



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, December 12, 2023, 2:30 PM

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

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of November 14, 2023
- 4. Appearance by Citizens**
- 5. Unfinished Business**
 - a. DRB-002013-2023 - Olive Shell Multi-Family Subdivision - Final Review
- 6. New Business**
 - a. DRB-002006-2023 - 11 Lemoyne Avenue - Best Western Rebranding - Alteration/Addition
 - b. DRB-0002110-2023 - Hilton Head High School Expansion - Conceptual
- 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, November 14, 2023, 3:00 PM Minutes

1. Call to Order

Chair Foss called the meeting to order at 3:04 PM.

2. Adoption of the Agenda

Bassett moved to adopt as is with no changes . Parker seconded. Motion passed with a vote of 5-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of October 24, 2023

Moleski moved to approve. Bassett seconded. The minutes of October 24, 2023, were approved by a vote of 5-0.

4. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal, and none were received. No one spoke at the meeting.

5. Unfinished Business

a. DRB-002013-2023 - Olive Shell Mutli-Family Subdivision - Final Review

Alexis Cook, Principal Planner, indicated the applicant had complied with all changes requested by Staff.

Applicant gave a brief overview of changes made since the last meeting and answered all questions by the Board members.

After discussion, Chair Foss indicated there are too many details left for final approval of the plans at this time. Applicant asked for final approval to be tabled. The applicant will appear again on December 12, 2023.

6. New Business

a. DRB-001862-2023 - Daufuskie Ferry Dock and Pavillion Project - Conceptual

Alexis Cook, Principal Planner, presented the conceptual phases of the project, with today's review being of the initial dock phase. She indicated that Staff recommends approval of the conceptual drawings with the following conditions: that the bike rack color

be changed to a more nature blending color, and that concrete be added to the material board. Applicant reviewed the conceptual drawings with the Board and answered all questions. Landscaping plans were additionally submitted, briefly reviewed by the Board, and discussed with the applicant. Parker moved to approve with Staff recommendations. Moleski seconded. The Motion was approved with a vote of 5-0.

b. DRB-001906-2023 1038 William Hilton Parkway - Alteration/Addition

Alexis Cook, Principal Planner, reviewed with the Board the location of the roof project, and elevations of the unique building. She indicated Staff has further questions for the applicant, and Staff is not recommending approval at this time until further information is received and reviewed. Mr. Parker recused himself from the discussion. Applicant answered questions from the Board members and addressed Staff's concerns. After discussion and assurances by the Applicant that no changes to the building are being made, with only a roof replacement being done, a Motion to approve the application was made by Bassett. Moleski seconded, and the Motion was approved by a vote of 4-0 with Parker abstaining.

7. Board Business

a. Approval of Proposed 2024 Meeting Dates

Concerns were expressed by the Board about the April, November and December meeting dates, but the Board agreed that these could be adjusted as the meeting dates approached. A Motion to approve the Proposed 2024 Meeting Dates was made by Carstens. A second was made by Parker, and the Motion was approved with a vote of 5-0.

8. Staff Reports

a. Minor Corridor Report

Alexis Cook, Principal Planner, presented the Minor Corridor Report to the Board. She expressed Staff's thanks for the Board's feedback on Billy Wood and the condition of signs around the Town and reported that communications are being drafted to remind commercial businesses that this is the time of year to power wash and update signs. The Chair thanked Staff for looking into matters reported to them and their quick response.

9. Adjournment

The meeting was adjourned at 4:34 PM.

Approved:

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: 20 Olive Shell Court

DRB#: DRB-00-2013-2023

DATE: 12/12/2023

CATEGORY: Final

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.

OLIVE SHELL COURT

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: 24"X36"

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

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER

CS

CONSULTANT INFO

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

PATRICK BOYLAN, PLS
1446 AUDUBON DRIVE SE
AIKEN, SC

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

STURRE ENGINEERING
BLUFFTON, SC
(843) 929.9432

ISSUED: NOVEMBER 30, 2023

CONTACT

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

SHEET INDEX

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

GENERAL NOTES:

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

LAYOUT NOTES:

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

GENERAL DISTURBANCE NOTES:

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

CONSTRUCTION NOTES:

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

LIGHTING NOTES:

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

TURF AND GRASSING NOTES:

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

SOIL AMENDMENT NOTES:

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

PLANTING NOTES:

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

IRRIGATION NOTES:

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



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

SITE DEVELOPMENT PLANS

FOR
OLIVE SHELL COURT

RENTAL COMMUNITY

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	NOV 30, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

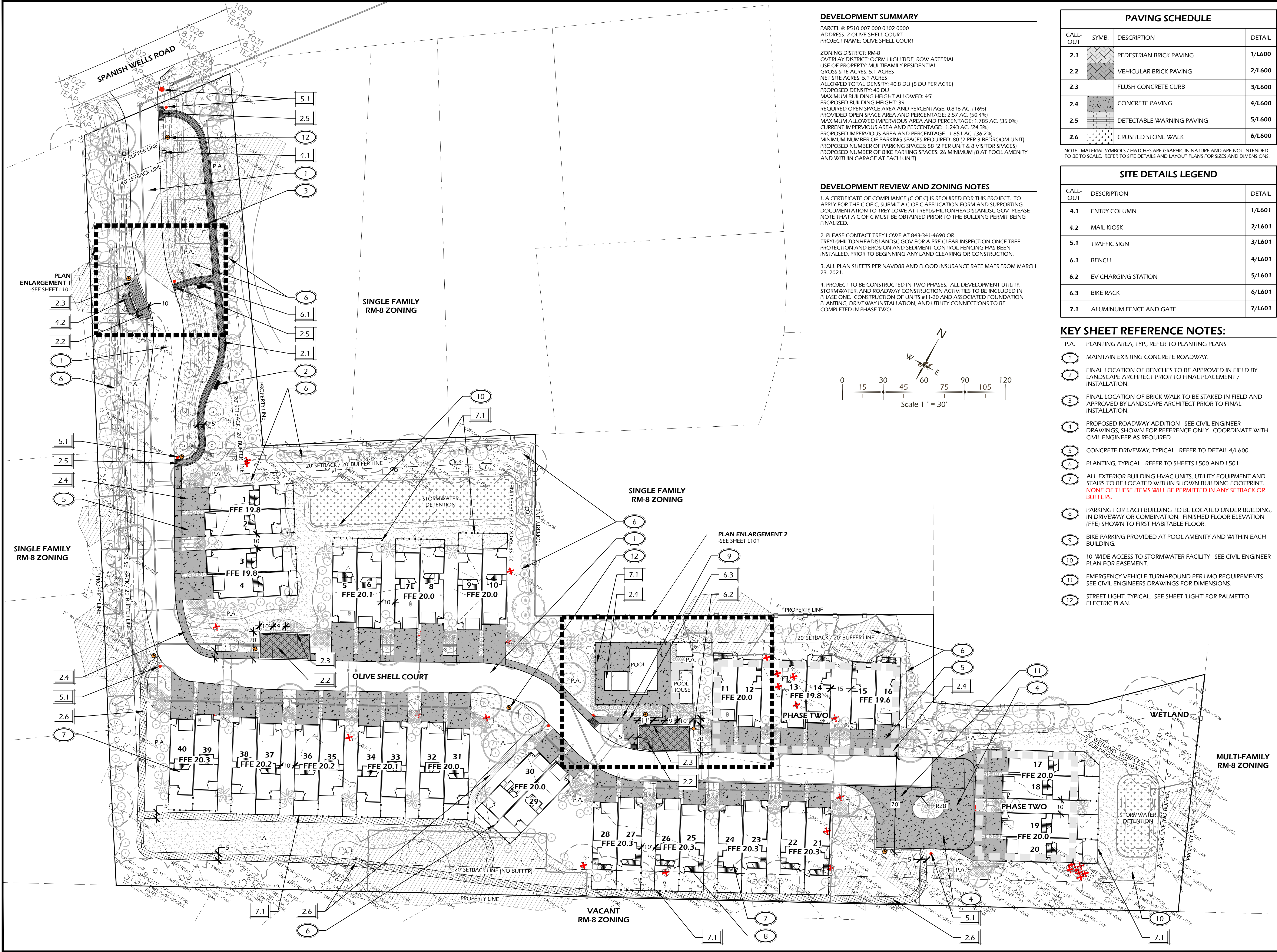
REVISIONS:

DRAWING TITLE
PROJECT NOTES

DRAWING NUMBER

L30





DEVELOPMENT SUMMARY

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

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

DEVELOPMENT REVIEW AND ZONING NOTES

1. A CERTIFICATE OF COMPLIANCE (C OF C) IS REQUIRED FOR THIS PROJECT. TO APPLY FOR THE C OF C, SUBMIT A C OF C APPLICATION FORM AND SUPPORTING DOCUMENTATION TO TREY LOWE AT TREYL@HILTONHEADISLANDSC.GOV. PLEASE NOTE THAT A C OF C MUST BE OBTAINED PRIOR TO THE BUILDING PERMIT BEING FINALIZED.

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

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

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

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

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

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

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

WINTER JONES-KEEFEER
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land planning
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THIS SHEET TO SCALE AT: 24"x36"

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

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100

PLANT ENLARGEMENT 1:
MAIL KIOSK



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

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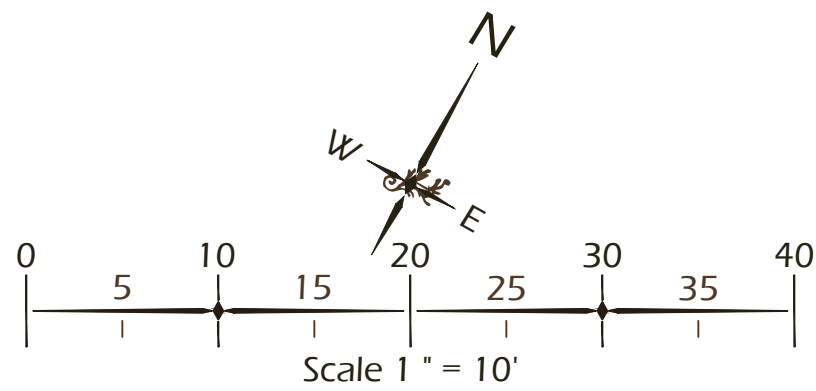
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- 1 MAINTAIN EXISTING CONCRETE ROADWAY.
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- 8 PARKING FOR EACH BUILDING TO BE LOCATED UNDER BUILDING, IN DRIVEWAY OR COMBINATION. FINISHED FLOOR ELEVATION (FFE) SHOWN TO FIRST HABITABLE FLOOR.
- 9 BIKE PARKING PROVIDED AT POOL AMENITY AND WITHIN EACH BUILDING.
- 10 10' WIDE ACCESS TO STORMWATER FACILITY - SEE CIVIL ENGINEER PLAN FOR EASEMENT.
- 11 EMERGENCY VEHICLE TURNAROUND PER LMO REQUIREMENTS. SEE CIVIL ENGINEERS DRAWINGS FOR DIMENSIONS.
- 12 POOL EQUIPMENT AREA. OPTIONAL LOCATION WITHIN POOL HOUSE BUILDING.
- 13 TRASH ENCLOSURE FOR EACH UNIT AT GROUND LEVEL. HVAC UNIT LOCATED ABOVE AT FIRST FLOOR LEVEL. TYPICAL.
- 14 POOL HOUSE. SEE ARCHITECTURAL DRAWINGS.
- 15 STREET LIGHT, TYPICAL. SEE SHEET 'LIGHT' FOR PALMETTO ELECTRIC PLAN.

DEVELOPMENT REVIEW AND ZONING NOTES

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PLANT ENLARGEMENT 2:
POOL AMENITY



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THIS SHEET TO SCALE AT: 24"X36"

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

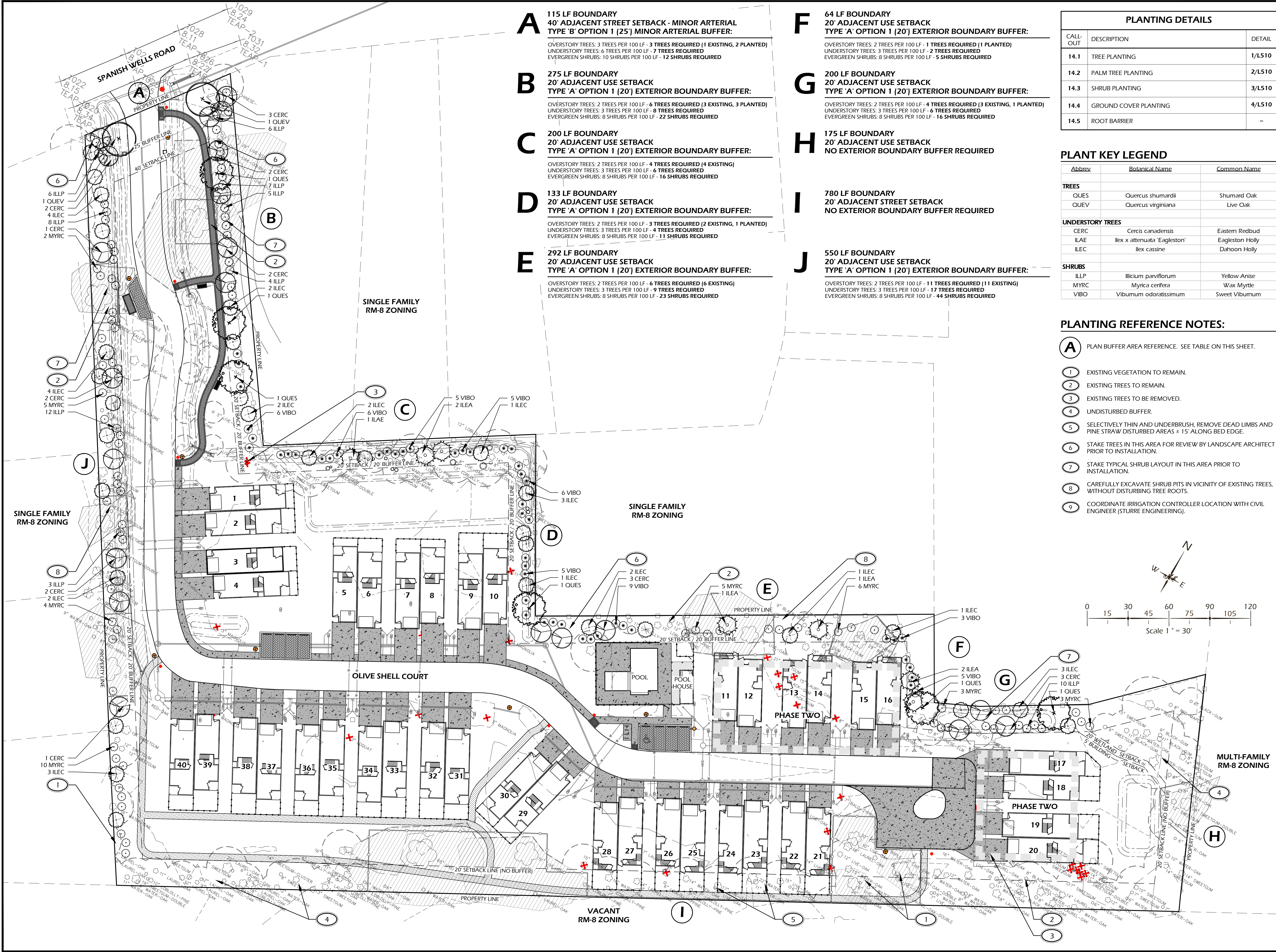
DATE:	NOV 30, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
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CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L101



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

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

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

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

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

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

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
BUFFER PLANTING PLAN

DRAWING NUMBER
L500



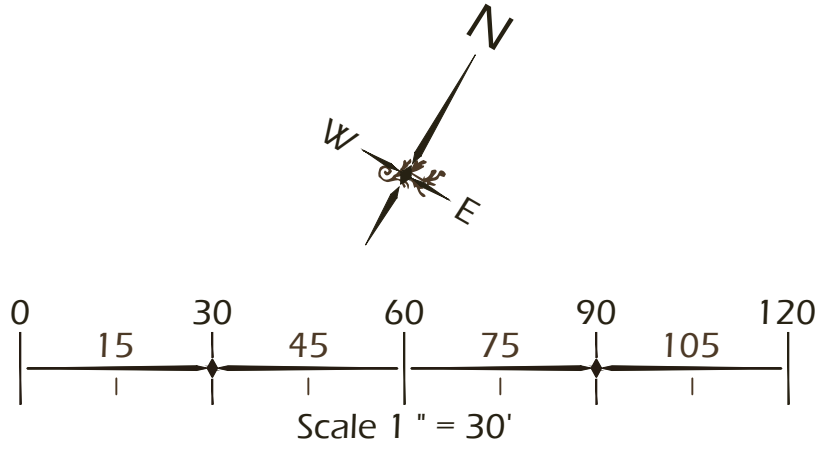
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CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"



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

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

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



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

DATE: NOV 30, 2023
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DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

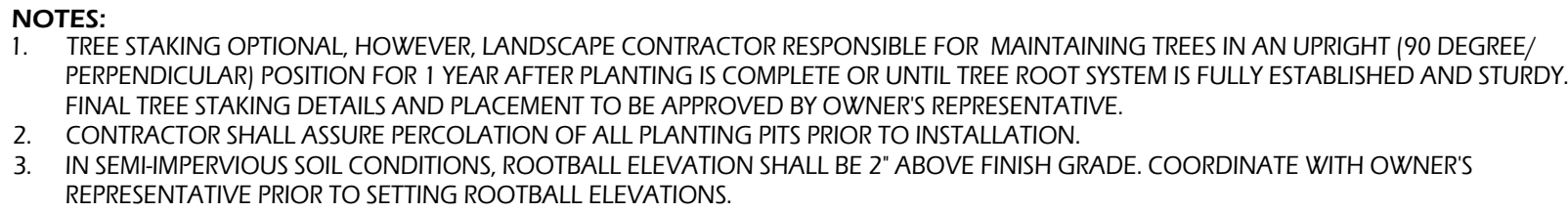
REVISIONS:

DRAWING TITLE
INTERIOR PLANTING PLAN

DRAWING NUMBER
L501

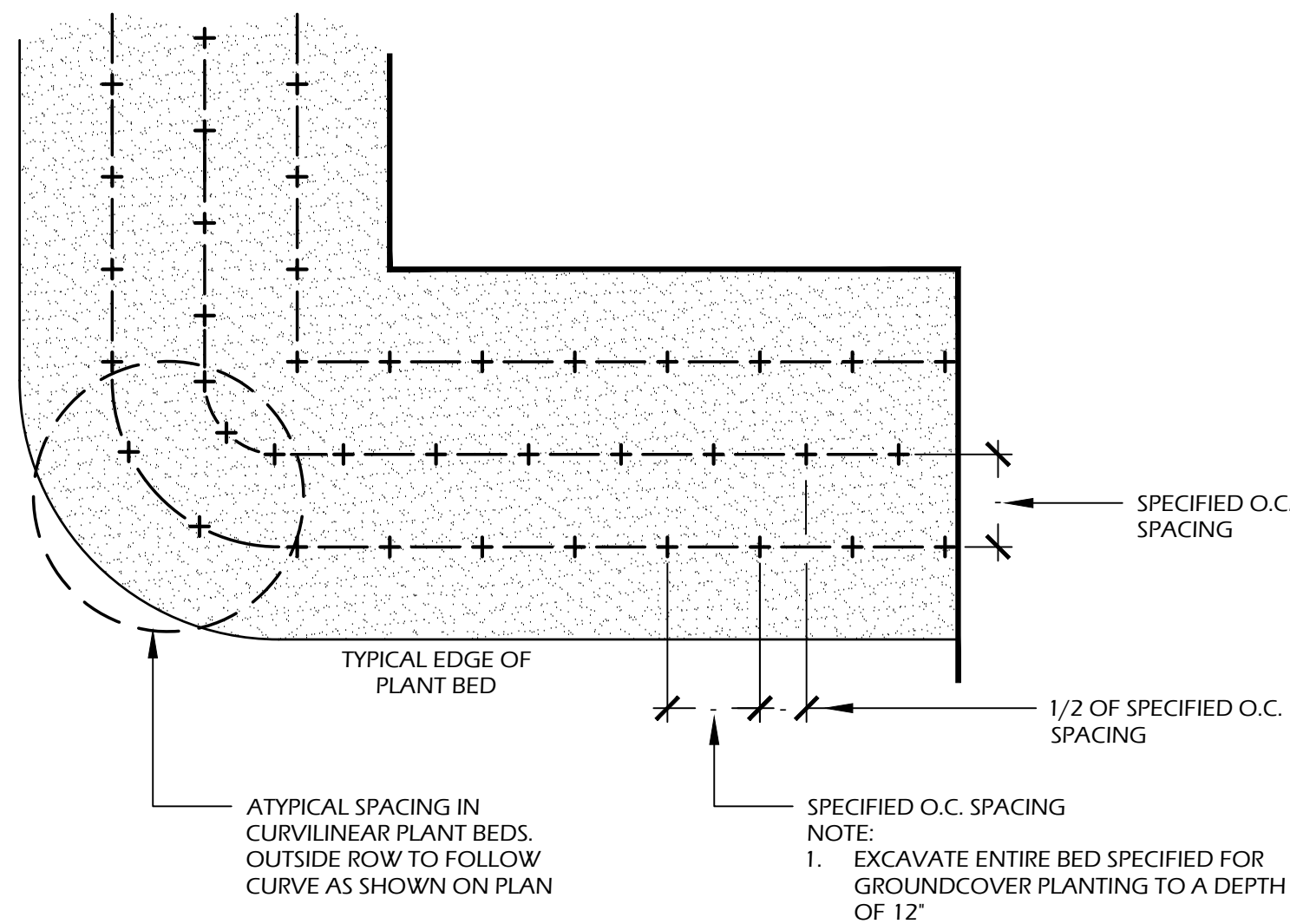
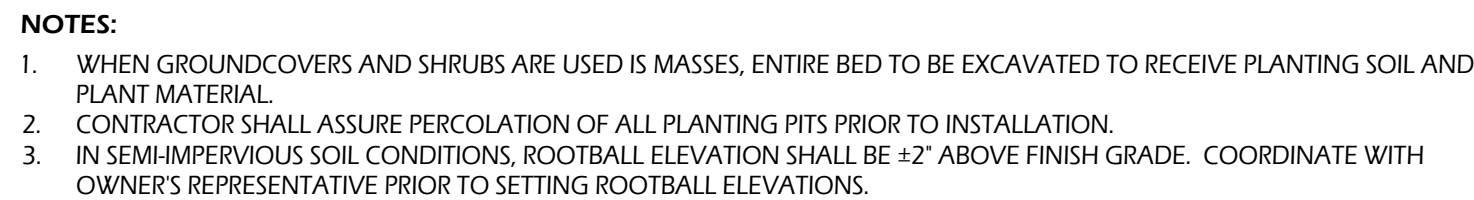
Winter Jones-Heefer Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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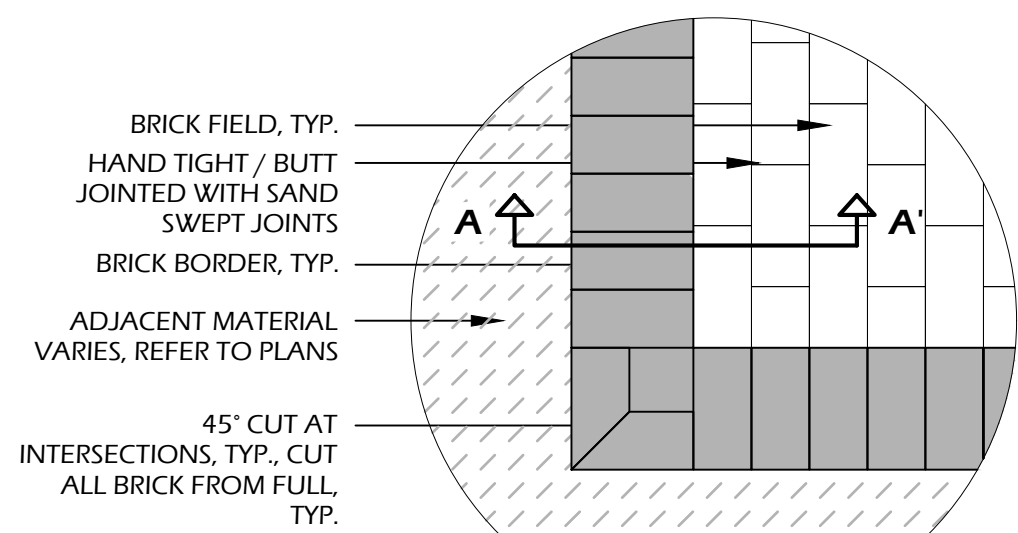


NOTES:

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



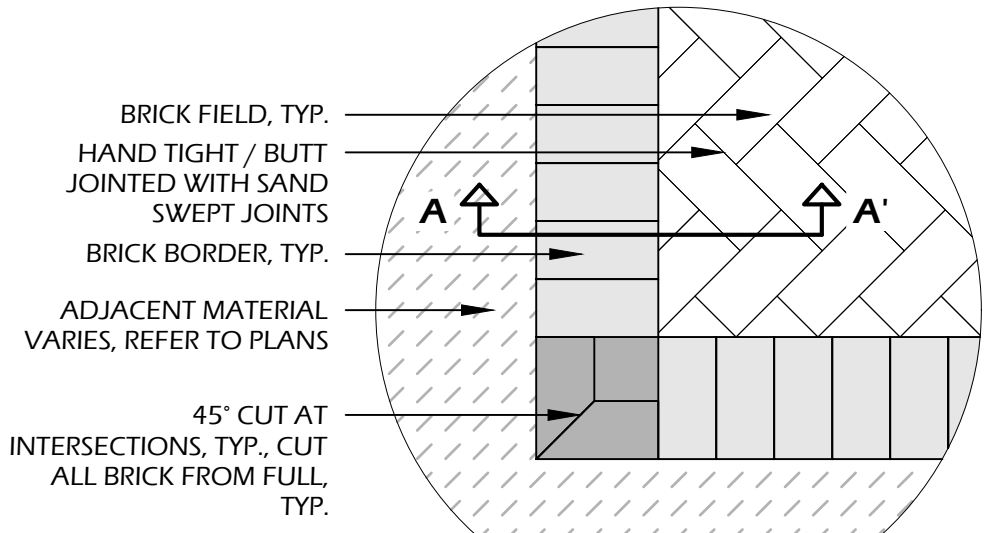
CATEGORY I REMOVED: 13 TOTAL TREES (100 DBH INCHES) MAGNOLIA 3, 2, 3, 3, 4, 4 BALD CYPRESS 4, 7, 9 LAUREL OAK 15, 17 LIVE OAK 14, 14	CATEGORY I REPLACEMENT: 10 DBH / 10 = 10.0 10 TOTAL CATEGORY I TREES TO BE PLANTED
	REPLACEMENT TREES INDICATED BY  IN PLANT SCHEDULE ABOVE
CATEGORY II REMOVED: 18 TOTAL TREES (213 DBH INCHES) BLACK GUM 12, 14 WILLOW 7 SWEETGUM 6, 7, 7, 9, 11, 12, 14, 14, 17, 17, 21 WATER OAK 8, 11, 11, 15	CATEGORY II REPLACEMENT: 213 DBH / 10 = 21.3 21 TOTAL CATEGORY II (OR HIGHER) TREES TO BE PLANTED
	REPLACEMENT TREES INDICATED BY  IN PLANT SCHEDULE ABOVE



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

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

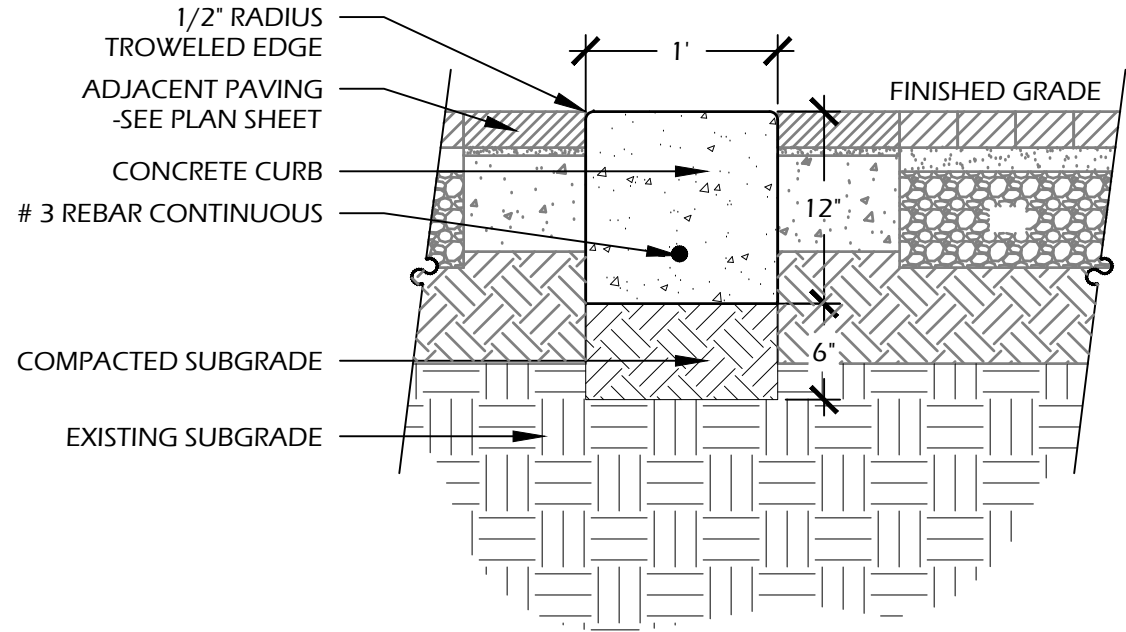
- NOTES:**
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF WALKS.
 3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING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



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

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

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



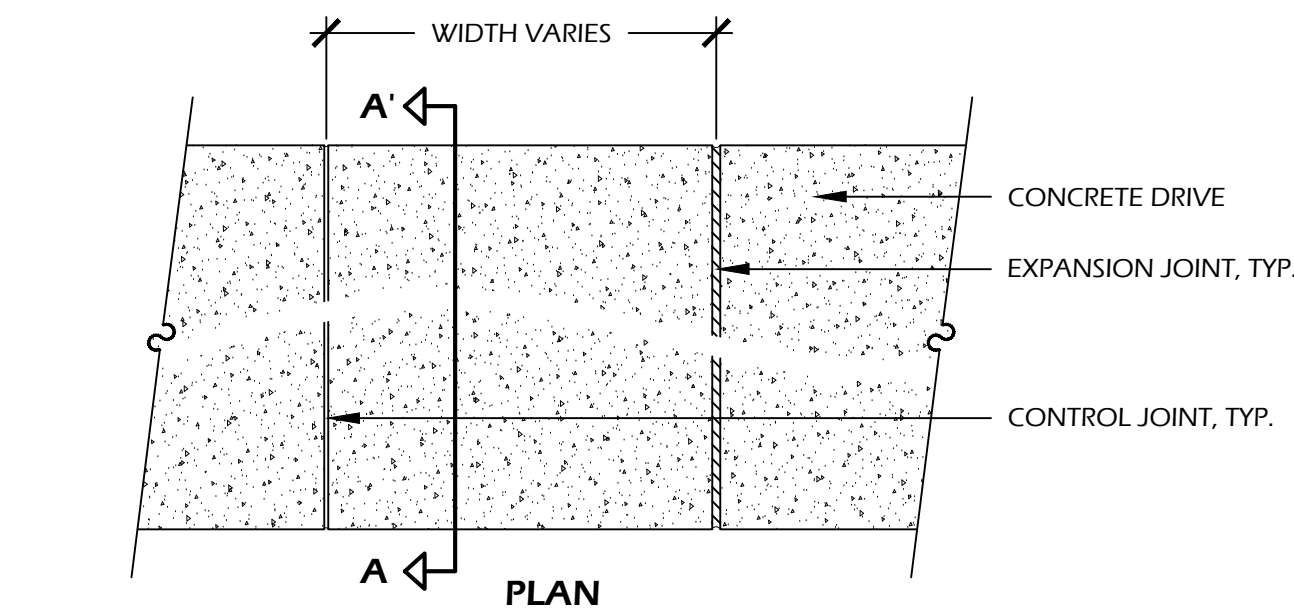
CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

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

1 // L600 PEDESTRIAN BRICK PAVING

SCALE: 1" = 1'-0"



CONCRETE INFORMATION:

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

FINISH: LIGHT BROOM

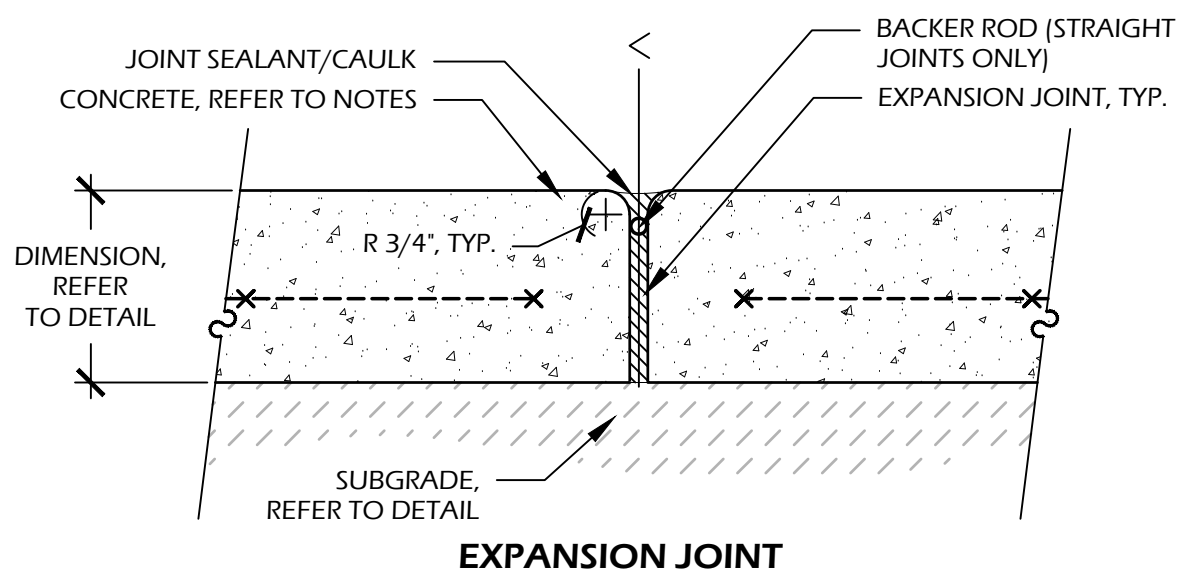
SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

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

2 // L600 VEHICULAR BRICK PAVING

SCALE: 1" = 1'-0"



EXPANSION JOINT INFORMATION:

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

NOTES:

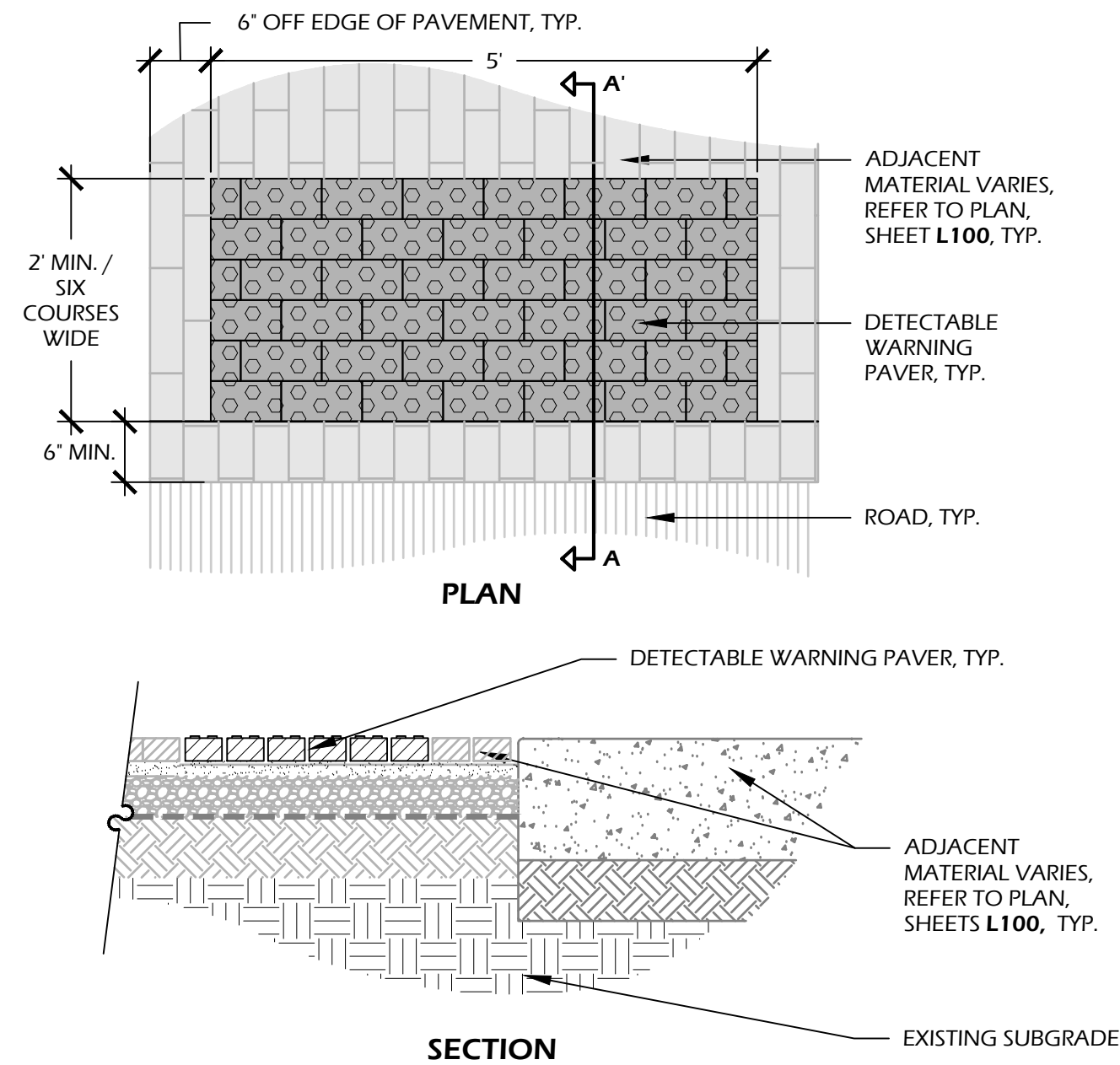
1. LOCATE EXPANSION JOINTS AT 20' O.C. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE. TYPICAL JOINT LAYOUT TO BE COORDINATED PRIOR TO INSTALLATION.
2. REFER TO KEY SHEET L100 FOR MATERIALS.

CONTROL JOINT INFORMATION:

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

3 // L600 FLUSH CONCRETE CURB

SCALE: 1" = 1'-0"



BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINEHALL

BRICK: ADA TRUNCATED DOME PAVER

COLOR: RED

PATTERN: RUNNING BOND

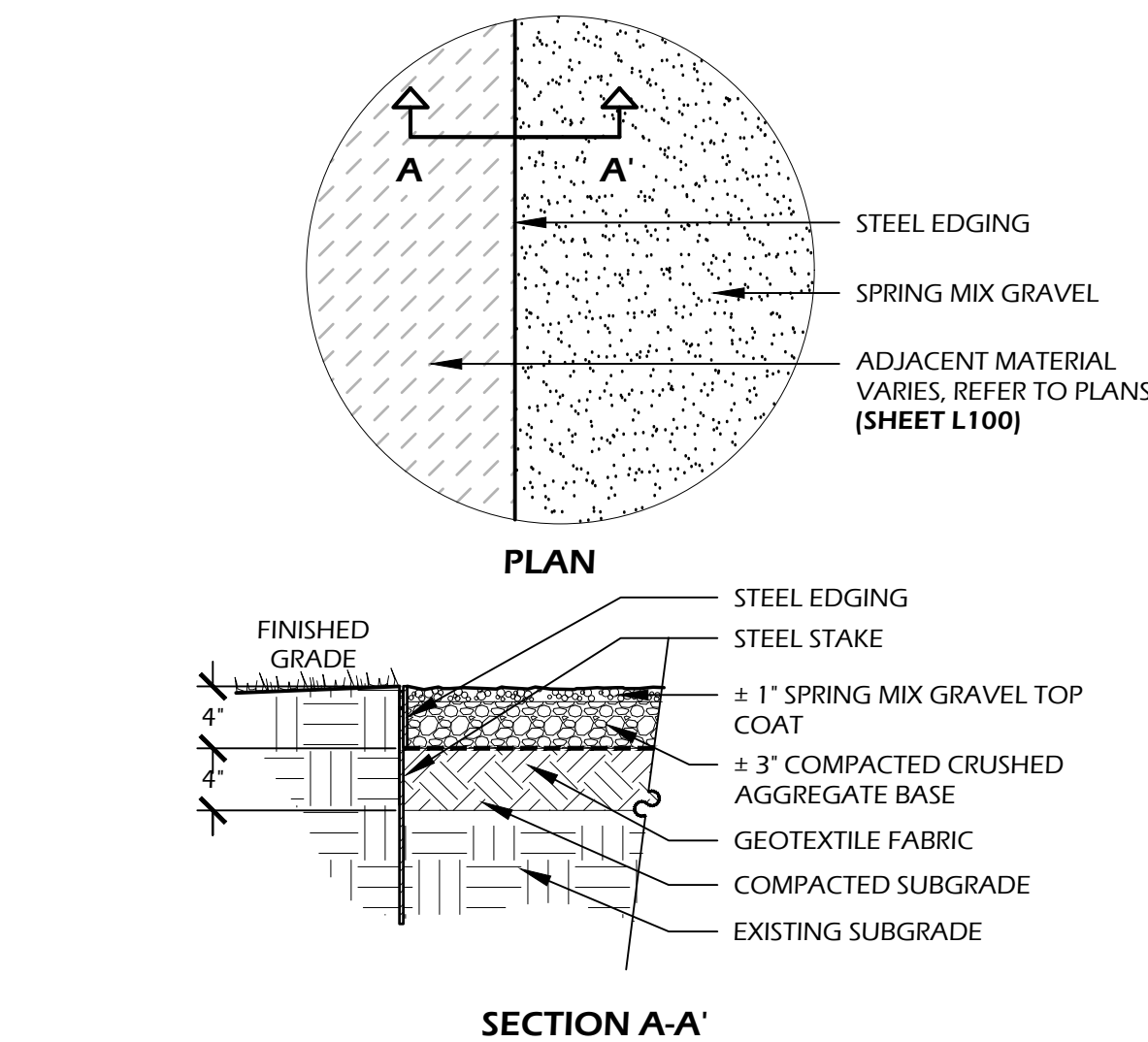
JOINTS: SAND SWEEP, TO MATCH PEDESTRIAN BRICK PAVING

NOTES:

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

4 // L600 CONCRETE PAVING

SCALE: 1" = 1'-0"



EDGING AND STAKE INFORMATION:

MANUFACTURER:
BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDERCONCEPTS.COM

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

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

OTHER INFORMATION:

GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL

SOIL COMPACTION: 95% STANDARD PROCTOR

6 // L600 CRUSHED STONE WALK

SCALE: 1" = 1'-0"

SITE DEVELOPMENT PLANS

FOR

OLIVE SHELL COURT

RENTAL COMMUNITY

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

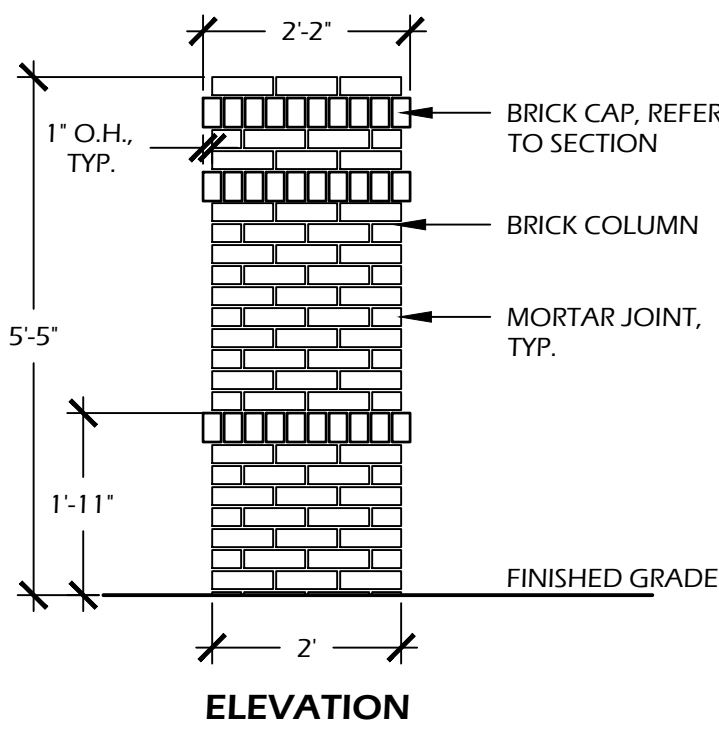
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SITE DETAILS

DRAWING NUMBER

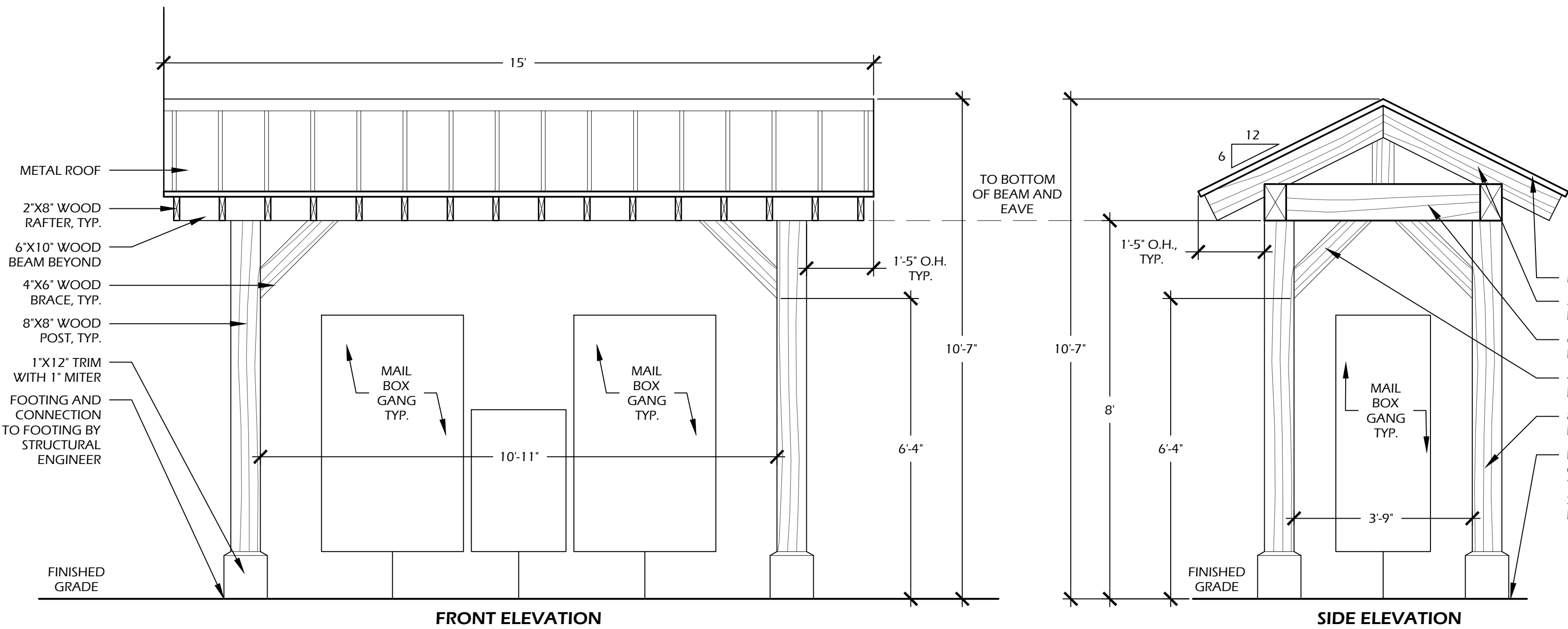
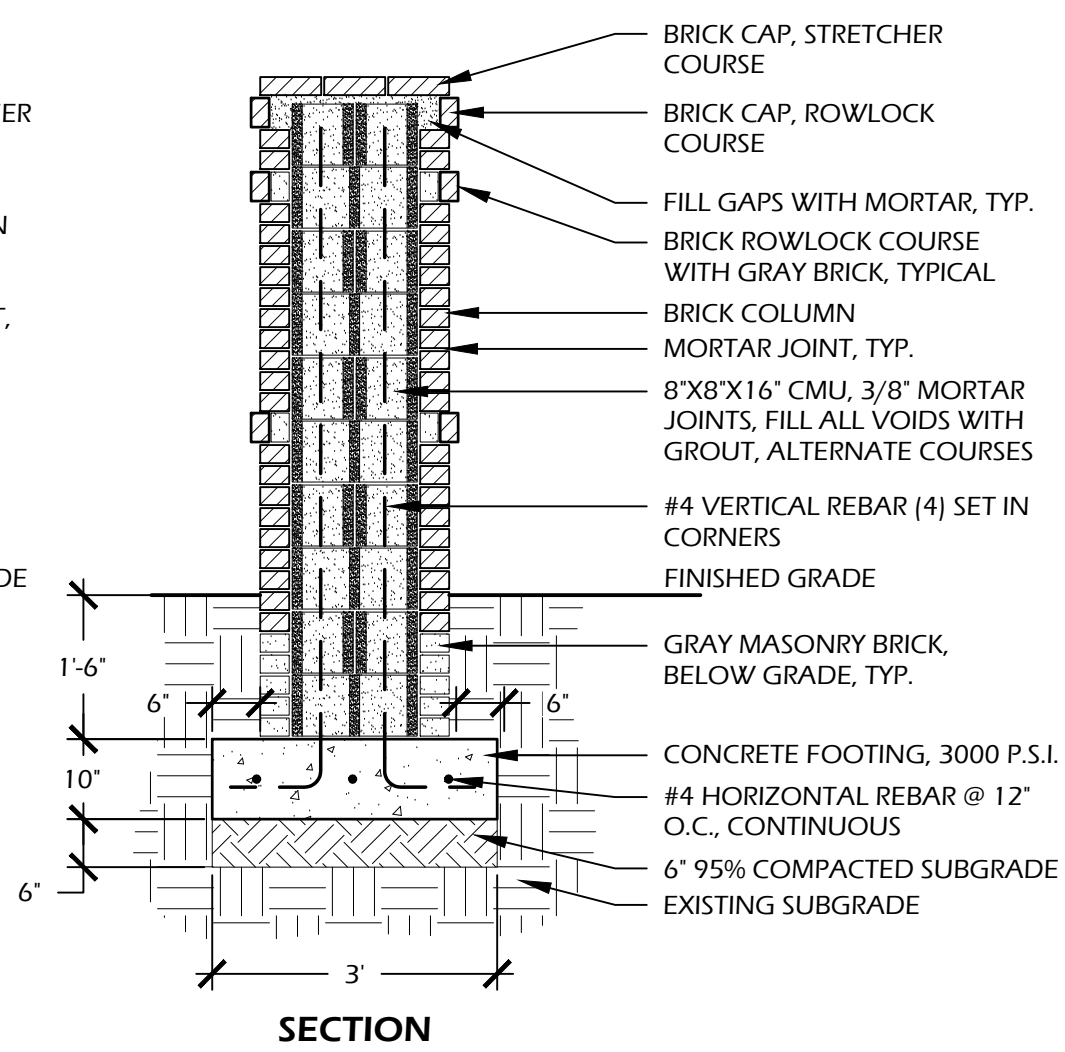
L600

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THIS SHEET TO SCALE AT: 24"X36"

Winter Jones-Heefer Ltd. landscape architecture land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411



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



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

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

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

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

2 // L601 MAIL KIOSK
SCALE: NTS



EXAMPLE BIKE STOP SIGN



EXAMPLE VEHICULAR STOP SIGN

3 // L601 TRAFFIC SIGNS
SCALE: NTS



MANUFACTURER INFORMATION:
VICTOR STANLEY

2103 BRICKHOUSE ROAD
DUNKIRK, MD 20754
1.800.368.2573
VICTORSTANLEY.COM

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

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

4 // L601 BENCH
SCALE: NTS

breezeEV LEVEL 2 ELECTRIC VEHICLE CHARGER

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

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

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

breezeEV DIMENSIONS + ADDITIONAL INFO

IN THE BOX

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

ELECTRICAL PROTECTIONS INCLUDED

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

Light Efficient Design
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EXAMPLE INSTALL

5 // L601 ELECTRIC VEHICLE CHARGING STATION
SCALE: NTS

thepark CATALOG

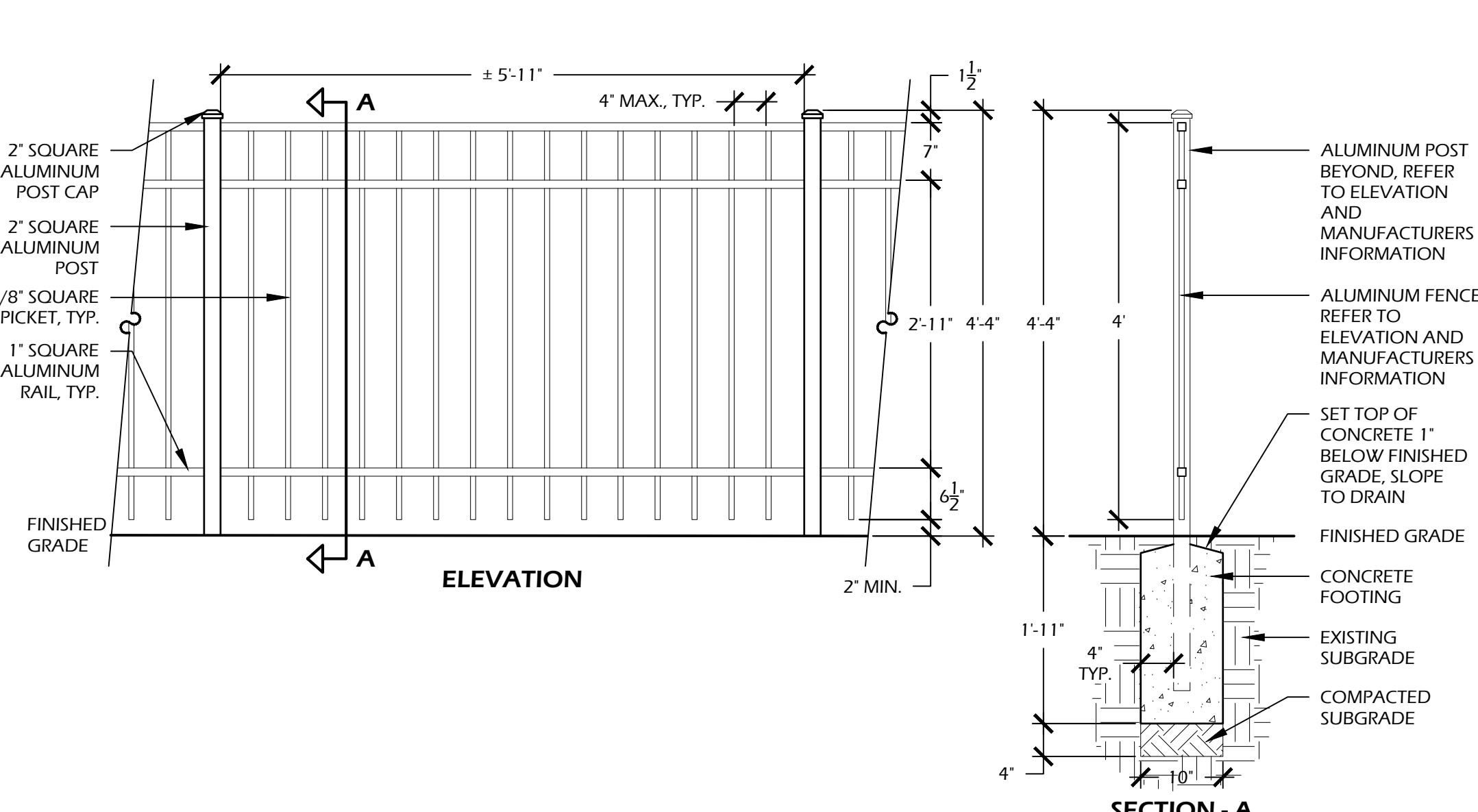
Sunrise Squared Bike Rack - Surface Mount
536-1424

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

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

1.800.695.3503
THEPARKCATALOG.COM

6 // L601 BIKE RACK
SCALE: NTS



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

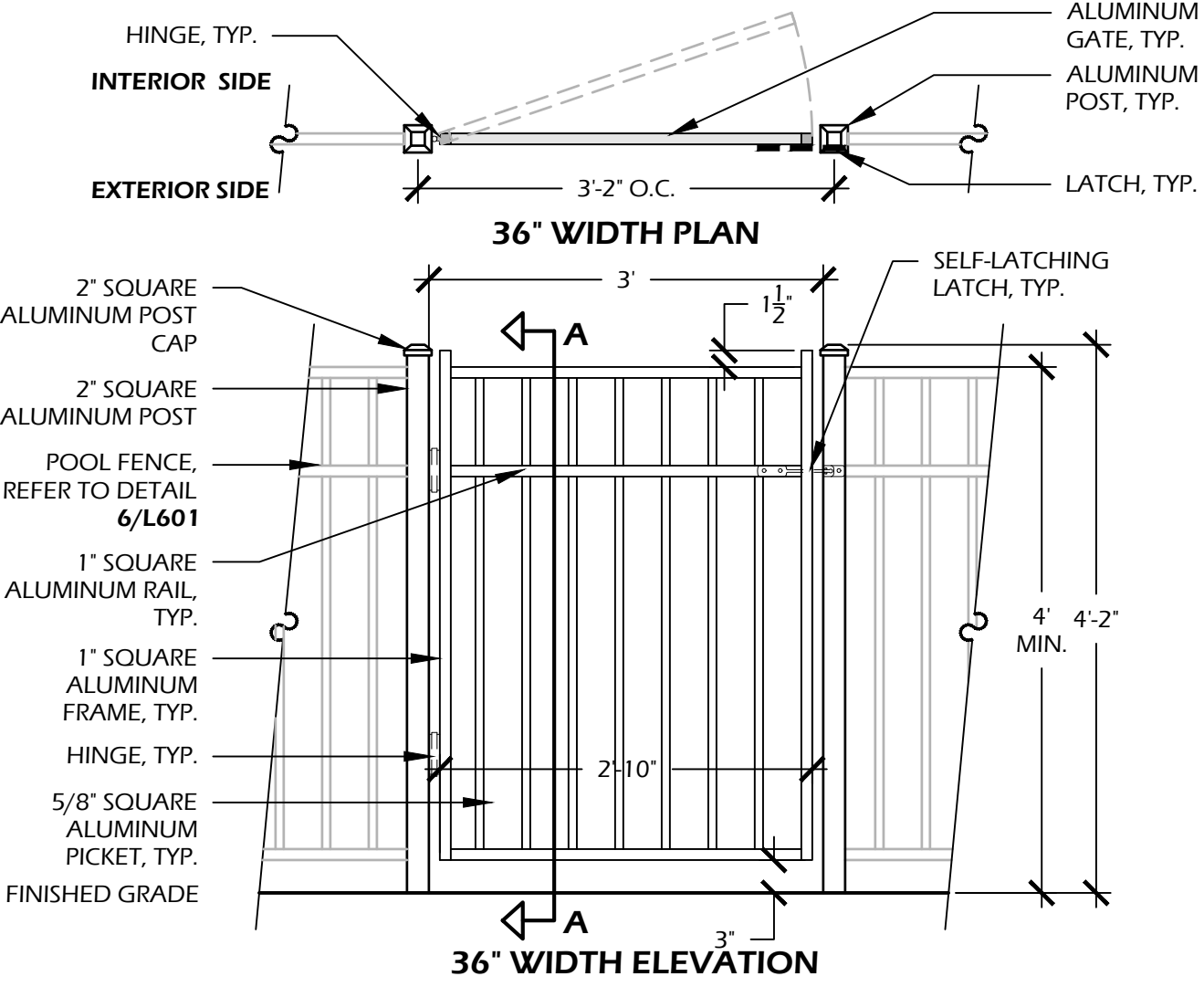
FENCE INFORMATION:
MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD,
PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: LIBERTY FENCE STYLE 202
48" HEIGHT

MATERIAL: ALUMINUM
COLOR: POWDER COATED BRONZE

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

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



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

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

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

OWNER TO APPROVE LATCH AND HINGE ATTACHMENTS PRIOR TO ORDERING.

DATE: NOV 30, 2023
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CHECKED BY: DK

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NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER

L601

W.J.K. Jones-Heefer Ltd.
landscape architecture
land planning

www.wjkltd.com

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THIS SHEET TO SCALE AT: 24"X36"

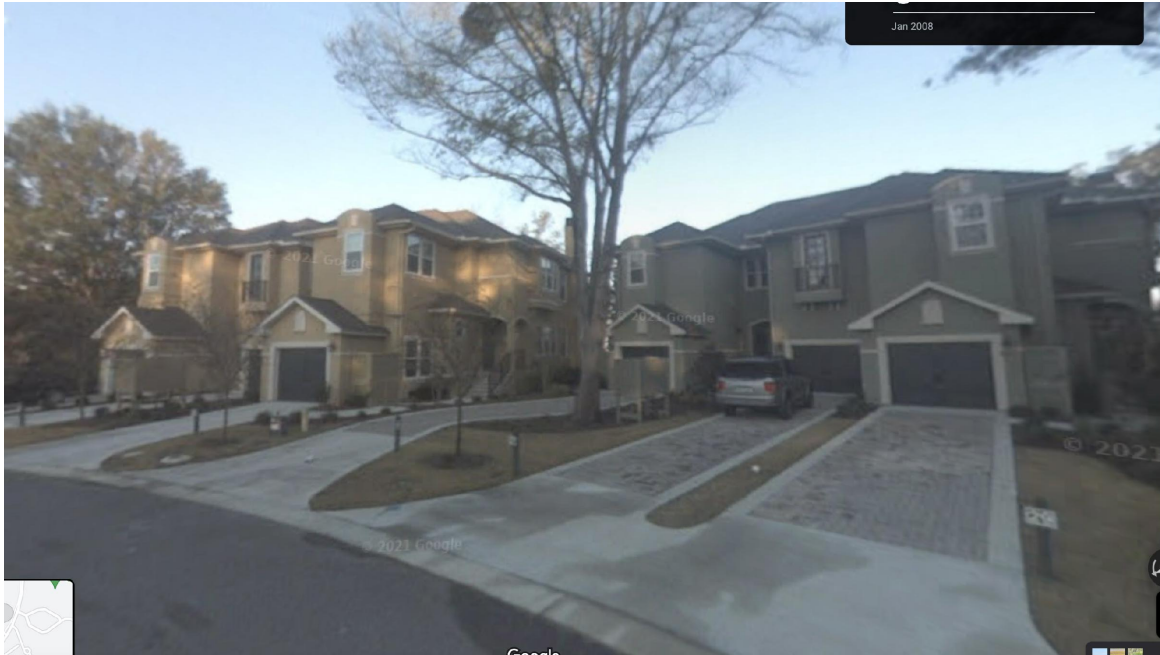
SITE DEVELOPMENT PLANS
FOR
OLIVE SHELL COURT
RENTAL COMMUNITY
HILTON HEAD ISLAND, SOUTH CAROLINA



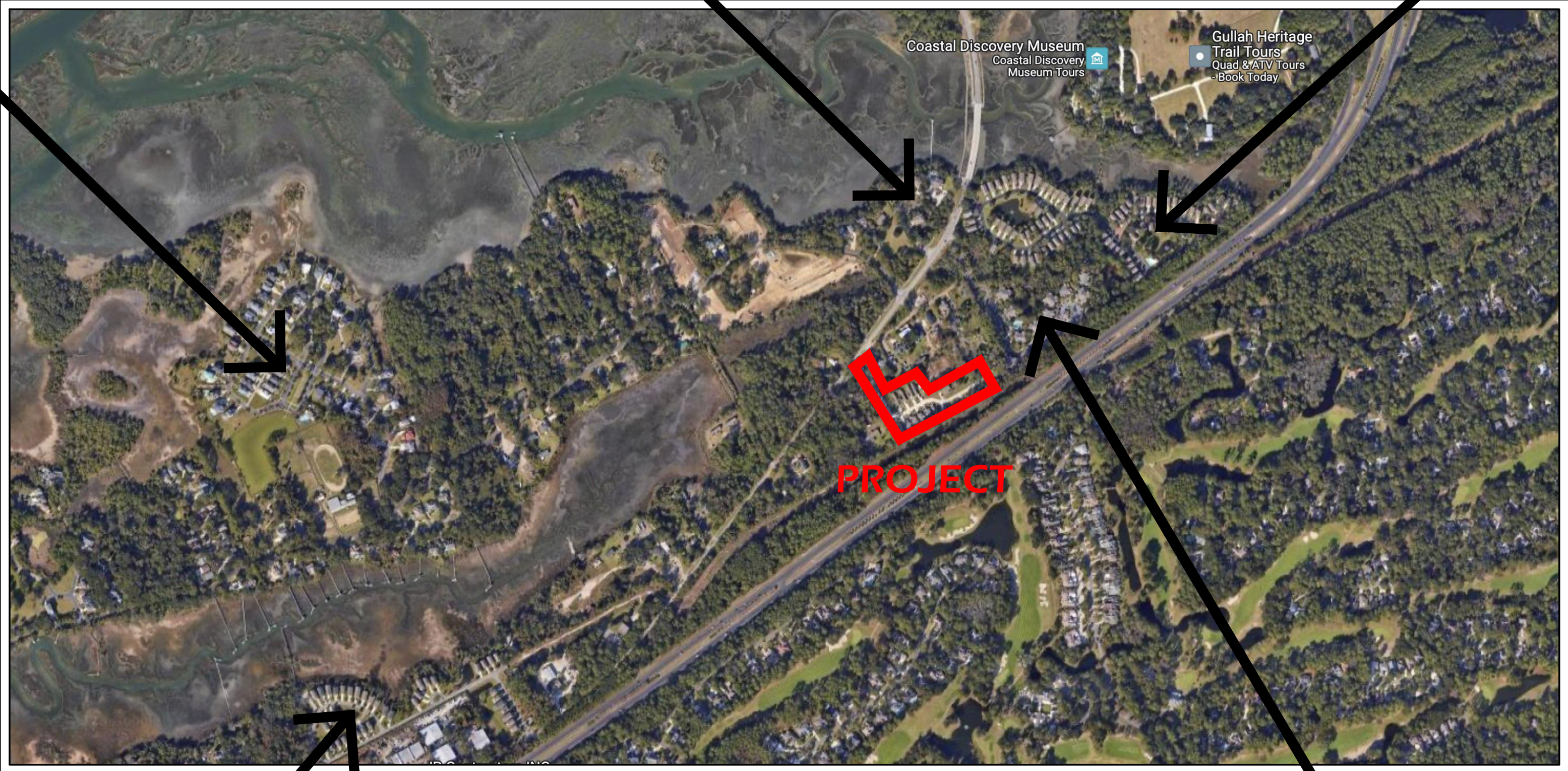
THE PADDOCKS



SEAGRASS LANDING



JARVIS CREEK CLUB



VICINITY MAP



SALT CREEK LANDING



SUMMERFIELD

Wimmer Jones-Heefer

landscape architecture
land planning

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SITE DEVELOPMENT PLANS
FOR

OLIVE SHELL COURT

RENTAL COMMUNITY

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	NOV 30, 2023
PROJECT NO.:	22173.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SURROUNDING
ARCHITECTURE /
DEVELOPMENT

DRAWING NUMBER
ARCH

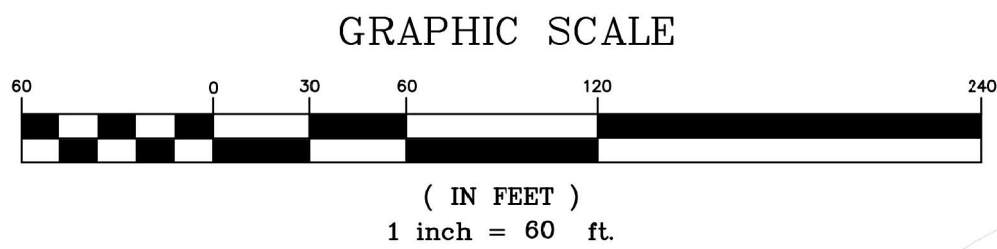
NAME: W:\MAPS\23\02\00000001.DWG

NOTES

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

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

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HAGERSTOWN



PALMETTO ELECTRIC COOPERATIVE, INC.

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



REMARKS:

DESIGNED BY: TB
CHECKED BY: ENG
DRAWN BY: AKM
DATE: 10/2/23
SCALE: 1" = 60'
PROJECT NO.: 23005002L
MAP NO.: 000000000
SHEET NO.
1
OF
1

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

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

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

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

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

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
STREET LIGHT PLAN

DRAWING NUMBER

LIGHT

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landscape architecture
land planning

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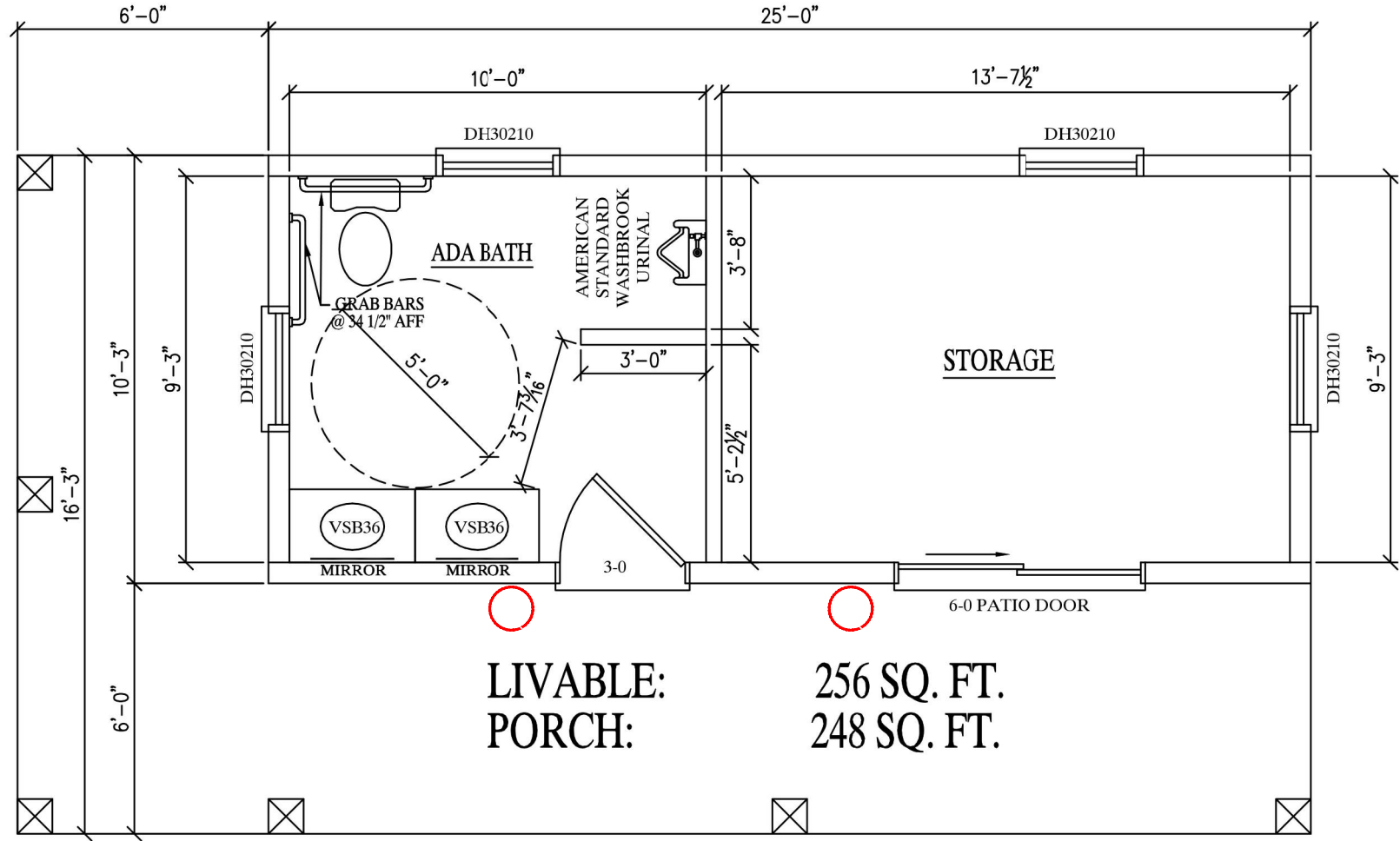


EXTERIOR LIGHT SCONCE



MANUFACTURER INFORMATION:
BARN LIGHT ELECTRIC COMPANY
320 KNOX MCRAE DRIVE
TITUSVILLE, FL
1.800.269.8784
BARNLIGHT.COM

MODEL: THE ORIGINAL WAREHOUSE GOOSENECK LIGHT MKT-0018
INTEGRATED LED WITH DOMED LENS (2700 K OR LESS),
14" SHADE, GOOSENECK (G26)
MOUNT: WALL MOUNT
COLOR: BRONZE POWDER COAT (#600)
FINAL COLORS TO BE COORDINATED WITH OWNER AND APPROVED BY
TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD PRIOR TO
ORDERING



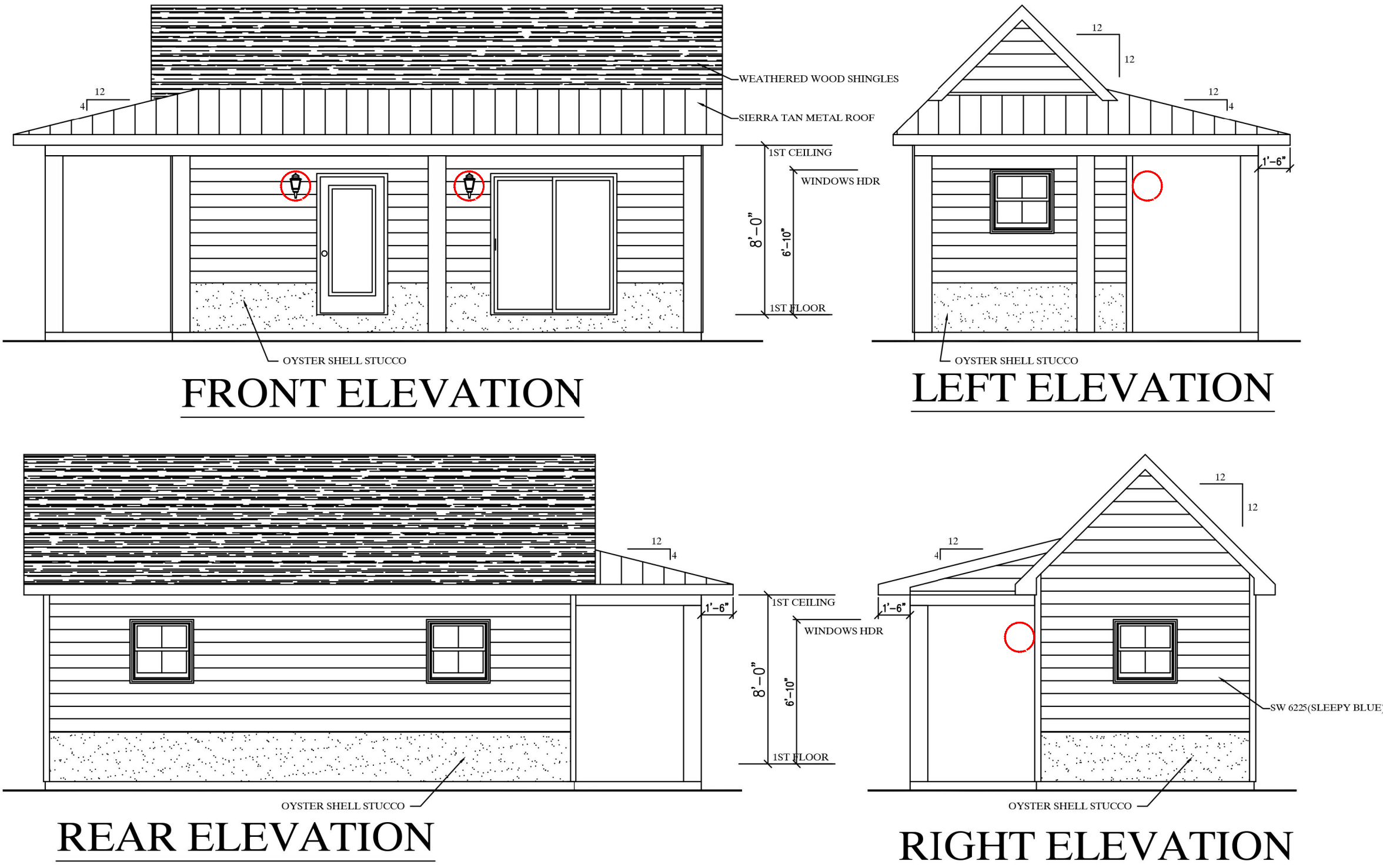
LOW COUNTRY FISH CAMP HOMES
P.O. BOX 21559
HILTON HEAD ISLAND, SC 29926

REV.	BY	DATE
01	SD	11/09/23
02	SD	09/27/23
03	SD	09/26/23
04	SD	09/26/23
05	SD	09/27/23
06	SD	10/28/23

PROPOSED PROJECT
RANCH
256 SQ.FT.

1ST FLOOR
PLAN
SHEET
DATE
08/31/23

SCALE
1/4"=1'-0"
SHEET
2
OF 3 SHEETS



LOW COUNTRY FISH CAMP HOMES
P.O. BOX 21559
HILTON HEAD ISLAND, SC 29926

REV.	BY	DATE
01	SD	11/09/23
02	SD	09/27/23
03	SD	09/26/23
04	SD	09/26/23
05	SD	09/27/23
06	SD	10/28/23

PROPOSED PROJECT
RANCH
256 SQ.FT.

ALL
ELEVATIONS
SHEET
DATE
08/31/23

SCALE
3/8"=1'-0"
SHEET
3
OF 3 SHEETS

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

DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

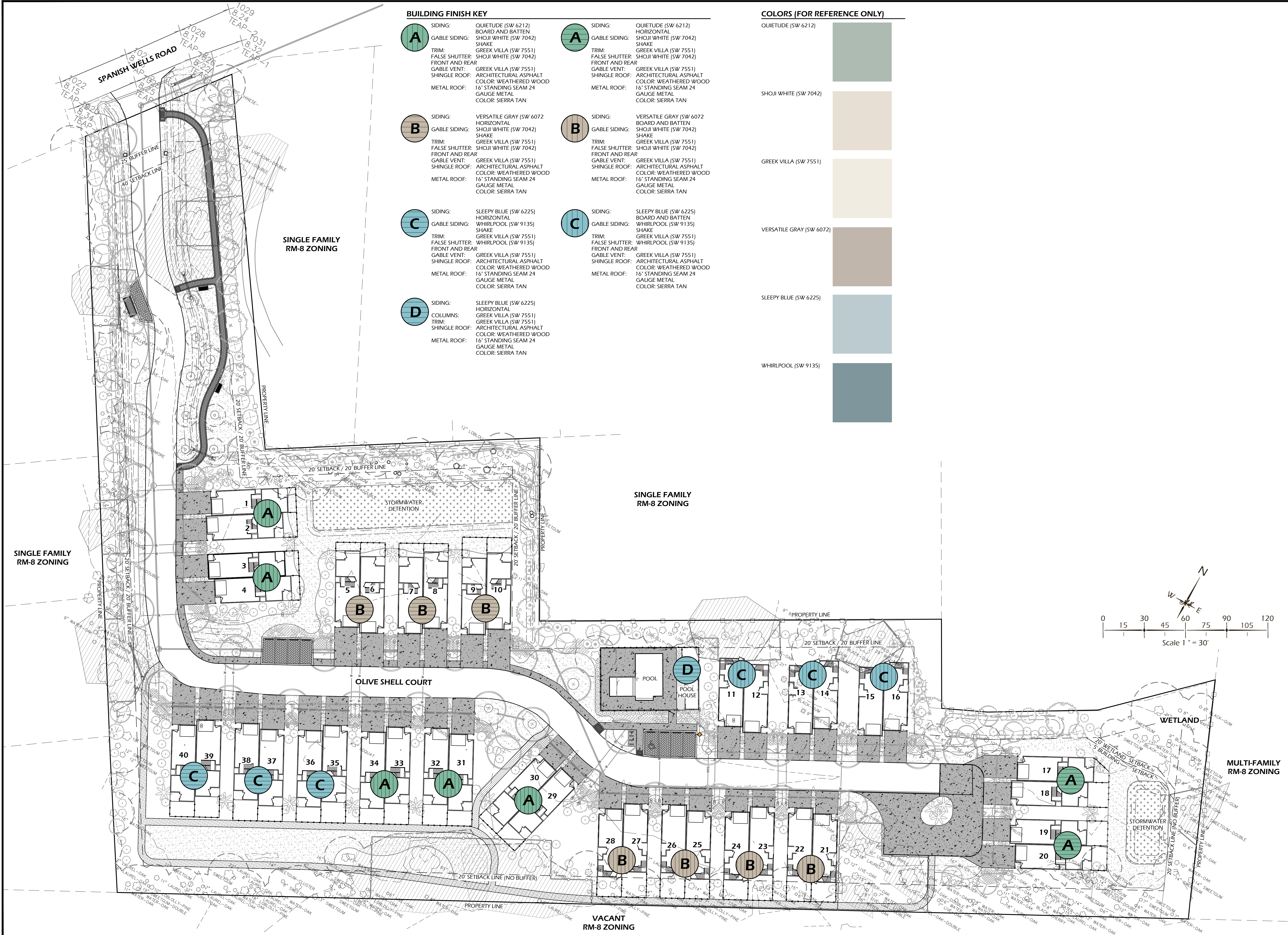
REVISIONS:

DRAWING TITLE
ARCHITECTURAL PLANS

DRAWING NUMBER
POOL

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Ltd. LLC
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BUILDING FINISH KEY

- A** SIDING: QUIETUDE (SW 6212)
BOARD AND BATTEN
GABLE SIDING: SHOJI WHITE (SW 7042)
SHAKE
TRIM: GREEK VILLA (SW 7551)
FALSE SHUTTER: SHOJI WHITE (SW 7042)
FRONT AND REAR
GABLE VENT: GREEK VILLA (SW 7551)
SHINGLE ROOF: ARCHITECTURAL ASPHALT
COLOR: WEATHERED WOOD
METAL ROOF: 16" STANDING SEAM 24 GAUGE METAL
COLOR: SIERRA TAN
- B** SIDING: VERSATILE GRAY (SW 6072)
HORIZONTAL
GABLE SIDING: SHOJI WHITE (SW 7042)
SHAKE
TRIM: GREEK VILLA (SW 7551)
FALSE SHUTTER: SHOJI WHITE (SW 7042)
FRONT AND REAR
GABLE VENT: GREEK VILLA (SW 7551)
SHINGLE ROOF: ARCHITECTURAL ASPHALT
COLOR: WEATHERED WOOD
METAL ROOF: 16" STANDING SEAM 24 GAUGE METAL
COLOR: SIERRA TAN
- C** SIDING: SLEEPY BLUE (SW 6225)
HORIZONTAL
GABLE SIDING: WHIRLPOOL (SW 9135)
SHAKE
TRIM: GREEK VILLA (SW 7551)
FALSE SHUTTER: WHIRLPOOL (SW 9135)
FRONT AND REAR
GABLE VENT: GREEK VILLA (SW 7551)
SHINGLE ROOF: ARCHITECTURAL ASPHALT
COLOR: WEATHERED WOOD
METAL ROOF: 16" STANDING SEAM 24 GAUGE METAL
COLOR: SIERRA TAN
- D** SIDING: SLEEPY BLUE (SW 6225)
HORIZONTAL
COLUMNS: GREEK VILLA (SW 7551)
TRIM: GREEK VILLA (SW 7551)
SHINGLE ROOF: ARCHITECTURAL ASPHALT
COLOR: WEATHERED WOOD
METAL ROOF: 16" STANDING SEAM 24 GAUGE METAL
COLOR: SIERRA TAN

- A** SIDING: QUIETUDE (SW 6212)
BOARD AND BATTEN
GABLE SIDING: SHOJI WHITE (SW 7042)
SHAKE
TRIM: GREEK VILLA (SW 7551)
FALSE SHUTTER: SHOJI WHITE (SW 7042)
FRONT AND REAR
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BOARD AND BATTEN
GABLE SIDING: SHOJI WHITE (SW 7042)
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- C** SIDING: SLEEPY BLUE (SW 6225)
BOARD AND BATTEN
GABLE SIDING: WHIRLPOOL (SW 9135)
SHAKE
TRIM: GREEK VILLA (SW 7551)
FALSE SHUTTER: WHIRLPOOL (SW 9135)
FRONT AND REAR
GABLE VENT: GREEK VILLA (SW 7551)
SHINGLE ROOF: ARCHITECTURAL ASPHALT
COLOR: WEATHERED WOOD
METAL ROOF: 16" STANDING SEAM 24 GAUGE METAL
COLOR: SIERRA TAN

COLORS (FOR REFERENCE ONLY)

- QUIETUDE (SW 6212)
- SHOJI WHITE (SW 7042)
- GREEK VILLA (SW 7551)
- VERSATILE GRAY (SW 6072)
- SLEEPY BLUE (SW 6225)
- WHIRLPOOL (SW 9135)

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

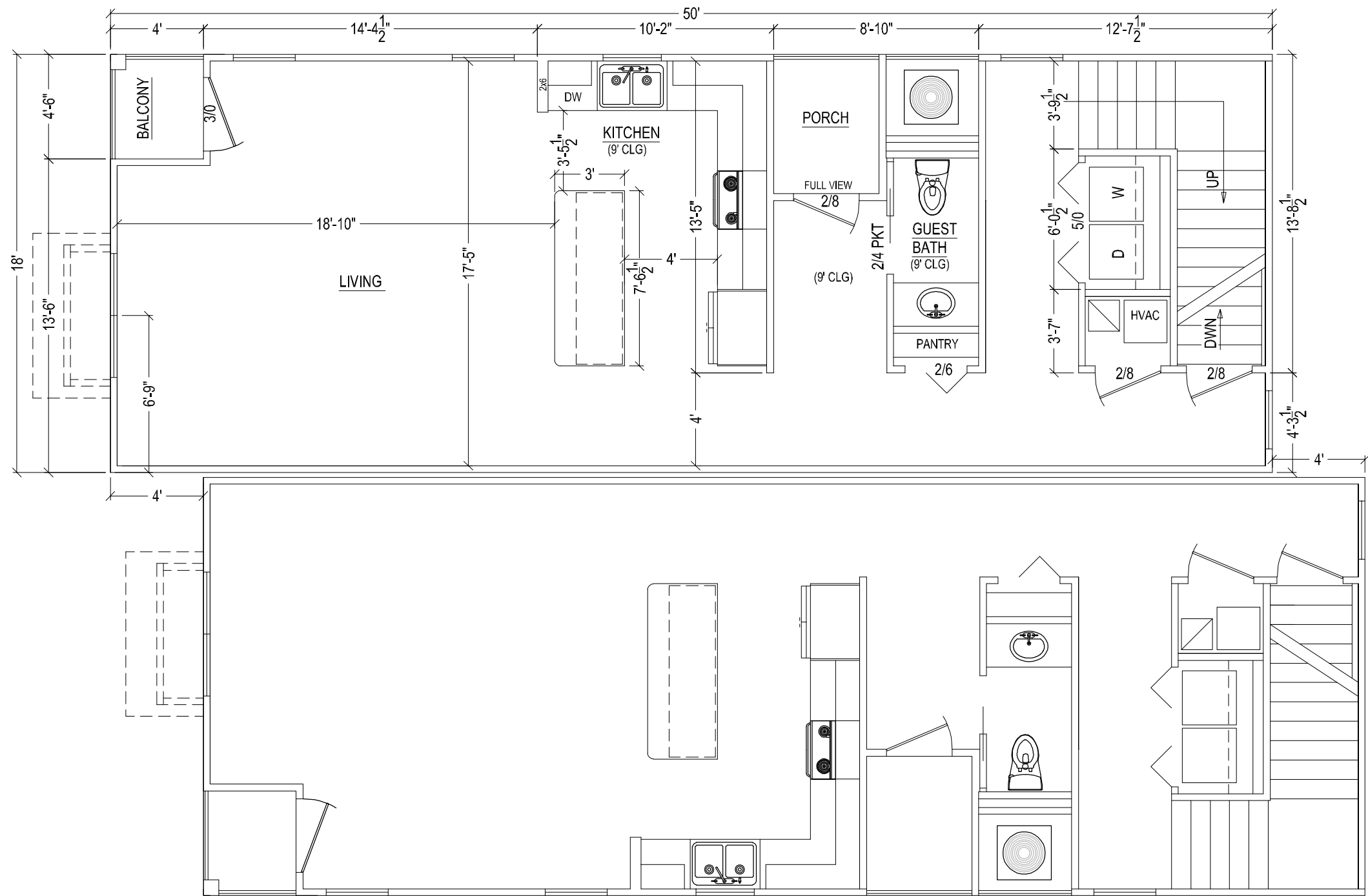
DATE: NOV 30, 2023
PROJECT NO.: 22173.01
DRAWN BY: JC
CHECKED BY: DK

FINAL DRB SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
BUILDING FINISH PLAN

DRAWING NUMBER
FINISH



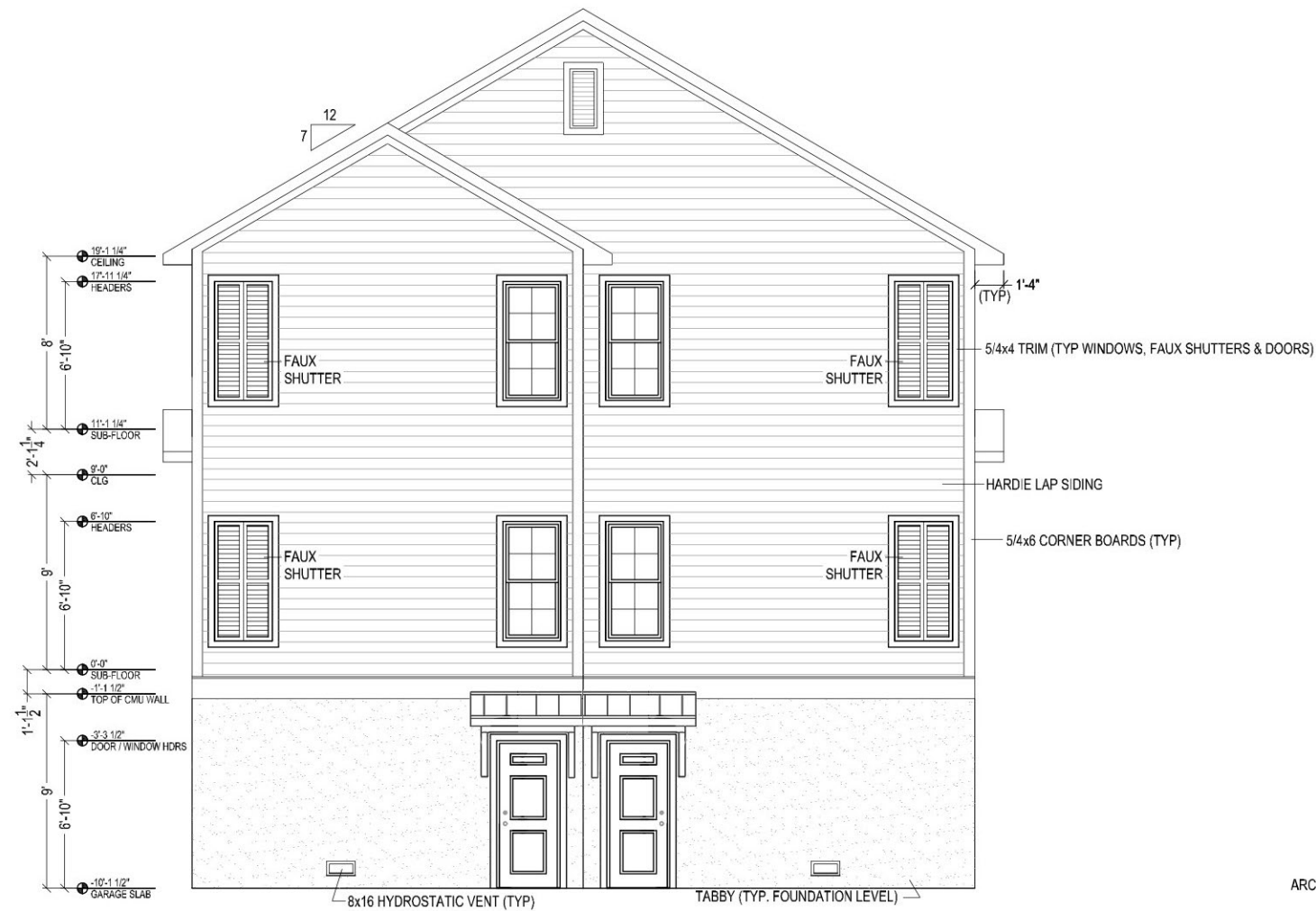
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

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

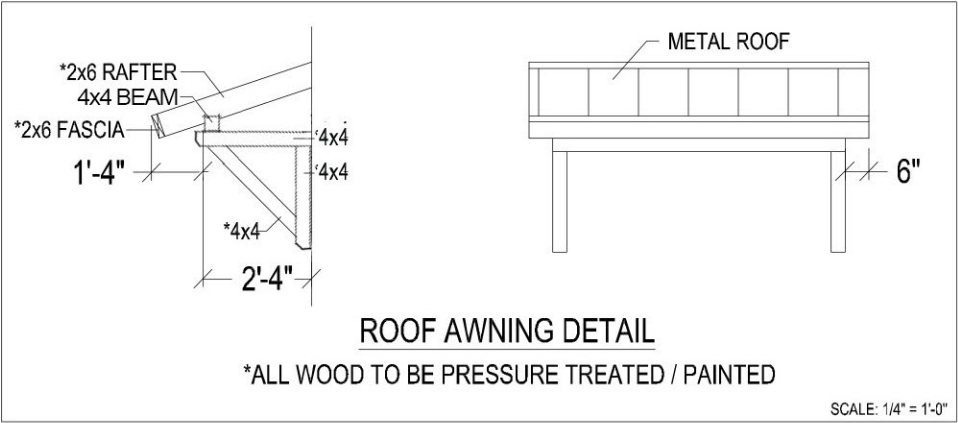


DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	11.20.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:
A101



REAR ELEVATON



LEFT ELEVATION

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

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

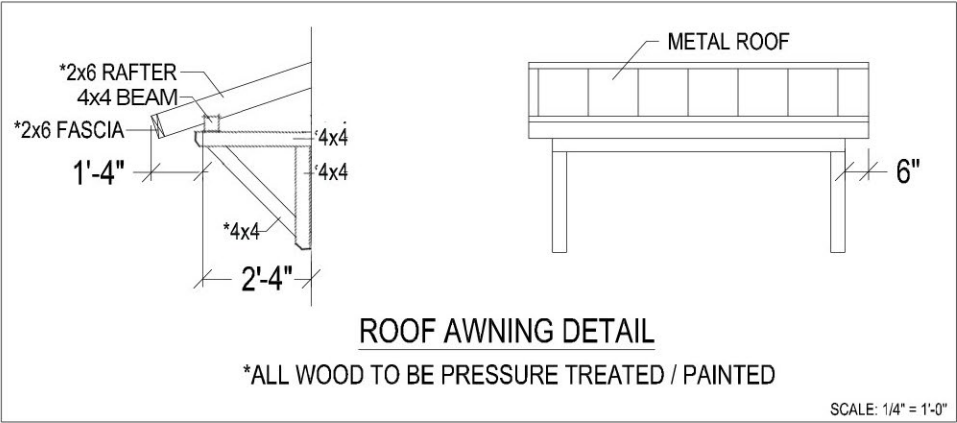


DRAWN BY:	KWL
CHECKED BY:	--
APPROVED BY:	--
ISSUE DATE:	11.27.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	--
BOX NUMBER:	--
SCALE:	1/8" = 1'-0"

SHEET:
A105



FRONT ELEVATON



RIGHT ELEVATION

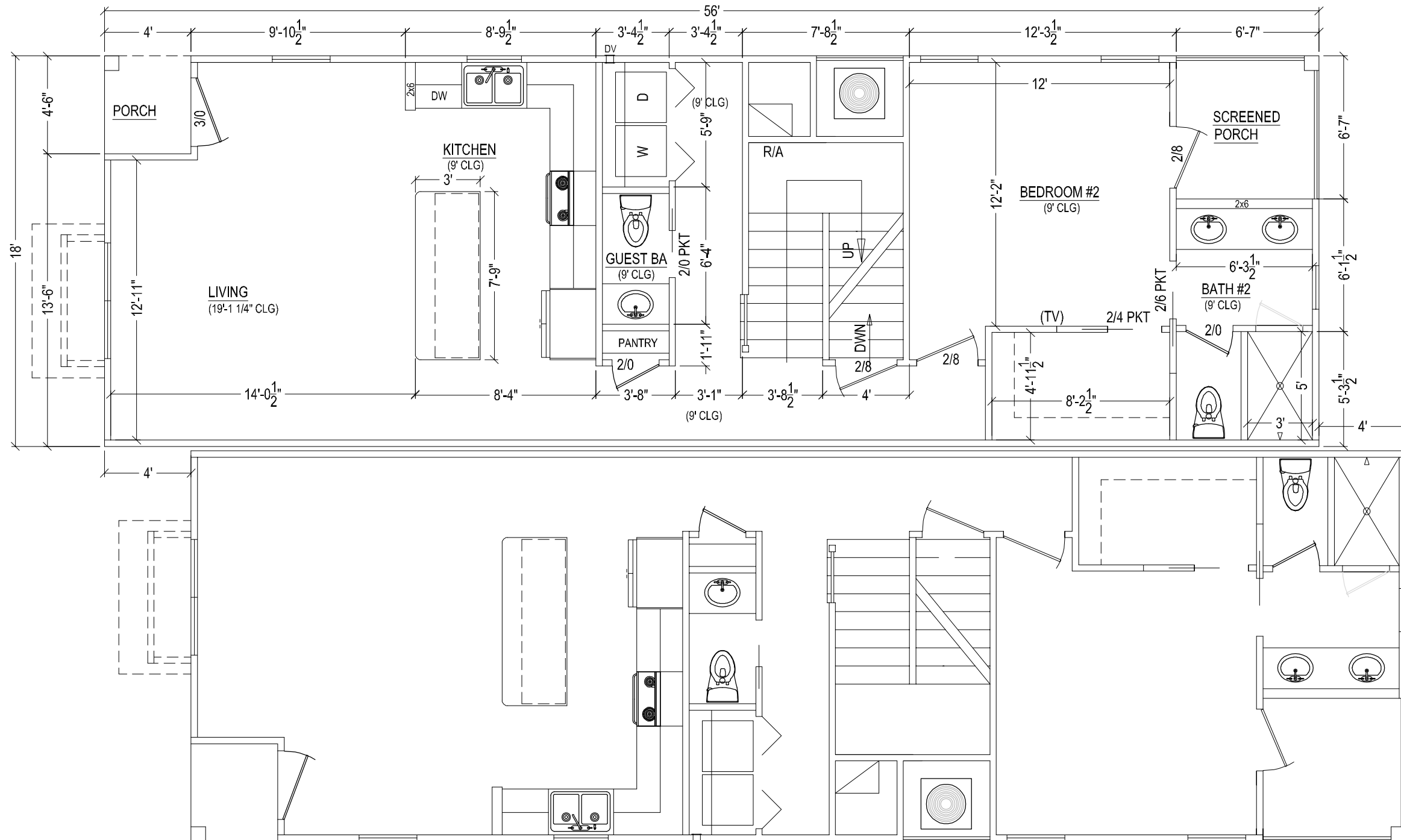
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

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



DRAWN BY:	KWL
CHECKED BY:	--
APPROVED BY:	--
ISSUE DATE:	11.27.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	--
BOX NUMBER:	--
SCALE:	1/8" = 1'-0"

SHEET:	A106
--------	------



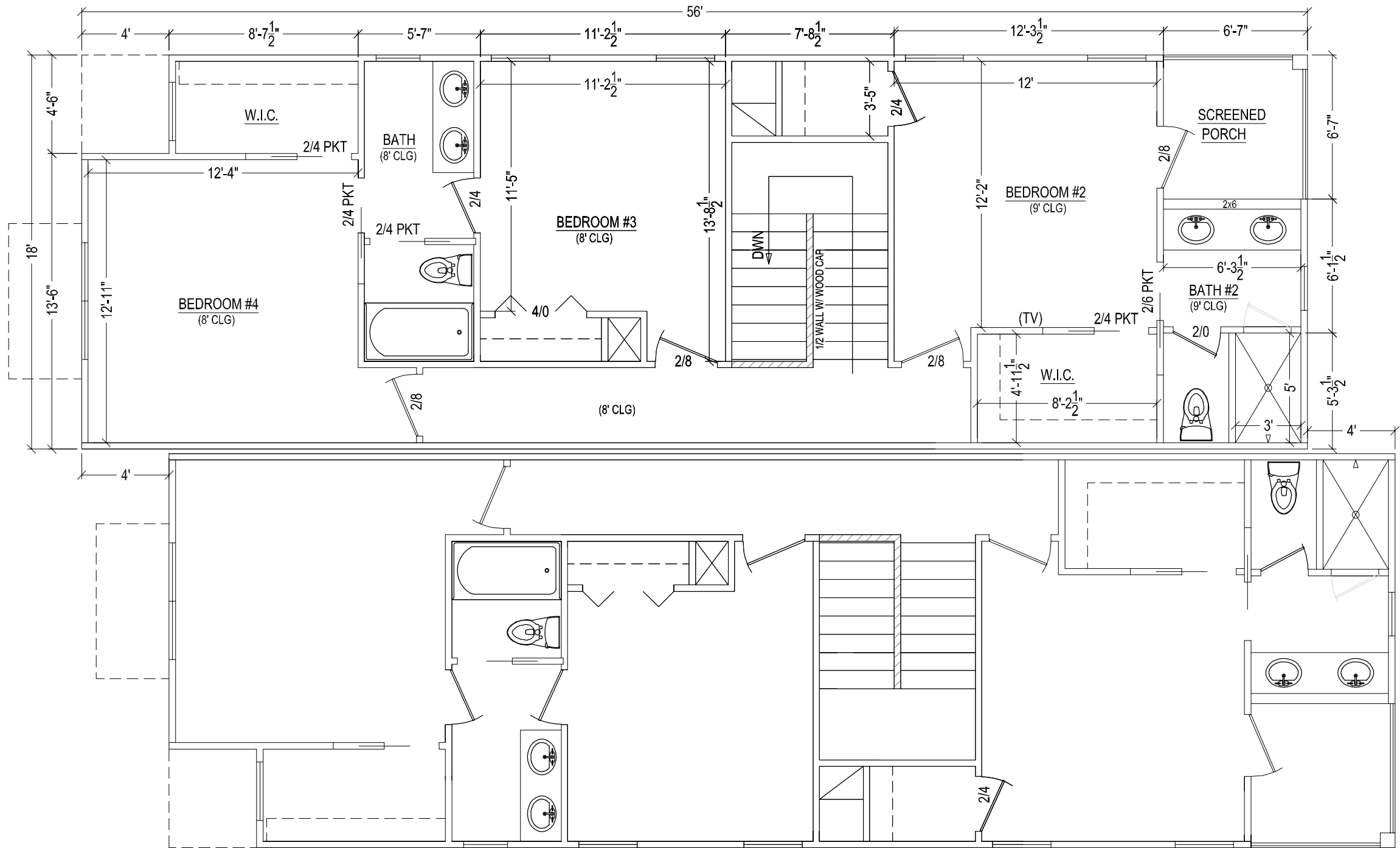
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

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



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	11.20.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:
A101



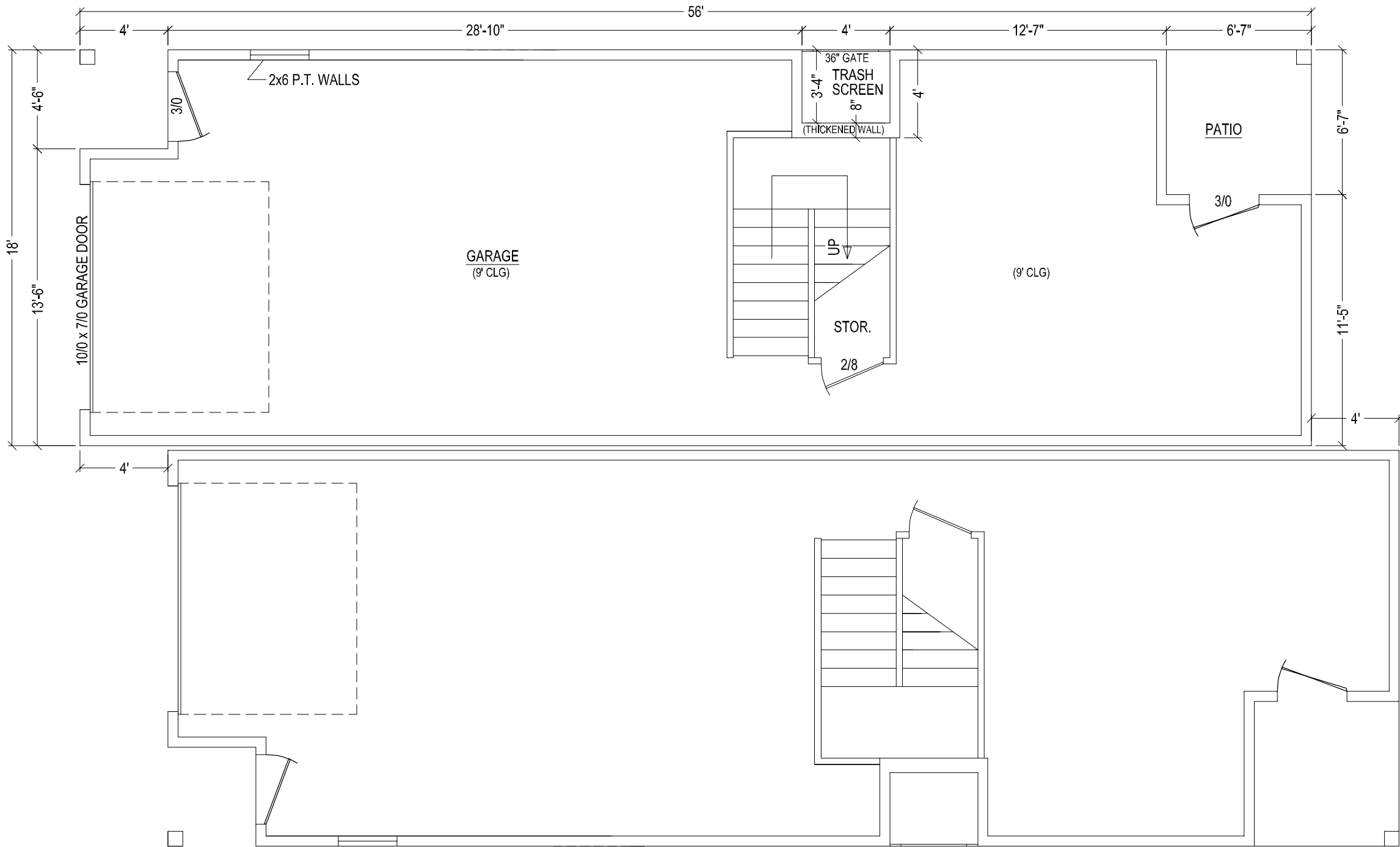
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x56)
ADDRESS:	2nd LEVEL FLOOR PLAN



DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	11.20.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:	A102
--------	------



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

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

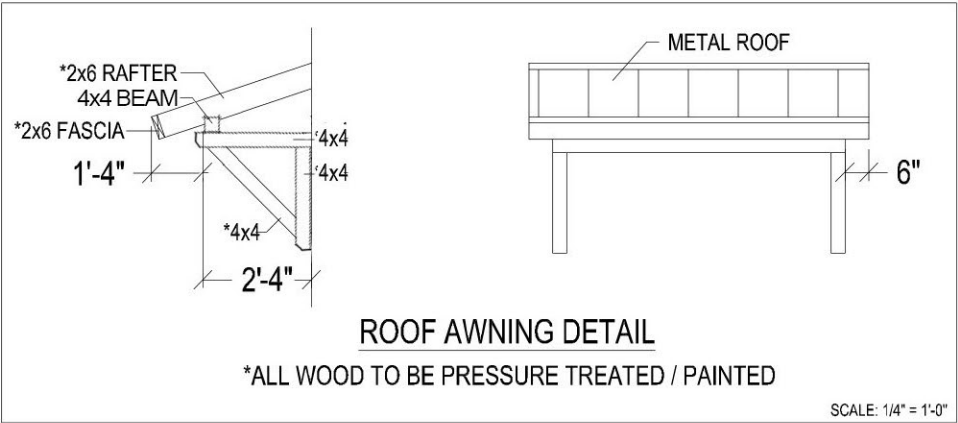


DRAWN BY:	KWL
CHECKED BY:	-
APPROVED BY:	-
ISSUE DATE:	11.20.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	-
BOX NUMBER:	-
SCALE:	3/16" = 1'-0"

SHEET:
A103



FRONT ELEVATION



RIGHT ELEVATION

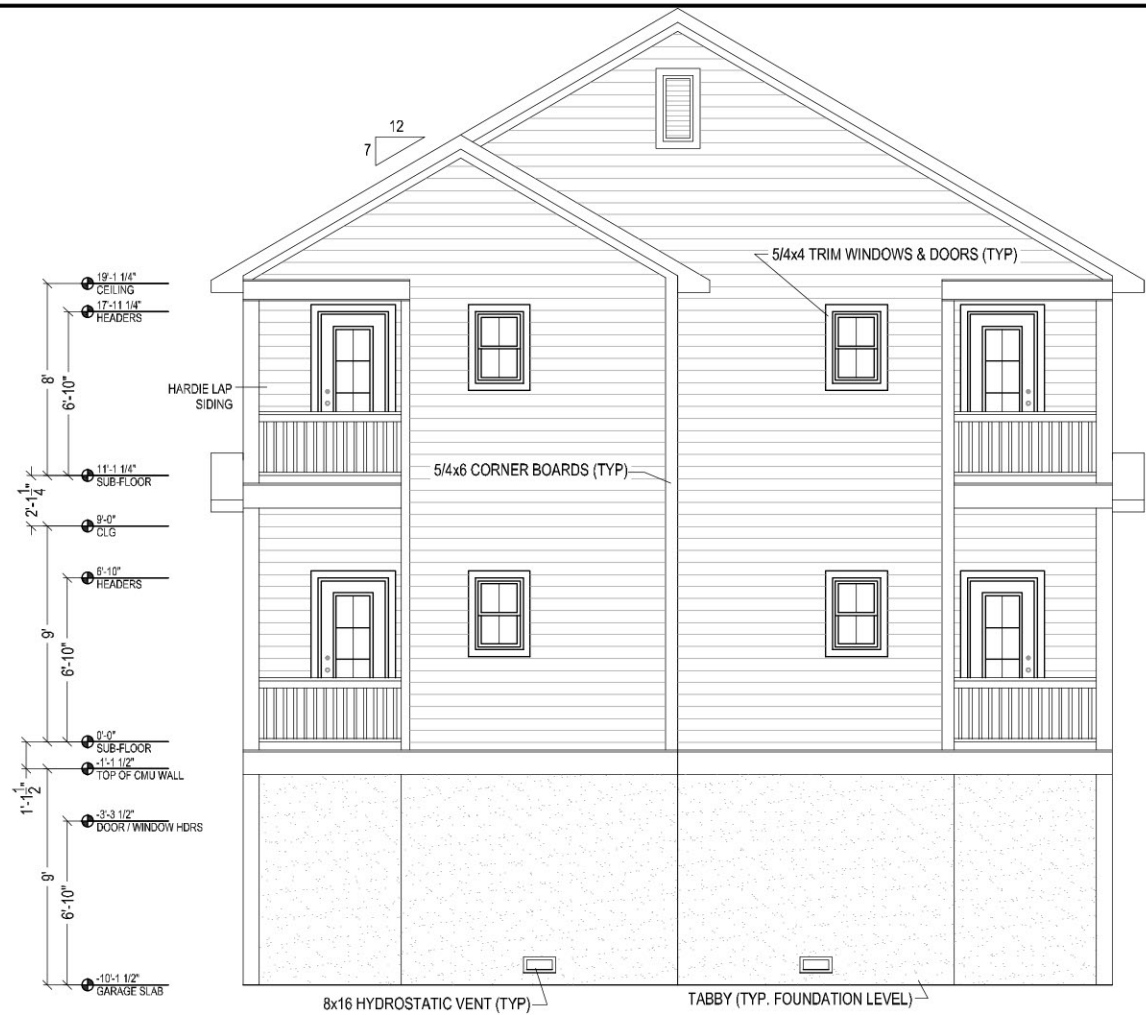
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:

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

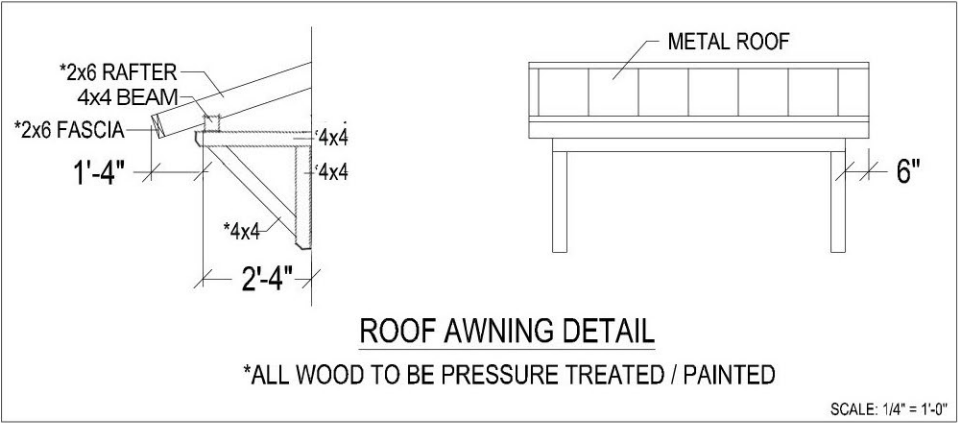
BILTWISE STRUCTURES

DRAWN BY:	KWL
CHECKED BY:	--
APPROVED BY:	--
ISSUE DATE:	11.27.23
PROJECT PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	--
BOX NUMBER:	--
SCALE:	1/8" = 1'-0"

SHEET:
A104

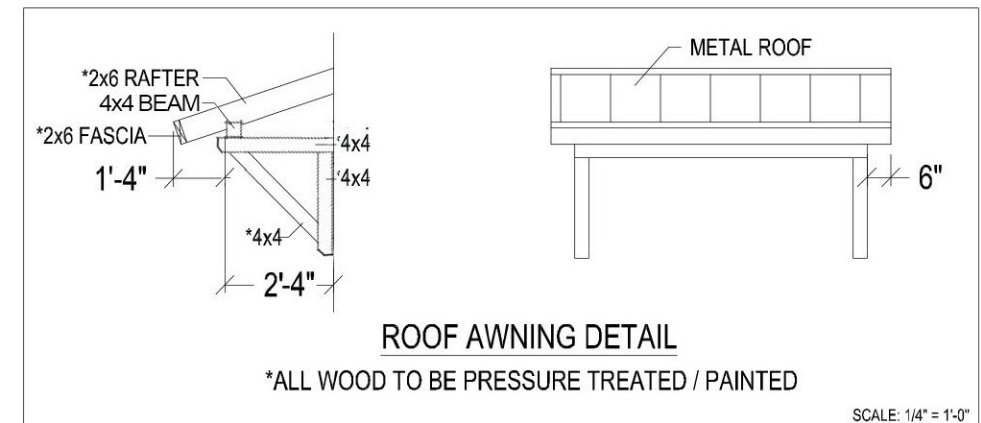


REAR ELEVATON



LEFT ELEVATION

CUSTOMER/PROJECT:	THE HOMES AT OLIVE SHELL (18x56)				
ADDRESS:	REAR AND LEFT ELEVATIONS (LAP SIDING)				
REVISION:	DATE:	BY:	REVISION:	DATE:	BY:
DRAWN BY: KWL					
CHECKED BY: -					
APPROVED BY: -					
ISSUE DATE: 11.27.23					
PROJECT PHASE: DESIGN DEVELOPMENT					
PROJECT NUMBER: -					
BOX NUMBER: -					
SCALE: 1/8" = 1'-0"					
SHEET: A105					



ARCH. SHINGLES

19'-1 1/4" CEILING

17'-11 1/4" HEADERS

1'-4" (TYP)

8'-10"

B&B SIDING

11'-1 1/4" SUB-FLOOR

9'-0" CLG

6'-10" HEADERS

9'

6'-10"

9'-0" SUB-FLOOR

11'-1 1/2" TOP OF CMU WALL

3'-3 1/2" DOOR / WINDOW HDRS

9'

6'-10"

10'-1 1/2" GARAGE SLAB

12/4

5/4x4 TRIM WINDOWS & DOORS (TYP)

(HVAC CONDENSOR)

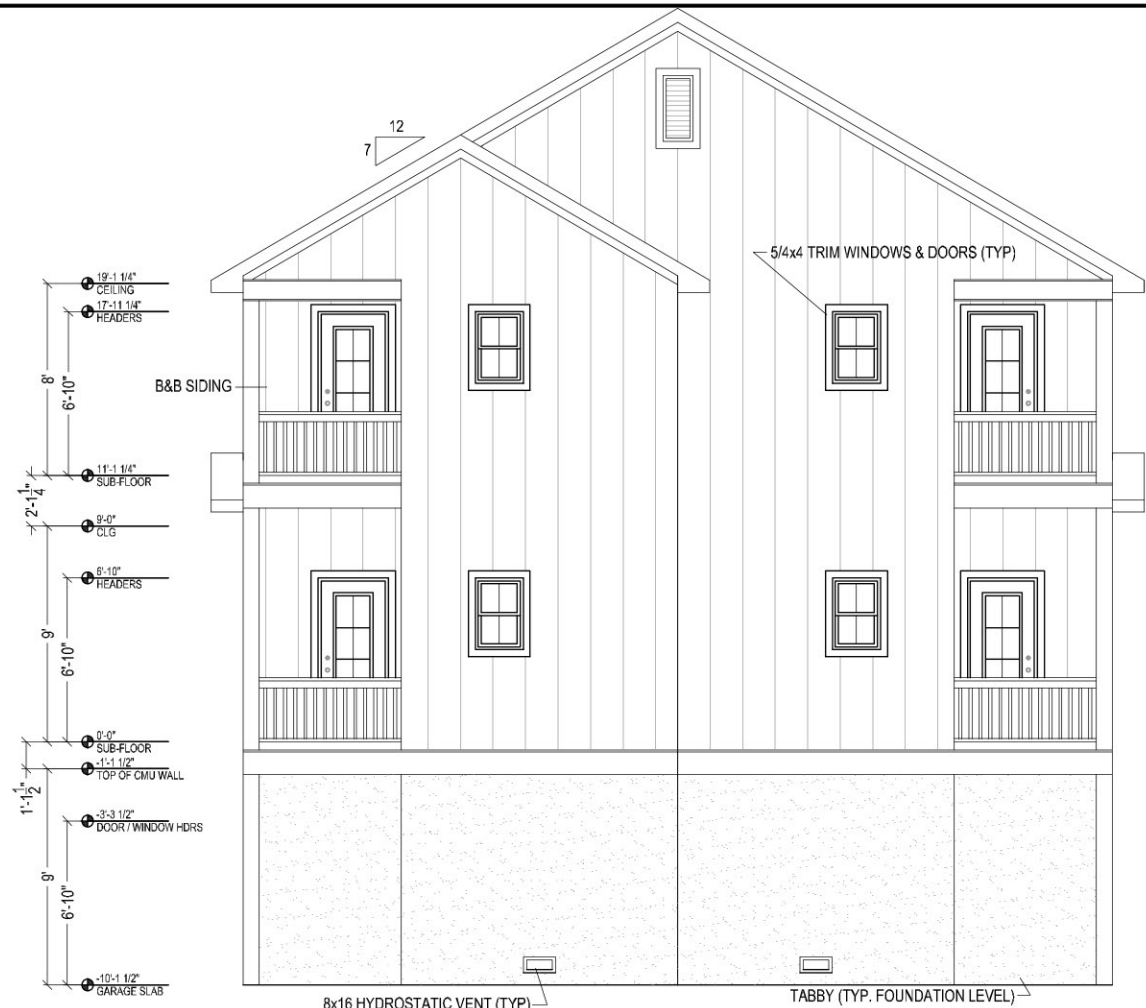
UTILITY & TRASH 6' PRIVACY FENCE

TABBY (TYP. FOUNDATION LEVEL)

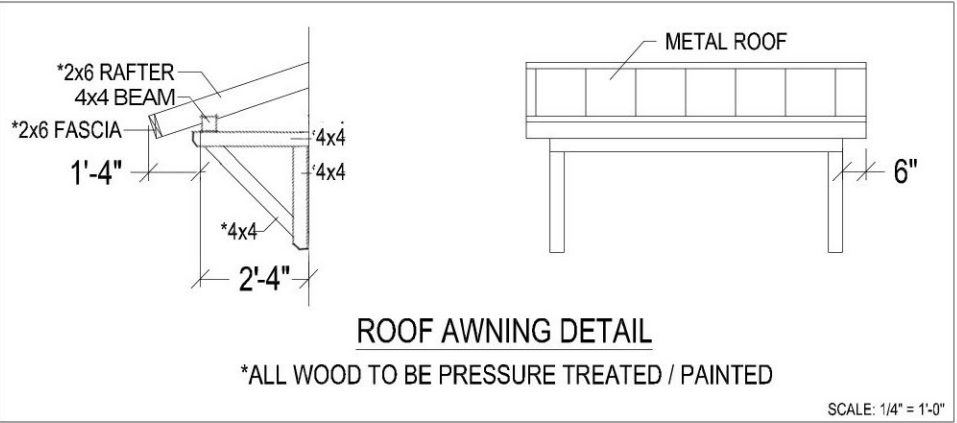
8x16 HYDROSTATIC VENT (TYP)

RIGHT ELEVATION

		CUSTOMER/PROJECT: THE HOMES AT OLIVE SHELL (18x56)		REVISION:	DATE:	BY:	REVISION:	DATE:	BY:
		ADDRESS: FRONT AND RIGHT ELEVATIONS (B&B SIDING)							
DRAWN BY:		KWL							
CHECKED BY:		--							
APPROVED BY:		--							
ISSUE DATE:		11.27.23							
PROJECT PHASE:		DESIGN DEVELOPMENT							
PROJECT NUMBER:		--							
BOX NUMBER:		--							
SCALE:		1/8" = 1'-0"							
SHEET:		A106							



REAR ELEVATON



LEFT ELEVATION



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: Katie Burzon Company: HH Lemoyne VIII LLC
Mailing Address: 300 Centerville Ave City: Warwick State: RI Zip: 02886
Telephone: 603-988-3045 Fax: _____ E-mail: katie.burzon@magnahospitality.com
Project Name: Hilton Head Spark by Hilton Project Address: 11 Lemoyne Ave, Hilton Head Island, SC
Parcel Number [PIN]: R5 5 3 0 1 8 0 0 0 2 4 0 D 0 0 0 0
Zoning District: RD Overlay District(s): Corridor

**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

X 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.

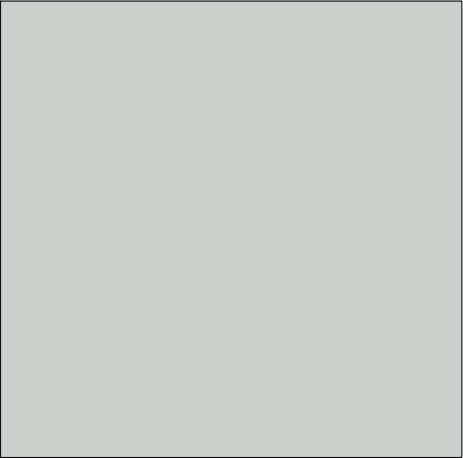
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Katie Burzon
SIGNATURE

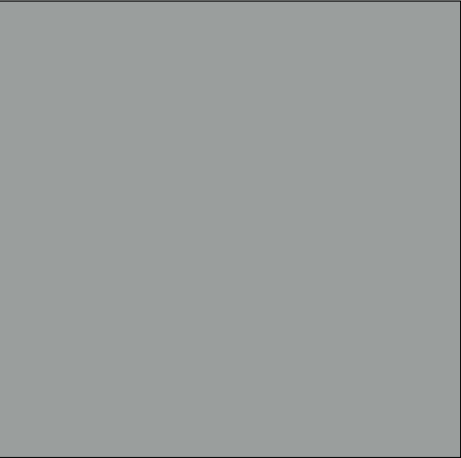
11/07/2023
DATE

This proposal is on behalf of HH Lemoyne VIII LLC for the repainting of 11 Lemoyne Ave, Hilton Head Island, SC. The repainting intends to represent the brand, Spark by Hilton, while conforming with the Hilton Head design requirements. The primary colors used on the exterior are grays, which are preferred in the design requirements. The Spark by Hilton brand mural has been thoughtfully placed under the porte cochere so that it is only visible in close proximity to the entrance of the building. This solution reduces adverse impacts on the visual experience of neighboring properties and is not visible from the street view of public ways.

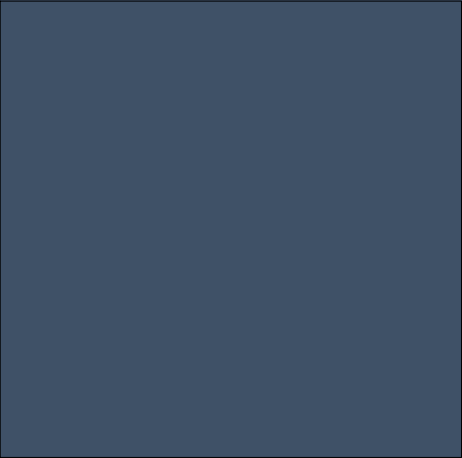
Exterior Paint Color:



PT-20- Overall Exterior Paint
Color: Sherwin Williams SW 7064 Passive
Finish: Satin

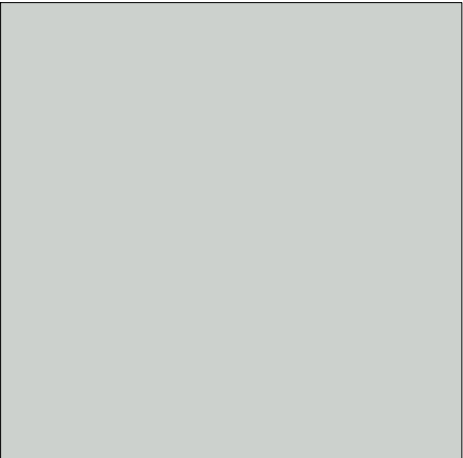


PT-22- Railings
Color: Sherwin Williams1962 African Gray
Finish: Satin

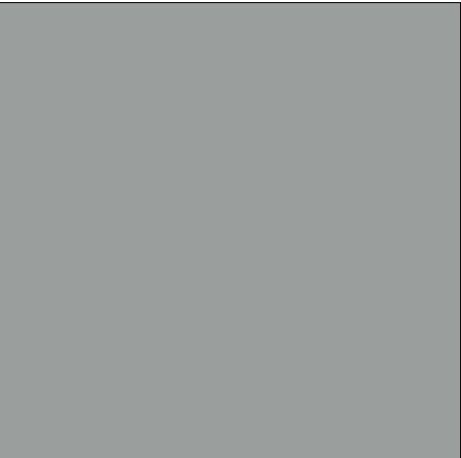


PT-04- Doors & Transoms
Color: Sherwin Williams SW 9150 Endless Sea
Finish: Semi-Gloss

Mural Paint Color:



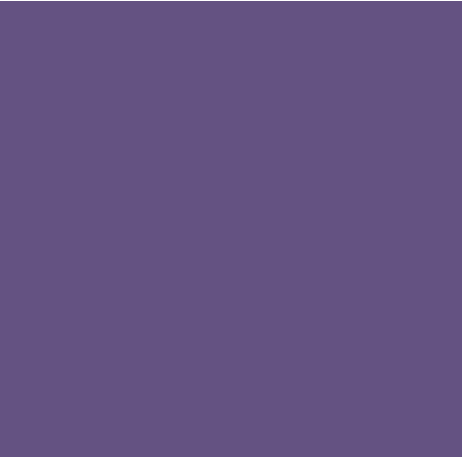
PT-20- Light Gray
Color: Sherwin Williams SW 7064 Passive
Finish: Satin



PT-22- Medium Gray
Color: Sherwin Williams1962 African Gray
Finish: Satin



PT-24- Slate
Color: Sherwin Williams SW 9142 Moscow Midnight
Finish: Satin



PT-24- Violet
Color: Sherwin Williams SW 6982 African Violet
Finish: Satin



PT-24- Dark Violet
Color: Sherwin Williams SW 6545 Majestic Purple
Finish: Satin



PT-24- Lavender
Color: Sherwin Williams SW 6822 Wisteria
Finish: Satin



PT-24- Lime
Color: Sherwin Williams SW 6703 Frolic
Finish: Satin

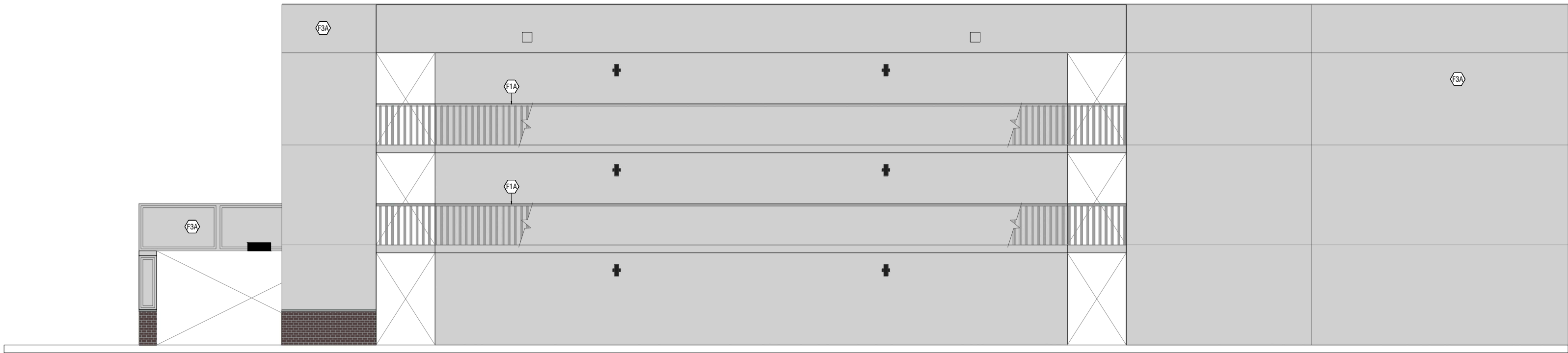
- EXT. REPAINTING KEYNOTES:
- (F1A) PAINT GUARDRAILS PT 22 TYP.
 - (F2A) PAINT GUESTROOM ENTRY DOORS AND TRANSOM PT 04 TYP.
 - (F3A) PAINT OVERALL BUILDING PT 20 TYP.
 - (F4A) PAINT HILTON STATEMENT MURAL PT 24



HOSPITALITY GROUP

OWNER

MAGNA HOSPITALITY GROUP
300 Centerville Road #300E
Warwick, RI 02886
(401) 886-4484



WEST ELEVATION

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

3



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

ISSUE:

NO. DATE DESCRIPTION

1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:

SPARK BY HILTON
11 Lemoyne Ave
Hilton Head Island, SC 29928

DATE: 11/7/2023

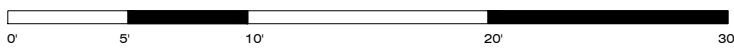
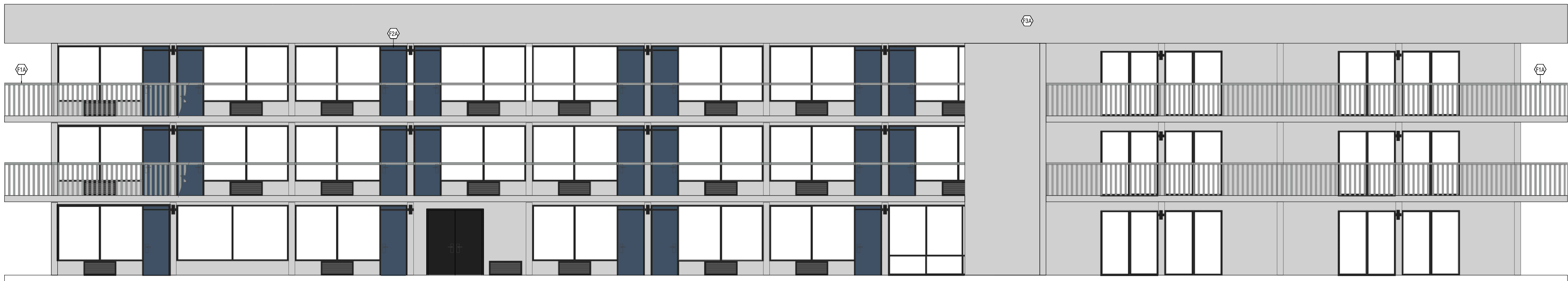
SHEET NAME:

EXTERIOR ELEVATION

SHEET NO:

ID200





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

1



HOSPITALITY GROUP

OWNER

MAGNA HOSPITALITY GROUP
300 Centerville Road #300E
Warwick, RI 02886
(401) 886-4484

ISSUE:

NO.	DATE	DESCRIPTION
1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:

SPARK BY HILTON
11 Lemoyne Ave
Hilton Head Island, SC 29928

DATE: 11/7/2023

SHEET NAME:

EXTERIOR ELEVATION

SHEET NO:

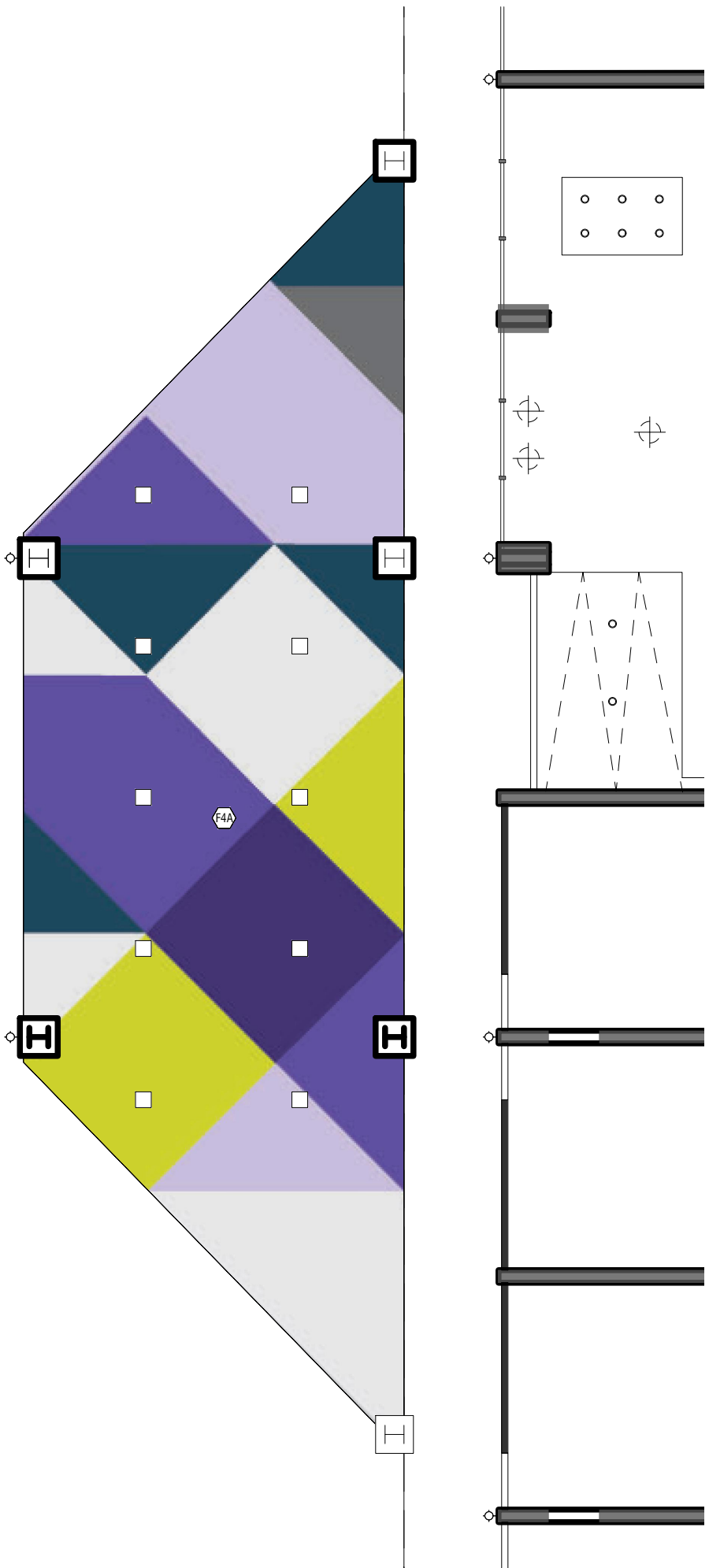
ID201



HOSPITALITY GROUP

OWNER

MAGNA HOSPITALITY GROUP
300 Centerville Road #300E
Warwick, RI 02886
(401) 886-4484



ISSUE:

NO.	DATE	DESCRIPTION
1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:

SPARK BY HILTON
11 Lemoyne Ave
Hilton Head Island, SC 29928

DATE: 11/7/2023

SHEET NAME:

EXTERIOR MURAL-
RCP

SHEET NO:

ID202



PORTE COCHERE EXTERIOR MURAL

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

1



spark
by Hilton™

EDC





ITEMS CORRESPONDING TO SCHEDULE B-II

15 Terms and Conditions of Master Deed Establishing Horizontal Property Regime for OceanWalk Horizontal Property Regime, recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 358, Page 1779; as affected by First Amendment to Master Deed recorded in said Office on December 31, 1981, where it appears in Book 493, Page 1562; and as further affected by Absolute Assignment recorded in said Office, where it appears in Book 510, Page 1810; and as further affected by Declaration of Amendment to By-Laws, recorded in said Office, where it appears in Book 1713, Page 518; and as further affected by Easement Modification Agreement recorded in said Office, where it appears in Book 2080, Page 2093; and as further affected by Second Amendment to By-Laws, recorded in said Office, where it appears in Book 3497, Page 3296; and as further affected by Oceanwalk Owner's Association Regulations recorded in said Office on January 10, 2019, where it appears in Book 3729, Page 1084, is blanket in nature.

16 Master Deed of Oceanwalk Two Horizontal Property Regime recorded in the Office of the Register of Deeds for Beaufort County on February 27, 1991, where it appears in Book 571, Page 72; as affected by Assignment of Declarant Rights recorded in said Office, where it appears in Book 643, Page 1677; and as further affected by Assignment of Declarant Rights recorded in said Office, where it appears in Book 866, Page 2504; and as further affected by Absolute Assignment recorded in said Office, where it appears in Book 866, Page 2508; and as further affected by Assignment of Rights recorded in said Office, where it appears in Book 1361, Page 1799; and as further affected by Assignment of Declarant Rights recorded in said Office, where it appears in Book 1361, Page 1805; and as further affected by Absolute Assignment recorded in said Office, where it appears in Book 1361, Page 1812, is blanket in nature.

17 Declaration of Restrictions for Lands of Hilton Head Company, recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 78, Page 306, not survey related.

18 Restrictions as set forth in Deed from The Hilton Head Company to Robert L. Smith and Thelma W. Smith, recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 95, Page 62, not survey related.

19 Conveyance of Rights by The Hilton Head Company to the Sea Pines Plantation Company, recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 178, Page 243, is blanket in nature.

20 Easement in favor of Palmetto Electric Co-operative, Inc., recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 196, Page 1152, as shown.

21 Deed and Easement in favor of Frank J. Schaefer recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 197, Page 50, as shown.

22 Easement to The Forest Beach Public Service District recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 200, Page 1094, as shown.

23 Pedestrian Walkway & Easement to Atlantis Ventures recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 231, Page 467; as affected by Quit-Claim Assignment by Ocean Walk Suites, L.P., recorded in said Office, where it appears in Book 866, Page 2501. See the Affidavit of General Partner of Ocean Walk Suites, L.P., recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 646, Page 2059, is not located on the premises.

24 Grant of Easement to Xanadu HPR, recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 291, Page 1315, as shown.

25 Easement Agreement between Sea Pines Plantation Company and Ocean Walk Limited Partnership, dated December 15, 1981, recorded in the Office of the Register of Deeds for Beaufort County in Book 338, Page 719; and re-recorded in said Office, where it appears in Book 353, Page 601, is not located on premises.

26 Grant of Easement and Easement Agreement in favor of Forest Beach Public Service District; recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 338, Page 726, as shown.

27 Grant of Easements to Baytree Associates, recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 343, Page 2028, is blanket in nature.

28 Easement and Access Agreement between OceanWalk Owners' Association; The Delta Group; and Stanley J. Turner, recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 510, Page 1757; as affected by Assignment recorded in said Office, where it appears in Book 510, Page 1801, as shown.

29 Amenity and Recreational Facility Easement Agreement recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 510, Page 1768 and re-recorded, where it appears in Book 540, Page 152; as affected by Assignment recorded in said Office, where it appears in Book 510, Page 1805, as shown.

30 Assignment of Rights to Property Research Holdings Inc., recorded in the Office of the Register of Deeds for Beaufort County on December 9, 1982, where it appears in Book 522, Page 1309, is blanket in nature.

31 Easement Agreement and Modification of Amenity and Recreational Facility Easement Agreement and Easement and Access Agreement by and among OceanWalk Owners' Association, Inc.; and O&P Limited, formerly known as JHP Hotel Corporation of Hilton Head; recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 545, Page 2218, is blanket in nature.

32 Assignment of Rights to Forest Beach Association Inc. recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 552, Page 709, is blanket in nature.

33 Easement in favor of Palmetto Electric Cooperative, Inc., recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 560, Page 1824, is blanket in nature.

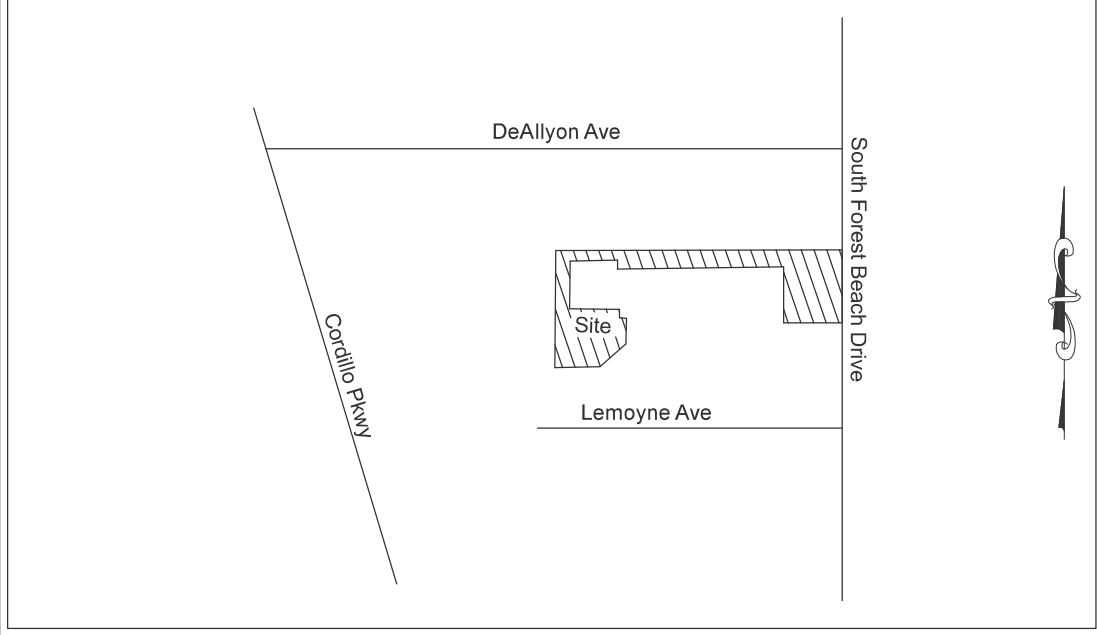
34 Additional Declaration of Covenants and Restrictions for Forest Beach Subdivision and Provisions for The Forest Beach Association, Inc., recorded in the Office of the Register of Deeds for Beaufort County, where it appears in Book 563, Page 1179, is blanket in nature.

35 Such matters as are shown on those certain Plats recorded in the Office of the Register of Deeds for Beaufort County where they appear in Book 40, Page 136 (as shown); Book 37, Page 180(no easement found); Book 37, Page 179A (as shown); Book 31, Page 13 (no easement found); Book 30, Page 28(no easement found); Book 28, Page 212 (as shown.); Book 28, Page 140 (as shown.); Book 23, Page 213 (no easement found); Book 20, Page 60(as shown.); and Book 12, Page 89 (no easement found)

ZONING INFORMATION

Pursuant to Table A Item 6a, the zoning classification and information was not provided to the surveyor by the client.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- There is direct physical access to the subject property via South Forest Beach Drive, a public right-of-way.
- Basis of Bearing S 63°52'00"W is the record bearing of South Forest Beach Drive, as per record description.
- At the time of this survey, there is no visible evidence of any burial grounds, cemeteries or grave sites on premises.
- At the time of this survey, there is no visible evidence of substantial areas of refuse.
- At the time of survey, there were no proposed changes in street right of way lines or observable street or sidewalk construction or repairs
- At the time of this survey, there is no visible evidence of any earth moving work, building construction, or building additions within recent months.
- There are 83 regular striped parking spaces + 5 handicap for a total of 88 spaces located on premises.
- The utility locations shown hereon were determined by observed above ground evidence only, the surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
- I hereby state that to the best of my knowledge, information and belief, the survey shown here-on was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the minimum requirements for a Class A survey as specified here-on; also, there are no visible encroachments or projections other than shown
- The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software
- The parcels contained in the legal description are contiguous without any gaps, gores or overlaps.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking easements, servitudes, and significant observations; are solely based on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- There are no visible division lines or party wall located on premises.

Lot I - 0.925 Acre
or 40,293 sq. ft.
Lot II - 0.918 Acre
or 40,000 sq. ft.
Lot III - 1.042 Acres
or 45,387 sq. ft.
Total Area
2.885 Acres
or 125,680 sq.ft.

RECORD DESCRIPTION

The land referred to herein below is situated in the County of Beaufort, State of South Carolina, and is described as follows:

ALL THOSE CERTAIN CONDOMINIUM UNITS SITUATE IN BEAUFORT COUNTY, SOUTH CAROLINA, DESIGNATED AS APARTMENT NUMBERS 3100, 3104, 3108, 3109, 3117, 3200, 3201, 3203, 3204, 3205, 3208, 3209, 3212, 3214, 3215, 3216, 3217, 3219, 3220, 3223, 3224, 3300, 3301, 3304, 3305, 3308, 3309, 3312, 3315, 3316, 3319, AND 3320 IN THE OCEANWALK TWO HORIZONTAL PROPERTY REGIME, HILTON HEAD ISLAND, SOUTH CAROLINA ESTABLISHED BY O & P LIMITED, PURSUANT TO THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT, SECTION 27-31 -10, ET SEQ. OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED, WHICH APARTMENTS ("UNITS") ARE MORE PARTICULARLY DESCRIBED IN THE MASTER DEED OF THE OCEANWALK TWO HORIZONTAL PROPERTY REGIME DATED FEBRUARY 19, 1991 AND RECORDED FEBRUARY 27, 1991 IN BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 571 AT PAGE 72 (THE "MASTER DEED").

TOGETHER WITH ALL EASEMENTS, UNDIVIDED INTERESTS IN THE COMMON ELEMENTS AND APPURTENANCES TO THE ABOVE DESCRIBED UNITS DESCRIBED IN THE AFORESAID MASTER DEED, INCLUDING BUT NOT LIMITED TO

EASEMENT:

THE EASEMENTS, RIGHTS AND PRIVILEGES PROVIDED IN THE CERTAIN EASEMENT AND ACCESS AGREEMENT DATED AUGUST 31, 1988, AND ORIGINALLY BETWEEN THE OCEAN WALK OWNERS' ASSOCIATION, INC. AND THE DELTA GROUP AND STANLEY E. TURNER, AND BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 51 OAT PAGE 1757, SUBJECT TO SUCH CONDITIONS, LIMITATIONS AND/OR LIABILITIES AS ARE SETFORTH THEREIN.

The property surveyed is the same as that described in First American Title Insurance Company, commitment #NCS-1160497-DC72, Dated January 05, 2023

ALTA/NSPS LAND TITLE SURVEY

for
Best Western Ocean Breeze Inn
NV5 Project No. 202206936-001
11 Lemoyne Ave, Hilton Head Island, SC 29928

based upon Title Commitment No NCS-1160497-DC72
of First American Title Insurance Company
bearing an effective date of January 05, 2023

Surveyor's Certification

To: MHF Properties VIII LLC, a Delaware limited liability company; and Bock & Clark Corporation, an NV5 Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 1/16/2023

PRELIMINARY

Princeton P. Pirkle, Jr.
South Carolina RLS #10508
Date of Field Survey: 1/16/2023
Date of Last Revision: 1/19/2023
NETWORK PROJECT NO. 202206936-001 BJK



Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

FLOOD NOTE

By graphic plotting only, this property is in Zone X. X shaded & AE of the flood insurance rate map. Community Panel No.45013C0444G which bears an effective date of 03/23/2021, and is partially in a special flood hazard area. As shown on FEMA website (fema.gov) by firmette created on 1/16/2023 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

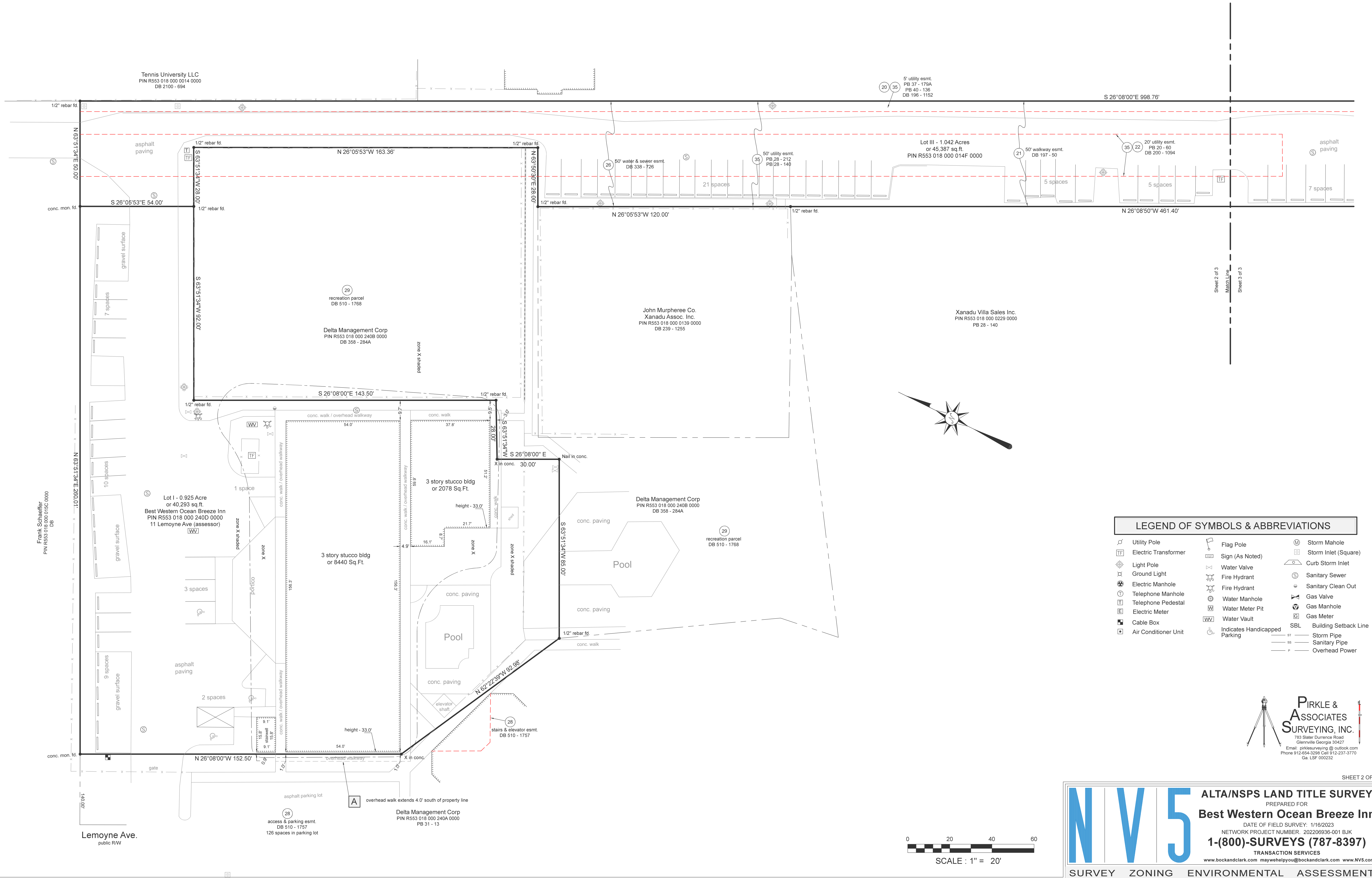
DATE	DESCRIPTION	DATE	DESCRIPTION
1/16/2023	first draft		
1/19/2023	comments		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

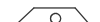
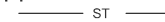
SIGNIFICANT OBSERVATIONS

A overhead walk extends 4.0' south of property line

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



LEGEND OF SYMBOLS & ABBREVIATIONS					
	Utility Pole		Flag Pole		Storm Manhole
	Electric Transformer		Sign (As Noted)		Storm Inlet (Square)
	Light Pole		Water Valve		Curb Storm Inlet
	Ground Light		Fire Hydrant		Sanitary Sewer
	Electric Manhole		Fire Hydrant		Sanitary Clean Out
	Telephone Manhole		Water Manhole		Gas Valve
	Telephone Pedestal		Water Meter Pit		Gas Manhole
	Electric Meter		Water Vault		Gas Meter
	Cable Box		Indicates Handicapped Parking		SBL Building Setback Line
	Air Conditioner Unit				ST Storm Pipe
					SS Sanitary Pipe
					P Overhead Power

PIRKLE & ASSOCIATES SURVEYING, INC.
783 Slater Durrence Road
Glenville Georgia 30427
Email: pirklesurveying@outlook.com
Phone 912-854-3298 Cell 912-237-3770
Ga. LSF 000232

SHEET 2 OF 3

NV5

SURVEY

ZONING

ENVIRONMENTAL

ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Best Western Ocean Breeze Inn

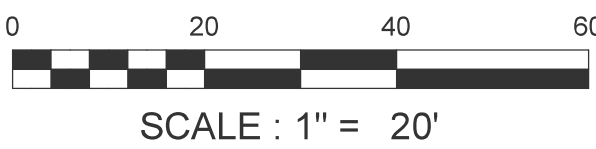
DATE OF FIELD SURVEY: 1/16/2023

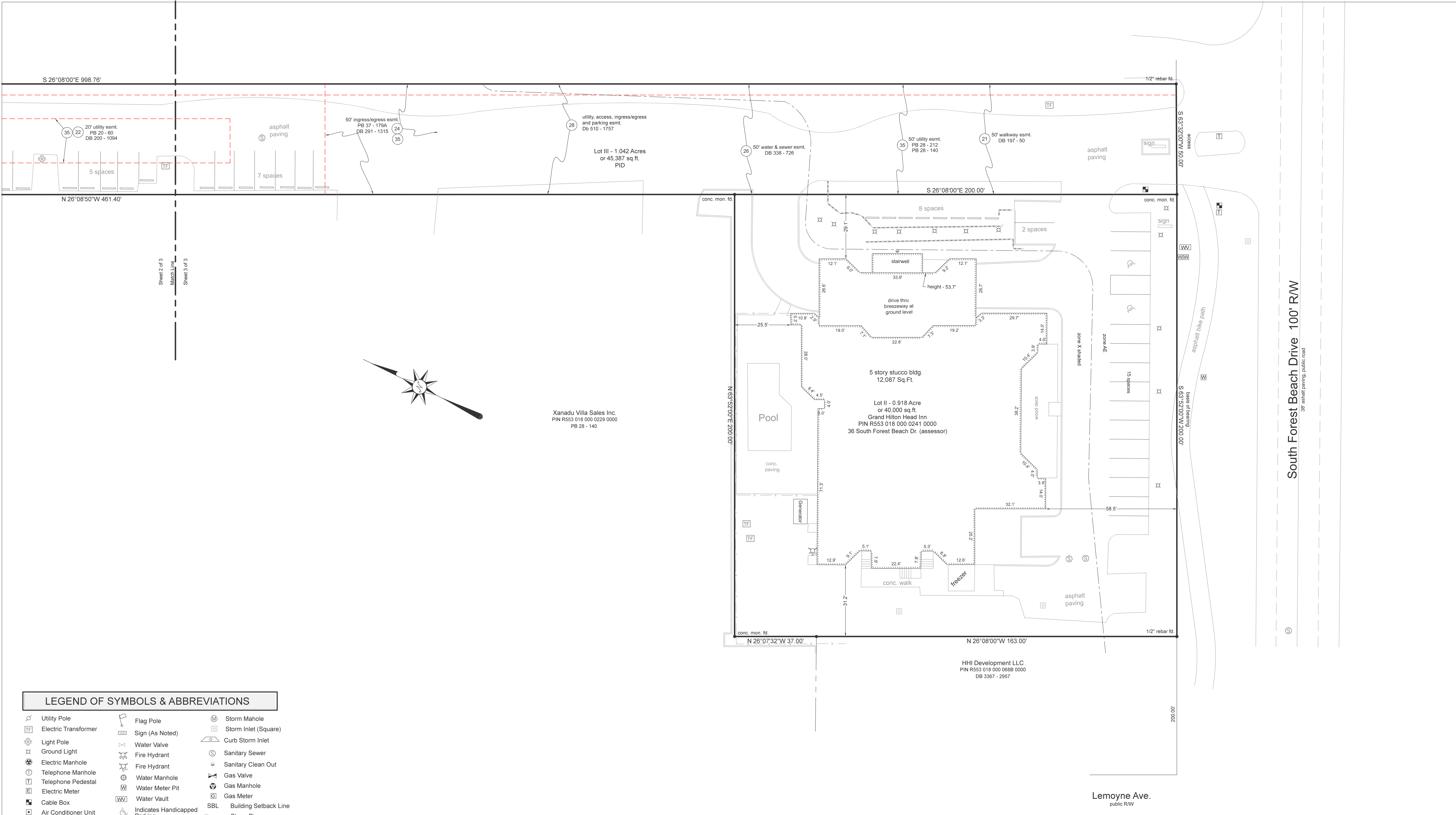
NETWORK PROJECT NUMBER: 202206936-001 BJK

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

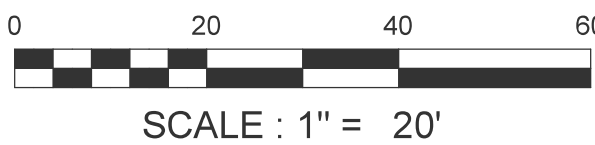




LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|----------------------|-------------------------------|---------------------------|
| Utility Pole | Flag Pole | Storm Mahole |
| Electric Transformer | Sign (As Noted) | Storm Inlet (Square) |
| Light Pole | Water Valve | Curb Storm Inlet |
| Ground Light | Fire Hydrant | Sanitary Sewer |
| Electric Manhole | Fire Hydrant | Sanitary Clean Out |
| Telephone Manhole | Water Manhole | Gas Valve |
| Telephone Pedestal | Water Meter Pit | Gas Manhole |
| Electric Meter | Water Vault | Gas Meter |
| Cable Box | Indicates Handicapped Parking | SBL Building Setback Line |
| Air Conditioner Unit | | ST Storm Pipe |
| | | SS Sanitary Pipe |
| | | P Overhead Power |

PIRKLE & ASSOCIATES SURVEYING, INC.
783 Slater Durrence Road
Glenville Georgia 30427
Email: pirklesurveying@outlook.com
Phone 912-684-3288 Cell 912-237-3770
Ga. LSF 000232



NV5

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Best Western Ocean Breeze Inn

DATE OF FIELD SURVEY: 1/16/2023

NETWORK PROJECT NUMBER: 202206936-001 BJK

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com



BW Best Western

©2019 Google

EXIT



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: 11 Lemoyne Avenue

DRB#: DRB-00-2006-2023

DATE: 12/12/2023

CATEGORY: Alteration/Addition

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	☐	☐	☒	Overall painting color scheme is approved, the purple color tones on the sign need to be revisited, but the sign will be reviewed as a separate application.
Utilizes natural materials and colors	☐	☒	☐	Purple colors are not permissible and a new color must be provided.
Avoids distinctive vernacular styles	☒	☐	☐	

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

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

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
2. Purple is not an approved color, and although under the Porto cache, it needs to be replaced with a more nature blending color.

--

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: Hilton Head High School

DRB#: DRB-002110-2023

DATE: 12/12/2023

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

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Wetlands if present are avoided and the required buffers are maintained	☒	☐	☐	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Once Conceptually approved by the Design Review Board, this project will require a second Major Corridor – Final submission.



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: Don Baus Company: Little Diversified Architectural Consulting
Mailing Address: 4900 O'hear Ave, Suite 200 City: Charleston State: SC Zip: 29405
Telephone: 843.212.9768 Fax: N/A E-mail: don.baus@littleonline.com
Project Name: Hilton Head Island High School Project Address: 70 Wilborn Rd, Hilton Head, SC 29926
Parcel Number [PIN]: R510 007 000 0118 0000 _____
Zoning District: Main Street (MS) Overlay District(s): Highway Corridor Overlay District
of William Hilton Parkway

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

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

Project Category:

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

Submittal Requirements for **All** projects:

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

11.28.2023

DATE

Variance (VAR) Request Narrative

Hilton Head Island High School requests a variance from Section 16-3-105.F.3 Development Form Standards for Main Street (MS) District:

Maximum Building Height: 45'

Proposed Building Height: 49'-8" (When measured from 15'-6" at adjacent grade)

Proposed Building Height: 54'-2" (When measured from from eleven feet above mean sea level using the NAVD 88 vertical datum per Section 16-10-102.C.1.a.ii)

Why is the variance requested?

Hilton Head Island High School, located at 70 Wilborn Rd, sits in the middle of an educational and community development within the Main Street (MS) Zoning District. This site is densely developed with Hilton Head Island Elementary School to the Southwest, Hilton Head Island Middle School to the Northeast, Hilton Head Island Recreational Center to the West, adjacent football and baseball complexes to the North with parking lots and street circulation further defining the limits of the site.

The existing one story classroom building for Hilton Head Island High School is to remain in operation during the construction of the new classroom building directly to the South. With this requirement, as well as maintaining parking, car/ bus circulation and drop-off, fire department access, means of egress from the existing High School and safe construction zoning limits during the completion of this new building as well as the number of Beaufort County School District required classrooms, this project necessitated a 3 story classroom building for the initial Phase 1 of construction.

Floor to floor elevations of 15'-0" each plus roof parapet make the proposed height of this 3 story structure 49'-8" measured from the grade immediately adjacent to the structure.

In addition to the classroom building, there is a Mechanical Penthouse structure at the roof that measures 60'-0" from the grade immediately adjacent to the structure.

Per Section 16-10-102.C.1.c. – Rules of Measurement, *"Equipment such as satellite dishes and heating and air conditioning equipment installed on top of buildings are excluded from the measurement of height provided they are screened from view"*.

The Mechanical Penthouse provides screening of the mechanical units and; therefore, would be permissible per the LMO Zoning requirements.

Based upon these factors, we are requesting a 10% increase in the maximum building height from 45' to 49'-8".

In the event that the maximum building height is to be calculated from eleven feet above mean sea Level using the NAVD 88 vertical datum, per Section 16-10-102.C.1.a.ii, we would ask to seek and obtain relief from the Design Review Board and subsequently request a variance from Board of Zoning appeals due to unnecessary and undo hardship that the above requirements would have on the subjected project.

How does this request meet all of the criteria of LMO Section 16-2-103.S.4.a Variance Review Standards?:

- *The building height increase is consistent with character of development on surrounding land.*

The height of the adjacent Hilton Head Island High School Theater connected to the existing school is 58'-0" measured from the grade immediately adjacent to the structure. This proposed 3 story classroom building is 8'-0" lower than this structure.

- *The development resulting from the height increase is consistent with the purpose and intent of the building height standards.*

Building height is no more than absolutely necessary to carry out its function and required number of classrooms for the Beaufort County School District.

- *The height increase is either (1) required to compensate for some unusual aspect of the site or development, or (2) results in improved site conditions for a development with nonconforming site features.*

The building height is required to make an efficiently functioning classroom building and screen roofing and roofing equipment. In addition, in order to keep the school operational during construction and to minimize horizontal space impact of the overall site, the circumstances dictate a 3 story classroom building as proposed.

- *The increase will not pose a danger to the public health or safety.*

No increase in danger to public health or safety will occur due to increase in height.

- *Any adverse impacts directly to the increase are mitigated.*

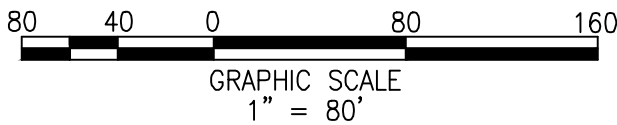
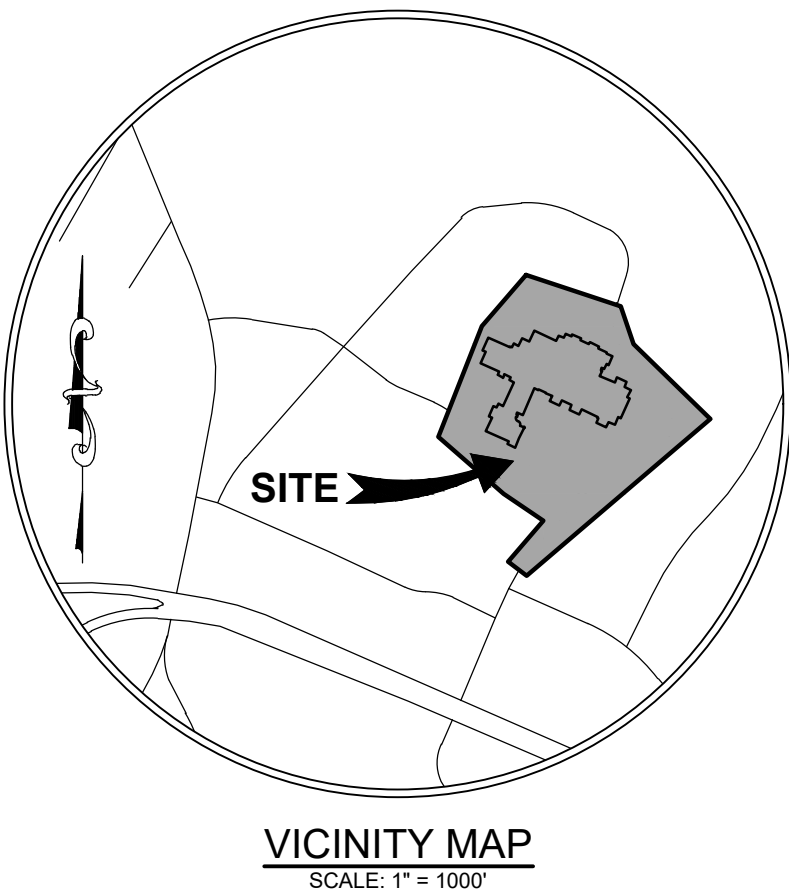
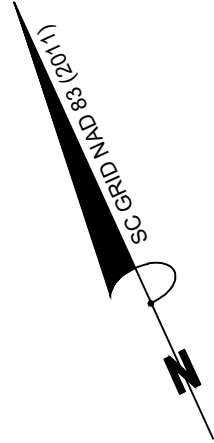
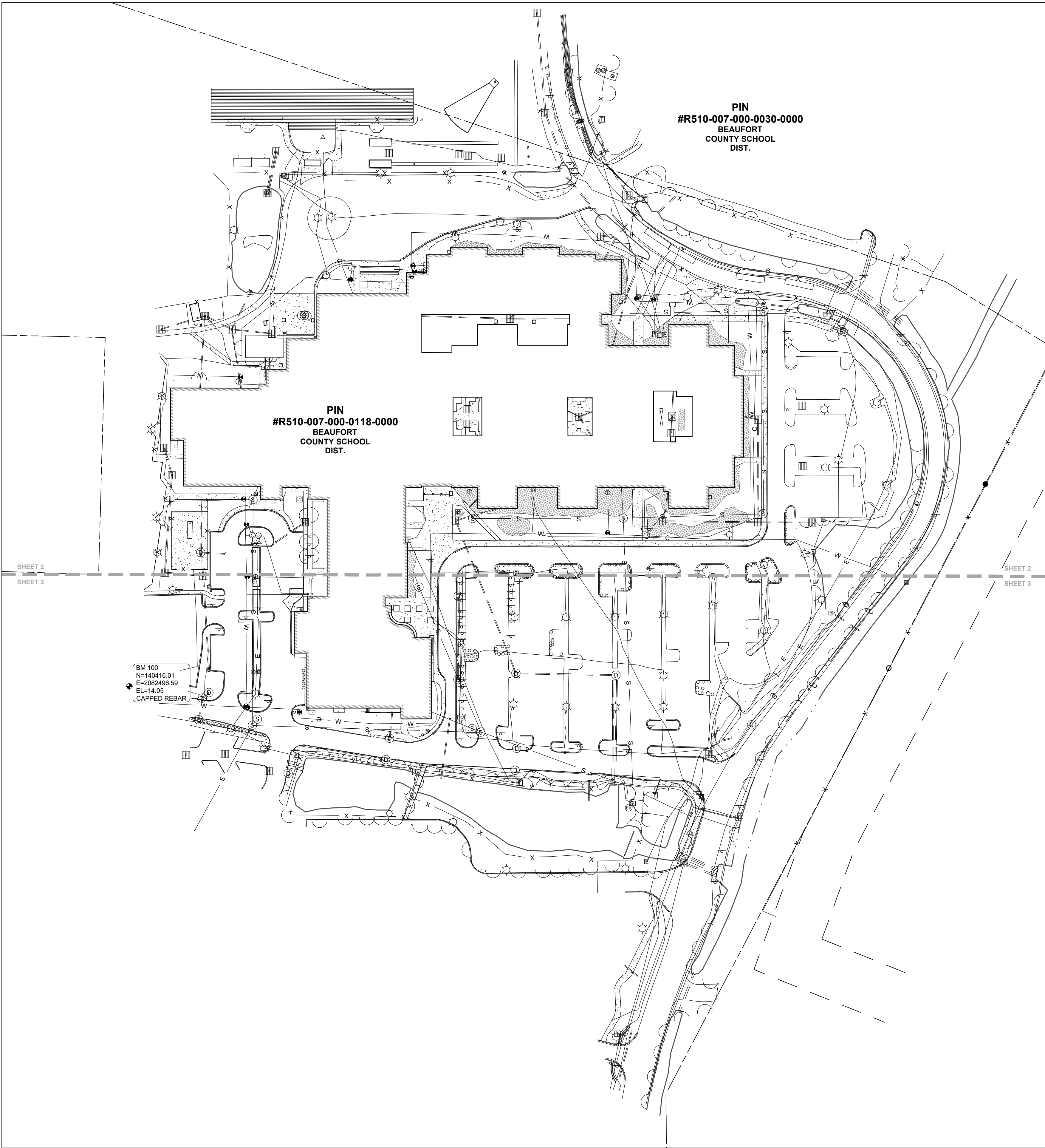
No adverse impacts will occur due to increase in height

- *The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than 10%.*

Requested height increase will be no greater than allowable 10% when measured from 15'-6" at adjacent grade.

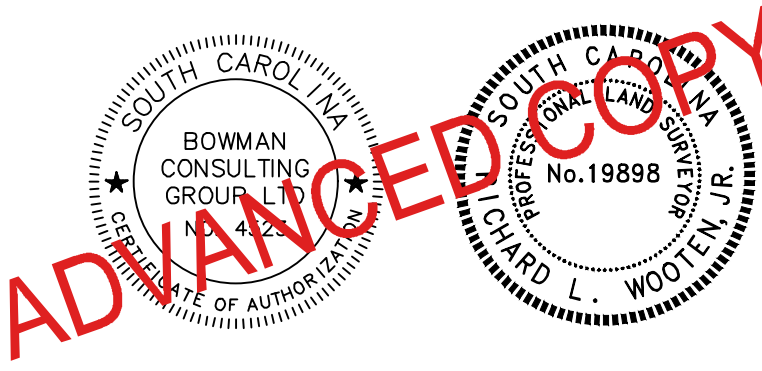
NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA AS PIN #R510 007 000 0118 0000.
2. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF BEAUFORT COUNTY SCHOOL DISTRICT RECORDED IN DEED BOOK 214, PAGE 618 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.
3. A BOUNDARY SURVEY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PROPERTY SHOWN IS FROM BEAUFORT COUNTY GIS AND IS FOR REFERENCE PURPOSES ONLY.
4. UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON FIELD EVIDENCE AS IDENTIFIED BY LOWCOUNTRY LOCATION, LLC AND FIELD SURVEY BY BOWMAN CONSULTING GROUP ON JULY 4, 2023. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETTO UTILITIES PROTECTION SERVICE AT 1-888-721-7877 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
5. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR BEAUFORT COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45013C0451G & 45013C0453G, EFFECTIVE DATE MARCH 23, 2021.
6. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
7. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 INTERNATIONAL FEET, DISTANCES SHOWN ARE HORIZONTAL "GROUND DISTANCES".
8. VERTICAL DATUM IS BASED ON NAVD88. CONTOUR INTERVALS ARE 1 FOOT.
9. AS OF DATE OF SURVEY, THE SURVEYED AREA CONTAINED 423 PARKING SPACES.



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

RICHARD L. WOOTEN, JR.
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 19898

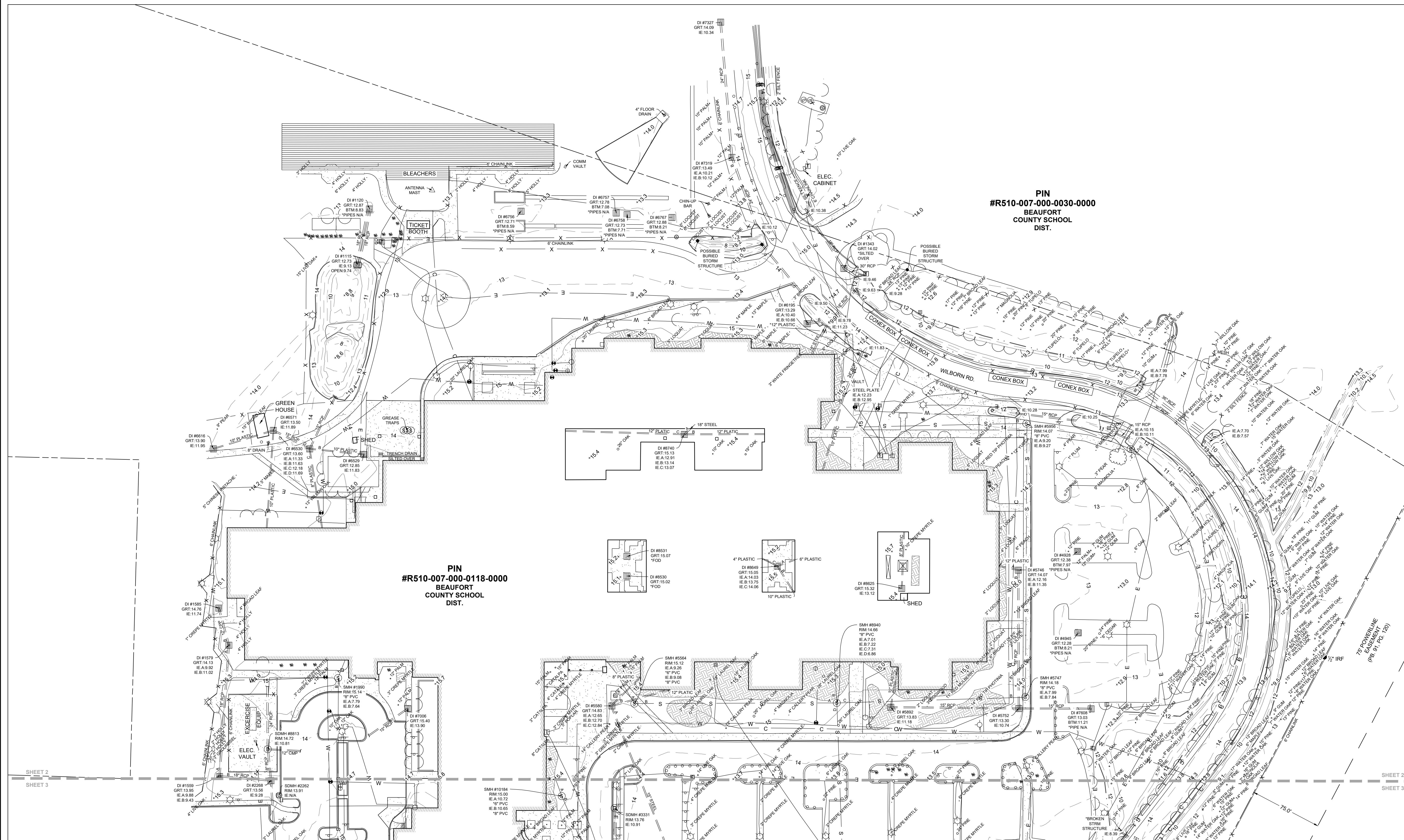
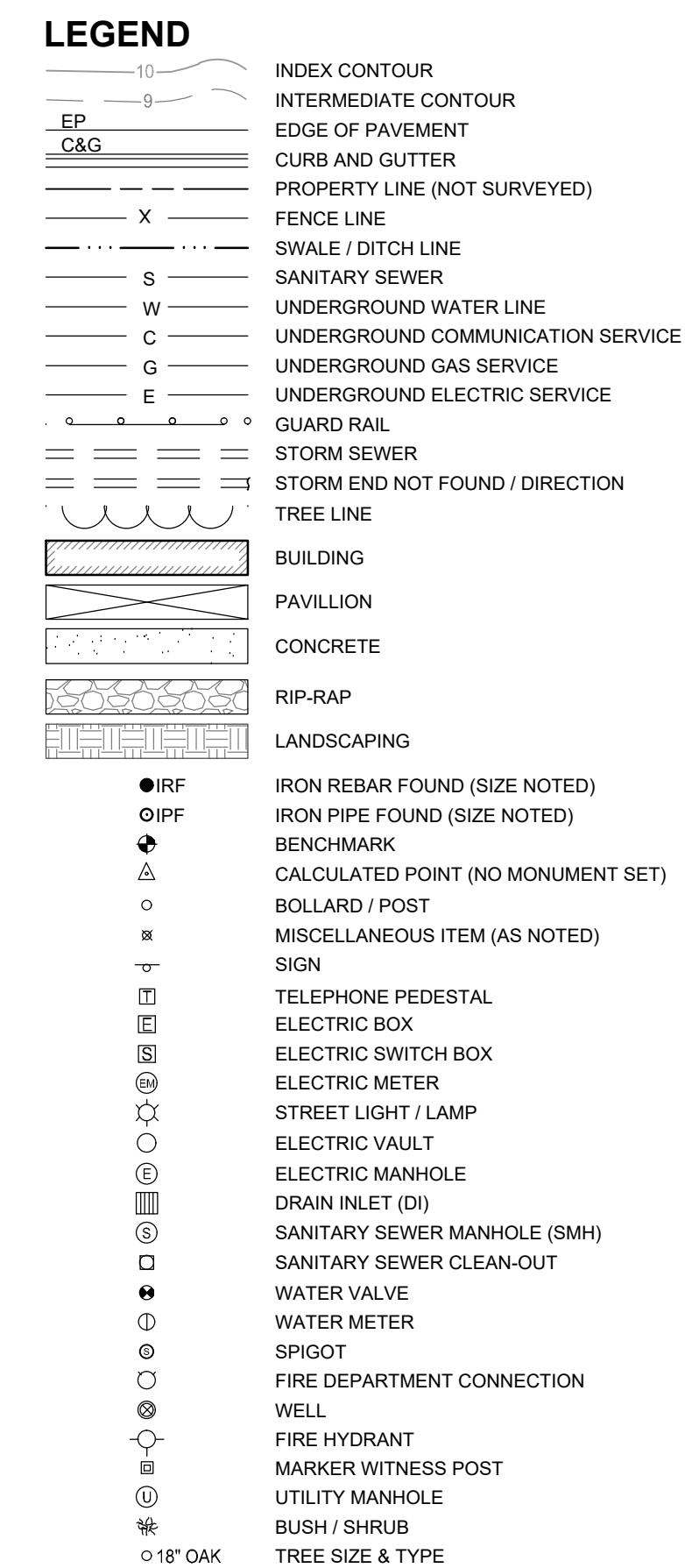
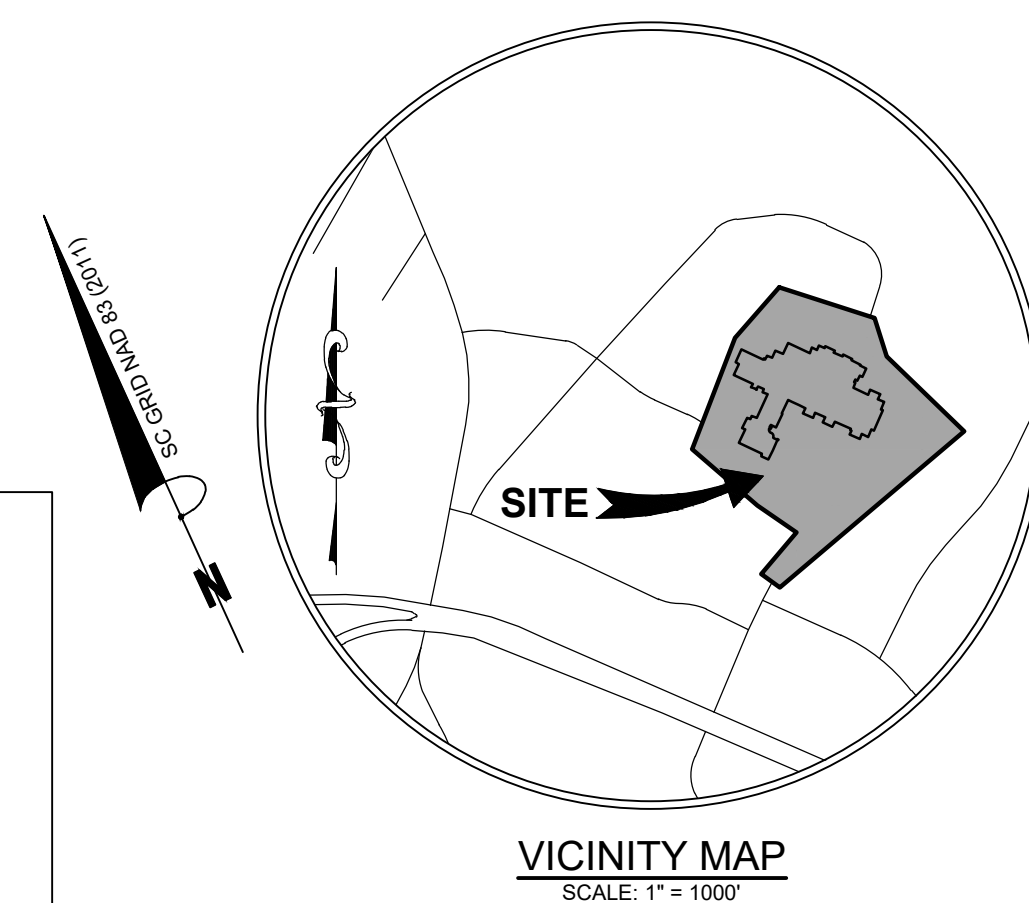


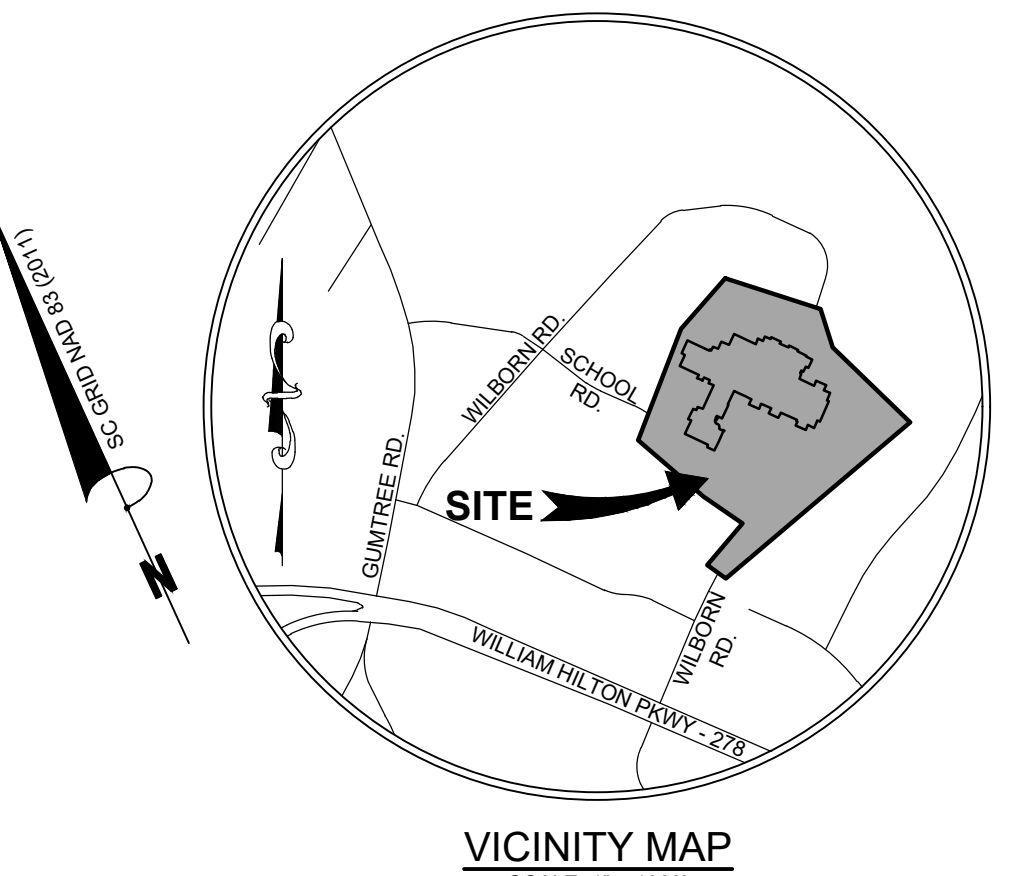
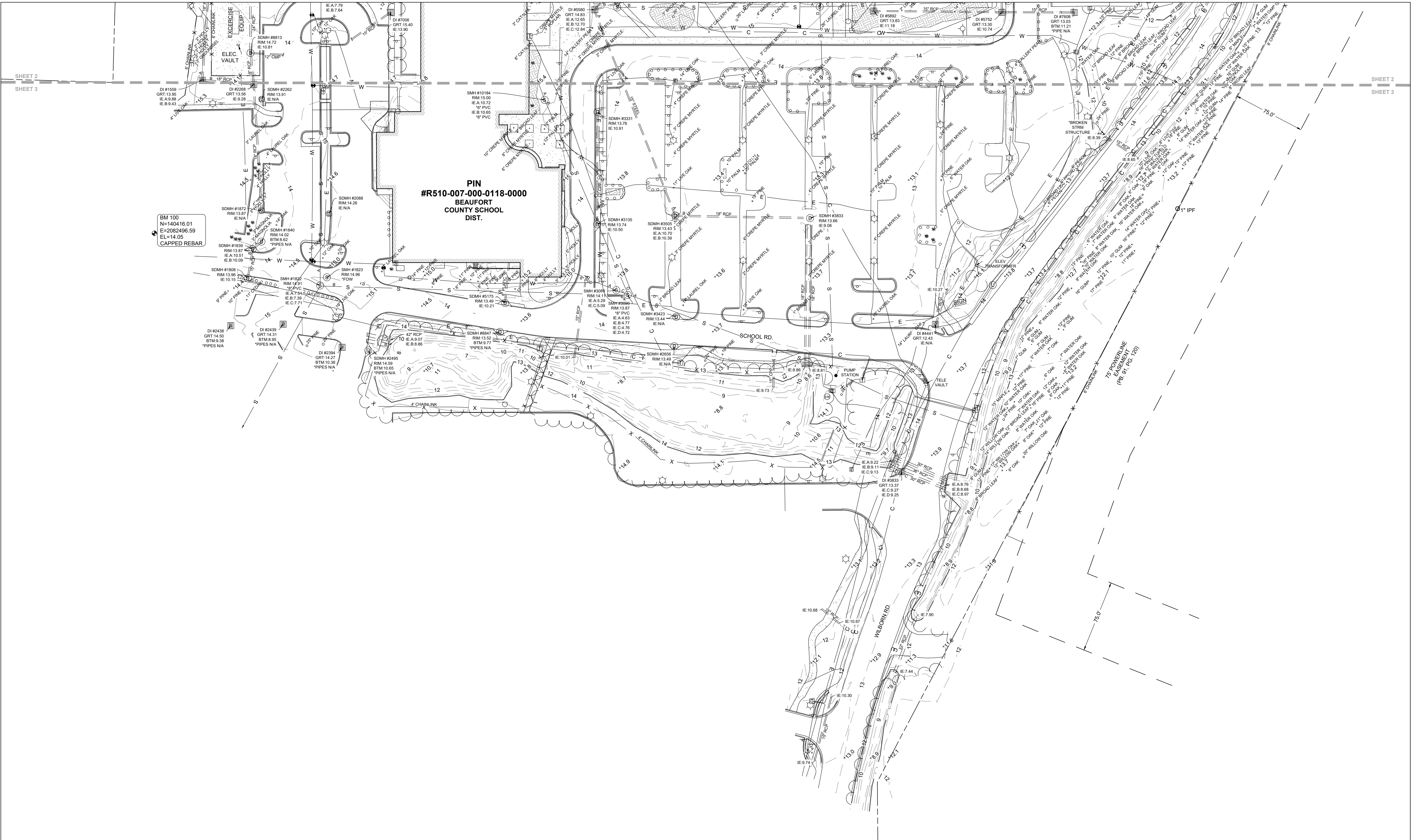
TOPOGRAPHIC SURVEY OF
HILTON HEAD HIGH SCHOOL
PROPERTY OWNED BY
BEAUFORT COUNTY SCHOOL DISTRICT
TMS #R510 007 000 0118 0000
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'

DATE: JUNE 13, 2023

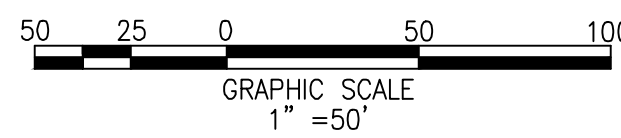
REVISION			
Bowman Consulting Group, Ltd. 800 Island Park Drive, Suite 400 Charleston, SC 29402 Phone: (843) 501-0333 www.bowmanconsulting.com			
DWG: Y101023 - Hilton Head High School Beaufort031320-01-001 (S.R.) - 1:800 Topographic Survey Boundary (031320-01-001) Hilton Head HS Beaufort	BY: SCM	CHK: RLW	QC:
BCG PROJECT NO: 031320-01-001	TASK: 001	SURVEY DATE: APRIL-JULY 2023	SHEET 1 OF 3





- LEGEND**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF PAVEMENT
 - CURBS AND GUTTER
 - PROPERTY LINE (NOT SURVEYED)
 - FENCE LINE
 - SWALE / DITCH LINE
 - SANITARY SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND COMMUNICATION SERVICE
 - UNDERGROUND GAS SERVICE
 - UNDERGROUND ELECTRIC SERVICE
 - GUARD RAIL
 - STORM SEWER
 - STORM END NOT FOUND / DIRECTION
 - TREE LINE
 - BUILDING
 - PAVILLION
 - CONCRETE
 - RIP-RAP
 - LANDSCAPING
 - IRON REBAR FOUND (SIZE NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - BENCHMARK
 - CALCULATED POINT (NO MONUMENT SET)
 - BOLLARD / POST
 - MISCELLANEOUS ITEM (AS NOTED)
 - SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - ELECTRIC SWITCH BOX
 - ELECTRIC METER
 - STREET LIGHT / LAMP
 - ELECTRIC VAULT
 - ELECTRIC MANHOLE
 - DRAIN INLET (DI)
 - SANITARY SEWER MANHOLE (SMH)
 - SANITARY SEWER CLEAN-OUT
 - WATER VALVE
 - WATER METER
 - SPIGOT
 - FIRE DEPARTMENT CONNECTION
 - WELL
 - FIRE HYDRANT
 - MARKER WITNESS POST
 - UTILITY MANHOLE
 - BUSH / SHRUB
 - TREE SIZE & TYPE

TOPOGRAPHIC SURVEY OF
HILTON HEAD HIGH SCHOOL
PROPERTY OWNED BY
BEAUFORT COUNTY SCHOOL DISTRICT
TMS #R510 007 000 0118 0000
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA



SCALE: 1" = 50'		DATE: JUNE 13, 2023	
REVISION		Bowman Bowman Consulting Group, Ltd. 880 Island Park Drive, Suite 400 Charleston, SC 29402 Phone (843) 501-0333 www.bowmanconsulting.com	
c Bowman Consulting Group, Ltd.			
DWG: Y101323 - Hilton Head High School Beaufort 03/23/24-001 (S.R.)-1-Mile Drive/Field Architectural Survey/Topo Boundary/03/23/24-001-Hilton Head/16 Beaufort		BY: SCM	CHK: RLW QC:
BCG PROJECT NO: 031320-01-001	TASK: 001	SURVEY DATE: APRIL-JULY 2023	SHEET 3 OF 3

F

E

D

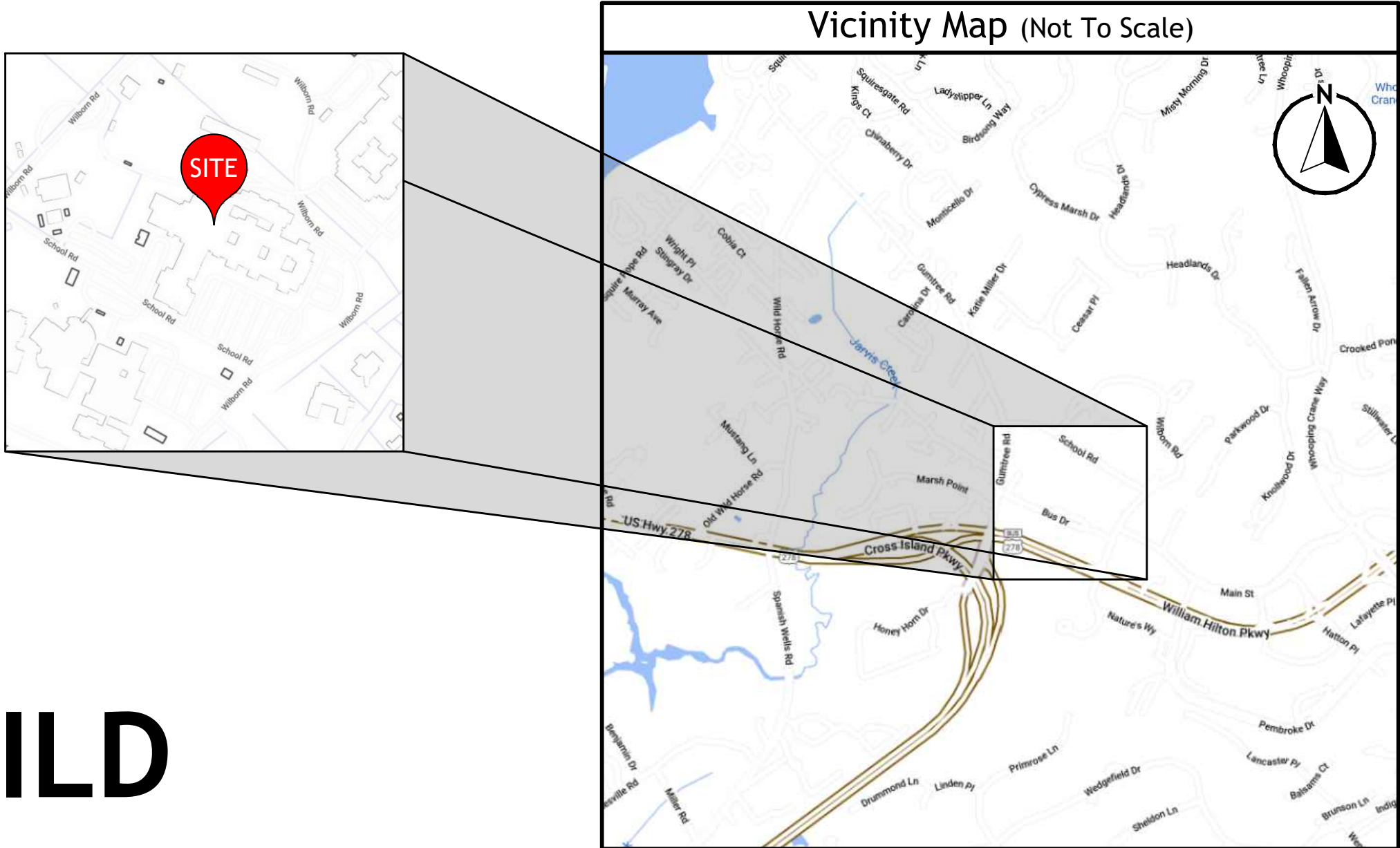
C

B

A

Site Development Plans
for
HILTON HEAD ISLAND HIGH SCHOOL REBUILD
Phase 1

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



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

Release Schedule		
Release No.	Description	Date
A.	Released for SD Set	06/28/2023
B.	Released for DD Set	07/17/2023
C.	Released for Permitting	09/14/2023
D.	Released for 75% CD Set	10/31/2023

Design Team

Geotechnical Engineer: TERRACON 843.258.7075	Landscape Architect: SURCULUS 843.708.5240	Architect: LITTLE DIVERSIFIED ARCHITECTURE 843.212.9768	Land Surveyor: BOWMAN 843.501.0333	Developer: BEAUFORT COUNTY SCHOOL DISTRICT 843.322.2300
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WHERE LEARNING LEADS THE WAY

BEAUFORT
COUNTY SCHOOL DISTRICT

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

Civil Consultant:

Ward
Edwards
ENGINEERING

Structural Consultant:

MMSA, Inc.
Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
20 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates
ENGINEERS AND PLANNERS
EST. 1969

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

WARD
EDWARDS, INC.

No. C00152

STATE OF SOUTH CAROLINA

PROFESSIONAL
SEAL

No. 22816
07/17/2023

PAUL R. MOORE

ISSUE FOR
75% CD SET

ISSUE DATE
10.31.2023

REVISIONS

NO.	REASON	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

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

PROJECT NO.
4001848600

SHEET TITLE
COVER

SHEET NUMBER
C001

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General Notes:

- Boundary information provided by, dated, by.
- Topographic data provided by Bowman Consulting Group, dated 06/13/23.
- Approximate location of certain existing underground utility lines and structures are shown on the plans for information only additional underground lines or structures may exist that are not shown. Call south carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm monday thru friday at least three working days before commencing construction, request underground utilities to be located and marked within and near the construction site.
- Comply with "south carolina underground facility damage prevention act effective june 7, 2012, notification of intent to excavate may be given by calling the toll free number: 1-800-922-0983.
- Protect bench marks and property monuments from damage during construction operations. replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of south carolina.
- Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
- The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
- At least one driving lane on public roads shall remain open to traffic at all times. traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. provide traffic control devices, signs and flagmen as required to ensure public safety.
- Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.

Water and Sewer Line Construction:

- All water and sewer line construction shall conform to applicable state and hilton head public service district (HPSD) requirements, standards and specifications.
- HPSD will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
- All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
- Notify the project engineer, if conflict with existing structures require that proposed utilities be relocated.
- The contractor must notify HPSD forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
- Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the HPSD technical specifications.
- Installation of water and sewer lines and appurtenances shall be in accordance with the HPSD standard construction details and specifications.
- Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
- All water mains shall be sterilized and pressure tested in accordance with HPSD specifications.
- Separation of water mains and sewers:
 - Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
 - Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line, whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for water line at the crossing with pipe positioned so that the joints are as far as possible from the point of crossing. Where a water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
- The contractor shall cut and patch existing pavement as required for the installation of utility lines.
- Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
- The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the HPSD. All water and sewer improvements under this contract must be constructed, tested, inspected and approved by the HPSD before any authorization to connect will be given. Coordination of testing, inspection and connections with the HPSD is the responsibility of the contractor under this contract.
- All water mains shall be installed with thirty-six inches (36") minimum cover (from finished grade). Maximum depth shall be five feet (5'), where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation Right-of-Way:

- Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
- Contractor to refer to the SCDOT standard drawings.
- Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT right-of-way with the local and/or district SCDOT engineering representative.
- Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
- All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
- All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
- All pavement markings on SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
- Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Hilton Head Island

- Only those trees approved for removal in accordance with the town of hilton head island land management ordinance and so designated on the drawing for removal are to be removed as part of the site clearing operations. All trees not designated on the plans for removal must be preserved.
- The contractor is responsible for marking the trees designated to be preserved and those to be removed in accordance with the requirements contained in section 16-6-104 of the town of hilton head island land management ordinance.
- Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in section 16-6-404 of the town of hilton head island land management ordinance.
- A tree protection zone shall be established in accordance with the provisions contained in section 16-6-404 of the town of hilton head island land management ordinance for each existing tree designated for preservation. The minimum tree protection zone shall be the tree drip-line plus 1 foot. The size or configuration of the tree protection zone may be adjusted at the discretion of the town of hilton head island planning department director.
- The area within the tree protection zone must remain open and unpaved. No change of grade will be allowed within the tree protection zone. Any activity within the tree protection zone is subject to approval by the town of hilton head island planning department director. The following activities are prohibited within the tree protection zone:
 - Accumulation or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
 - Burning.
 - Vehicle parking.
 - Paving.
 - Trenching for utilities.
- Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
- Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the town of hilton head island planning department director. Special measures will be required to protect the roots from excessive compaction.
- The contractor is responsible for coordinating a staking inspection with the town of hilton head island prior to clearing. The following must be completed before the inspection:
 - All building edges, sidewalks, paved areas and utility lines staked.
 - Tree protection barriers installed.
 - Trees to be preserved marked with blue flagging and those to be removed marked with red flagging.
 - All silt fence installed per the approved plan.

Contractor Note:

Contractor to obtain and become familiar with geotechnical report HIG 235024 prepared by TERRACON.
All work must conform to project technical specifications for Hilton Head Island High School Rebuild prepared by Ward Edwards Engineering. The contractor is responsible for obtaining a copy of the technical specifications if not provided with the drawings.

Permits			
Permit	Permit #	Issued	Expires
HMI PSD			
Fire Marshal			
SCDHEC/MS4 Stormwater			
SCDHEC Water			
SCDHEC Wastewater			
Municipality Development			

Site Grading and Drainage:

- All utilities shown are approximate locations. the contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damage to existing utilities due to this construction shall be the responsibility of the contractor.
- Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, ponding in traffic areas or rising of water levels which would enter adjacent buildings or structures.
- Full width of street and road rights-of-way must be cleared and graded as shown in the details on the drawings.
- Subgrade preparation: top soil shall be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. all excavation shall be to subgrade limits.
- All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
- Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDHEC/OCRM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

- If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
- Stabilization measures shall be initiated as soon as practicable 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.
 - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
 - 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.
- All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a bmp has been inappropriately, or incorrectly installed, the permittee must address the necessary replacement or modification required to correct the bmp within 48 hours of identification.
- Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. all disturbed areas shall be cleaned, graded, and stabilized with grasing 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 sediment before being pumped back into any waters of the state.
- All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
- The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/silt from pavement, as may be required.
- 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 sct 100000.
- Temporary diversion berms and/or ditches will 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.
- All waters of the state (WQS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WQS. A 10-foot buffer should be maintained between the last row of silt fence and all WQS.
- Utility, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
- A copy of the swppp, inspectors records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
- Intestate stabilization measures on any exposed steep-slope (3:1 or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
- Minimize soil compaction and unless infeasible, preserve topsoil.
- Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
- Minimize the discharge of pollutants from dewatering of trenches and excavated areas. these discharges are to be routed through appropriate bmps (sediment basin, filter bag, etc.).
- The following discharges from sites are prohibited:
 - Wastewater from washout of concrete, unless managed by an appropriate control.
 - Wastewater from washout and cleanup of sludges, paint, from release oils, curing compounds and other construction materials.
 - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
 - D. Soaps or solvents used in vehicle and equipment washing.
- After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
- Existing bmps need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or s.c's water quality standards, implementation must be completed before the next storm event, whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
- A pre-construction conference must be held for each construction site with an approved on-site SWPPP prior to the implementation of construction activities, for non-linear projects that disturb 10 acres or more this conference must be held on-site unless the department has approved otherwise.

Dry Utility Conduits for Electric, Telephone and Cable TV:

- All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
- 48" Minimum bury depth for all electrical conduits.
- Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
- Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
- Extend conduit beyond pavement, curbs, and sidewalks.
- The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
- Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination with the respective utility representatives, prior to any conduit installation.
- Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
- Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

- Activities shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
- Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
- The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
- Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
- No burning will be allowed within 50 feet of a tree protection zone or tree drip line. contractor shall coordinate any burning operations with local jurisdiction and fire department.
- Selective clearing areas shall be cleared of all brush and understorey growth.

Sequence of Construction Activities

Estimated Start Date: 05-01-2024 Estimated Completion Date: 01-01-2026

Items must occur in the order listed; items cannot occur concurrently unless specifically noted.

Phase 1: (Initial)

- Receive bids coverage from dhc.
- Hold pre-construction meeting.
- Notify dhc, ege, regional office or ocm office 48 hours prior to beginning land-disturbing activities.
- Installation of construction entrance.
- Clearing & grubbing only as necessary for installation of perimeter controls.
- Installation of perimeter controls (e.g. silt fence).
- Install tree protection.
- Install inlet protection.
- Install sediment tubes.
- Clearing & grubbing only in areas of basin.

Phases 2 & 3: (Intermediate & Final)

- Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
- Clearing & grubbing of site or demolition (sediment & erosion control measures for these areas must already be installed).
- Rough grading.
- Installation of storm drain system and placement of inlet protection as each inlet is installed.
- Install all required utilities and curbing.
- Final grading, PAVING, ETC.
- Place topsoil & establish finish grades.
- Permeable pavers shall be laid when all heavy construction is completed.
- Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
- Install permanent seeding.
- Flush any sediment from storm sewer pipes and inlets.
- Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the swppp preparer or registration equivalent approve the removal of temporary structures).
- Perform as-built surveys of all detention structures and submit to dhc or msa for acceptance.
- Submit notice of termination (not) to dhc as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs.
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

Project information

Source of Title:
Beaufort County county register of deeds,
deed book 570 page 1784

Use:

Existing: School
Proposed: School

Required Setbacks:

Front: N/A Feet
Rear: N/A Feet
Side: 20 Feet
Disturbed: 9.7 acres

Surface Coverage:

Max impervious allowed: 94 AC X 60% =56 AC
Proposed impervious: 33 AC (35%)

Parking Summary:

Parking use type:
Use type = xs spaces/sx sq. ft.

Parking provided:
Total = xs spaces

Accessible parking required: x spaces
Accessible parking provided: x spaces

Building Height:
Maximum: 75 feet
Proposed: 60 feet

Flood Zone:
ZONE X (AREA OUTSIDE OF 0.2% ANNUAL FLOOD RISK)

Property Zoning:
Educational

Site Area:
Total: 49.71 acres
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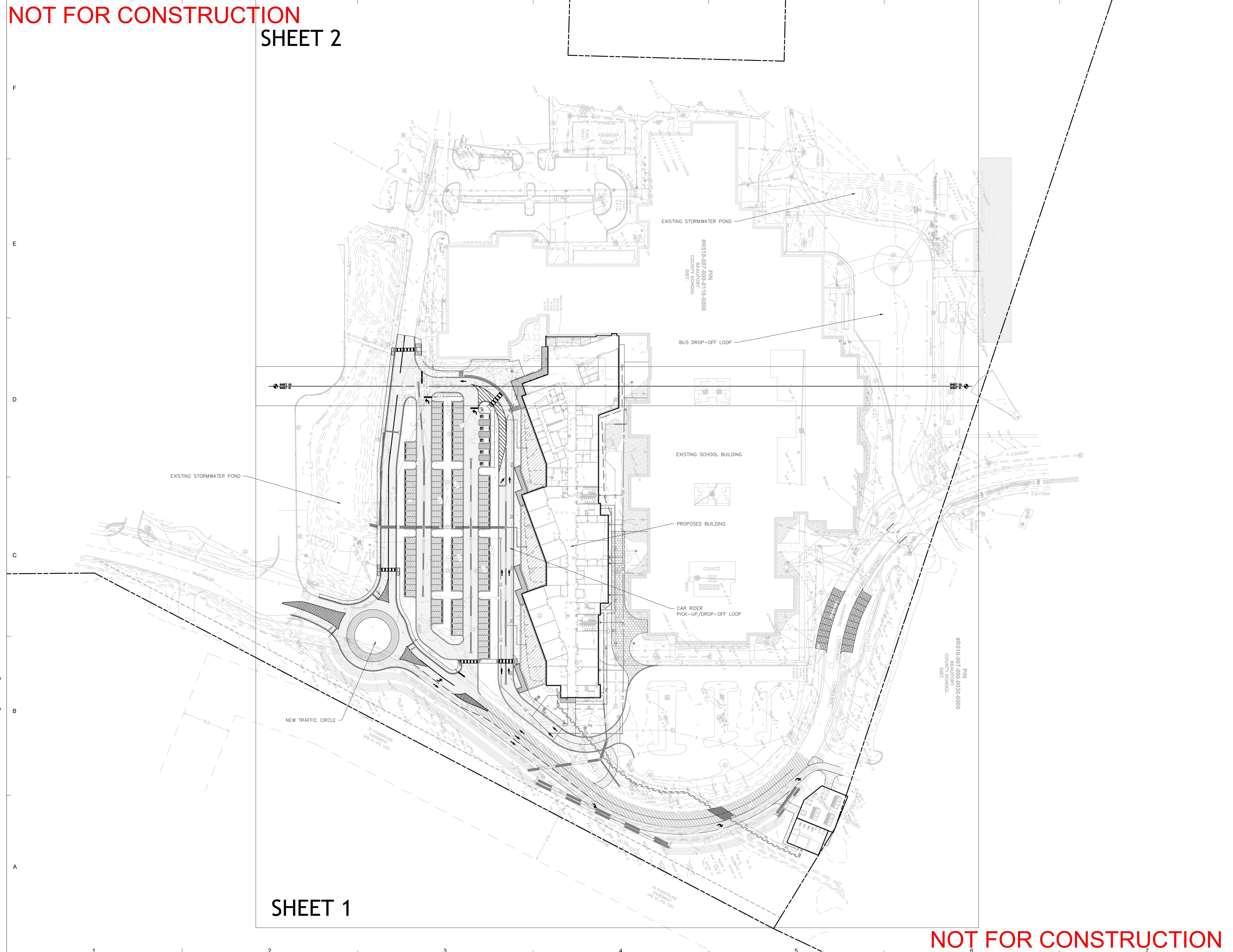
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NOT FOR CONSTRUCTION
SHEET 2

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BEAUFORT
COUNTY SCHOOL DISTRICT

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

Civil Consultant:



Ward Edwards
ENGINEERING

Structural Consultant:

MMSA, Inc.
Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Pinewood Drive, Suite 100
Greenville, SC 29615
(864) 331-1201

M/E/P Consultant:



Buford Goff & Associates
ENGINEERS AND PLANNERS
EST. 1949

Landscape Consultant:



SURCULUS

Food Service Consultant:

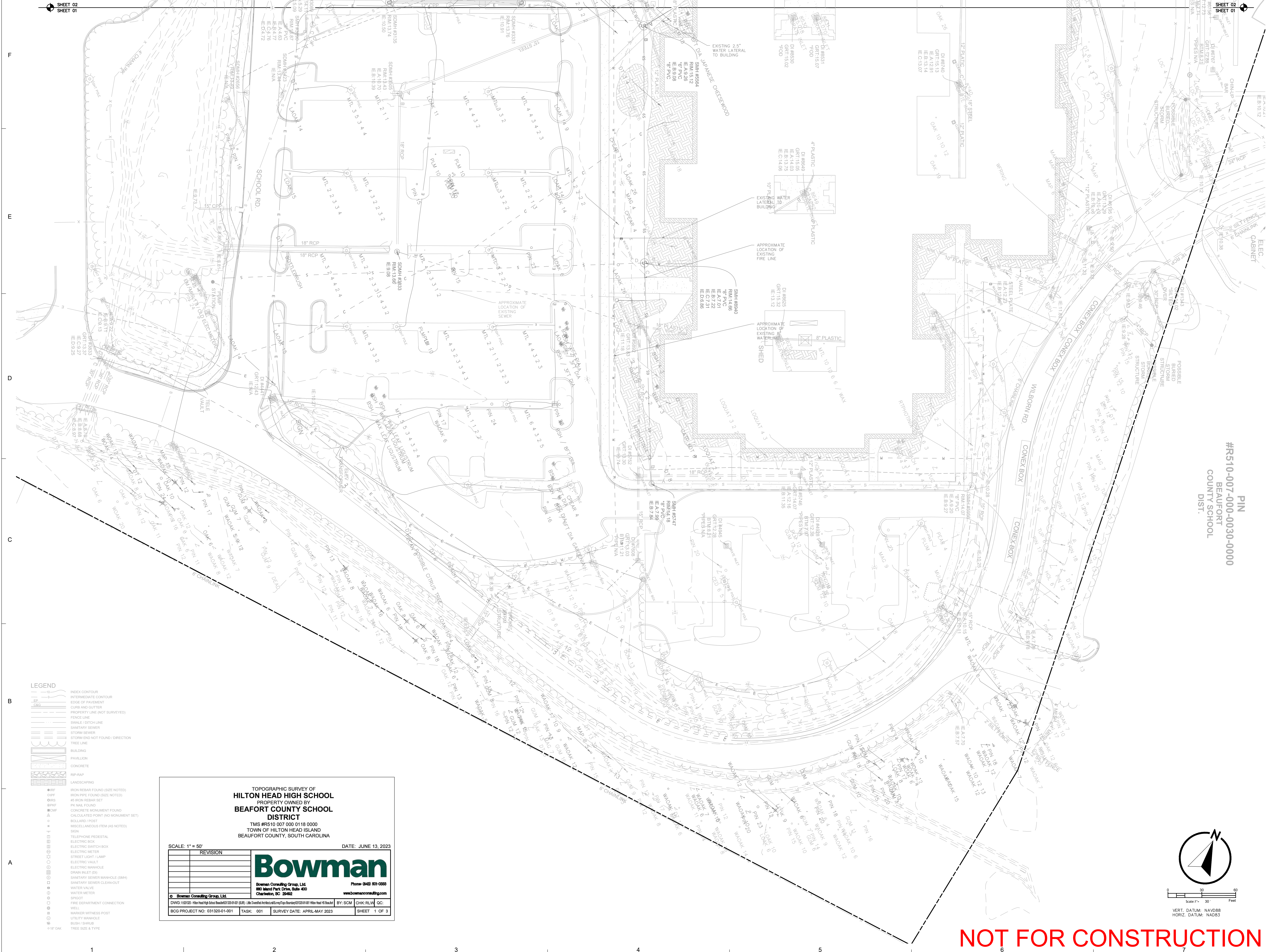






ISSUE FOR		
75% CD SET		
ISSUE DATE		
10.31.2023		
REVISIONS		
NO.	REASON	DATE
PROJECT NAME		
HILTON HEAD ISLAND HIGH SCHOOL		
70 Wilborn Rd. Hilton Head Island, SC 29926		
PROJECT NO.		
4001848600		
SHEET TITLE		
INDEX		
SHEET NUMBERS		
C003		

NOT FOR CONSTRUCTION



- LEGEND**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - PROPERTY LINE (NOT SURVEYED)
 - FENCE LINE
 - SWALE / DITCH LINE
 - SANITARY SEWER
 - STORM SEWER
 - STORM END NOT FOUND / DIRECTION
 - TRAIL LINE
 - BUILDING
 - PAVILION
 - CONCRETE
 - RP-RAP
 - LANDSCAPING
 - IRON REBAR FOUND (SIZE NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - #2 IRON REBAR SET
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT (NO MONUMENT SET)
 - BEULAND / POST
 - MISCELLANEOUS ITEM (AS NOTED)
 - SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - ELECTRIC SWITCH BOX
 - ELECTRIC METER
 - STREET LIGHT / LAMP
 - ELECTRIC VAULT
 - ELECTRIC MANHOLE
 - DRAIN INLET (DI)
 - SANITARY SEWER MANHOLE (SMH)
 - SANITARY SEWER CLEAN-OUT
 - WATER VALVE
 - WATER METER
 - SPIGOT
 - FIRE DEPARTMENT CONNECTION
 - WELL
 - MANHOLE WITNESS POST
 - UTILITY MANHOLE
 - BUSH / SHRUB
 - TREE SIZE & TYPE

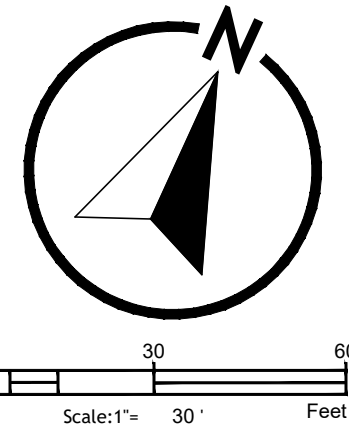
TOPOGRAPHIC SURVEY OF
HILTON HEAD HIGH SCHOOL
PROPERTY OWNED BY
BEAUFORT COUNTY SCHOOL DISTRICT
TMS #R510 007 000 0118 0000
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'
DATE: JUNE 13, 2023

REVISION	DATE

Bowman
Bowman Consulting Group, Ltd.
800 Island Park Drive, Suite 400
Charleston, SC 29402
Phone: (843) 501-0303
www.bowmanconsulting.com

BY: SCM CHIC RLM GC
BGC PROJECT NO: 031320-01-001 TASK: 001 SURVEY DATE: APRIL-MAY 2023 SHEET 1 OF 3



Scale: 1" = 50'
VERT. DATUM: NAVD83
HORIZ. DATUM: NAD83

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WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT
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70 Wilborn Rd.
Hilton Head Island, SC 29926

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EST. 1989

Landscape Consultant:
SURCULUS

Food Service Consultant:
camacho

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
EXPIRATION DATE: 01/01/2024

SOUTH CAROLINA
PROFESSIONAL
No. 22816
EXPIRATION DATE: 01/01/2024
PAUL R. MOORE

ISSUE FOR
75% CD SET

ISSUE DATE
10.31.2023

NO.	REASON	DATE

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

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

PROJECT NO.
4001848600

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C101

NOT FOR CONSTRUCTION

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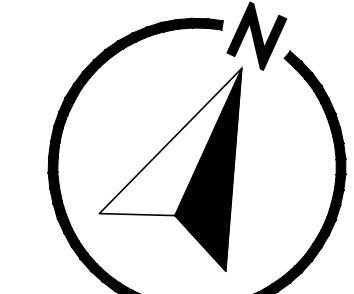
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- LEGEND**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - PROPERTY LINE (NOT SURVEYED)
 - FENCE LINE
 - SWALE / DITCH LINE
 - SANITARY SEWER
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 - #5 IRON REBAR SET
 - PK NAIL FOUND
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT (NO MONUMENT SET)
 - BOLLARD / POST
 - MISCELLANEOUS ITEM (AS NOTED)
 - SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - ELECTRIC SWITCH BOX
 - ELECTRIC METER
 - STREET LIGHT / LAMP
 - ELECTRIC VAULT
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 - DRAIN INLET (DI)
 - SANITARY SEWER MANHOLE (SMH)
 - SANITARY SEWER CLEAN-OUT
 - WATER VALVE
 - WATER METER
 - SPICOT
 - FIRE DEPARTMENT CONNECTION
 - WELL
 - MARKER WITNESS POST
 - UTILITY MANHOLE
 - BUSH / SHRUB
 - TREE SIZE & TYPE



Scale 1" = 30'
Feet

VERT. DATUM: NAVD88

HORIZ. DATUM: NAD83

SHEET 01

SHEET 02

PIN
#R510-007-000-0118-0000
BEAUFORT
COUNTY SCHOOL
DIST.

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COUNTY SCHOOL DISTRICT

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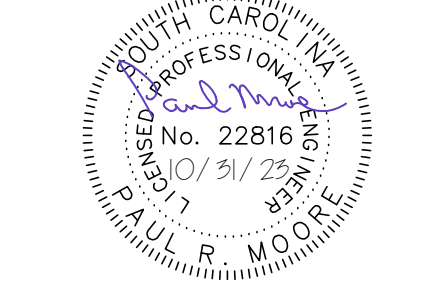
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



ISSUE FOR
75% CD SET

ISSUE DATE
10.31.2023

REVISIONS

NO. REASON DATE

PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

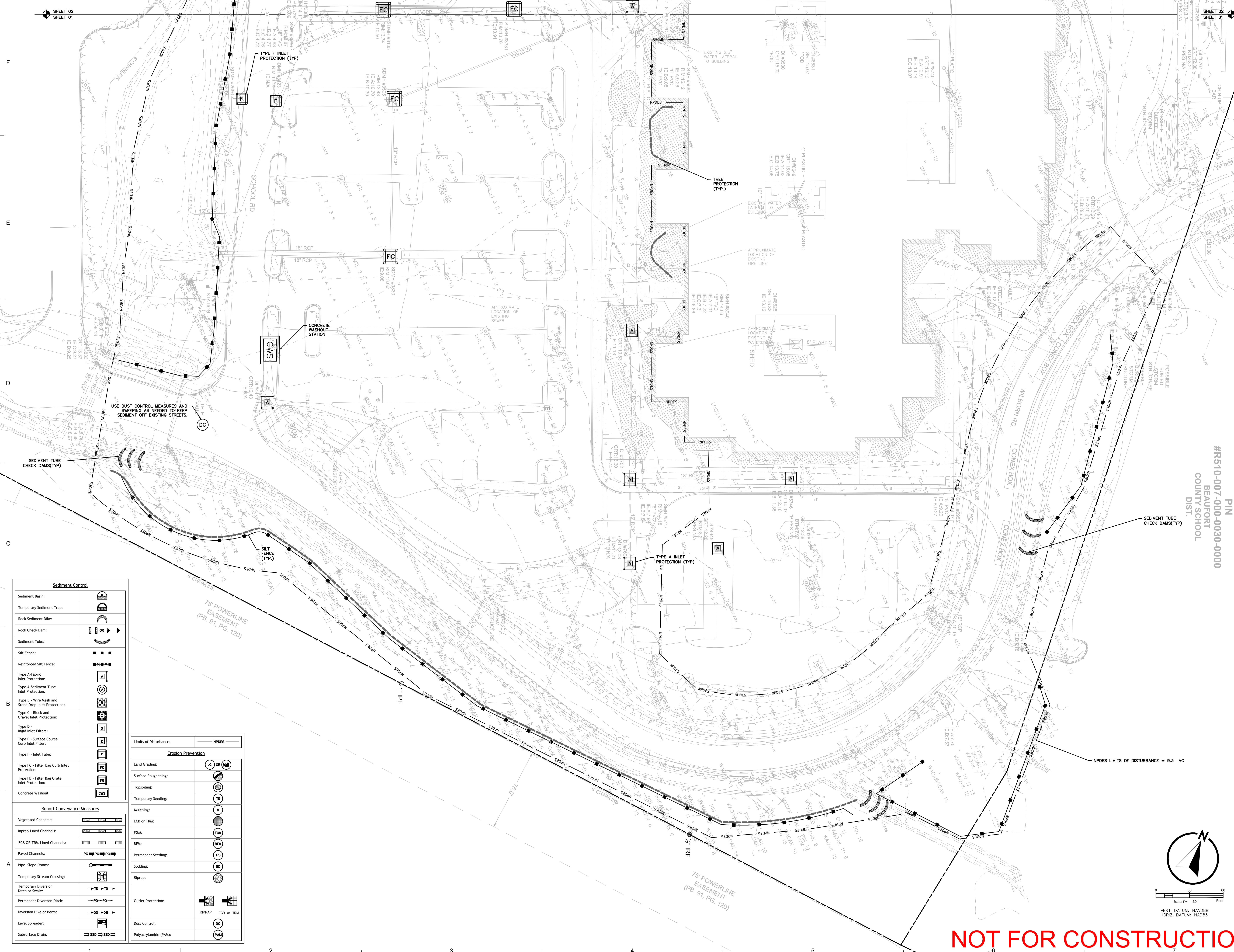
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

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WHERE LEARNING LEADS THE WAY

BEAUFORT COUNTY SCHOOL DISTRICT

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ENGINEERS AND PLANNERS

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

WARD EDWARDS, INC.

EXPIRATION DATE 03/31/2024

EXPIRATION DATE 03/31/2024

ISSUE FOR

75% CD SET

ISSUE DATE

10.31.2023

REVISIONS

NO.	REASON	DATE
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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

INITIAL EROSION CONTROL

SHEET NUMBER

C201

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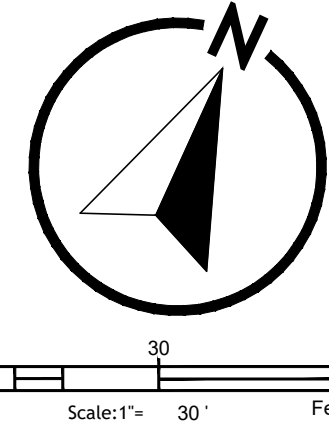
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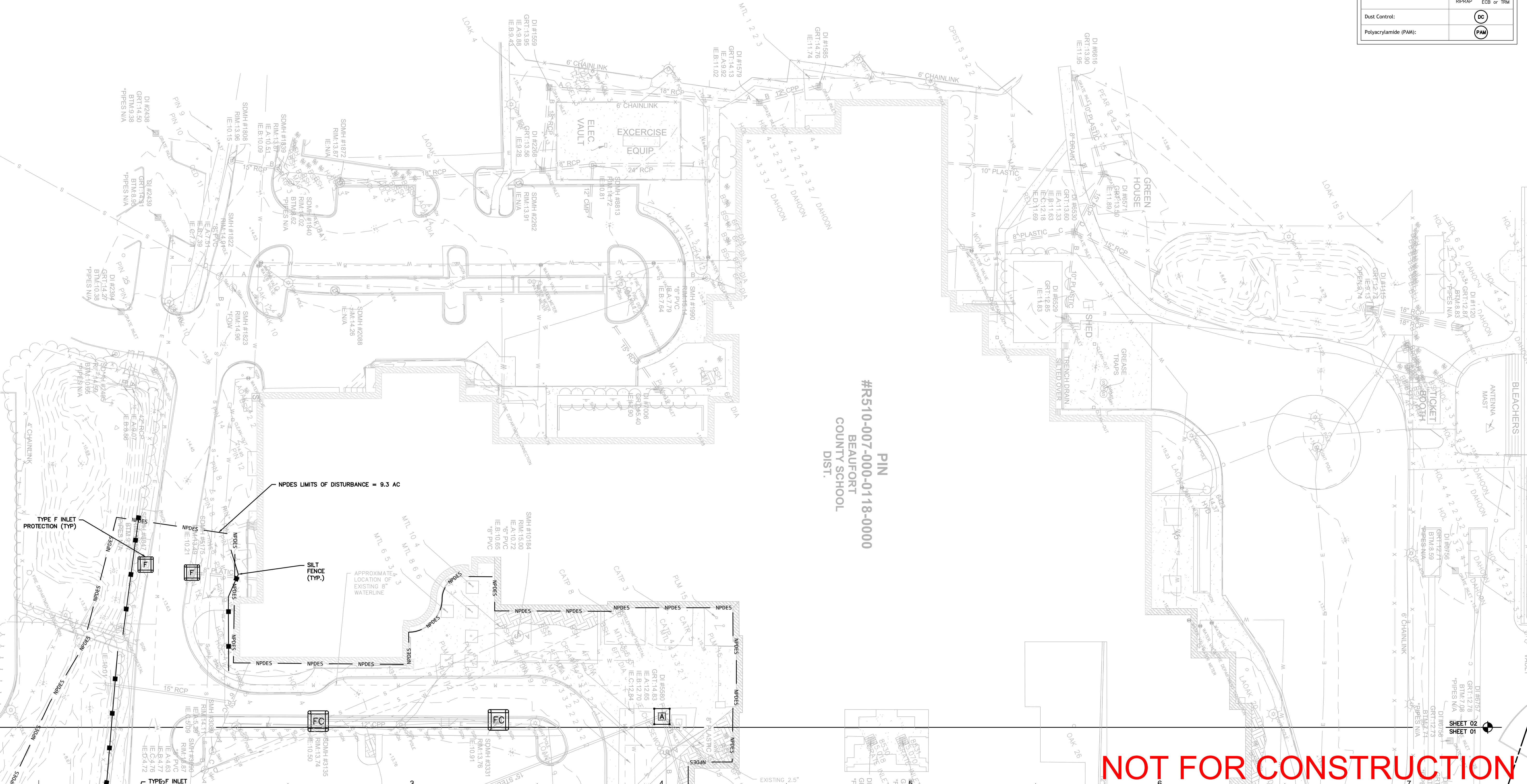
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VERT. DATUM: NAVD88
HORZ. DATUM: NAD83

SHEET 02
SHEET 01



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

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

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

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Food Service Consultant:

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SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
EXPIRATION DATE 12/31/2024
PAUL R. MOORE
Professional Engineer
No. 22816
06/20/2024

ISSUE FOR
75% CD SET

ISSUE DATE
10.31.2023

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

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Chris Tymoff
DESIGN TEAM
Designer
PROJECT NO.
4001848600
PROJECT TITLE
HILTON HEAD ISLAND HIGH SCHOOL
70 Wilborn Rd.
Hilton Head Island, SC 29926
SHEET NO.
SHEET 02
SHEET 01
SHEET NUMBER
C202

NOT FOR CONSTRUCTION



DETAIL #02915-008

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

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

(DC



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

South Carolina Department of Health and Environmental Control	
RESIDENTIAL LOT CONSTRUCTION ENTRANCE	
STANDARD DRAWING NO. SC-06A PAGE 1 of 2	
NOT TO SCALE	FEBRUARY 2014 DATE



- ## TYPE A – FILTER FABRIC REQUIREMENTS
1. Silt fence must be composed of woven geotextile filter fabric that is composed of fibers of polypropylene or polyethylene.
2. Composed of fibers consisting of long chain synthetic polymers that are joined by woven or knitted polypropylene or polyethylene polymers that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
- Free of any treatment or coating which might adversely affect its performance.
 - Free of any defects or flaws that significantly affect its physical and/or filter fabric properties.
 - Have a minimum width of 36-inches.
3. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #24, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
4. 12-inches of the fabric should be placed within excavated trench and trenched in when the trench is backfilled.
5. Filter Fabric shall be purchased in continuous rolls and cut to the length the barrier to be installed.
6. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

- ### TYPE A – POST REQUIREMENTS
1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38 inches and a minimum length of 1.48-inches.
 - Weigh 1.25 pounds per foot ($\pm 8\%$)
 2. Posts shall be equipped with projections to aid in fastening of filter fabric.
 3. Install posts to a minimum of 24-inches. A minimum height of 1 to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
 4. Post spacing shall be at a maximum of 3-feet on center.

South Carolina Department of
Health and Environmental Control

Type A
FILTER FABRIC INLET PROTECTION

STANDARD DRAWING NO. SC-07 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014
DATE



- ### SILT FENCE POST REQUIREMENTS
1. **Silt Fence posts must be 48-inch long steel posts that extend, at a minimum, to the lowest of the following:**
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi
 - Include a standard "T" section with a nominal face width of 1.38 inches
 - Have a nominal "T" leg height of 1.38 inches
 - Weigh 1.25 pounds per foot (3.85)
 2. Posts shall be equipped with projections to aid in fastening of filter fabric.
 3. Steel posts may need to have a metal soil stabilization plate welded near the base of the post. The plate shall be 12 inches wide and 1/2 inch thick. The plate should have a minimum cross section of 17-square inches and be composed of a high strength steel with a minimum yield strength of 50,000 psi. The plate shall be completely buried.
 4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-feet shall be maintained above the ground, and a maximum height of 3 feet shall be maintained above the ground.
 5. Post spacing shall be at a maximum of 6-feet on center.

- ## SILT FENCE – FABRIC REQUIREMENTS
- 1. **SILT fence** must be composed of woven geotextile filter fabric that consists of:
 - Composed of fibers consisting of long chain synthetic polymers of at least 100 microns in diameter.
 - The fibers are woven together to form a network such that the filaments or yarns retain dimensional stability relative to the applied loads.
 - Free of any treatment or coating which might adversely alter its physical properties after installation.
 - Free of any defects, flaws that significantly affect its physical and/or filtering properties; and,
 - Have a minimum width of 36-inches.
 - 2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
 - 3. 12-inches of the fabric should be placed within excavated trench and trenched to the bottom of the trench.
 - 4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
 - 5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

South Carolina Department of Health and Environmental Control	
SILT FENCE	
STANDARD DRAWING NO. SC-03	Page 1 of 2
NOT TO SCALE	FEBRUARY 2014 DATE

- ## SILT FENCE – INSPECTION & MAINTENANCE
1. The key to functional silt fence is weekly inspections, routine maintenance, and removal of accumulated sediment.
 2. Regular inspections of all fence shall be conducted once every calendar week or, as recommended, within 24-hours after each rainfall event that produces runoff.
 3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
 4. Remove accumulations immediately when it reaches 1/3 the height of the silt fence.
 5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment area if it is eroded.
 6. Check for areas where stormwater runoff has eroded a channel beneath the fence, or where the fence has slipped or collapsed due to runoff.
 7. Repair the silt fence, install check/drop-log-boxes and/or reorient all silt fence, as necessary.
 8. Check for tears within the silt fence, areas where silt fence has begun to deteriorate. Repair for any tears or damage. If silt fence is damaged or fence is ineffective. Remove damaged silt fence and reinstall new silt fence.

8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control	
SILT FENCE	
STANDARD DRAWING NO.	SC-03 PAGE 2 of 2
GENERAL NOTES	
FEBRUARY 2014 DATE	



- LETTERS A MINIMUM OF 5" IN HEIGHT
- 
- CONCRETE WASHOUT
- CONCRETE WASHOUT SIGN DETAIL
- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
 4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
 5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTION, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.

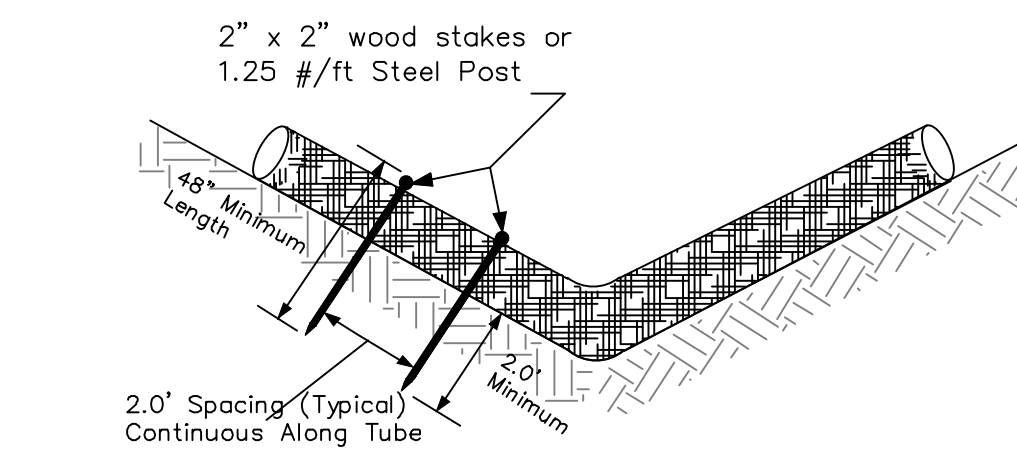
South Carolina Department of Health and Environmental Control	
CONCRETE WASHOUT STRAW BALES OR ABOVE GROUND	
STANDARD DRAWING NO.	RC-07 PAGE 1 of 1
NOT TO SCALE	FEBRUARY 2014 DATE



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

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

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



- ## SEDIMENT TUBES — GENERAL NOTES
1. Sediment tubes may be installed along contours, in drainage conduit channels, or at manholes and starts to help prevent off-site discharge of sediment-laden stormwater runoff.
 2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood material. Pine needles and leaf mulch-filled sediment tubes are not permitted.
 3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials or seamless, high-density polypropylene ultraviolet resistant or seamless, high-density polyethylene non-degradable material.
 4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
 5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
 6. Sediment tubes should be staked using wooden stakes (2-inch x 4-inch) spaced every 6 feet. Stakes should be set 1/2 inch with a minimum weight of 1.25 pounds per foot at a minimum of 48-inches in length placed on 2-foot centers.
 7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
 8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the tube.
 9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
 10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
 11. Sediment tubes should continue up the slope sides a minimum of 1-foot above the design flow depth of the channel.
 12. Install stakes at a diagonal facing incoming runoff.

- ## SEEDING TUBES – INSPECTION & MAINTENANCE
1. The key to functional seeding tubes is weekly inspections, routine maintenance, and regular sediment removal.
 2. Regular inspections of sediment tubes shall be conducted once every week and within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
 3. Attention to sediment accumulations in front of the sediment tube is extremely important! Accumulated sediment should be continually monitored and removed when necessary.
 4. Remove accumulated sediment when it reaches 1/4 the height of the sediment tube.
 5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment if it is relocated.
 6. Large debris, trash, and leaves should be removed from in front of tubes when found.
 7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tubes, repairs should be made immediately to prevent runoff from bypassing tube.
 8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent structures should replace areas from which sediment tubes have been removed.

South Carolina Department of
Health and Environmental Control

SEDIMENT TUBES

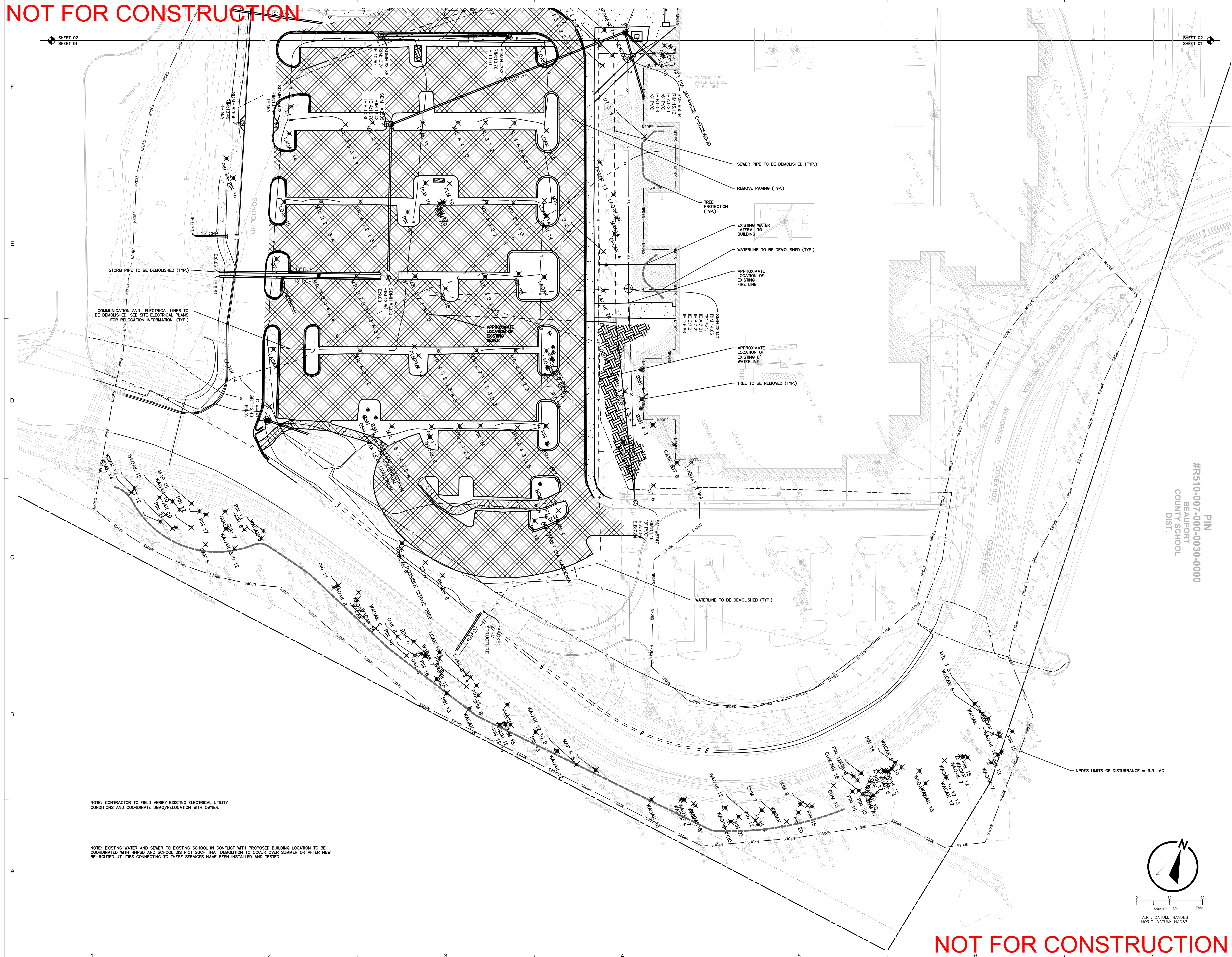
STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014

Page 71 of 100

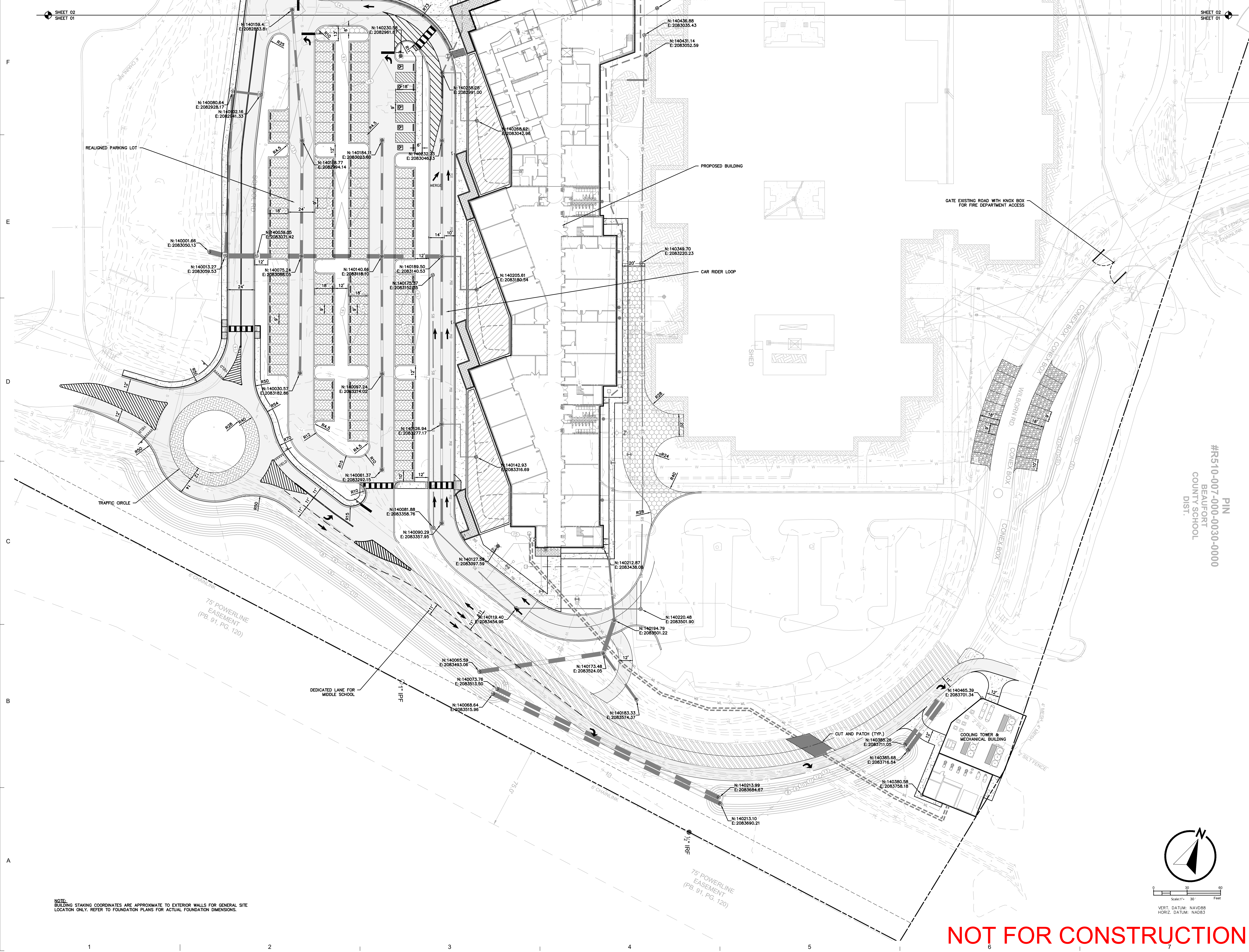
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 Ward Edwards ENGINEERING		
Structural Consultant:		
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M/E/P Consultant:		
 Bufford Giff & Associates ENGINEERS AND PLANNERS EST. 1949		
Landscape Consultant:		
 SURCULUS		
Food Service Consultant:		
ISSUE FOR		
75% CD SET		
ISSUE DATE		
10.31.2023		
REVISIONS		
NO.	REASON	DATE
PROJECT TEAM	PRINCIPAL IN CHARGE	
Don Baus	PROJECT MANAGER	
Chris Tymoff	DESIGN TEAM	
Designer	DRAWN BY	
HILTON HEAD ISLAND HIGH SCHOOL		
70 Wilborn Rd. Hilton Head Island, SC 29926		
PROJECT NO.	4001848600	
SHEET TITLE	CLEARING AND DEMOLITION	
SHEET NUMBER	C301	



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FOOD SERVICE CONSULTANTS

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WARD

EDWARDS, INC.

No. C00152

REGISTERED PROFESSIONAL ENGINEER

DATE OF AUTHORIZATION

SOUTH CAROLINA

PAUL R. MOORE

No. 22816

REGISTERED PROFESSIONAL ARCHITECT

DATE OF AUTHORIZATION

ISSUE FOR

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ISSUE DATE

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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

SITE LAYOUT

SHEET NUMBER

C401

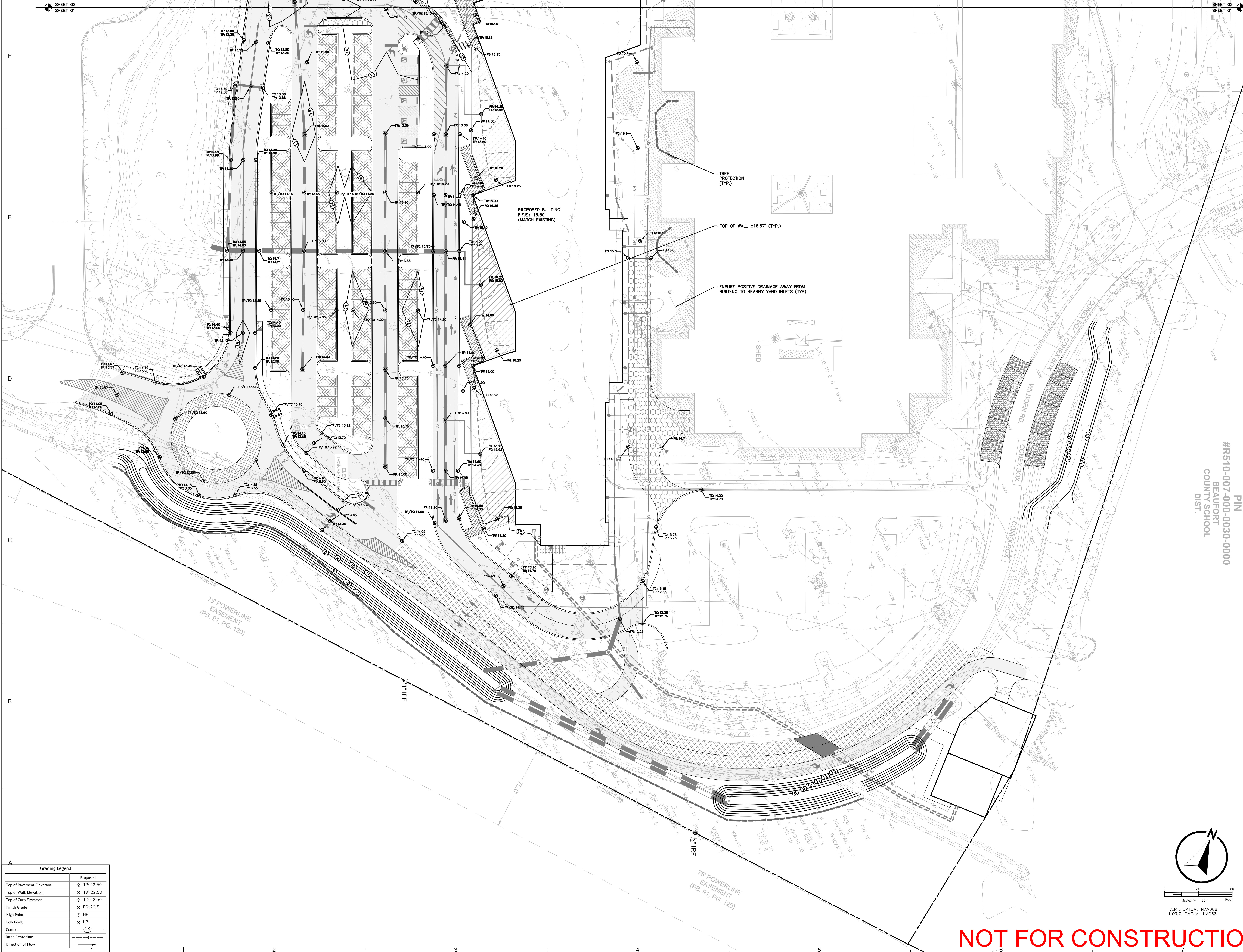
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Grading Legend	
Proposed	
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	15
Ditch Centerline	
Direction of Flow	

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EXPIRATION DATE

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PROJECT TEAM

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PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

GRADING

SHEET NUMBER

C501

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Page 76 of 135

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Grading Legend	
	Proposed
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	19
Ditch Centerline	→→→→→
Direction of Flow	→

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Food Service Consultant:

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WARD EDWARDS, INC.

No. C00152

EXPIRATION DATE

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WARD EDWARDS, INC.

No. 22816

EXPIRATION DATE

05/17/2026

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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

GRADING

SHEET NUMBER

C502

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SHEET 02
SHEET 01

PIN
#R510-007-000-0118-0000
BEAUFORT
COUNTY SCHOOL
DIST.

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Page 77 of 135

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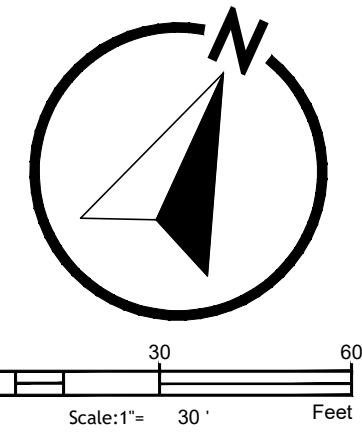
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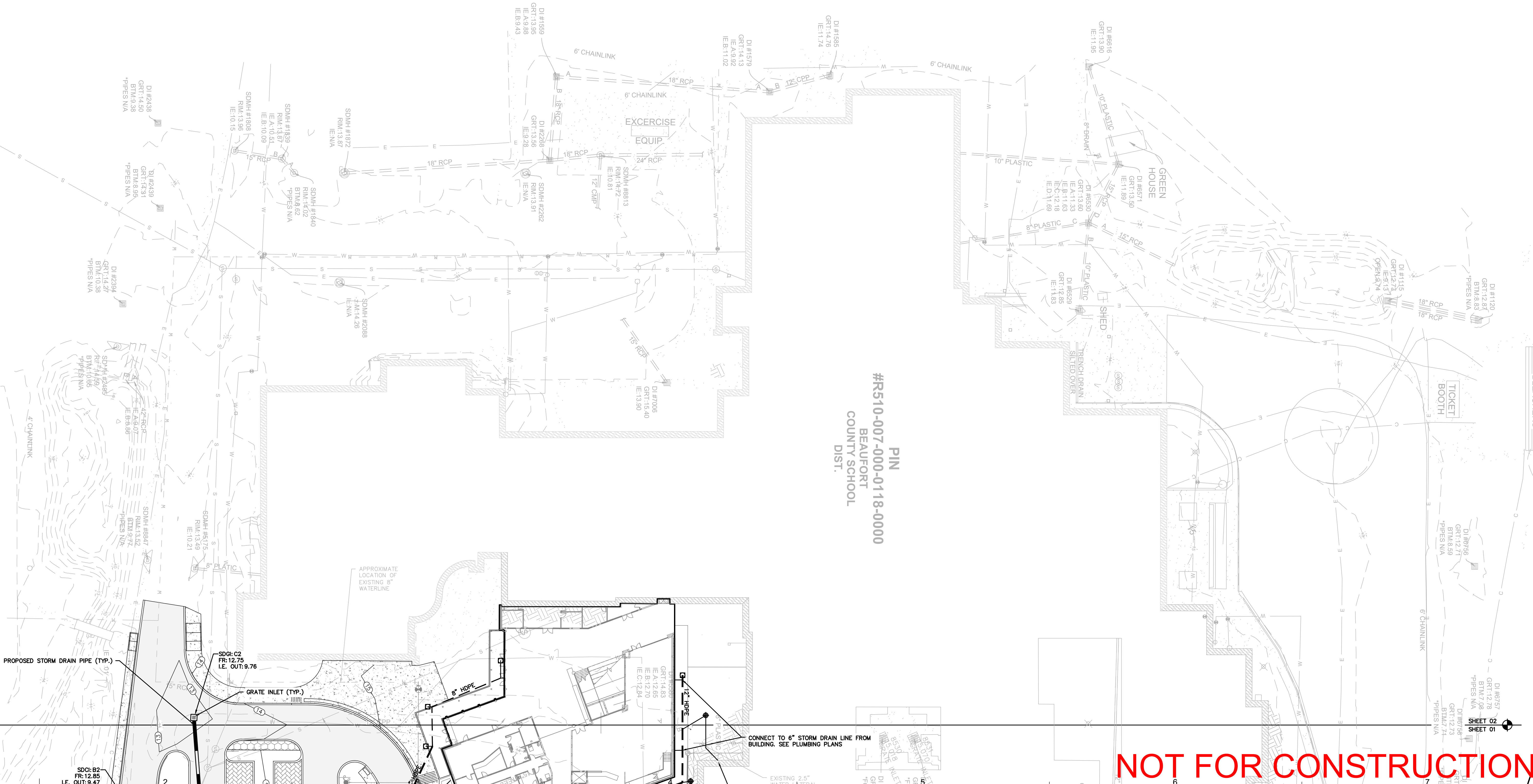
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VERT. DATUM: NAVD88
HORZ. DATUM: NAD83

SHEET 02
SHEET 01



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

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

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SURCULUS

Food Service Consultant:

camacho

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WARD
EDWARDS, INC.
No. C00152
DATE OF AUTHORITY

SOUTH CAROLIA
Professional Engineer
No. 22816
DATE 5/1/2023
PAUL R. MOORE

ISSUE FOR
75% CD SET

ISSUE DATE
10.31.2023

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

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

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

PROJECT NO.
4001848600

SHEET TITLE
DRAINAGE

SHEET NUMBER
C602

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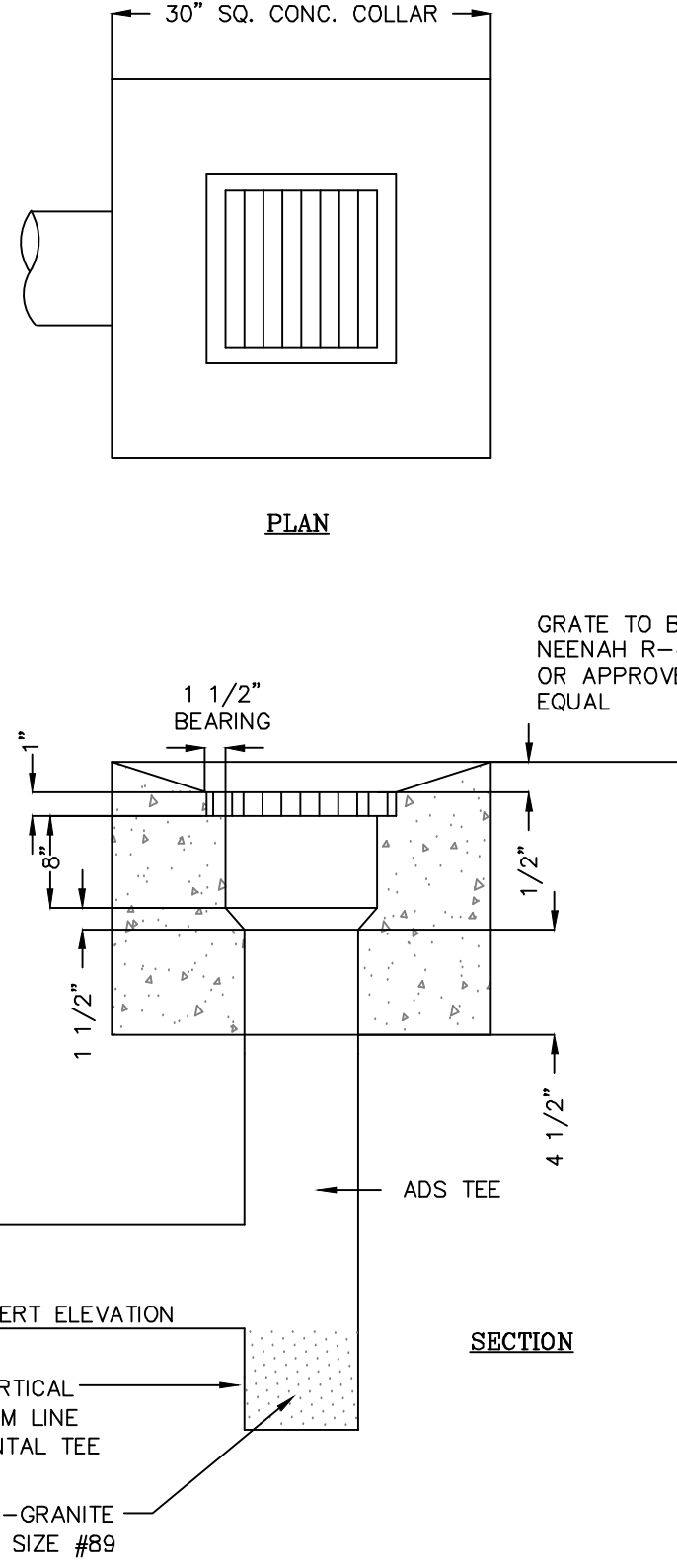
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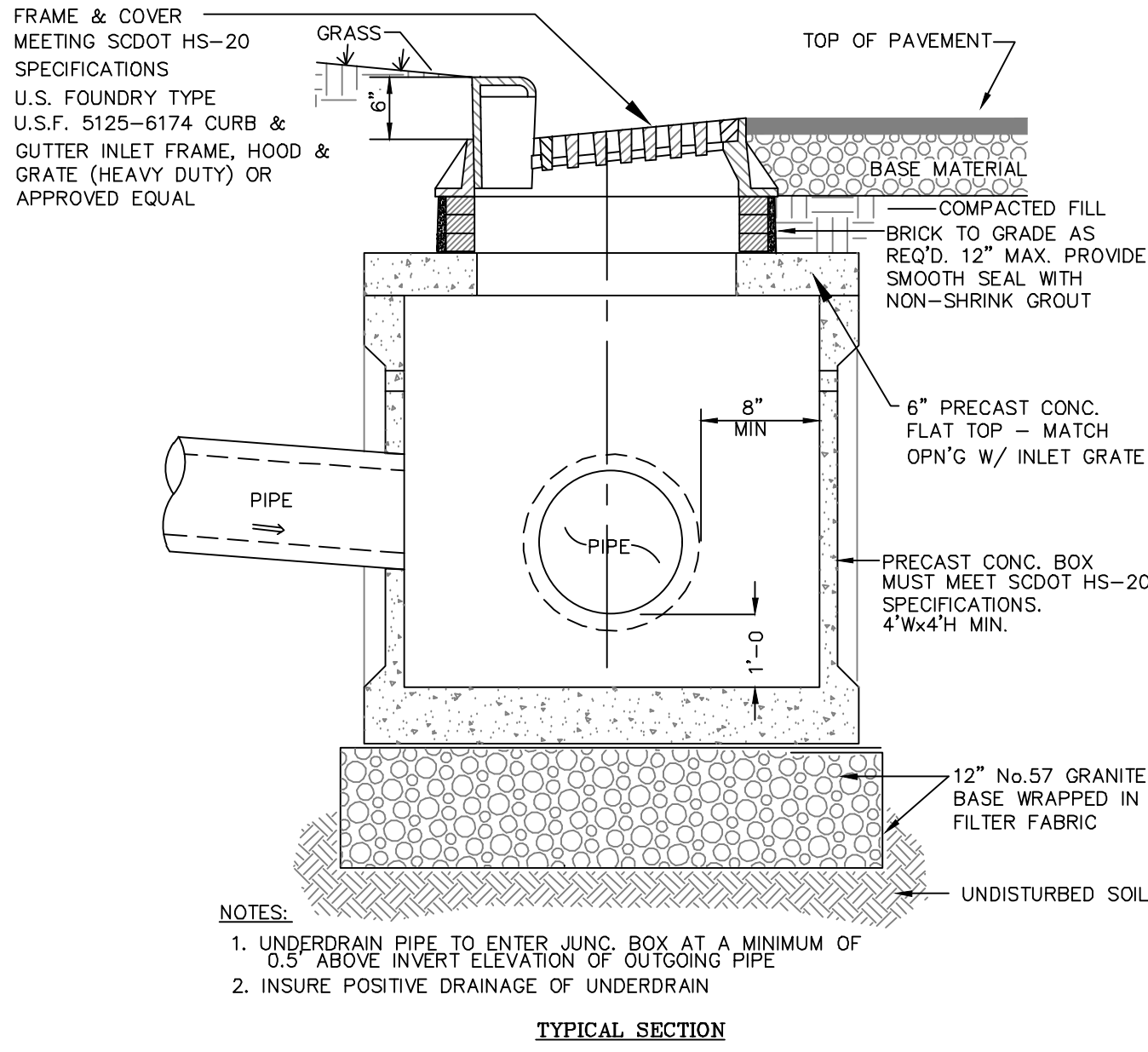
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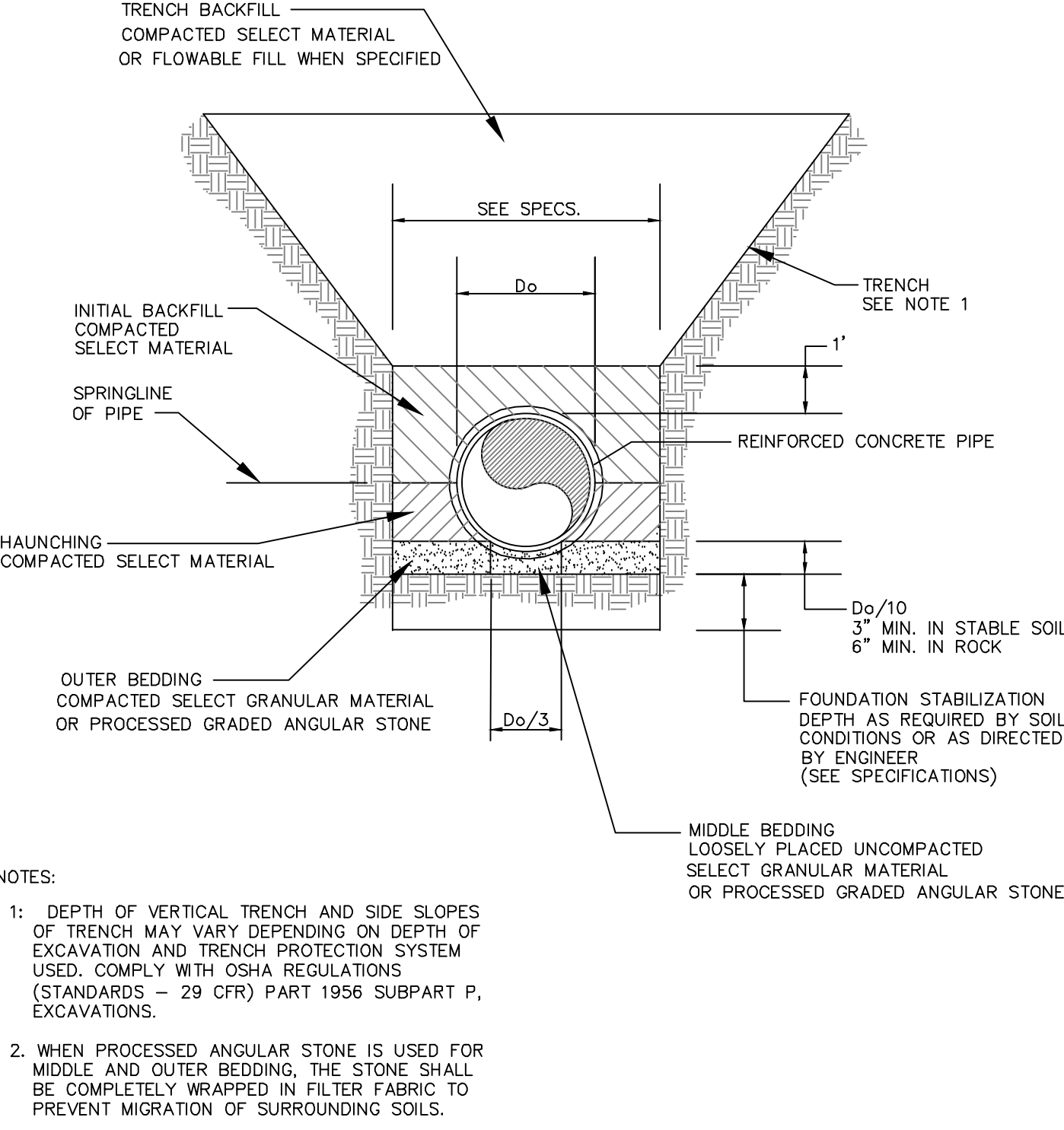
YARD INLET

DETAIL 02630-020

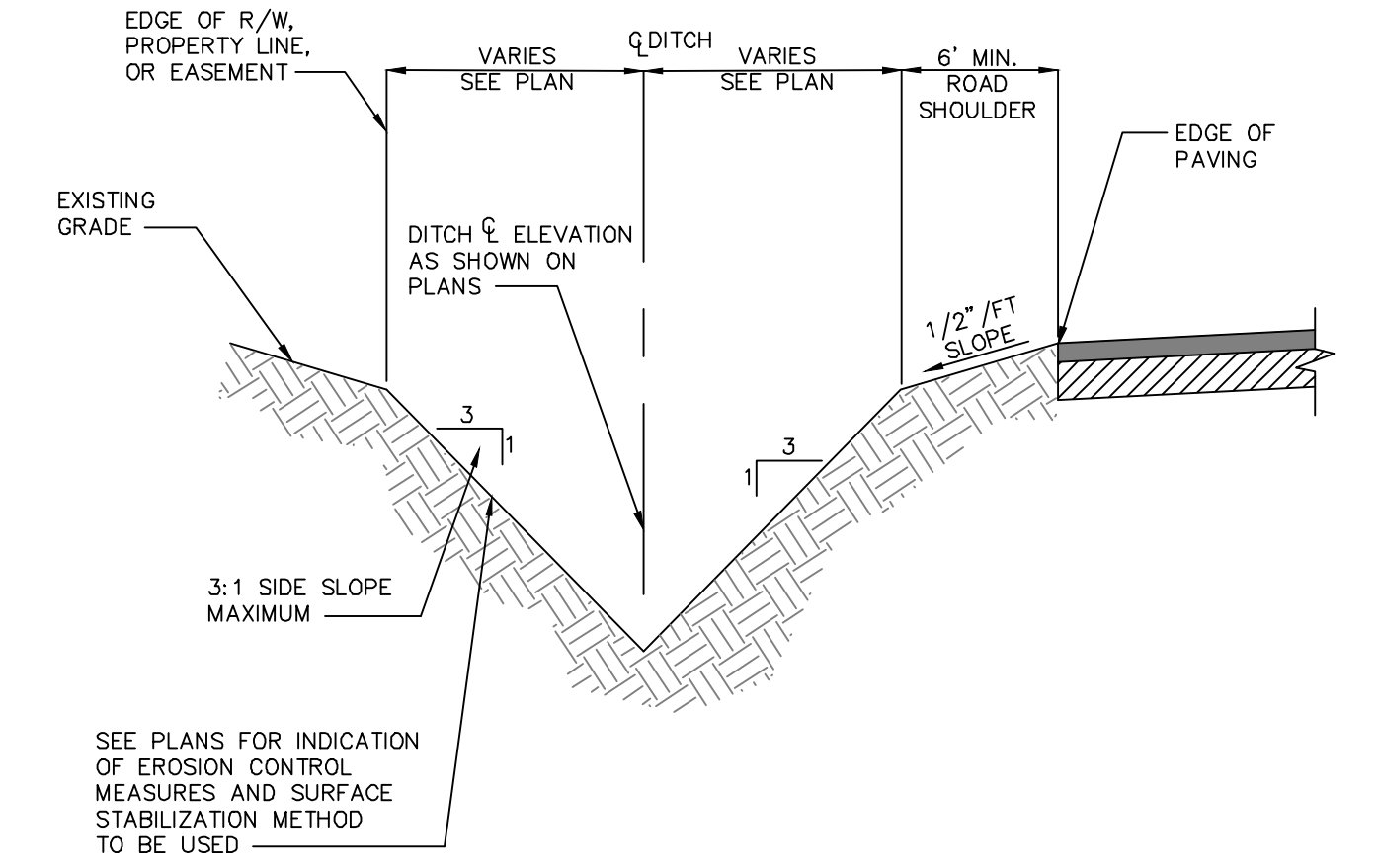


CURB INLET WITH FRAME AND COVER

DETAIL 02630-028

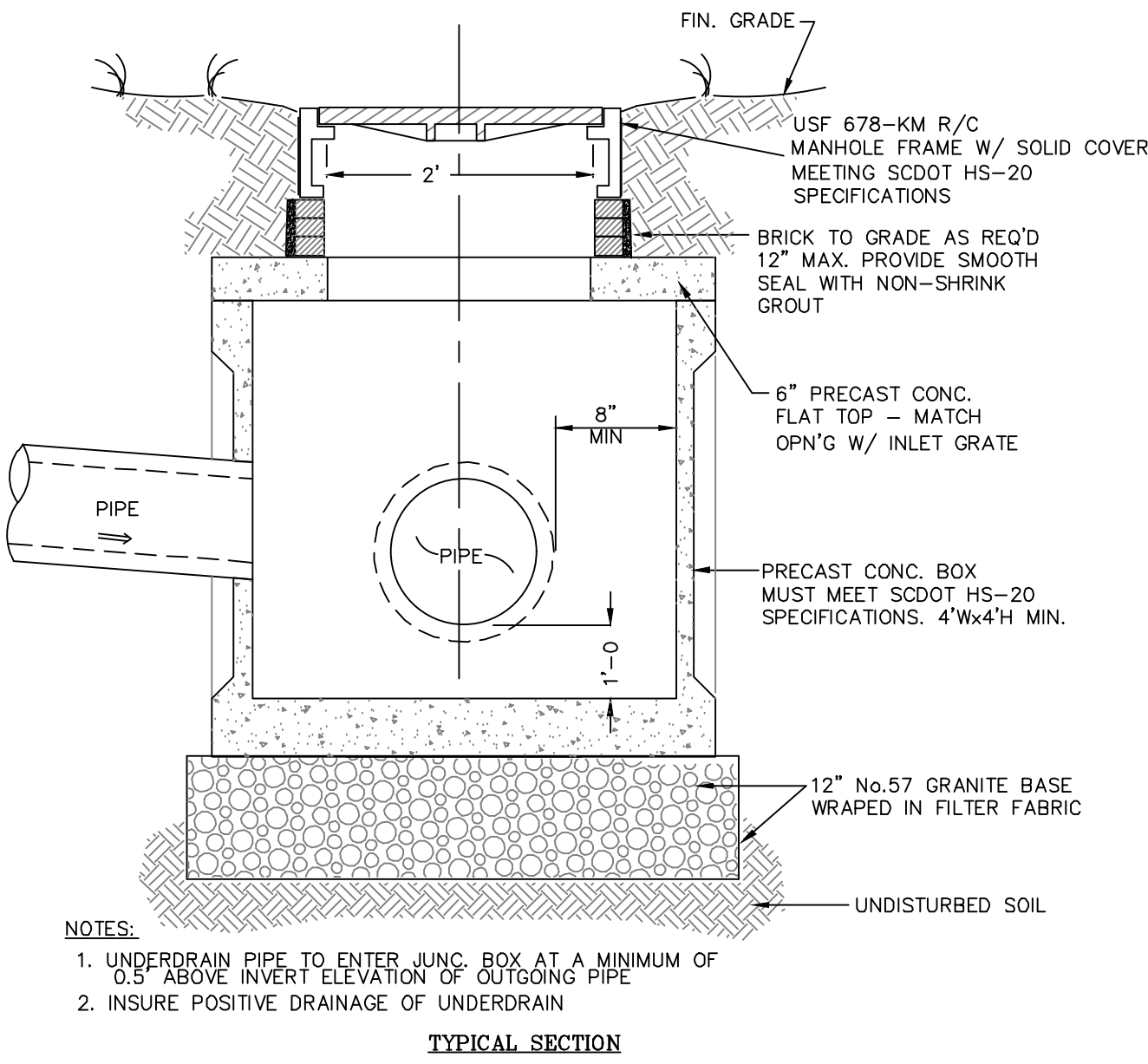


EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



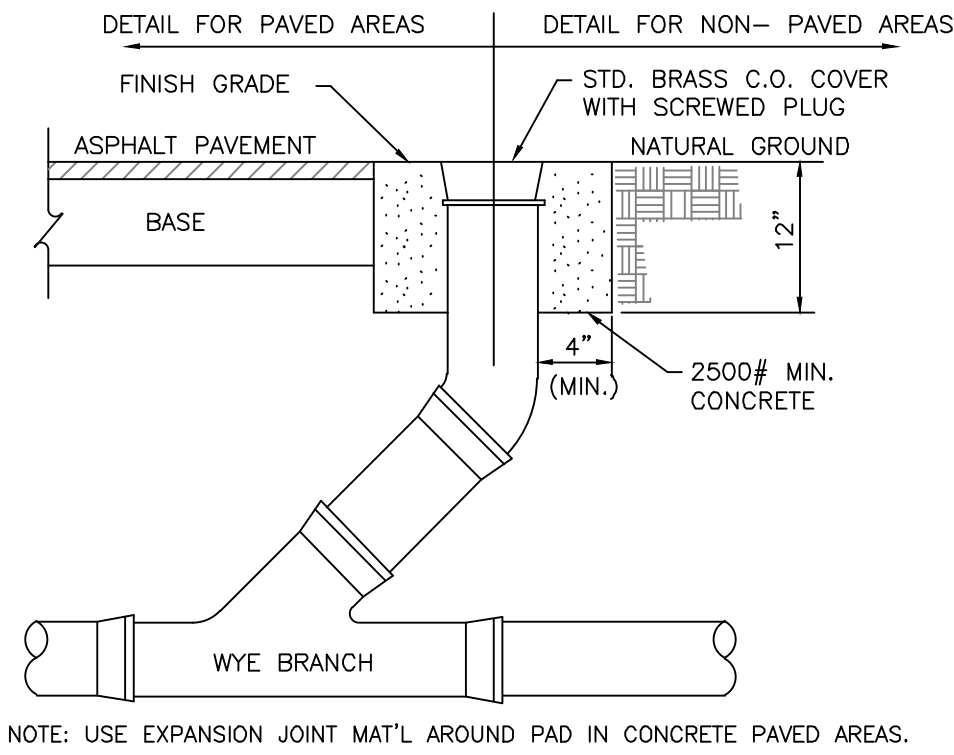
TYPICAL V-SHAPED DITCH CROSS SECTION

DETAIL 02630-024

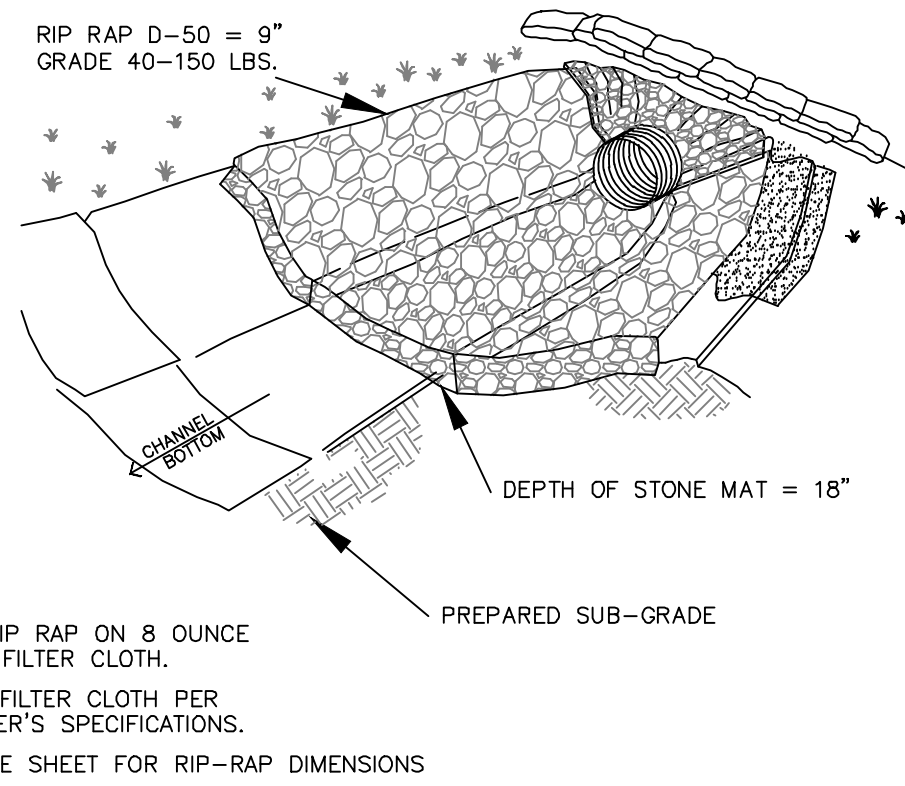


JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030

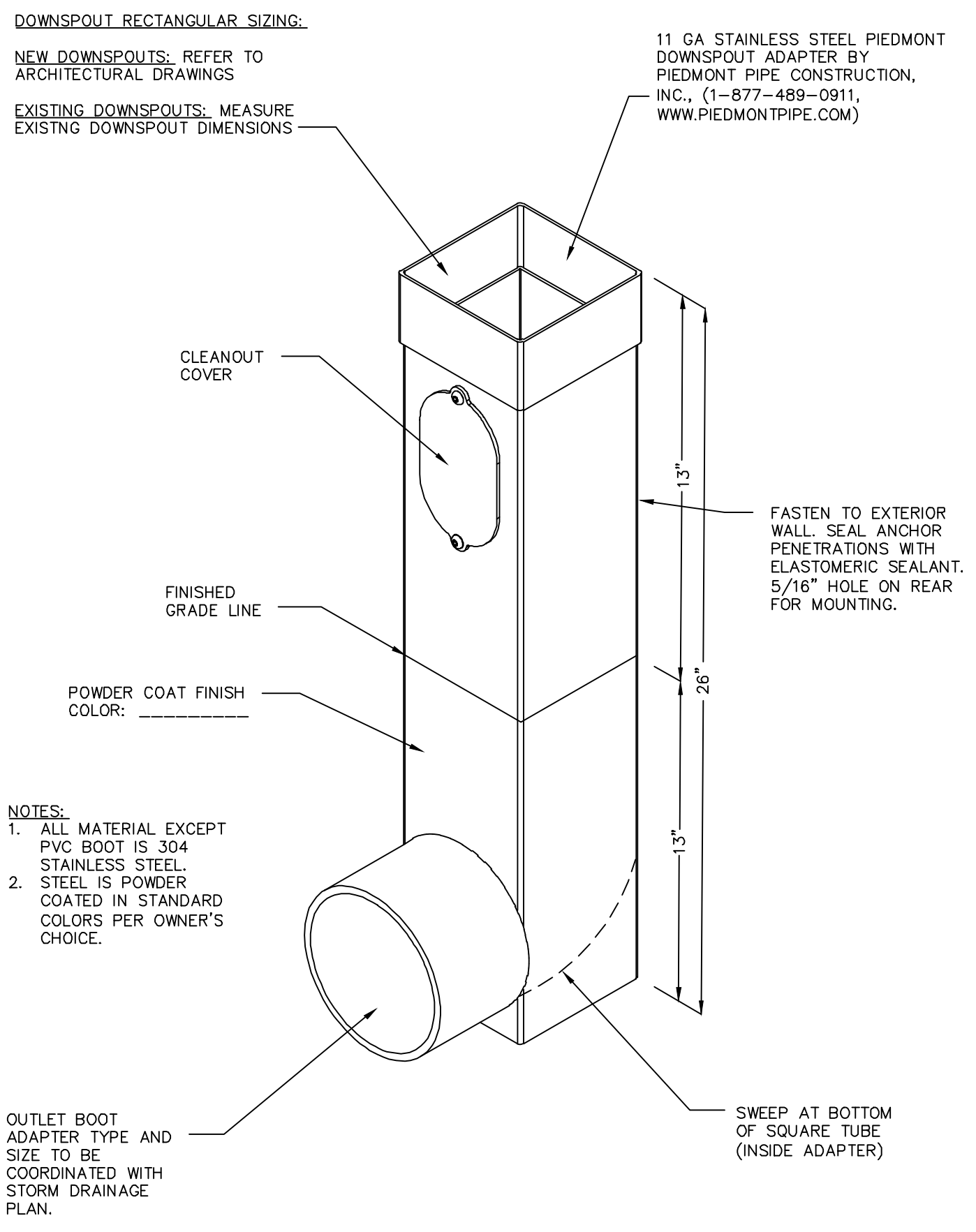


CLEANOUT DETAIL

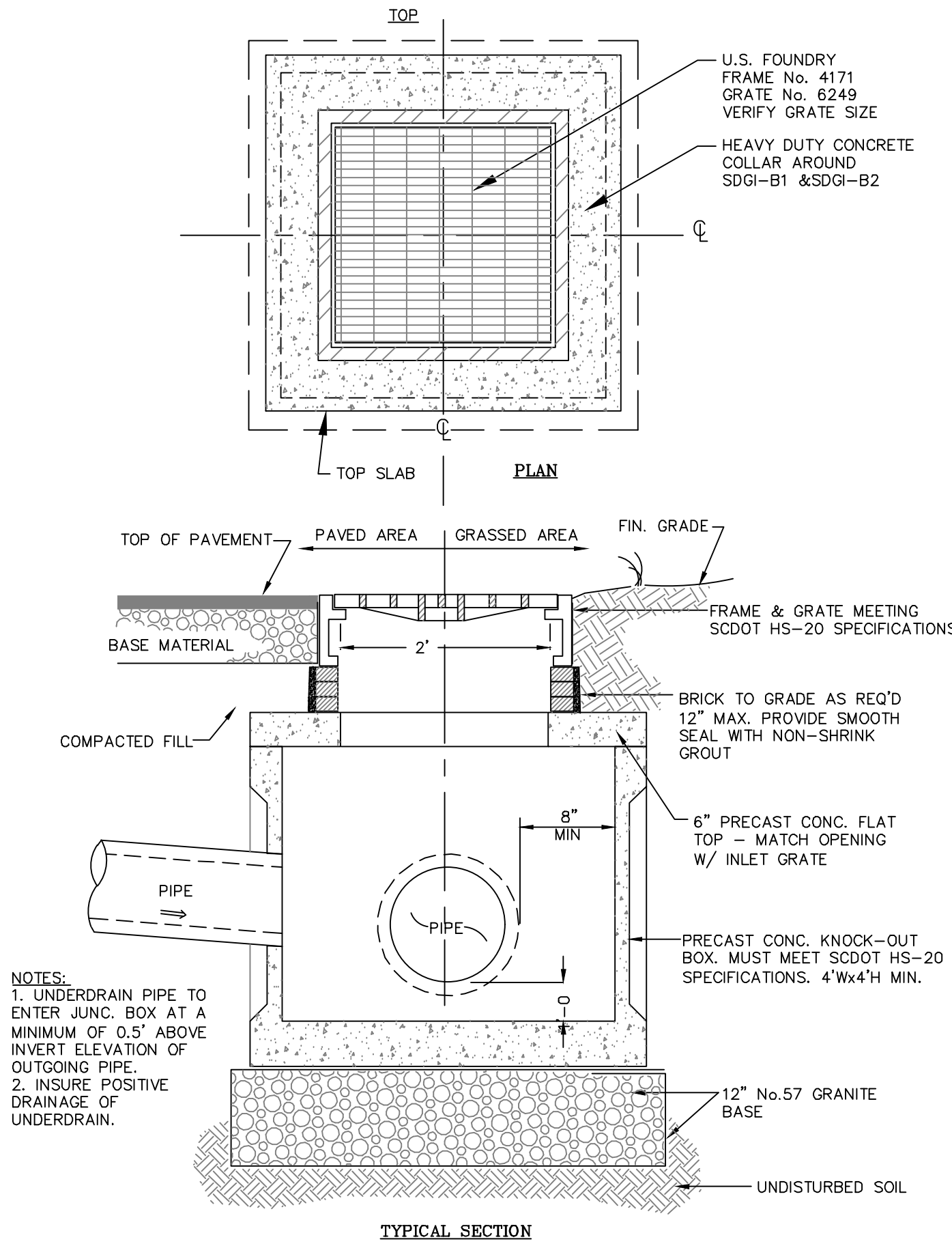


RIP RAP OUTLET STABILIZATION DETAIL

DETAIL #02370-009



GUTTER DOWNSPOUT ADAPTER



GRATE INLET

DETAIL 02630-027

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Landscape Consultant:

SURCULUS

LANDSCAPE ARCHITECTS

Food Service Consultant:

camacho

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STATE OF AUTHORITY

WARD

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No. C00152

Professional Seal

No. 22816

01/21/2023

P. A. L. R. MOORE

ISSUE FOR

75% CD SET

ISSUE DATE

10.31.2023

REVISIONS

NO.	REASON	DATE
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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

DRAINAGE DETAILS

SHEET NUMBER

C603

Page 80 of 135

F

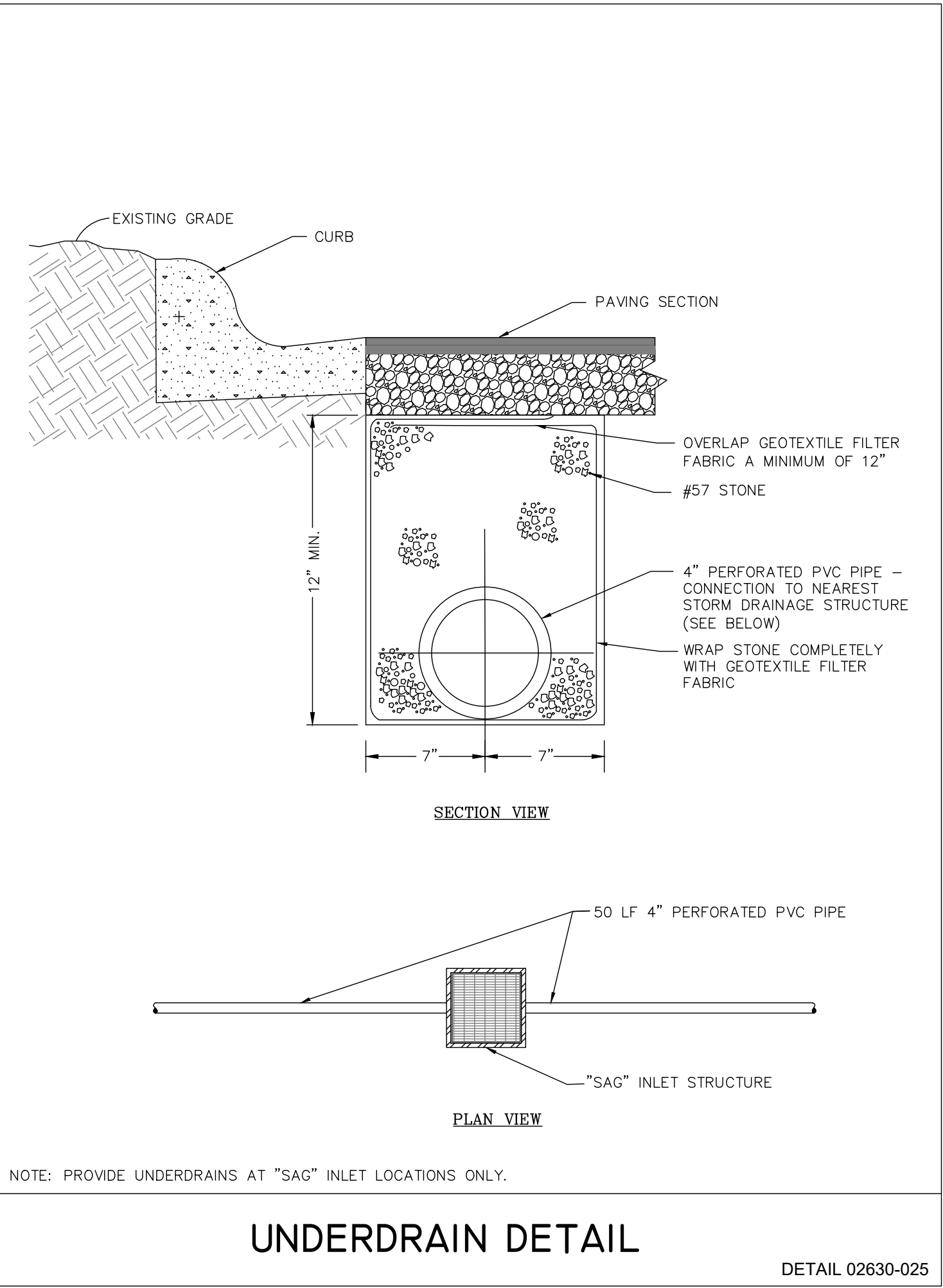
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10/20/2023

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PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

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Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

DRAINAGE DETAILS

SHEET NUMBER

C604

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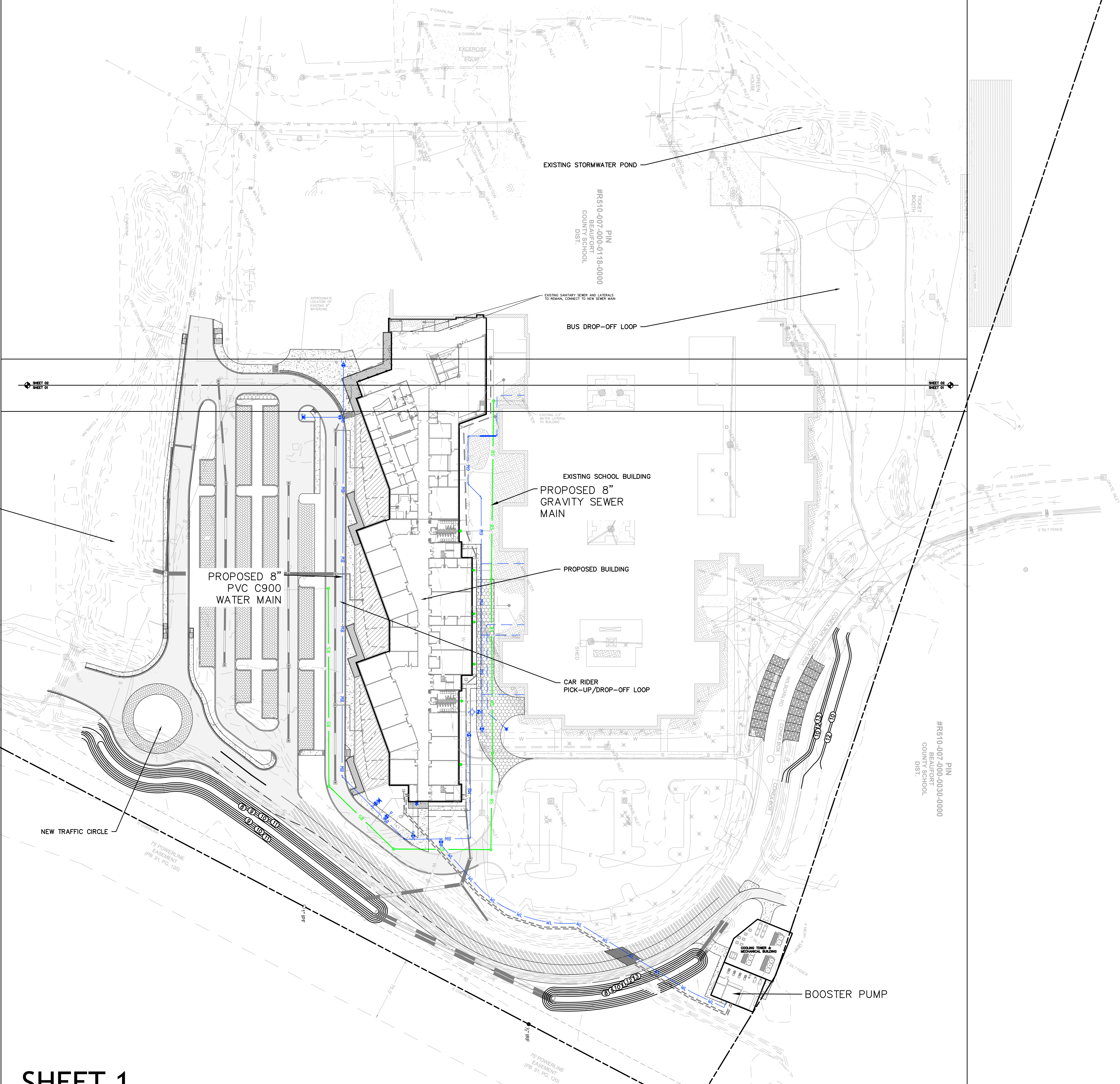
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PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

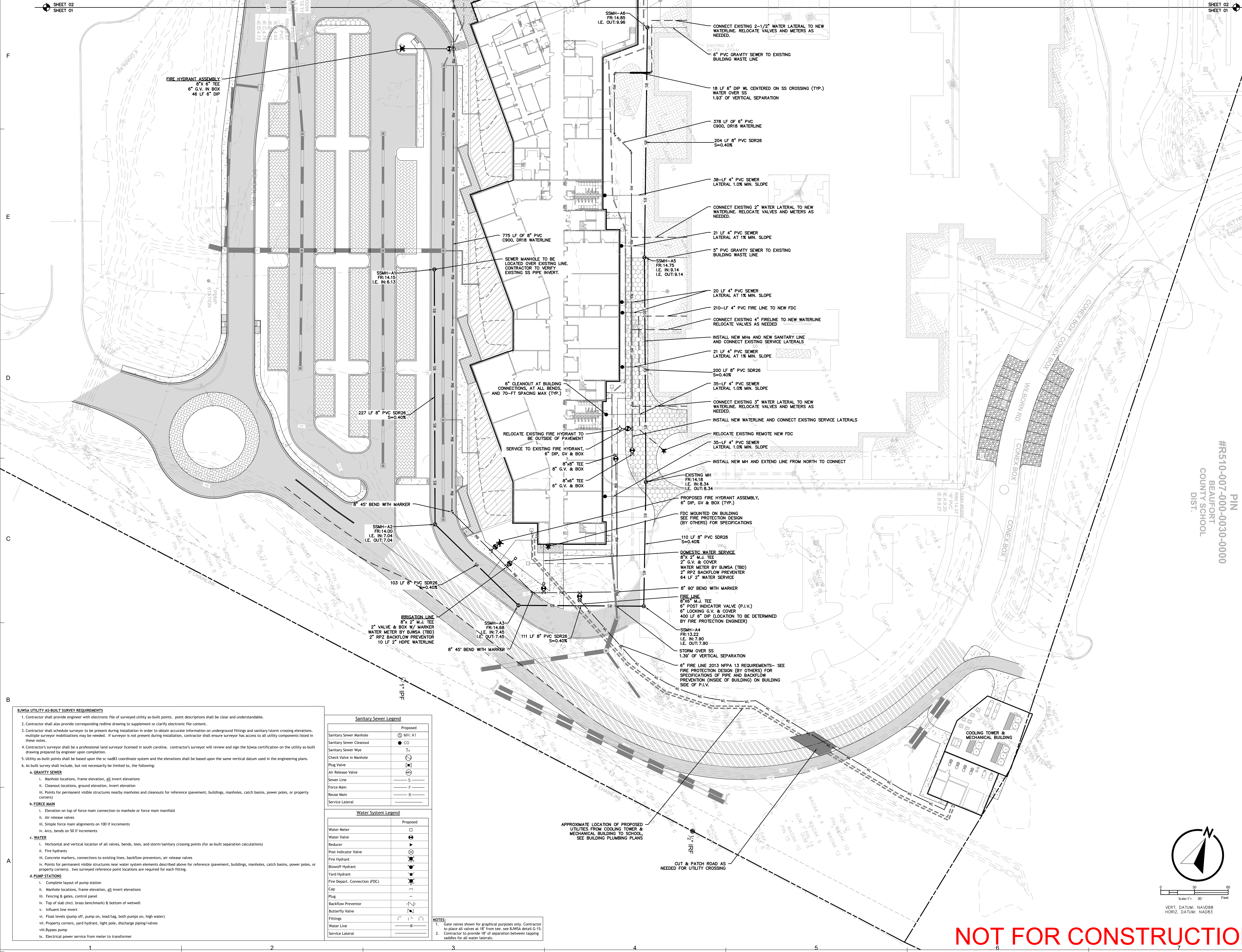
OVERALL UTILITY PLAN

SHEET NUMBER

C700

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SOUTH CAROLINA

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No. C00152

STATE OF SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER

No. 22816

PAUL R. MOORE

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PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C701

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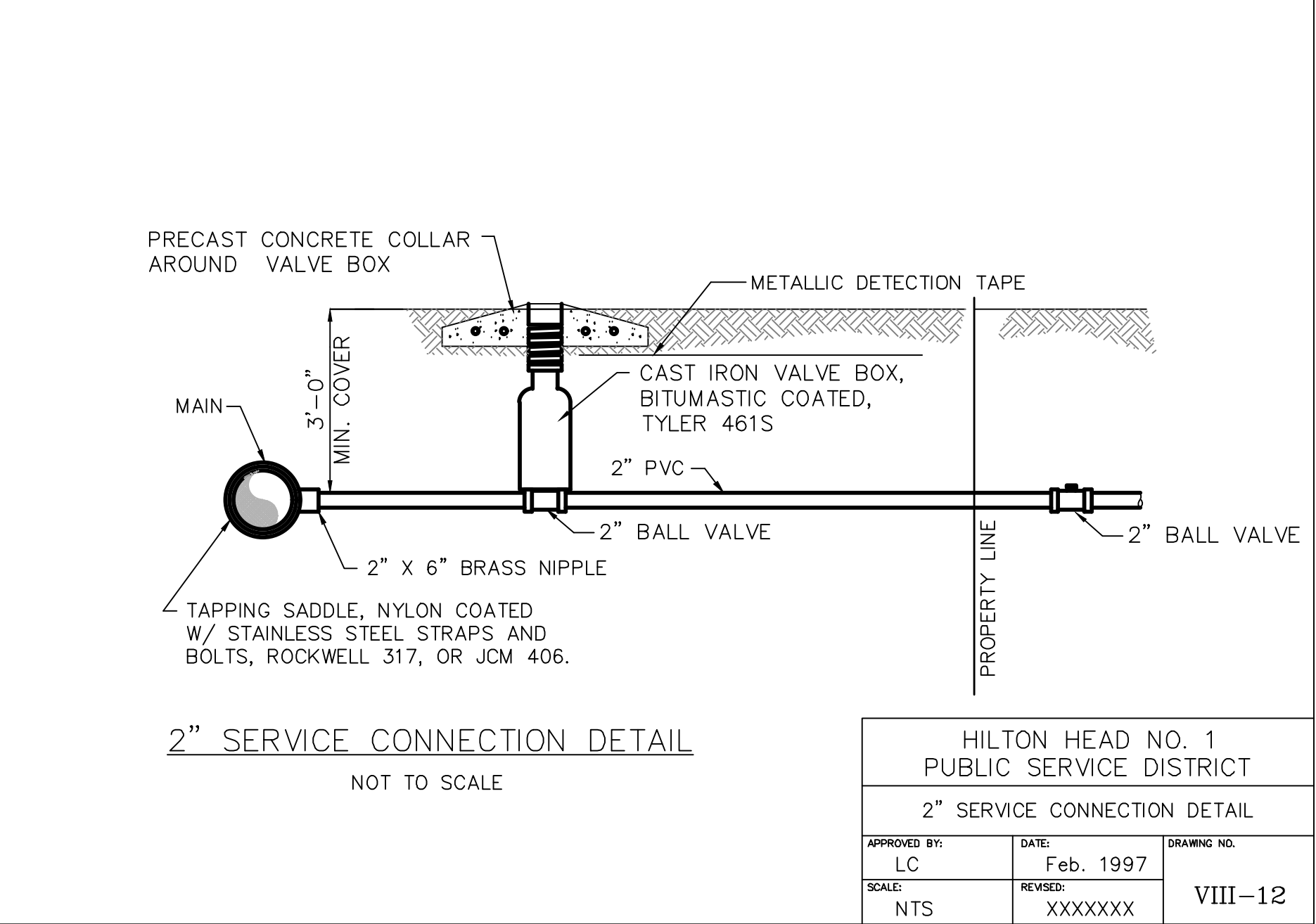
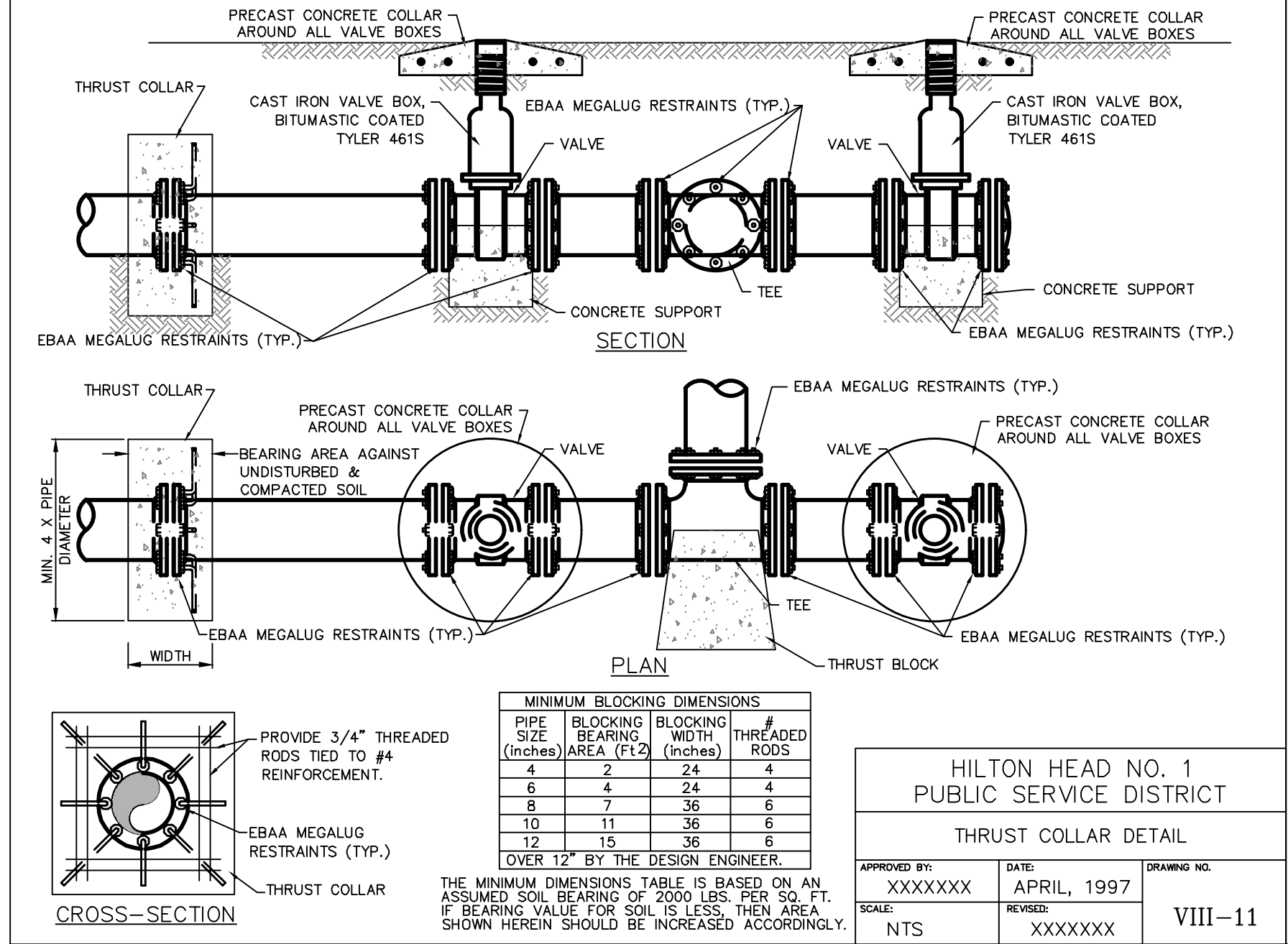
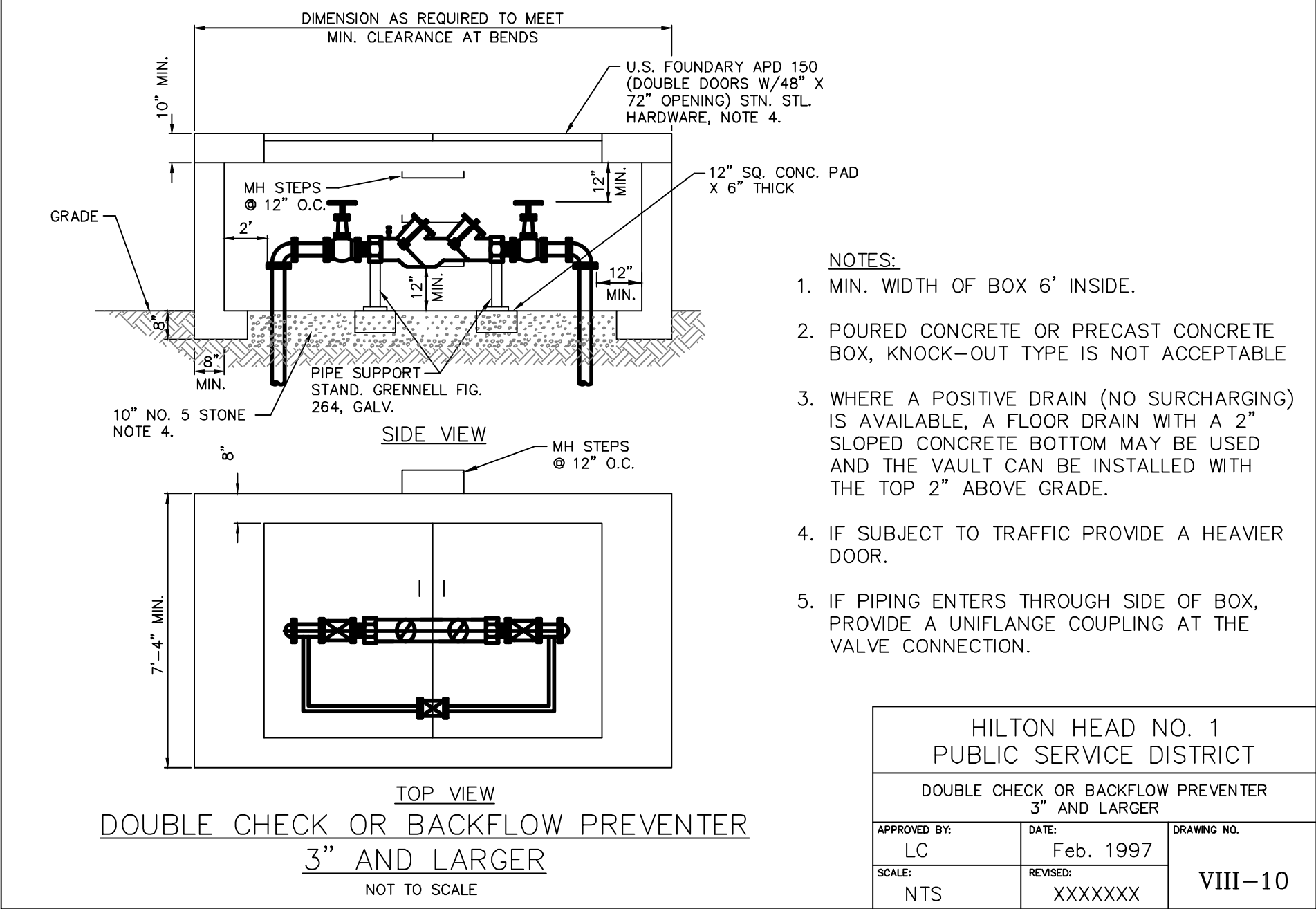
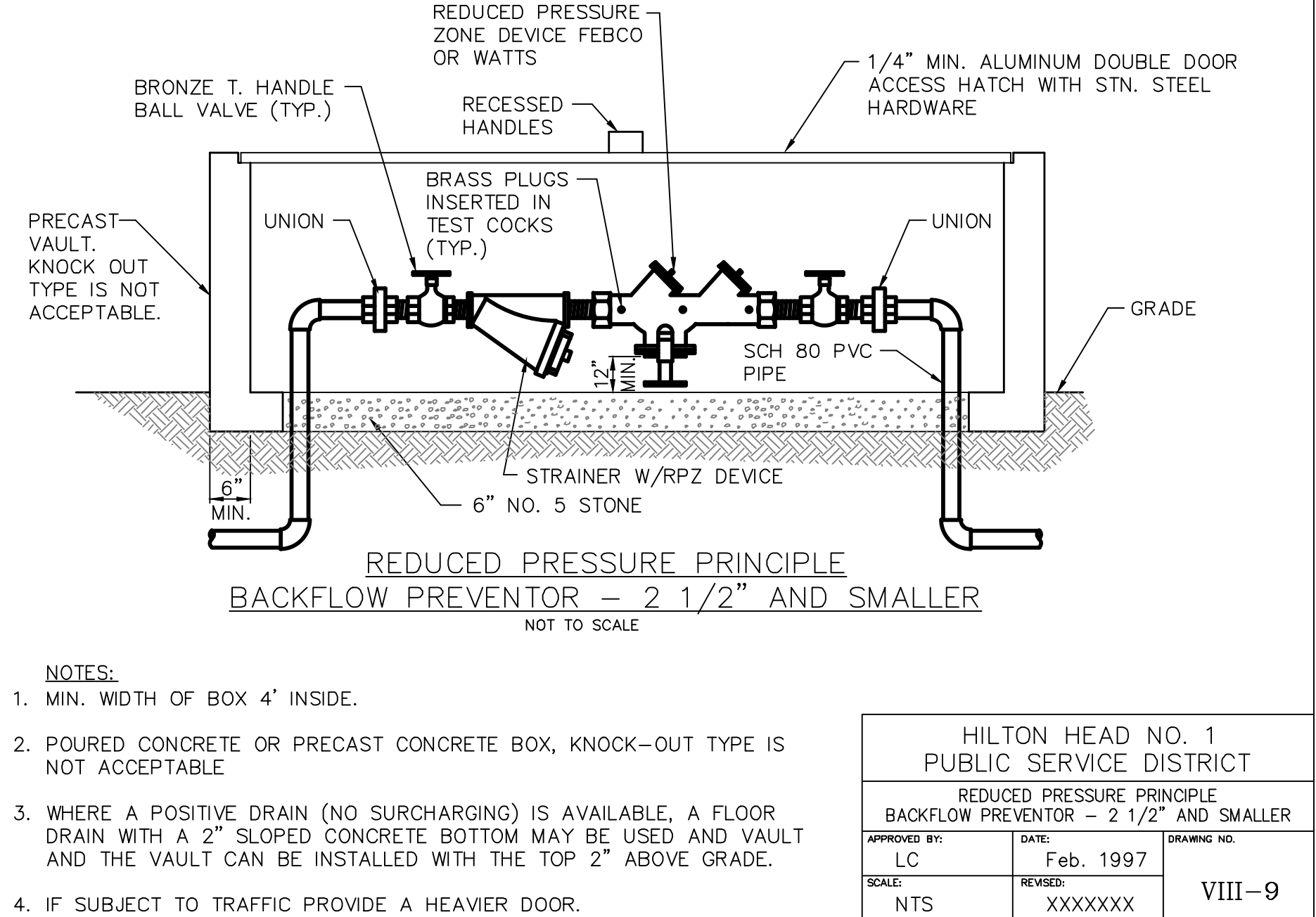
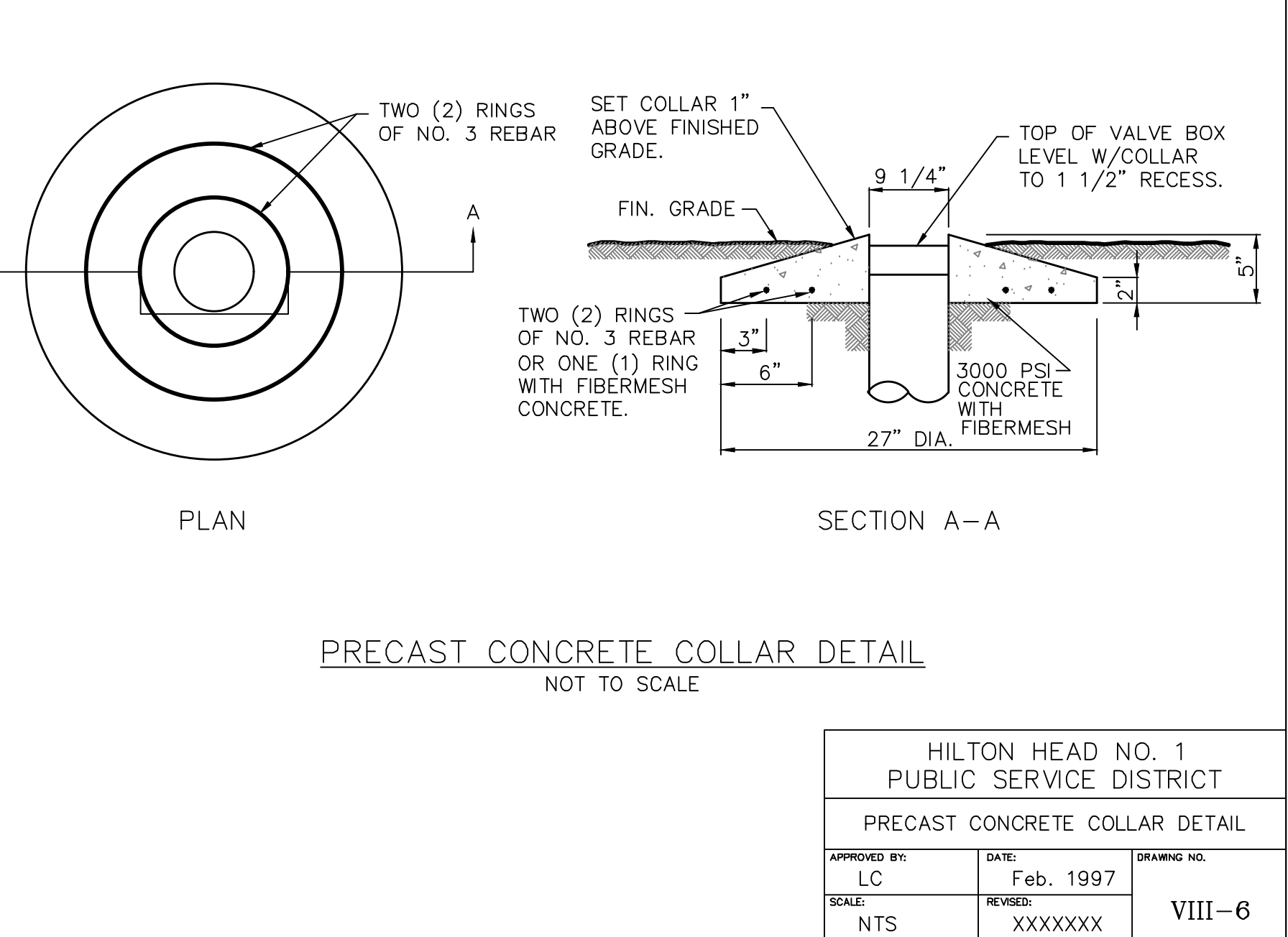
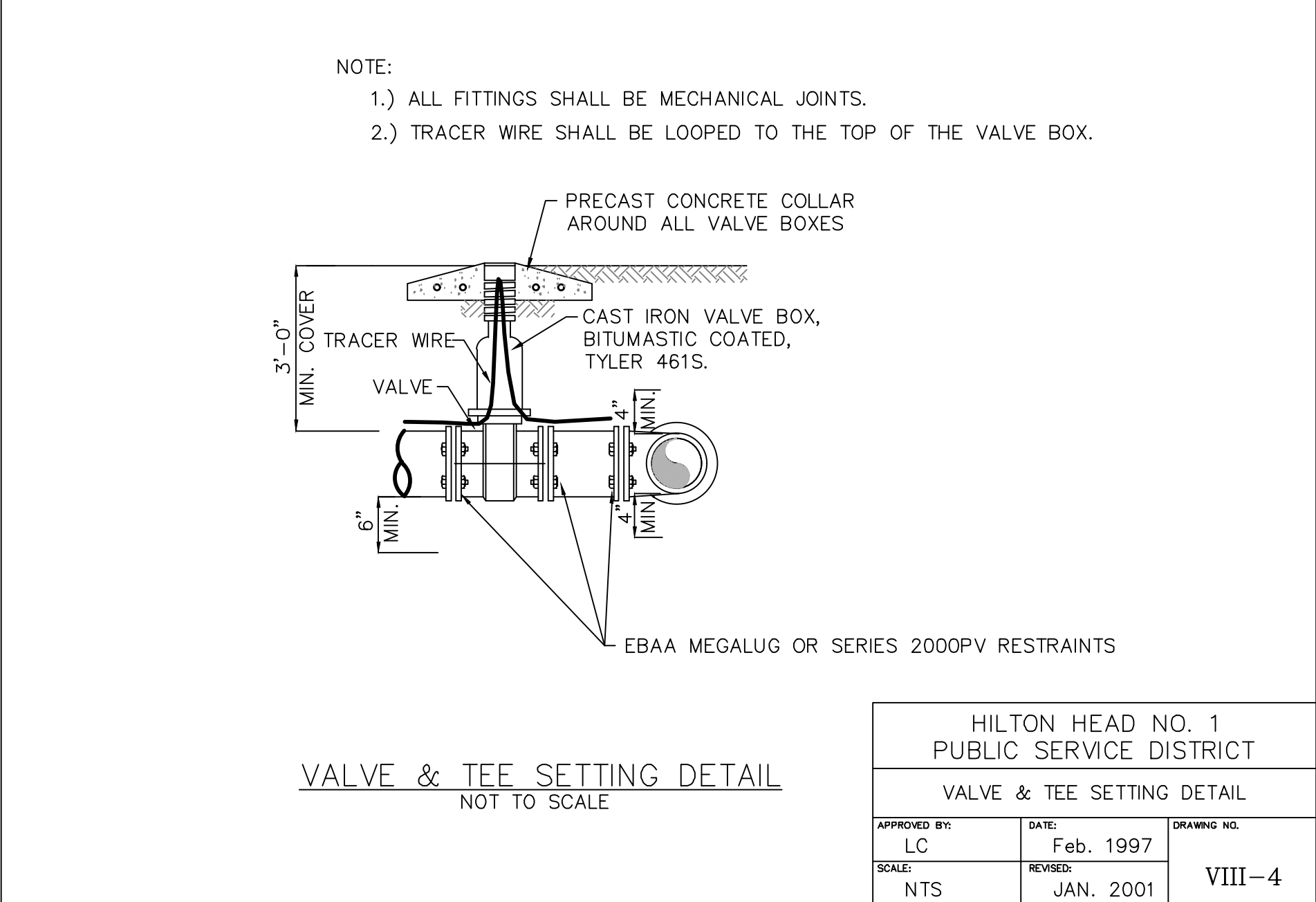
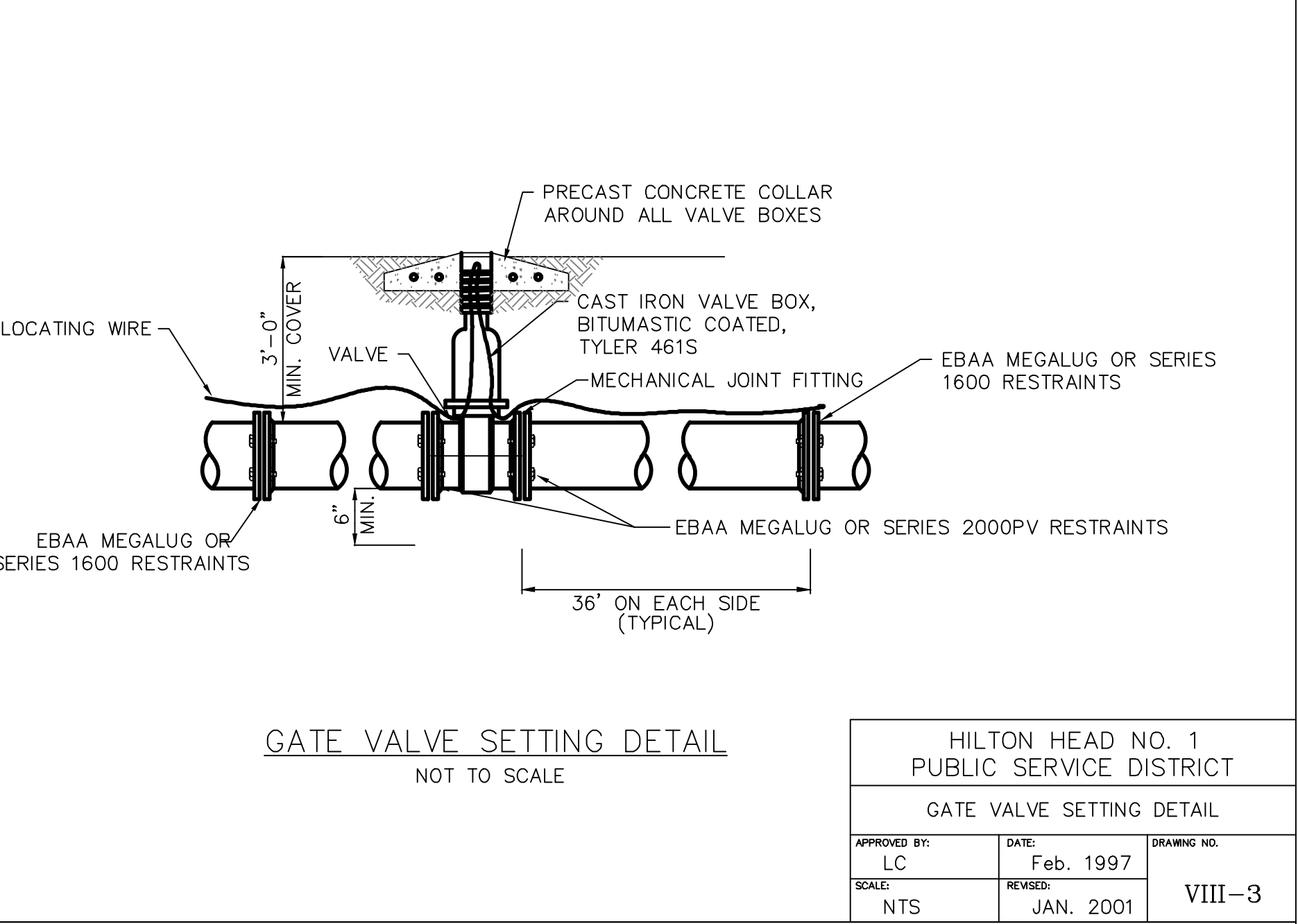
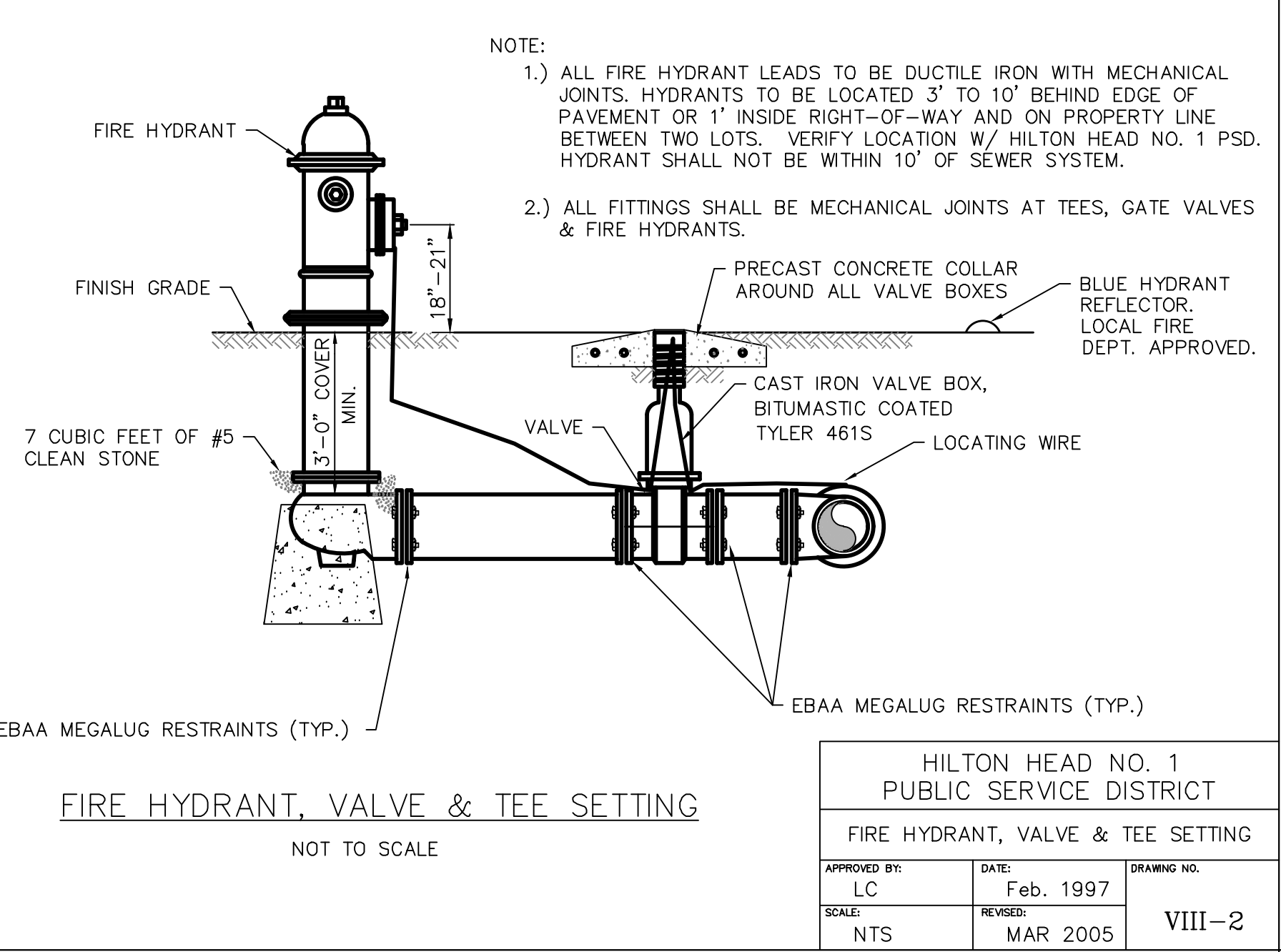
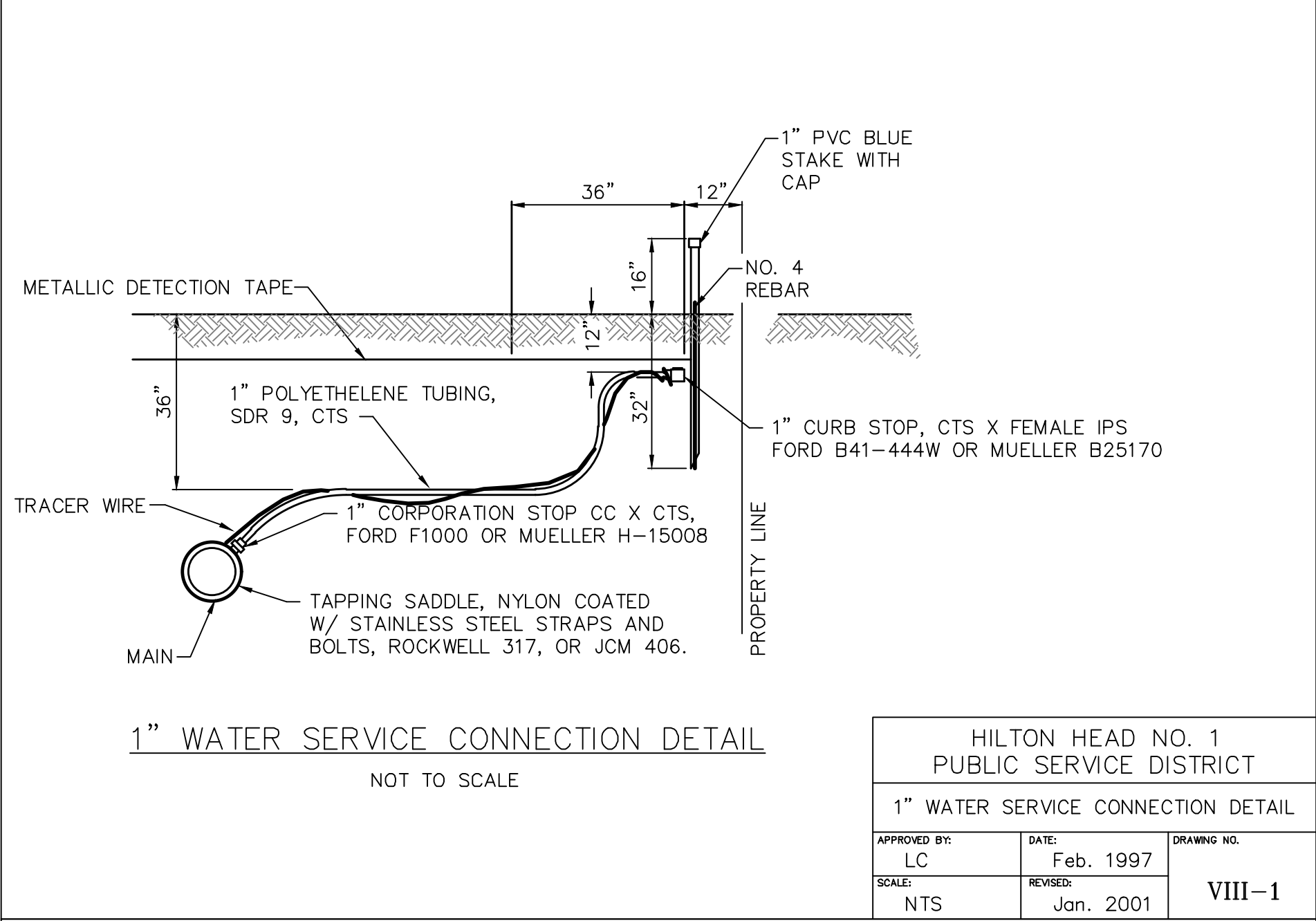
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BEAUFORT COUNTY SCHOOL DISTRICT

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

Civil Consultant:

Ward Edwards

ENGINEERING

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
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Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA
STATE
OF AUTHORITY

WARD
EDWARDS, INC.
No. 000152

PROFESSIONAL
No. 22816
01/01/2023

P. M. L. R. MOORE

ISSUE FOR

75% CD SET

ISSUE DATE

10.31.2023

REVISIONS

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

PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C703

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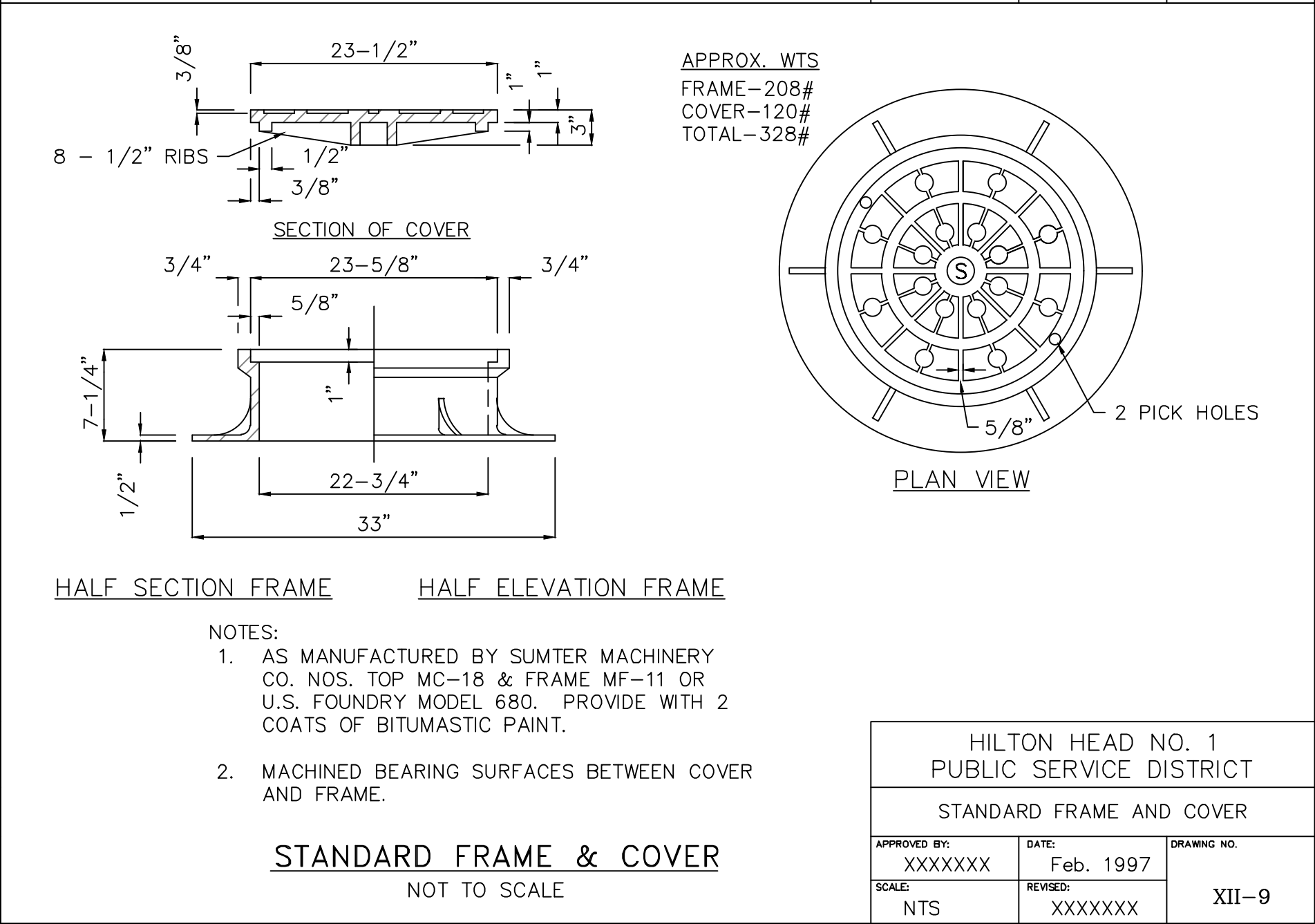
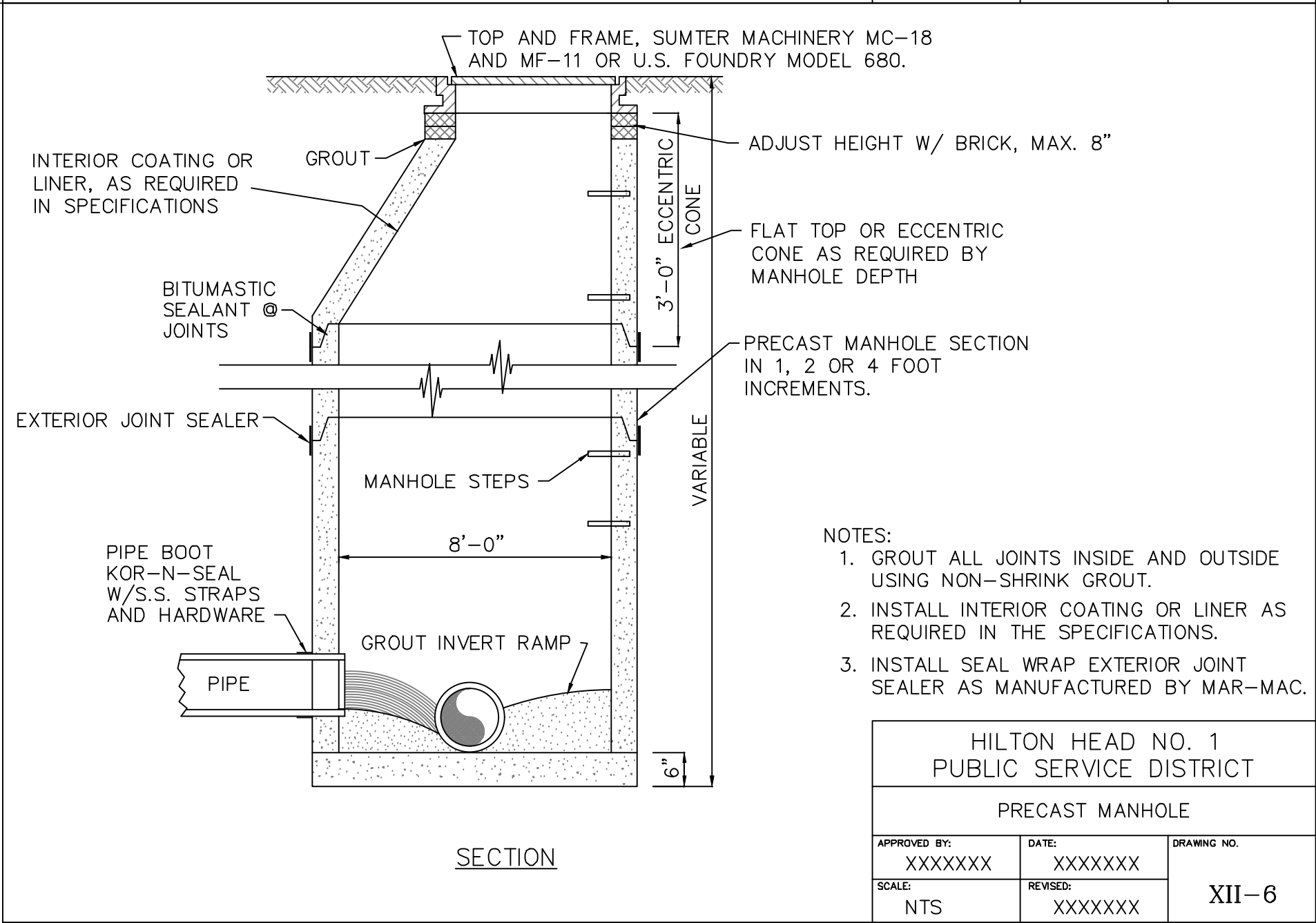
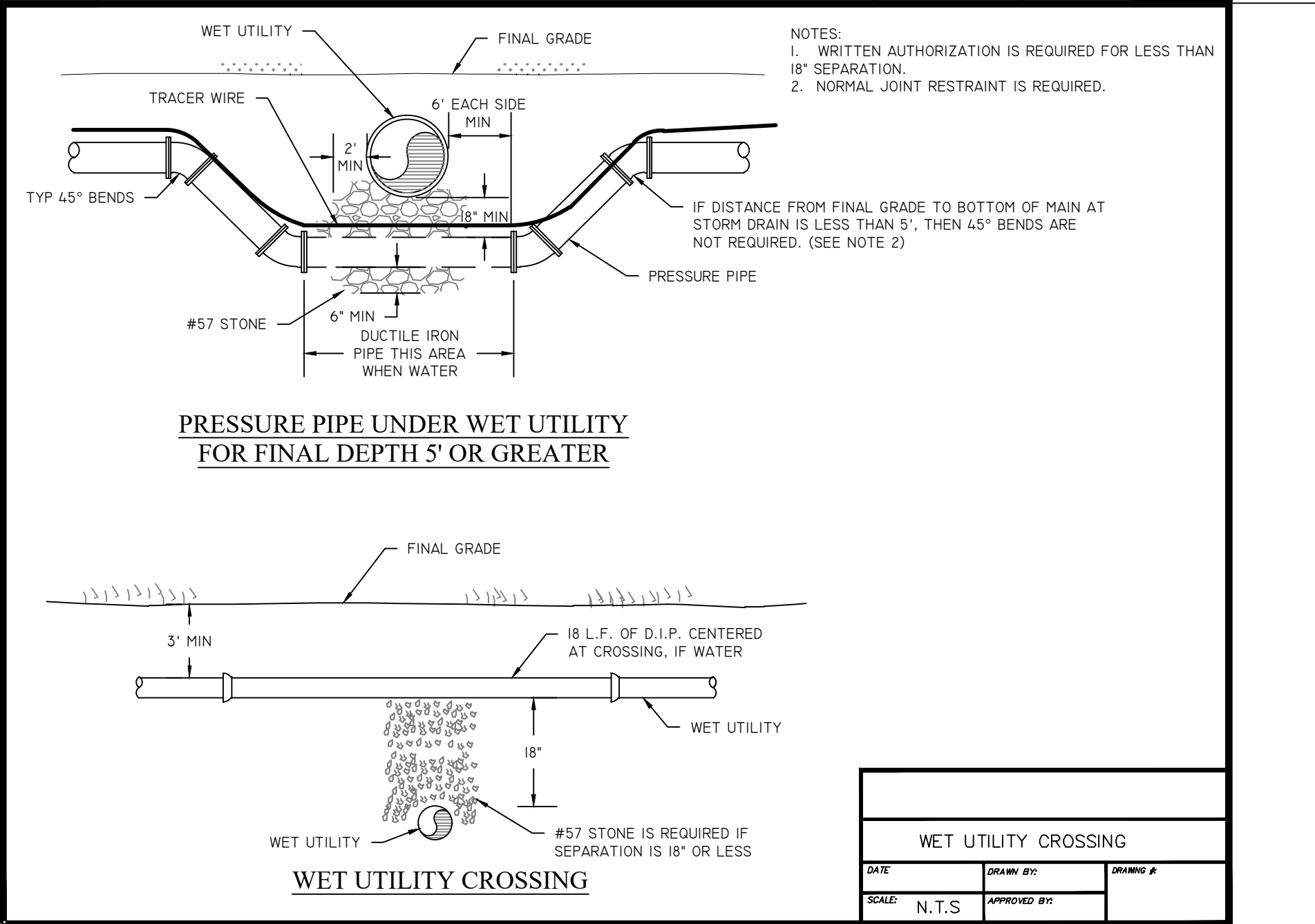
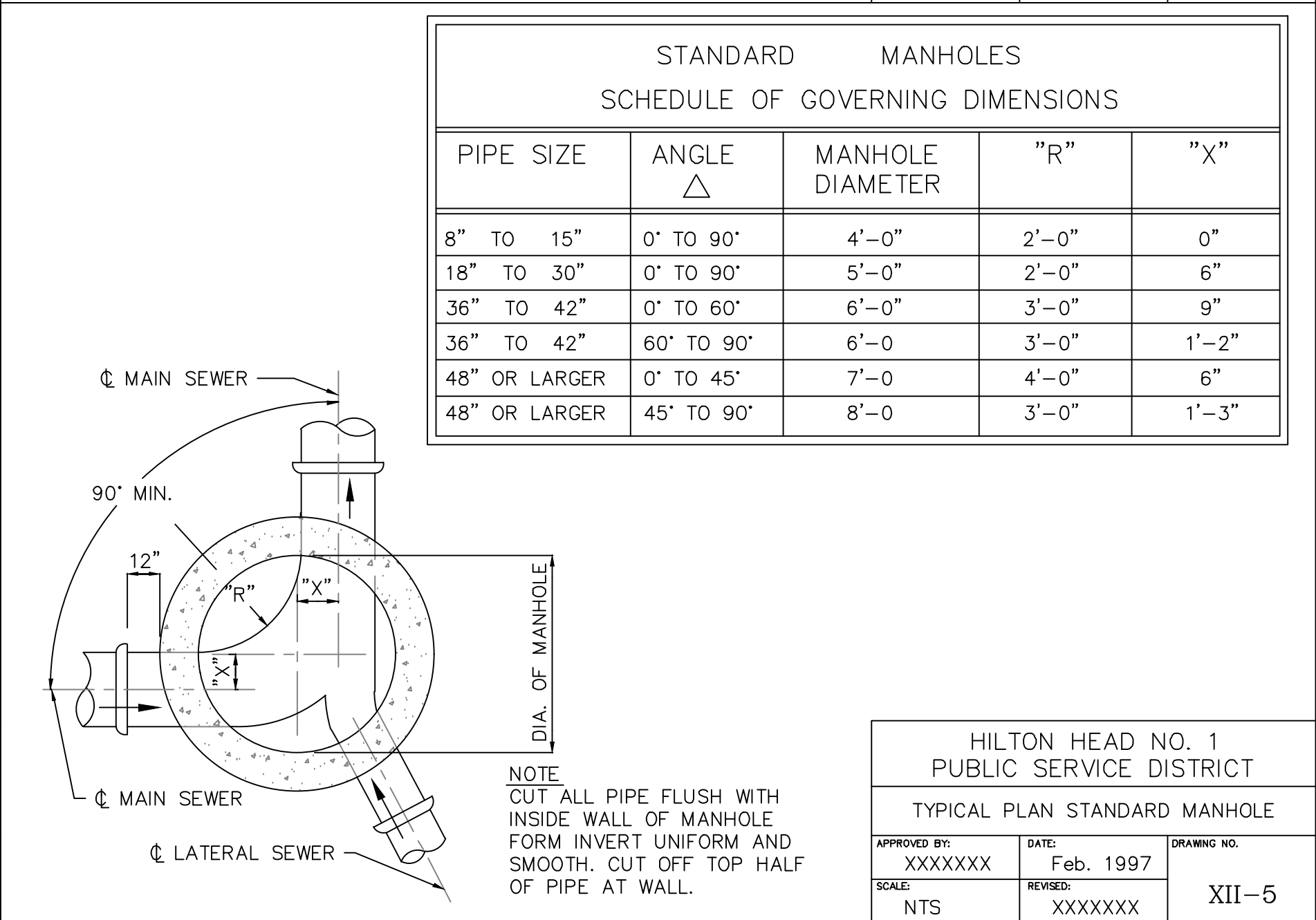
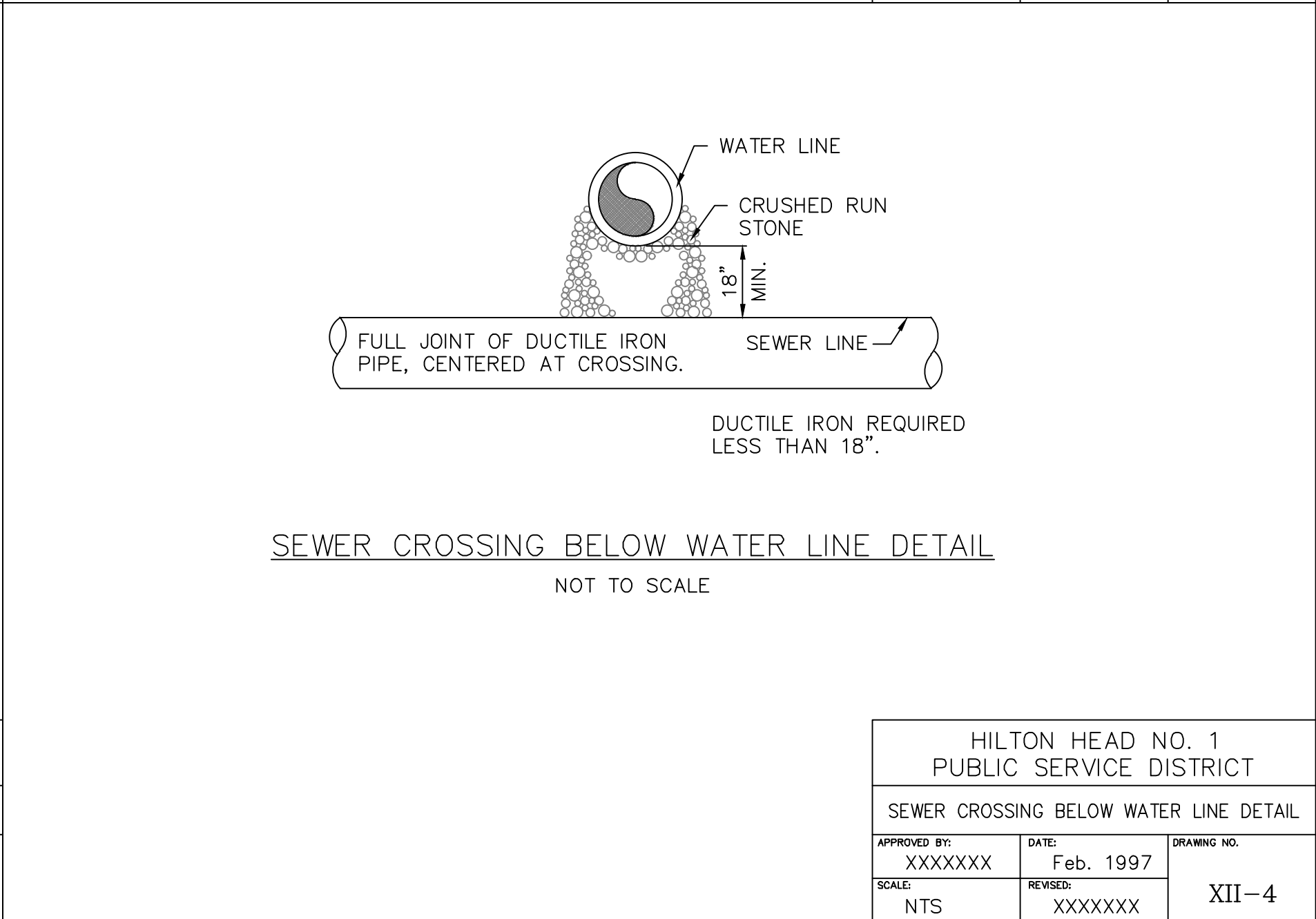
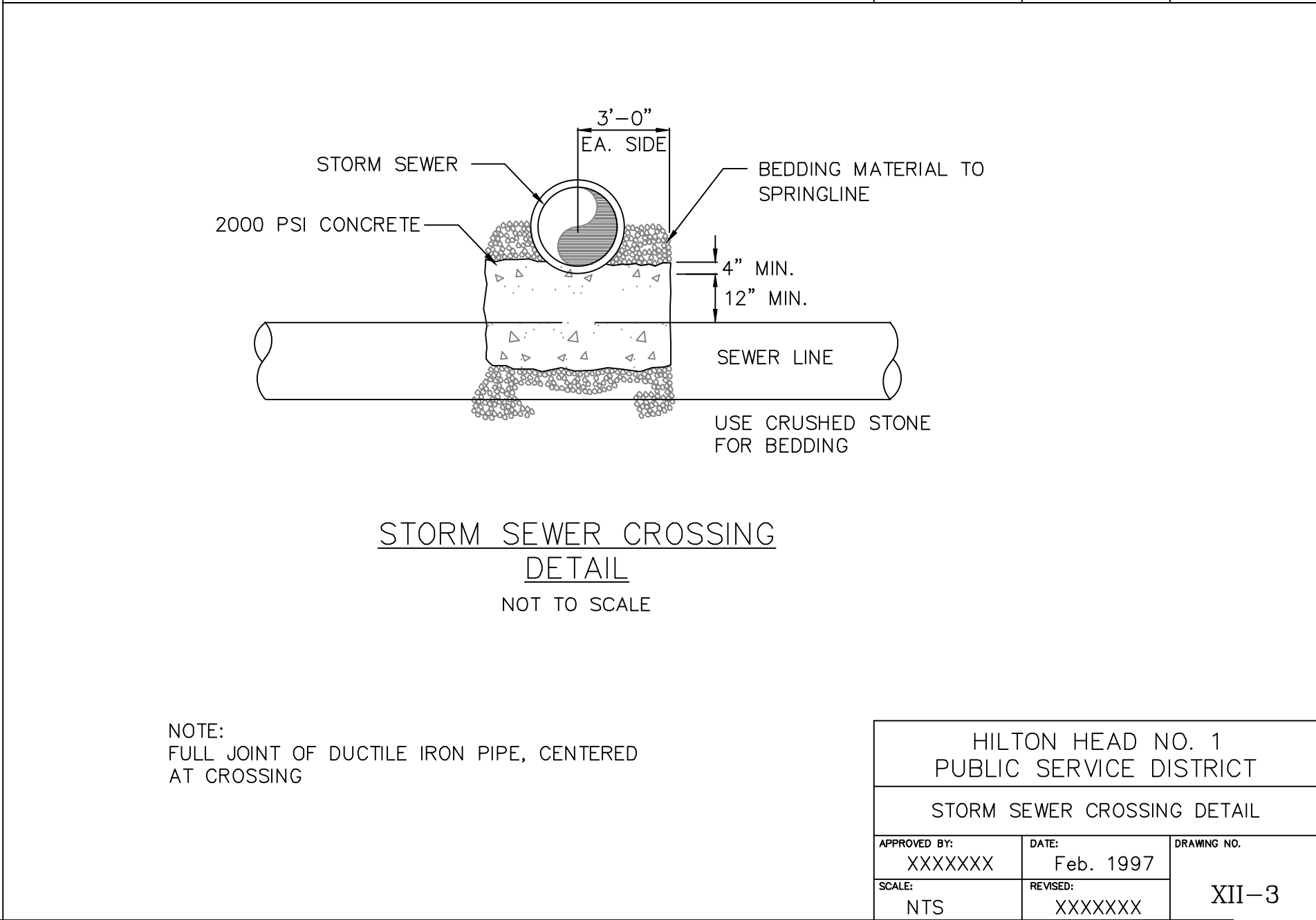
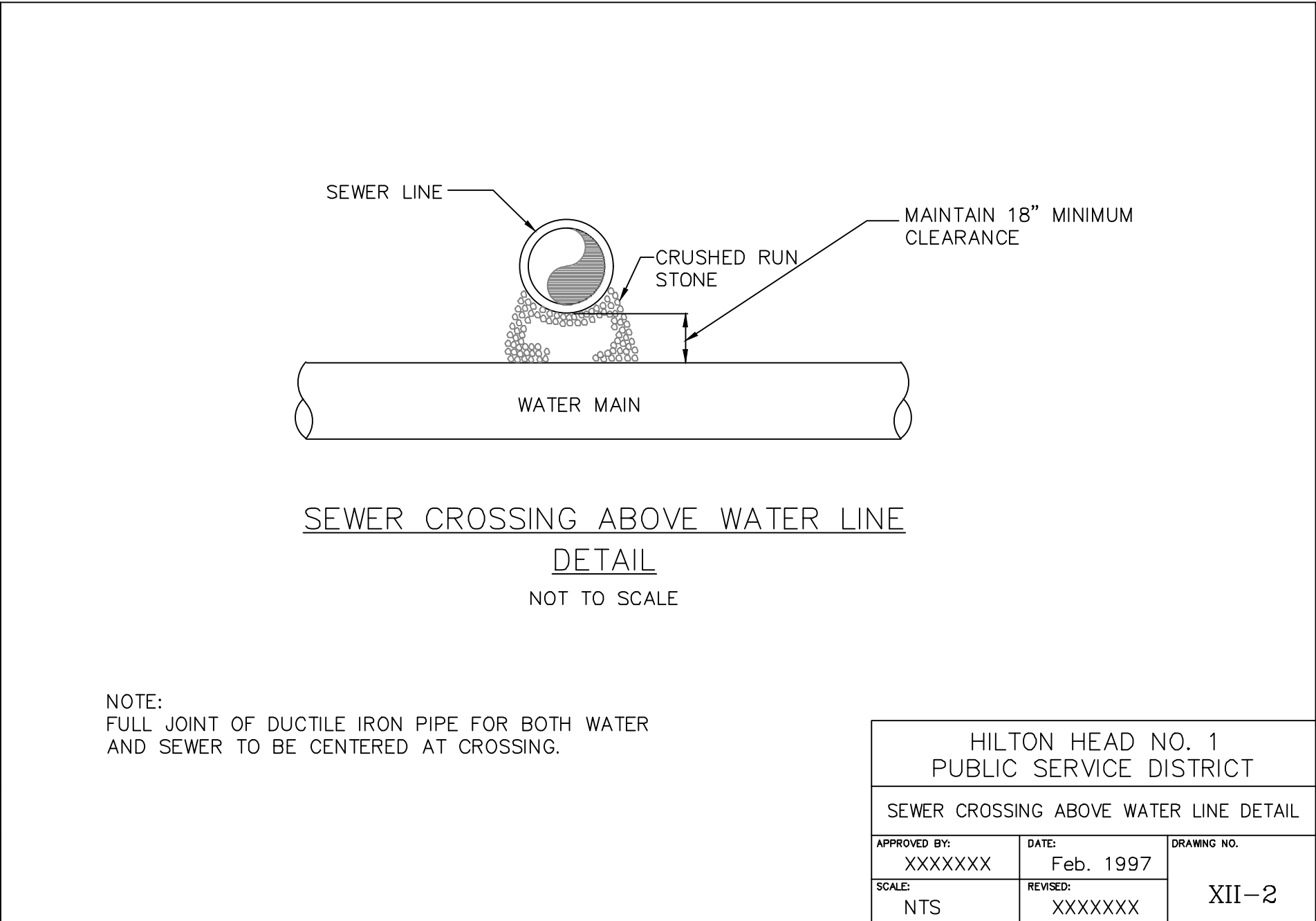
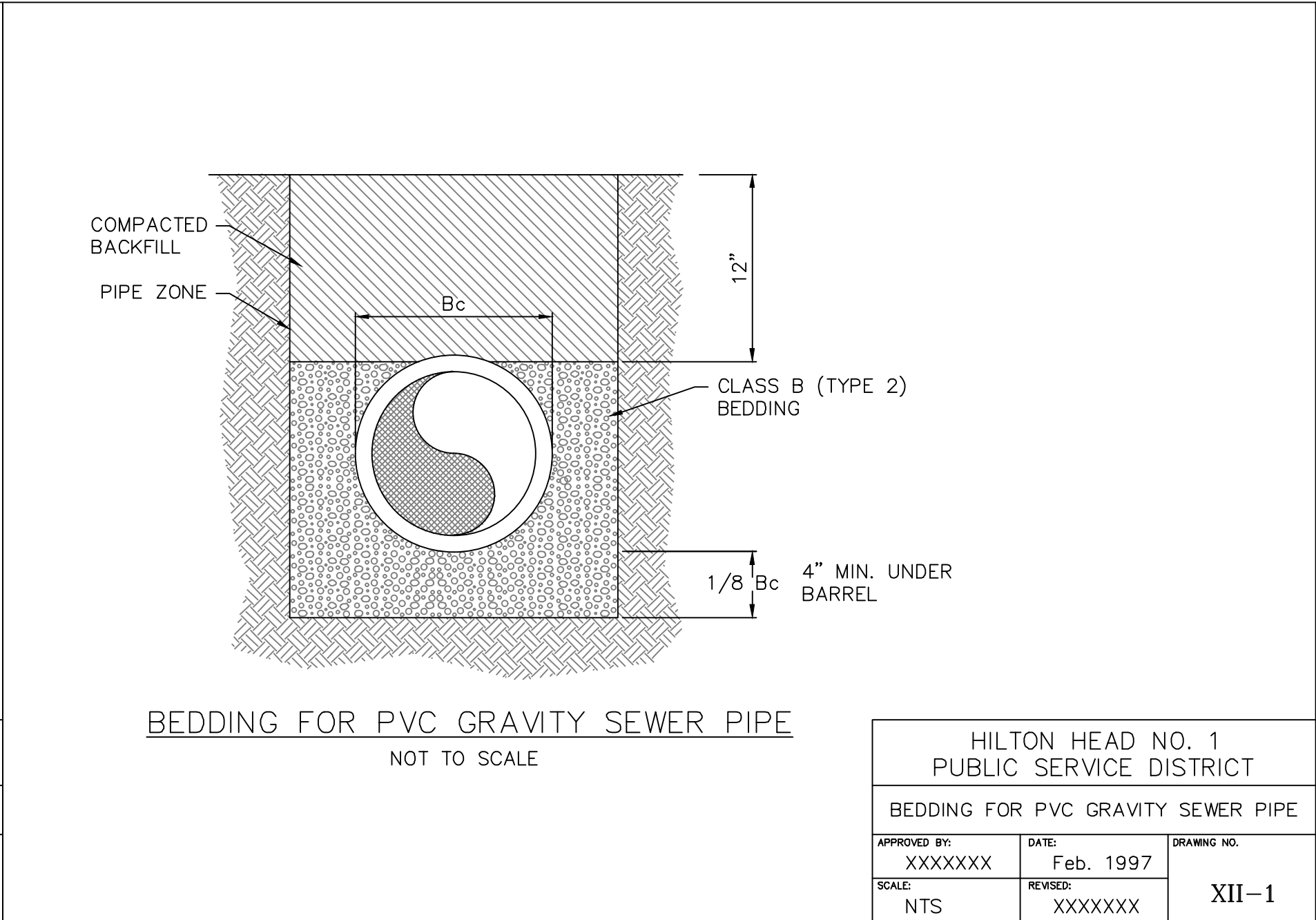
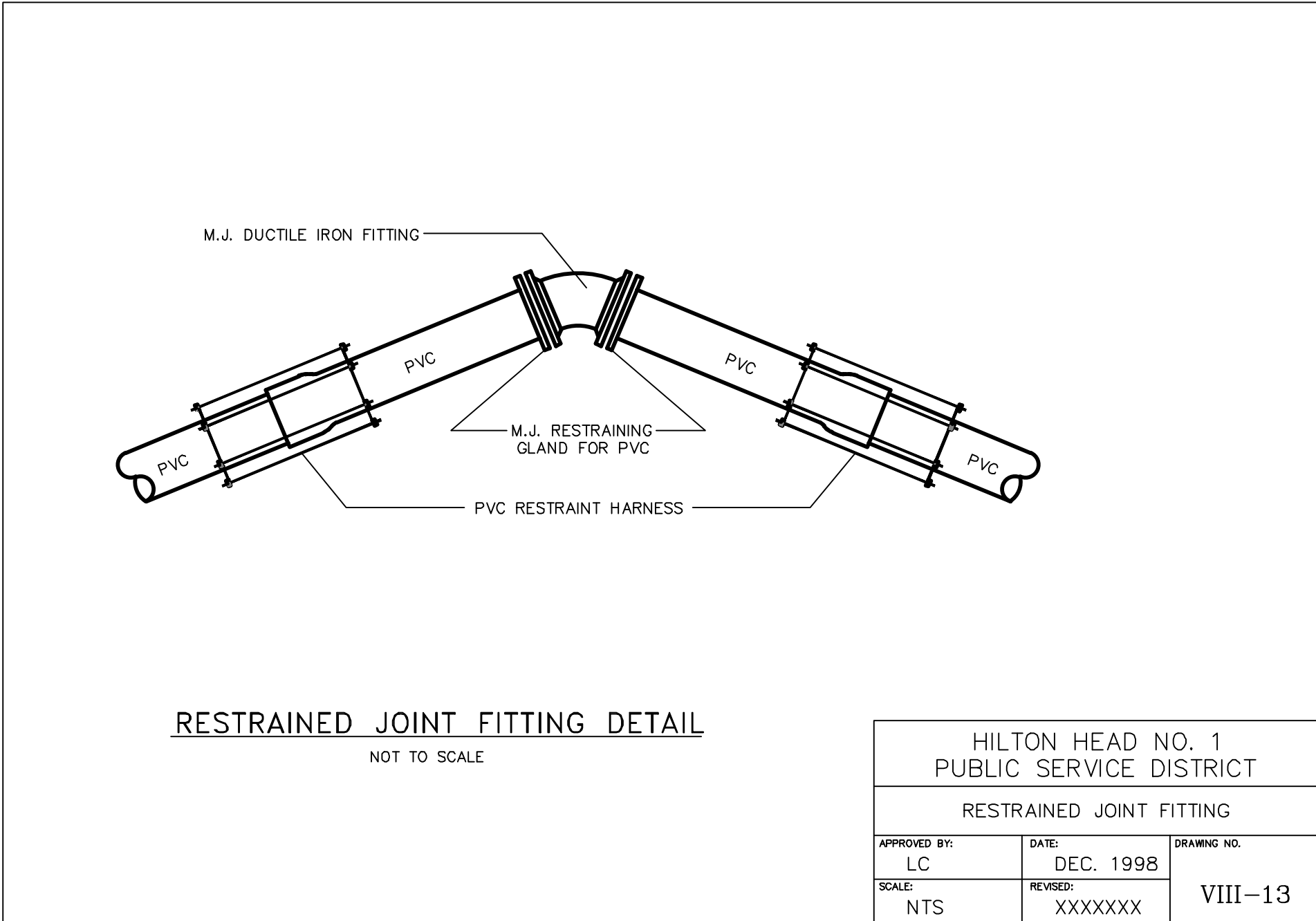
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SOUTH CAROLINA

WARD

EDWARDS, INC.

No. 000152

DATE OF AUTHORIZATION

PROFESSIONAL

No. 22816

01/21/2023

P.E. - M.E.

ISSUE FOR

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ISSUE DATE

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NO.	REASON	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

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70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C704

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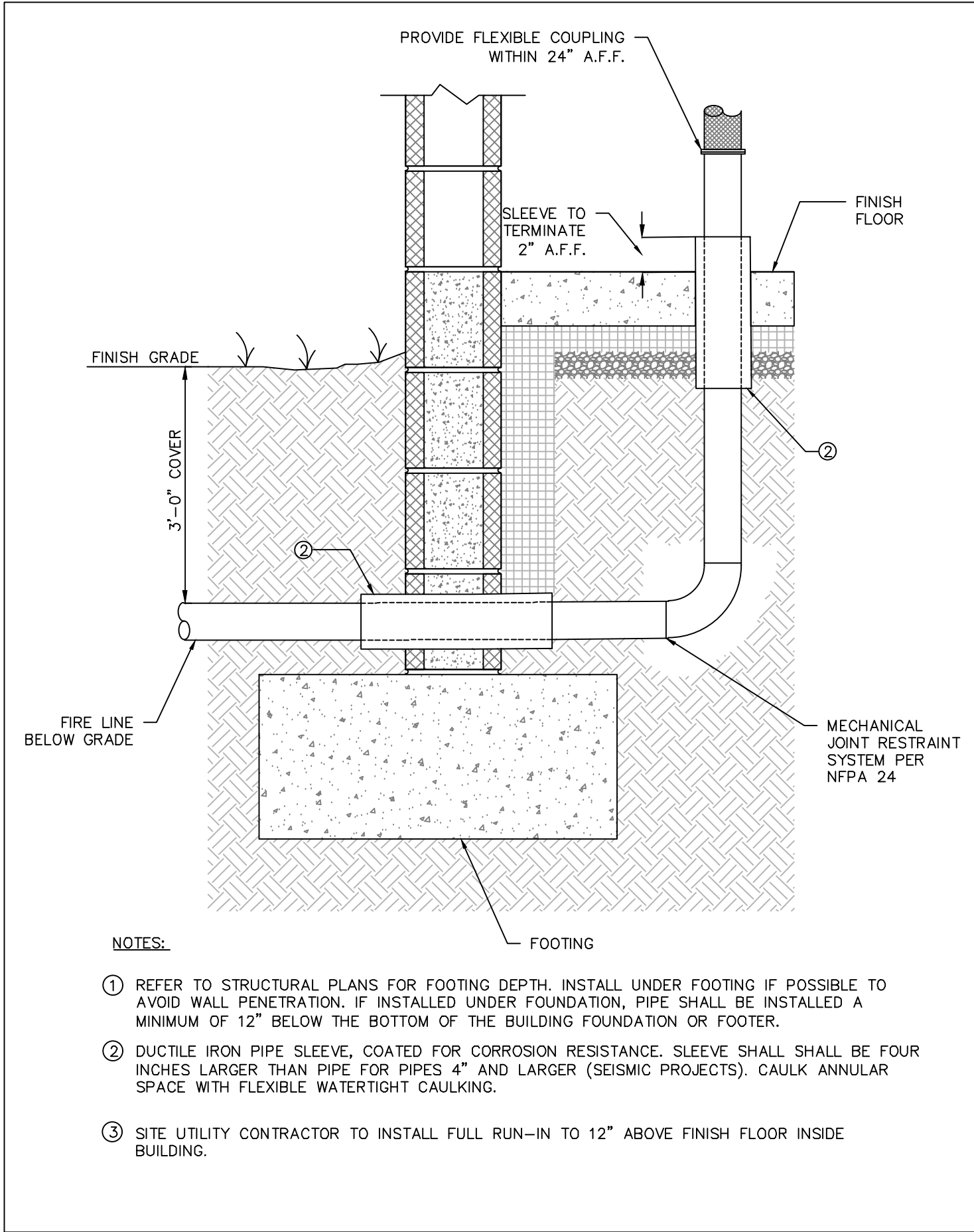
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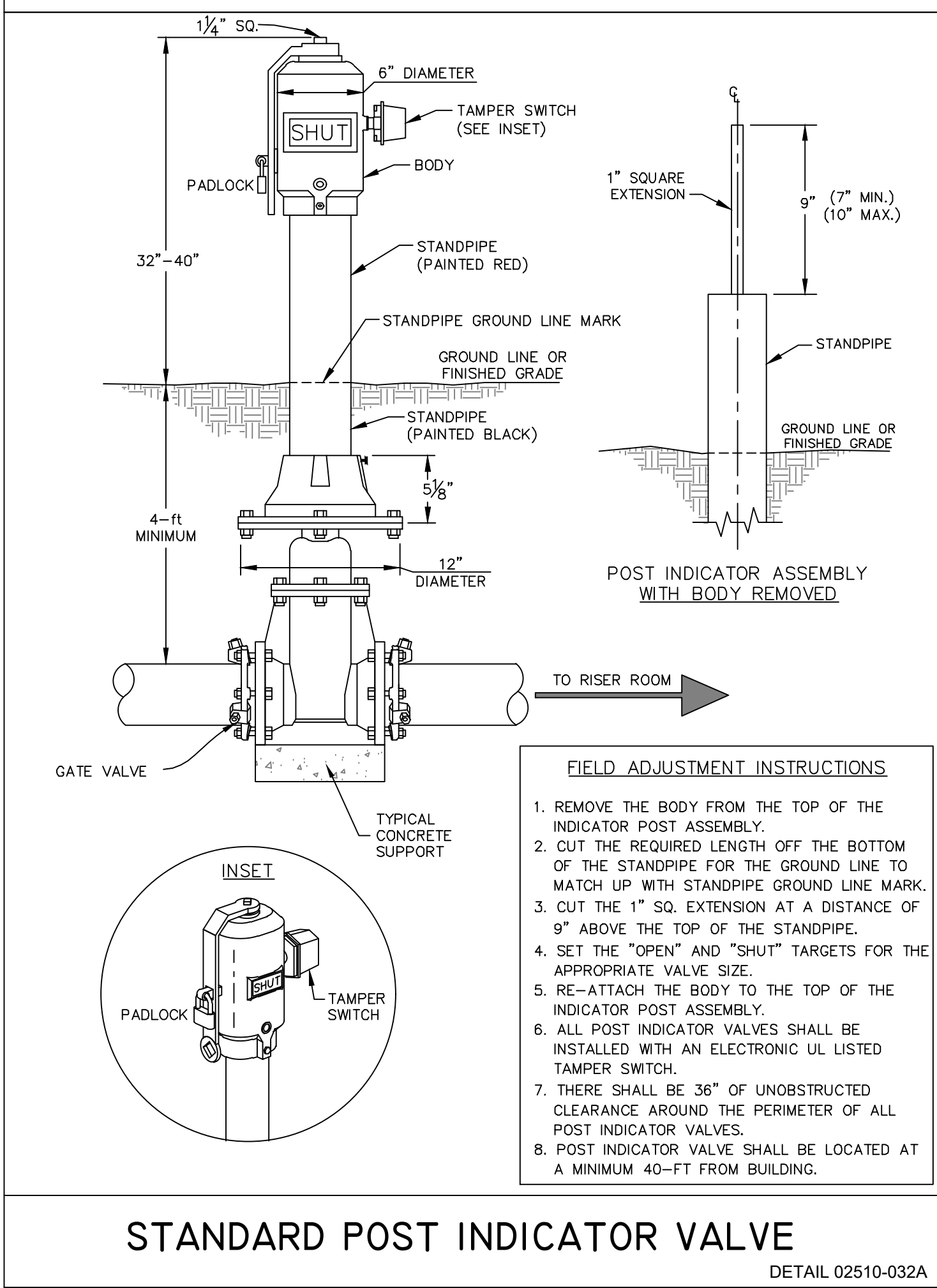
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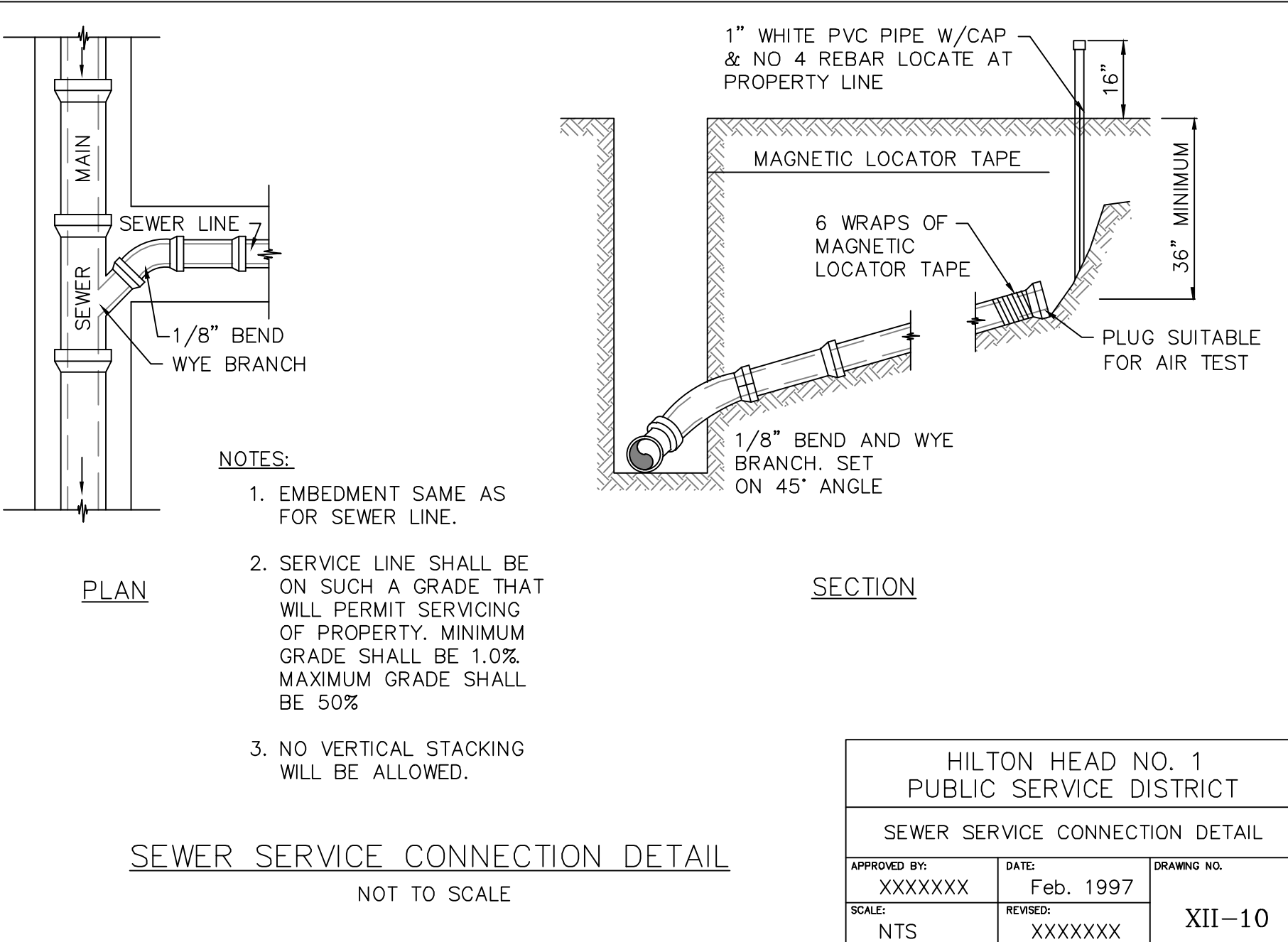
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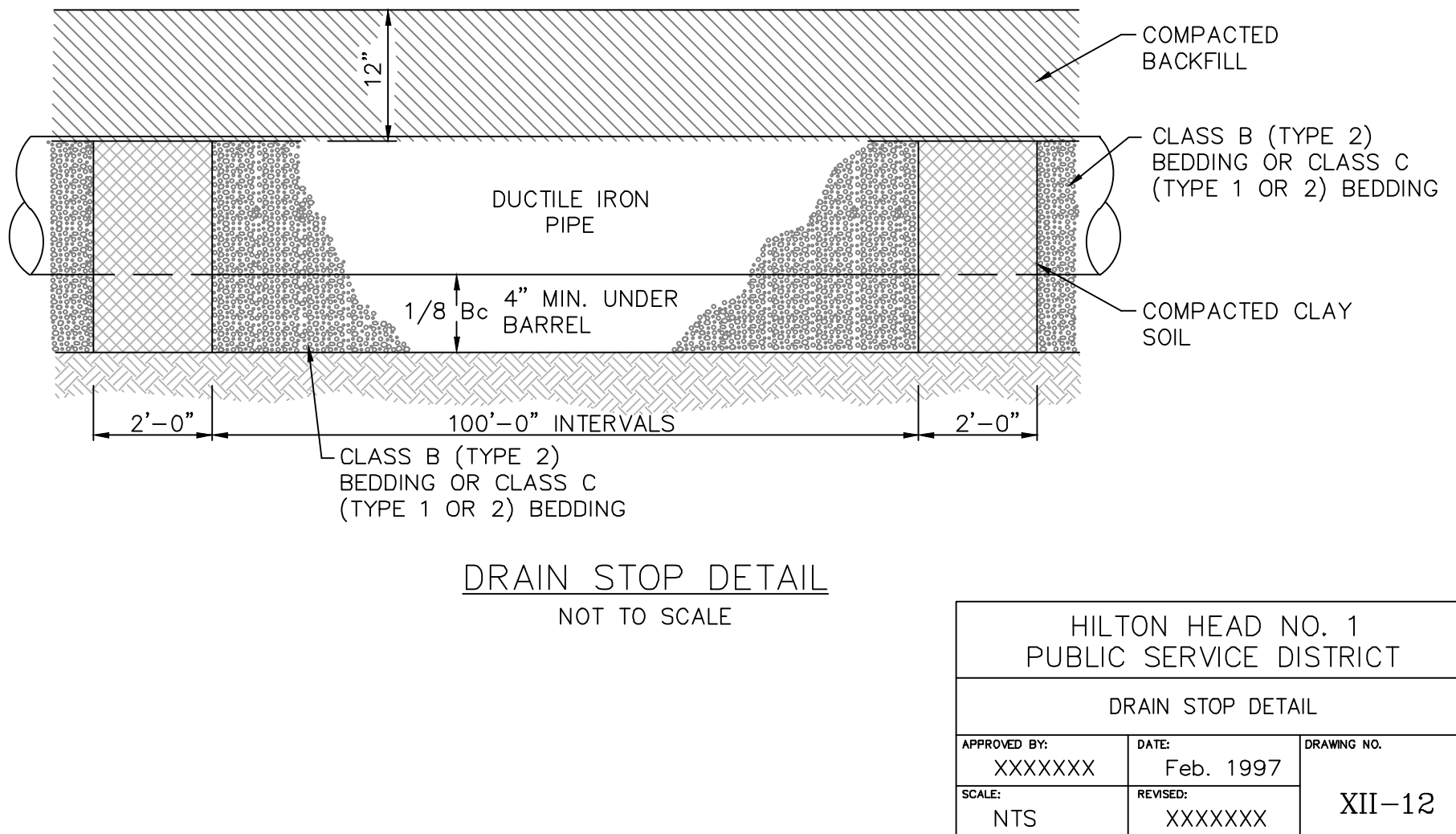
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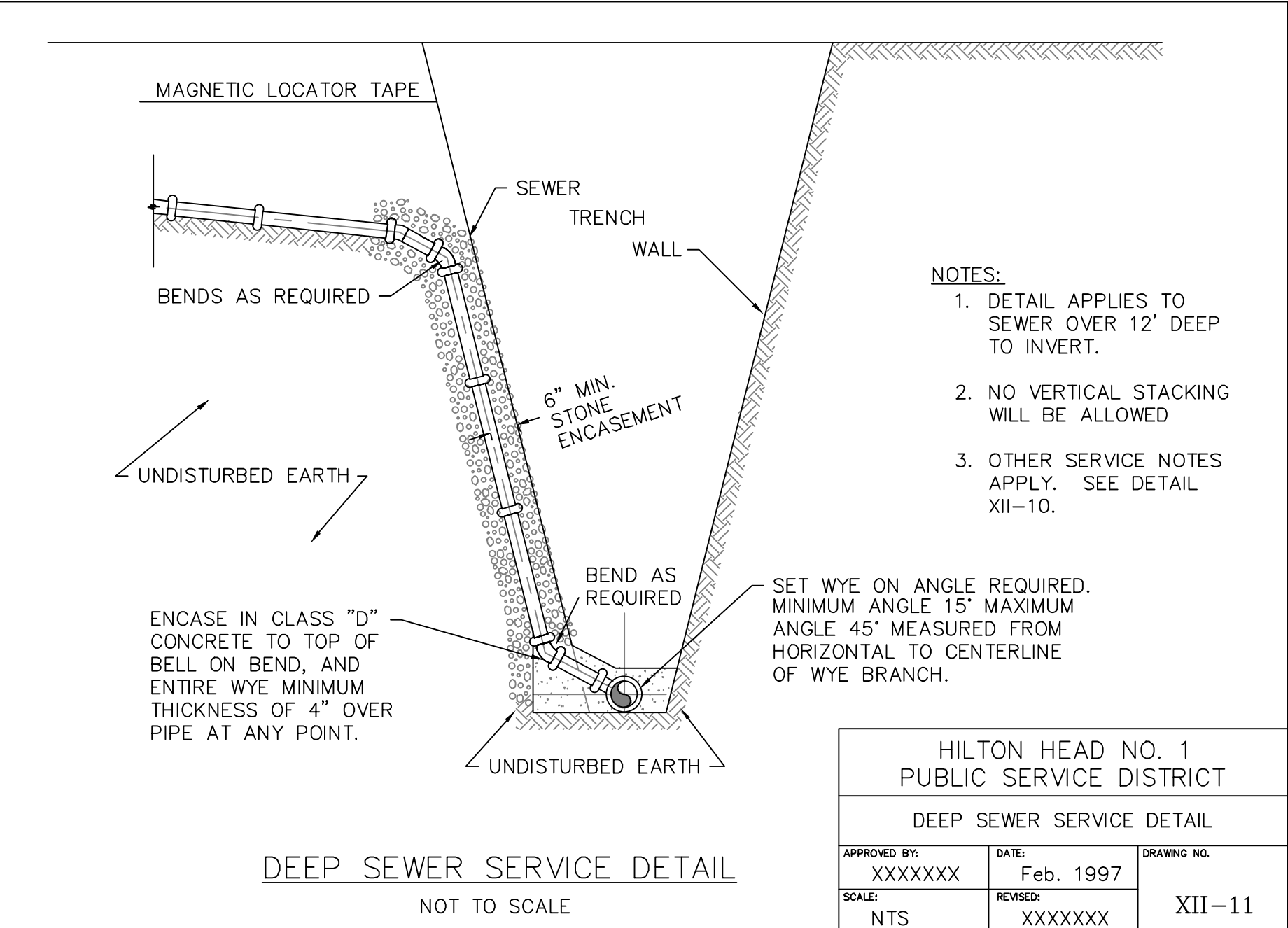
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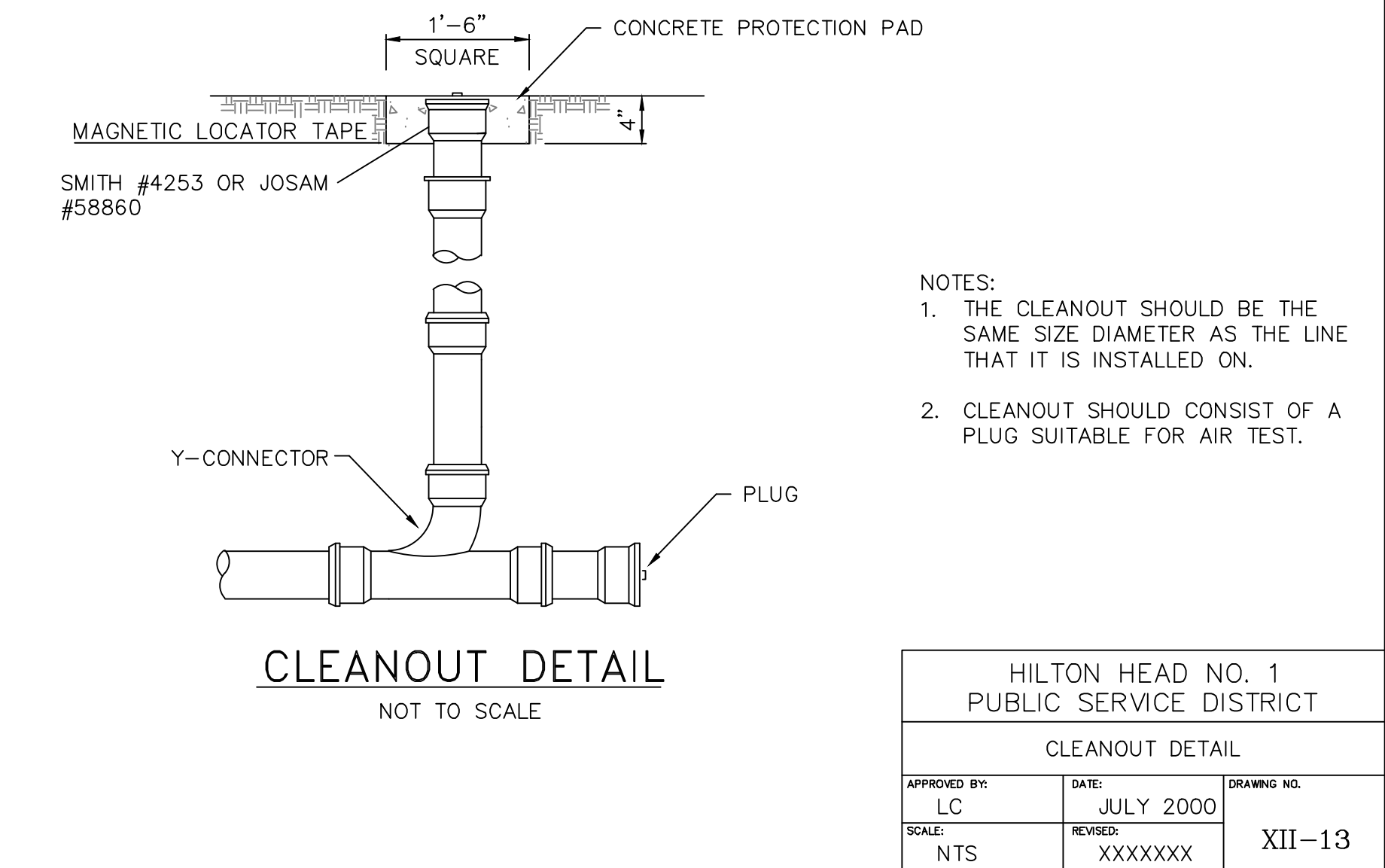
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DRAIN STOP DETAIL
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DEEP SEWER SERVICE DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

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(864) 331-1201

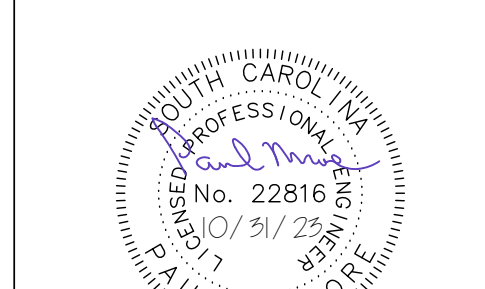
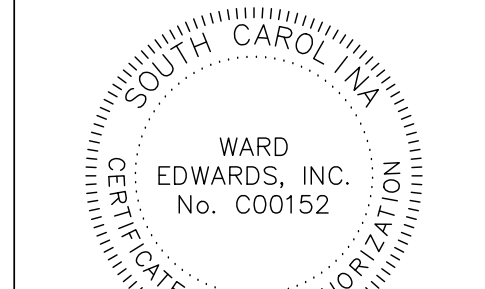
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



ISSUE FOR
75% CD SET

ISSUE DATE

10.31.2023
REVISIONS

NO.	REASON	DATE

[illegible]

PROJECT TEAM		

PRINCIPAL IN CHARGE
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PROJECT MANAGER	Christa Thompson
-----------------	------------------

Chris Tymoff
DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH

SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.
1001848600

4001848600

INTERMEDIATE & FINAL

EROSION CONTROL PLAN

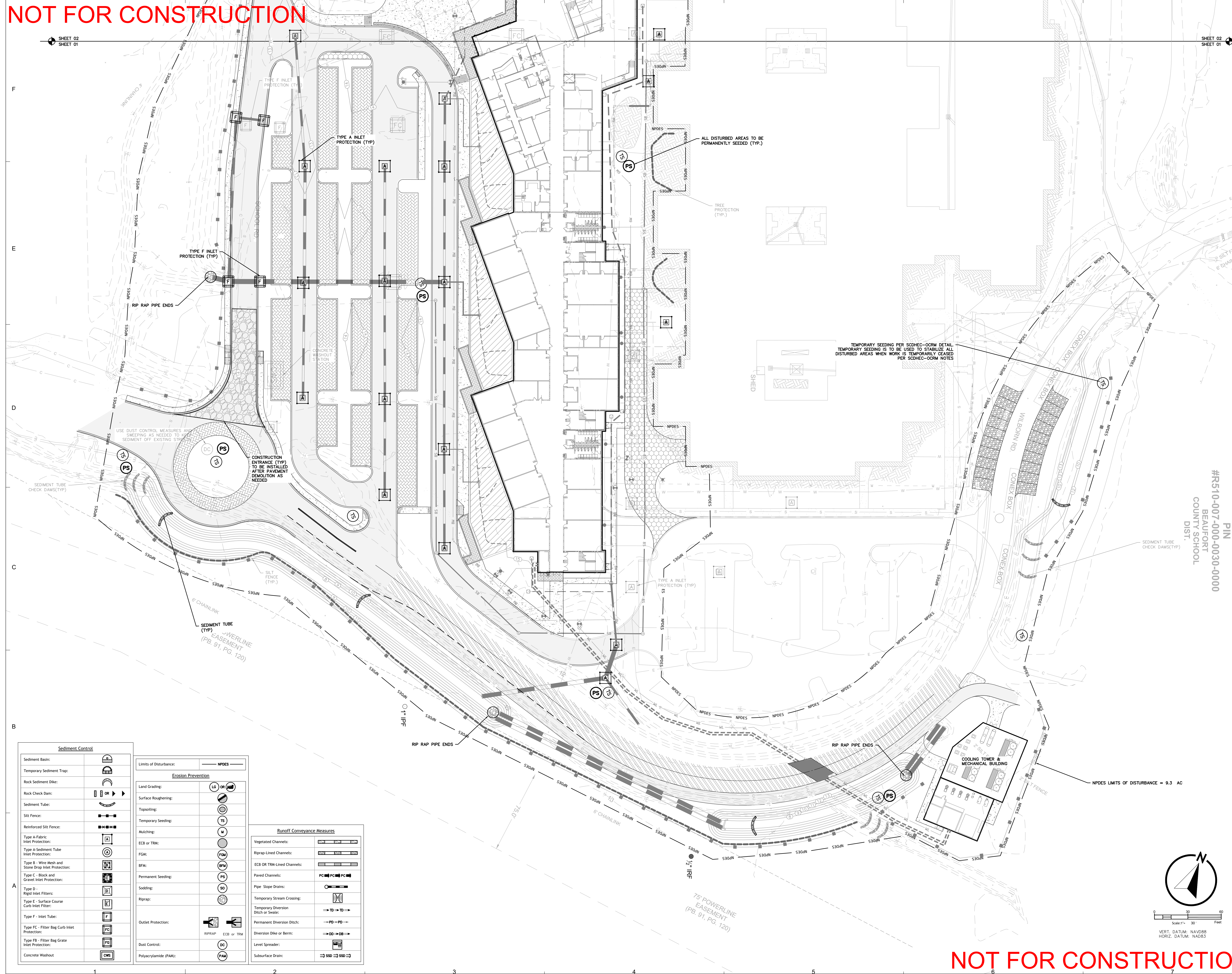
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Page 88 of 1

Page 88 of 1



NOT FOR CONSTRUCTION

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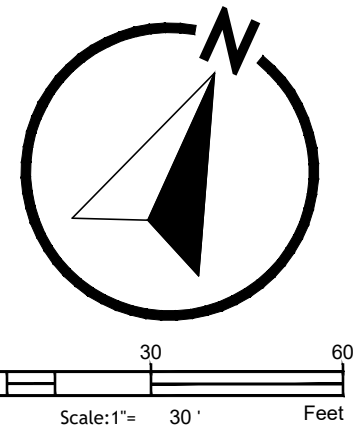
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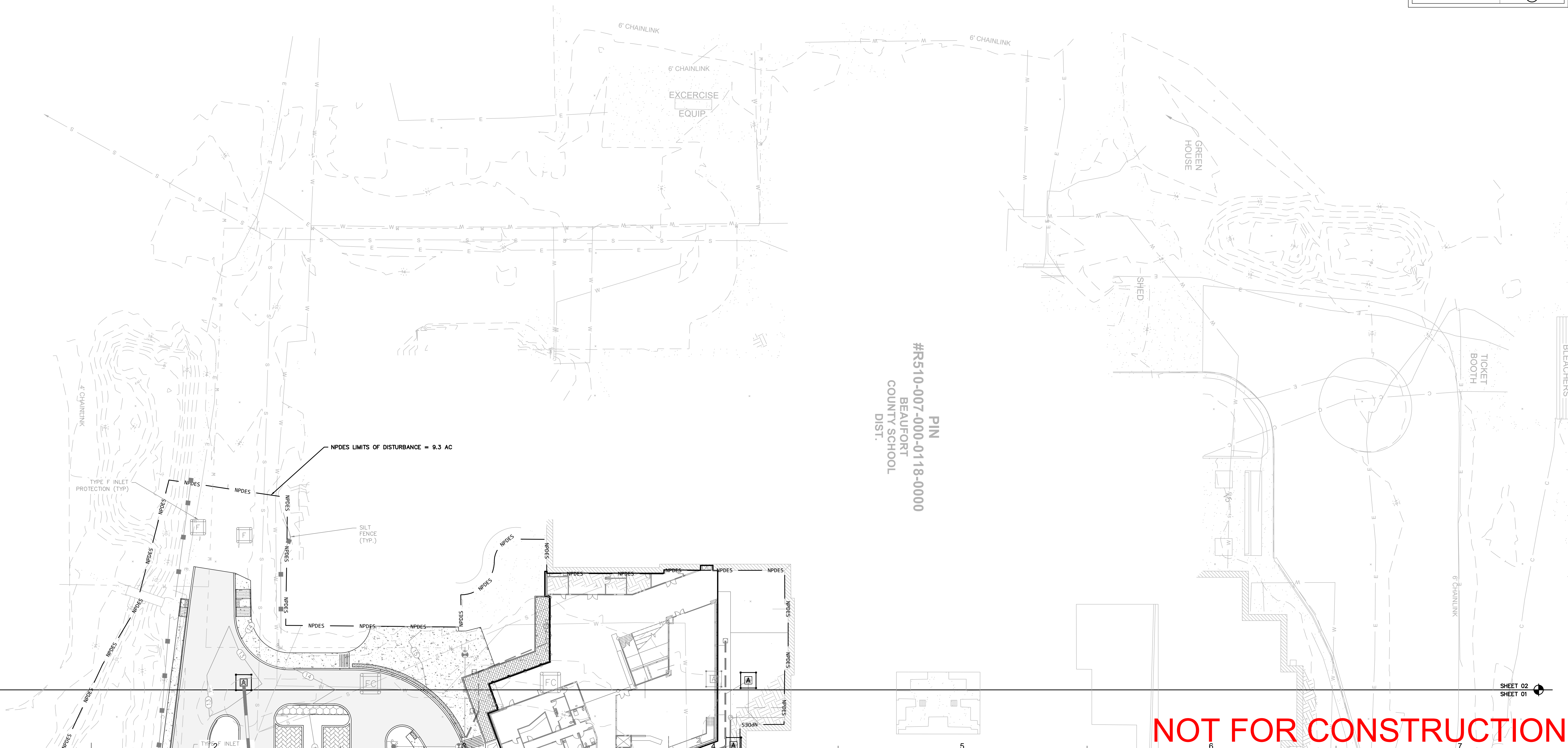
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SHEET 02
SHEET 01



PIN
#R510-007-000-0118-0000
BEAUFORT
COUNTY SCHOOL
DIST.

NOT FOR CONSTRUCTION

Runoff Conveyance Measures		Sediment Control	
Vegetated Channels:		Sediment Basin:	
Riprap-Lined Channels:		Temporary Sediment Trap:	
ECB OR TRM-Lined Channels:		Rock Sediment Dikes:	
Paved Channels:		Rock Check Dam:	
Pipe Slope Drains:		Sediment Tube:	
Temporary Stream Crossing:		Silt Fence:	
Temporary Diversion Ditch or Swale:		Reinforced Silt Fence:	
Permanent Diversion Ditch:		Type A fabric Inlet Protection:	
Diversion Dike or Berm:		Type A-Sediment Tube Inlet Protection:	
Level Spreader:		Type B - Wire Mesh and Stone Drop Inlet Protection:	
Subsurface Drain:		Type C - Block and Gravel Inlet Protection:	
		Type D - Rigid Inlet Filters:	
		Type E - Surface Course Curb Inlet Filter:	
		Type F - Inlet Tube:	
		Type FC - Filter Bag Curb Inlet Protection:	
		Type FB - Filter Bag Grate Inlet Protection:	
		Concrete Washout:	

Limits of Disturbance:		NPDES
------------------------	--	-------

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

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Buford Goff & Associates

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Food Service Consultant:

camacho

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WARD EDWARDS, INC.

No. C00152

EXPIRATION DATE

OF AUTHORIZATION

PROFESSIONAL SEAL

No. 22816

6/20/2023

PAUL R. MOORE

ISSUE FOR

75% CD SET

ISSUE DATE

10.31.2023

REVISIONS

NO.	REASON	DATE
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PROJECT TEAM

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

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

PROJECT ADDRESS

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

INTERMEDIATE & FINAL
EROSION CONTROL PLAN

SHEET NUMBER

C802

Page 89 of 135

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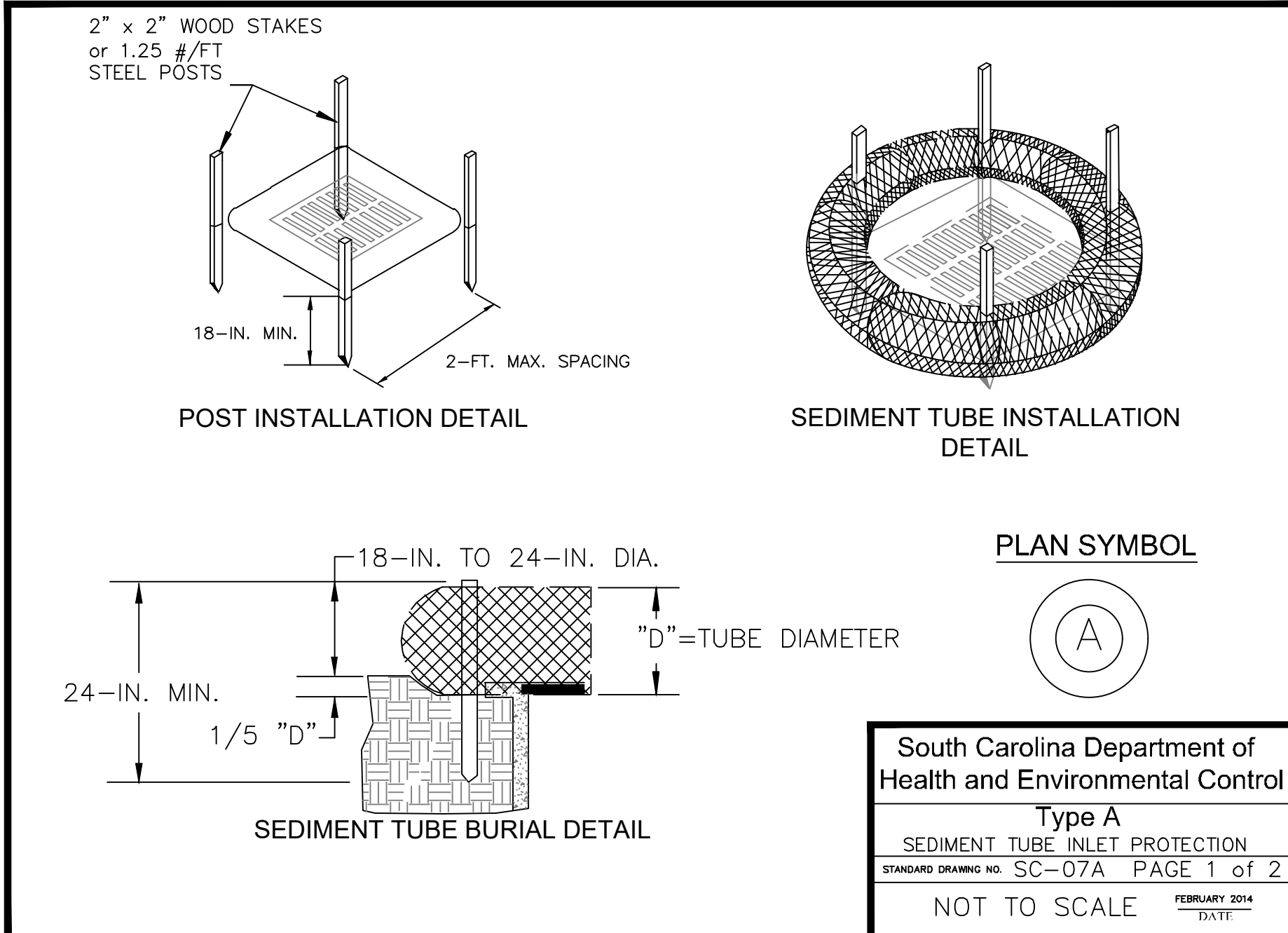
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TYPE A — SEDIMENT TUBE INLET PROTECTION

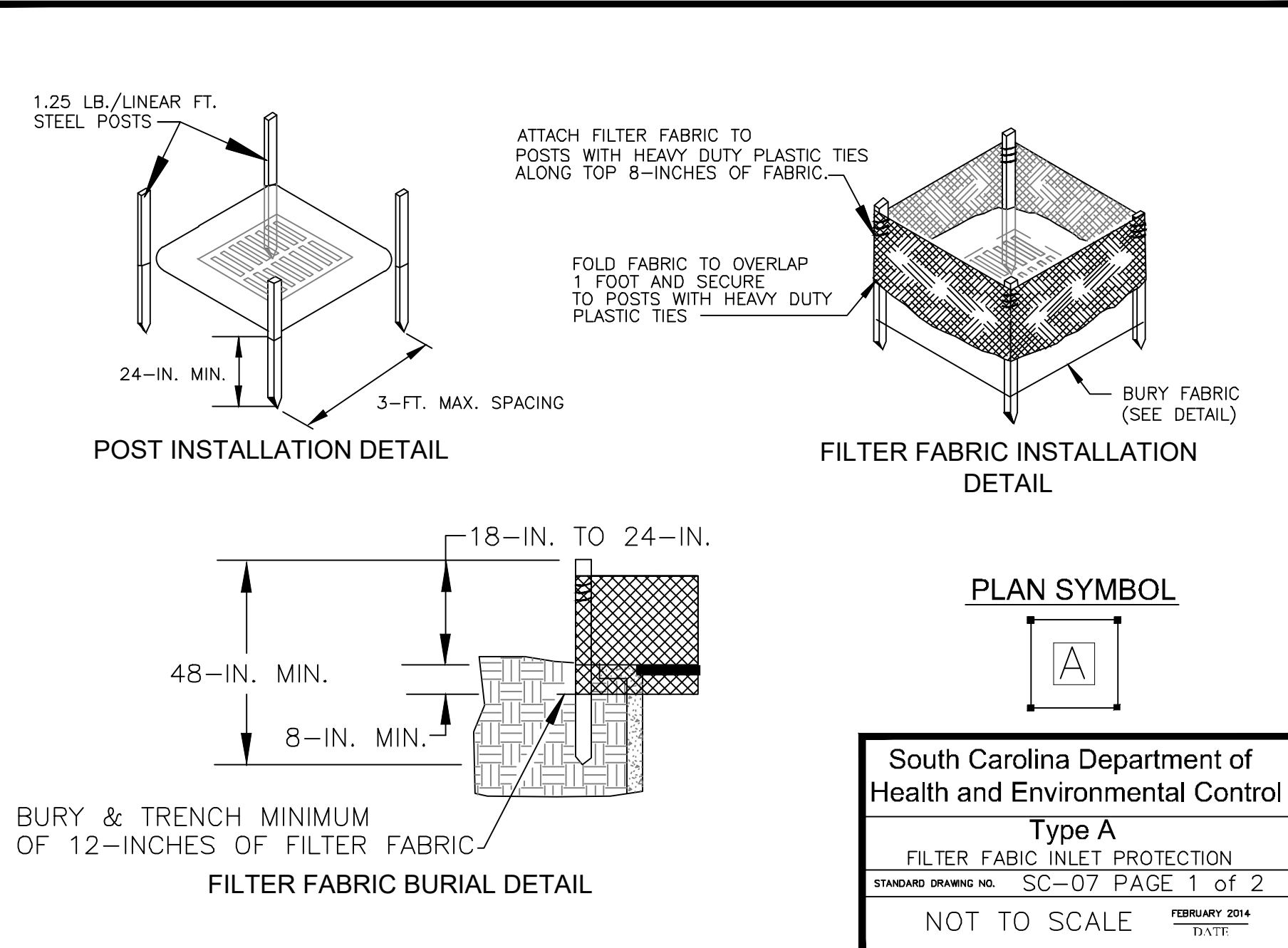
GENERAL NOTES

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

INSPECTION & MAINTENANCE

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

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



TYPE A — FILTER FABRIC REQUIREMENTS

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

TYPE A — POST REQUIREMENTS

- Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 3-feet on center.

TYPE A — INSPECTION & MAINTENANCE

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

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

TEMPORARY SEEDING – COASTAL													
SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC												
RYE, GRAIN	56 LBS/AC												
RYEGRASS	50 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC												
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC												
RYEGRASS	50 LBS/AC												

TS

TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	30 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
ATLANTIC COASTAL PANDOGRASS	15 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS	8 LBS/AC												
(ALAMO)	4 LBS/AC												
LITTLE BLUESTEM	10 LBS/AC												
SERICEA LESPEDEZA	20 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
WEEPING LOVEGRASS	8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
RYE, GRAIN	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
CLOVER, CRIMSON (ANNUAL)	5 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	30 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	10 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	12 LBS/AC												
KOBE LESPEDEZA (ANNUAL)	10 LBS/AC												
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BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS	8 LBS/AC												
LITTLE BLUESTEM	5 LBS/AC												
INDIANGRASS	3 LBS/AC												
	3 LBS/AC												
	3 LBS/AC												

PS

PERMANENT SEEDING - COASTAL

DETAIL 02370-010

NOT FOR CONSTRUCTION

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

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No. C00152

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DATE OF AUTHORITY

SOUTH CAROLINA

PROFESSIONAL

No. 22816

01/01/2018

PAUL R. MOORE

ISSUE FOR

75% CD SET

ISSUE DATE

10.31.2023

REVISIONS	NO.	REASON	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE

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Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

PAVING PLAN

SHEET NUMBER

C902

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#R510-007-000-0118-0000
BEAUFORT
COUNTY SCHOOL
DIST.

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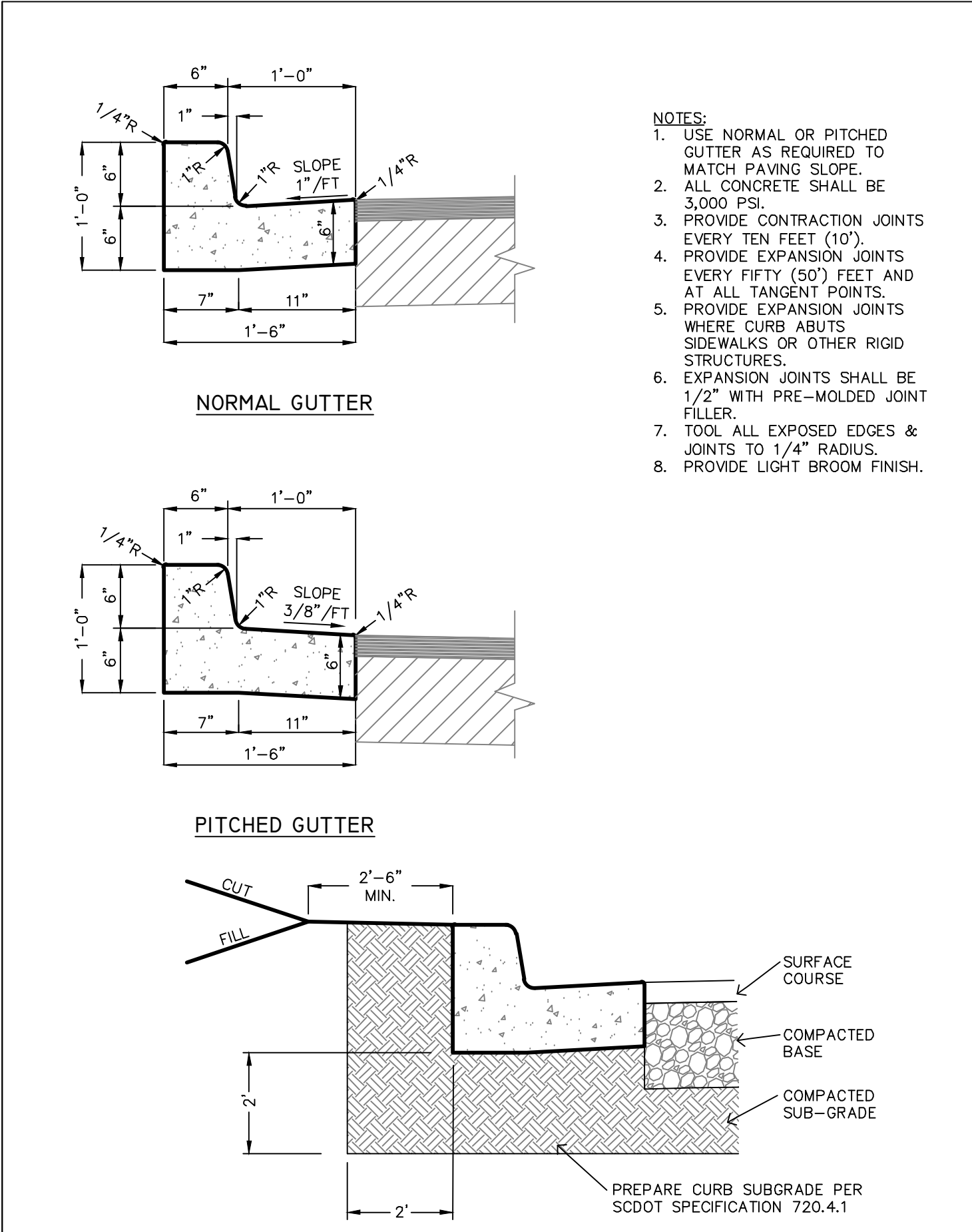
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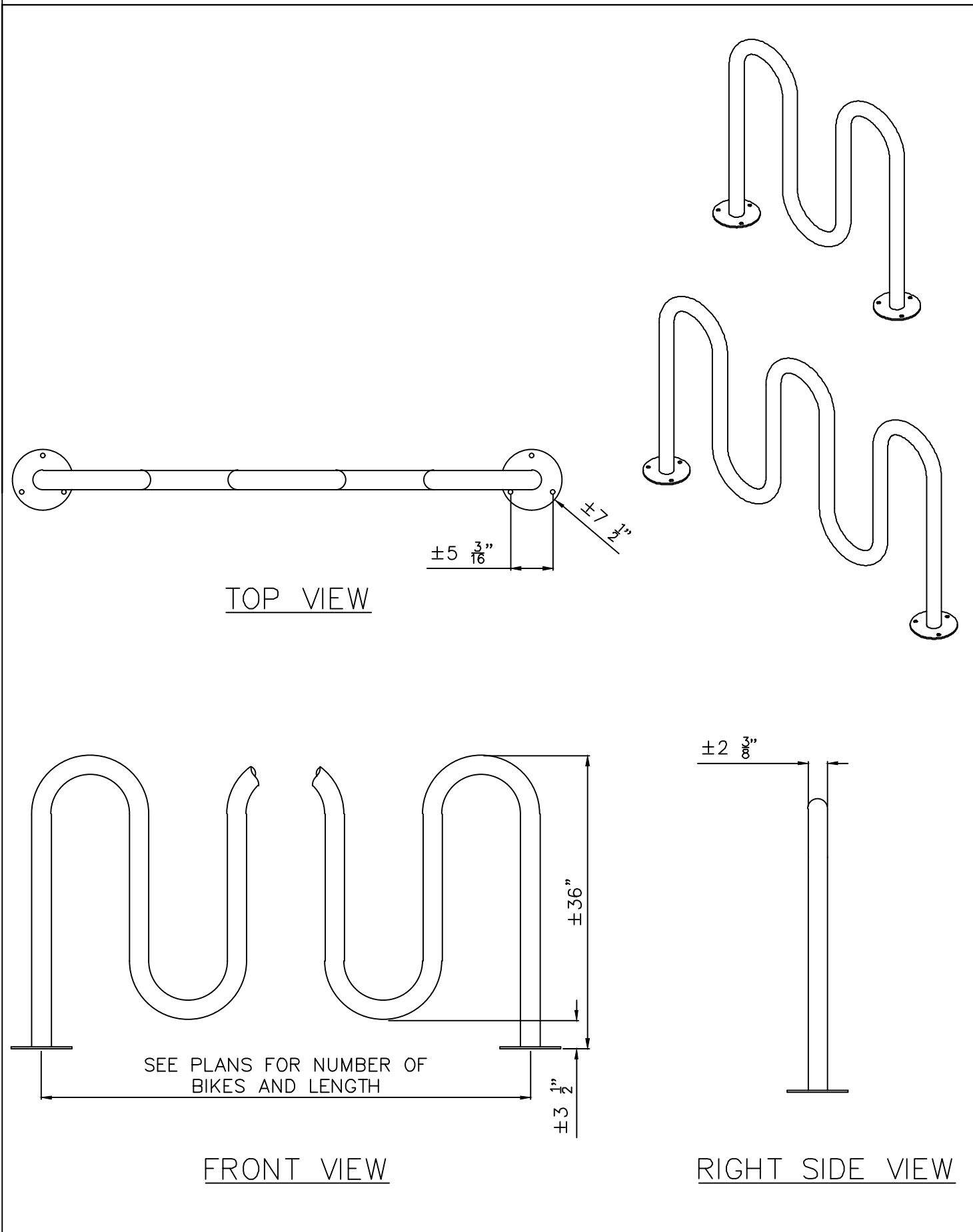
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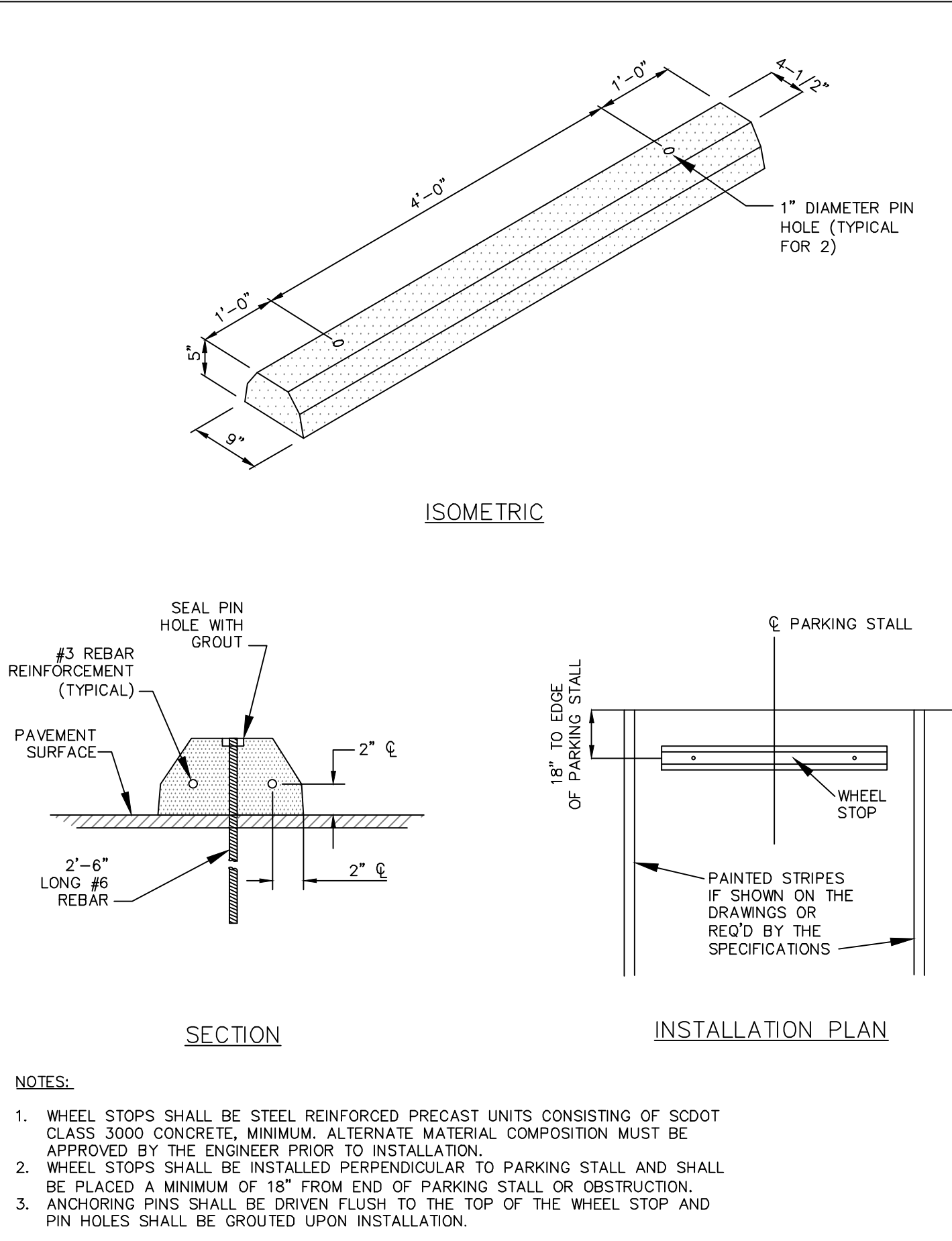


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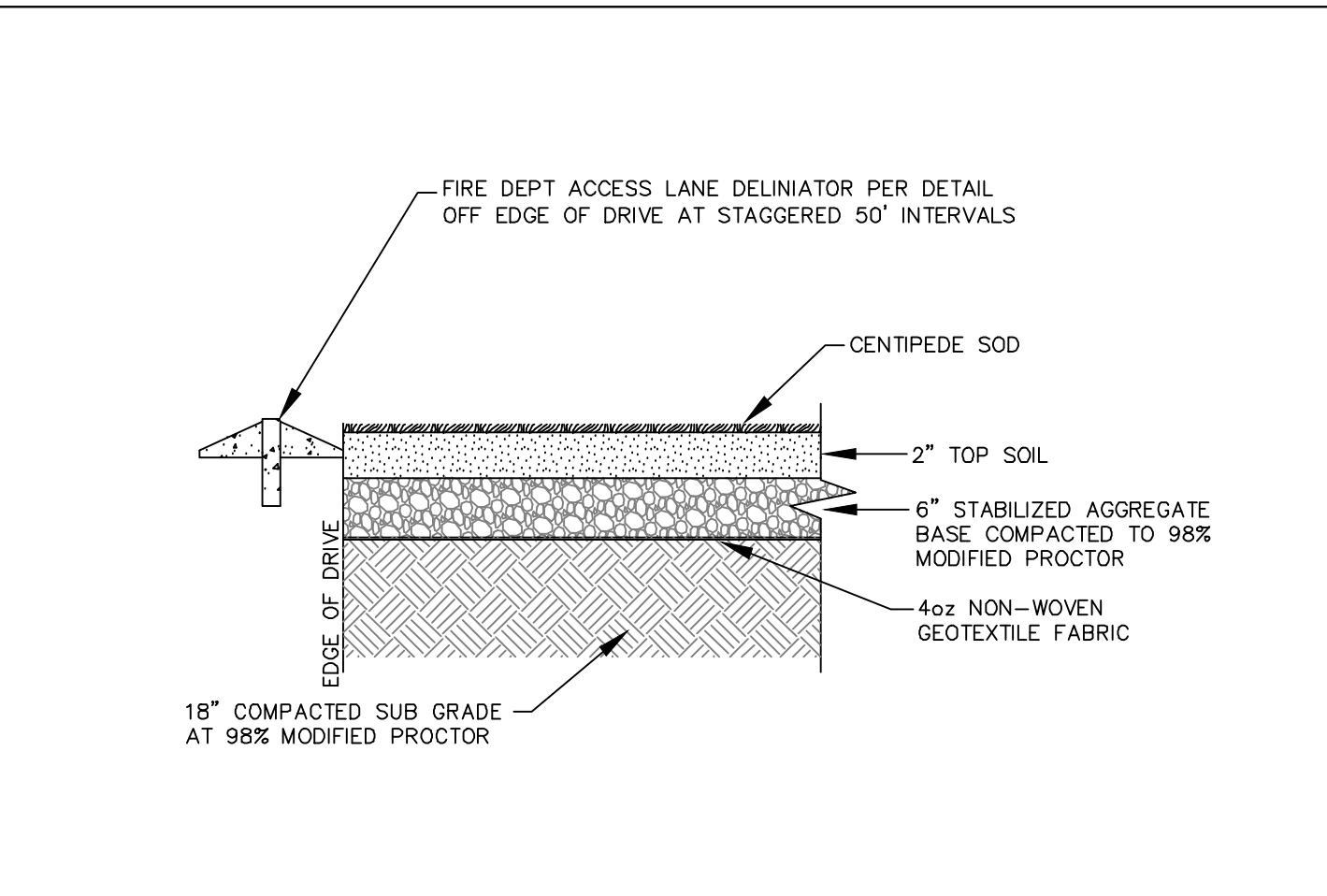
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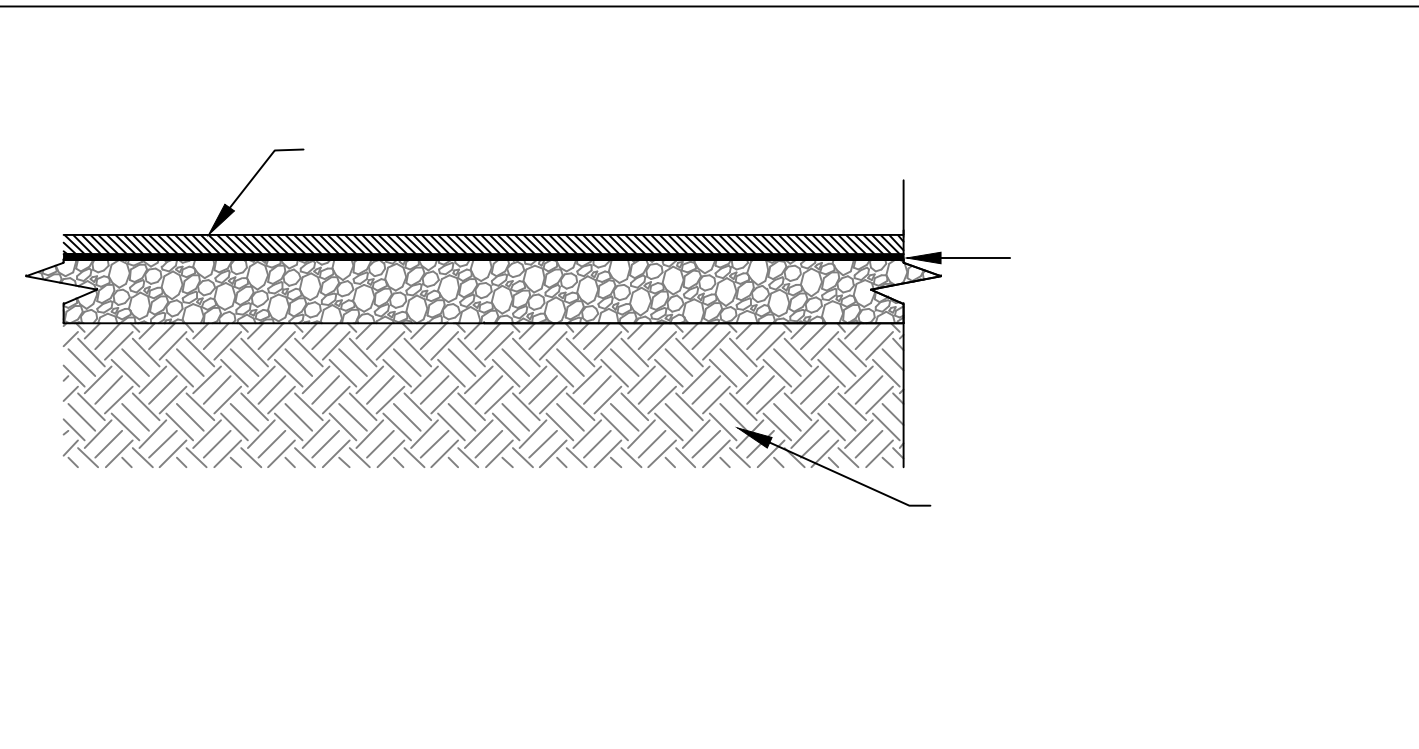
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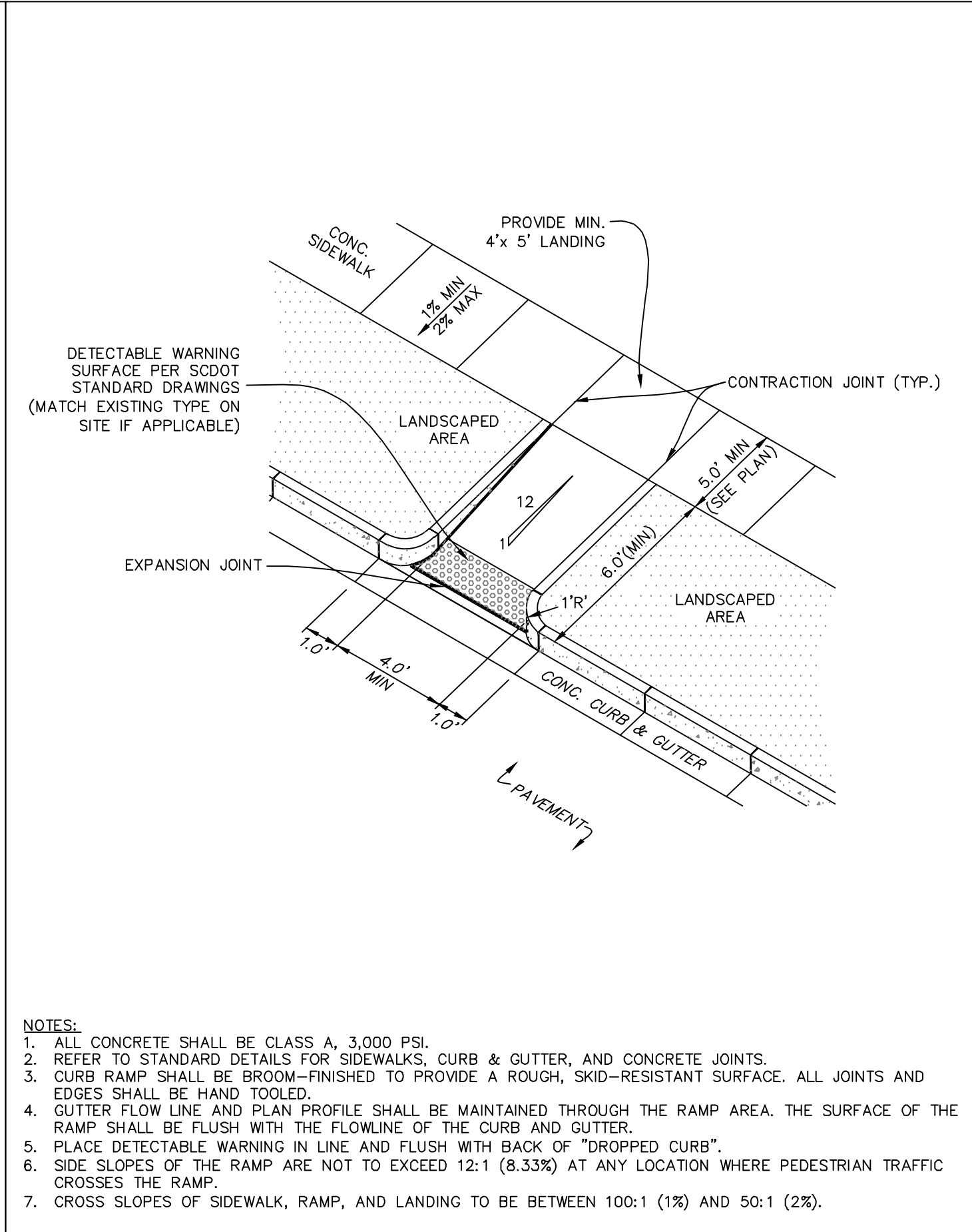
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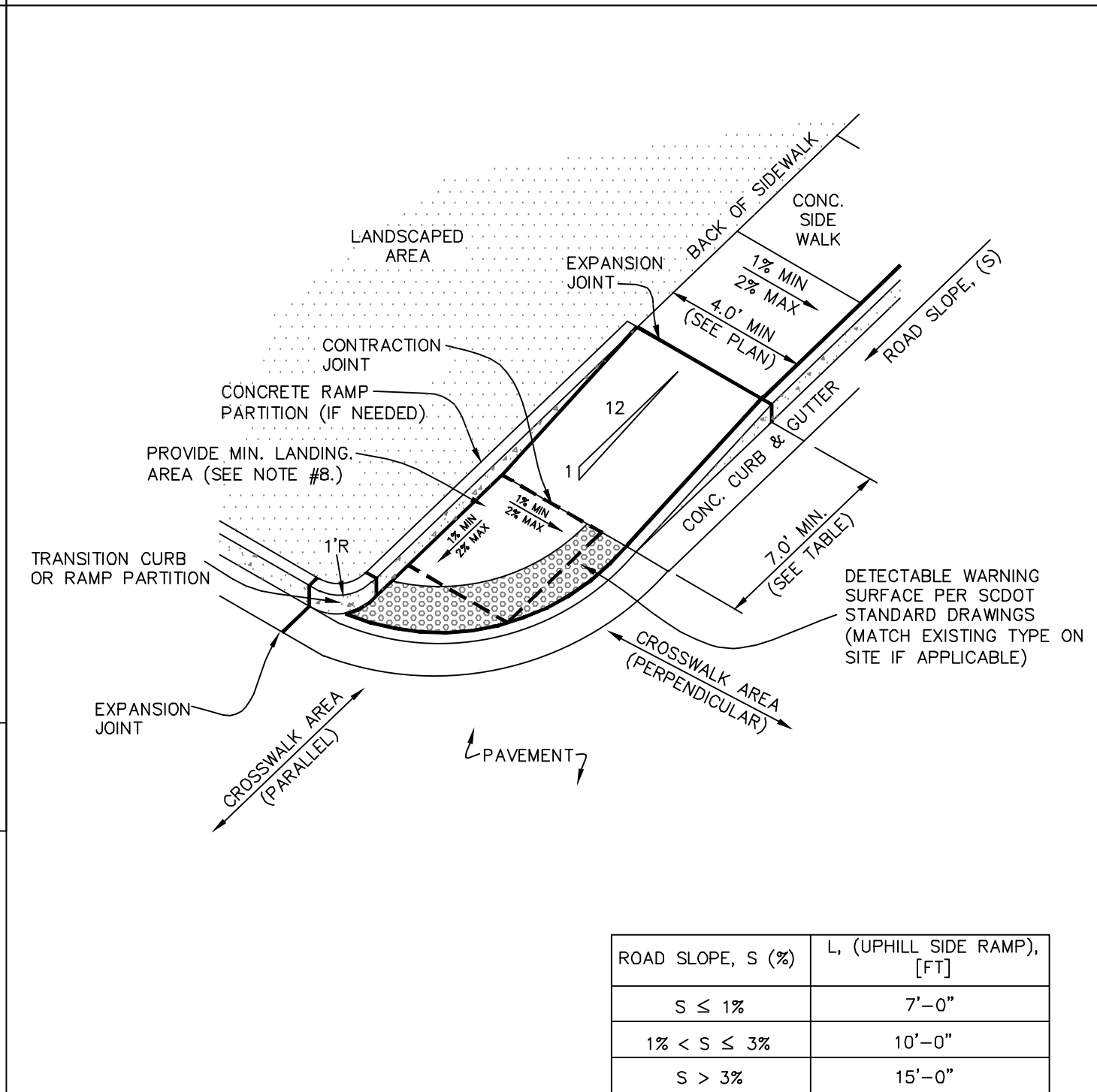
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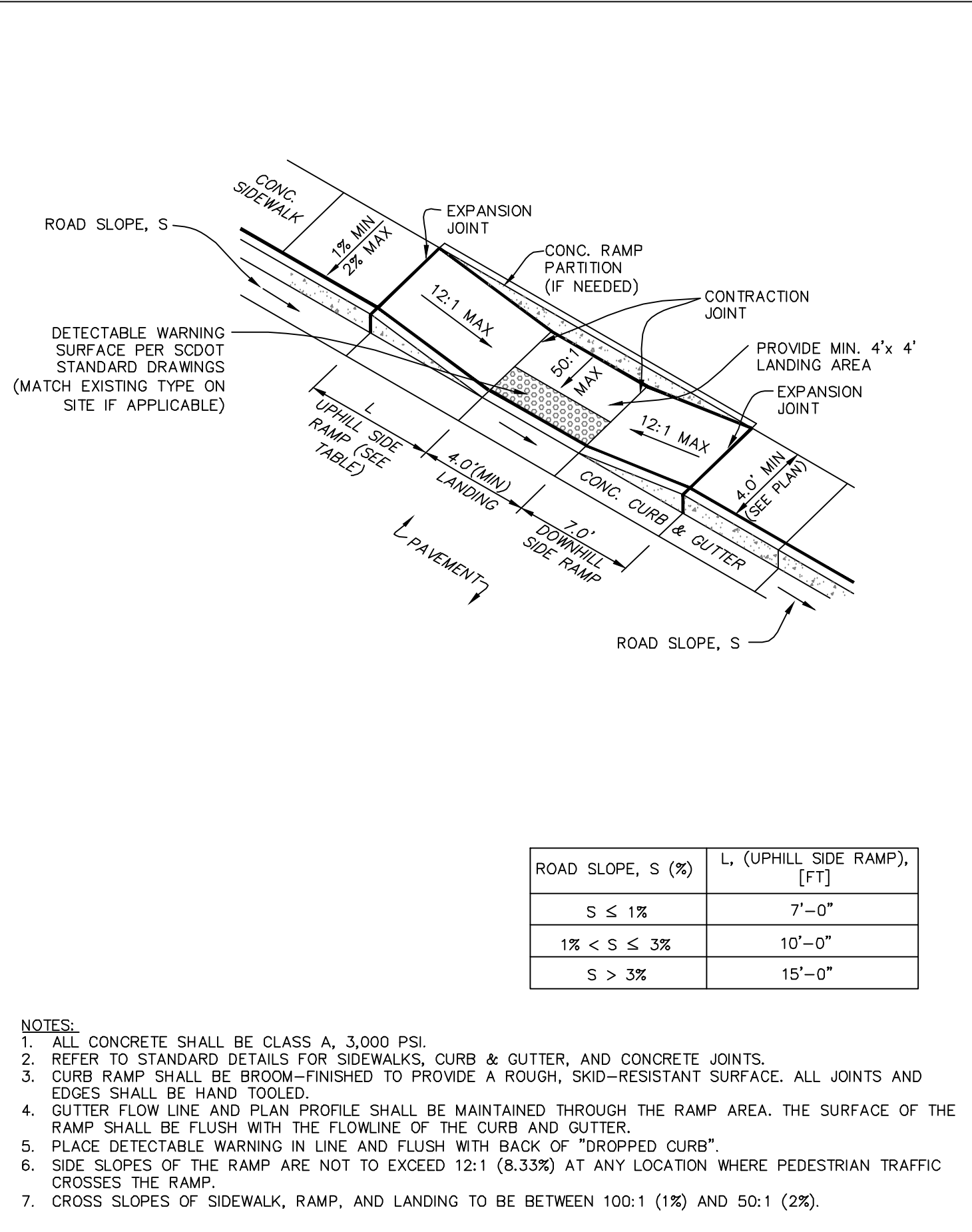
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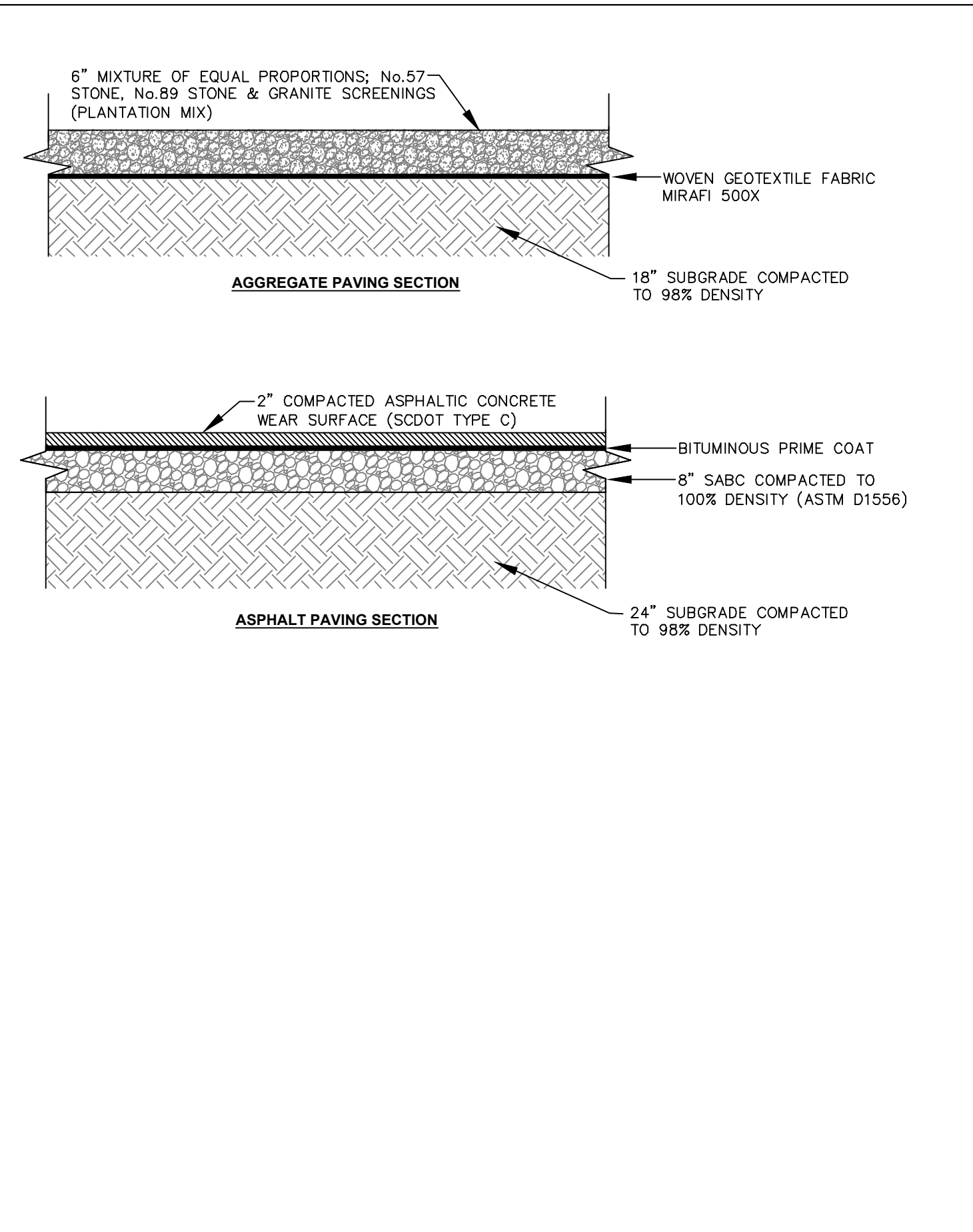
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DETAIL 03300-031



DETAIL 03300-029A



TYPICAL PAVING SECTIONS

DETAIL 02740-016

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BEAUFORT COUNTY SCHOOL DISTRICT

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

Civil Consultant:

Ward

Edwards

ENGINEERING

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

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EDWARDS, INC.

No. 000152

SOUTH CAROLINA

PROFESSIONAL

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No. 22816

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REVISIONS

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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

PAVING DETAILS

SHEET NUMBER

C904

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STATE OF SOUTH CAROLINA

SOUTH CAROLINA

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Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

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

PROJECT NO.

4001848600

SHEET TITLE

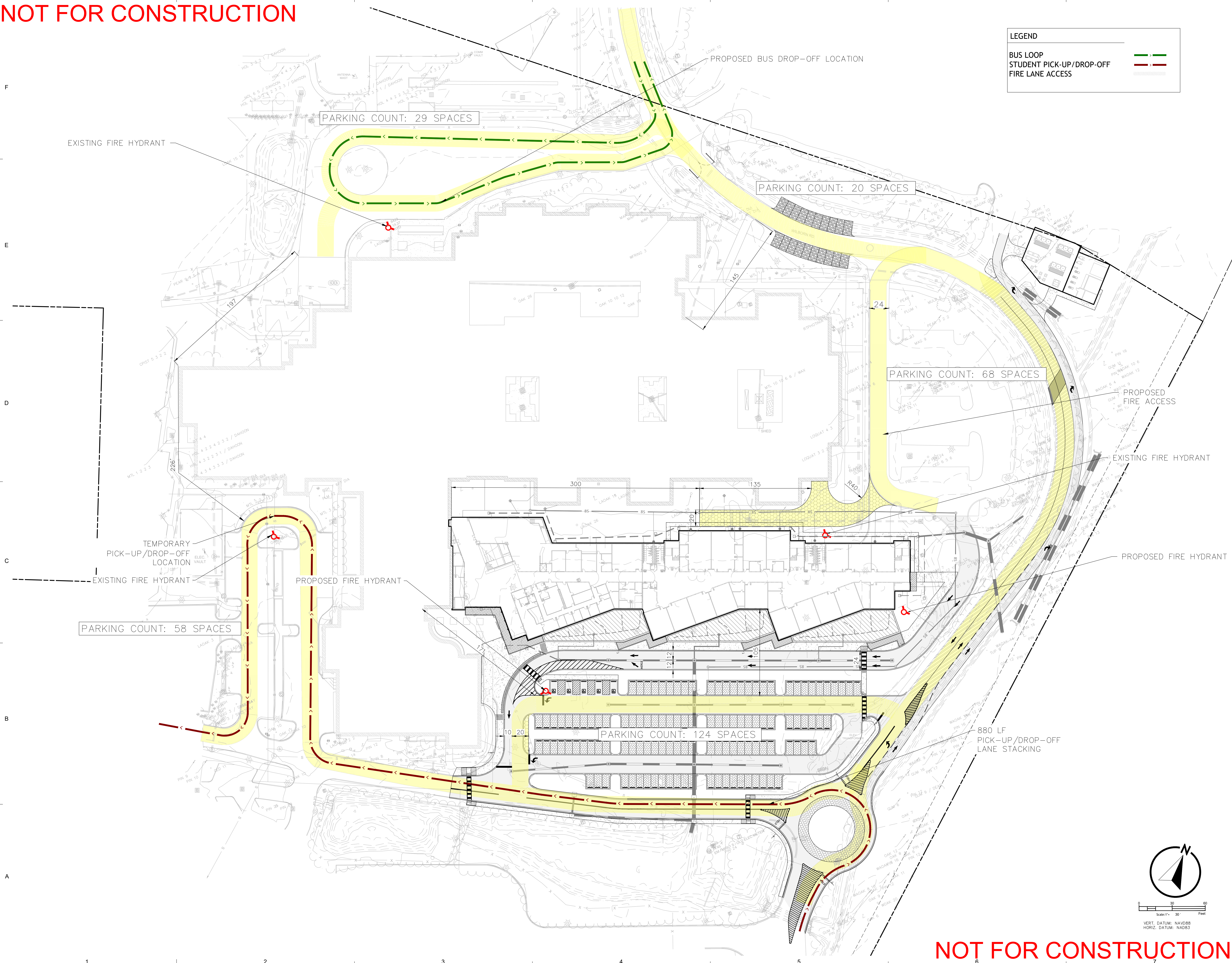
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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

LIFE SAFETY AND TRANSPORTATION EXHIBIT PHASE 1

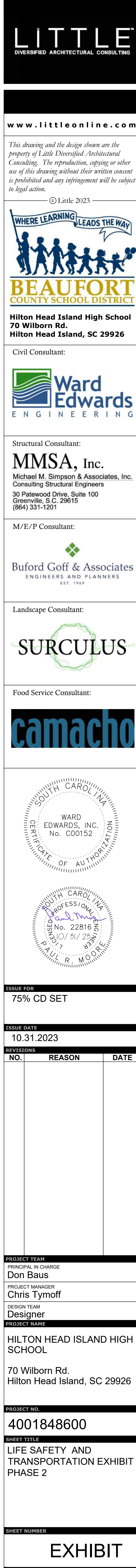
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EXHIBIT

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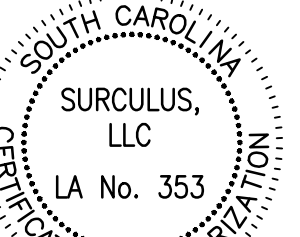
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



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PROJECT TEAM	
PRINCIPAL IN CHARGE	Don Baus
PROJECT MANAGER	Chris Tymoff

IGN TEAM
KM/EFS

WILTON HEAD ISLAND HIGH
SCHOOL
100 Wilborn Rd.
Wilton Head Island, SC 29926

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Index Plan

ET NUMBER

L100

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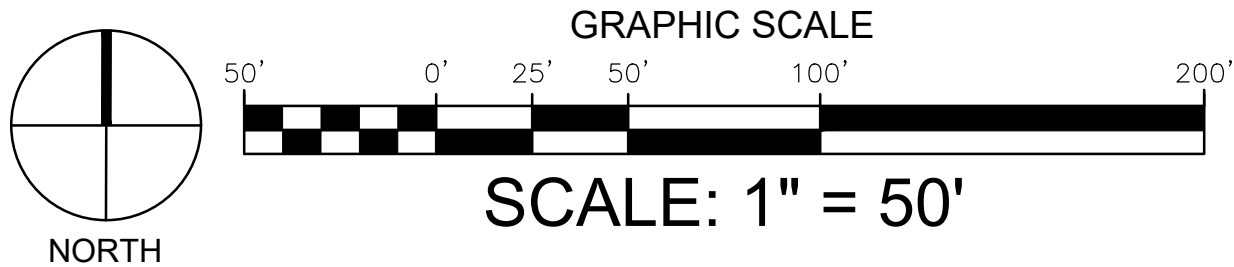
GENERAL NOTES:

1. BASE INFORMATION INCLUDING STREETS, RIGHT-OF-WAYS, LOTS, LINES, UNDERGROUND UTILITIES AND TOPD OWNED FROM ORIGINAL SURVEY SHALL BE PROVIDED BY THE OWNER. SURCULUS LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE (1 800 922 0983) TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCATOR SERVICE HAS COMPLETED MARKING OUT THE SITE.
3. EXISTING UNDERGROUND UTILITIES ARE NOT IDENTIFIED NOR HAVE THEY BEEN CONFIRMED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BOTH HORIZONTALLY & VERTICALLY OF ALL EXISTING & PROPOSED CONDUIT/PIPELINES WORK. AND SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. BOTH BEFORE AND AFTER THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THE BEST SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND WALKWAYS. ALL DISTURBED SOIL, RESULTING FROM TRENCHING AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND STABILIZED. CONTRACTOR SHALL PROVIDE EROSION CONTROL AS NECESSARY. UNTIL DISTURBED SOIL IS STABILIZED.
6. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL AND EQUIPMENT QUANTITIES. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER WATERING OF ALL PLANT MATERIAL THROUGHOUT THE ENTIRE IRRIGATION SYSTEM. CONTRACTOR TO COORDINATE WATER, BACKFLOW AND CONTROLLER LOCATIONS.
9. FINAL CLEANUP OF THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PERMITS, LICENSES AND INSURANCE TO COMPLETE WORK.
11. ALL CONSTRUCTION SHALL CONFORM WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.

FUTURE PHASE

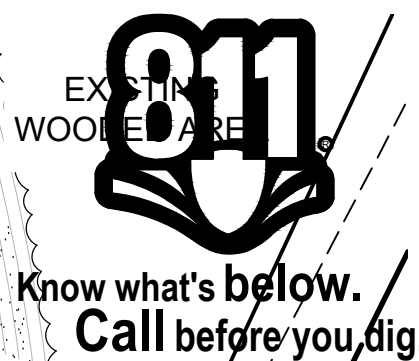
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SHEET L101/201



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Hilton Head Island, SC 29926

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Greenville, S.C. 29615
(864) 331-1201

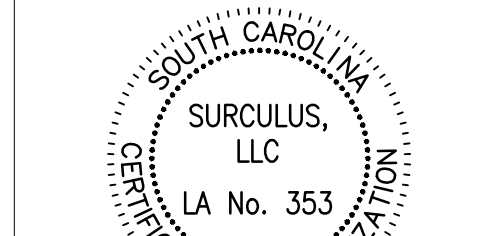
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Landscape Consultant:



Food Service Consultant:



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PROJECT TEAM
PRINCIPAL IN CHARGE Don Baus
PROJECT MANAGER Chris Tymoff

DESIGN TEAM
RKM/EFS
PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

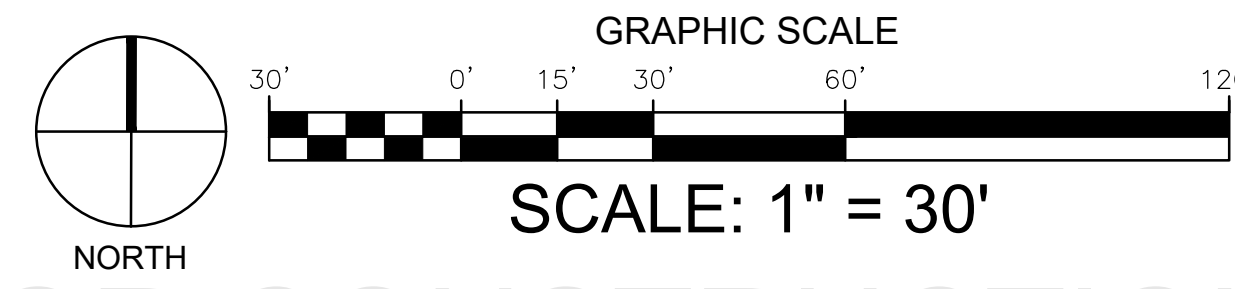
PROJECT NO. _____

4001848600

Schematic
Landscape
Plan

SHEET NUMBER

L201



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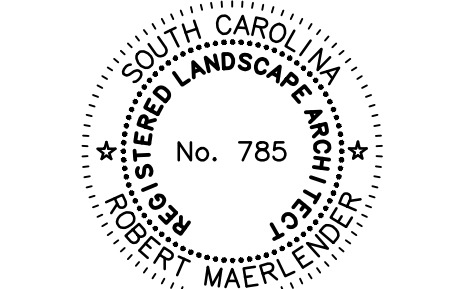
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Landscape Consultant:



Food Service Consultant:



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PROJECT TEAM	
PRINCIPAL IN CHARGE	
Don Baus	

PROJECT MANAGER
Chris Tymoff

PROJECT NAME

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

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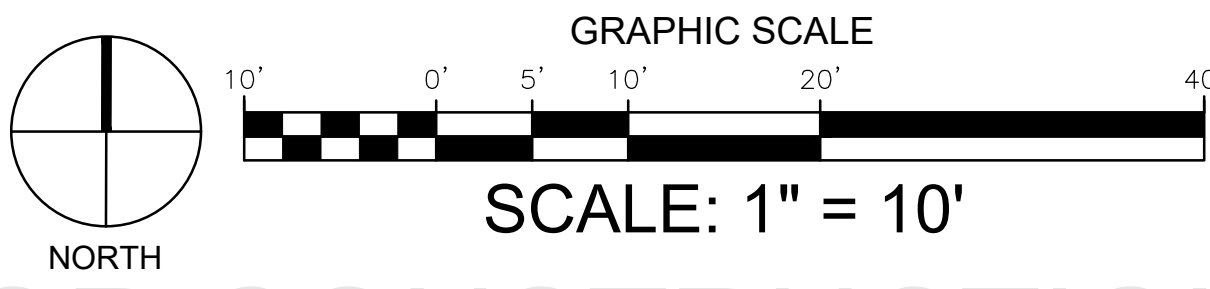
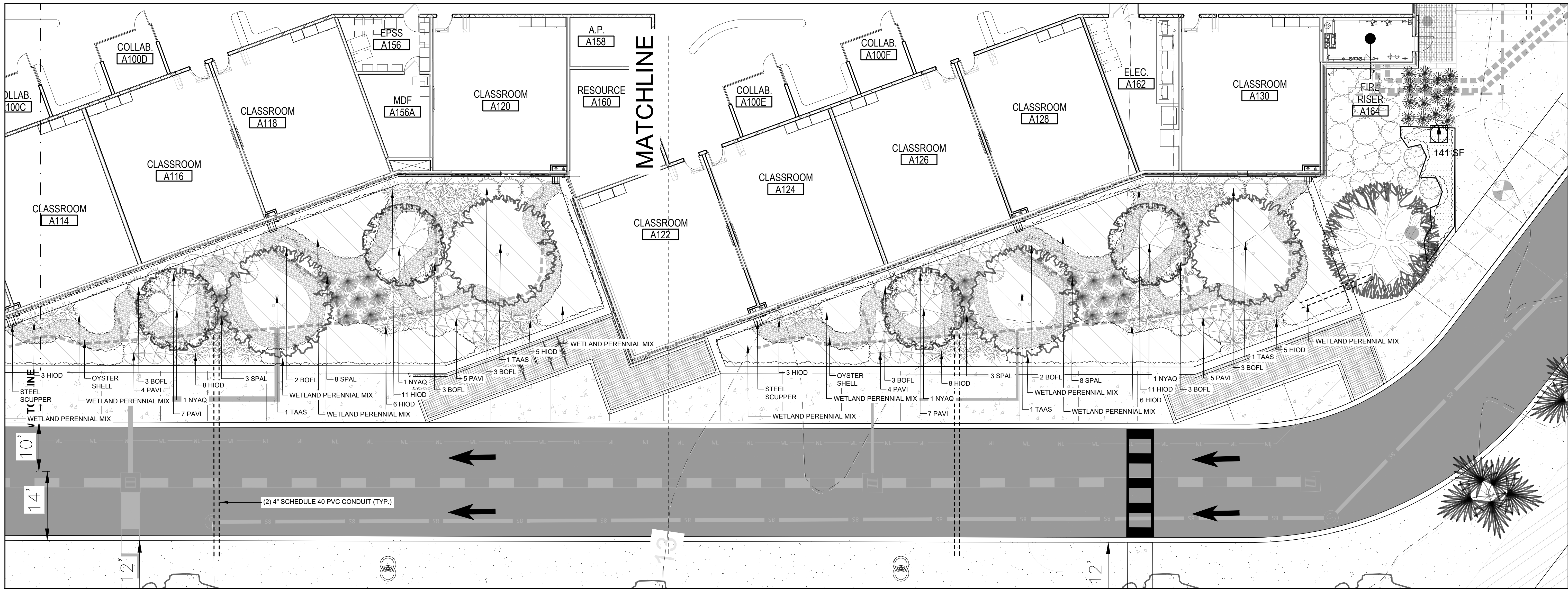
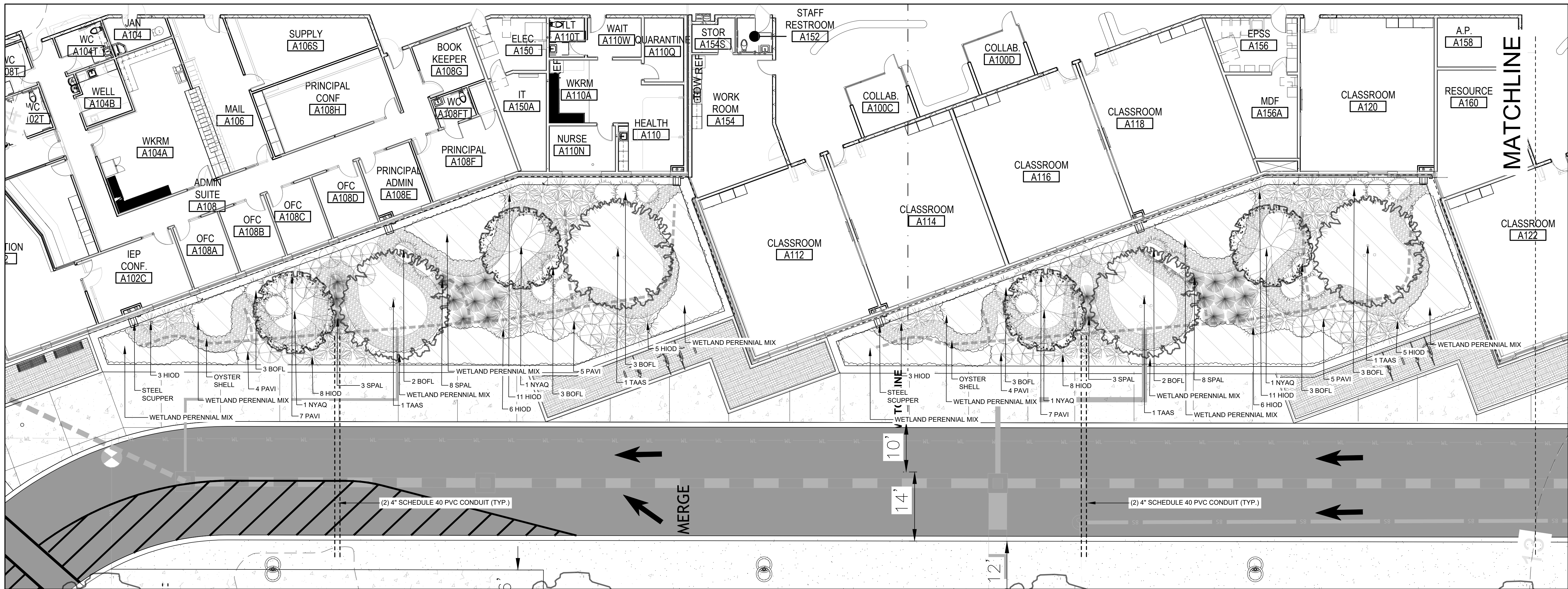
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Landscape
Plan

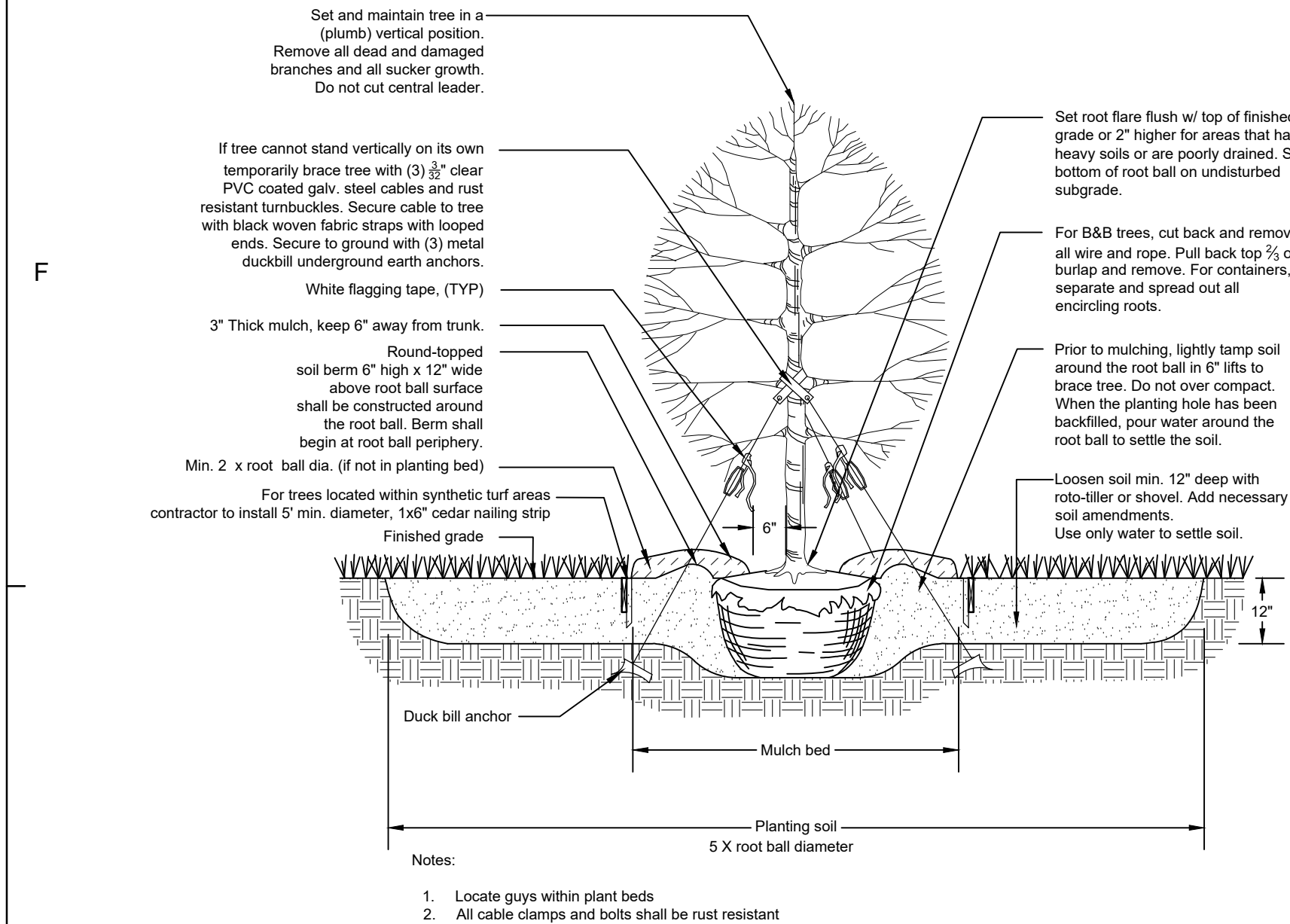
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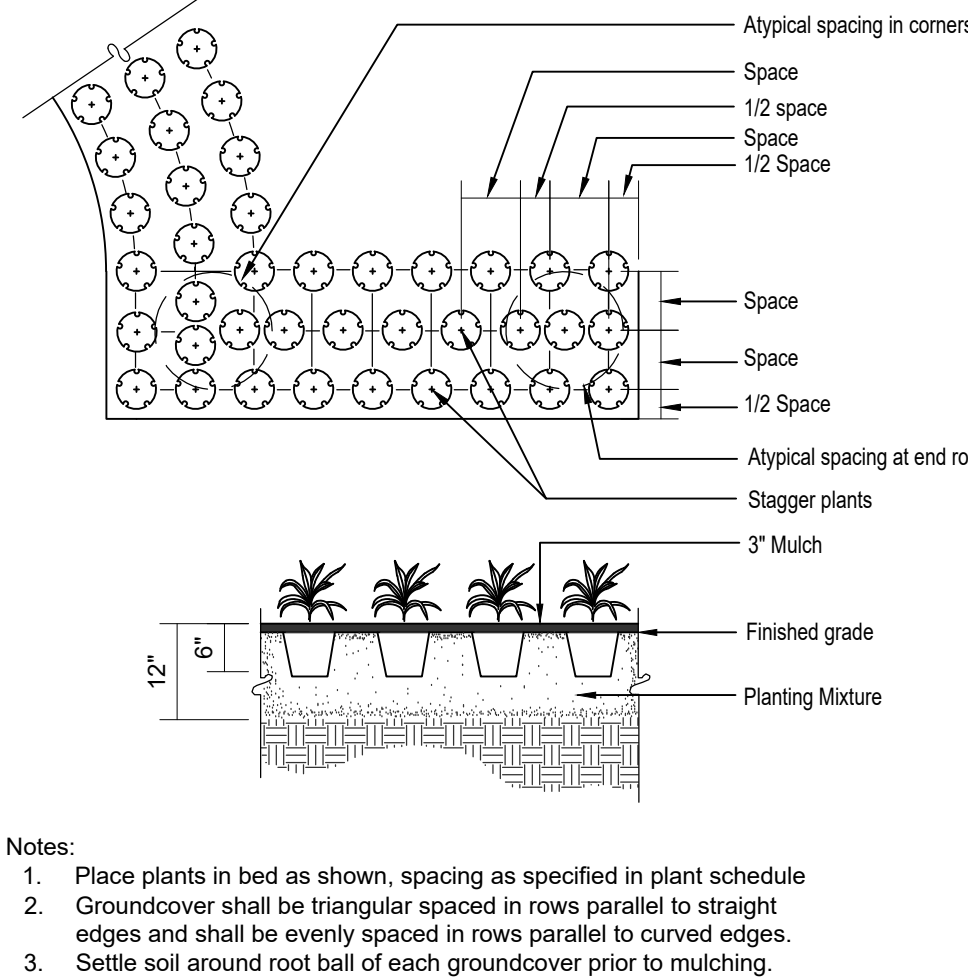
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1 TREE PLANTING DETAIL



5 GROUNDCOVER & PERENNIAL PLANTING DETAIL

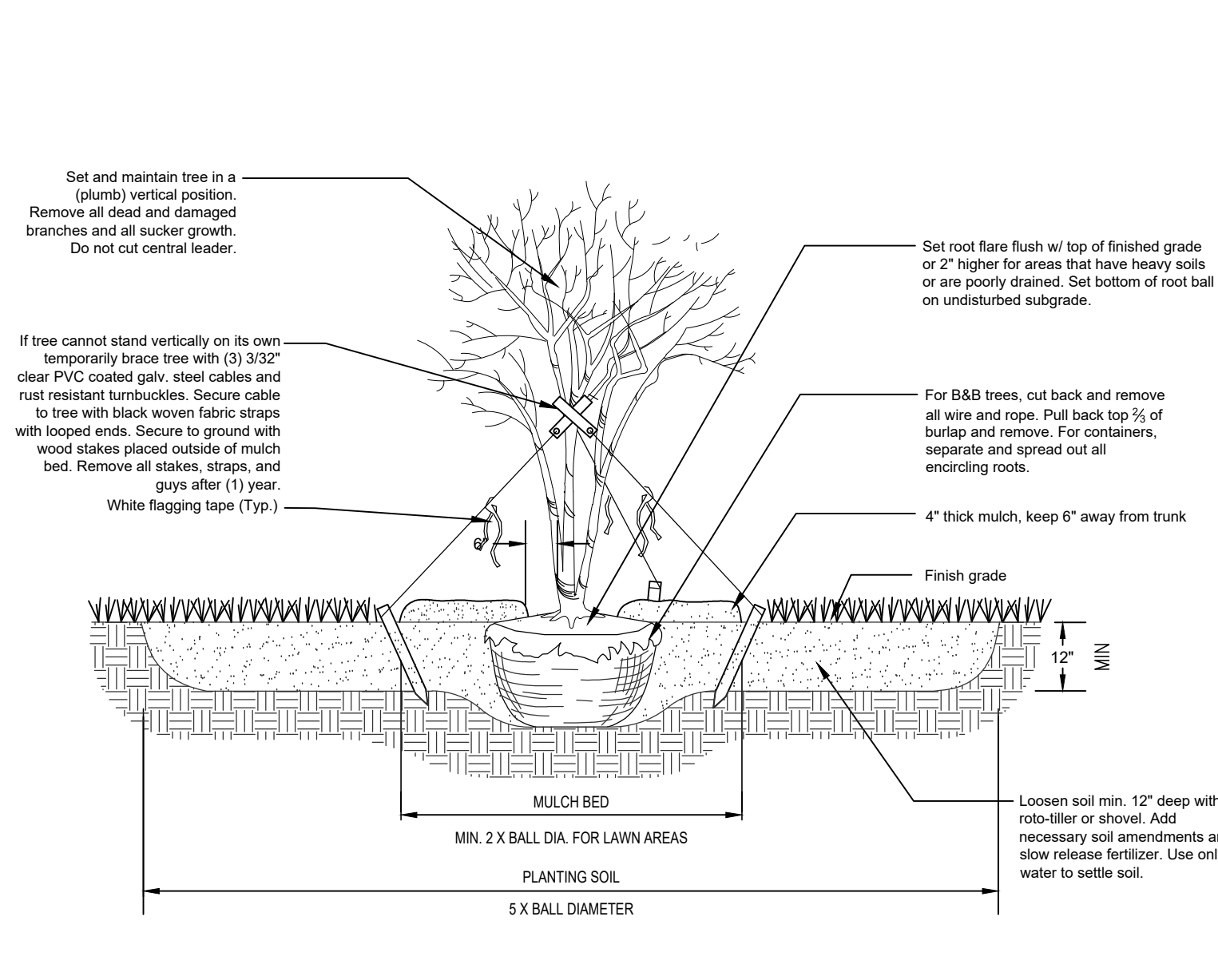
IRRIGATION NOTES:

ALL PROPOSED PLANTINGS TO RECEIVE IRRIGATION THROUGH INSTALLATION OF A TEMPORARY IRRIGATION SYSTEM MEETING THE REQUIREMENTS OUTLINED BELOW. AFTER ONE YEAR OF PLANT ESTABLISHMENT THE SYSTEM SHALL BE REMOVED BY THE CONTRACTOR WITH ALL WORK COORDINATED WITH CCSD. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE DESIGN, MATERIALS AND LABOR TO INSTALL. CONTRACTOR TO SUBMIT COMPLETED DESIGN TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM SHALL MEET THE FOLLOWING REQUIREMENTS:

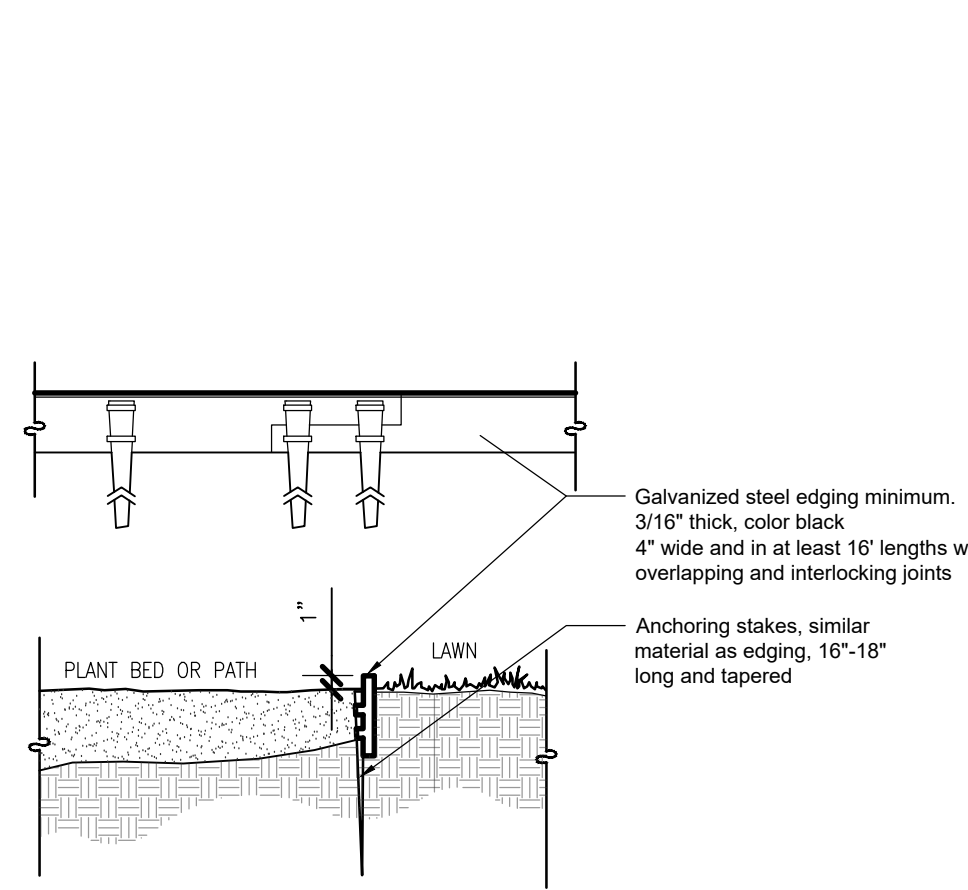
1. CONTRACTOR SHALL TIE THE PROPOSED IRRIGATION INTO THE PROPOSED DOMESTIC WATER SYSTEM.
2. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY AN AUTOMATED IRRIGATION CONTROLLER THAT OPERATES SOLENOID VALVES. THE CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE POWER TO THE CONTROLLER. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE COST TO PROVIDE POWER TO THE CONTROLLER LOCATION AND PROVIDE AND INSTALL THE CONTROLLER.
3. CONTROLLER TYPE AND SIZE SHALL BE PER CCSD GUIDELINES AND SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. CONTROLLER SHALL BE MOUNTED IN A MANNER ACCEPTABLE TO PROJECT OWNER. SYSTEM TO INCLUDE AUTOMATIC RAIN SHUTOFF.
4. SOD AREAS AND BED AREAS SHALL BE ON SEPARATE ZONES. BED AREAS SHALL BE PROVIDED WITH A Drip IRRIGATION SYSTEM, AND SOD AREAS SHALL BE PROVIDED WITH SPRAY IRRIGATION. ALL HEADS LOCATED IN SOD AREA SHALL BE POP UP SPRAY OR ROTOR HEADS.
5. IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40 PVC PIPE. MINIMUM MAINLINE SIZE SHALL BE 2 1/2" AND MINIMUM LATERAL SIZE SHALL BE 3/4".
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION PLAN FOR APPROVAL PRIOR TO INSTALLATION. THE SYSTEM SHALL FULLY FUNCTION TO PROVIDE UNIFORM COVERAGE TO THE SATISFACTION OF THE OWNER. FLOW VELOCITY IN ALL PIPES SHALL BE KEPT UNDER 5 FPS AND MAINLINE PRESSURE SHALL BE ADJUSTED TO BE BETWEEN 30 PSI AND 50 PSI. ADJUSTMENT AT EACH VALVE SHALL BE MADE SO THAT PRESSURE IS DELIVERED TO THE SPRAY HEADS AT THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
7. WHERE APPLICABLE THE CONTRACTOR SHALL LAY IRRIGATION LATERAL LINES ABOVE GRADE AND PINNED IN PLACE SO THAT THEY MAY BE REMOVED AT A LATER DATE.
8. THE CONTRACTOR SHALL INITIALLY SET THE PROGRAM TIMES IN A MANNER TO BE AGREED UPON BY THE CONTRACTOR AND OWNER. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS TO WATERING TIMES THEREAFTER UNTIL TURNING THE PROJECT OVER TO THE OWNER AT FINAL ACCEPTANCE.
9. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF 'AS-BUILT' PLANS AFTER IRRIGATION SYSTEM INSTALLATION.
10. THE CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL COMPLETION AGAINST POOR WORKMANSHIP AND PRODUCT DEFECTS.
11. ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND GUIDELINES.
12. ALL TREES IN PARKING AREAS SHALL HAVE DRIP IRRIGATION INSTALLED AND MAINTAINED BY CONTRACTOR THROUGH CONSTRUCTION CLOSE-OUT.

MAINTENANCE NOTE:

MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ENSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR READILY-AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.



2 MULTI-TRUNK TREE PLANTING DETAIL



6 STEEL EDGING DETAIL
NTS D...STEEEDGE.DWG
SCALE: 1"=1'-0"

GENERAL NOTES:

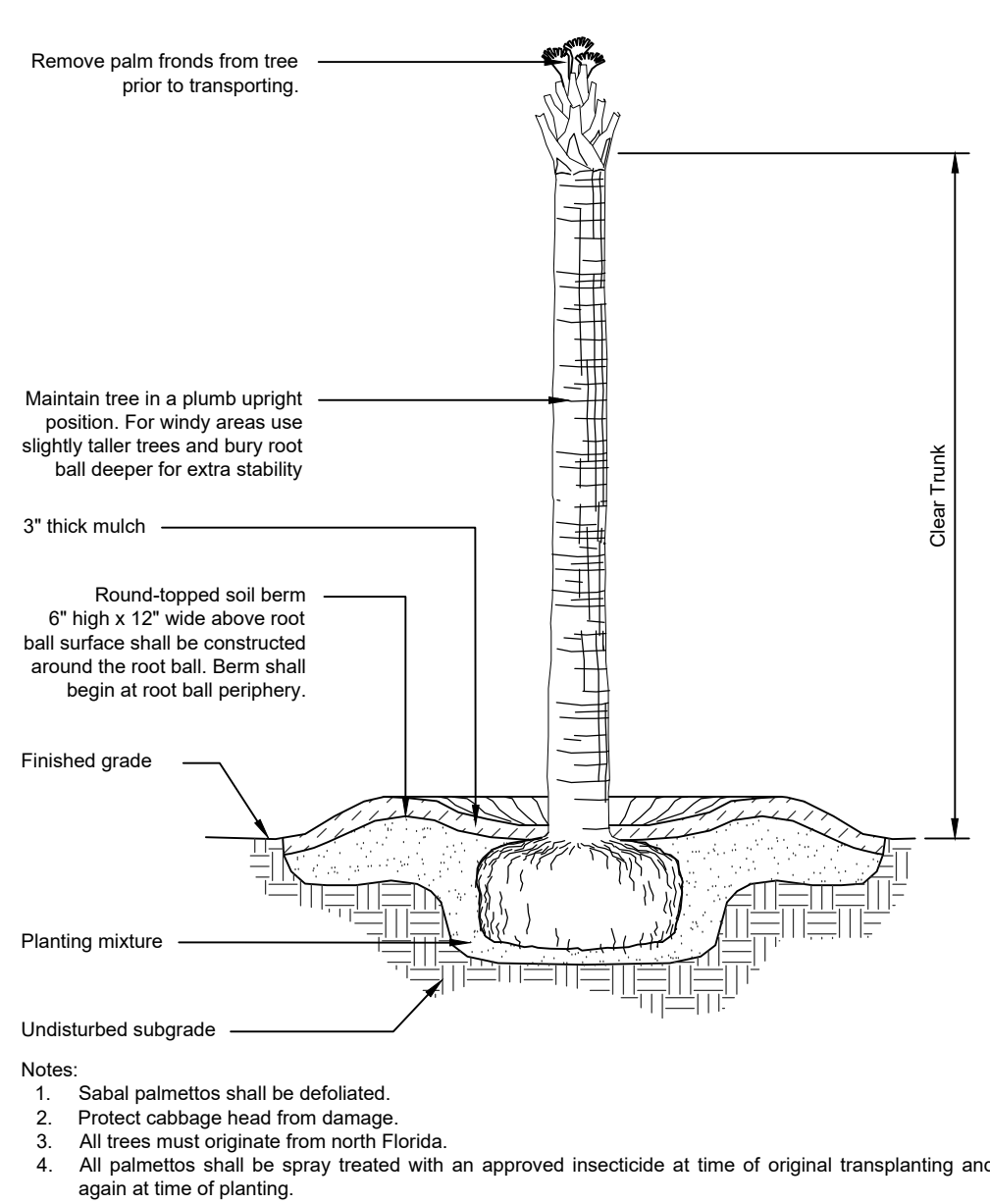
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND THE CONTRACTOR SHALL NOT BE INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BOTH HORIZONTALLY & VERTICALLY OF ALL EXISTING & PROPOSED UTILITIES BEFORE COMMENCING WORK, AND HE SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
2. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE OF THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED. SEE CIVIL DRAWINGS FOR SEEDING SCHEDULE.
3. PINESTRAW MULCH SHALL BE APPLIED AT A MINIMUM DEPTH OF 3" TO ALL BUFFER AREAS AND OTHER PLANTING BEDS. TREES PLACED IN GRASSED AREAS (SEED OR SOD) AND OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL RECEIVE A 5" DIAMETER MULCH RING AT A MINIMUM DEPTH OF 3". SHRUBS LOCATED IN THESE AREAS SHALL RECEIVE A 3" DIAMETER MULCH RING AT A MINIMUM DEPTH OF 3".
4. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
5. ALL TREE, SHRUB, AND GROUND COVER MATERIAL SHALL BE PLANTED WITHIN 24 HOURS OF DELIVERY.
6. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
7. ALL PLANT MATERIAL TO MEET OR EXCEED AAS STANDARDS.
8. ALL TREES TO BE PLANTED FOLLOWING ACCEPTED HORTICULTURAL PRACTICES. PLANTING HOLES TO BE BACKFILLED WITH 1/3 COMPOST. DO NOT APPLY FERTILIZER AT PLANTING.
9. ALL SHRUBS, GRASSES AND GROUND COVERS TO BE SURFACE FERTILIZED WITH OSMOCOTE SLOW-RELEASE FERTILIZER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
11. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
13. ALL PLANT MATERIAL, IRRIGATION, AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. CONTRACTOR TO MAINTAIN ALL PLANT BEDS, IRRIGATION, AND PLANT LIFE UNTIL FINAL ACCEPTANCE OF LANDSCAPE. WARRANTY PERIOD OF ONE YEAR FOR PLANT MATERIALS BEGINS WHEN COMPLETION OF ALL PUNCH LIST ITEMS AND FINAL ACCEPTANCE OF LANDSCAPE HAVE BEEN APPROVED.
15. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
16. STAKING ONLY REQUIRED AS DEEMED NECESSARY BY THE LANDSCAPE CONTRACTOR.
17. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
18. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE, AND FEDERAL REQUIREMENTS.

ABBREVIATION NOTE:

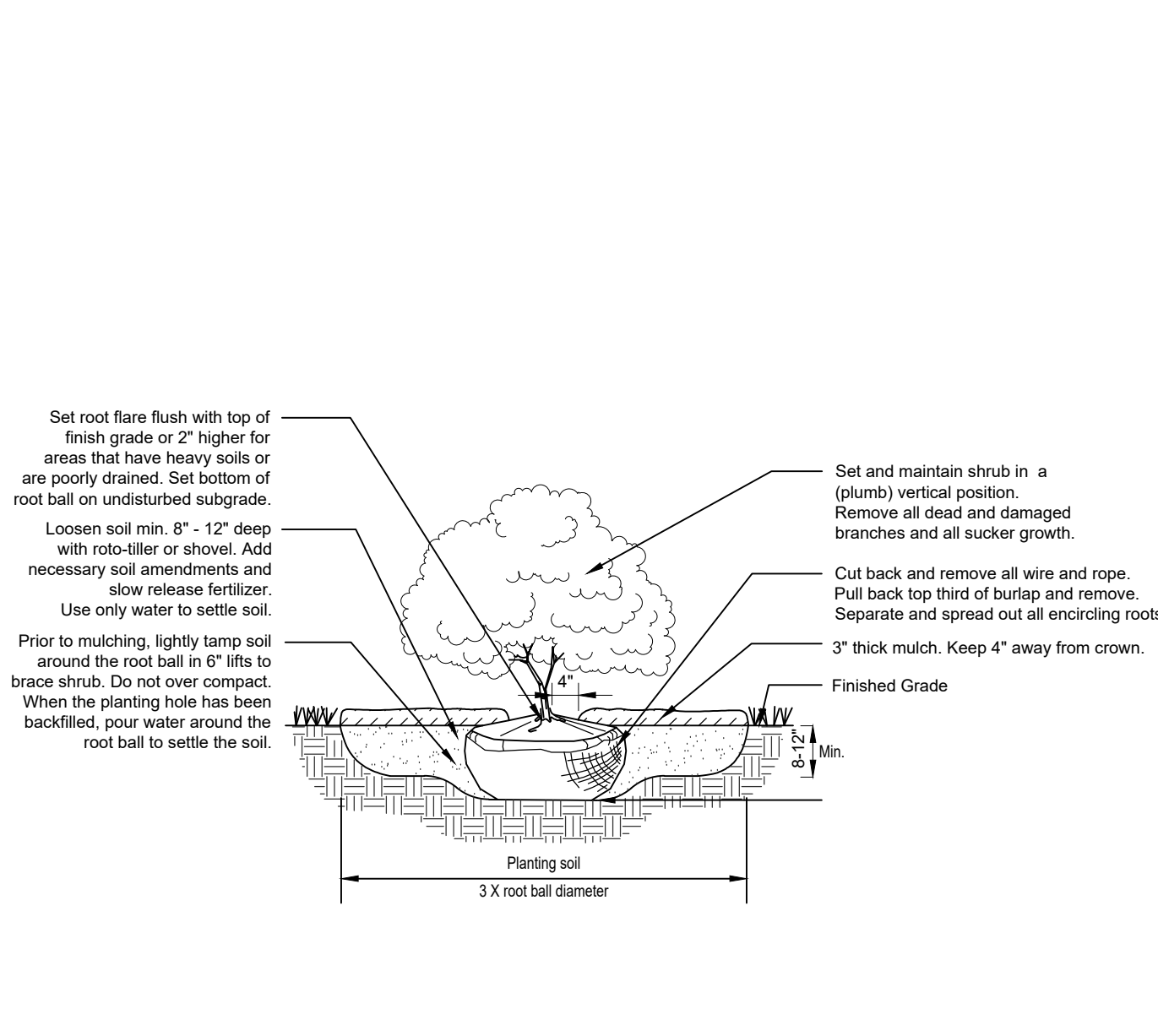
WHERE AN ABBREVIATION IS SHOWN, THE FOLLOWING NOTES APPLY:
 ABBRV - BOTANICAL ABBREVIATION.
 QUAN - QUANTITY OF PLANT MATERIAL REQUIRED FOR THE PROJECT. (NOTE: CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES INDICATED. PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE.)
 BOTANICAL/COMMON NAME: PLANT MATERIAL TO BE INSTALLED.
 CALIPER - CALIPER OF TRUNK (CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT AND SPREAD.)
 CONT - CONTAINER TYPE: PLANT MATERIAL IS ENCASED UPON SITE DELIVERY. (HEIGHT AND CALIPER SHALL TAKE PRECEDENCE OVER CONTAINER.)
 NOTES - SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.

QUANTITIES NOTES:

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



3 PALM TREE PLANTING DETAIL



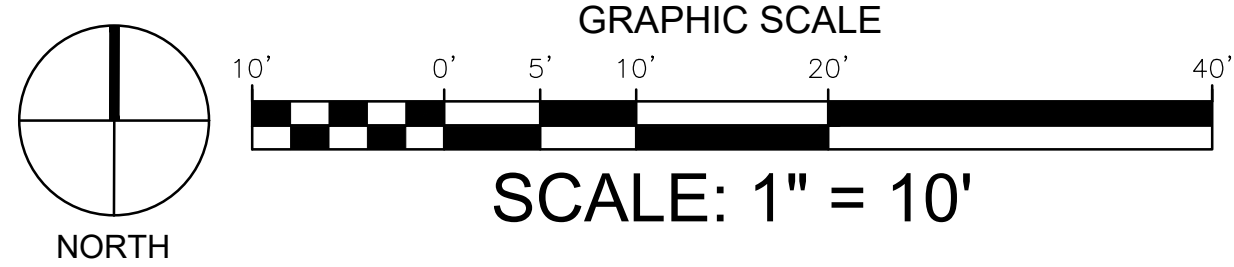
4 SHRUB PLANTING DETAIL

Autodesk Docs://Hilton Head Island High School/Hilton Head Island High School_Arch_R22.rvt
W:/Studio/Folder/Subfolder/##### JobName/2 Design/4 Drawings/Revit/

X	NYAQ	Nyssa aquatica Water Tupelo	—	—	1 Gal.	24" O.C.	Full gallon
X	SAMI	Sabal Minor Dwarf Palmetto	—	—	1 Gal.	36" O.C.	Full Gallon
X	TAAS	Taxodium ascendens Pond Cypress	—	—	1 Gal.	36" O.C.	Full Gallon
X	DICO	Dichromena colorata White Top Sedge	—	—	1 Gal.	24" O.C.	Full gallon
X	HIOD	Hierochloe odorata Sweet Grass	—	—	1 Gal.	36" O.C.	Full Gallon
X	PAVI	Panicum virgatum Switch Grass	—	—	1 Gal.	36" O.C.	Full Gallon
X	BOFL	Bolboschoenus fluviatilis River Bulrush	—	—	1 Gal.	36" O.C.	Full Gallon
X	SIAN	Sisyrinchium angustifolium Blue-Eyed Grass	—	—	1 Gal.	24" O.C.	Full gallon
X	AMCI	Amsonia ciliata Sweet Grass	—	—	1 Gal.	36" O.C.	Full Gallon
X	PAVI	Panicum virgatum Bluestar	—	—	1 Gal.	36" O.C.	Full Gallon
X	ASIN	Asclepias incarnata Swamp Milkweed	—	—	1 Gal.	36" O.C.	Full Gallon
X	BAAU	Baptisia australis Blue False Indigo	—	—	1 Gal.	36" O.C.	Full Gallon
X	CAFL	Canna flaccida Golden Canna	—	—	1 Gal.	36" O.C.	Full Gallon
X	EUPE	Eupatorium perfoliatum Common Boneset	—	—	1 Gal.	36" O.C.	Full Gallon
X	HEAN	Helianthus angustifolius Swamp Sunflower	—	—	1 Gal.	36" O.C.	Full Gallon
X	LISP	Liatris spicata Marsh Blazing Star	—	—	1 Gal.	36" O.C.	Full Gallon

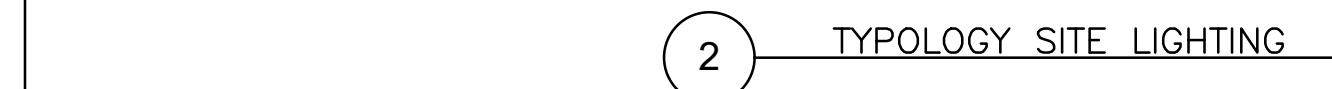
Page 104 of 135

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





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PROJECT TEAM		
PRINCIPAL IN CHARGE		
PROJECT MANAGER		
Chris Tymoff		
DESIGN TEAM		
RKW/EFS		
PROJECT NAME		
HILTON HEAD ISLAND HIGH SCHOOL		
70 Wilborn Rd.		
Hilton Head Island, SC 29926		
PROJECT NO.		
4001848600		
SHEET TITLE		
Site Details		
SHEET NUMBER		
L302		



SITE ANALYSIS

Hilton Head Island High School Rebuild (DPR-001732-2023)

Owner: Beaufort County School District
Engineer: Paul R. Moore, PE, Ward Edwards, Inc.
Architect: Little Diversified Architecture
Date: November 21, 2023

Project Description

Beaufort County School District is proposing to rebuild the existing Hilton Head Island High School building at the same location, to replace the existing facility. The new school will be constructed in phases to allow the school to remain operational throughout the duration of construction. The first phase is intended to include constructing a new 3-story wing at an existing parking area while the existing school remains operational. Phase 2 will follow as a separate project to include demolishing a portion of the existing building in lieu of replacement parking while students can transition into the first phase wing, followed by lastly re-working/renovating the remaining portion of the existing school. The proposed work is not intended to increase the student capacity but to maintain the existing approximately 1,300 student capacity.

Adjacent Properties

The project site is bounded to the north by HHIHS Athletic fields and Wilborn Road, to the west by Hilton Head Island Rec. Center, to the east by Parkwood Drive, and to the south by Hilton Head Island Elementary School. Beaufort County School District owns the property immediately surrounding the project area. The project area is only a small part of the larger school district property.

Zoning District

MS – Main Street

Buffers & Setbacks

There is one required property buffer along the east side of the site. This is a 20' property buffer from the existing powerline easement. This is the only required buffer on site given the zoning, educational use of the project, and that the other project limits are located within a larger parcel.

Natural Resources & Landscaping

Since the site is currently developed, the existing trees are limited, in which some tree removal will be needed for the proposed work, but preserved to the maximum extent. Additional landscaping will be provided as part of the proposed improvements, to provide canopy tree shade within new and modified parking areas, to enhance the overall natural beauty around the school and promote a welcoming atmosphere. The proposed plantings will reflect native plant material found throughout the coastal region of the Lowcountry. Raised bio-retention planter beds are proposed along the front of the new building to collect much of the roof stormwater runoff.

Site Topography

The project area is generally flat and is already developed with paved surfaces. There are existing drainage structures, dry utilities, and wet utilities running throughout the project area that will be maintained or re-routed as needed. The proposed site will follow the existing elevations on site where suitable to minimize large earthwork efforts.

Vehicle Access & Parking

Access to the school and site construction can be made from Wilborn Road and School Road, ultimately connected back to William Hilton Parkway. Student parking, parent drop-off, and bus access during pick-up and drop-off hours will be studied as part of this development. There appears to be approximately 300 parking stalls allocated to the high school, in which a portion of the onsite parking may be temporarily limited during the phased construction but is intended to only be improved upon at time of full build-out. An additional turn lane for the middle school queuing is proposed to better separate traffic patterns. Re-working the first intersection fronting the high school is currently planned for a traffic circle, in coordination with a traffic engineer.

Stormwater & Sustainability

The existing campus was master-planned for stormwater control and treatment. The proposed redevelopment will limit the resulting amount impervious surfaces to the existing amount of imperviousness. To accomplish this goal, landscaped areas were maximized, and permeable pavements were used where feasible, such as the proposed parking lot. The landscaped areas and permeable pavement will allow stormwater runoff to percolate into the ground and replenish the shallow groundwater. As an effort to manage and treat stormwater runoff, three bio-retention raised planter bed areas have been proposed along the entrance of the proposed building to help treat stormwater runoff from the new building. The proposed stormwater system has been designed to follow the existing system's drainage path and provide improvements where applicable. Native and adaptive plant species will be utilized in the landscaping to limit the need for irrigation and to support native wildlife.

Views and Orientation

The current parking lot, vehicle access and school facility are observed to be outdated in some aspects. The proposed parking lot and vehicle access will have a modernized look and feel while promoting increased accessibility yet additional separation from the drop off traffic ques. The proposed school facility will have a open and refreshed feeling. The existing pavements, hardscapes, and landscapes are to be replaced or improved upon where capable.

Maintenance Responsibilities

Beaufort County School District is currently responsible for maintaining the development in accordance with all Town of Hilton Head requirements and guidelines.

Dedicated Improvements

All proposed improvements will be owned and maintained as described above.

Utilities

Existing water and sewer infrastructure will be relocated to avoid conflict with the proposed building expansion and utilized to service the proposed full build-out facility. The relocation of the existing infrastructure includes a proposed 8" watermain, 2 new hydrants, a 6" fire line to support the proposed cooling tower, and a proposed 8" gravity sewer main. The water and sewer work will be coordinated with HHIPSD. Palmetto Electric and Spectrum provide electrical and communications services to the property.

Hilton Head Island High School Design Narrative

Overview:

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

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

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

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

The new building will be just under 260,000 SQF and allow students the space they need to further achieve academic and extracurricular excellence. The project will be broken up into two phases. Phase 1 will consist of the construction of a 3-story academic building equipped with a 9th grade hall on the first floor, resource rooms, teacher work rooms, and storage space. Once the new academic wing is built, students will move from their current classrooms into the new structure. Health CTE, Administration, and new Media Center will also be included in Phase 1 of the project.

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

Program Statement:

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























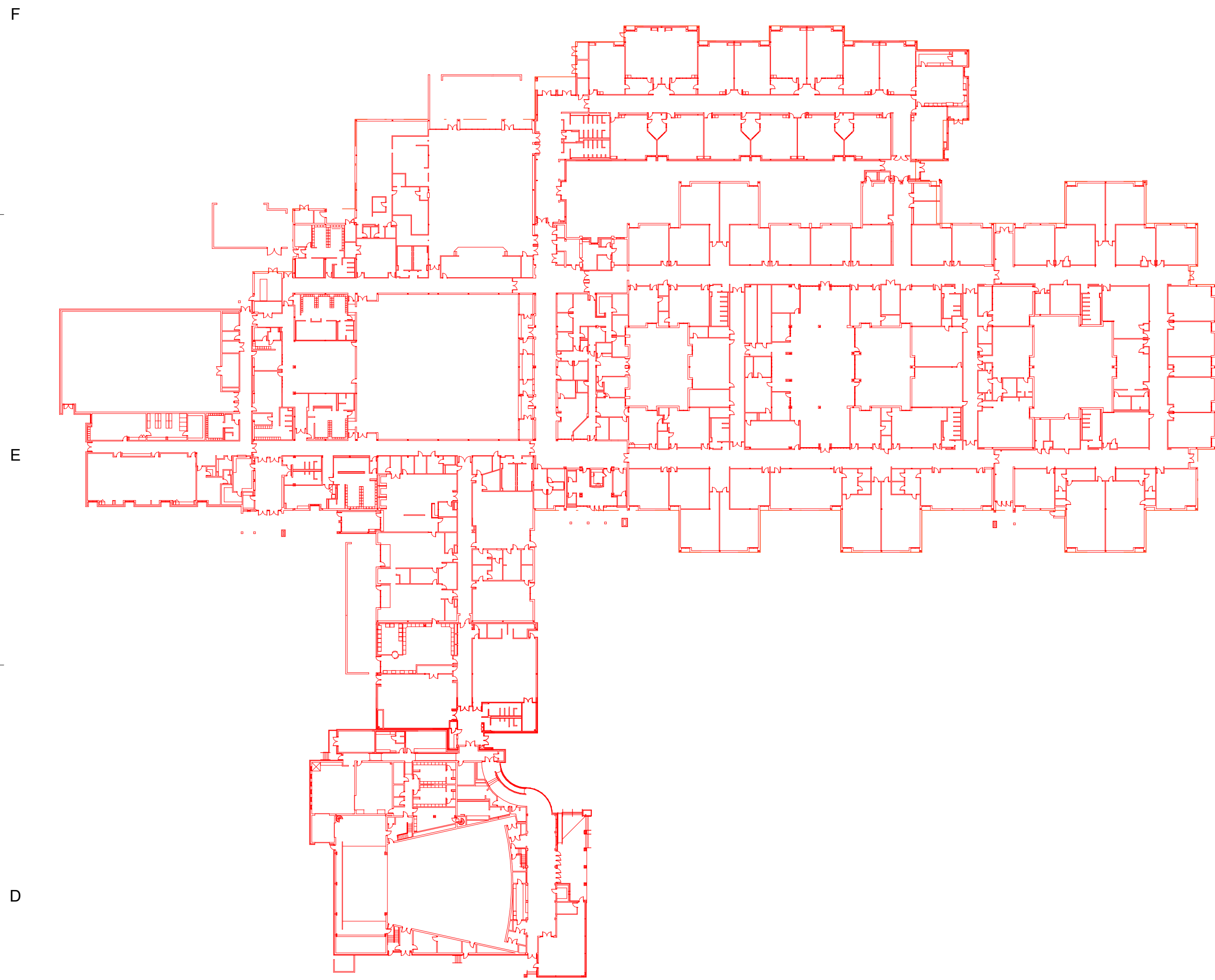








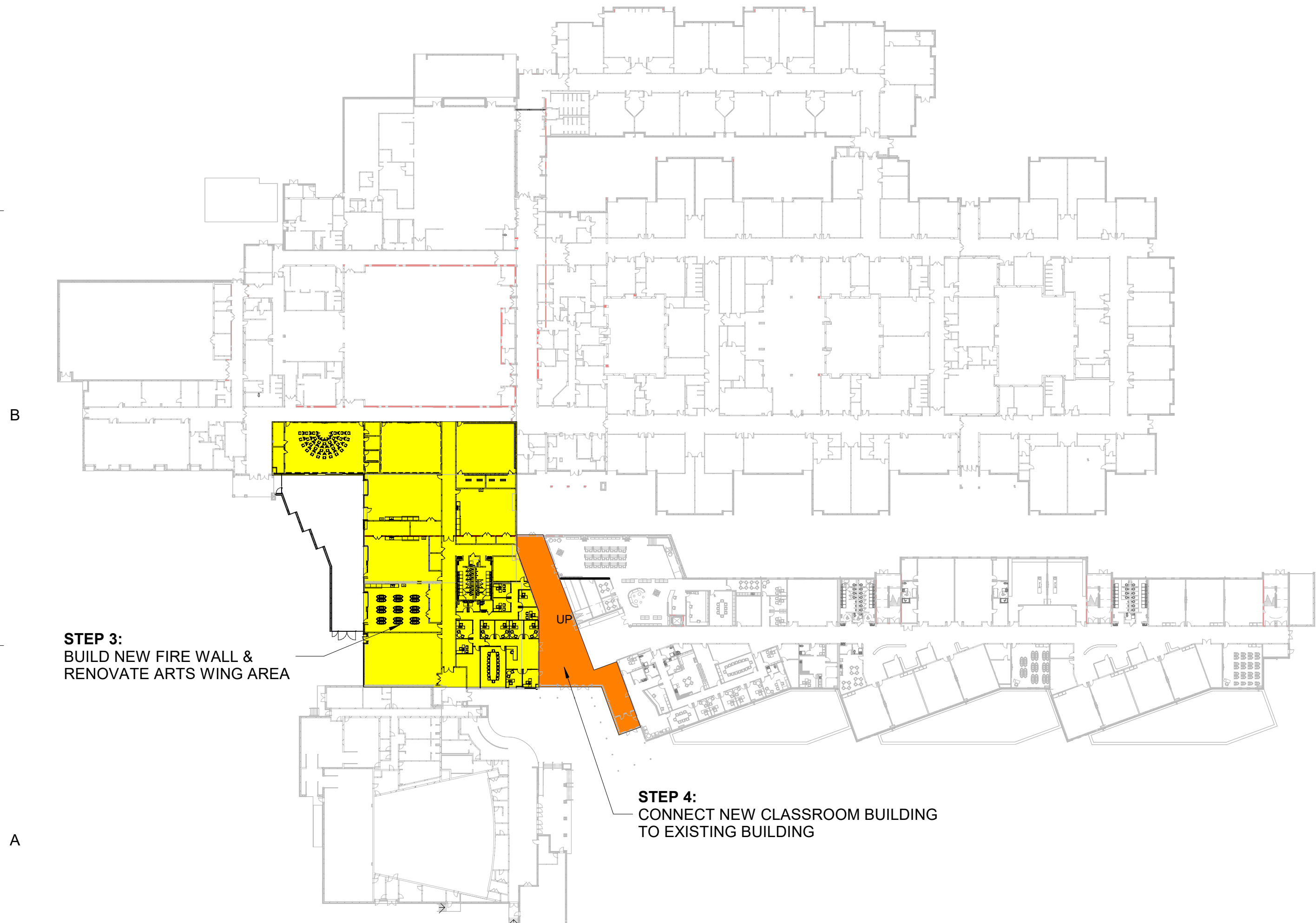




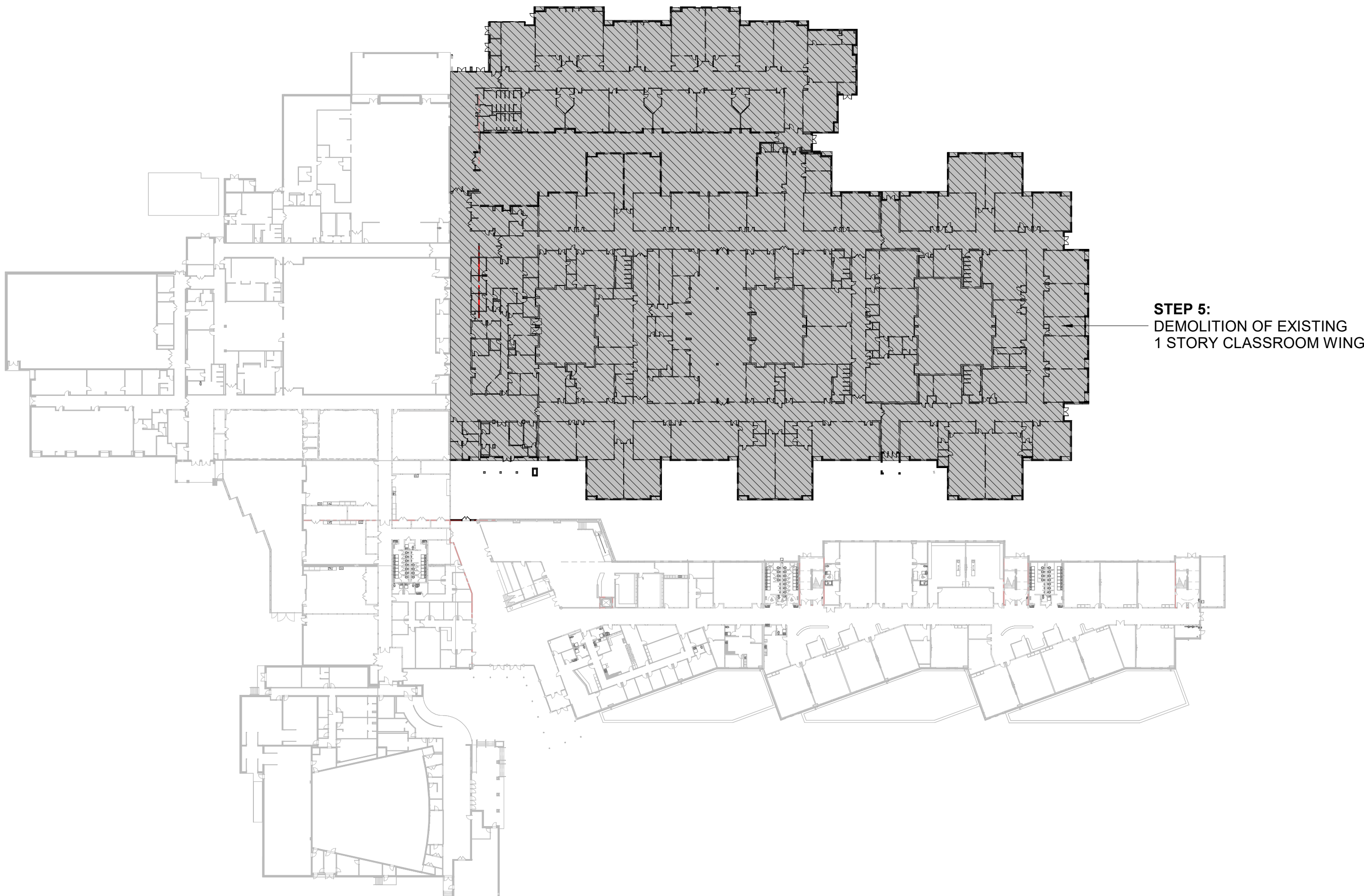
1 LEVEL 1 - EXISTING PLAN
G010 1/64" = 1'-0"



2 LEVEL 1 DEMO - PHASE 01A + ARTS RENO
G010 1/64" = 1'-0"



3 LEVEL 1 - PHASE 01B CONNECTOR + ARTS RENO
G010 1/64" = 1'-0"



4 LEVEL 1 DEMO - PHASE 02A - EXISTING CLASSROOM WING
G010 1/64" = 1'-0"

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WHERE LEARNING LEADS THE WAY

BEAUFORT COUNTY SCHOOL DISTRICT

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

Civil Consultant:

WardEdwardsENGINEERING

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.

Consulting Structural Engineers
30 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
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Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Chris Tymoff
DESIGN TEAM
RB, SK, YK

PROJECT NAME

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

PROJECT NO.

4001848600

SHEET TITLE

PHASING SEQUENCE DIAGRAMS

SHEET NUMBER

G010

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PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

CONCEPTUAL SITE PLAN
ALL PHASES COMPLETE

SHEET NUMBER

A100

PHASE 2A

PHASE 2B

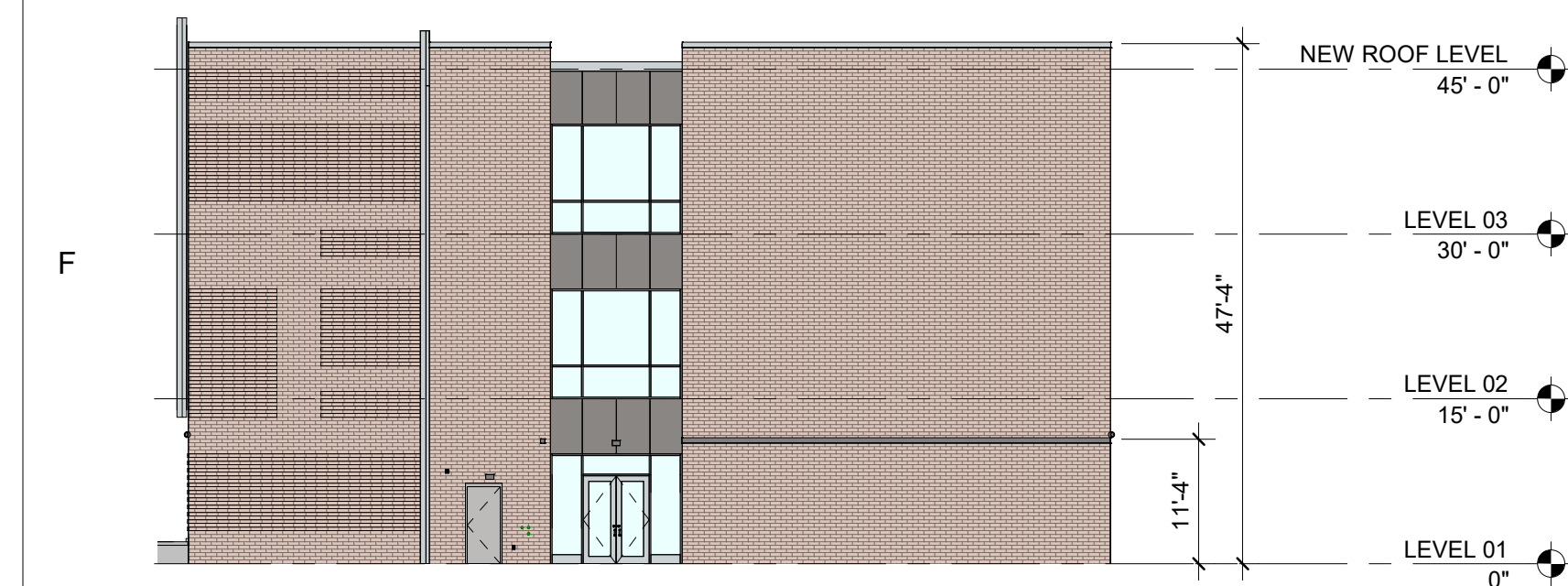
PHASE 1B

PHASE 1A

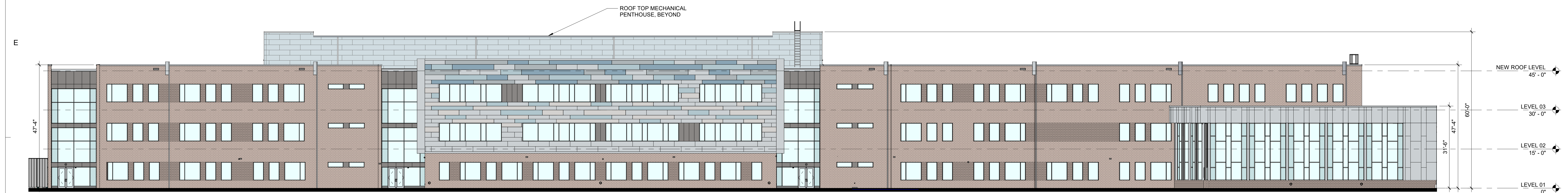
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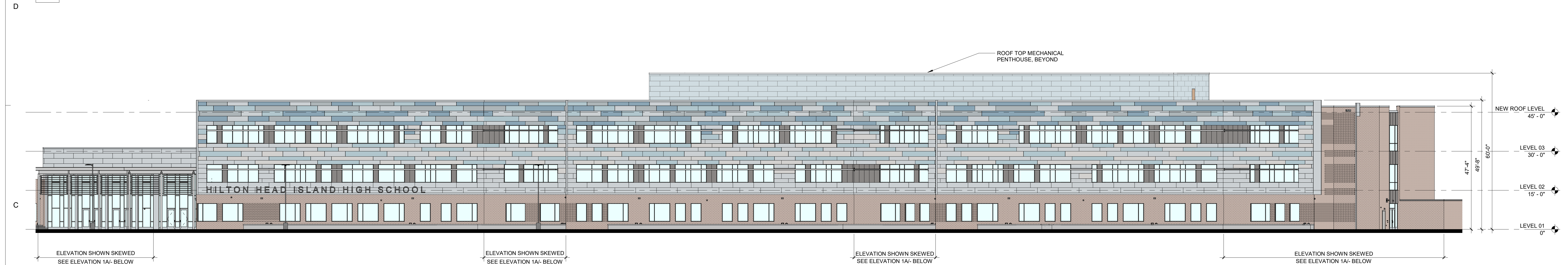
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1F	EXTERIOR ELEVATION_EAST
A500	1/16" = 1'-0"



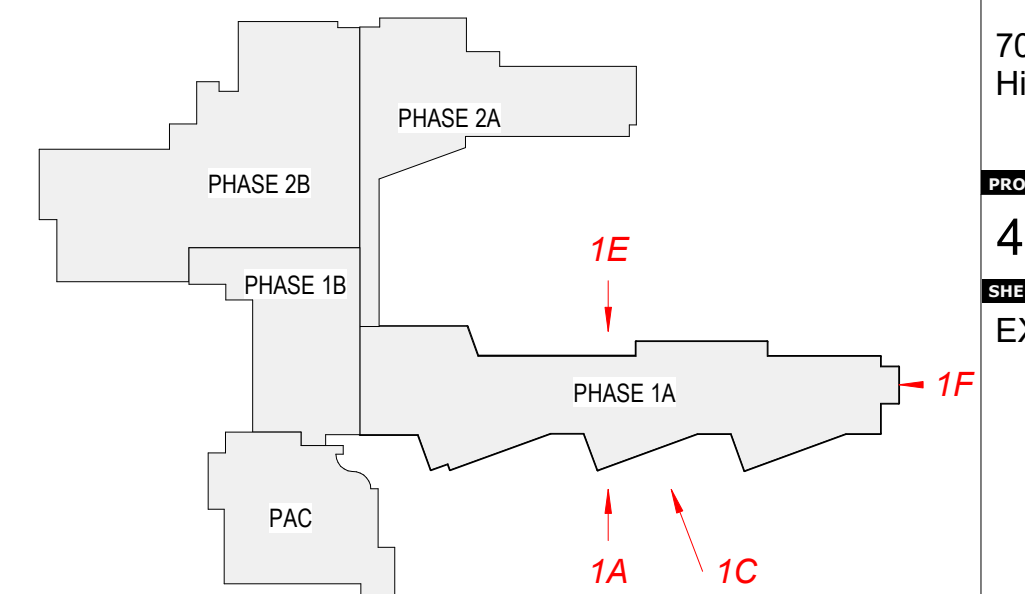
1E	EXTERIOR ELEVATION_NORTH
A500	1/16" = 1'-0"



1C	EXTERIOR ELEVATION_SOUTH 2
A500	1/16" = 1'-0"

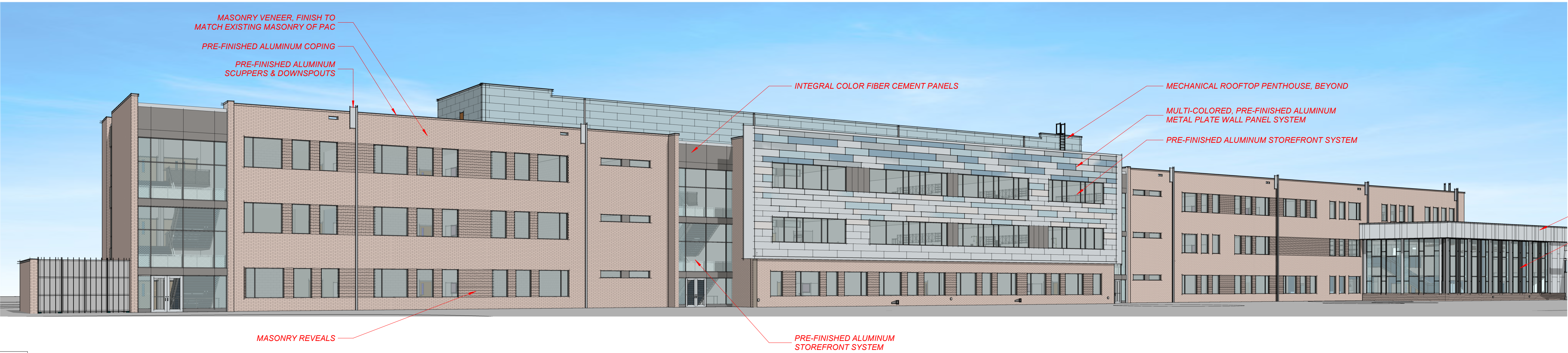


1A	EXTERIOR ELEVATION_SOUTH 1
A500	1/16" = 1'-0"



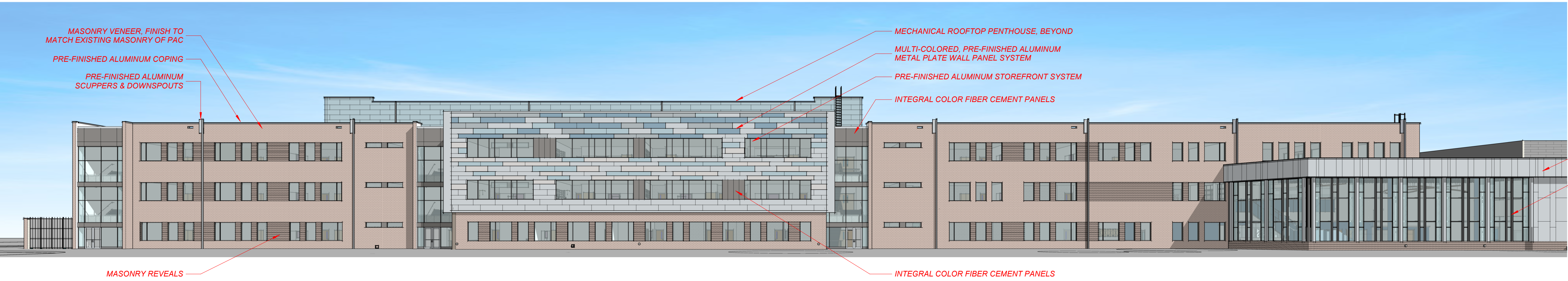
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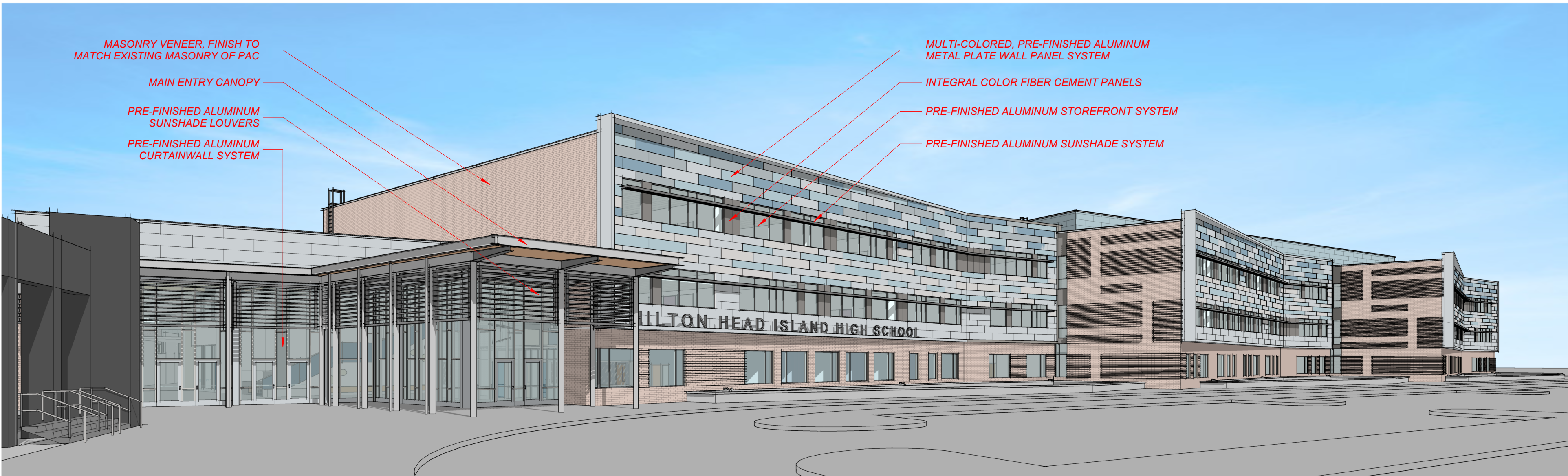
1E VIEW AT COURTYARD
A516

E



1D NORTH ELEVATION
A516

D



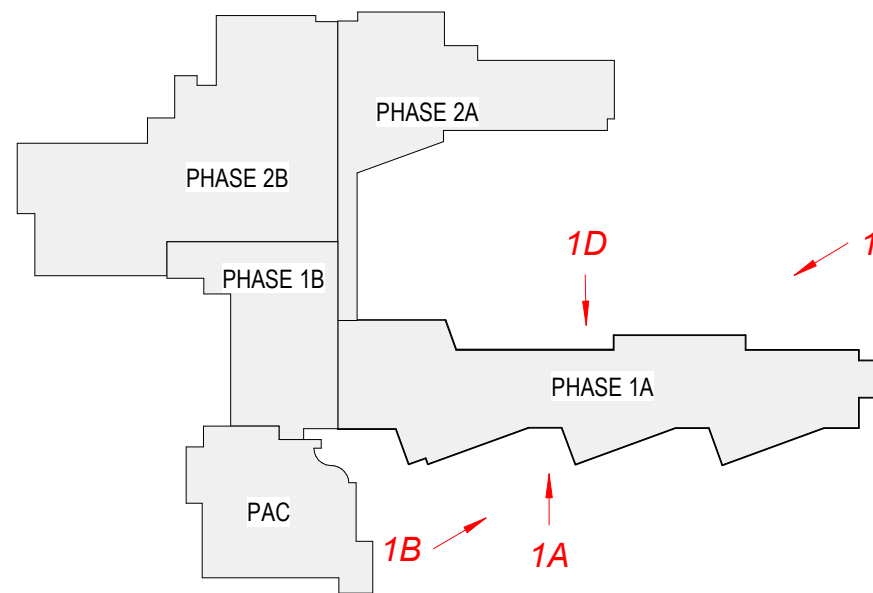
1B MAIN ENTRY VIEW
A516

C



1A SOUTH ELEVATION
A516

A



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BEAUFORT

COUNTY SCHOOL DISTRICT

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Hilton Head Island, SC 29926

Civil Consultant:

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Structural Consultant:

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M/E/P Consultant:

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Food Service Consultant:

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PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Chris Tymoff

DESIGN TEAM
RB, SK, YK

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

EXTERIOR VIEWS

SHEET NUMBER

A516

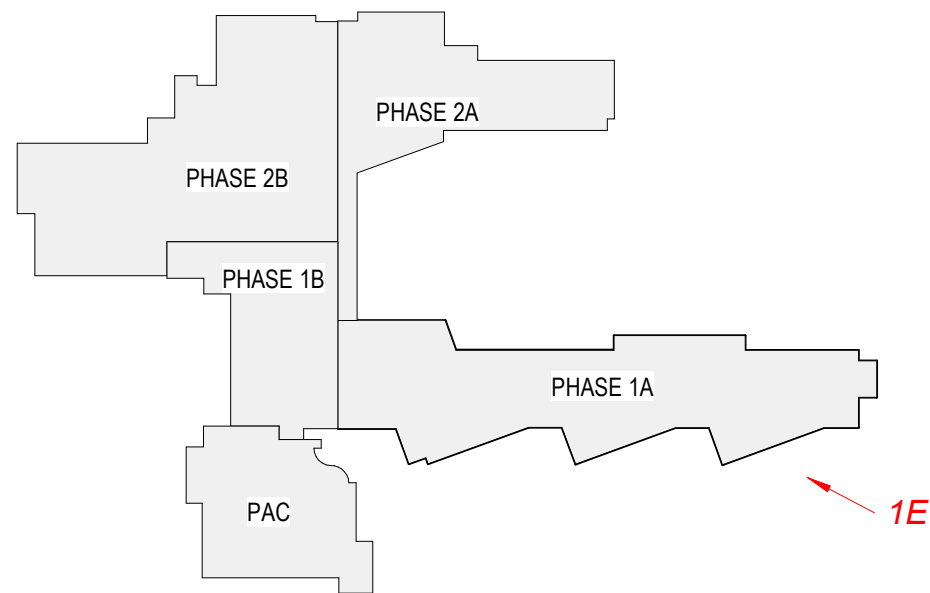
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1A EXTERIOR VIEW LOOKING NORTHWEST
A515 NOT TO SCALE



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Designer

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70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

EXTERIOR RENDERING

SHEET NUMBER

A515

Page 134 of 135

4B	NORTH ELEVATION - MECHANICAL OUT-BUILDING
A115	1/8" = 1'-0"