Town of Hilton Head Island

Design Review Board Meeting

Wednesday, June 24, 2026, 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 May 13, 2026
4. **Unfinished Business**
5. **New Business**
   - **a.** DRB-000568-2026 - 10 Verbena Lane - Conceptual
   - **b.** DRB-000579-2026 - 70 Wilborn Road - Sign
6. **Public Comment - Non Agenda Items**
7. **Board Business**
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as

soon as possible but no later than 48 hours before the scheduled event.

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

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Wednesday, May 13, 2026, 2:30 PM
Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Ms. Foss seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of April 22, 2026

Ms. Foss made a motion to approve the April 22, 2026 meeting minutes. Ms. Pastor seconded. The motion passed unanimously.

4. Unfinished Business

a. DRB-000930-2025 - 30 Arrow Road - Crossing Park - Conceptual

Principle Planner Melissa Paul-Leto presented 30 Arrow Road to the board for conceptual review. The applicant answered questions from the board. Ms. Pastor made a motion to approve with the following conditions: provide architectural sections and additional details for the proposed structures; submit existing and proposed landscaping and planting plans; provide a comprehensive landscape plan demonstrating corridor buffering and parking mitigation; revise sport lighting information to demonstrate compliance with the Town's lighting standards, including fixture height and color temperature below 3000k; evaluate transitioning elements currently designated as black to bronze; select a trim color other than Arctic White, specifically one with an LRV of 70 or below; select an alternative color for the bleacher end caps; add a row lock feature to the shed; provide details regarding the sound panel material, color, and related specifications; changes the surface material at the bike rack area to better delineate it from the adjacent walkway surfaces; consider using bronze for the louvers, windows, bike rack, and cable rail post; and consider removing the bench at the entrance and softening the southwest corner with foundation plantings. Ms. Foss seconded the motion, which passed unanimously.

5. New Business

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

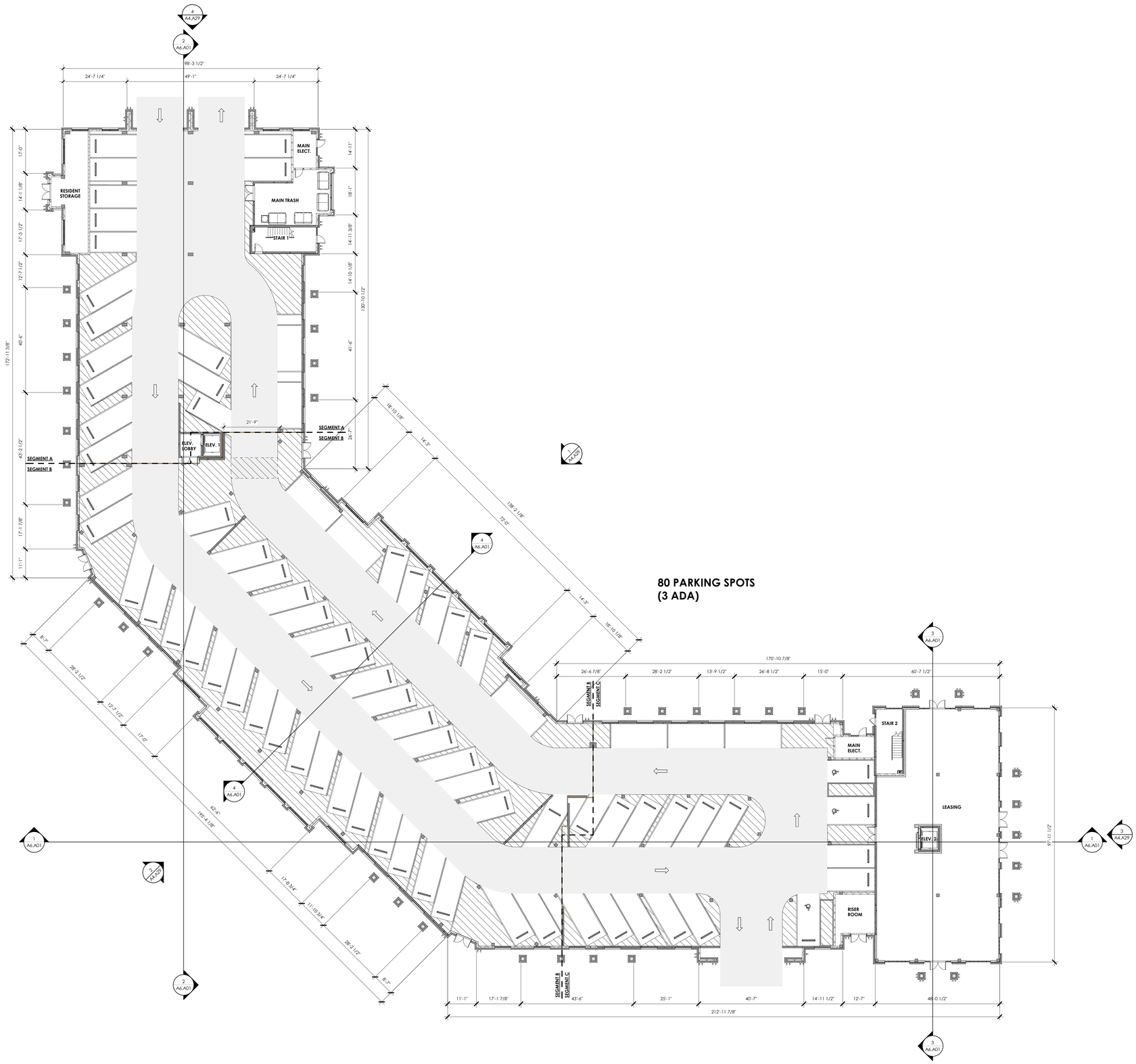
9. Adjournment

The meeting adjourned at 3:19 p.m.

DRB-568-2026

10 Verbena Lane

Conceptual Review



1 BLDG 1 - OVERALL - 1ST FLOOR PLAN
1/16" = 1'-0"

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333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
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NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

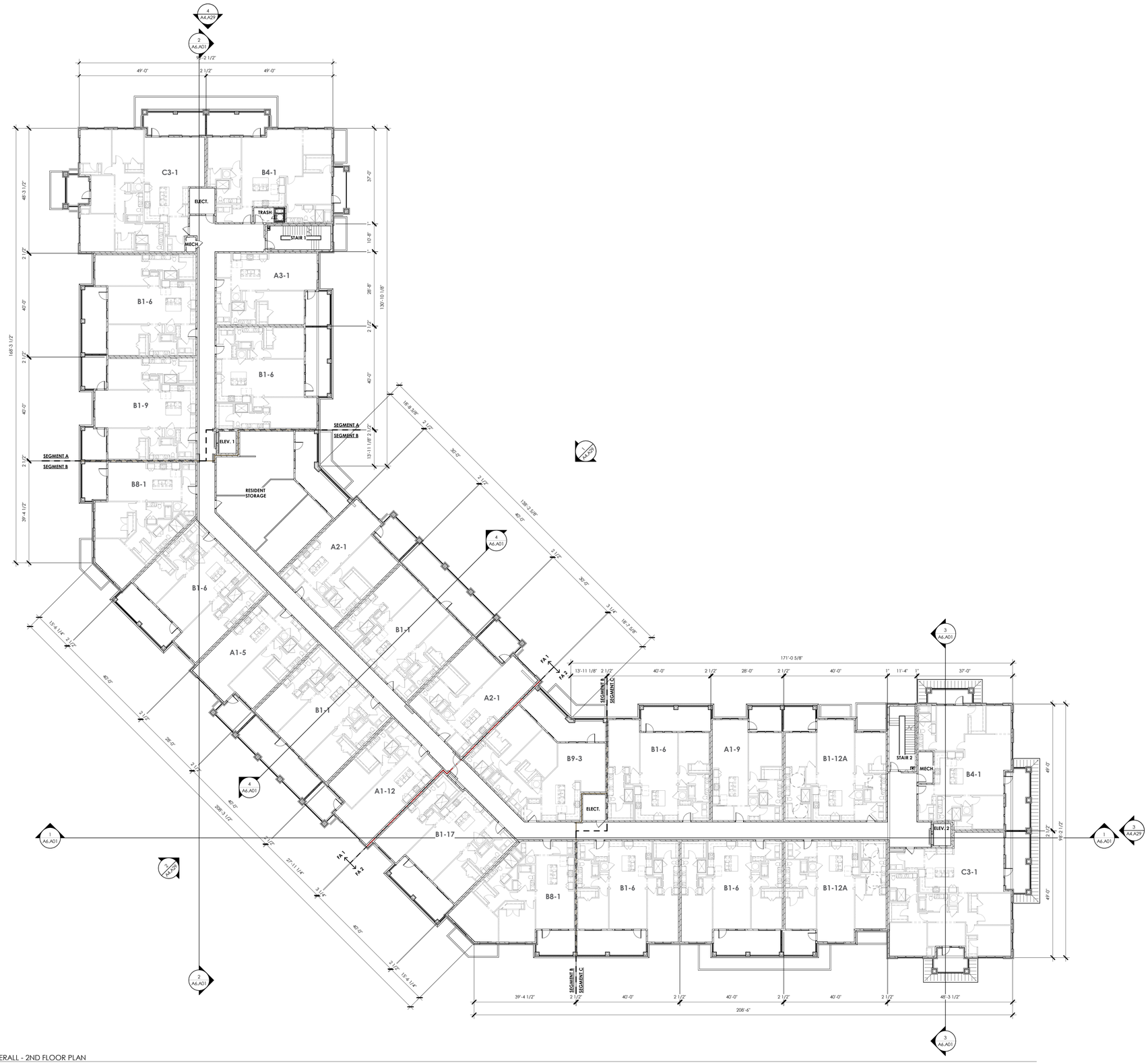
PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 1 - OVERALL -1ST FLOOR PLAN

A4.A01



1 BLDG 1 - OVERALL - 2ND FLOOR PLAN
1/16" = 1'-0"

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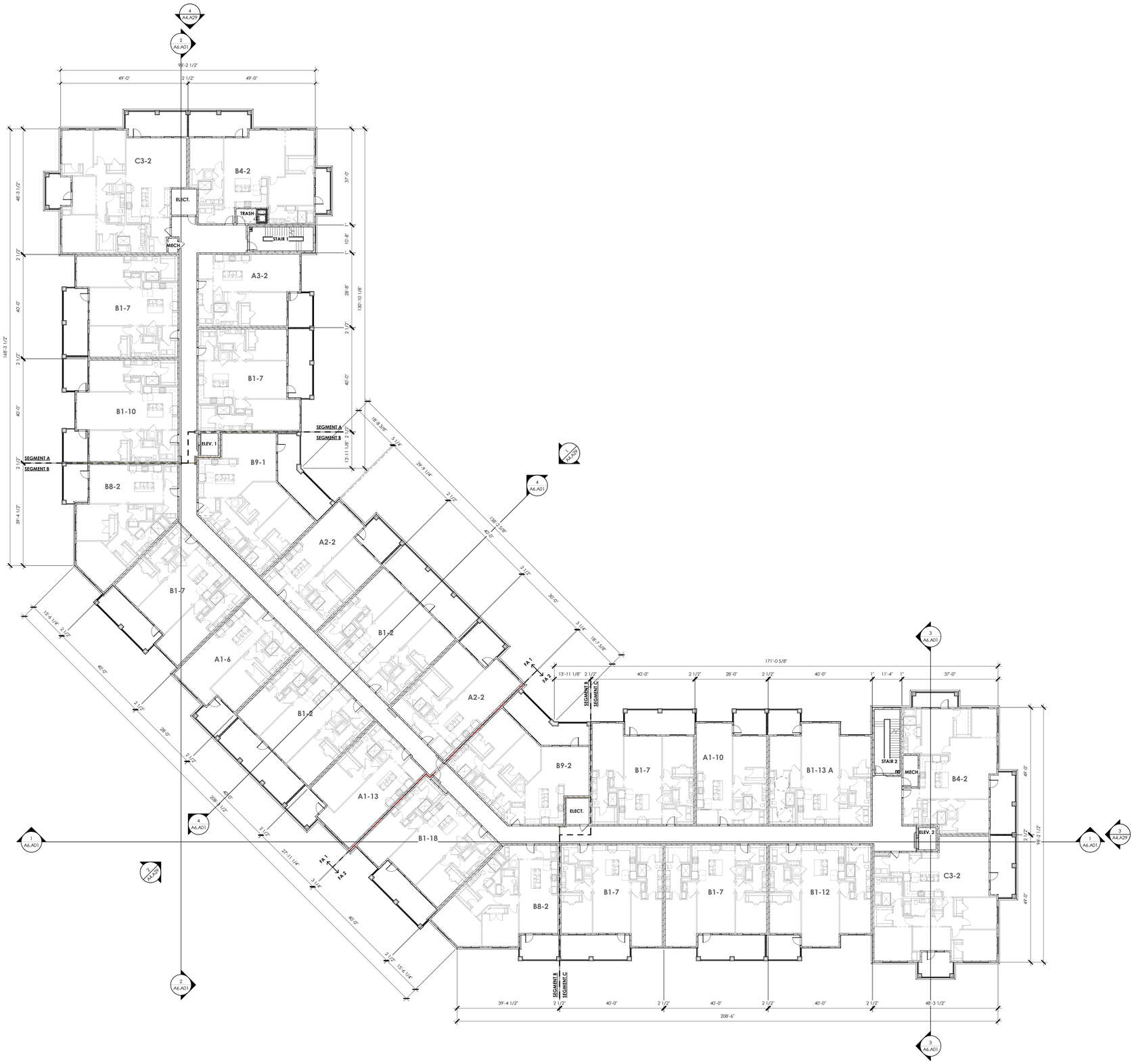
KEY PLAN

BLDG 1 - OVERALL - 2ND FLOOR PLAN

A4.A02



1 BLDG 1 - OVERALL - 3RD FLOOR PLAN
1/16" = 1'-0"

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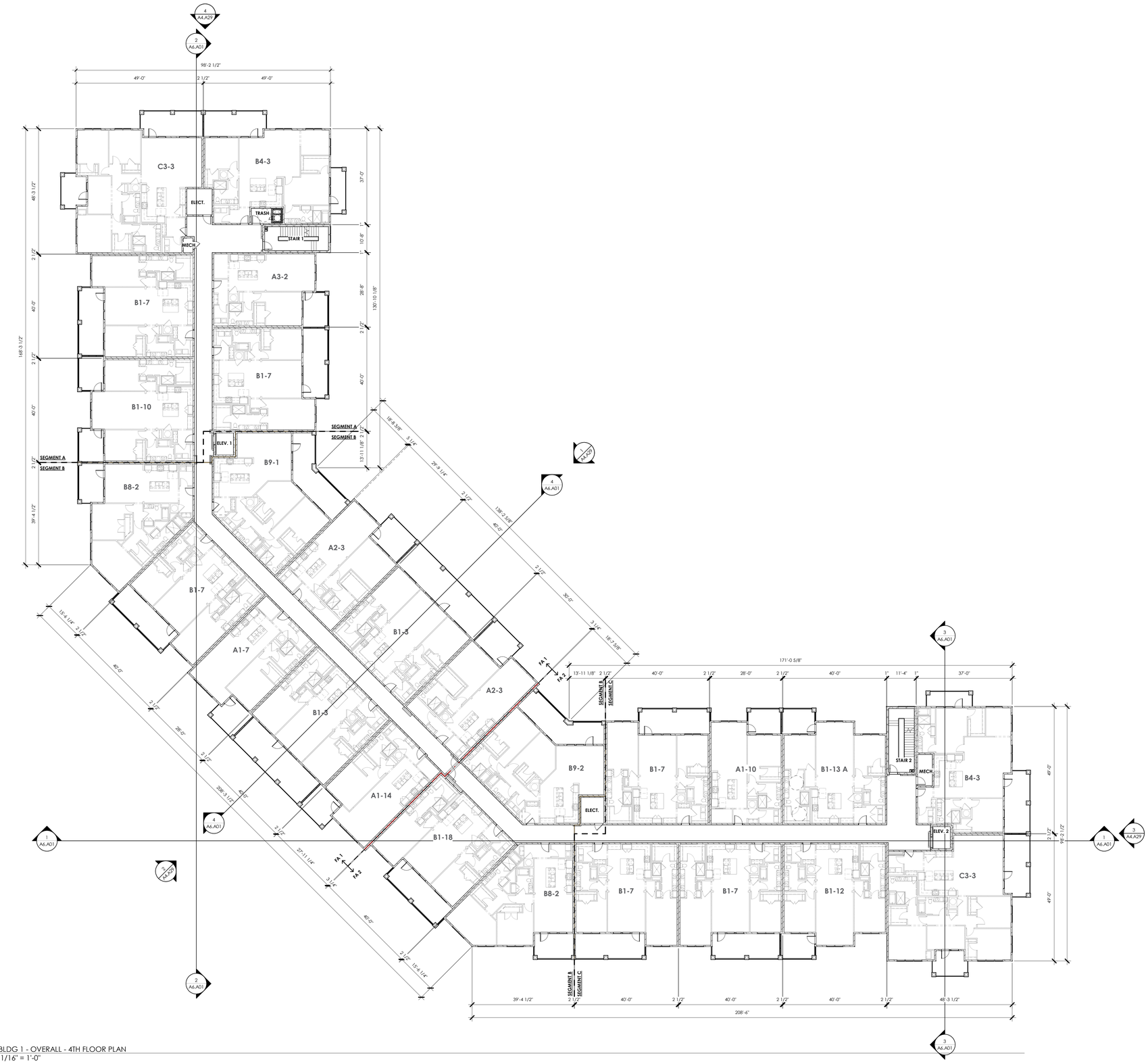
KEY PLAN

BLDG 1 - OVERALL - 3RD FLOOR PLAN

A4.A03



1 BLDG 1 - OVERALL - 4TH FLOOR PLAN
1/16" = 1'-0"

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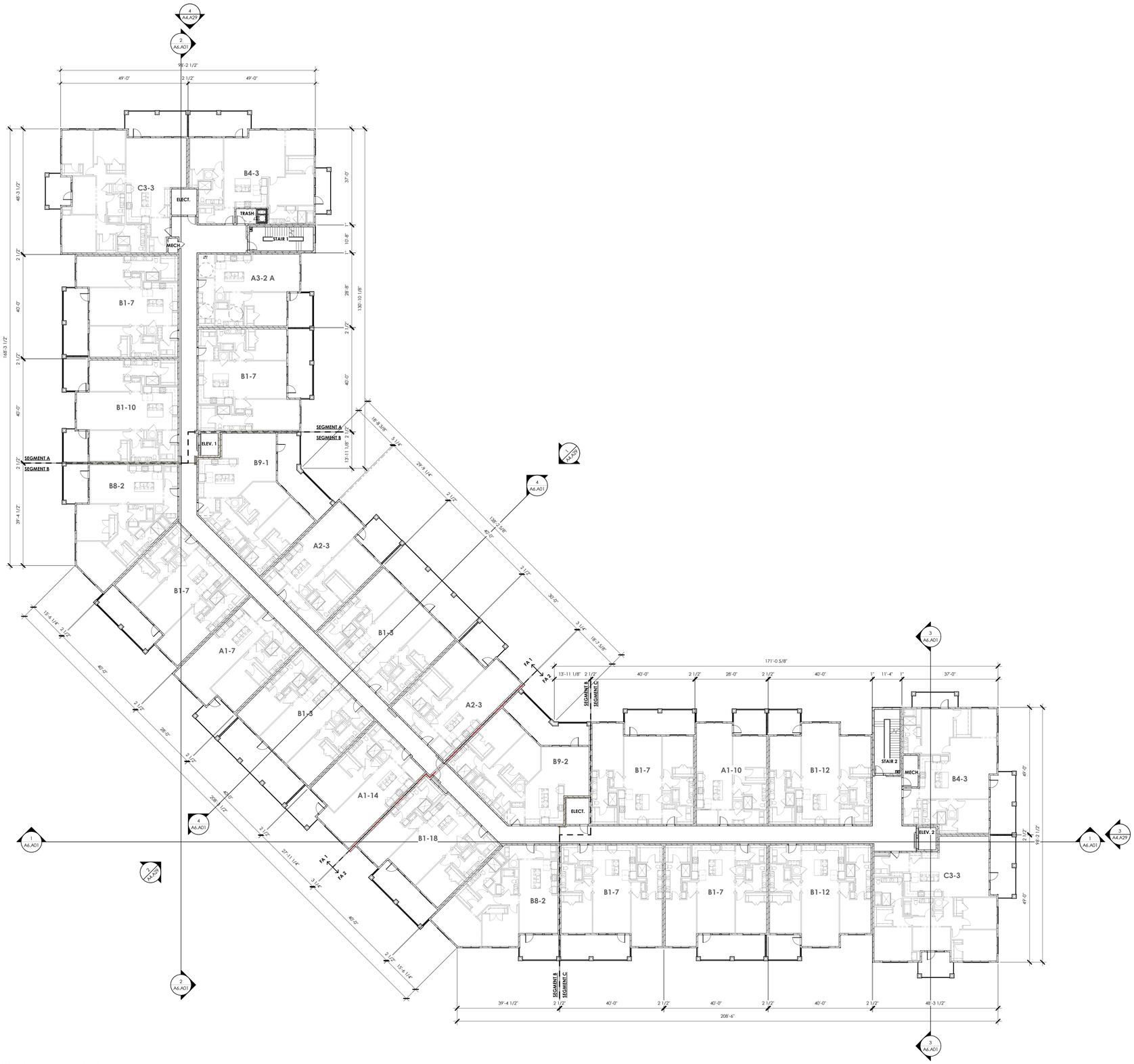
BLDG 1 - OVERALL - 4TH FLOOR PLAN

A4.A04



1 BLDG 1 - OVERALL - 5TH FLOOR PLAN
1/16" = 1'-0"

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BLDG 1 - OVERALL - 5TH FLOOR PLAN

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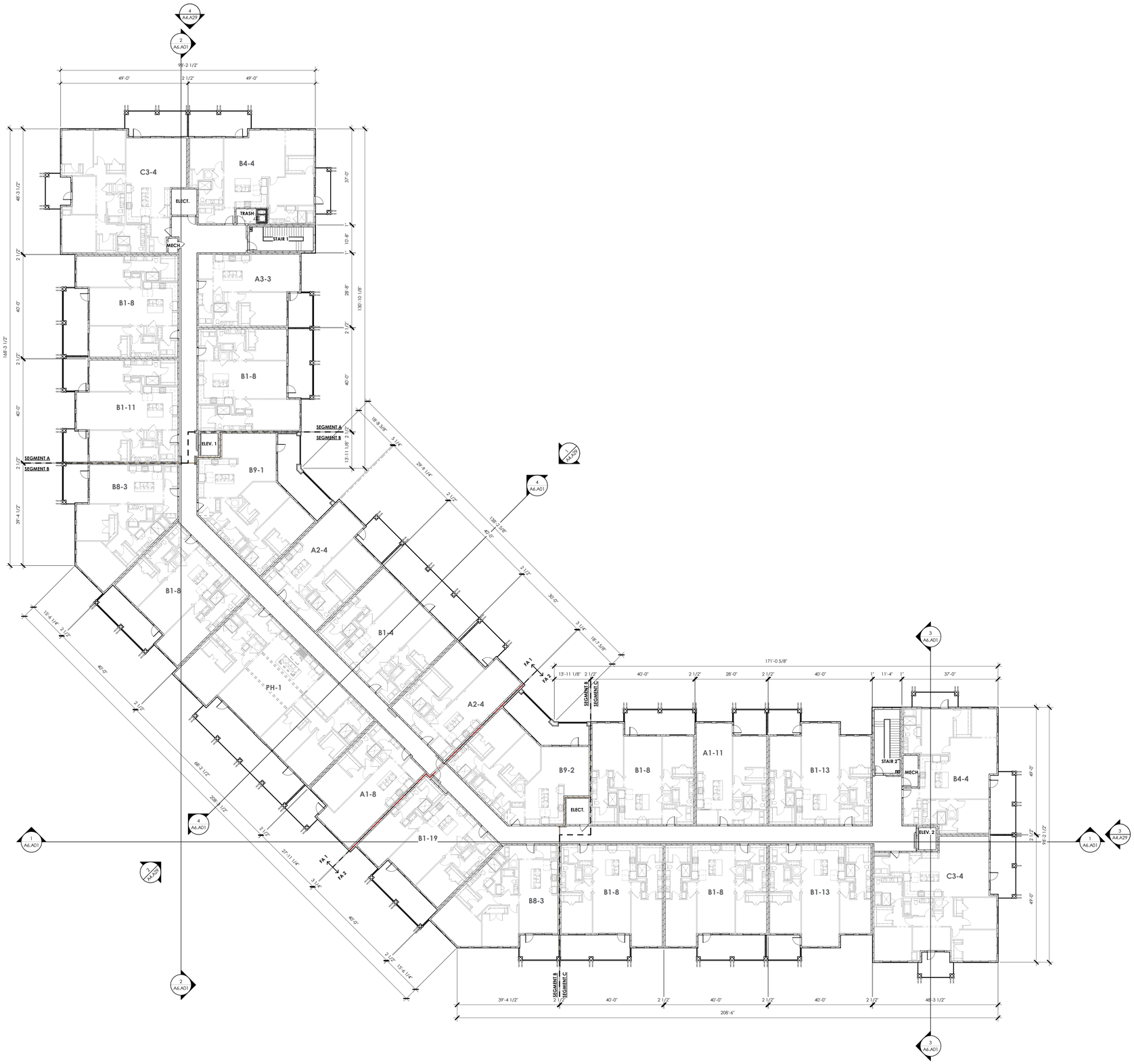

1 BLDG 1 - OVERALL - 6TH FLOOR PLAN
1/16" = 1'-0"

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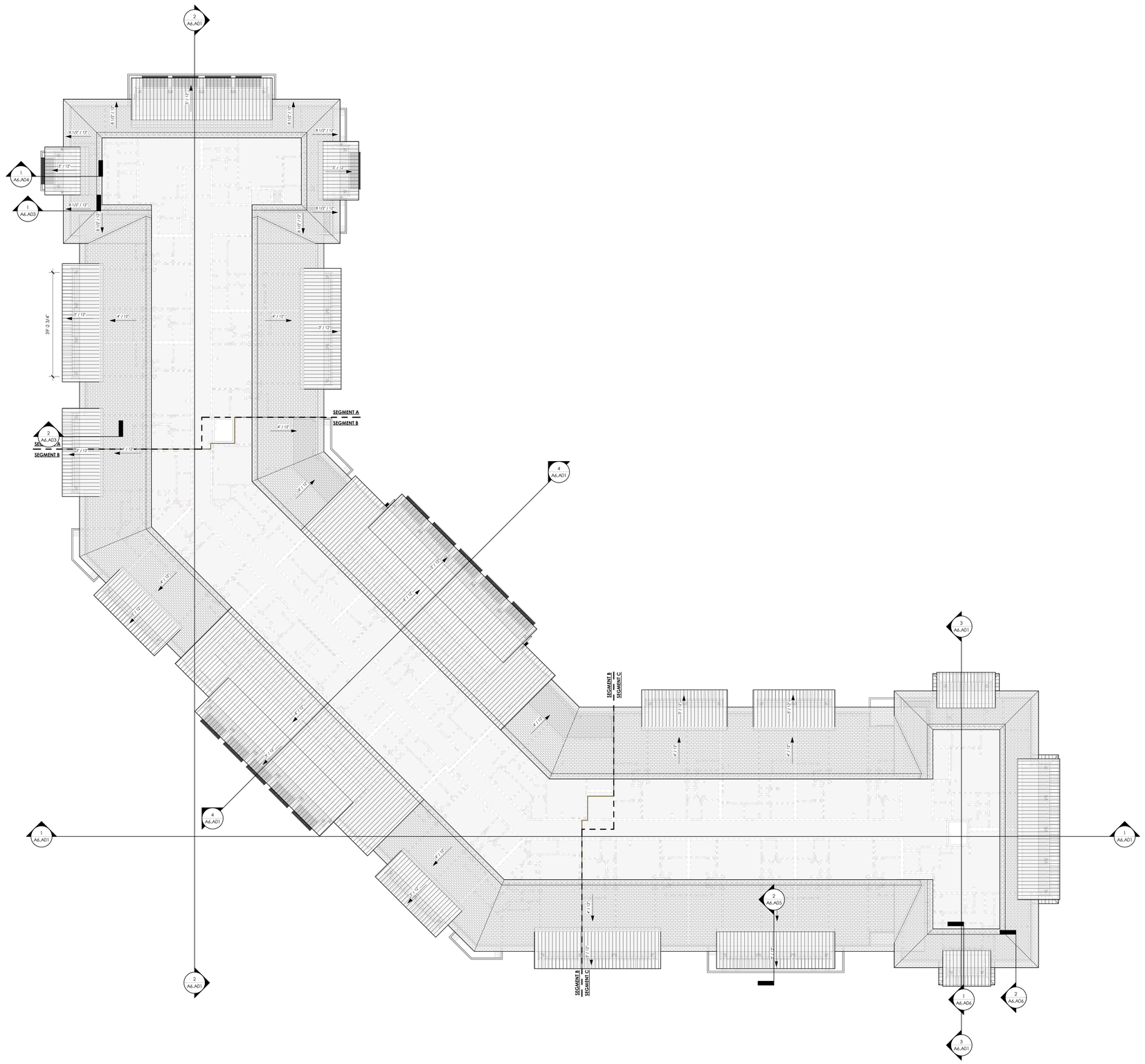
BLDG 1 - OVERALL - 6TH FLOOR PLAN

A4.A06



1 BLDG 1 - OVERALL - ROOF PLAN
1/16" = 1'-0"

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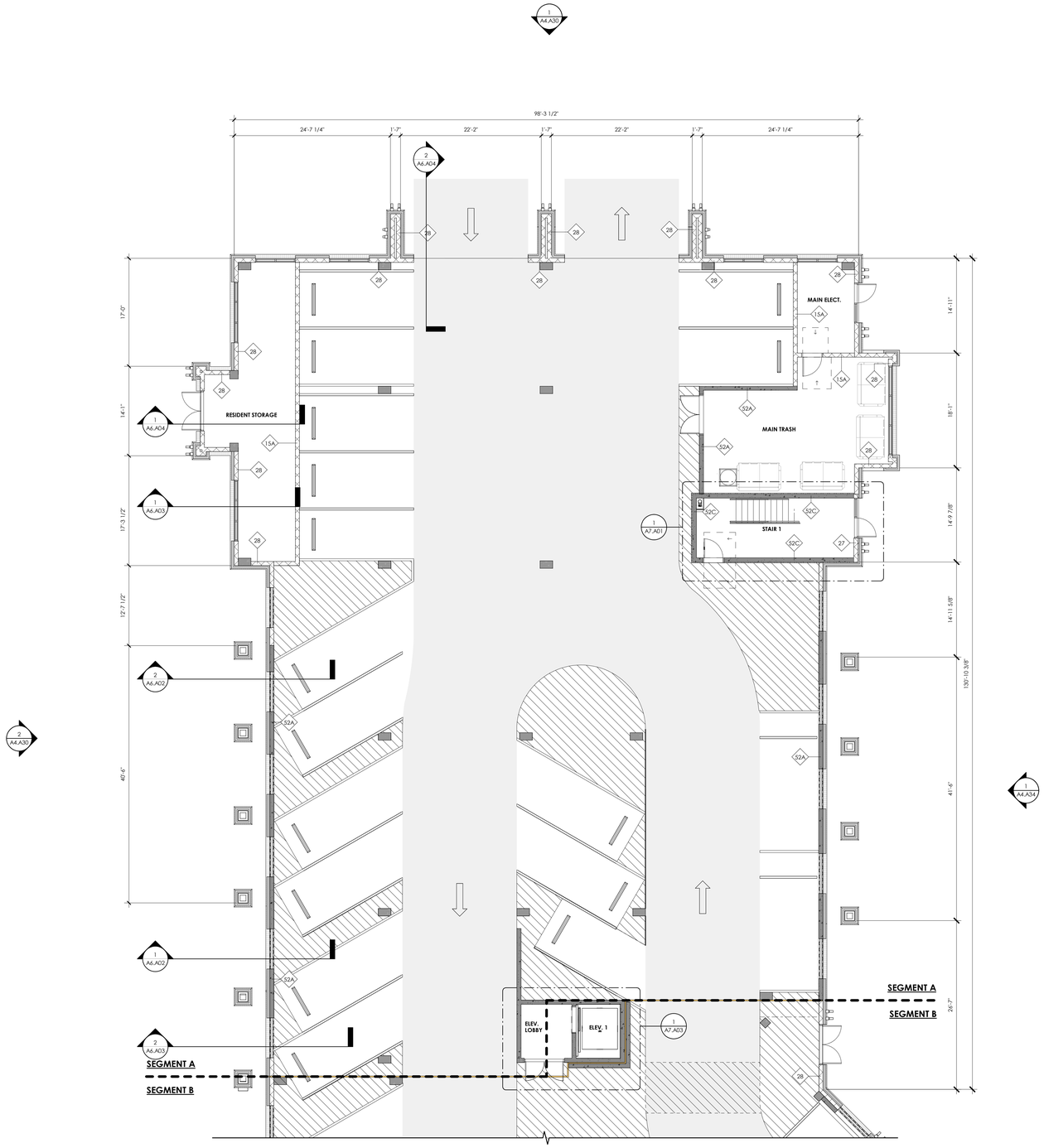
BLDG 1 - OVERALL - ROOF PLAN

A4.A07



1 BLDG 1 - 1ST FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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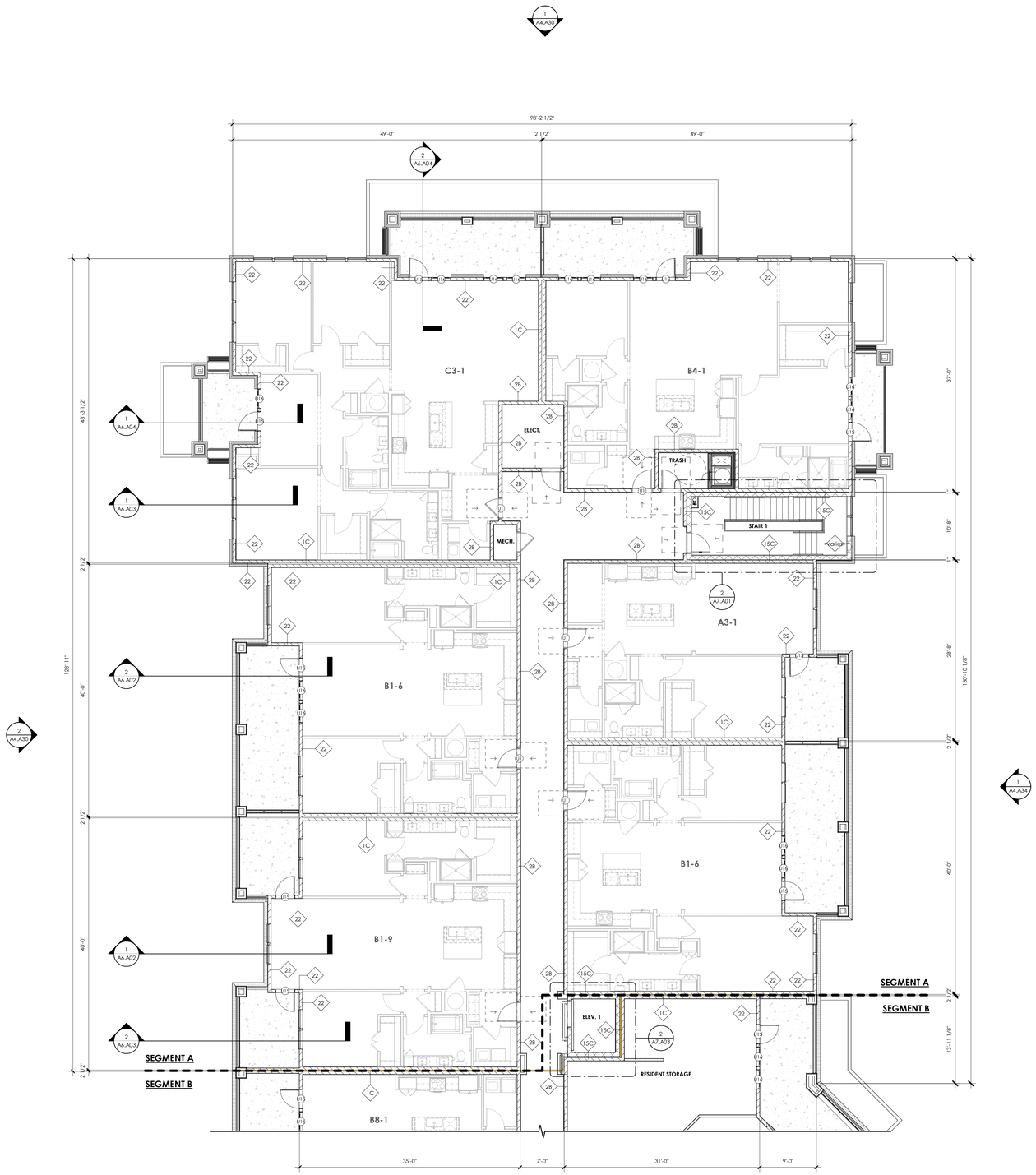
KEY PLAN

BLDG 1 - SEGMENT A - 1ST FLOOR PLAN

A4.A08



1 BLDG 1 - 2ND FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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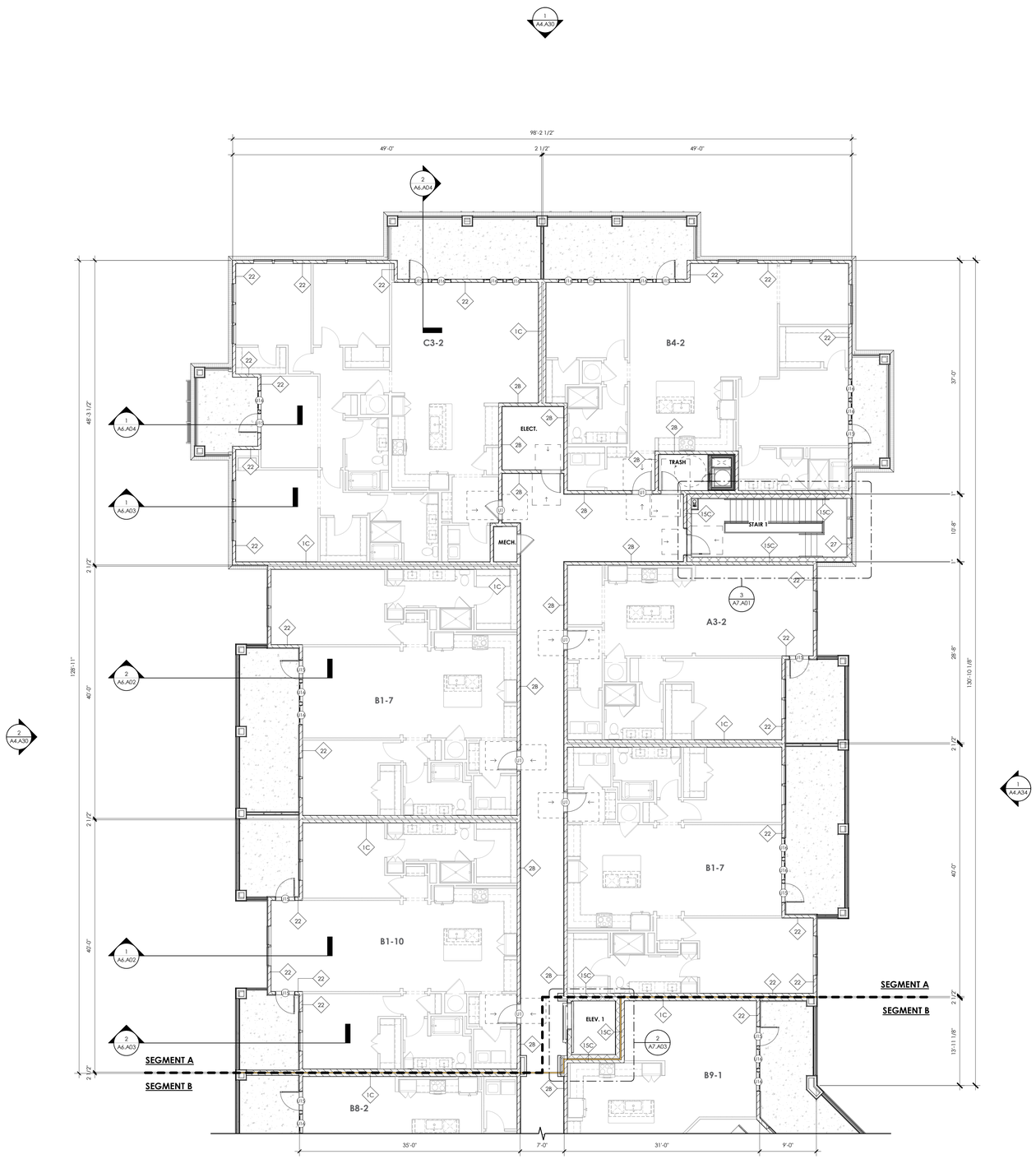
BLDG 1 - SEGMENT A - 2ND FLOOR PLAN

A4.A09



1 BLDG 1 - 3RD FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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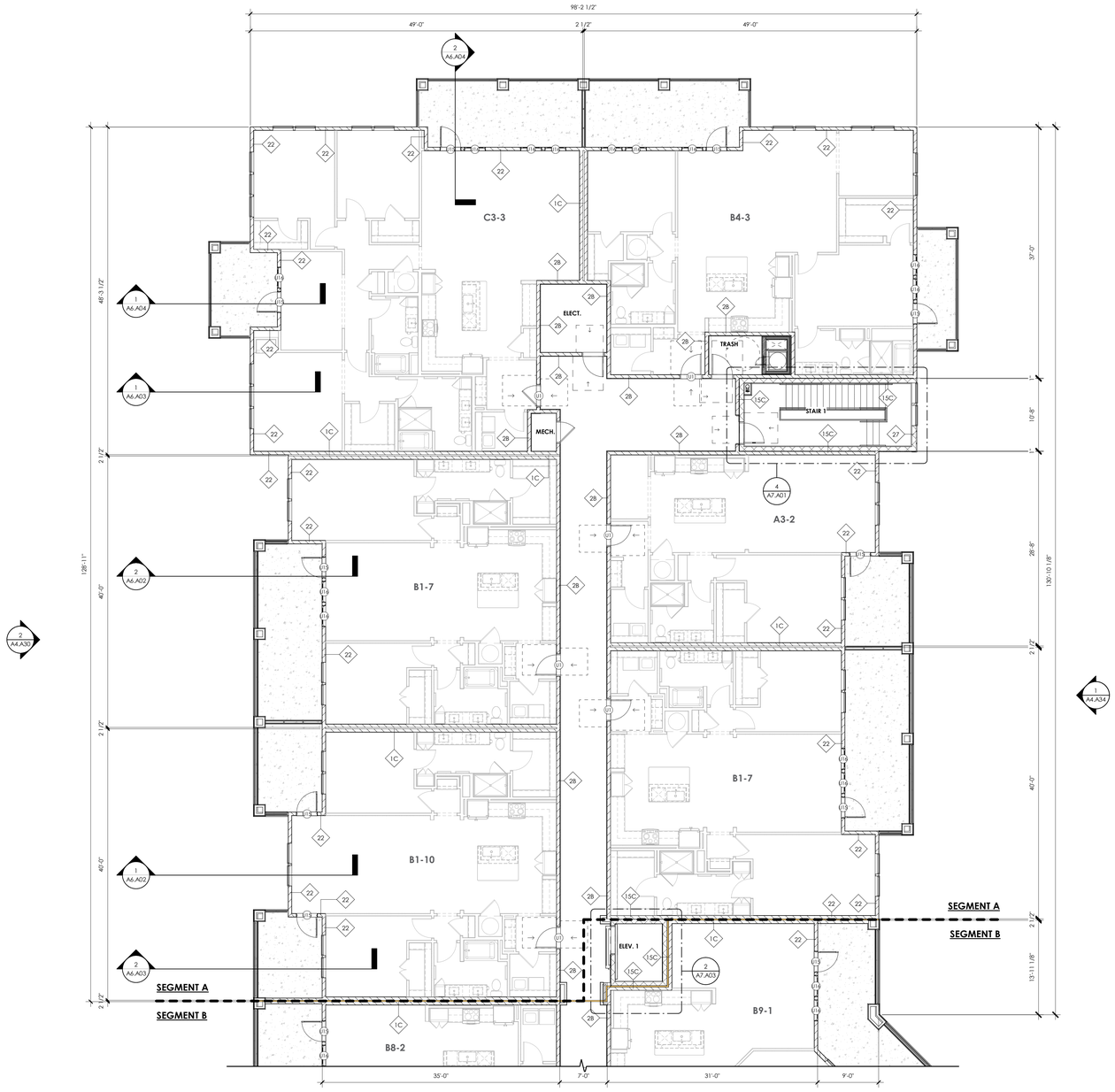
BLDG 1 - SEGMENT A - 3RD FLOOR PLAN

A4.A10



1 BLDG 1 - 4TH FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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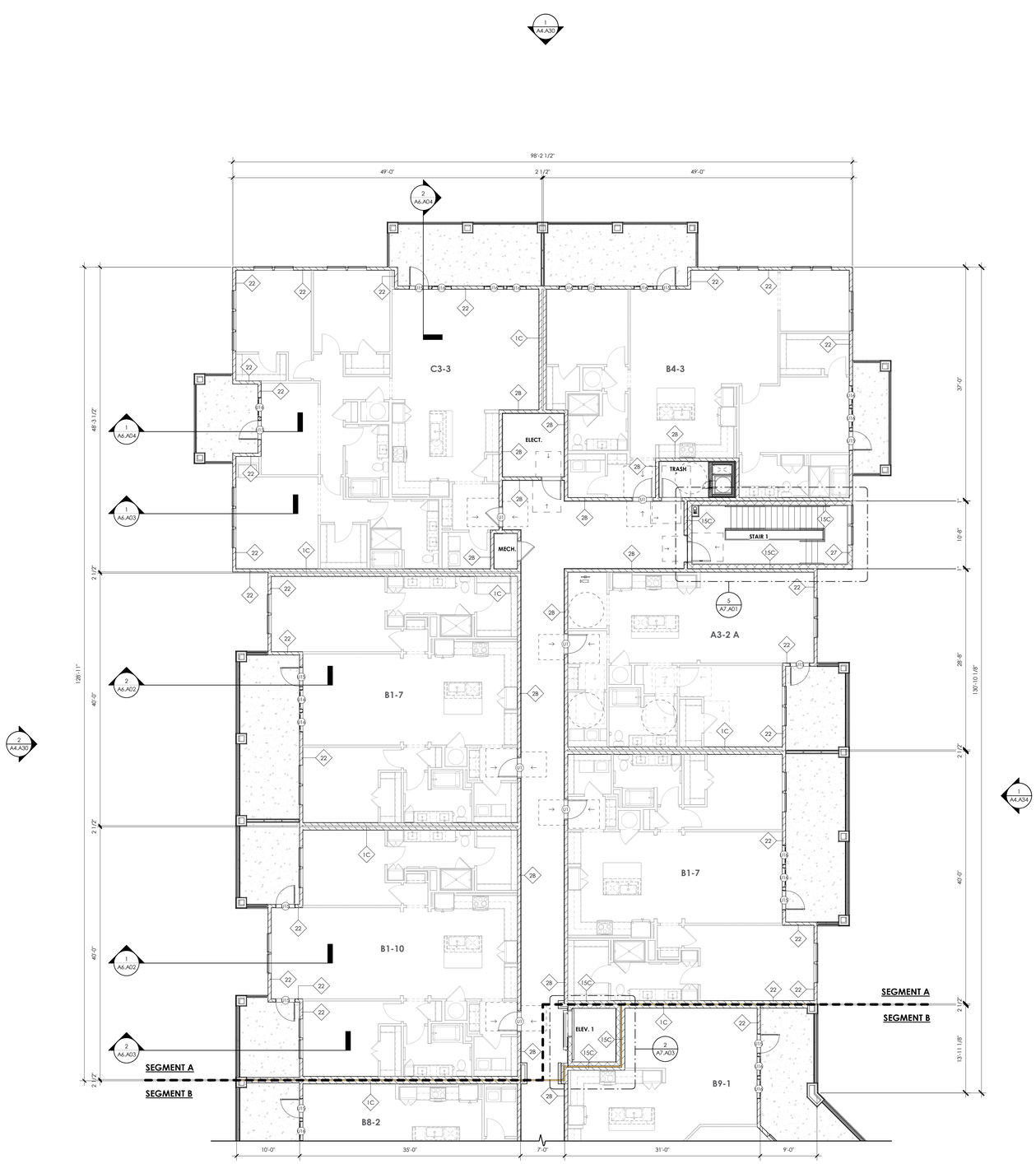
BLDG 1 - SEGMENT A - 4TH FLOOR PLAN

A4.A11



1 BLDG 1 - 5TH FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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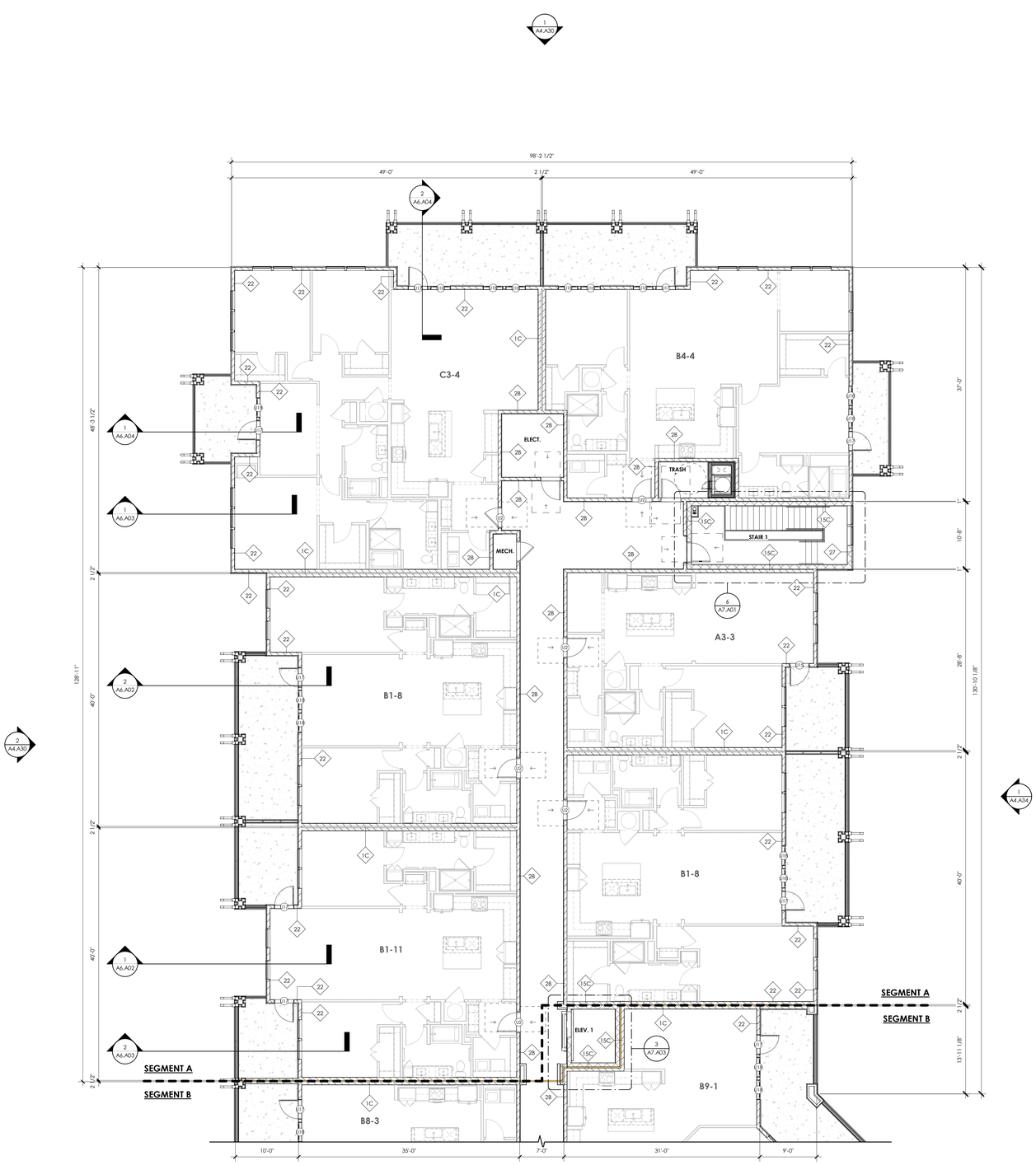
KEY PLAN

BLDG 1 - SEGMENT A - 5TH FLOOR PLAN

A4.A12



1 BLDG 1 - 6TH FLOOR PLAN - SEGMENT A
1/8" = 1'-0"

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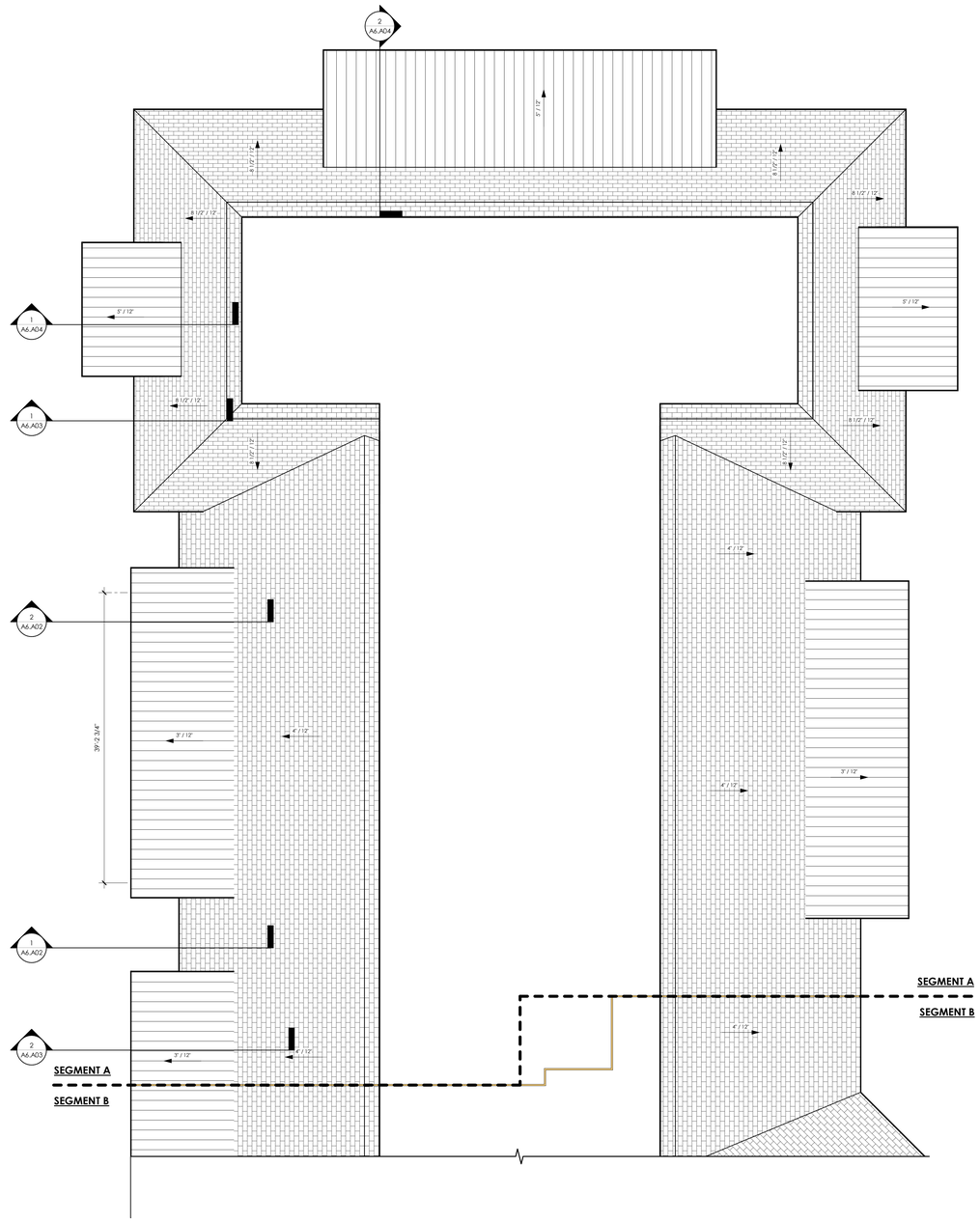
BLDG 1 - SEGMENT A - 6TH FLOOR PLAN

A4.A13



1 BLDG 1 - ROOF PLAN - SEGMENT A
1/8" = 1'-0"

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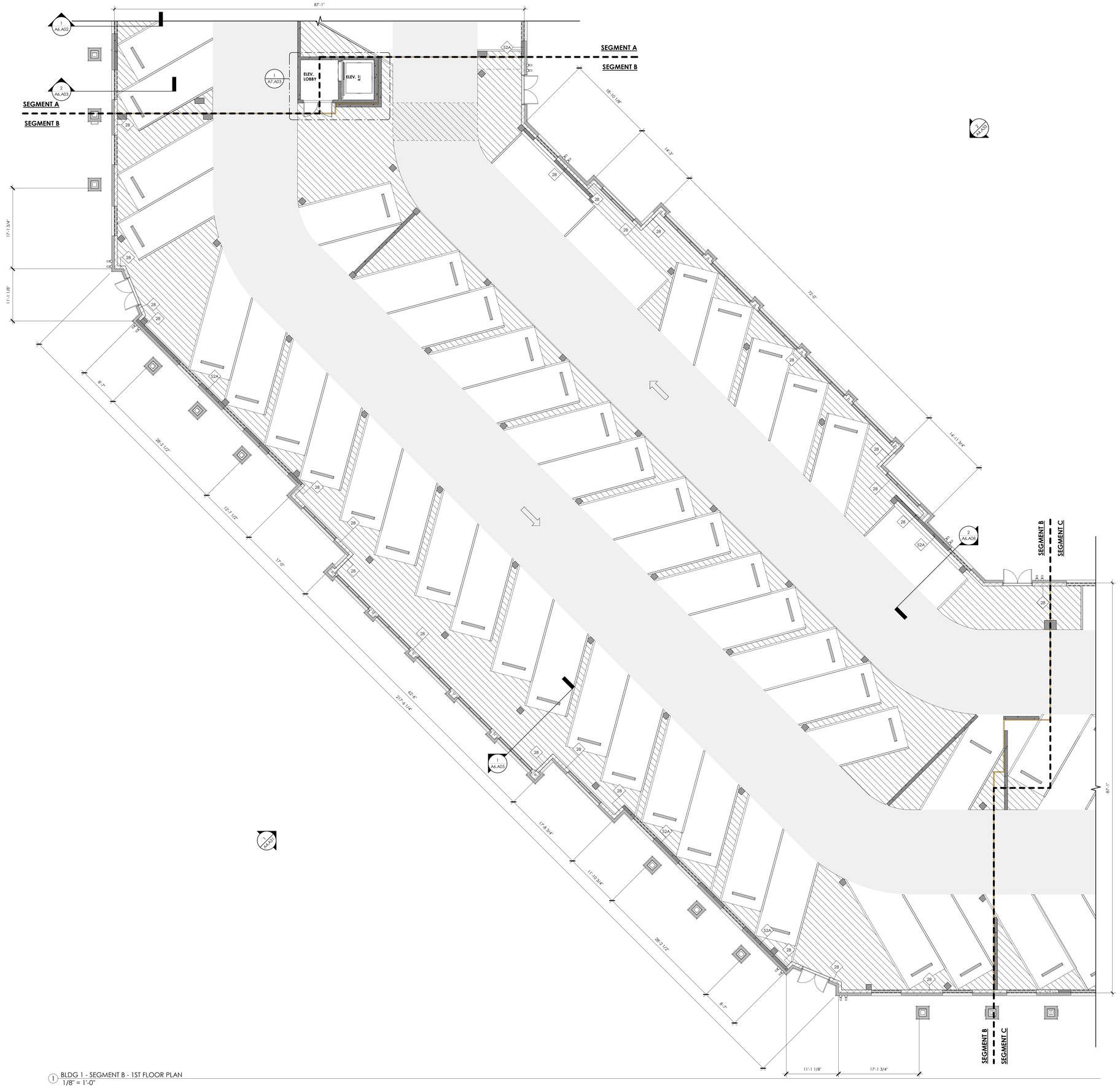
BLDG 1 - SEGMENT A - ROOF PLAN

A4.A14



1 BLDG 1 - SEGMENT B - 1ST FLOOR PLAN
1/8" = 1'-0"

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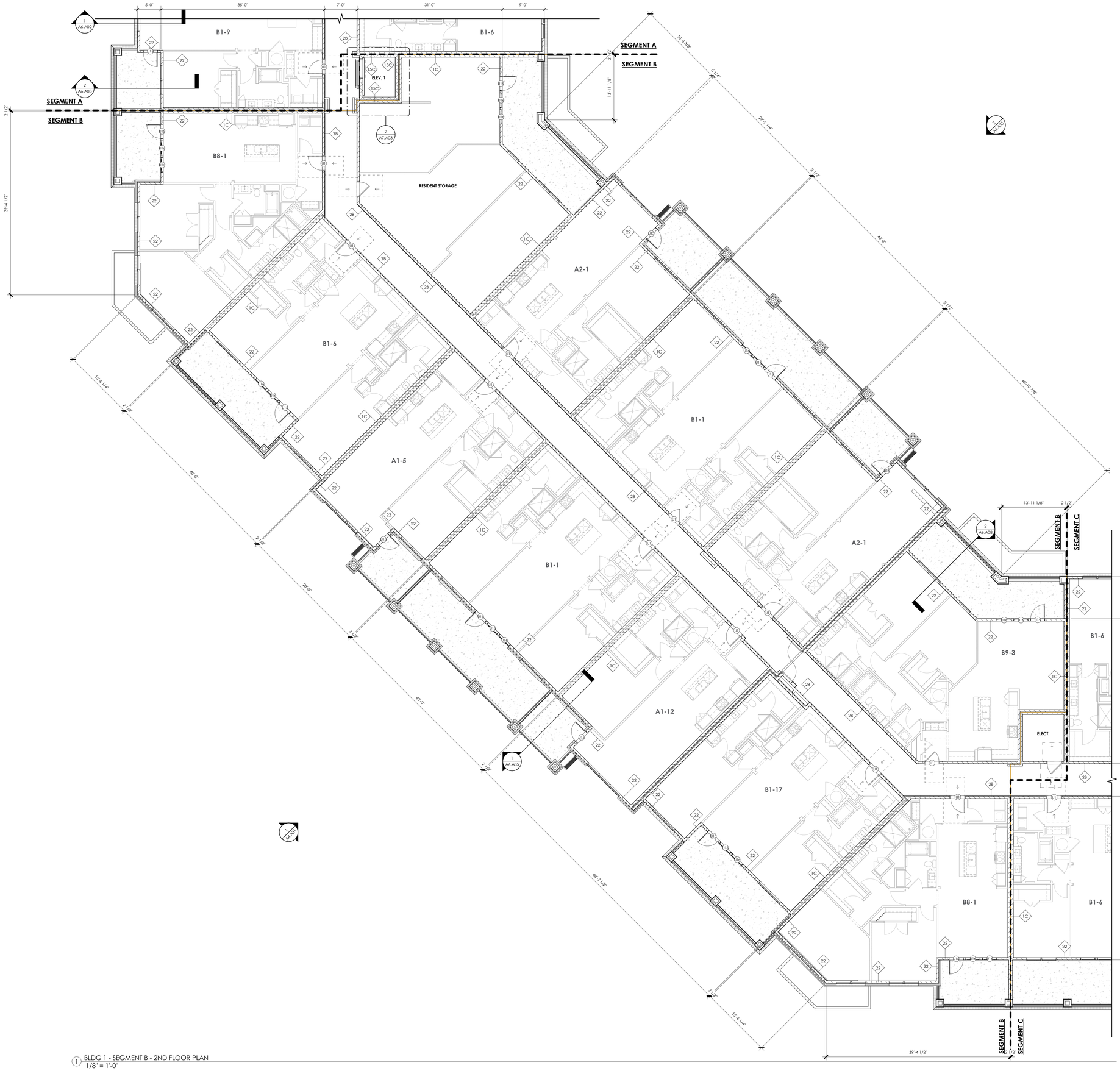
A4.A15



1 BLDG 1 - SEGMENT B - 2ND FLOOR PLAN
1/8" = 1'-0"

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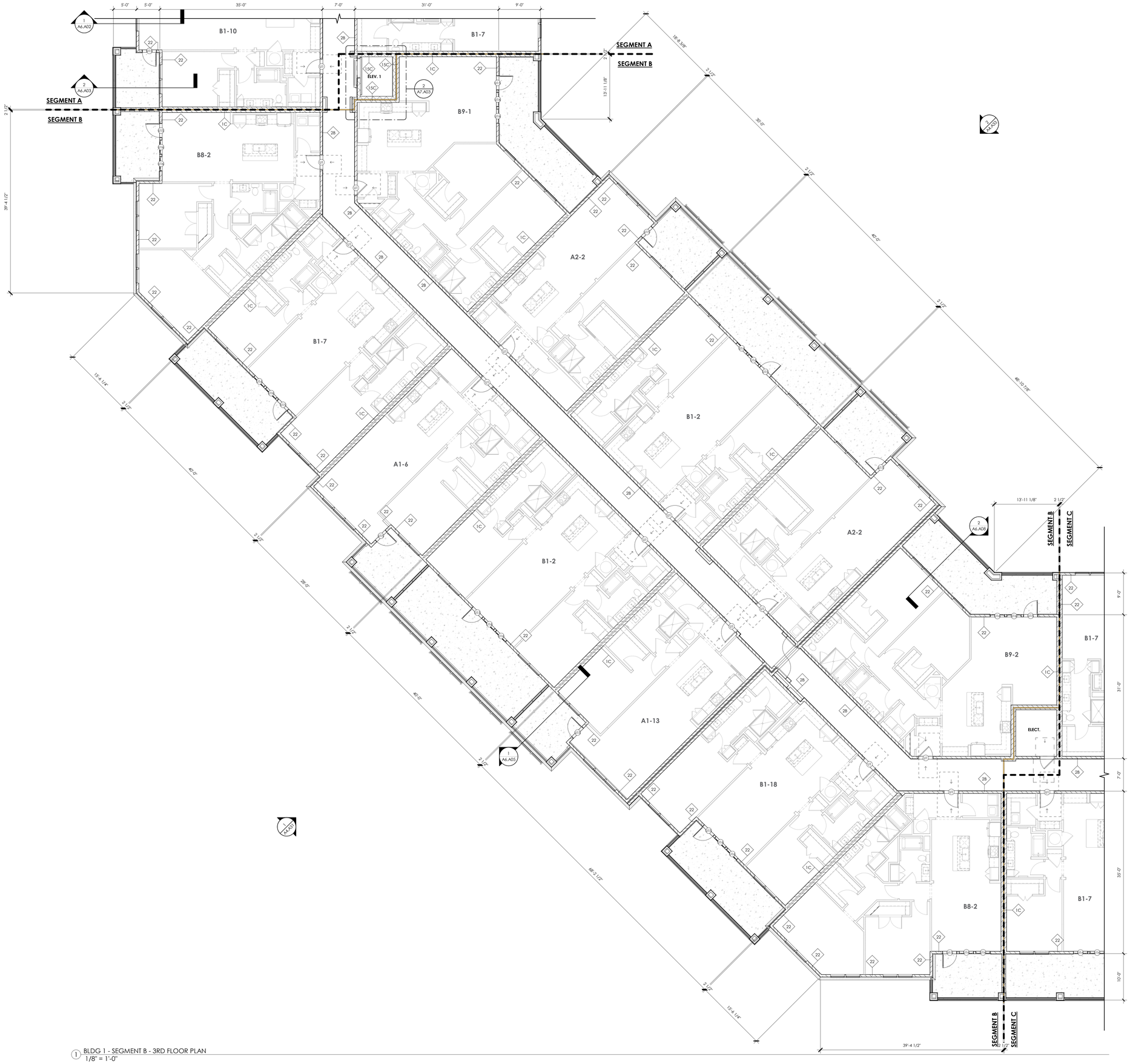
BLDG 1 - SEGMENT B - 2ND FLOOR PLAN

A4.A16



1 BLDG 1 - SEGMENT B - 3RD FLOOR PLAN
1/8" = 1'-0"

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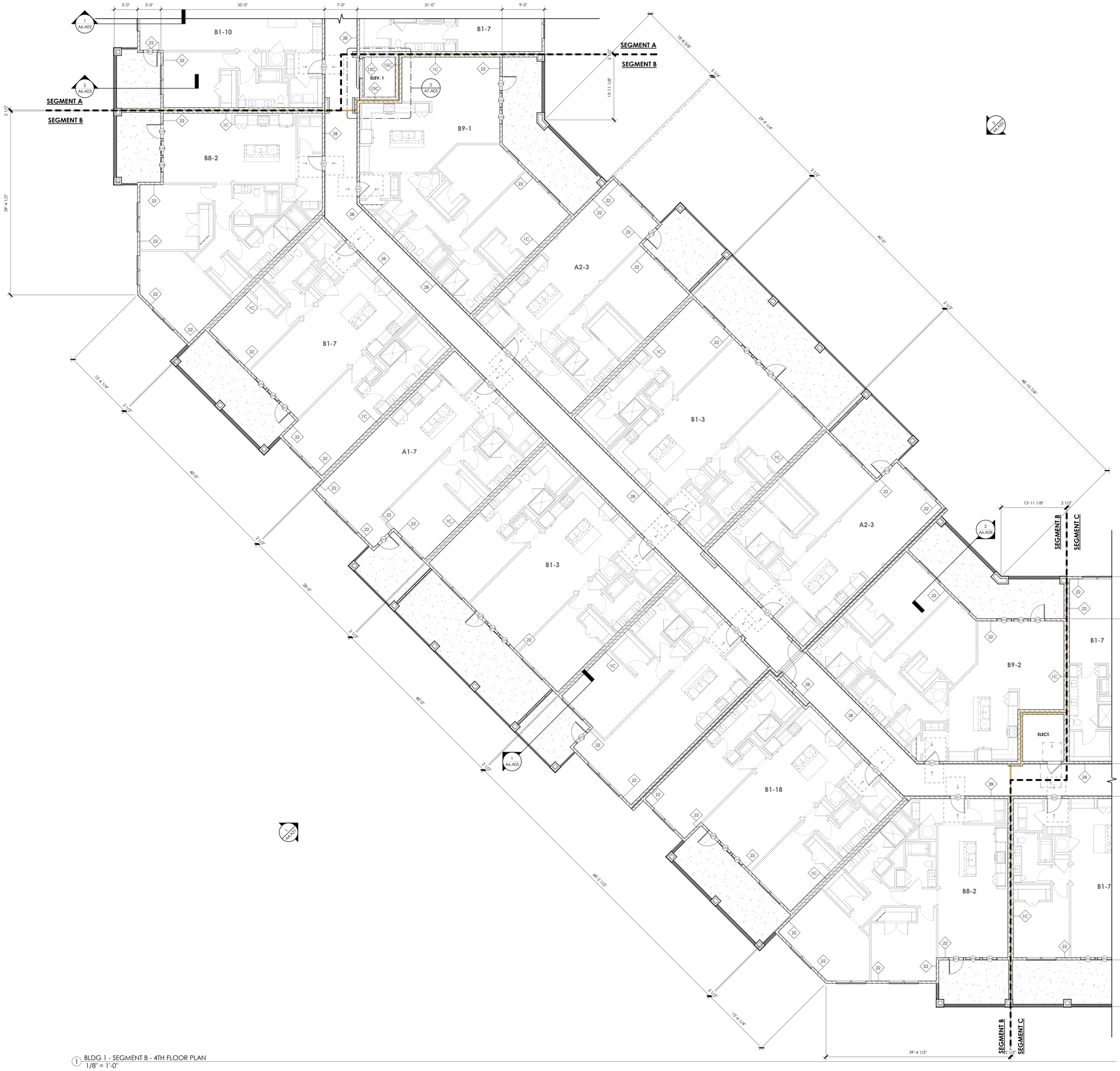
A4.A17



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KEY PLAN

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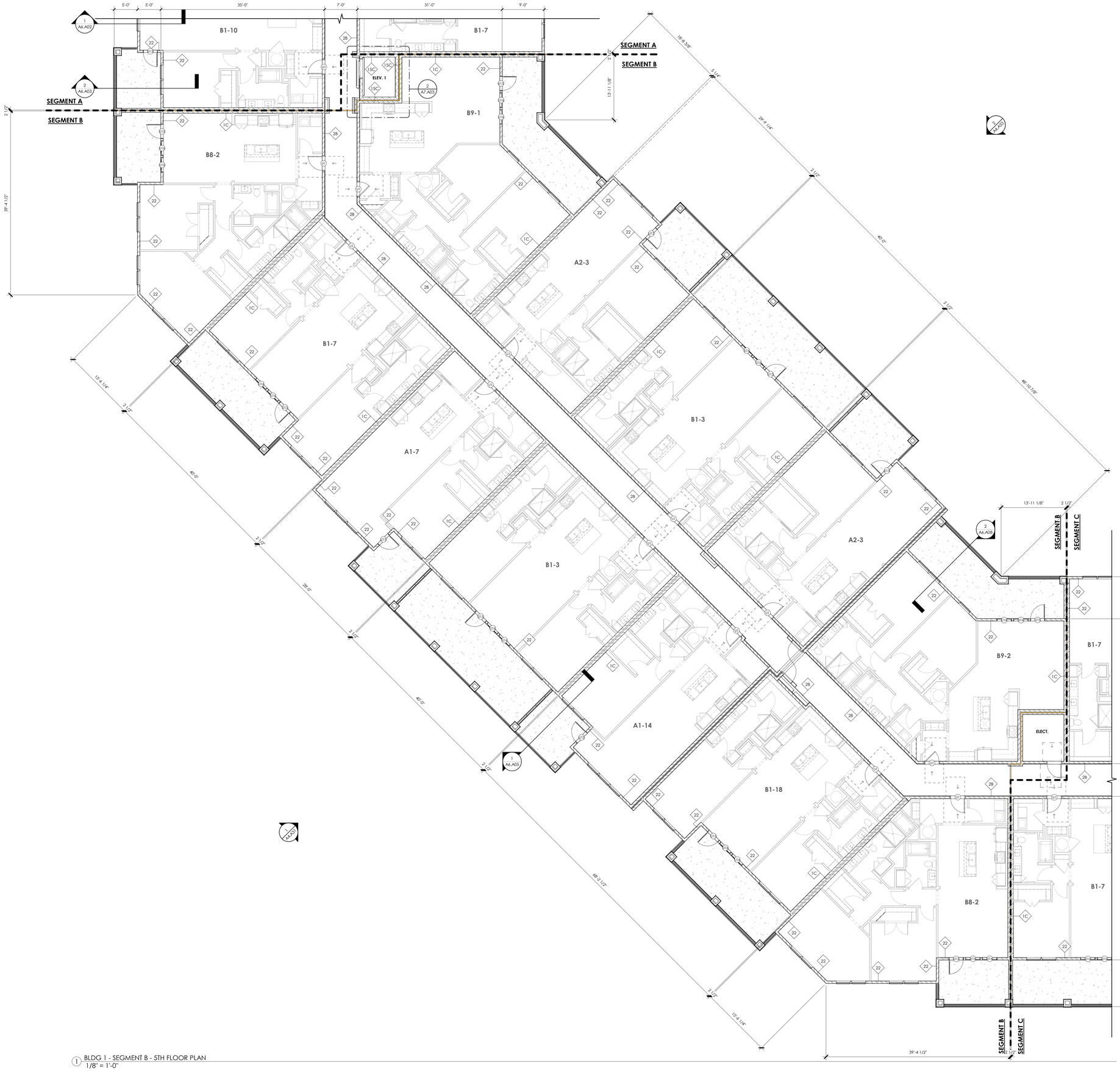
A4.A18



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HOUSING STUDIO, P.A.
REGISTERED ARCHITECTURAL CORPORATION
CERT.NO. 50863
NORTH CAROLINA
CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

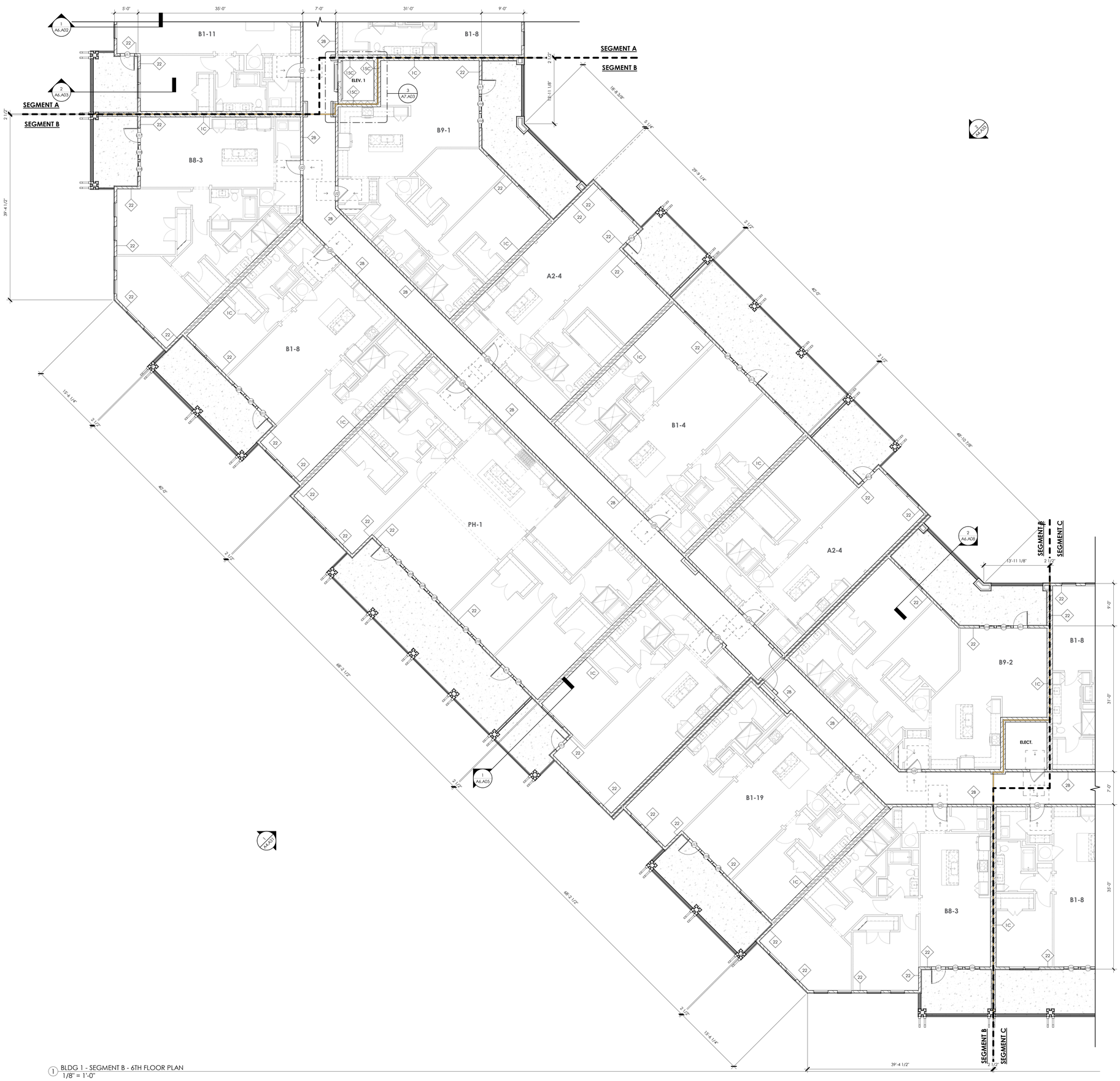
PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 1 - SEGMENT B - 5TH FLOOR PLAN

A4.A19



1 BLDG 1 - SEGMENT B - 6TH FLOOR PLAN
1/8" = 1'-0"

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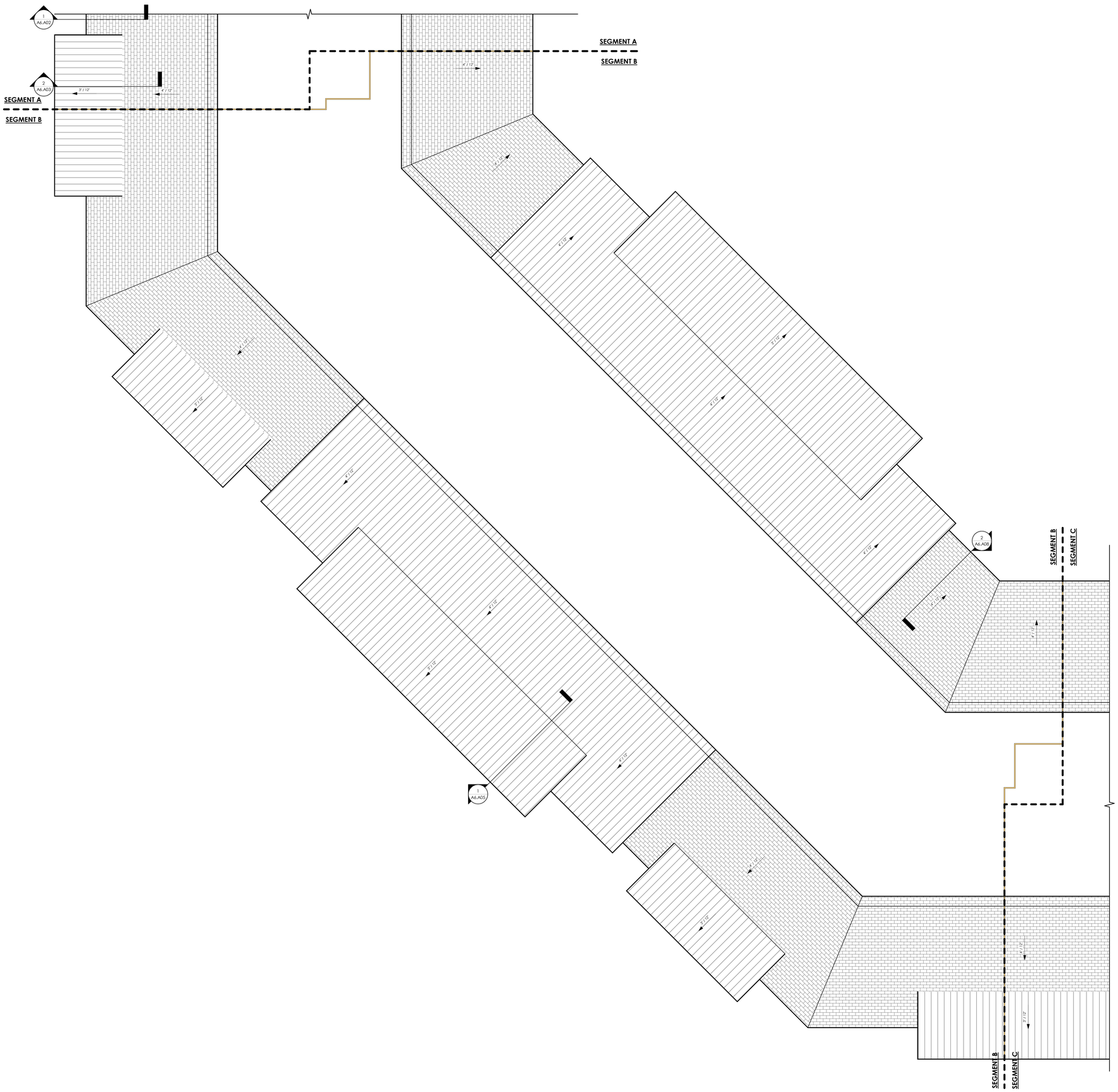
BLDG 1 - SEGMENT B - 6TH FLOOR PLAN

A4.A20



1 BLDG 1 - SEGMENT B - ROOF PLAN
1/8" = 1'-0"

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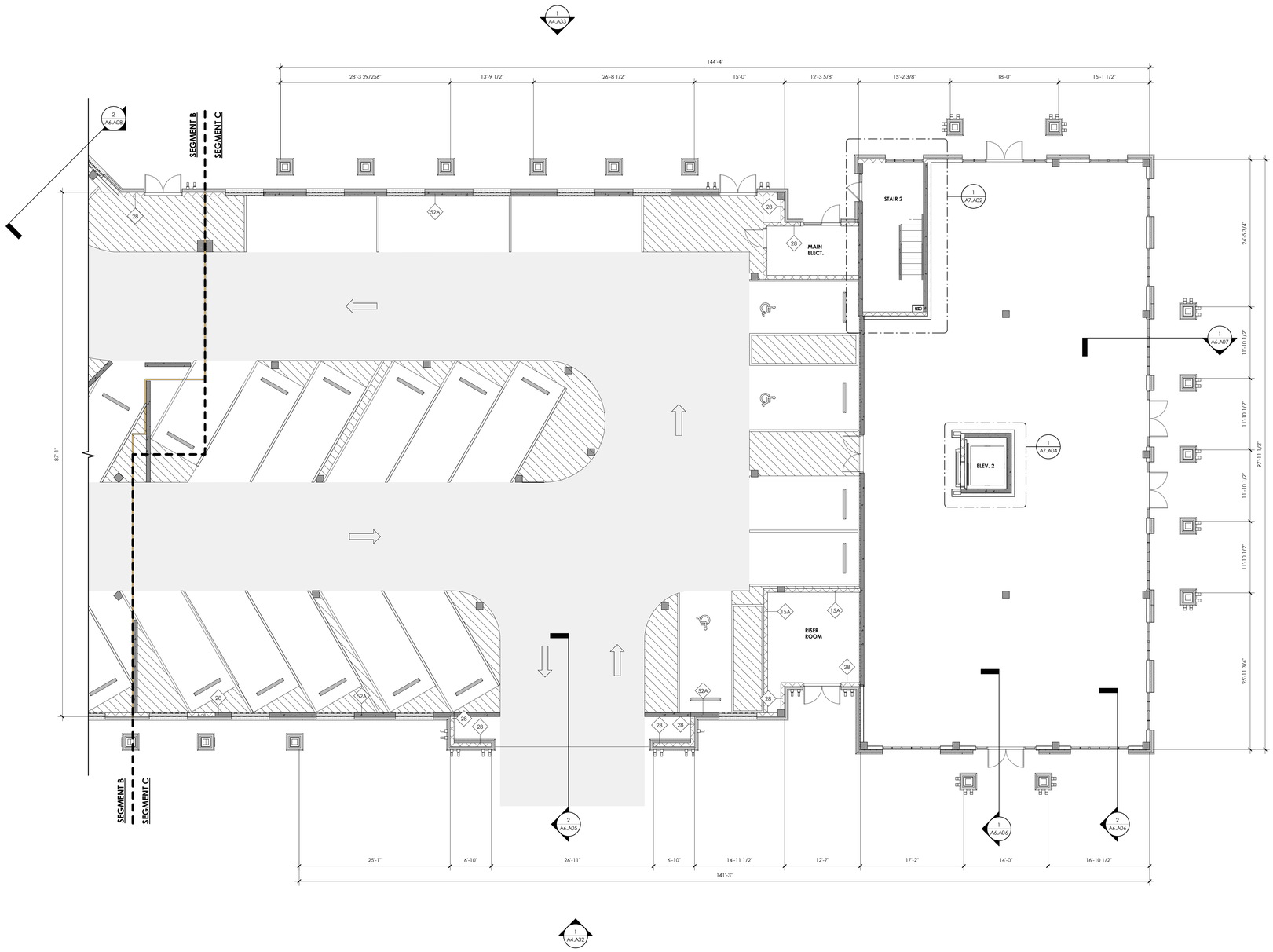
KEY PLAN

BLDG 1 - SEGMENT B - ROOF PLAN

A4.A21



1 BLDG 1 - SEGMENT C - 1ST FLOOR PLAN
1/8" = 1'-0"

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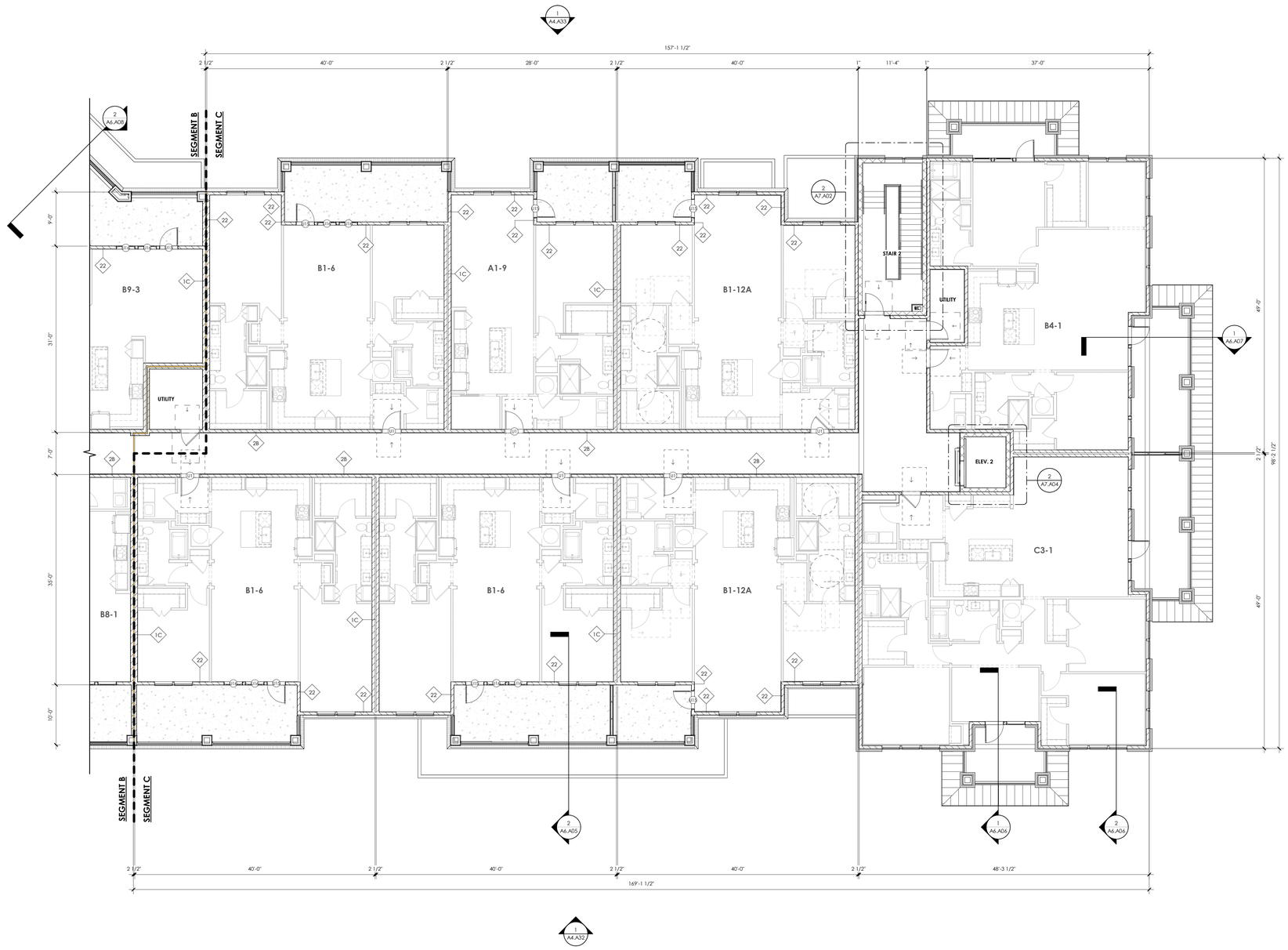
KEY PLAN

BLDG 1 - SEGMENT C - 1ST FLOOR PLAN

A4.A22



1 BLDG 1 - SEGMENT C - 2ND FLOOR PLAN
1/8" = 1'-0"

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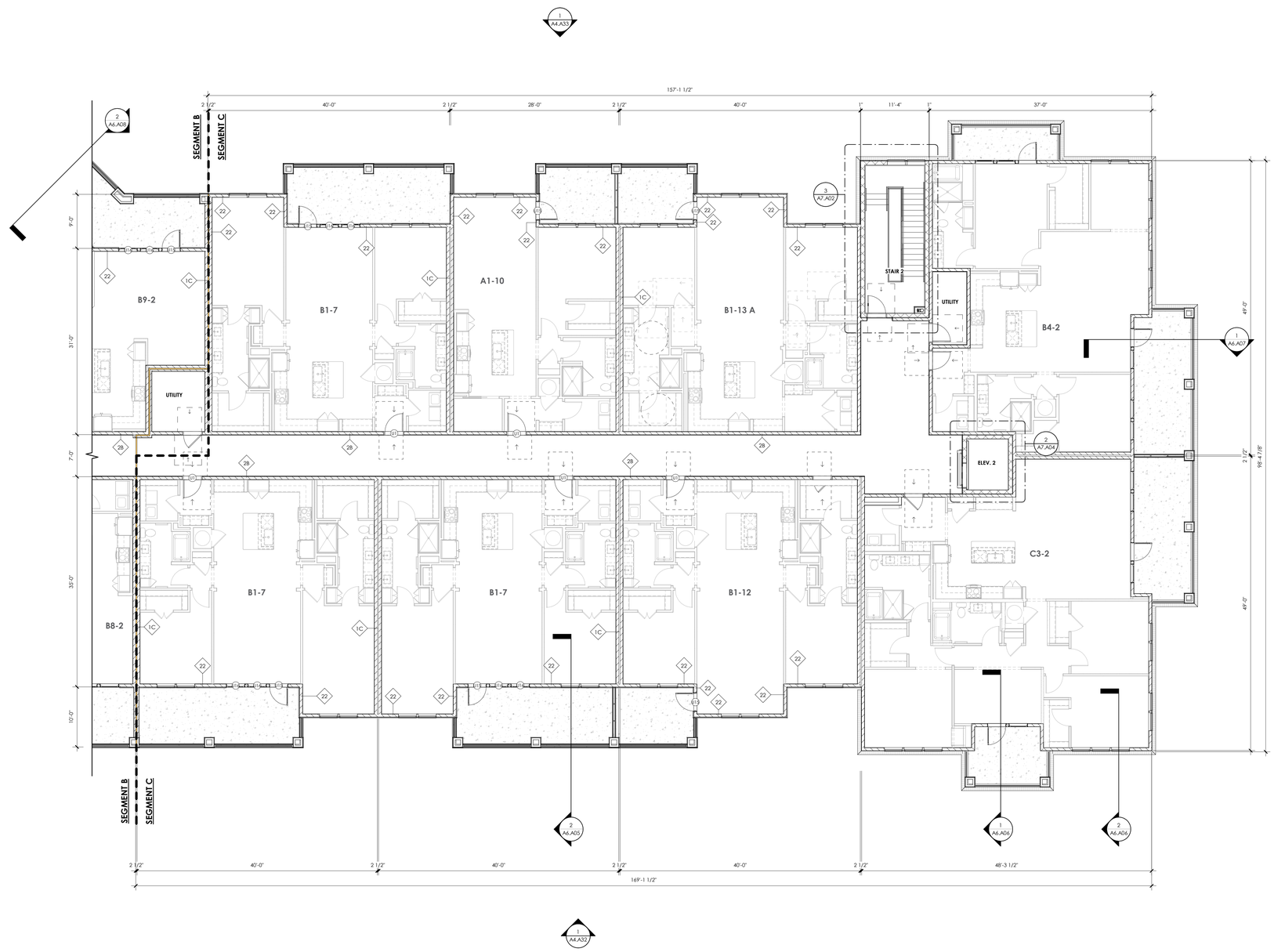
BLDG 1 - SEGMENT C - 2ND FLOOR PLAN

A4.A23



1 BLDG 1 - SEGMENT C - 3RD FLOOR PLAN
1/8" = 1'-0"

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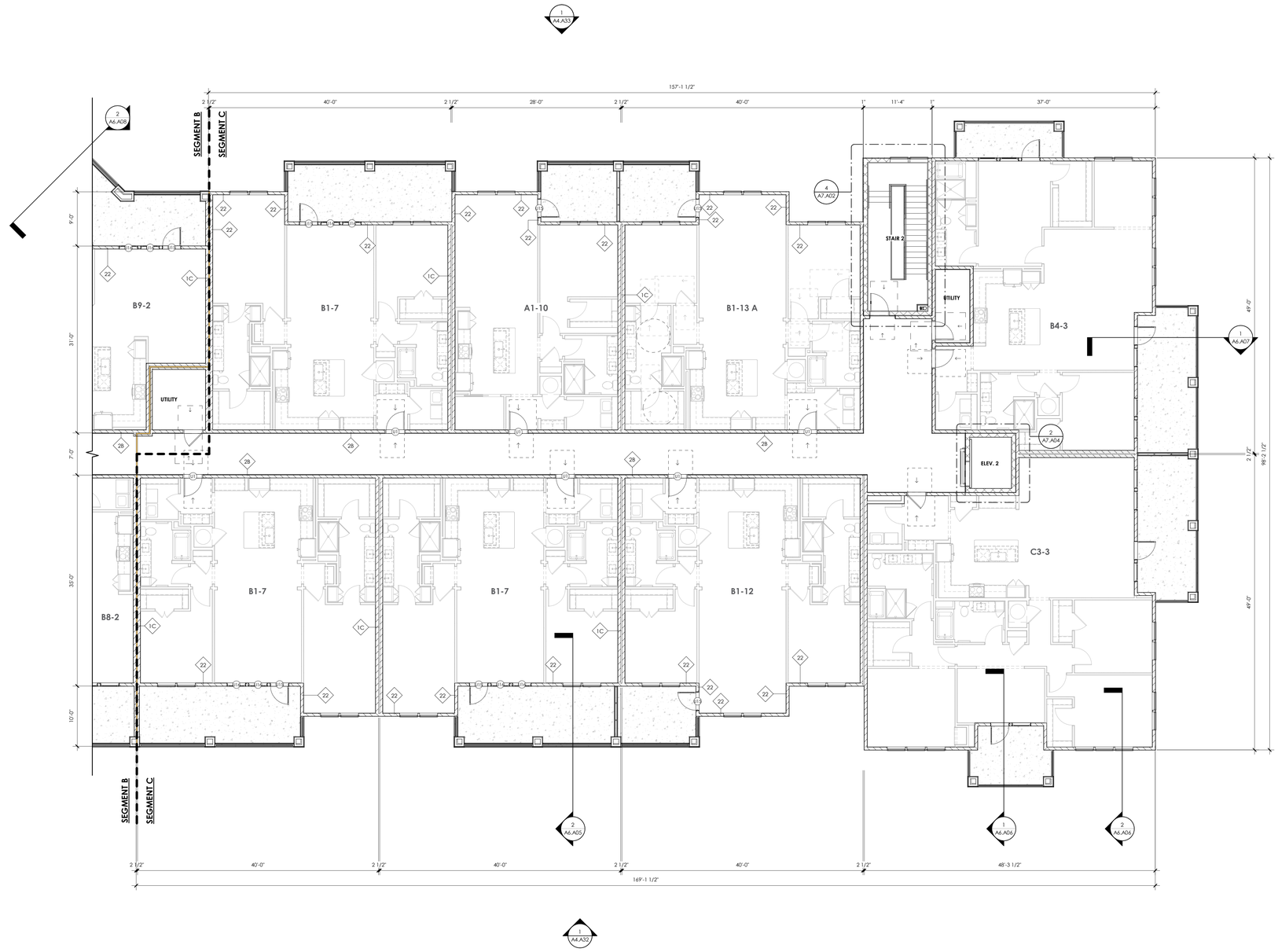
BLDG 1 - SEGMENT C - 3RD FLOOR PLAN

A4.A24



1 BLDG 1 - SEGMENT C - 4TH FLOOR PLAN
1/8" = 1'-0"

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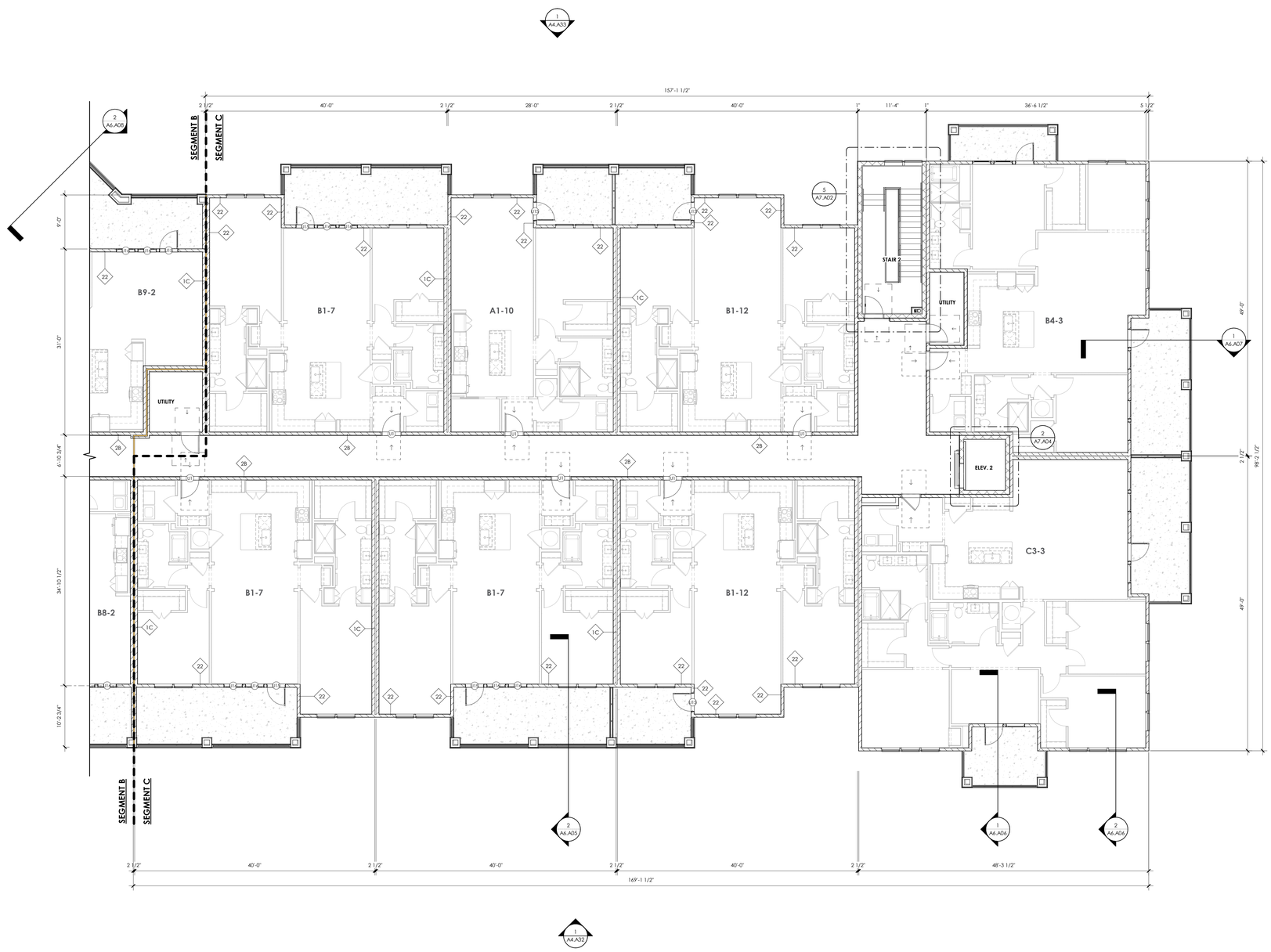
A4.A25



1 BLDG 1 - SEGMENT C - 5TH FLOOR PLAN
1/8" = 1'-0"

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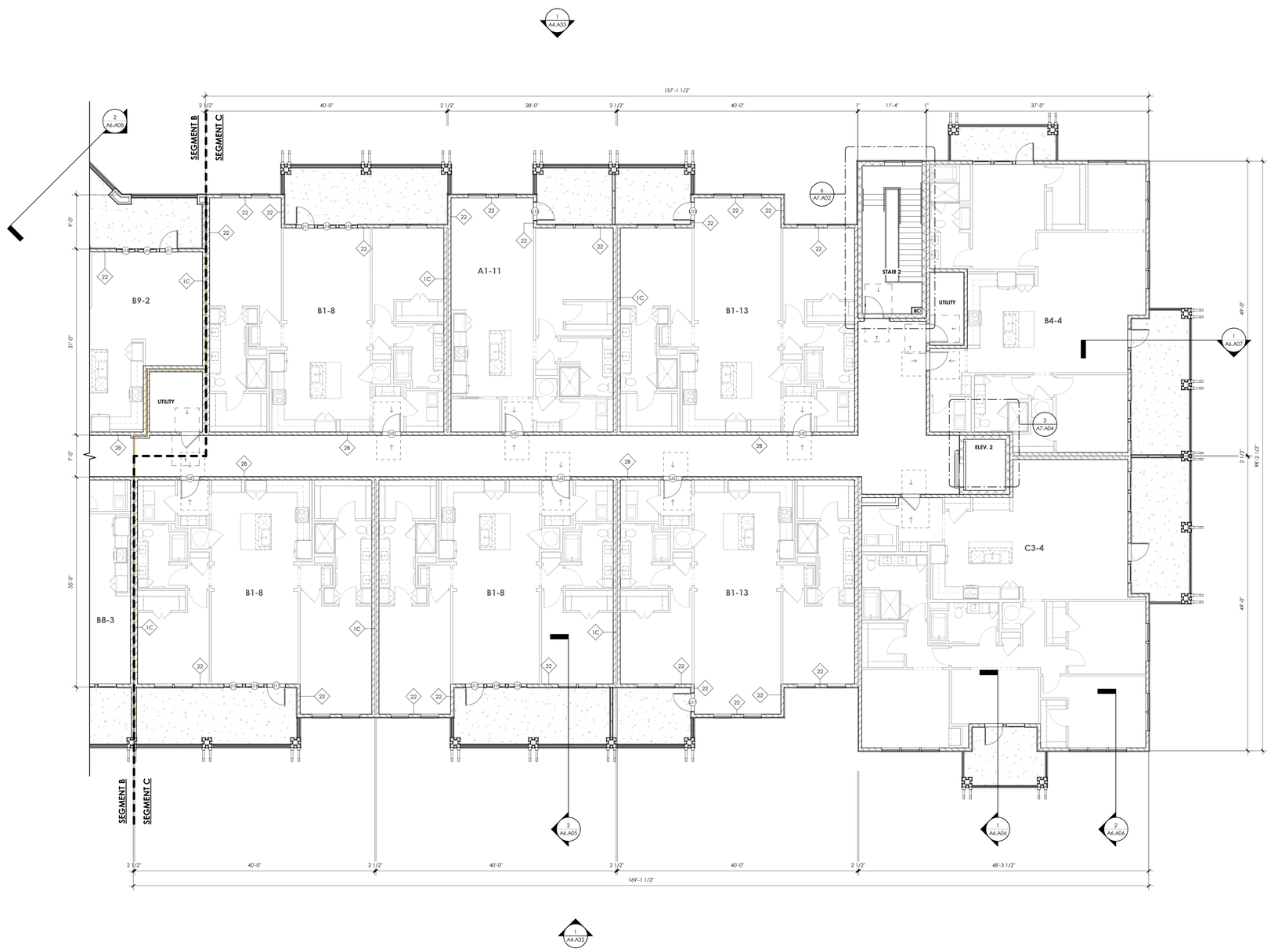
KEY PLAN

BLDG 1 - SEGMENT C - 5TH FLOOR PLAN

A4.A26



1 BLDG 1 - SEGMENT C - 6TH FLOOR PLAN
1/8" = 1'-0"

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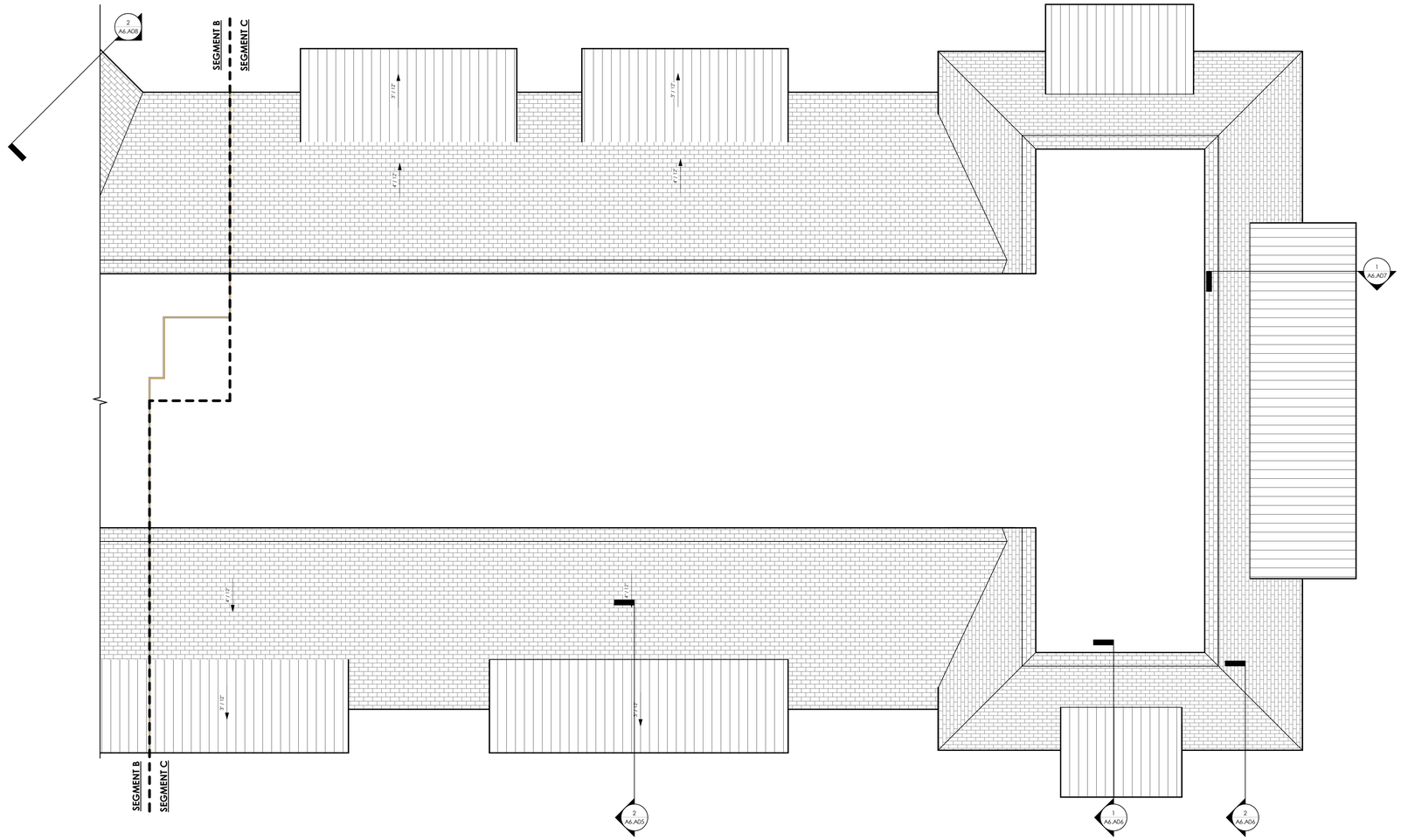
A4.A27



1 BLDG 1 - SEGMENT C - ROOF PLAN
1/8" = 1'-0"

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KEY PLAN

BLDG 1 - SEGMENT C - ROOF PLAN

A4.A28

4 BLDG 1 - OVERALL - SIDE ELEVATION 2
1/16" = 1'-0"

3 BLDG 1 - OVERALL - SIDE ELEVATION 1
1/16" = 1'-0"

2 BLDG 1 - OVERALL - REAR ELEVATION
1/16" = 1'-0"

1 BLDG 1 - OVERALL - FRONT ELEVATION
1/16" = 1'-0"

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
2. LOCATE VERTICAL BRICK CONTROL JOINTS AT ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS, AND EVERY 30' THEREAFTER. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O.
3. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O., SEE WATERPROOFING DETAILS.
4. PROVIDE 3/8" JOINT SPACE WITH SEALANT AND AT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
5. ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME AND PAINT ALL CUT EDGES OF FIBER CEMENT PANELING PRIOR TO INSTALLATION.
6. G.C. TO COORDINATE WITH MEP, ARCH., AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS. ARCH. TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE/BELOW, UNLESS SHOWN OTHERWISE.
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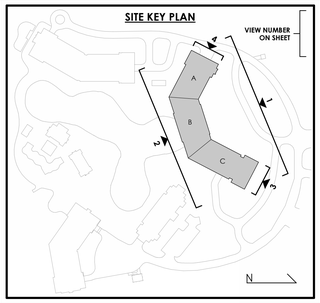
22. MASONRY COURSING ALIGNS AT 1ST AND 2ND FLOOR F.F.E.'S. ONLY.
23. VINYL WINDOWS TO BE "BRONZE" COLOR U.N.O.
24. UNIT BALCONY DOOR COLOR VARIES, USE OF HIGH TEMPERATURE PAINT, TYP.
25. 2" NORMAL WEIGHT CONCRETE BALCONIES TYP. AT ALL UNITS.
26. SEE WINDOW DETAILS FOR DIFFERENTIAL SETTLEMENT NOTES.

SITE KEY PLAN



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KEY PLAN

BLDG 1 - OVERALL - ELEVATIONS

A4.A29

2 BLDG 1 - SEGMENT A - REAR ELEVATION
1/8" = 1'-0"

1 BLDG 1 - SEGMENT A - SIDE ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
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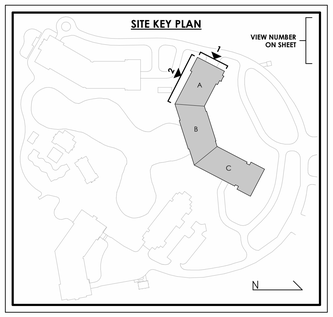

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BLDG 1 -SEGMENT - ELEVATIONS

A4.A30

BUILDING ELEVATIONS

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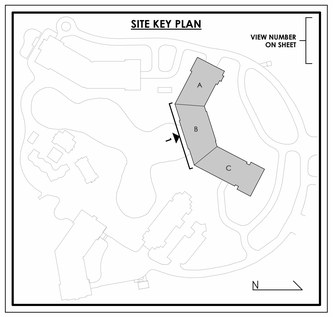
SITE KEY PLAN



1 BLDG 1 - SEGMENT B - REAR ELEVATION
1/8" = 1'-0"

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HOUSING STUDIO, P.A. — NCB STATE BOARD OF EXAMINERS FOR ARCHITECTURAL CORPORATIONS — CERT. NO. 50863 — NORTH CAROLINA — CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 1 -SEGMENT - ELEVATIONS

A4.A31

2 BLDG 1 - SEGMENT C - SIDE ELEVATION
1/8" = 1'-0"

1 BLDG 1 - SEGMENT C - REAR ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
2. LOCATE VERTICAL BRICK CONTROL JOINTS AT ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS, AND EVERY 30' THEREAFTER. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O.
3. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O., SEE WATERPROOFING DETAILS.
4. PROVIDE 3/8" JOINT SPACE WITH SEALANT AND AT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
5. ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME AND PAINT ALL CUT EDGES OF FIBER CEMENT PANELING PRIOR TO INSTALLATION.
6. G.C. TO COORDINATE WITH MEP, ARCH., AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS. ARCH. TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE/BELOW, UNLESS SHOWN OTHERWISE.
7. WEATHER RESISTANT BARRIER TO BE USED AT ALL EXTERIOR SHEATHED LOCATIONS WHILE A PERMEABLE SYNTHETIC POLYMER FLUID-APPLIED AIR BARRIER IS USED AT CMU/CONCRETE WALLS ADJACENT TO INTERIOR SPACES/SHAFTS.
8. CONDUCTORS, SCUPPERS, & DOWNSPOUTS TO BE PREFINISHED, COLOR TO BE SELECTED BY ARCH.
9. PROVIDE SILICONE SEALANTS AT ALL MASONRY CONTROL JOINTS AND WINDOWS/DOORS IN MASONRY.
10. PROVIDE URETHANE SEALANTS AT PANEL CONDITIONS, INCLUDING WINDOW/DOORS PERIMETERS (IF ANTICIPATED TO BE PAINTED, OTHERWISE SILICONE IS TO BE USED).
11. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS.
12. DRYER EXHAUST VENTS TO BE A GALVANIZED LOW PROFILE VENT. GC TO USE A METAL PRIMER AND SW A100 PAINT TO ASSURE ADHESION.
13. PROVIDE FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
14. REF. CIVIL/LANDSCAPING DRAWINGS FOR ENTRY/PATIO CONNECTIONS AT GRADE.
15. REF. MATERIAL SELECTION ELEVATIONS FOR ALL MATERIAL, COLOR, AND MASONRY CALLOUTS.
16. LOCATION OF RAIN LEADERS TO BE COORDINATED WITH LOCATIONS SHOWN ON ROOF PLANS AND ENLARGED ELEVATIONS.
17. TYPICAL SILL HEIGHTS FOR WINDOWS TO BE 2'-0" U.N.O. REFERENCE ENLARGED ELEVATIONS FOR DIMENSIONS OF ATYPICAL WINDOW SILL HEIGHTS.
18. 36" HIGH ALUMINUM RAILINGS TYP. AT 1ST FLOOR WHERE PATIOS ARE LESS THAN 30" ABOVE GRADE.
19. 42" HIGH ALUMINUM RAILINGS TYP. AT ALL 2ND - 6TH FLOOR BALCONIES.
20. ALL MASONRY TO BE MODULAR SIZE.
21. NON-MASONRY AREAS TO BE FIBER PANEL WITH REVEAL TRIM. FIBER CEMENT LAP SIDING WITH AN 8" OR 6" EXPOSURE, OR FIBER CEMENT BOARD & BATTEN WITH RAINSCREEN.
22. MASONRY COURSING ALIGNS AT 1ST AND 2ND FLOOR F.F.E.'S. ONLY.
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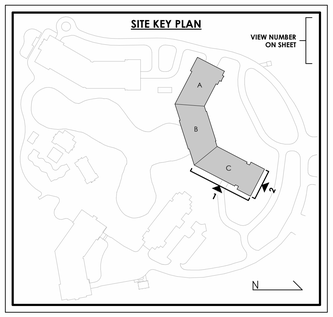
24. UNIT BALCONY DOOR COLOR VARIES, USE OF HIGH TEMPERATURE PAINT, TYP.
25. 2" NORMAL WEIGHT CONCRETE BALCONIES TYP. AT ALL UNITS.
26. SEE WINDOW DETAILS FOR DIFFERENTIAL SETTLEMENT NOTES.

SITE KEY PLAN



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NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 1 - SEGMENT - ELEVATIONS

A4.A32

2 BLDG 1 - SEGMENT B - FRONT ELEVATION
1/8" = 1'-0"

1 BLDG 1 - SEGMENT C - FRONT ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
2. LOCATE VERTICAL BRICK CONTROL JOINTS AT ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS, AND EVERY 30' THEREAFTER. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O.
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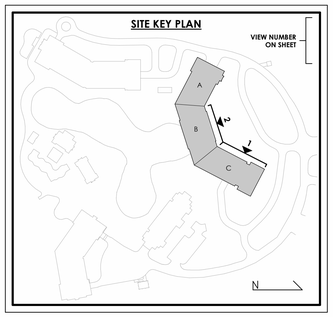

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HOUSING STUDIO, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50863 NORTH CAROLINA CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 1 - SEGMENT - ELEVATIONS

A4.A33

BUILDING ELEVATIONS

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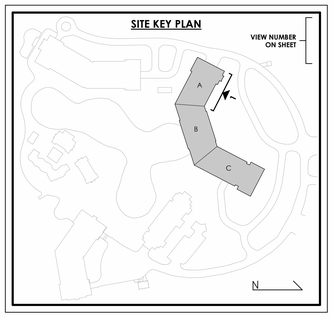

1 BLDG 1 - SEGMENT A - FRONT ELEVATION
1/8" = 1'-0"

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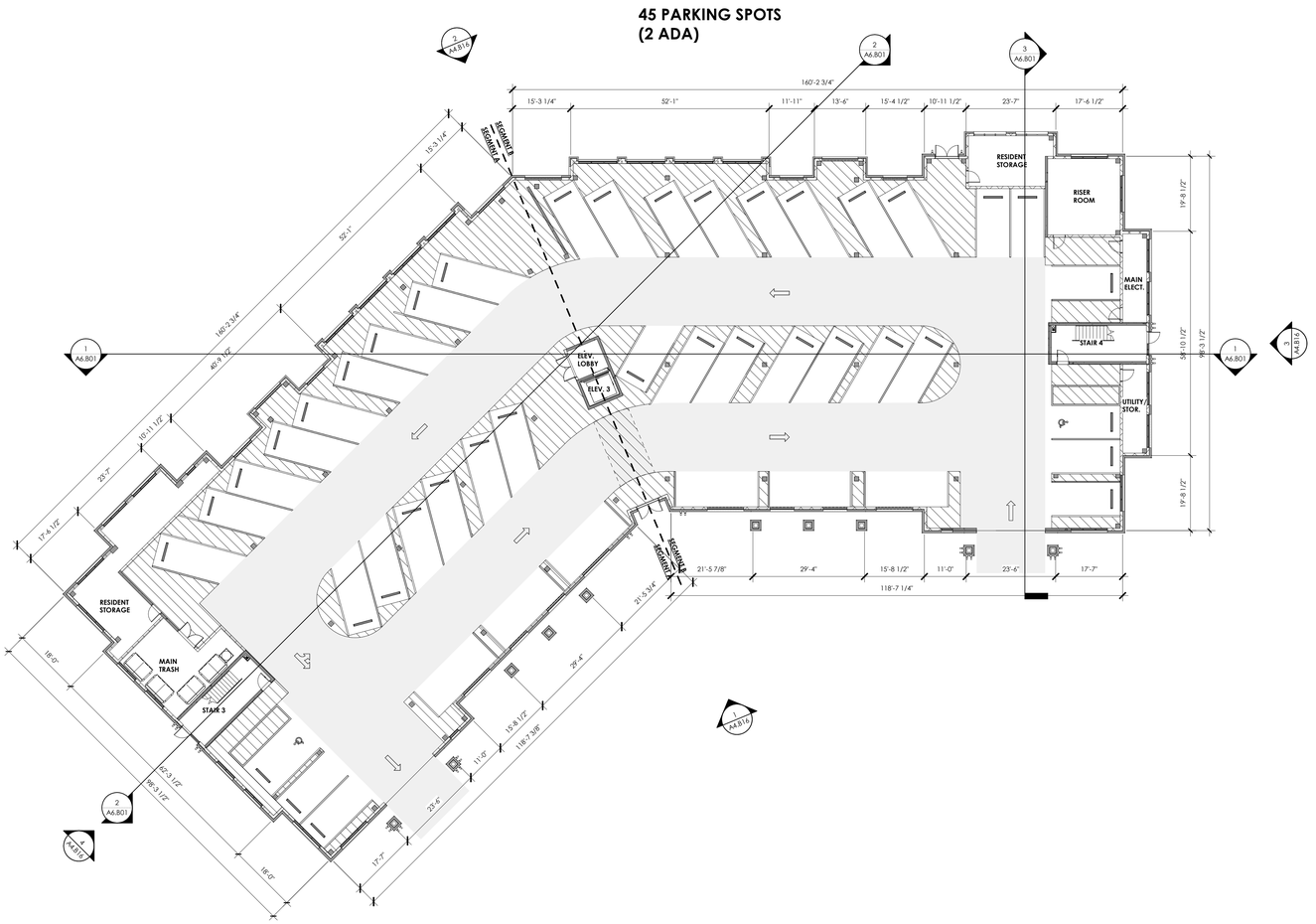
REVISIONS

KEY PLAN

BLDG 1 - SEGMENT - ELEVATIONS

A4.A34



1 BLDG 2 - OVERALL - 1ST FLOOR PLAN
1/16" = 1'-0"

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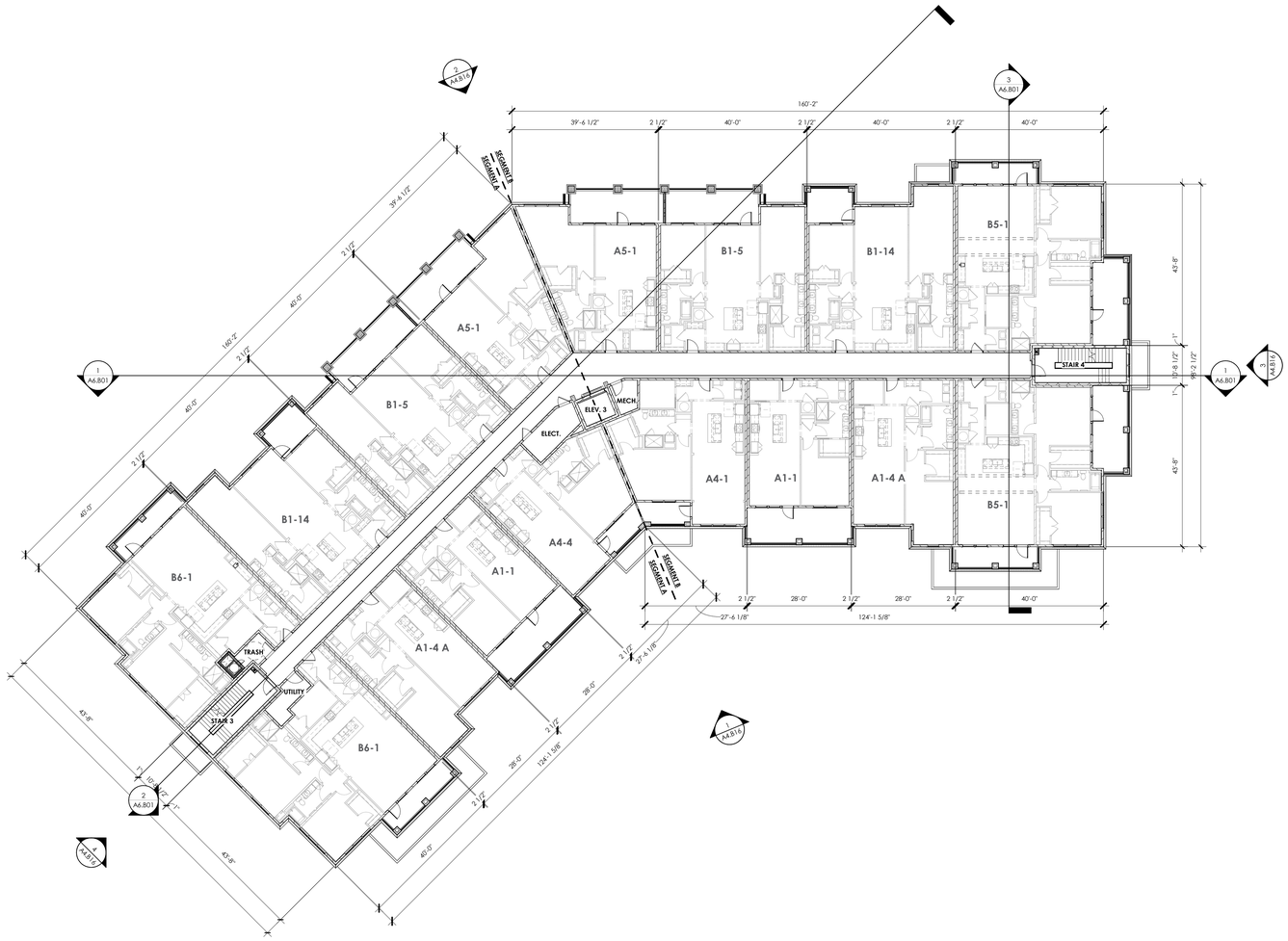
#	REVISIONS

KEY PLAN

BLDG 2 - OVERALL - 1ST FLOOR PLAN

A4.B01



1 BLDG 2 - OVERALL - 2ND FLOOR PLAN
1/16" = 1'-0"

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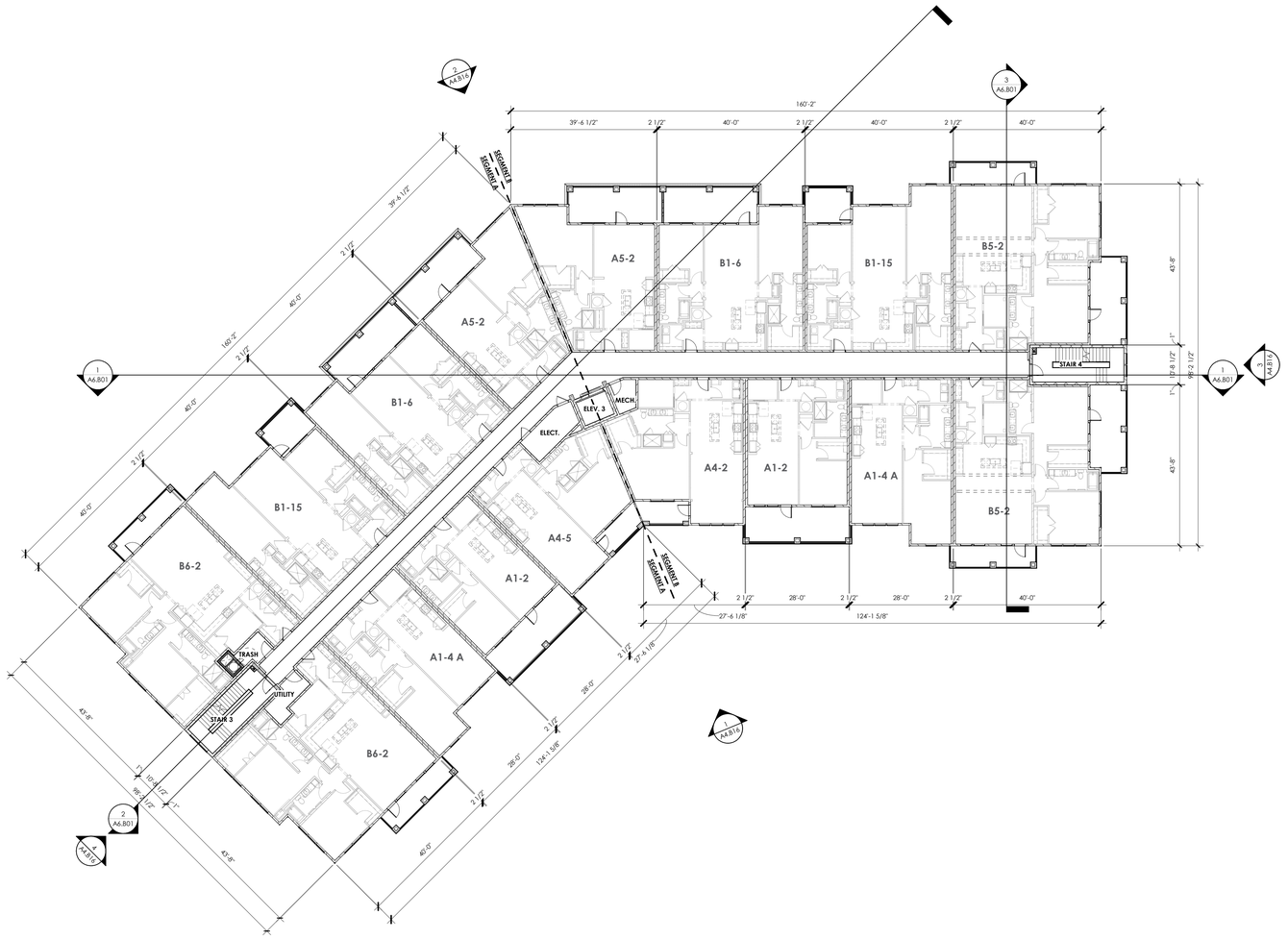
1 REVISIONS

KEY PLAN

BLDG 2 - OVERALL - 2ND FLOOR PLAN

A4.B02



1 BLDG 2 - OVERALL - 3RD FLOOR PLAN
1/16" = 1'-0"

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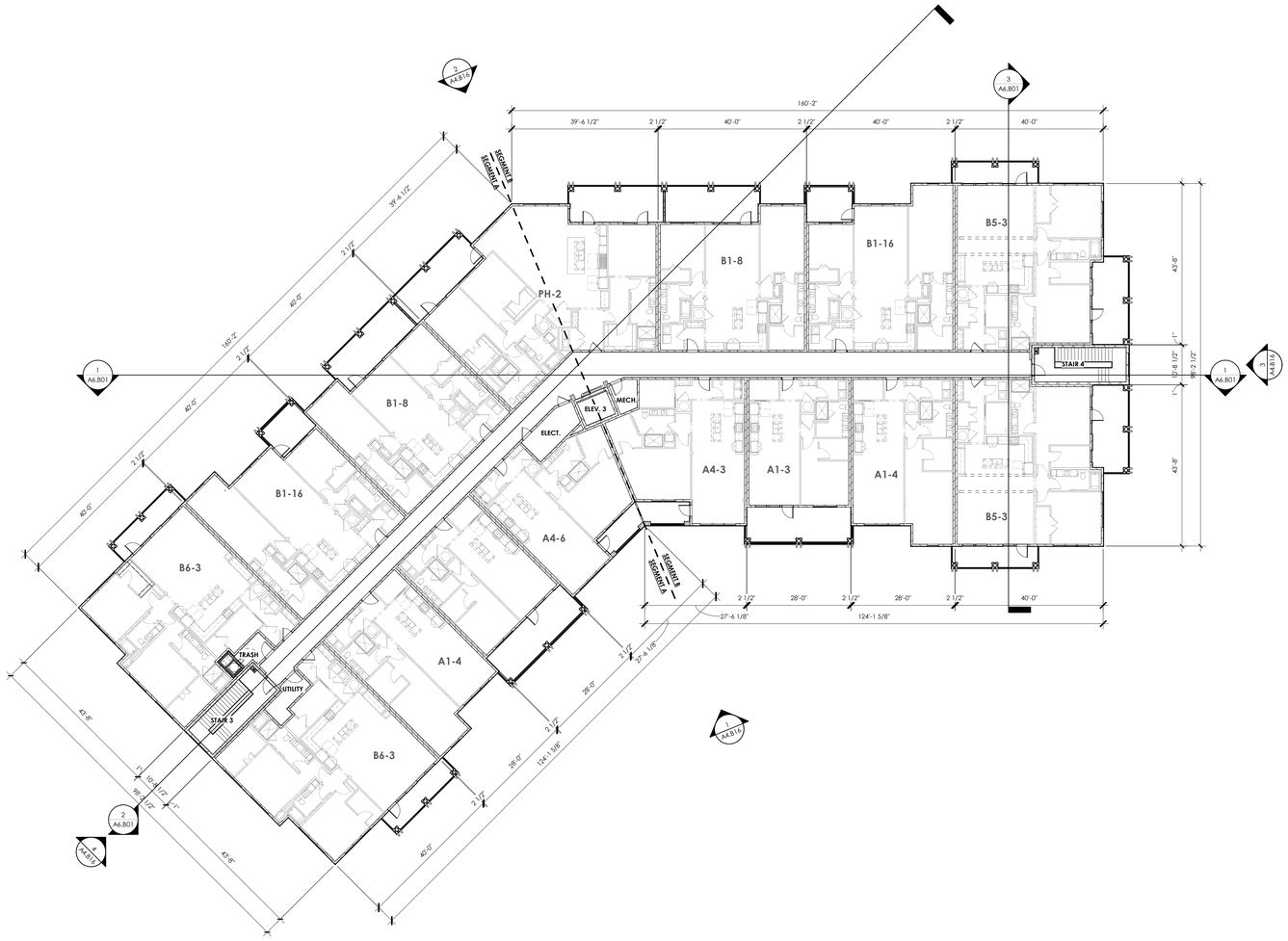
REVISIONS

KEY PLAN

BLDG 2 - OVERALL - 3RD FLOOR PLAN

A4.B03



1 BLDG 2 - OVERALL - 4TH FLOOR PLAN
1/16" = 1'-0"

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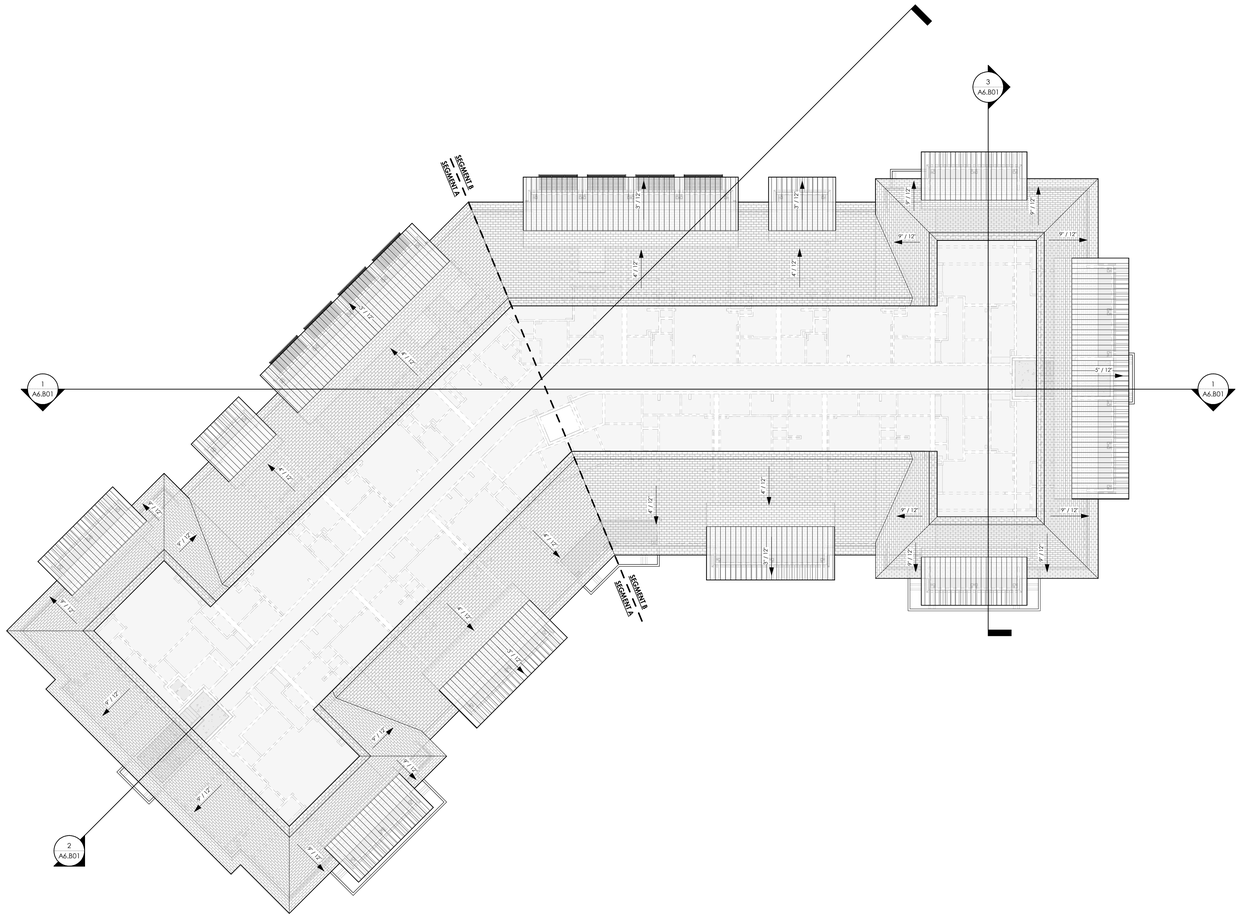
REVISIONS

KEY PLAN

BLDG 2 - OVERALL - 4TH FLOOR PLAN

A4.B04



1 BLDG 2 - OVERALL - ROOF PLAN
1/16" = 1'-0"

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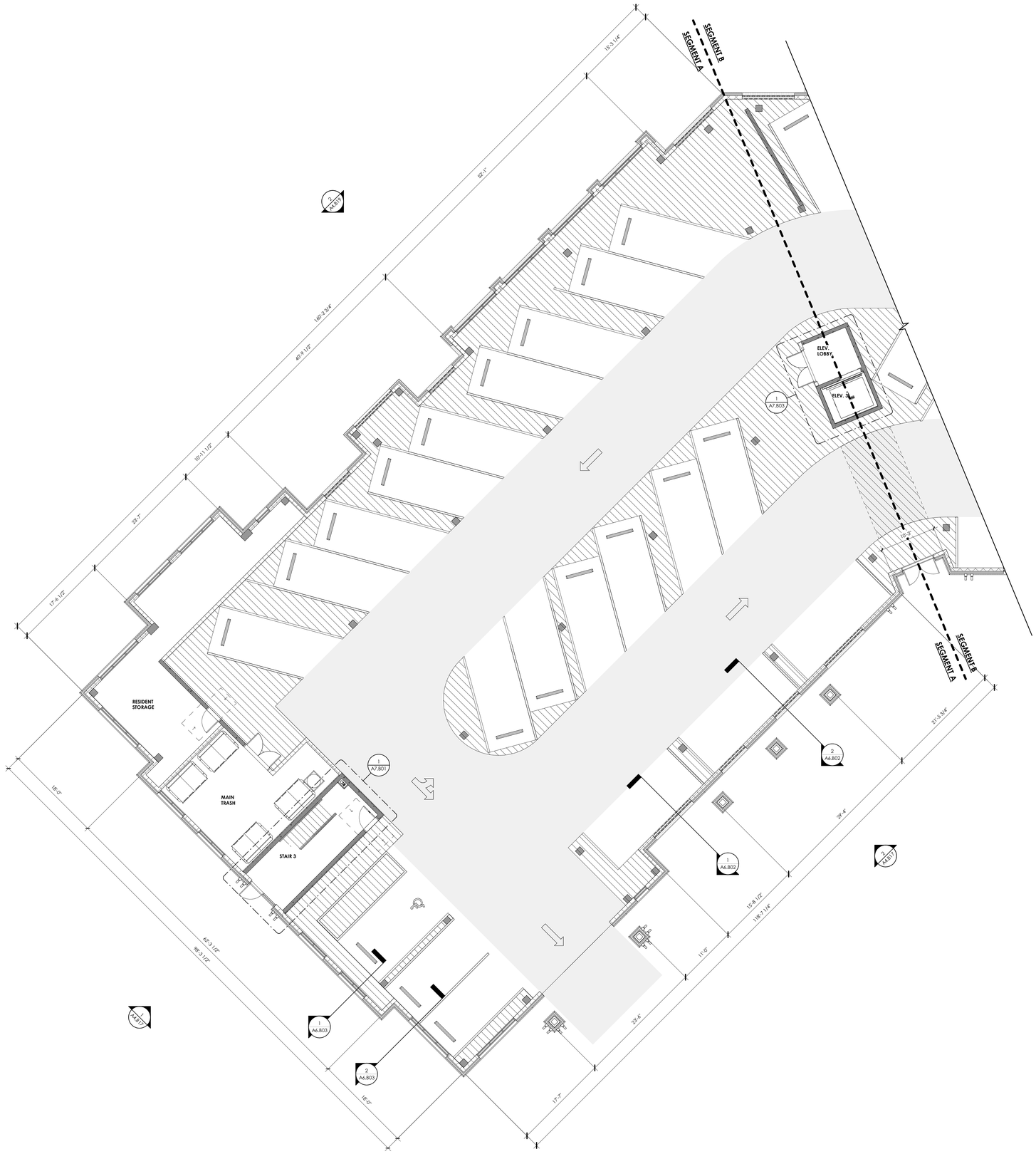
BLDG 2 - OVERALL - ROOF PLAN

A4.B05



1 BLDG 2 - SEGMENT A - 1ST FLOOR PLAN
1/8" = 1'-0"

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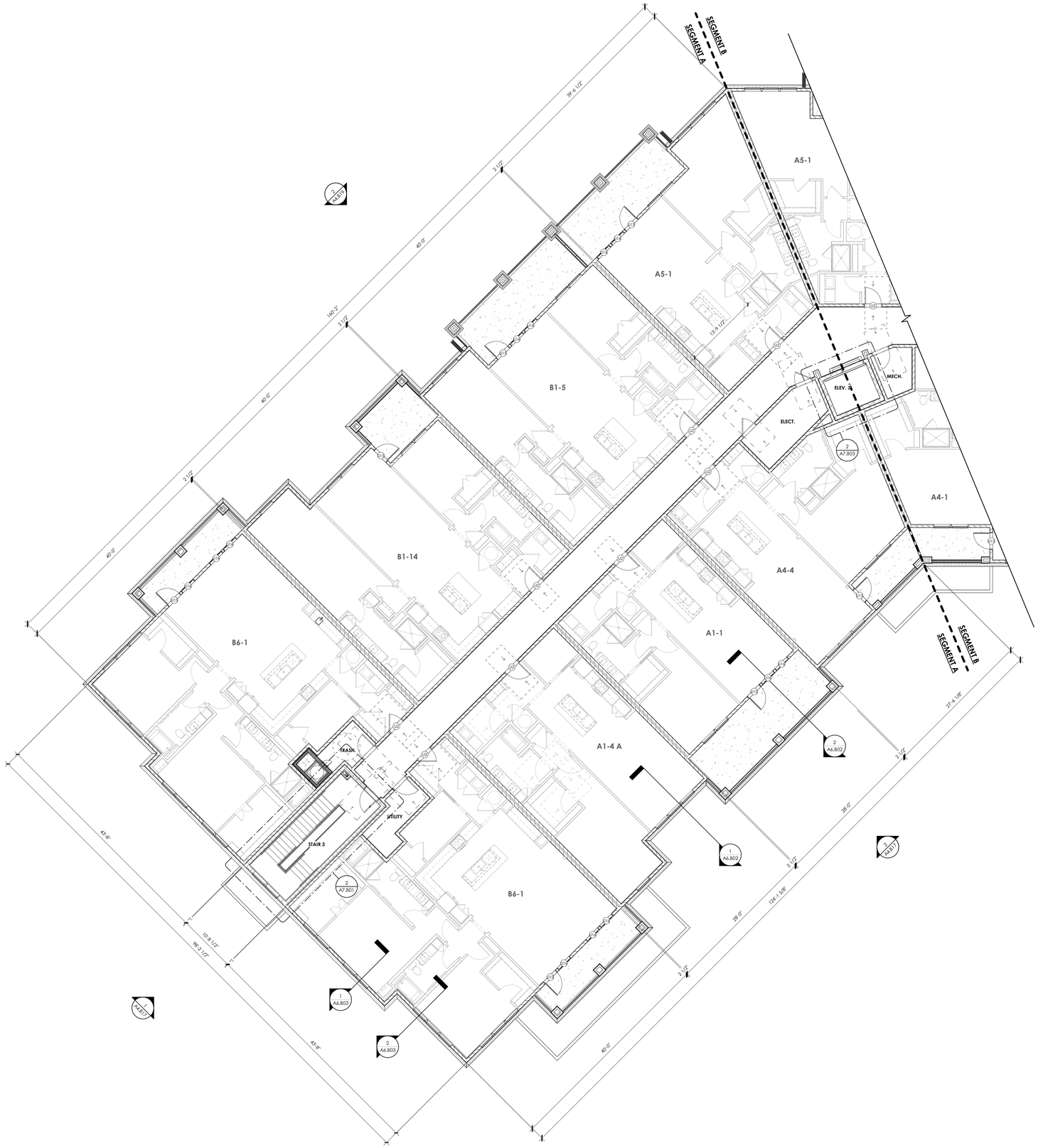
BLDG 2 - SEGMENT A - 1ST FLOOR PLAN

A4.B06



1 BLDG 2 - SEGMENT A - 2ND FLOOR PLAN
1/8" = 1'-0"

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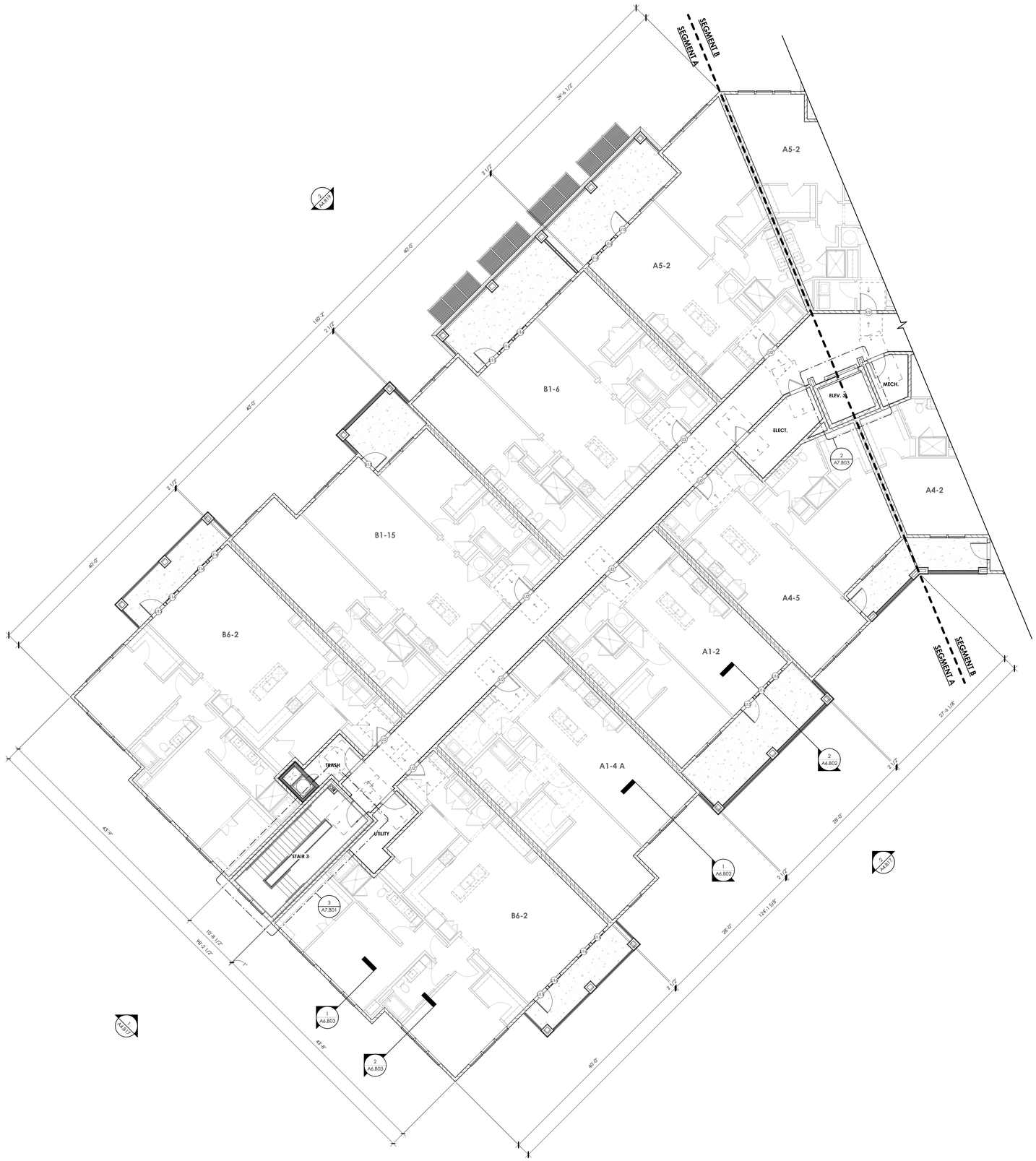
#	REVISIONS

KEY PLAN

BLDG 2 - SEGMENT A - 2ND FLOOR PLAN

A4.B07



1 BLDG 2 - SEGMENT A - 3RD FLOOR PLAN
1/8" = 1'-0"

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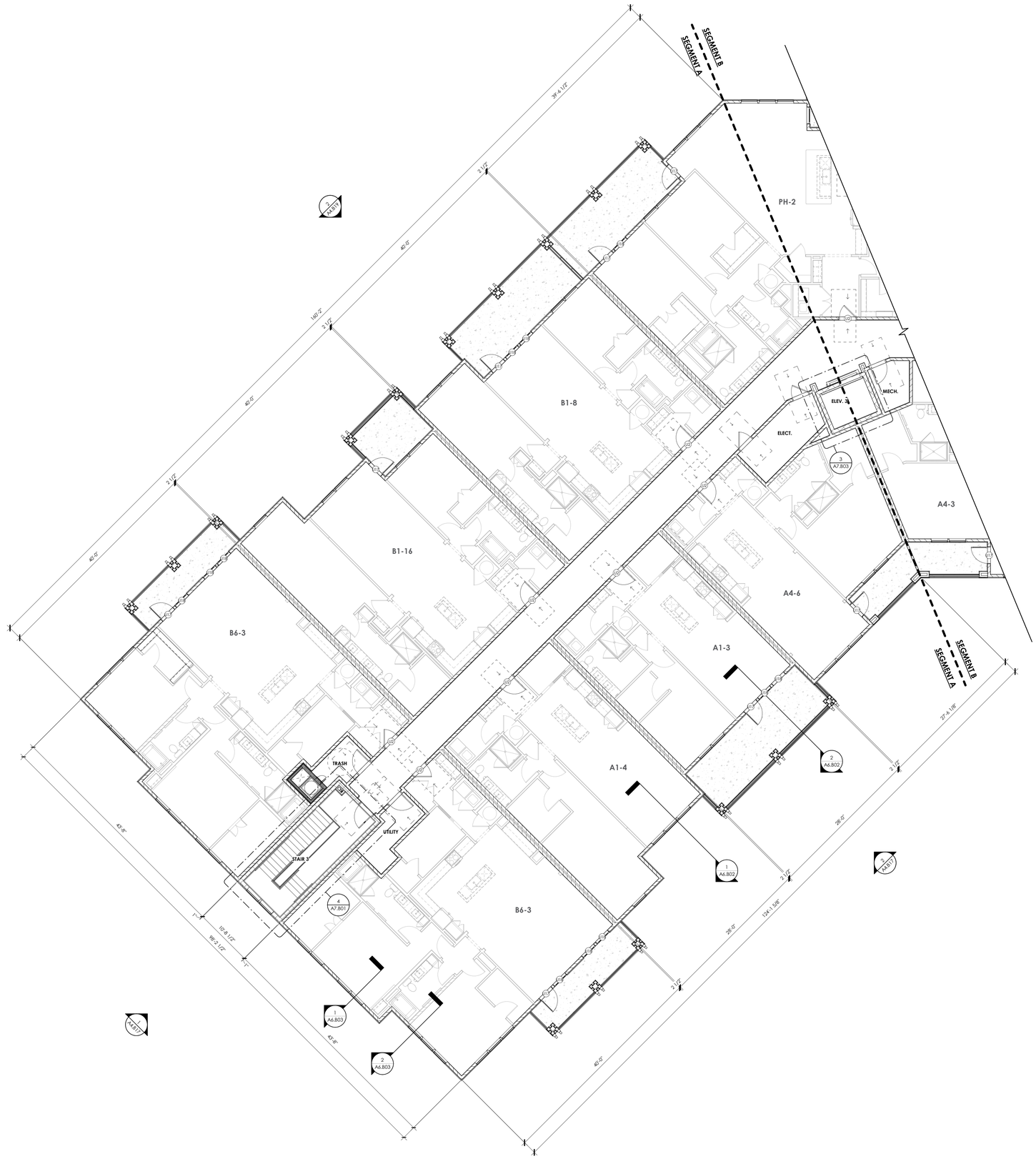
KEY PLAN

BLDG 2 - SEGMENT A - 3RD FLOOR PLAN

A4.B08



1 BLDG 2 - SEGMENT A - 4TH FLOOR PLAN
1/8" = 1'-0"

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CERT. NO. 50863
NORTH CAROLINA
CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

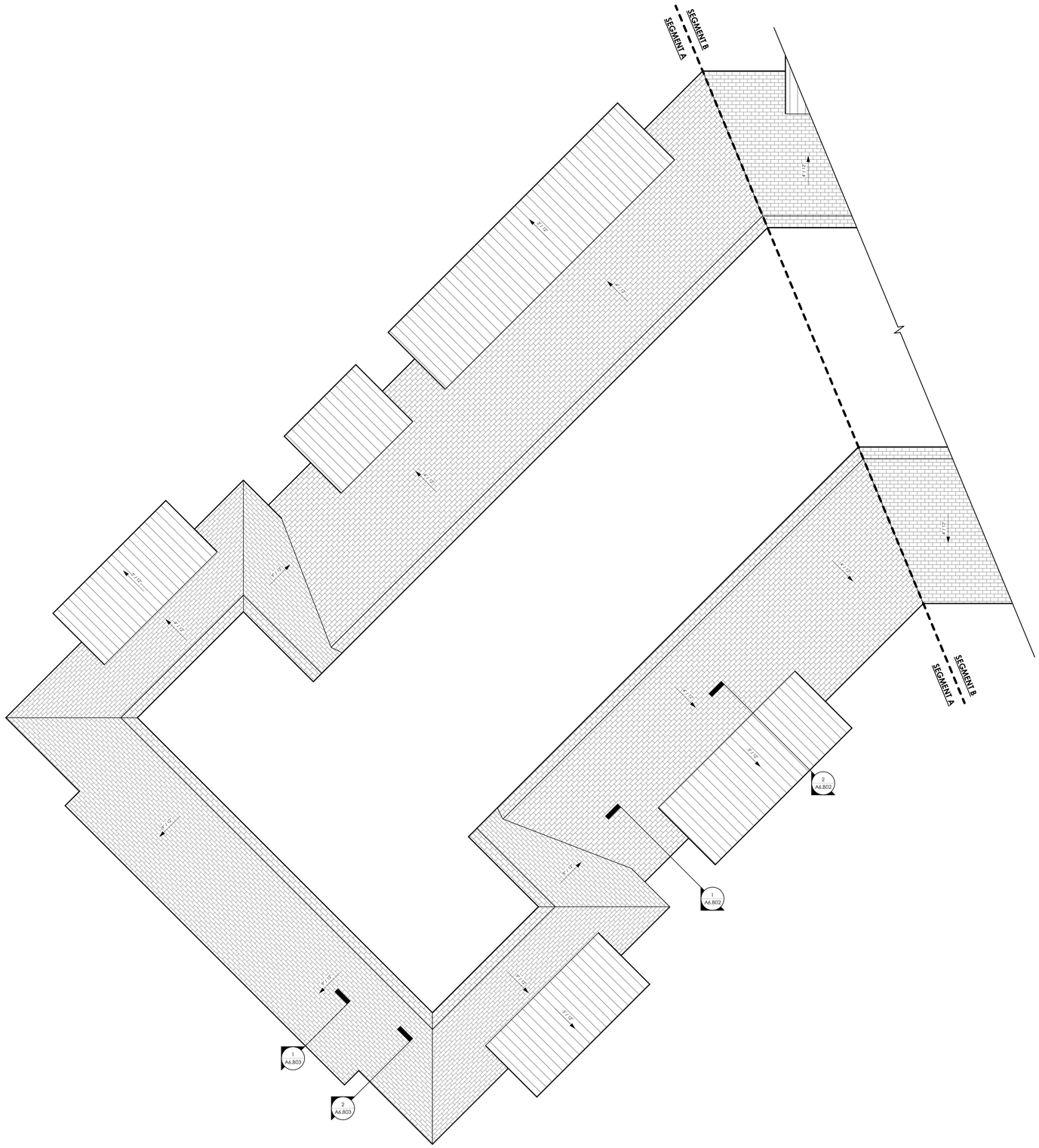
PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

1 **REVISIONS**

KEY PLAN

BLDG 2 - SEGMENT A - 4TH FLOOR PLAN

A4.B09



1 BLDG 2 - SEGMENT A - ROOF PLAN
1/8" = 1'-0"

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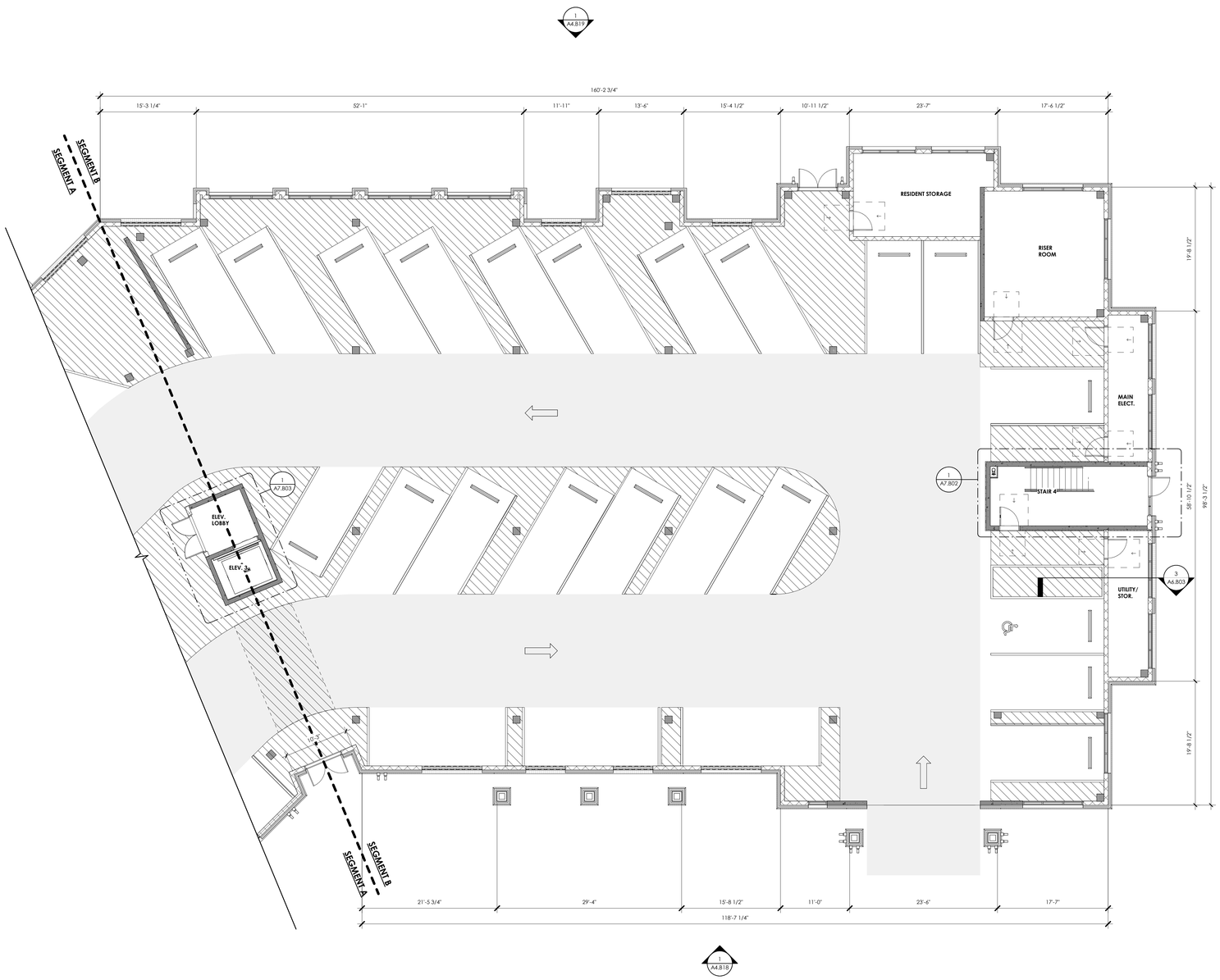
BLDG 2 - SEGMENT A - ROOF PLAN

A4.B10

51 PARKING SPOTS
(2 ADA)



1 BLDG 2 - SEGMENT B - 1ST FLOOR PLAN
1/8" = 1'-0"

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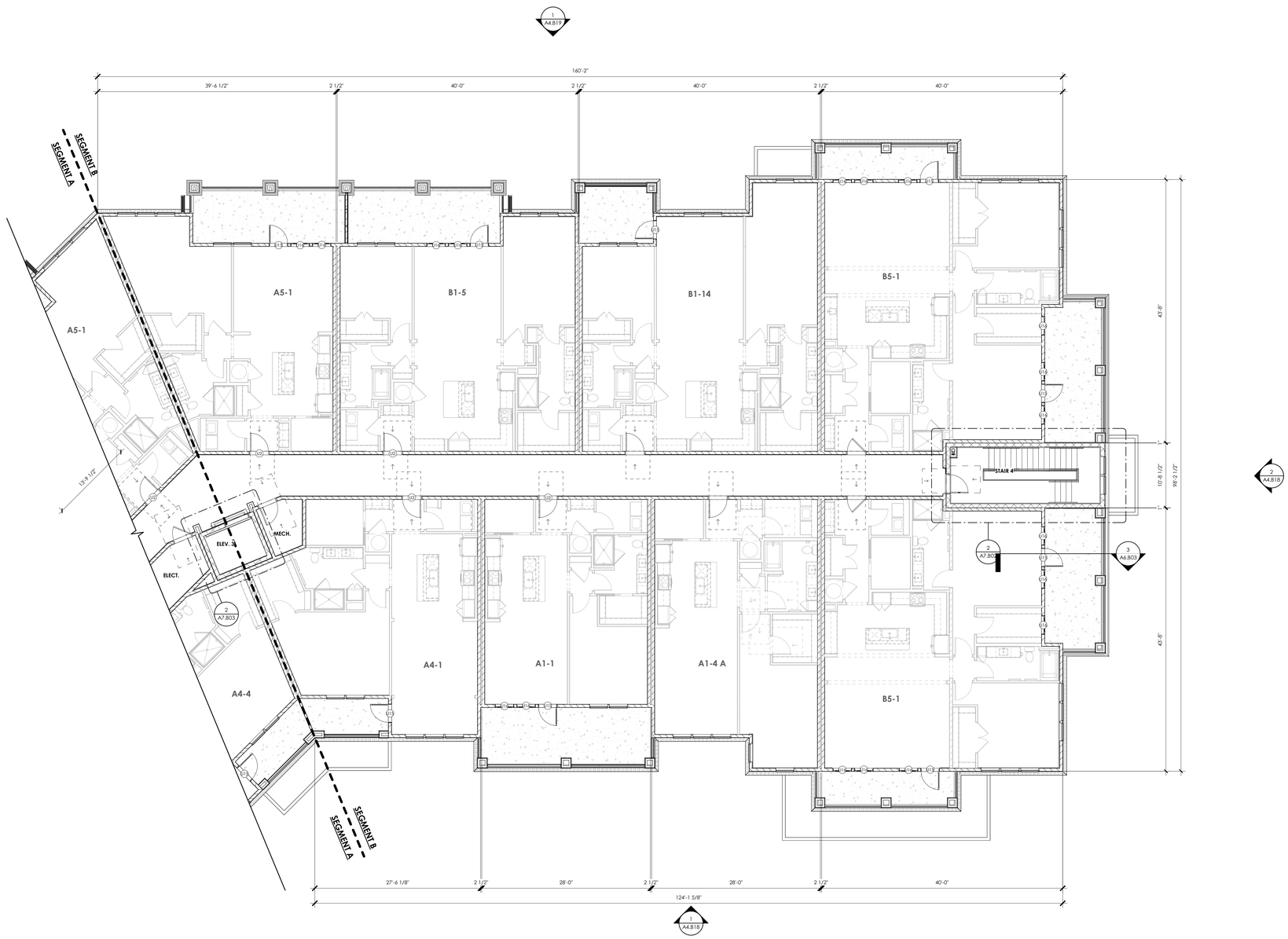
BLDG 2 - SEGMENT B - 1ST FLOOR PLAN

A4.B11



A1-4 A

1 BLDG 2 - SEGMENT B - 2ND FLOOR PLAN
1/8" = 1'-0"

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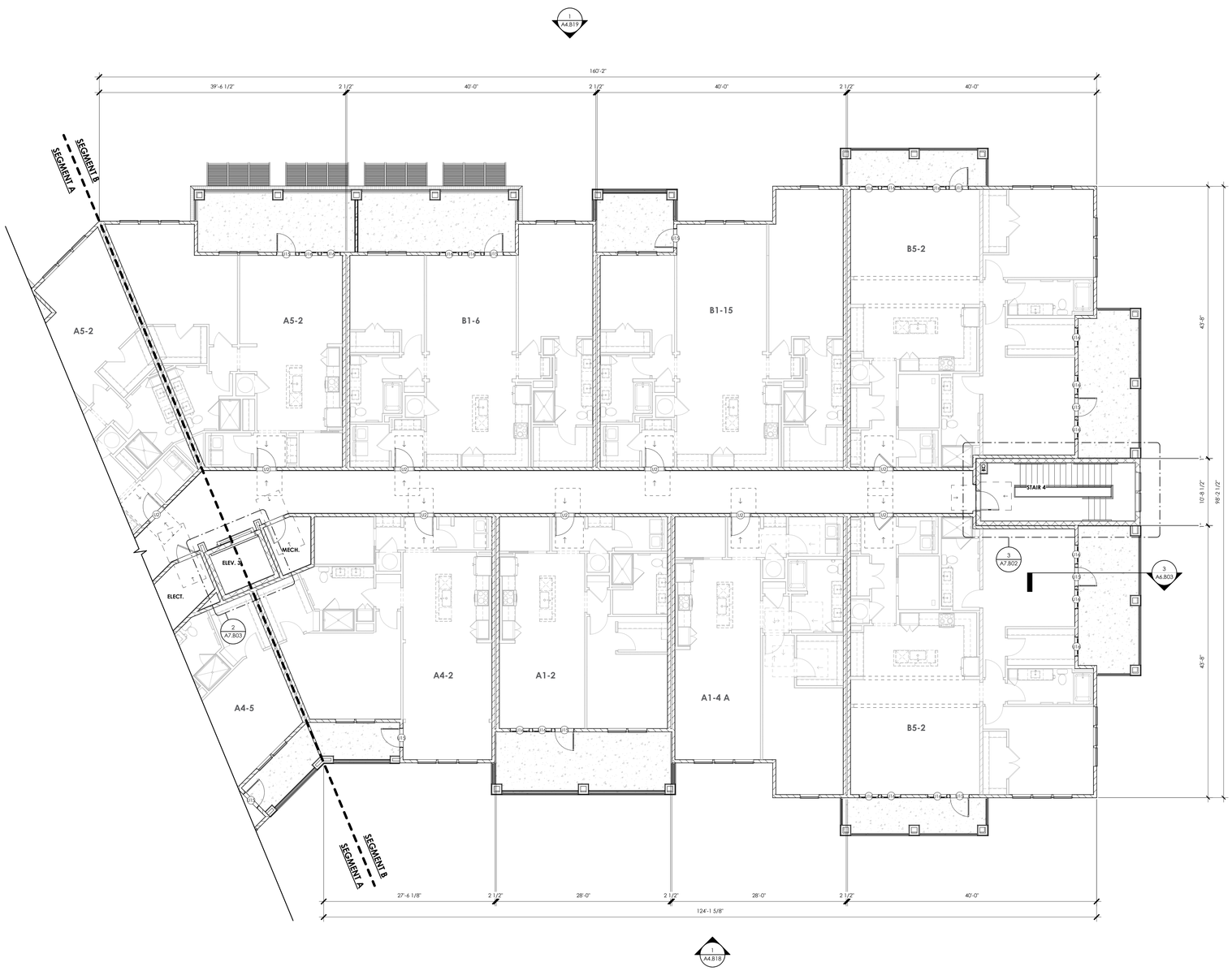
KEY PLAN

BLDG 2 - SEGMENT B - 2ND FLOOR PLAN

A4.B12



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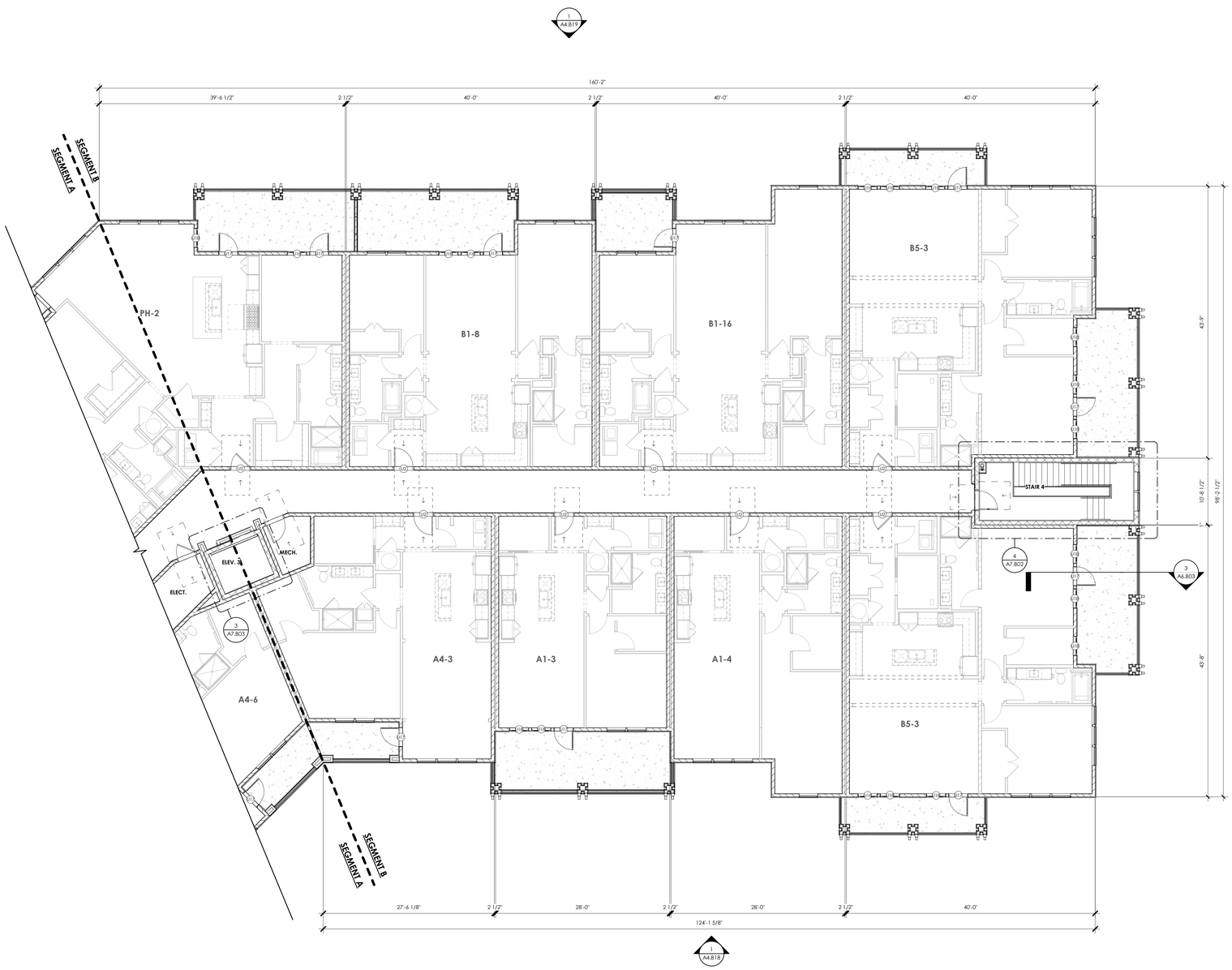
KEY PLAN

BLDG 2 - SEGMENT B - 3RD FLOOR PLAN

A4.B13



1 BLDG 2 - SEGMENT B - 4TH FLOOR PLAN
1/8" = 1'-0"

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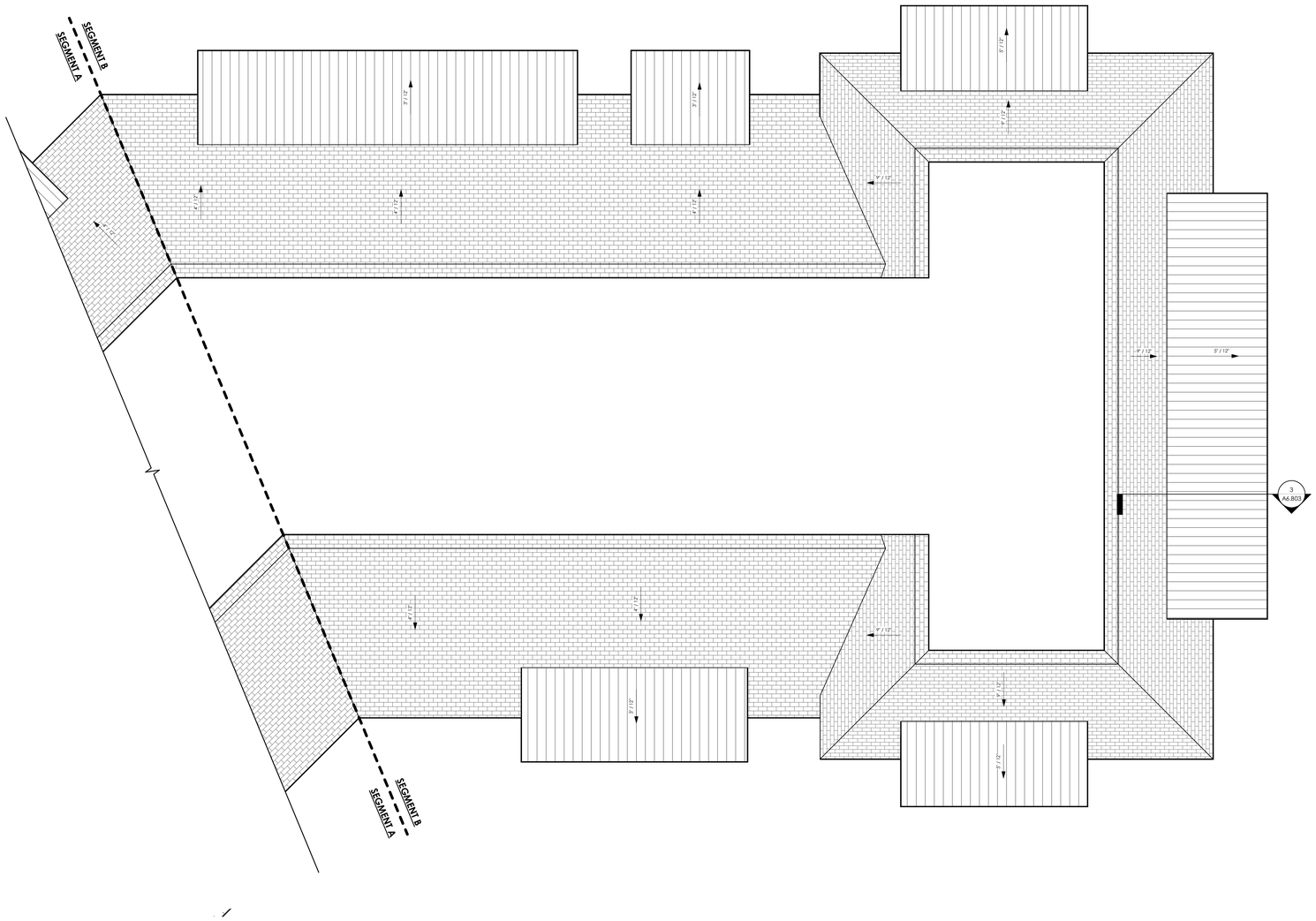
KEY PLAN

BLDG 2 - SEGMENT B - 4TH FLOOR PLAN

A4.B14



1 BLDG 2 - SEGMENT B - ROOF PLAN
1/8" = 1'-0"

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KEY PLAN

BLDG 2 - SEGMENT B - ROOF PLAN

A4.B15

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
2. LOCATE VERTICAL BRICK CONTROL JOINTS AT ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS, AND EVERY 30' THEREAFTER. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O.
3. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O., SEE WATERPROOFING DETAILS.
4. PROVIDE 3/8" JOINT SPACE WITH SEALANT AND AT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
5. ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME AND PAINT ALL CUT EDGES OF FIBER CEMENT PANELING PRIOR TO INSTALLATION.
6. G.C. TO COORDINATE WITH MEP, ARCH., AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS. ARCH. TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE/BELOW, UNLESS SHOWN OTHERWISE.
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26. SEE WINDOW DETAILS FOR DIFFERENTIAL SETTLEMENT NOTES.

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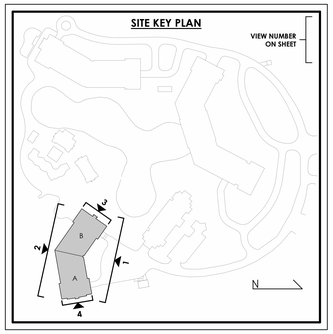

4 BLDG 2 - OVERALL - SIDE ELEVATION 2
1/16" = 1'-0"

3 BLDG 2 - OVERALL - SIDE ELEVATION 1
1/16" = 1'-0"

2 BLDG 2 - OVERALL - REAR ELEVATION
1/16" = 1'-0"

1 BLDG 2 - OVERALL - FRONT ELEVATION
1/16" = 1'-0"

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BLDG 2 - OVERALL -ELEVATIONS

A4.B16

2 BLDG 2 - SEGMENT A - FRONT ELEVATIONS
1/8" = 1'-0"

1 BLDG 2 - SEGMENT A - SIDE ELEVATIONS
1/8" = 1'-0"

BUILDING ELEVATIONS

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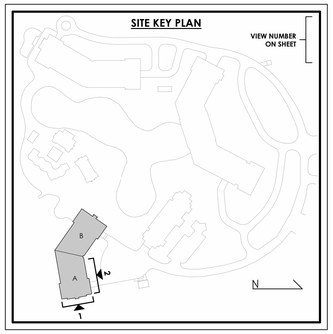

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BLDG 2 - SEGMENT - ELEVATIONS

A4.B17

2 BLDG 2 - SEGMENT B - SIDE ELEVATIONS
1/8" = 1'-0"

1 BLDG 2 - SEGMENT B - FRONT ELEVATIONS
1/8" = 1'-0"

BUILDING ELEVATIONS

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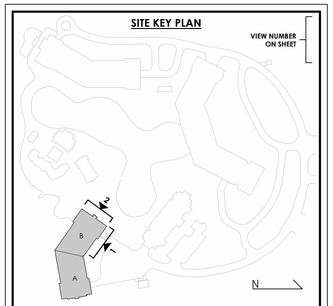

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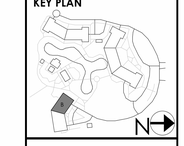

BLDG 2 - SEGMENT - ELEVATIONS

A4.B18

2 BLDG 2 - SEGMENT A - REAR ELEVATIONS
1/8" = 1'-0"

1 BLDG 2 - SEGMENT B - REAR ELEVATIONS
1/8" = 1'-0"

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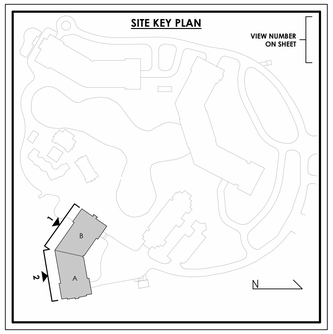
6. G.C. TO COORDINATE WITH MEP, ARCH., AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS. ARCH. TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE/BELOW, UNLESS SHOWN OTHERWISE.
7. WEATHER RESISTANT BARRIER TO BE USED AT ALL EXTERIOR SHEATHED LOCATIONS WHILE A PERMEABLE SYNTHETIC POLYMER FLUID-APPLIED AIR BARRIER IS USED AT CMU/CONCRETE WALLS ADJACENT TO INTERIOR SPACES/SHAFTS.
8. CONDUCTORS, SCUPPERS, & DOWNSPOUTS TO BE PREFINISHED, COLOR TO BE SELECTED BY ARCH.
9. PROVIDE SILICONE SEALANTS AT ALL MASONRY CONTROL JOINTS AND WINDOWS/DOORS IN MASONRY.
10. PROVIDE URETHANE SEALANTS AT PANEL CONDITIONS, INCLUDING WINDOW/DOORS PERIMETERS (IF ANTICIPATED TO BE PAINTED, OTHERWISE SILICONE IS TO BE USED).
11. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS.
12. DRYER EXHAUST VENTS TO BE A GALVANIZED LOW PROFILE VENT. GC TO USE A METAL PRIMER AND SW A100 PAINT TO ASSURE ADHESION.
13. PROVIDE FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
14. REF. CIVIL/LANDSCAPING DRAWINGS FOR ENTRY/PATIO CONNECTIONS AT GRADE.
15. REF. MATERIAL SELECTION ELEVATIONS FOR ALL MATERIAL, COLOR, AND MASONRY CALLOUTS.
16. LOCATION OF RAIN LEADERS TO BE COORDINATED WITH LOCATIONS SHOWN ON ROOF PLANS AND ENLARGED ELEVATIONS.
17. TYPICAL SILL HEIGHTS FOR WINDOWS TO BE 2'-0" U.N.O. REFERENCE ENLARGED ELEVATIONS FOR DIMENSIONS OF ATYPICAL WINDOW SILL HEIGHTS.
18. 36" HIGH ALUMINUM RAILINGS TYP. AT 1ST FLOOR WHERE PATIOS ARE LESS THAN 30" ABOVE GRADE.
19. 42" HIGH ALUMINUM RAILINGS TYP. AT ALL 2ND - 6TH FLOOR BALCONIES.
20. ALL MASONRY TO BE MODULAR SIZE.
21. NON-MASONRY AREAS TO BE FIBER PANEL WITH REVEAL TRIM. FIBER CEMENT LAP SIDING WITH AN 8" OR 6" EXPOSURE, OR FIBER CEMENT BOARD & BATTEN WITH RAINSCREEN.
22. MASONRY COURSING ALIGNS AT 1ST AND 2ND FLOOR F.F.E.'S. ONLY.
23. VINYL WINDOWS TO BE "BRONZE" COLOR U.N.O.
24. UNIT BALCONY DOOR COLOR VARIES, USE OF HIGH TEMPERATURE PAINT, TYP.
25. 2" NORMAL WEIGHT CONCRETE BALCONIES TYP. AT ALL UNITS.
26. SEE WINDOW DETAILS FOR DIFFERENTIAL SETTLEMENT NOTES.

SITE KEY PLAN



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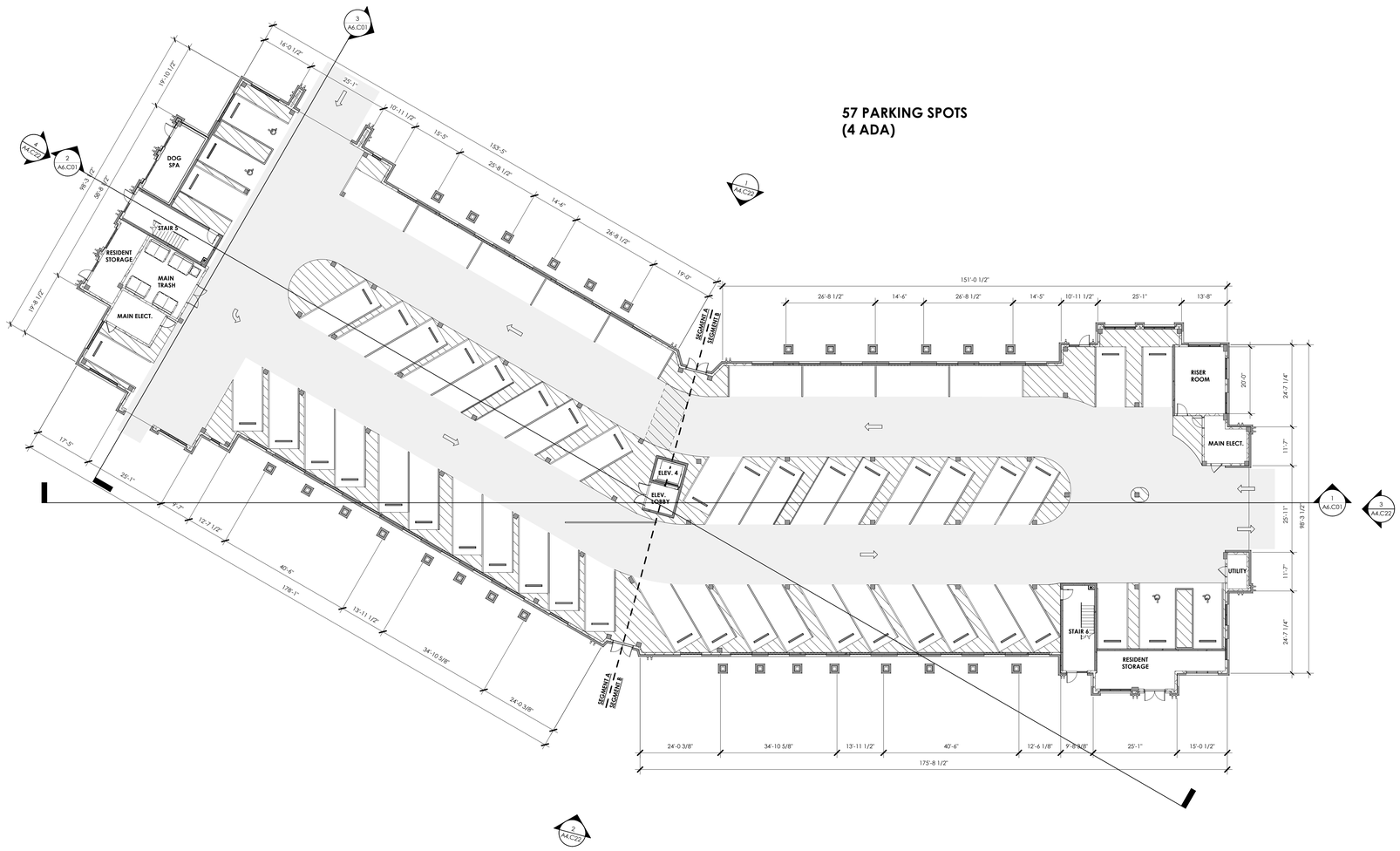
KEY PLAN

BLDG 2 - SEGMENT - ELEVATIONS

A4.B19



1 BLDG 3 - OVERALL - 1ST FLOOR PLAN
1/16" = 1'-0"

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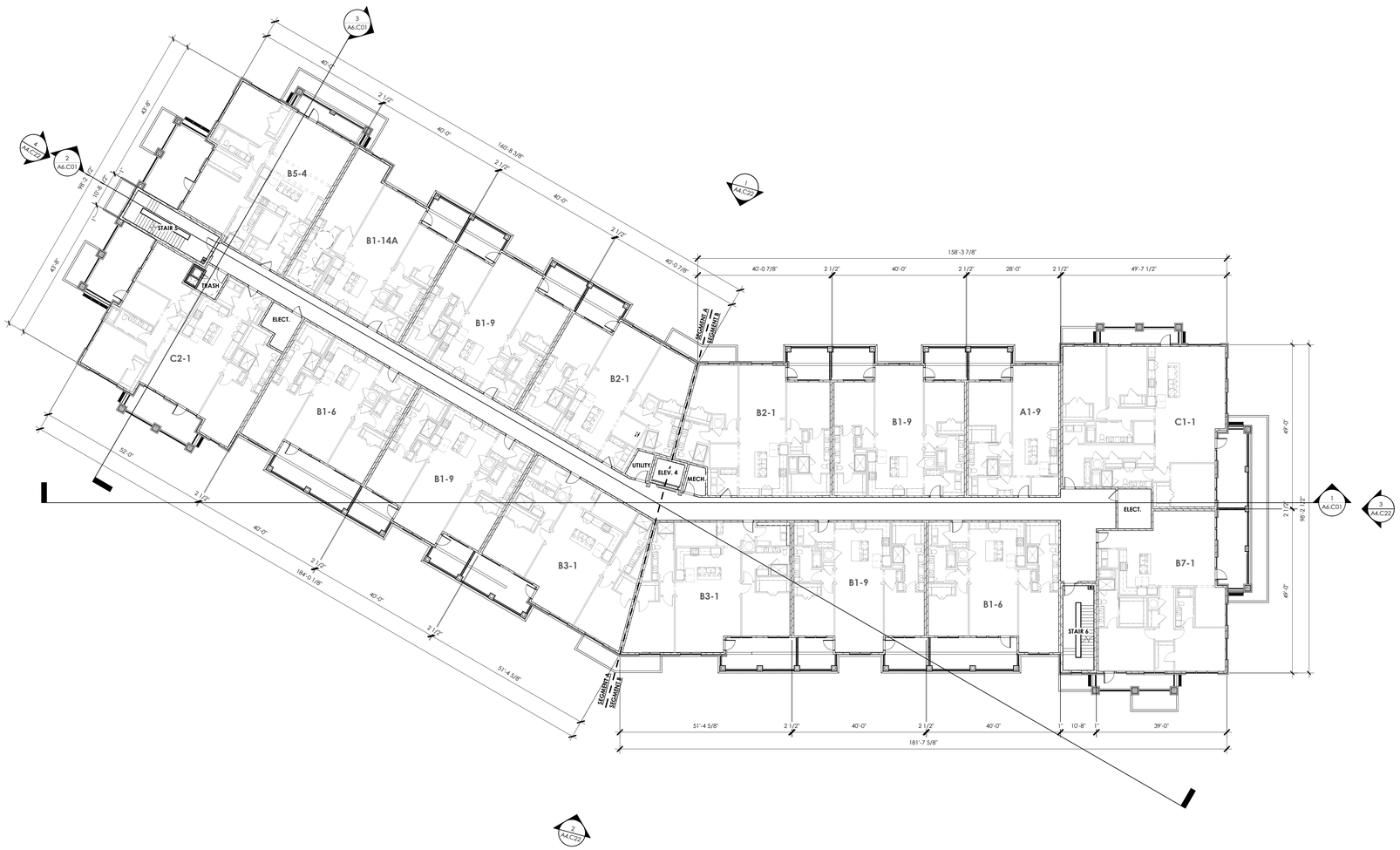
KEY PLAN

BLDG 3 - OVERALL - 1ST FLOOR PLAN

A4.C01



1 BLDG 3 - OVERALL - 2ND FLOOR PLAN
1/16" = 1'-0"

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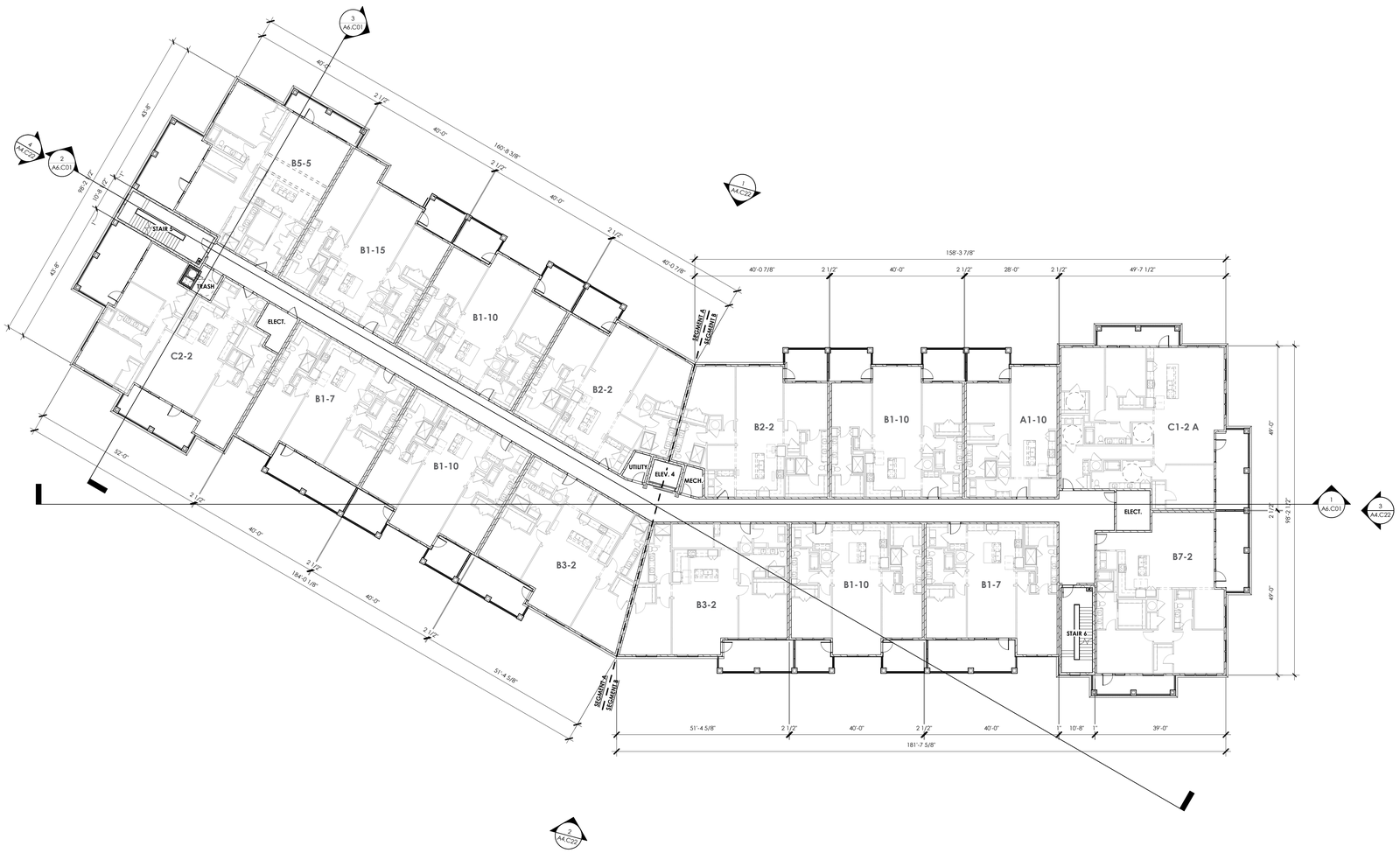
KEY PLAN

BLDG 3 - OVERALL - 2ND FLOOR PLAN

A4.C02



1 BLDG 3 - OVERALL - 3RD FLOOR PLAN
1/16" = 1'-0"

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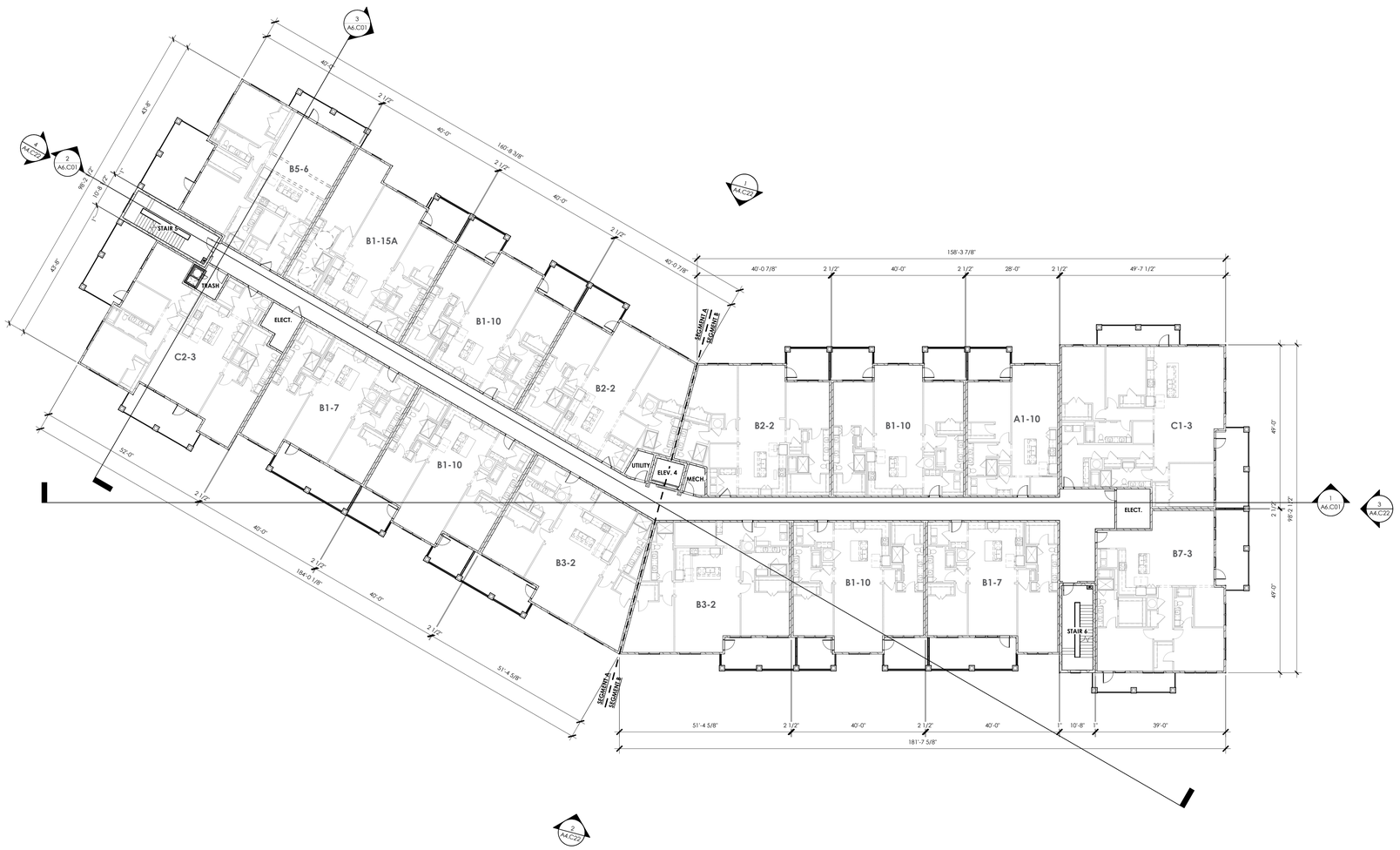
KEY PLAN

BLDG 3 - OVERALL - 3RD FLOOR PLAN

A4.C03



1 BLDG 3 - OVERALL - 4TH FLOOR PLAN
1/16" = 1'-0"

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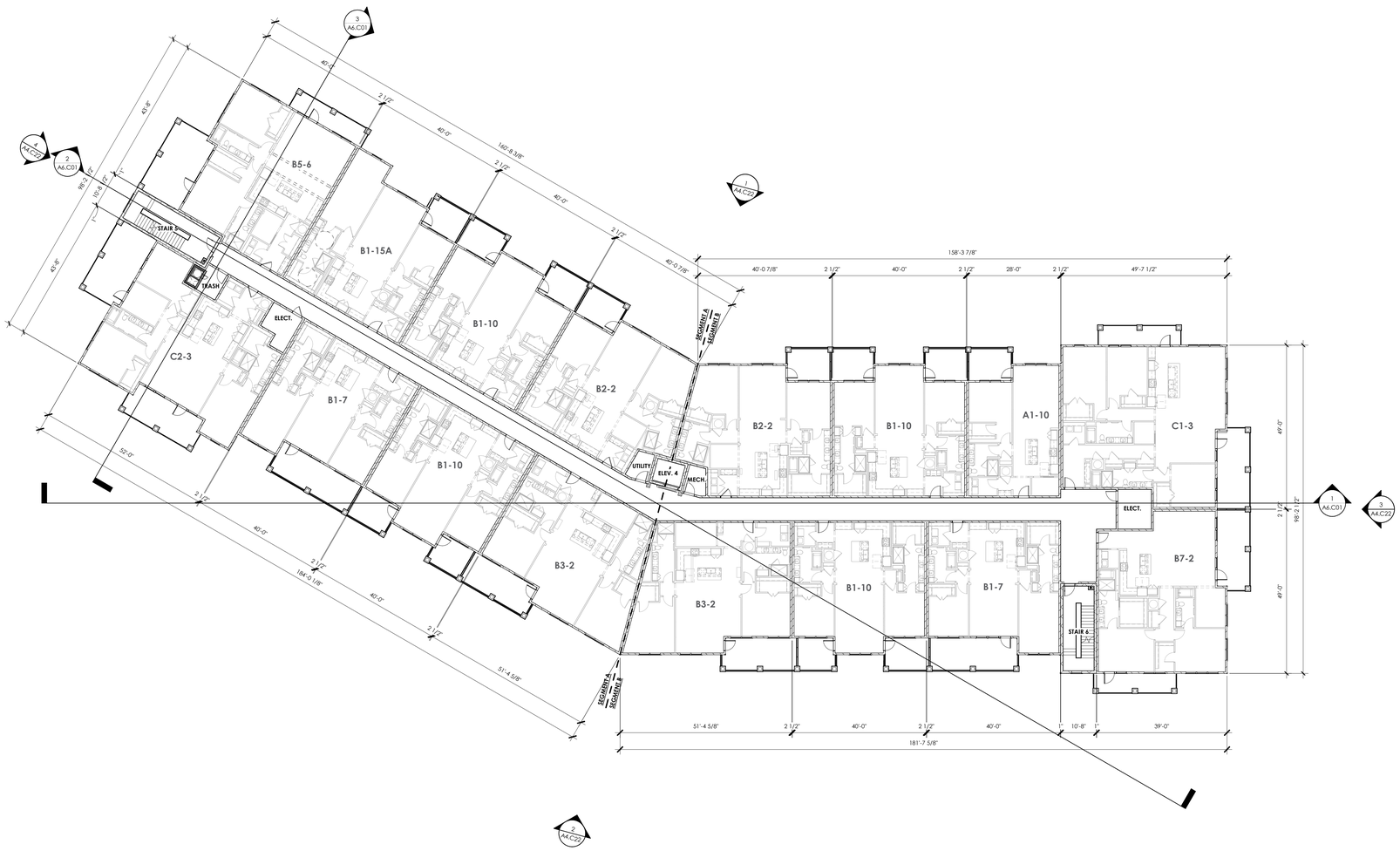
KEY PLAN

BLDG 3 - OVERALL - 4TH FLOOR PLAN

A4.C04



1 BLDG 3 - OVERALL - 5TH FLOOR PLAN
1/16" = 1'-0"

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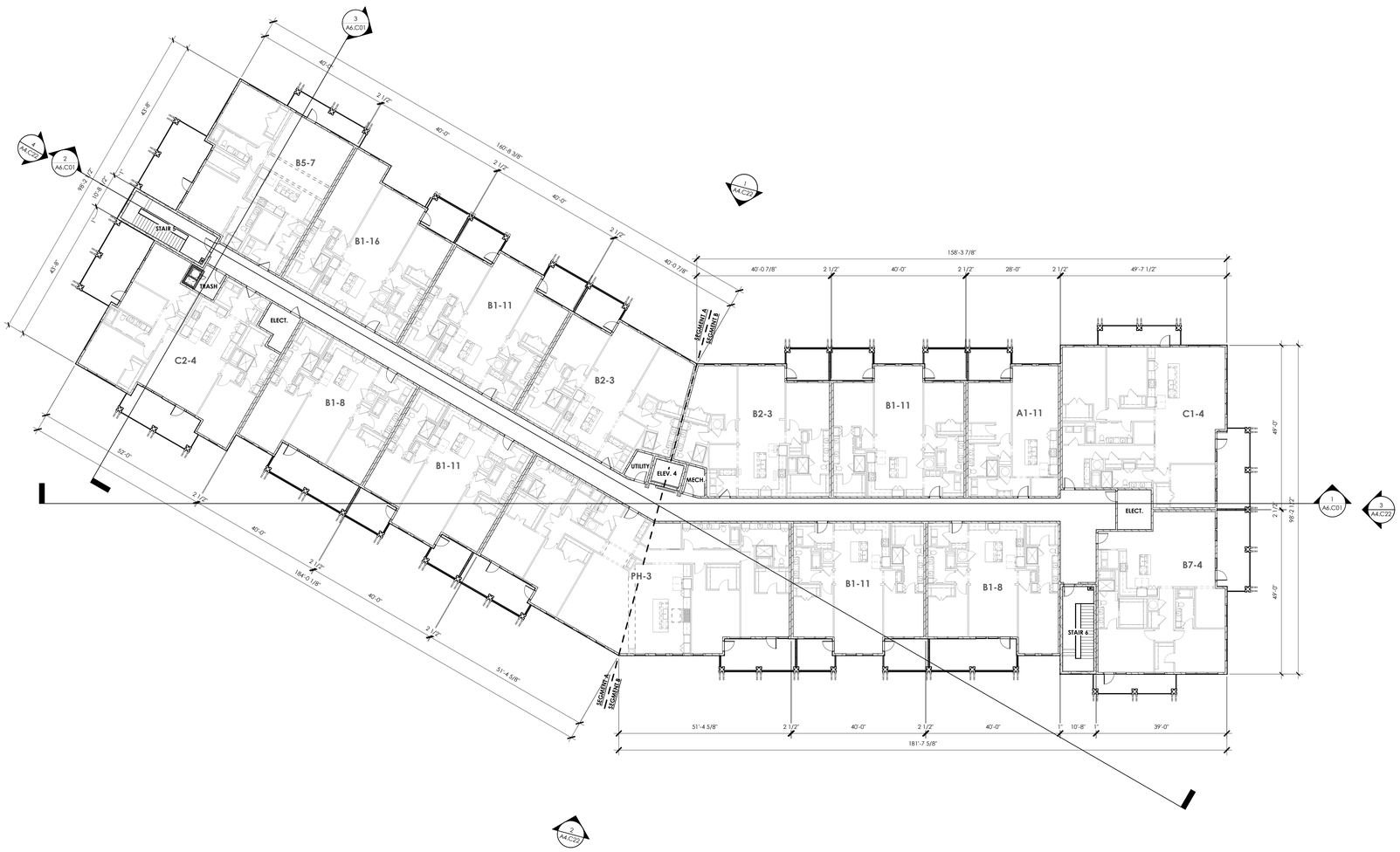
BLDG 3 - OVERALL - 5TH FLOOR PLAN

A4.C05



1 BLDG 3 - OVERALL - 6TH FLOOR PLAN
1/16" = 1'-0"

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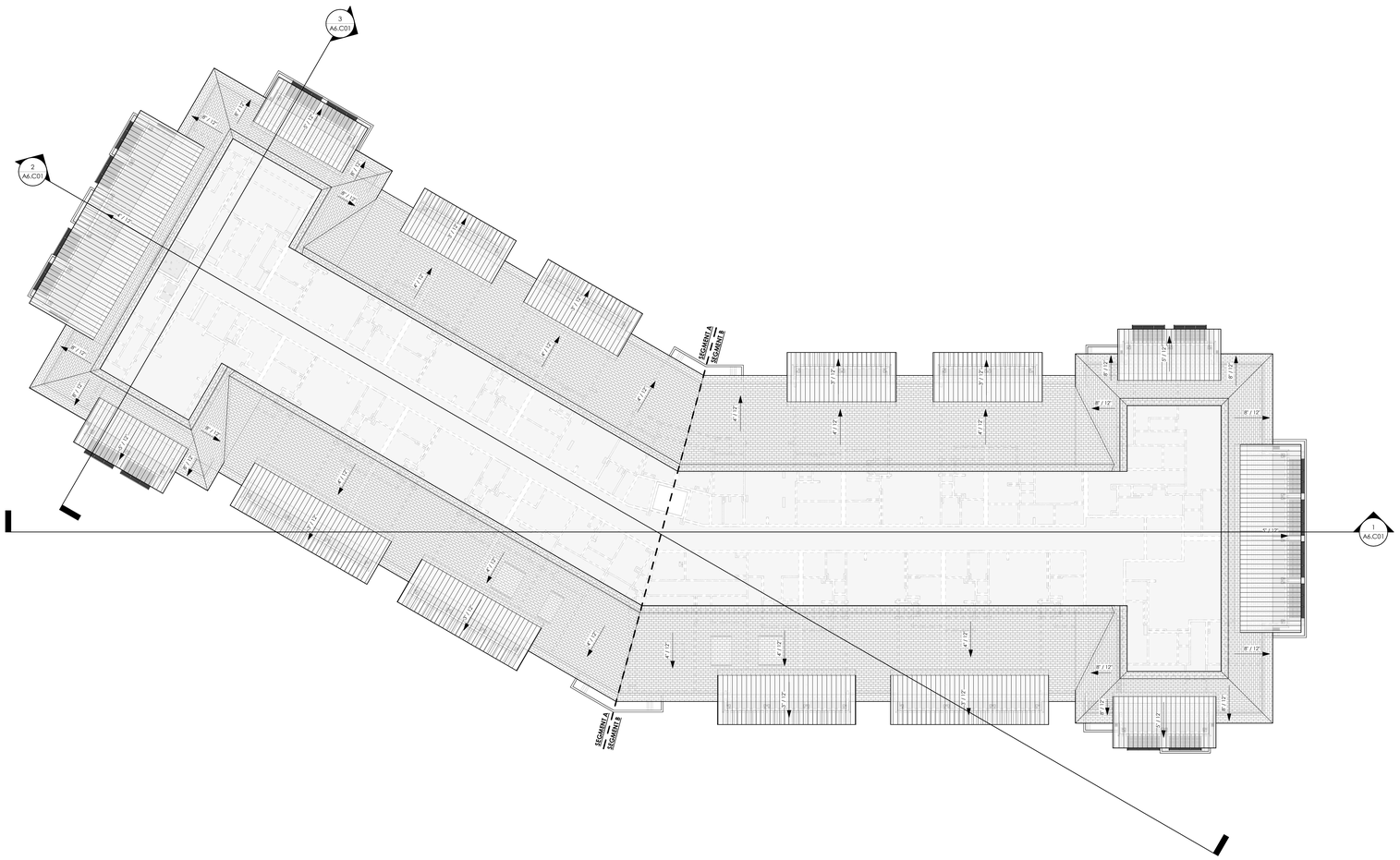
KEY PLAN

BLDG 3 - OVERALL - 6TH FLOOR PLAN

A4.C06



1 BLDG 3 - OVERALL - ROOF PLAN
1/16" = 1'-0"

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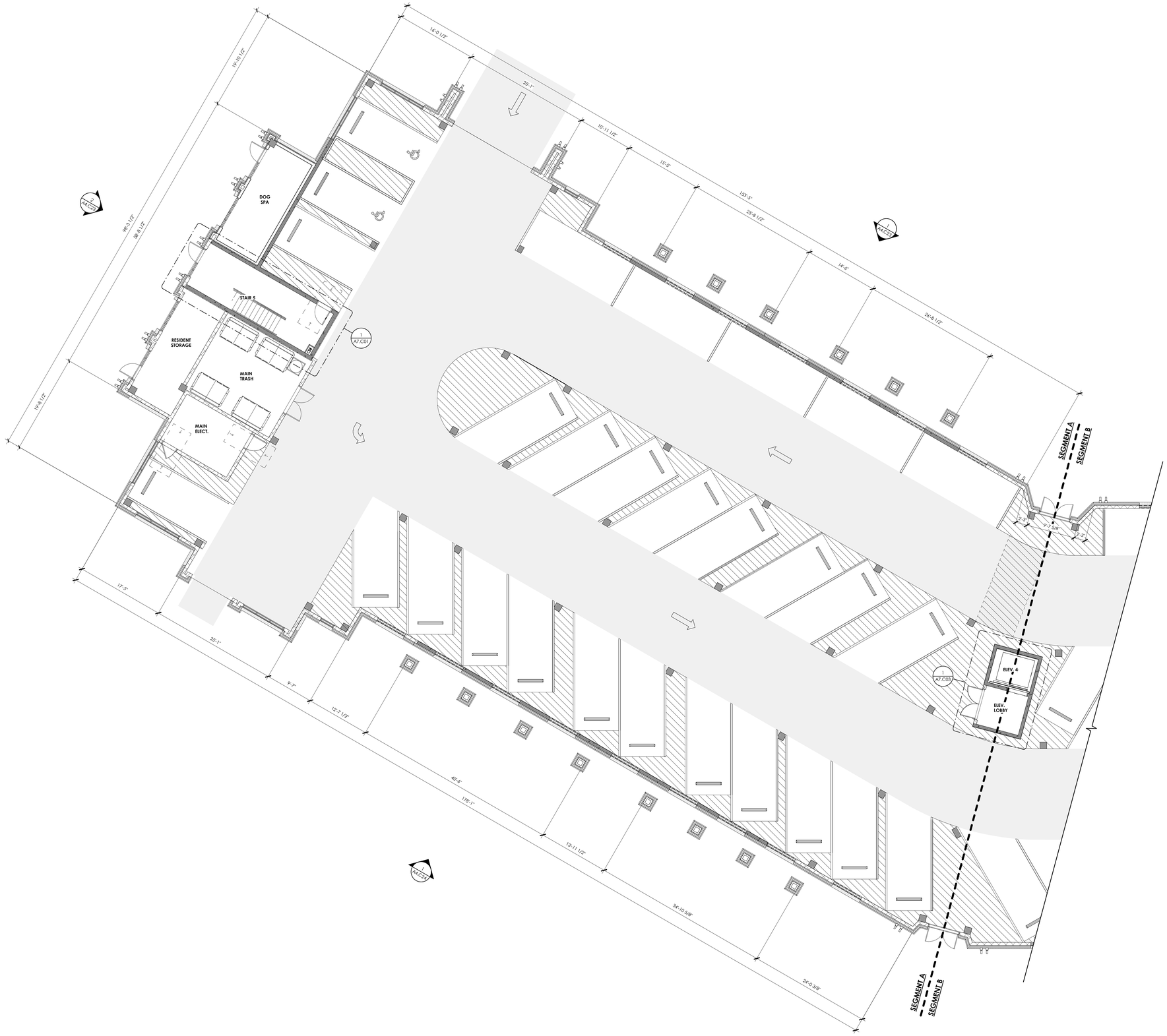
KEY PLAN

BLDG 3 - OVERALL - ROOF PLAN

A4.C07



1 BLDG 3 - SEGMENT A - 1ST FLOOR PLAN
1/8" = 1'-0"

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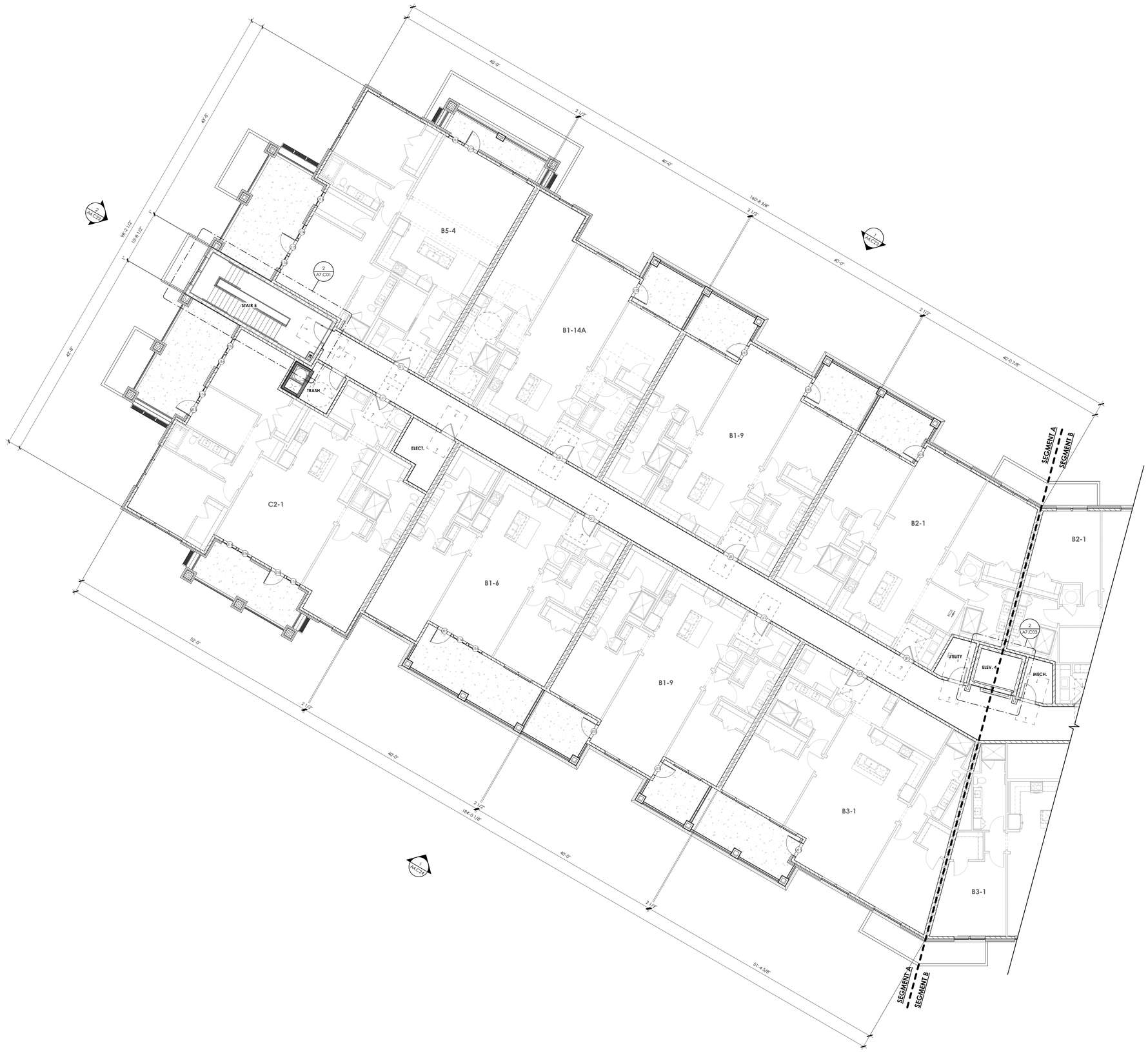
BLDG 3 - SEGMENT A - 1ST FLOOR PLAN

A4.C08



1 BLDG 3 - SEGMENT A - 2ND FLOOR PLAN
1/8" = 1'-0"

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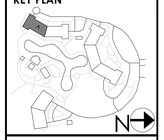
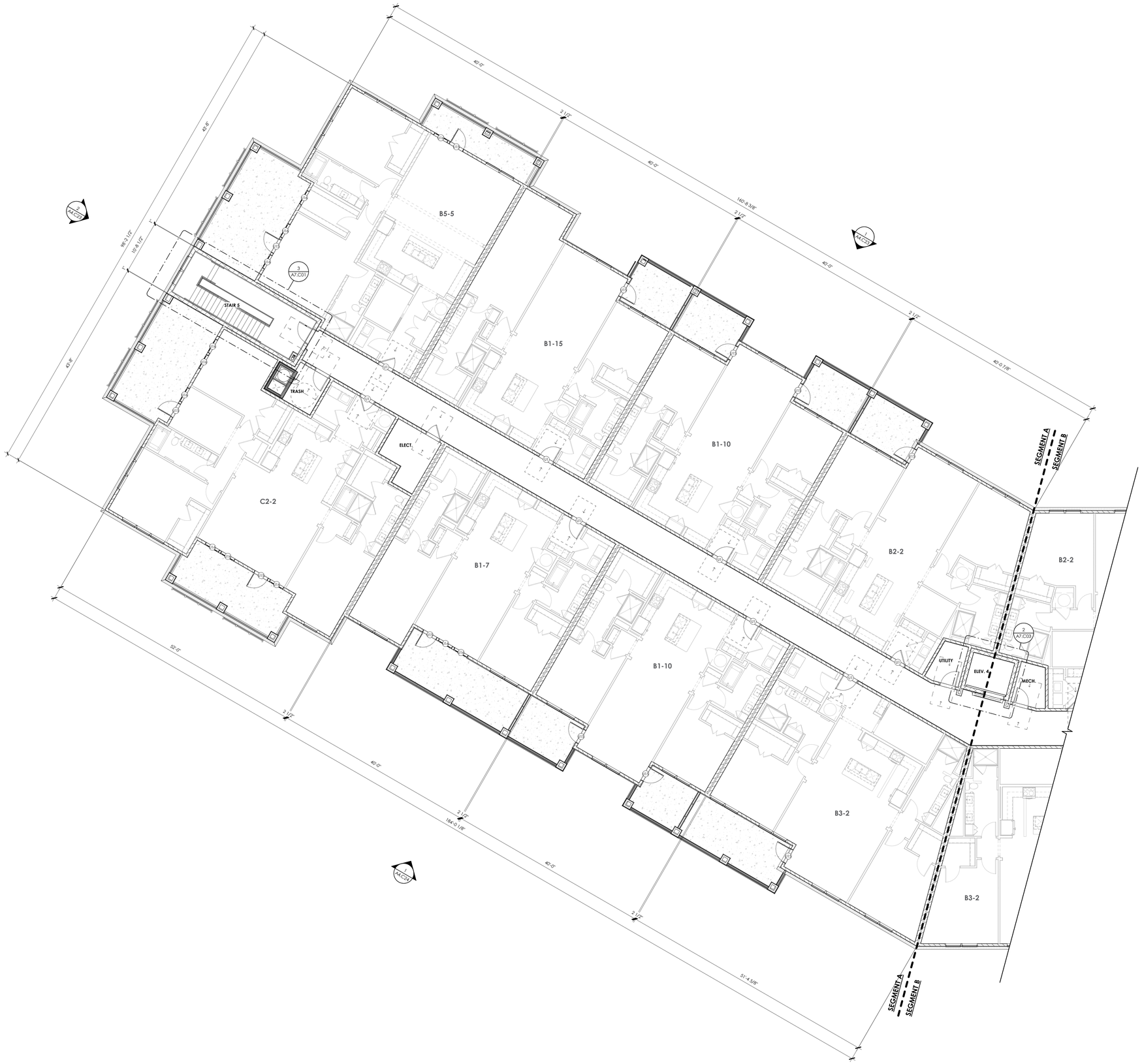


BLDG 3 - SEGMENT A - 2ND FLOOR PLAN

A4.C09



1 BLDG 3 - SEGMENT A - 3RD FLOOR PLAN
1/8" = 1'-0"

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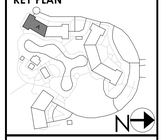
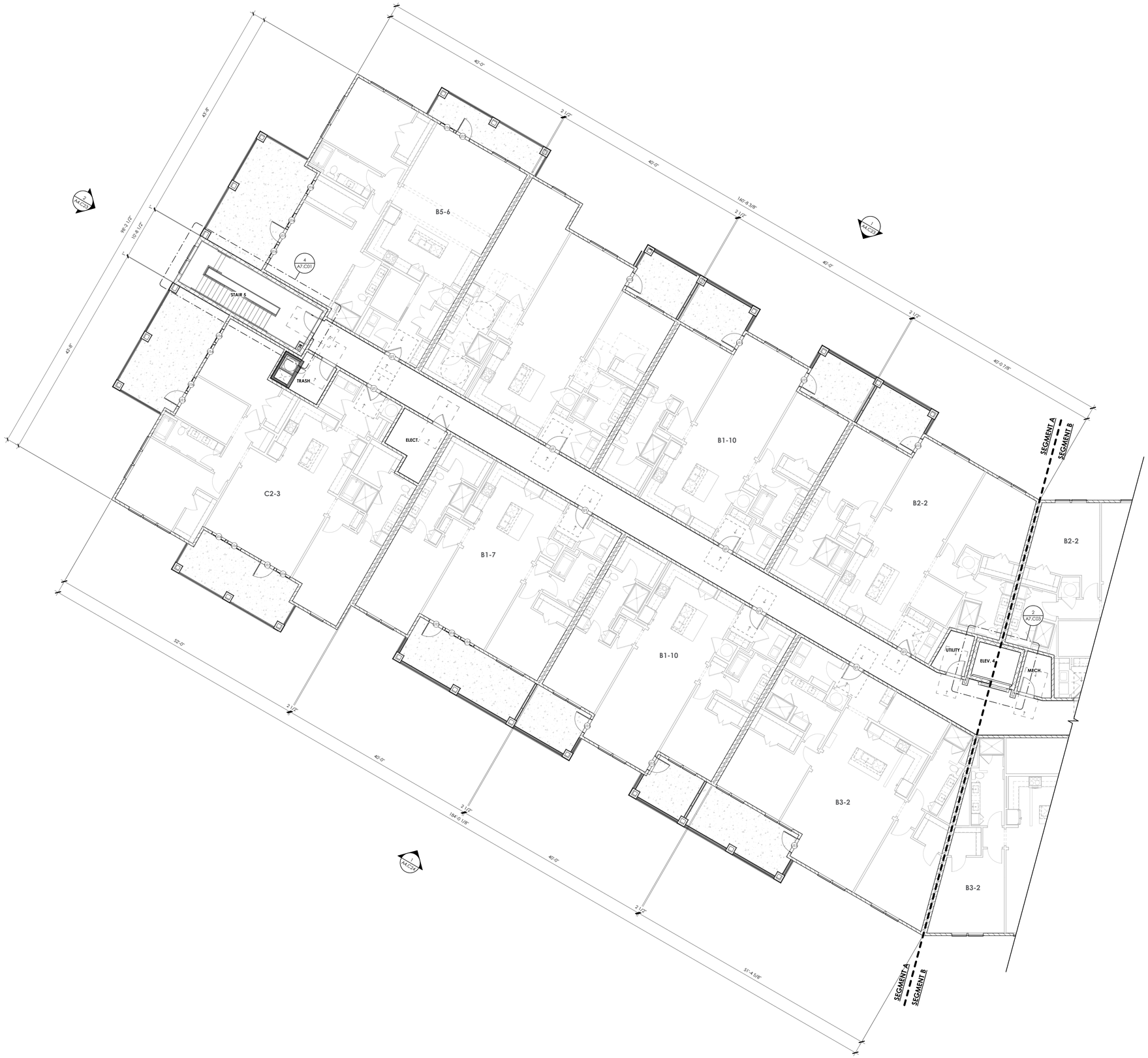


BLDG 3 - SEGMENT A - 3RD FLOOR PLAN

A4.C10



1 BLDG 3 - SEGMENT A - 4TH FLOOR PLAN
1/8" = 1'-0"

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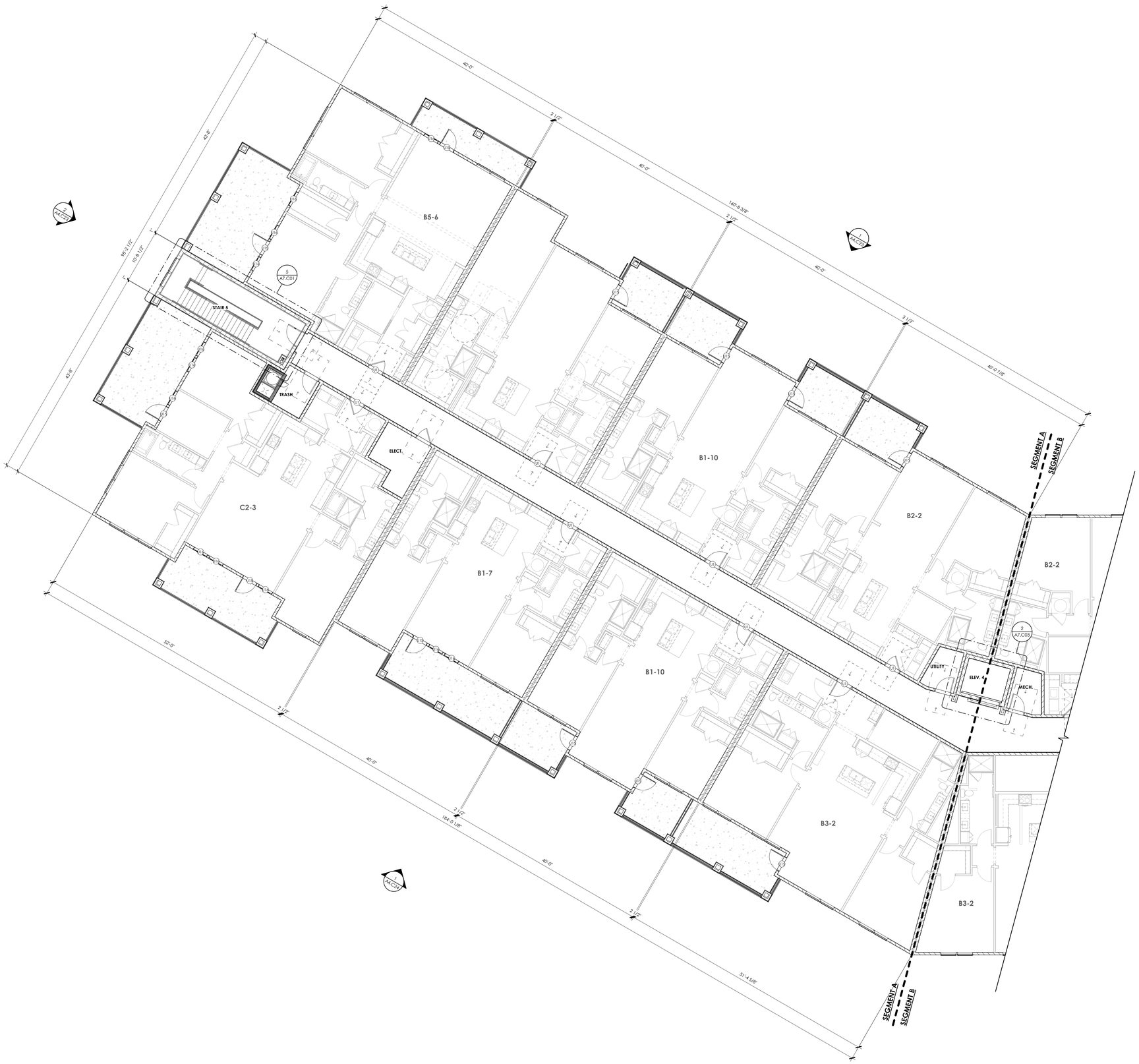
BLDG 3 - SEGMENT A - 4TH FLOOR PLAN

A4.C11



1 BLDG 3 - SEGMENT A - 5TH FLOOR PLAN
1/8" = 1'-0"

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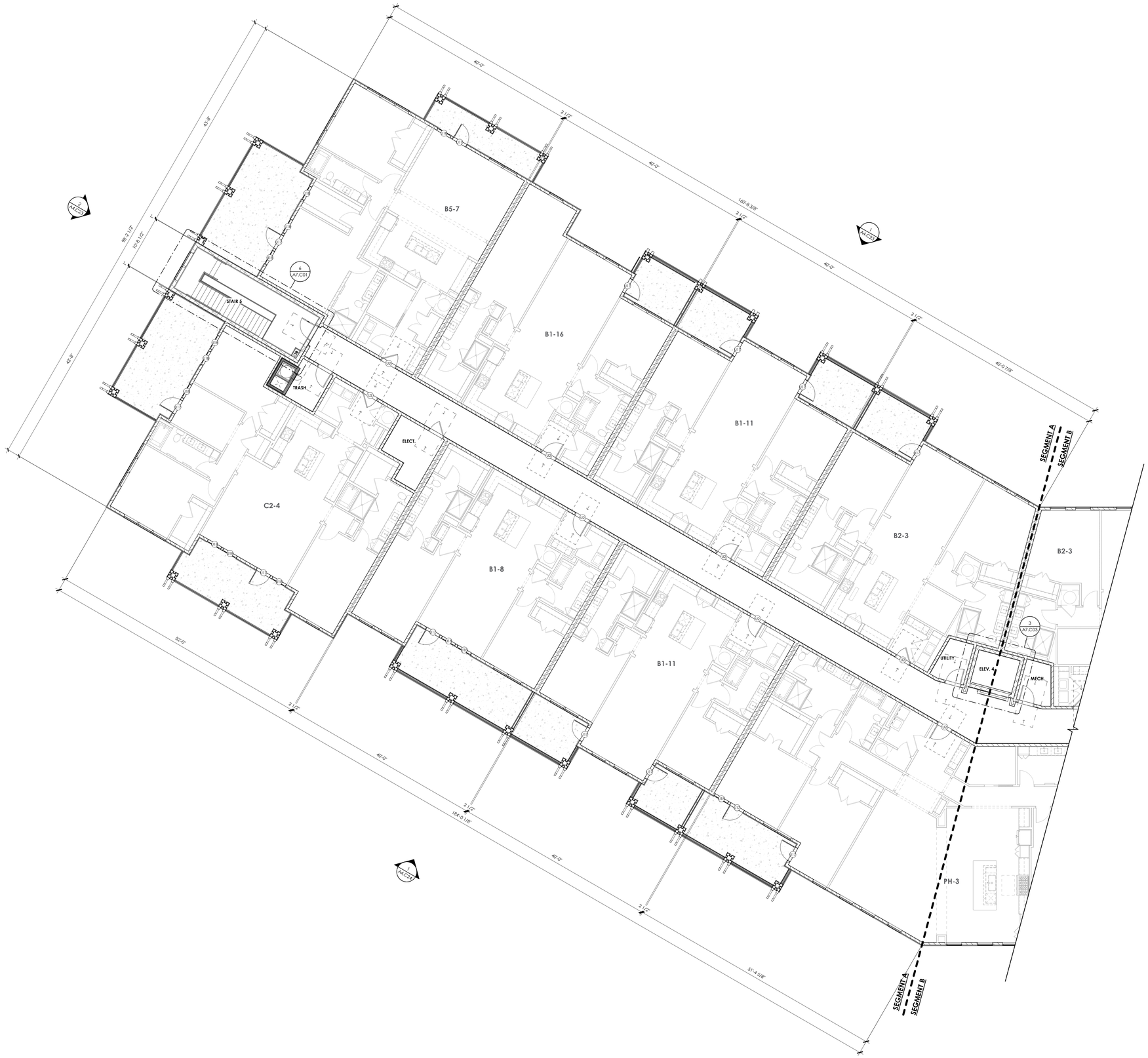
BLDG 3 - SEGMENT A - 5TH FLOOR PLAN

A4.C12



1 BLDG 3 - SEGMENT A - 6TH FLOOR PLAN
1/8" = 1'-0"

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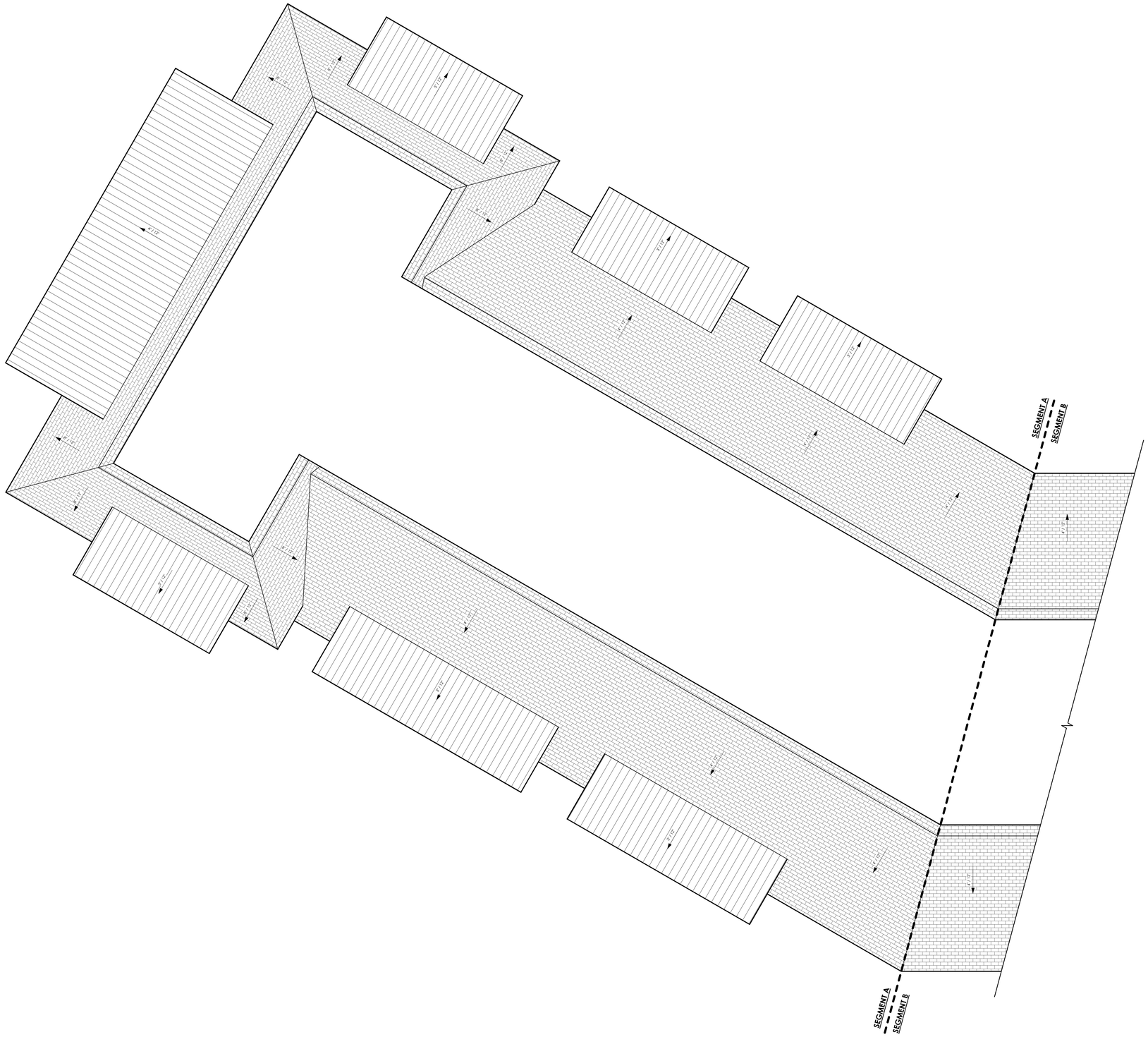
BLDG 3 - SEGMENT A - 6TH FLOOR PLAN

A4.C13



1 BLDG 3 - SEGMENT A - ROOF PLAN
1/8" = 1'-0"

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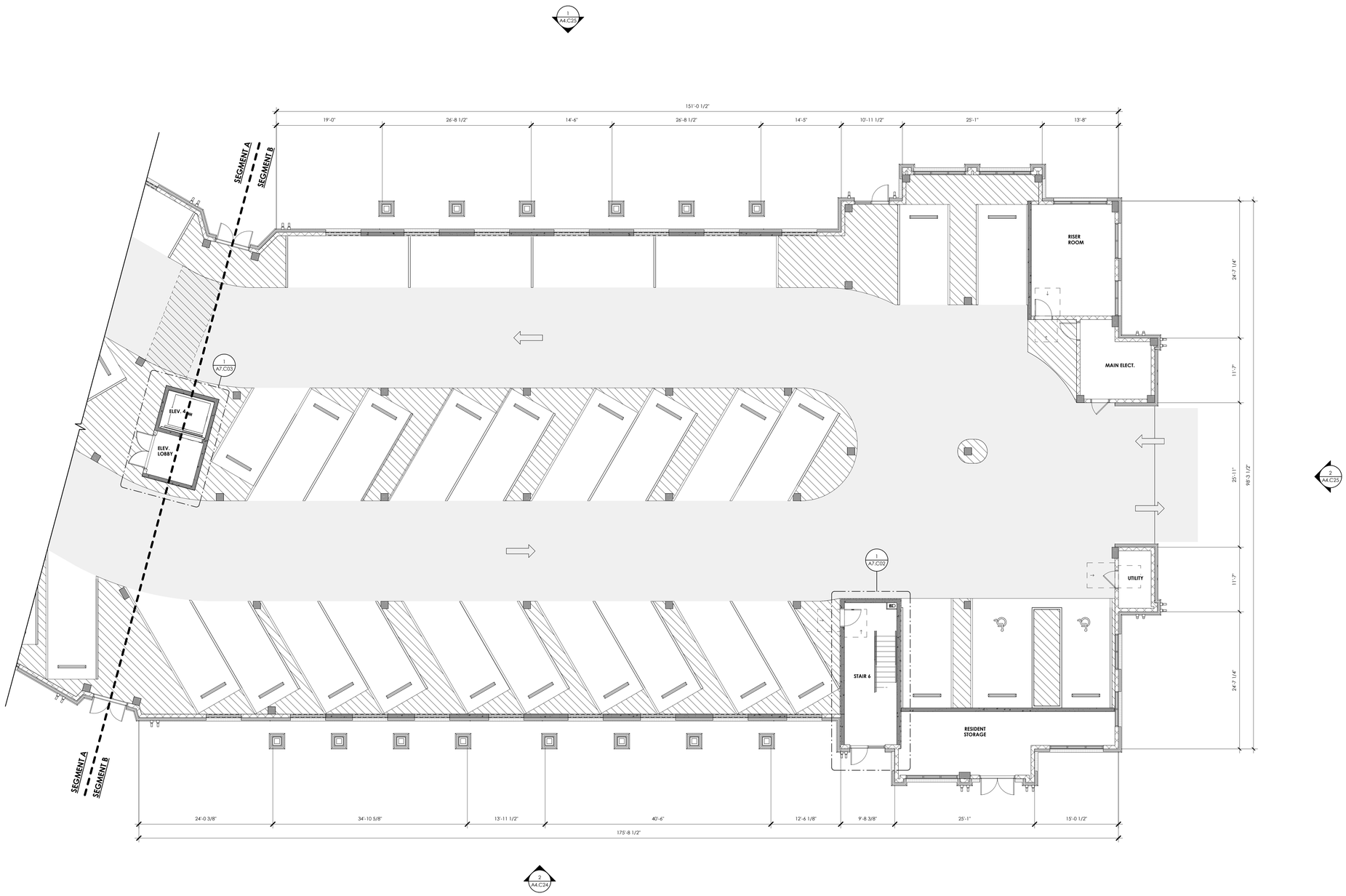
KEY PLAN

BLDG 3 - SEGMENT A - ROOF PLAN

A4.C14



1 BLDG 3 - SEGMENT B - 1ST FLOOR PLAN
1/8" = 1'-0"

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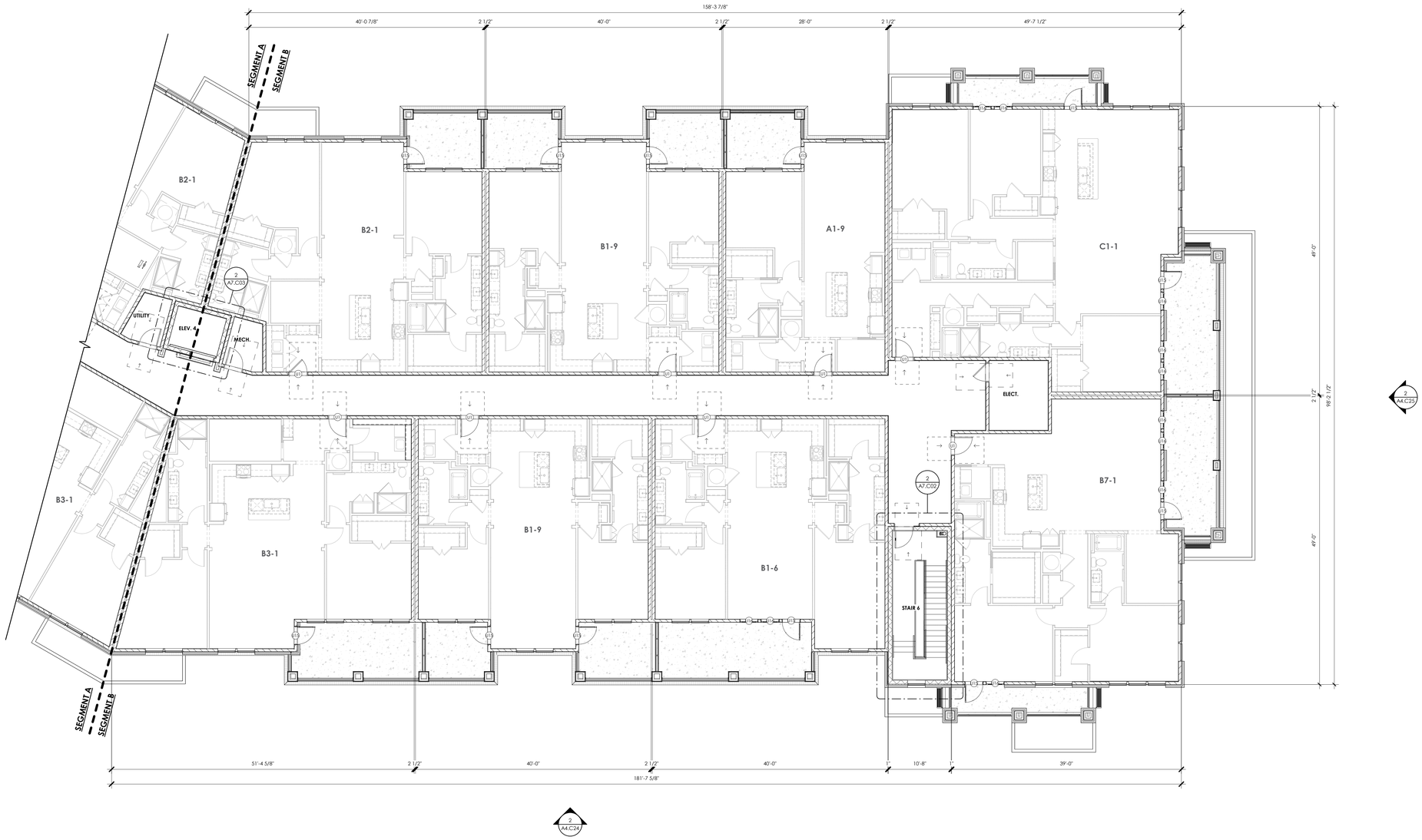
BLDG 3 - SEGMENT B - 1ST FLOOR PLAN

A4.C15



1 BLDG 3 - SEGMENT B - 2ND FLOOR PLAN
1/8" = 1'-0"

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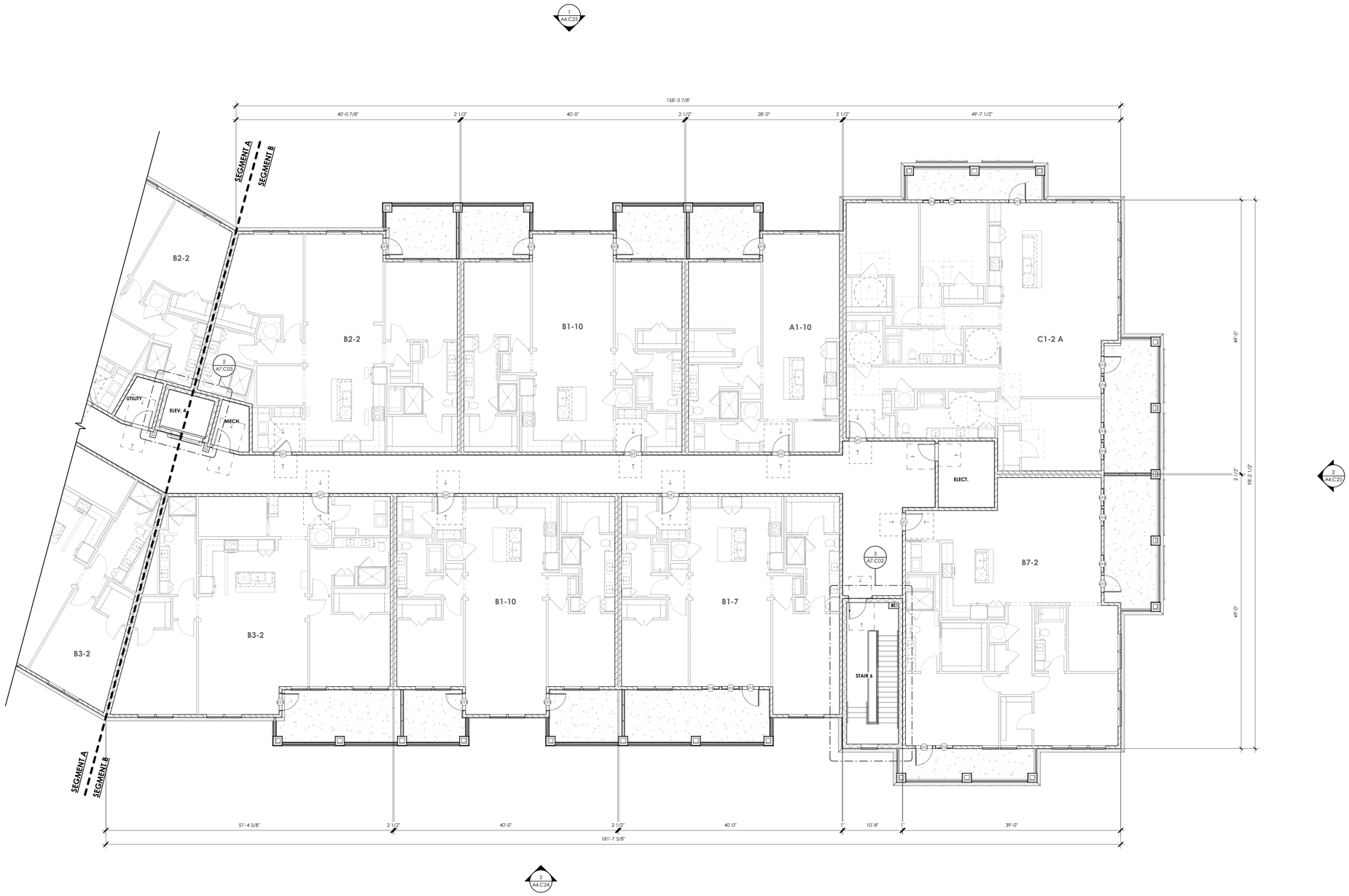
KEY PLAN

BLDG 3 - SEGMENT B - 2ND FLOOR PLAN

A4.C16



1 BLDG 3 - SEGMENT B - 3RD FLOOR PLAN
1/8" = 1'-0"

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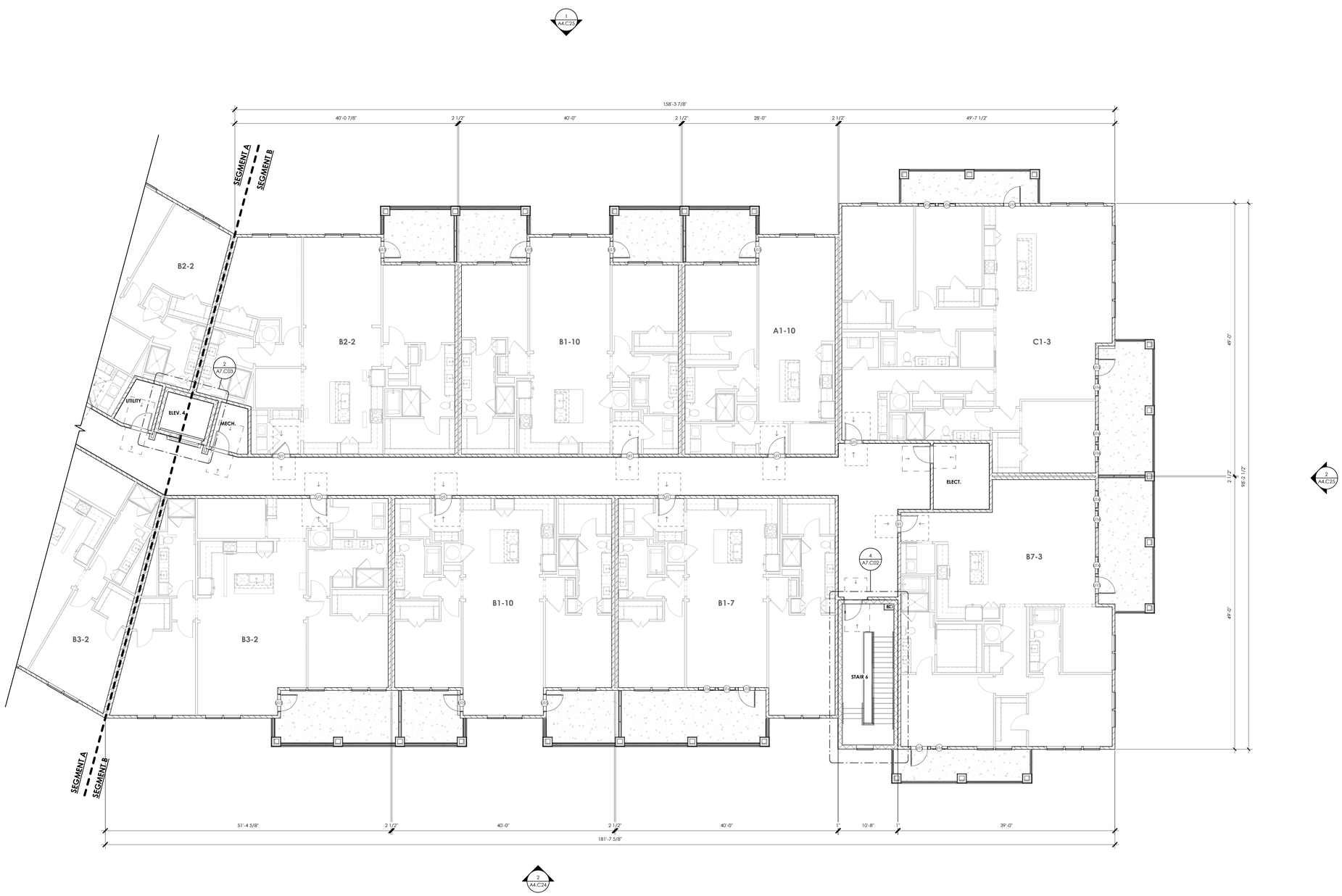
BLDG 3 - SEGMENT B - 3RD FLOOR PLAN

A4.C17



1 BLDG 3 - SEGMENT B - 4TH FLOOR PLAN
1/8" = 1'-0"

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NORTH CAROLINA
CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

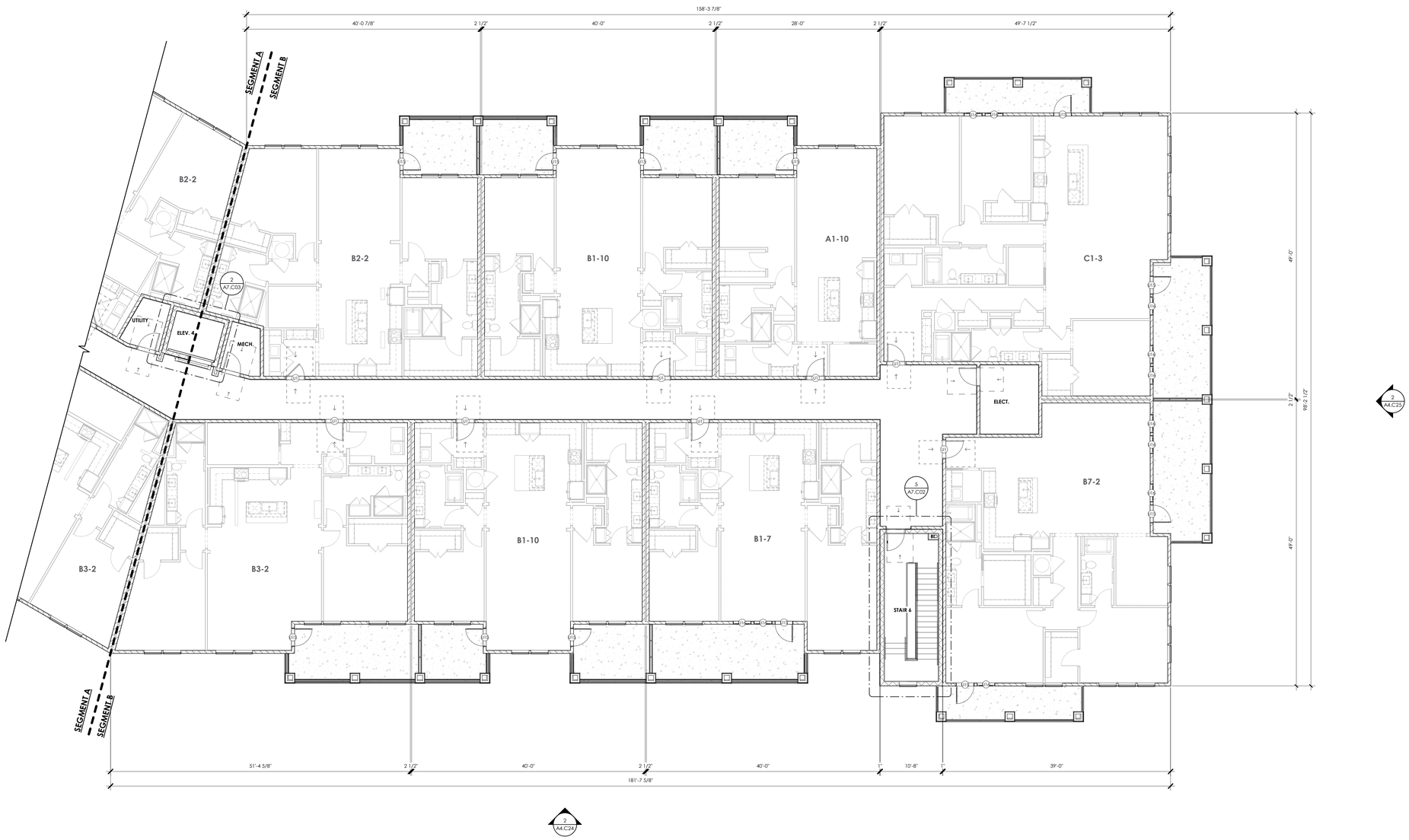
PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

REVISIONS

KEY PLAN

BLDG 3 - SEGMENT B - 4TH FLOOR PLAN

A4.C18



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1/8" = 1'-0"

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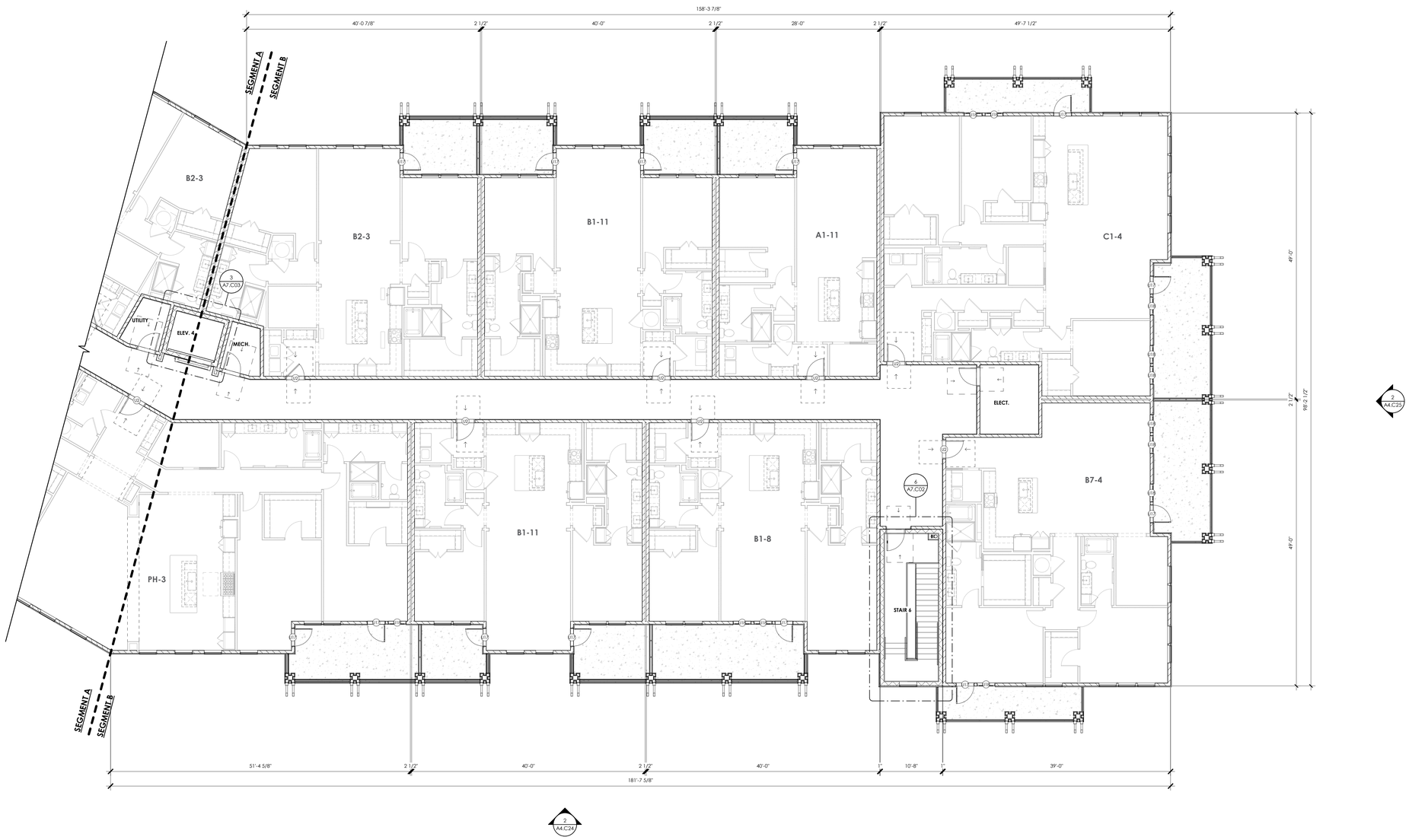
BLDG 3 - SEGMENT B - 5TH FLOOR PLAN

A4.C19



1 BLDG 3 - SEGMENT B - 6TH FLOOR PLAN
1/8" = 1'-0"

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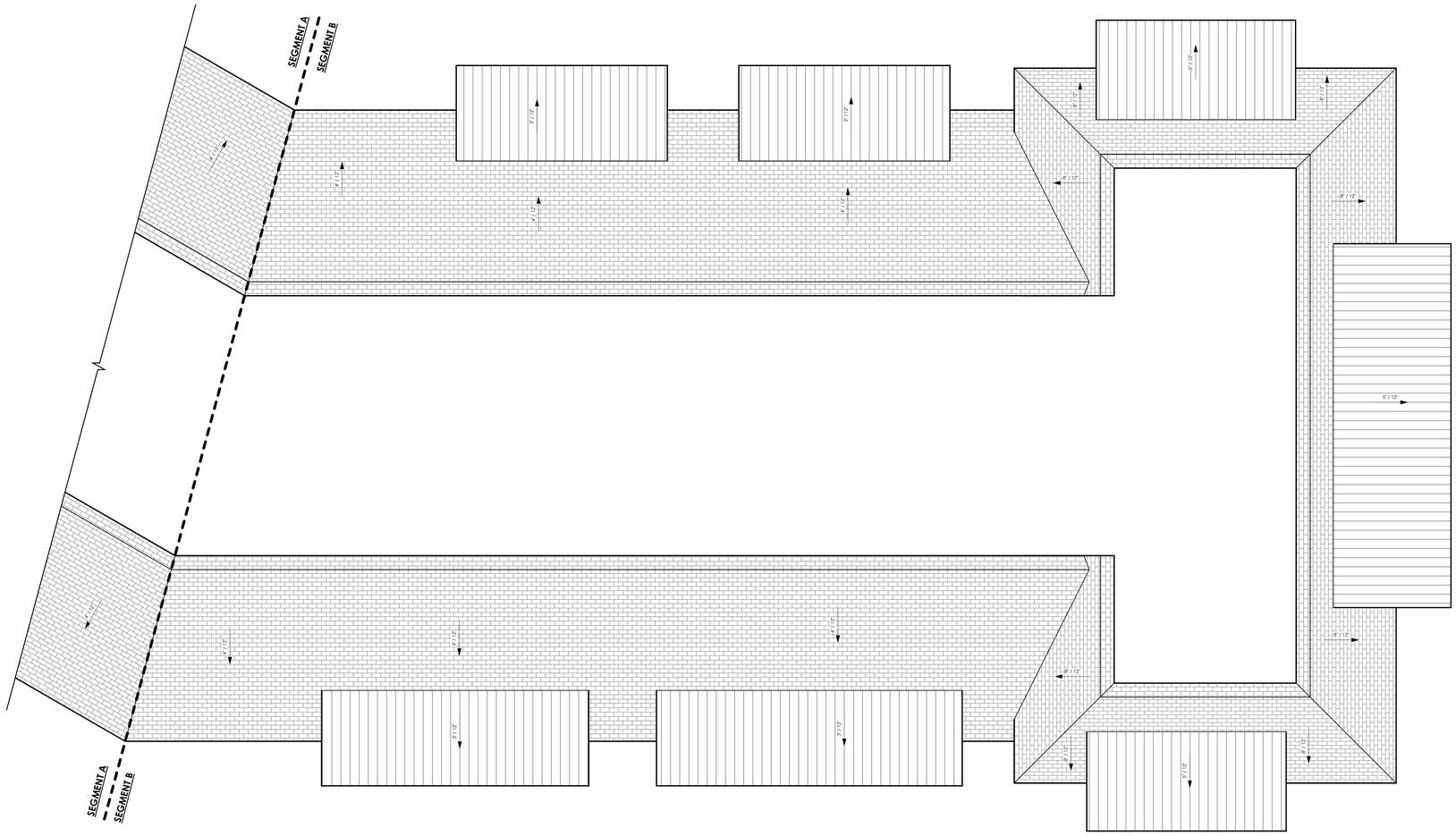
BLDG 3 - SEGMENT B - 6TH FLOOR PLAN

A4.C20



1 BLDG 3 - SEGMENT B - ROOF PLAN
1/8" = 1'-0"

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KEY PLAN

BLDG 3 - SEGMENT B - ROOF PLAN

A4.C21

4 BLDG 3 - OVERALL - SIDE ELEVATION 2
1/16" = 1'-0"

3 BLDG 3 - OVERALL - SIDE ELEVATION 1
1/16" = 1'-0"

2 BLDG 3 - OVERALL - REAR ELEVATION
1/16" = 1'-0"

1 BLDG 3 - OVERALL - FRONT ELEVATION
1/16" = 1'-0"

BUILDING ELEVATIONS

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O.
2. LOCATE VERTICAL BRICK CONTROL JOINTS AT ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS, AND EVERY 30' THEREAFTER. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O.
3. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O., SEE WATERPROOFING DETAILS.
4. PROVIDE 3/8" JOINT SPACE WITH SEALANT AND AT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
5. ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME AND PAINT ALL CUT EDGES OF FIBER CEMENT PANELING PRIOR TO INSTALLATION.
6. G.C. TO COORDINATE WITH MEP, ARCH., AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS, ARCH. TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE/BELOW, UNLESS SHOWN OTHERWISE.
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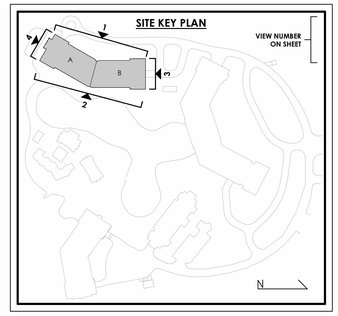

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KEY PLAN

BLDG 3 - OVERALL - ELEVATIONS

A4.C22

2 BLDG 3 - SEGMENT A - SIDE ELEVATION
1/8" = 1'-0"

1 BLDG 3 - SEGMENT A - FRONT ELEVATION
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BUILDING ELEVATIONS

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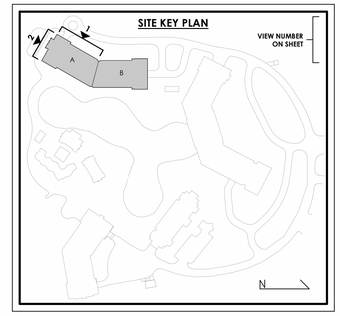

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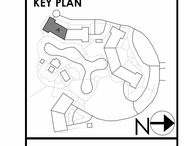

BLDG 3 - SEGMENT - ELEVATIONS

A4.C23

2 BLDG 3 - SEGMENT B - REAR ELEVATION
1/8" = 1'-0"

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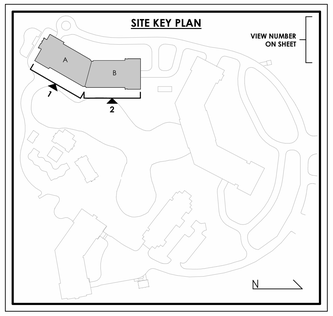

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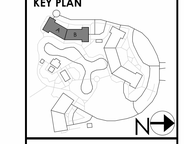

BLDG 3 - SEGMENT - ELEVATIONS

A4.C24

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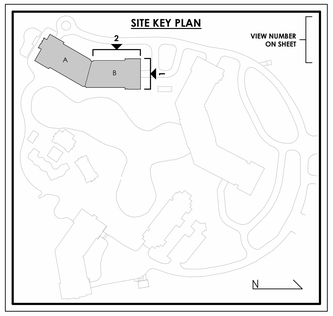

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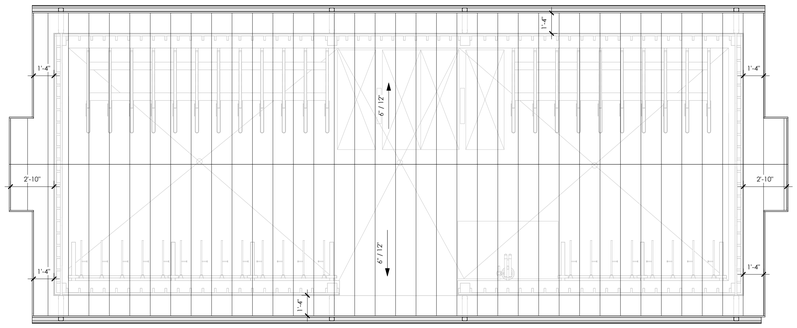
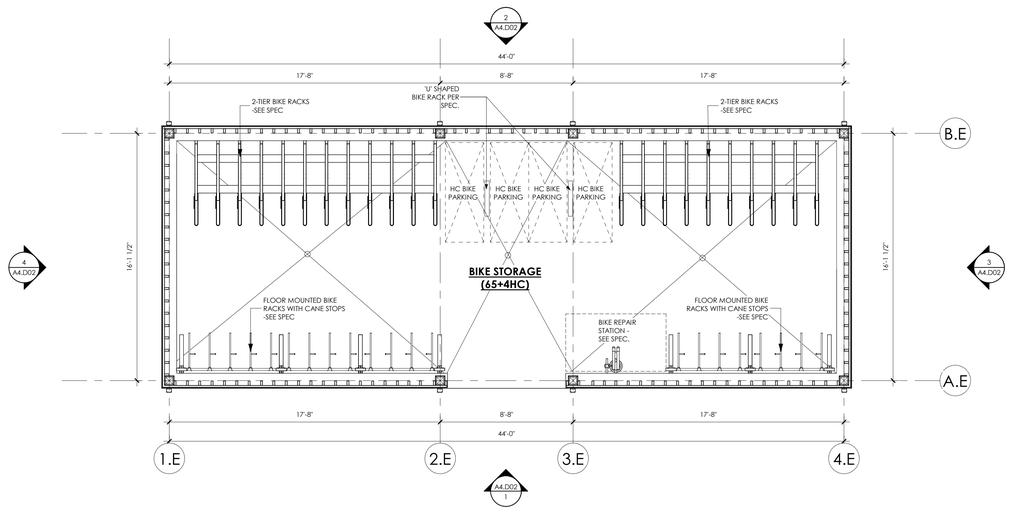
BLDG 3 - SEGMENT - ELEVATIONS

A4.C25



2 BLDG 4 - BIKE BARN - ROOF PLAN
1/4" = 1'-0"



1 BLDG 4 - BIKE BARN - FLOOR PLAN
1/4" = 1'-0"

HOUSING STUDIO
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CHARLOTTE, NC 28202
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- BROAD CREEK APT

HILTON HEAD, SC

ORANGE CAPITAL

HOUSING STUDIO, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50863 NORTH CAROLINA CHARLOTTE, NC

NOT FOR CONSTRUCTION

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

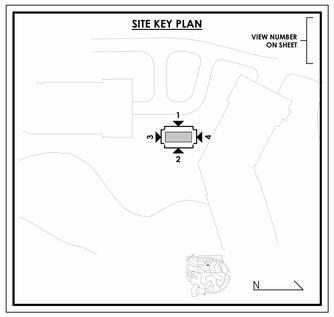
PROJECT NUMBER: 2509
ISSUE DATE: 27 MAY 2026
ISSUED FOR: DRB CONCEPTUAL

1 **REVISIONS**

KEY PLAN

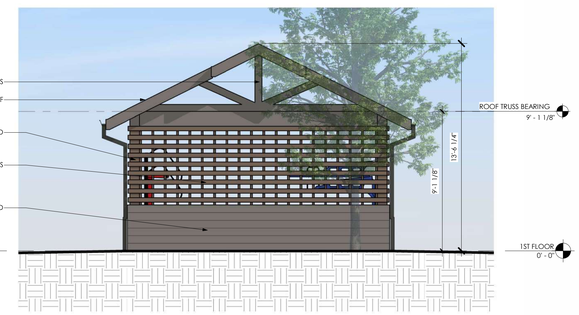
BLDG 4 - BIKE BARN - PLANS

A4.D01



4 BLDG 4 - BIKE BARN - SIDE ELEVATION 2
1/4" = 1'-0"

2 BLDG 4 - BIKE BARN - REAR ELEVATION
1/4" = 1'-0"



3 BLDG 4 - BIKE BARN - SIDE ELEVATION 1
1/4" = 1'-0"

1 BLDG 4 - BIKE BARN - FRONT ELEVATION
1/4" = 1'-0"

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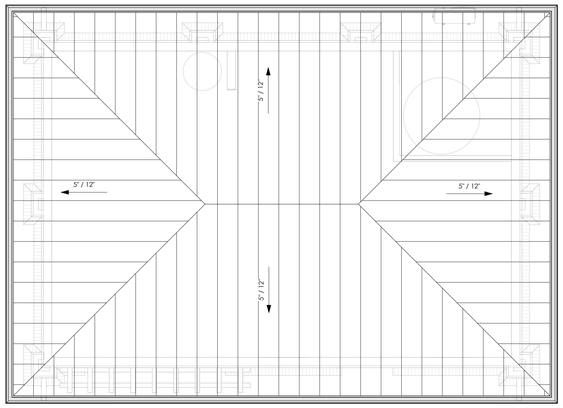
1 **REVISIONS**

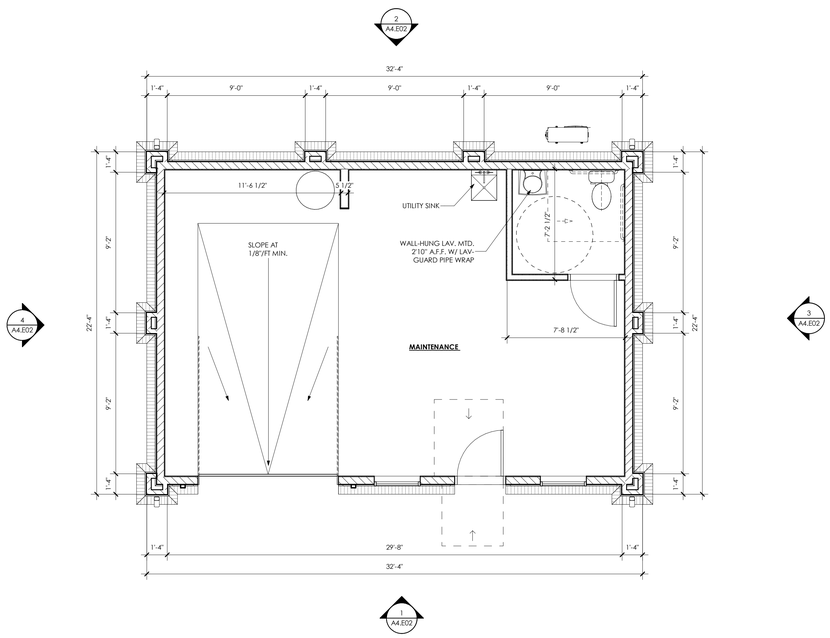
KEY PLAN

BLDG 4 - BIKE BARN - ELEVATIONS

A4.D02



2 BLDG 5 - MAINTENANCE BUILDING - ROOF PLAN
1/4" = 1'-0"



1 BLDG 5 - MAINTENANCE BUILDING - FLOOR PLAN
1/4" = 1'-0"

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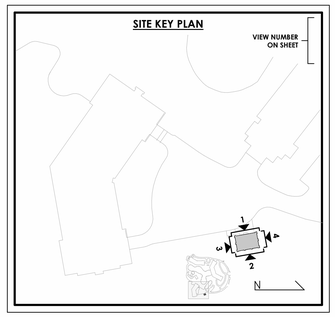
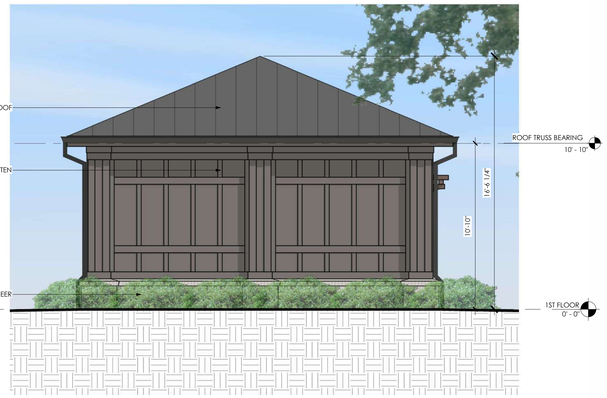
1 **REVISIONS**

KEY PLAN

BLDG 5 - MAINTENANCE BUILDING - PLANS

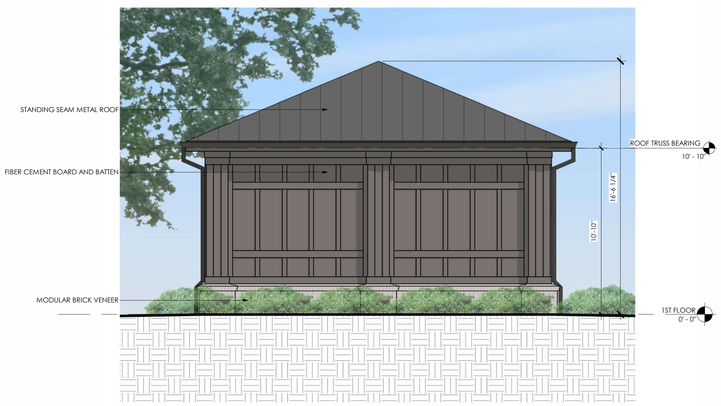
A4.E01





4 BLDG 5 - MAINTENANCE BUILDING - SIDE ELEVATION 2
1/4" = 1'-0"

2 BLDG 5 - MAINTENANCE BUILDING - REAR ELEVATION
1/4" = 1'-0"



3 BLDG 5 - MAINTENANCE BUILDING - SIDE ELEVATION 1
1/4" = 1'-0"

1 BLDG 5 - MAINTENANCE BUILDING - FRONT ELEVATION
1/4" = 1'-0"

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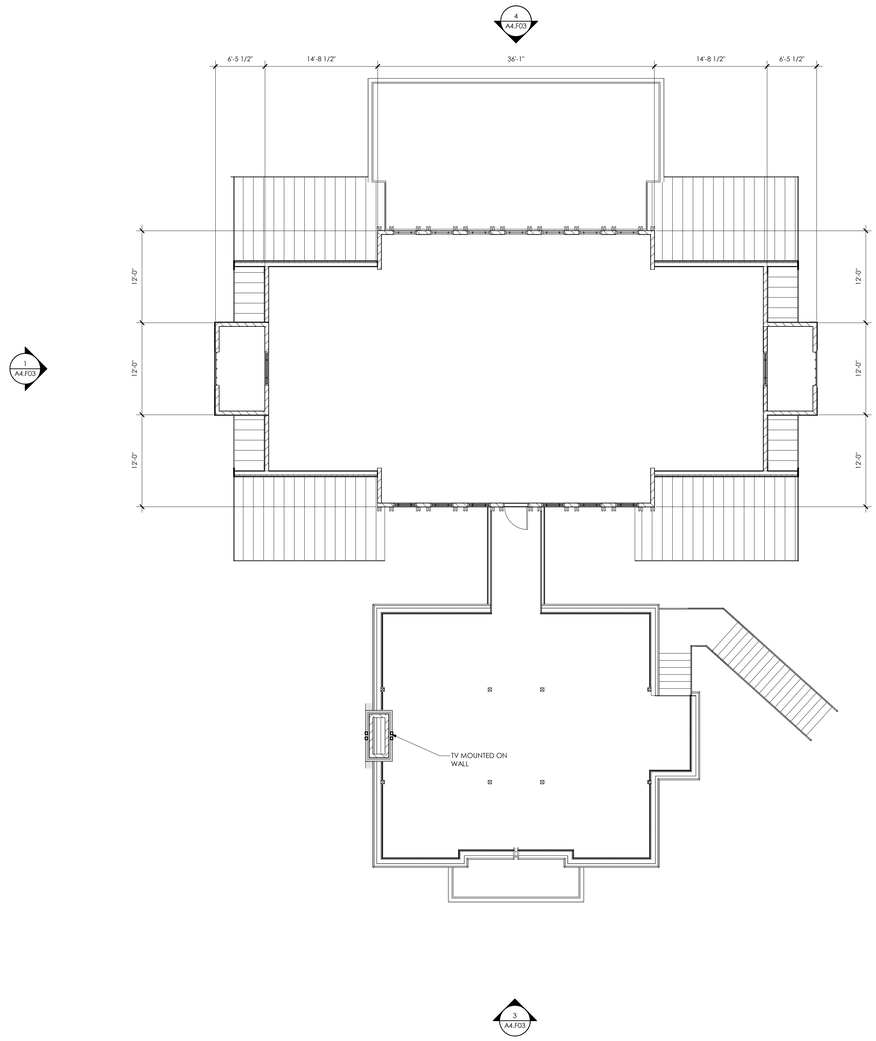
REVISIONS

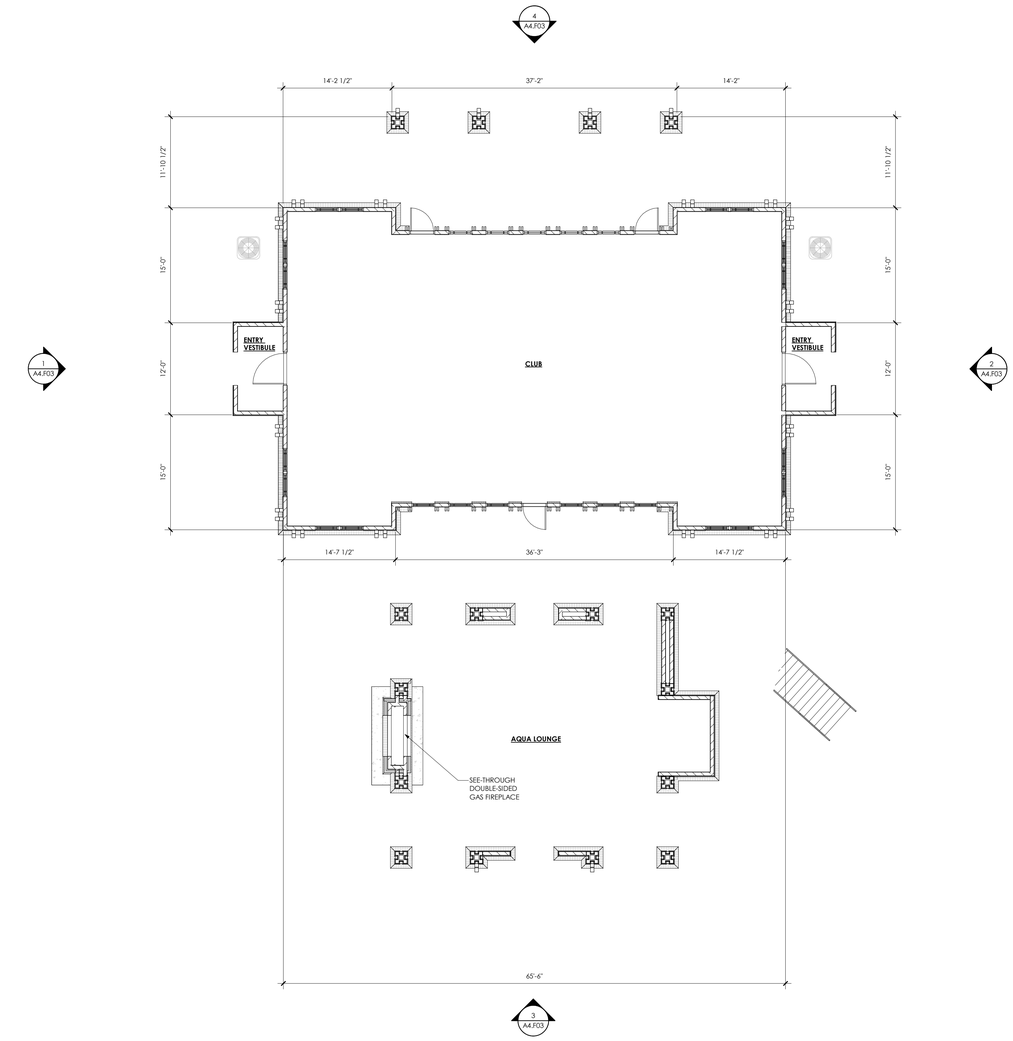
KEY PLAN

BLDG 5 - MAINTENANCE BUILDING - ELEVATIONS

A4.E02



2 BLDG 6 - CLUBHOUSE - MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 BLDG 6 - CLUBHOUSE - FIRST FLOOR PLAN
1/8" = 1'-0"

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ISSUE DATE: 27 MAY 2026
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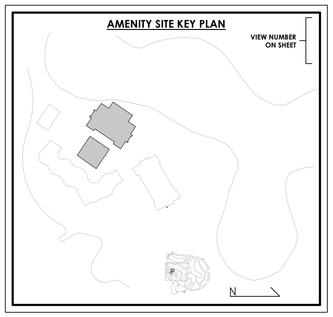
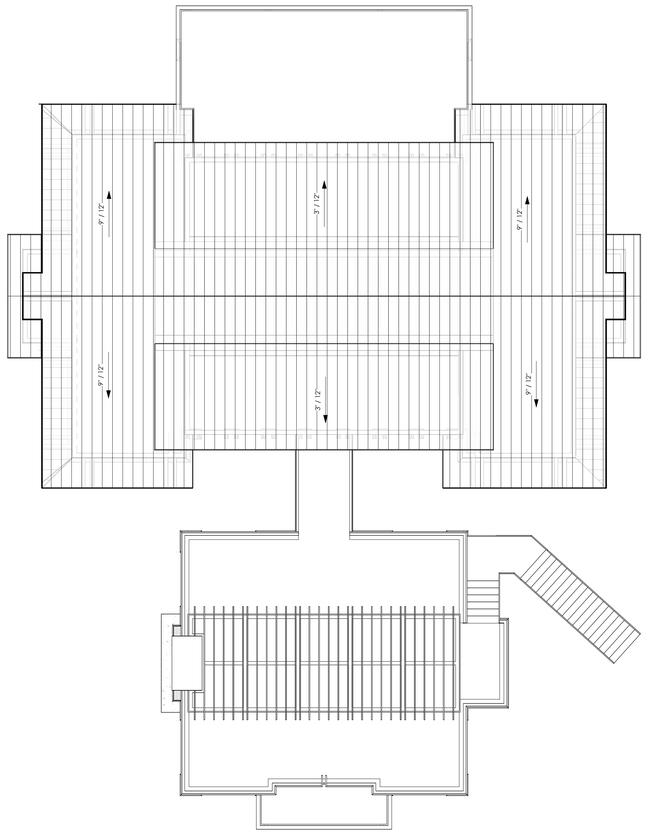
#	REVISIONS

KEY PLAN

BLDG 6 - CLUBHOUSE - PLANS

A4.F01





1 BLDG 6 - CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"

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ISSUE DATE: 27 MAY 2026
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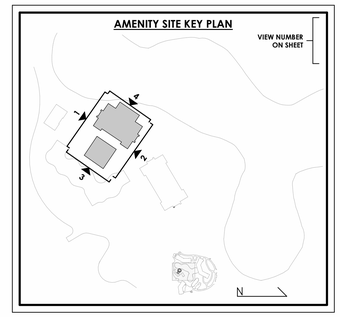
REVISIONS

KEY PLAN

BLDG 6 - CLUBHOUSE - ROOF PLAN

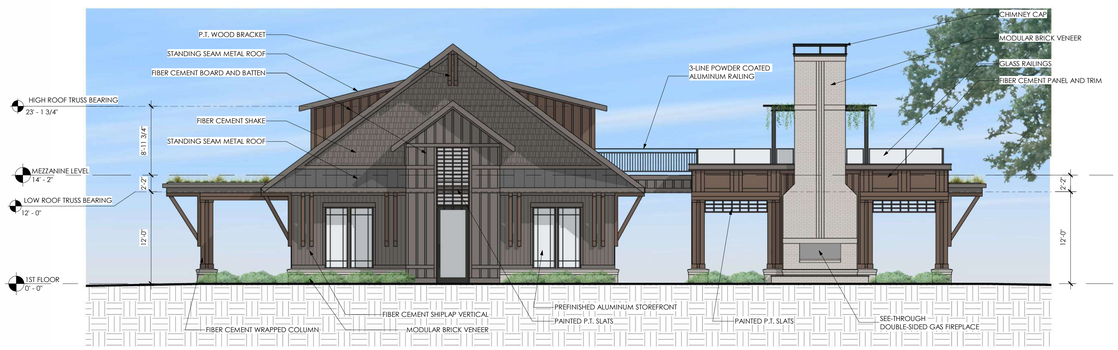
A4.F02



4 BLDG 6 - CLUBHOUSE - LAGOON ELEVATION
1/8" = 1'-0"

2 BLDG 6 - CLUBHOUSE - SIDE ELEVATION 2
1/8" = 1'-0"

3 BLDG 6 - CLUBHOUSE - POOL COURTYARD ELEVATION
1/8" = 1'-0"



1 BLDG 6 - CLUBHOUSE - SIDE ELEVATION 1
1/8" = 1'-0"

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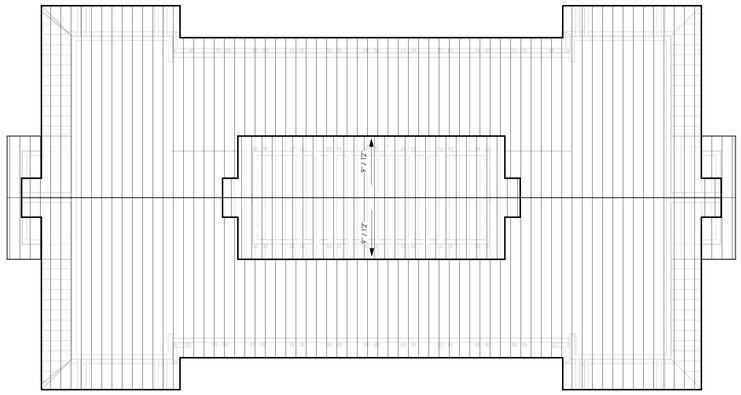
REVISIONS

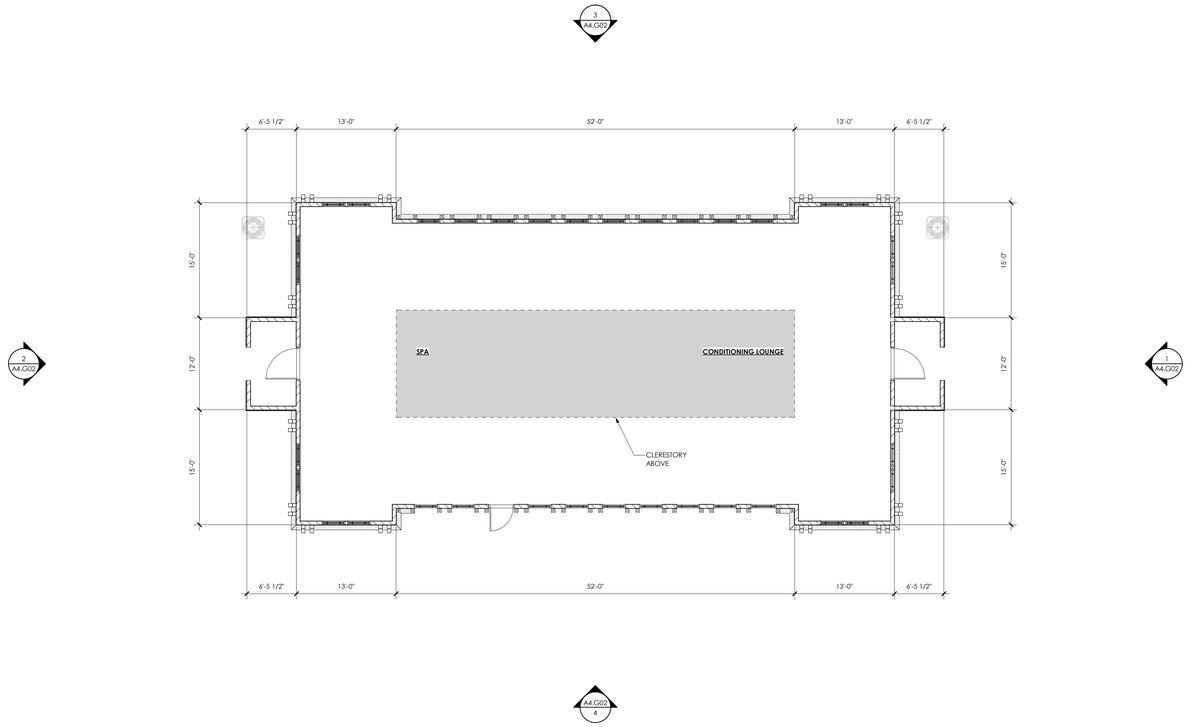
KEY PLAN

BLDG 6 - CLUBHOUSE - ELEVATIONS

A4.F03



② BLDG 7 - SPA/ CONDITIONING LOUNGE - ROOF PLAN
1/8" = 1'-0"



① BLDG 7 - SPA/ CONDITIONING LOUNGE - FIRST FLOOR PLAN
1/8" = 1'-0"

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REVISIONS

KEY PLAN

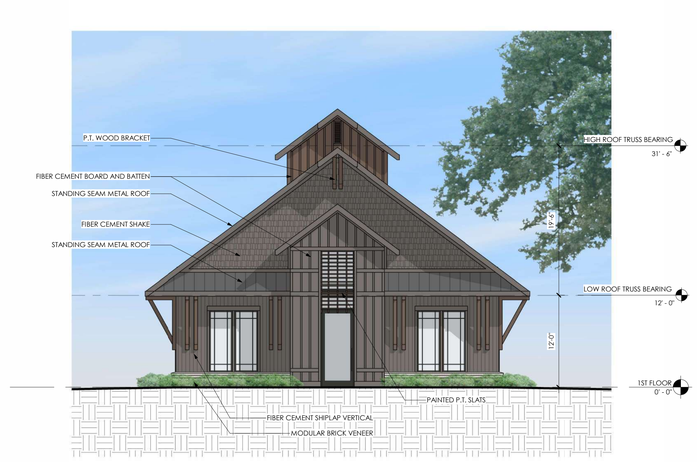
BLDG 7 - SPA/ CONDITIONING LOUNGE - PLANS

A4.G01

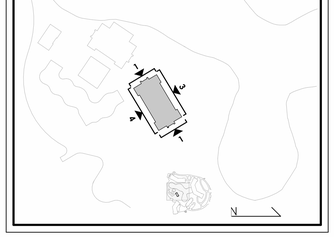
4 BLDG 7 - SPA/ CONDITIONING LOUNGE - REAR ELEVATION
1/8" = 1'-0"

2 BLDG 7 - SPA/ CONDITIONING LOUNGE - SIDE ELEVATION 2
1/8" = 1'-0"

3 BLDG 7 - SPA/ CONDITIONING LOUNGE - LAGOON ELEVATION
1/8" = 1'-0"



1 BLDG 7 - SPA/ CONDITIONING LOUNGE - SIDE ELEVATION 1
1/8" = 1'-0"



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KEY PLAN

BLDG 7 - SPA/ CONDITIONING LOUNGE - ELEVATIONS

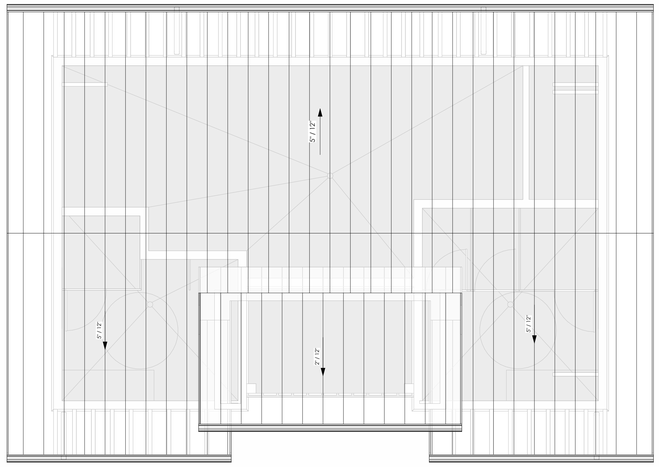
A4.G02

6 BLDG 8 - POOL BUILDING - SIDE ELEVATION 2
1/4" = 1'-0"

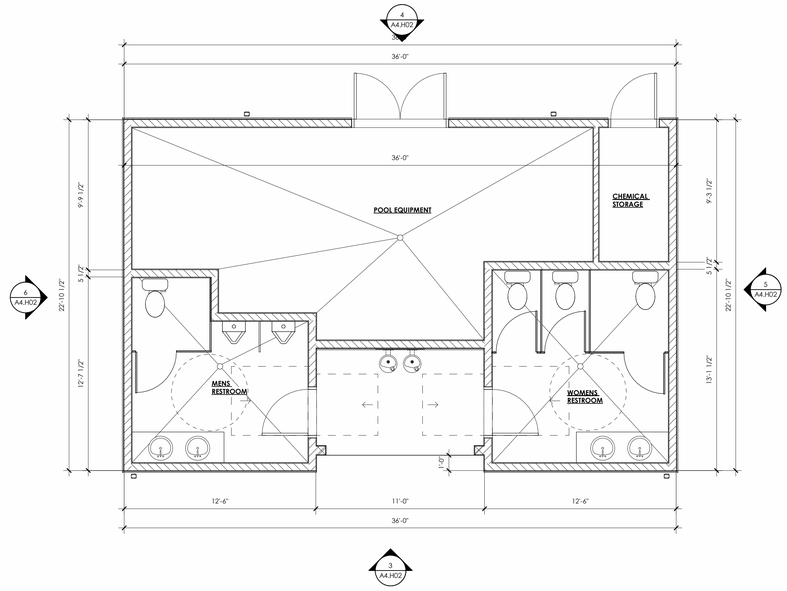
5 BLDG 8 - POOL BUILDING - SIDE ELEVATION 1
1/4" = 1'-0"

4 BLDG 8 - POOL BUILDING - REAR ELEVATION
1/4" = 1'-0"

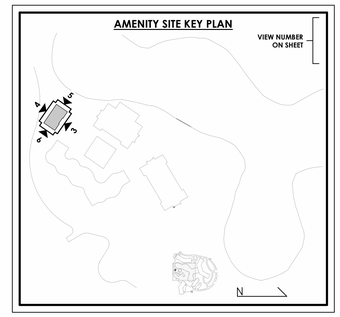
3 BLDG 8 - POOL BUILDING - FRONT ELEVATION
1/4" = 1'-0"



2 BLDG 8 - POOL BUILDING - ROOF PLAN
1/4" = 1'-0"



1 BLDG 8 - POOL BUILDING - FLOOR PLAN
1/4" = 1'-0"



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KEY PLAN

BLDG 8 - POOL BLDG - PLANS & ELEVATIONS

A4.H02

NAME: PROJECTS\REDLINES\BROAD CREEK APARTMENTS

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	26	Hagerstowne	Single	175EQ LED on 14' Decorative Pole		0.720	16923	105.5	2743

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area 1	Illuminance	Fc	0.92	7.6	0.2	6.35	38.00
Parking Area 2	Illuminance	Fc	0.96	7.3	0.2	6.55	36.50

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
1	Hagerstowne	235.957	864.703	14	0	0
2	Hagerstowne	151.982	787.924	14	0	0
3	Hagerstowne	153.239	678.921	14	0	0
4	Hagerstowne	144.039	577.84	14	347.589	0
5	Hagerstowne	210.264	1066.114	14	338.2	0
6	Hagerstowne	462.731	1147.032	14	308.156	0
7	Hagerstowne	606.57	1210.418	14	262.305	0
8	Hagerstowne	784.601	1187.951	14	248.548	0
9	Hagerstowne	794.135	1126.288	14	228.204	0
10	Hagerstowne	675.418	1119.997	14	66.994	0
11	Hagerstowne	714.736	1025.083	14	275.826	0
12	Hagerstowne	817.208	1036.105	14	149.297	0
13	Hagerstowne	818.681	666.439	14	326.406	0
14	Hagerstowne	272.37	1161.668	14	315.009	0
15	Hagerstowne	334.885	1089.579	14	99.595	0
16	Hagerstowne	458.011	1054.917	14	317.526	0
17	Hagerstowne	353.551	800.205	14	182.633	0
18	Hagerstowne	226.871	665.108	14	177.699	0
19	Hagerstowne	219.274	555.811	14	165.125	0
20	Hagerstowne	185.448	459.068	14	14.238	0
21	Hagerstowne	913.313	660.85	14	266.169	0
22	Hagerstowne	895.437	564.55	14	82.836	0
23	Hagerstowne	1005.773	612.61	14	189.013	0
24	Hagerstowne	967.896	697.301	14	196.313	0
25	Hagerstowne	321.966	1099.989	14	138.979	0
26	Hagerstowne	741.168	954.437	14	98.53	0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

HAGERSTOWN

APPLICATIONS
Shopping centers, malls, roadways, parks, residential areas

SPECIFICATIONS
Authentic acorn design
Glasslike polycarbonate lens
Ruggedly crafted of heavy duty aluminum
for decades of dependable service
black finish
Full cut off fixture

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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LIGHTING PROPOSAL FOR
BROAD CREEK APARTMENTS
MARSHLAND ROAD
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

SHEET NO. 1 OF 1
MAP NO. 00000000
PROJECT NO.: 26010036-3
SCALE: 1" = 50'
DATE: 3/19/26
DRAWN BY: RBT
CHECKED BY: NZ
DESIGNED BY: RBT

REMARKS:

PALMETTO ELECTRIC COOPERATIVE INC.
A Touchstone Energy℠ Partner

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

Town of Hilton Head Island
Community Development Department
1 Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Case #: _____
App. #: DRB: _____

Development of up to 254 long term rental apartments with supporting amenities including a leasing office with mail room, bike storage building, maintenance building, central amenity complex with pool and spa, club building, aqua lounge, spa and fitness building and outdoor dining and lounge space. Additional amenities include a renovated pier for water access, dog park and outdoor garden spaces.

APPLICATION PACKET FOR
MAJOR CORRIDOR REVIEW (MAJOR DPR)

Applicant	Property Owner
Name: Trey Griffin - Agent	Name: Dean Pierce / Ephesian Ventures, LLC
Phone: 843-681-6618	Phone: 843-384-2019
Mailing Address: 7 Lafayette Pl HHI, SC 29926	Mailing Address: 852 William Hilton Parkway HHI, SC 29938
Email: tgriffin@woodandpartners.com	Email: dpierce@erghhi.com
Town Business License # (if applicable): #2920	

Project Information

Parcel Number (PIN) R 510 011 000 0401 0000	
Project Name: Broad Creek Apartments	
Project Address: 10 Verbena Lane, HHI SC	
Zoning District WMU	Overlay District(s): COR
Project Description: Development of up to 254 long term apartments with supporting amenities. Amenities include a leasing office with mail room, Bike barn, maintenance building, dog park, and a centralized amenity complex with pool and spa, spa and fitness building, club room and aqua lounge and outdoor amenity space including outdoor grills and lounging. Additional site amenities include walking paths, a pier for water access and fir pits.	

Project Category:

- [x] Concept Approval- Proposed Development
- [ ] Final Approval- Proposed Development
- [ ] Alteration/Addition
- [ ] Sign

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If so, a copy of the private covenants and/or restrictions must be submitted with this application [ ] YES or [x] NO no known

Disclaimer: The Town of Hilton Head Island assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: _____ Date: 5/26/26

Applicant Signature: Trey Griffin Date: 5/27/26

Town of Hilton Head Island
MAJOR CORRIDOR REVIEW APPLICATION
Process Narrative

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Land Management Ordinance (LMO) requirements for obtaining application approval in the Town of Hilton Head Island. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Hilton Head Island's Land Management Ordinance. The Town of Hilton Head Island's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Hilton Head Island and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1: Application Submittal	**Applicant**
An application for Major Corridor Conceptual Review may be submitted by the landowner(s) of the land on which development is proposed or a person authorized in writing to submit the application on behalf of the landowner(s).	
Step 2: Staff Review and Action	**Staff**
On receiving an application, the Official shall review and make a final decision on the application in accordance with Sec. 16-2-102.D. The Official's decision shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards, and shall be one of the following: • Approve the application; • Approve the application subject to conditions of approval; or • Deny the application.	
Step 3: Notice of Decision	**Staff**
The Official shall provide written notice of the final decision on the application within five business days after the final decision. A copy of the decision shall also be made available to the public at Town Hall during normal business hours.	
Step 4: Application Submittal for Final Review	**Applicant**
An application for Major Corridor Final Review may be submitted by the landowner(s) of the land on which development is proposed or a person authorized in writing to submit the application on behalf of the landowner(s).	
Step 5: Staff review and Action	**Staff**
On receiving an application, the Official shall review the application and prepare a staff report with a recommendation for action on the application in accordance with Sec. 16-2-102.D. The Official's recommendation shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards.	
Step 6: Design Review Board Consideration	**Design Review Board**
The Design Review Board shall review the application, staff report, and any notice of action submitted by a private architectural review board at a public meeting and make a final decision on the application in accordance with Sec. 16-2-102.G. The Official's decision shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards, and shall be one of the following: • Approve the application; • Approve the application subject to conditions of approval; or • Deny the application.	
Step 7: Notice of Decision	**Staff**
The Official shall provide written notice of the final decision on the application. A copy of the decision shall also be made available to the public at Town Hall during normal business hours.	

Town of Hilton Head Island
MAJOR CORRIDOR REVIEW APPLICATION
Minimum Requirements for Submittal

- [X] An Application Review Fee as determined by the Town of Hilton Head Island Master Fee Schedule. Checks payable to Town of Hilton Head Island.
- [X] A completed Affidavit of Ownership
- n/a Private covenant and/or restrictions, if applicable.

In Addition:

For Concept Approval- Proposed Development

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

For Concept Approval- Proposed Development

- [ ] A final written narrative describing how the project conforms with the conceptual approval and design review guidelines in the Design Guide.
- [ ] Final site development plan meeting the requirements of D-6.F, Site Development Plan.
- [ ] Final site lighting and landscaping plans meeting the requirements of D-6.I. Site Lighting Plan and D-6.H. Landscape Plan.
- [ ] 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.

For Concept Approval- Proposed Development

- [ ] All of the materials required for a final approval of a proposed development (see previous section).
- [ ] 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, Tree Protection, and if applicable, location of bordering streets, marshes and beaches.
- [ ] Photographs of existing structure(s).

For Concept Approval- Proposed Development

- ☐ Accurate color renderings of sign showing dimensions, type of lettering, and actual color samples.
- ☐ For freestanding signs:
  - Site plan (1"=30' minimum scale) showing location of the sign in relation buildings, parking, existing signs, and property lines.
  - Propose 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.

Applicant Signature: Trey Coffey Date: 5/27/26

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
Permit #:

Town of Hilton Head Island
Community Development Department
1 Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
hiltonheadislandsc.gov

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Trey Griffin to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 10 Verbena Lane, HHI SC (address), R 510 011 000 0401 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
   Description of Work: Development of up to 254 Apartment Units and associated amenities
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
   a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
   b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
   c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
   d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
   e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: B. Dean Pierce Owner Signature: [signature] Date: 5.22.2026

Phone No.: 843-785-1000 Email: dpierce@ergmhi.com

The foregoing instrument was acknowledged before me by B. Dean Pierce, who is personally known to me or has produced drivers license as identification and who did not take an oath.

WITNESS my hand and official seal this 22 day of May, A.D., 2026

[signature]
Notary Public Signature

My Commission expires: 1-26-2031
Please affix seal or stamp

J. M. BLACK
Notary Public - State of South Carolina
My Commission Expires
January 26, 2031

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

Broad Creek Apartments

10 Verbena Lane, Hilton Head Island, South Carolina

Parcel Number: **R510 011 000 0004 0000**

DRB Conceptual Project Narrative

May 27, 2026

Orange Capital Advisors is proposing the development of up to 254 units of long-term rental apartments and associated amenities. The proposed development is intended to comply with current zoning, setbacks and constraints of the site while maximizing demand for long-term rentals on the island. The property is 16.01 acres located at 10 Verbena Lane and is zoned WMU allowing a maximum of 16 dwelling units per acre. A project name application has been submitted to the TOHH. The proposed project will share roads and amenity features with the existing condominium project but will remain separate in ownership and operation.

Project Overview:

The design for this project is guided by the principles of Hilton Head's Island Character, where buildings are composed to sit within the landscape rather than dominate it. A key priority was preserving as much of the existing tree canopy as possible, allowing the mature vegetation to remain the defining feature of the site. The residential buildings are carefully shaped and positioned to work with the existing tree patterns, so the architecture feels nested within the natural environment.

The overall goal is to create a community that feels authentically rooted in the Hilton Head landscape, where architecture, open space, and preserved vegetation work together to reinforce the island's unique character.

Development Details:

- **Ownership:**
  The project will be owned by an affiliate of Orange Capital Advisors, a South Carolina–based firm. Orange Capital will oversee the overall operations and strategic management of the property. A third-party property management company will be engaged to manage the day-to-day operations, ensuring the community is maintained and operated at a best-in-class standard.
- **Density:**
  254 apartment units are proposed.
  Units will vary between 1-, 2-, and 3-, and 4-bedroom units ranging in size from 980 sf – 3917sf.

- **Architecture:**
  The proposed architecture of this project will align with the established design guidelines of Hilton Head, drawing inspiration from the existing architectural character to ensure a seamless integration

with the surrounding environment. Three residential buildings incorporate podium parking, which helps conceal parking and allows the overall site to read primarily as a residential landscape rather than a parking dominated development. The building forms are articulated to reduce perceived scale and avoid long planar façades. Subtle angles inspired by the adjacent river help break the mass into smaller components and create modulated elevations.

Deep roof overhangs, piazzas, and recessed balconies create shadow and depth while referencing the Lowcountry architectural vocabulary found throughout Hilton Head. The residential buildings are designed as calm context buildings with balanced rhythms that complement the surrounding tree canopy. Natural materials and muted coastal colors allow the architecture to blend into the landscape.

Closer to the river, three smaller amenity buildings form a cluster around a central pool courtyard. These buildings function as jewel box structures that define social spaces while maintaining a more intimate scale. Walkways, preserved trees, and lush landscaping create a series of outdoor rooms where the spaces between buildings are as important as the buildings themselves.

Current zoning allows a maximum of 75’ building height. The three residential buildings will comply with this height limit and blend with the existing condominium structure to avoid issues of scale and massing. Preliminary architectural plans and elevations are included with this submittal.

Building One
Building one is the primary building at the main entrance and includes a proposed leasing office on the ground floor with visibility from the main entry gates and includes access to a resident mail room. Building one is proposed at five stories over parking (+/- 74’-3”).

Building Three
Building Three is located along the Cross Island Parkway on the western side of the site. Building two is proposed at five stories over parking (+/- 74’-3”)

Buildings One and Three are located the furthest from adjacent residential uses to minimize impacts from scale.

Building Two
Building two is located on the southeast side of the site. Based on feedback from Town staff and a Courtesy DRB meeting, building two is proposed at a reduced height to minimize the scale of the building against adjacent residential development and is proposed at three stores over parking (+/- 52’)

Ancillary Buildings

Ancillary buildings including the Amenity buildings (Spa/Fitness, Clubhouse and aqua lounge, Pool House, Maintenance and Bike Barn are proposed at smaller scales to maintain a strong sense of place and provide open view-corridors from the existing condominium building.

- **Site Design Features:**

  Entry and Access

  The existing entry off Marshland Road will be used for ingress/egress for the community. Existing gated entrance/exit lanes will continue to be used and paired with adequate access controls. Vehicular access control gates will be added to the existing condominium garage and parking lot. New signage is envisioned as part of the redevelopment project and will be provided at Design Review Board (DRB) submittals.

  Parking / EV

  The site has been designed to accommodate parking using a mix of surface and garage parking at the required number of spaces per bedroom type. One level of ground floor parking is provided under each primary residential building. A parking analysis matrix is provided on sheet L100 of the landscape architectural plans for reference.

  An electric vehicle charging station is proposed at Building Three per accessibility requirements.

  Emergency Vehicle Access:

  Extended fire lanes have been provided to meet fire marshal requirements. Fire lanes indicated have been reviewed with the fire marshal and include a mountable turnaround at the end of Building Three, a 60’ hammerhead turnaround between Buildings One and Three, a slip lane on the northwest corner of Building One, a 60’ hammerhead between Building One and the existing condominium building, and an extended fire lane between Building Two and the Amenity Complex. All extended fire lanes are located such that the three-hundred-foot maximum hose pulls for sprinkled buildings and one-hundred-and-fifty-foot maximums for non-sprinkled buildings are met. A remote FDC is provided for all buildings where access to the façade of the building is obstructed by parking. For all FDC locations, the FDC is within one hundred feet of a fire hydrant. Fire hydrants are spaced at a maximum five-hundred feet and cover all vertical structures within those diameters.

  Trash

  Trash collection will occur in each building in a dedicated trash room. Trash chutes will be provided on each floor of the primary residence buildings. Trash bins will be rolled to a pickup pad outside of each primary residential building garage and picked up based on a contracted

trash collection service. Trash for the maintenance and amenity buildings will be managed through project staffing daily.

Bike Parking

Bicycle parking has been provided per TOHH requirements and is spread throughout the site for easy access by residents and guests. Bike parking clusters are located around each primary residential building and include a series of bike bollards. A bike barn is located between buildings One and Three that provides bike parking in a secure location. A matrix for the required bike parking is provided on sheet L100 of the landscape architectural set.

- **Amenities:**

  An amenity area is envisioned within the central portion of the site to take advantage of Broad Creek views and provide access to the adjacent pier and proposed amenity path. The amenity area is anchored by a resident clubhouse with aqua lounge and rooftop patio, as well as a spa and fitness building. Amenities include a resort style pool with walk-in-edge and lap lanes, a spa, pool decks with chair space, cabanas, a small grilling and seating area, and pool house with restrooms.

  A trail network is envisioned to connect buildings and provide access to both the proposed amenity, existing pier, and dog park.

  The existing dock and pier will be renovated and provide guests with views and access to Broad Creek.

  A Small dog park is provided at the end of residence building three which also provides a dedicated dog wash station within the adjacent building. The dog park will utilize an artificial turf system that will collect drainage from the dog park and run through an extended detention and or bio-swale through the stormwater system back to the primary stormwater pond. No direct runn-off from the dog park will be released directly to Broad Creek or the adjacent buffer.

- **Natural Resources:**

  Tree Protection

  A tree survey is included with this submittal.

  An overall tree removal and mitigation plan has been provided on sheet L-002 along with the Towns ACI calculation sheets submitted separately with this application.

  Preliminary tree walks have been conducted with Town officials for initial review of significant and specimen trees.

  Several significant trees have been identified with potential health issues that could lead to hazardous conditions and are proposed to be removed. An Arborist letter has been provided to the town based on those walks.

Wetlands

This property is found along Broad Creek with the OCRM critical line found along the southern property line.

One small freshwater wetland is found on the southeast part of the site.

A delineation of freshwater and saltwater wetlands has been submitted to the USACE and/or SC DES BCM to obtain verification.

Tidal wetland buffer average calculations are provided in the landscape architectural sheets L-004, 005,006

Freshwater wetland buffer averages are provided in the landscape architectural sheets L-007, 008, and 009.

Endangered Species

A Federal Threatened and Endangered Species Report has been conducted by Newkirk Environmental Inc. and has been provided as part of this submittal. Although not confirmed as of this application, the presence of the long-eared bat may be possible. Acoustic surveying has been recommended and is to be conducted outside of winter torpor and pupping season.

- **Utilities and Stormwater:**

  Water

  A 12” water main loop is provided for the development to provide domestic and fire water service to each building and the amenity area. The water main will connect to an existing watermain located near Marshland Road. The watermain will be independent of any of the existing adjacent facilities. A service meter will be provided at each building and the amenity area and any booster pumps required will be located on the developer’s side of the meter.

  Sewer

  Existing sewer is located on the property and currently serves an existing building on the adjacent property. The gravity sewer main drains from the north to an existing pump station. This pump station has a force main that pumps to two other downstream pump stations that eventually deliver flow to the Hilton Head PSD plant for treatment. The onsite sewer main is an eight inch main that has the capacity to serve the proposed additional unit for the development and the existing units on the adjacent property. The developments increased sewer flow will require pump station upgrade downstream of the gravity sewer main.

  Stormwater

  An existing stormwater pond is located onsite that currently manages the water for the existing building and roadways on the adjacent property. The existing pond manages water that flows from the surrounding area through storm pipes from the existing building parking lot and portions of the existing roadway. The existing pond does not provide any water quality volume

in the existing condition. The proposed development will capture water runoff from roads, sidewalks, and roof areas into closed storm water systems that provide water quality volume for 1.5” volume over all proposed impervious area. The existing ponds natural water level (NWL) is 6.67.’ Geotechnical field data observed the seasonal high ground water table, through the mottling method, to be high adjacent to the pond, while the water table elevations more closely matching the existing weir elevation. Therefore, the first flush volume is retained and infiltrated onsite in the existing basin through the side slopes and infiltration chambers at each closed pipe system outfall at the pond, a minimum of 6” above the existing NWL. The underground chambers are the ADS Aquabox by ADS. The combination of the size of the pond, closed pipe systems, and underground chambers provide more than the required first flush volume, infiltrate the first flush volume within 72 hours such that the site can retain an additional 1.5.” rain event, meets the pre-post flow requirements for the 10-yr and 25-yr design storms and has more than 0.5’ of freeboard for the 25-yr storm. All impervious area onsite drains towards the interior pond. The project does not meet the 2-yr pre-development flow, approximately 1 CFS for post-development, for the area draining to the marsh but meets all water quality requirements for the project. The increase in flow to the marsh outfall reduces the flow that is directed towards the outfall near the cross-island parkway that outfalls to Broad Creek.

Bridge View North-bound

Additional Bridge View North-bound

Bridge View South-bound

Proposed Entry Drive Allignment

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

BROAD CREEK APARTMENTS, EDGEWATER - VEHICULAR CONTEXT PHOTOS

Verbena Lane, Hilton Head Island, South Carolina
May 26, 2026

Aerial View One

Aerial View Two

Aerial View Three

Summer House

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

BROAD CREEK APARTMENTS, EDGEWATER - AERIAL SITE PHOTOS

Verbena Lane, Hilton Head Island, South Carolina
May 26, 2026

Existing Edgewater Building

Rear of Existing Edgewater Building

Existing Structure on South Property Boundary

Forested Area, Marsh-side of Existing Buildings

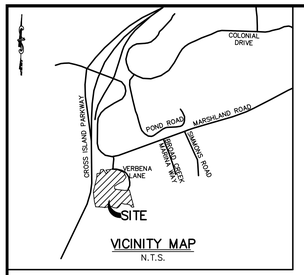
WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

BROAD CREEK APARTMENTS, EDGEWATER - EXISTING SITE PHOTOS

Verbena Lane, Hilton Head Island, South Carolina
May 26, 2026

Existing Pond View

Existing Entrance from Marshland Road



VICINITY MAP
N.T.S.

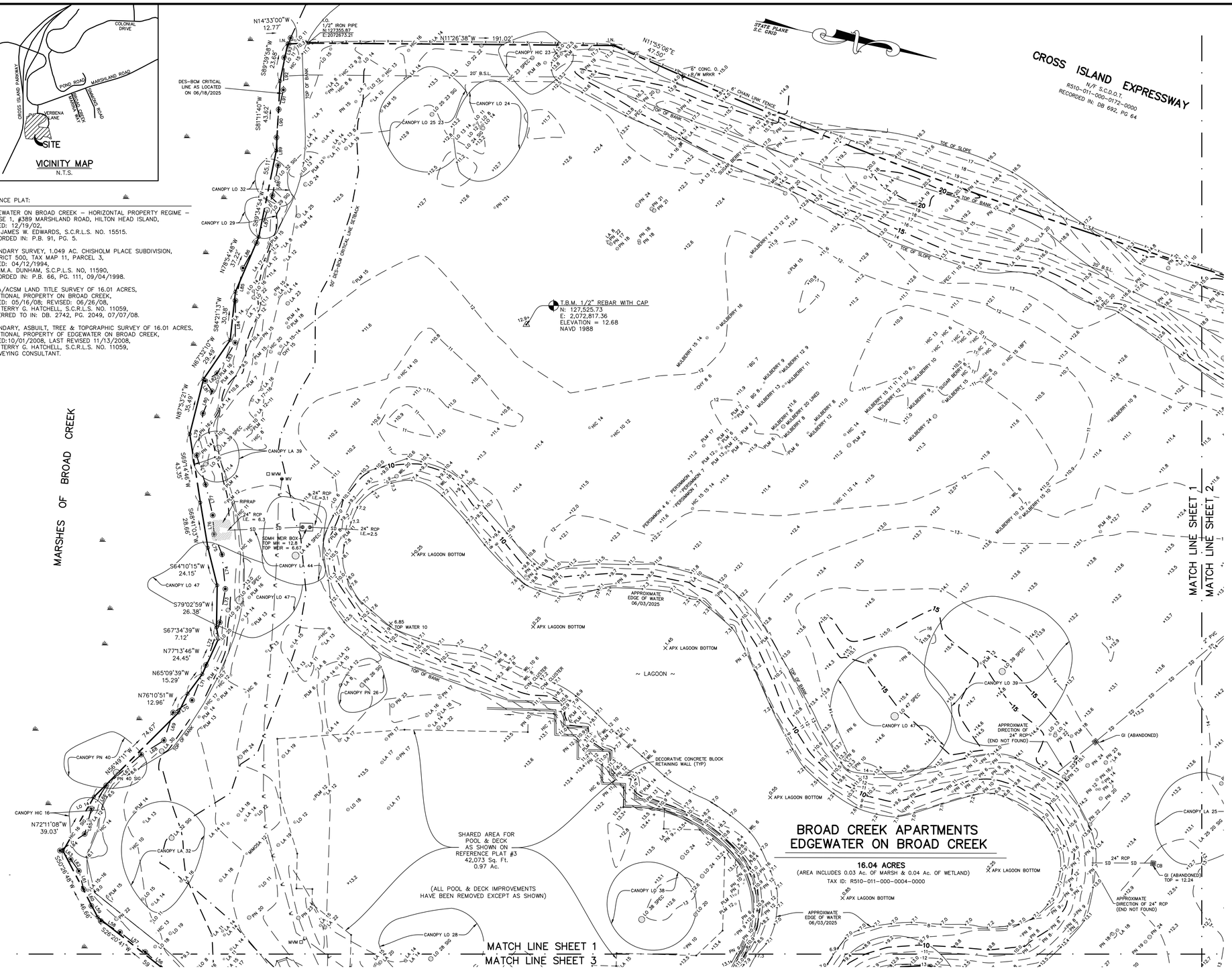
REFERENCE PLAT:

1) EDGEWATER ON BROAD CREEK – HORIZONTAL PROPERTY REGIME – PHASE 1, #389 MARSHLAND ROAD, HILTON HEAD ISLAND, DATED: 12/19/02, BY: JAMES W. EDWARDS, S.C.R.L.S. NO. 15515. RECORDED IN: P.B. 91, PG. 5.

2) BOUNDARY SURVEY, 1.049 AC. CHISHOLM PLACE SUBDIVISION, DISTRICT 500, TAX MAP 11, PARCEL 3, DATED: 04/12/1994, BY: M.A. DUNHAM, S.C.P.L.S. NO, 11590, RECORDED IN: P.B. 66, PG. 111, 09/04/1998.

3) ALTA/ACSM LAND TITLE SURVEY OF 16.01 ACRES, ADDITIONAL PROPERTY ON BROAD CREEK, DATED: 05/16/08; REVISED: 06/26/08, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, REFERRED TO IN: DB. 2742, PG. 2049, 07/07/08.

4) BOUNDARY, ASBUILT, TREE & TOPGRAPHIC SURVEY OF 16.01 ACRES, ADDITIONAL PROPERTY OF EDGEWATER ON BROAD CREEK, DATED:10/01/2008, LAST REVISED 11/13/2008, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, SURVEYING CONSULTANT.



BROAD CREEK APARTMENTS
EDGEWATER ON BROAD CREEK

16.04 ACRES
(AREA INCLUDES 0.03 Ac. OF MARSH & 0.04 Ac. OF WETLAND)
TAX ID: R510-011-000-0004-0000

LEGEND:
TREE SIZES ARE INCHES IN DIAMETER

BG	BLACK GUM
CED	CEDAR
CHY	CHERRY
CYM	CRAPE MYRTLE
DG	DOGWOOD
ELM	ELM
HB	HACKBERRY
HIC	HICKORY
HOL	HOLLY
JUN	JUNIPER
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
MIM	MIMOSA
MLB	MULBERRY
ORN	ORNAMENTAL
PLM	PALMETTO
PEC	PECAN
PN	PINE
TUP	TUPELO
WIL	WILLOW
WO	WATER OAK

LEGEND:

12.85	SPOT ELEVATION
9	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON PIPE, OLD (FOUND)
I.N.	IRON REBAR, NEW (SET)
PKF	PK NAIL, OLD (FOUND)
PKS	PK NAIL, NEW (SET)
Ac.	ACRE
AC	AIR CONDITIONER
APX	APPROXIMATELY
BCM	BUREAU OF COASTAL MANAGEMENT
BOL	BOLLARD
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION JUNCTION BOX
CB	CATCH BASIN
CO	CLEANOUT
CI	CURB INLET
DES	DEPARTMENT OF ENVIRONMENTAL SERVICES
EM	ELECTRIC METER
ELO	ELECTRIC OUTLET
ELP	ELECTRIC PANEL
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GI	GRATE INLET
GL	GROUND LIGHT
GW	GUY WIRE
IE	INVERT ELEVATION
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
MVM	MAIN VALVE MONUMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
PB	POWER JUNCTION BOX
PIV	POST INDICATOR VALVE
PP	POWER POLE
R/W	RIGHT OF WAY
SIG	SIGNIFICANT
SSMH	SANITARY SEWER MANHOLE
SN	SIGN
SDMH	STORM DRAIN MANHOLE
TBM	TEMPORARY BENCH MARK
TEL	TELEPHONE JUNCTION BOX
TRNF	ELECTRIC TRANSFORMER
WM	WATER METER
WS	WATER SPIGOT
WV	WATER VALVE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
UTC	UNDERGROUND TELECOMMUNICATION LINE
GAS	UNDERGROUND GAS LINE
UGP	UNDERGROUND POWERLINE

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD, ZONE X–SHADED, A SPECIAL FLOOD HAZARD, AND ZONE AE, A SPECIAL FLOOD HAZARD, BASE ELEVATION 9 (NAVD 88 DATUM). AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 45013C0434G, COMMUNITY NO. 450250, MAP DATED 03/23/2021. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THROUGH THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE BUILDING SETBACKS.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.

5) ENVIRONMENTAL INVESTIGATION AND WETLAND SURVEYS WERE PERFORMED BY NEWKIRK ENVIRONMENTAL, INC. FOR THIS PLAT. MARKED WETLAND BOUNDARIES AND WETLAND FLAG NUMBERS AS MARKED IN THE FIELD ARE SHOWN HEREON.

6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

7) SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON–ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.

8) THE VERTICAL DATUM SHOWN IS BASED ON NAVD 88 DATUM.

9) THE HORIZONTAL DATUM SHOWN IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES.

10) DATUM ESTABLISHED BY GPS UTILIZING THE SOUTH CAROLINA VRS NETWORK ON 05/23/2025.

11) STORM AND SANITARY INVERTS SHOWN HEREON WERE NOT RE–MEASURED FOR THIS SURVEY AND WERE CALCULATED FROM DEPTHS SHOWN ON REFERENCE PLAT #4.

BOUNDARY, ASBUILT,
TOPOGRAPHIC & TREE SURVEY
OF

16.04 ACRES
BROAD CREEK APARTMENTS
AT EDGEWATER ON BROAD CREEK

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 09/05/2025 JOB NO: SC0800046C

REVISED: 10/10/2025; ADDITIONAL STORM DRAINAGE AND LAGOON DEPTH INFORMATION
REVISED: 12/18/2025; ADDITIONAL UNDERGROUND UTILITY LOCATIONS
REVISED: 03/09/2026; ADDITIONAL UNDERGROUND UTILITY LOCATIONS, TOPOGRAPHY AND TREES.

SHEET 1 OF 4

SEE SHEET 2 FOR LINE AND CURB TABLES.
(SURVEY IS NOT VALID IF ALL 4 SHEETS ARE NOT PROVIDED)

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DES–BCM SUBMITTAL NUMBER: HQC–JX25–6PD6S

PREPARED FOR: ORANGE CAPITAL ADVISORS, LLC
ADDRESS: #10 VERBENA LANE
TAX PARCEL I.D. NO. R510–011–000–0004–0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE 0 30 60 90

SURVEYING CONSULTANTS
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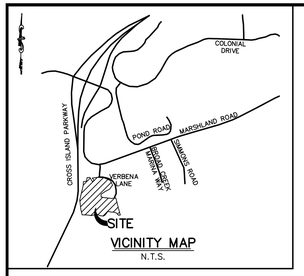
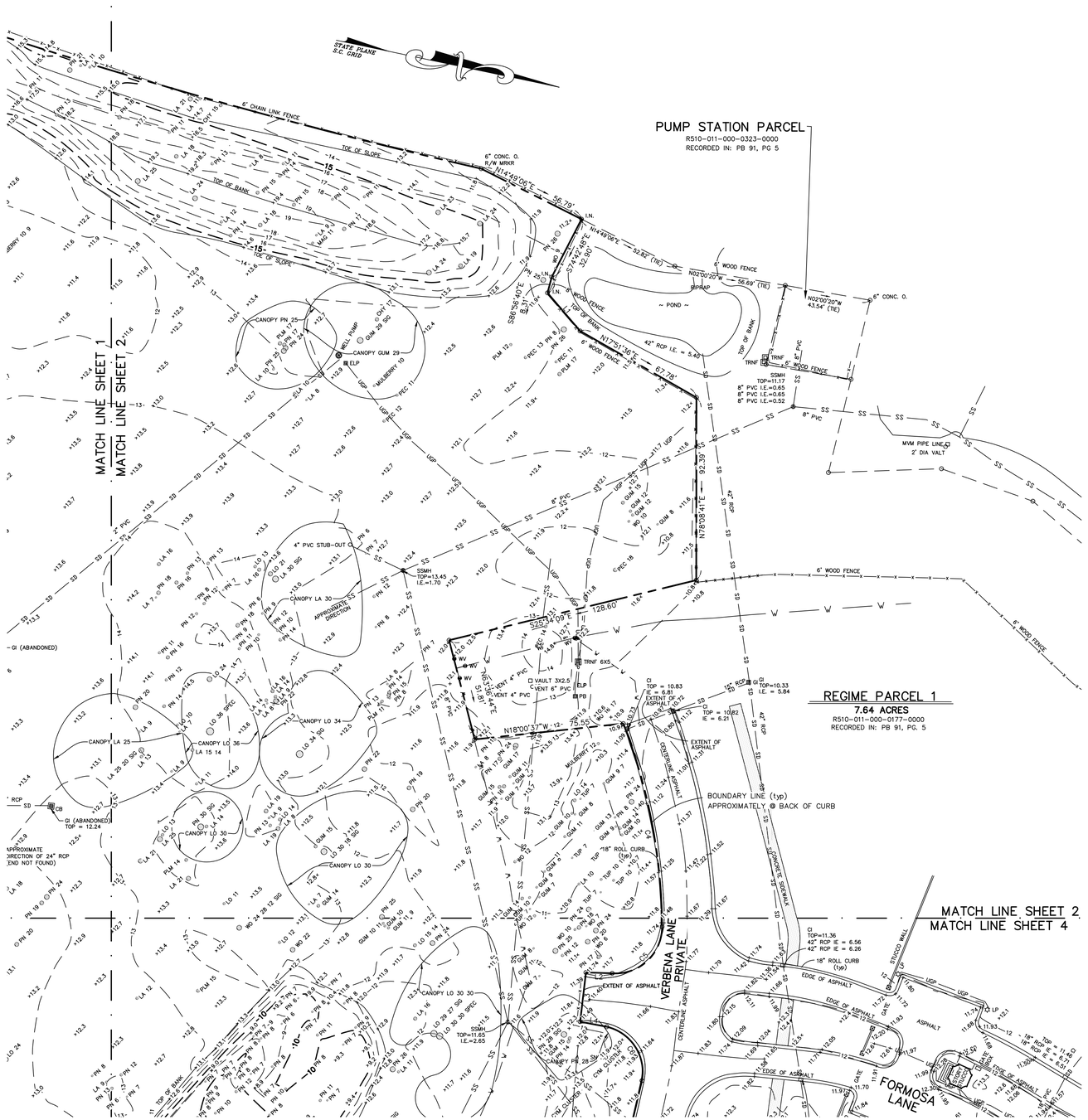
CREW: VO/JH
CAD: RL/ZS-J



VICINITY MAP
N.T.S.



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°35'20"E	25.34'
L2	S10°03'40"E	13.29'
L3	N84°45'25"E	25.08'
L4	N01°08'55"W	13.66'
L6	S31°11'25"E	26.92'
L7	S25°53'00"W	126.11'
L8	S79°12'02"W	62.09'
L9	S22°28'12"W	13.87'
L10	S74°42'43"W	67.52'
L11	S31°32'43"W	96.29'
L12	S67°24'28"W	39.78'
L13	N80°52'11"E	35.06'
L14	S64°23'09"W	5.94'
L16	N88°37'42"E	34.63'

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C3	539.43'	2839.19'	270.53'	538.62'	N06°28'31"E	010°53'09"
C4	105.21'	286.50'	53.20'	104.62'	S67°17'40"W	021°02'25"
C5	38.73'	23.50'	25.39'	34.49'	N54°58'30"W	094°25'15"
C6	36.98'	23.50'	23.57'	33.28'	S46°12'04"W	090°10'01"
C7	261.02'	286.50'	140.36'	252.09'	N62°36'53"W	052°12'03"
C8	45.92'	28.45'	29.71'	41.10'	N09°49'06"E	092°28'42"
C9	12.40'	27.30'	6.31'	12.29'	S38°17'07"W	026°01'14"
C10	24.15'	189.62'	12.09'	24.14'	S14°33'51"E	007°17'53"
C11	79.72'	46.29'	53.89'	70.23'	S67°33'10"E	098°40'43"
C12	78.78'	68.48'	44.40'	74.51'	N86°54'22"W	065°55'08"
C13	54.40'	56.82'	29.49'	52.35'	N28°09'03"W	054°51'37"

CRITICAL LINE TABLE			CRITICAL LINE TABLE			CRITICAL LINE TABLE			CRITICAL LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	S68°29'49"W	16.22'	L37	N87°00'47"W	24.79'	L57	S26°22'55"W	20.02'	L77	S64°56'56"W	19.77'
L18	S61°09'07"W	11.86'	L38	S77°37'16"W	9.99'	L58	S18°09'38"W	13.93'	L78	S60°57'53"W	18.99'
L19	S67°34'14"W	13.96'	L39	S72°46'12"W	9.49'	L59	S46°12'49"W	11.18'	L79	S86°39'28"W	26.64'
L20	N60°10'57"W	24.89'	L40	N20°13'12"W	14.29'	L60	S53°04'18"W	11.38'	L80	N79°19'43"W	14.89'
L21	N34°33'04"W	21.65'	L41	N78°37'47"W	11.18'	L61	S63°31'17"W	11.85'	L81	S44°29'11"W	7.73'
L22	N36°34'14"W	18.07'	L42	N89°57'01"W	13.84'	L62	S42°56'28"W	8.96'	L82	N44°52'52"W	8.86'
L23	N54°56'07"W	13.39'	L43	S59°39'41"W	6.62'	L63	S27°17'34"W	8.63'	L83	N71°29'19"W	22.25'
L24	S65°54'25"W	11.77'	L44	S74°56'25"W	6.87'	L64	N45°45'04"W	18.61'	L84	S78°28'59"W	26.26'
L25	N48°03'54"W	5.40'	L45	N63°34'23"W	18.93'	L65	N87°03'30"W	16.43'	L85	N89°03'11"W	20.93'
L26	N14°14'54"E	12.19'	L46	S83°23'19"W	21.02'	L66	N69°17'44"W	17.21'	L86	N73°12'18"W	17.82'
L27	N45°56'00"W	25.53'	L47	S85°22'43"W	31.17'	L67	N53°24'53"W	29.11'	L87	N83°36'58"W	31.41'
L28	N64°44'27"W	14.21'	L48	S56°00'50"W	13.64'	L68	N43°53'53"W	16.73'	L88	S88°55'23"W	19.10'
L29	N30°58'43"W	7.24'	L49	S42°23'42"W	6.04'	L69	N83°23'25"W	18.41'	L89	S74°46'55"W	17.49'
L30	N51°52'46"W	8.95'	L50	S70°58'07"W	14.88'	L70	N44°55'10"W	14.06'	L90	S82°34'38"W	17.49'
L31	N28°49'41"E	12.37'	L51	S40°53'45"W	13.48'	L71	N80°32'08"W	23.60'	L91	N88°34'15"W	12.63'
L32	N32°54'19"E	14.36'	L52	S74°03'25"W	14.19'	L72	N83°46'01"W	28.14'	L92	S79°33'12"W	20.21'
L33	N61°36'06"W	8.71'	L53	S75°19'54"W	8.22'	L73	S87°27'03"W	21.16'	L93	N83°50'08"W	9.00'
L34	S50°21'50"W	10.39'	L54	S32°36'19"W	12.97'	L74	S72°32'00"W	21.71'			
L35	N70°53'39"W	10.26'	L55	S36°55'53"W	22.35'	L75	S56°27'09"W	13.49'			
L36	N55°49'57"W	18.70'	L56	S29°05'10"W	22.20'	L76	S74°13'01"W	11.97'			

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L100	S79°32'44"W	16.51'
L101	S74°42'51"W	20.31'
L102	S73°37'32"W	19.94'
L103	N37°00'30"W	25.91'
L104	S77°46'02"E	26.72'
L105	N87°13'02"E	19.67'
L106	N82°54'46"E	17.26'

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DES-BCM SUBMITTAL NUMBER: HQC-JX25-6PD6S

PREPARED FOR: ORANGE CAPITAL ADVISORS, LLC
ADDRESS: #10 VERBENA LANE
TAX PARCEL I.D. NO. R510-011-000-0004-0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C000835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE
0 30 60 90

BOUNDARY, ASBUILT,
TOPOGRAPHIC & TREE SURVEY
OF

16.04 ACRES
BROAD CREEK APARTMENTS
AT EDGEWATER ON BROAD CREEK

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 09/05/2025 JOB NO: SC0800046C

REVISED: 10/10/2025; ADDITIONAL STORM DRAINAGE AND LAGOON DEPTH INFORMATION
REVISED: 12/18/2025; ADDITIONAL UNDERGROUND UTILITY LOCATIONS
REVISED: 03/09/2026; ADDITIONAL UNDERGROUND UTILITY LOCATIONS, TOPOGRAPHY AND TREES.

SHEET 2 OF 4
SEE SHEET 1 FOR NOTES AND LEGEND.
(SURVEY IS NOT VALID IF ALL 4 SHEETS ARE NOT PROVIDED)

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GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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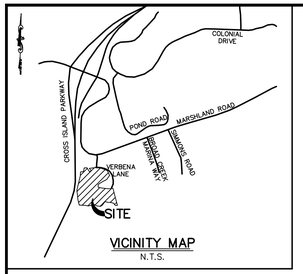
CREW: VO/JH
CAD: KLC/TAJ

BROAD CREEK APARTMENTS
EDGEWATER ON BROAD CREEK

16.04 ACRES
(AREA INCLUDES 0.03 Ac. OF MARSH & 0.04 Ac. OF WETLAND)
TAX ID: R510-011-000-0004-0000



VICINITY MAP
N.T.S.

STATE PLANE S.C. GRID

SHARED AREA FOR POOL & DECK AS SHOWN ON REFERENCE PLAT #3
42,073 Sq. Ft.
0.97 Ac.

(ALL POOL & DECK IMPROVEMENTS HAVE BEEN REMOVED EXCEPT AS SHOWN)

MATCH LINE SHEET 1
MATCH LINE SHEET 3

DES-BCM CRITICAL LINE AS LOCATED ON 06/18/2025

50' DES-BCM CRITICAL LINE SETBACK

WOODEN BOARDWALK

CRABBING DOCK

MARSHES OF BROAD CREEK

BUILDING "F" - ABANDONED

BUILDING "E" - 5-STORY STUCCO

~ LAGOON ~

APPROXIMATE EDGE OF WATER 06/03/2025

APX LAGOON BOTTOM

DECORATIVE CONCRETE BLOCK RETAINING WALL (TYP)

CONCRETE WALKWAY

WOODEN BRIDGE

BRICK PAVERS

CONCRETE SIDEWALK REMNANTS

CONCRETE SIDEWALK

TOP OF BANK

WETLAND (0.013 Ac.)

WETLAND BUFFER

WOODEN WALKWAY

20' B.S.L.

35' WETLAND BUFFER

24"RCP

APPROXIMATE DIRECTION OF 24" RCP (END NOT FOUND)

EXTENT OF ASPHALT

CENTERLINE ASPHALT

18" ROLL CURB (typ)

BACK OF CURB

VERBENA LANE
PRIVATE

SSMH TOP=13.80 I.E.=6.85

SSMH TOP=13.59 I.E.=4.59

SSMH TOP=12.34 I.E.=6.09

SDMH TOP=12.69 I.E.= 2.39

SSMH TOP=11.61 I.E.=5.32

SSMH TOP=13.54 I.E.=4.59

GI TOP=12.99 I.E.= 8.99

GI TOP=12.44 I.E.= 7.1

GI TOP = 11.67 I.E.= 1.92

GI TOP=11.00 I.E.= 6.82

GI (ABANDONED) TOP = 12.24

N50°26'45"W	46.66'
N26°20'41"W	59.78'
S47°11'16"W	37.60'
S47°25'51"W	34.39'
S37°43'18"W	116.60'
N53°01'36"W	219.64'
S10°05'19"E	515.50'
N79°53'34"E	63.34'
N10°05'19"W	548.53' (TIE)
	297.1' (TIE, N.T.S.)

P.O.B.
N: 127836.20
E: 2073580.54

1-1/4" IRON PIPE

MATCH LINE SHEET 3
MATCH LINE SHEET 4

BOUNDARY, ASBUILT,
TOPOGRAPHIC & TREE SURVEY
OF

16.04 ACRES
BROAD CREEK APARTMENTS
AT EDGEWATER ON BROAD CREEK

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 09/05/2025 JOB NO: SC0800046C

REVISED: 10/10/2025; ADDITIONAL STORM DRAINAGE AND LAGOON DEPTH INFORMATION
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SHEET 3 OF 4

SEE SHEET 1 FOR NOTES AND LEGEND.
SEE SHEET 2 FOR LINE AND CURB TABLES.
(SURVEY IS NOT VALID IF ALL 4 SHEETS ARE NOT PROVIDED)

GRAPHIC SCALE
0 30 60 90

SPECIAL NOTE:

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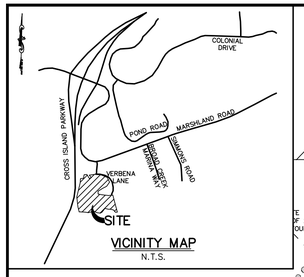
CAD: KL/CRJ



VICINITY MAP
N.T.S.

REGIME PARCEL 1
7.64 ACRES
R510-011-000-0177-0000
RECORDED IN: PB 91, PG. 5

MATCH LINE SHEET 2
MATCH LINE SHEET 4

MATCH LINE SHEET 4
MATCH LINE SHEET 4A

VERBENA LANE PRIVATE

FORMOSA LANE

MARSHLAND ROAD
66' R/W

BOUNDARY LINE (typ)
APPROXIMATELY @ BACK OF CURB

T.B.M. PK NAIL IN CURB
N: 128,174.32
E: 2,073,467.84
ELEVATION = 13.86
NAVD 88 DATUM

MATCH LINE SHEET 3
MATCH LINE SHEET 4

N/F
CHARLES SIMMONS, JR.
R510-011-000-0003-0000

N/F
DOROTHY SINGLETON
R510-011-000-0180-0000

N/F
ELIJAH MURRAY
R510-011-000-0176-0000

N/F
ANTHONY & LEONA TREASURE
R510-011-000-003E-0000

MATCH LINE SHEET 4
MATCH LINE SHEET 4A

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SHEET 4 OF 4
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GRAPHIC SCALE
0 30 60 90

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DRW: VO/JH
CAD: KL/TJ

G:\Projects-HHI\Multifamily\Orange Capital - Broad Creek Apartments SD-CA\Production\03 Work CDs\01-25068-000-SiteAnalysis.dwg, Wednesday, May 27, 2026, Printed By: Celina Morello
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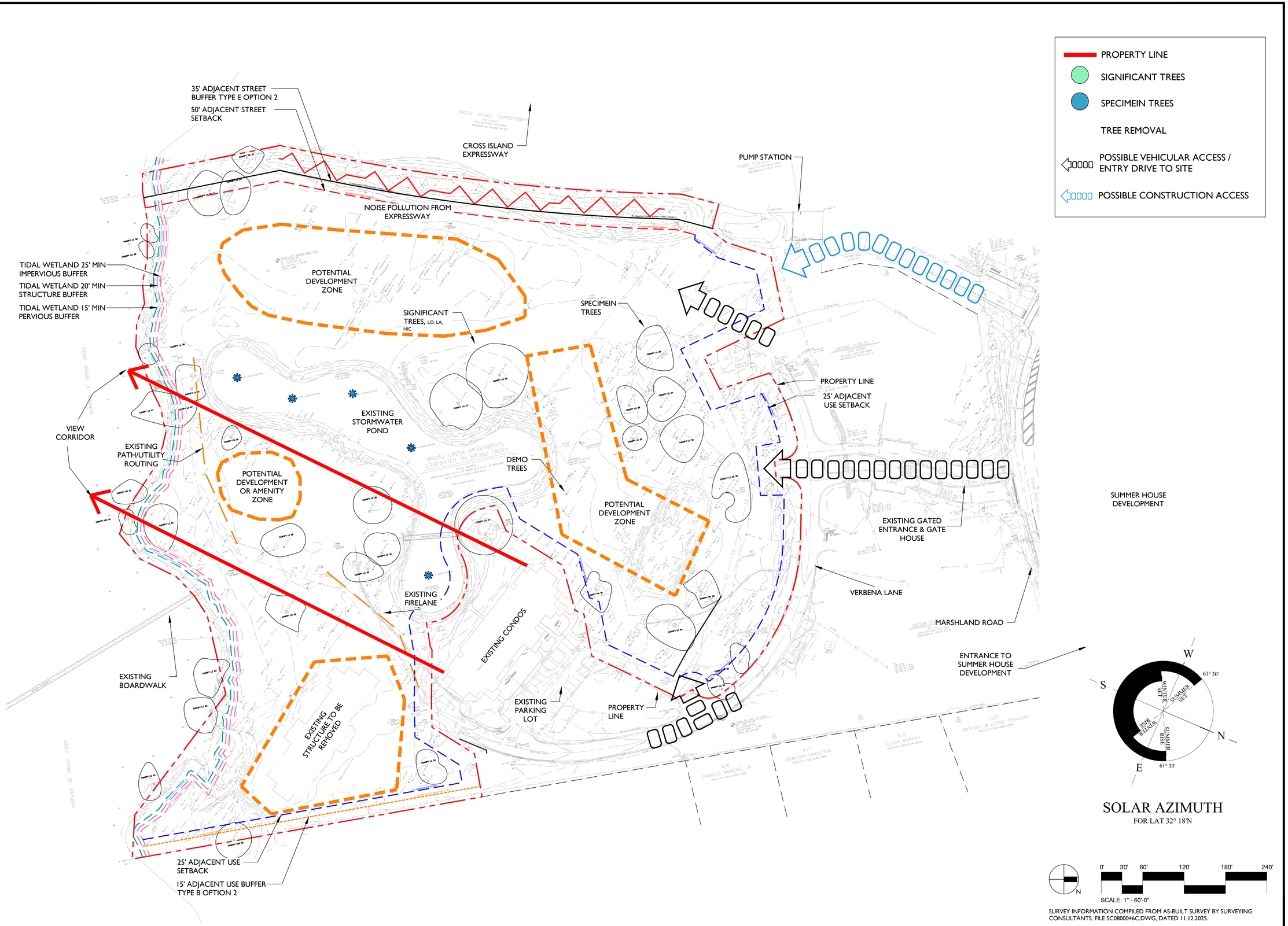

SOLAR AZIMUTH
FOR LAT 32° 18'N

N

0' 30' 60' 120' 180' 240'

SCALE: 1" - 60'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
CC

CHECKED BY:
TG

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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Analysis

SHEET NUMBER

ORANGE CAPITAL ADVISORS

BROAD CREEK APARTMENTS | HILTON HEAD ISLAND, SC

HOUSING STUDIO

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

Ward Edwards ENGINEERING

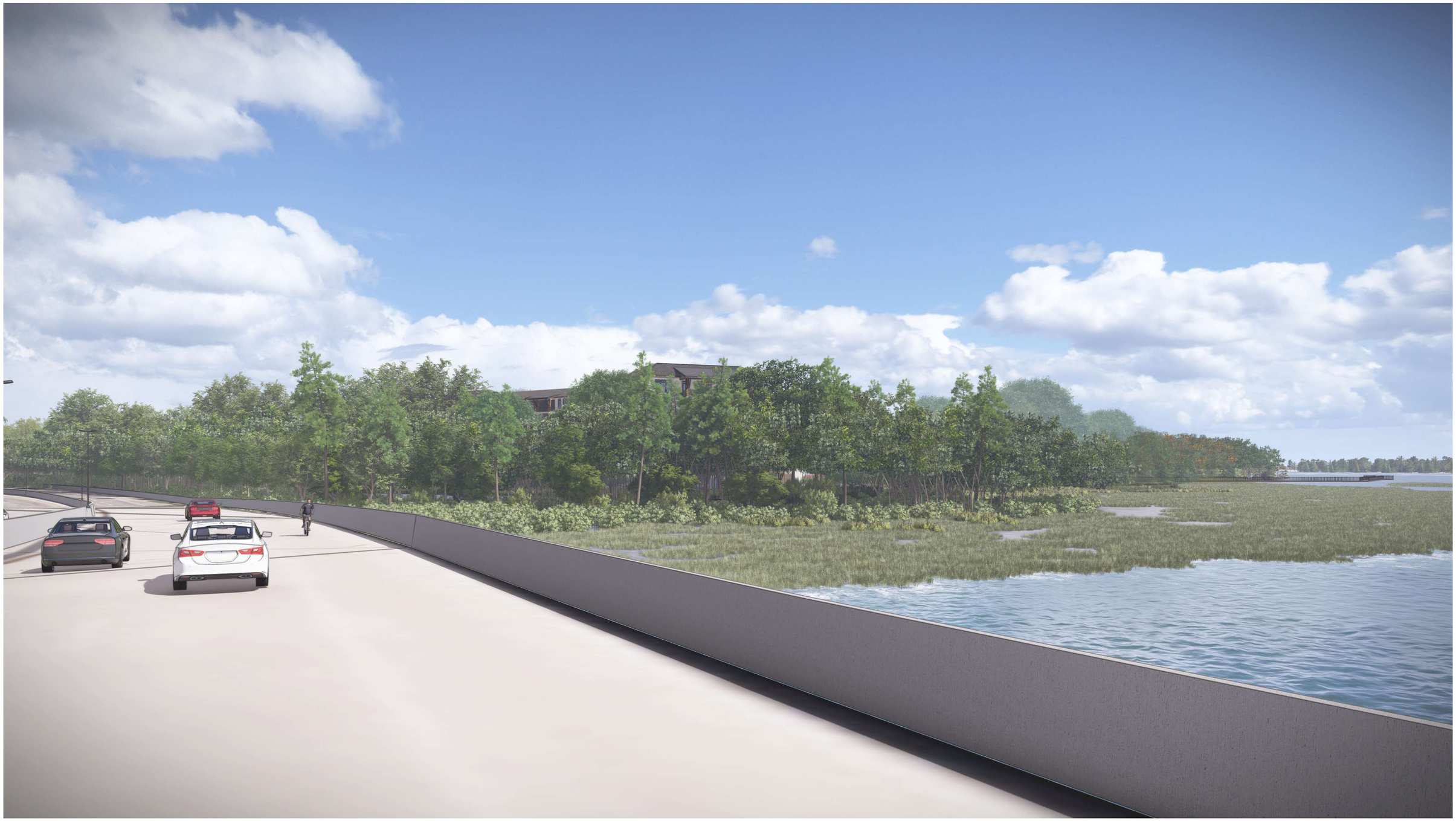
ORANGE CAPITAL

RENDER 01

HILTON HEAD, SC

27 MAY 2026

A.1



HOUSING STUDIO | WOOD+PARTNERS LANDSCAPE ARCHITECTURE LAND PLANNING | Ward Edwards ENGINEERING | ORANGE CAPITAL

RENDER 02 - CROSS ISLAND PARKWAY NORTH VIEW

HILTON HEAD, SC | A.2

27 MAY 2026

HOUSING STUDIO | WOOD+PARTNERS LANDSCAPE ARCHITECTURE LAND PLANNING | Ward Edwards ENGINEERING | ORANGE CAPITAL

RENDER 03 - CROSS ISLAND PARKWAY SOUTH VIEW

HILTON HEAD, SC
27 MAY 2026

A.3

ORANGE CAPITAL ADVISORS

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BROAD CREEK APARTMENTS
MATERIALS BOARD

PREPARED BY WOOD + PARTNERS
April 2026

CONTENTS

Overlooks - Map
Overlooks - Materials
Leasing Center Entry
Outdoor Dining Area
Permeable Pavers at Building One - Map
Permeable Pavers at Building One - Materials
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Fire Pit Area + Dog Park
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Site Elements

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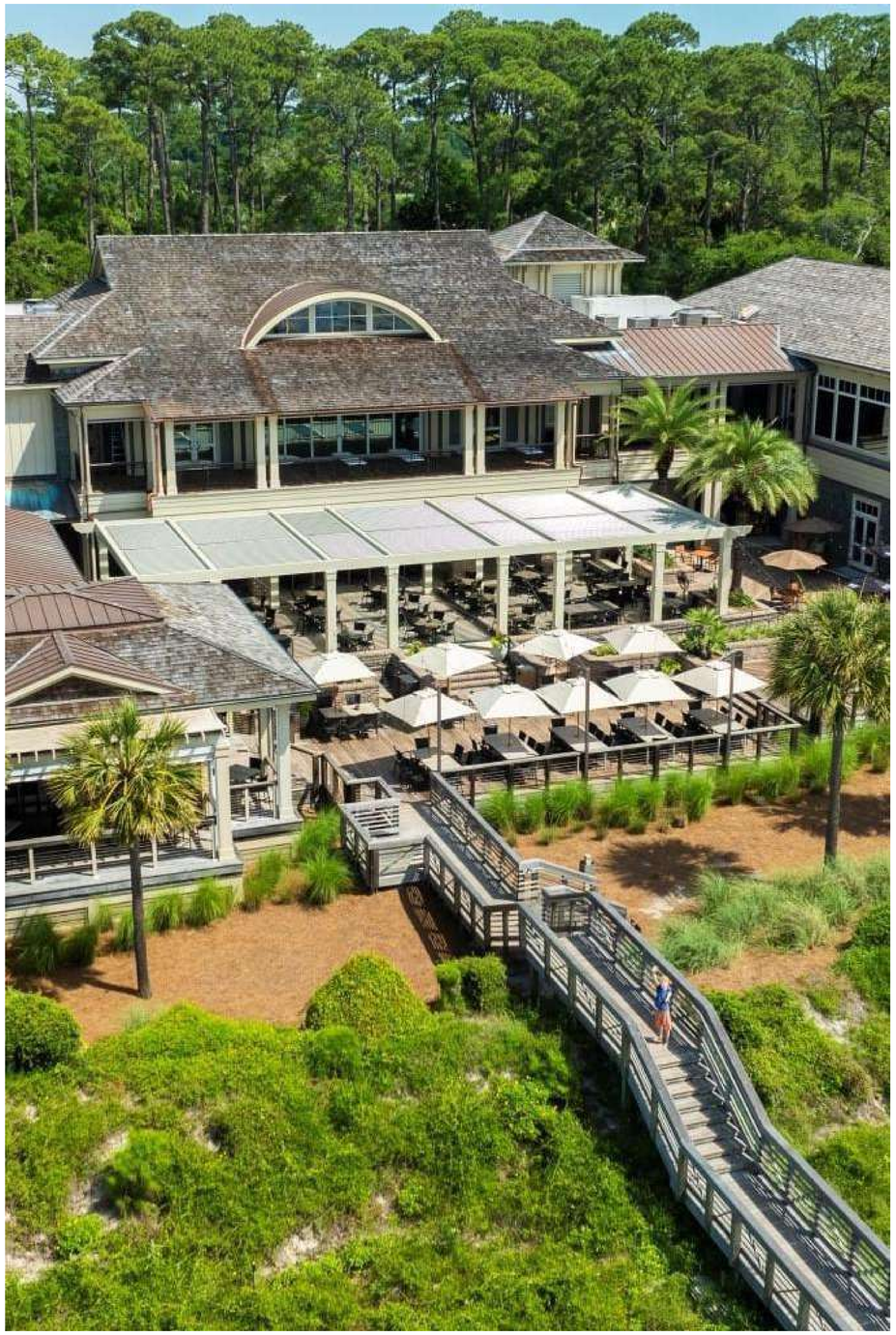
PRECEDENT IMAGES

HILTON HEAD, SC

27 MAY 2026

A.16



A.

E.

H.

B.

F.

C.

G.

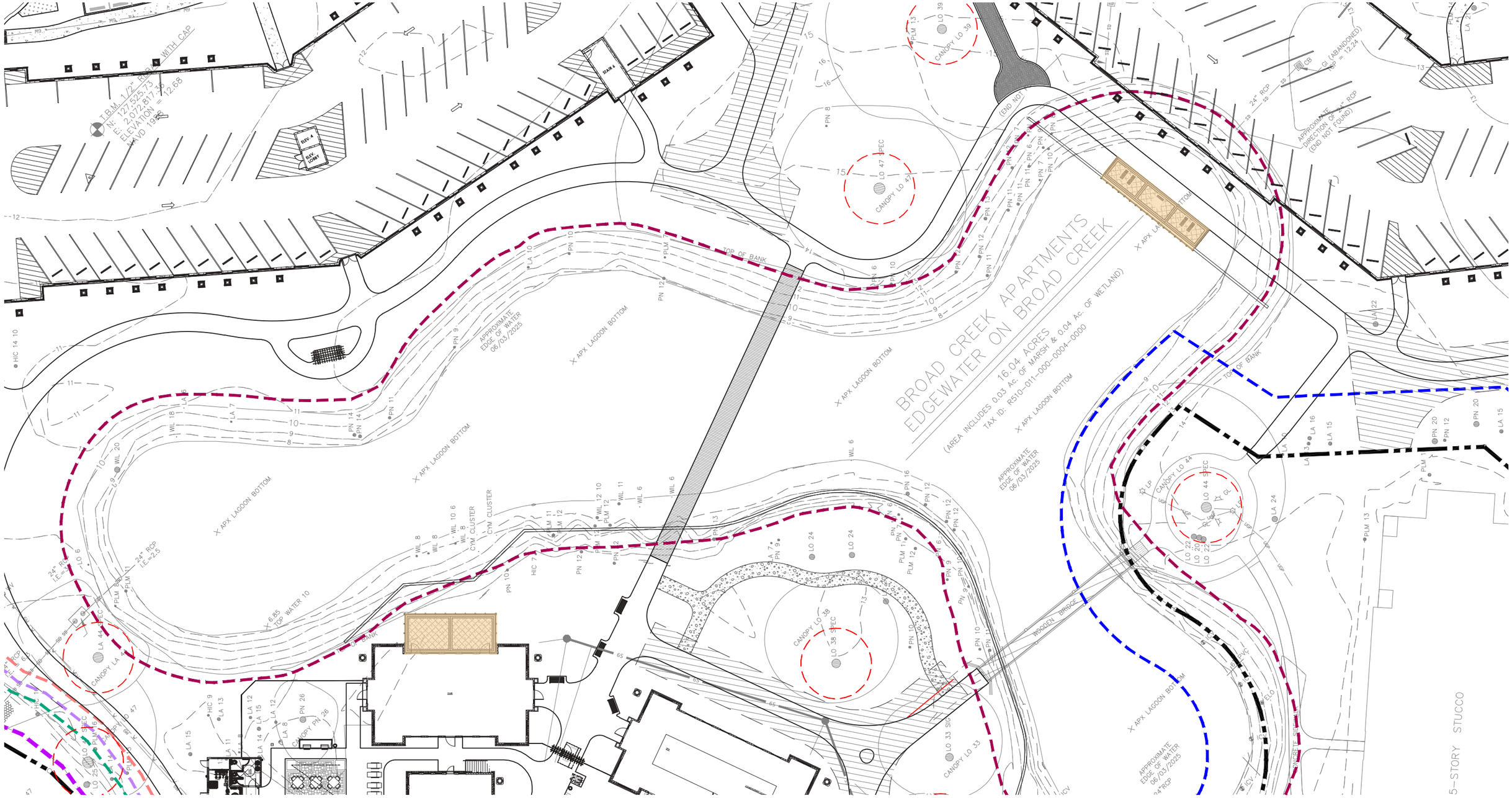
D.

CONCEPTUAL COLOR PALETTE

A. SW 7035 - AESTHETIC WHITE
B. SW 7019 - GAUNTLET GRAY
C. SW6214 - UNDERSEAS
D. SW2807 - ROOKWOOD DARK BROWN

PROPOSED EXTERIOR MATERIALS

A. CEMENTITIOUS MATERIALS / SIDING/ PANEL
B. CEMENTITIOUS MATERIALS / SIDING/ PANEL
C. CEMENTITIOUS MATERIALS / SIDING/ PANEL
D. FAUX WOOD COLUMNS AND BRACKETS
E. BRICK - LIGHT TONE - EXECUTIVE GRAY MODULAR BLADE CUT - TAYLOR CLAY
F. STOREFRONT, RAILING & METAL LOUVERS
G. STANDING SEAM ROOF
H. ARCHITECTURAL SHINGLES



OVERLOOK

SCALE: 1" - 40'-00"

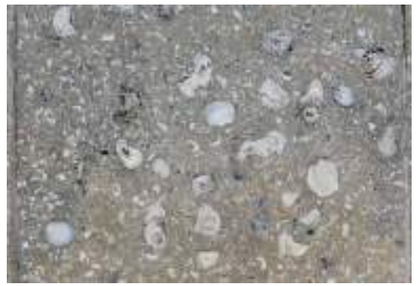
N

OVERLOOKS - MAP

BROAD CREEK APARTMENTS | MATERIALS BOARD | PREPARED BY WOOD + PARTNERS | MARCH 2026

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

FIELD



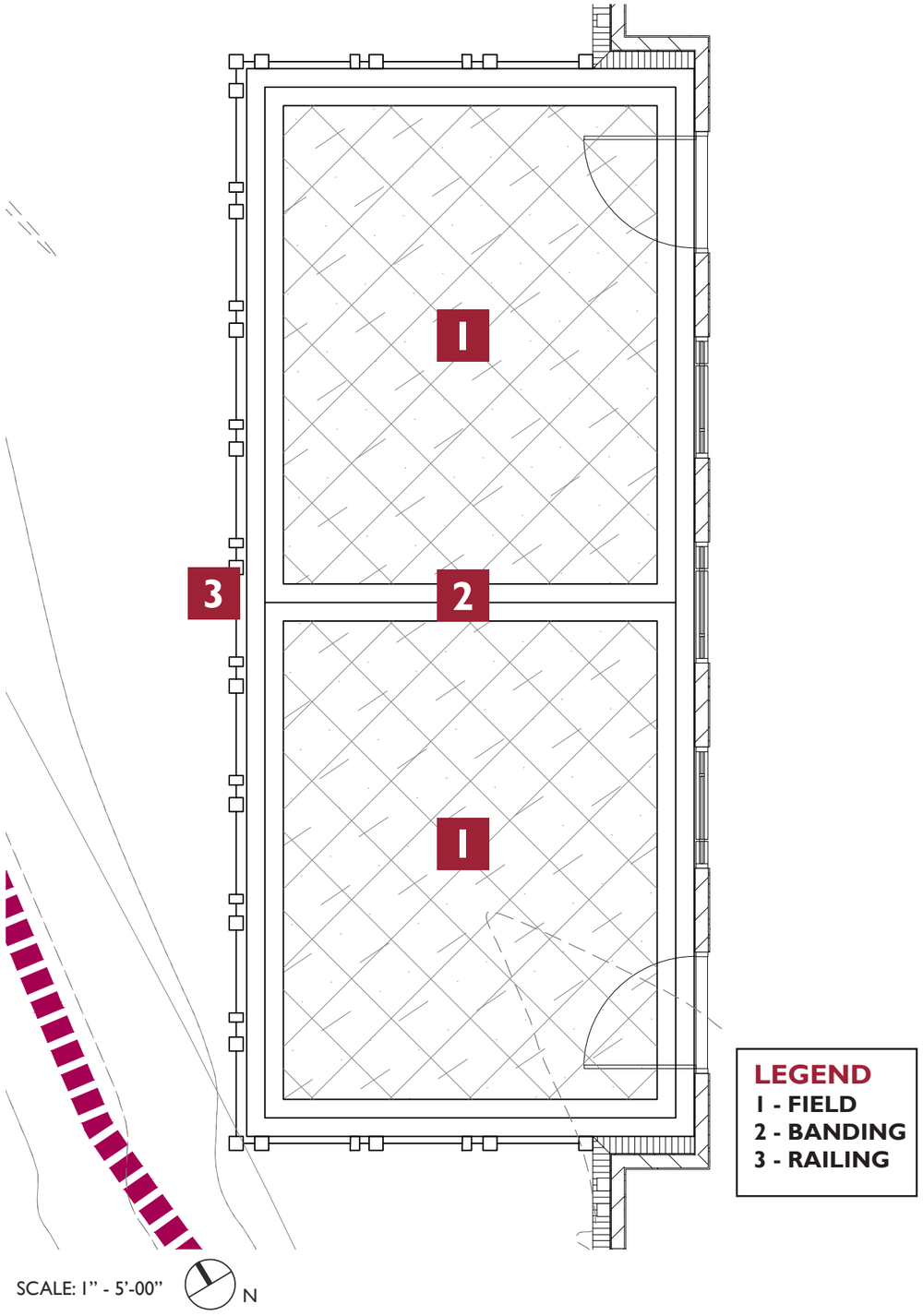
OYSTER SHELL CONCRETE

BANDING

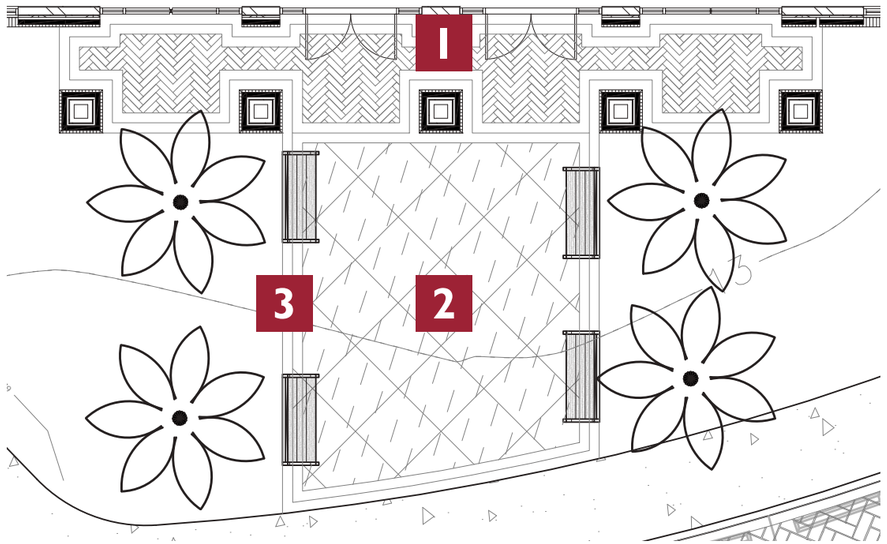
MNFR: Cherokee Brick
Collection: Georgia Classic
Color: Savannah Grey
Pattern: Double Header

RAILING

WOOD + CABLE RAIL SYSTEM



OVERLOOKS - MATERIALS



SCALE: 1" - 10'-00"

N

LEGEND
1 - PAVER PATIO
2 - PLAZA
3 - BANDING

PAVER PATIO

MNFR: Cherokee Brick
Collection: Georgia Classic
Color: Savannah Grey
Pattern: Double Header

PLAZA

OYSTER SHELL CONCRETE
Decorative Diamond Scoring

BANDING

MNFR: Cherokee Brick
Collection: Georgia Classic
Color: Savannah Grey
Pattern: Double Header

LEASING CENTER ENTRY

FIELD

NON-PERMEABLE PEDESTRIAN PAVER
MNFR: Lowcountry Paver
Product: Plantation Plank
Pattern: Herringbone
Finish: Tabby

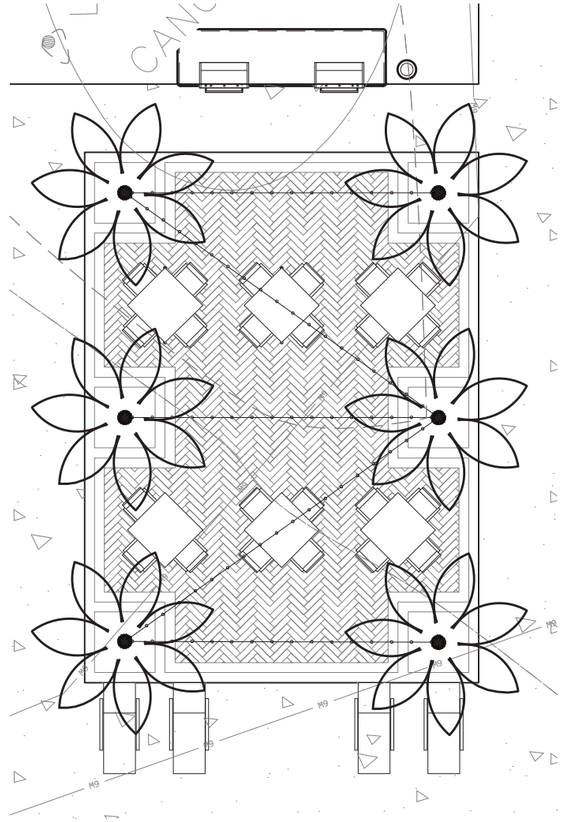
FIELD COLOR

COLIGNY

TABBY FINISH

BANDING COLOR

MNFR: Cherokee Brick
Collection: Georgia Classic
Color: Savannah Grey
Pattern: Double Header



SCALE: 1" - 10'-00" N

OUTDOOR DINING AREA

PERMEABLE VEHICULAR PAVERS

PERMEABLE PEDESTRIAN PAVERS

SCALE: 1" - 50'-00"

N

PERMEABLE PAVERS AT BUILDING ONE - MAP

BROAD CREEK APARTMENTS | MATERIALS BOARD | PREPARED BY WOOD + PARTNERS | MARCH 2026

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

PERMEABLE VEHICULAR PAVERS | BUILDING ONE

PERMEABLE VEHICULAR PAVER
MNFR: Lowcountry Paver
Product: HydraShed
Pattern: Herringbone
Finish: Traditional

COLOR OPTION

COLIGNY

PERMEABLE PEDESTRIAN PAVERS | UNDER SPECIMEN TREES

PERMEABLE PEDESTRIAN PAVER
MNFR: Lowcountry Paver
Product: HydraShed
Pattern: Herringbone
Finish: Tabby

COLOR

COLIGNY

PERMEABLE PAVERS AT BUILDING ONE - MATERIALS

ARTIFICIAL TURF

FITNESS LAWN
MNFR: Grass!365
Product: Lawn Turf

TEXTURE + COLOR

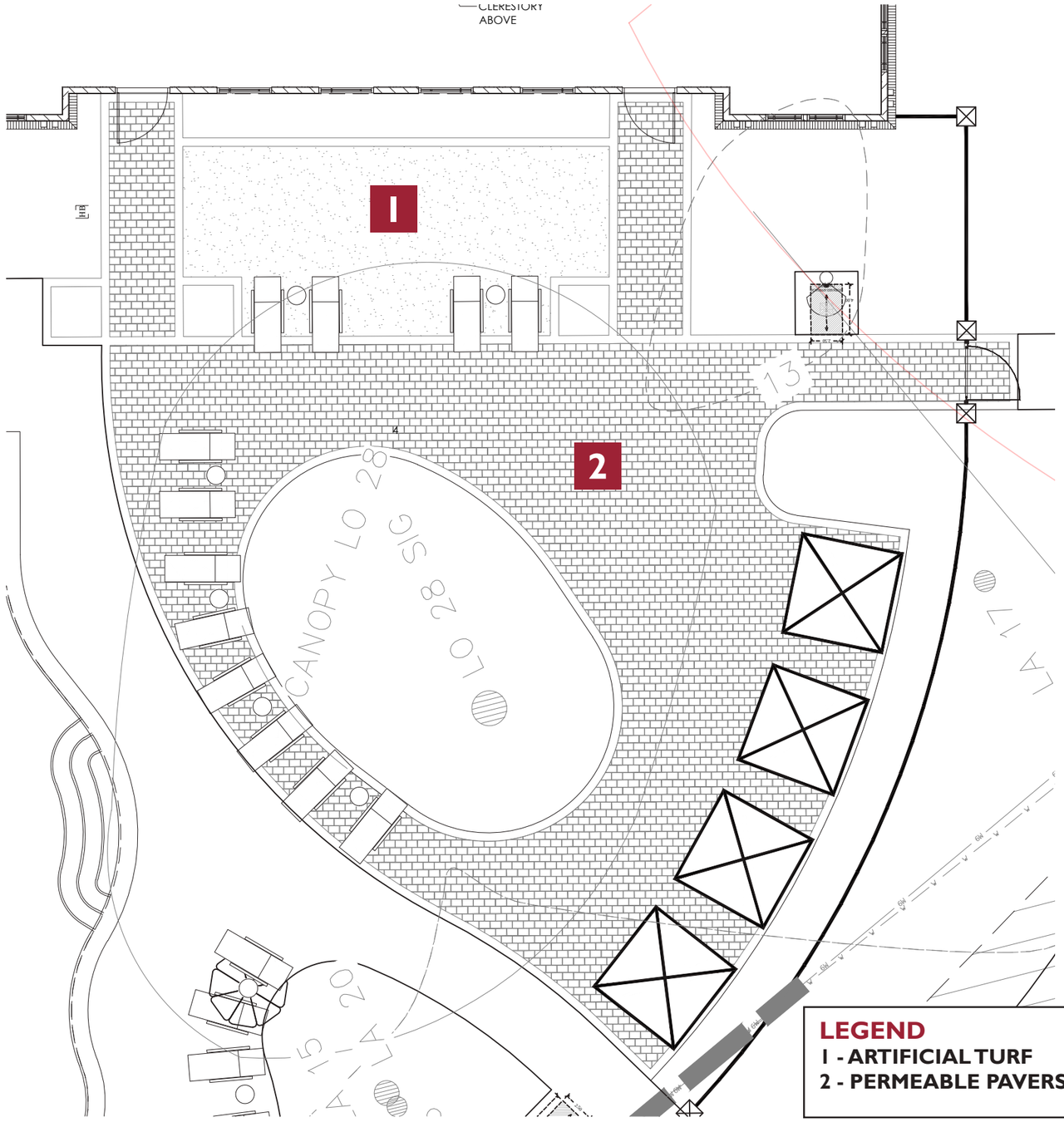
TAN73 (Greens + Tan)

PERMEABLE PEDESTRIAN PAVERS | UNDER LIVE OAK

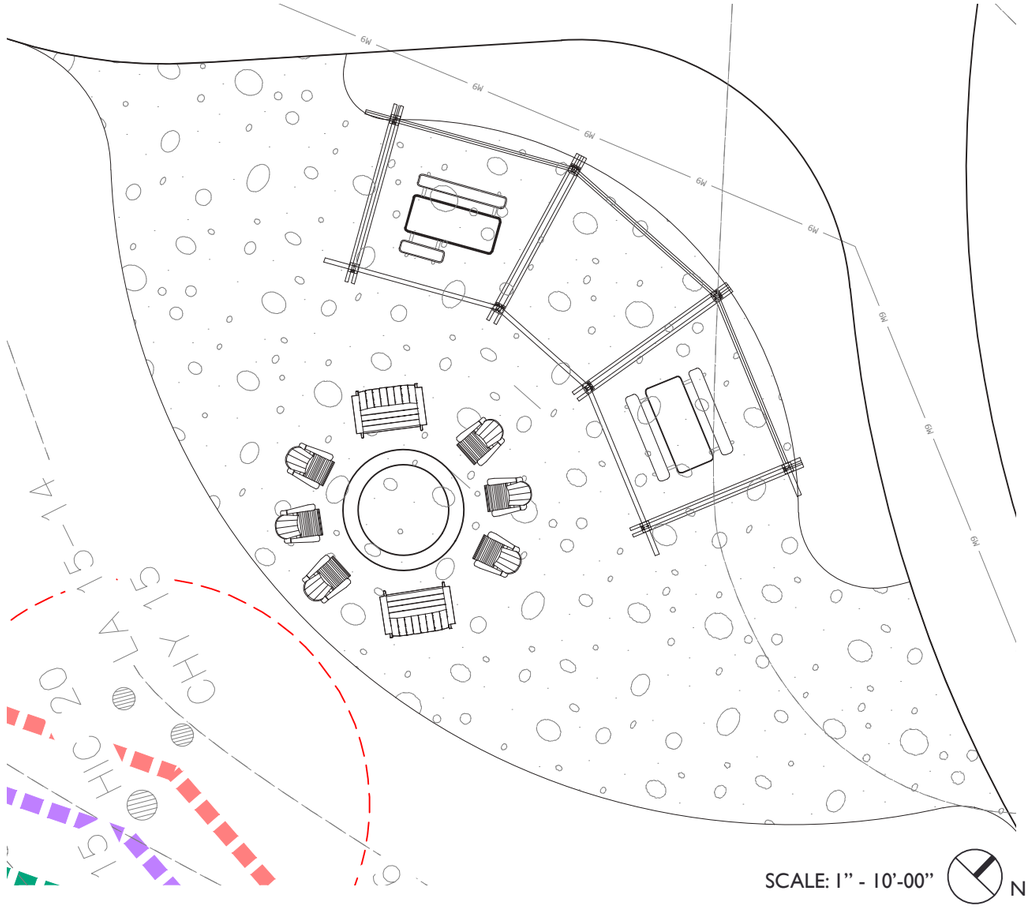
PERMEABLE PEDESTRIAN PAVER
MNFR: Lowcountry Paver
Product: HydraShed
Pattern: Running

COLOR OPTIONS

WHITE TAN


CLERESTORY ABOVE
1
2
13'
CANOPY LO 28'
GIS 82'
LO 28'
LA 15'
LA 15'
LA 15

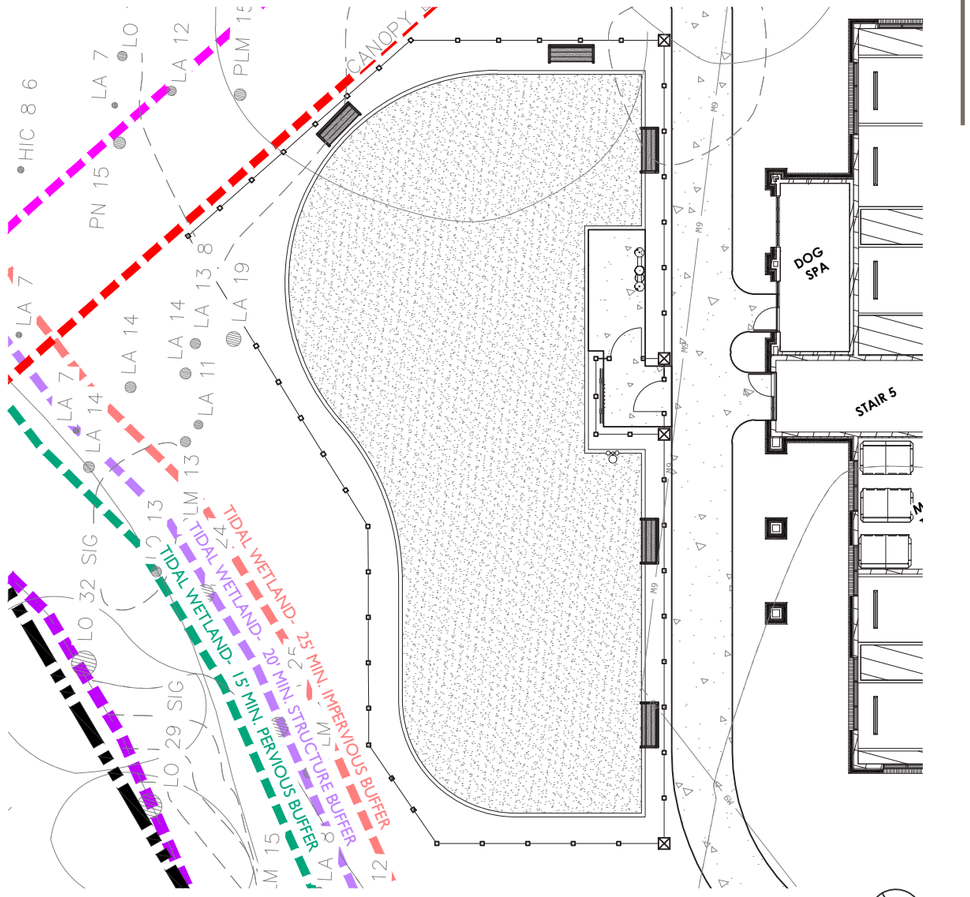
FIRE PIT AREA



DECORATIVE AGGREGATE

MNFR: Savannah Surfaces
Product: Small Mixed Shell

DOG PARK



ARTIFICIAL TURF

DOG PARK
MNFR: Grass!365
Product: Pet Turf

TEXTURE + COLOR

Light + Dark Greens

FIRE PIT AREA + DOG PARK

POOL DECK

COLORED CONCRETE W/ ROCK SALT FINISH

COLOR OPTION

SIKA COLOR - ASH WHITE

POOL COPING

OPTION 1 - ARTISTIC PAVERS

MNFR: Artistic Paver
Product: Coping
Line: Shellock
Color: Tan

OPTION 2 - TRAVERTINE

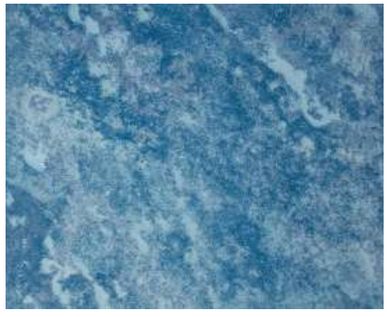
MNFR: Savannah Surfaces
Product: Noce Travertine

POOL PLASTER

MNFR: Diamond Brite
Color: Super Blue

WATERLINE TILE (6X6)

BLUE TONES



POOL MATERIALS

MDF COLOR OPTION

UMBRIA GREY

FOOTWASH + HOSEBIBB
MNFR: Most Dependable Fountains
Product: 125 SMSS w/ Hosebibb Locking Cover + Surface Carrier
Color: Umbria Grey

DRINKING FOUNTAIN (DOG PARK)
MNFR: Most Dependable Fountains
Product: 10145 SMSS w/ Hosebibb
Color: Umbria Grey

HOSEBIBB
MNFR: Most Dependable Fountains
Product: 24-8 SMSS
Color: Umbria Grey

KAYAK RACK
MNFR: Most Dependable Fountains
Product: 1010 SMSS
Color: Umbria Grey

DOG WASTE STATION
MNFR: Most Dependable Fountains
Product: 395 SMSS
Color: Umbria Grey

BENCH
Location: Dog Park, Leasing Office, Pool

MNFR: Landscape Forms
Product: Harpo Bench (Backed)
Woodgrain: Jarrah
Powdercoat: Onyx

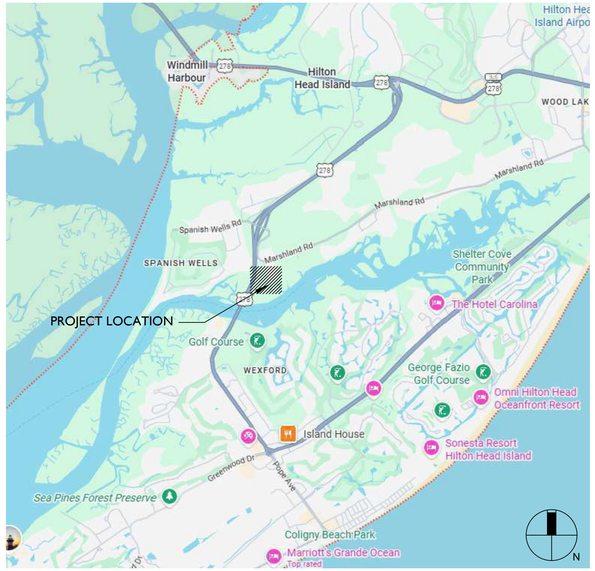
BOLLARD
MNFR: StreetLife
Product: Rough & Ready Bollard
Material: Louro Wood + Black Powder Coat

BIKE RACK
MNFR: MadRax
Product: Shadow Bike Rack
Color: Gunmetal

TRASH RECEPTACLE
MNFR: Victor Stanley
Product: EB-36SD
Color: Black

SITE ELEMENTS

VICINITY MAP



BROAD CREEK APARTMENTS

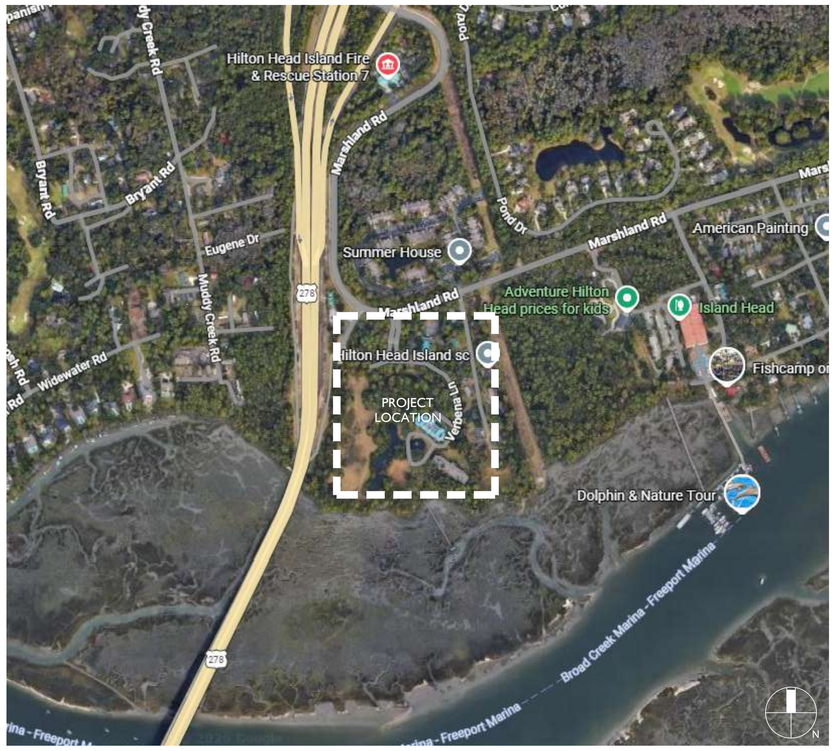
Conceptual DPR Submittal

Landscape Development Plans

Not for Construction

Issued: May 27, 2026

LOCATION MAP



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L-003	SPECIMEN TREE CANOPY CALCULATIONS
L-004	TIDAL WETLAND BUFFER CALCULATIONS - PERVIOUS
L-005	TIDAL WETLAND BUFFER CALCULATIONS - STRUCTURES
L-006	TIDAL WETLAND BUFFER CALCULATIONS - IMPERVIOUS
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L-405	LANDSCAPE PLAN
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811 Know what's below. Call before you dig.

OWNER:
Orange Capital Advisors
125 Regional Parkway, Suite 200
Orangeburg, SC 29118
Contact: Alec Gregg

WOOD+PARTNERS
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LAND PLANNING
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www.woodandpartners.com | 843.681.6618

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Housing Studio
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Charlotte, NC 28202
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CIVIL ENGINEER
Ward Edwards
119C Palmetto Way
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Bluffton, SC 29910
Telephone # 843.837.5250
Andrew Calton

SURVEYOR
Surveying Consultants
17 Sherington Drive Suite C
Bluffton, SC 29910
Telephone # 843.815.3304

WPi Project #:01-25068

G:\Projects-HH\Multifamily\Orange Capital - Broad Creek Apartments SD-CA\Production\03 Work CDs\01-25068-001-Cover.dwg, Wednesday, May 27, 2026, Printed By: Brad Hix
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REFERENCES

1. THE SURVEY, INCLUDING TOPOGRAPHY, USED FOR THE DESIGN WAS PROVIDED THE OWNER AND PREPARED BY SURVEYING CONSULTANTS (AS_BUILT SURVEY).
THE SURVEY HAS NOT BEEN FIELD VERIFIED BY WOOD+PARTNERS, INC. AND WOOD+PARTNERS, INC. PROVIDES NO WARRANTY AS TO THE ACCURACY OF THE SURVEY.

2. MANDATORY ON-SITE PRE-CONSTRUCTION CONFERENCE.

3. THE OWNER SHALL BE GIVEN TWENTY FOUR HOURS (24-HR) NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT.

CONTACT AND PROJECT INFORMATION

OWNER: Orange Capital Advisors
125 Regional Parkway, Suite 200
Orangeburg, SC 29118
Contact: Alec Gregg

LANDSCAPE ARCHITECT: Wood + Partners, Inc.
7 Lafayette Place
Hilton Head Island, sc 29925
843-681-6618

CONSTRUCTION DOCUMENTS

1. THIS CONSTRUCTION DOCUMENTS SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY DISCUSSIONS ARISE.
2. THE SITE PLANS ARE INTENDED TO PORTRAY THE SITE AS A COMPLETED, FUNCTIONAL PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS USED TO ACHIEVE THE COMPLETED SITE CONDITION AS SET OUT IN THE PLANS. IT IS NOT THE INTENTION OF THESE PLANS TO PROVIDE SPECIFIC GUIDANCE OF EVERY ASPECT OF THE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE PLANS IN COMPLIANCE WITH GENERALLY ACCEPTED PRACTICES AND UNDER CURRENT STANDARDS AND CODES. CONTRACTOR SHALL APPLY APPROPRIATE CONSTRUCTION DETAILS AND PROCESSES WHETHER OR NOT THESE INDIVIDUAL ASPECTS OF THE WORK ARE SPECIFICALLY CALLED OUT ON THE PLANS.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL REQUIREMENTS UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL OBTAIN THESE DOCUMENTS, BECOME FAMILIAR WITH THEM AND HAVE THEM ON THE JOB SITE AT ALL TIMES.

2. THE CONTRACTOR SHALL MAKE ALL NECESSARY SITE VISITS AND INSPECTIONS TO BECOME FAMILIAR WITH THE PROJECT AND MAKE ANY INVESTIGATIONS WHICH ARE APPROPRIATE TO CONFIRM THE SOILS/GEOTECHNICAL INFORMATION, TOPOGRAPHIC INFORMATION, WETLANDS, UTILITIES, ETC. TO BE ABLE TO PREPARE THE BID FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE DRAWINGS AND INFORMATION PROVIDED FOR BIDDING AND CONSTRUCTION. ANY DEVIATIONS AND/OR DISCREPANCIES IN THE CONTRACTOR'S FINDING'S VERSUS THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED IN WRITING TO OWNER PRIOR TO THE BID AND PRIOR TO COMMENCEMENT OF CONSTRUCTION ON THE AREAS IN QUESTION.

3. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT. ALL REQUIRED PERMITS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

4. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF FEDERAL, STATE, LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE. ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD INDEX AND SPECIFICATIONS, LATEST EDITION.

5. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE CONSTRUCTION STAGING AND STORAGE AREA PRIOR TO COMMENCEMENT OF MOBILIZATION. ANY CONSTRUCTION TRAILERS USED ON-SITE BY THE CONTRACTOR (IF NECESSARY) SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY IF REQUIRED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS. CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE FOR TEMPORARY CONSTRUCTION ENTRANCE AND WILL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND UTILITY CONNECTIONS.

6. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.

7. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.

MAINTENANCE OF TRAFFIC

1. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC & SHALL BE PROVIDED BY THE CONTRACTOR & MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.

2. THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A STAGING AND CONSTRUCTION ACCESS PLAN DETAILING THE LOCATION OF LAY DOWN AND STORING OF MATERIALS AS WELL AS CONSTRUCTION ACCESS AREAS. SUCH A PLAN SHALL REQUIRE THE APPROVAL OF THE OWNER PRIOR TO IMPLEMENTATION.

STORMWATER POLLUTION PREVENTION

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS DURING AND FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER POLLUTION PREVENTION. OR AS INDICATED BY GRADING AND DRAINAGE PLANS OR AS REQUIRED IN THE CIVIL DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE REQUIREMENTS OF THE EROSION CONTROL PLAN. THE EROSION AND SEDIMENT CONTROLS SHOWN ON THE CIVIL PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SODDED, IF APPLICABLE, IN ACCORDANCE WITH THESE CONSTRUCTION PLANS WHETHER SHOWN OR NOT.

3. THE CONTRACTOR SHALL COMPLY WITH AND MEET OWNER, LOCAL, STATE, AND FEDERAL REQUIREMENTS OF THE CLEAN AIR AND WATER ACT AND OTHER REGULATIONS AS REQUIRED.

4. TEMPORARY EROSION & SEDIMENT CONTROLS (HAY BALES, SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE OR AS INDICATED ON CIVIL DRAWINGS.

UTILITIES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OTHER UTILITY CONSTRUCTION (IF APPLICABLE).

2. ALL UNDERGROUND UTILITIES, INCLUDING CONDUIT AND SLEEVES, TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE PLANS, APPROVED SPECIFICATIONS AND DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AS APPLICABLE.

3. CONTRACTOR SHALL COORDINATE CONDUIT LOCATIONS (I.E. IRRIGATION, ELECTRICAL, ETC.) WITH SUBSEQUENT DRAWINGS PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL PROVIDE OWNERS REPRESENTATIVE WITH CONDUIT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES. PRIOR TO ANY SITE OR DEMOLITION OR CONSTRUCTION , THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, BOTH MAIN AND SERVICE LINES FOR THE FOLLOWING:

- POTABLE WATER LINES
- SANITARY SEWER LINES
- ELECTRIC LINES (OVERHEAD AND UNDERGROUND)
- GAS LINES
- TELEPHONE LINES
- CABLE TELEVISION LINES
- STORMWATER CONVEYANCE LINES

5. CONTRACTOR SHALL CONTACT THE STATE'S LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

6. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, OWNER, AND THE ADJACENT PROPERTY OWNERS 72 HOURS PRIOR TO INITIATING ANY DEMOLITION AND EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITIES COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

7. CONTRACTOR SHALL COORDINATE WITH GOVERNING AGENCIES AND ALL UTILITY COMPANIES TO COORDINATE TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS INCLUDING ANY REQUIRED INSPECTIONS.

8. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY, THE OWNER AND THE OWNERS REPRESENTATIVE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND INFRASTRUCTURE WITHIN THE SITE OR ADJOINING PROPERTIES (i.e. PAVEMENT, CURB, SIDEWALK, UTILITIES, LANDSCAPED AREAS etc.). CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IF NECESSARY, OR PRIOR TO THE END OF THE JOB AND AT NO COST TO THE OWNER.

10. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CODES: ALL APPLICABLE CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND CONFIRMING APPLICABLE CODE REQUIREMENTS. THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) INSOFAR AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.

2. PROTECTION OF BUILDINGS & EQUIPMENT: TEMPORARY PROTECTIVE DEVICES, AS REQUIRED BY OWNER, LOCAL, STATE, AND FEDERAL LAW, SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OF PERSONNEL, EXISTING ADJACENT BUILDINGS, STRUCTURES AND EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

3. DISPOSAL OF EXISTING EQUIPMENT & DEBRIS: ALL DEBRIS AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THEIR OWN ARRANGEMENTS FOR OBTAINING DISPOSAL AREAS.

DEMOLITION NOTES (CONTINUED)

3. (CONTINUED) THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY OCCUR. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. THE CONTRACTOR SHALL TURN OVER ANY REMOVED PUBLIC UTILITY ITEMS, i.e. WATER METERS, TO THE UTILITY DEPARTMENT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRENCH SAFETY SYSTEM, IF APPLICABLE. THE TRENCH SAFETY SYSTEM SHALL BE COMPLIANT WITH OSHA STANDARD 29 CFR SECTION 1926,650 SUBPART P. THERE ARE TO BE NO UNPROTECTED OPEN TRENCHES AT THE DAY'S END.

5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN ENTERING MANHOLES, PIPES, OR OTHER STRUCTURES SHOWN ON THE PLANS. PROPER CONFINED SPACE ENTRY METHODS SHALL BE EXERCISED.

6. ALL EXISTING VEGETATION, ROOT SYSTEMS, REFUSE AND OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND RESUED LATER IN LANDSCAPED AREAS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THEIR OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

8. INSTALL TREE PROTECTION BARRICADE PRIOR TO THE COMMENCEMENT OF CONSTRICTION AT THE CROWN DRIPLINE FOR ALL TREES TO BE PRESERVED OR AS INDICATED ON TREE PROTECTION PLAN. CONSTRUCTION ACTIVITY AND THE STAGING AND STORAGE OF MATERIAL AND EQUIPMENT WITHIN THE CROWN DRIPLINE SHALL BE PROHIBITED. TREE PROTECTION BARRICADE SHALL REMAIN ERECTED AT ALL TIMES. TREE PROTECTION BARRICADE SHALL BE REMOVED AT THE DIRECTION OF THE OWNER OR OWNERS REPRESENTATIVE.

9. CLEANUP: THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

LAYOUT NOTES

1. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.

2. CONTRACTOR SHALL STAKE THE LAYOUT OF THE CONSTRUCTION DOCUMENTS FOR OWNER AND OWNERS REPRESENTATIVE TO APPROVE PRIOR TO CONSTRUCTION.

3. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO CONSTRUCTION.

FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING "AS-BUILT" DRAWINGS CERTIFIED BY A REGISTERED SURVEYOR.

2. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER AND OWNERS REPRESENTATIVE IN CAD AND HARDCOPY FORMATS.

3. FINAL INSPECTION SHALL NOT OCCUR UNTIL "AS-BUILT" DRAWINGS HAVE BEEN PROVIDED TO AND REVIEWED BY OWNER AND OWNERS REPRESENTATIVE.

4. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE SUBSTANTIAL COMPLETION INSPECTION.

5. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.

PAVING AND DRAINAGE NOTES

1. ALL GRADING, PLACEMENT OF FILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ALL FILL PLACED AS A PART OF THIS PROJECT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR AS DIRECTED BY CIVIL ENGINEERS. ALL FILL AREAS MUST BE COMPACTED AS STATED.

2. COMPACTION DENSITIES FOR ALL SELECT FILL ARE TO BE TAKEN IN SIX INCH (6") LIFTS IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION LINES & GRADES SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.

4. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF DISCREPANCIES. STORMWATER ANALYSIS WAS NOT CONDUCTED FOR THIS PROJECT. CONTRACTOR TO ENSURE PROPER AND POSITIVE DRAINAGE OF ALL GRADES.

5. THE CONTRACTOR SHALL VERIFY ALL THE ELEVATIONS OF ALL TIE-IN-POINTS FOR INSTALLATION OF UTILITIES, HARDSCAPE AND FINISHED WORK, AND NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES.

6. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

7. CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION AND REFERENCE POINTS AS INDICATED ON THE DRAWINGS.

8. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE PAVING WITH ALL OTHER CONSTRUCTION.

9. ALL SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.

10. ALL SIDEWALKS SHALL NOT EXCEED SLOPE OF 5% UNLESS OTHERWISE INDICATED.

PAVING AND DRAINAGE NOTES (CONTINUED)

11. TOLERANCE OF ANY HORIZONTAL GAP SHALL BE NO GREATER THAN 1/2" AND THE VERTICAL CHANGE SHALL BE NO GREATER THAN 1/4", WHICH INCLUDES BUT IS NOT LIMITED TO THE RADIUS OF ANY CONCRETE EDGE AND UNIT PAVING EDGE.

12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE ORGANIZATION AND/OR ENTITY RESPONSIBLE FOR THE INSTALLATION TO UPDATE/REPLACE ANY DEFICIENT MATERIAL/EQUIPMENT NECESSARY TO BRING THE FINAL PRODUCT TO THE STANDARDS OF THE PERMITTED CONSTRUCTION DOCUMENTS.

13. ALL SIDEWALKS AND RAMPS CONSTRUCTED SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL A.D.A. REGULATIONS, LAWS, AND POLICIES.

14. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL A.D.A. ACCESSIBLE ROUTES, PURSUANT TO LOCAL, STATE, AND FEDERAL ADA REGULATIONS.

15. REGARDING GRADES OR SLOPES COMPARED TO ADA REQUIREMENTS, THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNERS REPRESENTATIVE FOR CLARIFICATION, PRIOR TO IMPLEMENTATION.

GENERAL DETAILS NOTES

1. THESE NOTES SHALL APPLY TO ALL DETAILS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS.

2. SEE STRUCTURAL PLAN FOR REQUIREMENTS OF CERTAIN CONSTRUCTION ELEMENTS.

3. CONTRACTOR TO CONSTRUCT 5'-0" BY 5'-0" DEMONSTRATION AREA FOR ALL CONCRETE SPECIFICED AND 5'-0" BY 5'-0" DEMONSTRATION AREA FOR ALL SPECIALTY PAVEMENT AT LEAST ONE WEEK PRIOR TO ON-SITE APPLICATION. FINAL APPLICATION MUST BE COMPATIBLE (MATCH) WITH DEMONSTRATION AREAS.

4. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.

5. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH GALVANIZED NUTS, BOLTS, AND WASHERS UNLESS OTHERWISE SPECIFIED.

6. NAILS: ALL NAILS SHALL BE HOT DIPPED GALVANIZED. FINISH NAILS SHALL BE ANNULAR ALLOY ALUMINUM UNLESS OTHERWISE SPECIFIED.

7. ALL WELDS CONTINUOUS.

8. INSTALL ALL SITE FURNISHINGS PLUMB, LEVEL, TRUE TO LINE AND AT ELEVATIONS INDICATED. PROVIDE CONCRETE PLANS FOR INSTALLATIONS UNLESS OTHERWISE DIRECTED.

9. RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS AT NO ADDITIONAL EXPENSE TO OWNER.

10. SUBMIT SHOP DRAWINGS, PRODUCT DATA AND MAINTENANCE DATA FOR APPROVAL PRIOR TO PURCHASING, FABRICATION AND INSTALLATION.

11. ALL CONCRETE FOOTINGS, BASES, AND WALKS SHALL BE A MINIMUM OF 4,000 PSI, UNLESS OTHERWISE SPECIFIED. (SEE STRUCTURAL)

12. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS OR AS OTHERWISE STATED IN THE ENGINEERING PLANS.

13. ALL PAVER DIMENSIONS TO BE ACTUAL. ALL LUMBER DIMENSIONS TO BE NOMINAL.

STRUCTURAL NOTES

1. SEE STRUCTURAL PLANS FOR ADDITIONAL GENERAL NOTES & NOTES REGARDING CERTAIN FOUNDATIONS, CONCRETE, REINFORCEMENT, GROUT, WOOD, AND OTHER ITEMS.

POOL NOTES

1. SEE POOL PLANS FOR ADDITIONAL GENERAL NOTES AND NOTES REGARDING POOL DESIGN AND MEP REQUIREMENTS.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Notes

SHEET NUMBER
L-001

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TREE MITIGATION

PRE-DEVELOPMENT TREE COUNTS (EXISTING TREES ONLY)
- CATEGORY 1: 6211 X 1.00 = 6211
- CATEGORY 2: 2505 X 0.75 = 1879
- CATEGORY 3: 5880 X 0.50 = 2940
- CATEGORY 4: 126 X 0.25 = 32
- TOTAL: 11061 ADJUSTED CALIPER INCHES

POST-DEVELOPMENT TREE COUNTS (EXISTING TREES TO REMAIN)
- CATEGORY 1: 4355 X 1.00 = 4355
- CATEGORY 2: 1156 X 0.75 = 867
- CATEGORY 3: 3318 X 0.50 = 1659
- CATEGORY 4: 71 X 0.25 = 18
- TOTAL: 6899 ADJUSTED CALIPER INCHES

TOTAL SITE TREES REMOVED
- CATEGORY 1: 109 @ 1856 DBH INCHES
- CATEGORY 2: 92 @ 1349 DBH INCHES
- CATEGORY 3: 210 @ 2562 DBH INCHES
- CATEGORY 4: 4 @ 55 DBH INCHES

TREE REPLACEMENT
TOTAL ACI (ADJUSTED CALIPER INCHES) REQUIRED: 7,204.5 INCHES
POST DEVELOPMENT ACI: 6898.75

NOTE: REPLACEMENT PLANTINGS SHALL BE AT 30% OF THE DIFFERENCE BETWEEN MINIMUM STANDARD ACI AND THE ACI OF TREES REMAINING AFTER CONSTRUCTION (POST DEVELOPMENT).

ACI TO BE MET POST DEVELOPMENT:
7,204 INCHES (ACI MIN STANDARD) - 6,899 INCHES (ACI POST DEVELOPMENT) = 92 INCHES (DIFFERENCE)
92 x 0.3 = 27.6" (REPLACEMENT CALIPER INCHES REQUIRED)

MINIMUM PLANTING SIZES PER CODE
- CAT 1: 4" Cal. /12' HT.
- CAT 2: 4" Cal. /12' HT.
- CAT 3: 2" Cal. / 8' HT.
- CAT 4: 2" Cal. / 8' HT.

REPLACEMENT INCHES TOWARD ACI BASED ON LANDSCAPE PLAN:
- CAT 1: 462" (Southern Magnolia, Live Oak, Bald Cypress)
- CAT 2: 388" (Dahoon Holly, Eagleston Holly, Sweetbay Magnolia, Nuttall Oak)
- CAT 3: 144" (Cabbage Palmetto)
- CAT 4: 130" (White Fringe Tree, Ornamental Tree)

TOTAL SITE REPLACEMENT ACI INCHES:
REPLACEMENT INCHES REQUIRED: 26.7"
REPLACEMENT INCHES PROPOSED BASED ON LANDSCAPE PLAN: 1,124"
SURPLUS INCHES: 1,097"

| Count of SIZE Column Labels | | |

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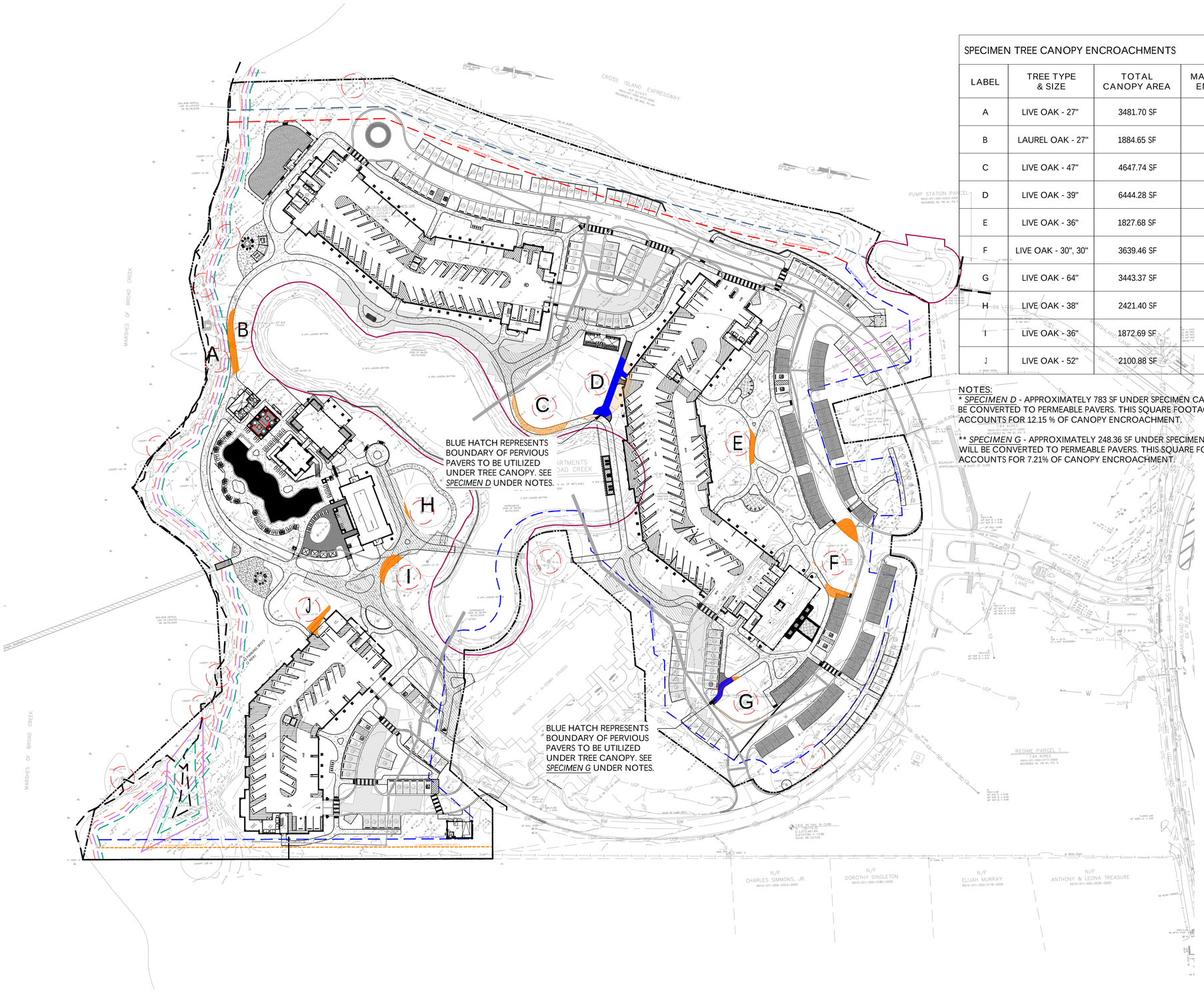

SPECIMEN TREE CANOPY ENCROACHMENTS				
LABEL	TREE TYPE & SIZE	TOTAL CANOPY AREA	MAX. ALLOWED CANOPY ENCROACHMENT (20%)	TOTAL CANOPY ENCROACHMENT
A	LIVE OAK - 27"	3481.70 SF	696.34 SF	295.94 SF (8.50 %)
B	LAUREL OAK - 27"	1884.65 SF	376.93 SF	330.47 SF (17.53 %)
C	LIVE OAK - 47"	4647.74 SF	929.55 SF	608.66 SF (13.01%)
D	LIVE OAK - 39"	6444.28 SF	1288.86 SF	1690.48 SF (26.23 %)*
E	LIVE OAK - 36"	1827.68 SF	365.54 SF	241.29 SF (13.20 %)
F	LIVE OAK - 30", 30"	3639.46 SF	727.89 SF	722.74 SF (19.85 %)
G	LIVE OAK - 64"	3443.37 SF	688.67 SF	912.00 SF (26.49 %)**
H	LIVE OAK - 38"	2421.40 SF	484.28 SF	64.72 SF (2.67 %)
I	LIVE OAK - 36"	1872.69 SF	374.54 SF	373.89 SF (19.95 %)
J	LIVE OAK - 52"	2100.88 SF	420.18 SF	244.50 SF (11.63 %)

NOTES:
* *SPECIMEN D* - APPROXIMATELY 783 SF UNDER SPECIMEN CANOPY WILL BE CONVERTED TO PERMEABLE PAVERS. THIS SQUARE FOOTAGE ACCOUNTS FOR 12.15 % OF CANOPY ENCROACHMENT.

** *SPECIMEN G* - APPROXIMATELY 248.36 SF UNDER SPECIMEN CANOPY WILL BE CONVERTED TO PERMEABLE PAVERS. THIS SQUARE FOOTAGE ACCOUNTS FOR 7.21% OF CANOPY ENCROACHMENT.

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Specimen Tree Canopy Calculations

SHEET NUMBER
L-003

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WETLAND BUFFER - PERVIOUS SURFACES
TYPE OF WETLAND: TIDAL

BUFFER REQUIREMENTS FOR PERVIOUS SURFACES:
AVERAGE: 35 FT
MINIMUM: 15 FT

AVERAGE PERVIOUS PAVED SURFACES BUFFER SHOWN: 164.12'

N

SC L 1 6

3 6 12 18 24

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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DATE
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PROJECT NUMBER
01-25068
SHEET TITLE
Tidal Wetland Buffer Calculations - Pervious

SHEET NUMBER
L-004

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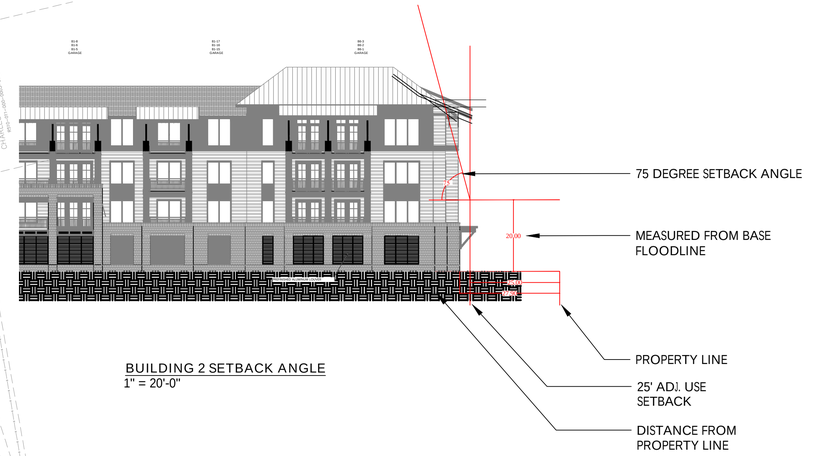
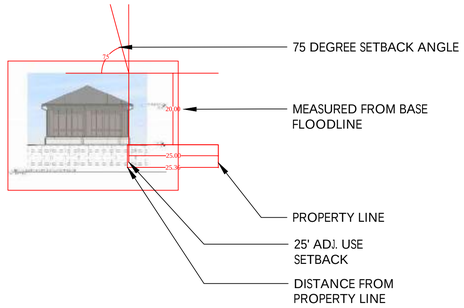
WETLAND BUFFER - STRUCTURES
TYPE OF WETLAND: TIDAL

BUFFER REQUIREMENTS FOR STRUCTURES:
AVERAGE: 40 FT
MINIMUM: 20 FT

AVERAGE STRUCTURE BUFFER SHOWN: 217.39'



BUILDING 2 SETBACK ANGLE
1" = 20'-0"



MAINTENANCE BUILDING SETBACK ANGLE
1" = 20'-0"

N

SC L 1 6

3 6 12 18 24

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DATE
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PROJECT NUMBER
01-25068
SHEET TITLE
Tidal Wetland Buffer / Setback Calculations - Structures

SHEET NUMBER
L-005

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WETLAND BUFFER - IMPERVIOUS SURFACES
TYPE OF WETLAND: TIDAL

BUFFER REQUIREMENTS FOR IMPERVIOUS SURFACES:
AVERAGE: 50 FT
MINIMUM: 25 FT

AVERAGE IMPERVIOUS PAVED SURFACES BUFFER SHOWN: 69.71'

N

SC L 1 6

3 6 12 18 24

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#	REVISION	DATE	BY

DATE
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PROJECT NUMBER
01-25068
SHEET TITLE
Tidal Wetland Buffer Calculations - Impervious

SHEET NUMBER
L-006

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WETLAND BUFFER - PERVIOUS SURFACES
TYPE OF WETLAND: FRESHWATER

BUFFER REQUIREMENTS FOR PERVIOUS SURFACES:
AVERAGE: 35 FT
MINIMUM: 10 FT

AVERAGE PERVIOUS PAVED SURFACES BUFFER SHOWN: 229.40'

N

SC L 1 6

3 6 12 18 24

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DATE
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01-25068
SHEET TITLE
Freshwater Wetland Buffer Calculations - Pervious

SHEET NUMBER
L-007

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WETLAND BUFFER - STRUCTURES
TYPE OF WETLAND: FRESHWATER

BUFFER REQUIREMENTS FOR STRUCTURES:
AVERAGE: 35 FT
MINIMUM: 20 FT

AVERAGE STRUCTURE BUFFER SHOWN: 74.15'

N

SC L 1 6

3 6 12 18 24

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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Freshwater Wetland Buffer Calculations - Structures

SHEET NUMBER
L-008

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WETLAND BUFFER - IMPERVIOUS SURFACES
TYPE OF WETLAND: FRESHWATER

BUFFER REQUIREMENTS FOR IMPERVIOUS SURFACES:
AVERAGE: 40 FT
MINIMUM: 20 FT

AVERAGE IMPERVIOUS PAVED SURFACES BUFFER SHOWN: 74.12'

N

SC L 1 6

3 6 12 18 24

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
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CHECKED BY:
TG

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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Freshwater Wetland Buffer Calculations - Impervious

SHEET NUMBER
L-009

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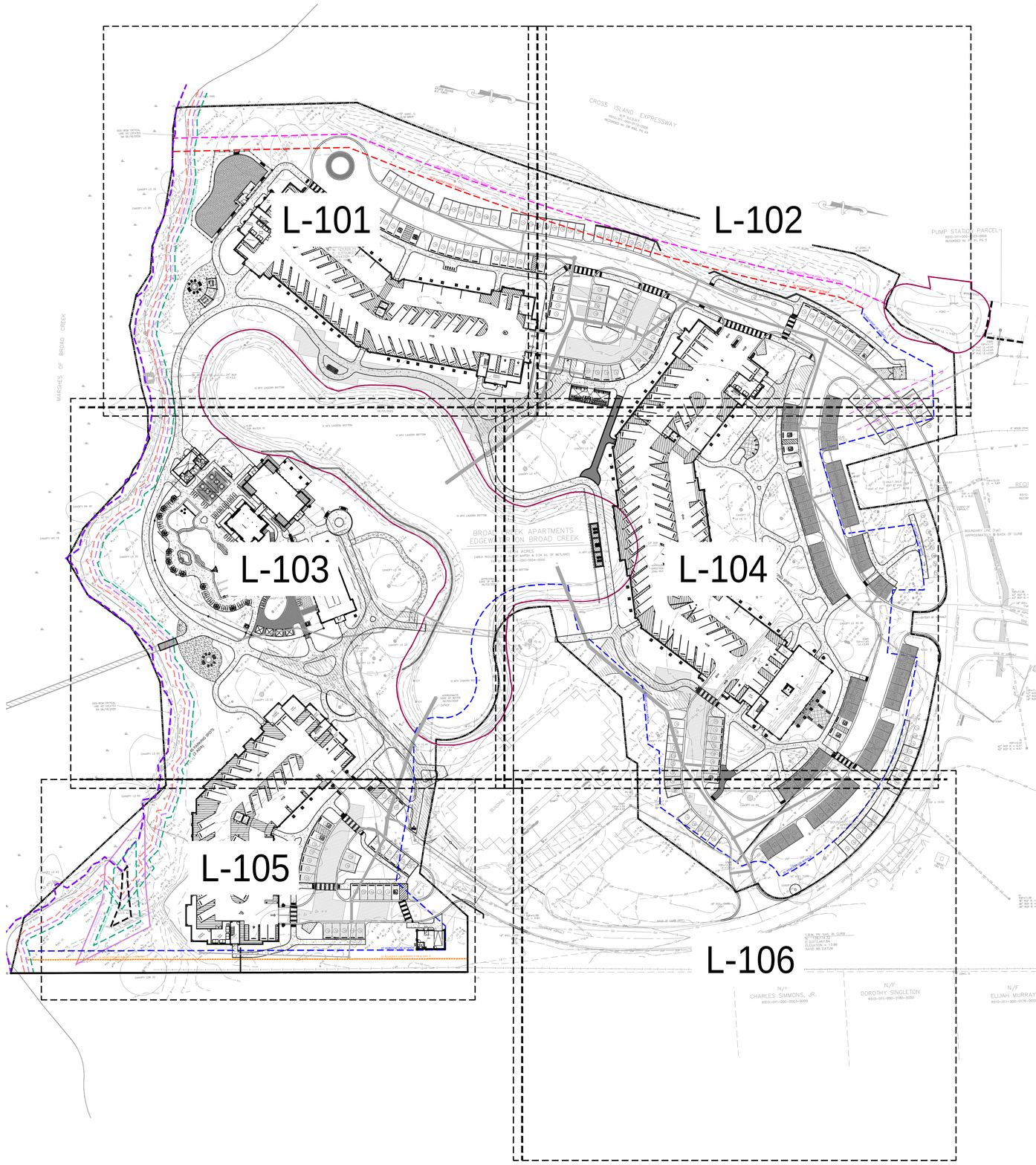
L-101
L-102
L-103
L-104
L-105
L-106
CROSS ISLAND EXPRESSWAY
MARSHES OF BROAD CREEK
BROAD CREEK APARTMENTS
EDGEWATER ON BROAD CREEK
PUMP STATION PARCEL
REGIME PARCEL 1
7.64 ACRES
R510-011-000-0177-0000
RECORDED IN PB 91, PG. 5
REGIME PARCEL 2
R510-011-000-0178-0000
RECORDED IN PB 91, PG. 5
N/F
CHARLES SIMMONS, JR.
R510-011-000-0003-0000
N/F
DOROTHY SINGLETON
R510-011-000-0180-0000
N/F
ELIJAH MURRAY
R510-011-000-0176-0000
N/F
ANTHONY & LEONA TREASURE
R510-011-000-003E-0000
MATTHEWS DRIVE
SHELTER POINT LANE
BEACH CREST PLACE
SEA ISLAND ROAD
SEA ISLAND PARKWAY
SEA ISLAND PARKWAY
SEA ISLAND PARKWAY

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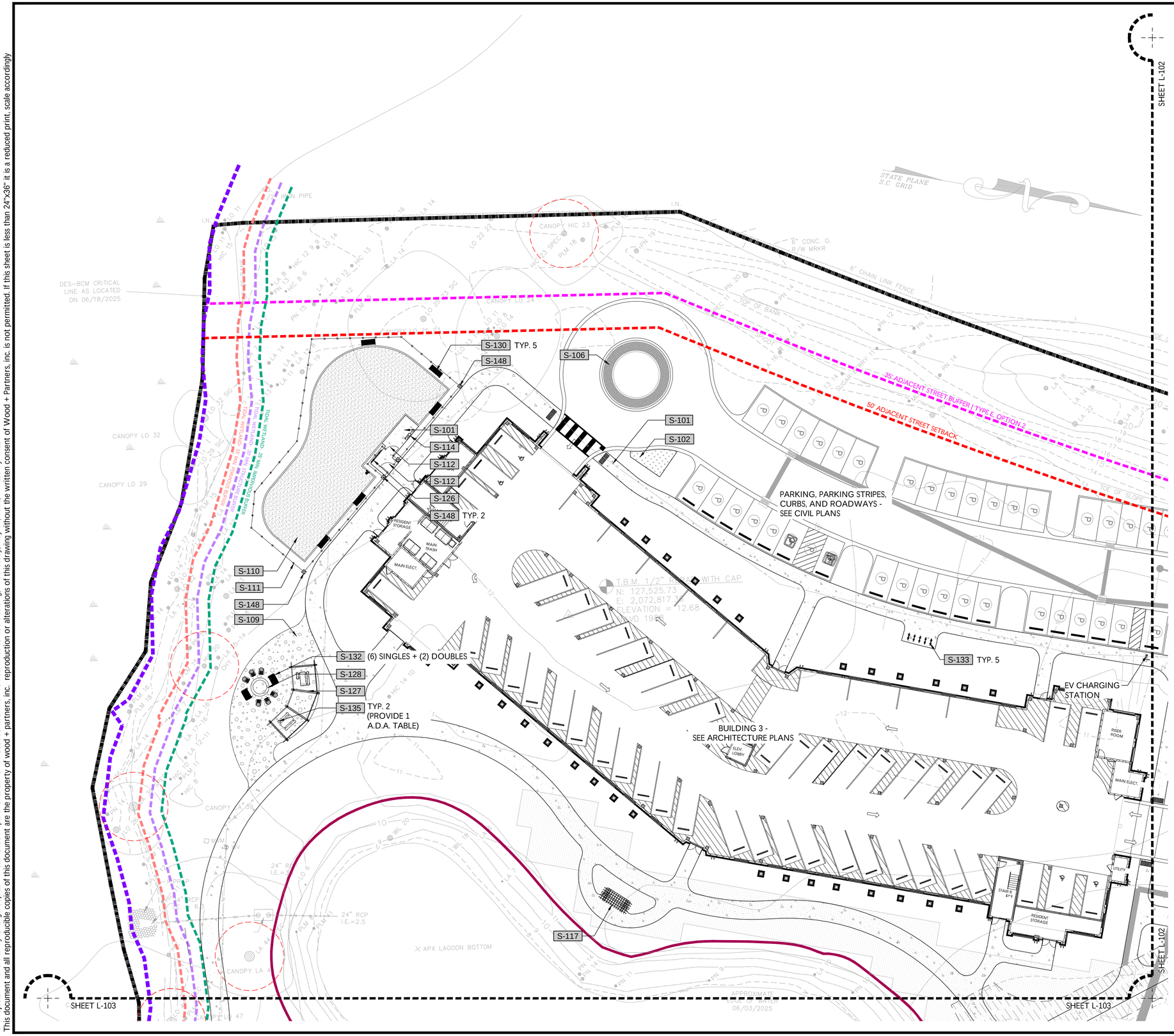

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
S-104	Pedestrian Paver (Permeable) - Type 1	5/L300
S-105	Pedestrian Paver (Permeable) - Type 2	6/L300
S-106	Vehicular Pavers (Permeable)	7/L300
S-107	Decorative Pavement - Type 1	9/L300
S-108	Decorative Pavement - Type 2	/
S-109	Decorative Gravel with Steel Edging	7/L304
S-110	Artificial Turf - Dog Park	5/L304
S-111	Amenity Fence	1/L304
S-112	Amenity Gate - Single	3/L304
S-113	Amenity Gate - Double	2/L304
S-114	Water Fountain at Dog Park	1/L307
S-115	Pool Deck & Coping	1/L301
S-116	Pool Sign - Pool Rules	5/L301
S-117	Pool Sign - No Lifeguard	7/L301
S-118	Pool Sign - No Diving	6/L301
S-119	Pool Sign - Emergcency Shut-Off	8/L301
S-120	Spa Sign - Spa Rules	4/L301
S-121	Spa Timer	3/L301
S-122	Pool Life Safety Equipment	2/L301
S-123	Summer Kitchen	3/L306
S-124	Hose Bibb	10/L301
S-125	Pool Footwash + Hosebibb	9/L301
S-126	Dog Park - Leash Rack	4/L304
S-127	Trellis at Fire Pit	2/L302
S-128	Fire Pit	1/L306
S-129	Swing Trellis	1/L302
S-130	Backed Bench	4/L307
S-131	Dumpster Enclosure	3/L305
S-132	Adirondack Chair	5/L307
S-133	Bike Rack	/
S-134	Dining Table	8/L307
S-135	Picnic Table	9/L307
S-136	Wood Retaining Wall	4/L303
S-137	Decorative Overlook	11/L300
S-138	Pool Cabana	7/L307
S-139	Pool Entry Trellis	1/L303
S-140	Artificial Turf - Pool	6/L304
S-141	Kayak Storage	1/L305
S-142	Chaise Lounge	6/L307
S-143	Aluminum Pipe Rail	3/L303
S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

1 2 4 6 8

SC L 1 2

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET - NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-101

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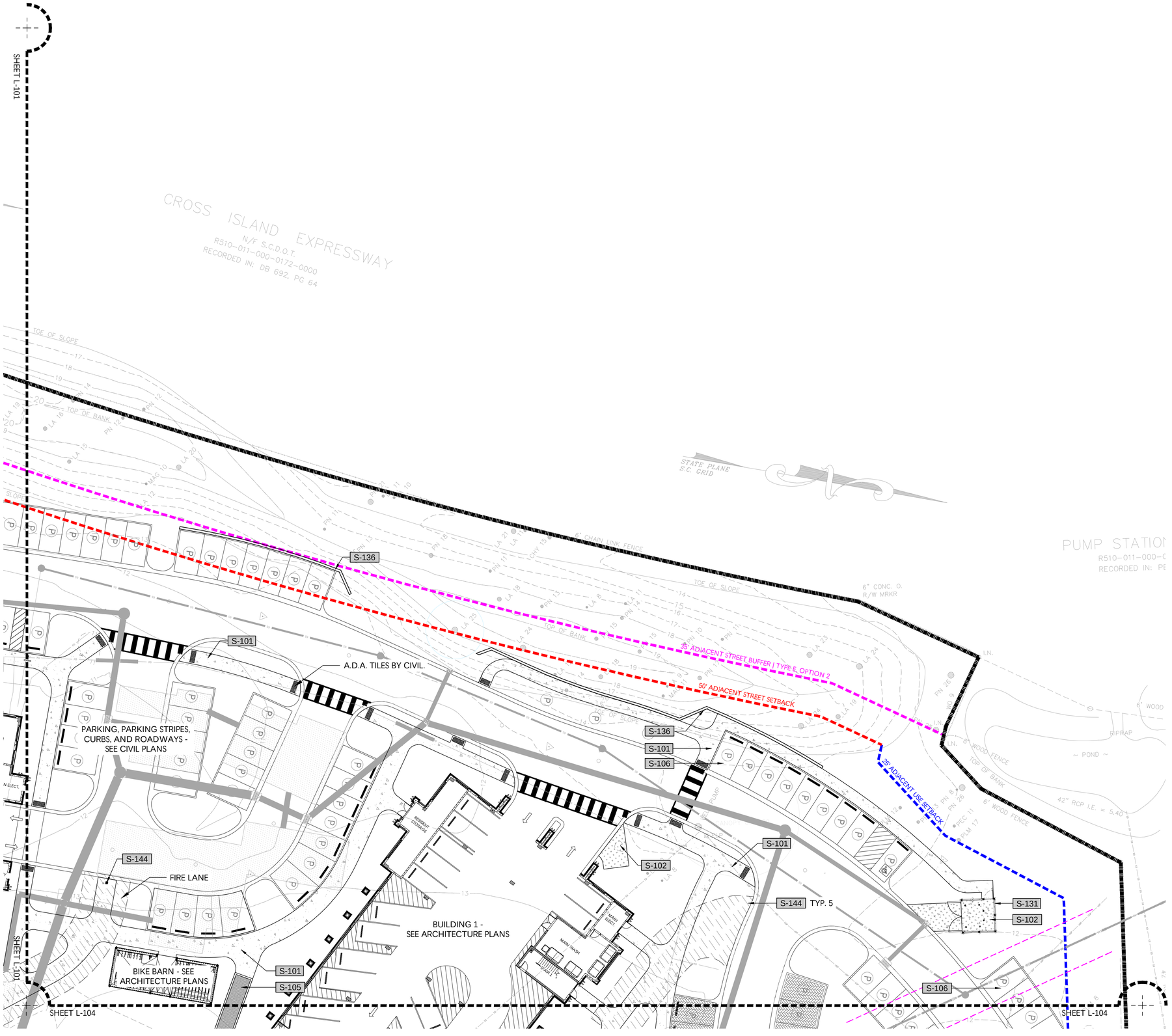

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
S-104	Pedestrian Paver (Permeable) - Type 1	5/L300
S-105	Pedestrian Paver (Permeable) - Type 2	6/L300
S-106	Vehicular Pavers (Permeable)	7/L300
S-107	Decorative Pavement - Type 1	9/L300
S-108	Decorative Pavement - Type 2	/
S-109	Decorative Gravel with Steel Edging	7/L304
S-110	Artificial Turf - Dog Park	5/L304
S-111	Amenity Fence	1/L304
S-112	Amenity Gate - Single	3/L304
S-113	Amenity Gate - Double	2/L304
S-114	Water Fountain at Dog Park	1/L307
S-115	Pool Deck & Coping	1/L301
S-116	Pool Sign - Pool Rules	5/L301
S-117	Pool Sign - No Lifeguard	7/L301
S-118	Pool Sign - No Diving	6/L301
S-119	Pool Sign - Emergcency Shut-Off	8/L301
S-120	Spa Sign - Spa Rules	4/L301
S-121	Spa Timer	3/L301
S-122	Pool Life Safety Equipment	2/L301
S-123	Summer Kitchen	3/L306
S-124	Hose Bibb	10/L301
S-125	Pool Footwash + Hosebibb	9/L301
S-126	Dog Park - Leash Rack	4/L304
S-127	Trellis at Fire Pit	2/L302
S-128	Fire Pit	1/L306
S-129	Swing Trellis	1/L302
S-130	Backed Bench	4/L307
S-131	Dumpster Enclosure	3/L305
S-132	Adirondack Chair	5/L307
S-133	Bike Rack	/
S-134	Dining Table	8/L307
S-135	Picnic Table	9/L307
S-136	Wood Retaining Wall	4/L303
S-137	Decorative Overlook	11/L300
S-138	Pool Cabana	7/L307
S-139	Pool Entry Trellis	1/L303
S-140	Artificial Turf - Pool	6/L304
S-141	Kayak Storage	1/L305
S-142	Chaise Lounge	6/L307
S-143	Aluminum Pipe Rail	3/L303
S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

1 2 4 6 8

SC L 1 2

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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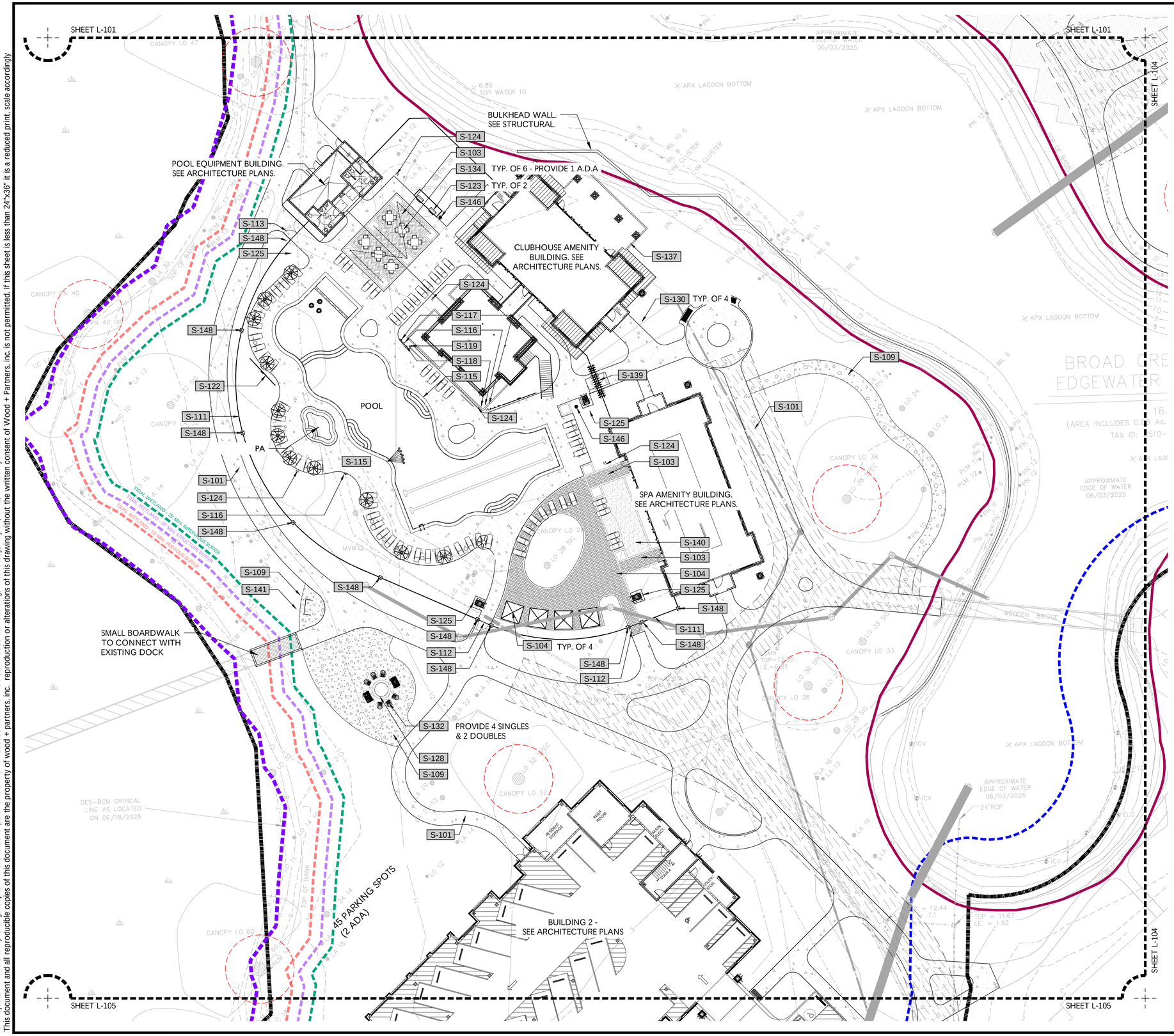
#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-102



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
S-104	Pedestrian Paver (Permeable) - Type 1	5/L300
S-105	Pedestrian Paver (Permeable) - Type 2	6/L300
S-106	Vehicular Pavers (Permeable)	7/L300
S-107	Decorative Pavement - Type 1	9/L300
S-108	Decorative Pavement - Type 2	/
S-109	Decorative Gravel with Steel Edging	7/L304
S-110	Artificial Turf - Dog Park	5/L304
S-111	Amenity Fence	1/L304
S-112	Amenity Gate - Single	3/L304
S-113	Amenity Gate - Double	2/L304
S-114	Water Fountain at Dog Park	1/L307
S-115	Pool Deck & Coping	1/L301
S-116	Pool Sign - Pool Rules	5/L301
S-117	Pool Sign - No Lifeguard	7/L301
S-118	Pool Sign - No Diving	6/L301
S-119	Pool Sign - Emergcency Shut-Off	8/L301
S-120	Spa Sign - Spa Rules	4/L301
S-121	Spa Timer	3/L301
S-122	Pool Life Safety Equipment	2/L301
S-123	Summer Kitchen	3/L306
S-124	Hose Bibb	10/L301
S-125	Pool Footwash + Hosebibb	9/L301
S-126	Dog Park - Leash Rack	4/L304
S-127	Trellis at Fire Pit	2/L302
S-128	Fire Pit	1/L306
S-129	Swing Trellis	1/L302
S-130	Backed Bench	4/L307
S-131	Dumpster Enclosure	3/L305
S-132	Adirondack Chair	5/L307
S-133	Bike Rack	/
S-134	Dining Table	8/L307
S-135	Picnic Table	9/L307
S-136	Wood Retaining Wall	4/L303
S-137	Decorative Overlook	11/L300
S-138	Pool Cabana	7/L307
S-139	Pool Entry Trellis	1/L303
S-140	Artificial Turf - Pool	6/L304
S-141	Kayak Storage	1/L305
S-142	Chaise Lounge	6/L307
S-143	Aluminum Pipe Rail	3/L303
S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

SC L 1 2

1 2 4 6 8

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET - NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-103

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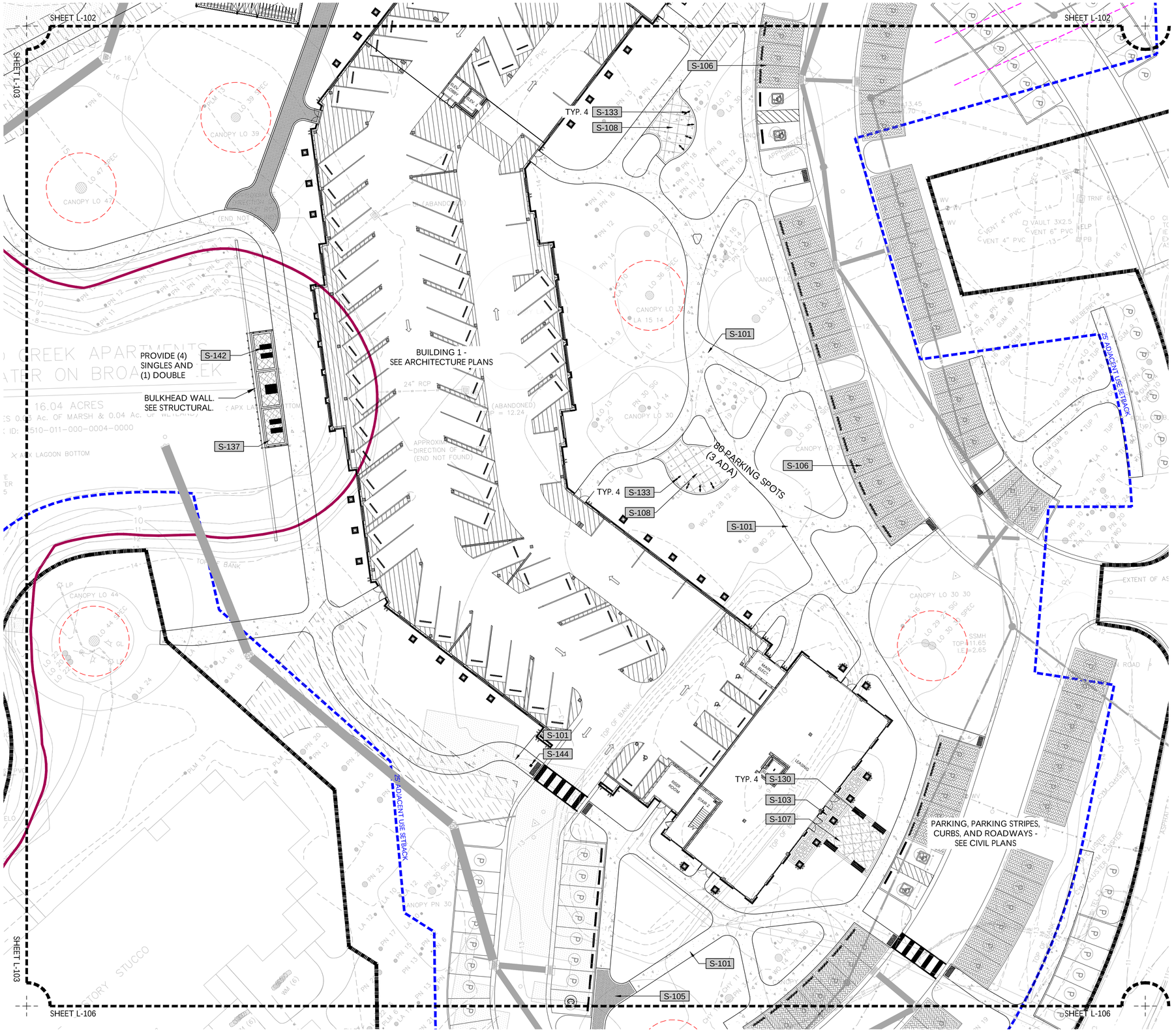

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
S-104	Pedestrian Paver (Permeable) - Type 1	5/L300
S-105	Pedestrian Paver (Permeable) - Type 2	6/L300
S-106	Vehicular Pavers (Permeable)	7/L300
S-107	Decorative Pavement - Type 1	9/L300
S-108	Decorative Pavement - Type 2	/
S-109	Decorative Gravel with Steel Edging	7/L304
S-110	Artificial Turf - Dog Park	5/L304
S-111	Amenity Fence	1/L304
S-112	Amenity Gate - Single	3/L304
S-113	Amenity Gate - Double	2/L304
S-114	Water Fountain at Dog Park	1/L307
S-115	Pool Deck & Coping	1/L301
S-116	Pool Sign - Pool Rules	5/L301
S-117	Pool Sign - No Lifeguard	7/L301
S-118	Pool Sign - No Diving	6/L301
S-119	Pool Sign - Emergcency Shut-Off	8/L301
S-120	Spa Sign - Spa Rules	4/L301
S-121	Spa Timer	3/L301
S-122	Pool Life Safety Equipment	2/L301
S-123	Summer Kitchen	3/L306
S-124	Hose Bibb	10/L301
S-125	Pool Footwash + Hosebibb	9/L301
S-126	Dog Park - Leash Rack	4/L304
S-127	Trellis at Fire Pit	2/L302
S-128	Fire Pit	1/L306
S-129	Swing Trellis	1/L302
S-130	Backed Bench	4/L307
S-131	Dumpster Enclosure	3/L305
S-132	Adirondack Chair	5/L307
S-133	Bike Rack	/
S-134	Dining Table	8/L307
S-135	Picnic Table	9/L307
S-136	Wood Retaining Wall	4/L303
S-137	Decorative Overlook	11/L300
S-138	Pool Cabana	7/L307
S-139	Pool Entry Trellis	1/L303
S-140	Artificial Turf - Pool	6/L304
S-141	Kayak Storage	1/L305
S-142	Chaise Lounge	6/L307
S-143	Aluminum Pipe Rail	3/L303
S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

1 2 4 6 8

SC L 1 2

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
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CHECKED BY:
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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-104

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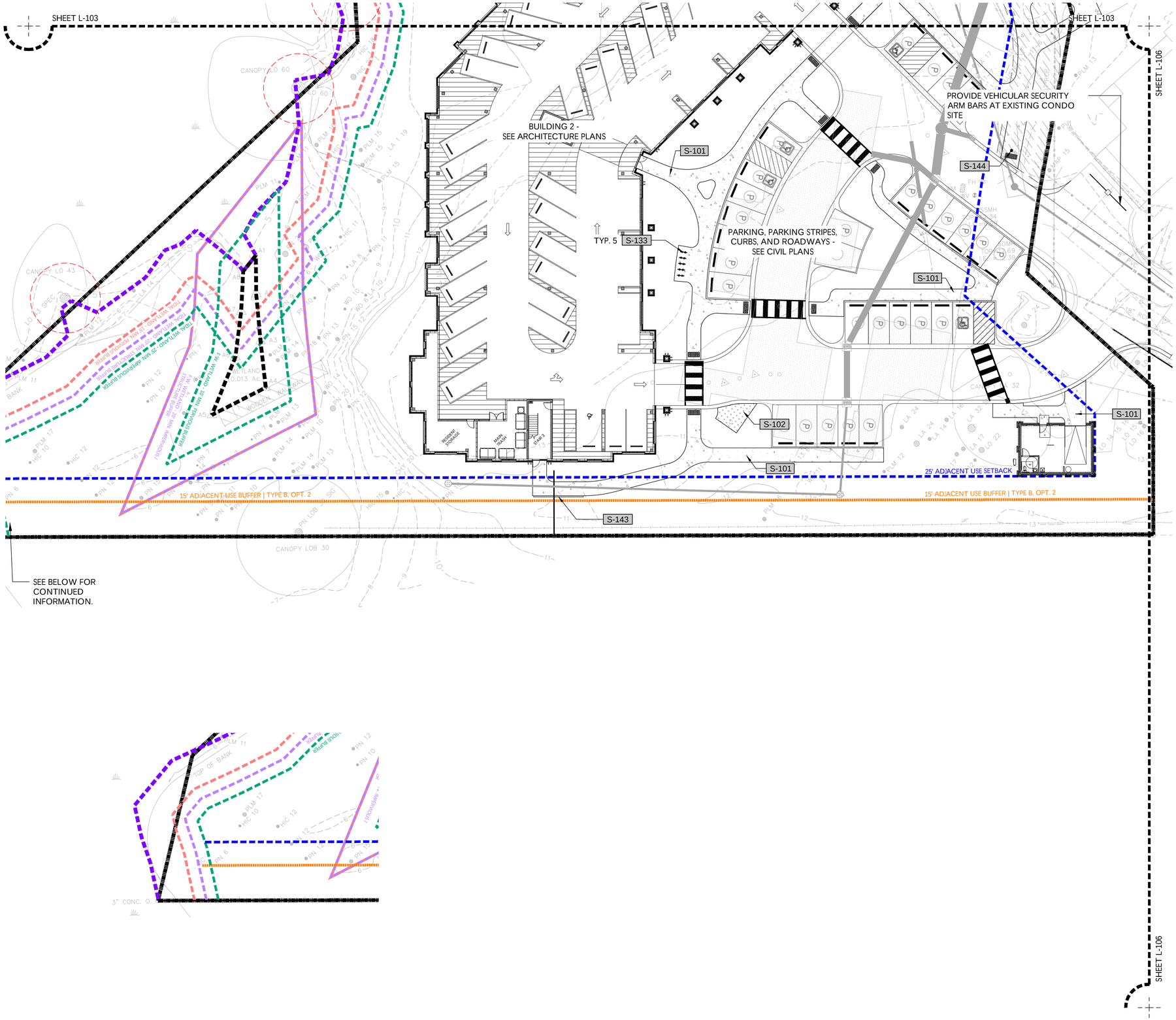

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
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S-106	Vehicular Pavers (Permeable)	7/L300
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S-110	Artificial Turf - Dog Park	5/L304
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S-112	Amenity Gate - Single	3/L304
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S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

1 2 4 6 8

SC L 1 2

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

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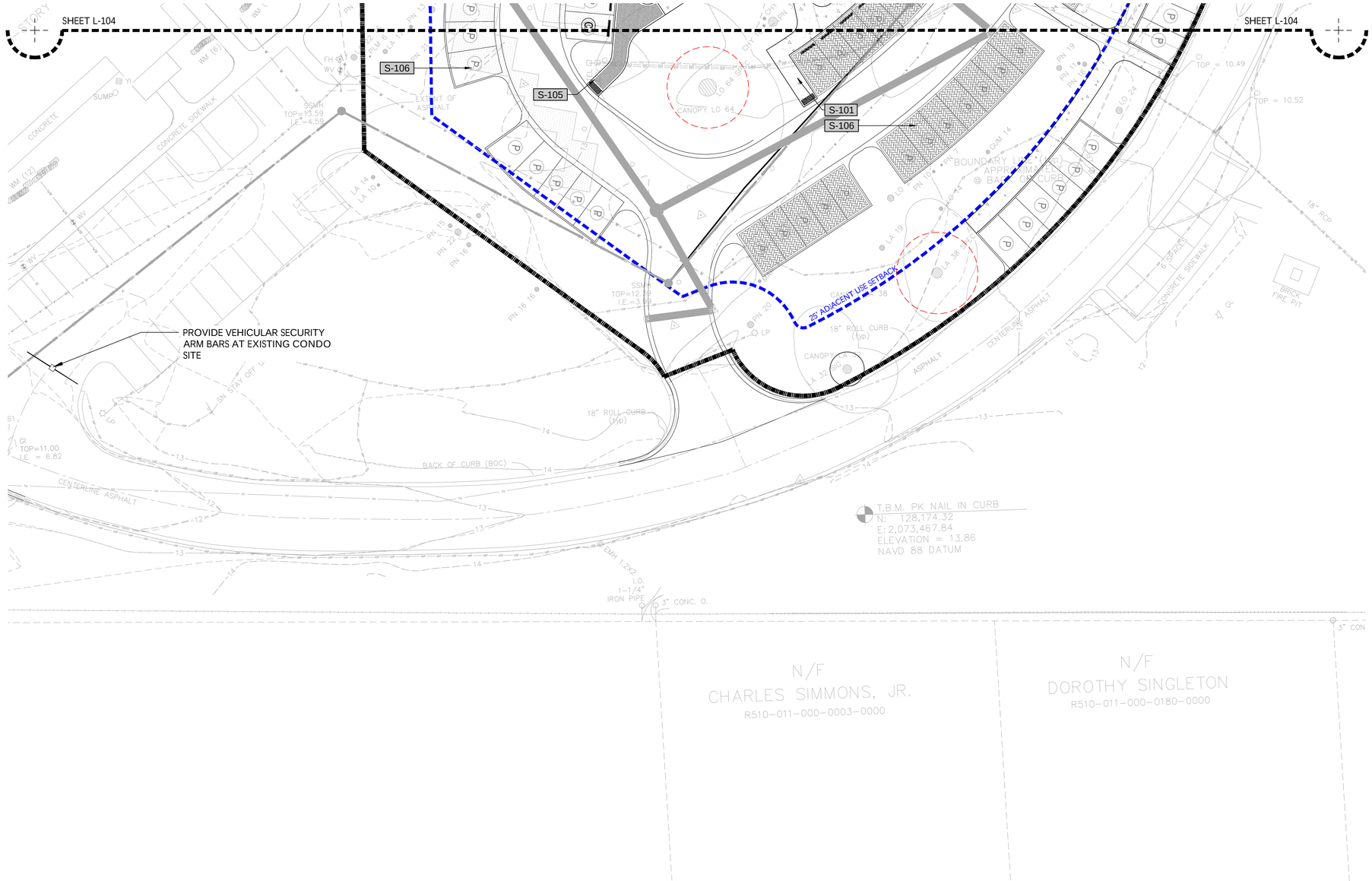
DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-105



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	4" Concrete	2/L300
S-102	6" Concrete	1/L300
S-103	Pedestrian Paver (Non-Permeable)	4/L300
S-104	Pedestrian Paver (Permeable) - Type 1	5/L300
S-105	Pedestrian Paver (Permeable) - Type 2	6/L300
S-106	Vehicular Pavers (Permeable)	7/L300
S-107	Decorative Pavement - Type 1	9/L300
S-108	Decorative Pavement - Type 2	/
S-109	Decorative Gravel with Steel Edging	7/L304
S-110	Artificial Turf - Dog Park	5/L304
S-111	Amenity Fence	1/L304
S-112	Amenity Gate - Single	3/L304
S-113	Amenity Gate - Double	2/L304
S-114	Water Fountain at Dog Park	1/L307
S-115	Pool Deck & Coping	1/L301
S-116	Pool Sign - Pool Rules	5/L301
S-117	Pool Sign - No Lifeguard	7/L301
S-118	Pool Sign - No Diving	6/L301
S-119	Pool Sign - Emergcency Shut-Off	8/L301
S-120	Spa Sign - Spa Rules	4/L301
S-121	Spa Timer	3/L301
S-122	Pool Life Safety Equipment	2/L301
S-123	Summer Kitchen	3/L306
S-124	Hose Bibb	10/L301
S-125	Pool Footwash + Hosebibb	9/L301
S-126	Dog Park - Leash Rack	4/L304
S-127	Trellis at Fire Pit	2/L302
S-128	Fire Pit	1/L306
S-129	Swing Trellis	1/L302
S-130	Backed Bench	4/L307
S-131	Dumpster Enclosure	3/L305
S-132	Adirondack Chair	5/L307
S-133	Bike Rack	/
S-134	Dining Table	8/L307
S-135	Picnic Table	9/L307
S-136	Wood Retaining Wall	4/L303
S-137	Decorative Overlook	11/L300
S-138	Pool Cabana	7/L307
S-139	Pool Entry Trellis	1/L303
S-140	Artificial Turf - Pool	6/L304
S-141	Kayak Storage	1/L305
S-142	Chaise Lounge	6/L307
S-143	Aluminum Pipe Rail	3/L303
S-144	Vehicular Bollard	10/L307
S-145	Dog Waste Station	11/L307
S-146	Trash Receptacle	3/L307
S-147	Boardwalk Bridge	2/L305
S-148	Amenity Fence - Column	2/L306

PAVER LEGEND

SYMBOL	DESCRIPTION
SITE	
	4" Concrete
	6" Concrete
	Pedestrian Paver (Non-Permeable)
	Pedestrian Paver (Permeable) - Type 1
	Pedestrian Paver (Permeable) - Type 2
	Vehicular Pavers (Permeable)
	Decorative Pavement - Type 1
	Decorative Pavement - Type 2
	Decorative Gravel with Steel Edging
	Artificial Turf - Dog Park
	Artificial Turf - Pool

N

1 2 4 6 8

SC L 1 2

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC0800046C.DWG, DATED 11.12.2025.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Site Plan

SHEET NUMBER
L-106

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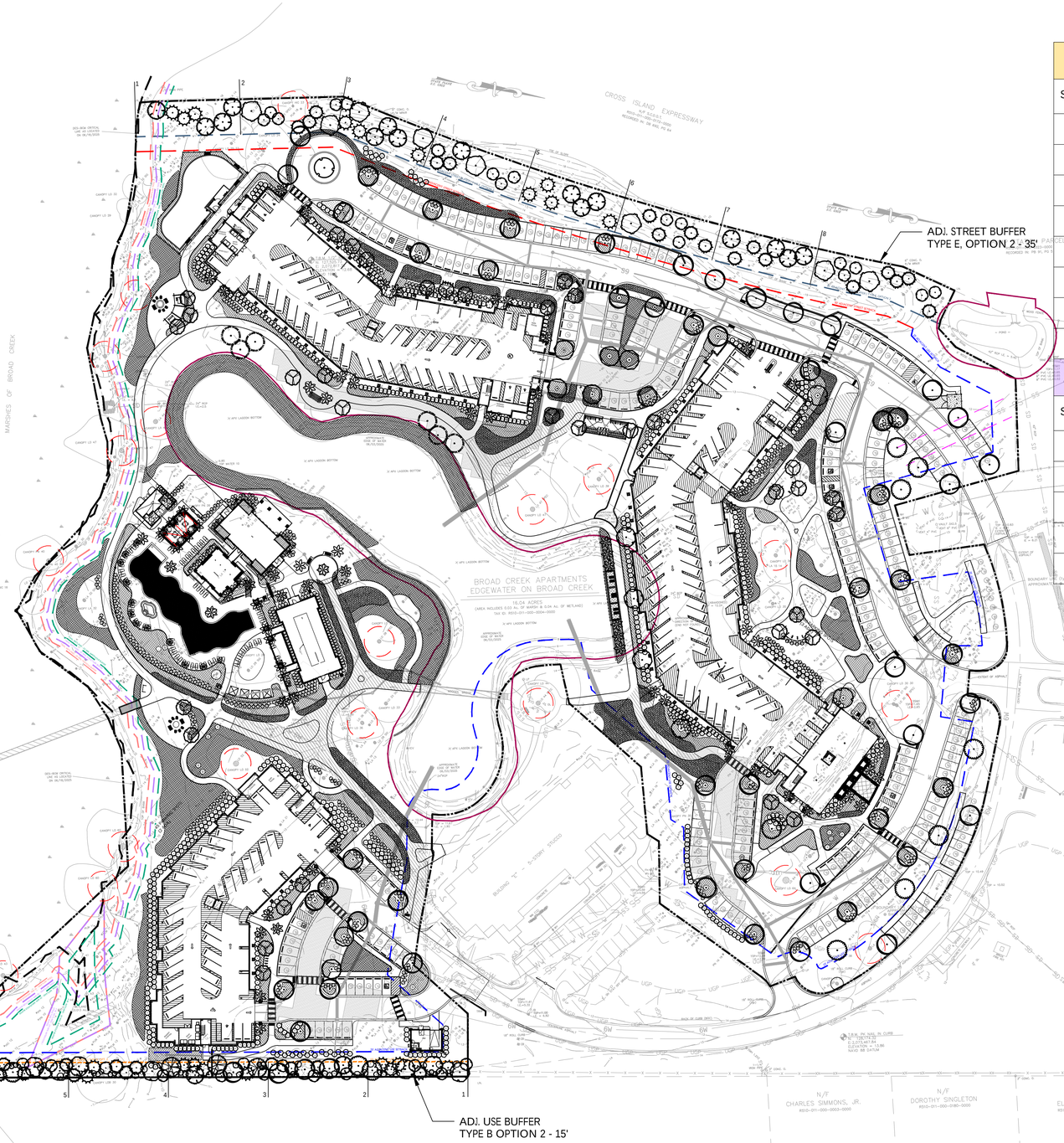

ONE ADJACENT STREET BUFFER TYPE E OPTION

SECTION	LENGTH	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
1	100'	5	13 EX.	7	7 PROVIDED	25	EX. MEETS REQUIRED.
2	104'	5	2 PROVIDED (3 EX.)	7	7 PROVIDED	26	EX. MEETS REQUIRED.
3	100'	5	1 PROVIDED (4 EX.)	7	7 PROVIDED	25	EX. MEETS REQUIRED.
4	100'	5	(6 EX.)	7	7 PROVIDED	25	EX. MEETS REQUIRED.
5	100'	5	(6 EX.)	7	7 PROVIDED	25	EX. MEETS REQUIRED.
6	100'	5	(5 EX.)	7	7 PROVIDED	25	EX. MEETS REQUIRED.
7	100'	5	(9 EX.)	7	6 PROVIDED (1 EX.)	25	EX. MEETS REQUIRED.
8	144'	7	2 PROVIDED (5 EX.)	10	10 PROVIDED	36	EX. MEETS REQUIRED.

ONE ADJACENT SIDE YARD TYPE OPTION

SECTION	LENGTH	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
1	100'	4	4 PROVIDED	8	8 PROVIDED	12	12 PROVIDED
2	100'	4	4 PROVIDED	8	8 PROVIDED	12	12 PROVIDED
3	100'	4	4 PROVIDED	8	8 PROVIDED	12	12 PROVIDED
4	100'	4	2 PROVIDED (2 EX.)	8	8 PROVIDED	12	12 PROVIDED
5	115'	5	5 PROVIDED	9	8 PROVIDED	14	14 PROVIDED

BUFFER REQUIREMENTS (PER 100' LINEAR FEET)

ADJACENT STREET BUFFER (CROSS ISLAND PKWY) TYPE E, OPTION 2 - 35'
- OVERSTORY REQUIRED: 5
- UNDERSTORY REQUIRED: 7
- SHRUB REQUIRED: 25

ADJACENT USE BUFFER TYPE B, OPTION 2 - 15'
- OVERSTORY REQUIRED: 4
- UNDERSTORY REQUIRED: 8
- SHRUBS REQUIRED: 12

N

SCALE 1 6 3 6 12 18 24

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

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01-25068
SHEET TITLE
Overall Landscape Buffer Plan

SHEET NUMBER
L-400

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
	CHVI	Chionanthus virginicus 'CVL207'
	ILCA	Ilex cassine 'Nativa'
	ILEA	Ilex x attenuata 'Eagleston'
	MAGR	Magnolia grandiflora 'D.D. Blanchard'
	MAGI	Magnolia virginiana
	ORNT	Ornamental Tree
	QUNU2	Quercus nuttallii
	QUNU4	Quercus nuttallii
	QUNU6	Quercus nuttallii
	QUVI4	Quercus virginiana `SDLN`
	QUVI6	Quercus virginiana `SDLN`
	QUVI8	Quercus virginiana `SDLN`
	SAPA	Sabal palmetto
	TADI	Taxodium distichum
SHRUBS		
	CAAM	Callicarpa americana
	ILGA	Ilex glabra
	ILVO	Ilex vomitoria 'Nana'
	LASH	Large Specimen Shrub
	MYCA	Myrica cerifera
	POMA	Podocarpus macrophyllus 'Maki'
CONCEPTUAL PLANTINGS		
	LGSH	Large Shrub
	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
	GRCV	Groundcovers
	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

1 2 4 6 8

SC L 1 2

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PROGRESS SET - NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

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01-25068
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-401

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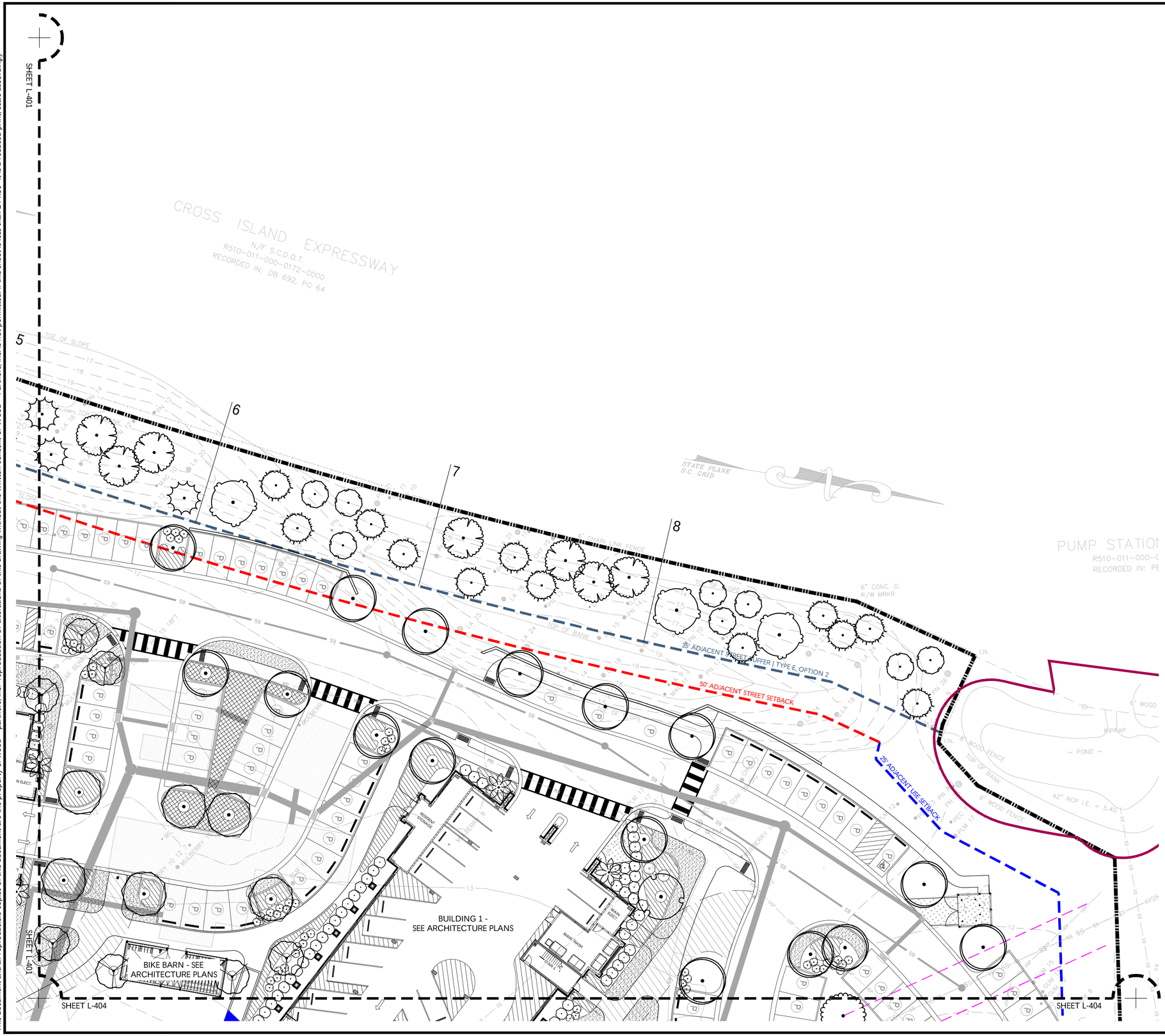

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
	CHVI	Chionanthus virginicus 'CVL207'
	ILCA	Ilex cassine 'Nativa'
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	MAGI	Magnolia virginiana
	ORNT	Ornamental Tree
	QUNU2	Quercus nuttallii
	QUNU4	Quercus nuttallii
	QUNU6	Quercus nuttallii
	QUVI4	Quercus virginiana `SDLN`
	QUVI6	Quercus virginiana `SDLN`
	QUVI8	Quercus virginiana `SDLN`
	SAPA	Sabal palmetto
	TADI	Taxodium distichum
SHRUBS		
	CAAM	Callicarpa americana
	ILGA	Ilex glabra
	ILVO	Ilex vomitoria 'Nana'
	LASH	Large Specimen Shrub
	MYCA	Myrica cerifera
	POMA	Podocarpus macrophyllus 'Maki'
CONCEPTUAL PLANTINGS		
	LGSH	Large Shrub
	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
	GRCV	Groundcovers
	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

1 2 4 6 8

SC L 1 2

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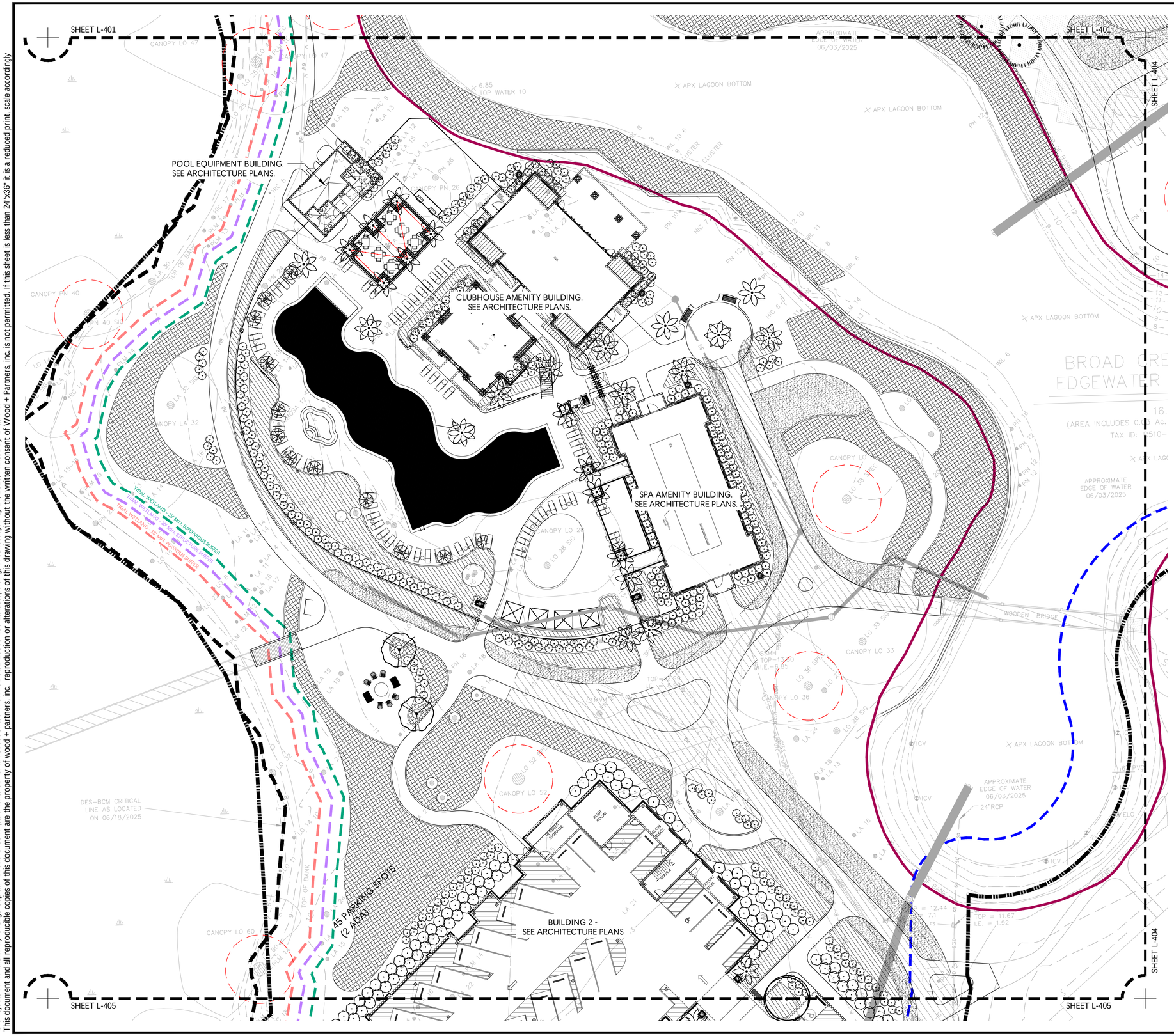
01-25068
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-402



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
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	QUVI8	Quercus virginiana `SDLN`
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	ILGA	Ilex glabra
	ILVO	Ilex vomitoria 'Nana'
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CONCEPTUAL PLANTINGS		
	LGSH	Large Shrub
	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
	GRCV	Groundcovers
	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

SC L 1 2 1 2 4 6 8

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SHEET TITLE
Landscape Plan

SHEET NUMBER
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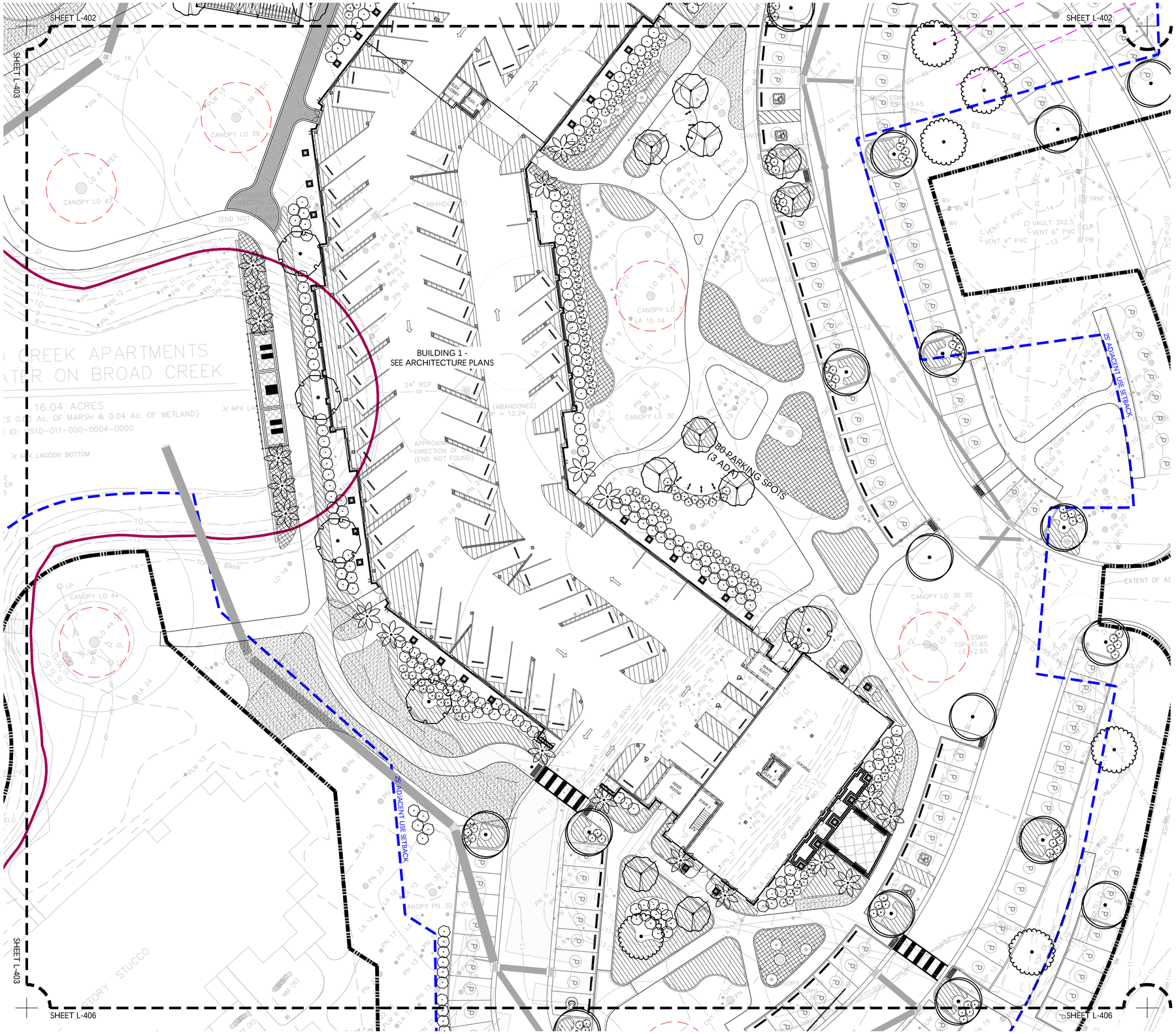

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
	CHVI	Chionanthus virginicus 'CVL207'
	ILCA	Ilex cassine 'Nativa'
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	ORNT	Ornamental Tree
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	QUNU4	Quercus nuttallii
	QUNU6	Quercus nuttallii
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	QUVI6	Quercus virginiana `SDLN`
	QUVI8	Quercus virginiana `SDLN`
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	TADI	Taxodium distichum
SHRUBS		
	CAAM	Callicarpa americana
	ILGA	Ilex glabra
	ILVO	Ilex vomitoria 'Nana'
	LASH	Large Specimen Shrub
	MYCA	Myrica cerifera
	POMA	Podocarpus macrophyllus 'Maki'
CONCEPTUAL PLANTINGS		
	LGSH	Large Shrub
	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
	GRCV	Groundcovers
	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

SC L 1 2

1 2 4 6 8

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BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

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DATE
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PROJECT NUMBER
01-25068
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-404

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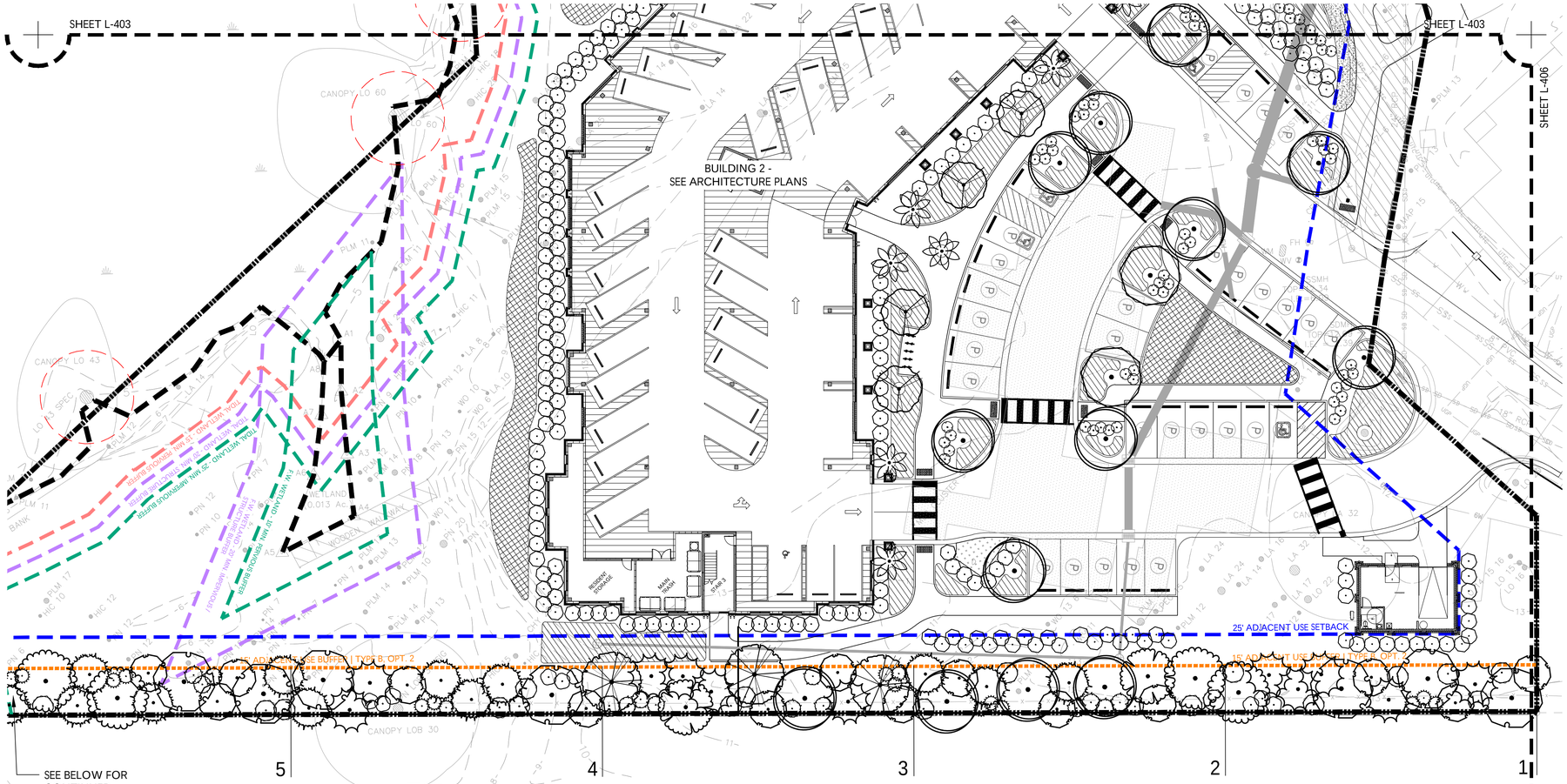

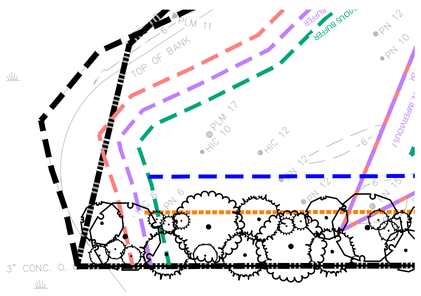

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
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	LASH	Large Specimen Shrub
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	POMA	Podocarpus macrophyllus 'Maki'
CONCEPTUAL PLANTINGS		
	LGSH	Large Shrub
	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
	GRCV	Groundcovers
	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

1 2 4 6 8

SC L 1 2

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BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

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DATE
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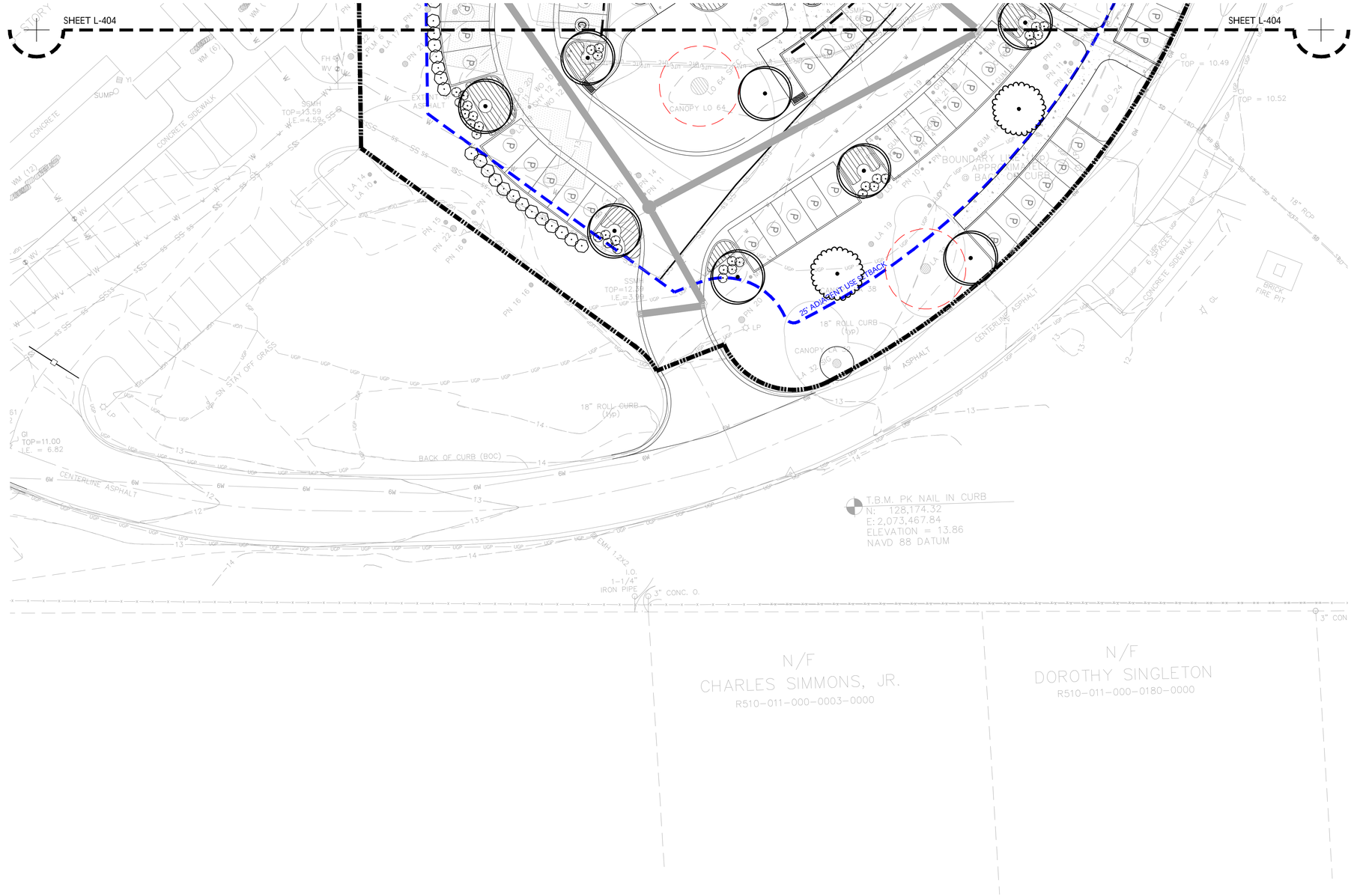
PROJECT NUMBER
01-25068
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-405



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
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	SSHR	Small Shrub
CONCEPTUAL PLANTINGS		
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	ONGR	Ornamental / Native Grasses
	TURF	Turf

N

1 2 4 6 8

SC L 1 2

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LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

10 Verbena Lane
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-406

G:\Projects-HHI\Multifamily\Orange Capital - Broad Creek Apartments SD-CA\Production\03 Work CDs\01-25068-400-Landscape.dwg, Wednesday, May 27, 2026, Printed By: Brad Hix
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
TREES							
CHVI	30	Chionanthus virginicus 'CVL207'	L r r	B&B or Cont.	2" Cal. Min.	10` Min.	Strong central leader.
ILCA	30	Ilex cassine 'Nativa'	Nativa Dahoon Holly	B&B or Cont.	4" Cal. Min,	12` Ht.	Strong central leader.
ILEA	22	Ilex x attenuata 'Eagleston'	Eagleston Holly	B&B or Cont.	4" Cal. Min,	12` Ht.	Full to ground.
MAGR	3	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	B&B or Cont.	4" Cal. Min,	12` Min.	Strong central leader.
MAGI	17	Magnolia virginiana	Sweetbay Magnolia	B&B or Cont.	4" Cal. Min,	12` Ht.	Strong central leader.
ORNT	35	Ornamental Tree	Ornamental Tree	B&B or Cont.			
QUNU2	8	Quercus nuttallii	Nuttall Oak	B&B or Cont.	2" Cal. Min.	10` Min.	Strong central leader.
QUNU4	12	Quercus nuttallii	Nuttall Oak	B&B or Cont.	4" Cal. Min,	12` Min.	Strong central leader.
QUNU6	8	Quercus nuttallii	Nuttall Oak	B&B or Cont.	6"Cal	12` Min.	Strong central leader.
QUVI4	12	Quercus virginiana `SDLN`	C dr L O	B&B or Cont.	4" Cal. Min,	12` Min.	Strong central leader.
QUVI6	59	Quercus virginiana `SDLN`	C dr L O	B&B or Cont.	6"Cal	12` Min.	Strong central leader.
QUVI8	3	Quercus virginiana `SDLN`	C dr L O	B&B or Cont.	8" Cal.	12` Min.	Strong central leader.
SAPA	72	Sabal palmetto	Cabbage Palmetto	B&B or Cont.			
TADI	6	Taxodium distichum	Bald Cypress	B&B or Cont.	4" Cal. Min,	12` Min.	Strong Central Leader.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS							
CAAM	9	Callicarpa americana	American Beautyberry	3 gal			Full in pot.
ILGA	17	Ilex glabra	Inkberry Holly	7 gal			Full in pot.
ILVO	17	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	7 gal			Full in pot.
LASH	5	Large Specimen Shrub	Large Specimen Shrub	7 gal			
MYCA	19	Myrica cerifera	Wax Myrtle	7 gal			Full in pot.
POMA	12	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	7 gal			Full in pot.
CONCEPTUAL PLANTINGS							
LGSH	707	Large Shrub	Large Shrub	7 gal			
SSHR	845	Small Shrub	Small Shrub	3 gal			

CODE	BOTANICAL NAME	COMMON NAME	REMARKS
CONCEPTUAL PLANTINGS			
GRCV	Groundcovers	Groundcovers	
ONGR	Ornamental / Native Grasses	Ornamental / Native Grasses	
TURF	Turf	Turf	

LANDSCAPE NOTES:

1. The landscape architect shall approve all plant substitutions prior to purchase or installation.
2. The plant schedule included in this drawing was prepared for estimating purposes & for the contractors convenience only, and its accuracy is not guaranteed. The contractor shall perform his or her own quantity take-offs using the drawings to determine the quantities to his or her satisfaction. The contractor shall report any discrepancies to the landscape architect prior to submitting a final bid.
3. Contractor shall warranty all exterior plants for one year from the date of substantial completion, against defects including but not limited to death and unsatisfactory growth. Defects associated with a lack of adequate maintenance, neglect, or abuse by the owner or incidents that are beyond contractor's control will not be covered by the one-year warranty.
4. The contractor shall verify that all selected plant species are determined available at their specified sizes when the time of bidding. The contractor shall not make plant substitutions. If there are difficulties locating plant material as specified, contact the landscape architect prior to submitting the bid.
5. All plant material shall have a well formed head with the minimum caliper, height, spread as shown in the plant schedule. trunks shall be undamaged and shape shall be typical of the species.
6. All plant material shall be subject to approval by the landscape architect or owners representative before, during and after installation.
7. All planting techniques shall conform to approved industry standards.
8. The contractor shall coordinate with the owner's representative to establish a planting schedule that prioritizes the planting of all trees and lawn areas.
9. All plant beds shall be mulched with double ground hardwood mulch to a depth of 4".
10. All plant beds shall receive a weed inhibitor application at installation.
11. All landscape material shall be correctly laid out and installed per the plans. The contractor is responsible by any means (survey, staking, etc.) to insure the correct plant layout and may seek the landscape architects approval for landscape material layouts prior to installation. The contractor shall coordinate with the landscape architect for these approvals and shall have all required plant material placed in their proposed locations prior to the landscape architects on-site approval. All plant material placement is subject to re-placement and layout per the landscape architects discretion if the layout does not follow the plans.
12. The landscape contractor shall leave all plant identification hangtag's on each plant until final approval has been granted per the Landscape Architects final punch / field report. Once the final approval is obtained, the hangtag's may be removed.

IRRIGATION NOTES:

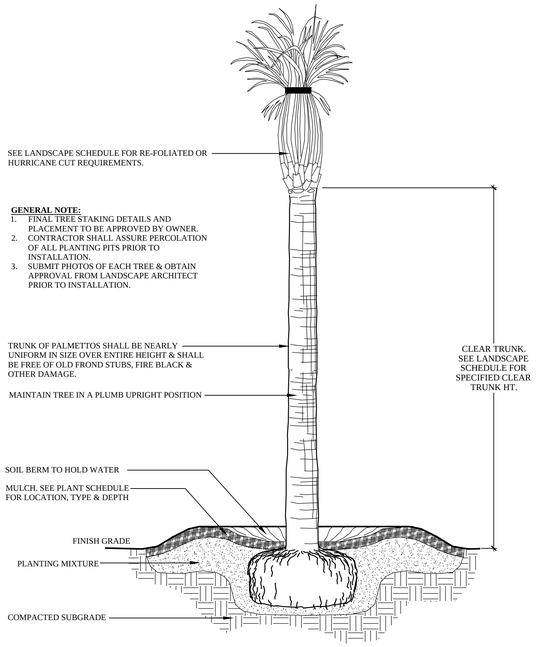
1. Contractor to supply automatic irrigation system, complete and installed. System shall include all valves, pipes, heads, fittings, back-flow, & controllers. The installed system shall provide 100% coverage of all sod, hydro-seed and planting beds.

GRADING NOTES:

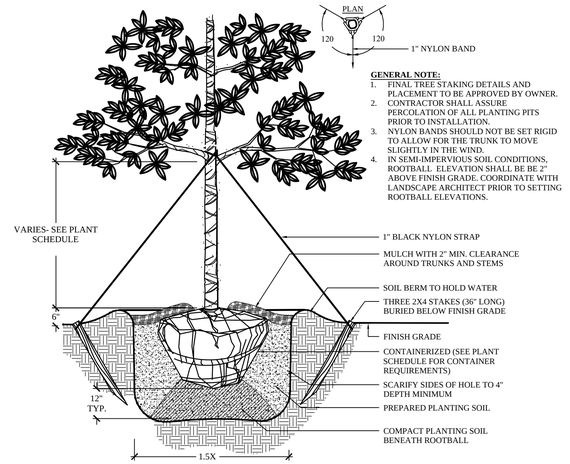
1. Contractor to perform fine grading within all turf and plant beds. Fine grading shall consist of a hand raked, smooth soil free of rocks, roots, and debris.

GENERAL NOTES:

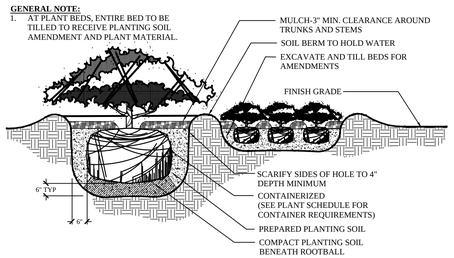
1. Contractor is responsible for locating existing utilities and is responsible for any damage that may occur to existing utilities.
2. Contractor is responsible for inspection of existing conditions and promptly reporting any discrepancies. Contractor to perform soil tests as specified.
3. Notify landscape architect of any site conditions which may necessitate a modification to the plans. Landscape architect shall, if necessary, make "in-field modifications".
4. Any deviation from these plans must be specifically approved by the landscape architect or owner's representative.



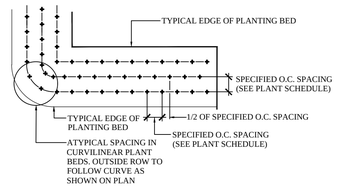
1 L407 PALM PLANTING
N.T.S.



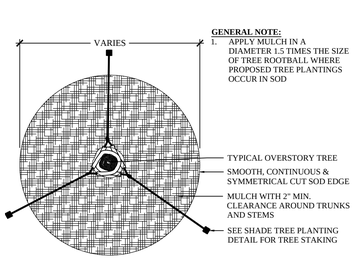
2 L407 TREE PLANTING
N.T.S.



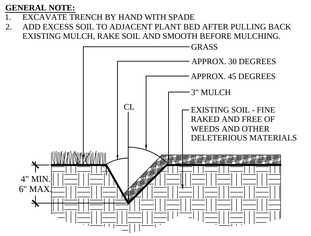
3 L407 SHRUB PLANTING
N.T.S.



4 L407 GROUNDCOVER SPACING
N.T.S.



5 L407 TREE RING
N.T.S.



6 L407 TRENCHED EDGE
N.T.S.

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PROGRESS SET, NOT FOR CONSTRUCTION

BROAD CREEK APARTMENTS

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Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

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#	REVISION	DATE	BY

DATE
05-27-2026
PROJECT NUMBER
01-25068
SHEET TITLE
Landscape Details, Notes, Schedule

SHEET NUMBER
L-407

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: 10 Verbena Apartments

DRB-000930-2025

DATE: 06/24/2026

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	☐			Please provide Sections and Details.
Detail Illustrating Connection to Existing Structure	☐	s ☐		
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	☒	☐	☐	Parking is directly exposed along the corridor. Provide a landscape Plan.
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Provide Details and Sections.
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Sport lighting- Provide height, make sure the intensity of the light is under 3000k, and provide a Photometric Plan.
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☒	☐	Provide a Landscape Plan and Planting Plan.
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)	☒	☐	☐	Provide an existing planting plan with proposed planting plan.
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	☒	☐	☐	Provide a Landscape and Planting Plan.

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	☐	☐	☒	Provide an existing planting plan with proposed planting plan.
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	☐	☒	☐	Provide an existing planting plan with proposed planting plan.
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for 30 Arrow Road for Crossings Park, with the following conditions:

1. Please provide Sections and Details.
2. Provide an existing Planting Plan and a proposed Planting Plan.
3. Provide a Landscape Plan.
4. Revise sport lighting cut sheet to comply with height and intensity.
5. Provide a Photometric Plan.
6. Any additional information as required by the Board.

DRB-579-2026

70 Wilborn Rd.

Sign Review

1A ARCHITECTURAL AREA PLAN
A101 1" = 60'-0"

Autodesk Docs://Hilton Head Island High School - Phase 2/Hilton Head Island High School_Phase 2-VE_Arch_R24.rvt

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1360 Truxtun Avenue, Suite 200
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(843) 212-9768
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Hilton Head Island High School
70 Wilborn Rd.
Hilton Head Island, SC 29926

Civil Consultant:
Ward Edwards ENGINEERING

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

M/E/P Consultant:
Buford Goff & Associates
ENGINEERS AND PLANNERS

Landscape Consultant:
SURCULUS

Food Service Consultant:
camacho

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DONALD E. BAUS, JR. Charleston, SC 4517 — REGISTERED ARCHITECT — INDIVIDUAL SEAL

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
07.14.2025

REVISIONS

NO.	REASON	DATE
1	ADDENDUM 1	8/15/25
2	ADDENDUM 2	8/22/25
3	ADDENDUM 5	9/12/25
4	ADDENDUM 7 - VE	10/27/25
5	ASI 01	01/23/26

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowiak
DESIGN TEAM
KP, SK, CT, MR, LR, EW, YK

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
ARCHITECTURAL AREA PLAN

SHEET NUMBER
A101

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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 KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE 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 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 MATERIALS THROUGH INSTALLATION OF PERMANENT IRRIGATION SYSTEM. CONTRACTOR TO COORDINATION METER, 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.

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

WOODED AREA

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

MATCHLINE

½" IRF

REINFORCED TURF FIRE ACCESS LANE

CONCRETE LANDING (TYP.)

CONCRETE LANDING (TYP.)

CONCRETE LANDING (TYP.)

CONCRETE LANDING (TYP.)

PLANTING AREA

PLANTING AREA

TRASH AND RECYCLING PLEXUS

SALT VOID CONCRETE PAVING WITH SAW CUT JOINTS

(2) 4" SCHEDULE 40 PVC CONDUIT

NORTHPORT PATH LIGHT

RIDE SERIES BIKE RACK LANDSCAPE FORMS

5X15' PLANTER

4X8 SPECIALITY PAVER CHARCOAL TABBY

4X8 SPECIALITY PAVER STORM CLOUD

PALISADE BENCH LANDSCAPE FORMS

TRASH AND RECYCLING PLEXUS

BIOSWALE PLANTING AREA

BIOSWALE PLANTING AREA

BIOSWALE PLANTING AREA

PLANTING AREA

RIDE SERIES BIKE RACK LANDSCAPE FORMS

SALT VOID CONCRETE

PALISADE BENCH LANDSCAPE FORMS

BROOM FINISH CONCRETE

20" SEAT WALL WITH PRECAST CAP

4X8 SPECIALITY PAVER WITH HEADER BORDER

5X5' PLANTER

PLANTING AREA

PLANTING AREA

LIGHT BOLLARD NORTHPORT

4X8 SPECIALITY PAVER CHARLESTON PEARL

FLAG POLE BASE (TYP.)

1" IPF

PLANTING AREA

PLANTING AREA

(2) 4" SCHEDULE 40 PVC CONDUIT

PLANTING AREA

SIGN

SCHOOL RD.

SCHOOL ROAD

(2) 4" SCHEDULE 40 PVC CONDUIT

VEHICULAR CONCRETE PAVERS MATCH FINISH TO PARKING

PLANTING AREA

4' CHAINLINK

EXISTING WOODED AREA

MONUMENT SIGNAGE TBD. CONTRACTOR TO PROVIDE POWER

4' CHAINLINK

NORTH

GRAPHIC SCALE

30' 0' 15' 30' 60' 120'

SCALE: 1" = 30'

LITTLE
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4900 O'Hear Avenue, Suite 100
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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:
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Michael M. Simpson & Associates, Inc.
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M/E/P Consultant:
Buford Goff & Associates
ENGINEERS AND PLANNERS EST. 1949

Landscape Consultant:
SURCULUS

Food Service Consultant:
camacho

SOUTH CAROLINA SURCULUS, LLC LA No. 353 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 785 ROBERT MAERLENDER

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
03.13.2024

REVISIONS

NO.	REASON	DATE
1	Addendum 1	03.13.2024
2	Addendum 2	03.22.2024
5	ASI-2	11.06.2024

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

SHEET TITLE
Site Plan

SHEET NUMBER
L101

Autodesk Docs://Hilton Head Island High School/Hilton Head Island High School_Arch_R22.rvt
W:\StudioFolder\Subfolder\######## JobName\2 Design\4 Drawings\Revit\
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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 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 MATERIALS THROUGH INSTALLATION OF PERMANENT IRRIGATION SYSTEM. CONTRACTOR TO COORDINATION METER, 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.

PIN
07-000-0118-0000
BEAUFORT
INTY SCHOOL
DIST.

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
STEEL EDGE (TYP.)
105 HELD
12 ILVN
23 DRYL
7 DRYL
35 MUHF
TURF AREA
5 DRYL
6 MUHF
4 DRYL
8 MUHF
4 ILVN
116 HELD
7 MUHF
2 SABM
3 MUHF
5 DRYL
9 DRYL
SOD
15 MUHF
2 SABM
STEEL EDGE (TYP.)
22 HELD
7 SABP-M
SOD
3 SABP-M
MATCHLINE
½" IRF
HYDRO-SEED ROAD SHOULDER TO EXTENT OF LAND DISTURBANCE
SEE BUFFER PLAN SHEET L2014
17 LOML
SOD
7MUHF
6 ILVN
STEEL EDGE
11 MYRC
1 MAGB-M
MATCHLINE
SEE ENLARGEMENT FOR BIOSWALE PLANTING
1 QUPQ
12 LOML
12 MUHF
9 MYRC
17 VIBS
106 HELD
12 MUHF
12 LOML
110 HELD
110 HELD
21 VIBS
9 LOML
9 MUHF
SOD
STEEL EDGE
1" IPF
1 QUNO
2 QUNO
SOD
TURF AREA
SOD
SEE SUPPLEMENTAL BUFFER PLANS L2014
SIGN
9 LOML
12 MUHF
3 SABM
39 MUHF
39 LOML
SCHOOL RD.
SCHOOL ROAD
260 HELD
EXISTING WOODED AREA
HYDRO-SEED ROAD SHOULDER TO EXTENT OF LAND DISTURBANCE
24 OSMC
1 QUVM-M
STEEL EDGE (TYP.)
10 DRYL
26 HELD
EXISTING WOODED AREA
EXISTING WOODED AREA
EXISTING WOODED AREA
4' CHAINLINK
4' CHAINLINK

GRAPHIC SCALE
30' 0' 15' 30' 60' 120'
SCALE: 1" = 30'
NORTH

Know what's below. Call before you dig.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
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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

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Ward Edwards ENGINEERING

Structural Consultant:
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Michael M. Simpson & Associates, Inc.
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(864) 331-1201

M/E/P Consultant:
Buford Goff & Associates
ENGINEERS AND PLANNERS EST. 1949

Landscape Consultant:
SURCULUS

Food Service Consultant:
camacho

SOUTH CAROLINA
SURCULUS, LLC
LA No. 353
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 785
ROBERT MAERI ENDER

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
03.10.2026

REVISIONS

NO.	REASON	DATE
1	Addendum 1	03.13.2024
2	Addendum 2	03.22.2024
6	ASI-1	01.07.2026

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Chris Tymoff
DESIGN TEAM
RKM/AAM

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

PROJECT NO.
4001848600

SHEET TITLE
Planting Plan

SHEET NUMBER
L201

Autodesk Docs://Hilton Head Island High School/Hilton Head Island High School_Arch_R22.rvt
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	QUAN	ABBRV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT	CAL/SPACING	NOTES
TREE								
F	M CAT III 6	JUNV–M	Juniperus virginiana Eastern Red Cedar	8' Min.	6'	B&B	As Shown	Full, well formed, multi–stem specimen
	M CAT IV 3	LAGN–M	Lagerstroemia 'Natchez' Natchez White Crapemyrtle	8'–10' Min.	4–5'	B&B	As Shown	Source tree from Bold Springs Nursery (478)783–4975
	M CAT I 1	MAGB–M	Magnolia grandiflora 'Bracken's Brown Beauty' Bracken Brown Beauty Southern Magnolia	8'–10' Min.	4–5'	B&B	3" Min Cal.	Source tree from Bold Springs Nursery (478)783–4975
	M CAT III 21	SABP–M	Sabal palmetto Cabbage Palmetto	14'–16'	N/A	B&B	As Shown	Rejuvenated palm, clear straight trunk Staggered heights
	8	QUPQ	Quercus phellos 'QPSTA' PP 13677 Hightower Willow Oak	16' Min.	6'–8'	B&B	4" CAL.	Source tree from Bold Springs Nursery (478)783–4975
	B 11	QUNO	Quercus nuttallii 'Ochlocknee' PP 28344 Breezway Nuttall Oak	14'–16'	4'–5'	B&B	4" CAL.	Source tree from Bold Springs Nursery (478)783–4975
	M CAT 1 3	QUEV–M	Quercus virginiana 'Highrise' 'Highrise' Live oak	14'–16'	4–5'	B&B	3" CAL.	Full, well formed
E	M CAT I 1	QUVM–M	Quercus virginiana multitrunk Live oak	20'–22'	16'–18'	B&B	10" CAL.	Multi–trunk specimen, 3 cane min. 10" combined caliper minimum. roundabout tree at entrance
SHRUB								
	22	ILVN	Ilex vomitoria 'nana' Dwarf Yaupon Holly	36" Min.	–	7 Gal.	As Shown	Full gallon, evergreen
	56	MYRC	Myrica cerifera Wax Mrytle	–	–	15 Gal.	As Shown	Full gallon, evergreen
	11	SABM	Sabal minor Dwarf Palmetto	3' Min.	3'	7 Gal.	As Shown	Full gallon, evergreen
	98	VIBS	Viburnum suspensum Sandankwa viburnum	–	–	15 Gal.	As Shown	Full gallon, evergreen
GRASSES AND FERNS								
	32	LIRM	Liriope muscari 'Super Blue' 'Super Blue' Lily Turf	–	–	1 Gal.	24" O.C.	Full gallon
D	B 163	LOML	Lomandra longifolia Breeze Grass	–	–	3 Gal.	36" O.C.	Full gallon
	161	MUHF	Muhlenbergia filipes Sweet Grass	–	–	3 Gal.	36" O.C.	Full gallon
	24	OSMC	Osmunda cinnamomea Cinnamon Fern	–	–	1 Gal.	24" O.C.	Full gallon
	210	DRYL	Dryoptersis ludoviciana Southern Wood Fern	–	–	1 Gal.	36" O.C.	Full gallon
PERENNIALS								
	857	HELD	Helianthus debilis Dune Sunflower	–	–	1 Gal.	18" O.C.	Full gallon
	112	SISA	Sisyrinchium angustifolium Blue Eyed Grass	–	–	1 Gal.	24" O.C.	Full gallon
C	B 30	SYMG	Symphyotrichum georgianum Georgia Aster	–	–	1 Gal.	24" O.C.	Full gallon
TURF								
	SOD		Cynodon dactylon 'TifTuf' TifTuf Bermuda Grass	–	–	–	–	–
	SEED		Cynodon dactylon 'TifTuf' TifTuf Bermuda Grass	–	–	–	–	–
BIOSWALE PLANTS								
	67	ASCI	Asclepias incarnata Swamp Milkweed	–	–	1 Gal.	36" O.C.	Full gallon
	67	CONC	Conoclinium coelestinum Blue Mistflower	–	–	3 Gal.	36" O.C.	Full gallon
	289	CARC	Carex cherokeensis Cherokee Sedge	–	–	1 Gal.	36" O.C.	Full gallon
	171	JUNE	Juncus effusus Soft Rush	–	–	1 Gal.	36" O.C.	Full gallon
	67	HELA	Helianthus angustifolius Swamp Sunflower	–	–	1 Gal.	36" O.C.	Full gallon
	67	LIAS	Liatris spicata Marsh Blazing Star	–	–	1 Gal.	36" O.C.	Full gallon
	6	NYAO	Nyssa aquatica 'Ogeechee' 'Ogeechee' water Tupelo	–	–	15 Gal.	As Shown	Source tree from Bold Springs Nursery (478)783–4975
	209	PANV	Panicum virgatum Switch Grass	–	–	1 Gal.	36" O.C.	Full gallon
	67	RHYC	Rhynchospora colorata White Top Sedge	–	–	1 Gal.	24" O.C.	Full gallon
	3	TAAP	Taxodium ascendens 'Prairie Sentinel Prairie Sentinel Pond Cypress	–	–	30 Gal.	As Shown	Source tree from Bold Springs Nursery (478)783–4975

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.
CAL - CALIPER/DIAMETER OF TRUNK. (CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT AND SPREAD.)
CONT - CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY. (HEIGHT AND CALIPER SHALL TAKE PRECEDENCE OVER CONTAINER.)
NOTES - SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.

QUANTITIES NOTES:

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

LITTLE
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4900 O'Hear Avenue, Suite 100
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(843) 212-7642
www.littleonline.com

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ENGINEERS AND PLANNERS
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Landscape Consultant:
SURCULUS

Food Service Consultant:
camacho

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SURCULUS, LLC LA No. 353

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 785 ROBERT MAERLENDER

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
03.10.2026

REVISIONS

NO.	REASON	DATE
1	Addendum 1	03.13.2024
2	Addendum 2	03.22.2024
6	ASI-1	01.07.2026

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Chris Tymoff
DESIGN TEAM
RKM/AAM

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
Plant Schedule

SHEET NUMBER
L206

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GENERAL NOTES:

1. BASE INFORMATION INCLUDING STREETS, RIGHT-OF-WAYS, LOTS, LINES, UNDERGROUND UTILITIES AND TOPO OBTAINED FROM ORIGINAL DOCUMENT PROVIDED BY 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 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.

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PIN
07-000-0118-0000
BEAUFORT
INTY SCHOOL
DIST.

TREE PROTECTION (TYP.)

SPRAY IRRIGATION TYP.

DRIP IRRIGATION TYP.

REINFORCED TURF

PLANTING AREA

BIOSWALE

TURF AREA

MATCHLINE

½" IRF

1" IPF

IRRIGATION METER, BACK FLOW AND CONTROLLER CONTRACTOR TO COORDINATE LOCATION AND POWER REQUIREMENTS

4' CHAINLINK

SCHOOL RD.

SCHOOL ROAD

SIGN

SPRAY & DRIP IRRIGATION

EXISTING WOODED AREA

POWERLINE EASEMENT (PB 91 PG 129)

LEGEND

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

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

NORTH

GRAPHIC SCALE

30' 0' 15' 30' 60' 120'

SCALE: 1" = 30'

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WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT

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Hilton Head Island, SC 29926

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ROBERT MAERLENDER

ISSUE FOR
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ISSUE DATE
03.13.2024

REVISIONS

NO.	REASON	DATE
1	Addendum 1	03.13.2024
2	Addendum 2	03.22.2024
5	ASI-2	11.06.2024

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

SHEET TITLE
Irrigation Area of Coverage Plan

SHEET NUMBER
L207

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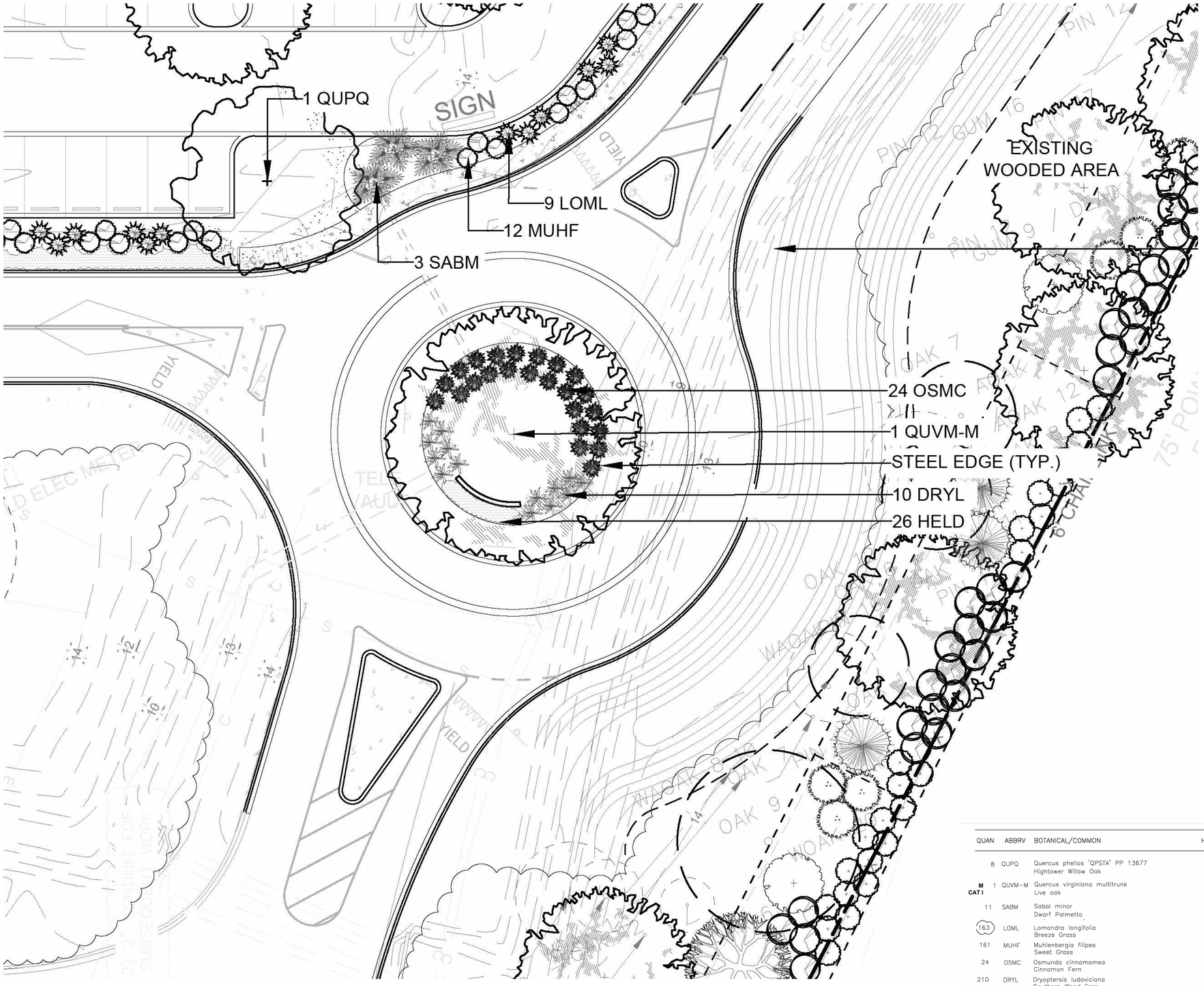

QUAN	ABBRV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT	CAL/SPACING	NOTES
8	QUPQ	Quercus phellos 'QPSTA' PP 13677 Hightower Willow Oak	16' Min.	6'–8'	B&B	4" CAL.	Source tree from Bold Springs Nursery (478)783–4975
M CAT I 1	QUVM–M	Quercus virginiana multitrunk Live oak	20'–22'	16'–18'	B&B	10" CAL.	Multi–trunk specimen, 3 cane min. 10" combined caliper minimum. roundabout tree at entrance
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857	HELD	Helianthus debilis Dune Sunflower	–	–	1 Gal.	18" O.C.	Full gallon

QUVM-M: LIVE OAK

OSMC: CINNAMON FERN

DRYL: SOUTHERN WOOD FERN

HELD: DUNE SUNFLOWER

1A / A1029.1 ENLARGED LANDSCAPE PLAN - MONUMENT SIGN
NOT TO SCALE

Autodesk Docs://Hilton Head Island High School - Phase 2/Hilton Head Island High School_Phase 2-VE_Arch_R24.rvt

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BEAUFORT COUNTY SCHOOL DISTRICT

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LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC.
No. C01205
CERTIFICATE OF AUTHORIZATION
CORPORATE SEAL

STATE OF SOUTH CAROLINA
DONALD E. BAUS, JR.
Charleston, SC
25317
REGISTERED ARCHITECT
INDIVIDUAL SEAL

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
07.14.2025

REVISIONS

NO.	REASON	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowiak
DESIGN TEAM
Designer

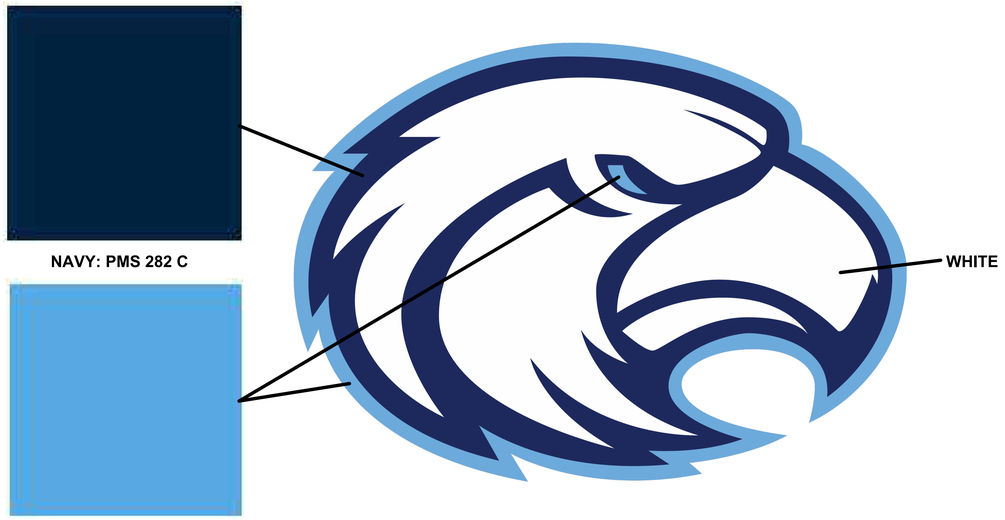
PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

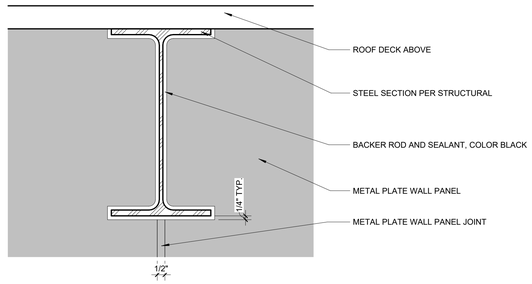
PROJECT NO.
4001848600

SHEET TITLE
MONUMENT SIGN

SHEET NUMBER
A1029.1



1 A500 SEAHAWK LOGO
12" = 1'-0"

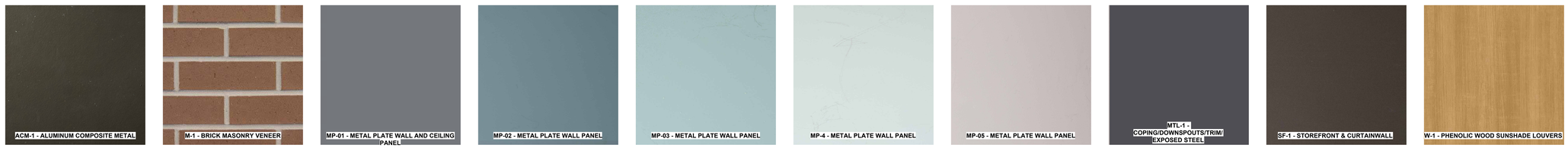


6A A500 TYPICAL BEAM AND METAL PANEL INTERSECTION
3" = 1'-0"

EXTERIOR FINISH SCHEDULE

FINISH TYPE & NUMBER	TYPE DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	SIZE	COMMENT
ACM-1	ALUMINUM COMPOSITE PANEL			TO MATCH SF-1			
M-1	MASONRY BRICK VENEER	PALMETTO BRICK	--	CARAMEL	--	--	MORTAR: ARGOS, LIMESTONE
MP-1	METAL PLATE WALL PANEL	DRI DESIGN	--	WEATHERED ZINC	--	--	
MP-2	METAL PLATE WALL PANEL	DRI DESIGN	--	SECRET COVE	--	--	
MP-3	METAL PLATE WALL PANEL	DRI DESIGN	--	AQUAITAINE (CFT18864)	--	--	
MP-4	METAL PLATE WALL PANEL	DRI DESIGN	--	FRENCH MOIRE (CFT18863)	--	--	
MP-5	METAL PLATE WALL PANEL	DRI DESIGN	--	MORNING FOG (CFT16205)	--	--	
MTL-1	METAL COPING/DOWNSPOUTS/TRIM/EXPOSED STEEL	--	--	"DARK BRONZE" MATCH: SW 9600	--	--	
SF-1	STOREFRONT/ CURTAINWALL/ SUN CONTROLLED LOUVERS	KAWNEER	--	DARK BRONZE	--	--	
W-1	PHENOLIC WOOD SUNSHADE LOUVERS	ABET LAMINATI	MEG	SHADEWELL OAK	--	--	

EXTERIOR FINISH LEGEND



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

Civil Consultant:
Ward Edwards ENGINEERING

Structural Consultant:
MMSA, Inc.
Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Patewood 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

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LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC.
No. C01205
CORPORATE SEAL

STATE OF SOUTH CAROLINA
DONALD E. BAUS, JR.
Charleston, SC
6517
REGISTERED ARCHITECT
INDIVIDUAL SEAL

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
07.14.2025

REVISIONS

NO.	REASON	DATE
1	ADDENDUM 1	8/15/25
2	ASI 01	01/23/26

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowiak
DESIGN TEAM
Designer

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
EXTERIOR FINISHES AND ELEVATIONS

SHEET NUMBER
A500

Autodesk Docs://Hilton Head Island High School - Phase 2/Hilton Head Island High School_Phase 2-VE_Arch_R24.rvt
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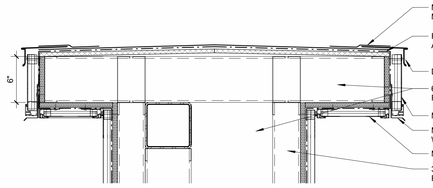
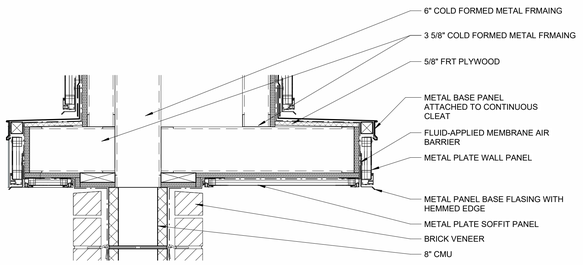
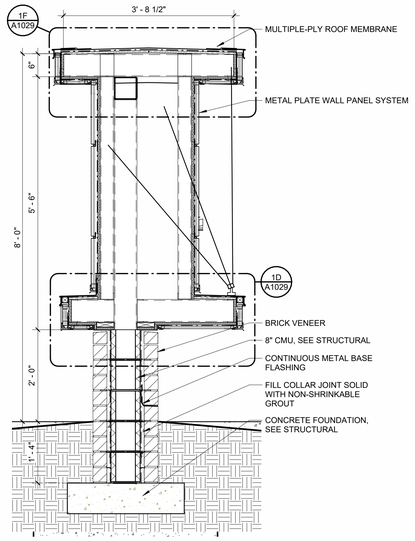


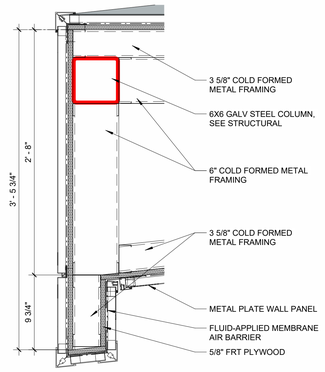
1F A1029 SECTION DETAIL - MONUMENT SIGN CAP
1 1/2" = 1'-0"



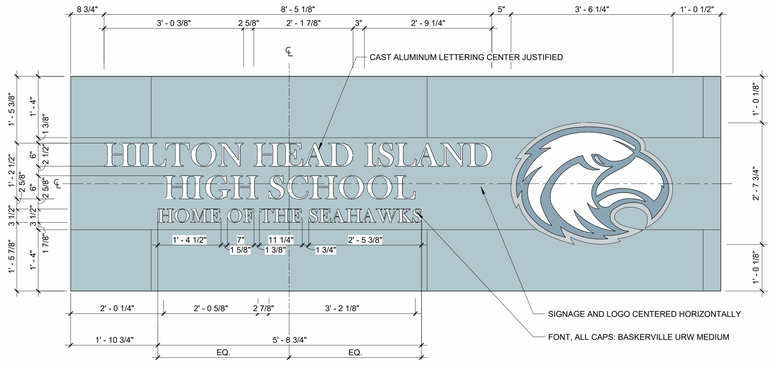
1D A1029 SECTION DETAIL - MONUMENT SIGN BASE CONNECTION
1 1/2" = 1'-0"



2D A1029 SECTION DETAIL - MONUMENT SIGN
3/4" = 1'-0"

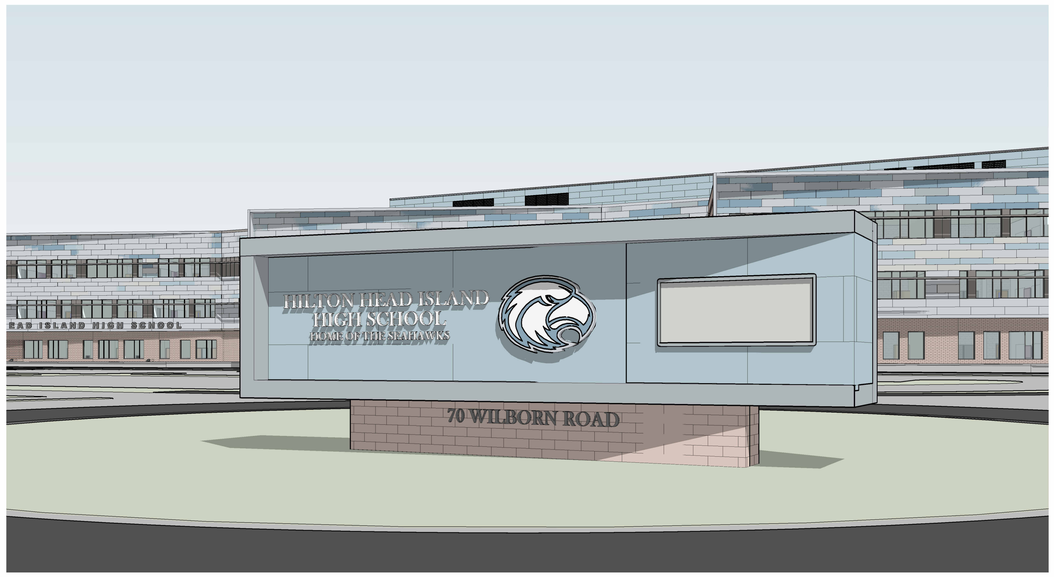


1C A1029 PLAN DETAIL - MONUMENT SIGN FRAME
1 1/2" = 1'-0"

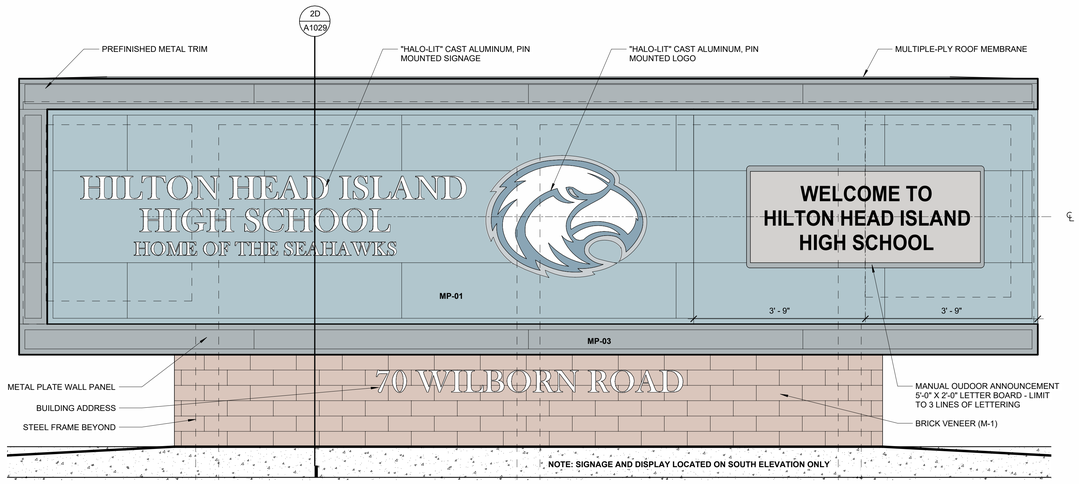


NOTE: SIGNAGE AND DISPLAY LOCATED ON SOUTH ELEVATION ONLY

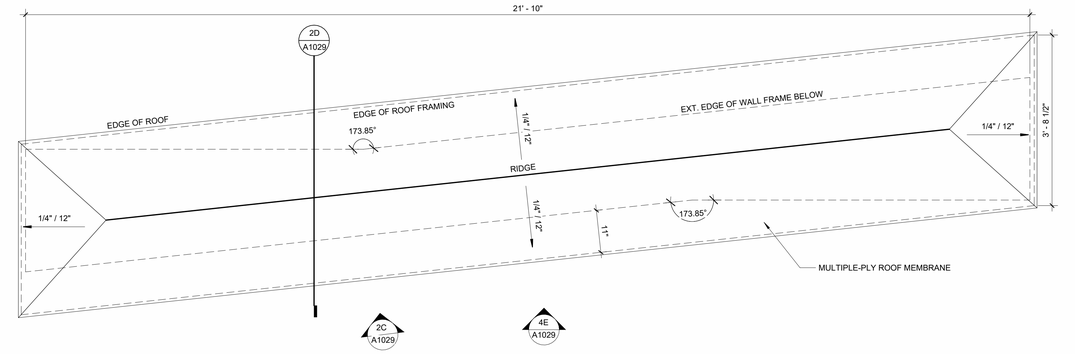
2C A1029 MONUMENT SIGN - SIGNAGE ELEVATION
3/4" = 1'-0"



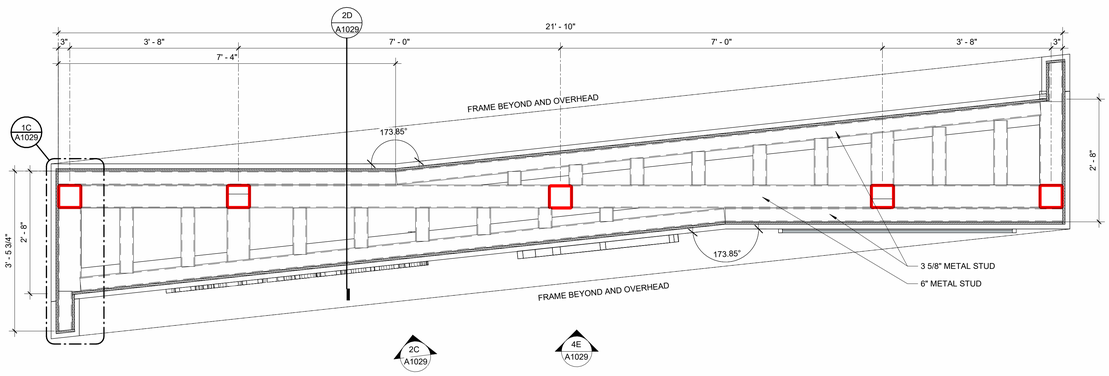
1A A1029 MONUMENT SIGN PERSPECTIVE VIEW



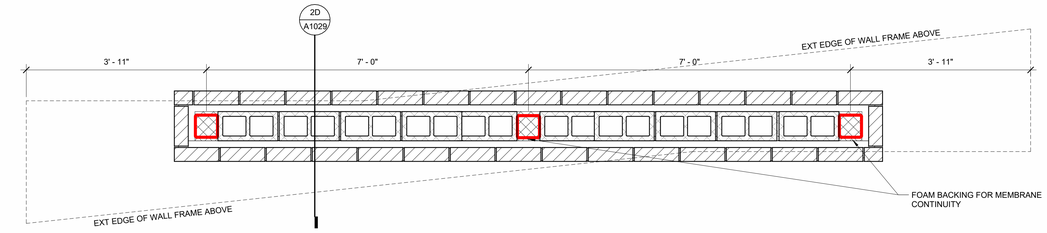
4E A1029 MONUMENT SIGN - NORTH AND SOUTH ELEVATION
3/4" = 1'-0"



4C A1029 MONUMENT SIGN PLAN - ROOF
3/4" = 1'-0"



4B A1029 MONUMENT SIGN PLAN - TOP
3/4" = 1'-0"



4A A1029 MONUMENT SIGN PLAN - BASE
3/4" = 1'-0"

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BEAUFORT COUNTY SCHOOL DISTRICT
WHERE LEARNING LEADS THE WAY

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70 Wilborn Rd.
Hilton Head Island, SC 29926

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STATE OF SOUTH CAROLINA DONALD E. BAUS, JR. Charleston, SC 4517 REGISTERED ARCHITECT
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NO.	REASON	DATE
1	ADDENDUM 1	8/15/25
2	ADDENDUM 5	9/12/25
3	ASI 05	06/09/2026

PROJECT TEAM
PRINCIPAL IN CHARGE: Don Baus
PROJECT MANAGER: Ryan Luczkowiak
DESIGN TEAM: Designer

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
MONUMENT SIGN

SHEET NUMBER
A1029

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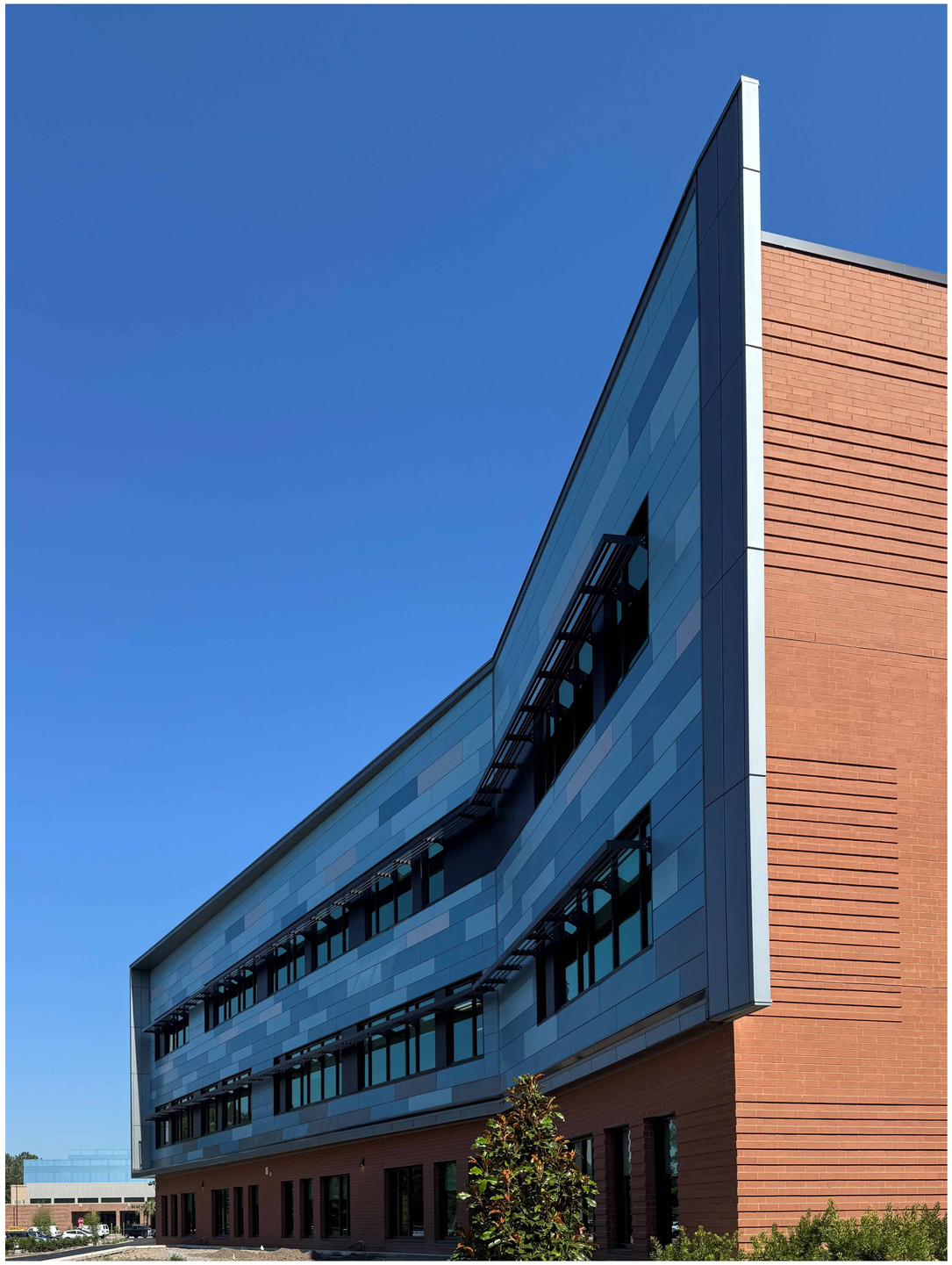

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PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowiak
DESIGN TEAM
Designer

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
BUILDING PHOTOS

SHEET NUMBER
A1030

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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 Sign

DRB#: DRB-000579-2026

DATE: 06/24/2026

CATEGORY: Concept Final Alteration/Addition

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS:

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	☒	☐	☐	Matches approved colors of school
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 an 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	☒	☐	☐	Matches approved materials of school
Incorporates wood or wood simulating materials	☐	☒	☐	
Windows are in proportion to the façade	☐	☐	☒	
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	☐	☐	☒	

MISC COMMENTS/CONDITIONS

This is connected DRB-000756-2025 for the High School Building

Staff recommend approval of the submittal for 70 Wilborn Road Monument sign with the following conditions:

1. The brick base and coloring remain consistent to that of the school.
2. Any additional information as required by the Board.