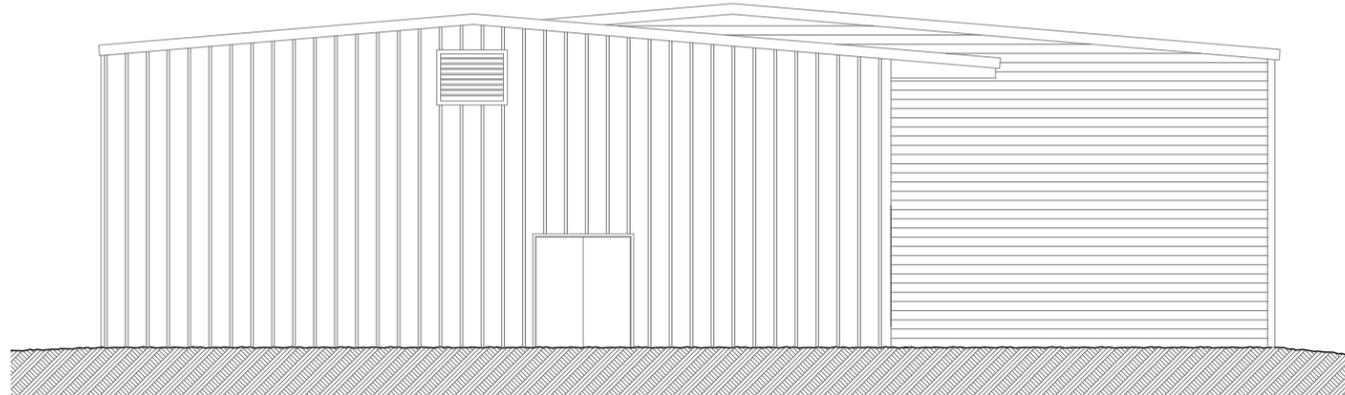
3
A.2.1



EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"

6
A.2.1



EXISTING LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

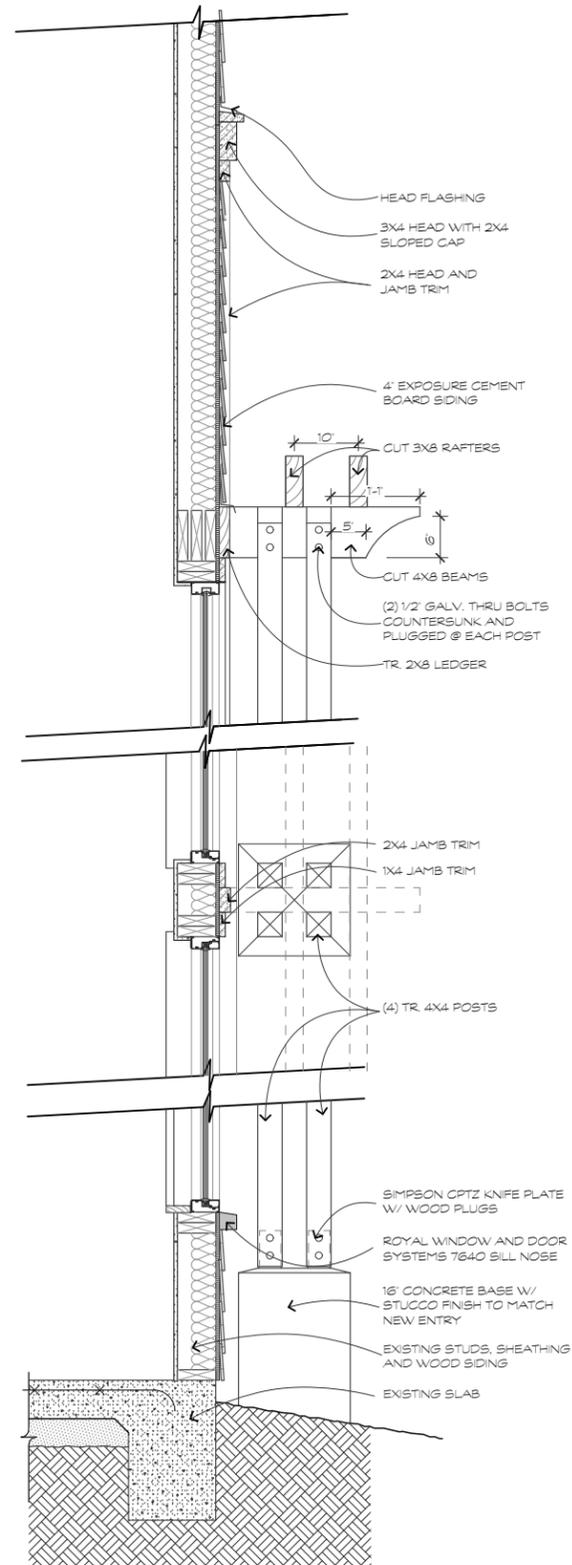
4
A.2.1

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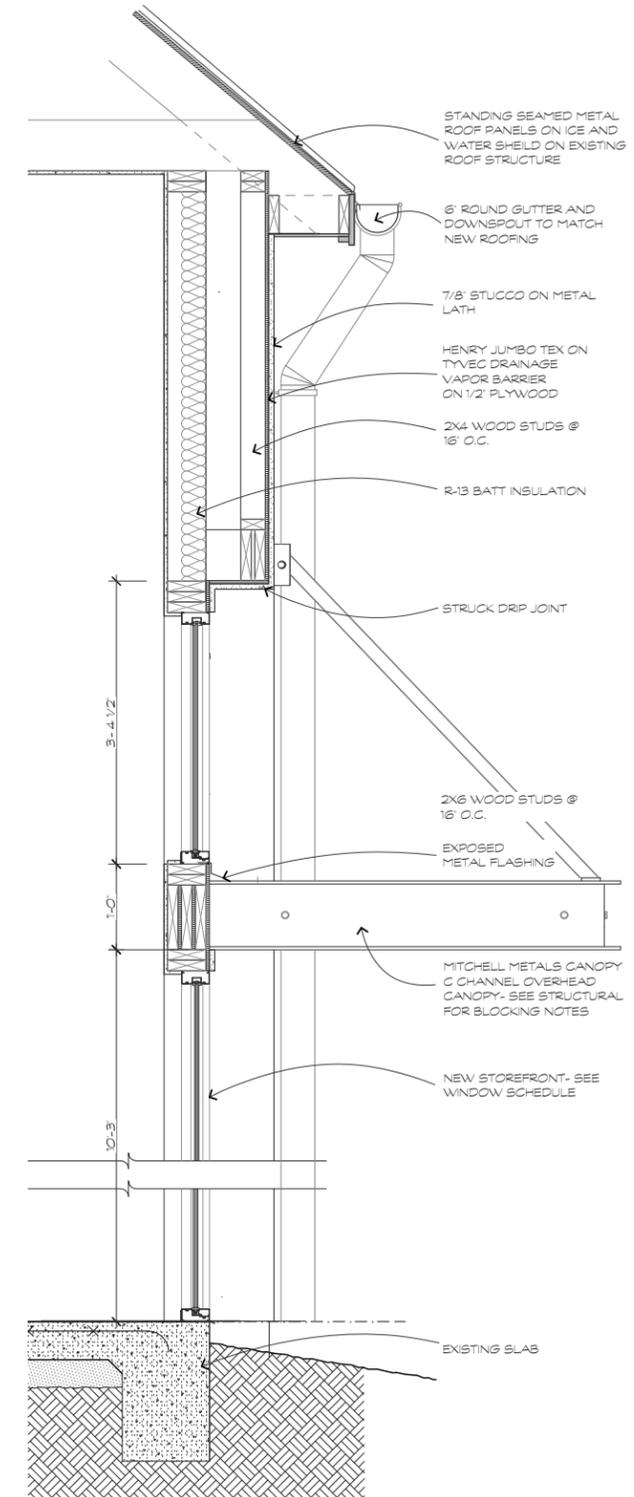
A Renovation project for:
KPM FLOORING
 807 US-278
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
 TP
 CHECKED BY
 DATE OF ISSUE
 04/12/22
 JOB NO.
 2143
 SHEET



WINDOW/ TRELLIS DETAIL
SCALE: 1/4"=1'-0" 4
A.3.1



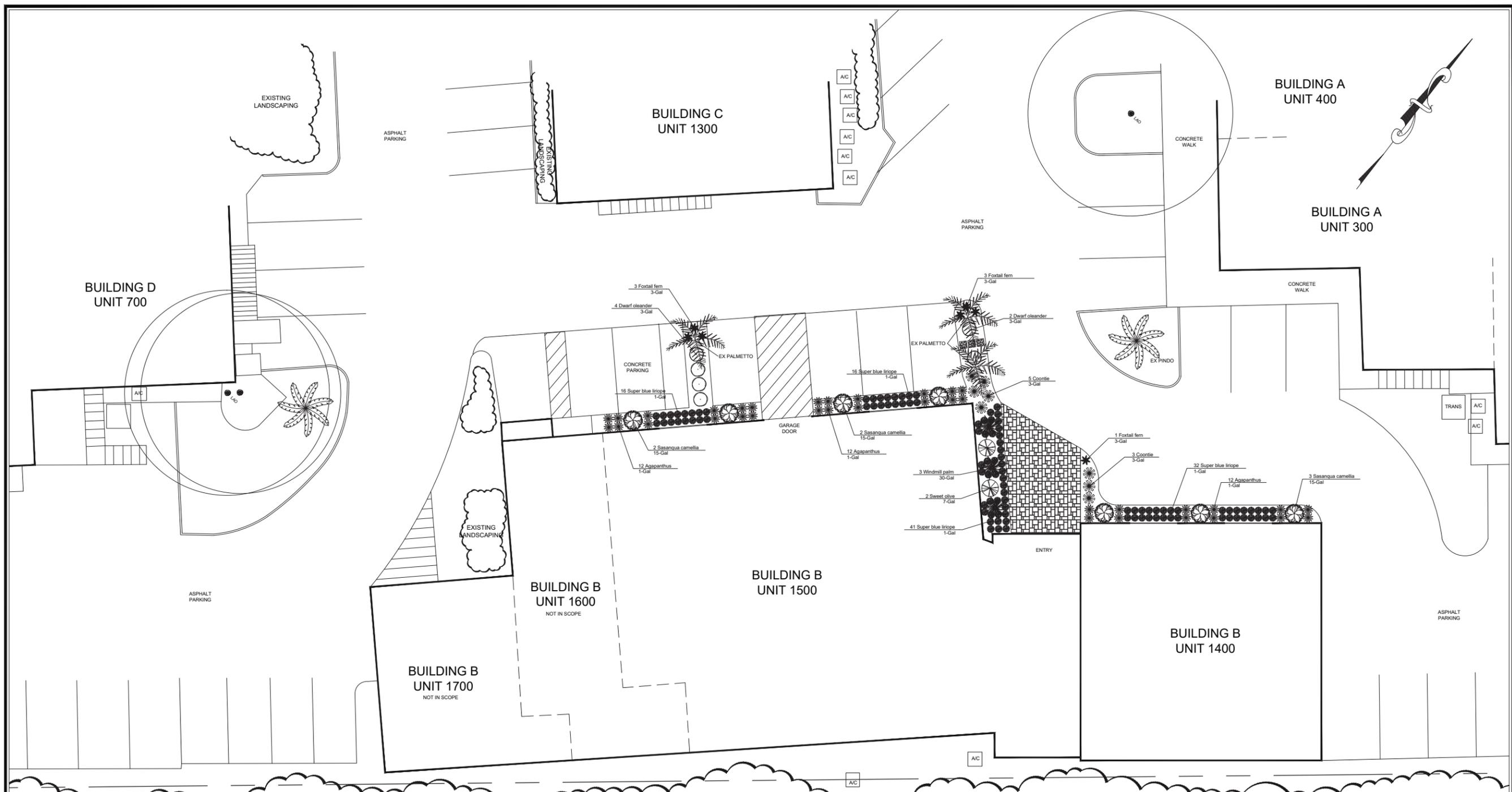
ENTRY WALL SECTION
SCALE: 1/4"=1'-0" 1
A.3.1

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A Renovation project for:
KPM FLOORING
 807 US-278
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
 TP
 CHECKED BY
 DATE OF ISSUE:
 04/12/22
 JOB NO.
 2143
 SHEET



Landscape Plan
KPM Flooring
 870 William Hilton Pkwy Units 1400/1500
 Hilton Head Island, South Carolina

SITE NOTES

- Irrigation system to be modified to provide coverage to new material & new bed areas
- Existing plant material not shown is to be removed

Plant Materials

Quantity	Common Name	Scientific Name	Planting Size
38	Agapanthus	Agapanthus africanus	1-Gal
105	Super blue liriop	Liriope muscari 'Super Blue'	1-Gal
7	Sasanqua camellia	Camellia sasanqua	15-Gal
8	Coontie	Zamia pumila	3-Gal
6	Dwarf oleander	Nerium oleander 'petite'	3-Gal
7	Foxtail fern	Asparagus meyerii	3-Gal
3	Windmill palm	Trachycarpus fortunei	30-Gal
2	Sweet olive	Osmanthus fragrans	7-Gal
Mulch:		Brown hardwood mulch	All new planting beds & disturbed areas



Revisions:

220414:town comments

Project #:

PDG-22139

By:

MCS

Scale:

1"=10'

Date:

4/6/2022



COMPANIES

The BLEU







COMPANIES



INTERNATIONAL



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: KPM Flooring

DRB#: DRB-001081-2022

DATE: 04/14/2022

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. This project may require a Minor Development Plan Review because of the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.



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: Dale N. Strecker, FWA Company: The FWA Group, P.A.
 Mailing Address: P.O. Box 5910 City: Hilton Head Island State: SC Zip: 29938
 Telephone: 843-785-2199 Fax: N/A E-mail: d.strecker@fwagroup.com
 Project Name: Barker Field Extension Picnic Shelter Project Address: 160 Mitchellville Road
 Parcel Number [PIN]: R 5 1 0 0 0 5 0 0 0 0 0 0 6 B 0 0 0 0
 Zoning District: PR Overlay District(s): DRB

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

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

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

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 16-2-103.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.

N/A 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.

***** Designates information to be provided by the Town of Hilton Head Island

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.

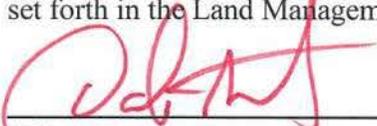
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

4/8/22

DATE



**Design Review Board (DRB) Narrative
For New Picnic Shelter at Barker Field Extension
For the Town of Hilton Head Island**

FWA Group is working with the Town of Hilton Head Island in providing one new covered picnic shelter for the Barker Field Extension on Mitchelville Road. The new picnic shelter would be approximately 26' x 26' and would be located within what is currently grassy area between the existing playfield and the walkway leading from the parking area to the beach.

The design of the new shelter would match existing Town of Hilton Head Island picnic shelters located at Chaplin Community Park. Materials and colors would approximate those on the existing toilet building located at the Barker Field Extension, adjacent to the parking area. The consistency of the materials, colors, and design elements will allow the shelter to fit seamlessly into both the Town's general park theme and in particular into the existing vocabulary at the Barker Field Extension park location.

No electrical service will be provided to the shelter. As such, there is no exterior lighting or other electrical services proposed for the shelter.

Because the new shelter will be located in an area that is currently grassed and in order to maintain clear views through the park no existing trees or landscaping will be removed and no new landscaping is proposed for the area of the picnic shelter.

The structure would be located well within existing site buffer and setback areas. No setbacks will be impeded upon and no setback variances are required.

The only existing neighboring structures are a toilet building located at the entry to the playfield and a housing development located on the opposite side of the fields. Photos of each are included with this submittal.

Kindest Regards,

The FWA Group, P.A.

A handwritten signature in blue ink, appearing to read 'Dale N. Strecker', written over a white background.

Dale N. Strecker, AIA

H:\2655.01 - BARKER FIELD PICNIC SHELTER\265501-E_GENINFO\08_CODE_APPROVAL\TOWN DRB\EDITABLE\265501_DRB NARRATIVE.DOC

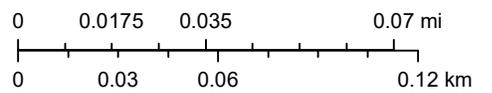
Hilton Head Island Office
10 Palmetto Business Park
PO Box 5910 (29938)
Hilton Head Island, SC 29928
(843) 785-2199
(843) 785-6801 fax

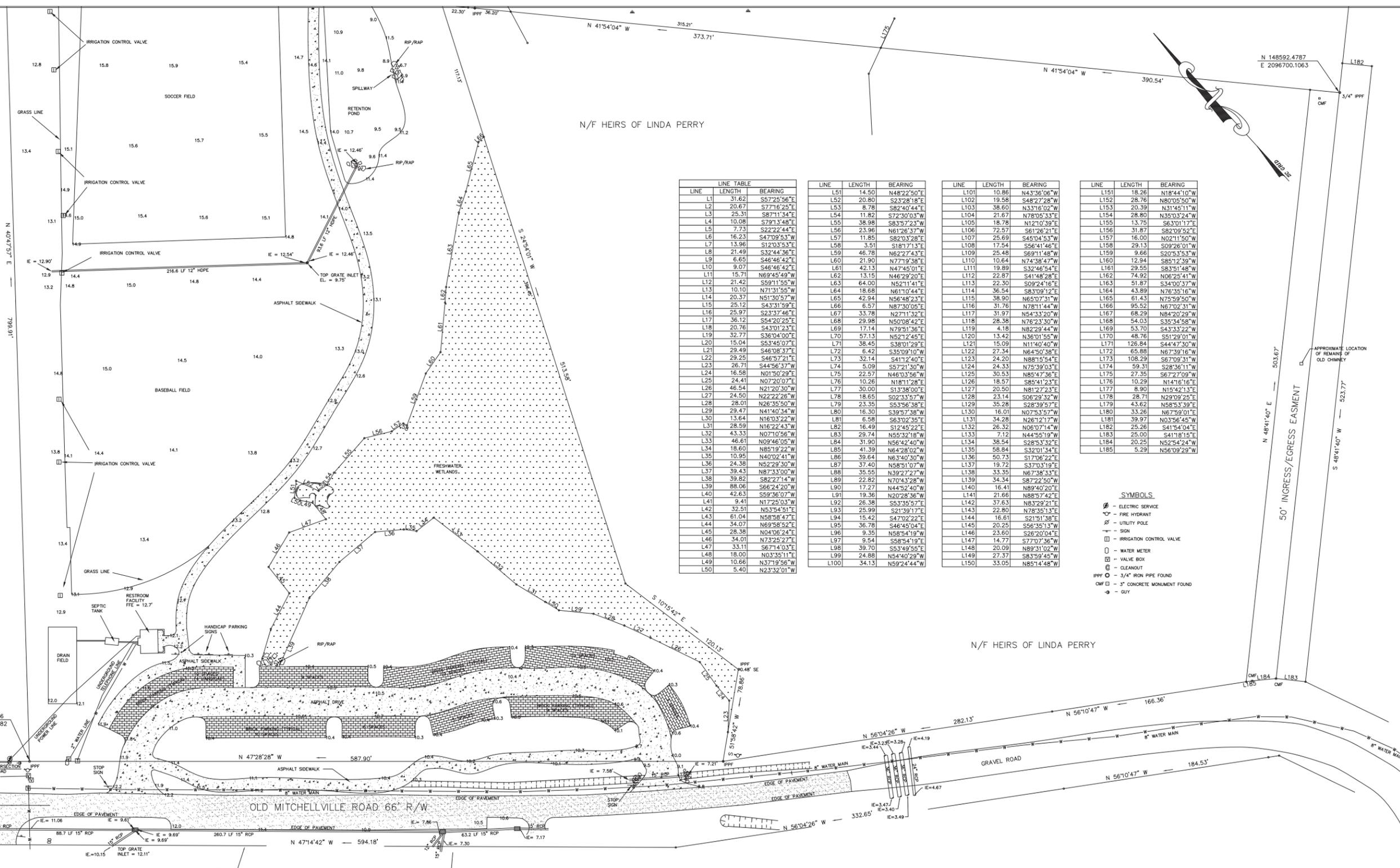
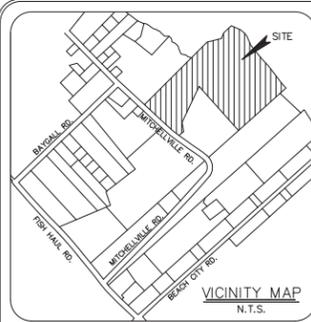
WWW.FWAGROUP.COM · CHARLOTTE, NORTH CAROLINA · HILTON HEAD ISLAND, SOUTH CAROLINA

ArcGIS Web Map



1:2,257





- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD
 - T.B.M. TEMPORARY BENCH MARK
 - I.E.M. INVERT ELEVATION
 - P.V.C. POLYVINYL CHLORIDE
 - C.P.P. CORRUGATED PLASTIC PIPE
 - LO LIVE OAK
 - MYR MYRLE
 - MYR.CLU MYRLE CLUSTER
 - PEC PECAN
 - PN PINE
 - SYC SYCAMORE
 - WO WATER OAK

REFERENCE PLAT

1) A BOUNDARY SURVEY OF PARCELS 209, 12 AND 68, MAP 5, DIST. 510, OLD MITCHELLVILLE ROAD A PORTION OF OLD FISH HAUL PLANTATION, MITCHELLVILLE SECTION DRAWN: MARCH 4, 2002 RMC. BEAUFORT COUNTY, SC BY: FORREST F. BAUGHMAN, PLS. #4922

PROPERTY AREA = 27.84 Ac.
 ADDRESS: # 70 MITCHELLVILLE ROAD
 DISTRICT: 510, MAP: 5, PARCEL: 5

THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'
 COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

LINE	LENGTH	BEARING
L1	31.62	S57°25'56"E
L2	20.67	S77°16'25"E
L3	25.31	S87°11'34"E
L4	10.08	S79°13'48"E
L5	7.73	S22°22'44"E
L6	16.23	S47°09'53"W
L7	13.96	S120°33'32"E
L8	21.49	S32°44'36"E
L9	6.65	S46°46'42"E
L10	9.07	S46°46'42"E
L11	15.71	N69°45'49"W
L12	21.42	S59°11'55"W
L13	10.10	N71°11'55"W
L14	20.37	N51°30'57"W
L15	25.12	S43°31'59"E
L16	25.97	S23°37'46"E
L17	36.12	S54°20'25"E
L18	20.76	S43°01'23"E
L19	32.77	S36°04'00"E
L20	15.04	S53°45'07"E
L21	29.49	S46°08'37"E
L22	29.25	S46°57'21"E
L23	26.71	S44°56'37"W
L24	16.58	N01°50'29"E
L25	24.41	N07°20'07"E
L26	46.54	N21°20'30"W
L27	24.50	N22°22'26"W
L28	28.01	N26°35'50"W
L29	29.47	N41°40'34"W
L30	13.64	N16°03'22"W
L31	28.59	N16°22'43"W
L32	43.33	N07°10'56"W
L33	46.61	N09°46'05"W
L34	18.60	N85°19'22"W
L35	10.95	N40°02'41"W
L36	24.38	N52°29'30"W
L37	39.43	N87°33'00"W
L38	39.82	N62°27'14"W
L39	88.06	S62°27'10"W
L40	42.63	S59°36'07"W
L41	9.41	N17°25'03"W
L42	32.51	N53°54'51"E
L43	61.04	N88°58'47"E
L44	34.07	N69°58'52"E
L45	28.36	N04°08'24"E
L46	34.01	N73°25'27"E
L47	33.11	S67°14'03"E
L48	18.00	N03°35'11"E
L49	10.66	N37°19'56"W
L50	5.40	N23°32'01"W

- SYMBOLS**
- ELECTRIC SERVICE
 - FIRE HYDRANT
 - UTILITY POLE
 - SIGN
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - VALVE BOX
 - CLEANOUT
 - 3/4" IRON PIPE FOUND
 - 3" CONCRETE MONUMENT FOUND
 - GUY

- NOTES:**
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY, THIS DOCUMENT IS PROVIDED AS THE BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THIS DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS S.C. GRID NAD 83
 - VERTICAL DATUM IS NGVD29
 - CONTOUR INTERVAL IS 1'
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



NOT VALID UNLESS EMBOSSED.

ASBLUIT SURVEY OF:
 PARCEL 5, BARKER FIELD, MITCHELLVILLE ROAD,
 BAYGALL, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: CONSTRUCTION ASSOCIATES

DATE: 09/01/04 SCALE: 1" = 40'

GRAPHIC SCALE

SIS Sea Island Land Survey, LLC.
 P.O. Box 21568, Hilton Head Island, SC 29925 Tel: (843) 681-3248
 4-D Mathews Court, Hilton Head Island, SC 29926 Fax: (843) 689-3871

FILE NO: 02319/3 DWG No.: 4-999

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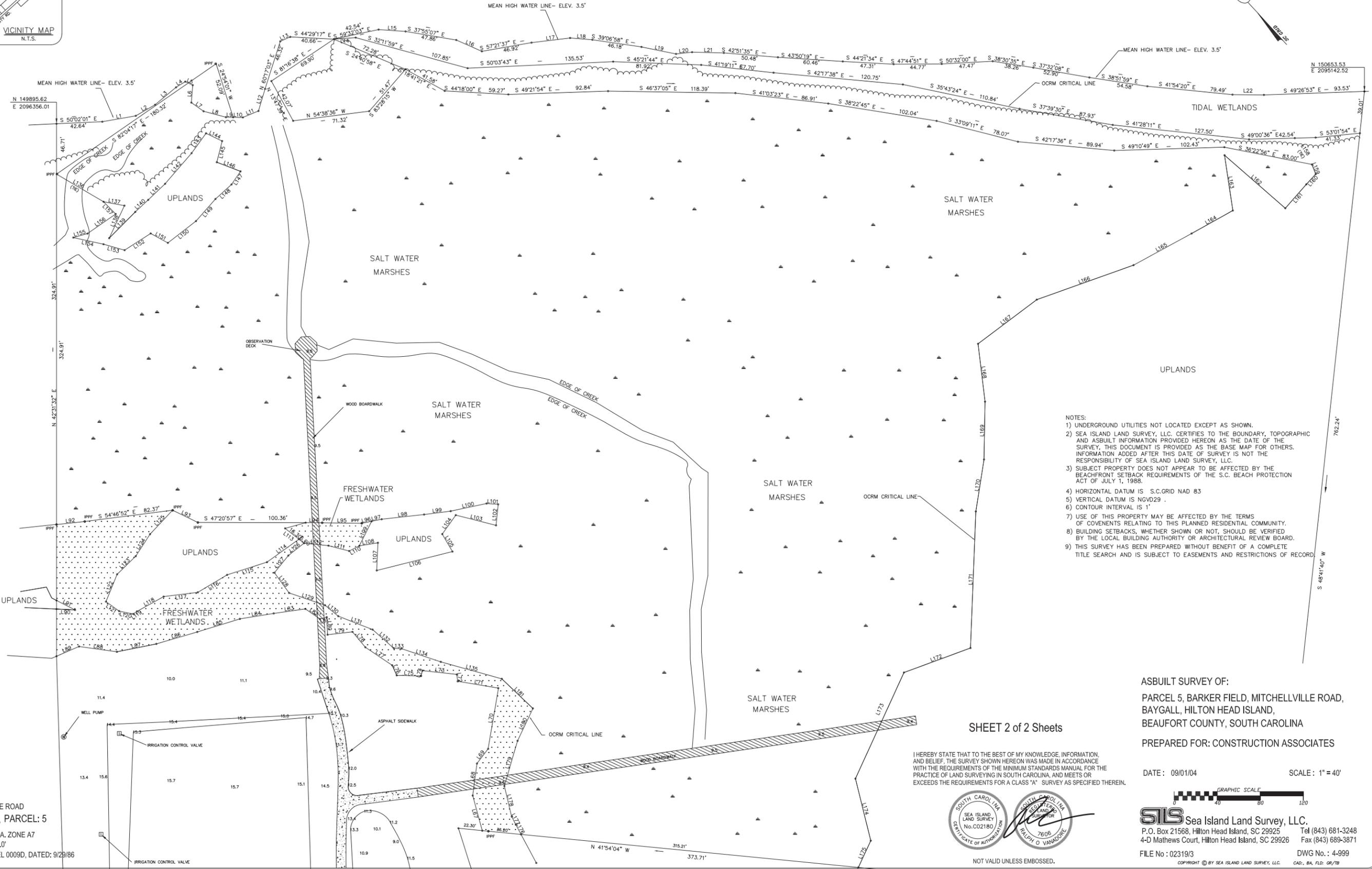
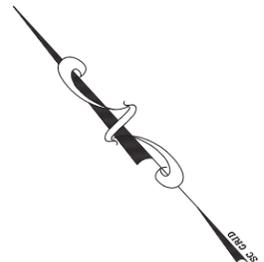
LEGEND:

—	TREE SIZES ARE INCHES IN DIAMETER
○	SPOT ELEVATION
—	CONTOUR
○	CONCRETE MONUMENT, OLD
○	TEMPORARY BENCH MARK
○	T.B.M.
○	INVERT ELEVATION
○	P.V.C.
○	C.P.P.
○	LIVE OAK
○	MYR
○	MYR.GLU
○	PEC
○	PN
○	SYC
○	WO
○	WATER OAK

REFERENCE PLAT
 1) A BOUNDARY SURVEY OF PARCELS 209, 12 AND 6B,
 MAP 5, DIST. 510, OLD MITCHELLVILLE ROAD
 A PORTION OF OLD FISH HAUL PLANTATION, MITCHELLVILLE SECTION
 DRAWN: MARCH 4, 2002
 RMC: BEAUFORT COUNTY, SC
 BY: FORREST F. BAUGHMAN, PLS. #4922

PORT ROYAL SOUND

PORT ROYAL SOUND



- NOTES:
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 THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'
 COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

SHEET 2 of 2 Sheets

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NOT VALID UNLESS EMBOSSED.

ASBUILT SURVEY OF:
 PARCEL 5, BARKER FIELD, MITCHELLVILLE ROAD,
 BAYGALL, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

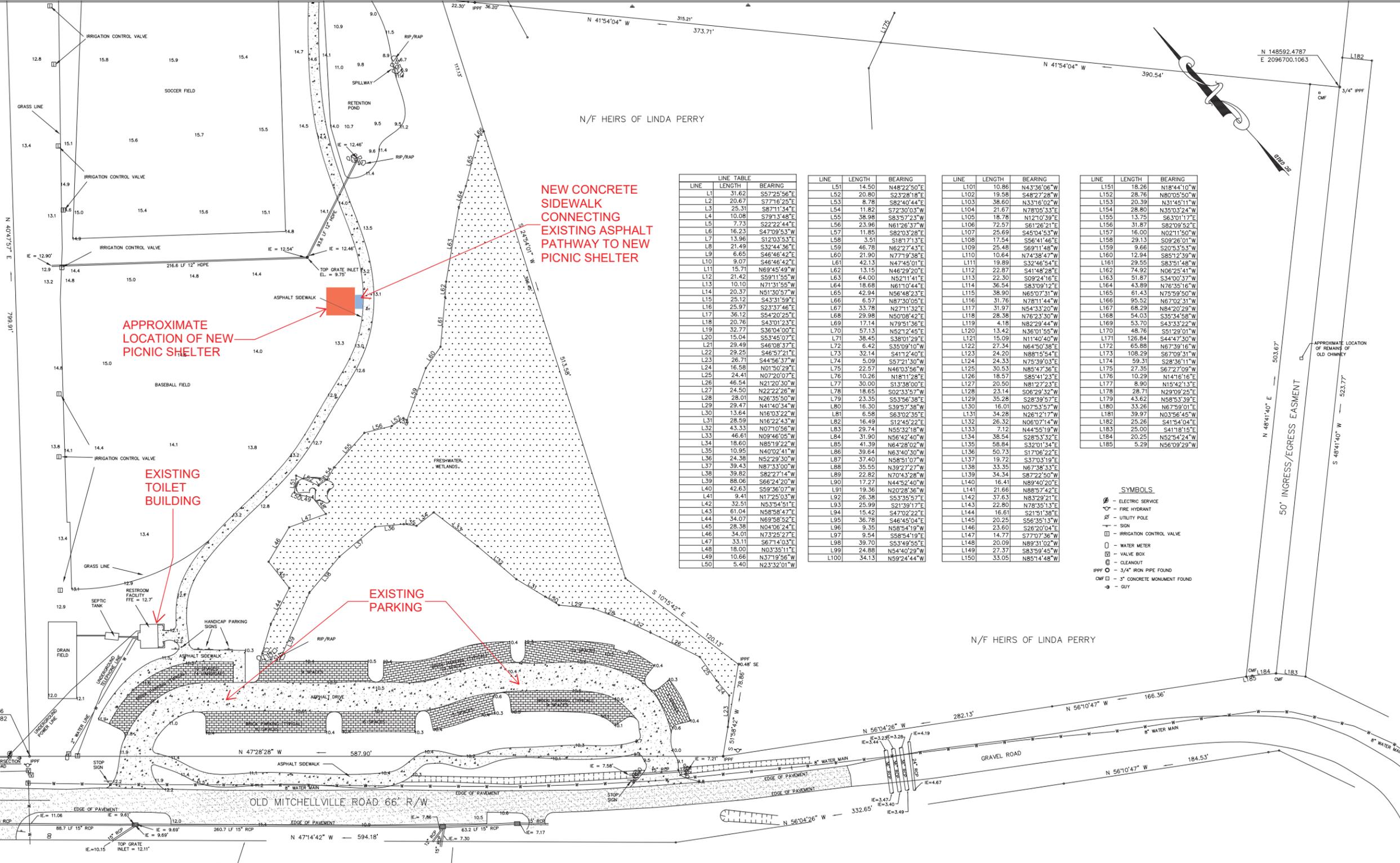
PREPARED FOR: CONSTRUCTION ASSOCIATES

DATE: 09/01/04 SCALE: 1" = 40'

GRAPHIC SCALE

SIS Sea Island Land Survey, LLC.
 P.O. Box 21568, Hilton Head Island, SC 29925 Tel (843) 681-3248
 4-D Mathews Court, Hilton Head Island, SC 29926 Fax (843) 689-3871
 FILE No.: 02319/3 DWG No.: 4-999

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- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD
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 - LO LIVE OAK
 - MYR MYRLE
 - MYR.CLU MYRLE CLUSTER
 - PEC PECAN
 - PN PINE
 - SYC SYCAMORE
 - WO WATER OAK

REFERENCE PLAT

1) A BOUNDARY SURVEY OF PARCELS 209, 12 AND 6B, MAP 5, DIST. 510, OLD MITCHELLVILLE ROAD A PORTION OF OLD FISH HAUL PLANTATION, MITCHELLVILLE SECTION DRAWN: MARCH 4, 2002 RMC. BEAUFORT COUNTY, SC BY: FORREST F. BAUGHMAN, PLS. #4922

PROPERTY AREA = 27.84 Ac.
 ADDRESS: # 70 MITCHELLVILLE ROAD
 DISTRICT: 510, MAP: 5, PARCEL: 5

THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'
 COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

NEW CONCRETE SIDEWALK CONNECTING EXISTING ASPHALT PATHWAY TO NEW PICNIC SHELTER

APPROXIMATE LOCATION OF NEW PICNIC SHELTER

EXISTING TOILET BUILDING

EXISTING PARKING

LINE TABLE

LINE	LENGTH	BEARING
L1	31.62	S57°25'36"E
L2	20.67	S77°16'25"E
L3	25.31	S87°11'34"E
L4	10.08	S79°13'48"E
L5	7.73	S22°22'44"E
L6	16.23	S47°09'53"W
L7	13.96	S120°33'32"E
L8	21.49	S32°44'36"E
L9	6.65	S46°46'42"E
L10	9.07	S46°46'42"E
L11	15.71	N69°45'49"W
L12	21.42	S59°11'55"W
L13	10.10	N71°11'55"W
L14	20.37	N51°30'57"W
L15	25.12	S43°31'59"E
L16	25.97	S23°37'46"E
L17	36.12	S54°20'25"E
L18	20.76	S43°01'23"E
L19	32.77	S36°04'00"E
L20	15.04	S53°45'07"E
L21	29.49	S46°08'37"E
L22	29.25	S46°57'21"E
L23	26.71	S44°56'37"W
L24	16.58	N01°50'29"E
L25	24.41	N07°20'07"E
L26	46.54	N21°20'30"W
L27	24.50	N22°22'26"W
L28	28.01	N26°35'50"W
L29	29.47	N41°40'34"W
L30	13.64	N16°03'22"W
L31	28.59	N16°22'43"W
L32	43.33	N07°10'56"W
L33	46.61	N09°46'05"W
L34	18.60	N85°19'22"W
L35	10.95	N40°02'41"W
L36	24.38	N52°29'30"W
L37	39.43	N87°33'00"W
L38	39.82	N62°27'14"W
L39	88.06	S62°27'20"W
L40	42.63	S59°36'07"W
L41	9.41	N17°25'03"W
L42	32.51	N53°54'51"E
L43	61.04	N58°58'47"E
L44	34.07	N69°58'52"E
L45	28.36	N04°08'24"E
L46	34.01	N73°25'27"E
L47	33.11	S67°14'03"E
L48	18.00	N03°35'11"E
L49	10.66	N37°19'56"W
L50	5.40	N23°32'01"W

LINE	LENGTH	BEARING
L51	14.50	N48°22'50"E
L52	20.80	S23°28'18"E
L53	8.78	S82°40'44"E
L54	11.82	S72°30'03"W
L55	38.98	S83°57'23"W
L56	23.96	N61°26'37"W
L57	11.85	S82°03'28"E
L58	3.51	S181°17'13"E
L59	46.78	N62°27'43"E
L60	21.90	N47°19'38"E
L61	42.13	N47°45'01"E
L62	13.15	N46°29'20"E
L63	64.00	N52°11'41"E
L64	18.68	N61°10'44"E
L65	42.94	N56°48'23"E
L66	6.57	N87°30'05"E
L67	33.78	N27°11'32"E
L68	29.98	N50°08'42"E
L69	17.14	N79°51'36"E
L70	57.13	N52°12'45"E
L71	38.45	S38°01'29"E
L72	6.42	S35°09'10"W
L73	32.14	S41°12'40"E
L74	5.09	S57°21'30"W
L75	22.57	N46°03'56"W
L76	10.26	N18°11'28"E
L77	30.00	S13°38'00"E
L78	18.65	S02°33'57"W
L79	23.35	S53°56'38"E
L80	16.30	S39°57'38"W
L81	6.58	S63°02'35"E
L82	16.49	S12°45'22"E
L83	29.74	N55°32'18"W
L84	31.90	N56°42'40"W
L85	41.39	N64°28'02"W
L86	39.64	N63°40'30"W
L87	37.40	N58°51'07"W
L88	35.55	N39°27'27"W
L89	22.82	N70°43'28"W
L90	17.27	N44°52'40"W
L91	19.36	N20°28'56"W
L92	26.38	S53°35'57"E
L93	25.99	S21°39'17"E
L94	15.42	S47°02'22"E
L95	36.78	S46°45'04"E
L96	9.35	N58°54'19"W
L97	9.54	S58°54'19"E
L98	39.70	S53°49'55"E
L99	24.88	N54°40'29"W
L100	34.13	N59°24'44"W

LINE	LENGTH	BEARING
L101	10.86	N43°36'06"W
L102	19.58	S48°27'28"W
L103	38.60	N33°16'02"W
L104	21.67	N78°05'33"E
L105	18.78	N121°0'39"E
L106	72.57	S61°26'21"E
L107	25.69	S45°04'53"W
L108	17.54	S56°41'46"E
L109	25.48	S69°11'48"W
L110	10.64	N74°38'47"W
L111	19.89	S32°46'54"E
L112	22.87	S41°48'28"E
L113	22.30	S09°24'16"E
L114	36.54	S83°09'12"E
L115	38.90	N65°07'31"W
L116	31.76	N78°11'44"W
L117	31.97	N54°33'20"W
L118	28.38	N76°23'30"W
L119	4.18	N82°29'44"W
L120	13.42	S51°29'01"W
L121	15.09	N114°40'40"W
L122	27.34	N64°50'38"E
L123	24.20	N88°15'54"E
L124	24.33	N75°39'03"E
L125	30.53	N85°47'36"E
L126	18.57	S85°41'23"E
L127	20.50	N81°27'23"E
L128	23.14	S06°29'52"W
L129	35.28	S28°39'57"E
L130	16.01	N07°53'57"W
L131	34.28	N26°12'17"W
L132	26.32	N06°07'14"W
L133	7.12	N44°55'19"W
L134	38.54	S28°53'32"E
L135	58.84	S32°01'34"E
L136	50.73	S17°06'22"E
L137	19.72	S37°03'19"E
L138	33.35	N67°38'33"E
L139	34.34	S87°22'50"W
L140	16.41	N89°40'20"E
L141	21.66	N89°57'42"E
L142	26.38	N83°29'21"E
L143	22.80	N78°51'13"E
L144	16.61	S21°51'38"E
L145	20.25	S56°35'13"W
L146	23.60	S26°20'04"E
L147	14.77	S73°27'38"W
L148	20.09	N89°31'02"W
L149	27.37	S83°59'45"W
L150	33.05	N85°14'48"W

LINE	LENGTH	BEARING
L151	18.26	N18°44'10"W
L152	28.76	N80°05'50"W
L153	20.39	N31°45'11"W
L154	28.80	N35°03'24"W
L155	13.75	S63°01'17"E
L156	31.87	S82°09'52"E
L157	16.00	N02°11'50"W
L158	29.13	S09°26'01"W
L159	9.66	S20°53'53"W
L160	12.94	S85°12'39"W
L161	29.55	S83°51'48"W
L162	74.92	N06°25'41"W
L163	51.87	S34°00'37"W
L164	43.89	N76°35'16"W
L165	61.43	N75°59'50"W
L166	95.52	N67°02'31"W
L167	68.29	N84°20'29"W
L168	54.03	S35°34'58"W
L169	53.70	S43°33'22"W
L170	48.76	S51°29'01"W
L171	126.84	S44°47'30"W
L172	65.88	N67°39'16"W
L173	108.29	S67°09'31"W
L174	59.31	S28°36'11"W
L175	27.35	S67°27'09"W
L176	10.29	N14°16'16"E
L177	8.90	N15°42'13"E
L178	28.71	N29°09'25"E
L179	43.62	N58°53'39"E
L180	33.26	N67°59'01"E
L181	39.97	N03°56'45"W
L182	25.26	S41°54'04"E
L183	25.00	S41°18'15"E
L184	20.25	N55°42'24"W
L185	5.29	N56°09'29"W

- SYMBOLS
- ⊕ - ELECTRIC SERVICE
 - ⊙ - FIRE HYDRANT
 - ⊚ - UTILITY POLE
 - ⊚ - SIGN
 - ⊚ - IRRIGATION CONTROL VALVE
 - ⊚ - WATER METER
 - ⊚ - VALVE BOX
 - ⊚ - CLEANOUT
 - ⊚ - 3/4" IRON PIPE FOUND
 - ⊚ - 3" CONCRETE MONUMENT FOUND
 - - GUY

- NOTES:
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS DOCUMENT IS PROVIDED AS THE BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THIS DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS S.C. GRID NAD 83
 - VERTICAL DATUM IS NGVD29
 - CONTOUR INTERVAL IS 1'
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



NOT VALID UNLESS EMBOSSED.

N/F HEIRS OF LINDA PERRY

SHEET 1 of 2 Sheets

ASBLUIT SURVEY OF:
 PARCEL 5, BARKER FIELD, MITCHELLVILLE ROAD,
 BAYGALL, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: CONSTRUCTION ASSOCIATES

DATE: 09/01/04 SCALE: 1" = 40'

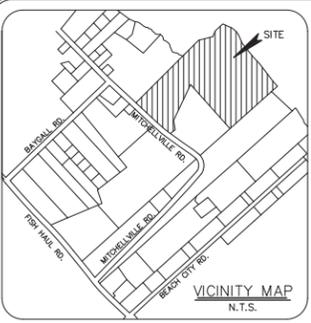
GRAPHIC SCALE

Sea Island Land Survey, LLC.
 P.O. Box 21568, Hilton Head Island, SC 29925 Tel: (843) 681-3248
 4-D Mathews Court, Hilton Head Island, SC 29926 Fax: (843) 689-3871

File No: 02319/3 DWG No.: 4-999

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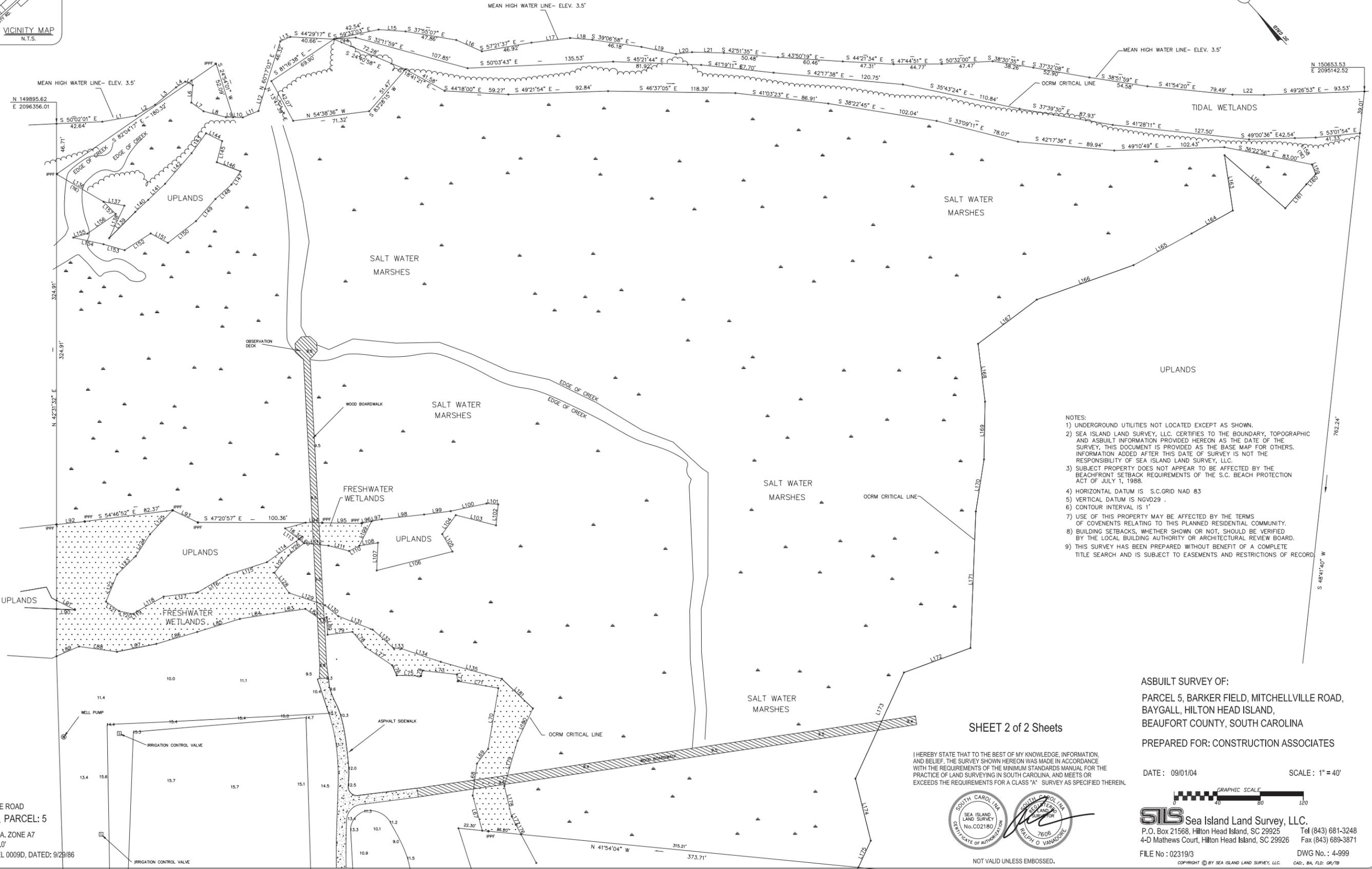
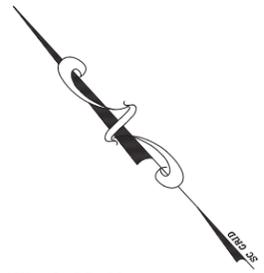
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONCRETE MONUMENT, OLD
 - TEMPORARY BENCH MARK
 - T.B.M.
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 - C.P.P. CORRUGATED PLASTIC PIPE
 - LO LIVE OAK
 - MYR MYRLE
 - MYR.GLU MYRLE CLUSTER
 - PEC PECAN
 - PN PINE
 - SYC SYCAMORE
 - WO WATER OAK

REFERENCE PLAT

1) A BOUNDARY SURVEY OF PARCELS 209, 12 AND 6B, MAP 5, DIST. 510, OLD MITCHELLVILLE ROAD A PORTION OF OLD FISH HAUL PLANTATION, MITCHELLVILLE SECTION DRAWN: MARCH 4, 2002 RMC: BEAUFORT COUNTY, SC BY: FORREST F. BAUGHMAN, PLS. #4922

PORT ROYAL SOUND

PORT ROYAL SOUND



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PROPERTY AREA = 27.84 Ac.
 ADDRESS: # 70 MITCHELLVILLE ROAD
 DISTRICT: 510, MAP: 5, PARCEL: 5
 THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'
 COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

SHEET 2 of 2 Sheets

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NOT VALID UNLESS EMBOSSED.

ASBUILT SURVEY OF:
 PARCEL 5, BARKER FIELD, MITCHELLVILLE ROAD,
 BAYGALL, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: CONSTRUCTION ASSOCIATES

DATE: 09/01/04 SCALE: 1" = 40'

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New Picnic Shelter at Barker Field Extension – Photos of Existing Conditions



View from pathway leading to ballfields.



View along pathway. Picnic shelter will be located approximately midway between existing light poles.



View from the ballfields, looking toward proposed location for picnic shelter.



View of existing homes on opposite side of the ballfields.



View of entry to existing toilet building from the pathway.



View of existing toilet building from the parking area.

New Picnic Shelter at Barker Field Extension – Photos of Existing Similar Shelter at Chaplin Park



Overall view of existing similar picnic shelter. New shelter size and detailing would be identical.



Overall view of existing similar picnic shelter. New shelter size and detailing would be identical.



Existing similar picnic shelter – closeup detail of corner columns.



Existing similar picnic shelter – interior view.

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: Barker Field Picnic Shelter

DRB#: DRB-001060-2022

DATE: 04/14/2022

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. This project requires a Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
3. This project is a duplicate of the existing picnic shelters used at other parks on the island for consistency.
4. Plans should consider extending the hardscape beyond the dripline of the roof (or other options) to eliminate erosion that has been experienced at other picnic shelters.