



## **Town of Hilton Head Island**

### **Design Review Board Meeting**

**Tuesday, June 24, 2025, 2:30 PM**

**1 Town Center Court, Hilton Head Island, SC  
Conference Room Four**

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The Design Review Board meeting will be held in person at Town Hall in Conference Room Four

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
  - a. Regular Meeting Minutes of June 10, 2025
- 4. Unfinished Business**
  - a. DRB-000348-2025 - 862 William Hilton Parkway - Beach Properties - Sign System
- 5. New Business**
  - a. DRB-000574-2025 - 70 Wilborn Road - Hilton Head Island High School - Alteration
  - b. DRB-000580-2025 - 93 Matthews Drive - Food Lion - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Staff Reports**
- 8. Adjournment**

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.

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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 Tuesday, June 10, 2025, 2:30 PM Minutes

## 1. Call to Order

This meeting was called to order at 2:32pm.

## 2. Adoption of the Agenda

Mr. Theodore made a motion to adopt the agenda. Vice Chair Lippert seconded, which passed unanimously.

## 3. Approval of the Minutes

### a. Regular Meeting Minutes of May 13, 2025

Mr. Parker made a motion to approve the meeting minutes of May 13, 2025. Vice Chair Lippert seconded the motion, which passed unanimously.

## 4. Unfinished Business

### a. DRB-000457-2025 - 80 Matthews Drive - Aldi Grocery Store - Final

Melissa Paul-Leto, Principal Planner, presented the final for the Aldi Grocery Store. The Board asked the applicant numerous questions.

Mr. Parker made a motion to approve with the following conditions: the north side of the site plan be restudied to incorporate a wood bridge to minimize the damage to the root system of the large oak tree, minimum 8 to 10 feet wide; the "brushed aluminum" finish noted on the plans should be dark bronze, along with all the other light fixtures; the e-commerce door on the front elevation be eliminated or relocated so that it is not on the front facade; the TPO roof currently shown must be lowered to the top of the parapet elevation so that it is not seen; integrate a pilaster detail along the west facade, similar to the existing structures on the site to break up the wall; reduce the number of saw palms around the oak tree; change the proposed parking lot lights to be a wood post and box fixture to match the existing parking lights on site; change the Yaupon Holly on the eastern facade to something that can be better maintained, as to not clutter the sidewalk. Ms. Pastor seconded, which passed unanimously.

## 5. New Business

### a. DRB-000523-2025 - 10 Northpointe Circle - Northpoint Workforce Housing - Conceptual

Ben Brown, Director of Strategic Initiatives, and Dave Williams, of DTJ Designs in Atlanta,

gave a presentation on the Northpoint Workforce Housing project. Mrs. Paul-Leto provided staff comments. The Board questioned the applicants regarding numerous aspects of the building and landscape design.

Vice Chair Lippert made a motion to approve with the following conditions: have the special paving at the entryway extend to the sidewalk area; consider potential paver crosswalks; make the mid-property fire access point a grass creek; study the light fixtures on the building, site, and pathways; clarify the lighting being used in the corridors; provide bike rack cut sheets, bench cut sheets, and consider E bikes; provide a rendering view from 278 facing the property; try to keep the walkway adjacent to 278 as far away from 278 as possible; provide pool materials; consider kid friendly pool aspects; consider storage areas near the pool; provide roof plans; study the service yards and condenser locations; clarify or update the floodplain zone marking at the parking spots; follow all staff comments; study the Snow White color as it is too light; consider lowering contrast of lightest and darkest colors as it is too high contrast; provide detailing of the brackets, the trellis, the dog park (including fencing), and the playground. Signage will be a separate application package. The motion was seconded by Mr. Parker and passed unanimously.

**b. DRB-000481-2025 - 70 Pope Avenue Unit C - Circle Center Shopping Center - Conceptual**

Mrs. Paul-Leto presented the Unit C Circle Center Shopping Center for conceptual review. The applicant addressed questions from the Board.

The Board felt the new building design lacked cohesion with the surrounding shopping center, mainly due to the green color and disjointed architectural elements. The green should be reconsidered or removed, and roof graphics must accurately reflect the intended color. The silver roof material should not be shiny, and the white stucco should be toned down. Louvers need a specified color, and materials for the cart return areas must be provided. The tenant and grocery store colors (Cherokee Rose and Mississippi Classic) should be unified.

The mechanical equipment must remain screened from view. A lighting cut sheet is needed for the canopy, and site lighting should match the photometric plan. The side facade, visible from the park, needs more attention and architectural detail. The bracketing elements on the grocery store appear flat and out of place—rooflines and proportions should be restudied to better fit the island character. The board also suggested that Ginkgo trees be replaced with other plant options and that additional canopy trees be considered for the end islands in the parking lot. After further review, the Board suggested tabling the item. The applicant tabled the application until a later meeting.

## **6. Public Comment - Non Agenda Items**

## **7. Board Business**

- a. Discussion of the Design Guide Update - Trey Lowe, Development Services Program Manager

Shawn Liniger, Assistant Town Manager, discussed the Design Guide project with the Board and how they can help the Town distinguish what is considered important to the island's character regarding architecture. Mass and scale information is important as well for the LMO overhaul. The August 12th meeting is the planned due date for this project. The Board suggested adding more information to the DRB applications.

## **8. Staff Reports**

## **9. Adjournment**

This meeting was adjourned at 5:52pm.

**The recording of this Meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)**

**Beach Properties  
862 William Hilton Parkway  
Sign System  
June 24, 2025  
DRB-000348-2025**



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

**FOR OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
DRB #: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

Applicant/Agent Name: JAMES MILLER Company: SIGN MEDIA INC  
Mailing Address: 2109 MINGEE DR City: HAMPTON State: VA Zip: 23661  
Telephone: 757-826-7128 Fax: \_\_\_\_\_ E-mail: jmillersignmediainc.com  
Project Name: BEACH PROPERTIES Project Address: 862 WILLIAM HILTON PKWY  
Parcel Number [PIN]: R \_\_\_\_\_  
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.
- \_\_\_\_\_ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- \_\_\_\_\_ Photographs of existing structure.

Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

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

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

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

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

\_\_\_\_\_  
SIGNATURE

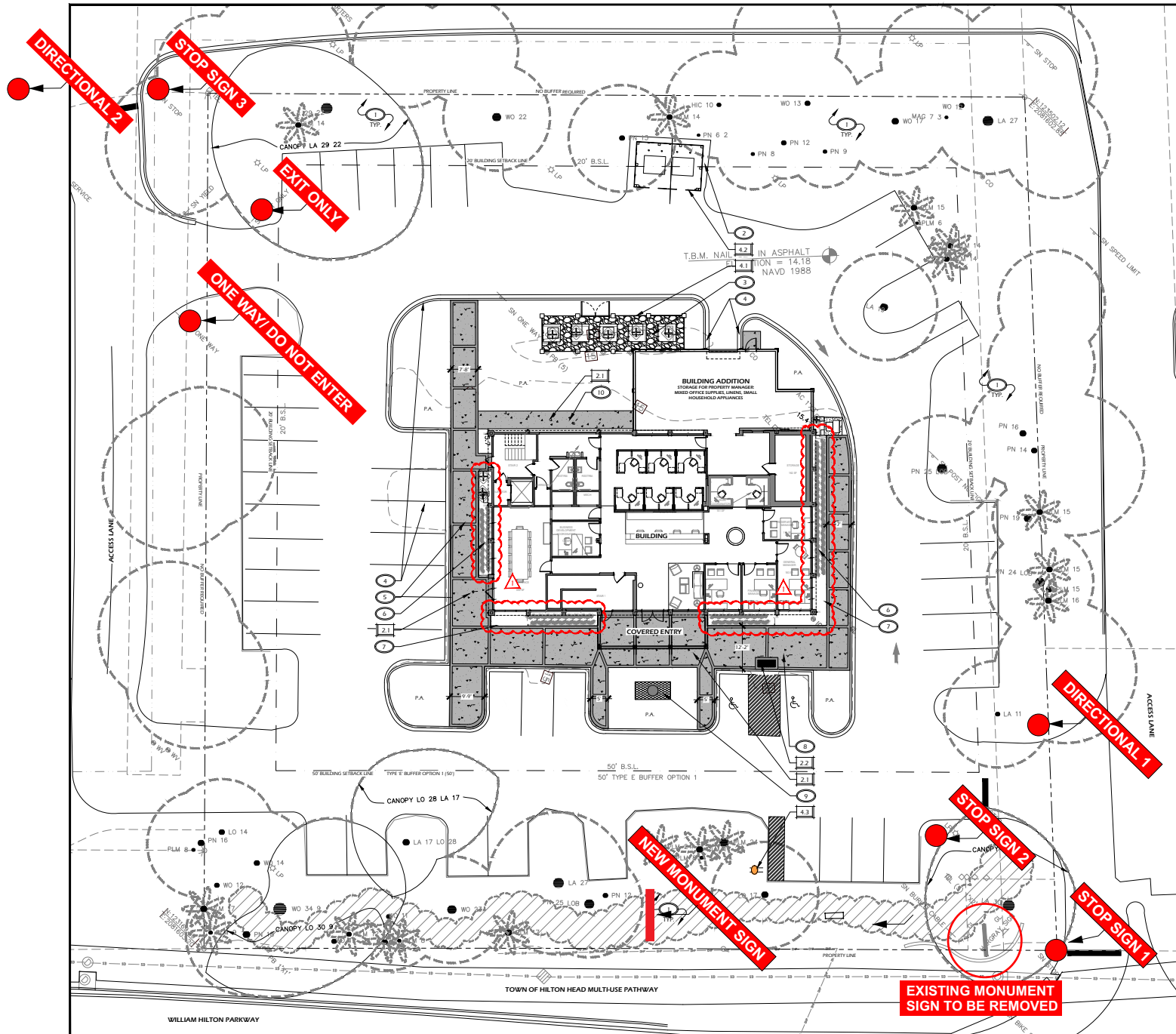
4/10/25  
\_\_\_\_\_  
DATE

**Beach Properties  
862 William Hilton Parkway  
Plan Set  
June 24, 2025  
DRB-000348-2025**









**PROJECT INFORMATION:**

**ZONING:**  
 ZONING DISTRICT: LIGHT COMMERCIAL (LC)  
 OVERLAY DISTRICT: BOM/ARTERIAL (COR)  
 USE OF PROPERTY: COMMERCIAL OFFICE (OTHER OFFICE USE)

**SITE:**  
 GROSS SITE AREA: 1.3 AC.  
 NET SITE AREA: 1.3 AC.  
 AREA OF DISTURBANCE: 0.3 AC.

**DENSITY:**  
 ALLOWED TOTAL DENSITY: 13,000 GFA (10,000 GFA PER ACRE)  
 EXISTING BUILDING SQUARE FOOTAGE: 9,000 GFA  
 PROPOSED BUILDING SQUARE FOOTAGE: 10,350 GFA

**BUILDING HEIGHT:**  
 MAXIMUM HEIGHT ALLOWED: 45'  
 PROPOSED BUILDING HEIGHT: AS EXISTING 45'

**SITE IMPERVIOUS:**  
 MAXIMUM ALLOWED IMPERVIOUS AREA: 33,975 SF (80% OF SITE)  
 CURRENT IMPERVIOUS AREA: 34,125 SF (80% OF SITE)  
 PROPOSED IMPERVIOUS AREA: 33,480 SF (80% OF SITE)

**PARKING:**  
 MINIMUM NUMBER OF PARKING SPACES REQUIRED: 30  
 (1 PER 350 GFA (2 ACCESSIBLE SPACES))  
 EXISTING NUMBER OF PARKING SPACES: 42 (4 ACCESSIBLE)  
 PROPOSED NUMBER OF PARKING SPACES: 45 (2 ACCESSIBLE)

**FLOOD ZONE:**  
 ZONE X SHOWN ON MAP 45013C46 LG, DATED 03/23/21

**PAVING SCHEDULE**

| CALL-OUT | SYMBOL | DESCRIPTION                                  | DETAIL |
|----------|--------|----------------------------------------------|--------|
| 2.1      |        | SIDEWALK (TABBY CONCRETE WITH BRICK BORDERS) | 1/L600 |
| 2.2      |        | DETECTABLE PEDESTRIAN PAVING                 | 2/L600 |

**SITE DETAILS LEGEND**

| CALL-OUT | DESCRIPTION                                  | DETAIL |
|----------|----------------------------------------------|--------|
| 4.1      | HVAC UNIT ENCLOSURE - SEE ARCHITECT'S PLANS  | ---    |
| 4.2      | PROPANE ENCLOSURE - SEE ARCHITECT'S PLANS    | ---    |
| 4.3      | EVI CHARGING STATION - SEE ARCHITECT'S PLANS | ---    |

**KEY SHEET REFERENCE NOTES:**

PA PLANTING AREA, TYP., REFER TO PLANTING PLAN  
 BUFFERS / LANDSCAPE AREAS TO REMAIN IN TACT.  
 USE EXISTING ASPHALT AREA FOR PROPANE ENCLOSURE. REFER TO ARCHITECT'S PLANS FOR ENCLOSURE DETAIL.  
 PROVIDE GRAVEL (JST STONE) FILL AROUND HVAC PEDESTALS WITHIN HVAC ENCLOSURE. REFER TO ARCHITECT'S PLANS FOR HVAC ENCLOSURE DETAIL.  
 SEE CIVIL ENGINEERS PLANS FOR CURB MODIFICATIONS.  
 FINAL SIDEWALK JOINTS AND BRICK BANDING LOCATIONS TO BE COORDINATED IN FIELD. PATTERN SHOWN IS FOR DESIGN PURPOSES AND MAY NOT REFLECT FINAL LAYOUT. BANDING AND JOINTS TO COORDINATE WITH ARCHITECTURAL FEATURES OR PAVEMENT CORNERS.  
 MAINTAIN EXISTING PODOCARPUS HEDGE IN PLACE.  
 MODIFY AND EXPAND EXISTING LANDSCAPE CURB-RED MEET--  
 EXPAND--NEW CURB TO MATCH EXISTING LANDSCAPE--  
 FINISH AND COLOR.  
 SEE CIVIL ENGINEERS PLANS FOR SIDEWALK GRADES TO PROVIDE ADA ACCESS FROM ACCESSIBLE PARKING SPACES. TACTILE PAVING AREA TO BE PROVIDED WHEREVER SIDEWALK DEPRESSES TO MEET ROADWAY / PARKING LOT GRADE.  
 LOCATION OF FUTURE SCULPTURE - WILL BE ADDRESSED AT TIME OF DESIGN REVIEW BOARD. GROUNDPLANE AROUND SCULPTURE WILL BE BUILT ROCK WITH METAL BORDERS.  
 SIDEWALKS AT REAR OF BUILDING ASSOCIATED WITH BUILDING ADDITION WILL BE TABBY CONCRETE ONLY - NO BRICK BORDER.

**LANDSCAPE ARCHITECTURAL REVISIONS - #01**

1. REMOVE EXISTING RAISED LANDSCAPE CURB AT WALKS ADJACENT TO BUILDING.

DATE: FEB 18, 2025  
 PROJECT NO.: 24095.01  
 DRAWN BY: JC  
 CHECKED BY: KK

**FINAL DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION**

REVISIONS:  
 05-08-2025 REVISION: 01

DRAWING TITLE  
 KEY SHEET

DRAWING NUMBER  
 L100

Scale 1" = 10'

**862 WILLIAM HILTON PARKWAY**  
 BEACH PROPERTIES BUILDING  
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

**DATE:** FEB 18, 2025  
**PROJECT NO.:** 24095.01  
**DRAWN BY:** JC  
**CHECKED BY:** KK

**FINAL DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION**

**REVISIONS:**  
 05-08-2025 REVISION: 01

**DRAWING TITLE**  
 KEY SHEET

**DRAWING NUMBER**  
 L100

## TOWNEBANK

HILTON HEAD, SC

## JOB DESCRIPTION:

ALUMINUM, HALO-LIT REVERSE CHANNEL LETTERS

## MATERIAL DETAILS:

|   |               |             |
|---|---------------|-------------|
| A | LETTERS:      | ALUMINUM    |
| B | GRAPHICS:     | N/A         |
| C | TRIM CAP:     | N/A         |
| D | RETURNS:      | ALUMINUM    |
| E | ILLUMINATION: | LEDs - HALO |
| F | MOUNTING:     | STAND-OFFS  |
| G | N/A           | N/A         |

## COLOR SPECIFICATIONS:

|   |          |                |
|---|----------|----------------|
| 1 | LETTERS: | MATTE PMS #534 |
| 2 | TRIM:    | N/A            |
| 3 | RETURNS: | MATTE PMS #534 |
| 4 | N/A      | N/A            |
| 5 | N/A      | N/A            |

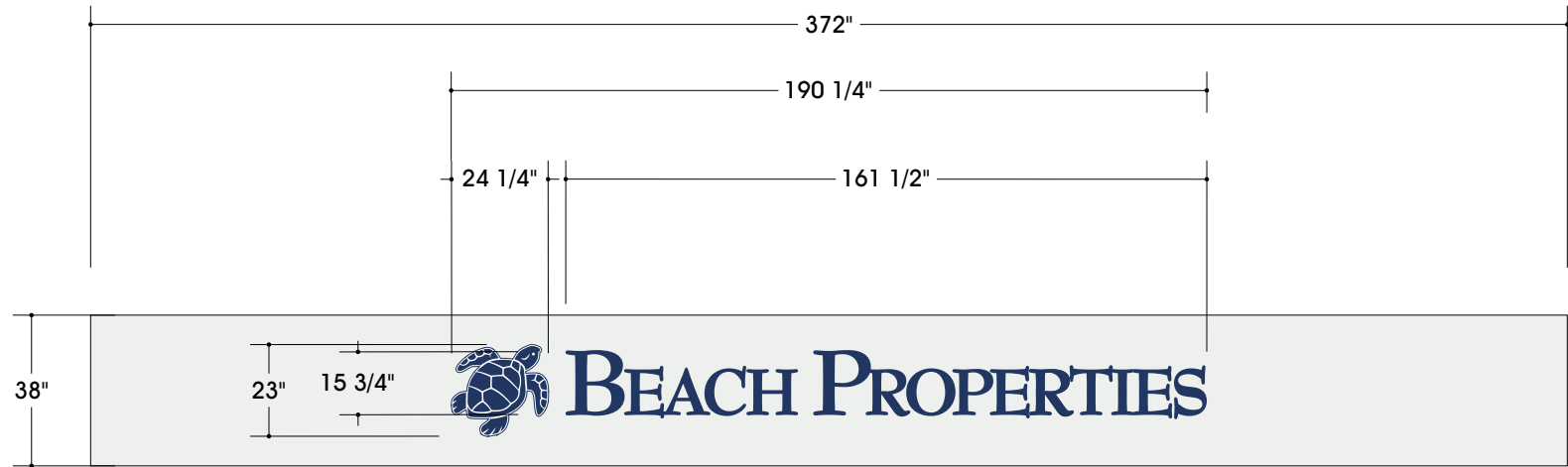
## SIGNMEDIA INFO:

SALESMAN: JM      DRAWN BY: SC      DATE: 16 MAY'25

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FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24

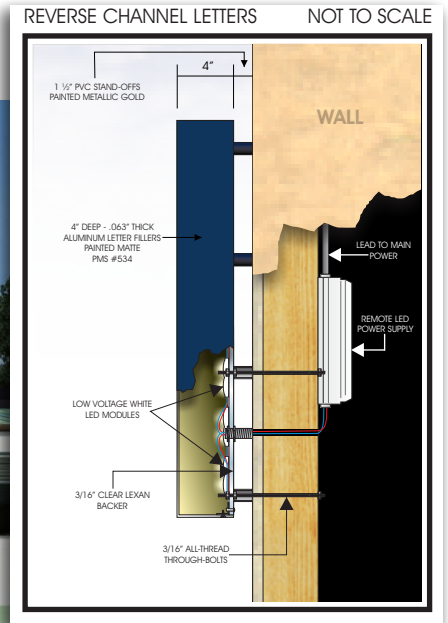
**SIGNMEDIA**  
INCORPORATED

**LIGHTING IS HALO LIGHTING AND NOT TO EXCEED 3500K LUMENS**



SCALE: 1/4" = 1' - 0"

LETTERS ARE 42% OF AREA HEIGHT



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## TOWNEBANK

HILTON HEAD, SC

### JOB DESCRIPTION:

EXTERNALLY LIT, DOUBLE SIDED MONUMENT  
SIGN WITH SANDBLASTED CEDAR FACES

### MATERIAL DETAILS:

|   |           |              |
|---|-----------|--------------|
| A | FACES:    | 1 3/4" CEDAR |
| B | GRAPHICS: | RAISED       |
| C | BACKER:   | ALUMINUM     |
| D | COLUMNS:  | ALUMINUM     |
| E | BASE/CAP: | ALUMINUM     |
| F | LIGHTING: | GOOSENECK    |
| G | N/A       | N/A          |

### COLOR SPECIFICATIONS:

|   |           |                        |
|---|-----------|------------------------|
| 1 | FACE B/G: | MATTE PMS #534         |
| 2 | COPY:     | MATTE PMS WARM GRAY 3C |
| 3 | BASE CAP: | MATTE PMS WARM GRAY 5C |
| 4 | ADDRESS   | MATTE PMS #534         |
| 5 | N/A       | N/A                    |

### SIGNMEDIA INFO:

|           |       |           |
|-----------|-------|-----------|
| SALESMAN: | DRAWN | DATE:     |
| JM        | BY: G | 16 MAY'25 |

FILE PATH: D\_DRAWINGS>TOWNEBANK>HILTON  
HEAD

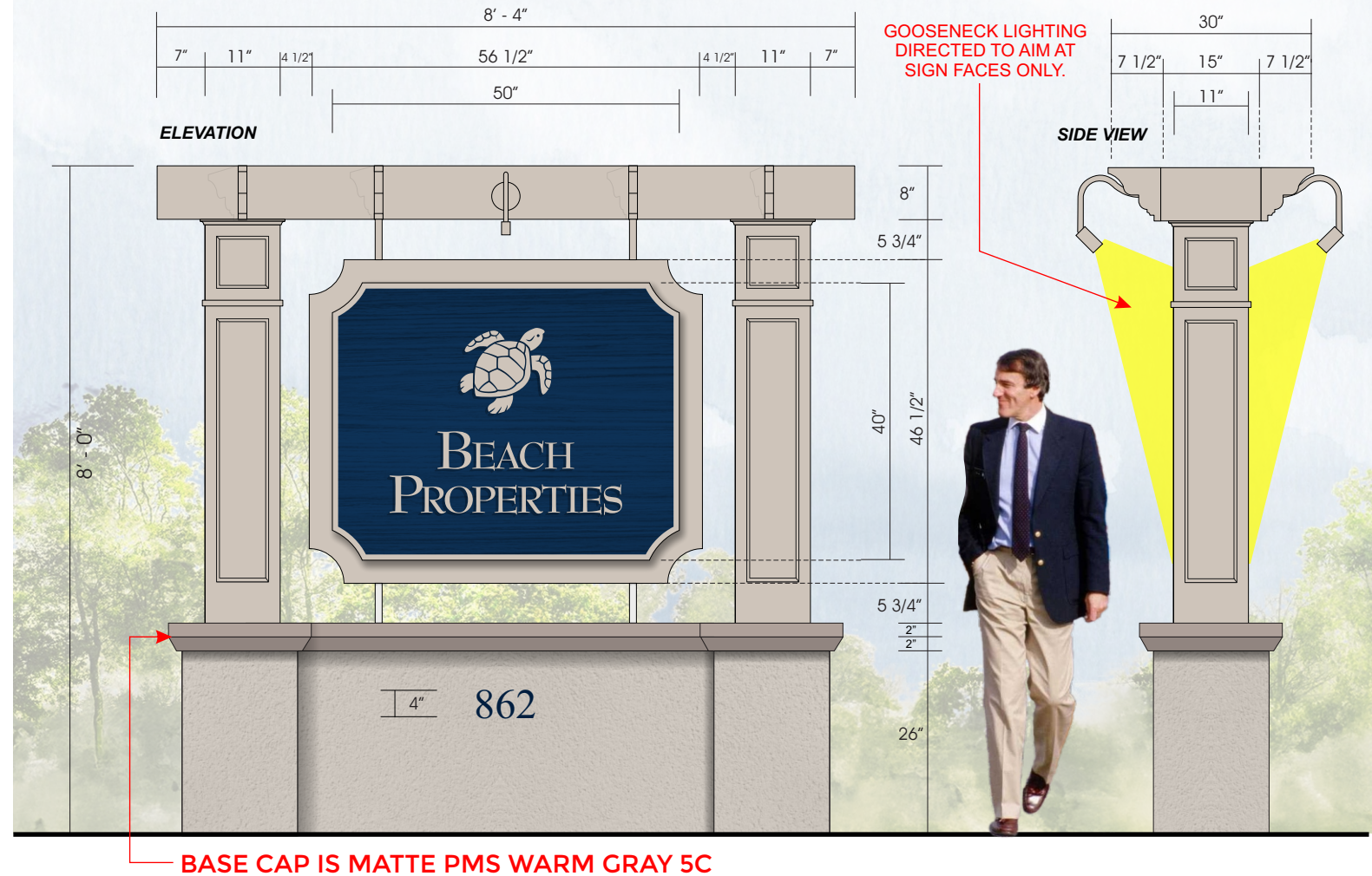
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PROPERTIES BUILDING SIGNAGE 24

**SIGNMEDIA**  
INCORPORATED

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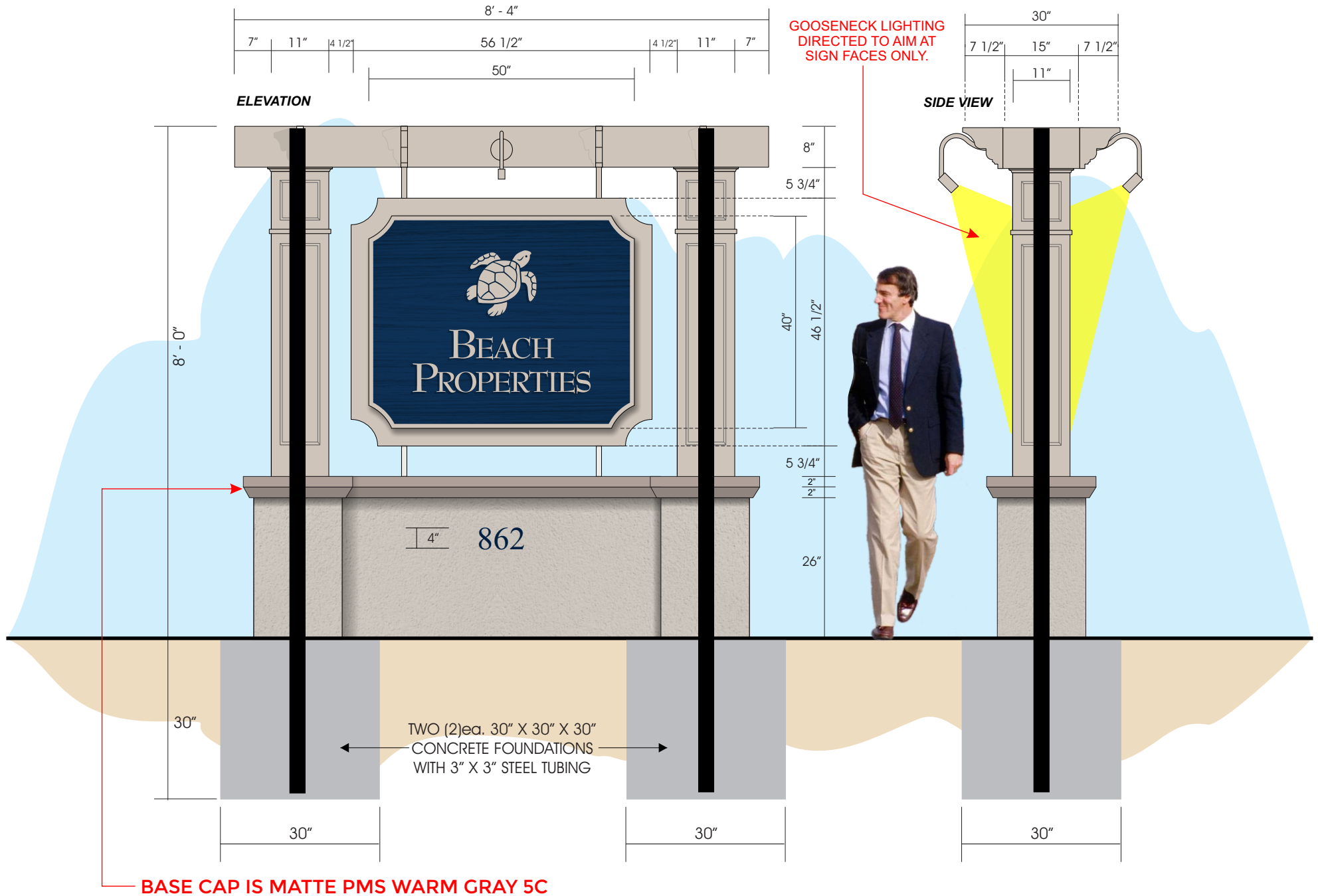
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-ENTIRE STRUCTURE IS ALUMINUM EXCEPT FOR SANDBLASTED CEDAR FACE PANEL  
-GOOSENECK LIGHTS ARE PAINTED PMS WARM GRAY 3C TO MATCH MAIN STRUCTURE



DOUBLE-SIDED CUSTOM FABRICATED MONUMENT SIGN WITH SANDBLASTED WOOD PANELS

- ENTIRE STRUCTURE IS ALUMINUM EXCEPT FOR SANDBLASTED CEDAR FACE PANEL
- GOOSENECK LIGHTS ARE PAINTED PMS WARM GRAY 3C TO MATCH MAIN STRUCTURE





TOWNEBANK

HILTON HEAD, SC

JOB DESCRIPTION:

FABRICATE AND INSTALL (1) NEW STD TB MONUMENT SIGN AS SHOWN.

MATERIAL DETAILS:

|   |          |                         |
|---|----------|-------------------------|
| A | FACE:    | SANDBLASTED             |
| B | COLUMNS: | WOOD                    |
| C | BASE:    | ALUM. W/ TEXTURED PAINT |
| D | N/A      | N/A                     |
| E | N/A      | N/A                     |
| F | N/A      | N/A                     |

COLOR SPECIFICATIONS:

|   |        |                  |
|---|--------|------------------|
| 1 | PAINT: | PMS 534          |
| 2 | PAINT: |                  |
| 3 | PAINT: | PMS WARM GRAY 2C |
| 4 | N/A    | N/A              |
| 5 | N/A    | N/A              |

SIGNMEDIA INFO:

|              |           |            |
|--------------|-----------|------------|
| SALESMAN:    | DRAWN BY: | DATE:      |
| JAMES MILLER | SC        | 08 JULY 24 |

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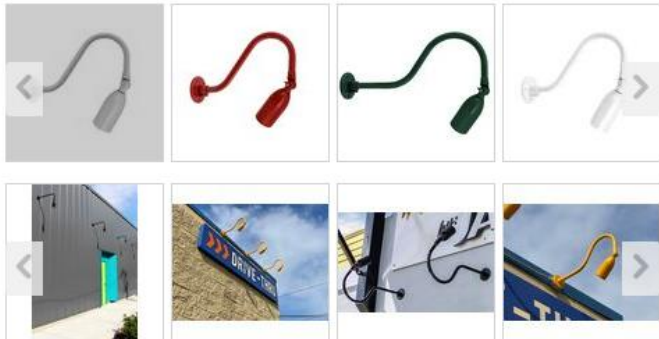


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**Beach Properties  
862 William Hilton Parkway  
Lighting Spec Color & Finish  
June 24, 2025  
DRB-000348-2025**



## BULLET GOOSENECK LED SIGN LIGHT

[Show Generated Product Code](#)

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Share

Base price **\$480.00**

[0% APR](#) or as low as \$44/mo with [affirm](#). [See if you qualify](#)

### FINISHES ▼

[View Design File](#)

Choose an option

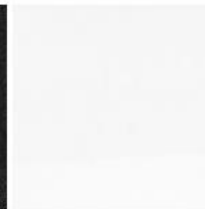
Powder Coat



BLACK



TEXTURED BLACK



WHITE



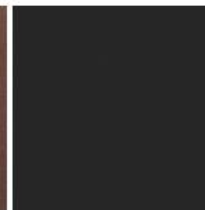
DARK GREEN



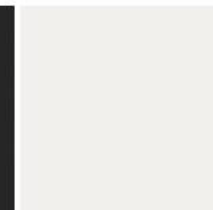
GALVANIZED



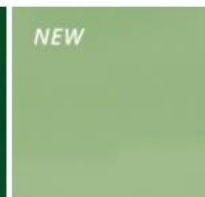
TEXTURED RUST



MATTE BLACK  
+\$18.00



MATTE WHITE  
+\$18.00



NEW



**Beach Properties  
862 William Hilton Parkway  
Lighting Spec Model  
June 24, 2025  
DRB-000348-2025**



GOOSENECK ARMS ▼

G2

View Design File

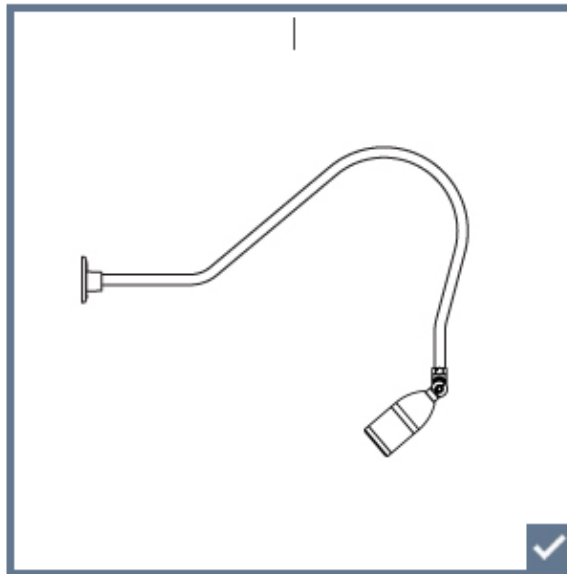
3/4" NPT | 39 1/4" Projection



G10  
-\$7.00

G13  
-\$25.00

G32  
-\$12.00

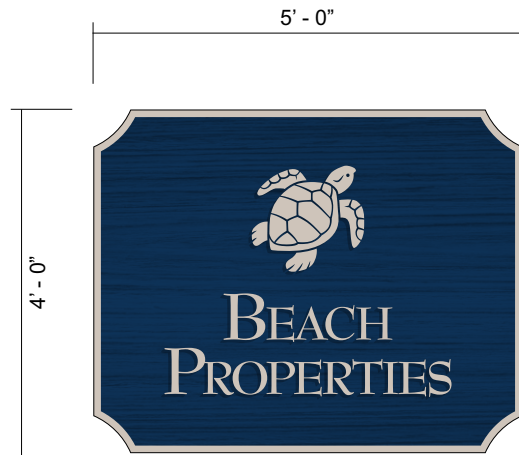


G2  
\$35.00

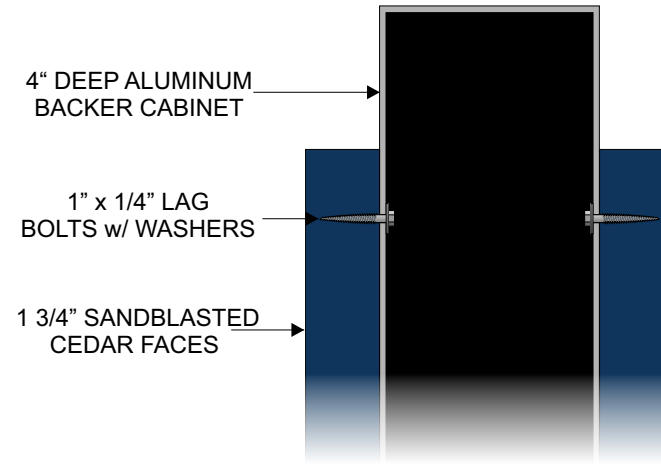


G7  
-\$10.00

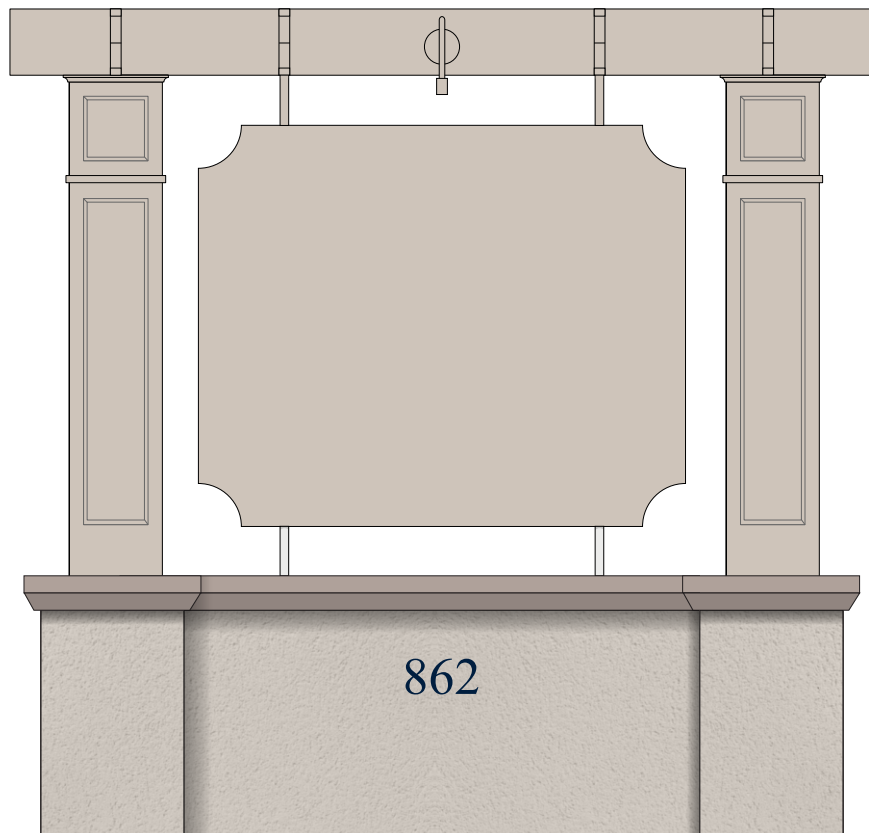
**SANDBLASTED CEDAR WOOD SIGN FACE - 20sq.ft.**



**CUT-AWAY SIDE VIEW OF CEDAR MOUNTED TO ALUMINUM BACKER CABINET**



**ALL ALUMINUM SIGN STRUCTURE**



**SIGN FACE SHOWN ON SIGN STRUCTURE**



**Beach Properties  
862 William Hilton Parkway  
Directional Signage  
June 24, 2025  
DRB-000348-2025**

# TOWNEBANK

HILTON HEAD, SC

## JOB DESCRIPTION:

FABRICATE AND INSTALL (2) NEW DIRECTIONAL SIGNS AS SHOWN

## MATERIAL DETAILS:

|   |       |              |
|---|-------|--------------|
| A | FACE: | 1 3/4" CEDAR |
| B | POST: | 4" x 4" WOOD |
| C | N/A   | N/A          |
| D | N/A   | N/A          |
| E | N/A   | N/A          |
| F | N/A   | N/A          |
| G | N/A   | N/A          |

## COLOR SPECIFICATIONS:

|   |             |                        |
|---|-------------|------------------------|
| 1 | FACE B/G:   | PMS 534                |
| 2 | BORDER/POST | MATTE PMS WARM GRAY 3C |
| 3 | COPY:       | MATTE PMS WARM GRAY 3C |
| 4 | N/A         | N/A                    |
| 5 | N/A         | N/A                    |

## SIGNMEDIA INFO:

|              |           |           |
|--------------|-----------|-----------|
| SALESMAN:    | DRAWN BY: | DATE:     |
| JAMES MILLER | G         | 16 MAY'25 |

FILE PATH: D:\_DRAWINGS>TOWNEBANK>HILTON HEAD

FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24

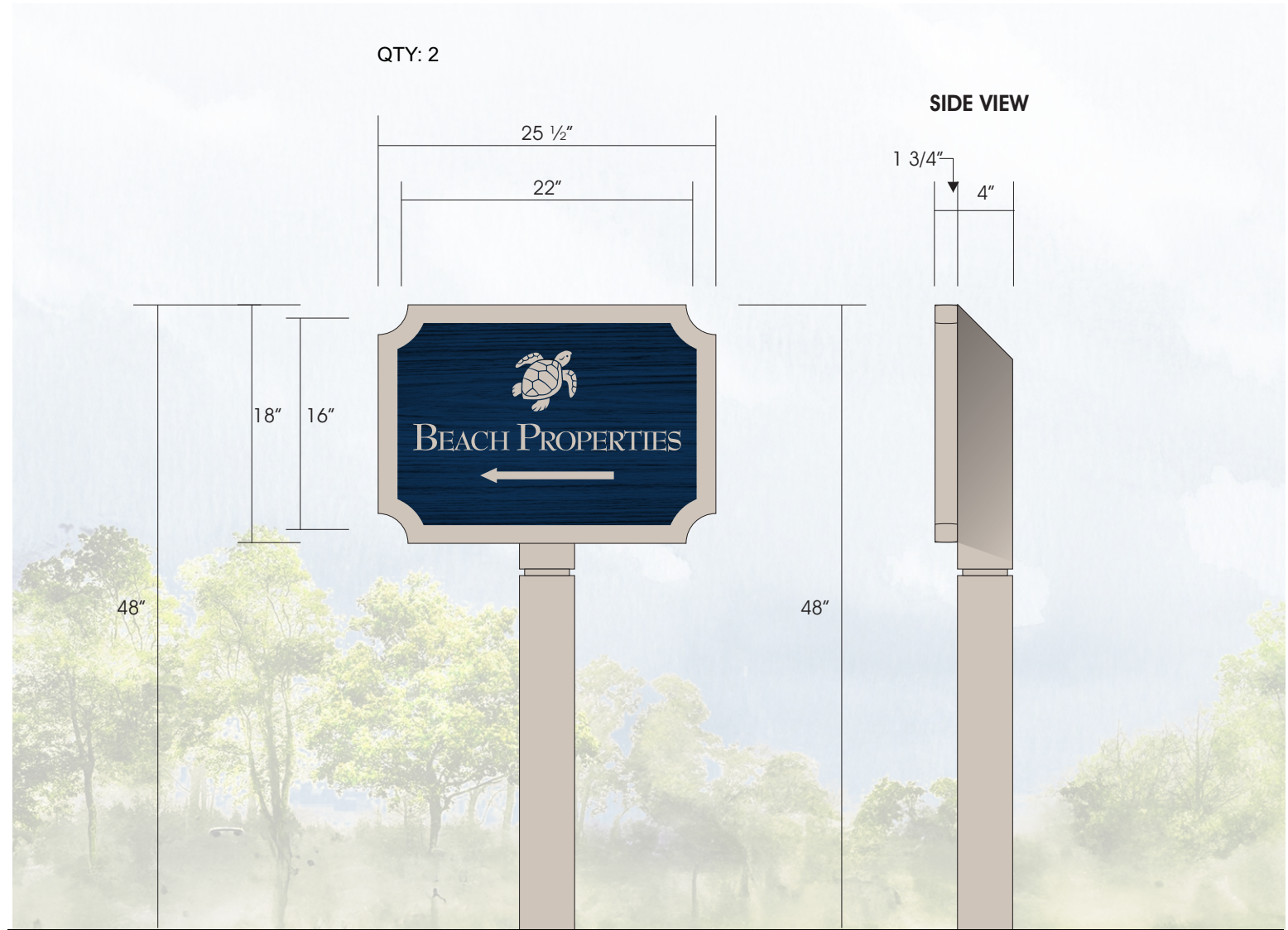
**SIGNMEDIA**  
INCORPORATED

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QTY: 2

SIDE VIEW





TOWNEBANK

HILTON HEAD, SC

JOB DESCRIPTION:

FABRICATE AND INSTALL (2) NEW DIRECTIONAL SIGNS AS SHOWN

MATERIAL DETAILS:

|   |       |              |
|---|-------|--------------|
| A | FACE: | 1 3/4" CEDAR |
| B | POST: | 4" x 4" WOOD |
| C | N/A   | N/A          |
| D | N/A   | N/A          |
| E | N/A   | N/A          |
| F | N/A   | N/A          |
| G | N/A   | N/A          |

COLOR SPECIFICATIONS:

|   |             |                        |
|---|-------------|------------------------|
| 1 | FACE B/G:   | MATTE PMS 485 RED      |
| 2 | BORDER/POST | MATTE PMS WARM GRAY 3C |
| 3 | COPY:       | MATTE PMS WARM GRAY 3C |
| 4 | N/A         | N/A                    |
| 5 | N/A         | N/A                    |

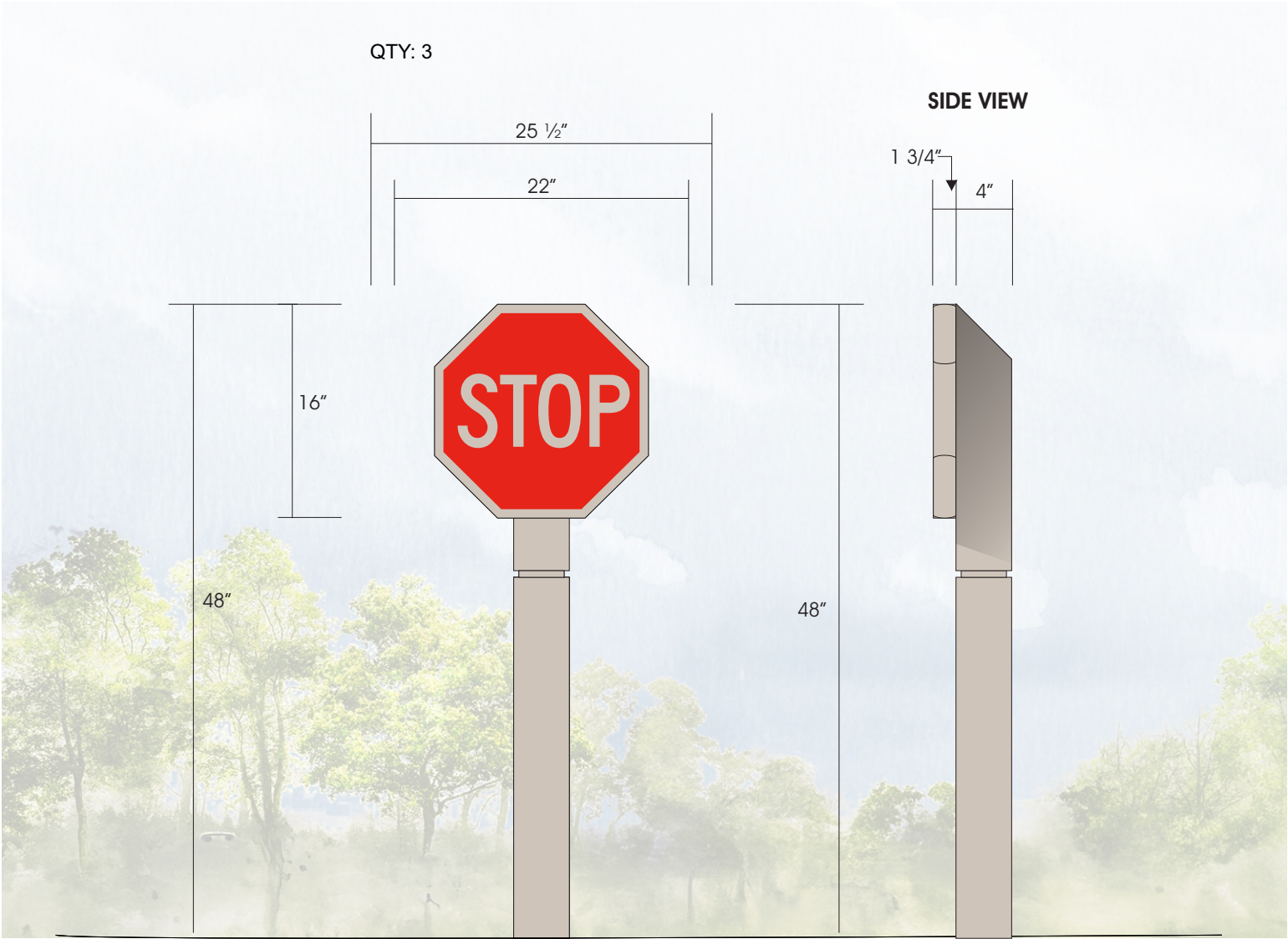
SIGNMEDIA INFO:

|              |           |           |
|--------------|-----------|-----------|
| SALESMAN:    | DRAWN BY: | DATE:     |
| JAMES MILLER | G         | 16 MAY'25 |

FILE PATH: D:\_DRAWINGS>TOWNEBANK>HILTON HEAD  
FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24



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HILTON HEAD, SC

JOB DESCRIPTION:

FABRICATE AND INSTALL (2) NEW DIRECTIONAL SIGNS AS SHOWN

MATERIAL DETAILS:

|   |       |              |
|---|-------|--------------|
| A | FACE: | 1 3/4" CEDAR |
| B | POST: | 4" x 4" WOOD |
| C | N/A   | N/A          |
| D | N/A   | N/A          |
| E | N/A   | N/A          |
| F | N/A   | N/A          |
| G | N/A   | N/A          |

COLOR SPECIFICATIONS:

|   |             |                        |
|---|-------------|------------------------|
| 1 | FACE B/G:   | PMS 534                |
| 2 | BORDER/POST | MATTE PMS WARM GRAY 3C |
| 3 | COPY:       | MATTE PMS WARM GRAY 3C |
| 4 | N/A         | N/A                    |
| 5 | N/A         | N/A                    |

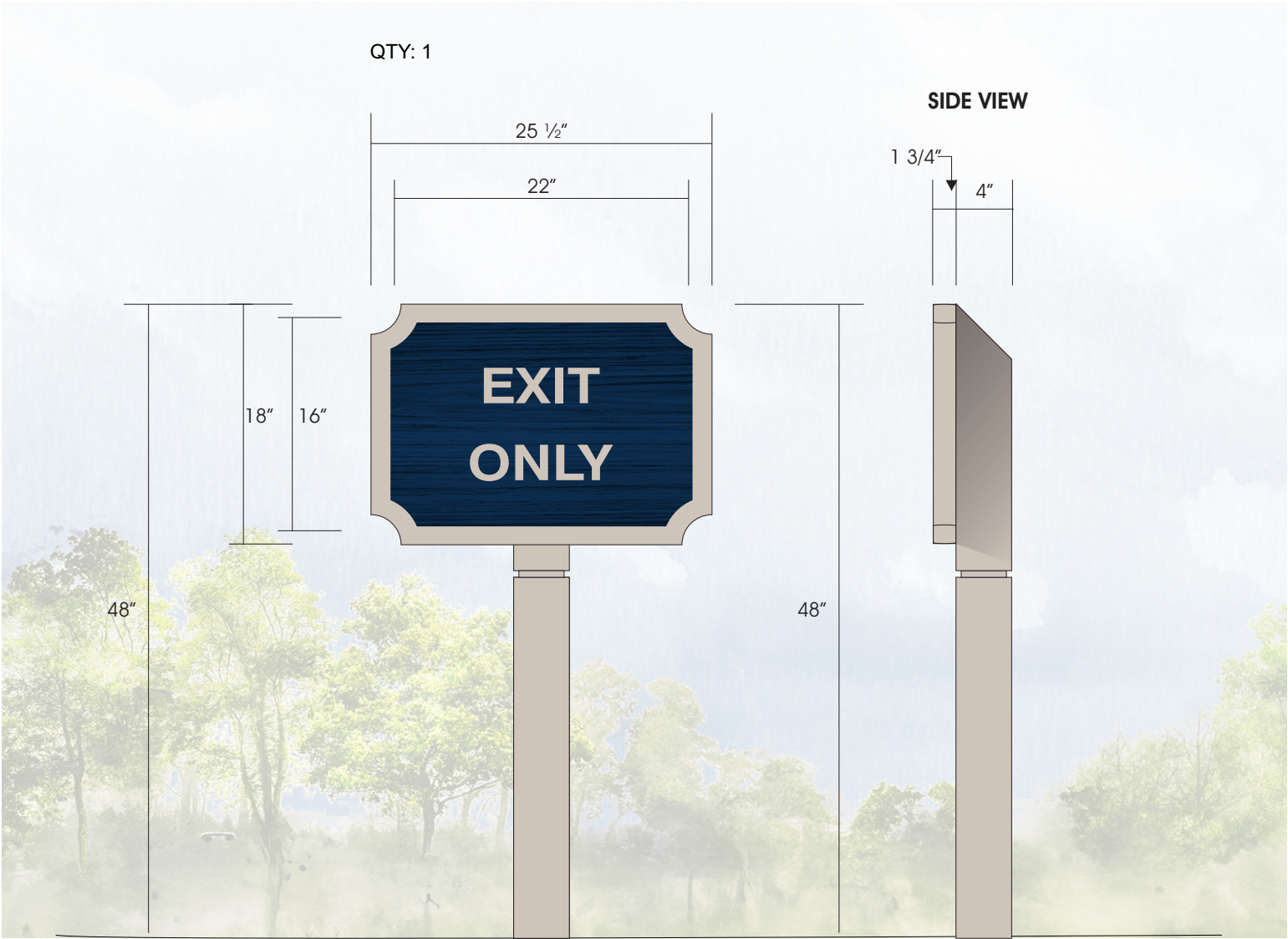
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|--------------|-----------|-----------|
| SALESMAN:    | DRAWN BY: | DATE:     |
| JAMES MILLER | G         | 16 MAY'25 |

FILE PATH: D:\_DRAWINGS>TOWNEBANK>HILTON HEAD  
FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24



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# TOWNEBANK

HILTON HEAD, SC

## JOB DESCRIPTION:

FABRICATE AND INSTALL (1) NEW DIRECTIONAL SIGNS AS SHOWN

## MATERIAL DETAILS:

|   |       |              |
|---|-------|--------------|
| A | FACE: | 1 3/4" CEDAR |
| B | POST: | 4" x 4" WOOD |
| C | N/A   | N/A          |
| D | N/A   | N/A          |
| E | N/A   | N/A          |
| F | N/A   | N/A          |
| G | N/A   | N/A          |

## COLOR SPECIFICATIONS:

|   |             |                        |
|---|-------------|------------------------|
| 1 | FACE B/G:   | PMS 534                |
| 2 | PANNER/POST | MATTE PMS WARM GRAY 3C |
| 3 | COPY:       | MATTE PMS WARM GRAY 3C |
| 4 | N/A         | N/A                    |
| 5 | N/A         | N/A                    |

## SIGNMEDIA INFO:

|              |           |           |
|--------------|-----------|-----------|
| SALESMAN:    | DRAWN BY: | DATE:     |
| JAMES MILLER | SCC       | 16 MAY'25 |

FILE PATH: D:\_DRAWINGS>TOWNEBANK>HILTON HEAD

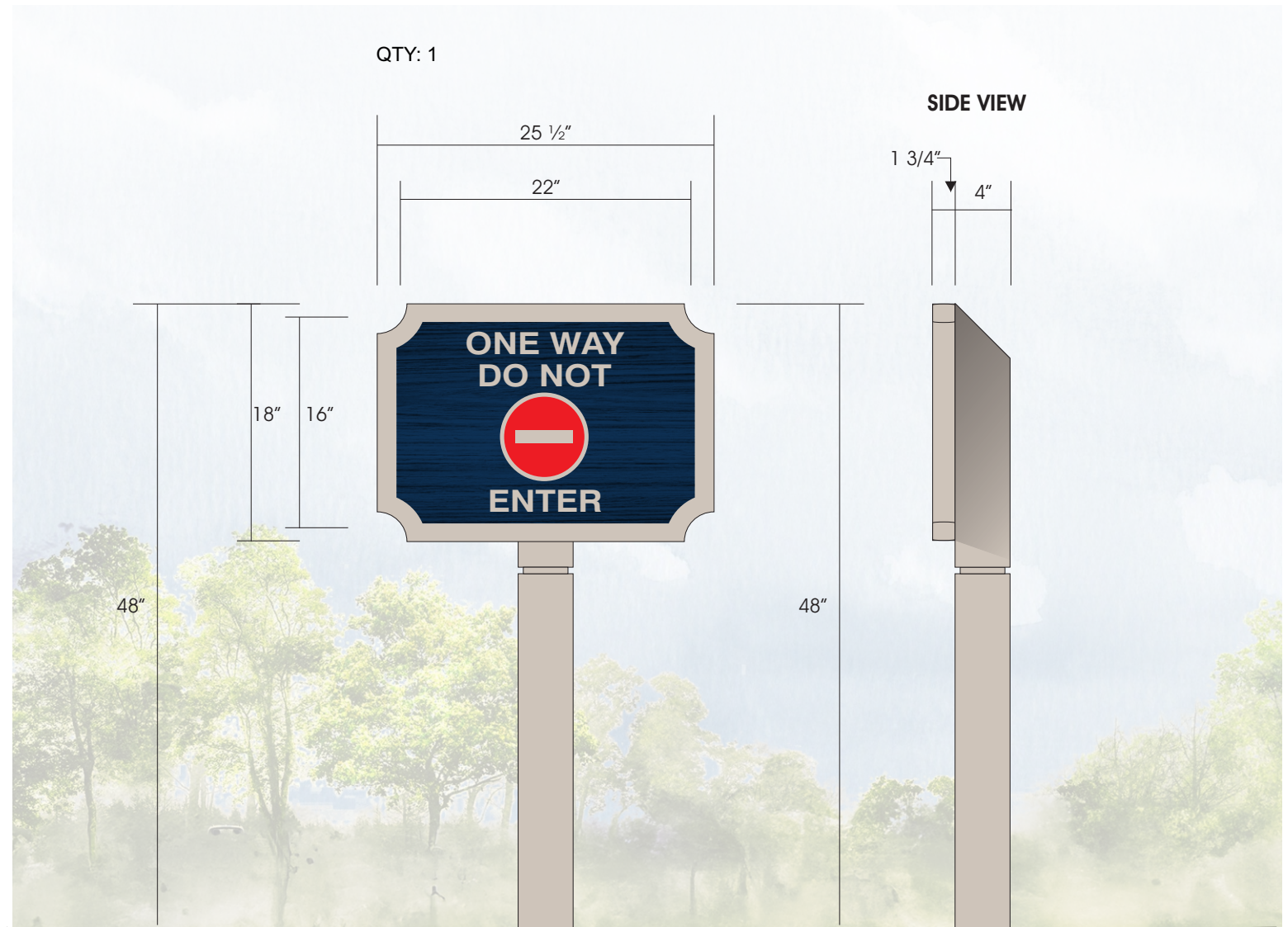
FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24

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INCORPORATED

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QTY: 1



TOWNEBANK

HILTON HEAD, SC

JOB DESCRIPTION:

CUT, PREP AND LAY NEW VINYL AS SHOWN

MATERIAL DETAILS:

|   |        |                  |
|---|--------|------------------|
| A | VINYL: | PMS WARM GRAY 3C |
| B | N/A    | N/A              |
| C | N/A    | N/A              |
| D | N/A    | N/A              |
| E | N/A    | N/A              |
| F | N/A    | N/A              |
| G | N/A    | N/A              |

COLOR SPECIFICATIONS:

|   |        |                  |
|---|--------|------------------|
| 1 | VINYL: | PMS 3C WARM GRAY |
| 2 | N/A    | N/A              |
| 3 | N/A    | N/A              |
| 4 | N/A    | N/A              |
| 5 | N/A    | N/A              |

SIGNMEDIA INFO:

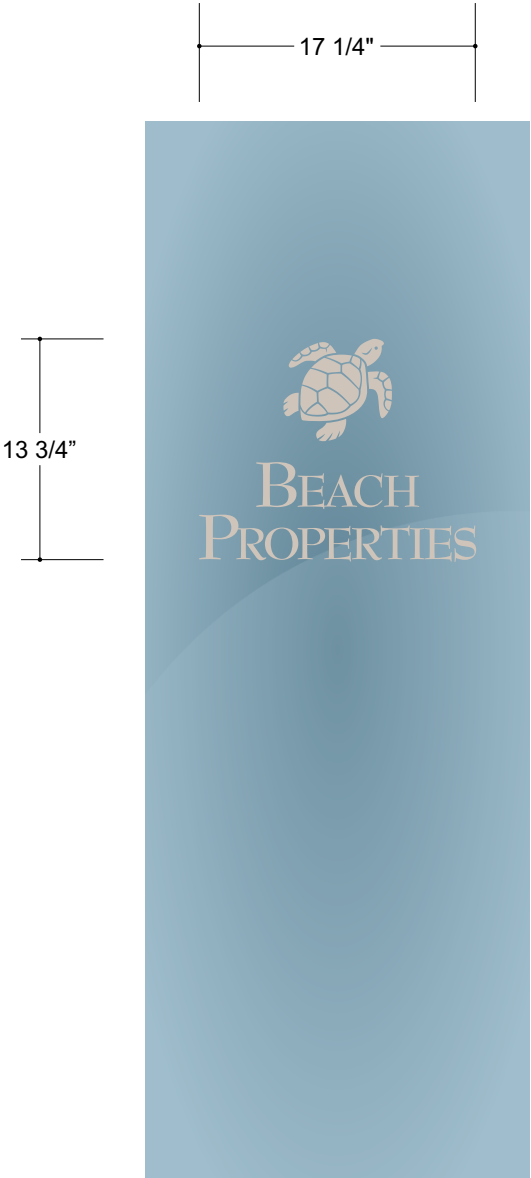
|              |           |           |
|--------------|-----------|-----------|
| SALESMAN:    | DRAWN BY: | DATE:     |
| JAMES MILLER | G         | 16 MAY'25 |

FILE PATH: D\_DRAWINGS>TOWNEBANK>HILTON HEAD  
FILE NAME: TB HILTON HEAD BEACH PROPERTIES BUILDING SIGNAGE 24



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QTY: 2



FIRST SURFACE MS 3C WARM GRAY VINYL GRAPHICS OF EXTERIOR GLASS DOOR PANE



**Beach Properties  
862 William Hilton Parkway  
Staff Comments  
June 24, 2025  
DRB-000348-2025**

## 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: 862 William Hilton Parkway  
Beach Properties of Hilton Head

DRB-000348-2024

DATE: 6/24/2025

CATEGORY: Sign System

RECOMMENDATION:      Approval ☐      Approval with Conditions ☒      Denial ☐

### ***APPLICATION MATERIAL***

| DRB REQUIREMENTS                                     | Complies<br>Yes                     | No                       | Not Applicable                      | Comments or Conditions |
|------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------|
| Demolition Plan if needed                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Existing Conditions match As-Built                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                        |
| Dimensioned Details and of Sections                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Detail Illustrating Connection to Existing Structure | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                        |
| New Building Details Match Existing Building Details | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                        |

### ***ARCHITECTURAL DESIGN***

| DESIGN GUIDE/LMO CRITERIA                                   | Complies<br>Yes                     | No                       | Not Applicable           | Comments or Conditions |
|-------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|
| Structure is designed to be appropriate to the neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Promotes pedestrian scale and circulation                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Design is unobtrusive and set into the natural environment  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Utilizes natural materials and colors                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Avoids distinctive vernacular styles                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Design is appropriate for its use                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| All facades shall have equal design characteristics         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |

|                                                                                     |                                     |                          |                                     |                                                            |
|-------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------------------------------|
| Avoids monotonous planes or unrelieved repetition                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Has a strong roof form with enough variety to provide visual interest               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                            |
| Overhangs are sufficient for the façade height.                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                            |
| Forms and details are sufficient to reduce the mass of the structure                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Human scale is achieved by the use of proper proportions and architectural elements | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Utilizes a variety of materials, textures and colors                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The applicant has provided a Materials Board.              |
| Incorporates wood or wood simulating materials                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Windows are in proportion to the facade                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Details are clean, simple and appropriate while avoiding excessive ornamentation    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                            |
| Utilities and equipment are concealed from view                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                            |
| Decorative lighting is limited and low wattage and adds to the visual character     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Lighting specs and details are provided in this submittal. |
| Accessory elements are designed to coordinate with the primary structure            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                            |

| <b>LANDSCAPE DESIGN</b>                                                                                                                                                                     |                                     |                          |                                     |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                                                                                                                            | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
| Treats the Landscape as a major element of the project                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Landscape is designed so that it may be maintained in its natural shape and size                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Preserves a variety of existing native trees and shrubs                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Provides for a harmonious setting for the site's structures, parking areas or other construction                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| A variety of species is selected for texture and color                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Provides overall order and continuity of the Landscape plan                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |

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

### ***NATURAL RESOURCE PROTECTION***

| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                      | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
|---------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| An effort has been made to preserve existing trees and under story plants             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Wetlands if present are avoided and the required buffers are maintained               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Sand dunes if present are not disturbed                                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

### ***COMMENTS & CONDITIONS***

Staff recommends approval of the Sign System submittal with the following conditions:

1. Any additional information as required by the Board.



**Hilton Head Island High School  
Phase 2  
70 Wilborn Road  
Conceptual  
June 24, 2025  
DRB-000574-2025**



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

**FOR OFFICIAL USE ONLY**

Date Received: 6/10/05  
Accepted by: Sherry P.  
DRB #: 0574-25  
Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Don Baus Company: Little Diversified Architectural Consulting  
Mailing Address: 1360 Truxtun Ave, Suite 200 City: North Charleston State: SC Zip: 29405  
Telephone: 843.212.9768 Fax: N/A E-mail: don.baus@littleonline.com  
Project Name: Hilton Head Island High School Project Address: 70 Wilborn Rd, Hilton Head, SC 29926  
Parcel Number [PIN]: R510 007 000 0118 0000  
Zoning District: Main Street (MS) Overlay District(s): Highway Corridor Overlay District of William Hilton Parkway

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

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

Project Category:

☒ Concept Approval – Proposed Development ☒ Alteration/Addition  
☐ Final Approval – Proposed Development ☐ Sign

Submittal Requirements for *All* projects:

- N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- ☒ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

- ☒ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ☒ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- ☒ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- ☒ Context photographs of neighboring uses and architectural styles.
- ☒ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- ☒ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

## Additional Submittal Requirements:

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

## Additional Submittal Requirements:

**Alterations/Additions**

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

## Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

## For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

## For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

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

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

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

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

\_\_\_\_\_  
SIGNATURE

6/10/2025

\_\_\_\_\_  
DATE

## Hilton Head Island High School – Phase 2 Design Narrative

### Overview:

Home to the Seahawks, Hilton Head Island High School is located on Hilton Head Island at 70 Wilborn Road. HHIHS sits with Hilton Head Island Elementary School to the Southwest and Hilton Head Island Middle School is to the Northeast. On Hilton Head Island, preserving natural elements and the lowcountry landscape is a priority. In doing so, the new design will reflect and celebrate the natural landscape instead of overpowering the lowcountry surroundings.

History is a main component in the project. The island has been home to many residents over the years including Native Americans and Gullah people. Elements within the design will be able to honor the history of the island as well as the high school.

HHIHS students excel in many different areas; a few of them being arts, academics, and athletics. Currently, the HHIHS building does not have enough classroom, storage, or meeting space. Variety and flexibility of classrooms and seating is one of the top priorities of the project to create multifunctional learning spaces that benefit both students and faculty.

The current single story (SQF) building includes an academic wing, 9<sup>th</sup> grade hall, main and auxiliary gyms, ROTC hall, art hall, cafeteria, administration, guidance offices, media center, and the Seahawk Cultural Center. The current building lacks in natural light, functionality, and flexibility within academic and extracurricular spaces.

The new building will be just under 2600,000 SQF and allow students the space they need to further achieve academic and extracurricular excellence. The project will be broken up into two phases. Phase 1 will consist of the construction of a 3-story academic building equipped with a 9<sup>th</sup> grade hall on the first floor, resource rooms, teacher work rooms, and storage space. Once the new academic wing is built, students will move from their current classrooms into the new structure. Health CTE, Administration, and new Media Center will also be in Phase 1 of the project.

Phase 2 will consist of demolition of the old academic wing, construction of the new cafeteria, culinary classroom and lab space; high bay CTE space equipped for welding and marine service technologies; connecting corridor leading from the entrance to the bus loop; an outdoor courtyard space with a variety of seating for collaboration, eating, class space, etc., and additional renovations including the ROTC hall, art hall, Seahawk Multicultural Center, and athletic spaces.

### Program Statement:

The project aims to create a multi-functional school for the students and faculty at HHIHS. Design components that honor and reflect the rich history, culture, and landscape of Hilton Head Island and Hilton Head Island High School in the design will create a sense of school and community pride throughout. By incorporating natural light into the building and an outdoor courtyard students and faculty will have more outdoor connectivity and by incorporating these elements into the new HHIHS we can set future generations of Seahawks up for success.



**Hilton Head Island High School  
Phase 2  
70 Wilborn Road  
Plan Set  
June 24, 2025  
DRB-000574-2025**

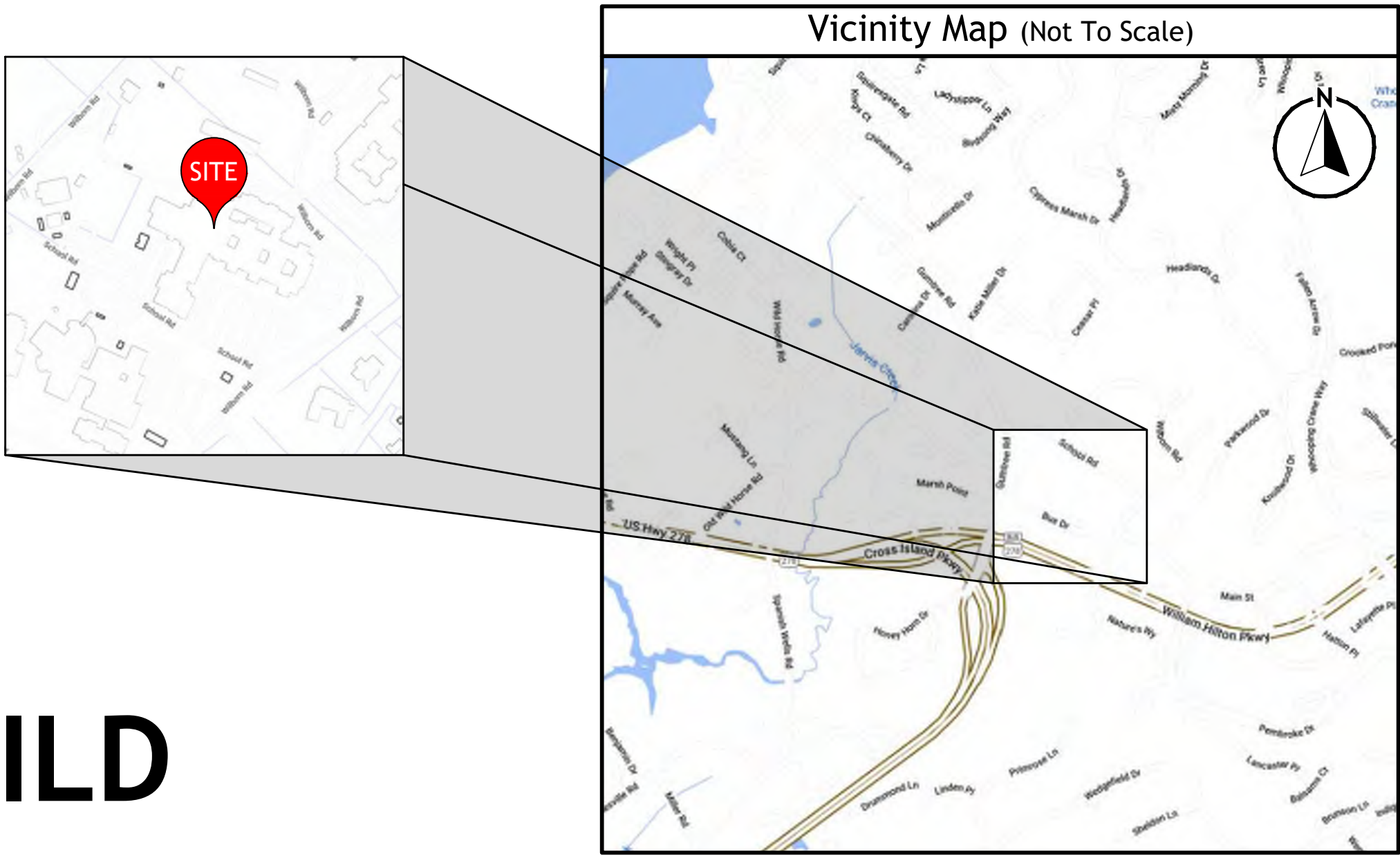


Autodesk Docs://Hilton Head Island High School/Hilton Head Island High School\_Arch\_R22.rvt



Site Development Plans  
for  
**HILTON HEAD ISLAND HIGH SCHOOL REBUILD**  
**Phase 2**

Educational  
Hilton Head Island, South Carolina  
Tax Map #: R510 007 000 0118 0000  
70 Wilborn Rd  
GIS coord: N 32° 13' 10", W 80° 43' 55"  
Vertical Datum: NAVD88  
Horizontal Datum: NAD83



| Schedule of Drawings |                                                        |
|----------------------|--------------------------------------------------------|
| Sheet No.            | Description                                            |
| C001                 | Cover Sheet                                            |
| C002                 | Construction Notes                                     |
| C003                 | Sheet Index                                            |
| C101                 | Existing Conditions Plans                              |
| C201                 | Initial Erosion Control Plans and Details              |
| C301                 | Clearing & Demolition Plans and Details                |
| C401                 | Site Layout Plans                                      |
| C501                 | Grading Plans and Details                              |
| C601                 | Drainage Plans and Details                             |
| C700                 | Overall Utility Plan                                   |
| C701                 | Utility Plans, Profiles and Details                    |
| C801                 | Intermediate & Final Erosion Control Plans and Details |
| C901                 | Paving Plans, Signage & Marking Plans, and Details     |
| C1001                | Life Safety and Traffic Pattern Exhibits               |

| Release Schedule |                                          |            |
|------------------|------------------------------------------|------------|
| Release No.      | Description                              | Date       |
| A.               | Released for 50% Design Development      | 08-14-2024 |
| B.               | Released for 100% Design Development     | 09-18-2024 |
| C.               | Released for Permitting                  | 12-10-2024 |
| D.               | Released for 75% Construction Documents  | 02-07-2025 |
| E.               | Released for Permitting                  | 02-25-2025 |
| F.               | Released for 100% Construction Documents | 03-31-2025 |
| G.               | Released for 100% Construction Documents | 04-15-2025 |
| H.               | Released for Construction Documents      | 04-30-2025 |

Design Team

Geotechnical Engineer:  
TERRACON  
843.258.7075

Landscape Architect:  
SURCULUS  
843.708.5240

Architect:  
LITTLE DIVERSIFIED ARCHITECTURE  
843.212.9768

Land Surveyor:  
BOWMAN  
843.501.0333

Developer:  
BEAUFORT COUNTY SCHOOL DISTRICT  
843.322.2300

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

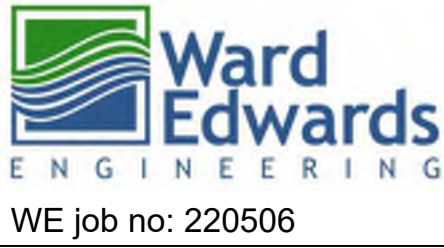
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Civil Consultant:



Structural Consultant:



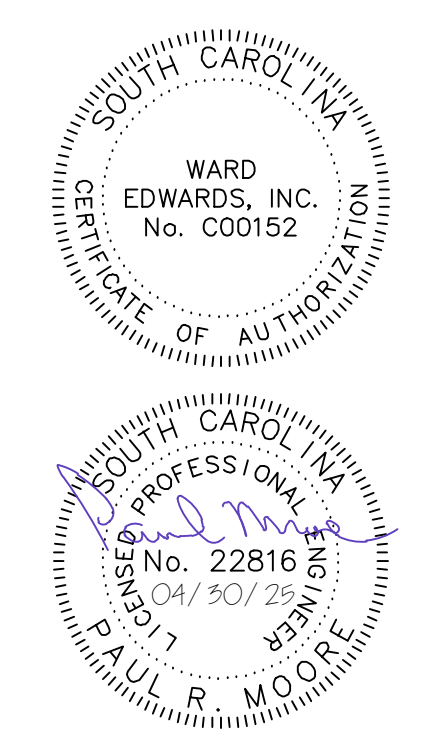
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



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04.30.2025

| REVISIONS |        |      |
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| NO.       | REASON | DATE |
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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

COVER

SHEET NUMBER

C001

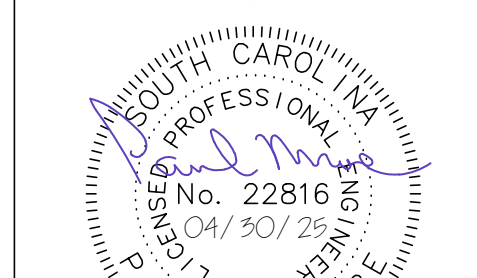
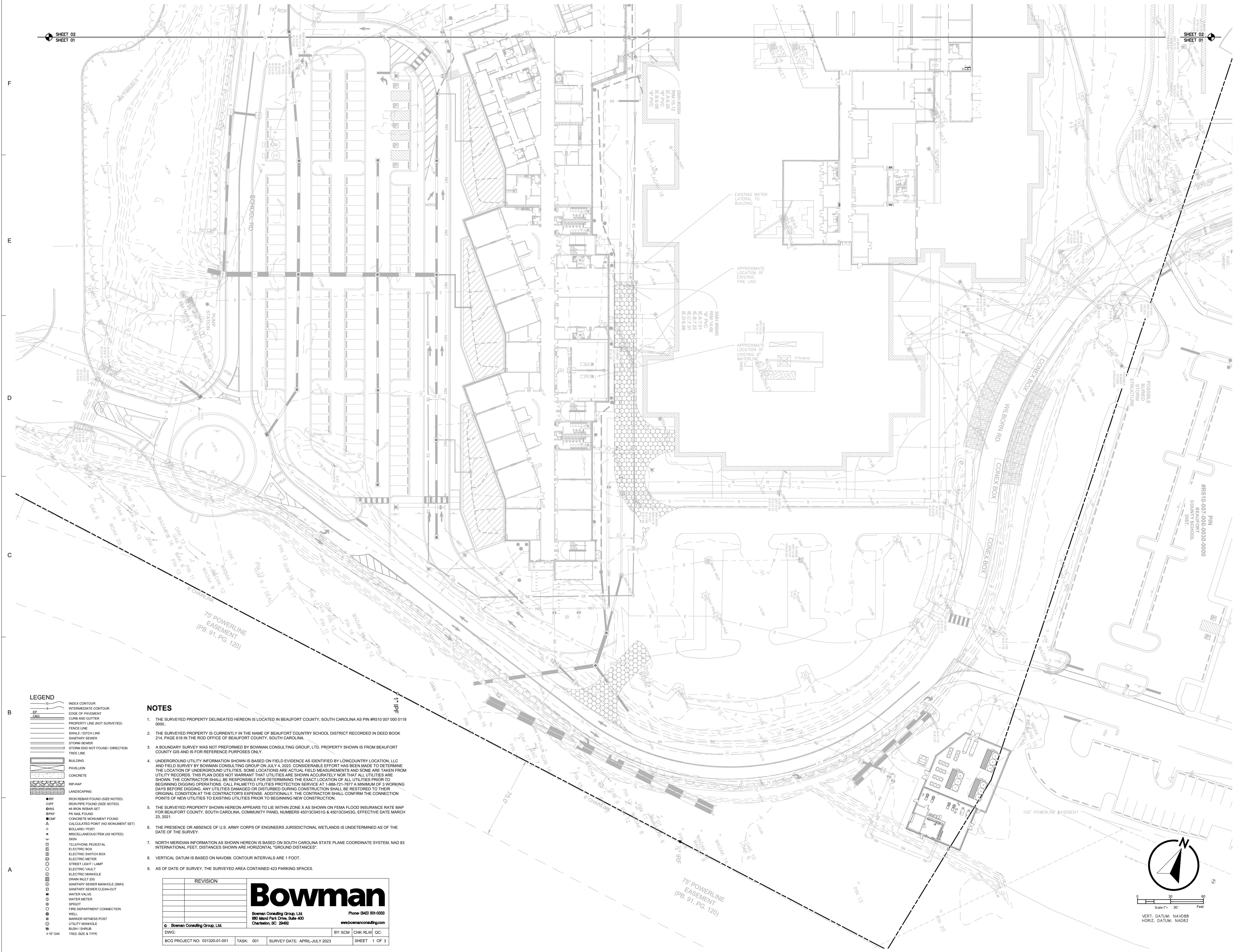










04.30.2023  
REVISEDSHEET NUMBER

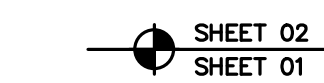
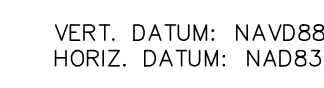


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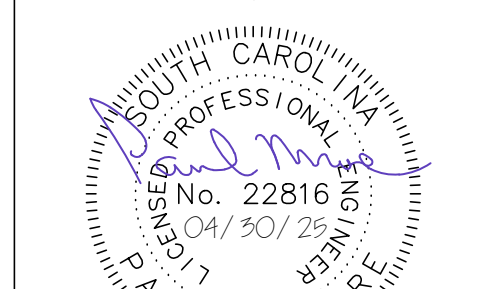
9. AS OF DATE OF SURVEY, THE SURVEYED AREA CONTAINED 423 PARKING SPACES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA AS PIN #R501 007 000 0111 0000.
2. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF BEAUFORT COUNTRY SCHOOL DISTRICT RECORDED IN DEED BOOK 214, PAGE 16 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.
3. A BOUNDARY SURVEY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PROPERTY SHOWN IS FROM BEAUFORT COUNTY GIS AND IS FOR REFERENCE PURPOSES ONLY.
4. UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON FIELD EVIDENCE AS IDENTIFIED BY LOWCOUNTRY LOCATION, LLC AND FIELD SURVEY BY BOWMAN CONSULTING GROUP ON JULY 4, 2023. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
5. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE K AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR BEAUFORT COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 450130451G & 450130453G, EFFECTIVE DATE MARCH 23, 2021.
6. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL HARBORS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
7. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 INTERNATIONAL FEET, DISTANCES SHOWN ARE HORIZONTAL "GROUND DISTANCES".
8. VERTICAL DATUM IS BASED ON NAVD83. CONTOUR INTERVALS ARE 1 FOOT.
9. AS OF DATE OF SURVEY, THE SURVEYED AREA CONTAINED 423 PARKING SPACES.

- IRF IRON REBAR (SIZE NOTED)
- IPF IRON PIPE/FOAM (SIZE NOTED)
- IRS #5 IRON REBAR SET
- IPWF PK NAL FLOOR
- ICF CONCRETE CONJUNCTION
- △ CALCULATED POINT (NO MOMENT)
- BOLLARD / POST
- MISCELLANEOUS ITEM (AS NOTED)
- SDO
- PEDESTAL
- ELECTRIC BOX
- ELECTRIC SWITCH BOX
- ELECTRIC METER
- STREET LIGHT LAMP
- ELECTRIC VAULT
- ELECTRIC MANHOLE
- DRAIN INLET (D)
- SANITARY SEWER MANHOLE (SM)
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WATER METER
- SPOUT
- FIRE DEPARTMENT CONNECTION
- WELL
- MARKER WITNESS POST
- UTILITY MANHOLE
- BUSH / SHAW
- TREE SIZE & TYPE



Food Service Consultant



**ISSUE FOR**  
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04.30.2025

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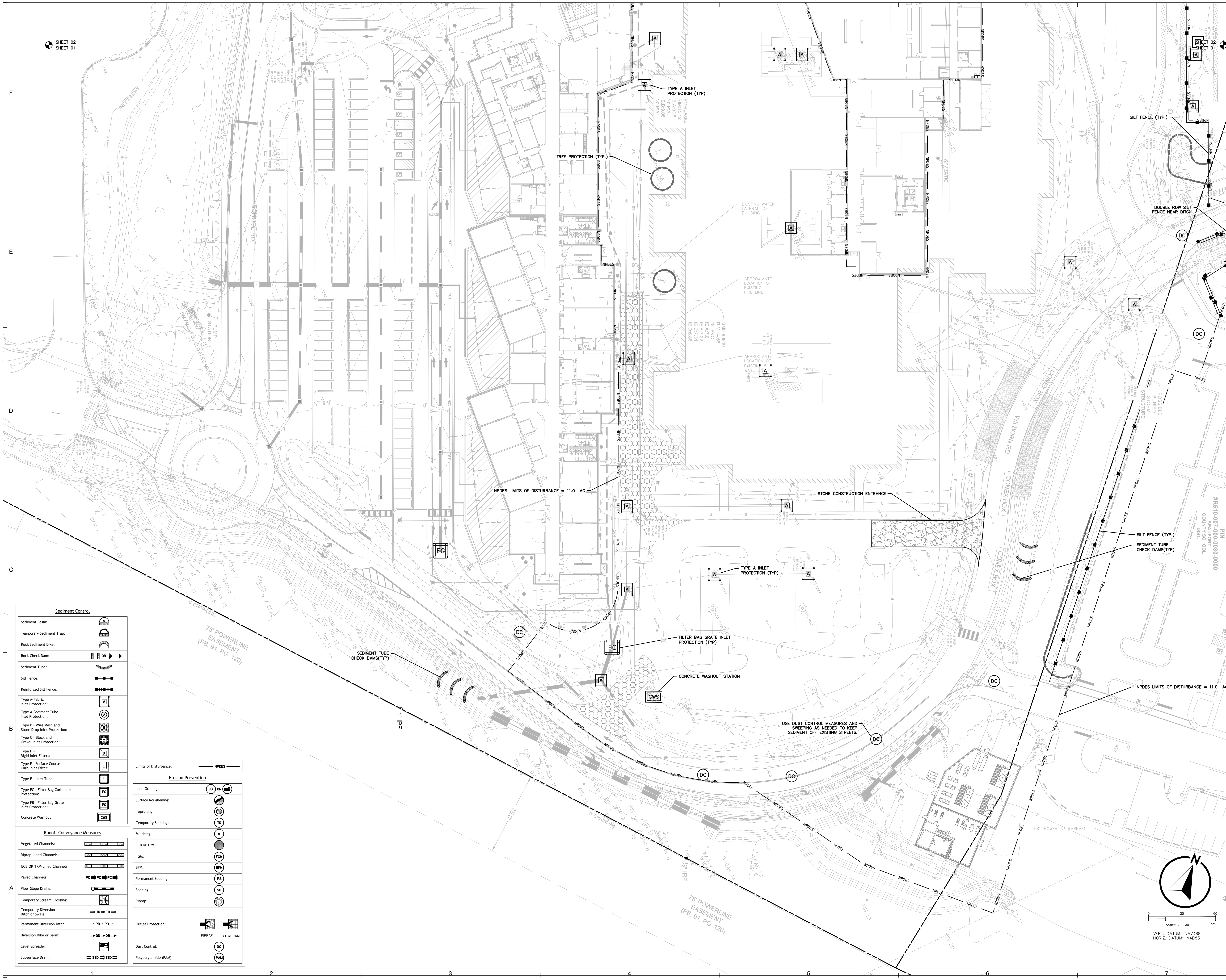
|                                       |  |
|---------------------------------------|--|
| <b>PROJECT TEAM</b>                   |  |
| PRINCIPAL IN CHARGE                   |  |
| <b>Don Baus</b>                       |  |
| PROJECT MANAGER                       |  |
| <b>Chris Tymoff</b>                   |  |
| DESIGN TEAM                           |  |
| <b>Designer</b>                       |  |
| <b>PROJECT NAME</b>                   |  |
| <b>HILTON HEAD ISLAND HIGH SCHOOL</b> |  |
| <b>70 Wilborn Rd.</b>                 |  |
| <b>Hilton Head Island, SC 29926</b>   |  |

PROJECT NO.  
4001848600

## EXISTING CONDITIONS

C102

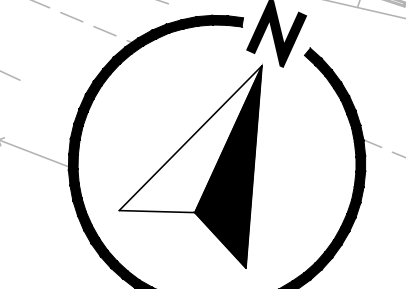




| Sediment Control                                    |  |
|-----------------------------------------------------|--|
| Sediment Basin:                                     |  |
| Temporary Sediment Trap:                            |  |
| Rock Sediment Dike:                                 |  |
| Rock Check Dam:                                     |  |
| Sediment Tube:                                      |  |
| Silt Fence:                                         |  |
| Reinforced Silt Fence:                              |  |
| Type A-Fabric Inlet Protection:                     |  |
| Type A-Sediment Tube Inlet Protection:              |  |
| Type B - Wire Mesh and Stone Drop Inlet Protection: |  |
| Type C - Block and Gravel Inlet Protection:         |  |
| Type D - Rigid Inlet Filters:                       |  |
| Type E - Surface Course Curb Inlet Filter:          |  |
| Type F - Inlet Tube:                                |  |
| Type FC - Filter Bag Curb Inlet Protection:         |  |
| Type FB - Filter Bag Grate Inlet Protection:        |  |
| Concrete Washout:                                   |  |

| Runoff Conveyance Measures          |  |
|-------------------------------------|--|
| Vegetated Channels:                 |  |
| Riprap-Lined Channels:              |  |
| ECB OR TRM-Lined Channels:          |  |
| Paved Channels:                     |  |
| Pipe Slope Drains:                  |  |
| Temporary Stream Crossing:          |  |
| Temporary Diversion Ditch or Swale: |  |
| Permanent Diversion Ditch:          |  |
| Diversion Dike or Berm:             |  |
| Level Spreader:                     |  |
| Subsurface Drain:                   |  |

| Limits of Disturbance: |  | NPDES |
|------------------------|--|-------|
| Erosion Prevention     |  |       |
| Land Grading:          |  | LO OR |
| Surface Roughening:    |  |       |
| Topsoiling:            |  |       |
| Temporary Seeding:     |  |       |
| Mulching:              |  |       |
| ECB or TRM:            |  |       |
| FGM:                   |  |       |
| BFA:                   |  |       |
| Permanent Seeding:     |  |       |
| Sodding:               |  |       |
| Riprap:                |  |       |
| Outlet Protection:     |  |       |
| Dust Control:          |  |       |
| Polyacrylamide (PAM):  |  |       |



0 30 60  
Scale: 1" = 30' Feet  
VERT. DATUM: NAVD88  
HORIZ. DATUM: NAD83

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**WHERE LEARNING LEADS THE WAY**

**BEAUFORT**  
COUNTY SCHOOL DISTRICT

Hilton Head Island High School  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

Civil Consultant:

**Ward Edwards**  
ENGINEERING

WE job no: 220506

Structural Consultant:

**MMSA, Inc.**  
Michael M. Simpson & Associates, Inc.  
Consulting Structural Engineers  
30 Palmetto Drive, Suite 100  
Crawley, S.C. 29815  
(864) 331-1201

M/E/P Consultant:

**Buford Goff & Associates**  
ENGINEERS AND PLANNERS  
EST. 1989

Landscape Consultant:

**SURCULUS**

Food Service Consultant:

\_\_\_\_\_

**SOUTH CAROLINA**  
WARD  
EDWARDS, INC.  
No. C00152  
EXPIRATION DATE 04/30/2025  
OFFICIAL SEAL

**SOUTH CAROLINA**  
PROFESSIONAL  
ENGINEER  
No. 22816  
04/30/2025  
OFFICIAL SEAL  
AILEEN R. MOORE

ISSUE FOR  
Construction Documents

ISSUE DATE  
04.30.2025

| REVISIONS NO. | REASON | DATE |
|---------------|--------|------|
|---------------|--------|------|

PROJECT TEAM

PRINCIPAL IN CHARGE  
**Don Baus**

PROJECT MANAGER  
**Chris Tymoff**

DESIGN TEAM  
**Designer**

**HILTON HEAD ISLAND HIGH SCHOOL**  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
**4001848600**

SHEET TITLE  
**INITIAL EROSION CONTROL**

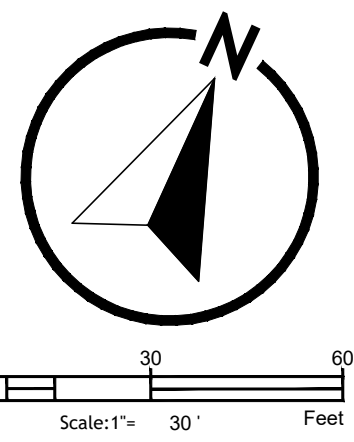
SHEET NUMBER  
**C201**

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D  
C  
B  
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VERT. DATUM: NAVD88  
HORIZ. DATUM: NAD83

SHEET 02  
SHEET 01

PIN  
#RS10-007-000-0227-0000  
BEAUFORT  
COUNTY  
SCHOOL  
DIST.

PIN  
#RS10-007-000-0118-0000  
BEAUFORT  
COUNTY  
SCHOOL  
DIST.

| Runoff Conveyance Measures          |  |
|-------------------------------------|--|
| Vegetated Channels:                 |  |
| Riprap-Lined Channels:              |  |
| ECB OR TRM-Lined Channels:          |  |
| Paved Channels:                     |  |
| Pipe Slope Drains:                  |  |
| Temporary Stream Crossing:          |  |
| Temporary Diversion Ditch or Swale: |  |
| Permanent Diversion Ditch:          |  |
| Diversion Dike or Berm:             |  |
| Level Spreader:                     |  |
| Subsurface Drain:                   |  |

| Sediment Control                                    |  |
|-----------------------------------------------------|--|
| Sediment Basin:                                     |  |
| Temporary Sediment Trap:                            |  |
| Rock Sediment Dike:                                 |  |
| Rock Check Dam:                                     |  |
| Sediment Tube:                                      |  |
| Silt Fence:                                         |  |
| Reinforced Silt Fence:                              |  |
| Type A Fabric Inlet Protection:                     |  |
| Type A Sediment Tube Inlet Protection:              |  |
| Type B - Wire Mesh and Stone Drop Inlet Protection: |  |
| Type C - Block and Gravel Inlet Protection:         |  |
| Type D - Rigid Inlet Filters:                       |  |
| Type E - Surface Course Curb Inlet Filter:          |  |
| Type F - Inlet Tube:                                |  |
| Type FC - Filter Bag Curb Inlet Protection:         |  |
| Type FB - Filter Bag Grate Inlet Protection:        |  |
| Concrete Washout:                                   |  |

| Limits of Disturbance: | NPDES |
|------------------------|-------|
| Erosion Prevention     |       |
| Land Grading:          |       |
| Surface Roughening:    |       |
| Topsoiling:            |       |
| Temporary Seeding:     |       |
| Mulching:              |       |
| ECB or TRM:            |       |
| FGM:                   |       |
| BFM:                   |       |
| Permanent Seeding:     |       |
| Sodding:               |       |
| Riprap:                |       |
| Outlet Protection:     |       |
| Dust Control:          |       |
| Polycrylamide (PAM):   |       |

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WHERE LEARNING LEADS THE WAY

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Hilton Head Island, SC 29926

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(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates  
ENGINEERS AND PLANNERS  
EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

WARD EDWARDS, INC.  
No. C00152

W. R. MOORE  
No. 22816  
04/30/2025

ISSUE FOR

Construction Documents

ISSUE DATE

04.30.2025

REVISIONS

NO. REASON DATE

PROJECT TEAM

PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Chris Tymoff  
DESIGN TEAM  
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

INITIAL EROSION CONTROL

SHEET NUMBER

C202

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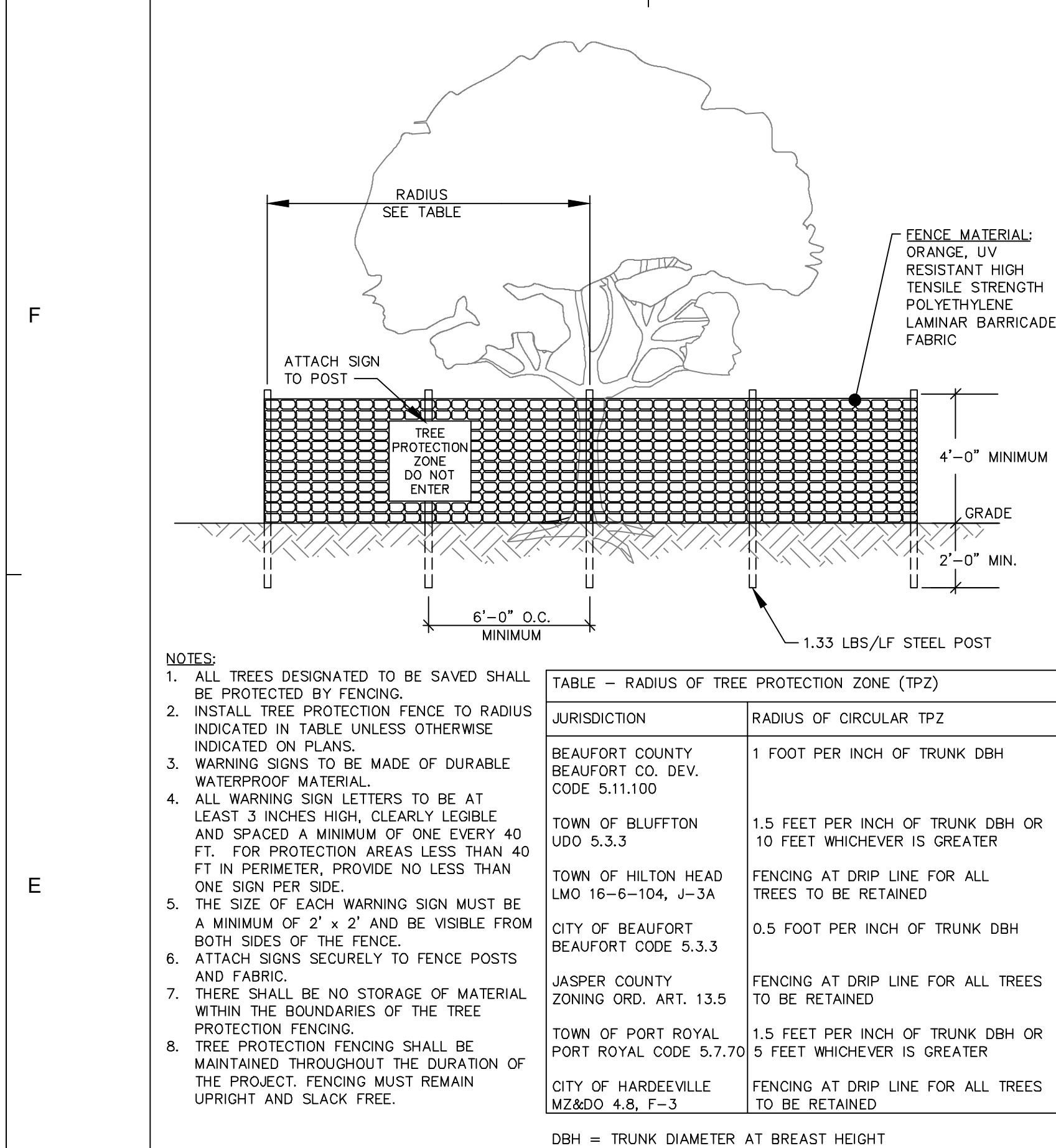
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NOTES:

1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADII INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE, AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

MAINTENANCE:

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:

- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AND TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL, OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

| RADIUS OF TREE PROTECTION ZONE (TPZ)                  |                                                                |  |  |
|-------------------------------------------------------|----------------------------------------------------------------|--|--|
| JURISDICTION                                          | RADIUS OF CIRCULAR TPZ                                         |  |  |
| BEAUFORT COUNTY<br>BEAUFORT CO. DEV.<br>CODE 5.11.100 | 1 FOOT PER INCH OF TRUNK DBH                                   |  |  |
| TOWN OF BLUFFTON<br>UDO 5.3.3                         | 1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER |  |  |
| TOWN OF HILTON HEAD<br>UDO 16-6-104, J-3A             | FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED              |  |  |
| CITY OF BEAUFORT<br>BEAUFORT CODE 5.3.3               | 0.5 FOOT PER INCH OF TRUNK DBH                                 |  |  |
| JASPER COUNTY<br>ZONING ORD. ART. 13.5                | FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED              |  |  |
| TOWN OF PORT ROYAL<br>PORT ROYAL CODE 5.7.70          | 1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER  |  |  |
| CITY OF HARDEEVILLE<br>MZ600 4.8, F-3                 | FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED              |  |  |
| DBH = TRUNK DIAMETER AT BREAST HEIGHT                 |                                                                |  |  |

| ADHESIVE                 | WATER DILUTION | NOZZLE TYPE  | APPLICATION (GAL./ACRES) |
|--------------------------|----------------|--------------|--------------------------|
| ANIONIC ASPHALT EMULSION | 7:1*           | COARSE SPRAY | 1,200                    |
| LATEX EMULSION           | 12.5:1*        | FINE SPRAY   | 235                      |
| RESIN-IN-WATER EMULSION  | 4:1*           | FINE SPRAY   | 300                      |

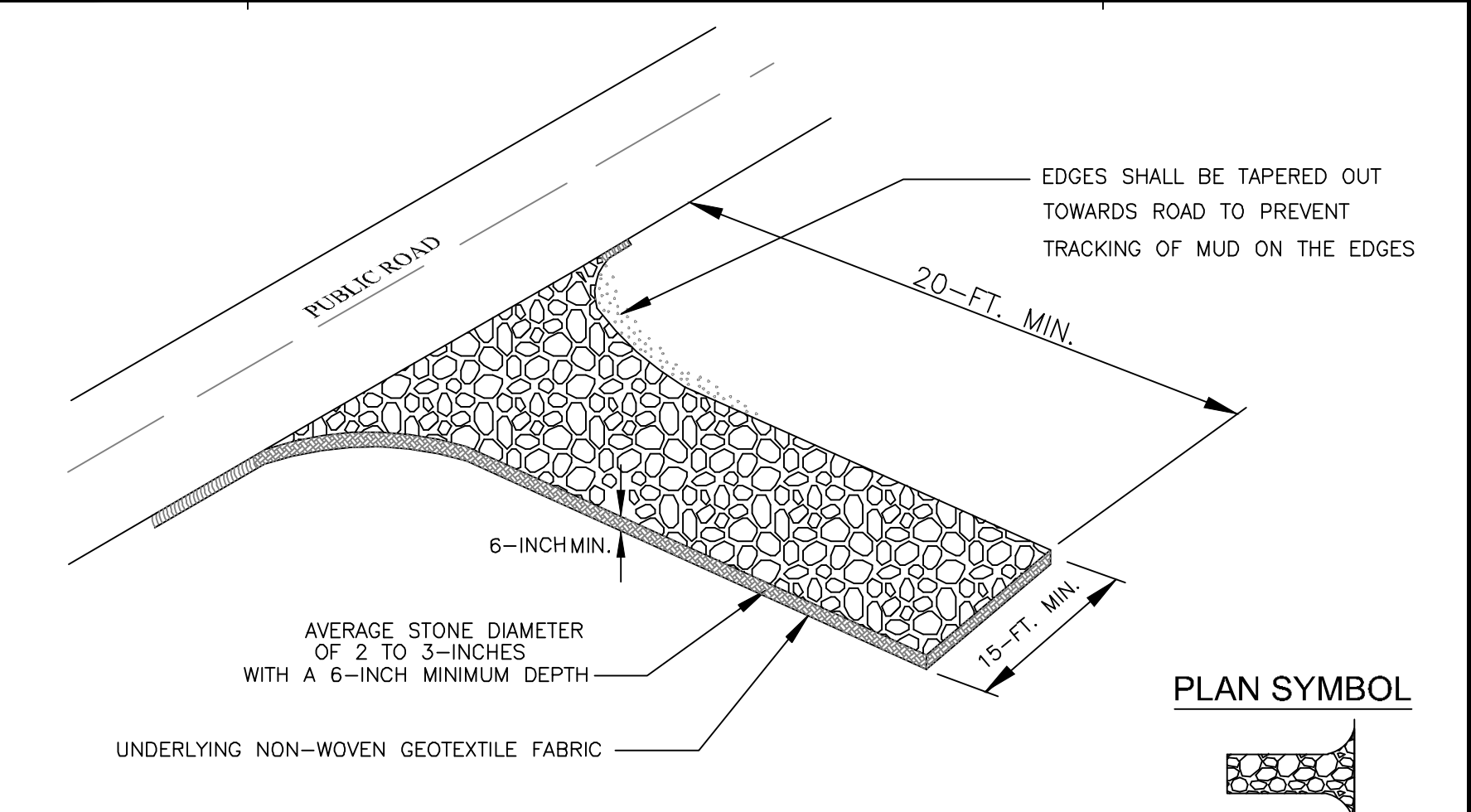
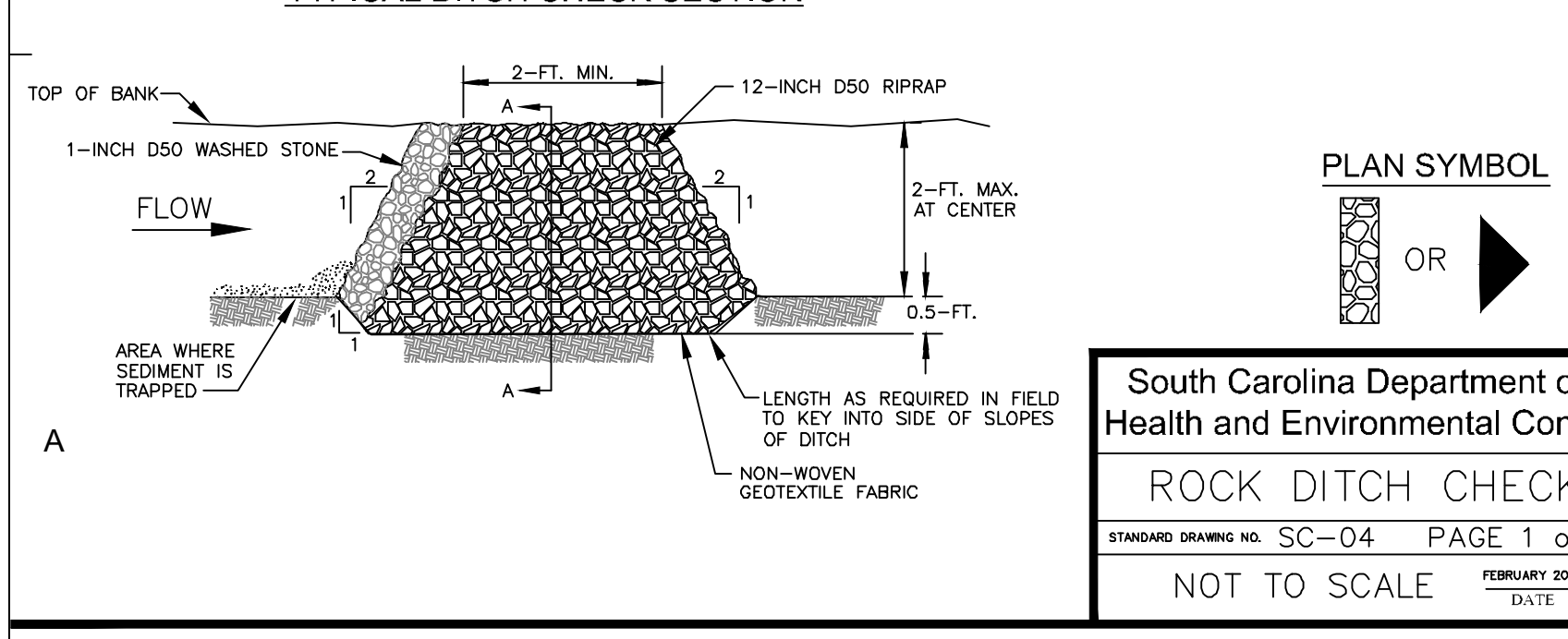
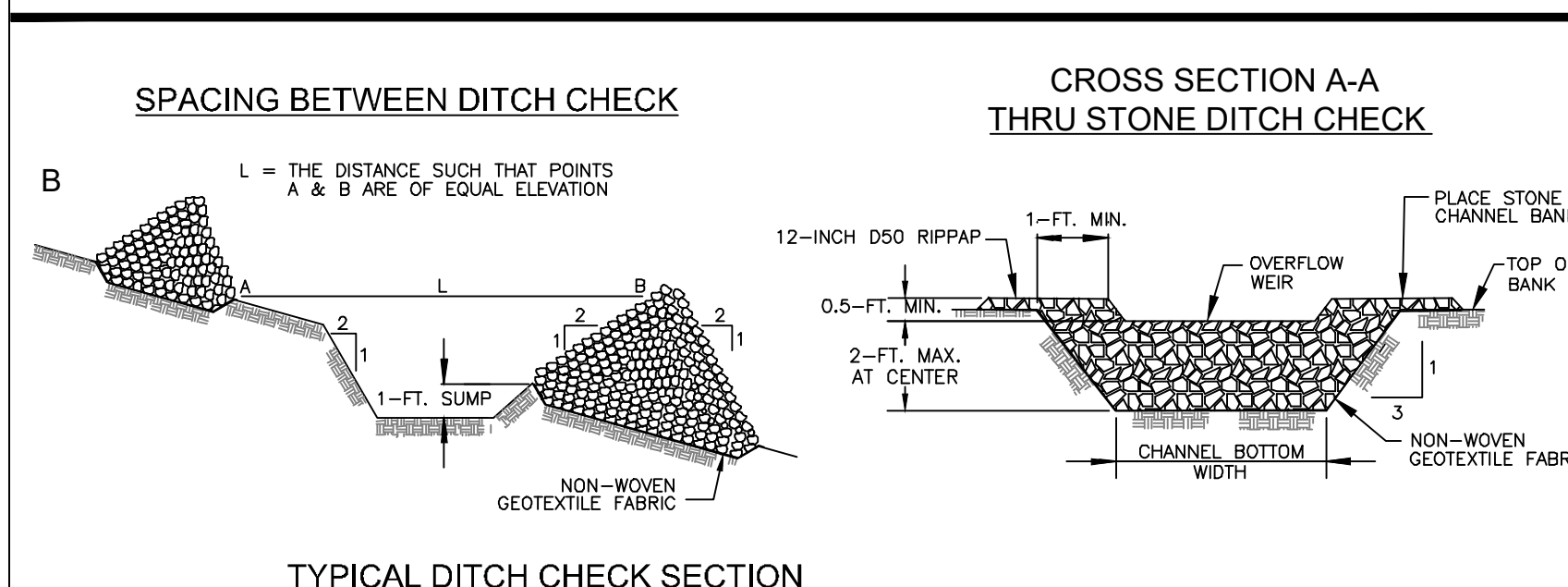
\*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

GENERAL NOTES:

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:

- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AND TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL, OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
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- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.



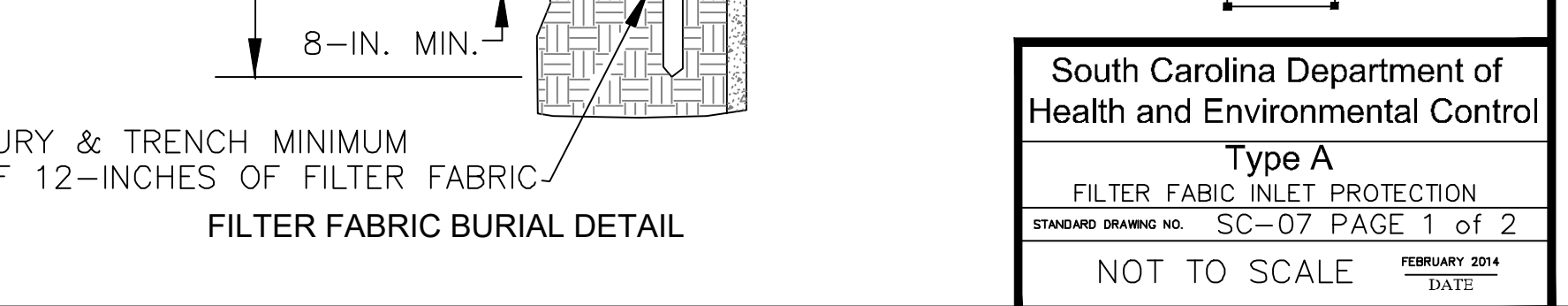
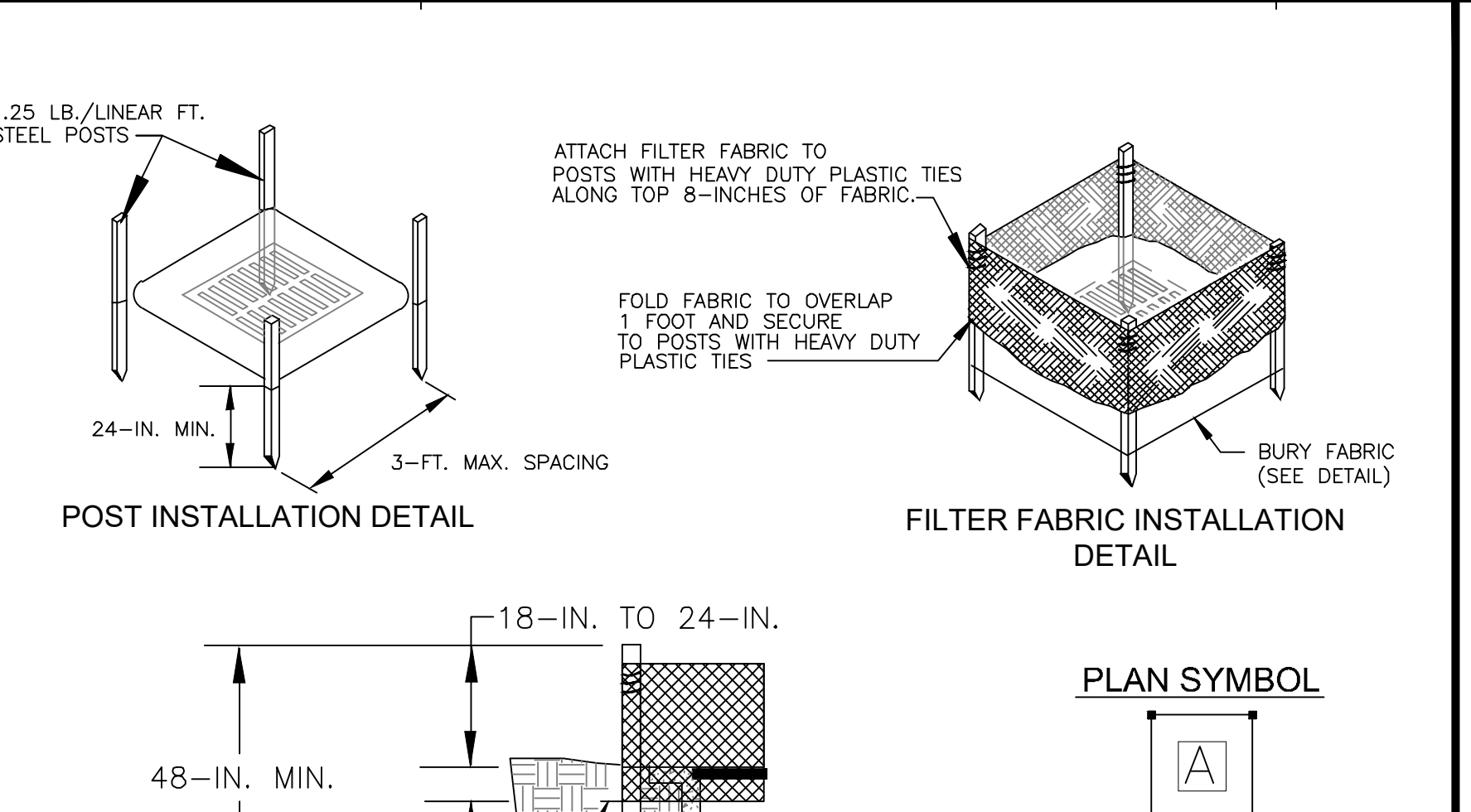
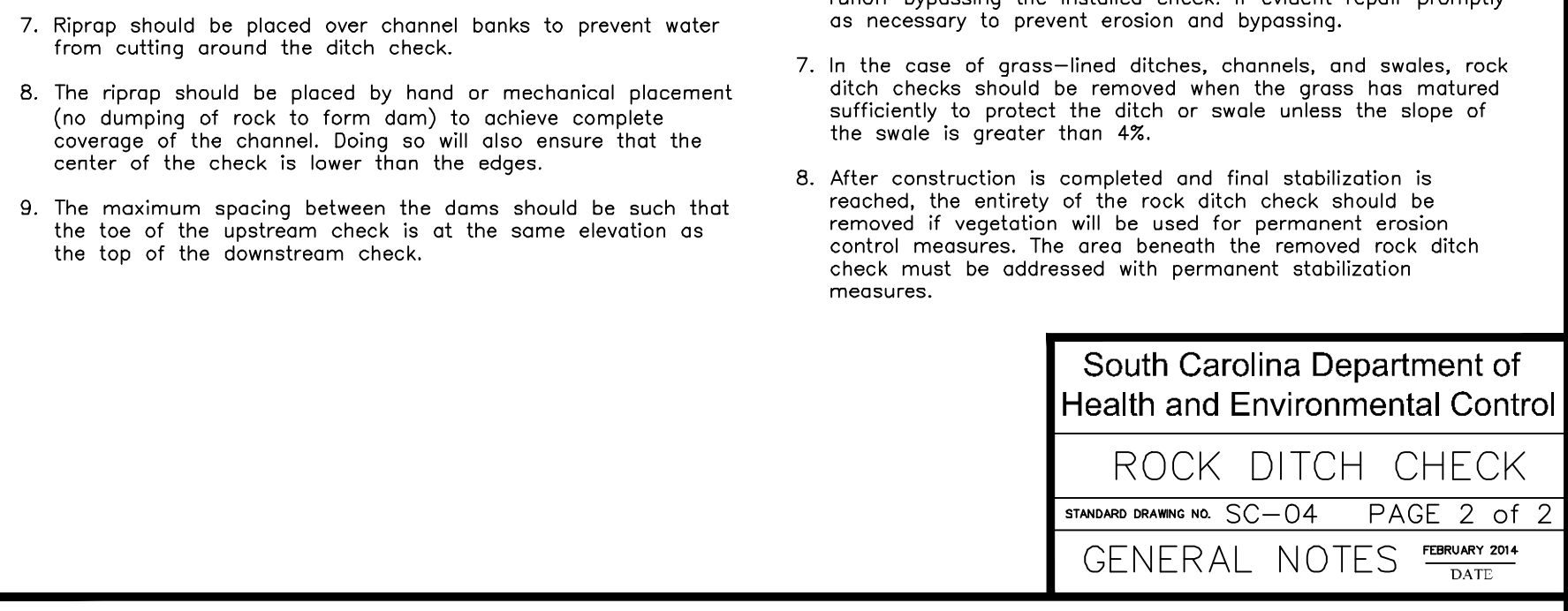
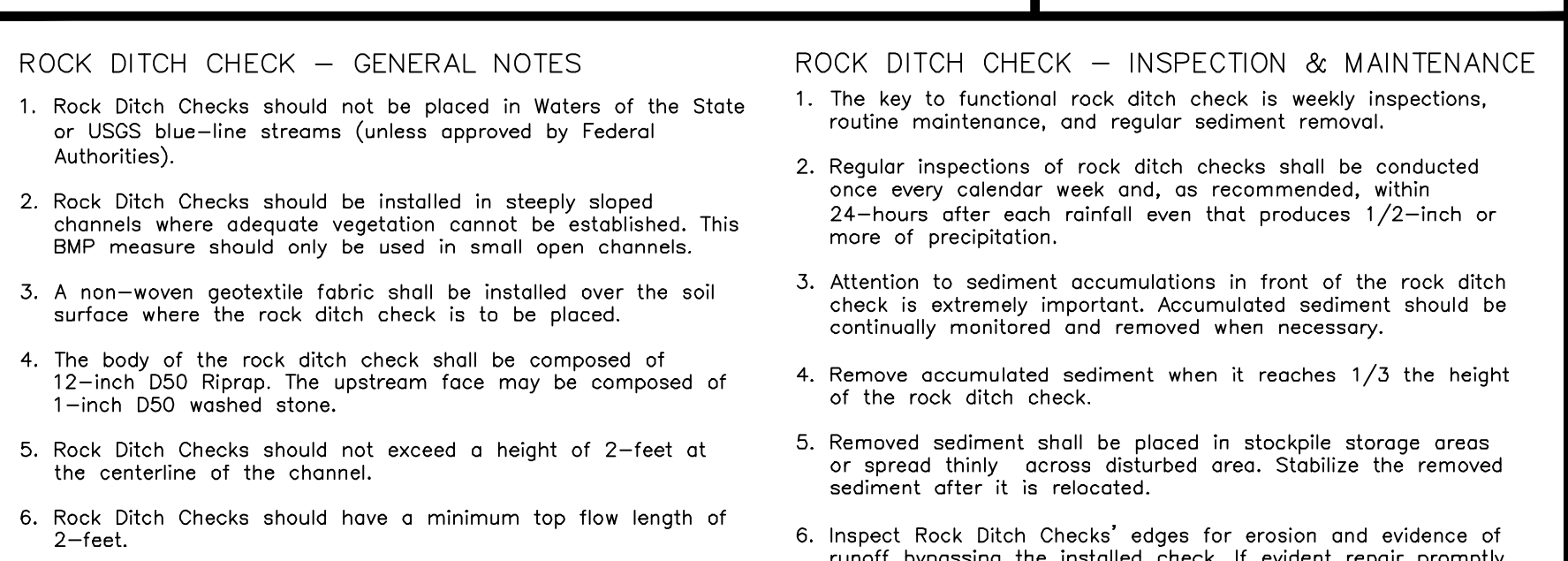
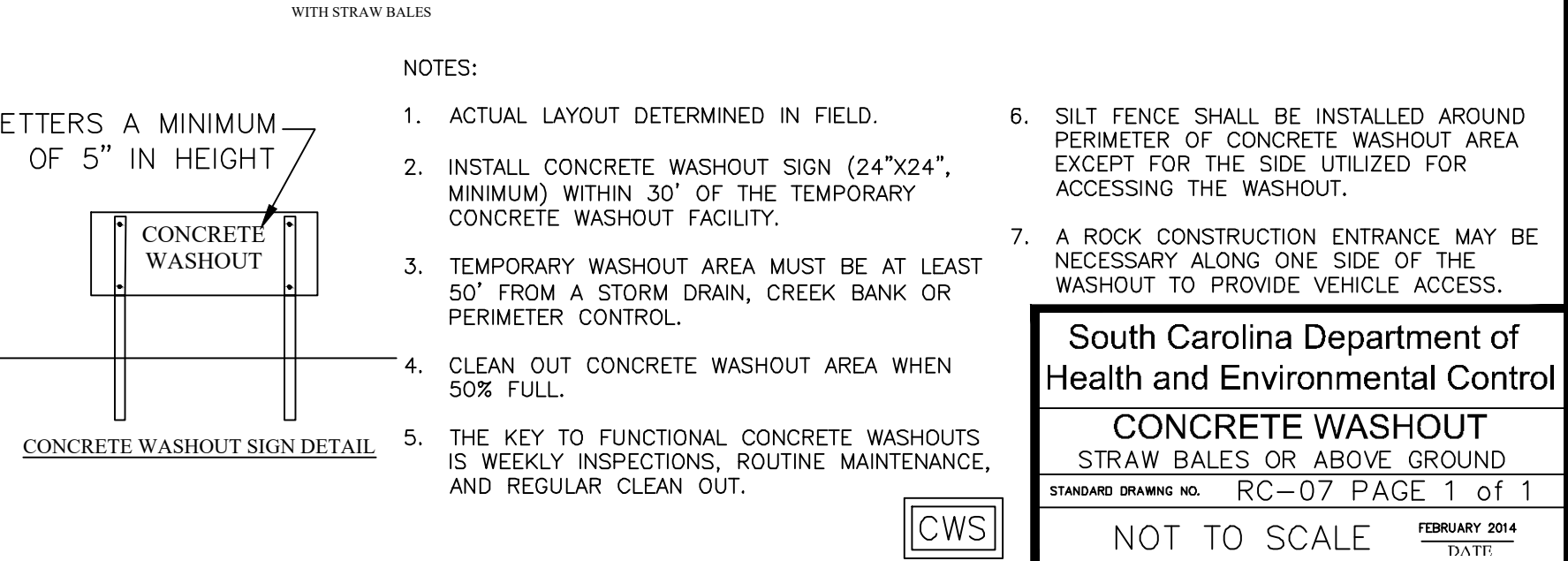
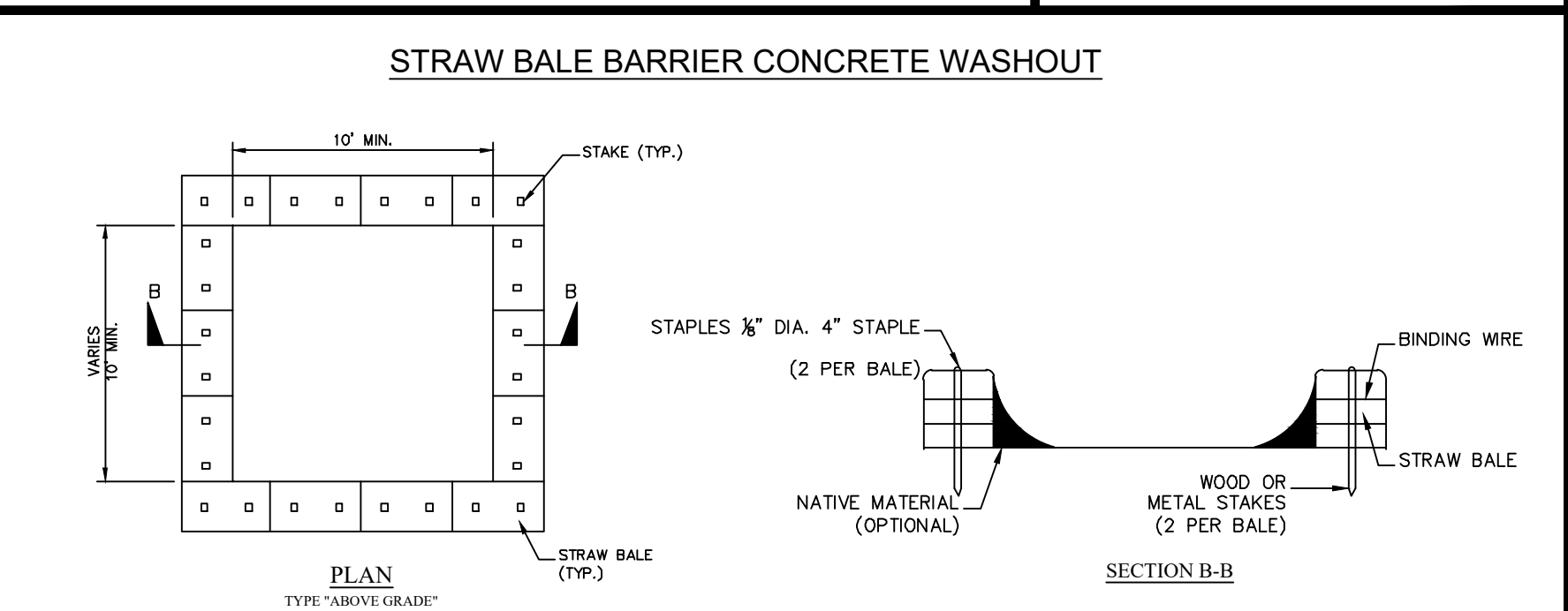
| SPECIFICATION       | SIZE             |
|---------------------|------------------|
| ROCK PAD THICKNESS  | 6 INCHES         |
| ROCK PAD WIDTH      | 15 FEET          |
| ROCK PAD LENGTH     | 20 FEET          |
| ROCK PAD STONE SIZE | D50 = 2-3 INCHES |

GENERAL NOTES:

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 15-feet wide by 20-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

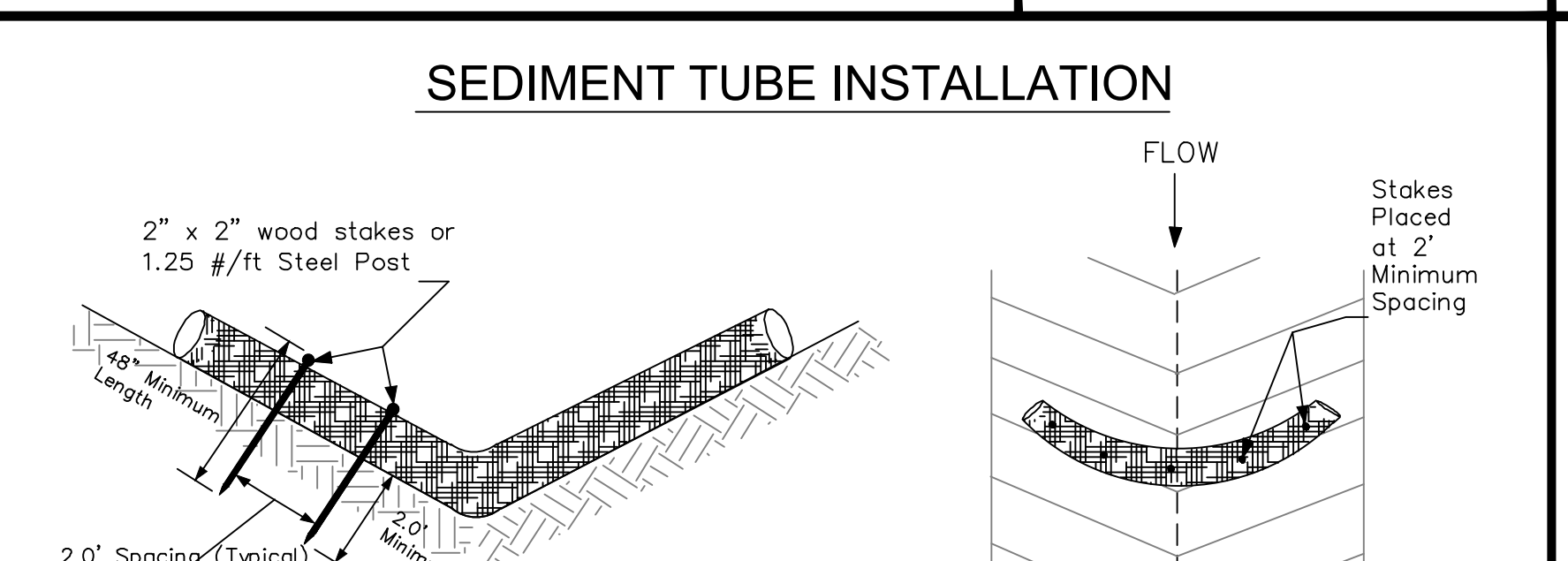
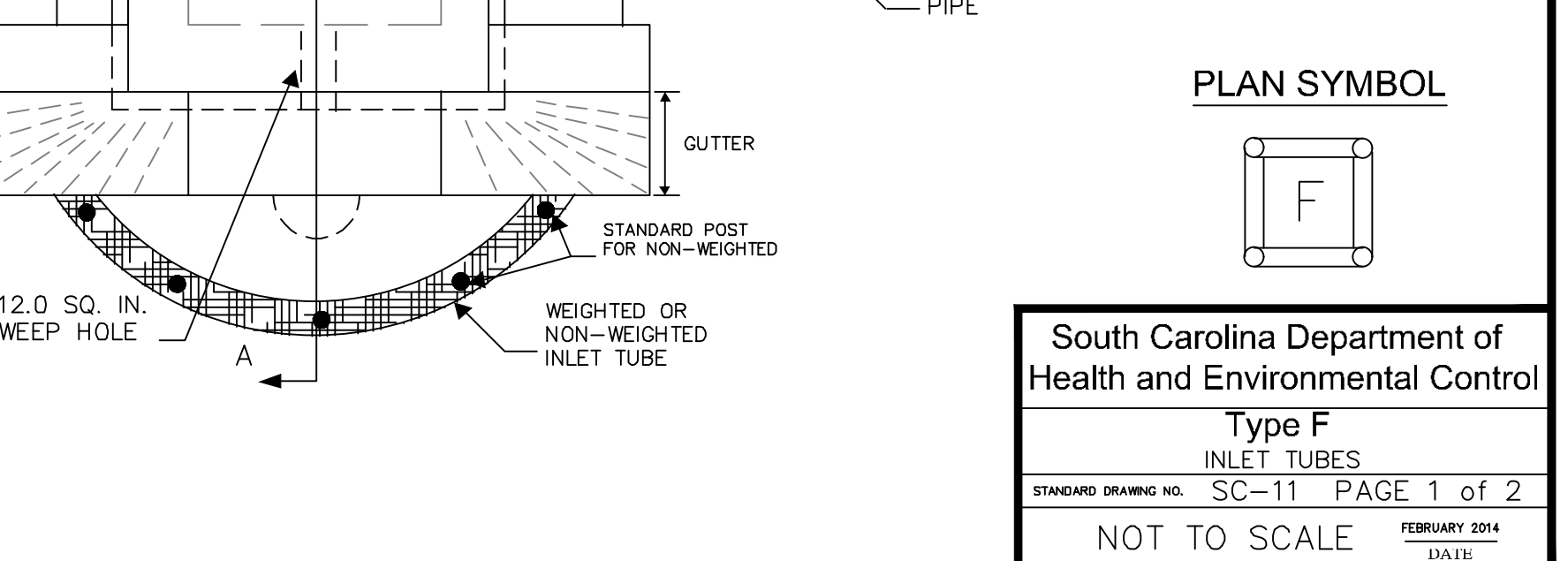
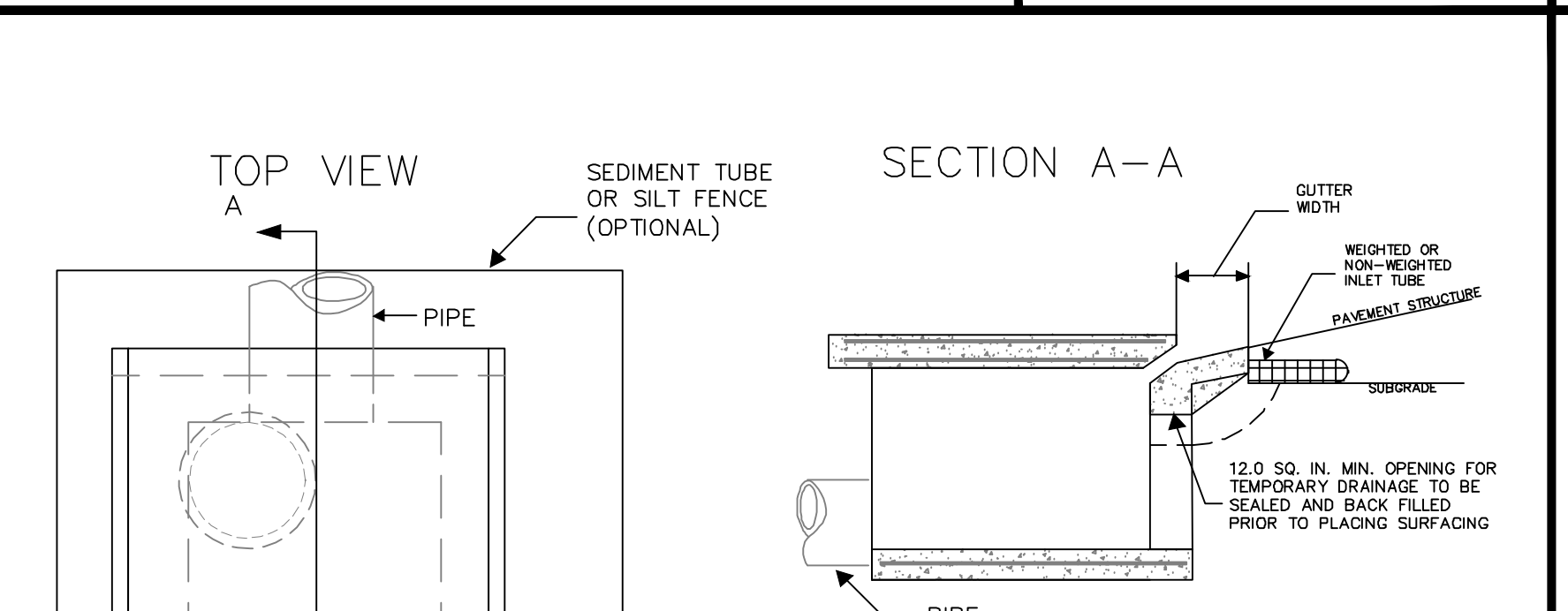
CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

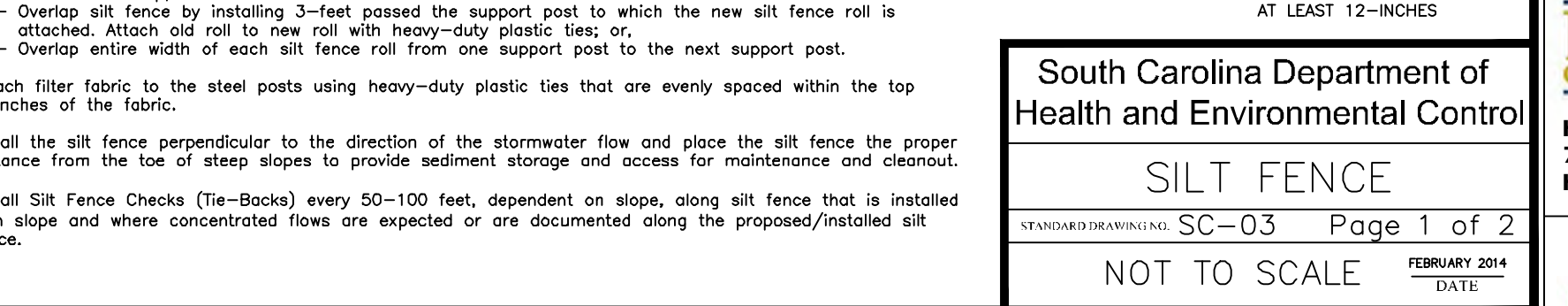
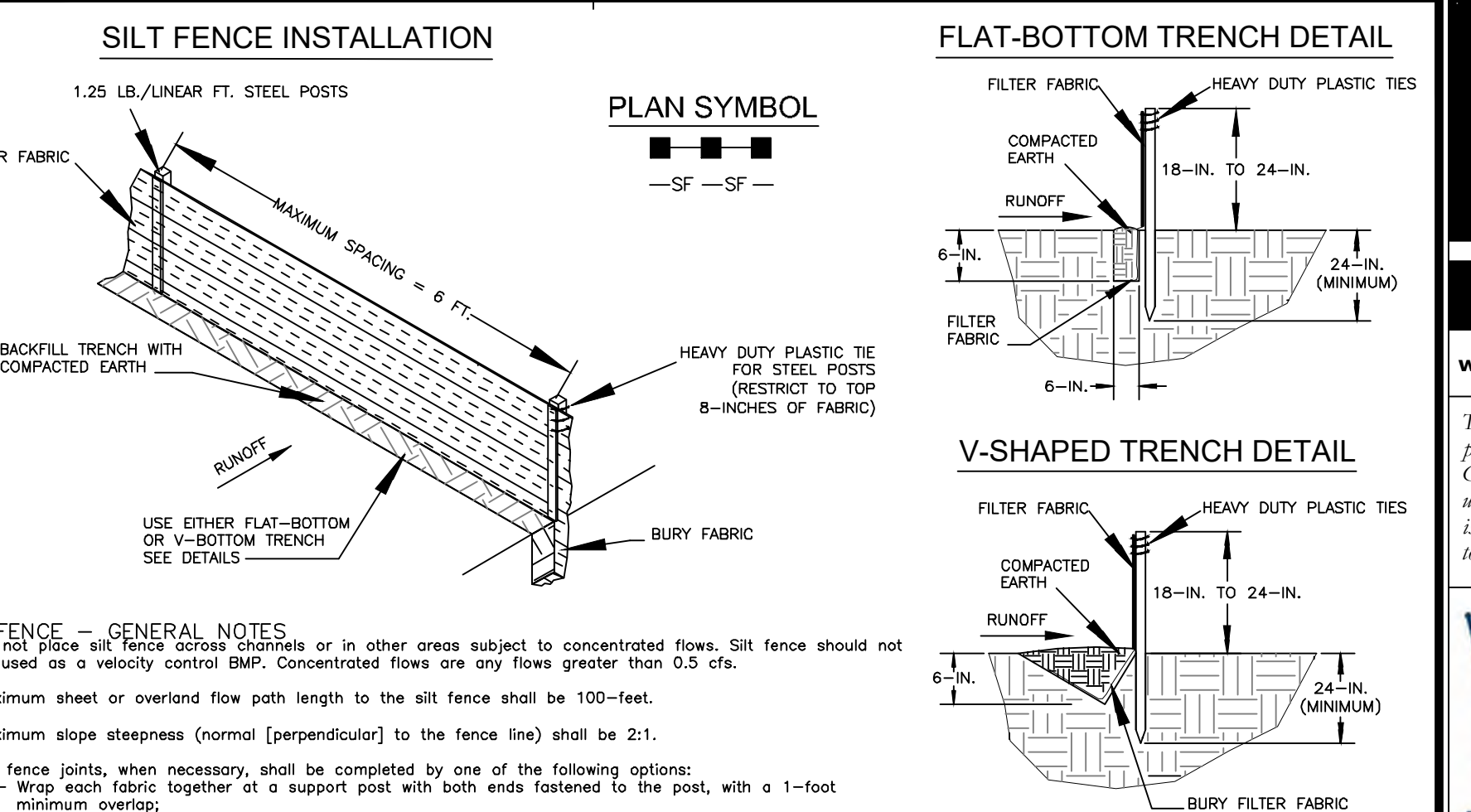


GENERAL NOTES:

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed areas. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Accumulated sediment should be removed, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

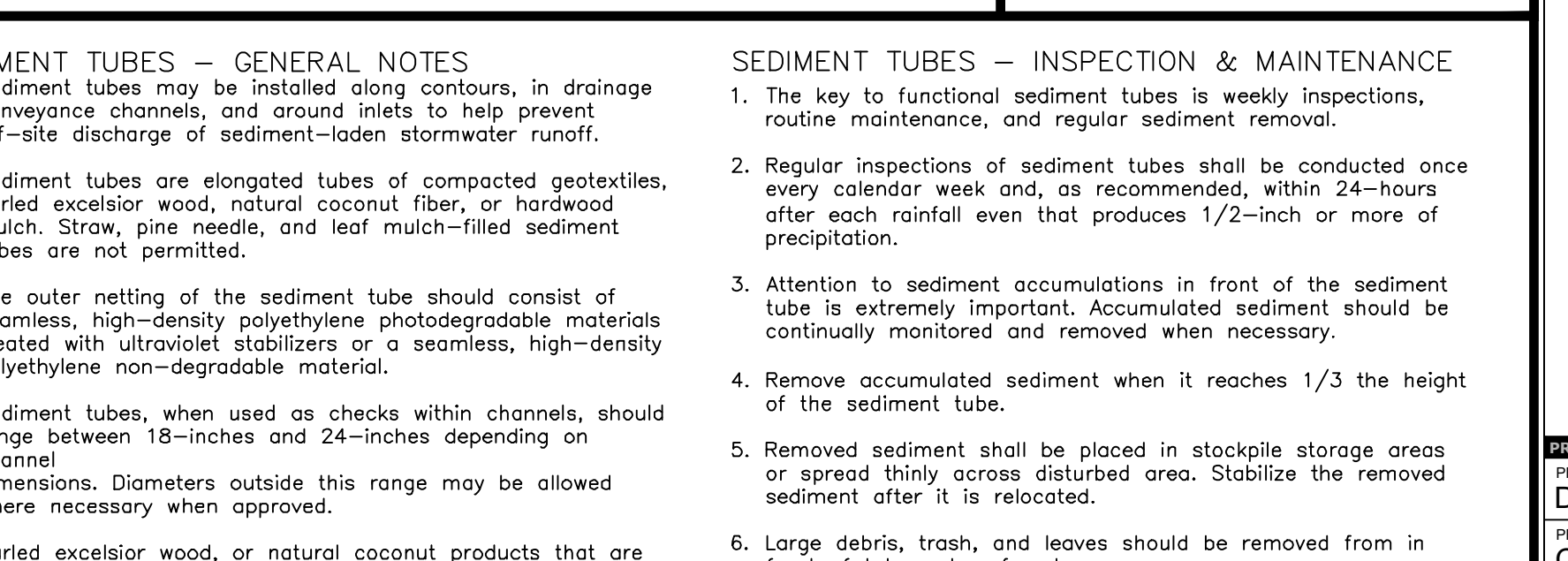
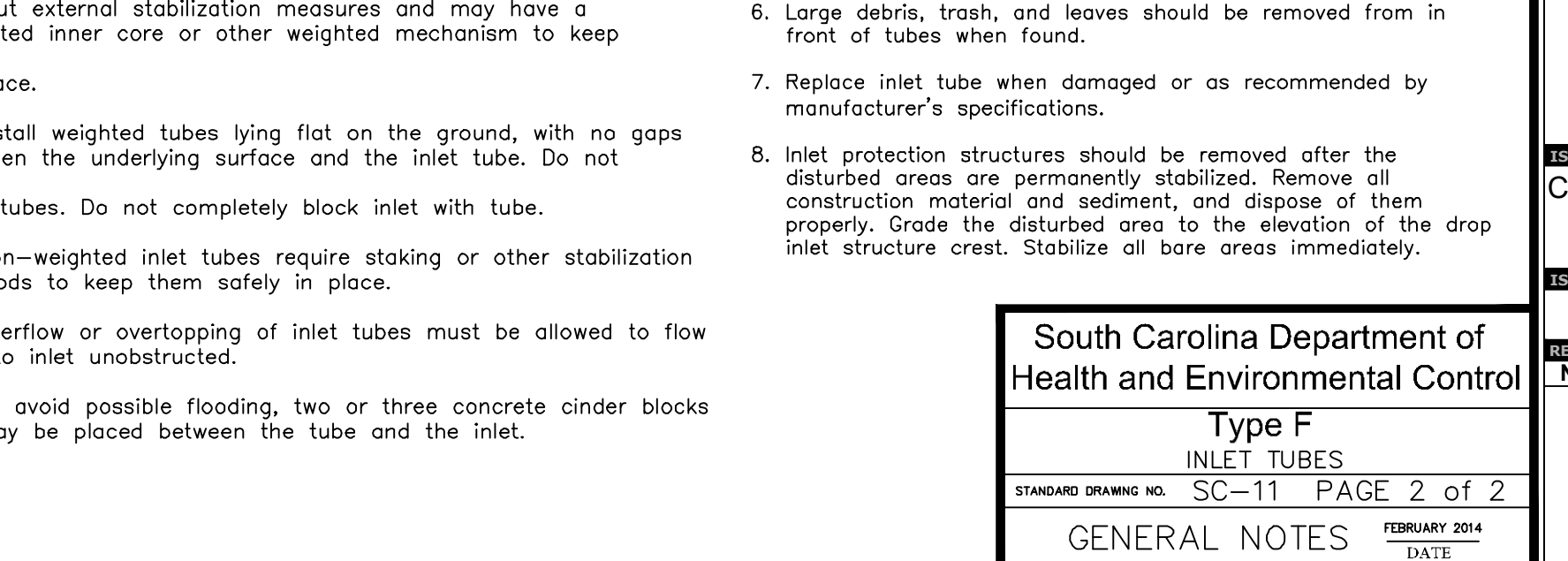
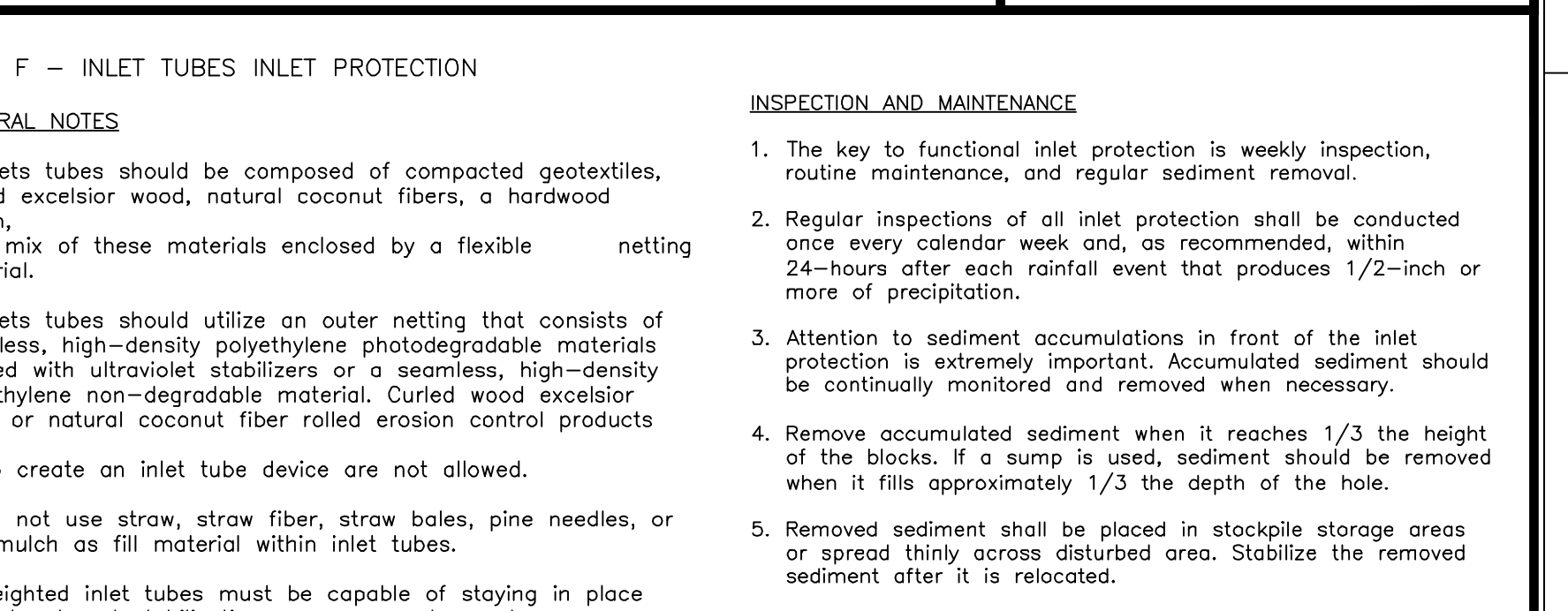


| SLOPE           | MAX. SEDIMENT TUBE SPACING |
|-----------------|----------------------------|
| LESS THAN 2%    | 150-FEET                   |
| 2%              | 100-FEET                   |
| 3%              | 75-FEET                    |
| 4%              | 50-FEET                    |
| 5%              | 40-FEET                    |
| 6%              | 30-FEET                    |
| GREATER THAN 6% | 25-FEET                    |



GENERAL NOTES:

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed areas. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Accumulated sediment should be removed, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.



| SLOPE           | MAX. SEDIMENT TUBE SPACING |
|-----------------|----------------------------|
| LESS THAN 2%    | 150-FEET                   |
| 2%              | 100-FEET                   |
| 3%              | 75-FEET                    |
| 4%              | 50-FEET                    |
| 5%              | 40-FEET                    |
| 6%              | 30-FEET                    |
| GREATER THAN 6% | 25-FEET                    |

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Hilton Head Island High School  
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Hilton Head Island, SC 29926

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WE job no: 220506

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Michael M. Simpson & Associates, Inc.  
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EST. 1968

Landscape Consultant:

**SURCULUS**

Food Service Consultant:

**SOUTH CAROLINA**  
WARD  
EDWARDS, INC.  
No. 000152

**SOUTH CAROLINA**  
PROFESSIONAL  
No. 22816  
04/30/2025  
TALL, M. ROSE

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|           |     |        |      |

PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Chris Tymoff  
DESIGN TEAM  
Designer

HILTON HEAD ISLAND HIGH SCHOOL  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

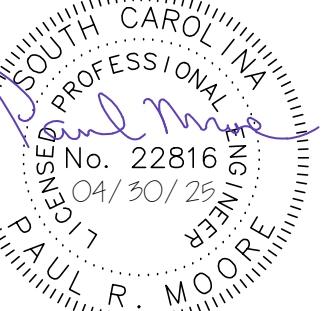
PROJECT NO.  
4001848600

PROJECT TITLE  
INITIAL EROSION CONTROL NOTES

SHEET NUMBER  
C203

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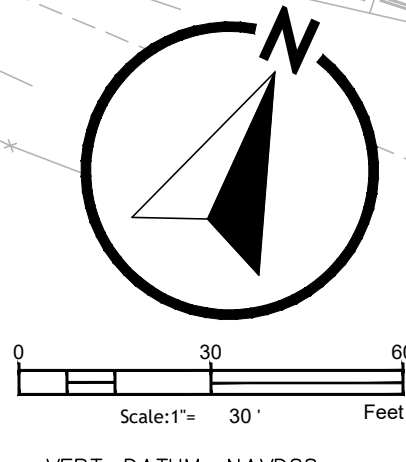




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| D.           | REASON | DATE |

ET NUMBER

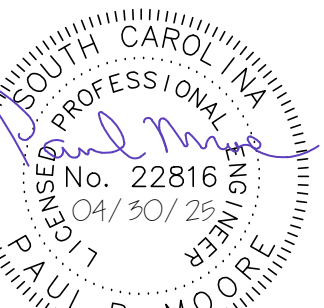
Page 44 of 1





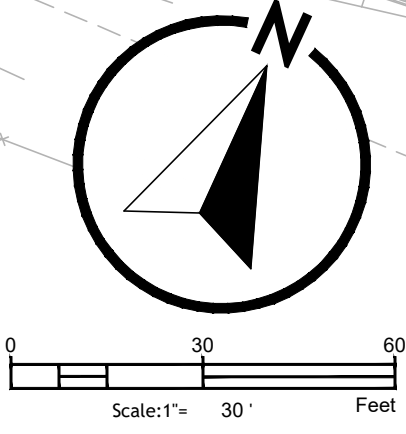






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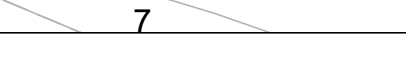
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**AS-BUILT SURVEY REQUIREMENTS**  
Contractor is responsible for providing an as-built topographic survey of the constructed project site. The survey shall conform to state and local government as-built requirements including, but not necessarily limited to the following:  
The survey shall be prepared and signed by a south carolina licensed land surveyor.  
A signed hard copy and autocad file shall be provided to the engineer.  
Elevations shall be based upon the same vertical datum used in the engineering plans.  
The drawing shall be on the sc nad83 state plane coordinate system.  
The survey shall include the following as-built information to include location and elevations:  
a. Property lines  
b. Buildings with finished floor elevations  
c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)  
d. ADA-accessible ramps  
e. Curb and gutter  
f. Sidewalks  
g. Signage  
h. Storm inlets with pipe diameter(s), frame, and invert  
i. Junction boxes with pipe diameter(s), frame, and invert  
j. Sanitary sewer manholes with frame and invert  
k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations  
l. Ditches to include top of bank, bottom of bank, and centerline  
m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom  
n. Weir elevations and dimensions  
o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters  
p. Emergency gateway dimensions and elevations  
q. Locations and inverts for all pipes discharging into the pond  
r. All other visible site features to include valves, fids, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.

| Storm Sewer/Drainage Legend |          |        |
|-----------------------------|----------|--------|
|                             | Proposed |        |
| Drop Inlet                  |          | DI: A1 |
| Curb Inlet (with Grate)     |          | CI: A1 |
| Type 16 Curb Inlet          |          | CI: A1 |
| Valley Gutter Inlet         |          | VI: A1 |
| Trench Drain                |          | TD: A1 |
| Weir Inlet                  |          | WI: A1 |
| Yard Inlet                  |          | YI: A1 |
| Junction Box                |          | JB: A1 |
| Cleanout                    |          | CO     |
| Downspout                   |          |        |
| Storm Drain                 |          |        |
| Underdrain                  |          |        |
| Road Drain Collector        |          |        |
| Flared End Section          |          |        |
| Headwall                    |          |        |
| Headwall with Wings         |          |        |
| Outlet Control Structure    |          |        |
| Ditch Centerline            |          |        |
| Direction of Flow           |          |        |

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STATE OF SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER

License No. 22816

04/30/2025

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PROJECT TEAM

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Chris Tymoff

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PROJECT NO.  
4001848600

SHEET TITLE  
DRAINAGE

SHEET NUMBER  
C601

Page 50 of 155







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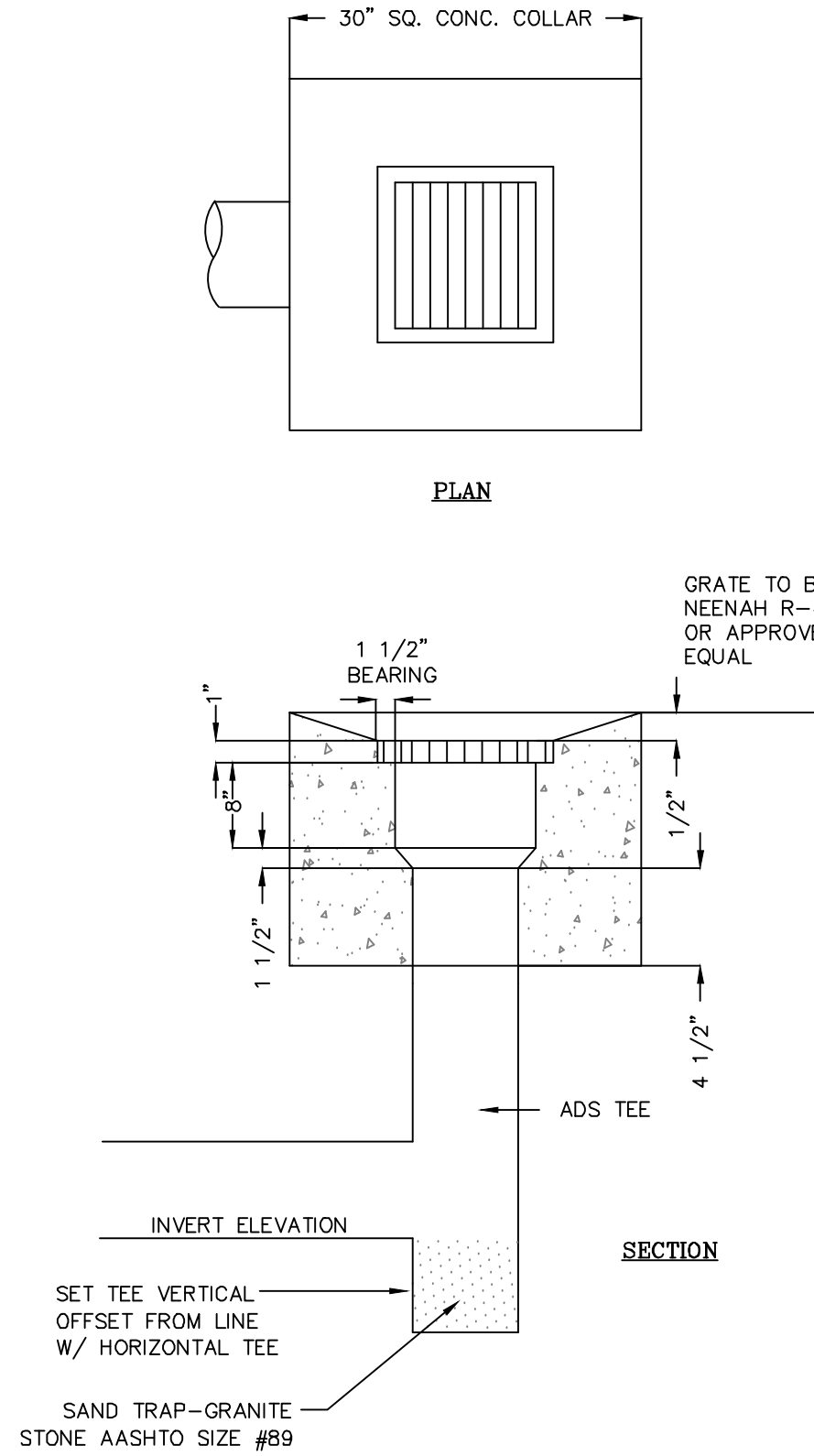
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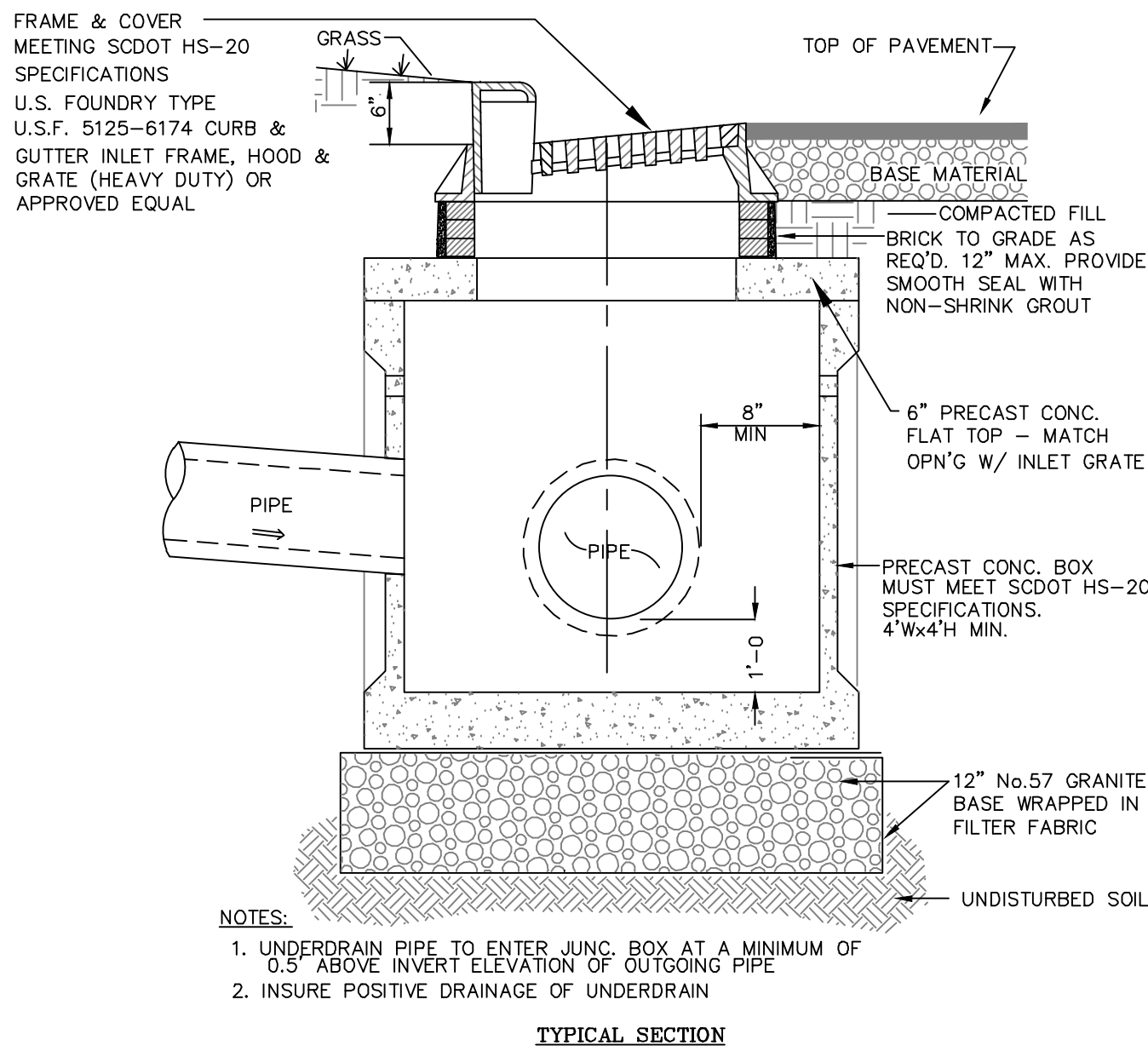
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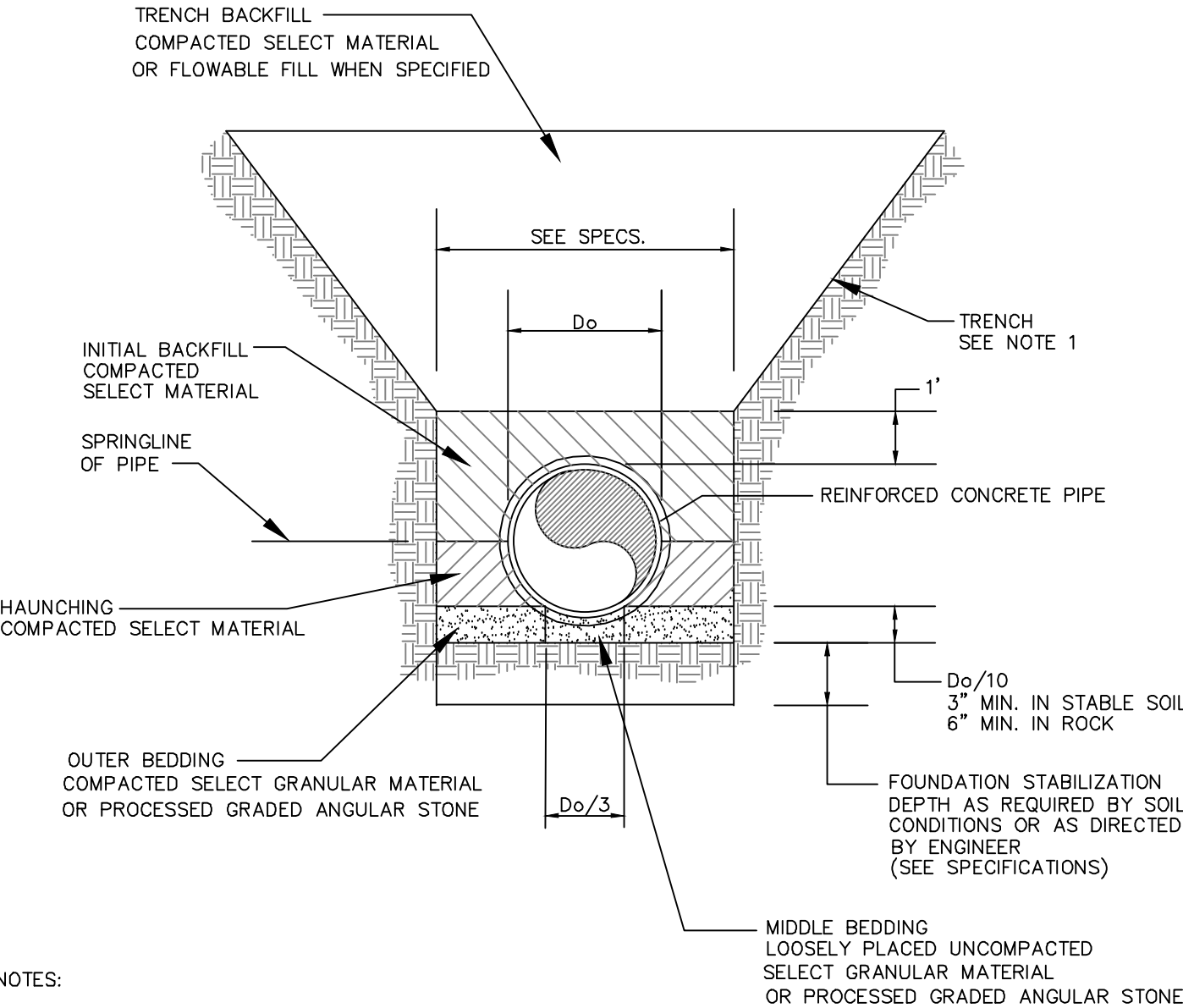
YARD INLET

DETAIL 02630-020

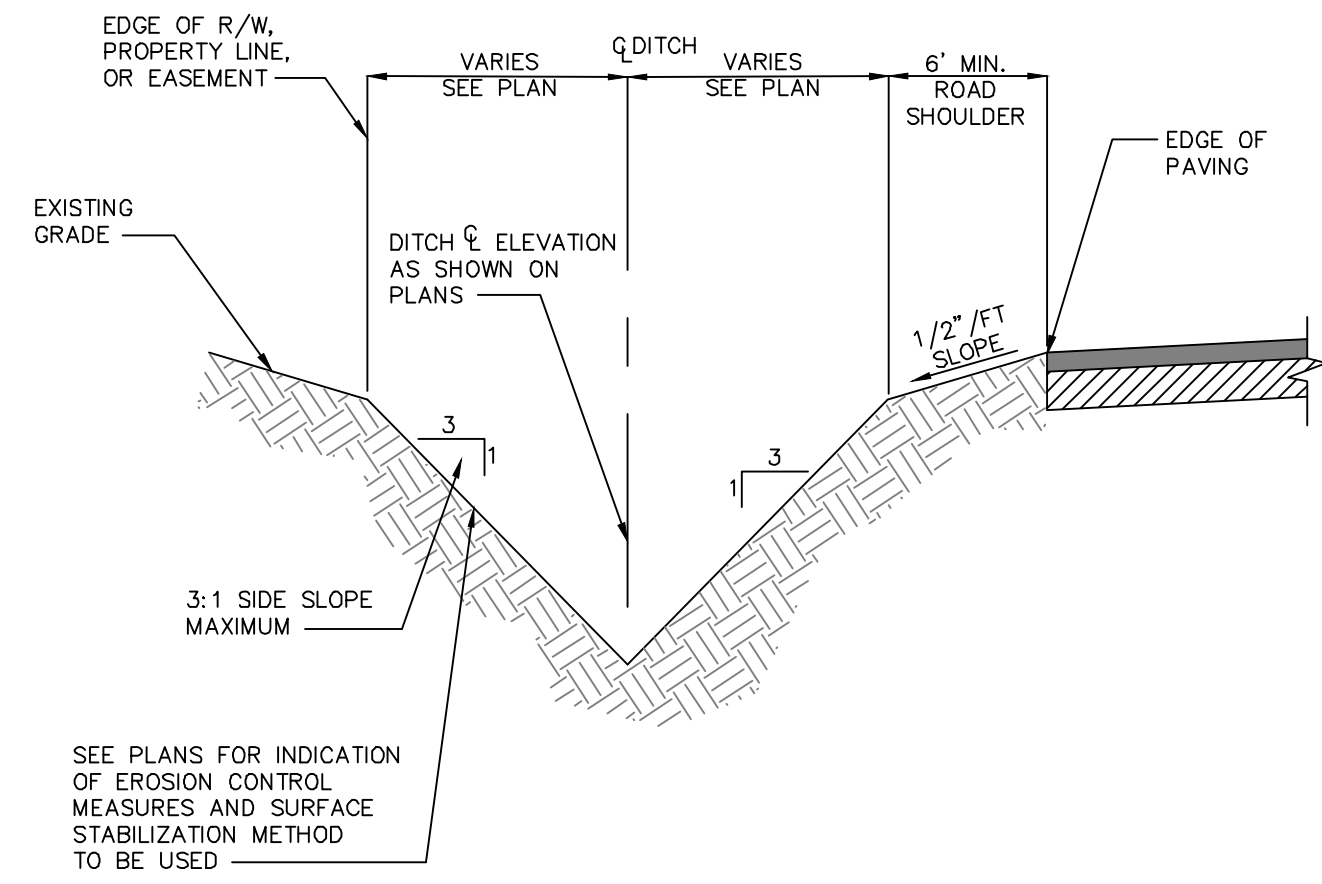


CURB INLET WITH FRAME AND COVER

DETAIL 02630-028

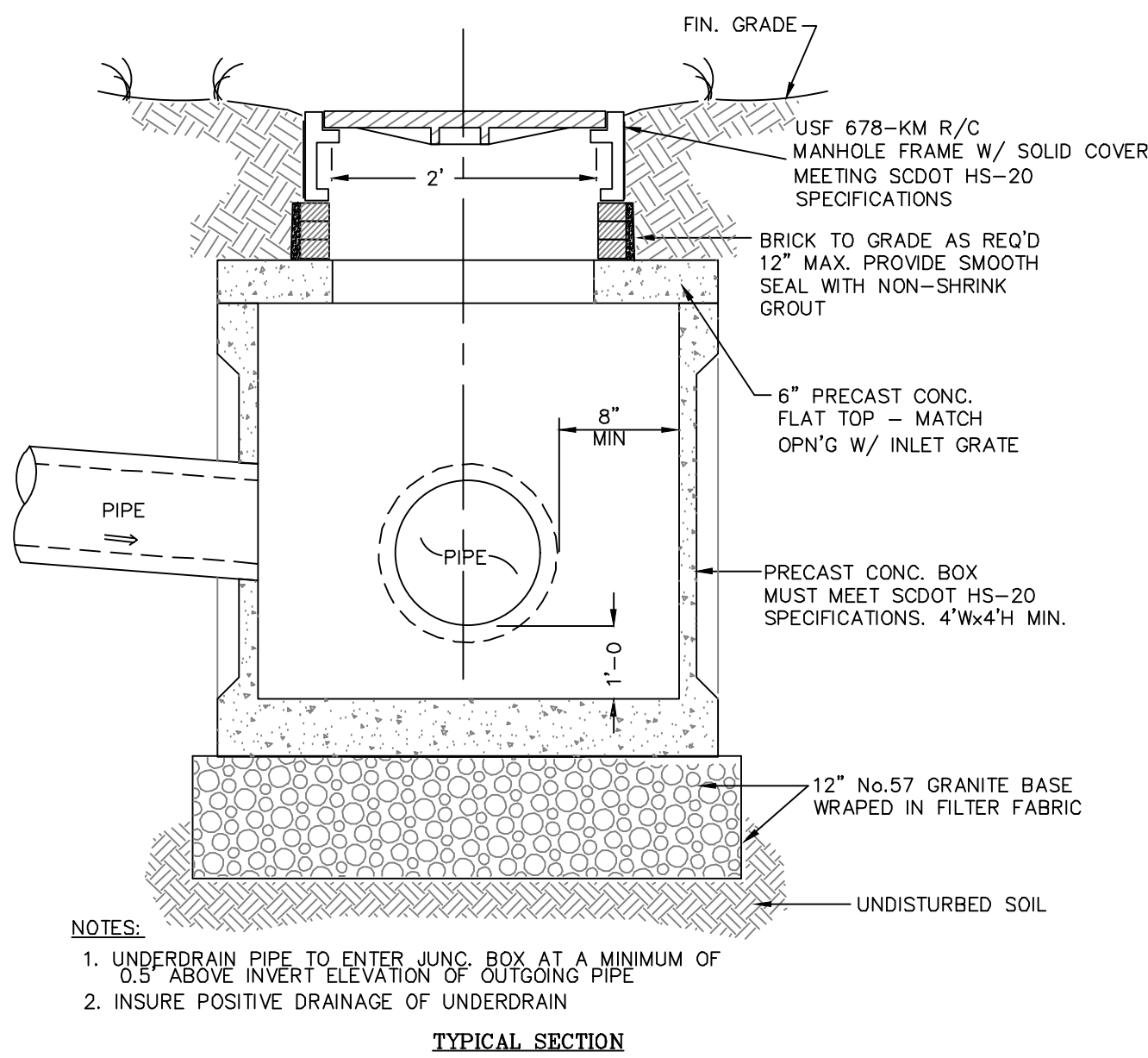


EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



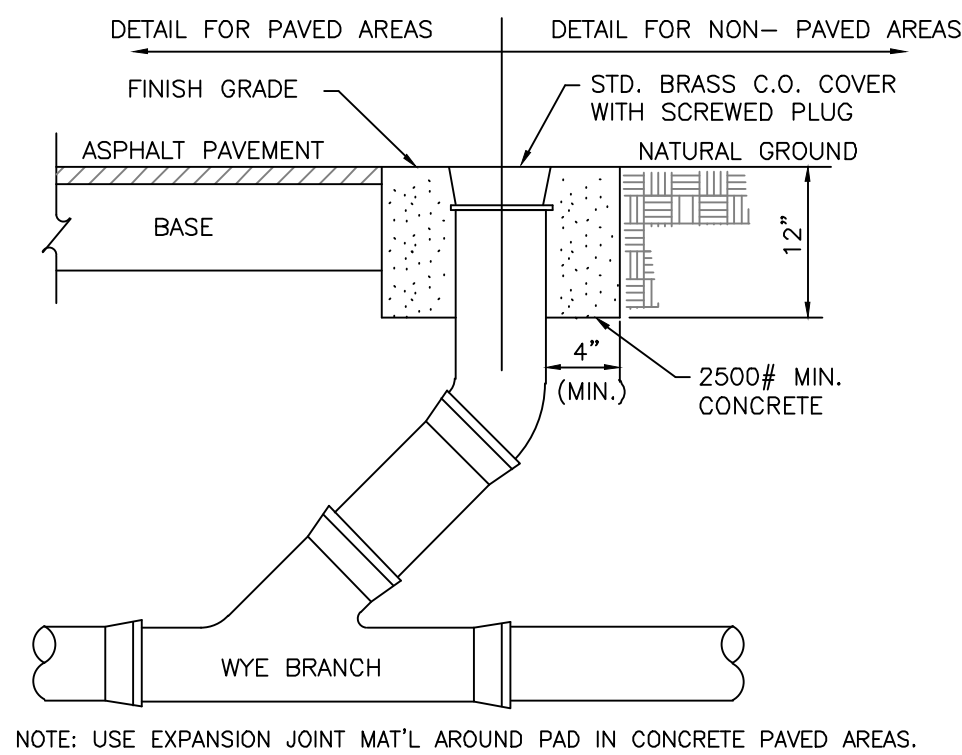
TYPICAL V-SHAPED DITCH CROSS SECTION

DETAIL 02630-024

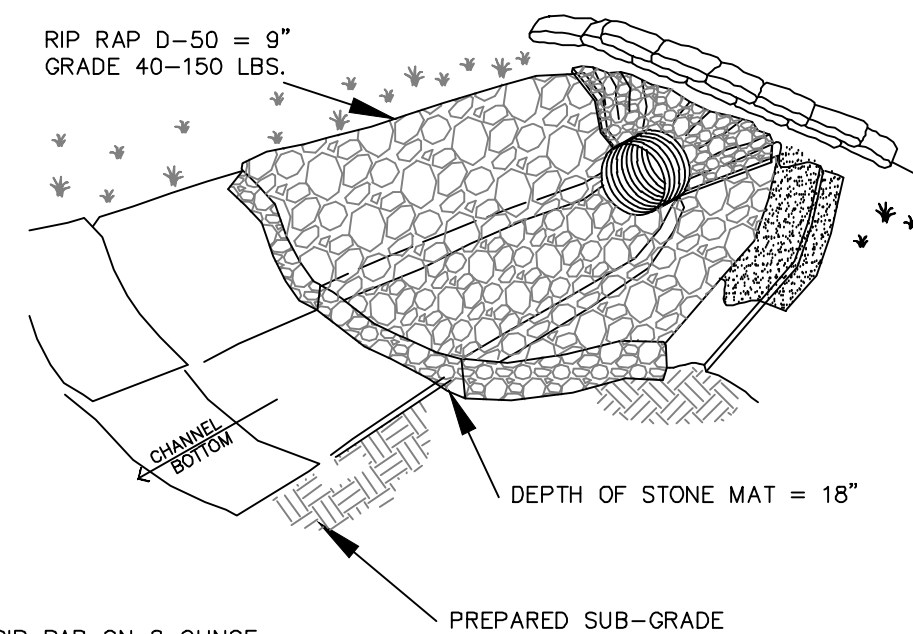


JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030

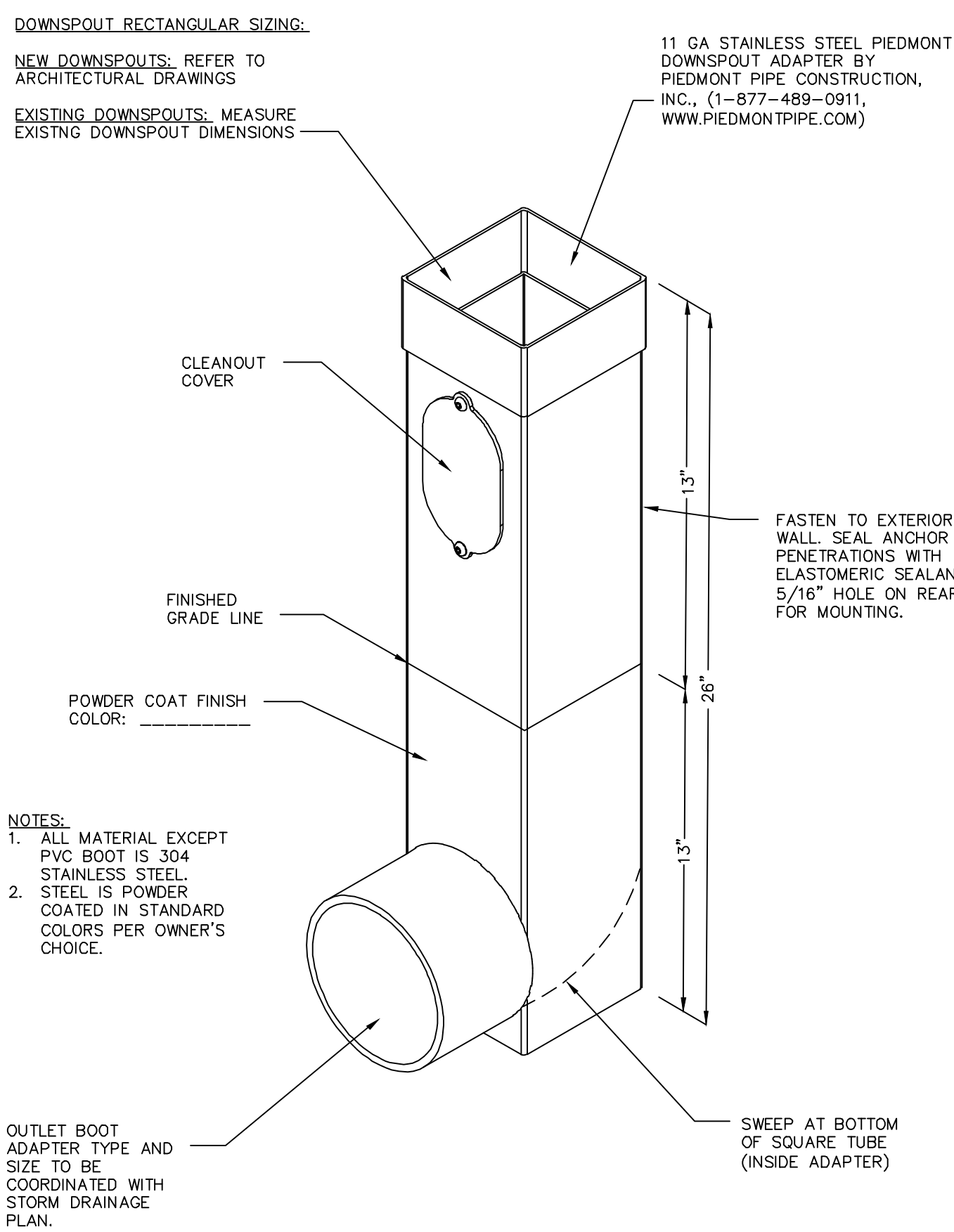


CLEANOUT DETAIL

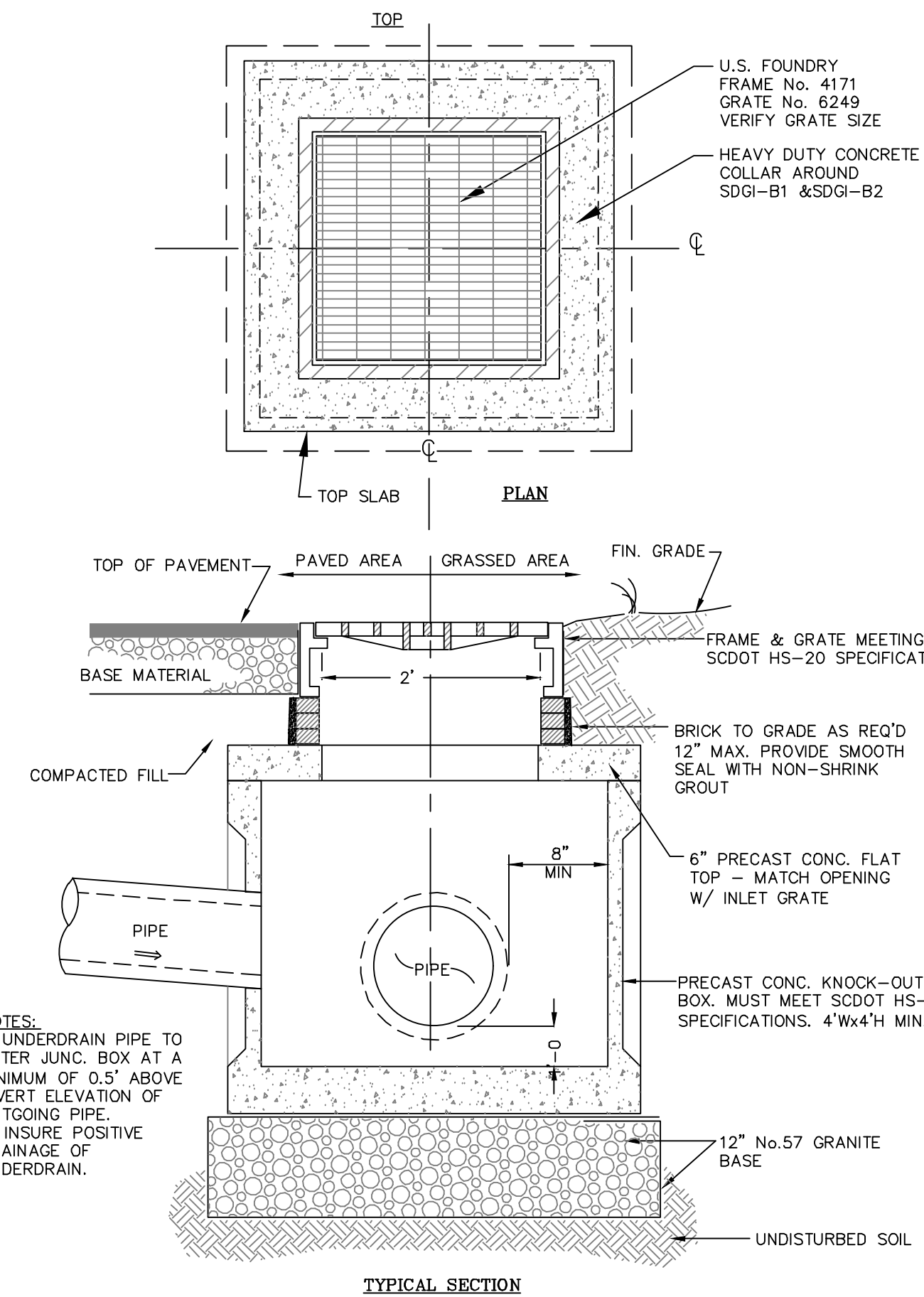


RIP RAP OUTLET STABILIZATION DETAIL

DETAIL #02370-009



GUTTER DOWNSPOUT ADAPTER



GRATE INLET

DETAIL 02630-027

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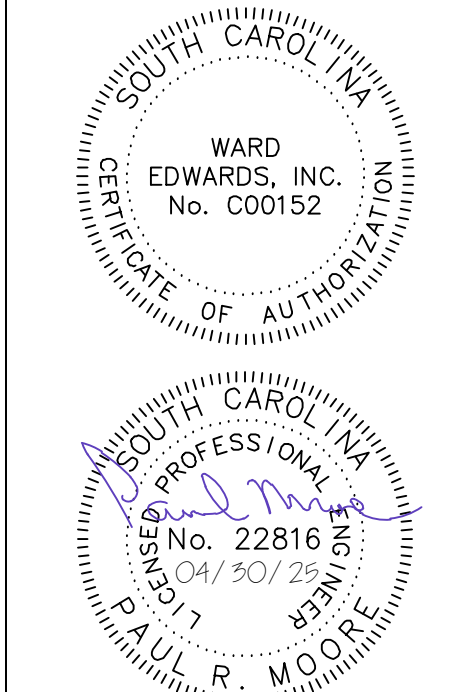
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



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PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Chris Tymoff  
DESIGN TEAM  
Designer

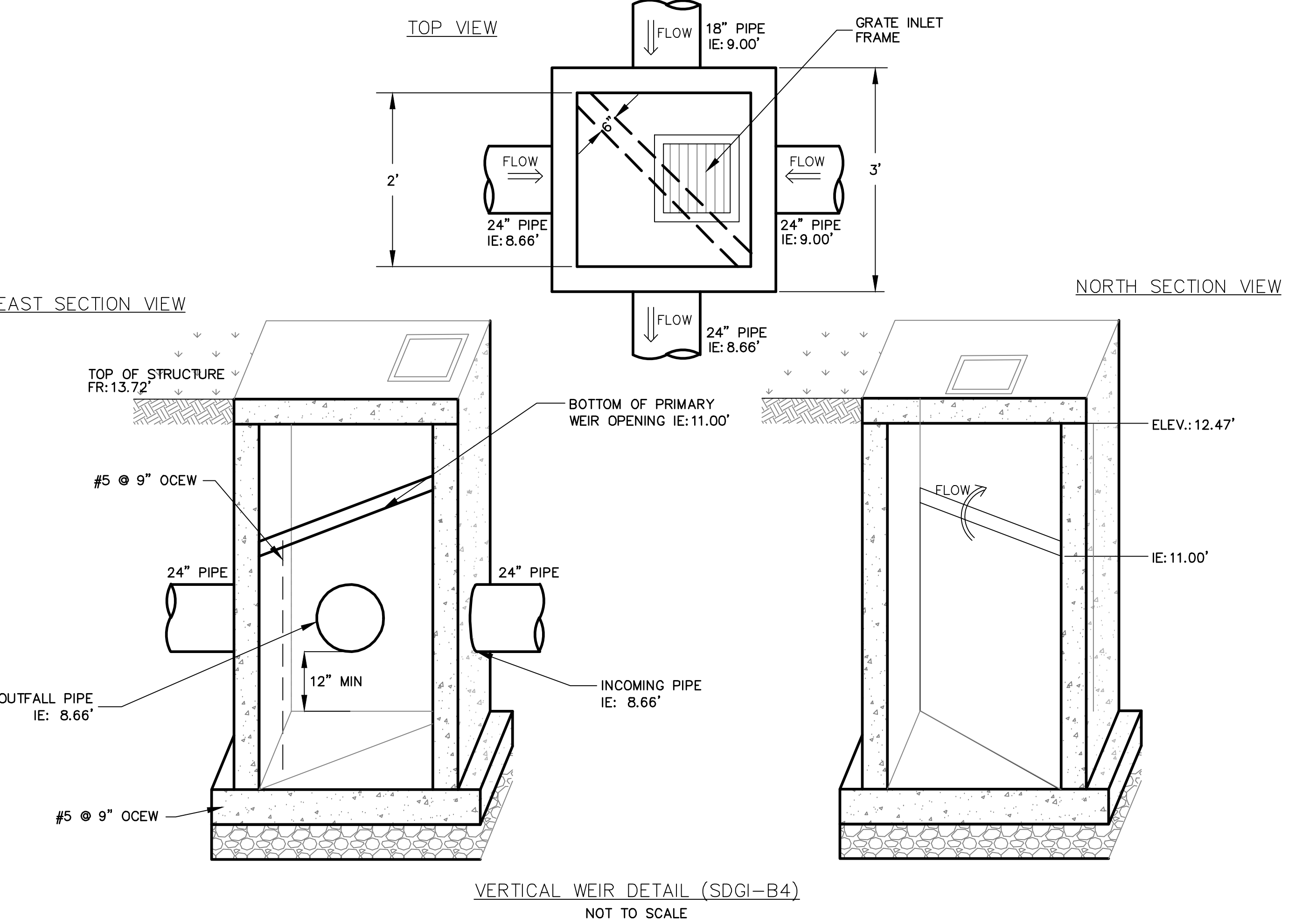
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70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
4001848600

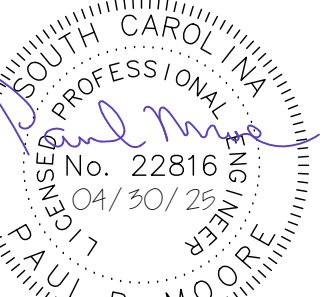
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DRAINAGE DETAILS

SHEET NUMBER  
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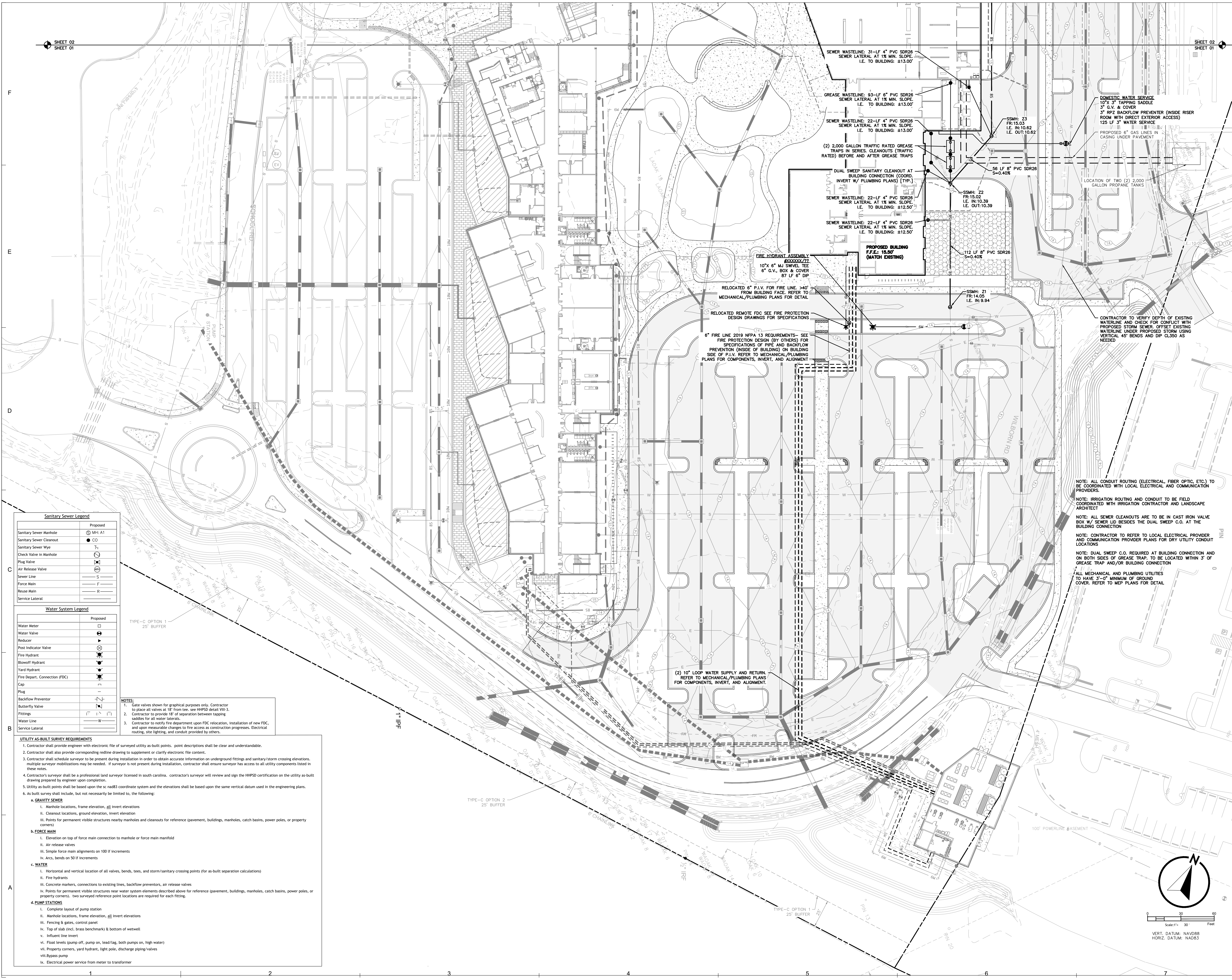
| DISPOSITIONS |        |      |
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| D.           | REASON | DATE |

OVERALL UTILITY PLAN

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STATE OF AUTHORITY

WARD

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SOUTH CAROLINA

PROFESSIONAL ENGINEER

Chris Tymoff

No. 22816

DATE 04/30/2025

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PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C701

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Feet

Scale: 1" = 30'

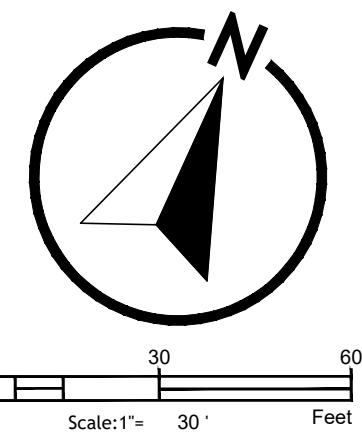
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HORIZ. DATUM: NAD83

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VERT. DATUM: NAVD88  
HORIZ. DATUM: NAD83

SHEET 02  
SHEET 01

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SHEET 02  
SHEET 01

C702

- UTILITY AS-BUILT SURVEY REQUIREMENTS**
- Contractor shall provide engineer with electronic file of surveyed utility as-built points. point descriptions shall be clear and understandable.
  - Contractor shall also provide corresponding redline drawing to supplement or clarify electronic file content.
  - Contractor shall schedule surveyor to be present during installation in order to obtain accurate information on underground fittings and sanitary/storm crossing elevations. multiple surveyor mobilizations may be needed. If surveyor is not present during installation, contractor shall ensure surveyor has access to all utility components listed in these notes.
  - Contractor's surveyor shall be a professional land surveyor licensed in south carolina. contractor's surveyor will review and sign the HHPSD certification on the utility as-built drawing prepared by engineer upon completion.
  - Utility as-built points shall be based upon the sc nad83 coordinate system and the elevations shall be based upon the same vertical datum used in the engineering plans.
  - As built survey shall include, but not necessarily be limited to, the following:
    - GRAVITY SEWER**
      - Manhole locations, frame elevation, all invert elevations
      - Cleanout locations, ground elevation, invert elevation
      - Points for permanent visible structures nearby manholes and cleanouts for reference (pavement, buildings, manholes, catch basins, power poles, or property corners)
    - FORCE MAIN**
      - Elevation on top of force main connection to manhole or force main manifold
      - Air release valves
      - Simple force main alignments on 100 ft increments
    - WATER**
      - Horizontal and vertical location of all valves, bends, tees, and storm/sanitary crossing points (for as-built separation calculations)
      - Fire hydrants
      - Concrete markers, connections to existing lines, backflow preventors, air release valves
      - Points for permanent visible structures near water system elements described above for reference (pavement, buildings, manholes, catch basins, power poles, or property corners). two surveyed reference point locations are required for each fitting.
    - PUMP STATIONS**
      - Complete layout of pump station
      - Manhole locations, frame elevation, all invert elevations
      - Fencing & gates, control panel
      - Top of slab (incl. brass benchmark) & bottom of wetwell
      - Influent line invert
      - Float levels (pump off, pump on, lead/lag, both pumps on, high water)
      - Property corners, yard hydrant, light pole, discharge piping/valves
      - Bypass pump
      - Electrical power service from meter to transformer

| Sanitary Sewer Legend   |          |
|-------------------------|----------|
|                         | Proposed |
| Sanitary Sewer Manhole  | ● MH: A1 |
| Sanitary Sewer Cleanout | ● CO     |
| Sanitary Sewer Wye      | ⌵        |
| Check Valve in Manhole  | ⌵        |
| Plug Valve              | ⌵        |
| Air Release Valve       | ⌵        |
| Sewer Line              | — S —    |
| Force Main              | — F —    |
| Reuse Main              | — R —    |
| Service Lateral         | —        |

| Water System Legend           |          |
|-------------------------------|----------|
|                               | Proposed |
| Water Meter                   | ⌵        |
| Water Valve                   | ⌵        |
| Reducer                       | ⌵        |
| Post Indicator Valve          | ⌵        |
| Fire Hydrant                  | ⌵        |
| Blowoff Hydrant               | ⌵        |
| Yard Hydrant                  | ⌵        |
| Fire Depart. Connection (FDC) | ⌵        |
| Cap                           | ⌵        |
| Plug                          | ⌵        |
| Backflow Preventor            | ⌵        |
| Butterfly Valve               | ⌵        |
| Fittings                      | ⌵        |
| Water Line                    | — W —    |
| Service Lateral               | —        |

- NOTES:**
- Gate valves shown for graphical purposes only. Contractor to place all valves at 18" from tee. see HHPSD detail VIII-3.
  - Contractor to provide 18" of separation between tapping saddies for all water laterals.
  - Contractor to notify fire department upon FDC relocation, installation of new FDC, and upon measurable changes to fire access as construction progresses. Electrical routing, site lighting, and conduit provided by others.

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**BEAUFORT**  
COUNTY SCHOOL DISTRICT

Hilton Head Island High School  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

Civil Consultant:

**Ward Edwards**  
ENGINEERING

WE job no: 220506

Structural Consultant:

**MMSA, Inc.**  
Michael M. Simpson & Associates, Inc.  
Consulting Structural Engineers  
30 Palmettoe Drive, Suite 100  
Crawley, S.C. 29815  
(864) 331-1201

M/E/P Consultant:

**Buford Goff & Associates**  
ENGINEERS AND PLANNERS  
EST. 1968

Landscape Consultant:

**SURCULUS**

Food Service Consultant:

**SOUTH CAROLINA**  
STATE OF AUTHORITY  
WARD  
EDWARDS, INC.  
No. C00152

**SOUTH CAROLINA**  
PROFESSIONAL  
ENGINEER  
No. 22816  
04/30/2025  
A. R. MOORE

ISSUE FOR  
Construction Documents

ISSUE DATE  
04.30.2025

| REVISIONS NO. | REASON | DATE |
|---------------|--------|------|
|---------------|--------|------|

PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Chris Tymoff  
DESIGN TEAM  
Designer  
HILTON HEAD ISLAND HIGH SCHOOL  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
4001848600

SHEET TITLE  
UTILITY PLAN

SHEET NUMBER  
C702

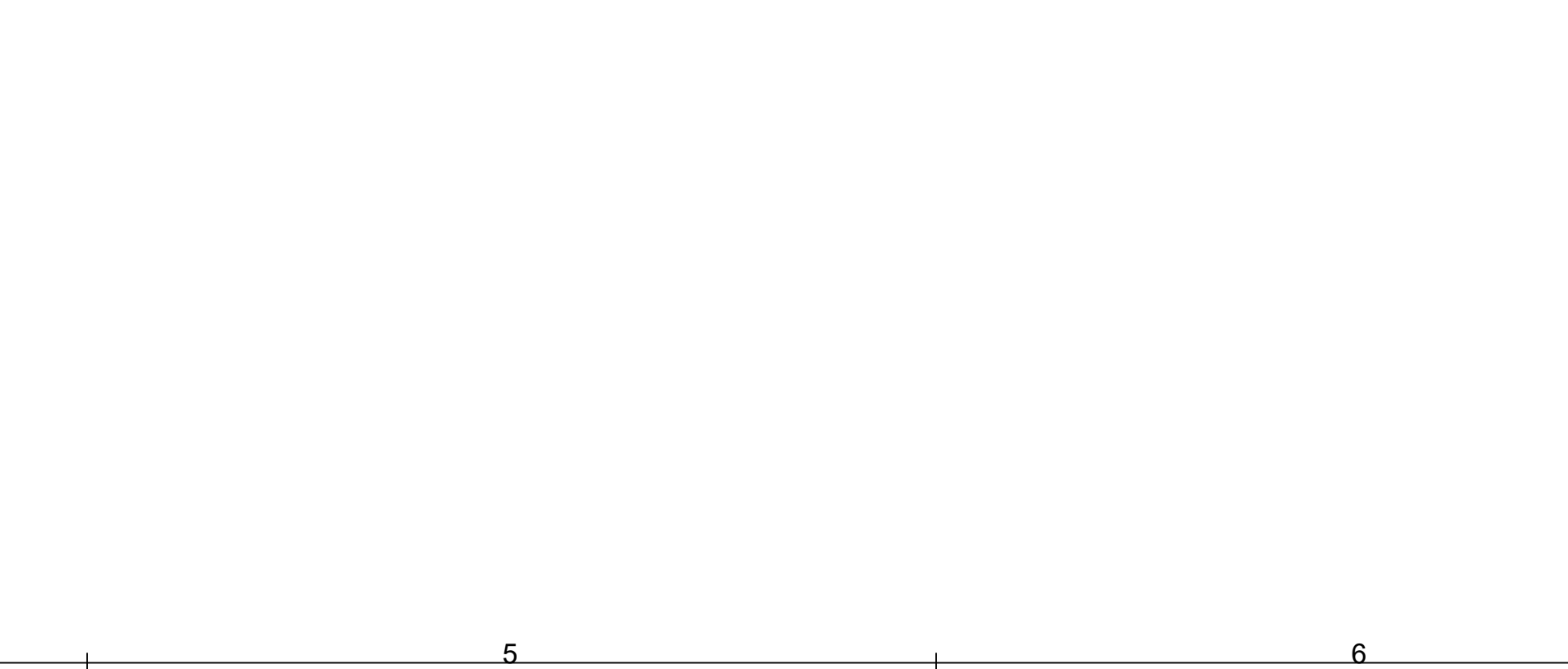
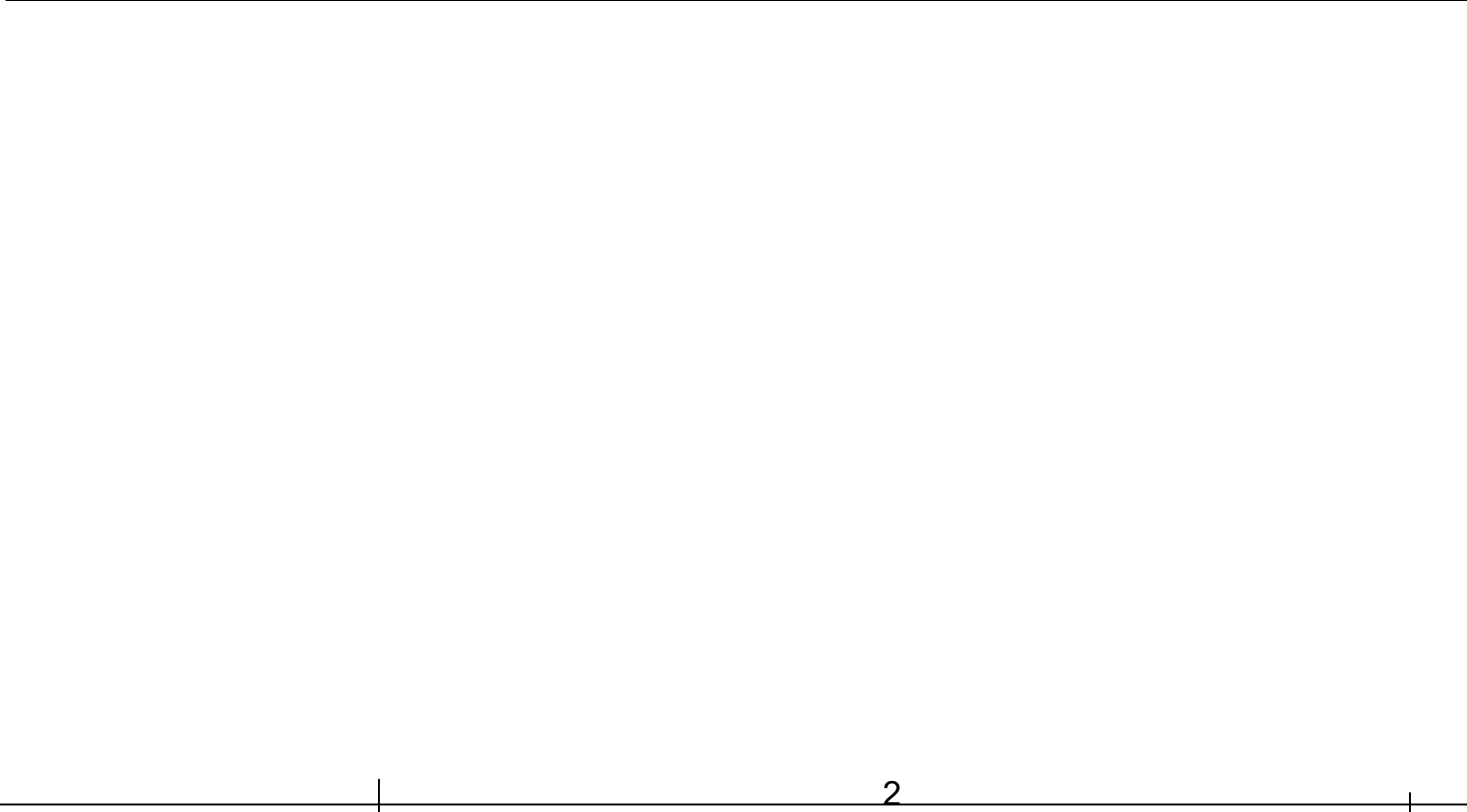
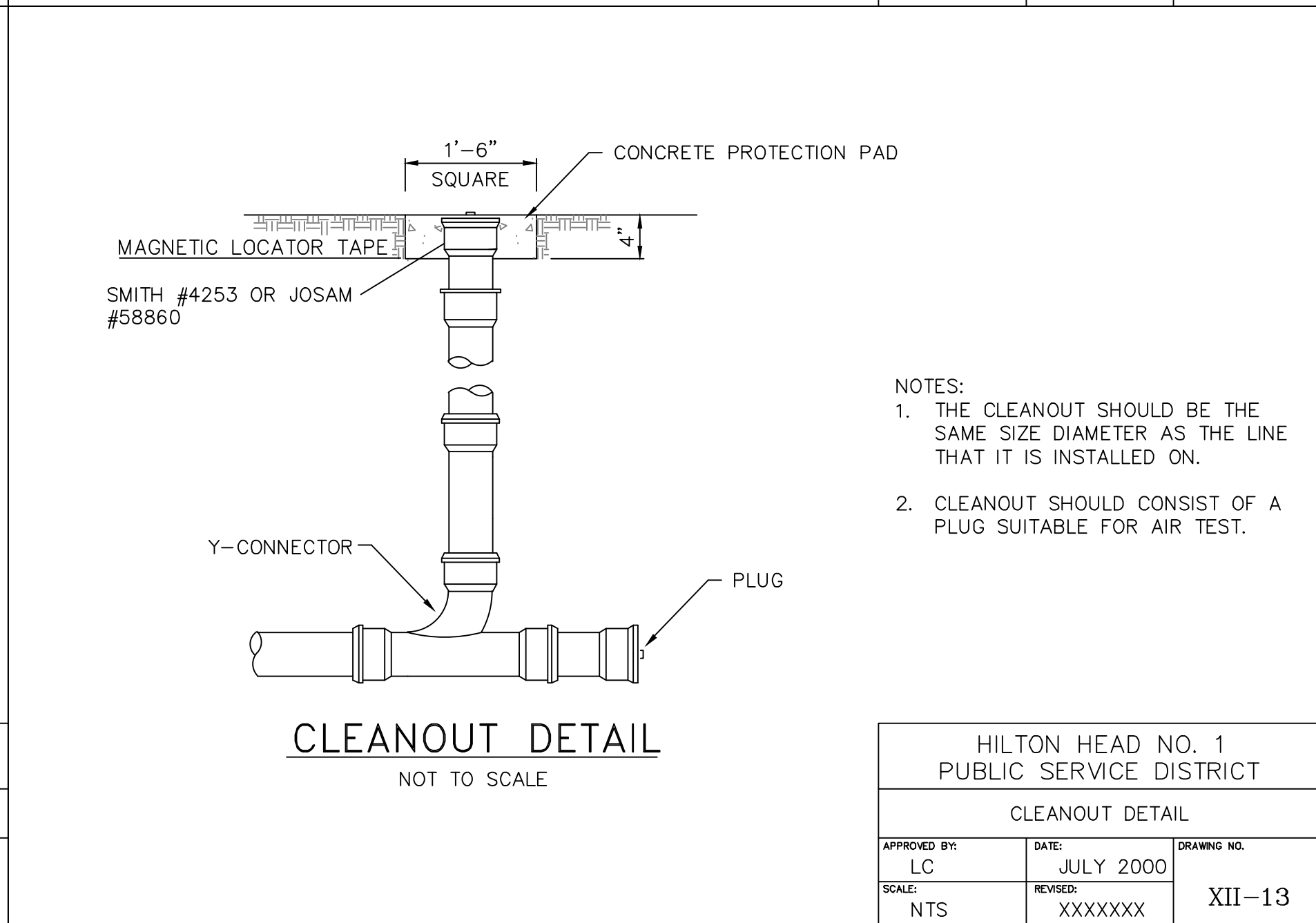
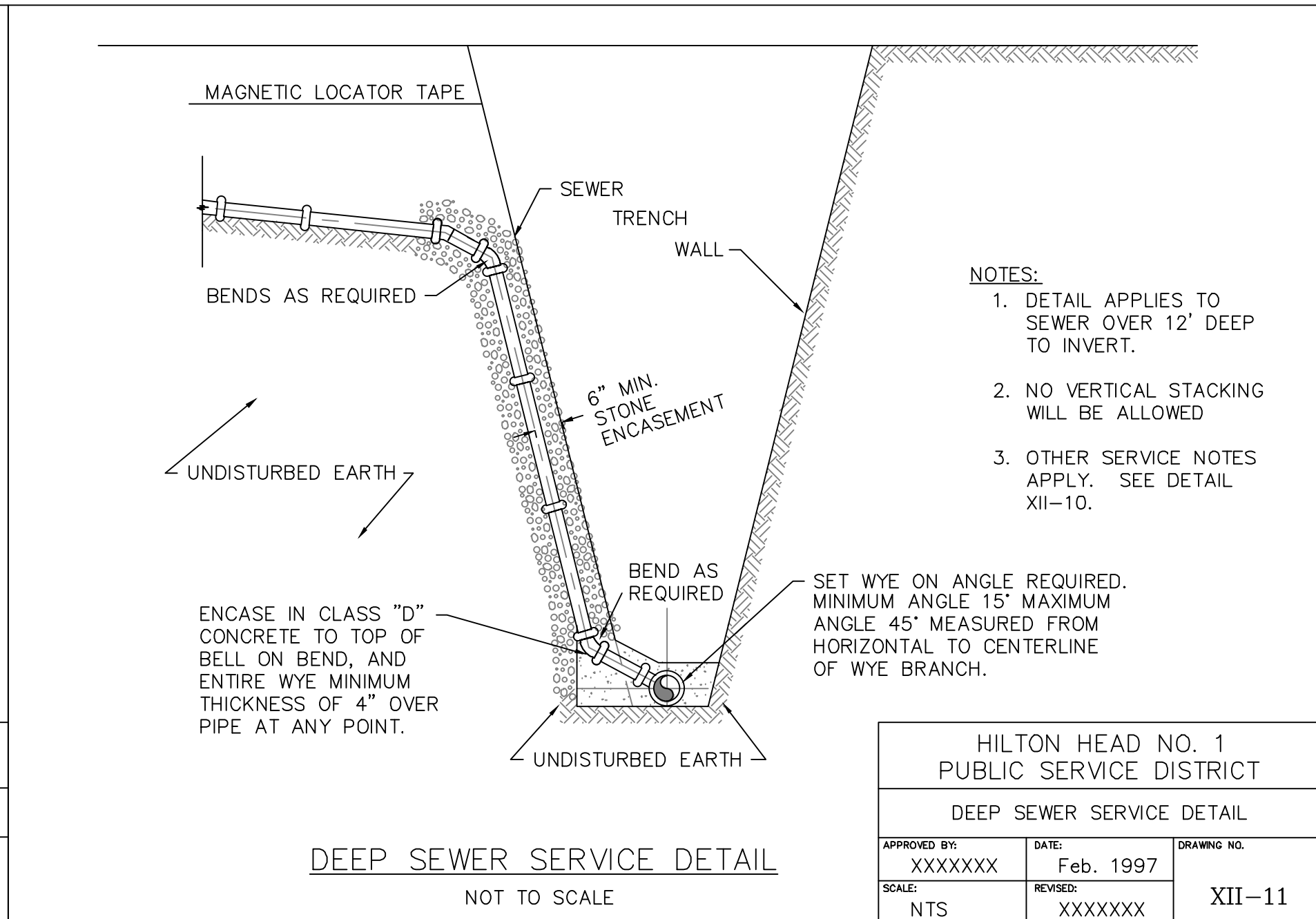
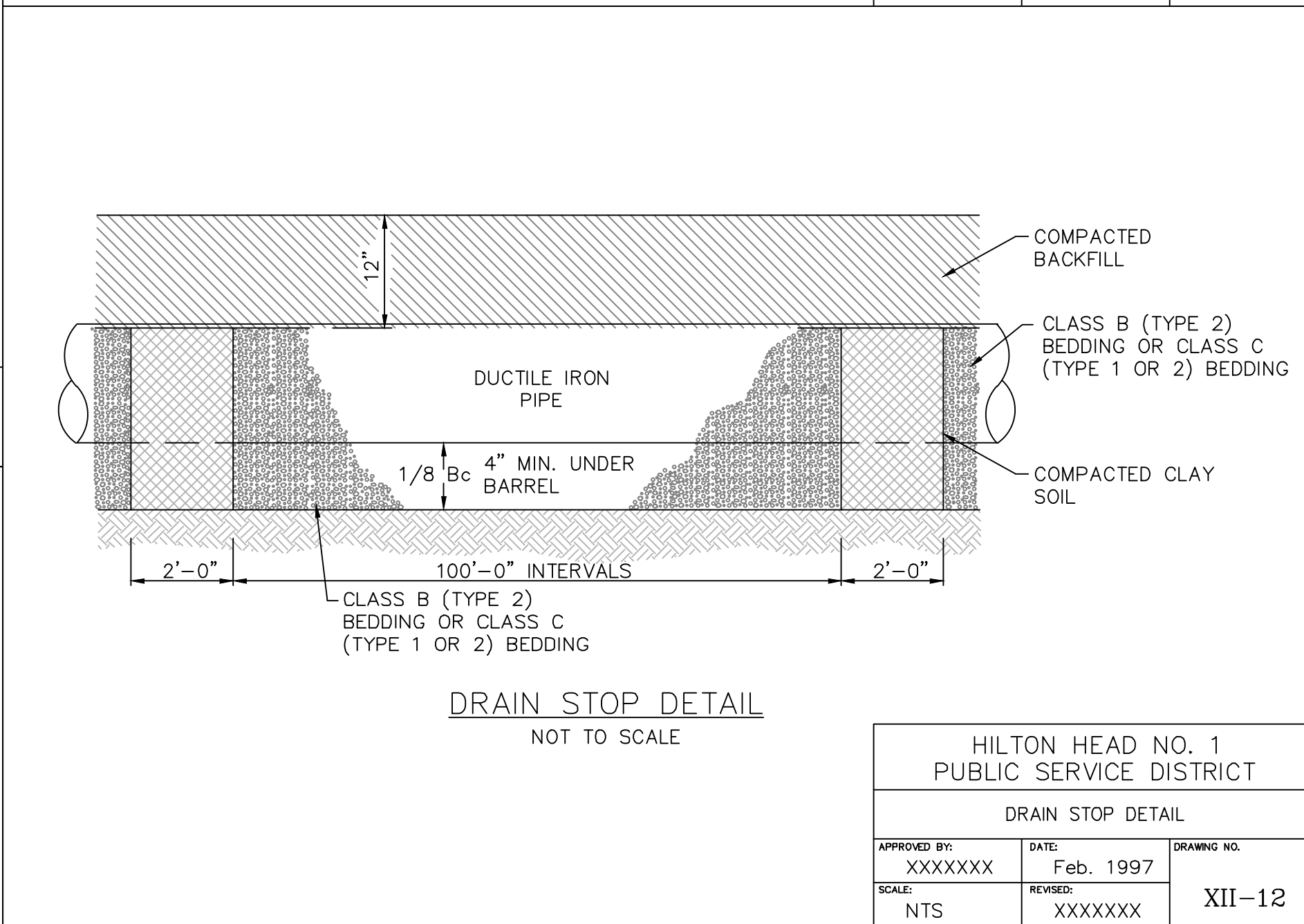
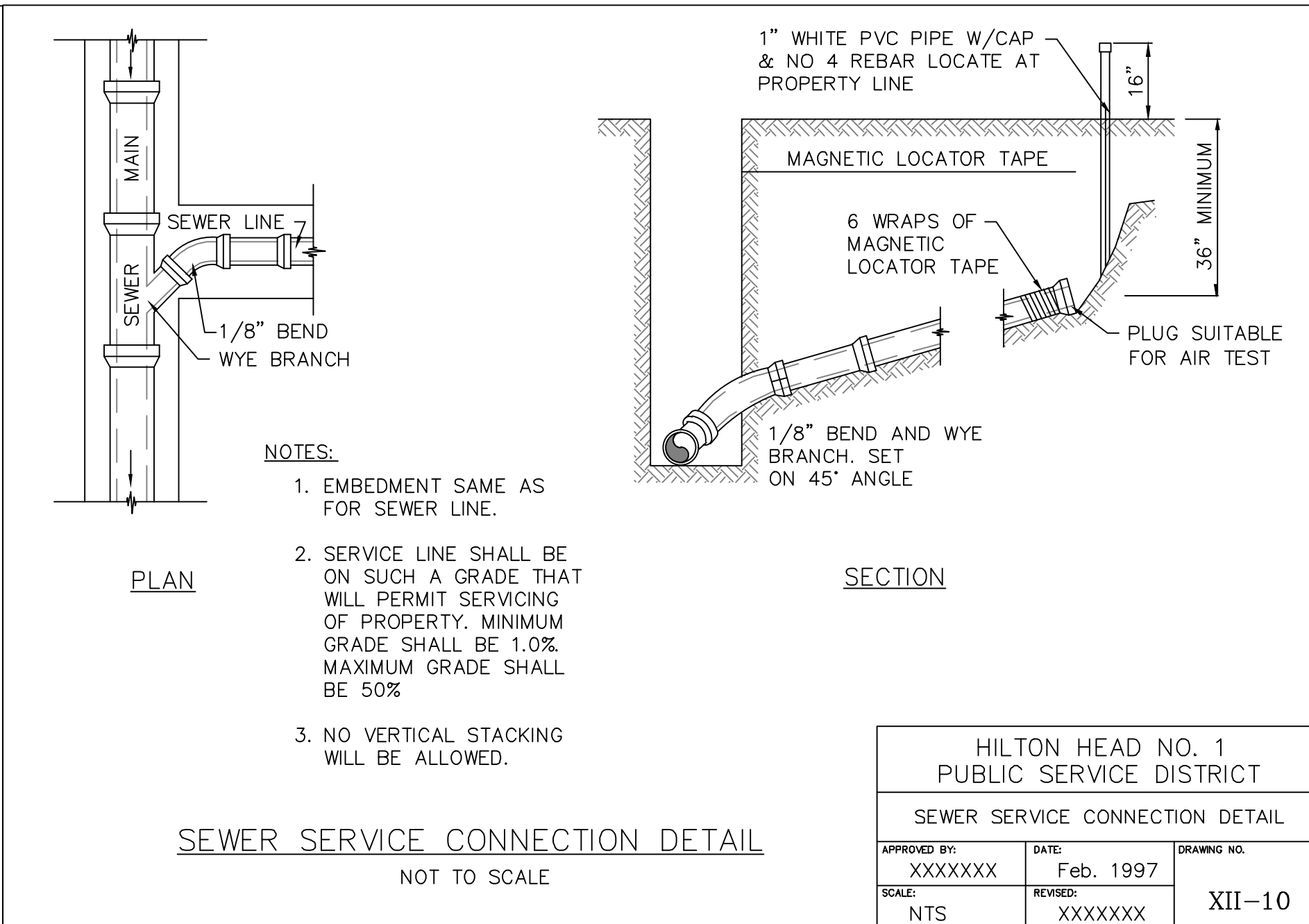
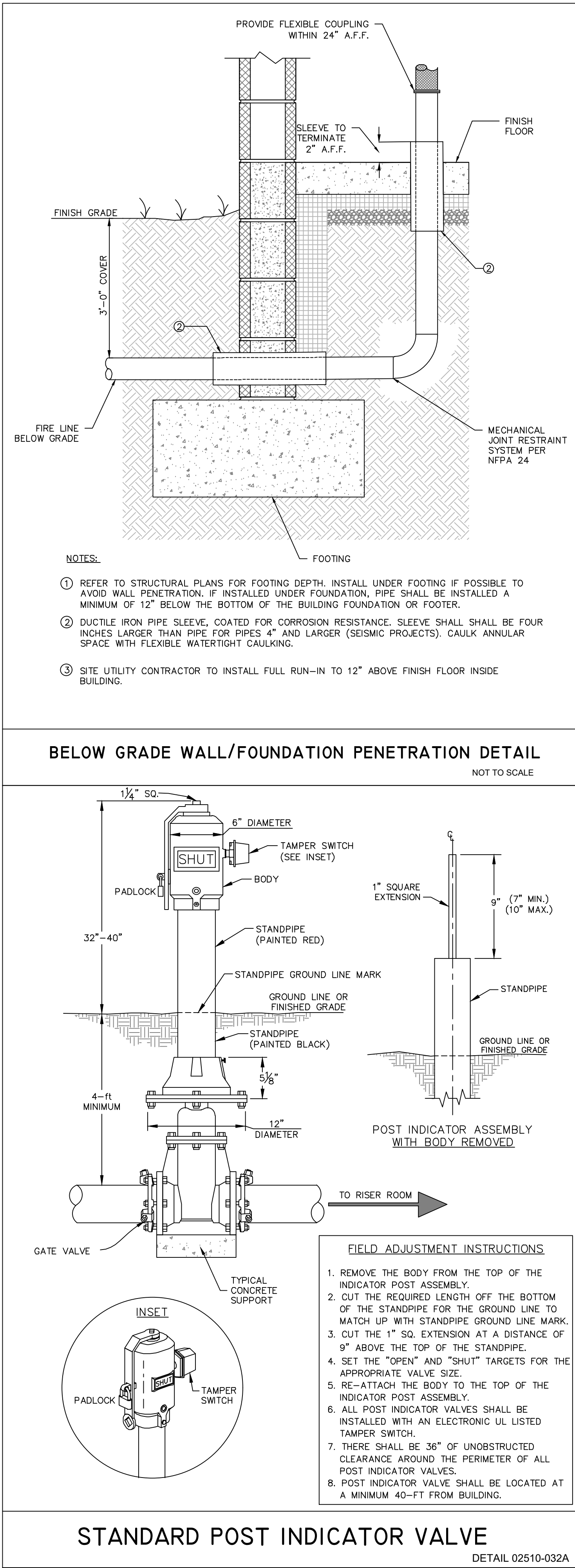












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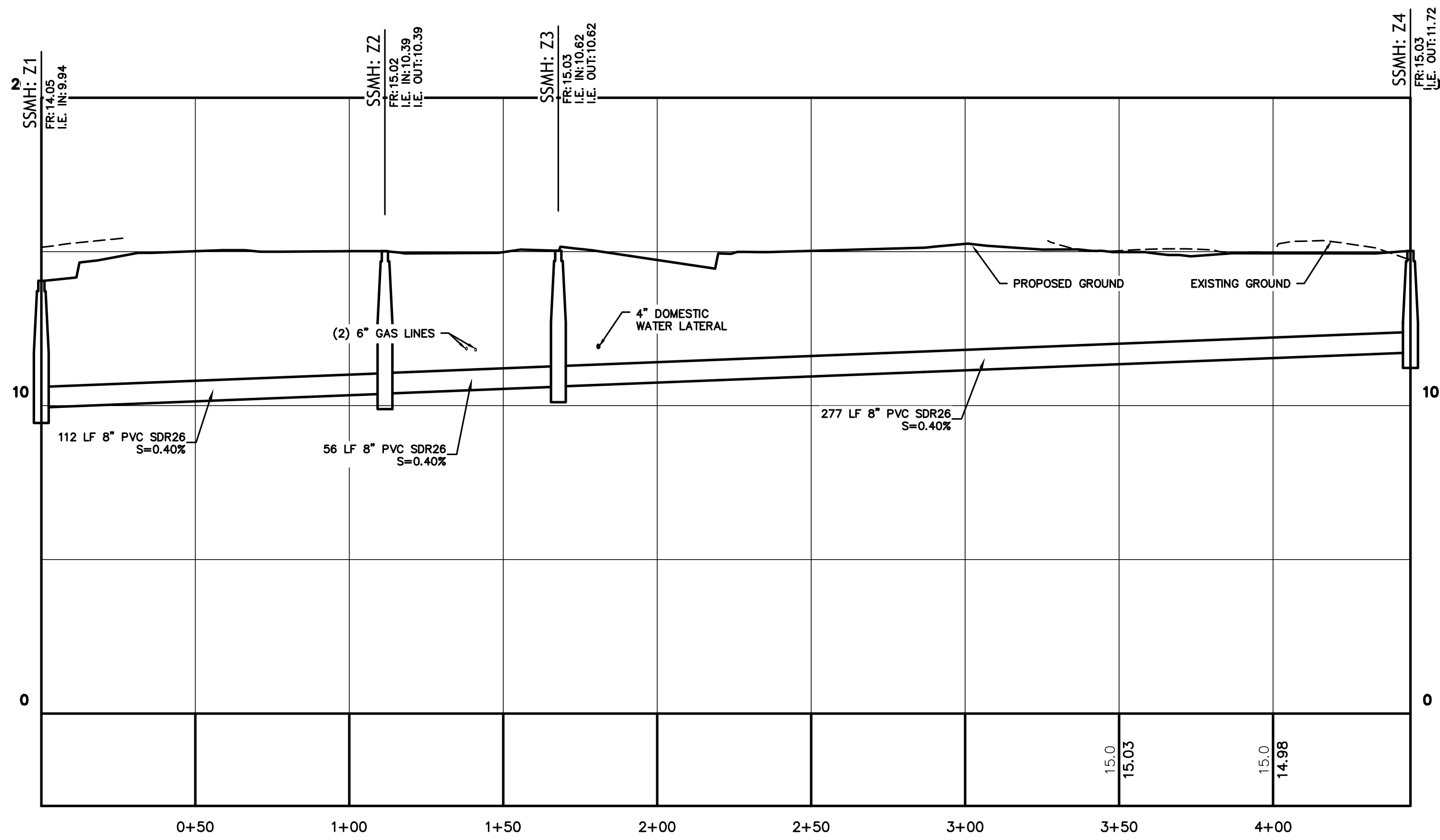
F

E

D

SANITARY SEWER PROFILE 'A'

SCALE: 1" = 50' HORIZ  
1" = 5' VERT



C

B

A

LITTLE

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BEAUFORT

COUNTY SCHOOL DISTRICT

Hilton Head Island High School  
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Edwards

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ENGINEERS AND PLANNERS

EST. 1969

Landscape Consultant:

SURCULUS

Food Service Consultant:

SOUTH CAROLINA

WARD

EDWARDS, INC.

No. C00152

STATE OF AUTHORITY

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PROFESSIONAL ENGINEER

Chris Tymo

No. 22816

04/30/2025

AUL R. MOORE

ISSUE FOR

Construction Documents

ISSUE DATE

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REVISIONS

| NO. | REASON | DATE |
|-----|--------|------|
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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

SANITARY SEWER PROFILES

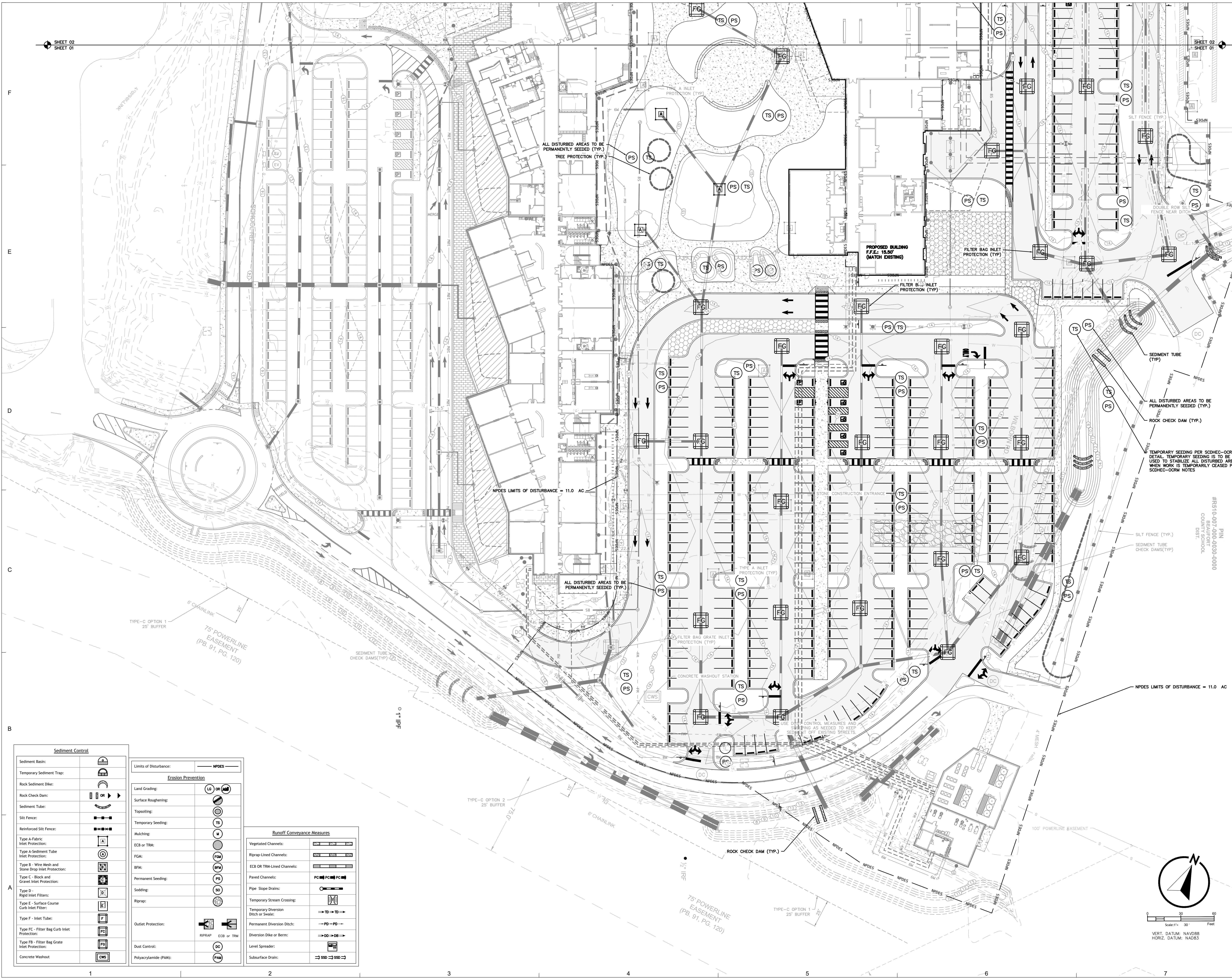
SHEET NUMBER

C706

Autodesk Docs/Hilton Head Island High School/Hilton Head Island High School\_Arch\_R22.rvt

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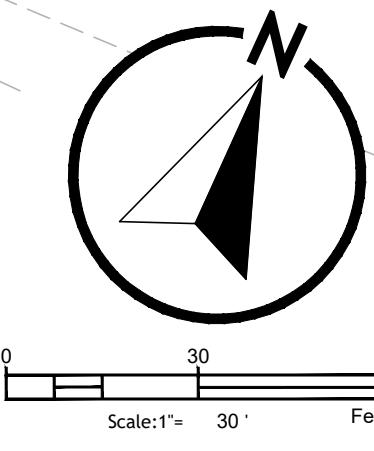




| Sediment Control                                    |  |
|-----------------------------------------------------|--|
| Sediment Basin:                                     |  |
| Temporary Sediment Trap:                            |  |
| Rock Sediment Dike:                                 |  |
| Rock Check Dam:                                     |  |
| Sediment Tube:                                      |  |
| Silt Fence:                                         |  |
| Reinforced Silt Fence:                              |  |
| Type A-Fabric Inlet Protection:                     |  |
| Type A-Sediment Tube Inlet Protection:              |  |
| Type B - Wire Mesh and Stone Drop Inlet Protection: |  |
| Type C - Block and Gravel Inlet Protection:         |  |
| Type D - Rigid Inlet Filters:                       |  |
| Type E - Surface Course Curb Inlet Filter:          |  |
| Type F - Inlet Tube:                                |  |
| Type FC - Filter Bag Curb Inlet Protection:         |  |
| Type FB - Filter Bag Grate Inlet Protection:        |  |
| Concrete Washout:                                   |  |

| Limits of Disturbance: |  |
|------------------------|--|
| NPDES                  |  |
| Erosion Prevention     |  |
| Land Grading:          |  |
| Surface Roughening:    |  |
| Topsoiling:            |  |
| Temporary Seeding:     |  |
| Mulching:              |  |
| ECB or TRM:            |  |
| FGM:                   |  |
| BFA:                   |  |
| Permanent Seeding:     |  |
| Sodding:               |  |
| Riprap:                |  |
| Outlet Protection:     |  |
| Dust Control:          |  |
| Polyacrylamide (PAM):  |  |

| Runoff Conveyance Measures          |  |
|-------------------------------------|--|
| Vegetated Channels:                 |  |
| Riprap-Lined Channels:              |  |
| ECB or TRM-Lined Channels:          |  |
| Paved Channels:                     |  |
| Pipe Slope Drains:                  |  |
| Temporary Stream Crossing:          |  |
| Temporary Diversion Ditch or Swale: |  |
| Permanent Diversion Ditch:          |  |
| Diversion Dike or Berm:             |  |
| Level Spreader:                     |  |
| Subsurface Drain:                   |  |



0 30 60  
Scale: 1" = 30' Feet

VERT. DATUM: NAVD83  
HORIZ. DATUM: NAD83

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ENGINEERING

WE job no: 220506

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ENGINEERS AND PLANNERS  
EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

SOUTH CAROLINA

WARD EDWARDS, INC.

No. C00152

STATE OF AUTHORIZATION

SOUTH CAROLINA

PROFESSIONAL ENGINEER

License No. 22816

04/30/2025

DAVID R. MOORE

ISSUE FOR

Construction Documents

ISSUE DATE

04.30.2025

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PROJECT TEAM

PRINCIPAL IN CHARGE  
Don Baus

PROJECT MANAGER  
Chris Tymoff

DESIGN TEAM  
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

INTERMEDIATE & FINAL  
EROSION CONTROL PLAN

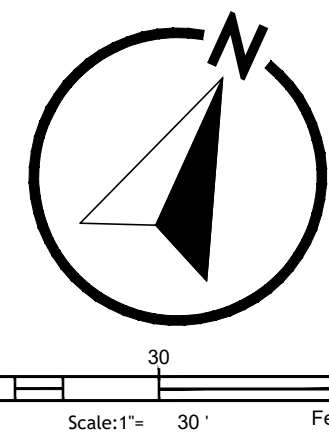
SHEET NUMBER

C801

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F  
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SHEET 02  
SHEET 01

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6

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7

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PIN  
#RS10-007-000-0227-0000  
BEAUFORT  
COUNTY SCHOOL  
DIST.

PIN  
#RS10-007-000-0115-0000  
BEAUFORT  
COUNTY SCHOOL  
DIST.

PROPOSED BUILDING  
F.F.E.: 15.00'  
(MATCH EXISTING)

TEMPORARY SEEDING PER SCOWEE-CORM DETAIL.  
TEMPORARY SEEDING IS TO BE USED TO STABILIZE ALL  
DISTURBED AREAS WHEN WORK IS TEMPORARILY CEASED  
PER SCOWEE-CORM NOTES

ALL DISTURBED AREAS TO BE  
PERMANENTLY SEEDDED (TYP.)

NPDES LIMITS OF DISTURBANCE = 11.0 AC

NPDES LIMITS OF DISTURBANCE = 11.0 AC

| Runoff Conveyance Measures          |  |
|-------------------------------------|--|
| Vegetated Channels:                 |  |
| Riprap-Lined Channels:              |  |
| ECB OR TRM-Lined Channels:          |  |
| Paved Channels:                     |  |
| Pipe Slope Drains:                  |  |
| Temporary Stream Crossing:          |  |
| Temporary Diversion Ditch or Swale: |  |
| Permanent Diversion Ditch:          |  |
| Diversion Dike or Berm:             |  |
| Level Spreader:                     |  |
| Subsurface Drain:                   |  |

| Sediment Control                                    |  |
|-----------------------------------------------------|--|
| Sediment Basin:                                     |  |
| Temporary Sediment Trap:                            |  |
| Rock Sediment Dike:                                 |  |
| Rock Check Dam:                                     |  |
| Sediment Tube:                                      |  |
| Silt Fence:                                         |  |
| Reinforced Silt Fence:                              |  |
| Type A Fabric Inlet Protection:                     |  |
| Type A Sediment Tube Inlet Protection:              |  |
| Type B - Wire Mesh and Stone Drop Inlet Protection: |  |
| Type C - Block and Gravel Inlet Protection:         |  |
| Type D - Rapid Inlet Filters:                       |  |
| Type E - Surface Course Curb Inlet Filter:          |  |
| Type F - Inlet Tube:                                |  |
| Type FC - Filter Bag Curb Inlet Protection:         |  |
| Type FB - Filter Bag Grate Inlet Protection:        |  |
| Concrete Washout:                                   |  |

| Limits of Disturbance: | NPDES |
|------------------------|-------|
| Erosion Prevention     |       |
| Land Grading:          |       |
| Surface Roughening:    |       |
| Topsoiling:            |       |
| Temporary Seeding:     |       |
| ECB or TRM:            |       |
| FGM:                   |       |
| BFM:                   |       |
| Permanent Seeding:     |       |
| Sodding:               |       |
| Riprap:                |       |
| Outlet Protection:     |       |
| Dust Control:          |       |
| Polycrylamide (PAM):   |       |

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ENGINEERS AND PLANNERS

EST. 1968

Landscape Consultant:

SURCULUS

LANDSCAPE ARCHITECTS

Food Service Consultant:

SOUTH CAROLINA

WARD EDWARDS, INC.

No. C00152

EXPIRATION DATE OF AUTHORITY

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 22816

04/30/2025

MAIL R. MOORE

ISSUE FOR

Construction Documents

ISSUE DATE

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REVISIONS

| NO. | REASON | DATE |
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PROJECT TEAM

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Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

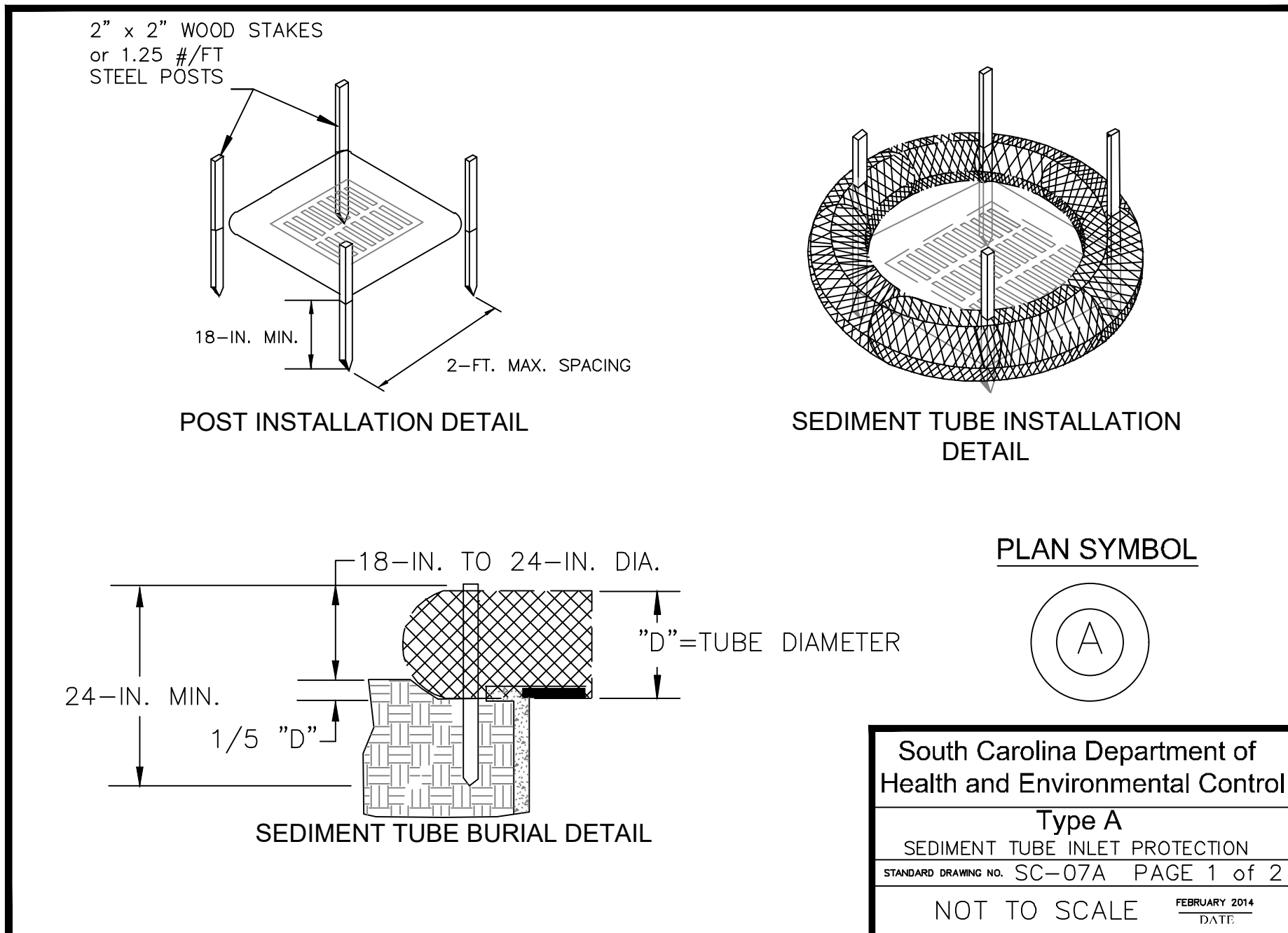
INTERMEDIATE & FINAL  
EROSION CONTROL PLAN

SHEET NUMBER

C802

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TYPE A — SEDIMENT TUBE INLET PROTECTION

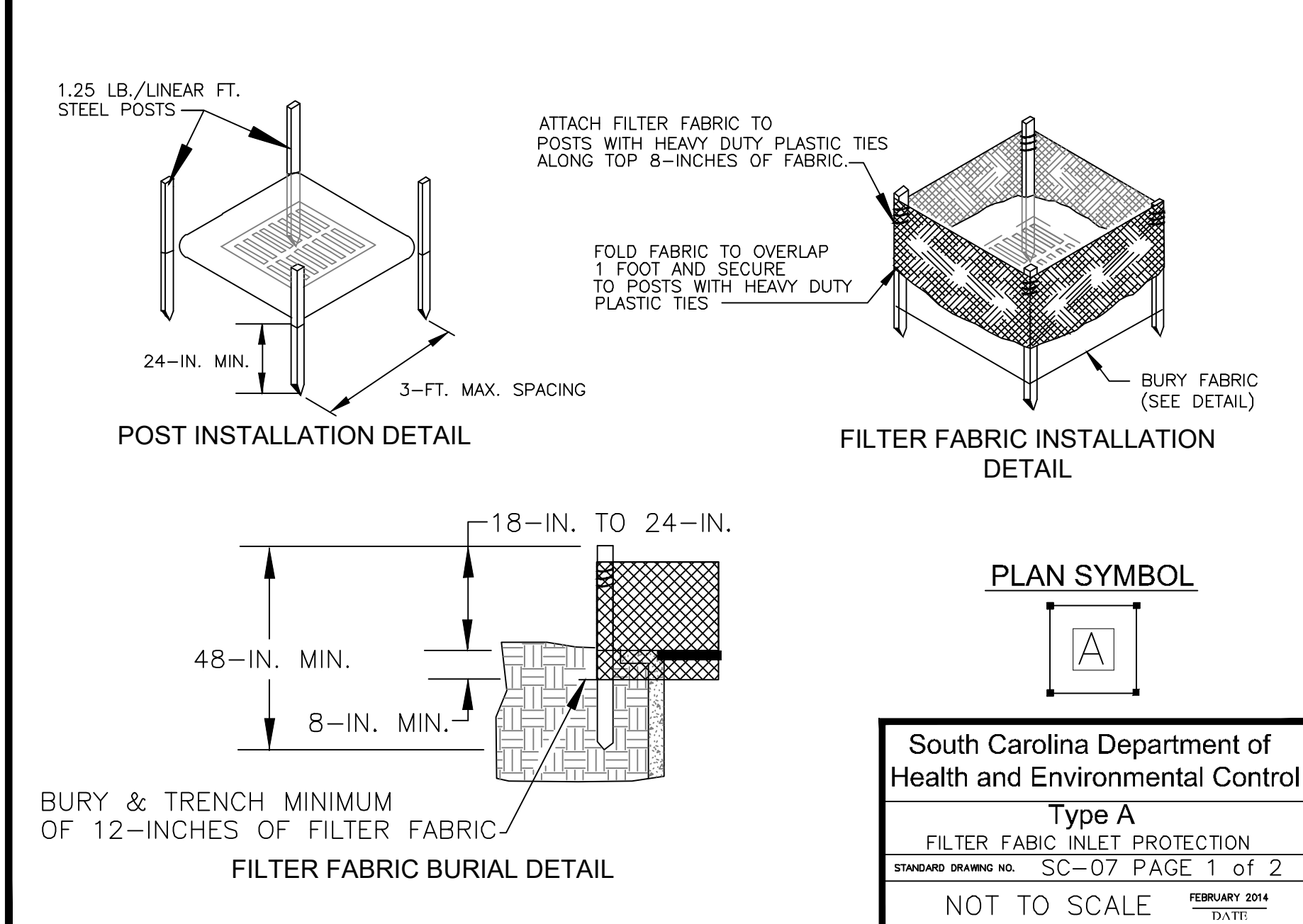
GENERAL NOTES

1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needles, and leaf mulch-filled sediment tubes are not permitted.
2. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
3. Sediment tube diameters shall range from 18-inches to 24-inches. Sediment tubes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be staked using wooden oak stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tube inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of  
Health and Environmental Control  
Type A  
SEDIMENT TUBE INLET PROTECTION  
STANDARD DRAWING NO. SC-07A PAGE 2 of 2  
FEBRUARY 2014  
NOT TO SCALE



TYPE A — FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
  - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
  - Free of any treatment or coating which might adversely alter its physical properties after installation.
  - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
  - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

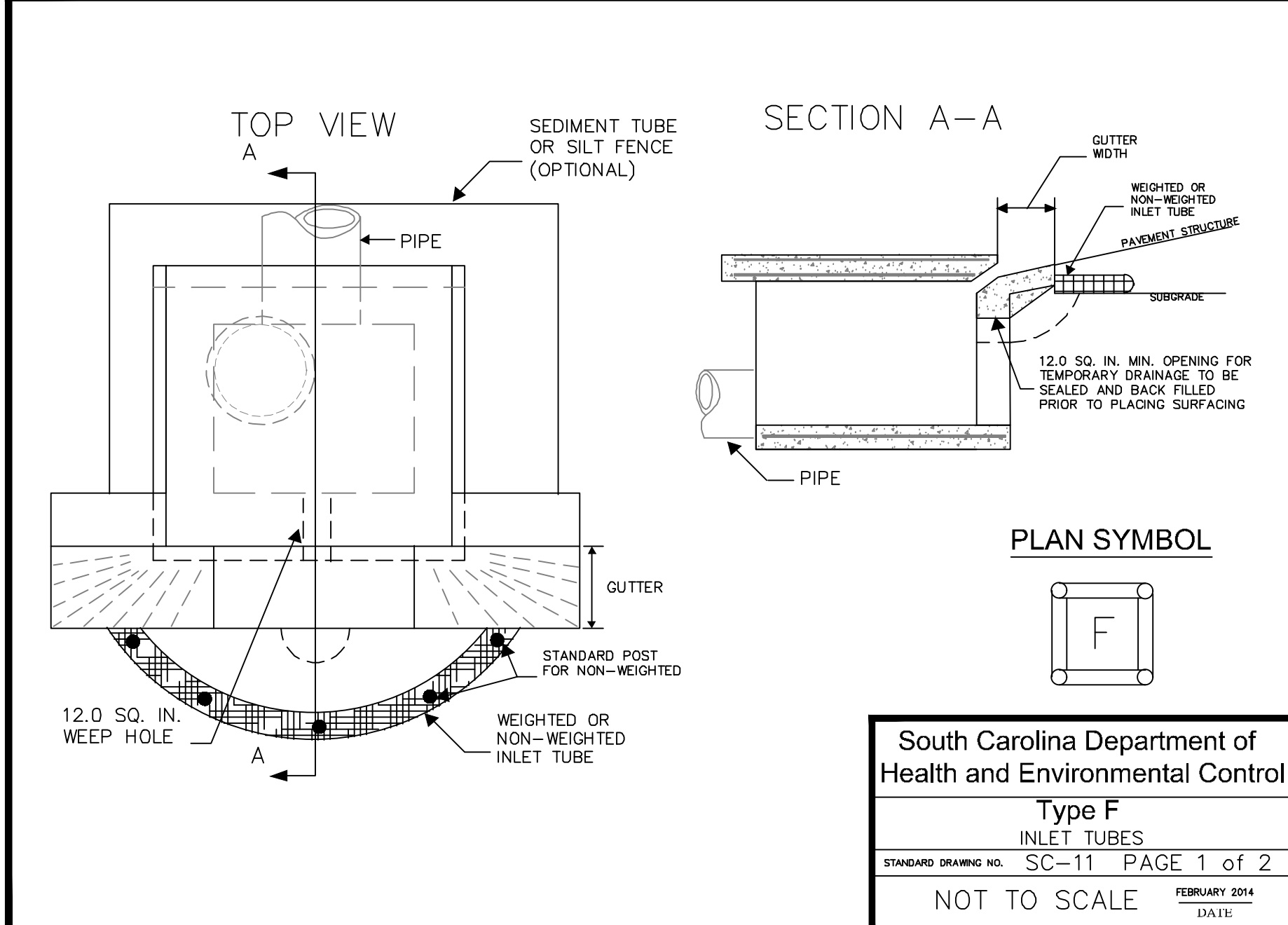
TYPE A — POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
  - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
  - Include a standard "T" section with a nominal face width of .38-inches and a nominal "T" length of 1.48-inches.
  - Weigh 1.25 pounds per foot (± .05)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3-feet on center.

TYPE A — INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of  
Health and Environmental Control  
Type A  
FILTER FABRIC INLET PROTECTION  
STANDARD DRAWING NO. SC-07 PAGE 2 of 2  
FEBRUARY 2014  
GENERAL NOTES



TYPE F — INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.
2. Inlets tubes should utilize an outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
6. Non-weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
7. Overflow or overlapping of inlet tubes must be allowed to flow into inlet unobstructed.
8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.
8. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of  
Health and Environmental Control  
Type F  
INLET TUBES  
STANDARD DRAWING NO. SC-11 PAGE 2 of 2  
FEBRUARY 2014  
GENERAL NOTES

TEMPORARY SEEDING — COASTAL

| SPECIES                            | LBS/AC    | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|------------------------------------|-----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| SANDY, DROUGHTY SITES              |           |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                    | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| RYE, GRAIN                         | 56 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| RYEGRASS                           | 50 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| WELL DRAINED, CLAYEY/LOAMEY SITES  |           |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET OR JAPANESE MILLET | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| RYE, GRAIN OR OATS                 | 56 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| RYEGRASS                           | 50 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |

TS TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

PERMANENT SEEDING — COASTAL

| SPECIES                           | LBS/AC    | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|-----------------------------------|-----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| SANDY, DROUGHTY SITES             |           |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 50 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| SERICEA LESPEDEZA                 | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| ATLANTIC COASTAL PANGRASS         | 15 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| SWITCHGRASS                       | 8 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| (ALAMO)                           | PLS       |     |     |     |     |     |     |     |     |     |     |     |     |
| LITTLE BLUESTEM                   | 4 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| SERICEA LESPEDEZA                 | 20 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| WEeping LOVEGRASS                 | 8 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| WELL DRAINED, CLAYEY/LOAMEY SITES |           |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| RYE, GRAIN                        | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| CLOVER, CRIMSON (ANNUAL)          | 5 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 50 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| SERICEA LESPEDEZA                 | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BERMUDA, COMMON                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| SERICEA LESPEDEZA                 | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BERMUDA, COMMON                   | 12 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| KOBE LESPEDEZA                    | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| (ANNUAL)                          | 5 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BAHIA GRASS                       | 20 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BERMUDA, COMMON                   | 6 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| SERICEA LESPEDEZA                 | 40 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| BROWNTOP MILLET                   | 10 LBS/AC |     |     |     |     |     |     |     |     |     |     |     |     |
| SWITCHGRASS                       | 8 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| LITTLE BLUESTEM                   | PLS       |     |     |     |     |     |     |     |     |     |     |     |     |
| INDIAN GRASS                      | 3 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |
| PLS                               | 5 LBS/AC  |     |     |     |     |     |     |     |     |     |     |     |     |

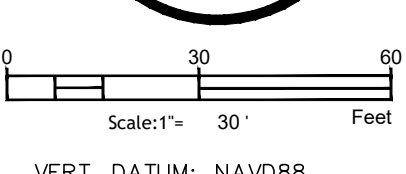
PS PERMANENT SEEDING - COASTAL

DETAIL 02370-010



DETAIL #02370-009









| Paving Hatch Legend           |  |
|-------------------------------|--|
| Proposed Concrete Paving      |  |
| Heavy Duty Concrete Paving    |  |
| Proposed Sidewalk/Concrete    |  |
| Reinforced Grass Fire Lane    |  |
| Proposed Aggregate/Stones     |  |
| Proposed Asphalt (light duty) |  |
| Proposed Asphalt (heavy duty) |  |
| Mill & Overlay Asphalt        |  |
| Proposed Concrete Pavers      |  |

NOTE: CONTRACTOR TO ENSURE ADA PARKING AND ACCESSIBLE ROUTE TO BE IN ACCORDANCE WITH CURRENT ADA REGULATIONS

NOTE: CONTRACTION, ISOLATION, AND CONSTRUCTION JOINTS IN CONCRETE PAVING SHALL BE PROVIDED IN ACCORDANCE WITH ACI 309-8 "GUIDE FOR THE DESIGN & CONSTRUCTION OF CONCRETE PARKING LOTS" (MAX. JOINT SPACING OF 15 FT.)

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BEAUFORT COUNTY SCHOOL DISTRICT

Hilton Head Island High School  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

Civil Consultant:

Ward Edwards

ENGINEERING

WE job no: 220506

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Buford Goff & Associates

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EST. 1968

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SURCULUS

Food Service Consultant:

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WARD EDWARDS, INC.

No. C00152

STATE OF AUTHORITY

SOUTH CAROLINA

PROFESSIONAL

Don Baus

No. 22816

04/30/2023

MAIL R. MOORE

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| 1             | ADDITIONAL PAVING      | 02.12.24 |
| 2             | SIGN AND PAVING LAYOUT | 03.13.24 |
| 3             | SIGN AND PAVING LAYOUT | 03.19.24 |

PROJECT TEAM

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PROJECT MANAGER  
Chris Tymoff

DESIGN TEAM  
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

PAVING PLAN

SHEET NUMBER

C902

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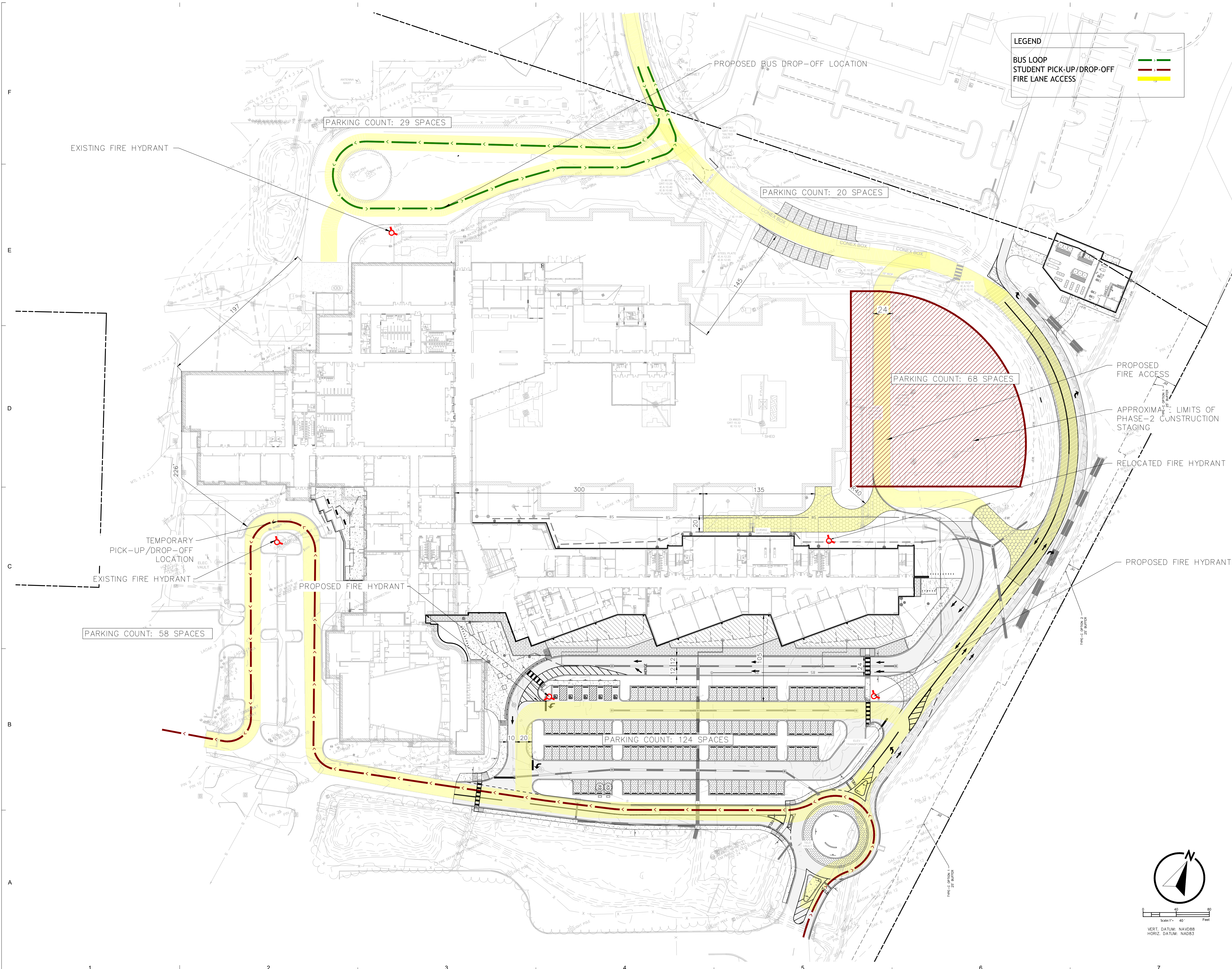






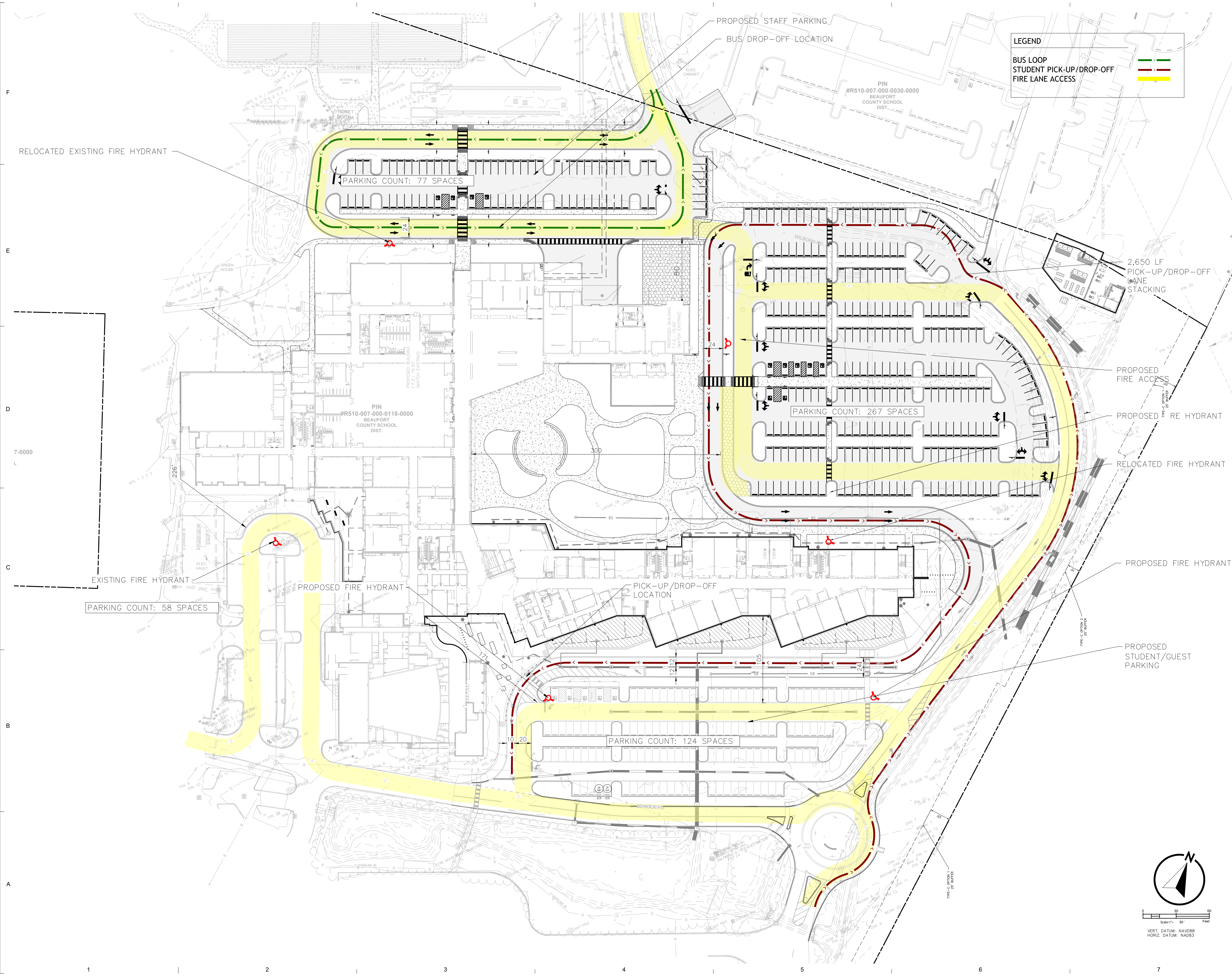








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PROFESSIONAL ENGINEER

Michael M. Simpson

License No. 22816

Expires 04/30/2025

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Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

LIFE SAFETY AND TRANSPORTATION EXHIBIT PHASE 2

SHEET NUMBER

C1002

0 30 60

Scale: 1"= 30' Feet

VERT. DATUM: NAVD88

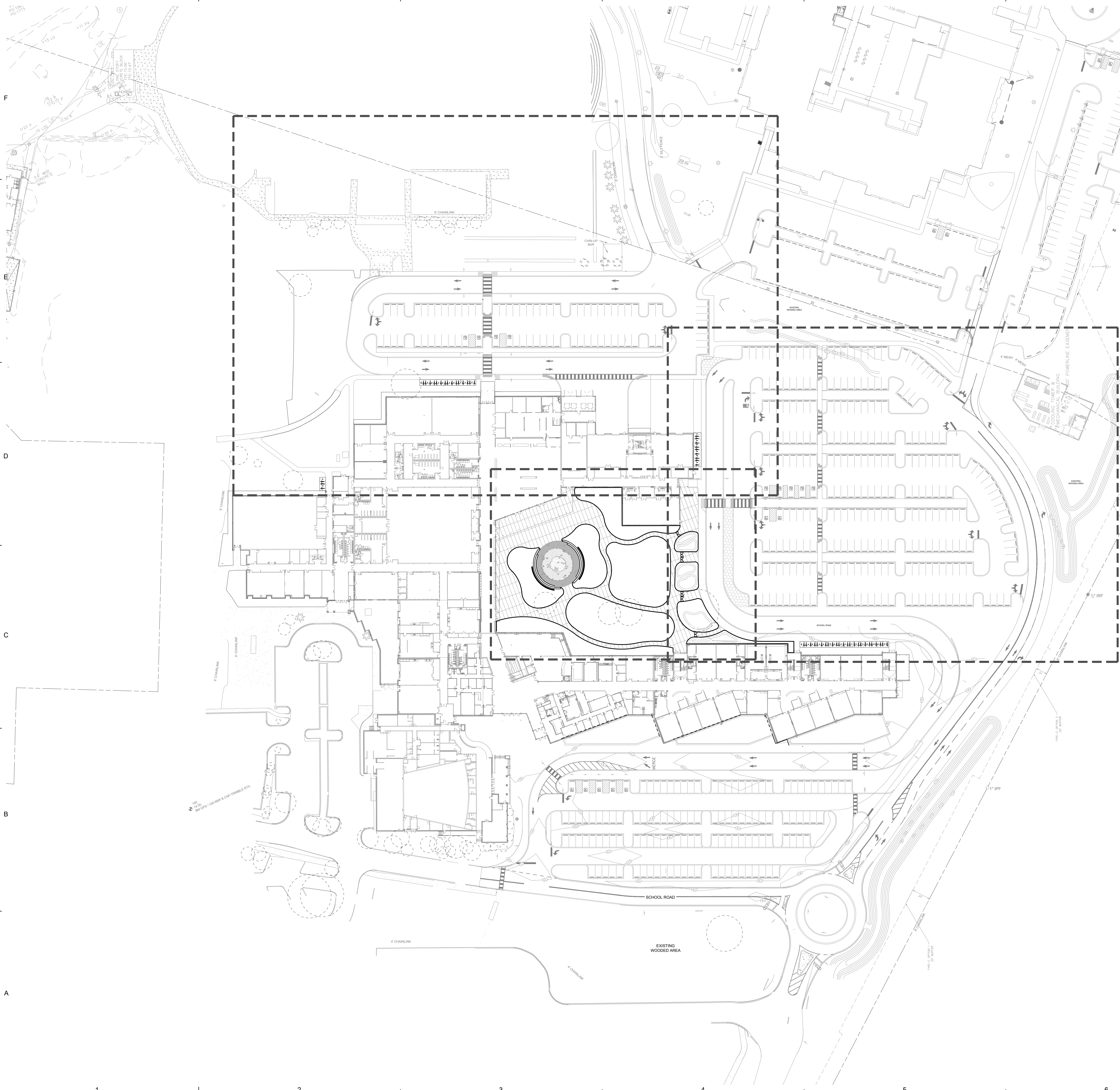
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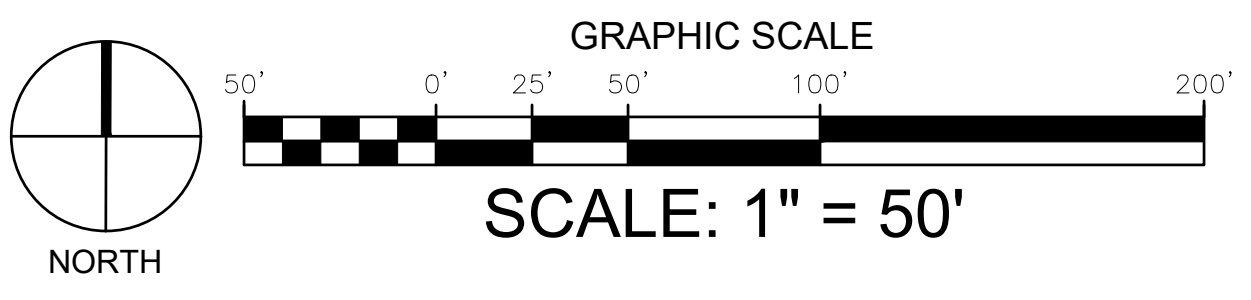


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EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

SURCULUS, LLC

06/22/2023

STATE No. 365

STATE OF AUTHORITY

SOUTH CAROLINA

LANDSCAPE ARCHITECT

06/22/2023

STATE No. 785

PROPERTY: WILBORN RD

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PROJECT TEAM

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PROJECT MANAGER

Ryan Luczkowski

DESIGN TEAM

RKM/EFs/AAM

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

Site Index Plan

SHEET NUMBER

L100

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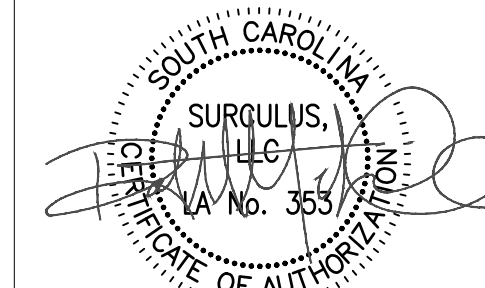
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Don Baus

PROJECT MANAGER  
Ryan Luczkowiak

DESIGN TEAM  
RKM/IEFS/AAM

**HILTON HEAD ISLAND HIGH SCHOOL**

70 Wilborn Rd.  
Hilton Head Island, SC 29926

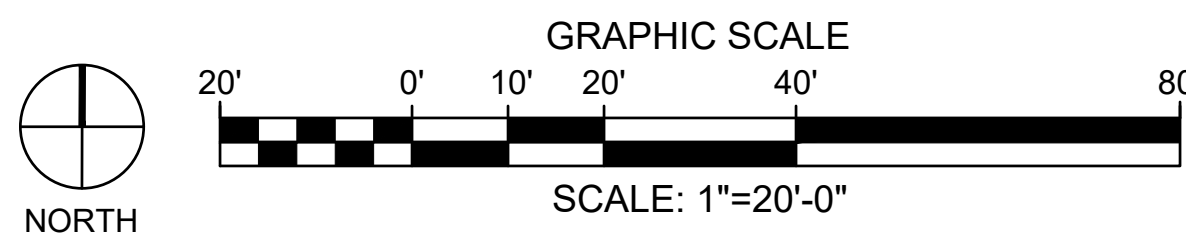
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**4001848600**

SHEET TITLE  
Site Plan

SHEET NUMBER

**L101**

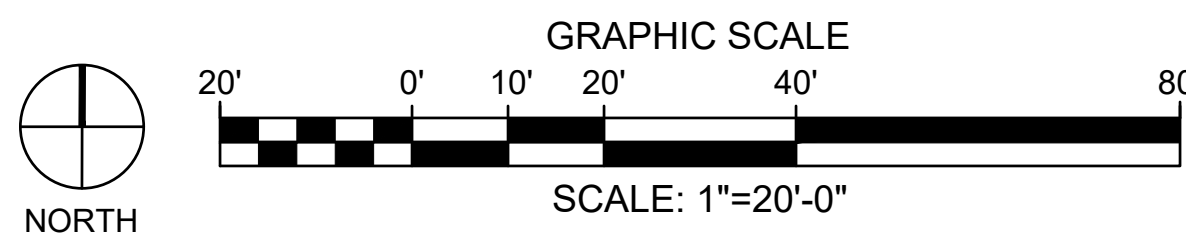
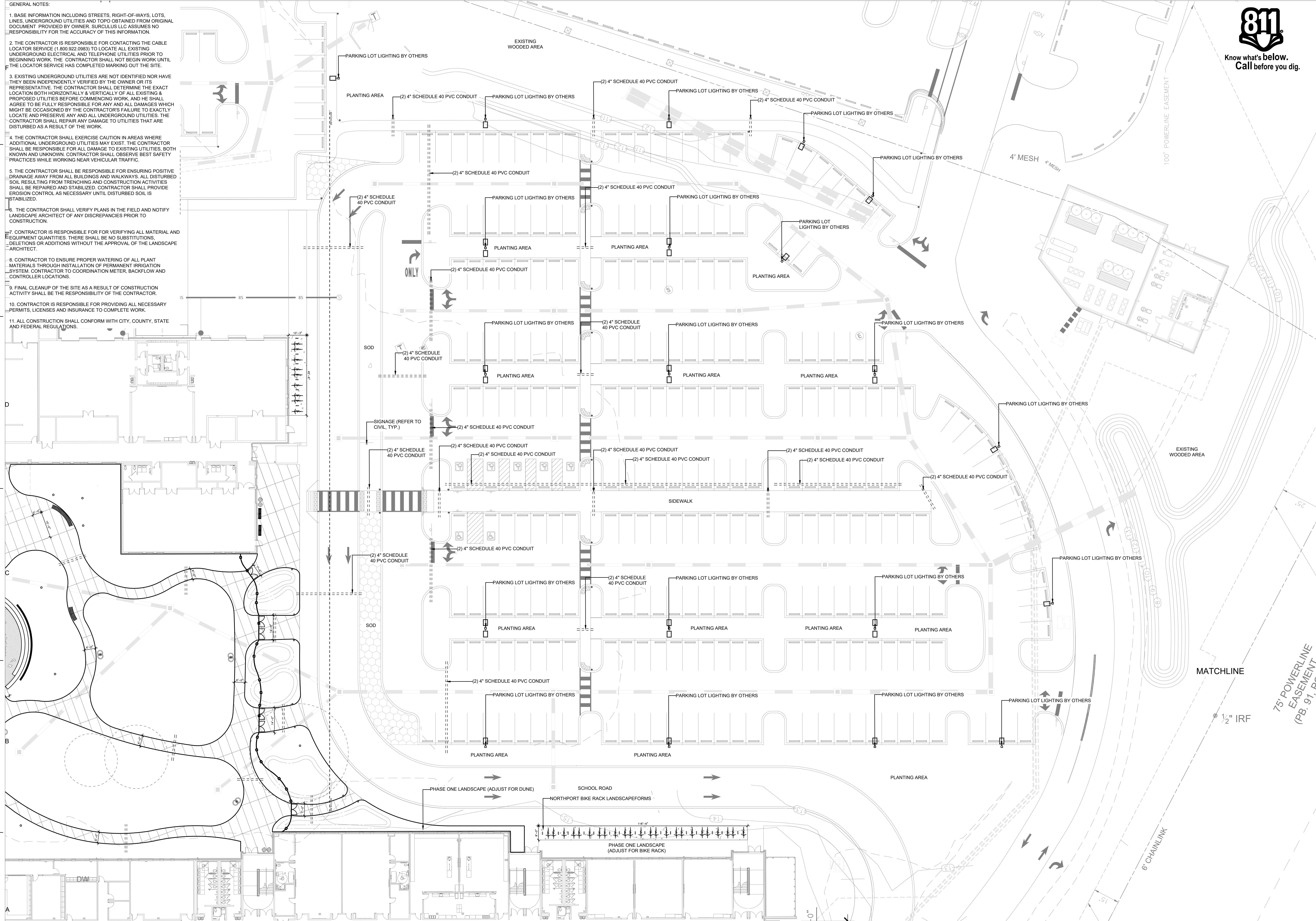




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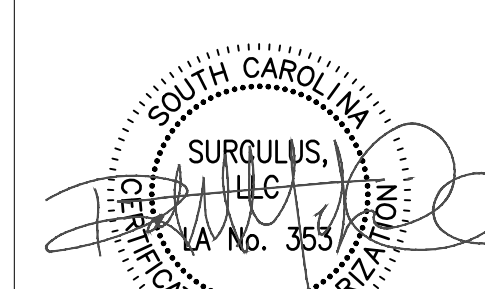
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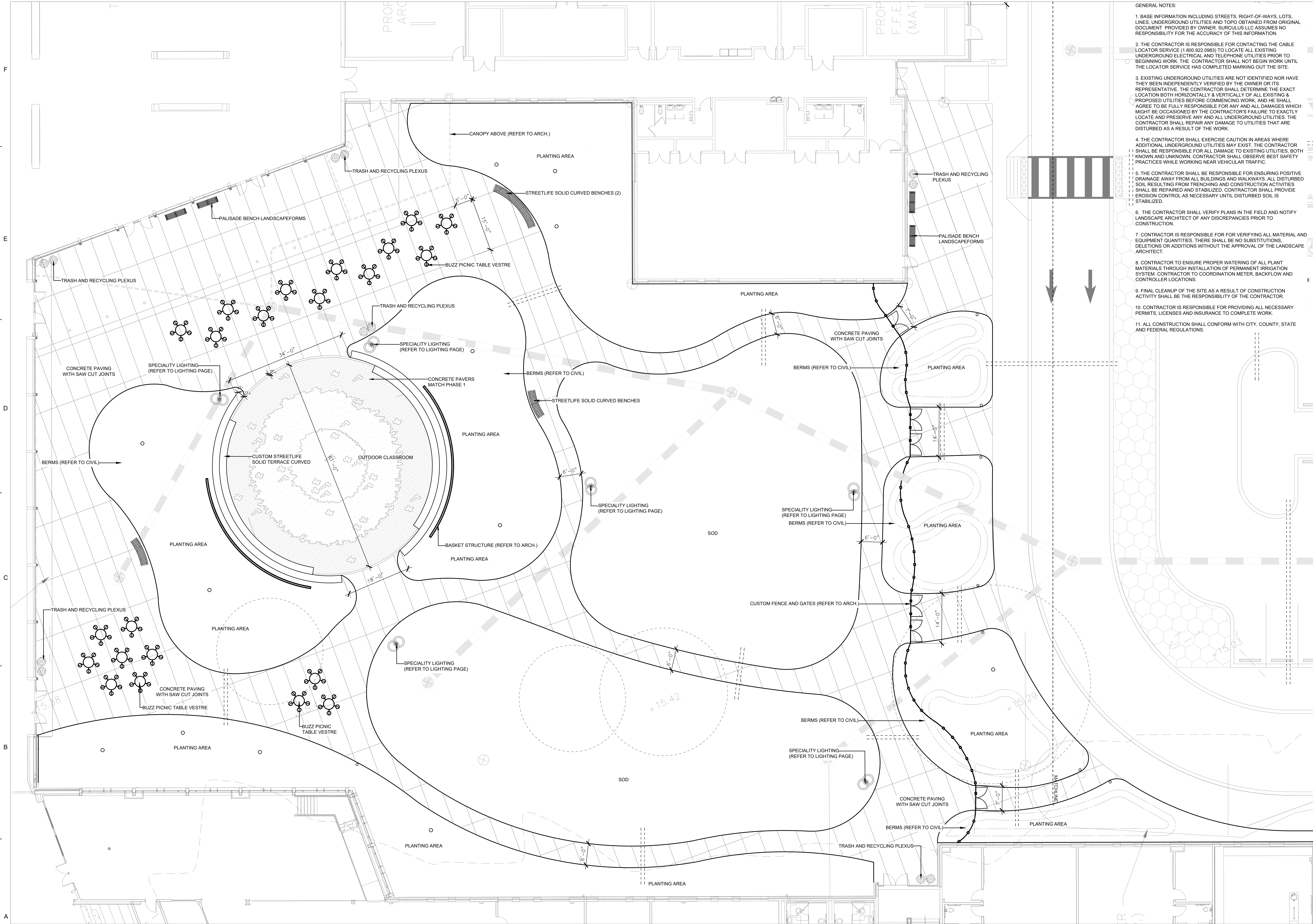
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**4001848600**  
SHEET TITLE  
Site Plan

SHEET NUMBER  
**L102**



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COUNTY SCHOOL DISTRICT

Hilton Head Island High School

70 Wilborn Rd.

Hilton Head Island, SC 29926

Civil Consultant:

Ward

Edwards

ENGINEERING

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.

Consulting Structural Engineers

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Landscape Consultant:

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Professional Engineer

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ISSUE DATE

04.30.2025

REVISIONS

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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowski

DESIGN TEAM

RKM/EFS/AAM

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

Site Plan

SHEET NUMBER

L103

Page 75 of 155



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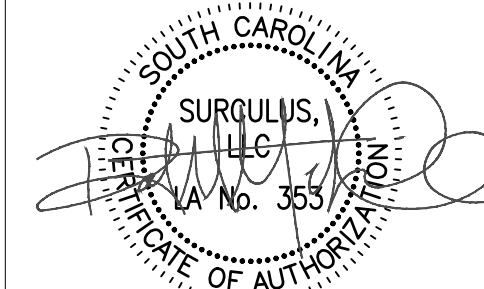
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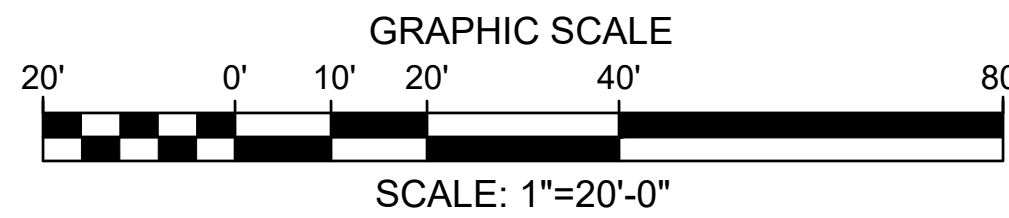
PROJECT NO.  
4001848600

SHEET TITLE  
Planting Plan

SHEET NUMBER  
**L201**

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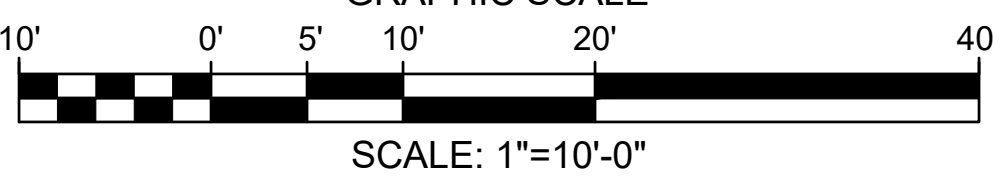
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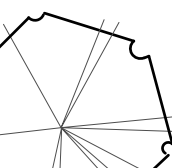
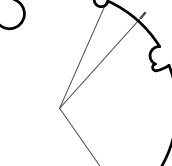
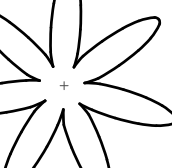
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| TREES                                                                              |    |      |                                                                 |             |       |                       |                   |                                                                             |
|------------------------------------------------------------------------------------|----|------|-----------------------------------------------------------------|-------------|-------|-----------------------|-------------------|-----------------------------------------------------------------------------|
|   | 4  | TAGW | Taxodium distichum 'JFS-SGPN'<br>Green Whisper Bald Cypress     | 12' Min.    | 4-5'  | 30 Gal.<br>(2.5" CAL. | As Shown<br>Min.) | Source tree from Bold Springs<br>Nursery (478)873-4975<br>Full, well formed |
|   | 2  | CALV | Callistemon viminalis.<br>Weeping Bottlebrush Tree              | 8'-10' Min. | 4-5'  | B&B                   | As Shown          | Weeping, full, well formed                                                  |
|   | 7  | ILEV | Ilex vomitoria<br>Yaupon Holly Tree                             | 8'-10' Min. | 4-5'  | B&B                   | As Shown          | Full, well formed<br>Multi-trunk                                            |
|   | 3  | LAGN | Lagerstroemia 'Natchez'<br>Natchez White Crapemyrtle            | 8'-10' Min. | 4-5'  | B&B                   | As Shown          | Full, well formed<br>Multi-trunk, White flower                              |
|   | 53 | SABP | Sabal Palmetto<br>Sabal Palm                                    | 14' CTH.    | 4-5'  | 30 Gal.               | As Shown          | Full, well formed<br>Rejuvenated<br>Matched                                 |
|   | 6  | QUEV | Quercus virginiana 'Highrise'<br>'Highrise' Live oak            | 14'-16'     | 4-5'  | B&B                   | 6" CAL.           | Full, well formed                                                           |
|   | 30 | QUPQ | Quercus phellos 'QPSTA' PP 13677<br>Hightower Willow Oak        | 16' Min.    | 6'-8' | B&B                   | 4" CAL.           | Source tree from Bold Springs<br>Nursery (478)873-4975<br>Full, well formed |
|  | 41 | QUNO | Quercus nuttallii 'Ochlocknee' PP 28344<br>Breezway Nuttall Oak | 14'-16'     | 4'-5' | B&B                   | 4" CAL.           | Source tree from Bold Springs<br>Nursery (478)873-4975<br>Full, well formed |

MITIGATION SUMMARY

ACI calculations

- To be reviewed and confirmed by Town of Hilton Head Island

Buffer

Not Applicable

Non-buffer

Category 1 124/10 = 12.4 = 13 replacements needed

Category 2 62/10 = 6.2 = 6 replacements needed

Category 3 70/10 = 7.0 = 7 replacements needed

Category 4 0 0 replacement needed

TOTAL MITIGATION REQUIRED

Category 1 13 Mitigation trees @ 2" Min. DBH = 40"

Category 2 6 Mitigation trees @ 2" Min. DBH = 60"

Category 3 7 Mitigation trees @ 1" Min. DBH = 29"

Category 4 0 Mitigation trees @ 1" Min. DBH = 1"

| SITE MITIGATION PROVIDED                        | REQUIRED TREES | REQUIRED INCHES     | PROVIDED INCHES | BALANCE        |
|-------------------------------------------------|----------------|---------------------|-----------------|----------------|
| CAT. I TREES (CAL. INCHES)                      | 13 TREES       | (@2" Min.) 26"      | 36"             | 20" (10 TREES) |
| 6 OLIVE @ 6" Cal.                               |                |                     |                 |                |
| 4 TAGW @ 3" Cal.                                |                |                     |                 |                |
| CAT. II TREES (CAL. INCHES)                     | 6 TREES        | (@2" Min.) 12"      | -"              | 8" (4 TREE)    |
| Balance applied from higher category trees = 20 |                |                     |                 |                |
| CAT. III TREES (# OF TREES)                     | 29 TREES       | (@1" Min.) 7"       | 53              | 46 TREES       |
| 53 SABP                                         |                |                     |                 |                |
| Balance applied from higher category trees = 8  |                |                     |                 |                |
| CAT. IV TREES (# OF TREES)                      | 0 TREE         | (@1" Min.) 1"       | 0               | - EXTRA TREES  |
| -                                               |                | (or 6' Min. Height) |                 |                |

NOTE: PROPOSED MITIGATION TREES TO BE IDENTIFIED IN PLANTING PLANS WITH "M" INCLUDED IN PLANTING LABELS

| SHRUBS                  |     |      |                                                         |          |             |         |               |                                   |
|-------------------------|-----|------|---------------------------------------------------------|----------|-------------|---------|---------------|-----------------------------------|
|                         | 47  | CLAC | Clethra alnifolia 'Crystalina'<br>Sugartina Summersweet | 24" Min. | 24–36" Min. | 7 Gal.  | As Shown      | Full, well formed<br>White Flower |
|                         | 55  | ILVN | Ilex vomitoria 'nana'<br>Dwarf Yaupon Holly             | 36" Min. | —           | 7 Gal.  | As Shown      | Full gallon, evergreen            |
|                         | 11  | LICH | Livistona chinensis<br>Chinese Fan Palm                 | 36"      | —           | 15 Gal. | As Shown      | Full gallon, evergreen            |
|                         | 49  | MYRC | Myrica cerifera<br>Wax Myrtle                           | —        | —           | 25 Gal. | As Shown      | Full, well formed                 |
|                         | 51  | POMM | Podocarpus macrophyllus var. maki<br>Chinese Podocarpus | 48" Min. | —           | 25 Gal. | As Shown      | Full, well formed                 |
|                         | 18  | SERR | Serenoa repens<br>Silver Saw Palmetto                   | 36"      | —           | 15 Gal. | As Shown      | Full gallon, evergreen            |
|                         | 76  | VIAC | Viburnum awabuki 'Chindo'<br>'Chindo' Sweet Viburnum    | 48" Min. | 36" Min.    | 15 Gal. | As Shown      | Full, well formed                 |
|                         | 17  | SABM | Sabal Minor<br>Dwarf Palmetto                           | 3' Min.  | 3'          | 7 Gal.  | As Shown      | Full, well formed                 |
| GROUNDCOVERS/PERENNIALS |     |      |                                                         |          |             |         |               |                                   |
|                         | 265 | CORL | Coreopsis lanceolata<br>Lanceleaf Coreopsis             | —        | —           | 1 Gal.  | 24" O.C.      | Full gallon                       |
|                         | 60  | ECHP | Echinacea purpurea<br>Purple Coneflower                 | —        | —           | 3 Gal.  | 24" O.C.      | Full gallon                       |
|                         | 241 | LIRM | Liriope muscari 'Big Blue'<br>Big Blue Liriope          | —        | —           | 1 Gal.  | 24" O.C.—TYP. | Full, well formed                 |
|                         | 975 | LIRS | Liriope spicata<br>Liriope                              | —        | —           | 1 Gal.  | 24" O.C.—TYP. | Full, well formed                 |
|                         | 81  | RUDF | Rudbeckia fulgida<br>Black-Eyed Susan                   | —        | —           | 3 Gal.  | 36" O.C.      | Full gallon                       |
|                         | 58  | SOLS | Solidago sempervirens<br>Seaside Goldenrod              | —        | —           | 1 Gal.  | 36" O.C.      | Full gallon                       |

**ABBREVIATION NOTE:**

WHERE AN ABBREVIATION IS SHOWN, THE FOLLOWING NOTES APPLY:

ABBRV - BOTANICAL ABBREVIATION

QUAN - QUANTITY OF PLANT MATERIAL REQUIRED FOR THE PROJECT. (NOTE: CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES INDICATED. PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE.)

BOTANICAL/COMMON NAME- PLANT MATERIAL TO BE INSTALLED.

CA24 - CALIPER/DIAMETER OF TRUNK (CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT AND SPREAD.)

CONT - CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY. (HEIGHT AND CALIPER SHALL TAKE PRECEDENCE OVER CONTAINER.)

NOTES - SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.

**QUANTITIES NOTES:**

PLANT MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES ONLY. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKE-OFFS USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION, REPORTING PROMPTLY TO THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.



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CONTRACTOR TO COORDINATE LOCATIONS OF IRRIGATION CONTROLLER, METER AND BACKFLOW PREVENTER WITH GENERAL CONTRACTOR.

| LEGEND |                             |
|--------|-----------------------------|
|        | SOD AREA                    |
|        | SPRAY IRRIGATED AREA - TURF |
|        | SPRAY IRRIGATED AREA - BED  |
|        | DRIP IRRIGATED AREA         |

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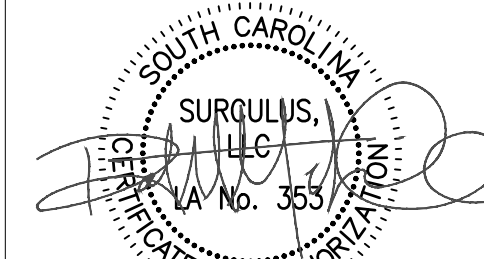
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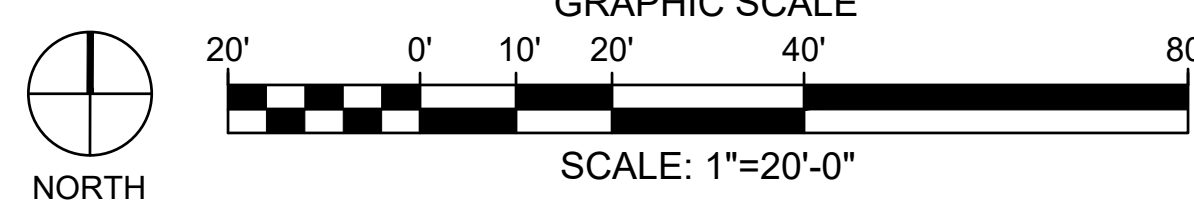
PROJECT NO.

**4001848600**

SHEET TITLE  
Irrigation  
Area of  
Coverage  
Plan

SHEET NUMBER

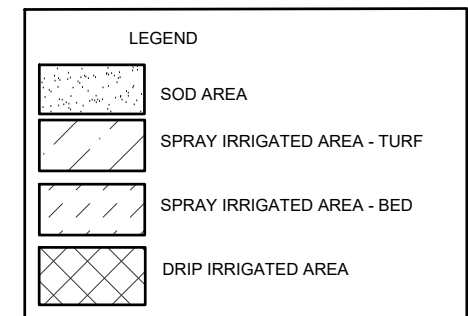
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CONTRACTOR TO COORDINATE LOCATIONS OF IRRIGATION CONTROLLER, METER AND BACKFLOW PREVENTER WITH GENERAL CONTRACTOR.



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Hilton Head Island, SC 29926

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(864) 331-1201

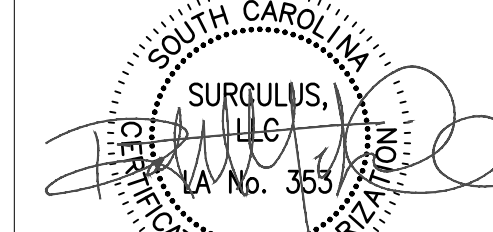
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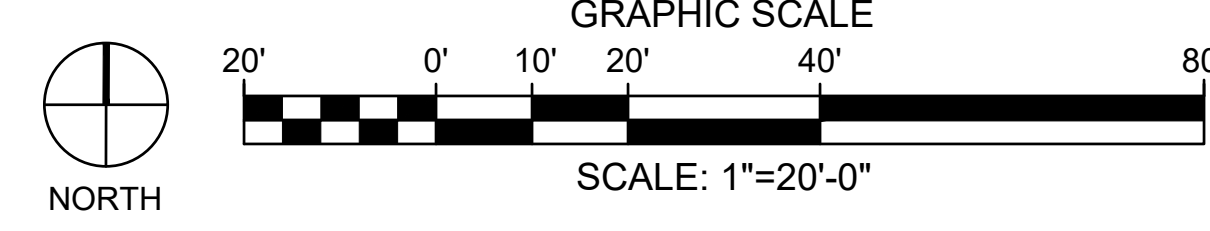
PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Ryan Luczkowski  
DESIGN TEAM  
RKM/IEFS/AAM

**HILTON HEAD ISLAND HIGH SCHOOL**  
70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
**4001848600**

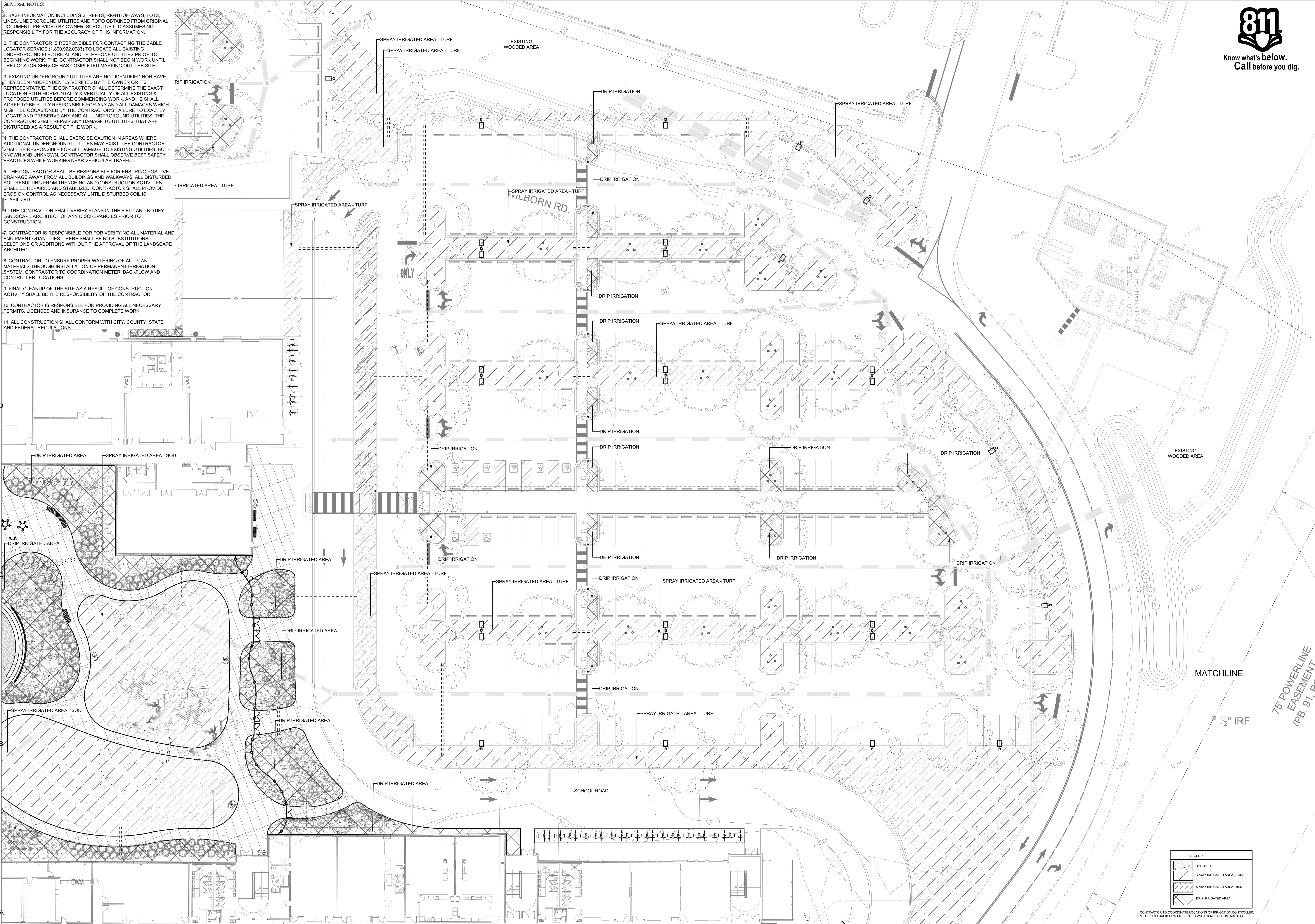
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Irrigation  
Area of  
Coverage  
Plan

SHEET NUMBER  
**L206**





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Area of  
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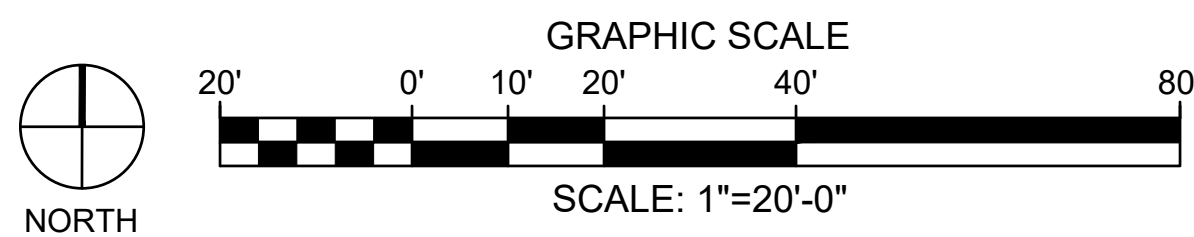
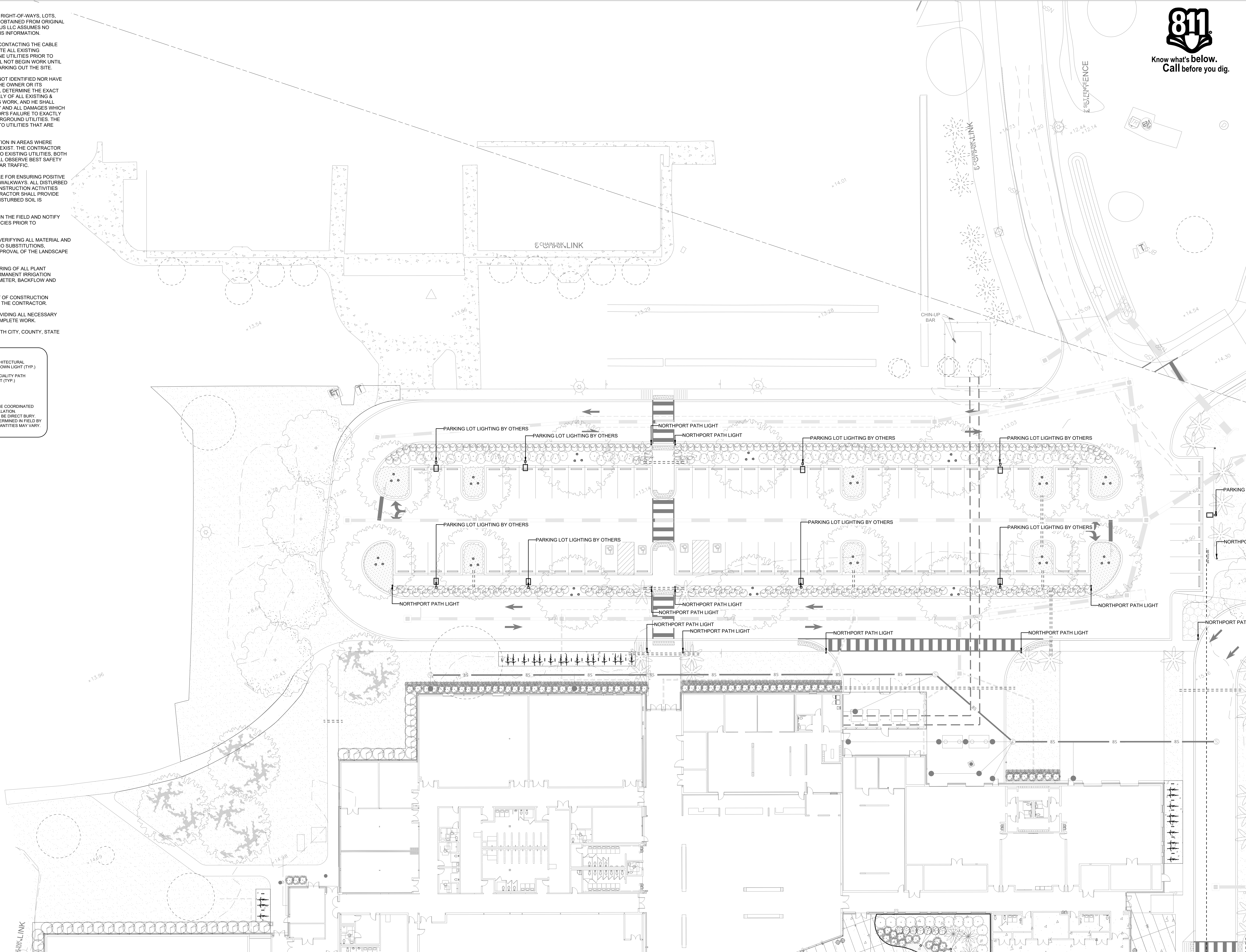


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- LANDSCAPE LIGHTING LEGEND
- |                          |                                      |
|--------------------------|--------------------------------------|
| ○ UP LIGHT (TYP.)        | ⦿ ARCHITECTURAL UP/DOWN LIGHT (TYP.) |
| ◇ MOUNTED UPLIGHT (TYP.) | ○ SPECIALTY PATH LIGHT (TYP.)        |
| ▽ DOWN LIGHT (TYP.)      | ○ STEP LIGHT (TYP.)                  |
| ◇ SPECIALTY LIGHT (TYP.) | □ PATH LIGHT (TYP.)                  |
| ○ STEP LIGHT (TYP.)      |                                      |
| □ PATH LIGHT (TYP.)      |                                      |
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ALL WIRING TO BE 12V LOW VOLTAGE. WIRE TO BE DIRECT BURY.  
FINAL LOCATIONS OF ALL FIXTURES TO BE DETERMINED IN FIELD BY LANDSCAPE LIGHTING CONTRACTOR. FINAL QUANTITIES MAY VARY.



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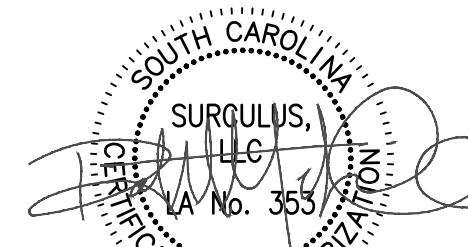
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DATE

PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowiak

DESIGN TEAM

RKM/EFS/AAM

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

Site Lighting

SHEET NUMBER

L301



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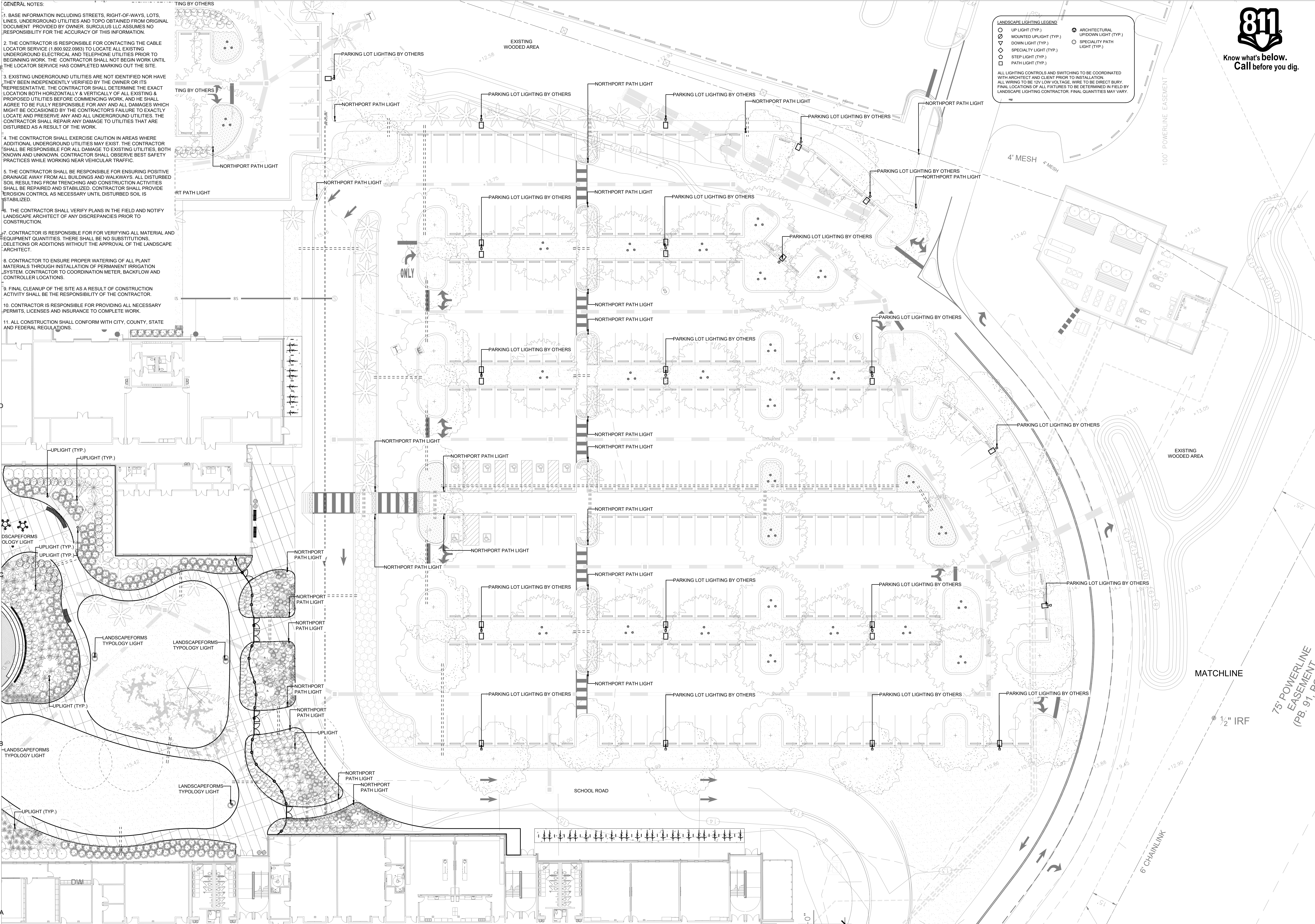
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UP LIGHT (TYP.)  
MOUNTED UPLIGHT (TYP.)  
DOWN LIGHT (TYP.)  
SPECIALTY LIGHT (TYP.)  
STEP LIGHT (TYP.)  
PATH LIGHT (TYP.)

ARCHITECTURAL UP/DOWN LIGHT (TYP.)  
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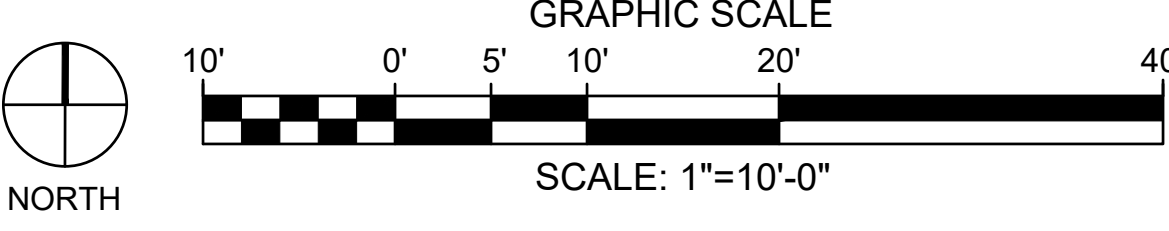
SHEET NUMBER  
L302



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Page 87 of 1

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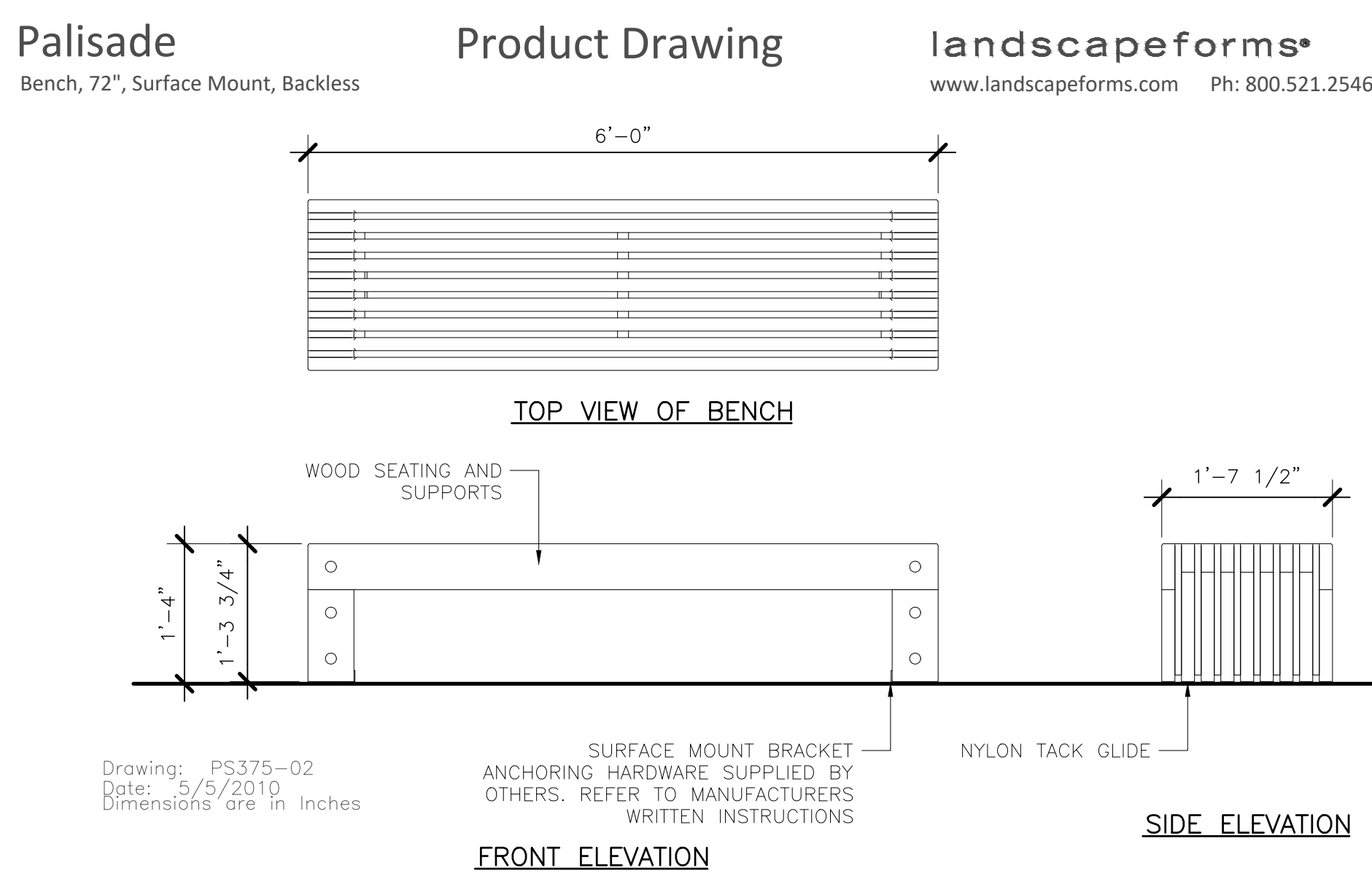
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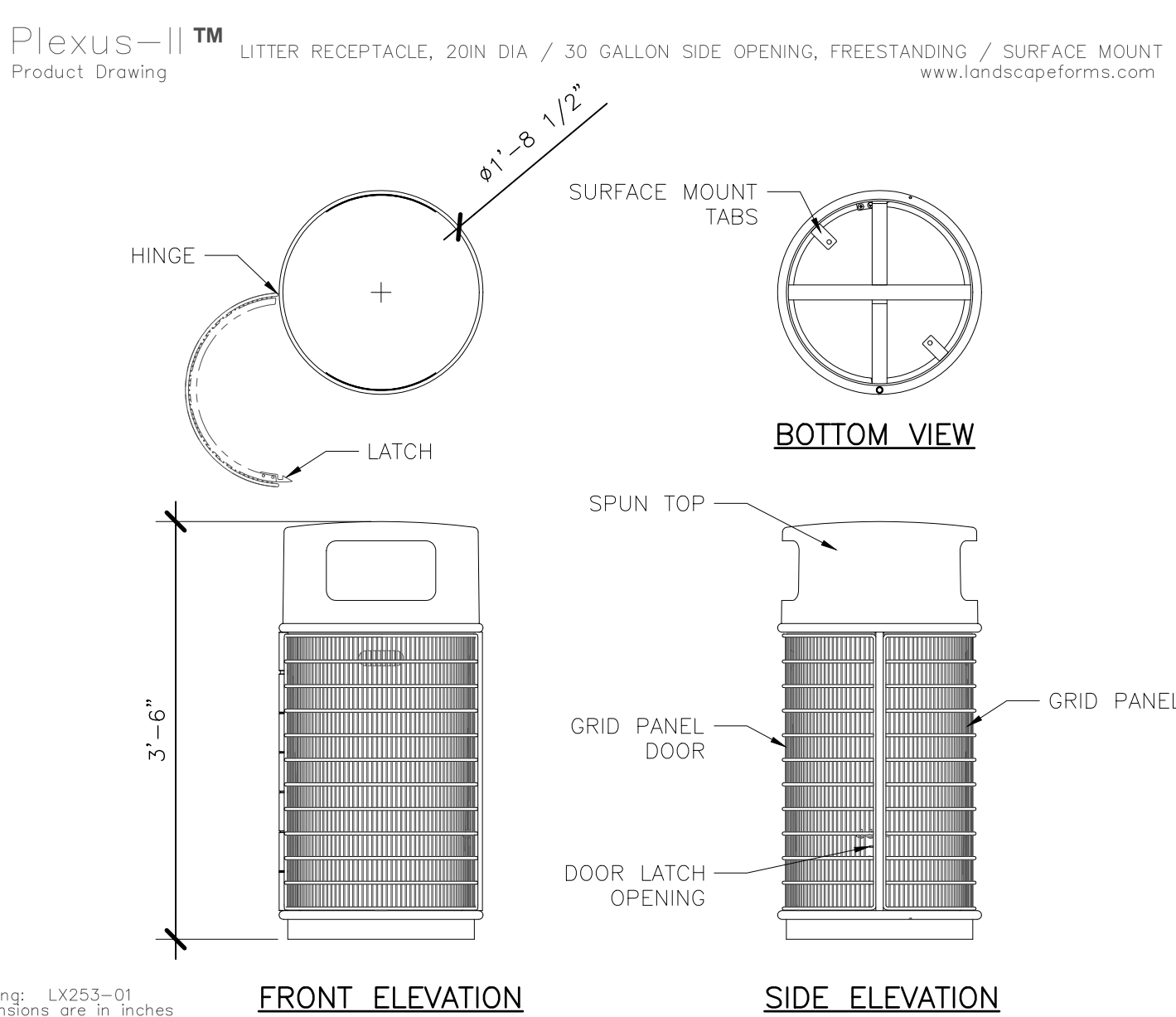
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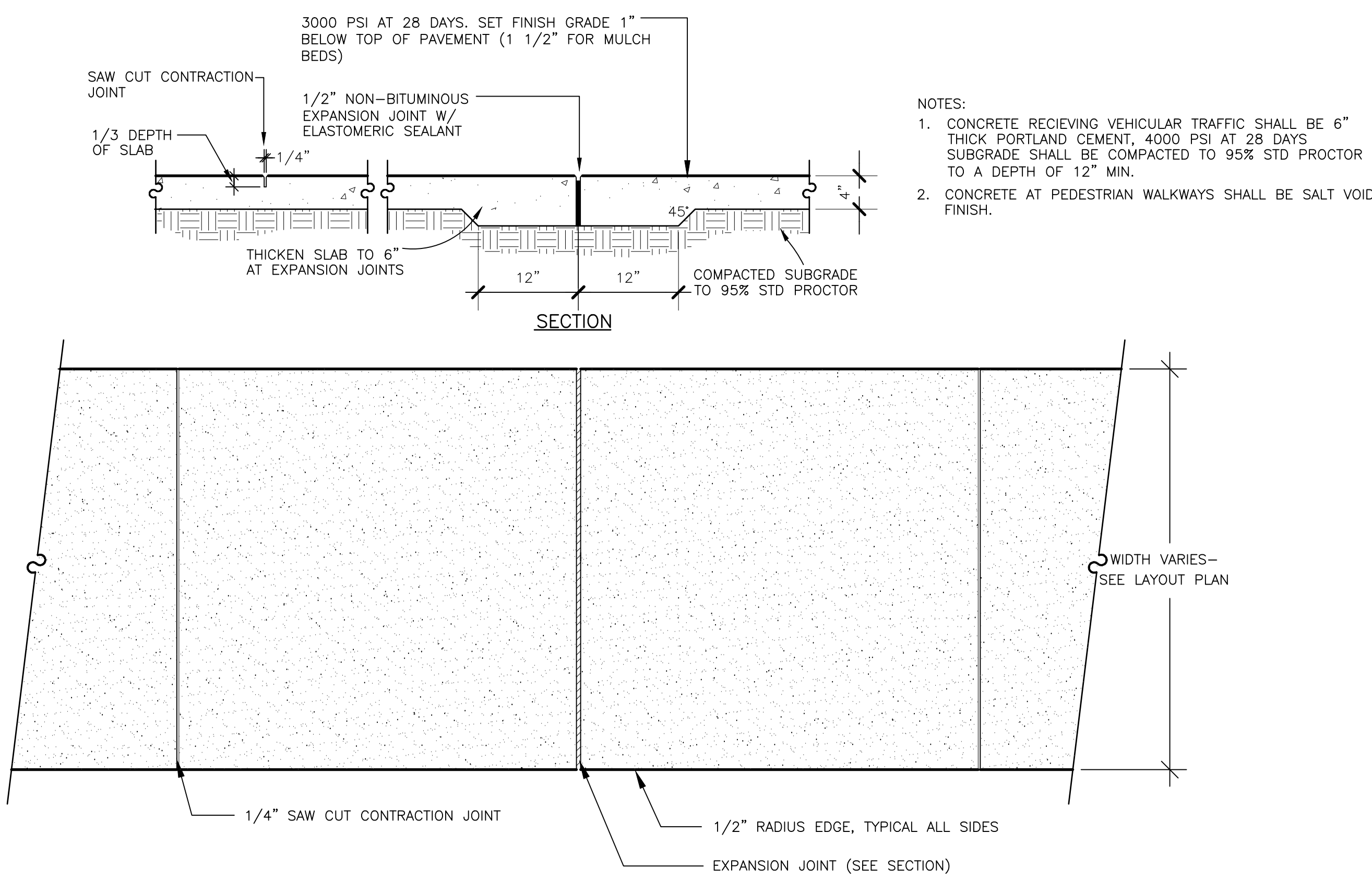
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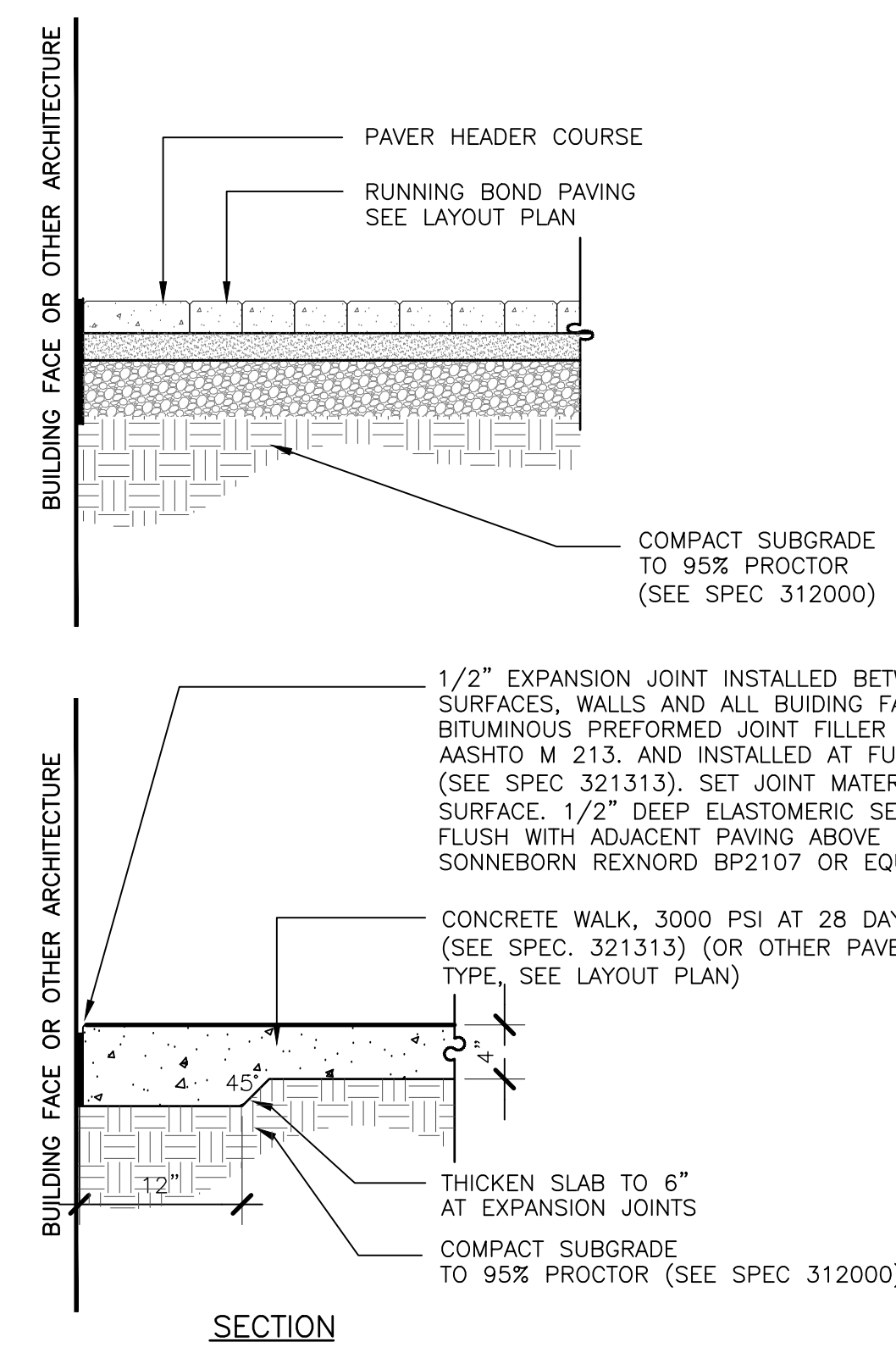


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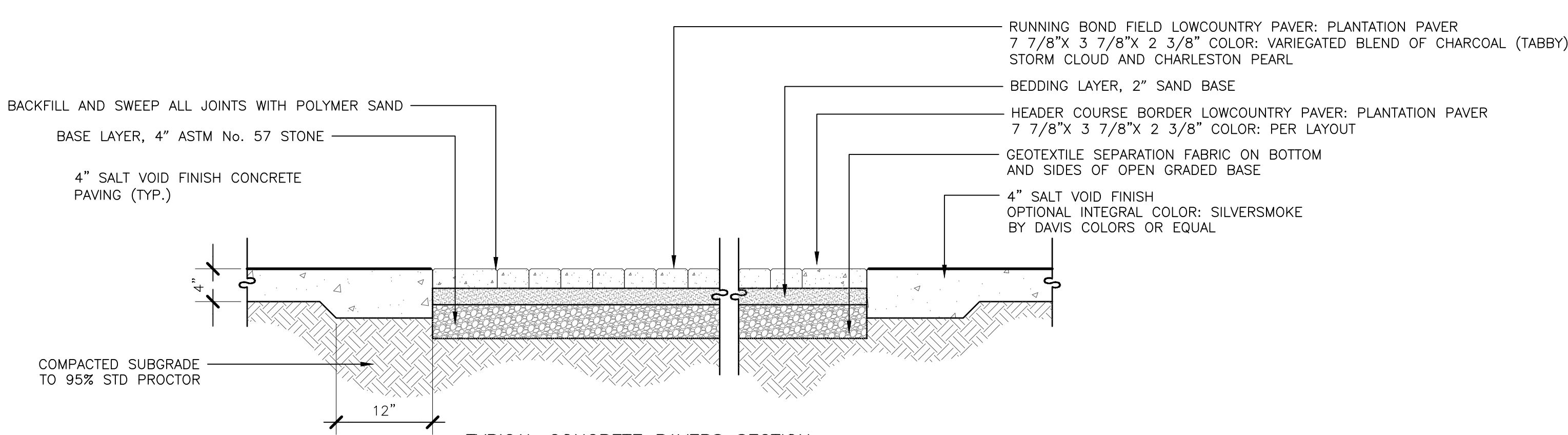
2 PLEXUS TRASH RECEPTACLE



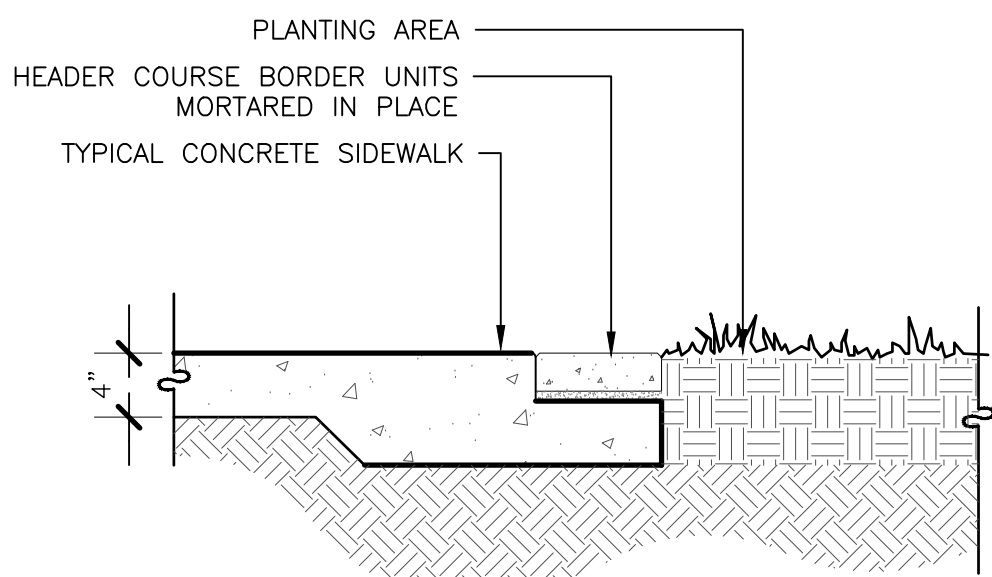
3 TYPICAL CONCRETE PAVING PLAN VIEW



4 TYPICAL EXPANSION JOINTS



TYPICAL CONCRETE PAVERS SECTION



5 TYPICAL CONCRETE PAVERS

**Product sheet**

# BUZZ picnic table

**3317**  
Designed by  
Tore Borgersen, Michael Olofsson, Espen Voll

Buzz picnic table is a versatile meeting place for up to five people. The high-pressure laminate used for the table top makes it possible to incorporate graphic designs, such as a chessboard, map or local information. The BUZZ picnic table is also available in a version that is suitable for wheelchair users.

**Anchoring/assembly**  
Free-standing/mounted to the ground

**Primary material**  
Hot-dip galvanised steel  
All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty. Corrosion class C4

**Sustainability**

| Indicators          | Global warming | Total energy | Recycled materials |
|---------------------|----------------|--------------|--------------------|
| Unit                | kg CO2         | MJ           | %                  |
| Cradle to Gate B4A3 | 2443           | 3489.04      | 2.55               |

**Certifications**

**Warranty**

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Visit [www.vestre.com](http://www.vestre.com) for more information.  
Specifications are subject to change without notice.  
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6 VESTRE BUZZ PICNIC TABLE  
NTS

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70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
4001848600

SHEET TITLE  
Site Details

SHEET NUMBER  
L304

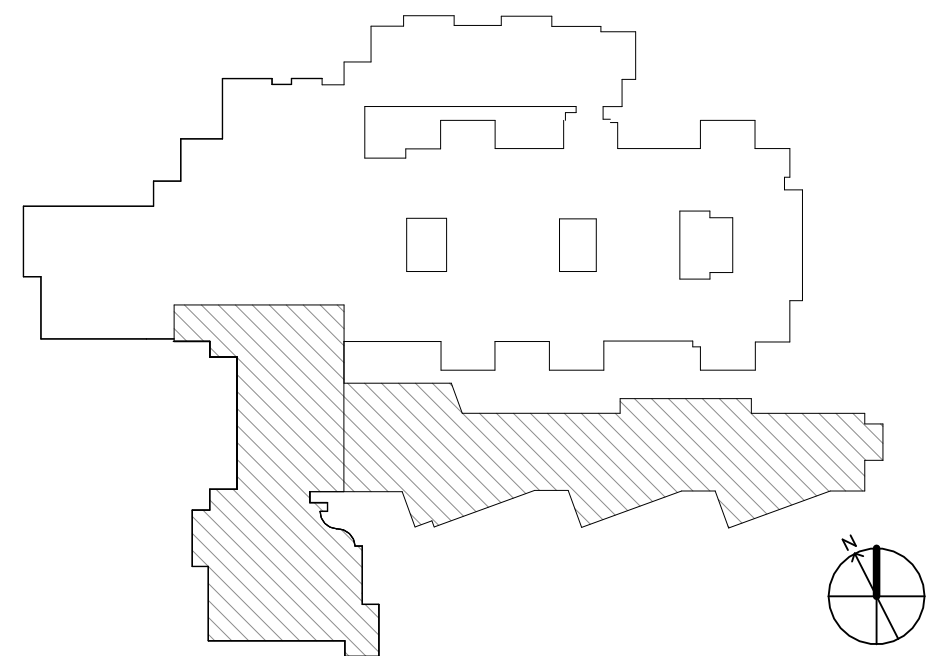
















## GENERAL DEMOLITION NOTES

## DEMOLITION LEGEND

 EXISTING WALL TO REMAIN

 EXISTING CONSTRUCTION TO BE DEMOLISHED

 EXISTING DOOR TO REMAIN

 EXISTING DOOR TO BE DEMOLISHED

 EXISTING CASEWORK OR OTHER ITEM TO BE DEMOLISHED

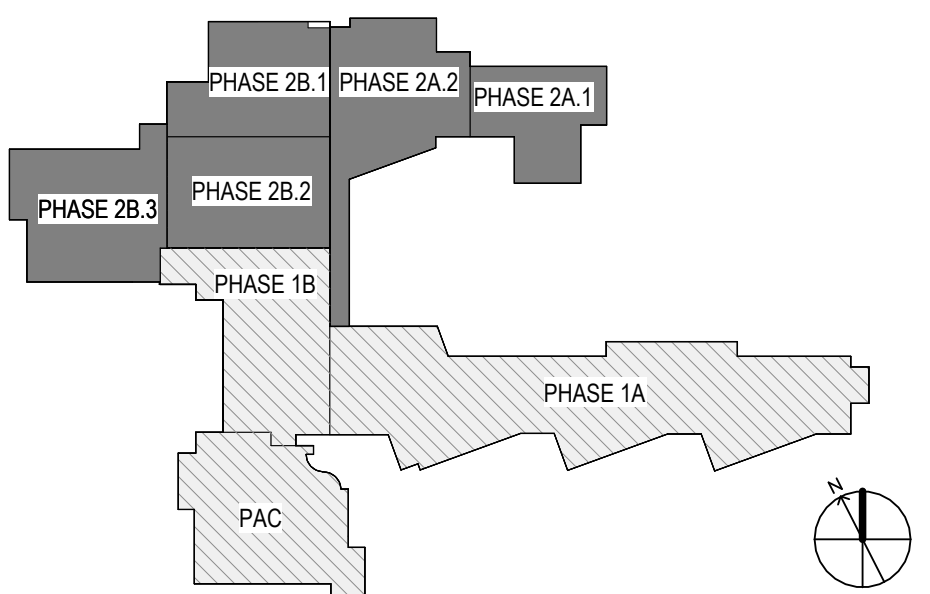
 EXISTING WORK TO REMAIN (N.I.C.)

Page 92 of 155











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F  
E  
D  
C  
B  
A

1A OVERALL FLOOR PLAN - LEVEL 01 - PHASE 2 PROGRAMMING  
A111.2 3/8" = 1'-0"

1

2

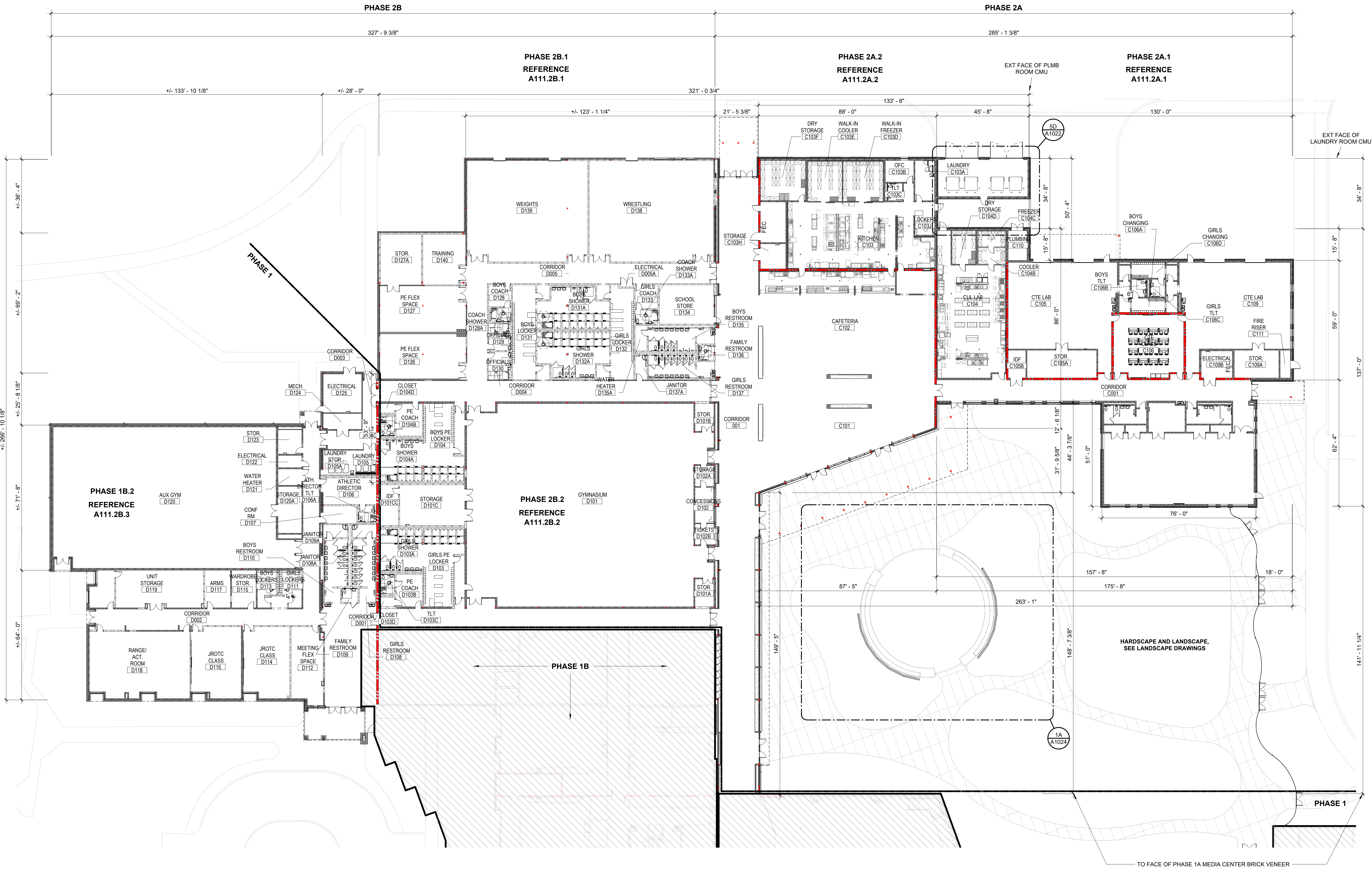
3

4

5

6

7



## SHEET KEYED NOTES

| MARK | NOTE                                                                                                      |
|------|-----------------------------------------------------------------------------------------------------------|
| 01   | OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.                         |
| 02   | CMU WALL CONTINUES TO UNDERSIDE OF DECK.                                                                  |
| 03   | NEW WALL INFILL. FINISH FACE TO ALIGN WITH EXISTING FINISH FACE.                                          |
| 04   | NEW BRICK VENEER, INSULATION, AND WEATHER BARRIER OVER EXISTING CMU WALL, SEE A020 EXTERIOR WALL SYSTEMS. |

## SHEET GENERAL NOTES

- PROVIDE CONTROL JOINTS ON GYPSUM BOARD ASSEMBLIES PER SPECIFICATIONS AND WHERE SHOWN.
- EXTEND WALLS TO DECK ABOVE STOREFRONT SYSTEMS AND GLASS WALL PARTITIONS.
- PARTITIONS AT BUILDING PERIMETER SHALL BE CENTERED ON CENTER LINE OF COLUMN OR WINDOW MULLION, UNLESS OTHERWISE NOTED.
- ALIGN FINISHES ON EXPOSED SIDE OF PARTITION AND FURR CONCEALED SIDE OF PARTITION AS REQUIRED TO PROVIDE FLUSH INSTALLATION WHERE ADJACENT PARTITION TYPES DIFFER IN OVERALL THICKNESS.
- PROVIDE TOOLED SEALANT JOINT AT DISIMILAR MATERIALS, SUCH AS MILLWORK OR DOOR FRAME AT A WALL.
- ALL PIPING, CONDUITS, AND RELATED MEP ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQ'D IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.

## WALLS AND PARTITIONS LEGEND

### FIRE WALLS

- 2-HR FIRE WALL
- 2-HR FIRE BARRIER

### EXISTING WALL

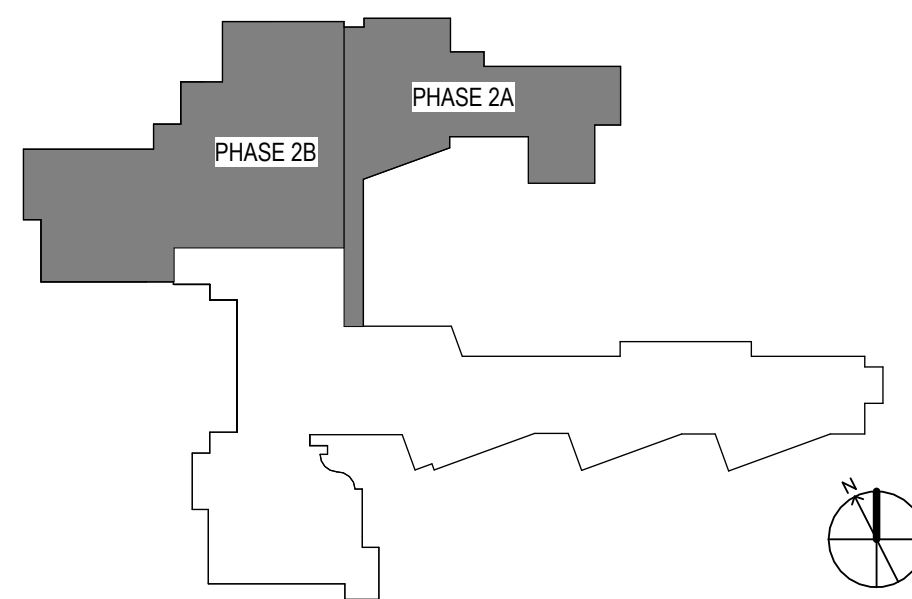
### NEW WALL

### DEMOLISH WALL

### AREA NOT IN SCOPE OF WORK

### ADJACENT AREA (REFER TO REFERENCE TAG)

## KEY PLAN



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Hilton Head Island High School  
70 Wilborn Rd.  
Hilton Head Island, SC 29926  
Civil Consultant:  
**Ward**  
Edwards  
ENGINEERING  
Structural Consultant:  
**MMSA, Inc.**  
Michael M. Simpson & Associates, Inc.  
Consulting Structural Engineers  
30 Palewood Drive, Suite 100  
Greenville, S.C. 29615  
(864) 331-1201  
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EXPIRATION DATE 06/30/2025  
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DONALD E. BAUS, JR.  
Charleston, SC  
6517  
REGISTERED ARCHITECT  
INDIVIDUAL SEAL  
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CONSTRUCTION  
DOCUMENTS  
ISSUE DATE  
04.30.2025  
REVISIONS  
NO. REASON DATE  
PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Ryan Luczkowski  
DESIGN TEAM  
Designer  
PROJECT NAME  
HILTON HEAD ISLAND HIGH  
SCHOOL - PHASE II  
70 Wilborn Rd.  
Hilton Head Island, SC 29926  
PROJECT NO.  
4001848600  
SHEET TITLE  
OVERALL FLOOR PLAN -  
LEVEL 01 - PHASE 2  
SHEET NUMBER  
A111.2

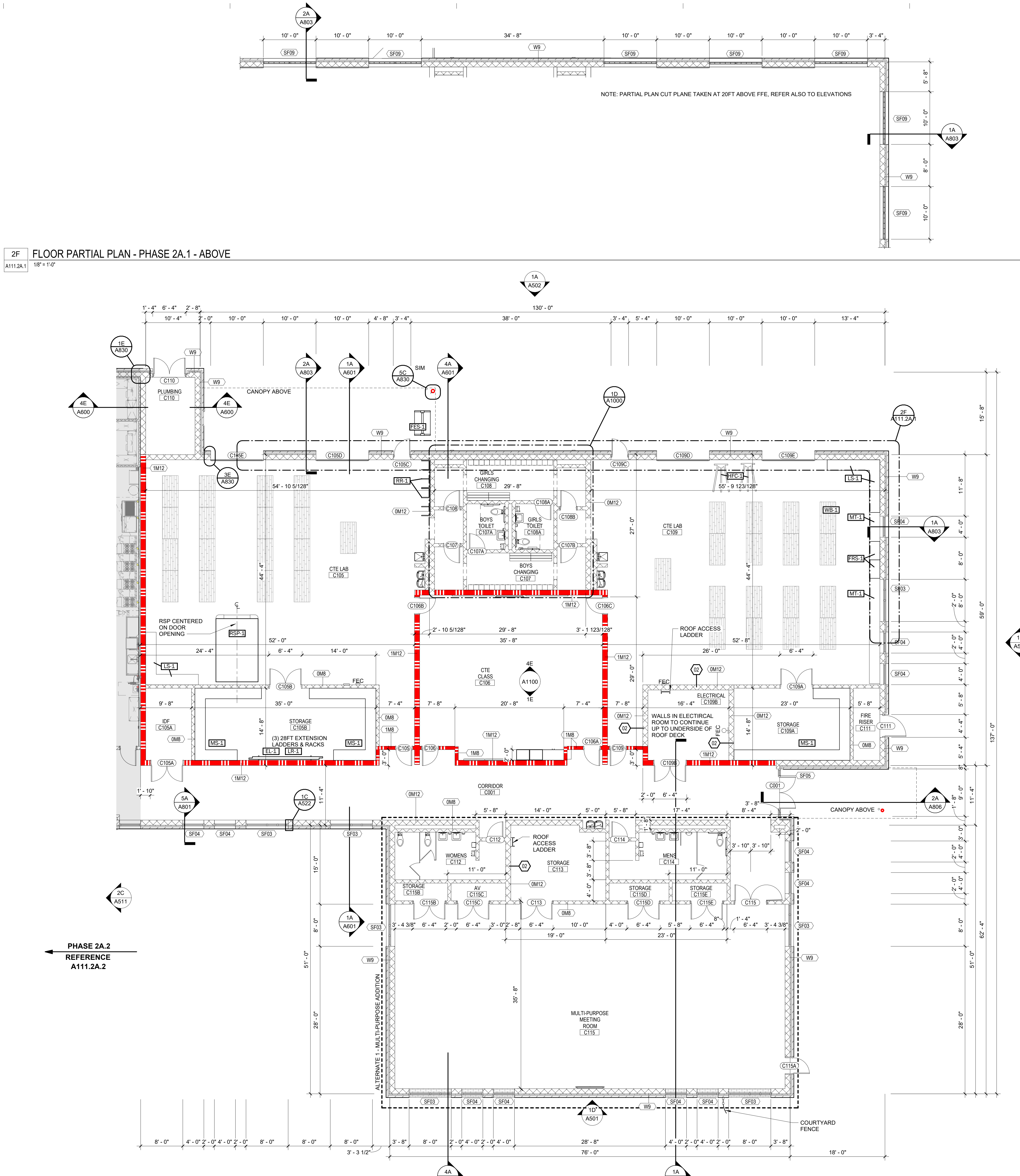


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2A FLOOR PARTIAL PLAN - PHASE 2A.1  
A111.2A.1 1/8" = 1'-0"

2F FLOOR PARTIAL PLAN - PHASE 2A.1 - ABOVE  
A111.2A.1 1/8" = 1'-0"



## SHEET KEYED NOTES

| MARK | NOTE                                                                                                      |
|------|-----------------------------------------------------------------------------------------------------------|
| 01   | OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.                         |
| 02   | CMU WALL CONTINUES TO UNDERSIDE OF DECK.                                                                  |
| 03   | NEW WALL INFILL. FINISH FACE TO ALIGN WITH EXISTING FINISH FACE.                                          |
| 04   | NEW BRICK VENEER, INSULATION, AND WEATHER BARRIER OVER EXISTING CMU WALL. SEE A020 EXTERIOR WALL SYSTEMS. |

## SHEET GENERAL NOTES

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- ALIGN FINISHES ON EXPOSED SIDE OF PARTITION AND FURR CONCEALED SIDE OF PARTITION AS REQUIRED TO PROVIDE FLUSH INSTALLATION WHERE ADJACENT PARTITION TYPES DIFFER IN OVERALL THICKNESS.
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## WALLS AND PARTITIONS LEGEND

### FIRE WALLS

- 2-HR FIRE WALL
- 2-HR FIRE BARRIER

### EXISTING WALL

### NEW WALL

### DEMOLISH WALL

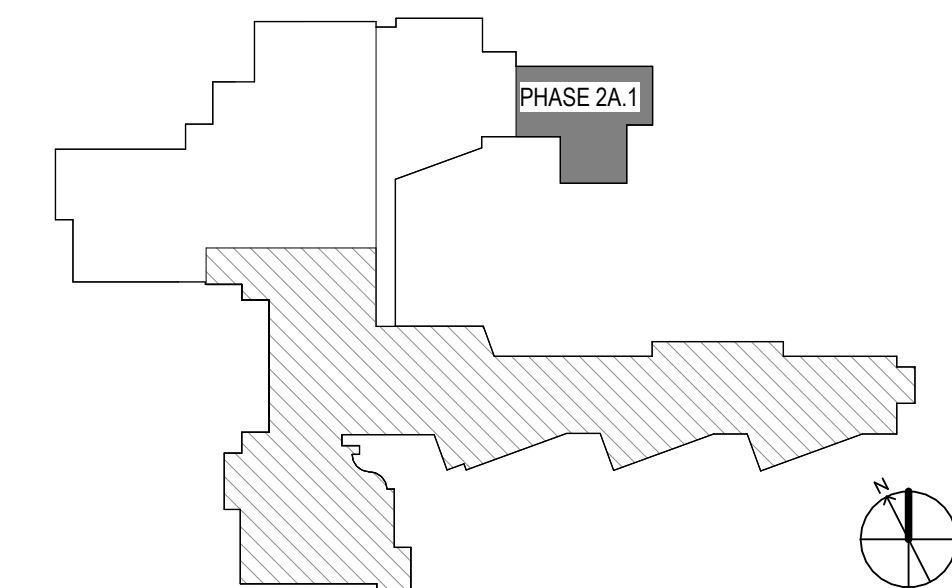
### AREA NOT IN SCOPE OF WORK

### ADJACENT AREA (REFER TO REFERENCE TAG)

## EQUIPMENT SCHEDULE

| MARK  | MANUFACTURER                | PRODUCT                                                         | SIZE                                           |
|-------|-----------------------------|-----------------------------------------------------------------|------------------------------------------------|
| EL-1  | WERNER                      | 28FT EXTENSION LADDER                                           | (3) LADDERS                                    |
| FES-1 | EAST COAST RESCUE SOLUTIONS | ICRS GEN3 FORCIBLE ENTRY DOOR                                   | 1 UNIT                                         |
| FRS-1 |                             | FIRE RESISTANT STORAGE CABINE                                   | 42" W X 24" D X 72" H                          |
| HFC-1 | ULINE                       | HYDRAULIC FLOOR CRANE: H-8462                                   | CAPACITY: 2 TONS RETRACTED, 1/2 TON EXTENDED   |
| LR-1  |                             | LADDER RACK                                                     | (3) SETS OF RACKS                              |
| LS-1  |                             | LOCKABLE STORAGE                                                | 72" H                                          |
| MS-1  |                             | METAL SHELVING                                                  | 36" H                                          |
| MT-1  |                             | METAL TOOL DRAWERS AND SHELVING - BUTCHER BLOCK COUNTER SURFACE |                                                |
| RR-1  | GRAINGER                    | RED RACK GEAR                                                   | 20" D X 72" H X 64" W - 1 UNIT, 3 COMPARTMENTS |
| RSP-1 | RESCUE SIMULATION PRODUCTS  | TYPE III AMBULANCE SIMULATOR                                    | 8FT W X 12FT D X 8FT H                         |
| WB-1  | INNOVO STORAGE SOLUTIONS    | MOBILE WORKBENCH, FULL BOTTOM BENCH, LAMINATED WOOD TOP         | 72" W X 36" D X 35" H - (x34) WORKBENCHES      |

## KEY PLAN



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Hilton Head Island High School  
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Hilton Head Island, SC 29926  
Civil Consultant:  
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Landscape Consultant:  
**SURCULUS**  
Food Service Consultant:  
**camacho**

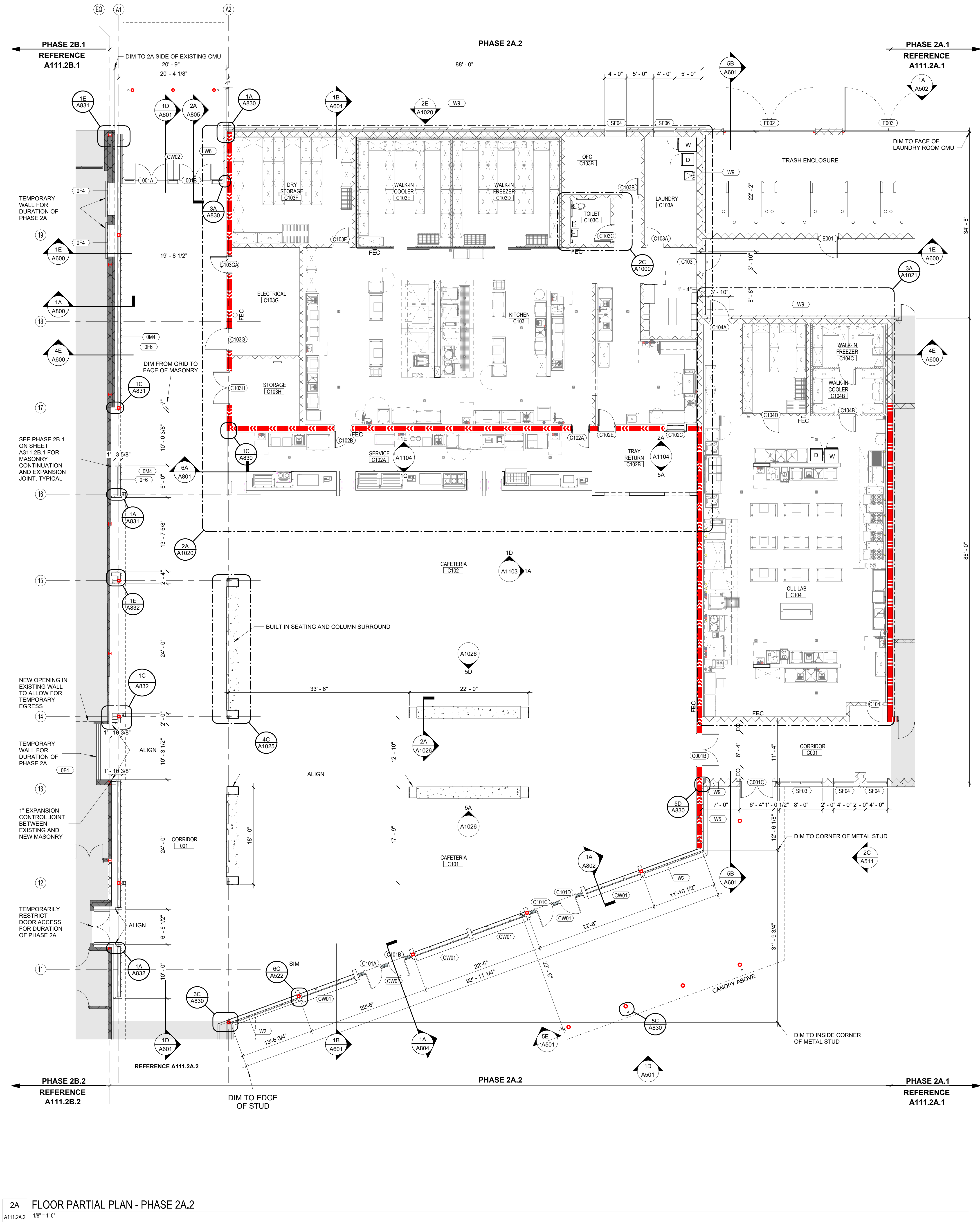
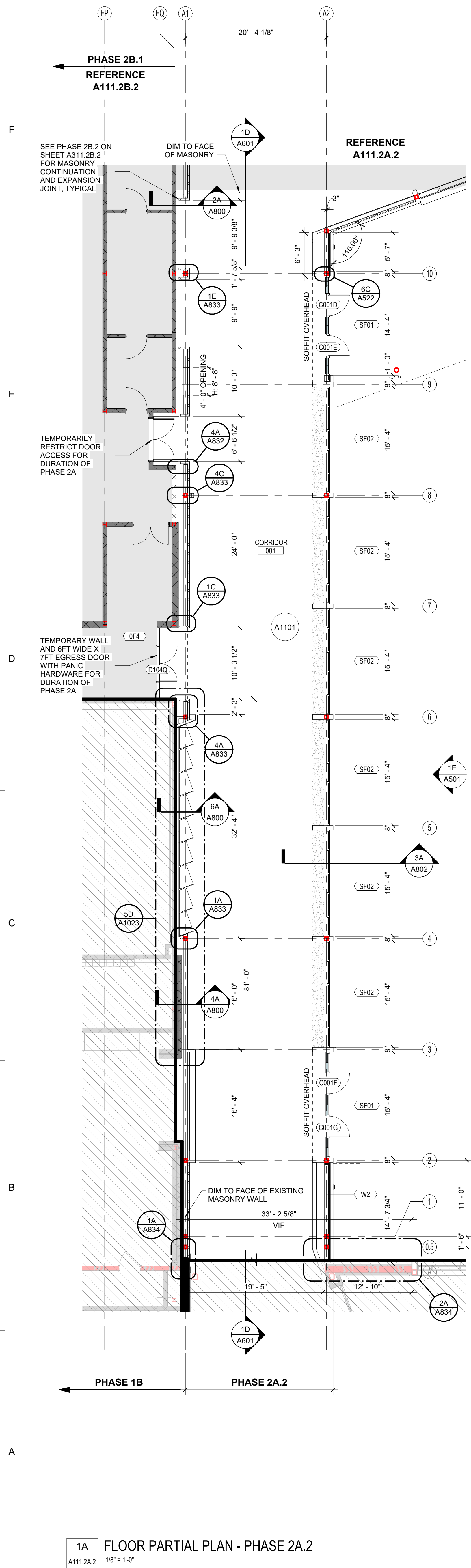
**STATE OF SOUTH CAROLINA**  
LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC.  
No. C01265  
CORPORATE SEAL  
**STATE OF SOUTH CAROLINA**  
DONALD E. BAUS, JR.  
Charleston, SC 29405  
REGISTERED ARCHITECT  
INDIVIDUAL SEAL  
ISSUE FOR  
**CONSTRUCTION DOCUMENTS**  
ISSUE DATE  
04.30.2025  
REVISIONS  
NO. REASON DATE

PROJECT TEAM  
PRINCIPAL IN CHARGE  
Don Baus  
PROJECT MANAGER  
Ryan Luczkowski  
DESIGN TEAM  
Designer  
**PHASE 2A.1**  
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II  
70 Wilborn Rd.  
Hilton Head Island, SC 29926  
PROJECT NO.  
4001848600  
SHEET TITLE  
FLOOR PARTIAL PLAN - PHASE 2A.1  
SHEET NUMBER  
A111.2A.1



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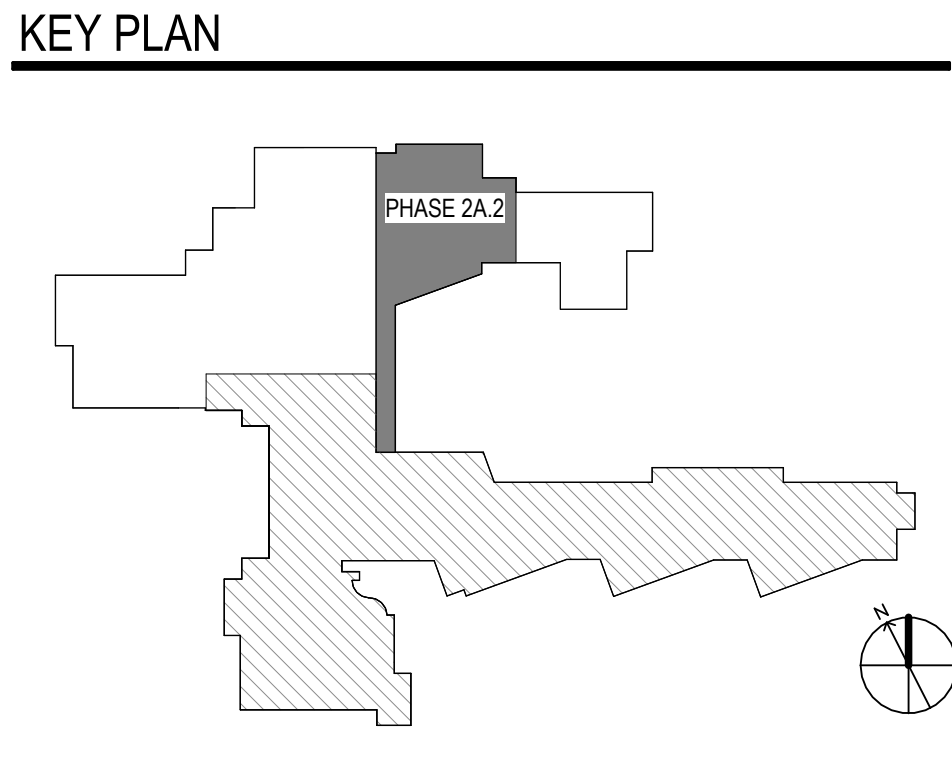
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| SHEET KEYED NOTES |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| MARK              | NOTE                                                                                                      |
| 01                | OPERABLE PARTITION WITH SELF-SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.                         |
| 02                | CMU WALL CONTINUES TO UNDERSIDE OF DECK.                                                                  |
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- WALLS AND PARTITIONS LEGEND**
- FIRE WALLS**
- 2-HR FIRE WALL
- 2-HR FIRE BARRIER
- EXISTING WALL**
- NEW WALL**
- DEMOLISH WALL**
- AREA NOT IN SCOPE OF WORK**
- ADJACENT AREA (REFER TO REFERENCE TAG)**



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COUNTY SCHOOL DISTRICT

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Hilton Head Island, SC 29926

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**Buford Goff & Associates**  
ENGINEERS AND PLANNERS  
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Landscape Consultant:

**SURCULUS**

Food Service Consultant:

**camacho**

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**CONSTRUCTION DOCUMENTS**

ISSUE DATE  
04.30.2025

REVISIONS

| NO. | REASON | DATE |
|-----|--------|------|
|-----|--------|------|

PROJECT TEAM

PRINCIPAL IN CHARGE  
Don Baus

PROJECT MANAGER  
Ryan Luczkowski

DESIGN TEAM  
Designer

**HILTON HEAD ISLAND HIGH SCHOOL - PHASE II**

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
4001848600

SHEET TITLE  
FLOOR PARTIAL PLAN - PHASE 2A.2

SHEET NUMBER  
A111.2A.2





| MARK | NOTE                                                                                                      |
|------|-----------------------------------------------------------------------------------------------------------|
| 01   | OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.                         |
| 02   | CMU WALL CONTINUES TO UNDERSIDE OF DECK.                                                                  |
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### FIRE WALLS

|                                                                                     |                   |
|-------------------------------------------------------------------------------------|-------------------|
|  | 2-HR FIRE WALL    |
|  | 2-HR FIRE BARRIER |

**DEMOLISH WALL**

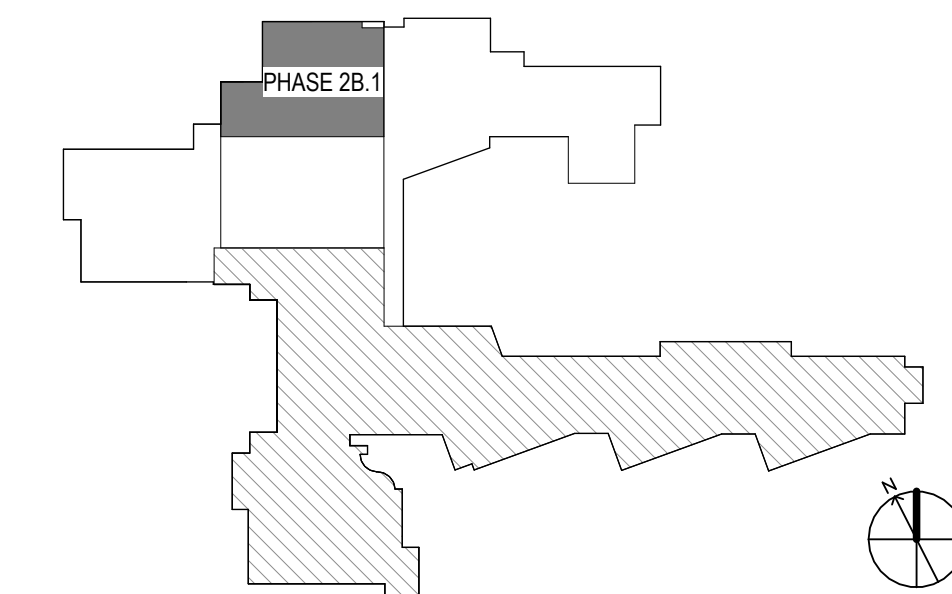
**AREA NOT IN SCOPE OF WORK**

**ADJACENT AREA**(REFER TO REFERENCE TAG)

Page 10 of 10

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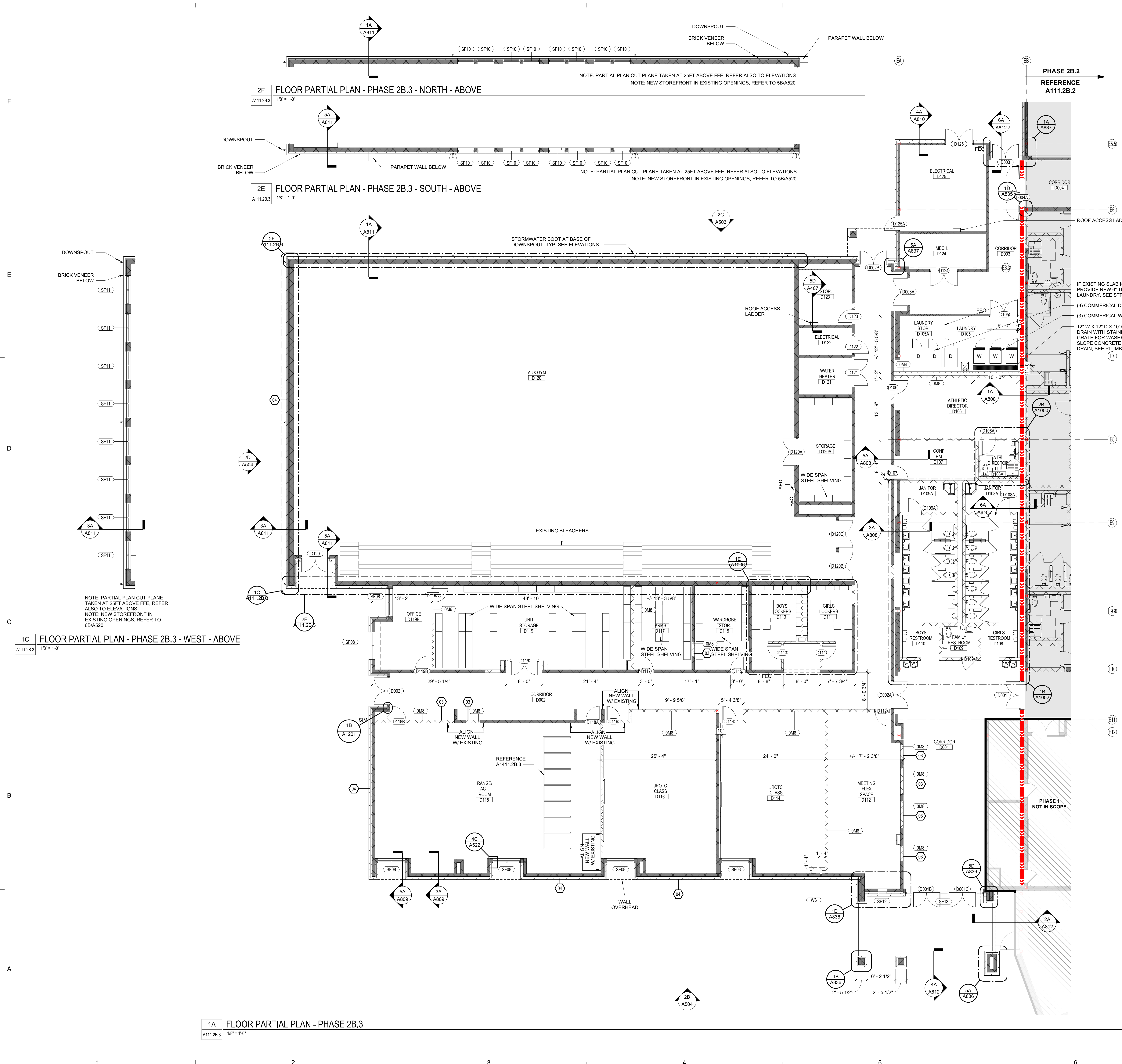
PHASE 28.1











| SHEET KEYED NOTES |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| MARK              | NOTE                                                                                                      |
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SHEET GENERAL NOTES

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## WALLS AND PARTITIONS LEGEND

## FIRE WALLS

 2-HR FIRE WALL

 2-HR FIRE BARRIER

**EXISTING WALL**

NEW WALL

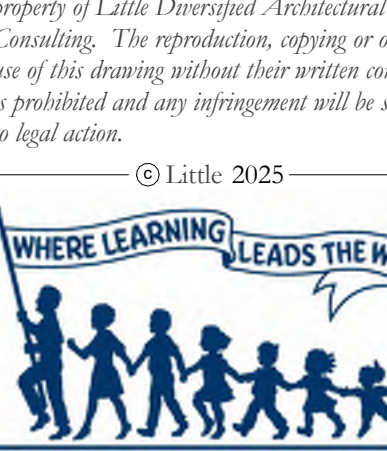
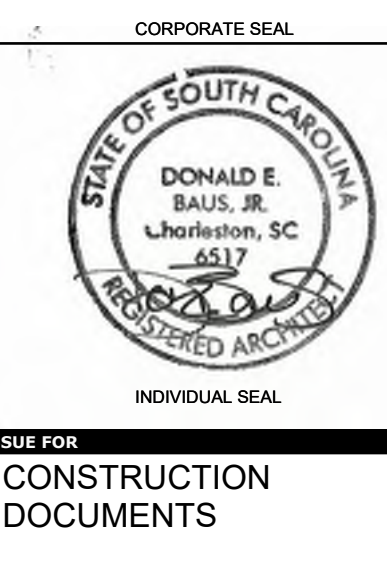
DEMOLISH WALL

**AREA NOT IN SCOPE OF WORK**



**ADJACENT AREA**(REFER TO REFERENCE TAG)

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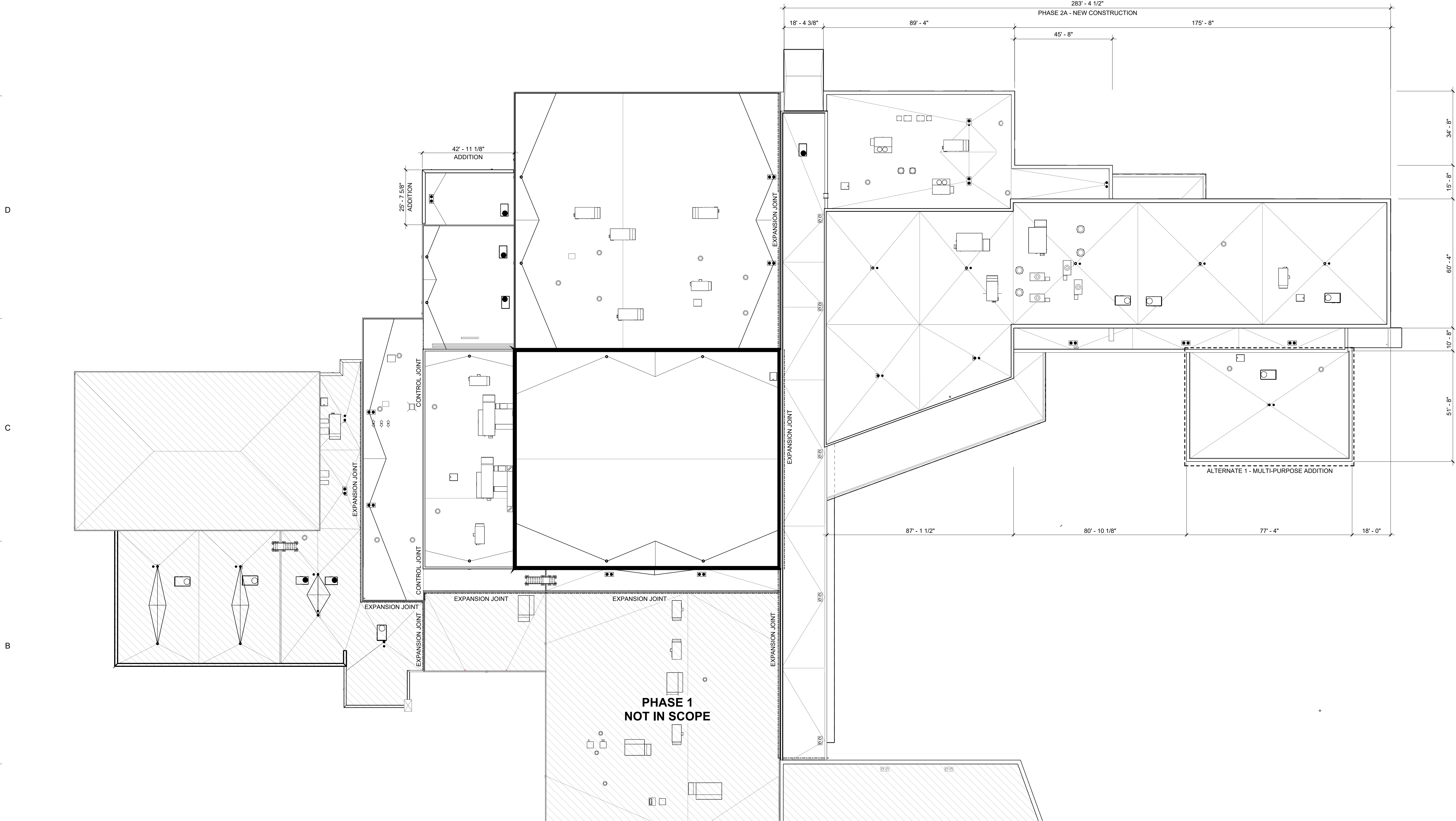
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| <h1 style="margin: 0;">LITTLE</h1> <p style="font-size: small; margin: 0;">DIVERSIFIED ARCHITECTURAL CONSULTING</p>                                                                                                                                                                     |      |        |      |
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| <b>Hilton Head Island High School</b><br>70 Wilborn Rd.<br>Hilton Head Island, SC 29926                                                                                                                                                                                                 |      |        |      |
| Civil Consultant:                                                                                                                                                                                                                                                                       |      |        |      |
|                                                                                                                                                                                                      |      |        |      |
| Structural Consultant:                                                                                                                                                                                                                                                                  |      |        |      |
| <b>MMSA, Inc.</b><br>Michael M. Simpson & Associates, Inc.<br>Consulting Structural Engineers<br>30 Pilewood Drive, Suite 100<br>Greenville, S.C. 29615<br>(864) 331-1201                                                                                                               |      |        |      |
| M/E/P Consultant:                                                                                                                                                                                                                                                                       |      |        |      |
| <br><b>Burford Goff &amp; Associates</b><br><small>ENGINEERS AND PLANNERS</small><br><small>EST. 1949</small>                                                                                        |      |        |      |
| Landscape Consultant:                                                                                                                                                                                                                                                                   |      |        |      |
|                                                                                                                                                                                                      |      |        |      |
| Food Service Consultant:                                                                                                                                                                                                                                                                |      |        |      |
|                                                                                                                                                                                                    |      |        |      |
|                                                                                                                                                                                                    |      |        |      |
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| ISSUE DATE<br><b>04.30.2025</b>                                                                                                                                                                                                                                                         |      |        |      |
| REVISIONS                                                                                                                                                                                                                                                                               |      |        |      |
| NO.                                                                                                                                                                                                                                                                                     | DATE | REASON | DATE |
|                                                                                                                                                                                                                                                                                         |      |        |      |
| PROJECT TEAM<br>PRINCIPAL IN CHARGE<br><b>Don Baus</b><br>PROJECT MANAGER<br><b>Ryan Luczkowiak</b><br>DESIGN TEAM<br><b>Designer</b>                                                                                                                                                   |      |        |      |
| PROJECT NAME<br><b>HILTON HEAD ISLAND HIGH SCHOOL - PHASE II</b>                                                                                                                                                                                                                        |      |        |      |
| 70 Wilborn Rd.<br>Hilton Head Island, SC 29926                                                                                                                                                                                                                                          |      |        |      |
| PROJECT NO.<br><b>4001848600</b>                                                                                                                                                                                                                                                        |      |        |      |
| SHEET TITLE<br><b>FLOOR PARTIAL PLAN - PHASE 2B.3</b>                                                                                                                                                                                                                                   |      |        |      |
| SHEET NUMBER                                                                                                                                                                                                                                                                            |      |        |      |
| <h2 style="margin: 0;">A111.2B.3</h2>                                                                                                                                                                                                                                                   |      |        |      |



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1A ROOF PLAN - PHASE 2 - OVERALL  
A401 3/64" = 1'-0"



## SHEET KEYED NOTES

## SHEET GENERAL NOTES

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- EXTEND WALLS TO DECK ABOVE STOREFRONT SYSTEMS AND GLASS WALL PARTITIONS.
- PARTITIONS AT BUILDING PERIMETER SHALL BE CENTERED ON CENTER LINE OF COLUMN OR WINDOW MULLION, UNLESS OTHERWISE NOTED.
- ALIGN FINISHES ON EXPOSED SIDE OF PARTITION AND FURR CONCEALED SIDE OF PARTITION AS REQUIRED TO PROVIDE FLUSH INSTALLATION WHERE ADJACENT PARTITION TYPES DIFFER IN OVERALL THICKNESS.
- PROVIDE TOOLED SEALANT JOINT AT DISIMILAR MATERIALS, SUCH AS MILLWORK OR DOOR FRAME AT A WALL.
- ALL PIPING, CONDUITS, AND RELATED MEP ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQ'D IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.

## RATED WALLS AND PARTITIONS

### FIRE WALLS

- 2-HR FIRE WALL
- 2-HR FIRE BARRIER

### EXISTING WALL

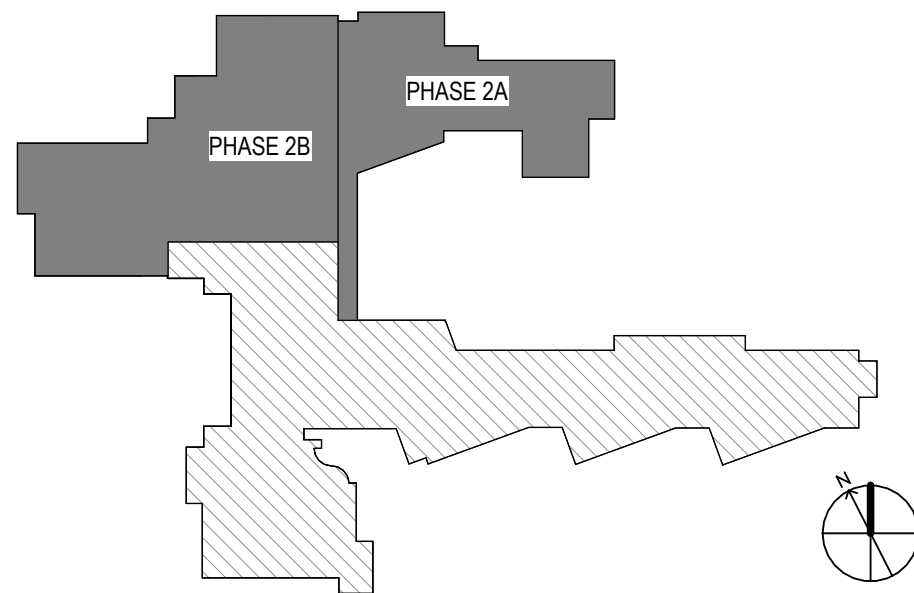
### NEW WALL

### DEMOLISH WALL

### AREA NOT IN SCOPE OF WORK

### ADJACENT AREA (REFER TO REFERENCE TAG)

## KEY PLAN



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Ryan Luczkowski  
DESIGN TEAM  
Designer  
PROJECT NAME

HILTON HEAD ISLAND HIGH  
SCHOOL - PHASE II

70 Wilborn Rd.  
Hilton Head Island, SC 29926

PROJECT NO.  
4001848600

SHEET TITLE  
OVERALL ROOF PLAN -  
PHASE 2

SHEET NUMBER  
A401





| EXTERIOR FINISH SCHEDULE |                                                 |                |         |                           |        |      |                          |
|--------------------------|-------------------------------------------------|----------------|---------|---------------------------|--------|------|--------------------------|
| FINISH TYPE & NUMBER     | TYPE DESCRIPTION                                | MANUFACTURER   | PRODUCT | COLOR                     | FINISH | SIZE | COMMENT                  |
| ACM-1                    | ALUMINUM COMPOSITE PANEL                        |                |         | TO MATCH SF-1 CAMEL       |        |      |                          |
| M-1                      | MASONRY BRICK VENEER                            | PALMETTO BRICK | --      |                           |        | --   | MORTAR: ARGOS, LIMESTONE |
| MP-1                     | METAL PLATE WALL PANEL                          | DRI DESIGN     | --      | AQUATANE (OFT18864)       |        | --   |                          |
| MP-2                     | METAL PLATE CEILING PANEL                       | DRI DESIGN     | --      | MATCH: SW 9154 PERLE NOIR |        | --   |                          |
| MTL-1                    | METAL COPING/DOWNSPOUTS/TRIM                    |                |         | MATCH: SW 9154 PERLE NOIR |        | --   |                          |
| SF-1                     | STONEFRONT: CURTAINWALL/ SUN CONTROLLED LOUVERS | KANNEER        | --      | DARK BRONZE               |        | --   |                          |
| W-1                      | PHENOLIC WOOD SUNSHADE LOUVERS                  | ABET LAMINATI  | MEG     | SHADEWELL OAK             |        | --   |                          |

ACM-1 - ALUMINUM COMPOSITE METAL

M-1 - BRICK MASONRY VENEER

MP-1 - METAL PLATE WALL PANEL

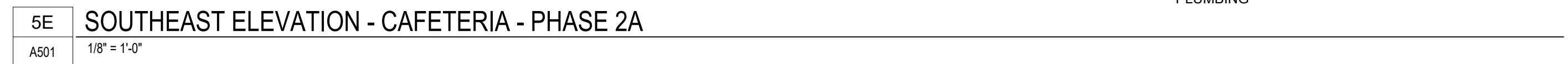
MP-2 - METAL PLATE CEILING PANEL

MTL-1 - COPING/DOWNSPOUTS/ TRIM

SF-1 - STOREFRONT & CURTAINWALL

W-1 - PHENOLIC WOOD SUNSHADE LOUVERS

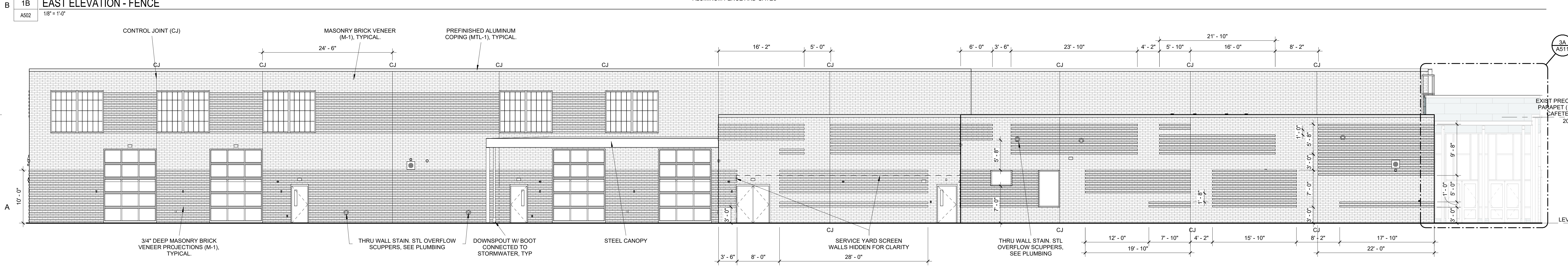
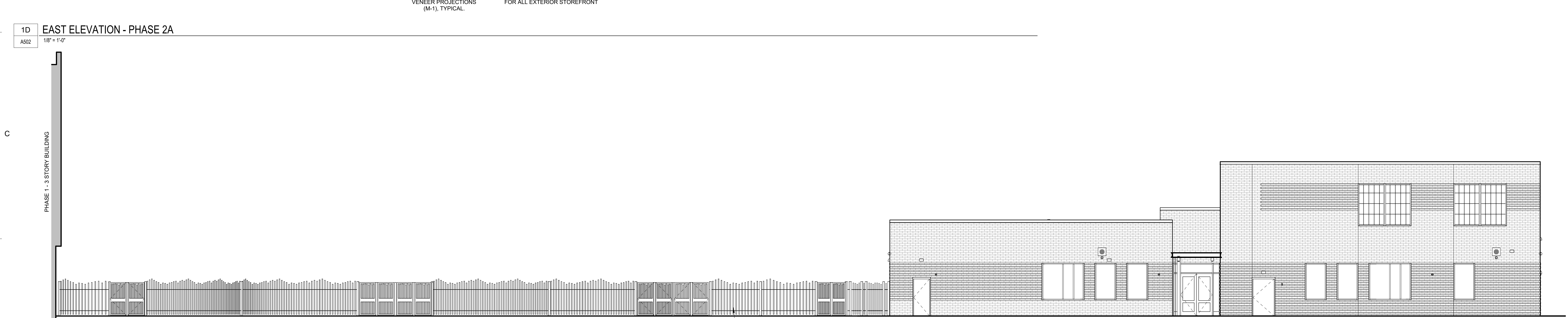
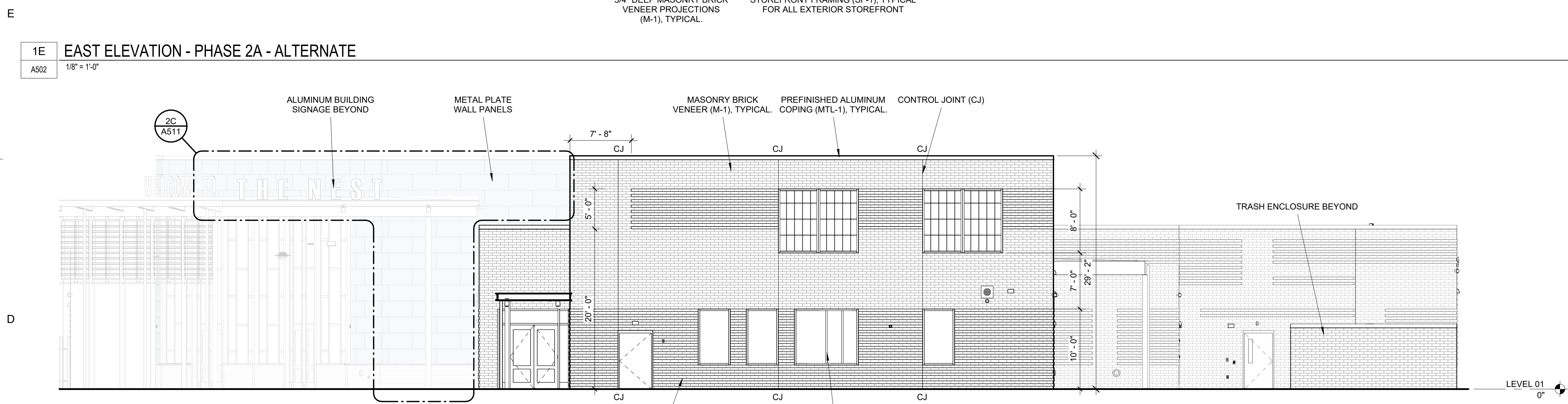
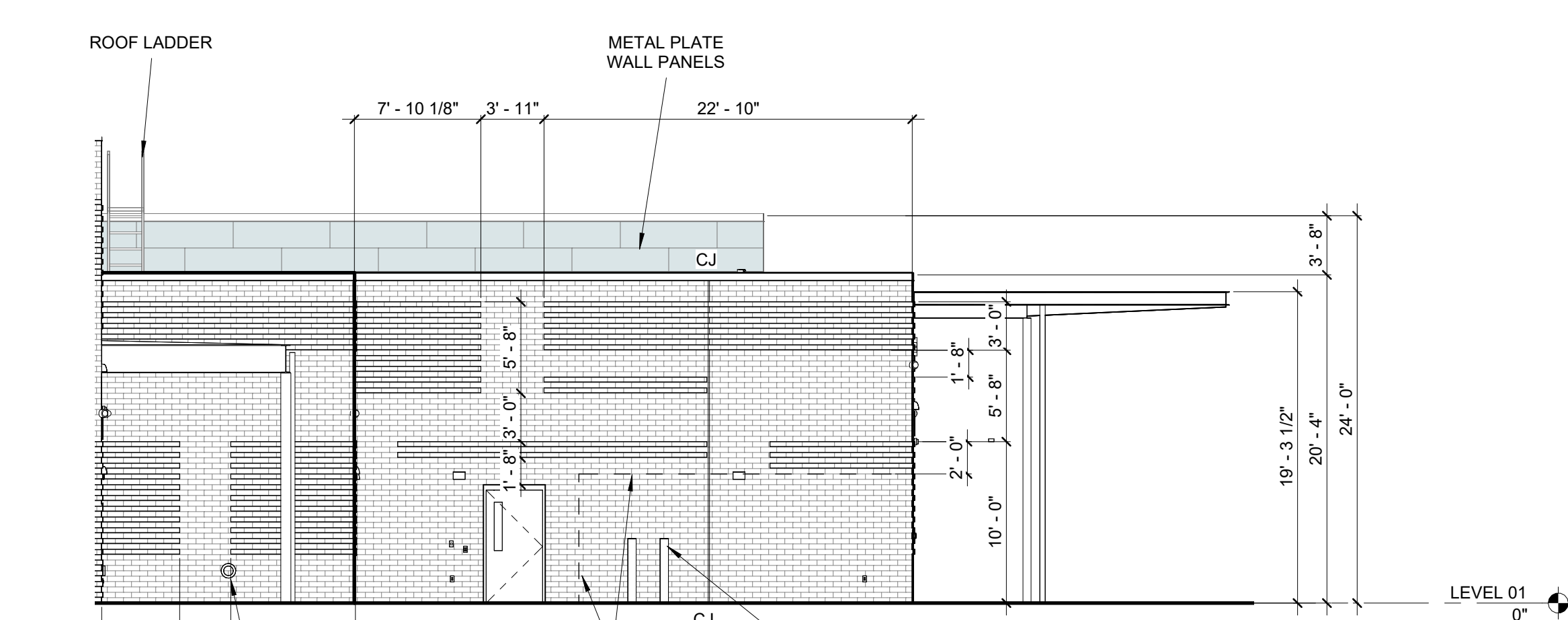
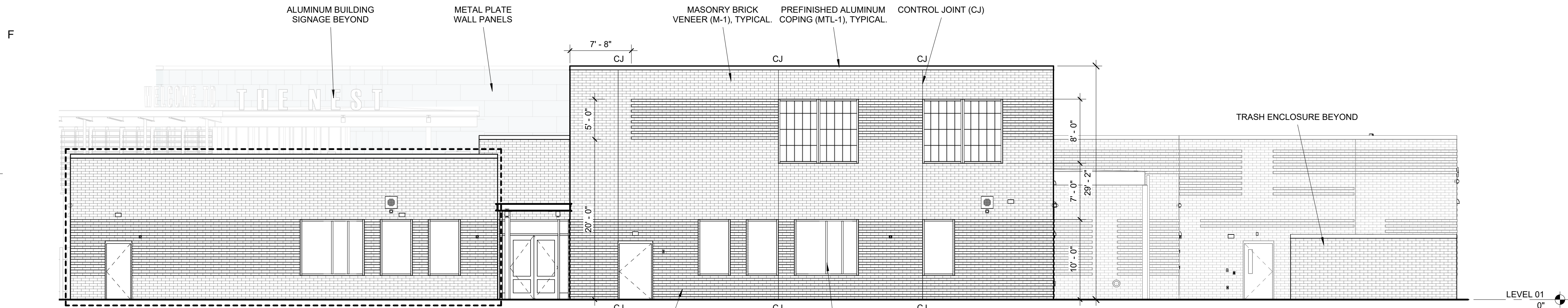






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HILTON HEAD ISLAND HIGH  
SCHOOL - PHASE II  
70 Wilborn Rd.  
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PROJECT NO.  
4001848600

SHEET TITLE  
EXTERIOR ELEVATIONS -  
PHASE 2A

SHEET NUMBER  
A502

1

2

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6

7

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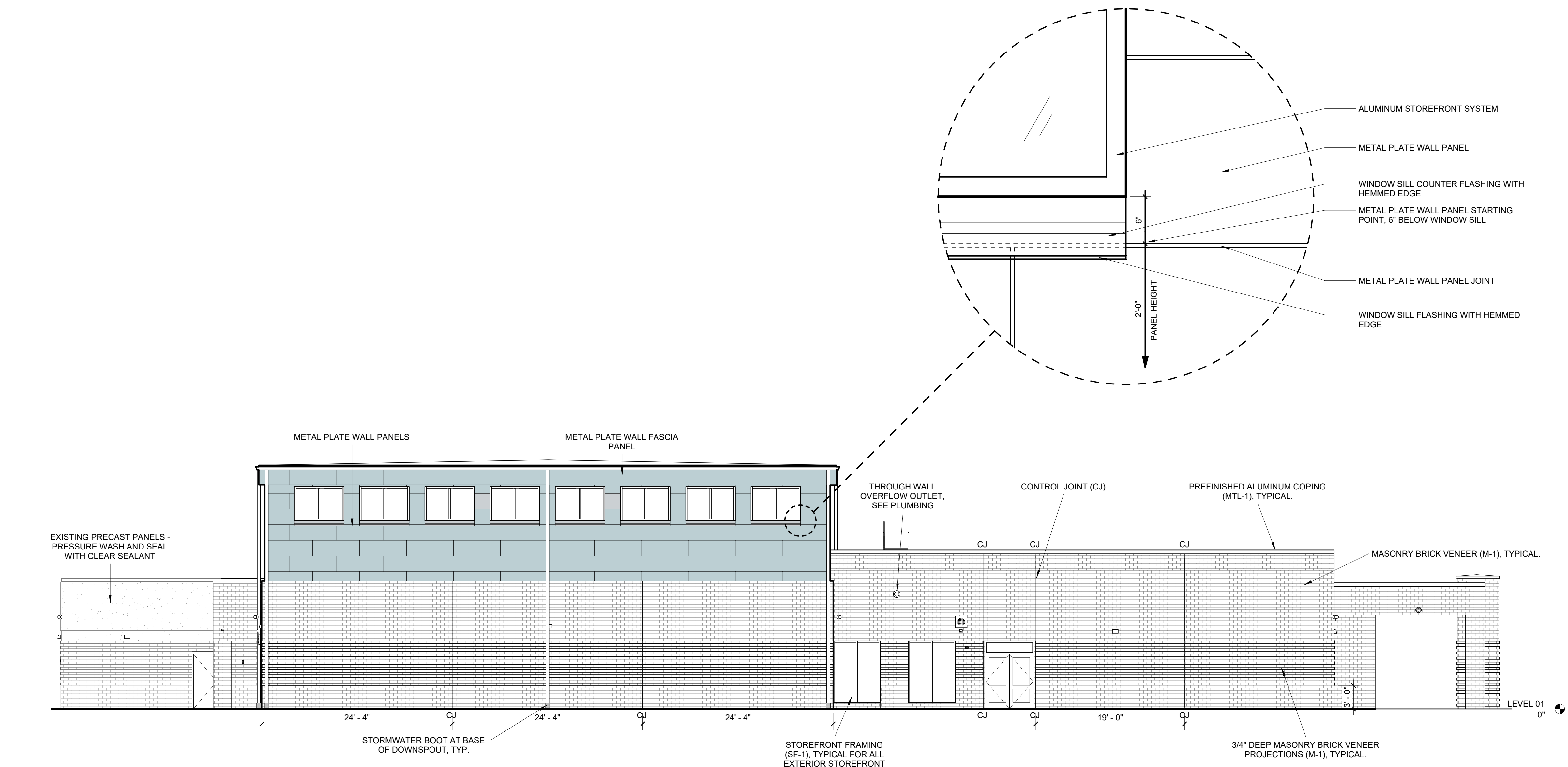
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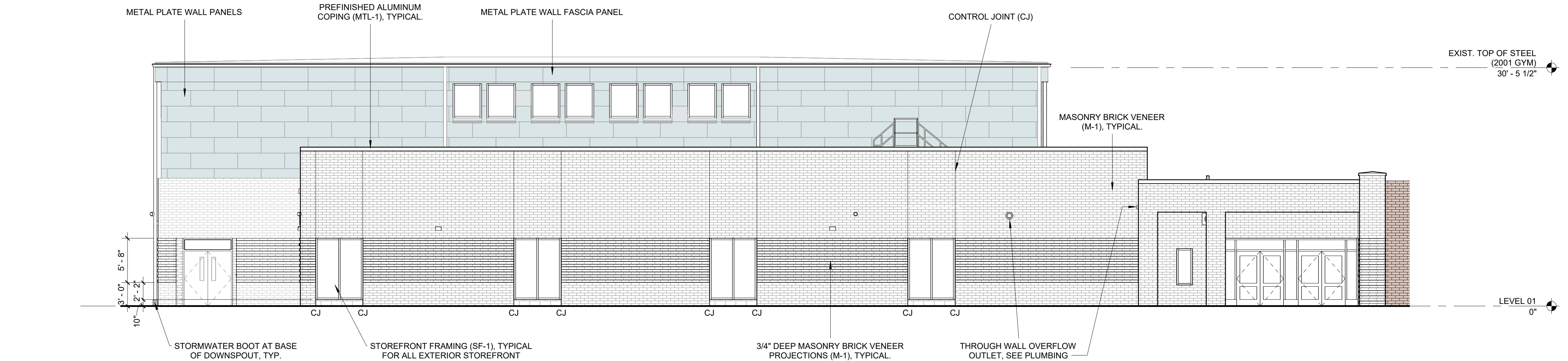
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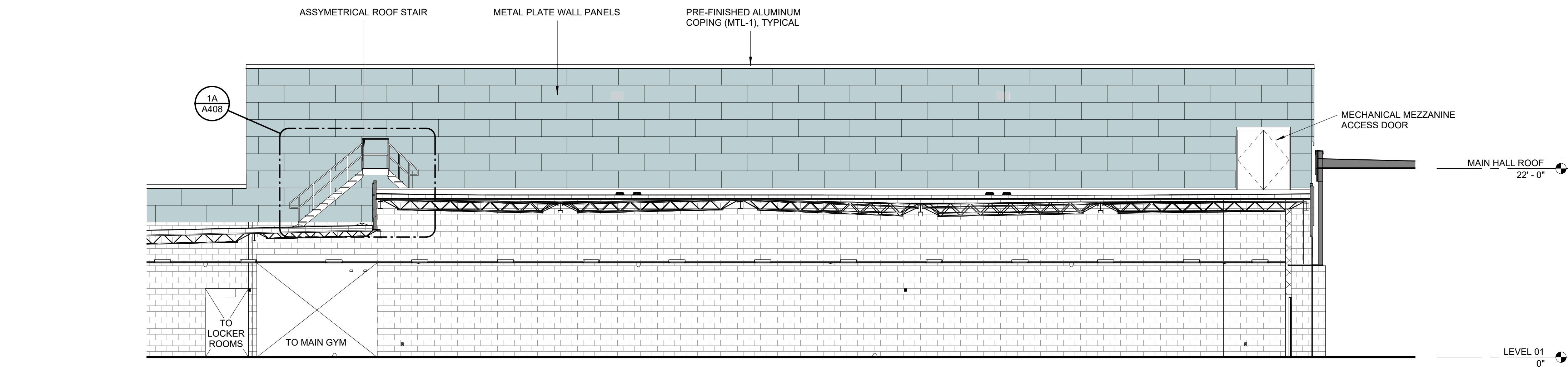
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2D WEST ELEVATION - AUXILIARY GYM - PHASE 2B  
A504 1/8" = 1'-0"



2B SOUTH ELEVATION - AUXILIARY GYM - PHASE 2B  
A504 1/8" = 1'-0"



2A SOUTH ELEVATION - GYM - PHASE 2B  
A504 1/8" = 1'-0"

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PROJECT MANAGER

Ryan Luczkowski

DESIGN TEAM

Designer

PROJECT NAME

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PROJECT NO.

4001848600

SHEET TITLE

EXTERIOR ELEVATIONS - PHASE 2B

SHEET NUMBER

A504

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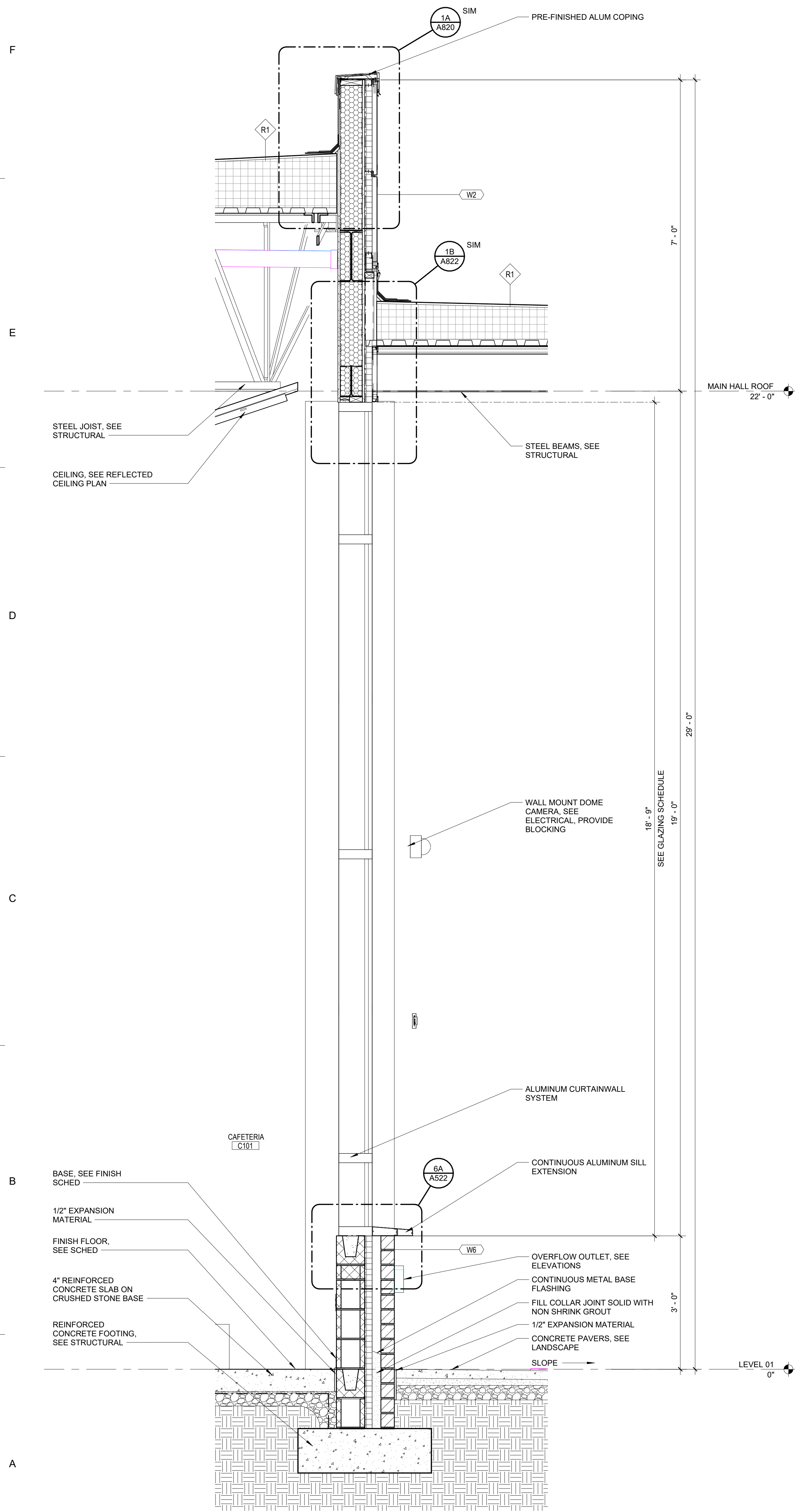




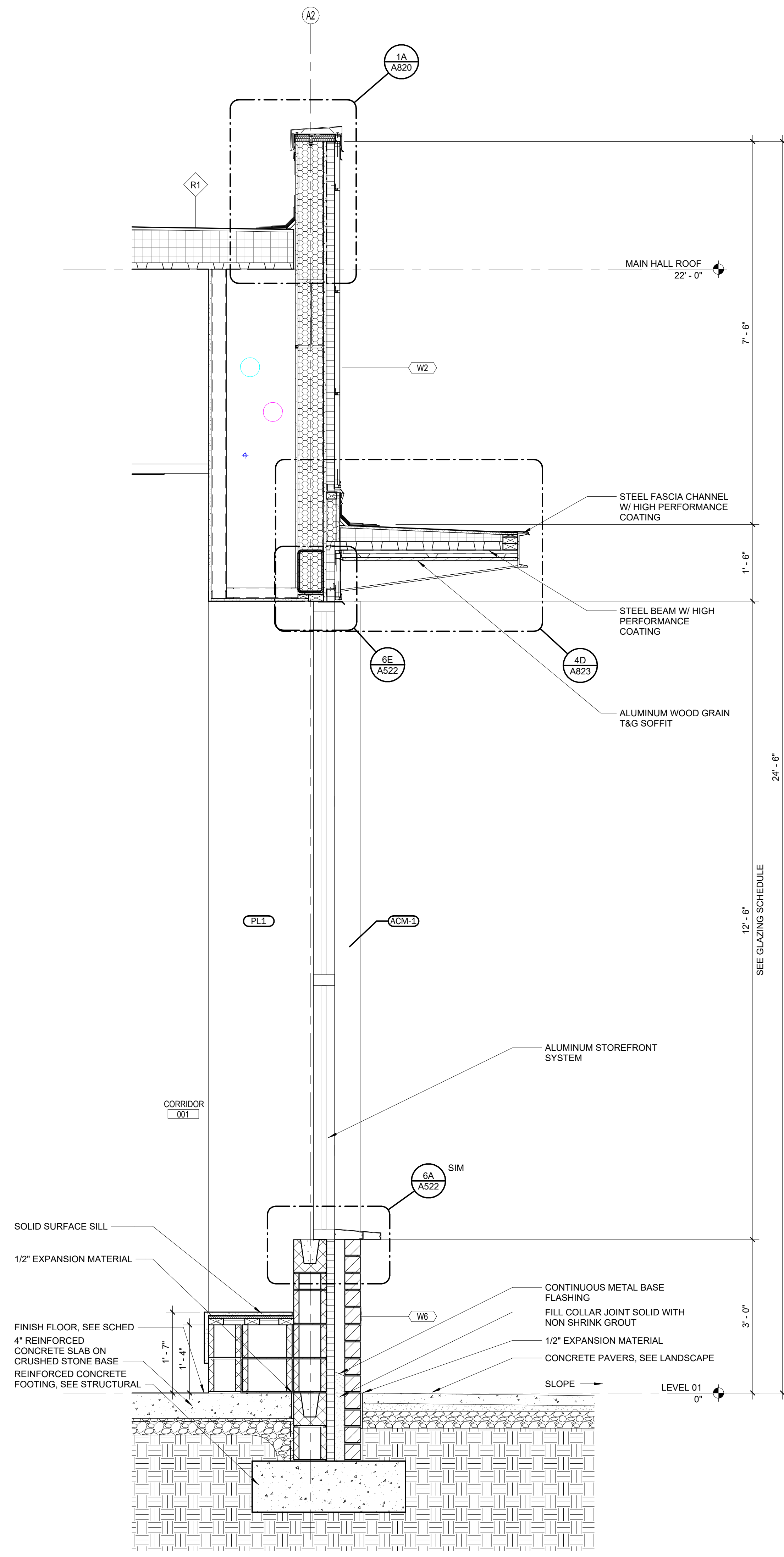


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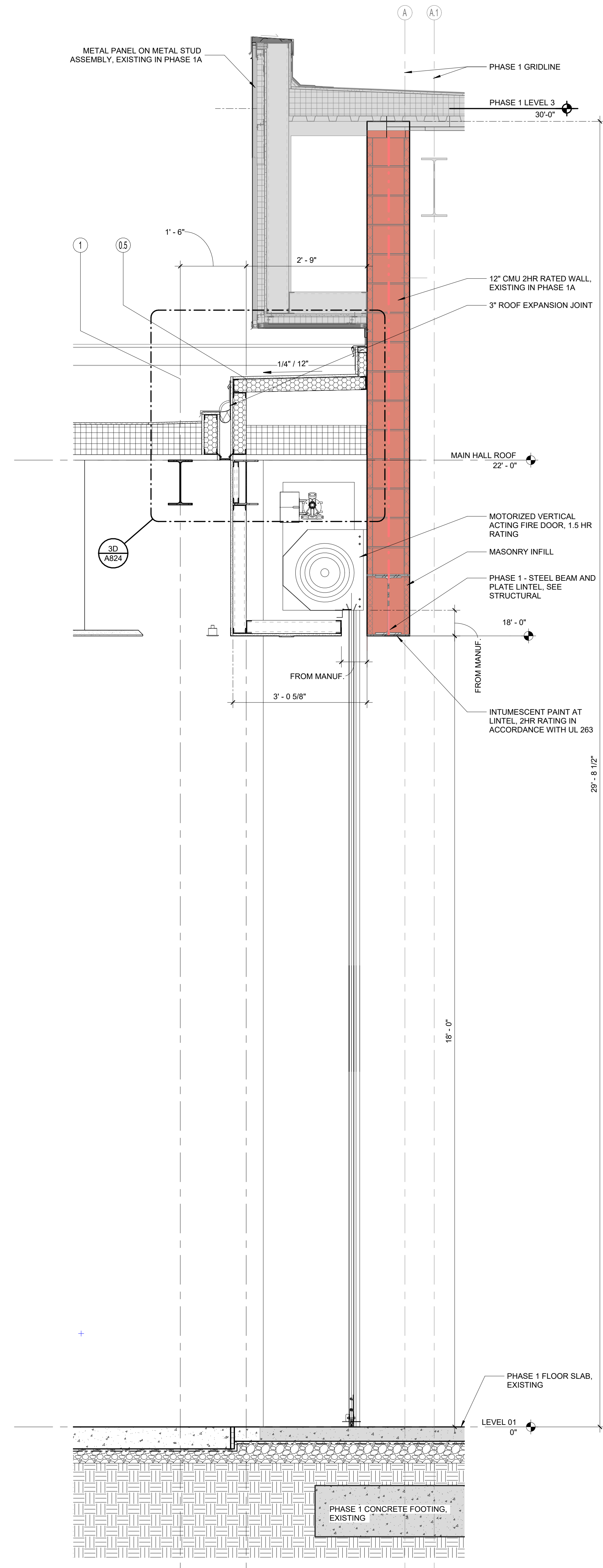
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1A WALL SECTION - CAFETERIA CURTAINWALL - PHASE 2A.2  
A802 3/4" = 1'-0" REFERENCE: 2A/A111.2A.2



3A WALL SECTION - MAIN CORRIDOR STOREFRONT - PHASE 2A.2  
A802 3/4" = 1'-0" REFERENCE: 1A/A111.2A.2



6A WALL SECTION - MAIN CORRIDOR FIRE DOOR - PHASE 2A.2  
A802 3/4" = 1'-0" REFERENCE: 1D/A801

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PROJECT NO.

4001848600

SHEET TITLE

WALL SECTIONS - PHASE 2A

SHEET NUMBER

A802

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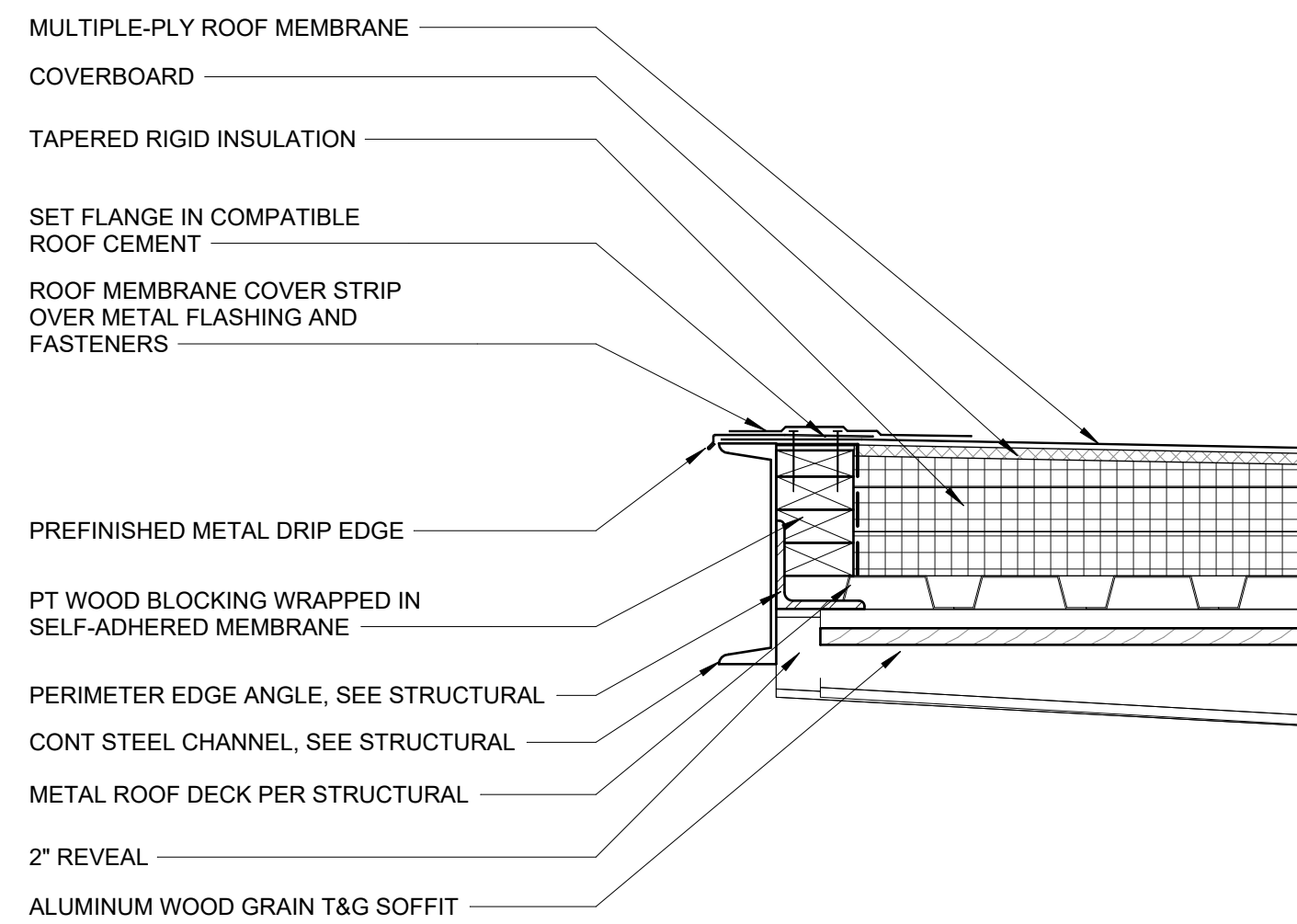
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| 4A   | WALL SECTION - CAFETERIA CANOPY ENTRY - PHASE 2A.1 |
| A804 | 3/4" = 1'-0"                                       |



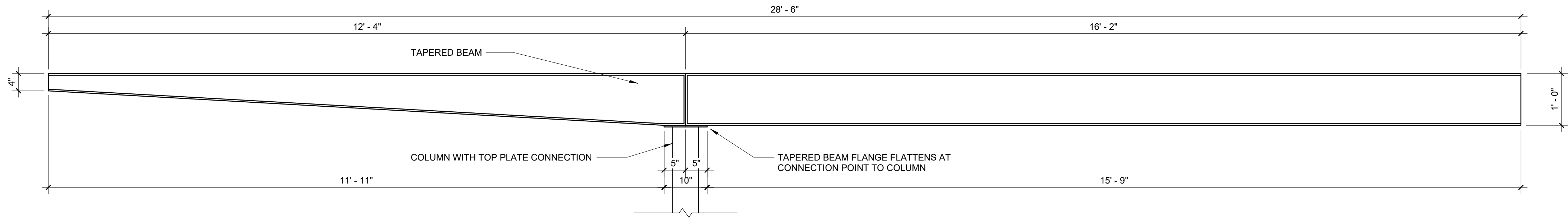
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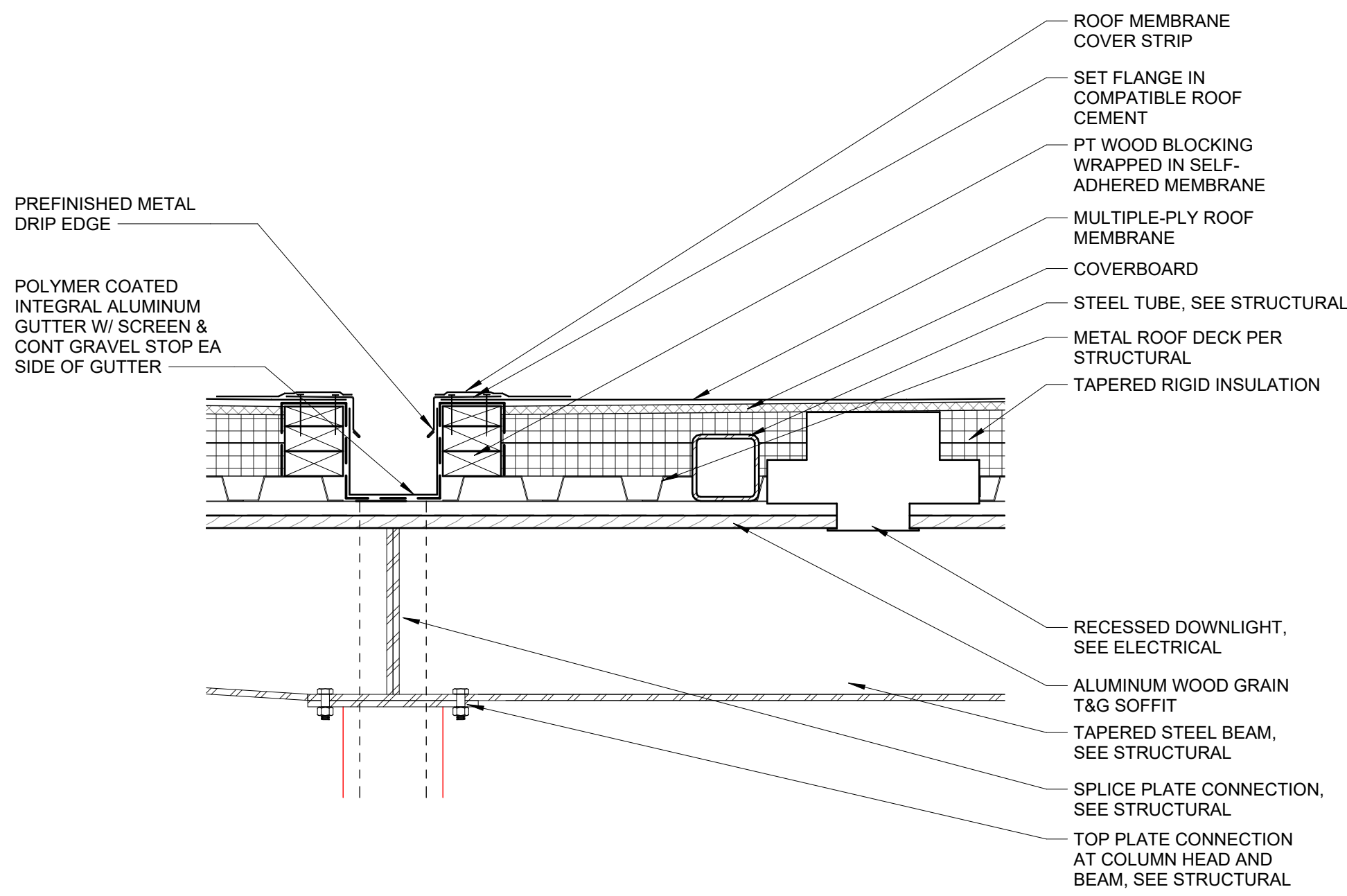
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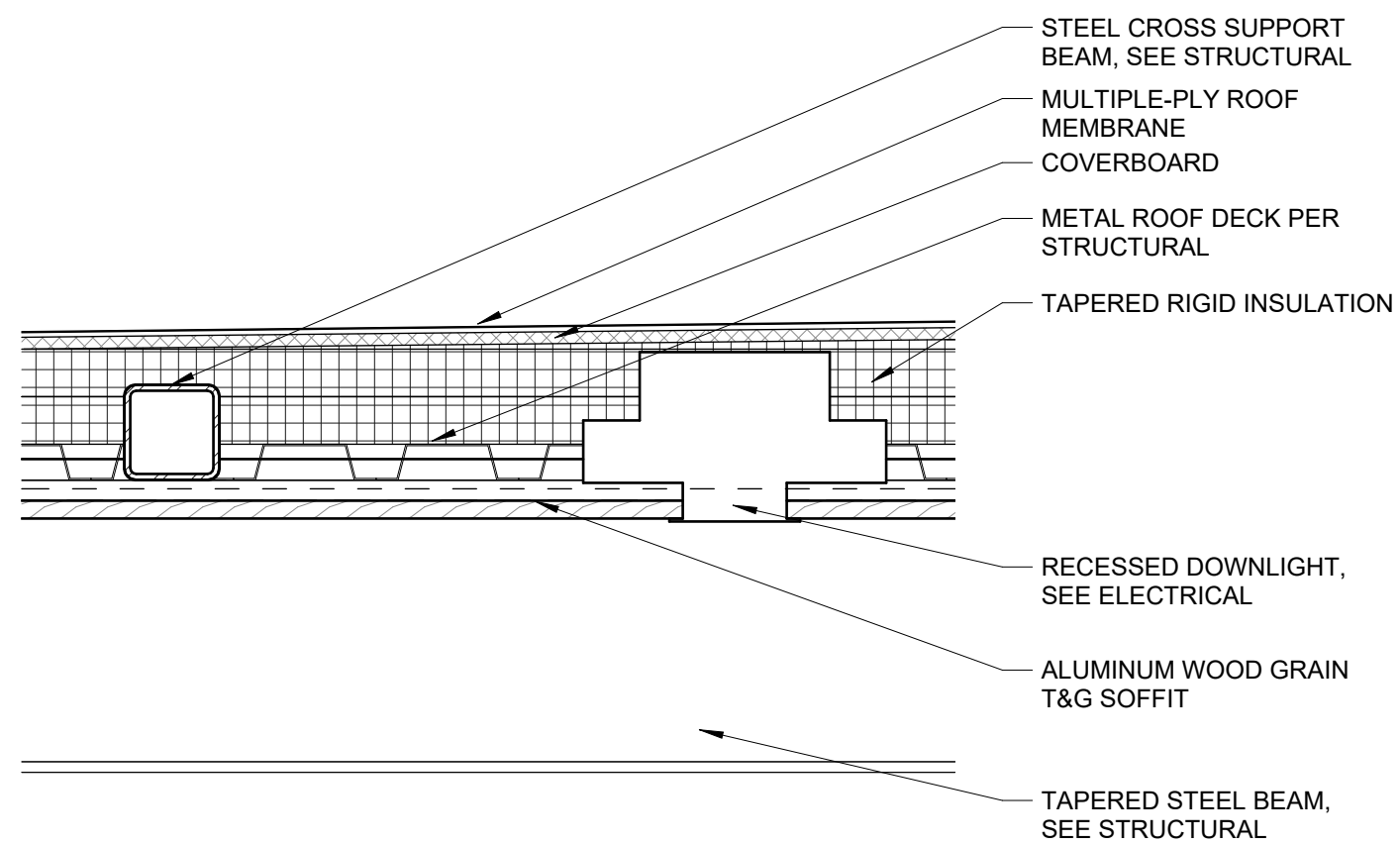
2F SECTION DETAIL - TAPERED BEAM  
A805 3/4\"/>



1E SECTION DETAIL - BUS CANOPY - EDGE  
A805 1 1/2\"/>

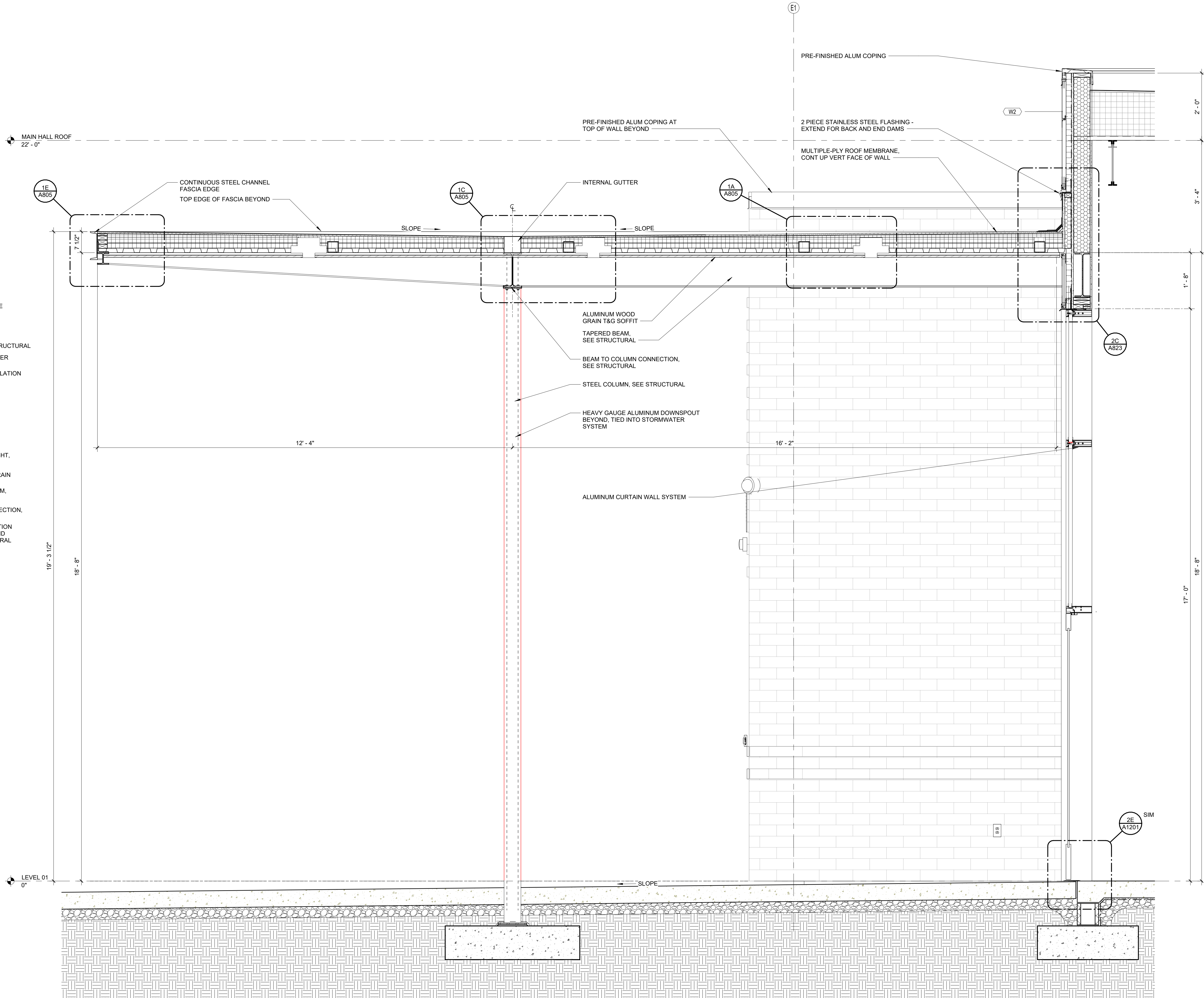


1C SECTION DETAIL - BUS CANOPY - GUTTER  
A805 1 1/2\"/>



1A SECTION DETAIL - BUS CANOPY - LIGHT FIXTURE  
A805 1 1/2\"/>

2A WALL SECTION - MAIN CORRIDOR NORTH CANOPY - PHASE 2A.1  
A805 3/4\"/>



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SCHOOL - PHASE II

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PROJECT NO.  
4001848600

SHEET TITLE  
WALL SECTIONS - PHASE  
2A

SHEET NUMBER  
A805

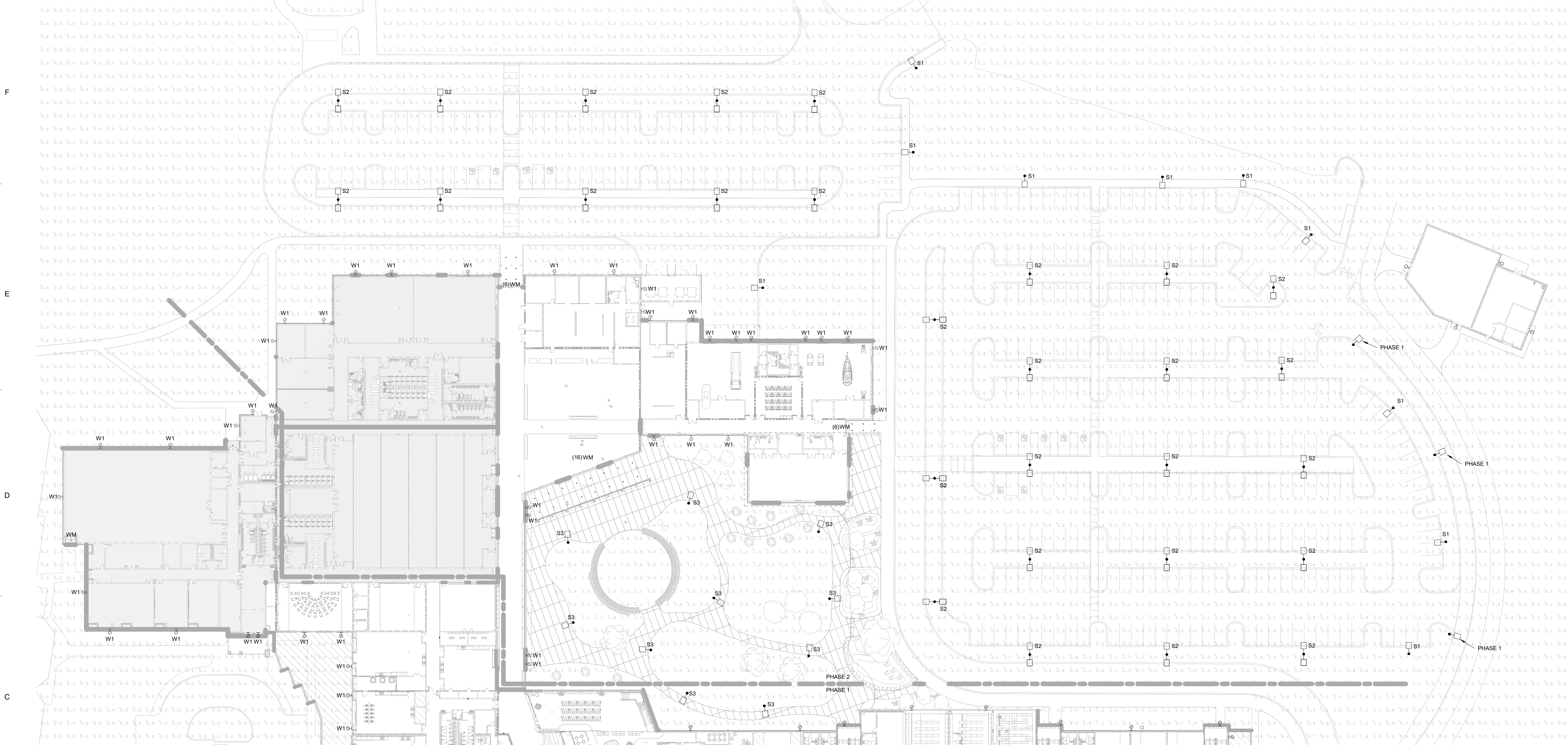
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AREA & ROADWAY LIGHTING

## RAZAR SERIES - LED

LOW PROFILE AREA LUMINAIRE

### Optical Housing

Heavy cast aluminum assembly minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface finish tolerance for maximum surface contact and thermal conductivity from the LED modules to the casting fins. Recessed casting fins above the LED Modules provide superior thermal management and long LED life. The optical and electrical components are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

### Electrical Housing w/ Integrated Arm

Heavy cast aluminum assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

**Most Arm Filter/Electrical Housing**  
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D horizontal tenon two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.

### PLED® Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet on IP66 rating. In asymmetric distributions, a microreflector inside the refractor reflects the house side emitter output towards the street side, mounting usable light. Optional house side shields are available that cover each individual refractor and refractor module (R2) and array. Each LED refractor is locked to the PCB over an emitter and all reflections are reflected by an aluminum frame. Any one bank or group of banks in luminaires have the same optical pattern. LED refractors produce standard site/lumen distributions. Panels are field replaceable and field replaceable in 60° increments. Specifications note are provided above each panel for fast field replacement. All feature optical options will provide a 100' no uplight optical package and to one dark sky friendly.

### LED Emitters

LED thermal management is designed to maintain LED operating temperature below 90 °C, well below the manufacturers thermal max of 150 °C for long life. High lumen maintenance and color stability. High Power White LEDs are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LEDs are available in standard Warm White (2700K & 3000K), Neutral White (3000K & 3500K) and Cool White (5000K). All Standard LED's have a minimum of 70 CR. Consult Factory for other LED options. Lumen Maintenance is 65K or 60,000 hours (LM79 calculated at one full time).

**True Amber LED's** True Amber LED's emit light in the amber spectral bandwidth centered on 585-595nm. True Amber has negligible blue light and is suitable for wildlife.

### LED Driver

Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F/-40°C. Drivers (A) drive UL and cUL recognized. White terminal blocks facilitate wiring between the drive and optical cable. Drivers covered on input of 120V/277V, 50/60Hz or 347V/480V, 50/60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaires supplied with a separate 200V surge protector for field installation.

### Finish

Super TBC polyester powder coating is applied onto a metal substrate that has been pre-treated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400 °F for maximum hardness and exterior durability.

U.S. Pole Company Inc. 1460 West Avenue G, Marietta, GA 30067  
An Employee Owned Company Phone (678) 333-2300 www.uspole.com

PROJECT NAME:

PROJECT TYPE:



RZR (Model: RZR-M, RZR-G & RZR-MAX)



RAZAR SERIES - LED

POLE DRILLING TEMPLATE

EPA & WEIGHT

PLED® MODULES

ORDERING INFORMATION

Spec/Order Example: RZR/PLED-H/80LED-700mA/CW/UNV/80195

Luminaire Optics LED Module Voltage Mounting Finish Options

Luminaire Optics LED Module Voltage Mounting Finish Options

Luminaire Optics LED Module Voltage Mounting Finish Options

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Luminaire Optics LED Module





## PHASE 2 - AERIAL OVERVIEW





## PHASE 2 - EAST ELEVATION - ENTRANCE





## PHASE 2 - EAST ELEVATION - COURTYARD





## PHASE 2 - NORTHEAST ELEVATION





## PHASE 2 - EAST COURTYARD GATE





## PHASE 2 - EAST COURTYARD GATE





PHASE 2 - INTERIOR COURTYARD - OUTDOOR CLASSROOM - CANOPY





## PHASE 2 - NORTH ELEVATION - CTE LABS





## PHASE 2 - NORTH ELEVATION - BUS DROP OFF





## PHASE 2 - NORTH ENTRANCE - BUS DROP OFF



**Hilton Head Island High School  
Phase 2  
70 Wilborn Road  
Staff Comments  
June 24, 2025  
DRB-000574-2025**



## 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: 70 Wilborn Road  
Hilton Head Island High School – Phase 2  
DATE: 6/24/2025

DRB-000574-2024

CATEGORY: Conceptual

RECOMMENDATION:      Approval ☐      Approval with Conditions ☒      Denial ☐

### ***APPLICATION MATERIAL***

| DRB REQUIREMENTS                                     | Complies<br>Yes                     | No                       | Not Applicable                      | Comments or Conditions |
|------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------|
| Demolition Plan if needed                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Existing Conditions match As-Built                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Dimensioned Details and of Sections                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Detail Illustrating Connection to Existing Structure | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| New Building Details Match Existing Building Details | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                        |

### ***ARCHITECTURAL DESIGN***

| DESIGN GUIDE/LMO CRITERIA                                   | Complies<br>Yes                     | No                       | Not Applicable           | Comments or Conditions |
|-------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|
| Structure is designed to be appropriate to the neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Promotes pedestrian scale and circulation                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Design is unobtrusive and set into the natural environment  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Utilizes natural materials and colors                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Avoids distinctive vernacular styles                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| Design is appropriate for its use                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |
| All facades shall have equal design characteristics         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                        |



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

| <b>LANDSCAPE DESIGN</b>                                                                                                                                                                     |                                     |                          |                          |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------|
| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                                                                                                                            | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>    | <b>Comments or Conditions</b> |
| Treats the Landscape as a major element of the project                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Landscape is designed so that it may be maintained in its natural shape and size                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Preserves a variety of existing native trees and shrubs                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Provides for a harmonious setting for the site's structures, parking areas or other construction                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| A variety of species is selected for texture and color                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |
| Provides overall order and continuity of the Landscape plan                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                               |



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

### ***NATURAL RESOURCE PROTECTION***

| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                      | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
|---------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| An effort has been made to preserve existing trees and under story plants             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Wetlands if present are avoided and the required buffers are maintained               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Sand dunes if present are not disturbed                                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

### ***COMMENTS & CONDITIONS***

Staff recommends approval of the Conceptual submittal of Hilton Head Island High School – Phase 2 with the following conditions:

1. Provide a photometric plan.
2. Provide exterior lighting specs with the color & material choice including the parking lot lighting and the typology lighting.
3. Provide color & material for bike racks.
4. Provide a materials board for you Final submittal.
5. Any additional information as required by the Board.



**Food Lion  
93 Matthews Drive  
Conceptual  
June 24, 2025  
DRB-000580-2025**





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

**FOR OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
DRB #: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

Applicant/Agent Name: PETE DYKEMA Company: RFS ARCHITECTS  
Mailing Address: 261 BUTE ST. City: NORFOLK State: VA Zip: 23510  
Telephone: 757-627-2791 Fax: 757-627-5774 E-mail: peted@rfsarchitects.com  
Project Name: FOOD LIEN # 2269 Project Address: 93 MATHEWS DR.  
Parcel Number [PIN]: R5 1 1 0 0 8 0 0 0 1 9 2 A 0 0 0 0  
Zoning District: COMMUNITY COMMERCIAL Overlay District(s): ROW ART

**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:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

       Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

☒ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

N/A A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

☒ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

☒ Context photographs of neighboring uses and architectural styles.

N/A Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

☒ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.



Additional Submittal Requirements:

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

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

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

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

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



SIGNATURE

6-10-25

DATE



To Whom It May Concern:

The following is a written narrative describing the proposed improvements to the future Food Lion property located at 95 Matthew Drive for consideration during the pre-application meeting with Hilton Head Island's Development Review and Zoning, Natural Resources, Stormwater and Traffic Engineering, Building Code, Urban Design, Floodplain Management, and Fire Rescue departments.

This narrative focuses on the building and site elements that are directly adjacent to the structure of Food Lion's lease space. Improvements to the rest of the site will be addressed by the landlord's architect and civil engineer under separate cover.

The existing vestibule structure, wood framed canopy, and columns along the front wall of the property will be replaced with a new storefront façade that is an adaptation of Food Lion's new 36-25 Prototype design, which has been massaged to work with the existing to remain structure, and be compatible with and complimentary to the existing architecture of the shopping center.

The massing consists of a central A-frame entrance element with the roof peak located at 30' above grade, flanking shed roofs that step down in elevation on both sides of the entrance, and an exterior shed roof canopy above rectangular columns that runs along the entirety of the storefront. Building materials include Savannah Gray brick veneer above a manufactured stone water table, dark bronze standing seam metal roofs, composite lap siding, and EIFS painted in complementary earth tones that are in keeping with Hilton Head's Island Character Vision Statement.

RFS Architects and Food Lion will work with the landlord's architect to coordinate our improvements with forthcoming design upgrades to the adjacent existing "Dill Dinker's Pickleball" tenant's storefront.

The existing 20' tall screen wall that creates an open-air exterior space to the North of the building will be replaced with a 12' tall wall/fence screen, shielding much of the view from the North and West of the new truck well and loading docks that will run along-side the existing to remain left exterior wall of the building. Four 3' tall x 20' long planters similar in style to the existing planters will be located along this new wall/fence screen. The existing loading docks for the landlord's space further back along the North side of the building will remain.

All new dumpsters, transformer, electrical switchgear, and any other utilities infrastructure will be screened by the new wall/fence.



**Food Lion  
93 Matthews Drive  
Architectural Photos of Grocery  
Stores within Shopping Centers  
June 24, 2025  
DRB-000580-2025**

















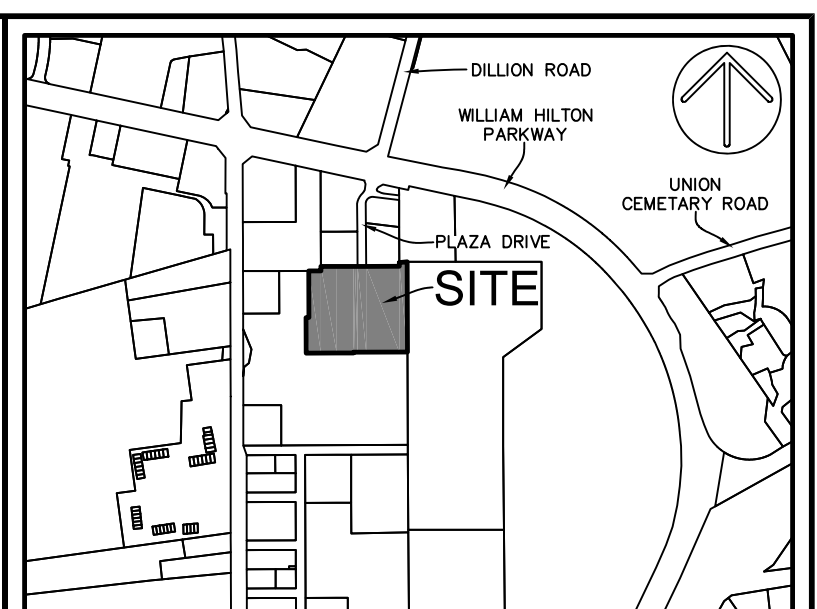
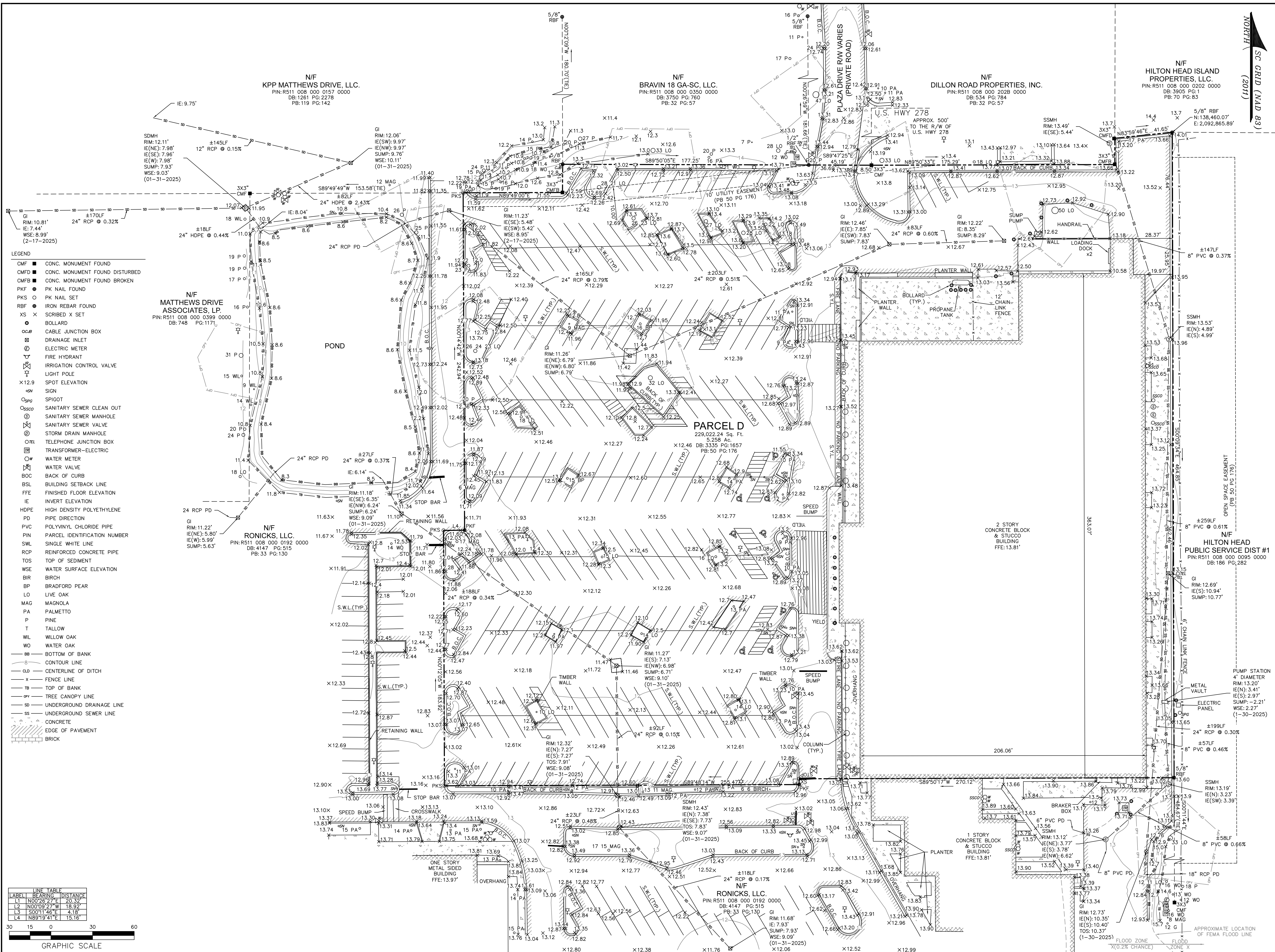






**Food Lion  
93 Matthews Drive  
Plan Set  
June 24, 2025  
DRB-000580-2025**





VICINITY MAP NOT TO SCALE

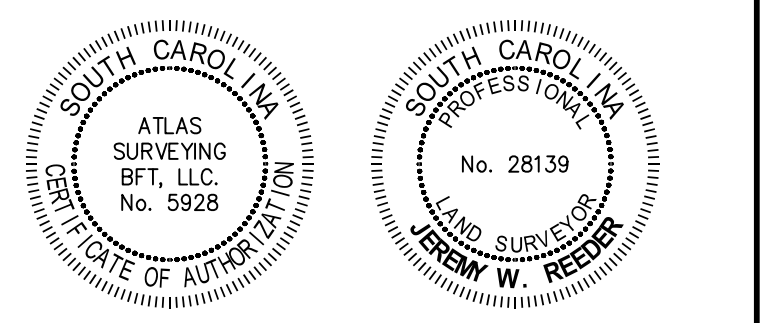
- NOTES
1. THIS AREA APPEARS TO LIE IN DUAL FLOOD ZONES, X & X(0.2% CHANCE), COMMUNITY 450250, MAP NUMBER 45013004546.
  2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  3. VERTICAL DATUM IS NAVD 88.
  4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
  5. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
  6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

- REFERENCES
1. PB: 50 PG: 178
  2. DB: 3335 PG: 1657

PREPARED FOR:  
**THE RICHARDSON GROUP**  
AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF  
**PARCEL D**  
**#95 MATTHEWS DRIVE**  
TAX PARCEL NO. R511 008 000 192A 0000  
HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: CMW  
FIELD CHECK: JWR  
DRAWN BY: DTJ  
FIELD DATE: 02-04-2025  
PLAT DATE: 03-11-2025  
SCALE: 1"=50'  
PROJECT No.: BFT-20116  
FILE: BFT-20116.DWG

**ATLAS**  
SURVEYING, INC.  
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL



LEGEND

- 1. ADJUST LANDSCAPE ISLANDS. INSTALL NEW HEADER CURB.
- 2. EXISTING LARGE LIVE OAK TO REMAIN.
- 3. ADD LANDSCAPE ISLANDS W/ HEADER CURB, TYP.
- 4. ADD CANOPY TREES, TYP.
- 5. POTENTIAL LOCATION FOR NEW PARKING LOT LIGHTING, TYP.
- 6. NEW STRIPING FOR TRUCK DELIVERY OMTS 17 SPOTS.
- 7. MODIFY EXISTING CURBS FOR TRUCK ACCESS TO LOADING DOCK.
- 8. CONSTRUCT NEW DUMPSTER PAD AND ENLOSURES.
- 9. REMOVE 4 EXISTING PARKING SPACES.
- 10. NEW TRANSFORMER, GENERATOR, AND TRANSFER SWITCH.
- 11. DEMOLISH AND RECONSTRUCT EXISTING STORE FRONT, MAIN DRIVE AISLE, FIRELANE, SIDEWALK, AND ACCESSIBLE ROUTE TO GROCER'S CORPORATE STANDARDS (EXACT CONFIGURATION PENDING).
- 12. PROPOSED SPEED TABLE, TYP.
- 13. NEW STOP BARS, DIRECTIONAL ARROWS, AND SIGNAGE, TYP.
- 14. E-COMMERCE PARKING
- 15. EXISTING PALM TREES TO REMAIN.
- 16. ADD PALM TREES, TYP.

EXISTING PARKING +/- 282

PROPOSED PARKING +/- 282























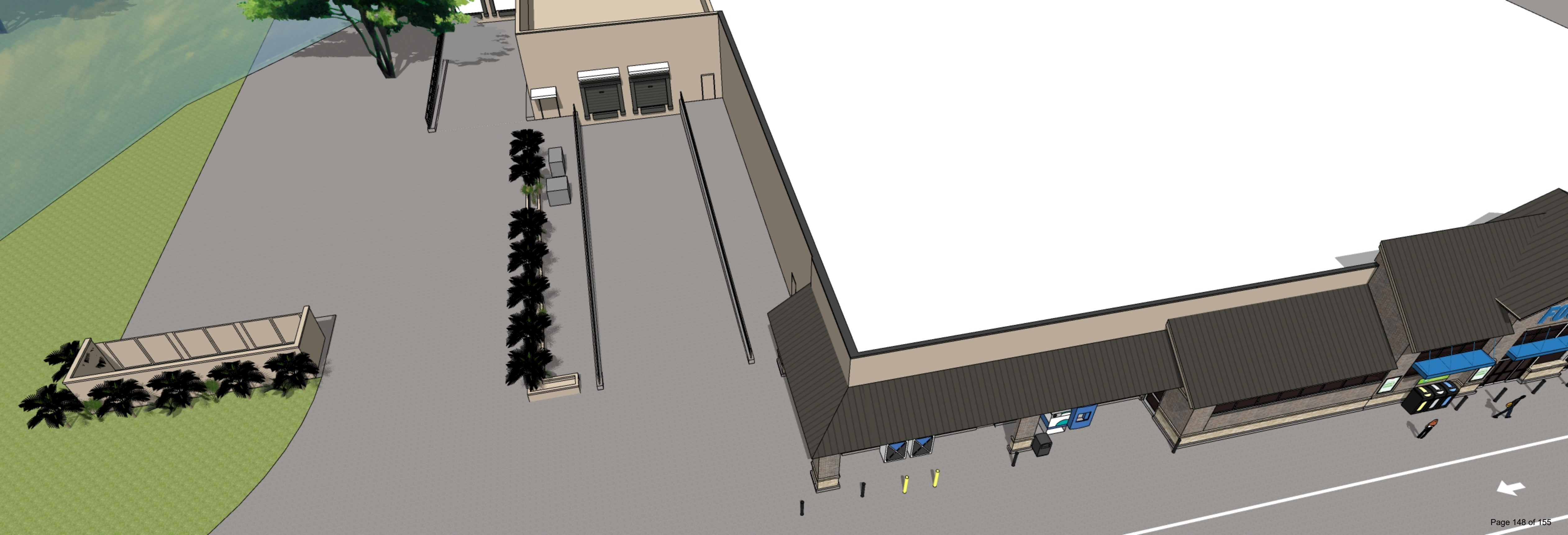








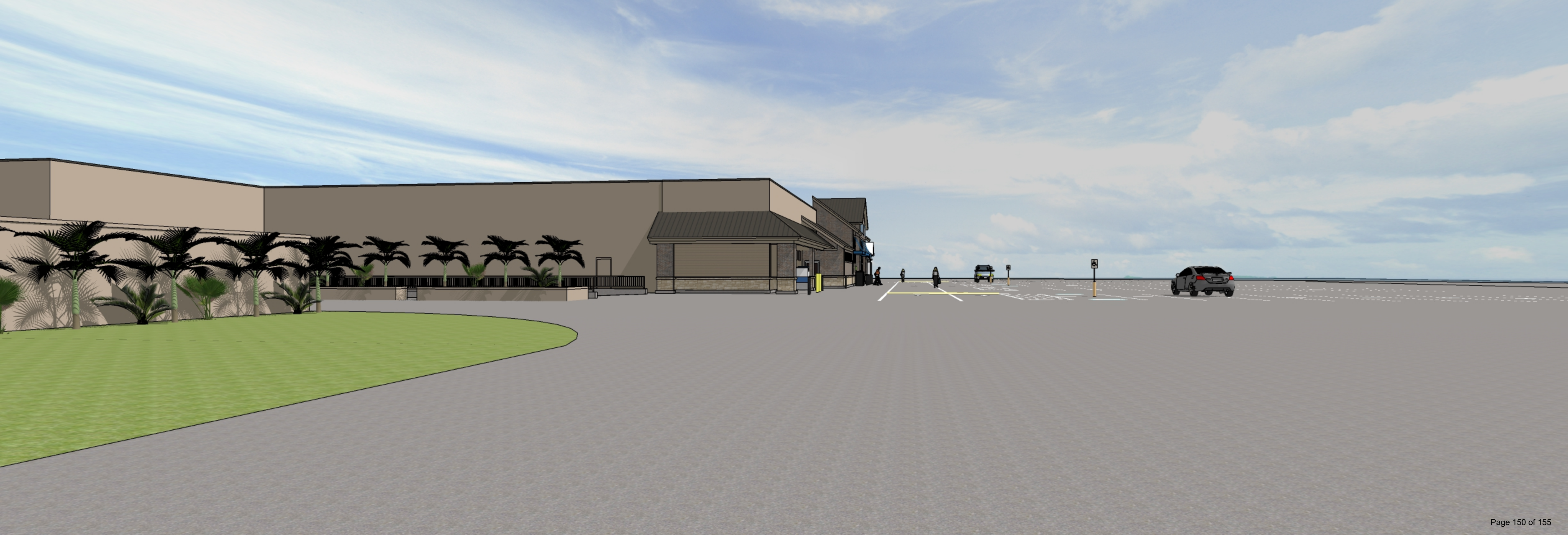














**Food Lion  
93 Matthews Drive  
Staff Comments  
June 24, 2025  
DRB-000580-2025**



## 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: 93 Matthews Drive  
Food Lion

DRB-000580-2024

DATE: 6/24/2025

CATEGORY: Conceptual

RECOMMENDATION:    Approval   ☐            Approval with Conditions   ☒            Denial   ☐

### APPLICATION MATERIAL

| DRB REQUIREMENTS                                     | Complies<br>Yes                     | No                                  | Not Applicable           | Comments or Conditions                                         |
|------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------|
| Demolition Plan if needed                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a demolition plan.                                     |
| Existing Conditions match As-Built                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                |
| Dimensioned Details and of Sections                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide Dimensions and details.                                |
| Detail Illustrating Connection to Existing Structure | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide details illustrating connection to existing structure. |
| New Building Details Match Existing Building Details | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                |

### ARCHITECTURAL DESIGN

| DESIGN GUIDE/LMO CRITERIA                                   | Complies<br>Yes                     | No                       | Not Applicable           | Comments or Conditions                             |
|-------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|----------------------------------------------------|
| Structure is designed to be appropriate to the neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                    |
| Promotes pedestrian scale and circulation                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                    |
| Design is unobtrusive and set into the natural environment  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                    |
| Utilizes natural materials and colors                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Provide a materials board for the Final submittal. |
| Avoids distinctive vernacular styles                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                    |
| Design is appropriate for its use                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                    |



|                                                                                     |                                     |                                     |                          |                                                                                           |
|-------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|
| All facades shall have equal design characteristics                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Avoids monotonous planes or unrelieved repetition                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Has a strong roof form with enough variety to provide visual interest               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Overhangs are sufficient for the façade height.                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Forms and details are sufficient to reduce the mass of the structure                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Human scale is achieved by the use of proper proportions and architectural elements | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Utilizes a variety of materials, textures and colors                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Incorporates wood or wood simulating materials                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Windows are in proportion to the facade                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Details are clean, simple and appropriate while avoiding excessive ornamentation    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |
| Utilities and equipment are concealed from view                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Provide screening from all utilities.                                                     |
| Decorative lighting is limited and low wattage and adds to the visual character     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide exterior lighting plan with lighting specs for lighting attached to the building. |
| Accessory elements are designed to coordinate with the primary structure            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                                           |

| <b>LANDSCAPE DESIGN</b>                                                                                                                                                                     |                                     |                                     |                                     |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------|
| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                                                                                                                            | <b>Complies Yes</b>                 | <b>No</b>                           | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
| Treats the Landscape as a major element of the project                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                               |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                               |
| Landscape is designed so that it may be maintained in its natural shape and size                                                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                               |
| Preserves a variety of existing native trees and shrubs                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                               |
| Provides for a harmonious setting for the site's structures, parking areas or other construction                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                               |
| Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                               |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                               |
| A variety of species is selected for texture and color                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                               |
| Provides overall order and continuity of the                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                               |



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

### **NATURAL RESOURCE PROTECTION**

| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                      | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
|---------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| An effort has been made to preserve existing trees and under story plants             | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Wetlands if present are avoided and the required buffers are maintained               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Sand dunes if present are not disturbed                                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

### **COMMENTS & CONDITIONS**

Staff recommends approval of the Conceptual submittal of the Food Lion at 93 Matthews Drive with the following conditions:

1. Provide a demolition plan.
2. Provide a floor plan.
3. Provide a roof plan.
4. Provide screening of utilities.
5. Provide elevations with measurements and indicate materials.
6. Provide sections and details.



7. Provide exterior lighting specs on lighting that is attached to the building with the color and material choice.
8. Provide a materials board for your final submittal.
9. Any additional information as required by the Board.