



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, November 14, 2023, 3:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

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. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of October 24, 2023
- 4. Appearance by Citizens**
- 5. Unfinished Business**
 - a. DRB-002013-2023 - Olive Shell Mutli-Family Subdivision - Final Review
- 6. New Business**
 - a. DRB-001862-2023 - Daufuskie Ferry Dock and Pavillion Project - Conceptual
 - b. DRB-001906-2023 1038 William Hilton Parkway - Alteration/Addition
- 7. Board Business**
 - a. Approval of Proposed 2024 Meeting Dates
- 8. Staff Reports**
 - a. Minor Corridor Report
- 9. Adjournment**

FOIA Compliance: Public notification of this workshop 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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island
Design Review Board Meeting
October 24, 2023, at 1:30 p.m.
MEETING MINUTES

Present from the Board: Cathy Foss, Chair; Judd Carstens, Vice-Chair; Annette Lippert; Ryan Bassett; John Moleski; Todd Theodore

Absent from Board: Tom Parker

Present from Town Council: Glenn Stanford

Present from Town Staff: Brian Eber, *Development Services Manager*; Karen Knox, *Board Secretary*; Lynn Buchman, *Administrative Assistant*

1. Call to Order

Chair Foss called the meeting to order at 1:30 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

As noted above.

4. Approval of Agenda

Chair Foss asked if staff had any changes to the Agenda. Seeing no changes, Chair Foss asked for a Motion to approve the Agenda. Ms. Lippert moved to approve. Mr. Bassett seconded. By a show of hands, the Motion passed with a vote of 6-0.

5. Approval of Minutes

a. October 10, 2023

Mr. Theodore moved to approve. Mr. Bassett seconded. The Minutes of October 10, 2023, were approved by a vote of 6-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. Several comments were received on the Open Town Hall. Copies of the Comments were given to the Board and will be made part of the official record. No one spoke at the meeting.

7. Unfinished Business

a. DRB-001901-2023 – Hilton Head High School Athletics – Final

Ms. Cook provided staff's presentation as included in the Packet and advised staff recommends approval with the following conditions: that the proposed HVAC units are shown on the renderings to pedestrian scale and are installed in a way that minimizes visual impacts as much as possible.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Ms. Lippert moved to approve with the following conditions: 1) that the exterior color board for the boy's locker room be made part of the submittal and colors per said color board, 2) the dugout rendering be made part of the submittal, but the gutter and downspouts be revised to the oyster color, 3) the downlight trim in the canopy of boy's locker room cannot be black, 4) that alternate 2 is not part of this approval, 5) staff approval is needed for the pavers which have the intent of being matching the building brick, 6) that the project needs an irrigation system. Vice-Chair Carstens asked that the Motion be amended to include the Lacross locker color to match the primary color of the dugout. Mr. Basset asked that the Motion be amended to include: the bollards need to be safety yellow. Ms. Lippert amended her Motion to include the bollards need to be safety yellow and the Lacross Storage Building match the blue of the dugout. Mr. Bassett seconded the Amended Motion. By a show of hands, the Amended Motion was approved with a vote of 6-0.

b. DRB-001900-2023 – Hilton Head High School – Sign

Ms. Cook provided staff's presentation as included in the Packet and advised staff recommends approval as submitted with the condition that the proposed lighting cannot be greater than 3500K per Town lighting standards.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Vice-Chair Carstens moved to approve with the following conditions: 1) to include staff's comments. 2) Recommend up-lighting of the sign. 3) that the fonts shall be centered within the signage, 4) that the orientation of the logo is right facing the Sea Hawk logo, 5) all site lighting, including any lighting for signage must not exceed 3500K per lighting standards, Ms. Lippert seconded. By a show of hands, the Motion was approved with a vote of 6-0.

c. DRB-001828-2023 – Home Sense – Final

Ms. Cook provided staff's presentation as included in the packet and advised staff that all conditions from the October 10, 2023 meeting have been met.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Ms. Lippert moved to approve with the following conditions: staff comment about the building and sign permit,

2) that the mountain fall become the trim color and a darker color in the same family be picked for approval by staff. Mr. Theodore seconded. By a show of hands, the Motion was approved with a vote of 6-0.

d. DRB-001634-2023 – Dunes House Awning – Final

Mr. Theodore recused himself and left the dais.

Ms. Cook provided staff's presentation as included in the Packet and advised staff recommends approval of the driftwood color for the awning from the four colors that were submitted and advised this project will require a minor Development Plan Review and a Building Permit.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Vice-Chair Carstens moved to approve with the following conditions: 1) staff comments with regard to the building permit and the Minor Development Plan Review process, 2) the color of the awning to be the patio slate as submitted, 3) any additional signage or logo considerations to be brought to staff as far as qualifying for the signage permit; 4) the increase in the chimney size to be 3x2 on the long axis, and keeping the chimney in the same overall height. Ms. Lippert seconded. By a show of hands, the Motion was approved with a vote of 5-0.

e. DRB-001860-2023 – Dune House Lane – Final

Ms. Cook provided staff's presentation as included in the Packet and advised staff that Palmetto Dunes has a maintenance easement over this lane and that is where their responsibility comes from Greenwood. Greenwood is the owner. There was a small typographical error in the packet, and that has been corrected.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Vice-Chair Carstens moved to approve with the following conditions: 1) taking into consideration staff comments, 2) the bike bollard and bike rack color to be a dark brown bronze color to be coordinated. 3) Irrigation should be considered 4) Add height and width sizes to planting schedule. Mr. Theodore seconded. By a show of hands, the Motion was approved with a vote of 5-0.

8. New Business

a. DRB-001710-2023 – Olive Shell – Conceptual

Vice Chair Carstens recused himself and left the dais.

Ms. Cook provided staff's presentation as included in the Packet and advised staff of the unique situation in that the developer of this new housing project is coordinating the relocation of current housing and an application has gone before the Planning Commission to carefully plan and coordinate from a

development plan review perspective to make sure it is handled with the utmost care.

The Applicant gave a presentation and answered questions from the Board.

After discussion, Chair Foss asked for a Motion. Ms. Lippert moved to approve with the following conditions: 1) Staff's comments about extension of pathway, 2) Shifting the bike racks at the pool house, 3) Studying the overhangs as they may be too small, 4) Studying the duplexes so there is not triple banding along the elevations, 5) Consider different façade treatments on different duplexes, 6) Review the storm channel to not affect with the root systems of the specimen trees, 7) Increase the detail and massing of the mail box, 8) Stagger the duplexes, 9) Provide pool house detailing that gets equal treatment as the houses, 10) Show the first floor flood vents on all plans, 11) include the plans for all the buildings and floorplans and have them accurately shown on the site plan, 12) Include the entire color palette and connect the details at final to the plan set, and it was recommended that the project on Leg O'Mutton would be a great reference. Mr. Bassett seconded. By a show of hands, the Motion was approved with a vote of 5-0.

9. Board Business

Chair Foss discussed with the Board a concern expressed by a citizen about the condition and location of the Hudson's sign, and discussion ensued about the Hudson sign and the condition of other Town signs.

10. Staff Report

Ms. Cook provided the Minor Corridor Report to the Board.

11. Adjournment

The meeting adjourned at 4:41 p.m.

Submitted By: _____

**Karen Knox
Board Secretary**

Date:



Conceptual DRB Corrections Report Comments Addressed

DPB – 001710-2023

20 Olive Shell Court, Hilton Head Island, SC 29926

Below is a summary of the comments addressed from conceptual DRB review of DPB-001710-2023 – 20 Olive Shell Court, Olive Shell Cottages Development. Sheet set dated November 8, 2023.

CVR – Sheet Index expanded to include new L101 and LIGHT sheets.

L30 – No change.

L100 – Concrete sidewalk extended to pool amenity (DRB Condition #1). Shifted bike racks with sidewalk expansion (DRB Condition #2). Stormwater channel adjacent to specimen live oak is an existing condition (DRB Condition #6). Accurate duplex footprints shown with stagger (DRB Condition #8 & #11). Street light locations added to plan (Note #12).

L101 – Sheet added to show more plan information for Mail Kiosk area and Pool Amenity (DRB Board Comment).

L500 – No change to planting. Accurate duplex footprints shown with stagger (DRB Condition #8 & #11).

L501 – Accurate duplex footprints shown with stagger (DRB Condition #8 & #11). Plantings adjusted for footprint stagger.

L510 – Plant schedule updated. No significant change.

L600 – No change.

L601 – Mail kiosk detail revised to include more detail and better massing than prior photo – see detail 2/L601 (DRB Condition #7).

LIGHT – New sheet for street light plan from Palmetto Electric and light spec.

DRB Condition #3 – Additional depth added to roof overhang at front of building. See Building package.

DRB Condition #4 – Triple banding has been eliminated from the facades. See Building package.

DRB Condition #5 – Façade treatments and color variation to differentiate the duplexes. See Color Board.

DRB Condition #9 – Pool house detail increased. See Pool Building drawings.

DRB Condition #10 – Flood vents added to building plan set. See Building rendering. Will be included per Building Code.

DRB Condition #12 – Color palette to be presented for final DRB.

Thank you,

Judd Carstens, RLA

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

OLIVE SHELL COURT

HILTON HEAD ISLAND, SOUTH CAROLINA

CONSULTANT INFO

TOPO AND BOUNDARY SURVEYS, EXISTING TREES AND SURVEY DATA WERE TAKEN FROM DIGITAL DATA PROVIDED BY:

PATRICK BOYLAN, PLS
1446 AUDUBON DRIVE SE
AIKEN, SC

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL DATA PROVIDED BY:

STURRE ENGINEERING
BLUFFTON, SC
(843) 929.9432

ISSUED: NOVEMBER 8, 2023

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

CS	-	COVER SHEET
L30	-	NOTES
L100	-	KEY SHEET
L101	-	KEY SHEET
L500	-	BUFFER PLANTING PLAN
L501	-	INTERIOR PLANTING PLAN
L510	-	PLANT SCHEDULE AND DETAILS
L600	-	SITE DETAILS
L601	-	SITE DETAILS
LIGHT	-	STREET LIGHT PLAN & SPEC (PALMETTO ELECTRIC PLAN)
POOL	-	POOL HOUSE PLAN & ELEVATION

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	NOV 08, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

© 2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"



GENERAL NOTES:

3. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. THIS IS A DESIGN DEVELOPMENTS SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNERS OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED REGULATIONS AND CODES OF THE AMERICANS WITH DISABILITIES ACT, ALL NATIONAL, STATE, LOCAL AND OTHER GOVERNING AUTHORITIES. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
4. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
5. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
6. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
7. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
8. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
9. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE INFELD MODIFICATIONS, IF NECESSARY.
10. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
11. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRUCTION ON THE SITE. CONTRACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
12. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
13. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
14. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIF LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF TOWN OF HILTON HEAD ISLAND AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
16. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
18. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
19. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITES, IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ANY SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO PROVIDE SILT FENCE AND / OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UP-STATE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
 - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
 - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

CONSTRUCTION NOTES:

- THESE DETAILS / ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOP DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
3. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
5. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
8. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
9. ALL WELDS TO BE CONTINUOUS.
10. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
11. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
12. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
13. PRIME AND PAINT ALL SURFACES AFTER ALL CUTS WITH TWO COATS OF PRIMER PAINT FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
14. SAND ALL WOOD MEMBERS ON ALL SURFACES AFTER ALL CUTS. APPLY SEALANT AND STAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (SEAL AND STAIN ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
15. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
16. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
17. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION, MINIMUM 3" APART.

LIGHTING NOTES:

- THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING ON ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
- THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC. SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
- CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
- THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
- THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
- ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
- CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
- ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
- ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
- SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
- CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
- IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEDING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SUTTERED BARE SPOT NONE OF WHICH IS LARGER THAN ONE SQ. FT. WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
 - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
 - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
 - 1.3. CLAY-SILT CONTENT - THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
 - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRIED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRASS AREAS (NOT INCLUDING BOLLING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL [EXCEPT SEASONAL COLOR] SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.



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CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS

FOR
OLIVE SHELL COURT

RENTAL COMMUNITY

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	NOV 08, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

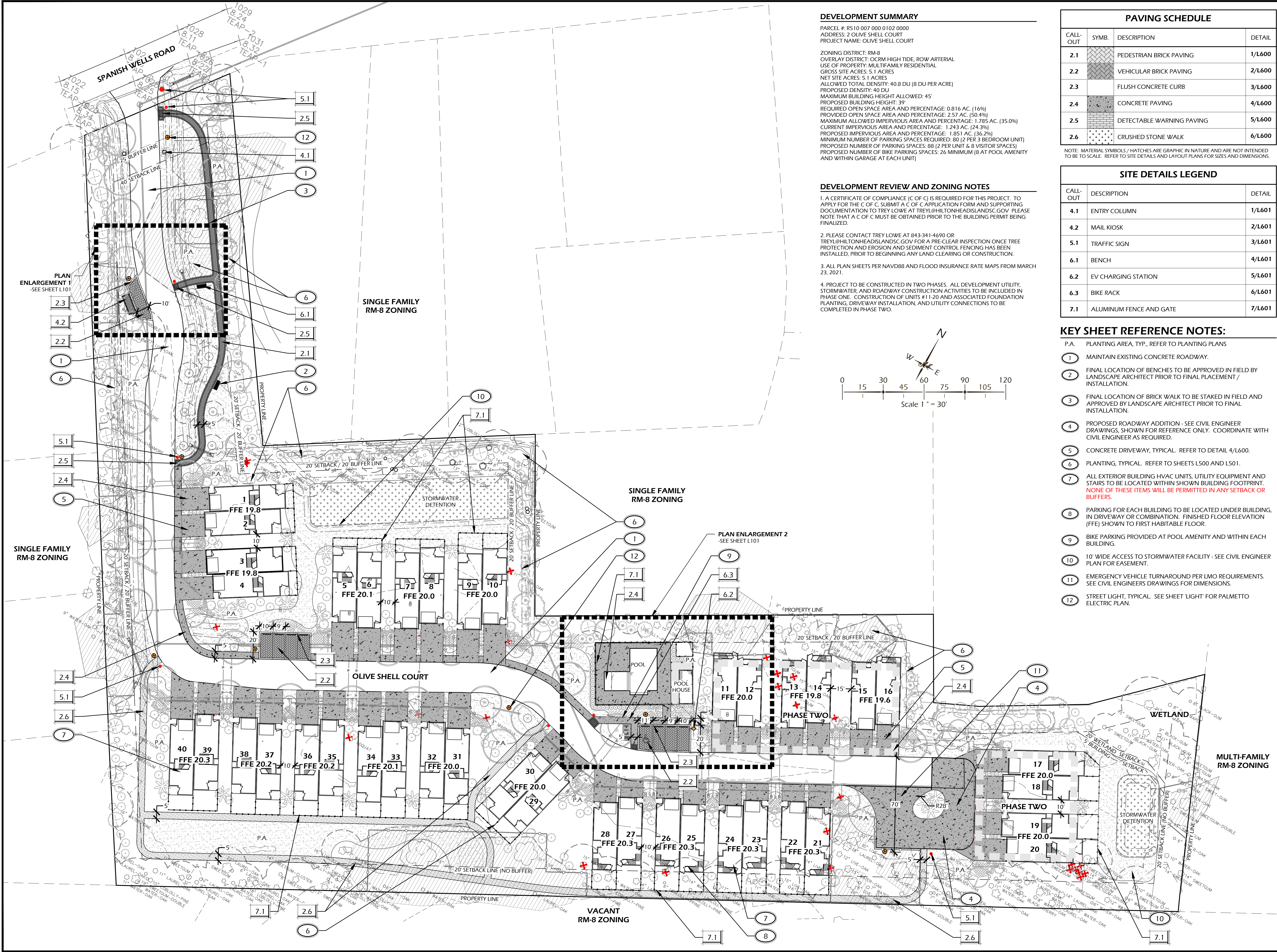
REVISIONS:

DRAWING TITLE
PROJECT NOTES

DRAWING NUMBER

L30





DEVELOPMENT SUMMARY

PARCEL #: R510 007 000 0102 0000
ADDRESS: 2 OLIVE SHELL COURT
PROJECT NAME: OLIVE SHELL COURT

ZONING DISTRICT: RM-8
OVERLAY DISTRICT: OCRM HIGH TIDE, ROW ARTERIAL
USE OF PROPERTY: MULTIFAMILY RESIDENTIAL
GROSS SITE ACRES: 5.1 ACRES
NET SITE ACRES: 5.1 ACRES
ALLOWED TOTAL DENSITY: 40.8 DU (8 DU PER ACRE)
PROPOSED DENSITY: 40 DU
MAXIMUM BUILDING HEIGHT ALLOWED: 45'
PROPOSED BUILDING HEIGHT: 39'
REQUIRED OPEN SPACE AREA AND PERCENTAGE: 0.816 AC. (16%)
PROVIDED OPEN SPACE AREA AND PERCENTAGE: 2.57 AC. (50.4%)
CURRENT IMPERVIOUS AREA AND PERCENTAGE: 1.243 AC. (24.3%)
PROPOSED IMPERVIOUS AREA AND PERCENTAGE: 1.851 AC. (36.2%)
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 80 (2 PER 3 BEDROOM UNIT)
PROPOSED NUMBER OF PARKING SPACES: 88 (2 PER UNIT & 8 VISITOR SPACES)
PROPOSED NUMBER OF BIKE PARKING SPACES: 26 MINIMUM (8 AT POOL AMENITY AND WITHIN GARAGE AT EACH UNIT)

DEVELOPMENT REVIEW AND ZONING NOTES

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2. PLEASE CONTACT TREY LOWE AT 843-341-4690 OR TREYL@HILTONHEADISLANDSC.GOV FOR A PRE-CLEAR INSPECTION ONCE TREE PROTECTION AND EROSION AND SEDIMENT CONTROL FENCING HAS BEEN INSTALLED, PRIOR TO BEGINNING ANY LAND CLEARING OR CONSTRUCTION.

3. ALL PLAN SHEETS PER NAVD88 AND FLOOD INSURANCE RATE MAPS FROM MARCH 23, 2021.

4. PROJECT TO BE CONSTRUCTED IN TWO PHASES. ALL DEVELOPMENT UTILITY, STORMWATER, AND ROADWAY CONSTRUCTION ACTIVITIES TO BE INCLUDED IN PHASE ONE. CONSTRUCTION OF UNITS #11-20 AND ASSOCIATED FOUNDATION PLANTING, DRIVEWAY INSTALLATION, AND UTILITY CONNECTIONS TO BE COMPLETED IN PHASE TWO.

PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PEDESTRIAN BRICK PAVING	1/L600
2.2		VEHICULAR BRICK PAVING	2/L600
2.3		FLUSH CONCRETE CURB	3/L600
2.4		CONCRETE PAVING	4/L600
2.5		DETECTABLE WARNING PAVING	5/L600
2.6		CRUSHED STONE WALK	6/L600

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
4.1	ENTRY COLUMN	1/L601
4.2	MAIL KIOSK	2/L601
5.1	TRAFFIC SIGN	3/L601
6.1	BENCH	4/L601
6.2	EV CHARGING STATION	5/L601
6.3	BIKE RACK	6/L601
7.1	ALUMINUM FENCE AND GATE	7/L601

- KEY SHEET REFERENCE NOTES:**
- P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS
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 - 3 FINAL LOCATION OF BRICK WALK TO BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
 - 4 PROPOSED ROADWAY ADDITION - SEE CIVIL ENGINEER DRAWINGS SHOWN FOR REFERENCE ONLY. COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
 - 5 CONCRETE DRIVEWAY, TYPICAL. REFER TO DETAIL 4/L600.
 - 6 PLANTING, TYPICAL. REFER TO SHEETS L500 AND L501.
 - 7 ALL EXTERIOR BUILDING HVAC UNITS, UTILITY EQUIPMENT AND STAIRS TO BE LOCATED WITHIN SHOWN BUILDING FOOTPRINT. **NONE OF THESE ITEMS WILL BE PERMITTED IN ANY SETBACK OR BUFFERS.**
 - 8 PARKING FOR EACH BUILDING TO BE LOCATED UNDER BUILDING, IN DRIVEWAY OR COMBINATION. FINISHED FLOOR ELEVATION (FFE) SHOWN TO FIRST HABITABLE FLOOR.
 - 9 BIKE PARKING PROVIDED AT POOL AMENITY AND WITHIN EACH BUILDING.
 - 10 10' WIDE ACCESS TO STORMWATER FACILITY - SEE CIVIL ENGINEER PLAN FOR EASEMENT.
 - 11 EMERGENCY VEHICLE TURNAROUND PER LMO REQUIREMENTS. SEE CIVIL ENGINEERS DRAWINGS FOR DIMENSIONS.
 - 12 STREET LIGHT, TYPICAL. SEE SHEET 'LIGHT' FOR PALMETTO ELECTRIC PLAN.

Winter Jones-Heefer
landscape architecture
land planning
www.wjkltd.com

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SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

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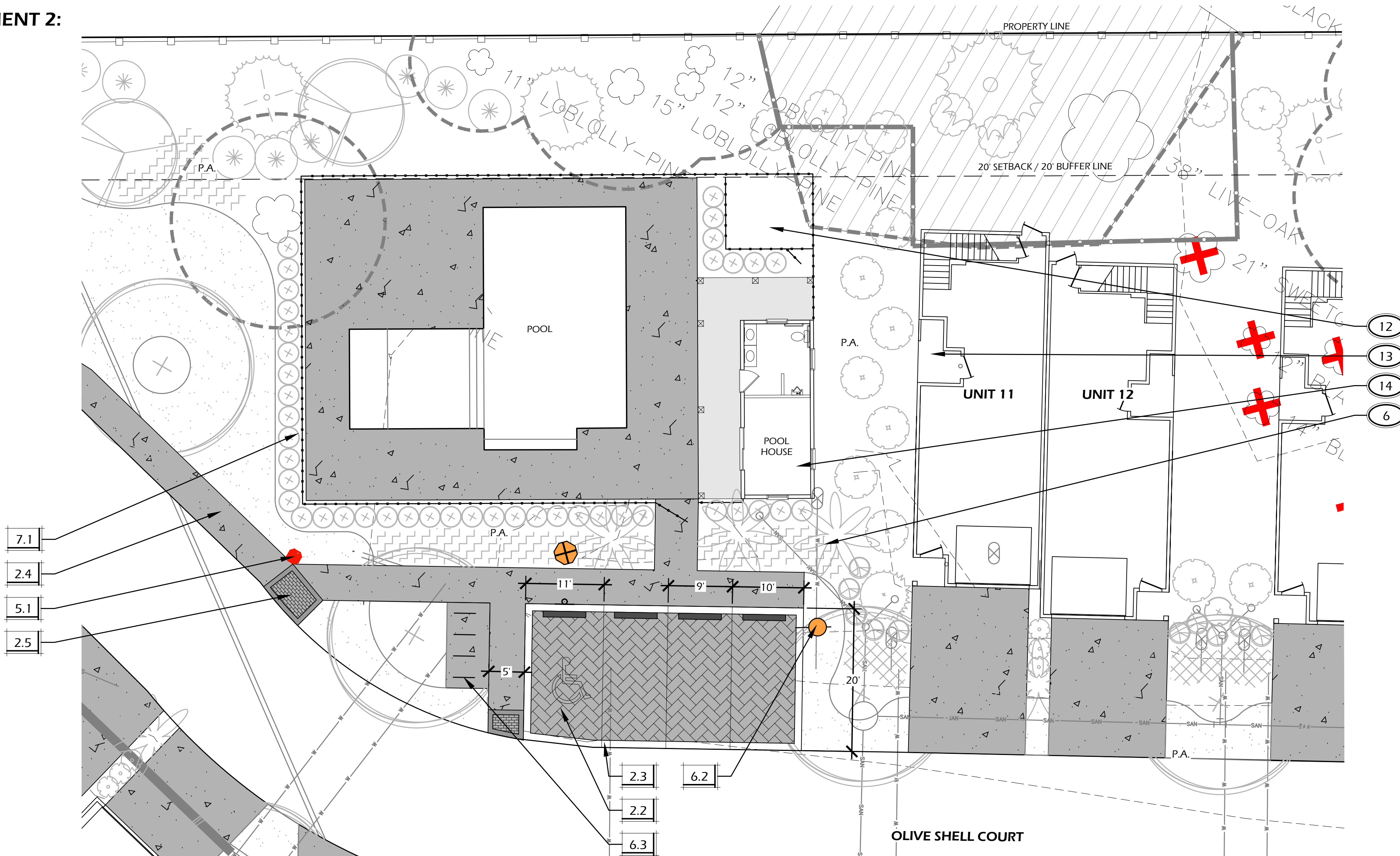
DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100

PLANT ENLARGEMENT 1:
MAIL KIOSK



PLANT ENLARGEMENT 2:
POOL AMENITY



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	PEDESTRIAN BRICK PAVING	1/L600
2.2	[Symbol]	VEHICULAR BRICK PAVING	2/L600
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2.4	[Symbol]	CONCRETE PAVING	4/L600
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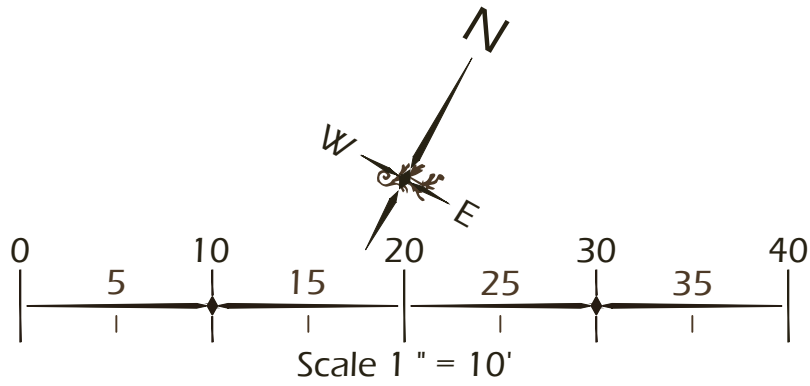
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- 12 POOL EQUIPMENT AREA. OPTIONAL LOCATION WITHIN POOL HOUSE BUILDING.
- 13 TRASH ENCLOSURE FOR EACH UNIT AT GROUND LEVEL. HVAC UNIT LOCATED ABOVE AT FIRST FLOOR LEVEL. TYPICAL.
- 14 POOL HOUSE. SEE ARCHITECTURAL DRAWINGS.
- 15 STREET LIGHT, TYPICAL. SEE SHEET 'LIGHT' FOR PALMETTO ELECTRIC PLAN.

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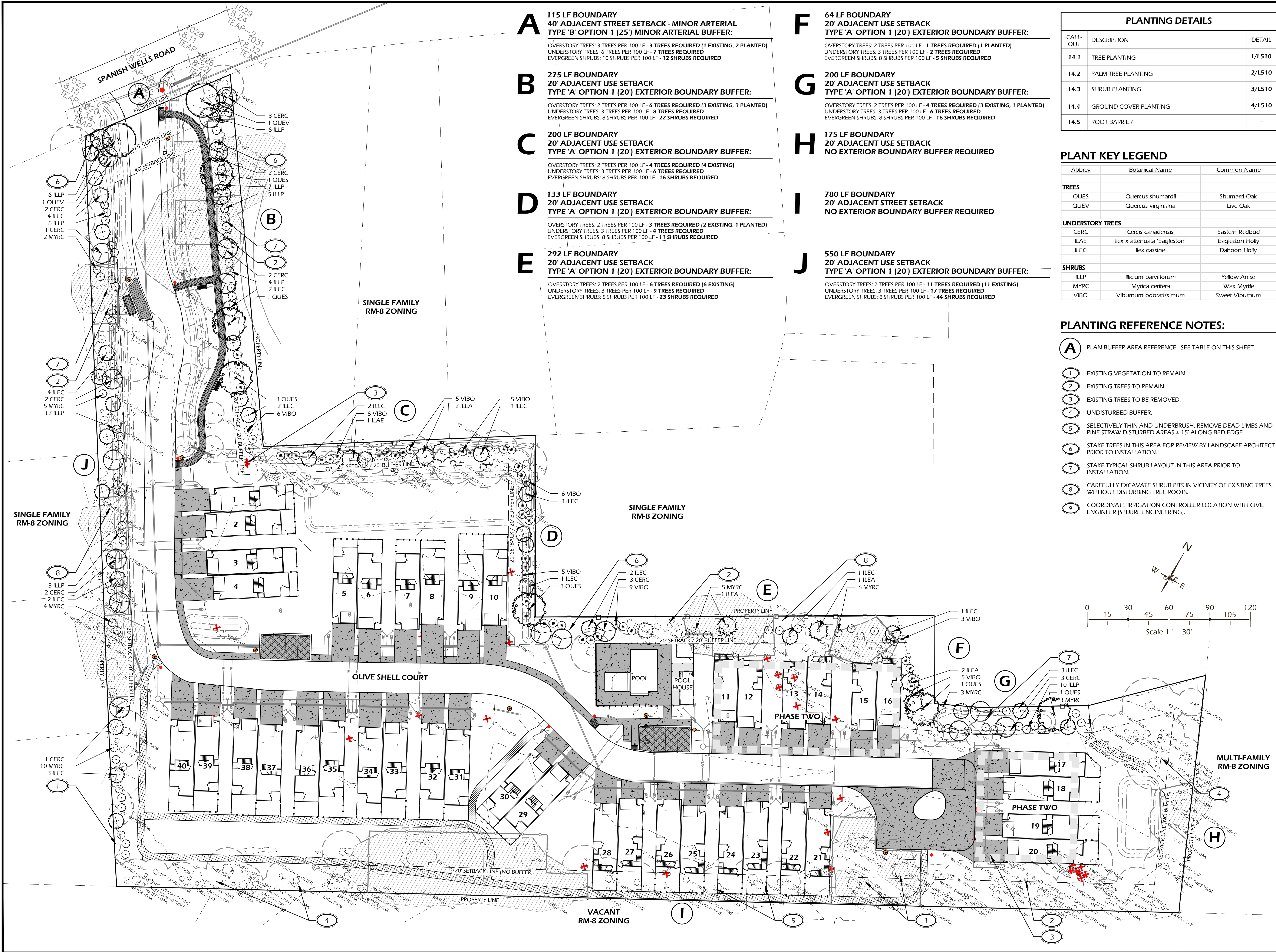
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- A** 115 LF BOUNDARY
40' ADJACENT STREET SETBACK - MINOR ARTERIAL
TYPE 'B' OPTION 1 (25') MINOR ARTERIAL BUFFER:
OVERSTORY TREES: 3 TREES PER 100 LF - 3 TREES REQUIRED (1 EXISTING, 2 PLANTED)
UNDERSTORY TREES: 6 TREES PER 100 LF - 7 TREES REQUIRED
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 12 SHRUBS REQUIRED
- B** 275 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 6 TREES REQUIRED (3 EXISTING, 3 PLANTED)
UNDERSTORY TREES: 3 TREES PER 100 LF - 8 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 22 SHRUBS REQUIRED
- C** 200 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 4 TREES REQUIRED (4 EXISTING)
UNDERSTORY TREES: 3 TREES PER 100 LF - 6 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 16 SHRUBS REQUIRED
- D** 133 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 3 TREES REQUIRED (2 EXISTING, 1 PLANTED)
UNDERSTORY TREES: 3 TREES PER 100 LF - 4 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 11 SHRUBS REQUIRED
- E** 292 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 6 TREES REQUIRED (6 EXISTING)
UNDERSTORY TREES: 3 TREES PER 100 LF - 9 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 23 SHRUBS REQUIRED

- F** 64 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 1 TREES REQUIRED (1 PLANTED)
UNDERSTORY TREES: 3 TREES PER 100 LF - 2 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 5 SHRUBS REQUIRED
- G** 200 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 4 TREES REQUIRED (3 EXISTING, 1 PLANTED)
UNDERSTORY TREES: 3 TREES PER 100 LF - 6 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 16 SHRUBS REQUIRED
- H** 175 LF BOUNDARY
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED
- I** 780 LF BOUNDARY
20' ADJACENT STREET SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED
- J** 550 LF BOUNDARY
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') EXTERIOR BOUNDARY BUFFER:
OVERSTORY TREES: 2 TREES PER 100 LF - 11 TREES REQUIRED (11 EXISTING)
UNDERSTORY TREES: 3 TREES PER 100 LF - 17 TREES REQUIRED
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 44 SHRUBS REQUIRED

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	-

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
TREES		
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
ILAE	Ilex x attenuata 'Eagleston'	Eagleston Holly
ILEC	Ilex cassine	Dahoon Holly
SHRUBS		
ILLP	Illicium parviflorum	Yellow Anise
MYRC	Myrica cerifera	Wax Myrtle
VIBO	Viburnum odoratissimum	Sweet Viburnum

PLANTING REFERENCE NOTES:

- A** PLAN BUFFER AREA REFERENCE. SEE TABLE ON THIS SHEET.
- 1 EXISTING VEGETATION TO REMAIN.
- 2 EXISTING TREES TO REMAIN.
- 3 EXISTING TREES TO BE REMOVED.
- 4 UNDISTURBED BUFFER.
- 5 SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG BED EDGE.
- 6 STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 7 STAKE TYPICAL SHRUB LAYOUT IN THIS AREA PRIOR TO INSTALLATION.
- 8 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- 9 COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURGE ENGINEERING).



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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 08, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
BUFFER PLANTING PLAN

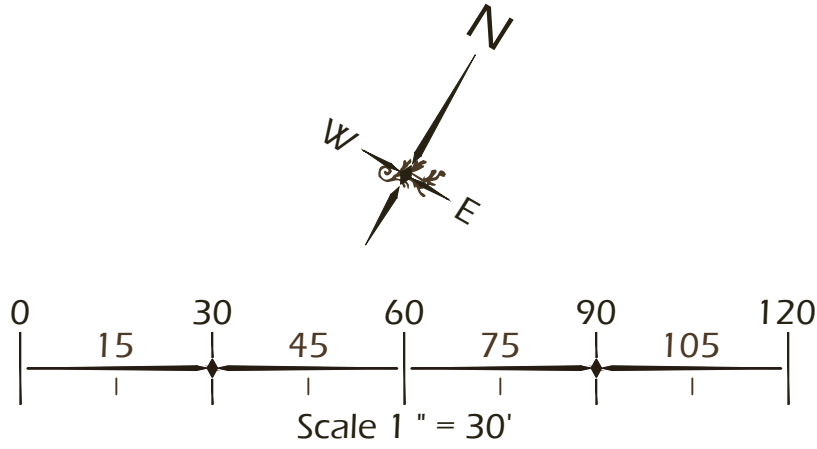
DRAWING NUMBER
L500



- PLANTING REFERENCE NOTES:**
- 1 EXISTING VEGETATION TO REMAIN.
 - 2 EXISTING TREES TO REMAIN.
 - 3 EXISTING TREES TO BE REMOVED.
 - 4 UNDISTURBED BUFFER.
 - 5 SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG BED EDGE.
 - 6 STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - 7 STAKE TYPICAL SHRUB LAYOUT IN THIS AREA PRIOR TO INSTALLATION.
 - 8 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
 - 9 COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURRE ENGINEERING).
 - 10 SEE SHEET L500 FOR PLANTINGS WITHIN PERIMETER BUFFER.

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	X/L50X
14.2	PALM TREE PLANTING	X/L50X
14.3	SHRUB PLANTING	X/L50X
14.4	GROUND COVER PLANTING	X/L50X
14.5	ROOT BARRIER	X/L50X

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CERC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud
ILEC	Ilex cassine	Dahoon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
SHRUBS		
DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium
GARM	Gardenia jasminoides 'Mystery'	Mystery Gardenia
ILLP	Illicium parviflorum	Yellow Anise
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBS	Viburnum obovatum 'Mrs Schillers'	Mrs Schiller's Delight Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
AGAA	Agapanthus africanus	Lily of the Nile
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SODSF		Centipede Sod
MULCHSF	Pine Straw - all disturbed areas	Pine Straw



Witmer Jones & Keefe Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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SITE DEVELOPMENT PLANS FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

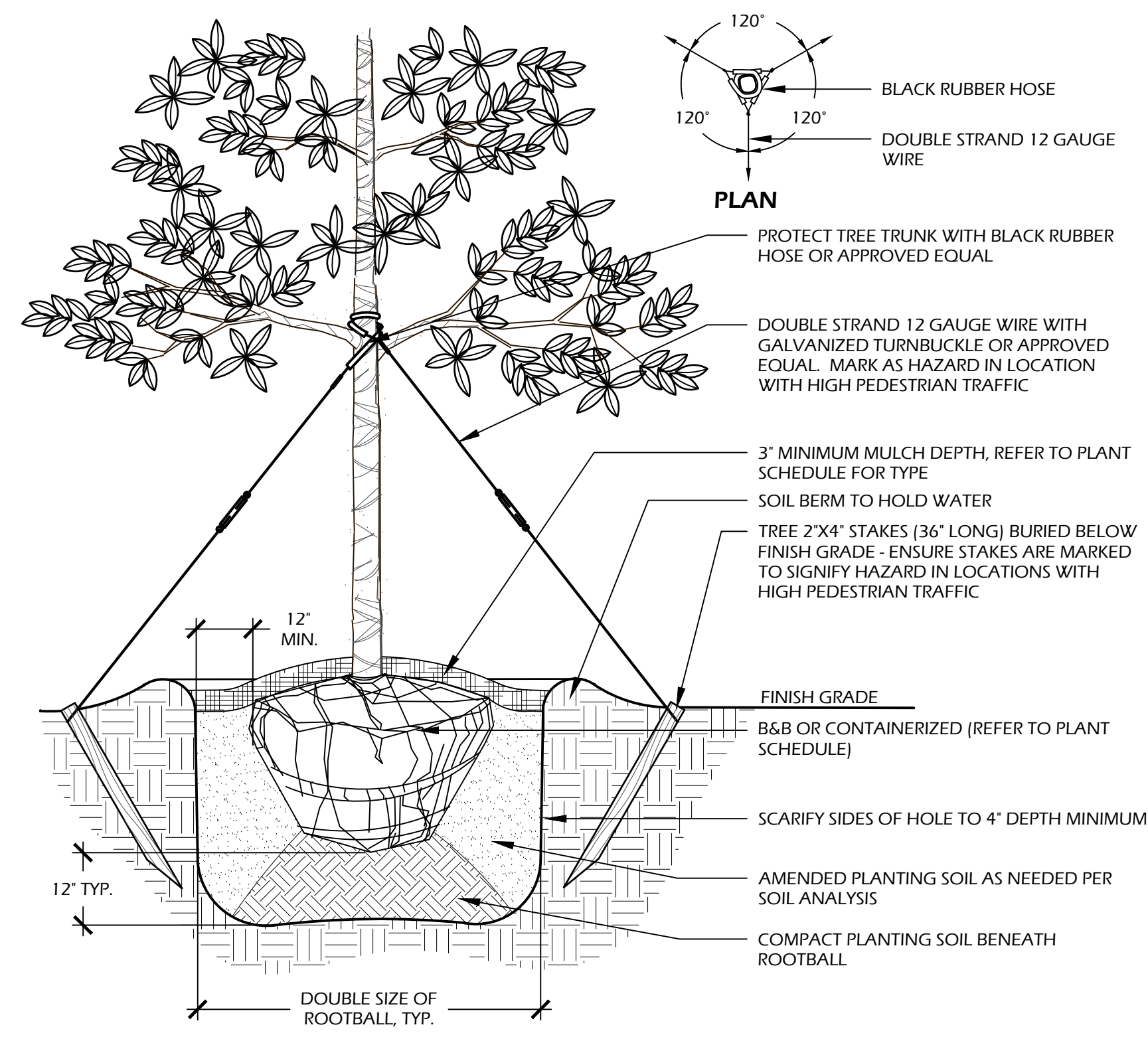
DATE: NOV.08.2023
PROJECT NO.: 22173.01
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CHECKED BY: DK

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REVISIONS:

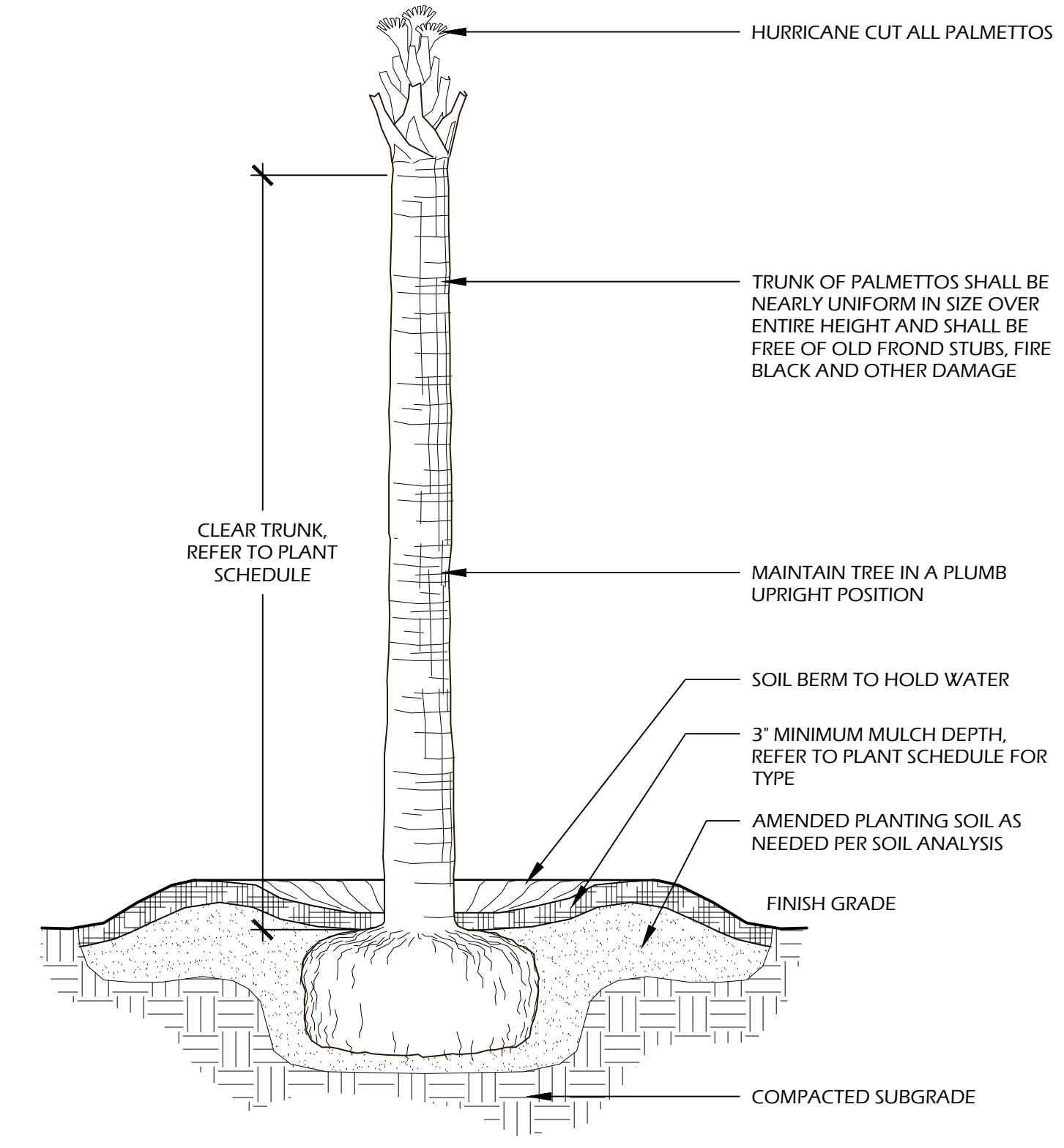
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INTERIOR PLANTING PLAN

DRAWING NUMBER
L501



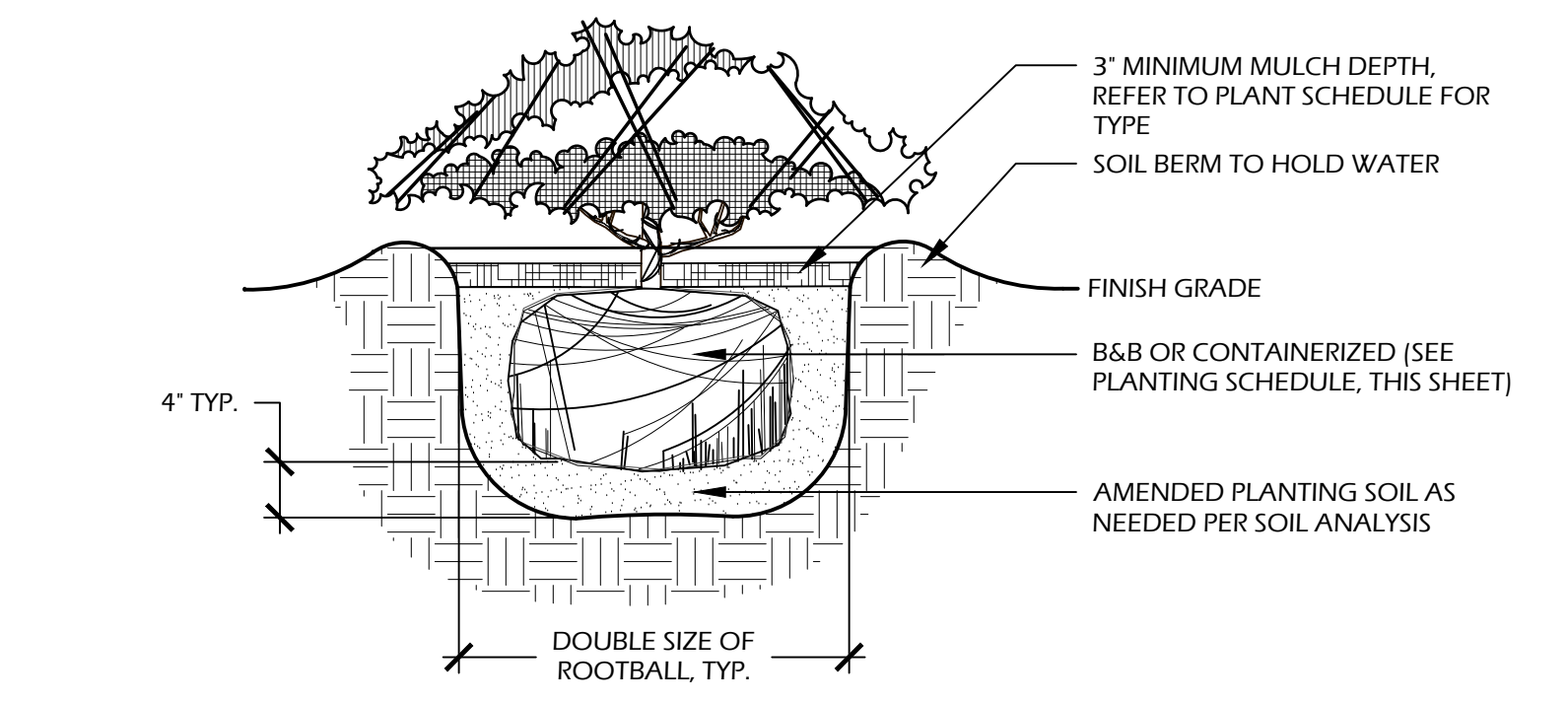
- NOTES:**
1. TREE STAKING OPTIONAL. HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMIIMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



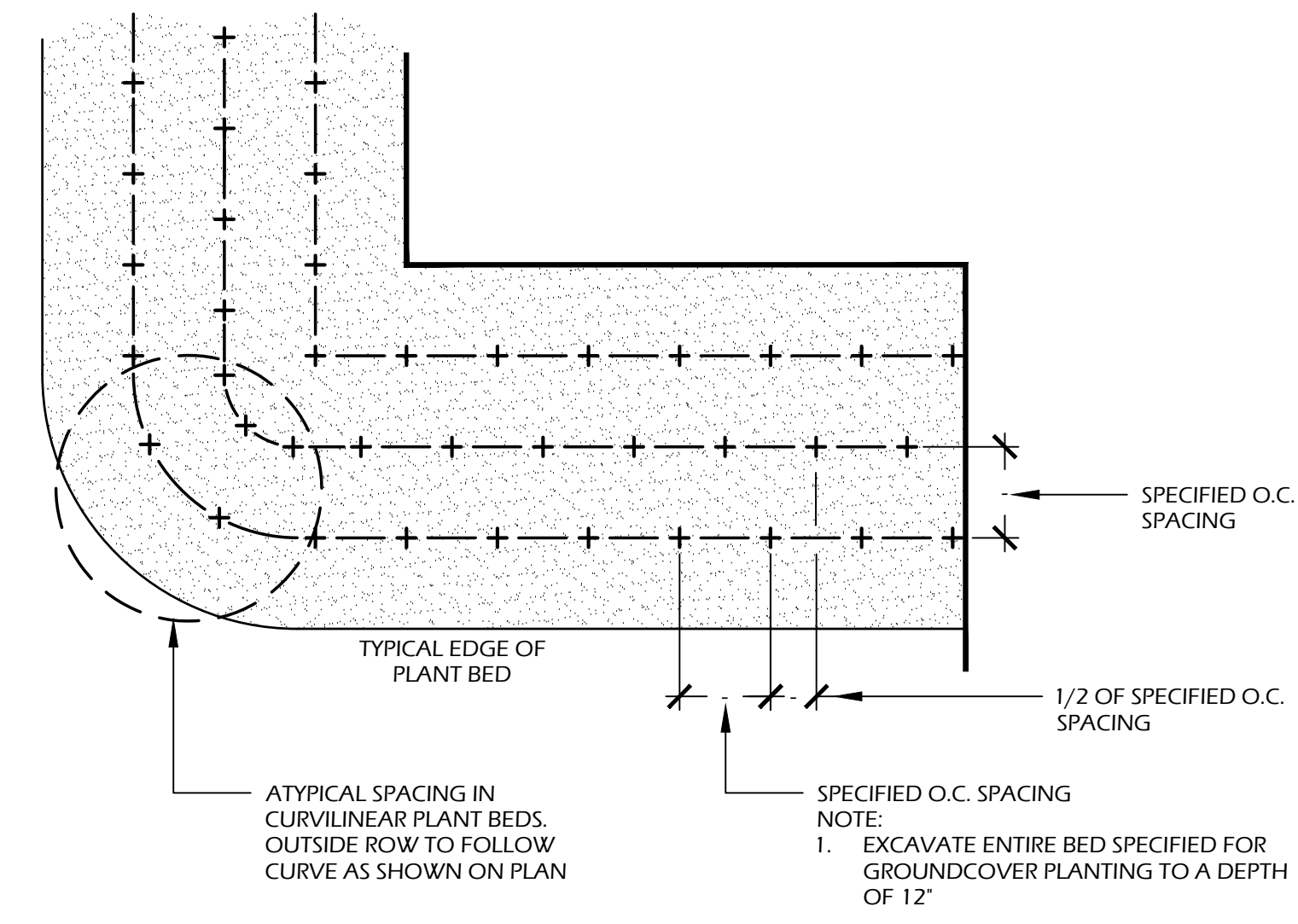
- NOTES:**
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



- NOTES:**
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMIIMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.

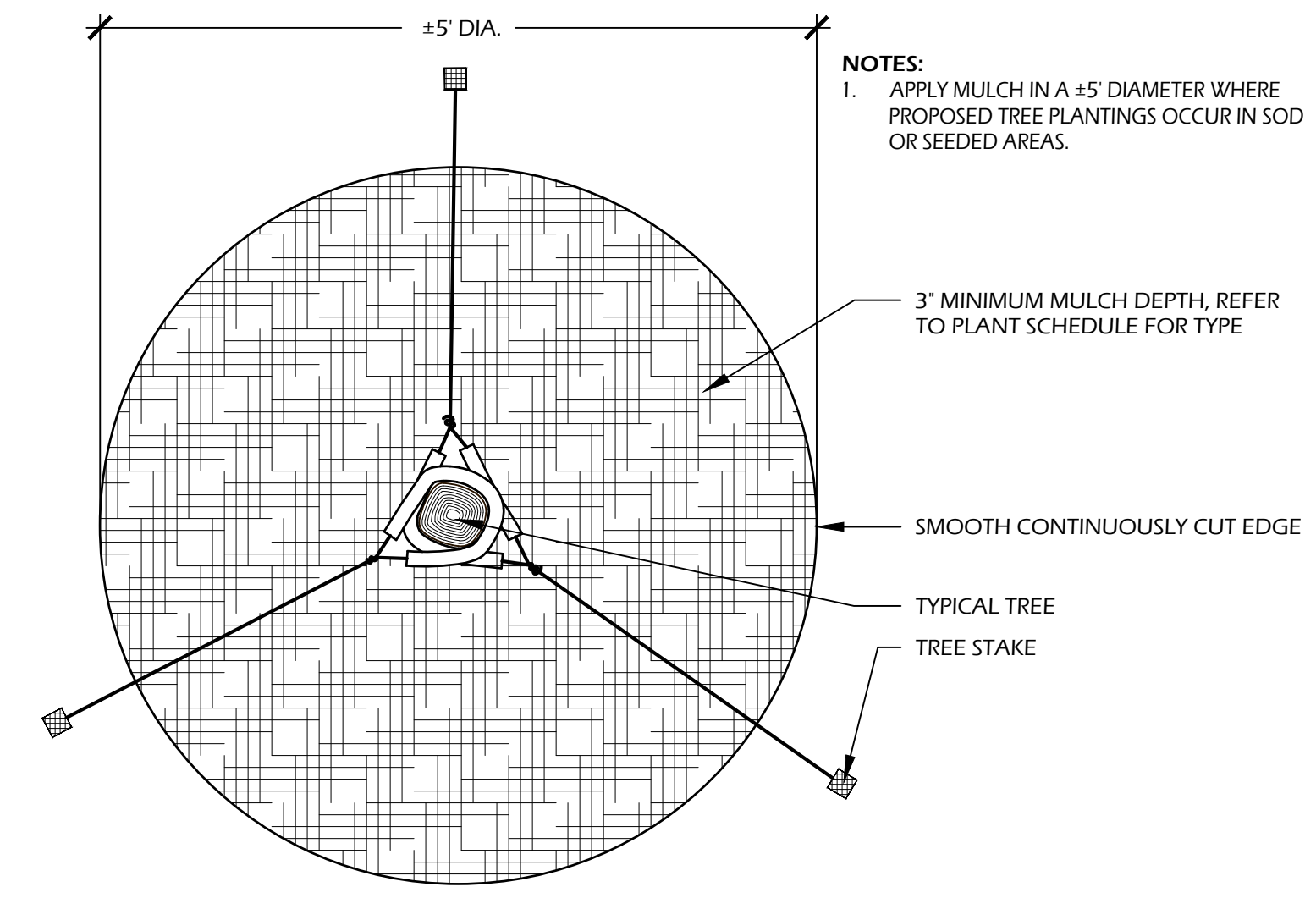


4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

BUFFER PLANT SCHEDULE (SHEET L 500):								
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 6	QUES	Quercus shumardii	Shumard Oak	12'-14'	5'-6'	Cont.	2.5"	Full
* 2	QUEV	Quercus virginiana	Live Oak	10'-12'	5'-6'	Cont.	2.5"	Full
UNDERSTORY TREES								
21	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
7	ILAE	Ilex x attenuata 'Eagleston'	Eagleston Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
31	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
SHRUBS								
61	ILLP	Illicium parviflorum	Yellow Anise	36" min.	24'-30"	7 gal.	-	Full
38	MYRC	Myrica cerifera	Wax Myrtle	3'-4'	2'-3'	7 gal.	-	Full
50	VIBO	Viburnum odoratissimum	Sweet Viburnum	36" min.	24'-30"	7 gal.	-	Full
SOD & MULCH								
40000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

INTERIOR (NON-BUFFER) PLANT SCHEDULE (SHEET L 501):								
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 36	QUEV	Quercus virginiana	Live Oak	10'-12'	5'-6'	Cont.	2.5"	Full
47	SABP	Sabal palmetto	Cabbage Palm	10'-12'	-	Cont.	-	Hurricane cut, smooth trunk; Vary heights in groups
UNDERSTORY TREES								
2	CERC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	8'-10'	6'-8'	30 gal.	-	Full
1	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	1.5" min.	Full
2	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
86	DISB	Distylium 'Blue Cascade' (PIDIST-II PP24409)	Blue Cascade Distylium	24'-30"	24'-30"	7 gal.	-	Full
18	GARM	Gardenia jasminoides 'Mystery'	Mystery Gardenia	4'-5'	2'-3'	30 gal.	-	Full
122	ILLP	Illicium parviflorum	Yellow Anise	36" min.	24'-30"	7 gal.	-	Full
3	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
12	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36'-42"	18'-24"	7 gal.	-	Full
42	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
100	VIBS	Viburnum obovatum 'Mrs Schillers'	Mrs Schiller's Delight Viburnum	18'-24"	18'-24"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
77	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
14	AGAA	Agapanthus africanus	Lily of the Nile	12'-18"	8'-12"	1 gal.	18" O.C.	Blue Flowers, Full
410	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
32000	SOD-SF	-	Centipede Sod	-	-	-	-	Non-stormwater turf areas - see civil engineers plans for treatment
40000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE REMOVAL AND REPLACEMENT SUMMARY:	
CATEGORY I REMOVED: 13 TOTAL TREES (100 DBH INCHES) MAGNOLIA 3, 3, 3, 3, 4, 4 BALD CYPRESS 4, 7, 9 LAUREL OAK 15, 17 LIVE OAK 14, 14	CATEGORY I REPLACEMENT: 10 DBH / 10 = 10.0 10 TOTAL CATEGORY I TREES TO BE PLANTED REPLACEMENT TREES INDICATED BY * IN PLANT SCHEDULE ABOVE
CATEGORY II REMOVED: 18 TOTAL TREES (213 DBH INCHES) BLACK GUM 12, 14 WILLOW 7 SWEETGUM 6, 7, 7, 9, 11, 12, 14, 14, 17, 17, 21 WATER OAK 8, 11, 11, 15	CATEGORY II REPLACEMENT: 213 DBH / 10 = 21.3 21 TOTAL CATEGORY II (OR HIGHER) TREES TO BE PLANTED REPLACEMENT TREES INDICATED BY * IN PLANT SCHEDULE ABOVE



5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS
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HILTON HEAD ISLAND, SOUTH CAROLINA

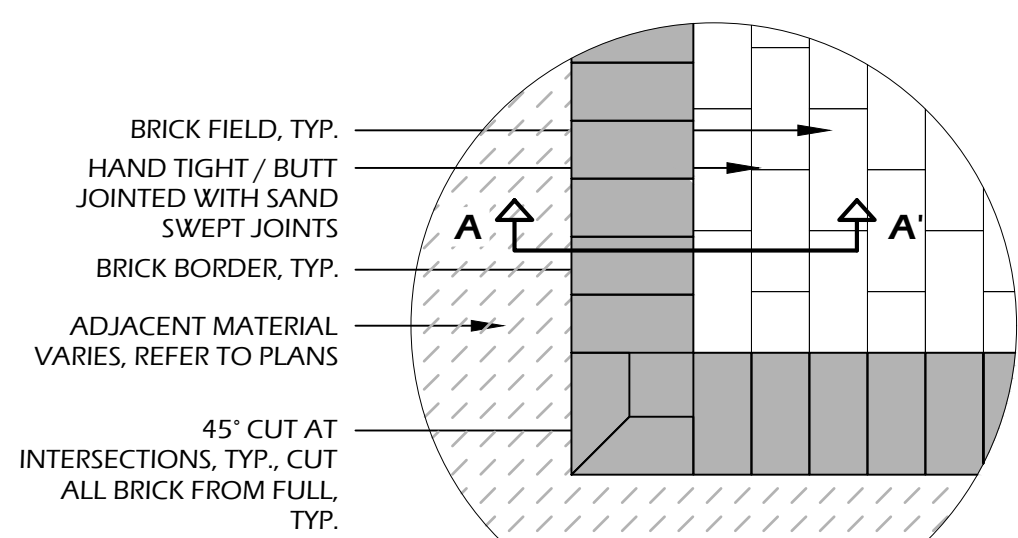
DATE:	NOV 08, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

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REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

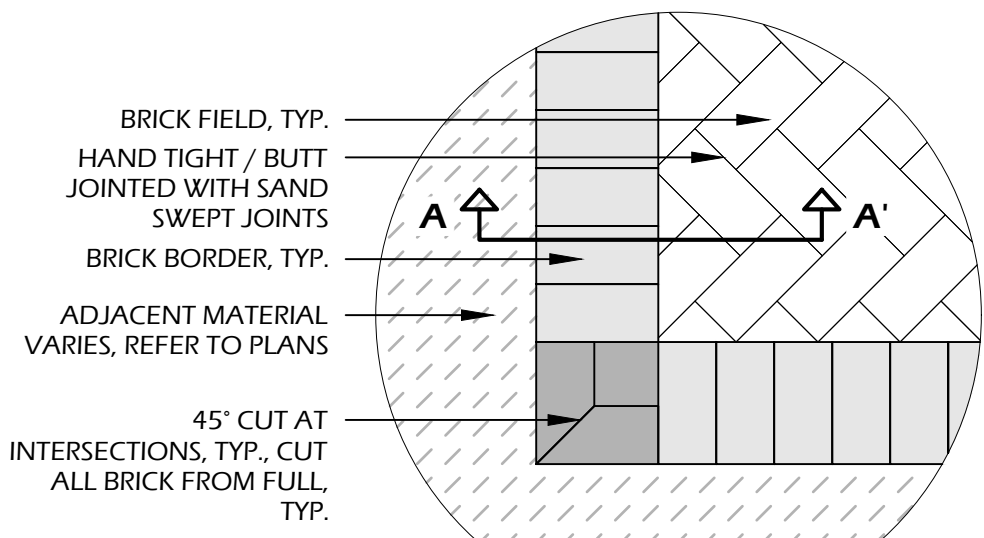
DRAWING NUMBER
L510



BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINE HALL BRICK
BRICK: ANTIQUE RUMBLED
COLOR: COCOA
PATTERN: RUNNING BOND IN DIRECTION OF TRAVEL WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEEP

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

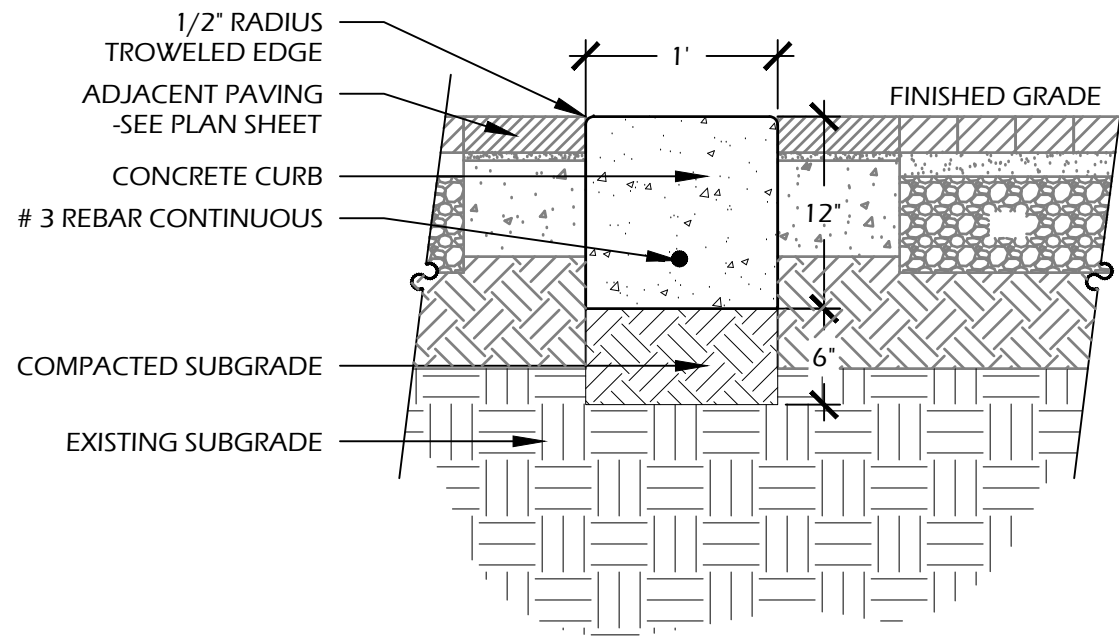
- NOTES:**
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF WALKS.
 3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINE HALL BRICK
BRICK: ANTIQUE RUMBLED
COLOR: COCOA
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, SHEET L100, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEEP

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

- NOTES:**
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF DRIVE AND LOCATION OF BRICK BORDERS.
 3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



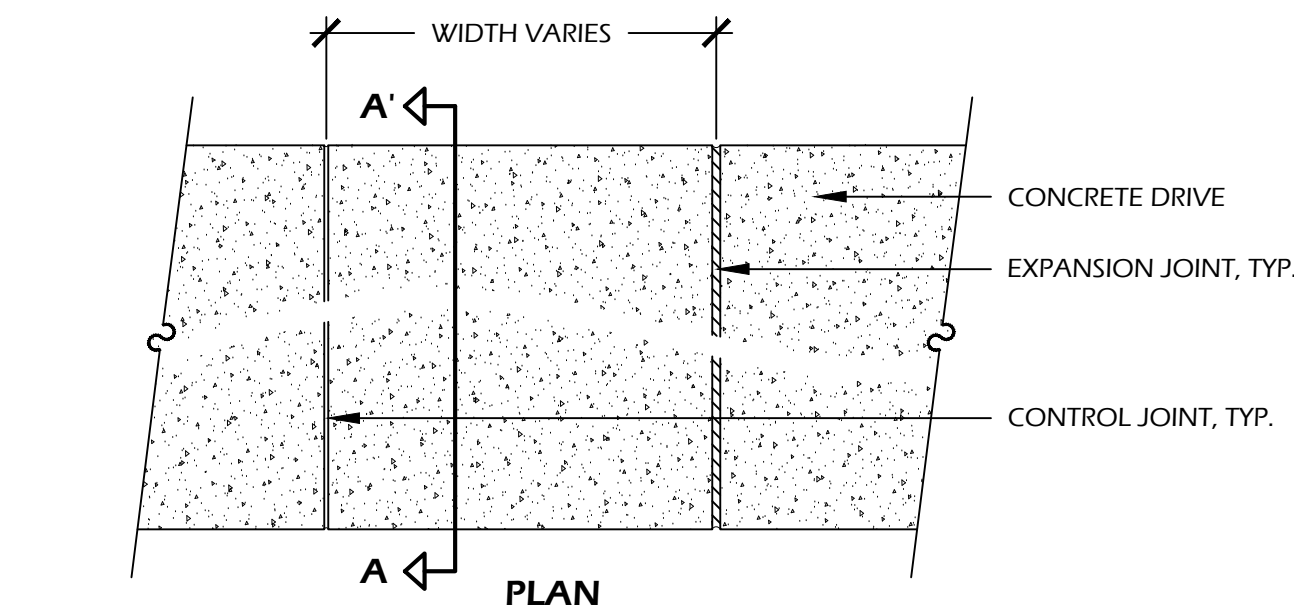
CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH
SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

- NOTES:**
1. CONTRACTOR SHALL PROVIDE A 2' LENGTH SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
 2. EXPANSION JOINTS TO BE PROVIDED ADJACENT TO ALL PROPOSED AND EXISTING CONCRETE.

1 // L600 PEDESTRIAN BRICK PAVING
SCALE: 1" = 1'-0"

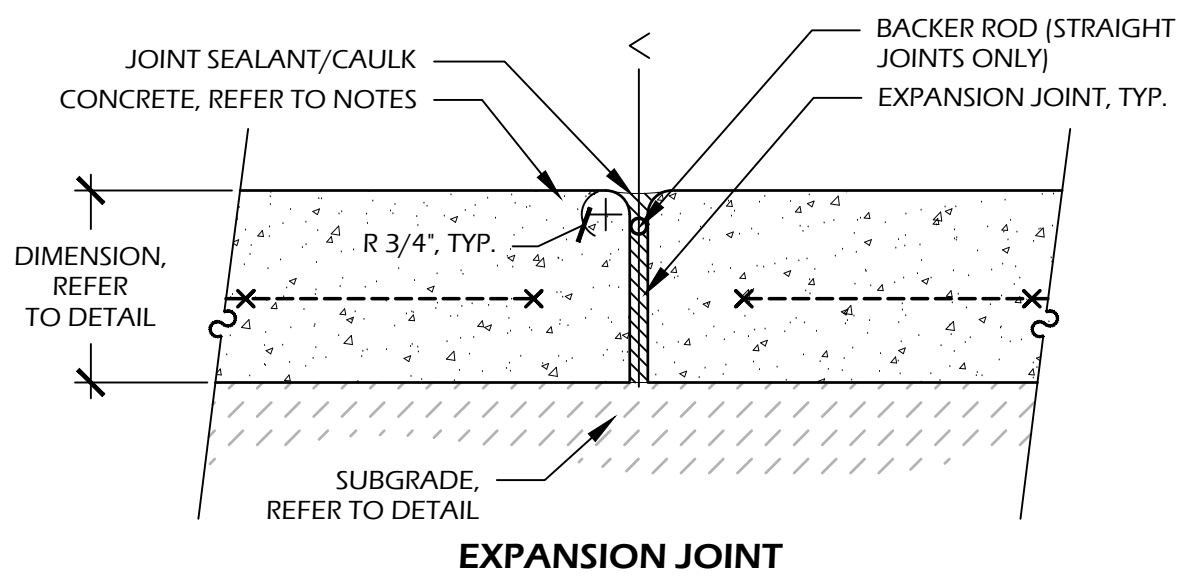
2 // L600 VEHICULAR BRICK PAVING
SCALE: 1" = 1'-0"

3 // L600 FLUSH CONCRETE CURB
SCALE: 1" = 1'-0"



CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM
SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

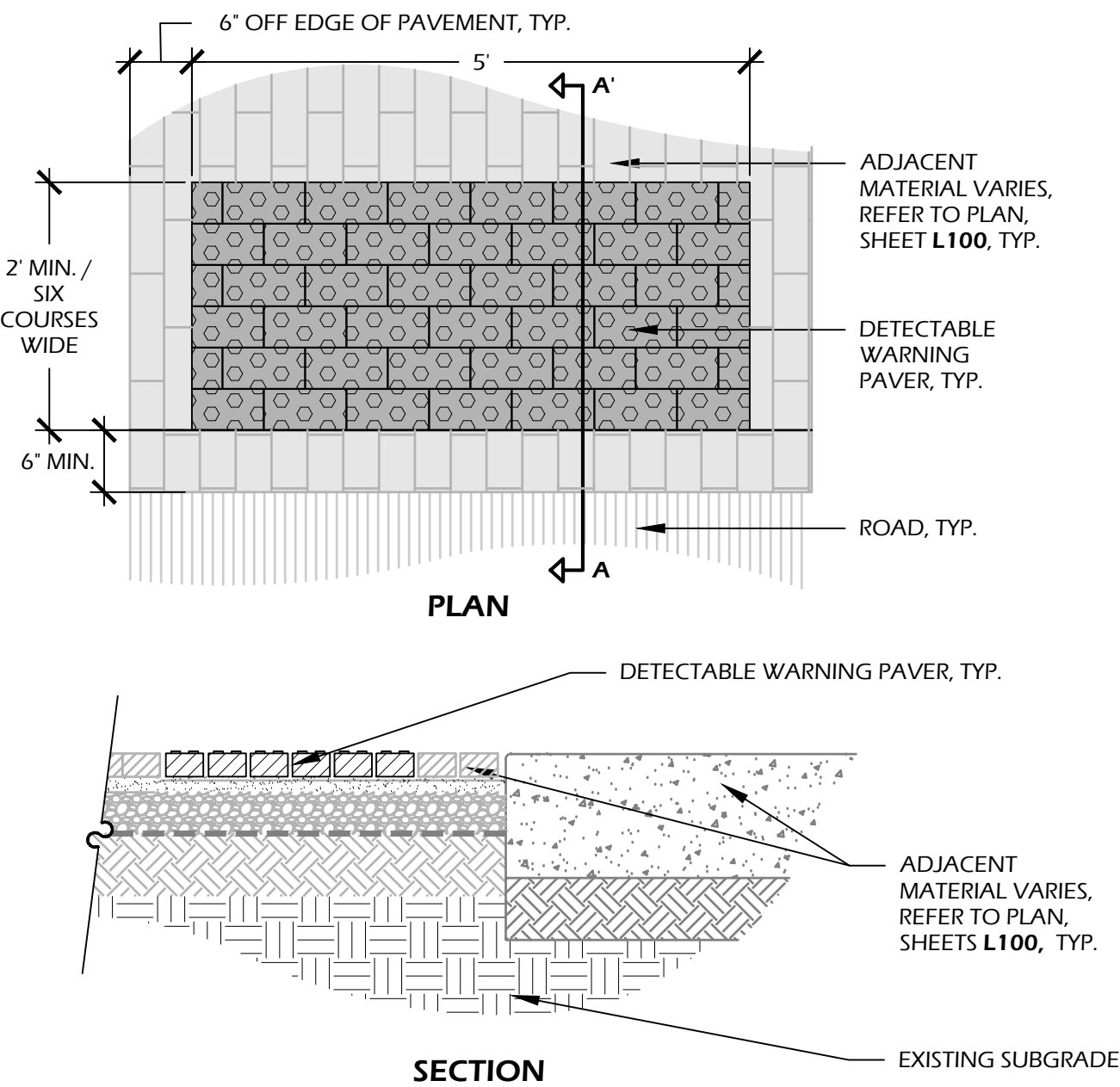
- NOTES:**
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF DRIVE.
 3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
 4. 6" THICKNESS FOR VEHICULAR DRIVEWAYS AND 4" THICKNESS FOR PEDESTRIAN WALKS.



EXPANSION JOINT INFORMATION:
STRAIGHT JOINT: 3/8" PREFORMED FIBER EXPANSION JOINT.
CURVED JOINTS: POLYETHYLENE CLOSED CELL FLEXIBLE EXPANSION JOINT.

- NOTES:**
1. LOCATE EXPANSION JOINTS AT 20' O.C. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE. TYPICAL JOINT LAYOUT TO BE COORDINATED PRIOR TO INSTALLATION.
 2. REFER TO KEY SHEET L100 FOR MATERIALS.

CONTROL JOINT INFORMATION:
CONTROL JOINT: SAW CUT 1/4" CONTROL JOINT TO 1/4 THE THICKNESS OF THE SLAB.

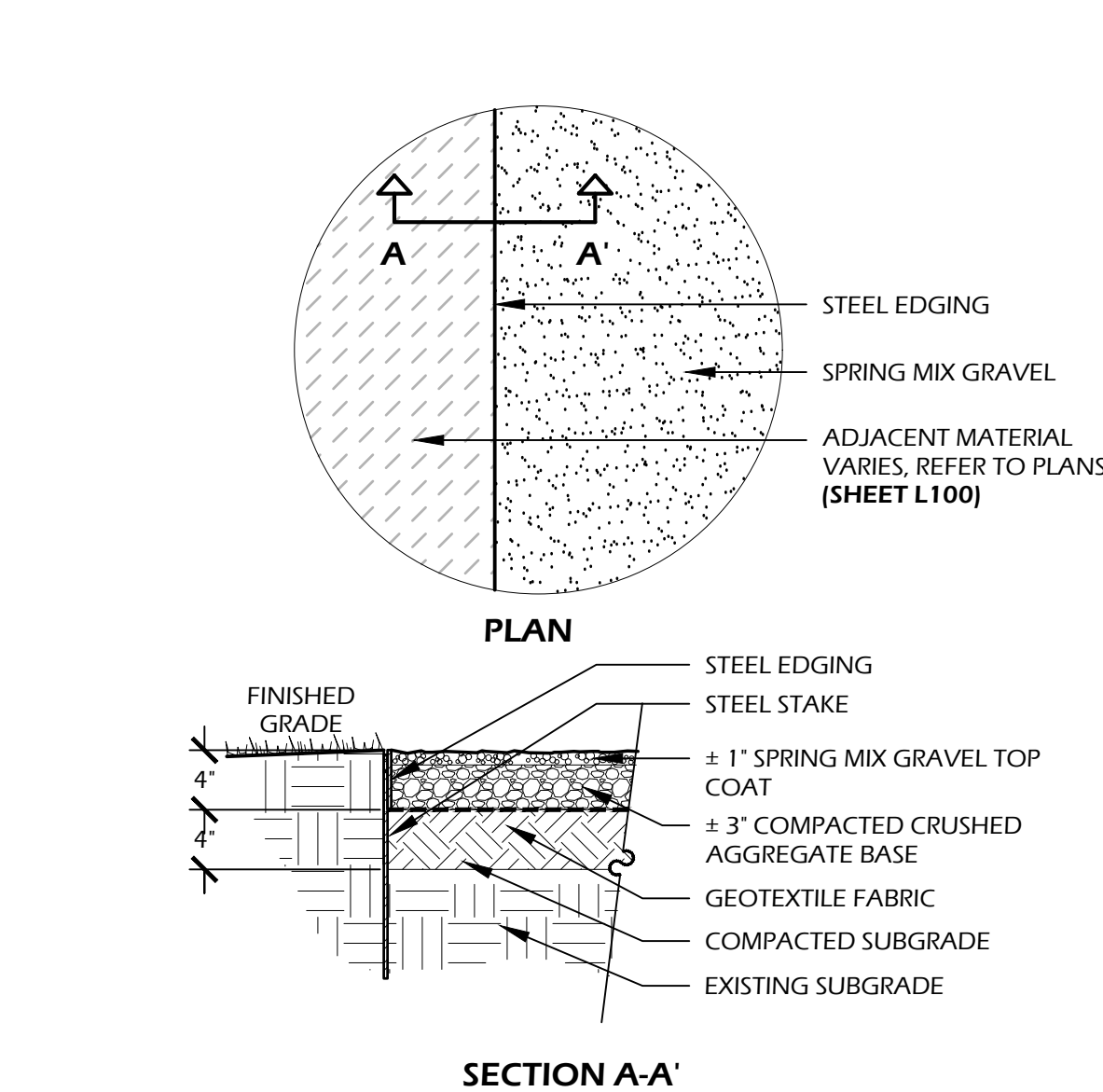


BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINEHALL
BRICK: ADA TRUNCATED DOME PAVER
COLOR: RED
PATTERN: RUNNING BOND
JOINTS: SAND SWEEP, TO MATCH PEDESTRIAN BRICK PAVING

- NOTES:**
1. SURFACES SHALL MEET THE GUIDELINES OF THE A.D.A. STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
 2. DETECTABLE WARNING PAVERS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9 INCHES (NOMINAL) A HEIGHT OF 0.2 INCHES (NOMINAL) AND A CENTER SPACING OF 2.35 INCHES (NOMINAL) AND COLOR SHALL CONTRAST WITH ADJOINING SURFACES. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
 3. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE. REFER TO PLAN (SHEET L100) FOR LOCATION AND WIDTHS OF DETECTABLE WARNING PAVERS.
 4. CONTRACTOR SHALL COORDINATE BORDERS, BANDING AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
 6. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

4 // L600 CONCRETE PAVING
SCALE: 1" = 1'-0"

5 // L600 DETECTABLE WARNING PAVING
SCALE: 1" = 1'-0"



EDGING AND STAKE INFORMATION:
MANUFACTURER: BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDER-CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3/16" X 4" X 16'
STAKES: STANDARD STAKE 3/16" THICK X 15' LONG (6 PER 16')
COLOR: BLACK

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

OTHER INFORMATION:
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

6 // L600 CRUSHED STONE WALK
SCALE: 1" = 1'-0"

SITE DEVELOPMENT PLANS
FOR
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HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 08, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
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REVISIONS:

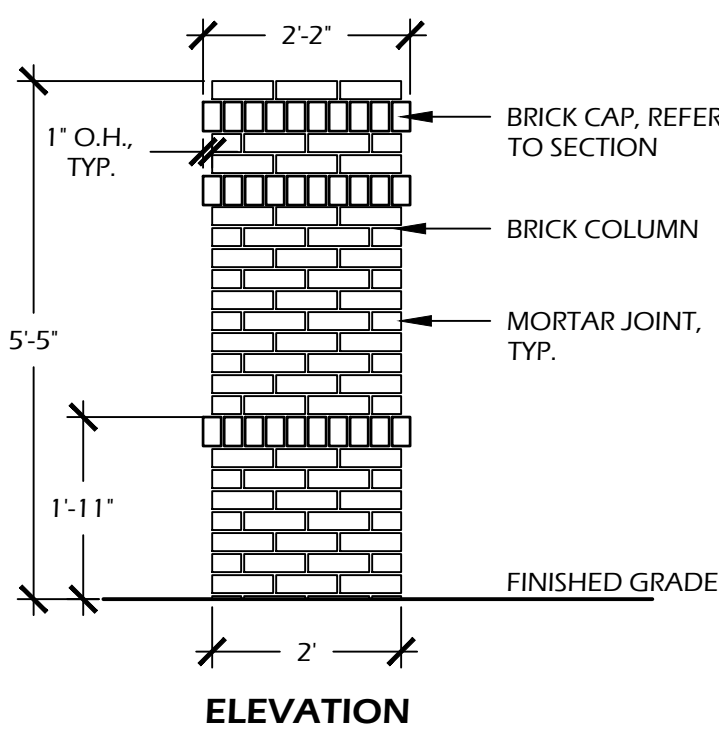
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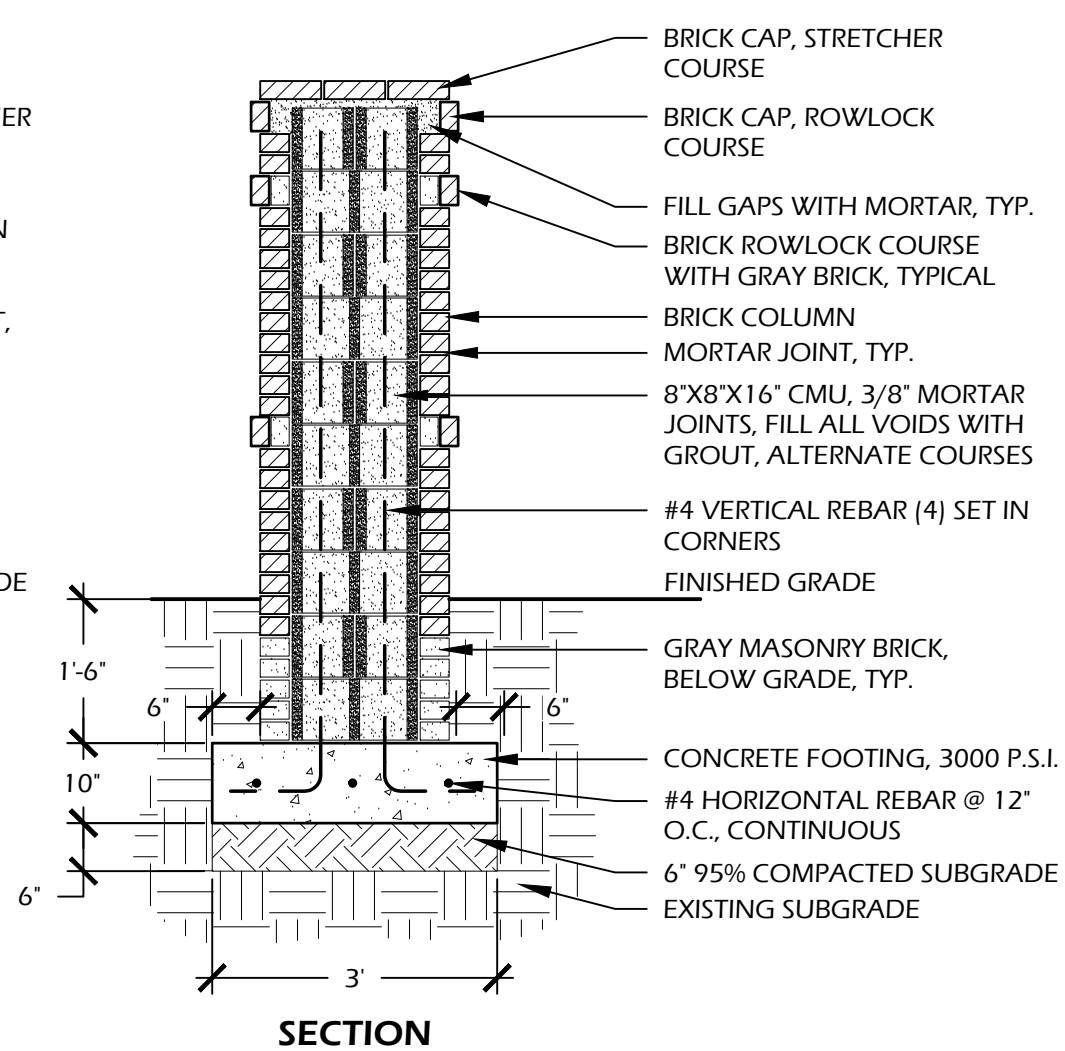
L600

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THIS SHEET TO SCALE AT: 24"X36"

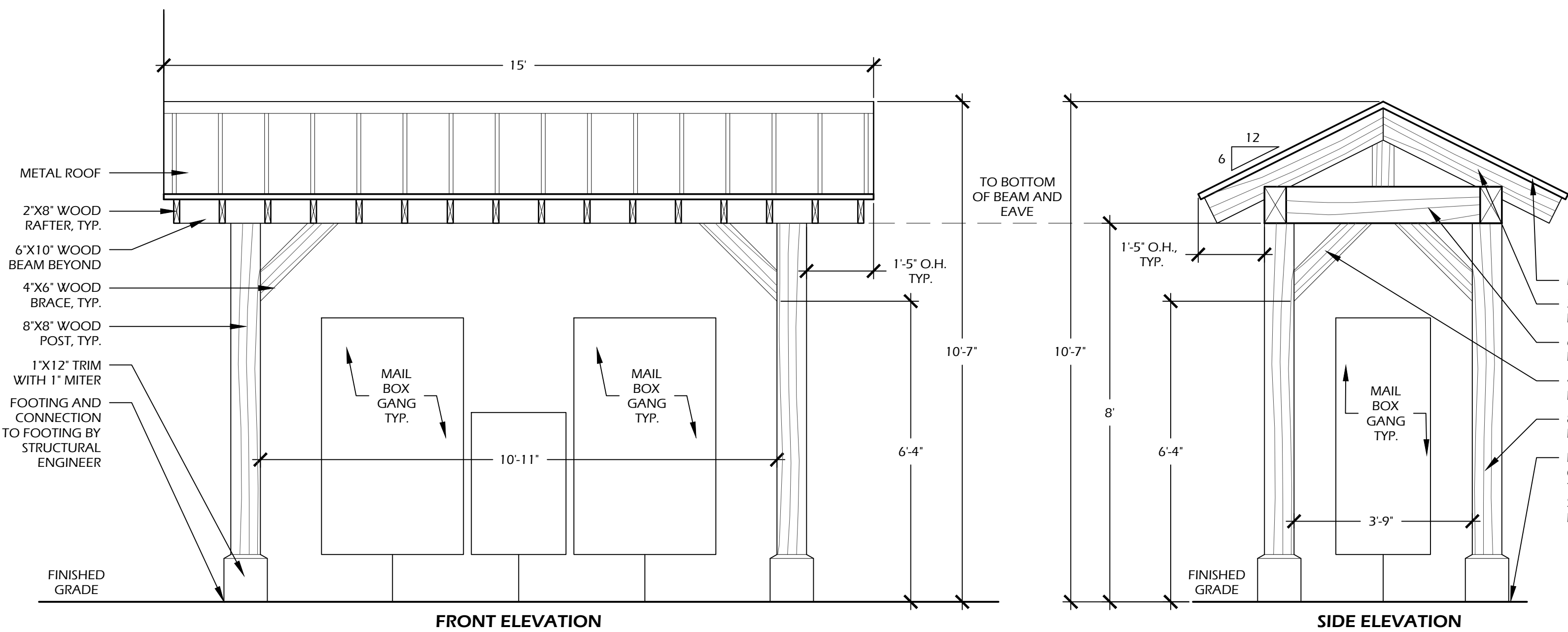
Wimmer Jones-Heefer Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7411



BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINE HALL BRICK
BRICK: SAVANNAH GRAY
PATTERN: RUNNING BOND
MORTAR COLOR: IVORY
MORTAR FINISH: RAKED



1 // L601 ENTRY COLUMN
SCALE: 1/2" = 1'-0"



2 // L601 MAIL KIOSK
SCALE: NTS

WOOD INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAIN CHARLESTON GREEN

ROOF INFORMATION:
MATERIAL: 5V CRIMP METAL ROOF
COLOR: TO MATCH ARCHITECTURE,

NOTES:

- THIS DETAIL IS TO DESCRIBE THE DESIGN INTENT ONLY. DIMENSIONING IS FOR PROPORTION PURPOSES. ALL CONSTRUCTION MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES BEING REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED ALL NATIONAL, STATE, LOCAL REGULATIONS AND BUILDING CODES. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
- CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
- CONFIRM / COORDINATE WITH OWNER FOR LIGHTING AND / OR CEILING FANS. ELECTRICAL CONDUIT SHALL BE PROVIDED AS NEEDED.



EXAMPLE BIKE STOP SIGN



EXAMPLE VEHICULAR STOP SIGN

3 // L601 TRAFFIC SIGNS
SCALE: NTS



MANUFACTURER INFORMATION:
VICTOR STANLEY

2103 BRICKHOUSE ROAD
DUNKIRK, MD 20754
1.800.368.2573
VICTORSTANLEY.COM

MODEL: FR-7, 6' LENGTH
MOUNT: SURFACE MOUNT, PEDESTRIAN BRICK PAVING PAD (4'X8')
FRAME COLOR: BRONZE
SLATS: WOOD

FINAL COLORS TO BE COORDINATED WITH OWNER AND APPROVED BY TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD PRIOR TO ORDERING

4 // L601 BENCH
SCALE: NTS

breezeEV LEVEL 2 ELECTRIC VEHICLE CHARGER

Simply plug and charge. No internet connection or software required. Offering up to 48A charging power and are the perfect EV charging solution for residential and commercial applications. Pedestals and mounting options are all made in the USA.

- 48A/11.2 kW max output, can be adjusted to 40A, 32A, or 24A.
- Sleek, compact, rugged housing, for indoor & outdoor use.
- Mount to a wall or breezeEV pedestal.
- Includes connector holster & cable hook, 18 FT cable w/ J1772 connector & incoming power cord w/ NEMA 14-50 plug.
- J1772 connector attaches to the bottom of the unit or can be mounted separately.
- Charger uses NEMA 14-50 plug or can be hard wired.
- Ground fault circuit interrupter (GFCI) included for safe and easy wiring.

Light Efficient Design
847.380.3540 • led-llc.com • sales@led-llc.com

5 // L601 ELECTRIC VEHICLE CHARGING STATION
SCALE: NTS

breezeEV DIMENSIONS + ADDITIONAL INFO

IN THE BOX

PART #	DESCRIPTION	PART #	DESCRIPTION
EVC-L2-ACC-S48-PK	S48 PEDESTAL MOUNTING KIT (REQUIRES 18 FT CABLE OR LESS)	EVC-L2-ACC-CM	CABLE MOUNT FOR PEDESTAL W/ 2 RETRACTORS
EVC-L2-ACC-LP2	LOWER PEDESTAL KIT FOR L2 CHARGER	EVC-L2-ACC-CM2	CABLE MOUNT FOR PEDESTAL W/ 1 RETRACTOR
EVC-L2-ACC-ANCHOR KIT WET	WET CONCRETE ANCHOR KIT	EVC-L2-ACC-CB	CABLE RETRACTOR W/ SPRING LOADED TETHER
EVC-L2-ACC-MAKE READY BASE	CHARGING STATION FOUNDATION	EVC-L2-ACC-S58	BRACKET FOR SIDE-BY-SIDE CHARGERS

ELECTRICAL PROTECTIONS INCLUDED

OVER CURRENT	UNDER VOLTAGE / OVER VOLTAGE	SHORT CIRCUIT
RESIDUAL CURRENT	SURGE PROTECTION	OVER TEMPERATURE
		CURRENT LEAKAGE PROTECTION

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EXAMPLE INSTALL

thepark CATALOG

Sunrise Squared Bike Rack - Surface Mount
536-1424

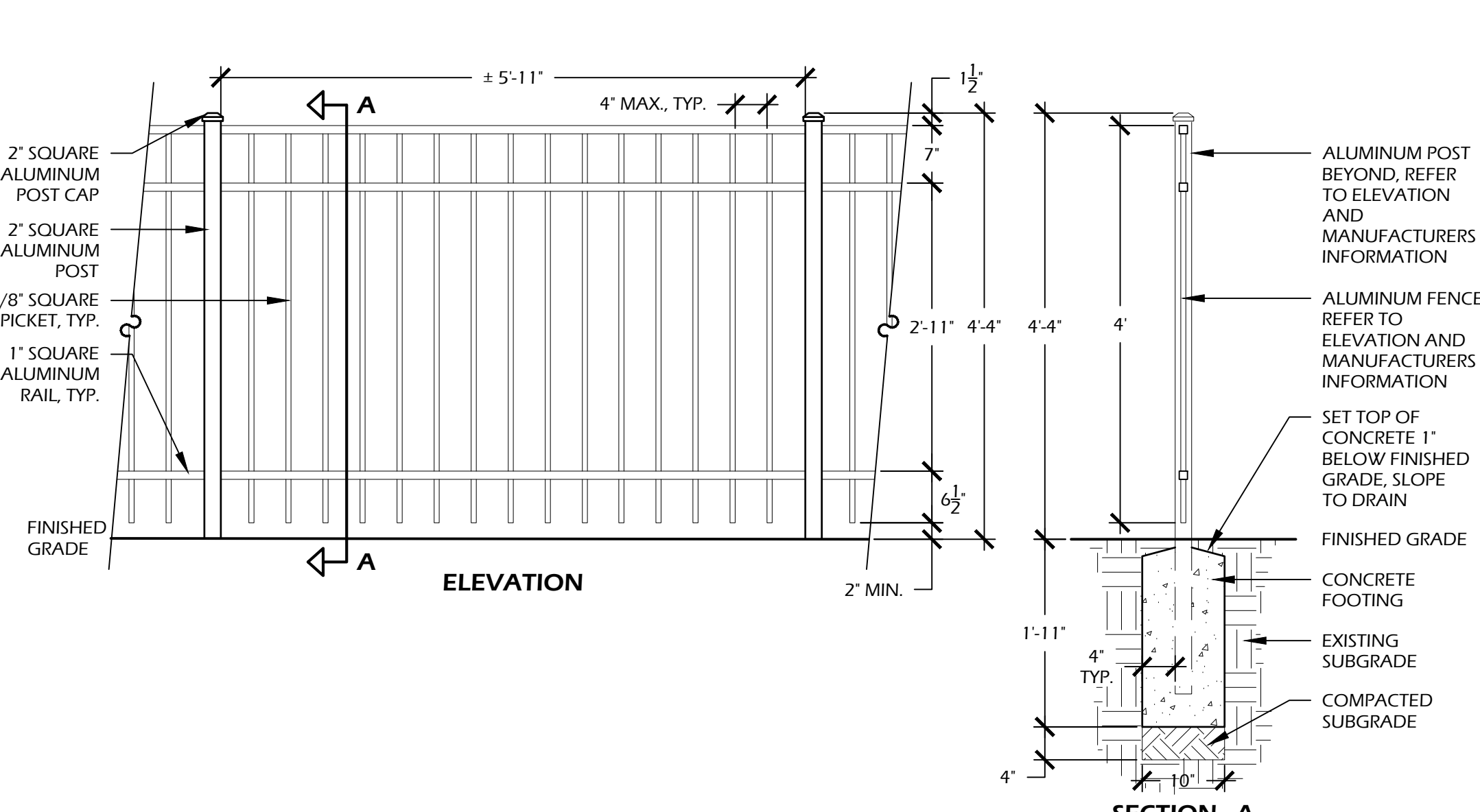
Spec Sheet

MODEL: SUNRISE SQUARED BIKE RACK (#536-1424)
SURFACE MOUNT
FRAME COLOR: PALE BROWN

SUPPLIER INFORMATION:
THE PARK CATALOG
931 VILLAGE BLVD
220 CONGRESS PARK DRIVE
DELRAY BEACH, FL 33445

1.800.695.3503
THEPARKCATALOG.COM

6 // L601 BIKE RACK
SCALE: NTS



7 // L601 ALUMINUM FENCE AND GATE
SCALE: 3/4" = 1'-0"

FENCE INFORMATION:
MANUFACTURER: JERITH MANUFACTURING LLC
14400 MCNULTY RD, PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

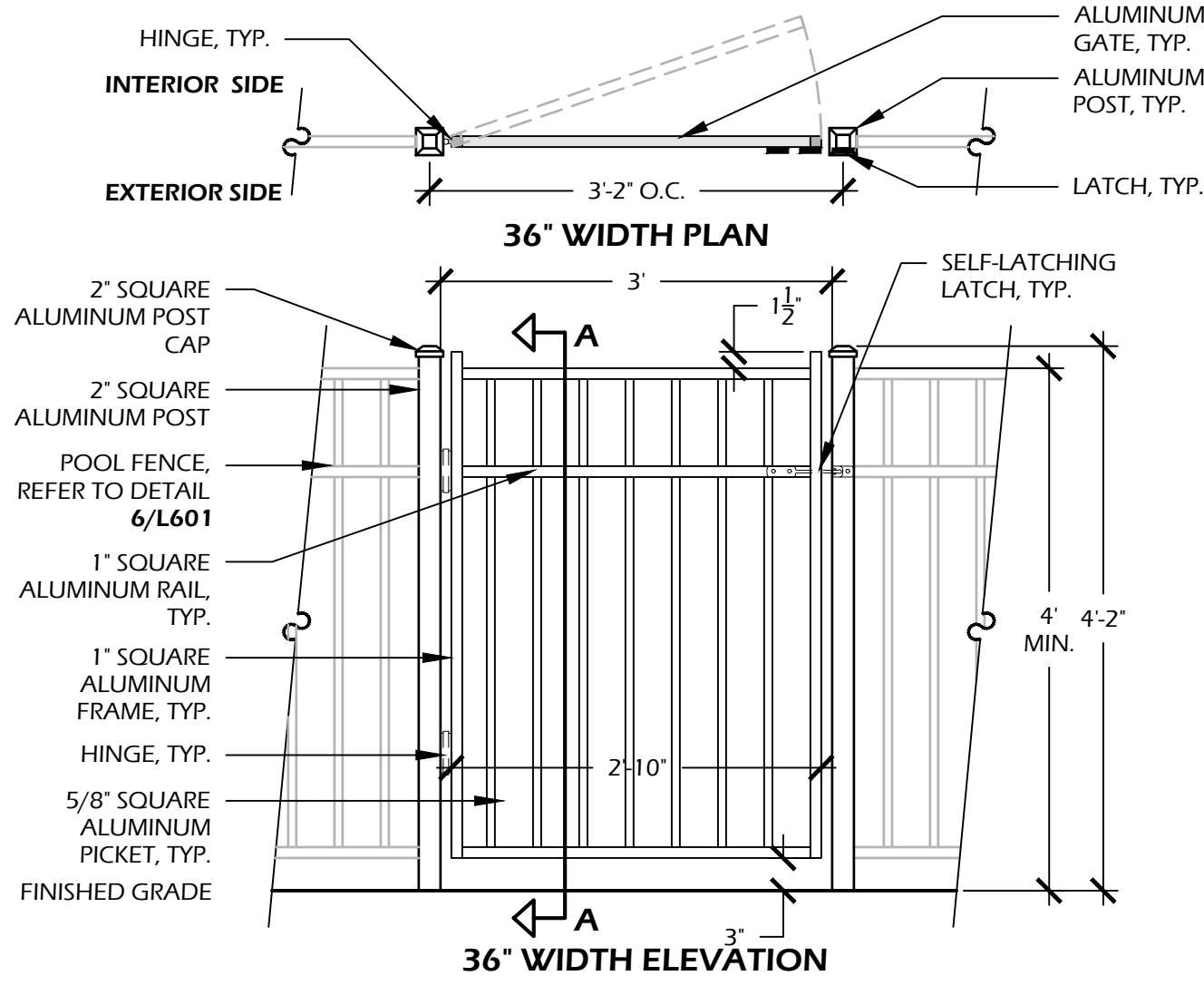
FENCE: LIBERTY FENCE STYLE 202
48" HEIGHT

MATERIAL: ALUMINUM
COLOR: POWDER COATED BRONZE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

- INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



GATE INFORMATION:
MANUFACTURER: JERITH MANUFACTURING LLC
14400 MCNULTY RD, PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: LIBERTY STANDARD GATE 202 - 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BRONZE

LATCH, HINGE AND CANE BOLT INFORMATION:
LATCH: SELF-LOCKING / QUICK RELEASE OR ACCESSED CONTROLLED
HINGE: SELF-CLOSING

OWNER TO APPROVE LATCH AND HINGE ATTACHMENTS PRIOR TO ORDERING.

DATE: NOV 08, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER

L601

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landscape architecture
land planning

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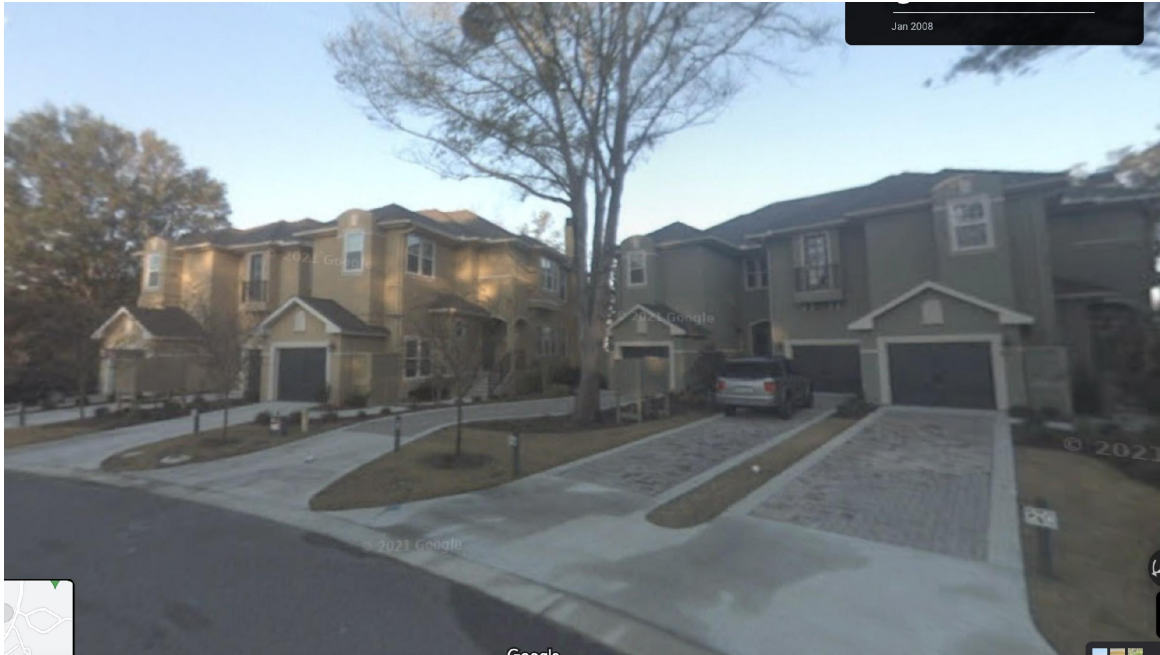
SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA



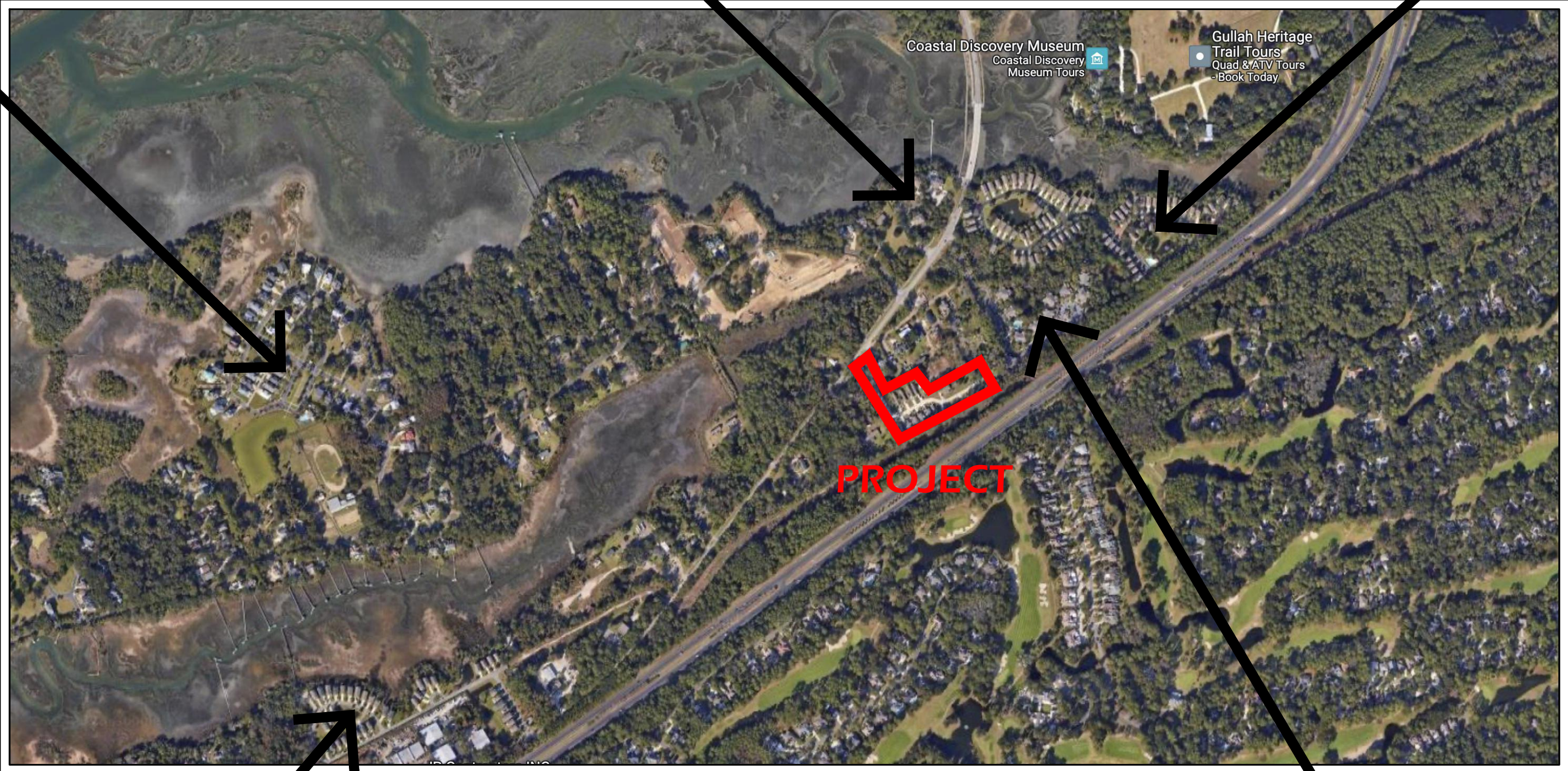
THE PADDOCKS



SEAGRASS LANDING



JARVIS CREEK CLUB



VICINITY MAP



SALT CREEK LANDING



SUMMERFIELD

Wimmer Jones-Heefer

landscape architecture
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SITE DEVELOPMENT PLANS
FOR

OLIVE SHELL COURT

RENTAL COMMUNITY

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	NOV 08, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE SURROUNDING ARCHITECTURE / DEVELOPMENT
DRAWING NUMBER ARCH

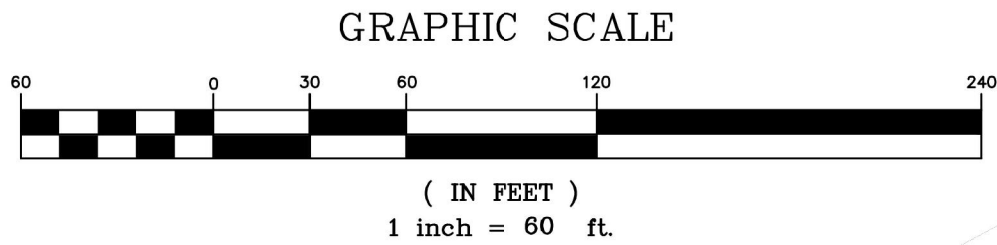
NAME: W. JONES & KEEFER

NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. OUTDOOR LIGHTS ONLY.

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HAGERSTOWN



PALMETTO ELECTRIC COOPERATIVE, INC.

1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532



REMARKS:

DESIGNED BY: TB
CHECKED BY: ENG
DRAWN BY: AKM
DATE: 10/2/23
SCALE: 1" = 60'
PROJECT NO.: 23005002L
MAP NO.: 00000000
SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
OLIVE SHELL
SPANISH WELLS
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	HAGERSTOWN	2078426	135625	14	114.677	0
2	HAGERSTOWN	2078217	135615.9	14	301.282	0
		434	11			
3	HAGERSTOWN	2078130	135576.3	14	118.722	0
		381	56			
4	HAGERSTOWN	2077947	135530	14	302.605	0
5	HAGERSTOWN	2077889	135481.5	14	31.093	0
		252	18			
6	HAGERSTOWN	2077837	135607	14	214.902	0
7	HAGERSTOWN	2077738	135706.9	14	28.473	0
		25	34			
8	HAGERSTOWN	2077707	135816.2	14	312.476	0
		993	01			

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway_1	Illuminance	Fc	0.95	5.4	0.2	7.90	27.00

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	HAGERSTOWN	Single	175EQ LED 3000K 14' MOUNTING HEIGHT 19' POLE		0.720	9858	90.0091	720.073

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 08, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
STREET LIGHT PLAN

DRAWING NUMBER
LIGHT

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land planning
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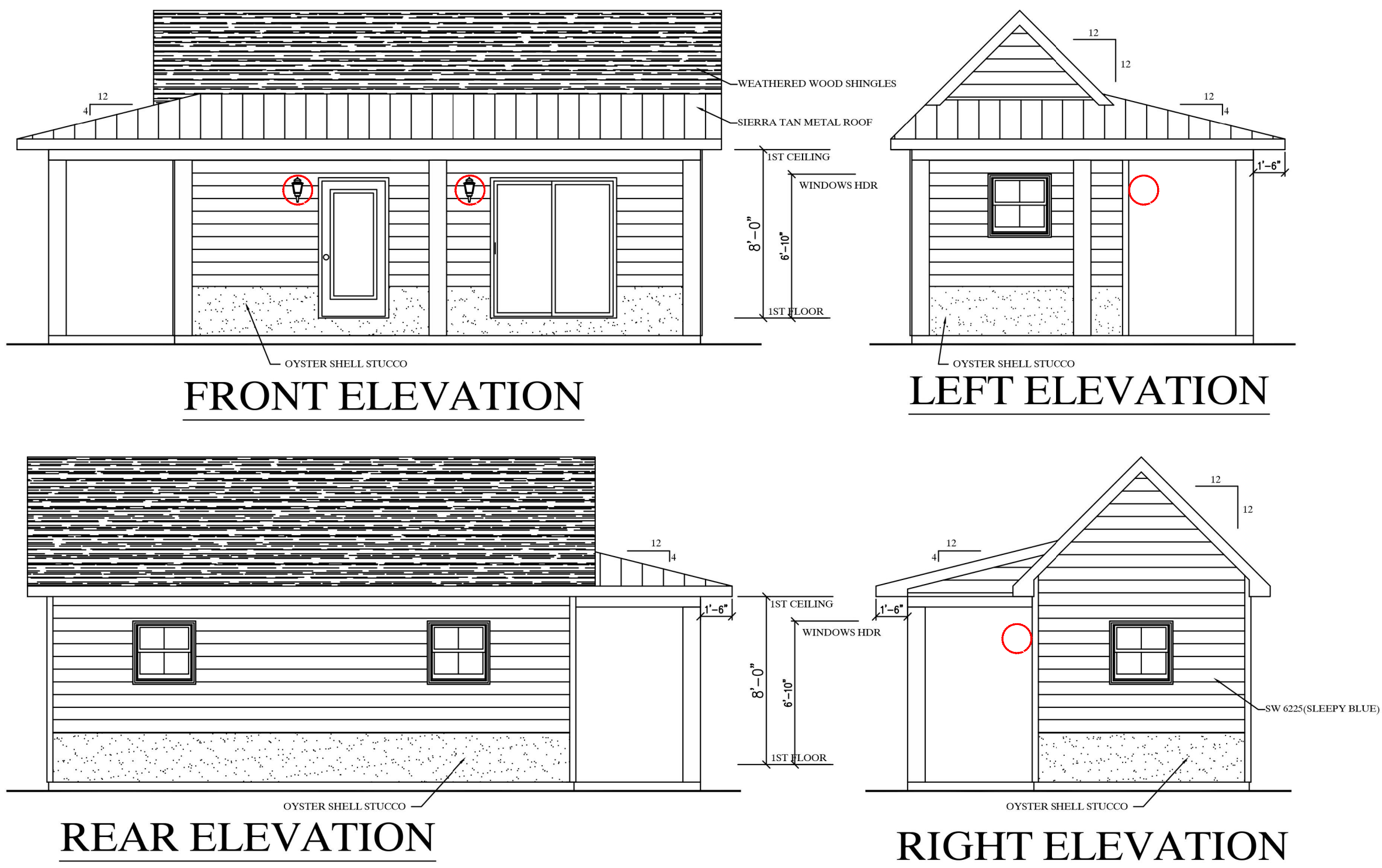
MANUFACTURER INFORMATION:
BARN LIGHT ELECTRIC COMPANY

320 KNOX MCRAE DRIVE
TITUSVILLE, FL
1.800.269.8784
BARNLIGHT.COM

MODEL: THE ORIGINAL WAREHOUSE GOOSENECK LIGHT MKT-0018
INTEGRATED LED WITH DOMED LENS (2700 K OR LESS),
14" SHADE, GOOSENECK (G26)

MOUNT: WALL MOUNT
COLOR: BRONZE POWDER COAT (#600)

FINAL COLORS TO BE COORDINATED WITH OWNER AND APPROVED BY
TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD PRIOR TO
ORDERING



PROPOSED PROJECT				ALL ELEVATIONS SHEET				LOW COUNTRY FISH CAMP HOMES			
RANCH				DATE				P.O. BOX 21559			
256 SQ.FT.				08/31/23				HILTON HEAD ISLAND, SC 29926			
SHEET 3				SCALE				OLIVE SHELL COURT POOL HOUSE			
OF 3 SHEETS				3/8"=1'-0"				REV.			
								07			
								SD			
								11/09/23			
								02			
								SD			
								09/27/23			
								03			
								SD			
								09/26/23			
								04			
								SD			
								09/27/23			
								05			
								SD			
								10/28/23			
								06			

SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 08, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
ARCHITECTURAL PLANS

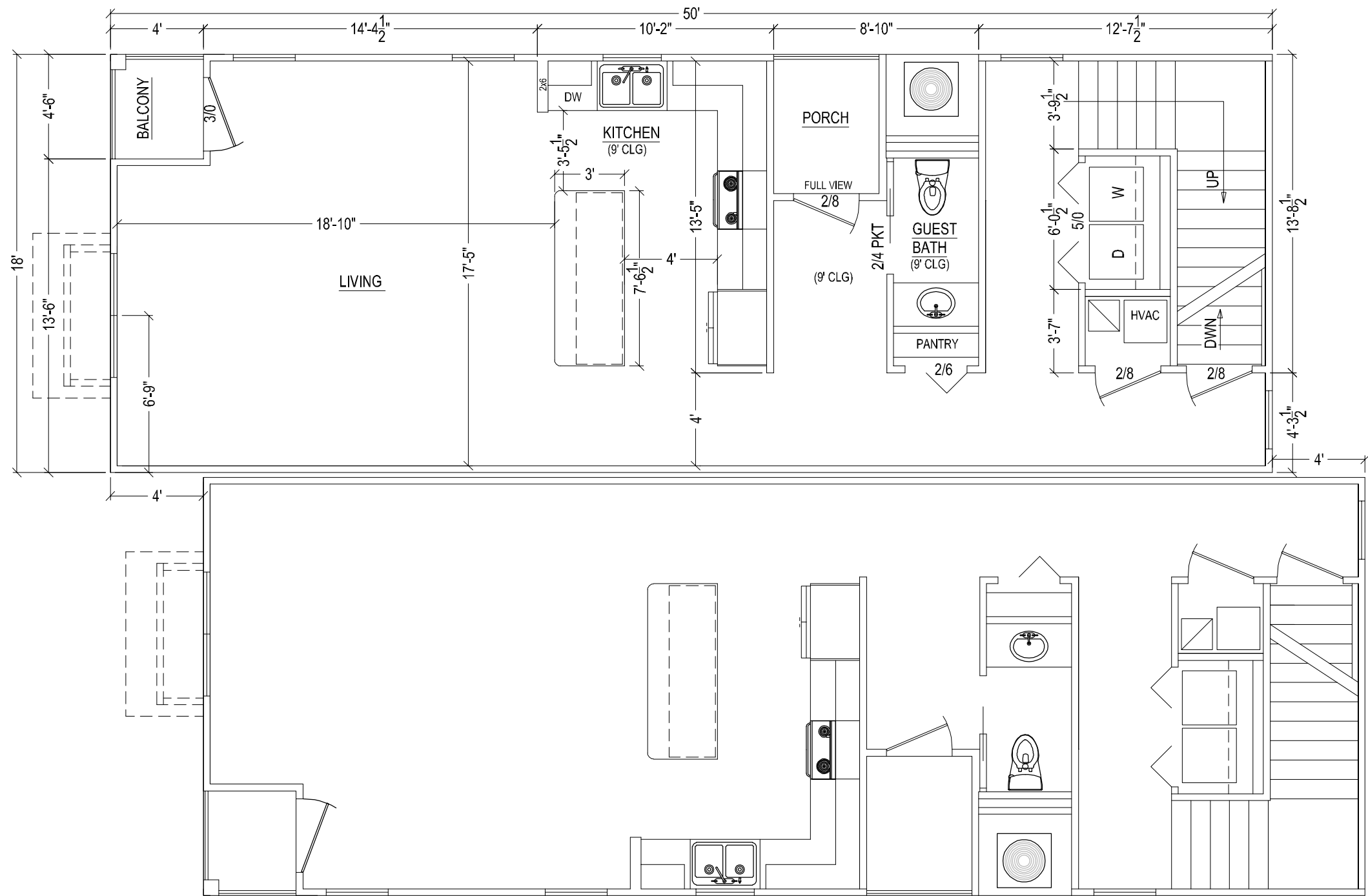
DRAWING NUMBER
POOL

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ELEVATION SHOWING TYPICAL FLOOD VENT LOCATIONS



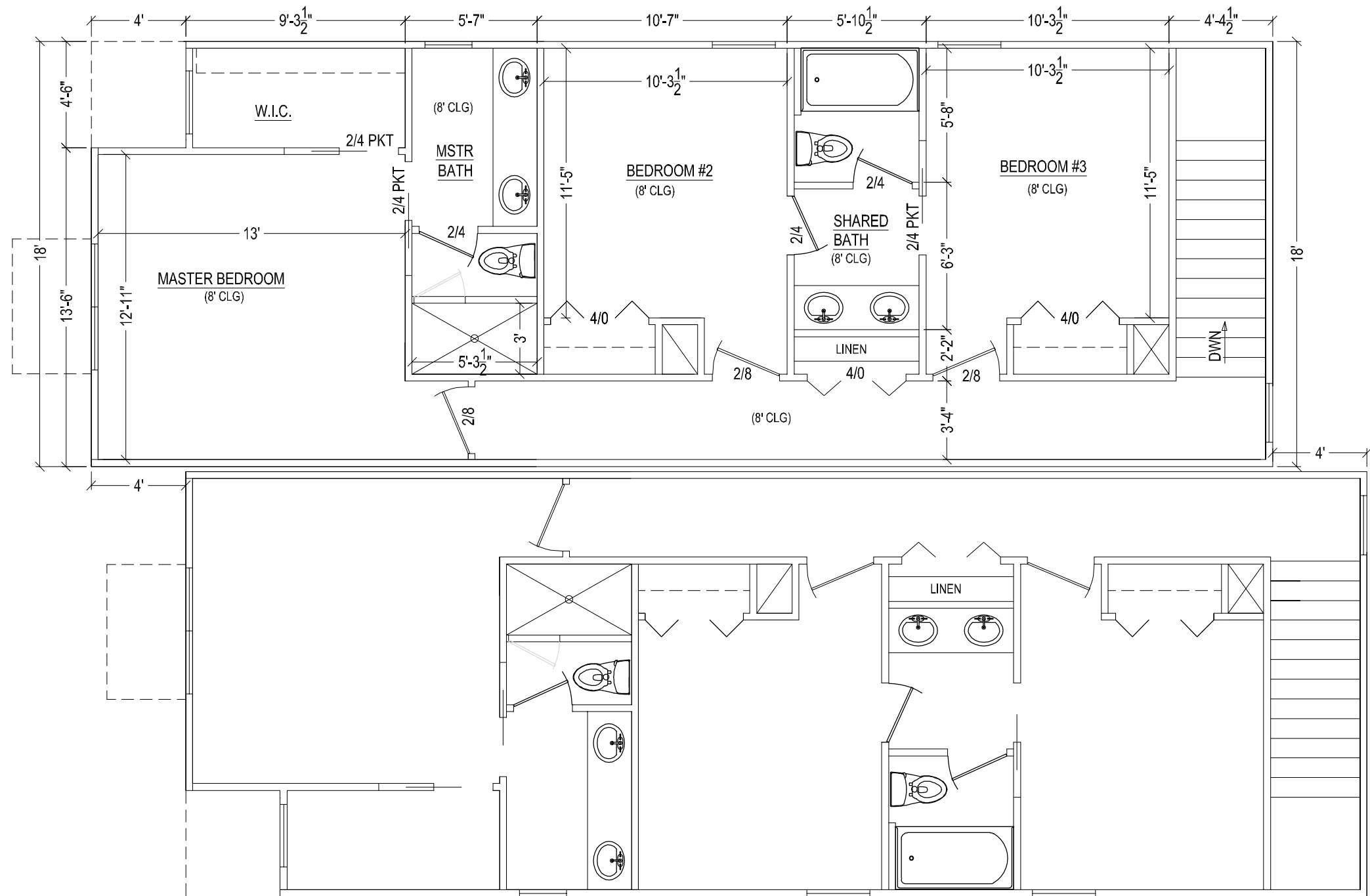
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x50)
ADDRESS:	1st LEVEL FLOOR PLAN



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:
A101



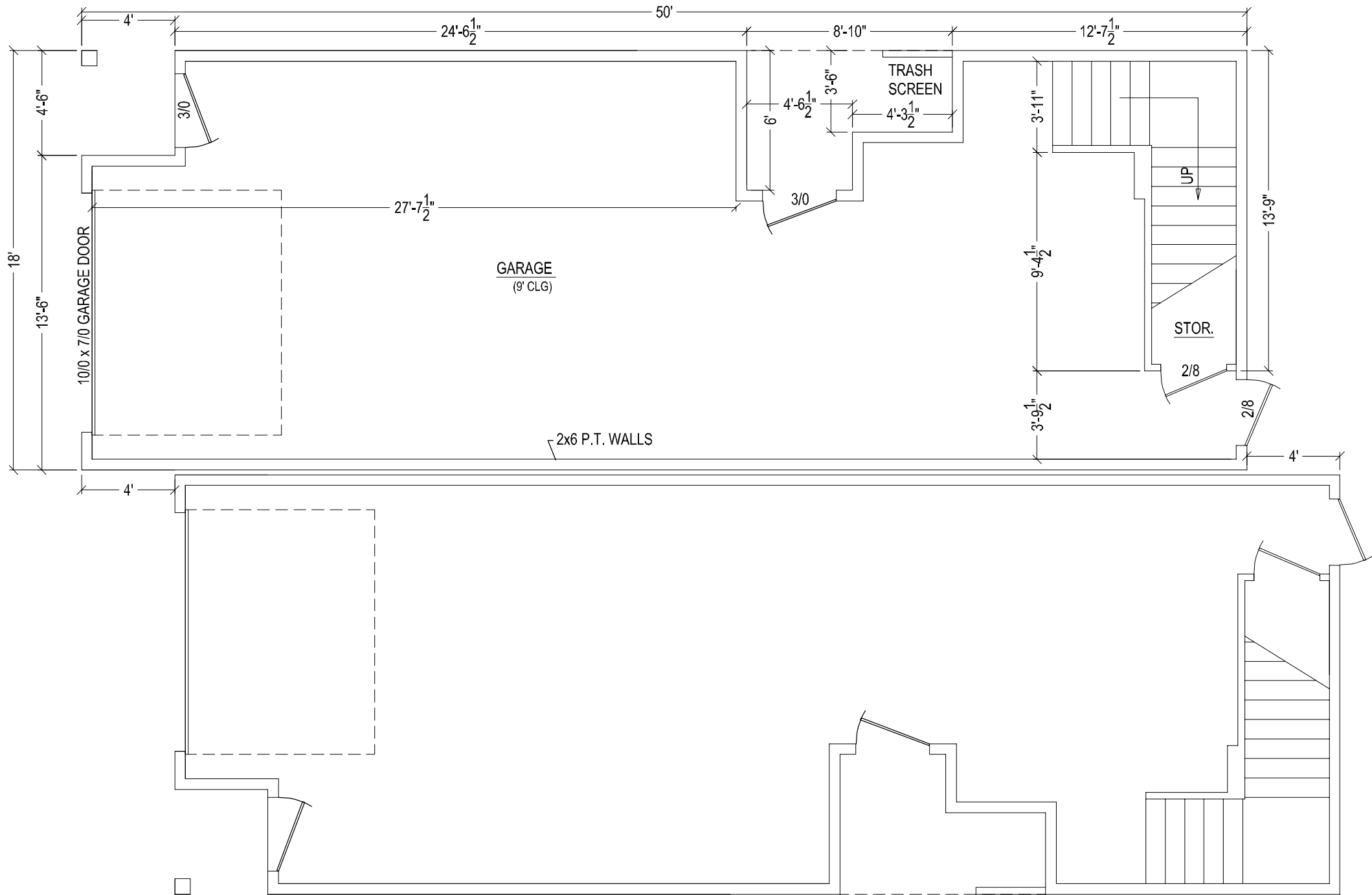
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x50)
ADDRESS:	2nd LEVEL FLOOR PLAN



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:	A102
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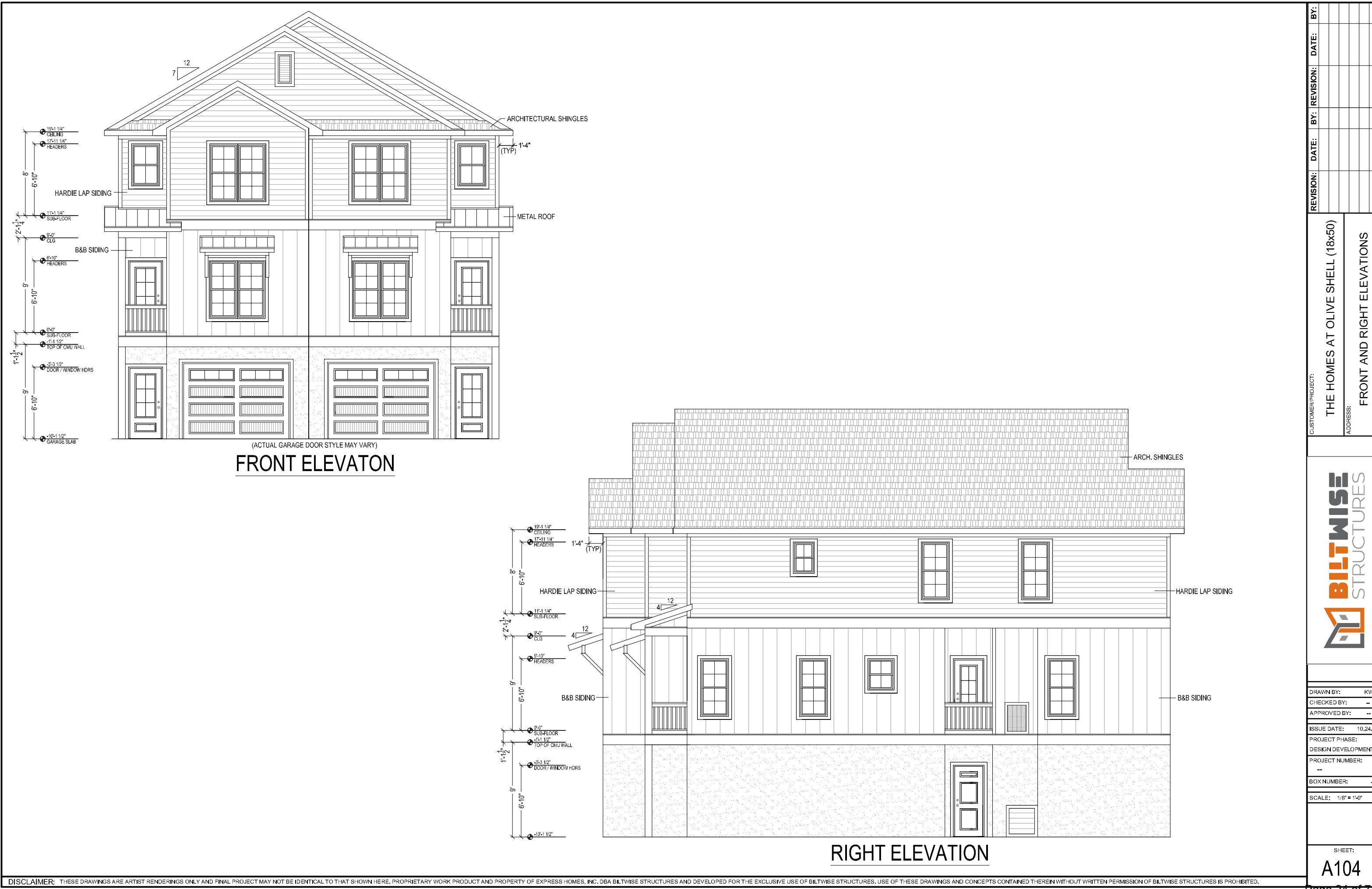
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x50)
ADDRESS:	GRADE LEVEL FLOOR PLAN (O.S.B.O.)



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:	A103
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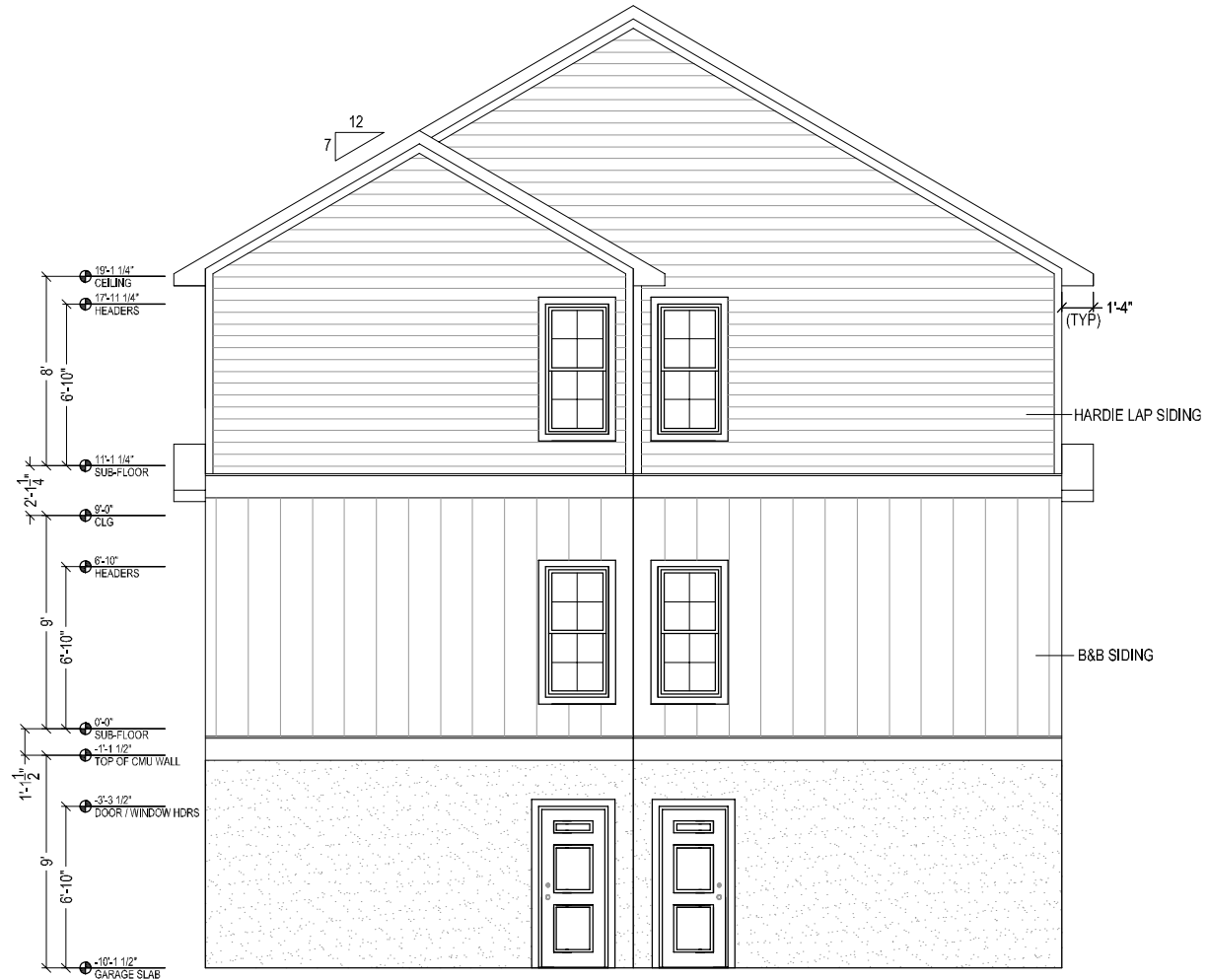
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER PROJECT:	THE HOMES AT OLIVE SHELL (18x50)
ADDRESS:	FRONT AND RIGHT ELEVATIONS

**BILTWISE**
STRUCTURES

DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	1/8" = 1'-0"

SHEET:
A104



REAR ELEVATON



LEFT ELEVATION

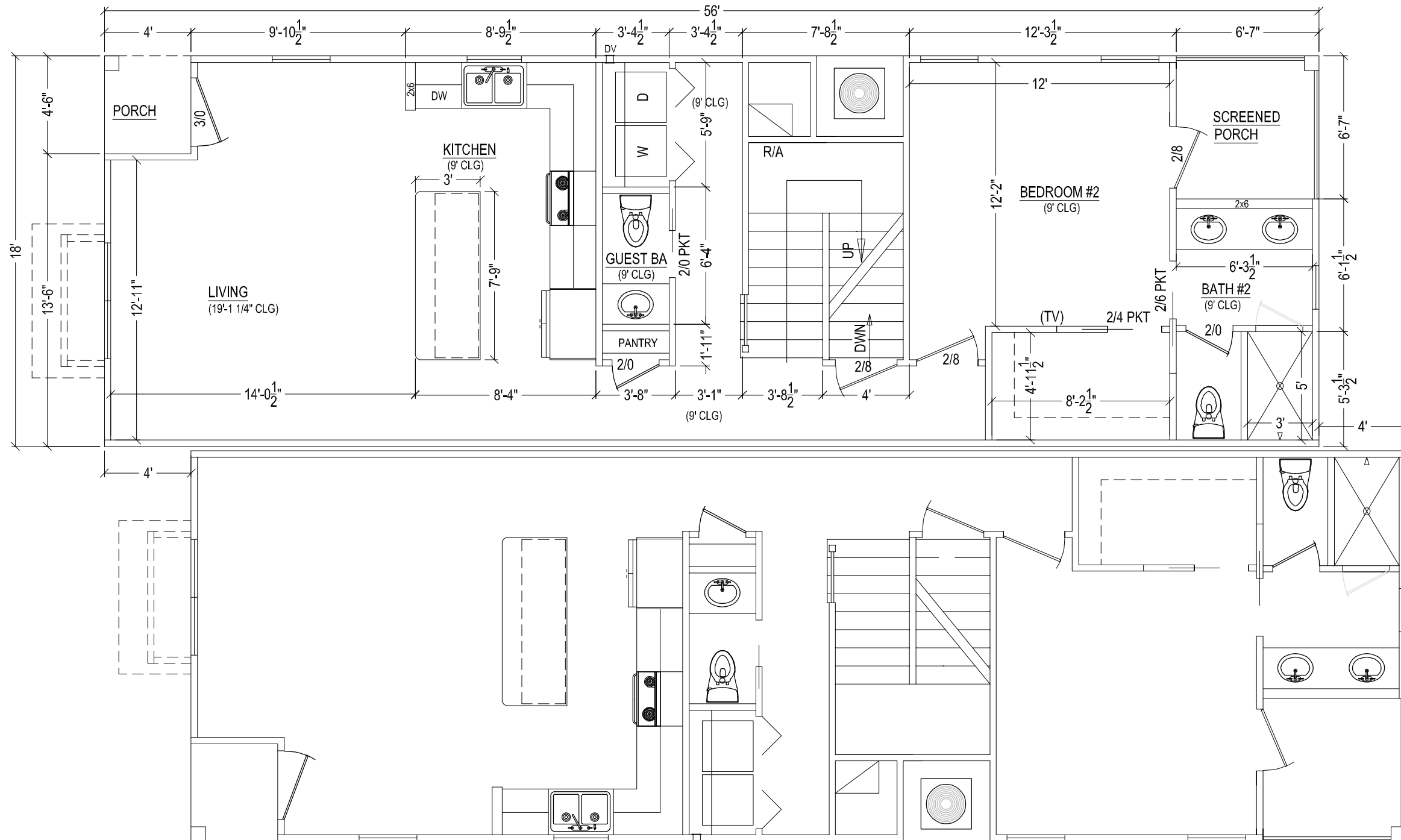
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER PROJECT:	THE HOMES AT OLIVE SHELL (18x50)
ADDRESS:	REAR AND LEFT ELEVATIONS

DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	1/8" = 1'-0"

SHEET:

A105



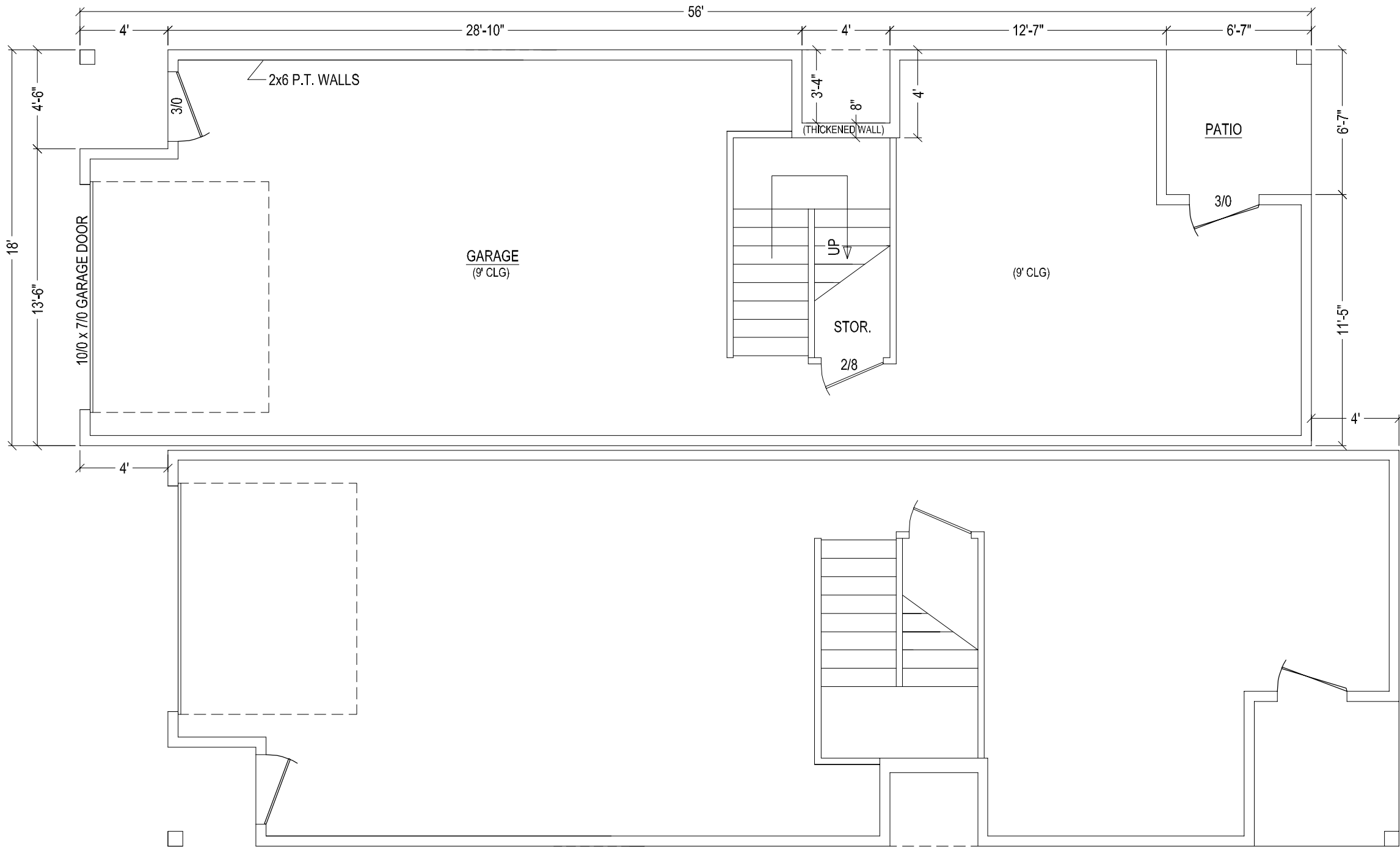
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x56)
ADDRESS:	1st LEVEL FLOOR PLAN



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:	A101
--------	------



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REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x56)
ADDRESS:	GRADE LEVEL FLOOR PLAN (O.S.B.O.)



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

--

SHEET:
A103



FRONT ELEVATON



RIGHT ELEVATION

REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER PROJECT:	THE HOMES AT OLIVE SHELL (18x56)
ADDRESS:	FRONT AND RIGHT ELEVATIONS



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	10.24.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	1/8" = 1'-0"

SHEET:	A104
--------	------



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: 20 Olive Shell Court

DRB#: DRB-00-2013-2023

DATE: 11/14/2023

CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	

Provides overall order and continuity of the Landscape plan	☒	☐	☐	
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. 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.
2. Staff Recommendations for Final Review: a. Confirm the color for the awning posts at the pool house to not be white. b. Provide clarification on the utility cut-outs on the elevation plans. The plan sheets show a flush area for utilities, and the visual rendering shows a cubby style, open area for utilities.

--



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:	1862-23
DRB #:	
Meeting Date:	

Applicant/Agent Name: 40 Jared Fralik Company: Beaufort County
Mailing Address: 100 Ribaut Road City: Beaufort State: SC Zip: 29902
Telephone: 843.255.2700 Fax: _____ E-mail: jared.fralik@bcgov.net
Project Name: Dawfuski Project Address: 68 Helmsman Way
Parcel Number [PIN]: R552 010 000 0649 0000 + R552 010 000 0650 0000
Zoning District: _____ 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
☐ 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.

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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.

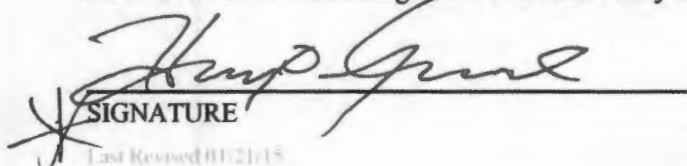
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

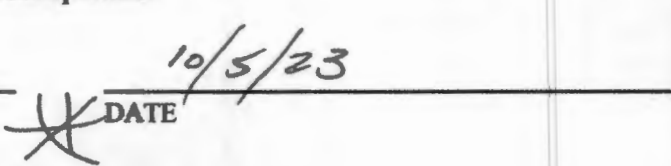
A representative for each agenda item is strongly encouraged to attend the meeting.

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

 _____
* DATE

PROJECT NARRATIVE

October 10, 2023

#J23707 – Daufuskie Ferry at Cross Island Landing Phase 1

TMP: R552 010 000 0650 0000

Street Address: 68 Helmsman Way, Hilton Head, SC

Zoning District: WMU – Water Oriented Mixed Use

Use: Current-Boat Landing / Proposed-Boat Landing & Ferry Embarkation/Disembarkation

FEMA Flood Zone: A7 (el. 14.0 – NGVD 29)

Updated FEMA Flood Zone : Zone X and Zone AE (Elev 8-NAVD88)

SITE NARRATIVE

Beaufort County is proposing an interim location for a Daufuskie Ferry at the Cross Island landing in Hilton Head on Helmsman Way. The proposed project will consist of providing a building that will allow for ticket sales, a restroom facility, and shelter while waiting to board the Ferry or shuttle service. The overall area of the structure is estimated at 2,000 sf. The site area includes 3.9 acres as well as a portion of property considered to be the Cross Island Parkway right-of-way. The project will also include expanding the parking lot and stormwater BMPs.

Existing Site Conditions

The site currently serves as the Cross Island boat landing providing access to Broad Creek and Calibogue Sound. The site is bordered on the northwest by marsh and an undeveloped parcel to the east. The boat landing takes access from Helmsman Way. The site is relatively flat with grades ranging primarily from 7-8 ft. (NAVD 88) with the exception of the boat ramp and water quality ditches throughout the site. The site discharges into Broad Creek.

Sediment and Erosion Control

Sediment and Erosion Control measures will be installed and maintained throughout construction. These BMP's include silt fence, inlet protection, rip-rap, and dust control. Temporary seeding and mulching will be used to stabilize all disturbed areas throughout construction. Permanent seeding will be placed at finished grade for final site stabilization.

Vehicular Access and Parking

Access for the interim facility will be through the existing access from Helmsman Way. A new one-way drive will be constructed along the northwest perimeter of the site. Additional parking will be constructed along the new one-way drive, as well as portions of the perimeter of the existing boat landing. The traffic patterns of the existing facility will be maintained.

A full ferry can accommodate 47 passengers. The use would be classified under transportation with a variable parking demand. A total of 86 parking spaces (74 pervious) are shown on the conceptual plan for discussion. A shuttle service is also being considered for off-site parking which will reduce the need for the number of spaces shown.

Utilities

Water and sewer are readily available along Helmsman Way. A new 8" waterline will be connected to the existing 10" water main on the west side of Helmsman Way and extended into the site. Two hydrants are shown for fire protection along with one service tap. The northernmost hydrant is shown for

discussion in the event it is required by TOHH fire. SIPSD will be the service provider.

Power, cable, telephone, and fiber are all immediately available at the site and will be extended to the new building. Palmetto Electric and Hargray are the power and telecommunication service providers for this area. Palmetto Electric will be contacted to assist with site lighting.

Stormwater Management

The stormwater management plan consists of constructing the majority of the proposed parking with pervious concrete and installing a storm network to route runoff from the paved areas to the existing treatment areas within the existing landing site.

Signage

A small monument sign will be placed at the main entrance, just beyond the right-of-way. The full address will be posted on the sign, with the letters and numbers no less than 4" tall and ½" wide. The color will contrast with background material and shall be reflective.

Building

The overall area of the structure is estimated at 2,000 sf. This area would included both heated/non-heated space.

Tree and Wetland Narrative

The existing site's open space is moderately wooded consisting primarily of young pine trees scattered throughout the site. The development has been designed to minimize impacts to mature trees by routing underground utilities, parking, and access roads away from the root systems and placing the proposed building at a location where to minimize impacts to the canopies. Impacts to specimen trees will be avoided if at all possible.

As required by the Town of Hilton Head, tree protection fencing will be placed on any tree within 25 feet of the proposed grading extents. A tree removal plan has not been provided for the pre-application meeting. The radius of the tree protection will be shown on the plans is ½ foot per 1 inch, although the protection fence will be adjusted in the field to the width of the tree canopy if necessary. With the silt fence defining the limits of construction, all trees outside of the silt fence should not require additional tree protection.

No wetlands exist on the project site.

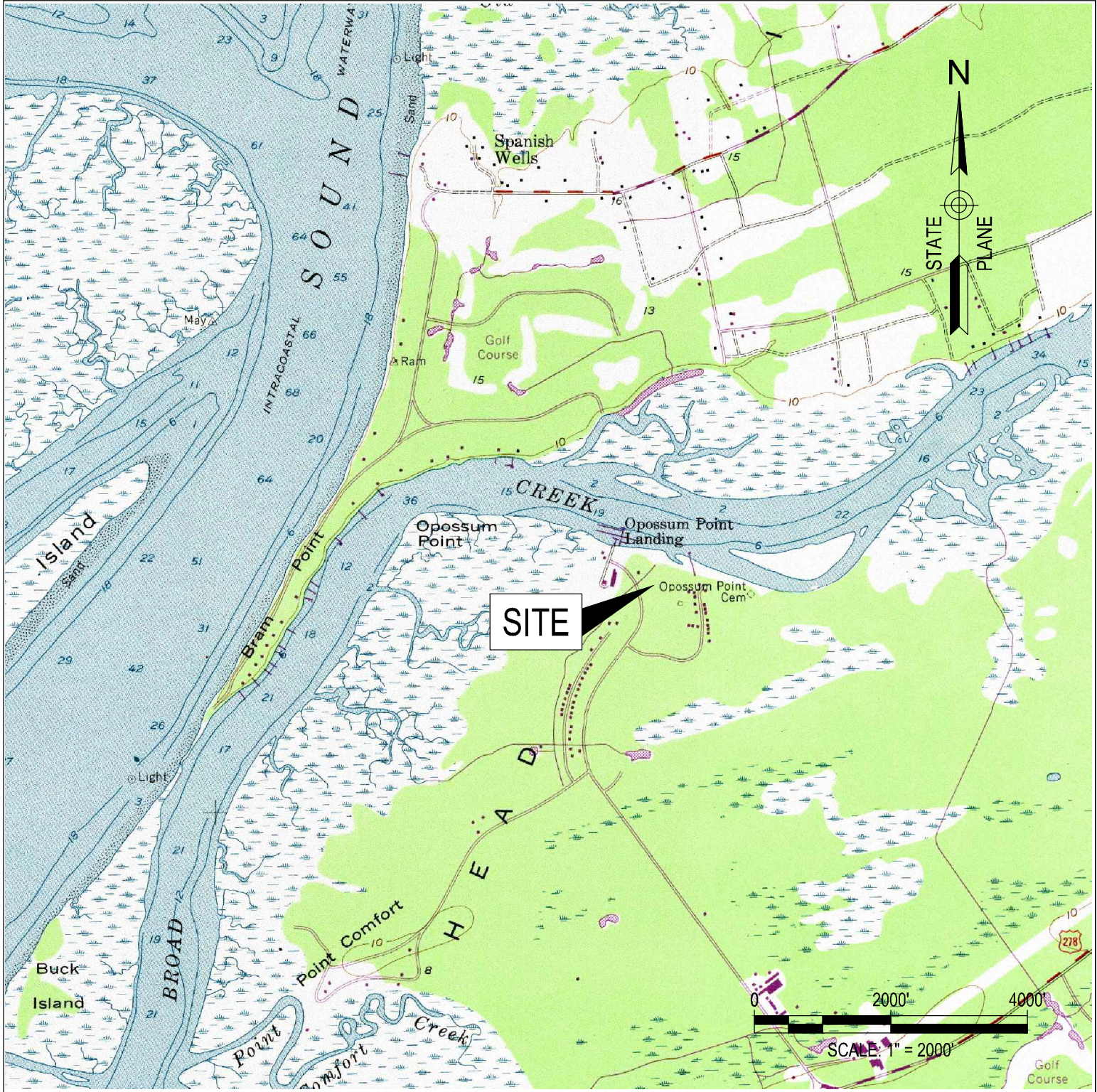
DAUFUSKIE FERRY AT CROSS ISLAND

JOB NO. 03214100

BEAUFORT COUNTY-TOWN OF HILTON HEAD
68 HELMSMAN WAY



LOCATION MAP



VICINITY MAP

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER
C001	GENERAL NOTES
C100	EXISTING SITE & DEMOLITION PLAN
C200	OVERALL SITE PLAN
C300	GRADING, DRAINAGE, & HORIZONTAL CONTROL PLAN
C400	WATERLINE AND SANITARY SEWER PLAN
C500	SWPPP NOTES
C501	SWPPP
C820	SITE DETAILS 1
C821	SITE DETAILS 2
C830	GRADING AND DRAINAGE DETAILS
C840	SANITARY SEWER DETAILS
C841	WATERLINE DETAILS
C850	SWPPP DETAILS 1
C851	SWPPP DETAILS 2

EXISTING UTILITY NOTE

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

ADA NOTES

- ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.
- PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT THROUGHOUT CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

DEVELOPER

BEAUFORT COUNTY
JARED FRALIX
100 RIBAUT ROAD
BEAUFORT, SC 29902
843-255-2700

CIVIL ENGINEER

DAVIS & FLOYD
CHRIS BATES
2712 BULL STREET, SUITE A
BEAUFORT, SC 29902
843-379-2222

LANDSCAPE ARCHITECT

THE GREENERY
TODD PARROTT
P.O. BOX 6569
HILTON HEAD ISLAND, SC 29938
843-785-3848

SURVEYOR

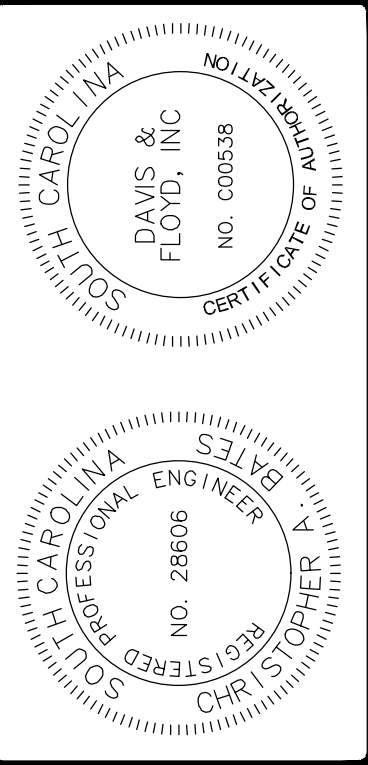
DAVIS & FLOYD
JOHN GRAY
2712 BULL STREET, SUITE A
BEAUFORT, SC 29902
843-379-2222

ARCHITECT

MONTGOMERY ARCHITECTURE & PLANNING
ROBERT C. MONTGOMERY
ADDRESS
CITY, STATE ZIP
PHONE



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WWW.DAVISFLOYD.COM

2712 BULL STREET, SUITE A
BEAUFORT, SC 29907
843-379-2222

OWNER
BEAUFORT COUNTY
68 HELMSMAN WAY
PROJECT TITLE
DAUFUSKIE FERRY AT CROSS ISLAND

COVER

DATE	REVISION	BY	CHKD	DATE	REVISION	BY	CHKD
03/21/10							
October 2023							
CB							
CB							
CB							
CB							

C000

DATUM=NAVD88

BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83.

VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED USING VRS.

FLOOD ZONE COMPLETED: 06/17/2022

THIS PARCEL IS LOCATED IN FLOOD ZONES AS SHOWN ON THIS MAP AND DEPICTED ON MAP NO. 45013C0042 EFFECTIVE DATE MARCH 23, 2021 – FEDERAL INSURANCE ADMINISTRATION FLOOD ZONING RATE.

OWNERS OF RECORD: TOWN OF HILTON HEAD & BROAD CREEK DEVELOPMENT LLC

TOTAL UPLAND ACREAGE: 8.878 ACRES (386,719 SQ. FT).

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAY AGREES.

PROPERTY OWNERSHIP EXTENDS TO MEAN HIGH WATER MARK ALONG TOTAL BOUNDARIES.

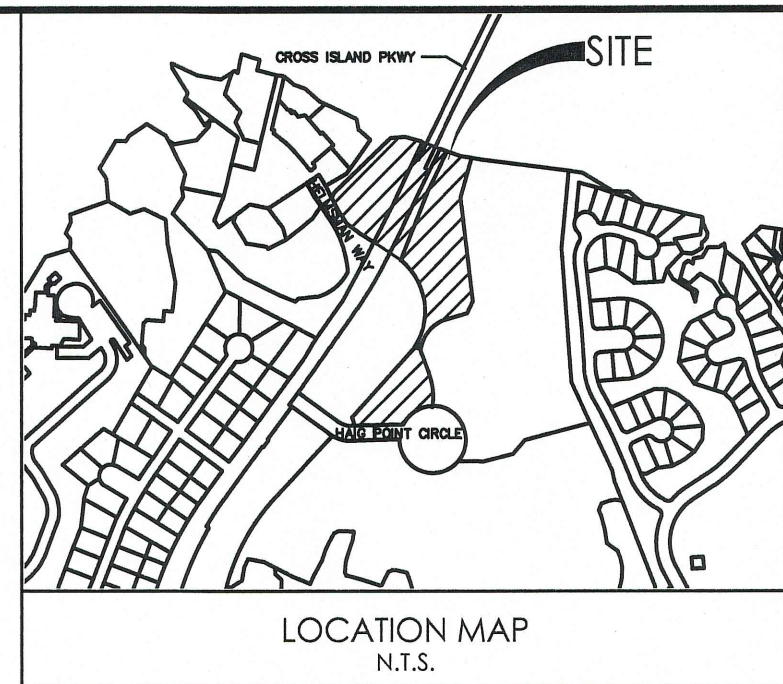
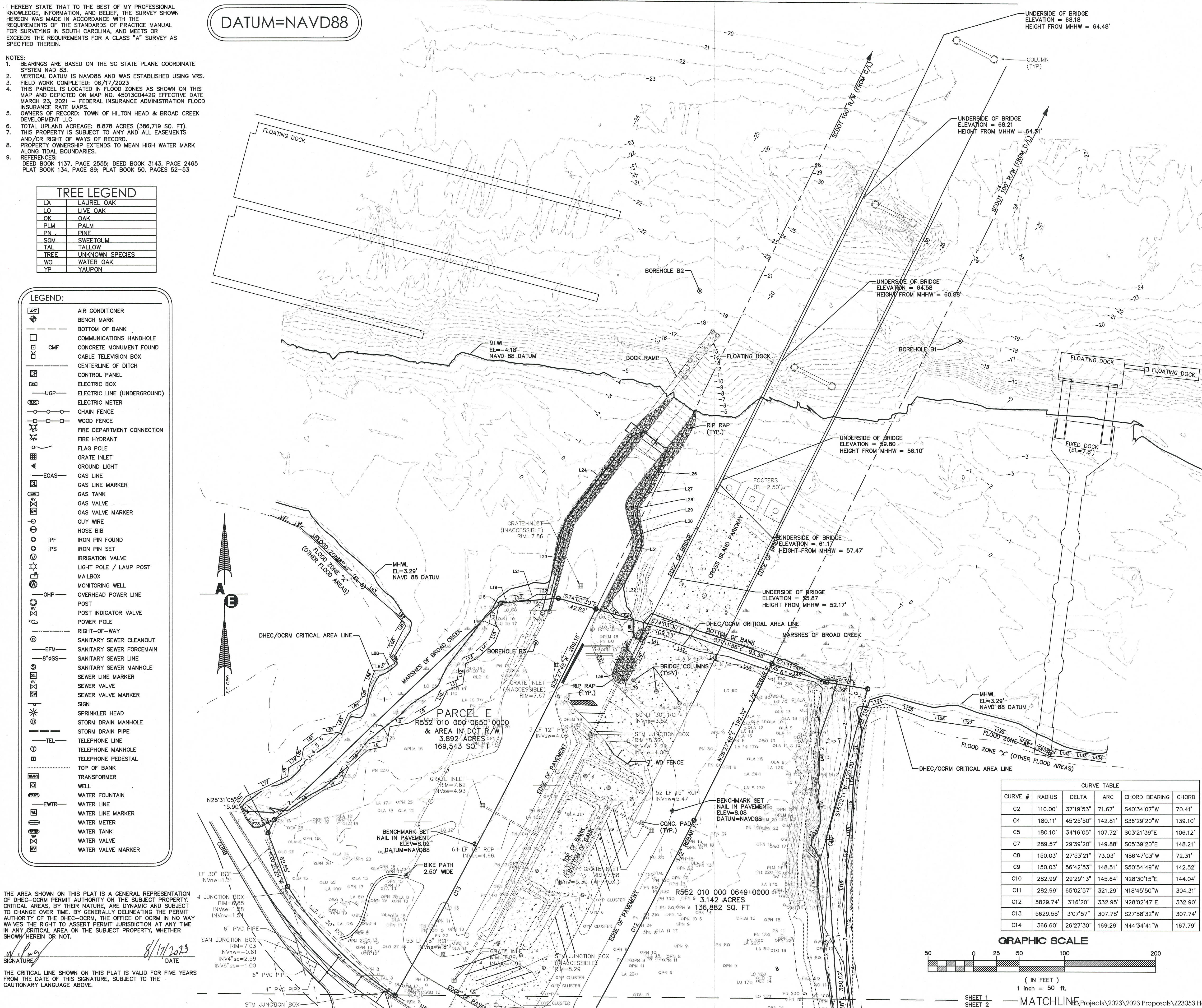
REFERENCES:

DEED BOOK 1137, PAGE 2555; DEED BOOK 3143, PAGE 2465
DEED BOOK 134, PAGE 89; PLAT BOOK 50, PAGES 52-53

TREE LEGEND	
LA	LAUREL OAK
LO	LIVE OAK
OK	OAK
PLM	PALM
PN	PINE
SGM	SWEETGUM
TAL	TALLOW
TREE	UNKNOWN SPECIES
WO	WATER OAK
YP	YAUPON

	AIR CONDITIONER
	BENCH MARK
-----	BOTTOM OF BANK
	COMMUNICATIONS HANDHOLE
	CONCRETE MONUMENT FOUND
	CABLE TELEVISION BOX
-----	CENTERLINE OF DITCH
	CONTROL PANEL
-----	ELECTRIC BOX
	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC METER
	CHAIN FENCE
	WOOD FENCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GRATE INLET
	GROUND LIGHT
-----	GAS LINE
	GAS LINE MARKER
	GAS TANK
	GAS VALVE
	GAS VALVE MARKER
	GUY WIRE
	HOSE BIB
	IRON PIN FOUND
	IRON PIN SET
	IRRIGATION VALVE
	LIGHT POLE / LAMP POST
	MAILBOX
	MONITORING WELL
-----	OVERHEAD POWER LINE
	POST
	POST INDICATOR VALVE
	POWER POLE
-----	RIGHT-OF-WAY
	SANITARY SEWER CLEANOUT
-----	SANITARY SEWER FORECMAIN
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SEWER LINE MARKER
	SEWER VALVE
	SEWER VALVE MARKER
	SIGN
	SPRINKLER HEAD
	STORM DRAIN MANHOLE
=====	STORM DRAIN PIPE
-----	TELEPHONE LINE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
-----	TOP OF BANK
	TRANSFORMER
	WELL
-----	WATER FOUNTAIN
-----	WATER LINE
	WATER LINE MARKER
	WATER METER
	WATER TANK
	WATER VALVE
	WATER VALVE MARKER

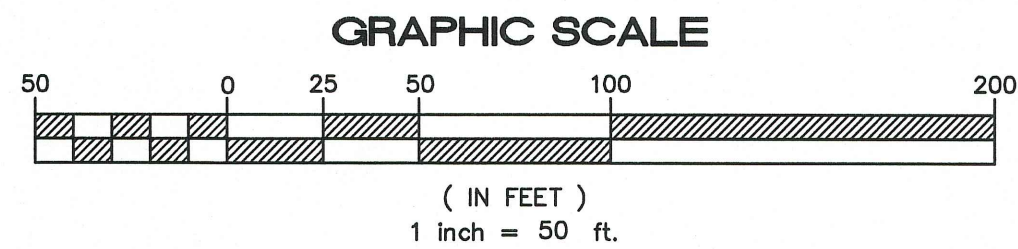
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEAR
FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE
CAUTIONARY LANGUAGE ABOVE.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N63°07'36"E	17.59'
L2	N57°23'00"E	46.74'
L3	N67°40'50"E	20.08'
L4	N45°25'01"E	18.73'
L5	N47°18'07"E	27.87'
L6	N78°02'38"E	21.14'
L7	N103°40'07"E	21.55'
L8	N79°14'18"E	21.23'
L9	N80°11'41"E	38.76'
L10	N27°15'05"E	18.97'
L11	N68°08'37"E	18.12'
L12	N08°14'02"E	22.90'
L13	N66°18'54"E	12.69'
L14	N48°41'22"E	27.56'
L15	N21°20'35"E	13.62'
L16	N28°21'49"W	9.28'
L17	N102°12'26"E	17.00'
L18	N33°25'45"E	8.79'
L19	S83°15'55"E	8.44'
L20	N81°17'32"E	19.86'
L21	S59°36'02"E	11.32'
L22	N89°11'26"E	14.61'
L23	N11°02'26"E	81.13'
L24	N38°27'07"E	122.15'
L25	S53°48'29"E	39.52'
L26	S37°45'43"W	31.73'
L27	S35°38'11"W	18.03'
L28	S02°51'17"W	18.84'
L29	S13°09'23"E	12.61'
L30	S13°09'23"E	13.77'
L31	S19°36'30"W	14.53'
L32	S27°41'17"W	67.45'
L33	S40°26'27"E	15.51'
L34	S84°10'17"E	19.98'
L35	S03°36'28"W	16.83'
L36	S32°36'07"W	24.40'
L37	S38°33'13"W	16.99'
L38	S33°02'42"E	8.80'
L39	N81°38'28"E	9.02'
L40	N25°46'23"E	47.56'
L41	S77°50'22"E	22.41'
L42	S71°15'11"E	39.32'
L43	S79°53'44"E	32.31'
L44	S71°15'26"E	46.55'
L45	S71°15'26"E	10.91'
L46	S77°00'09"E	41.63'
L47	S51°46'36"E	10.15'
L48	S04°55'16"W	58.27'
L49	S01°50'39"E	36.97'
L50	S15°20'57"E	15.84'
L51	S101°25'6"E	36.07'
L52	S22°48'31"W	37.16'
L53	S44°05'15"E	15.38'
L54	S00°38'20"E	46.45'
L55	S07°55'47"E	88.92'
L56	S07°36'44"E	94.26'
L57	S01°35'44"E	14.24'
L58	S09°40'50"W	126.18'
L59	S00°36'22"E	30.01'
L60	S20°10'10"W	56.47'
L61	S02°42'52"W	37.89'
L62	S07°19'51"W	73.88'
L63	S17°39'00"W	55.74'
L64	S23°22'00"W	43.56'
L65	S19°36'07"W	37.85'
L66	S17°22'23"W	37.87'
L67	S09°23'54"W	24.89'

LINE TABLE			
LINE #	BEARING	LENGTH	
L68	S08°15'15" W	47.72'	
L69	S02°37'13" E	30.74'	
L70	S15°58'29" E	47.11'	
L71	S33°14'53" E	35.65'	
L72	S63°11'33" W	18.66'	
L73	N87°45'50" E	7.11'	
L74	N38°57'02" W	11.28'	
L75	N25°14'04" W	16.88'	
L76	N34°13'36" E	11.63'	
L77	N63°57'28" E	51.58'	
L78	N04°58'09" E	9.16'	
L79	N57°51'02" E	16.67'	
L80	N10°32'48" E	13.06'	
L81	N53°38'00" E	23.85'	
L82	N80°56'08" E	20.74'	
L83	N24°50'18" E	22.09'	
L84	N60°11'16" E	22.53'	
L85	N101°75'1" E	21.61'	
L86	N22°04'24" E	16.42'	
L87	N82°26'34" E	9.88'	
L88	N58°33'37" E	14.57'	
L89	N39°13'47" W	9.42'	
L90	N22°15'37" E	30.07'	
L91	N33°17'23" E	8.08'	
L92	N41°17'38" W	22.75'	
L93	N49°34'33" W	61.87'	
L94	N45°05'57" W	33.95'	
L95	N47°17'30" W	4.77'	
L96	N76°14'10" E	40.47'	
L97	N66°37'00" W	31.08'	
L98	S28°47'38" E	23.82'	
L99	S19°15'22" E	54.38'	
L100	N80°04'14" E	26.53'	
L101	N22°26'37" W	74.77'	
L102	N26°40'58" W	42.85'	
L103	N19°39'24" W	29.65'	
L104	N08°07'00" W	44.94'	
L105	N07°00'09" E	43.03'	
L106	N18°29'34" E	29.76'	
L107	N16°19'59" E	38.31'	
L108	N20°34'24" E	130.40'	
L109	N40°35'00" E	53.61'	
L110	N04°31'02" E	100.15'	
L111	N04°30'39" E	93.29'	
L112	N06°40'51" E	87.63'	
L113	N05°35'34" W	82.11'	
L114	N05°25'58" E	60.44'	
L115	N06°31'20" E	43.12'	
L116	N07°04'54" E	41.67'	
L117	N11°41'19" E	25.03'	
L118	N20°21'36" E	28.64'	
L119	N03°01'19" E	29.63'	
L120	N06°44'28" E	24.80'	
L121	N03°17'17" E	31.41'	
L122	N21°36'36" E	17.71'	
L123	N23°45'23" E	11.26'	
L124	N72°40'45" E	15.09'	
L125	S69°37'26" E	51.51'	
L126	S81°18'10" E	23.08'	
L127	S82°03'21" E	38.09'	
L128	S61°55'22" E	33.45'	
L129	S69°14'53" E	26.08'	
L130	S63°71'18" E	19.38'	
L131	N81°28'22" E	5.66'	
L132	S83°35'15" E	20.20'	
L133	S83°20'05" E	17.52'	
L134	S80°39'22" E	18.18'	

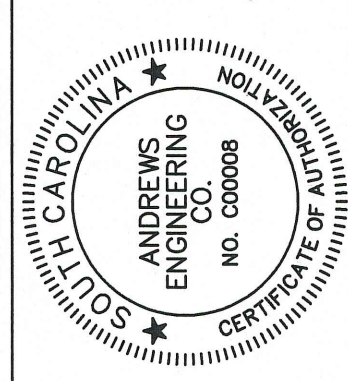
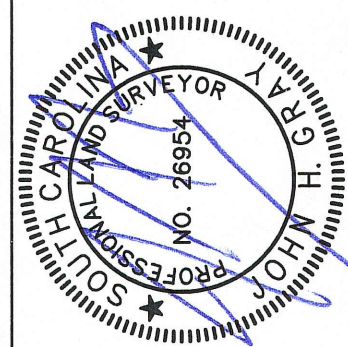
CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C2	110.0'	37°19'53"	71.67'	S40°34'07"W	70.41'
C4	180.11'	45°25'50"	142.81'	S36°29'20"W	139.10'
C5	180.10'	34°16'05"	107.72'	S01°23'39"E	106.12'
C7	289.57'	29°30'20"	140.85'	S05°39'29"E	148.21'
C8	150.03'	27°33'21"	73.03'	N86°47'03"W	72.31'
C9	150.03'	56°42'53"	148.51'	S50°54'49"W	142.52'
C10	282.99'	29°29'13"	145.64'	N28°30'55"E	144.04'
C11	282.99'	65°02'57"	321.29'	S018°25'39"E	304.31'
C12	5629.74'	31°6'20"	332.95'	N28°02'47"E	332.90'
C13	5629.74'	3°07'57"	307.78'	S27°58'32"E	307.74'
C14	366.60'	26°27'30"	169.29'	N44°34'41"W	167.79'



PLAN REVISIONS

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

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R552 010 000 0650 0000
& R552 010 000 0649 0000
HAIG POINT
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

BATHOMETRIC
SURVEY
PREPARED FOR

BEAUFORT COUNTY

Date Drawn: 01/13/2023
Last Revised: 07/14/2023
Drawn By: J. Tatter
Surveyor: J. Gray

SHEET #.

1 OF 2

JOB: J23707

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

NOTES:

1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83.
2. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED USING VRS.
3. FIELD WORK COMPLETED: 06/17/2023
4. THIS PARCEL IS LOCATED IN FLOOD ZONES AS SHOWN ON THIS MAP AND DEPICTED ON MAP NO. 4501300442G EFFECTIVE DATE MARCH 23, 2021 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
5. OWNERS OF RECORD: TOWN OF HILTON HEAD & BROAD CREEK DEVELOPMENT LLC
6. TOTAL UPLAND ACREAGE: 8.878 ACRES (386,719 SQ. FT).
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
8. PROPERTY OWNERSHIP EXTENDS TO MEAN HIGH WATER MARK ALONG TIDAL BOUNDARIES.
9. REFERENCES: DEED BOOK 1137, PAGE 2555; DEED BOOK 3143, PAGE 2465 PLAT BOOK 134, PAGE 89; PLAT BOOK 50, PAGES 52-53

TREE LEGEND

LA	LAUREL OAK
LO	LIVE OAK
OK	OAK
PLM	PALM
PN	PINE
SGM	SWEETGUM
TAL	TALLOW
TREE	UNKNOWN SPECIES
WO	WATER OAK
YP	YAUPON

LEGEND:

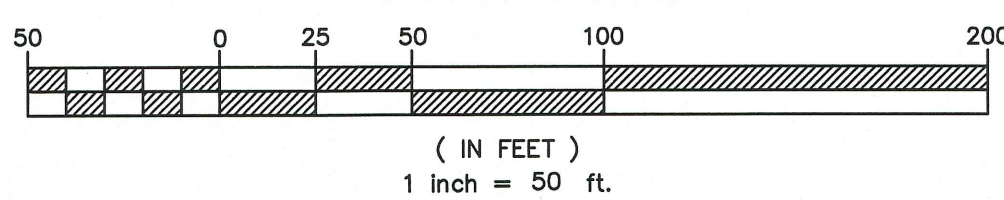
	AIR CONDITIONER
	BENCH MARK
	BOTTOM OF BANK
	COMMUNICATIONS HANDHOLE
	CONCRETE MONUMENT FOUND
	CABLE TELEVISION BOX
	CENTERLINE OF DITCH
	CONTROL PANEL
	ELECTRIC BOX
	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC METER
	CHAIN FENCE
	WOOD FENCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GRATE INLET
	GROUND LIGHT
	GAS LINE
	GAS LINE MARKER
	GAS TANK
	GAS VALVE
	GAS VALVE MARKER
	GUY WIRE
	HOSE BIB
	IRON PIN FOUND
	IRON PIN SET
	IRRIGATION VALVE
	LIGHT POLE / LAMP POST
	MAILBOX
	MONITORING WELL
	OVERHEAD POWER LINE
	POST
	POST INDICATOR VALVE
	POWER POLE
	RIGHT-OF-WAY
	SANITARY SEWER CLEANOUT
	SANITARY SEWER FORECMAIN
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SEWER LINE MARKER
	SEWER VALVE
	SEWER VALVE MARKER
	SIGN
	SPRINKLER HEAD
	STORM DRAIN MANHOLE
	STORM DRAIN PIPE
	TELEPHONE LINE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TOP OF BANK
	TRANSFORMER
	WELL
	WATER FOUNTAIN
	WATER LINE
	WATER LINE MARKER
	WATER TANK
	WATER VALVE
	WATER VALVE MARKER

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

DATE: 08/19/2023
SIGNATURE: [Signature]

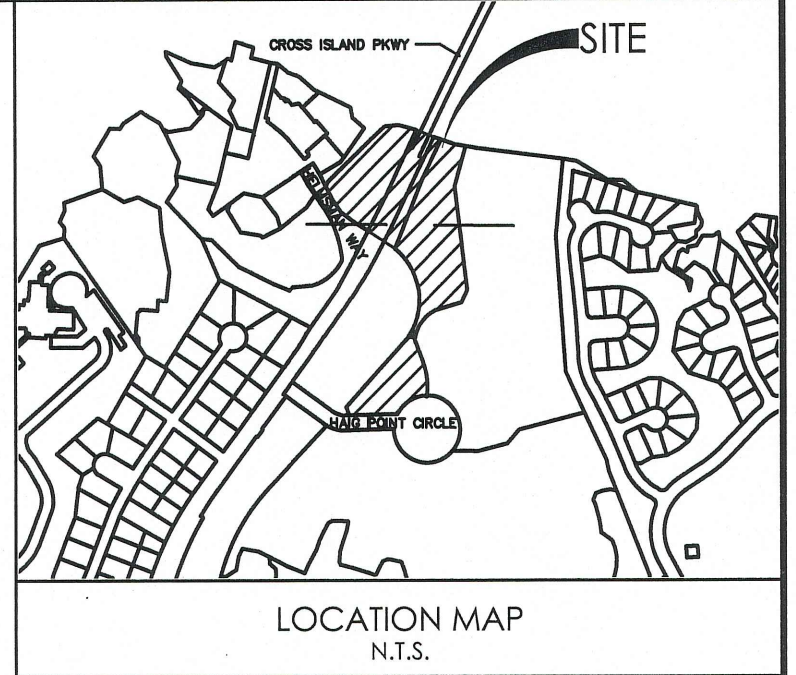
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

GRAPHIC SCALE



DATUM=NAVD88

SHEET 1
SHEET 2 — MATCHLINE



LINE #	BEARING	LENGTH
L1	N63°07'36"E	17.59'
L2	N57°23'00"E	46.74'
L3	N67°40'58"E	20.08'
L4	N25°57'01"E	18.73'
L5	N47°18'07"E	27.87'
L6	N78°02'38"E	21.14'
L7	N10°34'00"E	21.55'
L8	N79°41'18"E	21.23'
L9	N60°16'14"E	38.76'
L10	N27°11'50"E	18.97'
L11	N68°08'37"E	18.12'
L12	N08°11'40"E	22.90'
L13	N66°18'54"E	12.69'
L14	N48°14'22"E	27.56'
L15	N21°20'35"E	13.62'
L16	N29°21'49"W	9.28'
L17	N10°21'26"E	17.00'
L18	N33°25'45"E	8.79'
L19	S83°15'57"E	8.44'
L20	N61°17'32"E	19.86'
L21	N59°36'02"E	11.32'
L22	N89°11'26"E	14.61'
L23	N14°28'52"E	81.13'
L24	N38°27'07"E	122.15'
L25	S53°48'02"E	39.52'
L26	S37°49'43"W	41.73'
L27	S35°38'11"W	18.03'
L28	S02°51'17"W	18.84'
L29	S13°09'23"E	12.61'
L30	S13°09'23"E	13.77'
L31	S19°36'30"W	14.53'
L32	S27°14'11"W	67.45'
L33	S40°26'27"E	15.51'
L34	S84°10'17"E	19.98'
L35	S00°36'26"W	16.83'
L36	S23°26'07"W	24.40'
L37	S38°33'31"W	16.99'
L38	S34°02'42"E	9.80'
L39	N81°38'28"E	8.02'
L40	N25°46'23"E	47.56'
L41	S77°50'22"E	22.41'
L42	S71°11'36"E	39.32'
L43	S79°53'44"E	32.31'
L44	S71°15'26"E	46.55'
L45	S71°15'26"E	10.96'
L46	S77°00'09"E	41.63'
L47	S51°46'36"E	10.15'
L48	S04°55'16"W	58.27'
L49	S01°50'39"E	36.97'
L50	S15°20'57"W	15.84'
L51	S10°12'56"E	36.07'
L52	S22°48'31"W	37.16'
L53	S44°05'51"E	15.38'
L54	S00°38'20"W	46.45'
L55	S07°55'47"E	88.92'
L56	S07°36'44"E	94.28'
L57	S01°17'18"W	14.24'
L58	S09°40'50"W	126.16'
L59	S00°36'22"E	30.01'
L60	S02°10'10"W	56.47'
L61	S02°42'52"W	37.89'
L62	S07°19'51"W	73.88'
L63	S17°39'00"W	55.74'
L64	S22°32'20"W	43.56'
L65	S19°36'07"W	37.85'
L66	S17°22'23"W	37.87'
L67	S09°23'54"W	24.89'

LINE #	BEARING	LENGTH
L68	S08°21'15"W	47.72'
L69	S02°37'13"E	30.74'
L70	S15°58'29"E	47.11'
L71	S33°14'53"E	35.65'
L72	S63°11'33"W	18.66'
L73	N87°45'50"W	7.11'
L74	N38°57'02"W	11.28'
L75	N25°14'04"W	16.88'
L76	N34°41'38"E	11.63'
L77	N63°57'28"E	51.58'
L78	N04°58'09"E	9.16'
L79	N57°51'02"E	16.87'
L80	N10°32'48"E	13.06'
L81	N53°38'00"E	23.85'
L82	N80°58'08"E	20.74'
L83	N24°50'18"E	22.09'
L84	N60°01'16"E	22.53'
L85	N10°17'51"E	21.61'
L86	N21°02'04"E	16.42'
L87	N88°26'34"E	9.89'
L88	N58°33'37"E	14.57'
L89	N39°13'47"W	9.42'
L90	N26°27'19"E	30.07'
L91	N33°17'23"E	8.08'
L92	N41°17'38"W	22.75'
L93	N49°38'43"W	61.87'
L94	N45°05'57"W	33.95'
L95	N47°17'30"W	40.77'
L96	N76°11'40"W	4.47'
L97	N66°37'00"W	31.08'
L98	S28°47'38"E	23.82'
L99	S19°15'22"E	54.38'
L100	N80°01'44"E	26.53'
L101	N22°26'37"W	74.77'
L102	N26°40'58"W	42.65'
L103	N19°39'24"W	29.42'
L104	N08°07'00"W	44.94'
L105	N07°00'09"E	43.03'
L106	N18°29'34"E	29.76'
L107	N16°19'59"E	38.31'
L108	N20°34'24"E	130.40'
L109	N04°35'00"E	53.61'
L110	N04°31'02"E	100.15'
L111	N03°40'39"E	93.29'
L112	N06°40'51"E	87.63'
L113	N05°35'34"W	82.11'
L114	N05°25'58"W	60.44'
L115	N06°31'20"W	43.12'
L116	N07°04'54"E	41.67'
L117	N11°41'19"E	25.03'
L118	N02°11'36"E	28.64'
L119	N03°01'19"E	29.63'
L120	N06°44'28"E	24.80'
L121	N07°31'17"E	41.31'
L122	N21°36'36"E	17.71'
L123	N23°45'23"E	11.09'
L124	N72°40'19"E	15.26'
L125	S69°37'26"E	51.51'
L126	S81°18'10"E	23.08'
L127	S88°03'21"E	38.09'
L128	S66°15'52"E	33.45'
L129	S69°19'43"E	26.08'
L130	S63°17'18"E	19.38'
L131	N81°28'22"E	5.66'
L132	S83°35'14"E	20.20'
L133	S83°20'05"E	17.52'
L134	S80°39'22"E	18.19'

CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C2	110.00'	37°19'53"	71.67'	S40°34'07"W	70.41'
C4	180.11'	45°25'50"	142.81'	S36°29'20"W	139.10'
C5	180.10'	34°16'05"	107.72'	S03°21'39"E	106.12'
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C8	150.03'	27°53'21"	73.03'	N86°47'03"W	72.31'
C9	150.03'	56°42'53"	148.51'	S50°54'49"W	142.52'
C10	282.99'	29°29'13"	145.64'	N28°30'15"E	144.04'
C11	282.99'	65°02'57"	321.29'	N18°45'50"W	304.31'
C12	5829.74'	31°6'20"	332.95'	N28°02'47"E	332.90'
C13	5629.58'	3°07'57"	307.78'	S27°58'32"W	307.74'
C14	366.60'	26°27'30"	169.28'	N44°34'41"W	167.79'

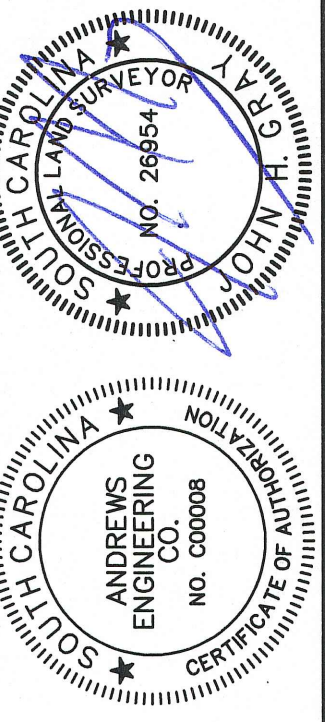
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F:\Projects\2023\2023 Proposals\223053 Haig Point D-B Ferry Embarkation\DWG\223053_J22746_SURVEY_BATHO.dwg

PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
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3			
4			
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8			

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Andrews Engineering & Surveying

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& R552 010 000 0649 0000
HAIG POINT
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

BATHOMETRIC
SURVEY
PREPARED FOR

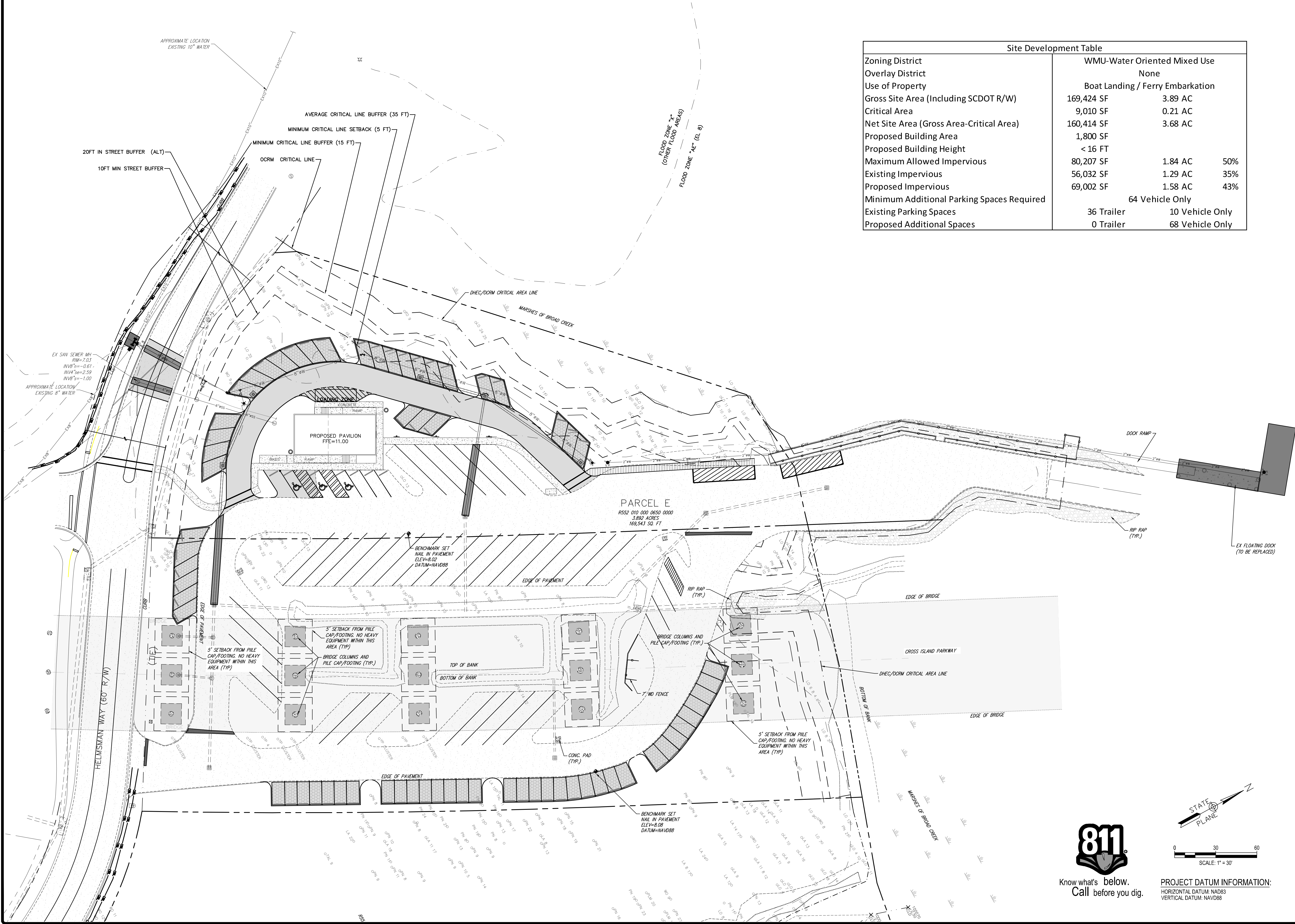
BEAUFORT COUNTY

Date Drawn: 01/13/2023
Last Revised: 07/14/2023
Drawn By: J. Tatter
Surveyor: J. Gray

SHEET #:

2 OF 2

JOB: J23707



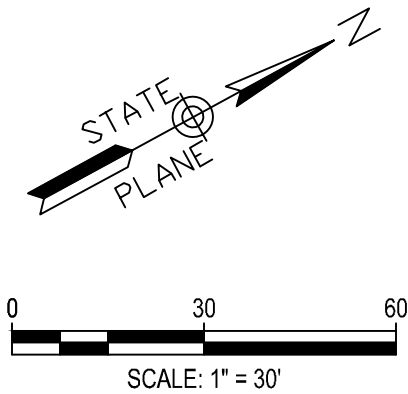
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DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SC 29902
843-743-9135

DAUFUSKIE ISLAND AT CROSS ISLAND	PROJECT TITLE	OWNER	BEAUFORT COUNTY
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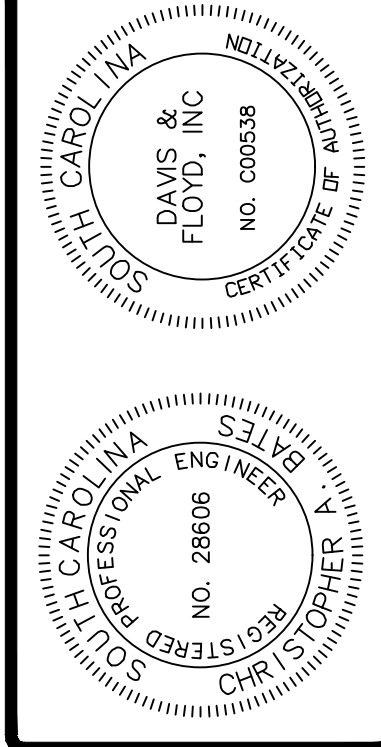
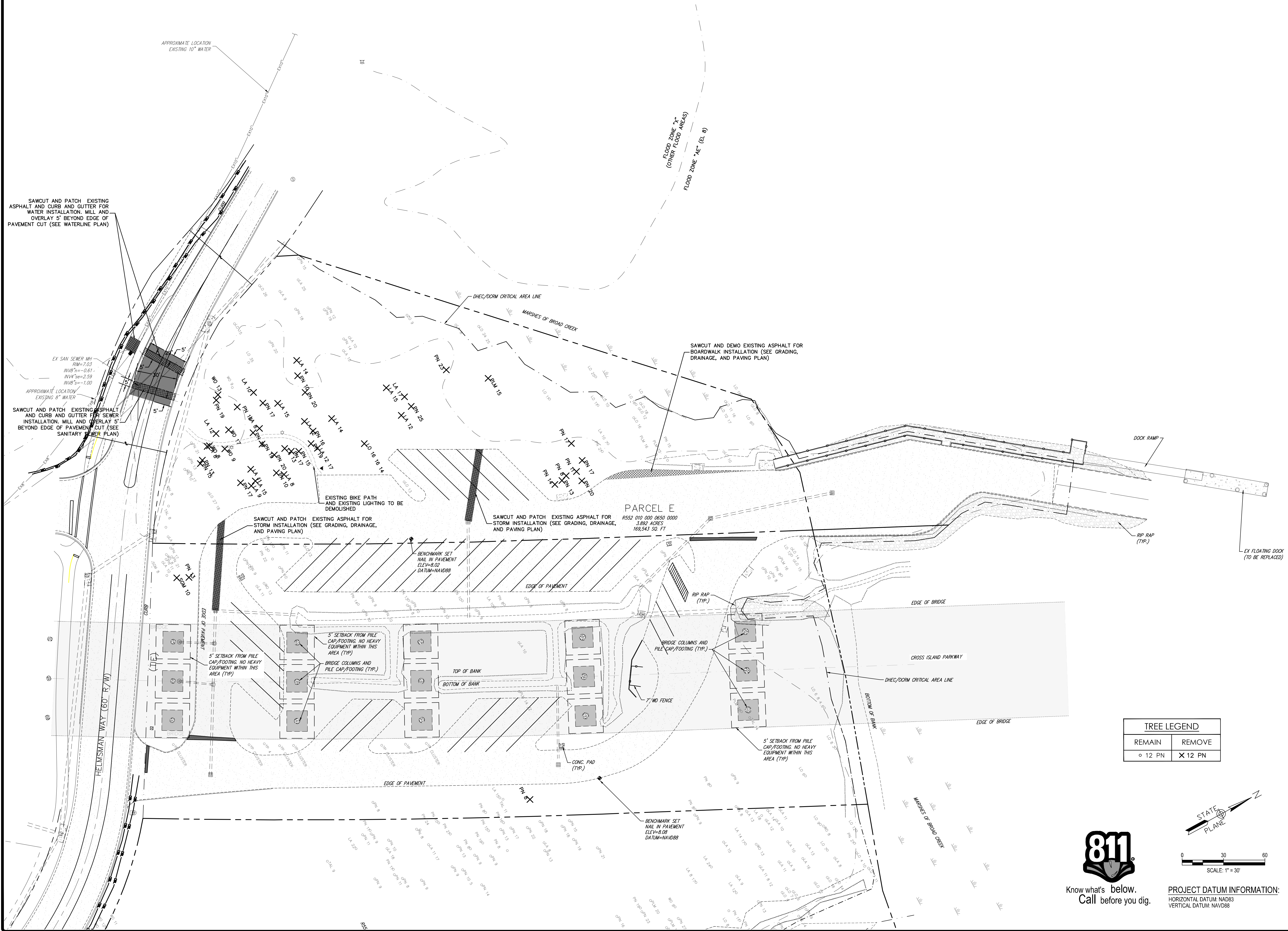
NO.	NO.	RELEASED	CHECKED	DATE	DRAWING TITLE
03214100					Overall Site Plan
01					
02	October 2023				
CAB	DESIGNED				
CAB	DRAWN				
CAB	CHECKED				
CAB	APPROVED				
CAB					
CAB					
CAB					

Know what's below.
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PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

F:\Projects\2023\2023 Projects\23707 Daufuskie Ferry at Cross Island Landing Ph 1\dwg\22746.mxd, 10/10/2023 11:23:44 AM, chris.bates, pc
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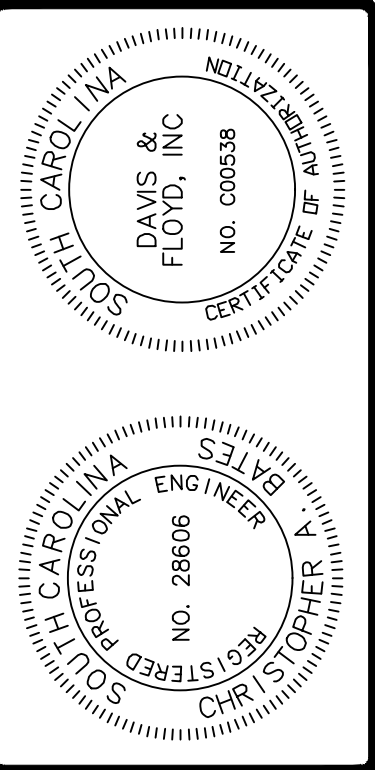
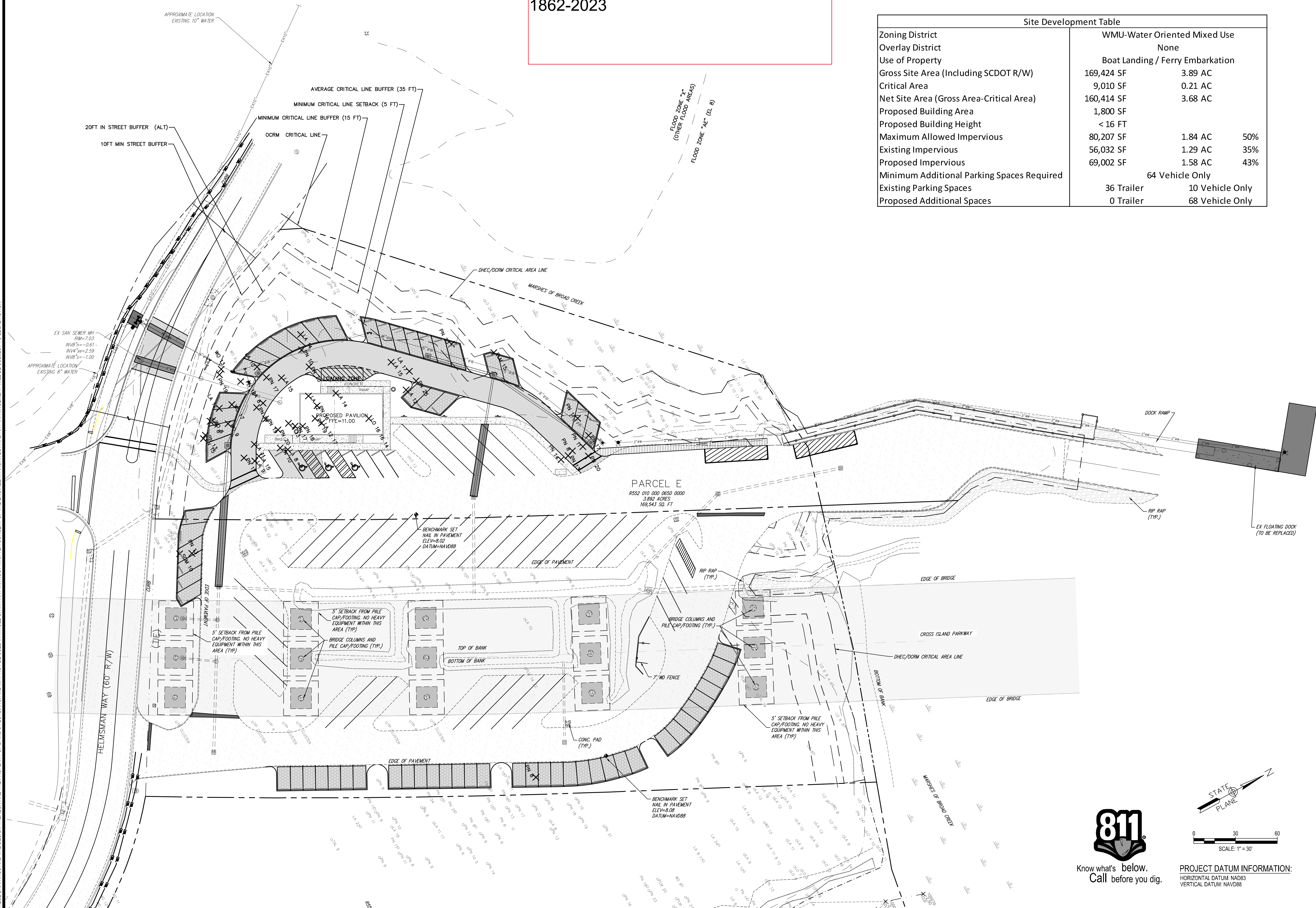
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SINCE 1954
WWW.DAVIDSFLOYD.COM
2772 BULL STREET, SUITE A
BEAUFORT, SC 29902
843.743.1135

OWNER: BEAUFORT COUNTY
PROJECT TITLE: DAUFUSKIE ISLAND AT CROSS ISLAND

DRAWING TITLE		DATE		REVISIONS	
Existing Site & Demolition Plan					
NO.	DATE	REVISIONS	DATE	REVISIONS	DATE
1	10/10/2023	1	10/10/2023	1	10/10/2023
2	10/10/2023	2	10/10/2023	2	10/10/2023
3	10/10/2023	3	10/10/2023	3	10/10/2023
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100	10/10/2023	100	10/10/2023	100	10/10/2023

1862-2023

Zoning District	WMU-Water Oriented Mixed Use		
Overlay District	None		
Use of Property	Boat Landing / Ferry Embarkation		
Gross Site Area (Including SCDOT R/W)	169,424 SF	3.89 AC	
Critical Area	9,010 SF	0.21 AC	
Net Site Area (Gross Area-Critical Area)	160,414 SF	3.68 AC	
Proposed Building Area	1,800 SF		
Proposed Building Height	< 16 FT		
Maximum Allowed Impervious	80,207 SF	1.84 AC	50%
Existing Impervious	56,032 SF	1.29 AC	35%
Proposed Impervious	69,002 SF	1.58 AC	43%
Minimum Additional Parking Spaces Required	64 Vehicle Only		
Existing Parking Spaces	36 Trailer	10 Vehicle Only	
Proposed Additional Spaces	0 Trailer	68 Vehicle Only	

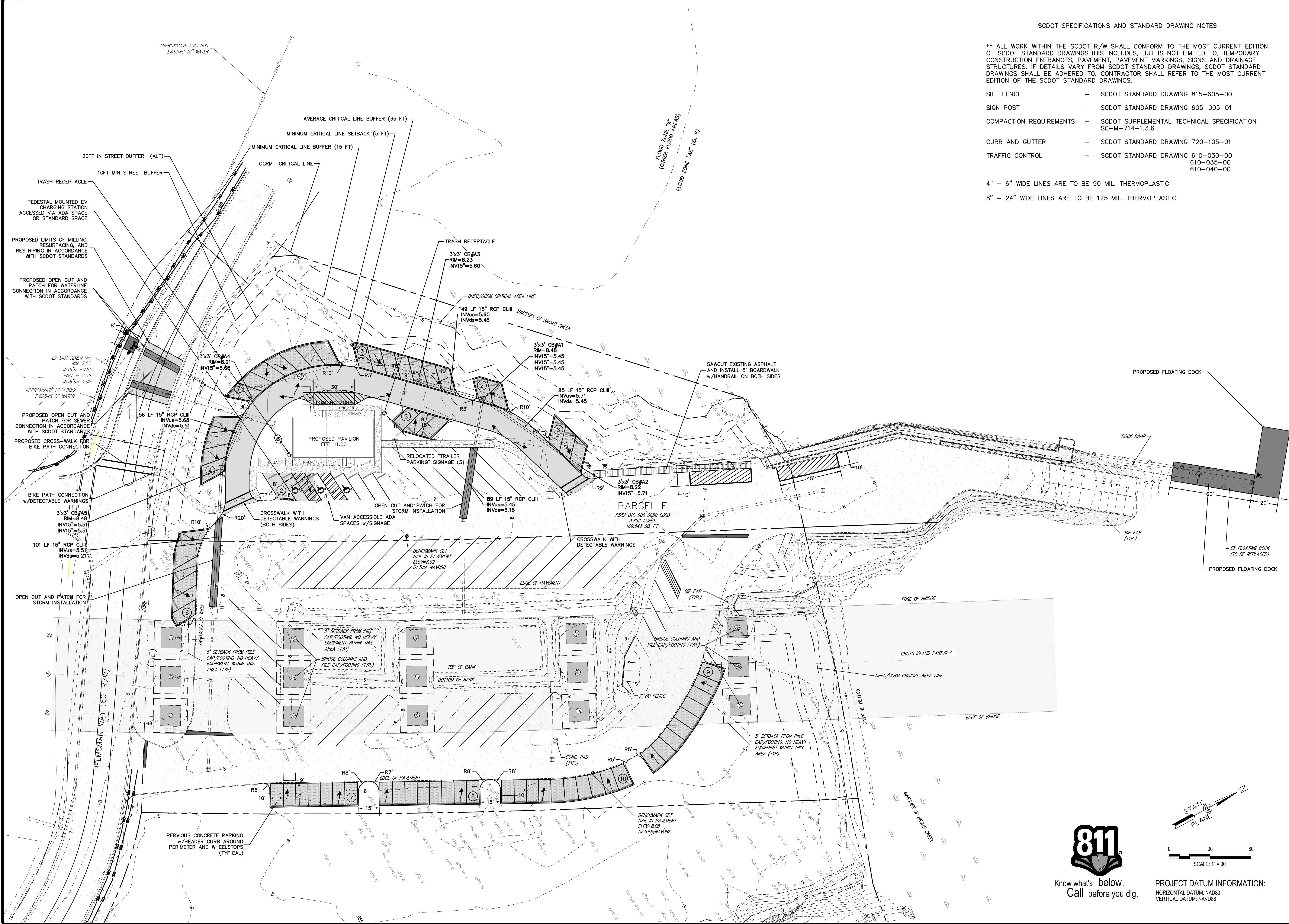


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OWNER	PROJECT TITLE
BEAUFORT COUNTY	DAUFUSKIE ISLAND AT CROSS ISLAND

PAGE	JOB NO.	NO.	RELEASED DATE	CHECKED	DATE	DRAWING TITLE
4	C200-1400 October 2023					
	CAB					
	DRAWN					
	C200-1400					
	CHECKED					
	CAB					
	APPROVED					
15	CAB					

F:\Projects\2023\2023 Projects\2023 Dausfuske Ferry at Cross Island Landing Ph. 1\dwg\22746.mxd, 10/10/2023 11:23:51 AM, chris.bates, pg
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SCDOT SPECIFICATIONS AND STANDARD DRAWING NOTES

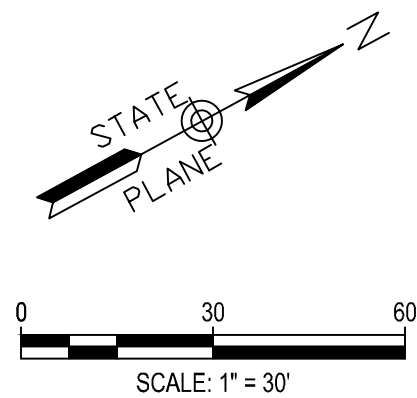
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- SILT FENCE - SCDOT STANDARD DRAWING 815-605-00
- SIGN POST - SCDOT STANDARD DRAWING 605-005-01
- COMPACTION REQUIREMENTS - SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATION SC-M-714-1.3.6
- CURB AND GUTTER - SCDOT STANDARD DRAWING 720-105-01
- TRAFFIC CONTROL - SCDOT STANDARD DRAWING 610-030-00
610-035-00
610-040-00

4" - 6" WIDE LINES ARE TO BE 90 MIL. THERMOPLASTIC
8" - 24" WIDE LINES ARE TO BE 125 MIL. THERMOPLASTIC



Know what's below.
Call before you dig.



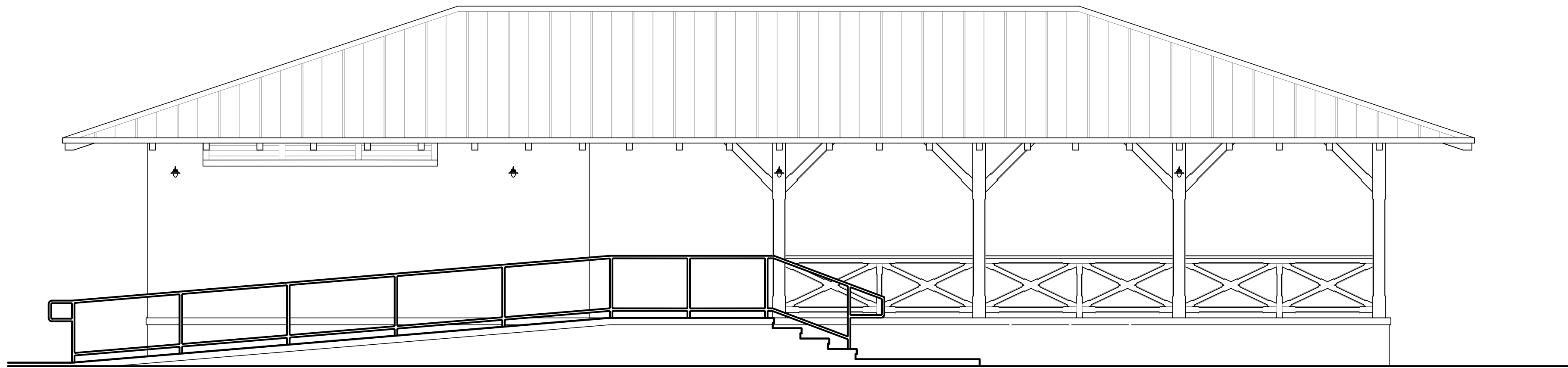
PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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STATE OF SOUTH CAROLINA
EXPIRATION DATE 12/31/2025

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NO. 000538
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
EXPIRATION DATE 12/31/2025

BEAUFORT COUNTY		DAUFUSKE ISLAND AT CROSS ISLAND	
OWNER		PROJECT TITLE	
Grading, Drainage, and Paving Plan		DRAWING TITLE	
DATE		DATE	
REVISIONS		REVISIONS	
NO.		NO.	
DATE		DATE	
BY		BY	
CHECKED		CHECKED	
APPROVED		APPROVED	
PROJECT NO.		PROJECT NO.	
SHEET NO.		SHEET NO.	
C300		C300	
PAGE 5 OF 15		PAGE 5 OF 15	



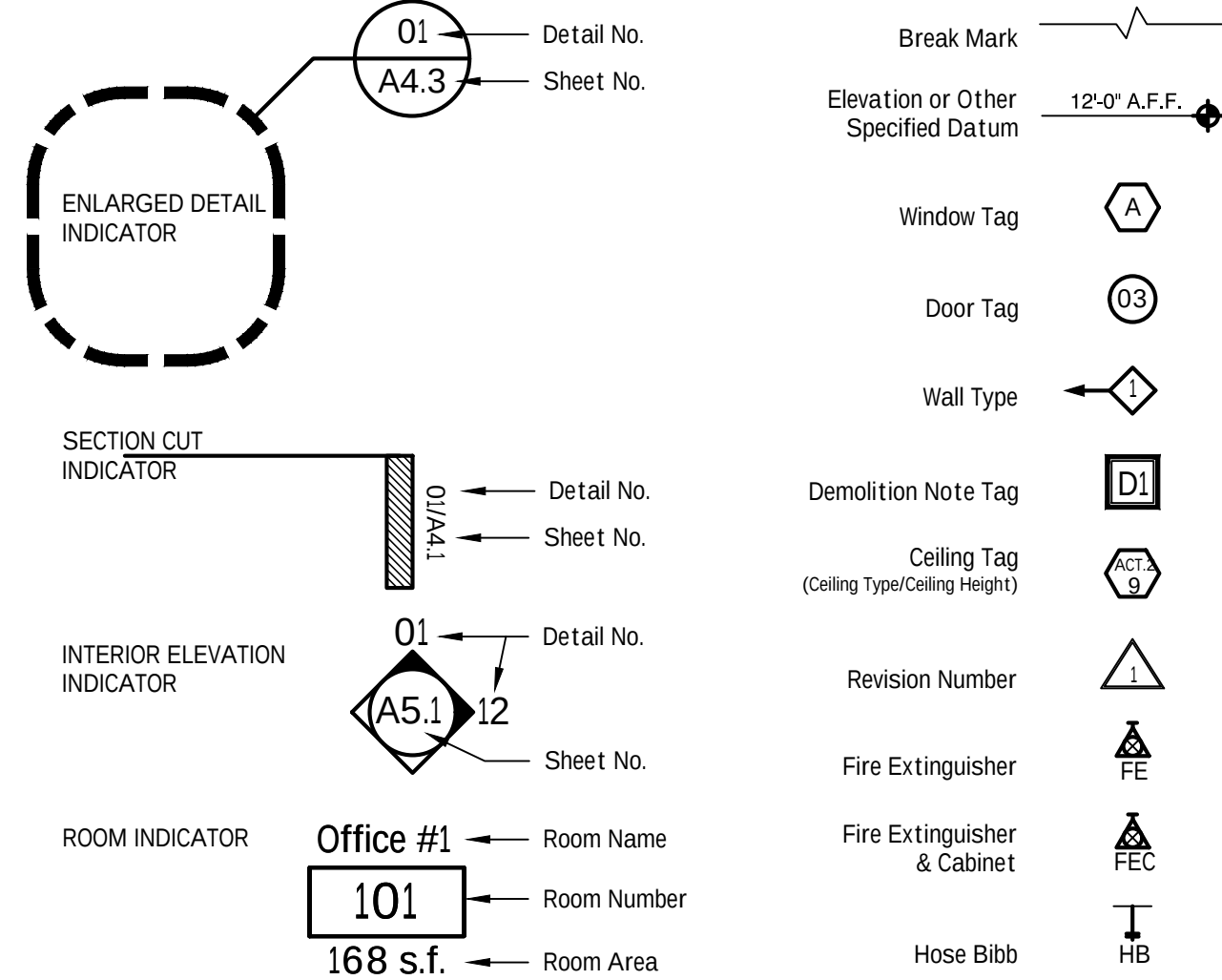
Daufuskie Ferry at Cross Island

Beaufort, South Carolina

ABBREVIATIONS

& or + @	And	E.J.	Expansion Joint	Nap.	Napkin	SIM.	Similar
@	At	EL.	Elevation	N.I.C.	Not in Contract	S.M.P.	Solid Masonry Pier
AB. or ABV.	Above	ELEC.	Electrical	#	Number	SPEC.	Specification
ACT	Acoustic Ceiling Tile	EOS	Edge of Slab	N.T.S.	Not To Scale	SQ.	Square
ADJ.	Adjacent	EMER.	Emergency	O.C.	On Center	S.S.	Stainless Steel
A.F.F.	Above Finish Floor	EQ.	Equal	O.D.	Outside Diameter	STD.	Standard
A.G.	Above Grade	EQUIP.	Equipment	OPNG.	Opening	STL.	Steel
ALUM.	Aluminum	E.W.	Each Way	OPP.	Opposite	Surf.	Surface
ALT.	Alternate	EXIST.	Existing	OPT.	Optional	SUSP.	Suspended
ANG.	Angle	EXT.	Exterior	P.C.	Precast	T.	Tread
APPROX.	Approximate	F.D.	Floor Drain	PL.	Plate	T.P.	Toilet Paper
BD.	Board	FIN.	Finish	P.LAM.	Plastic Laminate	TEL.	Telephone
BLDG.	Building	FIN. FLR.	Finish Floor	P.T.	Pressure Treated	THK.	Thick
BLKG.	Blocking	FL.	Floor	PLYWD.	Plywood	THRES.	Threshold
BM.	Beam	F.J.	Floor Joist	Ppr.T.	Paper Towel	THRU.	Through
BSMT.	Basement	FT.	Foot	PR.	Pair	T.O.B.	Top of Block (CMU)
BOT.	Bottom	Fount.	Fountain	P.S.F.	Pounds Per Square Ft	T.O.BR.	Top of Brick
CAB.	Cabinet	GA.	Gauge	P.S.I.	Pounds Per Square In.	T.O.C.	Top of Concrete
C.L.	Center Line	GALV.	Galvanized	PTD.	Painted	T.O.P.	Top of Plate
C.I.P.	Cast in Place	GYP.BD.	Gypsum Board	P.V.C.	Polyvinyl Chloride	T.O.S.	Top of Steel
C.J.	Control Joint	H.B.	Hose Bib	QTY.	Quantity	T.O.SH.	Top of Sheathing
C.T.	Ceramic Tile	HCWD.	Hollow Core Wood	R.	Riser	T.O.SL.	Top of Slab
CLG.	Ceiling	H.M.	Hollow Metal	RAD.	Radius	TYP.	Typical
CLOS.	Close	HORIZ.	Horizontal	RE.	Refer	UON.	Unless Otherwise Noted
CM.	Centimeter	HGT.	Height	R.D.	Roof Drain	UNO	Unless Noted Otherwise
CMU	Conc. Masonry Unit	IN.	Inch	RECEPT.	Receptacle	VCT.	Vinyl Composition Tile
C.O.	Cased Opening	INT.	Interior	REF.	Refrigerator	VERT.	Vertical
COL.	Column	KIT.	Kitchen	REIN.	Reinforcing	V.I.F.	Verify in Field
CONC.	Concrete	LAM.	Laminate	REV.	Revision	W.	With
CONT.	Continuous	LAV.	Lavatory	REQD.	Required	WD.	Wood
D.	Deep (Depth)	LT.	Light	R.J.	Roof Joist	W/O	Without
DEPT.	Department	MAS.	Masonry	R.M.	Room	WP.	Waterproofing
DTL.	Detail	MAX.	Maximum	R.O.	Rough Opening	WT.	Weight
D.F.	Drinking Fountain	MBM	Metal Building Mfr.	RR.	Restroom	WWF	Welded Wire Fabric
DIA.	Diameter	MECH.	Mechanical	San.	Sanitary		
DIM.	Dimension	MEMB.	Membrane	SCHED.	Schedule		
Disp.	Dispenser	MFR.	Manufacturer	SCHD.	Solid Core Wood		
DN.	Down	MIN.	Minimum	S.F.	Square Foot		
DS.	Down Spout	MISC.	Miscellaneous	SH.	Shelf		
DWG.	Drawing	M.O.	Masonry Opening	SHT.	Sheet		
EA.	Each	MTL.	Metal				
		MTD.	Mounted				

SYMBOLS



CODE ANALYSIS

CODE: 2018 International Building Code

SQUARE FOOTAGE:

Heated and cooled
Ground floor 143 sf

Pavilion and Restrooms 1657 sf

INDEX OF DRAWINGS

T1.1	Title Sheet Survey (2 pgs)
C000	Cover
C100	Existing Site & Demolition Plan
C200	Overall Site Plan
C300	Grading, Drainage, and Paving Plan
A2.1	Floor and Roof Plans
A3.1	Elevations
A4.1	Sections & Details
A4.2	Sections & Details

MATERIALS

	EARTH		ROUGH LUMBER CONTINUOUS		GYPSUM WALLBOARD (LARGE SCALE)
	GRAVEL		ROUGH LUMBER BLOCKING		ACOUSTIC TILE
	CONCRETE		FINISH WOOD		CARPET & PAD
	C.M.U.		INSULATION BATTS		WATERPROOFING, FELT, FLASHING, ETC.
	BRICK		RIGID INSULATION		GYPSUM WALL BOARD (ELEVATION)
	STEEL		PLYWOOD (LARGE SCALE)		BRICK (ELEVATION)
			PLYWOOD (SMALL SCALE)		HORIZONTAL SIDING (ELEVATION)
					ROOF SHINGLES (ELEVATION)

KEY PLAN

GENERAL NOTES

TAX MAP NO: R552-010-000-0650-0000

ZONING: PR

SURVEY: All site information contained here-in is based on:
BOUNDARY, TREE AND TOPO SURVEY
Prepared for: Beaufort County, 68 Helmsman Way, Beaufort County, South Carolina
Prepared by: David & Floyd RLS #, Job #J23707, dated 08-2023

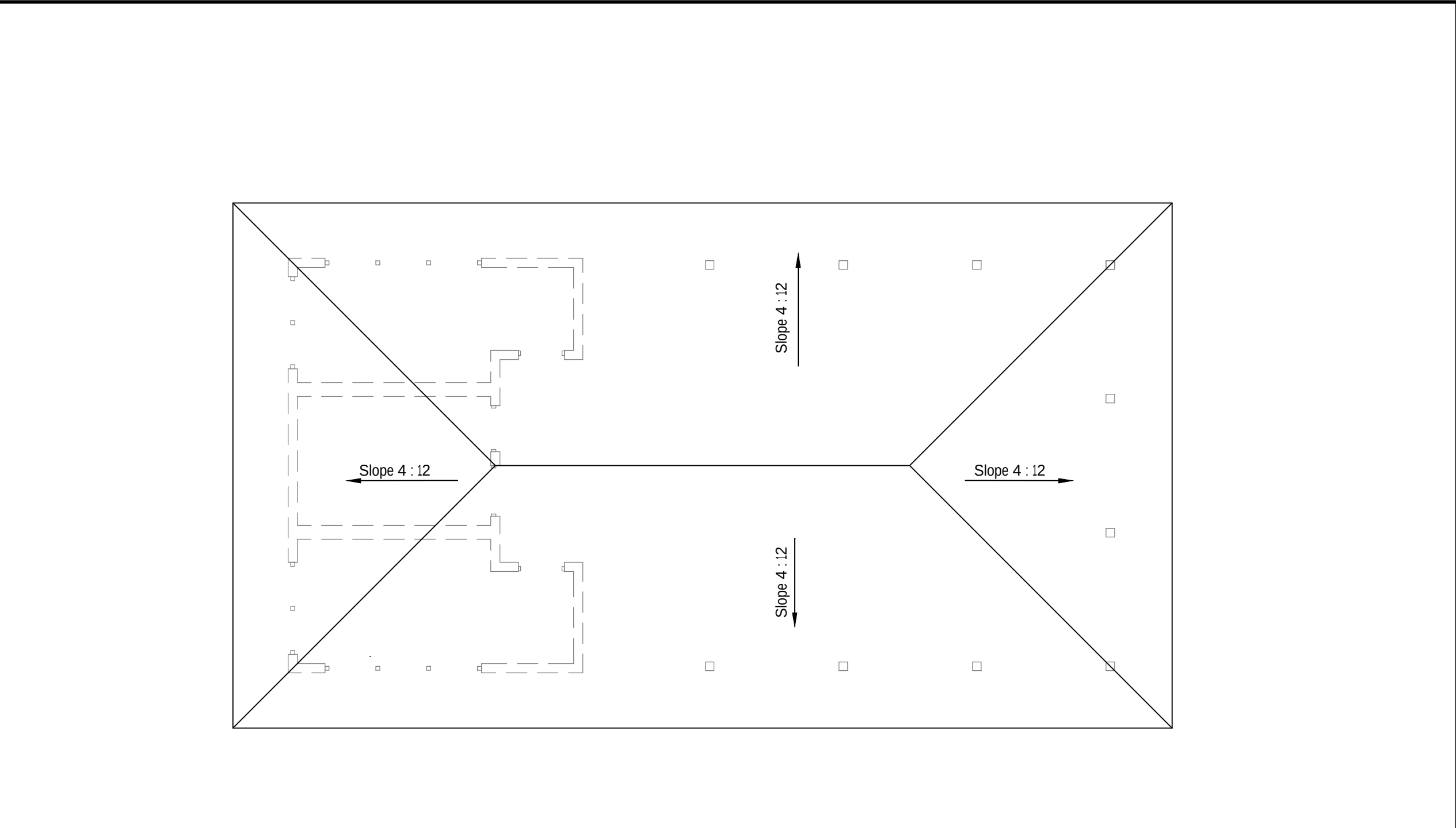
FLOOD ZONE: Refer to Survey for Flood Zone determination

DATE 10-10-23
ISSUE DRB

Title Sheet
Daufuskie Ferry at Cross Island
68 Helmsman Way
Hilton Head, South Carolina

T1.1
Project No: 386
Drawn By: AM
Checked By: RCM
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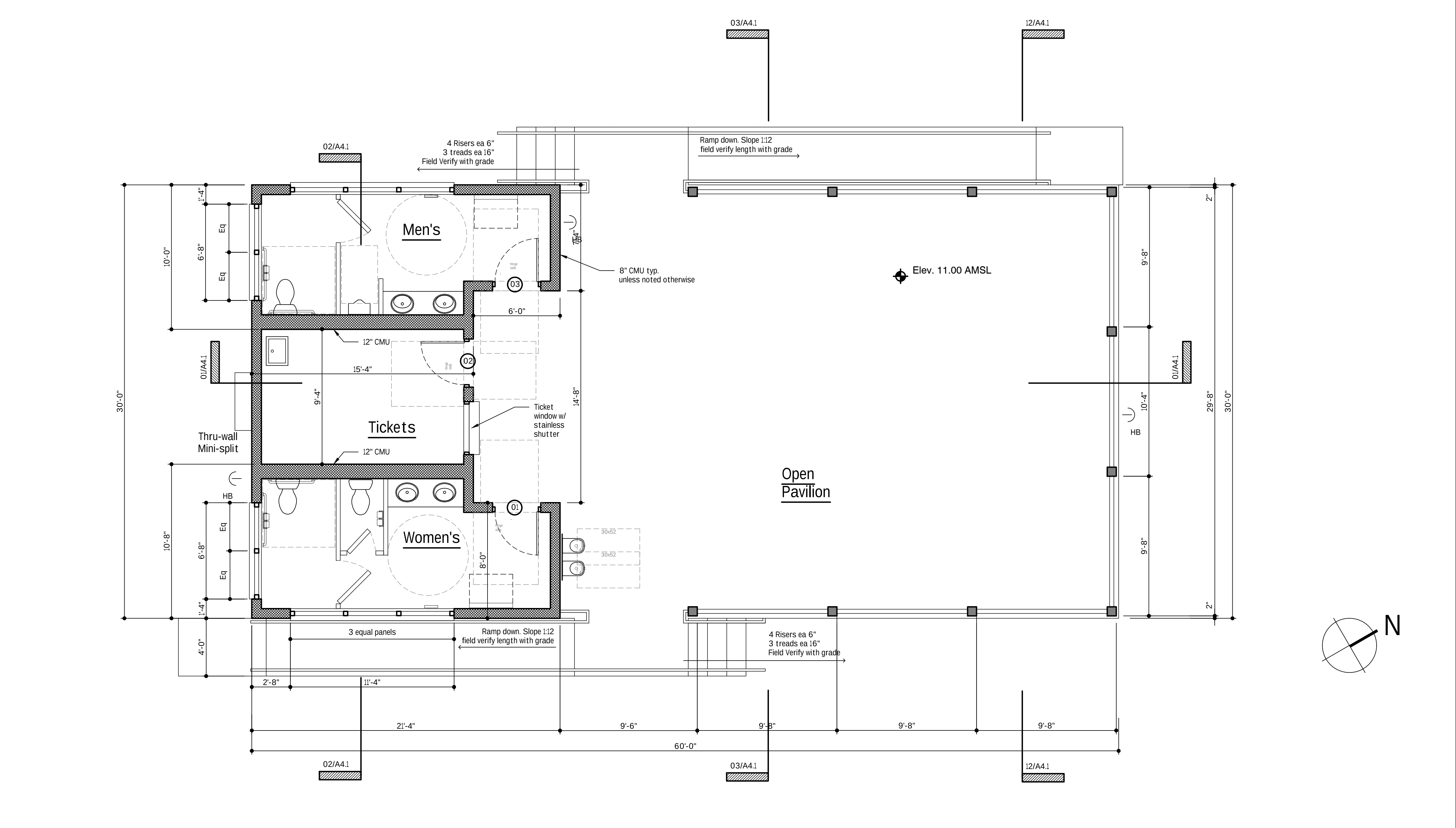
	20
	19
	18
	17



12 Roof Plan

1/8"=1'-0"

04



17 Floor Plan

1/4"=1'-0"

01

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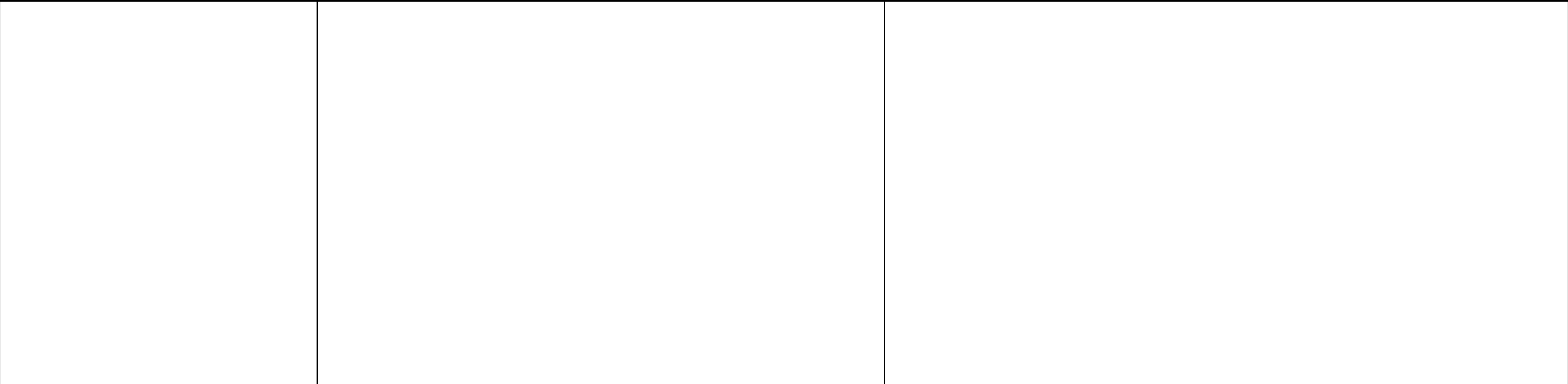
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Floor and Roof Plan
Daufuskie Ferry at Cross Island
68 Helmsman Way
Beaufort, South Carolina

A2.1

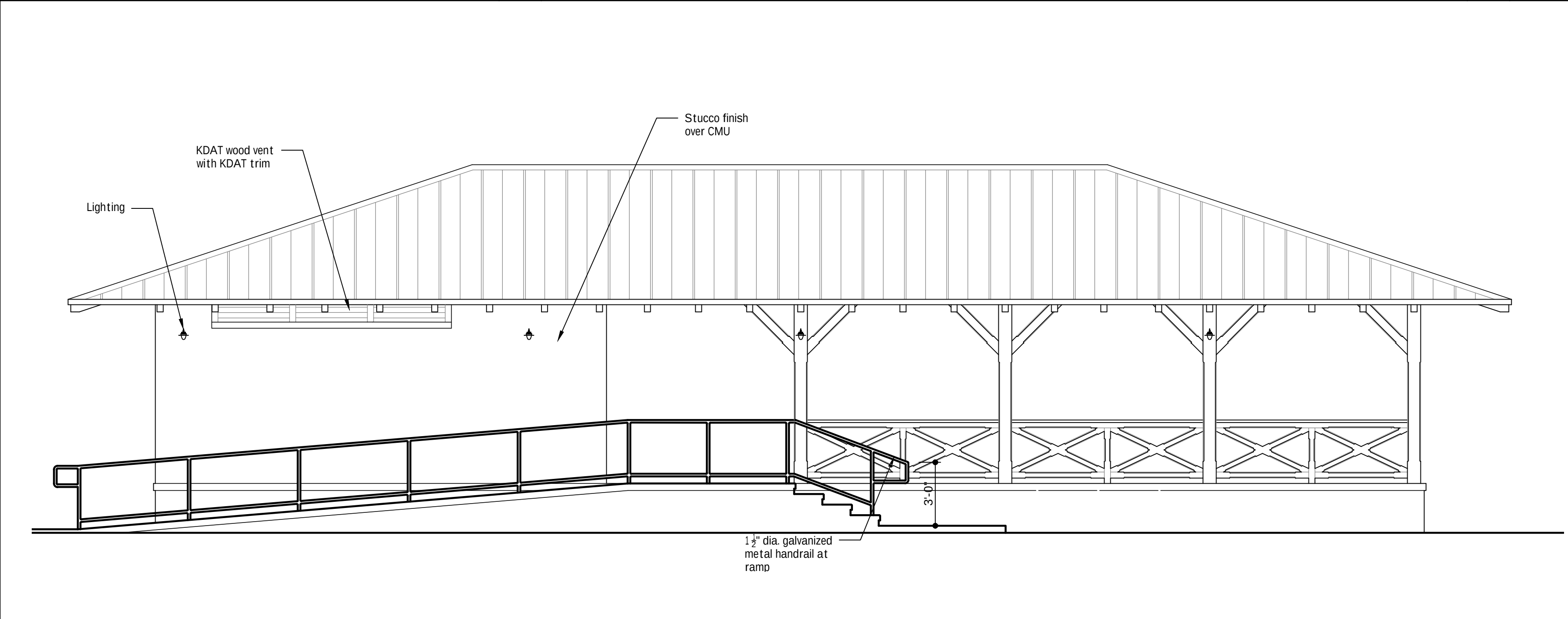
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19

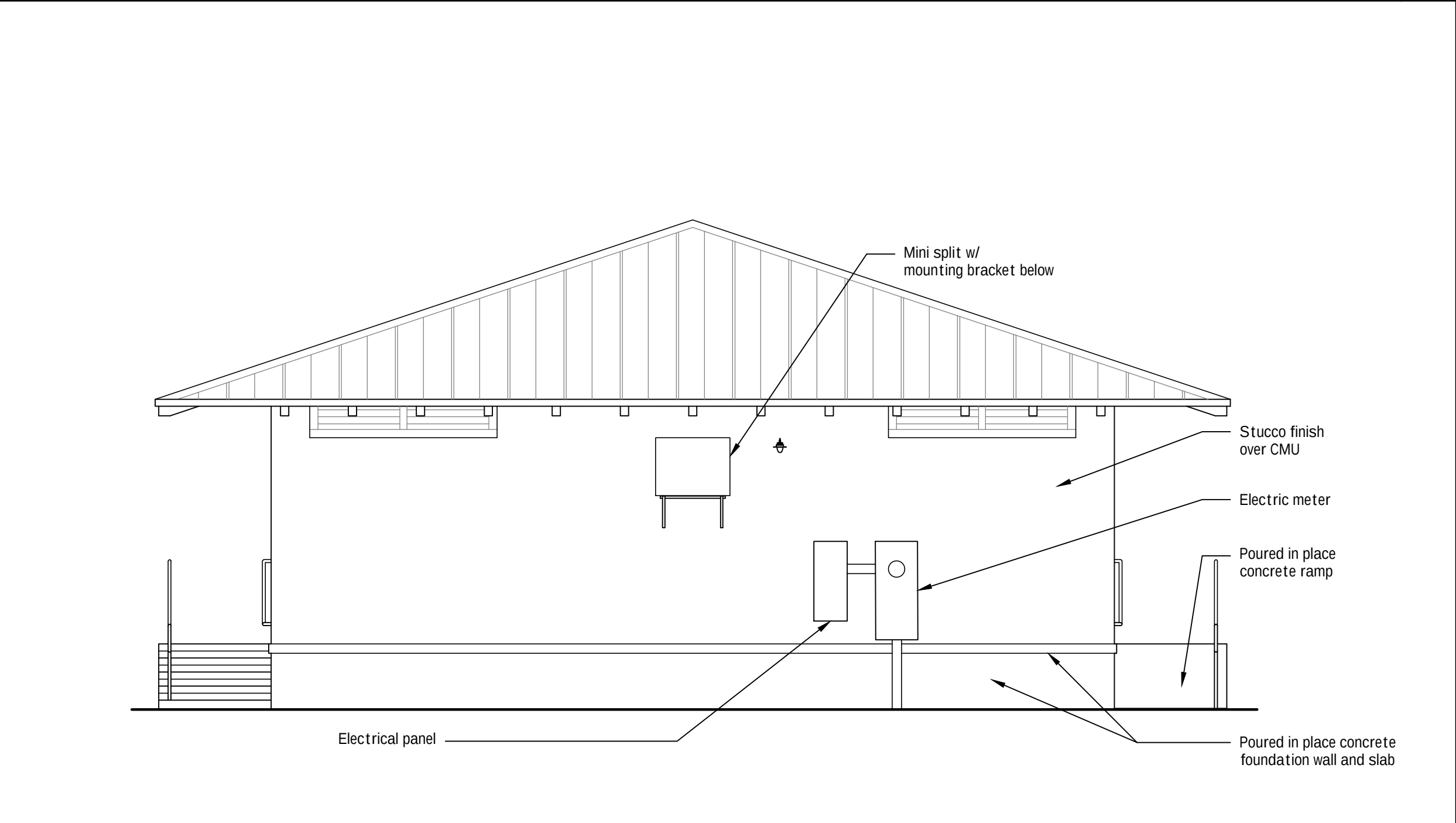
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03



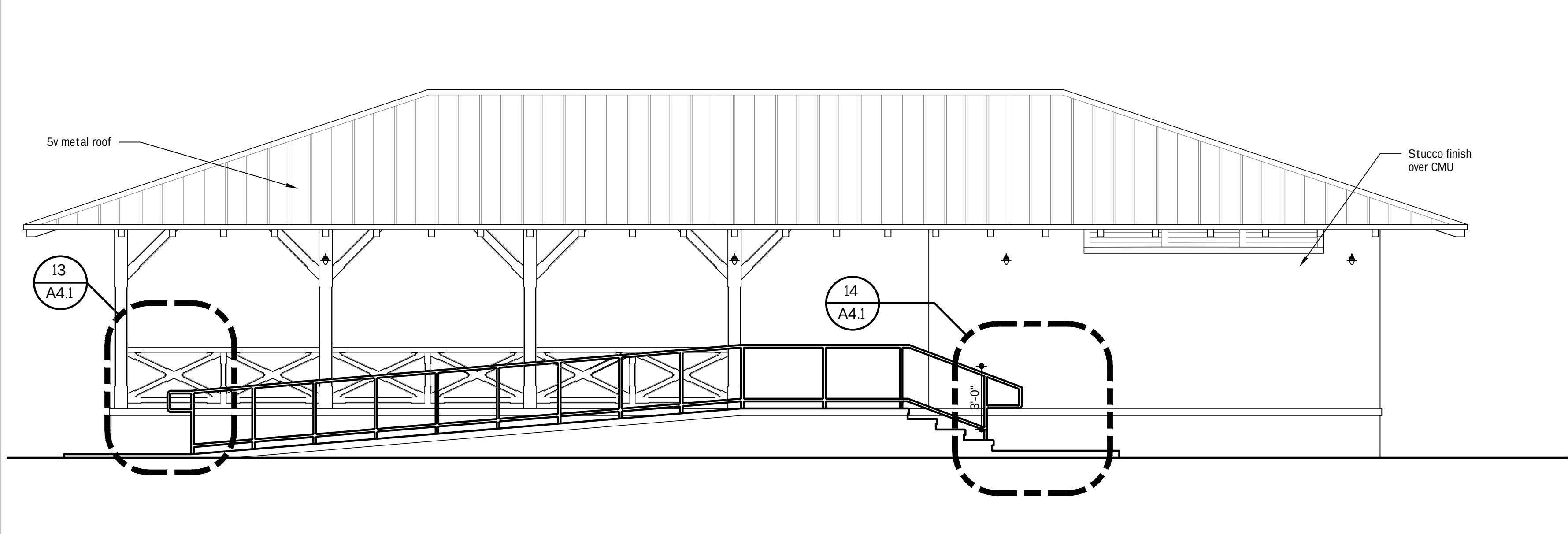
Southeast Elevation

1/4"=1'-0" 14



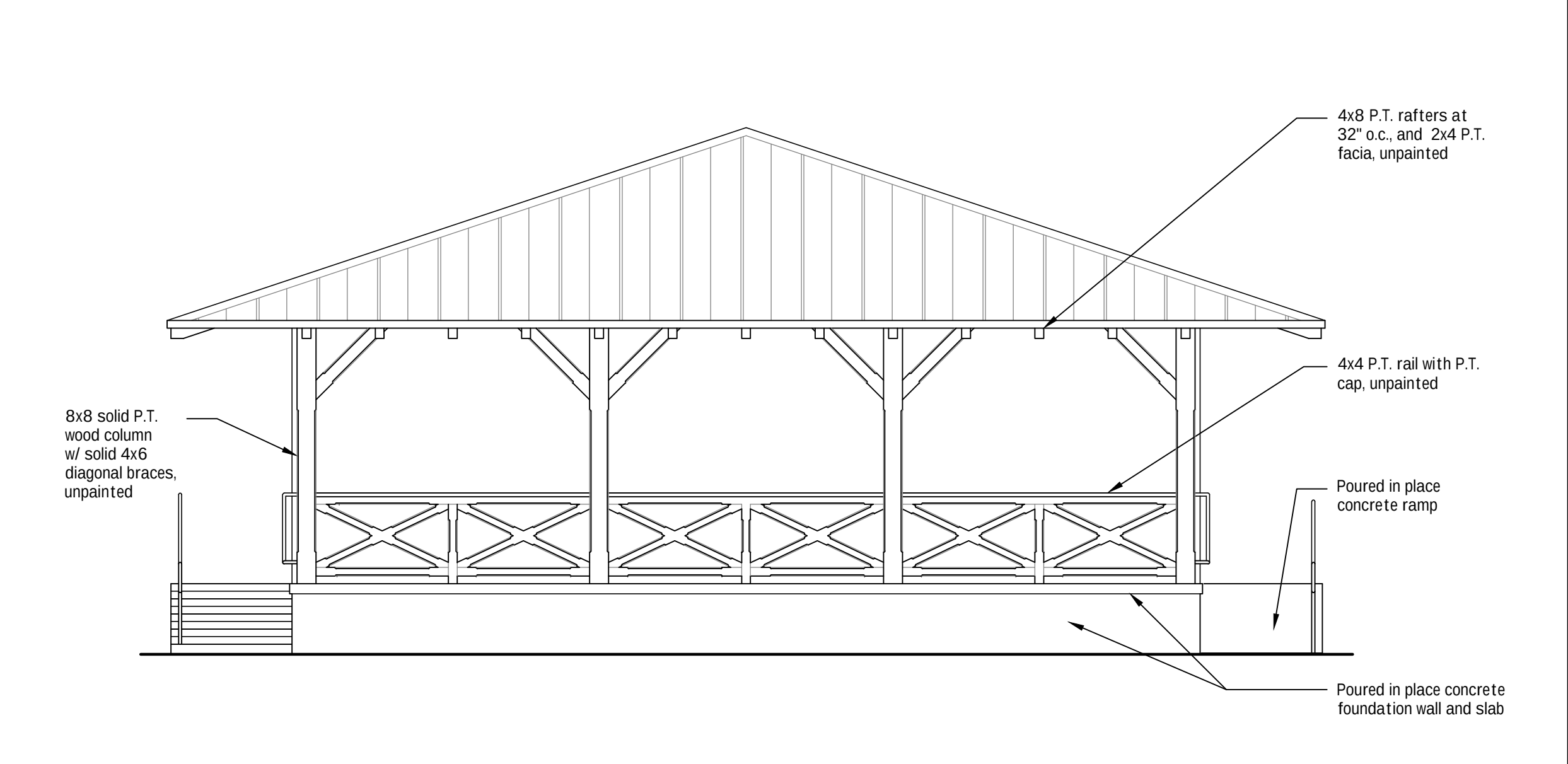
Southwest Elevation

1/4"=1'-0" 02



Northwest Elevation

1/4"=1'-0" 13



Northeast Elevation

1/4"=1'-0" 01

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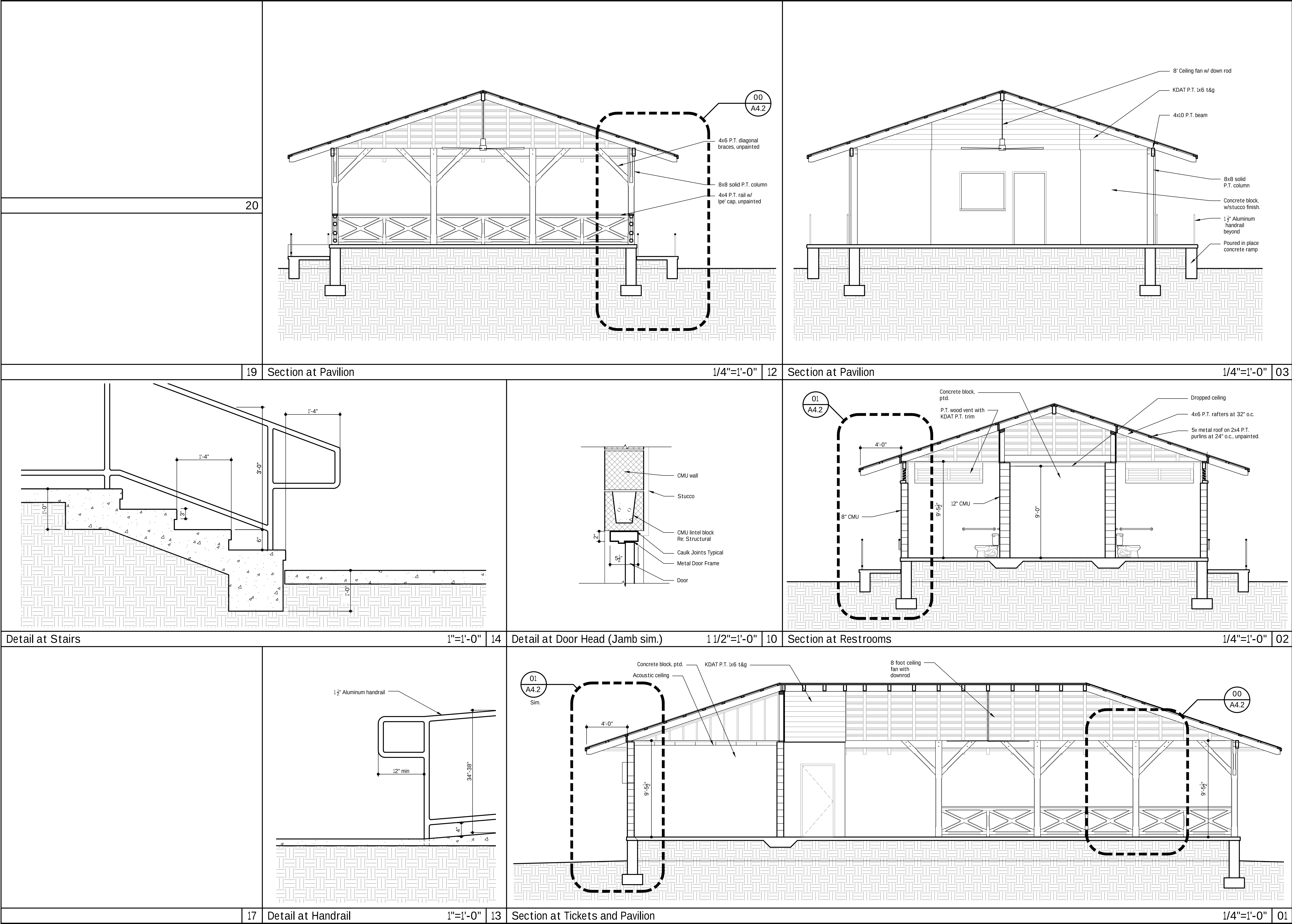
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Elevations & Schedules
Daufuskie Ferry at Cross Island
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Sections and Details

Daufuskie Ferry at Cross Island

68 Helmsman Way
Hilton Head, South Carolina

A4.1

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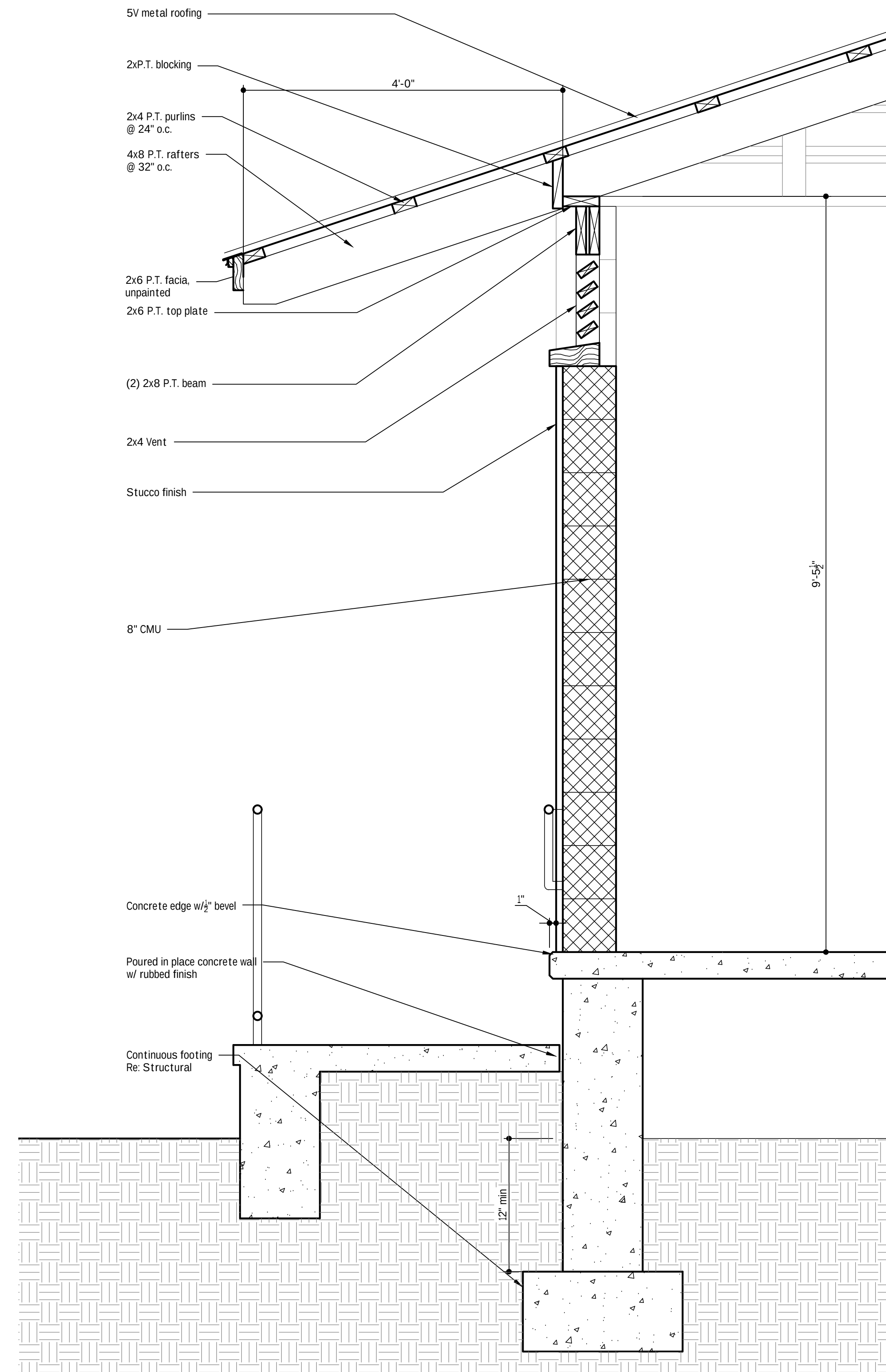
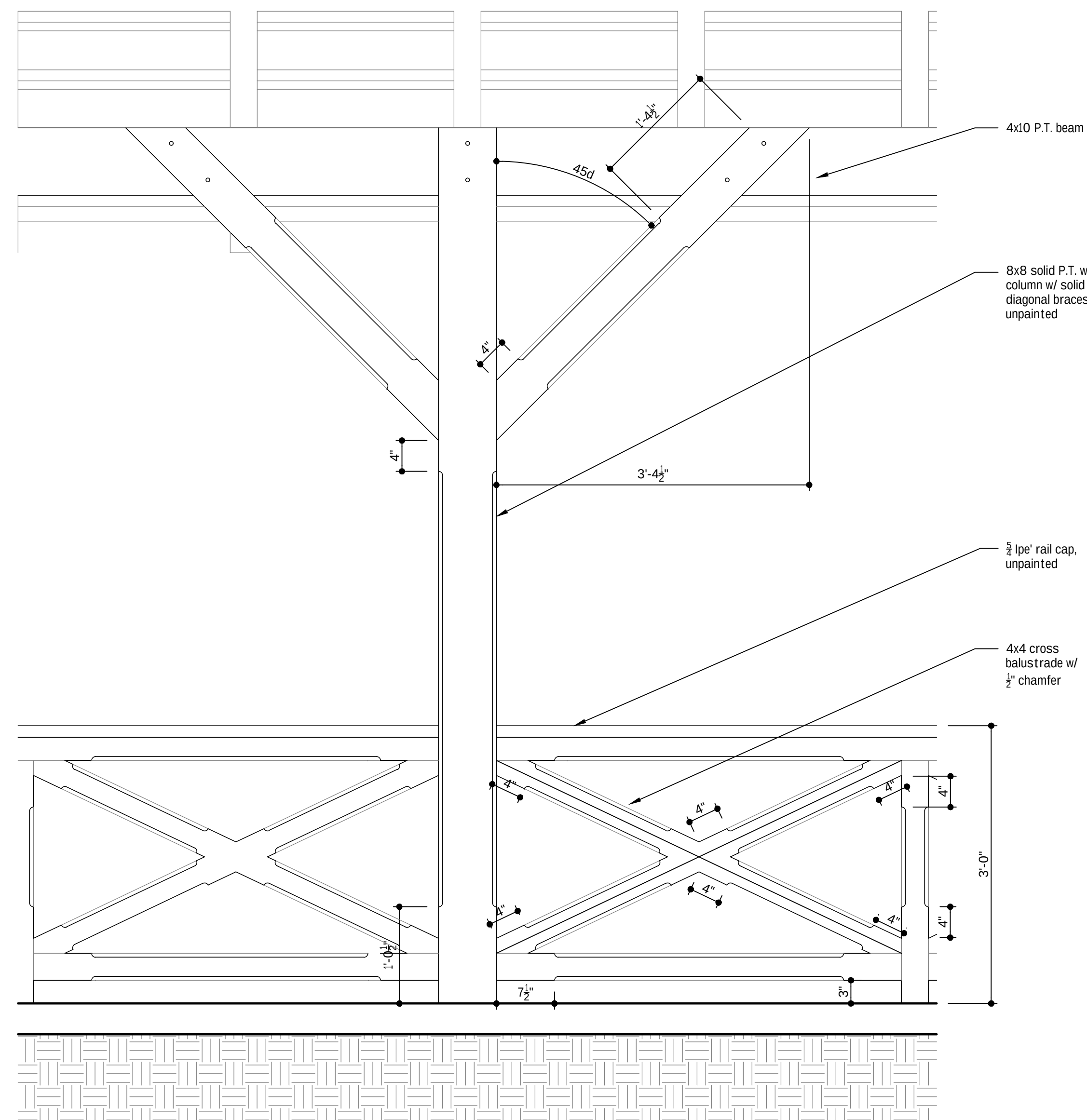
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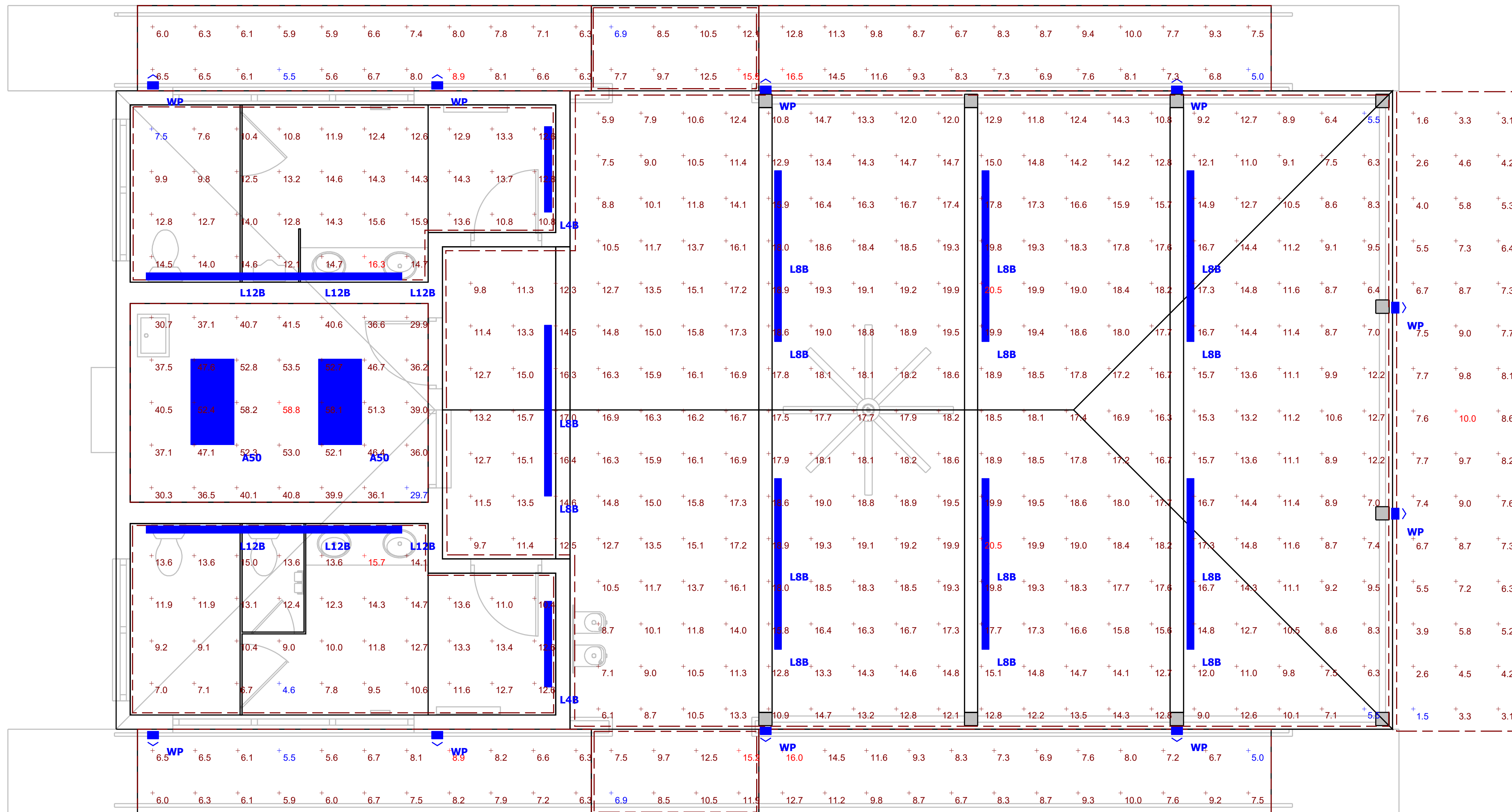
DATE	ISSUE
10-10-23	DRB

Sections and Details
Daufuskie Ferry at Cross Island
 68 Helmsman Way
 Hilton Head, South Carolina

A4.2

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Plan View
Scale - 1" = 3ft

Schedule

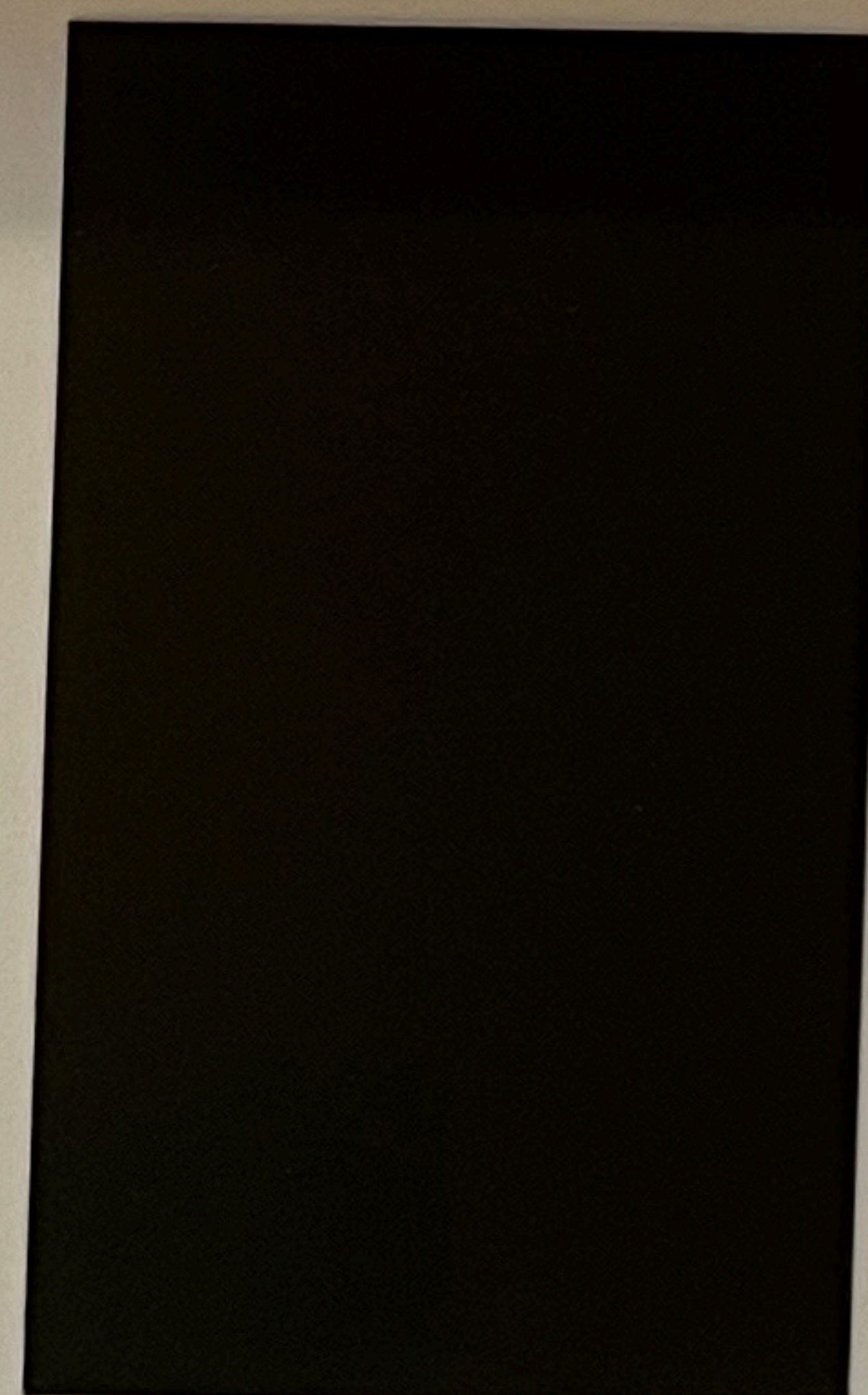
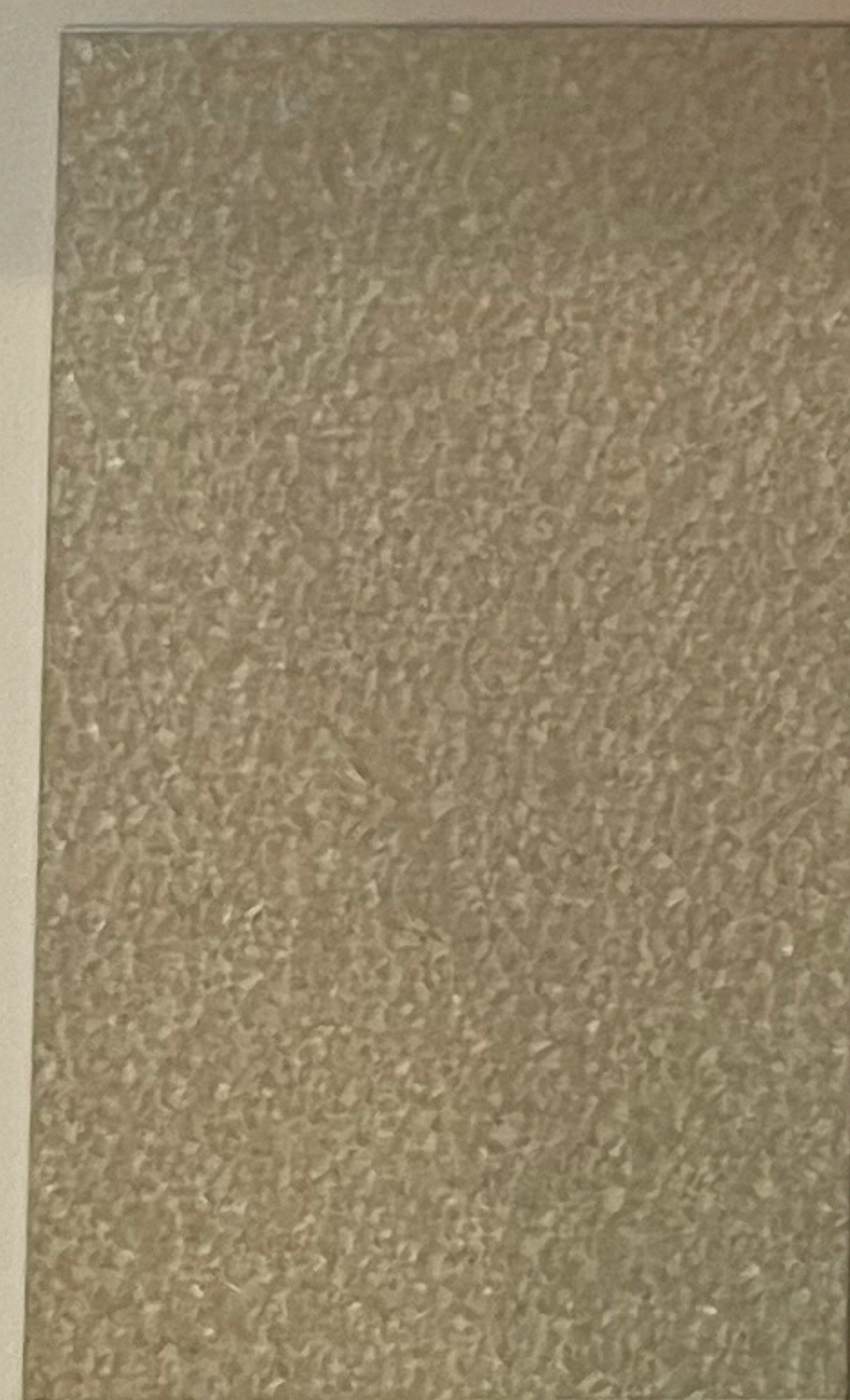
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L8B		14	FINELITE, INC.	HP-4-WL-D-4ft-B-835-F		160	11	0.9	18.4
	A50		2	ELITE	24-FPL-BL-LED-3000L-4000L-5000L-DIM10-MVOLT-35K-40K-50K-85(5000L)		1	5435	0.9	49.1
	WP		10	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	1	1396	0.9	12.2
	L4B		2	FINELITE, INC.	FINELITE HP-4-D-4ft-B-835		160	12	0.9	18.4
	L12B		6	FINELITE, INC.	FINELITE HP-4-D-4ft-B-835		160	12	0.9	18.4

Statistics

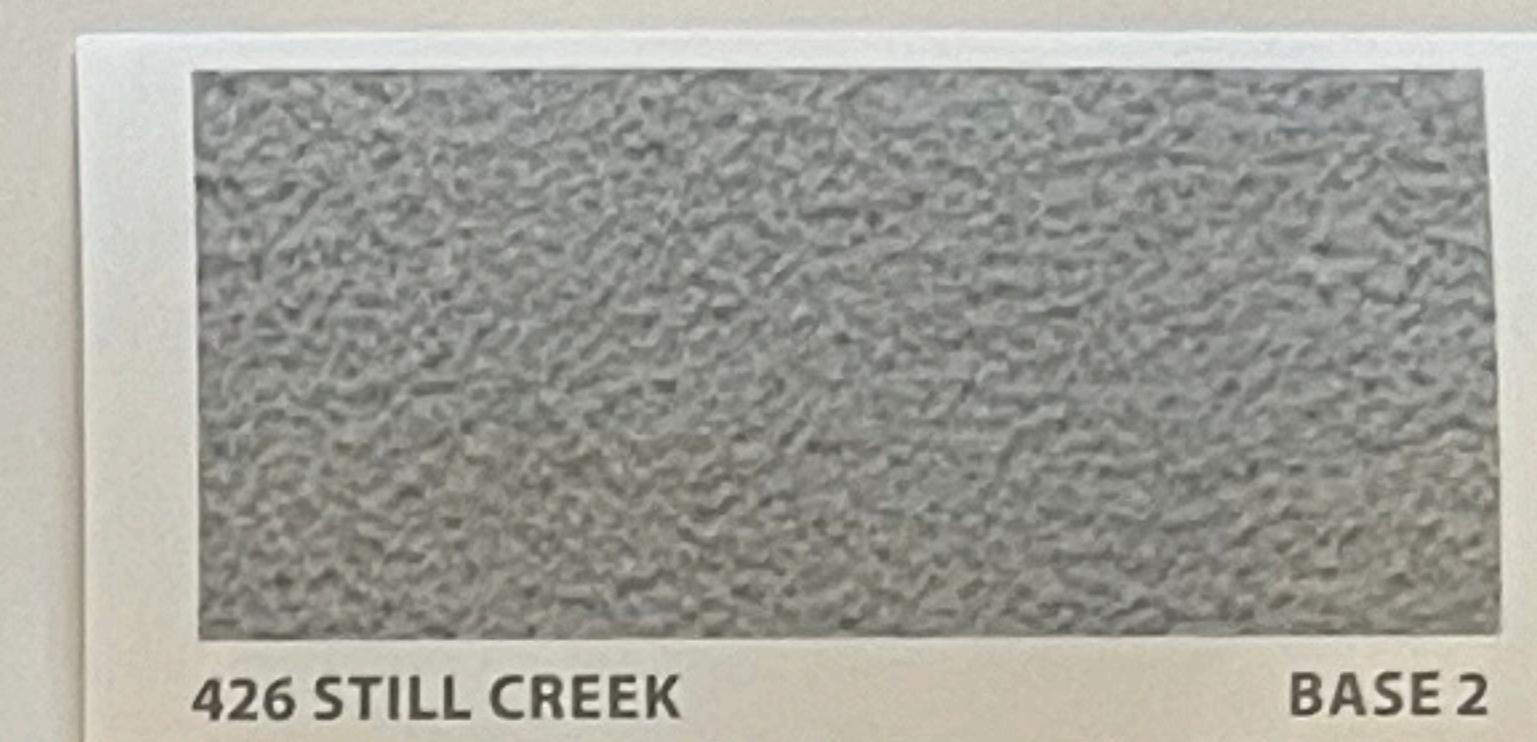
Description	Symbol	Avg	Max	Min
Canopy - Floor	+	14.5 fc	20.5 fc	5.5 fc
Mens - Floor	+	12.9 fc	16.3 fc	7.5 fc
Office - Desk	+	43.4 fc	58.8 fc	29.7 fc
Ramp 1	+	6.7 fc	8.9 fc	5.5 fc
Ramp 1&2 - Landing	+	10.4 fc	15.5 fc	6.9 fc
Ramp 2	+	9.1 fc	16.5 fc	5.0 fc
Ramp 3	+	6.8 fc	8.9 fc	5.5 fc
Ramp 3&4 - Landing	+	10.3 fc	15.2 fc	6.9 fc
Ramp 4	+	9.1 fc	16.0 fc	5.0 fc
Womens - Floor	+	11.5 fc	15.7 fc	4.6 fc
Calc Zone #11	+	6.2 fc	10.0 fc	1.5 fc



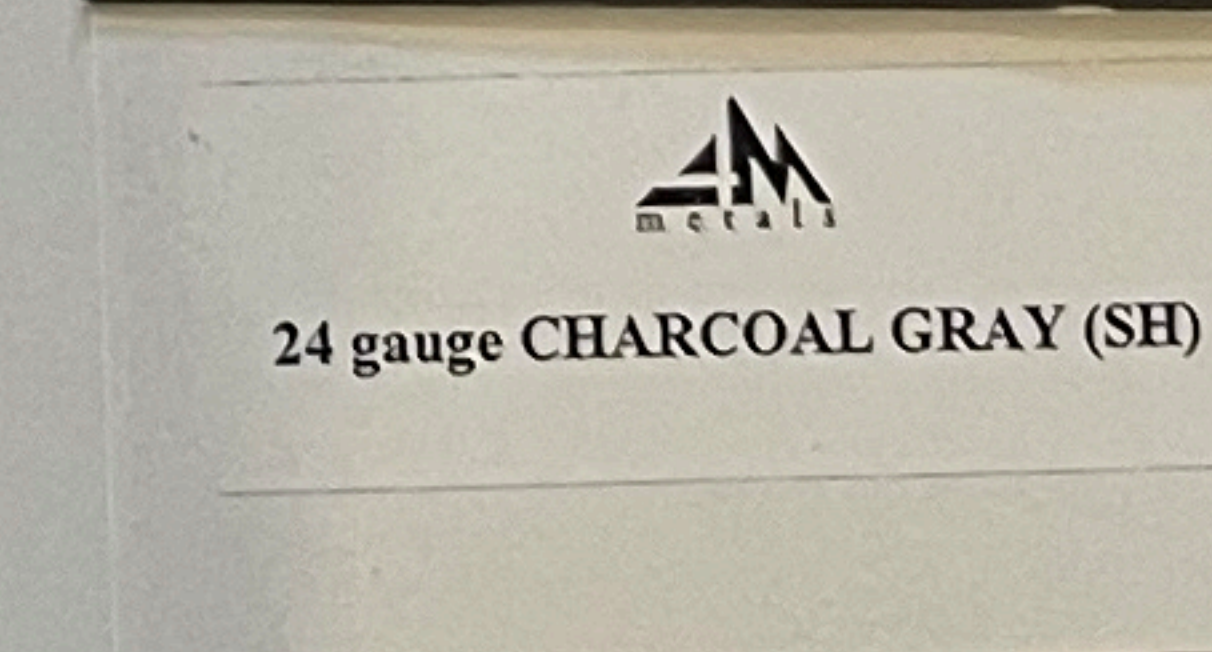
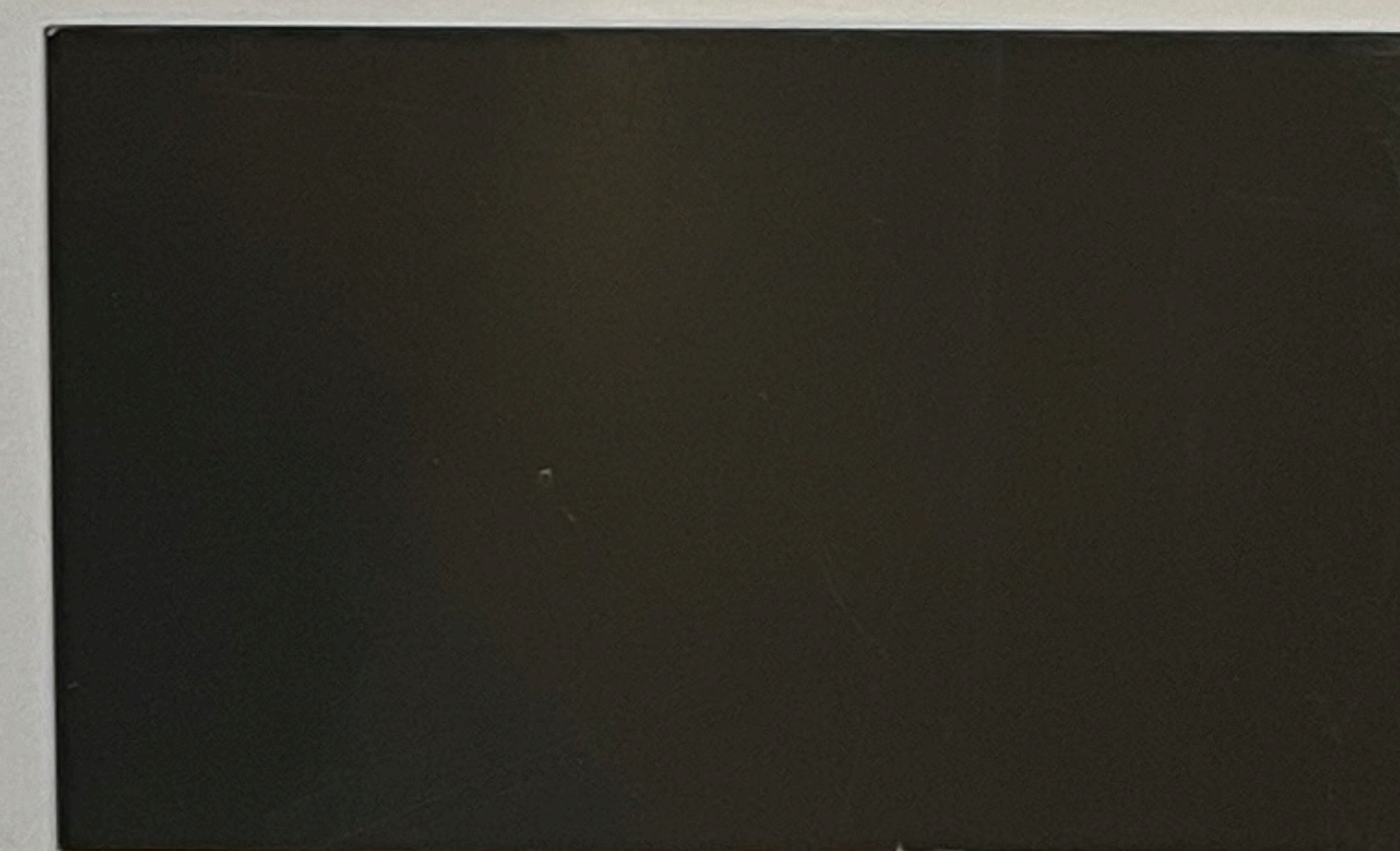
Timbers



Rails / Bike Rack / Shutter



Stucco



Roof



Squire Pope Pavilion



Whitehall Pavilion



Calhoun Terminus



HH Skate Park



Haig Point Drop-Off

Case Studies



Ferry Site - Composite Photo

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Pavilion
Daufuskie Ferry at Cross Island
Preliminary - Photos

Table of Contents for Products

Willoughby Stainless Drinking Fountains w/Bottle Filler

Overhead Rolling Counter Door

I6 Fan

ULINE Wave Bike Rack

Lighting: Lights & Wall Pack

Hose Bibb

Outdoor Mini-Split Unit

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Willoughby Stainless Fountains



CWBF-3WM Series Outdoor Wall Mounted Bottle Filler w/Drinking Fountain

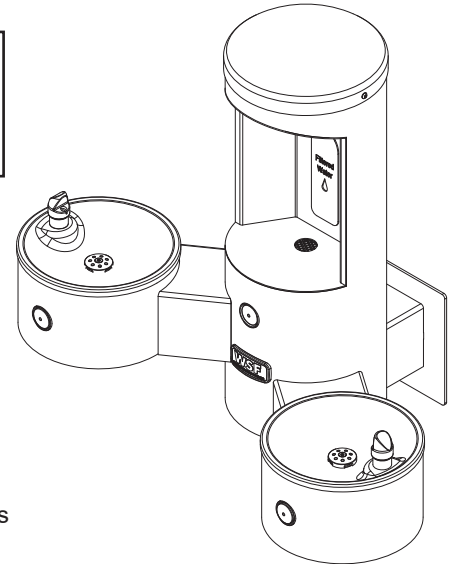
To specify fixture and options, use the Model Number and Options page.

Example: To specify a CWBF-3WM outdoor bottle filler with drinking fountain with recessed pushbutton, and 316 stainless steel body/cap/flange in Blue color

Use the following Willoughby Model Number: CWBF-3WM-RPB-316-3-BL

Standard Features

- * Simple, vandal-resistant pushbutton or optional infrared operation
- * Quick, 1-gallon-per-minute fill rate
- * One-piece fully-welded construction
- * Standard heavy duty type 304 stainless steel 10" Sched. 10 main column and 7 Ga. flange
- * Optional marine-grade type 316 stainless steel body for installations near salt water
- * Solid stainless steel vandal resistant anti-rotation filler spout
- * Solid stainless steel anti-rotation drinking fountain bubbler
- * High polished stainless steel bowl
- * Replaceable in-line charcoal filter on inlet water supply
- * Promotes use of environmentally friendly refillable bottles, reducing use of disposable bottles
- * Compliant to ADA reach height guidelines
- * Powder coat finish (color options on page 2)



Recommended Specifications

Wall mounted outdoor bottle filler shall be Willoughby Model No. CWBF-3WM ____ (see Model Number and Options guide for actuator selection).

Model CWBF-3WM outdoor bottle filler shall be a single-level, vandal resistant drinking fountain with 304 stainless steel 10" Sched. 10 main column and 7 Ga. flange.

Filler spout shall be activated by a recessed mounted solid stainless steel pushbutton assembly which controls a lead-free, self-closing valve (optional battery operated infrared activation available). Pushbutton operation shall require less than 5 lbs. of force.

Model CWBF-3WM bottle filler shall be lead-free and in compliance with ANSI/NSF 61, Section 9 requirements.

Optional 316 stainless steel body (main column, flange, and cap) are available for applications in which the unit's exterior may come into contact with salt water.



WARNING: Cancer and Reproductive Harm

- www.P65Warnings.ca.gov

visit our website at www.willoughbystainlessfountains.com

5105 West 78th Street • Indianapolis, IN. 46268
(317) 875-0830 • Fax: (317) 875-0837 • (800) 428-4065



MADE IN THE U.S.A.

MODEL NUMBER AND OPTIONS:

1.) Outdoor Bottle Filler Type:

- ☐ CWBF-3WM 1 Outdoor Bottle Filler, and 2 Drinking Fountain Bowls

2.) Bottle Filler Actuator Options (select one):

- ☐ RPB Recessed Push Button
☐ BO Battery Operated Infrared Sensor

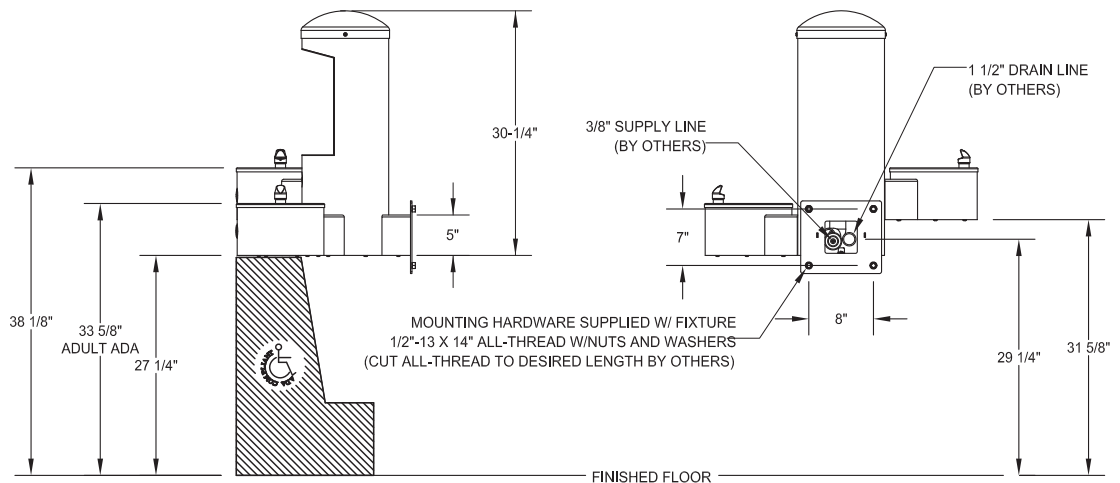
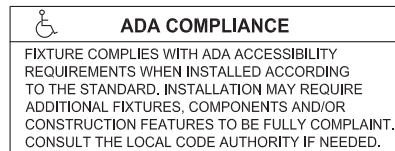
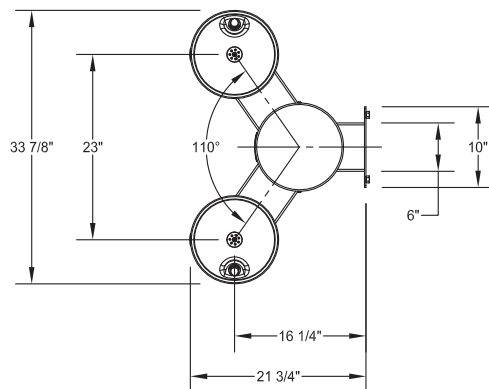
3.) Options:

- ☐ 316-3 316 Stainless Steel Body, Triple
☐ SOV Shut Off Valve
☐ SCV Seasonal Bowl Cover (2)

4.) Colors (select one):

- ☐ SL Silver
☐ G Green
☐ R Red
☐ BL Blue
☐ O Orange
☐ V Violet
☐ Y Yellow
☐ BR Brown
☐ BK Black
☐ BE Beige
☐ W White
☐ YG Yellow Green
☐ LBL Light Blue
☐ GT Graphite (Textured)
☐ MTW Matte White

Approved For Manufacturing By: _____ Date: _____ Company: _____
 Wall Thickness: _____ Wall Type: _____



VERIFY ALL DIMENSIONS WITH FACTORY PRIOR TO ROUGH-IN
 WILLOUGHBY RESERVES THE RIGHT TO MAKE CHANGES IN DESIGN AND DIMENSIONS WITHOUT FORMAL NOTICE AND WITHOUT INCURRING OBLIGATION.

visit our website at www.willoughbystainlessfountains.com

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MADE IN THE U.S.A.

ROLLING COUNTER **DOOR** SYSTEMS

	PRODUCT LINE	METAL CURTAIN	MODELS	650/651/652
		INTEGRAL FRAME		655/657/658
		WOOD CURTAIN		665



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

METAL CURTAIN – ROLLING COUNTER DOOR

MODELS 650/651/652

These doors are ideal for a host of small-opening applications where security is important and a non-rated door is appropriate. Common applications include concession areas, cafeterias, pharmacies, parts-storage areas and ticket windows.

Standard features at a glance

Maximum standard width	20' (6096 mm)
Maximum standard height	9' (2743 mm)
Curtain	Interlocking flat profile slats (F-158) with endlocks 650: galvanized steel (same for hood) 651: stainless steel (same for hood) 652: aluminum (same for hood)
Finish	650: galvanized steel primed with choice of baked-on polyester top coat in gray or tan 651: No. 4 stainless steel 652: Aluminum, clear anodized
Standard mounting	Face-of-wall, between jambs
Counterbalance	Helical torsion springs housed in a steel tube or pipe barrel
Brackets	Steel plate to support curtain, counterbalance and hood
Operation	Manual push-up
Lock	Interior slide bolt
Warranty	24-month limited

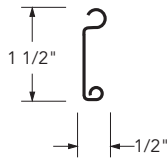
Options

Crank or electric operation
Bronze anodized finish (652)
PowderGuard™ premium powder coat paint finish in approximately 200 standard colors, or color-matched to specification
PowderGuard™ Zinc and PowderGuard™ Weathered finishes
Vision lites 5/8" x 3"
Perforated slats
Fenestrated slats with uniformly spaced openings of 5/8" x 3" (16 mm x 76 mm)
Guides - Steel guides; stainless steel guides
Cylinder lock
Fascia and backhoods
Mullions
Bracket end covers



Slat data

F-158 Slat

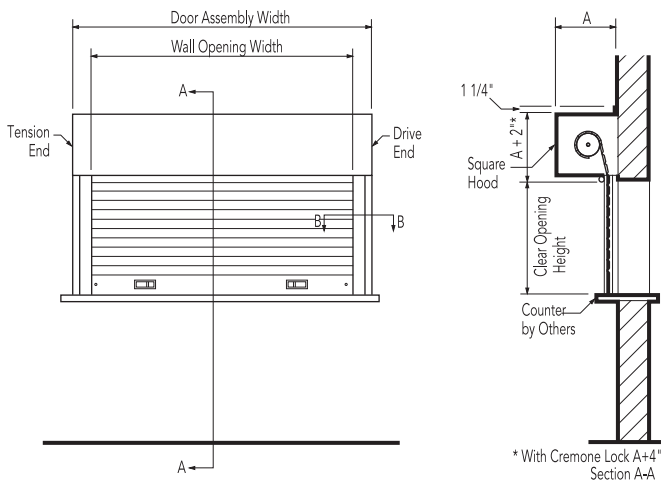


Model	Slat	Opening width	Standard
650	F-158	Thru 20'0" (6096 mm)	22-gauge galvanized steel
651	F-158	Thru 20'0" (6096 mm)	22-gauge stainless steel
652	F-158	Thru 20'0" (6096 mm)	aluminum

Door clearance elevations

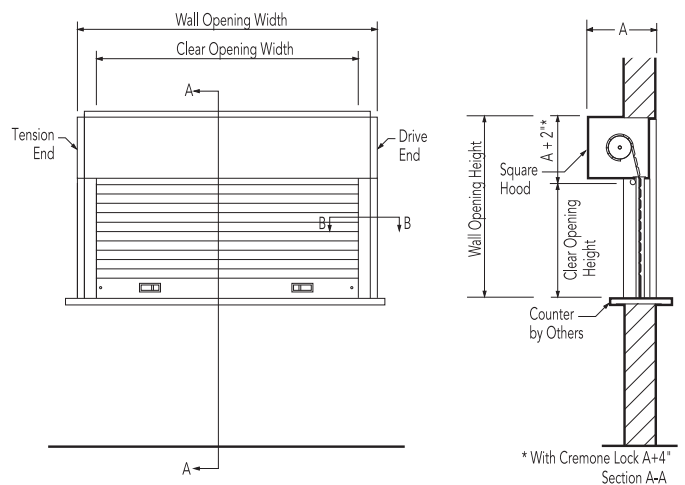
Face-of-wall mounted

Operation: Push-up, crank or electric



Between jambs mounted

Operation: Push-up, crank or electric



Headroom clearance dimensions

Dimensions A F-158 slat

Opening height	A dimension – headplate width
Thru 5'0" (1524 mm)	9 1/2" (241 mm)
Thru 8'4" (2540 mm)	11 1/2" (292 mm)

Door selection guide

Model	650	651	652
Curtain	Galvanized steel	Stainless steel	Aluminum
Slat	F-158	F-158	F-158
Finish	Gray or Tan	#4	Clear anodized
Hood	Galvanized steel	Stainless steel	Aluminum
Guides	Aluminum/Primed steel/Stainless steel	Aluminum/Primed steel/Stainless steel	Aluminum/Primed steel/Stainless steel
Bottom bar	Primed steel	Stainless steel	Aluminum

i6

Bold and innovative, i6 represents the strong side of comfort. Its impressive airflow and striking design bring power into focus for your space, transforming the ordinary into the exceptional. Let automated SenseMe™ technology and an available color-changing LED modernize your notion of fan performance, then relax as i6 silently safeguards your comfort.



KEY FEATURES

- ▶ **Six premium airfoils** built from aircraft-grade aluminum
- ▶ **Patented brushless DC motor** for silent, efficient performance
- ▶ **Built-in SenseMe™ technology** for automated convenience and efficiency
- ▶ **Voice integration** with Amazon Alexa and Google Assistant devices
- ▶ **Available light kit** with fully dimmable, color-changing LED
- ▶ **Indoor and covered outdoor models** available

DIAMETER

**60, 72, 84, AND
96 INCHES**
(152, 183, 213, AND 244 CM)

MOUNTING

– UNIVERSAL
– FLUSH MOUNT

CONTROL

– BLUETOOTH WALL/REMOTE
– MOBILE APP
– VOICE INTEGRATION

WARRANTY

5 YEARS
INDOOR

3 YEARS
OUTDOOR



BIG ASS FANS™

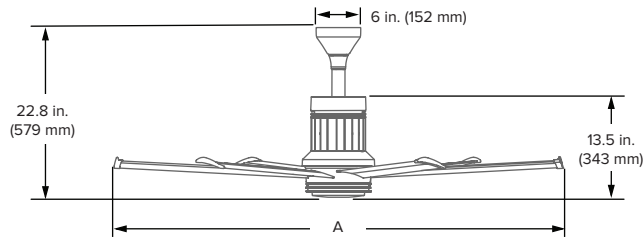
COMFORT WITHOUT
COMPROMISE

DISCOVER MORE ABOUT i6

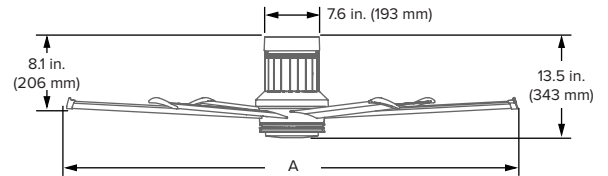
Learn more at bigassfans.com/i6
or call **877.BIG.FANS** for a free custom quote.

i6

INSPIRED BY INDUSTRY, BUILT FOR COMFORT



Pictured with 6 in. (152 mm) downrod and light kit⁶



Pictured with flush mount and light kit⁶

Technical Specifications

Diameter (A)	Environment	CFM ^{1,2}	Efficiency (CFM/W) ²	Max Watts	Max Speed	Light Kit	Input Power	Weight ³	Sound Level ⁴
60 in. (1.5 m)	Indoor	9,676 ¹	260	35.4 W	170 RPM	1,770 lm 72.6 lm/W	100–277 VAC, 50/60 Hz, 1 Φ	34 lb (15.4 kg)	<35 dba at max speed
	Covered Outdoor (IPX5)	9,746 ¹	257	31.6 W					
72 in. (1.8 m)	Indoor	13,598	312	41.6 W	140 RPM			35.7 lb (16.2 kg)	
	Covered Outdoor (IPX5)	13,860	318	42.2 W					
84 in. (2.1 m)	Indoor	15,576	370	40.2 W	110 RPM			37.3 lb (16.9 kg)	
	Covered Outdoor (IPX5)	15,814	369	41 W					
96 in. (2.4 m)	Indoor	12,616 (16,211) ²	525	36 W	80 RPM			40.3 lb (18.3 kg)	
	Covered Outdoor (IPX5)	12,849 (16,560) ²	534	36 W					

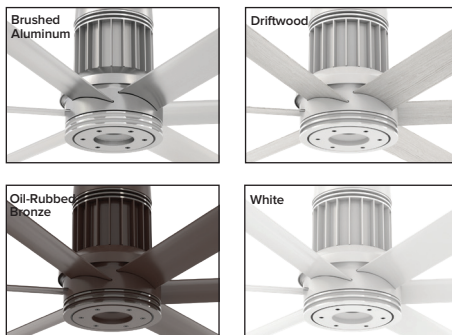
Construction Features

Airfoils	Motor and Hub	Remote	Onboard Sensors	Integrations ⁵	Mounting ⁶	Accessories
Made from aircraft-grade aluminum Tilted blade profile for optimum airflow spread	24 V DC motor and power supply housed in a three-piece cast aluminum hub with integrated airfoil retention system	"Point-anywhere" pairing Integrated speed indicators Mount fixed to wall or with magnetic holder	Temperature, humidity, and motion sensors enable SenseME Technology	Voice control with Google Assistant or Amazon Alexa Works with home automation systems	Flat or sloped ceilings 8 ft (2.4 m) or taller Maximum slope: 33°	LED Light Kit 0–10 V module Optional downrod lengths available for ceilings over 14 ft (4.3 m)

Ordering Information

Diameter	Environment	Mount ⁷	Finish	Downrod ⁷	LED Light	0–10 V
MK-I61-05: 60 in. (1.5 m) MK-I61-06: 72 in. (1.8 m) MK-I61-07: 84 in. (2.1 m) MK-I61-08: 96 in. (2.4 m)	18: Indoor 19: Outdoor (Covered)	00: Flush 06: Standard	A727: Brushed Aluminum A728: Black A729: White A730: Oil-Rubbed Bronze A729F772: White with Driftwood	Blank: Flush 106: 6 in. (152 mm) 112: 12 in. (305 mm) 124: 24 in. (610 mm) 100: 36, 48, 60 in. (914, 1219, 1524 mm)	Blank: No LED Light S2: LED Light	Blank: No 0–10 V V54: 0–10 V (Sinking) V57: 0–10 V (Sourcing)

Finish Options



Black Finish with LED Light Kit



Remote



¹ 60 inch (1.5 m) fan measured with a 6 inch (152 mm) downrod. When direct-mounted, airflow and efficiency are 7122 cfm and 248 cfm/W (indoor) or 7105 cfm and 247 cfm/W (outdoor).
² 96 inch (2.4 m) fans are tested using the federally mandated test procedure (AMCA 230-15), which differs from the testing method used for 60, 72, and 84 inch fans. For comparative purposes only, 96 inch (2.4 m) was tested using the small diameter method (shown in parentheses) and should not be used for compliance with federal regulations.
³ Weight does not include mount or downrod.
⁴ Actual results of sound measurements in the field may vary due to sound reflective surfaces and environmental conditions.
⁵ Google Assistant is a trademark of Google LLC. Amazon, Alexa and all related logos are trademarks of Amazon.com, Inc. or its affiliates.
⁶ Mount to an outlet box marked acceptable for fan support of 70 lb (31.8 kg).
⁷ Flush mount available on 60 in. (1.5 m) fans only. 6 in. (152 mm) downrod available on 60 and 72 in. (1.5 and 1.8 m) fans only. 96 in. (2.4 m) fans must use a 12 in. (305 mm) downrod minimum. 36, 48, and 60 in. (914, 1219, and 1524 mm) downrods ordered separately.



Lead times may vary.
See full warranty for coverage information.



USA
BIGASSFANS.COM
877-244-3267

CANADA
BIGASSFANS.COM
844-924-4277

AUSTRALIA
BIGASSFANS.COM/AU
1300 244 277

SINGAPORE
BIGASSFANS.COM/SG
65 6709 8500

ULINE Wave Bike Rack

Upscale stylish look. Easy to secure your bike.

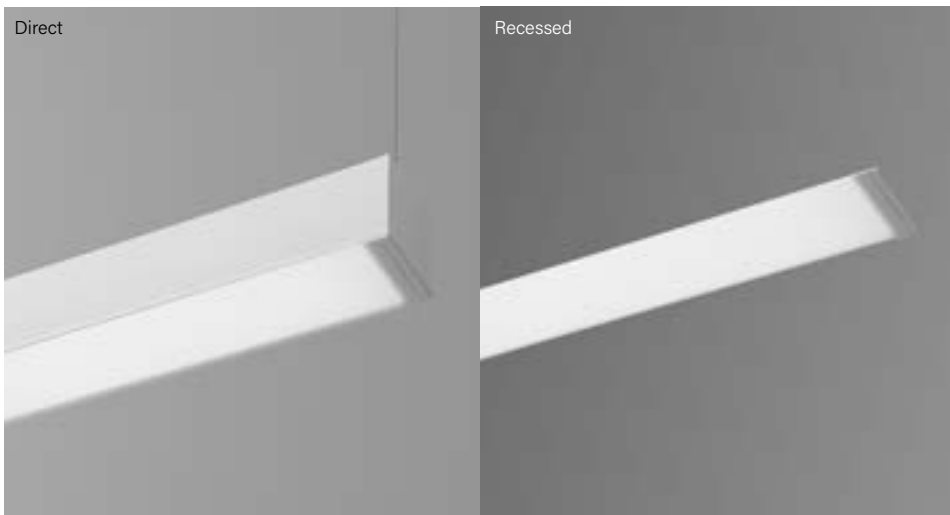
- 10-Gauge galvanized steel or attractive powder coating.
- 2 3/8" diameter bar.
- For stadiums, parks, and athletic fields.
- Mounting hardware included.

AVE BIKE RACKS					Galvanized Black Green		
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-2892*	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220	Specify Color
■ H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	395	375	Specify Color
■ H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	515	495	Specify Color
* Galvanized and Black only					■ SHIPS VIA MOTOR FREIGHT		



Submitted by:		Date:
Type:	Project:	
Ordering Info:		

High Performance 4" Wet Location (HP-4 WL)

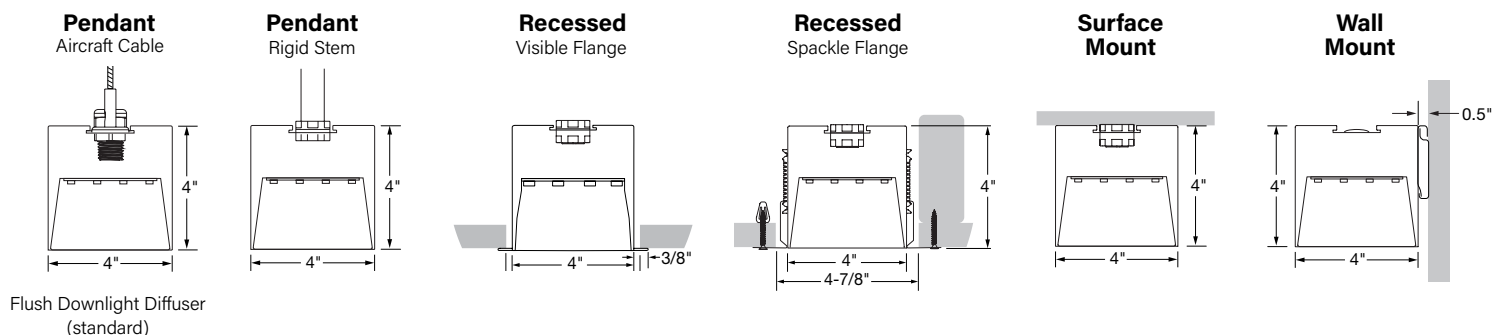


High Performance 4" Aperture Wet Location (HP-4 WL) Pendant (P), Recessed (R), Surface Mount (SM), and Wall Mount (WM) linear LED luminaire listed for wet location and IP65 and IK10 rated. HP-4 WL delivers uniform illumination with a clean linear aesthetic free of visible attachment hardware. 2', 3', 4', 5', 6', 7', and 8' section lengths. Independent and continuous rows available.

Signal White is standard finish

Note: see page 6 for all aesthetic options

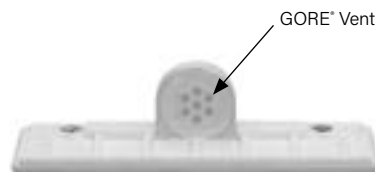
CROSS SECTIONS



GET MORE WITH TAILORED LIGHTING

- Tailored Length
- Tailored Color
- Tailored Output
- Tailored Control

INTEGRATED GORE® PROTECTIVE VENT



Protective vents are integrated at endcaps and joints to equalize pressure, reduce condensation and protect internal fixture components against water, salts, corrosive liquids and particulates.



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

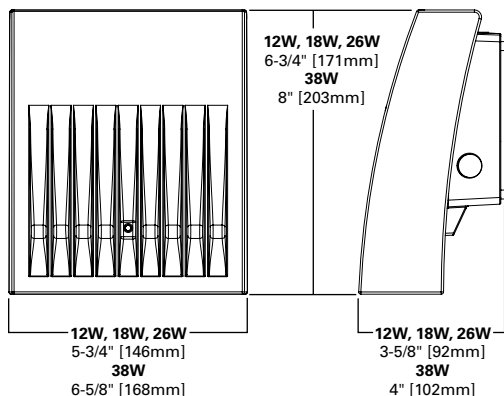
Five-year warranty.



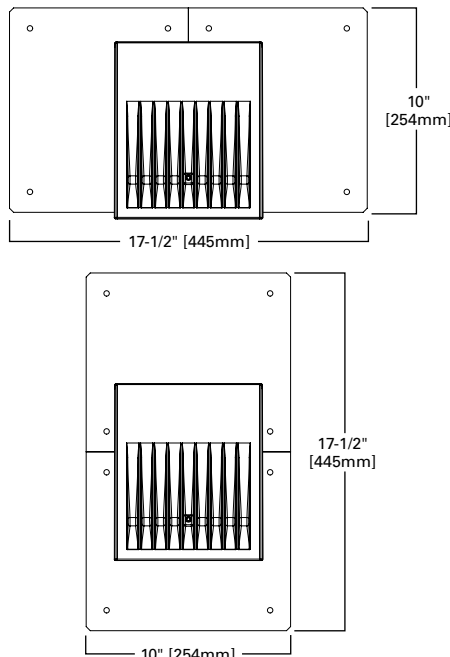
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

The Model 65, B65, RB65 are automatic draining, freezeless wall hydrants with single check hose connection anti-siphon vacuum breakers. Hydrants drain as handle is shut off, *even if hose is attached*. All models are designed for irrigation purposes to blend in with modern architecture for installation on restaurants, schools, office buildings, churches, apartments, motels, stores, shopping centers and industrial buildings.

SPECIFICATIONS:

MODEL 65/B65/RB65

- Approved under ASSE Standard 1019-B
- Listed by IAPMO®
- Meets Government Specification WW-P-541b

VACUUM BREAKER - ANTI SIPHON -

- NIDEL® Model 34HA with ¾ inch male hose thread
- Approved under ASSE 1011
- Listed by IAPMO®

VALVE SEAT – Permanent type brass valve body with hemispherical seating surface.

VALVE – One piece valve plunger accurately controls both flow and drainage with a minimum number of turns and without need for adjustments.

DRAIN – Under nozzle away from hands of operator and with a lip to divert water away from building.

CASING – Copper tubes.

NO LEAD SOLDER - All solder joints.

STEM – Hardened stainless steel stem resists damage.

TEE KEY – Loose key operates hydrant.

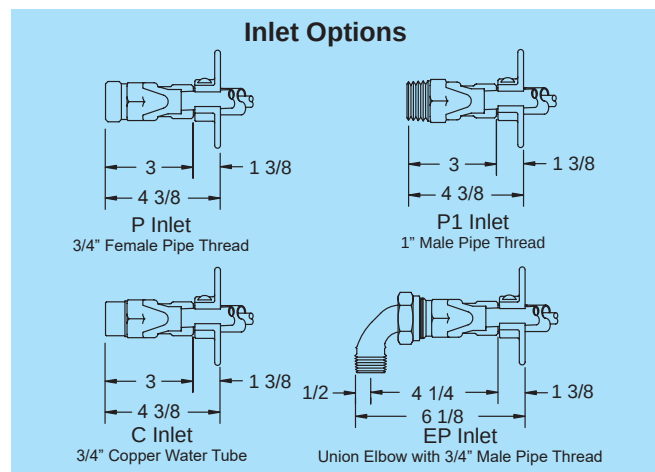
OPERATING ROD – 3/8" solid brass operating rod.

INLETS – As shown.

WALL CLAMP – Furnished on all 60 series except close coupled.

MAX PRESSURE – 125 p.s.i.

MAX TEMPERATURE - 120° F



Specify as follows:

Wall hydrant shall be Woodford Model 65 (exposed type), B65, RB65 or MB65 (concealed box type), automatic draining with anti-siphon vacuum breaker. ASSE Standard 1019-B approved. ¾" inlet and outlet (specify type of inlet). Hardened stainless steel operating stem and one-piece valve plunger to control both flow and drain functions. Exterior finish to be Chrome Plated (options: Polished Brass or Rough Brass). Loose tee key to be furnished with each hydrant. Wall thickness to be _____ inches.

When ordering, specify model, inlet and wall thickness



Anti-Siphon Freezeless Wall Hydrants

Model 65/B65/RB65



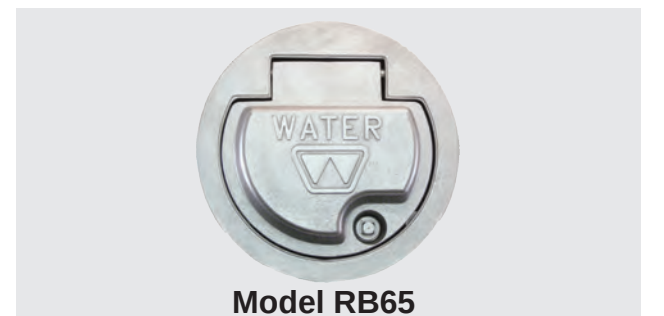
Model 65

Standard - Chrome (CH)
Optional - Brass (BR) Polished Brass (PB)
Fits one standard modular brick course.



Model B65

Exterior Finish: Box & Door
Standard - Chrome (CH)
Optional - Brass (BR) Polished Brass (PB)
Anodized Aluminum Box (AL)
Fits two std. modular brick course or one course of facing tile.



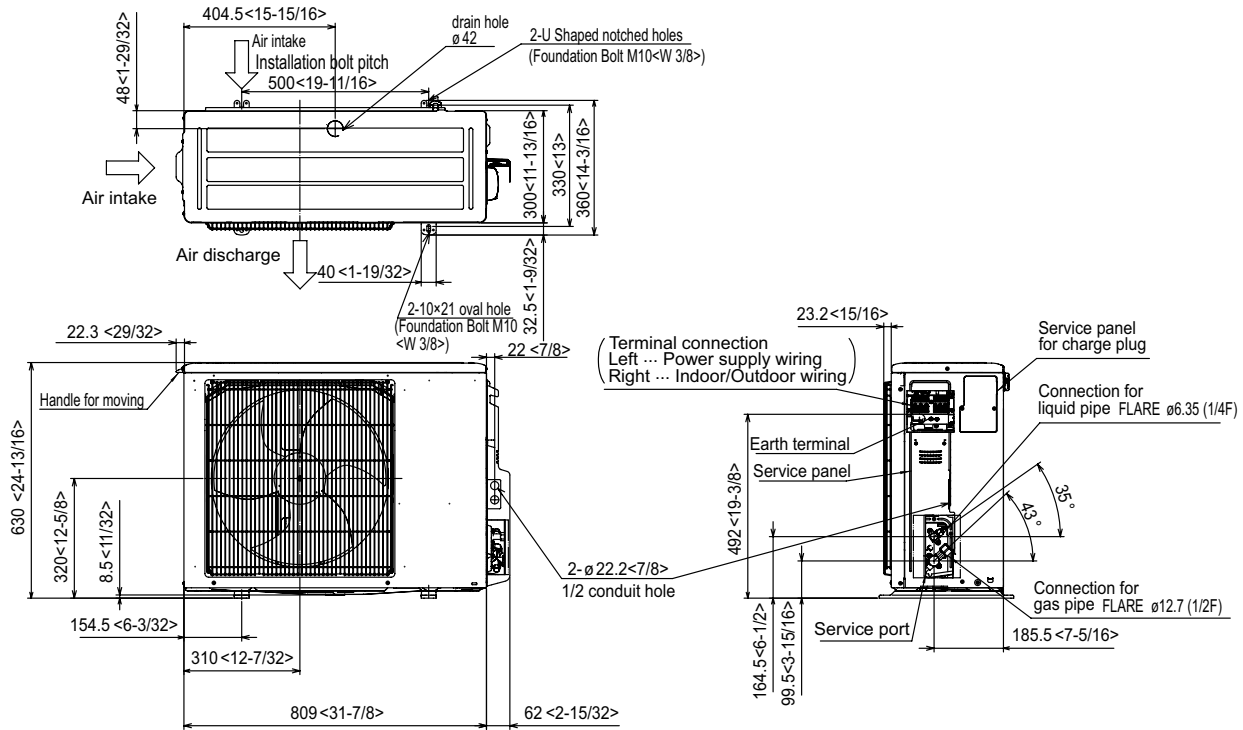
Model RB65

Exterior Finish: Box & Door - Chrome (CH) Only
Designed especially for tilt-up wall construction.
Install through 6" diameter hole.
Two 3/8"-16 tapped holes for all-thread anchors in back of box.
Lift and latch door stays open when hydrant is in use.

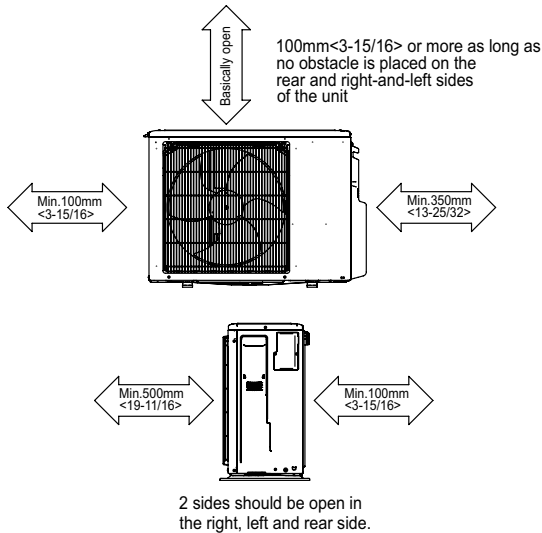
**SEE WOODFORDMFG.COM FOR INSTRUCTIONS
AND DETAILS OF APPLICABLE PATENTS AND
PATENTS PENDING OR CALL 1-800-621-6032**

OUTDOOR UNIT DIMENSIONS: PUZ-A12NKA7

Unit: mm<in>



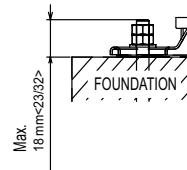
Free space around the outdoor unit (basic example)



FOUNDATION BOLTS

Please secure the unit firmly with 4 foundation (M10<W3/8>) bolts. (Bolts, washers and nut must be purchased locally).

<Foundation bolt height>



PIPING-WIRING DIRECTION

Piping and wiring connection can be made from the rear direction only.

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: Daufuskie Ferry at Cross Island

DRB#: DRB-00-1862-2023

DATE: 10/10/2023

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	

Provides overall order and continuity of the Landscape plan	☒	☐	☐	
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. 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.
2. Staff Recommendations for Final Review: a. Changing color of bike rack to a more nature blending color b. Adding concrete to material board



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: Bill Ball Company: Cutting Edge of HHI, Inc. dba BB Roofing
Mailing Address: 478 Browns Cove Rd., City: Ridgeland State: SC Zip: 29936
Telephone: 843-379-3033 Fax: _____ E-mail: bbroofing1014@gmail.com
Project Name: Weichert CP Project Address: 1038 Wm. Hilton Pkwy, HHI 29928
Parcel Number [PIN]: R 552 015 000 0249 0000 _____
Zoning District: _____ 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

_____ 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. **Standing Seam metal roof panels**
- _____ 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.

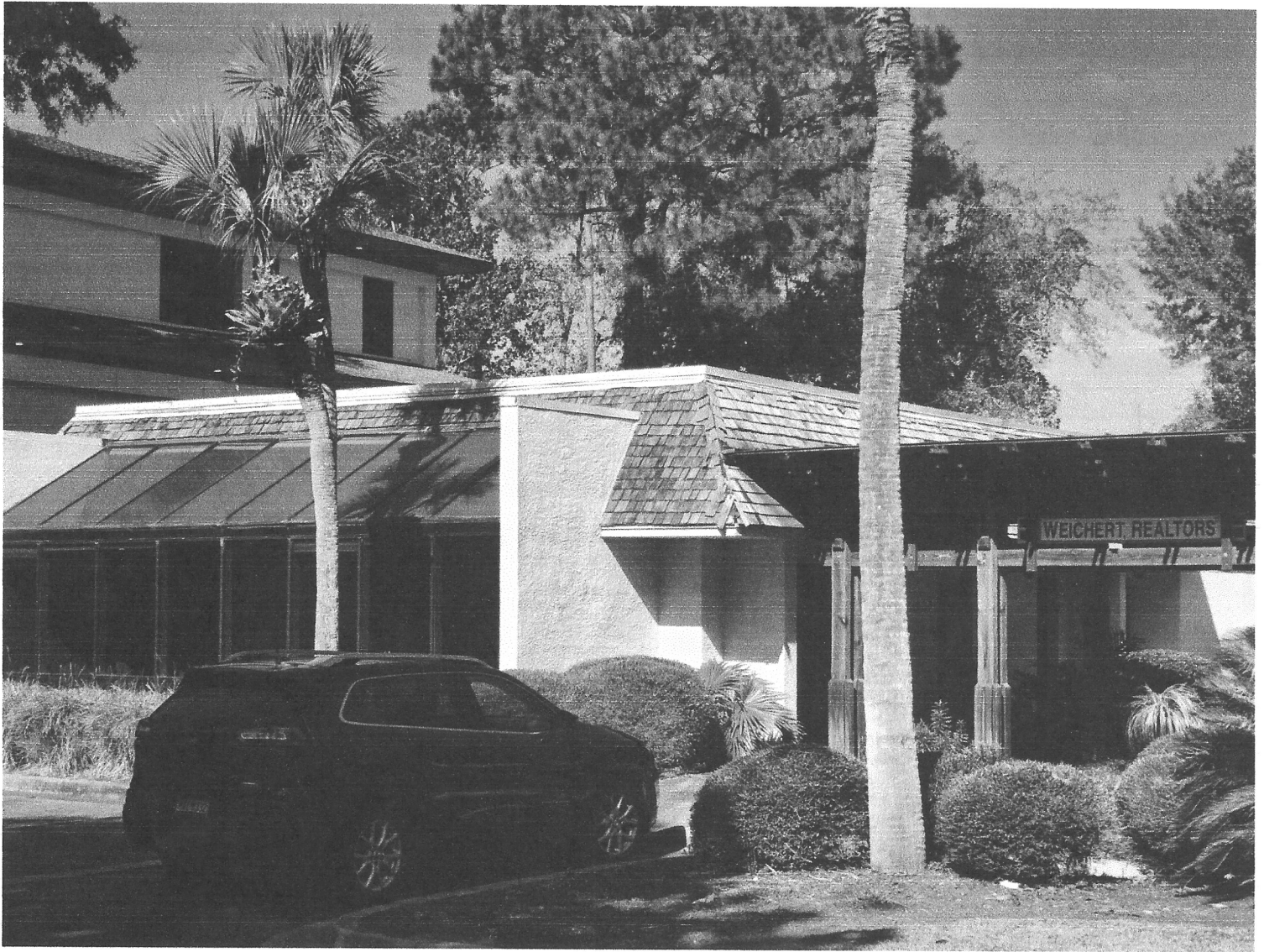
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

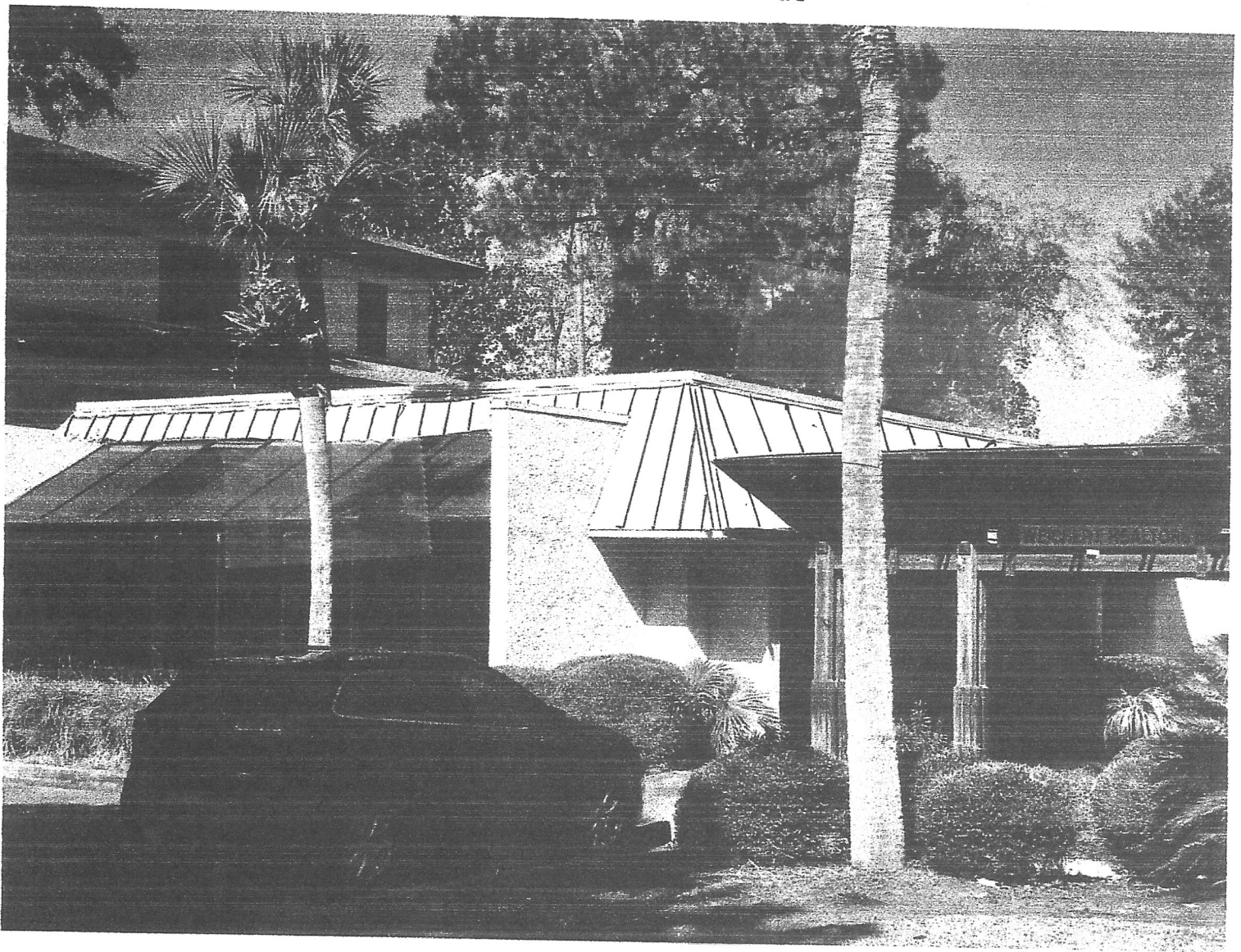
William Ball

SIGNATURE

10/20/23

DATE





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: 1038 William Hilton Parkway

DRB#: DRB-00-1906-2023

DATE: 11/14/2023

CATEGORY: Alteration

RECOMMENDATION: Approval ☐ Approval with Conditions ☐ Denial ☒

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☒	☐	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☐	☐	☒	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☐	☒	☐	Need the color of the roof to be provided
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☐	☐	☒	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☐	☐	☒	
Incorporates wood or wood simulating materials	☐	☐	☒	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☐	☐	☒	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	
Accessory elements are designed to coordinate with the primary structure	☐	☐	☒	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☐	☒	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
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)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	
A variety of species is selected for texture and color	☐	☐	☒	

Provides overall order and continuity of the Landscape plan	☐	☐	☒	
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☐	☒	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☐	☐	☒	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☐	☐	☒	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☐	☐	☒	
Proposed groundcovers are evergreen species with low maintenance needs	☐	☐	☒	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☐	☐	☒	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☐	☐	☒	
Ornamentals and Annuals are limited to entrances and other focal points	☐	☐	☒	

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	☐	☐	☒	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. 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.
2. Staff Recommendations prior to approval: a. A color sample needs to be provided for the standing seam roof. b. All four elevations should be shown, with a detail on how the roof will connect, especially from a waterproofing/flashing standpoint, to the existing roof and window structure.



The Town of Hilton Head Island
Design Review Board
2024 Meeting Schedule

Meetings are generally held in Benjamin M. Racusin Council Chambers at 2:30 p.m. on the **second & fourth** Tuesdays of each month, subject to change with notice.

PUBLIC MEETING DATES	APPLICATION DEADLINES
January 9, 2024	December 26, 2023
January 23, 2024	January 9, 2024
February 13, 2024	January 30, 2024
February 27, 2024	February 13, 2024
March 12, 2024	February 27, 2024
March 26, 2024	March 12, 2024
April 9, 2024	March 26, 2024
April 23, 2024	April 9, 2024
May 14, 2024	April 30, 2024
May 28, 2024	May 14, 2024
June 11, 2024	May 28, 2024
June 25, 2024	June 11, 2024
July 9, 2024	June 25, 2024
July 23, 2024	July 9, 2024
August 13, 2024	July 30, 2024
August 27, 2024	August 13, 2024
September 10, 2024	August 27, 2024
September 24, 2024	September 10, 2024
October 8, 2024	September 24, 2024
October 22, 2024	October 8, 2024
November 12, 2024	October 29, 2024
November 26, 2024	November 12, 2024
December 10, 2024	November 26, 2024

Notes:

There is only one meeting in December. The December 24 meeting is cancelled due to the holiday.

All applications must be completed and submitted not later than **4:30 p.m.** 14 days prior to the meeting date at which the application will be reviewed. An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department Staff.