



Town of Hilton Head Island

Design Review Board Meeting

Wednesday, November 12, 2025, 2:30 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 28, 2025
- 4. Unfinished Business**
 - a. DRB-001075-2025 - Sandlewood Food Pantry - 8 August Lane - Final
- 5. New Business**
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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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 28, 2025, 1:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 1:30pm.

In attendance: Judd Carstens, Annette Lippert, Tom Parker, Todd Theodore, Megan Fitzpatrick, Patricia Pastor, Cathy Foss.

2. Adoption of the Agenda

Melissa Paul-Leto, Principal Planner, proposed changes to the published agenda order. The change moved St. James Baptist Church to the second item in Unfinished Business, and moved Black Marlin Outdoor Bar to the first item in New Business.

Mr. Parker made a motion to adopt the agenda with the changes. Ms. Pastor seconded, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of October 14, 2025

Ms. Fitzpatrick made a motion to approve the meeting minutes of October 14, 2025. Mr. Theodore seconded. The motion passed unanimously.

4. Unfinished Business

a. DRB-001013-2025 - Patterson Family Park - Final

Chair Carstens recused himself, passed the gavel to Vice Chair Lippert, and left the dias. Ms. Paul-Leto introduced the Patterson Family Park for Final review. The applicant answered questions from the Board. Mr. Parker motioned to approve with the following conditions: the roof color will change to be non-reflective; all conduit will be hidden to the greatest extent possible. Ms. Pastor seconded. Vice-Chair Lippert denied the motion which passed by a vote of 5 to 1.

b. DRB-001018-2025 - Union Cemetery Road — St. James Baptist Church — Final

Vice Chair Lippert passed the gavel to Chair Carstens who returned to the dias. Mr. Parker recused himself and left the dias. Ms. Paul-Leto presented the St. James Baptist Church for final review. The applicant answered questions from the Board. Vice Chair Lippert motioned to approve under the following conditions: confirmation of the school building as part of the scope and ramp details; drawings of the heights of the various

building elements; the can light cut sheet will be submitted; the louver colors will match the building siding; the stained glass will be included in the resubmittal to staff; the brick crossings should not be painted but instead a contrasting brick; the gutters and downspouts will match the roof color. Ms. Pastor seconded. The motion passed unanimously.

5. New Business

a. DRB-001002-2025 - 86 Helmsman Way - Black Marlin Outdoor Bar - Conceptual

Mr. Parker recused himself and remained away from the dias. Ms. Paul-Leto presented the Black Marlin Outdoor Bar for conceptual review. The applicant answered questions from the Board. Vice Chair Lippert motioned to approve under the following conditions: study the roof extent as it relates to the Carolina Crab Company nearby so that those corners do not connect in plan but are more like the right side elevation; clarify how the pavement will be repaired to match existing; provide countertop materials, roof materials, tv's, fans, lights, colors of the garage doors, including the slats on the side; confirm that all the bar equipment is below the countertop height; provide heights for anything within the center portion of the structure like various equipment, heaters, etc. that get mounted. Ms. Foss seconded. The motion passed unanimously.

b. DRB-000964-2025 - 124 Arrow Road - Monument Sign

Mr. Parker returned to the dias while Mr. Theodore recused himself and left. Ms. Paul-Leto presented the Monument Sign for review. The applicant answered questions from the Board. The Board suggested that a hierarchy on the sign would make it look less like a directory, a stucco base should be added, the cap color should not be white, the sign's relative size and location to the building almost make the sign moot and lighting should be considered. Chair Carstens motioned for the applicant to implement input from the Board and resubmit the project to staff and the Chair and Vice Chair for review. Mr. Parker seconded. The motion was approved unanimously.

6. Public Comment - Non Agenda Items

Mr. Theodore returned to the dias. Citizen Taiwan Scott spoke in reference to cultural expression through design colors and asked that the Board consider colors that reflect the Gullah Geechee community in addition to the Town color scheme as we introduce more parks to the area and update the LMO.

7. Board Business

The Board discussed Beach Properties of Hilton Head and requested that staff review what was approved regarding the primer and roof color. An update on construction near Crazy Crab was requested. Staff proposed that 2026 meetings take place on Wednesdays which would require Board approval and an amendment to the Rules of Procedure.

8. Staff Reports

9. Adjournment

The meeting adjourned at 3:38pm.

**Sandlewood Food Pantry
8 August Lane
Final
November 12, 2025
DRB-001075-2025**



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: Sandalwood Project Address: 8 August Lane
Parcel Number [PIN]: R 5 1 0 0 0 7 0 0 0 0 2 4 4 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

10.28.25

DATE

**Sandlewood Food Pantry
8 August Lane
Final
Response Letter to Conditions
November 12, 2025
DRB-001075-2025**

October 28, 2025

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



Project Narrative for Sandalwood Community Food Pantry

The attached are the responses to DRB's conditions of the approval for DRB-000981-2025

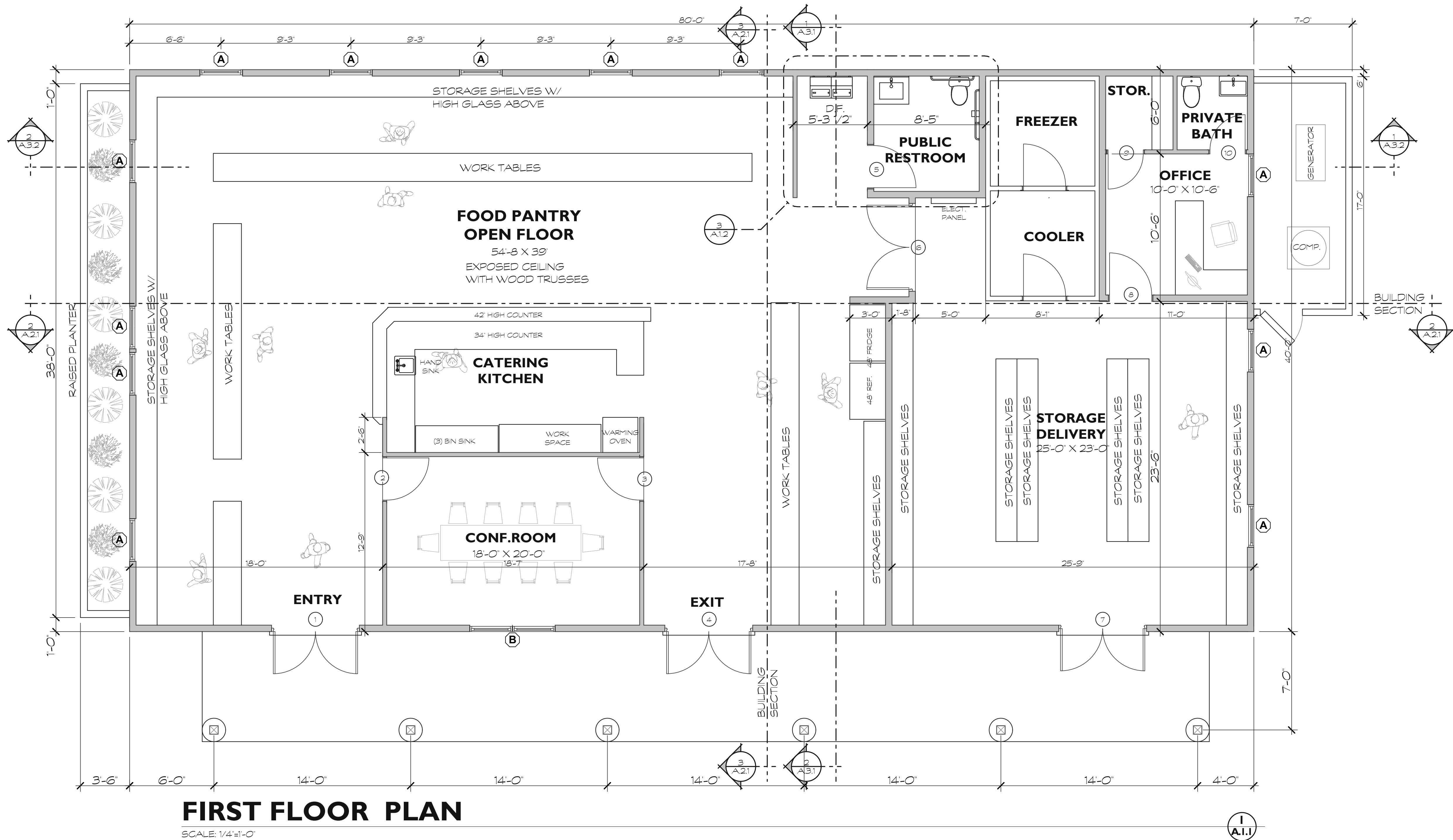
1. No shiny metal on the roof and consider adding color to the roof. ***We are using Pac Clad Musket Gray for the roof. See the color elevations and color board.***
2. Consider a crosswalk for the parking lot. ***A crosswalk has been added that stretches from the adjacent pervious parking area and ties into the sidewalk next to the proposed building. Adequate pedestrian access should be available from all parking areas. See sheet C3.01 for crosswalk locations.***
3. Add two additional foundation plantings to the N.E. side of the building. ***More foundation plantings have been added alongside the North East section of the building. This should help screen the entryway and provide an aesthetic view. See sheet L.2 for planting locations.***
4. Provide a material and color board in person. ***We are including a material and color board.***
5. Provide lighting specs, temperature, and color for the exterior lights to the market. ***We are providing spec sheets for the exterior lights. The color temperature will be 3000k.***
6. Provide lighting specs for the parking lot. ***We are providing a lighting spec for the parking lot.***
7. Provide elevations colored with measurements and material / color notated. ***We are providing color elevations with this submission.***
8. Provide a roof plan for the market. ***We are providing a roof plan for both the market and pavilion.***
9. Provide a photometric plan. ***We are providing a photometric plan for the site.***

Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'T. Probst', is located below the thank you message.

Timothy C Probst, AIA

**Sandlewood Food Pantry
8 August Lane
Final Set Plan Set
November 12, 2025
DRB-001075-2025**



FIRST FLOOR PLAN

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

DOOR & FRAME SCHEDULE

NOTE:

1. PROVIDE TEMPERED GLASS NOTED IN ELEV. KEYS.

2. SEE STRUCTURAL FOR DP RATINGS OF EXTERIOR DOORS.

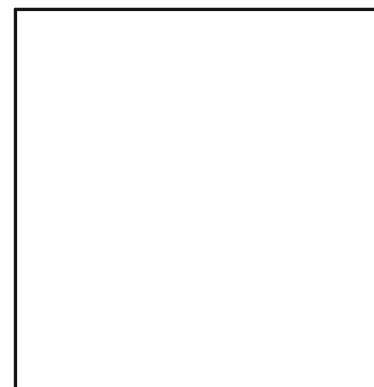
MARK	DOOR			Material / Finish	Type	HARDWARE MARK	FRAME		FIRE RATING	REMARKS
	Size						Mat.	Jamb depth		
	W	H	T							
FIRST FLOOR										
1	6'-0"	8'-0"	2 1/4"	WOOD	1	1	WOOD		NA	
2	3'-0"	8'-0"	1 3/4"	WOOD	2	1	WOOD		NA	
3	3'-0"	8'-0"	1 3/4"	WOOD	2	1	WOOD		NA	
4	6'-0"	8'-0"	2 1/4"	WOOD	1	1	WOOD		NA	
5	3'-0"	7'-0"	1 3/4"	WOOD	3	2	WOOD		NA	
6	6'-0"	7'-0"	1 3/4"	WOOD	4	3	WOOD		NA	
7	3'-0"	7'-0"	1 3/4"	WOOD	5	1	WOOD		NA	
8	3'-0"	7'-0"	1 3/4"	WOOD	3	1	WOOD		NA	
9	2'-6"	7'-0"	1 3/4"	WOOD	6	3	WOOD		NA	
10	2'-6"	7'-0"	1 3/4"	WOOD	6	1	WOOD		NA	

HARDWARE SCHEDULE				
NOTES: 1. SUBMIT FULL HARDWARE SCHEDULE FOR REVIEW. 2. ALL FINISHES TO BE 625.				
MARK	TYPE	MFG.	MFG. NUMBER	REMARKS
1	ENTRANCE LOCK	SCHLAGE	AL 50 PD	
2	BATHROOM LOCK	SCHLAGE	AL 40 PD	
3	PASSAGE LOCK	SCHLAGE	AL 10 PD	

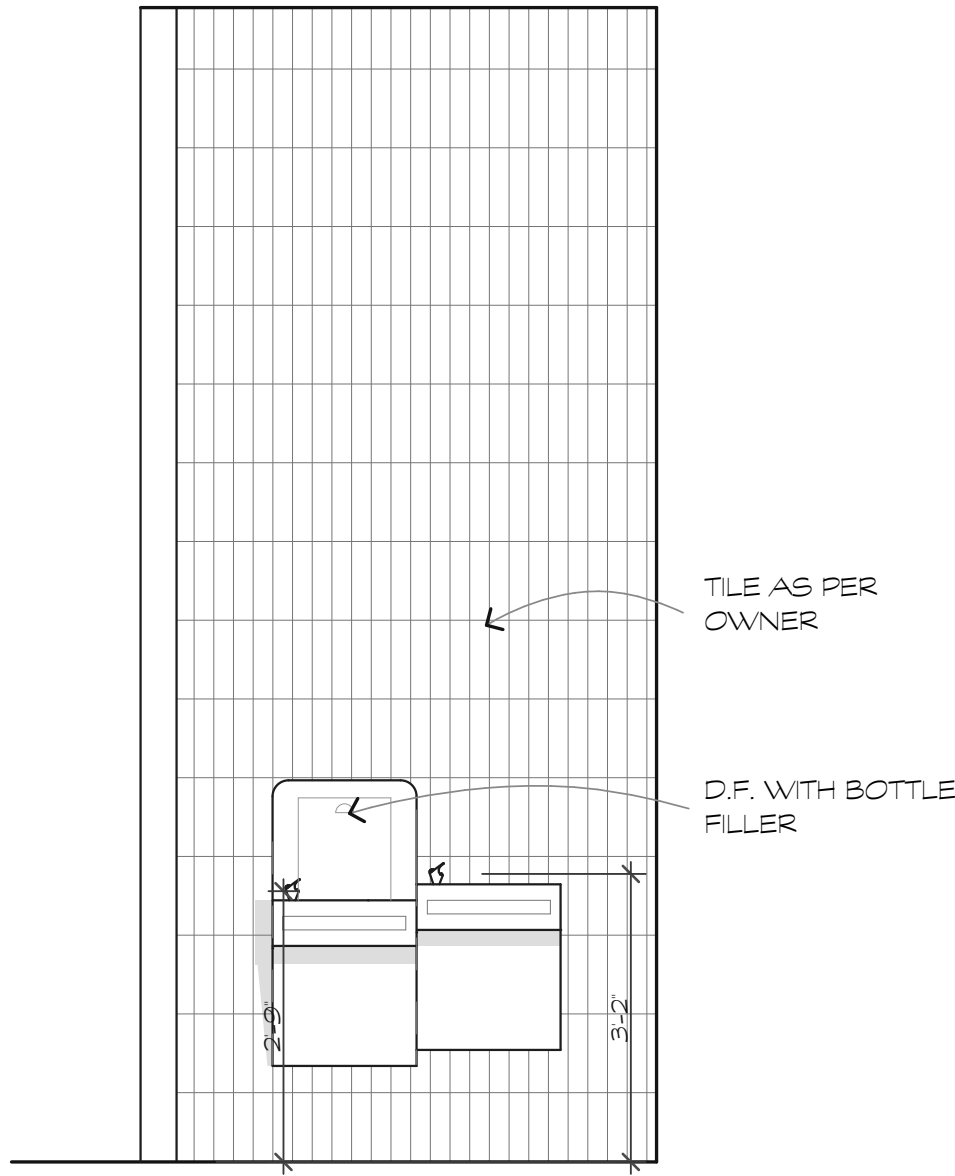
WINDOW SCHEDULE				
MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	STOREFRONT		3'-0" X 3'-8"	
B	STOREFRONT		6'-0" X 7'-0"	

DOOR & FRAME ELEVATION KEYS					
TYPE "1"	TYPE "2"	TYPE "3"	TYPE "4"	TYPE "5"	TYPE "6"

WINDOW ELEVATION KEYS	
MARK "A"	MARK "B"



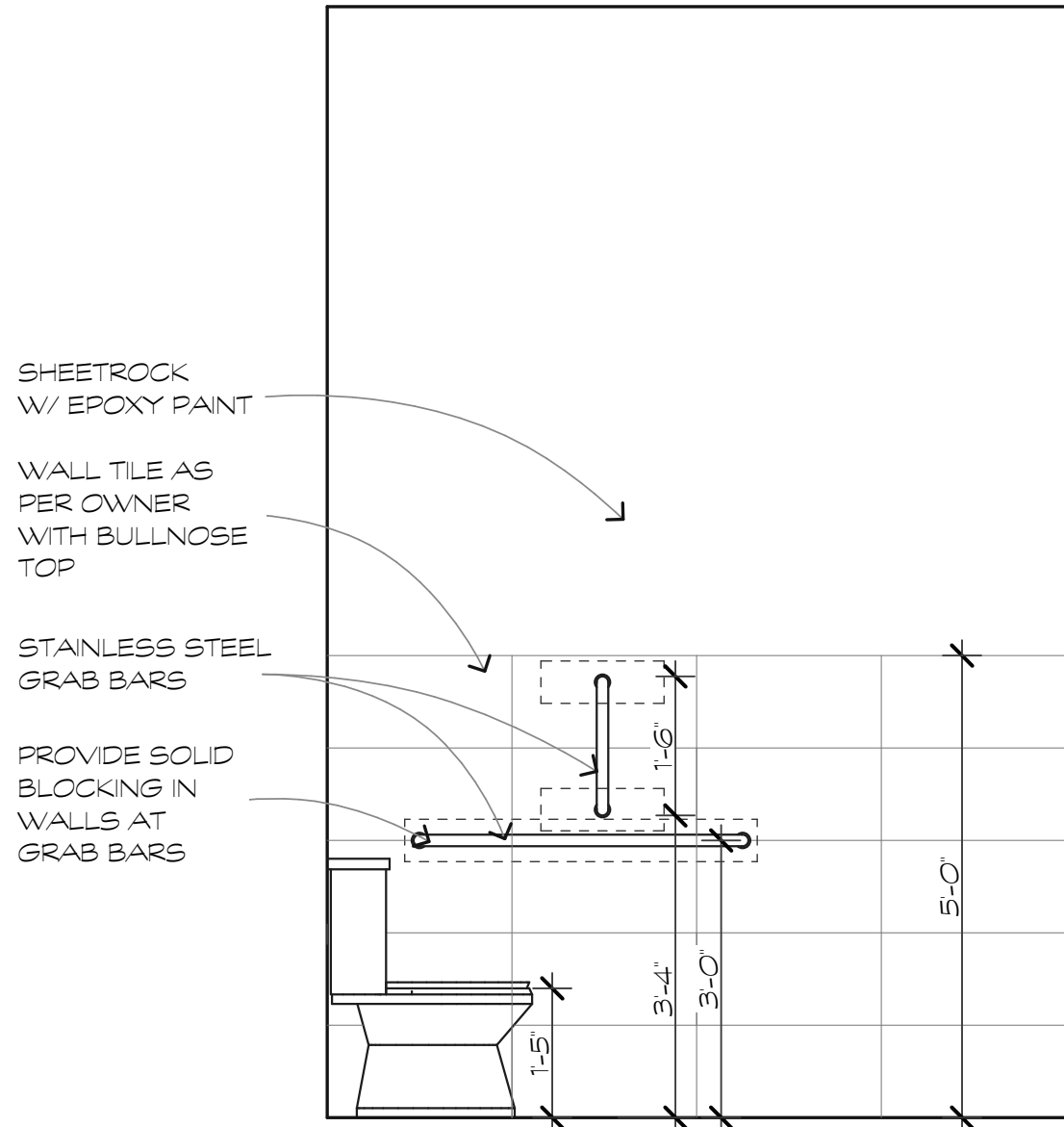
REVISIONS	DATE



D.F. ELEVATION

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

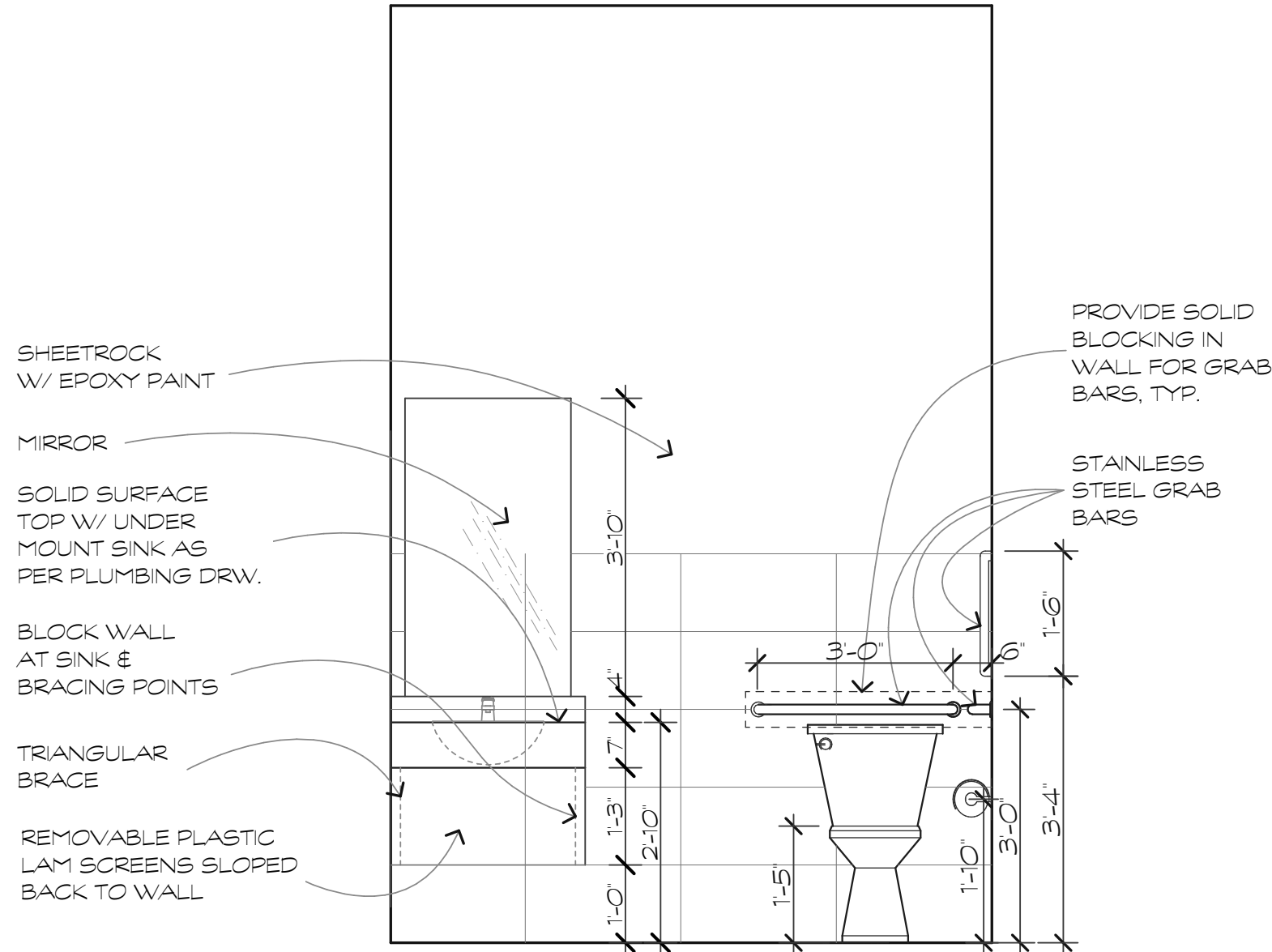
6
A.1.2



RESTROOM ELEVATION

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

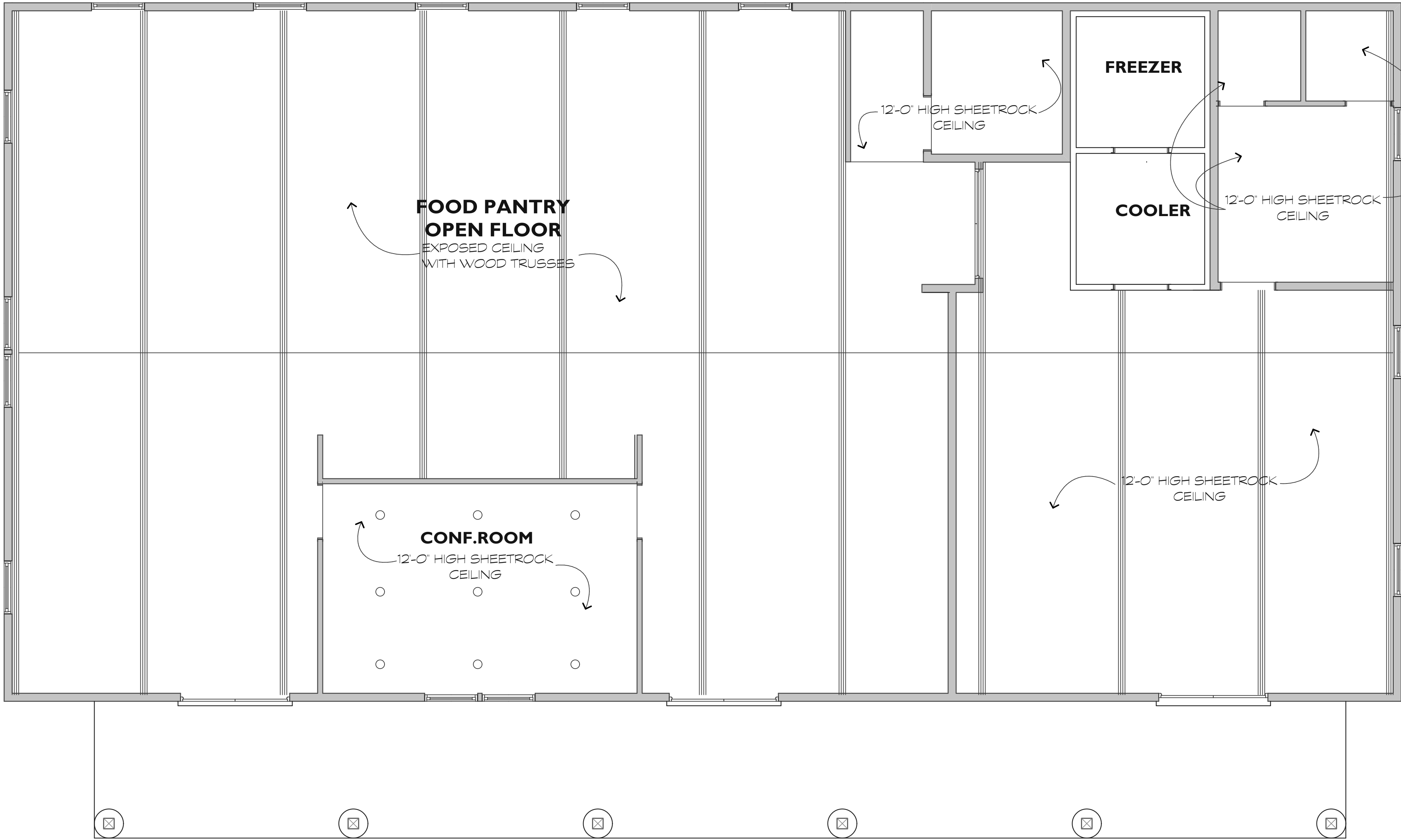
5
A.1.2



RESTROOM ELEVATION

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

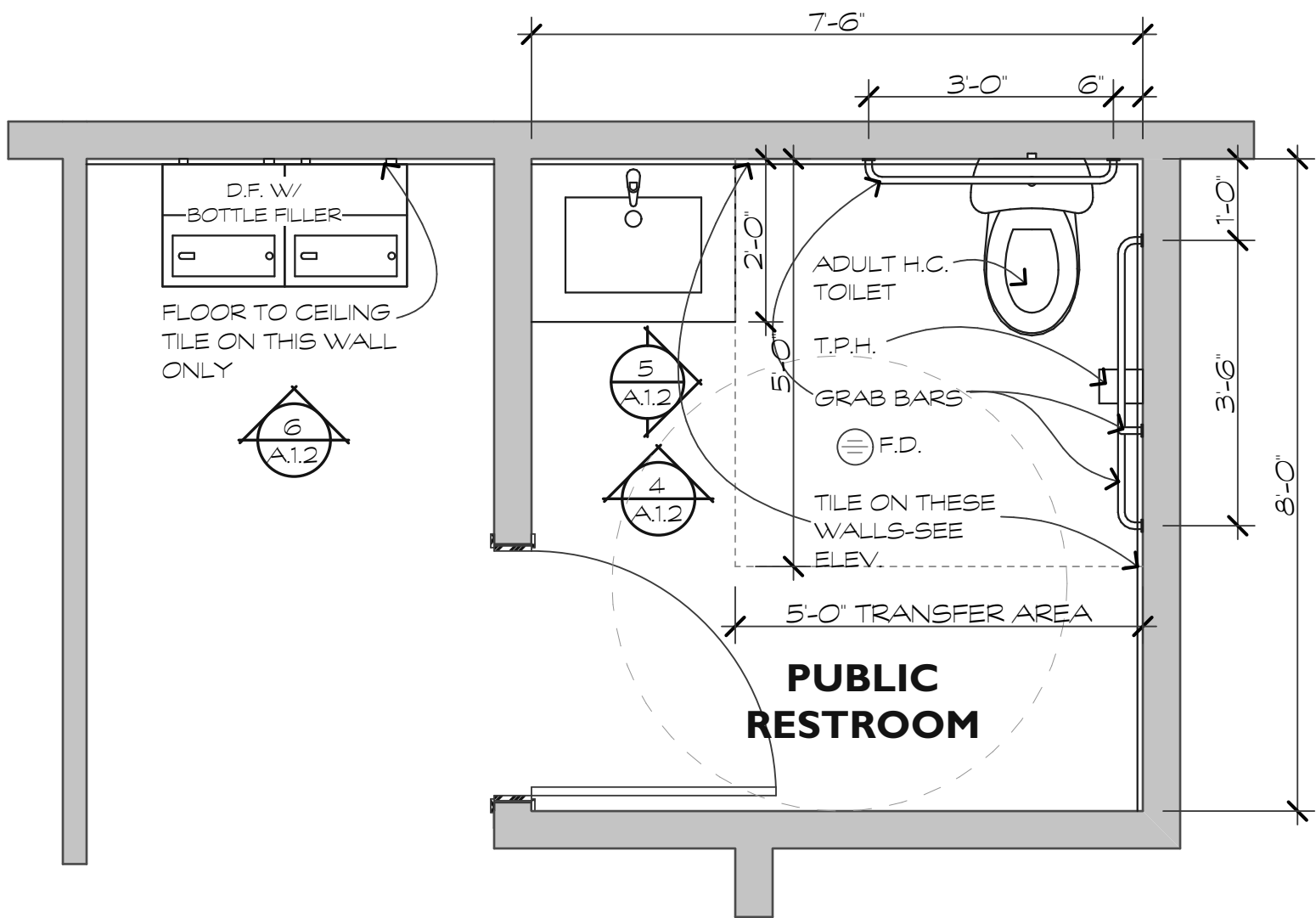
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A.1.2



REFLECTED CEILING PLAN

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

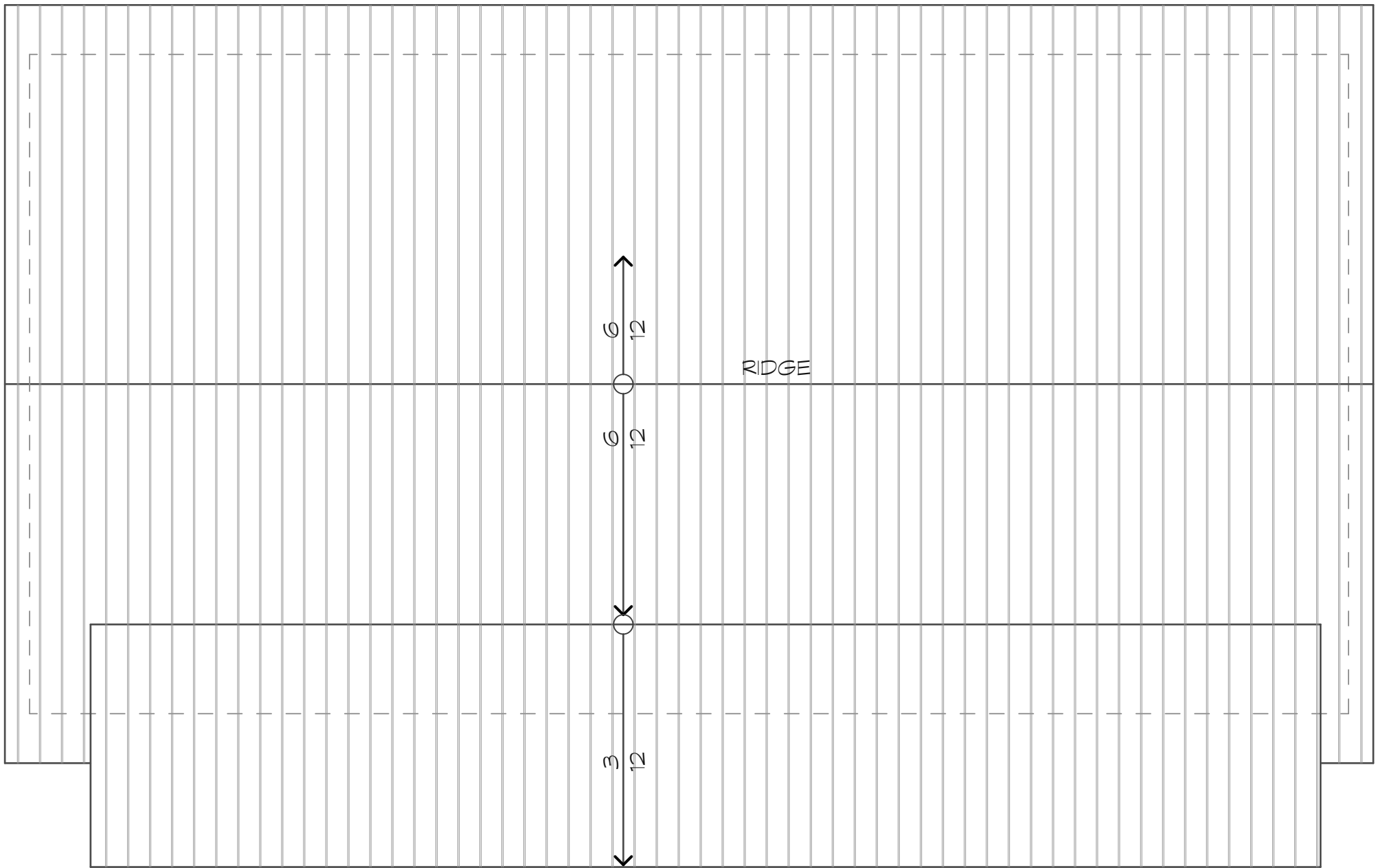
1
A.1.2



RESTROOM PLAN

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

3
A.1.2



ROOF PLAN

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

2
A.1.2

REVISIONS	DATE



ENTRY ELEVATION

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

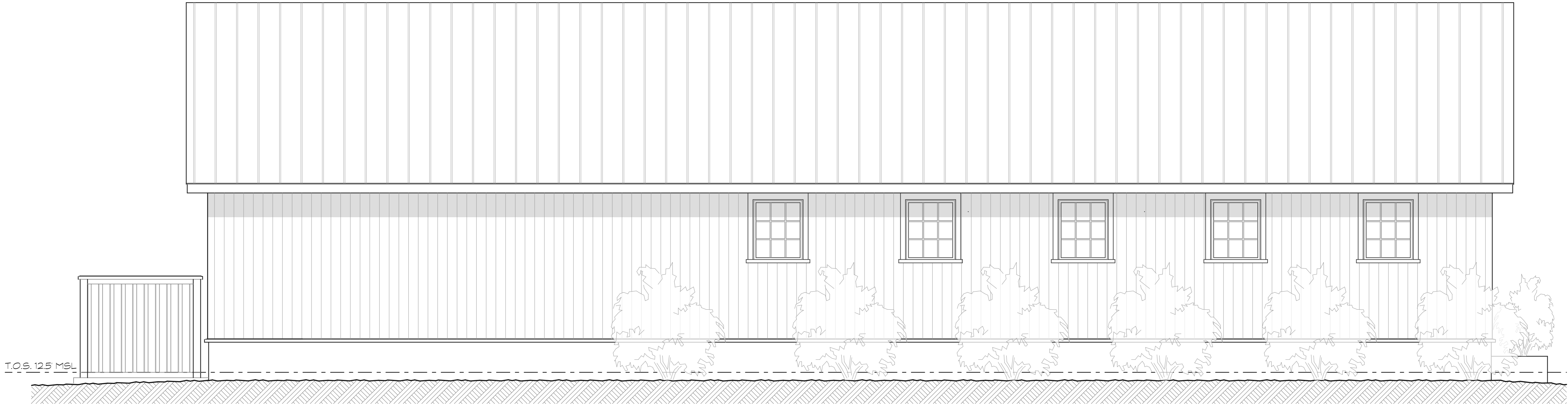
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A.2.1



ENTRY DRIVE ELEVATION

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

2
A.2.1

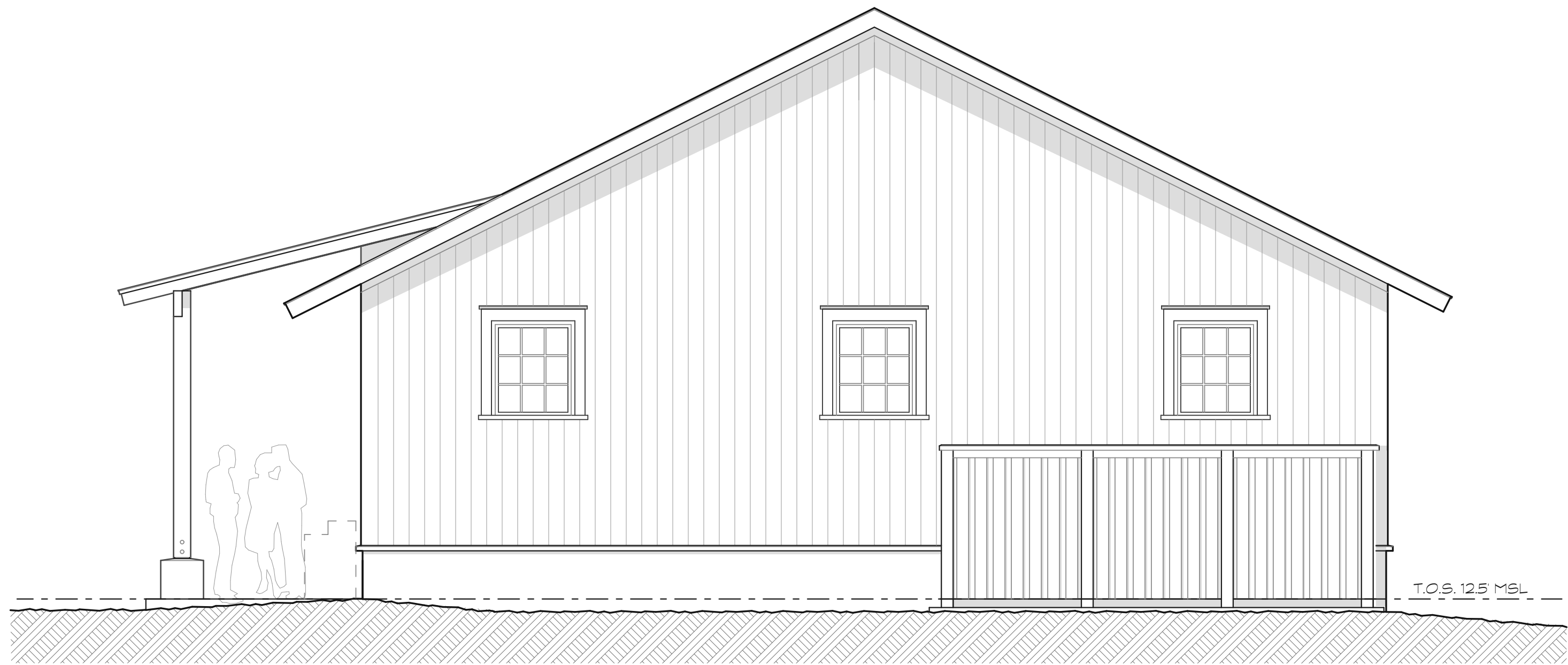


REAR ELEVATION

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

3
A.2.1

REVISIONS	DATE



RIGHT SIDE ELEVATION

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

1
A.2.2



BUILDING SECTION

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

2
A.2.2



BUILDING SECTION

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

3
A.2.2

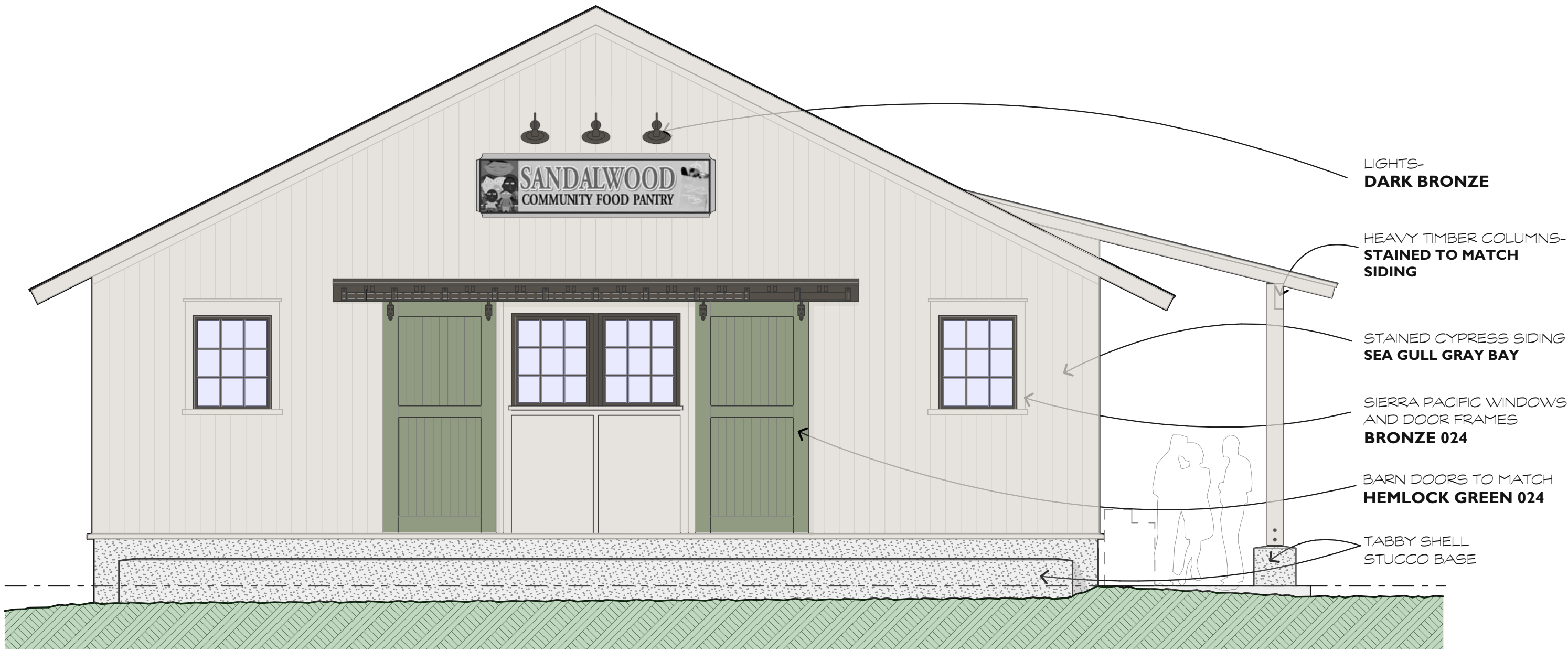
REVISIONS	DATE



ENTRY ELEVATION

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

1
A.2.3



ENTRY DRIVE ELEVATION

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

2
A.2.3



POSTS AND TABBY BASE



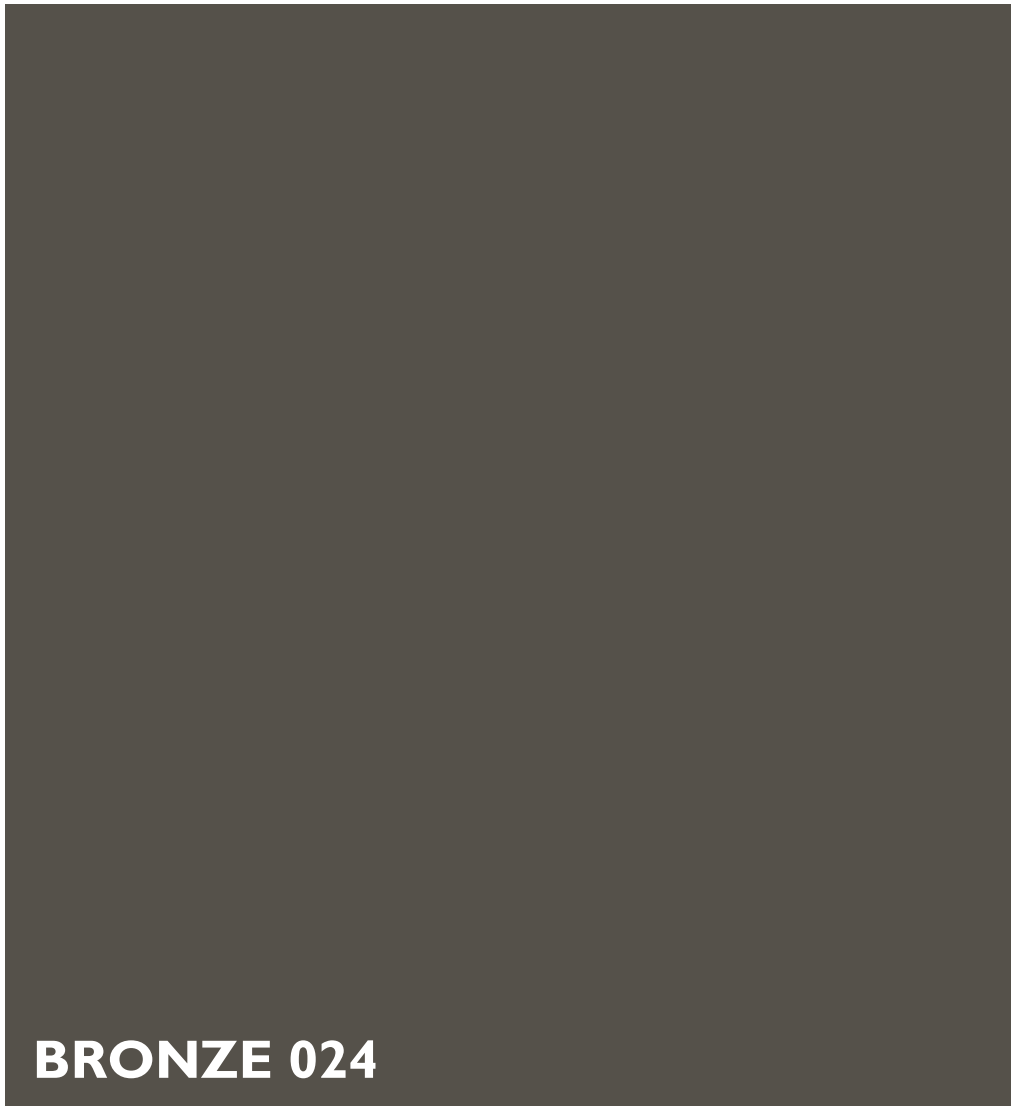
PAC CLAD MUSKET GRAY



SEA GULL GRAY BAY

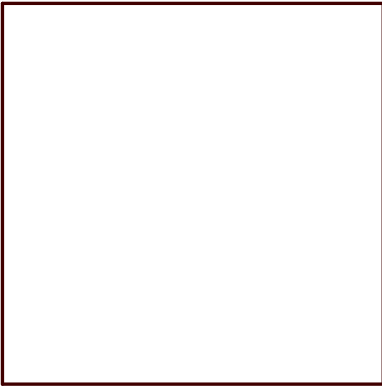
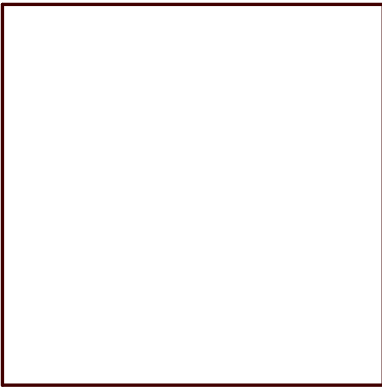


HEMLOCK GREEN 048



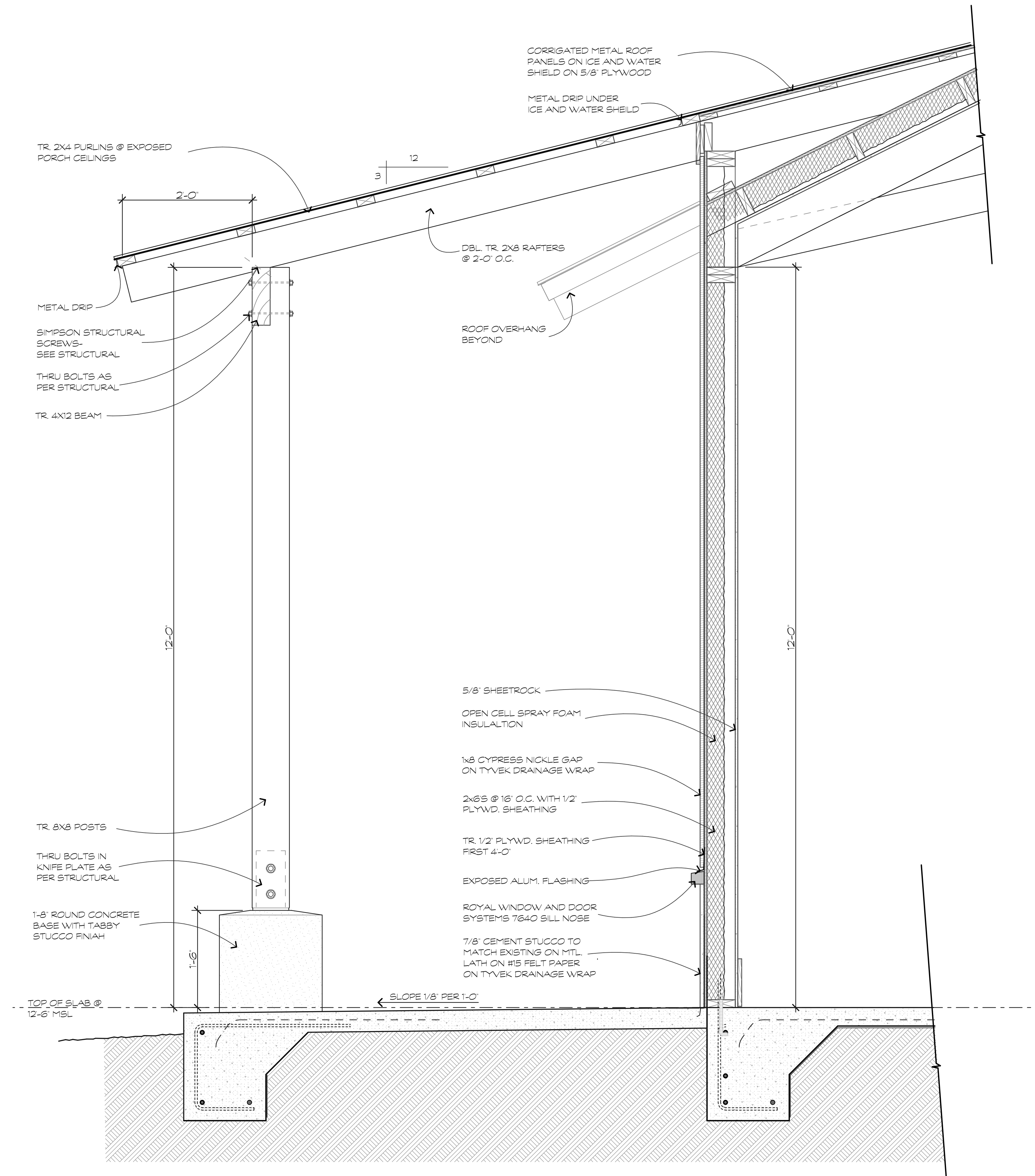
BRONZE 024

BUILDING COLORS



REVISIONS	DATE

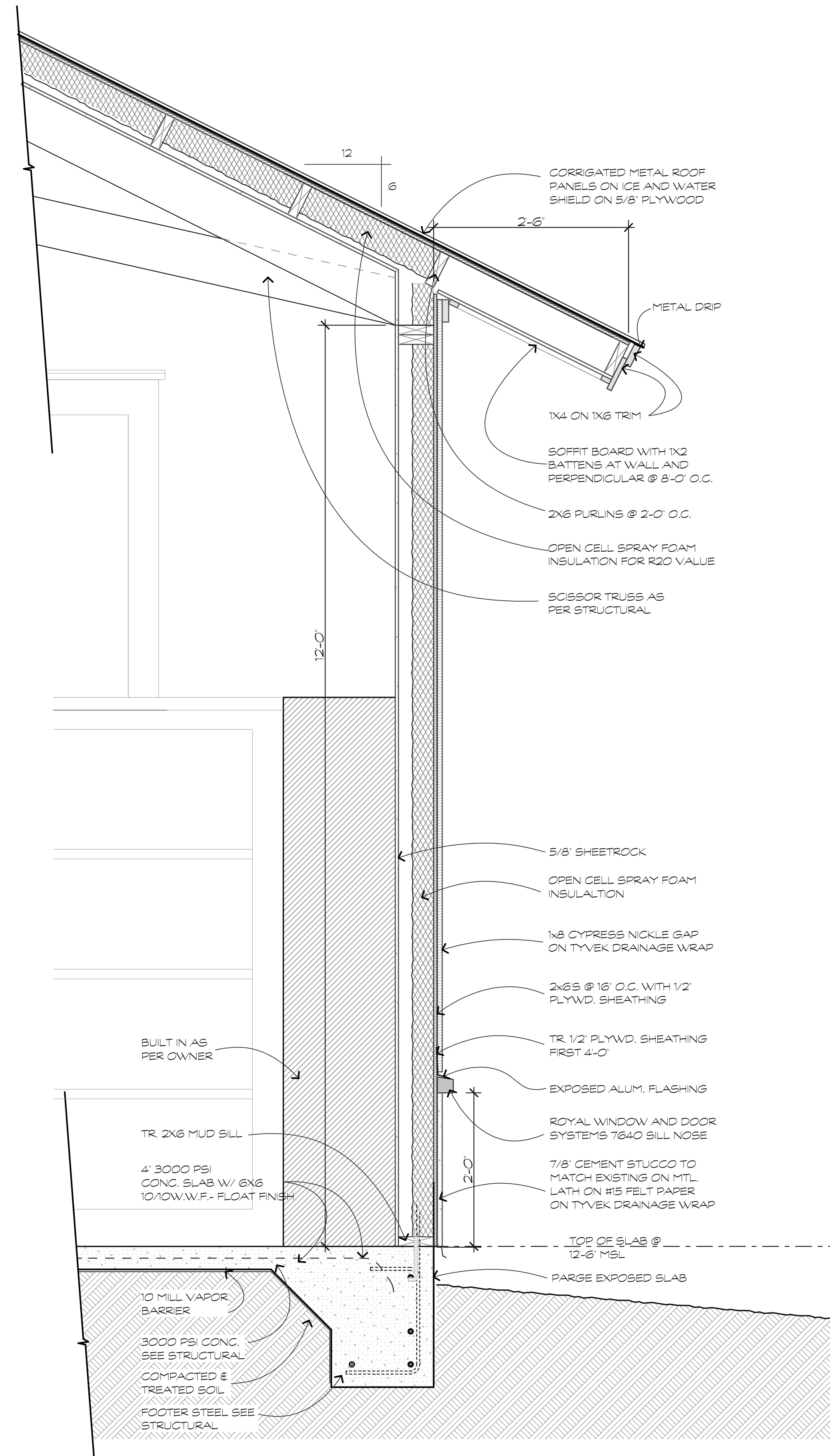
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CHECKED BY TP
DATE OF ISSUE: 10/28/25
SCALE
JOB NO.
SHEET



WALL SECTION

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

2
A.3.1

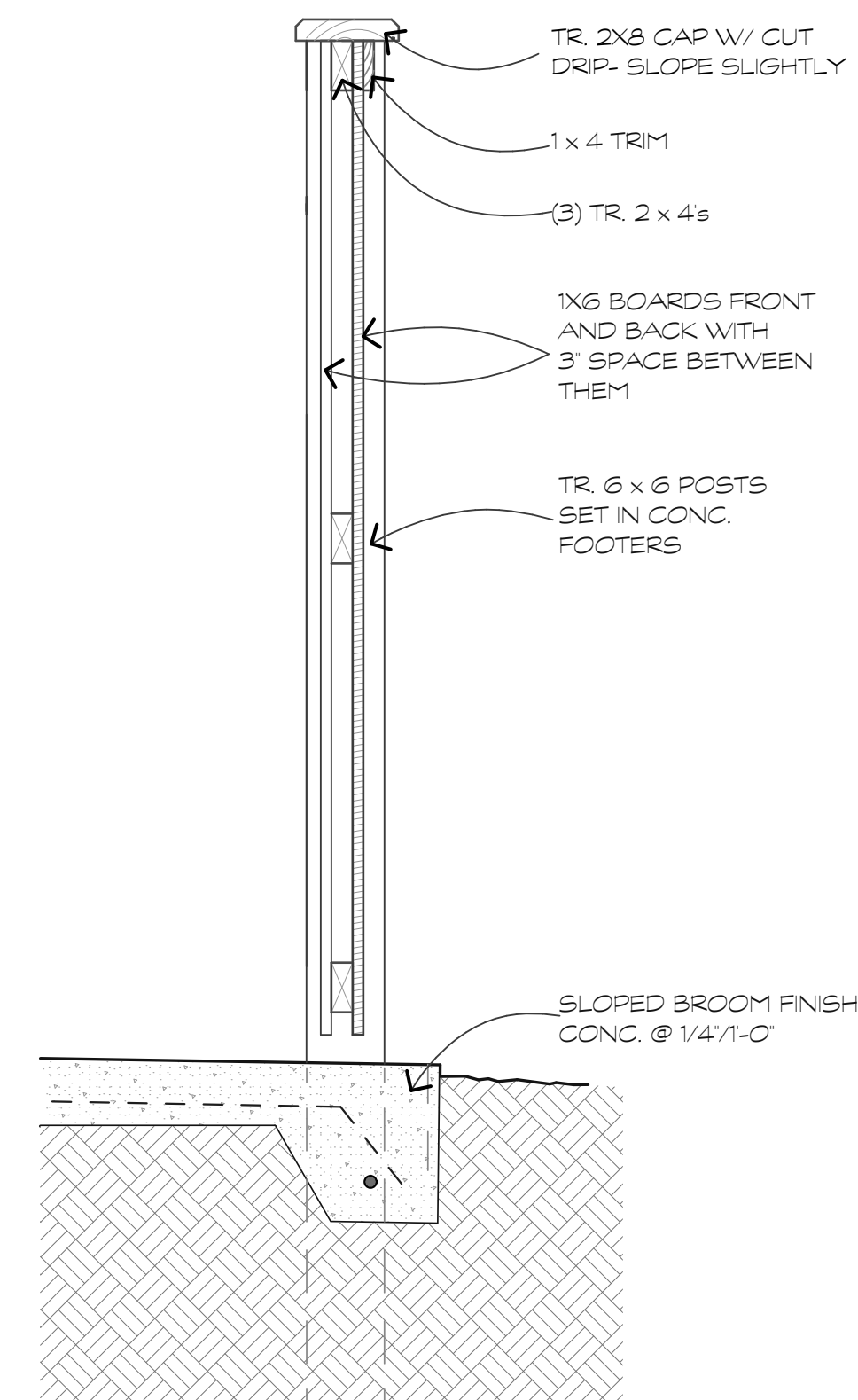


WALL SECTION

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A.3.1

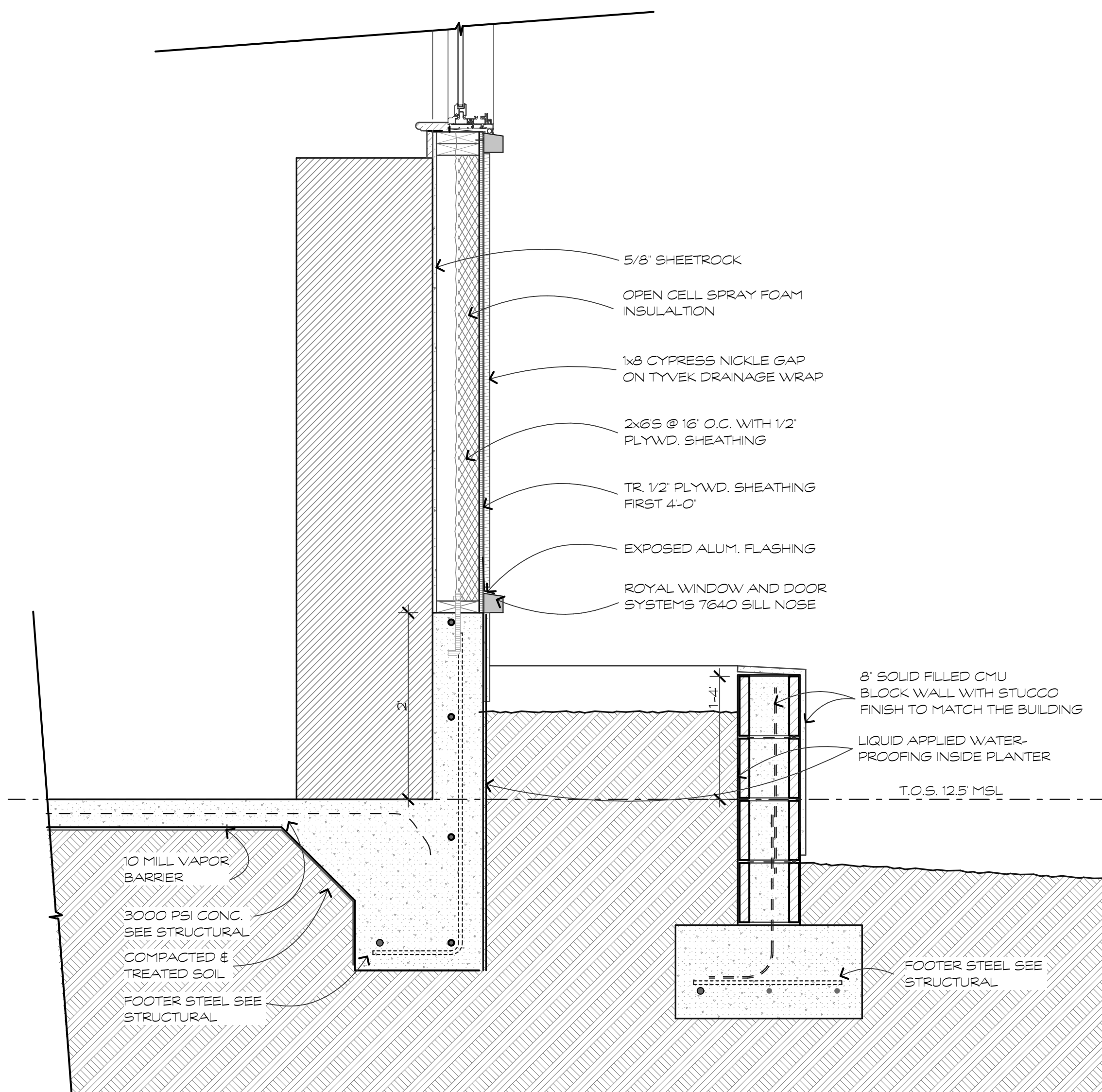
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SERVICE YARD DETAIL

SCALE: 1"=1'-0"



WALL SECTION

SCALE: 1"=1'-0"

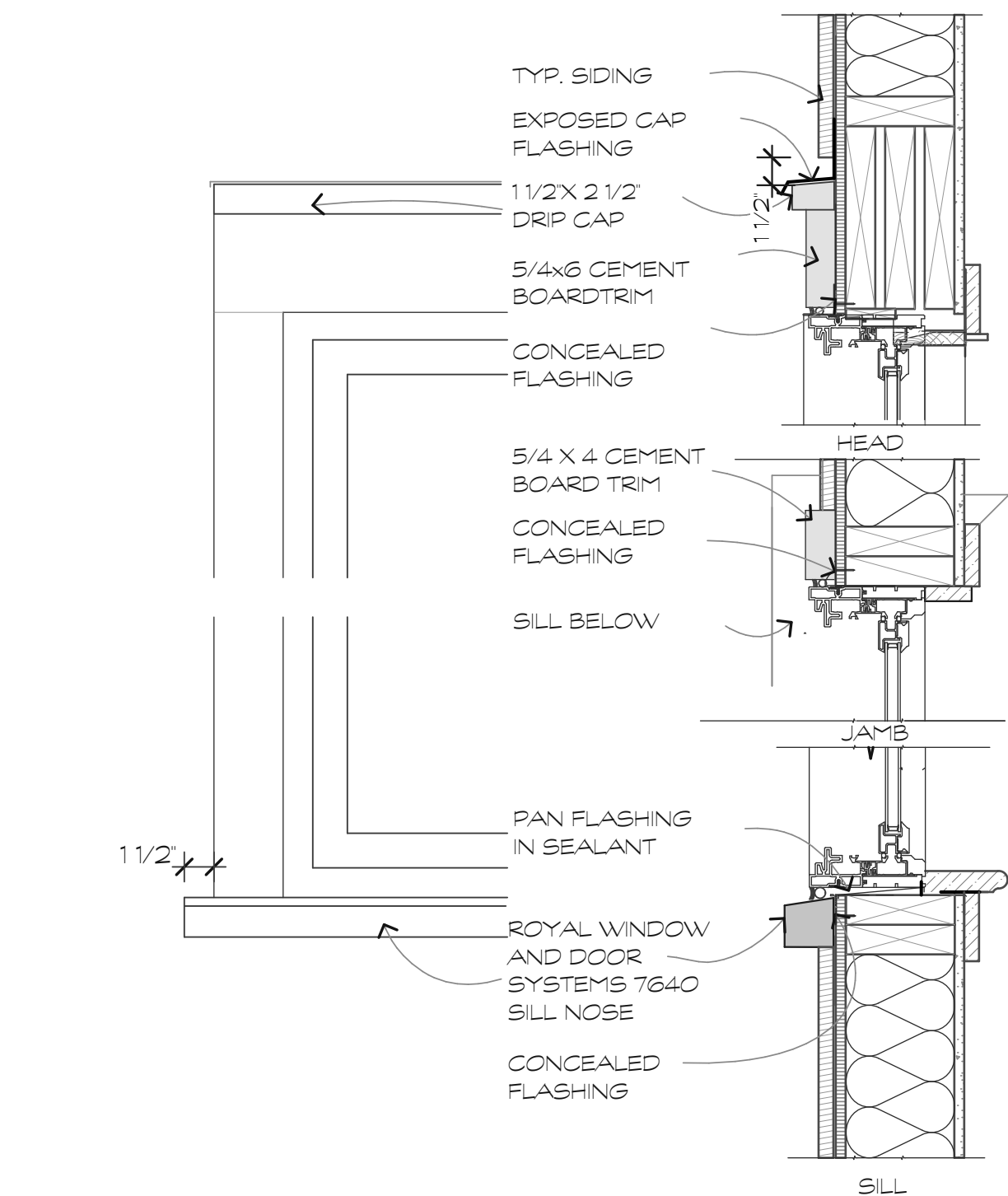
A NEW FOOD PANTRY FOR:
SANDALWOOD
Hilton Head Island, SC

REVISIONS	DATE

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TP
DATE OF ISSUE:
10/28/25
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JOB NO.
SHEET

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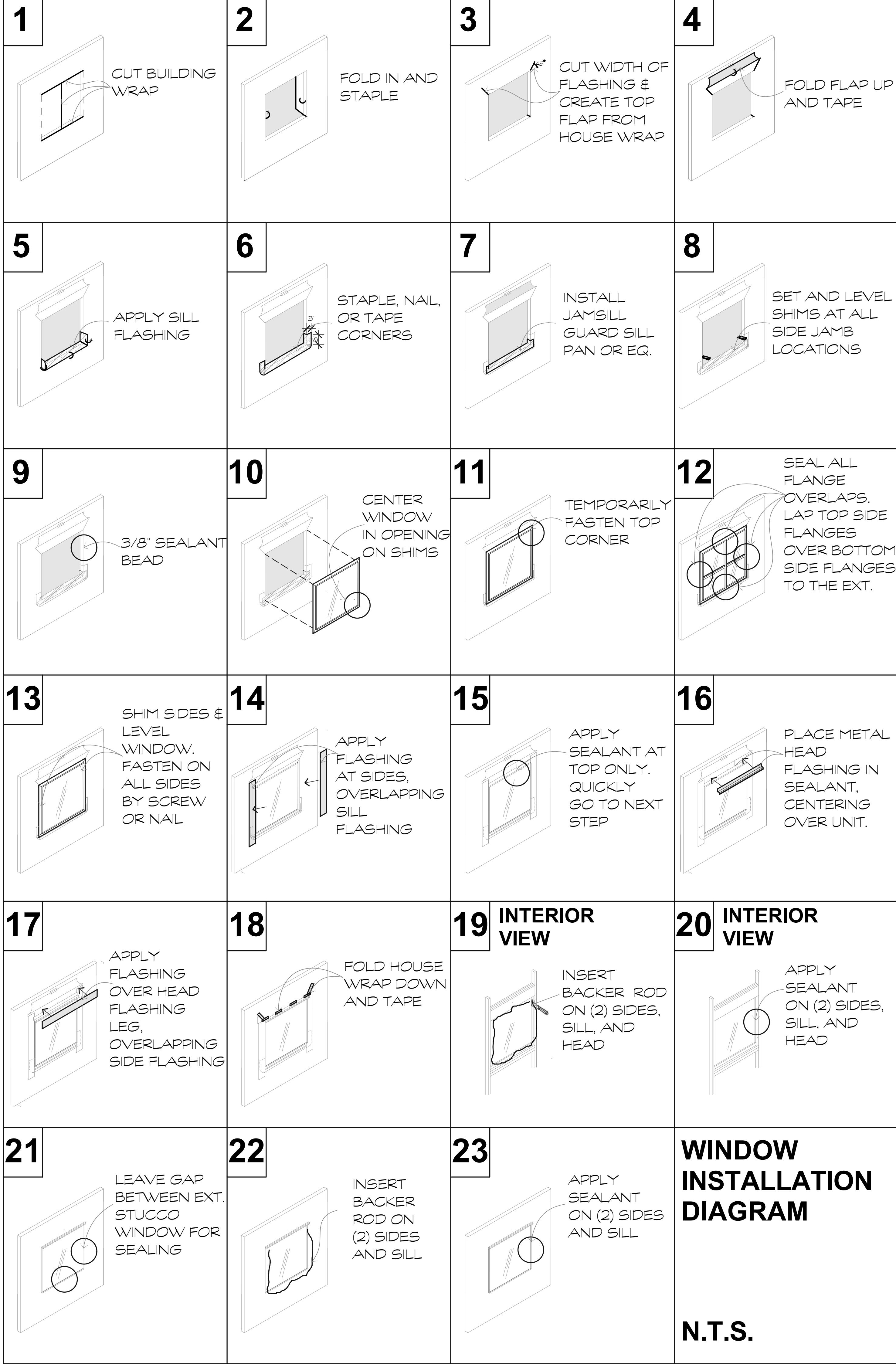
OF SHEETS



WINDOW DETAIL

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

1
A.4.1



parkerdesigngrouparchitects
4470 251 ST ONTARIO, NEW HAMPSHIRE 03904

pdg
ARCHITECTS

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A NEW FOOD PANTRY FOR:

SANDALWOOD

Hilton Head Island, SC

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DATE OF ISSUE:
10/28/25

SCALE

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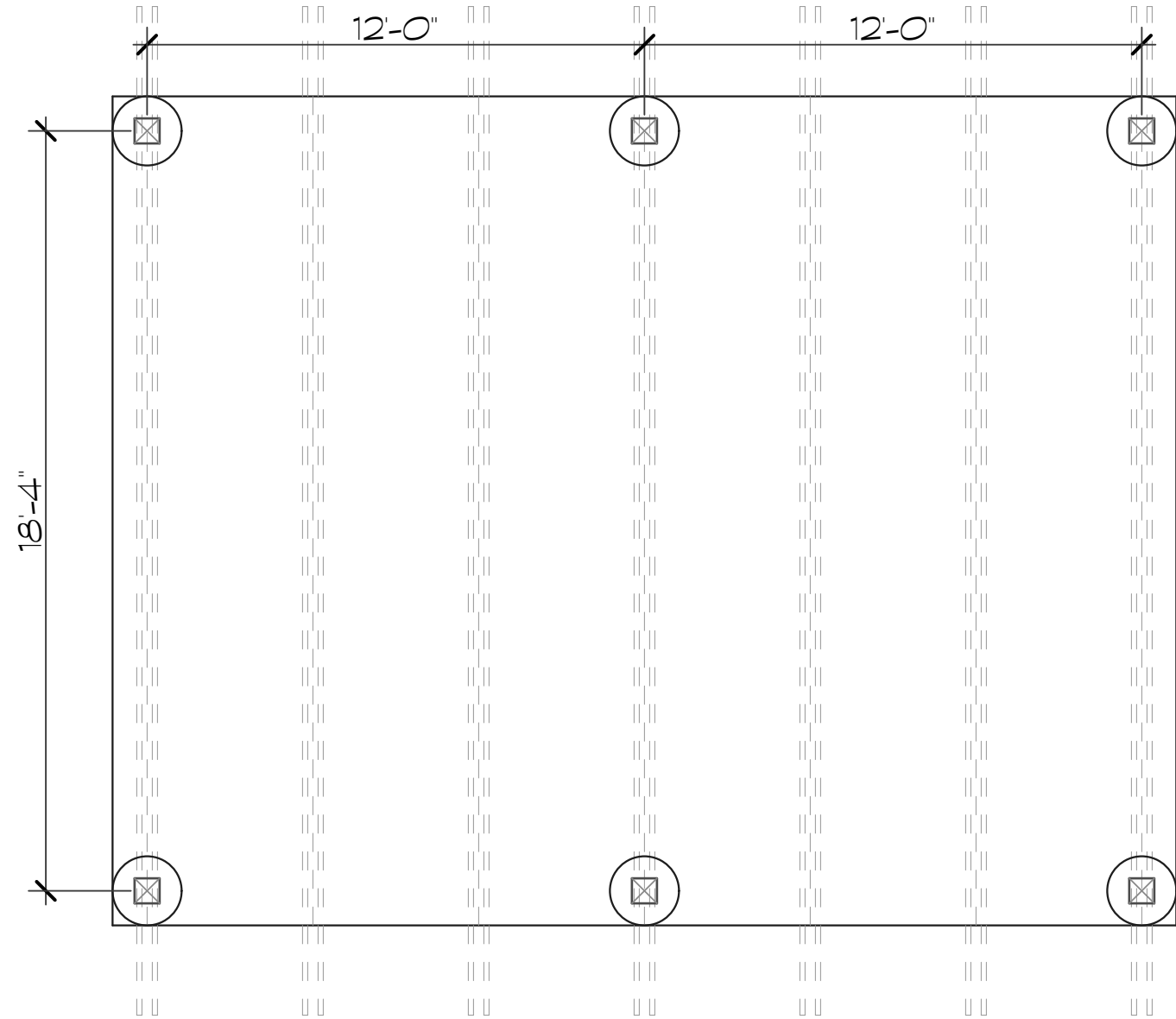
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OF SHEETS

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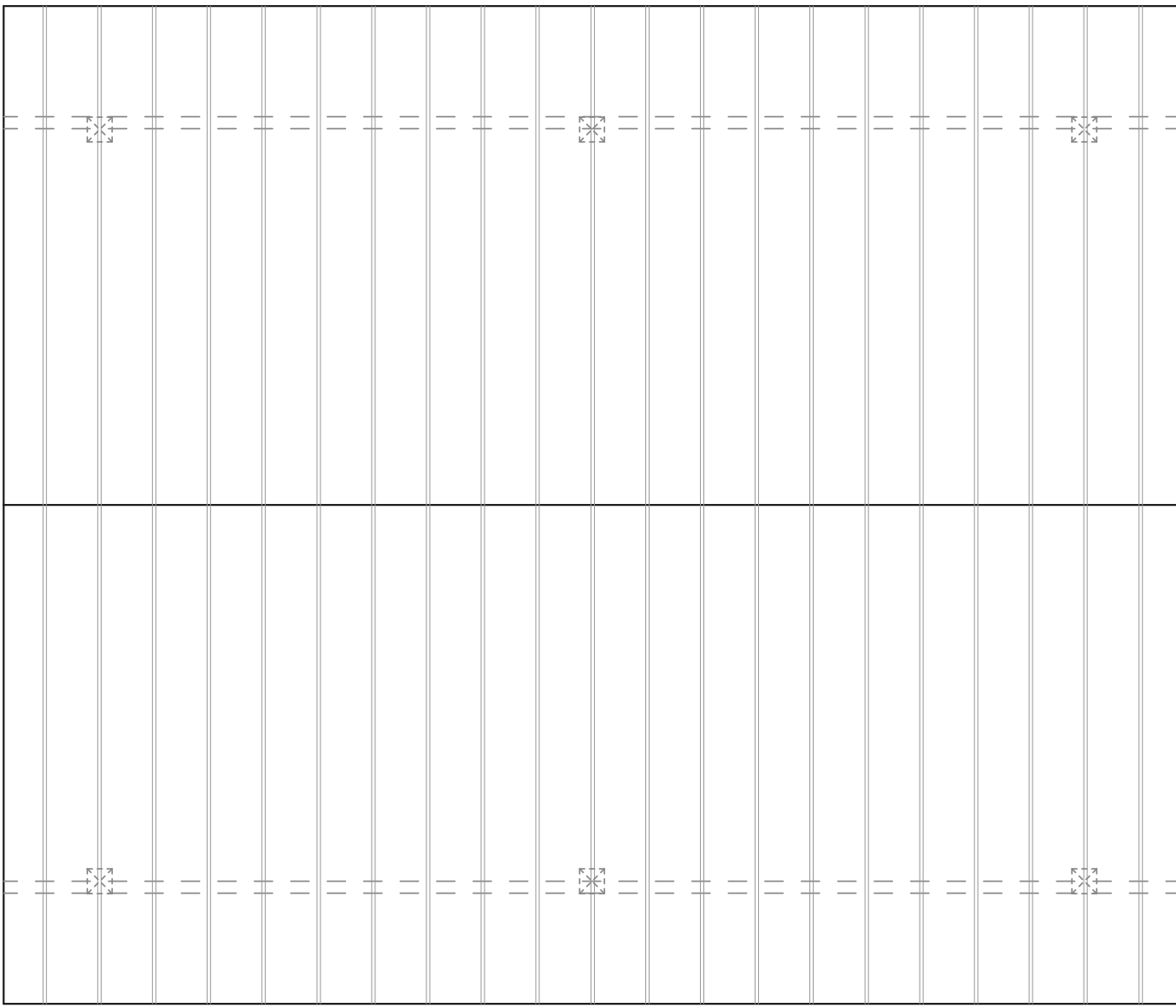
**Sandlewood Food Pantry
8 August Lane
Final - Pavilion Plans
November 12, 2025
DRB-001075-2025**



PAVILION PLAN

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

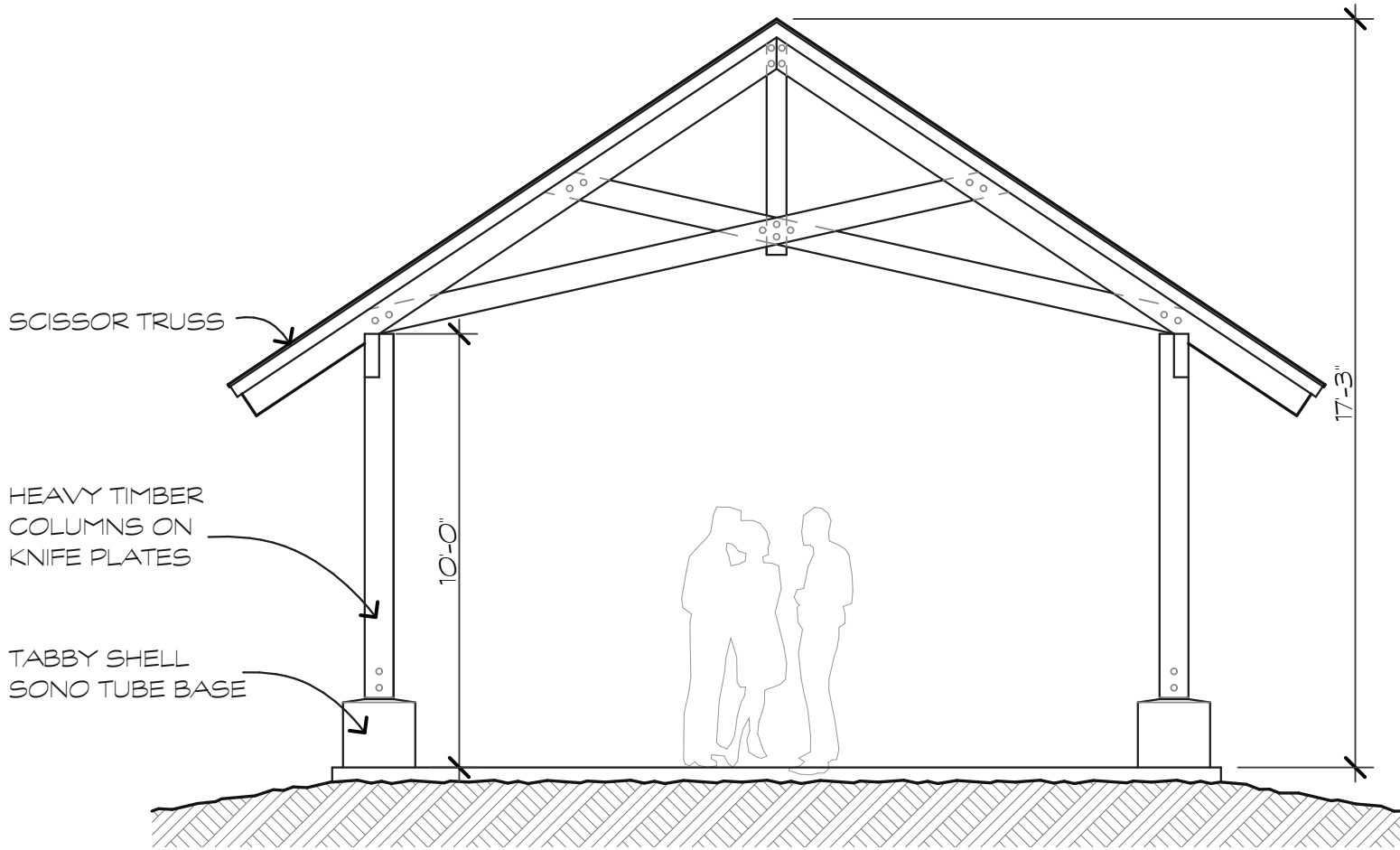
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A.I.I



PAVILION ROOF PLAN

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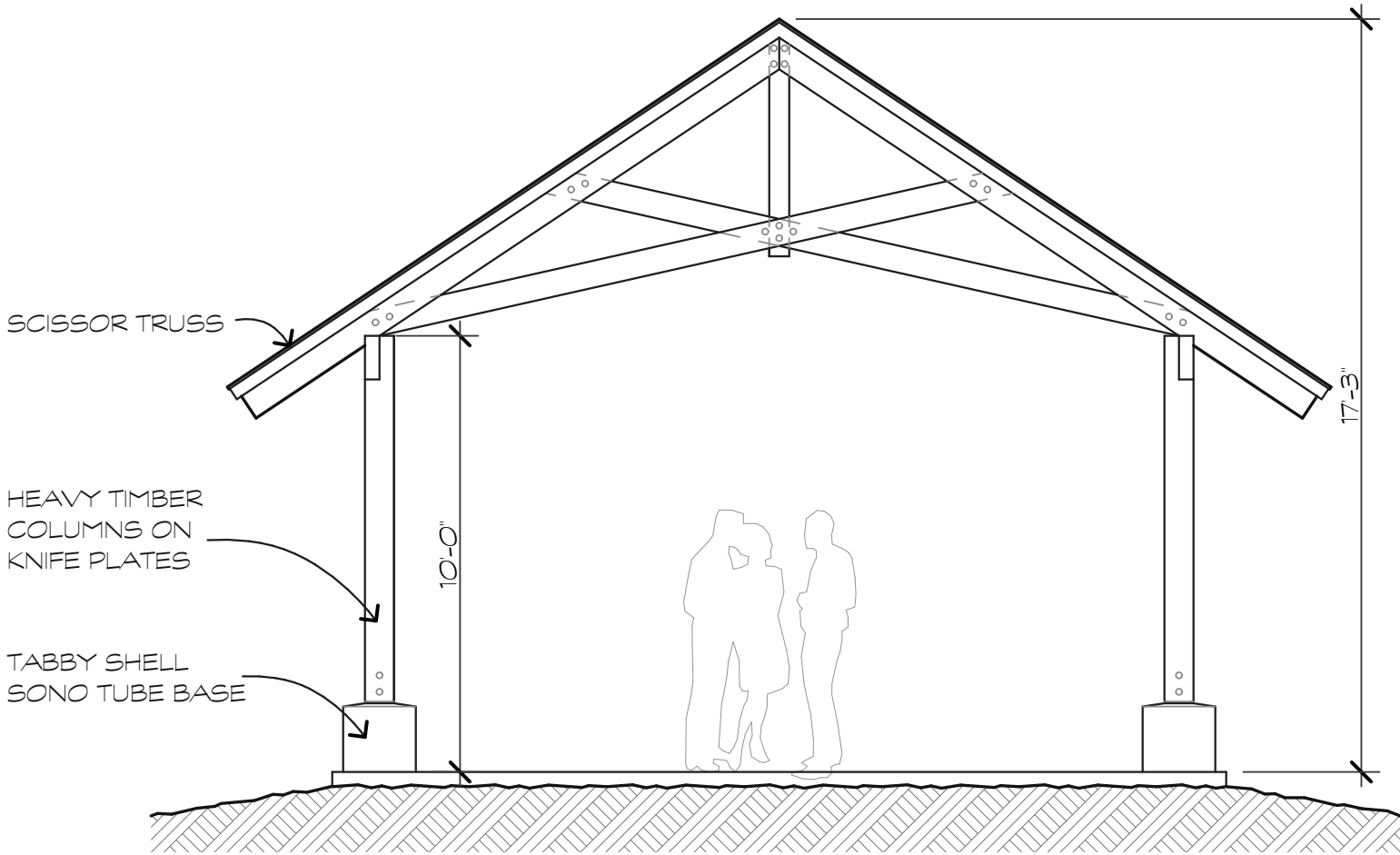
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A.I.I



REAR ELEVATION

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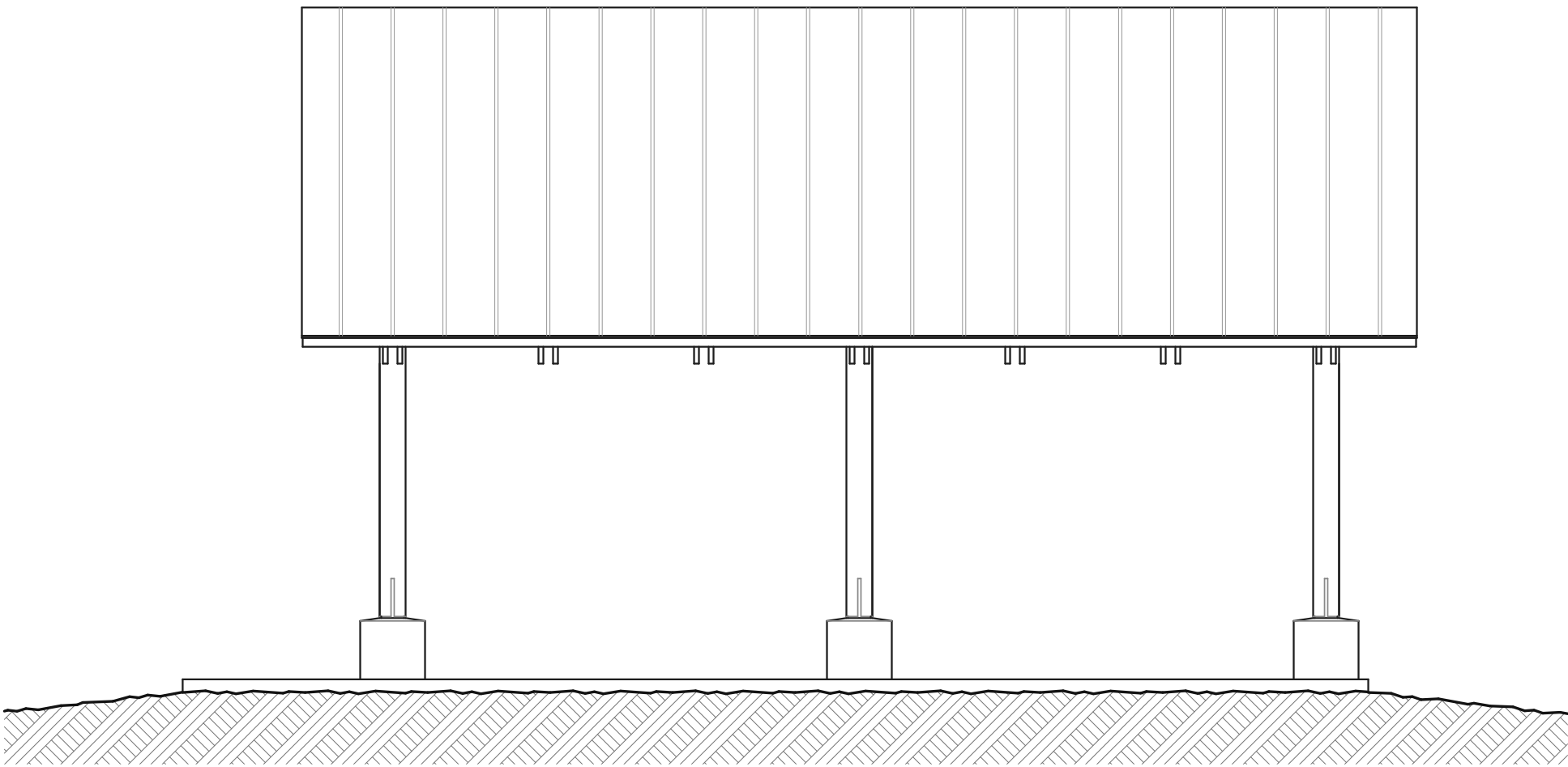
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A.I.I



ENTRY ELEVATION

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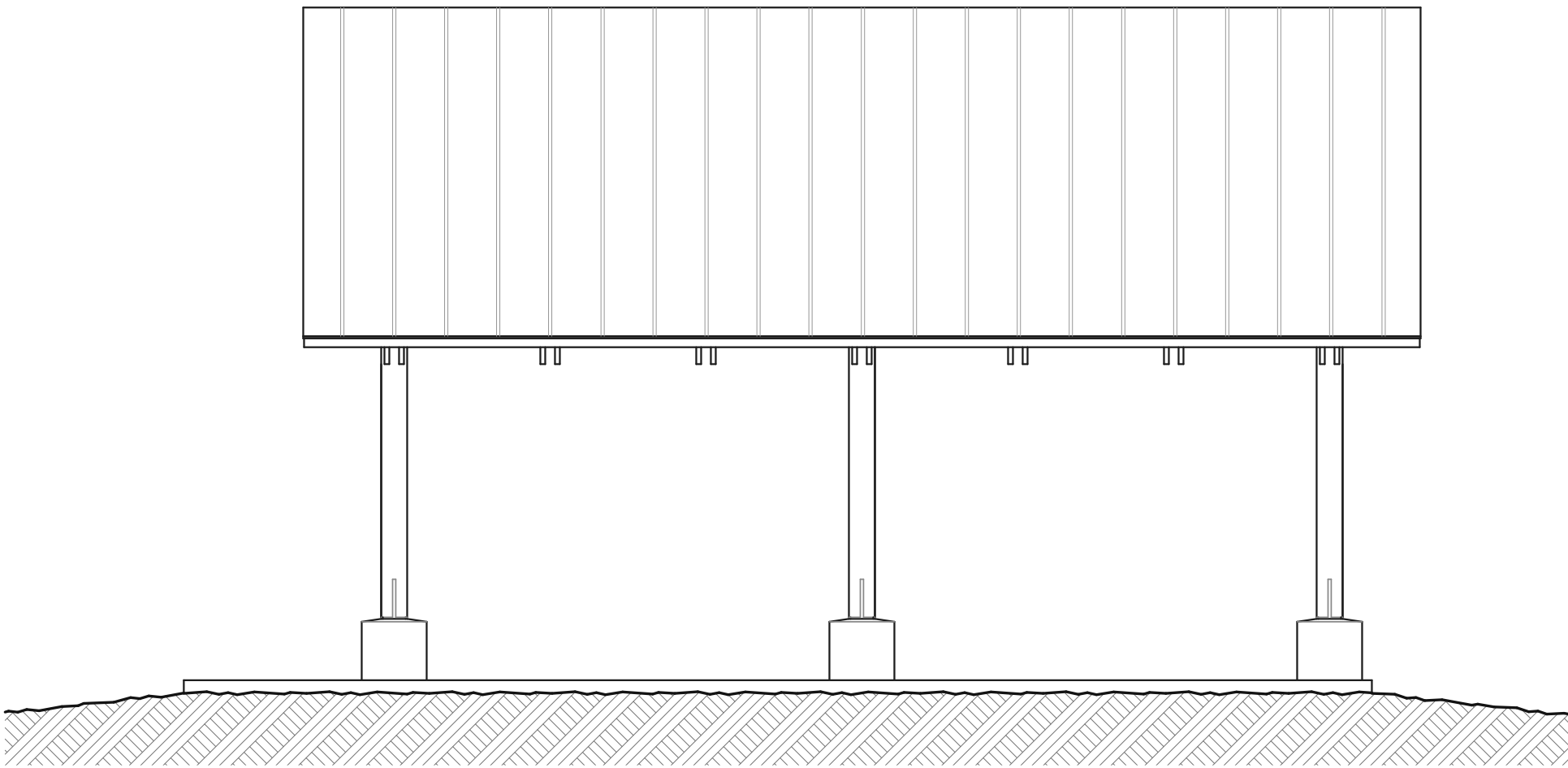
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A.I.I



SIDE ELEVATION

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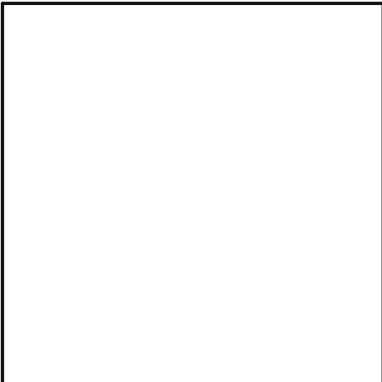
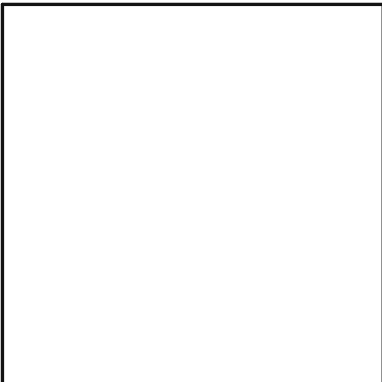
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A.I.I



RIGHT SIDE ELEVATION

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

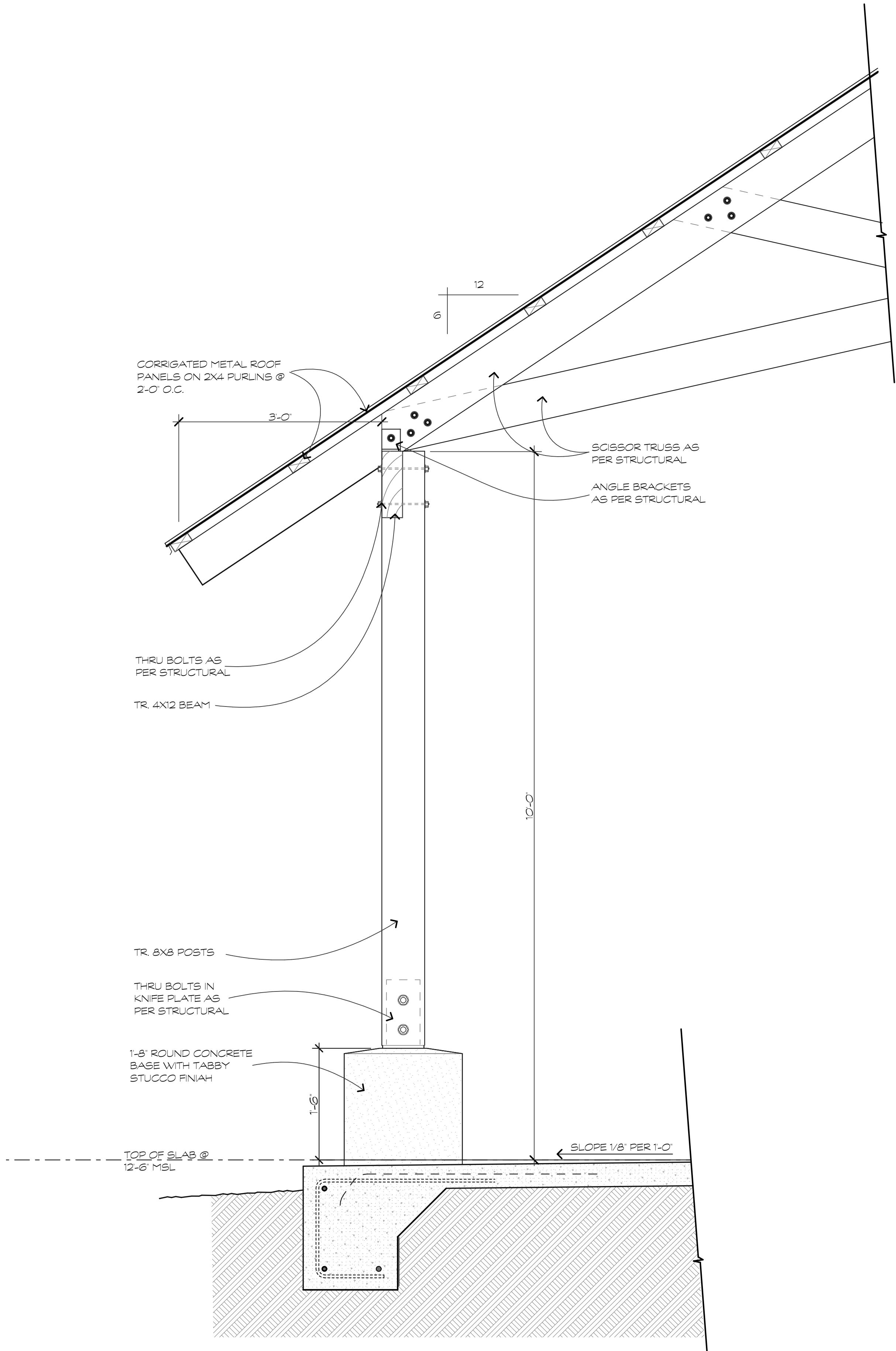
6
A.I.I



A NEW FOOD PANTRY FOR:
SANDALWOOD
Hilton Head Island, SC

REVISIONS	DATE

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OF	SHEETS

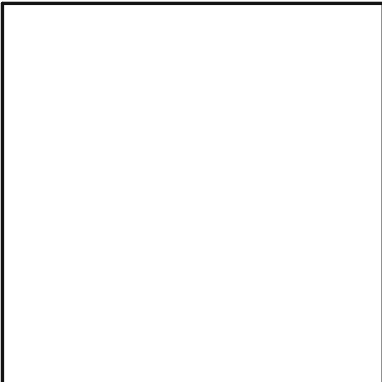
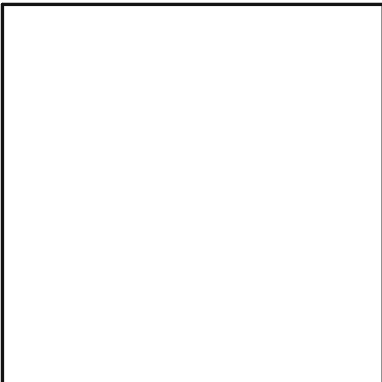


PAVILION SECTION

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

4
A.3.1

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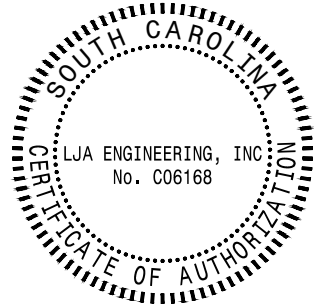


A NEW FOOD PANTRY FOR:
SANDALWOOD
Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 10/28/25
SCALE
JOB NO.
SHEET
A.3.1
OF
SHEETS

**Sandlewood Food Pantry
8 Augusta Lane
Final - Civic & Landscape Plans
November 12, 2025
DRB-001075-2025**



10-28-25

NO.	REVISIONS	DESCRIPTION	BY	DATE

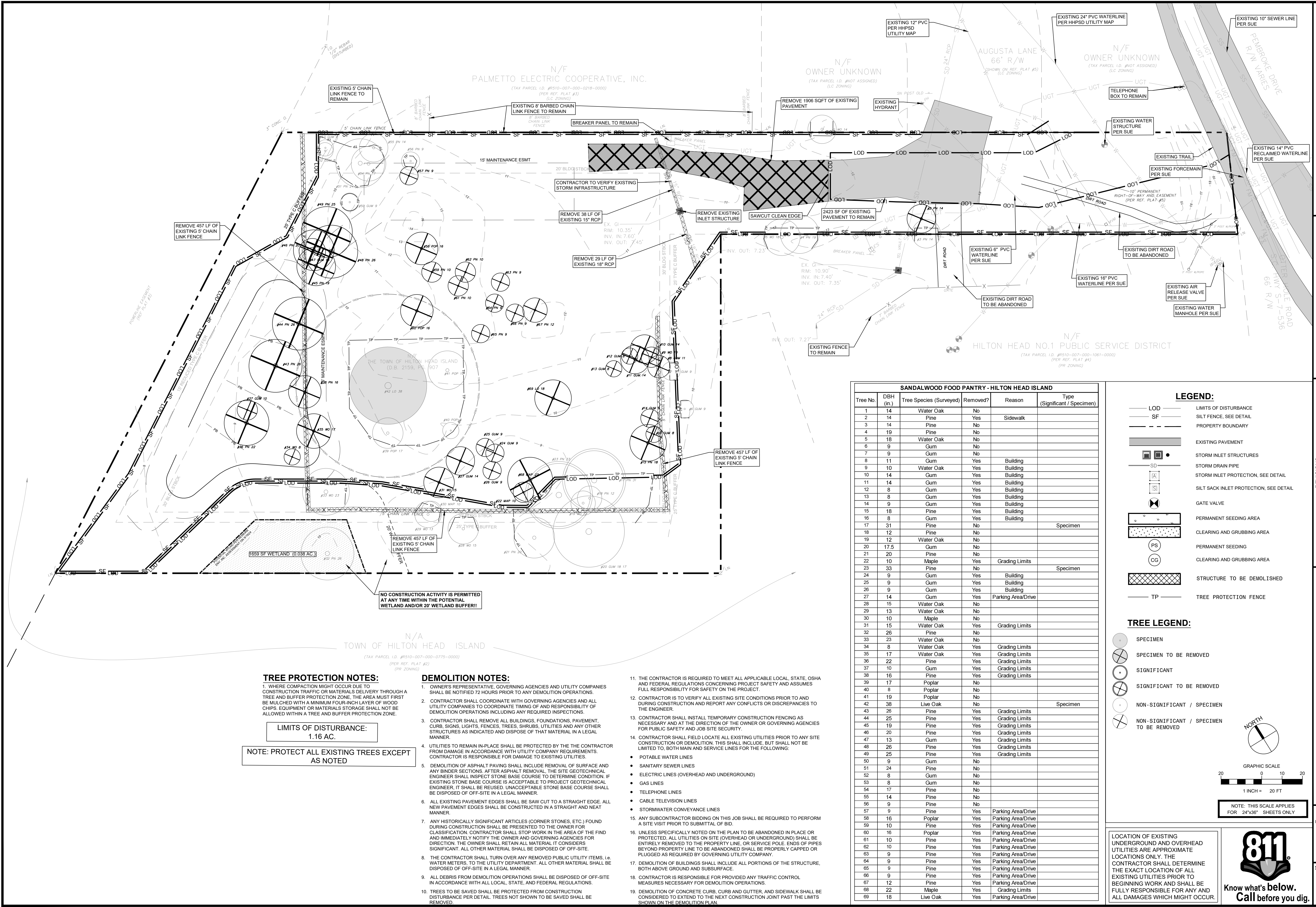
**SANDALWOOD FOOD PANTRY
TOWN OF HILTON HEAD ISLAND
CONSTRUCTION PLANS**

EX. CONDITIONS & DEMO PLAN

DATE: 10/28/25
DESIGNED BY: RJS
DRAWN BY: JLR
CHECKED BY: MES
JOB NUMBER: SC6478-2501

SHEET NO.

C1.01



TREE PROTECTION NOTES:

1. WHERE COMPACTION MIGHT OCCUR DUE TO CONSTRUCTION TRAFFIC OR MATERIALS DELIVERY THROUGH A TREE AND BUFFER PROTECTION ZONE, THE AREA MUST FIRST BE MULCHED WITH A MINIMUM FOUR-INCH LAYER OF WOOD CHIPS. EQUIPMENT OR MATERIALS STORAGE SHALL NOT BE ALLOWED WITHIN A TREE AND BUFFER PROTECTION ZONE.

**LIMITS OF DISTURBANCE:
1.16 AC.**

**NOTE: PROTECT ALL EXISTING TREES EXCEPT
AS NOTED**

DEMOLITION NOTES:

- OWNER'S REPRESENTATIVE, GOVERNING AGENCIES AND UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH GOVERNING AGENCIES AND ALL UTILITY COMPANIES TO COORDINATE TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS INCLUDING ANY REQUIRED INSPECTIONS.
- CONTRACTOR SHALL REMOVE ALL BUILDINGS, FOUNDATIONS, PAVEMENT, CURB, SIGNS, LIGHTS, FENCES, TREES, SHRUBS, UTILITIES AND ANY OTHER STRUCTURES AS INDICATED AND DISPOSE OF THAT MATERIAL IN A LEGAL MANNER.
- UTILITIES TO REMAIN IN-PLACE SHALL BE PROTECTED BY THE THE CONTRACTOR FROM DAMAGE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- DEMOLITION OF ASPHALT PAVING SHALL INCLUDE REMOVAL OF SURFACE AND ANY BINDER SECTIONS. AFTER ASPHALT REMOVAL, THE SITE GEOTECHNICAL ENGINEER SHALL INSPECT STONE BASE COURSE TO DETERMINE CONDITION. IF EXISTING STONE BASE COURSE IS ACCEPTABLE TO PROJECT GEOTECHNICAL ENGINEER, IT SHALL BE REUSED. UNACCEPTABLE STONE BASE COURSE SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL EXISTING PAVEMENT EDGES SHALL BE SAW CUT TO A STRAIGHT EDGE. ALL NEW PAVEMENT EDGES SHALL BE CONSTRUCTED IN A STRAIGHT AND NEAT MANNER.
- ANY HISTORICALLY SIGNIFICANT ARTICLES (CORNER STONES, ETC.) FOUND DURING CONSTRUCTION SHALL BE PRESENTED TO THE OWNER FOR CLASSIFICATION. CONTRACTOR SHALL STOP WORK IN THE AREA OF THE FIND AND IMMEDIATELY NOTIFY THE OWNER AND GOVERNING AGENCIES FOR DIRECTION. THE OWNER SHALL RETAIN ALL MATERIAL. IT CONSIDERS SIGNIFICANT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL TURN OVER ANY REMOVED PUBLIC UTILITY ITEMS, I.E. WATER METERS, TO THE UTILITY DEPARTMENT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DEBRIS FROM DEMOLITION OPERATIONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION DISTURBANCE PER DETAIL. TREES NOT SHOWN TO BE SAVED SHALL BE REMOVED.

- THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE LOCAL, STATE, OSHA AND FEDERAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
- CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AS NECESSARY AND AT THE DIRECTION OF THE OWNER OR GOVERNING AGENCIES FOR PUBLIC SAFETY AND JOB SITE SECURITY.
- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO ANY SITE CONSTRUCTION OR DEMOLITION. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, BOTH MAIN AND SERVICE LINES FOR THE FOLLOWING:
 - POTABLE WATER LINES
 - SANITARY SEWER LINES
 - ELECTRIC LINES (OVERHEAD AND UNDERGROUND)
 - GAS LINES
 - TELEPHONE LINES
 - CABLE TELEVISION LINES
 - STORMWATER CONVEYANCE LINES
- ANY SUBCONTRACTOR BIDDING ON THIS JOB SHALL BE REQUIRED TO PERFORM A SITE VISIT PRIOR TO SUBMITTAL OF BID.
- UNLESS SPECIFICALLY NOTED ON THE PLAN TO BE ABANDONED IN PLACE OR PROTECTED, ALL UTILITIES ON SITE (OVERHEAD OR UNDERGROUND) SHALL BE ENTIRELY REMOVED TO THE PROPERTY LINE, OR SERVICE POLE. ENDS OF PIPES BEYOND PROPERTY LINE TO BE ABANDONED SHALL BE PROPERLY CAPPED OR PLUGGED AS REQUIRED BY GOVERNING UTILITY COMPANY.
- DEMOLITION OF BUILDINGS SHALL INCLUDE ALL PORTIONS OF THE STRUCTURE, BOTH ABOVE GROUND AND SUBSURFACE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDED ANY TRAFFIC CONTROL MEASURES NECESSARY FOR DEMOLITION OPERATIONS.
- DEMOLITION OF CONCRETE CURB, CURB AND GUTTER, AND SIDEWALK SHALL BE CONSIDERED TO EXTEND TO THE NEXT CONSTRUCTION JOINT PAST THE LIMITS SHOWN ON THE DEMOLITION PLAN.

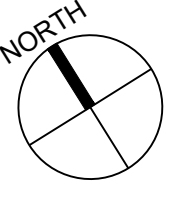
SANDALWOOD FOOD PANTRY - HILTON HEAD ISLAND				
Tree No.	DBH (in.)	Tree Species (Surveyed)	Removed?	Type (Significant / Specimen)
1	14	Water Oak	No	
2	14	Pine	Yes	Sidewalk
3	14	Pine	No	
4	19	Pine	No	
5	18	Water Oak	No	
6	9	Gum	No	
7	9	Gum	No	
8	11	Gum	Yes	Building
9	10	Water Oak	Yes	Building
10	14	Gum	Yes	Building
11	14	Gum	Yes	Building
12	8	Gum	Yes	Building
13	8	Gum	Yes	Building
14	9	Gum	Yes	Building
15	18	Pine	Yes	Building
16	8	Gum	Yes	Building
17	31	Pine	No	Specimen
18	12	Pine	No	
19	12	Water Oak	No	
20	17.5	Gum	No	
21	20	Pine	No	
22	10	Maple	Yes	Grading Limits
23	33	Pine	No	Specimen
24	9	Gum	Yes	Building
25	9	Gum	Yes	Building
26	9	Gum	Yes	Building
27	14	Gum	Yes	Parking Area/Drive
28	15	Water Oak	No	
29	13	Water Oak	No	
30	10	Maple	No	
31	15	Water Oak	Yes	Grading Limits
32	26	Pine	No	
33	23	Water Oak	No	
34	8	Water Oak	Yes	Grading Limits
35	17	Water Oak	Yes	Grading Limits
36	22	Pine	Yes	Grading Limits
37	10	Gum	Yes	Grading Limits
38	16	Pine	No	Grading Limits
39	17	Poplar	No	
40	8	Poplar	No	
41	19	Poplar	No	
42	38	Live Oak	No	Specimen
43	26	Pine	Yes	Grading Limits
44	25	Pine	Yes	Grading Limits
45	19	Pine	Yes	Grading Limits
46	20	Pine	Yes	Grading Limits
47	13	Gum	Yes	Grading Limits
48	26	Pine	Yes	Grading Limits
49	25	Pine	Yes	Grading Limits
50	9	Gum	No	
51	24	Pine	No	
52	8	Gum	No	
53	8	Gum	No	
54	17	Pine	No	
55	14	Pine	No	
56	9	Pine	No	
57	9	Pine	Yes	Parking Area/Drive
58	16	Poplar	Yes	Parking Area/Drive
59	10	Pine	Yes	Parking Area/Drive
60	16	Poplar	Yes	Parking Area/Drive
61	10	Pine	Yes	Parking Area/Drive
62	10	Pine	Yes	Parking Area/Drive
63	9	Pine	Yes	Parking Area/Drive
64	9	Pine	Yes	Parking Area/Drive
65	9	Pine	Yes	Parking Area/Drive
66	9	Pine	Yes	Parking Area/Drive
67	12	Pine	Yes	Parking Area/Drive
68	22	Maple	Yes	Grading Limits
69	18	Live Oak	Yes	Parking Area/Drive

LEGEND:

- LOD LIMITS OF DISTURBANCE
- SF SILT FENCE, SEE DETAIL
- PROPERTY BOUNDARY
- EXISTING PAVEMENT
- STORM INLET STRUCTURES
- STORM DRAIN PIPE
- STORM INLET PROTECTION, SEE DETAIL
- SILT SACK INLET PROTECTION, SEE DETAIL
- GATE VALVE
- PERMANENT SEEDING AREA
- CLEARING AND GRUBBING AREA
- PERMANENT SEEDING
- CLEARING AND GRUBBING AREA
- STRUCTURE TO BE DEMOLISHED
- TP TREE PROTECTION FENCE

TREE LEGEND:

- SPECIMEN
- SPECIMEN TO BE REMOVED
- SIGNIFICANT
- SIGNIFICANT TO BE REMOVED
- NON-SIGNIFICANT / SPECIMEN
- NON-SIGNIFICANT / SPECIMEN TO BE REMOVED



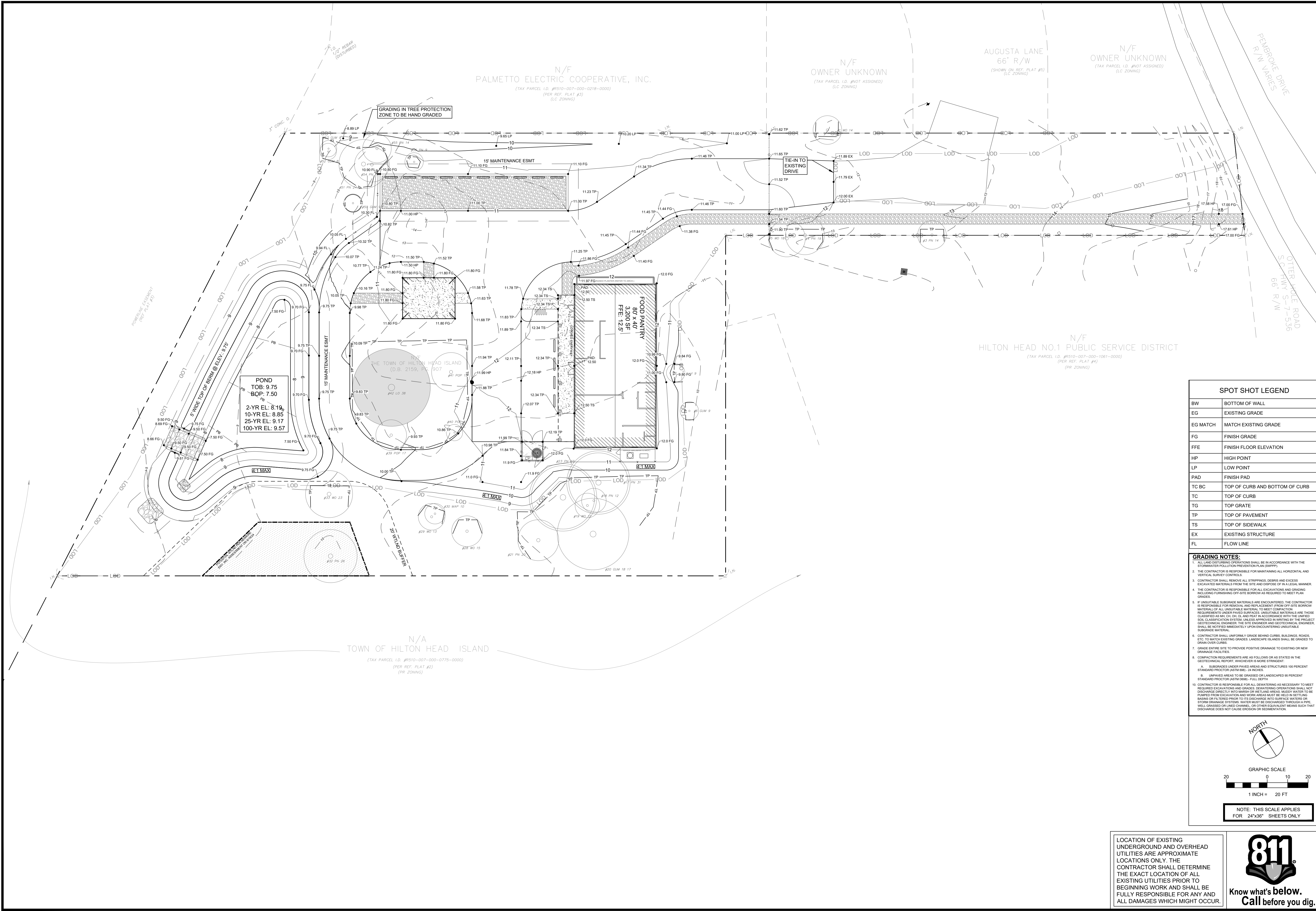
GRAPHIC SCALE
1 INCH = 20 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



I:\256479-Sandalwood Food Pantry-2501-Augusta Lm\CAD\PLAN SHEET\256479-2501 GRADING PLAN.dwg
User: jayseems
Last Modified: Oct 17, 2023
Plot Date/Time: Oct 18, 2023 12:23:38

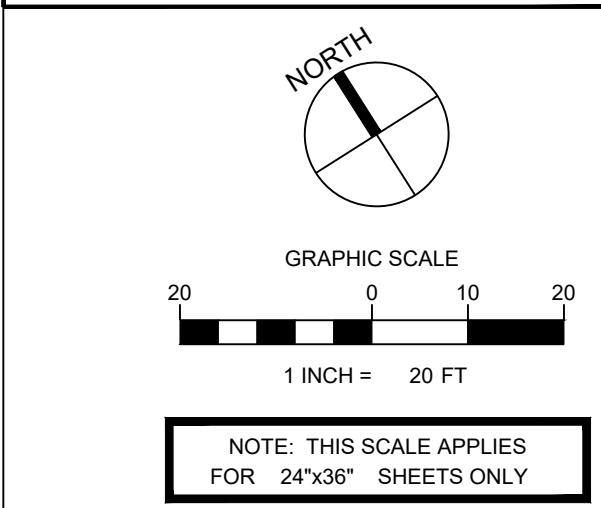


LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



SPOT SHOT LEGEND	
BW	BOTTOM OF WALL
EG	EXISTING GRADE
EG MATCH	MATCH EXISTING GRADE
FG	FINISH GRADE
FFE	FINISH FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
PAD	FINISH PAD
TC BC	TOP OF CURB AND BOTTOM OF CURB
TC	TOP OF CURB
TG	TOP GRATE
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
EX	EXISTING STRUCTURE
FL	FLOW LINE

- GRADING NOTES:**
- ALL LAND EXISTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL SURVEY CONTROLS.
 - CONTRACTOR SHALL REMOVE ALL STRIPPINGS, DEBRIS AND EXCESS EXCAVATED MATERIALS FROM THE SITE AND DISPOSE OF IN A LEGAL MANNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND GRADING INCLUDING FURNISHING OF SITE BORROW AS REQUIRED TO MEET PLAN GRADES.
 - IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT FROM OFF-SITE BORROW MATERIAL OF ALL UNSUITABLE MATERIAL TO MEET COMPACTION REQUIREMENTS UNDER PAVED SURFACES. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, CL, AND FILL IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, UNLESS APPROVED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER. THE SITE ENGINEER AND GEOTECHNICAL ENGINEER, SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING UNSUITABLE SUBGRADE MATERIAL.
 - CONTRACTOR SHALL UNIFORMLY GRADE BEHIND CURBS, BUILDINGS, ROADS, ETC TO MATCH EXISTING GRADES. LANDSCAPE ISLANDS SHALL BE GRADED TO DRAIN OVER CURBS.
 - GRADE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE TO EXISTING OR NEW DRAINAGE FACILITIES.
 - COMPACTION REQUIREMENTS ARE AS FOLLOWS OR AS STATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
A. SUBGRADES UNDER PAVED AREAS AND STRUCTURES 100 PERCENT STANDARD PROCTOR (ASTM D698) - 34 INCHES.
B. UNPAVED AREAS TO BE GRASSSED OR LANDSCAPED 95 PERCENT STANDARD PROCTOR (ASTM D698) - FULL DEPTH.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NECESSARY TO MEET REQUIRED EXCAVATIONS AND GRADES. DEWATERING OPERATIONS SHALL NOT DISCHARGE DIRECTLY INTO MARSH OR WETLAND AREAS. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR FILTERED PRIOR TO ITS DISCHARGE INTO SURFACE WATERS OR BOTTOM DRAINAGE SYSTEMS. WATER MUST BE DISCHARGED THROUGH A PIPE, WELL, GRASSSED OR UNPAVED CHANNEL, OR OTHER EQUIVALENT MEANS SUCH THAT DISCHARGE DOES NOT CAUSE EROSION OR SEDIMENTATION.



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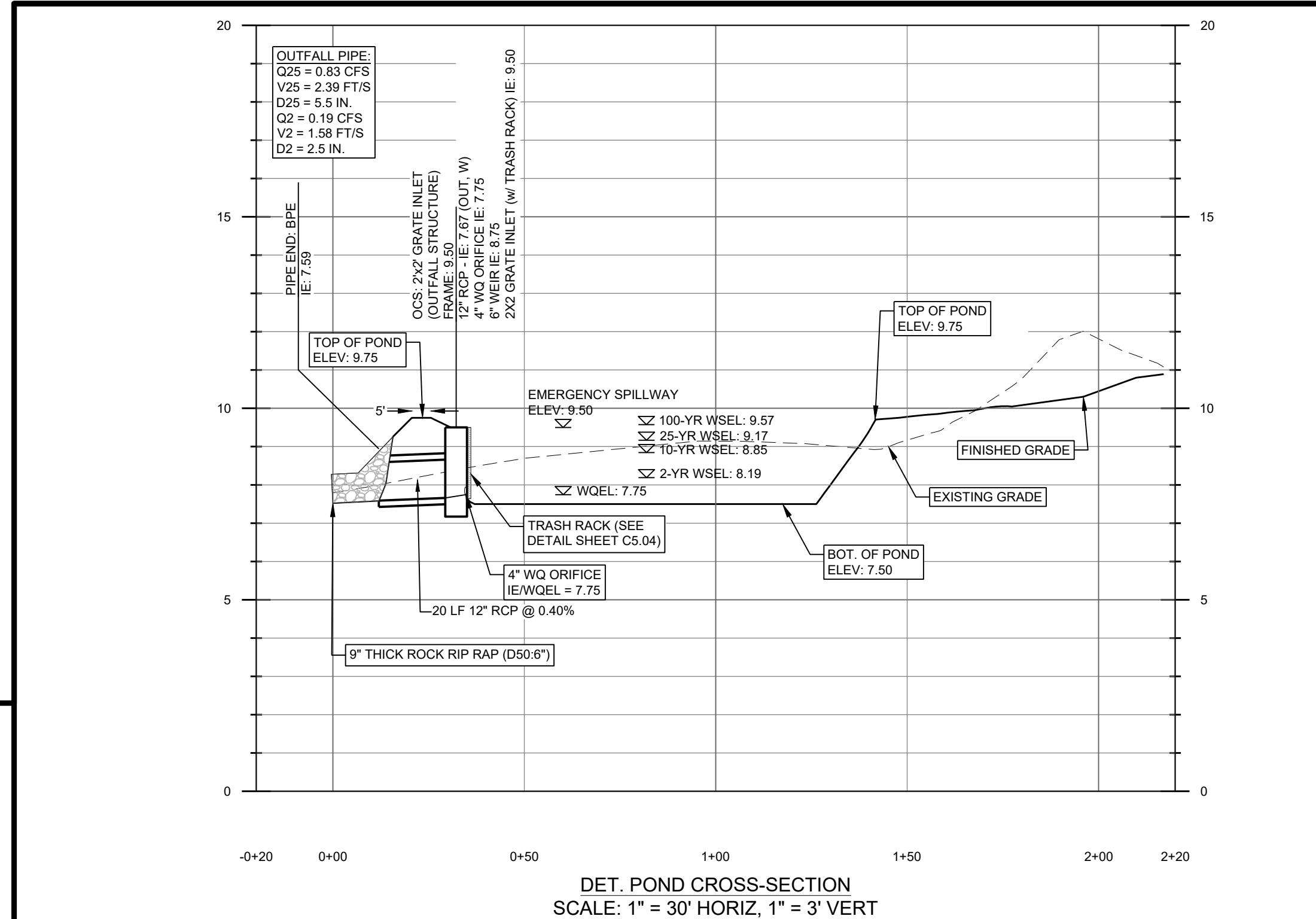
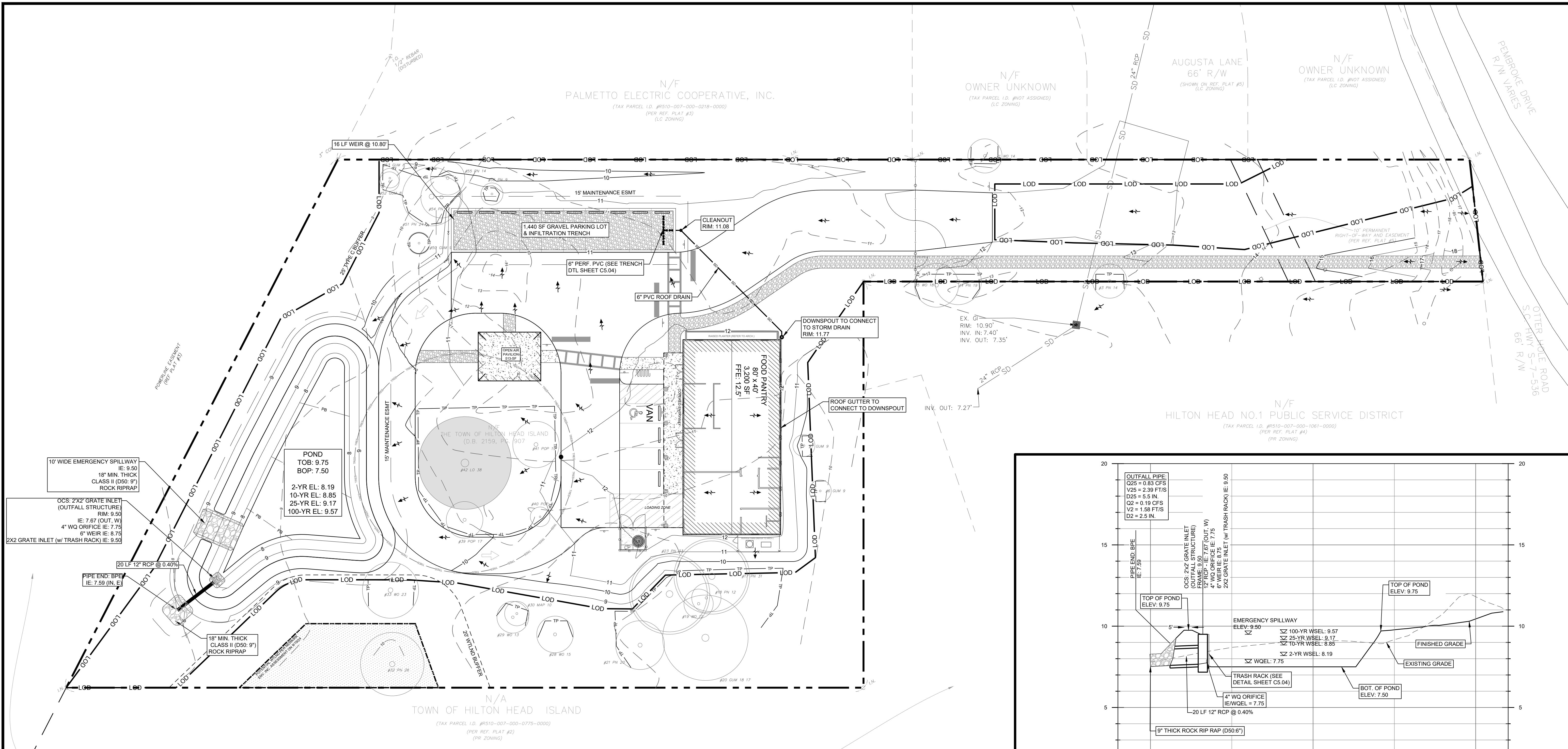
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		DESCRIPTION

SANDALWOOD FOOD PANTRY
TOWN OF HILTON HEAD ISLAND
CONSTRUCTION PLANS

GRADING PLAN

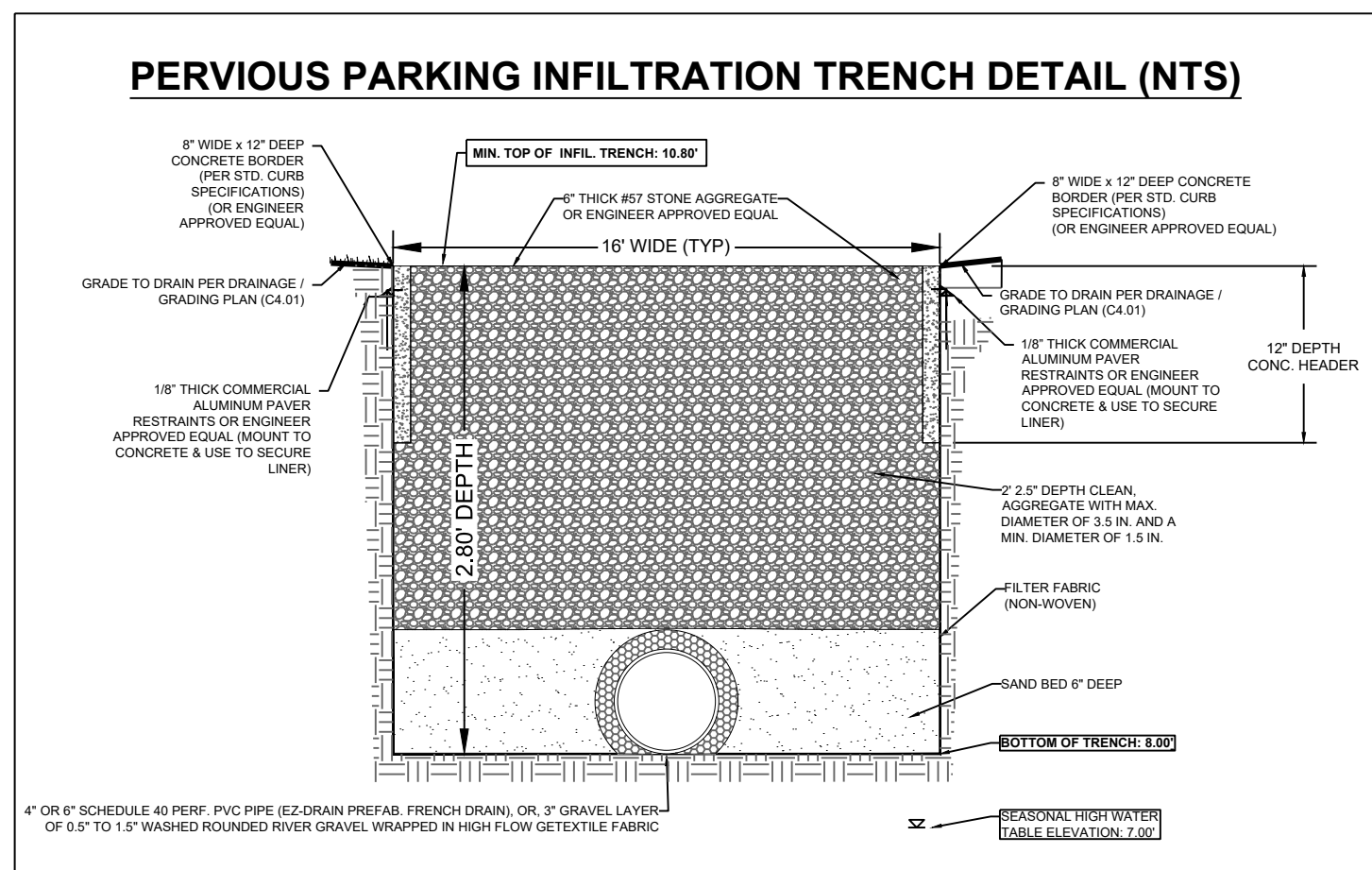
DATE: 10/28/25
DESIGNED BY: FJS
DRAWN BY: JIR
CHECKED BY: MES
JOB NUMBER: SC6479-2501

SHEET NO.
C4.01



- STORM DRAINAGE NOTES:**
1. ALL RCP PIPE SHALL BE CLASS III WATERTIGHT REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 2. ALL PVC STORM PIPE SHALL BE SDR-35 BELL & SPIGOT.
 3. ALL CORRUGATED PLASTIC PIPE (CPP) AND FITTINGS SHALL BE ADS N-12, WT OR APPROVED EQUAL WITH WATERTIGHT CONNECTIONS.
 4. LOCATIONS AND TOP ELEVATIONS OF INLETS AND STRUCTURES WILL BE ADJUSTED IN THE FIELD BY THE CONTRACTOR WHERE NECESSARY AND SHALL BE APPROVED BY THE ENGINEER.
 5. INVERTS SHOWN ON PLAN DRAWING ARE PIPE INVERTS.
 6. MAINTENANCE RESPONSIBILITY OF ALL STORM DRAINAGE PIPING AND STRUCTURES SHALL BE AS FOLLOWS:
DURING CONSTRUCTION: GENERAL CONTRACTOR
AFTER CONSTRUCTION: OWNER
 7. SITE CONTRACTOR IS RESPONSIBLE FOR MAKING TIE-IN TO UNDER-SLAB ROOF DRAIN CONNECTIONS AT BUILDING. ALL BUILDING CONNECTION POINTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM ALL BUILDING CONNECTION POINT LOCATIONS AND ELEVATIONS WITH APPROVED ARCHITECTURAL AND MECHANICAL PLANS.
 8. SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING ROOF DRAIN LEADERS TO WITHIN 5 FEET OF BUILDING FOR CONNECTION OF EXTERNAL DOWNSPOUTS/ROOF DRAINS. ALL CONNECTION POINTS SHOWN ARE FOR REFERENCE ONLY. PLUMBING CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING TRANSITION AND CONNECTION TO ROOF DRAIN LEADERS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Infiltration Basin Summary - Gravel Parking Area	
Approx. Depth to Groundwater	5.00 ft
Depth of Test Termination	3.50 ft
Existing Elevation at Testing Location	12.00 ft
Approx. Groundwater Elevation	7.00 ft
Proposed Top of Basin Elevation	10.80 ft
Bottom of Basin Elevation (max)	8.00 ft
Basin Depth Proposed	2.80 ft

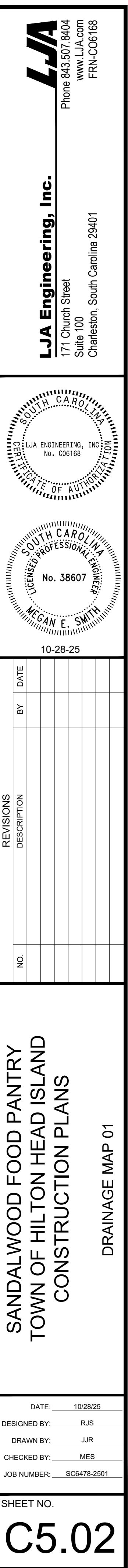
Infiltration Rate - Gravel Parking Area	
Infiltration Bottom Surface Area (Eff w/ Voids)	504.00
Infiltration Rate at Testing Location (in/hr)	3.95
Infiltration Rate at Testing Location (ft/s)	0.000091
Base Flow Infiltration Rate (cfs)	-0.046

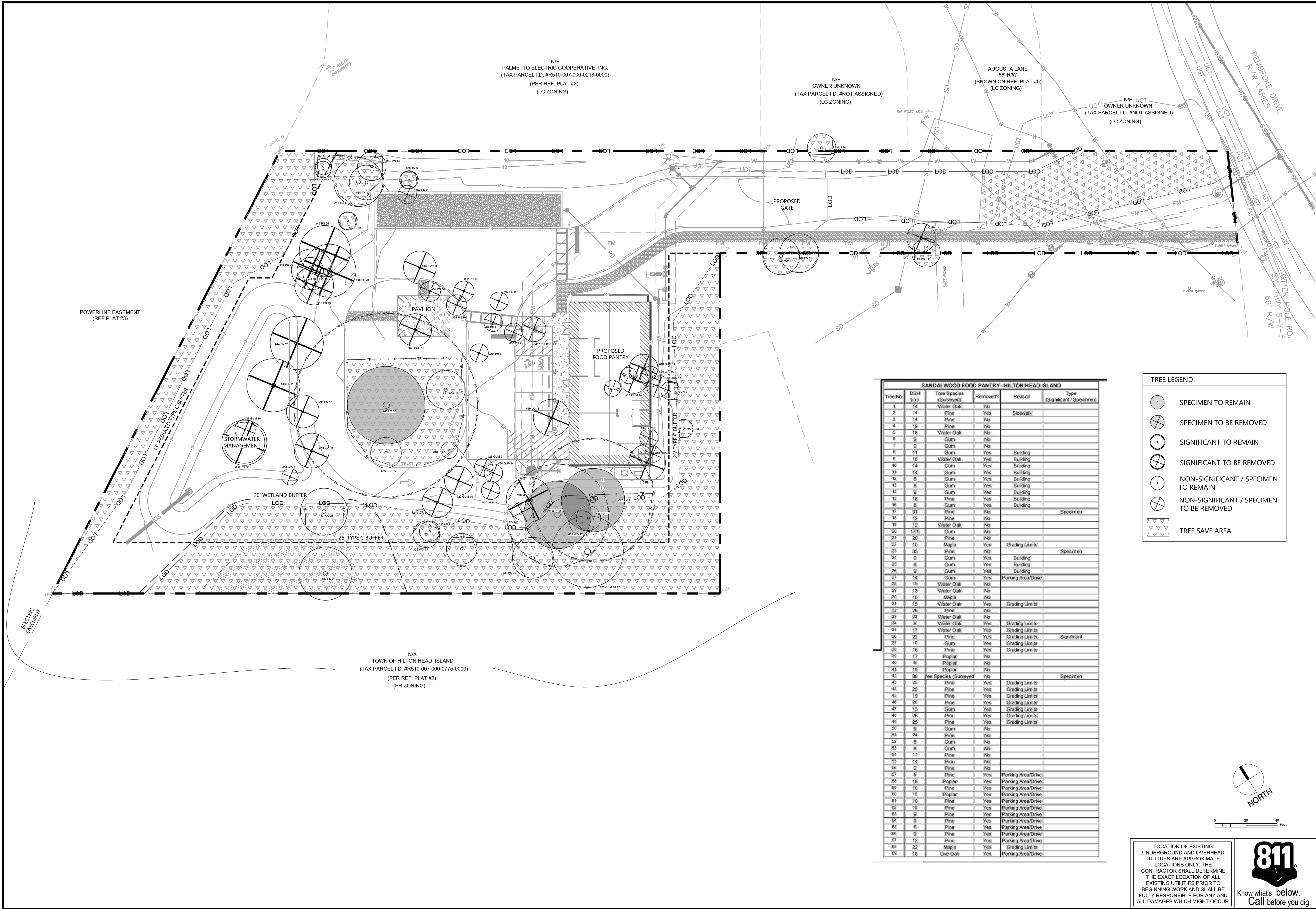
Infiltration Basin Summary - Gravel Parking Area	
Basin Depth (Proposed)	2.80 ft
Infiltration Bottom Surface Area (Eff w/ Voids)	1,440 sf
Infiltration Bottom Surface Area (Eff w/ Voids)	504 sf
Infiltration Surface Area	2,034 sf
Infiltration Basin Volume	4,032 cf
Nr (Effective Porosity of Infiltration Trench)	0.35
Infiltration Basin Volume (Eff. w/ Voids)	1,411 cf
Rate of Infiltration (per Drawdown)	0.061444 cfs
Rate (per 50% Infiltration Rate & Surface Area)	0.065833 cfs
Weir	16.00 LF
Elevation	10.80 ft

INFILTRATION TRENCH w/ VOIDS - Stage Storage Table					
Elevation (FT)	Area (AC)	A1+A2+SQR (A1*A2) (AC)	Incremental Volume (AC-FT)	Cumulative Volume (AC-FT)	Cumulative Volume (CF)
8.00	0.012397	0.000	0.000	0.000	0.00
9.00	0.012397	0.037	0.012	0.012	540.00
10.00	0.012397	0.037	0.012	0.025	1080.00
10.50	0.012397	0.037	0.006	0.031	1350.00
10.80	0.012397	0.037	0.004	0.035	1512.00

DETENTION POND - Stage Storage Table				
Elevation (FT)	Area (AC)	A1+A2+SQR (A1*A2) (AC)	Incremental Volume (AC-FT)	Cumulative Volume (AC-FT)
7.50	0.045761	0.000	0.000	0.000
7.75	0.051368	0.146	0.012	0.012
8.00	0.057140	0.163	0.014	0.026
8.50	0.069117	0.189	0.032	0.057
9.00	0.081671	0.226	0.038	0.095
9.50	0.086527	0.252	0.042	0.137

Detention Staging				
STORM	2-YR	10-YR	25-YR	100-YR
Pond Elev.	8.19	8.85	9.17	9.57
Freeboard	1.56	0.90	0.58	0.18





SANDALWOOD FOOD PANTRY - HILTON HEAD ISLAND						
Tree No.	DBH (in.)	Tree Species (Surveyed)	Removed?	Reason	Type (Significant / Specimen)	
1	14	Water Oak	No			
2	14	Pine	Yes	Sidewalk		
3	14	Pine	No			
4	19	Pine	No			
5	18	Water Oak	No			
6	9	Gum	No			
7	9	Gum	No			
8	11	Gum	Yes	Building		
9	10	Water Oak	Yes	Building		
10	14	Gum	Yes	Building		
11	14	Gum	Yes	Building		
12	8	Gum	Yes	Building		
13	8	Gum	Yes	Building		
14	9	Gum	Yes	Building		
15	18	Pine	Yes	Building		
16	8	Gum	Yes	Building		
17	31	Pine	No		Specimen	
18	12	Pine	No			
19	12	Water Oak	No			
20	17.5	Gum	No			
21	20	Pine	No			
22	10	Maple	Yes	Grading Limits		
23	33	Pine	No		Specimen	
24	9	Gum	Yes	Building		
25	9	Gum	Yes	Building		
26	9	Gum	Yes	Building		
27	14	Gum	Yes	Parking Area/Drive		
28	15	Water Oak	No			
29	13	Water Oak	No			
30	10	Maple	No			
31	15	Water Oak	Yes	Grading Limits		
32	26	Pine	No			
33	23	Water Oak	No			
34	8	Water Oak	Yes	Grading Limits		
35	17	Water Oak	Yes	Grading Limits		
36	22	Pine	Yes	Grading Limits	Significant	
37	10	Gum	Yes	Grading Limits		
38	16	Pine	Yes	Grading Limits		
39	17	Poplar	No			
40	8	Poplar	No			
41	19	Poplar	No			
42	38	Tree Species (Surveyed)	No		Specimen	
43	26	Pine	Yes	Grading Limits		
44	25	Pine	Yes	Grading Limits		
45	19	Pine	Yes	Grading Limits		
46	20	Pine	Yes	Grading Limits		
47	13	Gum	Yes	Grading Limits		
48	26	Pine	Yes	Grading Limits		
49	25	Pine	Yes	Grading Limits		
50	9	Gum	No			
51	24	Pine	No			
52	8	Gum	No			
53	8	Gum	No			
54	17	Pine	No			
55	14	Pine	No			
56	9	Pine	No			
57	9	Pine	Yes	Parking Area/Drive		
58	16	Poplar	Yes	Parking Area/Drive		
59	10	Pine	Yes	Parking Area/Drive		
60	16	Poplar	Yes	Parking Area/Drive		
61	10	Pine	Yes	Parking Area/Drive		
62	10	Pine	Yes	Parking Area/Drive		
63	9	Pine	Yes	Parking Area/Drive		
64	9	Pine	Yes	Parking Area/Drive		
65	9	Pine	Yes	Parking Area/Drive		
66	9	Pine	Yes	Parking Area/Drive		
67	12	Pine	Yes	Parking Area/Drive		
68	22	Maple	Yes	Grading Limits		
69	18	Live Oak	Yes	Parking Area/Drive		

TREE LEGEND

SPECIMEN TO REMAIN

SPECIMEN TO BE REMOVED

SIGNIFICANT TO REMAIN

SIGNIFICANT TO BE REMOVED

NON-SIGNIFICANT / SPECIMEN TO REMAIN

NON-SIGNIFICANT / SPECIMEN TO BE REMOVED

TREE SAVE AREA

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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LJA Engineering, Inc.

171 Church Street
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Charleston, South Carolina 29401

LJA ENGINEERING, INC.
No. C06168

ROBERT L. WATKINS

REVISIONS

DESCRIPTION

NO

DATE

BY

SANDALWOOD FOOD PANTRY
HILTON HEAD ISLAND
LANDSCAPE PLAN

DATE: 10/28/25

DESIGNED BY: JM

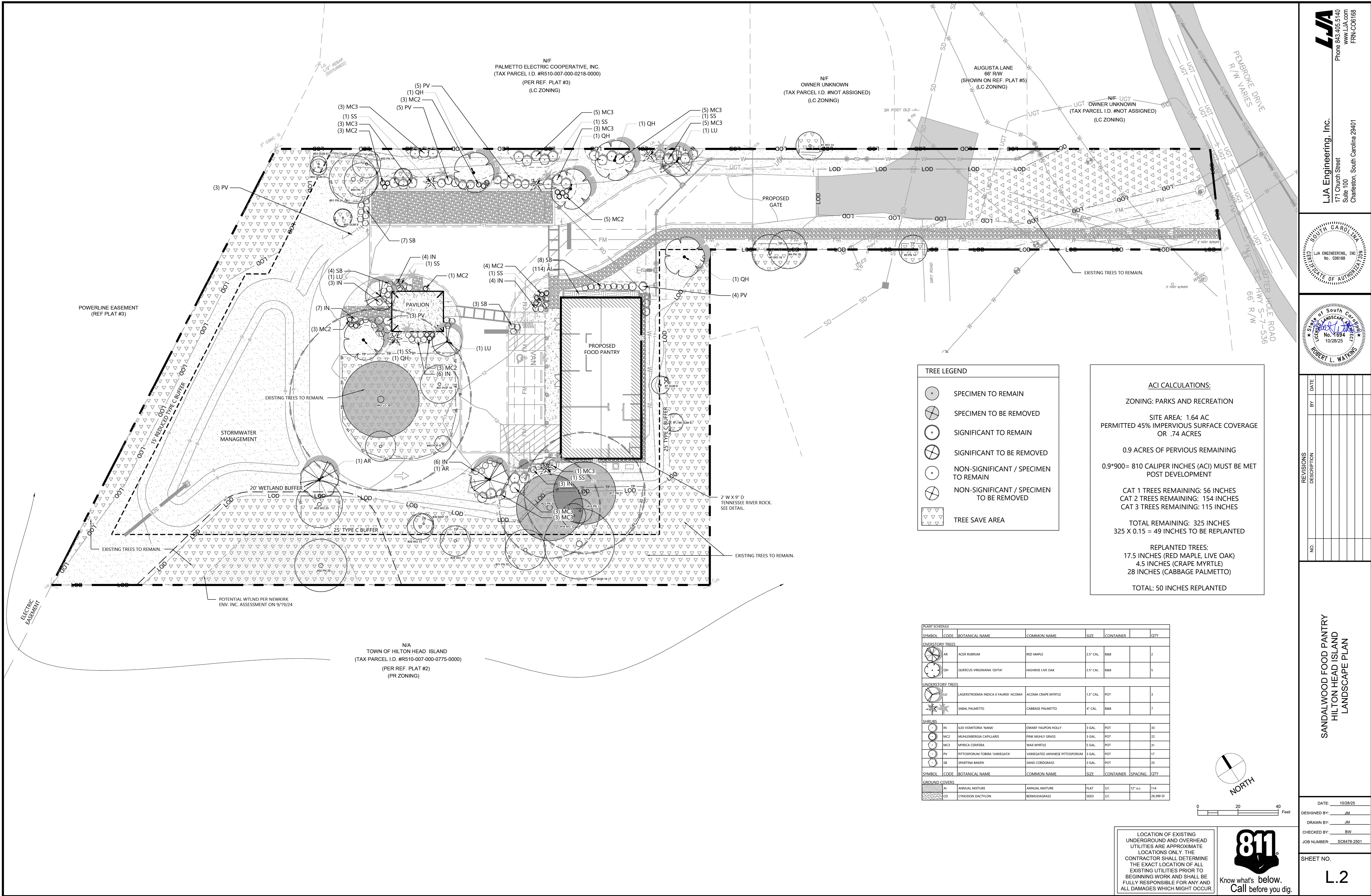
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CHECKED BY: BW

JOB NUMBER: SC6478-2501

SHEET NO.

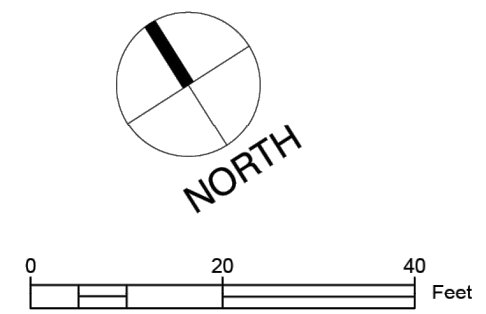
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TREE LEGEND	
	SPECIMEN TO REMAIN
	SPECIMEN TO BE REMOVED
	SIGNIFICANT TO REMAIN
	SIGNIFICANT TO BE REMOVED
	NON-SIGNIFICANT / SPECIMEN TO REMAIN
	NON-SIGNIFICANT / SPECIMEN TO BE REMOVED
	TREE SAVE AREA

ACI CALCULATIONS:	
ZONING: PARKS AND RECREATION	
SITE AREA: 1.64 AC	
PERMITTED 45% IMPERVIOUS SURFACE COVERAGE OR .74 ACRES	
0.9 ACRES OF PERVIOUS REMAINING	
0.9*900 = 810 CALIPER INCHES (ACI) MUST BE MET POST DEVELOPMENT	
CAT 1 TREES REMAINING: 56 INCHES	
CAT 2 TREES REMAINING: 154 INCHES	
CAT 3 TREES REMAINING: 115 INCHES	
TOTAL REMAINING: 325 INCHES	
325 X 0.15 = 49 INCHES TO BE REPLANTED	
REPLANTED TREES:	
17.5 INCHES (RED MAPLE, LIVE OAK)	
4.5 INCHES (CRAPE MYRTLE)	
28 INCHES (CABBAGE PALMETTO)	
TOTAL: 50 INCHES REPLANTED	

PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
OVERSTORY TREES							
	AR	ACER RUBRUM	RED MAPLE	2.5" CAL	888		2
	QH	QUERCUS VIRGINIANA 'QVTA'	HIGHRISE LIVE OAK	2.5" CAL	888		5
UNDERSTORY TREES							
	LU	LAGERSTROEMIA INDICA X FAURIEI 'ACCOMA'	ACCOMA CRAPE MYRTLE	1.5" CAL	POT		3
		SABAL PALMETTO	CABBAGE PALMETTO	4" CAL	888		7
SHRUBS							
	IN	ILEX VOMITORIA 'NANA'	DWARF YAUPOON HOLLY	3 GAL	POT		33
	MC2	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	POT		22
	MC3	MYRTICA CERIFERA	WAX MYRTLE	5 GAL	POT		31
	PV	PITTOSPORUM TOBIIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTOSPORUM	3 GAL	POT		17
	SB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL	POT		25
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	AI	ANNUAL MIXTURE	ANNUAL MIXTURE	FLAT	S.F.	12" o.c.	114
	CD	CYNODON DACTYLON	BERMUDAGRASS	SEED	S.F.		26,399 SF



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



LJA Engineering, Inc.
171 Church Street
Suite 100
Charleston, South Carolina 29401

Phone 843.405.5140
www.LJA.com
FRN-C06168

STATE OF SOUTH CAROLINA
LJA ENGINEERING, INC.
No. C06168
CERTIFICATE OF AUTHORITY

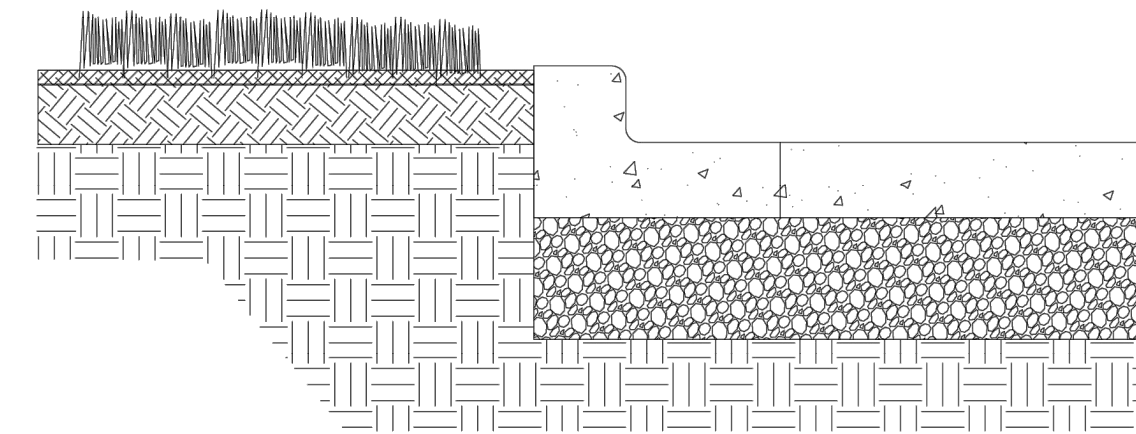
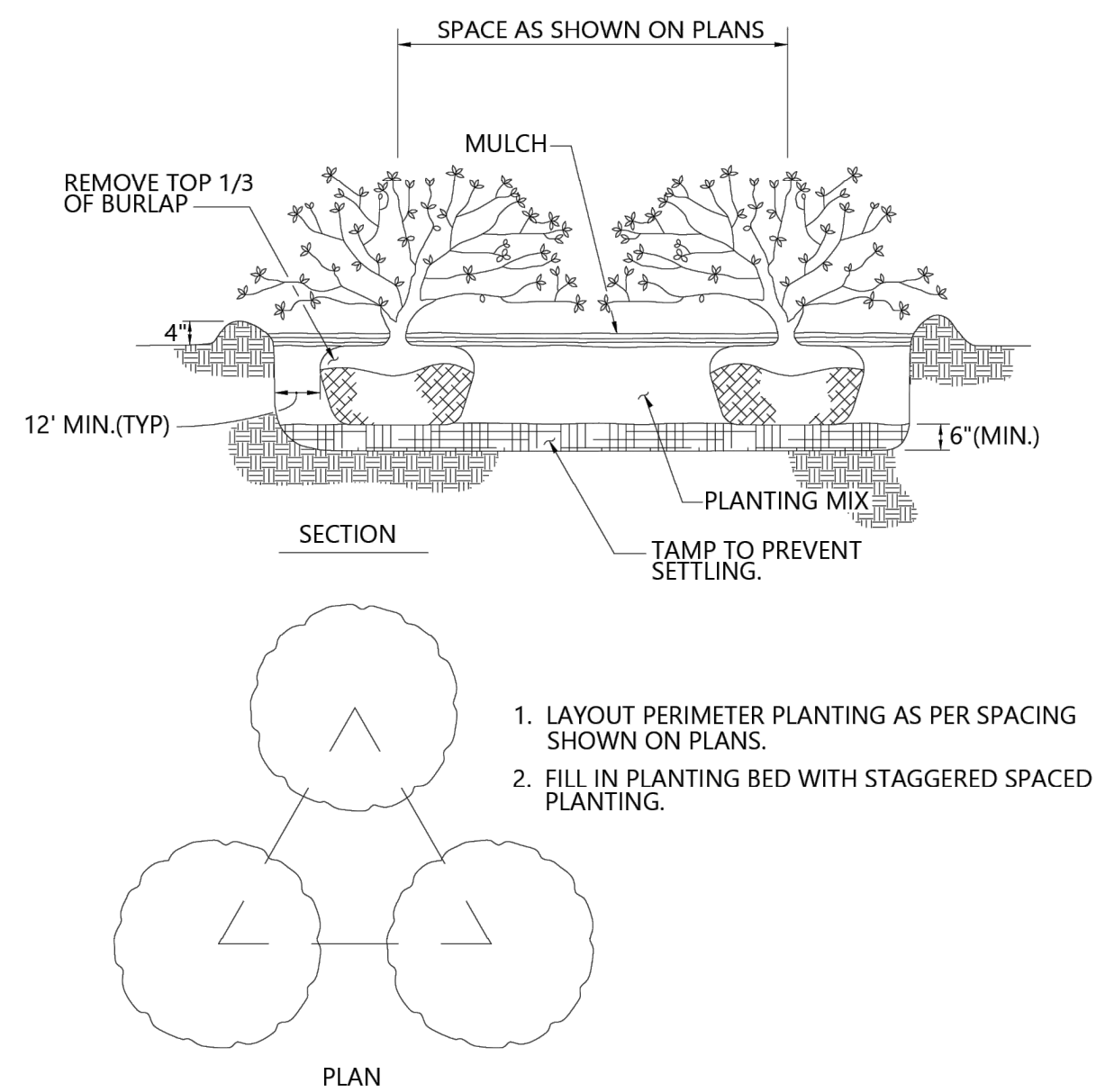
State of South Carolina
LANDSCAPE ARCHITECT
No. 1694
10/28/25
ROBERT L. WATKINS

NO.	DATE	BY	REVISIONS DESCRIPTION

**SANDALWOOD FOOD PANTRY
HILTON HEAD ISLAND
LANDSCAPE PLAN**

DATE: 10/28/25
DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: BW
JOB NUMBER: SC6478-2501

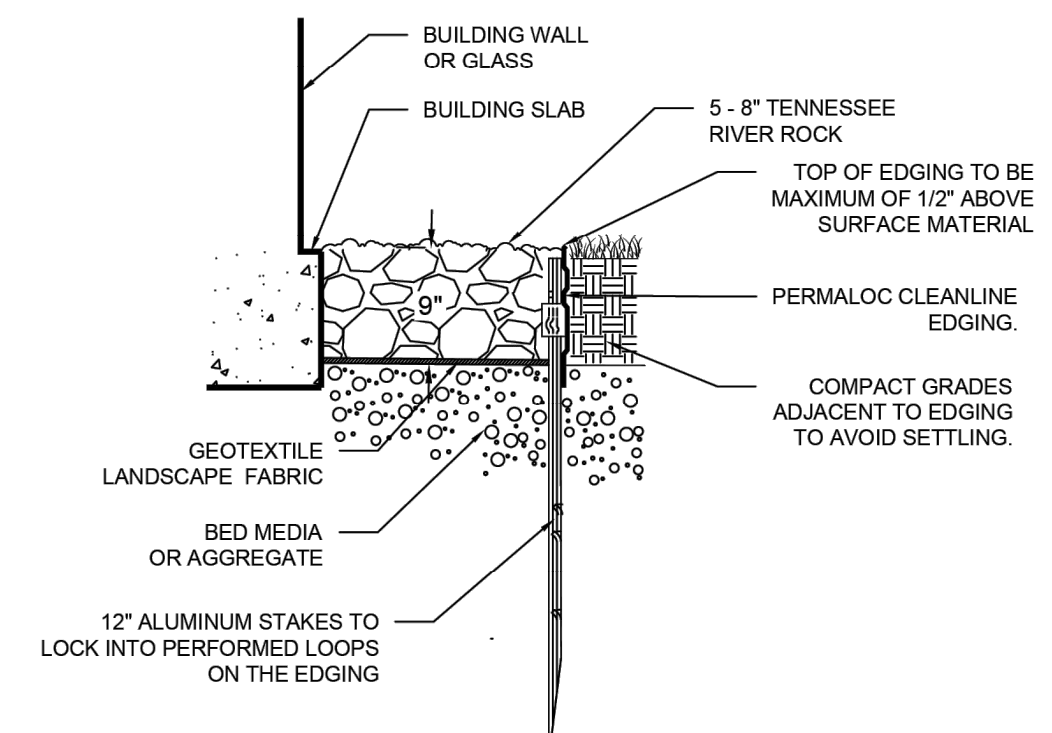
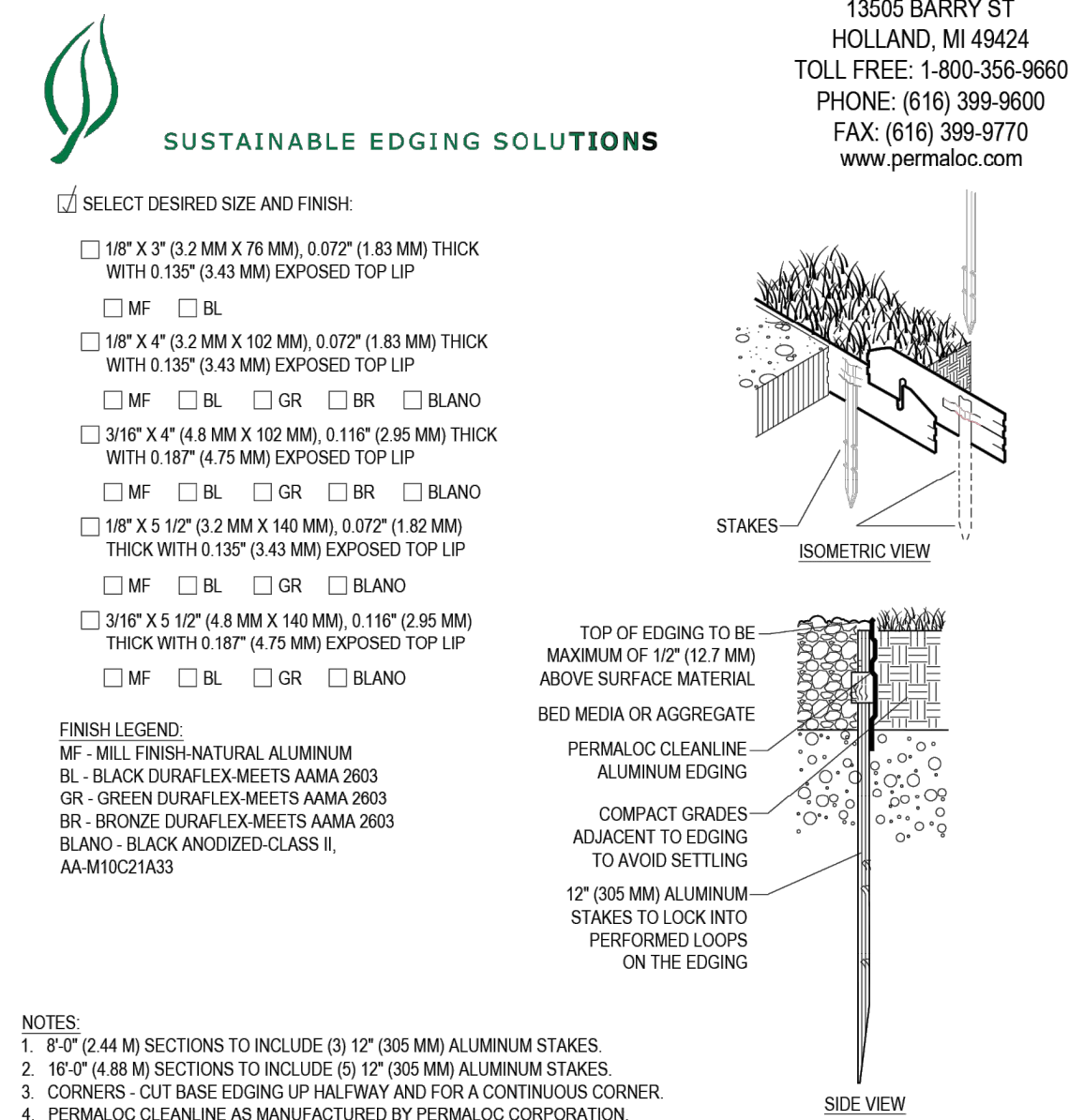
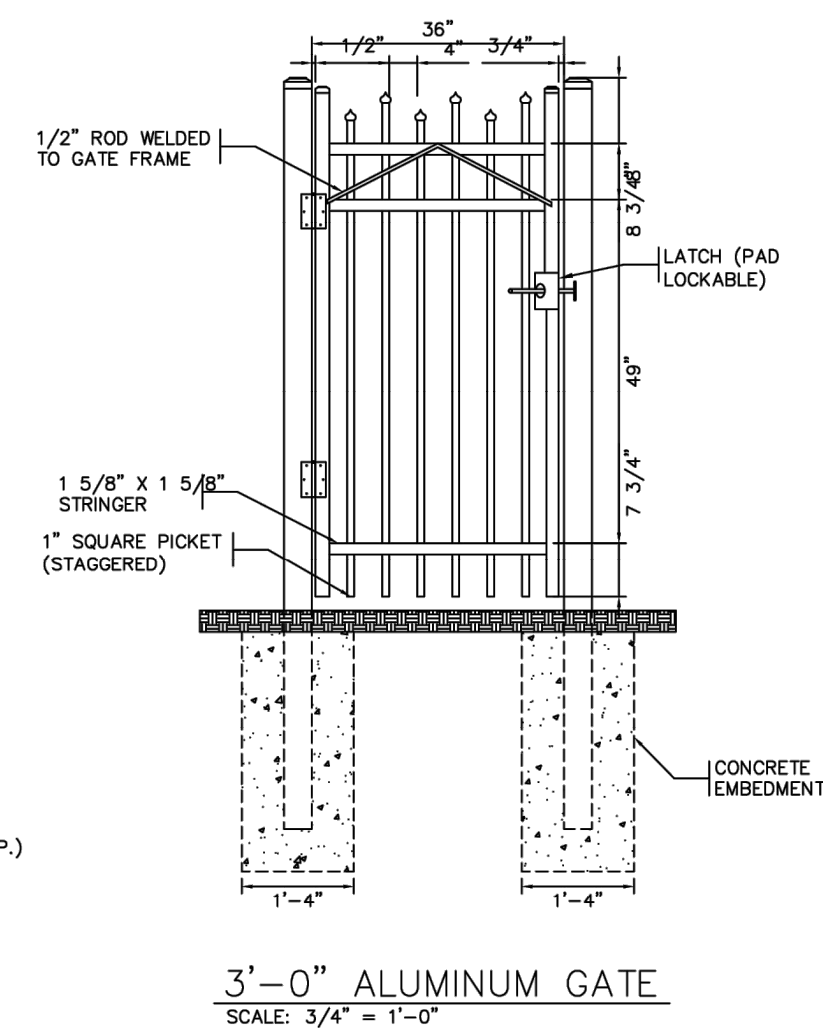
SHEET NO. **L.2**



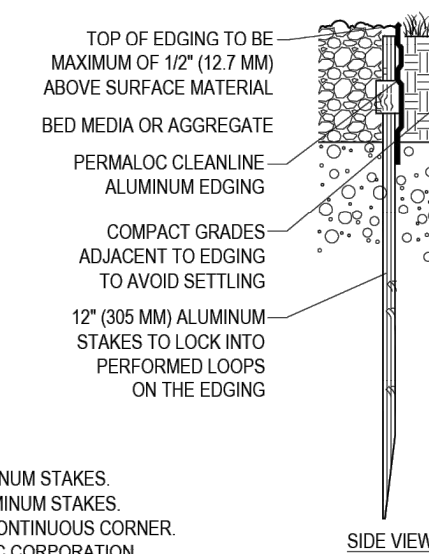
1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO +/- .2 OF A FOOT OF PROPOSED GRADES.
2. SPREAD 3" OF TOPSOIL AND CULTIVATE ENTIRE AREA TO 4" - 6" DEPTH HAND RAKE SMOOTH.
3. APPLY LIME AND FERTILIZER, AND ROTOTILL (AS PER SPECS.)
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY SOD AND ROLL. WATER THOROUGHLY AFTER INSTALLATION.

2 TYPICAL SHRUB PLANTING

3 TYPICAL SODDING PROCEDURE



6 RIVER ROCK DETAIL



- NOTES:
1. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
 2. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
 3. CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
 4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.

- NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

 CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING

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REVISION DATE 28/10/2025

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

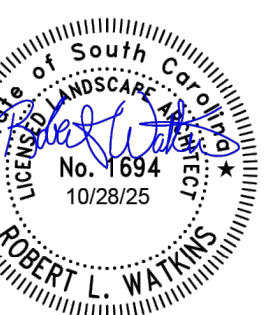
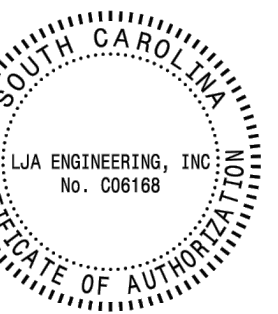
811
Know what's below.
Call before you dig.

SANDALWOOD FOOD PANTRY HILTON HEAD ISLAND LANDSCAPE PLAN

DATE: 10/28/25
DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: BW
NUMBER: SC6478-2501

HEET NO.

L.3

[illegible]



SPECIFICATIONS
UL1572 Listed Suitable for Wet Locations
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze
Full Cut Off Fixture

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.43	3.9	0.2	8.20	19.50
Shielded Area	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS

Illuminance
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze
Flat Cast Off Fixture

CalcPts_1

Shielded Area	Illuminance	Fc	1.43	3.9	0.2	8.20
			0.00	0.0	0.0	N.A.

Luminaire Location Summary

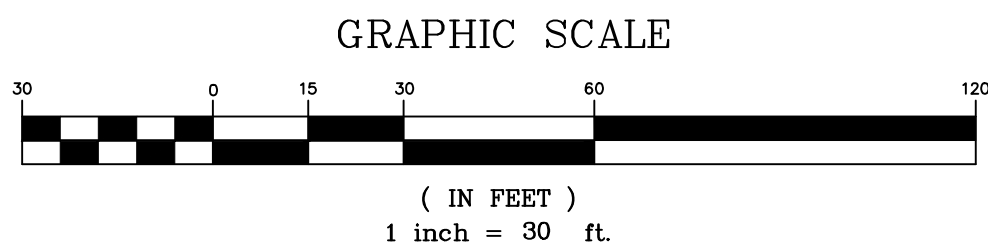
LumNo	Label	Insertion Point			Orient
		X	Y	Z	
1	AUTOBAHN SMALL	2083159	137878	20	236.49°
2	AUTOBAHN SMALL	2083154. 805	137807.8 62	20	149.886

NOTES

- P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
- 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.
- ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

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PALMETTO ELECTRIC COOPERATIVE, INC.

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



DESIGNED BY: NZ
CHECKED BY: ENG
DRAWN BY: AKM
DATE: 9/25/25
SCALE: 1" = 30'
PROJECT NO.: 2509004L
MAP NO: 00000000
SHEET NO.
1
OF
1

PRIMARY PROPOSAL FOR
SANDALWOOD FOOD PANTRY
LOCATION
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

**Sandlewood Food Pantry
8 August Lane
Final - Staff Comments
November 12, 2025
DRB-001075-2025**

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: 8 August Lane – Sandlewood Food Pantry

DRB-001075-2025

DATE: 11/12/2025

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 8 August Lane, Sandlewood Food Pantry with the following conditions:
- Any additional information as required by the Board.