



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, October 28, 2025, 1:30 PM

**1 Town Center Court, Hilton Head Island, SC
Council Chambers**

The Design Review Board meeting will be held in person at Town Hall in Council Chambers.

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of October 14, 2025
- 4. Unfinished Business**
 - a. DRB-001018-2025 - Union Cemetery Road — St. James Baptist Church — Final
 - b. DRB-001013-2025 - Patterson Family Park - Final
- 5. New Business**
 - a. DRB-000964-2025 - 124 Arrow Road - Monument Sign
 - b. DRB-001002-2025 - 86 Helmsman Way - Black Marlin Outdoor Bar - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. 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, October 14, 2025, 2:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30pm.

2. Adoption of the Agenda

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

3. Approval of the Minutes

- a. Regular Meeting Minutes of September 30, 2025.

Ms. Foss made a motion to approve the meeting minutes of September 30, 2025. Ms. Pastor seconded, which passed unanimously.

4. Unfinished Business

5. New Business

- a. DRB-000981-2025 - 95 Augusta Lane - Sandalwood - Conceptual

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

Ms. Pastor made a motion to approve with the following conditions: adhere to all staff comments; no shiny metal on the roof and consider adding color; consider a crosswalk for the parking lot; add two additional foundation plantings to the NE side of the building.

Ms. Fitzpatrick seconded the motion, which passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

9. Adjournment

The meeting adjourned at 2:48pm.

**St. James Baptist Church
Union Cemetery Road
Final
October 28, 2025
DRB-001018-2025**



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

10.14.25

DATE

**St. James Baptist Church
Union Cemetery Road
Final
Response Letter to Conditions
October 28, 2025
DRB-001018-2025**

October 14, 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 are the responses to DRB's conditions of the approval for DRB-000291-2025

1. Study shutter color. *We studied a couple of options for the shutter colors but were concerned the colored shutter would compete with the stain glass windows. We would like to use the traditional black shutters and are providing a couple of examples of local churches with this overall color scheme.*
2. Show the canopy of the existing trees. *Canopies have been added to the landscape plan.*
3. Review understory tree coverage, especially the Ginkos. *We replaced two of the Ginkos with live Oaks (near the old schoolhouse.) We kept the one located in the courtyard lawn.*
4. Study bathroom shutter detailing and color. *We studied the shutter detail at the bathrooms and thought it was important to bring natural light into that space unlike the closed shutter details on the fellowship hall. We have beefed up the landscaping to screen the shutters a little bit more.*
5. Show the hood screen on the roof plan. *We have added this detail to the roof plan.*
6. Show gutters/downspouts on the roof plan and elevations. *We have added the gutters and downspouts to the roof plan and elevations.*
7. Consider uplighting of the mature oaks on the site. *We have added (6) up lights to (2) of the mature oaks on the site. See the revised landscape plan.*
8. Provide a full lighting plan to include the parking lot and the building with all the photometrics. *We are providing the full site lighting plan.*
9. Provide a material, color board. *This has been provided at the conceptual submittal.*

Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'T. Probst', with a long horizontal flourish extending to the right.

Timothy C Probst, AIA

**St. James Baptist Church
Union Cemetery Road
Final - Plan Set
October 28, 2025
DRB-001018-2025**

BAPTISTERY PLAN

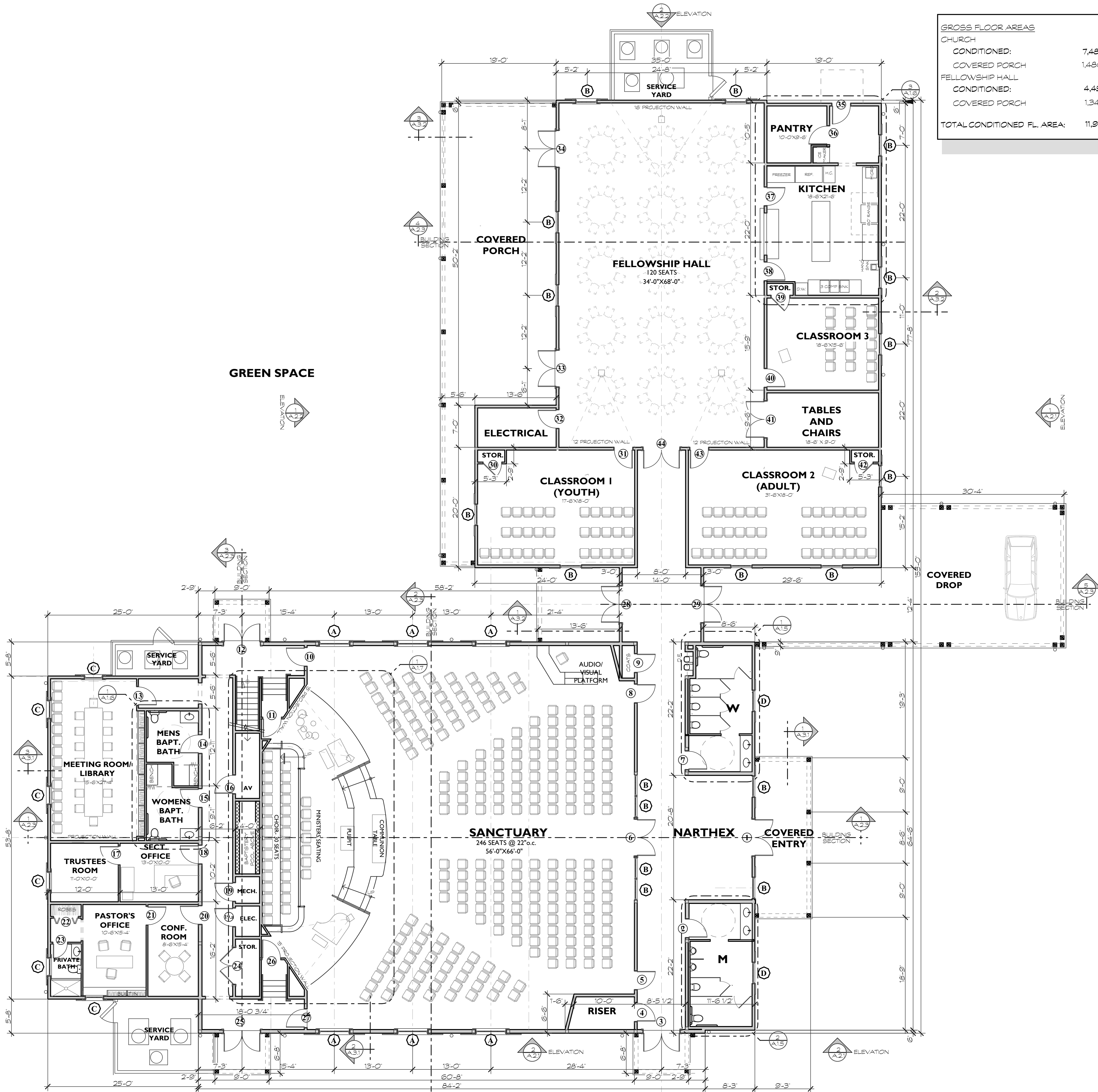
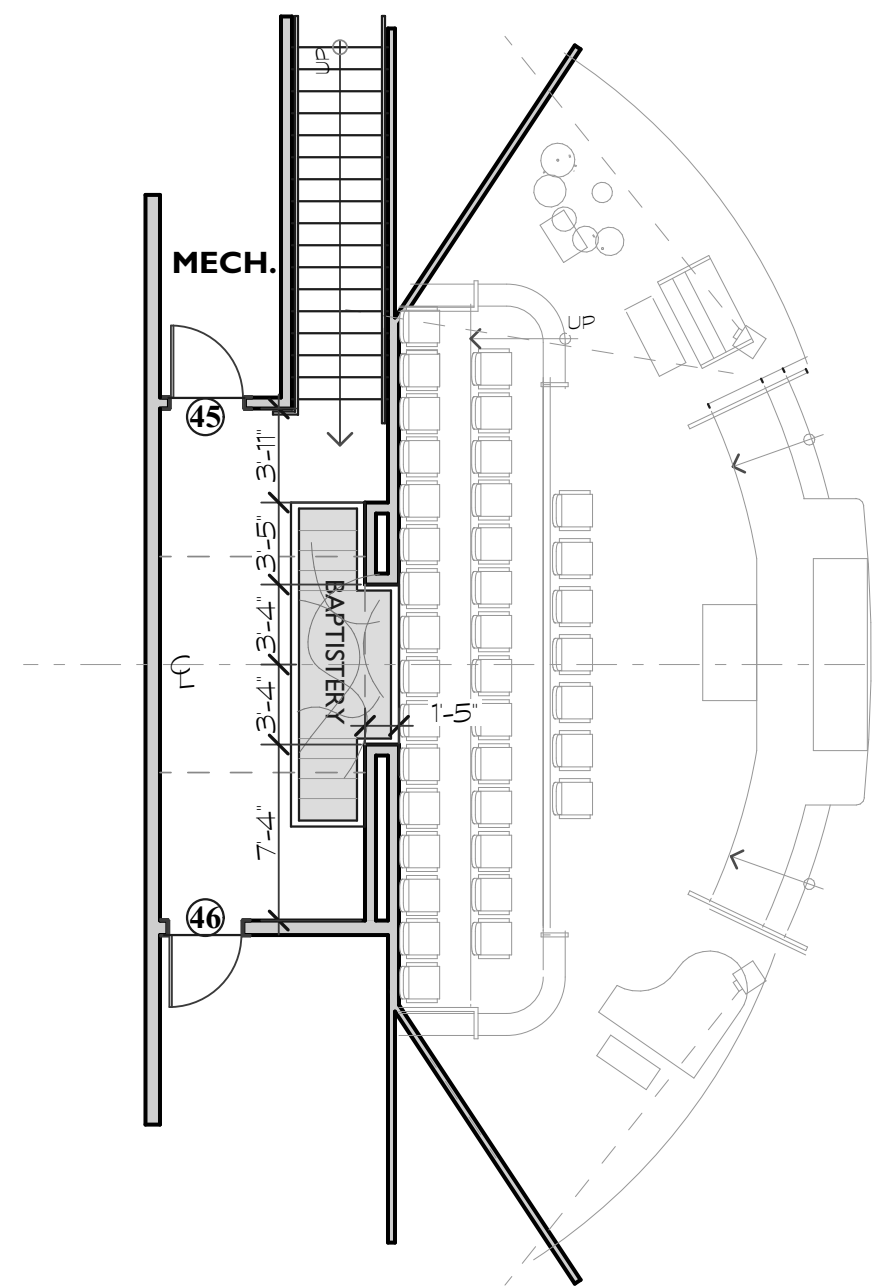
SCALE: 1/8"=1'-0"

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.

REVISIONS	DATE

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DATE OF ISSUE: 10/07/25
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SHEET

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

FIRST FLOOR								
ROOM NAME	FLOOR		WALL		CEILING			
	Material	Base	Material	Finish	Material	Finish	Height	CROWN
NARTHEX	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	14'-0"	YES
MEN #1	CERAMIC TILE	1X6 & CAP	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	11'-0"	YES
WOMEN #1	CERAMIC TILE	1X6 & CAP	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	11'-0"	YES
SANCTUARY	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	VARES	SEE 3 & 4 A&1
ALTAR	LVT	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	VARES	SEE 3 & 4 A&1
BACK HALLWAY	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
MEETING ROOM/ LIBRARY	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
MEN'S BAPT. BATH	CERAMIC TILE	VINYL	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	10'-0"	NO
WOMEN'S BAPT. BATH	CERAMIC TILE	VINYL	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	10'-0"	NO
TRUSTEES ROOM	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
SECT. OFFICE	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
CONF. ROOM	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
PASTORS OFFICE	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0"	NO
PRIVATE BATH	CERAMIC TILE	VINYL	GYP. BD.	PAINT	GYP. BD.	WHITE	9'-0"	NO
BAPTISTRY	CERAMIC TILE	1X6 & CAP	GYP. BD.	PAINT	GYP. BD.	WHITE	16'-0"	NO
CLASSROOM 1	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	NO
CLASSROOM 2	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	NO
TABLES AND CHAIRS	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	NO
CLASSROOM 3	LVT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	12'-0"	NO
FELLOWSHIP HALL	LVT	1X6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	16'-0"	NO
KITCHEN	CERAMIC TILE	VINYL	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	12'-0"	NO
PANTRY	CERAMIC TILE	VINYL	GYP. BD.	BROCKY PANT	GYP. BD.	WHITE	12'-0"	NO

Architectural drawings of a window unit showing front, side, and top views with dimensions.

Front View: The window unit is 10'-0" high and 3'-6" wide. It features a diamond-patterned mesh covering the main opening. The top section is divided into three horizontal panes. The overall height including the top frame is 12'-0" (10'-0" + 2'-0").

Side View: The unit is 3'-0" deep. The mesh is 5'-0" high and 3'-6" wide. The top section is 2'-0" high. The overall height is 7'-0" (5'-0" + 2'-0").

Top View: The unit is 3'-0" wide and 5'-0" deep. The mesh is 3'-6" wide and 5'-0" deep. The top section is 2'-0" high. The overall height is 7'-0" (5'-0" + 2'-0").

Labels:

- STAIN GLASS- SEE COLOR ELEVATIONS
- SHUTTERS- SEE ELEV.

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

DOOR & FRAME SCHEDULE

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 ISSUE

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SCHEDULES

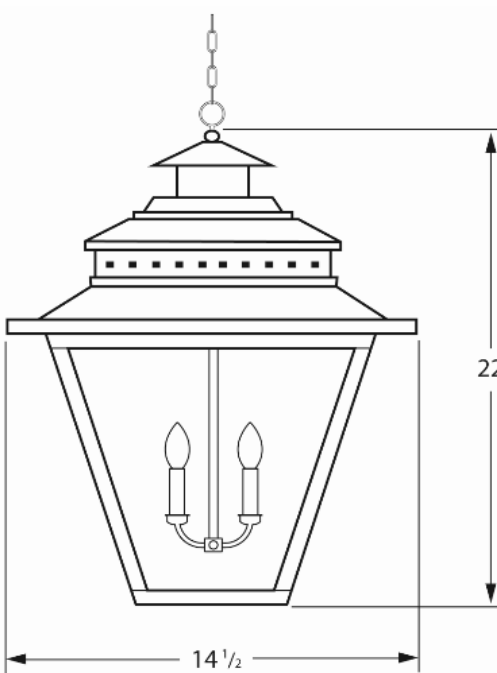
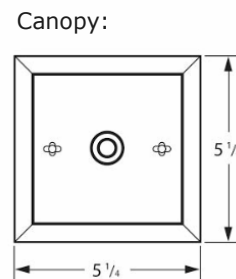
A.1.2

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FINAL DRB SET

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

parkerdesigngrouparchitects
842 785 5171 POST OFFICE BOX 3010 HILTON HEAD ISLAND SC 29928

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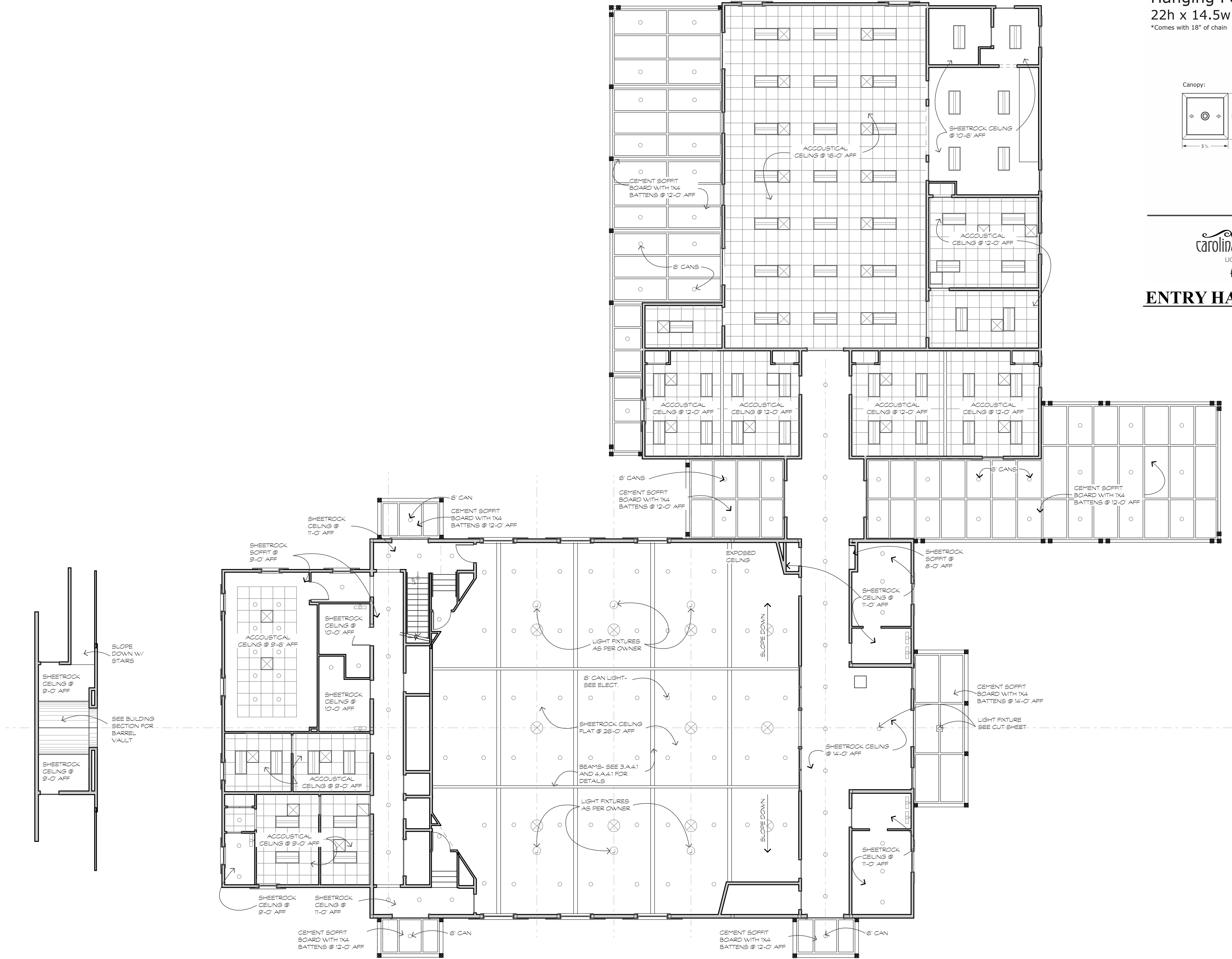
FINAL DRB SET

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

REVISIONS	DATE

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SHEET

REFLECTED
CEILING PLAN
A.1.3



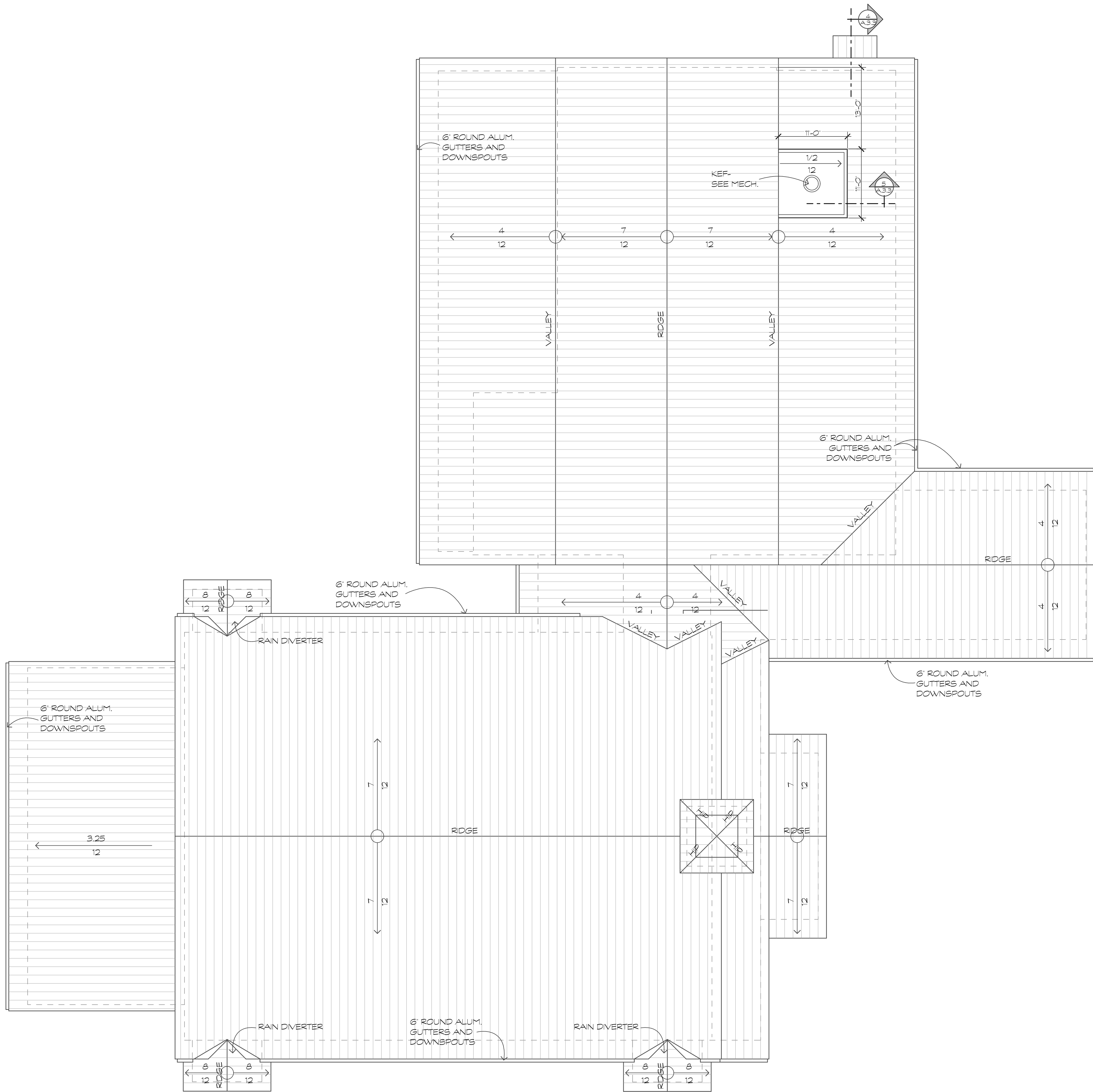
PRICING SET

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

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JOB NO.
SHEET

ROOF PLAN
A.1.4



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



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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PRICING SET

A New Church For:

St. James Baptist

Union Cemetary Road
Hilton Head Island, S.C.

REVISIONS	DATE

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DATE OF ISSUE: 10/16/25
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JOB NO.

SHEET

CHURCH AND FELLOWSHIP HALL

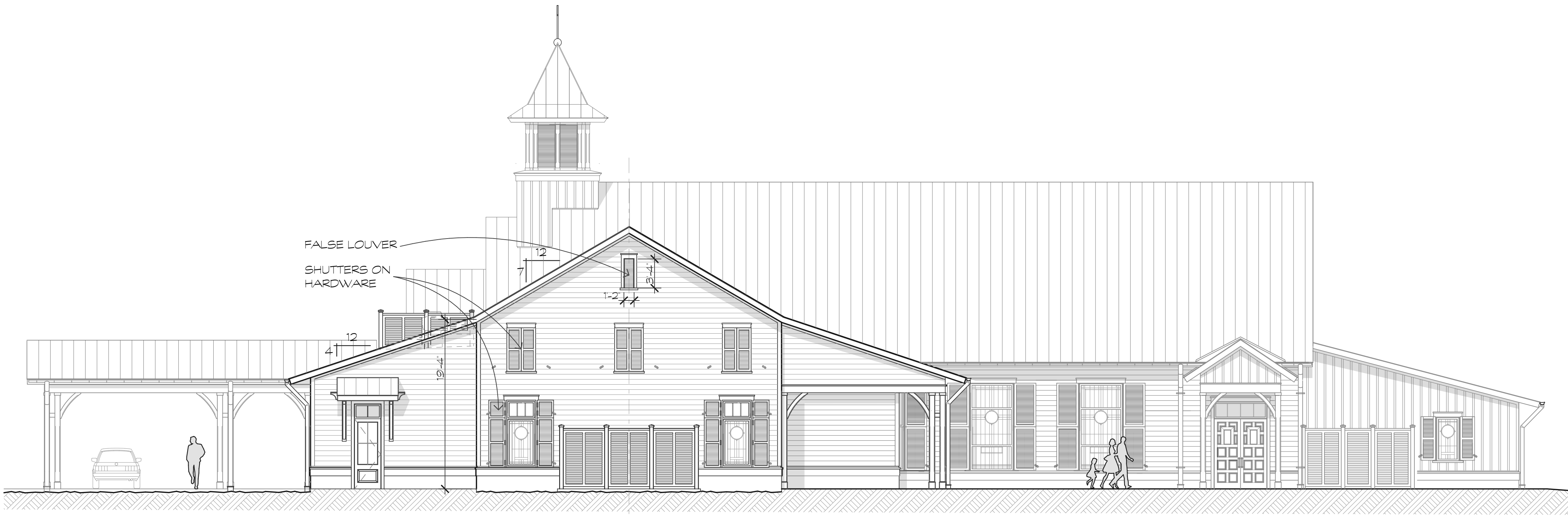
A.2.1



REAR ELEVATION

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

1
A.2.2



RIGHT SIDE ELEVATION

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

2
A.2.2

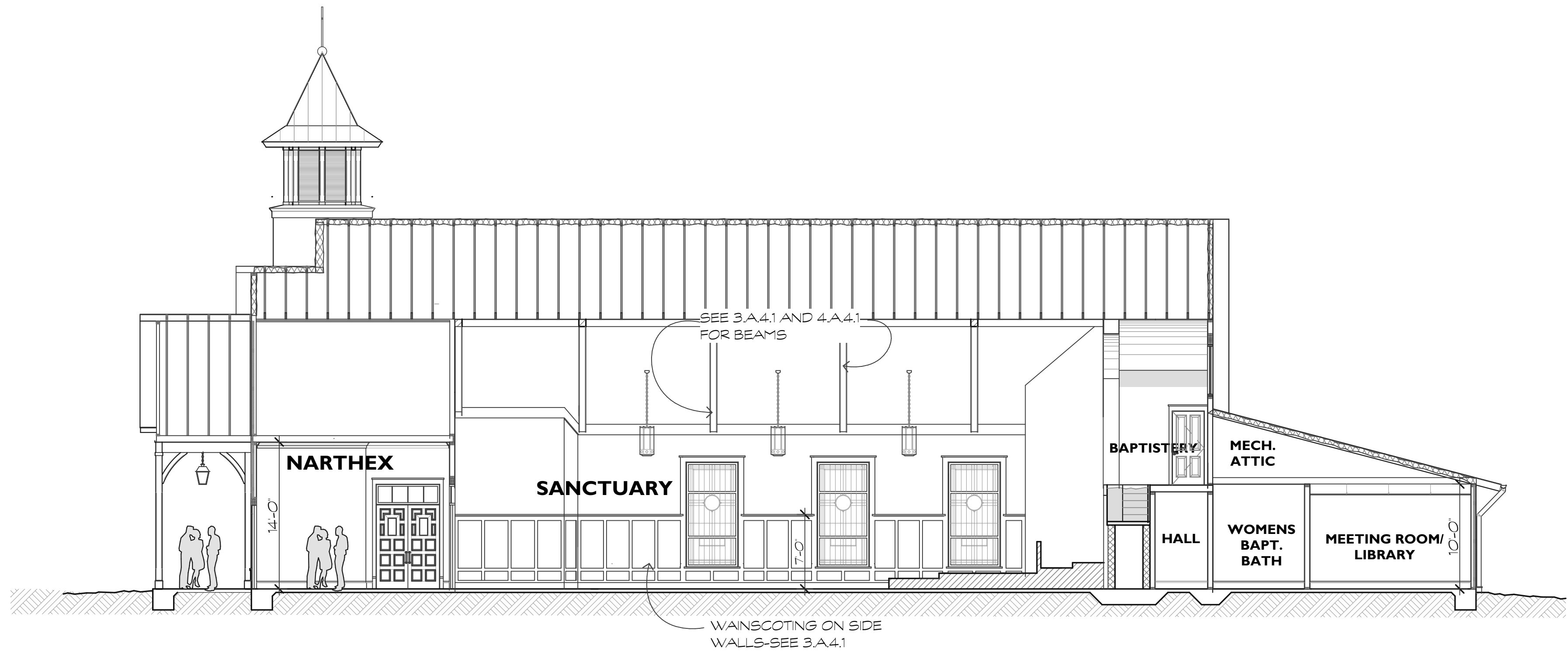
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PRICING SET

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

REVISIONS	DATE

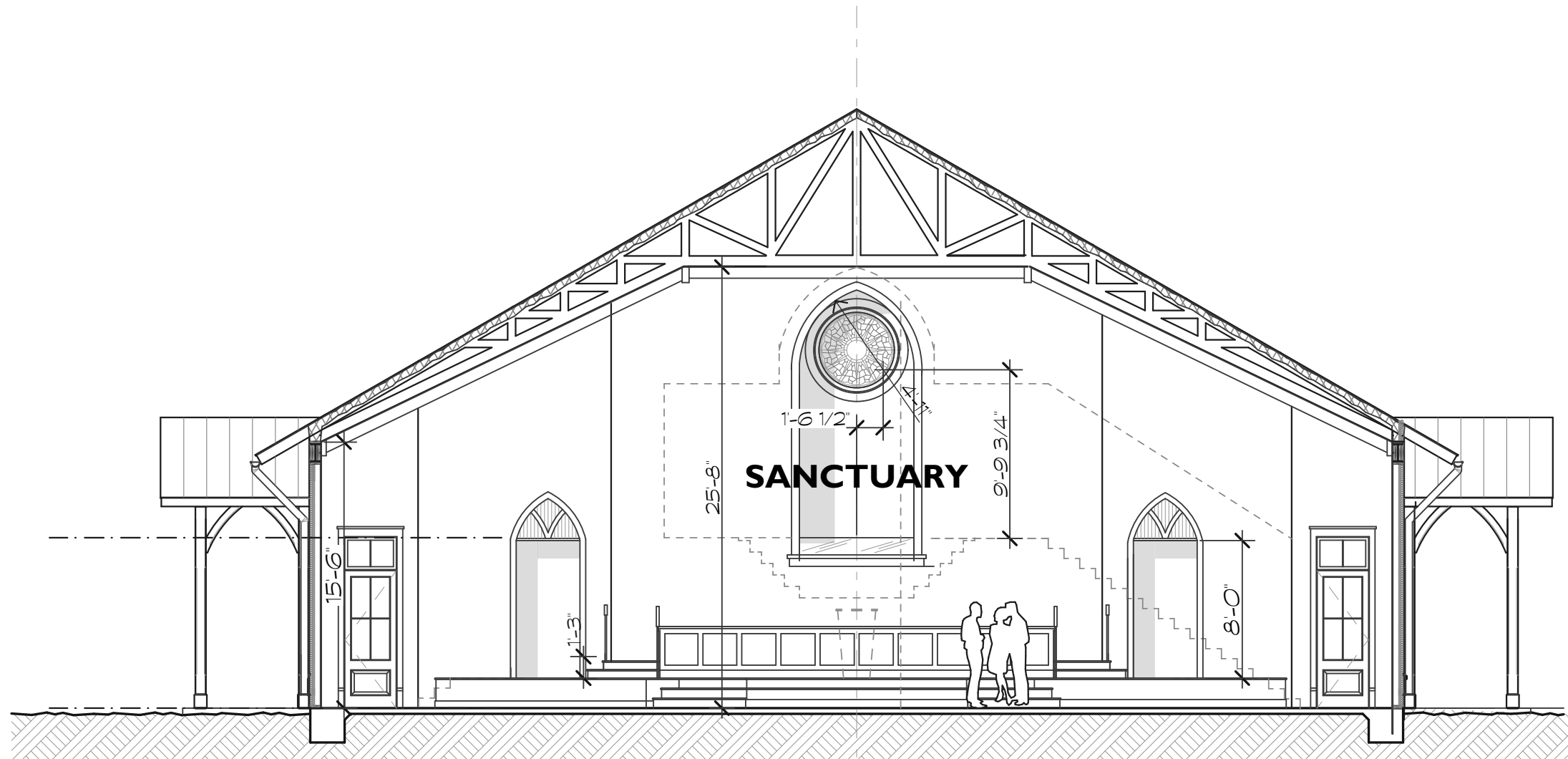
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CHURCH SECTION

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

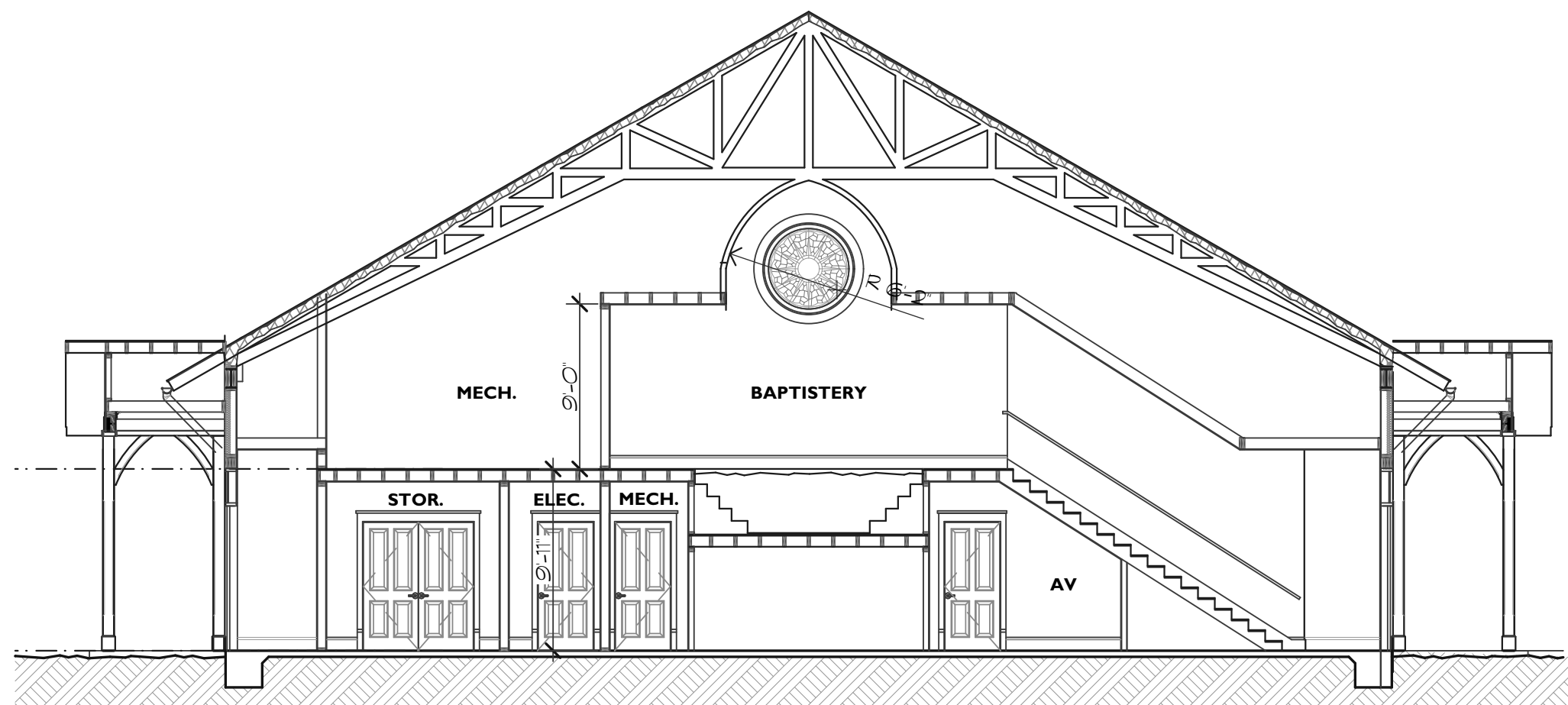
1
A.2.3



CHURCH SECTION

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

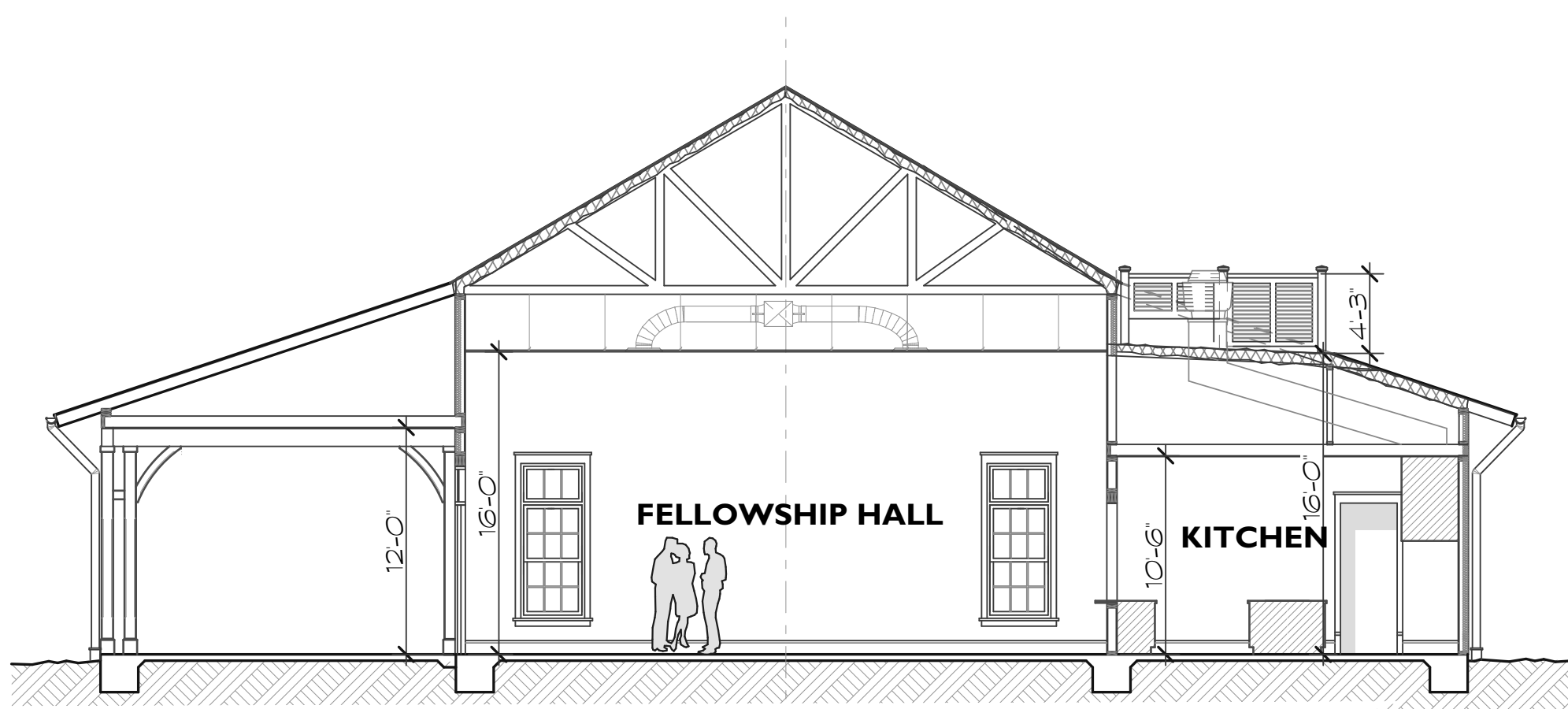
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A.2.3



BAPTISTERY BUILDING SECTION

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

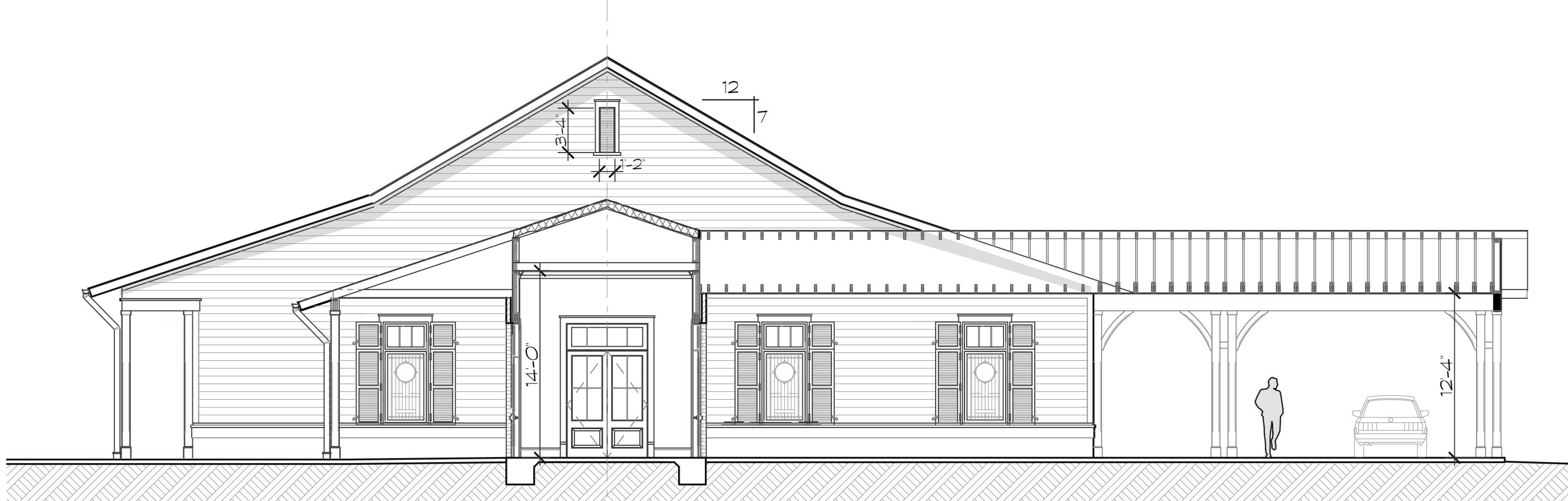
3
A.2.2



FELLOWSHIP BUILDING SECTION

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

4
A.2.2

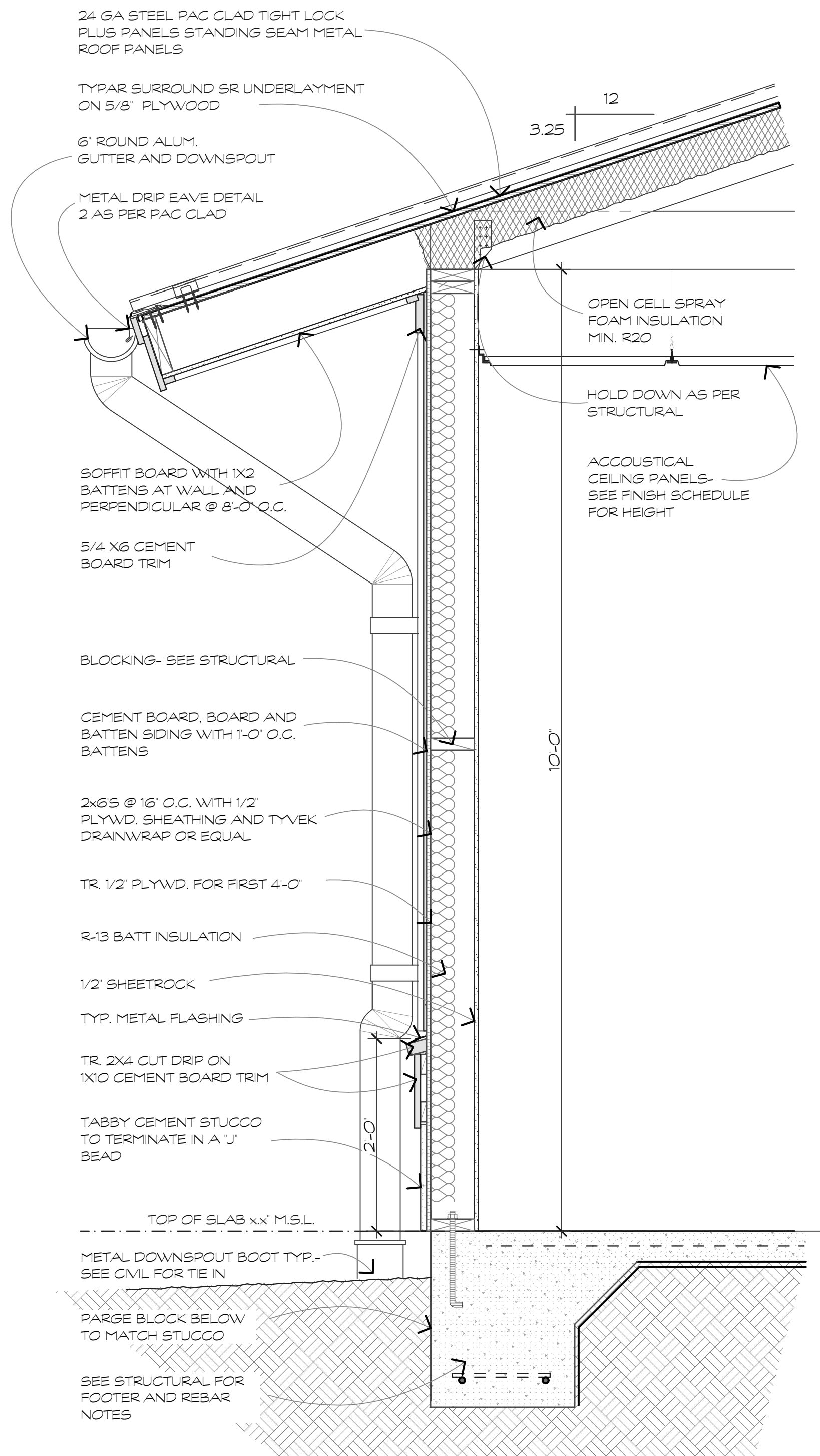


TRANSITION BUILDING SECTION

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

5
A.2.2

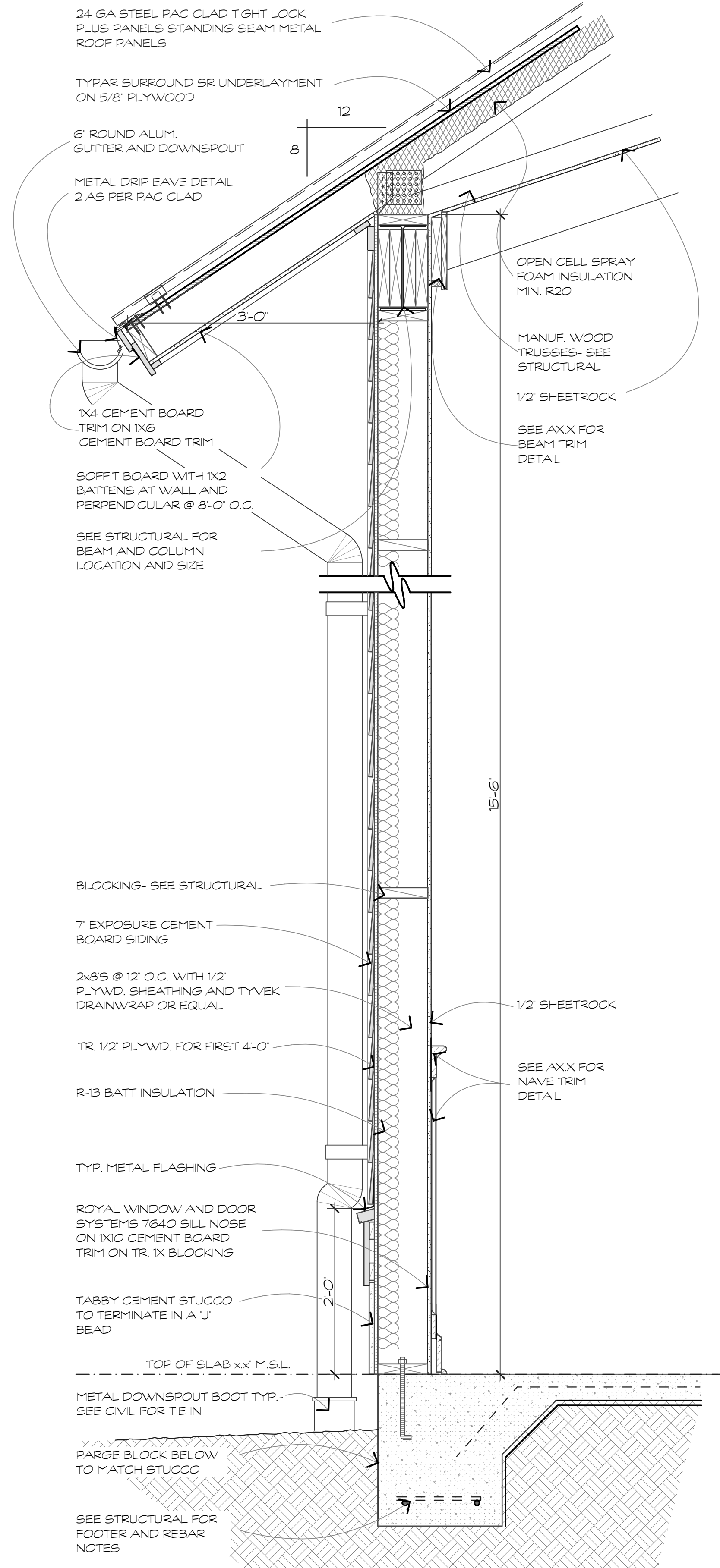
REVISIONS	DATE



TYP. OFFICE SECTION

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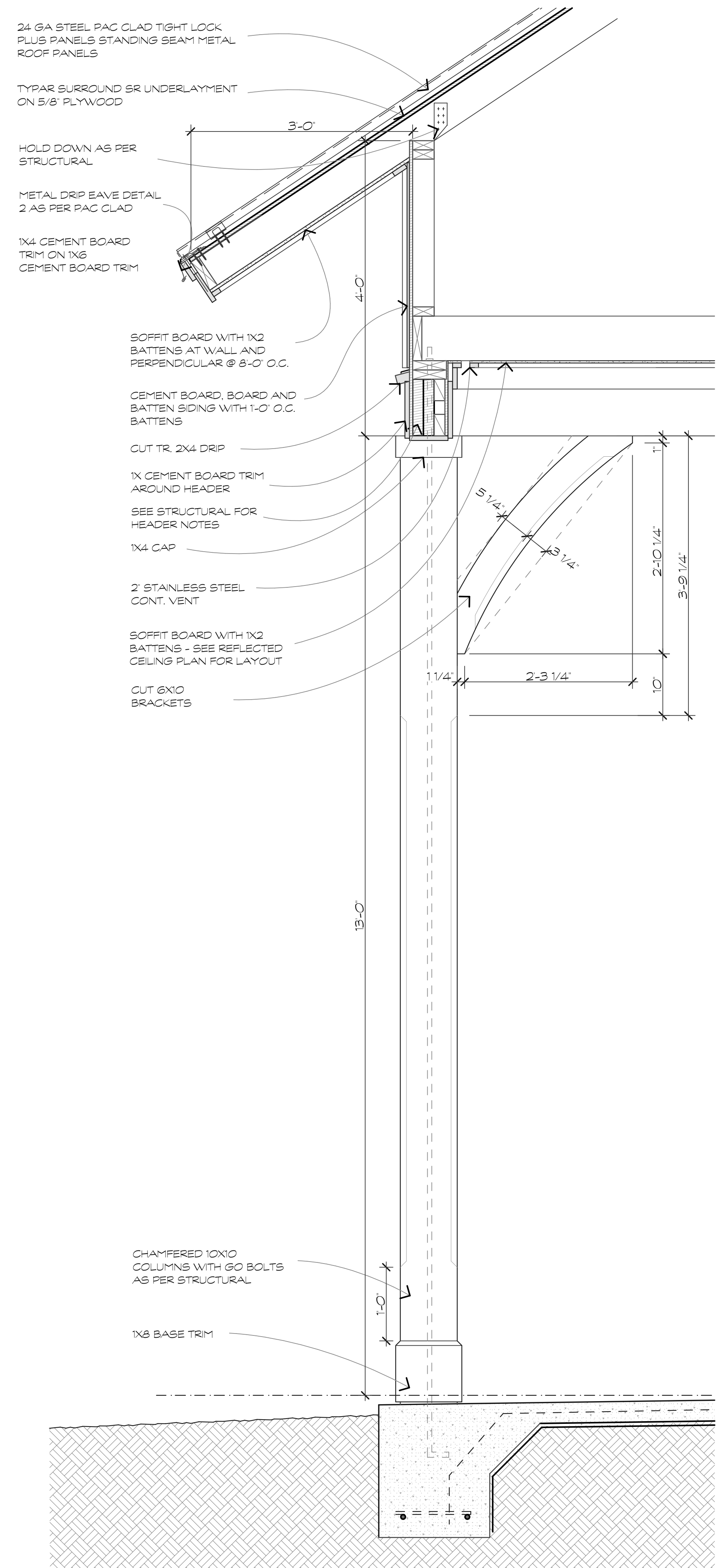
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A3.1



TYP. WALL SECTION (CHURCH)

SCALE: 1"=1'-0"

2
A3.1



ENTRY PORCH SECTION

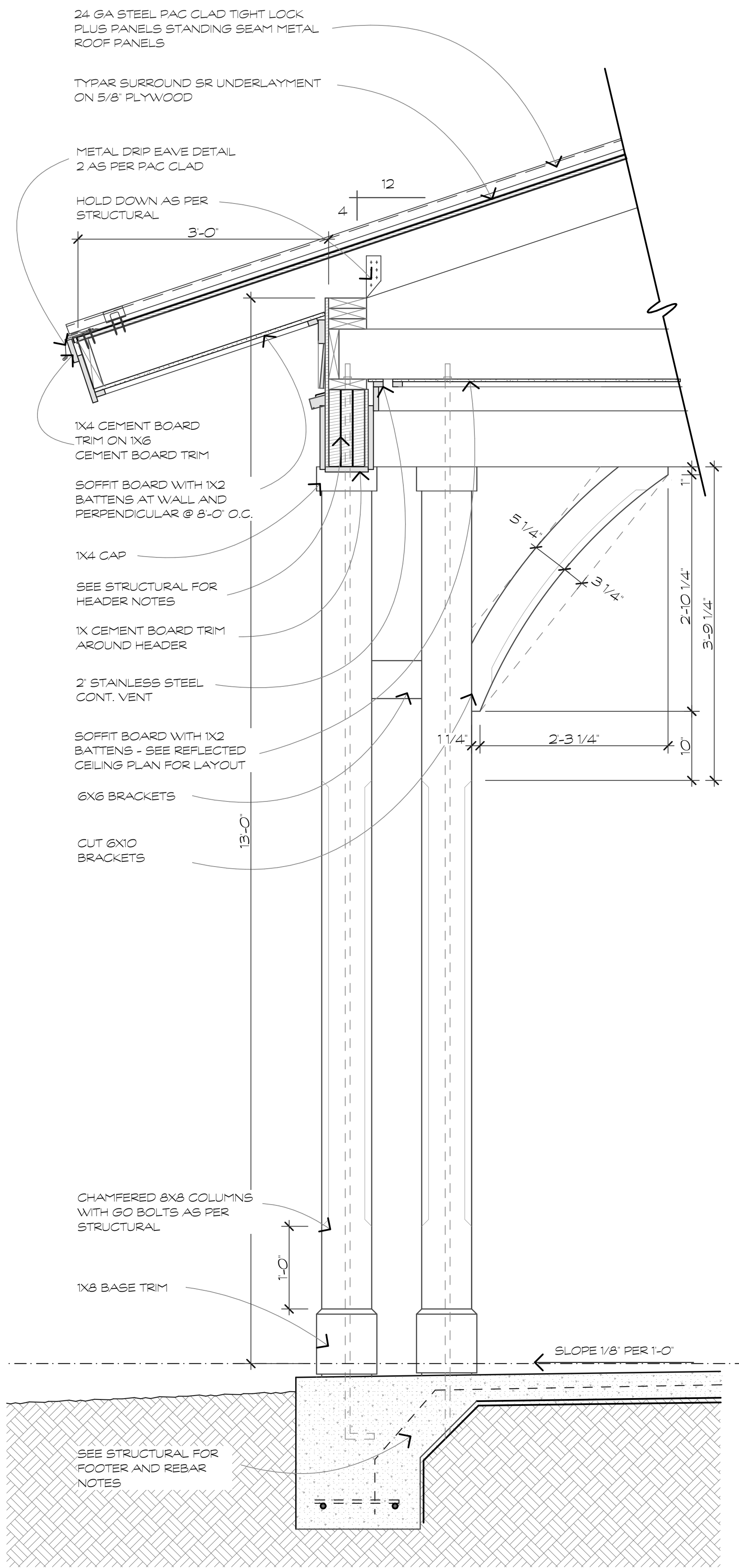
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A3.1

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

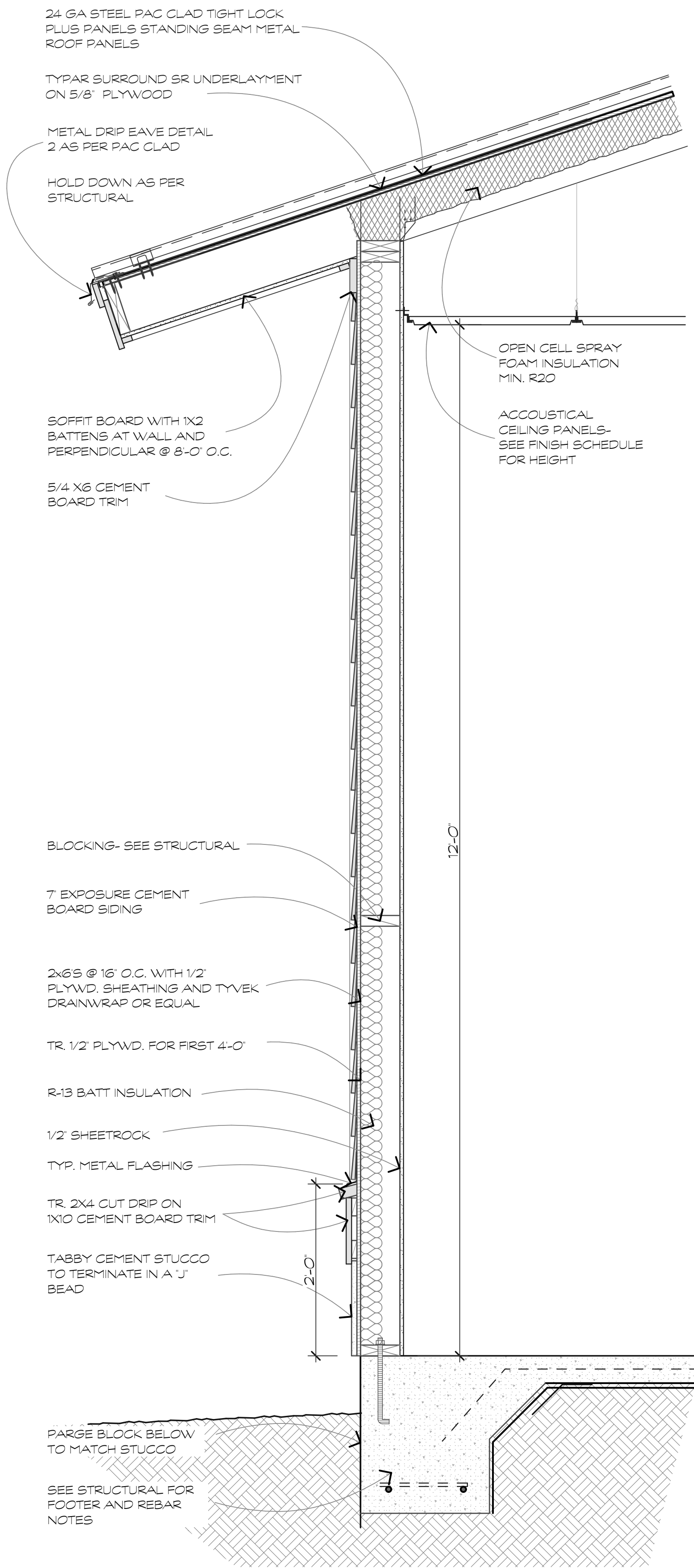
REVISIONS	DATE

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CHECKED BY
DATE OF ISSUE: 10/16/25
SCALE
JOB NO.
SHEET



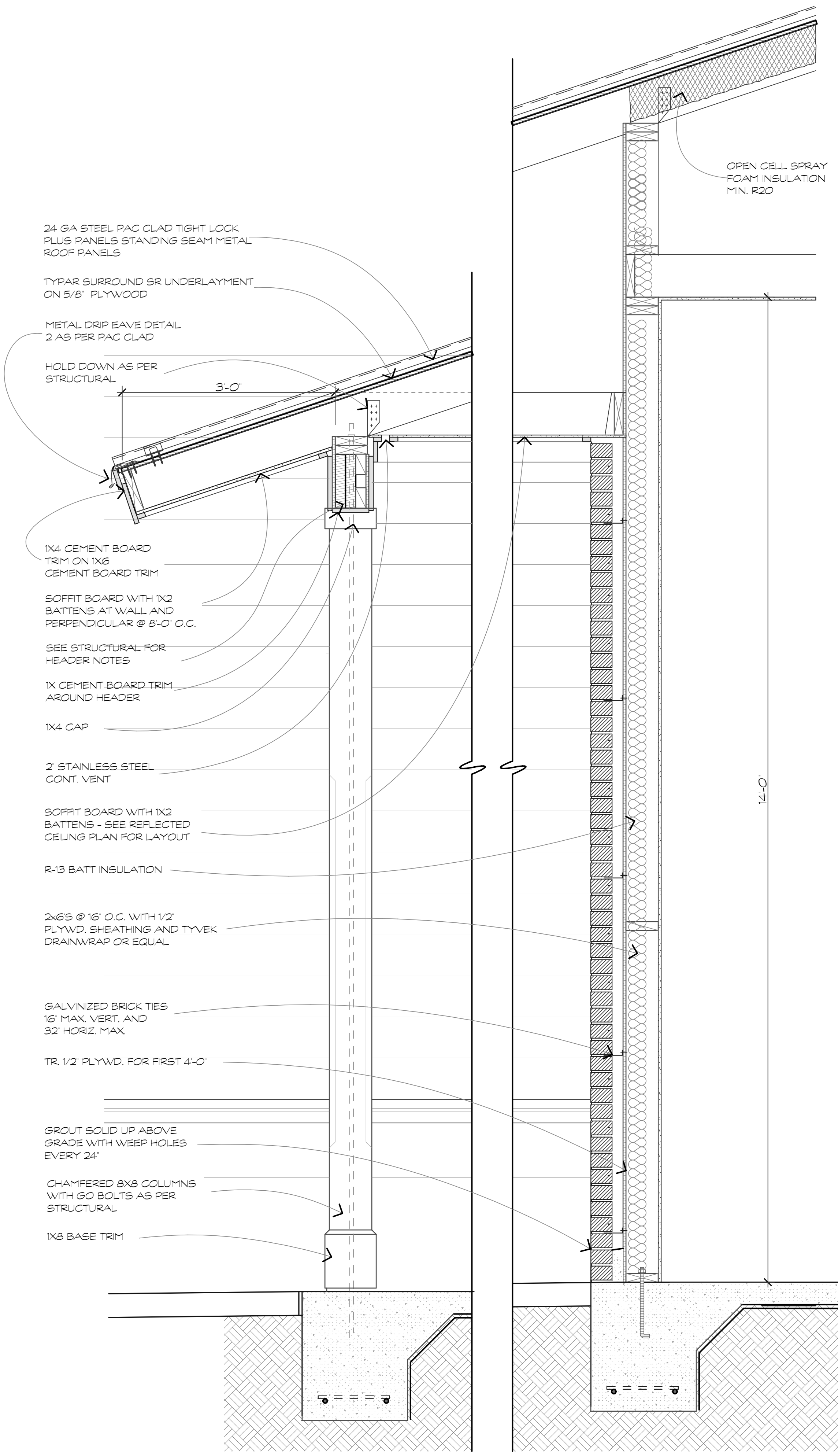
TYP. PORCH SECTION
SCALE: 1"=1'-0"

3
A3.2



CLASSROOM SECTION
SCALE: 1"=1'-0"

2
A3.2



WALL SECTION FELLOWSHIP HALL
SCALE: 1"=1'-0"

1
A3.2

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pdg
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FINAL DRB SET

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

REVISIONS	DATE

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TJ

CHECKED BY

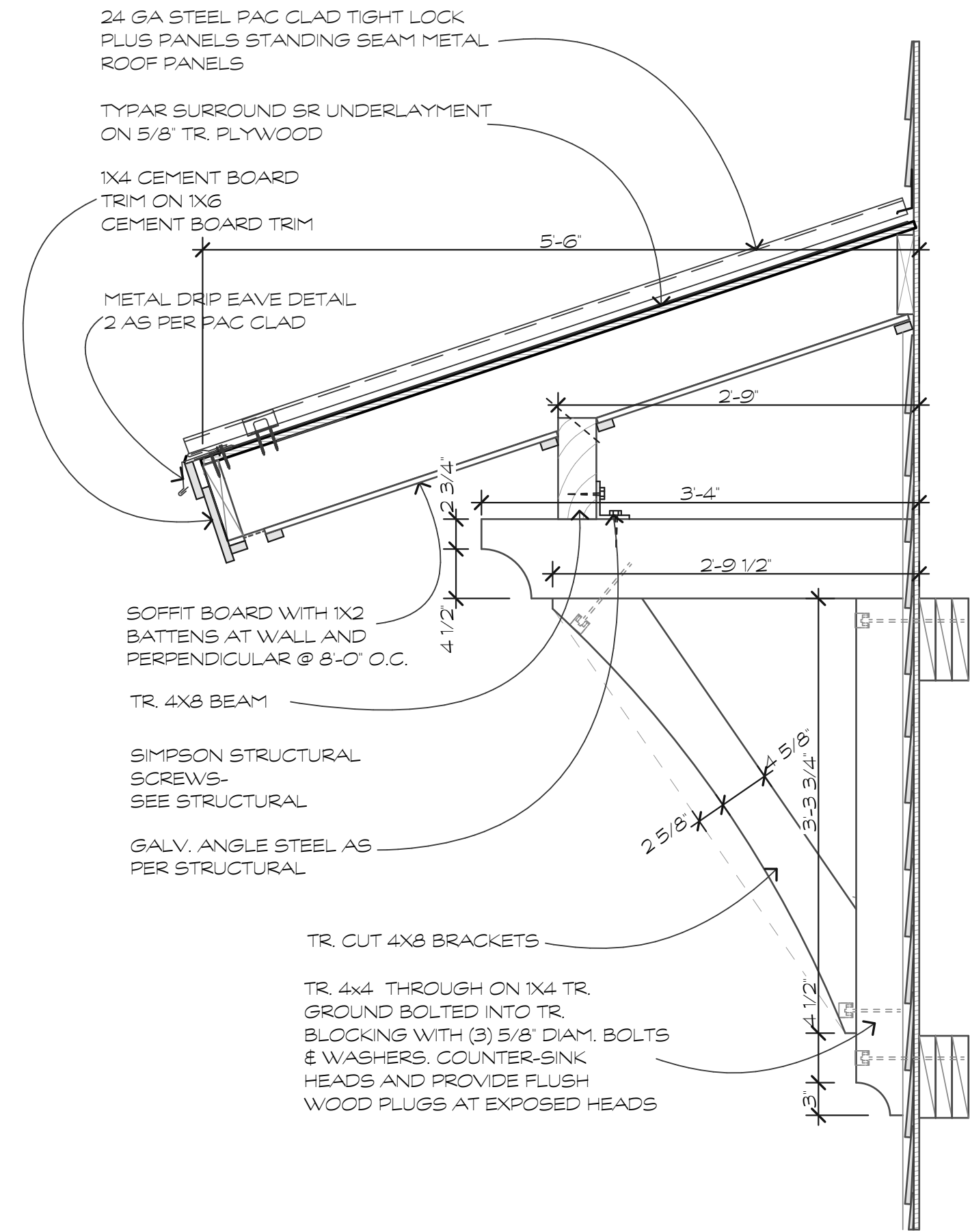
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10/07/25

SCALE

JOB NO.

SHEET

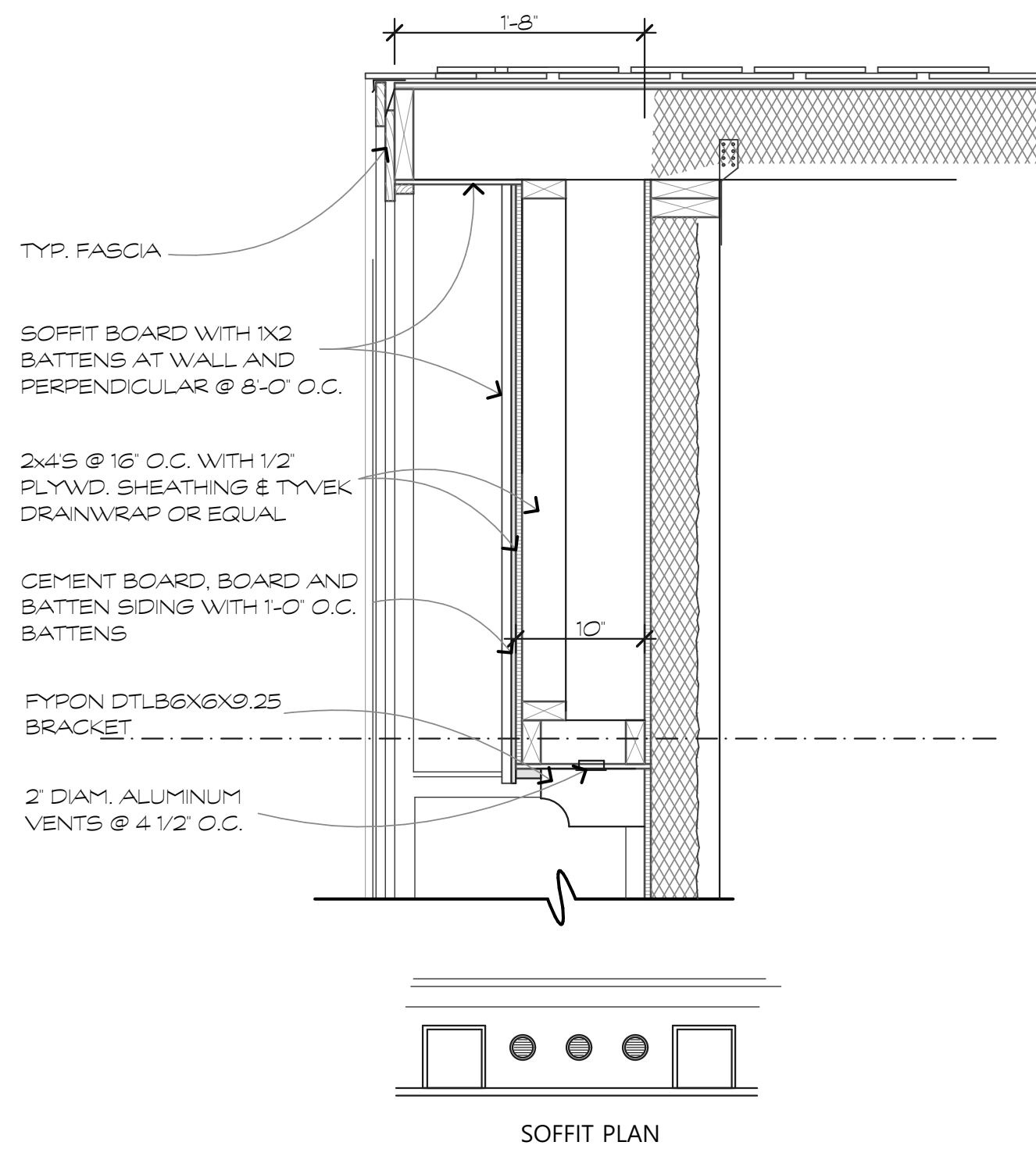
WALL
SECTIONS
A.3.2



ROOF/ BRACKET DETAIL

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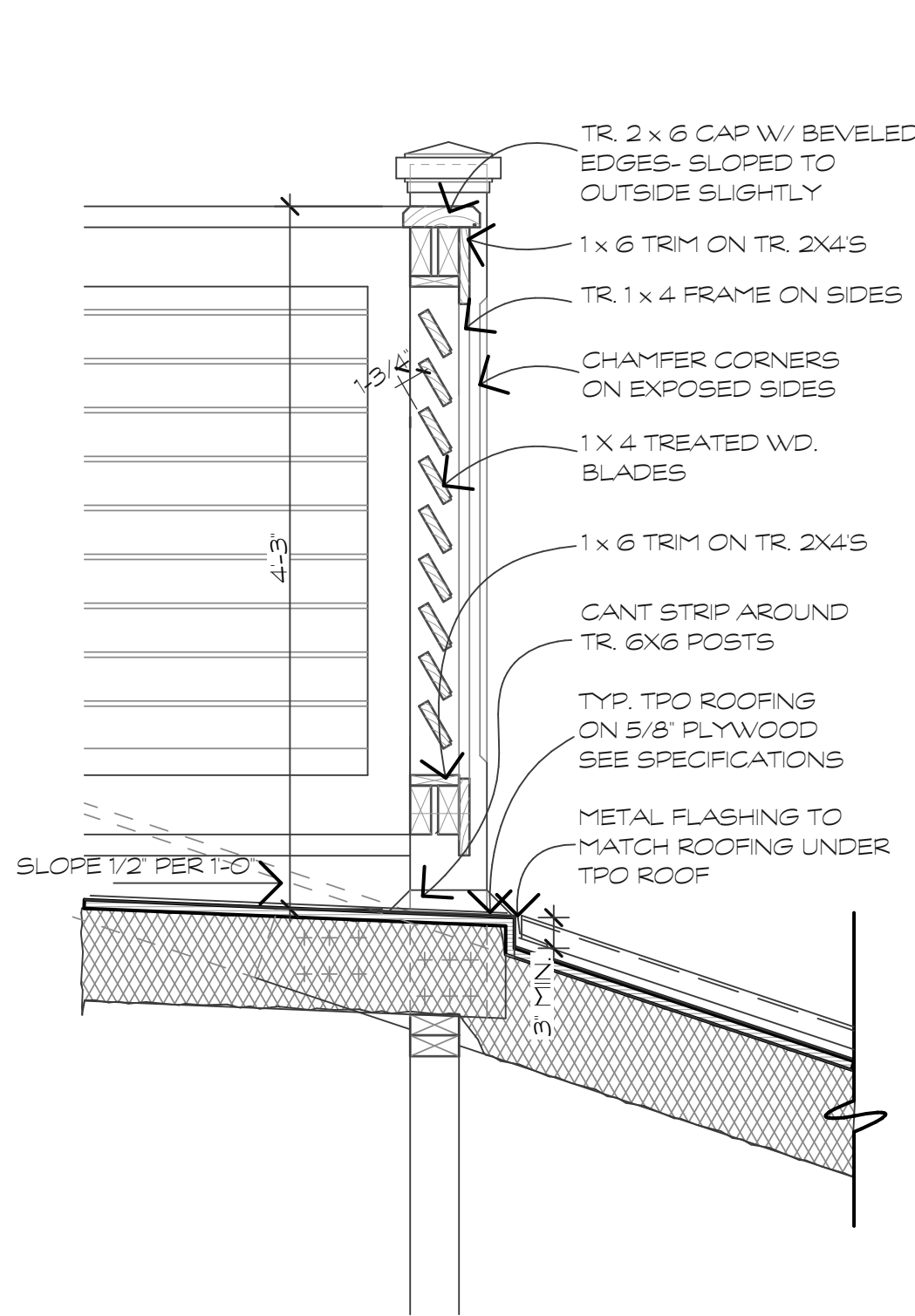
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GABLE SECTION

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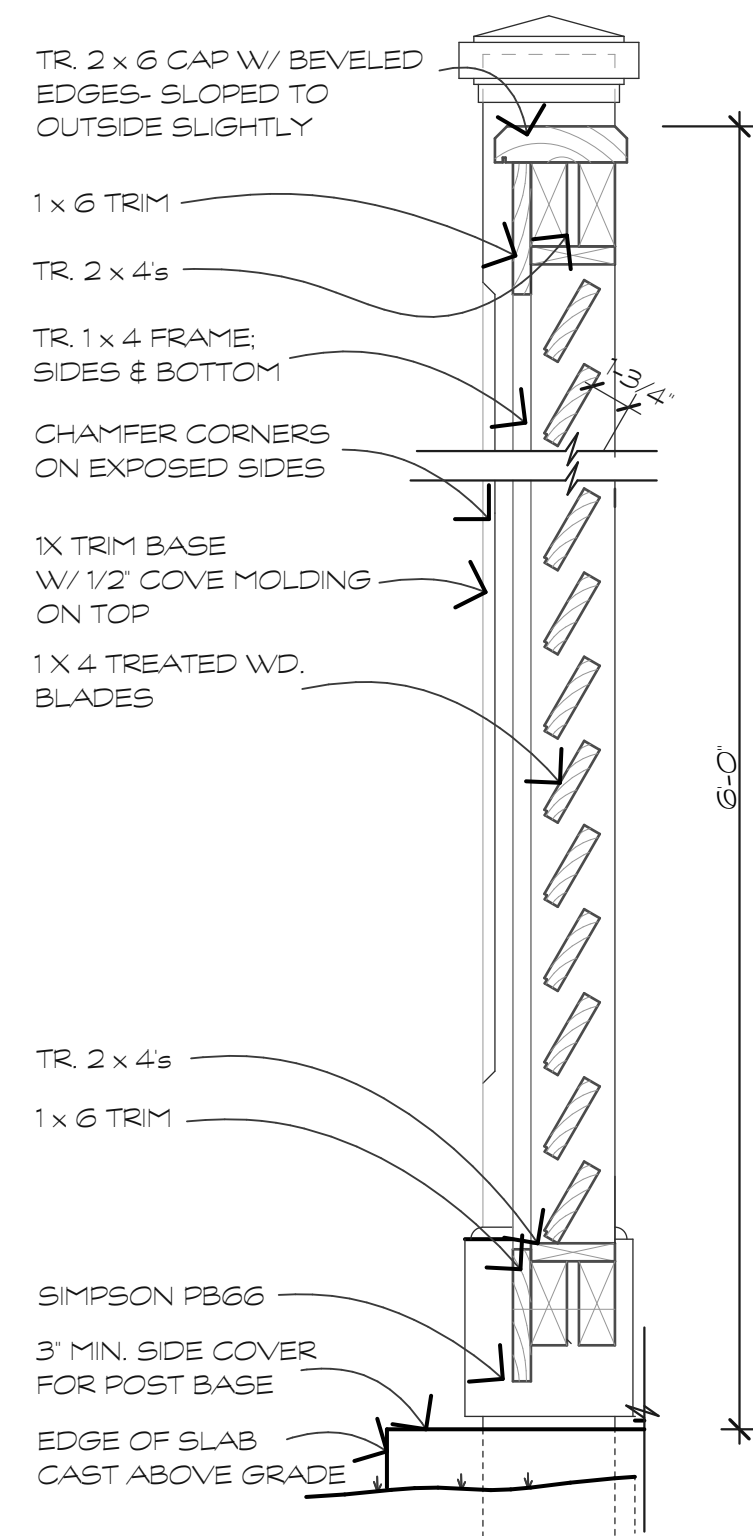
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HOOD SCREEN DETAIL

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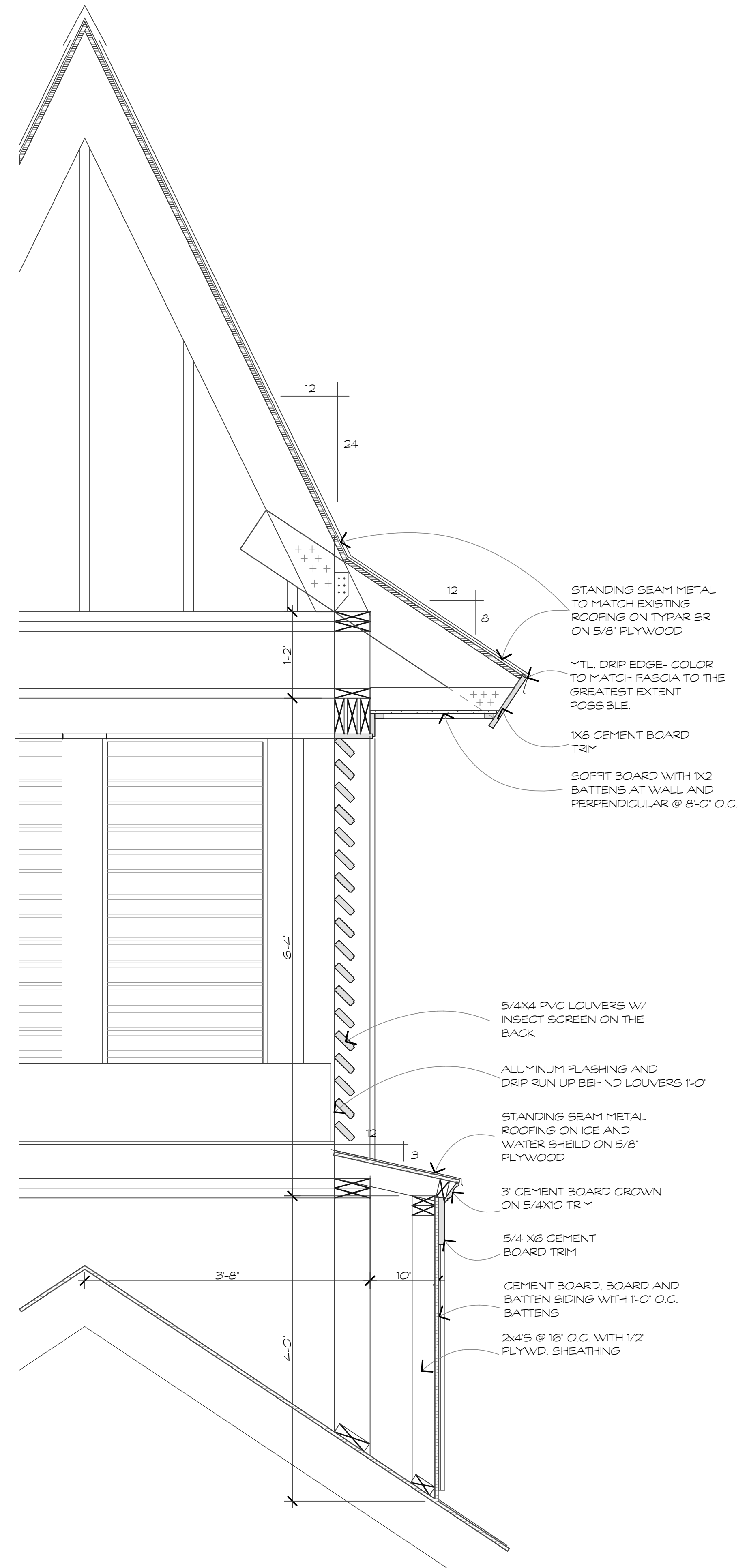
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SERVICE YARD DETAIL

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3
A.3.3



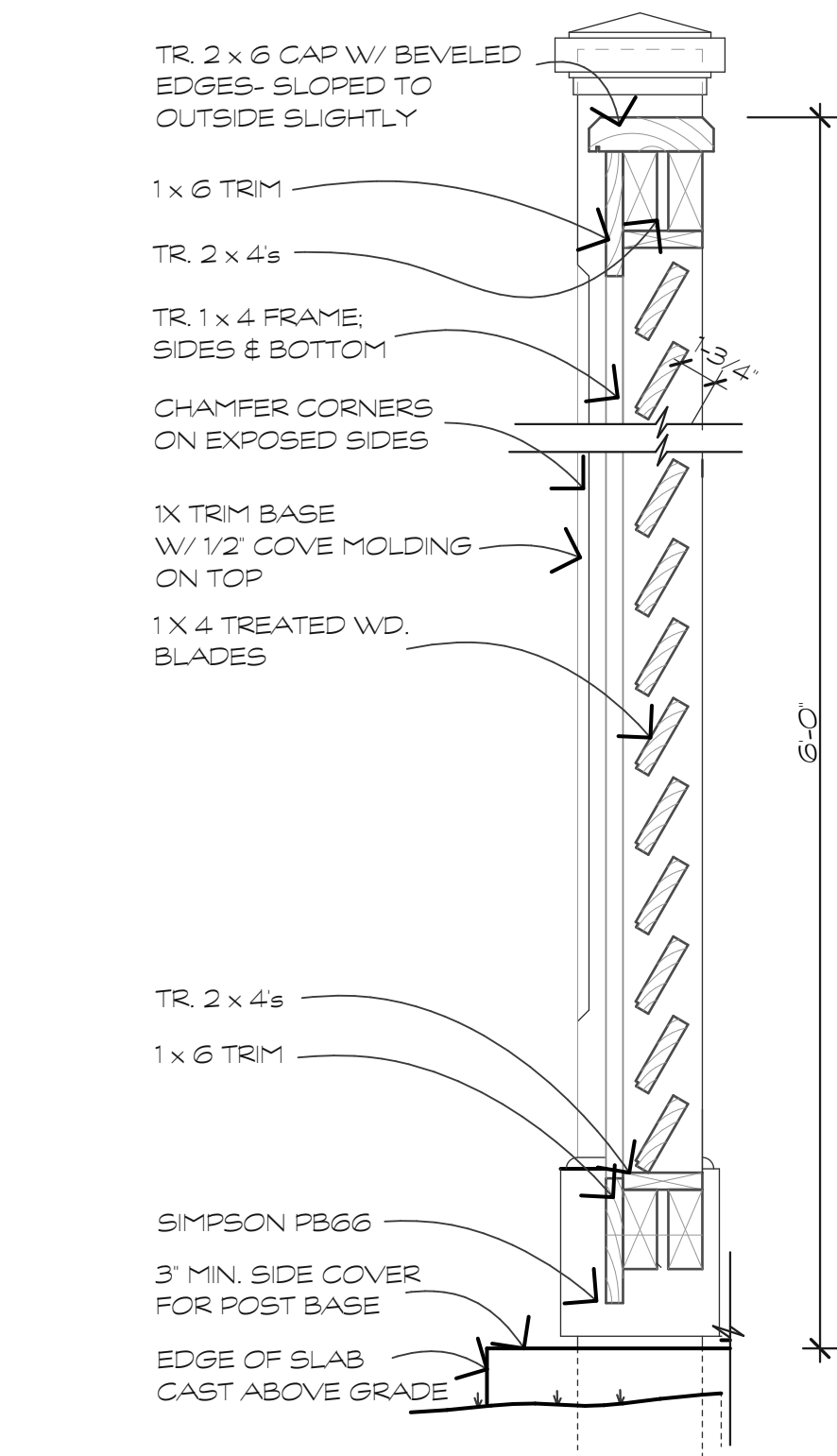
STEEPLE SECTION

SCALE: 1"=1'-0"

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A.3.3

REVISIONS	DATE

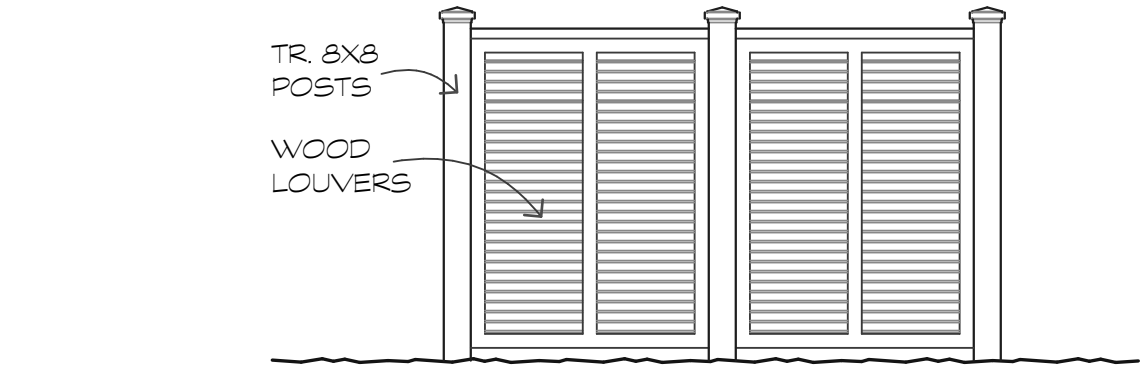
DRAWN BY TJ
CHECKED BY
DATE OF ISSUE: 10/07/25
SCALE
JOB NO.
SHEET



FENCE SECTION

SCALE: 1"=1'-0"

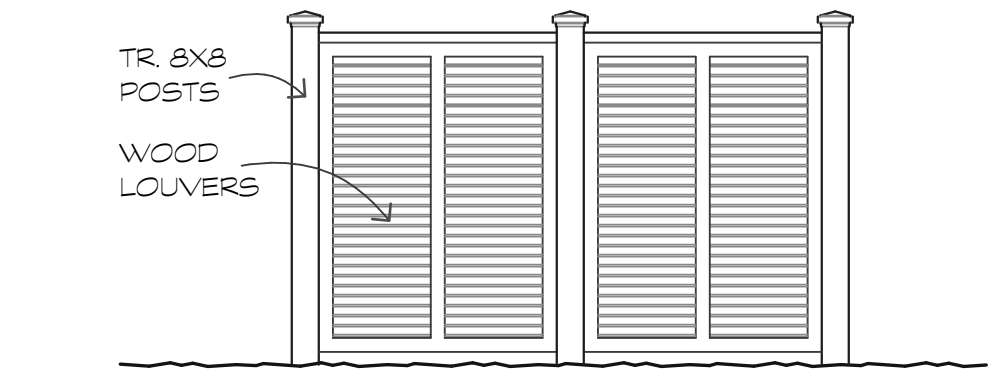
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A.3.4



REAR SIDE ELEVATION

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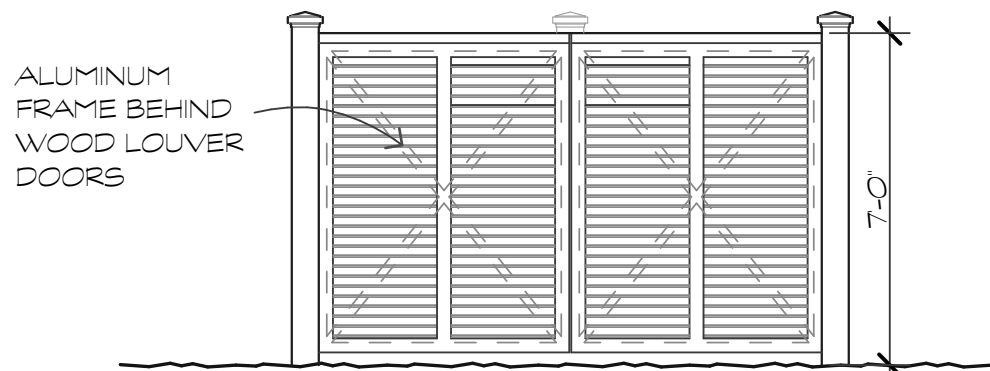
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RIGHT SIDE ELEVATION

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

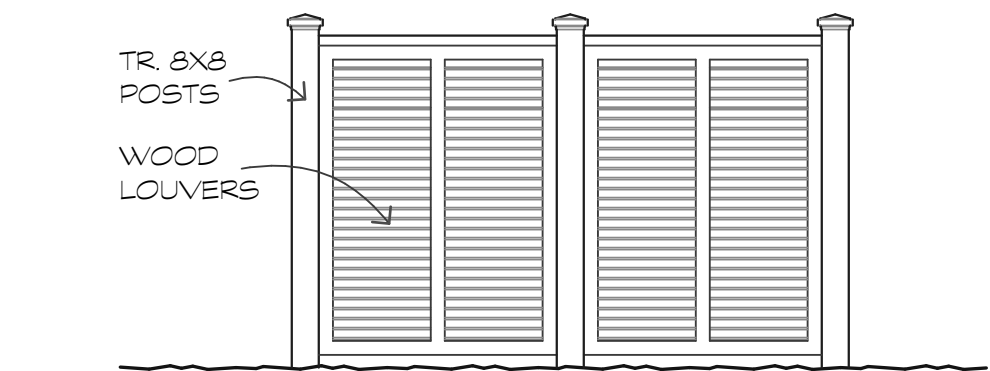
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A.3.4



PARKING LOT ELEVATION

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

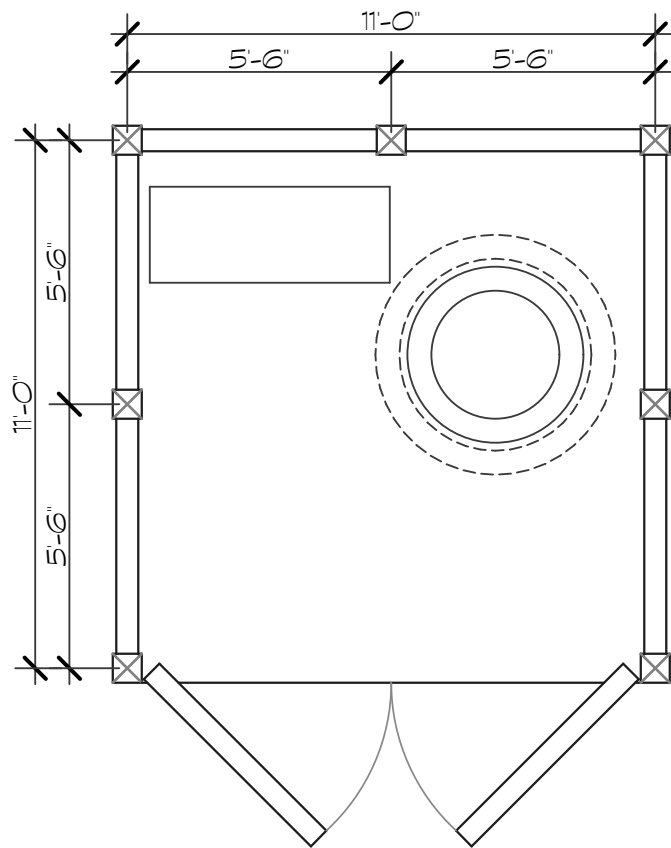
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LEFT SIDE ELEVATION

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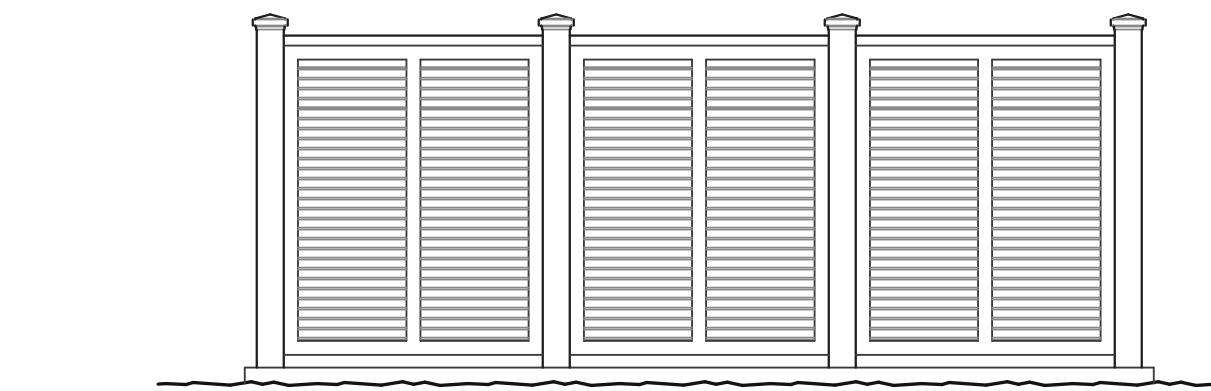
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LIFT STATION PLAN

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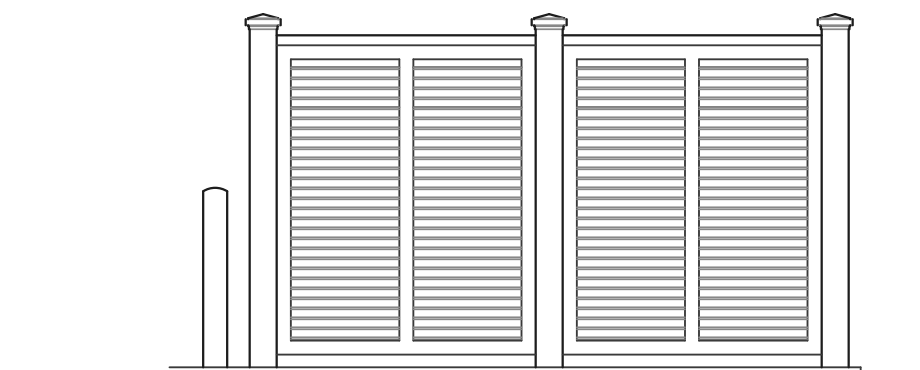
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REAR SIDE ELEVATION

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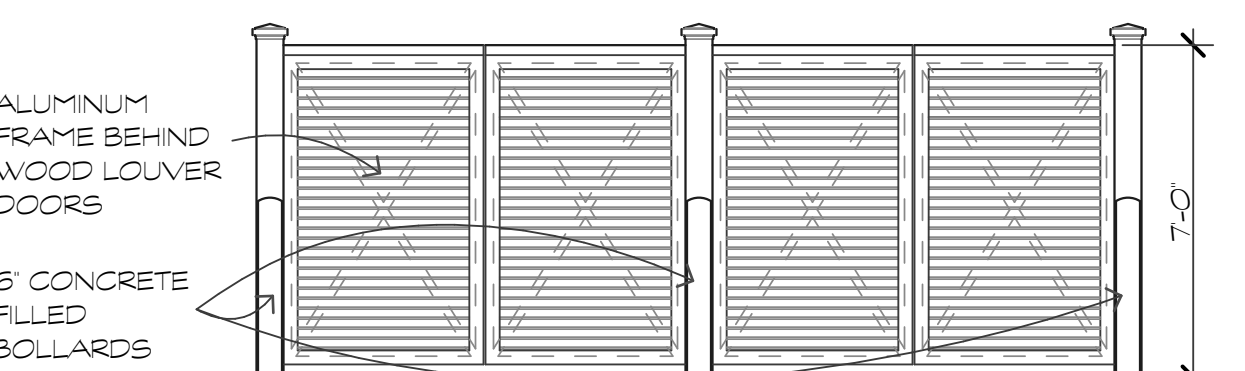
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RIGHT SIDE ELEVATION

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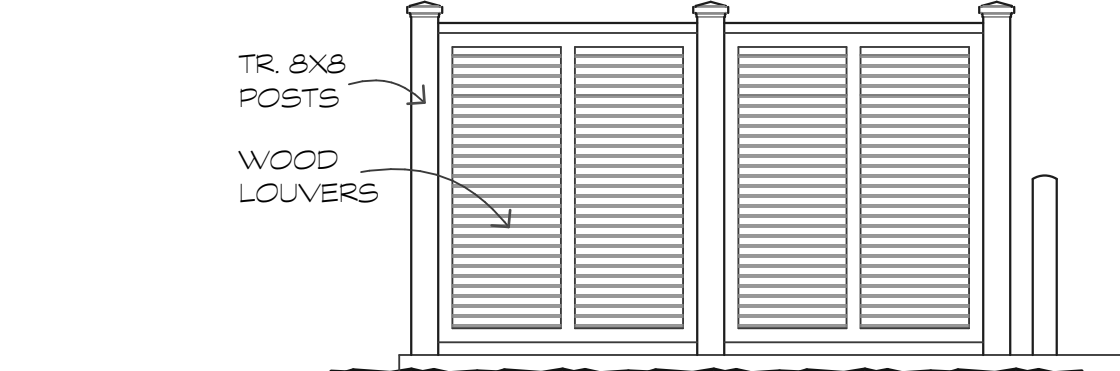
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A.3.4



PARKING LOT ELEVATION

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

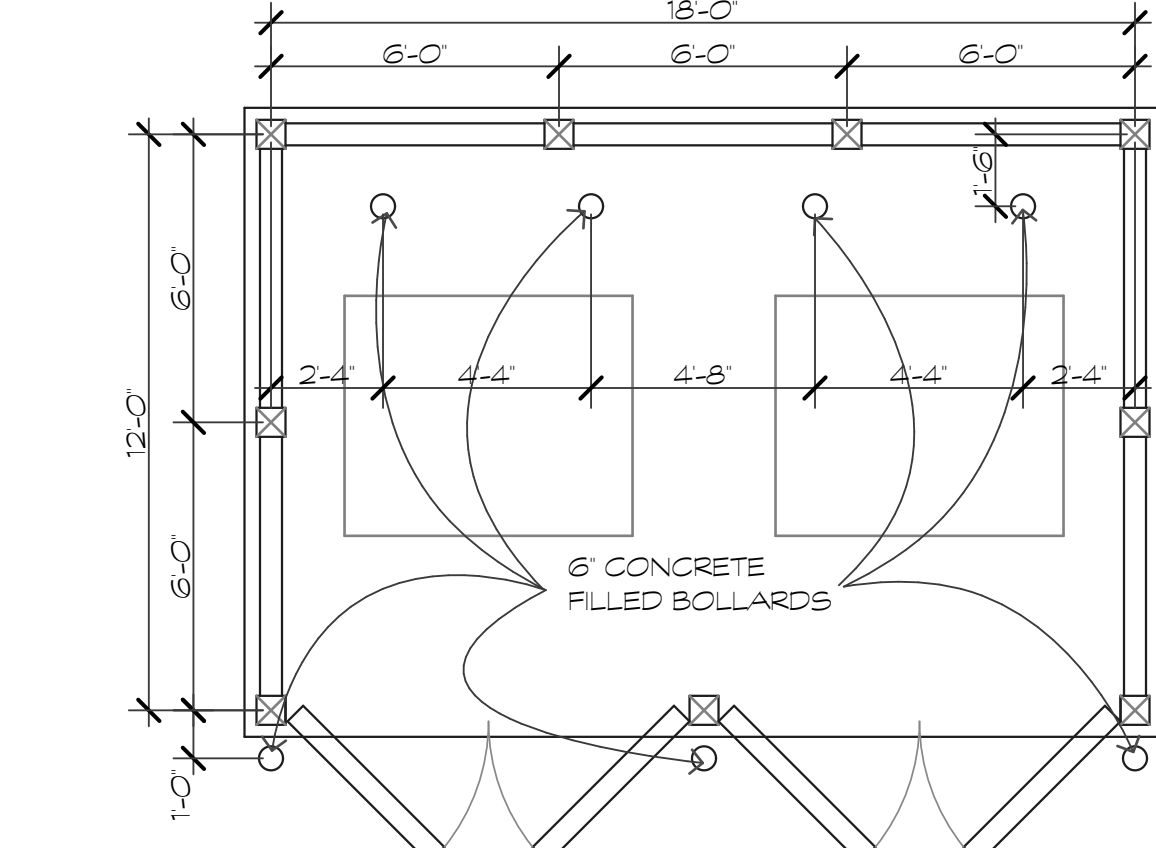
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A.3.4



LEFT SIDE ELEVATION

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

2
A.3.4



DUMPSTER YARD PLAN

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

1
A.3.4

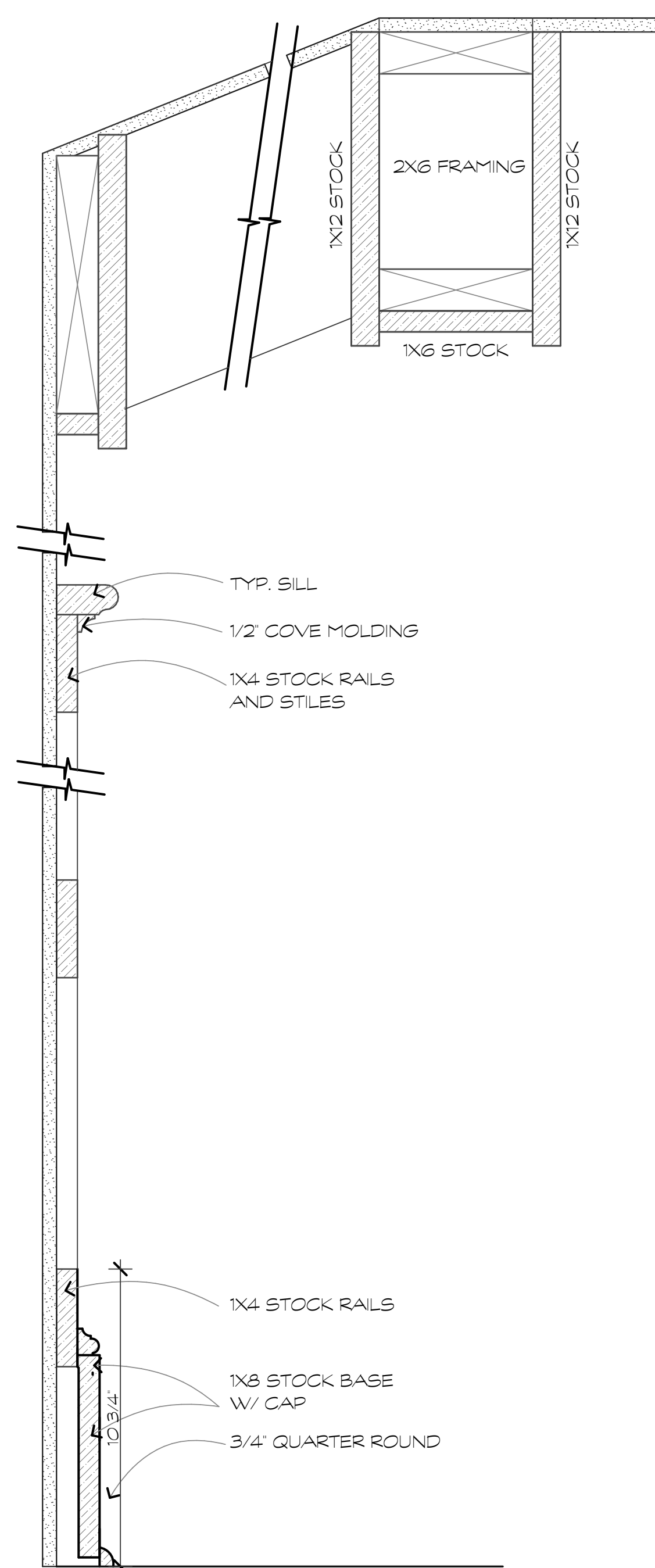
REVISIONS	DATE

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CHECKED BY
DATE OF ISSUE: 10/07/25
SCALE
JOB NO.
SHEET

BEAM DETAIL

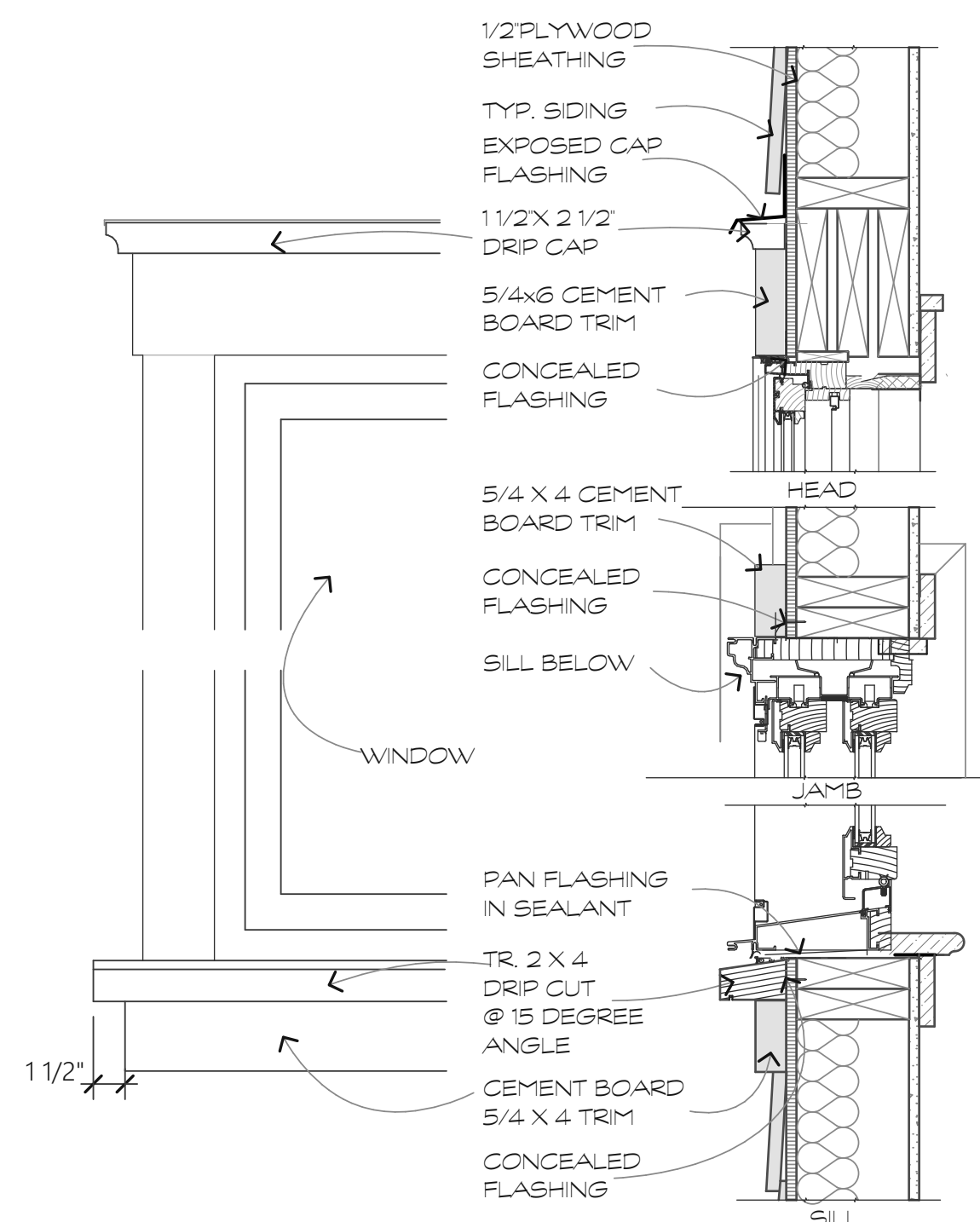
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NAIVE TRIM DETAIL

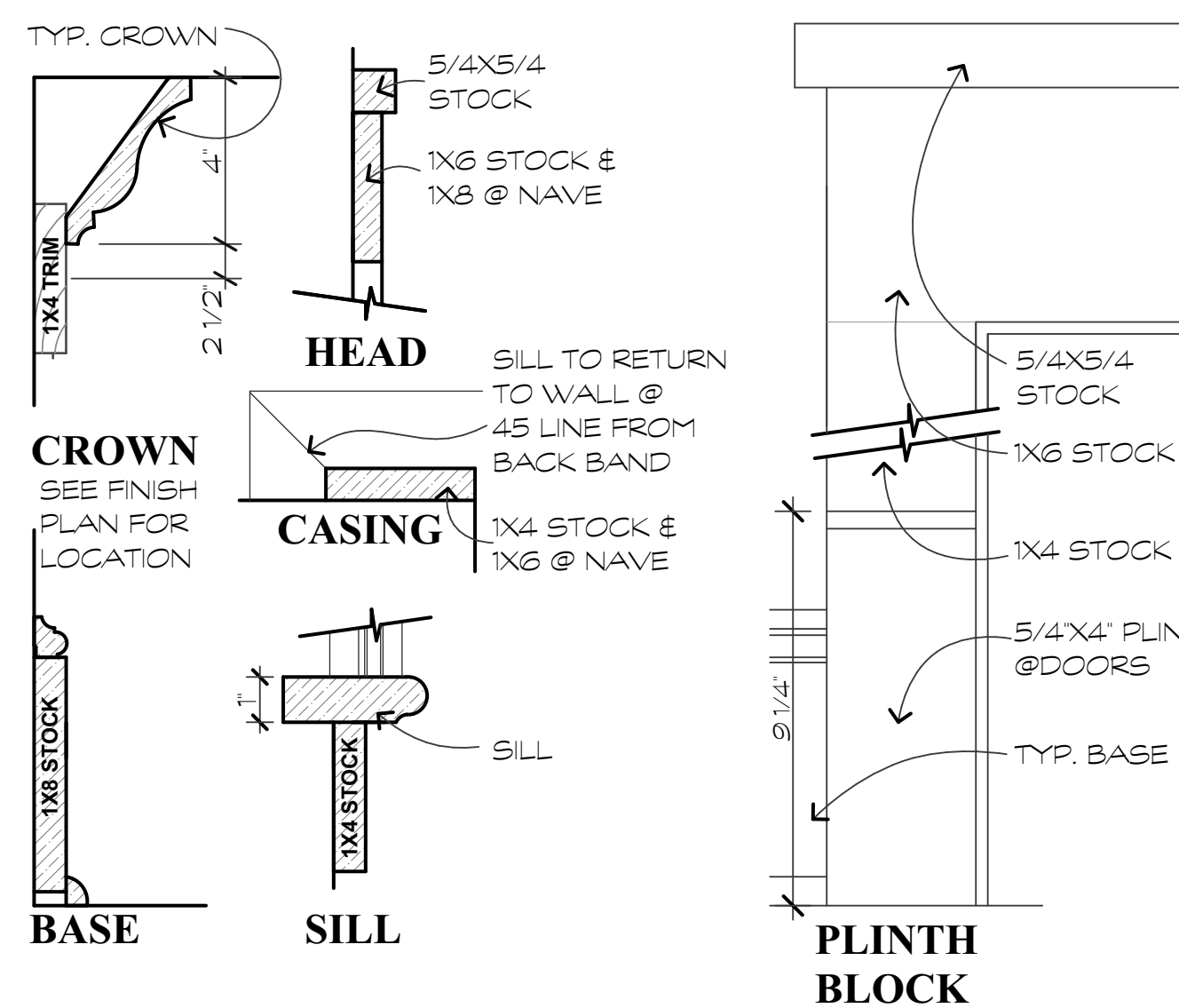
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TYP. WINDOW DETAIL

SCALE: 1 1/2"=1'-0"

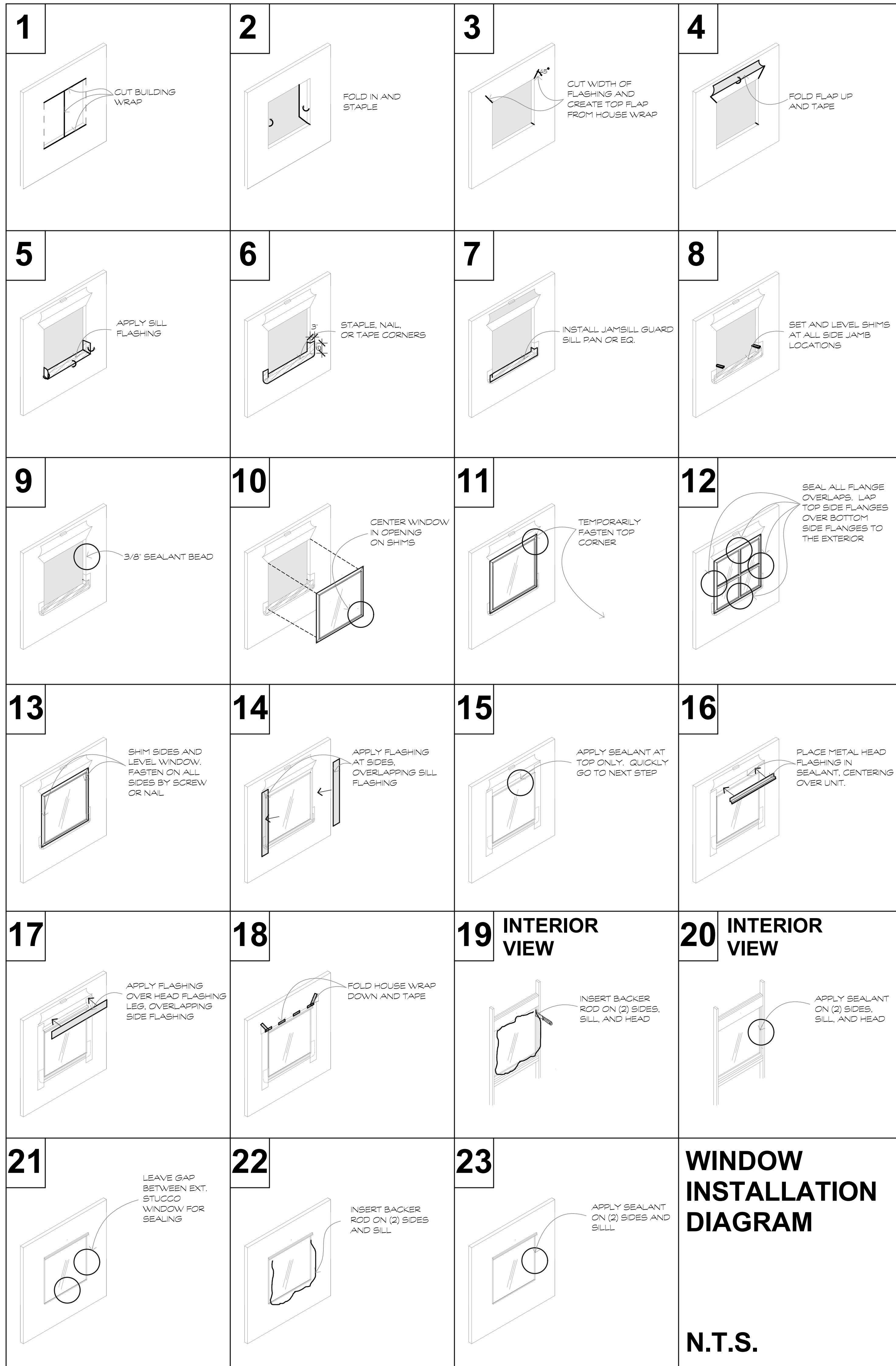
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A.4.1



TRIM PACKAGE

SCALE: 3"=1'-0'

2
A.4.1



FINAL DRB SET

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

[illegible]

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DATE OF ISSUE: 10/07/25
SCALE
JOB NO.
SHEET

WINDOW DETAILS

A.4.1

**St. James Baptist Church
Union Cemetery Road
Final - Landscape Plans
October 28, 2025
DRB-001018-2025**

PERMIT SET FOR

St. James Baptist Church Campus

LANDSCAPE PLAN

HILTON HEAD

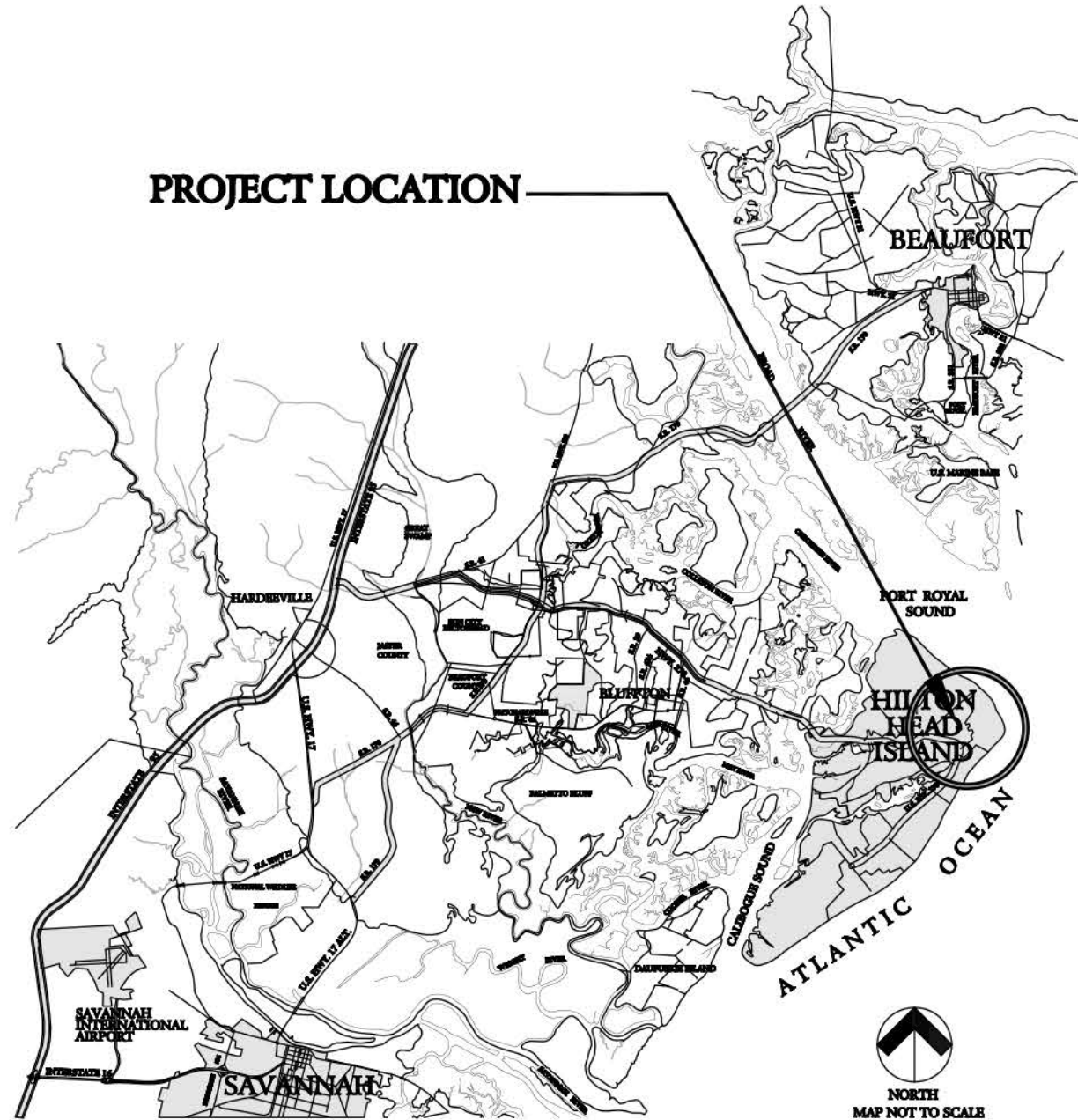
03/13/2025 PERMIT SET
10/09/2025 PERMIT SET REVISION

SHEET INDEX	
C5	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

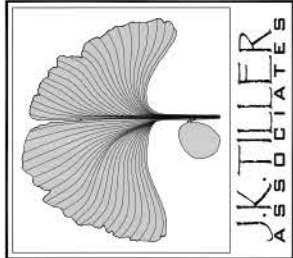


GENERAL NOTES:

- 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 (ATLAS SURVEYING, INC., BFT-2121-AT2 DUG RECEIVED 05/08/2024).
- 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.



JKT JOB NUMBER:
202404-02



J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE B04 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

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

Sheet Title:
Cover Sheet

Job Number:
202404-02

Date:
03/13/2025

Drawn:

Approved:

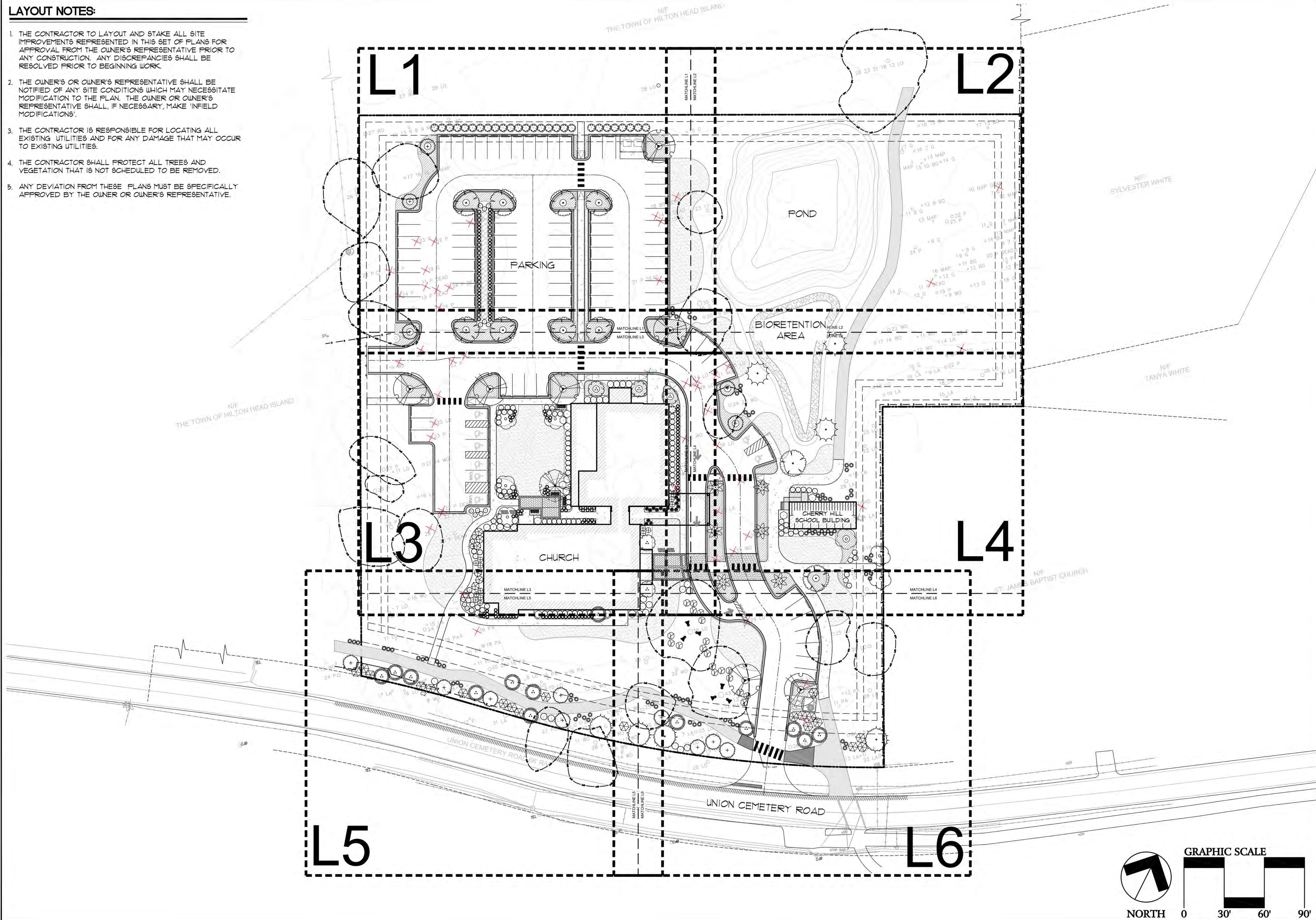
Revisions:
10/09/2025

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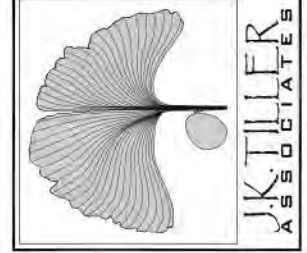
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Of 11

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.
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J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE 304
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jtiller@jktiller.com



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

Sheet Title:
Sheets Layout

Job Number:
202404-02

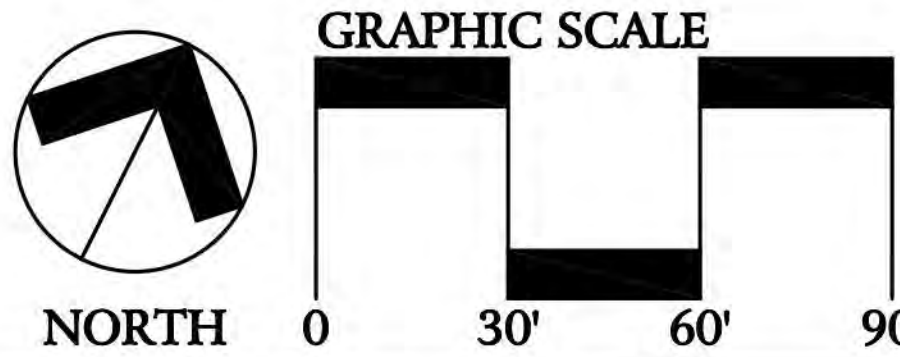
Date:
03/13/2025

Drawn:

Approved:

Revisions:
10/09/2025

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L-SL
Of 11

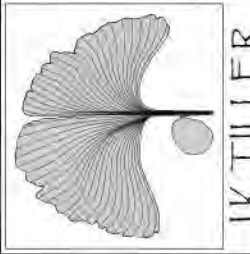
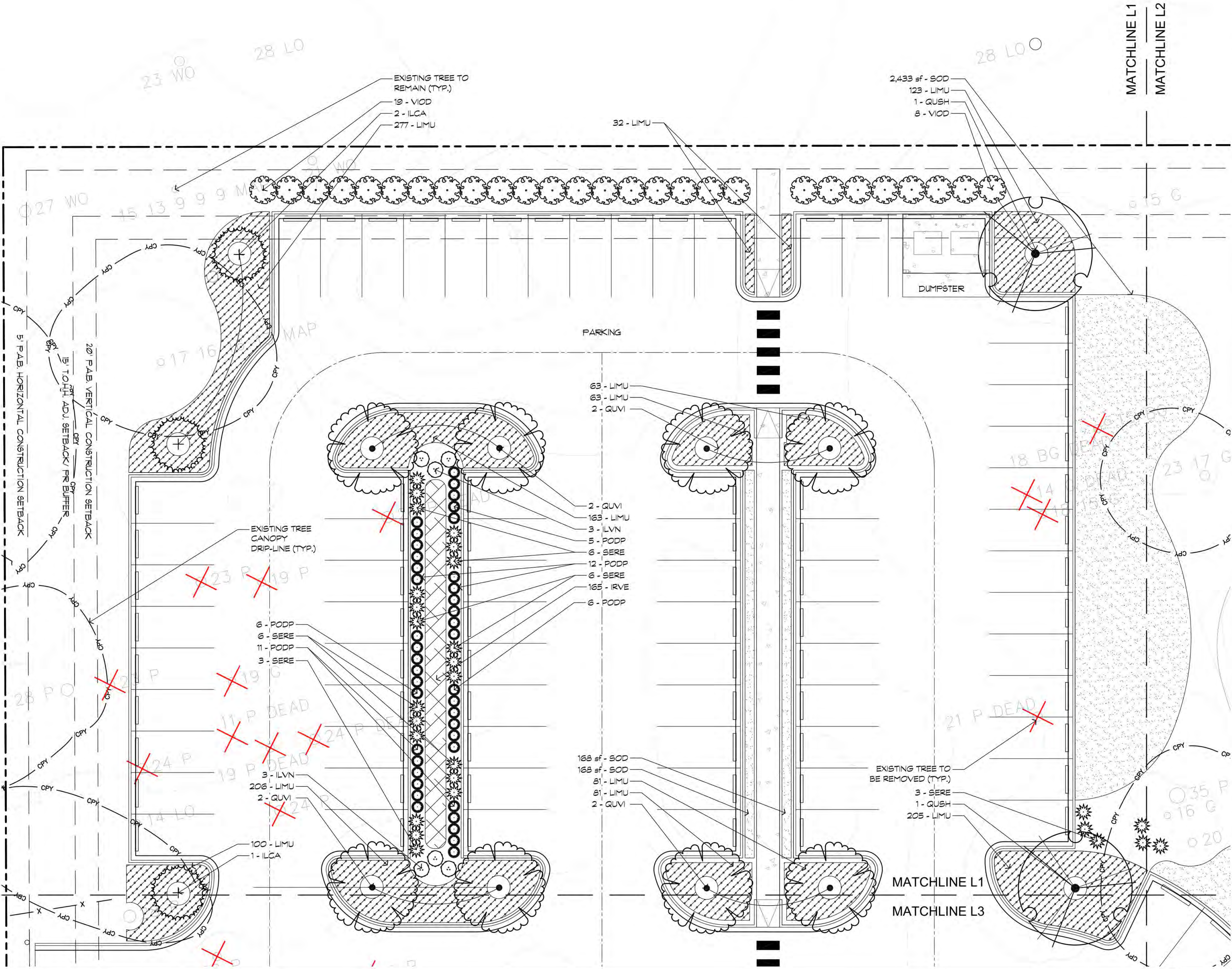
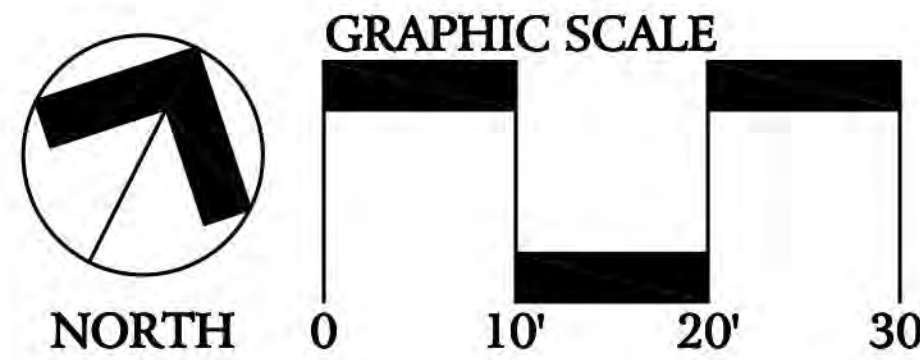


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PLANT SCHEDULE:

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHVI	Chionanthus virginicus / White Fringetree
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
	ILCA	Ilex cassine / Dahoon 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
	TADI	Taxodium distichum / Bald Cypress
SHRUBS		
	AZEN	Azalea Encore TM / Encore Azalea
	AZIF	Azalea indica 'Formosa' / Formosa 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
	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod

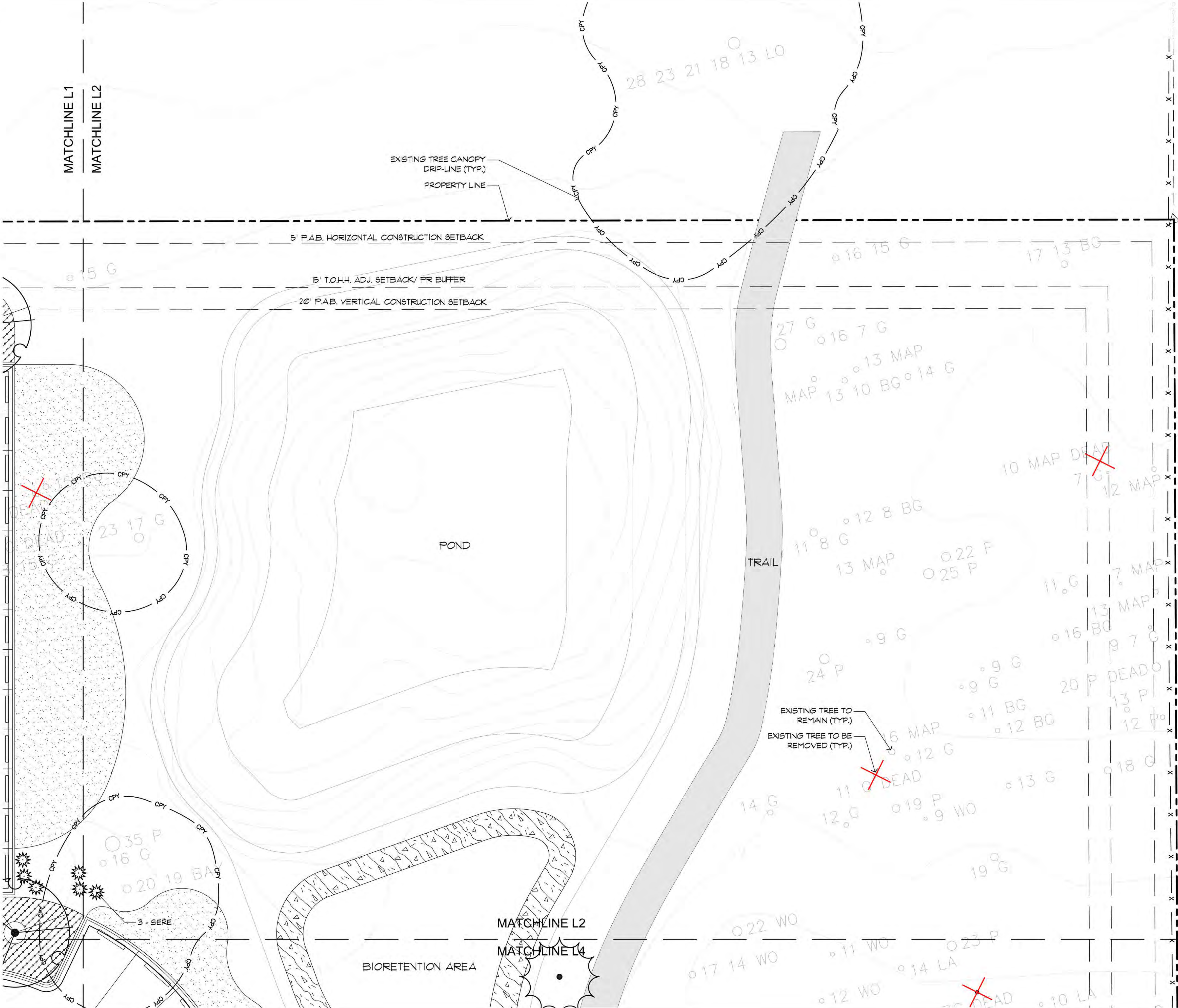
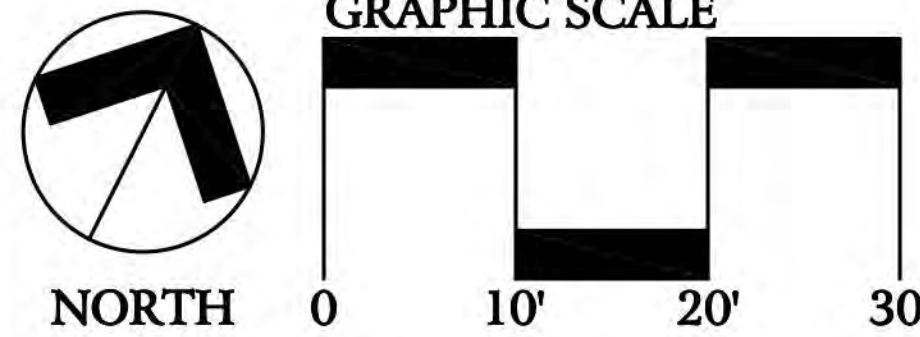


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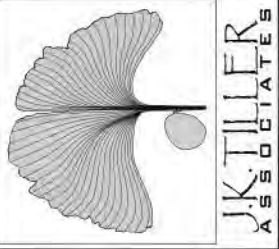
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	JUV	Juniperus virginiana / Eastern Red Cedar
	MAG	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	MASO	Magnolia x soulangiana / Saucer Magnolia
	QUSH	Quercus shumardii / Shumard Red Oak
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
	TADI	Taxodium distichum / Bald Cypress
SHRUBS		
	AZEN	Azalea Encore TM / Encore Azalea
	AZIF	Azalea indica 'Formosa' / Formosa 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
	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



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St. James Baptist Church Campus
Landscape Plan Design Development

Hilton Head, South Carolina

Sheet Title:
Planting 02

Job Number:
202404-02

Date:
03/13/2025

Drawn:

Approved:

Revisions:
10/09/2025

Sheet

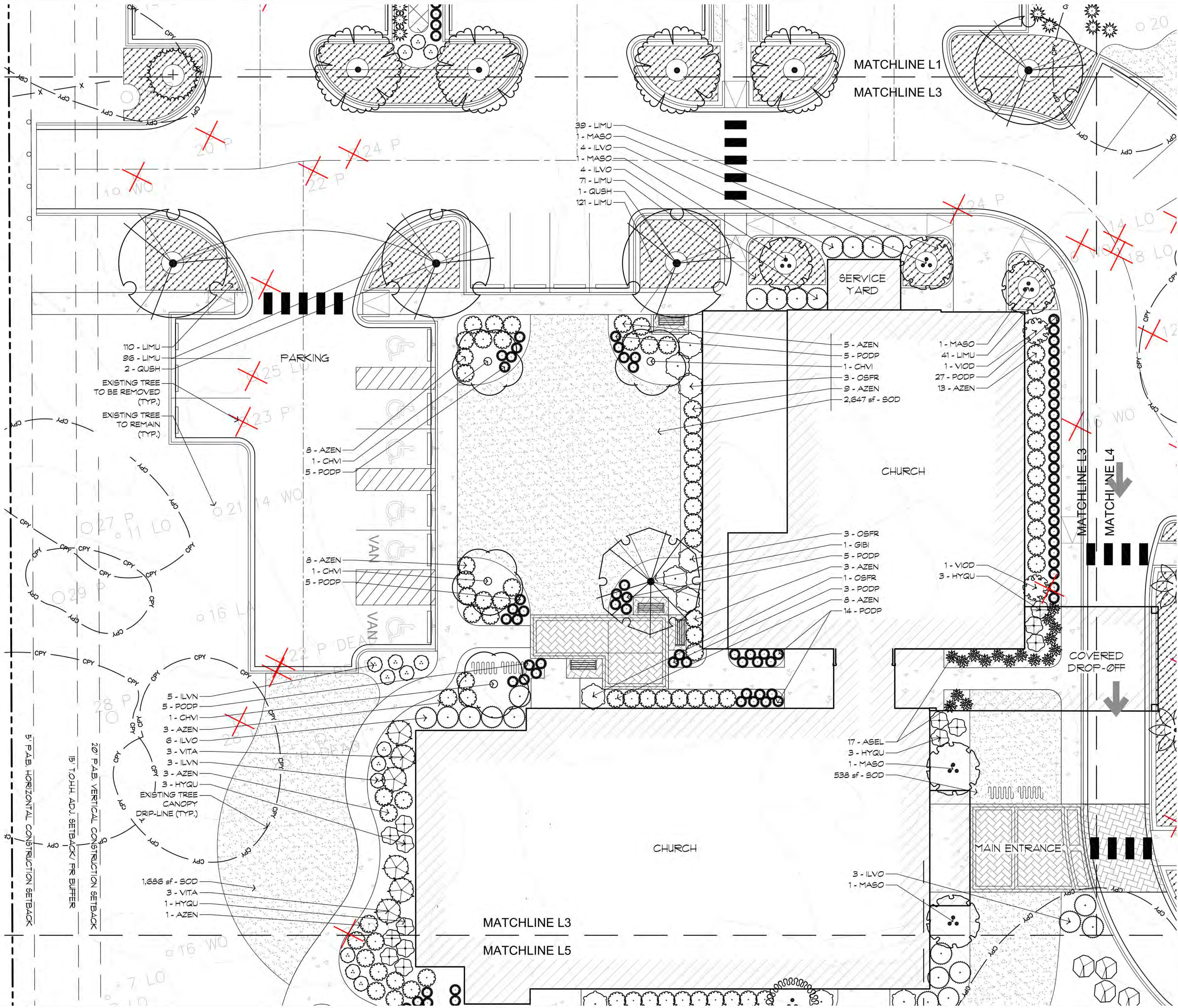
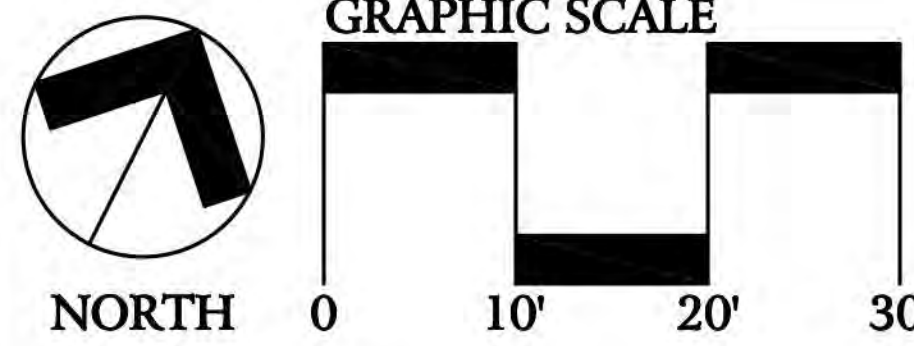
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Of 11

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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
	GIBI	Ginkgo 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 soulangiana / Saucer Magnolia
	QUSH	Quercus shumardii / Shumard Red Oak
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
	TADI	Taxodium distichum / Bald Cypress
SHRUBS		
	AZEN	Azalea Encore TM / Encore Azalea
	AZIF	Azalea indica 'Formosa' / Formosa 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
	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



J. K. TILLER ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

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St. James Baptist Church Campus

Landscape Plan Design Development

Hilton Head, South Carolina

Sheet Title:

Planting 03

Job Number:

202404-02

Date:

03/13/2025

Drawn:

Approved:

Revisions:

10/09/2025

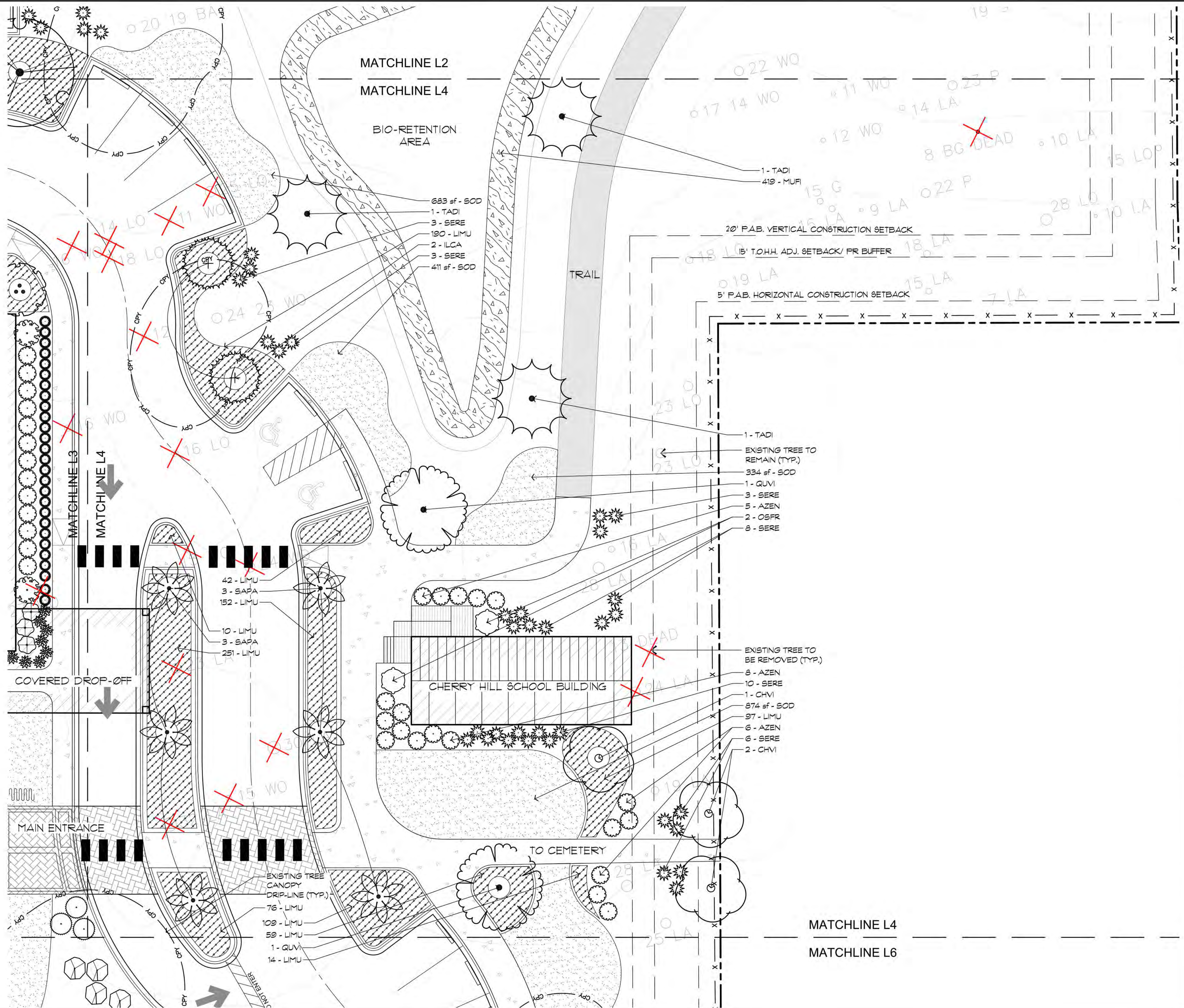
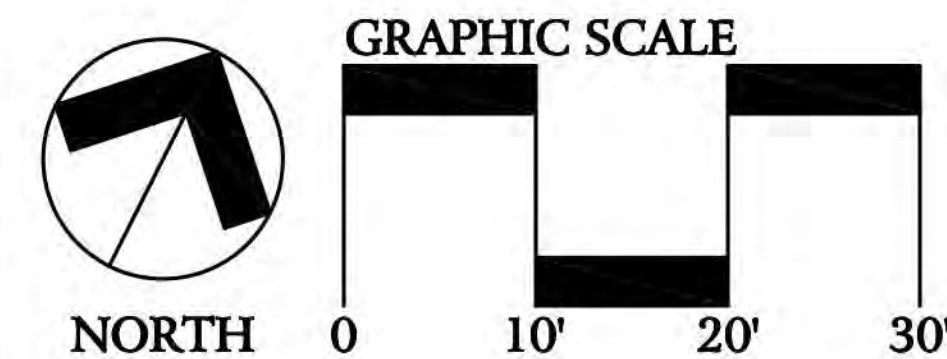
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Of 11

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.
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GROUND COVERS		
	IRVE	Iris versicolor / Blue Flag
	LIMU	Liriope muscari / Lily Turf
	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod

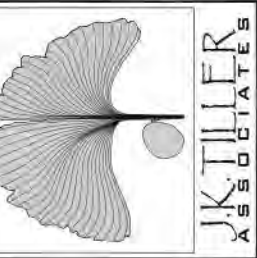


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LAND PLANNING LANDSCAPE ARCHITECTURE

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St. James Baptist Church Campus
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Sheet Title:
Planting 04

Job Number:
02404-02

Date: 3/13/2025

Drawn:

Approved: _____

Revisions:
0/09/2025

Sheet

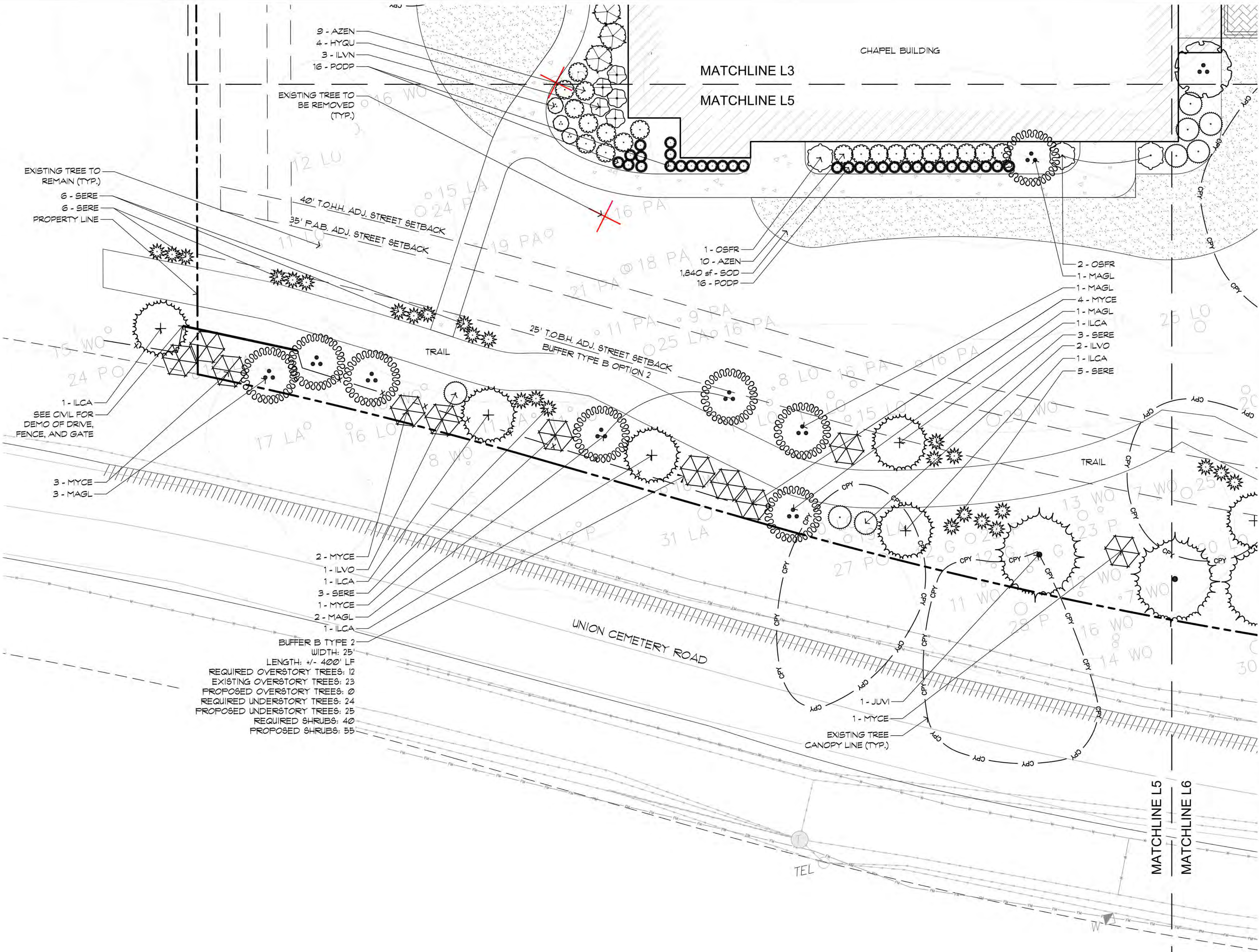
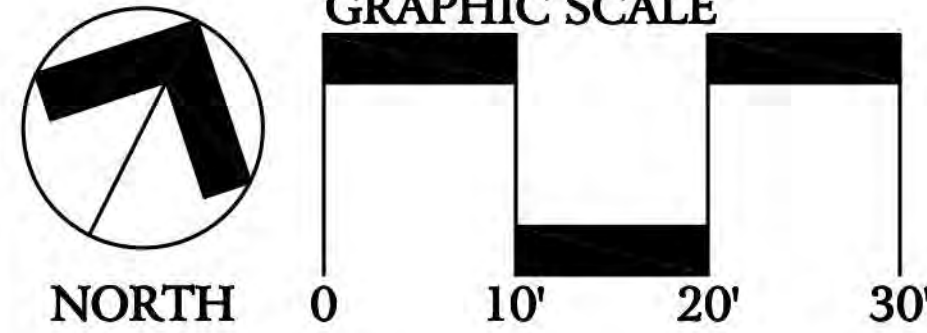
L4
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LAYOUT NOTES:

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GROUND COVER		
	ASEL	Aspidistra elatior / Cast Iron Plant
GROUND COVERS		
	IRVE	Iris versicolor / Blue Flag
	LIMU	Liriope muscari / Lily Turf
	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



J. K. TILLER ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

LAND PLANNING

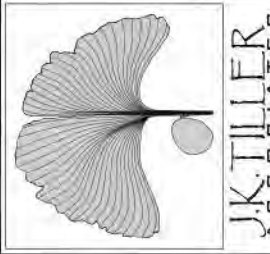
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St. James Baptist Church Campus

Landscape Plan Design Development

Hilton Head, South Carolina

Sheet Title:

Planting 05

Job Number:

202404-02

Date:

03/13/2025

Drawn:

Approved:

Revisions:

10/09/2025

Sheet

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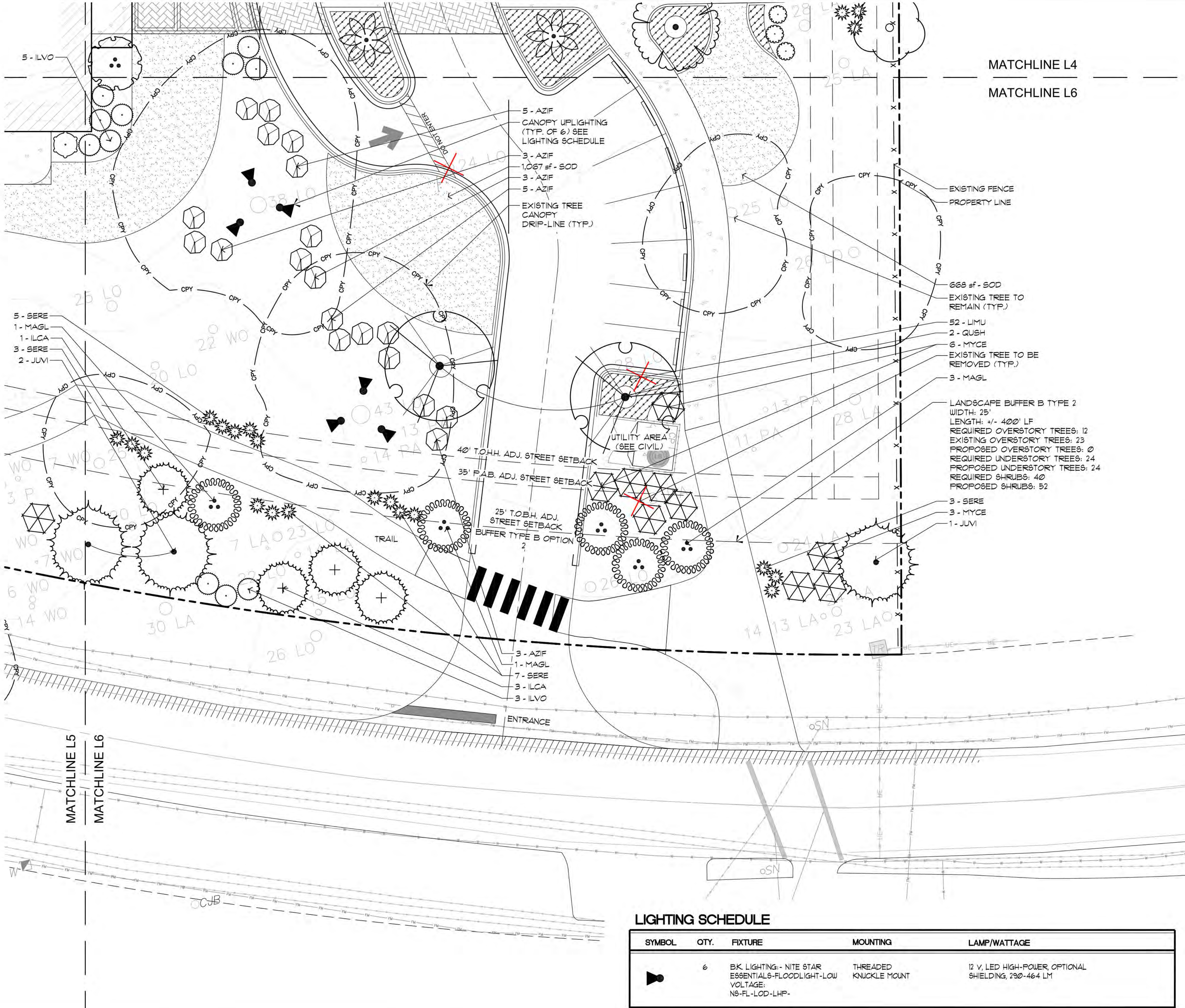
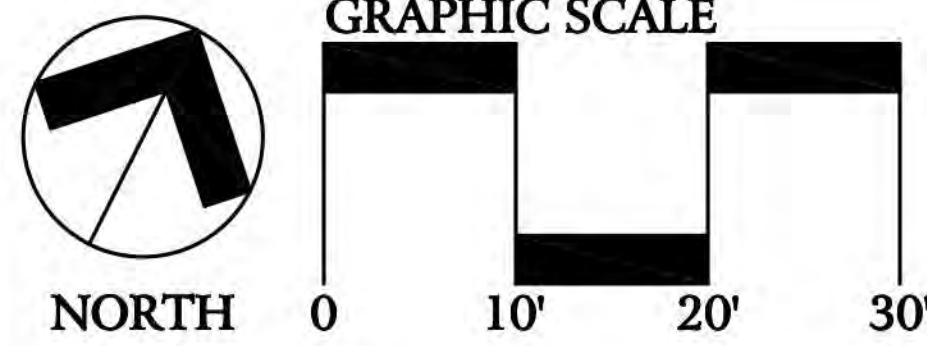
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	ASEL	Aspidistra elatior / Cast Iron Plant
GROUND COVERS		
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	MUFI	Muhlenbergia filipes / Muhly
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod



LIGHTING SCHEDULE

SYMBOL	QTY.	FIXTURE	MOUNTING	LAMP/WATTAGE
	6	BK LIGHTING- NITE STAR ESSENTIALS-FLOODLIGHT-LOW VOLTAGE: NS-FL-L0D-LHP-	THREADED KNUCKLE MOUNT	12 V, LED HIGH-POWER, OPTIONAL SHIELDING, 290-464 LM

J. K. TILLER ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

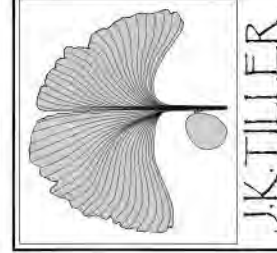
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St. James Baptist Church Campus

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Job Number:

202404-02

Date:

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Drawn:

Approved:

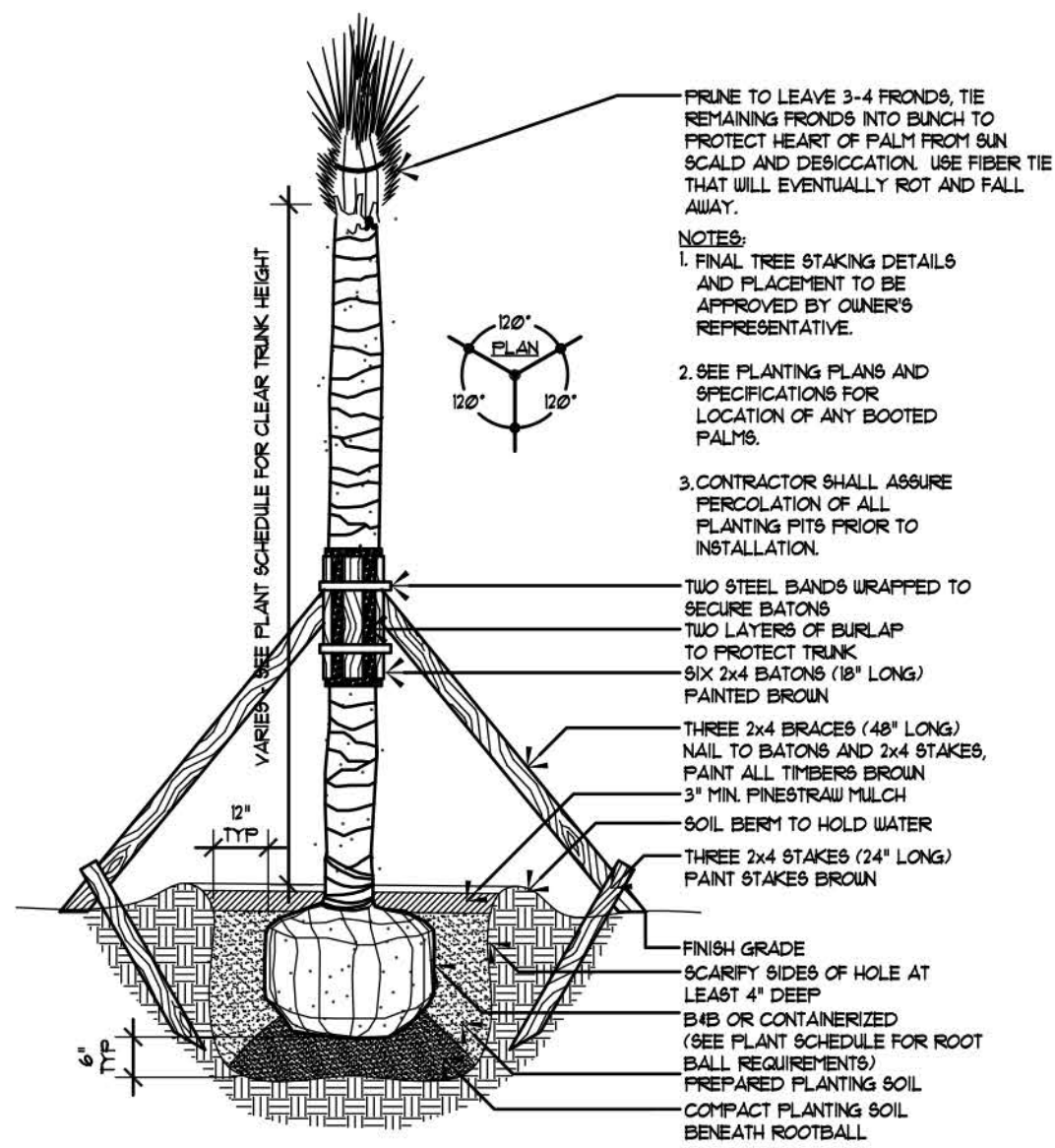
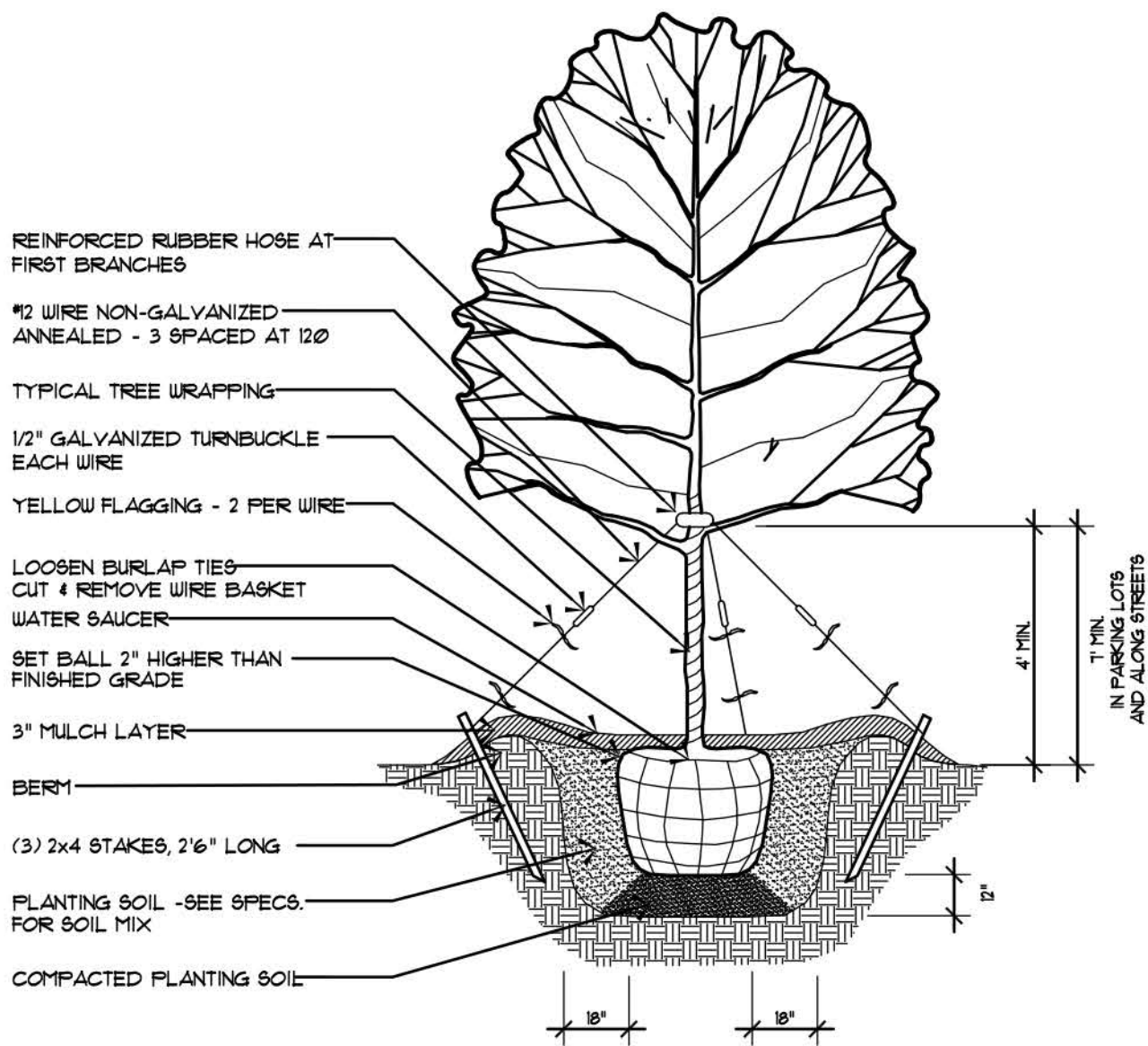
Revisions:

10/09/2025

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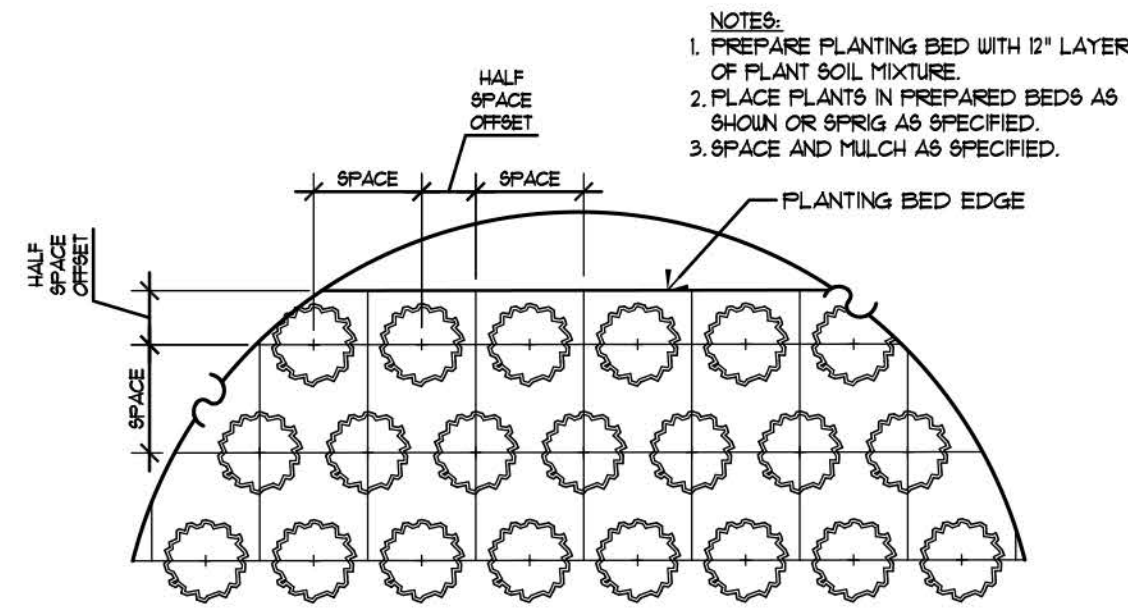
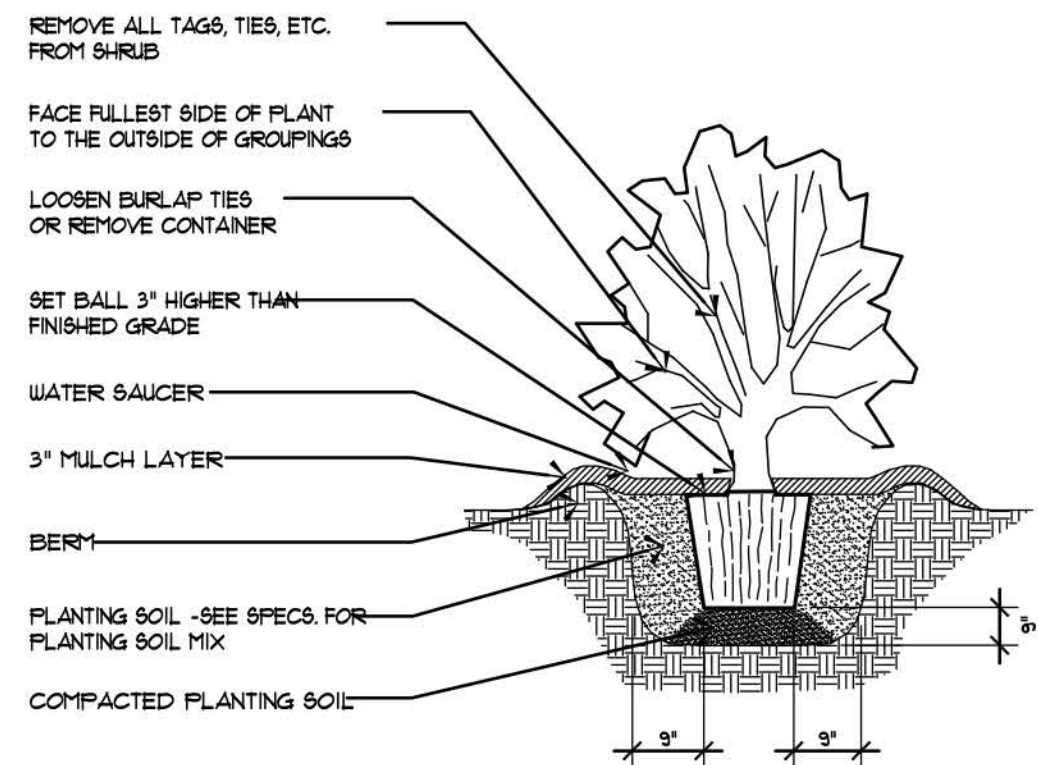


1 Tree Planting

L7 Not to Scale

2 Palmetto Tree Planting

L7 Not to Scale

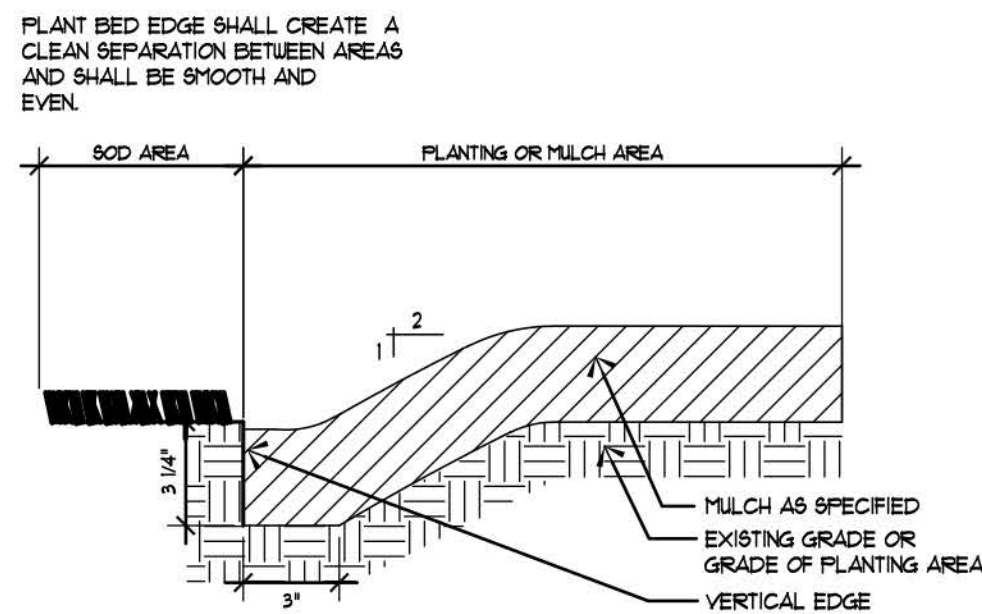


3 Shrub Planting

L7 Not to Scale

4 Ground Covers, Annuals & Perennials

L7 Not to Scale



5 Sod / Plant Bed Edge Detail

L7 Not to Scale

TREE MITIGATION

SITE ACREAGE: 4.67 ACRES
MAXIMUM ALLOWED IMPERVIOUS COVER: 45% / 2.10 ACRES
MINIMUM PERVIOUS SURFACE AREA: 55% / 2.57 ACRES
REQUIRED TREE COVERAGE: MIN. 2313 ADJUSTED CALIPER INCHES (ACI)¹
EXISTING TREE COVERAGE: 2864.5 ACI²
REMOVED TREE COVERAGE: 561 ACI²
REMAINING TREE COVERAGE: 2303.5 ACI

REQUIRED REPLACEMENT PLANTING: 235 ACI³
REPLACEMENT PLANTING: 63.63 ACI⁴

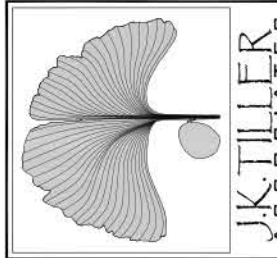
PER THE HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE (LMO):
1. 920 ACI REQUIRED PER ACRE OF MINIMUM PERVIOUS SURFACE AREA (SEC.16-6-104.G.1.a)
2. ACI CALCULATION: DETERMINED USING TABLE 16-6-104.G.2 (TREE VALUES), TABLE 16-6-104.H (TREE EQUIVALENCY), AND SURVEYED TREE LIST
3. 50% OF THE DIFFERENCE BETWEEN 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	1	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	2"-3"	8'-10'	4'-6'	Cont.
	ILCA	14	Ilex cossine / Dahoon Holly	2"	6'-8'	3'-4'	Cont.
	JUVI	4	Juniperus virginiana / Eastern Red Cedar	2"	6' min.	4'-6'	
	MAGL	13	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	2"	6'-8'	3'-4'	Cont.
	MASO	5	Magnolia x soulangiana / Saucer Magnolia	1.5"-2"	6'-8'	2'-3'	Cont.
	QUSH	7	Quercus shumardii / Shumard Red Oak	2.5"	6'-8'	5'-6'	
	QUVI	10	Quercus virginiana / Southern Live Oak	2.5"	10' min.	6'-8'	Cont.
	SAPA	6	Sabal palmetto / Cabbage Palmetto	-	15'-16'		B&B
	TADI	3	Taxodium distichum / Bald Cypress	3"	10'-12'	4'-6'	Cont.
SHRUBS							
	AZEN	99	Azalea Encore TM / Encore Azalea	3 Gal.	15"-18"	15"-18"	
	AZIF	19	Azalea indica 'Formosa' / Formosa Azalea	7 Gal.	24"-30"	24"-30"	
	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 'Nano' / 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	141	Podocarpus macrophyllus 'Pringles' / 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'	
GROUND COVER							
	ASEL	17	Aspidistra elatior / Cast Iron Plant	3 Gal.	24"-36"	8"-12"	
GROUND COVERS							
	IRVE	165	Iris versicolor / Blue Flag	1 Gal.	12"-18"		18" o.c.
	LIMU	2,924	Liriope muscari / Lily Turf	1 Gal.	12"-18"	12"-18"	18" o.c.
	MUFI	419	Muhlenbergia filipes / Muhly	3 Gal.	18"-24"	12"-18"	24" o.c.
SOD/SEED							
	SOD	13,517 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 FINESTRAW 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.

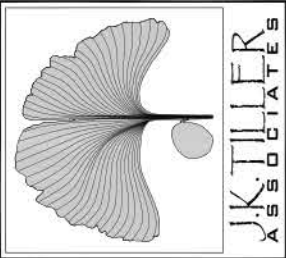
42 WARRANTY

- 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

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St. James Baptist Church Campus
Landscape Plan Design Development

Hilton Head, South Carolina

Sheet Title:
Cover Sheet

Job Number:
202404-02

Date:
03/13/2025

Drawn:

Approved:

Revisions:
10/09/2025

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GRASSING SPECIFICATIONS

PART 1- GENERAL

1.1 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.

1.2 RELATED WORK

- A. CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS.

1.3 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.

1.4 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.

1.5 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.

2.1 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 2.2, 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.

2.2 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

2.3 FERTILIZER

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

2.4 LIME

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

2.5 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 2.6 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.

2.6 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 2.2)		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.		

2.7 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 GAPE ON THE UPPER 10% OF THE SECTION.

2.8 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.

2.9 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

3.1 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.

3.2 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.

3.3 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.

3.4 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.

3.5 SEEDING

- A. SEED SHALL BE SOWN WITHIN 24 HOURS FOLLOWING APPLICATION OF FERTILIZERS AND LIME, AND PREPARATION OF THE SEEDBED AS SPECIFIED IN SECTION 3.4. 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.

3.6 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.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

- A. SEED SHALL BE SOWN AS SPECIFIED IN SECTION 3.5. 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.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBRE MULCH)

- A. AFTER THE LIME HAS BEEN APPLIED AND GROUND PREPARED AS SPECIFIED IN SECTION 3.4, 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 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.

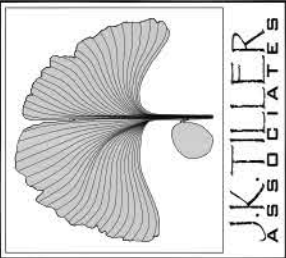
4.2 WARRANTY

- 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 Design Development

Hilton Head, South Carolina

Sheet Title:
Cover Sheet

Job Number:
202404-02

Date:
03/13/2025

Drawn:

Approved:

Revisions:
10/09/2025

Sheet

L9
Of 11

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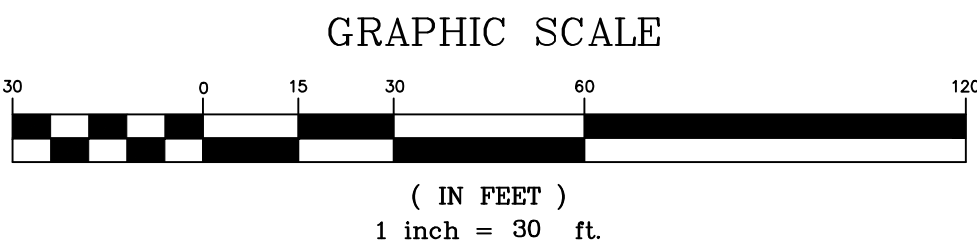


PUBLIC NOTICE

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	Double Small Autobahn	Back-Back	250ED LED on 25' Fiberglass Pole, 20' Mounting Height		0.720	13109	102	408
	10	Small Autobahn	Single	250ED LED on 25' Fiberglass Pole, 20' Mounting Height		0.720	13109	102	1020

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts	Illuminance	Fc	1.91	5.4	0.6	3.18	9.00	
Shielded Area	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	

Luminaire Location Summary						
LumNo	Label	Insertion Point		X	Y	Z
1	Double Small Autobahn	2094752	991	13896.91	09	20
2	Double Small Autobahn	2094695	565	138937.4	51	20
3	Small Autobahn	2094628	453	138906.6	82	20
4	Small Autobahn	2094811	441	139019.8	87	20
5	Small Autobahn	2094879	157	138967.1	61	20
6	Small Autobahn	2094942	592	138923.4	4	20
7	Small Autobahn	2095050	11	138808.9	75	20
8	Small Autobahn	2094692	851	138804.2	23	20
9	Small Autobahn	2094766	152	138818.1	97	20
10	Small Autobahn	2094768	438	138855.6	73	20
11	Small Autobahn	2094659	397	139033.5	67	20
12	Small Autobahn	2094735	458	139071.4	11	20



SHIELDED AREA

NOTES

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

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LIGHTING PROPOSAL FOR
ST JAMES BAPTIST CHURCH
UNION CEMETARY ROAD
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

DESIGNED BY: N2
CHECKED BY: N2
DRAWN BY: RBT
DATE: 4/10/25
SCALE: 1" = 30'
PROJECT NO.: 2503004L
MAP NO.: 00000000
SHEET NO. 1 OF 1

REMARKS:



PALMETTO ELECTRIC COOPERATIVE, INC.

1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927

(843) 208-5551 / FAX (843) 208-5532

**St. James Baptist Church
Union Cemetery Road
Final - Staff Comments
October 28, 2025
DRB-001018-2025**

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: Union Cemetery Road – St. James Baptist Church

DRB-001018-2025

DATE: 10/28/2025

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	☒	☐	☐	
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 Union Cemetery Road, St. James Baptist Church with the following conditions:

1. Any additional information as required by the Board.

**Patterson Family Park
23 Marshland Road
Final
October 28, 2025
DRB-001013-2025**



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: Patterson Family Park Project Address: 23 Marshland Road
Parcel Number [PIN]: R 5 1 0 0 0 8 0 0 0 0 0 0 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

10.14.25

DATE

**Patterson Family Park
23 Marshland Road
Final
Narrative
October 28, 2025
DRB-001013-2025**



NARRATIVE

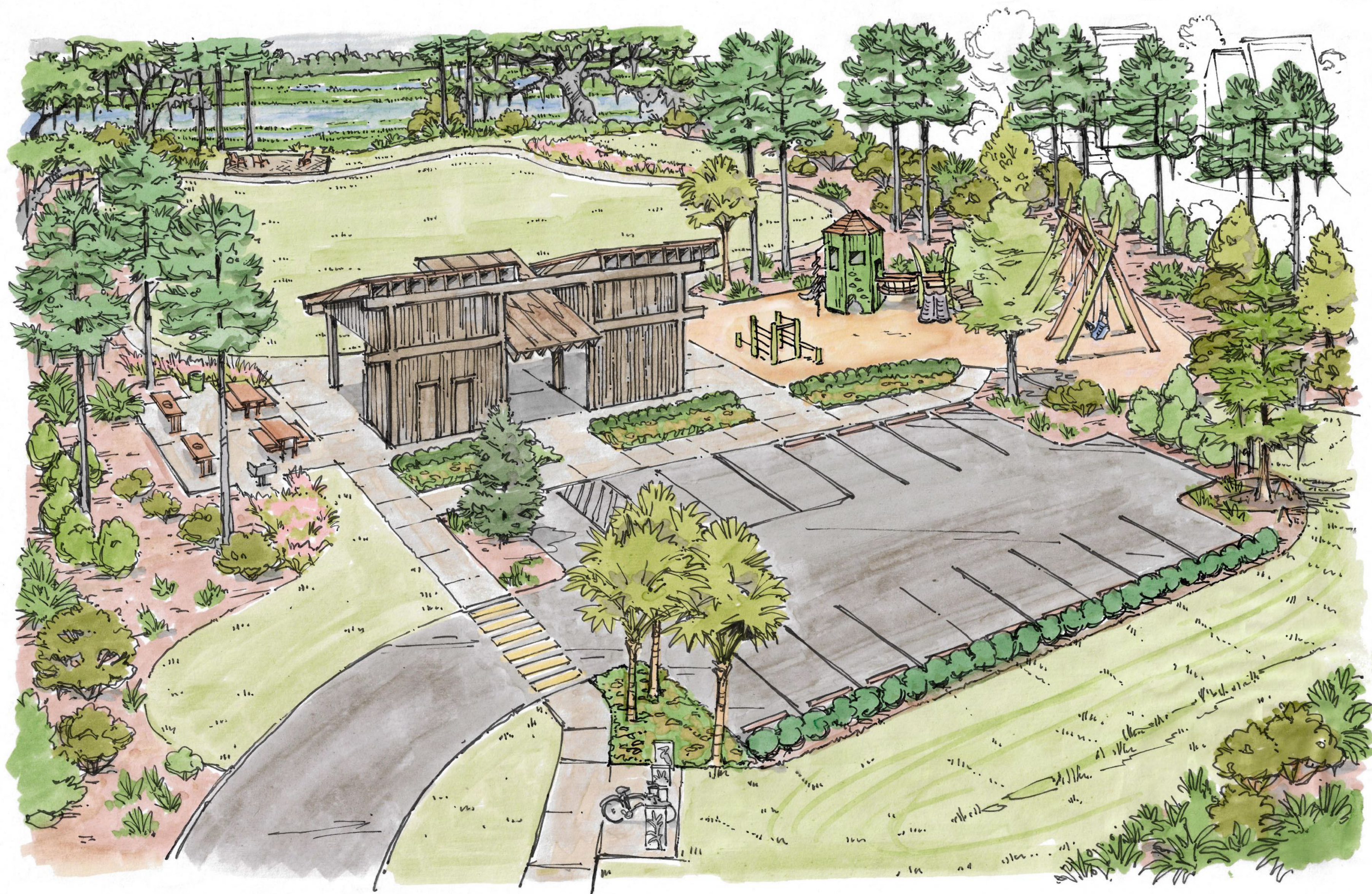
The vision for this project is to provide a neighborhood park that tells the story of this land, nestled within the Marshland Historic Gullah Neighborhood. Woven into that story is a commitment to honor the community's voice—incorporating the features they asked for during neighborhood meetings. These include a multi-purpose lawn, playground, a pavilion with restrooms, oyster roasting / grilling area, observation area overlooking Broad Creek, and walking paths. Guided by the site analysis, each element has been thoughtfully placed to complement and the site's existing composition: specimen live oaks, broad creek views, and integration with Beautiful Island Square.

In response to the Design Review Board's comments on the concept (09.09.25), 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. Additional seating has been supplied at the marsh-front observation platform, and an oyster roaster has been added near the pavilion. Along the sides of the property, two evergreen vegetative buffers have been provided for screening.

**Patterson Family Park
23 Marshland Road
Final - Plan Set
October 28, 2025
DRB-001013-2025**

PATTERSON FAMILY PARK

TOWN OF HILTON HEAD ISLAND



- LEGEND**
- 1 - NEW ACCESS ROAD WITH ON-STREET PARKING (5 SPACES)
 - 2 - PARK ENTRY GATE (WITH CAMERAS AND WAYFINDING SIGNAGE)
 - 3 - PARKING LOT (+/-16 SPACES + 1 HC SPACE)
 - 4 - PAVILION
 - 5 - ACTIVITY LAWN
 - 6 - VIEWING PLATFORM
 - 7A - FARM INSPIRED PLAYGROUND
 - 7B - ACTIVE USE ZONE
 - 8 - HISTORY PEDESTRIAN WALK
 - 9 - BIKE RACK
 - 10 - CROSSWALK
 - 11 - GRILLING / ROASTING AREA WITH OYSTER & PICNIC TABLES
 - 12 - EXISTING RESIDENCE
 - 13 - BUFFER PLANTINGS
 - 14 - 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: OCTOBER 14, 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

DATE: OCT 14, 2025
PROJECT NO.: 22125.02
DRAWN BY: JM / ED
CHECKED BY: BW

DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER

CS

SITE DEVELOPMENT PLANS
FOR
PATTERSON FAMILY PARK
MARSHLAND ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

© 2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 30'X42'

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

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. WJK LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
2. EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY: SURVEYING CONSULTANTS, DATED 2-2-22, REVISED 2-2-22, 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 HEALTHY ROOT DIEBACK.
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-INTENSITY 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 REUSE OF MATERIALS GENERATED FROM 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, SHALL BE LIMITED TO CONSTRUCTION WORK NOTED ON THE PLANS. THE PLAN IS TO REMAIN AND SHALL REPAIR OR REPLACE ANY DAMAGE TO EXISTING STRUCTURES OR PROPERTY CAUSED BY CONSTRUCTION WORK.
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. SAVE AND PROTECT ALL EXISTING SITE DRAINAGE RUNOFF PATTERNS UNLESS OTHERWISE NOTED.
13. LIMITS OF WORK DO NOT INCLUDE CONSTRUCTION OF NEW CURBS, STAIRS, OR OTHER NEW SITE FEATURES.
14. REPAIR CURBS, STAIRS, AND GUTTERS TO EXISTING CONDITION AND FINISH.
15. PROVIDE REPAIRS TO CURBS, STAIRS, AND GUTTERS TO EXISTING CONDITION AND FINISH.
16. PROVIDE REPAIRS TO ALL MATERIALS RESULTING FROM DEMOLITION, INCLUDING REPAIRS TO PAVEMENT, AND REPAIRS TO AND FOR AND EXECUTED BY THE CONTRACTOR.
17. REPAIR TO EXISTING CONDITIONS ANY PAVING OR SITE FEATURE DEMOLISHED OR DAMAGED DURING INSTALLATION OF NEW LAWN LEADERS, UTILITIES OR OTHER NEW SITE FEATURES.
18. 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.
19. COORDINATE THE REMOVAL OF OR LOCATION OF EXISTING UTILITY METER BOXES, VALVES, LINES, POWER, TELEPHONE AND CABLE LINE THAT SERVE THE EXISTING BUILDING. MAINTAIN APPROPRIATE UTILITY COMPANIES.
20. REPAIR IMMEDIATELY ANY DAMAGE TO A FENCE LINE.
21. REFER TO SITE UTILITY PLAN FOR RELOCATION OF REMOVAL AND RELOCATION, AND FOR MODIFICATION OF ALL EXISTING PLUMBING FEATURES ON SITE.
22. 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 DUST 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 DURING CONSTRUCTION OF UNDERGROUND CONSTRUCTION. EROSION AND / OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. INSPECT ALL SEDIMENT AND EROSION CONTROL DEVICES AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.'S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, 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. PROVIDE 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. EXCESS CUT MATERIAL SHALL BE STRIPPED AND STOCKPILED. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
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 CANT 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 LOGS) 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 PENNSETUM GLAUCUM (BIRCHWATOP 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 SHOWN WITH 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 EXISTING 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. ALLOWANCES 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, RADI, 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 SHALL BE REQUIRED FOR ALL NOTED SPOT ELEVATIONS. ONCE THE PROPOSED VERTICAL CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH DISCREPANCIES.
4. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR SHALL ADVISE THE OWNER'S REPRESENTATIVE OF THE EXISTING GROUND SURFACE, MAJOR GRADING, AND PROPOSED GRADING. THE CONTRACTOR SHALL MAINTAIN THE GRADING INTENT OF THE DESIGN, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
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 RAMPS: 8.33%.
9. IF RAMP RISE IS GREATER THAN 6" INSTALL HANDRAILS ON BOTH SIDES OF RAMP WITH 36" MINIMUM BETWEEN HANDRAILS.
10. PROVIDE PROPER DRAINAGE FOR ALL SWALES. ALL CEMENTED DRIVEWAYS, DRIVEWAYS, AND DRIVEWAYS WANTING BEDS AND TO TOPS OF DRIVEWAYS SHALL BE PROTECTED FROM OVERFLOW DRAINAGE.
11. IF INDICATED, DRAINAGE SHALL BE DESIGNED TO PROTECT DRIVEWAYS FROM OVERFLOW DRAINAGE.
12. ADD LANDSCAPE DRAINAGE TO PROTECT DRIVEWAYS FROM OVERFLOW DRAINAGE. LOW / RAMP AREAS THAT DID NOT SHOW LAWN TO THE TRENCH TYPE BACKFILL, MIX AMENDED PLANTING SOIL BEFORE PLANTING OR APPLY AMENDMENTS ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.
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 THE PLANS, EXCESS MATERIAL SHALL BE MAINTAINED ON SITE. HAULING AND DISPOSAL OF EXCESS MATERIAL SHALL BE RESPONSIBLE TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ANY LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS 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 MATERIAL FROM AN OFF-SITE SOURCE. OBTAINING, HAULING, PLACEMENT, AND STABILIZATION OF ALL EXCESS FILL MATERIAL SHALL BE RESPONSIBLE TO THE CONTRACTOR. THE CONTRACTOR 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 LIGHTING 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 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 MUST 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 CONSTRUCTION:
 - 3.1. COLOR SAMPLES FOR: BIKE RACKS, BENCHES, CHAIRS, TRASH RECEPTACLES, PICNIC TABLES, PLAYGROUND STRUCTURES AND SIGNAGE.
 4. ALL WELDS TO BE CONTINUOUS.
- WOOD CONSTRUCTION:
 - 4.1. 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.
 - 4.2. 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.
 - 4.3. 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.
 - 4.4. 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.
 - 4.5. 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.
 - 4.6. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
 - 4.7. 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.
 - 4.8. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.
 - 4.9. WOOD WITH NATURAL FINISH TO RECEIVE TWO COATS OF CLEAR WATER SEALANT.

SOIL AMENDMENT NOTES:

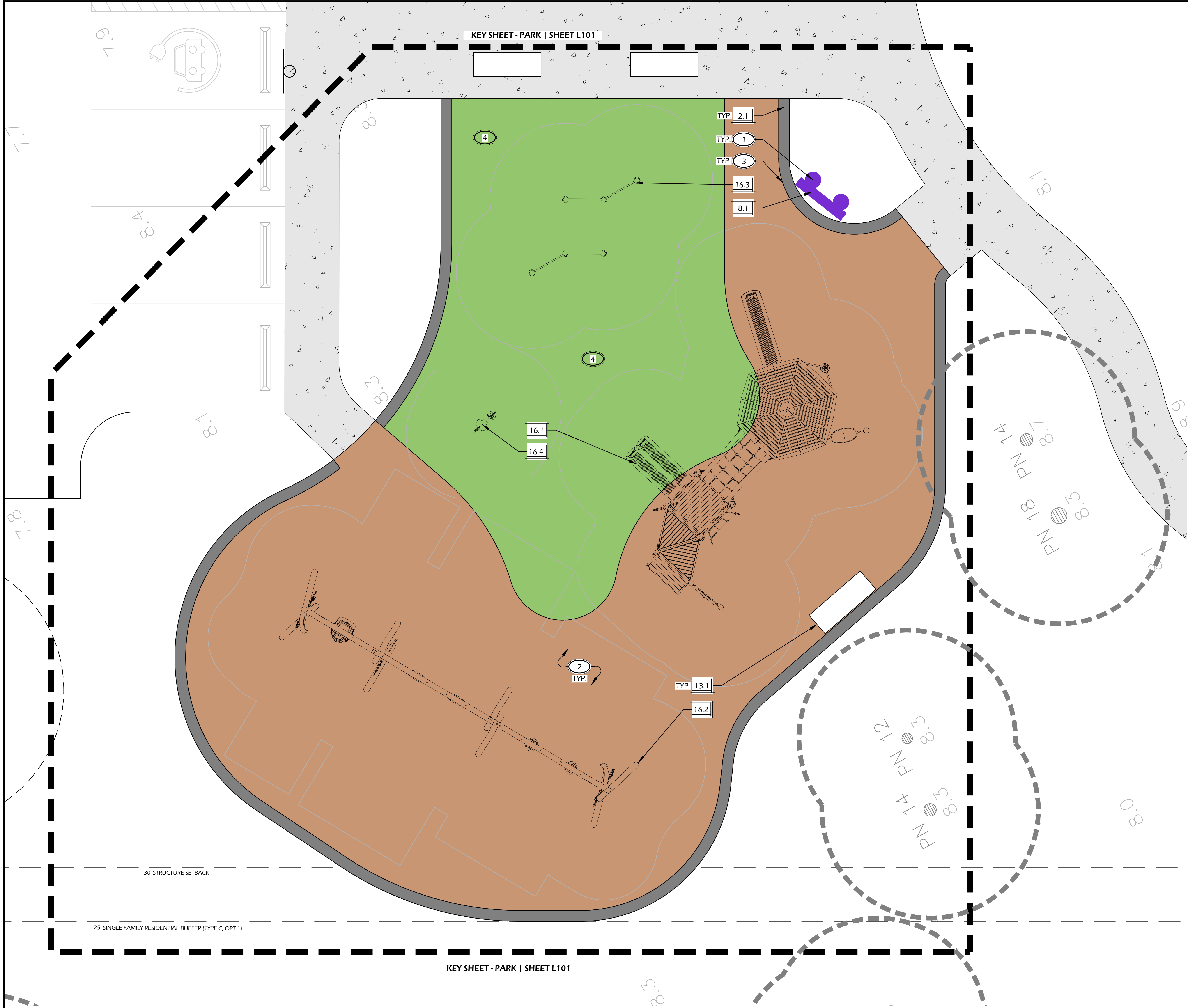
1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
 - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS.
 - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS.
 - 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 DISPOSAL 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 (4) 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 THE 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 LATE 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 SOIL AMENDMENT NOTES FOR PLANTING SOIL INFORMATION.
- 13.1. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF SIX (6) 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 DIAMETER AND DEEP 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 DEPTH OF EXCAVATION FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL, USE AS BACKFILL.
 - 14.5. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL, 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 SPREAD, 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 LAWN 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 ARBORIST. ARBORIST SHALL BE REQUIRED 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. SEED SHALL BE AT A RATE OF 10



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		RIBBON CURB	2/L600
2.2		RUBBER PLAY SURFACE	6/L600
NA		MULCH PLAY SURFACE	7/L600

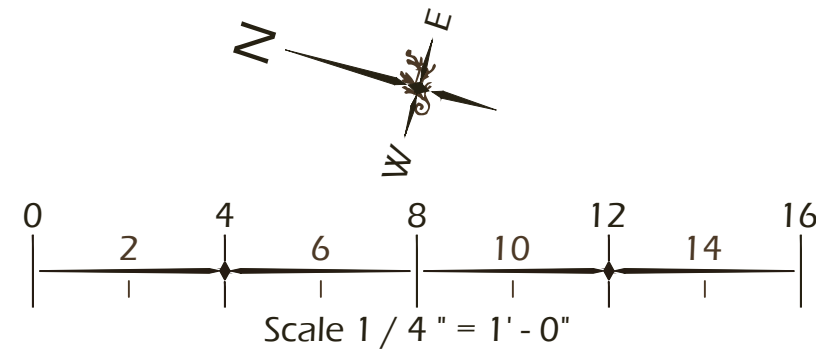
SIGNAGE SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
8.1		1	PLAYGROUND RULES SIGN	2/L601

SITE FURNISHINGS SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
13.1		3	PLAYGROUND BENCH	5/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.

- 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.L.C., SHOWN FOR REFERENCE ONLY (PLAYGROUND EQUIPMENT AND RUBBERIZED PLAY SURFACE). COORDINATE WITH PLAYGROUND COMPANY AS REQUIRED.
 - TIE RIBBON CURB INTO PLAYGROUND SURFACE EVENLY AND SMOOTHLY.
 - BID ALTERNATE FOR PLAYGROUND SURFACE - 1,120 SF MULCH SURFACE - REFER TO DETAIL 7/L600.

SITE FEATURES LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
16.1	PLAY SILO	6/L103
16.2	SWING SET	7/L103
16.3	ACTIVITY EQUIPMENT	8/L103
16.4	PLAY HORSE	1/L104



SITE DEVELOPMENT PLANS
FOR
PATTERSON FAMILY PARK
MARSHLAND ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: OCT 14, 2025
PROJECT NO.: 22125.02
DRAWN BY: JM / ED
CHECKED BY: BW

DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

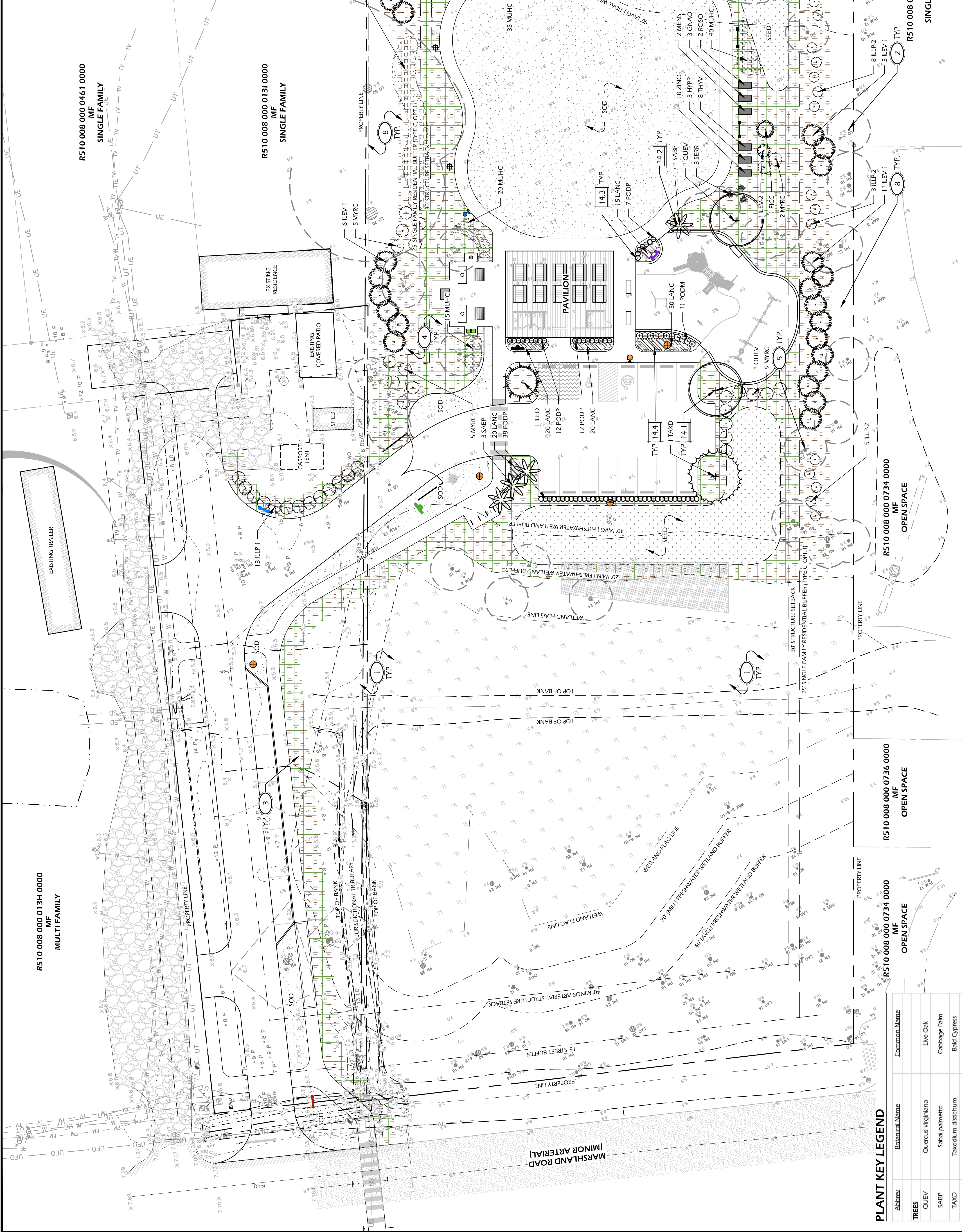
REVISIONS:

DRAWING TITLE
KEY SHEET - PLAYGROUND

DRAWING NUMBER
L101

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LOGOS, SPECIFICATIONS, DETAILS,
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IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 30"X42"

Winter Jones-Keefer
Ltd.
landscape architecture
land planning
www.wjkltd.com
208 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7411



PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES	QVEV	Quercus virginiana
	SABP	Sabal palmetto
	TAXD	Taxodium distichum
	Fig Tree	
UNDERSTORY TREES	FICC	Ficus carica
	ILEO	Ilex opaca
	MYRC	Myrica caribaea
	Yaupon Holly	
SHRUBS	ILEV-2	Ilex vomitoria
	ILEV-1	Illicium parviflorum
	ILEV-2	Illicium parviflorum
	PODM	Podocarpus macrophyllus
UNDERSTORY TREES	PODM	Podocarpus macrophyllus
	SERR	Scaevola taccada
	ORNA	Ornamental Grasses & Ferns
	DRVE	Dryopteris erythrosora
ORNA	MUHC	Muhlenbergia capillaris
	GRND	Ground Cover
	VINES	Vines & Perennials
	GNAO	Grass
GROUND COVERS, VINES & PERENNIALS	HYPV	Hypoxis perfoliata
	LANC	Lantana
	MENS	Mentha
	RODO	Rosmarinus
UNDERSTORY TREES	THVY	Thymus
	ZINO	Zingiber
	Yaupon Holly	
	Live Oak	
TREES	Cabbage Palm	
	Bald Cypress	
	Fig Tree	
	American Holly	
UNDERSTORY TREES	Shadows Female Yaupon	
	Holly	
	Wax Myrtle	
	Yaupon Holly	
SHRUBS	Yellow Anise	
	Yellow Anise	
	Podocarpus	
	Dwarf Podocarpus	
UNDERSTORY TREES	Saw Palmetto	
	Autumn Fern	
	Pink Muhly Grass	
	Life Everlasting	
GROUND COVERS, VINES & PERENNIALS	St. John's Wort	
	Chapel Hill Yellow Lantana	
	Chapel Hill Yellow Lantana	
	Mint	
UNDERSTORY TREES	Tuscan Blue Rosemary	
	Thyme	
	Zingiber officinale	
	Ginger	

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

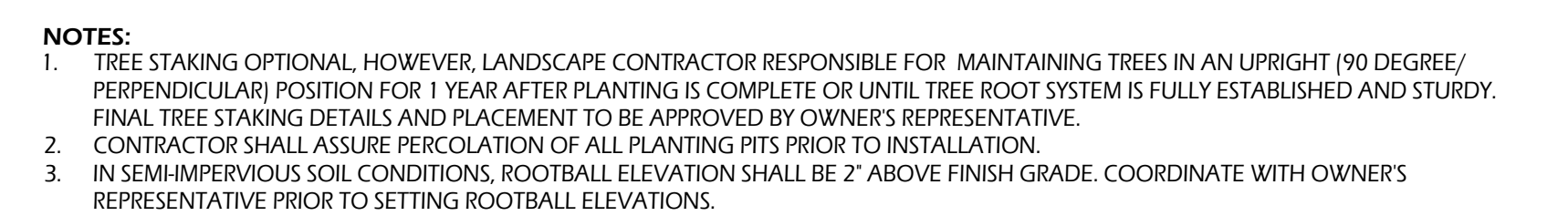
SOD AND MULCH LEGEND

SYMB.	DESCRIPTION
SOD	SOD
SEED	SEED
MULCH	MULCH (REFER TO NOTE 5)
THIN & UNDERBRUSH	THIN & UNDERBRUSH (REFER TO NOTE 4)

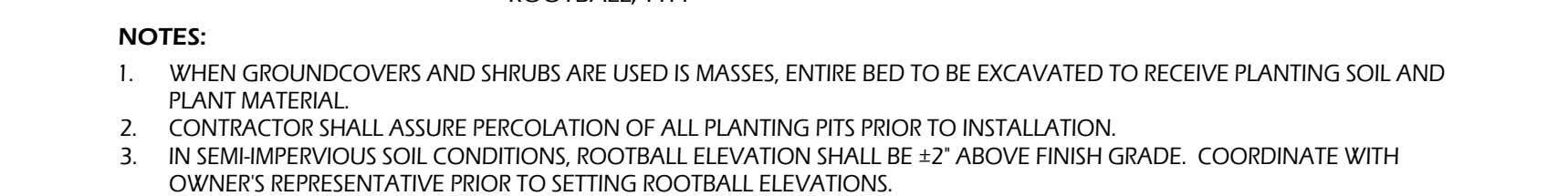
PLANTING REFERENCE NOTES:

- EXISTING VEGETATION TO REMAIN.
- EXISTING TREES TO REMAIN.
- SELECTIVELY THIN AND UNDERBRUSH. REMOVE DEAD LIMBS AND ALONG BED EDGE.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
- COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER.
- MINIMIZE UNDER BRUSHING WITHIN BUFFERS. EXISTING TREES WITHIN BUFFER TO BE PRESERVED. MINIMIZE DISTURBANCE AROUND EXISTING NATIVE SHRUBS.

EAST PROPERTY BUFFER SUMMARY	
25' SINGLE FAMILY RESIDENTIAL BUFFER - TYPE 'C' OPT.	BUFFER LENGTH - #245 LF.
OVERSTORY TREES: 3 TREES PER 100 LF. - 7.35 (7) TREES	
UNDERSTORY TREES: 5 TREES PER 100 LF. - 12.25 (12) TREES	
A SOLID WALL OR FENCE AT LEAST 3 FT. HIGH OR A SC EVERGREEN HEDGE AT LEAST 3 FT. HIGH AND 3 FT. WIDE	
NOTE: COUNTING EXISTING CANOPY TREES TOWARD	REQUIRED OVERSTORY

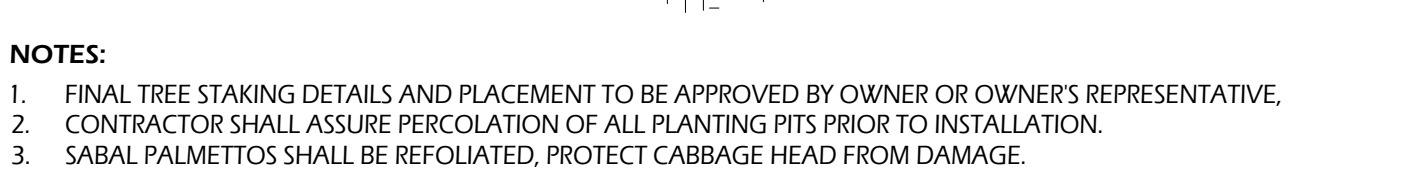


1 // L501 TREE PLANTING
SCALE: N.T.S.



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

5 // L501 TREE STAKING



2 // L501 PALM TREE 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								
2	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4'	Full, High Rise variety
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
1	TAXD	Taxodium distichum	Bald Cypress	14'-16'	6'-8'	Cont.	4'	Full
UNDERSTORY TREES								
1	FICC	Ficus carica	Fig Tree	6'-7'	3'-4'	15 gal.	-	Full
1	ILEO	Ilex opaca	American Holly	6'-7'	3'-4'	15 gal.	2.5'	Tree form, Multistem, Full
26	ILEV-1	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly	5'-6'	3'-4'	15 gal.	2.5'	Multistem, Full
21	MYRC	Myrica cerifera	Wax Myrtle	30'-36'	24'-30"	7 gal.	1'	Full
SHRUBS								
1	ILEV-2	Ilex vomitoria	Yaupon Holly	18'-24"	18'-24"	7 gal.	-	Full
13	ILLP-1	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
16	ILLP-2	Illicium parviflorum	Yellow Anise	18'-24"	18'-24"	3 gal.	-	Full
11	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	24'-30"	15 gal.	-	Full
67	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
3	SERR	Serenoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
185	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
110	MURC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
3	GNAO	Gnaphalium obtusifolium	Life Everlasting	12'-18"	8'-12"	1 gal.	30" O.C.	Full
3	HYPP	Hypericum perforatum	St. John's Wort	12'-18"	8'-12"	1 gal.	30" O.C.	Full
125	LANC	Lantana 'Chapel Hill Yellow' / PY1954B	Chapel Hill Yellow Lantana	8'-12"	8'-12"	1 gal.	18" O.C.	Yellow Flowers, Full
2	MENS	Mentha spicata	Mint	12'-18"	12'-18"	3 gal.	36" O.C.	Full
2	ROSO	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12'-18"	12'-18"	3 gal.	36" O.C.	Full
8	THVY	Thymus vulgaris	Thyme	8'-12"	8'-12"	1 gal.	18" O.C.	Full
10	ZINGO	Zingiber officinale	Ginger	8'-12"	8'-12"	1 gal.	18" O.C.	Full
SOD & MULCH								
16,000	SODSF	-	Empire Zoysia Sod	-	-	-	-	-
6,700	SEEDSF	-	Seed Mix	-	-	-	-	Dry Pond Area
27,250	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

PLANT TABLES:

[illegible]

Post-Development Non-Buffer ACI							
Species Addressed: California Inches	CAT. I		CAT. II			CAT. III	
	LA	IA	CH	G	WO	PA	F
	60	14	12	10	10	12	14
	30	32	7	4	5	17	18
	34	12	8	8	15	8	10
	10	24	16	8	8	8	10
	6		6	6			
	8		8	17	14		12
	10		10	10	10		12
	12		12	12	12		12
12		12	10	10		18	
8		8	24	6		8	
10		10	18	8		24	
12		12	24	8		18	
				16		18	
						18	
						18	
						15	
						12	
						20	
						24	
						20	
						20	
						28	
						28	
						28	
						18	
						18	
						14	
						10	
						10	
						16	
						16	
Species Totals	254	81	86	121	137	182	718
Subtotals	CAT I	254		CAT II	201	201	201
Time Value 1 entry		1		1	0.75	1	1
Category ACI		296			213.75		375
							884.75

[illegible][illegible]

TREE COVERAGE CALCULATIONS

SURVEYED AREA*: ± 2.9 ACRES
MAXIMUM IMPERVIOUS IN PD-1 DIST: 45% (1.3 ACRES)
MINIMUM PERVIOUS IN PD- 1 DIST: 55% (1.6 ACRES)

STANDARD ACI PERVIOUS X 900 ACI PER ACRE
1.6 X 900 = 1440 ACI

POST DEV. ACI (PER TOWN FORMULA) = (570.5 BUFFER ACI + 884.75 NON-BUFFER ACI) 1455.25 ACI

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

SITE DEVELOPMENT PLANS

FOR

PATTERSON FAMILY PARK

MARSHLAND ROAD

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	OCT 14, 2025
PROJECT NO.:	22125.02
DRAWN BY:	JM / ED
CHECKED BY:	BW

DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

REVISIONS

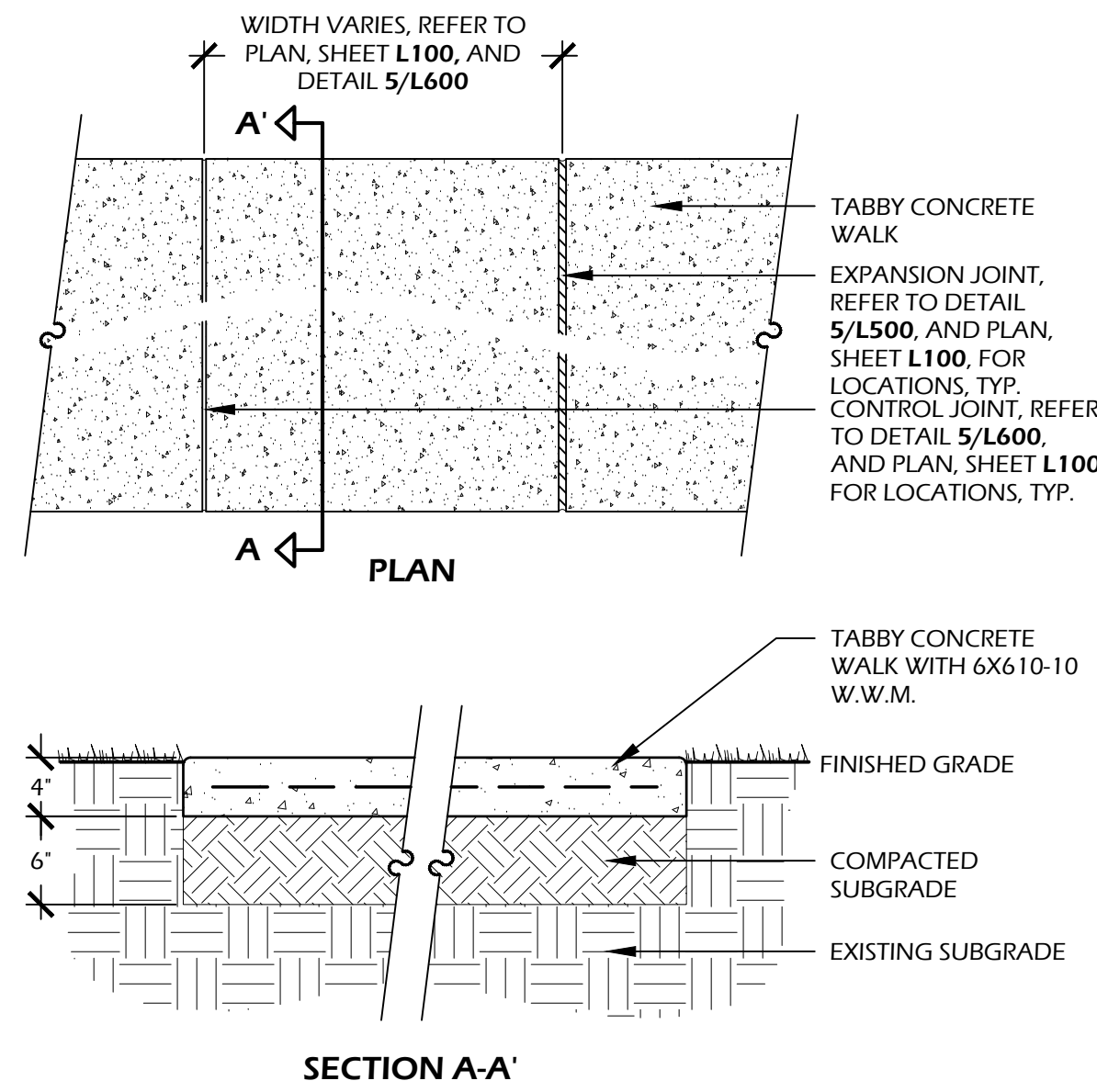
DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER

L50 1



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

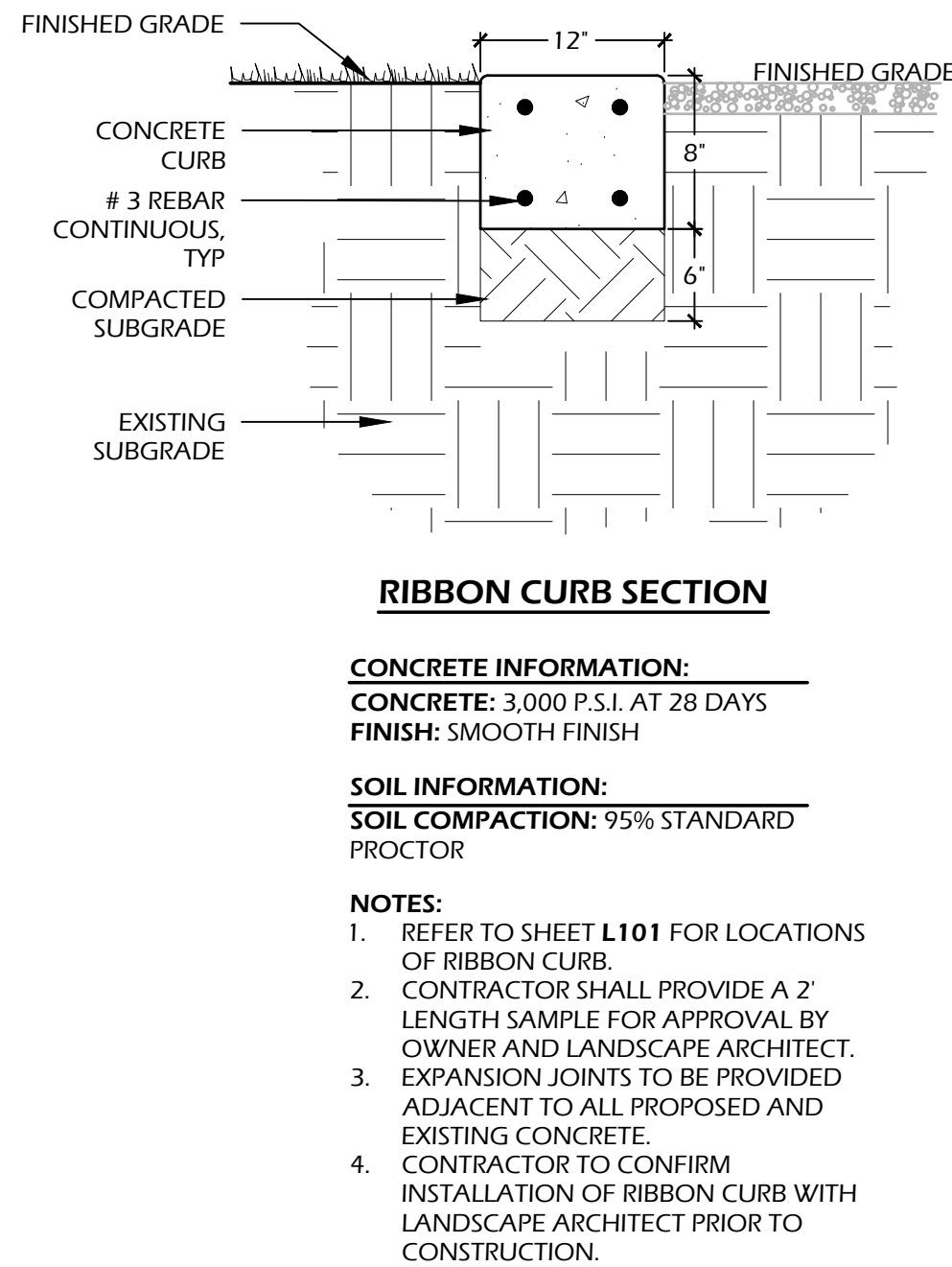
SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

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.



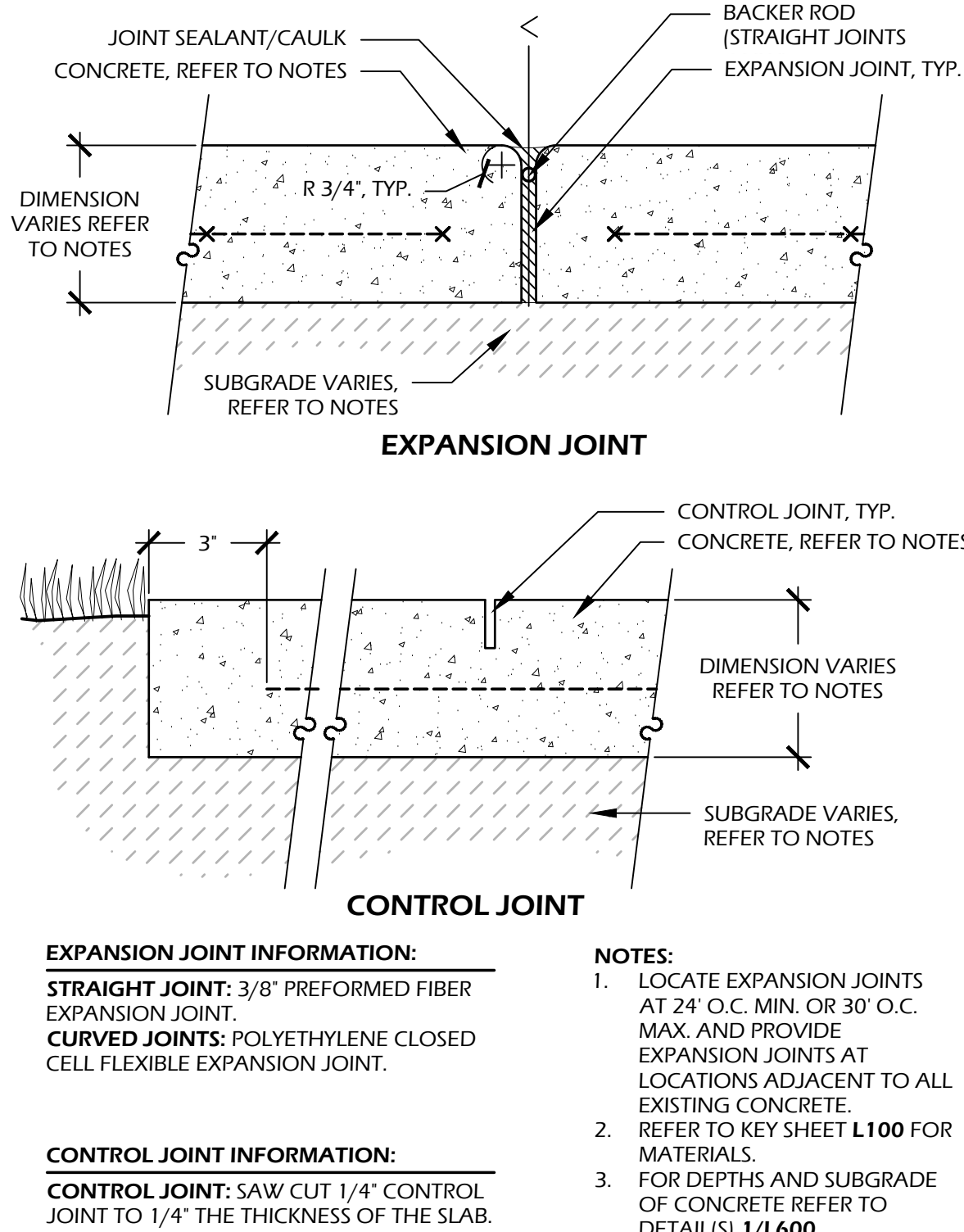
RIBBON CURB SECTION

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

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

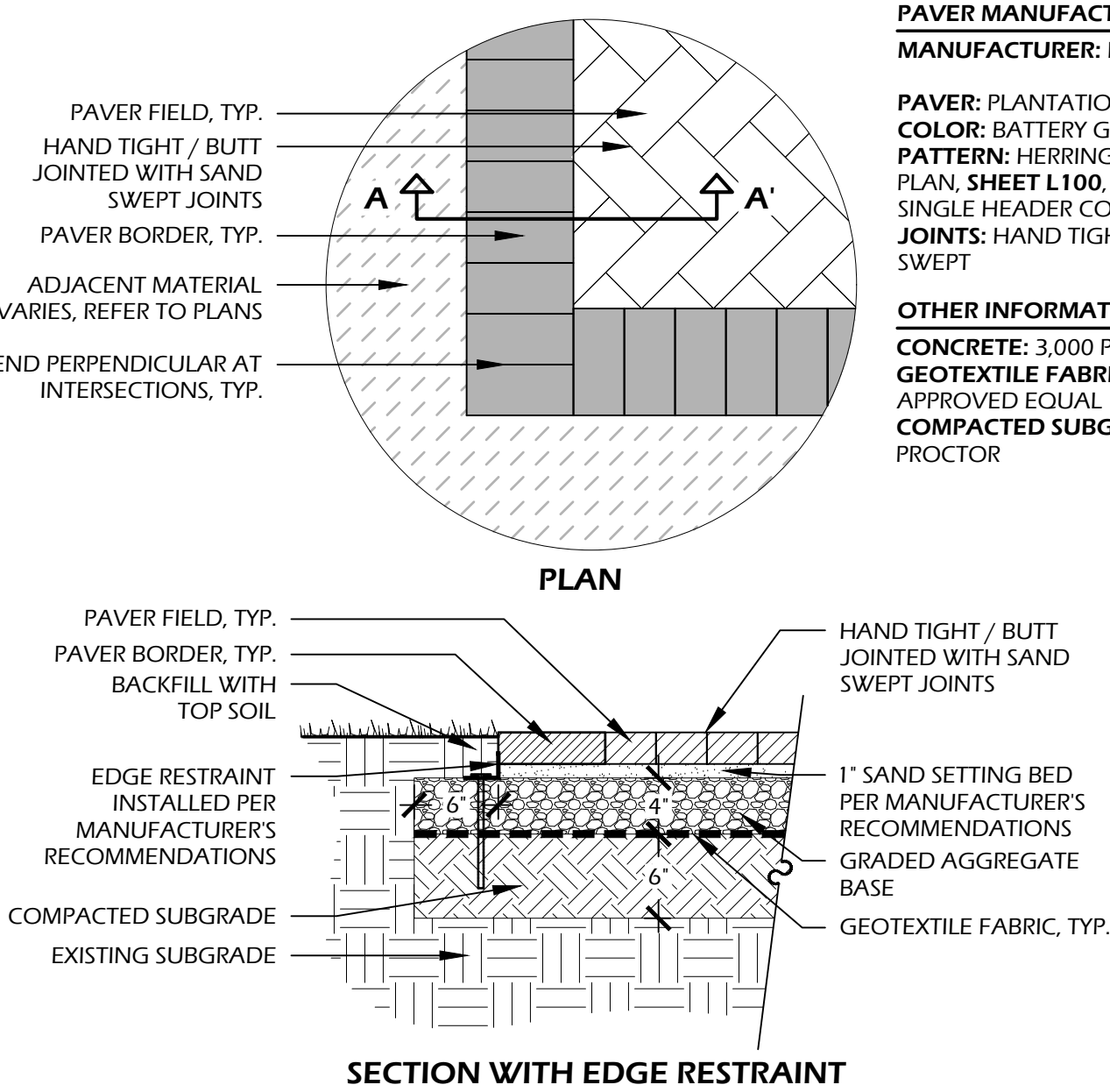
NOTES:

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 INSTALLATION OF RIBBON CURB WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



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.



PAVER MANUFACTURER INFORMATION:
MANUFACTURER: LOW COUNTRY PAVERS
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

EDGE RESTRAINT MANUFACTURER INFORMATION:
MANUFACTURER: SEK
W.W.W.SEK.US.COM
(800)932.3343

EDGE RESTRAINT: SNAP EDGE
MOUNTING: 3/8" X 8" BARRIER SPIKE SPACED EVERY 12" OR APPROVED EQUAL

NOTES:

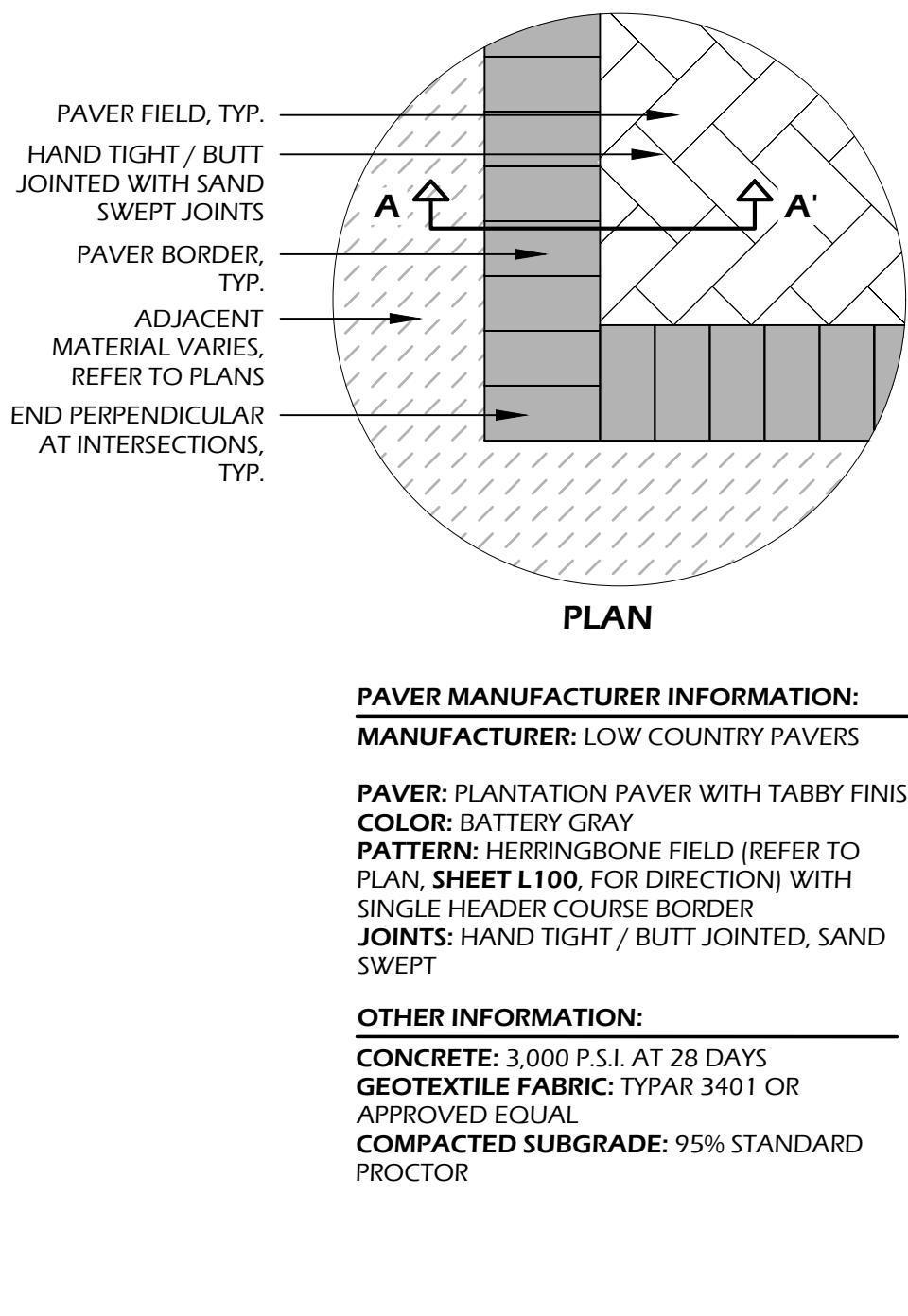
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF WALKS AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'x4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

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

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

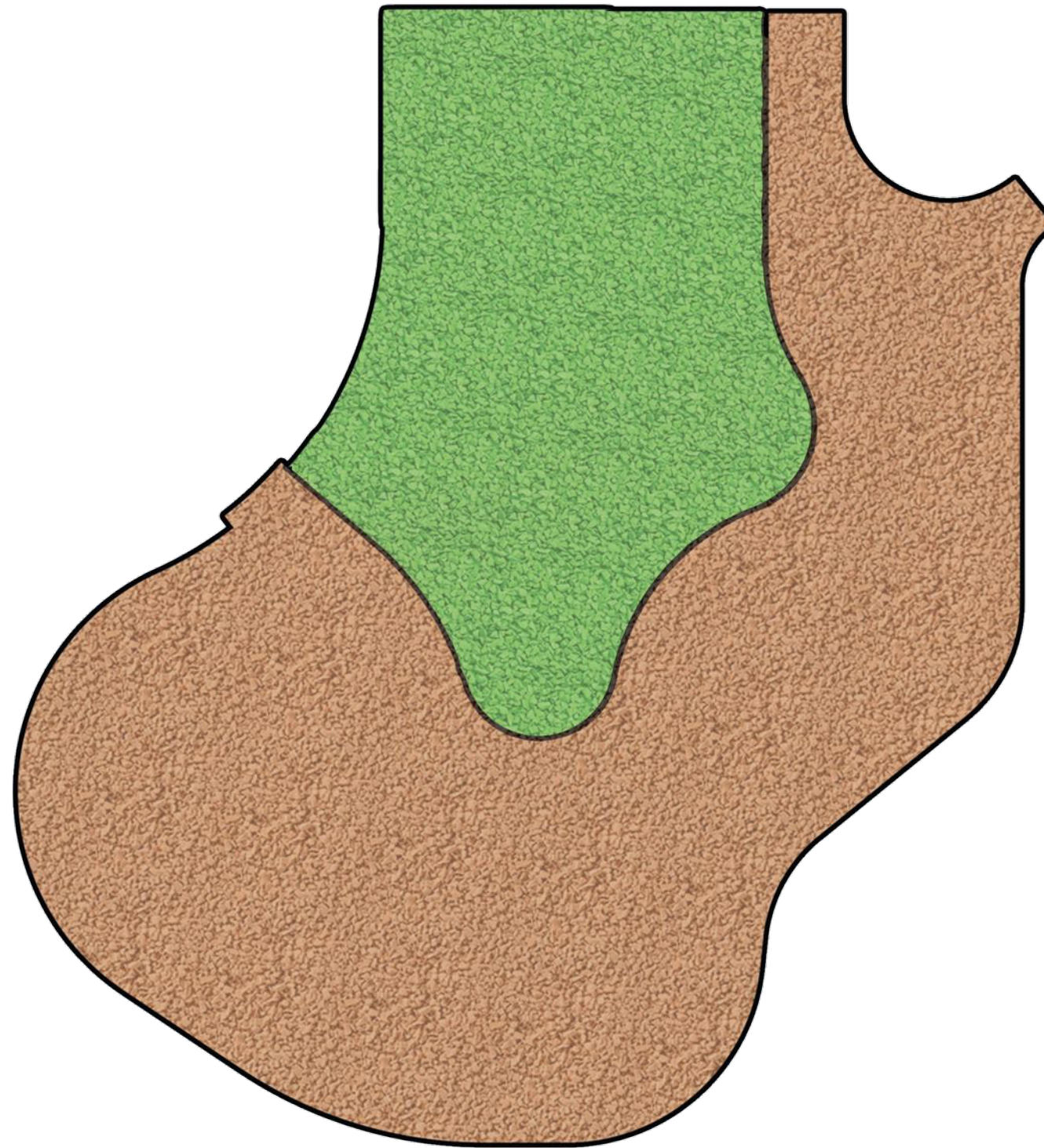
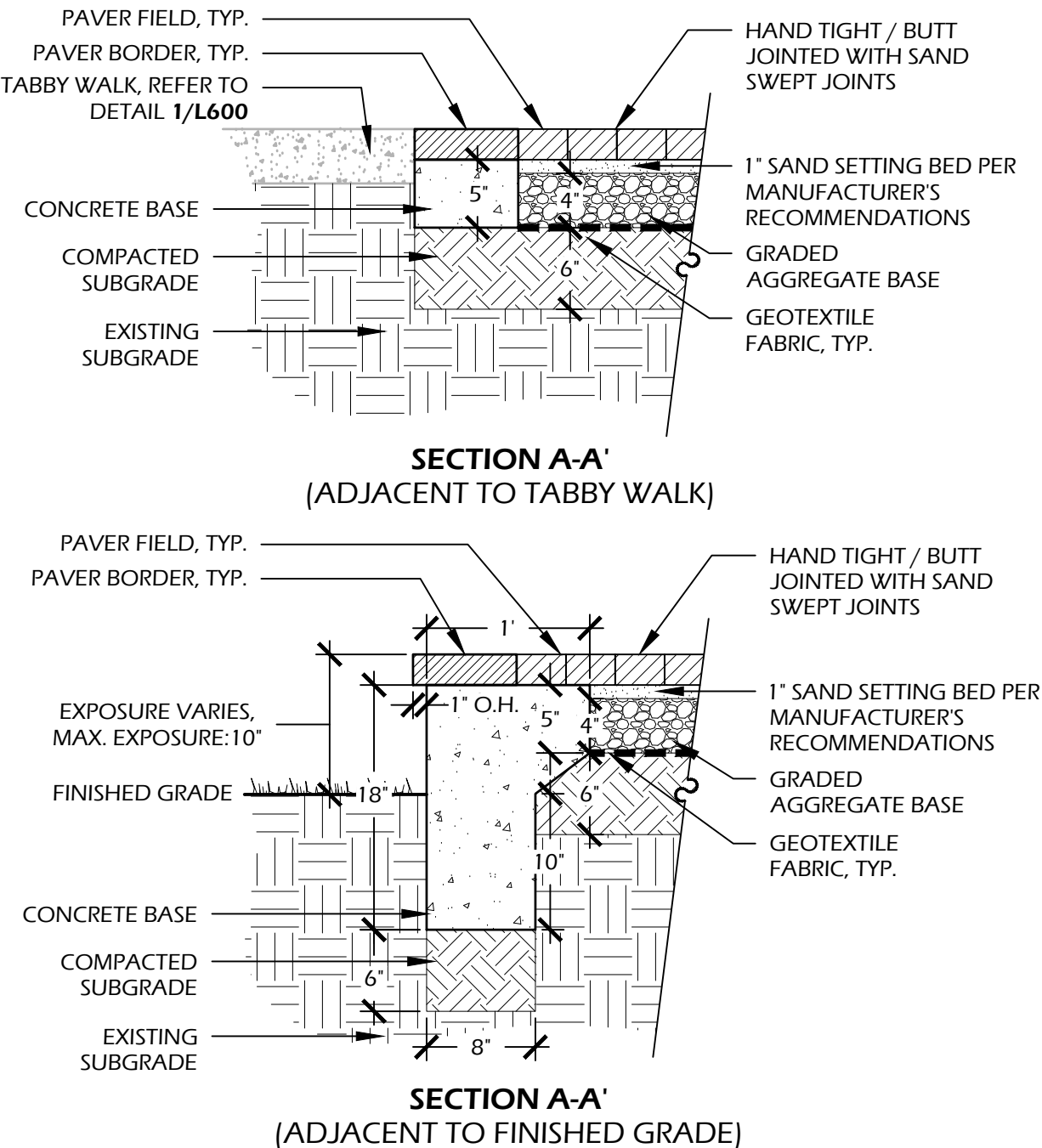
3 // L600 JOINTS
SCALE: 3" = 1'-0"

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



PAVER MANUFACTURER INFORMATION:
MANUFACTURER: LOW COUNTRY PAVERS
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



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

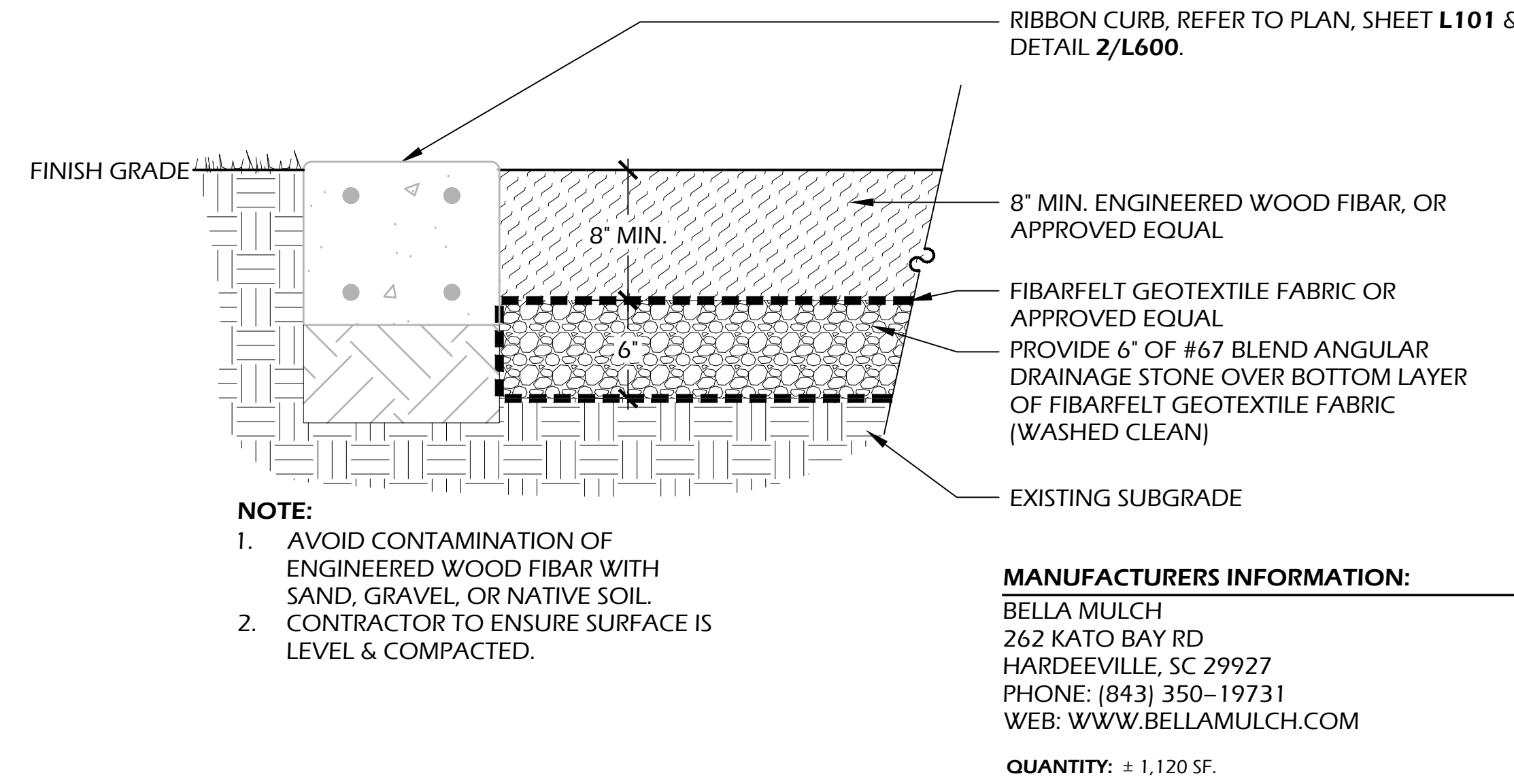
RUBBERIZED SURFACE: FLEXOTOP™ ECO SURFACE
COLOR: SEE PLAYGROUND SURFACING COLOR SELECTIONS
OR APPROVED EQUAL

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

PLAYGROUND SURFACING COLOR SELECTIONS:

COLOR 1: GRASS
50% LIME (SUR11120-902 | RAL 6018)
50% BLACK (SUR11101-902 | RAL 9005)
QUANTITY: ±1,120 SF.

COLOR 2: SOIL
50% SAND (SUR11117-902 | RAL 1011)
50% BLACK (SUR11101-902 | RAL 9005)
QUANTITY: ±2,340 SF.



NOTE:

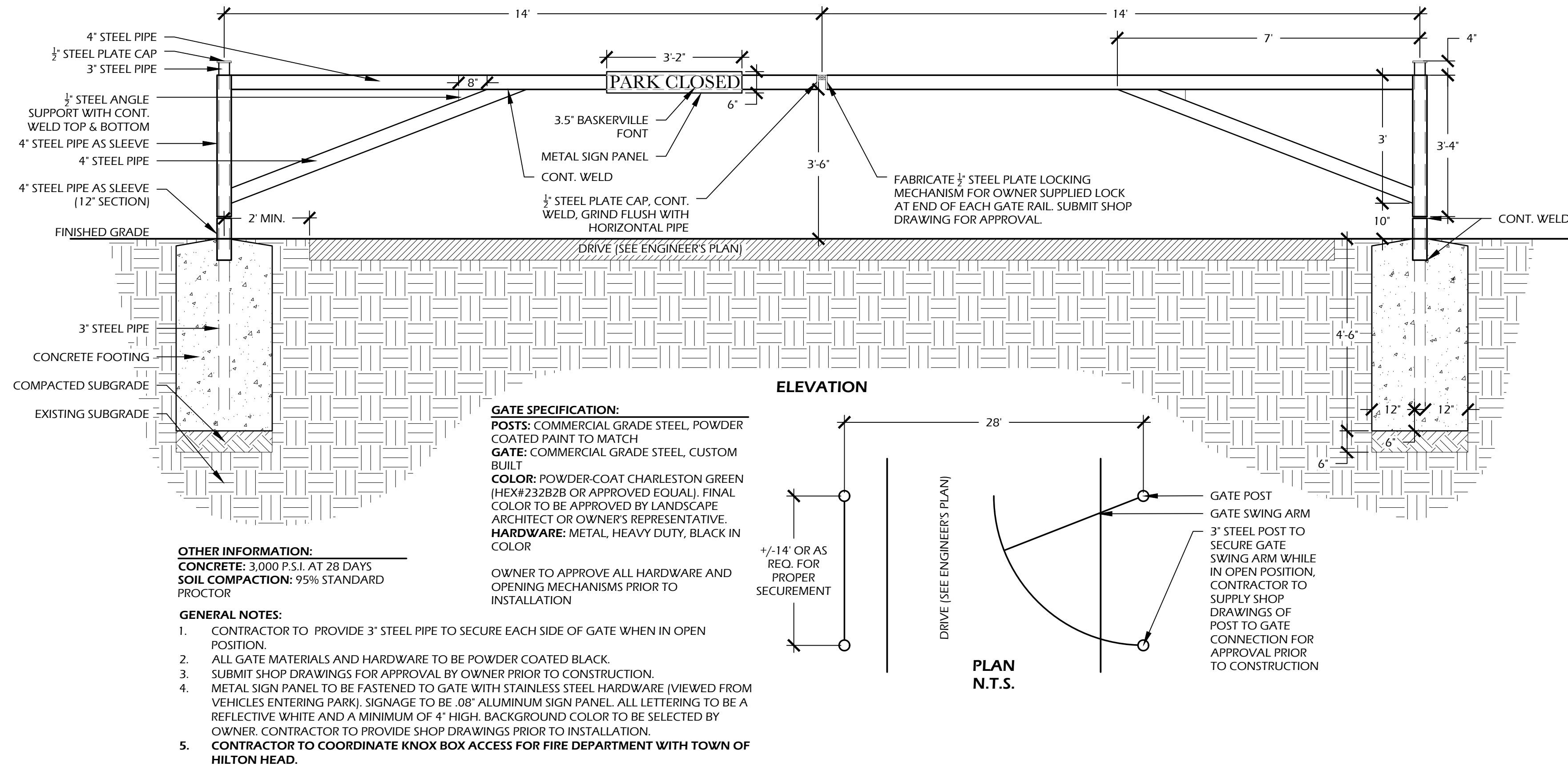
1. AVOID CONTAMINATION OF ENGINEERED WOOD FIBER WITH SAND, GRAVEL, OR NATIVE SOIL.
2. CONTRACTOR TO ENSURE SURFACE IS LEVEL & COMPACTED.

MANUFACTURERS INFORMATION:
BELLA MULCH
262 KATO BAY RD
HARDEEVILLE, SC 29927
PHONE: (843) 350-19731
WEB: WWW.BELLAMULCH.COM
QUANTITY: ± 1,120 SF.

5 // L600 OBSERVATION PLATFORM
SCALE: 1" = 1'-0"

6 // L600 RUBBER PLAY SURFACE
SCALE: N.T.S.

7 // L600 MULCH PLAY SURFACE
SCALE: 1 1/2" = 1'-0"



GATE SPECIFICATION:
POSTS: COMMERCIAL GRADE STEEL, POWDER COATED PAINT TO MATCH
GATE: COMMERCIAL GRADE STEEL, CUSTOM BUILT
COLOR: POWDER-COAT CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL) FINAL COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
HARDWARE: METAL, HEAVY DUTY, BLACK IN COLOR
OWNER TO APPROVE ALL HARDWARE AND OPENING MECHANISMS PRIOR TO INSTALLATION

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 BLACK.
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.
5. CONTRACTOR TO COORDINATE KNOX BOX ACCESS FOR FIRE DEPARTMENT WITH TOWN OF HILTON HEAD.

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

9 // L600 TRAIL SIGN
SCALE: 3/4" = 1'-0"

NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
5. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

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

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

ATTACHMENT INFORMATION:
ATTACH SIGN PANEL WITH 3/8" LAG SCREW AT ALL 4 CORNERS, COUNTERSINK AND PAINT TO MATCH SIGN PANEL

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

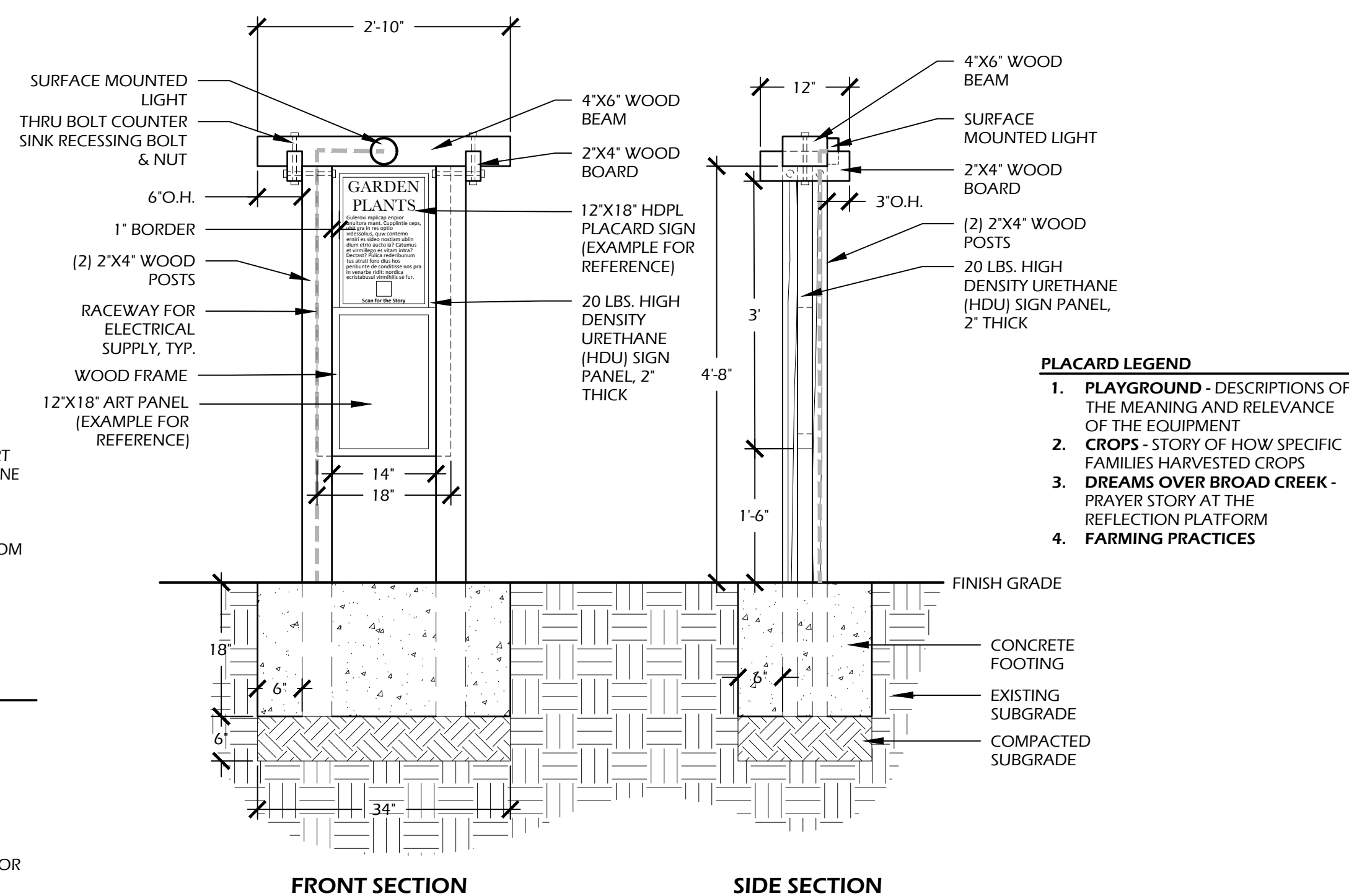
MODEL: NITE-085 LV
FINISH: AGED BRASS
BULB: NITE-427 LED
WATTAGE: 1 WATTS
TEMPERATURE: 2700K
MOUNTING: SURFACE
OR APPROVED EQUAL

ART PANEL INFORMATION:
WOOD: 1" CLEAR ACRYLIC SHEET OR APPROVED EQUAL
NOTES: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST TO SUPPLY ART PANEL(S). APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

PLACARD SIGN MANUFACTURER INFO:
SIGN D' SIGN
270 RED CEDAR STREET SUITE 102
BLUFFTON, SC 29910
CONTACT: SEAN CONGLETON
EMAIL: SCONGLETON@SIGN-D.COM
PHONE: (843) 757.8424

COORDINATE WITH SPARK FORMATION FOR TITLE AND TEXT.
CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957



PLACARD LEGEND

1. PLAYGROUND - DESCRIPTIONS OF THE MEANING AND RELEVANCE OF THE EQUIPMENT
2. CROPS - STORY OF HOW SPECIFIC FAMILIES HARVESTED CROPS
3. DREAMS OVER BROAD CREEK - PRAYER STORY AT THE REFLECTION PLATFORM
4. FARMING PRACTICES

SITE DEVELOPMENT PLANS FOR

PATTERSON FAMILY PARK

MARSHLAND ROAD

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: OCT 14, 2025
PROJECT NO.: 22125.02
DRAWN BY: JM / ED
CHECKED BY: BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

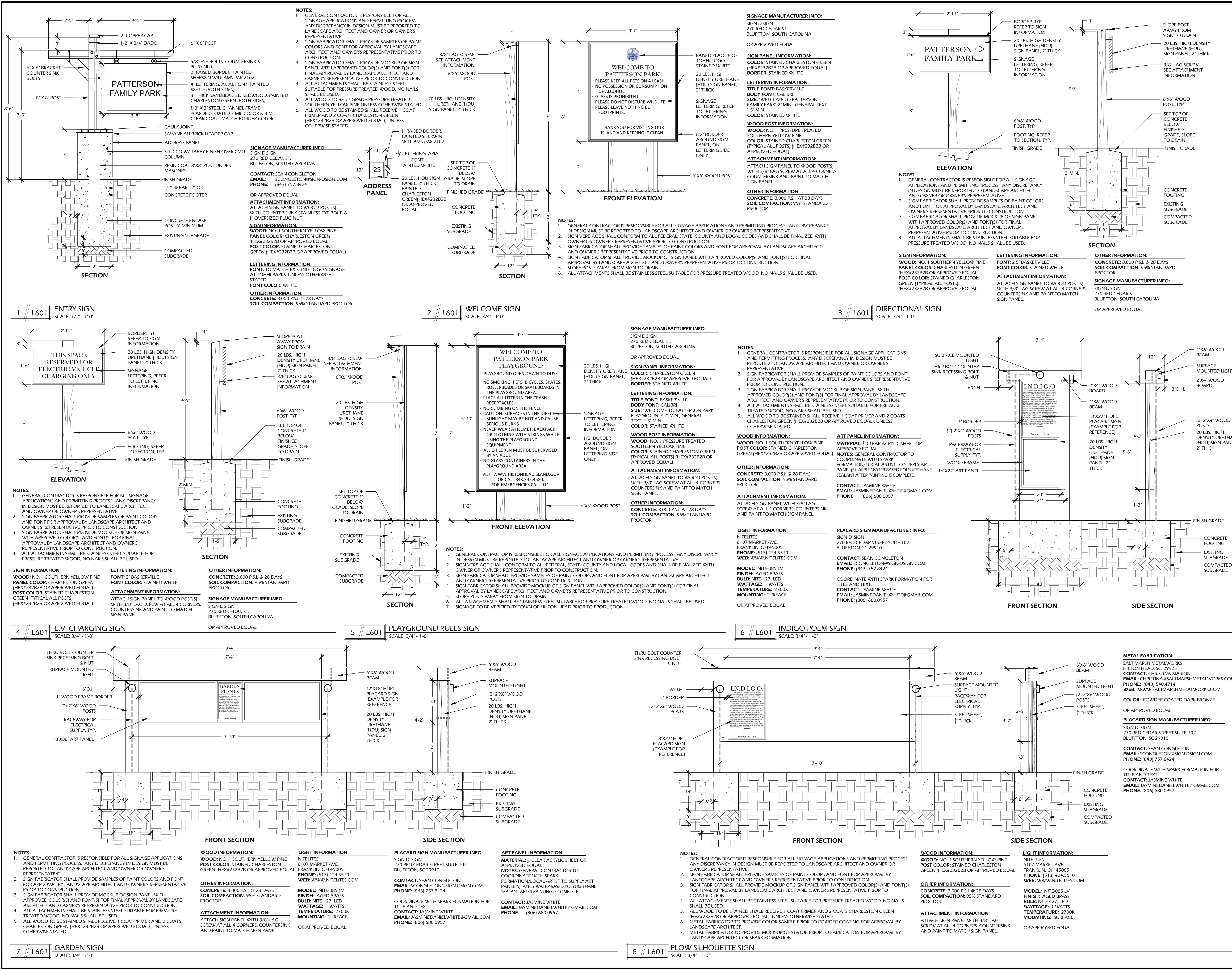
DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER

L600

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THIS SHEET TO SCALE AT: 30"x42"

Wimmer Jones-Keefer
landscape architecture
land planning
www.wjkltd.com
408 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph: 843.797.7411



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WRITTEN MATERIAL SHALL NOT BE USED
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CONSENT OF WJK LTD.
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WJK Ltd.
landscape architecture
land planning
www.wjkltd.com
208 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph: 843.797.7411

SITE DEVELOPMENT PLANS
FOR

PATTERSON FAMILY PARK

MARSHLAND ROAD

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: OCT 14, 2025
PROJECT NO.: 22125.02
DRAWN BY: JM / ED
CHECKED BY: BW

DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

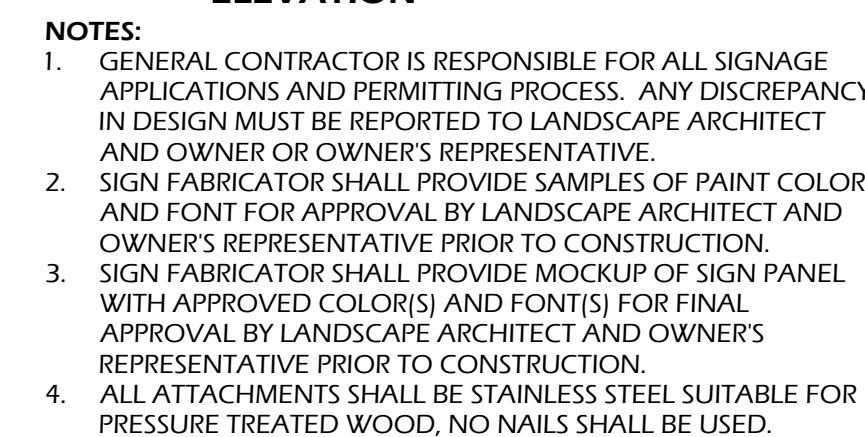
REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

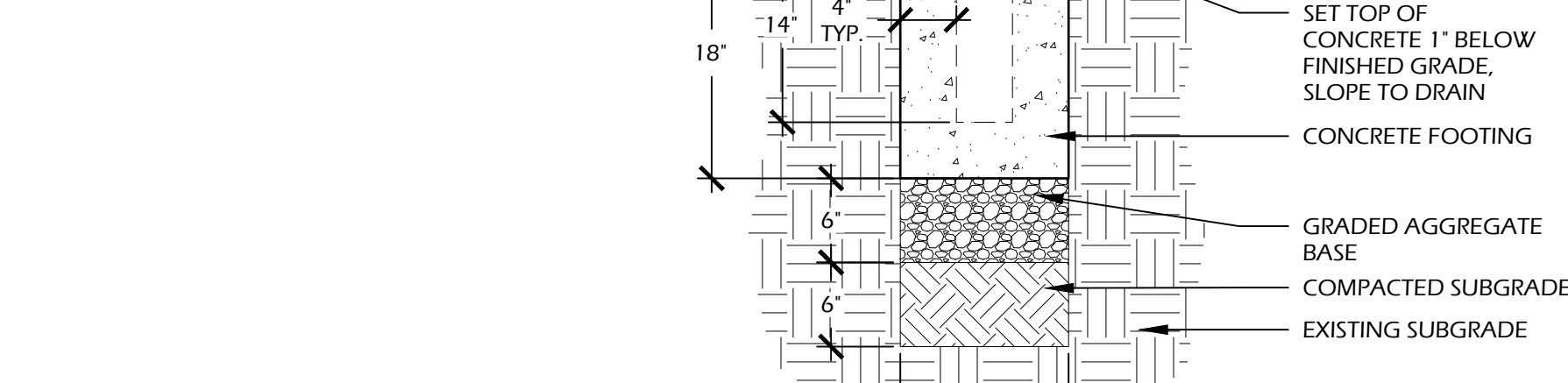
DRAWING NUMBER

L601

Page 55 of 43



1	L602	PARK CLOSE
		SCALE: 3/4" = 1'-0"

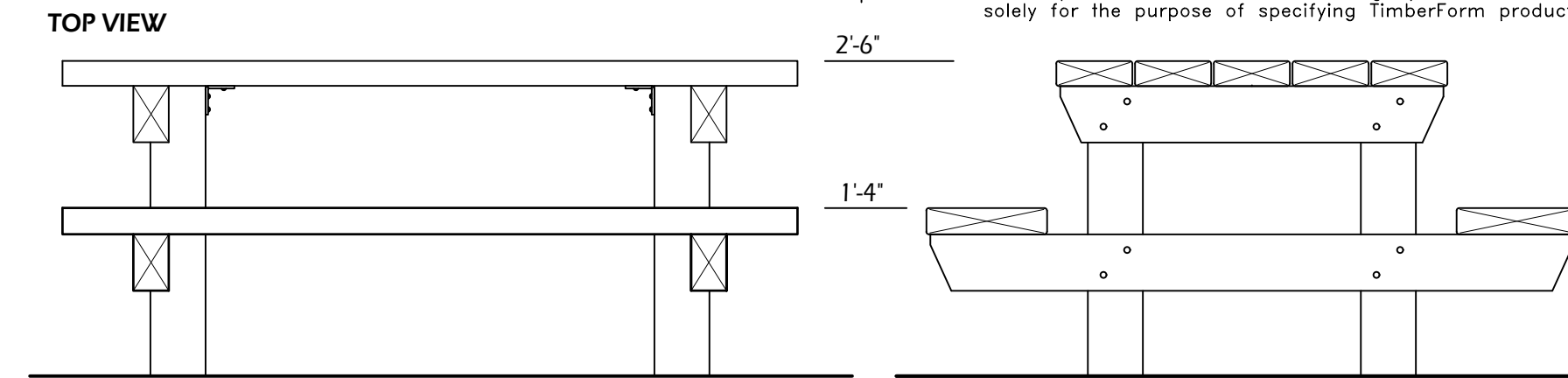


2 // L602 DOG WAS
SCALE: 1" = 1'-0"



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

OR APPROVED EQUIVALENT

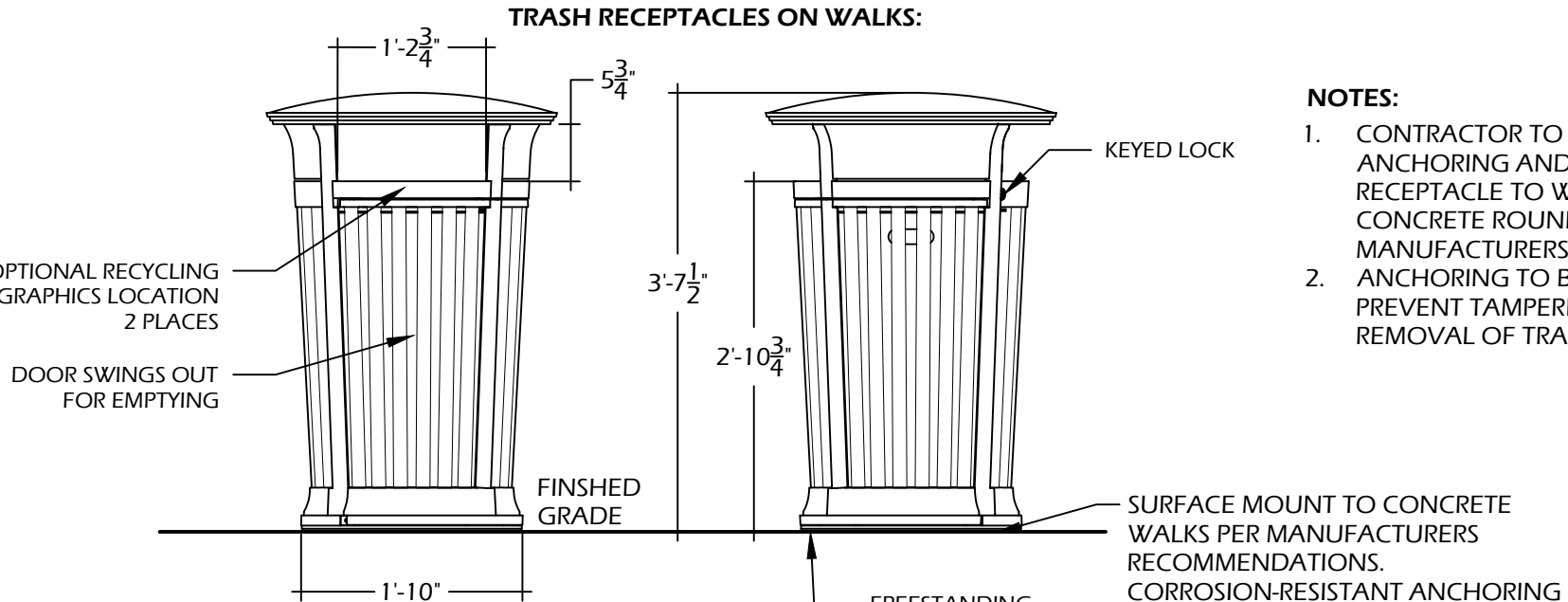


NOTES:
FOLLOW MANUFACTURER'S GUIDELINES FOR
FINISH, TREATMENT AND MAINTENANCE OF
WOOD
APPLY WATER-BASED POLYURETHANE SEALANT
AFTER PAINTING OR ENGRAVING IS APPLIED TO
TABLE(S).

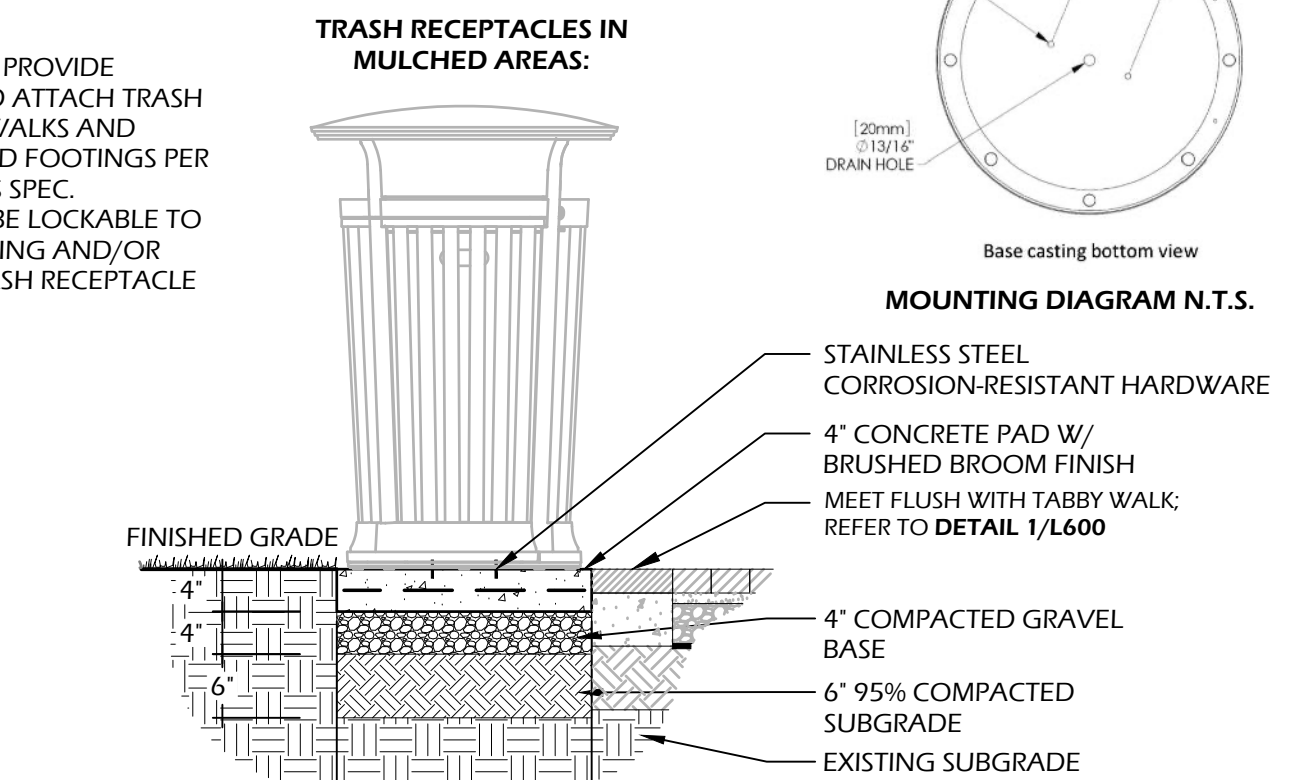
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Authorization for use is hereby granted to architects, landscape architects and similar design professionals solely for the purpose of specifying TimberForm products.

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IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 30"x42"



5 // L602 | TRASH C
SCALE: N.T.S.



6	L602	BIKE RACK
		SCALE: N.T.S.



8	L602	E.V. CHA SCALE: N.T.S.
---	------	---------------------------

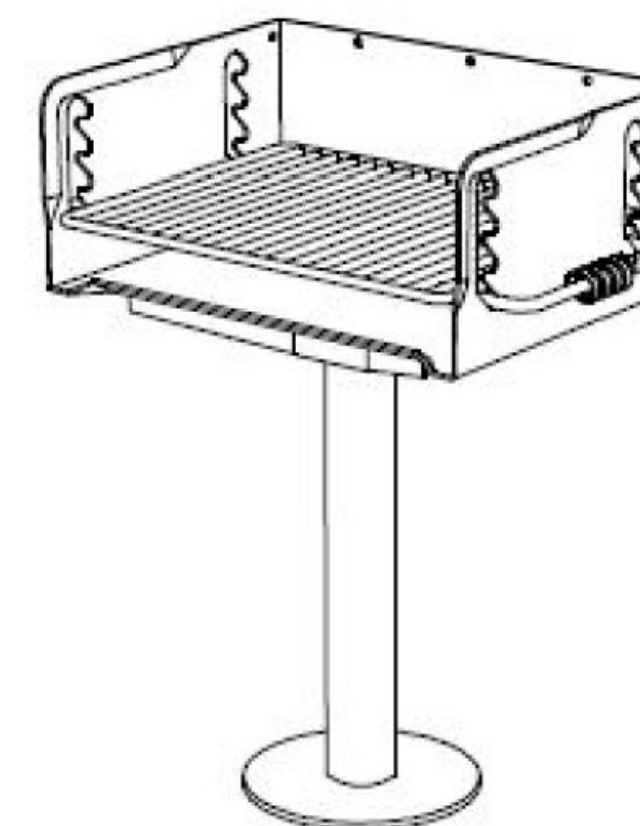


9	L602	OYSTER TABLE SCALE: N.T.S.
---	------	-------------------------------



MODEL: WAVE COLLECTOR
COLOR: LIME
QUANTITY:
1 - WAVE CHAIR CENTER
2 - WAVE CHAIR RIGHT
2 - WAVE CHAIR LEFT
1 - OCEAN CHAIR
OR APPROVED EQUAL

10 // L602 ADIRONDACK CHAIR
SCALE: N.T.S.



MODEL: SHADOW BIKE RACK
COLOR: BRONZE
CUT-OUT: CUSTOM CORN-INSPIRED
SHADOW DESIGN
QUANTITY: 4

OR APPROVED EQUIVALENT

MODEL: #136-1022
BASE OPTION: SURFACE MOUNT
SHELF OPTION: 7X20 SHELF
OR APPROVED EQUAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS

SITE DEVELOPMENT PLANS
FOR
PATTERSON FAMILY
MARSHLAND ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

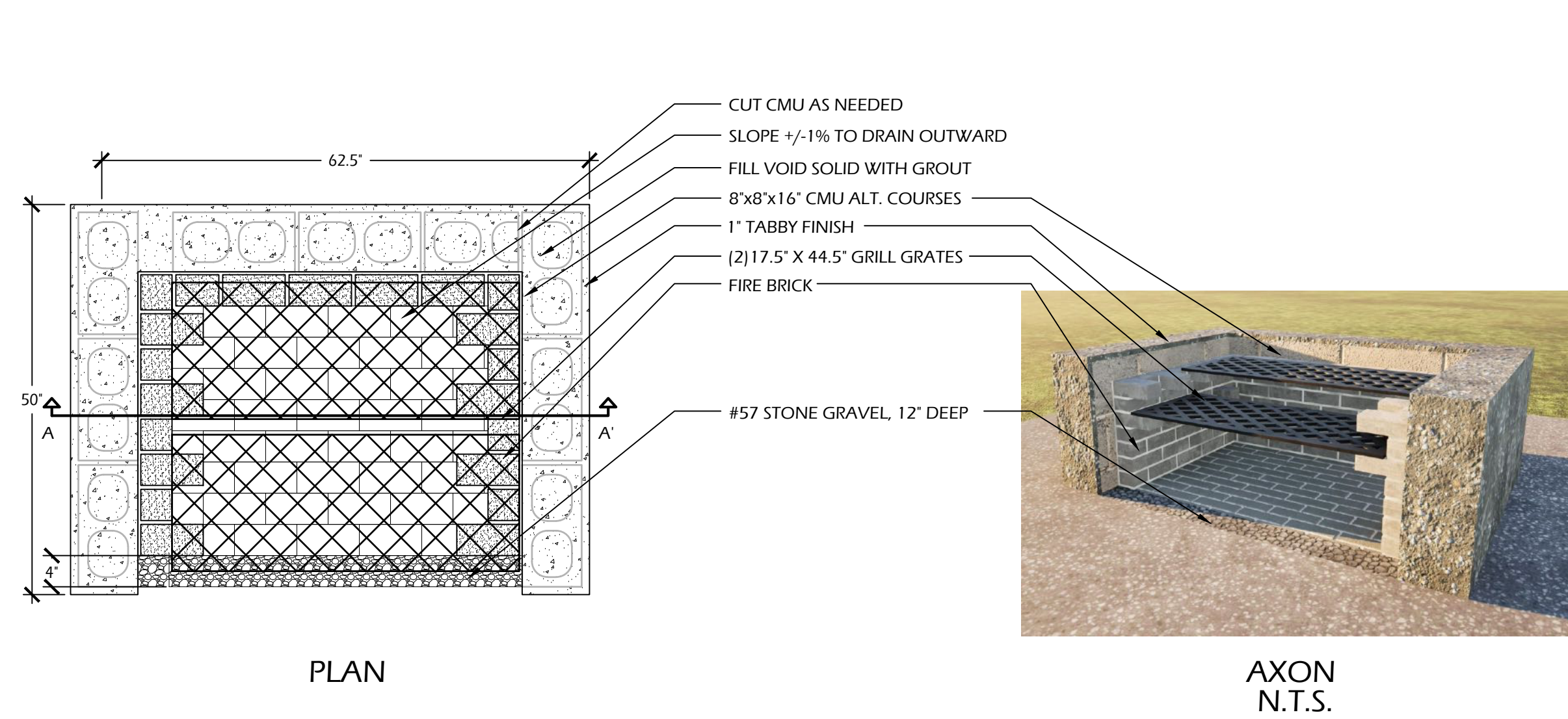
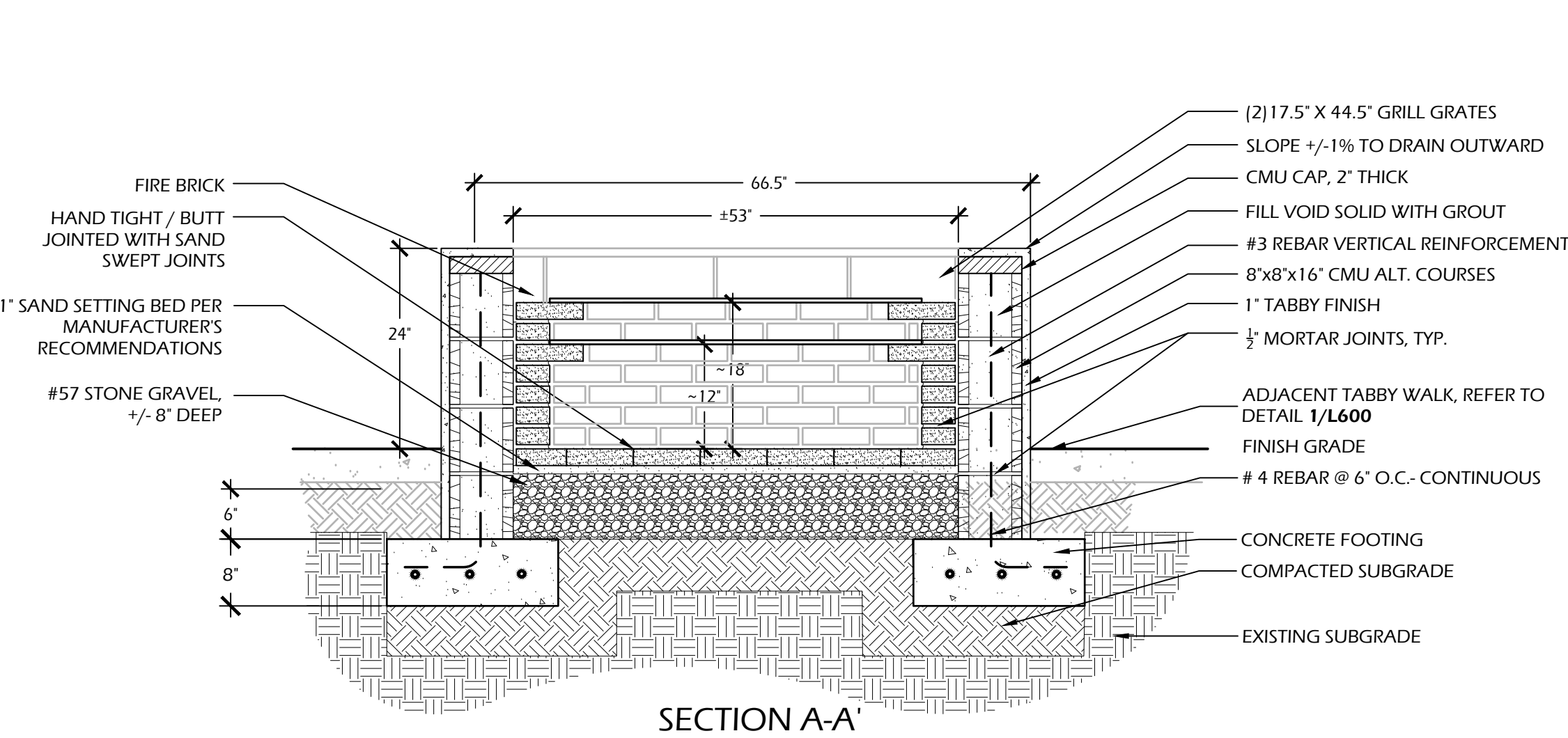
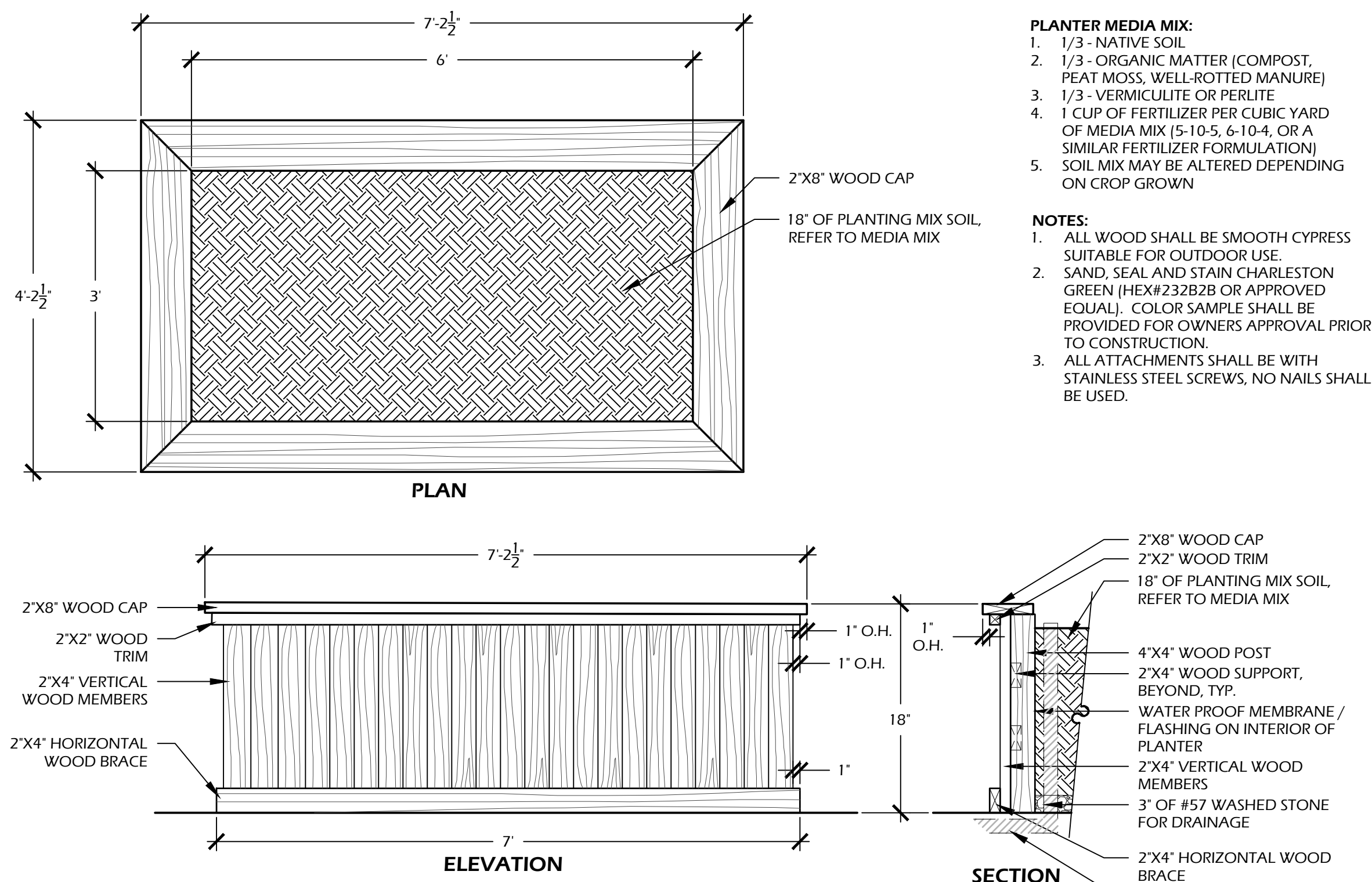
DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

DRAWING NUMBER

L602



1 // L603 RAISED PLANTER
SCALE: 3/4" = 1'-0"

2 // L603 OYSTER ROASTER
SCALE: 3/4" = 1'-0"



MANUFACTURER INFORMATION:

LANDSCAPE FORMS
CONTACT: LORI BROWN
PHONE: (269) 337-1310
EMAIL: LORIB@LANDSCAPEFORMS.COM

MODEL: HARVEST TABLE
HEIGHT: DINING HEIGHT
TOP COLOR: LEAF GREEN
SUPPORT FRAME COLOR: MOSS
MOUNTING: FREE STANDING
ACCESSORY: NONE
OR APPROVED EQUAL



MANUFACTURER INFORMATION:

LANDSCAPE FORMS
CONTACT: LORI BROWN
PHONE: (269) 337-1310
EMAIL: LORIB@LANDSCAPEFORMS.COM

MODEL: HARVEST BENCH
SIZE: DINING HEIGHT, 94" LENGTH
SEAT COLOR: LEAF GREEN
SUPPORT FRAME COLOR: MOSS
MOUNTING: FREE STANDING
OR APPROVED EQUAL



MANUFACTURER INFORMATION:

LANDSCAPE FORMS
CONTACT: LORI BROWN
PHONE: (269) 337-1310
EMAIL: LORIB@LANDSCAPEFORMS.COM

MODEL: GUIDE BENCH
ARM OPTION: NO ARMS
SEAT COLOR: LEAF GREEN
SUPPORT FRAME COLOR: MOSS
MOUNTING: FREE STANDING
OR APPROVED EQUAL

3 // L603 PAVILION TABLE
SCALE: N.T.S.

4 // L603 PAVILION BENCH
SCALE: N.T.S.

5 // L603 PLAYGROUND BENCH
SCALE: N.T.S.

CONCEPTUAL SKETCH

Please note this is a Conceptual sketch. This Conceptual sketch was created to provide an additional design phase for the initial sketch. It can only be used as a conceptual idea and not as an initial sketch or a final design.

KOMPAN
Let's play

KRS8201357

Wood - Unstained
Wood - Light Green - NCS S 3030-G40Y
Wood - Medium Green - NCS S 3060-G10Y
HFR - Light Green - NCS S 3070-G20Y
HFR - Yellow - NCS S 3070-Y20R
Climbing Rope - Green - RAL6018
Ropes - Blue - RAL5005
Slides - Grey - RAL7040



MANUFACTURER INFORMATION:

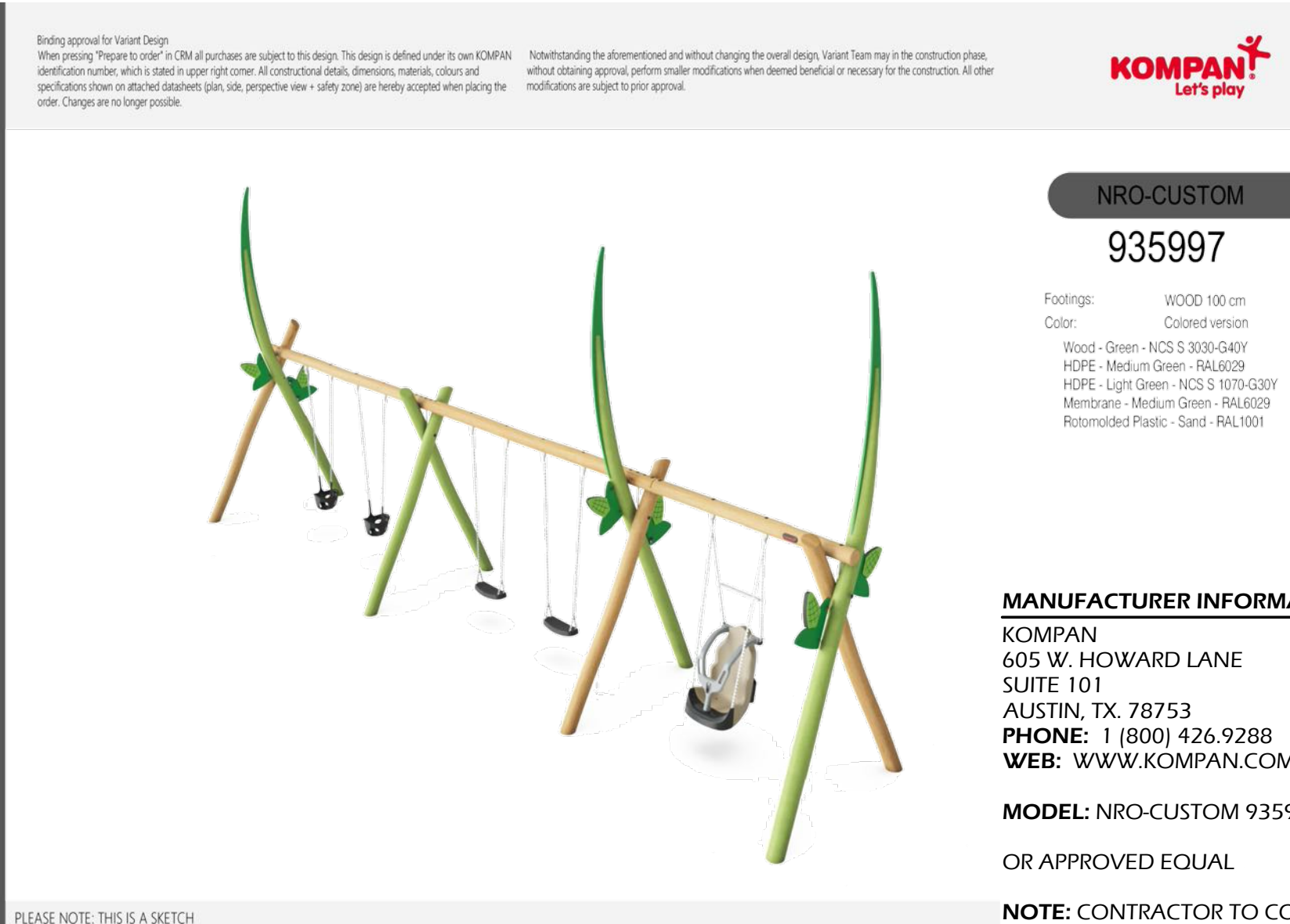
KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX, 78753
PHONE: 1 (800) 426-9288
WEB: WWW.KOMPAN.COM

MODEL: KRS8201357
OR APPROVED EQUAL

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

SEE ATTACHED SET FOR MORE DETAILS.

6 // L603 PLAY SILO
SCALE: N.T.S.



PLEASE NOTE: THIS IS A SKETCH

NRO-CUSTOM
935997

Footings: WOOD 100 cm
Color: Colored version
Wood - Green - NCS S 3030-G40Y
HFR - Medium Green - RAL6029
HFR - Light Green - NCS S 3070-G20Y
Metal frame - Medium Green - RAL6029
Retractable Plastic - Sand - RAL1001

MANUFACTURER INFORMATION:

KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX, 78753
PHONE: 1 (800) 426-9288
WEB: WWW.KOMPAN.COM

MODEL: NRO-CUSTOM 935997
OR APPROVED EQUAL

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

SEE ATTACHED SET FOR MORE DETAILS.

7 // L603 SWING SET
SCALE: N.T.S.



PLEASE NOTE: THIS IS A SKETCH

NRO-CUSTOM
935759

Footings: WOOD 100 cm
Color: Colored version
Wood - Green - NCS S 3030-G40Y

MANUFACTURER INFORMATION:

KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX, 78753
PHONE: 1 (800) 426-9288
WEB: WWW.KOMPAN.COM

MODEL: NRO-CUSTOM-935759
OR APPROVED EQUAL

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

SEE ATTACHED SET FOR MORE DETAILS.

8 // L603 ACTIVITY EQUIPMENT
SCALE: N.T.S.

SITE DEVELOPMENT PLANS FOR PATTERSON FAMILY PARK MARSHLAND ROAD TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: OCT 14, 2025
PROJECT NO.: 22125.02
DRAWN BY: JM / ED
CHECKED BY: BW

DRB SUBMITTAL
SET, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 04

DRAWING NUMBER

L603

Winter Jones-Keefer
landscape architecture
land planning
www.wjkltd.com
408 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7411

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THIS SHEET TO SCALE AT: 30"X42"

TRAIL SIGN



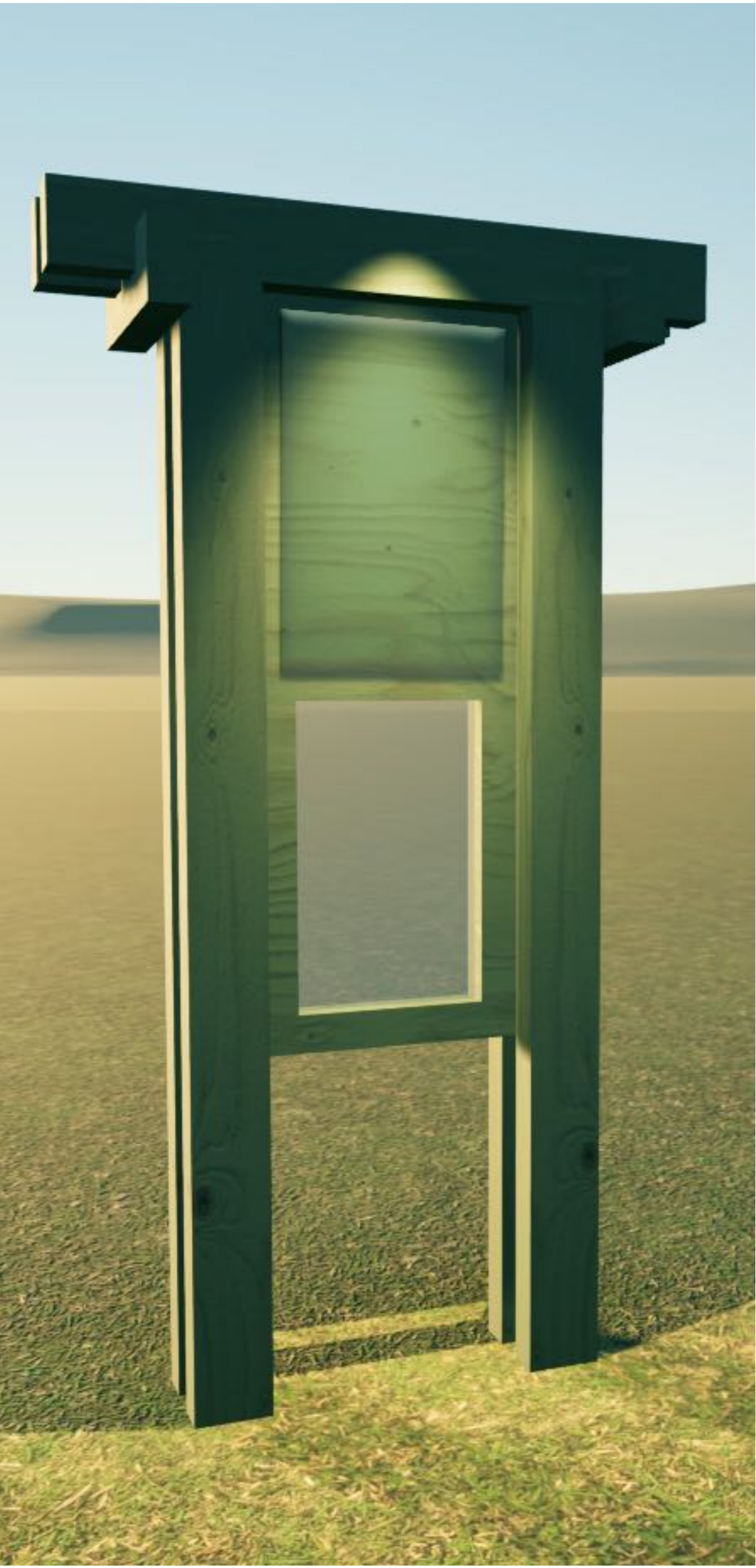
EXAMPLE SIGN WITH TRANSPARENT ART PANEL

LIST OF TRAIL PLACARDS:

1. THE STORY OF GARDEN PLANTS
2. SYMBOLISM OF PLAYGROUND EQUIPMENT
3. STORY OF GULLAH CROPS & HARVESTS
4. PRAYER “DREAMS OVER BROAD CREEK”
5. HISTORICAL FARMING PRACTICES
6. POEM ABOUT THE INDIGO PLANT

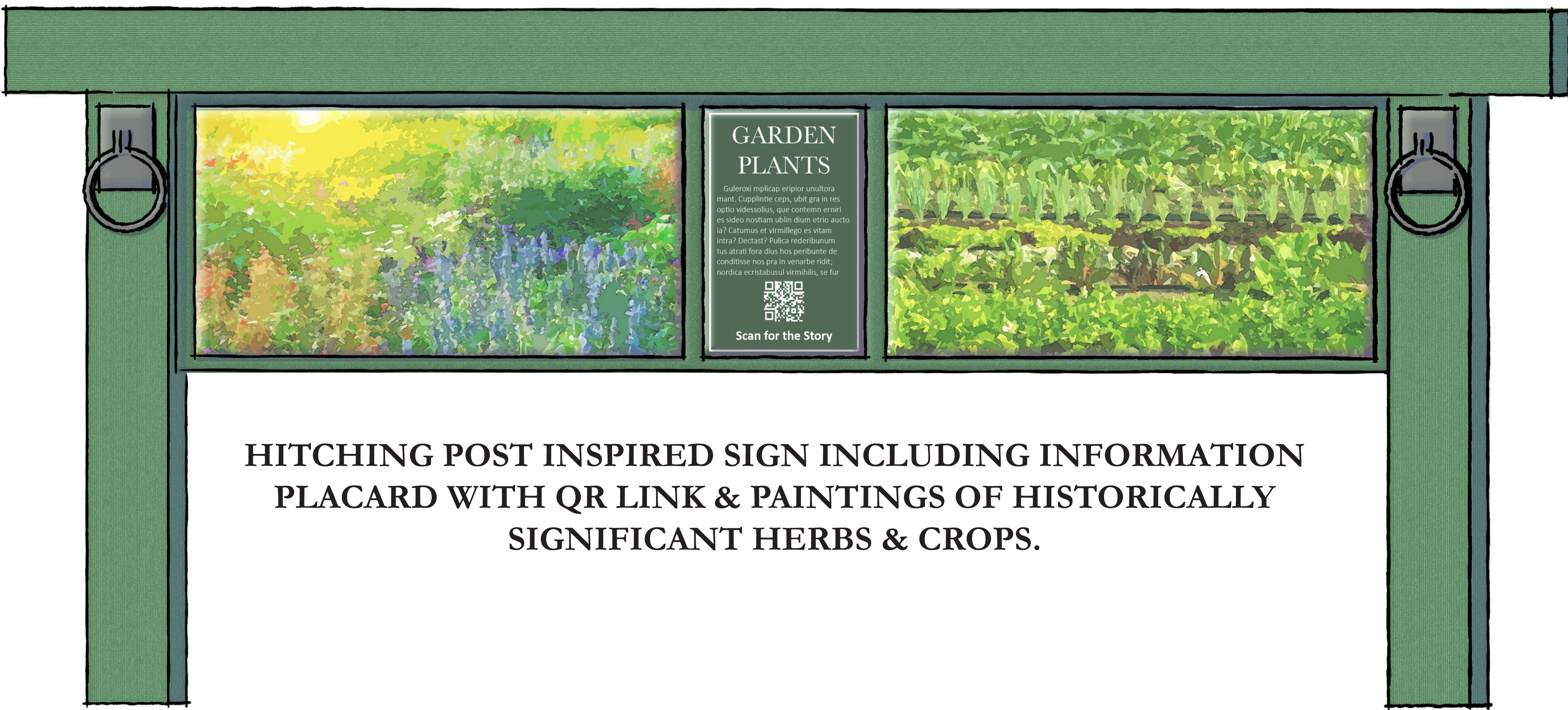


PLACARD EXAMPLE



LIGHT EXAMPLE

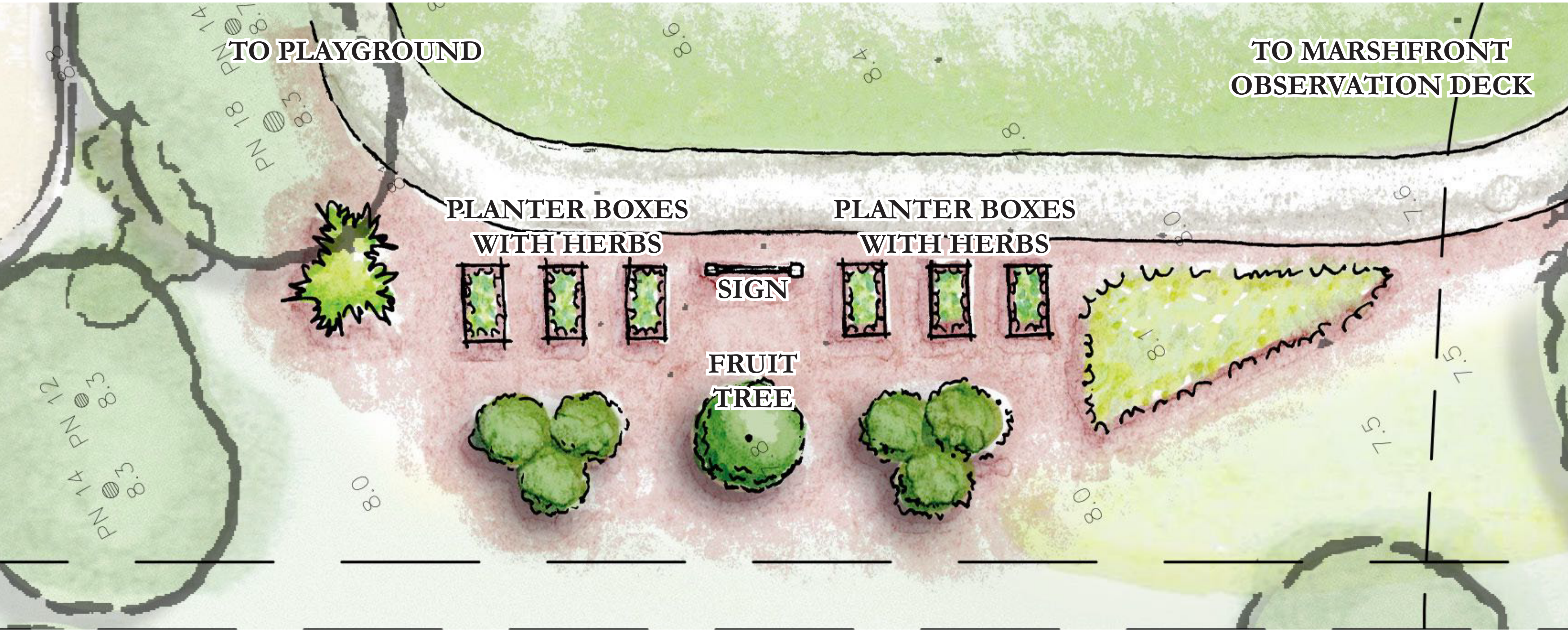
GARDEN PLANTS DISPLAY



HITCHING POST INSPIRED SIGN INCLUDING INFORMATION PLACARD WITH QR LINK & PAINTINGS OF HISTORICALLY SIGNIFICANT HERBS & CROPS.

LIST OF PLANTS & THEIR USES FEATURED ON SIGN:

1. SASSAFRASS: BREWED INTO A TEA USED FOR COLDS
2. SWEET GUM BURR BALL: RUBBED ON BURNS
3. MULLEIN: LEAVES SOAKED IN ALCOHOL & PLACED ON CHEST FOR CHEST COLDS
4. DOGWOOD: BREWED INTO A TEA USED FOR FEVERS
5. LIFE EVERLASTING: BREWED INTO A TEA USED FOR COLDS
6. SPANISH MOSS: PLACED IN SHOES FOR ACHES & PAINS



PLAN OF GARDEN

PATTERSON FAMILY PARK
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

CONCEPTUAL SKETCH

Please note: this is a Conceptual sketch.

This Conceptual Sketch will need to go through an additional design phase for the Initial Sketch. It can only be used as a conceptual idea and not as an Initial Sketch or a Final Design.

KRS820I357

Wood - Untreated

Wood - Light Green - NCS S 3030-G40Y

Wood - Medium Green - NCS S 3065-G10V

HDPE - Light Green - NCS S 1070-G30Y

HDPE - Yellow - NCS S 2070-Y20R

Climbing Grips - Green - RAL6018

Ropes - Black - RAL9005

Slides - Grey - RAL7046



Created 26.9.2025

Designer LucUle

**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/ ADA



Design

ASTM F1487/ ADA



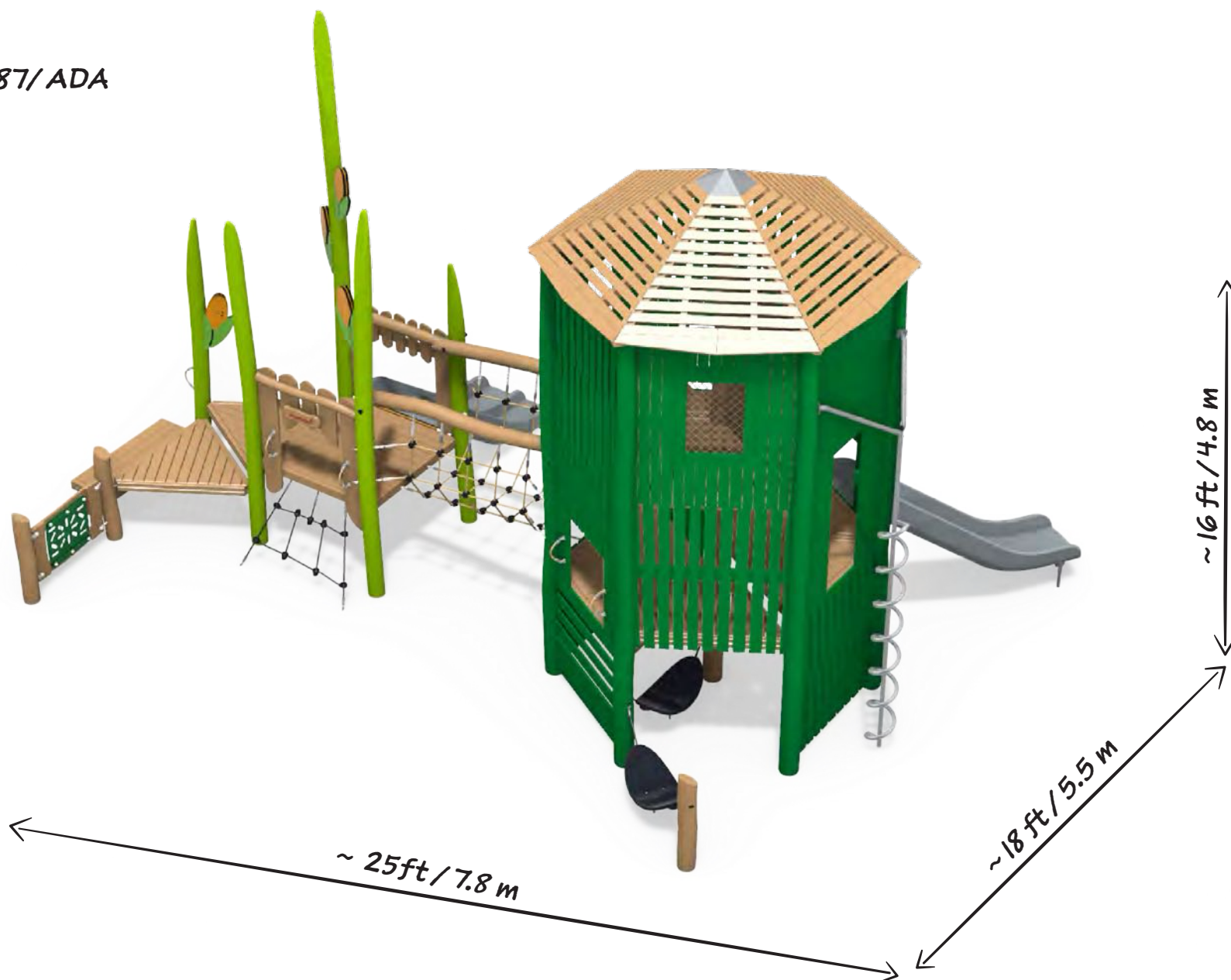
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ASTM F1487/ ADA

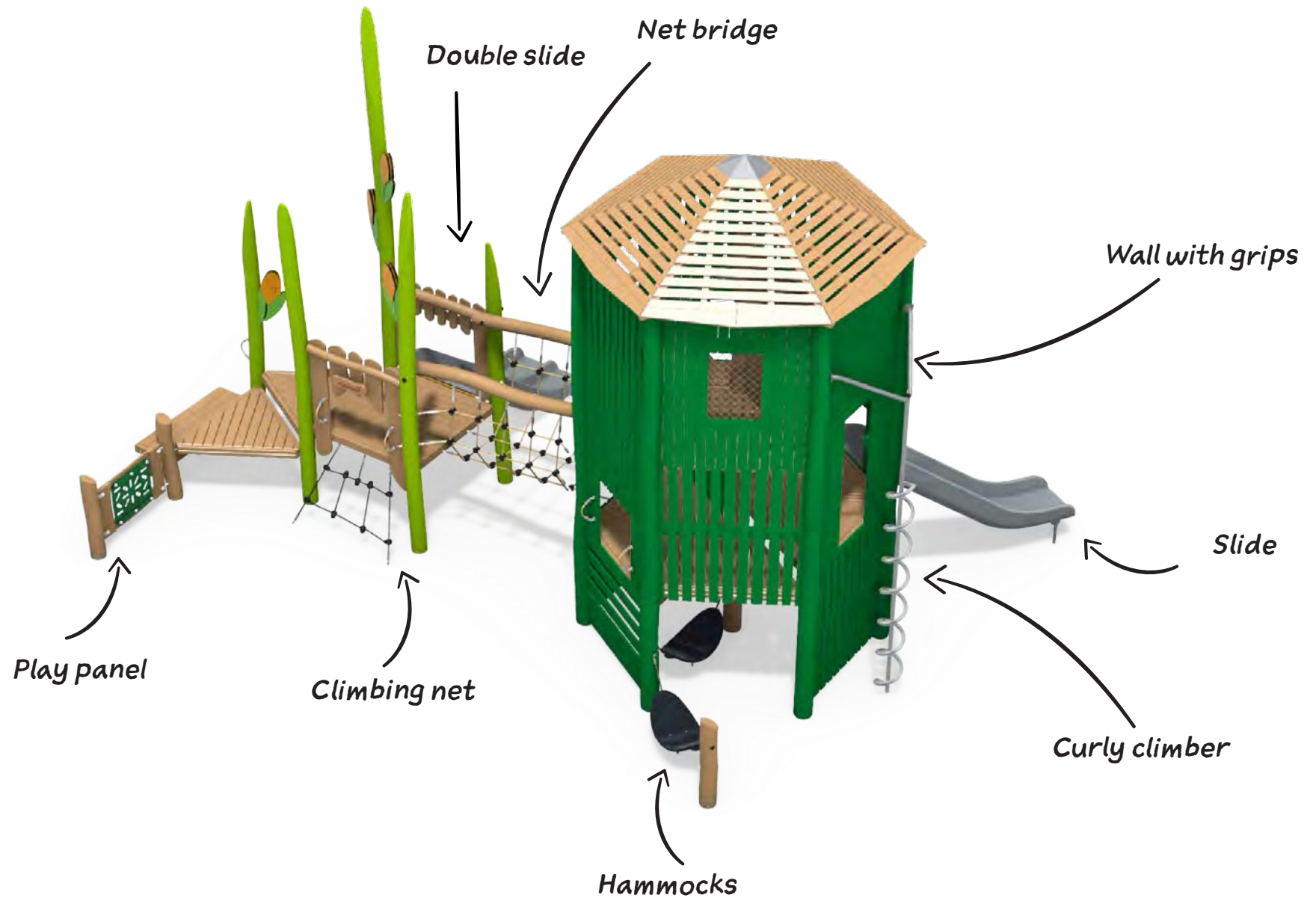


Design

ASTM F1487/ ADA



Activities





Please note: this is a sketch.

This Conceptual Sketch will need to go through an additional design phase for the Initial Sketch. It can only be used as a conceptual idea and not as an Initial Sketch or a Final Design.



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.

NRO-CUSTOM

935997

Footings: WOOD 100 cm

Color: Colored version

Wood - Green - NCS S 3030-G40Y

HDPE - Medium Green - RAL6029

HDPE - Light Green - NCS S 1070-G30Y

Membrane - Medium Green - RAL6029

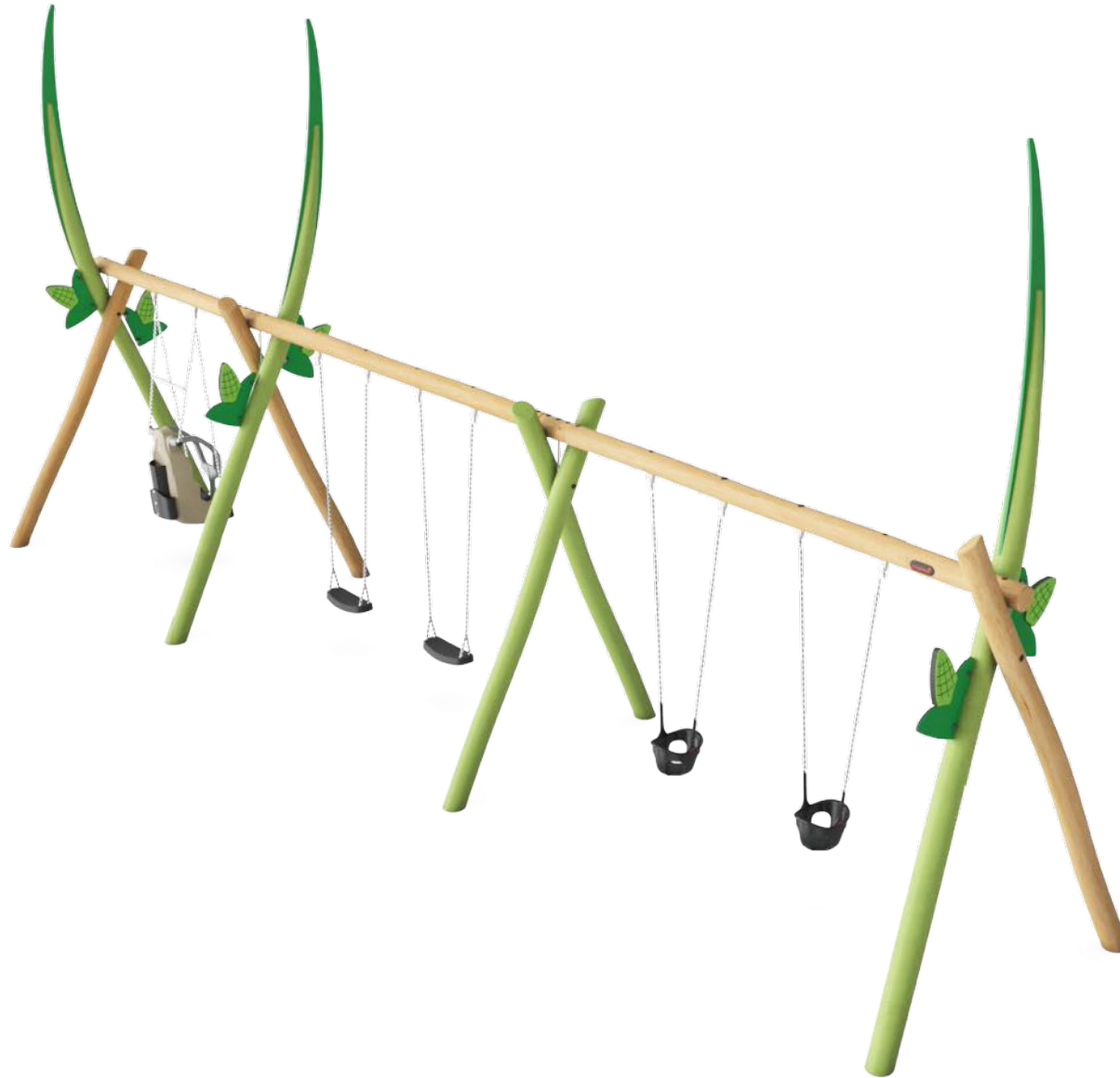
Rotomolded Plastic - Sand - RAL1001



Designer TomKuc
Created 26.09.2025

NRO-CUSTOM

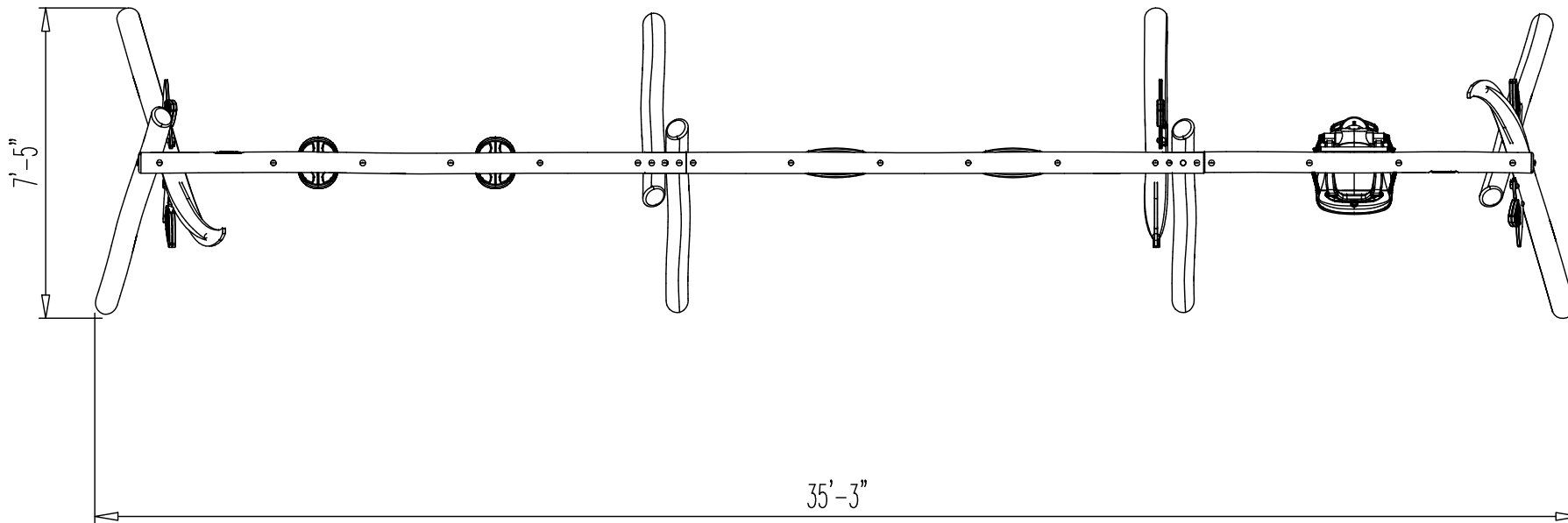
935997



NRO-CUSTOM

935997

1":1/4"

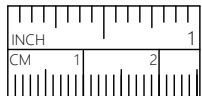
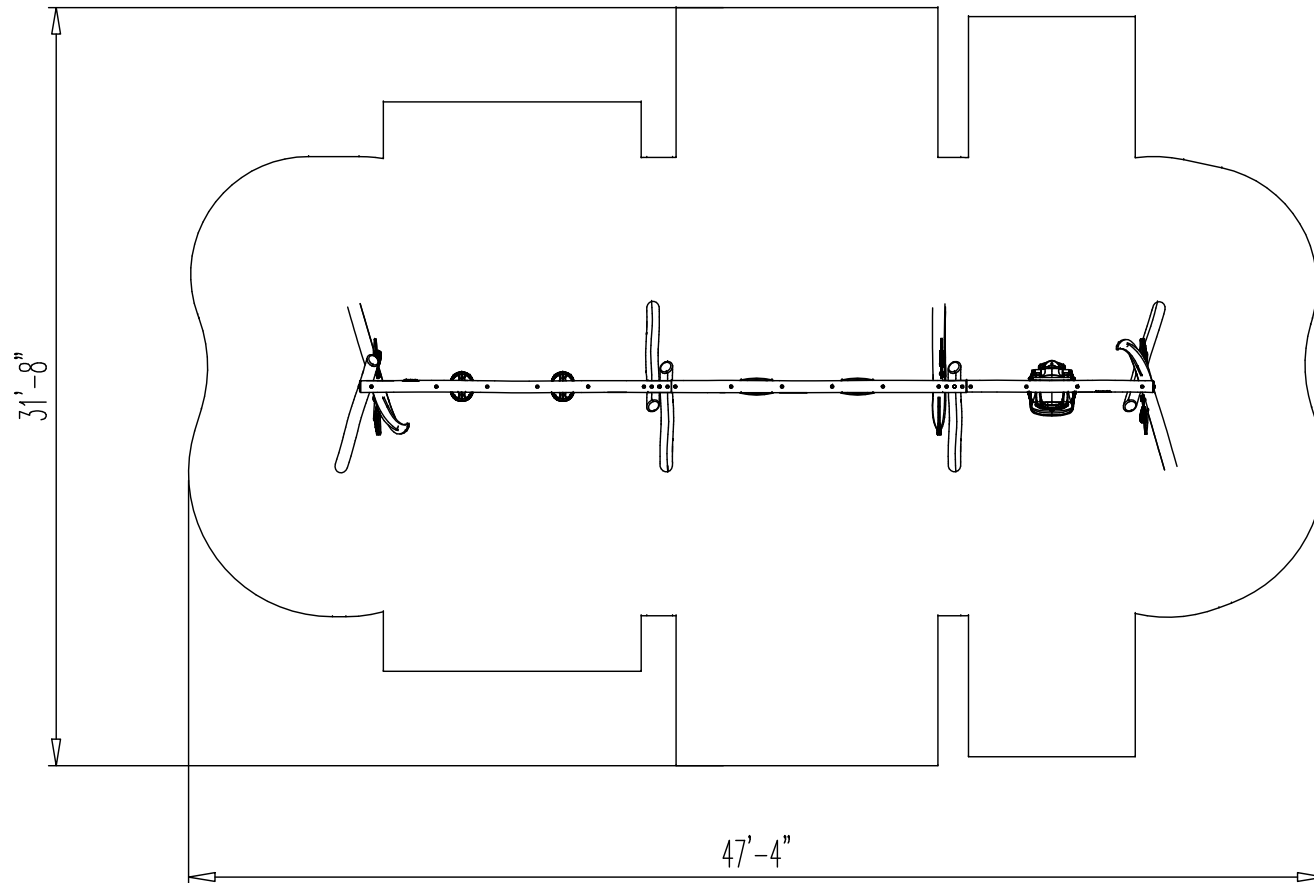


ASTM F1487

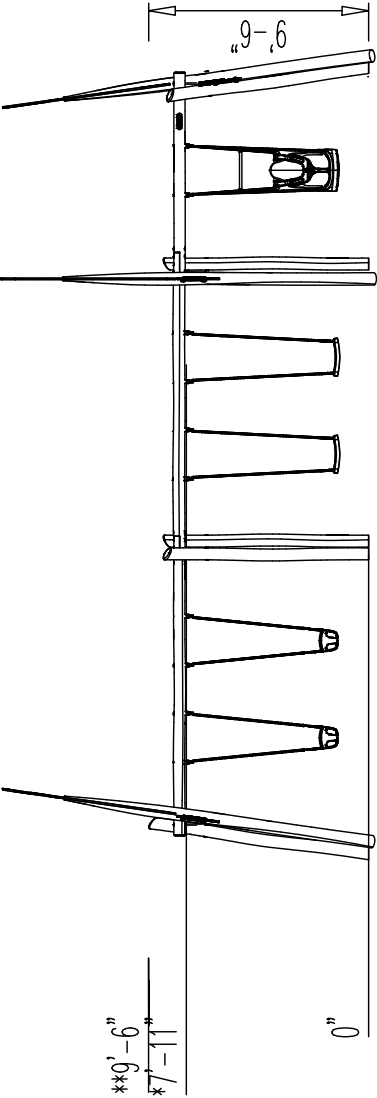
NRO-CUSTOM

935997

1":1/8"



ASTM F1487



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NRO-CUSTOM

935759

Footings: WOOD 100 cm
Color: Colored version
Wood - Green - NCS S 3030-G40Y



Designer TomKuc
Created 19.08.2025

NRO-CUSTOM

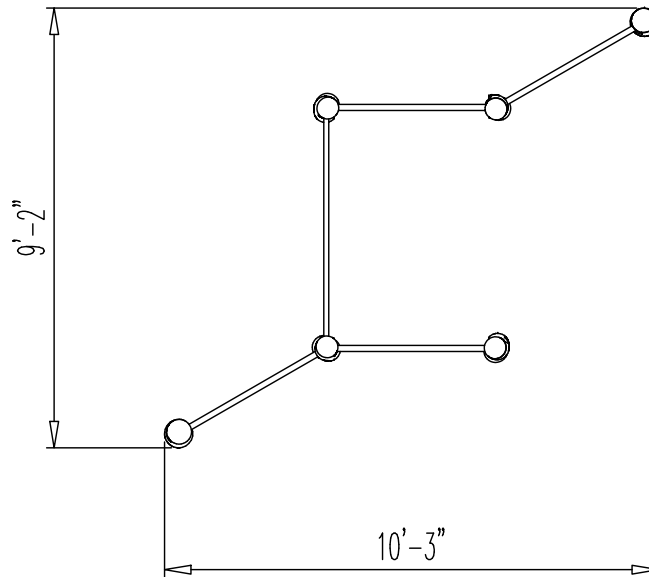
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NRO-CUSTOM

935759

1":1/4"

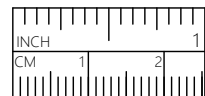
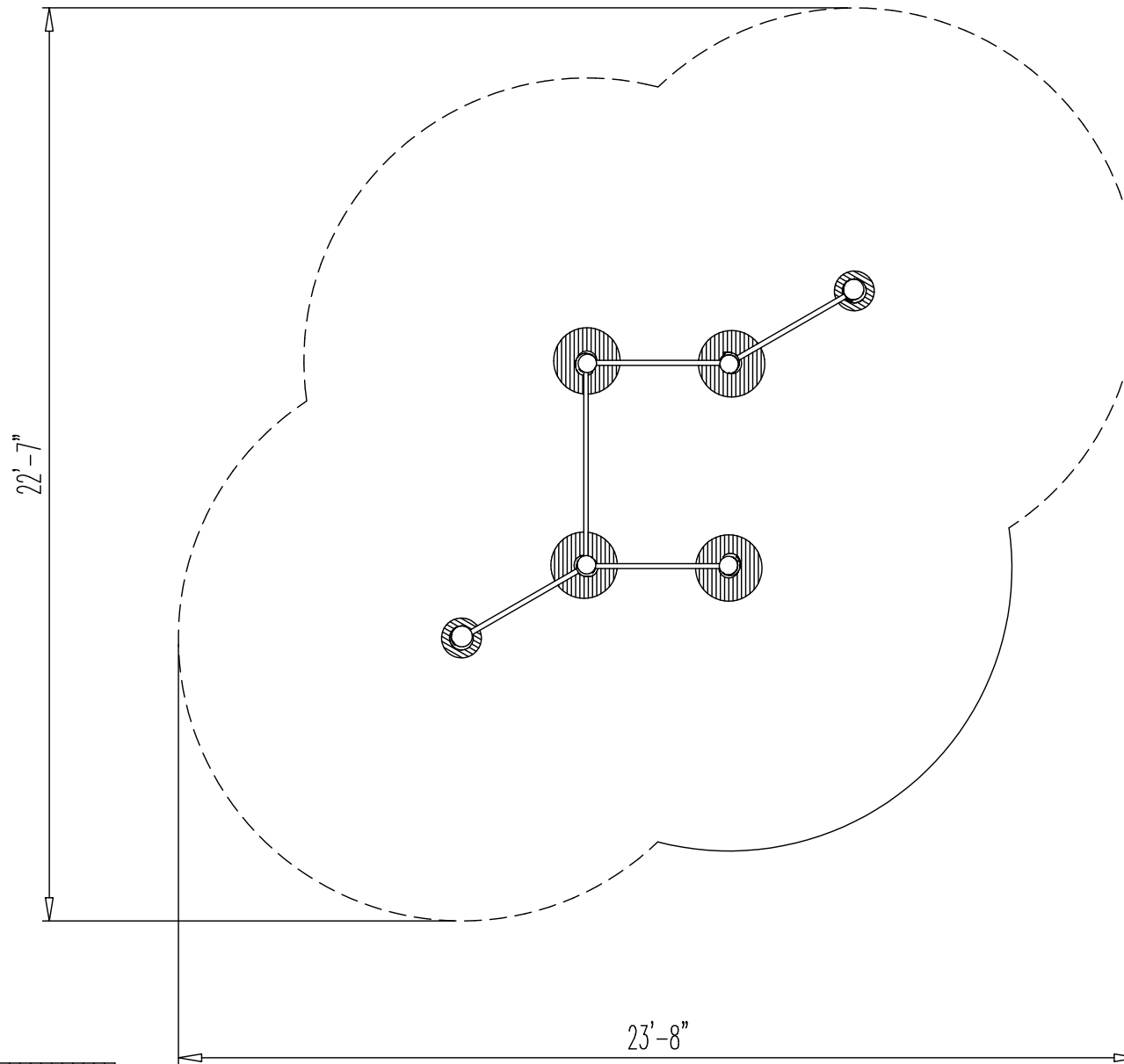


ASTM F1487

NRO-CUSTOM

935759

1":1/8"

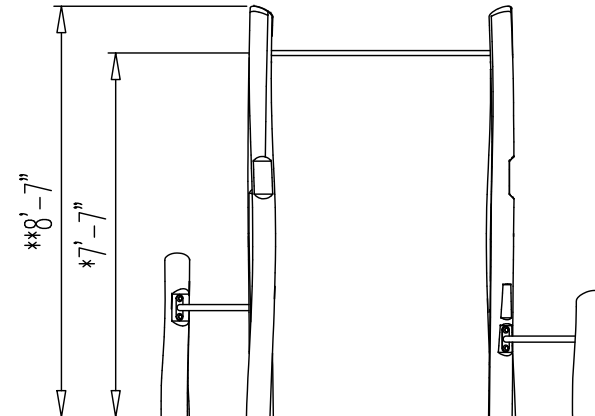
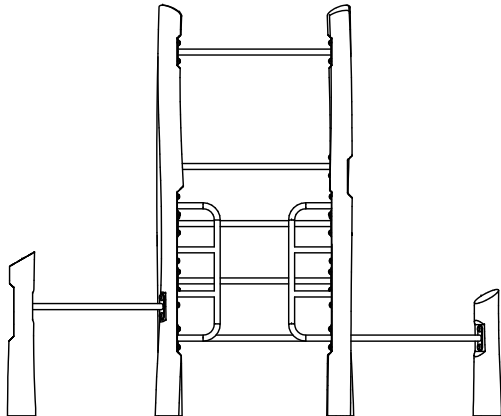


ASTM F1487

NRO-CUSTOM

935759

1:1/4"



Binding approval for Variant Design

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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.

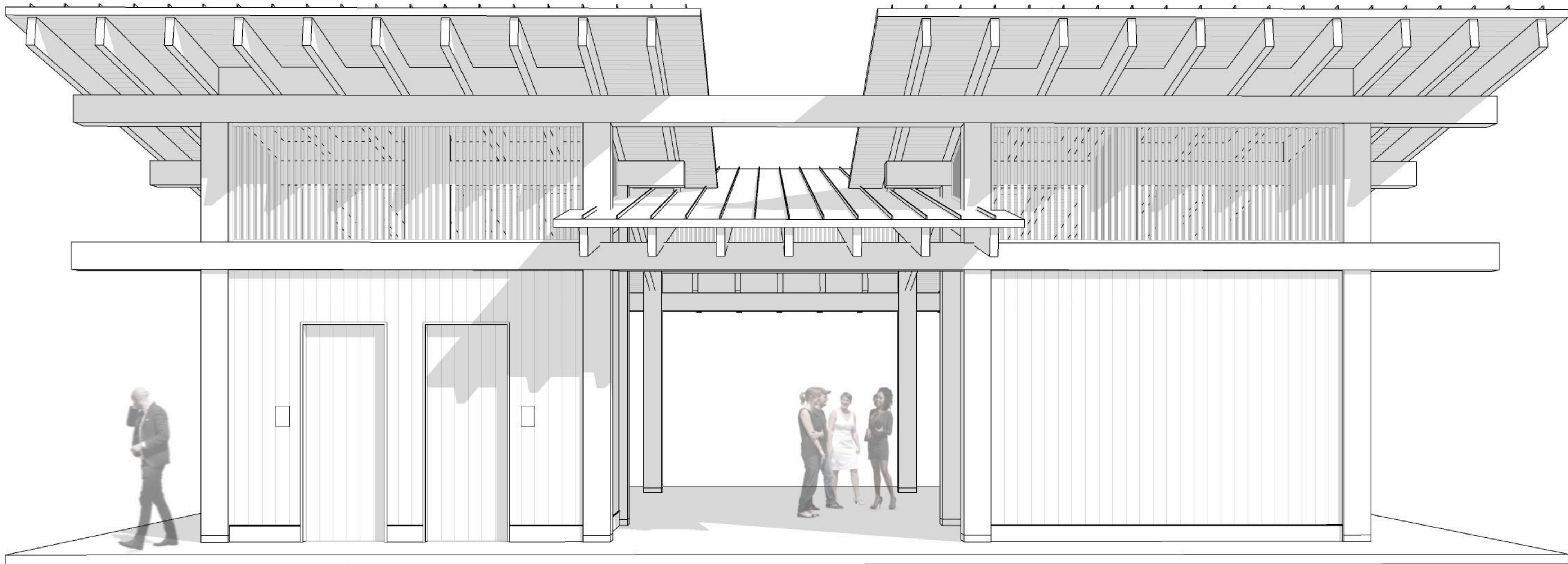
MOM-CUSTOM

163713

Identical w/: M17204-01P
Footings: 40 cm
Color: HDPE (Brown) -RAL 8011
Springs Black - RAL9005



Designer AnetSe
Created 08.10.2025



PATTERSON PARK PAVILION | 23 MARSHLAND ROAD | HILTON HEAD ISLAND, SC

FINAL SET

PATTERSON PARK	PLAN LEGEND	DRAWING NO.	DRAWING DESCRIPTION
ARCHITECT: THOMAS & DENZINGER ARCHITECTS 138 ST. PHILIP STREET, SUITE 200 CHARLESTON, SC 29403 843.723.6651 PHONE 843.723.9866 FAX	101 DOOR SCHEDULE: SEE DOOR SCHEDULE 11 WINDOW SCHEDULE: SEE WINDOW SCHEDULE Room name 101 ROOM NUMBER: SEE ROOM FINISH SCHEDULE 1 A101 DOOR SCHEDULE: SEE DOOR SCHEDULE WINDOW SCHEDULE: SEE WINDOW SCHEDULE ROOM NUMBER: SEE ROOM FINISH SCHEDULE 1 A101 PLUMBING SCHEDULE: SEE PLUMBING SCHEDULE RAILING SCHEDULE: SEE RAILING SCHEDULE WALL TYPE KEY BUILDING SECTION SYMBOL PROJECT INFORMATION CODE REFERENCE - SCBC 2021 CONSTRUCTION TYPE - TYPE IV TMS # R510-008-000-008D-0000 FLOOD ZONE: F.E.M.A. ZONE A7 BASE FLOOD ELEVATION = 14.0' COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86. PROVIDED BY SEA ISLAND LAND SURVEY, LLC.	T100 T101 A100 A103 A200 A201 A300 A321 AEP01	PROJECT INFORMATION PERSPECTIVE VIEWS FLOOR PLANS ROOF FRAMING PLANS EXTERIOR ELEVATIONS COLOR EXTERIOR ELEVATIONS BUILDING SECTIONS WALL SECTIONS & DETAILS ARCHITECTURAL ELECTRICAL & PLUMBING PLANS & SCHEDULES

FINAL

Project Title

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

PROJECT INFORMATION

Date

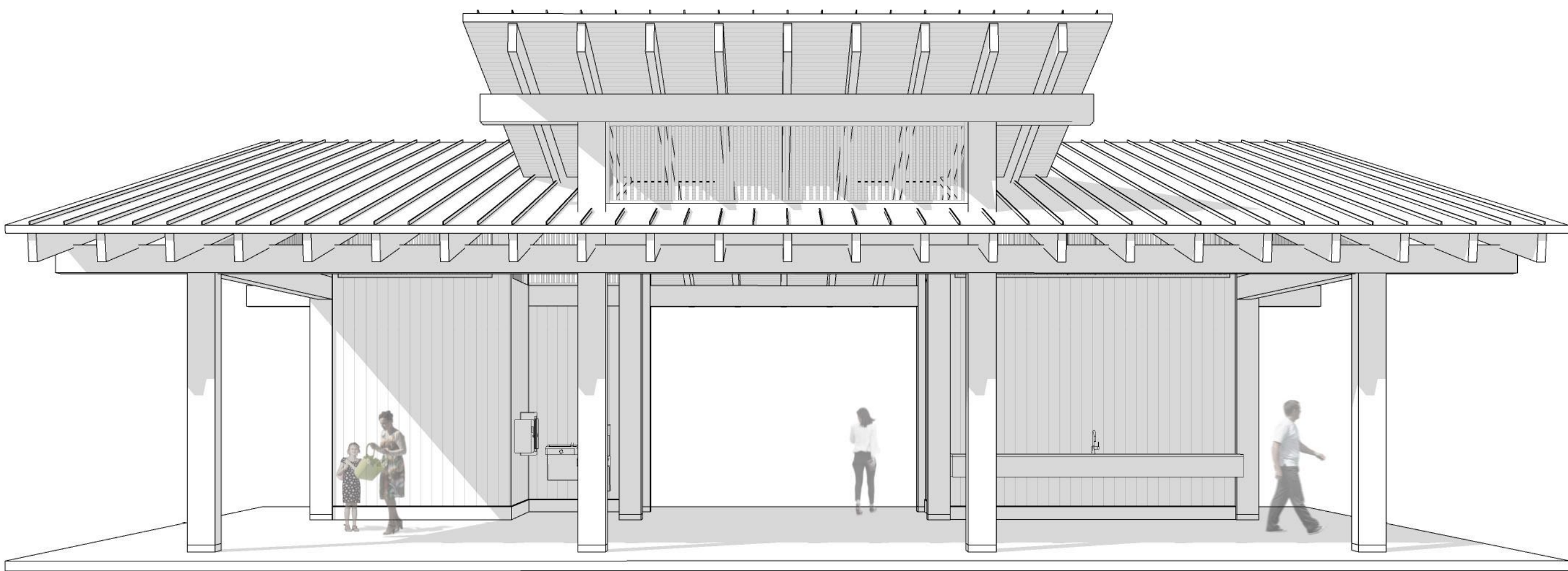
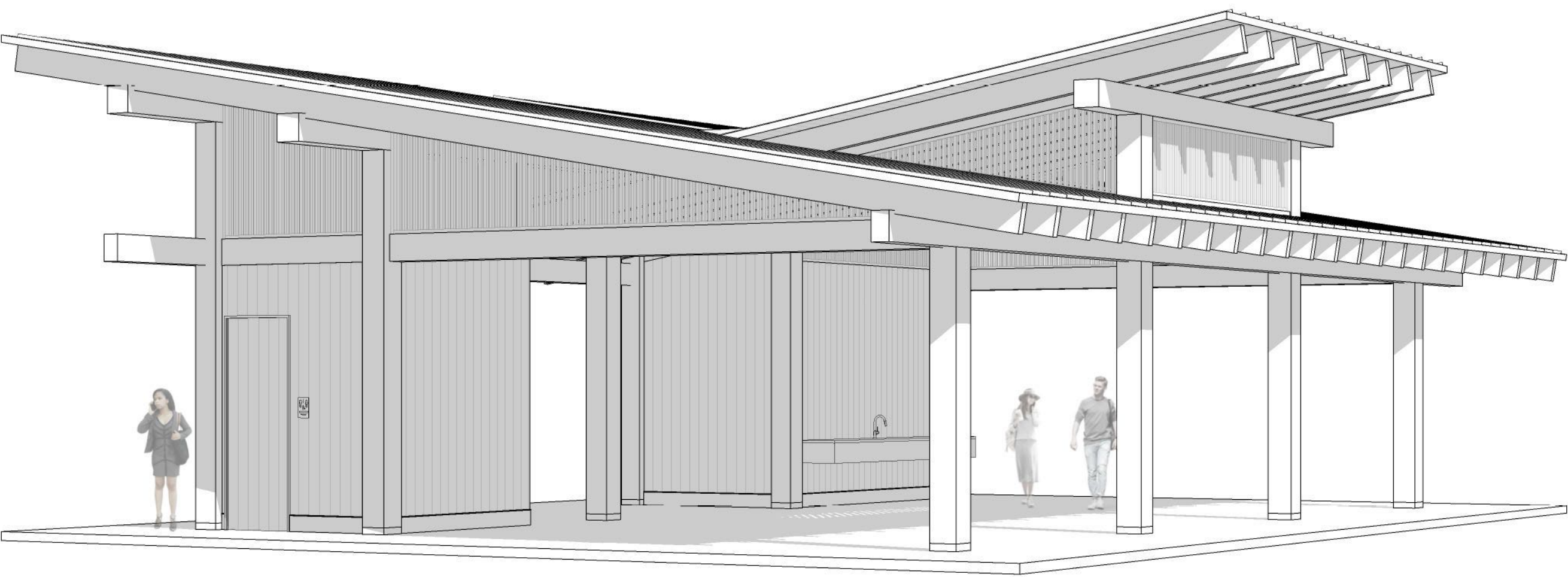
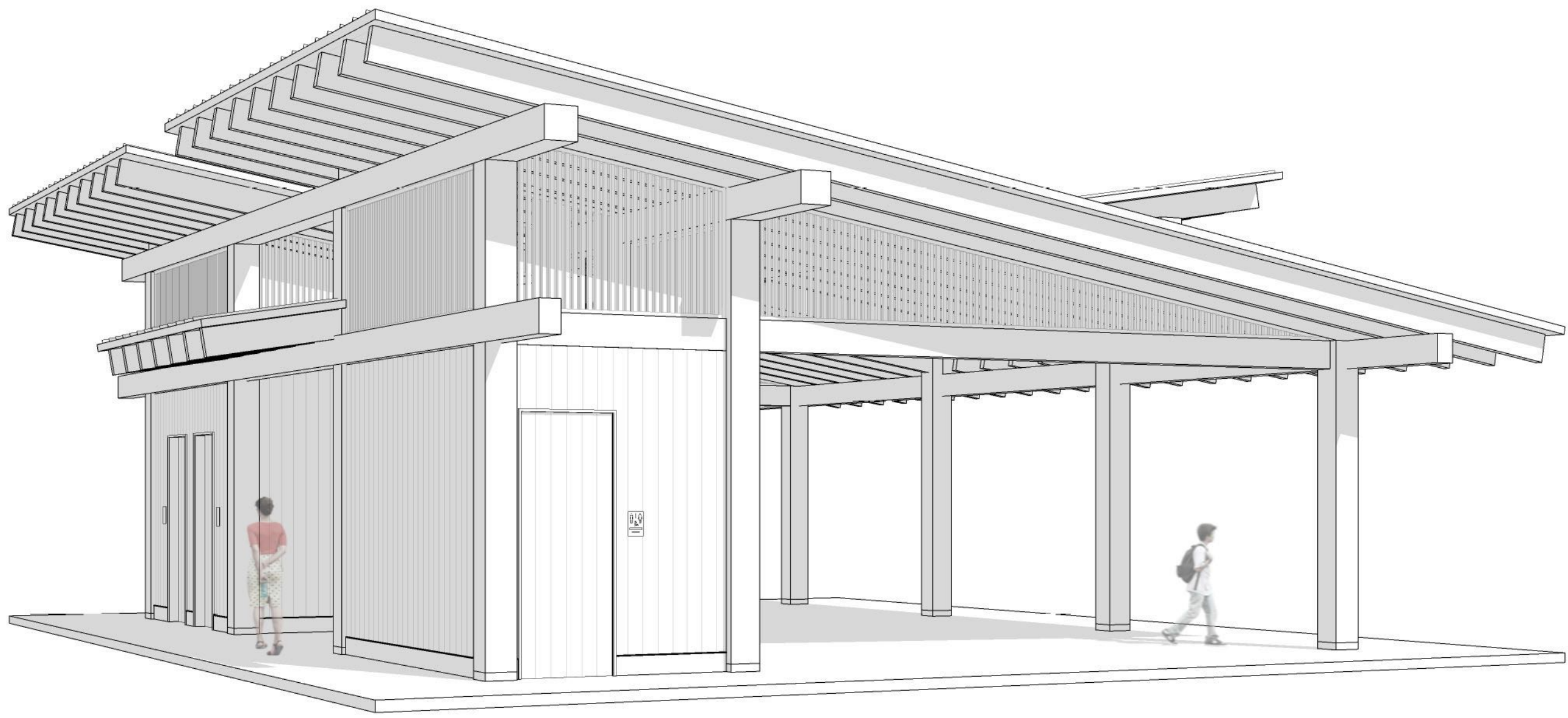
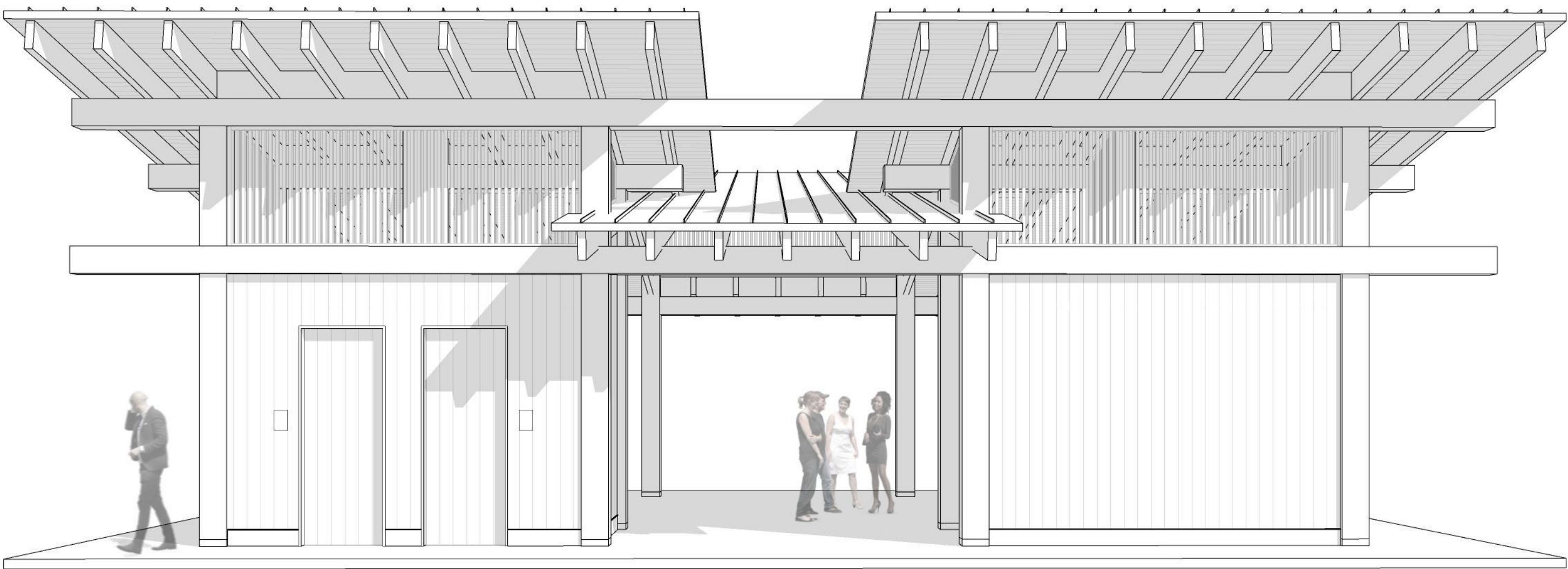
13 October 2025

Scale

1/4" = 1'-0"

Drawing
No.

T100



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

FINAL

Project Title
Patterson Park Pavilion

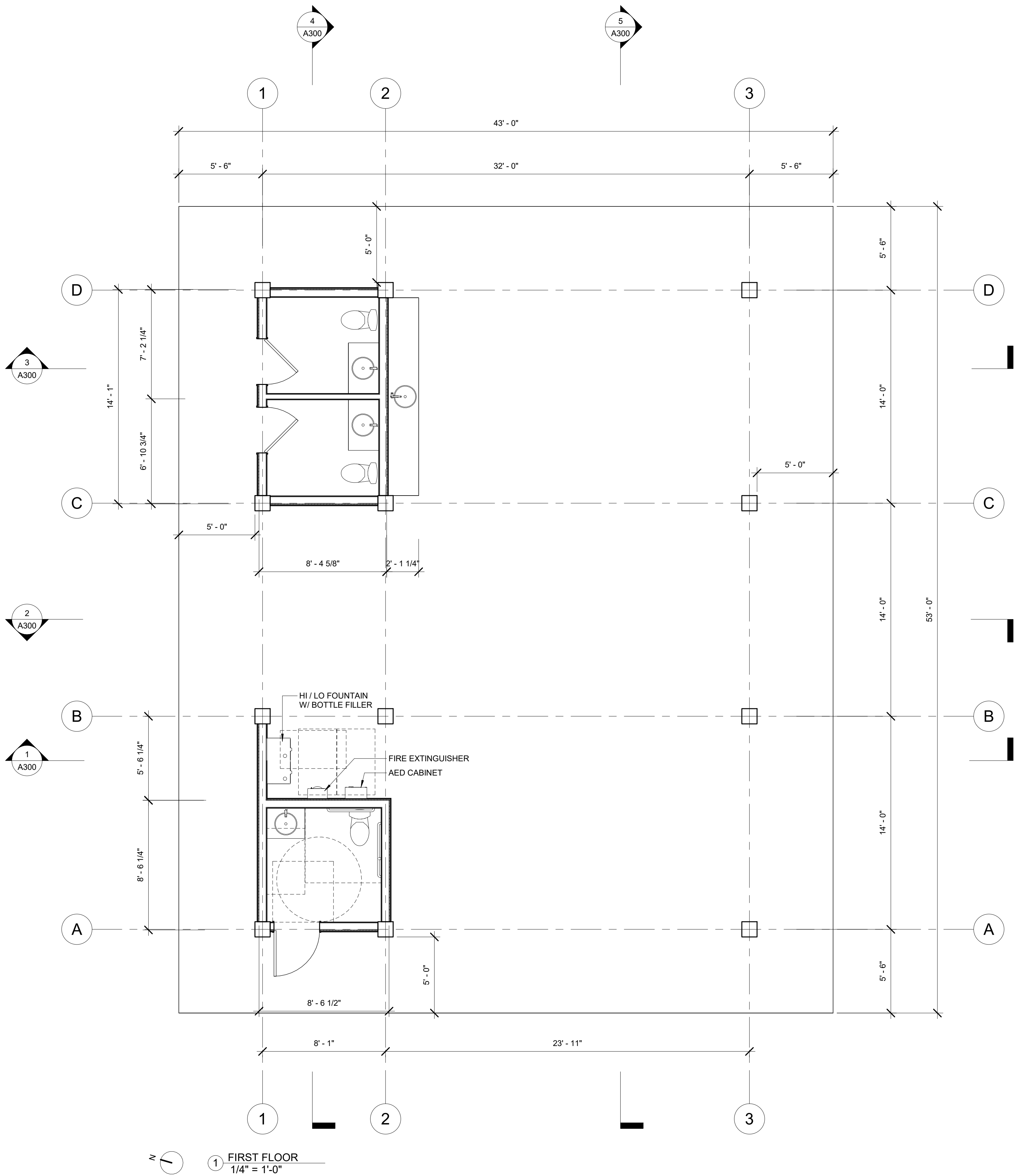
23 Marshland Road
Hilton Head Island, SC

Drawing Title
PERSPECTIVE VIEWS

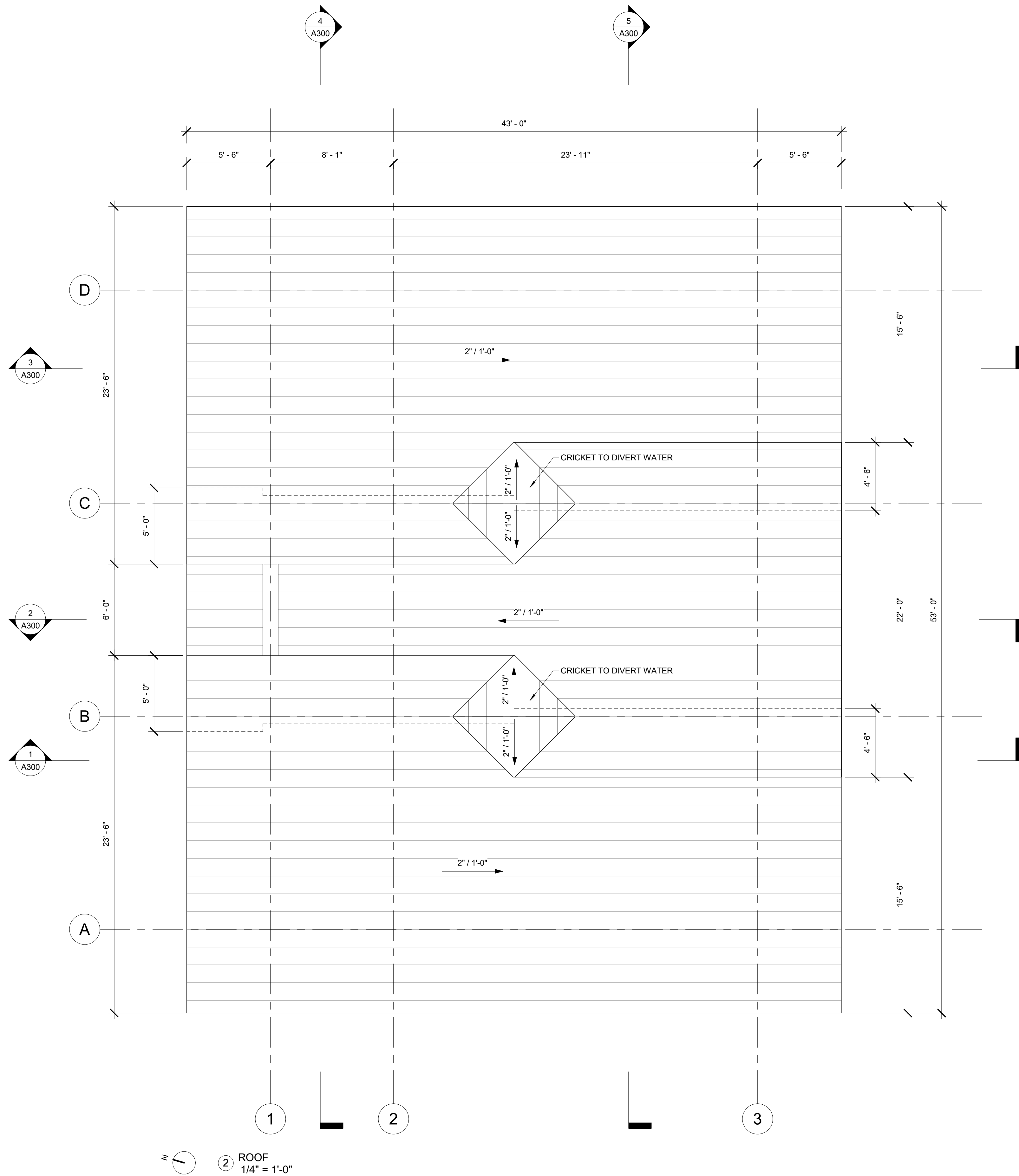
Date
13 October 2025

Scale

Drawing
No. T101



① FIRST FLOOR
1/4" = 1'-0"



② ROOF
1/4" = 1'-0"

FINAL

Project Title

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

PLANS

Date

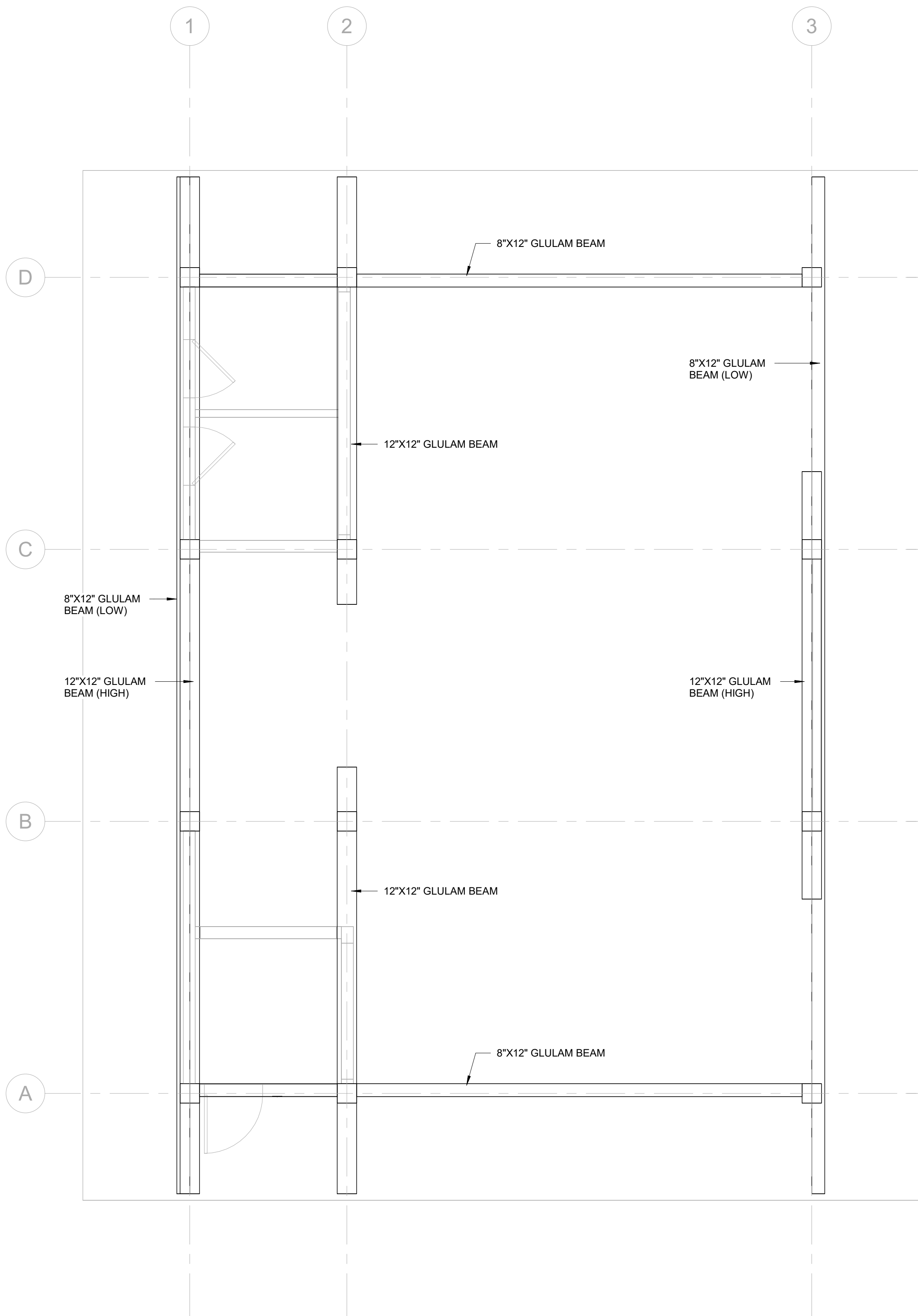
13 October 2025

Scale

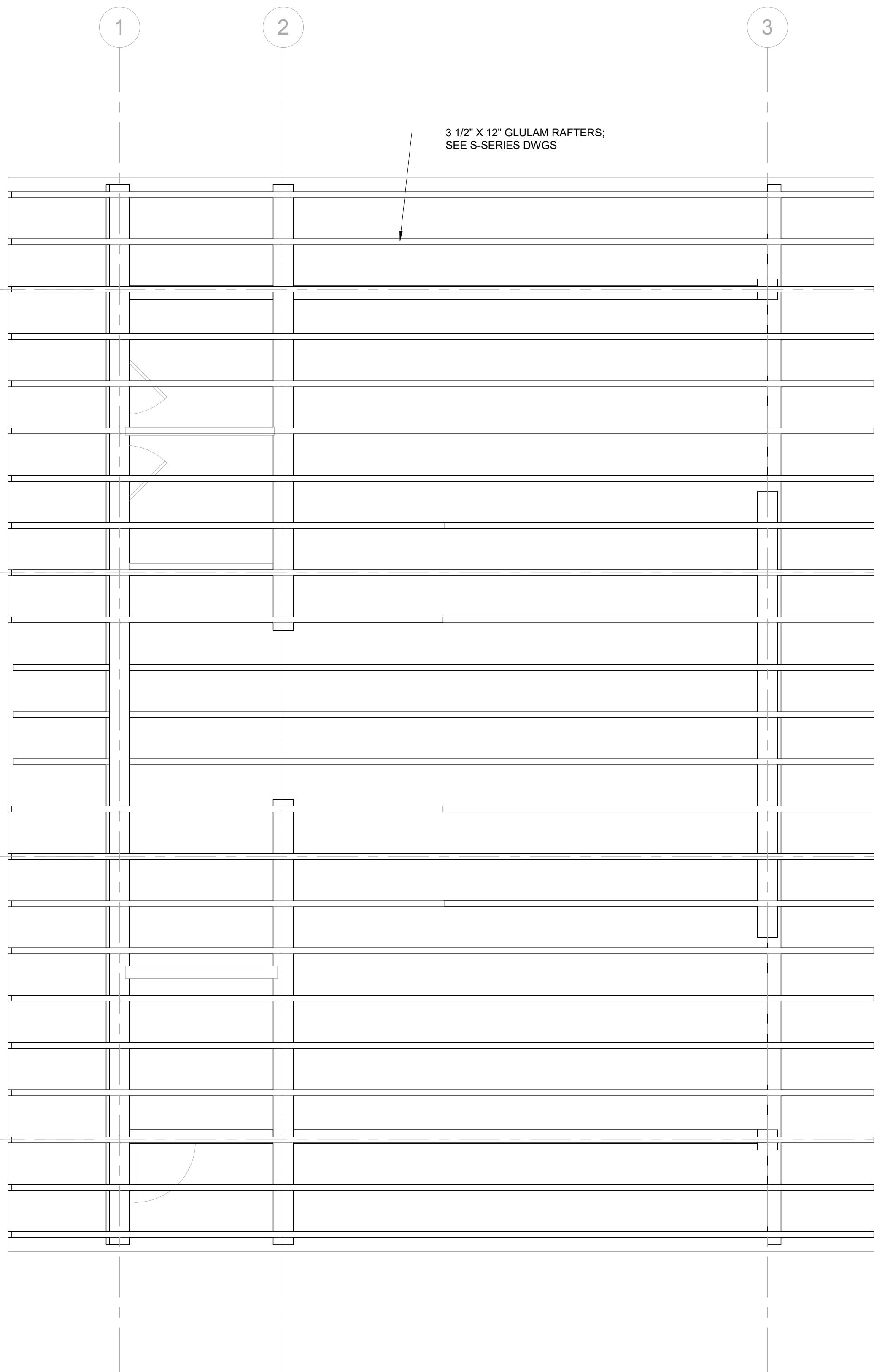
1/4" = 1'-0"

Drawing
No.

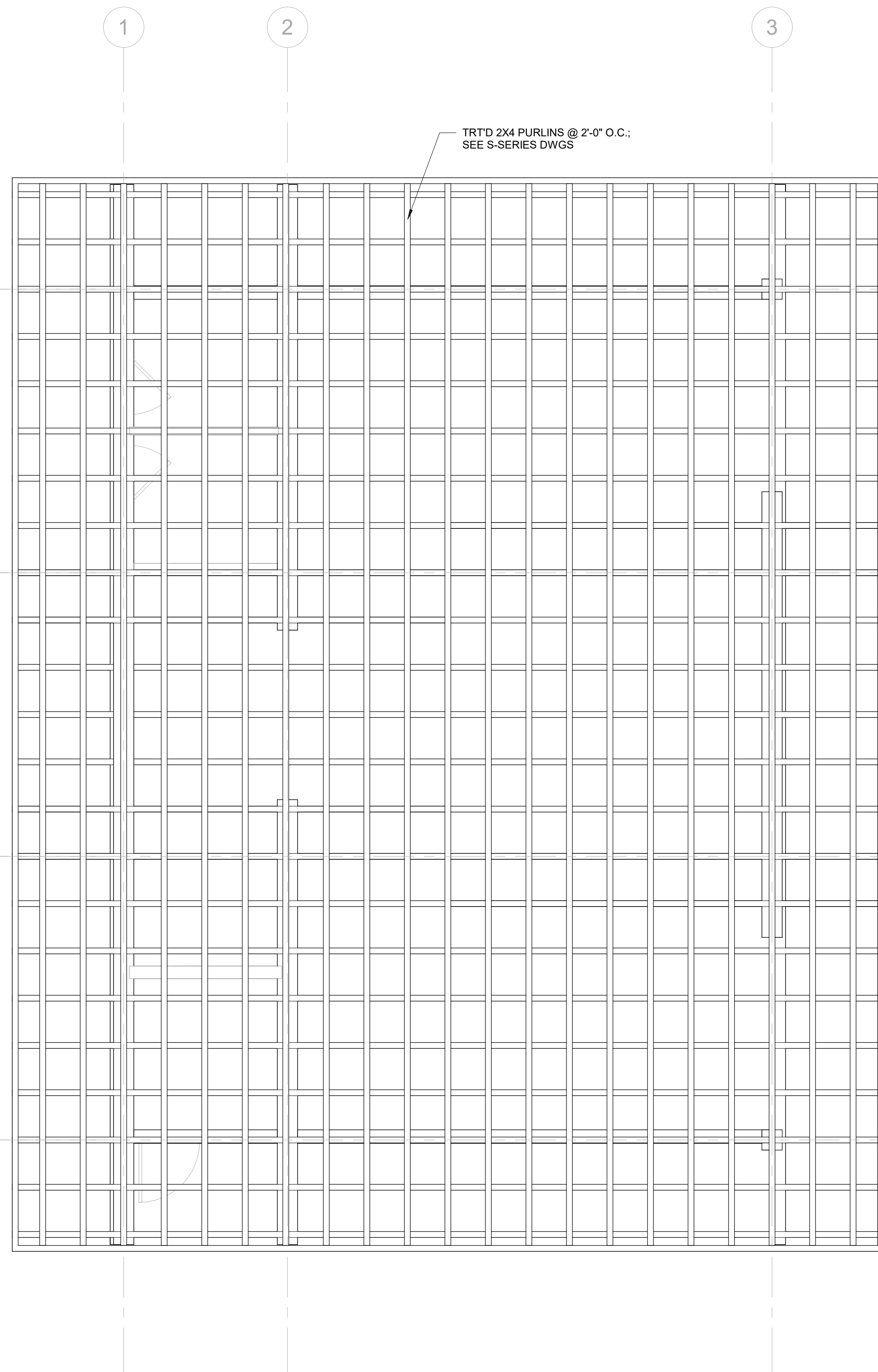
A100



① ROOF FRAMING - LAYER 1
1/4" = 1'-0"



② ROOF FRAMING - LAYER 2
1/4" = 1'-0"



③ ROOF FRAMING - LAYER 3
1/4" = 1'-0"

FINAL

Project Title

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

ROOF FRAMING PLANS

Date

13 October 2025

Scale

1/4" = 1'-0"

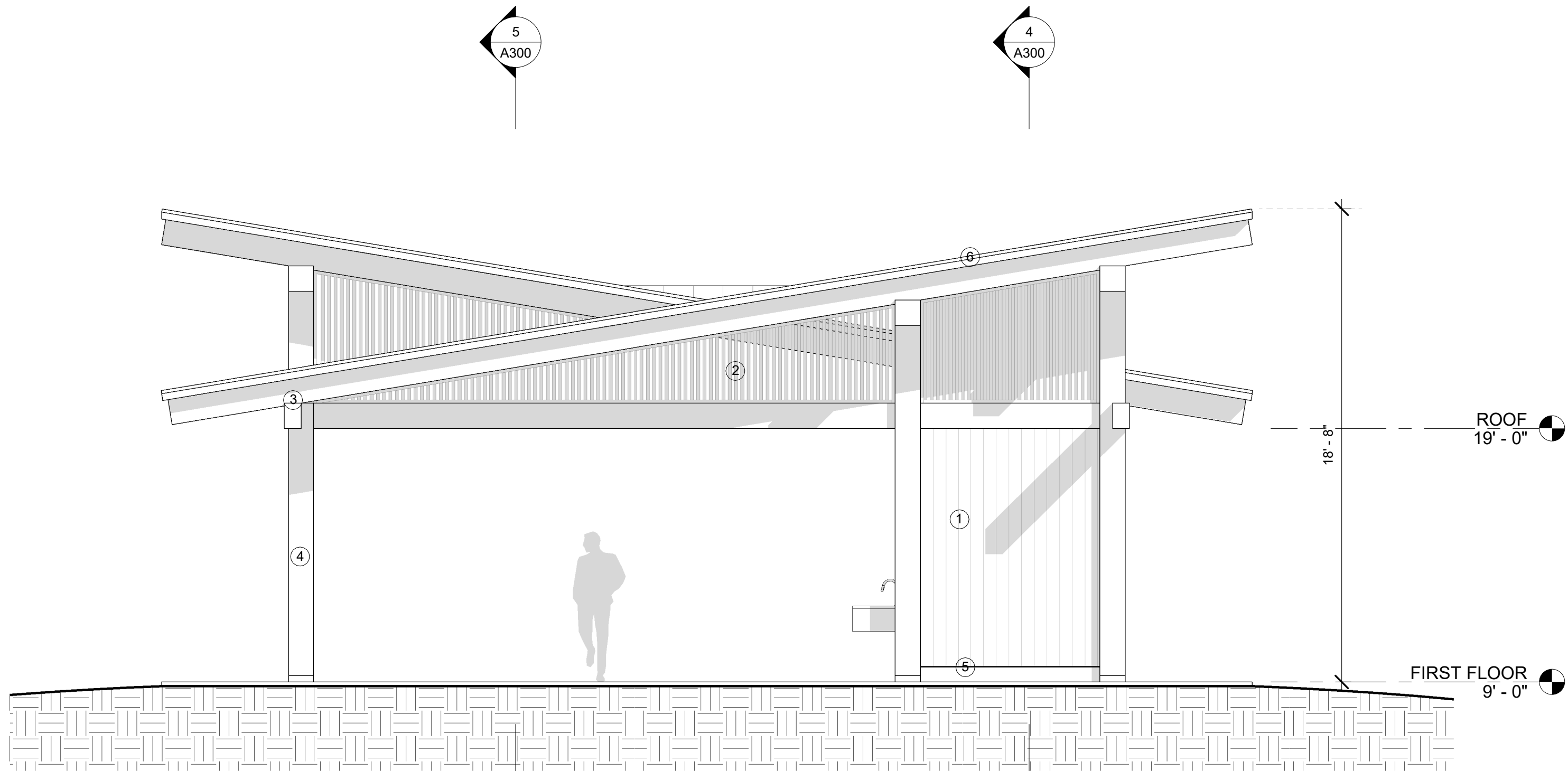
Drawing
No.

A103

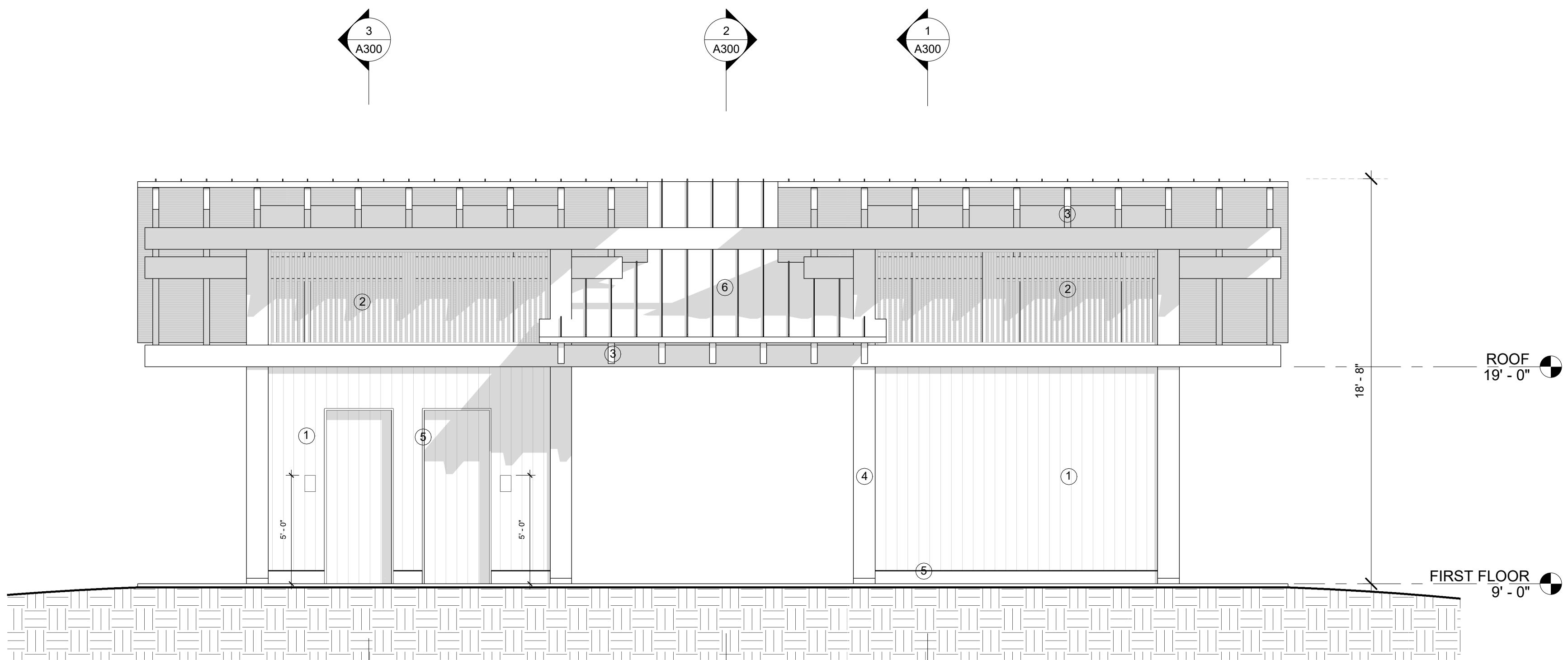
EXTERIOR MATERIALS

- 1 6" VERTICAL TRUEX EXTERIOR SIDING;
PAINTED CABOT GRANITE
- 2 2X2 TRUEX EXTERIOR VERTICAL LATTICE;
PAINTED CABOT GRANITE
- 3 GLULAM ROOF FRAMING;
PAINTED CABOT GRANITE
- 4 12" X 12" GLULAM COLUMNS;
PAINTED CABOT GRANITE
- 5 TRUEX EXTERIOR TRIM;
PAINTED CABOT GRANITE
- 6 5V GALVANIZED ROOF

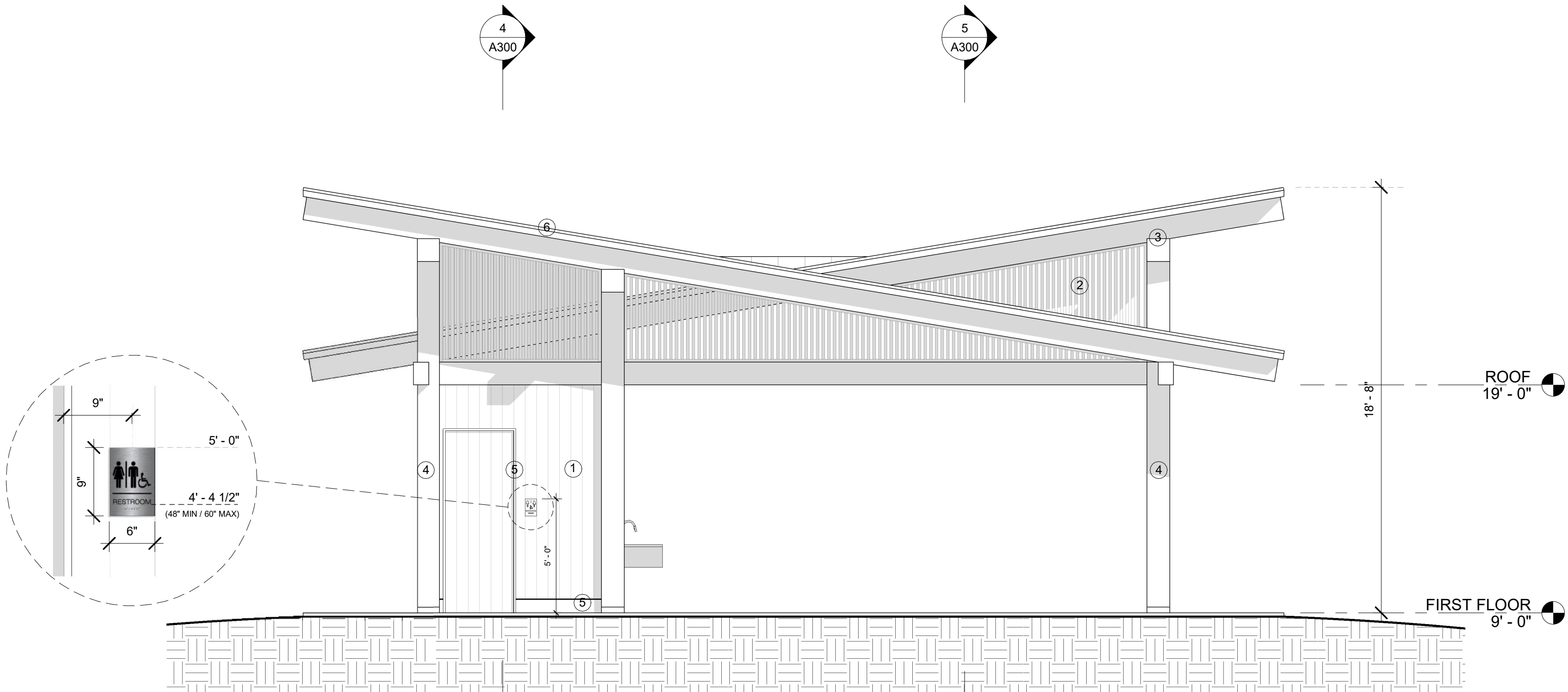
EXPOSED UNDERSIDE OF ROOF,
PURLINS & PLYWOOD, TO BE
PAINTED CABOT GRANITE



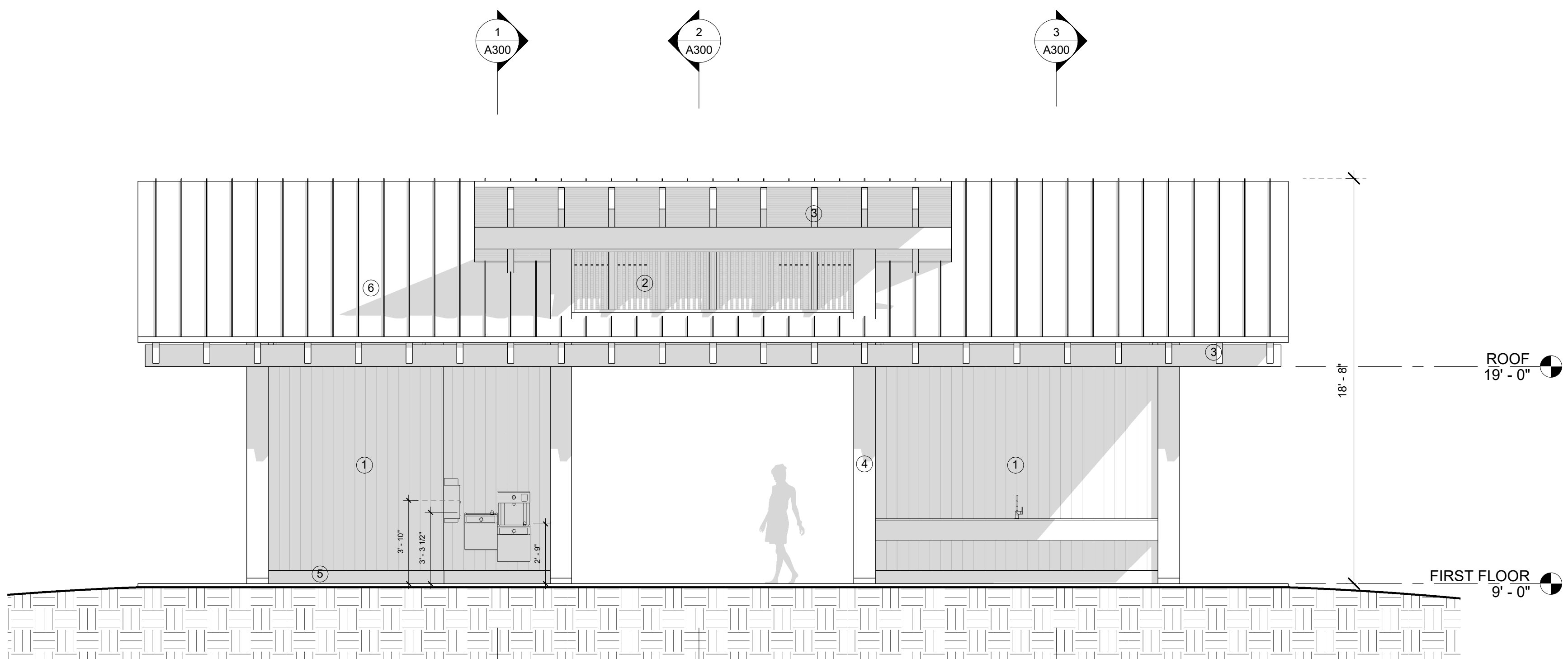
3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

FINAL

Project Title

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

EXTERIOR ELEVATIONS

Date

13 October 2025

Scale

As indicated

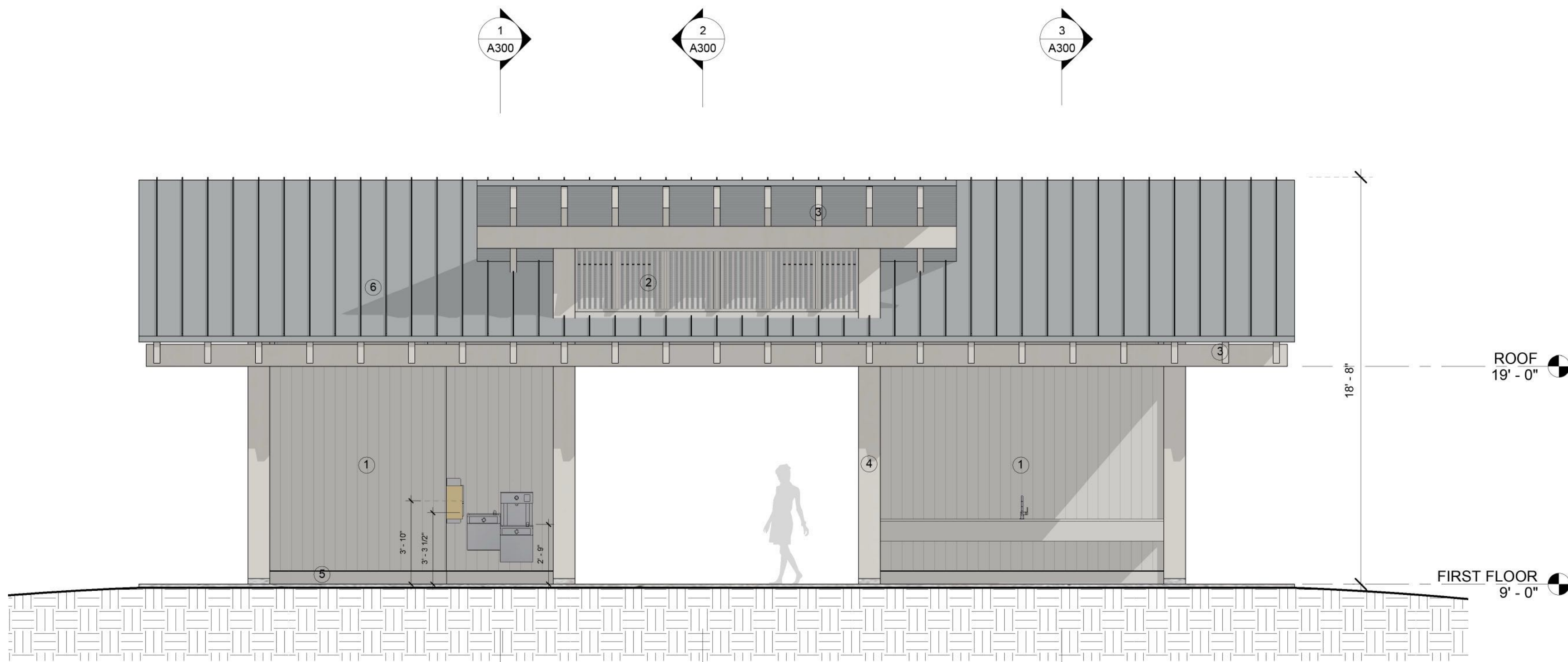
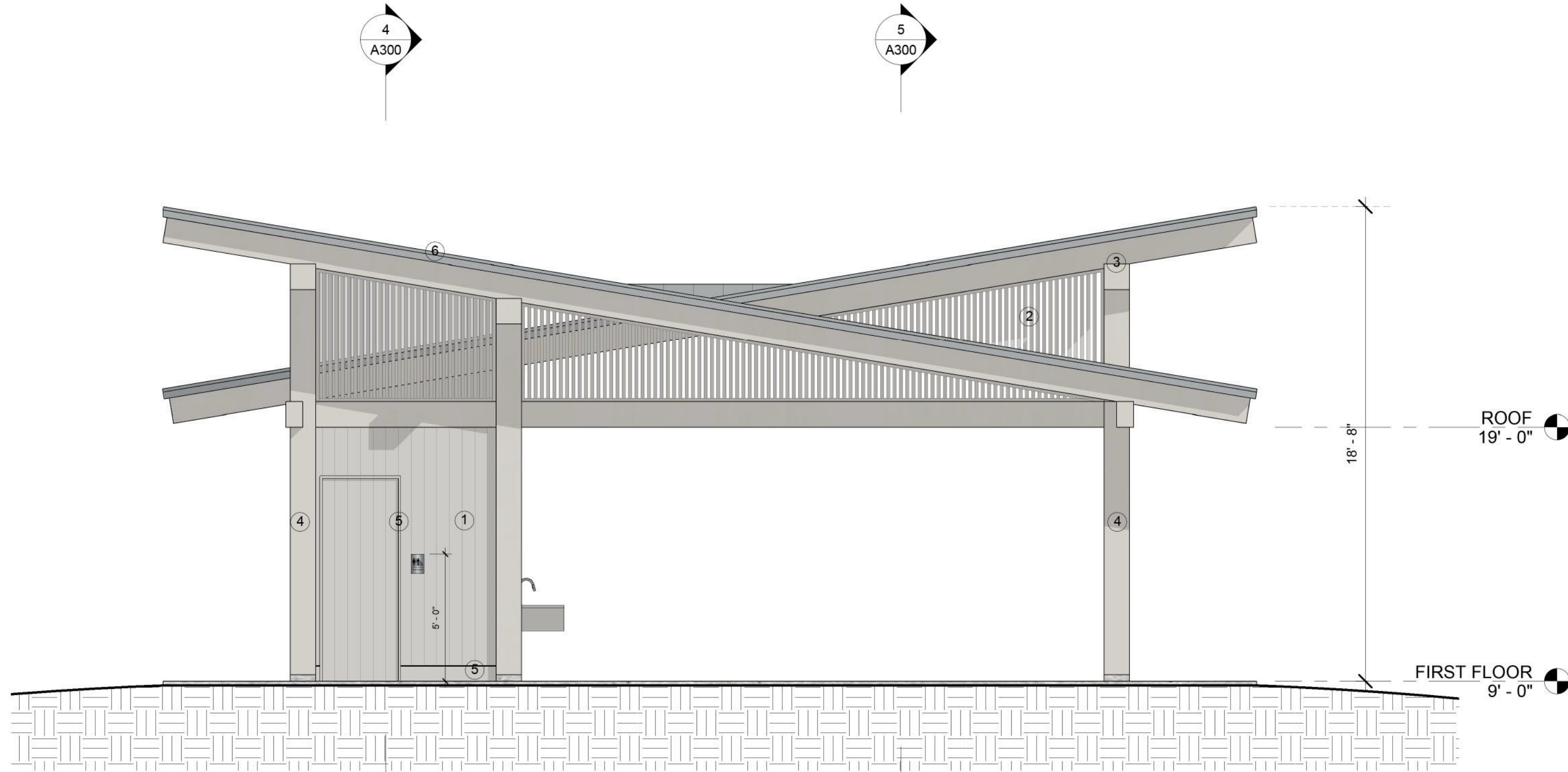
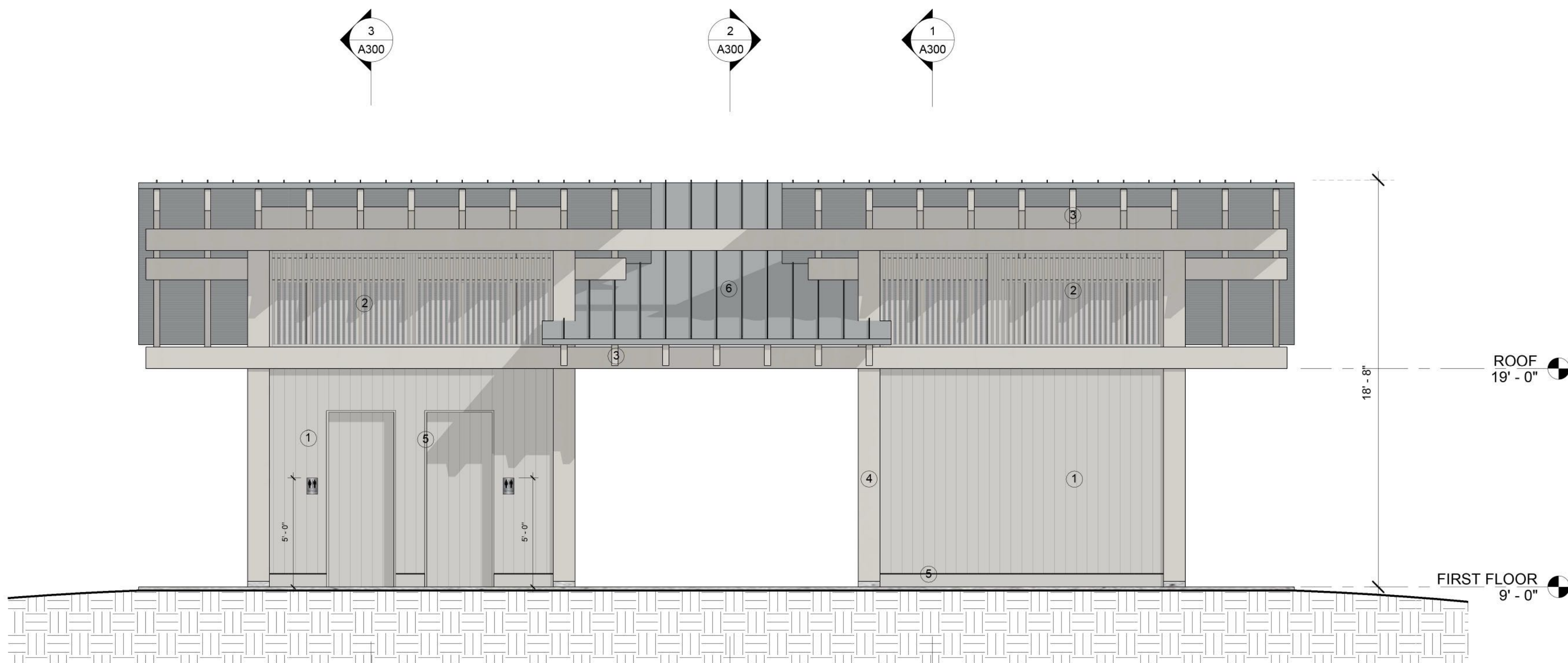
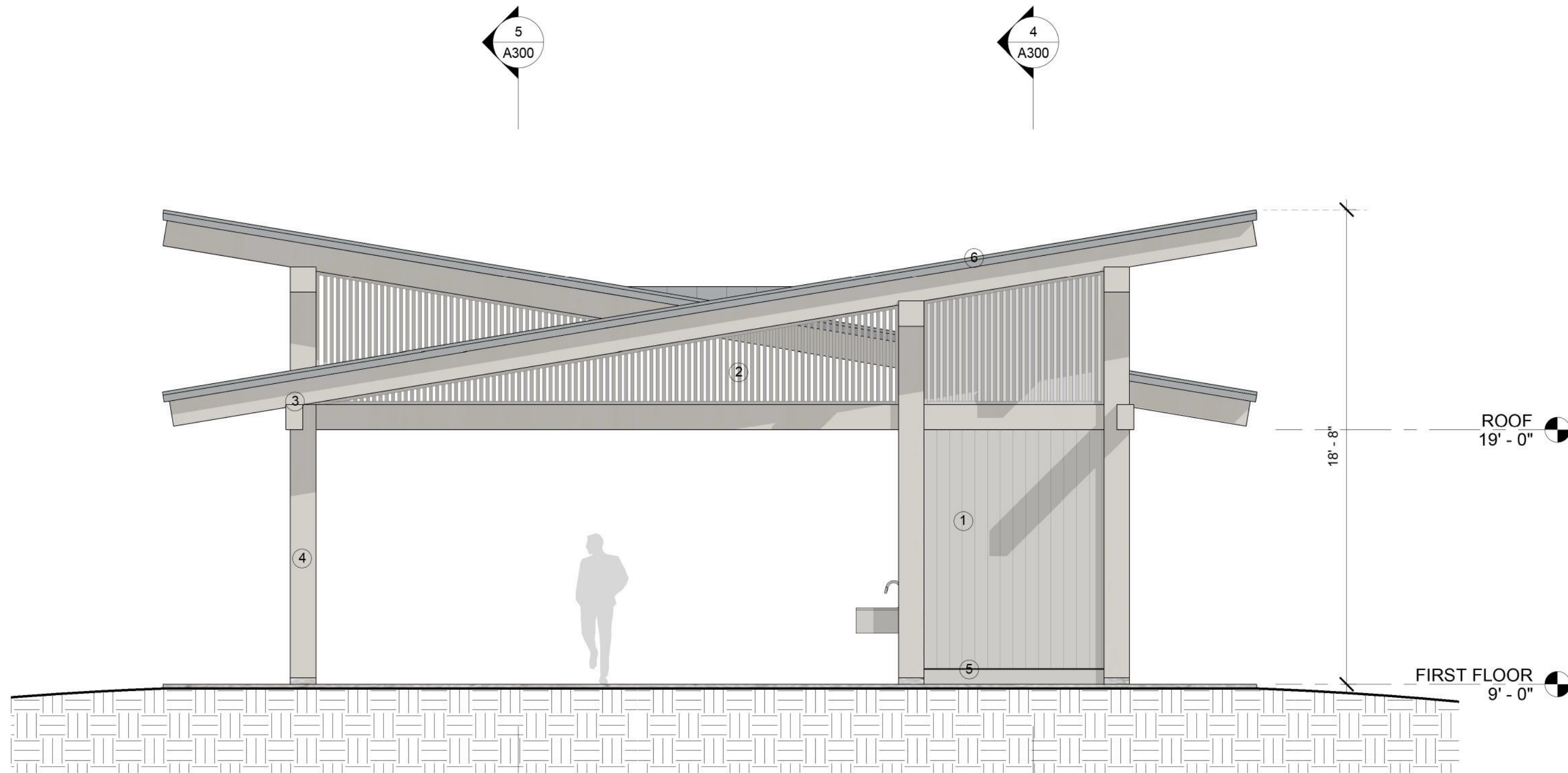
Drawing
No.

A200

EXTERIOR MATERIALS

- 1 6" VERTICAL TRUEX EXTERIOR SIDING;
PAINTED CABOT GRANITE
- 2 2X2 TRUEX EXTERIOR VERTICAL LATTICE;
PAINTED CABOT GRANITE
- 3 GLULAM ROOF FRAMING;
PAINTED CABOT GRANITE
- 4 12" X 12" GLULAM COLUMNS;
PAINTED CABOT GRANITE
- 5 TRUEX EXTERIOR TRIM;
PAINTED CABOT GRANITE
- 6 5V GALVANIZED ROOF

EXPOSED UNDERSIDE OF ROOF,
PURLINS & PLYWOOD, TO BE
PAINTED CABOT GRANITE



FINAL

Project Title

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

COLOR EXTERIOR ELEVATIONS

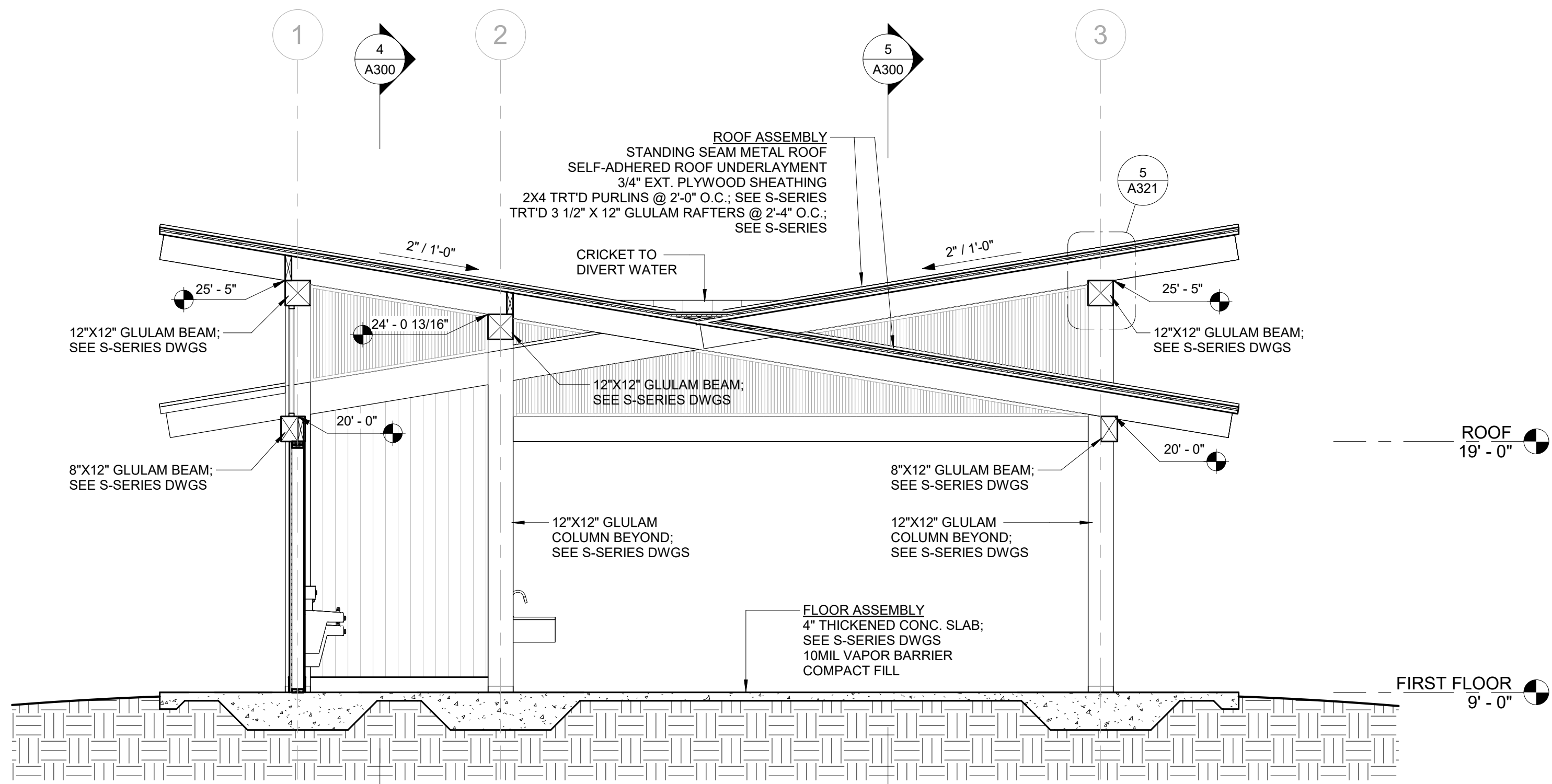
Date

13 October 2025

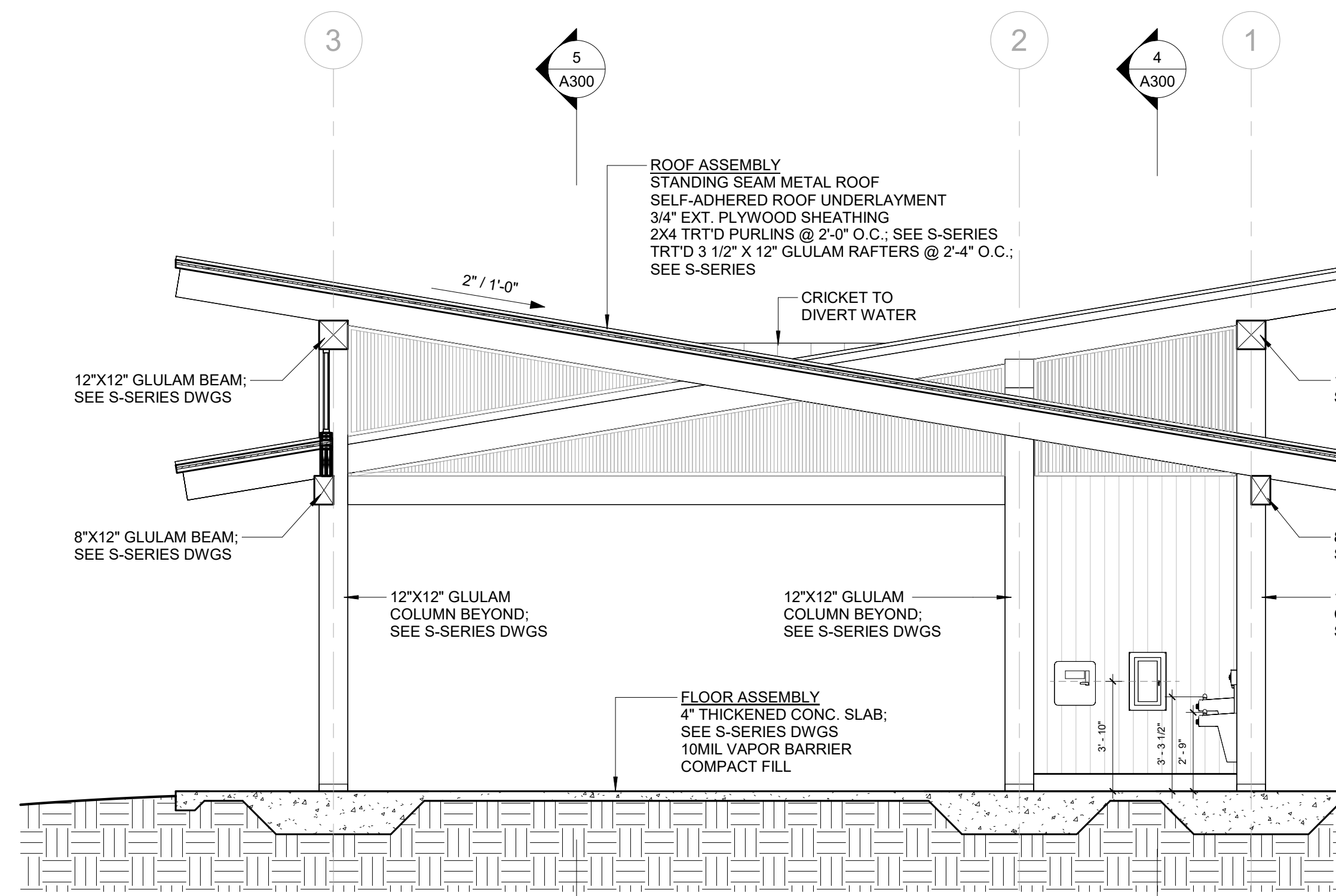
Scale

Drawing
No.

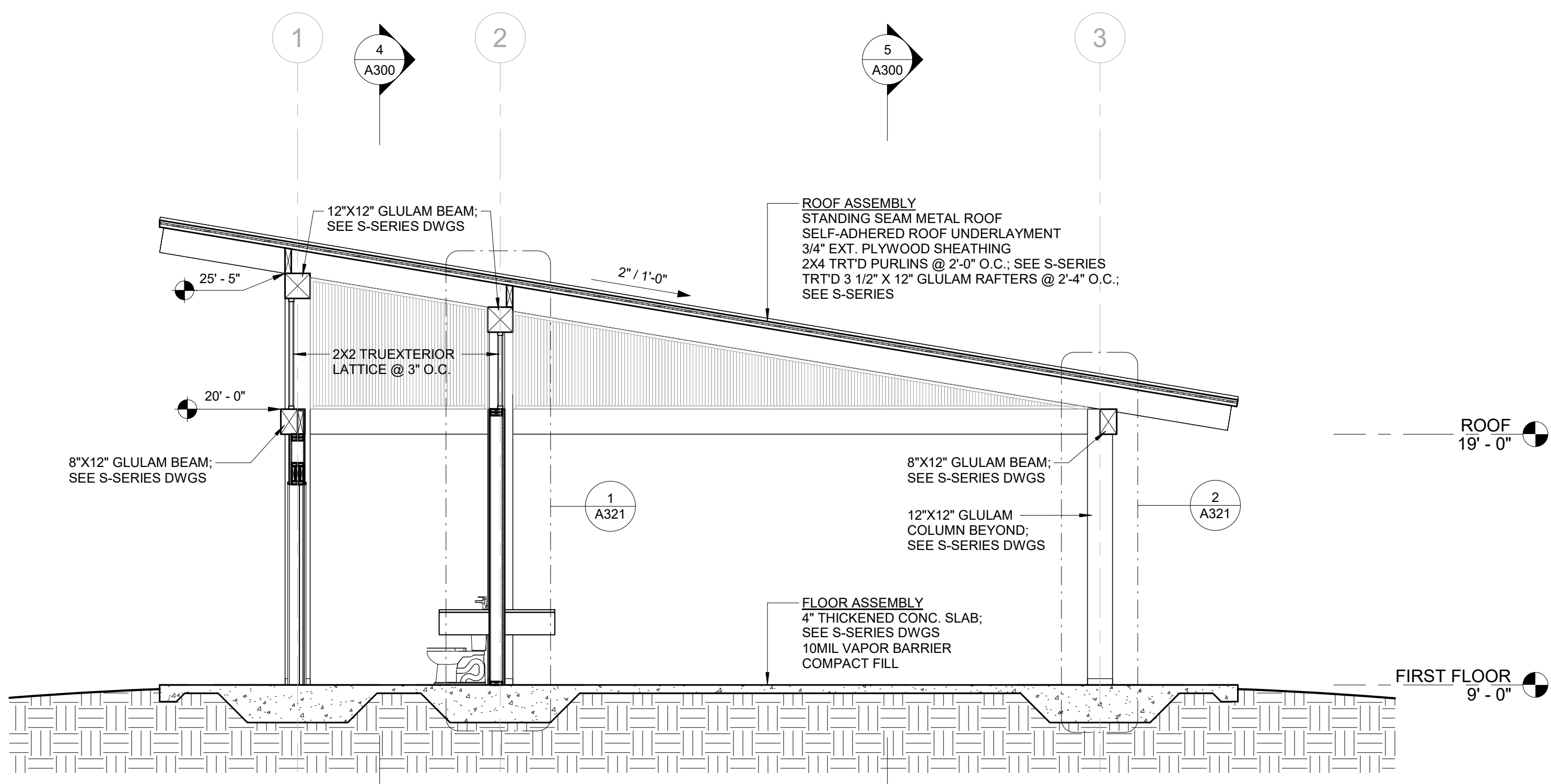
A201



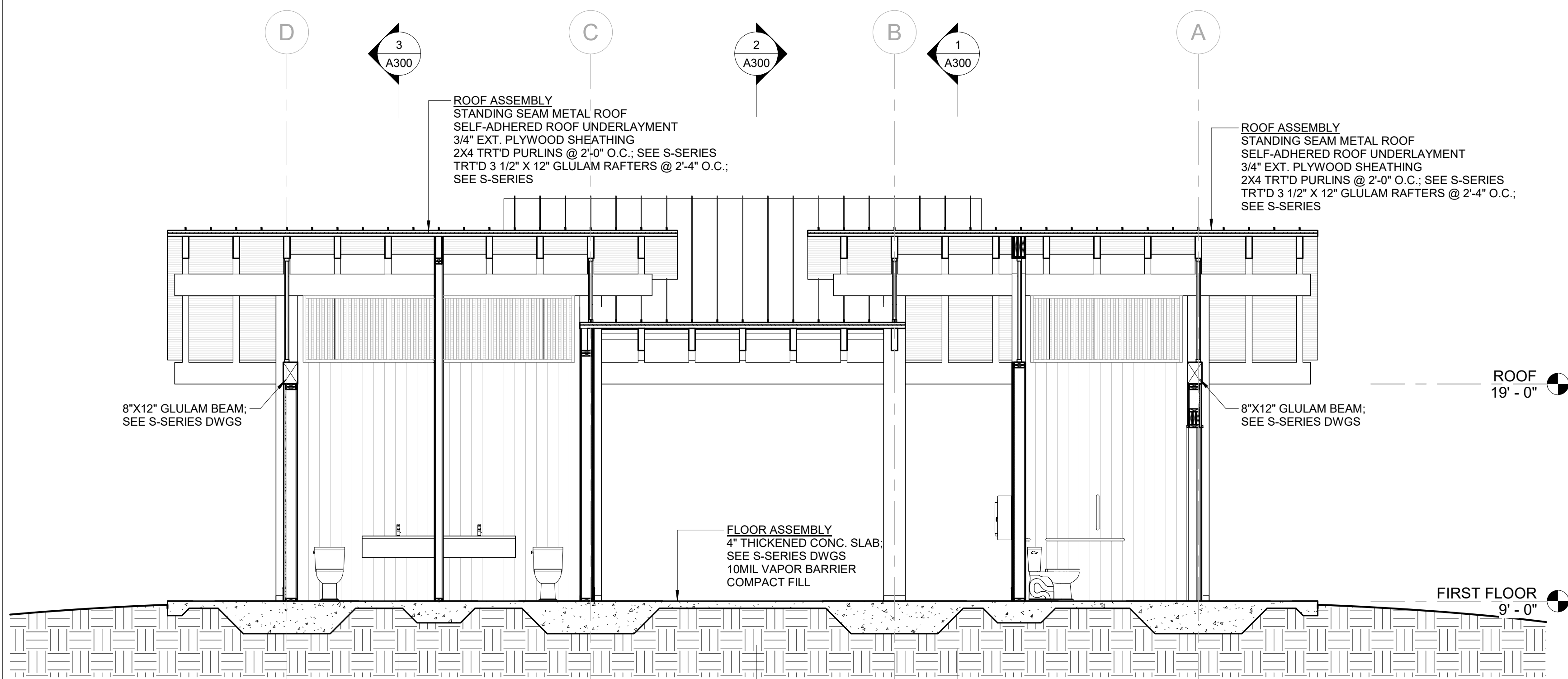
1 CROSS SECTION
1/4" = 1'-0"



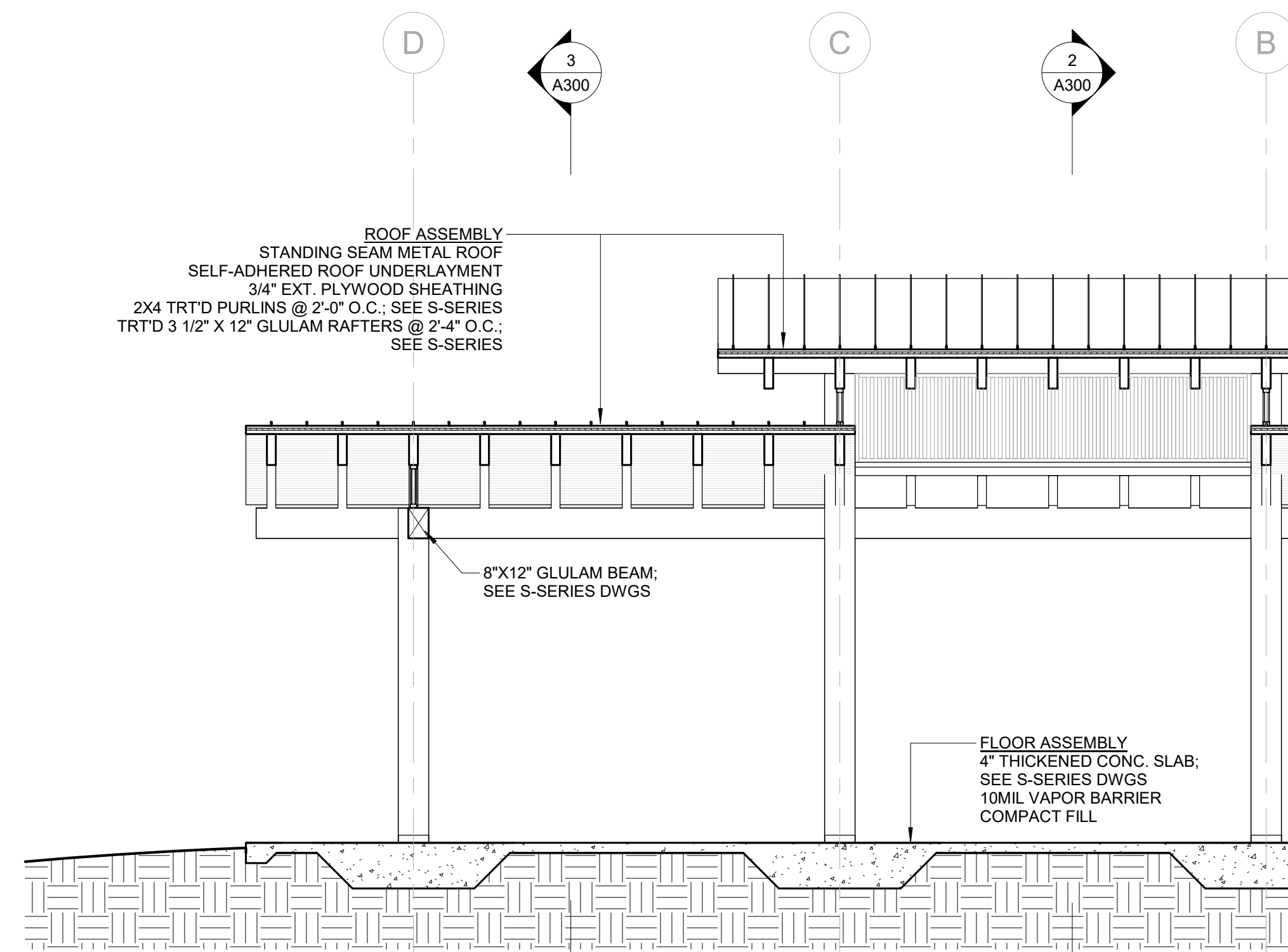
2 CROSS SECTION THRU ENTRANCE
1/4" = 1'-0"



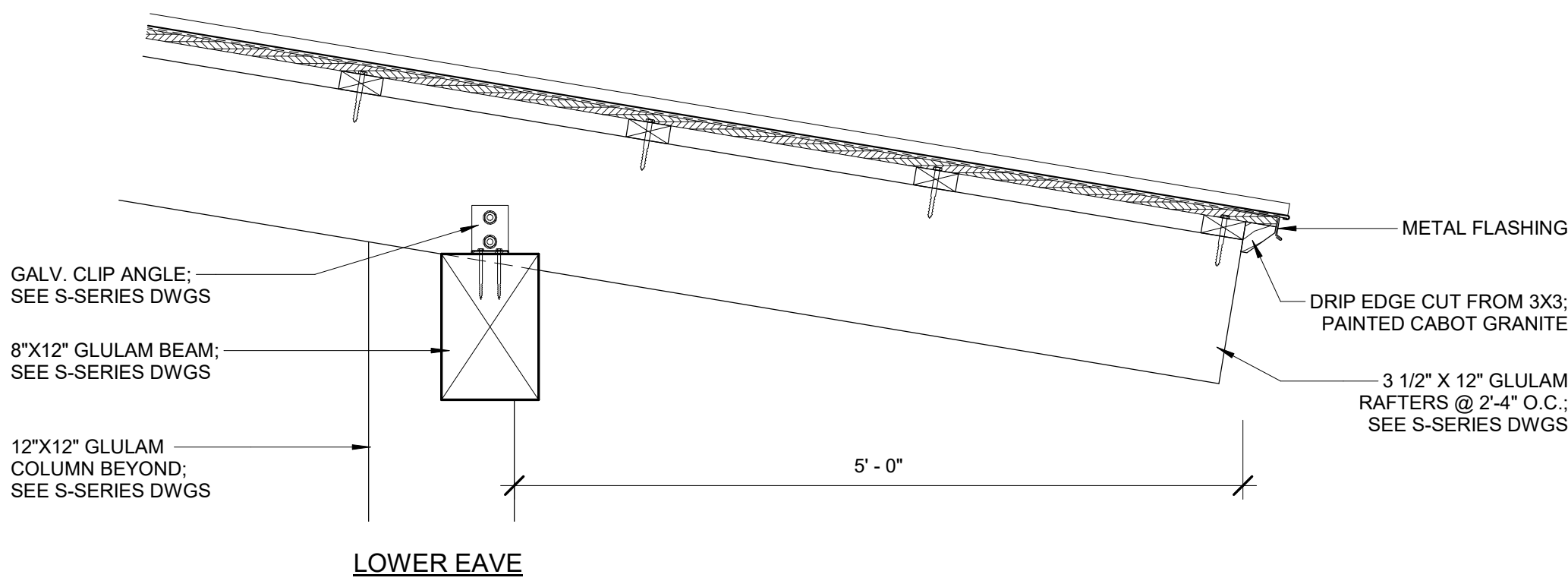
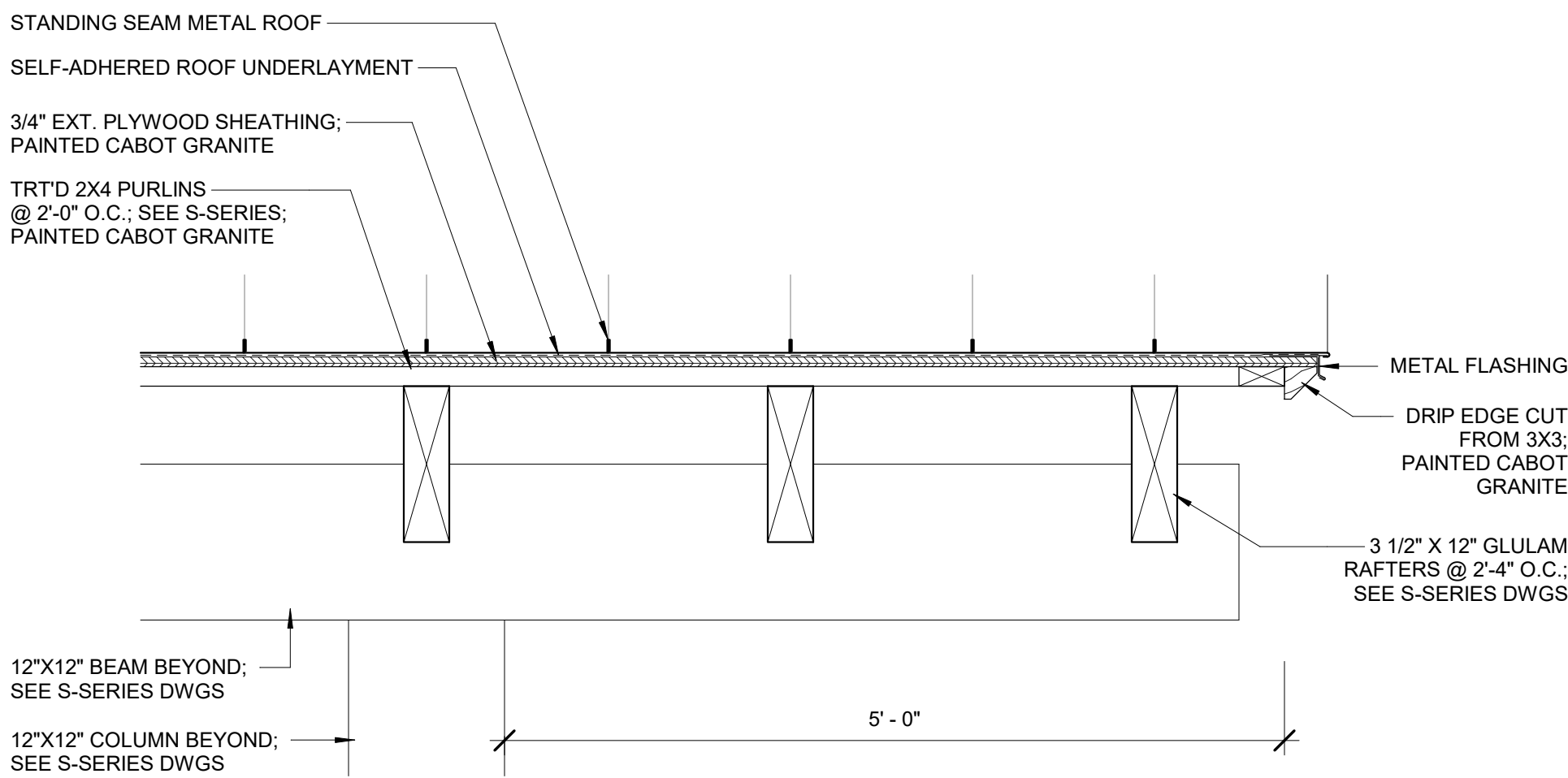
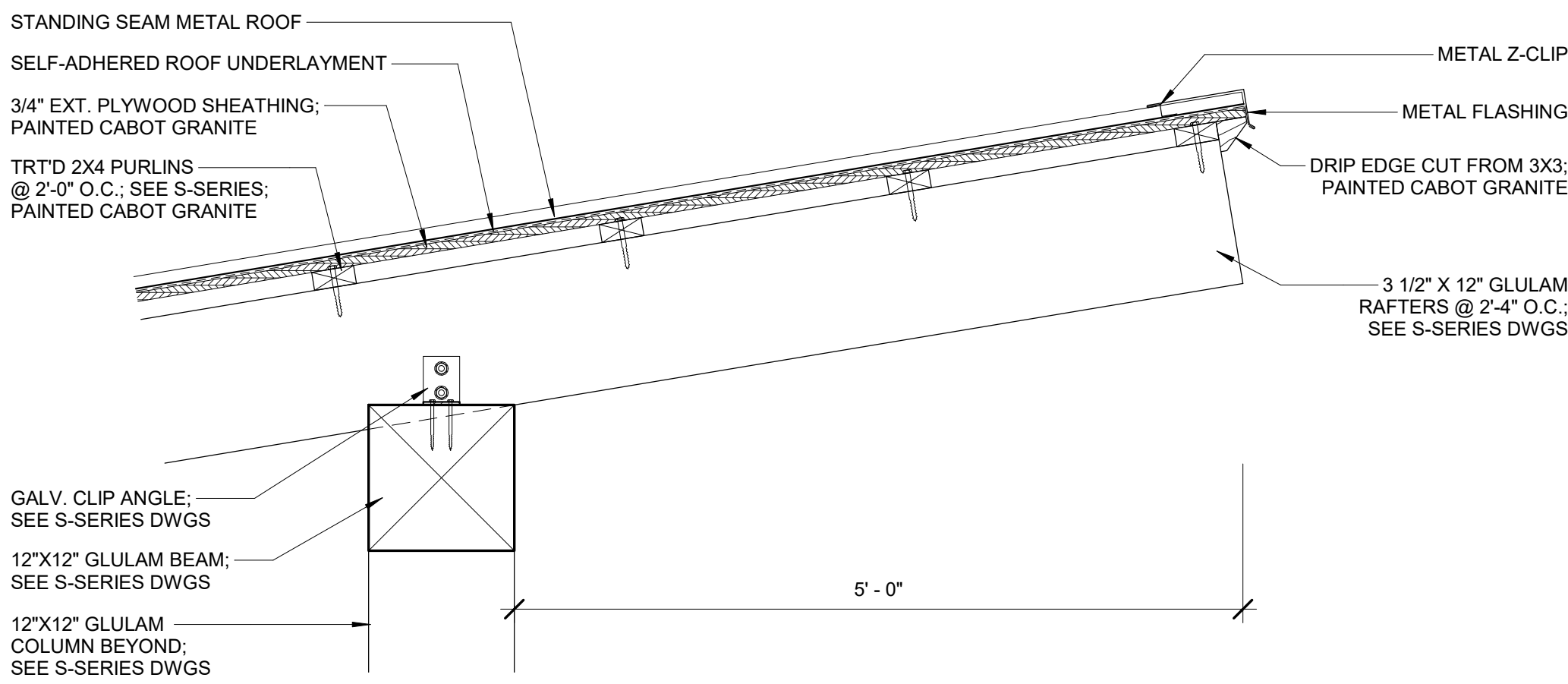
3 CROSS SECTION THRU BATHROOM
1/4" = 1'-0"



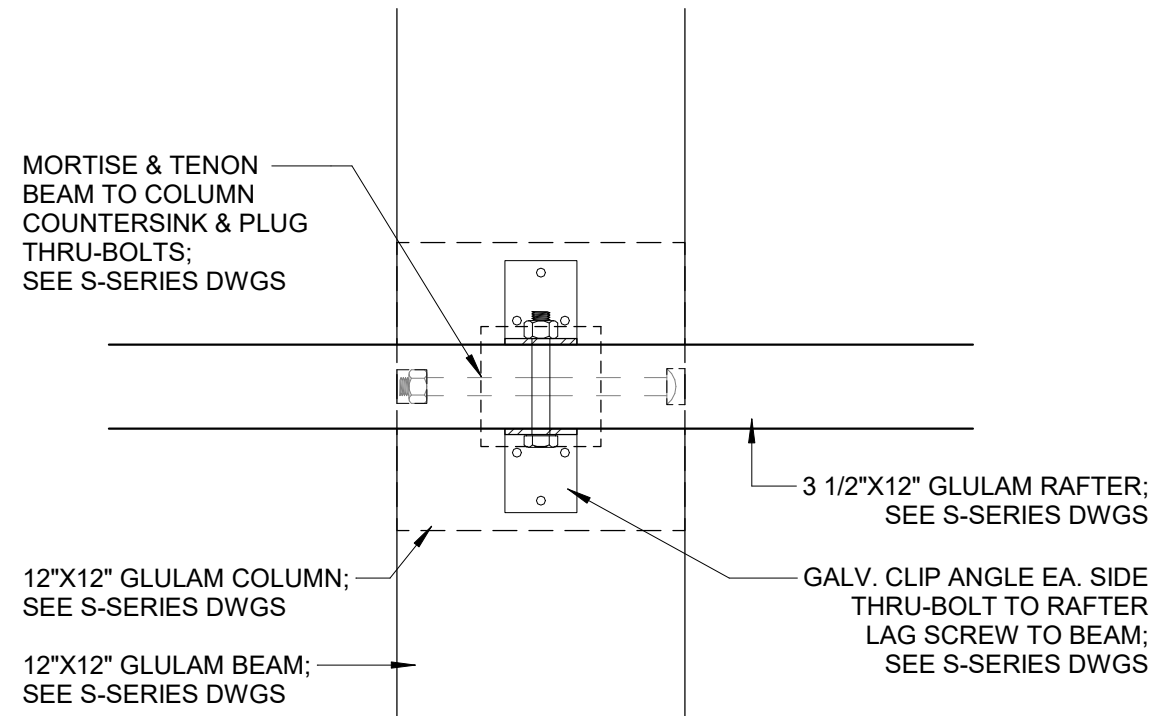
4 LONGITUDINAL SECTION 1
1/4" = 1'-0"



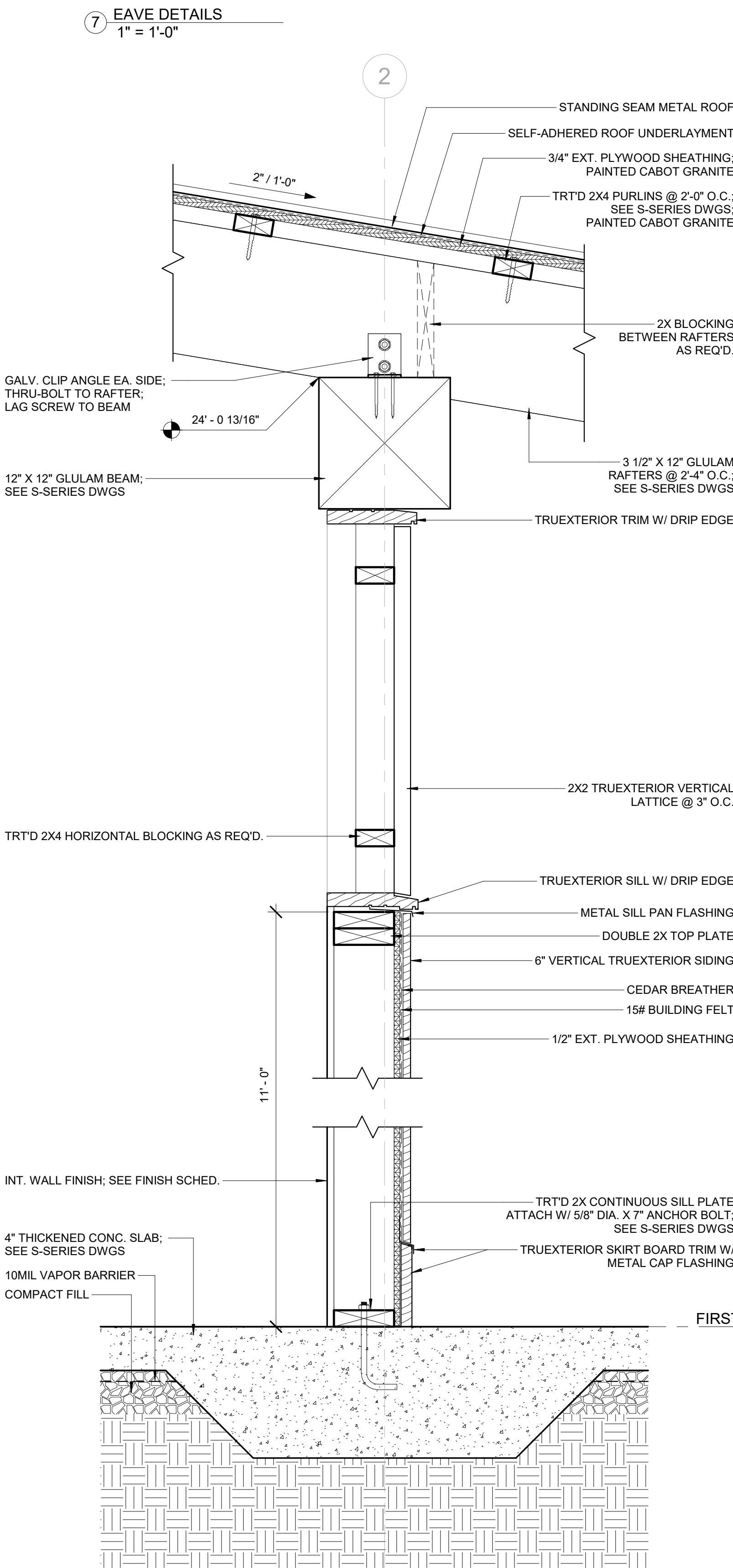
5 LONGITUDINAL SECTION 2
1/4" = 1'-0"



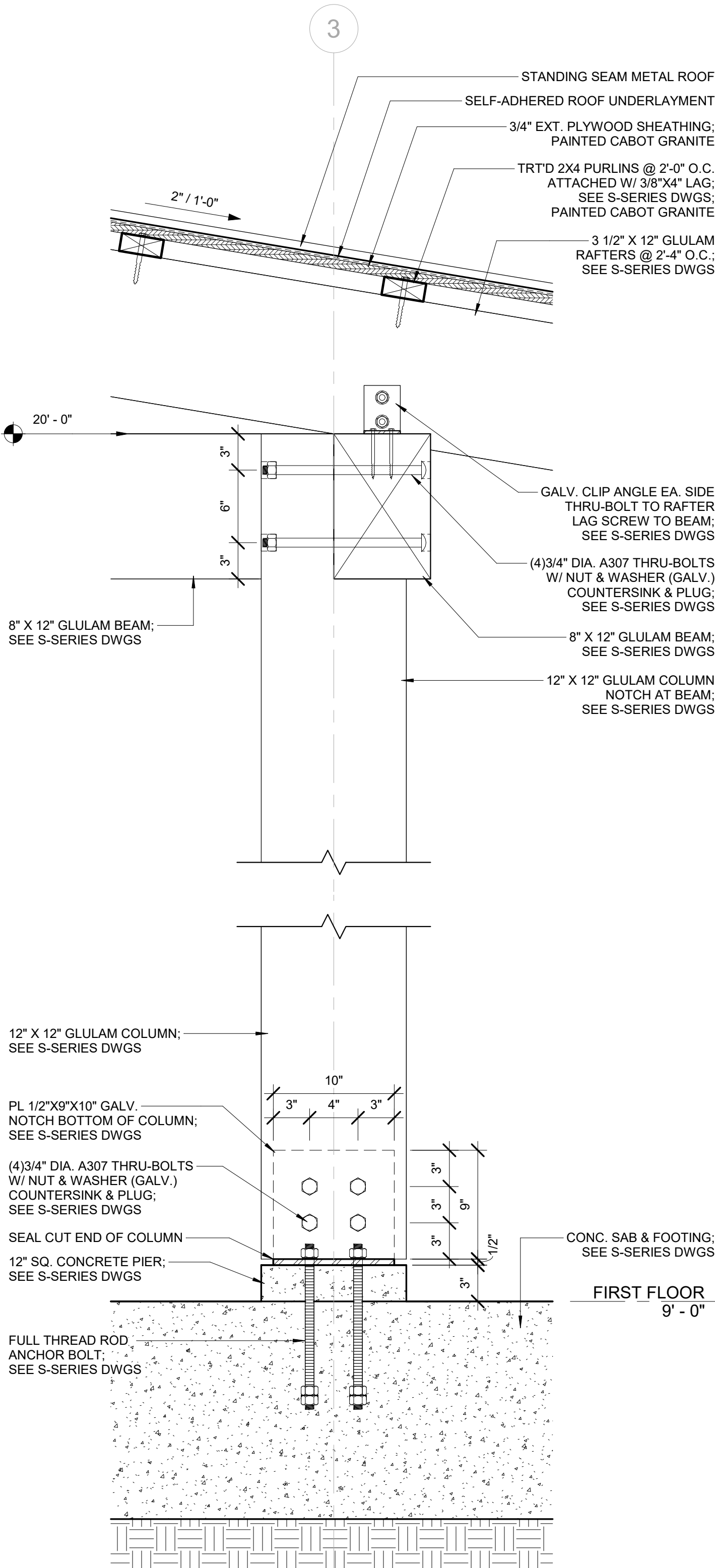
8 RAKE DETAIL
1" = 1'-0"



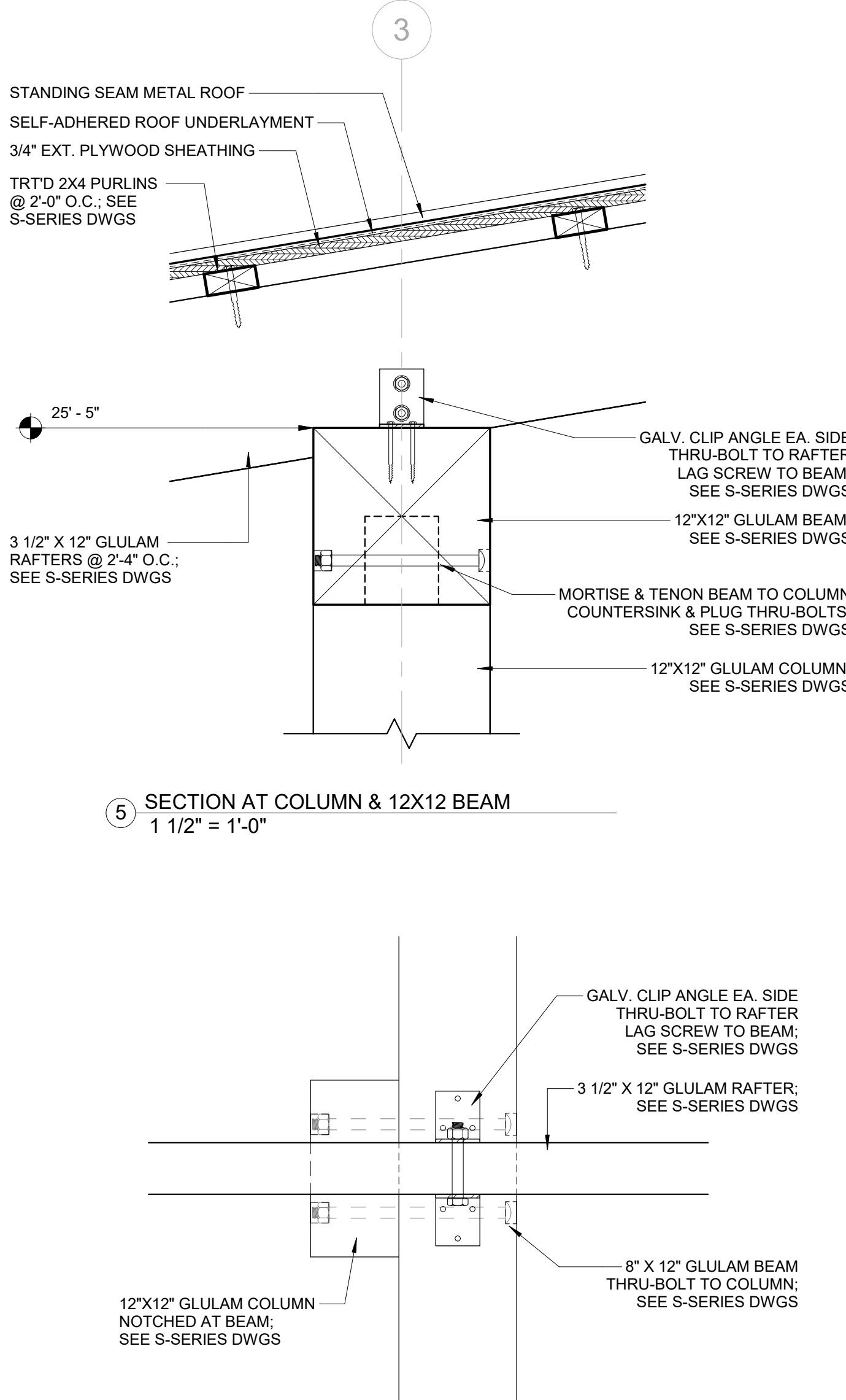
6 UPPER ROOF FRAMING PLAN DETAIL
1 1/2" = 1'-0"



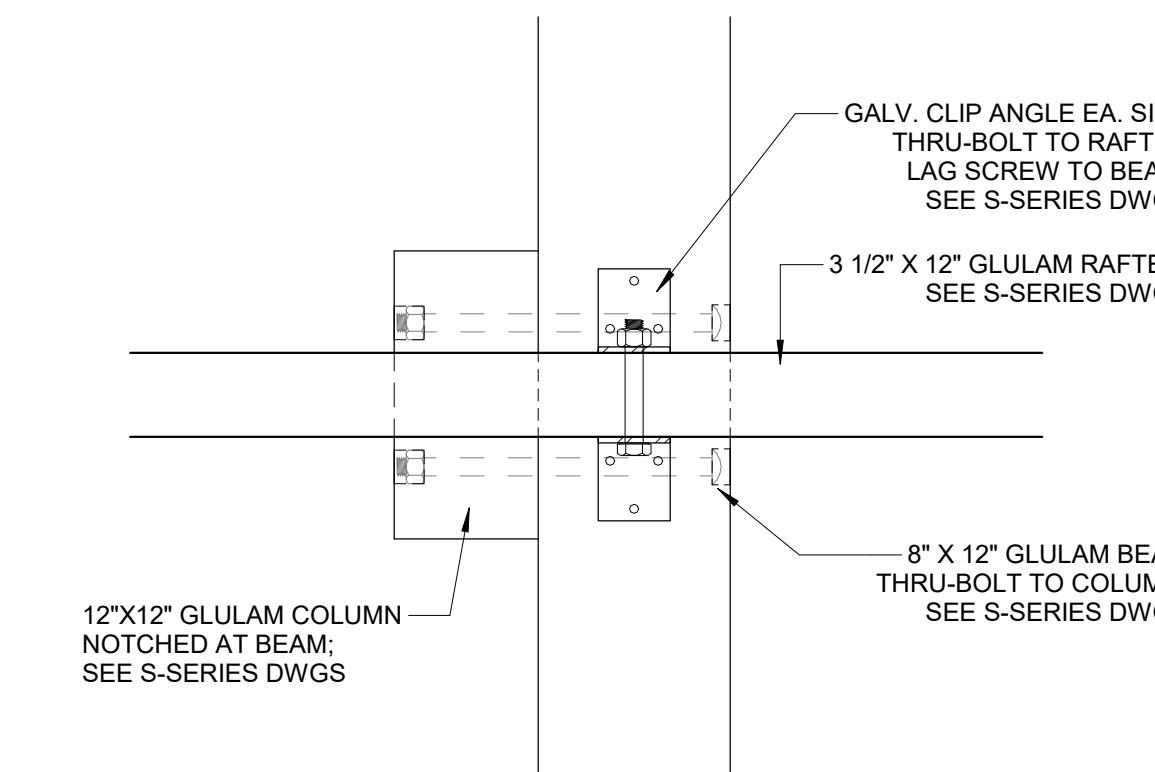
1 WALL SECTION
1 1/2" = 1'-0"



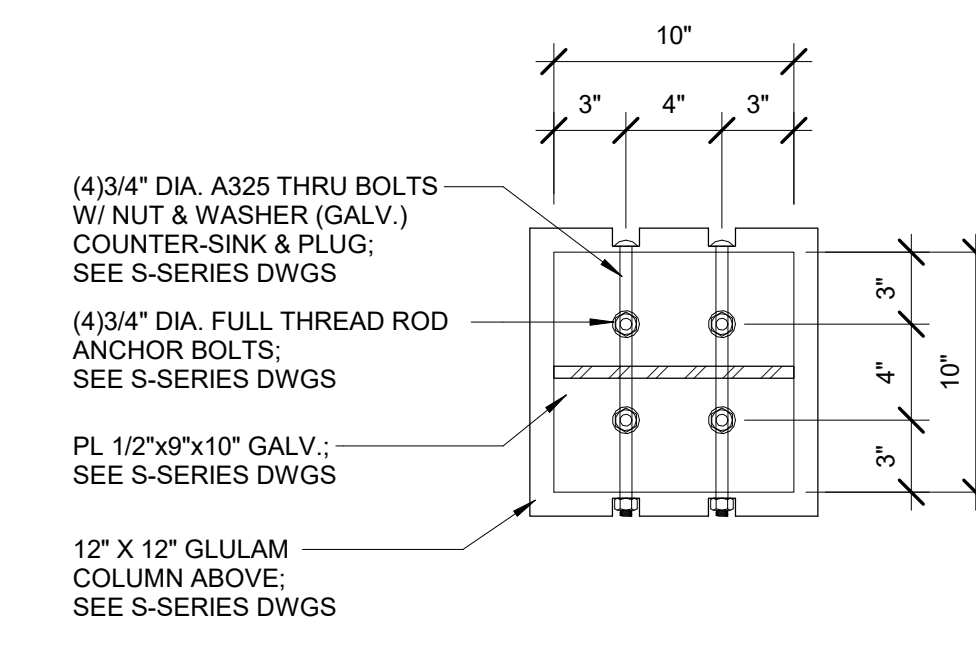
2 SECTION AT COLUMN
1 1/2" = 1'-0"



5 SECTION AT COLUMN & 12X12 BEAM
1 1/2" = 1'-0"



4 LOWER ROOF FRAMING PLAN DETAIL
1 1/2" = 1'-0"



3 COLUMN BASE PLATE DETAIL
1 1/2" = 1'-0"



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



EXAMPLE OF GLULAM COLUMN TO BEAM CONNECTION SHOWN FOR REFERENCE.



EXAMPLE OF VERTICAL LATTICE SHOWN FOR REFERENCE.



EXAMPLE OF GLULAM COLUMN 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.

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361
138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651

FINAL

Project Title
Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

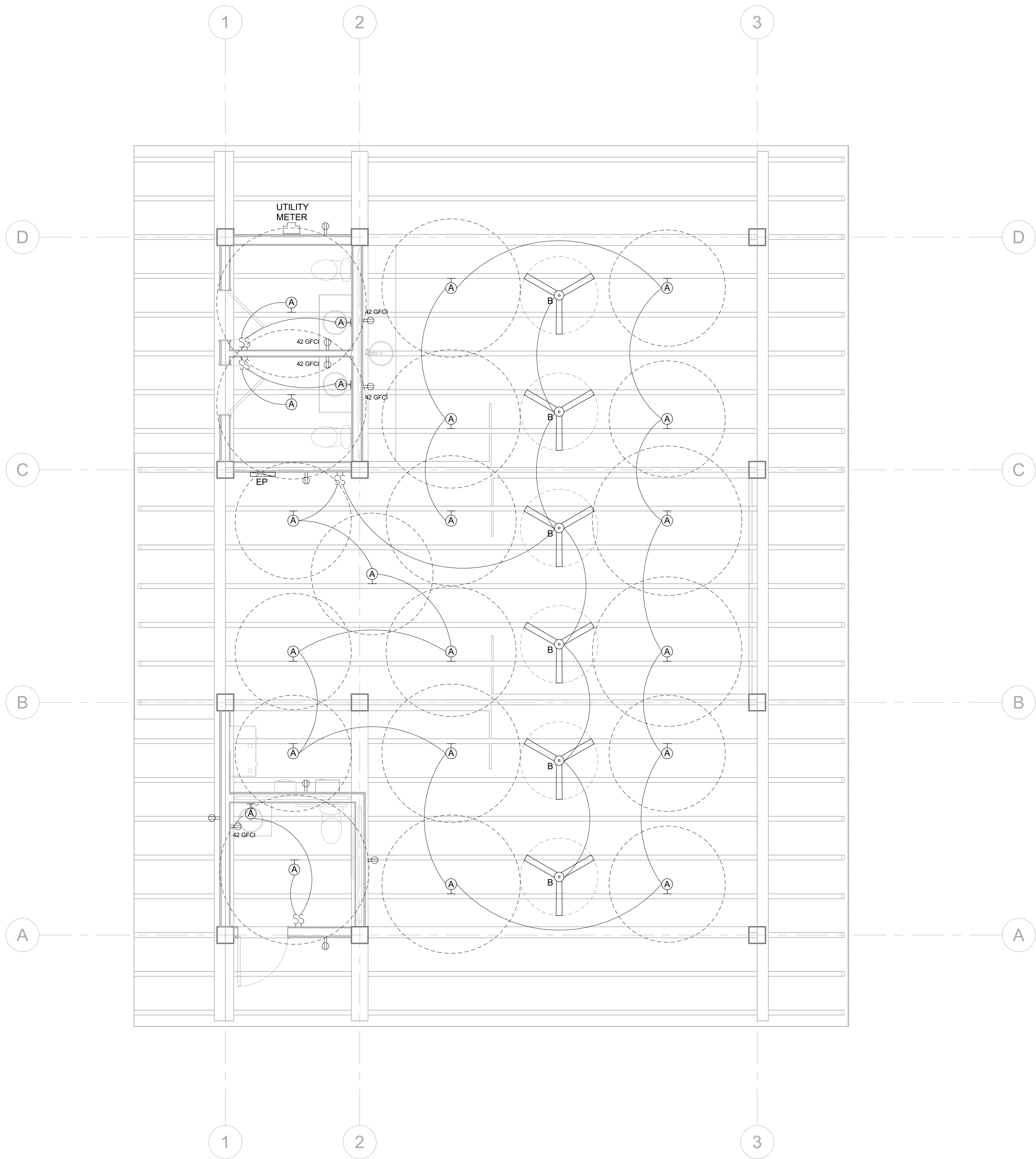
WALL SECTIONS & DETAILS

Date
13 October 2025

Scale
As indicated

Drawing No.

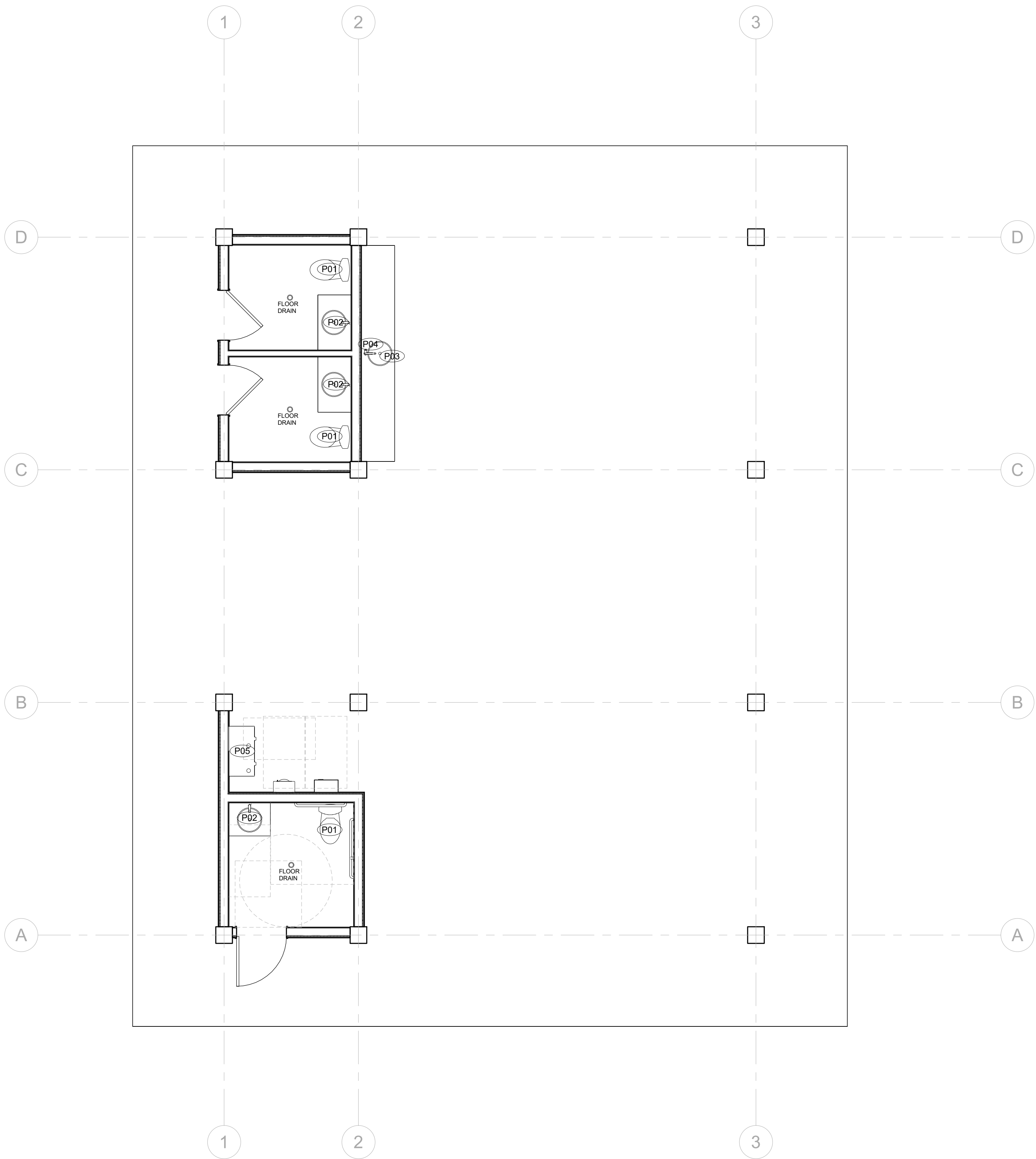
A321



1 ELECTRICAL PLAN
1/4" = 1'-0"

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



2 PLUMBING PLAN
1/4" = 1'-0"

Plumbing Fixture Schedule		
Type Mark	Description	Comments
P01	Two-Piece Close Coupled Toilet	ADA COMPLIANT
P02	SINK & FAUCET	ADA COMPLIANT
P03	PREP 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

Patterson Park Pavilion

23 Marshland Road
Hilton Head Island, SC

Drawing Title

ARCHITECTURAL ELECTRICAL
& PLUMBING PLANS

Date

13 October 2025

Scale

1/4" = 1'-0"

Drawing No.

AEP01

WAC LIGHTING

Tube

Single & Double Wall Mount 3000K

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

Fixture Type:	
Catalog Number:	WS-W2605
Project:	
Location:	

Example: **WS-W2604-AL**

FEATURES

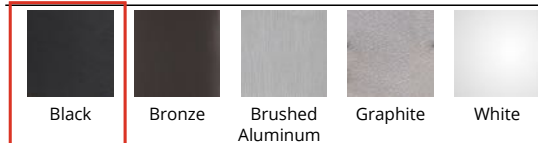
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

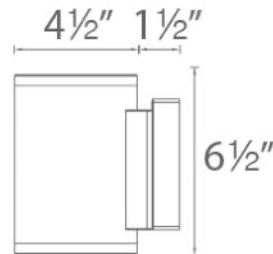
Construction	Die-cast Aluminum
Power:	16W, 33W
Input:	120-277V, 50/60Hz
Dimming:	ELV: 100-10% , 0-10V: 100-5% , TRIAC: 100-5%
Light Source:	Integrated LED
Rated Life:	70,000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated: 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 BK BZ GH WT Brushed Aluminum Black Bronze Graphite 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

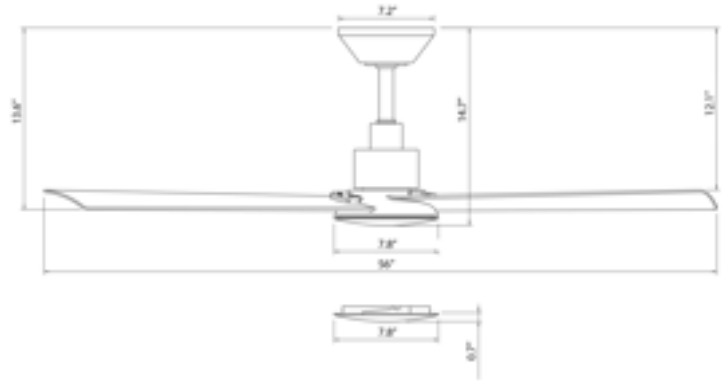
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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

FLAIR

F-103L

56" Ceiling Fan

WAC
SMART FANS

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)	

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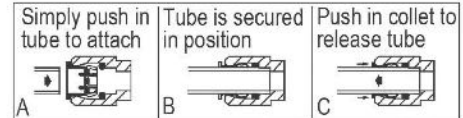
IMPORTANT! INSTALLER PLEASE NOTE :

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.

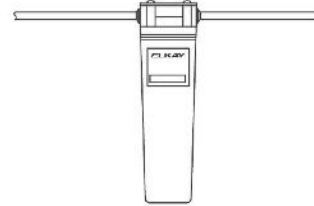
NOTICE

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.

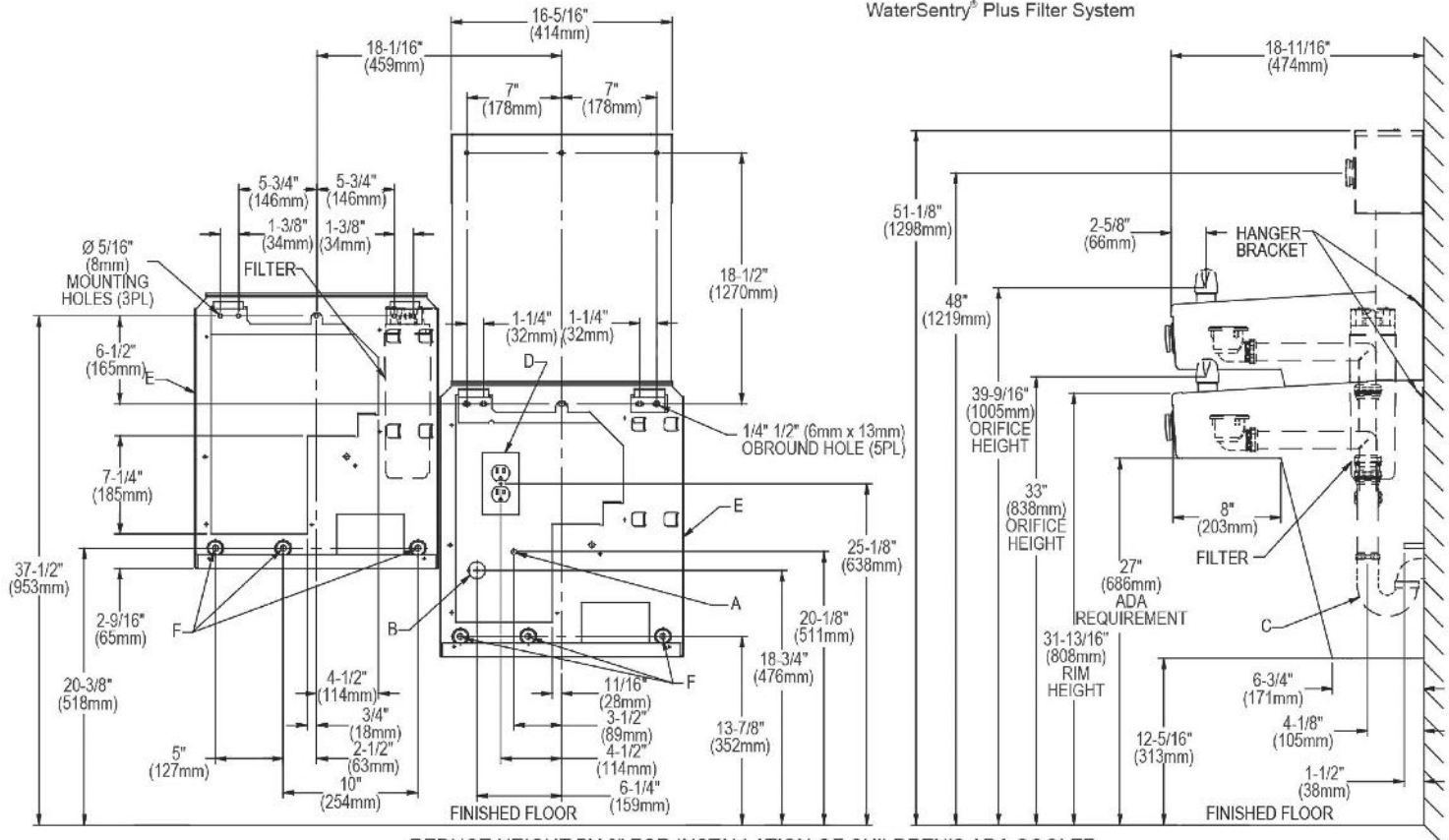
OPERATION OF QUICK CONNECT FITTINGS



Pushing tube in before pulling it out helps to release tube



WaterSentry® Plus Filter System



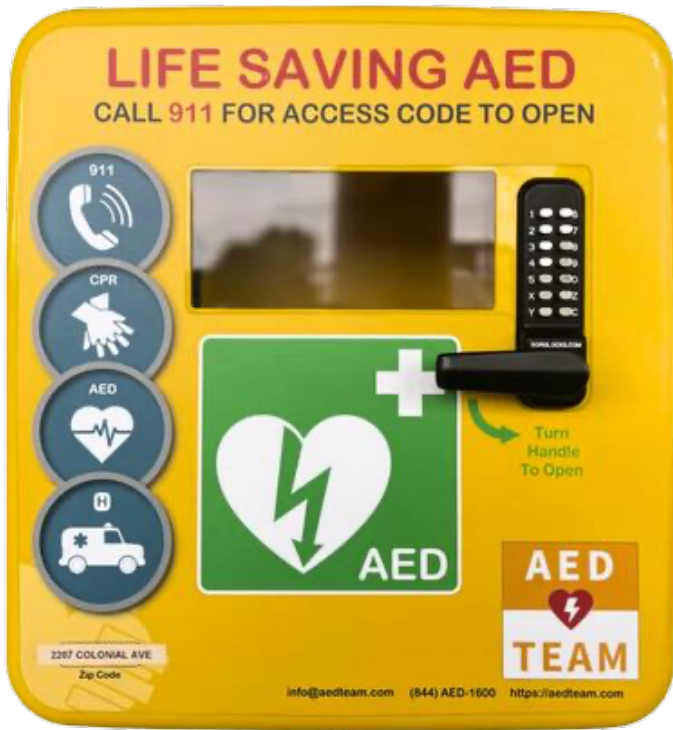
REDUCE HEIGHT BY 3" FOR INSTALLATION OF CHILDREN'S ADA COOLER

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



UNISEX RESTROOM ACCESSIBLE SIGN

\$28.50 – \$56.95

COLOR

STEEL / BLACK

Clear

\$56.95

Thickness [\[i\]](#)

1/8 inch (\$6.00)

Options Price

\$6.00

Total

\$62.95

- 1 + [Add to cart](#)

SKU: EP5006-STEEL

Categories: Acrylic Signs, RESTROOM SIGNS, Unisex / Family

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



UNISEX RESTROOM SIGN

\$28.50 – \$56.95

COLOR

STEEL / BLACK

Clear

\$56.95

Thickness [\[i\]](#)

1/8 inch (\$6.00)

Options Price

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[Additional information](#)

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**Patterson Family Park
23 Marshland Road
Final - Staff Comments
October 28, 2025
DRB-001013-2025**

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: 23 Marshland Road – Patterson Family Park

DRB-001013-2025

DATE: 10/28/2025

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	☒	☐	☐	
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 23 Marshland Road, Patterson Family Park with the following conditions:

1. Any additional information as required by the Board.

**124 Arrow Road
Monument Sign
October 28, 2025
DRB-000964-2025**



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: SEAN CONGLETON Company: SIGN D'SIGN
Mailing Address: 270 RED CEDAR STREET SUITE 102 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-757-7057 Fax: _____ E-mail: SCONGLETON@SIGN-DSIGN.COM
Project Name: 124 ARROW ROAD (ATLANTIC BEST CLEANING) Project Address: 124 ARROW ROAD HHI, SC 29928
Parcel Number [PIN]: R 552 015 000 0111 0000 _____
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development

_____ Final Approval – Proposed Development

_____ Alteration/Addition

X 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.

Taylor Halpin
SIGNATURE for Sean Congleton of Sign D'Sign

October 13, 2025
DATE

**124 Arrow Road
Site Photos
October 28, 2025
DRB-000964-2025**





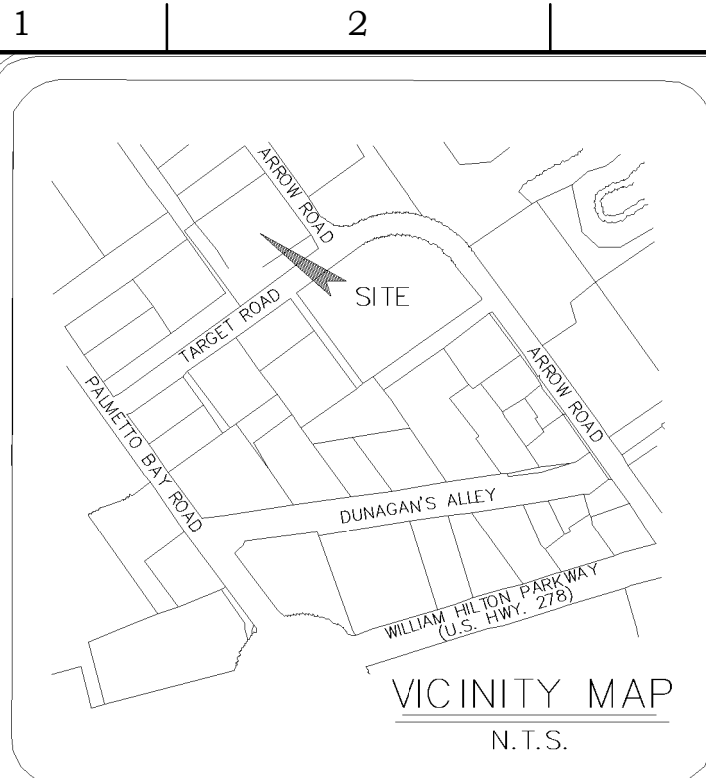








**124 Arrow Road
Monument Sign
October 28, 2025
DRB-000964-2025**



- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD83.
 - 6) CONTOUR INTERVAL IS 1'.
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R552 015 000 0015 0000
RP: PALMETTO BAY LLC
800 EAST CANAL ST STE 1900
RICHMOND VA 23219

R552 015 000 0102 0000
PALMETTO BAY LODGES LLC
800 EAST CANAL STREET SUITE 1900
RICHMOND VA 23219

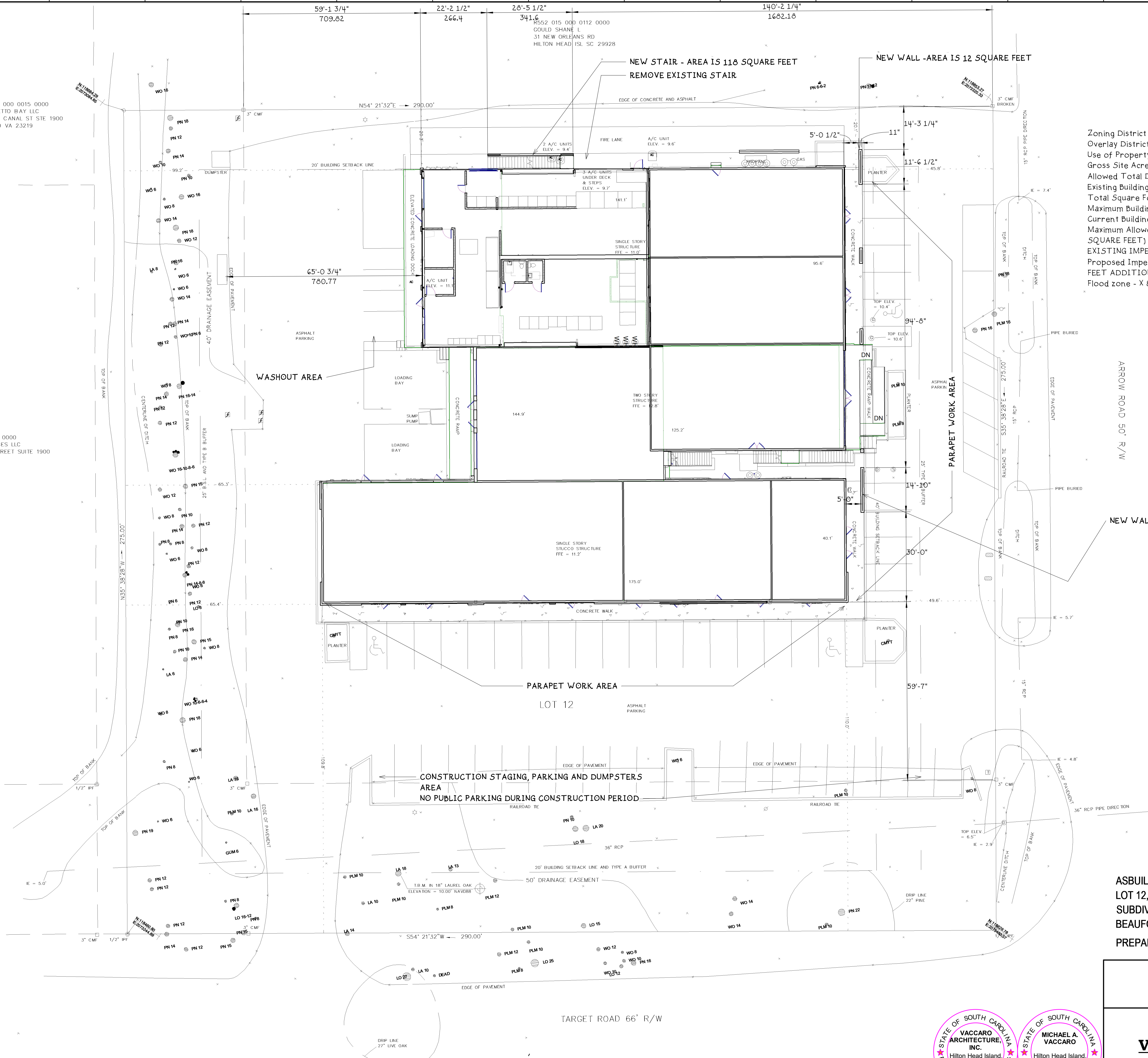
LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	○
CONTOUR	—
3" CMF	□
1/2" IPF	⊙
TEMPORARY BENCH MARK	TBM
INVERT ELEVATION	IE
FINISHED FLOOR ELEVATION	PFE
REINFORCED CONCRETE PIPE	RCP
LIVE OAK	LO
LAUREL OAK	LA
SWEET GUM	GUM
PINE	PN
PALM	PLM
WATER OAK	WO
ELECTRIC TRANSFORMER	⊕
TELEPHONE SERVICE	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
FIRE HYDRANT	⊕
UTILITY POLE	⊕
SIGN	⊕
LIGHT POLE	⊕
GREASE TRAP	⊕
CLEANOUT	⊕
A/C UNIT	⊕

REFERENCE PLAT

- 1) A PLAT OF PALMETTO BAY ROAD COMMERCIAL SUBDIVISION COMPOSITE, A SECTION OF THE LANDS OF SEA PINES PLANTATION CO. HILTON HEAD ISLAND, SOUTH CAROLINA, COUNTY OF BEAUFORT, DRAWN: 4/29/74, LAST REVISED: 4/14/75, RECORDED IN BOOK 33, PAGE 227, DATED: 6/2/86, RMC. BEAUFORT COUNTY, SC BY: JERRY L. RICHARDSON S.C.R.L.S. #4784
- 2) A BOUNDARY RECONFIGURATION SURVEY OF LOT 12, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, DRAWN: 5/14/07, RECORDED IN BOOK 120, PAGE 92, DATED 6/11/07, ROD. BEAUFORT COUNTY, SC BY: MARK R. RENEW S.C.R.L.S. # 25437
- 3) ASBUILT SURVEY OF: LOT 12, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DRAWN: 8/3/2023, RECORDING INFORMATION NOT FOUND BY: JUSTIN R. KESSELRING S.C.R.L.S. # 29901

PROPERTY AREA = 1.83 AC. 79,750 S.F.
ADDRESS: 120 ARROW ROAD
DISTRICT: 552, MAP: 15, PARCEL: 111
THIS PROPERTY LIES IN F.E.M.A. ZONE X & X SHADED
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL: 0442G, DATED: 3/23/2021



Zoning District - LC
Overlay District - COR OVERLAY DISTRICT
Use of Property - COMMERCIAL
Gross Site Acres - 1.83
Allowed Total Density 1.83*10,000 = 18,300
Existing Building Square Footage - 27,772
Total Square Footage - 27,772
Maximum Building Height Allowed 45 FEET
Current Building Height 32 FEET
Maximum Allowed Impervious Area and percentage -60%, (47,850 SQUARE FEET)
EXISTING IMPERVIOUS AREA = 57,892 SQ. FEET
Proposed Impervious area and percentage-0 ADDITIONAL SQUARE FEET ADDITIONAL TO EXISTING
Flood zone - X & X SHADED

NEW WALL - AREA IS 14 SQUARE FEET

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
LOT 12, PALMETTO BAY ROAD COMMERCIAL
SUBDIVISION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: ATLANTIC BEST CLEANING, LLC

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

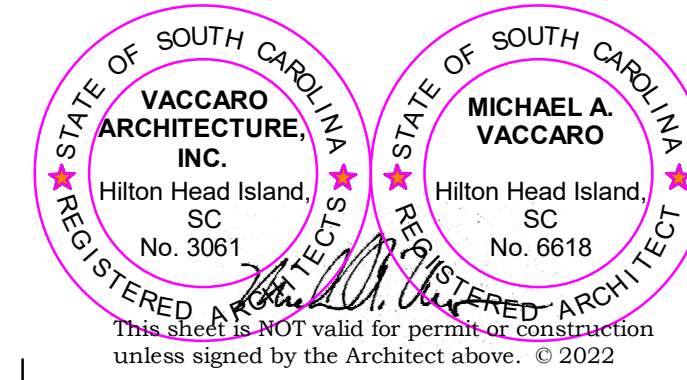
VACCARO
ARCHITECTURE, INC.

843.290.3076

email: mikevaccaro7@yahoo.com

AOO1
SITE PLAN

PRINT DATE
9/4/2024 1:27:05 PM



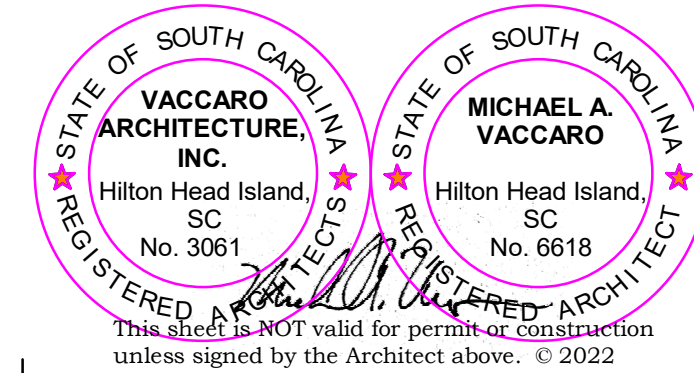
This sheet is NOT valid for permit or construction unless signed by the Architect above. © 2022



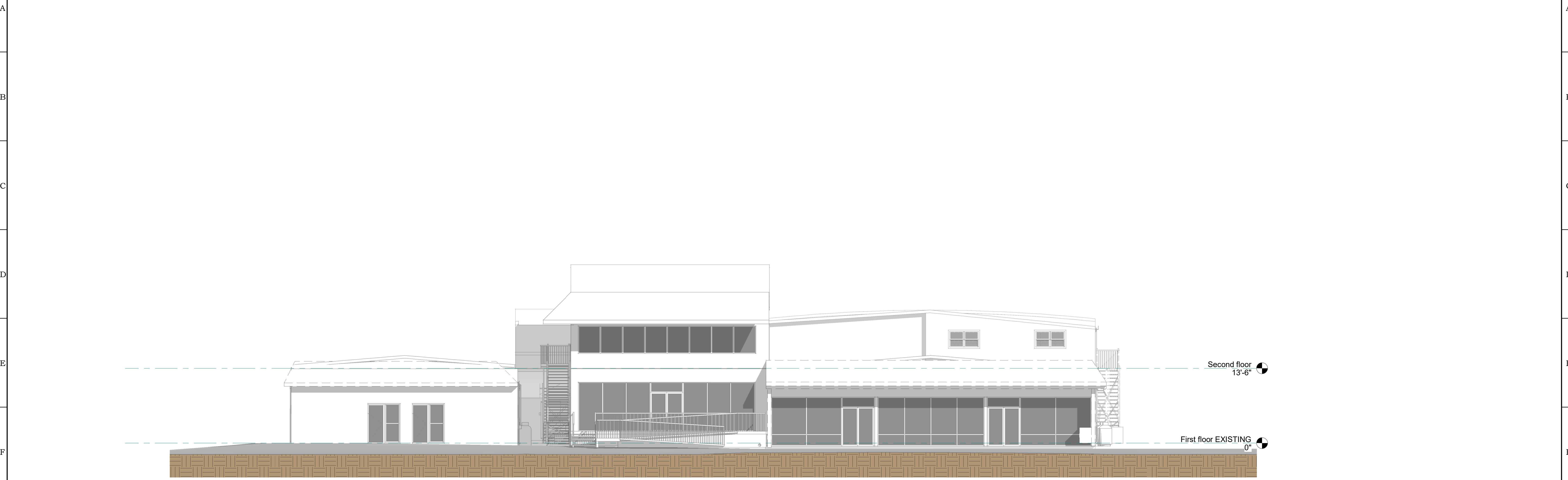
1 SOUTHEAST EXISTING
1/8" = 1'-0"



2 SOUTHEAST NEW
1/8" = 1'-0"



FOR: ATLANTIC LAUNDRY 120 ARROW ROAD, HILTON HEAD ISLAND, SC 29928	
VACCARO ARCHITECTURE, INC. 843.290.3076 email: mikevaccaro7@yahoo.com	A201 Elevations PRINT DATE 9/4/2024 1:27:26 PM



2

NORTHEAST EXISTING

1/8" = 1'-0"



1

NORTHEAST NEW

1/8" = 1'-0"

STATE OF SOUTH CAROLINA
VACCARO
ARCHITECTURE,
INC.
Hilton Head Island,
SC
No. 3061
REGISTERED ARCHITECT

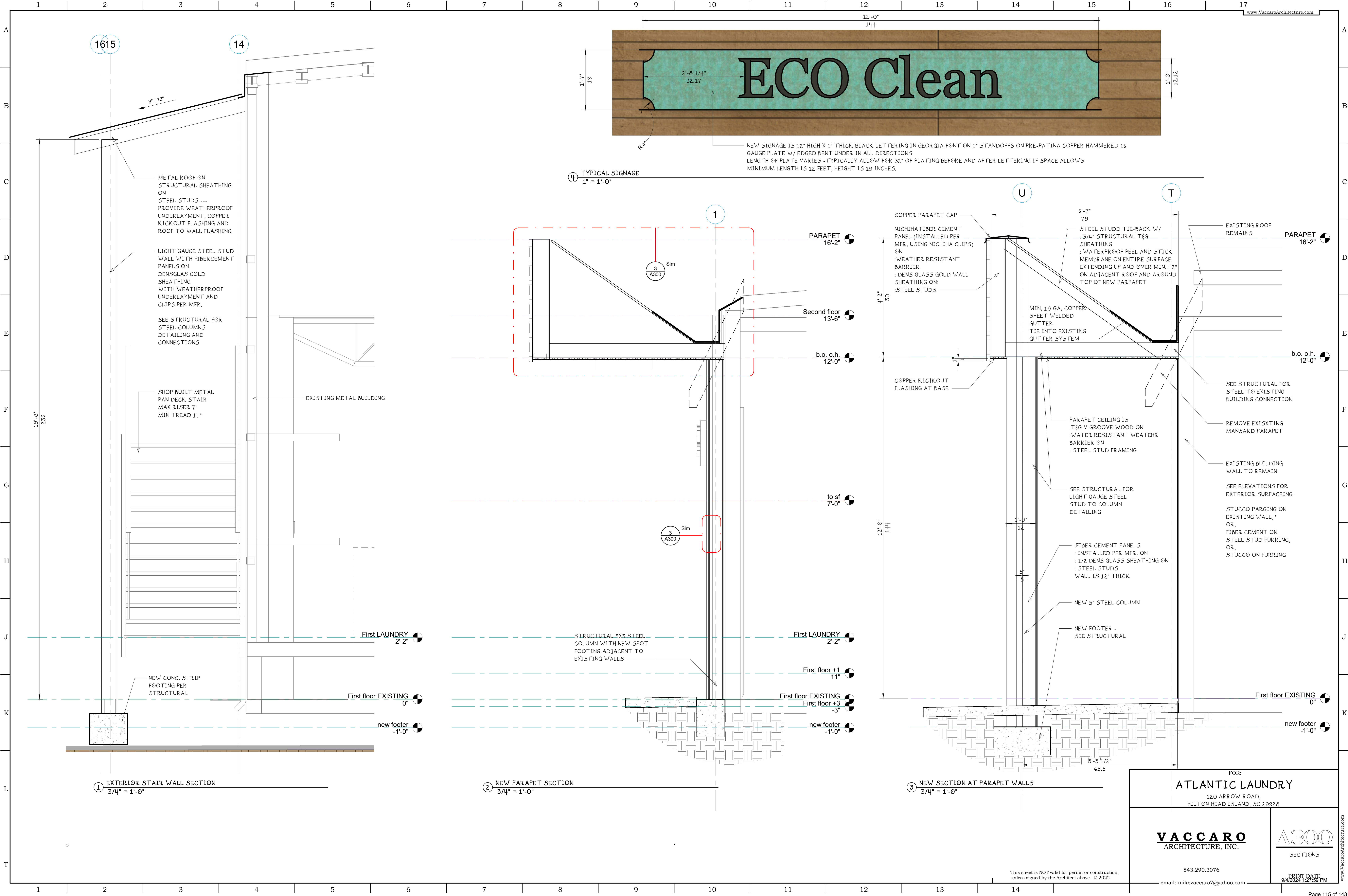
STATE OF SOUTH CAROLINA
MICHAEL A.
VACCARO
Hilton Head Island,
SC
No. 6618
REGISTERED ARCHITECT

This sheet is NOT valid for permit or construction unless signed by the Architect above. © 2022

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A202
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www.VaccaroArchitecture.com



VACCARO
ARCHITECTURE, INC.

ATLANTIC LAUNDRY
COLOR & MATERIAL SELECTIONS

PARAPET
NICHIHA MOTHER OF PEARL



STUCCO
HARDCOAT STUCCO OVER STEEL STUDS/SHEATHING
MASTER WALL LUNAR



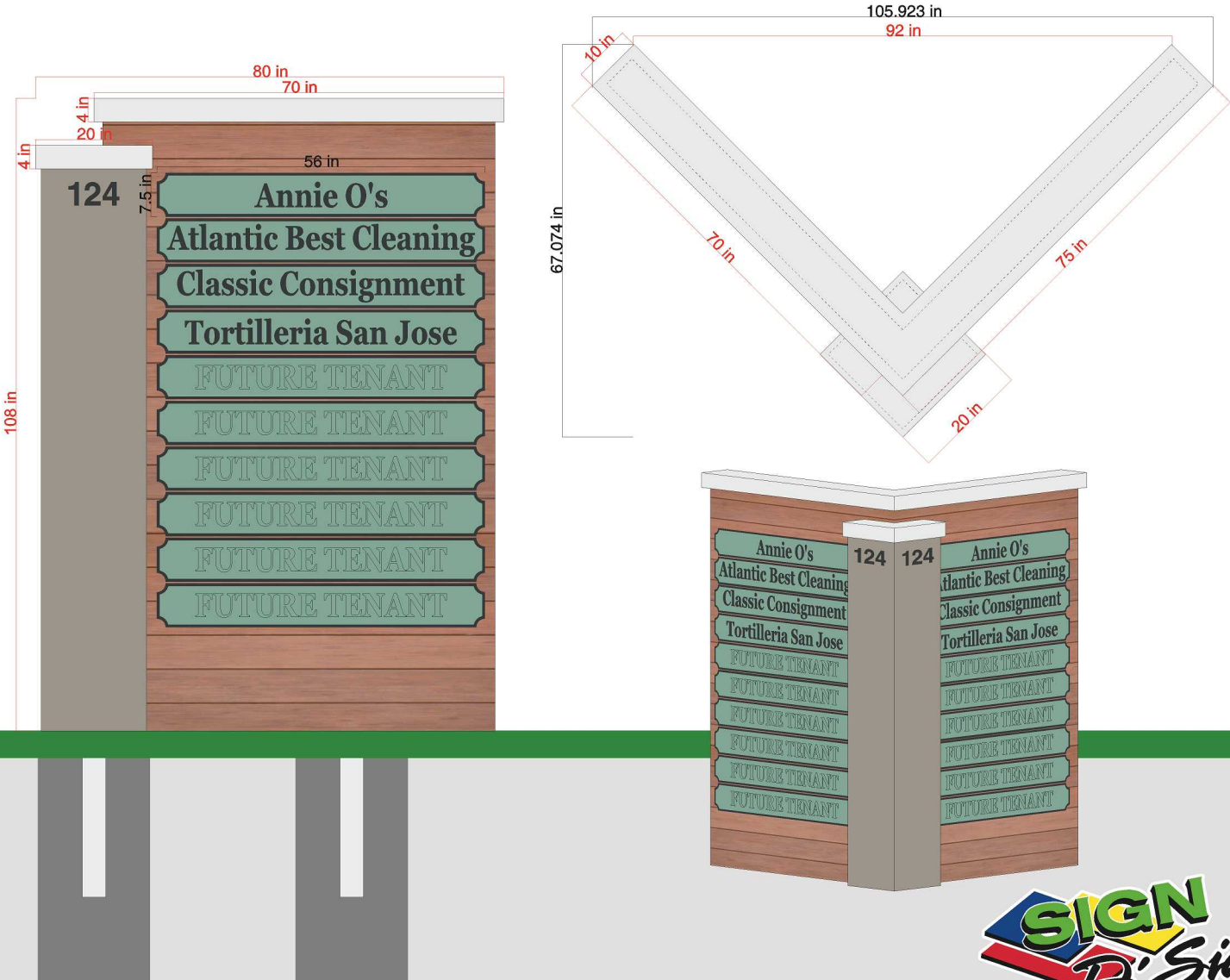
WALL PANELS BELOW SOFFIT:
NICHIHA VINTAGE WOOD

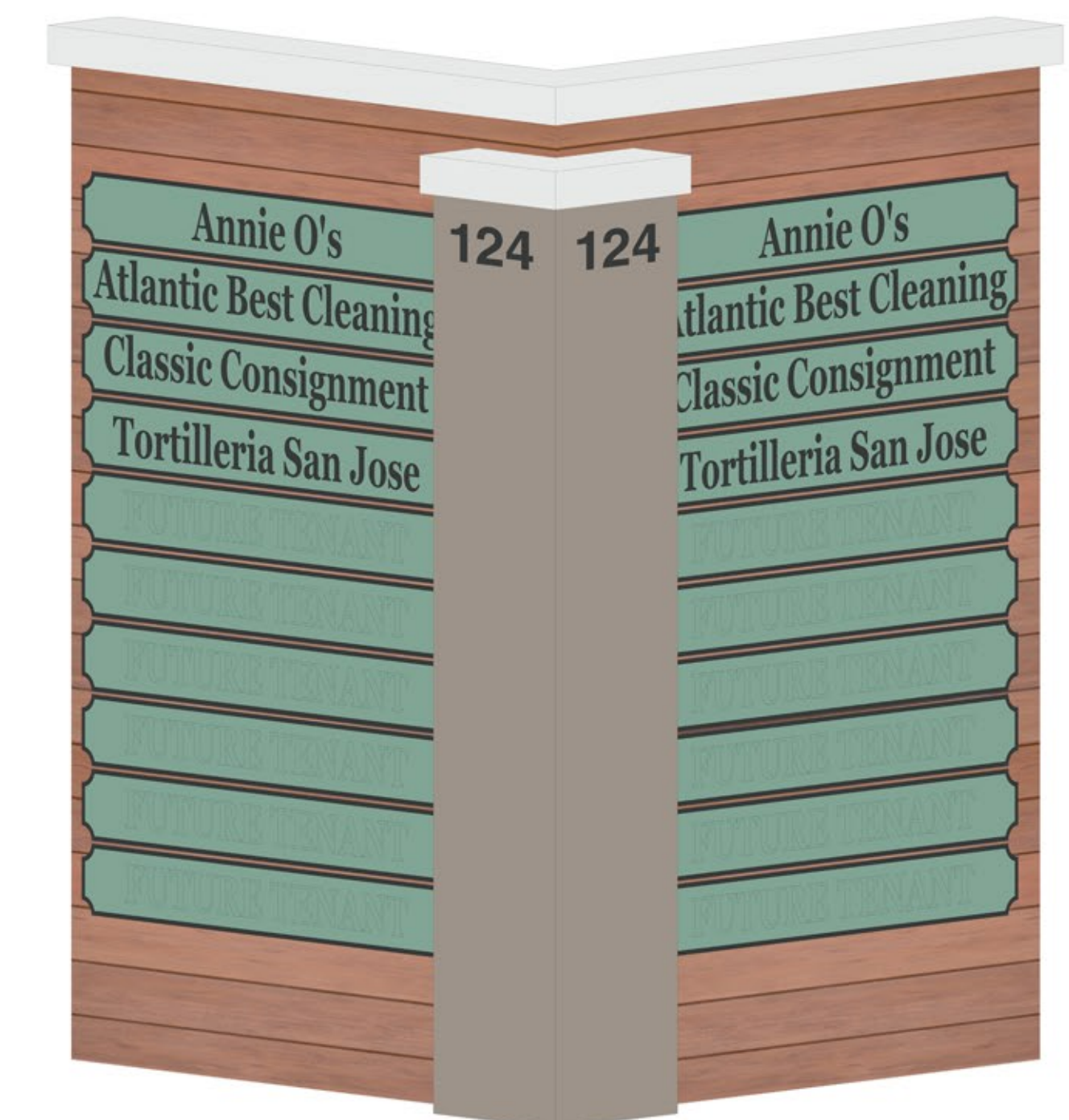
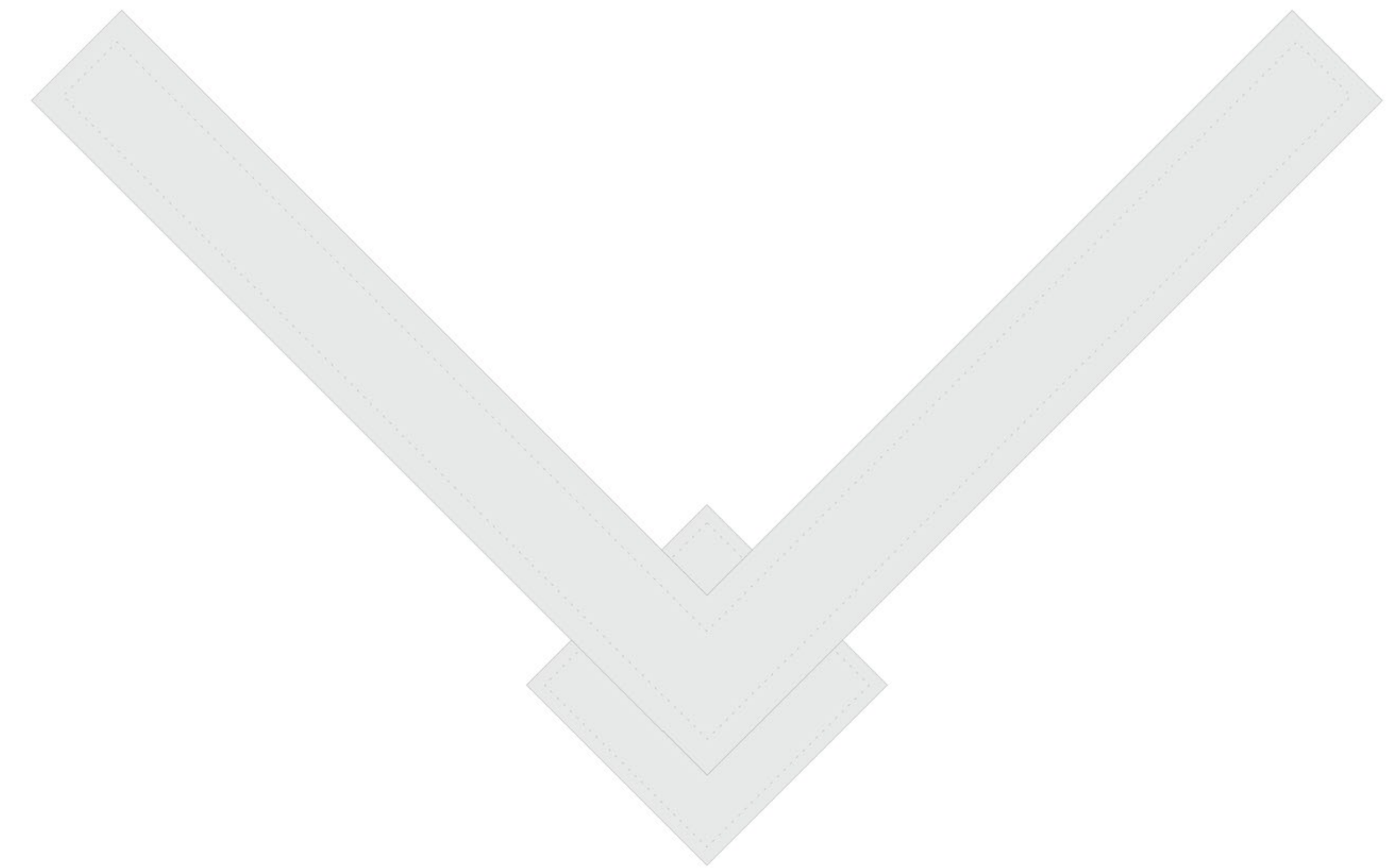


124 ARROW RD | MULTI-TENANT MONUMENT SIGN

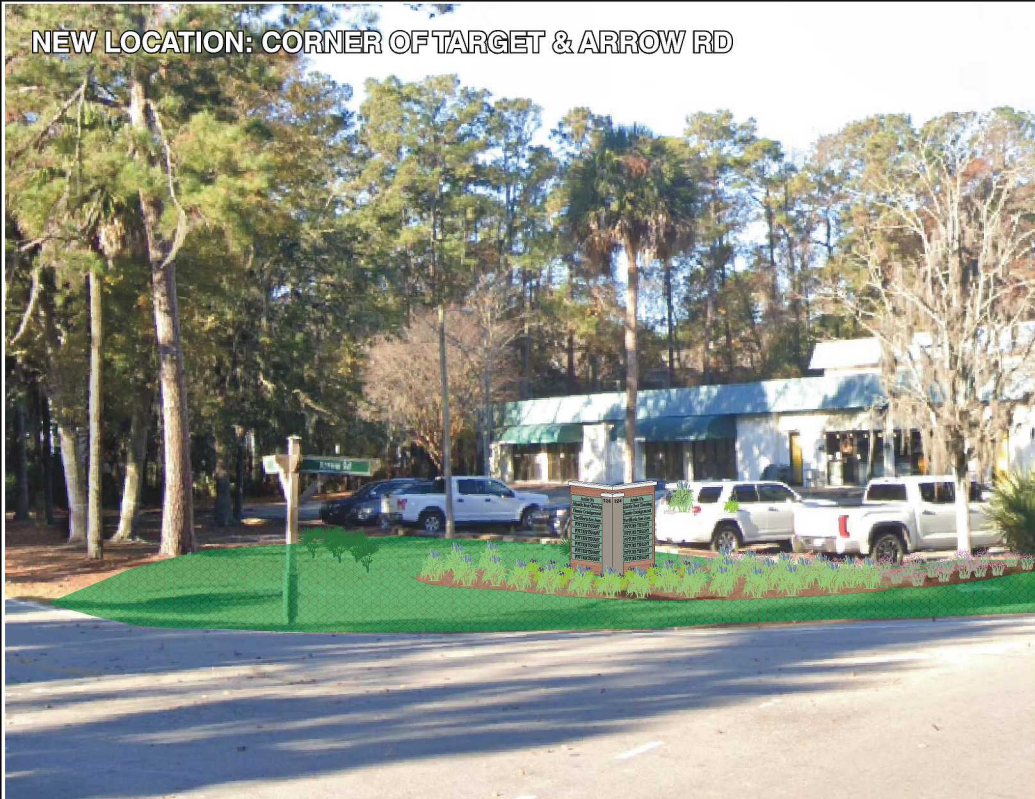
One new multi-tenant monument v-sign to be installed at the location shown on the enclosed renderings and marked site map. The structure will be made to match the new building renovation and will feature a stucco column with [2] winged sign faces covered in wood panel detail, to match the updated building facade. The column and faces will be topped with concrete caps, painted to match the siding on the building. The entire sign will be set in ground ~2' deep with embedded posts and will have concrete footers for stability and support. The faces will each support the [10] ten interchangeable tenant panels made from 1.5" thick routed HDU that will be routed at approximately 1/4" depth on the surface. They will feature raised borders and copy on a smooth, recessed background and will be painted on all sides with the back and returns matching the borders and text. The colors will reflect paint colors matching the requirements for the tenant signage on the building. The tenant panels will be installed onto the monument using screws and the font used will be 4" Georgia Bold for all tenants in keeping the look uniform and matching the building signage. The entire sign will be manufactured and painted to the size and color specifications listed below and will stand ~9' above grade at finish. It is not internally illuminated.

- NICHHA: MOTHER OF PEARL
- MASTER WALL: LUNAR
- NICHHA: VINTAGE WOOD
- SW 9042: VERDIGREEN
- SW 6994: GREENBLACK





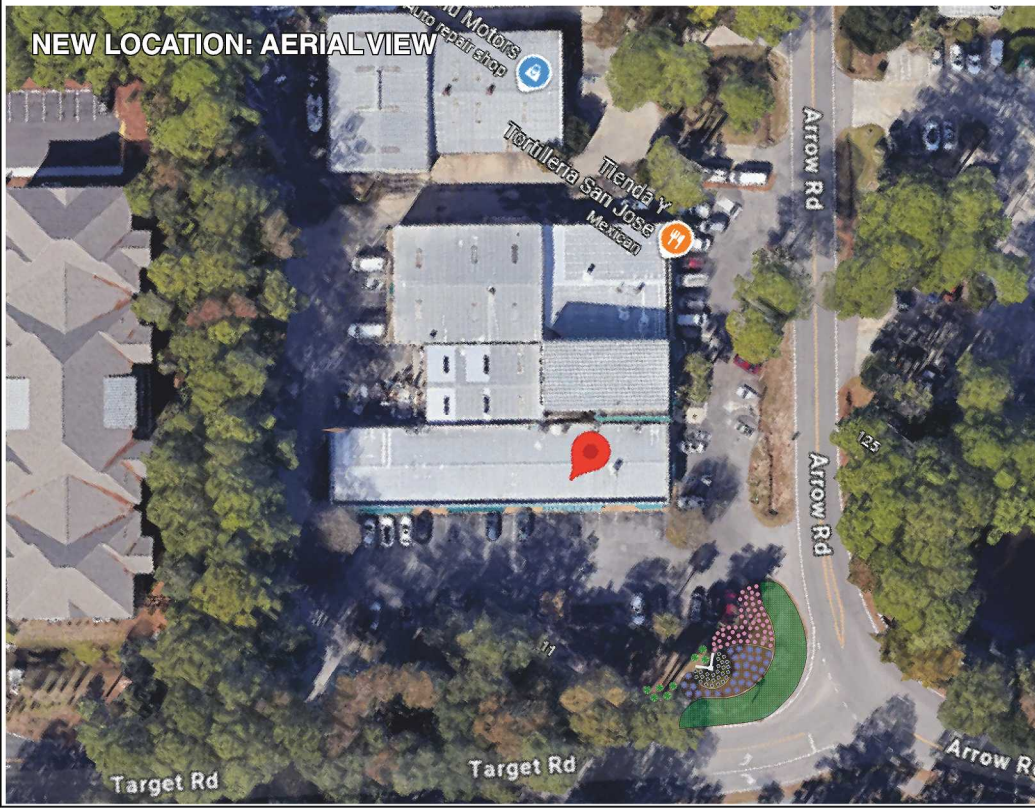
NEW LOCATION: CORNER OF TARGET & ARROW RD



NEW LOCATION: AT INTERSECTION FOR TARGET ROAD

Avonlea City
Atlantic Reef Crossing
Classic Condominium
Target/600H Sign Area

600H



NEW LOCATION: FACING TARGET ROAD FROM ARROW ROAD

A photograph of a landscaped area, likely a parking lot or entrance to a facility. In the foreground, there is a green lawn with a circular area of brown mulch and small plants. A signpost with a wooden sign is visible. In the background, there are trees and a building. A 'SIGN D'Sign' logo is overlaid on the bottom right of the image. The logo features the word 'SIGN' in a stylized font with a blue and yellow background, and 'D'Sign' in a script font below it. The text 'Page 119 of 143' is at the bottom right of the page.

CHASE CENTER
100 ARROW RD. E.
SUITE 100
CLARK COUNTY, GA 30146

SIGN
D'Sign

Page 119 of 143



COLOR SCHEME AND MATERIALS BEING MATCHED ON THE NEW BUILDING:

ATLANTIC LAUNDRY COLOR & MATERIAL SELECTIONS

PARAPET
NICHIHA MOTHER OF PEARL



STUCCO
HARDCOAT STUCCO OVER STEEL STUDS/SHEATHING
MASTER WALL LUNAR



WALL PANELS BELOW SOFFIT:
NICHIHA VINTAGE WOOD



EXISTING SIGN & FORMER LOCATION



NEW TENANT SIGN SPECS FOR THE BUILDING:



PAINT TO MATCH PRE-SPECIFIED "PATINA COPPER" & "OFF BLACK" PAINTING HDU TENANT PANELS ON THE MONUMENT.

Sherwin Williams
Verdigreen
SW 9042

Sherwin Williams
Greenblack
SW 6994

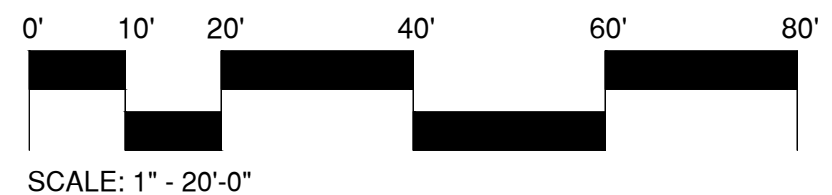


LANDSCAPE PLAN: ILLUSTRATION

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS	
SHRUBS								
ALZV	11	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	18"-24"	18"-24"	Full in pot	
ILVO	8	Ilex vomitoria	Upright Yaupon Holly	15 gal	36"-42"	30"-36"	Full to ground	
ILVS	12	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	3 gal	18"-24"	18"-24"	Full in pot	
LOCH	12	Loropetalum chinense	Chinese Fringe Flower	7 gal	14"-18"	18"-24"	Full in pot	
MYCE	7	Myrica cerifera	Wax Myrtle	7 gal	30"-36"	30"-36"	Full pot	
SERE	13	Serenoa repens	Saw Palmetto	7 gal	30"-36"	24"-30"		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
GROUND COVERS								
DIAT	166	Dianella tasmanica 'Variegata'	Flax Lily	1 gal	16"-18"	16"-18"	24" o.c.	Full in pot
DIVE	25	Dietes vegeta	African Iris	1 gal	18-24"	12"-18"	36" o.c.	Full in pot
DRER	61	Dryopteris erythrosora 'Brilliance'	Autumn Fern	3 gal	18-24"	18"-24"	24" o.c.	Full in pot
LIMS	210	Liriope muscari 'Super Blue'	Super Blue Liriope	3 gal	36"	24"-30"	24" o.c.	Full in pot
MUCA	108	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	12" - 18"	12" - 18"	42" o.c.	Full in pot
TURF GRASS								
SOD	3,172 sf	Zoysia x 'Empire'	Empire Zoysia	sod				





SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Nandina.
FILE 2-07065.5 E.DWG, DATED February, 12, 2024.

120 ARROW ROAD
Hilton Head Island, SC, 29928

SHEET
NUMBER
L-100

G:\Projects-HH\Commercial\10 Arrow Road Elite Resort\Production\03 Work CDs\01-24038-100-Landscape.dwg Monday, February 03, 2025, Printed By: David McAllister
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PLANT SCHEDULE

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TURF GRASS								
SOD	3,172 sf	Zoysia x 'Empire'	Empire Zoysia	sod				

LANDSCAPE NOTES:

- THE OWNER'S REP. SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PURCHASE OR INSTALLATION.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL HAVE A WELL FORMED HEAD WITH THE MINIMUM CALIPER, HEIGHT, SPREAD AS SHOWN IN THE PLANT SCHEDULE. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING TECHNIQUES SHALL CONFORM TO APPROVED INDUSTRY STANDARDS.
- PLANTS BED TO BE FINE GRADED, CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
- ALL PLANT BEDS SHALL BE MULCHED WITH PINESTRAW MULCH TO A DEPTH OF 4".
- ALL PLANT BEDS TO RECEIVE PRE-EMERGENT TREATMENT PRIOR TO MULCHING, SUBMIT PRODUCT INFORMATION FOR APPROVAL.
- ALL LAWN AREAS AND PLANT BEDS TO BE FERTILIZED WITH A TIMED RELEASE FERTILIZER.
- NOTIFY OWNER'S REP. OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER'S REP. SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- REPLACE ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
- MAINTAIN PLANT BEDS FREE OF WEEDS & DEBRIS DURING THE CONSTRUCTION PERIOD.

IRRIGATION NOTES:

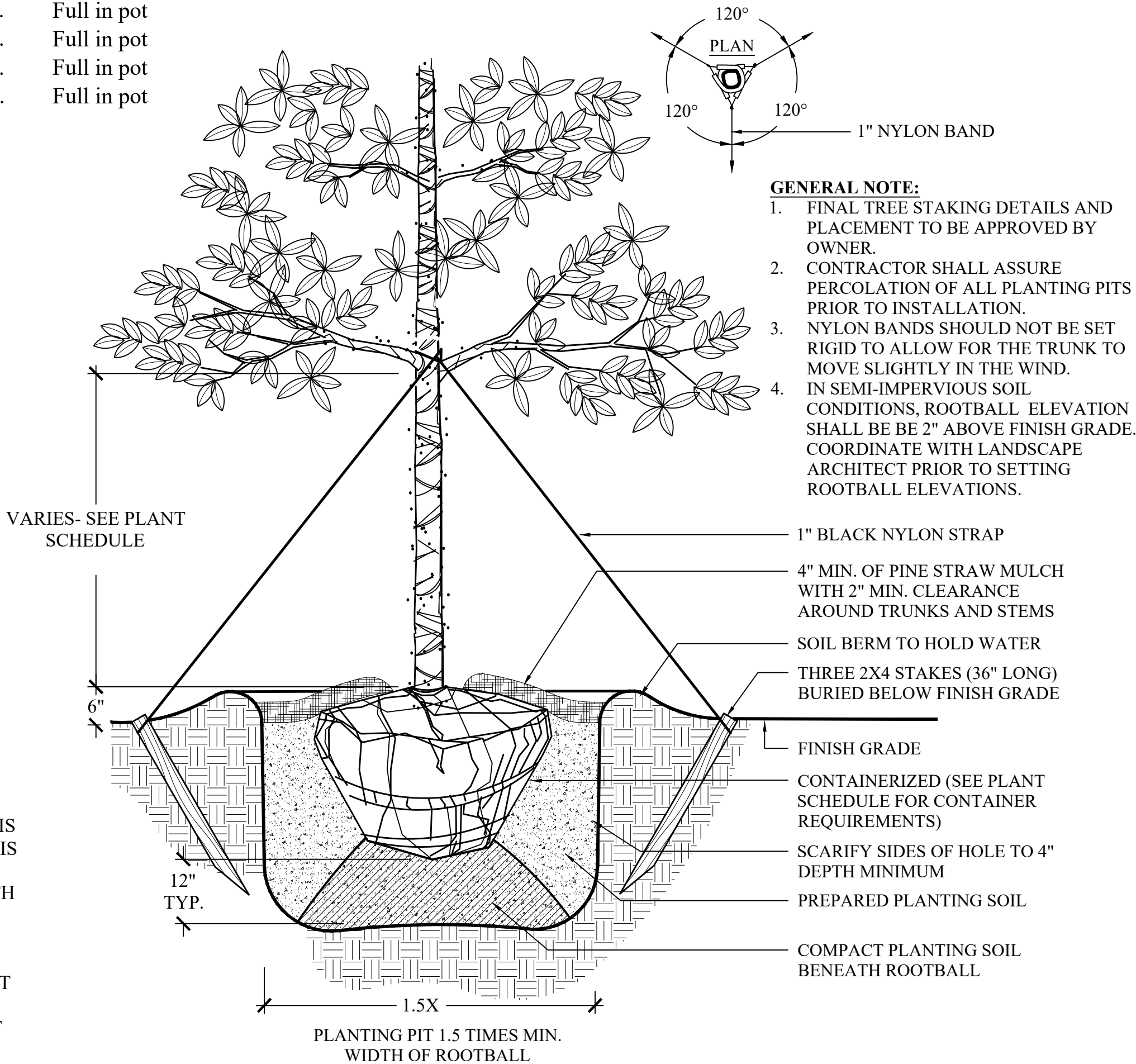
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM SHALL INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK-FLOW & CONTROLLER. THE INSTALLED SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS. COORDINATE WITH OWNER TO DETERMINE WATER SOURCE CONNECTION POINT AND CONTROLLER LOCATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLAN OF IRRIGATION LAYOUT AT PROJECT CLOSE - OUT.

GRADING NOTES:

- CONTRACTOR TO PERFORM FINE GRADING WITHIN ALL TURF AND PLANT BEDS. FINE GRADING SHALL CONSIST OF A HAND RAKED, SMOOTH SOIL FREE OF ROCKS, ROOTS, AND DEBRIS.

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE A MODIFICATION TO THE PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

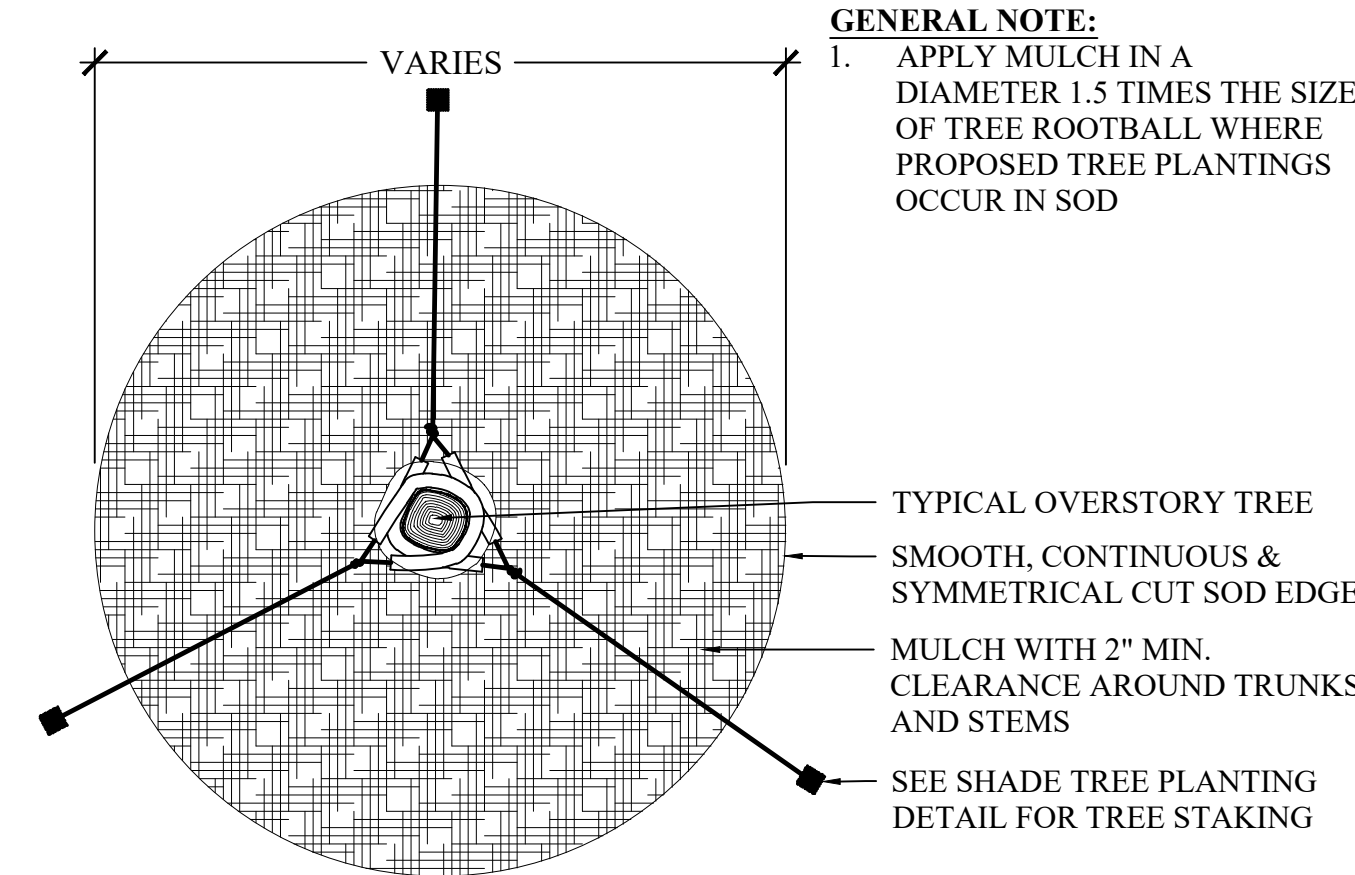


1 OVERSTORY TREE
L101 SCALE: NTS

GENERAL NOTE:

- AT PLANT BEDS, ENTIRE BED TO BE FILLED TO RECEIVE PLANTING SOIL AMENDMENT AND PLANT MATERIAL.
-

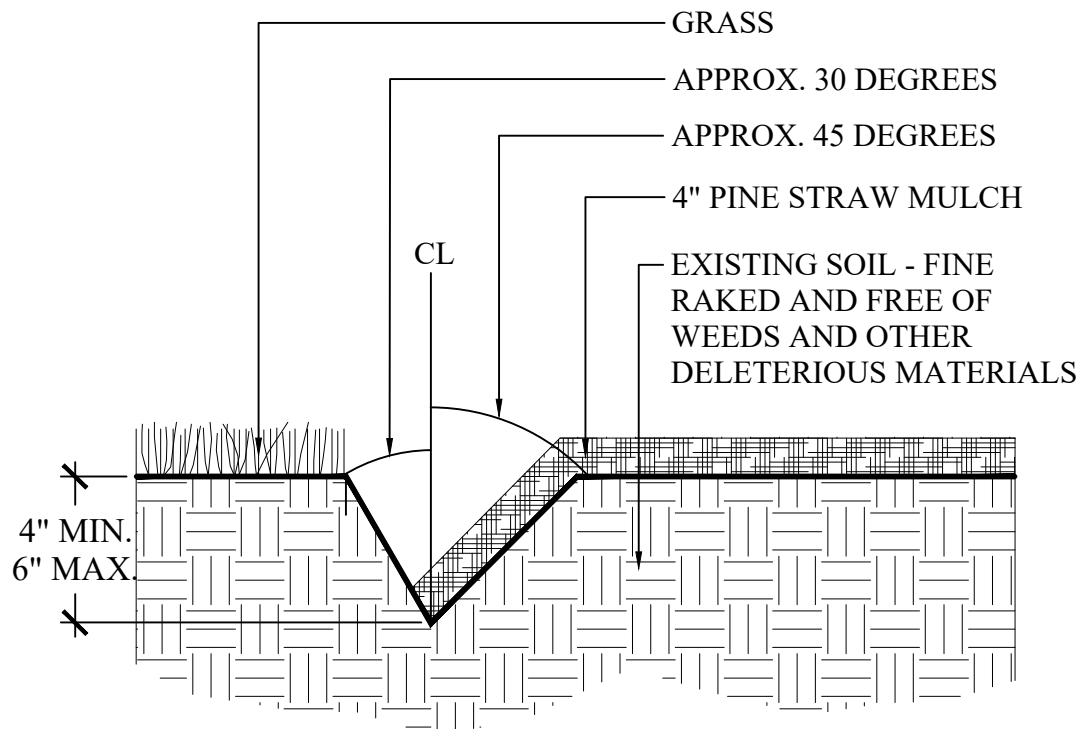
4 SHRUB PLANTING
L101 SCALE: NTS



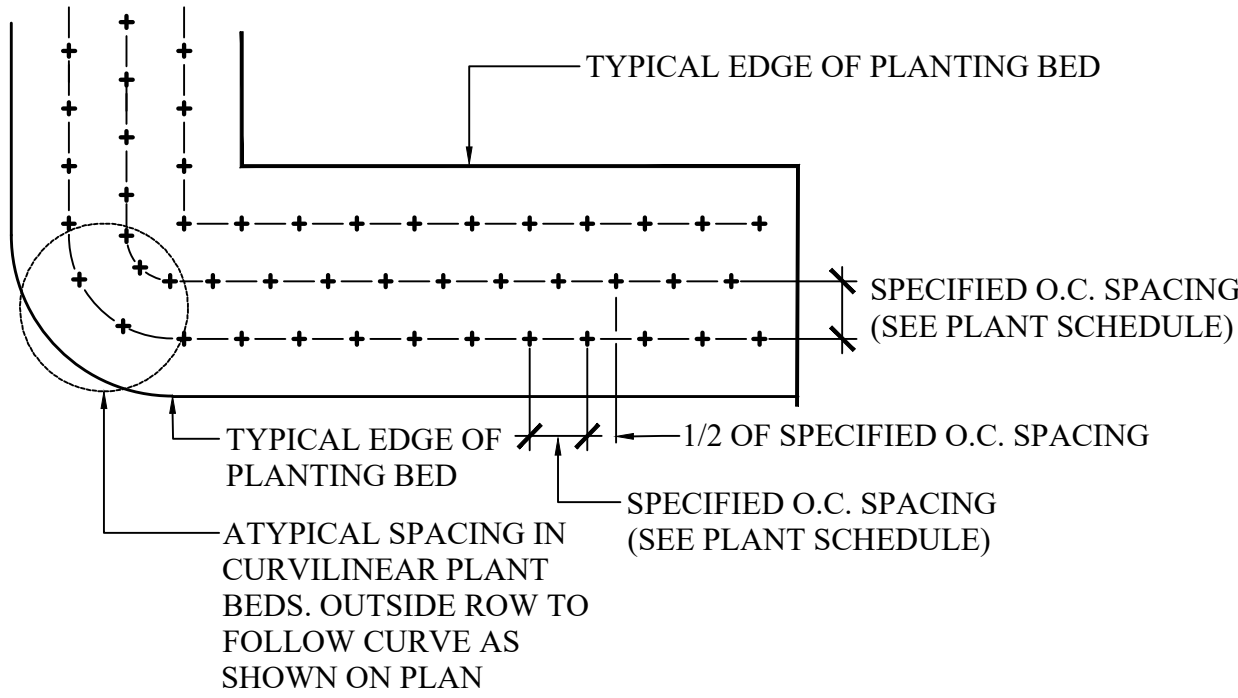
2 MULCH TREE RING
L101 SCALE: NTS

GENERAL NOTE:

- EXCAVATE TRENCH BY HAND WITH SPADE
- ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL AND SMOOTH BEFORE MULCHING.



3 LANDSCAPE BED EDGE
L101 SCALE: NTS



5 PLANT SPACING
L101 SCALE: NTS

**124 Arrow Road
Monument Sign
Staff Comments
October 28, 2025
DRB-000964-2025**

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: 124 Arrow Road – Monument Sign

DRB-000964-2025

DATE: 10/28/2025

CATEGORY: Monument Sign

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 submittal for 124 Arrow Road, Monument sign with the following conditions:

1. Provide a materials board with color samples.
2. The capping on the proposed monument sign is too white, recommend a natural color like wood or dark brown.
3. Requires a Letter of approval from the Sea Pines CSA prior to permit approval.
4. Any additional information as required by the Board.

**86 Helmsman Way
Black Marlin Outdoor Bar
Conceptual
October 28, 2025
DRB-001002-2025**



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: Black Marlin Outdoor Bar Project Address: 86 Helmsman Way Palmetto
Parcel Number [PIN]: R 5 5 2 0 1 0 0 0 0 0 6 7 A 0 0 0 0
Zoning District: Light Commercial Overlay District(s): _____

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

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

Project Category:

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

Submittal Requirements for **All** projects:

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

10.14.25

DATE

**86 Helmsman Way
Black Marlin Outdoor Bar
Conceptual
Narrative
October 28, 2025
DRB-001002-2025**



October 14, 2025

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

Project Narrative for the new Hurricane Bar at the Black Marlin Restaurant

The attached project consists of demolition of the existing octagon shaped Hurricane Bar with canvas awnings and replacing it with more linear shaped wood structure.

Site

- The new bar will be placed in a similar location to the existing bar with the new bar aligning with covered dining area of the Carolina Crab Company.
- The roof of the structure is going over the existing concrete patio.

Building

- The objective of the new design was to create a more open bar with additional seating to take advantage of the waterfront view.
- The main structure consists of (2) center heavy timber columns inspired by the outriggers of fishing boats supporting (2) of the (4) rafters.
- The (2) outer rafters are supported by (4) heavy timber columns at the corner of the bars that will also house the track for the roll down doors used for security at night.
- The standing seamed roof will be sitting on 3x8 purlins with a 1x6 v-groove ceiling.
- The front of the bar will be wood lap siding with a slight curve to mimic the hull of a boat.

Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'T. Probst', is positioned above the name Timothy C Probst.

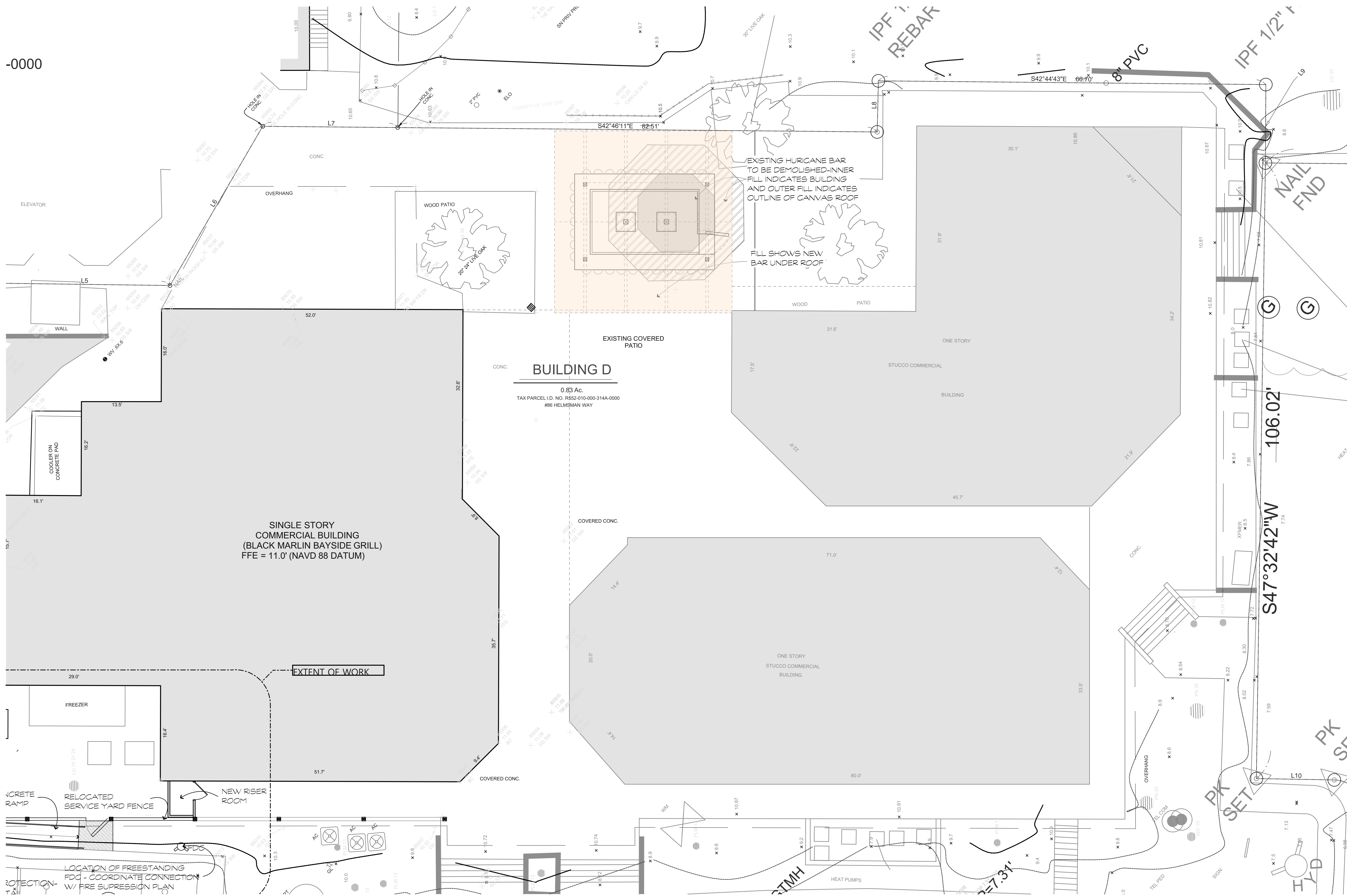
Timothy C Probst, AIA







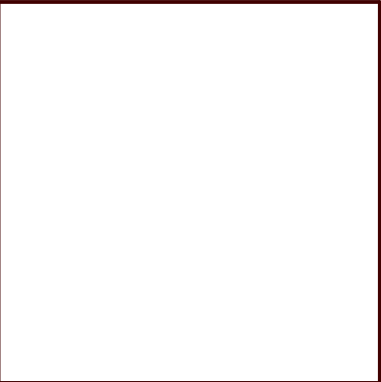
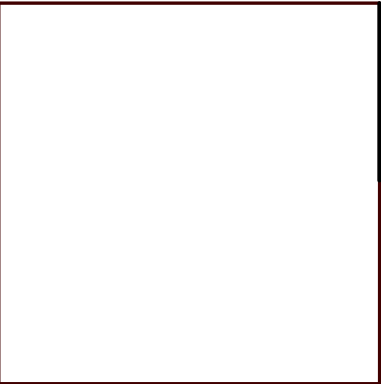
**86 Helmsman Way
Black Marlin outdoor Bar
Conceptual - Plan Set
October 28, 2025
DRB-001002-2025**



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

1
S.1.1

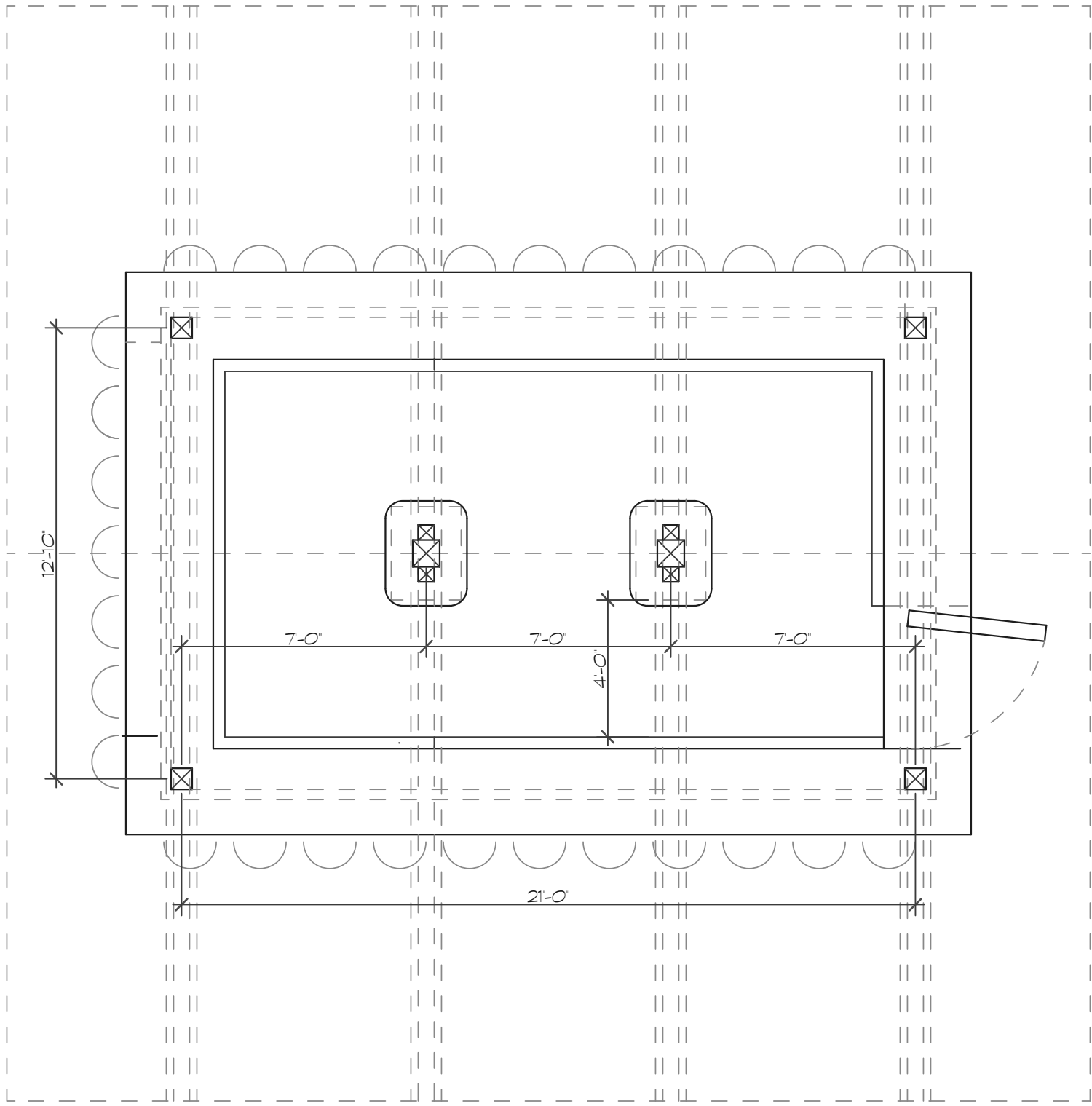
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A NEW OUTDOOR BAR FOR :
THE BLACK MARLIN
86 HELMSMAN WAY
PALMETTO PAY MARINA
HILTON HEAD ISLAND, S.C.

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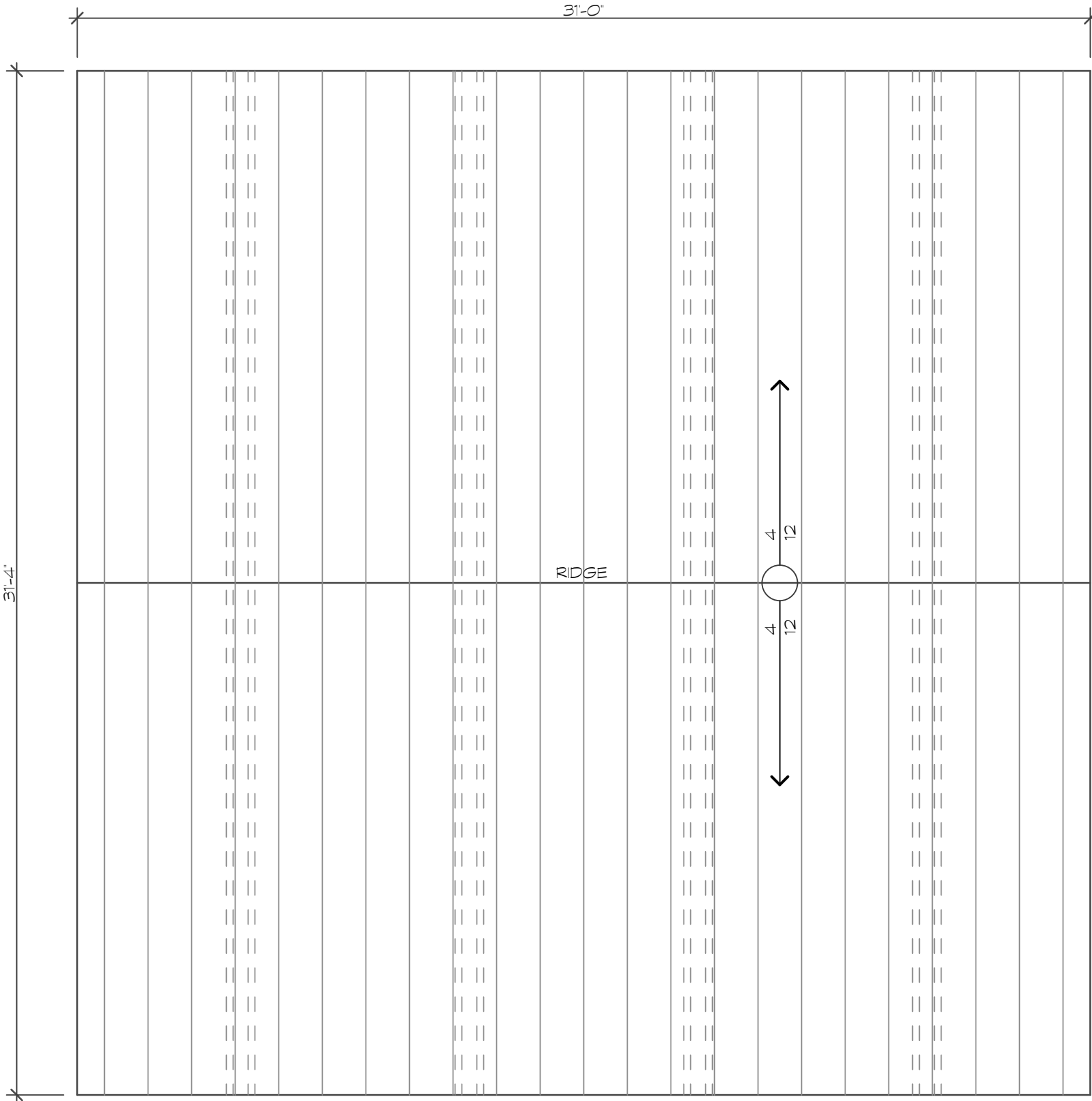
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OF SHEETS



BAR PLAN

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

1
A.1.1

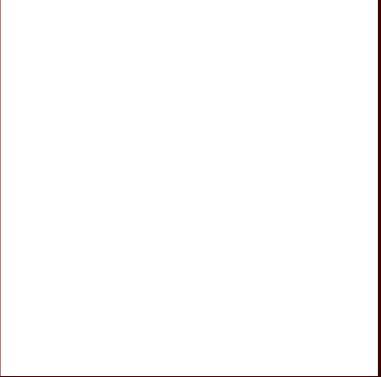
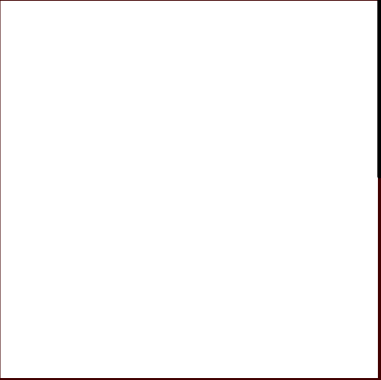


BAR ROOF PLAN

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

2
A.1.1

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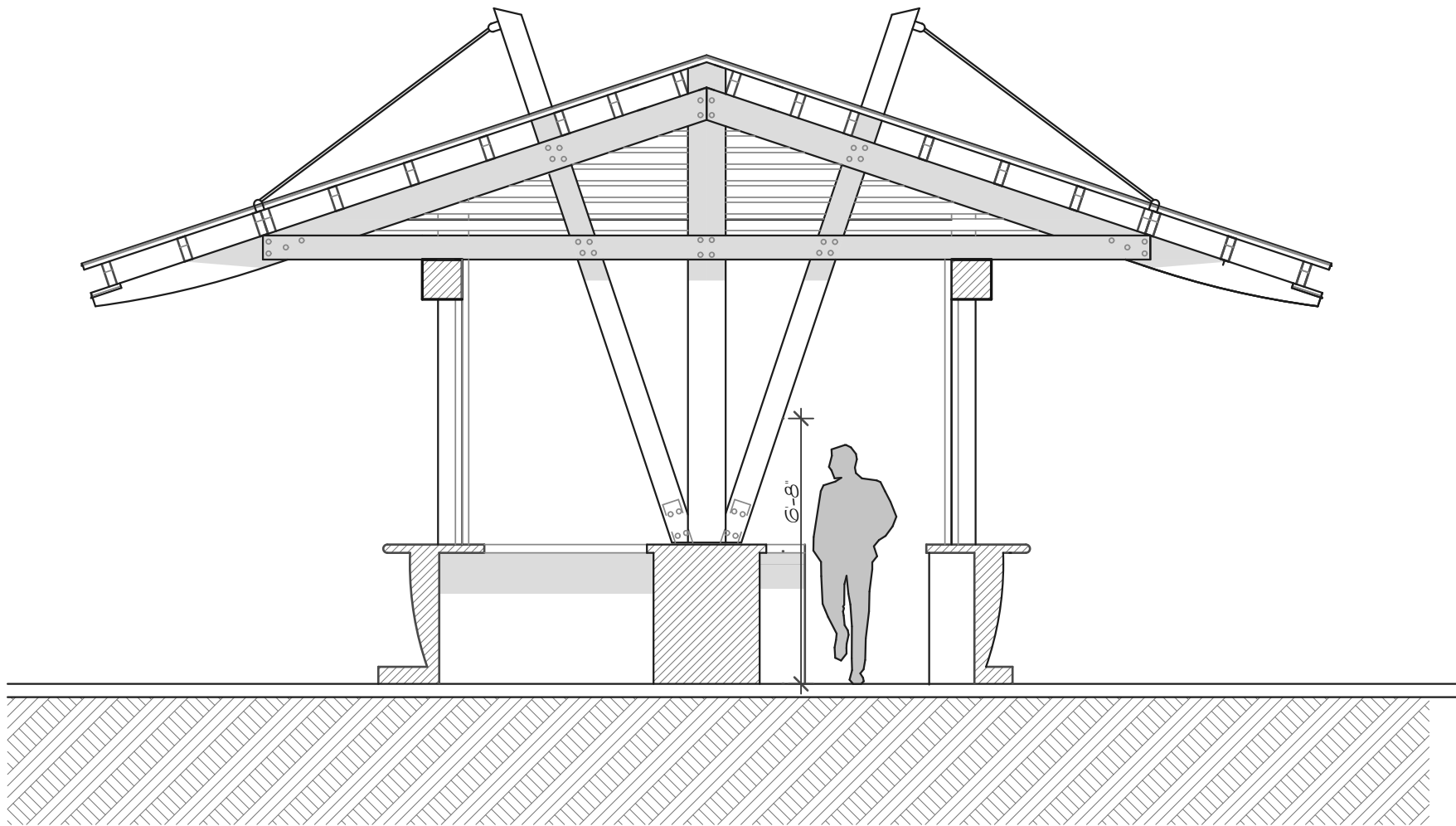
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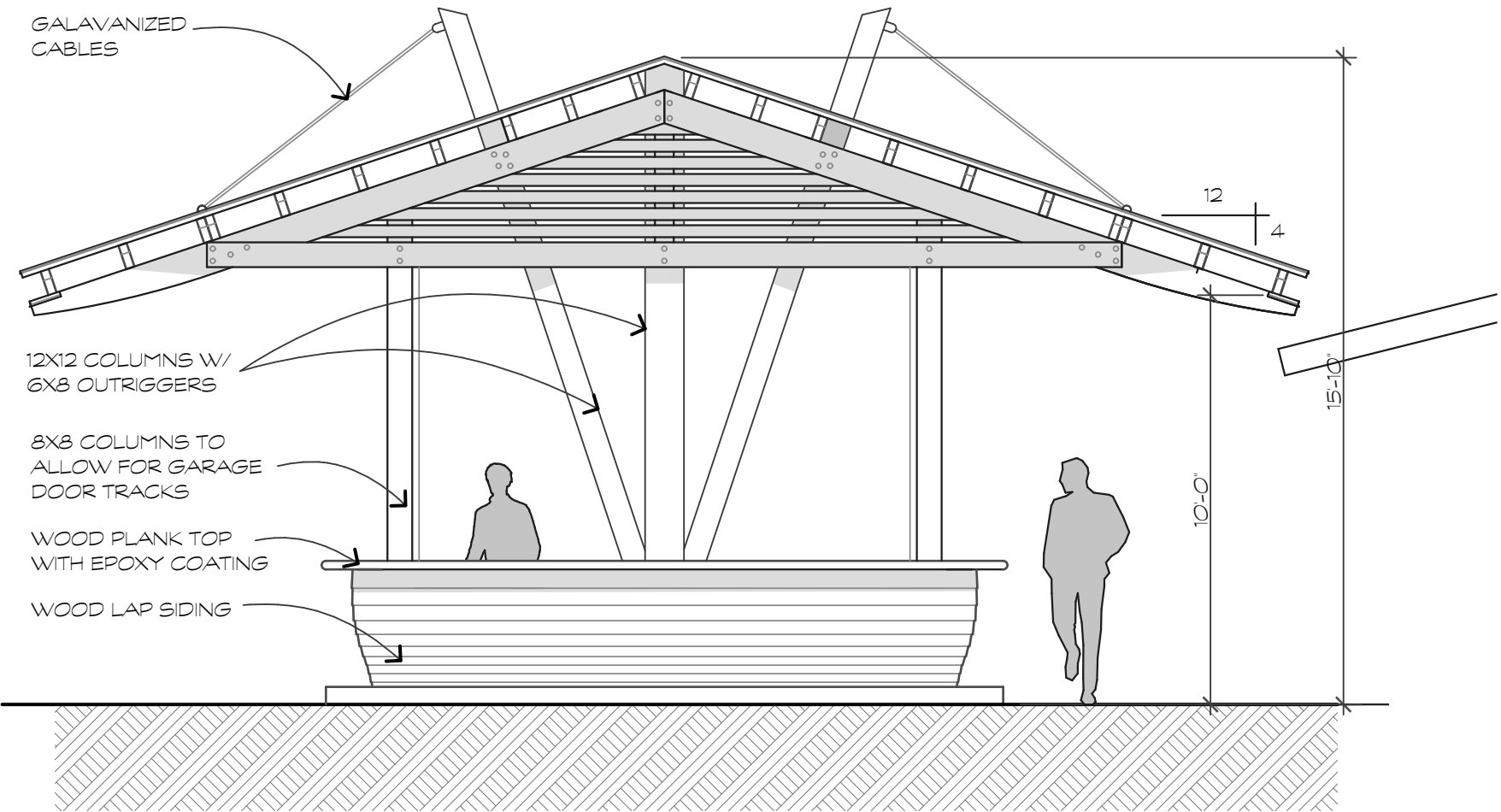
INSPIRATIONAL PHOTOS



BUILDING SECTION

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

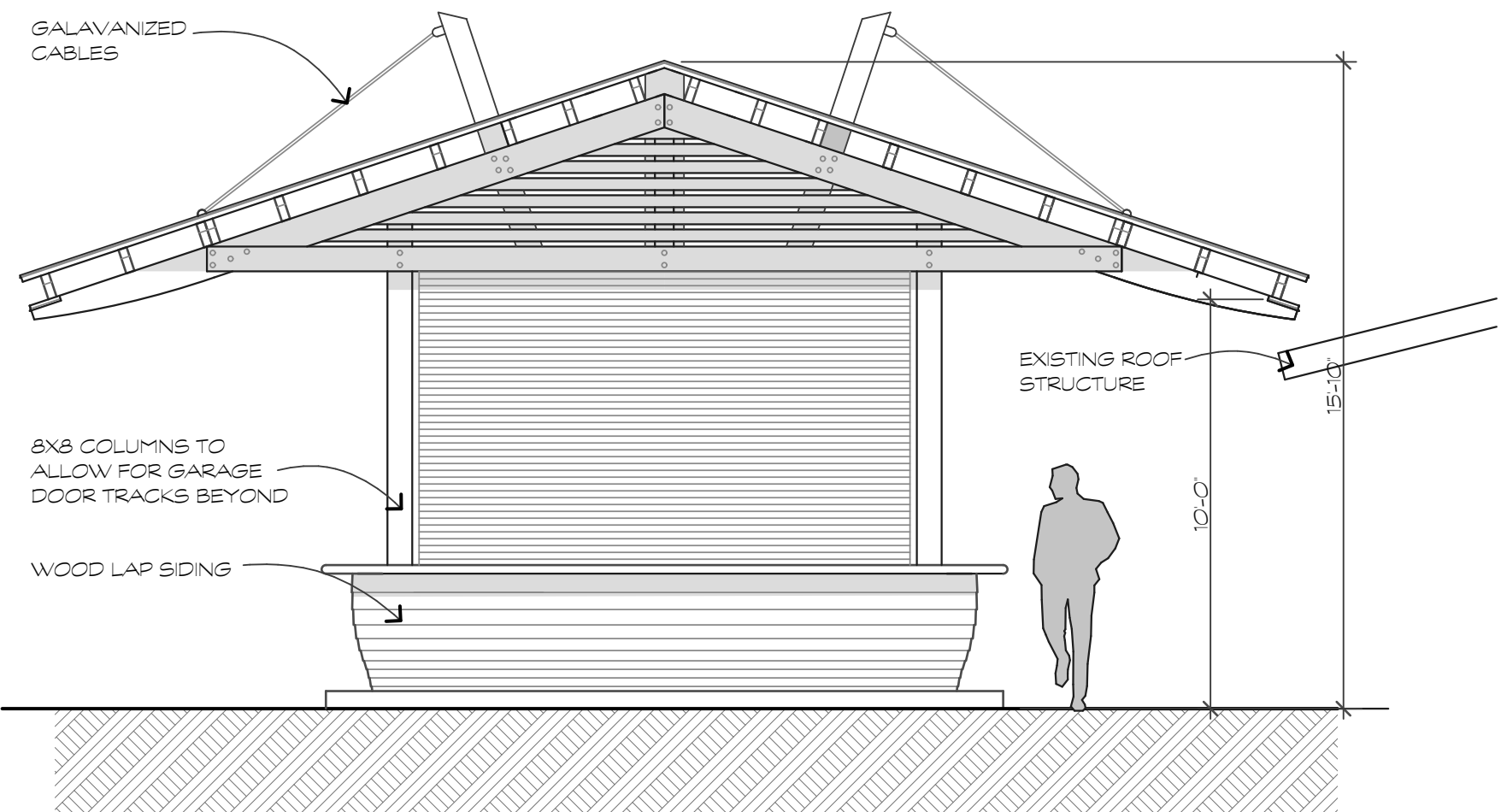
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A.2.1



FRONT ELEV. - GARAGE DOOR UP

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

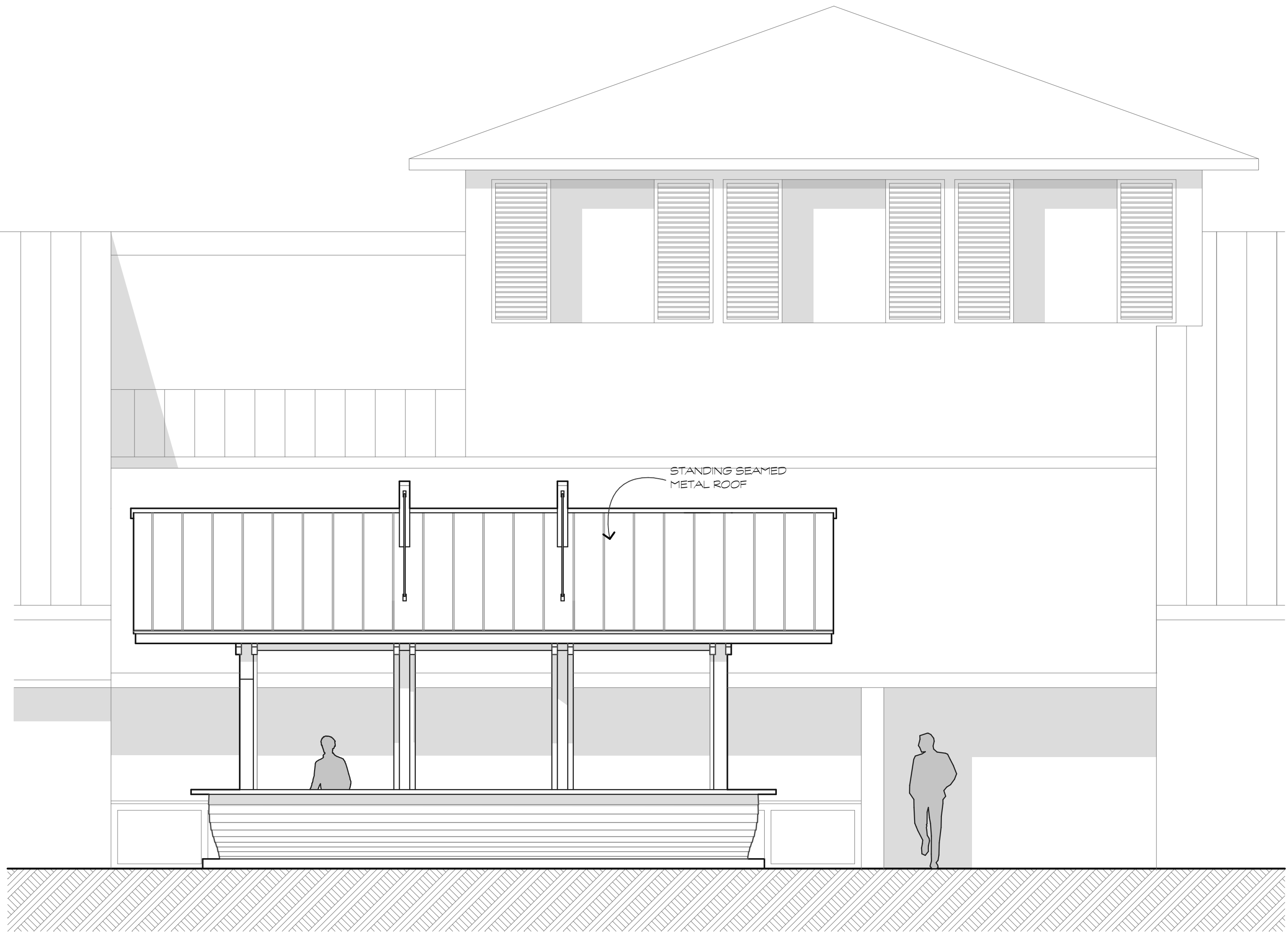
4
A.2.1



FRONT ELEV. - GARAGE DOOR DOWN

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

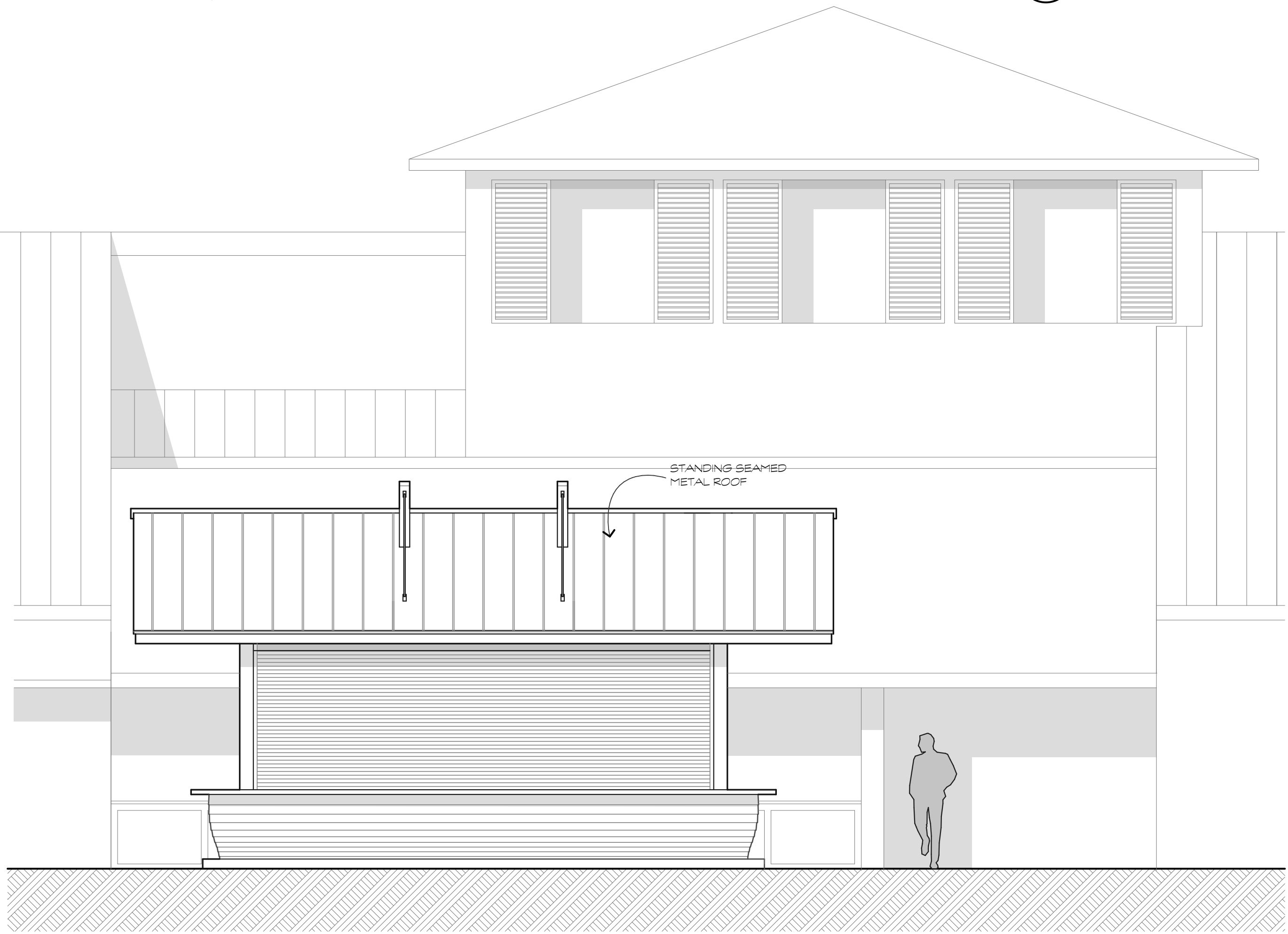
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A.2.1



RIGHT SIDE ELEV. - GARAGE DOOR UP

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

2
A.2.1



RIGHT SIDE ELEV. - GARAGE DOOR DOWN

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

1
A.2.1

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ARCHITECTS

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OF SHEETS

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**86 Helmsman Way
Black Marlin Outdoor Bar
Conceptual - Staff Comments
October 28, 2025
DRB-001002-2025**

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: 86 Helmsman Way – Black Marlin Outdoor Bar

DRB-001002-2025

DATE: 10/28/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☒	☐	Provide a Demolition Plan
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☐	☒	☐	Provide side elevations measured and section.
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 with color samples.
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 any lighting specs for the outdoor bar.
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 86 Helmsman Way, Black Marlin Outdoor Bar with the following conditions:

1. Provide a materials board with color samples.
2. Provide a demolition plan.
3. Provide a side elevation with measurements and a section.
4. Provide any lighting specs.
5. Requires a Letter of approval from the Sea Pines CSA prior to Final submittal.
6. Any additional information as required by the Board.