



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, September 30, 2025, 1:30 PM

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

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 September 9, 2025
- 4. Unfinished Business**
 - a. DRB-000931-2025 - Crevo Tanglewood - 2 Tanglewood Drive - Final
 - b. DRB-000936-2025 - Taylor Family Park - 252 Wild Horse Road - Final
- 5. New Business**
 - a. DRB-000291-2025 - St. James Baptist Church - Conceptual
 - b. DRB-000930-2025 - Town of Hilton Head Island Crossings Park Phase 1 - 30 Arrow Road - 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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or

activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, September 9, 2025, 2:30 PM Minutes

1. Call to Order

This meeting was called to order at 2:30 pm.

2. Adoption of the Agenda

Mr. Theodore made a motion to adopt the agenda. Ms. Fitzpatrick seconded the motion, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 26, 2025

Ms. Foss made a motion to approve the meeting minutes of August 26, 2025. Ms. Pastor seconded, which passed unanimously. Mr. Theodore abstained from the vote.

4. Unfinished Business

5. New Business

a. DRB-000868-2025 – 23 Marshland Road - Patterson Park - Conceptual

Melissa Paul-Leto, Principal Planner, introduced Patterson Park for conceptual review. The applicant answered questions from the Board.

After discussion, Ms. Pastor made a motion to approve with the following conditions: adhere to all staff comments, study the observation deck considering a larger seating area, as well as the landscape treatment, a buffer for egress into that site, study the pavilion as noted regarding the standing seam roof which comes into the treated vertical lattice, the restroom doors and kick plates, lighting and fan details, color for the Galvalume Plus which is often too reflective, the underside of the roof as well as looking at a brick base as it meets the concrete walkway, show water fountain spec, study the treatments for the fence whether that is going to be a hardscape solution or a landscape vegetation solution, study the oyster grilling area and provide additional details.

Mr. Theodore seconded, which passed by a vote of 4-1. Ms. Fitzpatrick voted against the motion.

6. Public Comment - Non Agenda Items

7. Board Business

Ms. Foss noted that the previous meeting extended past 6:00 p.m. and suggested that when

there are a large number of agenda items, future meetings be scheduled earlier to better accommodate staff and board members' time.

8. Staff Reports

Ms. Paul-Leto reported on two minor corridor reports which have recently been approved: 2 Grasslawn Avenue and 25 Bow Circle.

9. Adjournment

The meeting adjourned at 3:18 pm.

**2 Tanglewood Drive
Crevo Tanglewood
Final
September 30, 2025
DRB-000931-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: James Atkins Company: Court Atkins Group
Mailing Address: PO Box 3981 City: Bluffton State: SC Zip: 29910
Telephone: 843-815-2557 Fax: _____ E-mail: james.atkins@courtatkins.com
Project Name: Crevo Tanglewood Project Address: 2 Tanglewood DR., Hilton Head Island, SC., 29928
Parcel Number [PIN]: R 5 5 3 0 1 8 0 0 0 0 3 3 0 0 0 0 0
Zoning District: RD - Resort Development Overlay District(s): COD -RD

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

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

Project Category:

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

Submittal Requirements for *All* projects:

- ☐ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.1.4.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

9/16/2025
DATE

**2 Tanglewood Drive
Crevo Tanglewood
Narrative
September 30, 2025
DRB-000931-2025**

September 16, 2025

Town of Hilton Head Island
Ms. Melissa Paul-Leto, Principal Planner of Design
1 Town Center Court
Hilton Head Island, SC 29928
843.341.4625
melissapl@hiltonheadislandsc.gov

Re: CREVO/Tanglewood Final DRB Submittal for DRB-000815-2025

Ms. Paul-Leto,

Please find enclosed the Final Design Review Board drawings, documents, and response to the Conceptual Review conditional comments for the project located at 2 Tanglewood Drive. We are requesting to be placed on the September 30th, 2025 Final DRB Meeting Agenda.

1. Condition 1: Provide a materials board.
 - a. Please see attached color board for exterior colors. Physical samples will be brought to the DRB meeting.
2. Condition 2: Provide roof material for the solar panels.
 - a. The solar panels have been removed from the project.
3. Condition 3: Provide a photometric panel.
 - a. No site pole lighting is being proposed on the project. Exterior lighting will be building mounted. See attached wall sconce cut sheet.
4. Condition 4: Evaluate the architecture as noted by Mr. Parker to break up the lines.
 - a. See sheet A3.1, detail 2 where additional detailing is being provided to breakup the façade on the South Forest Beach and Tanglewood elevations.
 - b. The South Forest Beach elevation has been revised to have more prominence.
 - c. The parapet roof elements were removed, and a sloped hip roof was added.
5. Condition 5: Add Island Character with louvers, shutters, etc.
 - a. Additional Bahama shutters were added, trellis detail was added to the foundation wall, roof overhangs were extended and additional miscellaneous adjustments were made.
6. Condition 6: Provide a lighting plan with lumens, colors, and fixtures that will attach to the building or in the parking lot.
 - a. See attached lighting plan for fixtures attached to the building and light fixture cut sheet.



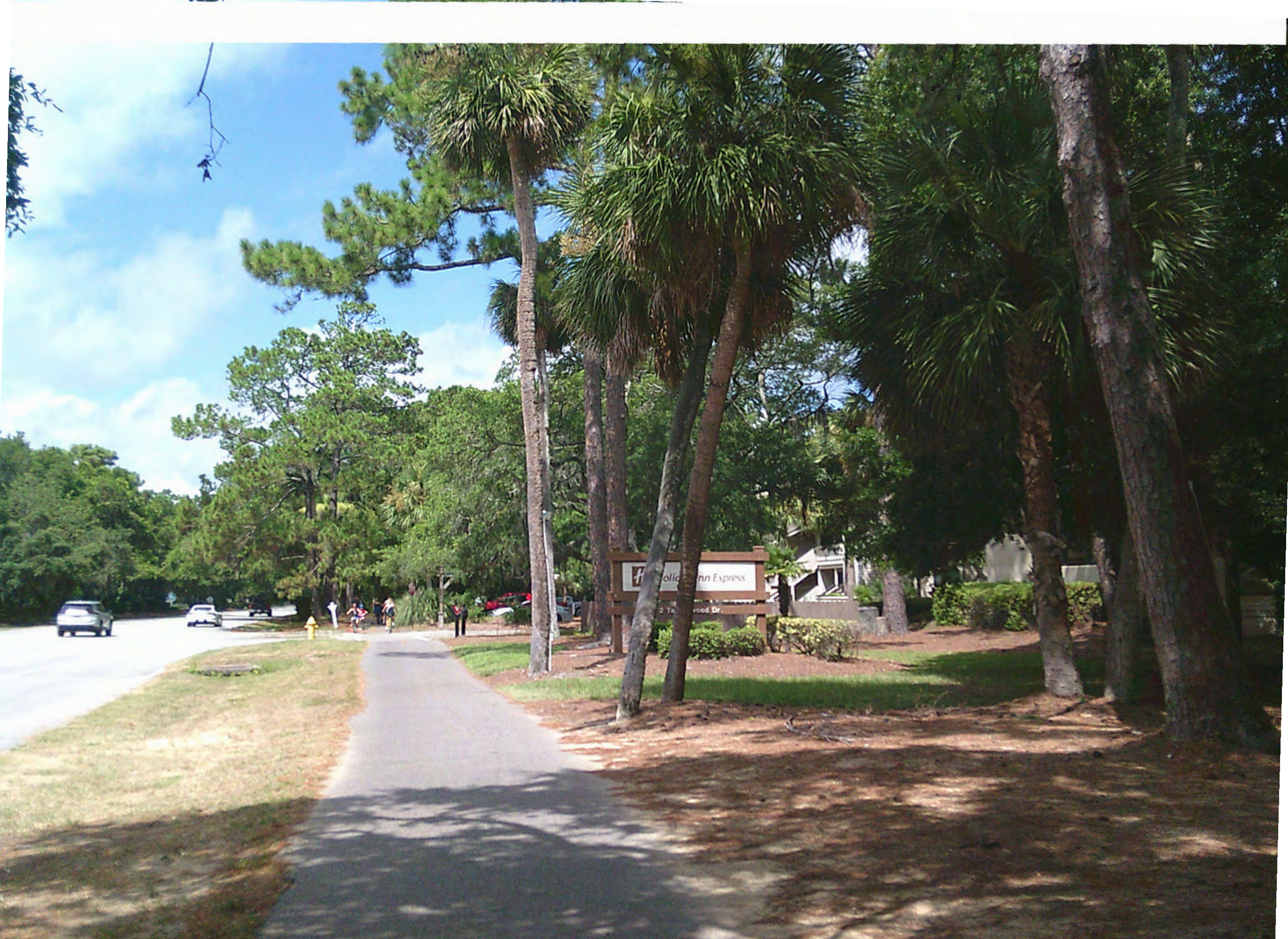
Lastly, please note that the use of the building is more appropriately characterized as a boutique hotel.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal
Court Atkins Group

**2 Tanglewood Drive
Crevo Tanglewood
Final
Site Photos
September 30, 2025
DRB-000931-2025**





















**2 Tanglewood Drive
Crevo Tanglewood
Final - Plan Set
September 30, 2025
DRB-000931-2025**

SHT. #	SHEET NAME	DRB 8.12.25			PLANNING COMMISSION 08.18.2025			FINAL DPR 9.3.2025			FINAL DRB 9.16.2025		
A0.01	COVER		X			X	X						
A0.02	LOCATION MAP		X		X	X	X						
A0.03	SITE 3D AERIAL		X		X	X	X						
C-1	SURVEY TITLE SHEET		X		X	X	X						
C-2	GENERAL NOTES & LEGEND				X	X	X						
C-3	EXISTING CONDITIONS				X	X	X						
C-4	DEMOLITION & SWPP PLAN				X	X	X						
C-5	SWPPP DETAILS				X	X	X						
C-6	SWPPP DETAILS				X	X	X						
C-7	SWPPP DETAILS				X	X	X						
C-8	SITE IMPROVEMENT PLAN				X	X	X						
C-9	GRADING PLAN				X	X	X						
C-10	ACCESS DRIVE PLAN & PROFILE				X	X	X						
C-11	STORMWATER COMPLIANCE				X	X	X						
C-12	UTILITY PLAN				X	X	X						
C-13	CIVIL DETAILS				X	X	X						
C-14	CIVIL DETAILS							X					
C-15	TOHH SITE TRIANGLES				X	X	X						
C-16	TRAFFIC CONTROL PLAN							X	X	X			
CS	COVER SHEET		X		X	X	X						
L10	EXISTING CONDITIONS/SITE ANALYSIS		X		X	X	X						
L50	TREE REMOVAL PLAN		X		X	X	X						
L100	KEY SHEET		X		X	X	X						
L500	PLANTING PLAN		X		X	X	X						
L501	PLANT SCHEDULE AND DETAILS		X		X	X	X						
A1.0	ARCHITECTURAL SITE PLAN				X	X	X						
A1.1	SITE SETBACKS							X	X				
A2.0	GARAGE FLOOR PLAN		X		X		X	X					
A2.1	FIRST FLOOR PLAN		X		X	X	X						
A2.2	SECOND FLOOR PLAN		X		X	X	X						
A2.3	THIRD FLOOR PLAN		X		X	X	X						
A2.5	ROOF PLAN		X		X	X	X						
A3.0	EXTERIOR ELEVATIONS		X		X	X	X						
A3.1	EXTERIOR ELEVATIONS		X		X	X	X						
A3.8	EXTERIOR 3D VIEWS		X		X	X	X						
A3.9	RENDERINGS		X		X		X						
A3.10	RENDERINGS		X		X		X						
A3.11	EXTERIOR 3D - ENCROACHMENTS		X		X	X	X						
A4.0	BUILDING SECTIONS		X		X		X	X					
A4.2	BUILDING SECTIONS								X	X	X		
A5.0	WALL SECTIONS				X				X				
A5.6	DETAILS											X	
A5.7	DETAILS												X
A8.0	GARAGE FLOOR - LIGHTING PLAN												X
A8.1	FIRST FLOOR - LIGHTING PLAN												X
A8.2	SECOND FLOOR - LIGHTING PLAN												X
A8.3	THIRD FLOOR - LIGHTING PLAN												X

CREVO TANGLEWOOD

FINAL DRB REVIEW SUBMITTAL
SEPTEMBER 16, 2025

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC.



PROJECT INFO

Date
09.18.2025

Project No.
25-025

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER
A0.01

CREVO TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
29928

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DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
09.18.2025
Project No.
25-025

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

LOCATION MAP

A0.02





WWW.COURTATKINS.COM

CREVO TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
29928

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PROJECT INFO

Date _____

09.18.2025

Project No.

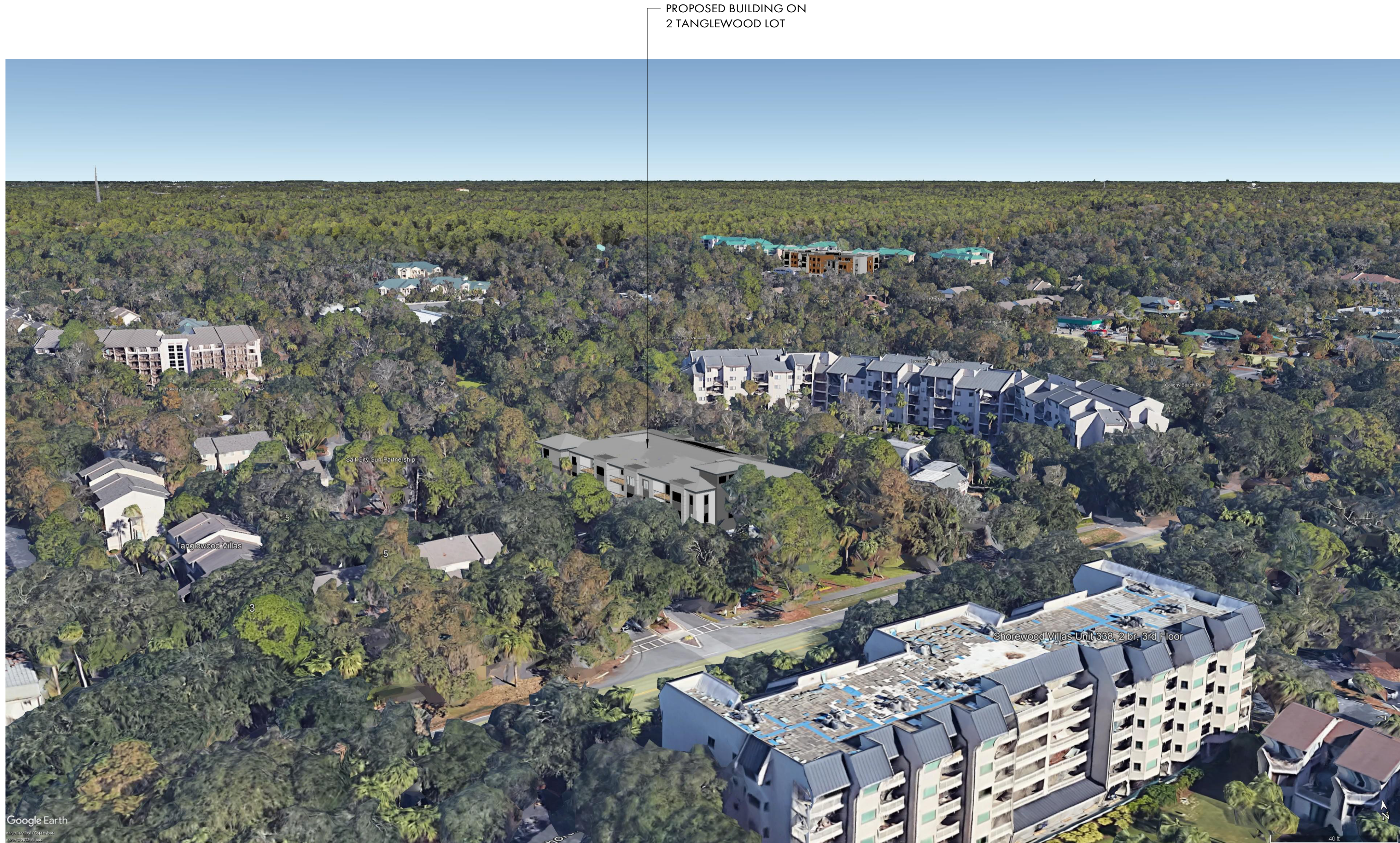
ISSUE

NO.	REV. DATE	DESCRIPTION
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SHEET TITLE

SITE 3D AERIAL

A0.03



- PROPOSED BUILDING ON
2 TANGLEWOOD LOT

1 SITE 3D ARIEL
A0.03 6" = 1'-0"

PERMIT PLANS FOR

2 TANGLEWOOD

HILTON HEAD ISLAND, SC

PARCEL R553 018 000 0330 0000

EXISTING LAND USE: RESORT

FUTURE LAND USE: HOTEL

2 TANGLEWOOD DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA 29926

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°08'29.8"N
LONGITUDE: 80°45'19.5"W



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

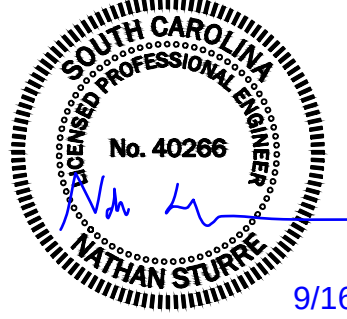
Sheet List Table	
Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	SWPPP DETAILS
C-7	SWPPP DETAILS
C-8	SITE IMPROVEMENTS PLAN
C-9	GRADING PLAN
C-10	ACCESS DRIVE PLAN & PROFILE
C-11	STORMWATER COMPLIANCE PLAN
C-12	UTILITY PLAN
C-13	CIVIL DETAILS
C-14	CIVIL DETAILS
C-15	TOHH SITE TRIANGLES
C-16	TRAFFIC CONTROL PLAN

PROPERTY OWNER / DEVELOPER

TANGLEWOOD CAPITAL
C/O COREY WENZEL
corey@crevocapital.com
(618) 972-4334
2140 VADALABENE DR, SUITE A
MARYVILLE, IL 62062



**STURRE
ENGINEERING**
Civil Design & Development



9/16/2025

ENGINEER OF RECORD:

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
BLUFFTON, SC 29910
843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

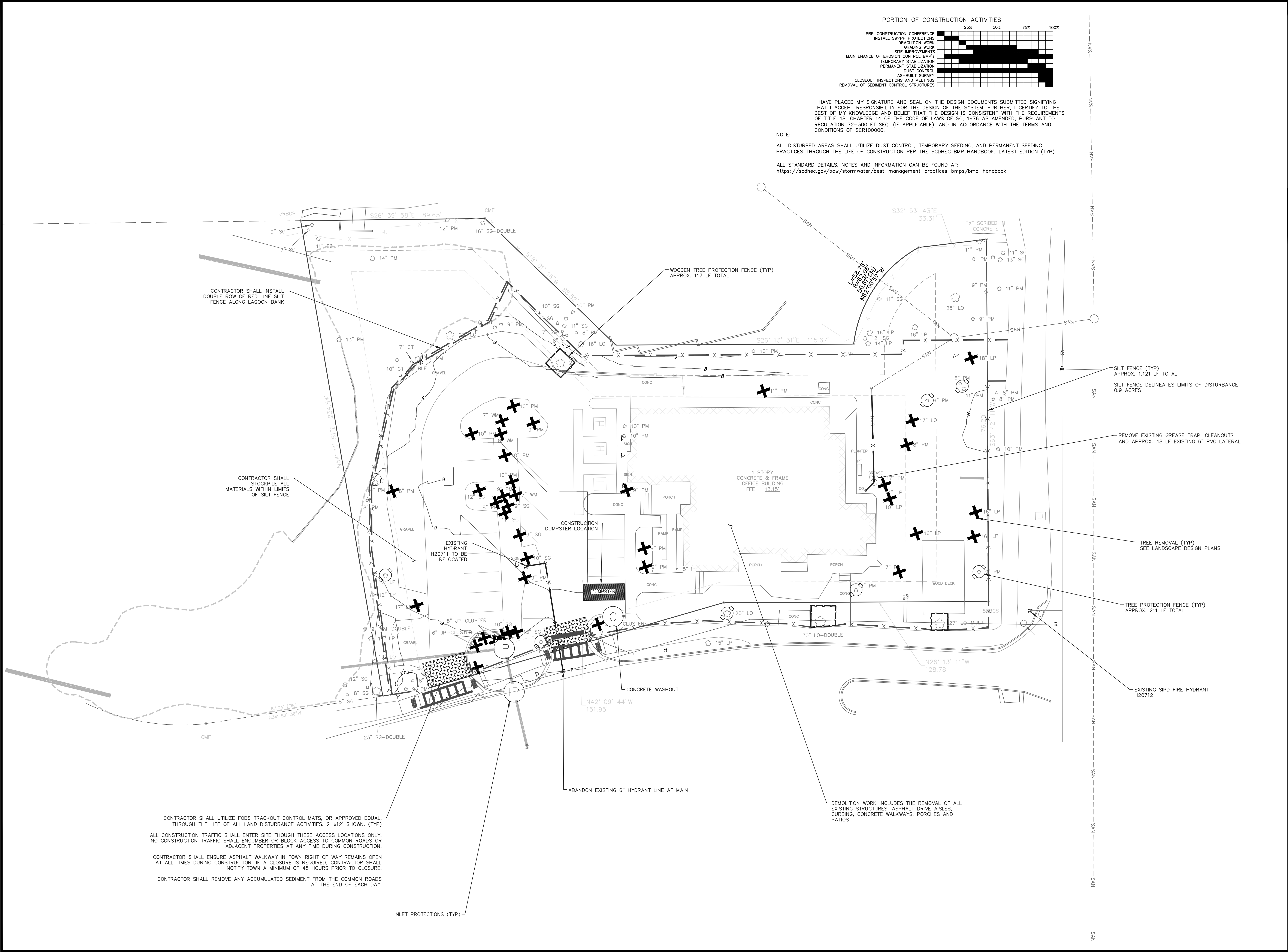
PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
DATE		09/16/2025
SHEET NAME		TITLE SHEET
SHEET NO.		C-1



STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6848

SOUTH CAROLINA
NATHAN STURRE
Professional Engineer
No. 40266
9/16/2025

ENGINEER OF RECORD

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SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'

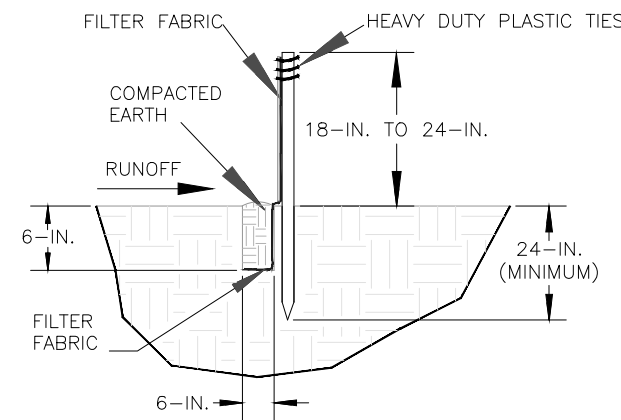
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION
	09/16/2025	

SHEET NAME
DEMOLITION & SWPP PLAN

SHEET NO.
C-4

SILT FENCE – POST REQUIREMENTS



The diagram illustrates a trench cross-section. At the top, a layer of 'FILTER FABRIC' is shown, secured by 'HEAVY DUTY PLASTIC TIES'. The trench is filled with 'COMPACTED EARTH'. An arrow labeled 'RUNOFF' points into the trench. The trench width is specified as '18-IN. TO 24-IN.' and the depth as '6-IN.'. The trench length is specified as '24-IN. (MINIMUM)'. The bottom of the trench is labeled 'BURY FILTER FABRIC'.

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.

2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness [normal [perpendicular] to the fence line] shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach silt fence to new roll with heavy-duty plastic tie, or;
 - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Catches (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

TEMPORARY STOCKPILE
STANDARD DRAWING NO. SC-15 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014

ATTACH FILTER FABRIC TO
POSTS WITH HEAVY DUTY PLASTIC
ALONG TOP 8-INCHES OF FABRIC.

Type A
 FILTER FABRIC INLET PROTECTION
 STANDARD DRAWING NO. SC-07 PAGE 1 of 2
 NOT TO SCALE
 FEBRUARY 2014
 DATE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence 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 silt fence 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 silt fence.
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 silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/leak-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Remove damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

SILT FENCE – 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 100,000 molecular weight, which are spun into filaments and then into a network such that the filaments or yarns retain dimensional stability relative to the fabric.
 - 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.
5. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL).
 6. Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
 7. 12-inches of the fabric should be placed within excavated trench and tied in when the trench is backfilled.
 8. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
 9. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE
 STANDARD DRAWING NO. SC-03 PAGE 2 of 2
 GENERAL NOTES FEBRUARY 2014
 DATE

STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

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 filter fabric ineffective. Remove 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.

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 woven 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 trenched 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.

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 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weigh 1.25 pounds per foot (± 8%)
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
 FILTER FABRIC INLET PROTECTION
 STANDARD DRAWING NO. SC-07 PAGE 2 of 2
 GENERAL NOTES FEBRUARY 2014
 DATE

Diagram illustrating a Tree Protection Zone (TPZ) around a tree. The TPZ is defined by a circular area around the tree's base, labeled "TREE PROTECTION ZONE DO NOT ENTER". A fence, labeled "FENCE MATERIAL", is shown surrounding the tree. The fence has a height dimension of 4'-0" and a width dimension of 10'-0".

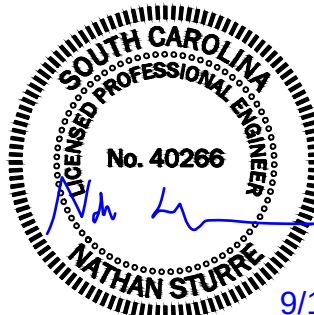
N.T.S.

TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16-6-104.J.3.b. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

N.T.S.

2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED
ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH
TOWN OF HILTON HEAD LMO SEC. 16-6-104.J.3.b. SPACING SHALL BE
NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF
TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE
DO NOT ENTER."

A circular logo with a dashed border. The text "SOUTH CAROLINA" is curved along the top inner edge, and "CERTIFICATE OF AUTHORIZATION" is curved along the bottom inner edge. In the center, the text reads: "STURRE DESIGN & DEVELOPMENT, LLC" and "No. 6843".



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TANGLEWOOD CAPITAL

2 TANGLEWOOD DR
R553-018-000-0230-0000

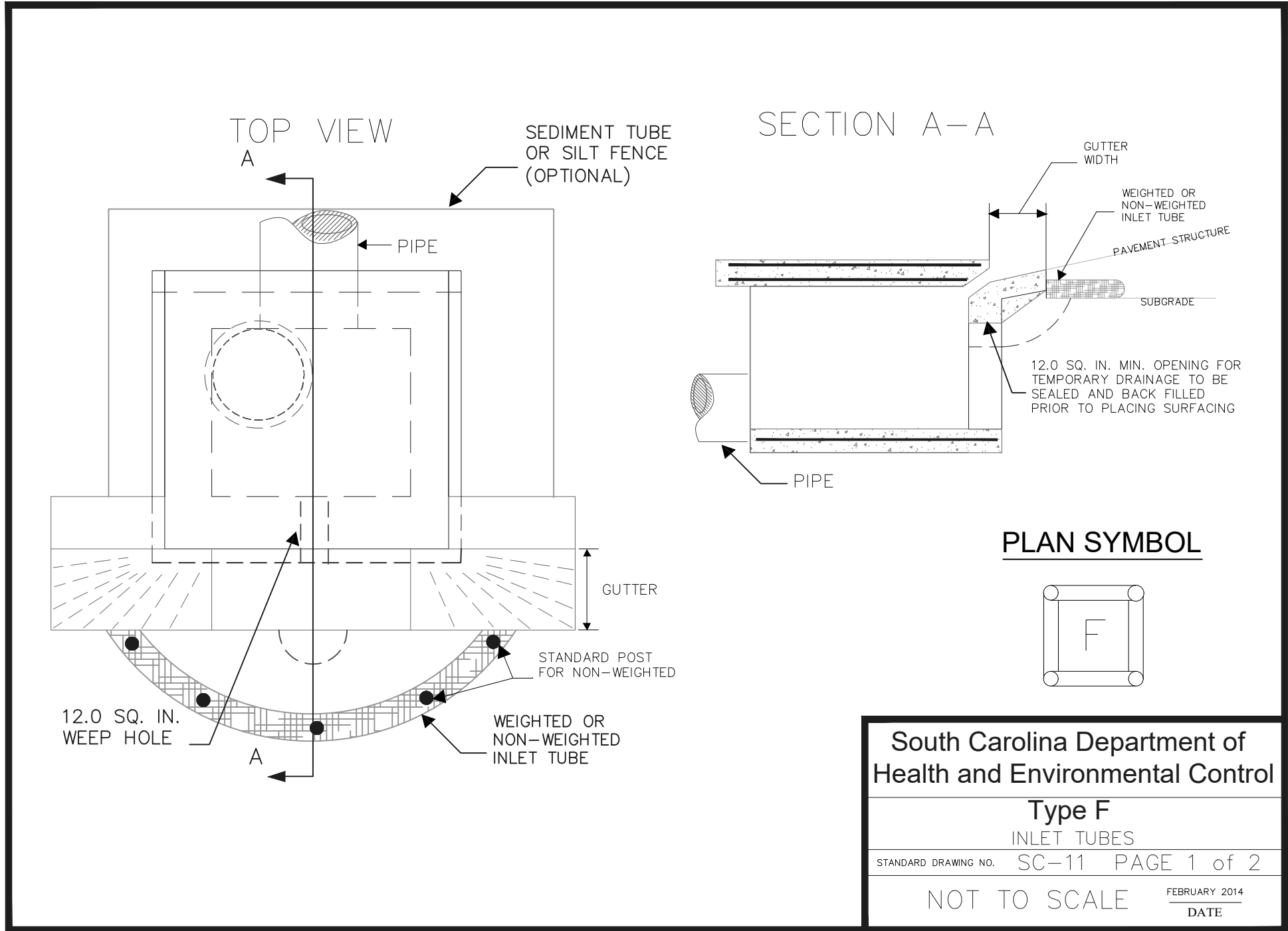
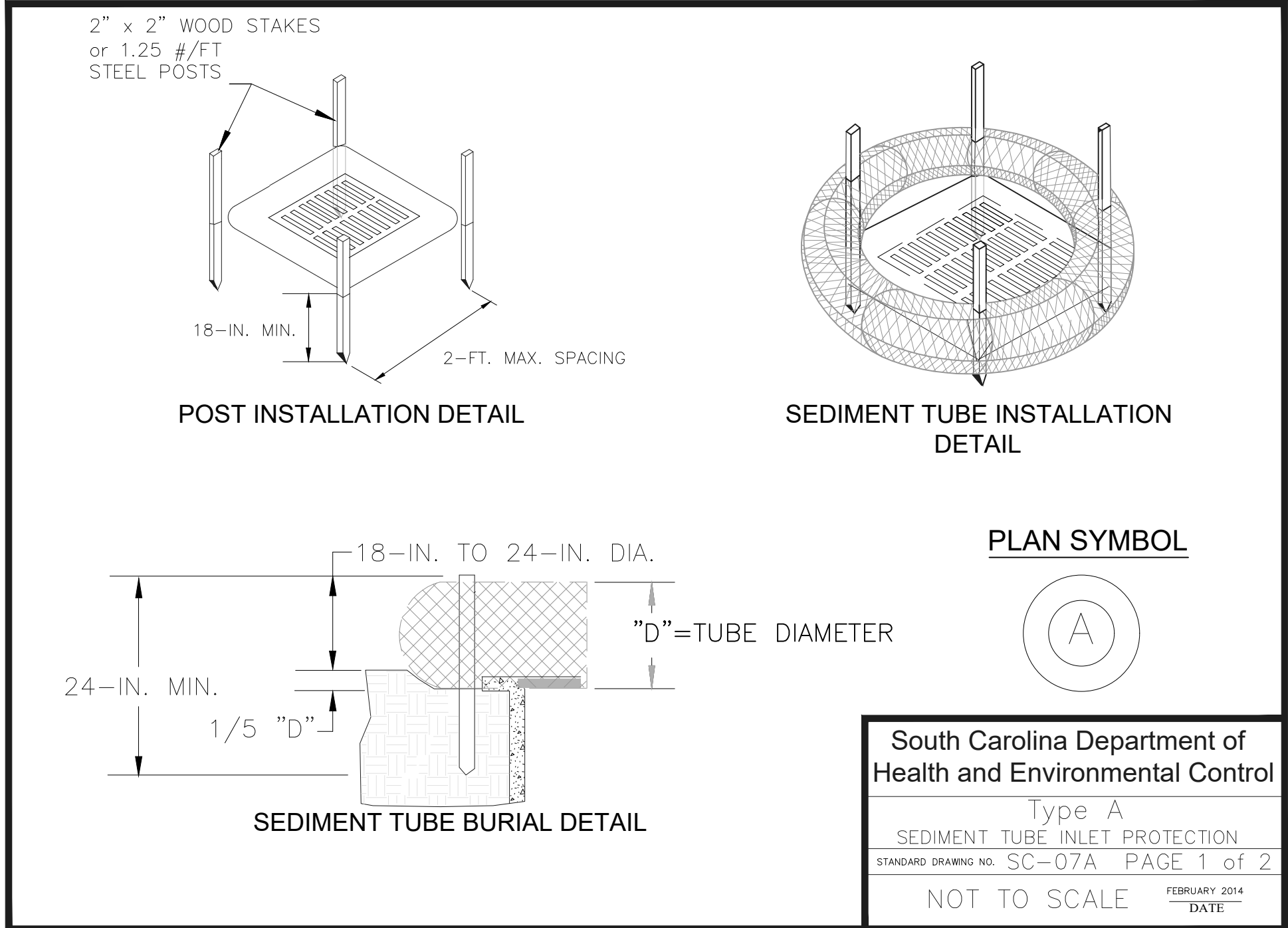
HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

[illegible]

SWPPP DETAILS

SHEET NO.

C-5



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 needle, 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 even 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

NOT TO SCALE FEBRUARY 2014
DATE

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 overtopping 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

GENERAL NOTES FEBRUARY 2014
DATE



9/16/2025

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PREPARED FOR:

TANGLWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



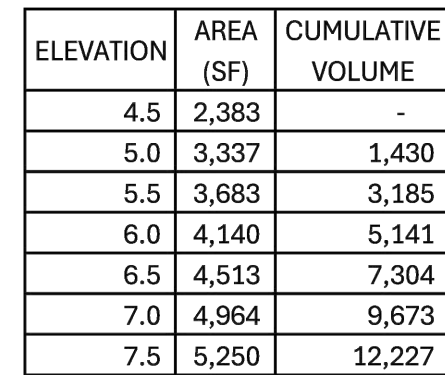
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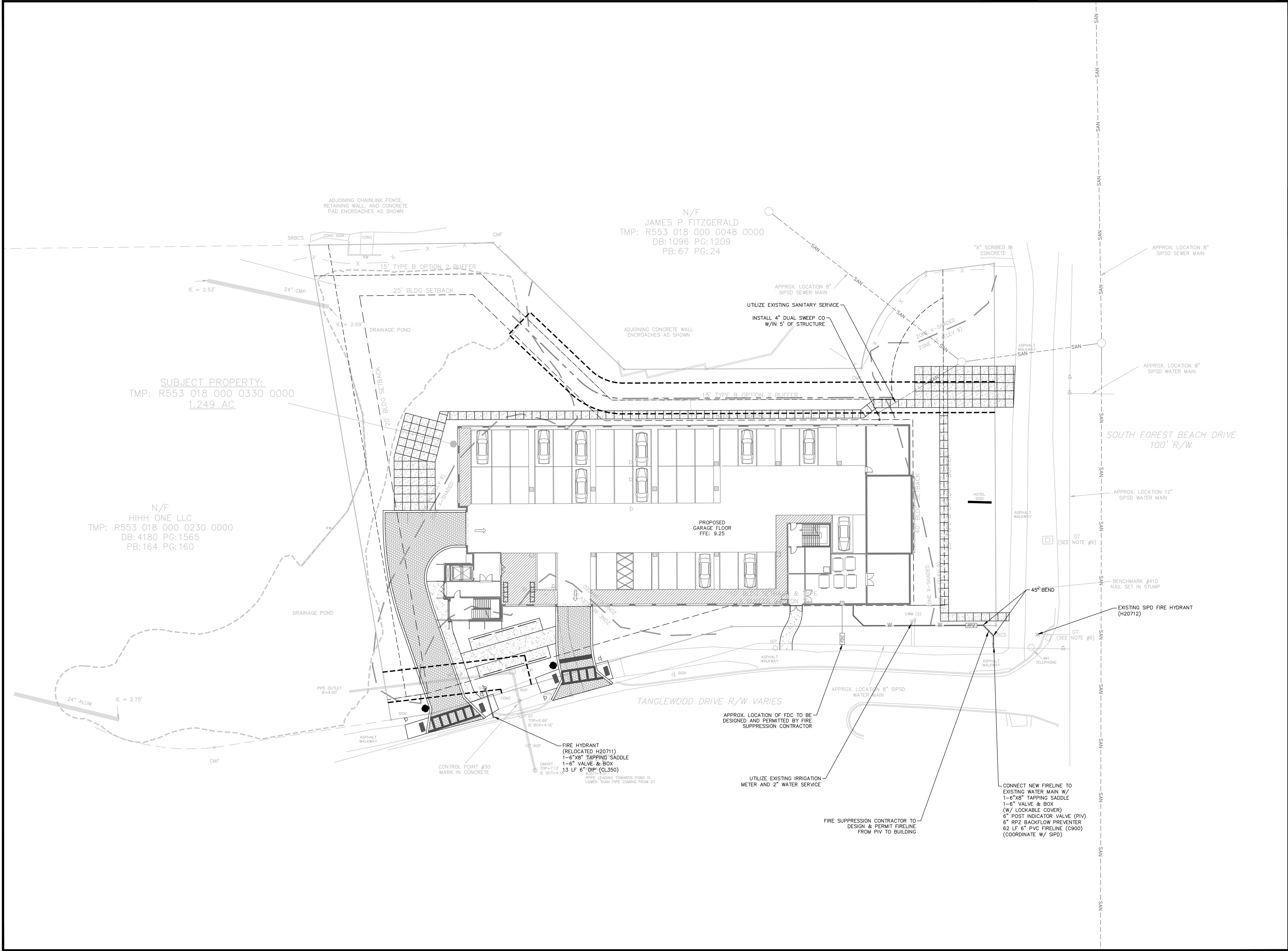
SHEET NAME

SWPPP DETAILS

SHEET NO.

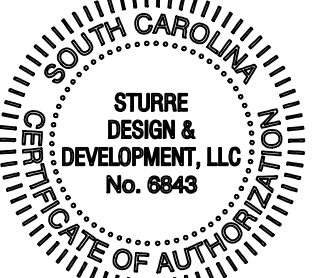
C-6







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No. 6848



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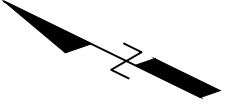
PREPARED FOR:

TANGLWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



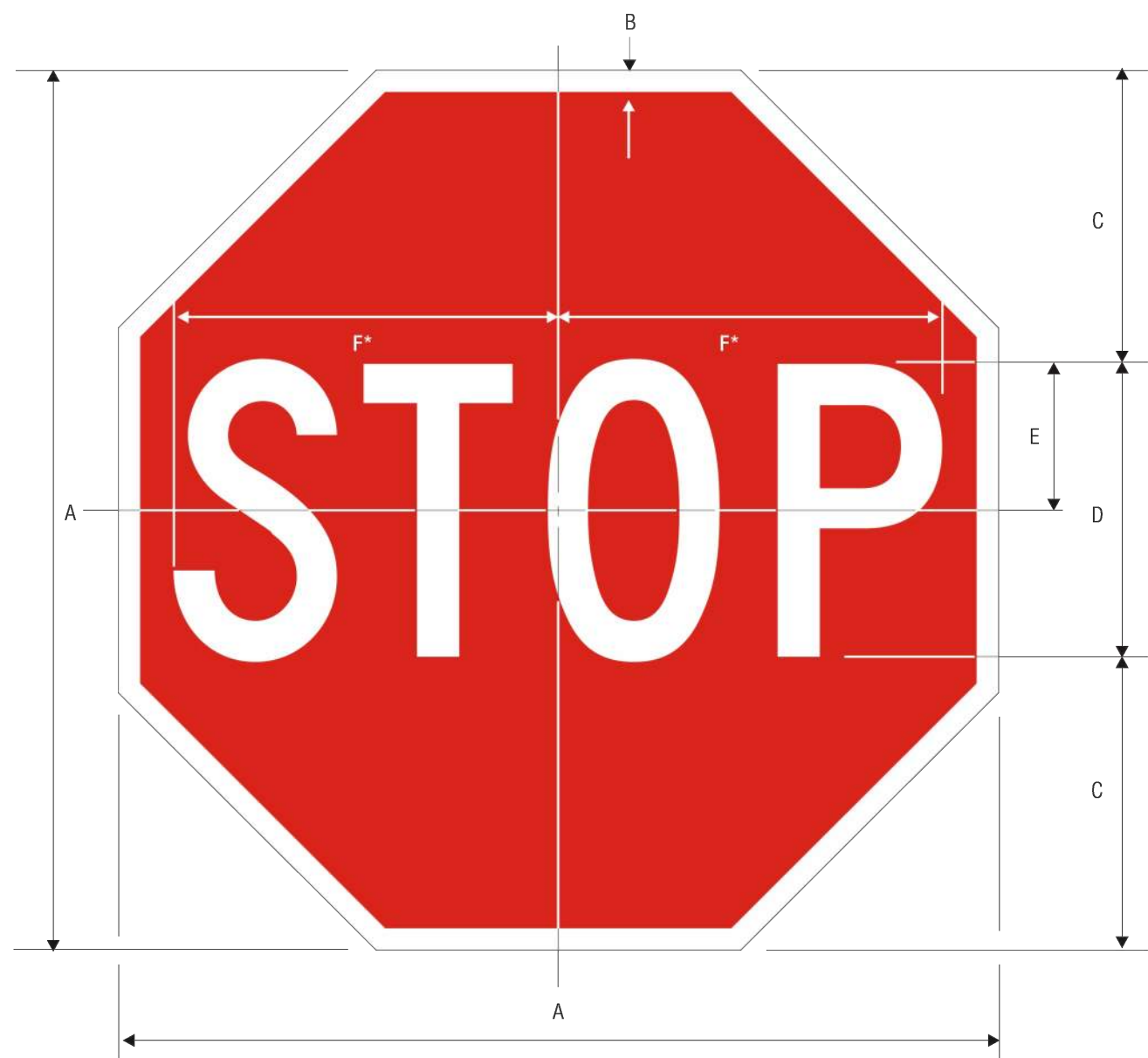
0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'



REV #	DATE	DESCRIPTION
	09/16/2025	
SHEET NAME		
UTILITY PLAN		
SHEET NO.		

C-12

Page 37 of 203



R1-1
STOP

*Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1



R6-2R
ONE WAY

*Series 2000 Standard Alphabets.
**See page 6-2 for arrow design.

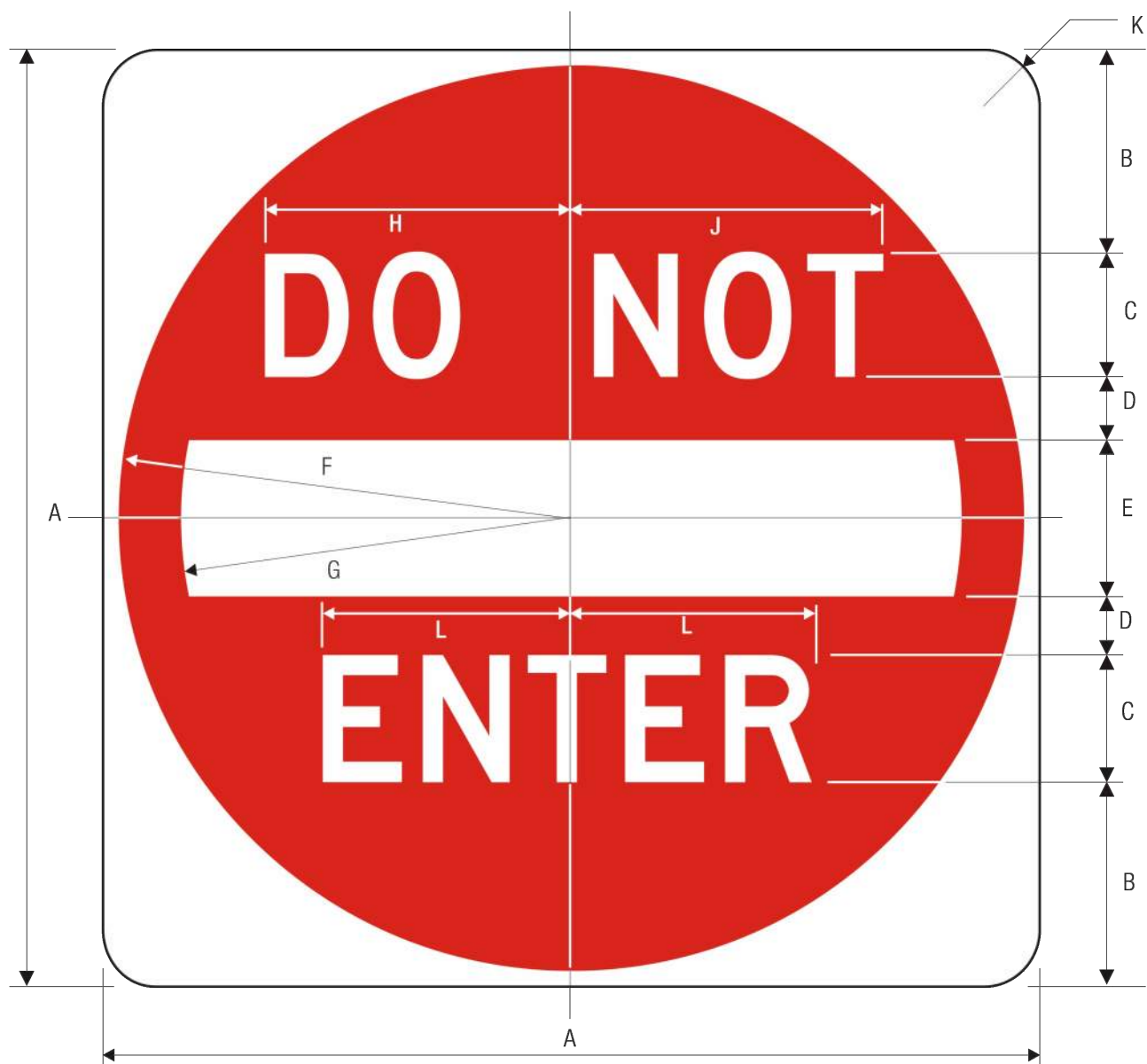
A	B	C	D	E	F	G	H	J	K	L	M
12	16	.375	.375	2	3 D	1.5	3	3.5	3.722	3.664	3.717
18	24	.375	.625	2.5	5 D	1.5	4.5	5.5	6.244	6.124	6.044
24	30	.375	.625	3	6 D	1.875	6.063	7.063	7.485	7.285	7.325
36	48	.625	.875	4.75	10 D	3.25	9.5	10.5	12.369	12.249	12
48	60	.75	1.25	6	12 D	4	12	14	15	14.571	14.811

N	P	Q	R	S
3.943	3.75	4	1.5	1.5
6.805	6	6.805	2.25	1.5
8.286	8.286	8.926	3	1.5
13.530	13.250	14.290	5	2.25
16.252	16.572	17.853	6	3

COLORS: LEGEND — BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

1-87

** USE ARROW UP DESIGN TO
ACCURATELY REFLECT DESIRED DIRECTIONS

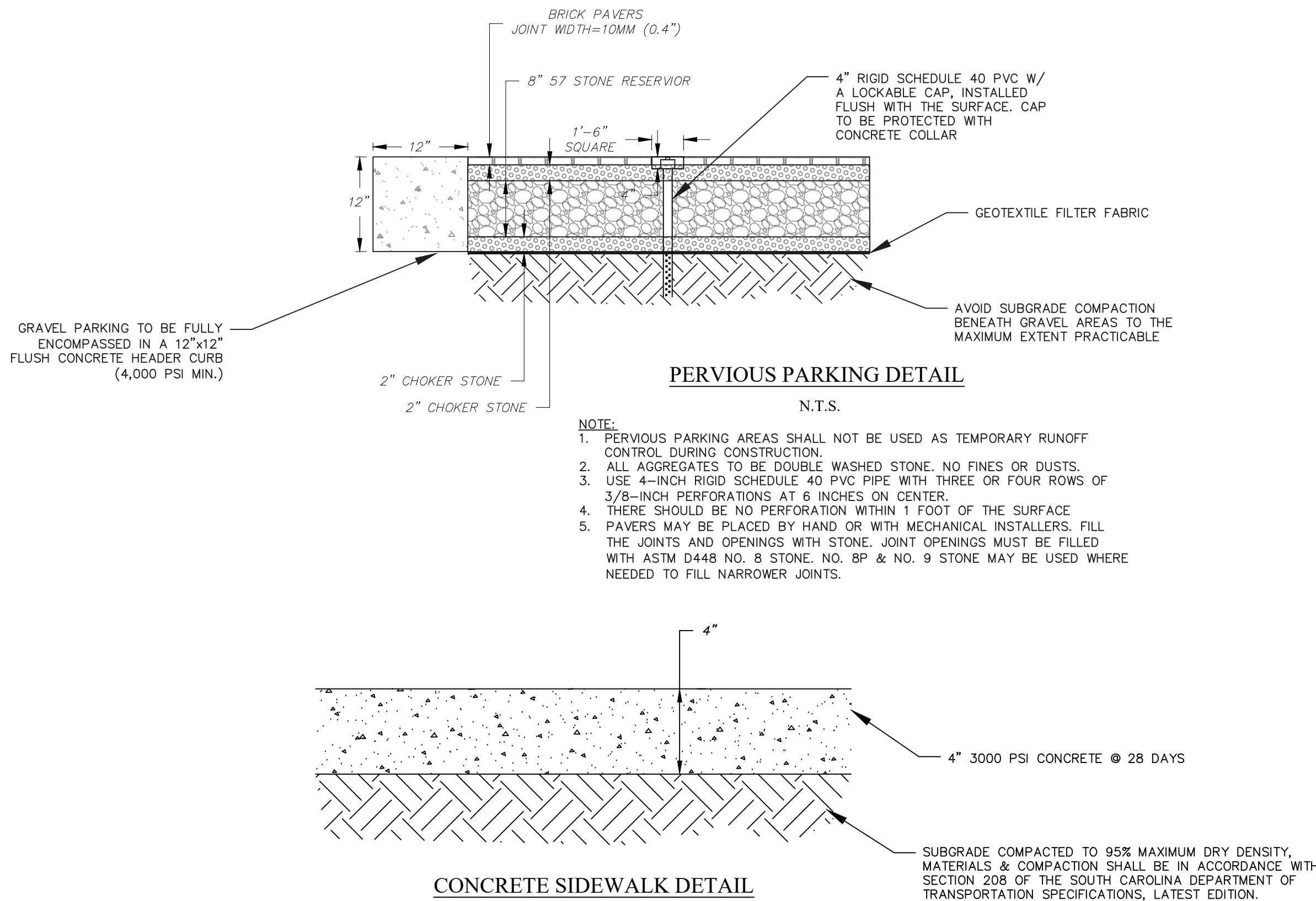


R5-1
DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

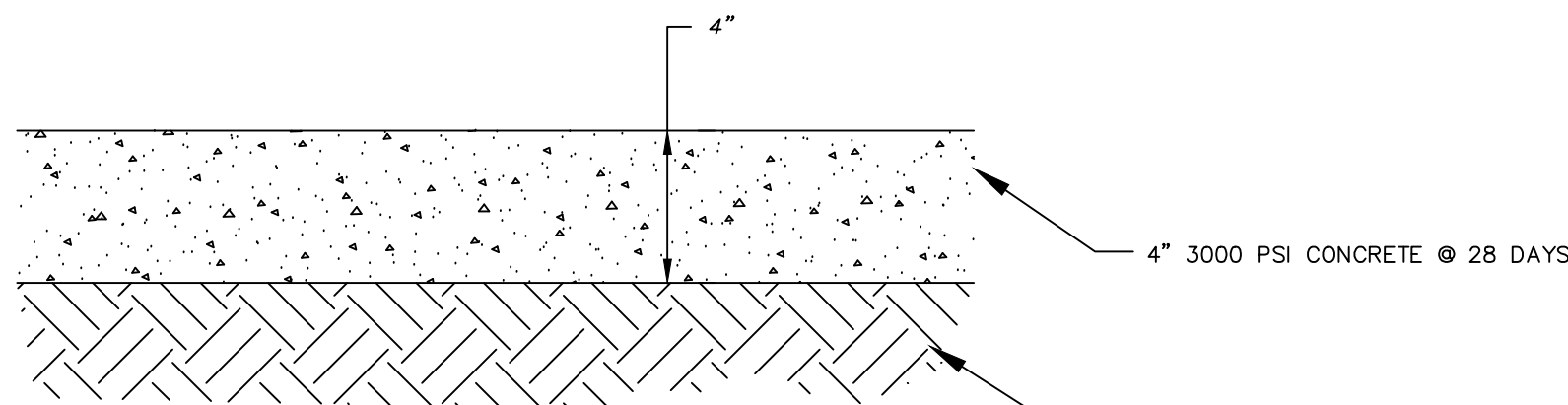
1-73



PERVIOUS PARKING DETAIL

N.T.S.

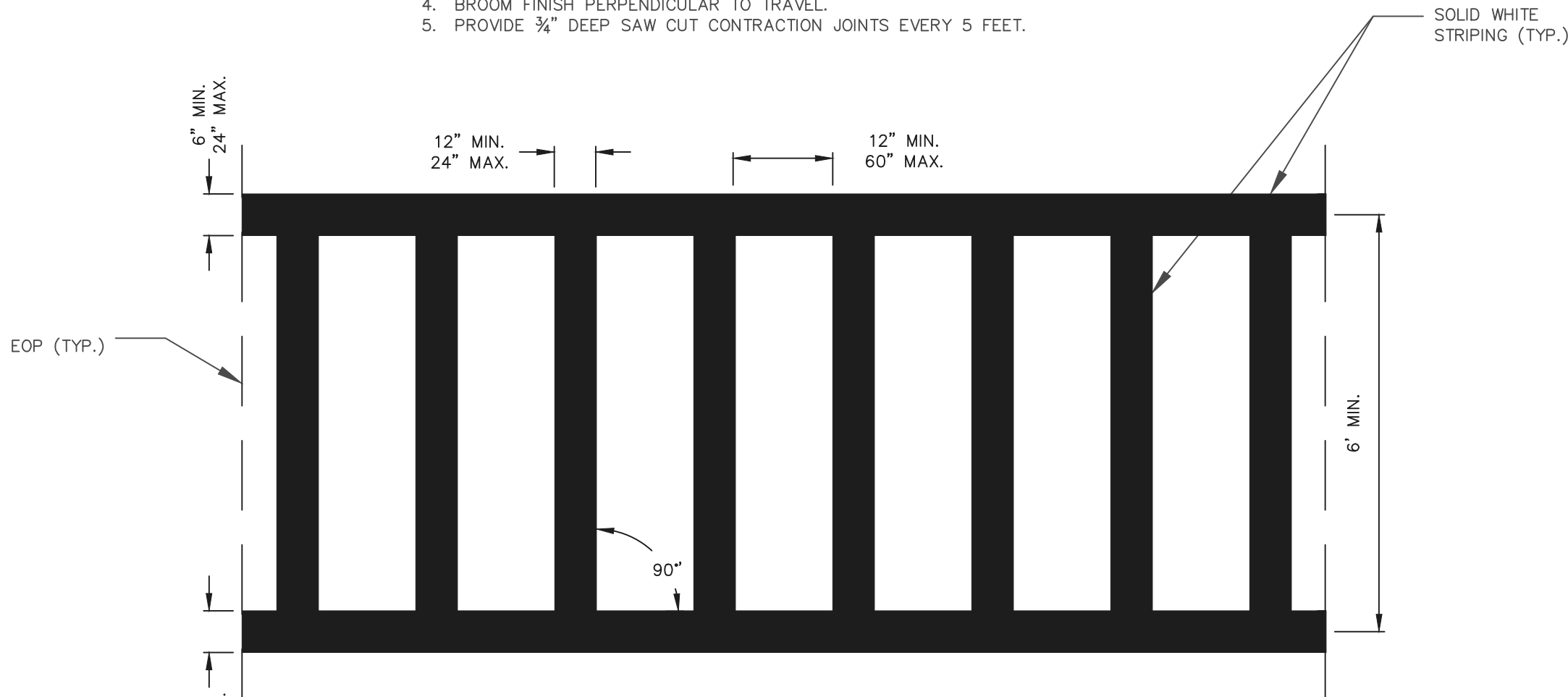
- NOTE:
- PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
 - ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS.
 - USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
 - THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE.
 - PAVERS MAY BE PLACED BY HAND OR WITH MECHANICAL INSTALLERS. FILL THE JOINTS AND OPENINGS WITH STONE. JOINT OPENINGS MUST BE FILLED WITH ASTM D448 NO. 8 STONE. NO. 8P & NO. 9 STONE MAY BE USED WHERE NEEDED TO FILL NARROWER JOINTS.



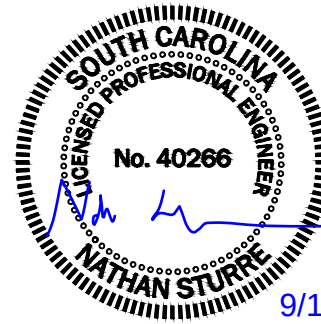
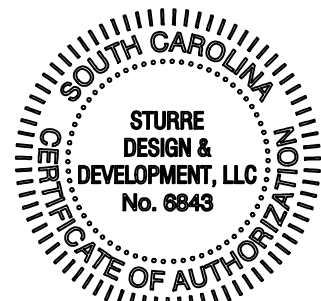
CONCRETE SIDEWALK DETAIL

N.T.S.

- NOTES:
- SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
 - USE 3/4" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
 - TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
 - BROOM FINISH PERPENDICULAR TO TRAVEL.
 - PROVIDE 3/4" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



LADDER CROSSWALK
STRIPING DETAIL



9/16/2025

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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
	09/16/2025	

SHEET NAME	CIVIL DETAILS
SHEET NO.	C-13

SHEET INDEX

- CS - COVER SHEET
- L10 - SITE ANALYSIS
- L50 - TREE REMOVAL PLAN
- L100 - KEY SHEET
- L500 - PLANTING PLAN
- L501 - PLANT SCHEDULE AND DETAILS
- SITE DETAILS

ISSUED:
SEPTEMBER 16, 2025

PROJECT TEAM

LANDSCAPE ARCHITECT

WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ARCHITECTURE

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INFORMATION WAS TAKEN FROM
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COURT ATKINS ARCHITECTS
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(843) 815.2557

SURVEYING

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

SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEPT 16, 2025
PROJECT NO.: 25030.01
DRAWN BY: JC
CHECKED BY: XX

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

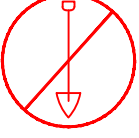
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COVER SHEET

DRAWING NUMBER

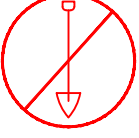
CS

****CAUTION****

UTILITY PROTECTION CENTER



3 DAYS BEFORE DIGGING
CALL TOLL FREE
1-800-721-7877



A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



- EXISTING CONDITIONS REFERENCE NOTES:**
- 1 EXISTING PERVIOUS SURFACE (LANDSCAPE AREAS)
 - 2 EXISTING BUILDING
 - 3 EXISTING IMPERVIOUS SURFACE - ASPHALT
 - 4 ENTRY LANE - ONE WAY
 - 5 EXIT LANE - ONE WAY
 - 6 EXISTING NEIGHBORHOOD DRAINAGE SYSTEM
 - 7 LIVE OAK - OFF-PROPERTY
 - 8 TOWN OF HILTON HEAD MULTI-USE PATHWAY



ASPHALT PARKING LOT



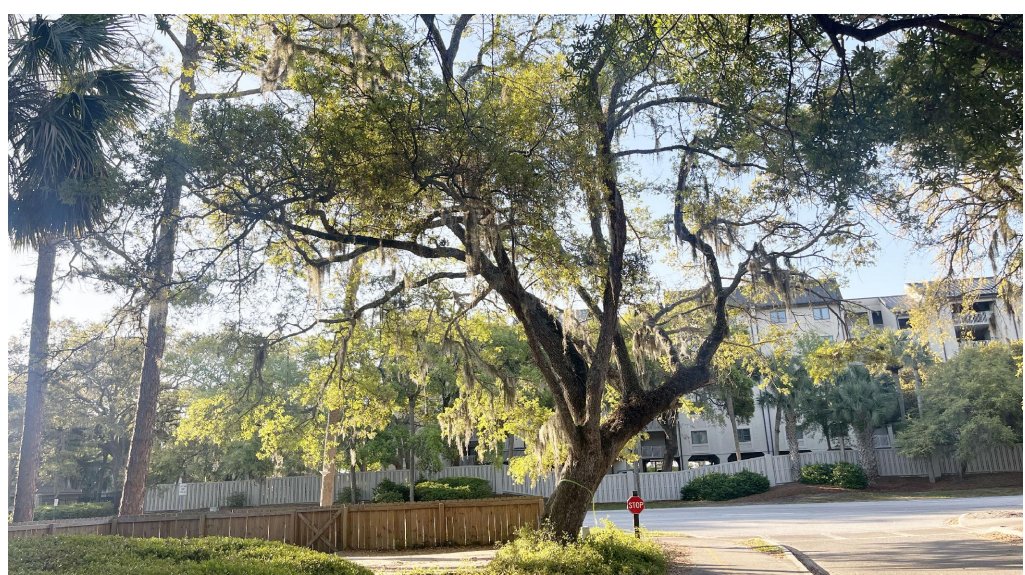
BUILDING FROM PARKING LOT



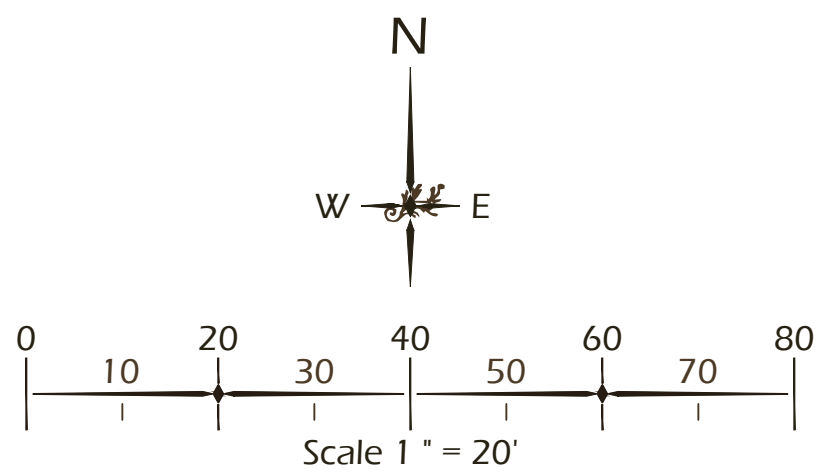
ACCESS FROM TANGLEWOOD DRIVE



PATHWAY AND TREES ON TANGLEWOOD DRIVE



TREE AT SOUTH FOREST BEACH DRIVE AND TANGLEWOOD DRIVE



landscape architecture
land planning

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SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	SEPT 16, 2025
PROJECT NO.:	25030.01
DRAWN BY:	JC
CHECKED BY:	XX

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

REVISIONS:

DRAWING TITLE
**EXISTING CONDITIONS
/ SITE ANALYSIS**

DRAWING NUMBER
L10

HOLIDAY INN EXPRESS PROPERTY
RESORT ACCOMODATION - RD DISTRICT

DRAINAGE POND

CONTINENTAL CLUB PROPERTY
MULTI-FAMILY - RD ZONING

20-UNIT HOTEL BUILDING
PARKING UNDERNEATH

TANGLEWOOD DRIVE
PRIVATE ROAD

SOUTH FOREST BEACH DRIVE
MINOR ARTERIAL

SITE PREP. / PLANT PROTECTION LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		TREE PROTECTION FENCE	---
1.2		SILT FENCE	---

NOTE: SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.
REFER TO CIVIL ENGINEER PLANS FOR LIMITS AND CONSTRUCTION DETAILS.

SITE DEMOLITION LEGEND		
CALL-OUT	SYMB.	DESCRIPTION
		TREE TO BE REMOVED

NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

REFERENCE NOTES:

- EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
- TREE TO BE REMOVED, TYP.
- REFER TO CIVIL ENGINEER PLANS FOR TREE PROTECTION FENCE LOCATION AND INSTALLATION DETAIL.
- REFER TO CIVIL ENGINEER PLANS FOR SILT FENCE LOCATION AND INSTALLATION DETAIL.
- NO SIGNIFICANT OR SPECIMEN TREES ARE SLATED TO BE REMOVED OR IMPACTED BY CONSTRUCTION ACTIVITIES.

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SITE DEVELOPMENT PLANS
FOR

2 TANGLEWOOD

2 TANGLEWOOD DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEPT 16, 2025
PROJECT NO.: 25030.01
DRAWN BY: JC
CHECKED BY: XX

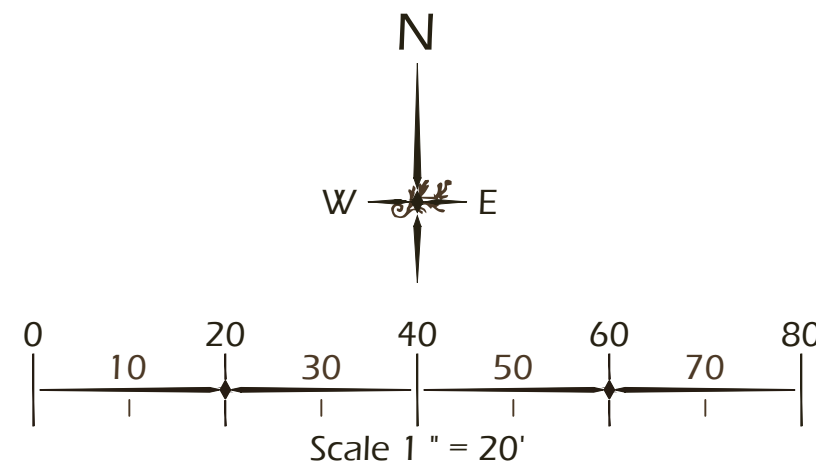
FINAL DRB
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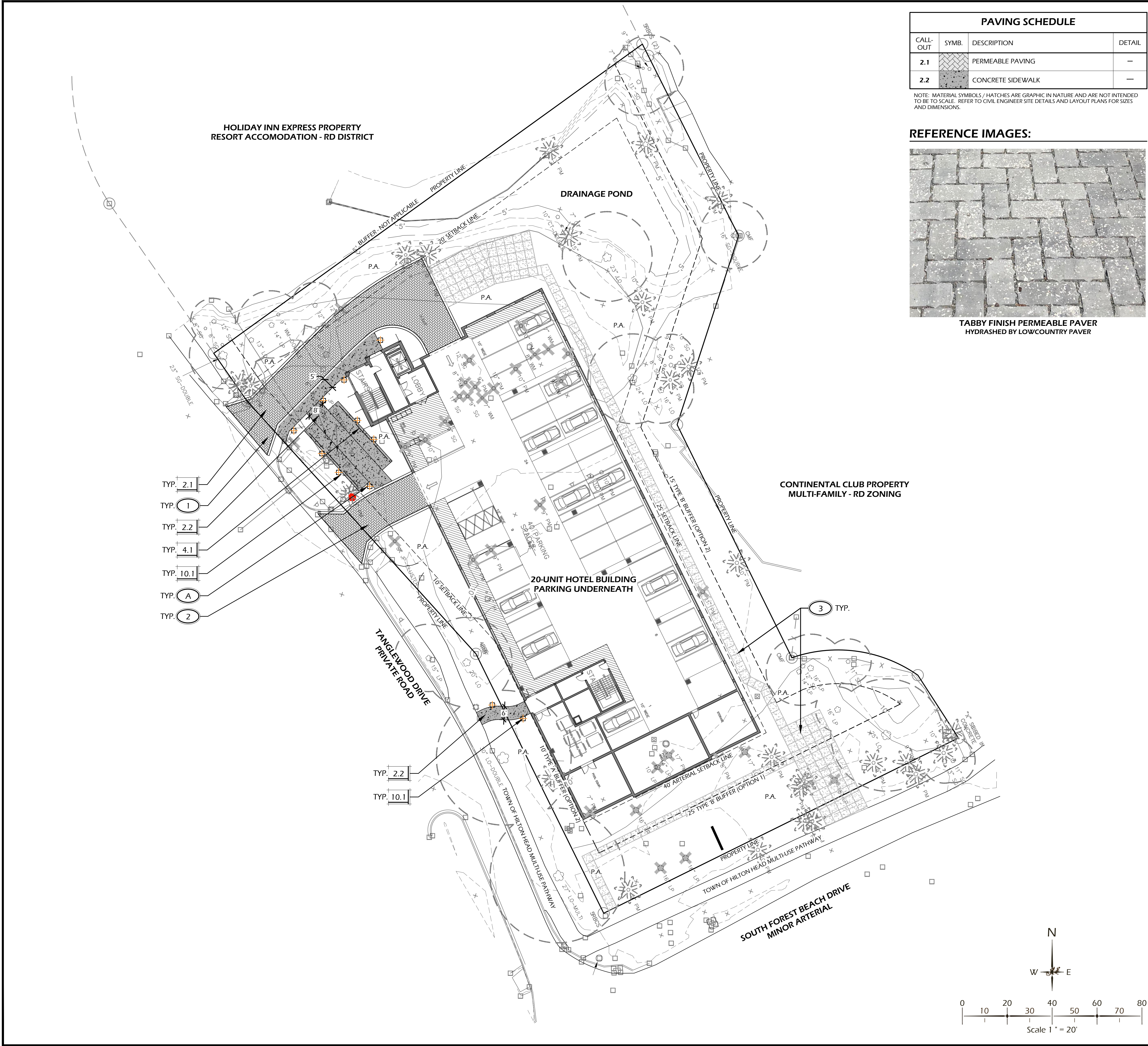
REVISIONS:

DRAWING TITLE
TREE REMOVAL PLAN

DRAWING NUMBER

L50





PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PERMEABLE PAVING	---
2.2		CONCRETE SIDEWALK	---

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

REFERENCE IMAGES:

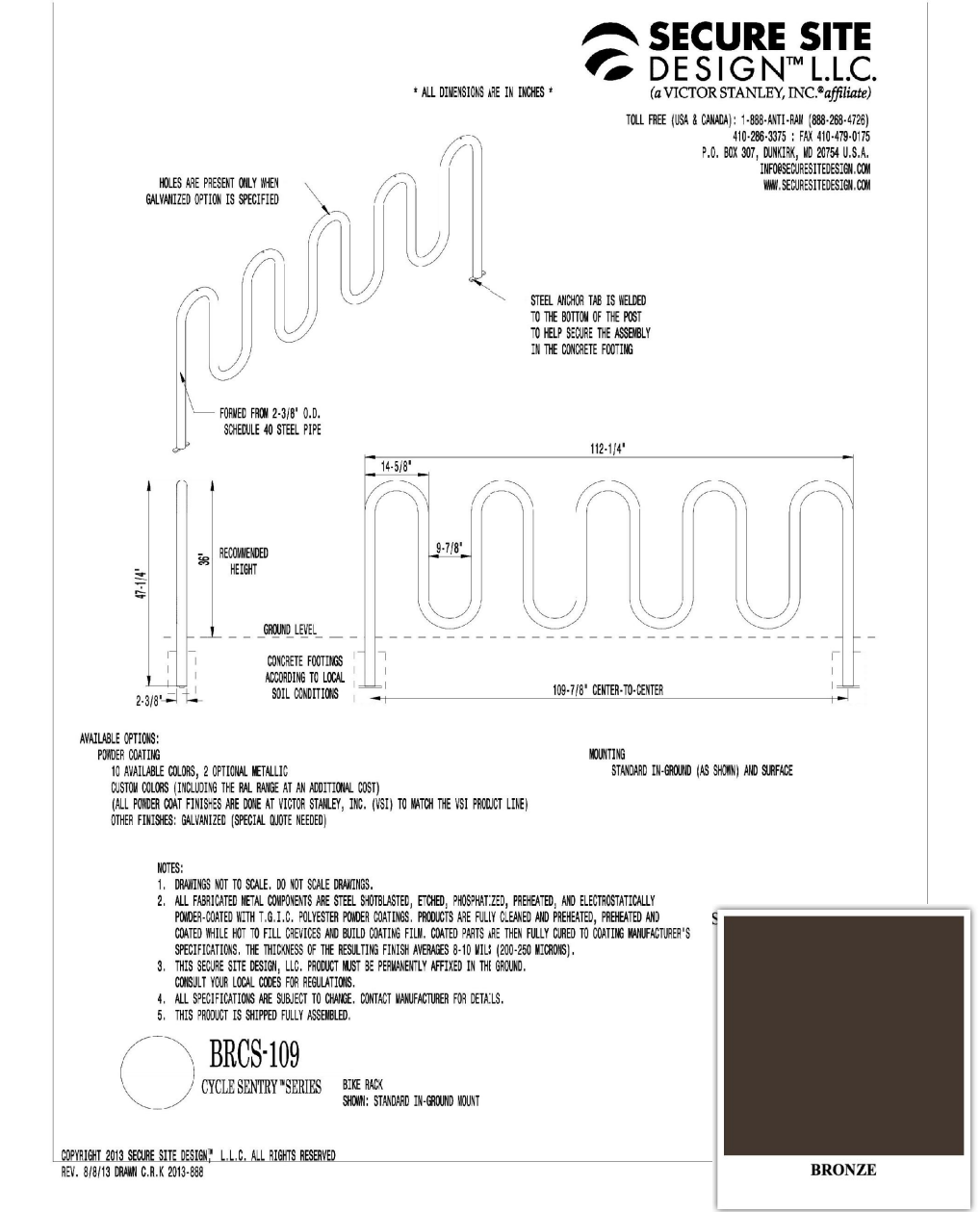


TABBY FINISH PERMEABLE PAVER
HYDRASHED BY LOWCOUNTRY PAVER

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
4.1	BIKE RACK	1/L100

KEY SHEET REFERENCE NOTES:

- P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS
- 1 MAINTAIN EXISTING CURB CUTS.
 - 2 PROPOSED SITE IMPROVEMENTS - DRIVEWAY, SIDEWALK - BY CIVIL ENGINEER, N.I.C., SHOWN FOR REFERENCE ONLY. COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
 - 3 FIRE LANE GEOGRID BY CIVIL ENGINEER. SHOWN FOR REFERENCE ONLY.



1 // L100 BIKE RACK
SCALE: NTS

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		11	PATH LIGHT	2/L100

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

LIGHTING REFERENCE NOTES:

- A FINAL LIGHT LOCATION TO BE CONFIRMED IN-FIELD.



2 // L100 PATH LIGHT
SCALE: NTS



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SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

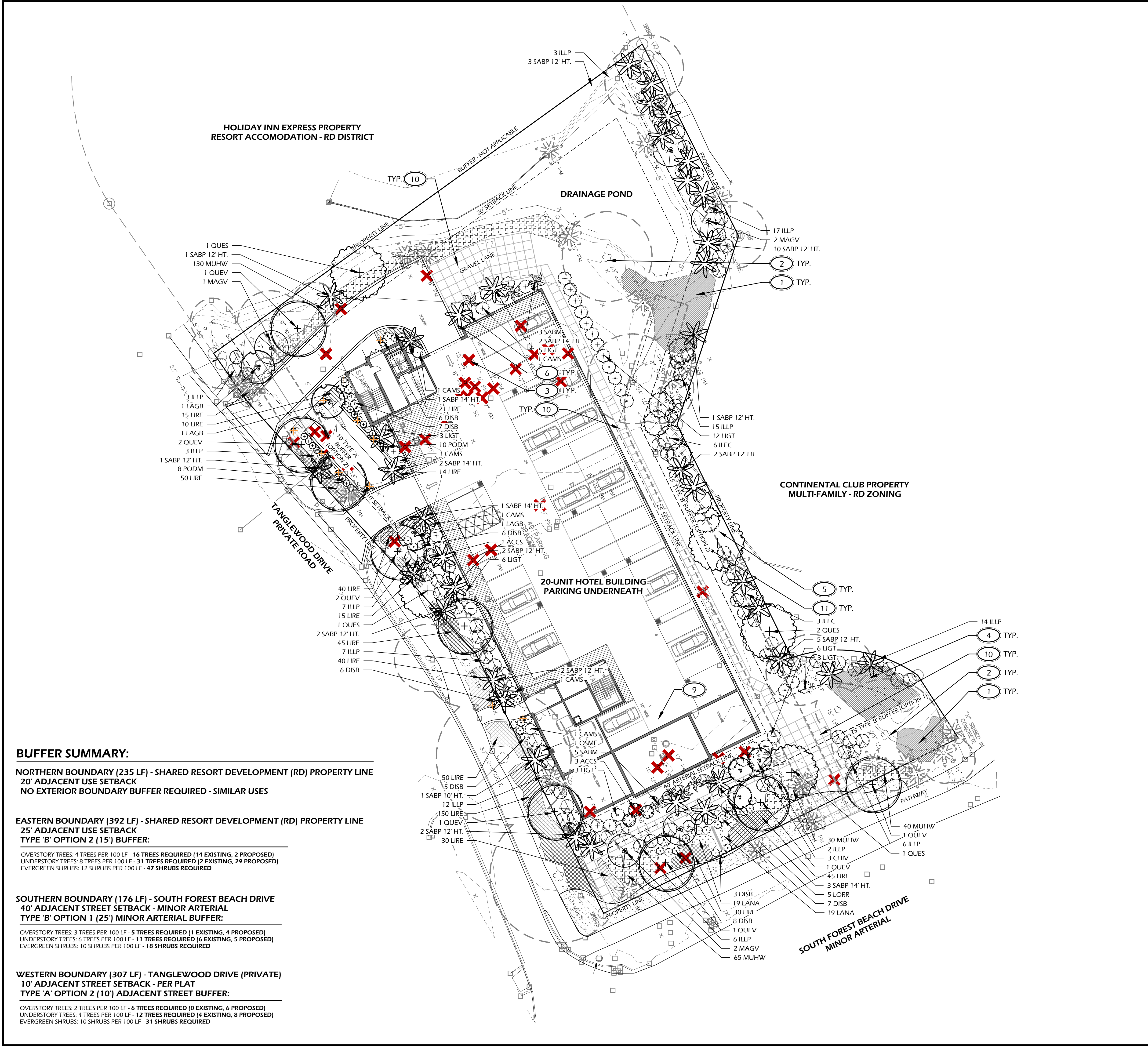
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PROJECT NO.:	25030.01
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REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100



BUFFER SUMMARY:

NORTHERN BOUNDARY (235 LF) - SHARED RESORT DEVELOPMENT (RD) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED - SIMILAR USES

EASTERN BOUNDARY (392 LF) - SHARED RESORT DEVELOPMENT (RD) PROPERTY LINE
25' ADJACENT USE SETBACK
TYPE 'B' OPTION 2 (15') BUFFER:

OVERSTORY TREES: 4 TREES PER 100 LF - 16 TREES REQUIRED (14 EXISTING, 2 PROPOSED)
UNDERSTORY TREES: 8 TREES PER 100 LF - 31 TREES REQUIRED (2 EXISTING, 29 PROPOSED)
EVERGREEN SHRUBS: 12 SHRUBS PER 100 LF - 47 SHRUBS REQUIRED

SOUTHERN BOUNDARY (176 LF) - SOUTH FOREST BEACH DRIVE
40' ADJACENT STREET SETBACK - MINOR ARTERIAL
TYPE 'B' OPTION 1 (25') MINOR ARTERIAL BUFFER:

OVERSTORY TREES: 3 TREES PER 100 LF - 5 TREES REQUIRED (1 EXISTING, 4 PROPOSED)
UNDERSTORY TREES: 6 TREES PER 100 LF - 11 TREES REQUIRED (6 EXISTING, 5 PROPOSED)
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 18 SHRUBS REQUIRED

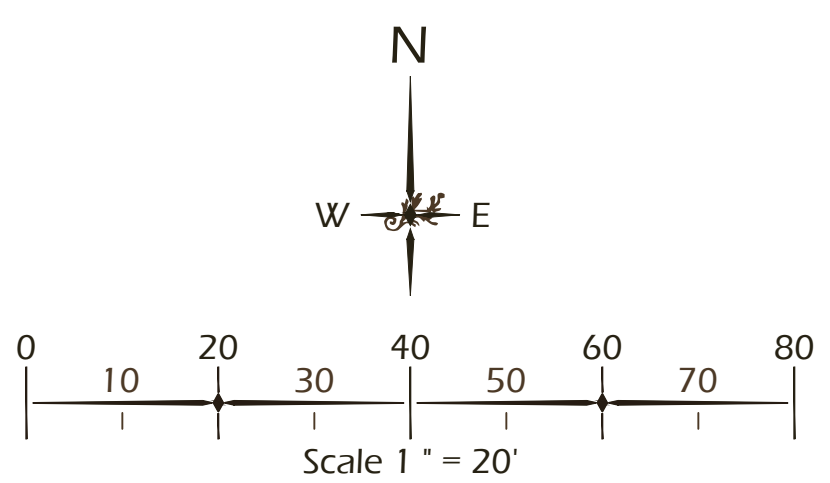
WESTERN BOUNDARY (307 LF) - TANGLEWOOD DRIVE (PRIVATE)
10' ADJACENT STREET SETBACK - PER PLAT
TYPE 'A' OPTION 2 (10') ADJACENT STREET BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - 6 TREES REQUIRED (0 EXISTING, 6 PROPOSED)
UNDERSTORY TREES: 4 TREES PER 100 LF - 12 TREES REQUIRED (4 EXISTING, 8 PROPOSED)
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 31 SHRUBS REQUIRED

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501
14.5	ROOT BARRIER	5/L501

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
TREES		
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CHIV	Chionanthus virginicus	Fringe Tree
LAGB	Lagerstroemia indica x fauriei 'Biloxi'	Biloxi Crape Myrtle
MAGV	Magnolia virginiana	Sweetbay Magnolia
ILEC	Ilex cassine	Dahoon Holly
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
ACCS	Acca sellowiana	Pineapple Guava
CAMS	Camellia sasanqua	Sasanqua Camellia
DISB	Distylium 'Blue Cascade' (PIIDIST# PP24409)	Blue Cascade Distylium
ILLP	Illicium parviflorum	Yellow Anise
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
LIGT	Ligustrum japonicum 'Texanum'	Waxleaf Privet
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODM	Podocarpus macrophyllus	Podocarpus
ORNAMENTAL GRASSES & FERNS		
MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SODSF	-	Empire Zoysia Sod
MULCHSF	Pine Straw - all disturbed areas	Pine Straw

- PLANTING REFERENCE NOTES:**
- 1 EXISTING VEGETATION TO REMAIN.
 - 2 EXISTING TREES TO REMAIN.
 - 3 EXISTING TREES TO BE REMOVED.
 - 4 SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS.
 - 5 STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - 6 ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
 - 7 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
 - 8 PROVIDE 2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS.
 - 9 COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURRE ENGINEERING).
 - 10 AREAS WITH REINFORCEMENT PER CIVIL ENGINEER PLANS.
 - 11 AVOID PLANTING IN CENTER OF DRAINAGE WAY.



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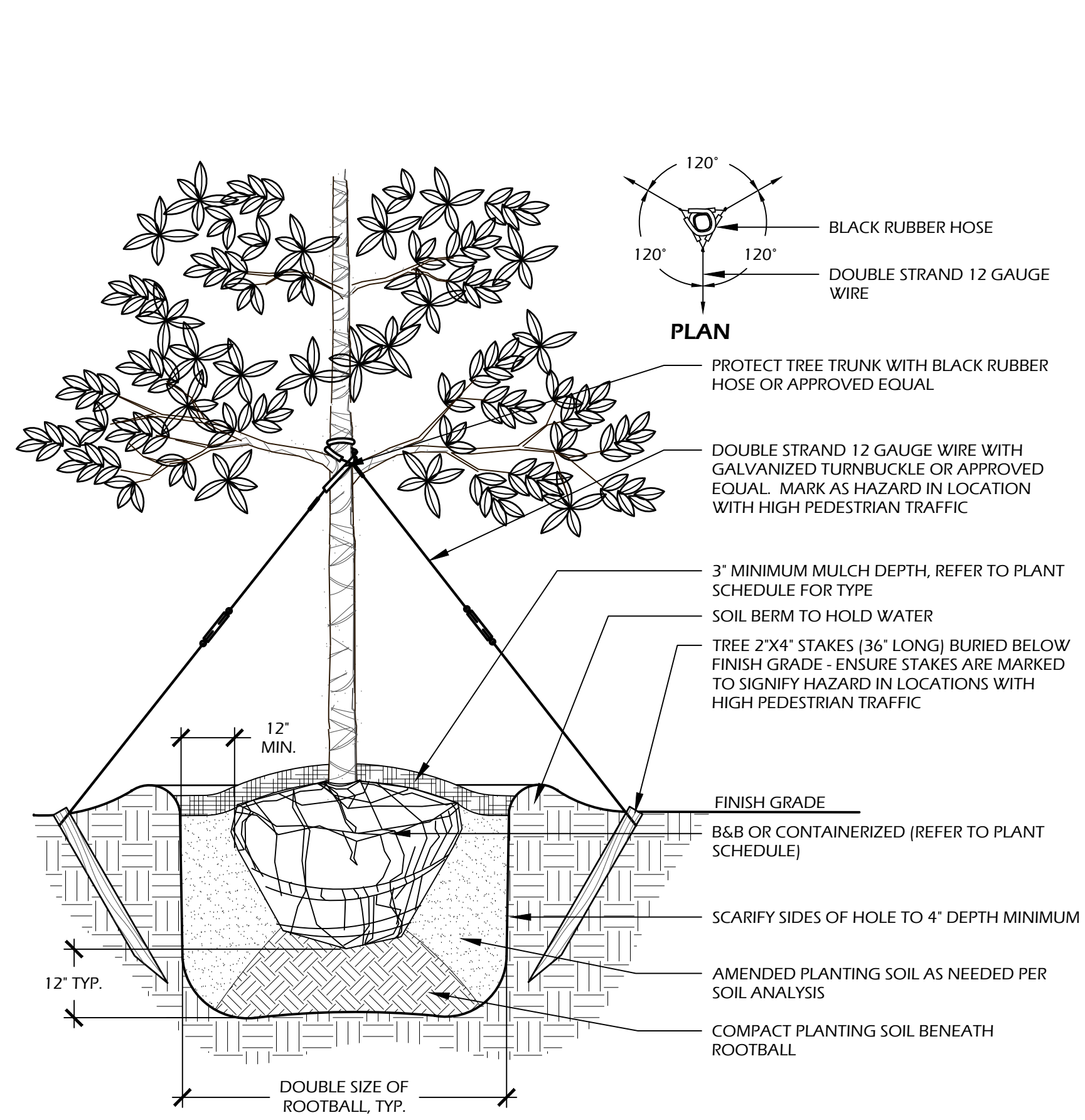
SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEPT 16, 2025
PROJECT NO.: 25030.01
DRAWN BY: JC
CHECKED BY: XX

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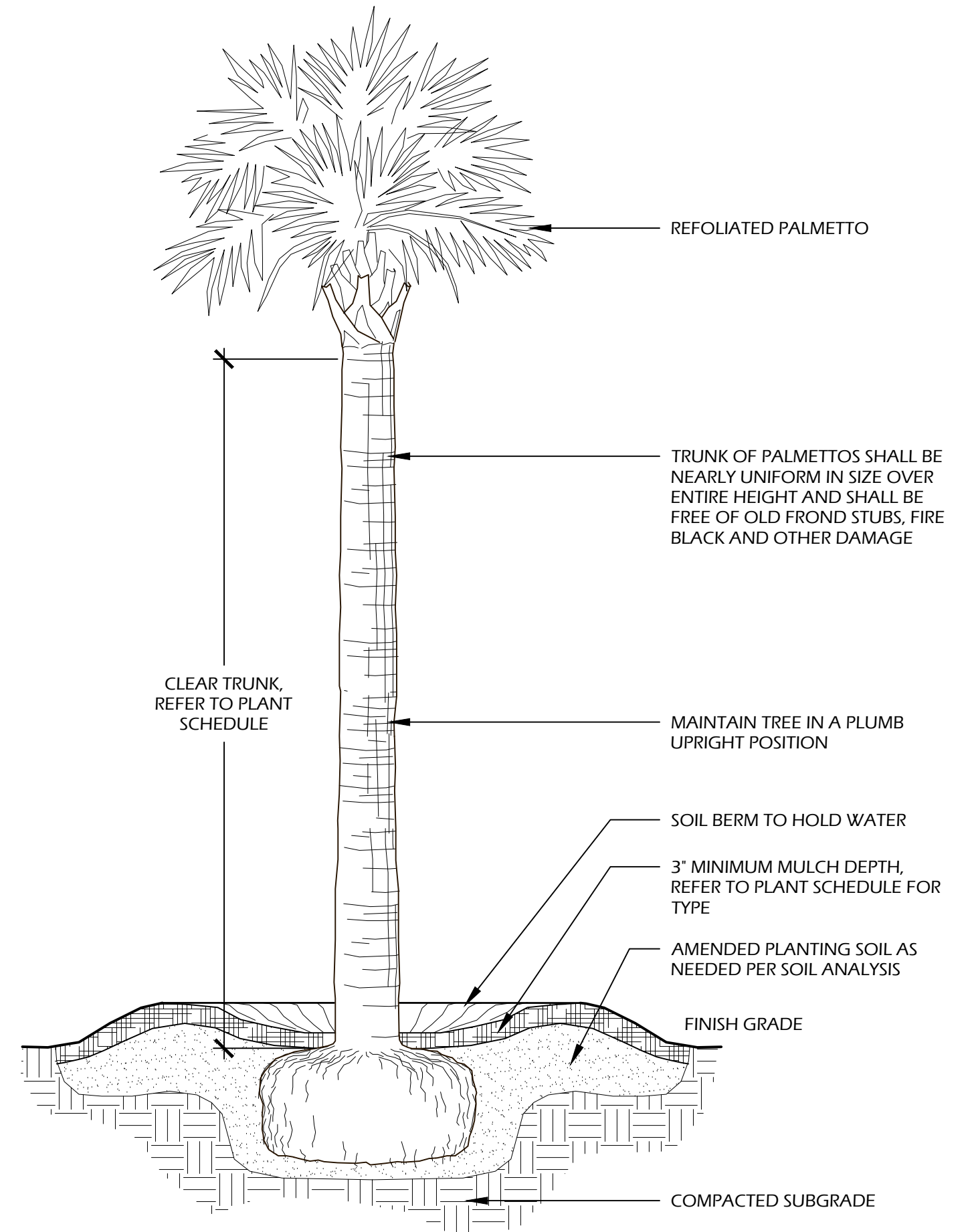
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



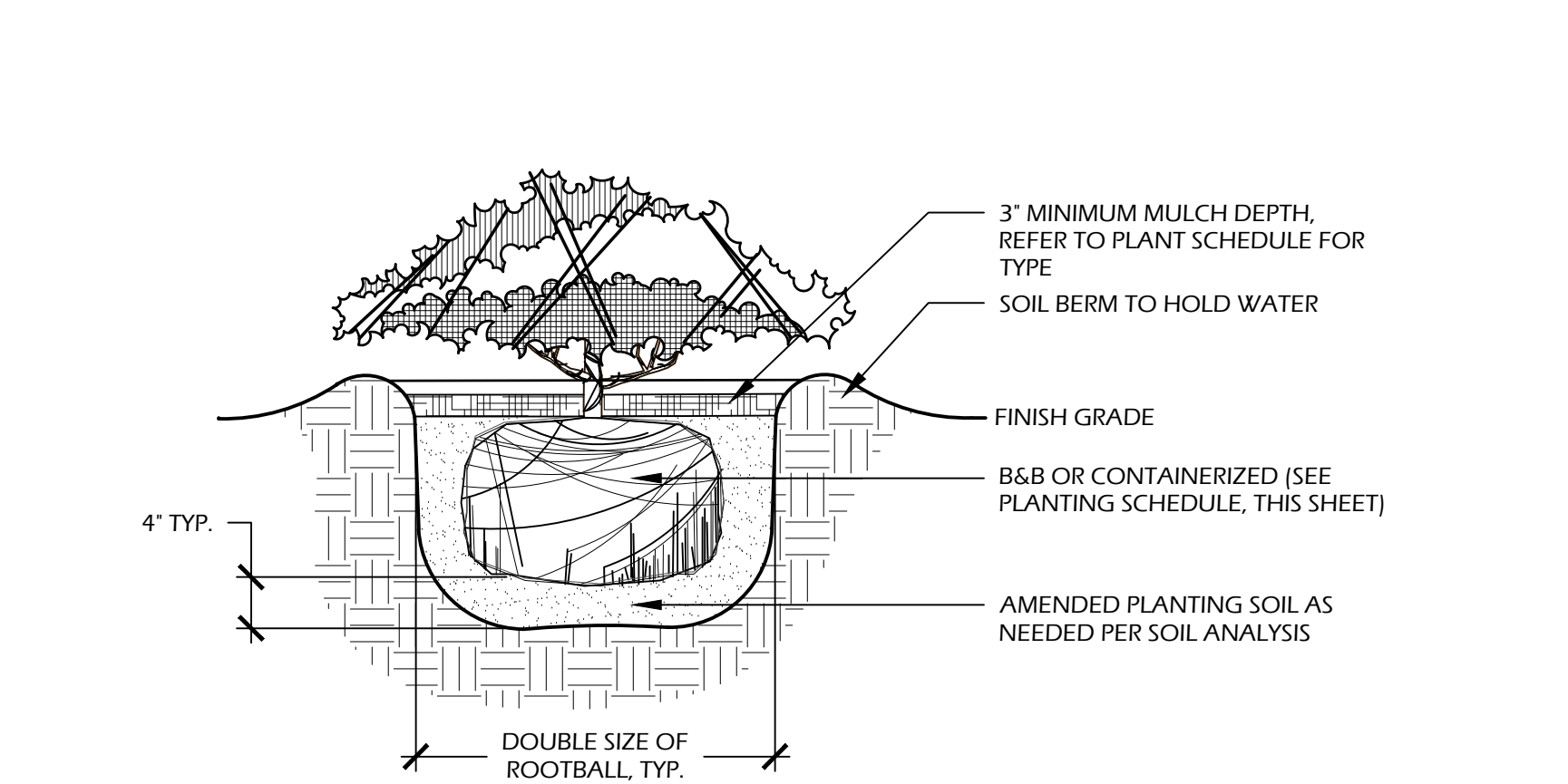
- NOTES:**
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED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

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



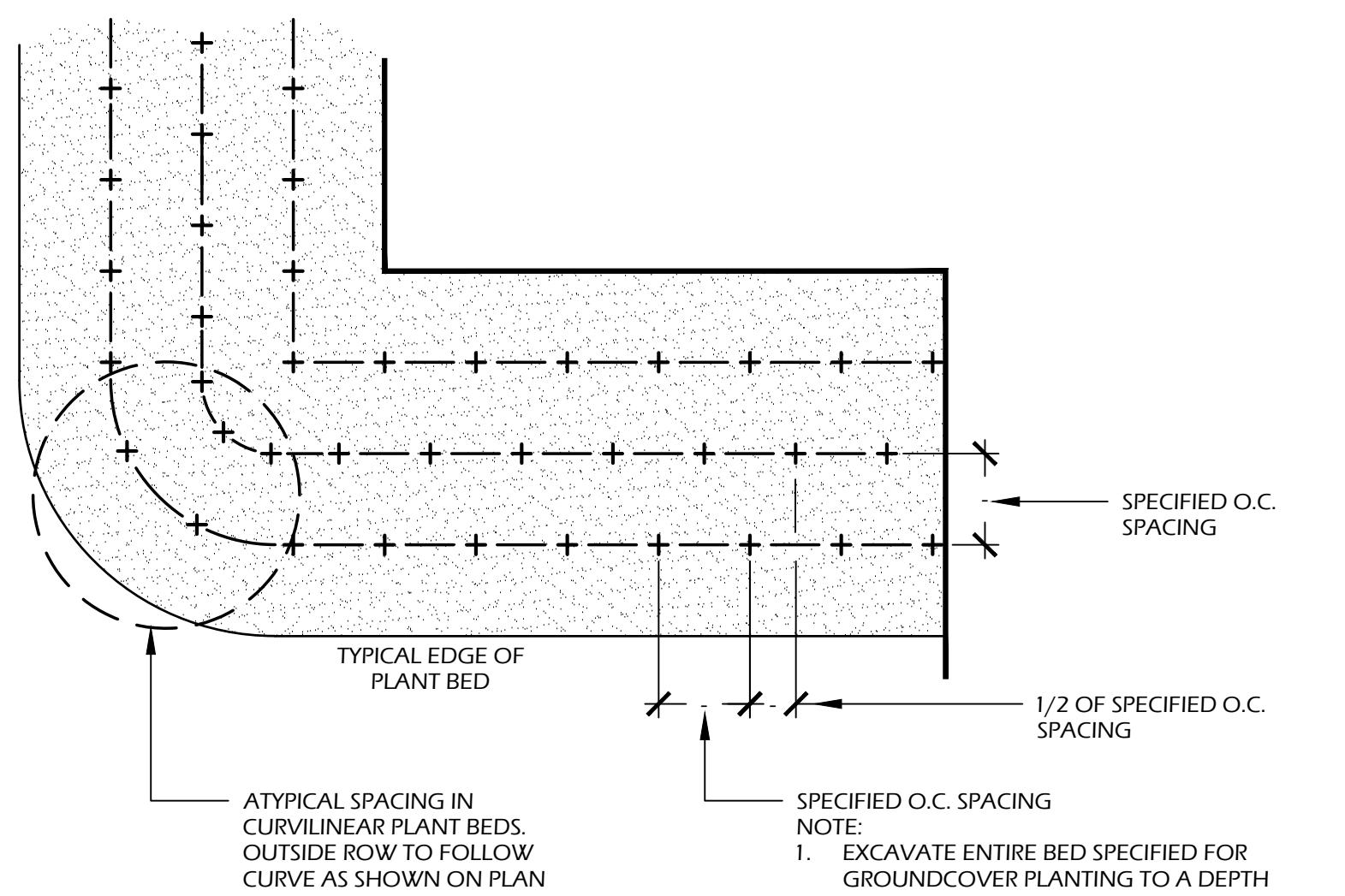
- NOTES:**
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

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



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

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



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

PLANT SCHEDULE:

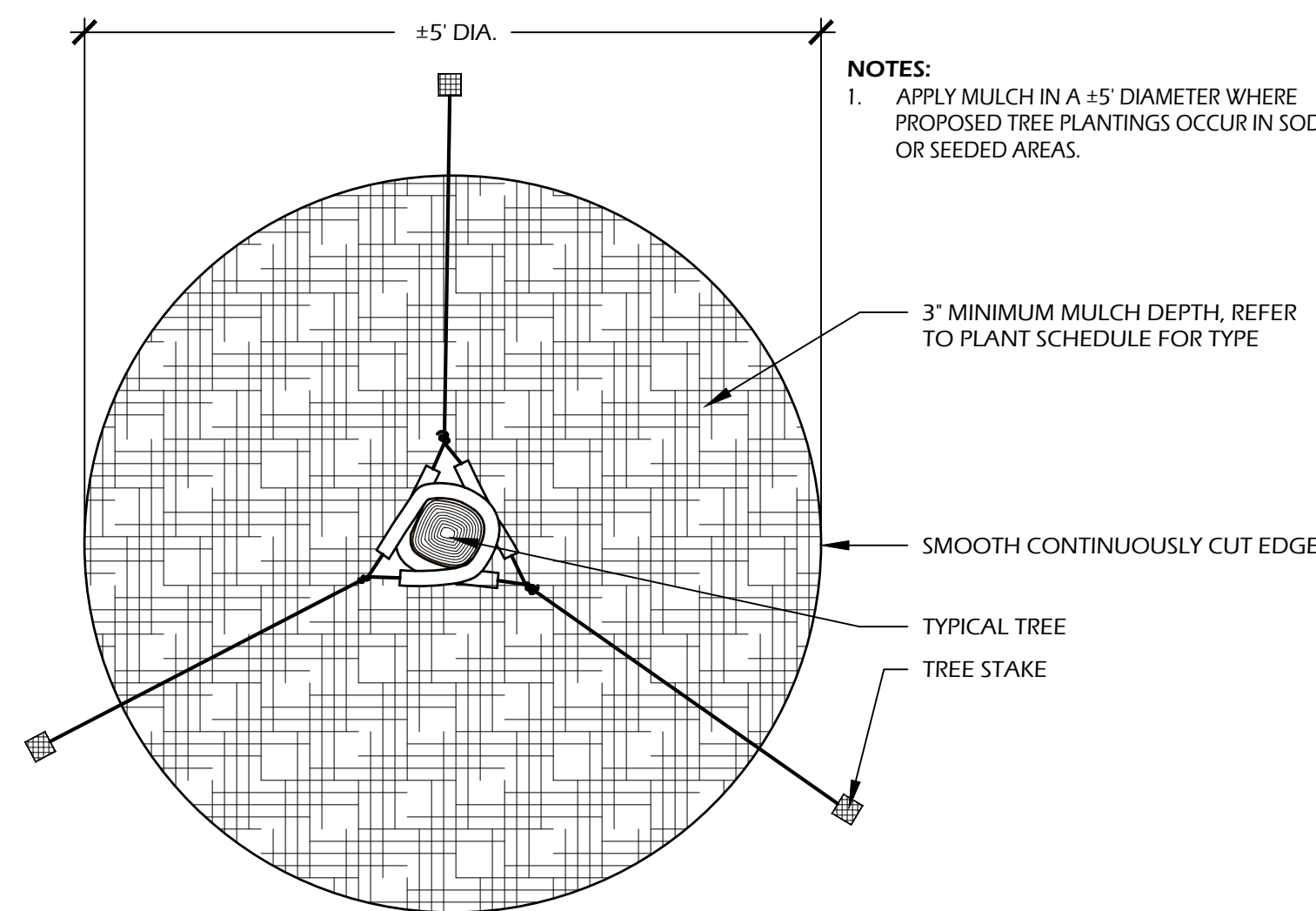
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 5	QUES	Quercus shumardii	Shumard Oak	14'-16'	6'-8'	Cont.	4"	Full
* 9	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
** 38	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
3	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	15 gal.	-	Full
3	LAGB	Lagerstroemia indica x fauriei 'Biloxi'	Biloxi Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
5	MAGV	Magnolia virginiana	Sweetbay Magnolia	8'-10'	4'-5'	30 gal.	-	Full
9	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	-	Full
8	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	15 gal.	-	Full
SHRUBS								
4	ACCS	Acca sellowiana	Pineapple Guava	24"-30"	24"-30"	7 gal.	-	Full
7	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
48	DISB	Distylium 'Blue Cascade' (PIDIST-II PP24409)	Blue Cascade Distylium	24"-30"	24"-30"	7 gal.	-	Full
95	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
5	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
38	LIGT	Ligustrum japonicum 'Texanum'	Waxleaf Privet	30"-36"	24"-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
18	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
265	MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
38	LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana	8"-12"	8"-12"	1 gal.	18" O.C.	Full
555	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
1800	SODSF	-	Empire Zoysia Sod	-	-	-	-	-
18000	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE MITIGATION TABLE:

Trees Removed				
	CAT. I	CAT. II	CAT. III	
Species Abbrev.	LO	GUM	PLM	PN
Caliper Inches	17	6	7	10
		9	8	14
		9	8	16
		10	8	16
		10	9	16
		11	9	17
		12	9	18
		13	9	12
			9	
			10	
			10	
			10	
			10	
			11	
			17	
Species DBH Totals	17	80	144	119
Total DBH Inches Per CAT	17	80	263	
TREE LEGEND: LO-Live Oak, GUM-Sweet Gum, PLM-Palmetto, PN-Pine				

Tree Mitigation Calculations			
	CAT. I	CAT. II	CAT. III
# OF TREES TO BE REMOVED	1	8	23
TOTAL # OF DBH INCHES	17	80	263
CALCULATION	17 ÷ 10 = 1.7	80 ÷ 10 = 8.0	263 ÷ 10 = 26.3
# OF NEW TREES REQUIRED	2	8	26
# OF NEW TREES PROVIDED	2	8	26

- NOTE:**
- CAT. I AND CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 9 LIVE OAKS (QUEV) AND 5 SHUMARD OAKS (QUES). SEE PLANT SCHEDULE - *
- CAT. III MITIGATION SATISFIED BY PLANTING OF 38 SABAL PALMETTO (SABP). SEE PLANT SCHEDULE - **



- NOTES:**
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDING AREAS.

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

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SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEPT 16, 2025
PROJECT NO.: 25030.01
DRAWN BY: JC
CHECKED BY: XX

FINAL DRB
SUBMITTAL PLAN,
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PLANT SCHEDULE AND
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CREVO TANGLEWOOD

2 TANGLEWOOD DRIVE
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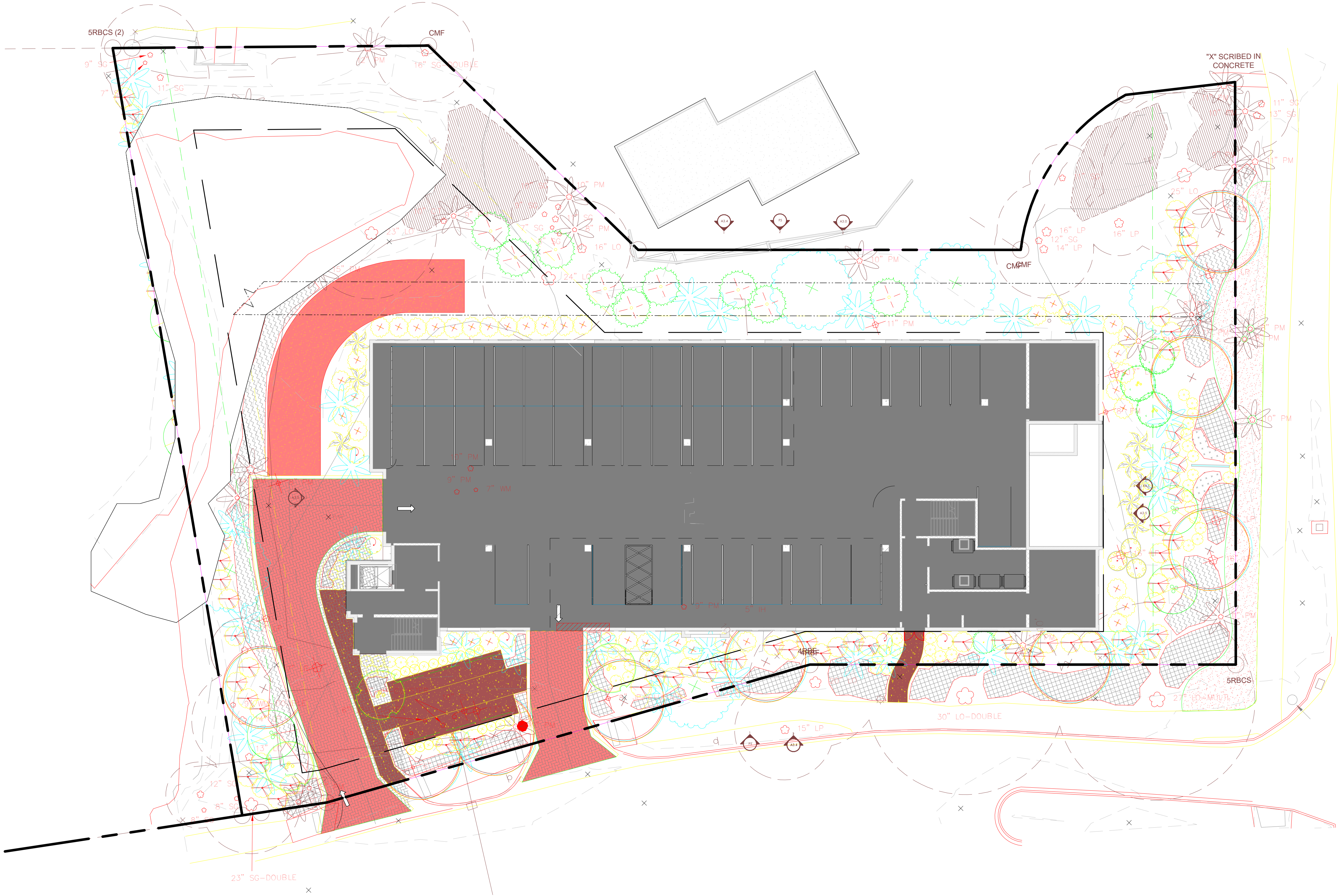
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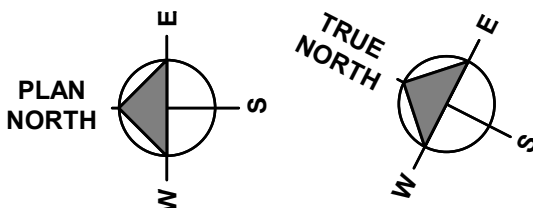
SHEET TITLE

ARCHITECTURAL SITE
PLAN

A1.0



① SITE PLAN
1/16" = 1'-0"





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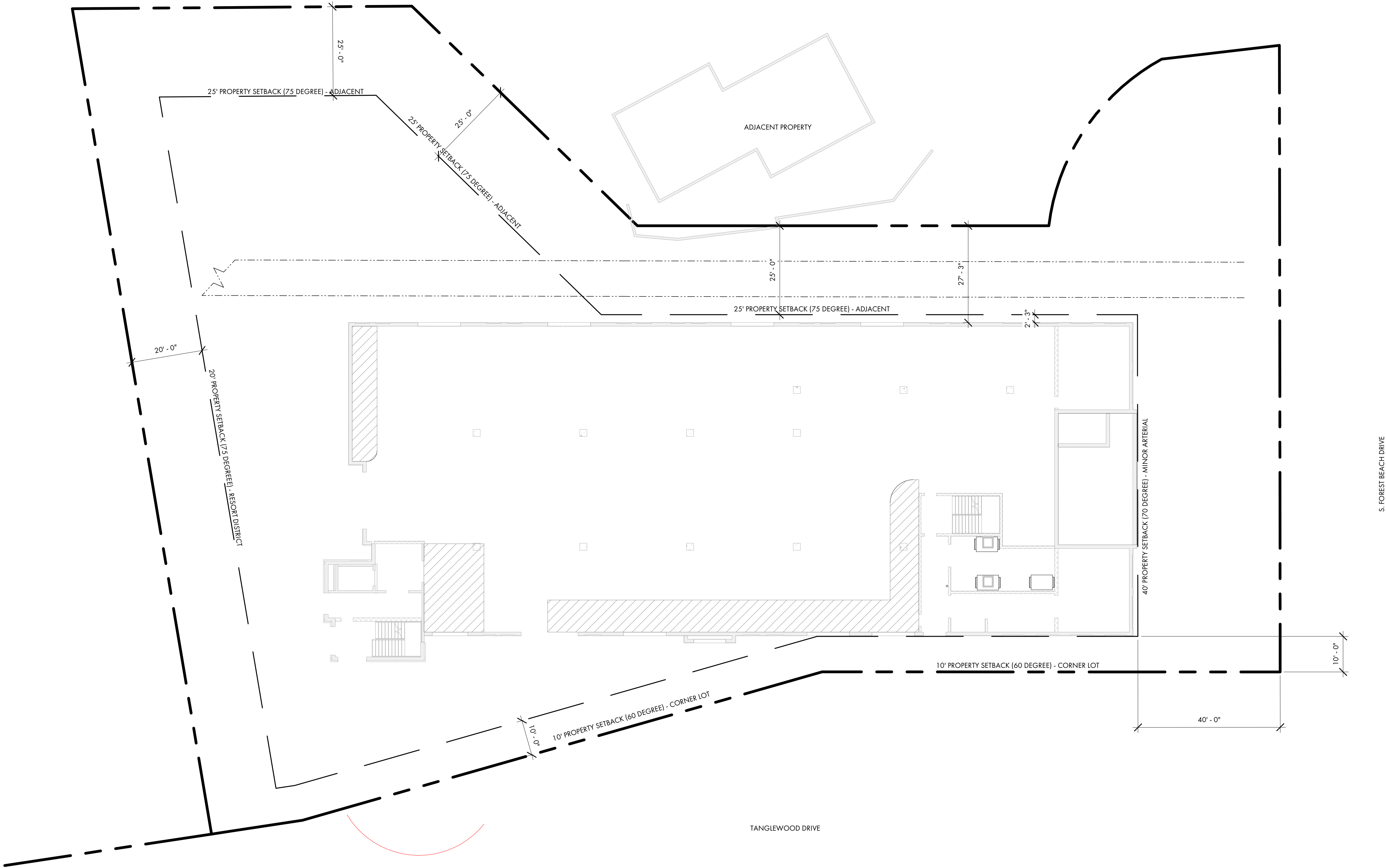
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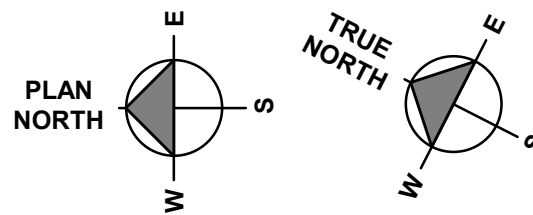
SHEET TITLE

SITE SETBACKS

A1.1



1 SITE PLAN - SETBACKS
A1.1 1/16" = 1'-0"



GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZ'.
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



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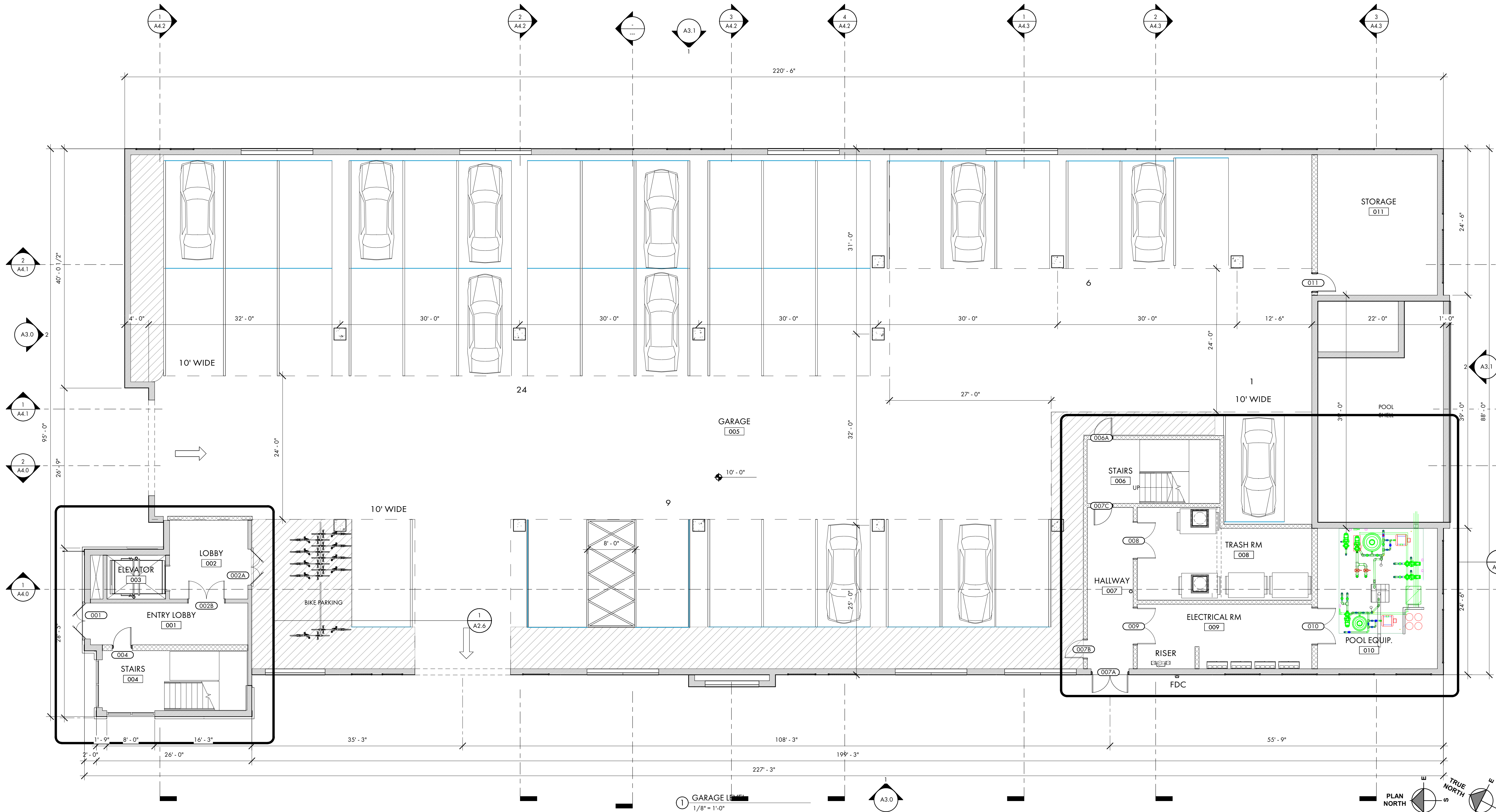
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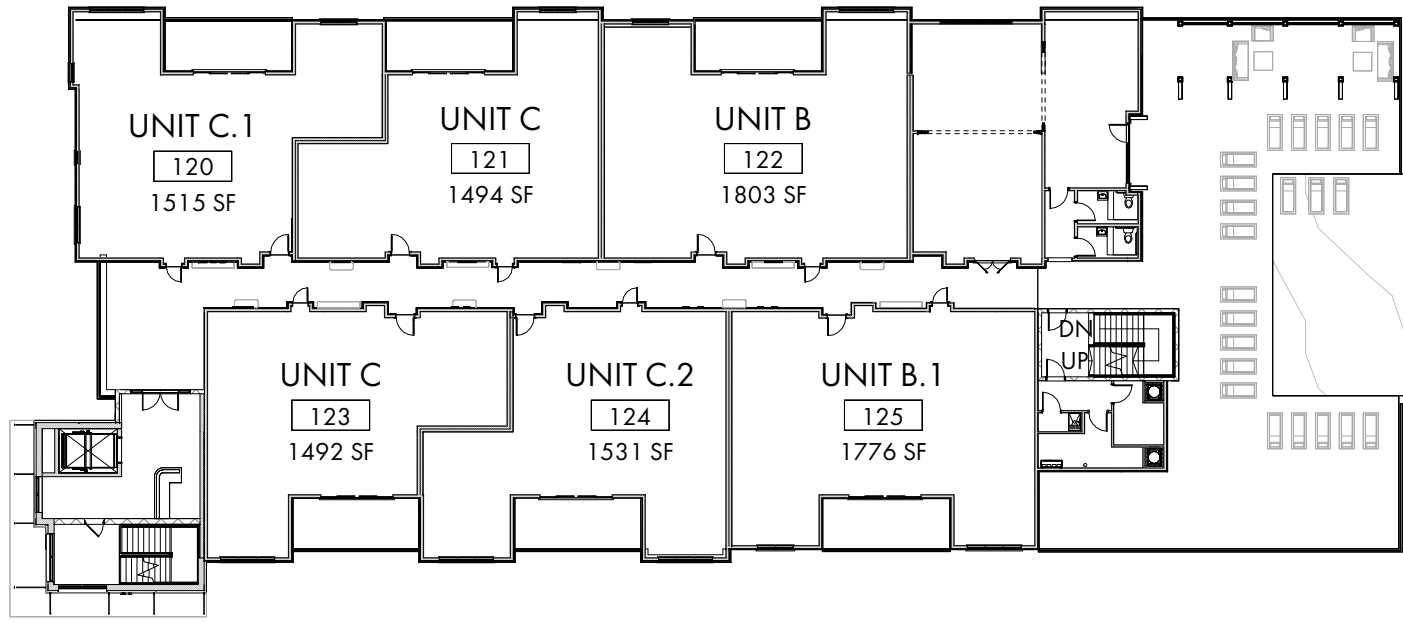
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SHEET TITLE

GARAGE FLOOR PLAN

A2.0





FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG

GENERAL FLOOR PLAN NOTES:

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- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



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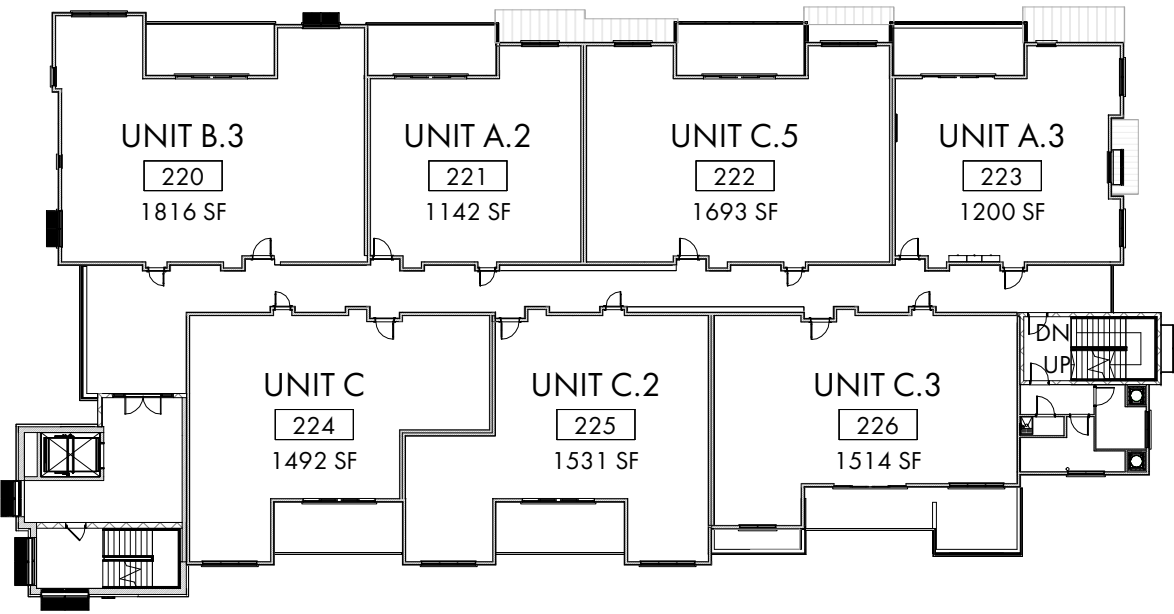
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FIRST FLOOR PLAN

A2.1



GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE "ZZZZZ"
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



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PROJECT INFO

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09.18.2025

Project No.
25-025

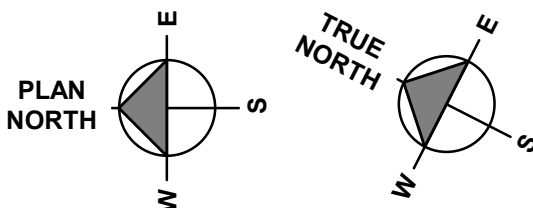
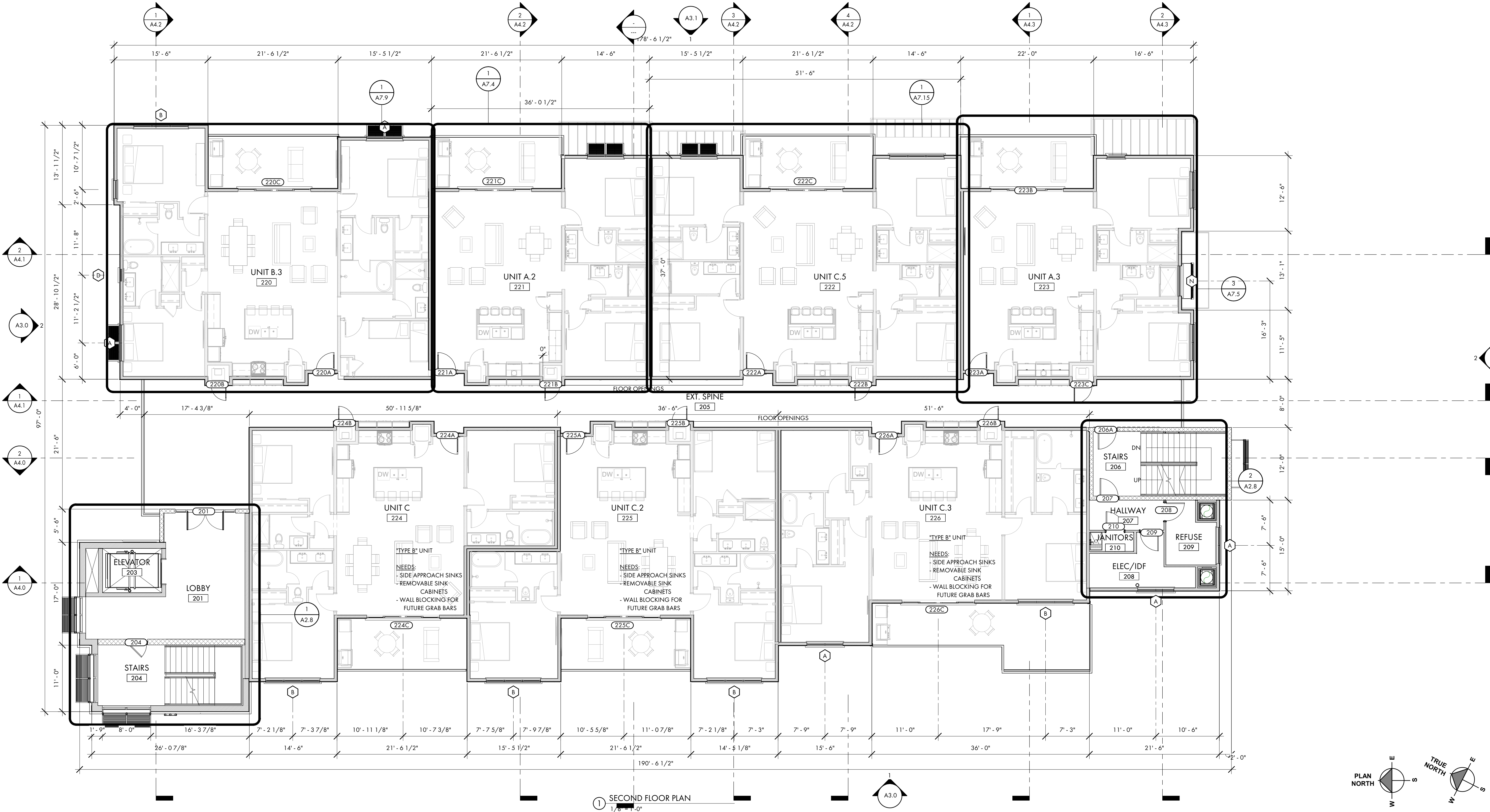
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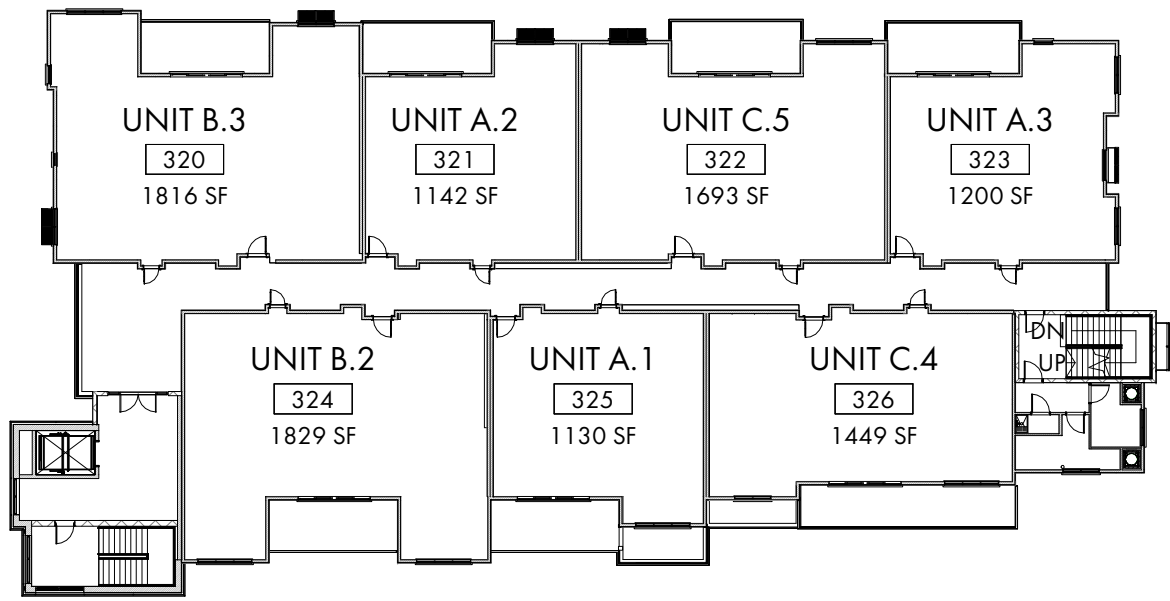
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SECOND FLOOR PLAN

A2.2





GENERAL FLOOR PLAN NOTES:

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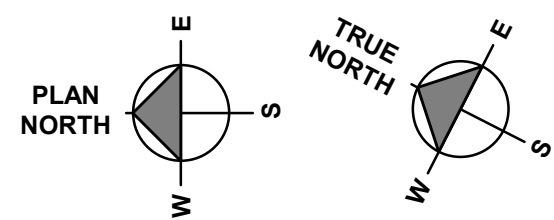
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SHEET TITLE

THIRD FLOOR PLAN

A2.3





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SHEET TITLE

ROOF PLAN

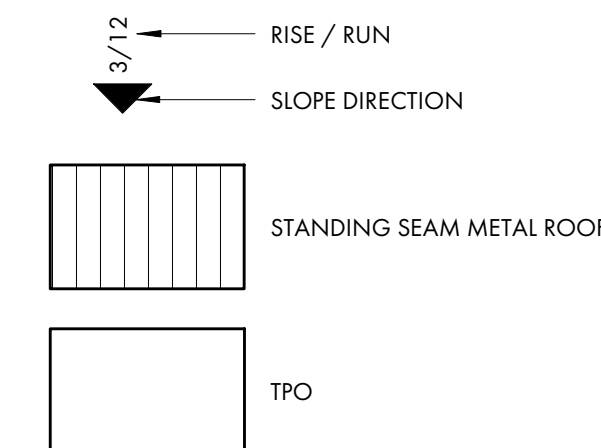
A2.5

- A. AT ALL ROOF RIDGES AND HIPs USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

INSTALLATION NOTE

ALL MATERIALS & SYSTEMS TO BE INSTALLED PER MANUF'S INSTALL INSTRUCTIONS & SPECIFICATIONS. INFORMATION PROVIDED IS FOR DESIGN INTENT ONLY.

ROOF PLAN LEGEND



STANDING SEAM METAL ROOFING

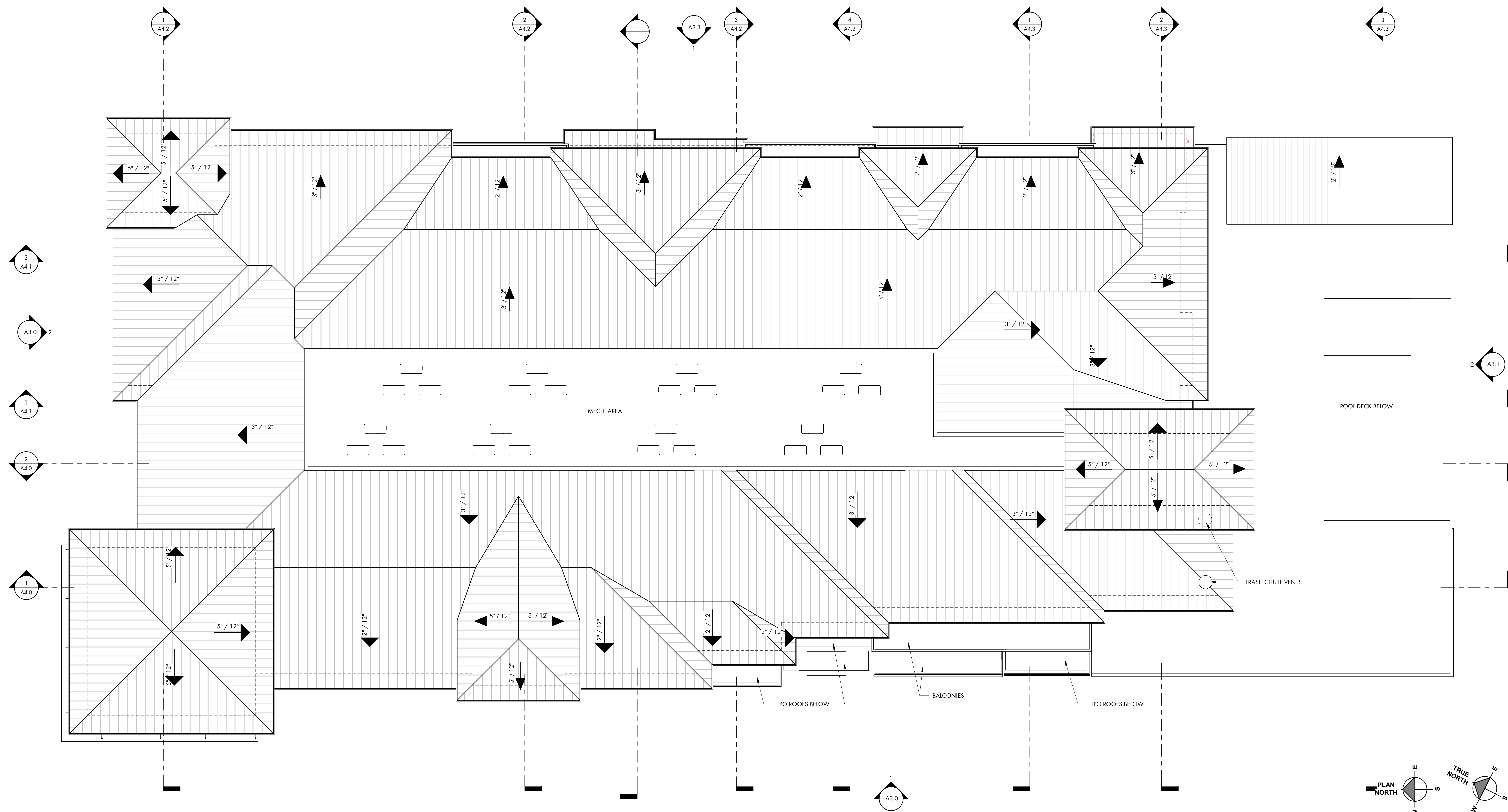
BERRIDGE CEE-LOCK STANDING SEAM METAL ROOFING

ARCHITECTURAL AND STRUCTURAL PANEL THAT PROVIDES AN 11-1/2" OR 16-1/2" COVERAGE AND A 1-1/2" SEAM HEIGHT. IT IS A SNAP-LOCK PANEL THAT INCORPORATES BERRIDGE'S VINYL WEATHERSEAL INTO THE SEAM, FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITH SOLID SHEATHING APPLICATIONS. CEE-LOCK MAY BE ROLL FORMED ON-SITE WITH BERRIDGE'S CL-21 PORTABLE ROLL FORMER (16-1/2" PANEL ONLY).

- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED *
- UL 90 WIND UPLIFT *
- UL FIRE RESISTANCE LISTED
- 1897 TESTED *
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL *
- MIAMI-DADE APPROVAL
- ICC-ES REPORT ESR-3486

MAY BE SITE-FORMED IN CONTINUOUS LENGTHS WITH BERRIDGE CL-2
PORTABLE ROLL FORMER (16-1/2" ONLY)
UNLESS OTHERWISE NOTED, ALL TESTING IS FOR STEEL ONLY
* APPROVED FOR STEEL AND ALUMINUM

MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME



① ROOF PL.
1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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1 WEST ELEVATION - TANGLEWOOD DRIVE
1/8" = 1'-0"



2 NORTH ELEVATION - ENTRY
1/8" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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



2 SOUTH ELEVATION - SOUTH FOREST BEACH DRIVE
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3.1

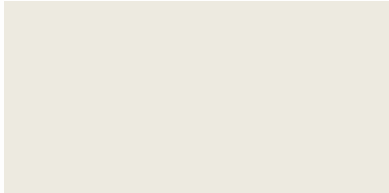
STANDING SEAM METAL ROOF

McELROY - ASH GRAY



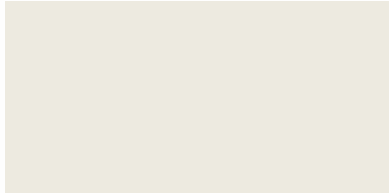
SIDING

SHERWIN WILLIAMS - ALABASTER SW7008



COLUMNS, TRIM & FASCIA

SHERWIN WILLIAMS - ALABASTER SW7008



SIDING PANELS

SHERWIN WILLIAMS - ROSE GRAY SW7015



PORCH CEILING

SHERWIN WILLIAMS - COPE BLUE SW0068



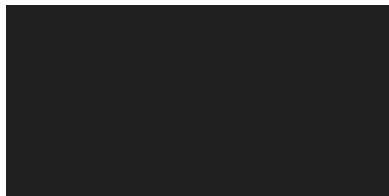
STUCCO

SHERWIN WILLIAMS - PAVESTONE SW7642



WINDOWS & DOORS

EBONY



RAILING & STAIRS

SHERWIN WILLIAMS - IRON ORE SW7069



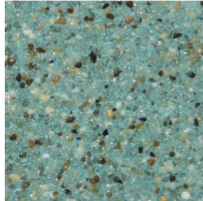
POOL WALL TILE

TOMEI MODULES - 6X9 VEIL



POOL FINISH

TURQUOISE PEARL



LOUVERS & TRELLIS

SHERWIN WILLIAMS - IRON ORE SW7069



SHUTTERS & ACCENTS

SHERWIN WILLIAMS - IRON ORE SW7069



CREVO TANGLEWOOD

09.16.2025



① NORTH EAST VIEW



③ SOUTHEAST VIEW



② SOUTHWEST VIEW



④ NORTHWEST VIEW



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SHEET TITLE

EXTERIOR 3D VIEWS

A3.8



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SHEET TITLE

RENDERINGS

A3.9



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SHEET TITLE

RENDERINGS

A3.10



EW48003-BK-UNV
Black

SPECIFICATION DETAILS

Fixture Dimensions	W3-1/4" x H6-3/4" x E5-3/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1020lm
Delivered Lumens	626lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wet, IP65
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W4-3/4" x H5-7/8" x E1-1/8"
Paint Finish	BK02

* For custom options, consult factory for details.
 * For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

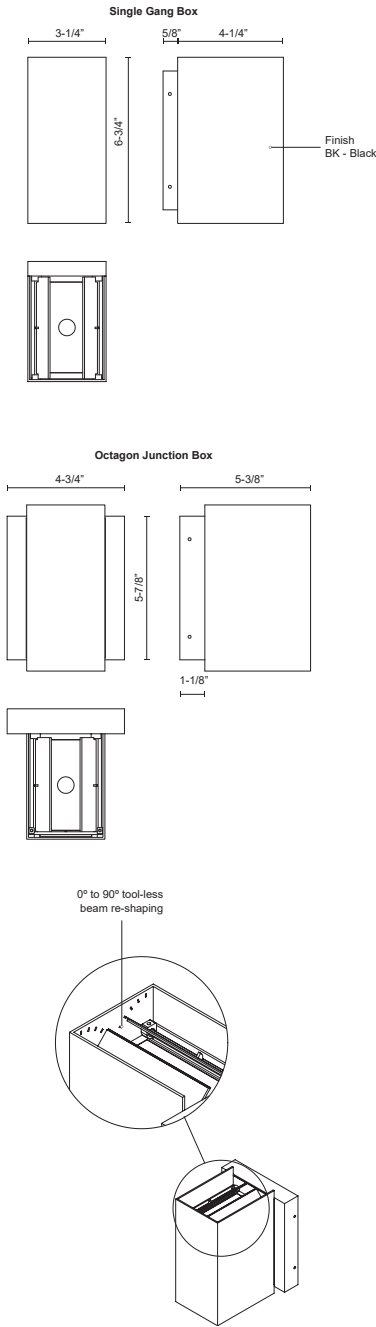
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
 USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

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DESCRIPTION

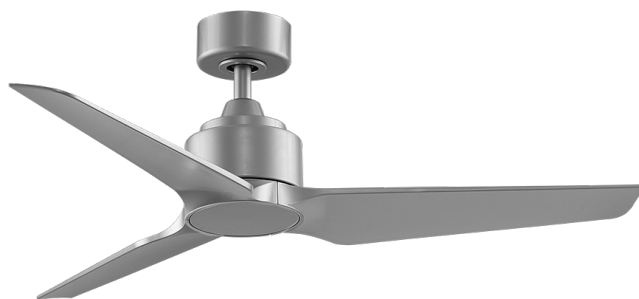
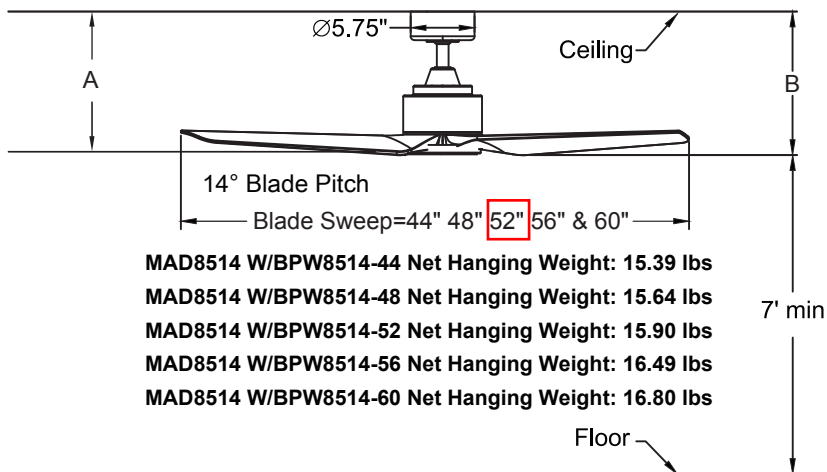
Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.



COMMENT

TRIAIRE™ CUSTOM

MAD8514**M Ceiling Fan



Available Finishes

BLM	Black
DZM	Dark Bronze
GRM	Matte Greige
MWM	Matte White
SLM	Silver

INSTALLATION REQUIREMENTS:

Fan must be attached to a securely anchored electrical junction box capable of withstanding a load of at least 35 lbs.

ELECTRICAL REQUIREMENTS:

Requires a grounded electrical supply line of 120 volts AC, 60 Hz, 15 amp circuit.

MOTOR SPECS:

DC-158 x 22MM sensorless DC motor is designed for optimal performance with this fan.

BLADES:

3 bladed blade sets are available in plastic materials — all sold separately. See our catalog or visit www.fanimation.com for blade options.

CONTROL OPTIONS:

A WiFi receiver and TR305 hand-held remote control are included. Push button remote control with 16 fan speeds, fresh air, reverse, ON/OFF dimmer light levels, CCT Select (correlated color temperature selection), fan/light timer, home away, safe exit and off button. Visit the Apple APP Store or Google Play Store to download the free fanSync WiFi APP and create your Fanimation fanSync account. Optional TW306 wall control is available — sold separately. Instructions are provide with each control.

LIGHTING OPTIONS:

LK8514**M - One 18-watt CCT LED (3000K/4000K/5000K).

DOWNROD OPTIONS:

Fan comes with a 1" dia. x 4.5" long downrod (DR1SS-45). Optional downrods are available in 12", 18", 24", 36", 48", 60" and 72" lengths. A downrod coupler is available for installations requiring a downrod longer than 72". Fan can be mounted on a sloped ceiling up to 27°. Most sloped ceiling installations require a standard 18" downrod or longer downrod (Measured with BPW8514-60 Blade). Optional sloped ceiling ball kits (SCB1-52) are available for slope angles greater than 27° and up to 42°. Optional close-to-ceiling kit is available as well — sold separately. Call technical support for more information.

LOCATION USE:

Fan is rated for dry, damp and wet locations. The 42 inch - 48 inch fans are for rooms up to 225 sq ft. The 52 inch - 54 inch fans are for rooms up to 400 sq ft. The 56 inch or larger fans are for room over 400 sq ft.

	A	B
Fan w/4.5" downrod	12.42"	12.92"
Fan w/12" downrod	19.92"	20.42"
Fan w/18" downrod	25.92"	26.42"
Fan w/24" downrod	31.92"	32.42"
Fan w/36" downrod	43.92"	44.42"
Fan w/48" downrod	55.92"	56.42"
Fan w/60" downrod	67.92"	68.42"
Fan w/72" downrod	79.92"	80.42"

Airflow / Energy Efficiency Info

test with BPW8514-60 Blade in 60" sweep

Fan Speed	Max RPM	CFM	CFM / Watts	Amps	Watts
High (16 th)	161	6765	230	0.42	29
Med (9 th)	98	4222	503	0.13	8
Low (1 th)	28	821	357	0.04	2

Energy Guide FTC

Measured with BPW8514-60 Blades in 60" sweep

Power (W _{ave})	Total Air Delivery (CFM _{ave})	Estimated Yearly Energy Cost (\$)	Ceiling Fan Efficiency (CFM/W)
20	4860	6	247



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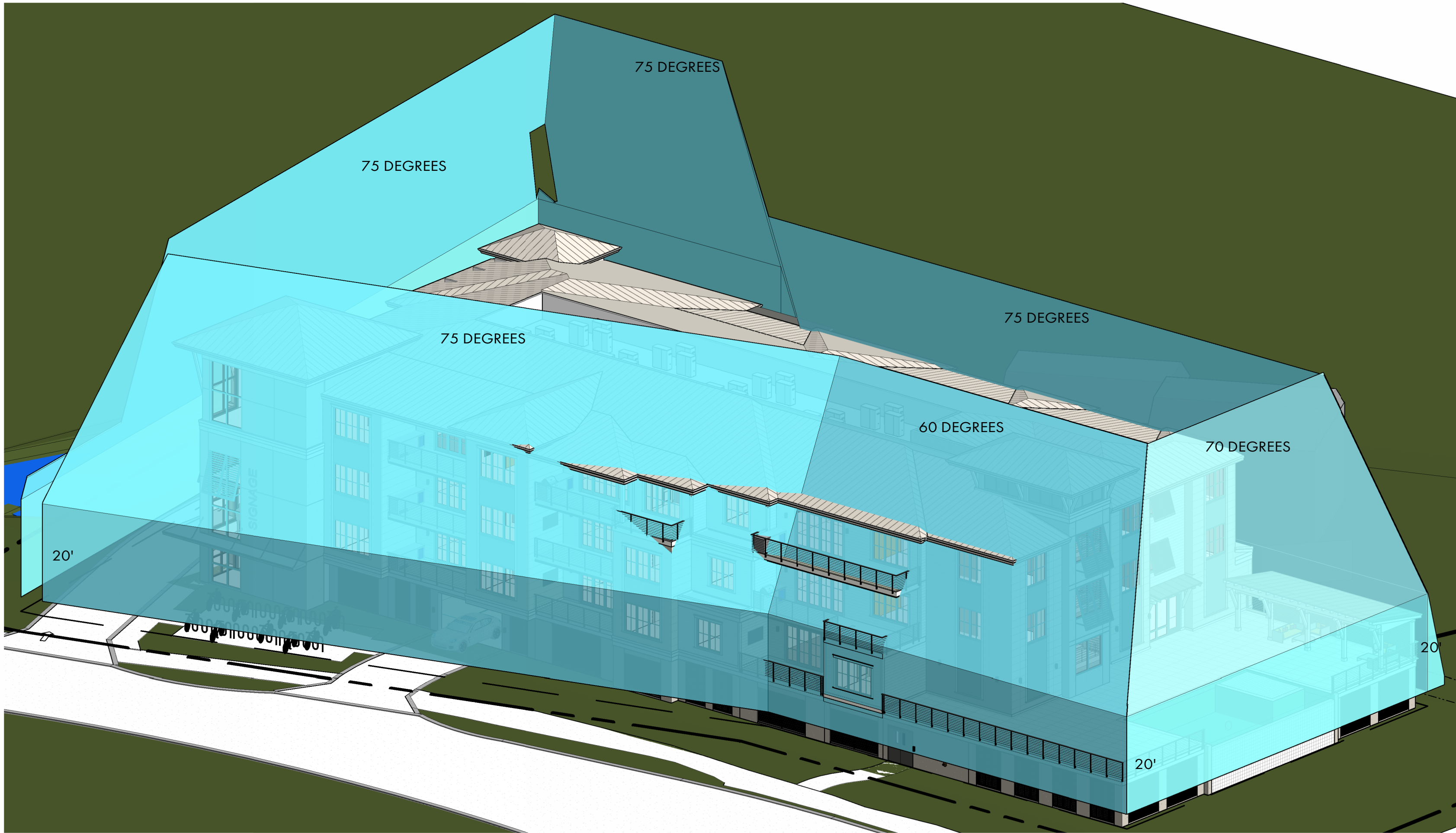
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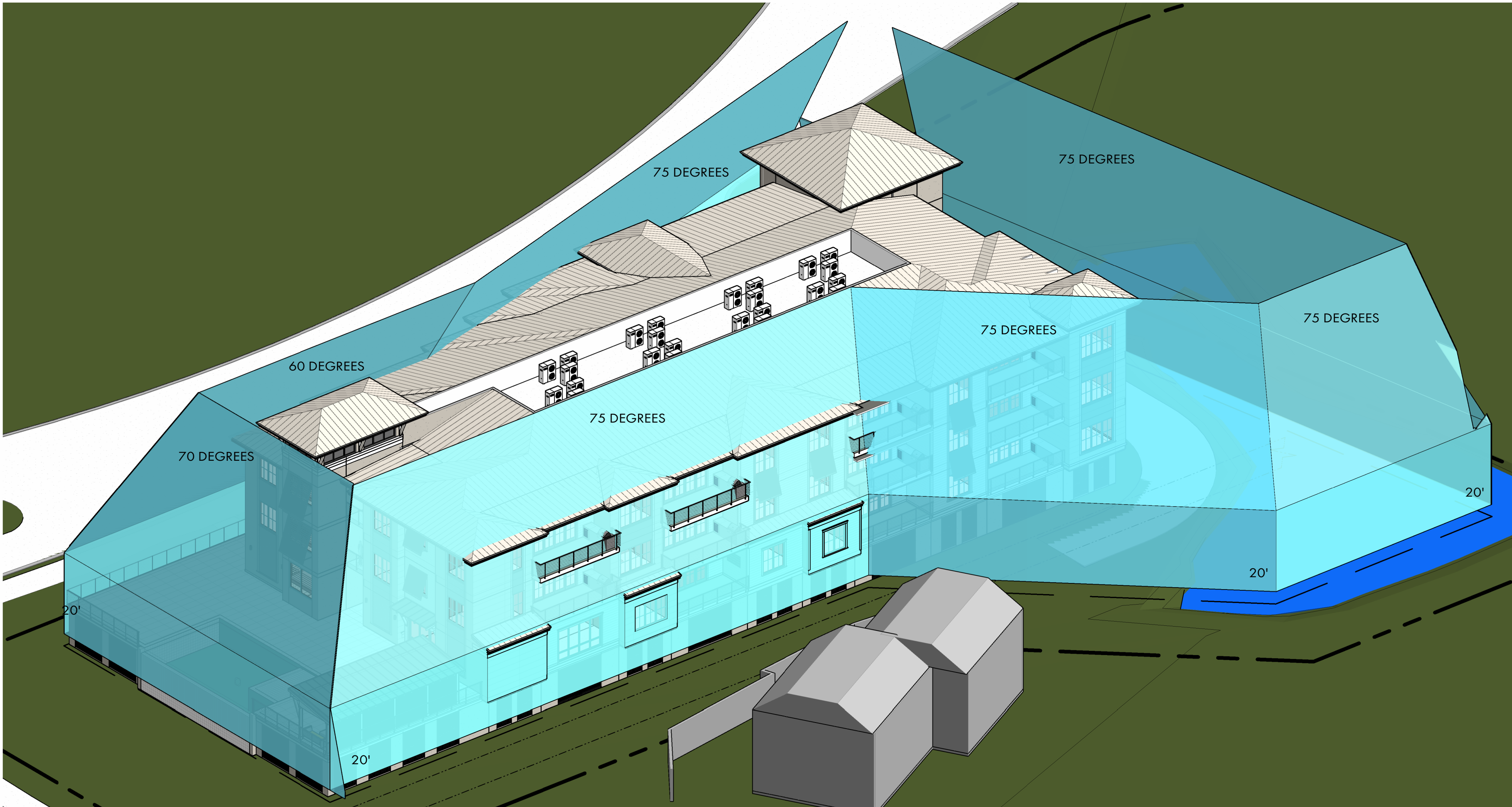
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EXTERIOR 3D -
ENCROACHMENTS

A3.11



1 3D VERTICAL SETBACKS
A3.11



2 3D VERTICAL SETBACKS.
A3.11



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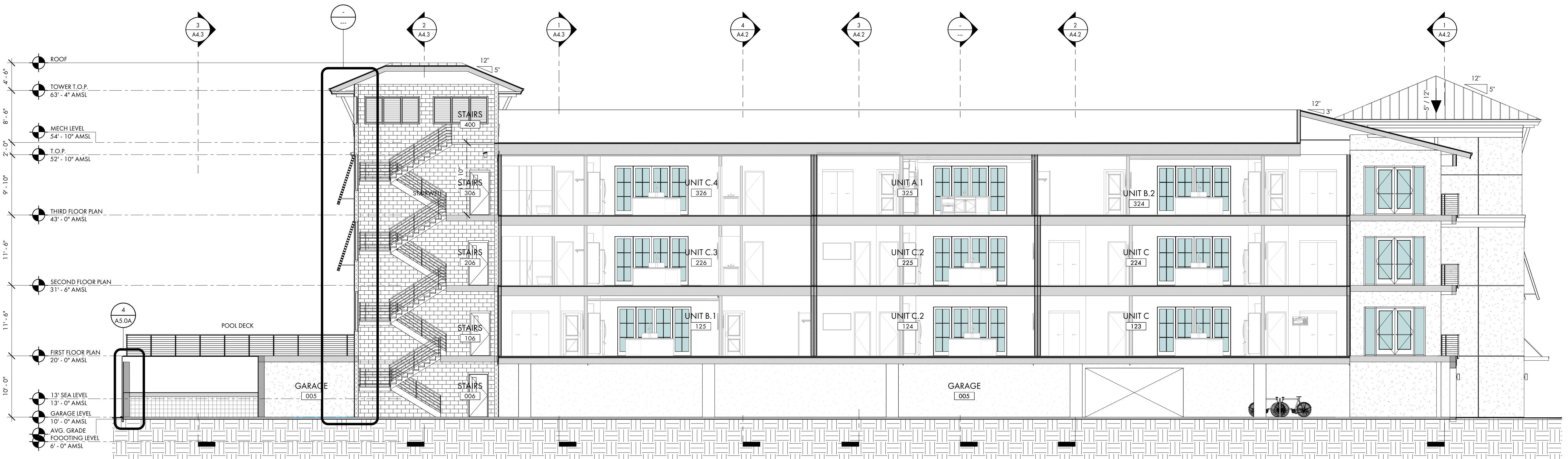
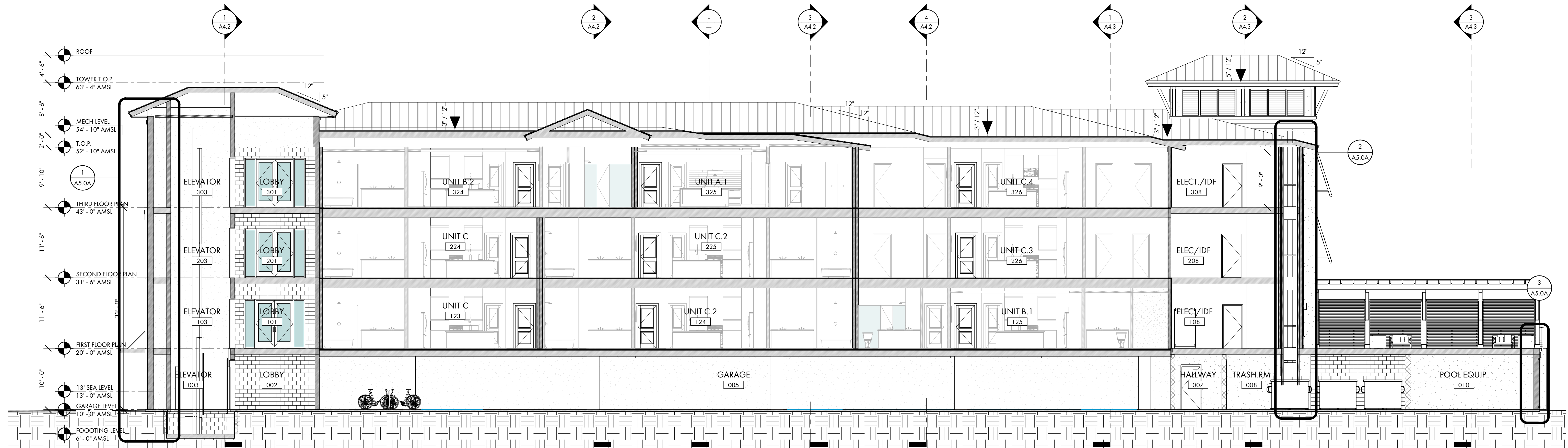
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SHEET TITLE

BUILDING SECTIONS

A4.0





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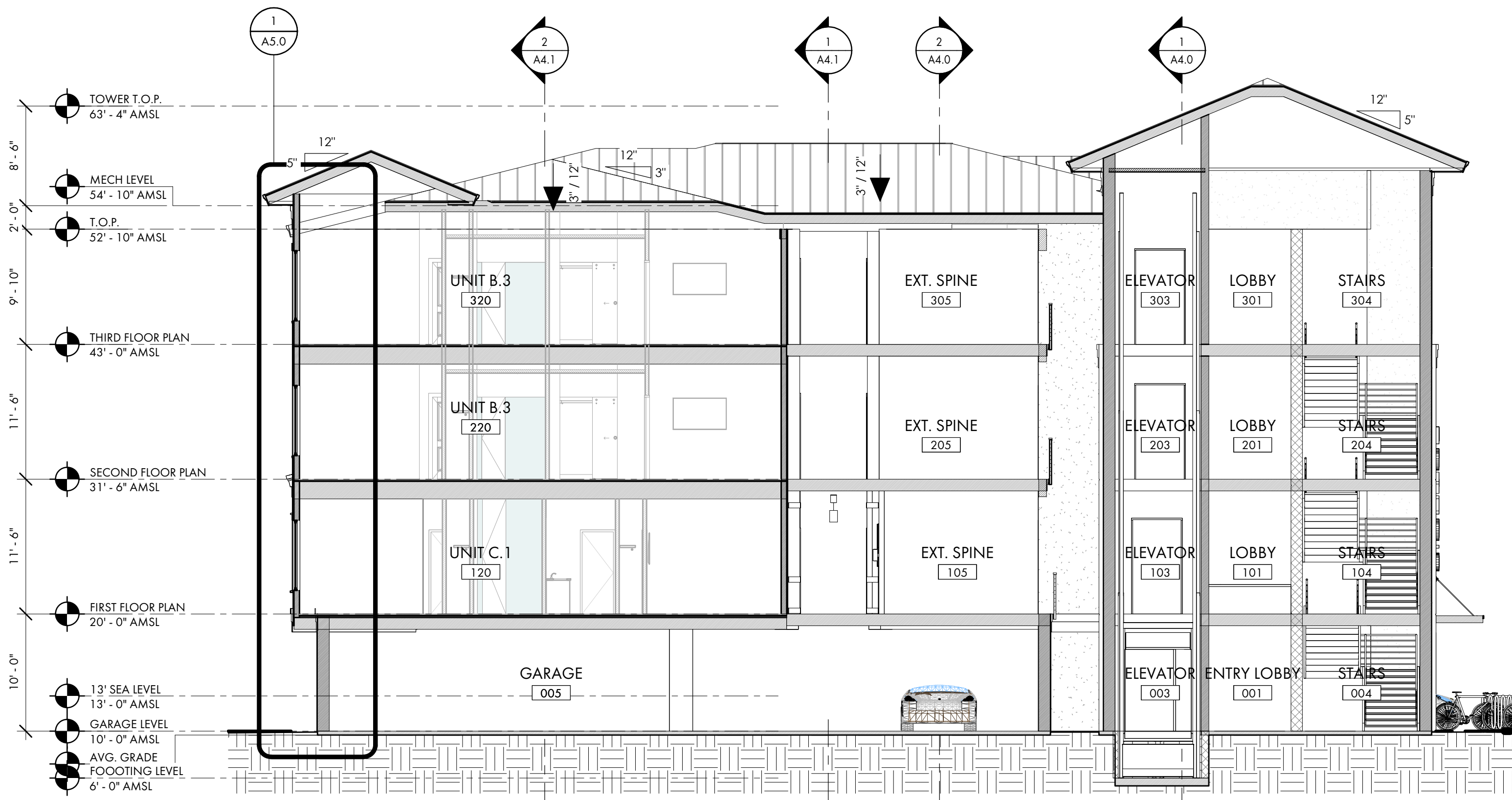
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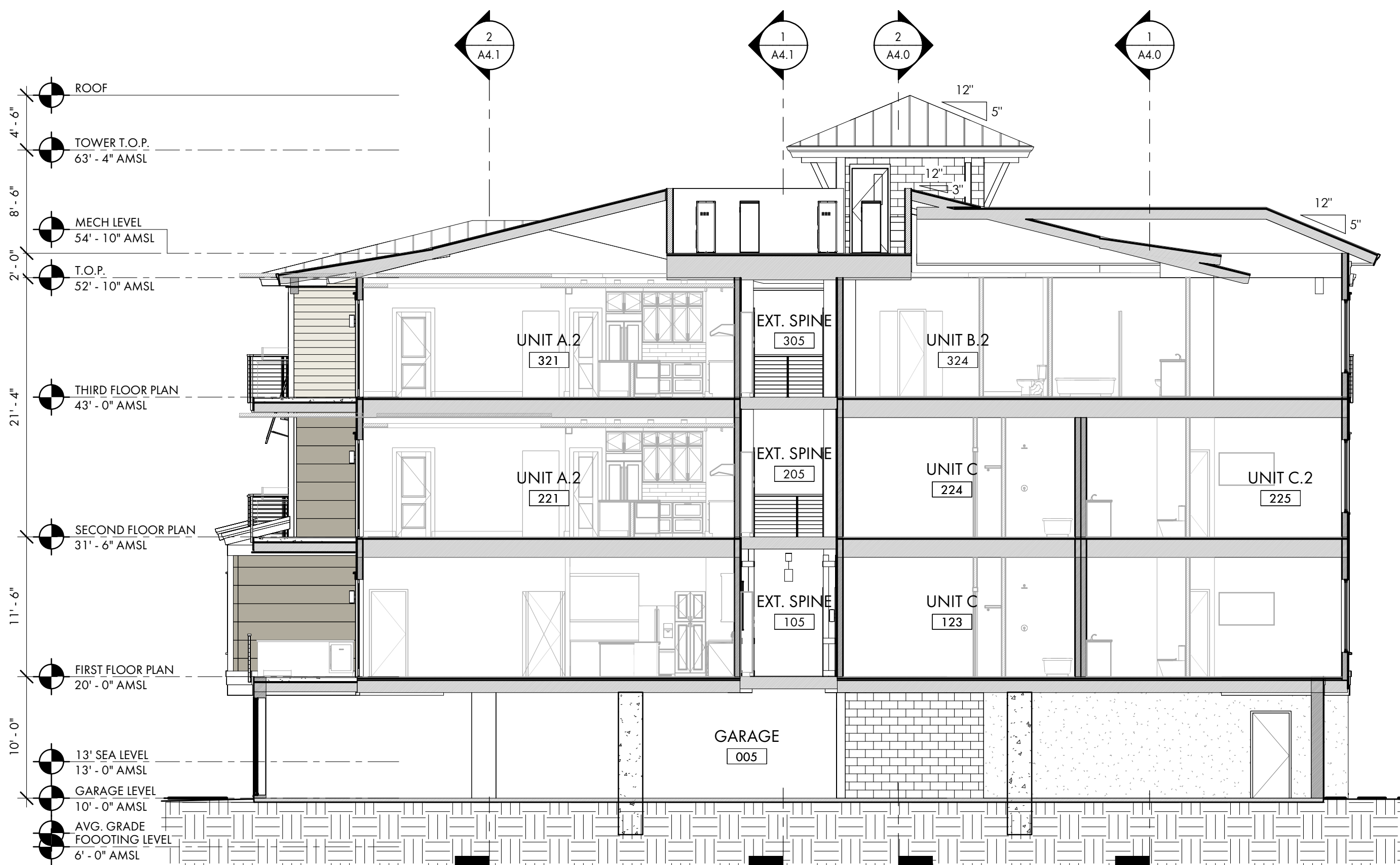
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BUILDING SECTIONS

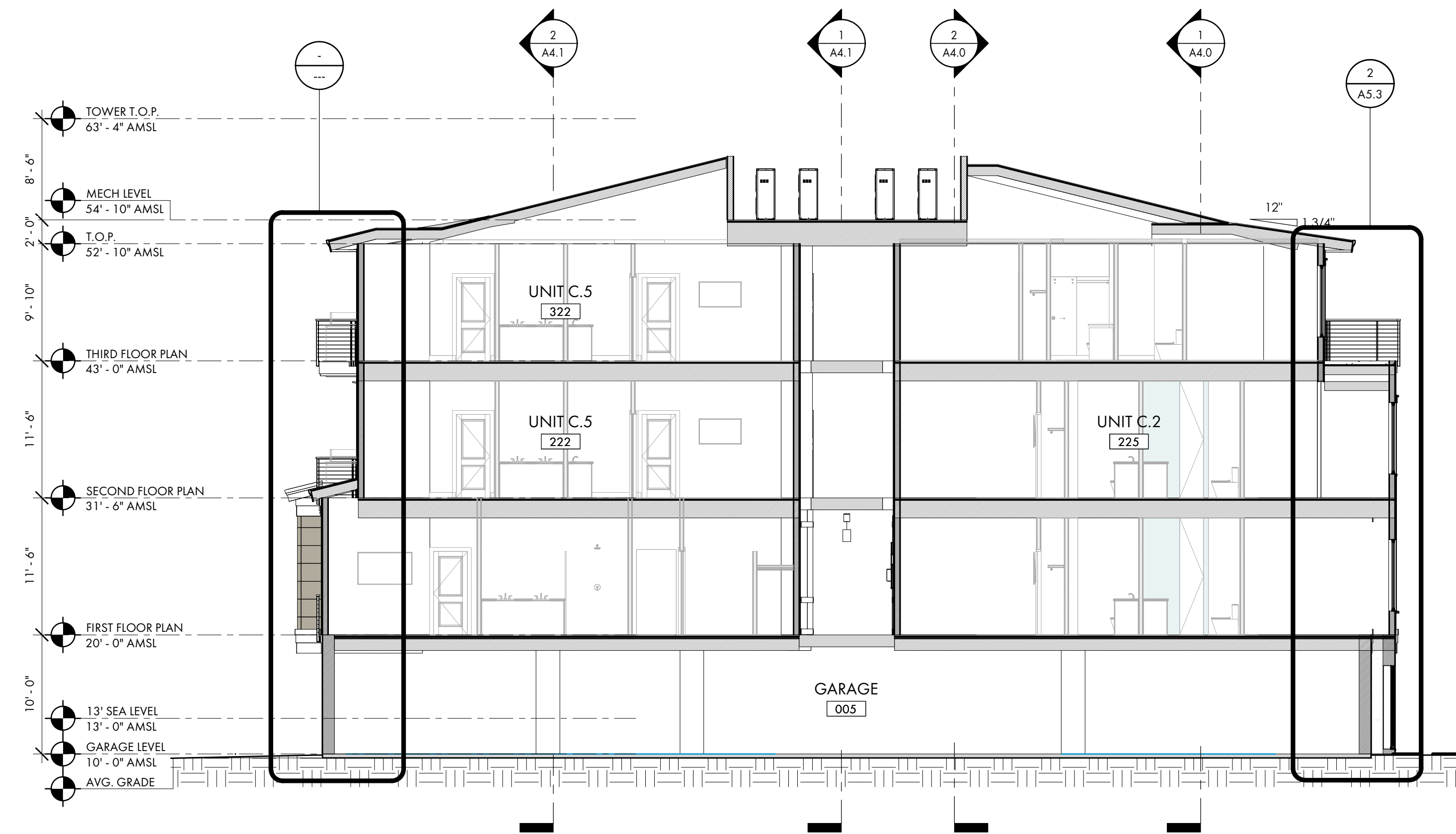
A4.2



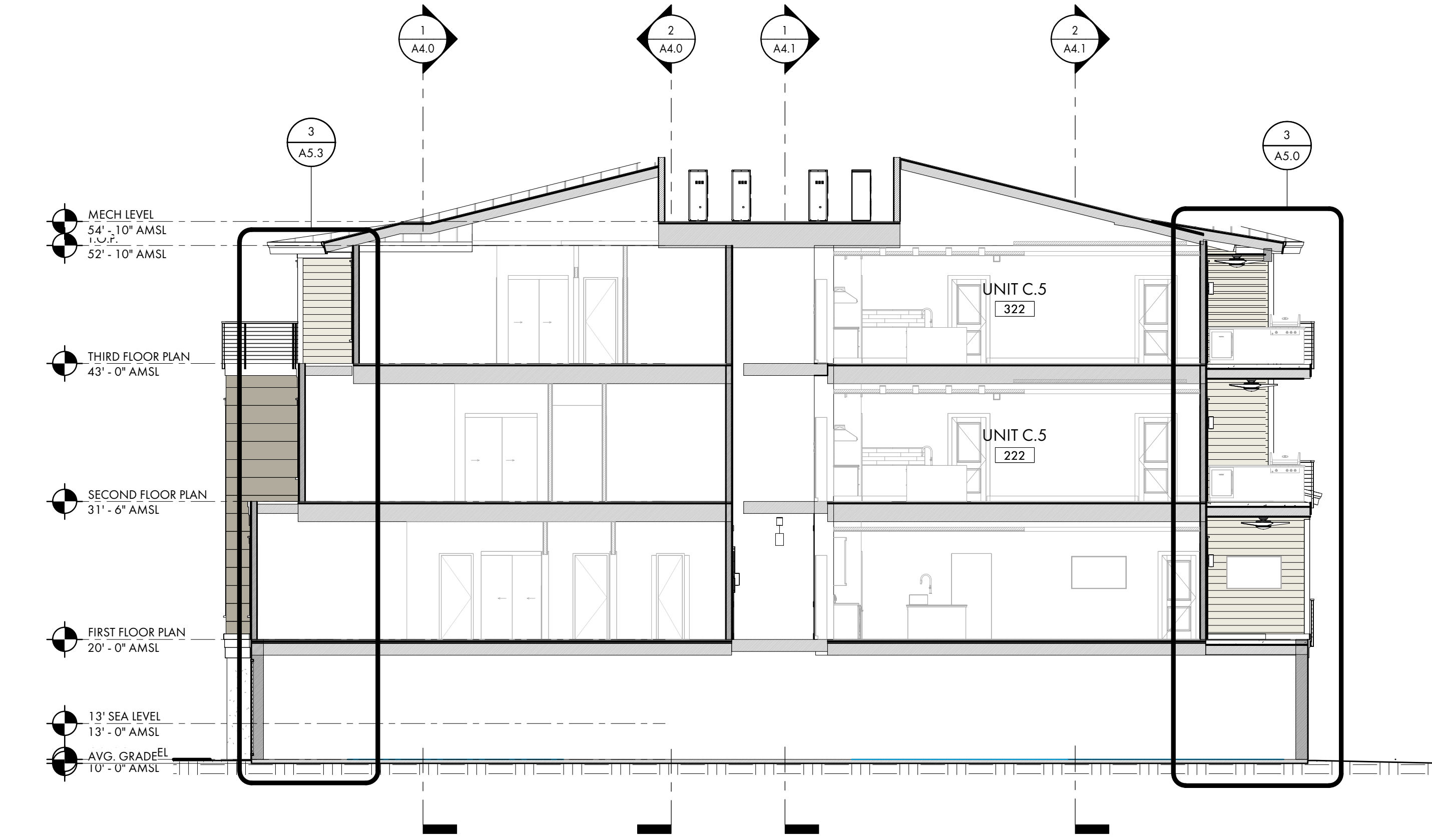
1 BUILDING SECTION 5
A4.2 1/8" = 1'-0"



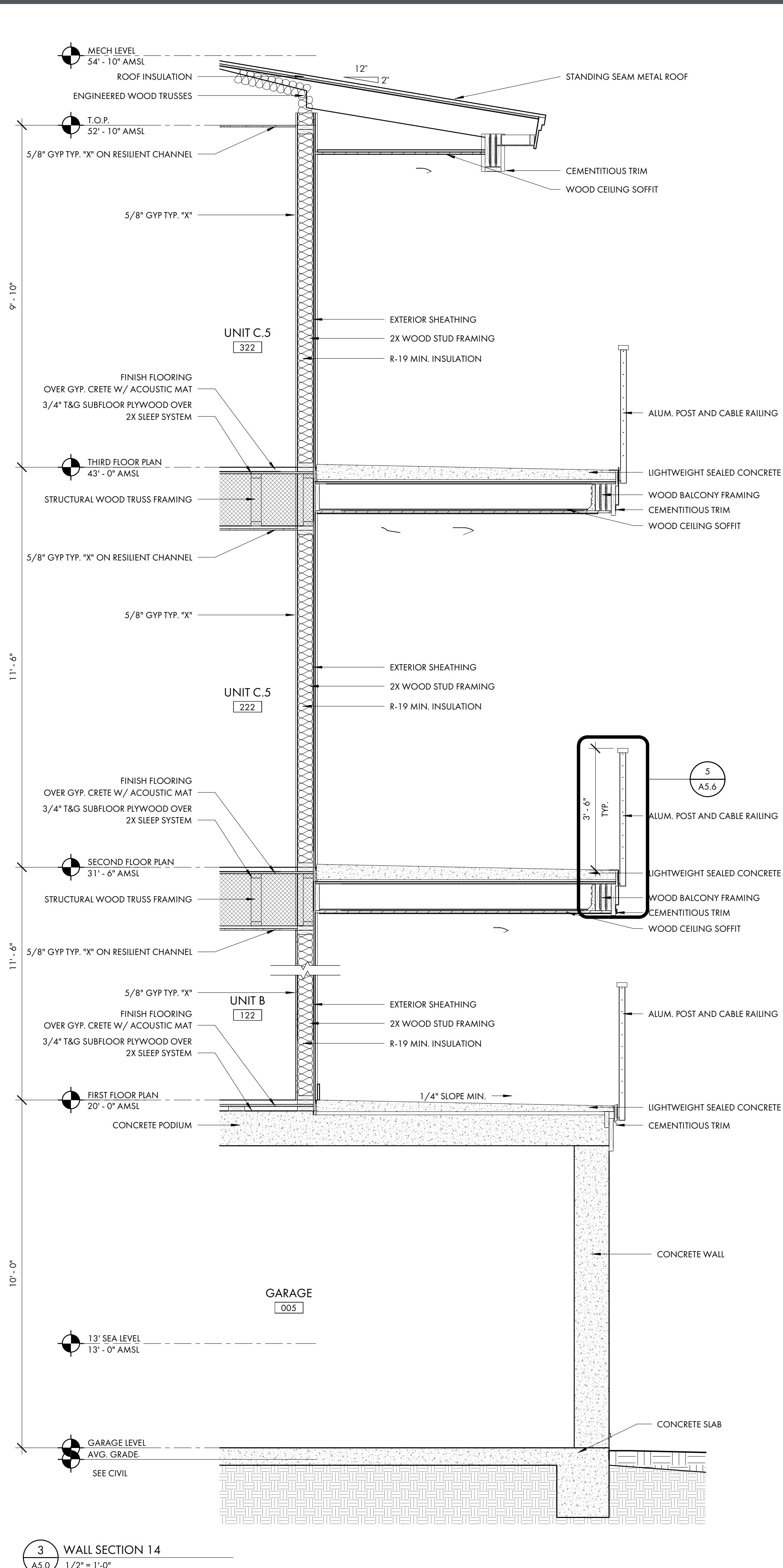
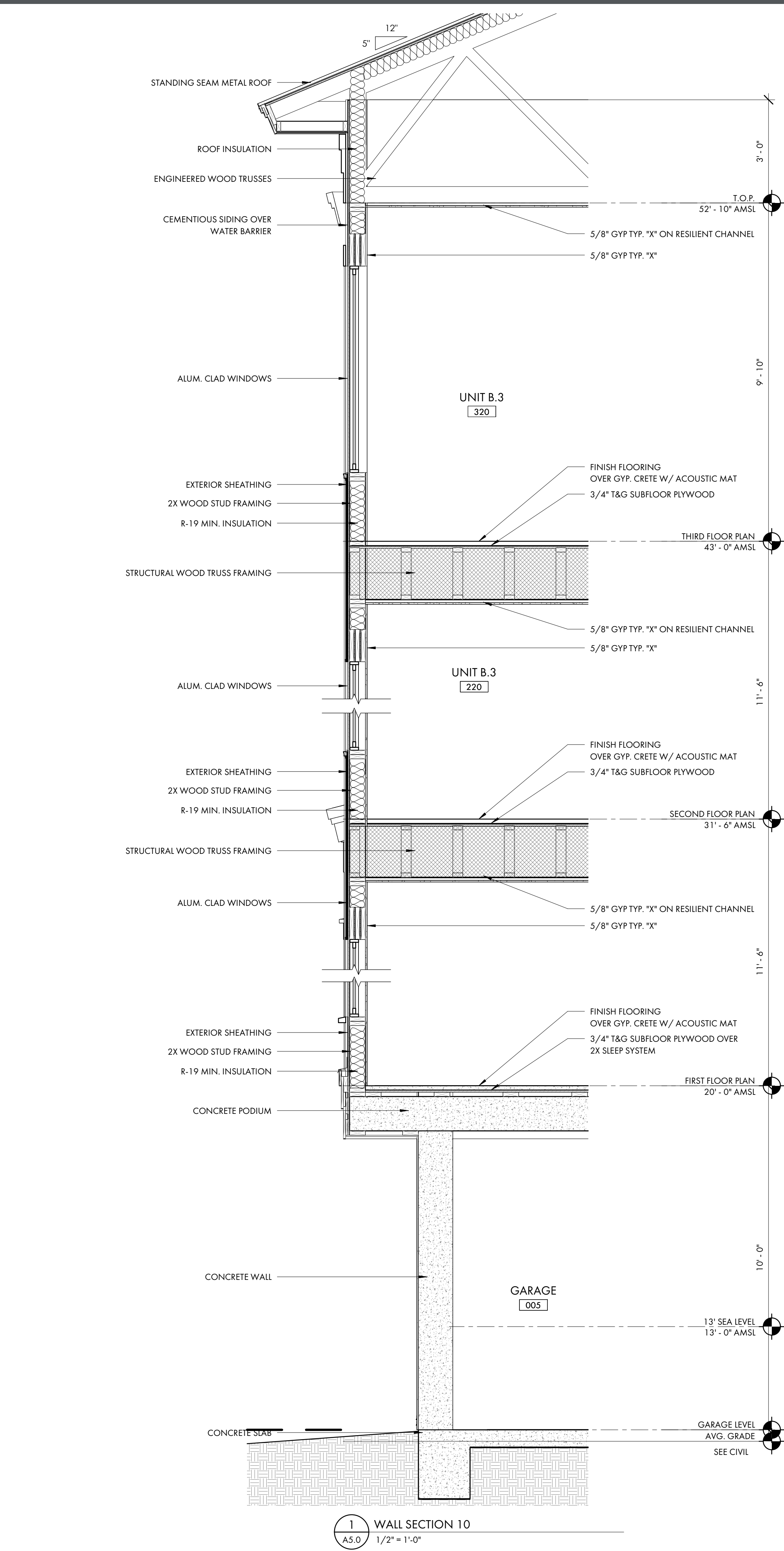
2 BUILDING SECTION 6
A4.2 1/8" = 1'-0"



3 BUILDING SECTION 7
A4.2 1/8" = 1'-0"



4 BUILDING SECTION 8
A4.2 1/8" = 1'-0"



PROJECT INFO

Date
09.18.2025

Project No.
25-025

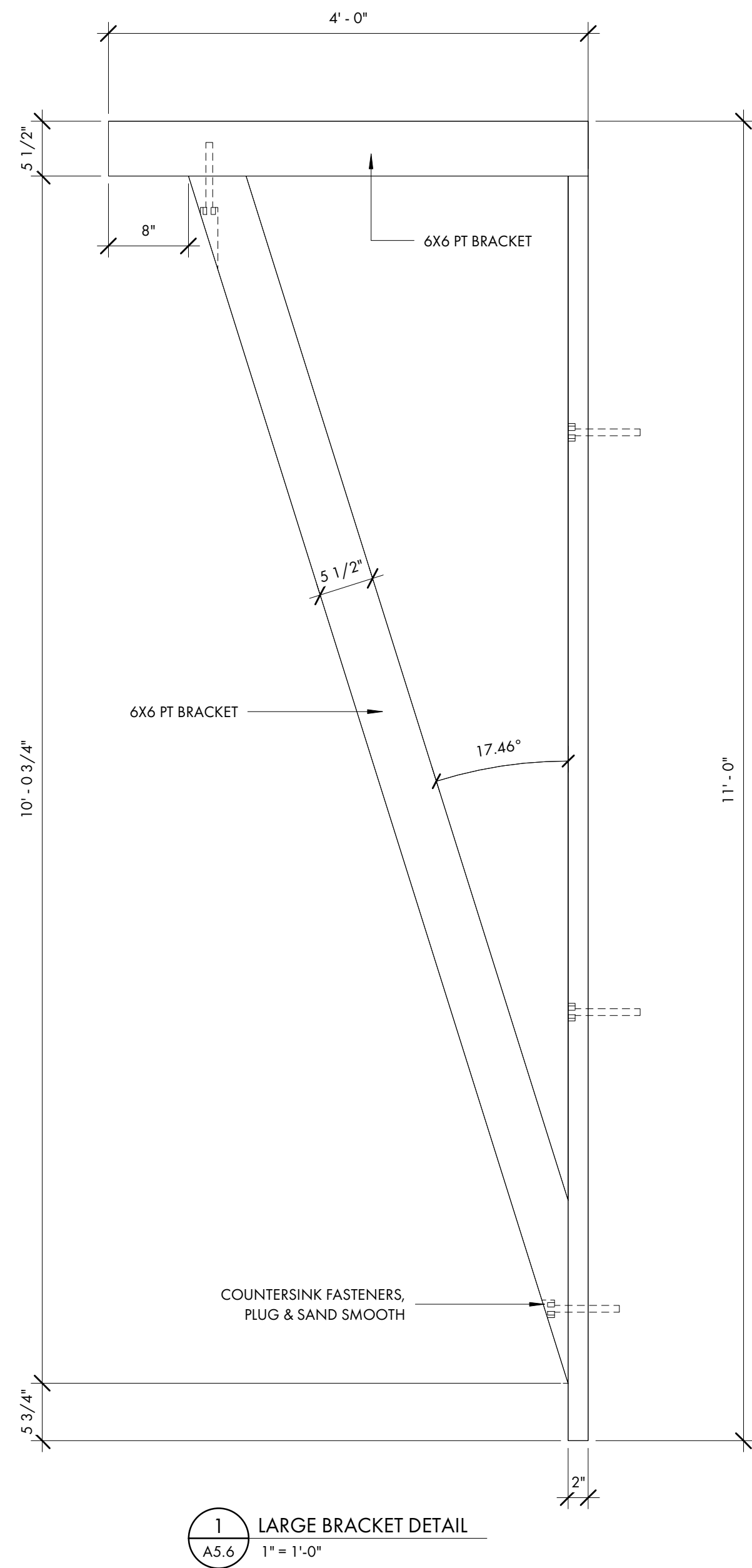
ISSUE

NO. REV. DATE DESCRIPTION

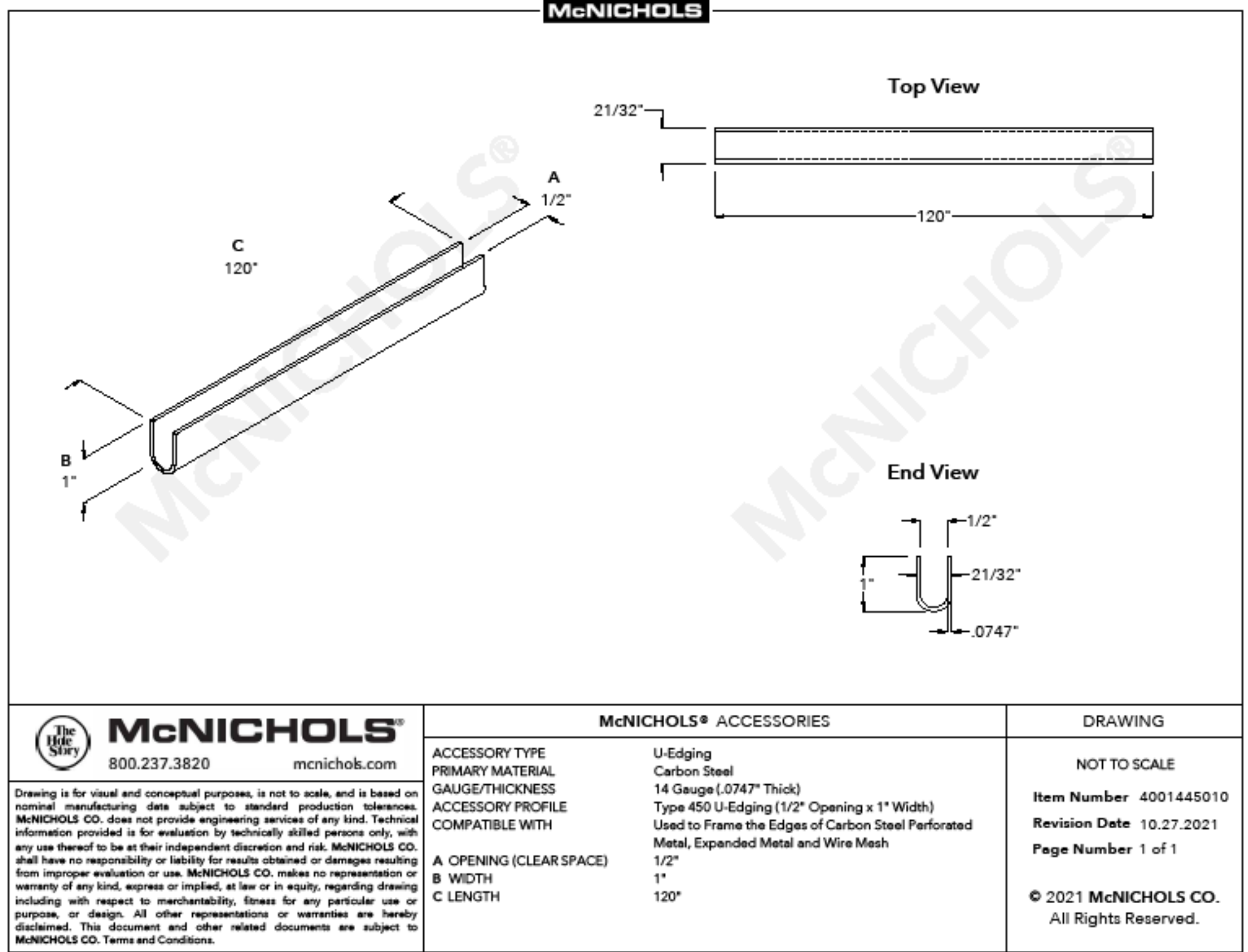
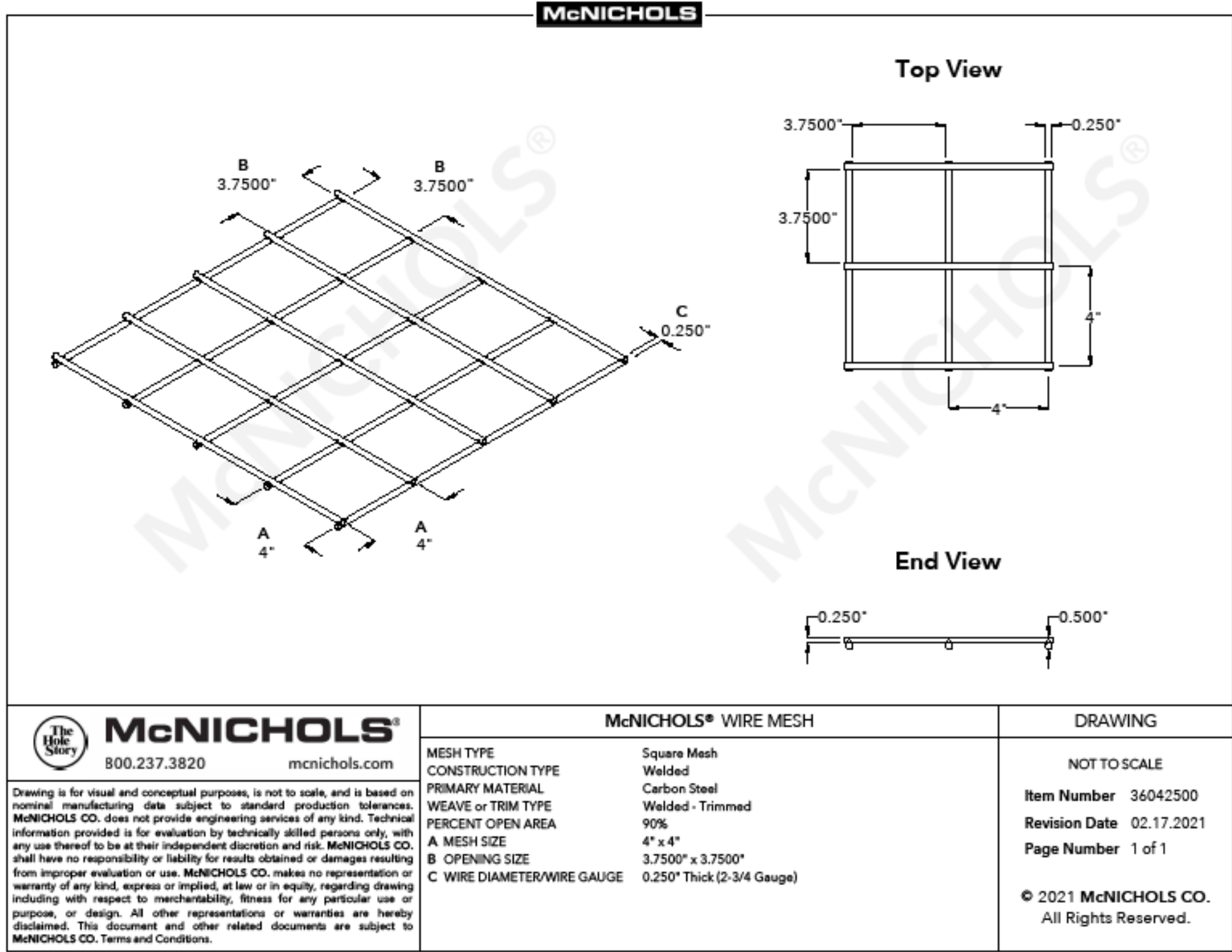
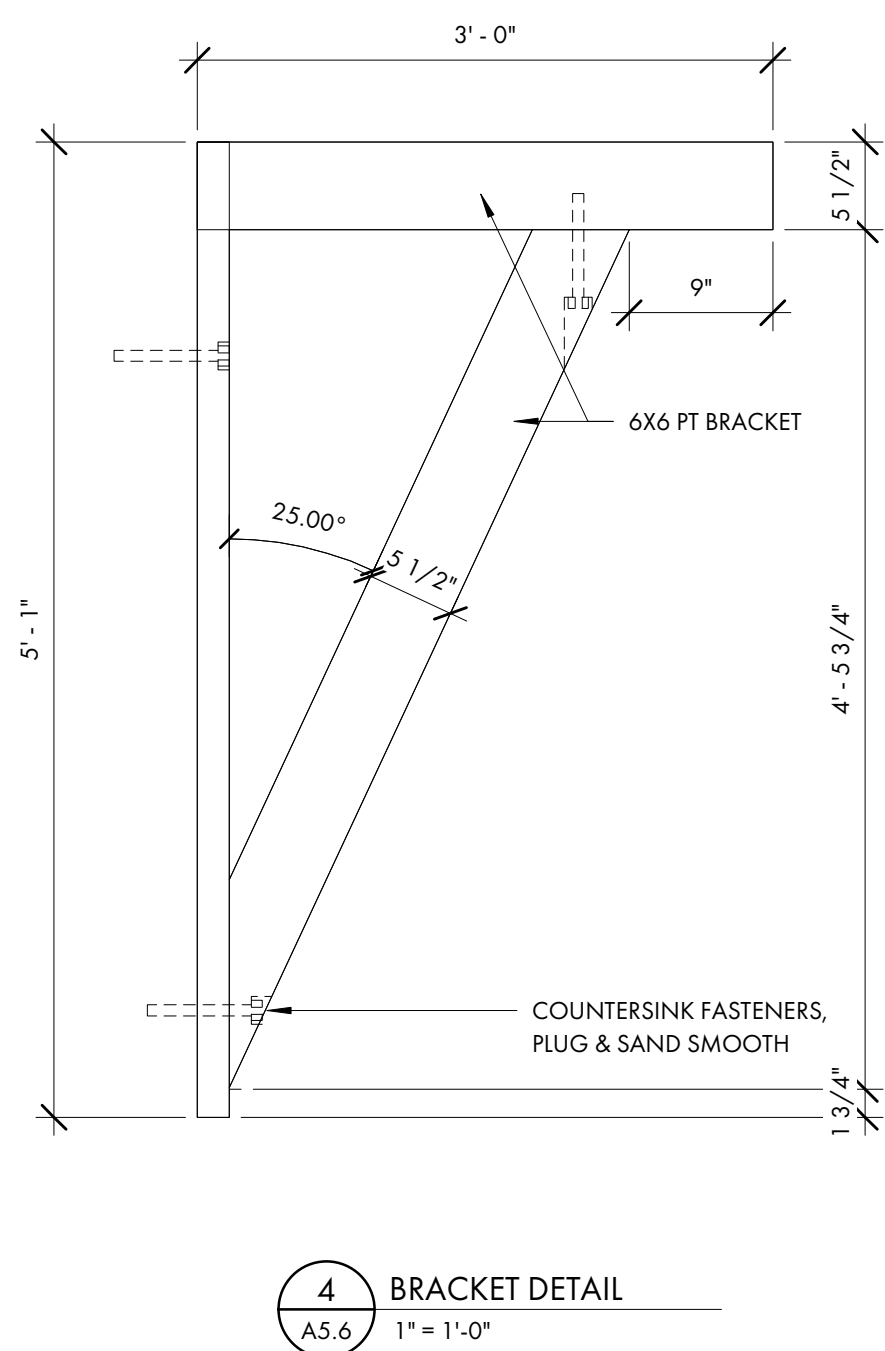
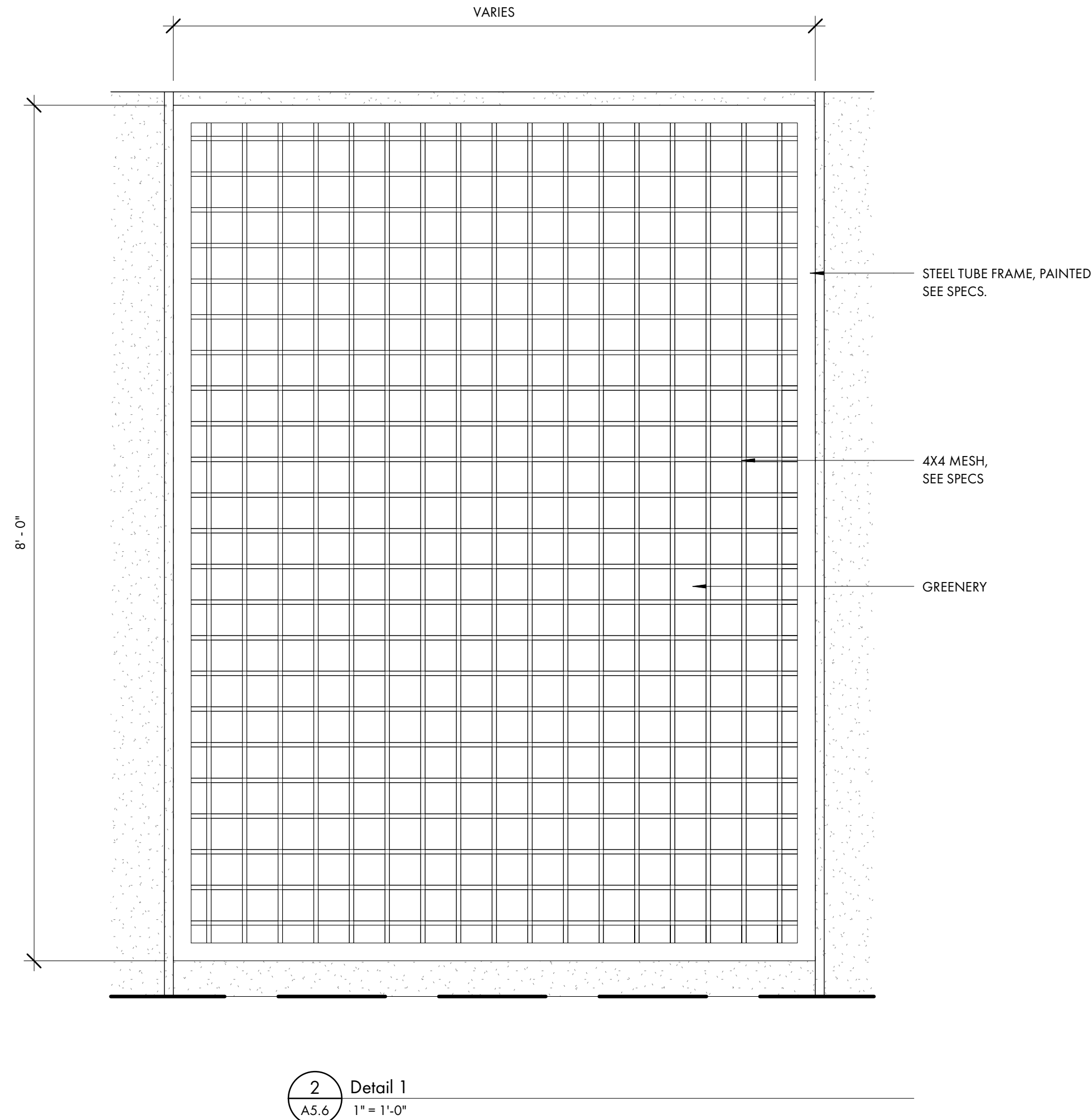
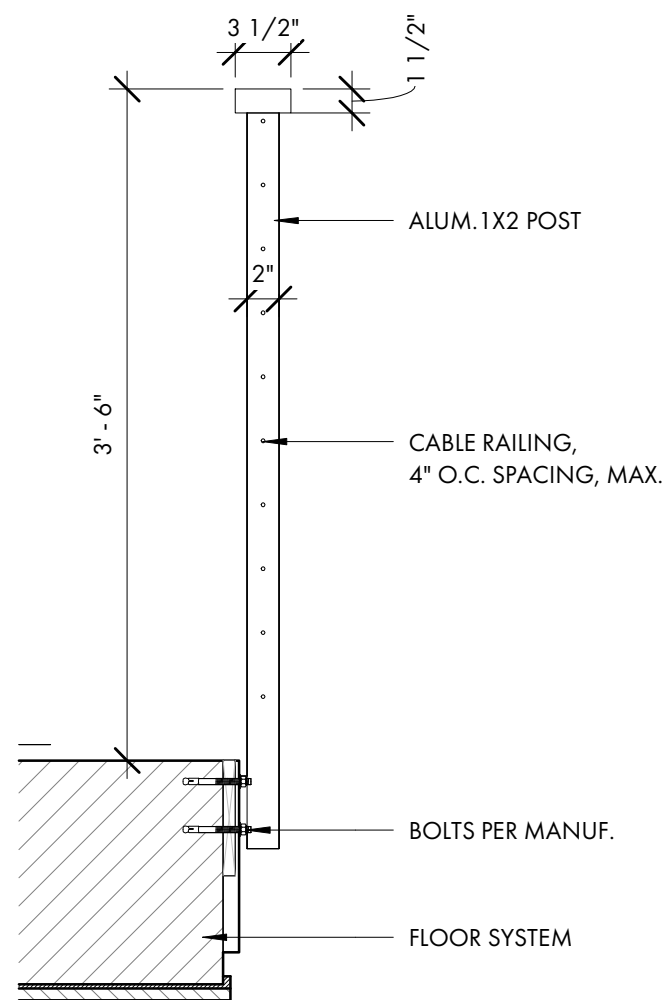
SHEET TITLE

DETAILS

A5.6



5 Detail 4
A5.6 1" = 1'-0"





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PROJECT INFC

Date _____

Date
09.18.2025

Project No.

Project No.
25-025

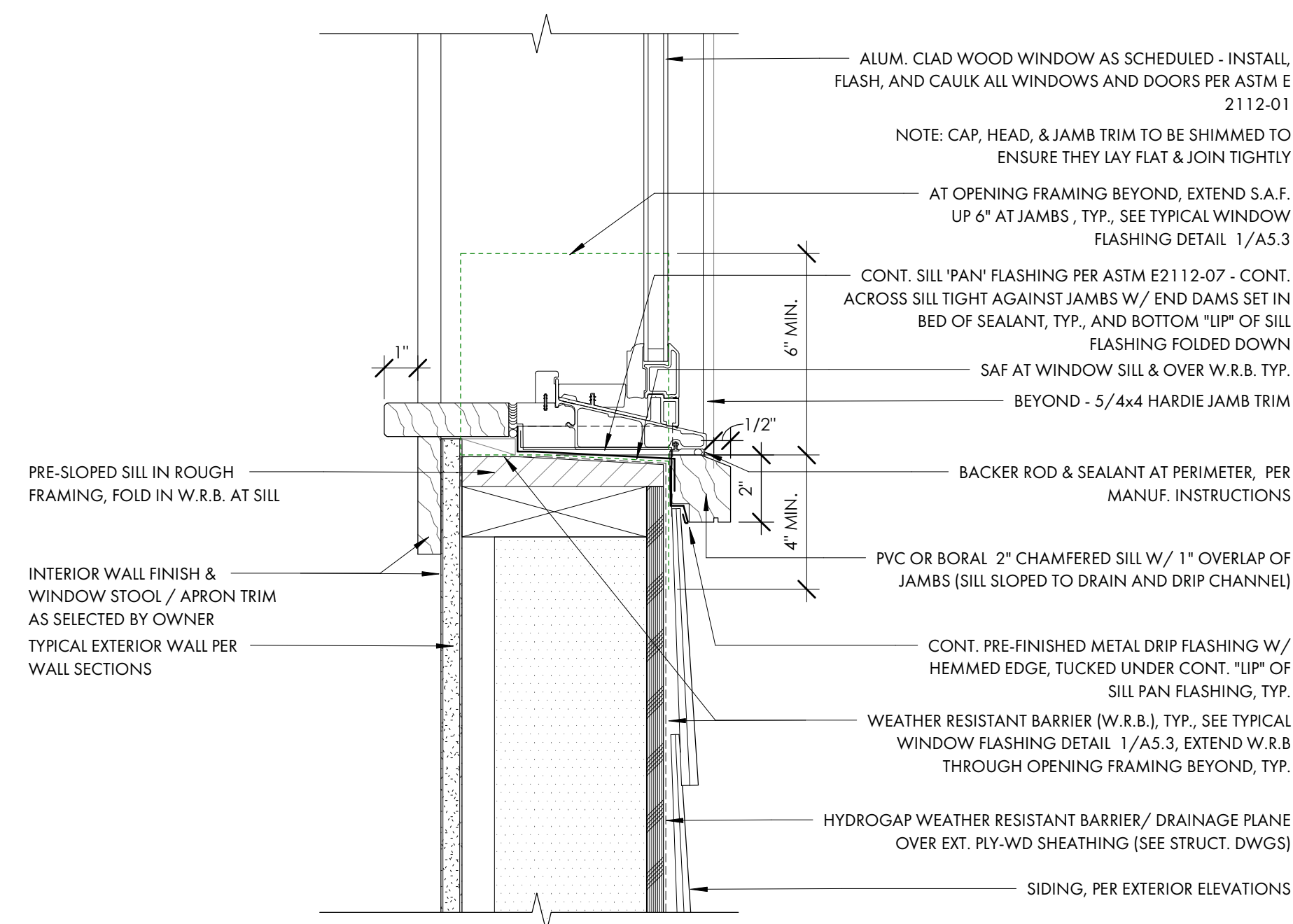
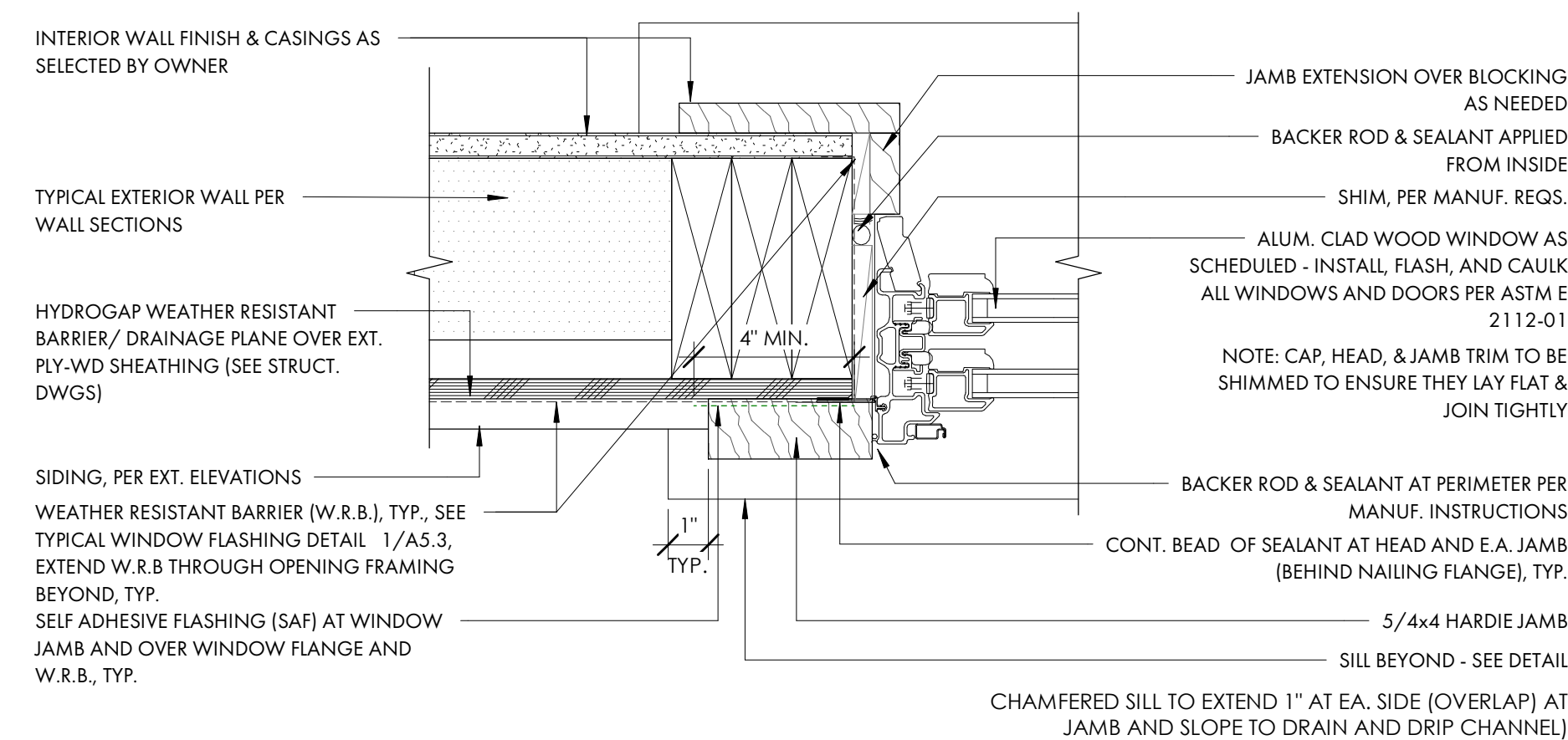
ISSUE

NO.	REV. DATE	DESCRIPTION
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SHEET TITLE

DETAILS

A5.7



HELSINKI
EW48003-UNV
WALL

PROJECT

DESCRIPTION

Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.



EW48003-UNV
Black

SPECIFICATION DETAILS

Fixture Dimensions	W3-14" x H6-3/4" x D5-1/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1020lm
Diffused Lumens	820lm
Voltage	120-277V
Color Temperature	3000K
CRI (Nat)	90CRI
Optional Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRAC or 0/10 Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wall, IES
Illumination Direction	Up and Down
Mounting Style	All Chandeliers Wall
Canopy Dimensions	W6-1/2" x H5-1/8" x D3-1/8"
Paint Finish	BB02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzco Lighting.com/warranty

KUZCO

CANADA: 18054 28TH AVENUE - SURREY, BC V2Z 6M3
USA: 855 S. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
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COMMENT

GENERAL REFLECTED CEILING PLAN NOTES:

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- SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY '99999'. VERIFY WITH STRUCTURAL DRAWINGS
- ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.
- ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.
- COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

- ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)
- ACT-1
- ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
- ACT-2
- PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
- GYP. BD.-1
- T&G-1
- WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
- ACT-1
- 10'-6 1/2"
- CEILING TAG

- LED LAY-IN
RECESS CAN
LED STRIP LIGHT

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

- DIR. EXIT (S.M.)
DIR. EXIT (C.M.)
WALL PACK
SUPPLY DIFFUSER
RETURN GRILLE
LINEAR DIFFUSER

EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS
HVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL



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PROJECT INFO

Date
09.18.2025

Project No.
25-025

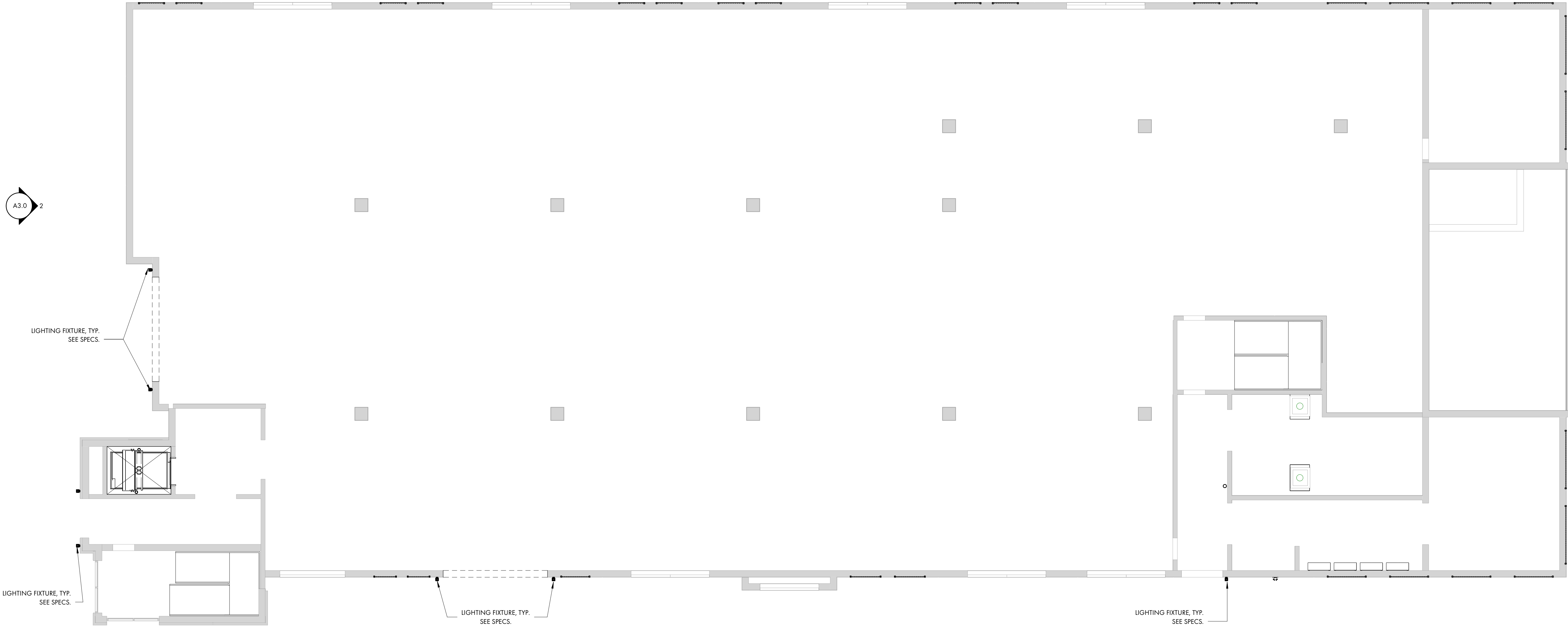
ISSUE

NO. REV. DATE DESCRIPTION

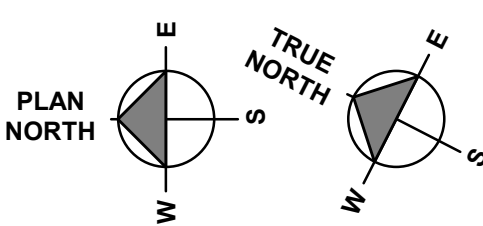
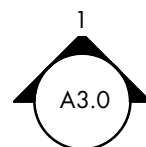
SHEET TITLE

GARAGE FLOOR -
LIGHTING PLAN

A8.0



1
A8.0
GARAGE FLOOR - LIGHTING PLAN
1/8" = 1'-0"



HELSINKI
EW48003-UNV
WALL

PROJECT

DESCRIPTION

Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.



EW48003-UNV

Black

SPECIFICATION DETAILS

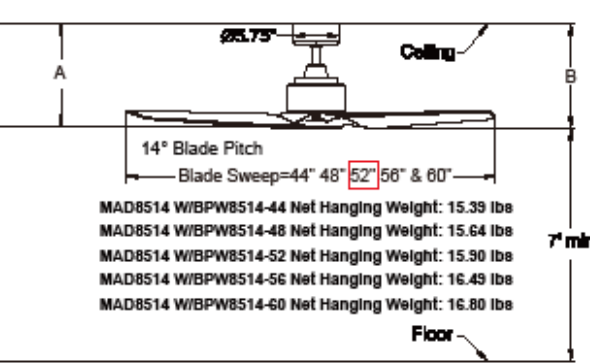
Fixture Dimensions	W3 1/4" x H6 3/4" x D5 1/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1030lm
Delivered Lumens	420lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% with 0-10V, TRIAC, or 0-10V Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wall, RIS
Mounting Orientation	Up and Down
Mounting Style	48" Contemporary Wall
Canopy Dimensions	W4 1/4" x H5 3/8" x D5 1/8"
Paint Finish	BB02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzco-lighting.com/warranty

KUZCO

CANADA: 1900A 35TH AVENUE - SUITE 207, SC V1E 4M3
USA: 1815 S. LONG MOUNTAIN ROAD - LAS VEGAS, NV 89081
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TRIAIRE™ CUSTOM
MAD8514M**
Ceiling Fan



Available Finishes	
BLM	Black
DZM	Dark Bronze
GRM	Matte Greige
MWM	Matte White
SLM	Silver

INSTALLATION REQUIREMENTS:
Fan must be attached to a securely anchored electrical junction box capable of withstanding a load of at least 35 lbs.

ELECTRICAL REQUIREMENTS:
Requires a grounded electrical supply line of 120 volts AC, 60 Hz, 15 amp circuit.

MOTOR SPECS:
DC-158 x 22MM sensorless DC motor is designed for optimal performance with this fan.

BLADES:
3 bladed blade sets are available in plastic materials — all sold separately. See our catalog or visit www.fanimation.com for blade options.

CONTROL OPTIONS:
A WiFi receiver and TR305 hand-held remote control are included. Push button remote control with 16 fan speeds, fresh air, reverse, ON/OFF dimmer light levels, CCT Select (correlated color temperature selection), fanlight timer, home away, safe exit and off button. Visit the Apple App Store or Google Play Store to download the free fanSync WiFi APP and create your Fanimation fanSync account. Optional TW305 wall control is available — sold separately. Instructions are provide with each control.

LIGHTING OPTIONS:
LK8514**M - One 18-watt CCT LED (3000K/4000K/5000K).

DOWNROD OPTIONS:
Fan comes with a 1" dia. x 4.5" long downrod (DR1SS-45). Optional downrods are available in 12", 18", 24", 36", 48", 60" and 72" lengths. A downrod coupler is available for installations requiring a downrod longer than 72". Fan can be mounted on a sloped ceiling up to 27°. Most sloped ceiling installations require a standard 18" downrod or longer downrod (Measured with BPW8514-60 Blades). Optional sloped ceiling ball kits (SCB1-52) are available for slope angles greater than 27° and up to 42°. Optional close-to-ceiling kit is available as well — sold separately. Call technical support for more information.

LOCATION USE:
Fan is rated for dry, damp and wet locations. The 42 inch - 48 inch fans are for rooms up to 225 sq ft. The 52 inch - 54 inch fans are for rooms up to 400 sq ft. The 56 inch or larger fans are for room over 400 sq ft.

Airflow / Energy Efficiency Info Tested with BPW8514-60 Blade in 60" sweep					
Fan Speed	Max CFM	CFM	CFM / Watt	Watts	Watts
High (16*)	161	6765	230	0.42	29
Med (8*)	98	4222	593	0.13	8
Low (1*)	28	621	357	0.04	2

Energy Guide FTC				
Measured with BPW8514-60 Blades in 60" sweep				
Power (Watt)	Total Air Delivery (CFM _{hwy})	Estimated Yearly Energy Cost (\$)	Ceiling Fan Efficiency (CFM/Watt)	
20	4960	6	247	

GENERAL REFLECTED CEILING PLAN NOTES:

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ACT-1	ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)
ACT-2	ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
GYP. BD-1	PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
T&G-1	WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
ACT-1	CEILING TAG

LED LAY-IN
RECESS CAN
LED STRIP LIGHT

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

DIR. EXIT (S.M.)	EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
DIR. EXIT (C.M.)	
WALL PACK	
SUPPLY DIFFUSER	
RETURN GRILLE	HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
LINEAR DIFFUSER	



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PROJECT INFO

Date
09.18.2025

Project No.
25-025

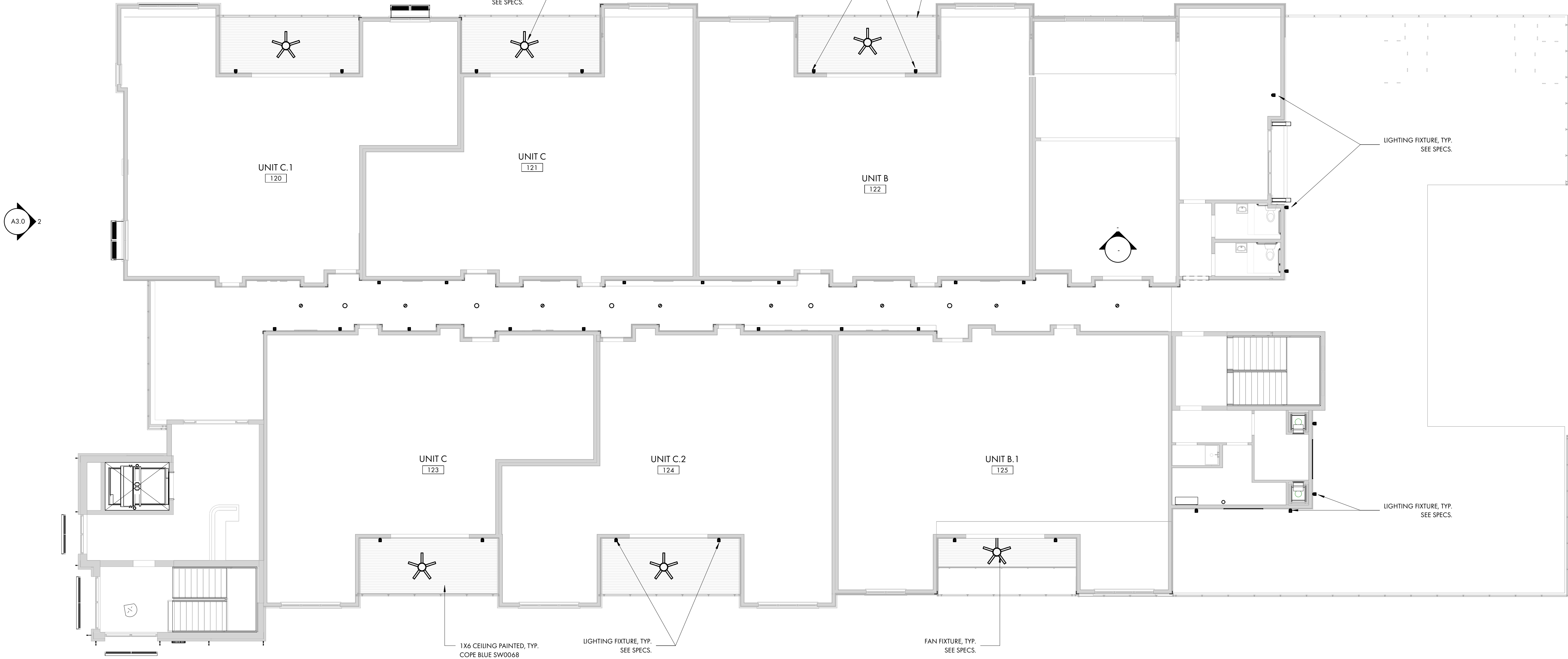
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NO. REV. DATE DESCRIPTION

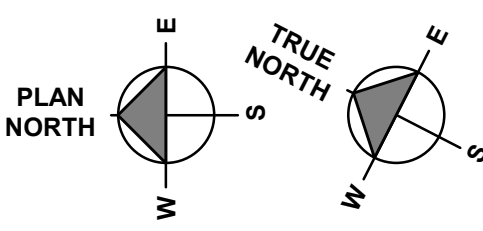
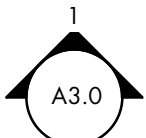
SHEET TITLE

FIRST FLOOR -
LIGHTING PLAN

A8.1



1
A8.1
FIRST FLOOR - LIGHTING PLAN
1/8" = 1'-0"



HELSINKI
EW48003-UNV
WALL

PROJECT

DESCRIPTION

Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.



EW48003-BC-UNV
Black

SPECIFICATION DETAILS

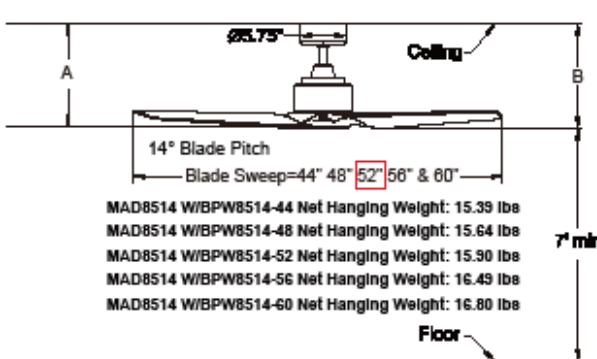
Fixture Dimensions	W5-1/4" x H6-3/4" x D5-1/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1020lm
Diffused Lumens	620lm
Voltage	120-277V
Color Temperature	3000K
CFI (d)	90CR
Optional Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or 0-10V Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wall, RFS
Illumination Direction	Up and Down
Mounting Style	All Orientation Mount
Canopy Dimensions	W6-1/2" x H5-1/8" x D5-1/8"
Paint Finish	8002

* For custom options, consult factory for details.
* For warranty information, please visit www.courtatkins.com/warranty

KUZZO

CANADA: 18054 28TH AVENUE - SURREY, BC V2Z 6M3
USA: 855 S. LONG MOUNTAIN ROAD - LAS VEGAS, NV 89081
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TRIAIRE™ CUSTOM
MAD8514**M
Ceiling Fan



Available Finishes	
BLM	Black
DZM	Dark Bronze
GRM	Matte Greige
MMW	Matte White
SLM	Silver

	A	B
Fan w/4.5" downrod	12.42"	12.92"
Fan w/12" downrod	19.92"	20.42"
Fan w/18" downrod	25.92"	26.42"
Fan w/24" downrod	31.92"	32.42"
Fan w/30" downrod	43.92"	44.42"
Fan w/48" downrod	55.92"	56.42"
Fan w/60" downrod	67.92"	68.42"
Fan w/72" downrod	79.92"	80.42"

Airflow / Energy Efficiency Info Tested with BPW8514-60 Blades in 60" sweep				
Fan Speed	Max CFM	CFM	CFM/Blade	Watts
High (16*)	161	6765	230	6.42
Med (8*)	98	4222	593	0.13
Low (1*)	29	621	357	0.04

Energy Guide FTC Measured with BPW8514-60 Blades in 60" sweep				
Power (Watt)	Total Air Delivery (CFM _{med})	Estimated Yearly Energy Cost (\$)	Ceiling Fan Efficiency (CFM/Watt)	
20	4960	6	247	

CONTROL OPTIONS:
A WiFi receiver and TR305 hand-held remote control are included. Push button remote control with 16 fan speeds, fresh air, reverse, ON/OFF dimmer light levels, CCT Select (correlated color temperature selection), fan/light timer, home away, safe exit and off button. Visit the Apple App Store or Google Play Store to download the free fanSync WiFi APP and create your fanimation fanSync account. Optional TW205 wall control is available — sold separately. Instructions are provide with each control.

LIGHTING OPTIONS:
LK8514**M - One 18-watt CCT LED (3000K/4000K/5000K).

DOWNROD OPTIONS:
Fan comes with a 1" dia. x 4.5" long downrod (DR1SS-45). Optional downrods are available in 12", 18", 24", 36", 48", 60" and 72" lengths. A downrod coupler is available for installations requiring a downrod longer than 72". Fan can be mounted on a sloped ceiling up to 27°. Most sloped ceiling installations require a standard 18" downrod or longer downrod (Measured with BPW8514-60 Blades). Optional sloped ceiling ball kits (SCB1-52) are available for slope angles greater than 27° and up to 42°. Optional close-to-ceiling kit is available as well — sold separately. Call technical support for more information.

LOCATION USE:
Fan is rated for dry, damp and wet locations. The 42 inch - 48 inch fans are for rooms up to 225 sq ft. The 52 inch - 54 inch fans are for rooms up to 400 sq ft. The 56 inch or larger fans are for room over 400 sq ft.

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ACT-2	ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
GYP. BD.-1	PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
T&G-1	WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
ACT-1	CEILING TAG

LED LAY-IN	LED LAY-IN
RECESS CAN	RECESS CAN
LED STRIP LIGHT	LED STRIP LIGHT

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

DIR. EXIT (S.M.)	DIR. EXIT (S.M.)
DIR. EXIT (C.M.)	DIR. EXIT (C.M.)
WALL PACK	WALL PACK
SUPPLY DIFFUSER	SUPPLY DIFFUSER
RETURN GRILLE	RETURN GRILLE
LINEAR DIFFUSER	LINEAR DIFFUSER

EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS
HVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL



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PROJECT INFO

Date
09.18.2025

Project No.
25-025

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

SECOND FLOOR -
LIGHTING PLAN

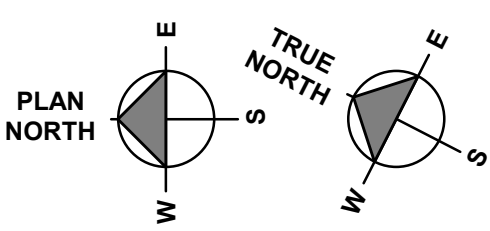
A8.2

A3.0

A3.1

A3.0

1
A8.2
SECOND FLOOR - LIGHTING PLAN
1/8" = 1'-0"



HELSINKI
EW48003-UNV
WALL

PROJECT

DESCRIPTION

Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.



EW48003-BC-UNV

Black

SPECIFICATION DETAILS

Fixture Dimensions	W5-1/4" x H6-3/4" x D5-1/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1020lm
Diffused Lumens	620lm
Voltage	120-277V
Color Temperature	3000K
CRI (d)	90CR
Optional Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or 0-10V Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wall, PFS
Illumination Direction	Up and Down
Mounting Style	All Orientation Mount
Canopy Dimensions	W6-1/8" x H5-1/8" x D1-1/8"
Paint Finish	BB02

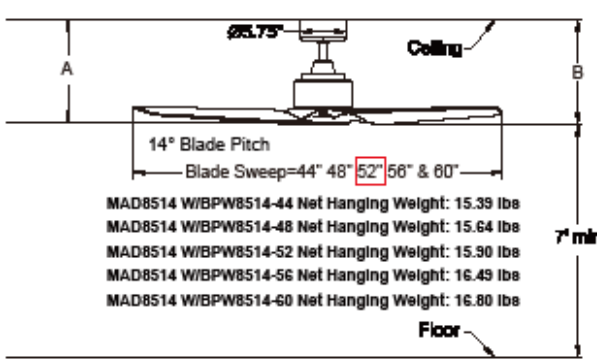
* For custom options, consult factory for details.

* For warranty information, please visit www.kuzco-lighting.com/warranty

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CANADA: 18054 28TH AVENUE - SURREY, BC V2Z 6M3
USA: 855 S. LONG MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCO-LIGHTING.COM
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TRIAIRE™ CUSTOM
MAD8514**M
Ceiling Fan



Available Finishes	
BLM	Black
DZM	Dark Bronze
GRM	Matte Greige
MMW	Matte White
SLM	Silver

	A	B
Fan w/4.5" downrod	12.42"	12.92"
Fan w/12" downrod	19.92"	20.42"
Fan w/18" downrod	26.92"	27.42"
Fan w/24" downrod	31.92"	32.42"
Fan w/30" downrod	43.92"	44.42"
Fan w/48" downrod	55.92"	56.42"
Fan w/60" downrod	67.92"	68.42"
Fan w/72" downrod	79.92"	80.42"

INSTALLATION REQUIREMENTS:

Fan must be attached to a securely anchored electrical junction box capable of withstanding a load of at least 35 lbs.

ELECTRICAL REQUIREMENTS:

Requires a grounded electrical supply line of 120 volts AC, 60 Hz, 15 amp circuit.

MOTOR SPECS:

DC-158 x 22MM sensorless DC motor is designed for optimal performance with this fan.

BLADES:

3 bladed blade sets are available in plastic materials — all sold separately. See our catalog or visit www.fananimation.com for blade options.

CONTROL OPTIONS:

A WiFi receiver and TR305 hand-held remote control are included. Push button remote control with 16 fan speeds, fresh air, reverse, ON/OFF, dimmer light levels, CCT Select (correlated color temperature selection), fan/light timer, home away, safe exit and off button. Visit the Apple App Store or Google Play Store to download the free fanSync WiFi APP and create your Fanimation fanSync account. Optional TW205 wall control is available — sold separately. Instructions are provide with each control.

LIGHTING OPTIONS:

LU8514**M - One 18-watt CCT LED (3000K/4000K/5000K).

DOWNROD OPTIONS:

Fan comes with a 1" dia. x 4.5" long downrod (DR1SS-45). Optional downrods are available in 12", 18", 24", 36", 48", 60" and 72" lengths. A downrod coupler is available for installations requiring a downrod longer than 72". Fan can be mounted on a sloped ceiling up to 27°. Most sloped ceiling installations require a standard 18" downrod or longer downrod (Measured with BPW8514-60 Blade). Optional sloped ceiling ball kits (SCB1-52) are available for slope angles greater than 27° and up to 42°. Optional close-to-ceiling kit is available as well — sold separately. Call technical support for more information.

LOCATION USE:

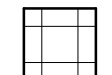
Fan is rated for dry, damp and wet locations. The 42 inch - 48 inch fans are for rooms up to 225 sq ft. The 52 inch - 54 inch fans are for rooms up to 400 sq ft. The 56 inch or larger fans are for room over 400 sq ft.

Airflow / Energy Efficiency Info Test with BPW8514-60 Blade in 60" sweep					
Fan Speed	Max CFM	CFM	CFM/Blade	Ampe	Watts
High (16*)	161	6765	230	0.42	29
Med (8*)	98	4222	593	0.13	8
Low (1*)	28	621	357	0.04	2

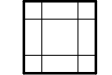
Energy Guide FTC Measured with BPW8514-60 Blades in 60" sweep				
Power (Watt)	Total Air Delivery (CFM _{h40})	Estimated Yearly Energy Cost (\$)	Ceiling Fan Efficiency (CFM/Watt)	
20	4960	6	247	

GENERAL REFLECTED CEILING PLAN NOTES:

- THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY "?????". VERIFY WITH STRUCTURAL DRAWINGS
- ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.
- ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.
- COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.



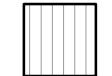
ACT-1



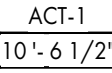
ACT-2



GYP. BD.-1



T&G-1



ACT-1

10'-6 1/2"

CEILING TAG



LED LAY-IN



RECESS CAN



LED STRIP LIGHT

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL



DIR. EXIT (S.M.)



DIR. EXIT (C.M.)



WALL PACK



SUPPLY DIFFUSER



RETURN GRILLE



LINEAR DIFFUSER

EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS

HVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL



COURT
ATKINS
GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

CREVO TANGLEWOOD

2 TANGLEWOOD DRIVE

HILTON HEAD ISLAND, SC,

29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date

09.18.2025

Project No.

25-025

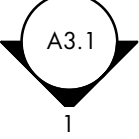
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

THIRD FLOOR -
LIGHTING PLAN

A8.3



A3.1

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THIRD FLOOR LIGHTING PLAN

1/8" = 1'-0"

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THIRD FLOOR LIGHTING PLAN

1/8" = 1'-0"

A8.3

**2 Tanglewood Drive
Crevo Tanglewood
Final - Staff Comments
September 30, 2025
DRB-000931-2025**

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: Crevo Tanglewood

DRB-000931-2025

DATE: 9/30/2025

CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☒	☐	
Sand dunes if present are not disturbed	☐	☒	☐	

COMMENTS & CONDITIONS

Staff recommend approval of the Final submittal for 2 Tanglewood Drive and Crevo Tanglewood with the following conditions:

1. Provide a materials board.
2. Any additional information as required by the Board.

**252 Wild Horse Road
Taylor Family Park
Final
September 30, 2025
DRB-000936-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Brian Witmer Company: Witmer Jones Keefer
Mailing Address: 23 Promenade St, Suite 201 City: Bluffton State: SC Zip: 29910
Telephone: 843 290 9099 Fax: _____ E-mail: brian@wjkltd.com
Project Name: Taylor Family Park Project Address: 252 Wild Horse Road
Parcel Number [PIN]: R 5 1 0 0 0 3 0 0 0 0 0 2 7 0 0 0 0
Zoning District: PR 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.

Brian Witmer

SIGNATURE

09.16.25

DATE

**252 Wild Horse Road
Taylor Family Park
Narrative
September 30, 2025
DRB-000936-2025**



NARRATIVE

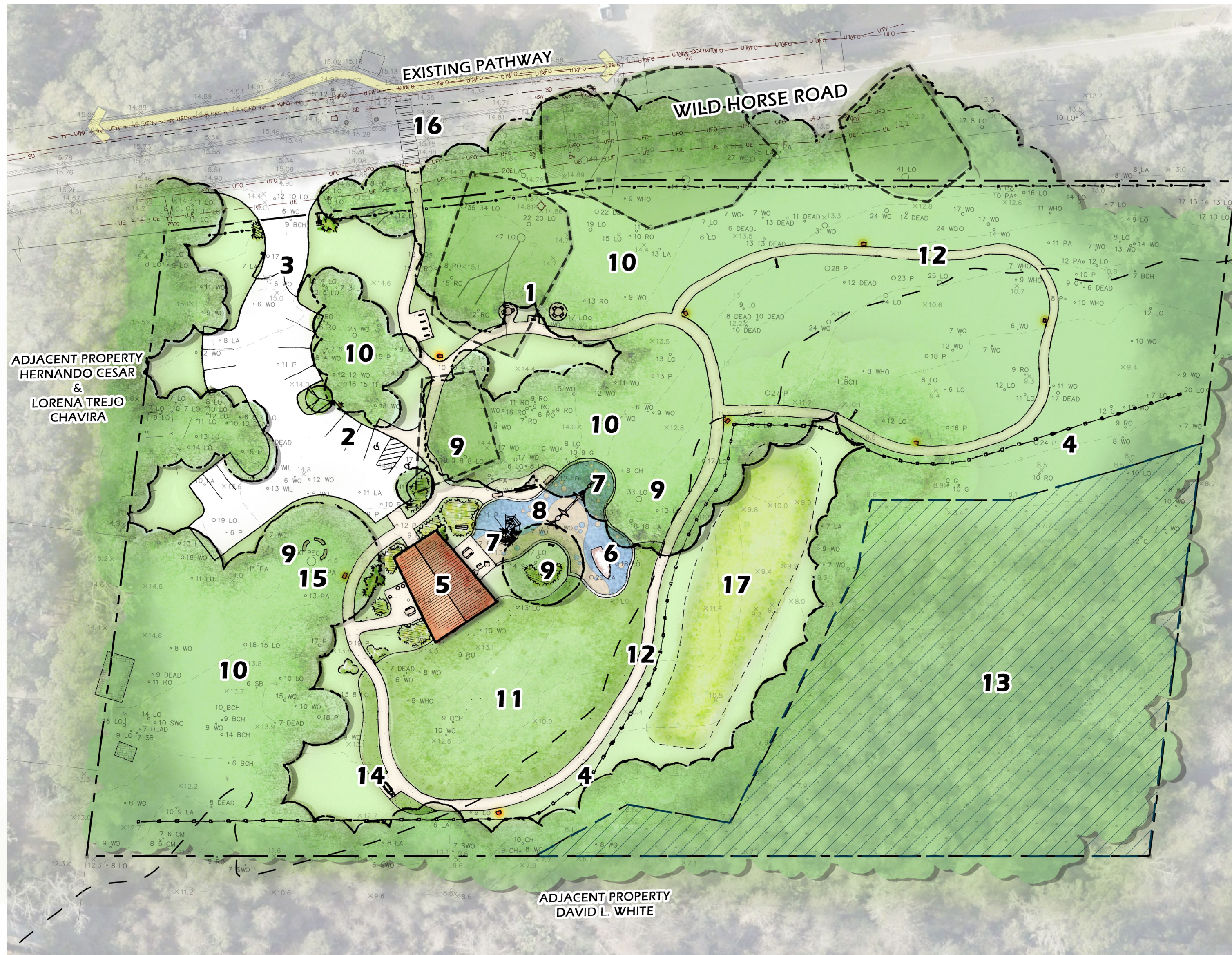
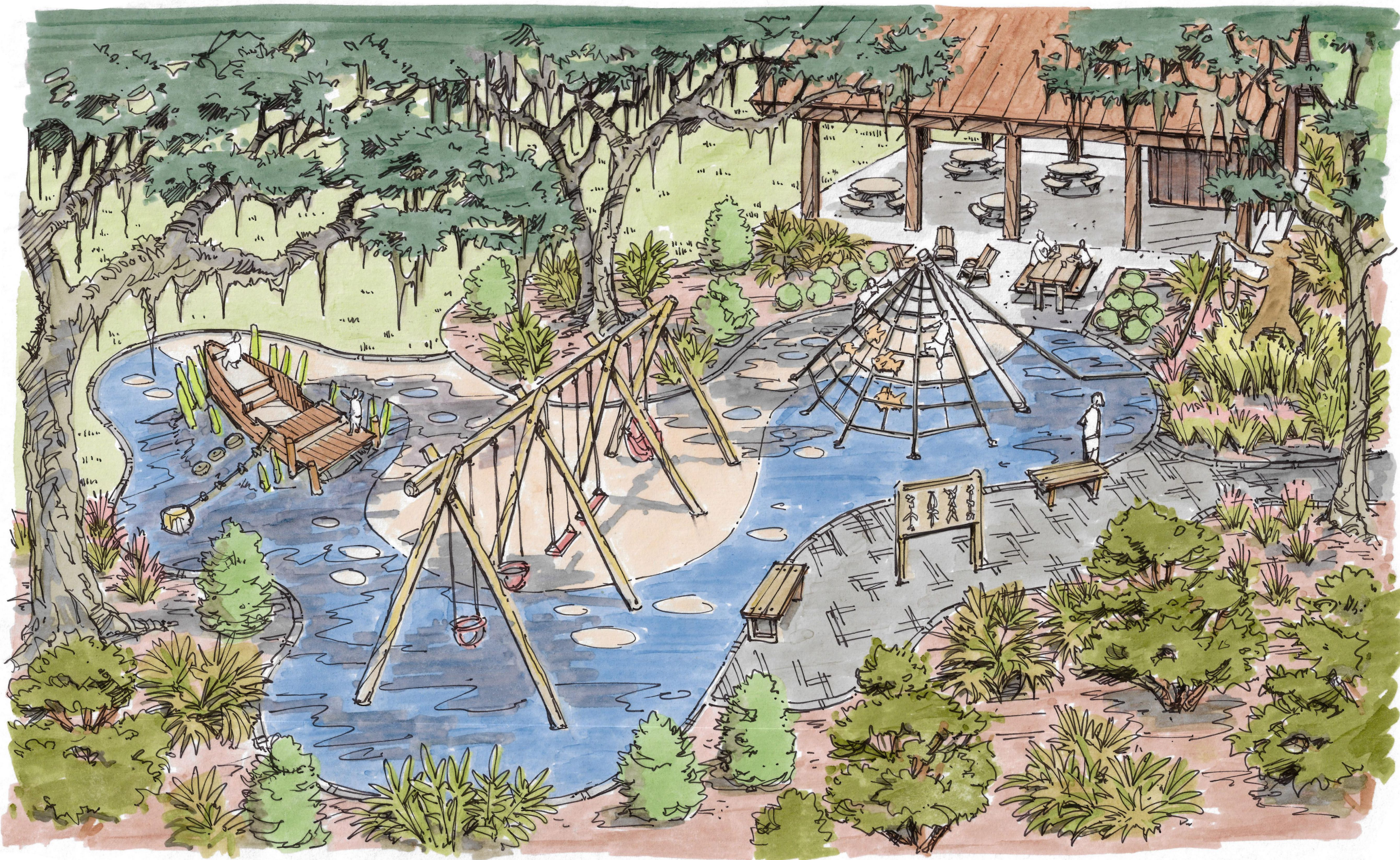
The vision for this project is to provide a neighborhood park that tells the story of this land, nestled within the Squire Pope Historic Gullah Neighborhood. Woven into that story is a commitment to honor the community's voice—incorporating the features they asked for during neighborhood meetings. These include a multi-purpose lawn, playground, swings, a pavilion with restrooms, and walking paths. Guided by the site analysis, each element has been thoughtfully placed to complement and preserve the site's natural beauty: specimen live oaks, the maritime forest, and a historically significant pecan tree.

In response to the Design Review Board's comments on the concept (08.16.25), specifications for the lighting, drinking fountain, and other pavilion fixtures have been provided for reference. A materials board with architectural color selections will be presented in person for the Board's review. Additionally, the colors of the gate and waste receptacles have been updated to dark green to better match existing Town of Hilton Head parks. An extra trash can has also been added to serve the secondary seating and grilling space.

**252 Wild Horse Road
Taylor Family Park
Final - Plan Set
September 30, 2025
DRB-000936-2025**

TAYLOR FAMILY PARK

TOWN OF HILTON HEAD ISLAND



- LEGEND**
- 1: PICNIC AREA
 - 2: PARKING (+/- 15 SPACES + 2 HC SPOTS)
 - 3: GATE
 - 4: WOOD & WIRE-MESH FENCE
 - 5: PAVILION
 - 6: BOAT PLAY FEATURE
 - 7: "LOCAL WATERS" PLAY FEATURES
 - 8: RUBBERIZED SURFACE; LOCAL WATERS INSPIRED
 - 9: UPLIGHT SIGNIFICANT TREES
 - 10: MANICURED UNDERSTORY
 - 11: ACTIVITY LAWN
 - 12: THE HISTORY PATH
 - 13: WETLAND
 - 14: SWING
 - 15: 50" PECAN TREE
 - 16: CROSSWALK
 - 17: DRY POND

CONSULTANT INFO

ALL TOPOGRAPHY, EXISTING TREES, SITE BOUNDARY, SITE SURVEY DATA, ETC. WERE TAKEN FROM DIGITAL FILES PROVIDED BY:

ATLAS SURVEYING INC.
RIDGELAND, SC.
(843) 645.9277

ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL DATA PROVIDED BY:

THOMAS AND DENZINGER
CHARLESTON, SC.
(843) 723.6651

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

THOMAS AND HUTTON ENGINEERING
SAVANNAH, GA.
(912) 234.5300

ISSUED: SEPTEMBER 16, 2025

CONTACT

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

SHEET INDEX

CS	-	COVER SHEET
L10	-	EXISTING CONDITIONS
L30	-	NOTES
L100	-	KEY SHEET - PARK
L101	-	KEY SHEET - PLAYGROUND
L500	-	PLANTING PLAN
L501	-	PLANT SCHEDULE AND DETAILS
L600	-	SITE DETAILS - 01
L601	-	SITE DETAILS - 02
L602	-	SITE DETAILS - 03
L603	-	SITE DETAILS - 04
L604	-	SITE DETAILS - 05

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEP 16, 2025
PROJECT NO.: 22-063-13
DRAWN BY: JM, ED
CHECKED BY: BW

**DRB SUBMITTAL
SET,
NOT FOR
CONSTRUCTION**

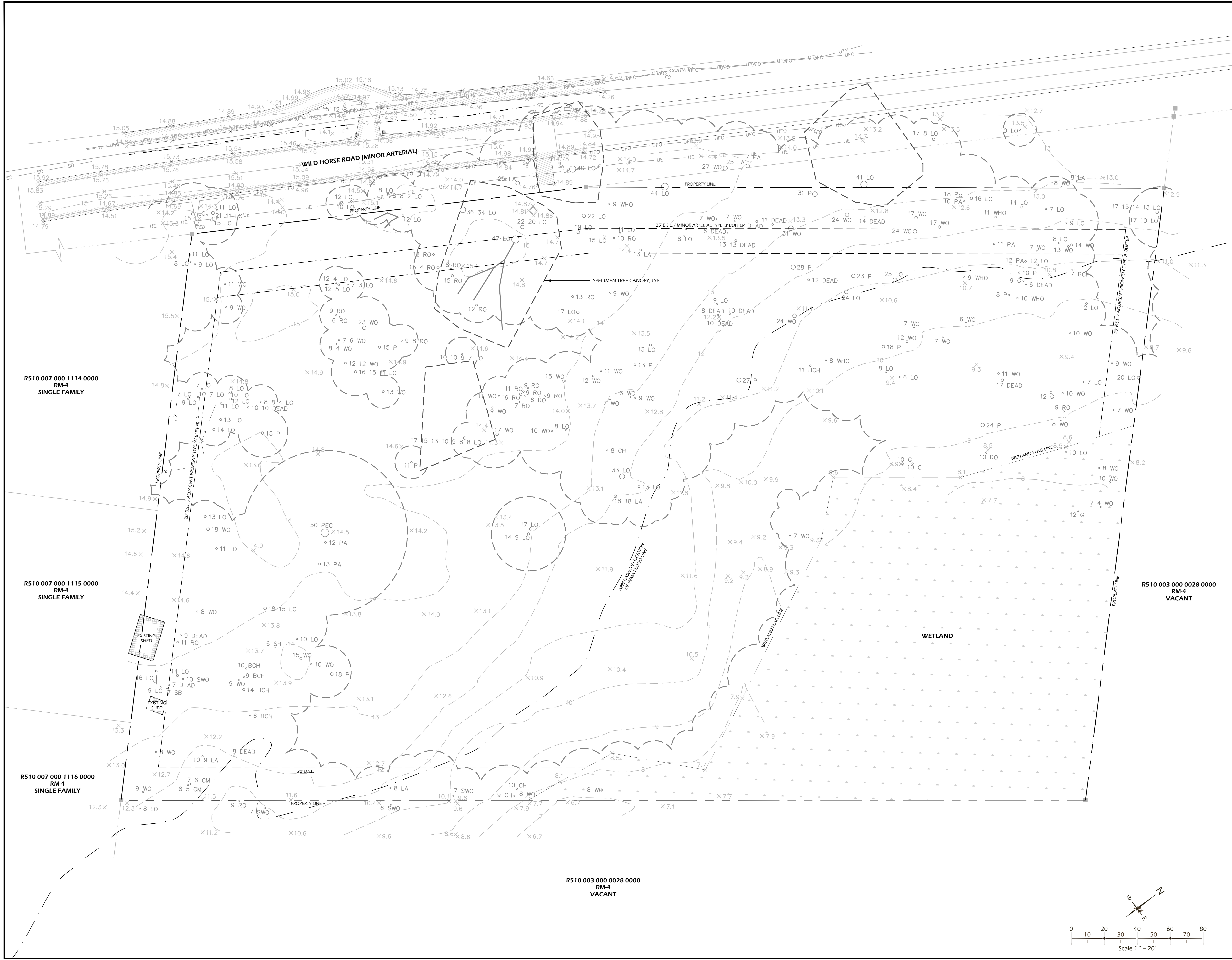
REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
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IN ANY FORM WITHOUT PRIOR WRITTEN
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THIS SHEET TO SCALE AT: 30'X42'

Witmer Jones Keefer
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph: 843.757.7411



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SITE DEVELOPMENT PLANS
 FOR
TAYLOR FAMILY PARK
 WILD HORSE ROAD
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	SEP 16, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

**DRB SUBMITTAL SET,
 NOT FOR CONSTRUCTION**

REVISIONS:

DRAWING TITLE
**REFERENCE PLAN
 EXISTING CONDITIONS**

DRAWING NUMBER
L10

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNERS OR OWNERS' REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED REGULATIONS AND CODES OF THE AMERICANS WITH DISABILITIES ACT, ALL NATIONAL, STATE, LOCAL AND OTHER AUTHORITIES HAVING JURISDICTION. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
2. EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY SURVEYING CONSULTANTS, DATED 02-14-23. THE EXISTENCE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED.
3. BEFORE BEGINNING SITEWORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF EXISTING ITEMS, INCLUDING UNDERGROUND UTILITIES AND OTHER CONSTRUCTION AFFECTING THE WORK. NOTIFY W.J.K. LTD. AND THE OWNER OR OWNERS' REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
5. REFER TO ENGINEERING PLANS FOR GRADING, DEMO, ROADS, AND UTILITIES INFORMATION.
6. FINISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
7. LOCATE AND INSTALL WORK INDICATED ON THE DRAWINGS ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
8. COMPLY WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
9. INSTALL SITE IMPROVEMENTS AND PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED SITE IMPROVEMENTS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
10. COOPERATE FULLY WITH SEPARATE CONTRACTORS WORKING UNDER SEPARATE CONTRACTS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT OR OTHER CONTRACTS. COORDINATE THE WORK OF THIS CONTRACT WITH WORK PERFORMED UNDER SEPARATE CONTRACTS.
11. COORDINATE CONSTRUCTION OPERATIONS OF DIFFERENT TRADES TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PATH OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS, OF DIFFERENT TRADES, THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.
12. OBTAIN ALL REQUIRED CONSTRUCTION RELATED PERMITS FROM AUTHORITIES HAVING JURISDICTION, INCLUDING DEMOLITION PERMIT, BEFORE STARTING WORK. RETAIN COPIES OF ALL PERMITS AT THE PROJECT SITE AT ALL TIMES.
13. ALL CONSTRUCTION SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURERS' RECOMMENDATIONS AND CODES, REGULATIONS, AND MINIMUM STANDARDS OF AUTHORITIES HAVING JURISDICTION.
14. COMPLY WITH LIMITATIONS ON THE USE OF PUBLIC STREETS AND OTHER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
15. NOTIFY AUTHORITY HAVING JURISDICTION INSPECTIONS 24 HOURS IN ADVANCE PRIOR TO BEGINNING EVERY PHASE OF THE CONSTRUCTION PROCESS.
16. AT THE DIRECTION OF THE OWNER OR OWNERS' REPRESENTATIVE, NOTIFY ELECTRICAL, WATER, SEWER, NATURAL GAS, TELEPHONE, AND CABLE TV UTILITY PROVIDER AGENCIES 24-HOUR PRIOR TO THE BEGINNING OF ANY PHASE OF THE CONSTRUCTION PROCESS. LIAISON WITH SAID UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.
17. CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
18. MAINTAIN FULL COLOR SETS OF THE CONTRACT DOCUMENTS ON-SITE FOR REFERENCE AND FOR REVIEWS BY AUTHORITIES HAVING JURISDICTION FOR INSPECTIONS.
19. CLEARLY MARK AND IDENTIFY ALL BUFFERS AND TREE SAVE AREAS BY FLAGGING AND/OR FENCING BEFORE COMMENCEMENT OF ANY LAND DISTURBANCE.
20. PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS, AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
21. ONLY FILL IS ALLOWED INSIDE THE EXISTING TREE CRITICAL ROOT ZONE (CRZ). NO CUT IS PERMITTED. NO TRENCING THROUGH CRZ. ALL FILL MATERIAL WITHIN DRIP LINES MUST BE TOPSOIL. ACCOMPLISH DEMOLITION AND CONSTRUCTION WITHIN CRZ OF EXISTING SPECIMEN TREES BY UTILIZING HAND LABOR PROCEDURES WITHOUT DAMAGING THE ROOT SYSTEM OF THE TREE. DIG OUT BY HAND AND CLEANLY CUT BACK ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIAMETER AND LARGER TO PROMOTE ROOT RE-GROWTH AND HEALTH. ROOT DISEASES ARE NOT DIED BACK.
22. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE ALLOWED WITHIN THE TREE PROTECTION AREAS.
23. PROVIDE NECESSARY EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION, INCLUDING THE DEMOLITION PHASE.
24. CONTRACTOR ACCESS FOR CONSTRUCTION SHALL BE AS DIRECTED BY THE OWNER OR OWNERS' REPRESENTATIVE.
25. PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
26. MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN ACCESS ROUTED TO ALL BUILDING ENTRANCES THROUGHOUT ALL PHASES OF CONSTRUCTION.
27. HIGH VISIBILITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
28. BARRICADES, SUFFICIENT LIGHTS, SIGNS, FLAG MEN, AND OTHER TRAFFIC CONTROL MEASURES AS DEEMED NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON PUBLIC ROADS.
29. NOTIFY W.J.K. LTD. AND THE OWNER OR OWNERS' REPRESENTATIVE OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNERS' REPRESENTATIVE WILL MAKE "IN-FIELD MODIFICATIONS", IF NECESSARY.
30. IF ANY DISCREPANCY BETWEEN ANY SHEETS IN THIS SET TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
31. DO NOT DEVIATE FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM W.J.K. LTD. AND THE OWNER OR OWNERS' REPRESENTATIVE.
32. ALL WORK PROVIDED, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.

DEMOLITION NOTES:

1. WORK DONE AHEAD OF SEQUENCE OF PHASING OR FOR TEMPORARY PROVISIONS SHALL HAVE EXISTING DISTURBED SURFACES PATCHED TO MATCH ORIGINAL CONDITIONS UNTIL NEW CONSTRUCTION REPLACES SUCH REPAIRS OR MODIFICATIONS.
2. DEMOLISH AND REMOVE OR RELOCATE EXISTING ITEMS THAT CONFLICT WITH NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
3. REMOVE ALL FENCING WITHIN LIMITS OF WORK UNLESS OTHERWISE NOTED.
4. REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
5. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
6. COORDINATE WITH OWNER OR OWNERS' REPRESENTATIVE THE REMOVAL OF ANY EXISTING LANDSCAPE MATERIALS OR SITE FEATURES WHICH THE OWNER ELECTS TO RETAIN.
7. PROPERLY DISPOSE ALL ITEMS REMOVED FROM SITE. DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES. THERE SHALL BE NO OPEN PIT OR UNCONTROLLED DISPOSAL OF MATERIALS GENERATED BY CONSTRUCTION ACTIVITIES.
8. DISPOSAL OF ALL HAZARDOUS MATERIALS SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
9. CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES THAT MAY BE DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S. THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PROPERTY OWNER'S SATISFACTION, IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS.
10. UNLESS OTHERWISE NOTED, EXISTING ITEMS WITHIN THE PROJECT LIMITS SHALL BE RETAINED IN PLACE AND PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PERIOD. ANY FACILITIES THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
11. SAVE & PROTECT ALL BUILDINGS, FOUNDATIONS, CANOPIES, FENCES, PLAY EQUIPMENT, ETC. ON THE PROPERTY, UNLESS OTHERWISE NOTED.
12. REPAIR TO EXISTING CONDITIONS ANY PAVING OR SITE FEATURE DEMOLISHED OR DAMAGED DURING INSTALLATION OF NEW RAIN LEADERS, UTILITIES OR OTHER NEW SITE FEATURES.
13. RELOCATE OR ADJUST AS NECESSARY ALL EXISTING UTILITY APPEARANCES (CLEAN CUTS, VALVE/METER BOXES AND/OR COVERS, MANHOLES, ETC.) WITHIN THE LIMITS OF THE CONSTRUCTION TO BE GRADED AT NO ADDITIONAL COST TO THE OWNER.
14. COORDINATE THE REMOVAL OF LOCATION OF EXISTING UTILITY METER BOXES, VALVES, LINES, POWER, TELEPHONE AND CABLE LINE THAT SERVE THE EXISTING BUILDING. MAINTAIN APPROPRIATE UTILITY COMPANIES.
15. REPAIR IMMEDIATELY ANY DAMAGE TO A FUTURE UTILITY.
16. REFER TO SITE UTILITY PLAN FOR RELOCATION OF REMOVAL AND REINSTALLATION AND/OR MODIFICATION OF ALL EXISTING PLUMBING FEATURES ON SITE.
17. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATIONS CAN BE MADE.
22. EROSION CONTROL NOTES (SEE ALSO EROSION CONTROL PLAN):

- a. EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
- b. PROVIDE SUD CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.
- c. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

GENERAL DISTURBANCE NOTES:

1. PROVIDE SILT FENCE AND / OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. PROPERLY MAINTAIN ALL EROSION CONTROL DEVICES DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
3. INSPECT ALL SEDIMENT AND EROSION CONTROL DEVICES AT LEAST EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.s THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, PERFORM REPAIR AND / OR MAINTENANCE AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL. REMOVE ACCUMULATED DEPOSITS OF SILT AND SEDIMENT AND SPREAD OVER SITE. INSTALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
4. INSTALL ALL PERMEABLE SEDIMENT BARRIERS PRIOR TO ANY GRADING ACTIVITY. INSTALL ALL REMAINING SEDIMENT BARRIERS AT THE EARLIEST OPPORTUNITY PERMITTED BY THE CONSTRUCTION PHASE.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
6. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
7. TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
8. COOPERATE FULLY WITH SEPARATE CONTRACTORS WORKING UNDER SEPARATE CONTRACTS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT OR OTHER CONTRACTS.
9. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC STREETS.
10. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
11. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, SHALL BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S.. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
12. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW.
 - a. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
 - b. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
14. ALL DISTURBED AREAS SHALL BE PERMANENTLY LANDSCAPED AND GRASSED AS QUICKLY AS POSSIBLE AND AS CONSTRUCTION PHASING ALLOWS.
15. ALL STORM STRUCTURES SHALL HAVE A TEMPORARY SEDIMENT TRAP AS PER DETAIL, INSTALLED THE DAY OF INSTALLATION OF SAID STRUCTURE.
16. PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
17. TEMPORARY DIVERSION BERMS AND / OR DITCHES SHALL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
18. SILT FENCE SHALL BE TYPE 'S' AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL.
19. INSTALL SEDIMENT STORAGE LEVEL MARKERS IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
20. REMOVE ACCUMULATED SEDIMENT IN SEDIMENT BARRIERS AND TRAPS ONCE 1/3 FULL AND SPRAY STABILIZE ON SITE.
21. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL TEMPORARY VEGETATION AND/OR HEAVY MULCH SHALL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN FOURTEEN (14) DAYS.
22. HYDROSEEDING: ALL LAWN AREAS SHALL BE SEEDDED WITH:
PENNYTILE GRASS (LAWN) (BROWNOTOP MILLET); TESTING 98 PERCENT PURITY AND 95 PERCENT GERMINATION; BERMUDA COMMON; TESTING 98 PERCENT PURITY AND 95 GERMINATIONS; DOMESTIC RYE; TESTING 98 PERCENT PURITY AND 90 GERMINATION. ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGE OR BAGGED, TAGGED AND SHOW WEIGHT OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

LAYOUT NOTES:

1. DESIGN DATA PROVIDED IN ELECTRONIC FORMAT IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE USED AT YOUR OWN RISK AND IS PROVIDED WITHOUT REPRESENTATIONS AND WARRANTIES. ANY CONFLICT BETWEEN THE INFORMATION REFLECTED ON THE LATEST REVISION OF THE SEALED PLAN SHEETS AND THAT PROVIDED VIA ELECTRONIC FORMAT SHALL BE RESOLVED IN FAVOR OF THE SEALED PLAN SHEETS.
2. STAKE ALL BUILDING CORNERS AND OBTAIN ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTING ANY FOOTINGS.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. BEFORE PROCEEDING TO LAYOUT THE WORK, VERIFY LAYOUT INFORMATION SHOWN ON DRAWINGS, IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT PROMPTLY FOR CLARIFICATION AND / OR CORRECTION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
5. BEFORE CONSTRUCTION BEGINS FIELD LOCATED, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND CONSTRUCTION. DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. REPORT TO OWNER, OWNERS' REPRESENTATIVE AND LANDSCAPE ARCHITECT AND EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
6. LOCATE AND LAYOUT SITE IMPROVEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
7. DO NOT SCALE DRAWINGS UNLESS OTHERWISE INDICATED.
8. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
10. CURB AND GUTTER (C&G) RADI ARE 5' UNLESS OTHERWISE NOTED.
11. INSTALL JOINTS WHERE SHOWN, ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY PACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINT BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
12. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
13. PROVIDE LIGHTING, IRRIGATION AND ANY OTHER UTILITY CONDUIT NEEDED FROM UTILITY SERVICE TO ALL LANDSCAPE AREAS.
14. INSTALL ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

GRADING NOTES:

1. ALL GRADES SHOWN ARE FINISHED GRADES.
2. ALL SPOT ELEVATIONS IN PAVING AREAS ARE AT THE BASE OF THE FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ON SITE TOPOGRAPHY, ALL ELEVATIONS ARE FINISHED GRADES. ALL NOTED ELEVATIONS ARE FINISHED GRADES. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNERS' REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH DISCREPANCY.
4. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNERS' REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH DISCREPANCY. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNERS' REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH DISCREPANCY. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNERS' REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH DISCREPANCY.
5. MAXIMUM CUT ON ANY SLOPE SHALL BE 1:1 TO 1 VERTICAL TO 1 HORIZONTAL.
6. MAXIMUM CROSS SLOPES ON HARDCAPE WALKWAYS / PATHWAYS: 2%.
7. MAXIMUM RUNNING SLOPE (GRADIENT) ON ACCESSIBLE WALKWAYS / PATHWAYS: 4.9%.
8. MAXIMUM RUNNING SLOPE (GRADIENT) ON RAMP: 8.33%.
9. IF RAMP RISE IS GREATER THAN 6", INSTALL HANDRAILS ON BOTH SIDES OF RAMP WITH 36" MINIMUM BETWEEN HANDRAILS.
10. PROVIDE SLOPED DRAINAGE AWAY FROM ALL CELESTIAL ROOFS. PROVIDE SLOPED DRAINAGE AWAY FROM ALL CELESTIAL ROOFS AND TO THE STREET OR DRAINAGE SYSTEM.
11. IF INDICATED, DRAINAGE AWAY FROM ALL CELESTIAL ROOFS SHALL BE TO THE STREET OR DRAINAGE SYSTEM.
12. ADD LANDSCAPE DEBRIS TO EXISTING PAVING AND LANDSCAPE DEBRIS TO EXISTING BUILDINGS. LOW / REPAIR AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHY SHALL BE REPAIRED TO THE EXISTING FINISHED GRADE. ADDITIONAL LANDSCAPE DEBRIS FROM OWNER, OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL BE REPAIRED TO THE EXISTING FINISHED GRADE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS, POWER, GAS, TELEPHONE, ETC. PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY. IF SETTLEMENT OCCURS.
14. EXCESS CUT MATERIAL, IF QUANTITY OF GRADING MATERIAL IS IN EXCESS OF QUANTITIES NECESSARY TO PROVIDE FINISH GRADE ELEVATIONS INDICATED ON DRAWINGS, EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE. HAULING AND DISPOSAL OF EXCESS MATERIAL SHALL BE RESPONSIBLE TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION IN OBTAINING FILL MATERIAL.
15. INSUFFICIENT MATERIAL, IF QUANTITY OF GRADING MATERIAL IS INSUFFICIENT TO PROVIDE FINISHED GRADE ELEVATIONS INDICATED ON DRAWINGS, OBTAIN ADDITIONAL FILL MATERIAL FROM AN OFF-SITE SOURCE. OBTAINING, HAULING, PLACEMENT, COMPACTION AND STABILIZATION OF FILL MATERIAL SHALL BE RESPONSIBLE FOR ABIDING BY ALL CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION IN OBTAINING FILL MATERIAL.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW-LEVEL UNOBTUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS, MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROVIDE PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC. AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WITH AND OBTAIN APPROVAL OF OWNER, OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC.
4. INSTALL ALL LIGHTING EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS, AND IN COMPLIANCE WITH CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WITH AND OBTAIN APPROVAL OF OWNER, OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC.
6. MAKE FINAL AIMING AND ADJUSTMENT AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT FOR COORDINATION AND FINAL APPROVAL.
7. PLACE ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS IN ELECTRICAL CONDUIT OR P.V.C. SLEEVES.
8. INSTALL ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
9. PROVIDE A MINIMUM OF 36" OF BURIED EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
10. CONNECT ALL LIGHTING TO AN APPROPRIATE TIMER. SET THE TIMING APPROPRIATELY FOR PROPER NIGHT-TIME ILLUMINATION. FOR APPROVAL BY OWNER OR OWNERS' REPRESENTATIVE.
11. PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
12. PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.

CONSTRUCTION NOTES:

1. THESE DETAILS / ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOW DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS' REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
3. PROVIDE SAMPLES OF THE FOLLOWING MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION:
 - 3.1. COLOR SAMPLES FOR FIVE FOR BIKE RACKS, BENCHES, CHAIRS, TRASH RECEPTACLES, PICNIC TABLES, PLAYGROUND STRUCTURES AND SIGNAGE.
 4. ALL WELDS TO BE CONTINUOUS.

WOOD CONSTRUCTION:

1. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
2. VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
4. SAND ALL WOOD MEMBERS ON ALL SURFACES AFTER ALL CUTS, APPLY SEALANT AND STAIN IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. SEAL AND STAIN ALL SIDES PRIOR TO ASSEMBLY. CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
5. PRIME AND PAINT ALL SURFACES AFTER CUTS WITH TWO COATS OF PRIMER FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
6. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
7. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THRU-HOLE BOLTS TO BE SMOOTH SHANK WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNUAL STAINLESS STEEL.
8. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.
13. WOOD WITH NATURAL FINISH TO RECEIVE TWO COATS OF CLEAR WATER SEALANT.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
 - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS.
 - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS.
 - 1.3. CLAY SILT CONTENT - THIRTY-FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
 - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH AS HARD CLODS, SOOT, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARBED PAPER, BOARDS, CHIPS, STICKS OR OTHER UNSERVICEABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AMENDED PLANTING SOIL:
 - 3.1. CONTRACTOR SHALL PROVIDE AMENDED PLANTING SOIL.
 - 3.2. THE CONTRACTOR SHALL SUPPLY A SOIL REPORT THROUGH THE LOCAL EXTENSION SERVICE OF EXISTING SOILS TO SHOW RECOMMENDED AMENDMENTS.
 - 3.3. THE CONTRACTOR SHALL SUPPLY A SECOND SOIL REPORT OF PROPOSED SOIL MIX WHICH SHALL MEET THE RECOMMENDATIONS OF THE FIRST SOIL REPORT.
 - 3.4. EXISTING AND PROPOSED SOIL REPORTS MUST BE APPROVED BY THE OWNER OR OWNERS' REPRESENTATIVE PRIOR TO ANY BACKFILLING.
 - 3.5. THE PROPOSED PLANTING SOIL MIX MUST BE APPROVED BY THE OWNER OR OWNERS' REPRESENTATIVE PRIOR TO ANY BACKFILLING.
4. ALLOWANCES:
 - 4.1. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUNDCOVERS) SHALL CONSIST OF THE FOLLOWING:
 - 4.2.1. 80% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
 - 4.2.2. 20% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
 - 4.2.2.1. 2 PARTS HUMUS AND/OR PEAT
 - 4.2.2.2. 1 PART STERILIZED COMPOSTED COW MANURE
 - 4.2.2.3. 1 PART SHREDDED, COMPOSTED HARDWOOD MULCH
 - 4.3. PLANTING SOIL MIX FOR PERENNIAL BEDS CONSIST OF THE FOLLOWING:
 - 4.3.1. 70% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
 - 4.3.2. PREPARED ADDITIVES SHALL BE PER SOIL REPORT VOLUME AS FOLLOWS:
 - 4.3.2.1. 2 PARTS HUMUS AND/OR PEAT
 - 4.3.2.2. 1 PARTS SHREDDED, COMPOSTED HARDWOOD MULCH
 - 4.3.2.3. 1 PART 50% STERILIZED COMPOSTED COW MANURE AND ANGULAR BUILDERS SAND)
 - 4.3.3. GYPSUM, LIME AND COMMERCIAL FERTILIZER SHALL ONLY BE USED AS PRESCRIBED IN THE SOIL REPORT.
 - 4.3.4. ALLOWANCES SUBJECT TO CHANGE BASED ON SOIL REPORT.
 5. AFTER ALL DEMOLITION, CLEARING AND LANDSCAPE IS COMPLETED, STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
 6. PRIOR TO STOCKPILES OF TOPSOIL, SCREEN TOPSOIL WITH ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. PROVIDE QUALITY OF STOCKPILED TOPSOIL, IN CUBIC YARDS, TO THE OWNER OR OWNERS' REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 7. IF AMOUNT OF SCREENED TOPSOIL, STOCKPILED FROM STRIPPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), CONTRACTOR SHALL OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
 8. BEFORE SPREADING SCREENED TOPSOIL, LOOSEN SUBGRADE OF LAWN AREAS (SODDED OR SEEDDED) TO A MINIMUM DEPTH OF 14 INCHES. PREPARE AREA BY REMOVING STONES OVER ONE (1) INCH IN SIZE. ALL STOCKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER VIA TWO PERPENDICULAR PASSES WITH A "ROCKHOUND ATTACHMENT" AND HAND RAKING. REMOVE ALL DEBRIS FROM SITE. PREPARE THE AREA TO BE SODDED BY THOROUGHLY CULTIVATING, DISCING, HAND RAKING, ETC. AS NECESSARY TO PRODUCE A SMOOTH EVEN GRADE.
 9. FOR PIT AND TRENCH TYPE BACKFILL, MIX AMENDED PLANTING SOIL BEFORE BACKFILLING, AND STOCKPILE AT SITE.
 10. FOR PLANTING BEDS AND LAWNS, MIX AMENDED PLANTING SOIL BEFORE PLANTING OR APPLY AMENDMENTS ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.

PLANTING NOTES:

1. ROOT PRUNE ROOTS THAT WILL CAUSE POTENTIAL CONFLICT WITH NEW DRIVE AISLES AND PERVIOUS PARKING SPACES. CONTRACTOR TO COORDINATE WITH OWNER ON LANDSCAPE ARCHITECT PRIOR TO PRUNING.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK AND WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO PLANS. THE PLANT SCHEDULE IS PROVIDED FOR CONTRACTORS' CONVENIENCE ONLY. REPORT TO LANDSCAPE ARCHITECT PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
3. WHEN BID / PROPOSAL IS SUBMITTED, PROVIDE VERIFICATION THAT SPECIFIED PLANT MATERIAL IS AVAILABLE.
4. PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY INDICATED ON DRAWINGS AND COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
5. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURE PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
6. SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION REQUIRED BY AUTHORITIES HAVING JURISDICTION. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.
7. PACKAGE STANDARD PRODUCTS WITH MANUFACTURERS' CERTIFIED ANALYSIS.
8. PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER OR OWNERS' REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
9. OWNER, OWNERS' REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAINS THE RIGHT TO OBSERVE PLANT MATERIAL FOR SIZE AND CONDITIONS OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATER DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIMES DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
10. FREELY SUBSTITUTE ROOT TYPE, IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
11. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL, INSTALLED PRIOR TO LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE SHALL BE DOWN WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNERS' REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
12. REFER TO SLOPE AMENDMENT NOTES FOR PLANTING SOIL INFORMATION.
- 13.1. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF SIX (6) INCHES USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER TWO (2) INCHES IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEOUS MATTER.
- 13.2. PREPARE AMENDED PLANTING SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES AND ELEVATIONS SHOWN. AFTER LIGHT ROLLING AND NATURAL SETTLEMENT, PLACE APPROXIMATELY ONE-HALF (1/2) OF TOTAL AMOUNT OF PLANTING SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE PLANTING SOIL.
- 13.3. PRE-EMERGENT WEED CONTROL: ALL AREAS TO BE PLANTED SHALL BE TREATED WITH SCOTTS PRO GROW ORNAMENTAL HERBICIDE 2 (GRANULAR), OR APPROVED EQUAL AT THE RATE OD TWO AND A HALF (2 1/2) POUNDS PER THOUSAND (1000) SQUARE FEET.
14. EXCAVATION FOR TREES AND SHRUBS:
 - 14.1. EXCAVATE PIT, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
 - 14.2. ALLOW FOR FOUR (4) INCHES SETTING LAYER OF PLANTING SOIL MIXTURE.
 - 14.3. FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS, MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL DEPTH AND DEEP ENOUGH TO THE BALL DEPTH PLUS FOLLOWING ALLOWANCE FOR SETTING BALL ON A LAYER OF COMPACTED BACKFILL.
 - 14.4. FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER. GROWN AND DEFTED STOCK REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
 - 14.5. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
 - 14.6. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
 15. PLANTING TREES AND SHRUBS:
 - 15.1. DO NOT BREAK ROOT BALL.
 - 15.2. SET PLANTS ON LAYER OF COMPACTED PLANTING SOIL MIXTURE. PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES. REMOVE BURLAP FROM SIDES OF B&B BALLS; RETAIN ON BOTTOMS. CUT GANS ON TWO (2) SIDES OF CONTAINER BALLS WITH APPROVED CAN CUTTER.
 - 15.3. DO NOT CUT OR INJURE ANY OTHER PLANTS OR BACKFILLING.
 - 15.4. IMMEDIATELY SOAK NEW PLANTINGS WITH WATER.
 - 15.5. MULCH ALL PLANTING BEDS AND TREE RINGS TO A MINIMUM 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
 - 15.6. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS INDICATED IN PLANTING DETAILS.
 - 15.7. FINE GRADE AND HAND RAKE SMOOTH AND FREE OF DEBRIS LANDSCAPE PLANTING AND / OR MULCHED AREAS.
 - 15.8. PRUNE, THIN OUT AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SHAPE. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. IF ANY PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MIS-FORMED STOCK RESULTING FROM IMPROPER PRUNING.
 16. PLANTING GROUNDCOVER:
 - 16.1. SPACE PLANTS AS SHOWN OR SCHEDULED.
 - 16.2. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
 - 16.3. MULCH AREAS BETWEEN GROUNDCOVER PLANTS, PLACE NO LESS THAN 3" THICK.
 17. DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
 18. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGES TO LANDSCAPE WORKS AS DIRECTED.
 19. IMMEDIATELY AFTER LAWNS AND PLANT MATERIALS ARE PLANTED, BEGIN LAWN AND PLANT MAINTENANCE AND CONTINUE THROUGHOUT A ONE YEAR MAINTENANCE PERIOD. MAINTENANCE INCLUDES WATERING, WEEDING, SETTLING AND PRUNING OF THE LANDSCAPE WORK.
 20. PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
 21. GUARANTEE AND REPLACE AS NECESSARY SEASONAL COLOR FOR THREE MONTH TIME FRAMES.
 22. EXISTING SIGNIFICATION AND SPECIMEN TREES WITHIN THE DISTURBED AREA WILL REQUIRE A PRE-CONSTRUCTION AND POST-CONSTRUCTION TREE SURVEY. TREE SURVEY SHALL BE CONDUCTED BY AN ARBORIST. THE ARBORIST SHALL BE THE DESIGNATED ARBORIST. ARBORIST TO COORDINATE TREATMENT SCHEDULES WITH OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TURF OR SOD IS BEING INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD, AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
- 5.



PAVING SCHEDULE				
CALL-OUT	SYMB.	DESCRIPTION	DETAIL	
2.1		PAVER WALK	1/L600	
2.2		TABBY CONCRETE WALK	2/L600	
2.3		NATURE TRAIL	3/L600	
NA		BORDER (REFER TO DETAIL 1/L600)	NA	

FENCING, GATES, BARRIERS SCHEDULE				
CALL-OUT	SYMB.	DESCRIPTION	DETAIL	
7.1		FENCE (WILD HORSE ROAD)	6/L600	
7.2		FENCE (PERIMETER)	7/L600	
7.3	NA	GATE (ENTRY)	8/L600	
7.4	NA	GATE (PERIMETER)	9/L600	

- KEY SHEET REFERENCE NOTES:**
- TIE PROPOSED PAVERS INTO EXISTING ASPHALT EVENLY AND SMOOTHLY.
 - FINAL LOCATION OF SITE FENCING, FEATURES, SIGNAGE, AND FURNISHINGS TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
 - PROPOSED IMPROVEMENTS BY OTHERS, N.C., SHOWN FOR REFERENCE ONLY (PARKING LOT). COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
 - PROPOSED IMPROVEMENTS BY OTHERS, N.C., SHOWN FOR REFERENCE ONLY (BIORETENTION POND). COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
 - RELOCATE PLACARD AND INCORPORATE INTO PAVILION. SEE ARCHITECT'S PLANS FOR FINAL LOCATION. REMOVE SIGNAGE PEDESTAL AND DEPOSE OF OFF-SITE.
 - BID ALTERNATE FOR NATURE TRAIL - 5' WIDE PAVER WALK. REFER TO DETAIL 1/L600.
 - BID ALTERNATE FOR ADDITIONAL TRAIL MARKER SIGNS.
 - GENERAL CONTRACTOR TO COORDINATE OYSTER SHELL WIND CHIMES PURCHASE & INSTALLATION WITH SPARK FORMATION (CONTACT: JASMINE WHITE. EMAIL: JASMINEDANIELWHITE@GMAIL.COM)
 - GENERAL CONTRACTOR TO COORDINATE PAINTED PARKING SPACES INSTALLATION WITH SPARK FORMATION (CONTACT: JASMINE WHITE. EMAIL: JASMINEDANIELWHITE@GMAIL.COM)

SIGNAGE SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
8.1		1	ENTRY SIGN	1/L601
8.2		1	WELCOME SIGN	2/L601
8.3		5	TRAIL MARKER SIGN	3/L601
8.4		1	E.V. CHARGING SIGN	4/L601
8.5		2	CHILDREN'S TRAIL MARKER	6/L601

NOTE: SIGNAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FEATURES LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
9.1	SWING (ARBOR)	7/L601
9.2	DOG WASTE STATION	3/L602

SITE FURNISHINGS SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
13.1		3	ADIRONDACK CHAIR	1/L603
13.2		3	CURVED BENCH	2/L603
13.3		2	PICNIC TABLE	3/L603
13.4		5	ROUND PICNIC TABLE (STANDARD)	4/L603
13.5		2	ROUND PICNIC TABLE (ADA)	5/L603
13.6		4	BIKE RACK	6/L603
13.7		2	GRILL	7/L603
13.8		1	E.V. CHARGING STATION	8/L603
13.9		3	TRASH CAN	9/L603

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

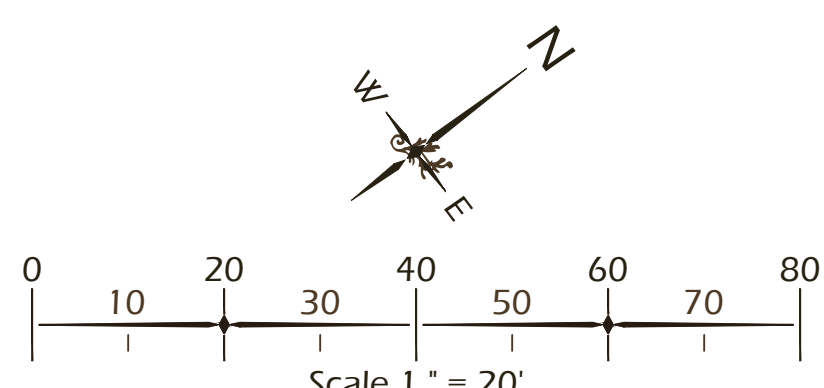
DEVELOPMENT SUMMARY:

ZONING: PR - PARKS AND RECREATION
OVERLAY: COD - ROW ARTERIAL
USE OF PROPERTY: PUBLIC PARK

GROSS SITE ACRES: 4.9 ACRES
NET ACRES (GROSS-TIDAL): 4.9 ACRES
DISTURBED ACRES: 3.9 ACRES

MAXIMUM ALLOWED IMPERVIOUS AREA: 45%
PROPOSED IMPERVIOUS AREA: 15%

PROPOSED NUMBER OF PARKING SPACES: 15 SPACES
(REFER TO CIVIL ENGINEER'S PLANS FOR PARKING SPACE DETAILS).



W. Jones-Keeper Ltd.
landscape architecture
land planning

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT 30"x42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEP 16, 2025
PROJECT NO.: 22-063-13
DRAWN BY: JM, ED
CHECKED BY: BW

DRB SUBMITTAL
SET,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET - PARK

DRAWING NUMBER
L100



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PAVER WALK	1/L600
2.2		RIBBON CURB	4/L600
NA		BORDER (REFER TO DETAIL 1/L600)	NA
2.3		PLAY SURFACE	4/L604

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

SIGNAGE SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
8.1		1	PLAYGROUND RULES SIGN	5/L601

NOTE: SIGNAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FEATURES LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
9.1	CAST NET BOARD	1/L602
9.2	FISHERMAN STATUE	2/L602
16.1	FISHERMAN'S NET	1/L604
16.2	BATEAU BOAT	2/L604
16.3	SWING SET	3/L604

LANDSCAPE DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		FRENCH DRAIN (60 L.F.)	7/L602

NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
12.1		1	HOSE BIB	8/L602

NOTE: UTILITY SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FURNISHINGS SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
13.1		2	BENCH	9/L602

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

- KEY SHEET REFERENCE NOTES:**
- FINAL LOCATION OF SITE SIGNAGE, FEATURES, AND FURNISHINGS TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
 - PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (PLAYGROUND EQUIPMENT AND SURFACE). COORDINATE WITH PLAYGROUND COMPANY AS REQUIRED.
 - TIE RIBBON CURB INTO PLAYGROUND SURFACE EVENLY AND SMOOTHLY.
 - TIE FRENCH DRAIN INTO STORM DRAINAGE SYSTEM (REFER TO CIVIL ENGINEER'S PLANS).
 - GENERAL CONTRACTOR TO COORDINATE BATEAU BOAT MURAL INSTALLATION WITH SPARK FORMATION (**CONTACT:** JASMINE WHITE, **EMAIL:** JASMINEDANIELWHITE@GMAIL.COM)

landscaping architecture
landscape planning

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THIS SHEET TO SCALE AT: 30"X42"

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SITE DEVELOPMENT PLANS
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WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

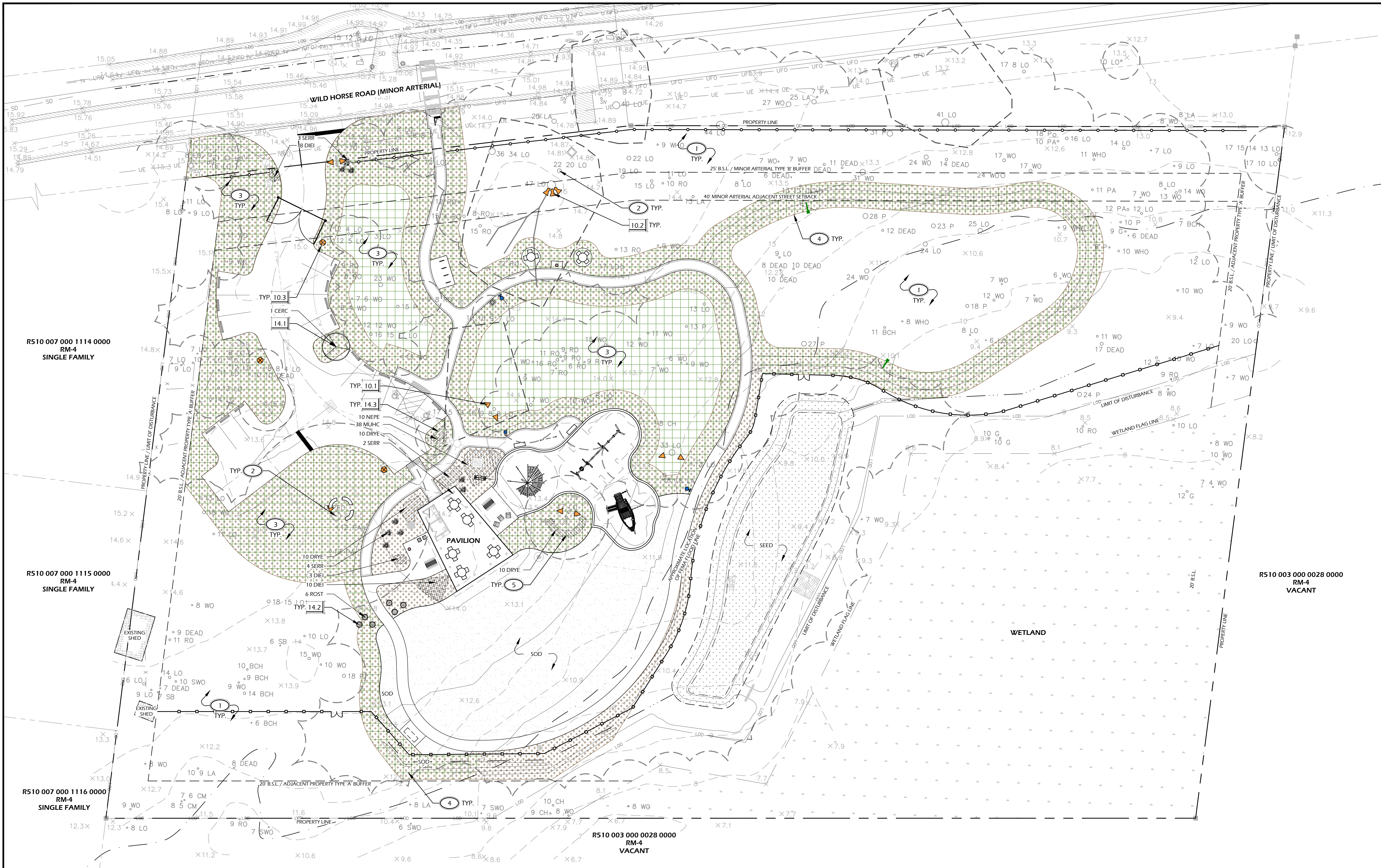
DATE:	SEP 16, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

**DRB SUBMITTAL
SET,
NOT FOR
CONSTRUCTION**

REVISIONS:

DRAWING TITLE
**KEY SHEET -
PLAYGROUND**

DRAWING NUMBER
L101



PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	SHRUB PLANTING	3/L501
14.3	GROUND COVER PLANTING	4/L501

SOD AND MULCH LEGEND	
SYMB.	DESCRIPTION
[Symbol]	SOD
[Symbol]	SEED
[Symbol]	MULCH (REFER TO NOTE 4)
[Symbol]	THIN & UNDERBRUSH (REFER TO NOTE 3)

NOTE: REFER TO PLANT SCHEDULE, SHEET L501, FOR AREA/QUANTITIES AND PRODUCT SPECIFICATIONS.

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	9	UP LIGHT	4/L602
10.2	[Symbol]	3	DOWN LIGHT	5/L602
10.3	[Symbol]	4	STREET LIGHT	6/L602

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

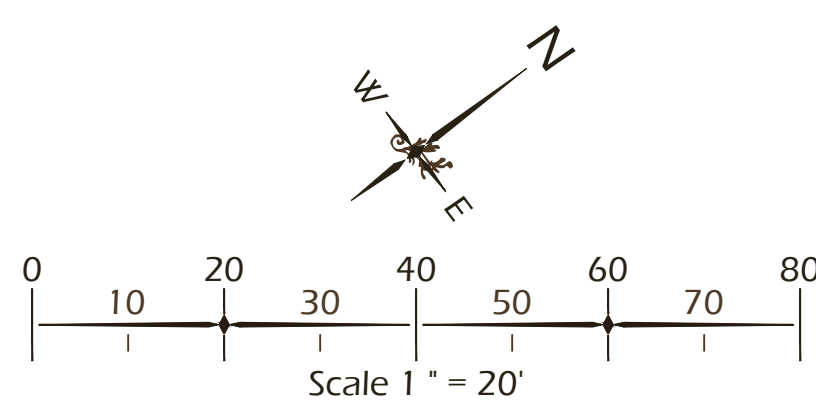
PLANTING REFERENCE NOTES:

- EXISTING VEGETATION TO REMAIN.
- EXISTING TREES TO REMAIN.
- SELECTIVELY THIN AND UNDERBRUSH. REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS + 10' ALONG SIDE OF WALKWAY / ALONG BED EDGE.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- CAREFULLY EXCAVATE PLANTING PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
SHRUBS		
ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
SERR	Serenoa repens	Saw Palmetto
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
NEPE	Nephrolepis exaltata	Sword Fern
DRYE	Dryopteris erythrosora	Autumn Fern
GROUND COVERS, VINES & PERENNIALS		
DIEL	Dietsa dioides	White African Iris

NOTE:
PERIMETER LANDSCAPE BUFFERS WILL BE MET WITH EXISTING VEGETATION TO BE PRESERVED. WJK WILL COORDINATE AND/OR CONFIRM WITH THE TOWN OF HILTON HEAD ISLAND'S NATURAL RESOURCE DEPARTMENT

SEE SHEET L501 FOR ACI & BUFFER CALCULATIONS.



SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

**DRB SUBMITTAL
SET,
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CONSTRUCTION**

REVISIONS:

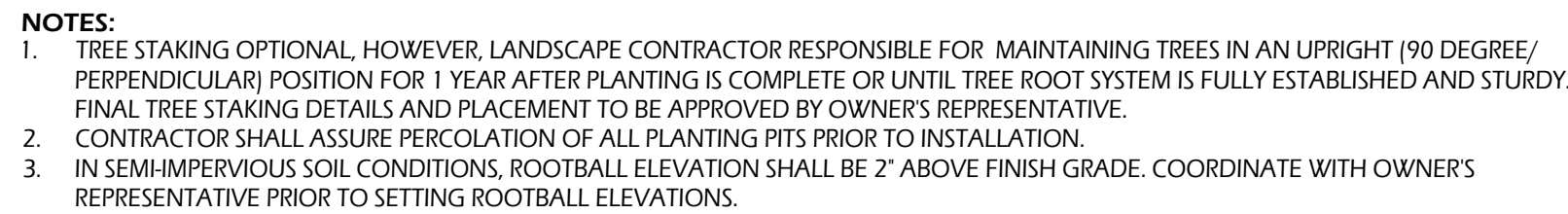
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PLANTING PLAN

DRAWING NUMBER

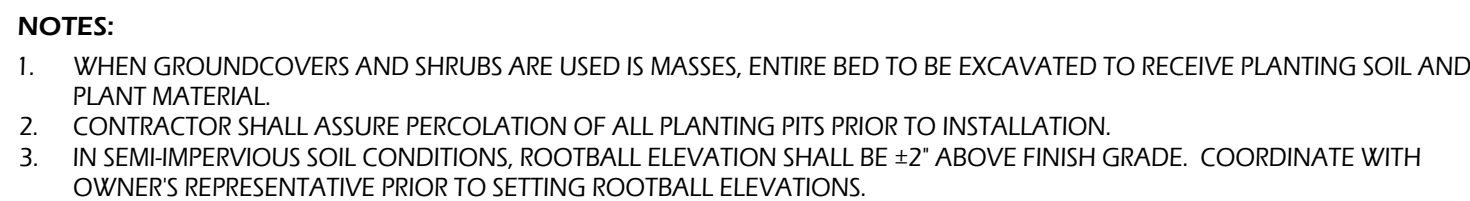
L500

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THIS SHEET TO SCALE AT 30"x42"

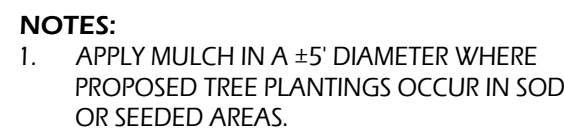
Walter Jones-Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
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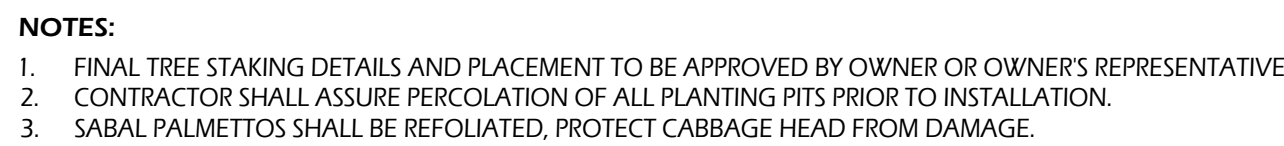
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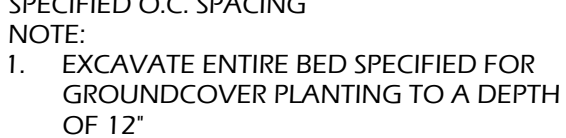
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SCALE: N.T.S.

OVERSTORY TREES: 3 TREES PER 100 LF - 18 TREES REQUIRED (23 EXISTING)
UNDERSTORY TREES: 6 TREES PER 100 LF - 35 TREES REQUIRED (3 EXISTING)
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 59 SHRUBS REQUIRED

OVERSTORY TREES: 2 TREES PER 100 LF - 5 TREES REQUIRED (4 EXISTING)
UNDERSTORY TREES: 3 TREES PER 100 LF - 7 TREES REQUIRED (4 EXISTING)
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 20 SHRUBS REQUIRED

OVERSTORY TREES: 2 TREES PER 100 LF - 7 TREES REQUIRED (10 EXISTING)
UNDERSTORY TREES: 3 TREES PER 100 LF - 10 TREES REQUIRED (4 EXISTING)
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - 28 SHRUBS REQUIRED

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
UNDERSTORY TREES								
1	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
SHRUBS								
6	ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12'-18"	12'-18"	3 gal.	36" O.C.	Full
9	SERR	Serenoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
38	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
10	NEFE	Nephrolepis exaltata	Sword Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
30	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
21	DIEI	Dietsa iridoides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
12,200	SODSF	-	Empire Zoysia Sod	-	-	-	-	-
7,600	SEEDSF	-	Seed Mix	-	-	-	-	Dry Pond Area
35,300	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

Pre-Development Non-Buffer ACI															
	CAT. I					CAT. II					CAT. III				
Species Abundance	LO	LA	BCH	G	PEC	SWO	WO	RO	CH	SB	WHO	WIL	PA	P	
Colaptes auratus	80	36	14	19	50	15	25	19	8	6	9	11	15	28	
	40	20	11	12			17				9	21	13	27	
	36	19	10	10			24	16			9		12	24	
	24	9					12				8		12	23	
	33	13	9	9			23	13			8		11	19	
	19	11	7				12				7		11	18	
	24	10	6				17	12							
	23	10					17	11						17	
	21	6					17	11						16	
	20	7					17	10						15	
	19						26	10						15	
	18						15	9						13	
	17						14	9						12	
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Pre-Development Buffer ACI										
	CAT. I								CAT. II	
Species Abbrev.	LO	LA	BCH	SWO	WO	CH	SB	WHO	PA	PI
Caliper Inches	70	17	9	7	31	10	7	11	10	31
	59	8			24	9			7	18
	47	6			17					
	44				17					
	42				9					
	27				9					
	22				9					
	20				8					
	17				8					
	16				7					
	16				7					
	14				7					
	12									
	11									
	9									
	9									
	9									
	7									
	7									
	7									
Species Totals	474	31	9	7	153	10	7	11	10	49
Subtotals		CAT. I	514			CAT. II			CAT. III	59
Tree Value Factor								0.75		0.5
Category ACI			514				147.75		29.5	
							TOTAL ACI		691.25	

REPLACEMENT PLANTING REQUIRED: POST-DEVELOPMENT ACI EXCEEDS STANDARD ACI
NO REPLACEMENT PLANTINGS ARE REQUIRED

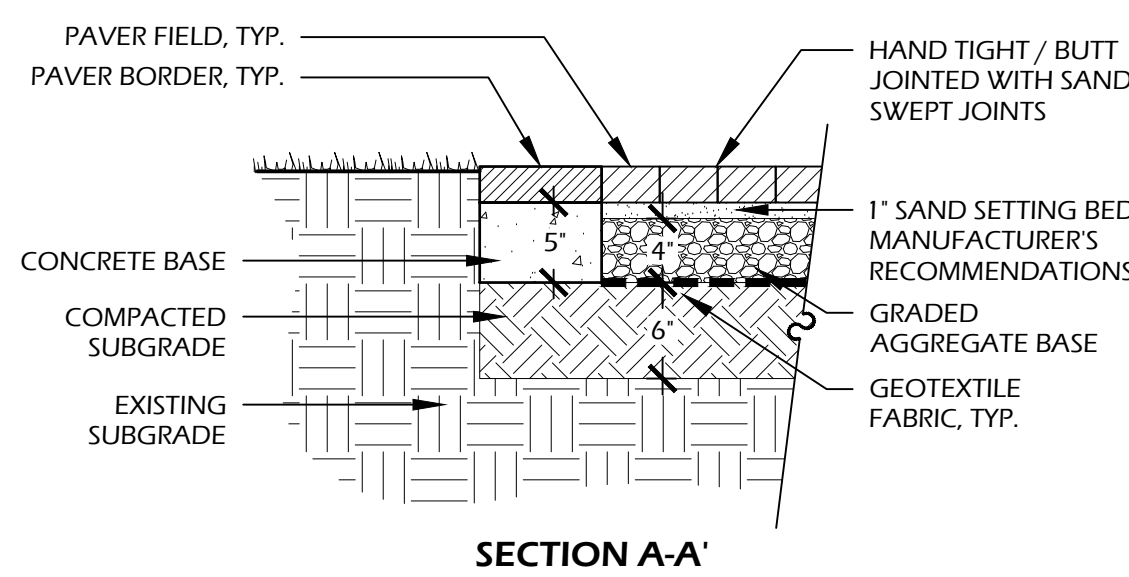
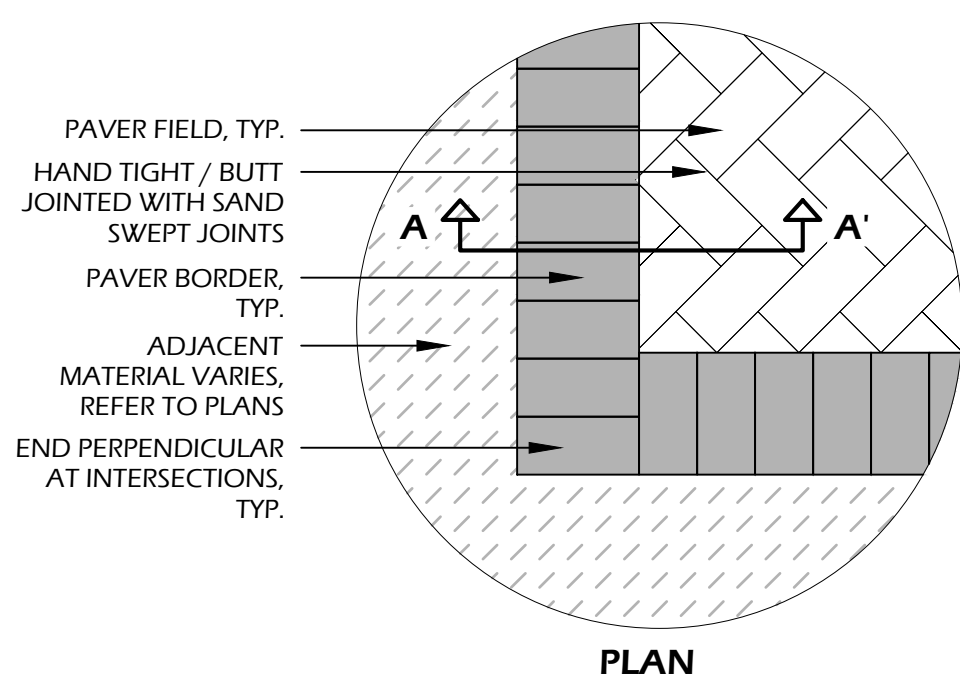
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Post-Development Buffer ACI										
Species Abbrev. Caliper Inches	CAT. I							CAT. III		
	LO	LA	BOH	SWO	WO	CH	SB	WHO	PA	P
	70	8		7	31	10	7	11	10	31
	59	6			24					18
	47				17	9				
	44				17					
	42				9					
	27				9					
	22				9					
	20				8					
17				8						
16				7						
16				7						
14				7						
12										
11										
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7										
Species Totals	474	14	0	7	153	19	7	11	10	49
Subtotals	CAT. I			488	CAT. II			197	CAT. III	59
Tree Value Factor								0.75		0.5
Category ACI	488						147.75	29.5		
							TOTAL ACI		665.25	

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DRAWING NUMBER

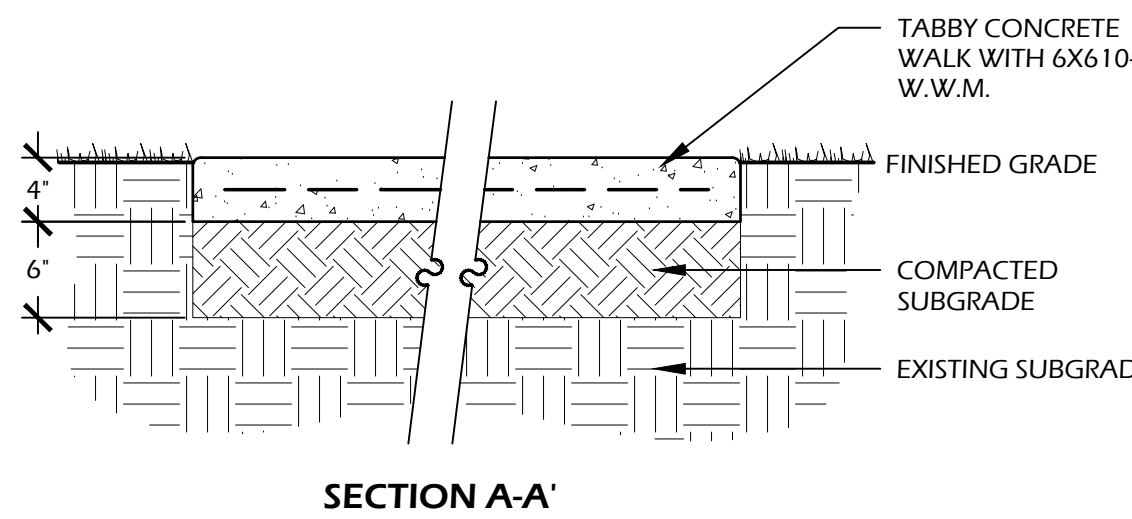
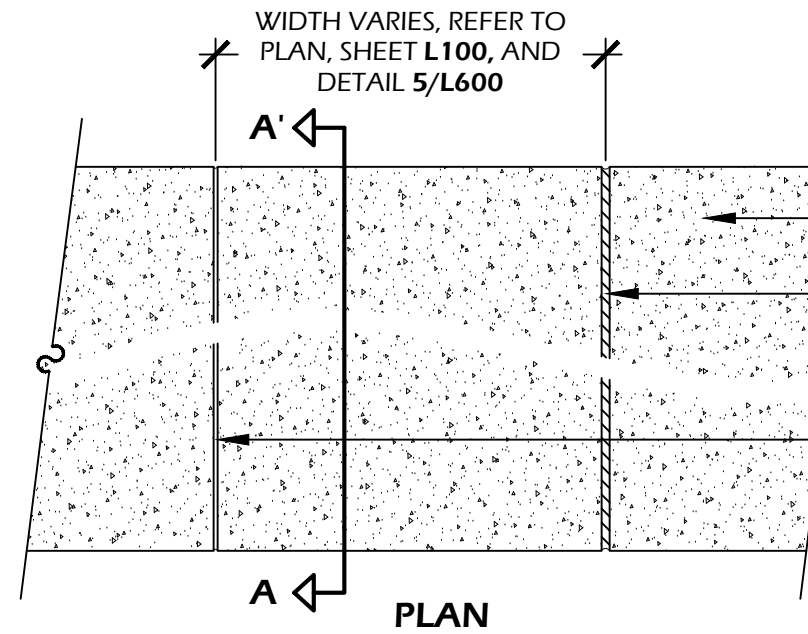
L50 1



PAVER MANUFACTURER INFORMATION:
MANUFACTURER: LOW COUNTRY PAVERS

PAVER: PLANTATION PAVES WITH TABBY FINISH
COLOR: BATTERY GRAY
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, SHEET L100, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEEP

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

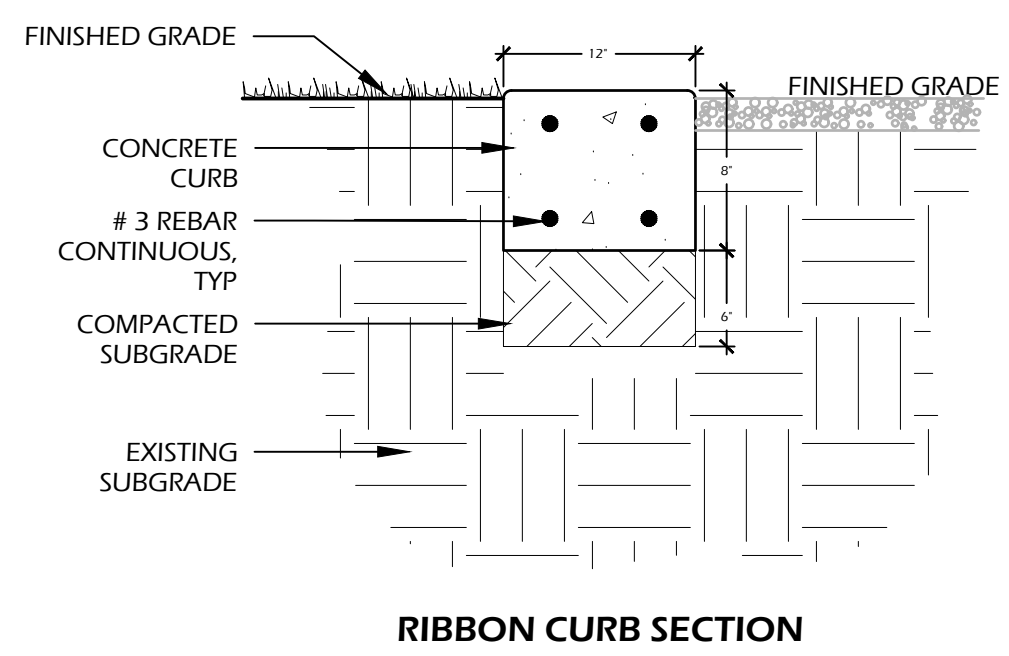
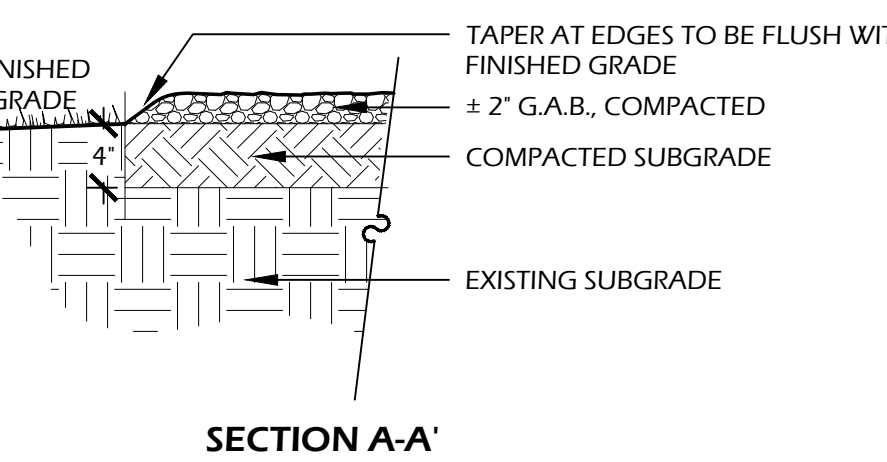
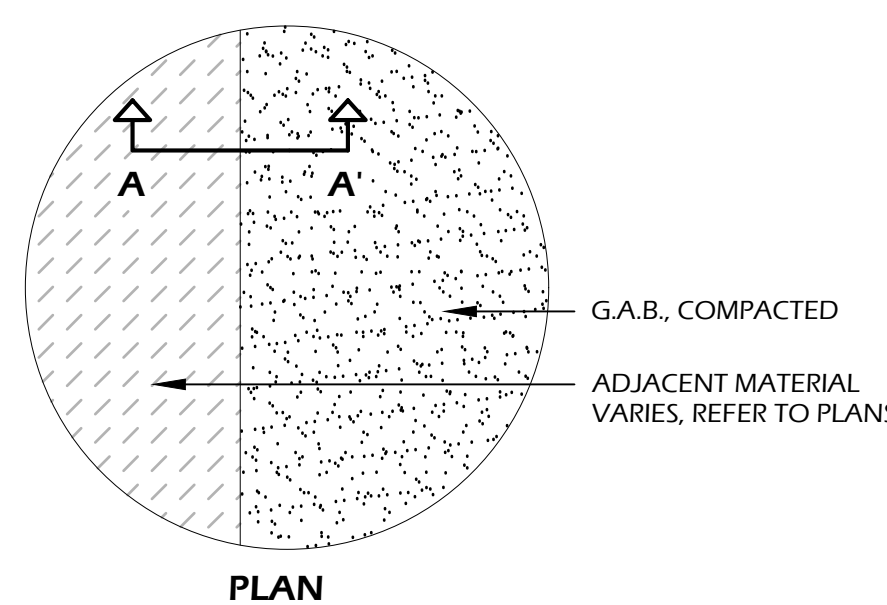


CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2 AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

NOTES:
1. PROVIDE 1% MIN. 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN [SHEET L100] FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"x4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: SMOOTH FINISH

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

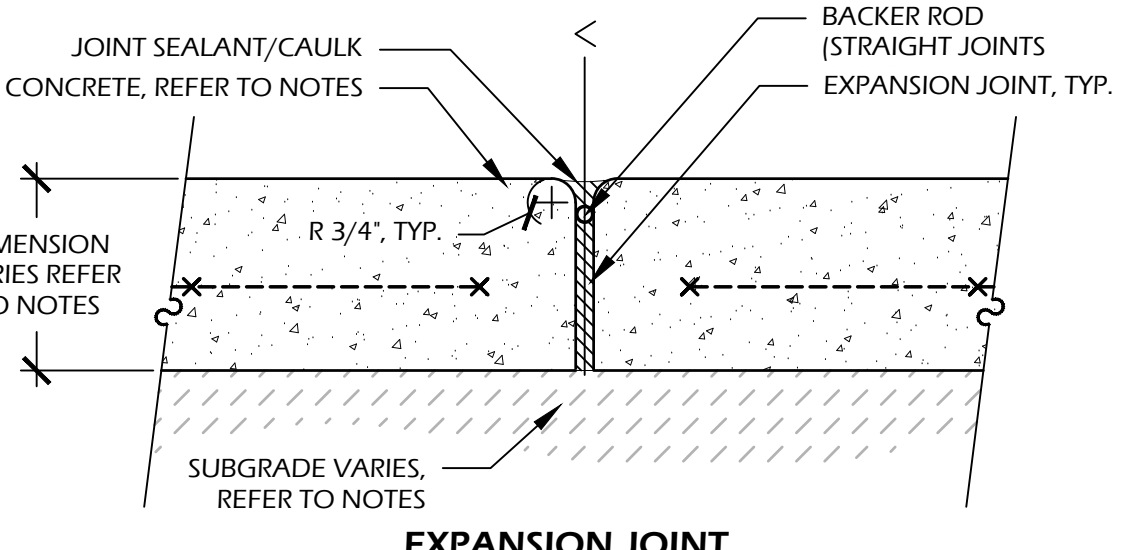
NOTES:
1. REFER TO SHEET L101 FOR LOCATIONS OF RIBBON CURB.
2. CONTRACTOR SHALL PROVIDE A 2" LENGTH SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
3. EXPANSION JOINTS TO BE PROVIDED ADJACENT TO ALL PROPOSED AND EXISTING CONCRETE.
4. CONTRACTOR TO CONFIRM LAYOUT OF RIBBON CURB WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

1 // L600 PAVER WALK
SCALE: 1" = 1'-0"

2 // L600 TABBY CONCRETE WALK
SCALE: 1" = 1'-0"

3 // L600 NATURE TRAIL
SCALE: 1" = 1'-0"

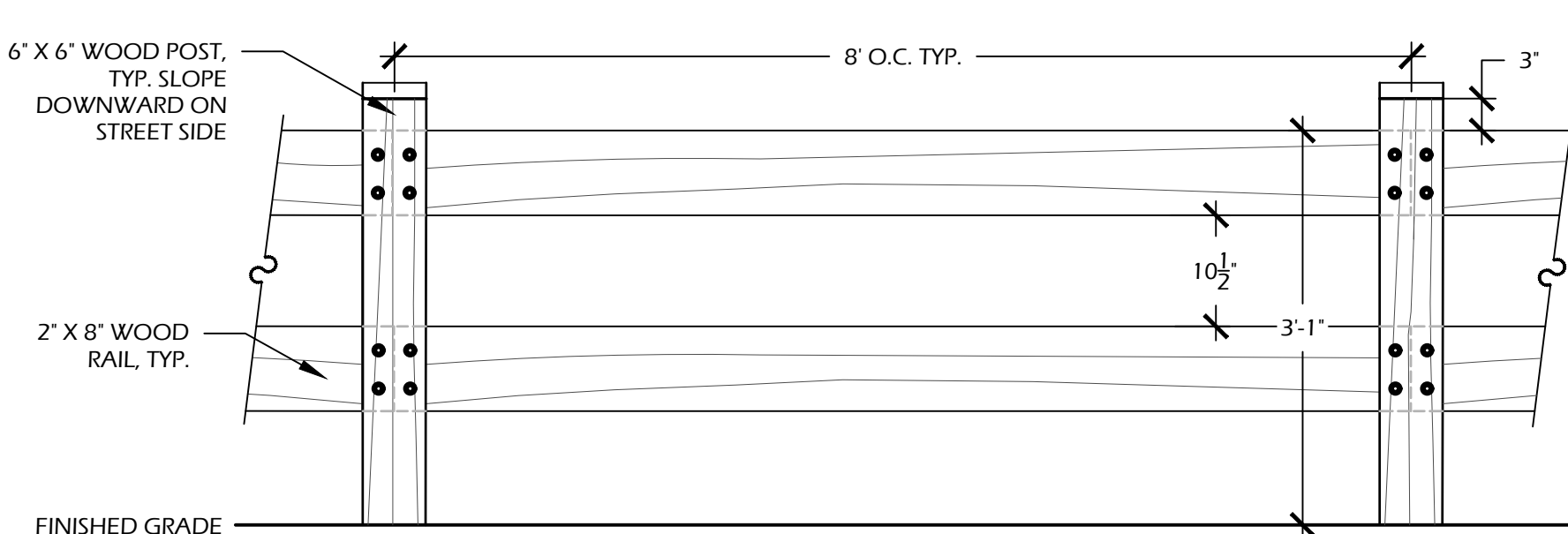
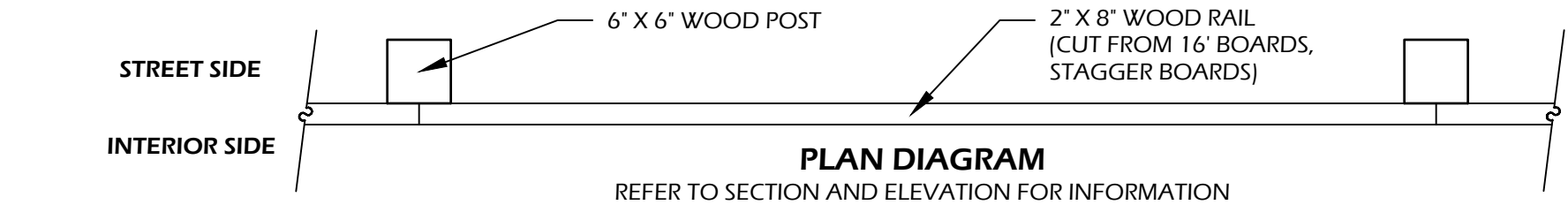
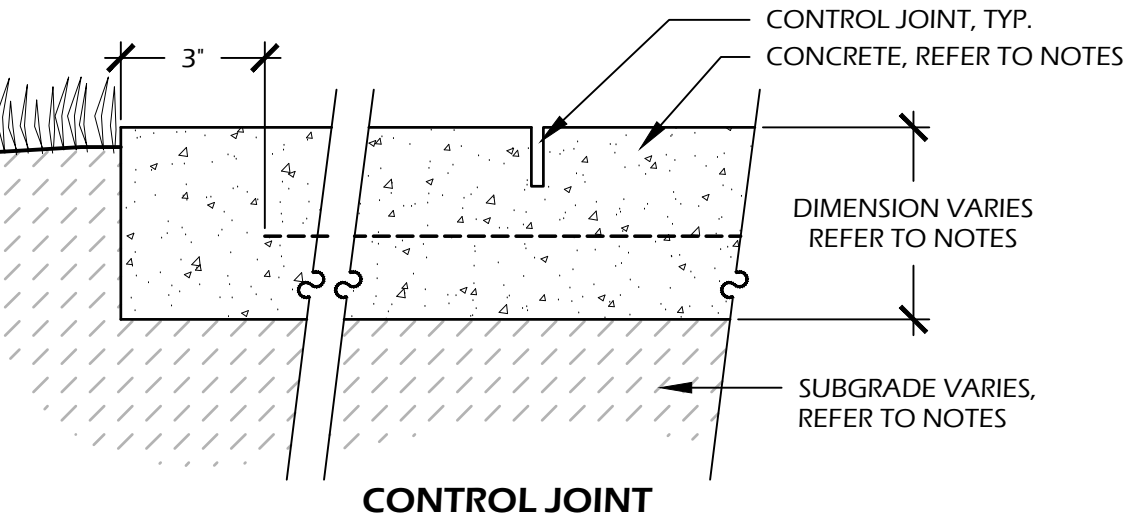
4 // L600 RIBBON CURB
SCALE: N.T.S.



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

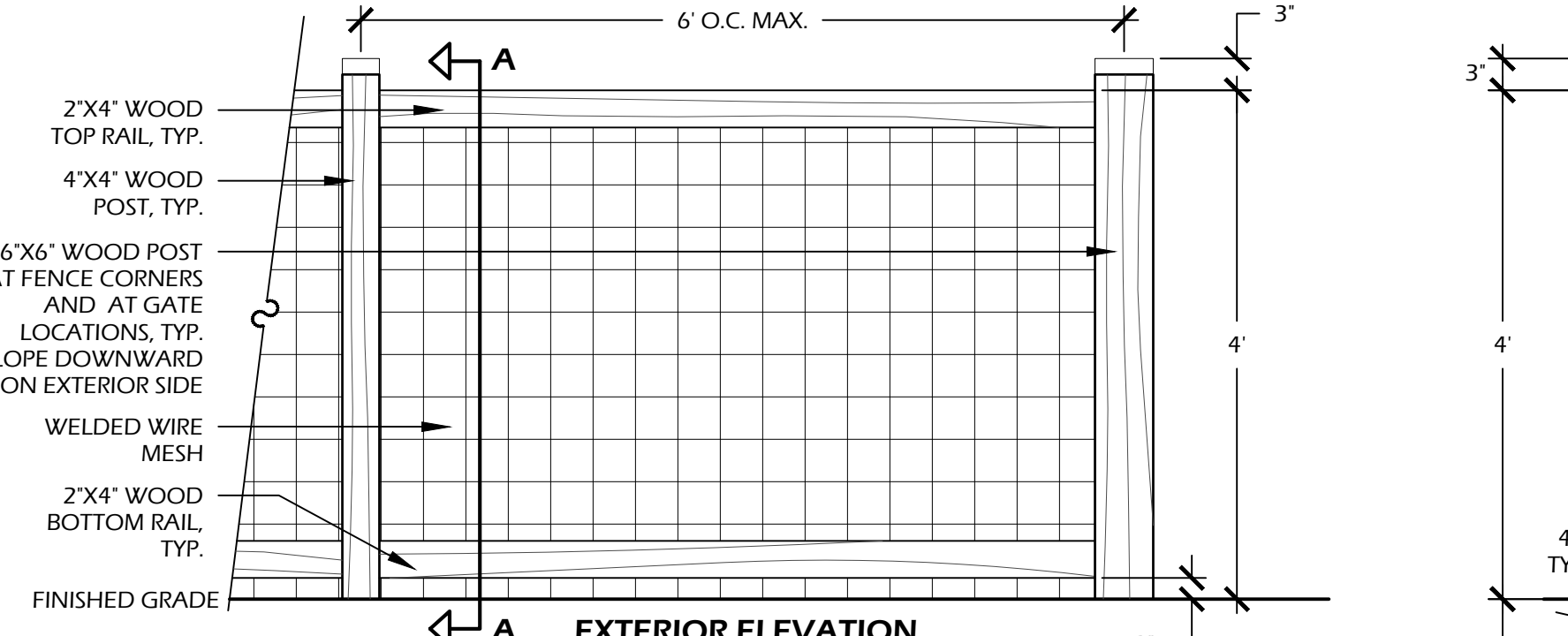
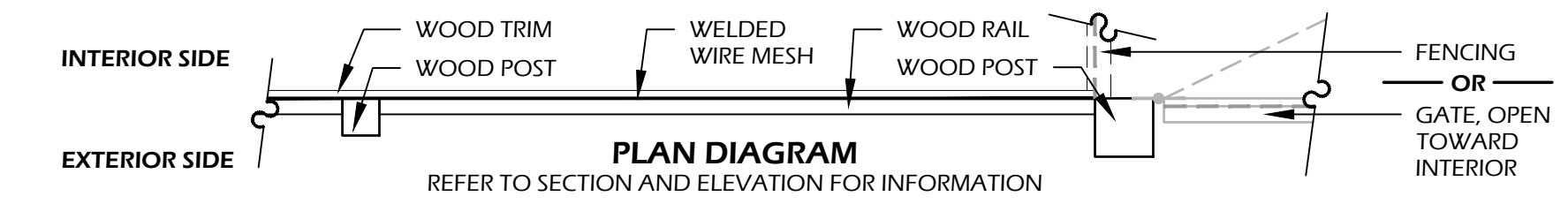
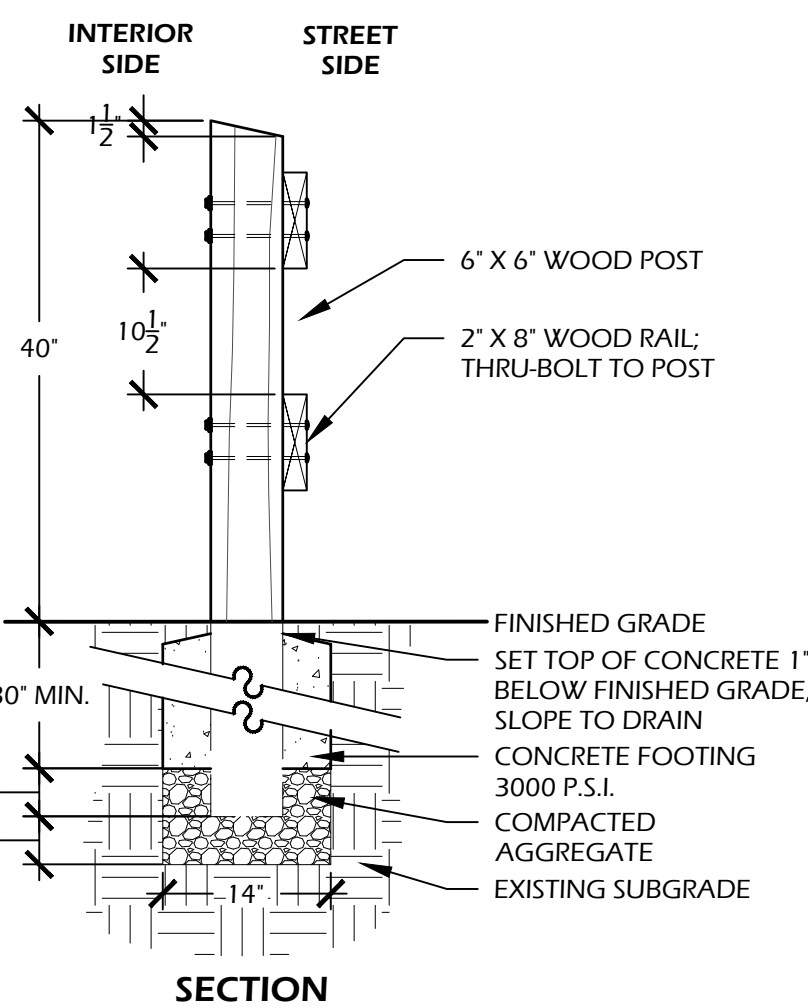
CONTROL JOINT INFORMATION:
CONTROL JOINT: SAW CUT 1/4" CONTROL JOINT TO 1/4" THE THICKNESS OF THE SLAB.

NOTES:
1. LOCATE EXPANSION JOINTS AT 24' O.C. MIN. OR 30' O.C. MAX. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE.
2. REFER TO KEY SHEET L100 FOR MATERIALS.
3. FOR DEPTHS AND SUBGRADE OF CONCRETE REFER TO DETAIL(S) 2//L600



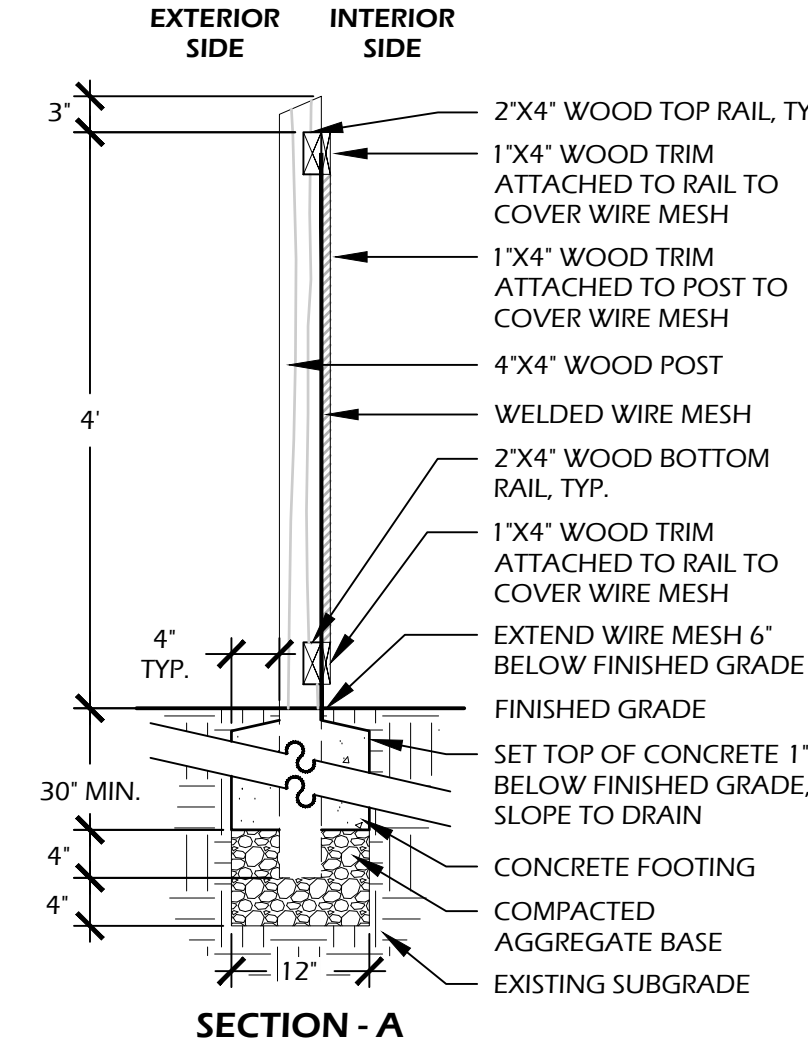
MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)
CONCRETE: 3,000 P.S.I. @ 28 DAYS
COMPACTED SUBGRADE: 95% STANDARD PROCTOR

NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE +25" TO DRAIN.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND TOWN OF HILTON HEAD ISLAND PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREW SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. CONTRACTOR TO PROVIDE ONE SECTION OF FENCE MOCK-UP FOR OWNER APPROVAL OF POST, RAIL DETAIL, AND PAINT COLOR.



MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)
WELDED WIRE MESH: 10 GAUGE 4"x4" GRID
MESH COLOR: PAINTED CHARLESTON GREEN (TYPICAL ALL POSTS) (HEX#232B2B OR APPROVED EQUAL)
CONCRETE: 3,000 P.S.I. @ 28 DAYS

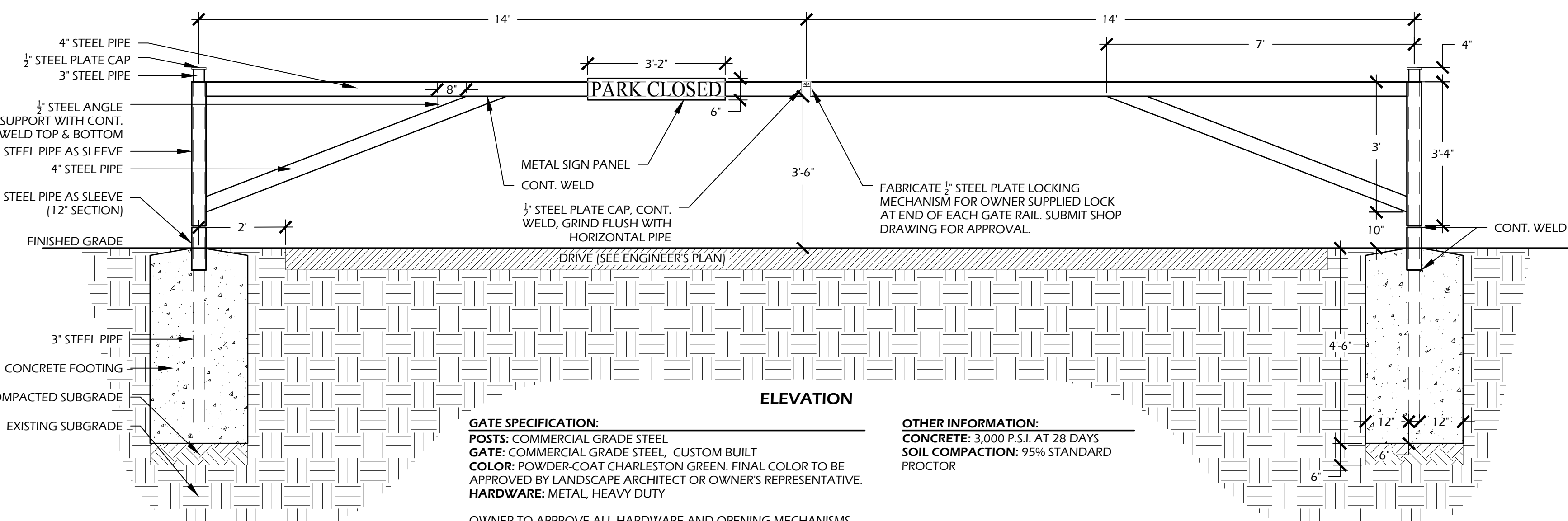
NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. WELDED WIRE MESH SHALL RUN CONTINUOUS ON INTERIOR SIDE OF FENCE. SEAMS, IF ANY SHALL BE COVERED BY WOOD TRIM PER DETAIL.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.



5 // L600 JOINTING
SCALE: 3" = 1'-0"

6 // L600 FENCE (WILD HORSE ROAD)
SCALE: 3/4" = 1'-0"

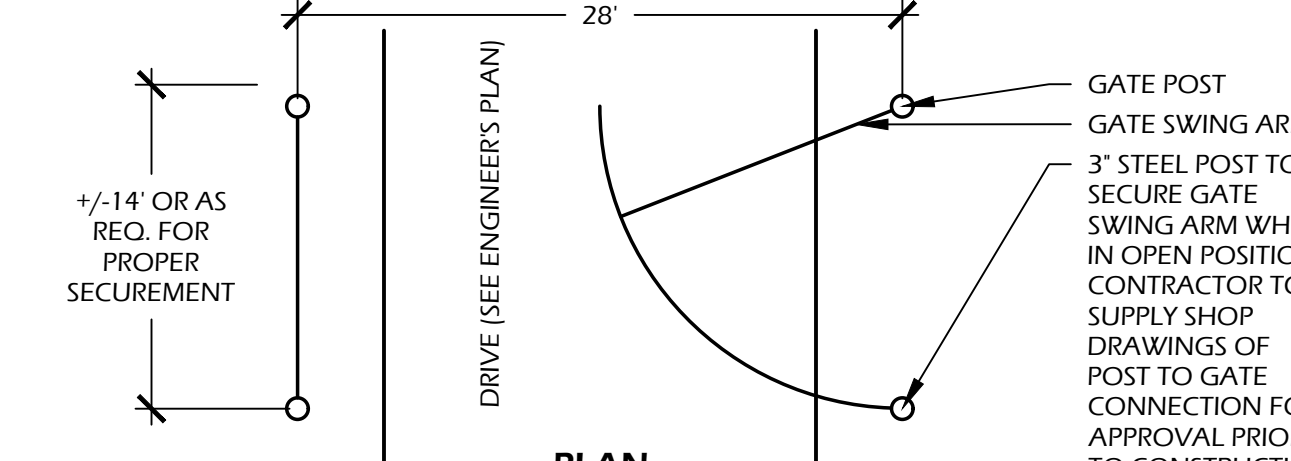
7 // L600 FENCE (PERIMETER)
SCALE: 3/4" = 1'-0"



GATE SPECIFICATION:
POSTS: COMMERCIAL GRADE STEEL
GATE: CUSTOM BUILT
COLOR: POWDER COAT CHARLESTON GREEN. FINAL COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
HARDWARE: METAL, HEAVY DUTY

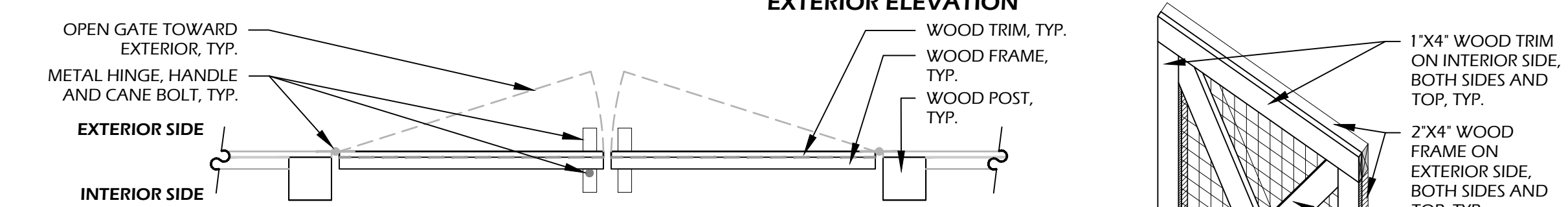
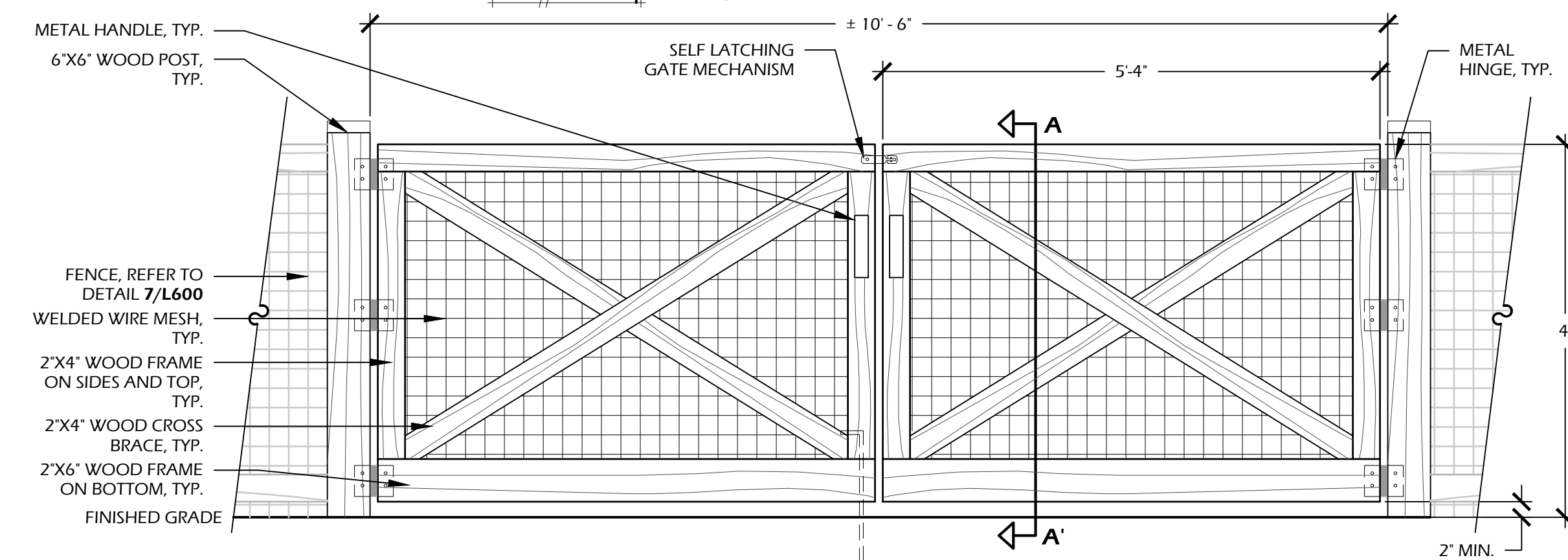
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

GENERAL NOTES:
1. CONTRACTOR TO PROVIDE 3" STEEL PIPE TO SECURE EACH SIDE OF GATE WHEN IN OPEN POSITION.
2. ALL GATE MATERIALS AND HARDWARE TO BE POWDER COATED CHARLESTON GREEN.
3. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION.
4. METAL SIGN PANEL TO BE FASTENED TO GATE WITH STAINLESS STEEL HARDWARE (VIEWED FROM VEHICLES ENTERING PARK). SIGNAGE TO BE 08" ALUMINUM SIGN PANEL. ALL LETTERING TO BE A REFLECTIVE WHITE AND A MINIMUM OF 4" HIGH. BACKGROUND COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE KNOX BOX ACCESS FOR FIRE DEPARTMENT WITH TOWN OF HILTON HEAD.
5. OWNER TO APPROVE ALL HARDWARE AND OPENING MECHANISMS PRIOR TO INSTALLATION.

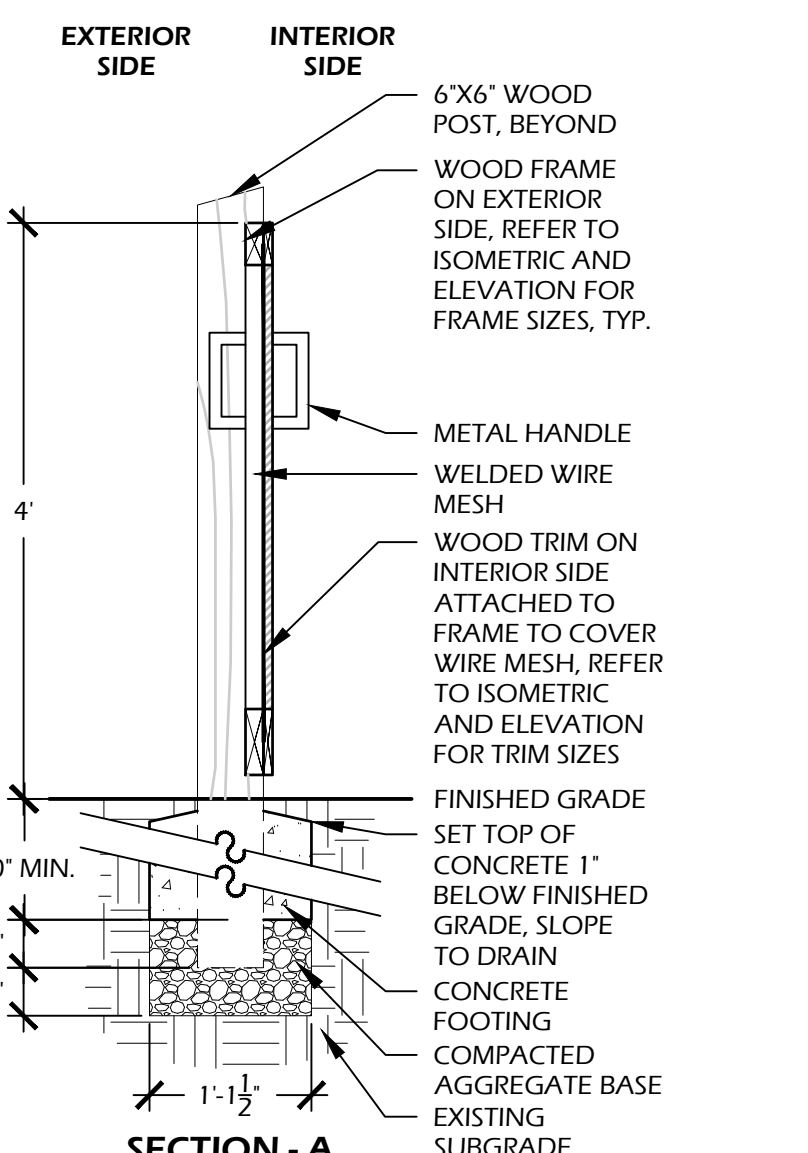
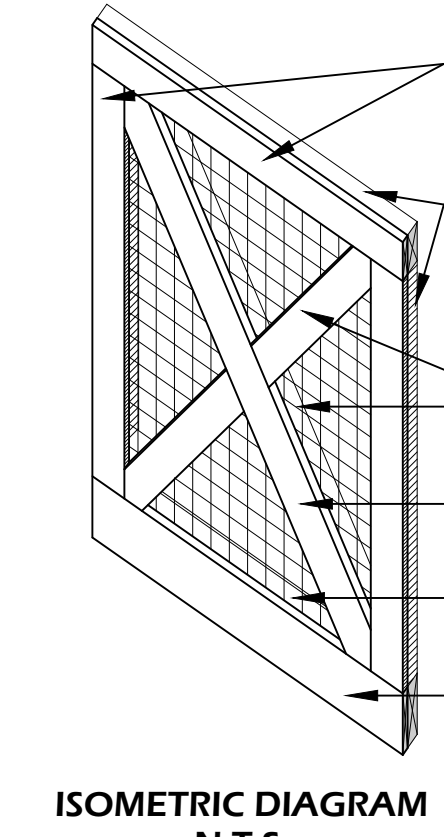


8 // L600 GATE (ENTRY)
SCALE: 1/2" = 1'-0"

9 // L600 GATE (PERIMETER)
SCALE: 3/4" = 1'-0"



NOTES:
1. CONTRACTOR SHALL PROVIDE SQUARE RACEWAY ON BACK OF POST FOR CONDUIT AND ELECTRICAL WIRING. FILL RACEWAY WITH SQUARE DOWEL. FILL ALL IMPERFECTIONS WITH APPROPRIATE WOOD PUTTY, AND SAND SMOOTH PRIOR TO STAIN.
2. REFER TO PLANS FOR GATE LOCATIONS.
3. SLOPE WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
4. CONTRACTOR SHALL PROVIDE SAMPLES OF LATCH, HINGE AND HANDLE FOR APPROVAL BY OWNER PRIOR TO ORDERING.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POST PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
7. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.



MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN
WELDED WIRE MESH: 14 GAUGE, 2"x2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN
CONCRETE: 3,000 P.S.I. @ 28 DAYS

LATCH AND HINGE INFORMATION:
LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE.
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE / GATE.
HANDLE: (METAL), BLACK IN COLOR, MODEL BY OWNER, MOUNT ON BOTH SIDES OF GATE.
CANE BOLT: (METAL), BLACK IN COLOR, BY OWNER, MOUNT ON INTERIOR SIDE OF GATE.

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: SEP 16, 2025
PROJECT NO.: 22-063-13
DRAWN BY: JM, ED
CHECKED BY: BW

**DRB SUBMITTAL
SET,
NOT FOR
CONSTRUCTION**

REVISIONS:

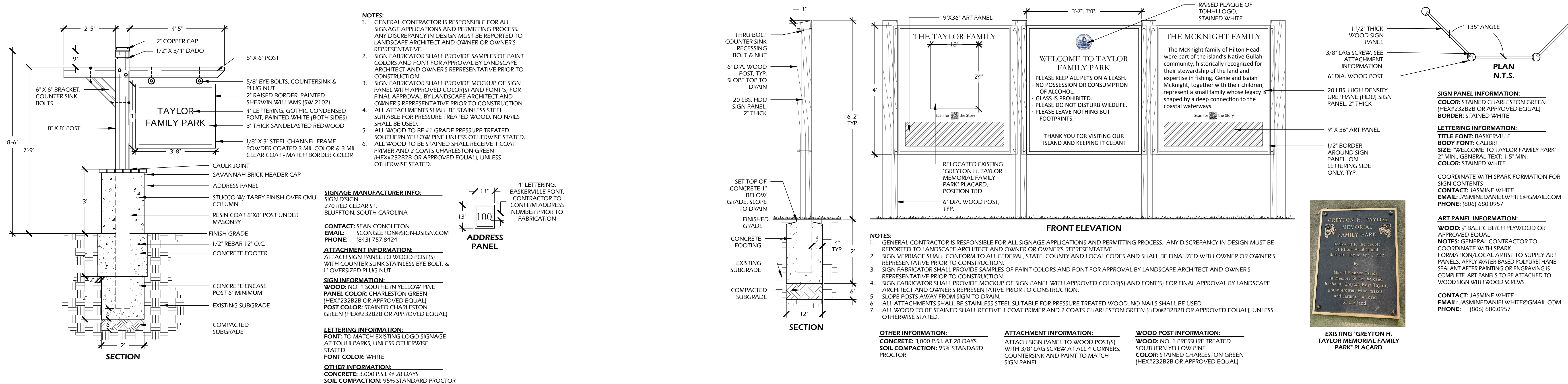
NO.	DESCRIPTION

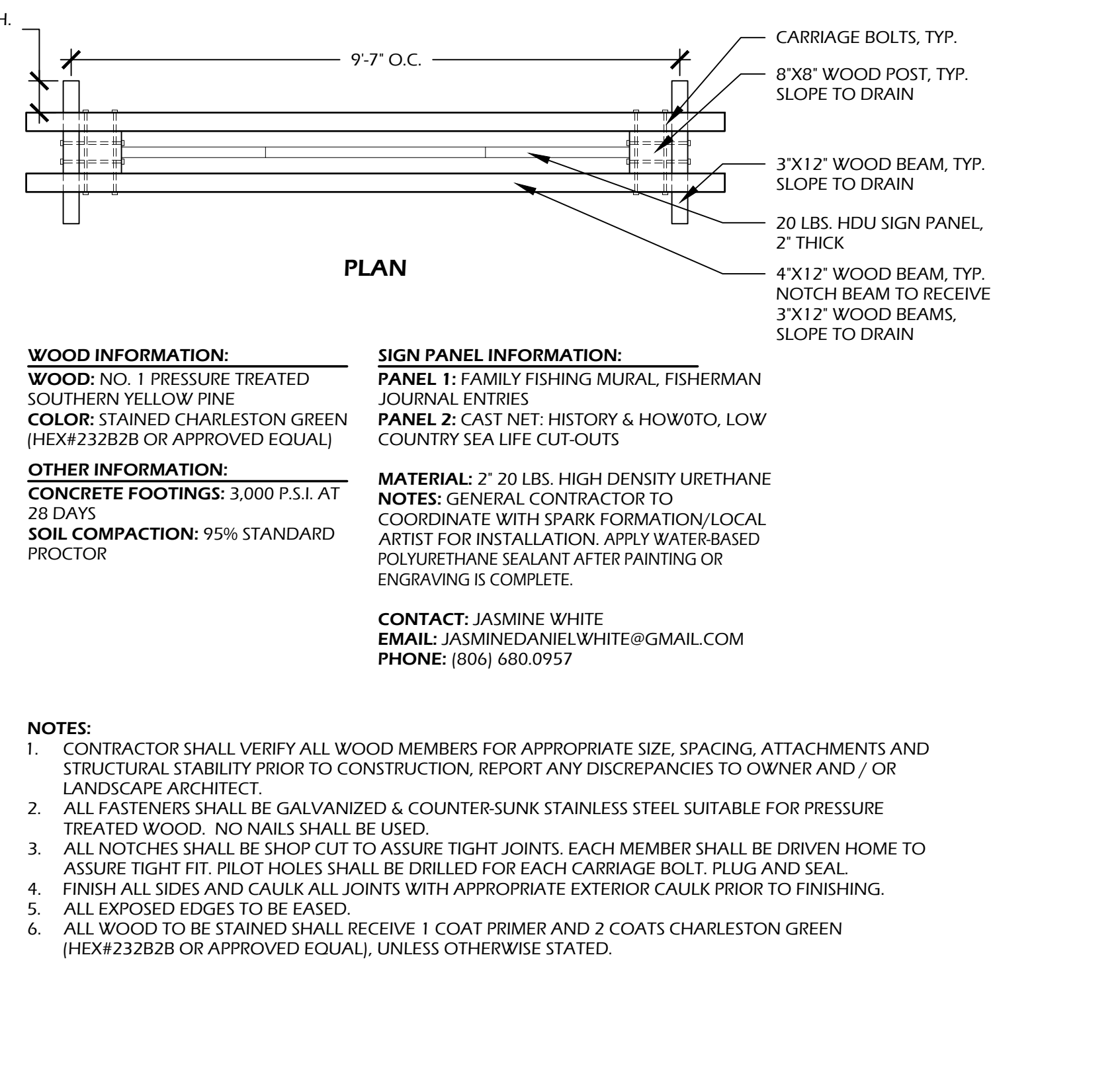
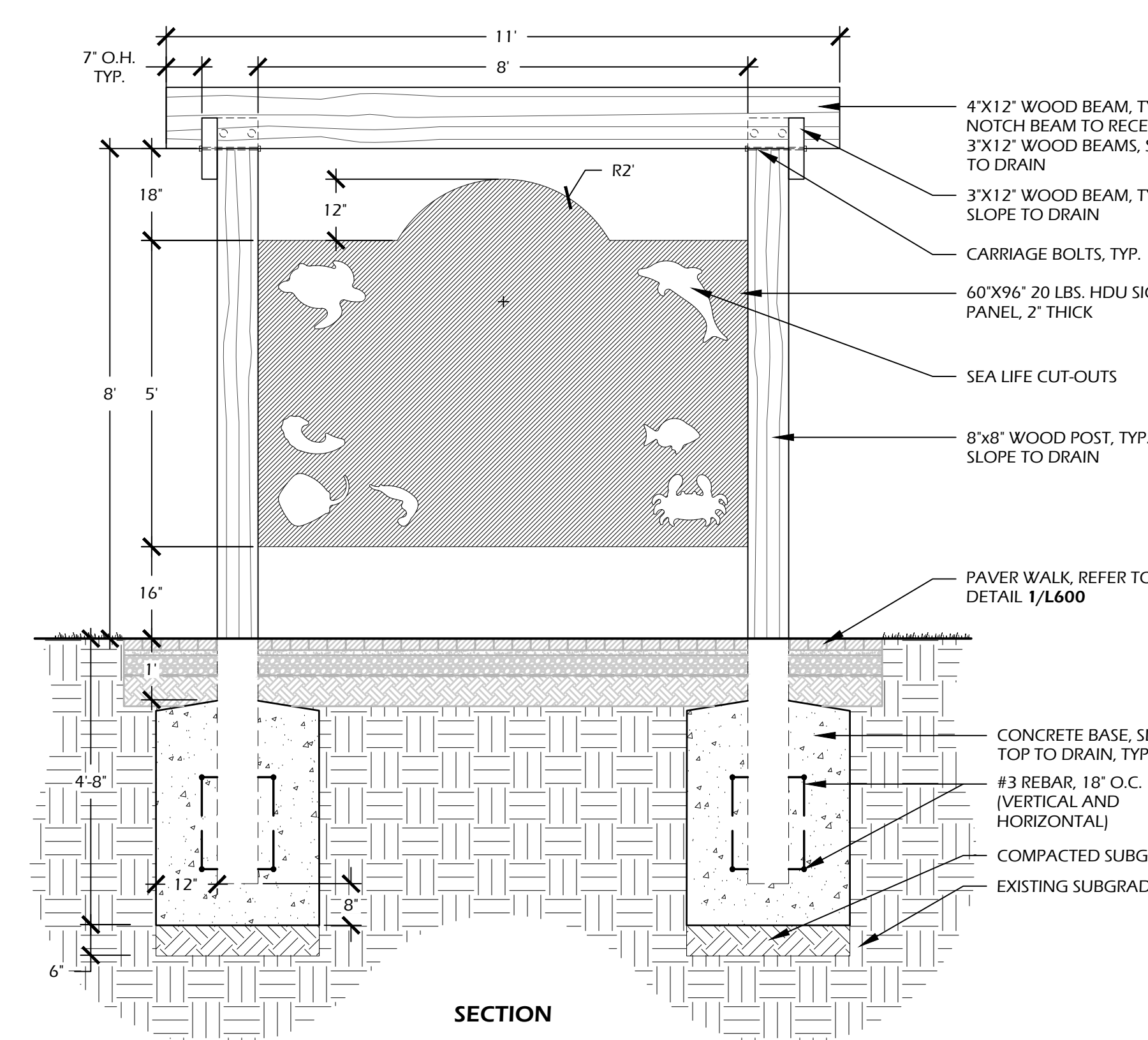
DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER

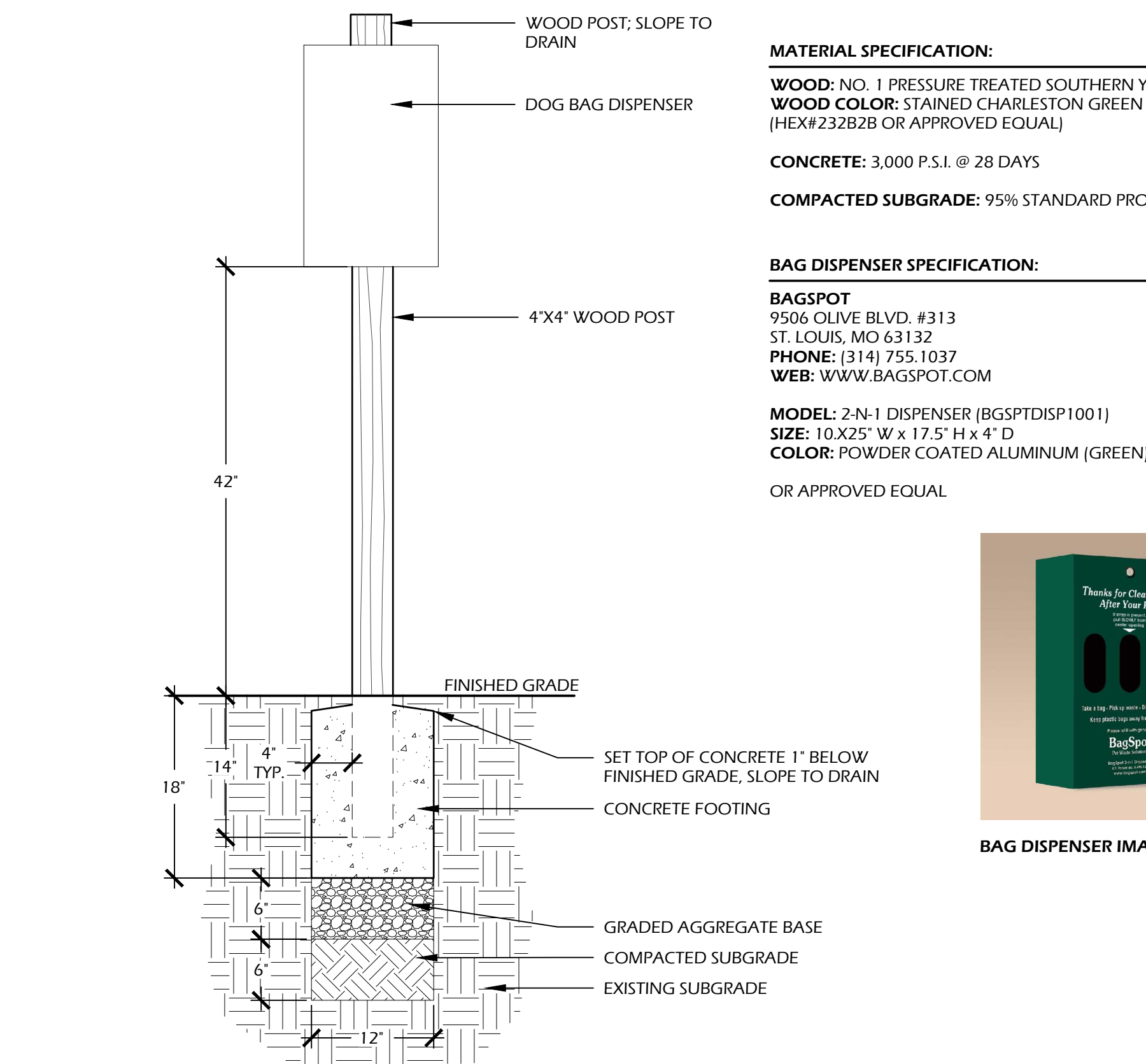
L600

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT 30"x42"





1 // L602 CAST NET BOARD (TWO SIDED)
SCALE: 1/2" = 1'-0"



3 // L602 DOG WASTE STATION
SCALE: 1" = 1'-0"



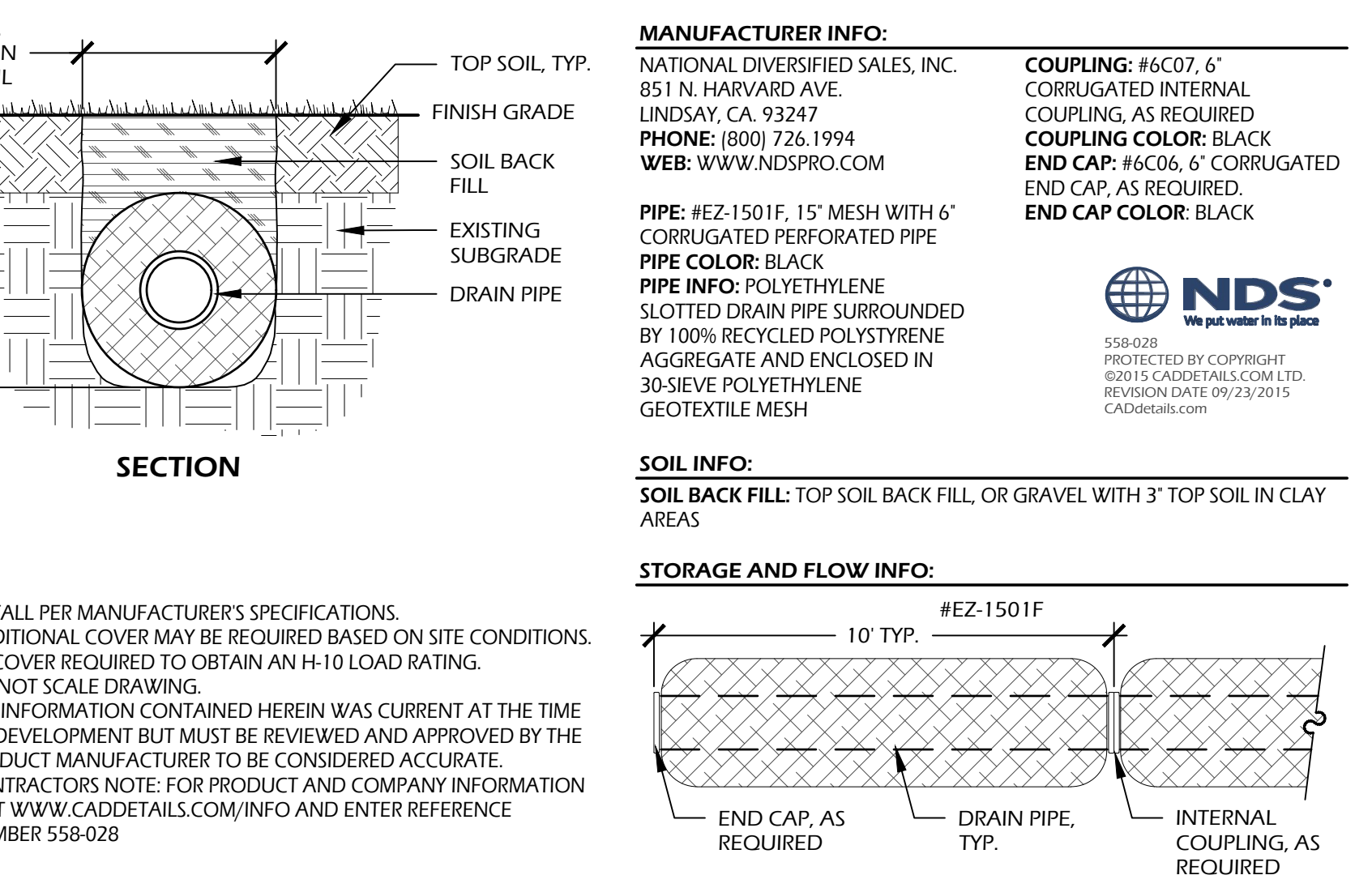
SMALL AUTOBAHN

6 // L602 STREET LIGHT
SCALE: N.T.S.

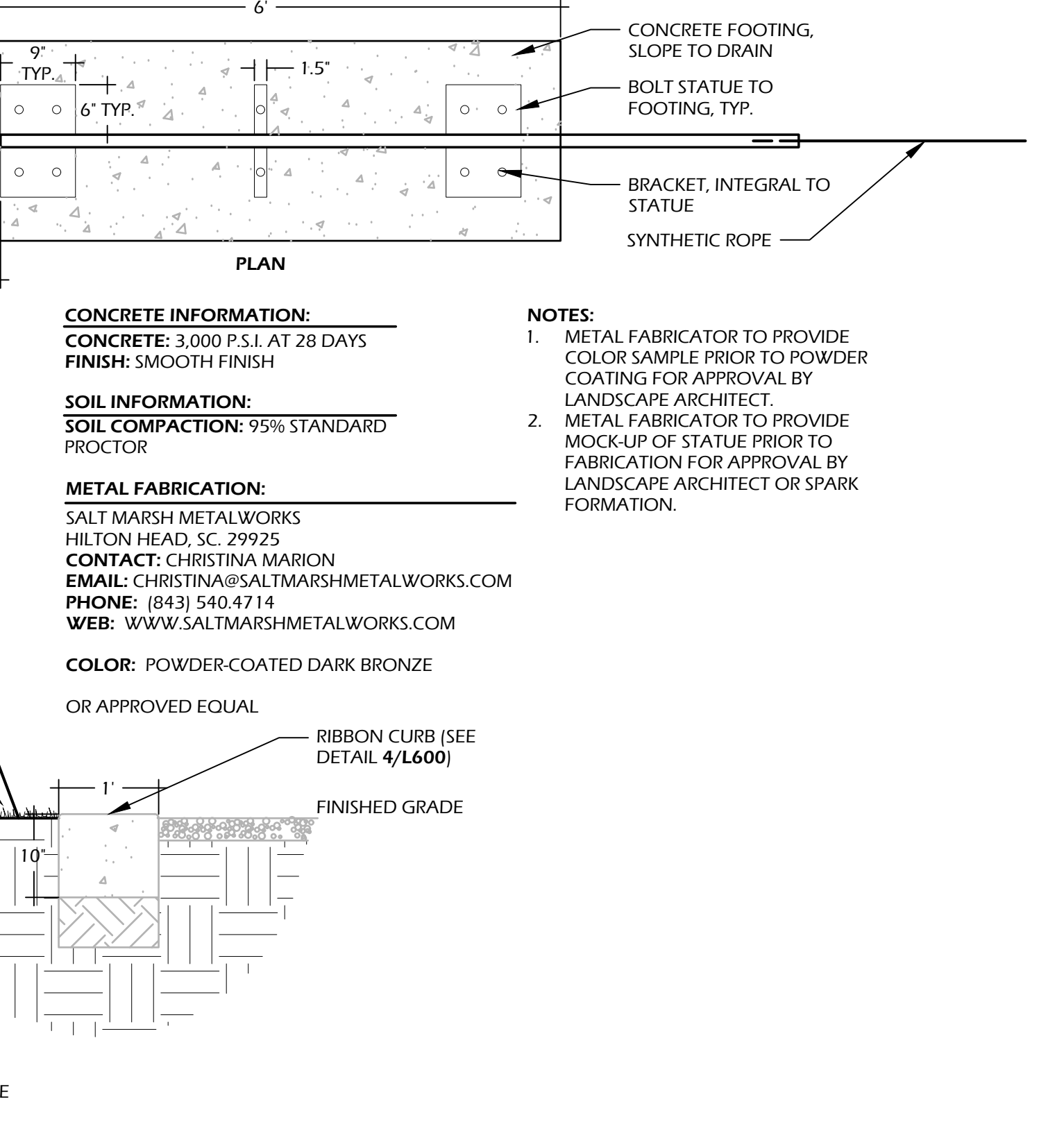
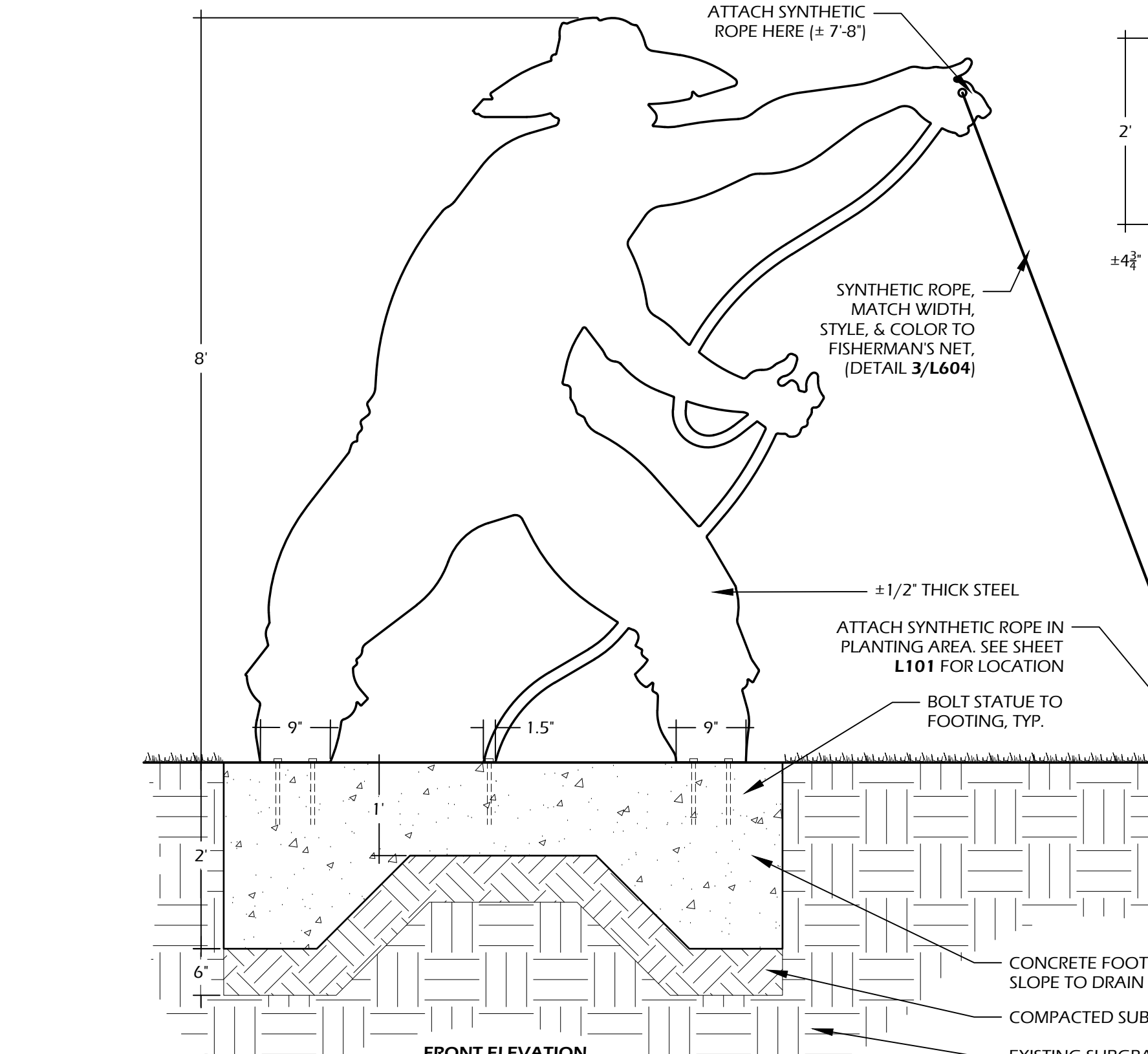
MANUFACTURER INFORMATION:
PALMETTO ELECTRIC
PHONE: (843) 681.0058
WEB: WWW.PALMETTO.COOP

MODEL: SMALL AUTOBAHN 175EO LED POST: 15' HEIGHT LAMINATED WOOD LIGHT TO MATCH CELEBRATION PARK SPECIFICATION

OR APPROVED EQUAL



7 // L602 FRENCH DRAIN
SCALE: N.T.S.



2 // L602 FISHERMAN STATUE
SCALE: 3/4" = 1'-0"

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: SMOOTH FINISH

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

METAL FABRICATION:
SALT MARSH METALWORKS
HILTON HEAD, SC. 29925
CONTACT: CHRISTINA MARION
EMAIL: CHRISTINA@SALTMARSHMETALWORKS.COM
PHONE: (843) 540.4714
WEB: WWW.SALTMARSHMETALWORKS.COM

COLOR: POWDER-COATED DARK BRONZE
OR APPROVED EQUAL

NOTES:
1. METAL FABRICATOR TO PROVIDE COLOR SAMPLE PRIOR TO POWDER COATING FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. METAL FABRICATOR TO PROVIDE MOCK-UP OF STATUE PRIOR TO FABRICATION FOR APPROVAL BY LANDSCAPE ARCHITECT OR SPARK FORMATION.

PRODUCT SPECIFICATION SHEET

NITE-004

LED OPTIONS:

- NITE-42983W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 3 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 280lm
 - Beam Angle: 40°
- NITE-42985W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 5 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 490lm
 - Beam Angle: 40°
- NITE-42987W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 7 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 650lm
 - Beam Angle: 40°
- NITE-42989W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 9 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 810lm
 - Beam Angle: 40°

Colored LED Lamps Available:

- NITE-42988A - Amber
- NITE-42988B - Blue
- NITE-42988C - Red
- NITE-42988G - Green

Specifications:

MODEL: NITE-004
MOUNTING: 1/2" NPT
FINISH: Aged Brass
SOCKET: All Weather Ceramic
ELECTRICAL: 12V
LED: 3W, 5W or 7W MR-16
OTHER FINISH: Antique Iron - NITE-114
SOI: Custom finishes available upon request

PRODUCT DESCRIPTION / APPLICATIONS:

Designed to up light and down light larger trees, flag poles, and also can be used to down light larger areas such as a sports court.

Mounting Accessories:

CONCRETE MOUNT: NITE-004
SURFACE MOUNT: NITE-001
RISERS: 6" NITE-500, 12" NITE-501, 18" NITE-502, 24" NITE-503
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-004 BULLET
FINISH: AGED BRASS
BULB: NITE-42985W MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: STAKE

OR APPROVED EQUAL

PRODUCT SPECIFICATION SHEET

NITE-025DL

LED OPTIONS:

- NITE-42983W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 3 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 280lm
 - Beam Angle: 40°
- NITE-42985W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 5 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 490lm
 - Beam Angle: 40°
- NITE-42987W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 7 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 650lm
 - Beam Angle: 40°
- NITE-42989W MR-16
 - Long Life - 40,000 Hrs
 - Energy Savings - 9 Watts
 - Color: Warm White
 - Color Temp: 2700°K
 - Luminous Flux: 810lm
 - Beam Angle: 40°

Colored LED Lamps Available:

- NITE-42988A - Amber
- NITE-42988B - Blue
- NITE-42988C - Red
- NITE-42988G - Green

Specifications:

MODEL: NITE-025DL (Down Light)
MOUNTING: 1/2" NPT
FINISH: Aged Brass
SOCKET: All Weather Ceramic
ELECTRICAL: 12V
LED: 3W, 5W or 7W MR-16 LED

PRODUCT DESCRIPTION / APPLICATIONS:

Angled cut down light is designed to down light larger trees, flag poles, and also can be used to down light larger areas such as a sports court.

Includes mounting base.

Adjustable Knuckle

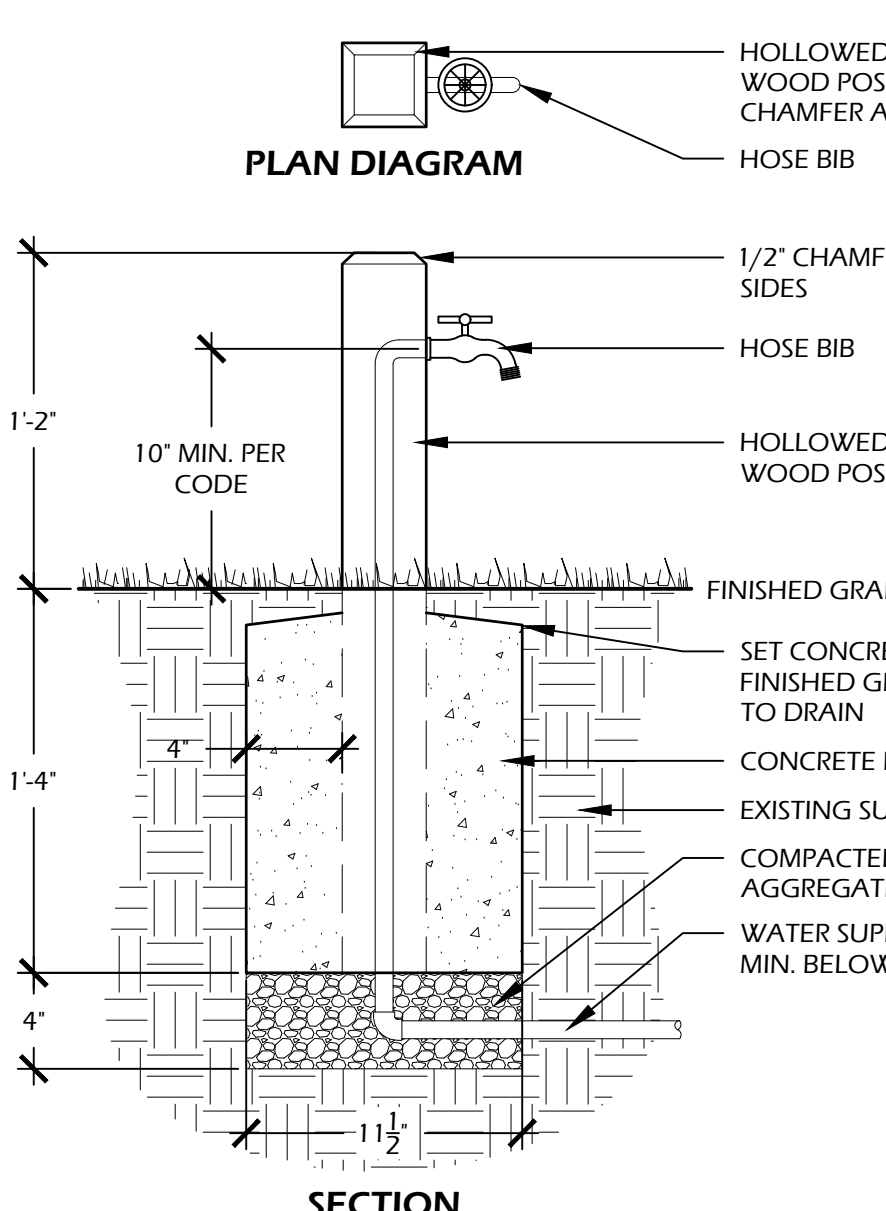
MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-025DL DOWN LIGHT
FINISH: AGED BRASS
BULB: NITE-42985W MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: TREE MOUNT

OR APPROVED EQUAL

5 // L602 DOWN LIGHT
SCALE: N.T.S.



HOSE BIB INFORMATION:

MANUFACTURER:
MATCO-NORCA
1150 SILBER RD.
HOUSTON, TX 77055
PHONE: (800) 935.5456
WEB: WWW.MATCO-NORCA.COM

MODEL: 646R HOSE BIB
FINISH: CAST BRASS
NOTE: INSTALL PER MANUFACTURERS SPECIFICATION

OR APPROVED EQUAL

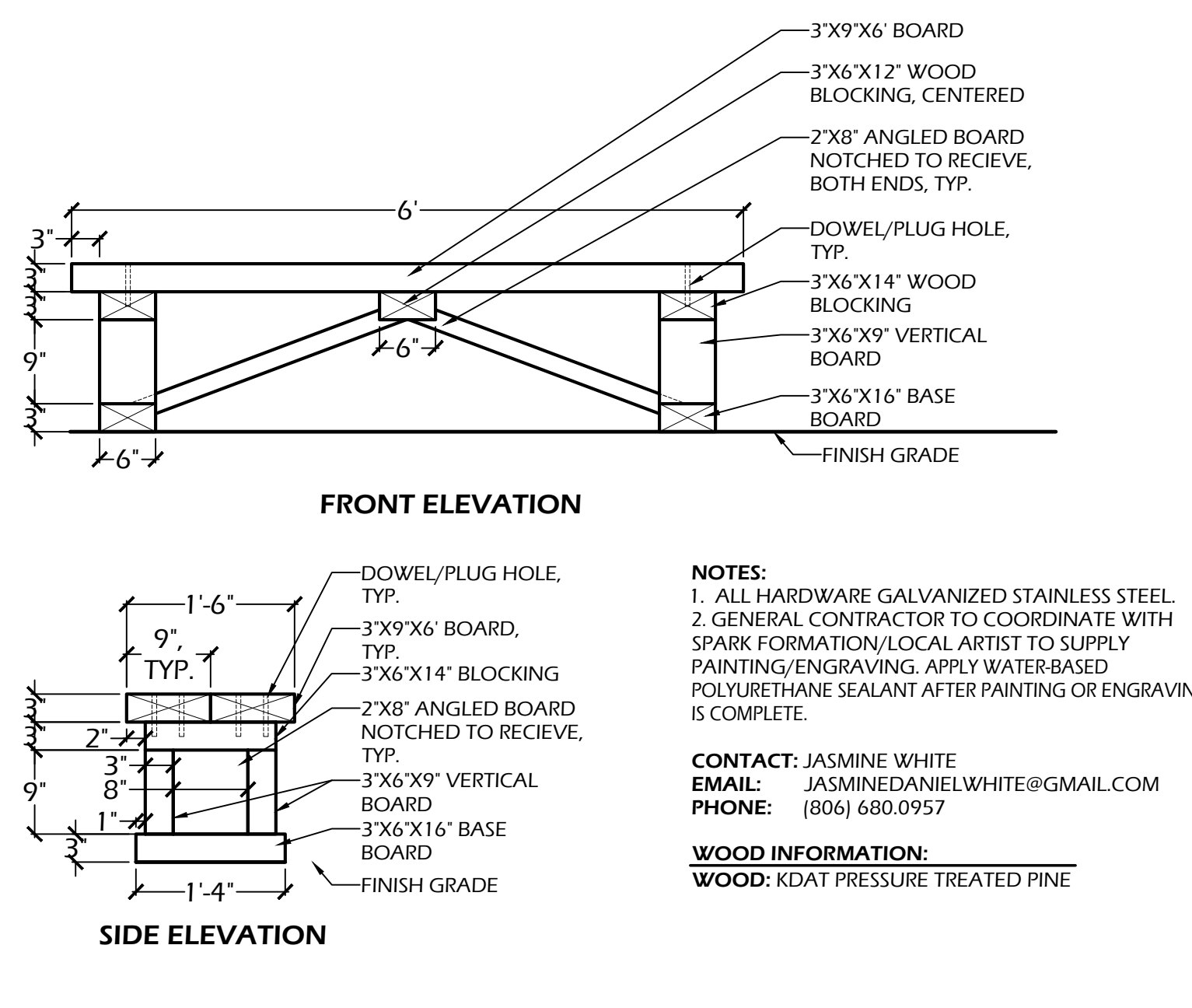
WOOD INFORMATION:
WOOD: NO.1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS

NOTES:

- MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
- CONTRACTOR SHALL PROVIDE DRAIN PLUG FOR HOSE BIB DURING FREEZING WEATHER.
- ALL PIPING / PLUMBING SHALL BE CONCEALED WITHIN WOOD POST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

8 // L602 HOSE BIB
SCALE: 1 1/2" = 1'-0"



9 // L602 BENCH
SCALE: 3/4" = 1'-0"



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THIS SHEET TO SCALE AT: 30"X42"

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TAYLOR FAMILY PARK
WILD HORSE ROAD
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DATE: SEP 16, 2025
PROJECT NO.: 22-063-13
DRAWN BY: JM, ED
CHECKED BY: BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

DRAWING NUMBER

L602

When placing 'Prepare to order' in CRUIAL purchases are subject to this design. This design is defined under its own GOMMA identification number, which is stated in upper right corner. All constructional details, dimensions, material, colours and specifications shown on attached datasheets (plan, side, perspective view + safety zone) are hereby accepted when placing the order. Changes are no longer possible.

Notwithstanding the abovesmentioned and without changing the overall design, Variant Teams may in the construction phase, without obtaining approval, perform smaller modifications when deemed beneficial or necessary for the construction. All other modifications are subject to prior approval.



ASTM:
Perimeter: 30.1 ft
Area: 71.3 ft²

Designer Link
Created 12.09.2025

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NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

SEE ATTACHED SET FOR MORE DETAILS.

Please note: this is a sketch

Please note: this is a sketch.
This design will need to go through a detailed design phase for the final design. Design approval documentation will be provided by KOMPAN Design Studio to be signed by the end client or Sales Team prior to the order being placed.



Colors - Dark Green - NC5 - 5 3065-G32
Wood - Light Green - NC5 - 5 1075-G43
Rope - Black - RAL 9005
Rope - Beige - RAL 1002
Membrane - Black - RAL 9005
HEPE - Blue - RAL 5012
HEPE - Medium Green - RAL 5029
HEPE - Orange - RAL 2010
HEPE - Black - RAL 9005
HEPE - White - RAL 9000
HEPE - Brown - RAL 8001
HEPE - Red - RAL 3031
HEPE Sensory Panel - Dark Blue - RAL 5010
Slide - Light Blue - RAL 5012

Created 9.9.2025

Designer Lucille JarBe

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

SEE ATTACHED SET FOR MORE DETAILS

KOMPAN!
NR0925
ID: 00330059

Colorline:	Natural
Foundation:	115 cm post
Noem:	ASTMP148
Unit:	inch
Post Material:	---

Page 1

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

SEE ATTACHED SET FOR MORE DETAILS.

1 // L604 FISHMAN'S NET
SCALE: N.T.S.

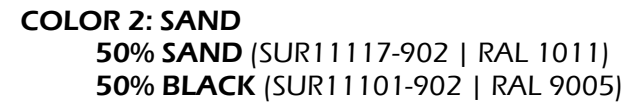
2 // L604 BATEAU BOAT
SCALE: N.T.S.

3	L604	SWING SET
		SCALE: N.T.S.



COLOR 1: WATER
50% LIGHT BLUE (SUR11108-902 | RAL 5012)
50% BLACK (SUR11101-902 | RAL 9005)

QUANTITY: ±2,200 SF.



QUANTITY: ±1,210 SF.



QUANTITY: ± 1 SF.

KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX. 78753
CONTACT: BURT CONNELLY
PHONE: (843) 513.4478
EMAIL: BURCON@KOMPAN.COM

RUBBERIZED SURFACE: FLEXOTOP™ ECO SURFACE
COLOR: SEE PLAYGROUND SURFACING COLOR SELECTIONS

OR APPROVED EQUAL

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

4 // L604 PLAY SURFACE
SCALE: N.T.S.

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	SEP 16, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL
SET,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 05

DRAWING NUMBER

L604

Binding approval for Variant Design

When pressing "Prepare to order" in CRM all purchases are subject to this design. This design is defined under its own KOMPAN identification number, which is stated in upper right corner. All constructional details, dimensions, materials, colours and specifications shown on attached datasheets (plan, side, perspective view + safety zone) are hereby accepted when placing the order. Changes are no longer possible.

Notwithstanding the aforementioned and without changing the overall design, Variant Team may in the construction phase, without obtaining approval, perform smaller modifications when deemed beneficial or necessary for the construction. All other modifications are subject to prior approval.



COR-SPACE-CUSTOM

883717

Variant of: COR260301-1108
Footings: 110 cm
Include: Yes
Spec Parts:
Color: Rope (Sand) -147
Rope (Black) -06
Membrane (Yellow) -12
Membrane (Blue) -139
Membrane (Red) -11
Membrane (Orange) -10

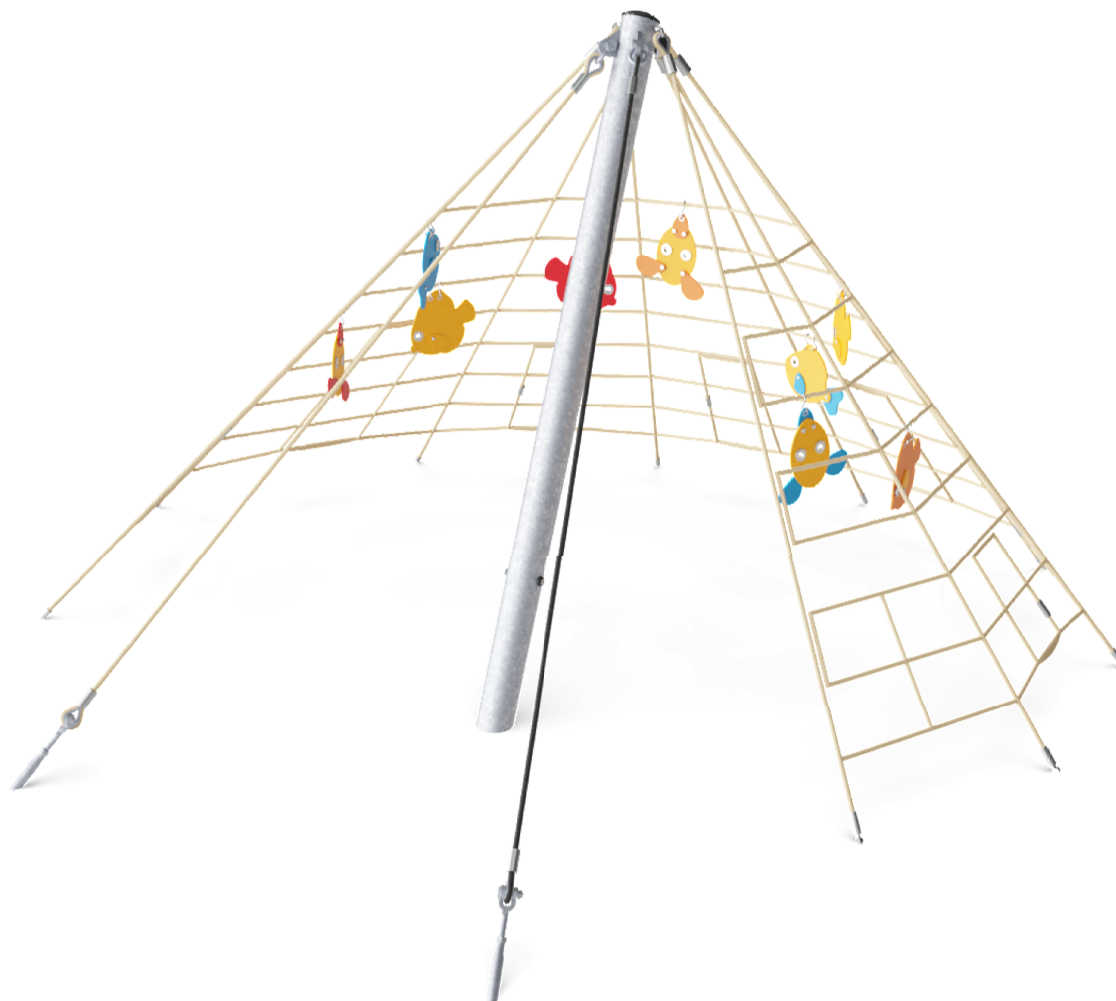
ASTM:
Perimeter: 30.1 ft
Area: 71.3 ft²



Designer LinJak
Created 12.09.2025

COR-SPACE-CUSTOM

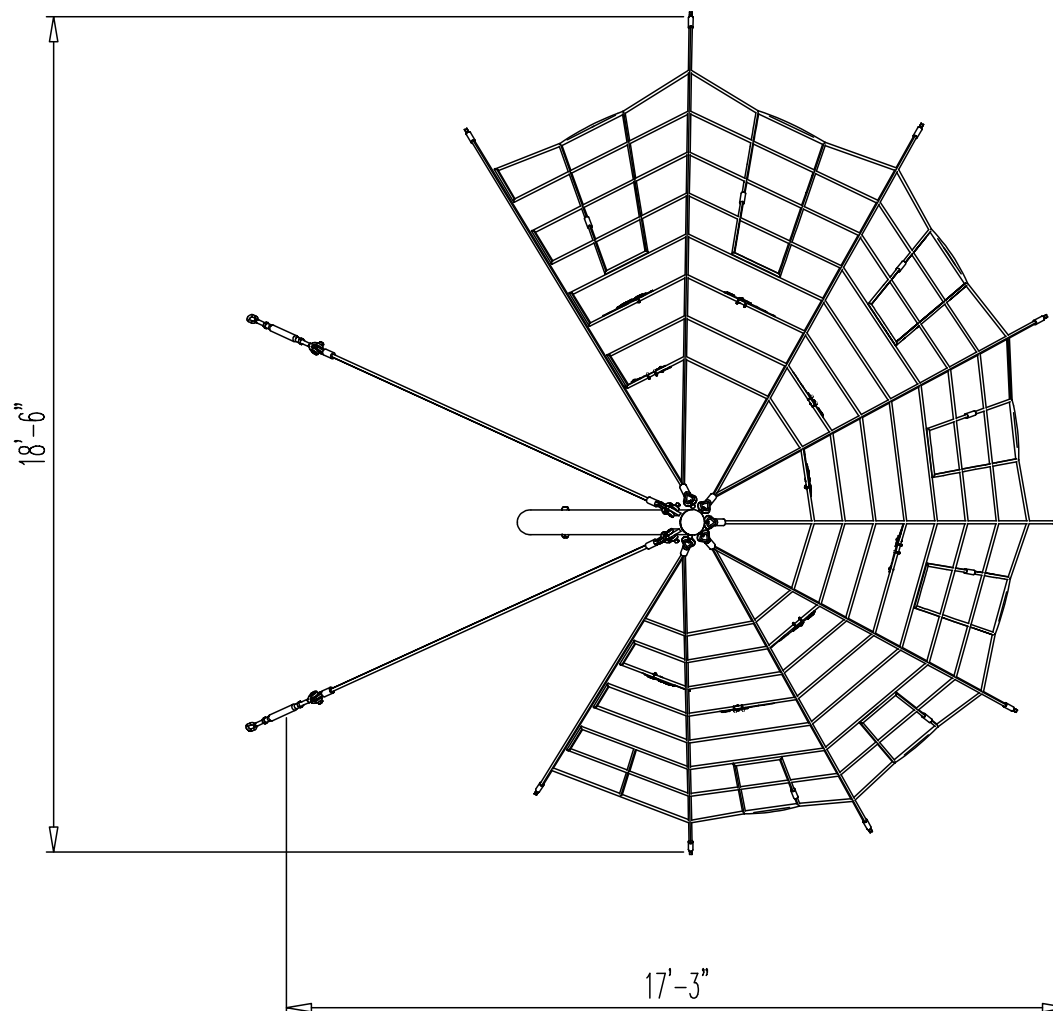
883717



COR-SPACE-CUSTOM

883717

1:1/4"

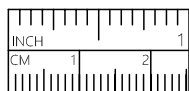
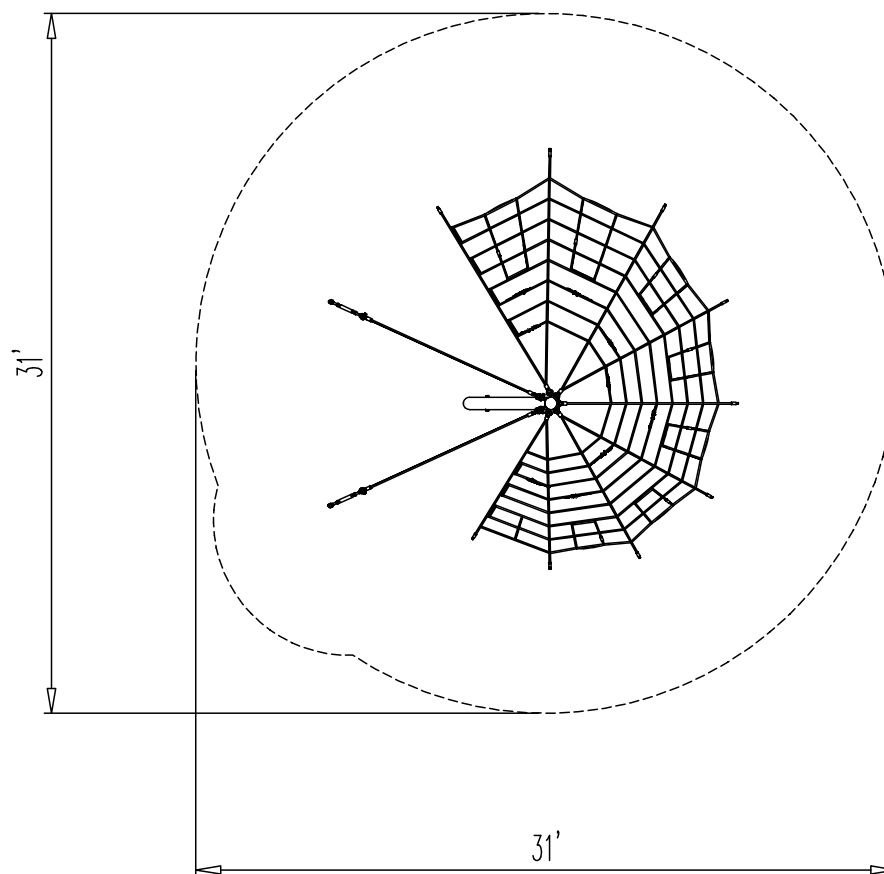


ASTM F1487

COR-SPACE-CUSTOM

883717

1':1/8"



PLEASE NOTE: THIS IS A SKETCH

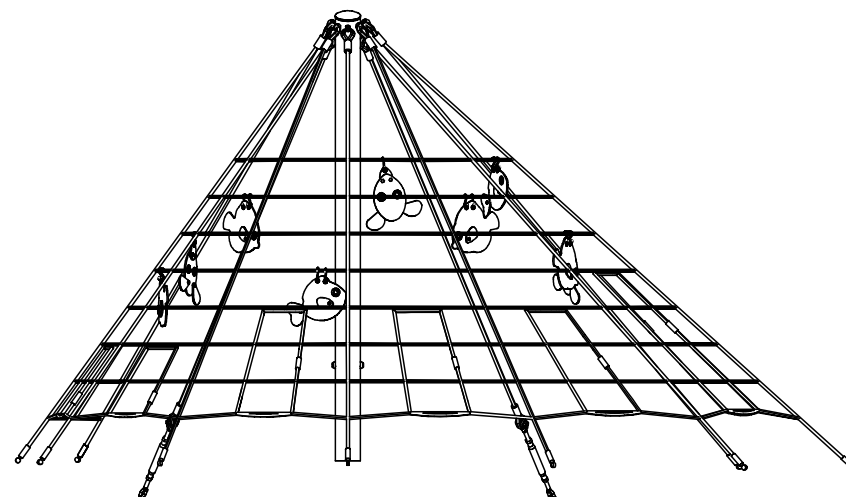
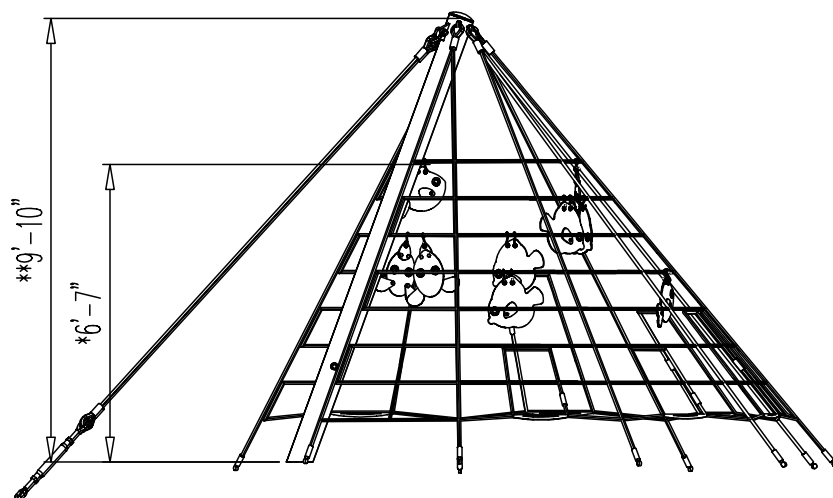
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ASTM F1487

COR-SPACE-CUSTOM

883717

1:1/4"



PLEASE NOTE: THIS IS A SKETCH

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INITIAL SKETCH

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KRS8201185

COLORS:

Wood - Dark Green - NCS - S 3065-G10Y
Wood - Light Green - NCS - S 1075-G40Y
Rope - Black - RAL 9005
Rope - Beige - RAL1002
Membrane - Black - RAL 9005
HDPE - Blue - RAL 5012
HDPE - Medium Green - RAL 6029
HDPE - Orange - RAL 2010
HDPE - Black - RAL9005
HDPE - White - RAL 9001
HDPE - Brown - RAL 8001
HDPE - Red - RAL 3001
HDPE Sensory Panel- Dark Blue - RAL 5003
Slide - Light Blue - RAL 5012



Created 9.9.2025

Designer LucUle/JarBer

**Designentwurf**

Bitte beachten Sie, dass es sich hierbei um einen Entwurf handelt.

Dieser Entwurf muss noch eine ausführliche Entwicklungsphase durchlaufen, bevor das finale Design feststeht.

Die Dokumentation für die Designfreigabe wird vom KOMPAN Design Studio zur Verfügung gestellt und muss vor der Bestellung vom Endkunden oder dem Vertriebsteam unterzeichnet werden.

**Diseño provisional**

Tenga en cuenta que esta es una versión provisional.

Esta versión deberá superar un minucioso proceso de diseño antes de tener lista la versión final.

KOMPAN Design Studio aportará la documentación de aprobación del diseño, que el cliente final o el equipo comercial deberán firmar antes de hacer el pedido.

**Conception de croquis**

Veuillez noter qu'il s'agit d'un croquis.

Ce modèle devra passer par une phase de conception détaillée avant que le modèle final ne soit prêt.

La documentation d'approbation de la conception sera fournie par KOMPAN Design Studio et doit être signée par le client final ou l'équipe des ventes avant que la commande ne soit passée.

**设计草图**

请注意，此为设计草图。

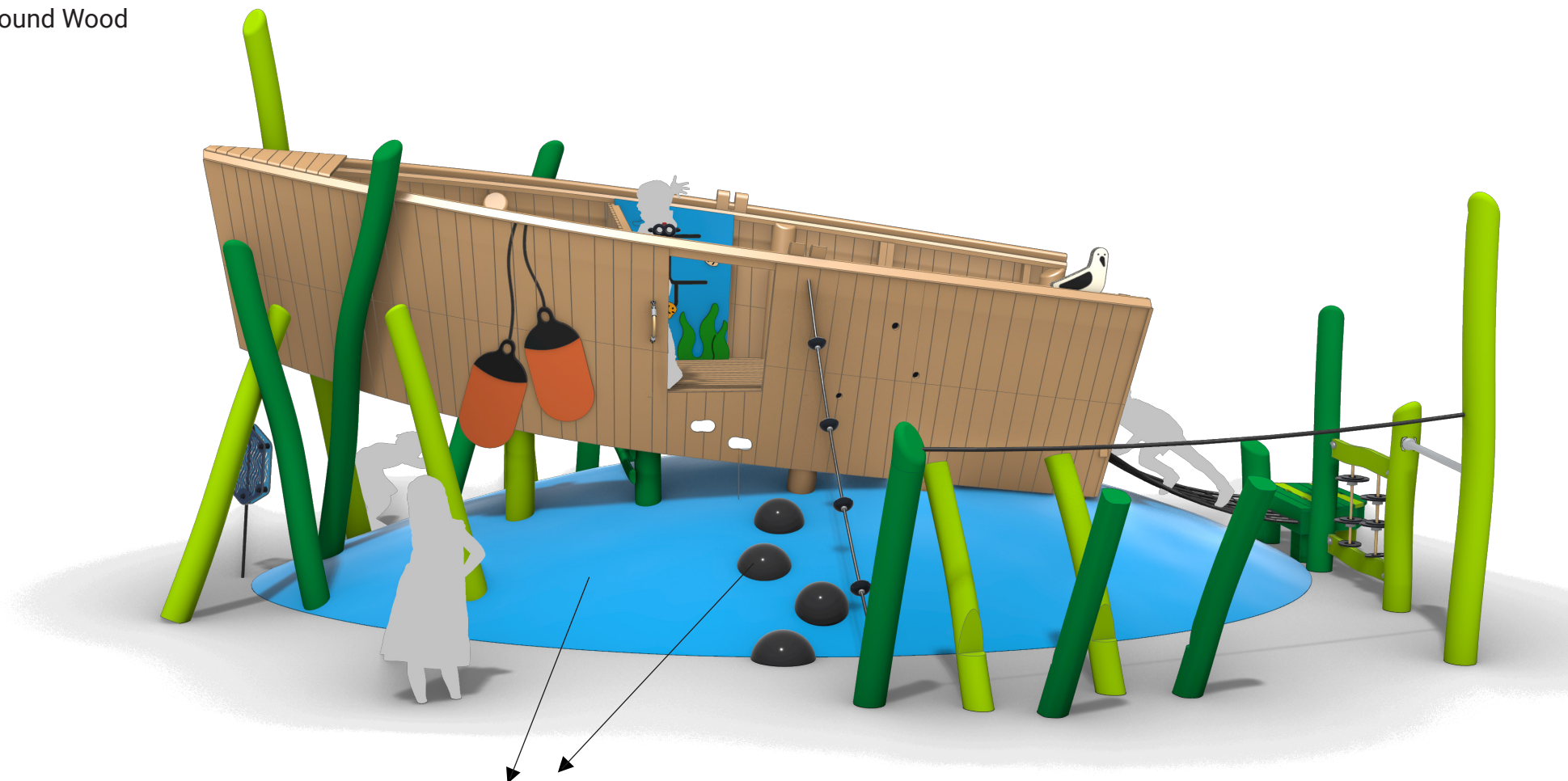
此设计仍需进一步完善，并非最终设计。

设计审批文件将由 KOMPAN Design Studio 提供，经最终客户或销售团队签字后方可下单。

Design

ASTM F1487 / 2–5 years / ADA

Inground Wood



Please note:
Safety surfacing is not part of a package

Design

ASTM F1487 / 2–5 years / ADA

Inground Wood



Design

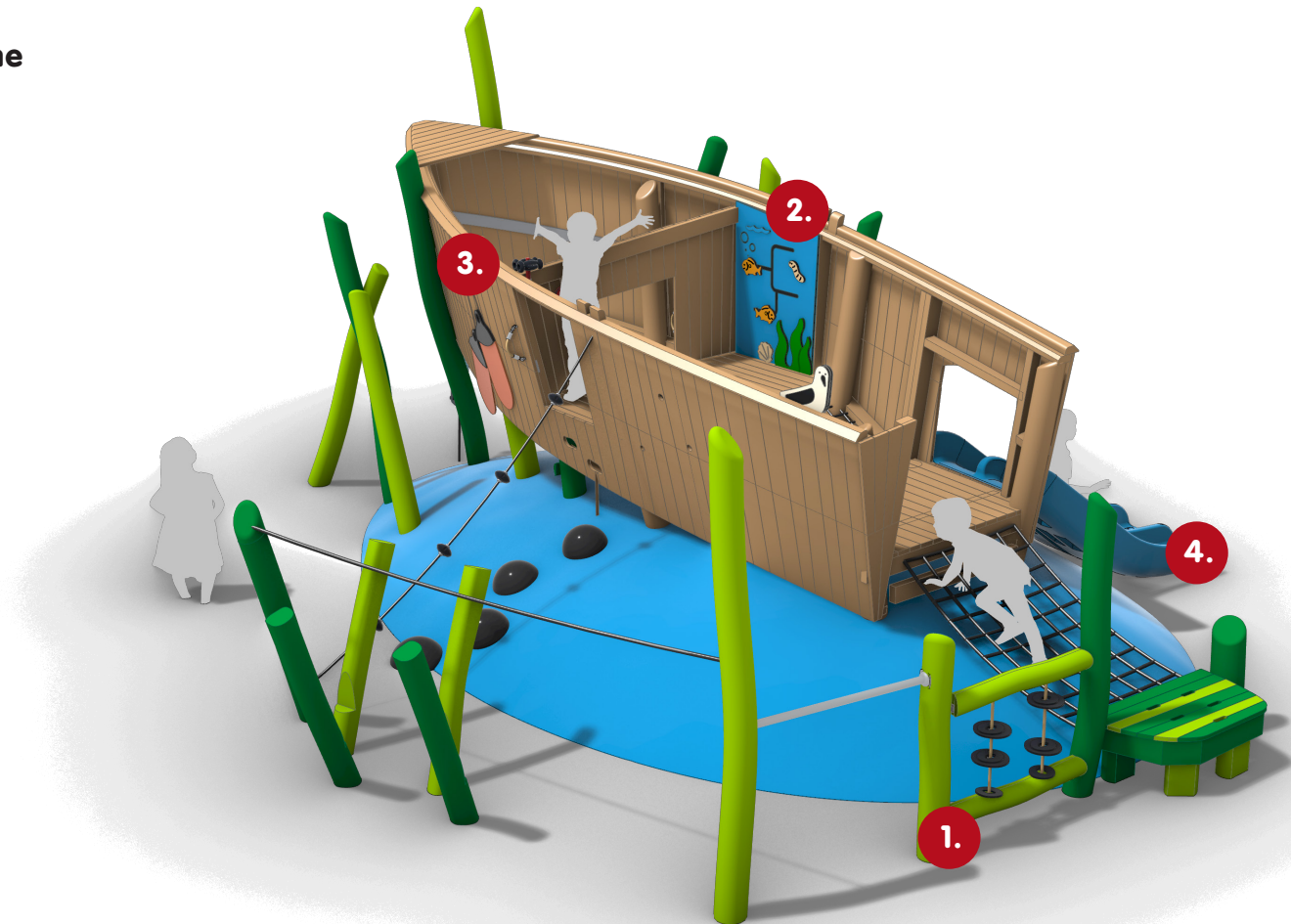
ASTM F1487 / 2–5 years / ADA

Inground Wood



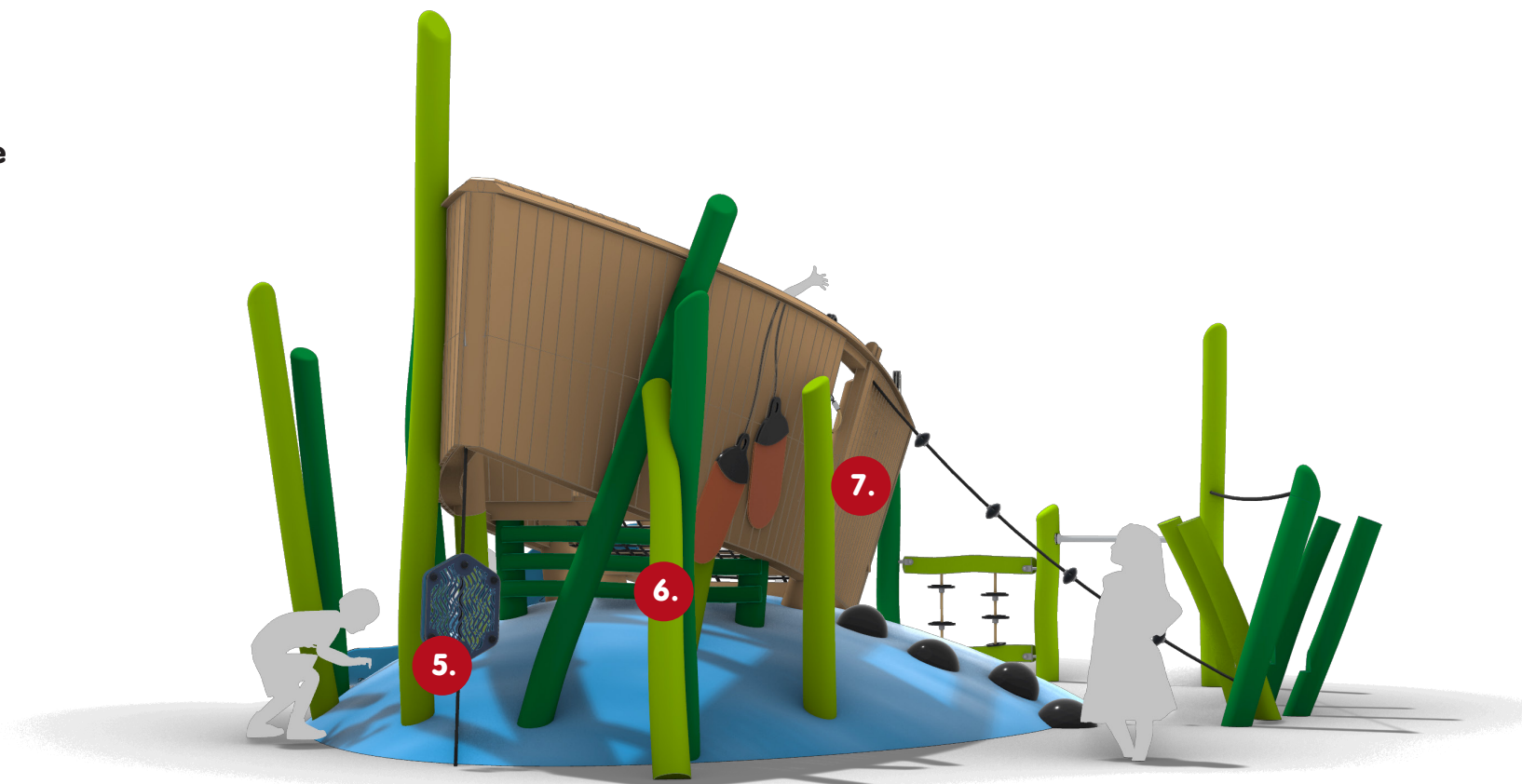
Activities

1. Play panel
2. Play panel fish theme
3. Binoculars
4. Double PE slide



Activities

- 5. Optic panel
- 6. Ladder
- 7. Elevated entrance



Sideview

ASTM F1487

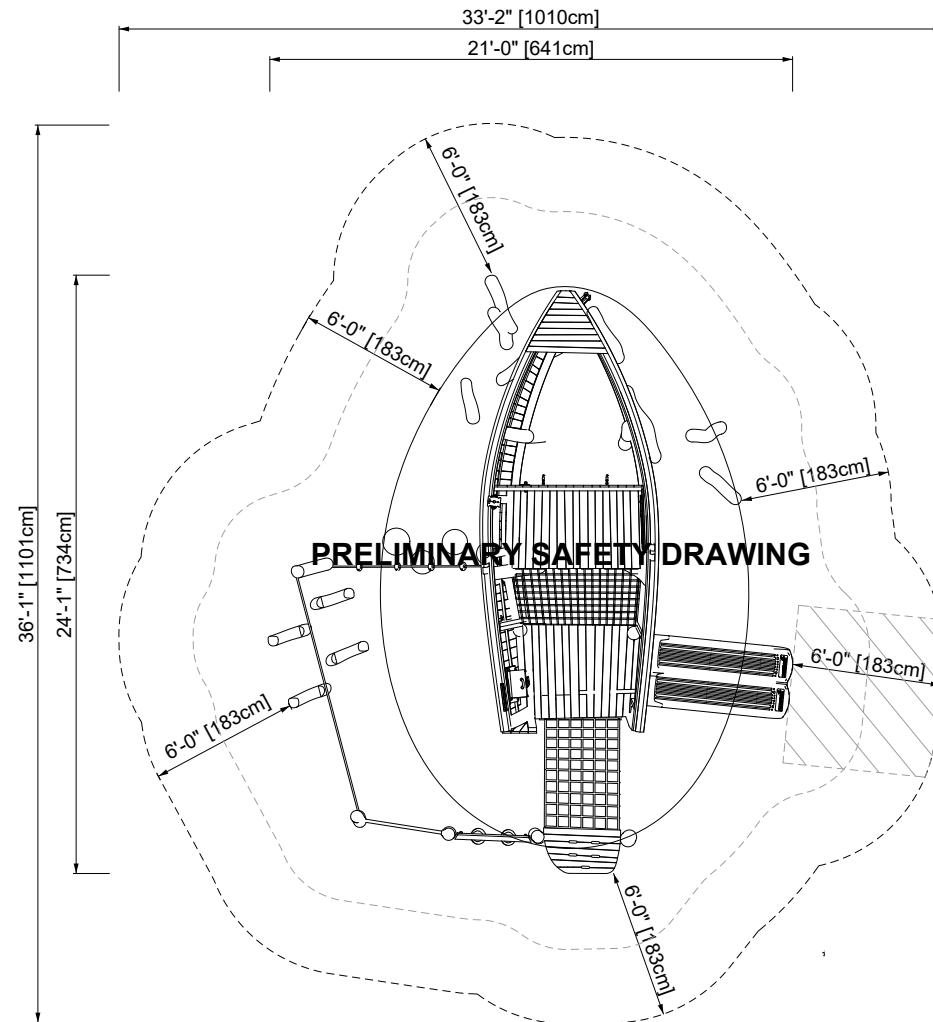
Max. fall height: 2'-11" [88cm] / Total height: 11'-1" [339cm]



Footprint

ASTM F1487

Max. fall height: **2'-11"** [88cm] / Total height: **11'-1"** [339cm] / Use zone area: **869ft²** [80.6m²]

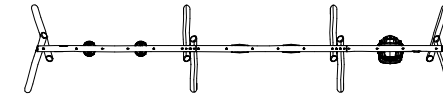
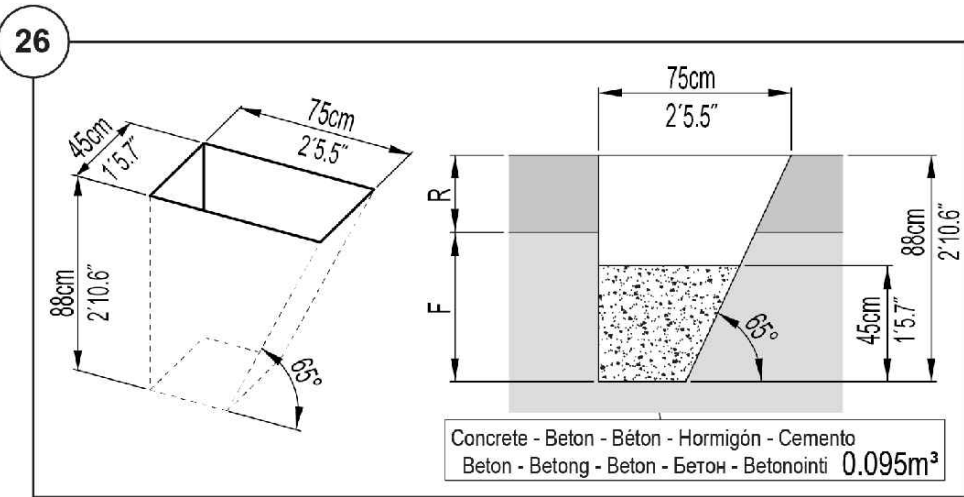




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KOMPAN!

NRO925

ID 20332068

KELDIN

2024-12-13

ASTM F1487

Scale: MAX

Foundation: 113 cm post

All Unspecified Holes
 = 26

1.12 m³ 39.552 cu.ft.



C25/30 (B25)

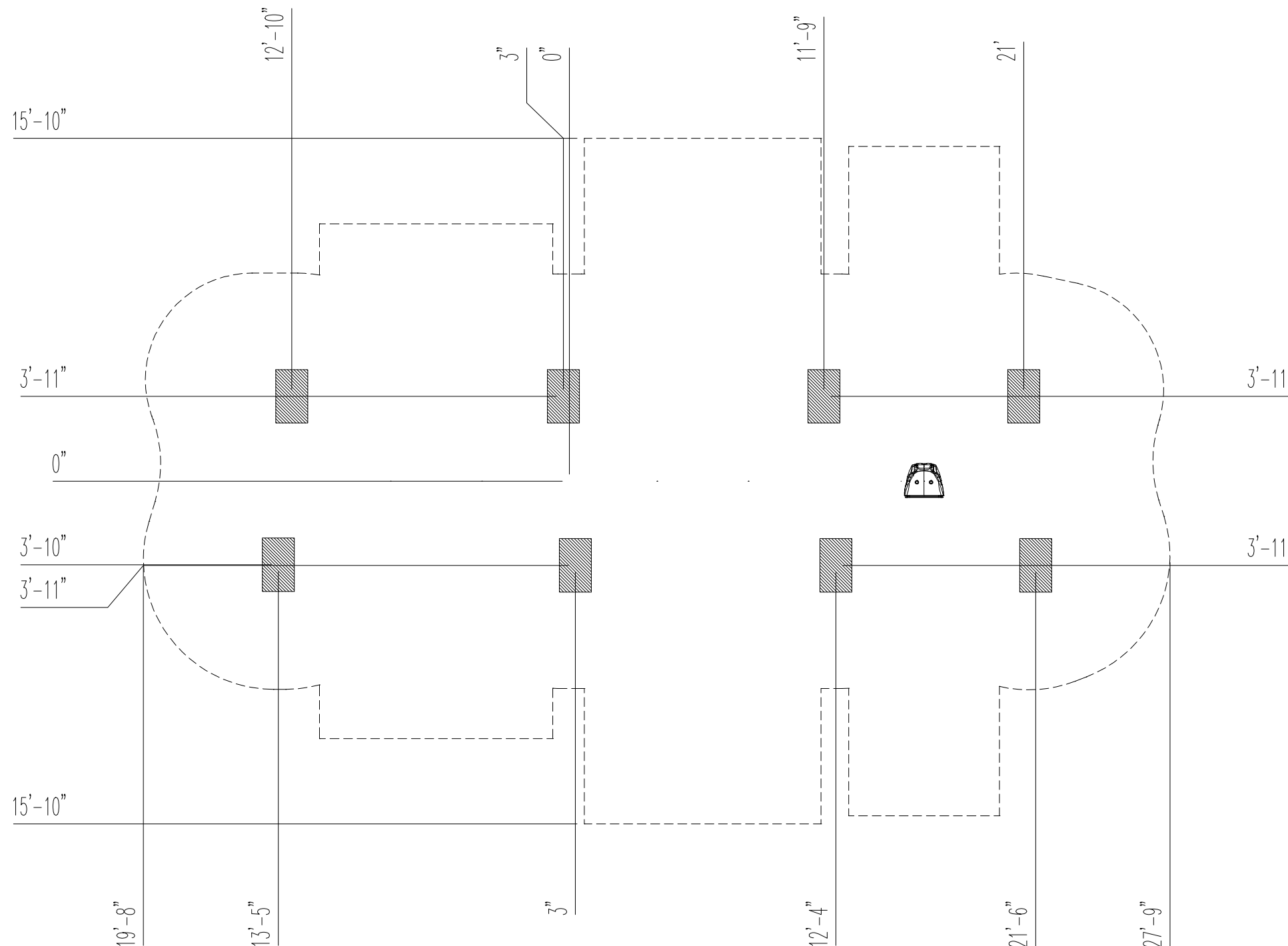
$f_{ck, cube} = 30 \text{ N/mm}^2$

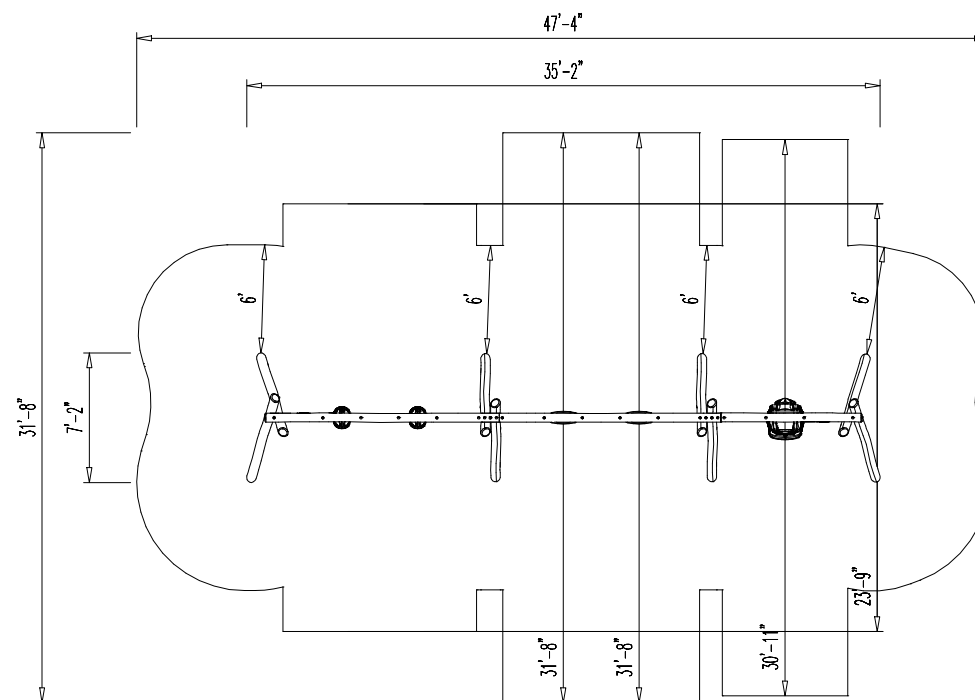
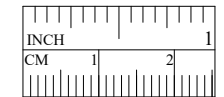
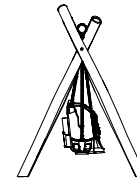
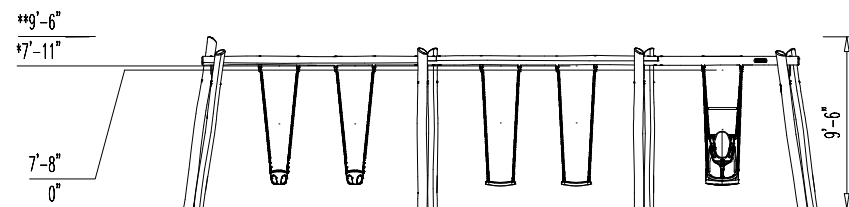
Use the specified quality of concrete
 in accordance with all specifications
 from the concrete supplier taking
 the nature of the product to be
 installed into account.

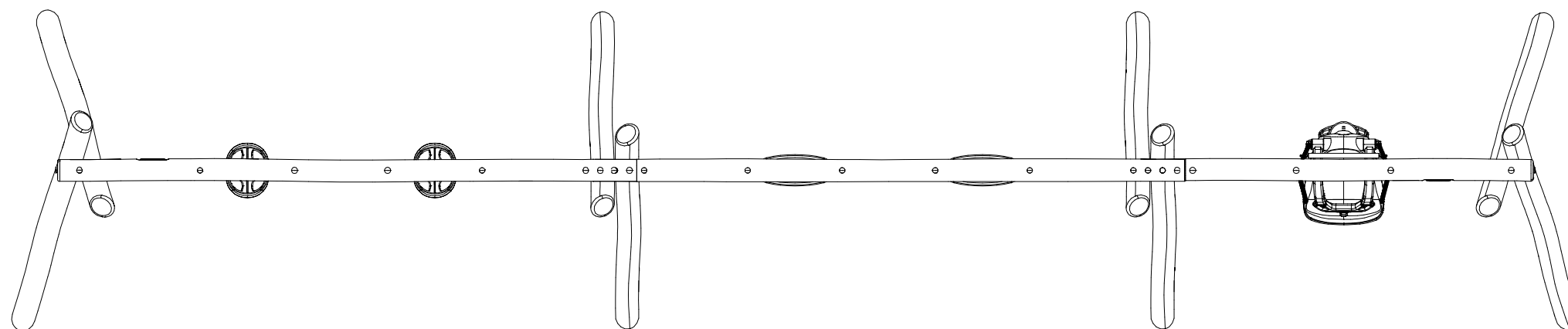
Safety Zone

Perimeter: 143 ft

Area: 1137.3 ft²







SW960001-0900



SW990205-0133



2x SW960002-0900



SW960003-0900



SW961004-00



SW961006-00



SW961008-00

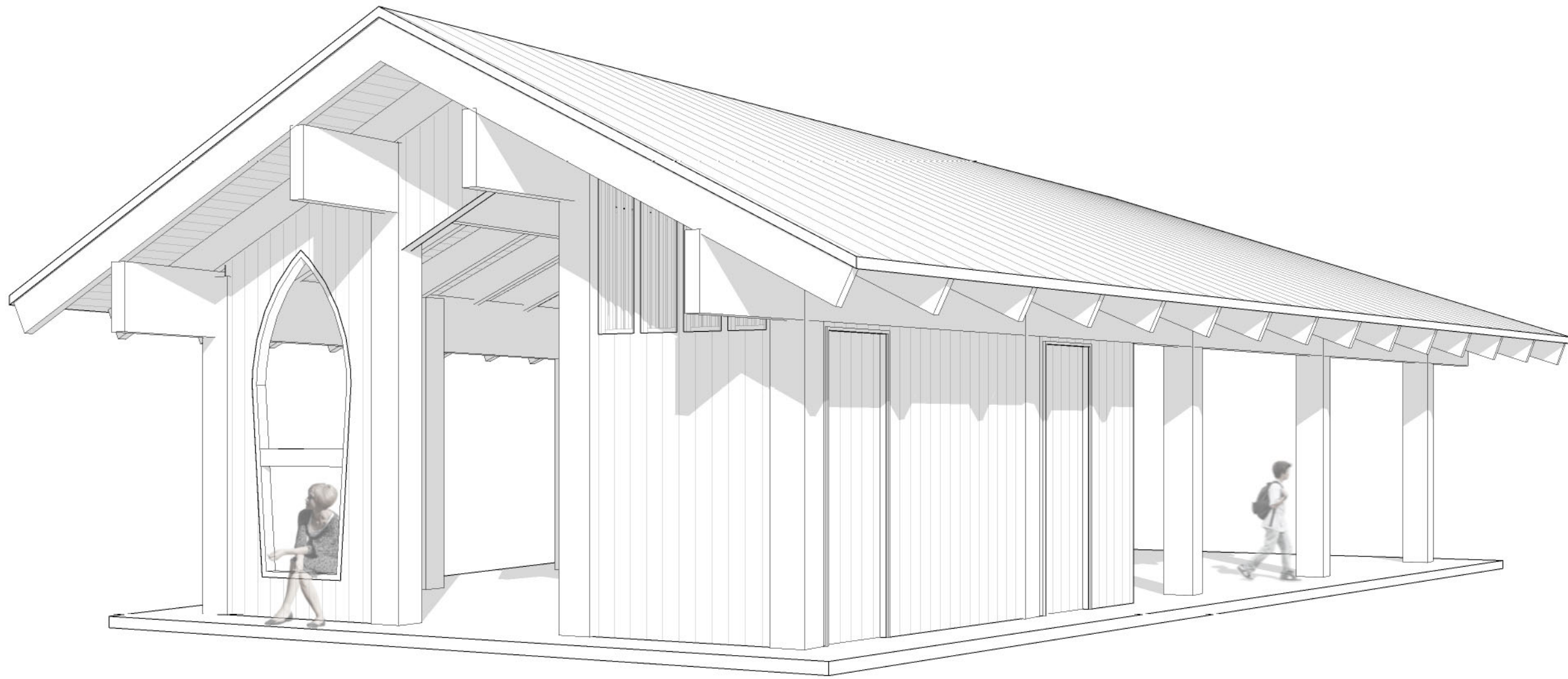


2x SW990023-01



2x SW990011-01





NOTE: PERSPECTIVE VIEWS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL DETAILS AS SEEN IN THE FOLLOWING SHEETS

TAYLOR FAMILY PARK PAVILION | 252 WILD HORSE ROAD | HILTON HEAD ISLAND, SC

FINAL

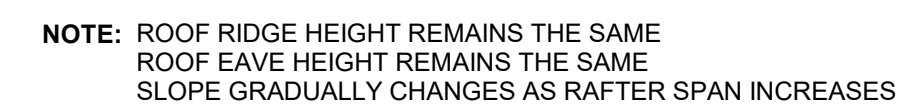
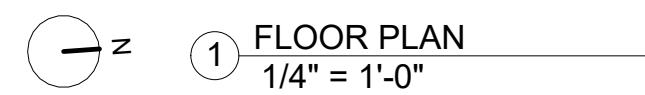
Project Title
Taylor Family Park
252 Wild Horse Road
Hilton Head Island, SC

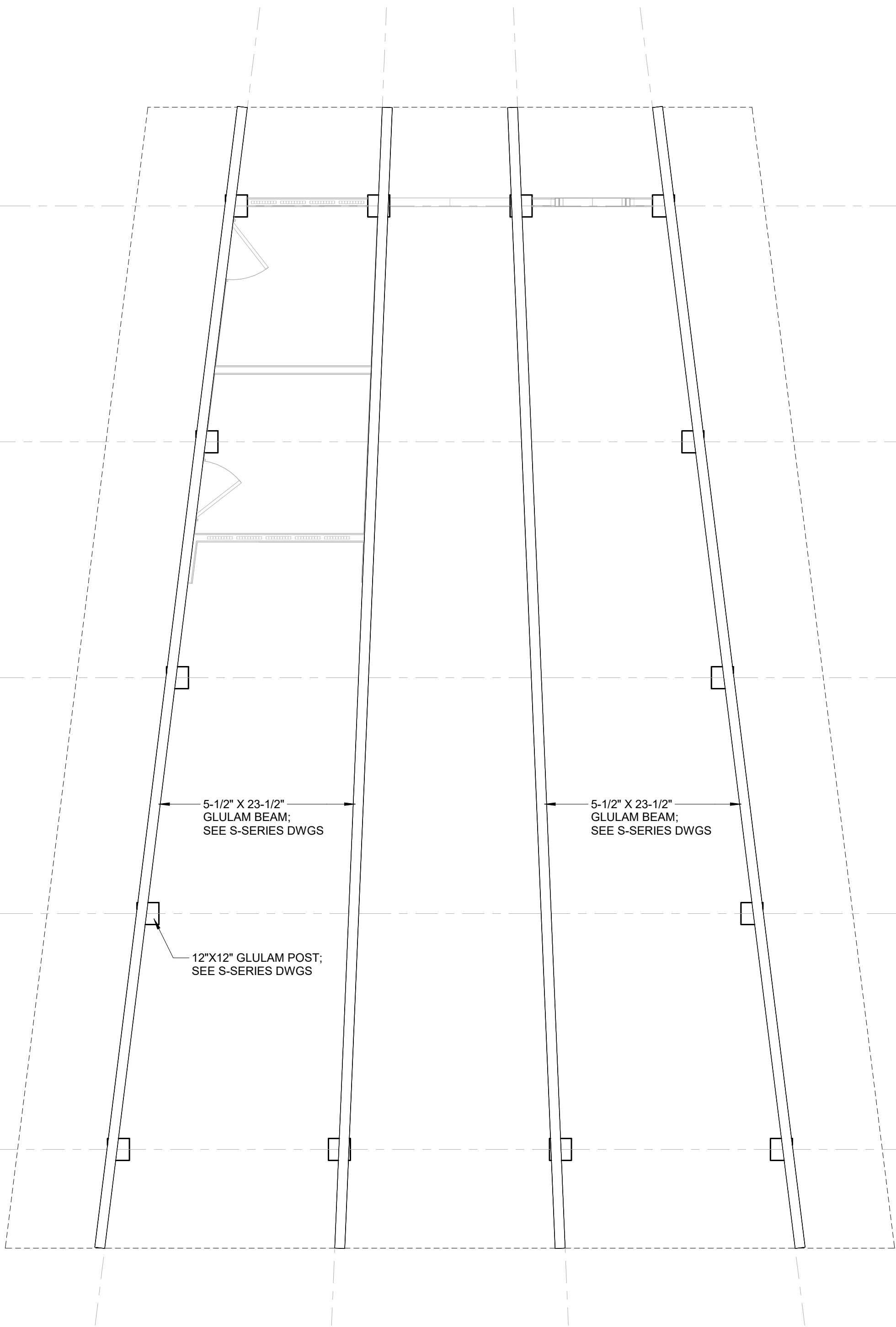
Drawing Title
COVER

Date
15 September 2025

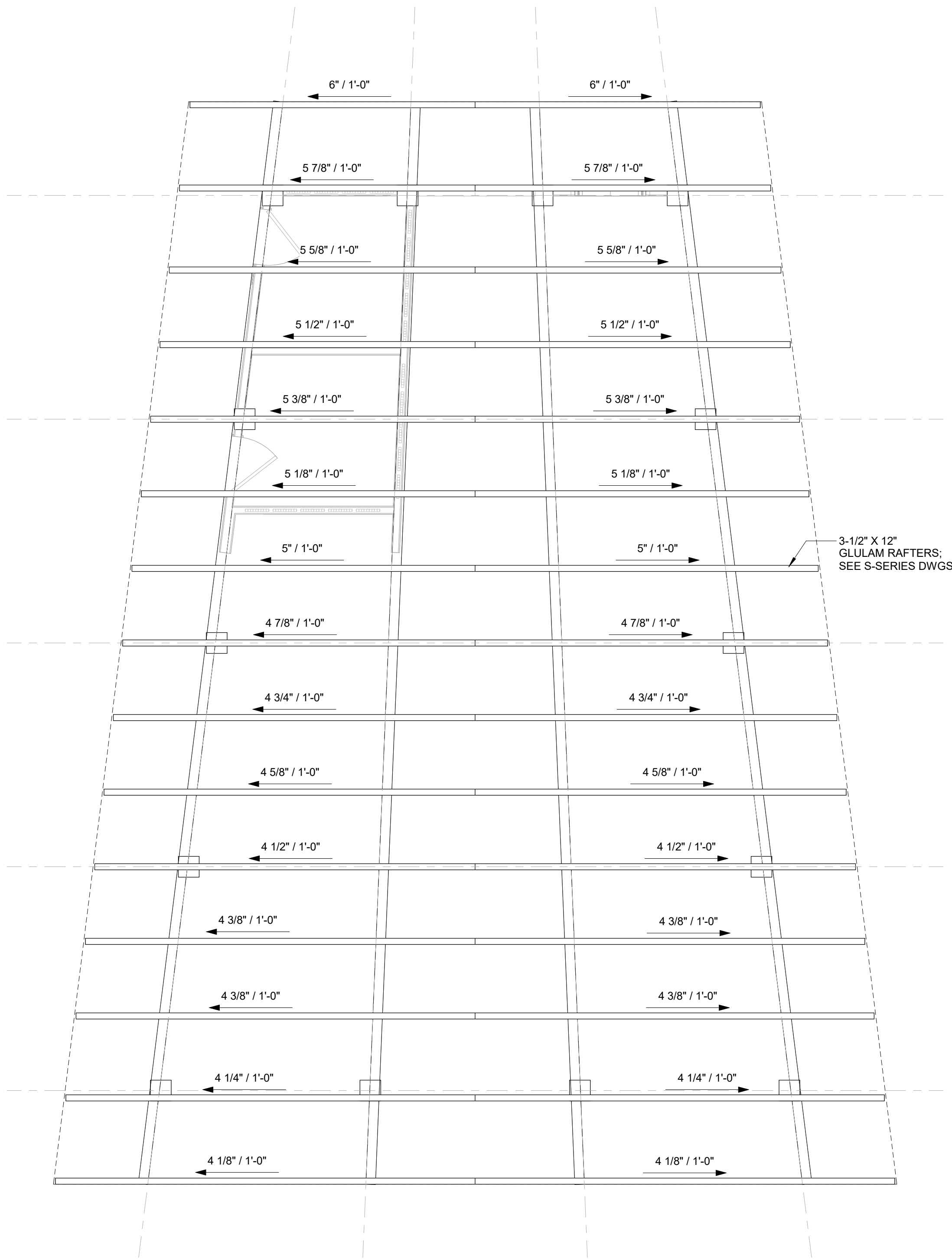
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Drawing
No. T100



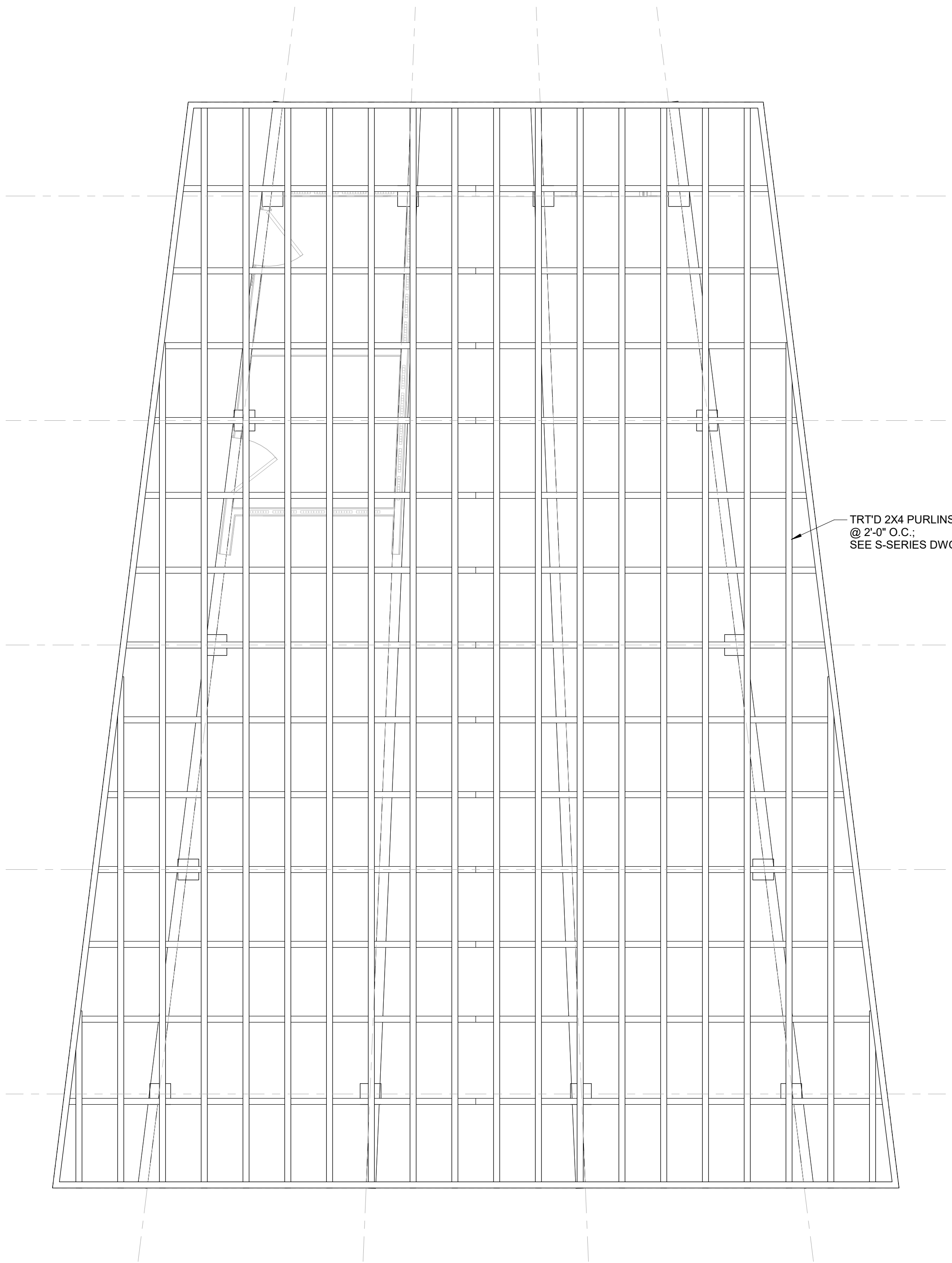


① ROOF FRAMING - LAYER 1
1/4" = 1'-0"



NOTE: ROOF RIDGE HEIGHT REMAINS THE SAME
ROOF EAVE HEIGHT REMAINS THE SAME
SLOPE GRADUALLY CHANGES AS RAFTER SPAN INCREASES

② ROOF FRAMING - LAYER 2
1/4" = 1'-0"



③ ROOF FRAMING - LAYER 3
1/4" = 1'-0"

FINAL

Project Title
Taylor Family Park
252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
ROOF FRAMING PLANS

Date
15 September 2025

Scale
1/4" = 1'-0"

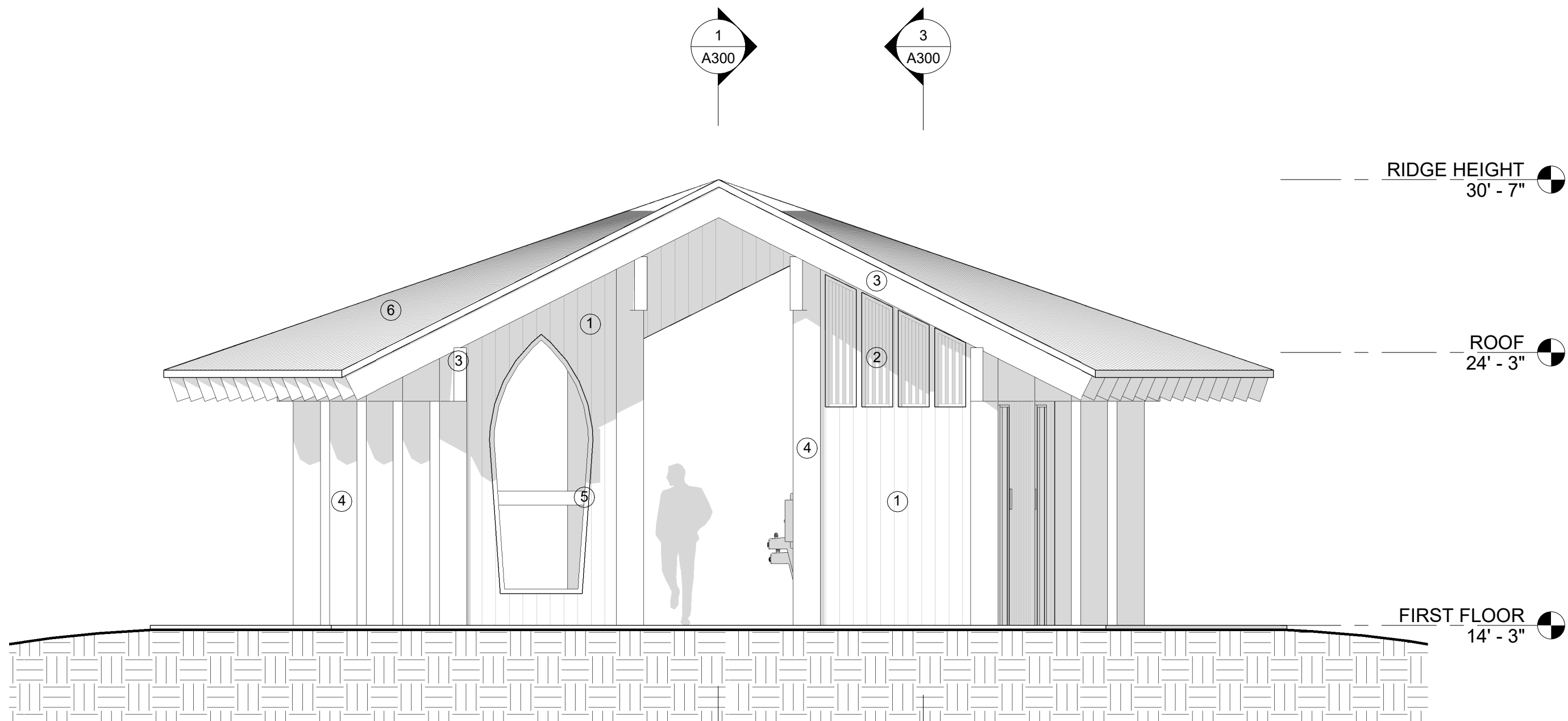
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A103

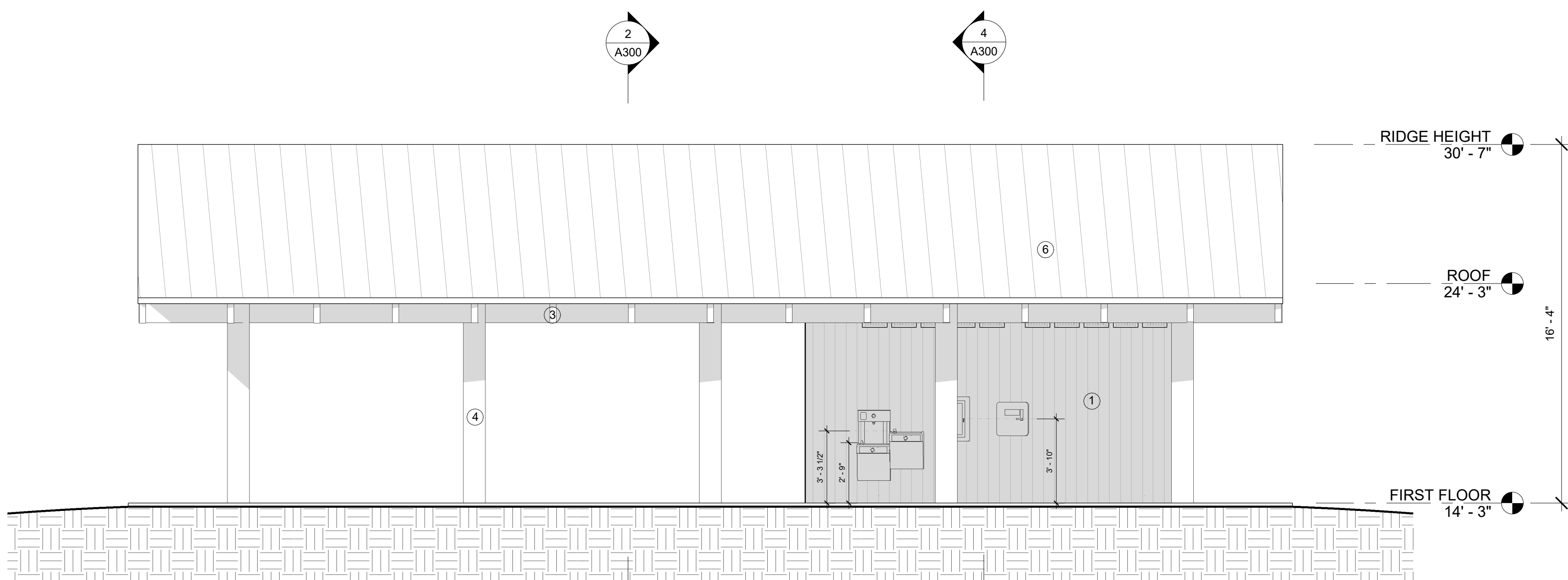
EXTERIOR MATERIALS

- ① 6" VERTICAL TRUEX EXTERIOR SIDING, PAINTED "CORDOVAN BROWN"
② 2X2 TRUEX EXTERIOR VERTICAL LOUVERS, PAINTED "CORDOVAN BROWN"
③ GLULAM ROOF FRAMING, PAINTED "CORDOVAN BROWN"
④ 12" X 12" GLULAM COLUMNS, PAINTED "CORDOVAN BROWN"
⑤ TRUEX EXTERIOR TRIM, PAINTED "CORDOVAN BROWN"
⑥ MCELROY METAL ROOF, 138T FLAT "DARK CHARCOAL"

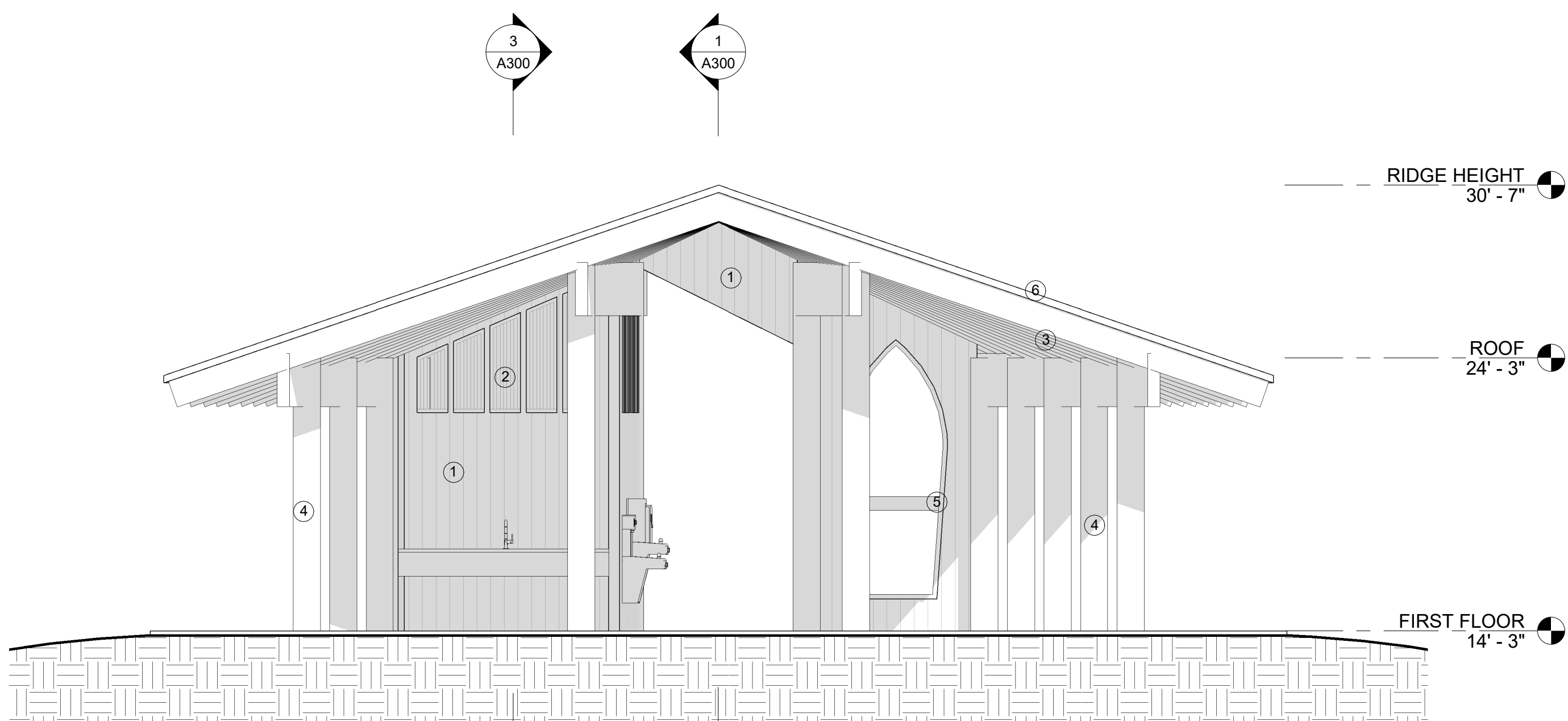
EXPOSED UNDERSIDE OF ROOF:
PURLINS & PLYWOOD, TO BE PAINTED
"IRON ORE" SW7069 BY SHERWIN-WILLIAMS



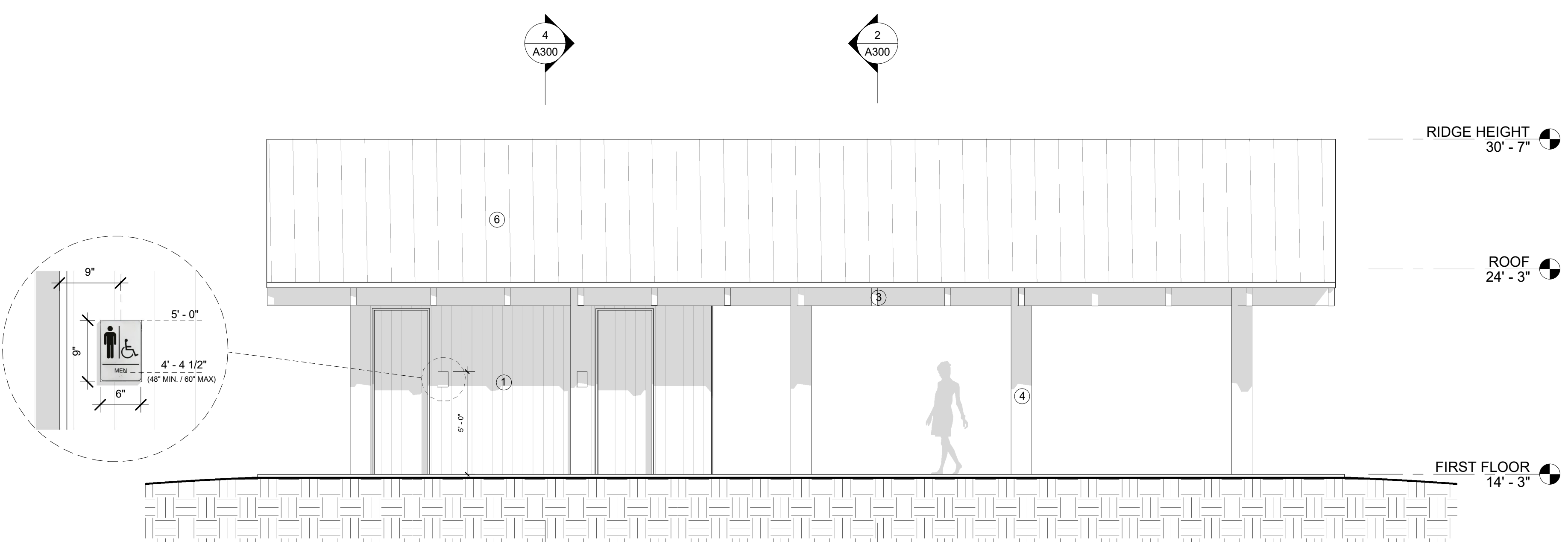
① WEST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



④ SOUTH ELEVATION
1/4" = 1'-0"

FINAL

Project Title
Taylor Family Park
252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
EXTERIOR ELEVATIONS

Date
15 September 2025

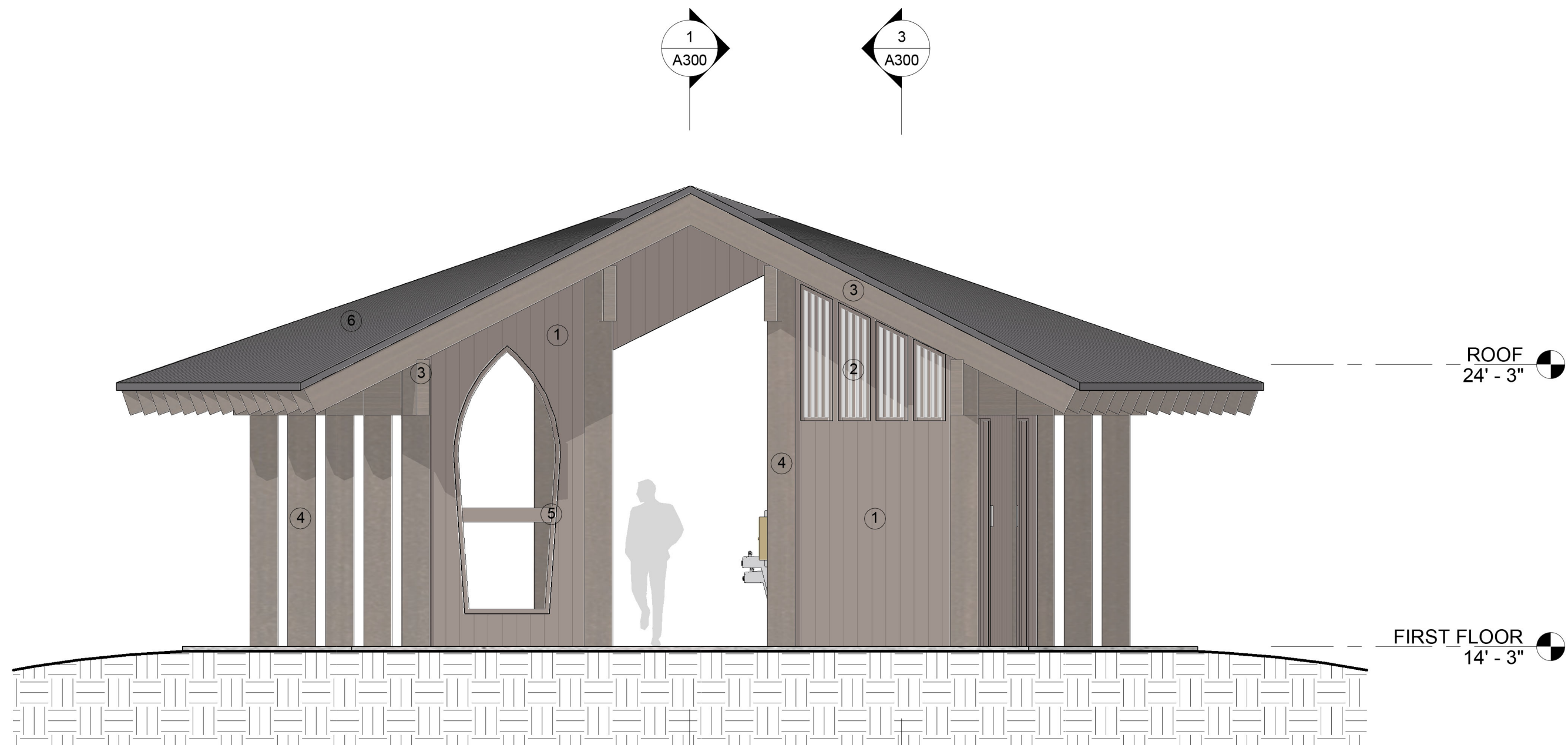
Scale
As indicated

Drawing No.
A200

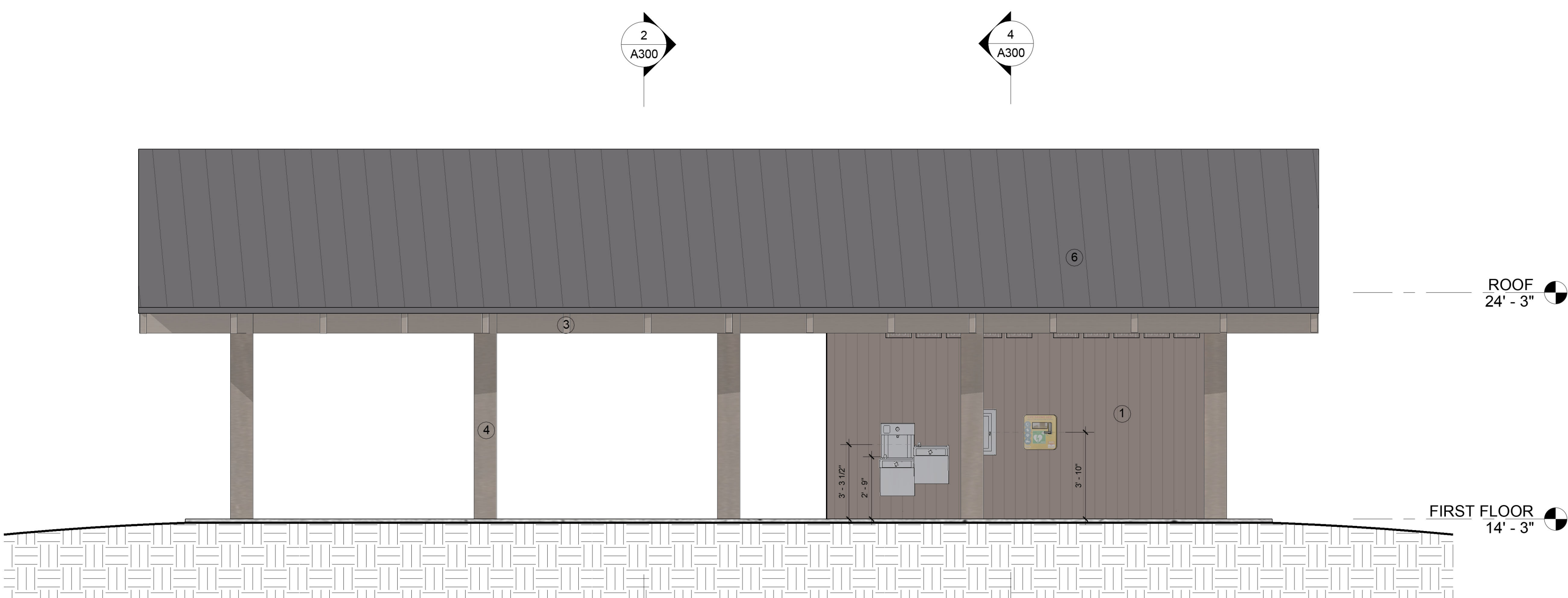
EXTERIOR MATERIALS

- ① 6" VERTICAL TRUEX EXTERIOR SIDING;
PAINTED "CORDOVAN BROWN"
- ② 2X2 TRUEX EXTERIOR VERTICAL LOUVERS;
PAINTED "CORDOVAN BROWN"
- ③ GLULAM ROOF FRAMING;
PAINTED "CORDOVAN BROWN"
- ④ 12" X 12" GLULAM COLUMNS;
PAINTED "CORDOVAN BROWN"
- ⑤ TRUEX EXTERIOR TRIM;
PAINTED "CORDOVAN BROWN"
- ⑥ MCELROY METAL ROOF;
138T FLAT "DARK CHARCOAL"

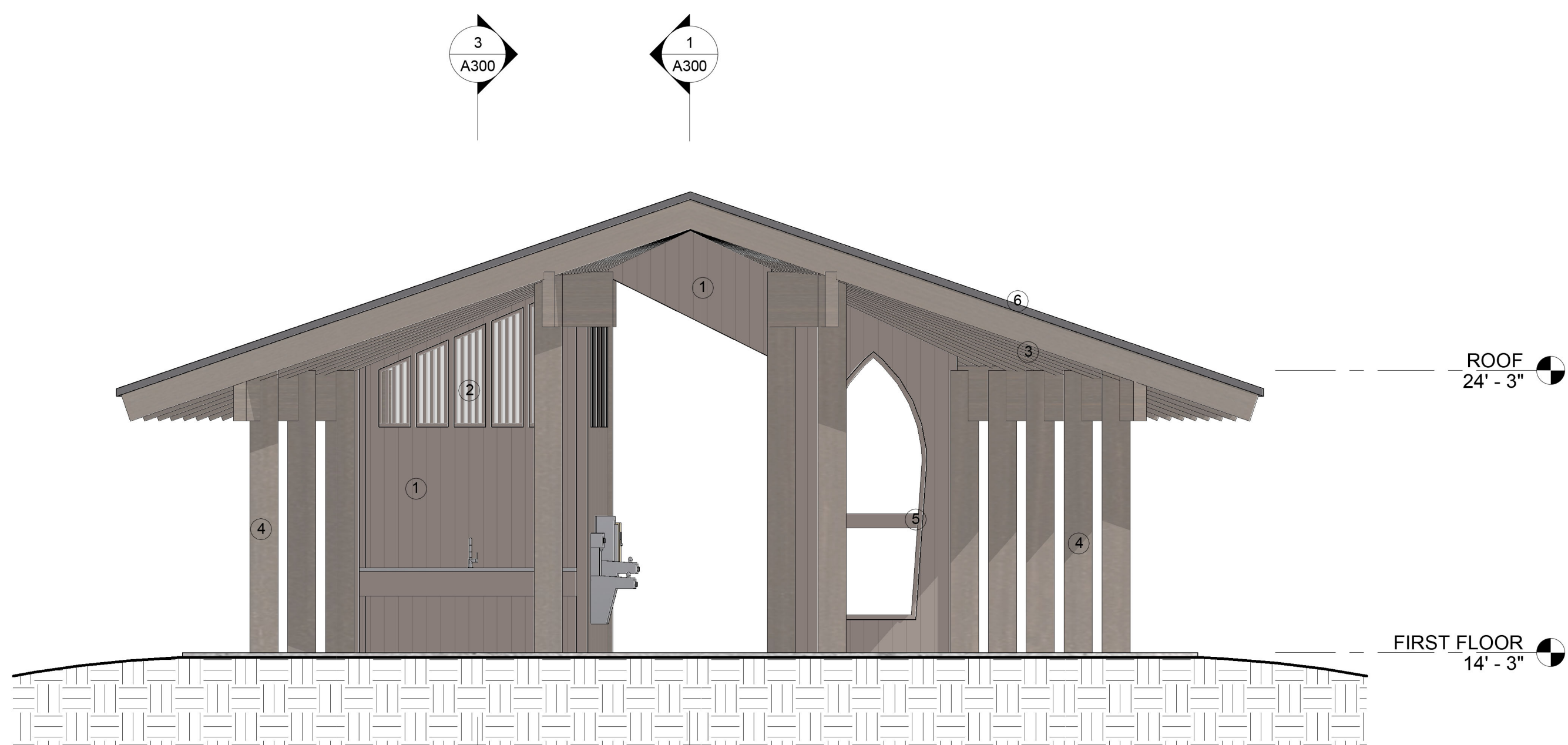
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PURLINS & PLYWOOD, TO BE PAINTED
"IRON ORE" SW7069 BY SHERWIN-WILLIAMS



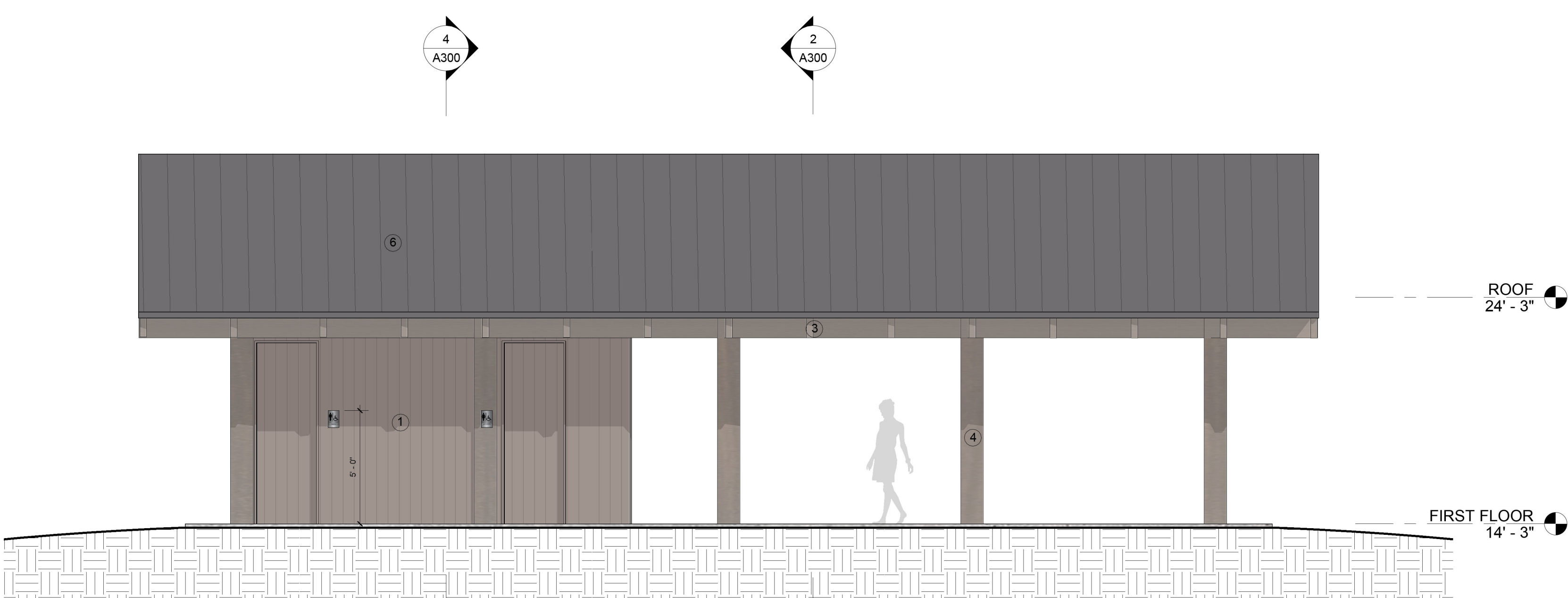
① WEST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



④ SOUTH ELEVATION
1/4" = 1'-0"

FINAL

Project Title
Taylor Family Park
252 Wild Horse Road
Hilton Head Island, SC

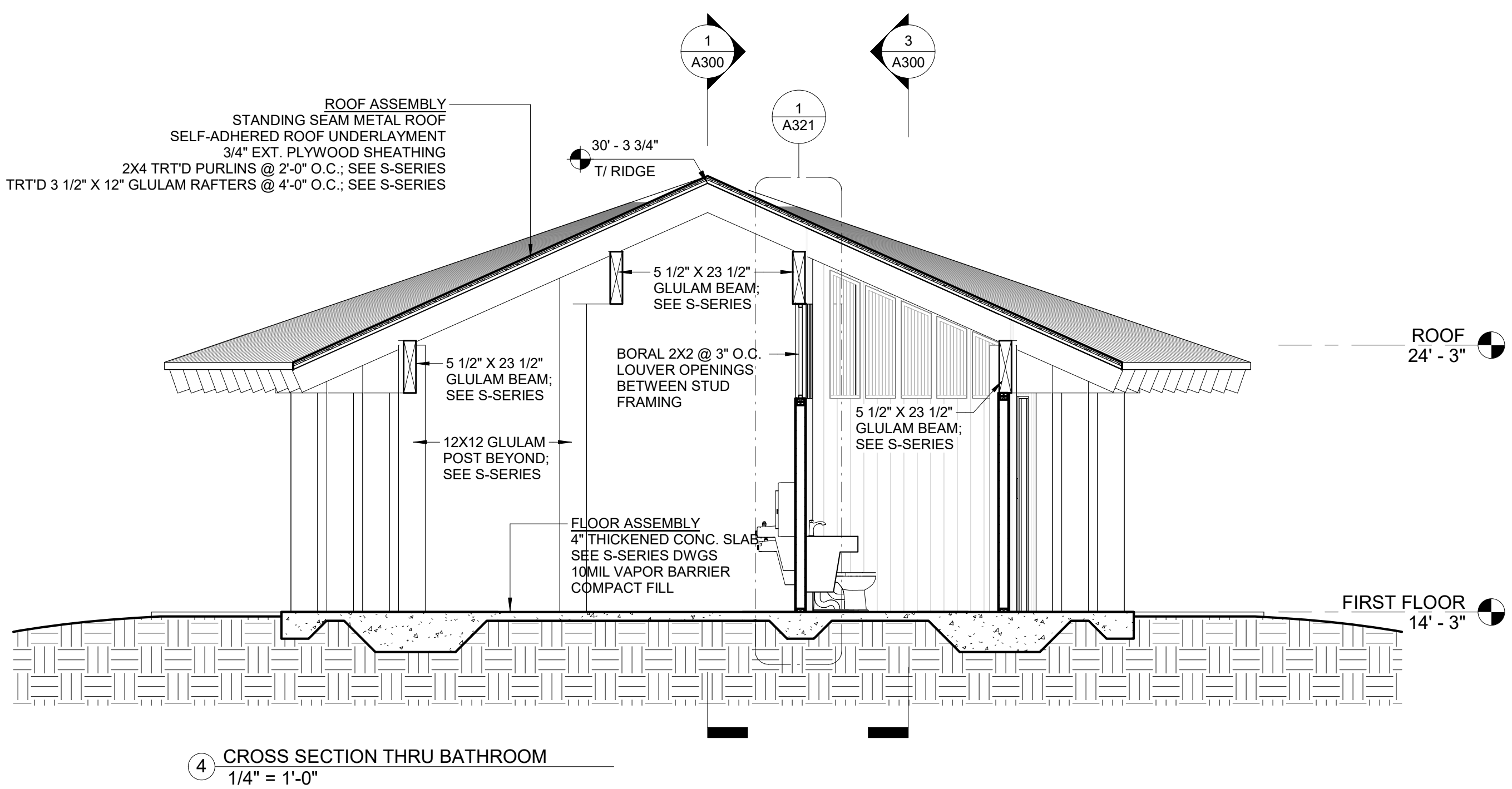
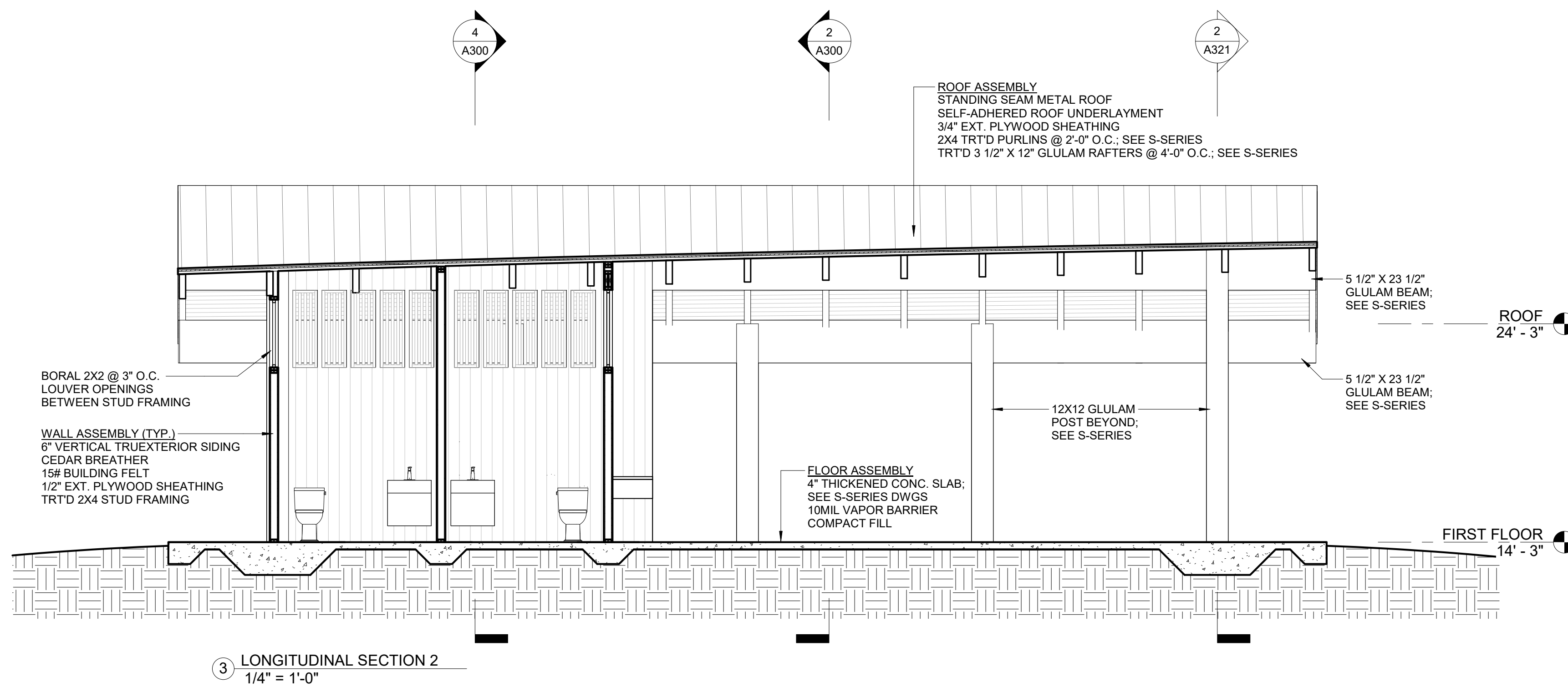
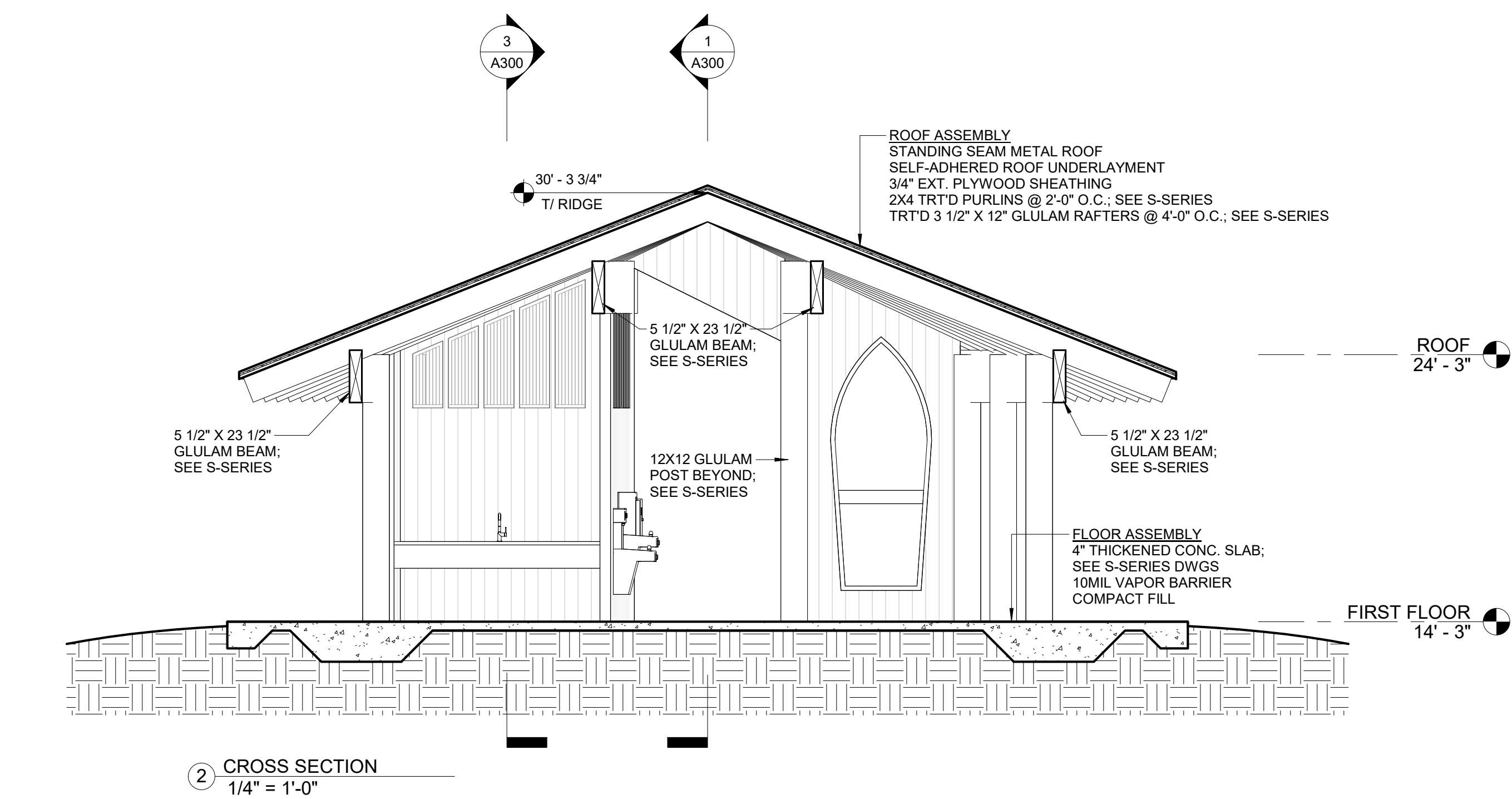
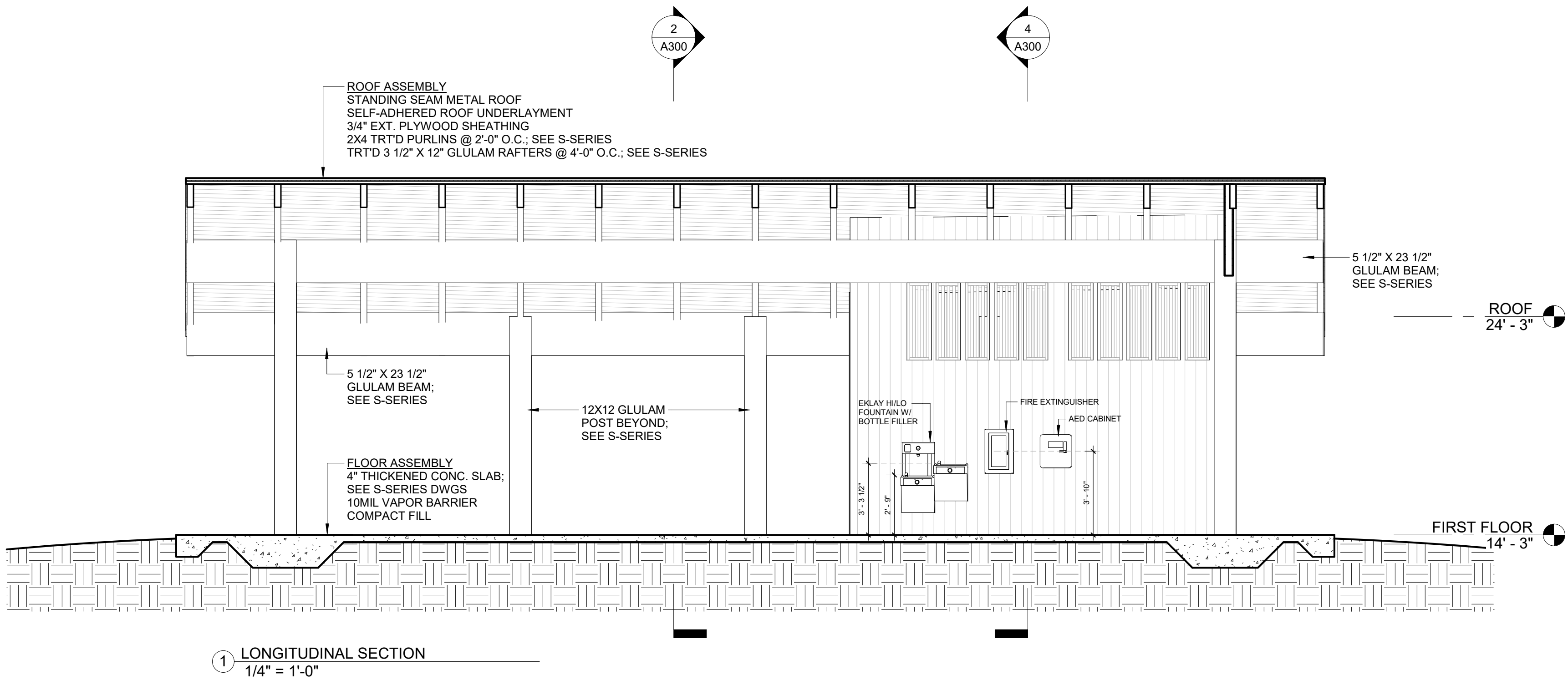
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COLOR EXTERIOR ELEVATIONS

Date
15 September 2025

Scale

Drawing
No.

A201



FINAL

Project Title
Taylor Family Park

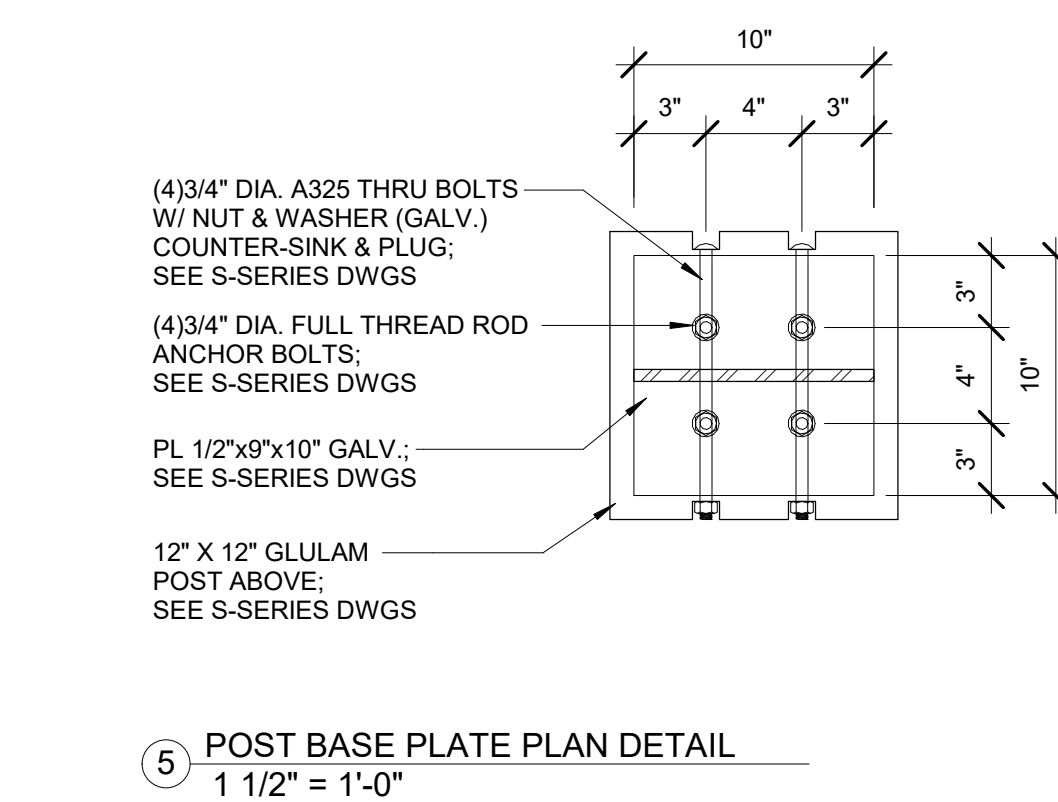
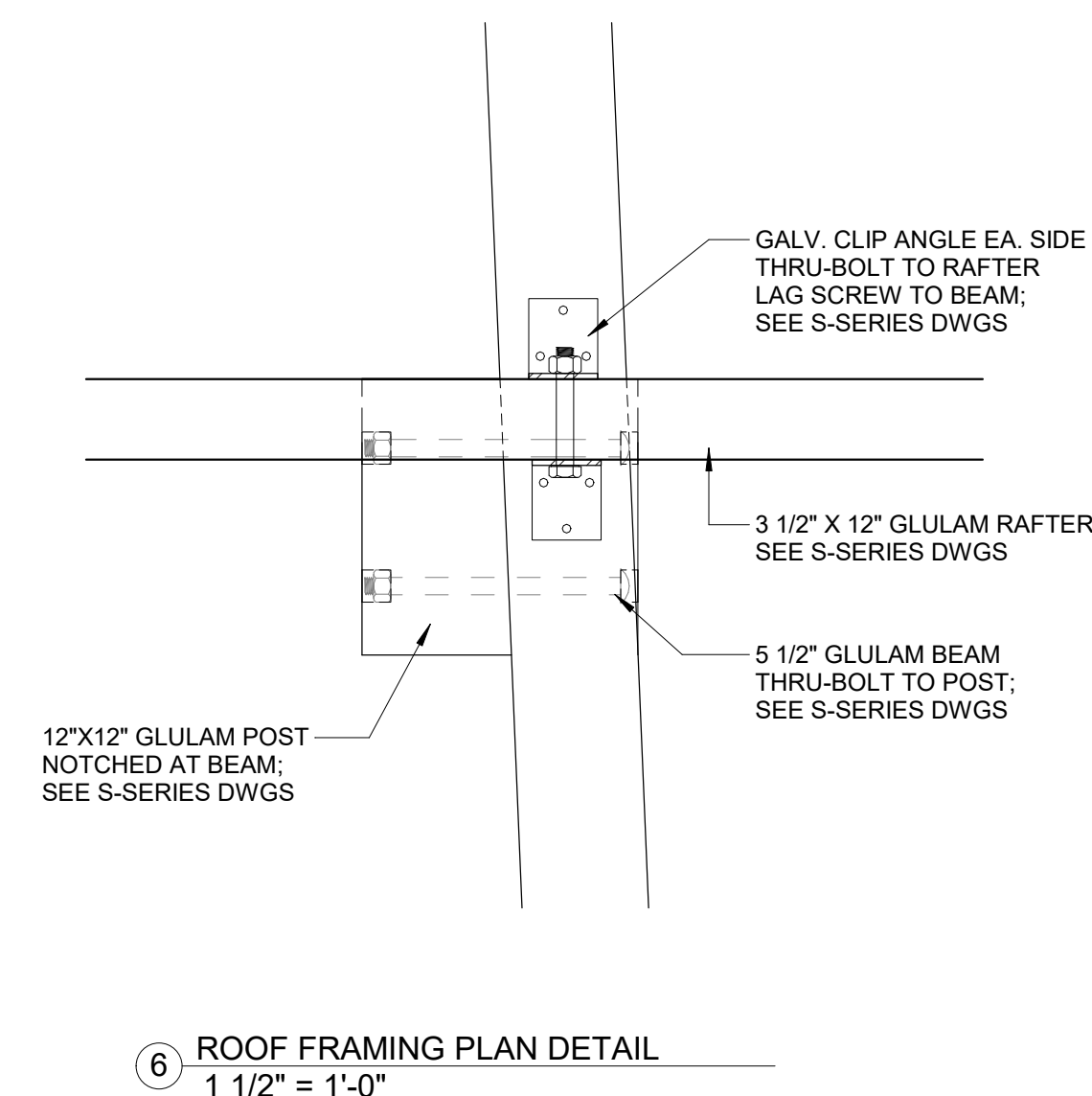
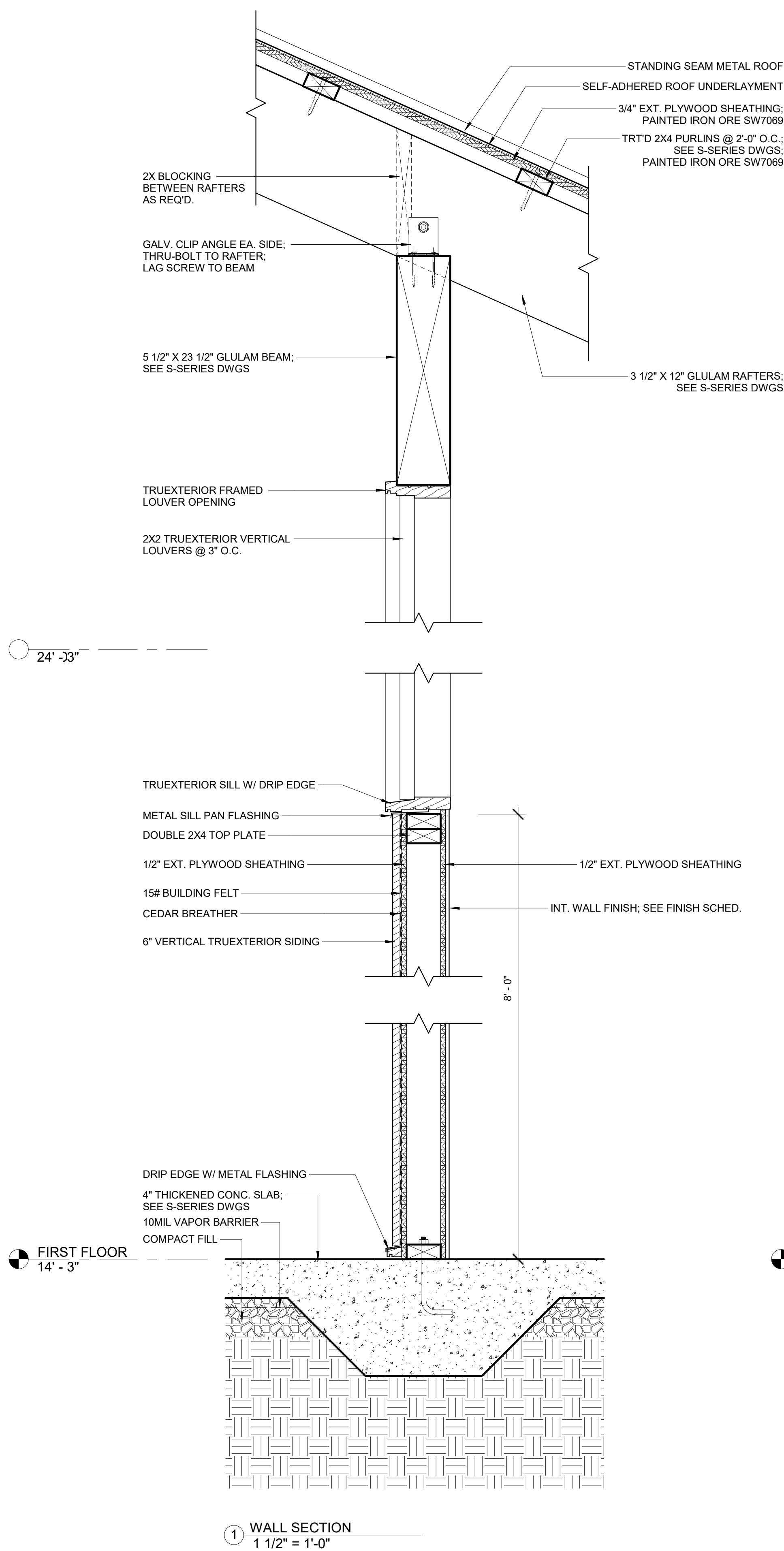
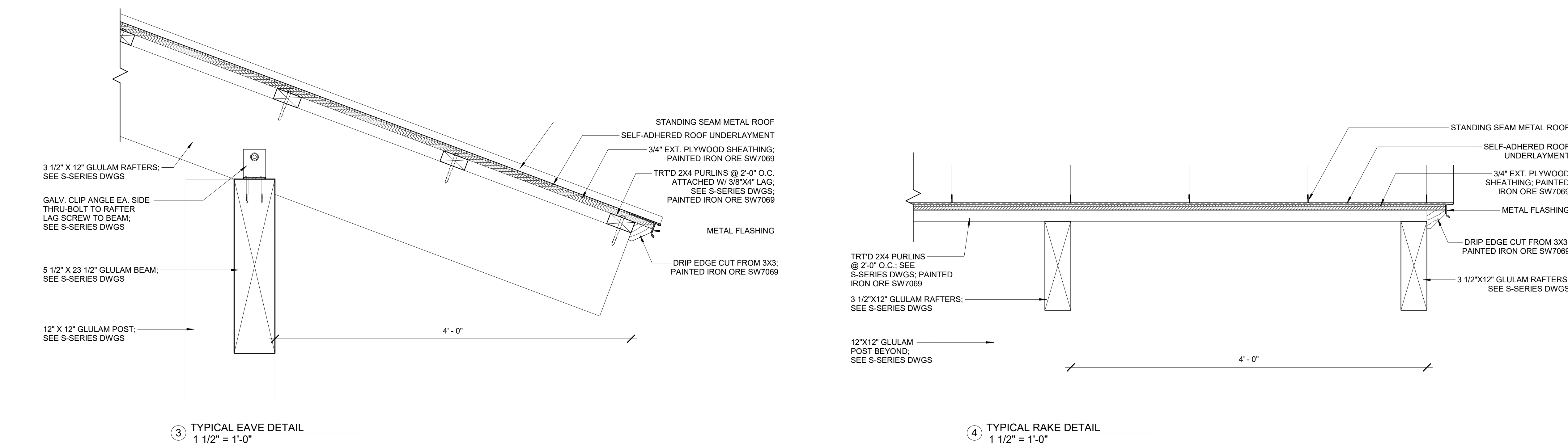
252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
BUILDING SECTIONS

Date
15 September 2025

Scale
1/4" = 1'-0"

Drawing No.
A300



EXAMPLE OF GLULAM RAFTERS AND POST TO BEAM CONNECTION SHOWN FOR REFERENCE.



EXAMPLE OF GLULAM POST TO BEAM CONNECTION SHOWN FOR REFERENCE.



EXAMPLE OF VERTICAL LOUVERS SHOWN FOR REFERENCE.



EXAMPLE OF GLULAM POST BASE CONNECTION SHOWN FOR REFERENCE.

NOTE: ACTUAL SIZE OF MEMBERS FOR THIS PROJECT MAY VARY FROM THESE EXAMPLES. FINISHED COLOR FOR THIS PROJECT WILL BE DIFFERENT, PER ELEVATIONS ON SHEET A200.

FINAL

Project Title

Taylor Family Park

252 Wild Horse Road
Hilton Head Island, SC

Drawing Title

WALL SECTIONS & DETAILS

Date

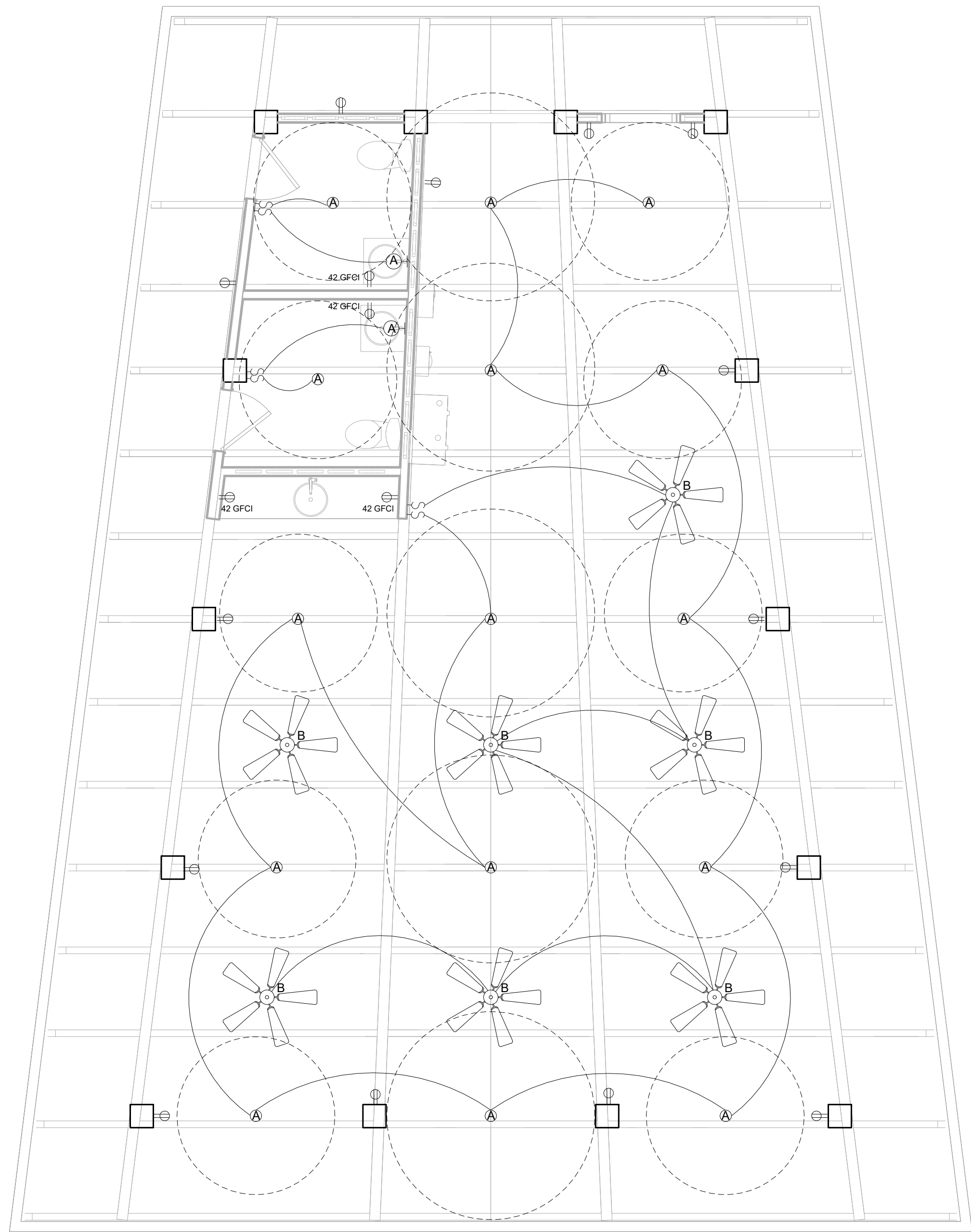
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Scale

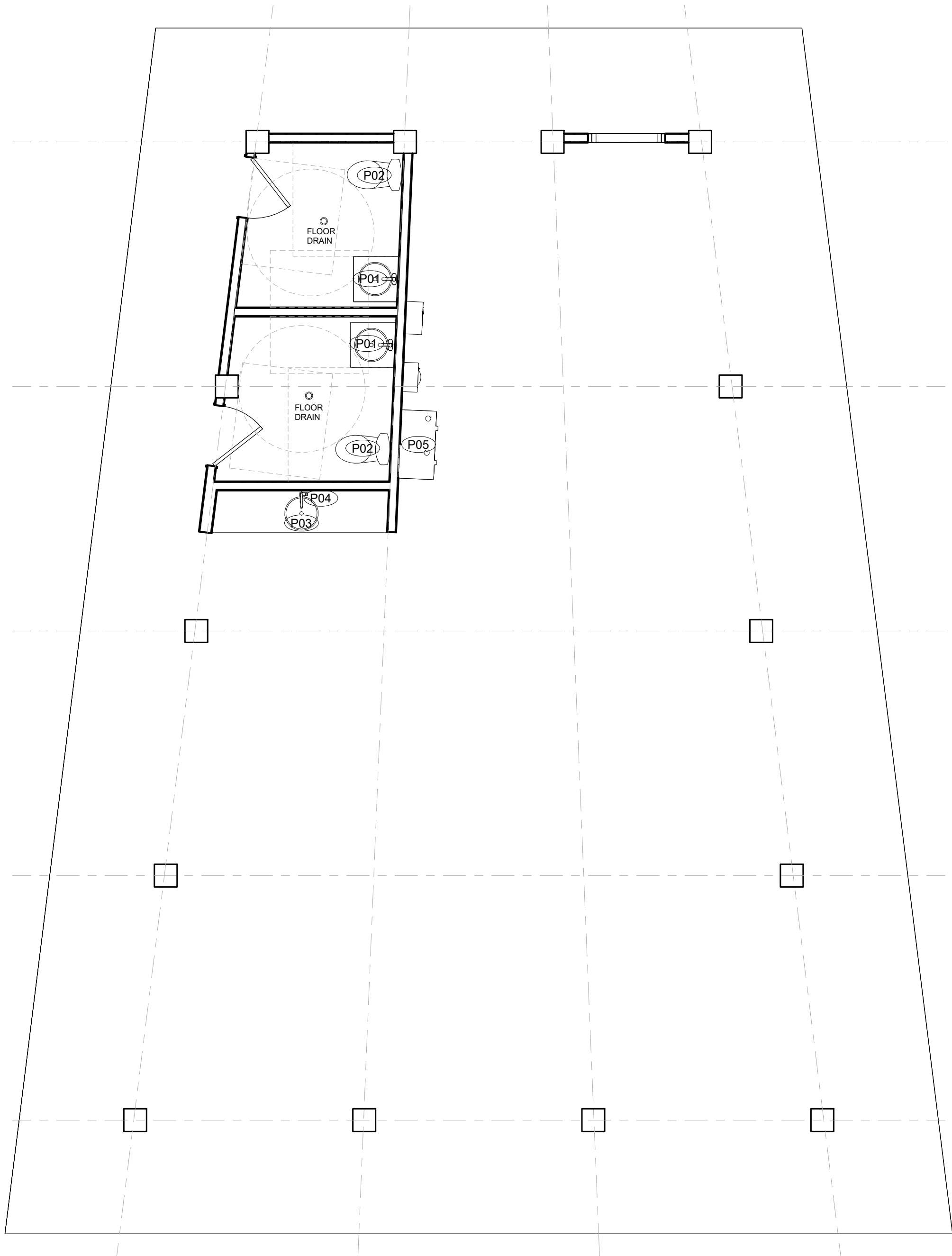
As indicated

Drawing No.

A321



LIGHTING SCHEDULE		
TYPE MARK	DESCRIPTION	COMMENTS
A	WAC LIGHTING TUBE SINGLE WALL MOUNT WS-W2605; BLACK	WALL MOUNT LIGHT MOUNTED TO RAFTERS
B	WAC SMART FANS FLAIR F-103L 56" CEILING FAN	MATTE BLACK HOUSING MATTE BLACK BLADE



ELECTRICAL FIXTURE LEGEND					
DUPLEX RECEPTACLE	SWITCH SINGLE POLE	PENDANT MOUNTED LIGHT	PENDANT MOUNTED CEILING FAN	PHONE JACK WALL	GARAGE DOOR OPENER
DUPLEX RECEPTACLE SPLIT WIRED	SWITCH 3 WAY	RECESSED LIGHT	VENT FAN	PHONE JACK FLOOR	METER BASE
DUPLEX WATERPROOF	SWITCH DIMMER	SURFACE MOUNTED LIGHT	RECESSED STEP LIGHT	TELEVISION	ELECTRICAL PANEL
DUPLEX, G.F.C.I. OVER COUNTERTOP OR SINK. NUMBER = INCHES A.F.F. CONFIRM WITH INTERIOR ELEVATIONS	SWITCH 30 3 WAY WITH DIMMER	WALL MOUNTED LIGHT	RECESSED WALL LIGHT	SMALL RECESSED ADJUSTABLE LIGHT	VOICE BOX, TIE INTO PHONE SYSTEM
SINGLE FLOOR RECEPTACLE	SWITCH 17 LIGHTED TOGGLE	UNDER CABINET LIGHT	THERMOSTAT	MASTER STEREO LOCATION	SECURITY SYSTEM KEYPAD
SINGLE FLOOR RECEPTACLE SPLIT WIRED	SWITCH WATERPROOF	TRACK LIGHTING	PUSH BUTTON	VOLUME CONTROL	MOTION SENSOR
DUPLEX FLOOR RECEPTACLE	SWITCH FOR CEILING FAN, INCLUDING SPEED AND LIGHT (IF REQ'D.)	HOT WATER HEATER	DOOR CHIME	MUSIC SYSTEM SPEAKER, CONFIRM LOCATION & TYPE (WALL OR CEILING)	SWITCH KEYPAD
DUPLEX 220 VOLT	SWITCH TO LOW VOLTAGE CABINET LIGHT, CONFIRM TRANSFORMER (IF REQ'D.) WITH ARCHITECT	SMALL RECESSED WALL WASHER	SMOKE DETECTOR	CARBON MONOXIDE DETECTOR	RECESSED STEP LIGHT
DIRECT-WIRE APPLIANCE, CONFIRM VOLTAGE WITH APPLIANCE MFR.	DOOR SWITCH	PHONE JACK	ELEVATOR CALL BUTTON		

Plumbing Fixture Schedule		
Type Mark	Description	Comments
P01	SINK & FAUCET	ADA BATHROOMS
P02	Two-Piece Close Coupled Toilet	ADA BATHROOMS
P03	SINK	PREP SINK
P04	Pull-Down Prep Faucet with Arc Spout - Less Handle	PREP SINK FAUCET
P05	ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler Filtered Refrigerated Stainless	HI / LO FOUNTAIN WITH BOTTLE FILLER

FINAL

Project Title
Taylor Family Park

252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
ARCHITECTURAL ELECTRICAL & PLUMBING PLANS & SCHEDULES

Date
15 September 2025

Scale
1/4" = 1'-0"

Drawing No.
AEP01

WAC LIGHTING

Tube

Single & Double Wall Mount 3000K

Fixture Type: _____

Catalog Number: WS-W2605

Project: _____

Location: _____

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
☐ WS-W2604 5" - 2 Lights	☒ 3000K 90	33W	2312	☐ AL Brushed Aluminum
☒ WS-W2605 5" - 1 Light	☐ 3000K 90	16W	1091	☒ BK Black
				☐ BZ Bronze
				☐ GH Graphite
				☐ WT White

WS-W2605

Example: **WS-W2604-AL**

FEATURES

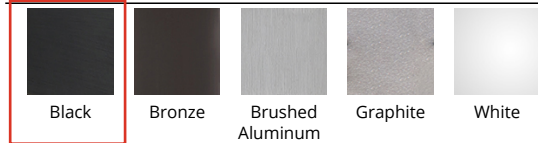
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

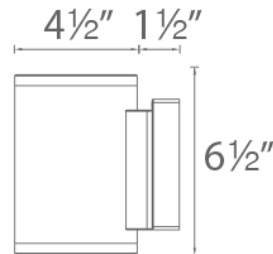
Construction	Die-cast Aluminum
Power:	16W, 33W
Input:	120-277V, 50/60Hz
Dimming:	ELV: 100-10% , 0-10V: 100-5% , TRIAC: 100-5%
Light Source:	Integrated LED
Rated Life:	70,000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated: Powder Coat White White, Powder Coat Graphite Graphite, Brushed Aluminum with Clear Powder Coat Brushed Aluminum, Black, Powder Coat Bronze Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant



FINISHES:



LINE DRAWING



TUBE - model: WS-W2605, WS-W2604

LED Wall Mount

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any décor.

FEATURES

- Energy Star® rated
- CEC Title 24 Compliant
- IP65 Rated, ETL & cETL Wet Location Listed
- Mounts up or down
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V

SPECIFICATIONS

Construction: Aluminum with etched glass.

Power: Integral driver in luminaire. 120V - 277V input.

Light Source: High output LED

Mounting: Mounts directly to junction box

Dimming: 0-10V Dimming: 100%-10%

ELV Dimming: 100%-15% (120V only)

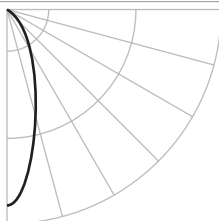
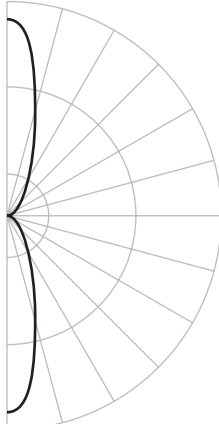
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)

Color Temp: 3000K

CRI: 90

Rated Life: 70,000 hours

Standards: Energy Star® rated, IP65 Rated, ETL & cETL Wet Location Listed, CEC Title 24 Compliant, Dark Sky Friendly.

	Beam	Photometry	Voltage	Watt	Lumens	Finish
 4½" 1½" 5" WS-W2605 Dark Sky Friendly Energy Star®	33°		120V	16W	800	
 4½" 1½" 6½" WS-W2604	33°		120V - 277V	30W	1750	AL Brushed Aluminum BK Black BZ Bronze GH Graphite WT White

 -

Example: **WS-W2604-BZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

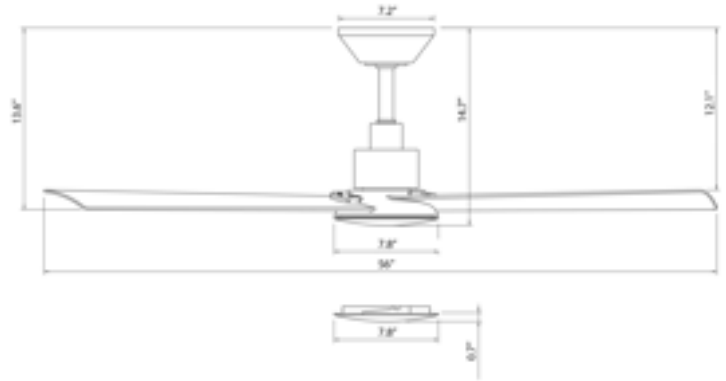
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

FLAIR

F-103L

56" Ceiling Fan

WAC
SMART FANS



PRODUCT DESCRIPTION

FLAIR has a mid-century modern style within its slim, aerodynamic three-blade configuration and slightly flared, petite motor housing accented by a ring detail. It features a dimmable light fixture with an included acrylic cover to complete its design aesthetic. Control the fan with its included remote control with wall cradle (RC20-WT). Make it smart by downloading the WAC app for control and additional functionality.

FEATURES

- 6 fan speeds through both Summer and Winter Modes
- Silent DC Motor
- Luminaire cover included
- Includes remote control with wall cradle (RC20-WT)
- Wall control for 3, 4-way control sold separately

AIRFLOW/ENERGY EFFICIENCY

Weighted-Average/High Airflow CFM:	4246/6582
Weighted-Average/High Energy Use (W):	19/36
Estimated Yearly Energy Cost (\$):	5
Weighted-Average/High Efficiency (CFM/W):	205/22
Max RPM:	155

ORDER NUMBER

Model	Housing	Blade
F-103L	MB Matte Black	MB Matte Black
	MW Matte White	MW Matte White
	BZ Bronze	BZ Bronze

F-103L-__

Example: F-103L-MB

*This fan comes uni-pack - blade select options are not available

* Range results may vary based on application and surroundings.

SPECIFICATIONS

Construction:	Aluminum, ABS
Blade:	16° Pitch, 56" sweep
Downrod:	3/4"W X 6"H included
Mounting Slope:	Up to 30°
Wire:	80"
Hanging Weight:	11.24 lbs
Total Power:	57W
Standards:	UL/cUL Wet Location listed, Title 24 JA8-2016, Title 20, Energy Star
Motor Type:	DC 108 x 20

WIRELESS PERFORMANCE

Wi-Fi Range:	Up to 150 ft*
Bluetooth Range:	Up to 150 ft*

LUMINAIRE PERFORMANCE

Light Source:	LED
Light Wattage:	21W
Lumens/Delivered:	1991 - 2159 (Based on CCT) / 1139
Dimming:	Integrated
CRI:	90
Color Temperature: Rated	2700K, 3000K, 4000K, 5000K selectable
Life:	50,000 hours

The WAC app synchronizes seamlessly with smart home devices you already own



wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

OPTIONAL ACCESSORIES

Bluetooth Wall Control		WC20-	WT White	Control fan speed and light brightness, and switch between Summer and Winter Modes. Additional Wall Controls can be purchased separately for multiple location control.
Bluetooth Remote Control		RC20-	WT White	Control fan speed and light brightness, and switch between Summer and Winter Modes. Compatible with WAC Smart Fans. Includes easy-to-install wall cradle and batteries.
Downrod		DR12- 12IN DR18- 18IN DR24- 24IN DR36- 36IN DR48- 48IN DR60- 60IN DR72- 72IN	BZ Bronze MB Matte Black MW Matte White	All our downrods are .75 (in) and are threaded on the motor end to create an extra layer of security and allow for adjustments in the field.
Downrod Couplers		DC-		Connects two downrods together.
Sloped Ceiling Kit		SC-		Designed to accommodate buildings with steeper sloped ceilings up to 45o or 12/12 pitch.

Examples: Wall Control - **WC20-WT**, Remote Control - **RC20-WT**, Downrod - **DR12-MB**, Downrod Coupler - **DC-SB**, Sloped Ceiling Kit - **SC-MB**

SUGGESTED DOWNROD HEIGHT USAGE

Ceiling Height	15'	14'	13'	12'	11'	10'	9'
Downrod	72"	60"	48"	36"	24"	18"	12"

SLOPED CEILING DEGREE CONVERSION CHART

Degree	4-8°	9-13o	14-17o	18-21o	22-25o	26-29o	30-32o	33-35o	36-38o	39-41o	42-44o	45o
Ceiling Slope	1/12	2/12	3/12	4/12	5/12	6/12	7/12	8/12	9/12	10/12	11/12	12/12
Pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch	pitch

Supplied mounting brackets allow mounting on ceiling slopes up to 30° (7/12 pitch). Optional slope kit allows mounting on ceilings up to 45° (12/12 pitch). The receiver will mount inside canopy up to 45°.

NOTE: Recommended maximum downrod length of 72" with 80" lead wire

PRODUCT SPECIFICATIONS

ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler
Filtered Refrigerated Stainless. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Features shall include Filtered, Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant, Visual Filter Monitor. Furnished with Vandal Resistant bubbler. Electronic Bottle Filler Button with Mechanical Front Bubbler Button activation. Product shall be Wall Mount (On Wall), for Indoor + Outdoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120.

Special Features:	Filtered, Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant, Visual Filter Monitor
Finish:	Stainless Steel
Power:	115V/60Hz
Bubbler Style:	Vandal Resistant
Activation by:	Electronic Bottle Filler Button with Mechanical Front Bubbler Button
Mounting Type:	Wall Mount (On Wall)
Chilling Capacity*:	8.0 GPH
Full Load Amps	1
Rated Watts:	370
Dimensions (L x W x H):	36-1/8" x 18-5/8" x 38-13/16"
Approx. Shipping Weight:	121 lbs.
Installation Location:	Indoor + Outdoor
No. of Stations Served:	2
*Based on 80° F inlet water & 90° F ambient air temp for 50° F chilled drinking water.	
**When used in non-temperature controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate.	

Special Note: When used in non-temperature-controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate. The filters are certified for water temperatures up to 100°F.

- Mechanically-Activated unit continues to supply water in event of service disruptions.
- Visual Filter Monitor: LED Filter Status Indicator for when filter change is necessary.
- Standard Filter Included: Filter is tested and certified to NSF/ANSI 42, 53, 372 and 401 for the reduction of lead, microplastics, Class 1 particulate, cysts, and chlorine taste and odor. 3,000 gallon capacity or 1 year after installation.
- Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.

PART: _____ QTY: _____
PROJECT: _____
CONTACT: _____
DATE: _____
NOTES: _____
APPROVAL: _____

- Laminar flow provides clean fill with minimal splash.

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.



Included with Product: Water Cooler (LVRCTL8WSC), Bottle Filler (LVRCLS), Filter

▼ Ships in multiple boxes.

A Century of Tradition and Quality.

For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.



PRODUCT COMPLIANCE

ADA & ICC A117.1

ASME A112.19.3/CSA B45.4

CAN/CSA C22.2 No. 120

GreenSpec®

NSF/ANSI 42, 53, 61 (Q≤1), 372 (lead free), & 401

UL 399



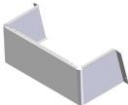
Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

[Installation Instructions \(PDF\) - 98982C](#)

5 Year Limited Warranty on the refrigeration system of the unit. Electrical components and water system are warranted for 12 months from date of installation. **Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.**

[Warranty \(PDF\)](#)

- Real Drain System eliminates standing water.
- COOLING SYSTEM**
- Compressor: Hermetically-sealed, reciprocating type, single phase. Sealed-in lifetime lubrication.
 - Condenser: Fan cooled, copper tube with aluminum fins. Fan motor is permanently lubricated.
 - Cooling Unit: Combination tube-tank type. Continuous copper tubing with is fully insulated with EPS foam that meets UL requirements for self-extinguishing material.
 - Refrigerant Control: Refrigerant R-134a is controlled by accurately calibrated capillary tube.
 - Temperature Control: Easily accessible enclosed adjustable thermostat is factory preset. Requires no adjustment other than for altitude requirements.

Optional Accessories		
51300C	WaterSentry [®] Lead + Microplastics NSF/ANSI Certified 3000 Gal 12 Month Filter Spec Sheet (PDF)	
98324C	Cane Apron for HAC HVR EMABF & VRC Models (Stainless) Spec Sheet (PDF)	
36292C	Power Block for Multistation Bottle Filling Stations Spec Sheet (PDF)	

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit [elkay.com](#) for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

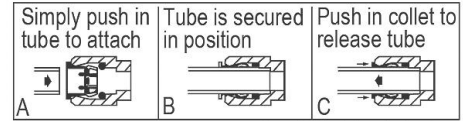
IMPORTANT! INSTALLER PLEASE NOTE :

This water cooler has been designed and built to provide water to the user which has not been altered by materials in the cooler waterways. The grounding of electrical equipment such as telephone, computer, etc. to water lines is a common procedure. The grounding may be in the building but may also occur away from the building. This grounding can cause electrical feedback into a water cooler creating an electrolysis which creates a metallic taste or causes an increase in the metal content of the water. This condition is avoidable by installing the cooler using the proper materials as shown below.

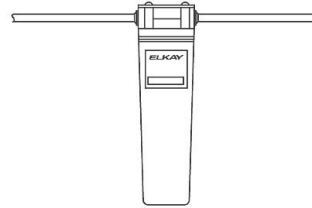
NOTICE

This water cooler must be connected to the water supply using a dielectric coupling. The cooler is furnished with a non-metallic strainer which meets this requirement. The drain trap which is provided by the installer should also be plastic to completely isolate the cooler from the building plumbing system.
Bottle filler unit on bracket attached to wall by 6 holes (as shown). Water and electrical will connect through pre-punched hole in basin.

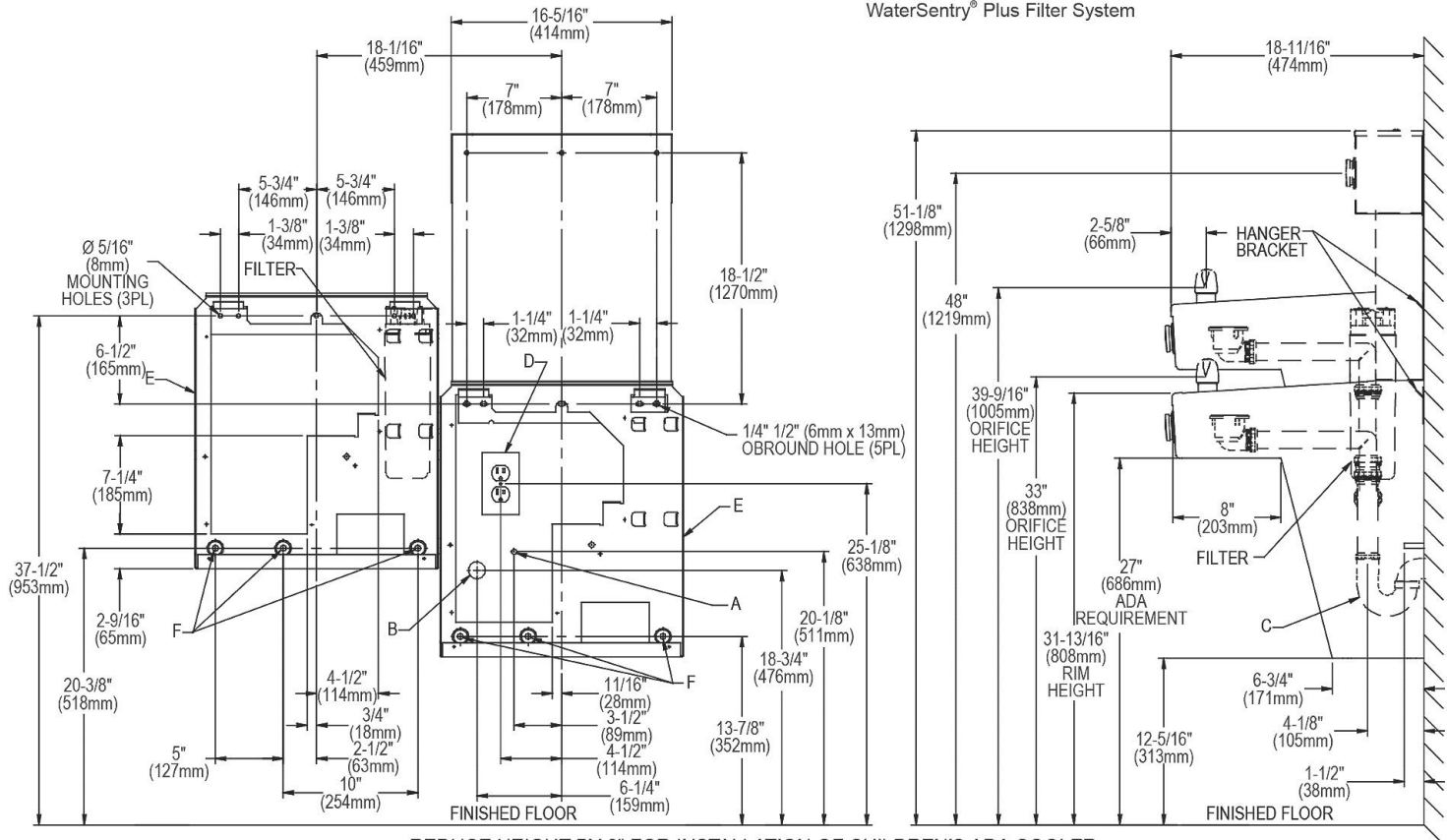
OPERATION OF QUICK CONNECT FITTINGS



Pushing tube in before pulling it out helps to release tube



WaterSentry[®] Plus Filter System



REDUCE HEIGHT BY 3" FOR INSTALLATION OF CHILDREN'S ADA COOLER

LEGEND:

- A = Recommended Water Supply location. Shut-off Valve (not furnished) to accept 3/8" O.D. unplated copper tube. Up to 3" (76mm) maximum out from wall.
 - B = Recommended Waste Outlet location. To accommodate 1-1/2" nominal drain. Drain stub 2" (51mm) out from wall.
 - C = 1-1/2" Trap (not furnished).
 - D = Electrical Supply (3) Wire Recessed Box Duplex Outlet.
 - E = Insure proper ventilation by maintaining 6" (152mm) minimum clearance from cabinet louvers to wall.
 - F = 7/16" (11mm) Bolt Holes for fastening to wall.
- Note : New Installations Must Use Ground Fault Circuit Interrupter (GFCI).

In keeping with our policy of continuing product improvement, ElKay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of ElKay product specification sheets. This specification describes an ElKay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

CE-TEK 4000



Enclosure dimensions: 18.3" x 17.1" x 9.4"

Manufactured in the UK

10 Year warranty

(5 Year warranty on heater and keypad lock)



IP66 standard, sealed against high pressure water streams and dust.



Fully corrosion resistant in UV stabilized high impact polycarbonate.



Marine grade stainless steel keypad lock, salt spray tested. Suitable for coastal locations.



Permanently lit LED interior lighting which enhances locating an AED at night.

This All-Weather Enclosure:

- ⚡ **Secures AEDs** from theft and tampering
- ⚡ **Enables bystanders** to quickly retrieve the AED through a **911 integrated code**



Thermostatically controlled heater ensures the defibrillator is kept in optimum conditions.



Internal mount accommodates any FDA approved AED unit.



Large viewing window allows easy checking on the status of the AED.



Red "AED" vinyl lettering on sides of cabinet to enhance identification.



Internal hinges that do not allow for external tampering.



Double skin clamshell design provides additional insulation in cold weather.



Comes complete with comprehensive installation instructions, implementation guide, and mounting hardware.



www.aedteam.com



(844) 233 - 1600



info@aedteam.com



MEN ACCESSIBLE RESTROOM SIGN

\$28.50 - \$56.95

COLOR

STEEL / BLACK

Clear

\$56.95

Thickness ⓘ

Standard 1/16 inch (\$0.00)

Options Price

\$0.00

Total

\$56.95

- 1 + **Add to cart**

SKU: **EP5002-STEEL**

Categories: Acrylic Signs, Men / Boys, RESTROOM SIGNS
Brand: Eaglestone Products

Description

[Additional information](#)

ADDITIONAL INFORMATION

Weight	5 oz
Dimensions	9 × 6 × 0.125 in
COLOR	BLUE / WHITE, BLACK / WHITE, GRAY / WHITE, TAUPE / BLACK, BROWN / WHITE, CUSTOM COLORS, COPPER / BLACK, STEEL / BLACK, ALUMINUM / BLACK, LaserGlow / BLACK



WOMEN ACCESSIBLE RESTROOM SIGN

\$28.50 - \$56.95

COLOR

STEEL / BLACK

Clear

\$56.95

Thickness ⓘ

Standard 1/16 inch (\$0.00)

Options Price

\$0.00

Total

\$56.95

- 1 + **Add to cart**

SKU: **EP5004-STEEL**

Categories: Acrylic Signs, RESTROOM SIGNS, Women / Girls
Brand: Eaglestone Products

Description

[Additional information](#)

ADDITIONAL INFORMATION

Weight	5 oz
Dimensions	9 × 6 × 0.125 in
COLOR	BLUE / WHITE, BLACK / WHITE, GRAY / WHITE, TAUPE / BLACK, BROWN / WHITE, CUSTOM COLORS, COPPER / BLACK, STEEL / BLACK, ALUMINUM / BLACK, LaserGlow / BLACK

**252 Wild Horse Road
Taylor Family Park
Final - Staff Comments
September 30, 2025
DRB-000936-2025**

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: Town of Hilton Head Taylor Family Park

DRB-000936-2025

DATE: 9/30/2025

CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☒	☐	☐	
Sand dunes if present are not disturbed	☐	☒	☐	

COMMENTS & CONDITIONS

Staff recommend approval of the Final submittal for 252 Wild Horse Road, Taylor Family Park with the following conditions:

1. Provide a materials board.
2. Any additional information as required by the Board.

**St. James Baptist Church
Conceptual
September 30, 2025
DRB-000291-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Timothy C Probst Company: PDG Architects
Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
Project Name: St. James Baptist Church Project Address: Union Cemetery Rd.
Parcel Number [PIN]: R 5 1 0 0 0 9 0 0 0 0 1 9 9 0 0 0 0
Zoning District: Light Commercial Overlay District(s): _____

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

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

Project Category:

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

Submittal Requirements for ***All*** projects:

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

9.16.25

DATE

**St. James Baptist Church
Conceptual
Narrative
September 30, 2025
DRB-000291-2025**

September 16, 2025

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



Project Narrative for a New Church and Fellowship Hall for St. James Baptist Church.

The attached project consists of a new site and building for St. James Church that is being relocated as part of an agreement with the town, county, and state. Currently, the Church is located at the end of the runway of the Hilton Head Airport. The site will feature a new 11,975 sq. ft. church and fellowship hall along with the relocated Cherry Hill School house.

Site

- The new site is a non-developed lot next to the existing St. James Baptist Church Cemetery on Union Cemetery Road.
- The starting point for the project was to lay out the new church and relocated schoolhouse in the same orientation as the existing site to allow for the historic registry to remain for the Cherry Hill School House. This meant that the entrance to the church and schoolhouse would need to run parallel to the Union Cemetery Road.
- The parking lot was designed with input from the town to allow for future connections to an access road running the length of the west side property line.
- Landscape will be added to comply with the buffer requirements with heavy foundation plantings.

Building

- **Sanctuary**
 - The Sanctuary will seat 244 people and 30 choir members with a baptistry behind the altar.
 - The rear portion of the building will include offices for the pastor and trustees along with a large meeting room/library.
 - The building will be slab on grade wood framed structure with a metal standing seamed roof.
 - The massing and use of materials are lowcountry style consisting of board & batten and horizontal lap siding. The porches will have 8" and 10" chamfered posts and brackets.
 - The windows will be stained glass that are to be removed from the original church before demolition. They have been donated from family members of the church over the years and will be repurposed to be used throughout the church and fellowship hall.
- **Fellowship hall**
 - The Fellowship Hall will seat 120 people with a catering kitchen and (3) classrooms.
 - The rear of the Fellowship Hall will have a large porch that runs the length of the building that will open to a green space used to host large events for the church.
 - The overall materials will be the same as the sanctuary with lower roof massing so that the sanctuary will have a higher hierarchy.
 - The Fellowship Hall is connected to the sanctuary with a brick clad corridor with a covered drop off.

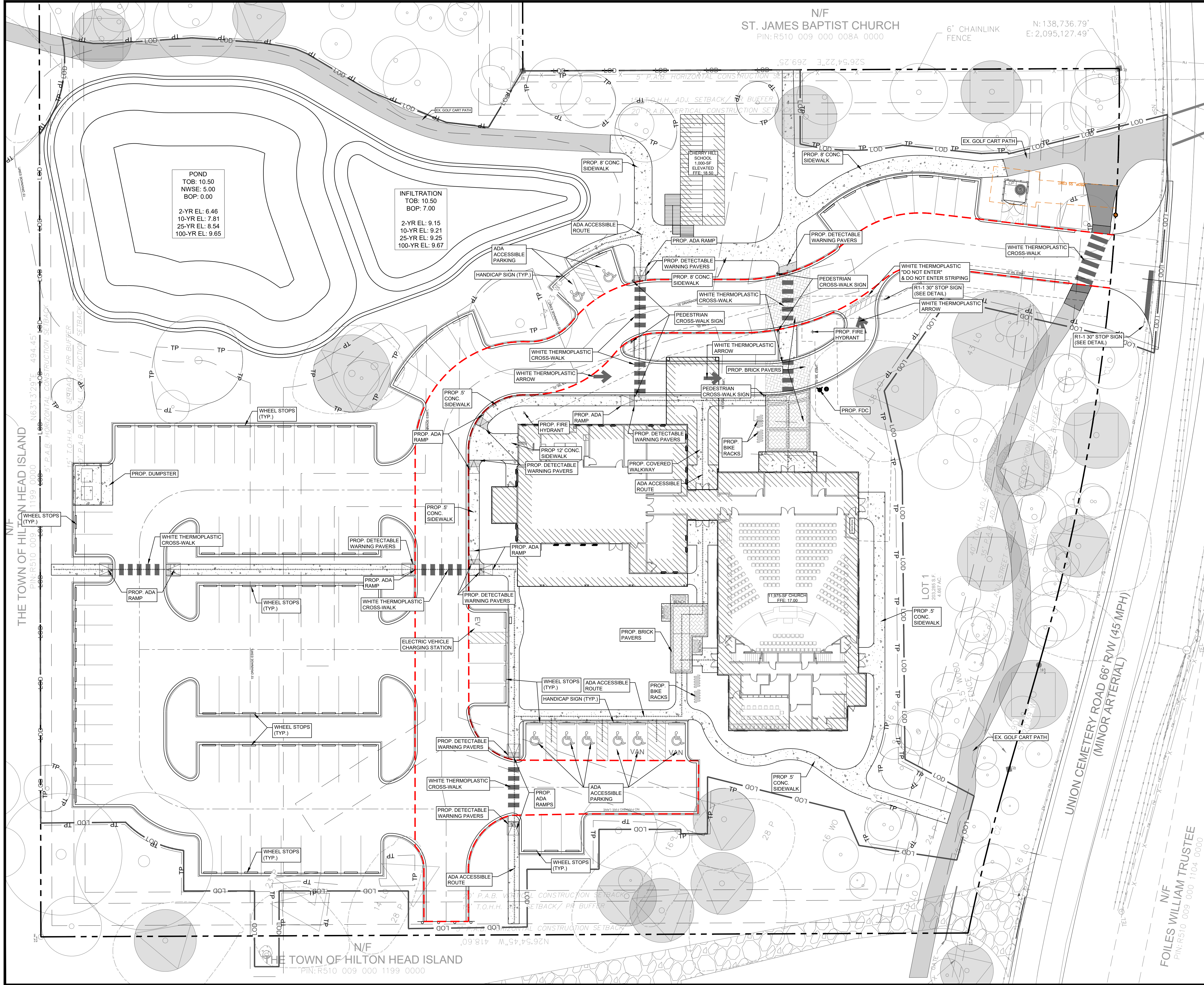
Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'T. Probst', is written over a horizontal line.

Timothy C Probst, AIA

**St. James Baptist Church
Conceptual - Plan Set
September 30, 2025
DRB-000291-2025**

1:150000-100-540-51, Jones HW/CAD/P/LAN SHEET'S SC4671-2401 SITE STORAGE PLANNING
User: c3t3e
Last Modified: Mar 20, 2025 - 14:50
Plot Date: Mar 20, 2025 - 14:50



LEGEND

PROPERTY BOUNDARY

FIRE LANE

ACCESSIBLE ROUTE

CONCRETE SIDEWALK

PAVING AND MARKING NOTES:

- SEE SITE DIMENSIONAL CONTROL PLAN FOR LAYOUT INFORMATION.
- ALL PAVEMENT SECTION MATERIALS AND INSTALLATION SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
- GRADED AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
- ASPHALTIC CONCRETE SHALL BE A PLANT MIX MEETING THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION). THE JOB MIX SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION), AND SHALL HAVE A MARSHALL STABILITY OF 1250 POUNDS AND A PERCENT VOIDS BETWEEN 4 AND 5.
- PAINTED PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPES AND BE LOCATED AS SHOWN ON THE PLANS. HANDICAP PARKING STRIPING SHALL BE #154 LIGHT BLUE. DIRECTIONAL STRIPING SHALL BE PAINTED WHITE. PAINT AND ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
- ALL PAINTED PARKING AREAS SHALL RECEIVE TWO COATS OF STATE DEPARTMENT OF TRANSPORTATION APPROVED PAINT.
- ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE OF THE THERMOPLASTIC OR EPOXY TYPE PER THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).

SITE DATA

SITE AREA

4.67 AC

SITE ADDRESS

9 UNION CEMETERY ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA 29926

PARCEL #

R510-009-000-1199-0000

CURRENT ZONING

PARKS AND RECREATIONAL (PR)

BUILDING AREA

11,975 SQFT (0.27 AC)

BUILDING HEIGHT

23' 6"

PARKING

REQUIRED
83 SPACES
PROVIDED
97 TOTAL PARKING SPACES
8 TOTAL ADA PARKING SPACES

BUILDING INFORMATION PROVIDED FOR INFORMATION ONLY.
REFER TO ARCHITECTURAL PLANS.

NO

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PERMIT SET FOR

St. James Baptist Church Campus

LANDSCAPE PLAN

HILTON HEAD

03/13/2025

SHEET INDEX

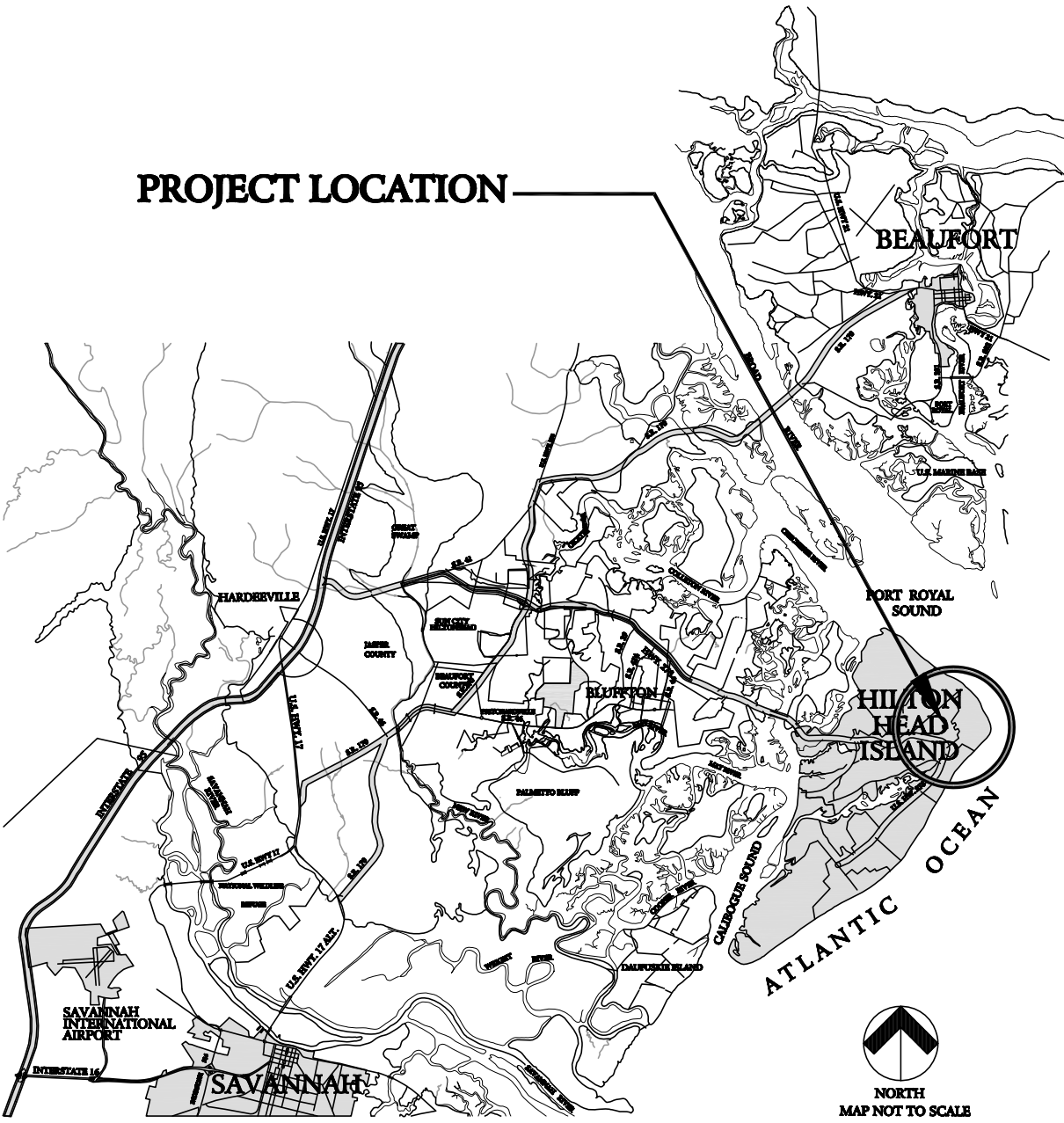
- C6 COVER SHEET
- L-SL SHEET LAYOUT
- L1 PLANTING 01
- L2 PLANTING 02
- L3 PLANTING 03
- L4 PLANTING 04
- L5 PLANTING 05
- L6 PLANTING 06
- L7 PLANT SCHEDULE
- L8 SPECIFICATIONS 01
- L9 SPECIFICATIONS 02

CAUTION

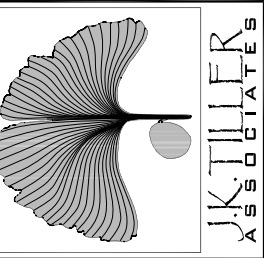


GENERAL NOTES:

- ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
- THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. JK TILLER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
- ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNERS REPRESENTATIVE.
- ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM (ENTER CONSULTANT, FILE NAME AND LAST DATE RECEIVED HERE).
- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
- THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
- EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL PLANNING, ZONING AND BUILDING CODE AUTHORITIES.
- JK TILLER ASSOCIATES, INC., THE OWNER'S AND / OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
- THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
- ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY JK TILLER ASSOCIATES, INC. AND THE OWNER OR OWNER'S REPRESENTATIVE.



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202404-02



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Landscape Plan
Hilton Head, South Carolina

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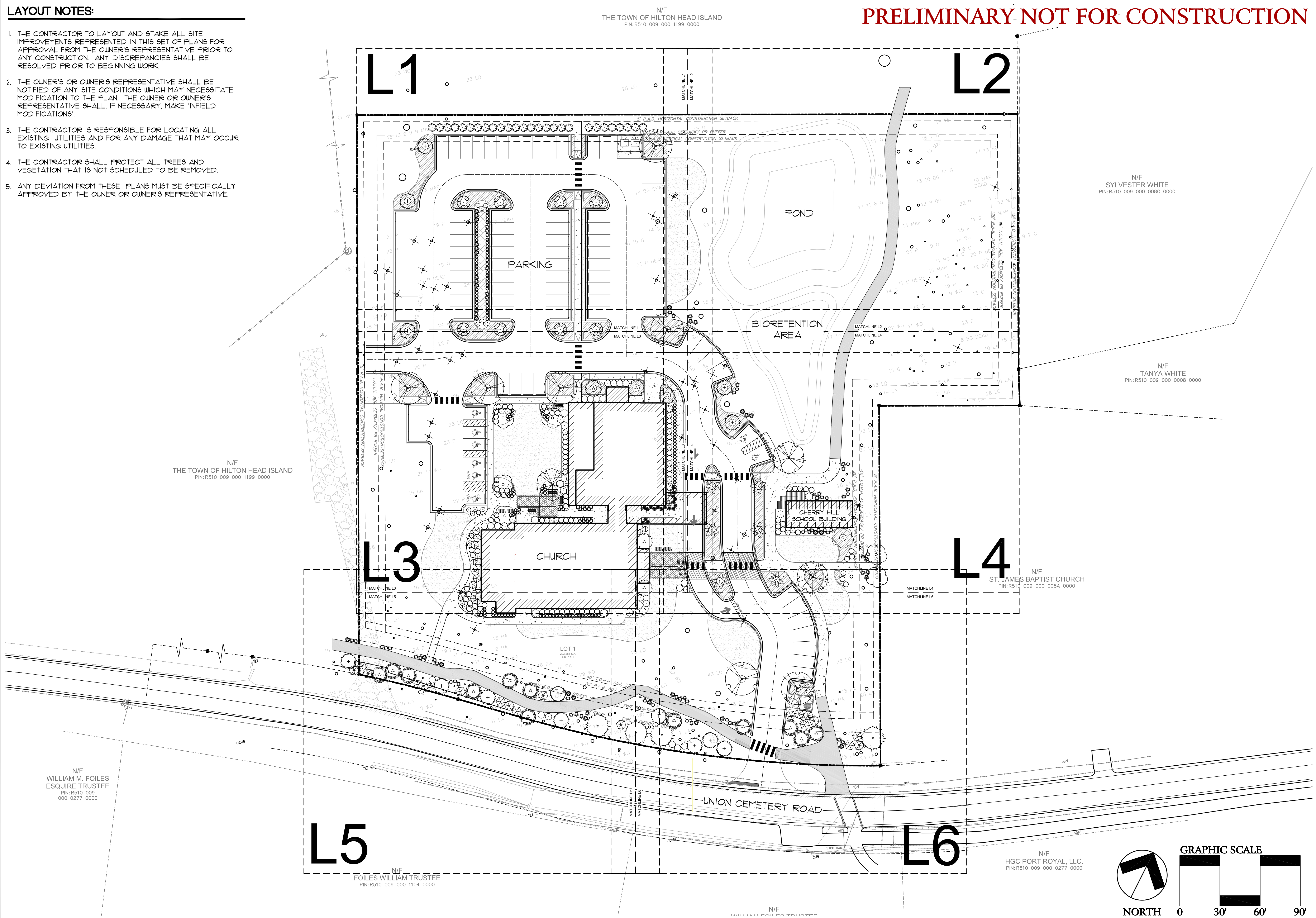
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Of 11

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING
181 BLUFFTON ROAD, SUITE B04
BLUFFTON, SC 29910
Voice 843.815.4800
Fax 843.815.4802
jtiller@jtiller.com

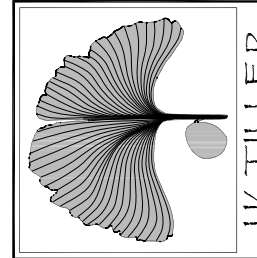
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Landscape Plan
Hilton Head, South Carolina

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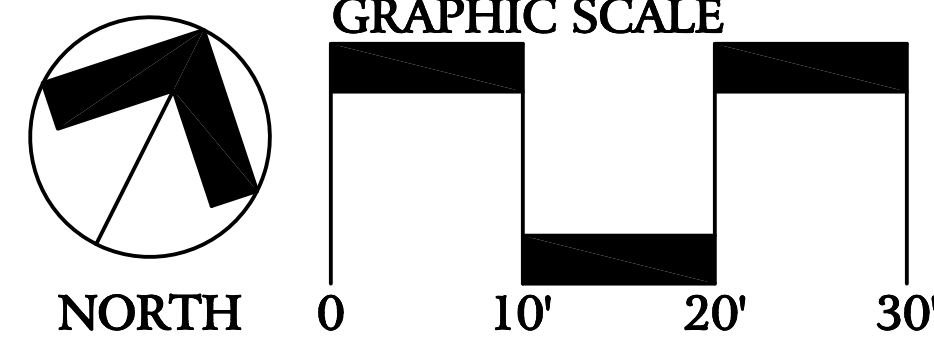
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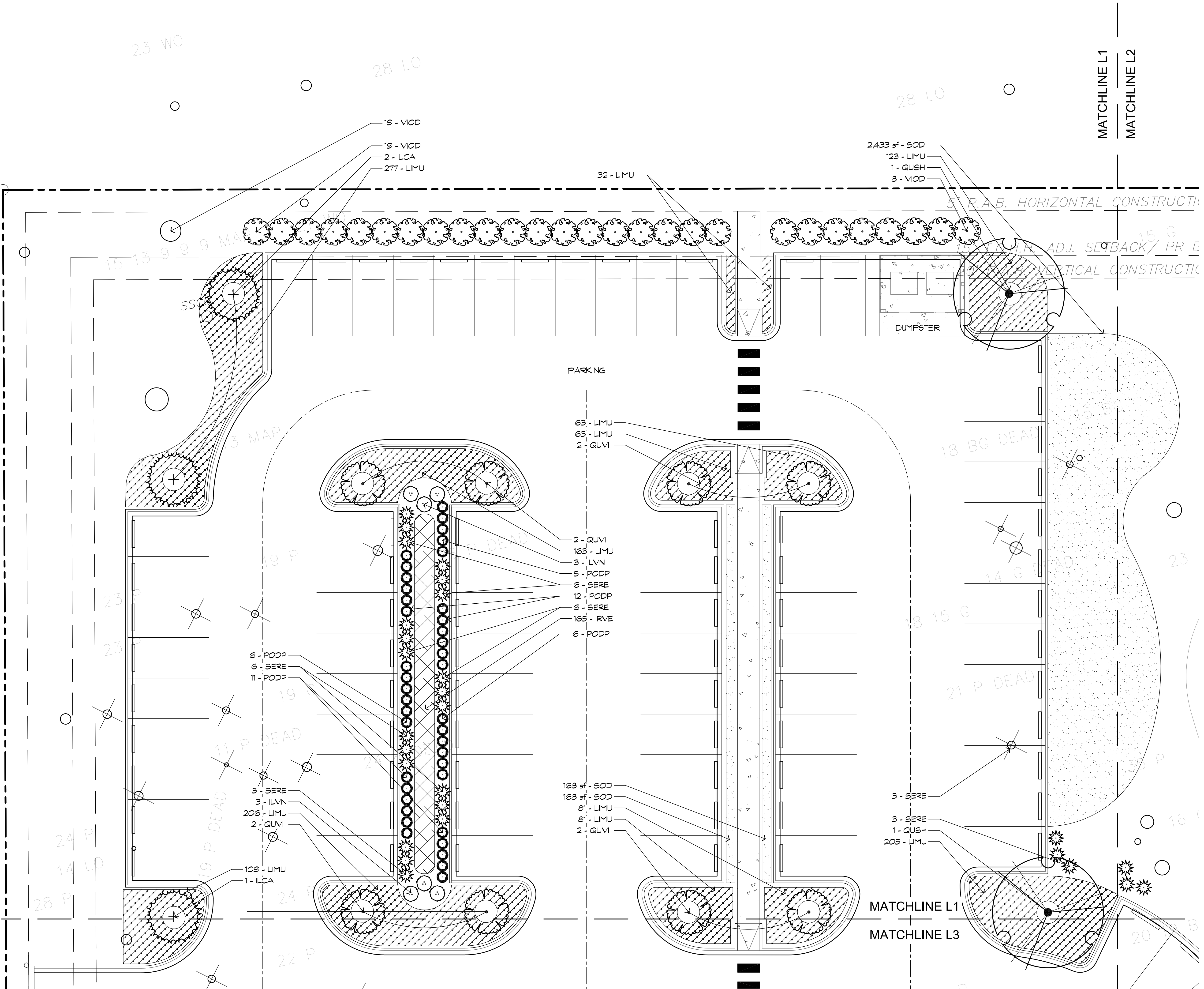
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PLANT SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHVI	Chionanthus virginicus / White Fringetree
	SIBI	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
	ILCA	Ilex cassine / Daphn Holly
	JUVI	Juniperus virginiana / Eastern Red Cedar
	MAGL	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	MASO	Magnolia x soulangiana / Saucer Magnolia
	QUSH	Quercus shumardii / Shumard Red Oak
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	AZEN	Azalea Encore TM / Encore Azalea
	HYQU	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Nana' / Dwarf Yaupon
	MYCE	Myrica cerifera / Wax Myrtle
	OSFR	Osmanthus fragrans / Fragrant Tea Olive
	PODP	Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus
	SERE	Serenia repens / Saw Palmetto
	VIOD	Viburnum odoratissimum / Sweet Viburnum
	VITA	Vibex agnus-castus / Chaste Tree
GROUND COVER		
	ASEL	Aspidistra elatior / Cast Iron Plant
GROUND COVERS		
	IRVE	Iris versicolor / Blue Flag
	LIMU	Liriope muscari / Lily Turf
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



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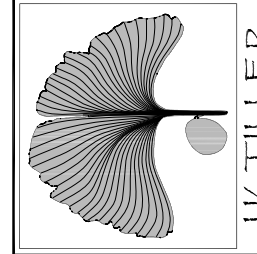
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St. James Baptist Church Campus

Landscape Plan

Hilton Head, South Carolina

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Planting 01

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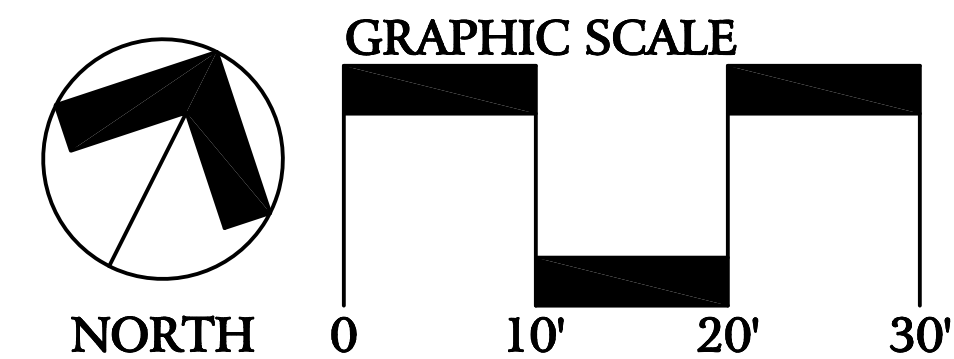
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Of 11

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SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	GHV1	<i>Chionanthus virginicus</i> / White Fringetree
	GB1B	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree
	ILCA	<i>Ilex cassine</i> / Dahoon Holly
	JUV1	<i>Juniperus virginiana</i> / Eastern Red Cedar
	MASL	<i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia
	MASO	<i>Magnolia x soulangiana</i> / Saucer Magnolia
	QUSH	<i>Quercus shumardii</i> / Shumard Red Oak
	QUV1	<i>Quercus virginiana</i> / Southern Live Oak
	SAPA	<i>Sabal palmetto</i> / Cabbage Palmetto
SHRUBS		
	AZEN	<i>Azalea Encore</i> TM / Encore Azalea
	HYQU	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea
	ILVO	<i>Ilex vomitoria</i> / Yaupon Holly
	ILVN	<i>Ilex vomitoria</i> 'Nana' / Dwarf Yaupon
	MYCE	<i>Myrica cerifera</i> / Max Myrtle
	OSFR	<i>Osmanthus fragrans</i> / Fragrant Tea Olive
	PODP	<i>Podocarpus macrophyllus</i> 'Pringles' / Dwarf Podocarpus
	SERE	<i>Serenoa repens</i> / Sax Palmetto
	VIOD	<i>Viburnum odoratissimum</i> / Sweet Viburnum
	VITA	<i>Vitex agnus-castus</i> / Chaste Tree
GROUND COVER		
	ASEL	<i>Aspidistra elatior</i> / Cast Iron Plant
GROUND COVERS		
	IRVE	<i>Iris versicolor</i> / Blue Flag
	LIMU	<i>Lilipae muscari</i> / Lily Turf
SOD/SEED		
	SOD	<i>Eremochloa ophiuroides</i> / Centipede Sod



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MATCHLINE L1

MATCHLINE L2

HORIZONTAL CONSTRUCTION SETBACK

ADJ. SETBACK / PR BUFFER

VERTICAL CONSTRUCTION SETBACK

POND

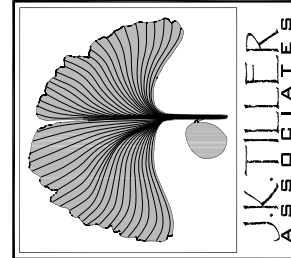
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BIORETENTION AREA

MATCHLINE L2

MATCHLINE L4

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Landscape Plan

Hilton Head, South Carolina

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Planting 02

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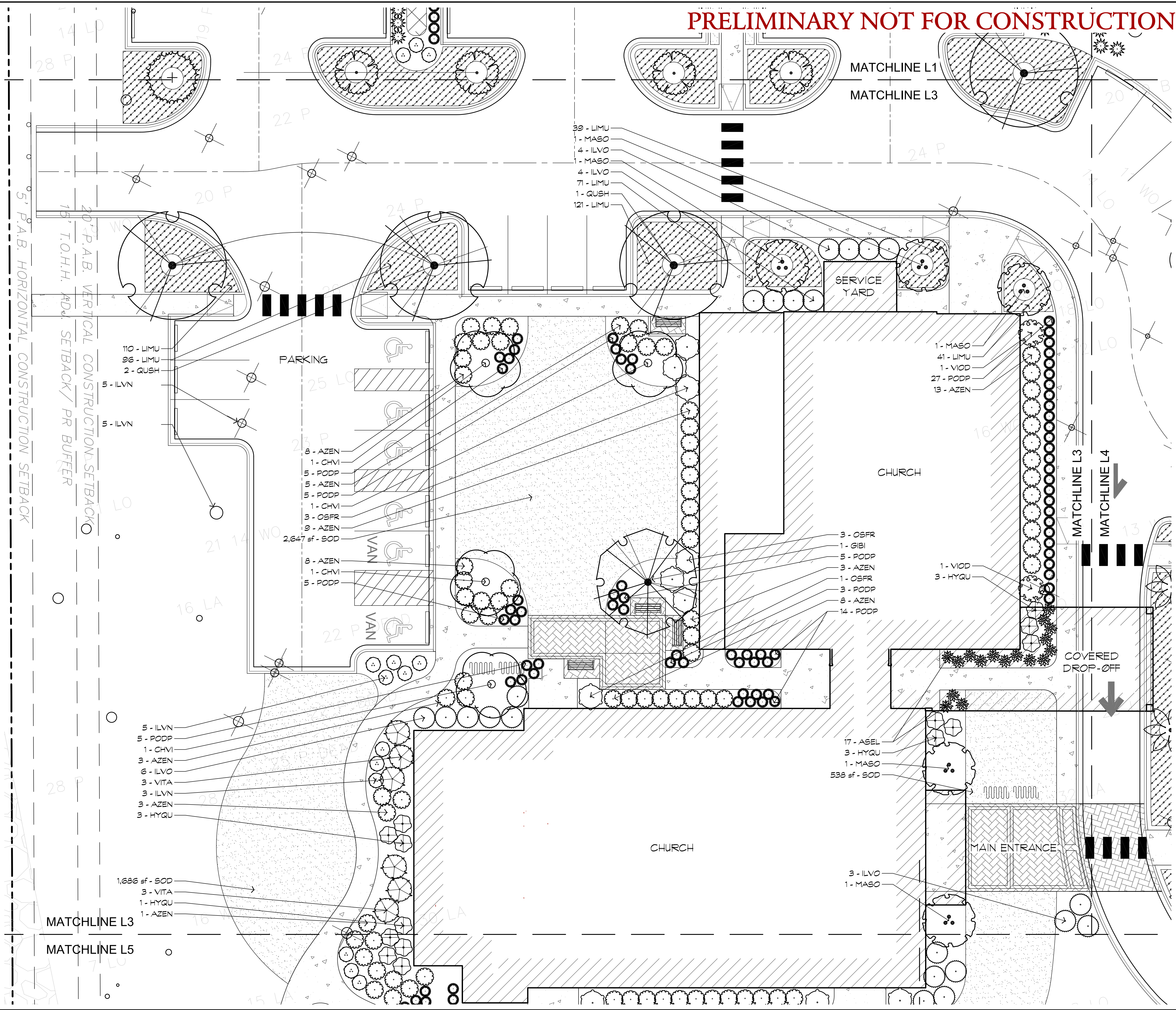
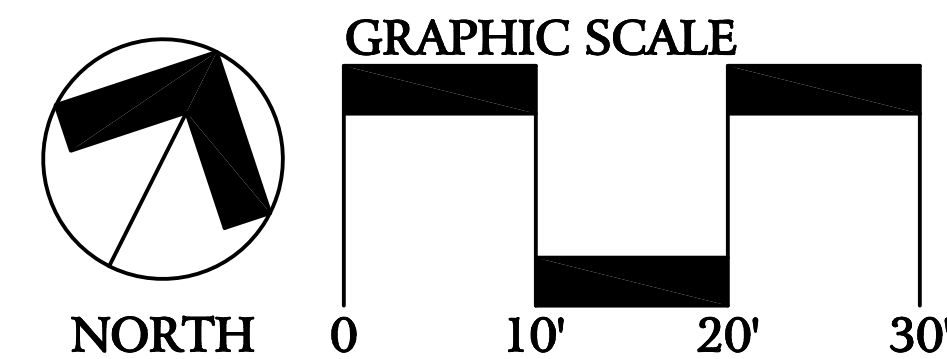
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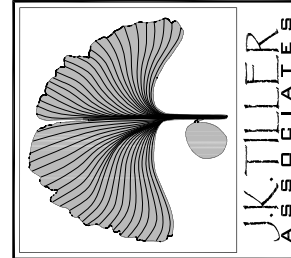
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SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	GHV1	<i>Chionanthus virginicus</i> / White Fringetree
	GB1B	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree
	ILCA	<i>Ilex cassine</i> / Dahoon Holly
	JUV1	<i>Juniperus virginiana</i> / Eastern Red Cedar
	MASL	<i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia
	MASO	<i>Magnolia x soulangiana</i> / Saucer Magnolia
	QUSH	<i>Quercus shumardii</i> / Shumard Red Oak
	QUV1	<i>Quercus virginiana</i> / Southern Live Oak
	SAPA	<i>Sabal palmetto</i> / Cabbage Palmetto
SHRUBS		
	AZEN	<i>Azalea Encore</i> TM / Encore Azalea
	HYQU	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea
	ILVO	<i>Ilex vomitoria</i> / Yaupon Holly
	ILVN	<i>Ilex vomitoria</i> 'Nana' / Dwarf Yaupon
	MYCE	<i>Myrica cerifera</i> / Max Myrtle
	OSFR	<i>Osmanthus fragrans</i> / Fragrant Tea Olive
	PODP	<i>Podocarpus macrophyllus</i> 'Pringles' / Dwarf Podocarpus
	SERE	<i>Serenoa repens</i> / Sax Palmetto
	VIOD	<i>Viburnum odoratissimum</i> / Sweet Viburnum
	VITA	<i>Vitex agnus-castus</i> / Chaste Tree
GROUND COVER		
	ASEL	<i>Aspidistra elatior</i> / Cast Iron Plant
GROUND COVERS		
	IRVE	<i>Iris versicolor</i> / Blue Flag
	LIMU	<i>Liriope muscari</i> / Lily Turf
SOD/SEED		
	SOD	<i>Eremochloa ophiuroides</i> / Centipede Sod



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J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
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jtiller@jtkiller.com



St. James Baptist Church Campus
Landscape Plan
Hilton Head, South Carolina

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Planting 03

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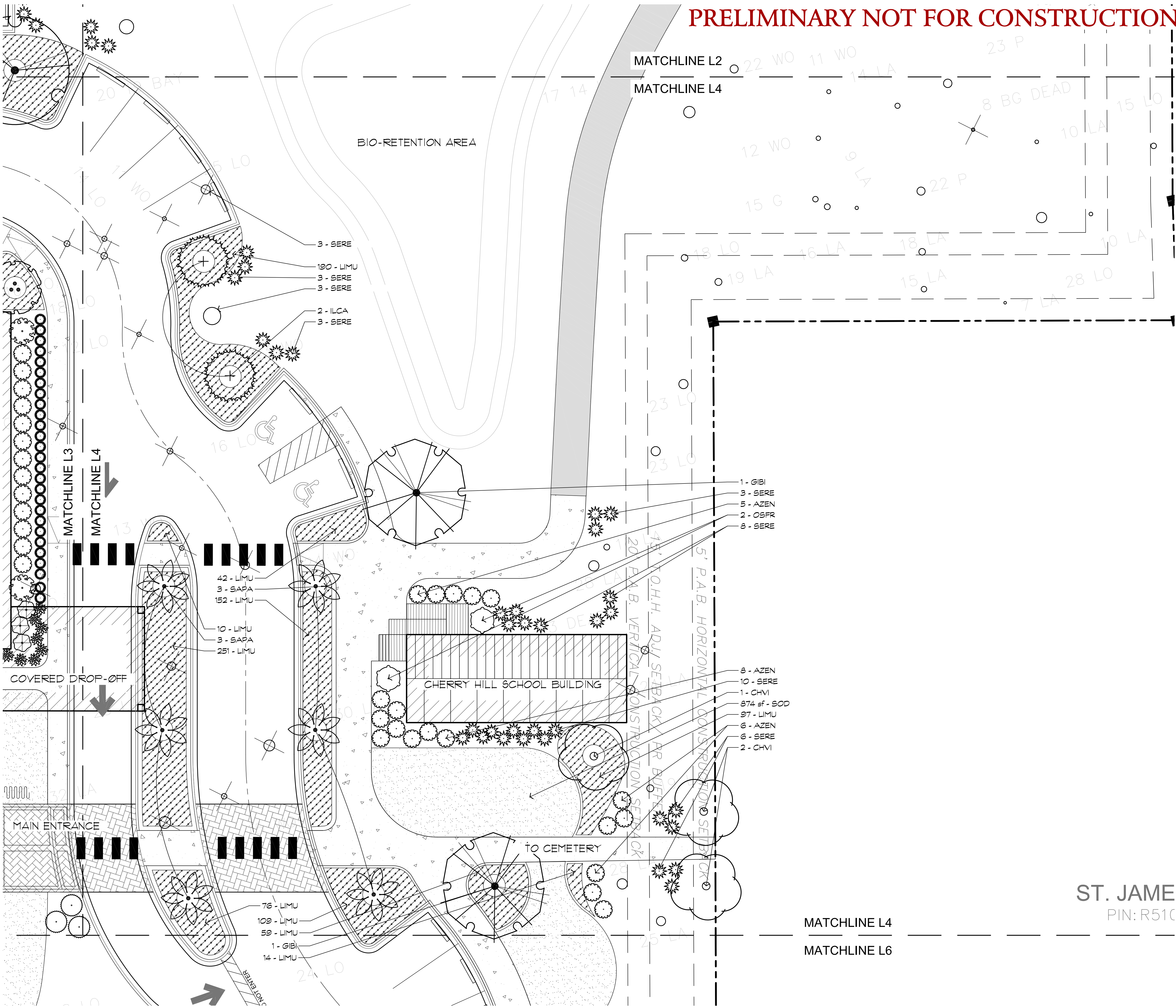
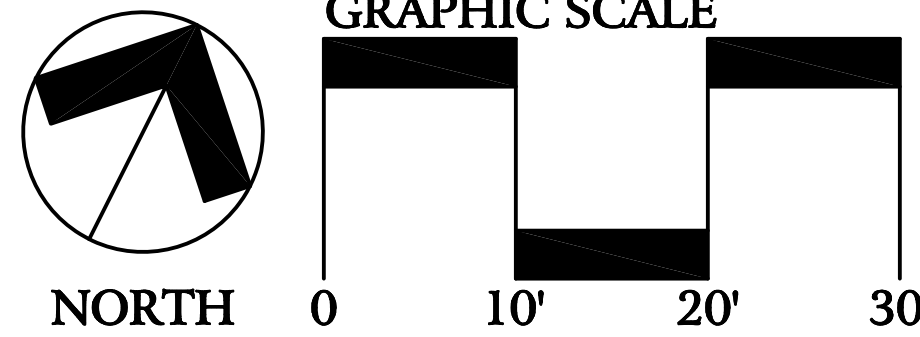
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PLANT SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHVI	Chionanthus virginicus / White Fringetree
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
	ILCA	Ilex cassine / Daphn Holly
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	VIOD	Viburnum odoratissimum / Sweet Viburnum
	VITA	Vibex agnus-castus / Chaste Tree
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	ASEL	Aspidistra elatior / Cast Iron Plant
GROUND COVERS		
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	LIMU	Liriope muscari / Lily Turf
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod

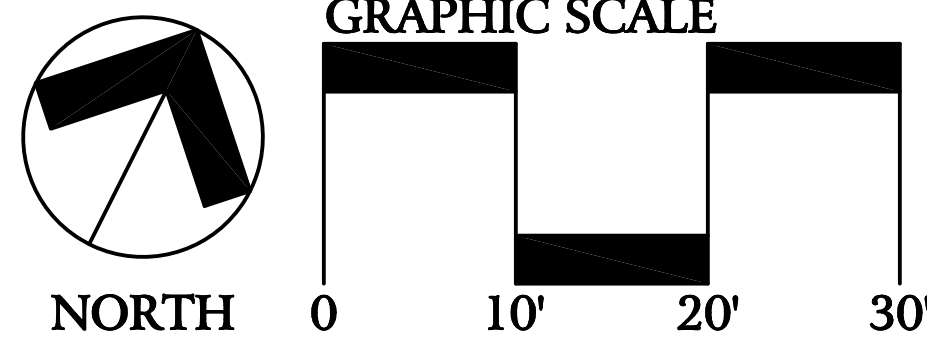


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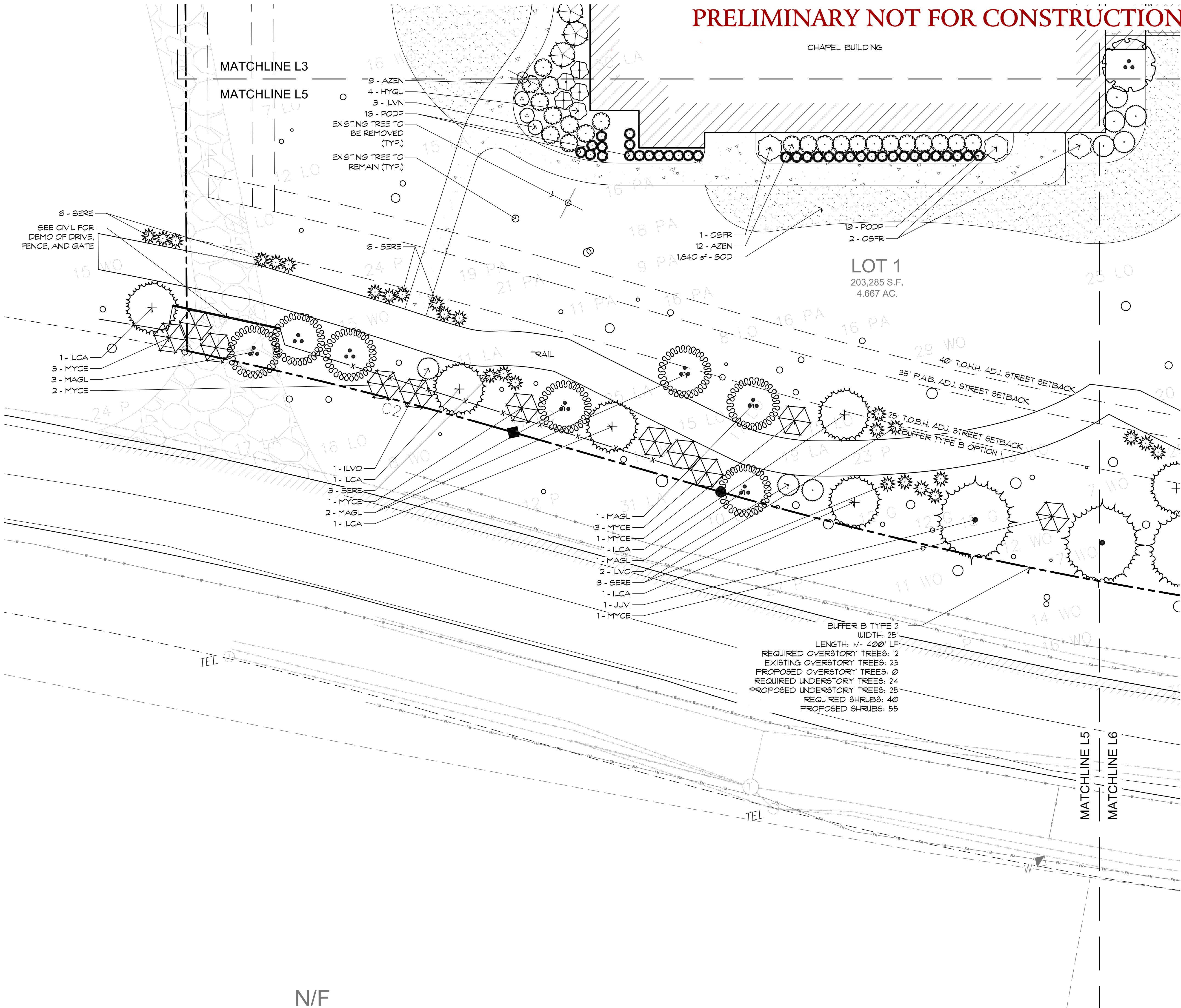
PLANT SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME
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GROUND COVERS		
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	LIMU	Liriope muscari / Lily Turf
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



N/F

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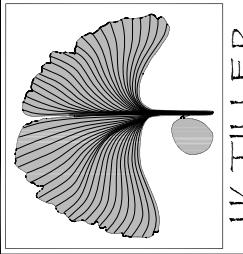
LANDSCAPE ARCHITECTURE

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BLUFFTON, SC 29910

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St. James Baptist Church Campus

Landscape Plan

Hilton Head, South Carolina

Sheet Title:

Planting 05

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Revisions:

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LAYOUT NOTES:

1. THE CONTRACTOR TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS FOR APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING WORK.
2. THE OWNER'S OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
5. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

PLANT SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHVI	Chionanthus virginicus / White Fringetree
	SIBI	Sinkgo biloba 'Autumn Gold' TM / Maidenhair Tree
	ILCA	Ilex cassine / Dahoon Holly
	JUVI	Juniperus virginiana / Eastern Red Cedar
	MAGL	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	MASO	Magnolia x soulangeana / Saucer Magnolia
	QUSH	Quercus shumardii / Shumard Red Oak
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	AZEN	Azalea Encore TM / Encore Azalea
	HYQU	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Nana' / Dwarf Yaupon
	MYCE	Myrica cerifera / Wax Myrtle
	OSFR	Osmanthus fragrans / Fragrant Tea Olive
	PODP	Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus
	SERE	Serenoa repens / Saw Palmetto
	VIOD	Viburnum odoratissimum / Sweet Viburnum
	VITA	Vitex agnus-castus / Chaste Tree
GROUND COVER		
	ASEL	Aspidistra elatior / Cast Iron Plant
GROUND COVERS		
	IRVE	Iris versicolor / Blue Flag
	LIMU	Liriope muscari / Lily Turf
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod

PRELIMINARY NOT FOR CONSTRUCTION

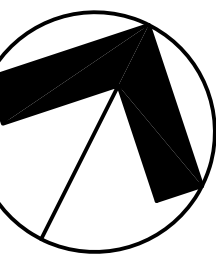
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MATCHLINE L6

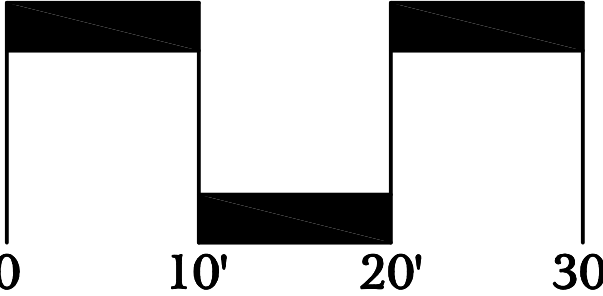
668 sf - SOD
EXISTING TREE TO
REMAIN (TYP.)
1,067 sf - SOD
1 - QUSH
52 - LIMU
1 - QUSH
6 - MYCE
EXISTING TREE TO
BE REMOVED (TYP.)
3 - MAGL

3 - SERE
3 - MYCE
1 - JUVI

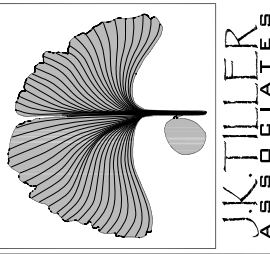
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EXISTING OVERSTORY TREES: 23
PROPOSED OVERSTORY TREES: 0
REQUIRED UNDERSTORY TREES: 24
PROPOSED UNDERSTORY TREES: 24
REQUIRED SHRUBS: 40
PROPOSED SHRUBS: 52



GRAPHIC SCALE



J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE B04
BLUFFTON, SC 29910
Voice 843.815.4800
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jtiller@jktiller.com



St. James Baptist Church Campus
Landscape Plan
Hilton Head, South Carolina

Sheet Title:
Planting 06

Job Number:
202404-02

Date:
03/13/2025

Drawn:

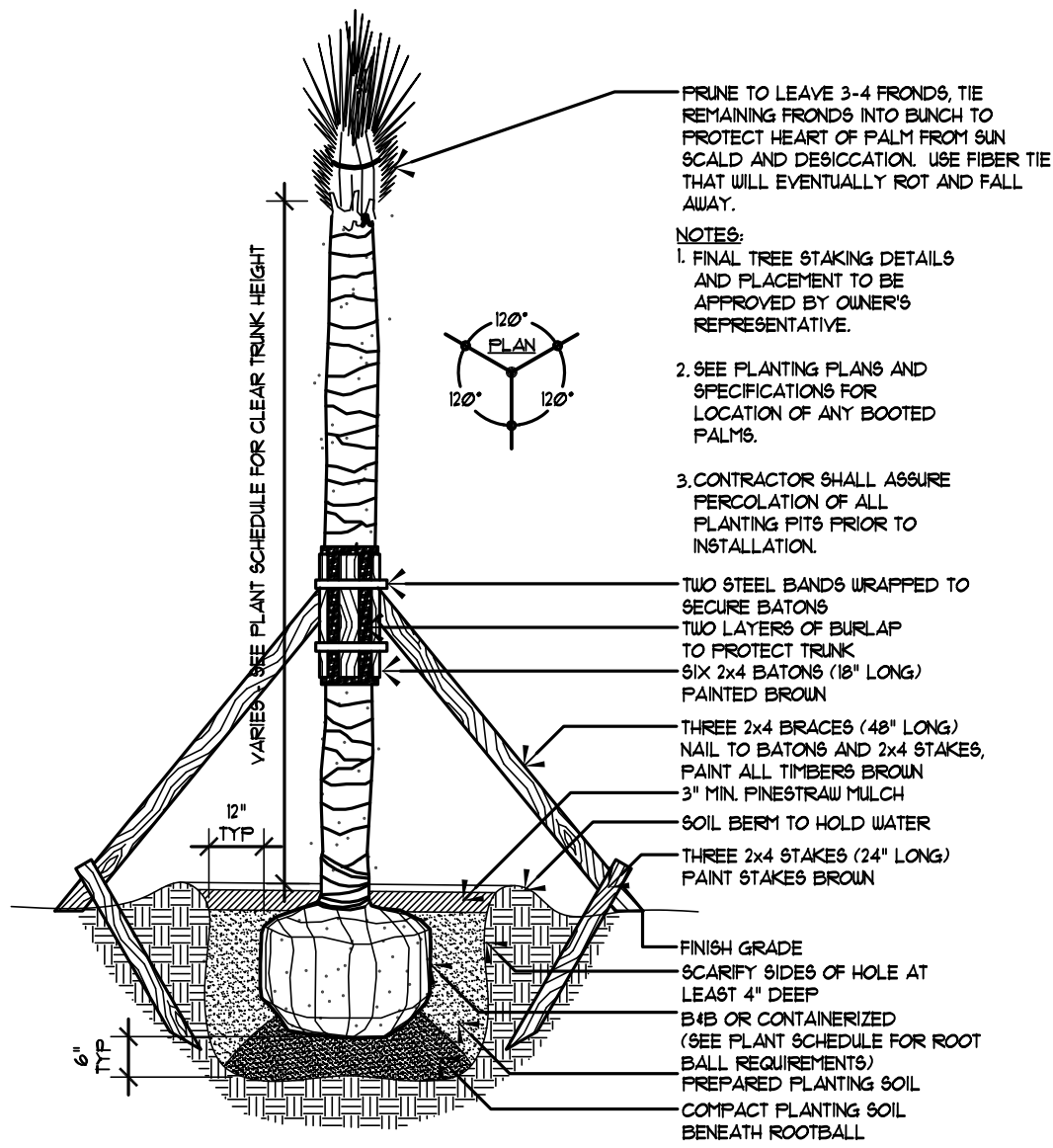
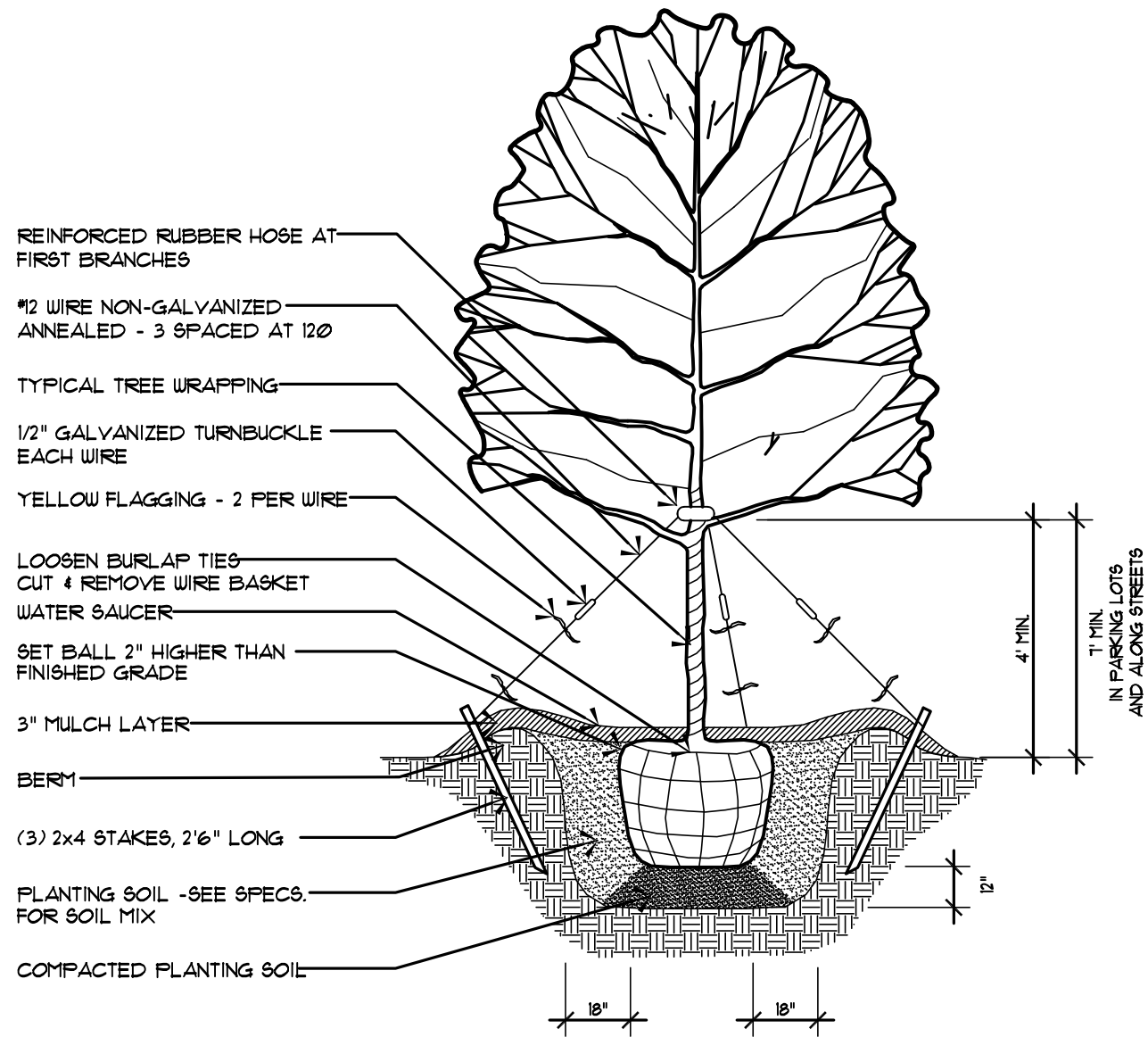
Approved:

Revisions:

Sheet

L6
Of 11

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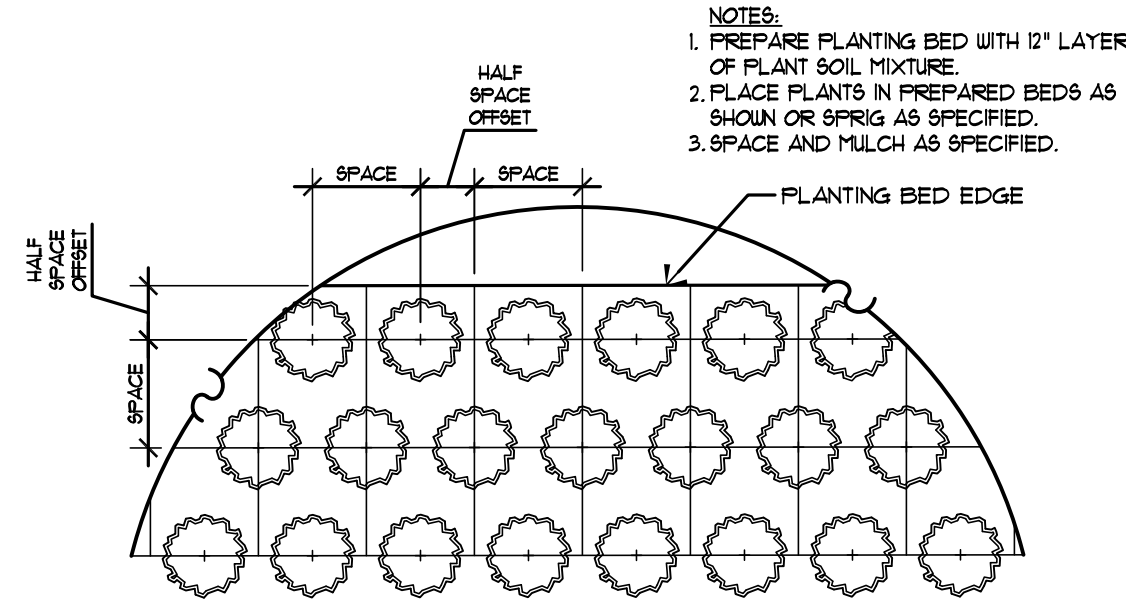
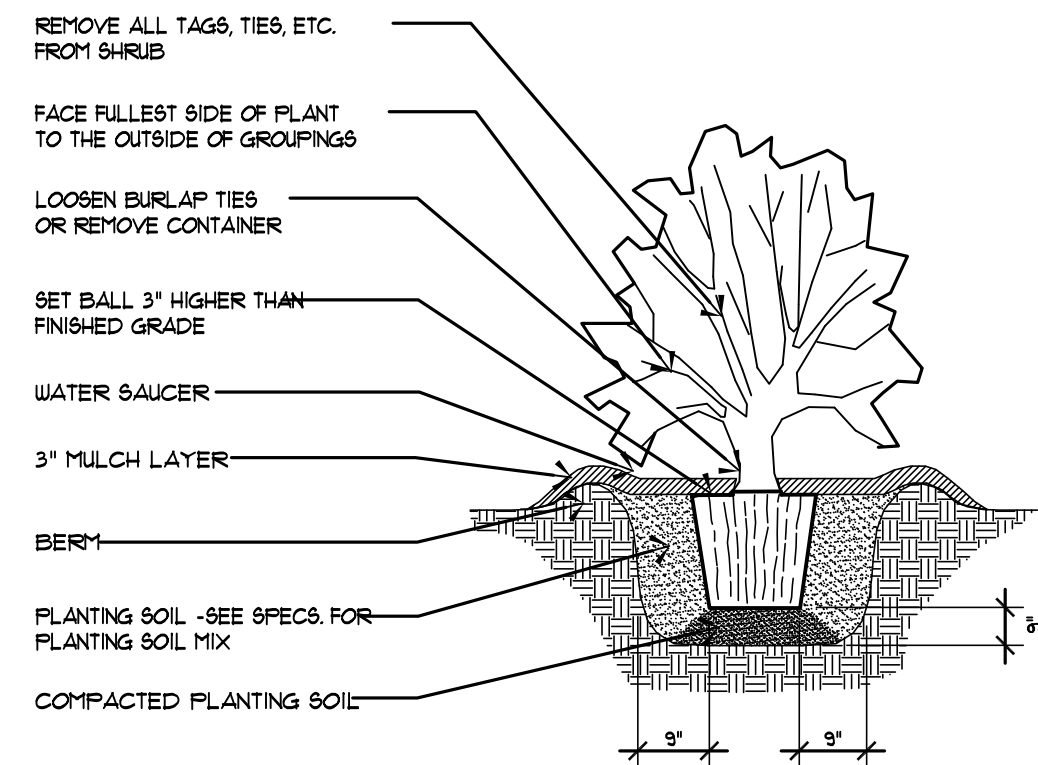


1 Tree Planting

Not to Scale

2 Palmetto Tree Planting

Not to Scale

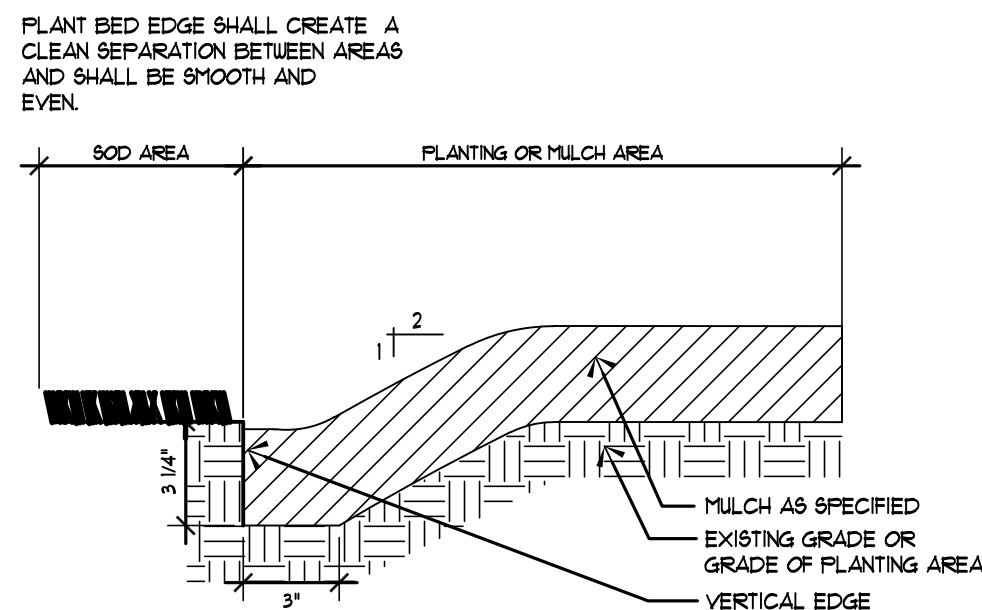


3 Shrub Planting

Not to Scale

4 Ground Covers, Annuals & Perennials

Not to Scale



5 Sod / Plant Bed Edge Detail

Not to Scale

TREE MITIGATION

SITE ACREAGE: 4.671 ACRES
MAXIMUM ALLOWED IMPERVIOUS COVER: 45% / 2.10 ACRES
MINIMUM PERVIOUS SURFACE AREA: 55% / 2.571 ACRES
REQUIRED TREE COVERAGE: MIN. 2313 ADJUSTED CALIPER INCHES (ACI) ¹
EXISTING TREE COVERAGE: 28645 ACI ²
REMOVED TREE COVERAGE: 561 ACI ²
REMAINING TREE COVERAGE: 23035 ACI

REQUIRED REPLACEMENT PLANTING: 285 ACI ³
REPLACEMENT PLANTING: 63.63 ACI ⁴

PER THE HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE (LMO):
1. 900 ACI REQUIRED PER ACRE OF MINIMUM PERVIOUS SURFACE AREA (SEC.16-6-104.G.1.a)
2. ACI CALCULATION: DETERMINED USING TABLE 16-6-104.G.2 (TREE VALUES), TABLE 16-6-104.H (TREE EQUIVALENCY), AND SURVEYED TREE LIST
3. 30% OF THE DIFFERENCE BETWEEN THE MINIMUM STANDARD ACI AND REMAINING ACI AFTER CONSTRUCTION
4. CALCULATED USING TREE COUNT, MINIMUM SPECIFIED CALIPER INCHES, AND TABLE 16-6-104.G.2 (TREE VALUES)
5. DEAD TREES WERE NOT INCLUDED IN CALCULATIONS FOR EXISTING, REMOVED, OR REMAINING TREE COVERAGE

PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	SPREAD	CONT.
TREES							
	CHVI	7	Chionanthus virginicus / White Fringetree	1.5"-1.75"	4'-6'	3'-4'	30G
	GIBI	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	2"-3"	8'-10'	4'-6'	Cont.
	ILCA	14	Ilex cassine / Dahoon Holly	2"	6'-8'	3'-4'	Cont.
	JUVI	4	Juniperus virginiana / Eastern Red Cedar	2"	6' min.	4'-6'	
	MAGL	12	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	2"	6'-8'	3'-4'	Cont.
	MASO	5	Magnolia x soulangeana / Saucer Magnolia	1.5"-2"	6'-8'	2'-3'	Cont.
	QUSH	7	Quercus shumardii / Shumard Red Oak	2.5"	6'-8'	5'-6'	
	QUVI	8	Quercus virginiana / Southern Live Oak	2.5"	10' min.	6'-8'	Cont.
	SAPA	6	Sabal palmetto / Cabbage Palmetto	-	15'-16'		B&B

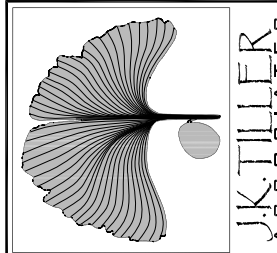
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	SPREAD
SHRUBS						
	AZEN	101	Azalea Encore TM / Encore Azalea	3 Gal.	15"-18"	15"-18"
	HYQU	14	Hydrangea quercifolia / Oakleaf Hydrangea	3 Gal.	18"-24"	18"-24"
	ILVO	28	Ilex vomitoria / Yaupon Holly	15 Gal.	4'-6'	2'-3'
	ILVN	17	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 Gal.	12"-18"	12"-18"
	MYCE	20	Myrica cerifera / Wax Myrtle	7 Gal.	36"-42"	24"-36"
	OSFR	12	Osmanthus fragrans / Fragrant Tea Olive	7 Gal.	3'-4'	3' min.
	PODP	144	Podocarpus macrophyllus 'Fringles' / Dwarf Podocarpus	3 Gal.	12"-18"	12"-18"
	SERE	101	Serenoa repens / Saw Palmetto	5 Gal.	18"-24"	18"-24"
	VIOD	29	Viburnum odoratissimum / Sweet Viburnum	7 Gal.	3'-4'	3'-4'
	VITA	6	Vitex agnus-castus / Chaste Tree	15 Gal.	4'-6'	3'-4'

<u>GROUND COVER</u>						
	ASEL	17	Aspidistra elatior / Cast Iron Plant	3 Gal.	24"-36"	8"-12"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
	IRVE	165	Iris versicolor / Blue Flag	1 Gal.	12"-18"		18" o.c.
	LIMU	2,933	Liriope muscari / Lily Turf	1 Gal.	12"-18"	12"-18"	18" o.c.
SOD/SEED							
	SOD	12,084 sf	Eremochloa ophiuroides / Centipede Sod	SOD			

PLANTING NOTES:

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



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LANDSCAPING SPECIFICATIONS

PART 1- GENERAL

11 DESCRIPTION

A. THE WORK COVERED IN THIS SECTION CONSISTS OF SOIL PREPARATION, FINE GRADING, LAWNS, TREES, SHRUBS AND GROUND COVER PLANTINGS, THEIR PROTECTION AND MAINTENANCE OF PLANTING AREAS UNTIL ACCEPTANCE.

12 RELATED WORK

A. SEE CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS.

13 QUALITY ASSURANCE

- A. QUALIFICATIONS OF WORKMEN: CONTRACTOR SHALL PROVIDE AT LEAST ONE PERSON PRESENT AT ALL TIMES DURING EXECUTION OF WORK THAT IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND METHODS OF THEIR INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.
- B. STANDARDS: ALL SEED, SOD, TREES, SHRUBS AND GROUND COVERS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, COUNTY AND/ OR MUNICIPALITY LAWS REQUIRING INSPECTION FOR DISEASE AND INSECT CONTROL.
1. PLANTS AND PLANTING METHODS SHOULD CONFIRM TO THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 100 VERMONT AVENUE, NW, SUITE 300, WASHINGTON, DC 20005.
2. PLANTS SHOULD BE TRUE AND REPRESENTATIVE OF THEIR GENUS, SPECIES, CULTIVARS OR VARIETY. NURSERY STOCK SHIPPED IN THE ACCORDANCE WITH THE REQUIRED SPECIFICATIONS SHALL BE DEEMED TO BE ACCEPTABLE WITHIN THE TERMS OF THIS SECTION IF IT IS TYPICAL IN SIZE AND HABITS FOR THE SPECIES IN THE REGION OF THE COUNTRY IN WHICH IT IS GROWN UNLESS THE SPECIFICATIONS INCLUDE ADDITIONAL DETAILS.
3. PRIOR TO ORDERING ANY PLANT MATERIAL, REPRESENTATIVE PHOTOS OF EACH SPECIES SHALL BE PROVIDED FOR REVIEW AND ACCEPTANCE.
4. ONE OF EACH BUNDLE OR LOT SHALL BE TAGGED WITH NAME AND SIZE OF THE PLANT IN ACCORDANCE WITH AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS. IN ALL CASES BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES. LANDSCAPE ARCHITECT SHOULD BE CONSULTED IN THE EVENT QUESTIONS ARISE ABOUT NOMENCLATURE OF PLANTS TO BE USED AND THEIR AVAILABILITY.

14 DELIVERY, STORAGE AND HANDLING

- A. DELIVER GRASS SEED IN ORIGINAL CONTAINERS SHOWING ANALYSIS OF SEED MIXTURE, PERCENTAGE OF PURE SEED, YEAR OF PRODUCTION, NET WEIGHT, DATE OF PACKAGING AND LOCATION OF PACKAGING. DAMAGED PACKAGES ARE NOT ACCEPTABLE.
- B. DELIVER FERTILIZERS IN WATERPROOF BAGS SHOWING WEIGHT, CHEMICAL ANALYSIS AND NAME OF MANUFACTURER.
- C. DELIVER SOD ON PALLETS.
- D. HANDLING OF PLANTS SHALL BE BY LIFTING THE ROOT MASS OR CONTAINER AND NOT BY LIFTING PLANT BY TRUNK OR BRANCHES. HANDLING OF PLANTS IN AN IMPROPER FASHION SHALL BE CAUSE FOR REJECTION OF PLANT MATERIALS. CARE MUST BE TAKEN DURING ALL PHASES OF THE LOCATION AND PLANTING PROCEDURES NOT TO DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES. ALL PLANT MATERIALS SHOULD BE PLANTED AS SOON AFTER ARRIVAL AT THE SITE AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PLANTS SAFE FROM INJURY BY THE CONSTRUCTION ACTIVITY AND WATERED TO PREVENT DRYING OUT BEFORE PLANTING. BALLED AND BURLAPPED PLANTS SHALL BE 'HEALED-IN' AND PROTECTED WITH BURLAP OR OTHER ACCEPTED MATERIAL IF THEY CANNOT BE PLANTED UPON DELIVERY. PLANTS WITH BROKEN MAJOR BRANCHES, BADLY BRUISED OR DAMAGED BARK ARE NOT ACCEPTABLE AND WILL BE REJECTED.

15 PLANTING DATES

- A. THE PLANTING SEASON FOR TREES, SHRUBS AND GROUND COVERS IS BETWEEN OCTOBER 1ST AND JUNE 1ST OF THE FOLLOWING YEAR. DO NOT PLANT IF TEMPERATURE IS BELOW FREEZING OR ABOVE 90 DEGREES. PLANTING AT ANY OTHER TIME OTHER THAN THE PLANTING SEASON IS THE CONTRACTOR'S OPTION AND FULL RESPONSIBILITY AND WITHOUT ADDITIONAL COMPENSATION. PLANTING MAY AT THE OPTION OF CONTRACTOR, BE POSTPONED INTO THE FOLLOWING PLANTING SEASON BUT WITHOUT ADDITIONAL COMPENSATION PROVIDED THE OWNER AND THE LOCAL GOVERNING JURISDICTION HAVE APPROVED.
- B. PLANTING DATES FOR SOD, SPRIGGING OR SEEDING SHALL BE PER THE GRASSING SPECIFICATION.

16 MEASUREMENT AND PAYMENT

- A. MEASUREMENT- THE ITEMS LISTED IN THE PROPOSAL SHALL BE CONSIDERED AS SUFFICIENT TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ANY PORTION OF WORK NOT LISTED IN BID FORM, BUT REQUIRED TO COMPLETE THE WORK, SHALL BE DEEMED TO BE A PART OF THE ITEM WITH WHICH IT IS ASSOCIATED AND SHALL BE INCLUDED IN THE COST OF THE UNIT SHOWN IN THE BID FORM.
- B. PAYMENT- PAYMENT FOR THE UNIT SHOWN ON THE BID FORM SHALL BE CONSIDERED TO COVER THE COST OF ALL LABOR, MATERIAL, EQUIPMENT AND PERFORMING ALL OPERATION NECESSARY TO COMPLETE THE WORK IN PLACE. NO PAYMENT WILL BE MADE FOR ANY MATERIAL WASTED, USED FOR THE CONVENIENCE OF THE CONTRACTOR, UNUSED OR REJECTED.
1. TREES, SHRUBS AND GROUND COVERS- WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR PLANTED/INSTALLED AND ACCEPTED TREES, SHRUBS AND GROUND COVERS.
2. PAYMENT FOR GRASSING WILL BE MADE PER THE GRASSING SPECIFICATIONS.
3. CLEARING: WILL BE PAID FOR AT THE LUMP SUM PRICE OF CLEARING.

PART 2- PRODUCTS

21 MATERIALS

A. CONTRACTOR SHALL AT THE TIME OF DELIVERY, FURNISH OWNER AND/ OR LANDSCAPE ARCHITECT WITH INVOICES OF ALL MATERIALS RECEIVED: IN ORDER THE QUALITY AND SOURCE OF MATERIALS MAY BE REVIEWED.

22 TOPSOIL

A. TOPSOIL SHALL BE EXISTING SOIL ON SITE AMENDED PER SOIL TEST RECOMMENDATIONS.

23 SEED

A. SEE GRASSING SPECIFICATION.

24 SPRIG

A. SEE GRASSING SPECIFICATION

25 SOD

A. SEE GRASSING SPECIFICATION.

26 PLANT MATERIALS

- A. PROVIDE ALL PLANT MATERIALS AS INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, PLAN QUANTITIES SHALL GOVERN.
- B. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FROM A NURSERY 300 MILES NORTH OR SOUTH OF THE PROJECT LOCATION AND SHALL HAVE BEEN GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- C. PLANTS SHALL POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND WIDTH. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT FROM BRANCH TIP TO TIP. PLANTS LARGER IN SIZE THAN SPECIFIED MAY BE USED WITH NO CHANGE IN CONTRACT PRICE.
- D. PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK AND OF SUFFICIENT DEPTH TO INCLUDE FIBROUS AND FEEDING ROOTS. PLANTS WILL NOT BE ACCEPTED IF BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

- E. TREES SPECIFIED FOR STREET TREE GRADE SHALL CONFIRM TO STANDARDS OF THE ANJA:
1. SUITABLE FOR PLANTING AS STREET TREES.
2. FREE OF BRANCHES TO APPROXIMATELY 50% OF HEIGHT FROM THE GROUND.
3. CROWN OF TREE SHALL BE IN GOOD BALANCE WITH THE TRUNK.

27 FERTILIZERS

A. COMMERCIAL FERTILIZER SHALL BE SLOW RELEASE 5-10/10/10 OR 6-12-12 (OR AS RECOMMENDED BY SOIL TEST), UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROPRIATE EQUIPMENT. DELIVER TO SITE UNOPENED IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF THE MANUFACTURER. IF STORED ON SITE PROTECT FROM THE ELEMENTS.

28 PEAT MOSS

A. PEAT MOSS SHALL BE FINELY SHREDDED, 90% ORGANIC MOSS PEAT, BROWN IN COLOR AND SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE MEASURED IN AIR DRY CONDITION, CONTAINING NOT MORE THAN 35% MOISTURE BY WEIGHT. ASH CONTENT SHALL NOT EXCEED 10%.

29 MUCH FOR TREES, SHRUBS AND GROUND COVERS

- A. MULCH FOR NON-BIO RETENTION AREAS SHALL BE AS SHOWN ON PLANS.
- B. MULCH FOR BIO RETENTION AREAS SHALL BE SHREDDED HARDWOOD.

210 STAKING EQUIPMENT

A. TREES AND PALMS SHALL BE STAKED AS SHOWN IN LANDSCAPE PLANS.

211 WATER

A. CONTRACTOR SHALL PROVIDE WATER TO THE PROJECT VIA THE INSTALLATION OF A NEW IRRIGATION SYSTEM CONNECTED TO POTABLE WATER SYSTEM FOR THE AREAS SHOWN ON THE PLANS. ANY TEMPORARY WATERING NEEDED SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONSIDERED AS INCLUDED IN THE BASE BID.

PART 3- EXECUTION

31 FINE GRADING

- A. ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE FINE GRADED TO THE DESIRED GRADES. ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE FINE GRADED FREE OF ROOTS, DEBRIS AND/OR OTHER OBJECTIONABLE MATERIAL, BEFORE PLANTING OR GRASSING COMMENCE. ANY ADDITIONAL FILL MATERIAL NEEDED TO FILL LOW OR UNEVEN AREAS SHALL BE PROVIDED BY THE CONTRACTOR. POSITIVE DRAINAGE AWAY FROM STRUCTURES SHALL BE PROVIDED IN ALL PLANT BEDS SO STANDING WATER DOES NOT OCCUR. PLANTING BEDS SHALL BE RAISED ABOVE ADJACENT LAWN AREAS TO PROVIDE GOOD DRAINAGE CONDITIONS.
- B. PLANTING AND GRASS AREAS IF NOT LOOSE, SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3 INCHES BEFORE FERTILIZER, SEED OR SOD IS APPLIED.

32 FERTILIZERS AND SOIL AMENDMENTS

- A. CONTRACTOR SHALL PROVIDE TOPSOIL ANALYSIS TEST THAT HAS BEEN PROVIDED BY THE STATE AGRICULTURAL EXPERIMENT STATION, SOIL AND WATER CONSERVATION DISTRICT, STATE UNIVERSITY OR OTHER QUALIFIED PRIVATE TESTING LABORATORY AS APPROVED BY LANDSCAPE ARCHITECT.
- B. APPLY FERTILIZERS AND SOIL AMENDMENTS AFTER FINE GRADING AND MIX THOROUGHLY INTO UPPER TWO INCHES OF SOIL.
- C. FERTILIZERS AND OTHER NECESSARY SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE RECOMMENDED BY TOP SOIL ANALYSIS TEST.

33 SODDING

A. SEE GRASSING SPECIFICATION.

34 SPRIGGING

A. SEE GRASSING SPECIFICATION.

35 SEEDING

A. SEE GRASSING SPECIFICATION.

36 SEED PROTECTION

A. SEE GRASSING SPECIFICATION.

37 LAYOUT OF TREES, SHRUBS AND GROUND COVERS.

A. ALL PLANTS SHALL BE PLACED IN THE PROPER LOCATION AS SHOWN ON CONSTRUCTION PLANS, ALLOWING LANDSCAPE ARCHITECT TO REVIEW ALL PLANT LOCATIONS PRIOR TO ACTUAL PLANTING. LANDSCAPE ARCHITECT MAY MAKE MINOR ADJUSTMENTS WHICH SHALL NOT BE CAUSE FOR CHANGES TO THE CONTRACT PRICE.

38 OBSTRUCTIONS BELOW GROUND

- A. PRIOR TO EXCAVATING PLANTING HOLES, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ELECTRICAL, PHONE OR TELEVISION CABLES OR CONDUITS, WATER, DRAINAGE OR SEWER LINES AND ANY OTHER SUBSURFACE STRUCTURES AND TAKE PRECAUTIONS TO PROTECT THEM. ANY DAMAGE TO UNDERGROUND UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- B. IN THE EVENT ROCK, UNDERGROUND CONSTRUCTION WORK, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT HOLE EXCAVATION UNDER THIS CONTRACT, ALTERNATE LOCATIONS MAY BE SELECTED. WHERE LOCATIONS CANNOT BE CHANGED THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NOT LESS THAN SIX (6) INCHES BELOW BOTTOM OF BALL OR ROOTS WHEN PLANT IS PROPERLY SET AT REQUIRED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SUCH ROCK OR OTHER UNDERGROUND OBSTRUCTIONS ENCOUNTERED.

39 PLANTING HOLES

A. FOR TREES, SHRUBS AND GROUND COVERS, THE PLANTING HOLE SHALL BE AS SHOWN IN THE PLANTING DETAIL PLANS. DO NOT LEAVE PLANTING HOLES OPEN OVERNIGHT. IN A EVENT THAT PLANT HOLES ARE DUG AND NOT PLANTED IN A TIMELY MANNER, INSTALL FOUR (4) FOOT HIGH ORANGE SAFETY FENCING AROUND ALL EXCAVATED AREAS.

310 PLANTING TREES AND SHRUBS

- A. SHALL BE SAME AS GROWING THE THE NURSERY AND/OR CONTAINER SOIL LEVEL. ADJUST BOTTOM SOIL MIX TO INSURE PROPER PLANTING LEVEL WITH THE PROPOSED SURROUNDING GRADES. CHECK PLANTS TO INSURE PROPER VERTICAL ALIGNMENT.
- B. FILL HOLES TO PROPER HEIGHTS TO RECEIVE PLANT AND THOROUGHLY TAMP BEFORE SETTING THE PLANT. SET PLANT IN UPRIGHT POSITION IN THE CENTER OF THE HOLE, AND COMPACT THE BACKFILL MIXTURE AROUND THE BALL OR ROOTS. ADD SOIL AMENDMENTS AS REQUIRED TO IMPROVE THE FERTILITY OF EXISTING SOIL AND PLANT GROWING CONDITIONS.
1. WHEN BALLED OR BURLAPPED PLANTS ARE SET, COMPACT TOPSOIL AROUND BASE OF BALL TO FILL ALL VOIDS. ALL BINDINGS SHALL BE REMOVED AND THE TOP HALF OF BURLAP REMOVED FROM AROUND THE ROOT BALL. IF BURLAP IS MADE OF NATURAL FIBRES, IT CAN BE LAID BACK FROM THE ROOT MASS OR CAN BE CUT AWAY.
2. CONTAINERIZED PLANTS SHALL HAVE THE CONTAINER REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN TO PROTECT ROOT MASS FROM INJURY AND TO KEEP IT INTACT. IF ROOT MASS SHOWS EVIDENCE OF BEING BOUND OR MATTED, THREE VERTICAL 1/2" DEEP CUTS SHALL BE MADE ON ALTERNATE SIDES OF THE ROOT MASS AND ROOTS PULLED AWAY SLIGHTLY. THIS IS TO UNTANGLE ROOTS WHICH HAVE BEGUN TO CIRCLE THE ROOT MASS AND ENCOURAGE NEW ROOT GROWTH. ALL WEEDS GROWING IN THE ROOT MASS SHALL BE REMOVED PRIOR TO PLANTING.
3. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD OUT AND TOPSOIL CAREFULLY WORKED IN AMONG THEM. REMOVE WITH A CLEAN CUT ANY BROKEN OR FRAYED ROOTS.

311 PLANTING GROUND COVERS

A. PLANTING BEDS SHALL BE THOROUGHLY WORKED TO A DEPTH OF TWELVE (12) INCHES INCORPORATING FERTILIZER AND OTHER SOIL IMPROVEMENTS AT THE RECOMMENDED RATE SUGGEST BY THE SOIL TEST. RAKE PREPARED PLANTING BED UNTIL LEVEL, SMOOTH AND FREE FROM ALL SOIL, LUMPS, ROCKS, STICKS AND OTHER DELETERIOUS MATERIALS. BED AREA SHOULD BE NEATLY OUTLINED. SPACE THE PLANTS EVENLY AS INDICATED BY THE DRAWINGS. PLANT ONLY IN SOIL THAT IS MOIST AND FRIABLE AND NOT WET OR SOGGY. IN THE CASE OF PLANTING IN OPEN ON HOT DAYS, SHORTEN THE TIME BETWEEN PLANTING AND WATERING.

312 WATERING

- A. THOROUGHLY WATER EACH PLANT WHEN THE HOLE IS 1/2 FULL., AGAIN AT 3/4 FULL AND THEN COMPLETE BACKFILLING. ONCE BACKFILLING IS COMPLETE WATER AGAIN, THEN TAMP THE SOIL IN PLACE UNTIL THE SURFACE OF THE BACKFILL IS LEVEL WITH SURROUNDING AREA AND THE PLANT BEARS THE SAME RELATION OF THE FINISHED GRADE AS IT BORE TO THE EXISTING GRADE BEFORE BEING DUG.
- B. EARTH SAUCERS SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE PLANTING HOLES OF ALL TREES AND ALL SINGLE PLANTED SHRUBS. EARTH SAUCERS SHALL BE MINIMUM 3" HIGH AND COMPACTED TO RETAIN WATER. EARTH SAUCERS SHALL NOT BE INSTALLED IN THE AREAS WHERE THE SUBSOIL IS VERY POORLY DRAINED OR AROUND MASS SHRUB/ GROUND COVER PLANTINGS.
- C. ALL TREES AND SHRUBS TO BE HAND WATERED ON A REGULAR BASIS AS NECESSARY DURING THE WARRANTY PERIOD.

313 SOIL MIX

A. SHALL BE PER EXISTING SOILS ON SITE WITH RECOMMENDED AMENDMENTS FROM SOIL TESTS.

314 STAKING OF TALL PLANTS

A. SHALL BE DONE ONLY IF SITE/ ENVIRONMENT CONDITIONS MAKE IF REQUIRED. IF REQUIRED, TREES AND PALMS SHALL BE STAKED AS INDICATED ON THE PLANS.

315 MULCHING

A. ALL PLANTS SHALL BE MULCHED WITH AN EVENLY THICK LAYER OF CLEAN MULCH IMMEDIATELY AFTER PLANTING. MASS PLANT BEDS SHALL BE COMPLETELY MULCHED TO THE LIMITS OF BED AS SHOWN ON THE PLANS. LIMIT OF MULCHING FOR INDIVIDUAL TREES AND SHRUBS SHOULD BE SLIGHTLY BEYOND THE SAUCER BERM. THE AREAS MULCHED SHOULD BE TIDY AND CLEAN IN APPEARANCE.

316 PRUNING

A. REMOVE DEAD, BROKEN OR BRUISED BRANCHES AFTER PLANTING USING CLEAN, SHARP TOOLS.

317 WEEDING

A. ALL PLANTED AREAS SHALL BE KEPT FREE FROM WEEDS AND UNDESIRABLE GRASSES UNTIL FINAL ACCEPTANCE BY THE OWNER. SEE GENERAL NOTES ON PLANS FOR ADDITIONAL INFORMATION.

318 INSECT AND DISEASE CONTROL

A. ALL PLANT MATERIALS SHALL BE DISEASE OR INSECT FREE UPON ARRIVAL TO THE SITE, HOWEVER SHOULD ANY PLANTS SHOW SIGNS OF INSECT OR DISEASE INFESTATIONS, CONTRACTOR SHALL IDENTIFY NATURE OF INFESTATION AND SUBMIT TO LANDSCAPE ARCHITECT A PROPOSED METHOD OF CONTROL. CONTRACTOR SHALL TREAT ALL INFESTED PLANTS AT ITS EXPENSE. SHOULD THE INFESTATION BE WIDE SPREAD AND UNCONTROLLABLE, PLANTS AFFECTED SHOULD BE REMOVED FROM SITE, FRESH PLANTS BROUGHT IN AND ALL OTHER PLANTS TREATED TO PREVENT INFESTATION OF REMAINING PLANTS AT CONTRACTOR'S EXPENSE.

319 CLEAN UP

A. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL THE TRASH, DEBRIS, RUBBISH AND ALL OTHER MATERIALS ASSOCIATED WITH THE CONSTRUCTION OF SITE ON A DAILY BASIS. ALL TAGS, FLAGS AND LABELS WILL BE REMOVED FROM PLANTS AND TREES. THE SITE SHALL BE KEPT BROOM CLEANED AND TIDY. CLEANUP OF THE SITE IS A PREREQUISITE TO FINAL ACCEPTANCE BY THE OWNER.

PART 4- MAINTENANCE AND WARRANTY

41 MAINTENANCE

- A. PROTECT ALL PLANTINGS (GRASS, PLANTS AND TREES) UNTIL ACCEPTED BY THE OWNER. ALL DAMAGE, REGARDLESS OF CAUSE, SHALL BE IMMEDIATELY REPAIRED AND PLANTS REPLACED IF NECESSARY. ERECT TEMPORARY FENCES, BARRICADES, SIGNS AND OTHER PROTECTION AS NEEDED TO PREVENT TRAMPLING. CONTRACTOR IS NOT RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR MISSING PLANTS AND PLANT MATERIALS DUE TO VANDALISM OR OTHER ACTS BEYOND THE CONTROL OF THE CONTRACTOR IF PROPER BARRIERS OR OTHER SAFEGUARDS HAVE BEEN MAINTAINED.
- B. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, MULCH REAPPLICATION, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, LAWN MOWING, FERTILIZING AND OTHER NECESSARY OPERATIONS.
- C. THE CONTRACTOR SHALL REPAIR IMMEDIATELY ANY AREAS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS OR EROSIONS.
- D. THE CONTRACTOR SHALL MAINTAIN ALL PROPOSED PLANTINGS UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER.
- E. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANTS SHALL BE IN A HEALTHY GROWING CONDITION. DURING THE MAINTENANCE PERIOD SHOULD THE APPEARANCE OF ANY PLANT INDICATE A WEAKNESS AND PROBABILITY OF DYING, IMMEDIATELY REPLACE WITHOUT ADDITIONAL COST TO THE OWNER. REPLACEMENTS REQUIRED BECAUSE OF VANDALISM OR OTHER CAUSES BEYOND THE CONTROL OF THE CONTRACTOR ARE NOT PART OF THIS CONTRACT.

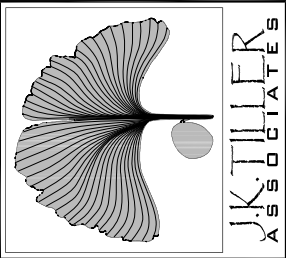
42 WARRANTY

- A. ALL SHRUBS, GROUND COVERS AND TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO BE ALIVE AND HEALTHY FOR A ONE YEAR PERIOD AFTER SUBSTANTIAL COMPLETION IS ISSUED BY THE OWNER. A FINAL INSPECTION WITH THE OWNER SHALL BE CONDUCTED AT THE END OF THE WARRANTY PERIOD TO DETERMINE IF ANY PLANTS WILL BE REQUIRED TO BE REPLACED.
- B. ANY LAWN, PLANT OR TREE WHICH IS DEAD OR NOT SHOWING SATISFACTORY GROWTH SHALL BE REPLACED AT CONTRACTORS EXPENSE AT THE END OF WARRANTY PERIOD. ALL REPLACEMENTS SHALL BE OF ORIGINAL QUALITY AND OF A SIZE EQUAL TO ADJACENT PLANTS OR TREES OF SAME KIND.

END OF SECTION

J. K. TILLER ASSOCIATES, INC.

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St. James Baptist Church Campus

Landscape Plan

Hilton Head, South Carolina

Sheet Title:
Cover Sheet

Job Number:
202404-02

Date:
03/13/2025

Drawn:

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Revisions:

Sheet

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of 11

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GRASSING SPECIFICATIONS

PART 1- GENERAL

11 SECTION INCLUDES

- A. SEEDING, PLANTING GRASS AND FERTILIZING GRADED AREAS AROUND BUILDINGS, STRUCTURES, SOCCER FIELD AND SIDEWALK SHOULDERS AND OTHER DISTURBED AREAS.
- B. SEED PROTECTION.
- C. MAINTAINING GRASSED AREAS UNTIL FINAL ACCEPTANCE.

12 RELATED WORK

- A. CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS.

13 DELIVERY, STORAGE AND HANDLING

- A. DELIVER GRASS SEED IN ORIGINAL CONTAINERS SHOWING ANALYSIS OF SEED MIXTURE, PERCENTAGE OF PURE SEED, YEAR OF PRODUCTION, NET WEIGHT, DATE OF PACKAGING AND LOCATION OF PACKAGING. DAMAGED PACKAGES ARE NOT ACCEPTABLE. STORE IN COOL, DRY LOCATIONS AWAY FROM CONTAMINANTS.
- B. DELIVER FERTILIZER IN WATERPROOF BAGS, SHOWING WEIGHT, CHEMICAL ANALYSIS AND NAME OF MANUFACTURER. DAMAGED BAGS ARE NOT ACCEPTABLE. STORE IN COOL DRY LOCATIONS AWAY FROM CONTAMINANTS.
- C. DELIVER SOD ON PALLETS.
- D. ALL MATERIAL SHOULD BE ACCEPTABLE TO THE LANDSCAPE ARCHITECT PRIOR TO THE USE.

14. PLANTING DATES.

- A. THIS SPECIFICATION PROVIDES OR ESTABLISHMENT OF A PERMANENT GRASS COVER BETWEEN THE DATES OF MARCH 1 AND SEPTEMBER 30. IF FINISHED EARTH GRADES ARE NOT COMPLETED IN TIME TO PERMIT PLANTING AND ESTABLISHMENT OF PERMANENT GRASS DURING THE FAVORABLE SEASON BETWEEN THE DATES SPECIFIED ABOVE UNLESS OTHERWISE ACCEPTED. CONTRACTOR WILL BE REQUIRED TO PLANT A TEMPORARY COVER TO PROTECT NEW GRADED AREAS FROM EROSION AND TO KEEP WINDBORNE DUST TO A MINIMUM. THE TEMPORARY COVER SHALL BE PLANTED BETWEEN OCTOBER 1 AND FEBRUARY 28 UNLESS OTHERWISE PERMITTED.

15 MEASUREMENT AND PAYMENT

- A. WHEN THE SEASON OR STAGE OF PROJECT IS SUCH RESULTS OF GRASSING WORK CANNOT BE DETERMINED, CONDITIONAL ACCEPTANCE WILL BE MADE ON WORK COMPLETED. WHEN CONDITIONAL ACCEPTANCE IS MADE FOR ITEMS OF WORK COVERED, CONTRACTOR SHALL BE ENTITLED TO 50% OF BID PRICE FOR THE ACTUAL WORK PLACED AND SHALL RECEIVE REMAINING 50% OF BID PRICE WHEN FINAL ACCEPTANCE IS MADE. CONDITIONAL ACCEPTANCE SHALL NOT APPLY TO REMAINING ITEMS OF WORK, AND FULL BID PRICE PAYMENT SHALL BE MADE WHEN WORK IS ACCEPTABLY PLACED AND COMPLETED IN ACCORDANCE WITH SPECIFICATIONS.
- B. PAYMENT FOR GRASSING WILL BE MADE AT CONTRACT UNIT PRICE FOR THE ITEM 'GRASSING' AND SUCH PAYMENT SHOULD CONSTITUTE FULL COMPENSATION FOR FURNISHING AND PLACING SEED AND FERTILIZER OR SOD WHERE DIRECTED AND PROTECTING AND MAINTAINING SEED AND SOD IN ALL GRADED AND DISTURBED AREAS.

PART 2- PRODUCTS

- A. CONTRACTOR SHALL SUBMIT SOURCE AND SPECIES CERTIFICATION DOCUMENTS TO LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION, SUPPLY COMPLETE INFORMATION ON ALL ANALYSIS/ TEST METHODOLOGIES AND RESULTS: LABORATORY CERTIFICATIONS, MANUFACTURER'S SPECIFICATIONS AND AGENCY APPROVALS TO THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF SOIL MIXTURES. IN ADDITION PROVIDE THE LANDSCAPE ARCHITECT WITH THOROUGHLY MIXED SAMPLE OF SOIL MIXES FOR APPROVAL PRIOR TO PLACEMENT. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS AND IMPROVEMENTS TO SOIL MIXES DEEMED NECESSARY BY THE SOIL ANALYSIS TO MEET REQUIREMENTS SPECIFIED HERE IN BEFORE AND TO ENSURE PROPER GROWING MEDIUM FOR PLANT MATERIAL.

21 SEED

- A. ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE STATE DEPARTMENT OF AGRICULTURE.
- B. THE VARIETIES OF SEED AS SPECIFIED IN SECTION 22, SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER AND OTHER INFORMATION REQUIRED BY THE STATE DEPARTMENT OF AGRICULTURE.
- C. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TEST, REJECT OR ACCEPT ALL SEEDS BEFORE SEEDING.

22 SEEDING SCHEDULE

A. SEED	RATE	PLANTING DATES
PRINCESS 11" BERMUDA	75 LBS / ACRE	MARCH 1 - SEPTEMBER 30
ANNUAL RYE (TEMP ONLY)	75 LBS / ACRE	OCTOBER 1 - FEBRUARY 28

23 FERTILIZER

- A. COMMERCIAL FERTILIZER OF APPROVED TYPE, CONFORMING TO STATE FERTILIZERS LAWS AT THE RATE AS RECOMMENDED BY SOILS TEST.

24 LIME

- A. AGRICULTURAL GRADE LIMESTONE AT RATE AS RECOMMENDED BY SOILS TEST.

25 SPRIG

- A. HEALTHY LIVING STEMS, STOLONS, OR RHIZOMES AND ATTACHED ROOTS OF LOCALLY ADAPTED GRASS WITHOUT ADHERING SOIL, INCLUDING TWO TO THREE NODES AND FROM FOUR TO SIX INCHES LONG. OBTAIN FROM HEAVY, DENSE, CERTIFIED SOD. PROVIDE SPRIGS WHICH HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. COORDINATE HARVESTING AND PLANTING OPERATIONS TO PREVENT EXPOSURE OF SPRIGS TO THE SUN FOR MORE THAN 30 MINUTES BEFORE COVERING AND MOISTENING. SPRIGS SHOWING SIGNS OF WILT, MOLD, CONTAINING WEEDS OR OTHER DETRIMENTAL MATERIAL OR THAT ARE HEAT DAMAGED WILL BE REJECTED.
- B. THE VARIETIES OF SPRIG AS SPECIFIED IN SECTION 26 SHALL BE INDIVIDUALLY PACKAGED OR BAGGED AND TAGGED TO SHOW NAME OF SPRIG, NET WEIGHT, ORIGIN AND OTHER INFORMATION REQUIRED BY THE STATE DEPARTMENT OF AGRICULTURE.
- C. SPRIGS SHALL BE PURE TO THE VARIETY SPECIFIED AND SHALL BE FREE OF OTHER GRASS SPECIES, WEEDS OR FOREIGN MATTERS.
- D. SPRIGS SHALL BE HARVESTED BY DIGGING (NOT COLLECTED ABOVE SOIL LEVEL) SHREDDING SOD, BY ROTOTILLING SOD AND RAKING, BY VERICUTTING OR BY A SPRIG HARVESTER. SPRIGS SHALL CONSIST MOSTLY OF RHIZOMES AND CROWNS WITH ONLY A FEW GREEN LEAVES.

26 SPRIGGING SCHEDULE

A. SPRIG	RATE	PLANTING DATES
TIFWAY 419' BERMUDA (or approved equal)	1,000 BUSHELS / AC. (coverage in 3 months)	APRIL 1 -MARCH 31
STABILIZE SITE WITH TEMPORARY GRASS SEED (see section 22)		SEPTEMBER 1 - MARCH 31
B. IN AREAS WHERE EXISTING GRASS IS TO BE MATCHED, CONTRACTOR SHALL SPRIG AT THE RATE AND DATES RECOMMENDED BY SPRIG DISTRIBUTOR.		

21 SOD

- A. SOD SHALL BE PREMIUM GRADE, DENSELY ROOTED, GOOD QUALITY GRASS OF THE SPECIES AND CERTIFIED VARIETY AS SHOWN ON THE PLANS, FREE FROM NOXIOUS WEEDS WITH NO SURFACE SOIL BEING VISIBLE. THE SOD SHALL BE OBTAINED FROM AREAS WHERE THE SOIL IS REASONABLY FERTILE. SOD OF SPECIFIED SPECIES WITH NOT LESS THAN 95% GERMINATION, NOT LESS THAN 85% PURE SEED AND NOT MORE THAN 0.5% WEED SEED. THE SOD SHOULD BE MACHINE CUT TO A UNIFORM SOIL THICKNESS, THAT SHOULD CONTAIN PRACTICALLY ALL OF THE DENSE ROOT SYSTEM AND NOT BE LESS THAN 1 INCH THICK.

- B. BEFORE CUTTING SOD SHOULD BE MOWED TO A HEIGHT OF NOT LESS THAN 1-1/2" OR MORE THAN 2". SOD SHALL BE CUT IN UNIFORM WIDTHS MIN. 12" AND LENGTH MIN. 24".
- C. SOD SHALL BE DELIVERED TO THE SITE IN A FRESH, MOIST CONDITION, WITH HEALTHY GREEN FOLIAGE. IT SHALL BE UNLOADED FROM DELIVERY TRUCKS ON PALLETS OR ROLLS AND PLACED IN FINAL POSITION WITHIN 24 HOURS OF DELIVERY. SOD SHALL BE PROTECTED FROM WIND AND SUN AND SHOULD NOT BE ALLOWED TO DRY OUT BEFORE PLANTING.
- D. SOD SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT AND RETAIN ITS SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GASP ON THE UPPER 10% OF THE SECTION.

28 ACCESSORIES

- A. STRAW MULCH: OAT OR WHEAT STRAW, REASONABLY FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND IN DRY CONDITION.
- B. EXCELSIOR MULCH: EXCELSIOR MULCH SHALL CONSIST OF WOOD FIBRES CUT FROM SOUND, GREEN TIMBER. THE AVERAGE LENGTH OF FIBRES SHALL BE 4 TO 6 INCHES. CUT SHALL BE MADE IN SUCH A MANNER AS TO PROVIDE MAXIMUM STRENGTH OF FIBRE, BUT AT SLIGHT ANGLE TO NATURAL GRAIN OF WOOD TO CAUSE SPLINTERING OF FIBRES WHEN WEATHERING IN ORDER TO PROVIDE ADHERENCE TO EACH OTHER AND TO SOIL.
- C. WOOD CELLULOSE FIBRE SHALL BE MADE FROM CHIP PARTICLES MANUFACTURED PARTICULARLY FOR DISCHARGING UNIFORMLY ON THE GROUND SURFACE WHEN DISPERSED BY A HYDRAULIC WATER SPRAYER. IT SHALL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND BLEND WITH GRASS SEED AND FERTILIZER TO FORM A HOMOGENOUS SLURRY. MULCH FIBRES SHALL INTERTWINE PHYSICALLY TO FORM A STRONG MOISTURE HOLDING MAT ON THE GROUND SURFACE AND ALLOW RAINFALL TO PERCOLATE IN THE UNDERLYING SOIL. THE MULCH SHALL BE HEAT PROCESSED TO CONTAIN NO GERMINATION AND OR GROWTH INHIBITING FACTORS. IT SHALL BE DYED (NON-TOXIC) AN APPROPRIATE COLOR TO FACILITATE METERING OF MATERIAL.

29 PRODUCT REVIEW

- A. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH A COMPLETE DESCRIPTION OF ALL PRODUCTS BEFORE ORDERING. THE LANDSCAPE ARCHITECT WILL REVIEW ALL PRODUCTS BEFORE THEY ARE ORDERED.

PART 3- EXECUTION

31 PREPARATION

- A. AREAS TO BE SEEDED OR SPRIGGED SHALL BE MADE SMOOTH AND UNIFORM AND SHALL CONFORM TO THE FINISHED GRADE INDICATED ON PLANS.
- B. REMOVE FOREIGN MATERIALS, PLANTS, ROOTS AND DEBRIS FROM SURFACES TO BE SEEDED.
- C. GRASSING AREAS, IF NOT LOOSE, SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3 INCHES BEFORE FERTILIZER, SEED, SPRIG OR SOD IS APPLIED.
- D. AMENDMENTS TO SOILS SHALL BE INCORPORATED INTO LOOSENED 3 INCH TOP SOIL LAYER AS RECOMMENDED BY SOIL TESTS.

32 STAND OF GRASS

- A. BEFORE ACCEPTANCE OF SEEDING OR SPRIGGING IS PERFORMED FOR THE ESTABLISHMENT OF PERMANENT VEGETATION, CONTRACTOR WILL BE REQUIRED TO PRODUCE A SATISFACTORY STAND OF PERENNIAL GRASS WHOSE ROOT SYSTEM SHALL BE DEVELOPED SUFFICIENTLY TO SURVIVE DRY PERIODS AND WINTER WEATHER AND BE CAPABLE OF RE-ESTABLISHMENT IN SPRING.
- B. BEFORE ACCEPTANCE OF SEEDING PERFORMED FOR THE ESTABLISHMENT OF TEMPORARY VEGETATION, CONTRACTOR WILL BE REQUIRED TO PRODUCE A STAND OF GRASS SUFFICIENT TO CONTROL EROSION FOR A GIVEN AREA AND LENGTH OF TIME BEFORE THE NEXT PHASE OF CONSTRUCTION OR ESTABLISHMENT OF PERMANENT VEGETATION IS TO COMMENCE.

33 SEEDING AND SPRIGGING DATES

- A. SEEDING AND SPRIGGING SHALL BE PERFORMED DURING PERIODS AND AT RATES SPECIFIED IN THEIR RESPECTIVE SCHEDULES. SEEDING AND SPRIGGING WORK MAY, AT DISCRETION OF CONTRACTOR, BE PERFORMED THROUGHOUT THE YEAR USING SCHEDULE PRESCRIBED FOR A GIVEN PERIOD. SEEDING AND SPRIGGING WORK SHALL NOT BE CONDUCTED WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET. CONTRACTOR SHALL BE REQUIRED TO PRODUCE A SATISFACTORY STAND OF GRASS REGARDLESS OF THE PERIOD OF YEAR WORK IS PERFORMED.

34 APPLYING LIME AND FERTILIZER

- A. FOLLOWING ADVANCE PREPARATION AND PLACING, SELECTED MATERIAL FOR SHOULDERS AND SLOPES, LIME AND FERTILIZER, IF CALLED FOR, BASED ON SOIL TESTS, SHALL BE SPREAD UNIFORMLY OVER THE DESIGNATED AREAS AND SHALL BE THOROUGHLY MIXED WITH THE SOIL TO THE DEPTH OF APPROXIMATELY 2 INCHES. FERTILIZER AND LIME SHALL BE APPLIED AT THE RATE RECOMMENDED BY REQUIRED THE SOIL TESTS. UNLESS OTHERWISE PROVIDED, LIME WILL NOT BE APPLIED FOR TEMPORARY SEEDING. IN ALL CASES WHERE PRACTICABLE, ACCEPTABLE MECHANICAL SPREADERS SHALL BE USED FOR SPREADING FERTILIZERS. ON STEEP SLOPES SUBJECT TO SLIDES AND INACCESSIBLE TO POWER EQUIPMENT, THE SLOPES SHALL BE ADEQUATELY SCARIFIED. FERTILIZERS MAY BE APPLIED ON STEEP SLOPES BY HYDRAULIC METHODS AS A MIXTURE OF FERTILIZER AND SEED. WHEN FERTILIZER IS APPLIED WITH COMBINATION SEED AND FERTILIZER DRILLS, NO FURTHER INCORPORATION WILL BE NECESSARY. THE FERTILIZER AND SEED SHALL BE APPLIED TOGETHER WHEN WOOD CELLULOSE FIBRE MULCH IS USED. ANY STONES LARGER THAN 2-1/2" IN ANY DIMENSION, LARGER CLODS, ROOTS OR OTHER DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED.

35 SEEDING

- A. SEED SHALL BE SOWN WITHIN 24 HOURS FOLLOWING APPLICATION OF FERTILIZERS AND LIME, AND PREPARATION OF THE SEEDBED AS SPECIFIED IN SECTION 34. SEED SHALL BE UNIFORMLY SOWN AT THE RATE SPECIFIED BY THE USE OF ACCEPTABLE MECHANICAL SEED DRILLS, ROTARY HAND SEEDERS, POWER SPRAYERS OR OTHER SATISFACTORY EQUIPMENTS MAY BE USED ON STEEP SLOPES OR ON OTHER AREAS INACCESSIBLE TO SEED DRILLS.
- B. SEEDS SHALL BE COVERED AND LIGHTLY COMPACTED BY MEANS OF CULTIPACKER OR LIGHT ROLLER IF THE DRILL DOES NOT PERFORM THIS OPERATION. ON SLOPES INACCESSIBLE TO COMPACTION EQUIPMENT, THE SEED SHALL BE COVERED BY DRAGGING SPIKED CHAINS, BY LIGHT HARROWING OR BY OTHER SATISFACTORY METHODS.
- C. APPLY WATER WITH FINE SPRAY IMMEDIATELY AFTER EACH AREA HAS BEEN SOWN.
- D. DO NOT SOW SEEDS WHEN GROUND IS TOO DRY, DURING WINDY PERIODS OR IMMEDIATELY FOLLOWING A RAIN.
- E. IF PERMITTED BY SPECIAL PROVISIONS, WOOD CELLULOSE FIBRE MULCH MAY BE USED.

36 SEED PROTECTION (STRAW MULCH)

- A. ALL SEEDED AREAS SEEDED WITH PERMANENT GRASSES SHALL BE UNIFORMLY MULCHED IN A CONTINUOUS BLANKET IMMEDIATELY FOLLOWING SEEDING AND COMPACTION OPERATIONS, USING AT LEAST TWO TONS OF STRAW PER ACRE.

37 SEED PROTECTION (EXCELSIOR MULCH)

- A. SEED SHALL BE SOWN AS SPECIFIED IN SECTION 35. WITHIN 24 HOURS AFTER COVERING OF SEED, EXCELSIOR MULCH SHALL BE UNIFORMLY APPLIED AT THE RATE OF 2 TONS PER ACRE. THE MULCH MAY BE APPLIED HYDRAULICALLY OR BY OTHER ACCEPTABLE METHODS. SHOULD THE MULCH BE PLACED IN A DRY CONDITION, IT SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER PLACING. LANDSCAPE ARCHITECT MAY REQUIRE LIGHT ROLLING OF THE MULCH TO FORM A TIGHT MAT.

38 SEED PROTECTION (WOOD CELLULOSE FIBRE MULCH)

- A. AFTER THE LIME HAS BEEN APPLIED AND GROUND PREPARED AS SPECIFIED IN SECTION 34, WOOD CELLULOSE FIBRE MULCH SHALL BE APPLIED AT THE RATE OF 1500 POUNDS PER ACRE IN A MIXTURE OF SEED AND FERTILIZER. HYDRAULIC EQUIPMENT SHALL BE USED FOR APPLICATION OF FERTILIZER, SEED AND SLURRY OF THE PREPARED WOOD PULP. THE EQUIPMENT SHALL HAVE A BUILT IN AGITATION SYSTEM WITH AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND HOMOGENEOUSLY MIX A SLURRY OF THE SPECIFIED AMOUNT OF FIBRE, FERTILIZER, SEED AND WATER. THE SLURRY DISTRIBUTION LINES SHOULD BE LARGE ENOUGH TO PREVENT STOPPAGE. THE DISCHARGE LINE SHALL BE EQUIPPED WITH A SE OF HYDRAULIC SPRAY NOZZLES WHICH WILL PROVIDE AN EVEN DISTRIBUTION OF SLURRY ON VARIOUS AREAS AS TO BE SEEDED. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS.
- B. SEED, FERTILIZER, WOOD PULP MULCH AND WATER SHALL ALL BE COMBINED INTO THE SLURRY TANK FOR DISTRIBUTION OF ALL INGREDIENTS IN ONE OPERATION BY HYDRAULIC SEEDING METHOD SPECIFIED HEREIN. MATERIALS SHALL BE COMBINED IN A MANNER RECOMMENDED BY THE MANUFACTURER. THE SLURRY MIXTURE SHALL BE REGULATED SO AMOUNTS AND RATES OF APPLICATION SHALL RESULT IN UNIFORM APPLICATION OF ALL MATERIALS AT RATES NOT LESS THAN THE AMOUNT SPECIFIED. USING THE COLOR OF WOOD PULP AS A GUIDE, EQUIPMENT OPERATOR SHALL SPRAY PREPARED SEED BED WITH A UNIFORM VISIBLE COAT. THE SLURRY SHALL BE APPLIED IN A SWEEPING MOTION, IN AN ARCHED STREAM, TO FALL LIKE RAIN, ALLOWING WOOD FIBRES TO BUILD UPON EACH OTHER UNTIL AN EVEN COAT IS ACHIEVED.

3.9 SPRIGGING

- A. SPRIGS SHALL BE PLACED AT THE DATES AND RATES AS SHOWN IN SECTION 2.6. THE SPRIGGING METHOD SHALL BE BY BROADCAST SPRIGGING, HYDROPLANTING OR ROW PLANTER. SPRIGGING PROCEDURE SHALL ENSURE EVEN COVERAGE.
- B. SPRIGS APPLIED BY BROADCAST OVER THE SITE WITH A DISTRIBUTOR OR HYDROSEEDER SHALL BE PLANTED AT THE RATES LISTED IN SECTION 2.6. COVER BROADCAST SPRIGS WITH STRAW MULCH IMMEDIATELY AFTER BROADCAST AND WATER IN IMMEDIATELY (WITHIN 2 HOURS)
- C. SPRIGS INSTALLED BY ROW PLANTER CREATING A NARROW FURROW THAT COVERS 50 TO 80% OF THE SPRIG WITH SOIL MAY USE LESS SPRIG MATERIAL. RATE SHALL BE AS RECOMMENDED BY SPRIG SUPPLIER TO PROVIDE A SOLID STAND OF TURF WITHIN THE TIME REQUIRED IN SECTION 2.6. WATER IN IMMEDIATELY (WITHIN 1 HOUR)

3.10 SODDING

- A. SOD SHALL BE PLACED BETWEEN MARCH 1ST AND DECEMBER 1ST. HOWEVER IF SOD IS TO BE PLACED DURING PERIODS OF TEMPERATURES OVER 90 DEGREES F, THE CONTRACTOR SHALL TAKE EXTRA CARE FOR QUICK PLACEMENT OF SOD WITH ADEQUATE, CONSISTENT WATERING NECESSARY TO ENSURE SOD THRIVES AS PLANTED.
- B. SOD SHALL BE PLACED WITHIN 24 HOURS OF CUTTING.
- C. PLACE TOP ELEVATION OF OF SOD 1/2 INCH BELOW ADJOINING PAVING OR CURBS.
- D. ALL AREAS TO BE SODDED SHALL BE BROUGHT TO THE PROPER LINE GRADE OR CROSS SECTION AS WAS EXISTING PRIOR TO CONSTRUCTION. SOD SHALL BE PLACED SO THAT UPON COMPLETION, THE EDGES OF THE SODDED AREAS WILL BE SMOOTH AND CONFORM TO THE PROPOSED FINISHED GRADE. SOD SHALL BE LAID SMOOTH EDGE TO EDGE, WITH STAGGERED JOINTS. SOD SHALL BE IMMEDIATELY PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING, TO ELIMINATE ANY AIR POCKETS. A TRUE AND EVEN SURFACE SHALL BE PROVIDED TO TO INSURE KNITTING WITHOUT DISPLACEMENT OF THE SOD OR DEFORMATION OF THE SURFACES OF THE SODDED AREAS. DO NOT STRETCH OR OVERLAP SOD PIECES. FOLLOWING COMPACTION SCREENED SOIL OF GOOD QUALITY SHALL BE USED TO FILL ALL CRACKS, AND EXCESS SOIL SHALL BE WORKED INTO THE GRASS WITH RAKES OR OTHER SUITABLE EQUIPMENT. ON SLOPES STEEPER THAN 4 TO 1, THE SOD SHALL BE FASTENED IN PLACE WITH SUITABLE WOOD OR METAL PINS TO HOLD THE SOD IN PLACE. ANY DAMAGE BY EROSION OR OTHER CAUSES, THAT MAY HAVE OCCURED AFTER COMPLETION OF GRADING OPERATIONS SHALL BE REPAIRED, BEFORE COMMENCING WITH THE SODDING OPERATIONS.
- E. IMMEDIATELY BEFORE SODDING, MOISTEN TOPSOIL WITH A FINE SPRAY TO A MINIMUM 1" DEPTH. SOD SHALL NOT BE LAID ON SOIL THAT IS DRY AND POWDERY.
- F. SOD SHALL BE MOIST WHEN LAID AND PLACED ON MOIST GROUND. SOD SHALL BE CAREFULLY PLACED BY HAND, BEGINNING AT THE TOE OF SLOPES AND WORKING UPWARDS. THE LENGTH OF THE STRIPS SHALL BE AT RIGHT ANGLES TO THE FLOW OF SURFACE WATER. ALL JOINTS SHOULD BE TIGHTLY BUTTED AND END JOINTS SHALL BE STAGGERED AT LEAST 12 INCHES. THE SOD SHALL BE IMMEDIATELY PRESSED FIRMLY INTO THE GROUND BY TAMPING OR ROLLING. FILL ALL JOINTS BETWEEN STRIPS WITH FINE SCREENED SOIL. SOD ON SLOPES SHALL BE PEGGED WITH SOD PEGS TO PREVENT MOVEMENT. THE SOD SHALL BE WATERED, MOWED, WEEDED, REPAIRED OR OTHERWISE MAINTAINED TO INSURE THE ESTABLISHMENT OF A UNIFORM HEALTHY STAND OF GRASS UNTIL ACCEPTANCE.
- G. WITHIN 2 HOURS AFTER SOD HAS BEEN PLACED, THOROUGHLY WATER TO A MINIMUM DEPTH OF 4". AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE GOOD BOND BETWEEN SOD AND SOIL AND TO REMOVE DEPRESSIONS AND IRREGULARITIES. ROLL SODDED AREAS WITH A ROLLER NOT EXCEEDING 150 LBS. PER FOOT OF ROLLER WIDTH. TOP DRESS AND ROLL AGAIN AS NECESSARY TO CREATE SMOOTH EVEN SURFACE.

PART 4- MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

- A. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC, WATERING TO ENSURE UNIFORM SEED GERMINATION AND TO KEEP SURFACE OF SOIL DAMP, AND REPAIRING ANY AREAS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS OR EROSION. MAINTENANCE SHALL ALSO INCLUDE, BUT IS NOT LIMITED TO WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, LAWN MOWING, FERTILIZING AND OTHER NECESSARY OPERATIONS.
- B. THE CONTRACTOR SHALL MAINTAIN ALL PROPOSED PLANTINGS UNTIL THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

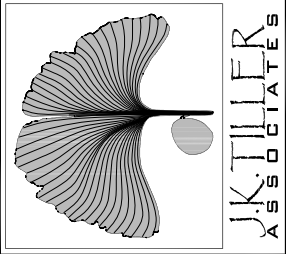
4.2 WARRANTY

- A. ALL GRASSED AREAS SHALL BE GUARANTEED BY THE CONTRACTORS TO BE ALIVE AND HEALTHY FOR A ONE YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION ISSUED BY THE OWNER. A FINAL INSPECTION WITH THE OWNER SHALL BE CONDUCTED AT THE END OF THE WARRANTY PERIOD TO DETERMINE IF ANY AREAS REQUIRE REPLANTING. AT THE END OF THE WARRANTY PERIOD, THE SOD SHALL SHOW EVIDENCE OF ROOTING TO THE UNDERLYING SOIL AND SHALL HAVE NO COMPETITIVE WEED GROWTH FROM EITHER THE SOD OR FROM BETWEEN THE THE SOD JOINTS.
- B. ANY GRASSED AREA WHICH IS DEAD OR NOT SHOWING SATISFACTORY GROWTH SHALL BE REPLACED AT CONTRACTORS EXPENSE AT THE END OF WARRANTY PERIOD. ALL REPLACEMENTS SHALL BE ORIGINAL QUALITY AND OF A SIZE EQUAL TO ADJACENT PLANTS OR TREES OF THE SAME KIND. REPLACEMENTS REQUIRED BECAUSE OF VANDALISM, EXCESSIVE USE OR OTHER CAUSES BEYOND THE CONTROL OF THE CONTRACTOR ARE NOT PART OF THIS CONTRACT.

4.3 ACCEPTANCE

- A. BEFORE ACCEPTANCE OF SEEDING PERFORMED BY THE ESTABLISHMENT OF PERMANENT VEGETATION, CONTRACTOR WILL BE REQUIRED TO PRODUCE SATISFACTORY STAND OF PERENNIAL GRASS WHOSE ROOT SYSTEM SHALL BE DEVELOPED SUFFICIENTLY TO SURVIVE DRY PERIODS AND WINTER WEATHER AND BE CAPABLE OF RE-ESTABLISHMENT IN SPRING.
- B. A MINIMUM COVERAGE OF 80% DENSITY OVER 100% OF THE DISTURBED AREA IS REQUIRED FOR SEEDED AREAS BEFORE PROJECT ACCEPTANCE. SPRIG AND SOD AREAS SHALL HAVE 95% COVERAGE OVER 100% OF THE DISTURBED AREA PRIOR PROJECT ACCEPTANCE.

END OF SECTION



St. James Baptist Church Campus
Landscape Plan
Hilton Head, South Carolina

Sheet Title:
Cover Sheet

Job Number:
202404-02

Date:
03/13/2025

Drawn:

Approved:

Revisions:

Sheet

L9
Of 11

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING
181 BLUFFTON ROAD, SUITE B04
BLUFFTON, SC 29910
Voice 843.815.4800
Fax 843.815.4802
jtiller@jtkiller.com

BAPTISTERY PLAN

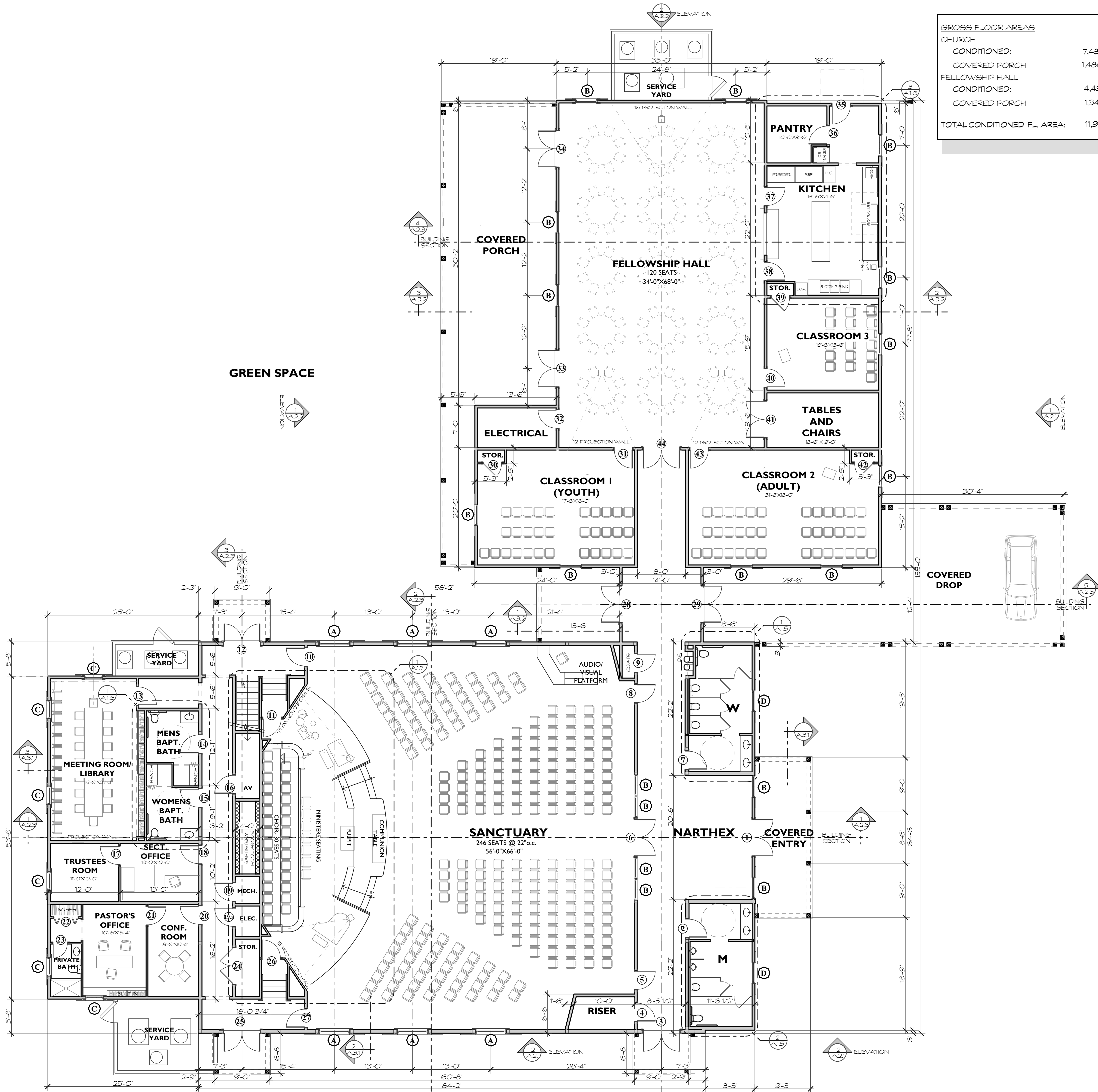
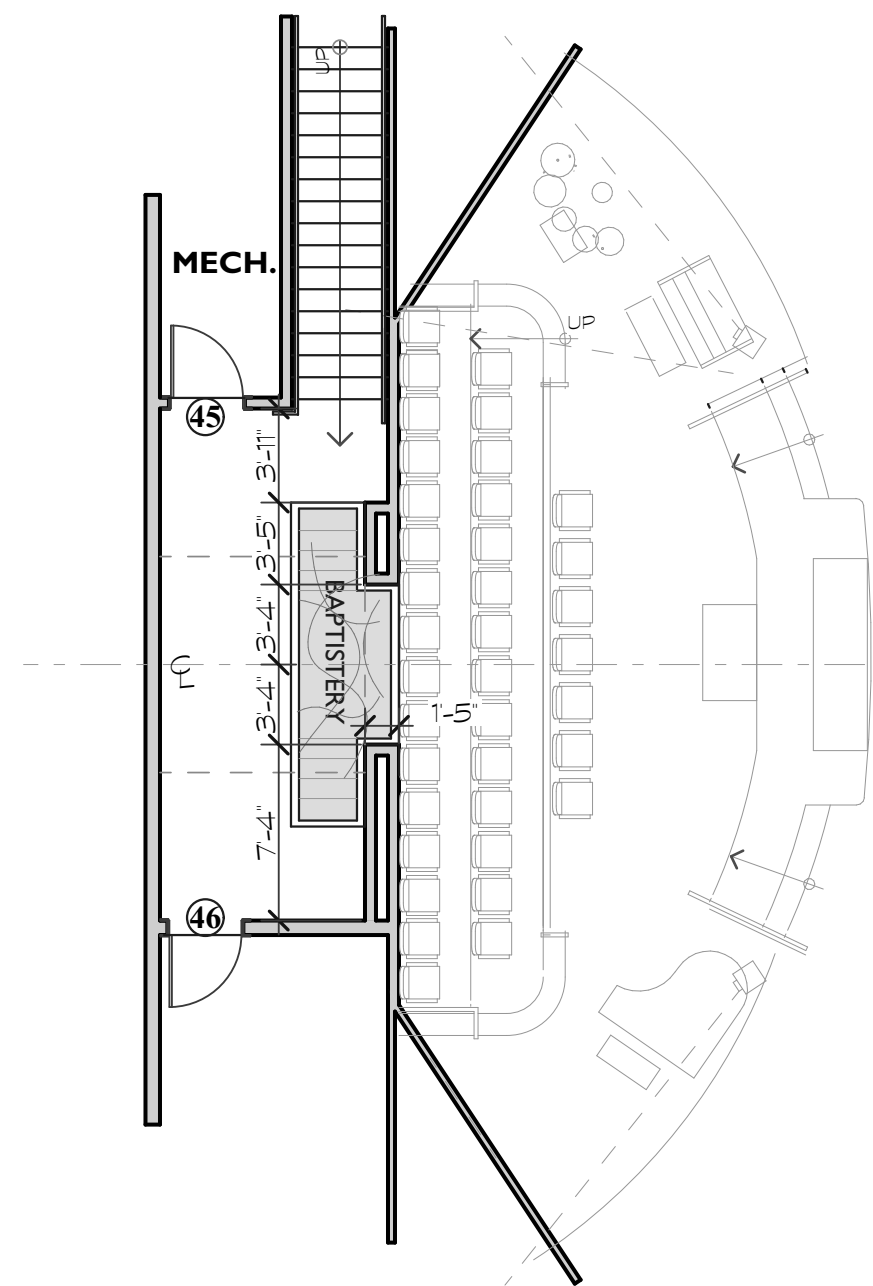
SCALE: 1/8"=1'-0"

2
A.1.1

FLOOR PLAN

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

1
A.1.1



GROSS FLOOR AREAS	
CHURCH	
CONDITIONED:	7,480 SQ. FT.
COVERED PORCH	1,480 SQ. FT.
FELLOWSHIP HALL	
CONDITIONED:	4,495 SQ. FT.
COVERED PORCH	1,340 SQ. FT.
TOTAL CONDITIONED FL. AREA:	11,975 SQ. FT.

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PRELIMINARY DRB SET

A New Church For:
St. James Baptist
Union Cemetery Road
Hilton Head Island, S.C.

REVISIONS	DATE

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DATE OF ISSUE: 09/16/25

SCALE

JOB NO.

SHEET

FIRST LEVEL PLAN

A.1.1

Page 154 of 203

NOTE:
2. ALL PAINT FINISHES ARE LATEX W/ EGGSHELL FINISH UNLESS NOTED

FIRST FLOOR								
ROOM NAME	FLOOR		WALL		CEILING			TRIM PACKAGE
	Material	Base	Material	Finish	Material	Finish	Height	
NARTHEX	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	14'-0"	
MEN #1	CERAMIC TILE	1X6 & CAP	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	11'-0"	
WOMEN #1	CERAMIC TILE	1X6 & CAP	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	11'-0"	
SANCTUARY	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	VARIABLES	
ALTAR	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	VARIABLES	
BACK HALLWAY	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
MEETING ROOM/ LIBRARY	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
MEN'S BAPT. BATH	CERAMIC TILE	VINYL	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	10'-0"	
WOMEN'S BAPT. BATH	CERAMIC TILE	VINYL	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	10'-0"	
TRUSTEES ROOM	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
SECT. OFFICE	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
CONF. ROOM	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
PASTORS OFFICE	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	
PRIVATE BATH	CERAMIC TILE	VINYL	GYP. BD.	PAINT	GYP. BD.	WHITE	9'-0"	
BAPTISTRY	CERAMIC TILE	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	16'-0"	
CLASSROOM 1	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	
CLASSROOM 2	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	
TABLES AND CHAIRS	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	
CLASSROOM 3	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	
FELLOWSHIP HALL	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	16'-0"	
KITCHEN	CERAMIC TILE	VINYL	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	12'-0"	
PANTRY	CERAMIC TILE	VINYL	GYP. BD.	BROWN PAINT	GYP. BD.	WHITE	12'-0"	

MARK "A"	MARK "B"	MARK "C"	MARK "D"	MARK "E"
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
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10	10	10	10	10
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86	86	86	86	86
87	87	87	87	

The following table summarizes the key features and dimensions of each door type shown in the image:

Type	Width	Height	Material / Features
TYPE 1	6'-0"	8'-0"	Mahogany Door System, Temp Glass
TYPE 2	3'-0"	8'-0"	Paint Grade Solid Core
TYPE 3	6'-0"	8'-0"	Temp Glass, Paint Grade Solid Core
TYPE 4	3'-0"	8'-0"	Temp Glass, Paint Grade Solid Core
TYPE 5	6'-0"	8'-0"	Temp Glass, Paint Grade Solid Core
TYPE 6	3'-0"	7'-0"	Paint Grade Solid Core
TYPE 7	3'-0"	7'-0"	Temp Glass, Paint Grade Solid Core
TYPE 8	6'-0"	8'-0"	Paint Grade Solid Core
TYPE 9	2'-0" x 2'-0"	7'-0"	Paint Grade Solid Core
TYPE 10	2'-6"	7'-0"	Paint Grade Solid Core
TYPE 11	3'-0"	7'-0"	Temp Glass, Paint Grade Solid Core

1. ALL EXTERIOR WINDOWS TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	FIXED		5'-0" X 10'-0"	
B	FIXED		3'-6" X 5'-6"	2'-0" TRANSOM
C	FIXED		3'-0" X 5'-0"	
D	FIXED		3'-6" X 2'-0"	
E	ROUND FIXED		5'-0X5'-0"	

NOTE:
1. PROVIDE TEMPERED GLASS NOTED IN ELEV. KEYS

MARK	DOOR					HARD-WARE MARK	FRAME	FIRE RATING	REMARKS
	Size			Material / Finish	Type				
	W	H	T						
FIRST FLOOR									
1	6'-0"	8'-0"	2 1/4"	WOOD	1		WOOD	NA	
2	3'-0"	8'-0"	1 3/4"	MOLDED	2		METAL	NA	
3	6'-0"	8'-0"	1 3/4"	METAL	3		METAL	NA	
4	3'-0"	8'-0"	1 3/4"	MOLDED	2		METAL	NA	
5	3'-0"	8'-0"	1 3/4"	WOOD	4		METAL	NA	
6	6'-0"	8'-0"	1 3/4"	WOOD	5		METAL	NA	
7	3'-0"	8'-0"	1 3/4"	MOLDED	2		METAL	NA	
8	3'-0"	8'-0"	1 3/4"	WOOD	4		METAL	NA	
9	3'-0"	8'-0"	1 3/4"	MOLDED	2		METAL	NA	
10	3'-0"	8'-0"	1 3/4"	MOLDED	4		METAL	NA	
11	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
12	6'-0"	8'-0"	1 3/4"	METAL	3		METAL	NA	
13	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
14	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
15	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
16	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
17	3'-0"	7'-0"	1 3/4"	MOLDED	7		METAL	NA	
18	3'-0"	7'-0"	1 3/4"	MOLDED	7		METAL	NA	
19	3'-0"	7'-0"	1 3/4"	MOLDED	8		METAL	NA	
20	3'-0"	7'-0"	1 3/4"	MOLDED	7		METAL	NA	
21	3'-0"	7'-0"	1 3/4"	MOLDED	7		METAL	NA	
22	4'-0"	7'-0"	1 3/4"	MOLDED	9		METAL	NA	
23	2'-6"	7'-0"	1 3/4"	MOLDED	10		METAL	NA	
24	6'-0"	7'-0"	1 3/4"	MOLDED	8		METAL	NA	
25	6'-0"	8'-0"	1 3/4"	METAL	3		METAL	NA	
26	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
27	3'-0"	7'-0"	1 3/4"	MOLDED	4		METAL	NA	
28	6'-0"	8'-0"	1 3/4"	WOOD	3		WOOD	NA	
29	6'-0"	8'-0"	1 3/4"	WOOD	3		WOOD	NA	
30	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
31	3'-0"	7'-0"	1 3/4"	WOOD	11		METAL	NA	
32	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
33	6'-0"	8'-0"	1 3/4"	WOOD	3		WOOD	NA	
34	6'-0"	8'-0"	1 3/4"	WOOD	4		WOOD	NA	
35	6'-0"	8'-0"	1 3/4"	METAL	4		METAL	NA	
36	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
37	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
38	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
39	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
40	3'-0"	7'-0"	1 3/4"	WOOD	11		METAL	NA	
41	6'-0"	7'-0"	1 3/4"	WOOD	8		METAL	NA	
42	3'-0"	7'-0"	1 3/4"	WOOD	6		METAL	NA	
43	3'-0"	7'-0"	1 3/4"	WOOD	11		METAL	NA	
44	6'-0"	8'-0"	1 3/4"	WOOD	5		METAL	NA	
45	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	
46	3'-0"	7'-0"	1 3/4"	MOLDED	6		METAL	NA	

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DATE OF ISSU

SCALE

JOB NO

SHEET

SCHEDULES

A.1.2

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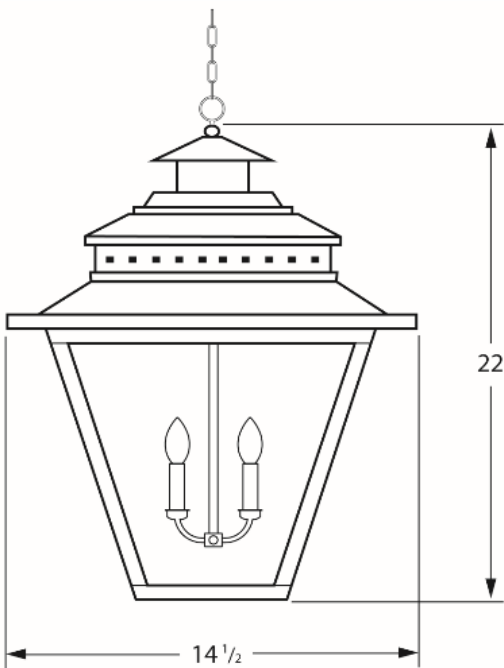
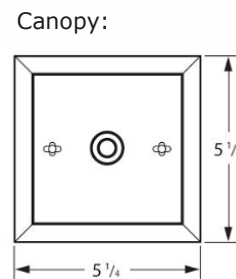
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A New Church For:

St. James Baptist

Union Cemetery Road
Hilton Head Island, S.C.

AS-750
Hanging Pendant
22h x 14.5w x 14.5d
*Comes with 18" of chain



1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com

ENTRY HANGING LIGHT

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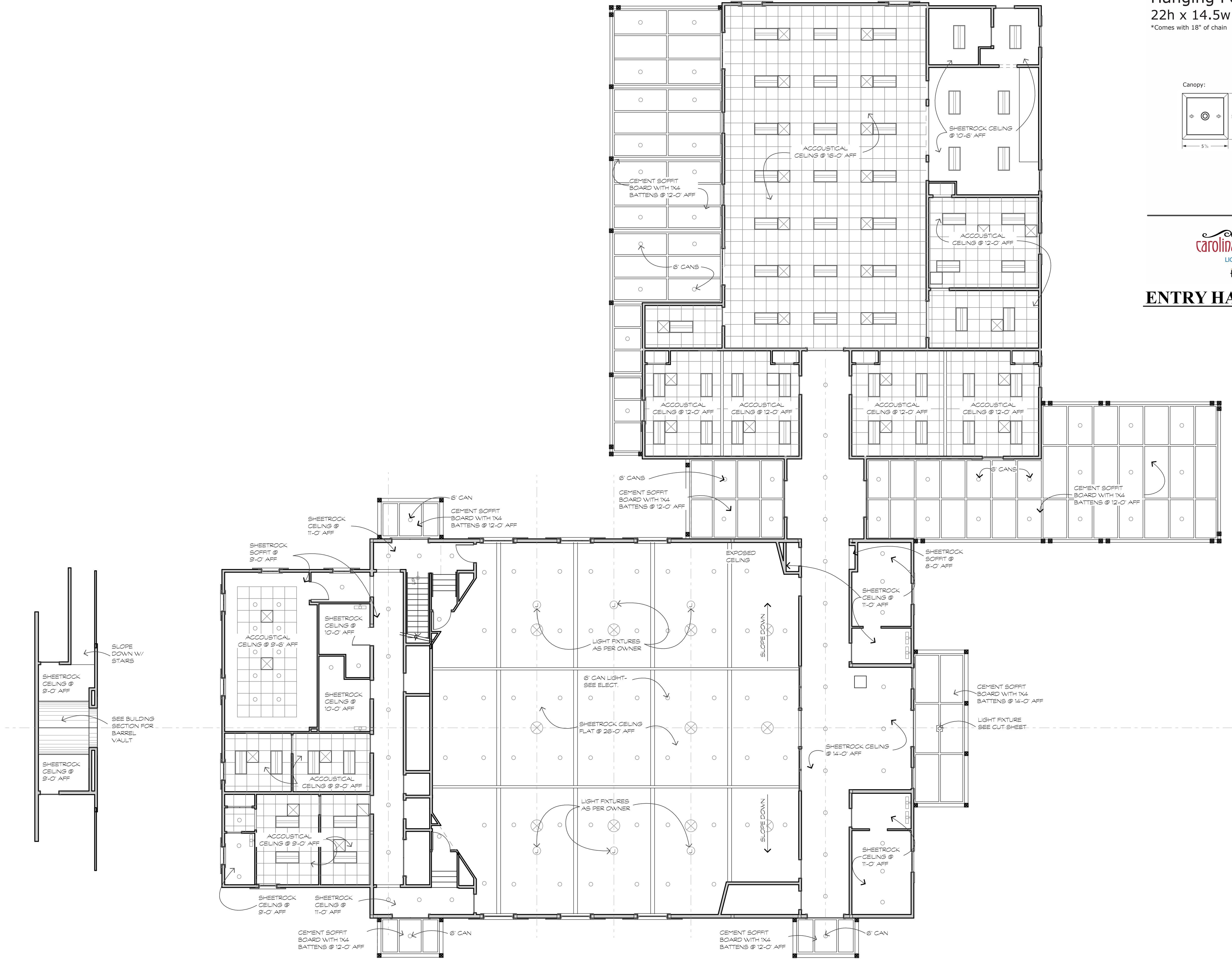
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St. James Baptist
Union Cemetery Road
Hilton Head Island, S.C.

REVISIONS	DATE

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REFLECTED
CEILING PLAN
A.1.3





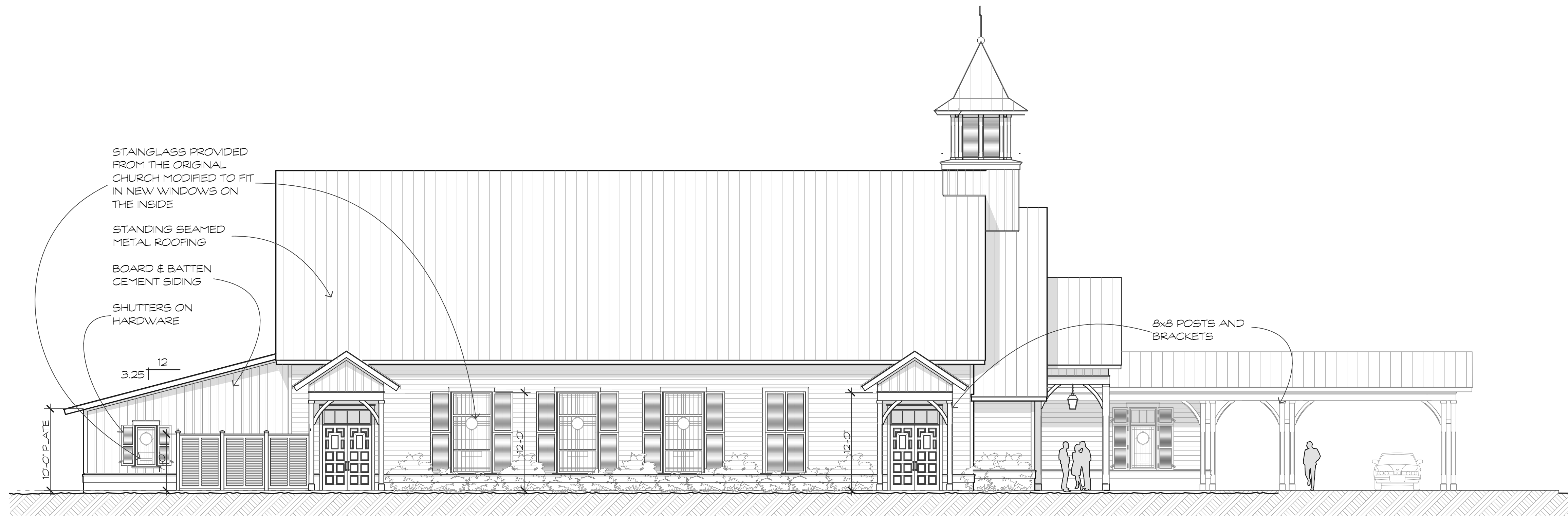
1
A.1.4



ENTRY ELEVATION

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

1
A.2.1



UNION CEMENTARY ELEVATION

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

2
A.2.1

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Union Cemetary Road
Hilton Head Island, S.C.

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SCALE

JOB NO.

CHURCH AND
FELLOWSHIP
HALL

A.2.1



REAR ELEVATION

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

1
A.2.2



RIGHT SIDE ELEVATION

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

2
A.2.2

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Union Cemetery Road
Hilton Head Island, S.C.

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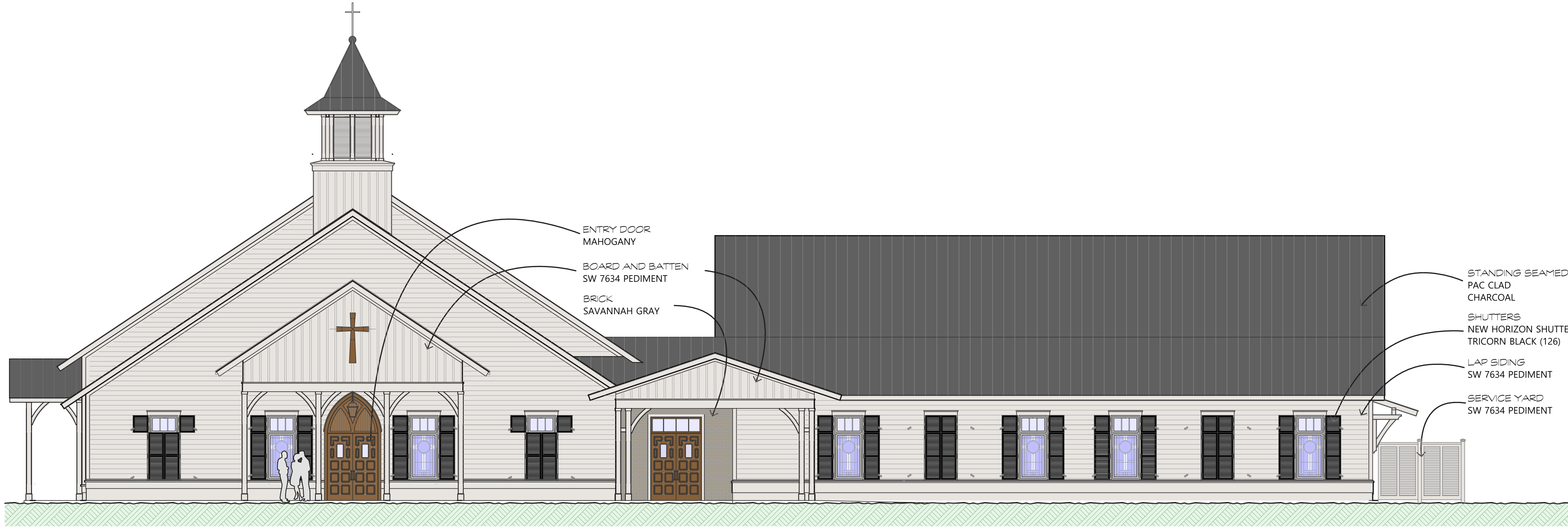
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SCALE

JOB NO.

CHURCH AND
FELLOWSHIP
HALL
A.2.2



ENTRY ELEVATION

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

1
A.2.1



UNION CEMENTARY ELEVATION

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

2
A.2.1



PAC CLAD CHARCOAL



SW 7634 PEDIMENT

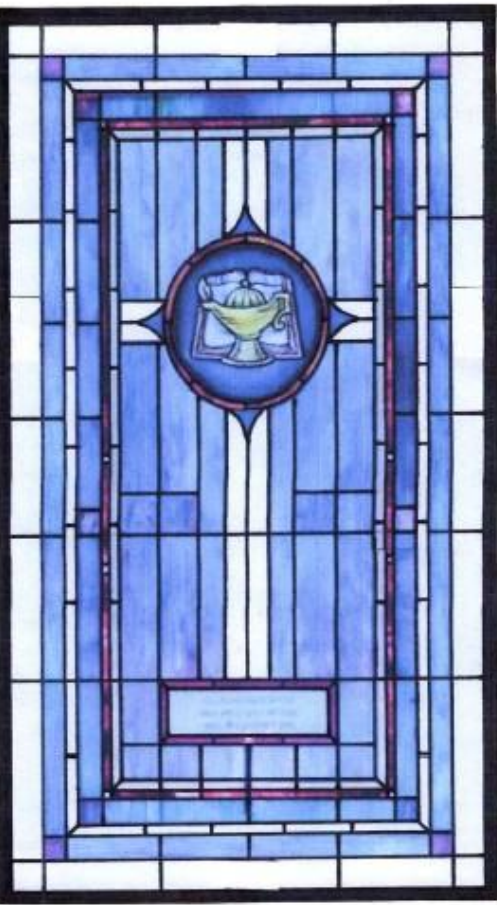
SAVANNAH GRAY BRICK



TRICORN BLACK



WINDOW "E"



WINDOWS "B & C"



WINDOW "A"



RELOCATED CHERRY HILL SCHOOL HOUSE

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Hilton Head Island, S.C.

REVISIONS	DATE

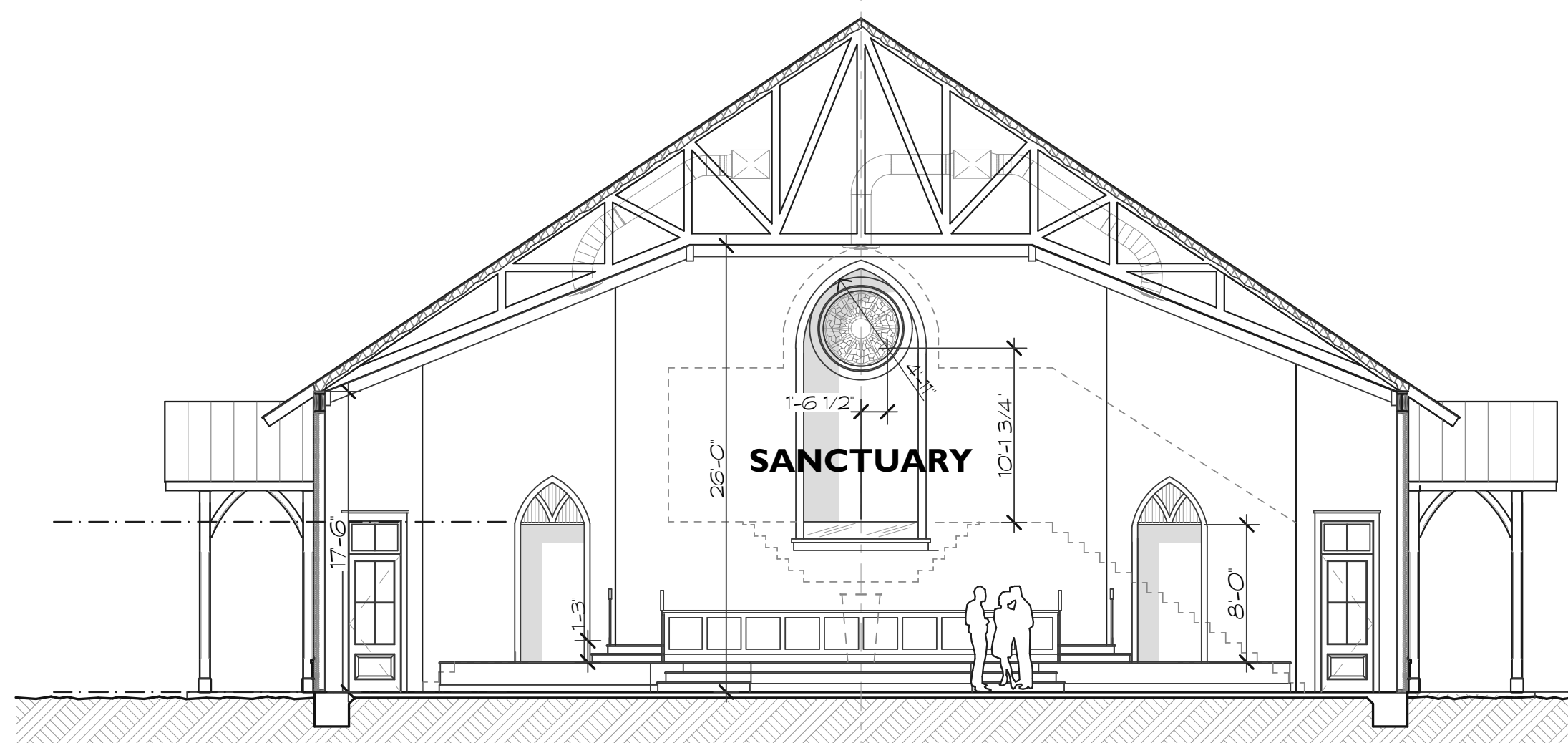
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CHECKED BY
DATE OF ISSUE: 09/16/25
SCALE
JOB NO.
SHEET
COLOR ELEVATIONS



CHURCH SECTION

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

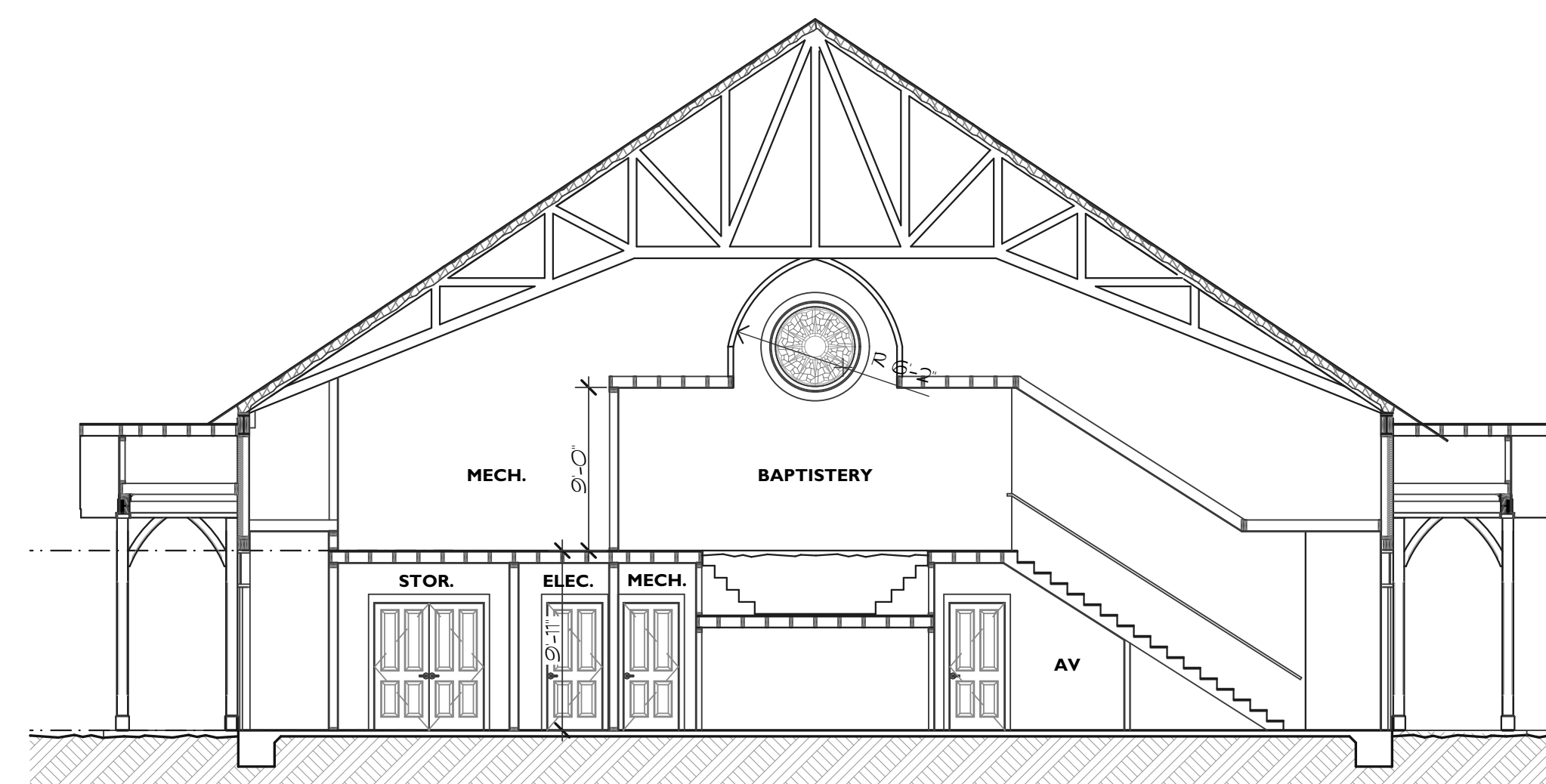
1
A.2.3



CHURCH SECTION

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

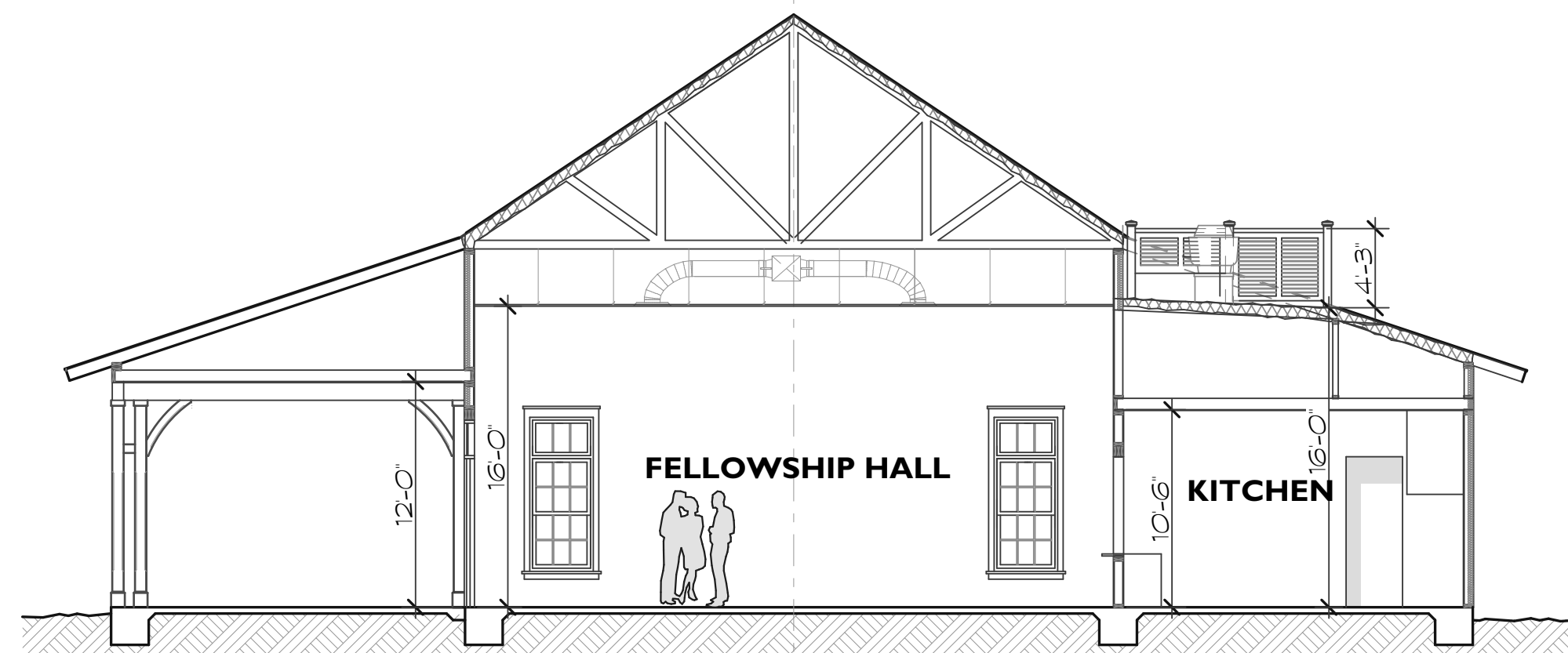
2
A.2.3



BAPTISTERY BUILDING SECTION

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

3
A.2.2



FELLOWSHIP BUILDING SECTION

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

4
A.2.2



TRANSITION BUILDING SECTION

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

5
A.2.2

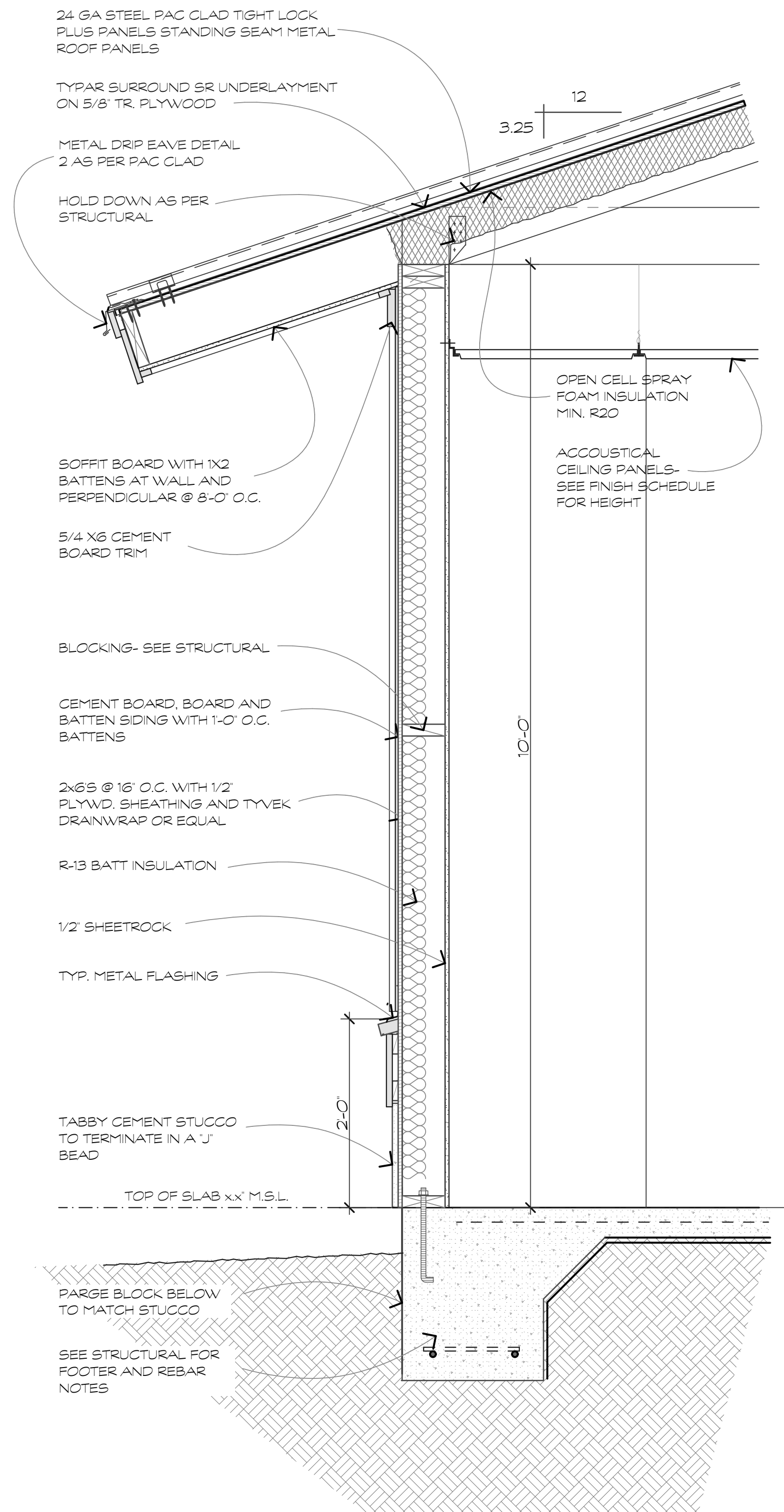
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PRELIMINARY
DRB SET

A New Church For:
St. James Baptist
Union Cemetery Road
Hilton Head Island, S.C.

REVISIONS	DATE

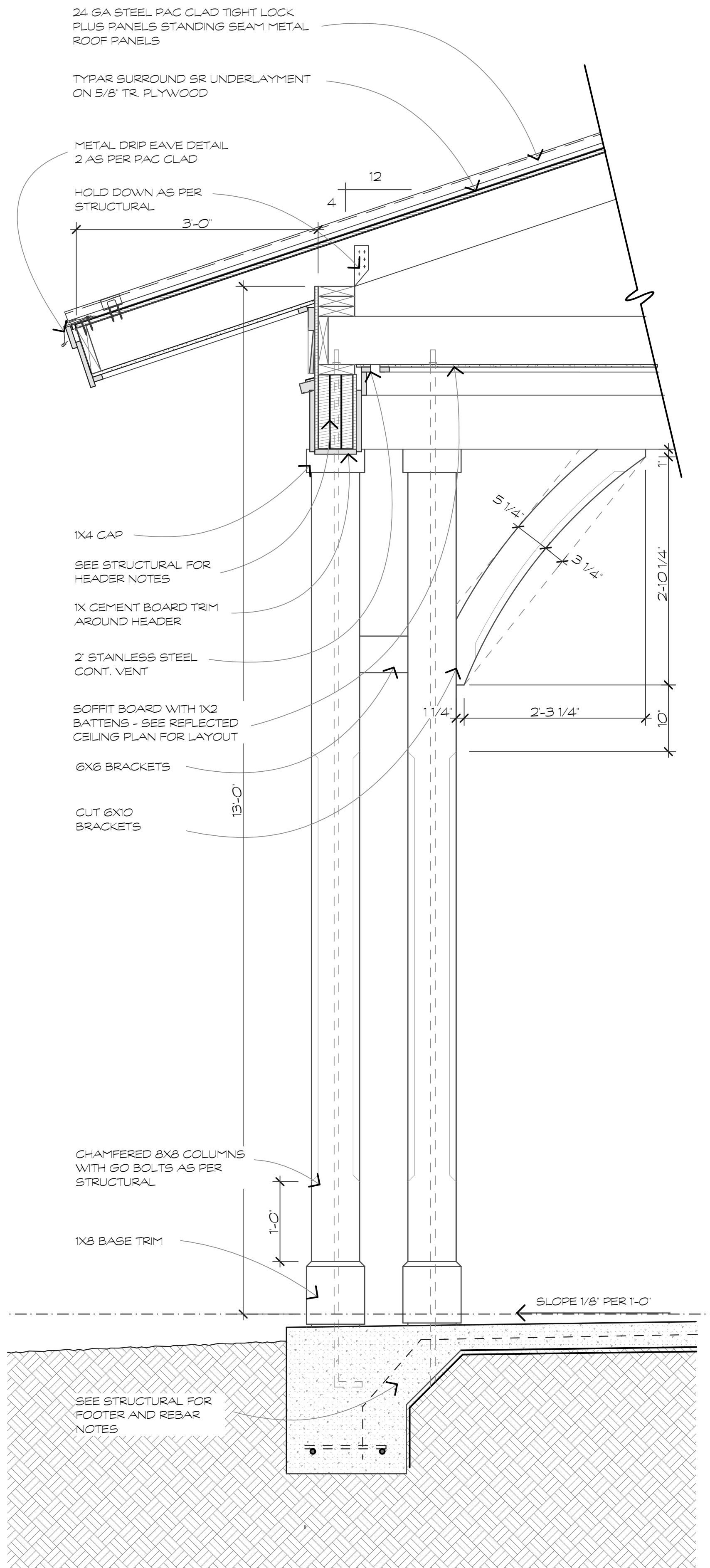
DRAWN BY TP
CHECKED BY
DATE OF ISSUE: 09/16/25
SCALE
JOB NO.
SHEET
BUILDING SECTIONS
A.2.3



TYP. OFFICE SECTION

SCALE: 1"=1'-0"

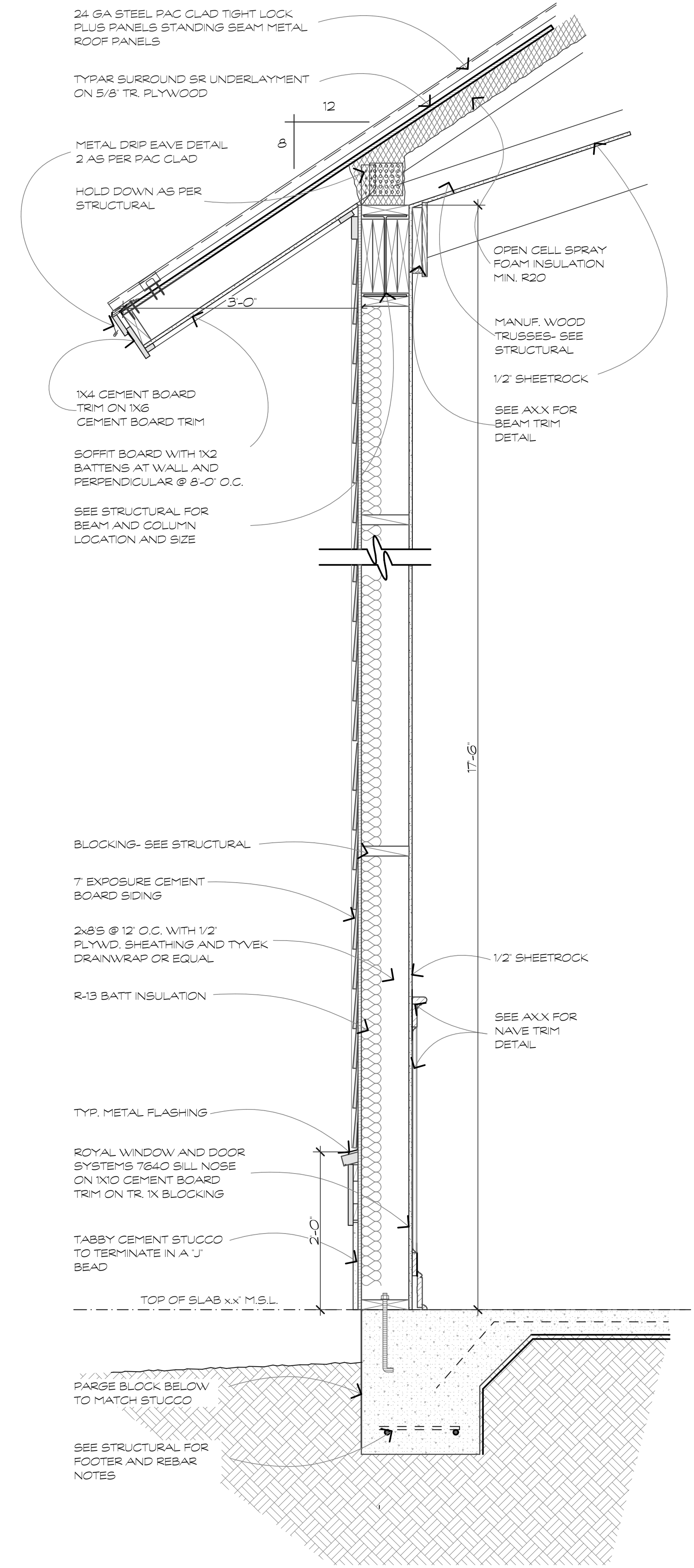
3
A3.1



TYP. PORCH SECTION

SCALE: 1"=1'-0"

2
A3.1



TYP. WALL SECTION (CHURCH)

SCALE: 1"=1'-0"

1
A3.1

REVISIONS	DATE

DRAWN BY TP
CHECKED BY
DATE OF ISSUE: 03/25/25
SCALE
JOB NO.
SHEET

**St. James Baptist Church
Conceptual - Staff Comments
September 30, 2025
DRB-000291-2025**

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: St. James Baptist Church Campus

DRB-000291-2025

DATE: 9/30/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☒	☐	
Sand dunes if present are not disturbed	☐	☒	☐	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for James Baptist Church Campus with the following conditions:

1. Provide a materials board.
2. Provide a photometric plan.
3. Any additional information as required by the Board.

**30 Arrow Road
Crossings Park - Phase 1
Conceptual
September 30, 2025
DRB-000930-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Natalie Santiago Rodriguez Company: LS3P Associates
Mailing Address: 321 West Congress Street, Suite 301 City: Savannah State: GA Zip: 31401
Telephone: 912.298.2116 Fax: _____ E-mail: natalliesantiago@ls3p.com
Project Name: CROSSINGS PARK PHASE 01 Project Address: 30 Arrow Rd, Hilton Head Island, SC 29928
Parcel Number [PIN]: R 5 5 0 0 1 4 0 0 0 0 7 6 3 0 0 0 0
Zoning District: PR Overlay District(s): COR

**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

09/16/2025

DATE

**30 Arrow Road
Crossings Park - Phase 1
Conceptual
Boundary Survey
September 30, 2025
DRB-000930-2025**

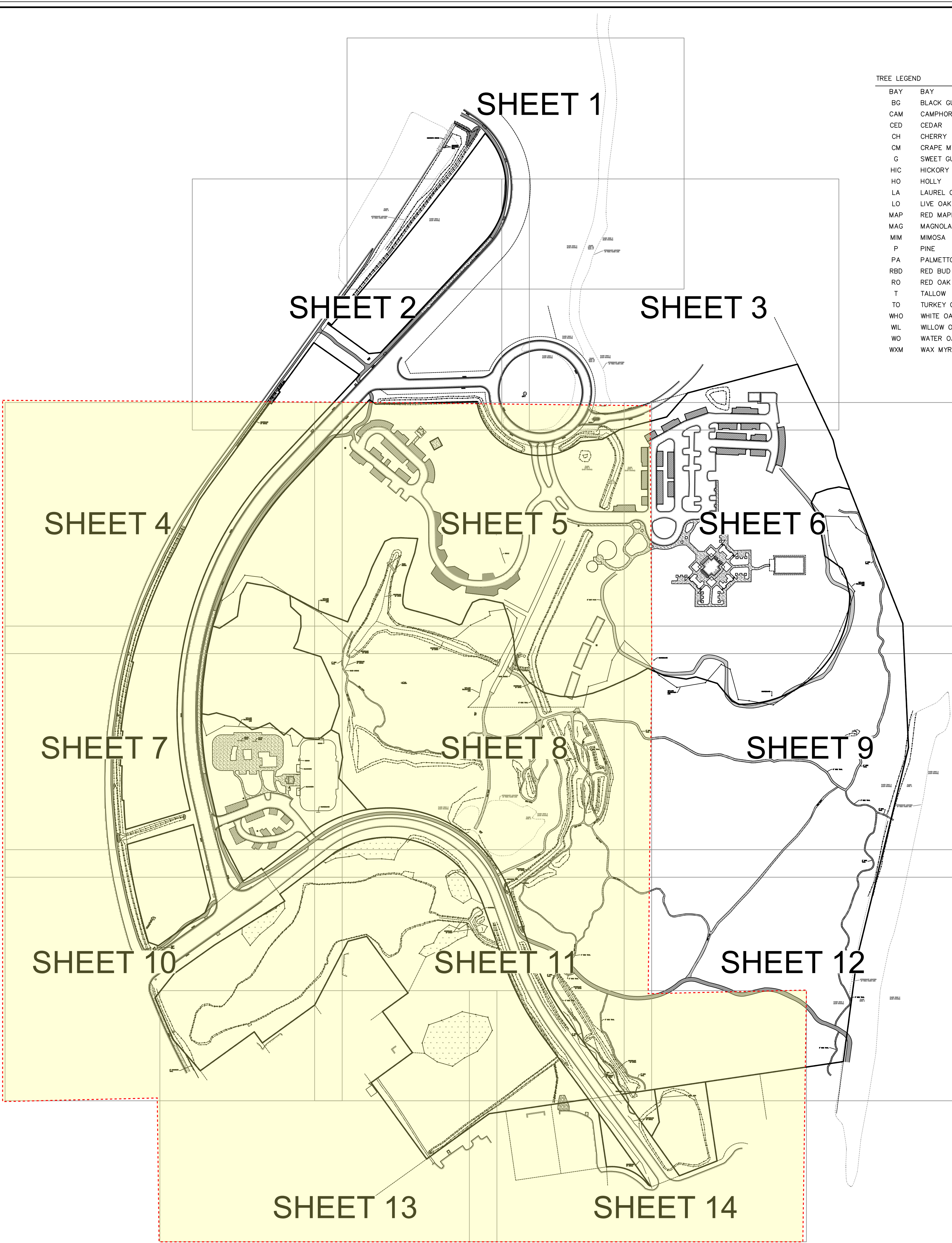
ACREAGE CHART

TMS #R552-010-000-0309-0000	101,802 SF 2.337 AC
TMS #R550-014-000-0763-0000 = SECTION-1	180,211 SF 4.137 AC
TMS #R550-014-000-0763-0000 = SECTION-2	50,693 SF 1.164 AC
TMS #R550-014-000-0763-0000 = SECTION-3	449,767 SF 10.325 AC
TMS #R550-010-000-0454-0000	977,691 SF 22.445 AC
TMS #R550-010-000-0455-0000	104,523 SF 2.400 AC
TMS #R550-014-000-0954-0000	122,171 SF 2.805 AC
TMS #R550-014-000-0955-0000	1,391,698 SF 31.949 AC
TMS #R552-014-000-0907-0000 = SECTION-1	6,922 SF 0.159 AC
TMS #R552-014-000-0907-0000 = SECTION-2	6,787 SF 0.156 AC
TMS #R552-014-000-0922-0000	32,758 SF 0.752 AC
ARROW ROAD = SECTION-1	109,547 SF 2.515 AC
ARROW ROAD = SECTION-2	22,823 SF 0.524 AC
TOTAL	3,557,393 SF 81.668 AC

NORTH
SC GRID (NAD 83)

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	S50°27'01"E	4.22	L102	N35°17'44"W	23.31
L2	S84°32'12"W	32.25	L103	N54°47'13"W	40.76
L3	S13°17'57"E	44.16	L104	S24°21'46"W	20.00
L4	S13°17'57"E	5.14	L105	N88°04'07"W	63.17
L5	N79°38'40"W	4.96	L106	S08°39'52"E	40.09
L6	N87°11'46"W	4.84	L107	S05°44'21"E	40.90
L7	N83°04'35"W	5.01	L108	S24°21'46"W	20.00
L8	N73°11'15"W	5.14	L109	S36°09'26"E	57.91
L9	N35°11'24"W	46.58	L110	S19°33'41"W	63.93
L10	S53°29'27"E	4.92	L111	S23°53'05"W	51.62
L11	S36°13'02"E	40.03	L112	S23°57'59"W	58.25
L12	N53°30'51"E	4.95	L113	S36°59'19"W	59.89
L13	S20°55'39"W	41.24	L114	S42°26'49"W	37.40
L14	N70°13'49"W	28.85	L115	S44°49'26"W	20.38
L15	S54°49'26"W	20.38	L116	S55°53'10"W	68.22
L16	S75°13'31"W	4.28	L117	N80°17'12"W	66.58
L17	N35°16'17"W	6.64	L118	N83°49'27"W	29.72
L18	S80°22'55"E	19.05	L119	N35°05'09"W	65.85
L19	N76°15'43"E	22.83	L120	N61°47'16"W	27.41
L20	S74°33'39"E	51.00	L121	S40°57'38"W	65.94
L21	S55°54'58"E	57.32	L122	S54°38'03"W	40.00
L22	N76°44'00"E	16.00	L123	S35°21'57"E	20.00
L23	N66°09'36"E	35.97	L124	N42°49'09"W	82.19
L24	S49°23'01"E	51.34	L125	N45°46'01"W	31.03
L25	N46°46'39"E	28.64	L126	S73°07'45"W	52.68
L26	S50°28'40"E	45.65	L127	S13°42'31"W	58.24
L27	S85°07'49"E	37.18	L128	S73°07'45"W	52.68
L28	N52°44'53"E	43.01	L129	S13°08'39"W	57.66
L29	N10°09'24"E	28.90	L130	N45°18'08"E	41.69
L30	N62°17'53"W	25.83	L131	N12°19'27"E	44.73
L31	N30°52'17"W	29.06	L132	N50°20'08"E	39.02
L32	N29°01'26"E	21.75	L133	N29°11'24"E	36.49
L33	N13°45'03"E	30.41	L134	N28°00'44"E	76.48
L34	N01°08'41"W	30.97	L135	N12°05'21"E	46.99
L35	N47°12'51"W	36.89	L136	N45°46'01"W	31.03
L36	N04°14'59"W	30.22	L137	S80°56'48"W	50.05
L37	N77°04'03"E	30.15	L138	S12°55'37"E	10.79
L38	S78°51'58"W	32.14	L139	S60°08'08"W	15.81
L39	S70°27'32"W	33.45	L140	S25°52'19"W	28.90
L40	S25°52'19"W	28.90	L141	S50°19'21"W	49.68
L41	S24°01'42"E	26.63	L142	S71°01'09"W	15.63
L42	S15°53'30"E	54.19	L143	N73°21'18"W	53.47
L43	S12°25'56"E	11.19	L144	N45°40'07"E	68.12
L44	S08°51'19"E	58.03	L145	N75°59'14"W	24.96
L45	S54°17'16"E	58.48	L146	N53°53'12"W	28.31
L46	S22°01'39"E	31.86	L147	N33°11'20"W	14.60
L47	S11°29'21"E	42.01	L148	N03°30'05"E	55.43
L48	N84°43'17"W	20.58	L149	N13°35'33"E	56.96
L49	N39°36'33"W	62.56	L150	N21°35'53"E	51.98
L50	N73°03'13"W	60.96	L151	S53°12'59"W	44.87
L51	S77°06'54"W	26.83	L152	S14°51'07"W	51.48
L52	N81°18'32"W	59.70	L153	S28°08'03"W	36.85
L53	N65°46'32"W	49.93	L154	S42°42'06"W	67.29
L54	S60°18'22"W	40.25	L155	S32°36'15"W	73.26
L55	S66°06'38"W	64.04	L156	N48°24'45"W	111.25
L56	S67°12'10"W	25.68	L157	N60°27'58"W	90.28
L57	S69°58'44"W	35.57	L158	N08°38'38"W	47.77
L58	S77°25'56"W	47.82	L159	N58°28'13"W	51.80
L59	N87°21'18"W	41.55	L160	N82°52'06"W	46.85
L60	N77°23'41"W	45.61	L161	S34°52'7"W	35.86
L61	N54°31'24"W	50.95	L162	S37°28'37"W	37.76
L62	N48°30'07"W	43.49	L163	S19°16'10"W	73.92
L63	N16°33'36"W	34.64	L164	S12°23'56"W	75.76
L64	N04°36'35"W	49.06	L165	S07°17'53"W	87.16
L65	N12°57'22"W	28.27	L166	S01°34'07"W	98.59
L66	N14°59'25"W	31.89	L167	S16°17'53"E	40.96
L67	N19°39'59"W	41.09	L168	N61°46'30"E	35.32
L68	N77°49'38"W	52.90	L169	S87°09'27"E	63.62
L69	S88°31'42"W	12.55	L170	S88°17'53"E	66.46
L70	S66°35'46"W	20.92	L171	S66°57'27"E	53.77
L71	S28°29'04"W	30.26	L172	S12°50'54"E	28.27
L72	S24°38'15"W	35.02	L173	S87°49'47"E	14.10
L73	S70°30'04"W	7.72	L174	N34°08'25"E	27.81
L74	N67°30'43"W	37.20	L175	N89°54'40"E	41.92
L75	N74°09'01"W	57.92			
L76	N75°09'17"W	47.38			
L77	N69°40'10"W	12.27			
L78	N30°17'59"W	11.09			
L79	N02°42'10"W	13.67			
L80	N07°05'57"E	34.81			
L81	N12°55'28"E	25.01			
L82	N18°40'13"E	71.55			
L83	N11°32'34"E	39.63			
L84	N87°37'46"W	46.19			
L85	S87°53'49"W	23.74			
L86	S65°52'25"W	21.29			
L87	S08°48'41"W	44.73			
L88	S25°44'16"W	35.16			
L89	S19°46'26"W	50.61			
L90	S27°52'07"W	69.30			
L91	S22°43'55"W	42.27			
L92	N68°58'01"W	81.97			
L93	N62°11'07"W	91.27			
L94	N64°33'28"W	52.42			
L95	N79°40'44"W	71.08			
L96	S26°50'47"W	38.33			
L97	S08°19'09"W	58.33			
L98	S56°30'14"W	58.23			
L99	N73°07'17"W	19.72			
L100	S75°28'07"W	52.71			

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	7112.00	591.36	591.19	N38°27'17"E	44°55'51"
C2	217.00	324.53	295.12	S00°22'03"W	85°11'12"
C3	987.93	868.53	930.20	S15°06'00"W	56°10'14"
C4	1347.59	79.46	79.45	N03°27'28"W	3°22'45"
C5	1352.39	93.15	93.13	N00°06'43"E	3°56'46"
C6	1357.39	94.77	94.75	N04°11'09"E	4°30'01"
C7	1362.39	190.22	190.06	N10°13'02"E	7°59'59"
C8	1354.14	334.19	333.34	N21°14'00"E	14°08'24"
C9	CURVE	CA	WAS	OMITTED	
C10	1824.86	147.26	147.22	N14°32'47"W	4°37'25"
C11	1347.59	125.60	125.56	N09°28'30"W	5°20'28"
C12	921.93	206.81	206.37	N06°31'51"W	12°51'09"
C13	921.93	697.19	686.70	N12°51'05"E	43°19'43"
C14	175.00	364.73	302.21	S68°53'02"E	119°24'51"
C15	700.00	200.23	199.55	N28°01'48"W	16°23'21"
C16	355.31	492.81	454.25	N59°34'42"W	79°28'08"
C17	355.17	141.74	140.80	S69°13'49"W	22°51'55"
C18	296.62	474.07	425.20	S45°17'56"W	91°34'22"
C19	275.17	488.22	426.66	S70°39'49"E	101°39'22"
C20	780.00	223.12	222.56	S28°01'48"E	16°33'21"
C21	15.00	10.38	10.17	N88°10'27"E	39°38'36"
C22	15.00	8.84	8.71	N55°07'22"W	33°45'46"
C23	125.00	52.42	52.03	N50°15'50"W	24°01'34"
C24	125.00	74.65	73.55	N79°12'59"W	34°13'07"

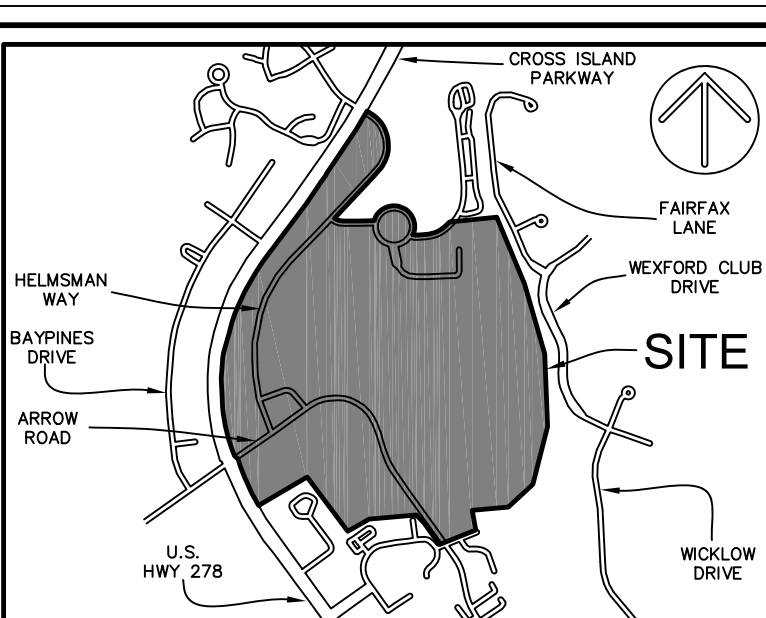


TREE LEGEND

BAY	BAY
BG	BLACK GUM
CAM	CAMPOR
CED	CEDAR
CH	CHERRY
CM	CRAPE MYRTLE
G	SWEET GUM
HIC	HICKORY
HO	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAP	RED MAPLE
MAG	MAGNOLA
MIM	MIMOSA
P	PINE
PA	PALMETTO
RBD	RED BUD
RO	RED OAK
T	TALLOW
TO	TURKEY OAK
WHO	WHITE OAK
WL	WILLOW OAK
WO	WATER OAK
WXM	WAX MYRTLE

LEGEND

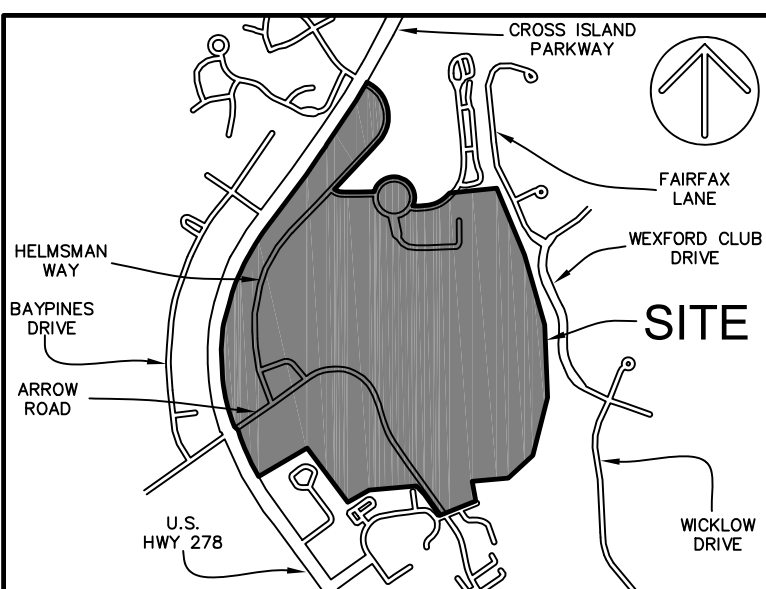
△	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
CMFD	CONC. MONUMENT FOUND DISTURBED
NF	NAIL FOUND
PKS	PK NAIL SET
RBF	IRON REBAR FOUND
RBFD	IRON REBAR FOUND DISTURBED
RBS	5/8" IRON REBAR SET W/ CAP
RRSS	RAILROAD SPIKE SET
RWMF	RIGHT-OF-WAY CONC. MONUMENT FOUND
XS	SCRIBED X SET
AC	AIR CONDITIONING UNIT
B	BOLLARD
C	CURB INLET
CCB	CABLE JUNCTION BOX
PA	COMMUNICATIONS MANHOLE
CP	CONTROL PANEL
DI	DRAINAGE INLET
EM	ELECTRIC METER
EO	ELECTRIC MANHOLE
EOO	ELECTRIC OUTLET
ES	ELECTRIC STUBOUT
FH	FIRE HYDRANT
FOM	FIBER OPTIC MANHOLE
FMH	FORCEMAIN MANHOLE
GI	GRATE INLET
ICV	IRRIGATION CONTROL VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
SDM	STORM DRAIN MANHOLE
X12.9	SPOT ELEVATION
SN	SIGN
SPG	SPIGOT
SSCD	SANITARY SEWER CLEAN OUT
SS	SANITARY SEWER LATERAL OR STUBOUT
SMH	SANITARY SEWER MANHOLE
SV	SANITARY SEWER VALVE
SP	SERVICE POLE-POWER
STB	TRAFFIC SIGNAL BOX
STP	TRAFFIC SIGNAL POLE
TEL	TELEPHONE JUNCTION BOX
TMH	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
TR	TRANSFORMER-ELECTRIC
TC	TRASH CAN
UF	UNDERGROUND FIBER OPTICS MARKER
UP	WATER PUMP
WF	WETLAND FLAG
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVM	WATER VALVE MARKER
YI	YARD INLET
PS	NUMBER OF PARKING SPACES
TL	TREE LIMB
WL	WETLANDS
WP	WOOD POST
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CNA	COULD NOT ACCESS
CMP	CORRUGATED METAL PIPE
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLY-ETHYLENE PIPE
TOS	TOP OF SEDIMENT
TOW	TOP OF WATER
(T)	TOTAL
WSE	WATER SURFACE ELEVATION
D.Y.L.	DOUBLE YELLOW LINE (SOLID)
D.Y.S.L.	DOUBLE YELLOW LINE (1 DASHED)
S.B.	STOP BAR
S.W.L.	SINGLE WHITE LINE (SOLID)
S.Y.L.	SINGLE YELLOW LINE (SOLID)
D.W.S.	DETECTABLE WARNING SURFACE
8	CONTOUR LINE
BC	BERM
BB	BOTTOM OF BANK
F	FENCE LINE
FM	FORCEMAIN
TB	TOP OF BANK
OPY	TREE CANOPY
TR	TREE LINE
UD	UNDERGROUND DRAINAGE LINE
UE	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTICS LINE
US	UNDERGROUND SEWER LINE
UT	UNDERGROUND TELEPHONE
TV	UNDERGROUND TV LINE
W	UNDERGROUND WATER LINE
BR	BRICK
CON	CONCRETE
DWS	DETECTABLE WARNING SURFACE
EP	EDGE OF PAVEMENT
GR	GRAVEL
RIP	RIP-RAP



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X, X (0.2%

NORTH
SC GRID (NAD 83)



VICINITY MAP NOT TO SCALE

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REVISIONS

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- UPDATED STORM DRAIN DATA AND TREE SIZES IN SKATE PARK AREA, TAX PARCEL No. R550 014 000 0954 0000. (11-14-2024)



PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF

CROSSINGS PARK

TAX PARCEL Nos.
R550 010 000 0454 0000
R550 010 000 0455 0000
R550 014 000 0954 0000
R550 014 000 0763 0000
R552 010 000 0309 0000
R550 014 000 0955 0000
R552 014 000 0907 0000
R552 014 000 0922 0000

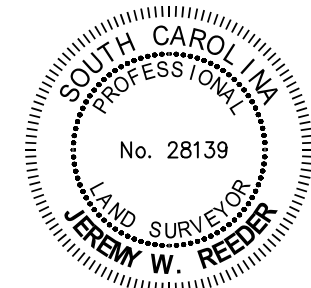
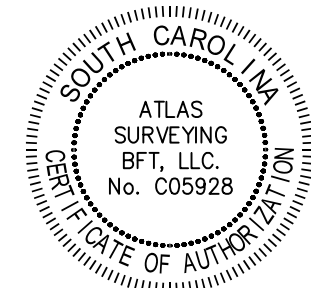
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GLS/LKW
FIELD CHECK: JMR
DRAWN BY: JHU
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: 081-11122
FILE: 081-21122 ATSDWG

SHEET 4 OF 14

ATLAS
SURVEYING, INC.

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



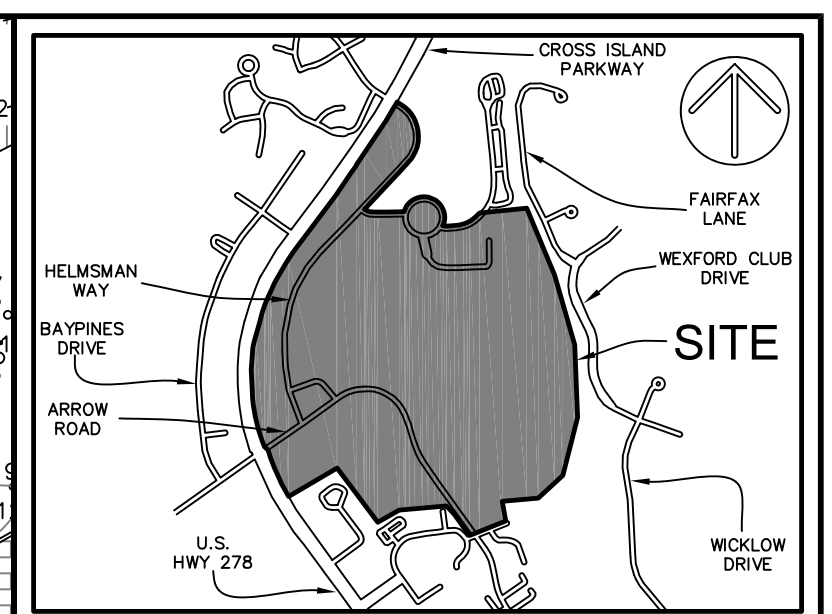
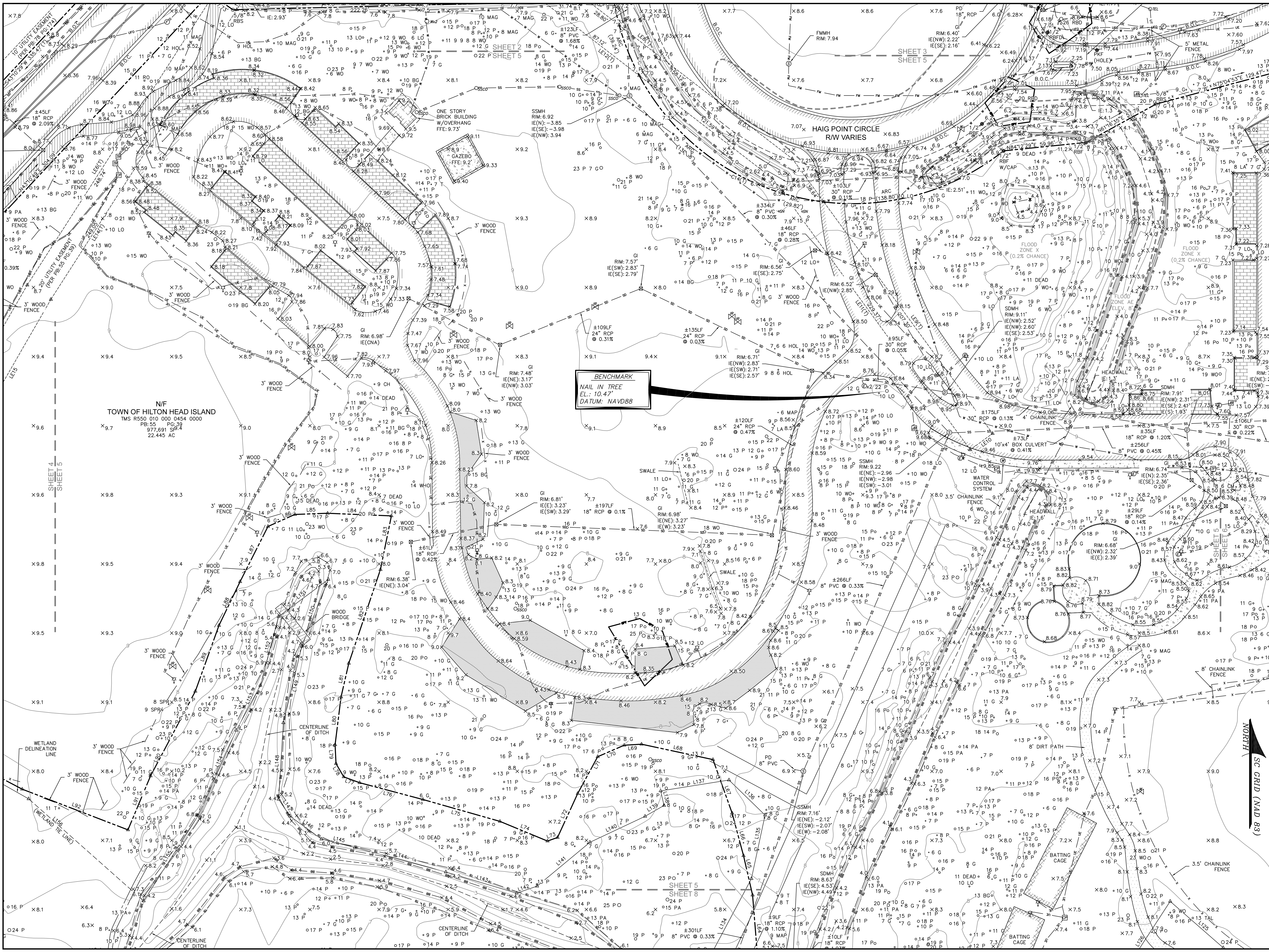
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No. 28139

JEREMY W. REEDER

S.C.P.L.S. No. 28139

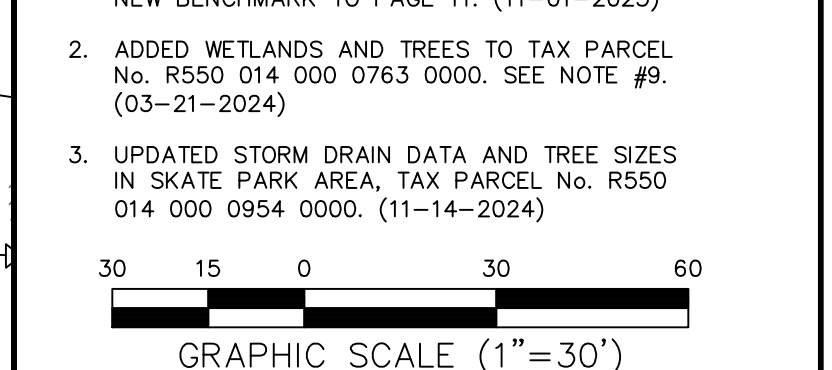
NOT VALID UNLESS CRIMPED WITH SEAL



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REVISIONS

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PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
CROSSINGS PARK

TAX PARCEL NOS.
R550 010 000 0454 0000
R550 010 000 0455 0000
R550 014 000 0954 0000
R550 014 000 0763 0000
R552 010 000 0309 0000
R550 014 000 0955 0000
R552 014 000 0907 0000
R552 014 000 0922 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GJS/LKW
FIELD CHECK: JWR
DATE: 05-06-2022
DATE: 11-09-2024
SCALE: 1"=30'
PROJECT NO: RPT-21122
FILE: RPT-21122_ATSWO

SHEET 5 OF 14

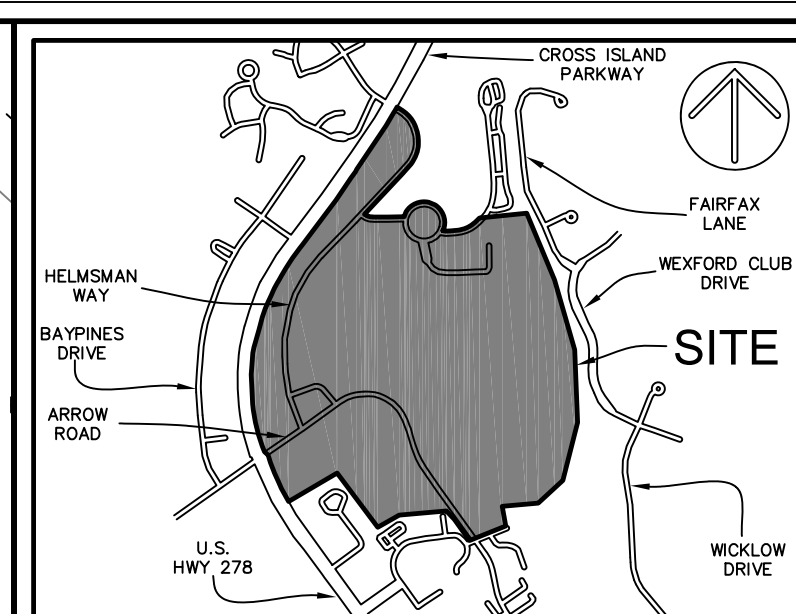
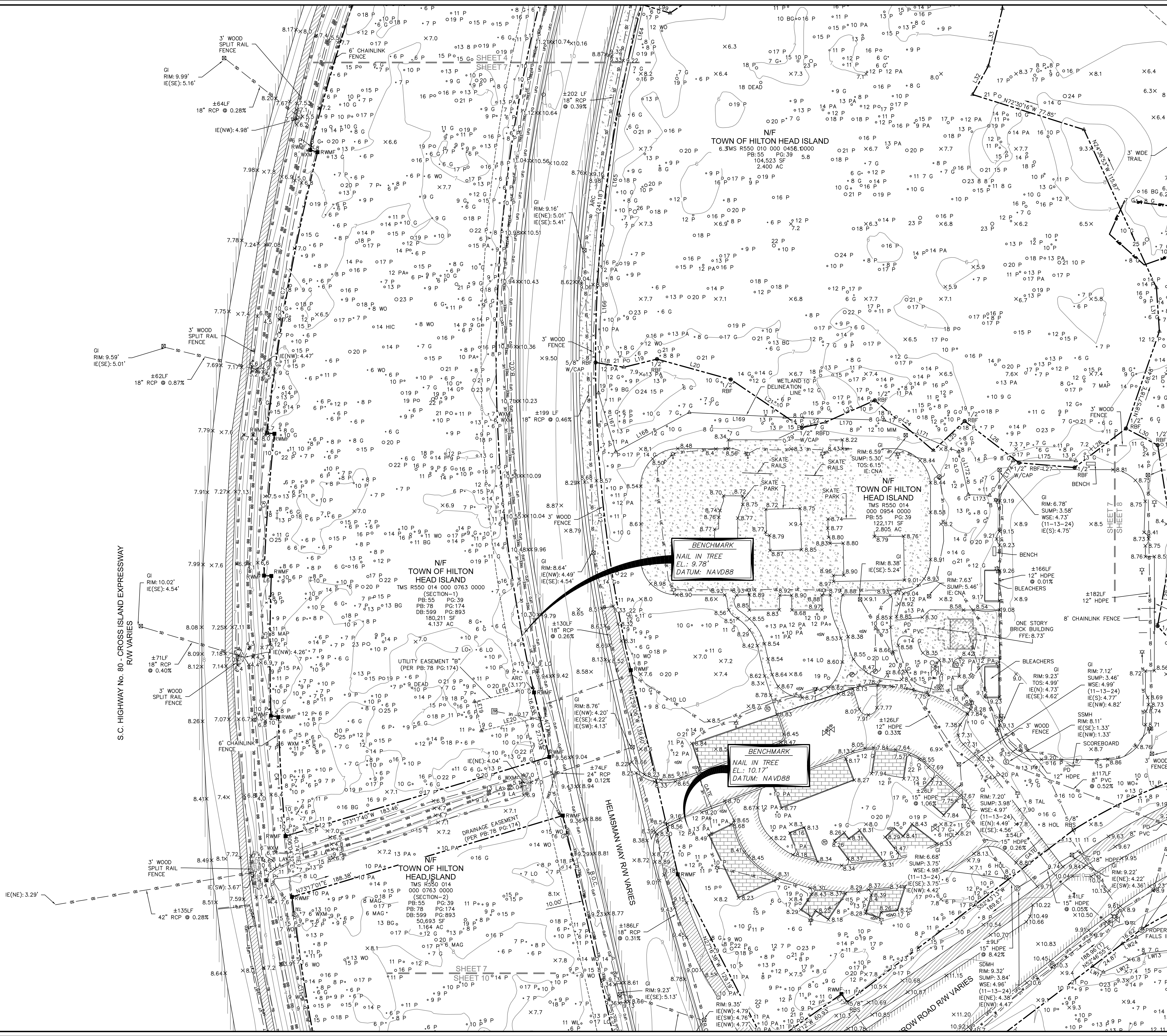
ATLAS
SURVEYING, INC.

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

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

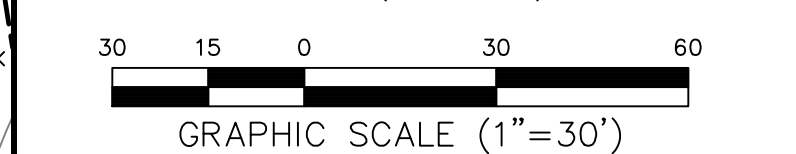
NORTH
SC GRID (NAD 83)



VICINITY MAP NOT TO SCALE

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 9. WETLANDS FOR TAX PARCEL No. R550 014 000 0763 0000 WERE DELINEATED BY JMT (JOHNSON, MIRMAN & THOMPSON) IN FEBRUARY 2024. (SEE REVISION NOTE #2)

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1. ADDED TREES, WATER SURFACE ELEVATIONS, & NEW BENCHMARK TO PAGE 11. (11-01-2023)
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PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
CROSSINGS PARK

TAX PARCEL Nos.
R550 010 000 0454 0000
R550 010 000 0455 0000
R550 014 000 0954 0000
R550 014 000 0763 0000
R552 010 000 0309 0000
R550 014 000 0955 0000
R552 014 000 0907 0000
R552 014 000 0922 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: QLS/LWK
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: 18T-2122
FILE: 18T-2122 ATSDWG

SHEET 7 OF 14

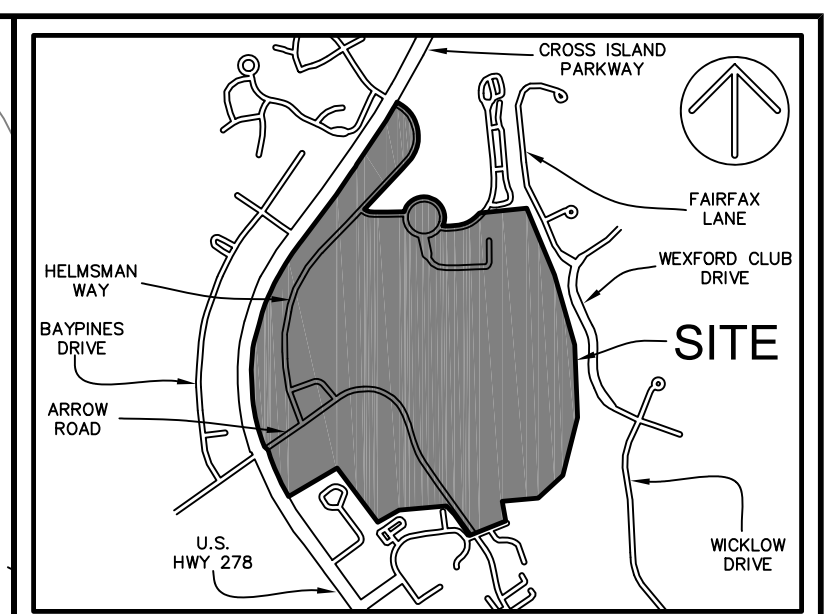
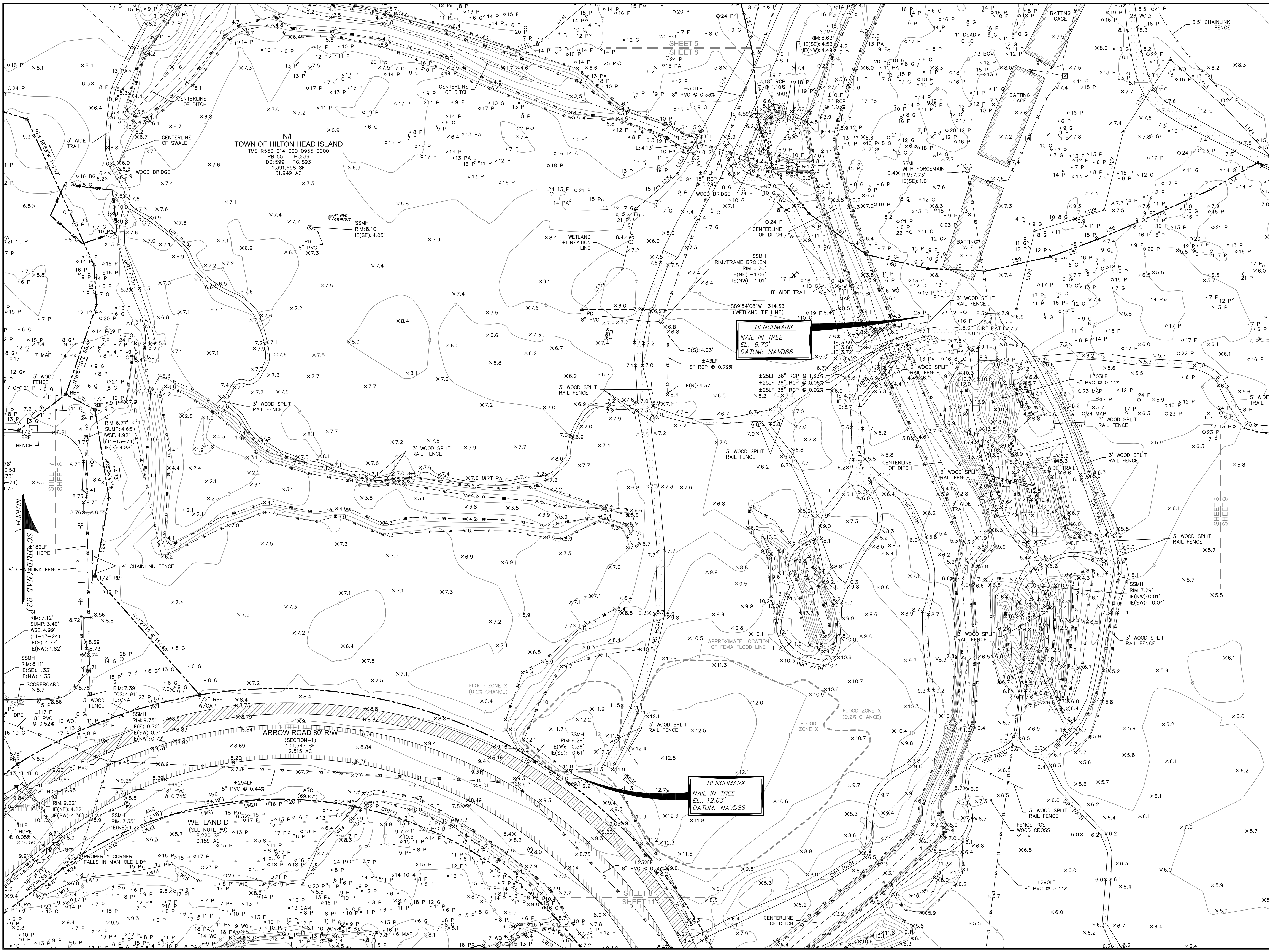
ATLAS
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168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29336
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASURVEYING.COM

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202139

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



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PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
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TAX PARCEL Nos.
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R550 014 000 0763 0000
R552 010 000 0309 0000
R550 014 000 0955 0000
R552 014 000 0907 0000
R552 014 000 0922 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GLS/LKW
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: 017-21122
FILE: 017-21122_ATS.WMG

SHEET 8 OF 14

ATLAS
SURVEYING, INC.

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

ATLAS SURVEYING, INC. No. 009828

No. 28139

JEREMY W. REEDER

S.C.P.L.S. No. 28139

NOT VALID UNLESS CRIMPED WITH SEAL

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NORTH
SC GRID (NAD 83)

N/F
TOWN OF HILTON
HEAD ISLAND
TMS R550 014
000 0763 0000
(SECTION-2)
PB:55 PG:39
PB:78 PG:174
DB:599 PG:893
50,693 SF
1.164 AC

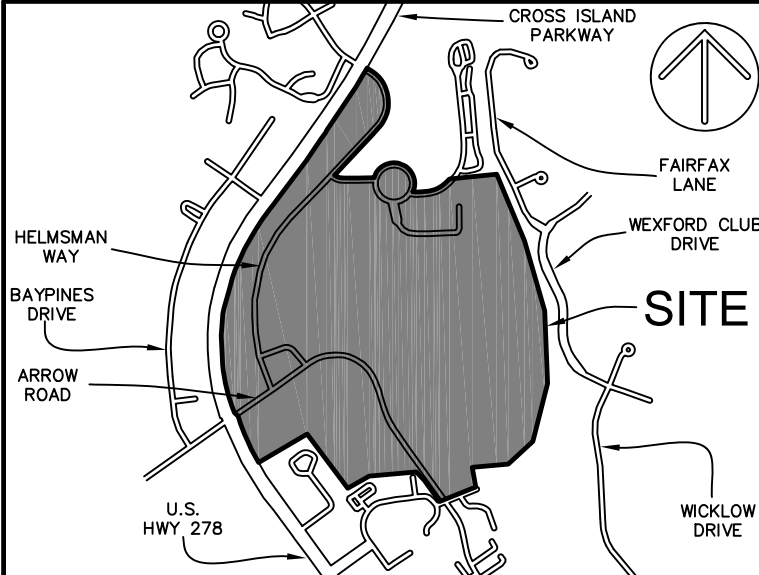
SC. HIGHWAY NO. 80 - CROSS ISLAND EXPRESSWAY
6' CHAINLINK FENCE
6' CONCRETE WALL
WOODEN INFO KIOSK
3' WOOD SPLIT RAIL FENCE
3' DISC SCDOT

UTILITY EASEMENT "A"
(PER PB:78 PG:174)

BENCHMARK
NAIL IN TREE
E.L.: 7.93
D&ZJM: NAVD88

TOWN OF HILTON HEAD ISLAND
TMS R550 014 000 0763 0000
(SECTION-3)
PB:55 PG:39
DB:599 PG:893
449,767 SF
10.325 AC

N/F
PALMETTO BAY LTD PARTNERSHIP
TMS R550 014 000 0936 0000



VICINITY MAP NOT TO SCALE

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PREPARED FOR:
TOWN OF HILTON HEAD
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R550 010 000 0454 0000
R550 010 000 0455 0000
R550 014 000 0954 0000
R550 014 000 0763 0000
R552 010 000 0309 0000
R550 014 000 0955 0000
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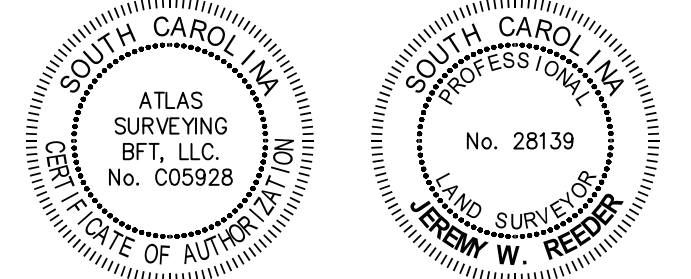
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GLS/LKW
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: BFT-21122
FILE: BFT-21122 ATSDWG

SHEET 10 OF 14

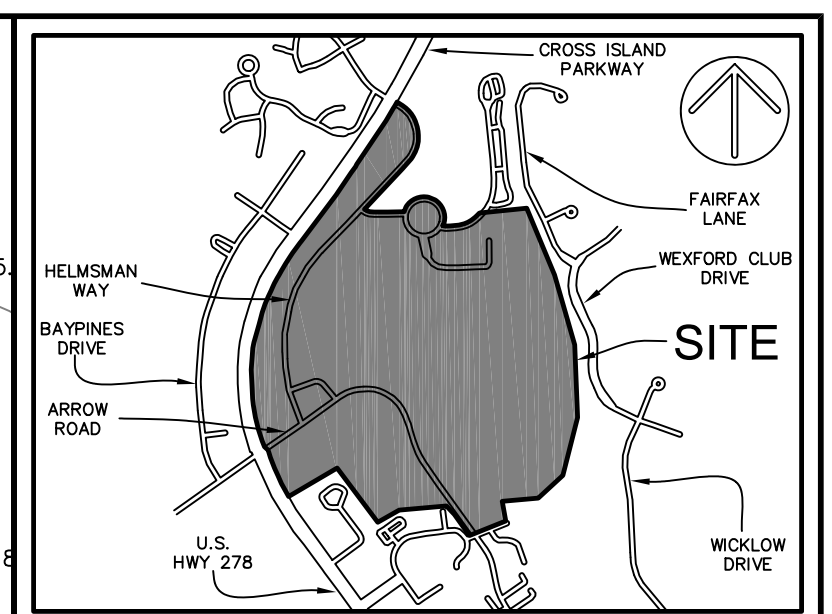
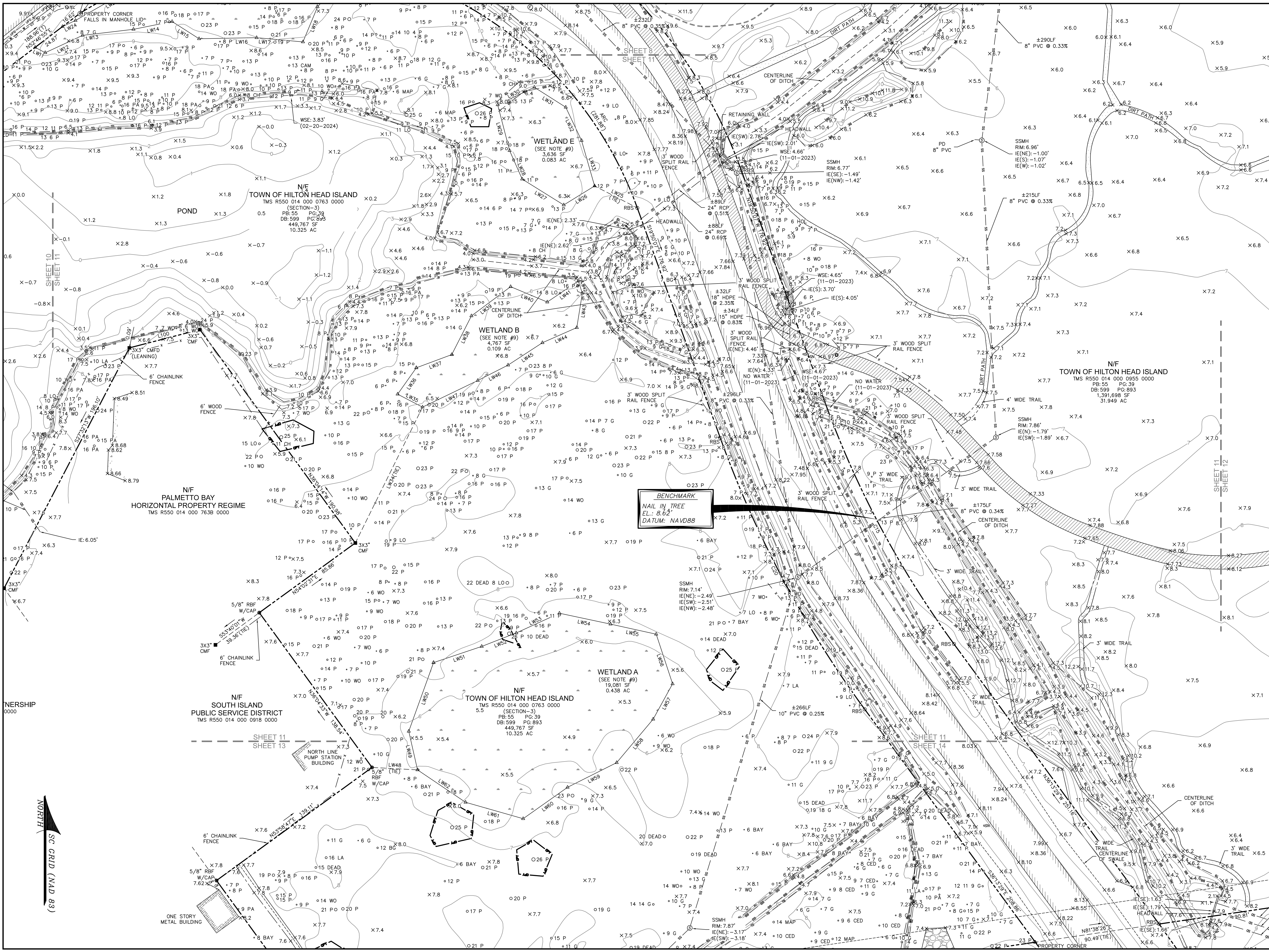
ATLAS
SURVEYING, INC.

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



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Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



- NOTES**
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 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
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PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
CROSSINGS PARK

TAX PARCEL Nos.
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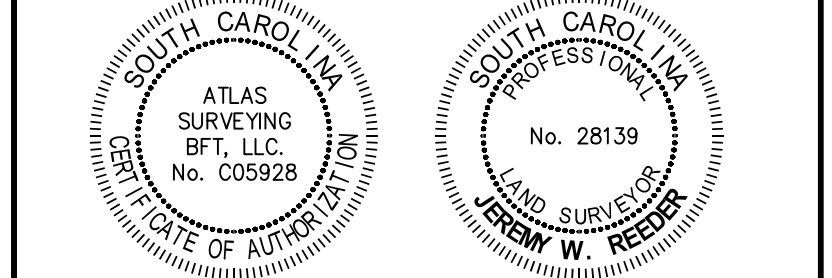
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: 05/10/2022
FIELD CHECK: 05/10/2022
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: BPT-21122
FILE: BPT-21122_ATSDWG

SHEET 11 OF 14

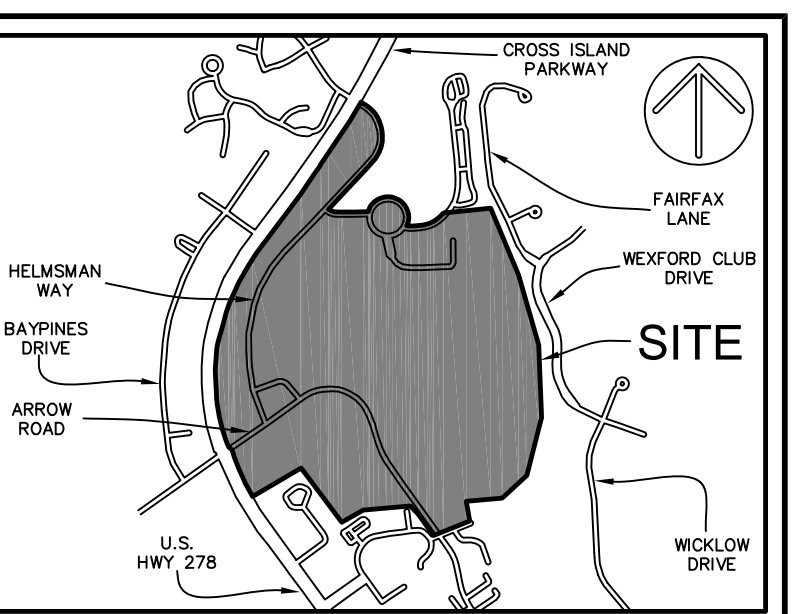
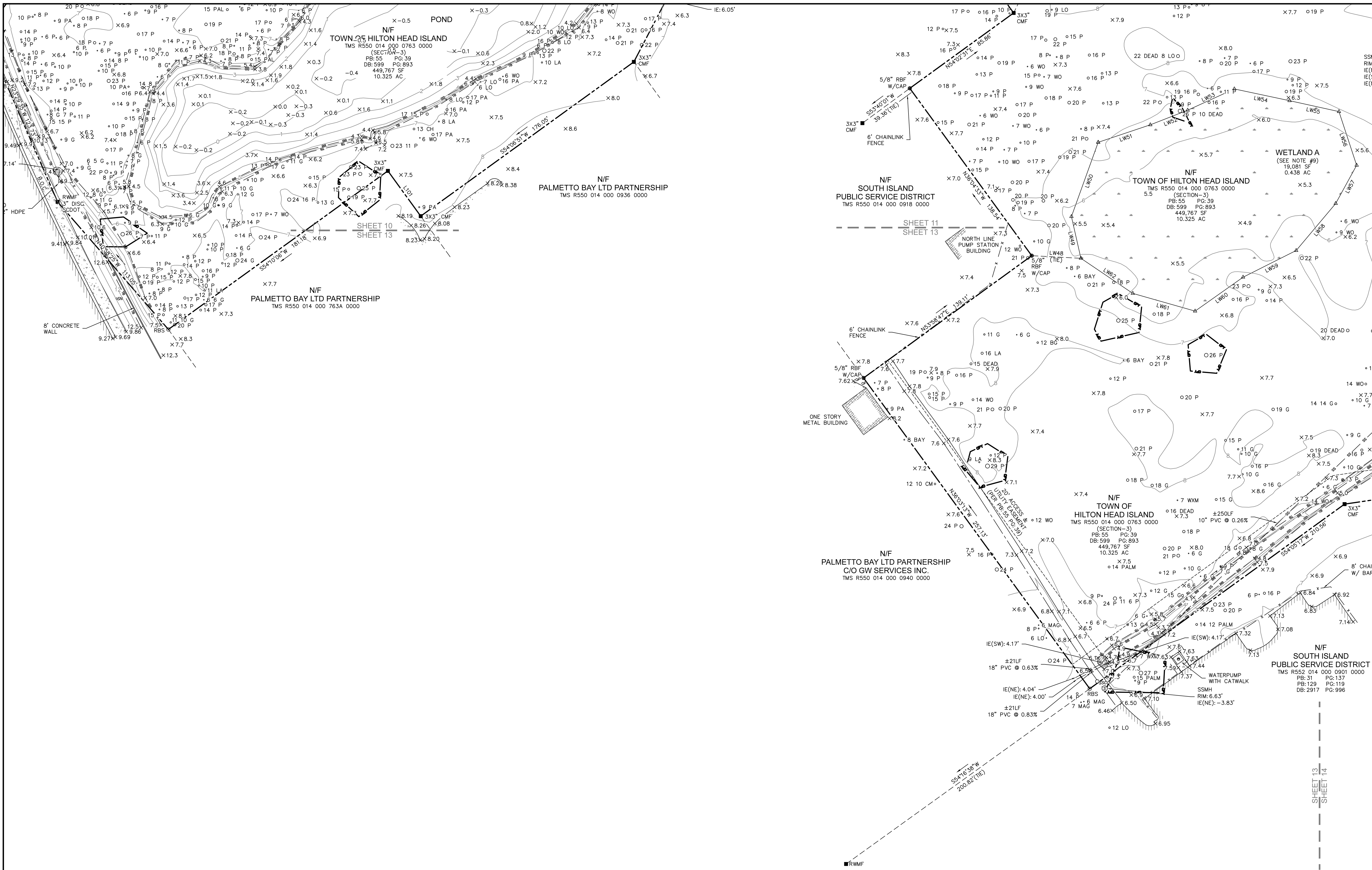
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Jeremy W. Reeder
S.C.P.L.S. No. 28139
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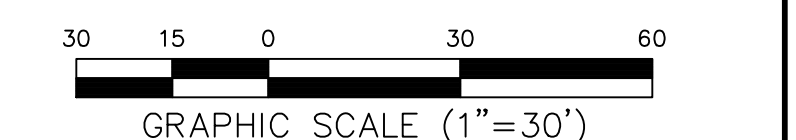


VICINITY MAP NOT TO SCALE

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GRAPHIC SCALE (1"=30')

PREPARED FOR:
TOWN OF HILTON HEAD
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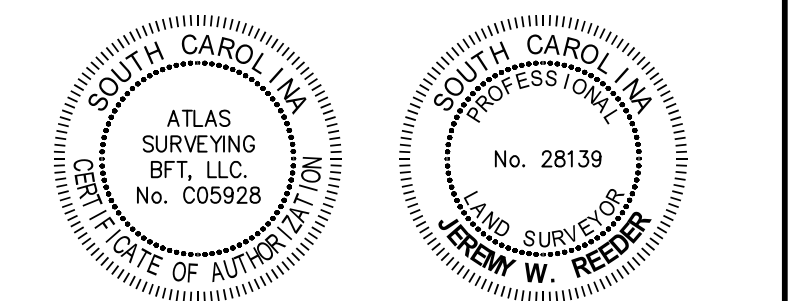
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GLS/LKW
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: BFT-21122 ATSDWG
FILE: BFT-21122 ATSDWG

SHEET 13 OF 14

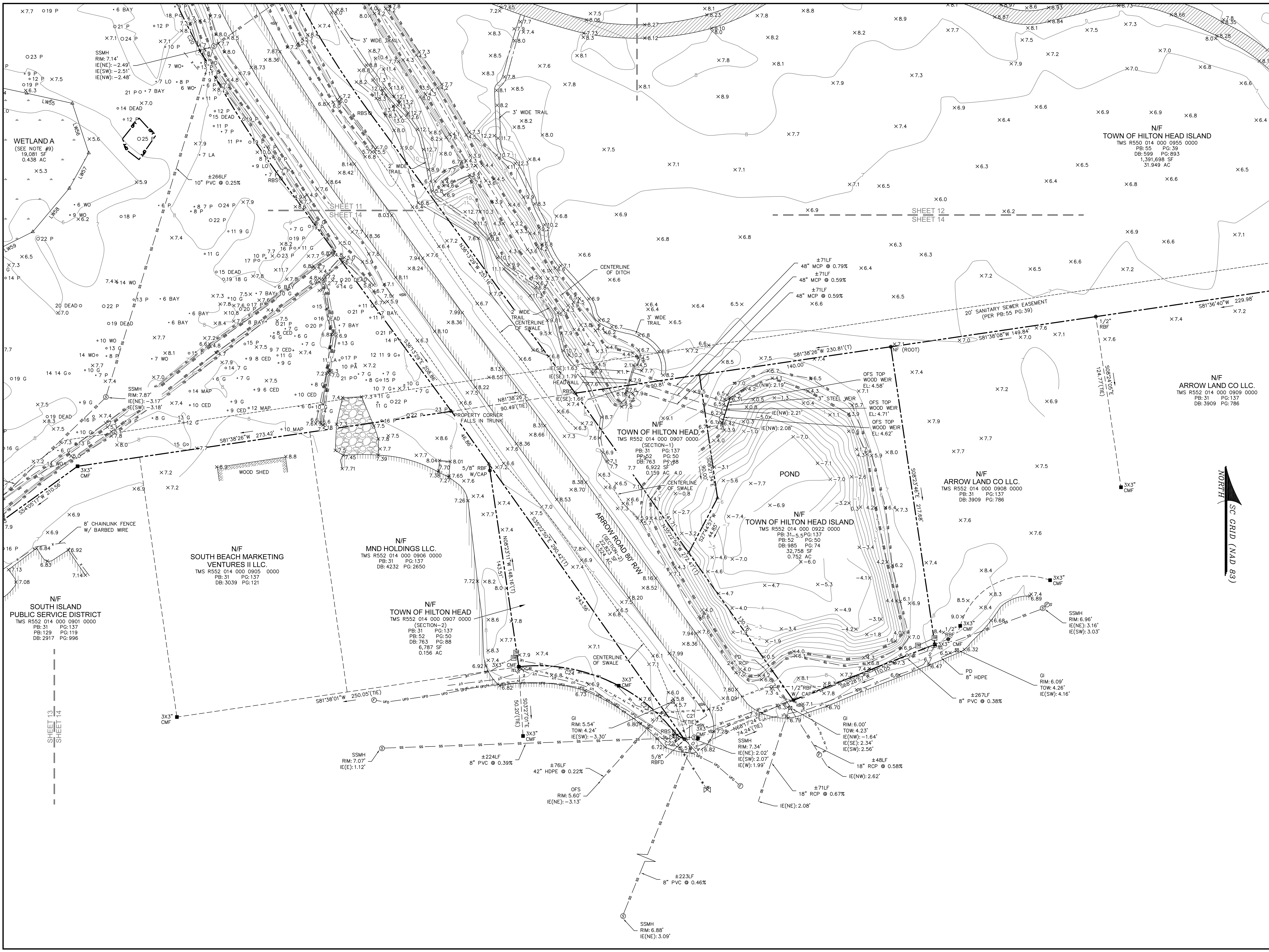
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28139
JEREMY W. REEDER
S.C.P.L.S. No. 28139
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VICINITY MAP **NOT TO SCALE**

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GRAPHIC SCALE (1"=30')

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TOWN OF HILTON HEAD
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CROSSINGS PARK

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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GLS/LKW
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 05-06-2022
PLAT DATE: 11-19-2024
SCALE: 1"=30'
PROJECT No.: 181-2122
FILE: 181-2122 ATSDWG

SHEET 14 OF 14

ATLAS

SURVEYING, INC.

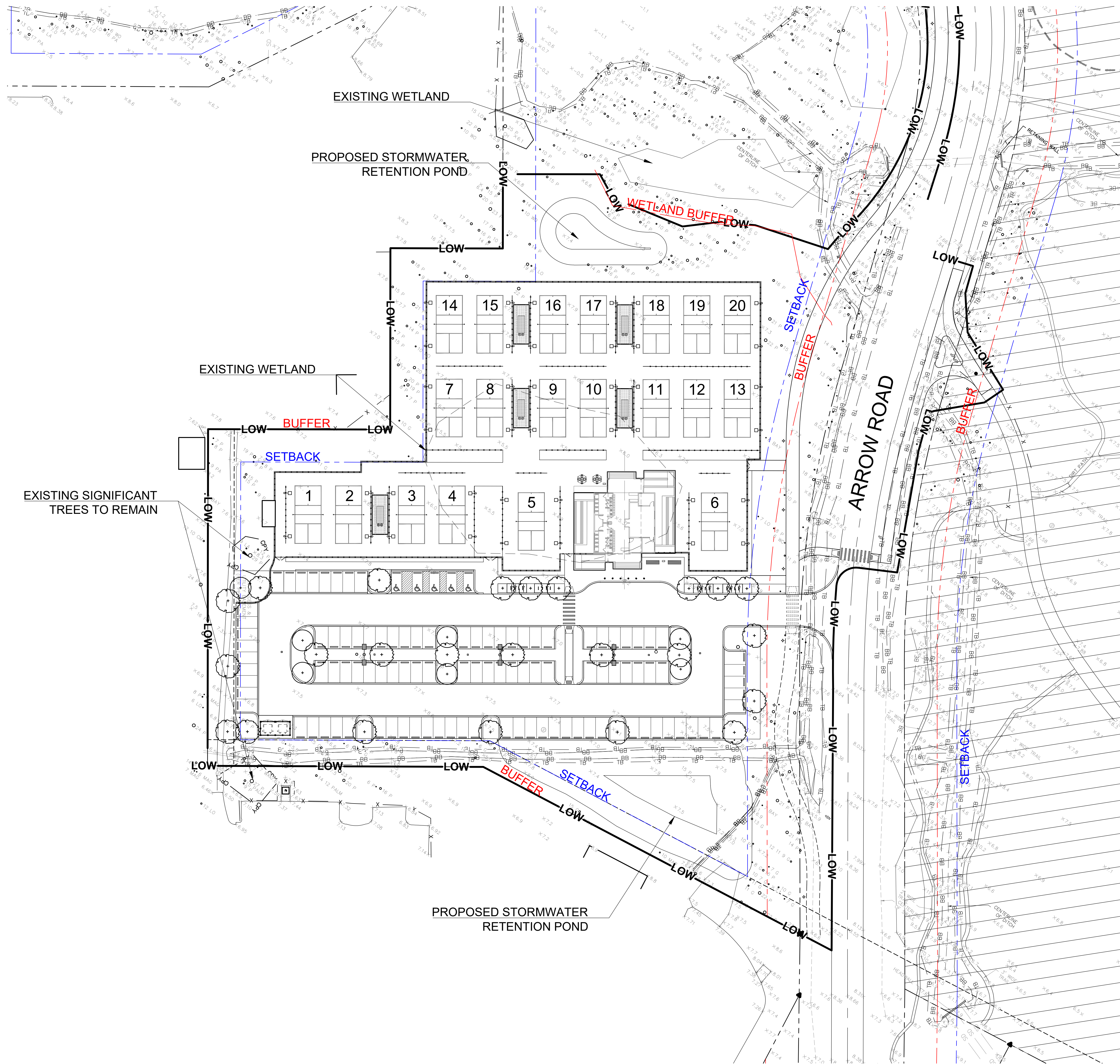
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Page 179 of 203

**30 Arrow Road
Crossings Park - Phase 1
Conceptual - Plan Set
September 30, 2025
DRB-000930-2025**



CROSSINGS PARK

Scale: 1" = 30'-0"



TOWN OF HILTON HEAD ISLAND

Crossings Park Phase 01

Design Review Board | Concept Approval



SEPTEMBER 30, 2025

- CHARLESTON
- COLUMBIA
- GREENVILLE
- MYRTLE BEACH
- ASHEVILLE
- CHARLOTTE
- GREENSBORO
- RALEIGH
- WILMINGTON
- ATLANTA
- SAVANNAH
- JACKSONVILLE

Crossings Park
Pickleball Clubhouse

project narrative

section 1

site plan

section 2

context photograph

section 3

floor plan

section 4

exterior elevations

section 5

pavilion

section 6

exterior materials

section 7

concept renderings

section 8

SECTION 01

Project Narrative

DPR-000732-2025

The proposed development at Crossings Park introduces a thoughtfully designed event space and restroom facility to enhance the user’s experience at the new pickleball courts. The project consists of one main building and a series of covered pavilions that offer bleacher seating. This project also includes site improvements to support both recreational and social activities.

Design Intent

The primary intent of the design is to create a welcoming, functional, and community-oriented space that complements the active lifestyle of pickleball players and park visitors. The architecture emphasizes accessibility, comfort, and connectivity, with a layout that encourages gathering, relaxation, and ease of movement between indoor and outdoor spaces. It also provides a controlled gateway entrance to the pickleball courts.

- This building serves as the social hub, housing an event space, offices, vending stations, and support spaces. It is designed to foster community engagement and provide a shaded, climate-controlled environment for rest and interaction. The building also contains multi-stall men’s and women’s restrooms, addressing a critical need for sanitary facilities that can accommodate high visitor volumes.
- The series of covered pavilions act as transitional spaces, offering shade and shelter while visually tying to the main building.
- Bleacher seating and landscape improvements enhance the spectator’s experience at the pickleball courts.

Goals and Objectives

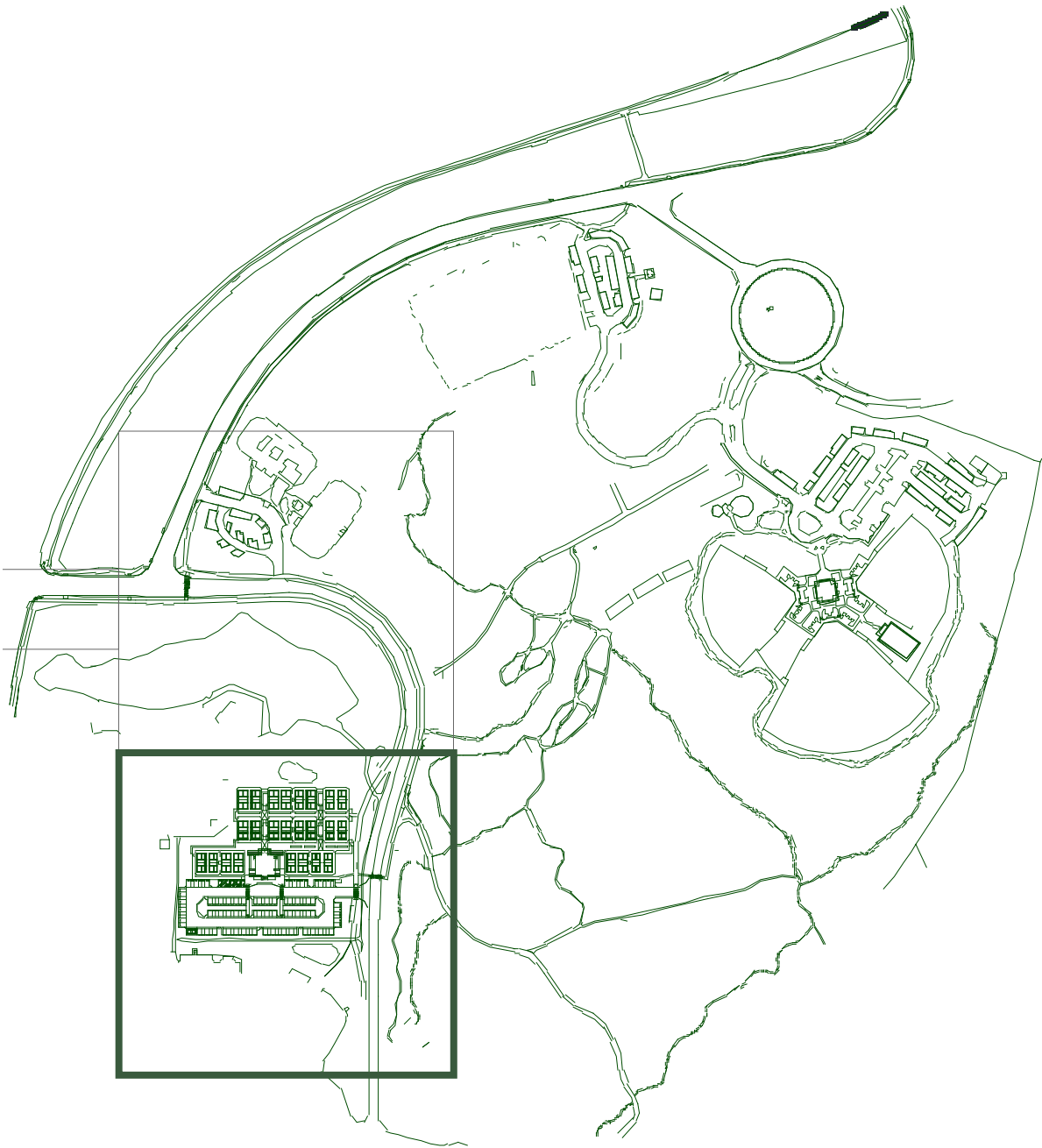
The project aims to:

- Improve visitor experience by providing clean, accessible restrooms and a comfortable multi-functional event space to support pickleball tournaments.
- Support recreational programming with flexible spaces for staff and informal gatherings.
- Enhance site usability through shaded areas, seating, and improved circulation.
- Promote inclusivity and accessibility, ensuring all users can enjoy the facilities regardless of age or ability.
- Respect and respond to the natural and built environment, using materials and forms that harmonize with the park’s character.

Site Analysis

The design is directly informed by a comprehensive site analysis, which identified key factors such as user flow and access gateway to pickleball courts.

- The orientation of the buildings and pavilions maximize shade during peak sun hours, improving comfort and reducing heat gain.
- Placement near the pickleball courts ensures convenience and visibility, while maintaining clear sight lines and minimizing disruption to play areas.
- Material selection and landscaping respond to local climate conditions, emphasizing durability, low maintenance, and environmental sensitivity.
- The covered pavilion and bleacher seating are strategically located to enhance passive cooling and provide optimal viewing angles for spectators.



KEY PLAN | N.T.S.



SECTION 02

Context Photograph

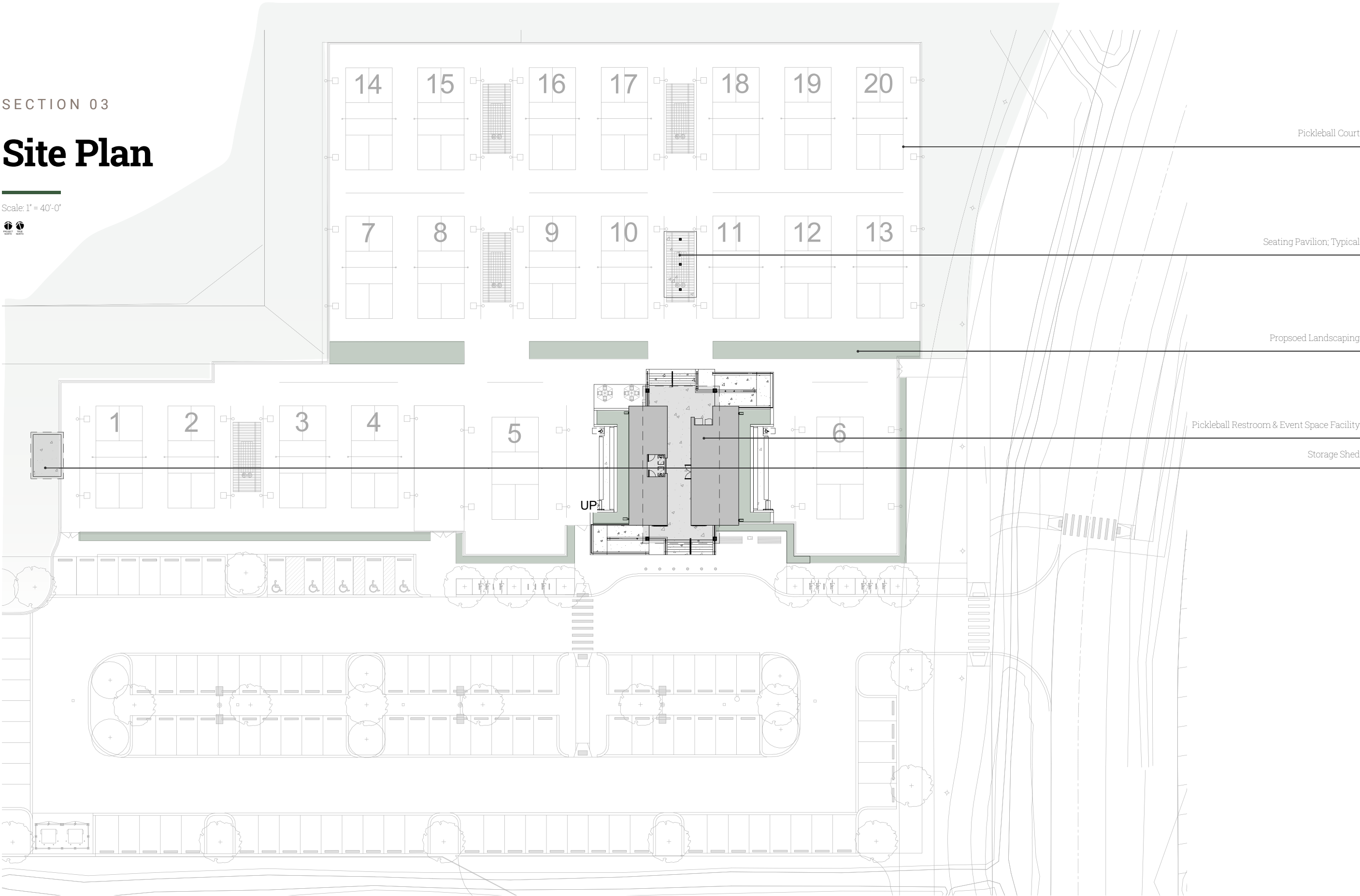
The proposed development at Crossings Park is nestled within a natural landscape, with no visible neighboring buildings or architectural styles due to dense vegetation and site topography.



SECTION 03

Site Plan

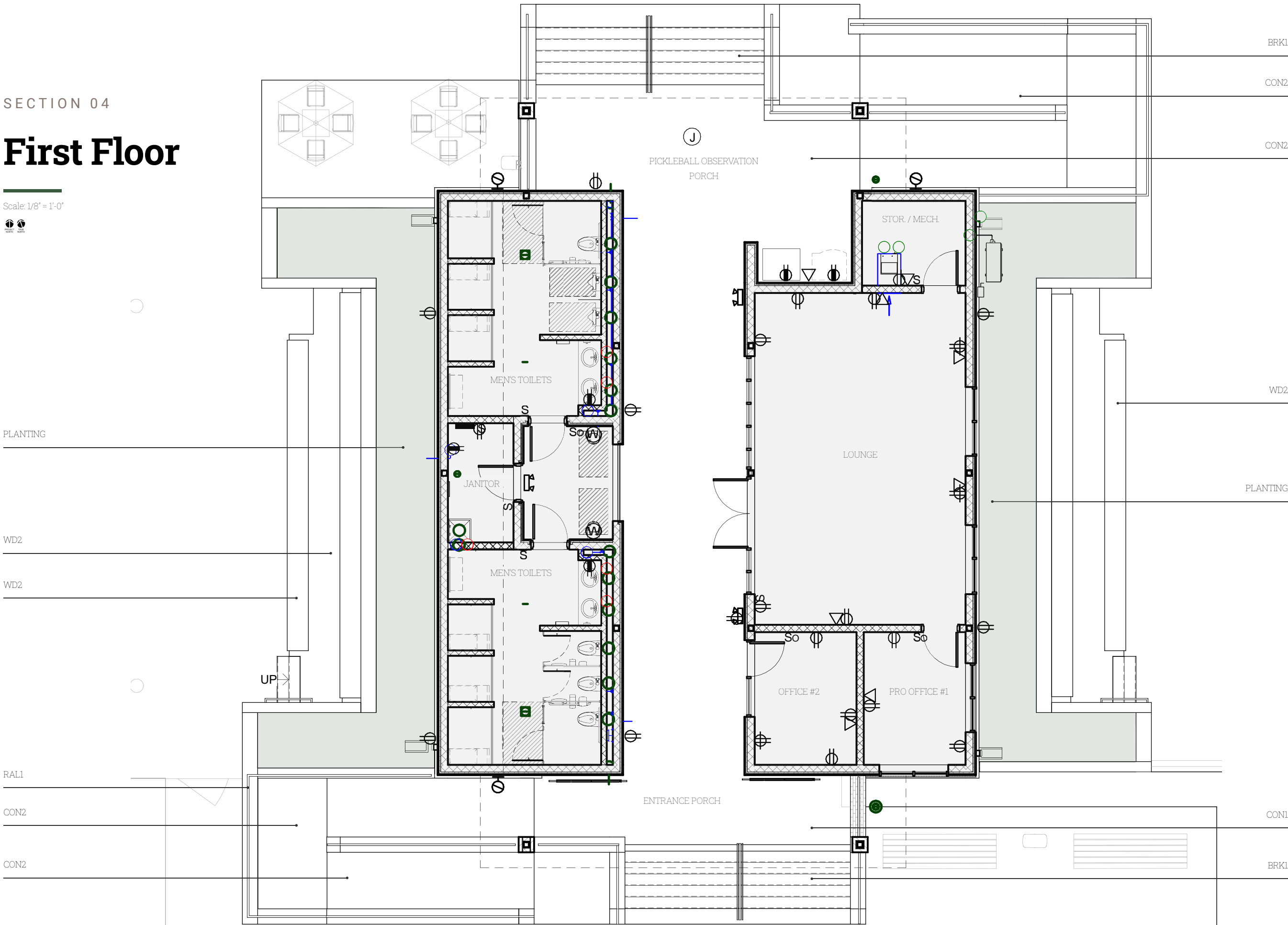
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SECTION 04

First Floor

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



SECTION 05

Exterior Elevation

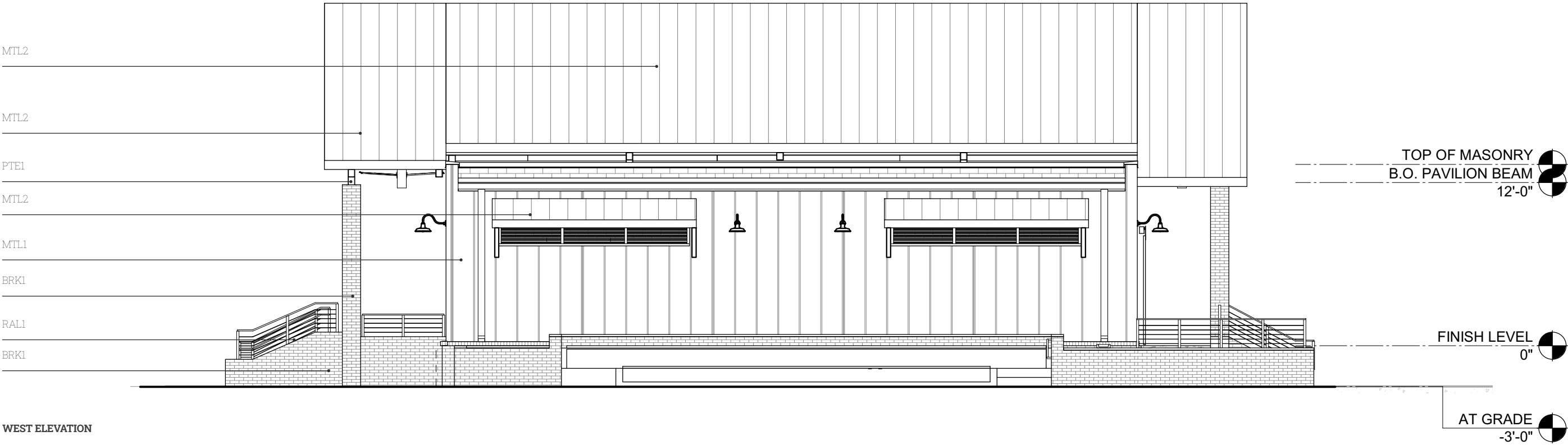
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SECTION 05

Exterior Elevation

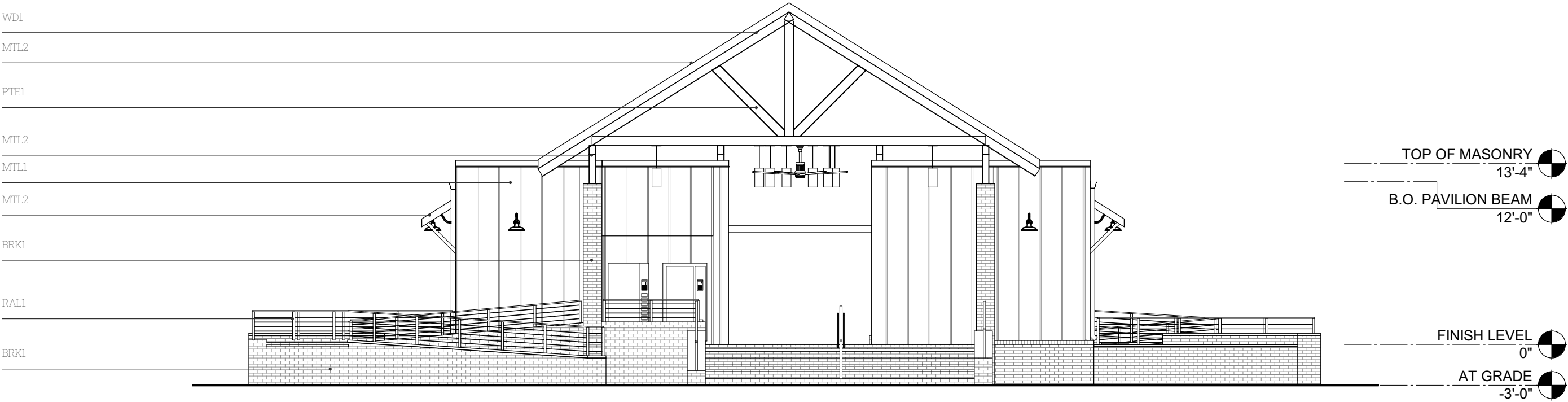
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SECTION 05

Exterior Elevation

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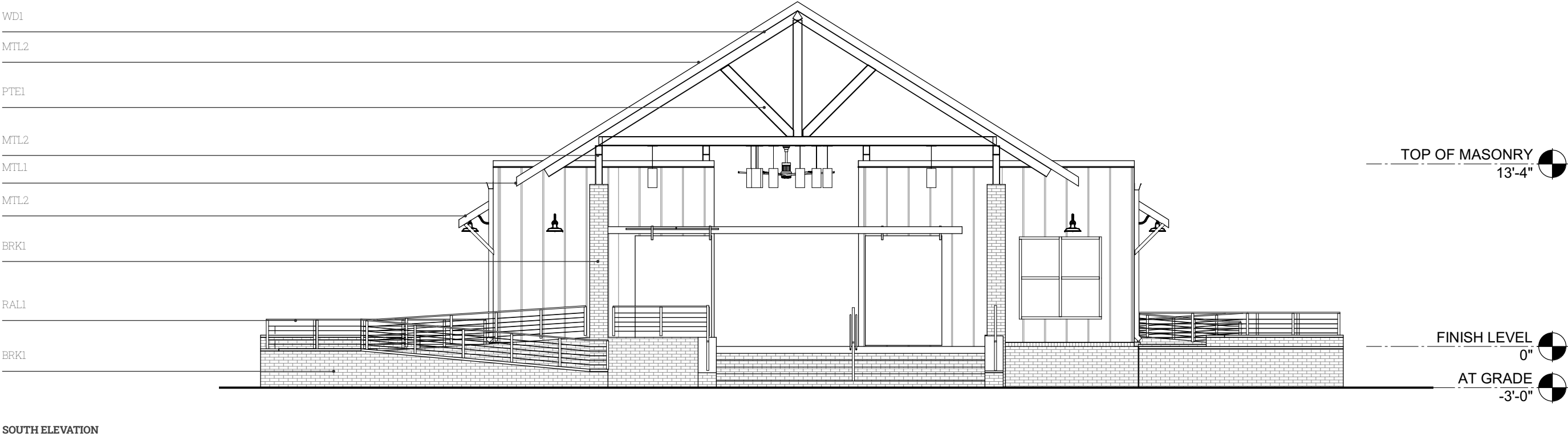


NORTH ELEVATION

SECTION 05

Exterior Elevation

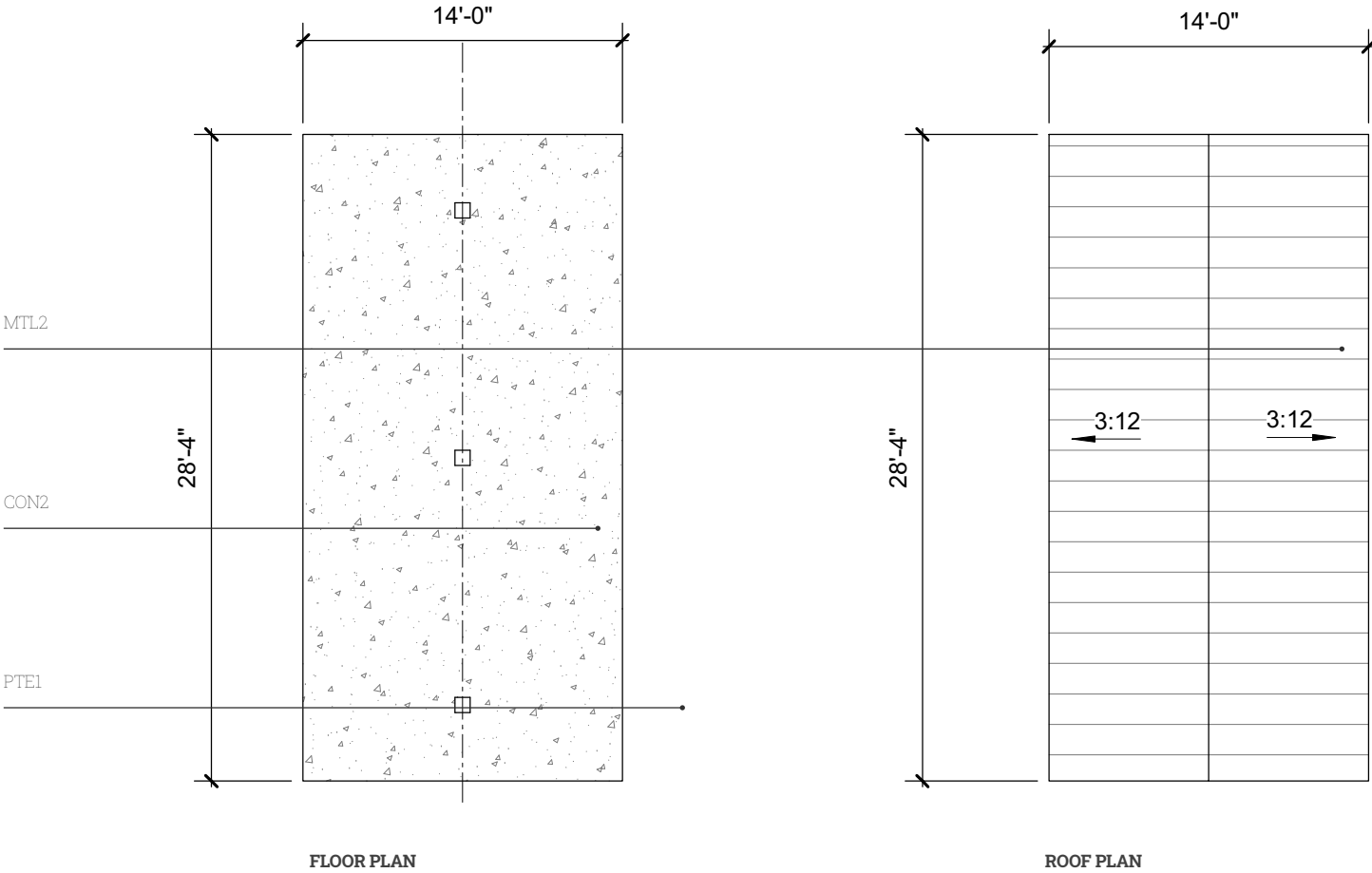
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SECTION 06

Pavilion

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



SECTION 07

Exterior Materials | Preliminary

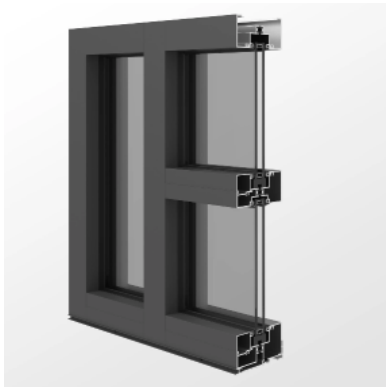
10" Steel Board and Batten
Vertical Siding Panels | White

MTL1



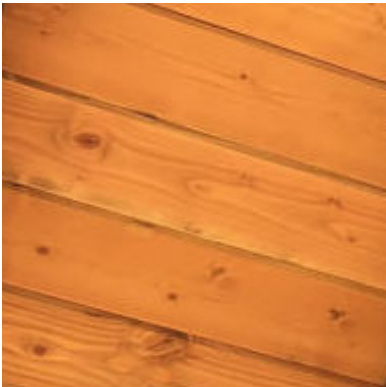
Aluminum & Insulated Glass
Storefront | Black

SF1



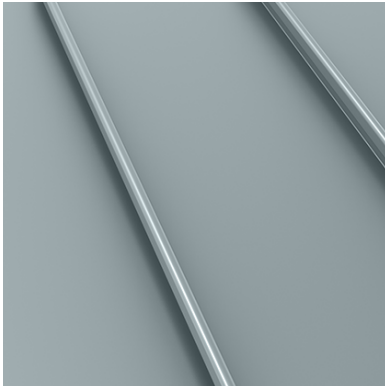
2x6 Fir & Larch Select T&G Roof
Decking

WD1



Pre-finished Standing Seam
Metal Roof | Slate Gray

MTL2



Exterior Paint | Sherwin Williams |
Black Magic

PTE1



IPE Wood Decking

WD2



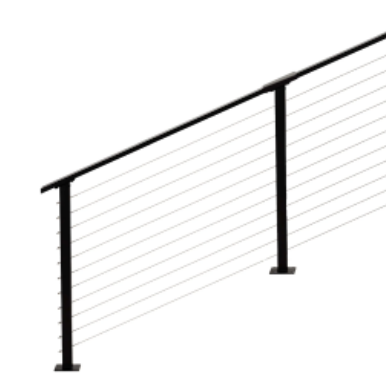
Acme Brick | Bourbon Street |
Modular | Heritage

BRK1



Metal Cable Railing | Black

RAL1



Board Form Concrete

CON1



SECTION 08

Conceptual Renderings

Crossings Park Pickleball Clubhouse



Crossings Park
Pickleball Clubhouse





Crossings Park
Pickleball Clubhouse



Crossings Park
Pickleball Clubhouse



Crossings Park
Pickleball Clubhouse

Thank you.

Crossings Park
Pickleball Clubhouse



CHARLESTON
COLUMBIA
GREENVILLE
MYRTLE BEACH
ASHEVILLE
CHARLOTTE
GREENSBORO
RALEIGH
WILMINGTON
ATLANTA
SAVANNAH
JACKSONVILLE

**30 Arrow Road
Crossings Park - Phase 1
Conceptual - Staff Comments
September 30, 2025
DRB-000930-2025**

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: Town of Hilton Head Island Crossings Park – Phase 1

DRB-000930-2025

DATE: 9/30/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☒	☐	
Sand dunes if present are not disturbed	☐	☒	☐	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for 30 Arrow Road, Town of Hilton Head Crossings Park – Phase 1 with the following conditions:

1. Provide a materials board.
2. Provide details and sections of the structures.
3. Provide lighting cut sheets with color and temperature selected.
4. Provide a photometric plan.
5. Any additional information as required by the Board.