



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, May 28, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of 5/14/2024
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-000797-2024 - 81 Union Cemetery - Port Royal Facility - Final
- 6. Appearance by Citizens**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

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



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, May 14, 2024, 3:00 PM Minutes

1. Call to Order

Chairman Foss called the meeting to order at 3:03 PM. Present were: Cathy Foss, Chairman; Todd Theodore; Annette Lippert; John Moleski; Ryan Bassett; Tom Parker; and Judd Carstens, Vice-Chairman, who arrived at 3:00 PM. No member was absent.

2. Adoption of the Agenda

There being no changes to the agenda, a motion by Mr. Theodore was made to adopt the agenda as presented, and the motion was seconded by Mr. Parker. The motion passed 6-0-1, with Mr. Carstens not yet having arrived at the meeting.

3. Approval of the Minutes

a. Regular Meeting Minutes of April 9, 2024

There being no changes to the Minutes, a motion was made by Mr. Theodore to approve the Minutes of the meeting of April 9, 2024, and seconded by Mr. Bassett. The motion was passed by a vote of 5-0-3, with Mr. Carstens not having arrived at the meeting, and Ms. Lippert and Mr. Moleski absent from the April 9 meeting.

4. Appearance by Citizens

Public comments concerning unrelated agenda items were to be submitted electronically via the Open Town Hall Portal. None were received, and no one spoke at the meeting.

5. Unfinished Business

a. DRB-000715-2024 - 11 Lemoyne Avenue - Alteration

Alexis McIlwee, Principal Planner, presented the application, which had been seen previously, from Katie Burzon for the proposed hotel conversion into a Spark by Hilton. The alteration involves changes to the color scheme on the building, doors, and railings. The sign will be presented for sign review separately. Ms. McIlwee noted that applicant does not have a representative present at the meeting, but Staff has no issues and recommends approval as submitted with the colors noted but no color chips provided. Since the colors submitted have not been approved before, the Committee members requested a review of the Town's color chart provided by Sherwin-Williams. The agenda item was moved to the end of the agenda to allow time for Staff to bring the Sherwin-Williams color chart to the meeting.

A continuation of this item occurred at 4:49 PM, at which time the Sherwin-Williams color chart was reviewed for overall building color, railings, doors, and trim, and Mr. Parker returned to the meeting. Ms. Lippert moved to approve the application as presented with the provided conditions: with the A/C to match the building color. The motion was seconded by Mr. Moleski, and the motion was passed unanimously.

6. New Business

a. DRB-000699-2024 - Michael Anthonys - Conceptual Review

Alexis McIlwee, Principal Planner, presented the application for conceptual review on behalf of Michael Anthonys, an existing restaurant located on 2 halves of an existing 2-story building, which proposes to change the interior envelope that is not necessarily visible from New Orleans Road. Michael Anthonys is a rental tenant, so no changes are requested to the facade of the overall building, which also has multiple units and businesses. Additionally, the landlord does not want to make major changes. Staff recommends conceptual approval with proposed plantings, color board and lighting and landscape plans, connections and details as needed to be provided at final review. Mr. Carstens arrived at the meeting during Staff presentation.

Brent Robinson, Architect, outlined the project with existing photos and completed as-built drawings to fully explain the modifications, enclosures, stairway relocation, and proposed addition for storage room. Questions and comments from the Board members were addressed by Mr. Robinson.

Mr. Parker made a motion to approve the conceptual as submitted, with Staff recommendations for additional plantings between the 2 stairs, and the following conditions: that colors and materials to match the existing building; the roof color to be submitted; miscellaneous details provided for back stairs, handrails, walkways, and patio area; and color and style on storage room doors to be provided. The motion was seconded by Mr. Theodore, and the motion passed unanimously.

b. DRB-000696-2024 - Wells Fargo on Mathews Drive - Sign System

Mr. Parker recused himself for DRB-000696-2024 and DRB-000703-2024.

Alexis McIlwee, Principal Planner, presented the application for a refresh of the signage system for Wells Fargo located at 75 Mathews Drive, including directional signs, front building signs, and main frontage signs. The overall recommendation from Staff is approval with conditions: Staff approves signage E12 and E13; with signage labeled E01, E02, E03, E04, E05, and E06 the Staff recommends the red be changed to previously approved Sundried Tomato, and white be changed to previously approved Interactive Cream, with smaller directional signs approved as-is. She pointed out the yellow and red are trademark colors for Wells Fargo.

Kevin Liller appeared on behalf of applicant, and noted his company is participating in a 4-5 year Wells Fargo roll-out for signs at 80 locations around the country, with 20 in SC.

He noted this is a like-for-like change, non-illuminated letters, no font changes, no changes to electrical upgrades keeping existing lumen count, keeping the size, location, and mounting the same for primary building signs, including ground signs. The paint colors are trademark colors with most of the signs not clearly visible from any major road, so he has been asked to push these colors. He provided a metal color chip showing the trademark color Red being requested by Wells Fargo. While the yellow is a trademark color, he noted some flexibility on their part to switch to a preferred yellow for accents on directional and/or drive-thru entrance/exit signs. However, the Sundried Tomato color would appear to be too different to be acceptable, but he will relay all comments to them for a final decision. He indicated they would like to get closer to the trademark red than the Sundried Tomato color.

Since the applicant has a seconded application, it was decided that the presentation for the second application would be heard and a decision on both would be made simultaneously.

c. DRB-000703-2024 - Wells Fargo on Greenwood Drive - Sign System

Mr. Parker recused himself for DRB-000696-2024 and DRB-000703-2024.

Alexis McIlwee presented the application for a refresh of the signage system for Wells Fargo located at 1 Greenwood Drive, including directional signs, front building signs, and main frontage signs, similar to DRB-000696-2024. The overall recommendation from Staff is similar, as well, approved with conditions: Staff approves signage E19 and NE20; with signage labeled E01, E02, E03, E04, and E05 the Staff recommends the red be changed to previously approved Sundried Tomato, and signage E12, E-13 and E-18 with white be changed to previously approved Interactive Cream. She noted that one more review for this area would be needed, that being the Sea Pines Circle ARB.

Mr. Liller appeared on behalf of applicant, and noted that again, this is a like-for-like change, non-illuminated letters, no changes to electrical upgrades keeping existing lumen count, keeping the size, fonts, location, and mounting the same for primary building signs, including ground signs. The paint colors red, white, and yellow are trademark colors with most of the signs not clearly visible from any major road, so he has been asked to push these colors. He provided a metal color chip showing the trademark color Red being requested by Wells Fargo. While the yellow is a trademark color, he noted some flexibility on their part to switch to a preferred yellow for accents on directional and/or drive-thru entrance/exit signs. However, the Sundried Tomato color would appear to be too different to be acceptable, but he will relay all comments to them for a final decision. The main difference between the Mathew Drive and Greenwood Drive sign systems is the monument sign at Greenwood Drive, with plans to powerwash the monument and directional signs, with some new directional signs. He indicated they would like to get closer to the trademark red than the Sundried Tomato color.

Questions, concerns, and comments were addressed with the Board members, with the suggestion that the entire building be powerwashed and not just the monument sign. Ms.

McIlwee reminded the applicant that the directional and smaller signs will still require a sign permit review.

A motion was made by Ms Lippert to approve the conceptual review of both DRB-000696-2024 and DRB-000703-2024 sign systems, with conditions as follows: for the directional signage, the background color should be more akin to the building color; the red needs to be toned down to a somewhat darker, more nature blending red; the yellow should be toned down, with Staff to provide samples for review; for areas where signage is a monument sign, it needs to be investigated whether the street number needs to be mounted per Fire Department request and a new layout provided; any white element on signage, whether letters or turns shall be building base color; the yellow proceeding strips shall be removed; it shall be verified if there is a totality limit per building/site on total square footage of signage; building signs and/or monument mounted signs, all wall elements need to be treated equally via cleaning; and the whole project should come back before the Board for final approval, including providing a copy of the Sea Pines Circle ARB approval. Mr. Theodore seconded the motion, and the motion was passed 6-0-1 with Mr. Parker recusing himself.

7. Board Business

A question was posed about whether continuing education is required for a board member whose term is expiring in June, and Ms. McIlwee is to determine an answer.

8. Staff Reports

Ms. McIlwee reported 16 minors with 7 of the 16 being public storage upgrades, which will require Board review. Palmetto Breeze has requested a demo lighting on D'Allyon, and Ms. McIlwee will provide the address for any member who would like to check it out. She reported that Dunes House had completed a temporary awning replacement over the bar area, which she will suggest be painted the same as the building, and she will also be dealing with the umbrella colors at Zunzibar.

9. Adjournment

The meeting was declared adjourned at 4:54 PM.

Approved:

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

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 81 Union Cemetery

DRB#: DRB-000797-2024

DATE: 5/28/2024

CATEGORY: Final Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	<i>Tree protection will be provided for any significant trees within 15' of proposed work.</i>
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval with the condition that the color and materials be submitted at the time of the meeting and are deemed acceptable.
2. This project will require a Building Permit prior to construction and a Major Development Plan approval. Please email CDIC@hiltonheadislandsc.gov following this approval.
3. Conceptual Review was approved with conditions on 3/12/2024
 - a. Add all required buffers to landscaping plan and bolster plantings for the side of the property that is adjacent to a residential use.
 - b. Consider a mesh fence for the entrance gate of the facility to screen.
 - c. Add some landscaping to the west property side to better screen the existing shipping containers.

- d. Provide cut sheets on the light fixture selection.
- e. Provide a detailed color and material board for Final Submission.
- f. Garage doors to be a proposed darker color to match the roof.

81 Union Cemetery
FINAL REVIEW
MAY 28th, 2024
DRB-000797-2024



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

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

Applicant/Agent Name: SCOTT KUNKLE Company: PORT ROYAL PLANTATION
Mailing Address: 10 COGGINS POINT ROAD City: HILTON HEAD IS. State: SC Zip: 29928
Telephone: (843) 681-5114 Fax: _____ E-mail: MAINTENANCE @ PORT ROYAL PLANTATION. NET
Project Name: PORT ROYAL MAINTENANCE BLDG. Project Address: 81 UNION CEMETERY RD., HHI, SC 29928
Parcel Number [PIN]: R 510 009 000 1203 0000
Zoning District: PD-1 Overlay District(s): ROW ARTERIAL

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

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

Project Category:

- ☒ Concept Approval – Proposed Development
☒ Final Approval – Proposed Development

_____ Alteration/Addition
_____ Sign

Submittal Requirements for *All* projects:

- ☒ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

05/13/24
DATE

DRB-000797-2024
Project Narrative

Project Narrative

The Association of Landowners of Port Royal Plantation is proposing to construct a new metal maintenance facility structure at 81 Union Cemetery Road. Since purchasing an acre parcel in 2017, the goal has been to build a maintenance storage facility to protect and work on equipment. The purpose of the building will primarily be used as the main operational and storage area that the maintenance staff utilizes. It will store all the Association's maintenance equipment and vehicles, which are currently being stored outside in the weather and elements. The new structure will also contain restrooms, a small office, and an employee lunchroom. The plan is to enhance the site with a metal building, paving, parking, landscaping, and storage.

DRB-000797-2024
ARB Approval

From: Scott Kunkle
Sent: Tuesday, February 6, 2024 12:59 PM
To: Scott Sodemann
Subject: FW: 81 Union Cemetery Rd - Maintenance Building Concept

Scott,

Please see the email below for the approval of the maintenance building from our Plans Approval Board. Can you use this for the DRB submittal, or would you need a copy on letterhead?

Thanks,

Scott Kunkle
Director of Maintenance

[Port Royal Plantation](#)
[10 Coggins Point Road](#)
[Hilton Head, SC 29928](#)

[\(843\) 681-5114 ext. 1102](#)
[portroyalplantation.net](#)



From: Jeff Markle <operationdir@portroyalplantation.net>
Sent: Tuesday, February 6, 2024 11:38 AM
To: Scott Kunkle <maintenance@portroyalplantation.net>
Subject: 81 Union Cemetery Rd - Maintenance Building Concept

Good Morning,
The PAB reviewed your conceptual plans this morning for the construction of a maintenance building at 81 Union Cemetery Road.

The plans were found to be generally acceptable. Please proceed with the planning of this project.

The PAB looks forward to reviewing future submissions.

Thank you,

Jeff Markle, CMCA
Director of Operations
Port Royal Plantation
[10 Coggins Point Road](#)
[Hilton Head Island, SC 29926](#)

81 UNION CEMETERY

EXISTING SITE PHOTOS









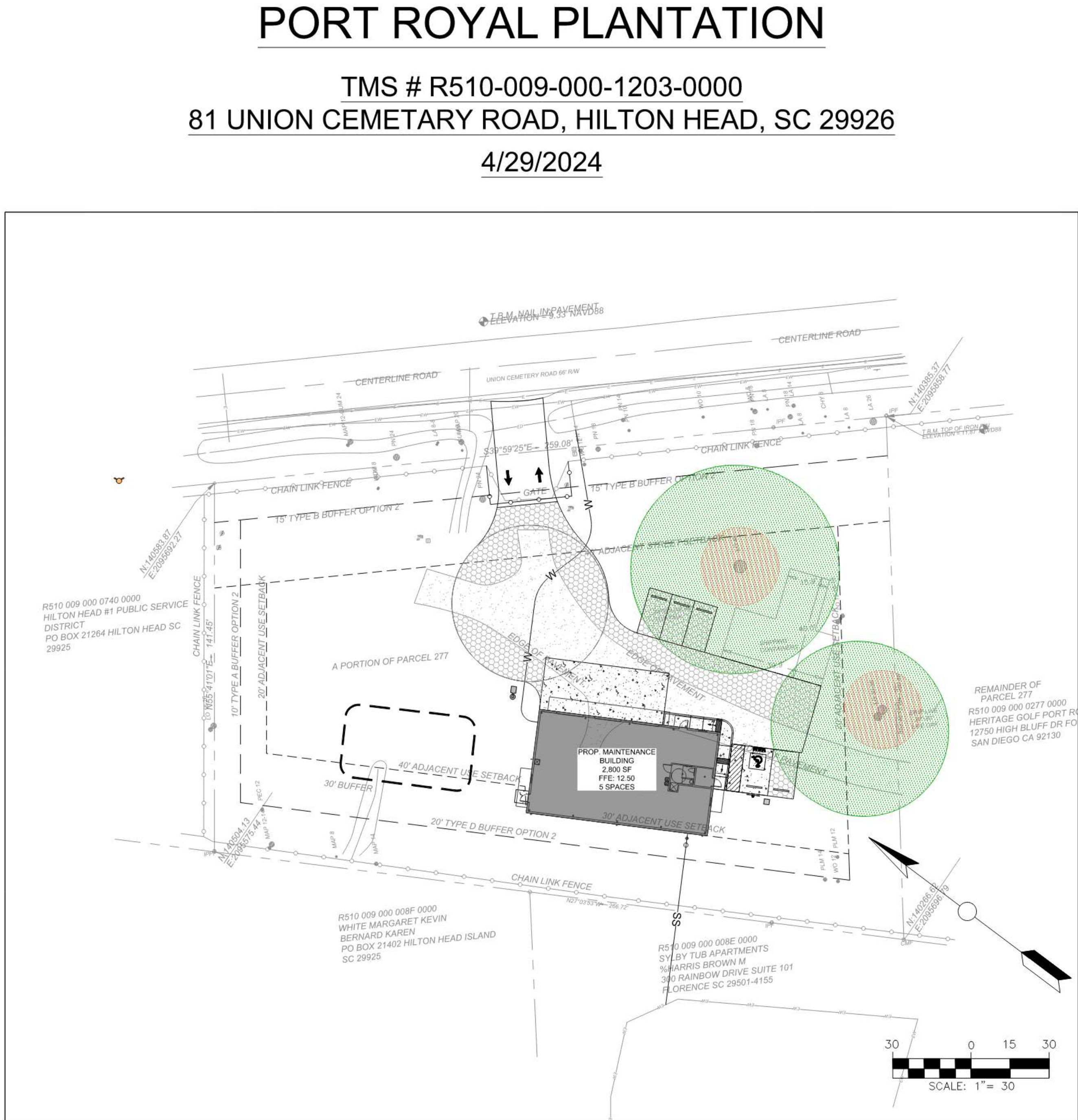


DRB-000797-2024
Civil Site Plans



PROJECT DESCRIPTION:
CONSTRUCTION OF A 2,800 SF MAINTENANCE BUILDING FOR PORT ROYAL PLANTATION PROPERTY OWNERS ASSOCIATION. WATER AND SEWER SERVICES TO BE COORDINATED WITH HHPSD.

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	AS-BUILT TREE & TOPOGRAPHIC SURVEY
C3.0	DEMOLITION PLAN
C4.0	SWPPP PHASE 1
C4.1	SWPPP PHASE 2
C4.2	SWPPP NOTES
C4.3	SWPPP NOTES
C5.0	SITE PLAN
C6.0	GRADING PLAN
C6.1	DRAINAGE PLAN
C6.2	DRAINAGE PROFILES
C6.3	SITE & DRAINAGE DETAILS
C6.4	SITE & DRAINAGE DETAILS
C7.0	WATER & SEWER SERVICE PLAN
C7.1	WATER NOTES & DETAILS
C7.2	SEWER NOTES & DETAILS
C8.0	TREE MITIGATION PLAN



APPROVALS:



843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024
REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL

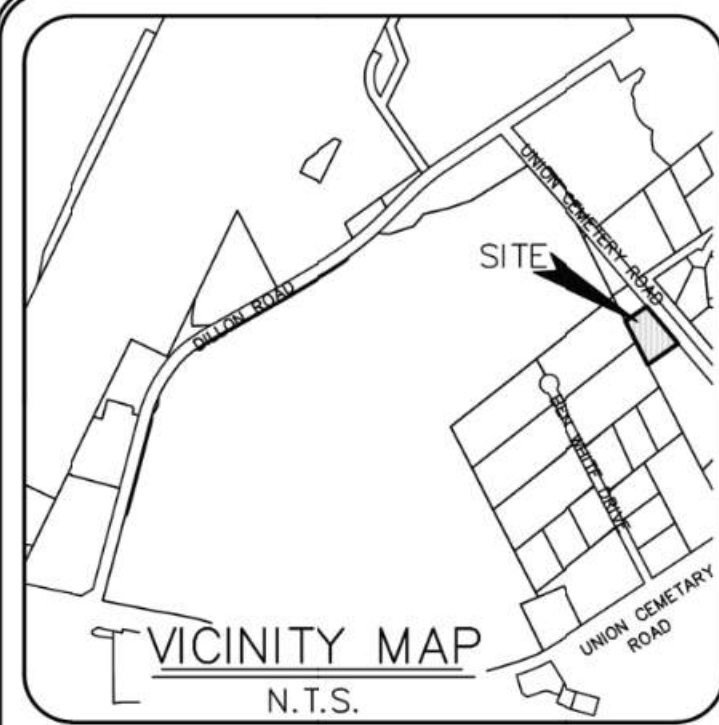


PORT ROYAL PLANTATION
HILTON HEAD

COVER SHEET

C1.0

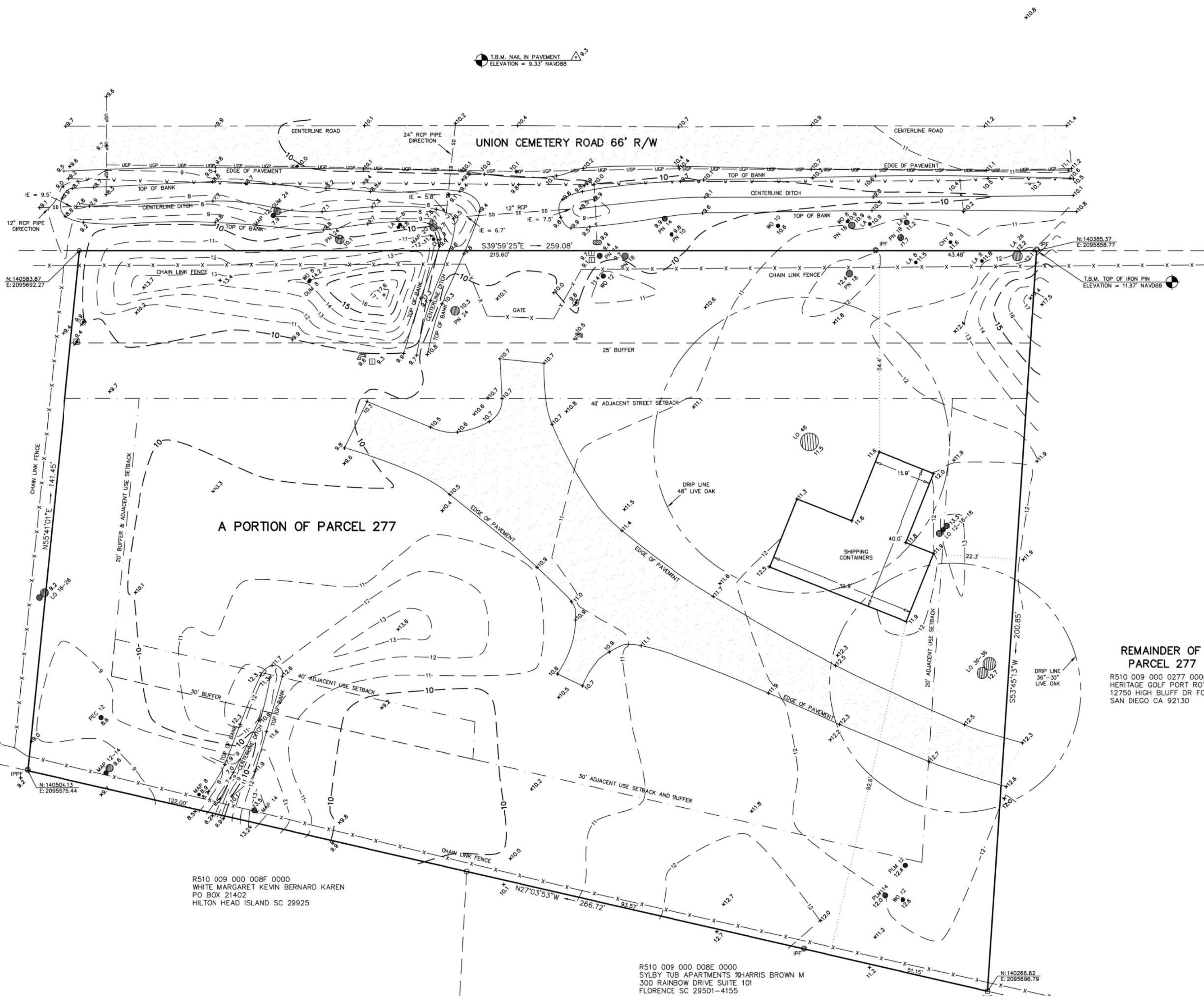




LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	
CONTOUR	
3" CONCRETE MONUMENT FOUND	
3/4" IRON PIPE FOUND	
1/2" IRON PIN FOUND	
TEMPORARY BENCH MARK	
INVERT ELEVATION	
REINFORCED CONCRETE PIPE	
LIVE OAK	
LAUREL OAK	
MAPLE	
PINE	
PALM	
WATER OAK	
PECAN	
GUM	
CHERRY	
ELECTRIC SERVICE	
ELECTRIC TRANSFORMER	
WATER METER	
IRRIGATION CONTROL VALVE	
CONTROL POINT	
SPICOT	
SIGN	

R510 009 000 0740 0000
HILTON HEAD #1 PUBLIC SERVICE DISTRICT
PO BOX 21264
HILTON HEAD SC 29925



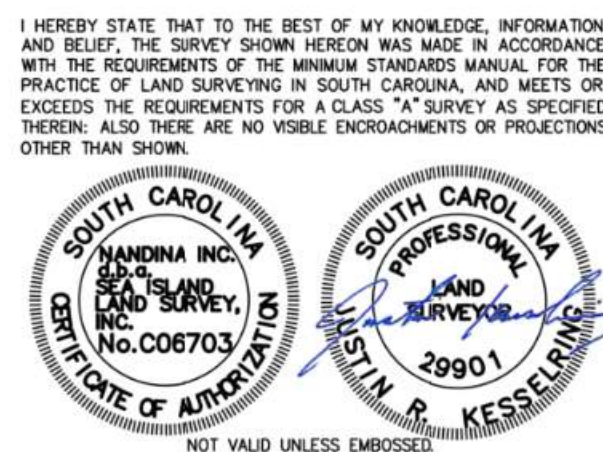
REFERENCE PLAT

- 3.679 ACRES MAINTENANCE AREA UNION CEMETERY ROAD, A SECTION OF PORT ROYAL PLANTATION, HILTON HEAD ISLAND, SOUTH CAROLINA
DRAWN: 7/2/80
RECORDED IN BOOK 35, PAGE 84, DATED 11-18-87
ROD: BEAUFORT COUNTY, SC
BY: JERRY L. RICHARDSON S.C.R.L.S. #4784
- FOUR PARCEL PLAT, HILTON HEAD CO, INC: MAINTENANCE AREA, UNION CEMETERY ROAD, HILTON HEAD, S.C.
DRAWN:
RECORDED IN BOOK 24, PAGE 188, DATED 5/9/76
ROD: BEAUFORT COUNTY, SC
BY: ERIK FREISLEBEN R.L.S. #4624
- SUBDIVISION SURVEY OF: A PORTION OF PARCEL 277, UNION CEMETERY ROAD, PORT ROYAL PLANTATION, UNION CEMETERY ROAD, PORT ROYAL PLANTATION,
DRAWN: 9/8/15
RECORDED IN BOOK 142, PAGE 164, DATED 12/31/2015
ROD: BEAUFORT COUNTY, SC
BY: MARK R. RENEW R.L.S. # 25437

PROPERTY AREA = 1.03 Ac. 44,674 Sq. Ft.
ADDRESS: 81 UNION CEMETERY ROAD
DISTRICT: 510, MAP: 9, PARCEL: 1203

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0454G, DATED: 3/23/2012

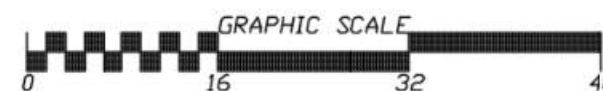
- NOTES:
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - VERTICAL DATUM IS NAVD88.
 - CONTOUR INTERVAL IS 1'.
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, TAKEN FROM REFERENCE PLAT 3, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



ASBLUIT, TREE AND TOPOGRAPHIC SURVEY OF:
A PORTION OF PARCEL 277, UNION CEMETERY ROAD,
PORT ROYAL PLANTATION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
ASSOCIATION OF LAND OWNERS OF PORT ROYAL, INC.

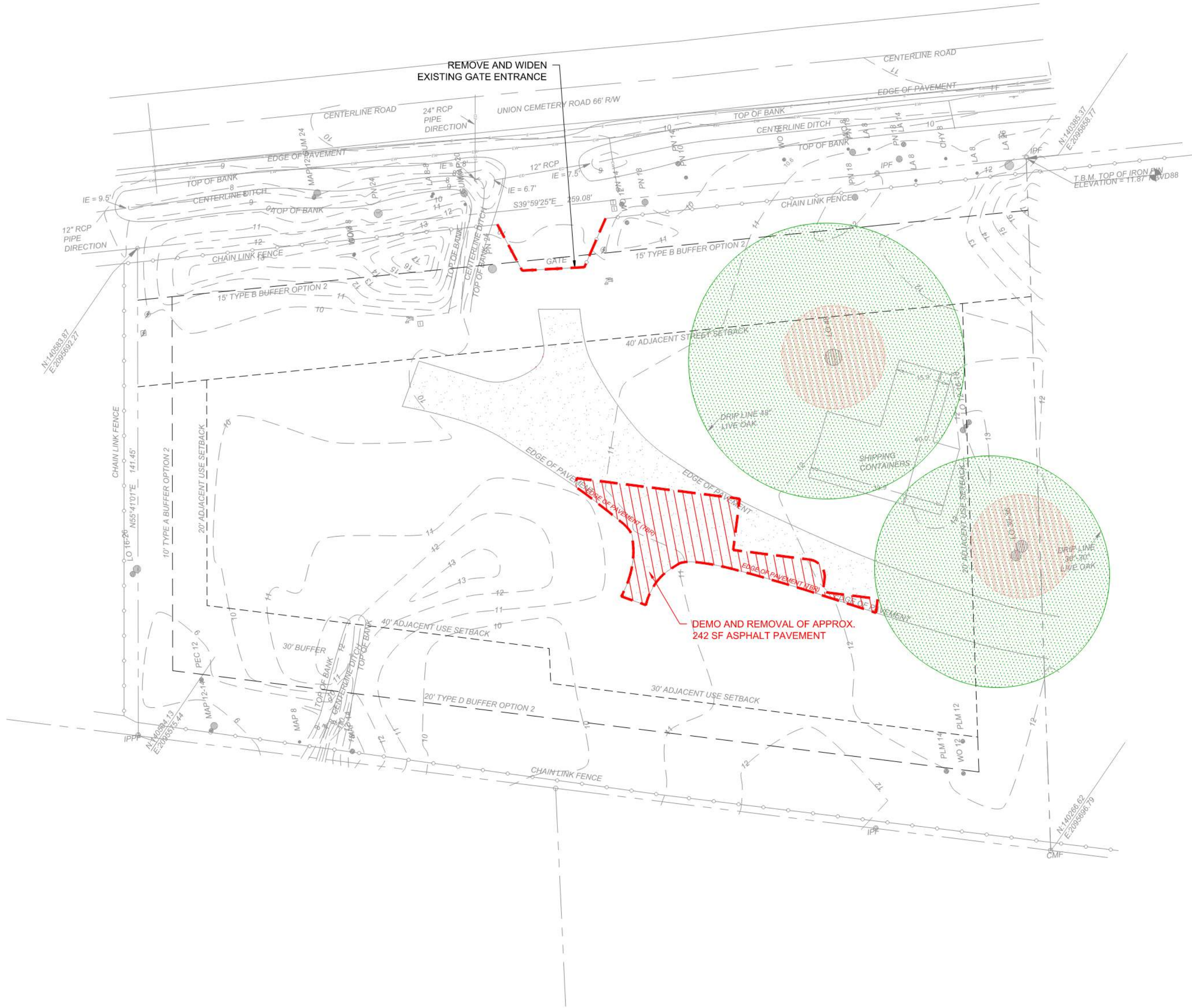
DATE: 10/17/2022 SCALE: 1" = 16'

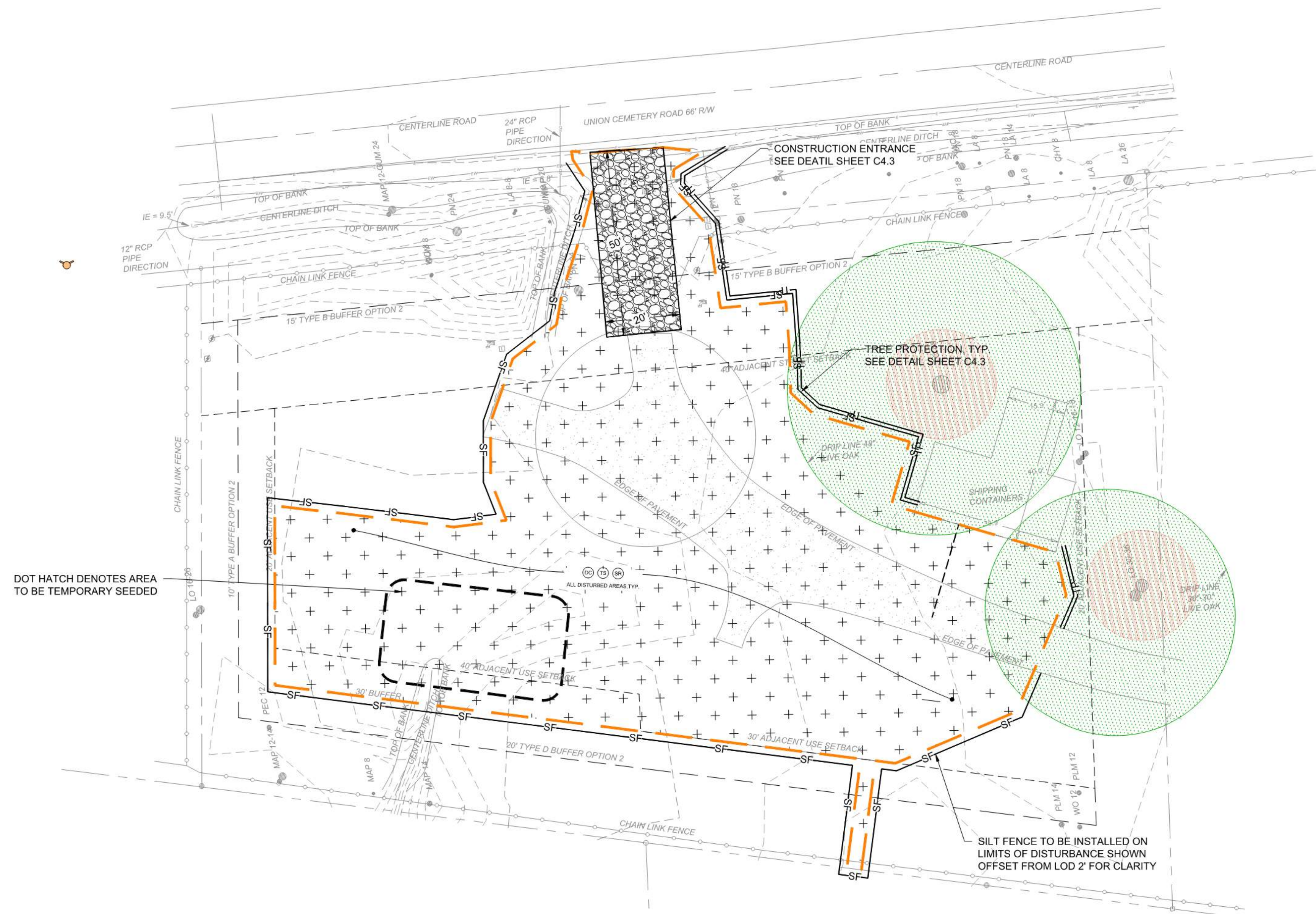


NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: admin@nandinainc.com
FILE No: 22237 DWG No.: 4-22237
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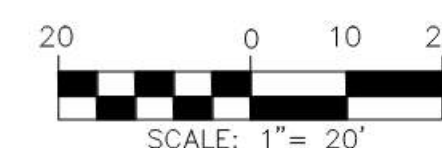
- DEMOLITION NOTES:
1. CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO DEMOLITION.
 2. SHOULD FIELD CONDITIONS CONFLICT WITH WHAT IS SHOWN ON THE CONSTRUCTION DOCUMENTS, CONTRACTOR TO NOTIFY ENGINEER PRIOR TO CONTINUATION OF WORK.
 3. CONTRACTOR (AND ANY SUBCONTRACTORS) TO BE LICENSED AND INSURED IN SOUTH CAROLINA AND APPROVED BY OWNER PRIOR TO START OF WORK.
 4. ALL WORK TO BE COORDINATED WITH OWNER. CONTRACTOR TO MEET WITH OWNER PRIOR TO START OF WORK.
 5. REMOVE ALL EXISTING FEATURES NECESSARY FOR COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
 6. CONTRACTOR TO KEEP THE JOBSITE FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM JOBSITE AND SHALL PROVIDE DUMPSTERS AS REQUIRED.
 7. CONTRACTOR RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.





— SILT FENCE TO BE INSTALLED ON
LIMITS OF DISTURBANCE SHOWN
OFFSET FROM LOD 2' FOR CLARITY

1. ALL EROSION AND SEDIMENT CONTROL BMPs TO REMAIN IN PLACE UNTIL AUTHORIZATION TO REMOVE OBTAINED.
2. TEMPORARY SEED ALL DISTURBED AREAS DURING CONSTRUCTION.
3. AT COMPLETION OF CONSTRUCTION APPLY PERMANENT SEED TO ALL AREAS NOT ENCOMPASSED BY SITE FEATURES UNTIL FINAL STABILIZATION ACHIEVED.

[illegible]

SWPPP PHASE 1

C4.0

PLOTTED ON April 29, 2024 AT 10:08 PM.

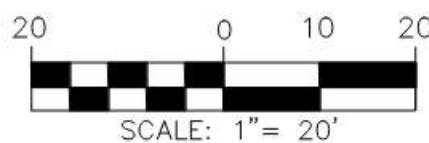
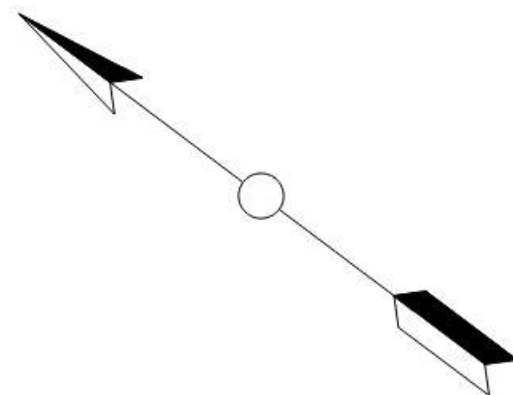
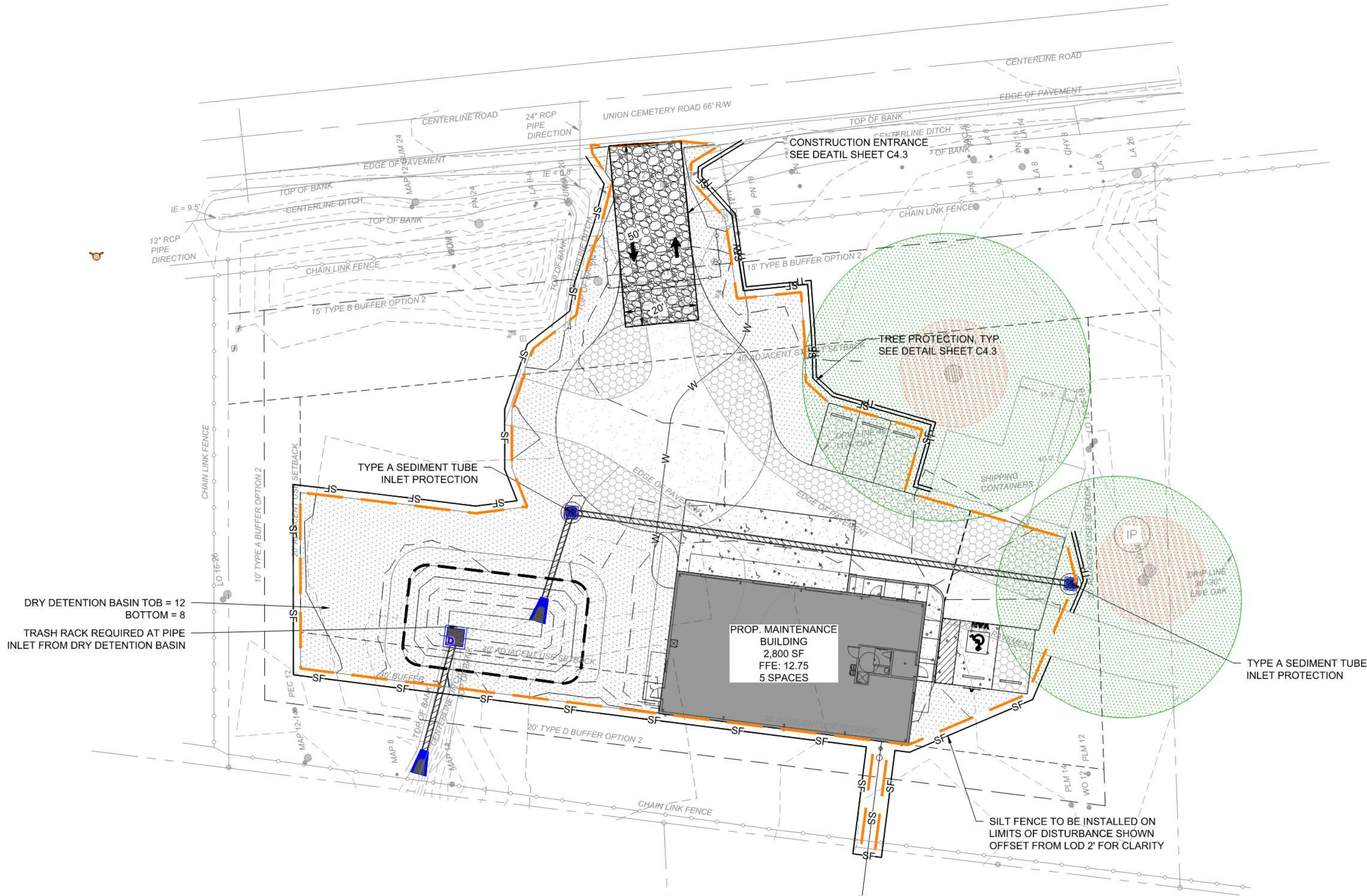


NOTES:

- ALL EROSION AND SEDIMENT CONTROL BMPs TO REMAIN IN PLACE UNTIL AUTHORIZATION TO REMOVE OBTAINED.
- TEMPORARY SEED ALL DISTURBED AREAS DURING CONSTRUCTION.
- AT COMPLETION OF CONSTRUCTION APPLY PERMANENT SEED TO ALL AREAS NOT ENCOMPASSED BY SITE FEATURES UNTIL FINAL STABILIZATION ACHIEVED.

TOTAL DISTURBED AREA = 0.42 ACRES

LEGEND	
CE	CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
RR	RIP RAP
ST	SEDIMENT TUBE
DC	DUST CONTROL
SR	SURFACE ROUGHENING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
SF	SILT FENCE
CW	CONCRETE WASHOUT



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APPROVED BY:	AJB
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PORT ROYAL PLANTATION
HILTON HEAD

SWPPP PHASE 2

C4.1

TOTAL LAND DISTURBANCE: 0.42 ACRES
TOTAL IMPERVIOUS: 0.25 ACRES

CONSTRUCTION SEQUENCE:

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 AC. DISTURBED).
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCES.
5. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (SILT FENCE, ETC.).
7. CLEARING AND GRUBBING ONLY IN AREAS OF BASINS/TRAPS/PONDS.
8. INSTALLATION OF BASINS/TRAPS/PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED.
9. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
10. ROUGH GRADING.
11. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
12. FINE GRADING, PAVING, ETC.
13. PERMANENT/FINAL STABILIZATION.
14. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
15. REMOVAL OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED. SWPPP PREPARER MUST APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
16. PERFORM NECESSARY AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO THE MS4 AND/OR SCDHEC FOR ACCEPTANCE.
17. SUBMIT NOTICE OF TERMINATION (NOT) TO THE MS4 AND SCDHEC AS APPROPRIATE.

EXISTING UTILITIES:

CONTRACTOR TO FIELD LOCATE AND DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES WHICH WERE NOT EXACTLY LOCATED.

GENERAL SWPPP NOTES:

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - 2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - 2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE LEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - 16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - 16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - 16.3. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - 16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

Temporary Seeding – Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	40 lbs./ac.												
Rye, Grain	56 lbs./ac.												
Ryegrass	50 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet or Japanese Millet	40 lbs./ac.												
Rye, Grain or Oats	56 lbs./ac.												
Ryegrass	50 lbs./ac.												

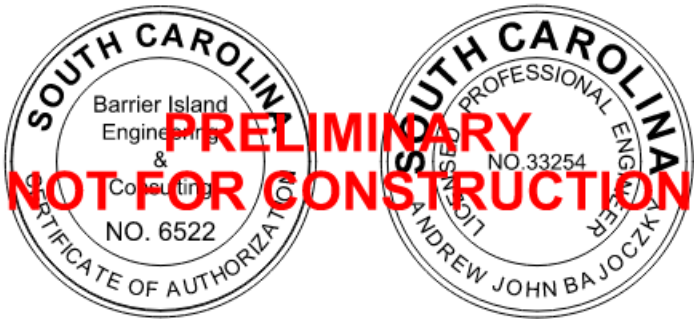
Permanent Seeding - Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bahiagrass	30 lbs./ac.												
Sericea Lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Atlantic Coastal Panicgrass	15 lbs./ac.												
PLS													
Browntop Millet	10 lbs./ac.												
Switchgrass (Alamo)	8 lbs./ac.												
PLS													
Little Bluestem	4 lbs./ac.												
Sericea Lespedeza	20 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Weeping Lovegrass	8 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Rye, Grain	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Clover, Crimson (Annual)	5 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bahiagrass	30 lbs./ac.												
Sericea lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bermuda, Common	10 lbs./ac.												
Sericea lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bermuda, Common	12 lbs./ac.												
Kobe Lespedeza	10 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bahiagrass	20 lbs./ac.												
Bermuda, Common	6 lbs./ac.												
Sericea lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Switchgrass	8 lbs./ac.												
PLS													
Little Bluestem	3 lbs./ac.												
Indiangrass	3 lbs./ac.												
PLS													



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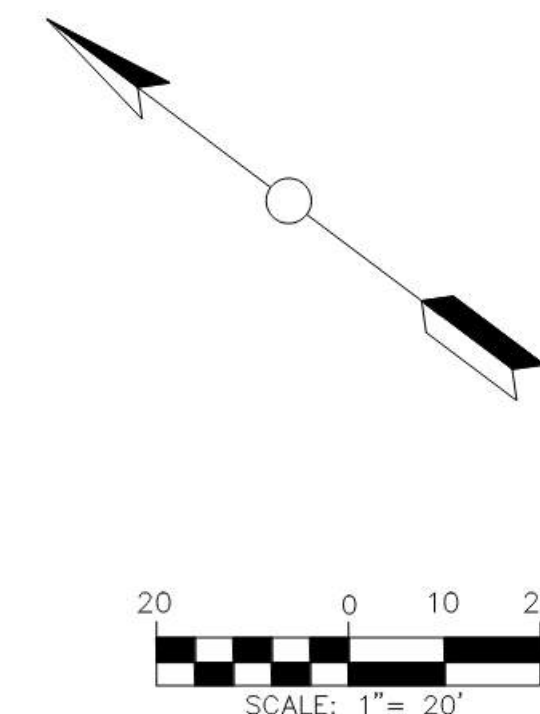
PROJECT #	23-050
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APPROVED BY:	AJB
DATE:	4/29/2024
REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL



PORT ROYAL PLANTATION
HILTON HEAD

SWPPP NOTES

1. REFER TO SHEETS C6.3 FOR SITE AND DRAINAGE DETAILS.
2. ALL EXISTING DRAINAGE PATTERNS TO BE MAINTAINED
3. ALL ELEVATIONS ARE IN REFERENCE TO NAVD88.
4. SHOULD FIELD CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS, NOTIFY ENGINEERING PRIOR TO RESUMING WORK.
5. ALL ITEMS IN SECTION 100 OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMPs HAVE BEEN IMPLEMENTED FOR BOTH PHASES (CONSTRUCTION AND POST CONSTRUCTION) TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDOT SYSTEM AND/OR ITS DISCHARGES. ALL REQUIREMENTS IN SECTION 10B OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RELEASE RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO THE SCDOT RIGHT OF WAY.



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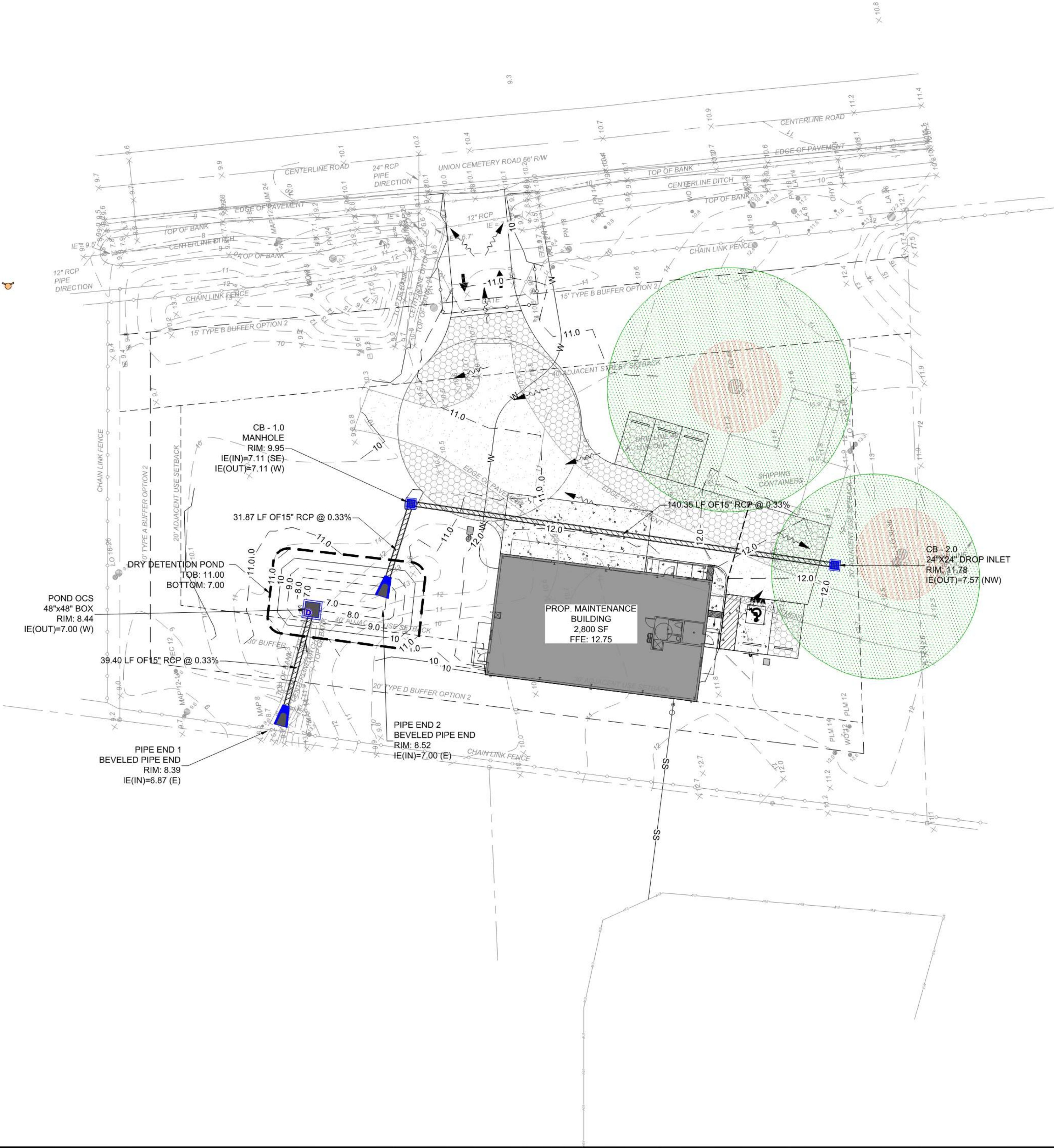
GRADING PLAN

C6.0

NOTES:

1. REFER TO SHEETS C6.3 FOR SITE AND DRAINAGE DETAILS.
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STORM STRUCTURE SCHEDULE				STORM SEWER PIPE SCHEDULE							
NAME	TYPE	RIM ELEV. (FT.)	INVERTS	FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
CB - 1.0	MANHOLE	9.95'	INV IN = 7.11' (15") INV OUT = 7.11' (15")	CB - 1.0	7.11'	CB - 2.0	7.57'	140.35'	0.33%	15"	Reinforced Concrete Pipe
CB - 2.0	24"x24" DROP INLET	11.78'	INV OUT = 7.57' (15")	PIPE END 1	6.87'	POND OCS	7.00'	39.40'	0.33%	15"	Reinforced Concrete Pipe
PIPE END 1	BEVELED PIPE END	8.39'	INV IN = 6.87' (15")	PIPE END 2	7.00'	CB - 1.0	7.11'	31.87'	0.33%	15"	Reinforced Concrete Pipe
PIPE END 2	BEVELED PIPE END	8.52'	INV IN = 7.00' (15")								
POND OCS	48"x48" BOX	8.44'	INV OUT = 7.00' (15")								



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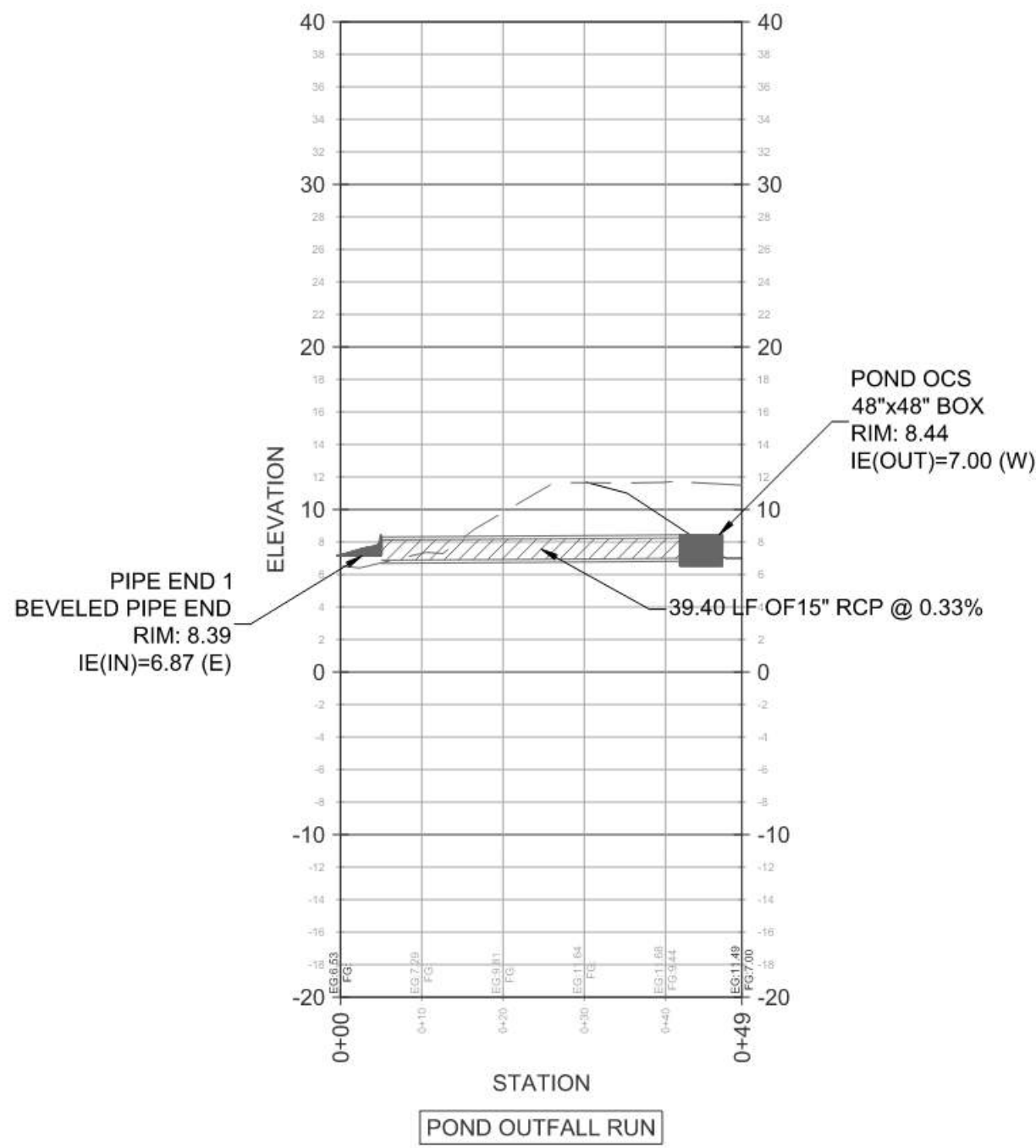
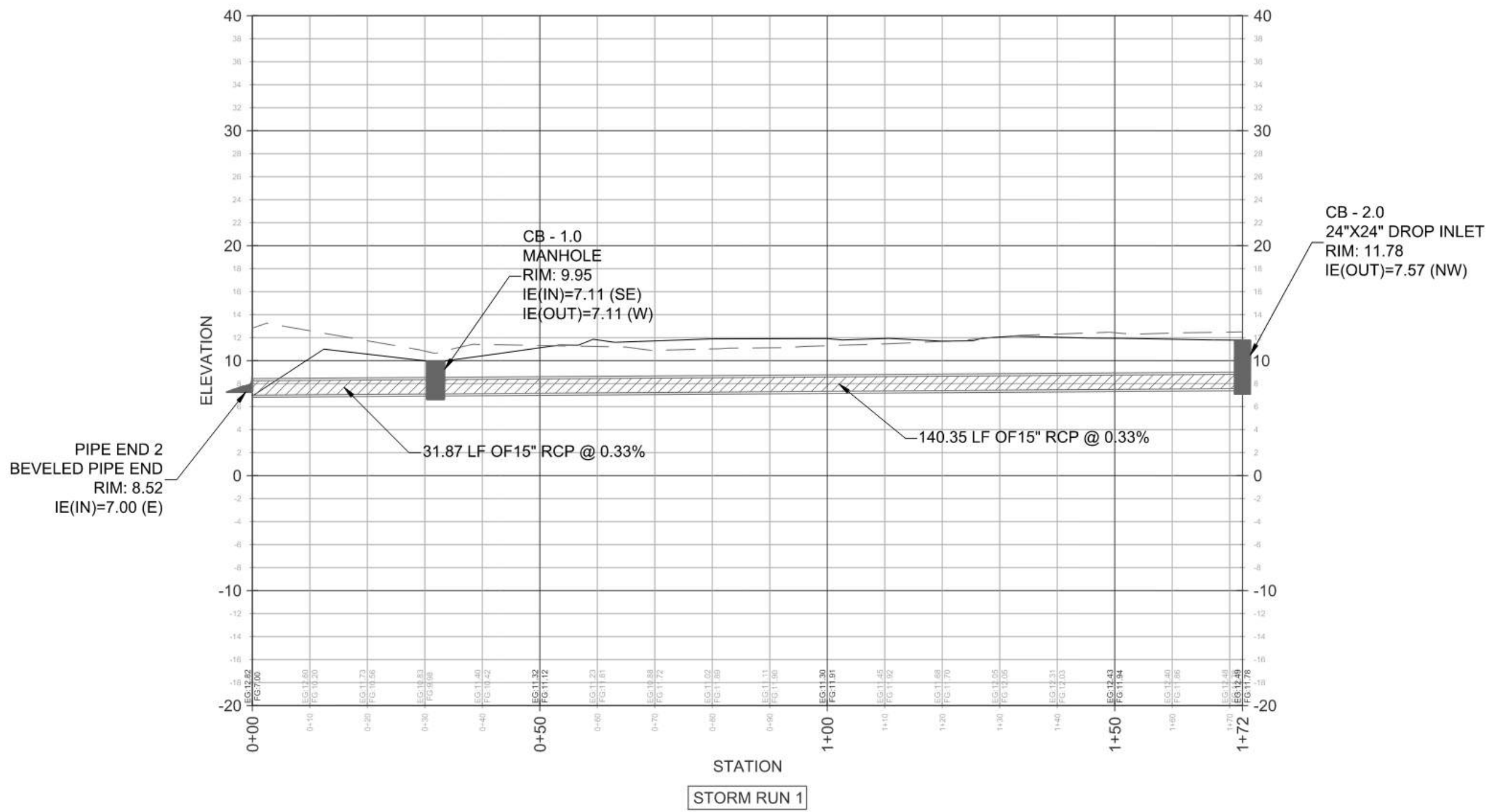
PORT ROYAL PLANTATION
HILTON HEAD

DRAINAGE PLAN

C6.1



DRAINAGE PROFILE LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED DRAINAGE PIPE
	HYDRAULIC GRADE LINE
	COMPACT FILL BENEATH PIPE PER GEOTECHNICAL REPORT



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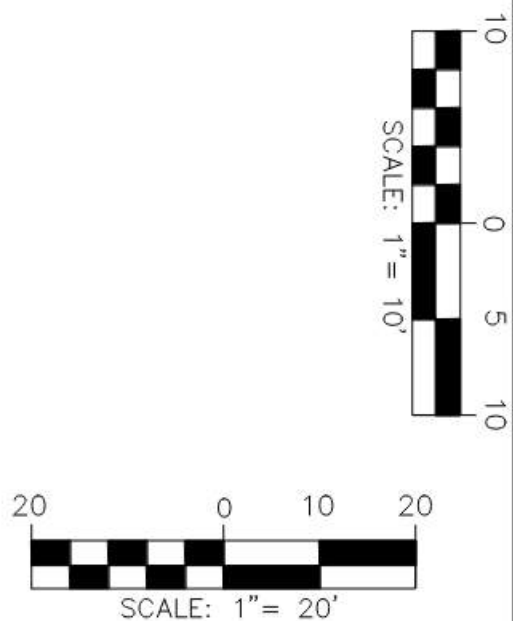
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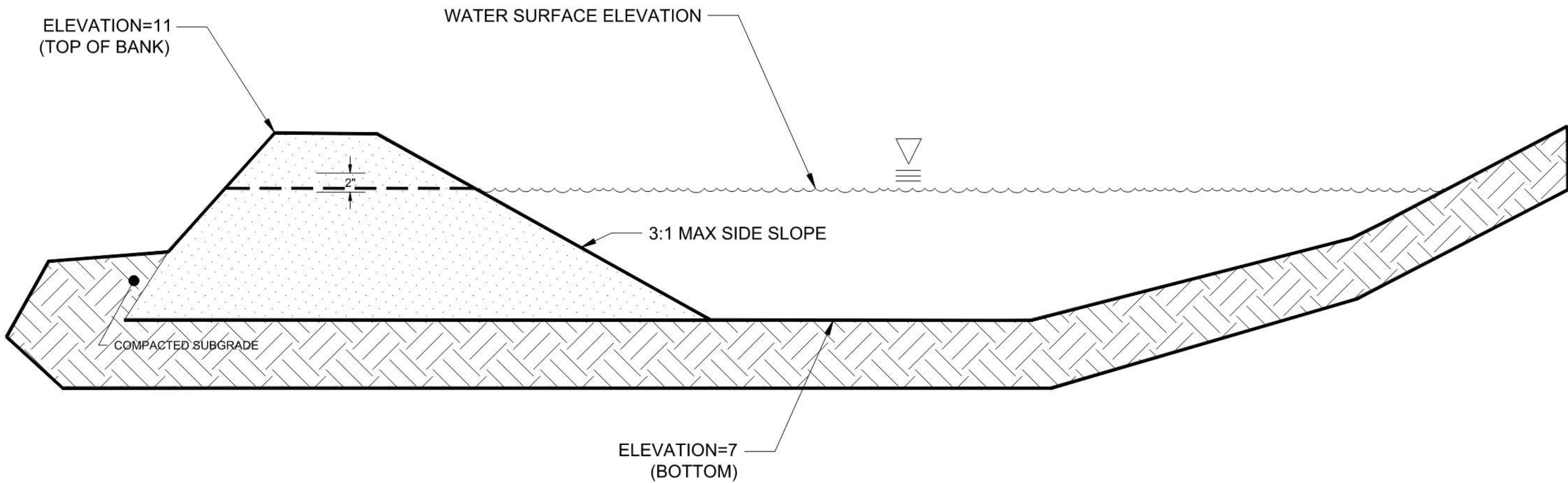


PORT ROYAL PLANTATION
HILTON HEAD

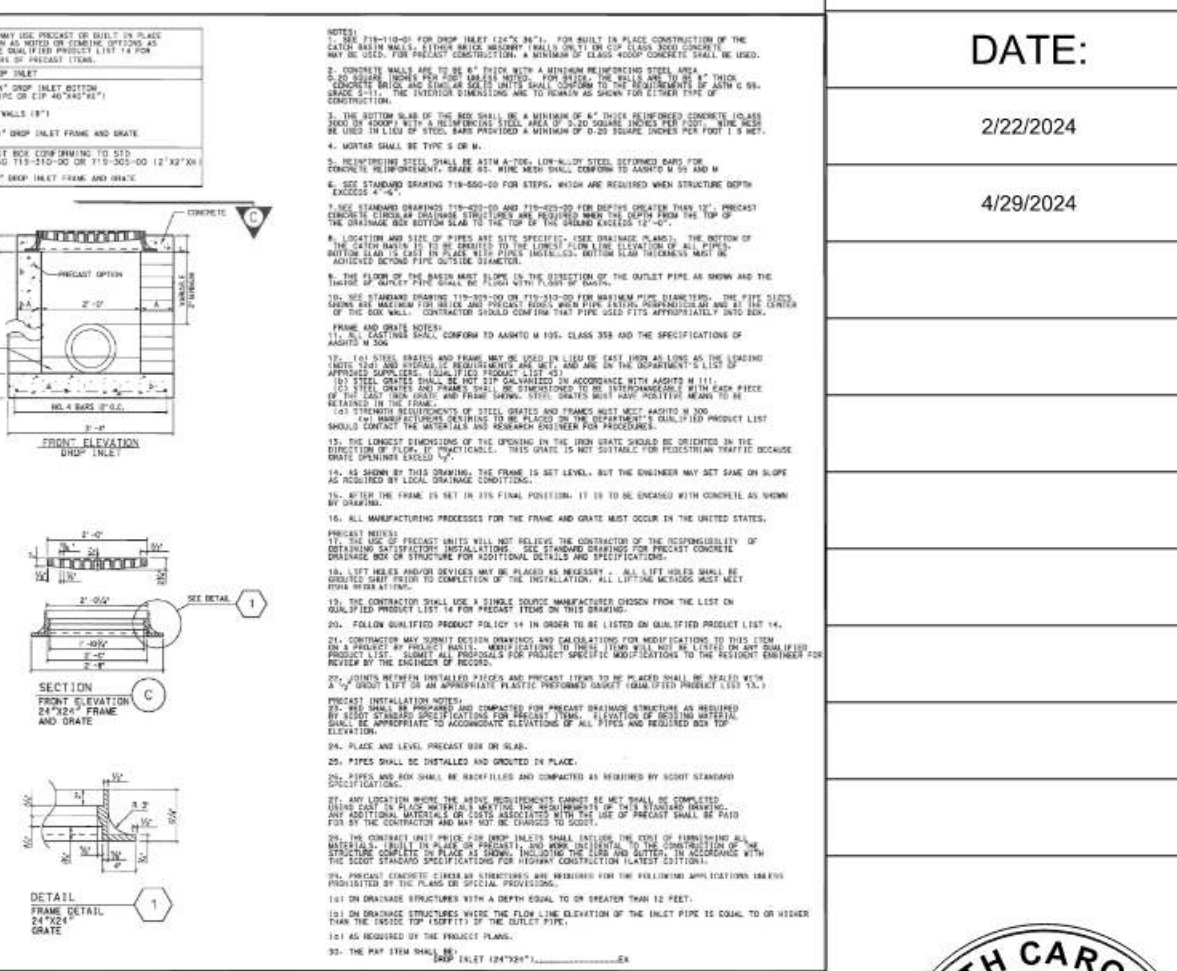
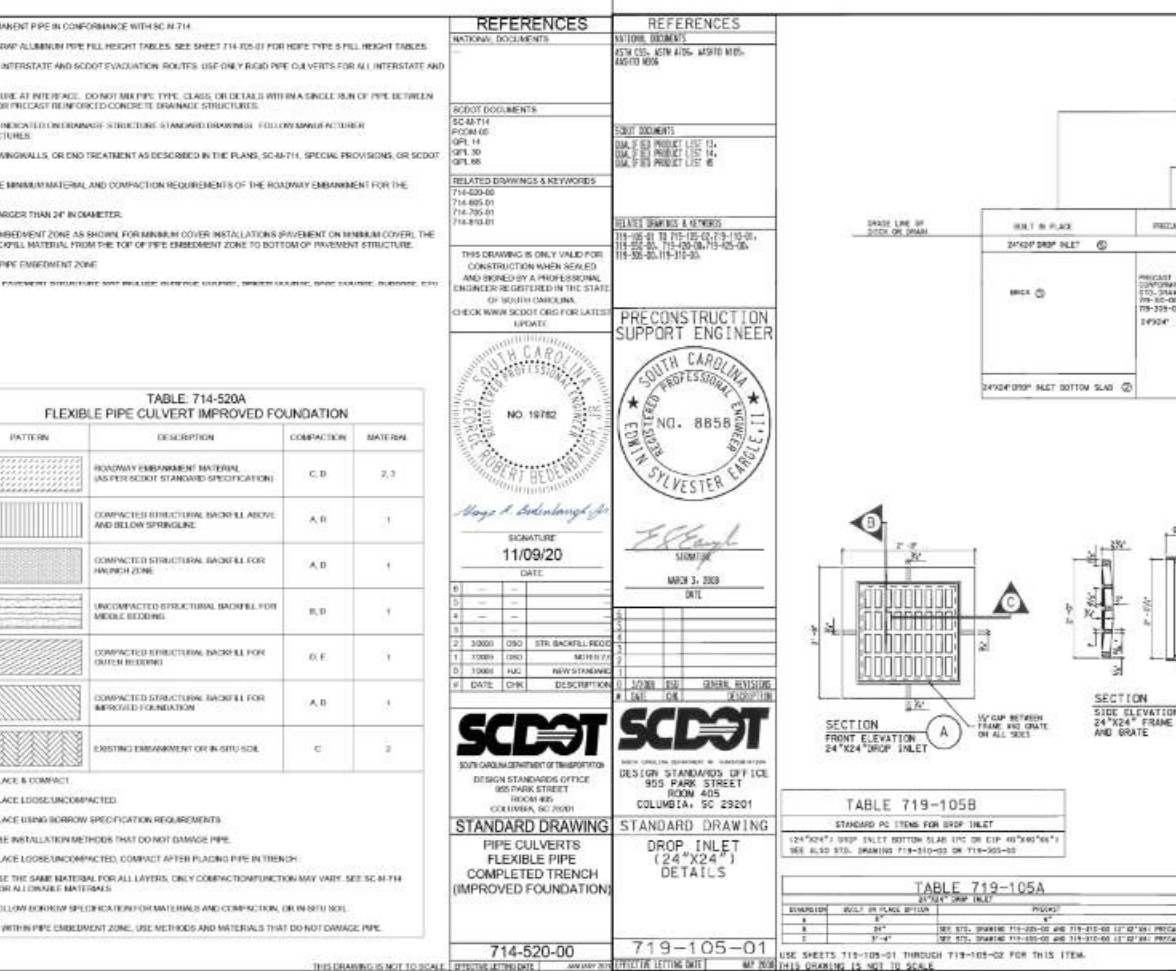
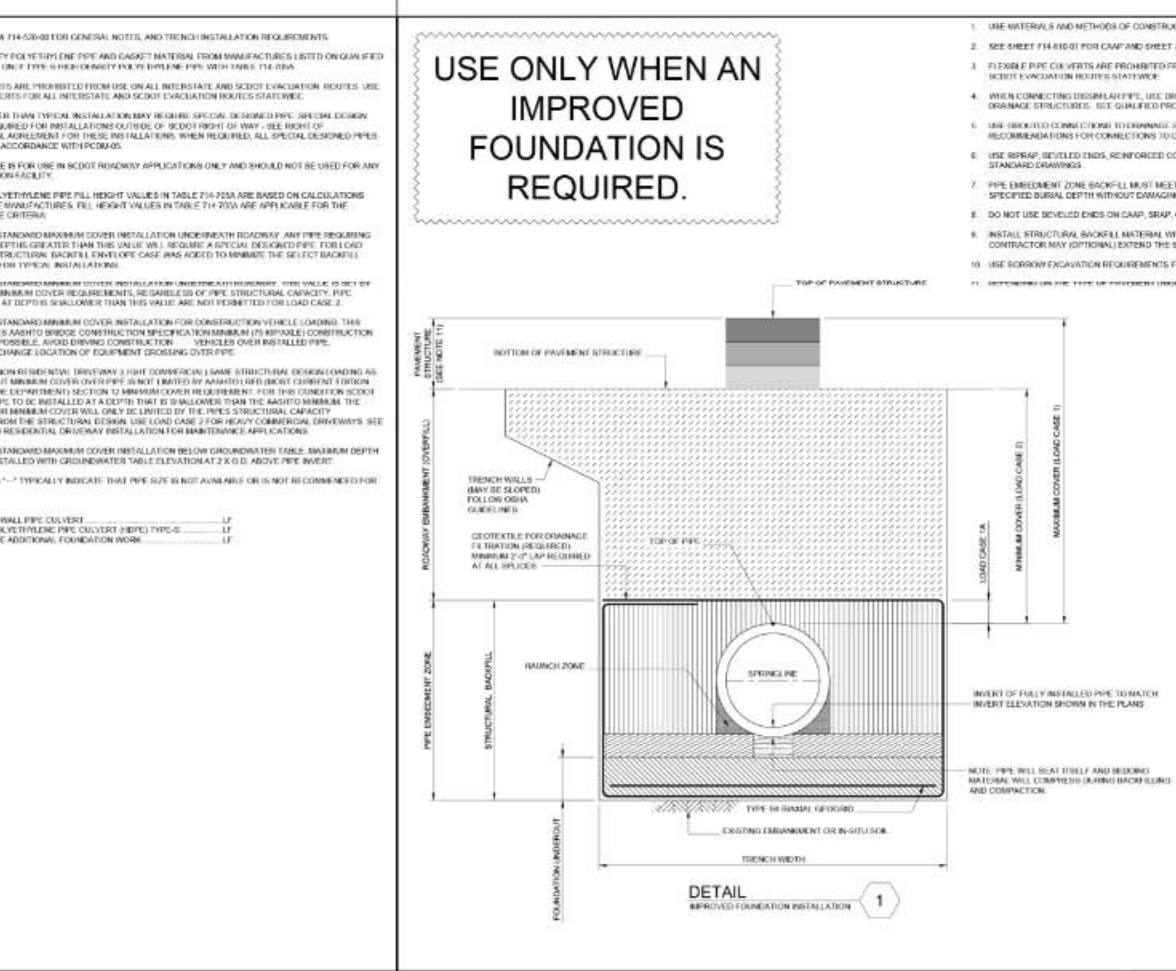
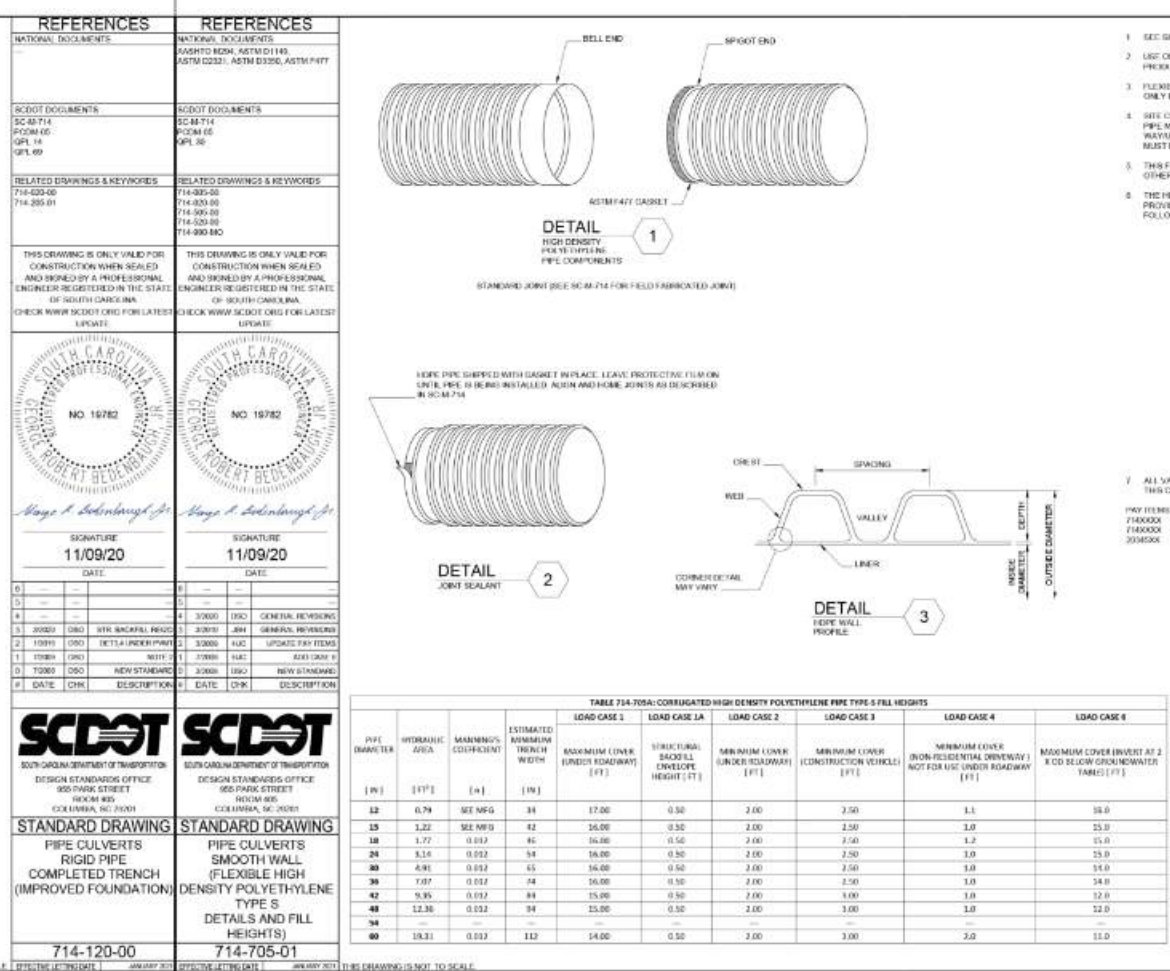
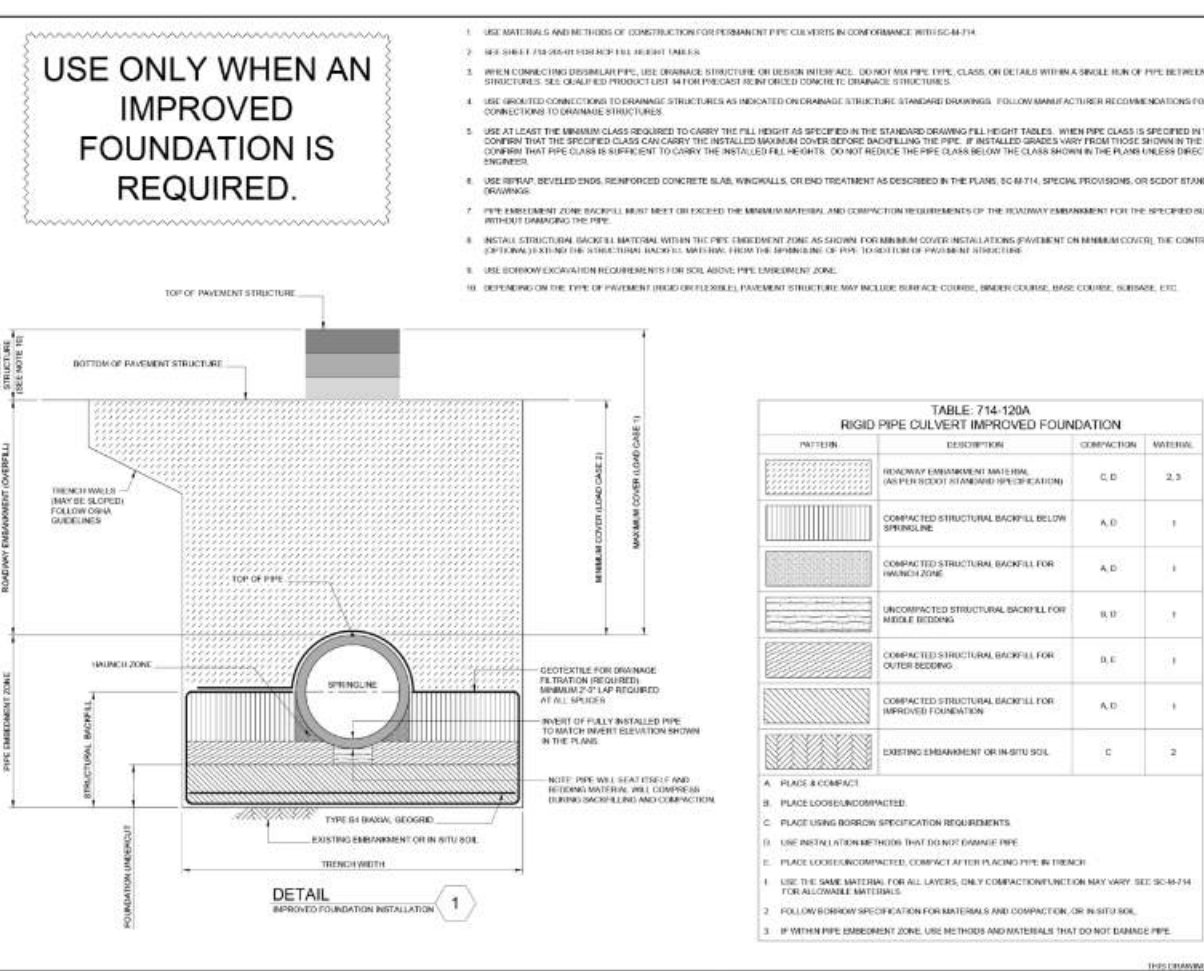
DRAINAGE PROFILES

C6.2

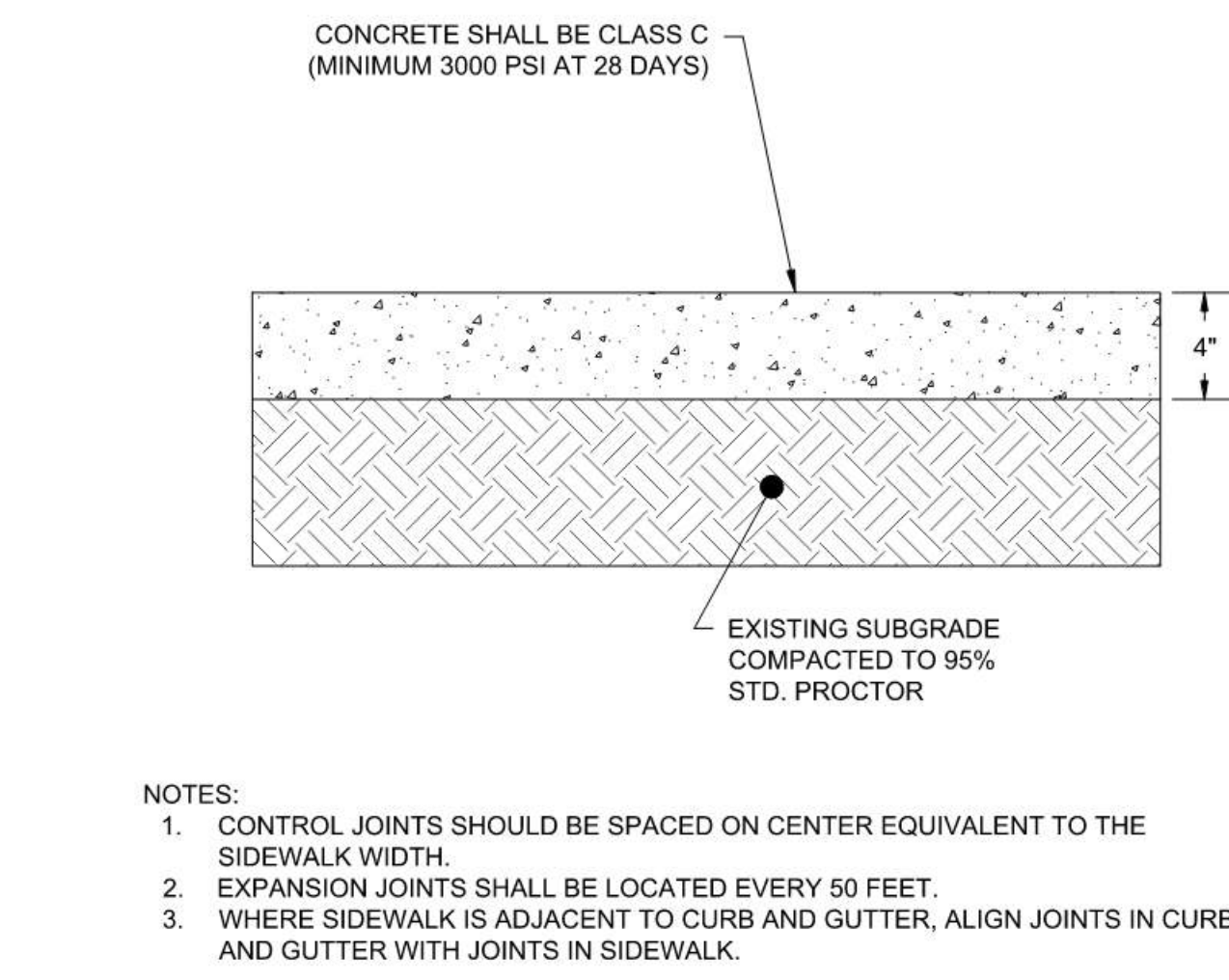




C1 DRY DETENTION BASIN

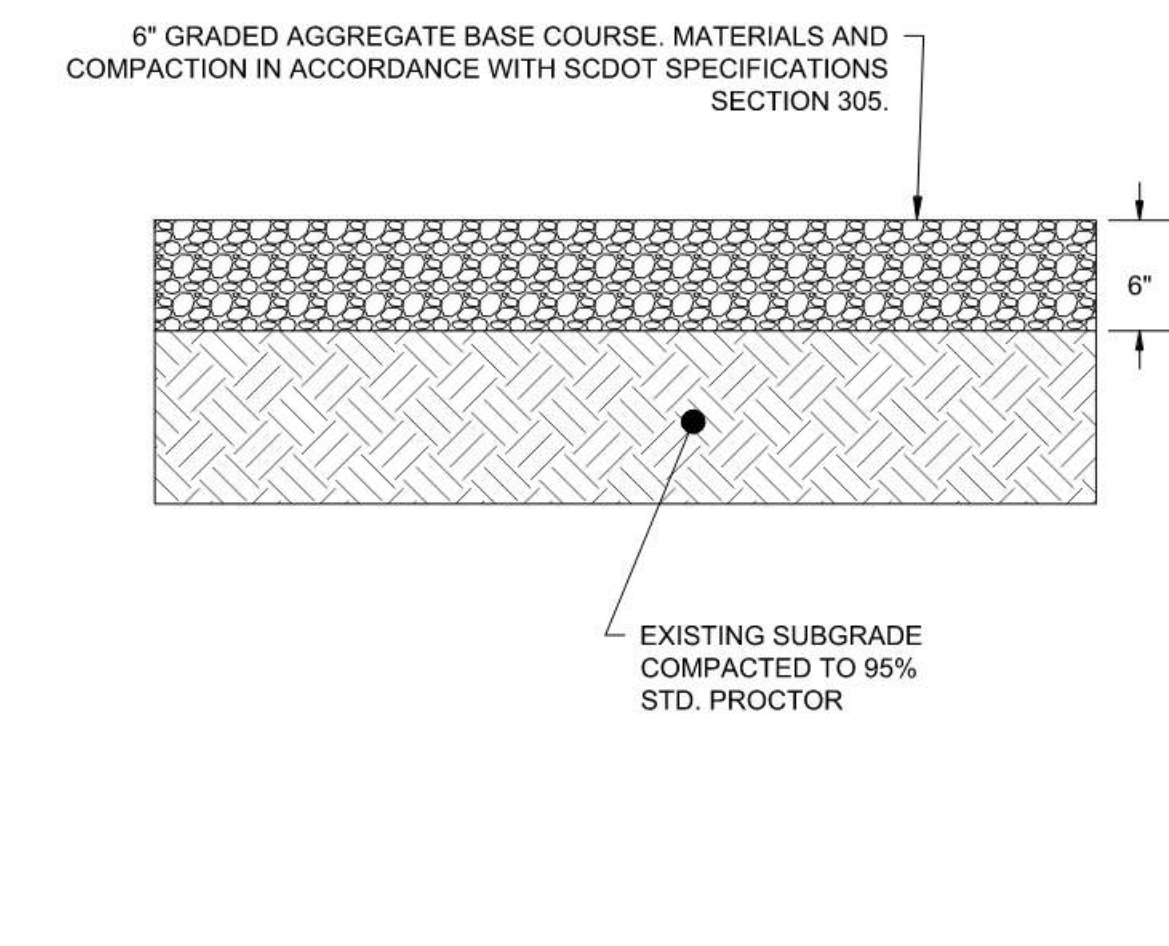


C3 RCP PIPE TRENCH



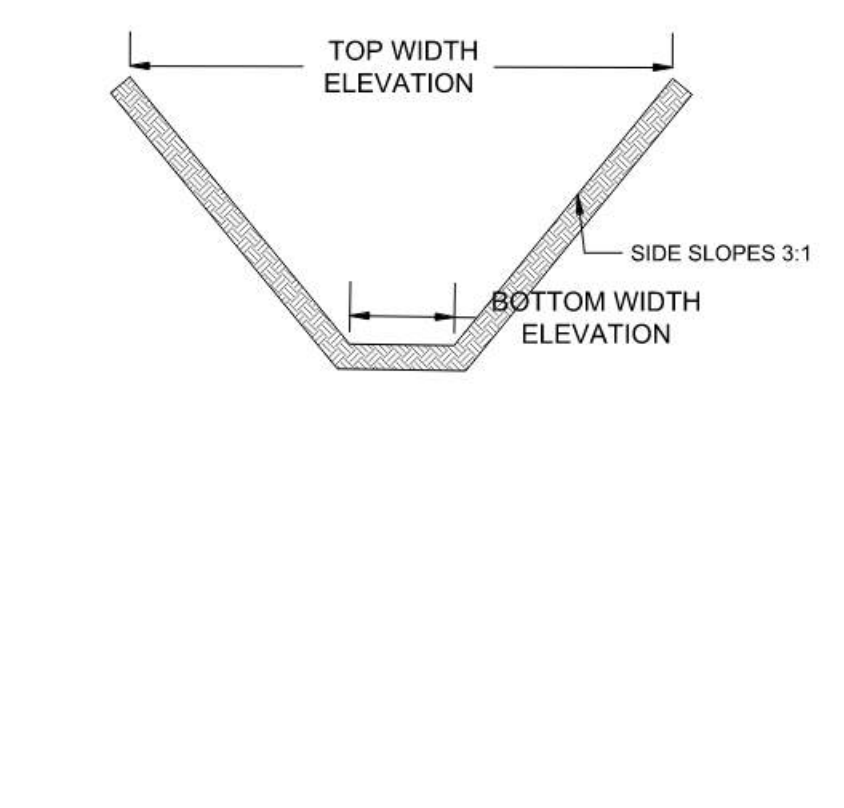
C7 CONCRETE SIDEWALK SECTION

C4 HDPE PIPE



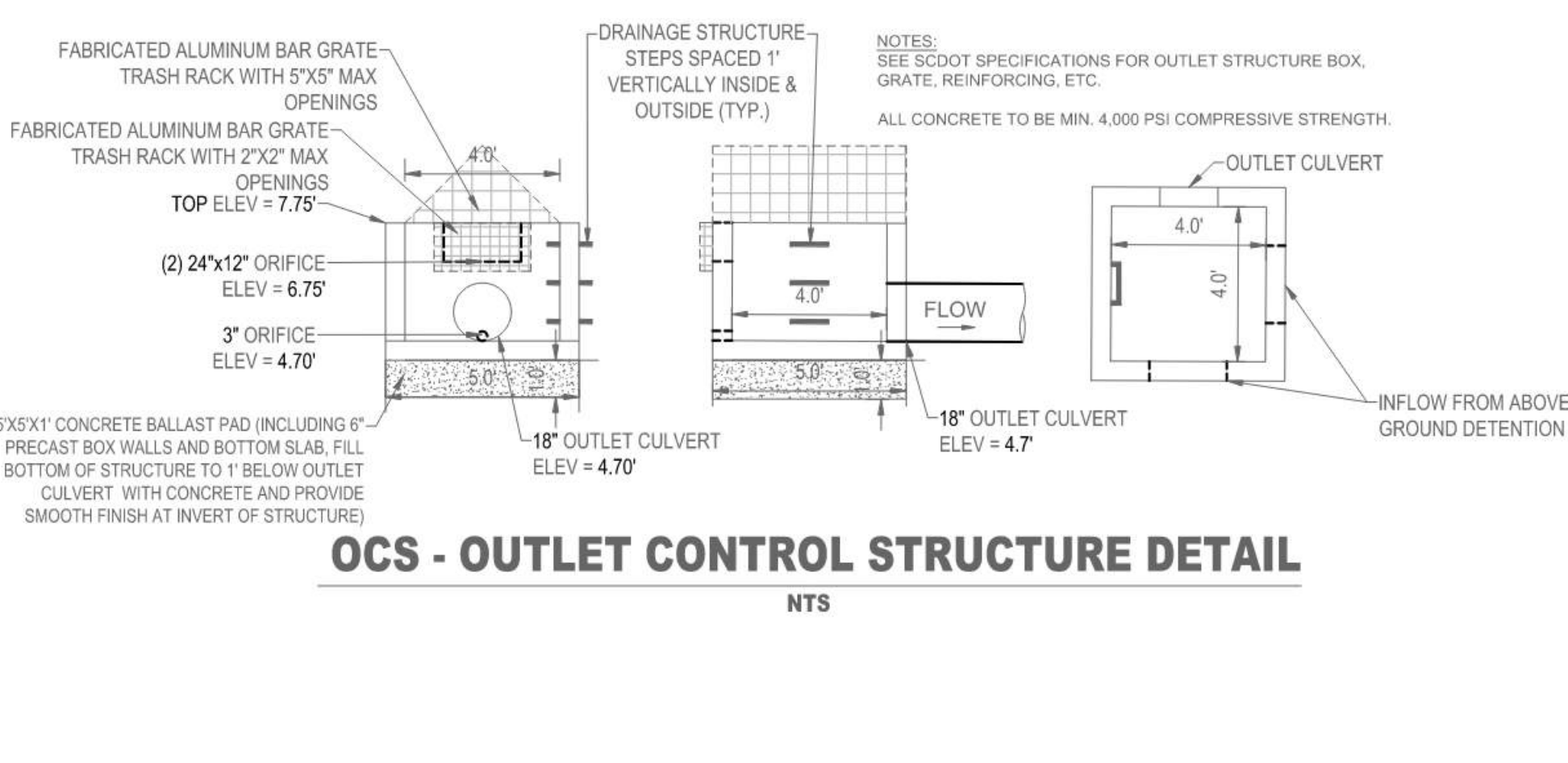
C8 GAB PAVING SECTION

C5 HDPE PIPE TRENCH



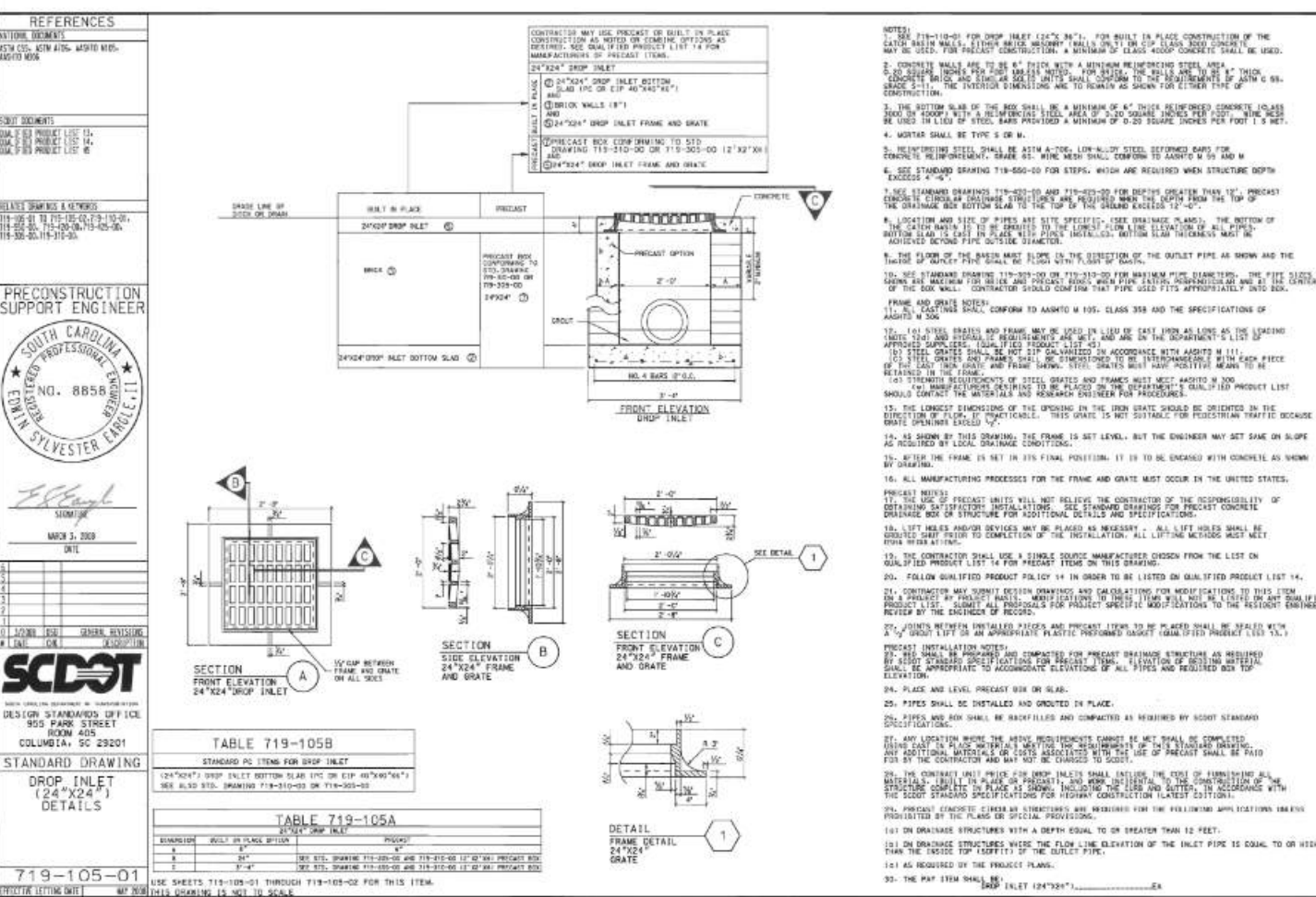
C9 DRY DETENTION SPILLWAY

C6 24\"/>



C10 OUTLET CONTROL STRUCTURE

C2 REINFORCED CONCRETE PIPE



843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024

REVISION LOG

DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL



PORT ROYAL PLANTATION
HILTON HEAD

SITE & DRAINAGE DETAILS

C6.3

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL: L = APRON LENGTH, (FEET) D = OUTLET PIPE DIAMETER, (INCHES) d = MEDIAN STONE SIZE, (FEET) <table><tr><th colspan="6">RIP-RAP SIZING FOR MINIMUM TAILWATER < 0.5 D_o</th></tr><tr><th>RIP-RAP NAME</th><th>D_o</th><th>3D_o</th><th>L_a</th><th>W</th><th>MEDIAN RIP-RAP SIZE (D₅₀)</th></tr><tr><td>RIP-RAP 1</td><td>1.50'</td><td>3.75'</td><td>8'</td><td>9.5'</td><td>6"</td></tr></table> NOTES: - PROTECTION WIDTH: WHEN A PIPE DISCHARGES INTO A WELL-DEFINED CHANNEL, THE PROTECTION SHOULD EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION ONE FOOT ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK WHICHEVER IS LESS - BOTTOM GRADE: CONSTRUCT THE PROTECTION WITH NO SLOPE ITS LENGTH (0 PERCENT GRADE) WHERE APPLICABLE. THE DOWNSTREAM INVERT ELEVATION OF THE PROTECTION IS EQUAL TO THE TO THE ELEVATION OF THE INVERT OF THE RECEIVING CHANNEL. THERE IS NO OVERFALLING AT THE END OF THE PROTECTION. - SIDE SLOPES: IF THE OUTLET DISCHARGES INTO A WELL-DEFINED CHANNEL, THE RECEIVING SIDE SLOPES OF THE CHANNEL SHOULD NOT BE STEEPER THAN 3H:1V		RIP-RAP SIZING FOR MINIMUM TAILWATER < 0.5 D _o						RIP-RAP NAME	D _o	3D _o	L _a	W	MEDIAN RIP-RAP SIZE (D ₅₀)	RIP-RAP 1	1.50'	3.75'	8'	9.5'	6"	PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL: L = APRON LENGTH, (FEET) D = OUTLET PIPE DIAMETER, (INCHES) d = MEDIAN STONE SIZE, (FEET) <table><tr><th colspan="6">RIP-RAP SIZING FOR MAXIMUM TAILWATER > 0.5 D_o</th></tr><tr><th>RIP-RAP NAME</th><th>D_o</th><th>3D_o</th><th>L_a</th><th>W</th><th>MEDIAN RIP-RAP SIZE (D₅₀)</th></tr><tr><td>RIP-RAP 2</td><td>1.25'</td><td>3.75'</td><td>5'</td><td>3.25'</td><td>6"</td></tr></table> NOTES: - PROTECTION WIDTH: WHEN A PIPE DISCHARGES INTO A WELL-DEFINED CHANNEL, THE PROTECTION SHOULD EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION ONE FOOT ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK WHICHEVER IS LESS - BOTTOM GRADE: CONSTRUCT THE PROTECTION WITH NO SLOPE ITS LENGTH (0 PERCENT GRADE) WHERE APPLICABLE. THE DOWNSTREAM INVERT ELEVATION OF THE PROTECTION IS EQUAL TO THE TO THE ELEVATION OF THE INVERT OF THE RECEIVING CHANNEL. THERE IS NO OVERFALLING AT THE END OF THE PROTECTION. - SIDE SLOPES: IF THE OUTLET DISCHARGES INTO A WELL-DEFINED CHANNEL, THE RECEIVING SIDE SLOPES OF THE CHANNEL SHOULD NOT BE STEEPER THAN 3H:1V		RIP-RAP SIZING FOR MAXIMUM TAILWATER > 0.5 D _o						RIP-RAP NAME	D _o	3D _o	L _a	W	MEDIAN RIP-RAP SIZE (D ₅₀)	RIP-RAP 2	1.25'	3.75'	5'	3.25'	6"		
RIP-RAP SIZING FOR MINIMUM TAILWATER < 0.5 D _o																																									
RIP-RAP NAME	D _o	3D _o	L _a	W	MEDIAN RIP-RAP SIZE (D ₅₀)																																				
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RIP-RAP NAME	D _o	3D _o	L _a	W	MEDIAN RIP-RAP SIZE (D ₅₀)																																				
RIP-RAP 2	1.25'	3.75'	5'	3.25'	6"																																				
C11	RIP-RAP SIZING DETAIL FOR MINIMUM TAILWATER < 0.5 Do	C12	RIP-RAP SIZING DETAIL FOR MAXIMUM TAILWATER < 0.5 Do																																						

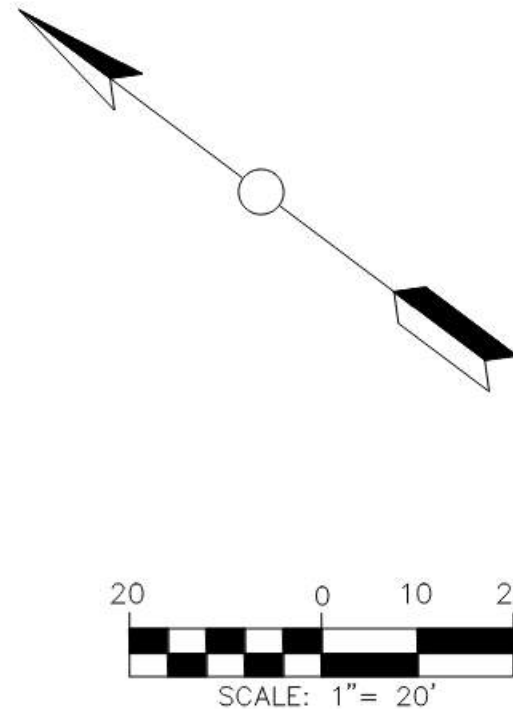
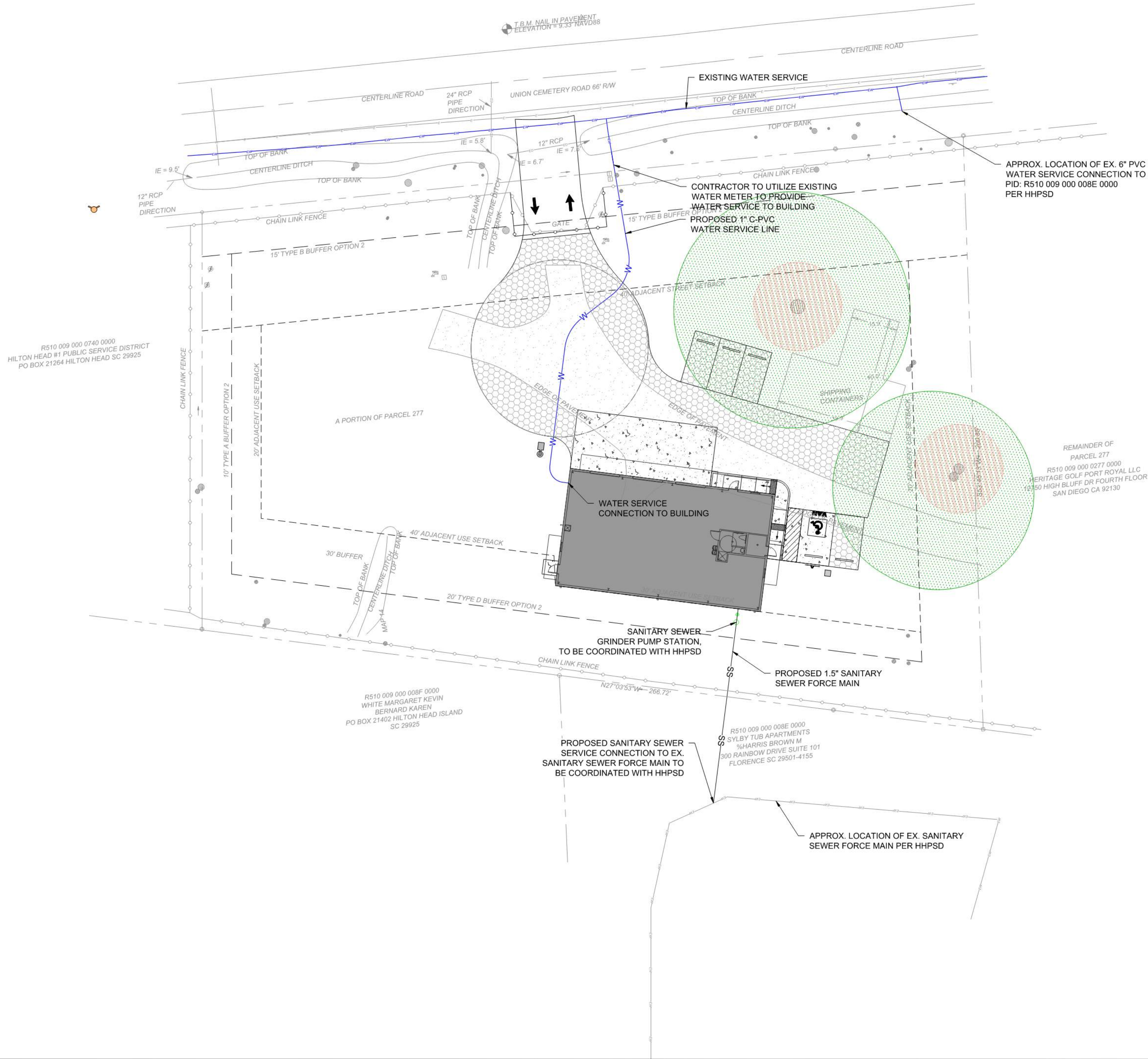
843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024

REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

PORT ROYAL PLANTATION HILTON HEAD	SITE & DRAINAGE DETAILS
	C6.4



BARRIERISLAND
ENGINEERING & CONSULTING

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843-412-9223
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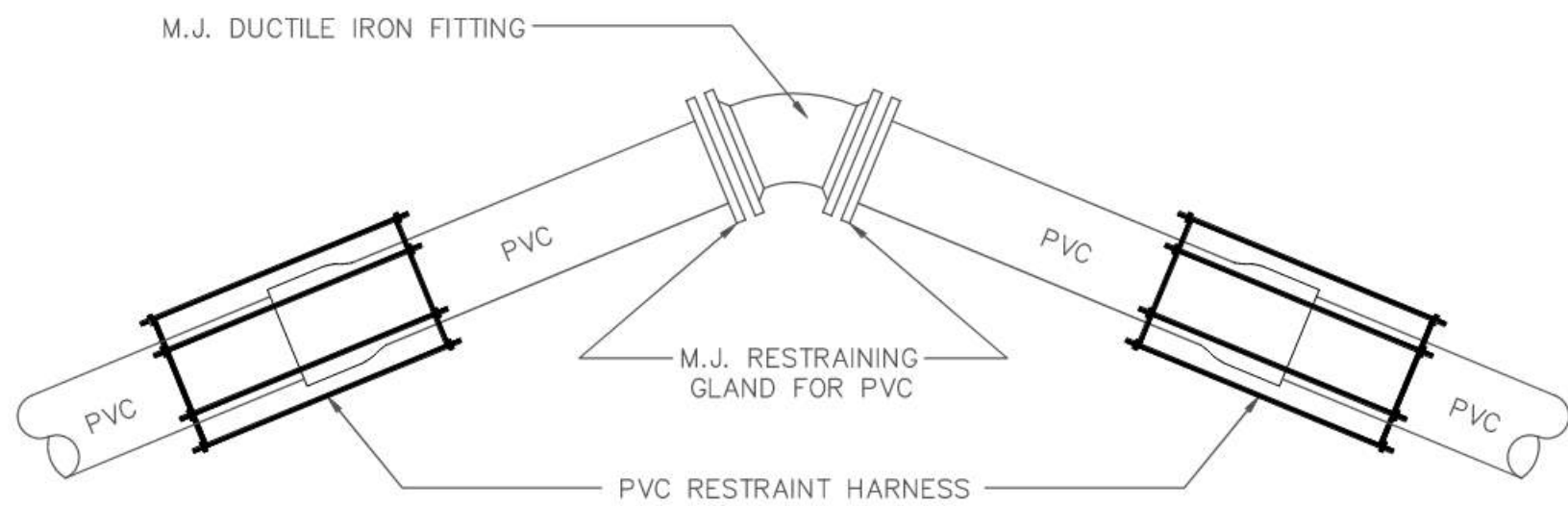
PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024

REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL



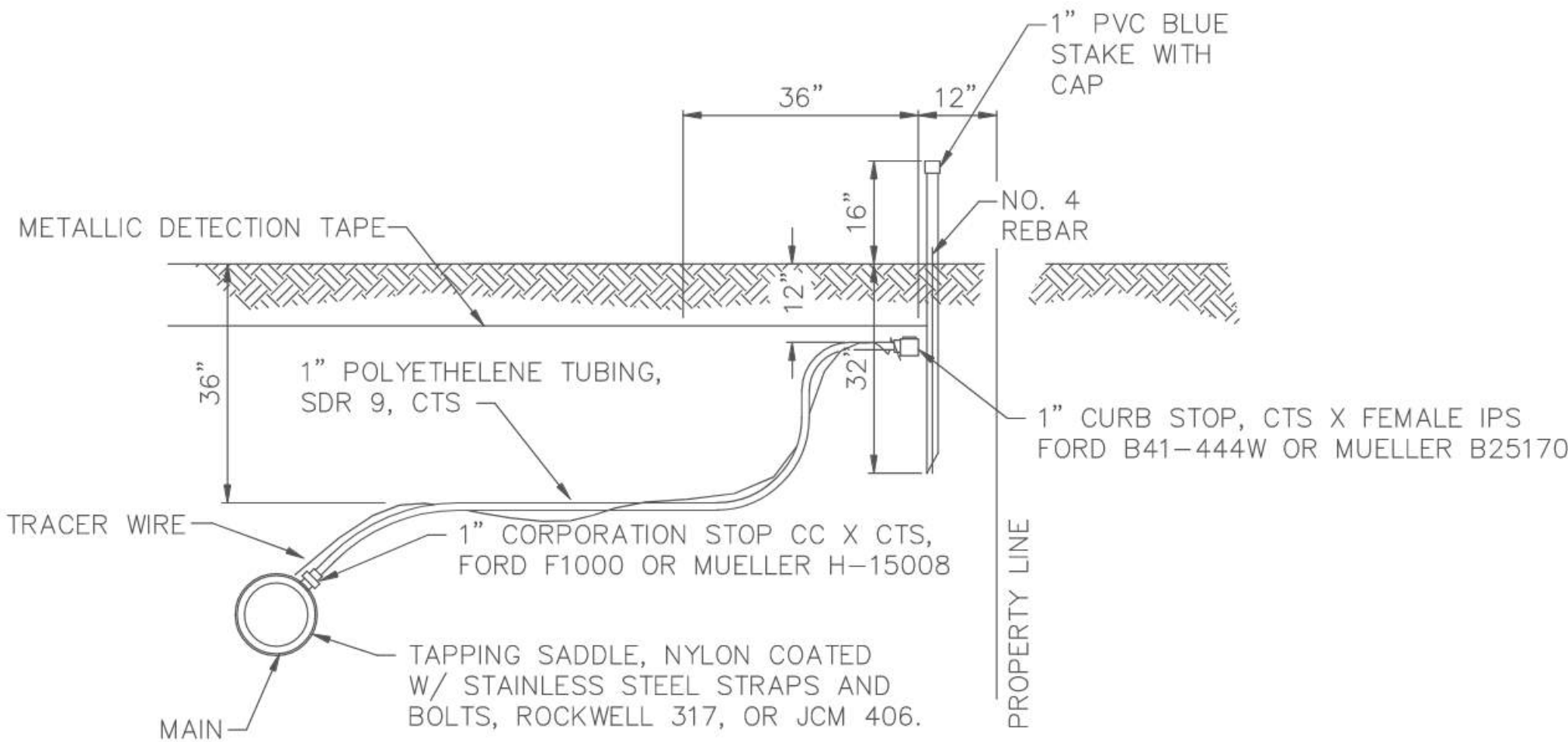
PORT ROYAL PLANTATION
HILTON HEAD

WATER AND SEWER PLANS



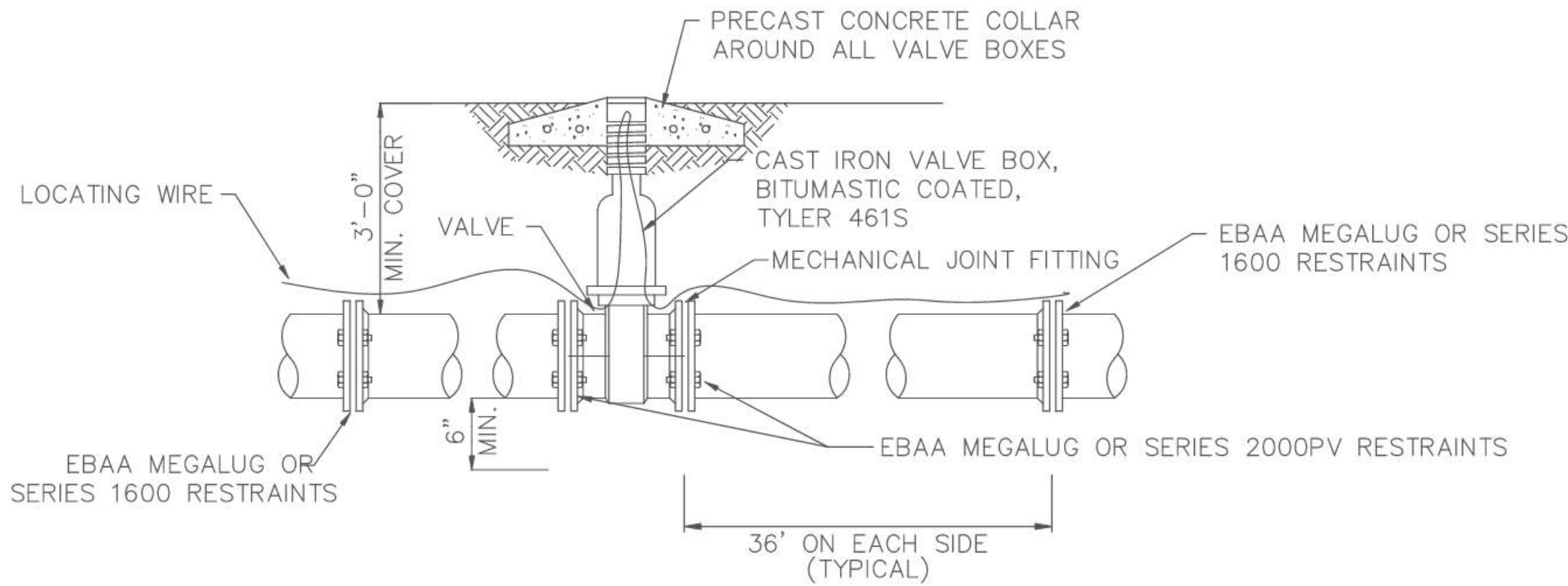
RESTRAINED JOINT FITTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
RESTRAINED JOINT FITTING		
APPROVED BY: LC	DATE: DEC. 1998	DRAWING NO. VIII-13
SCALE: NTS	REVISED: XXXXXXX	



1" WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
1" WATER SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-1
SCALE: NTS	REVISED: Jan. 2001	



GATE VALVE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
GATE VALVE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3
SCALE: NTS	REVISED: JAN. 2001	



843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024

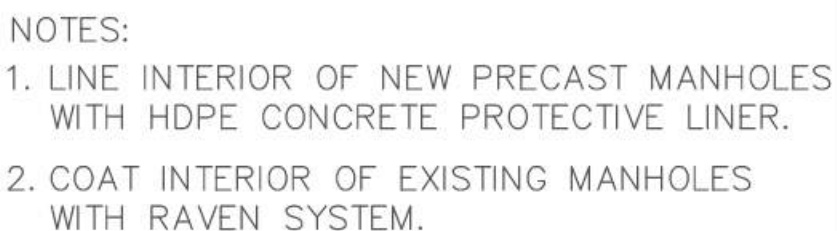
REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL



PORT ROYAL PLANTATION
HILTON HEAD

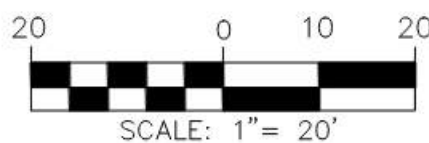
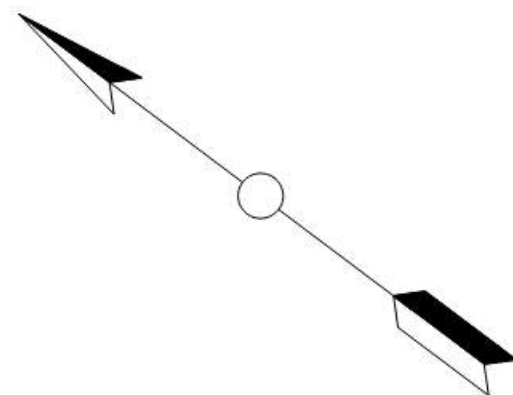
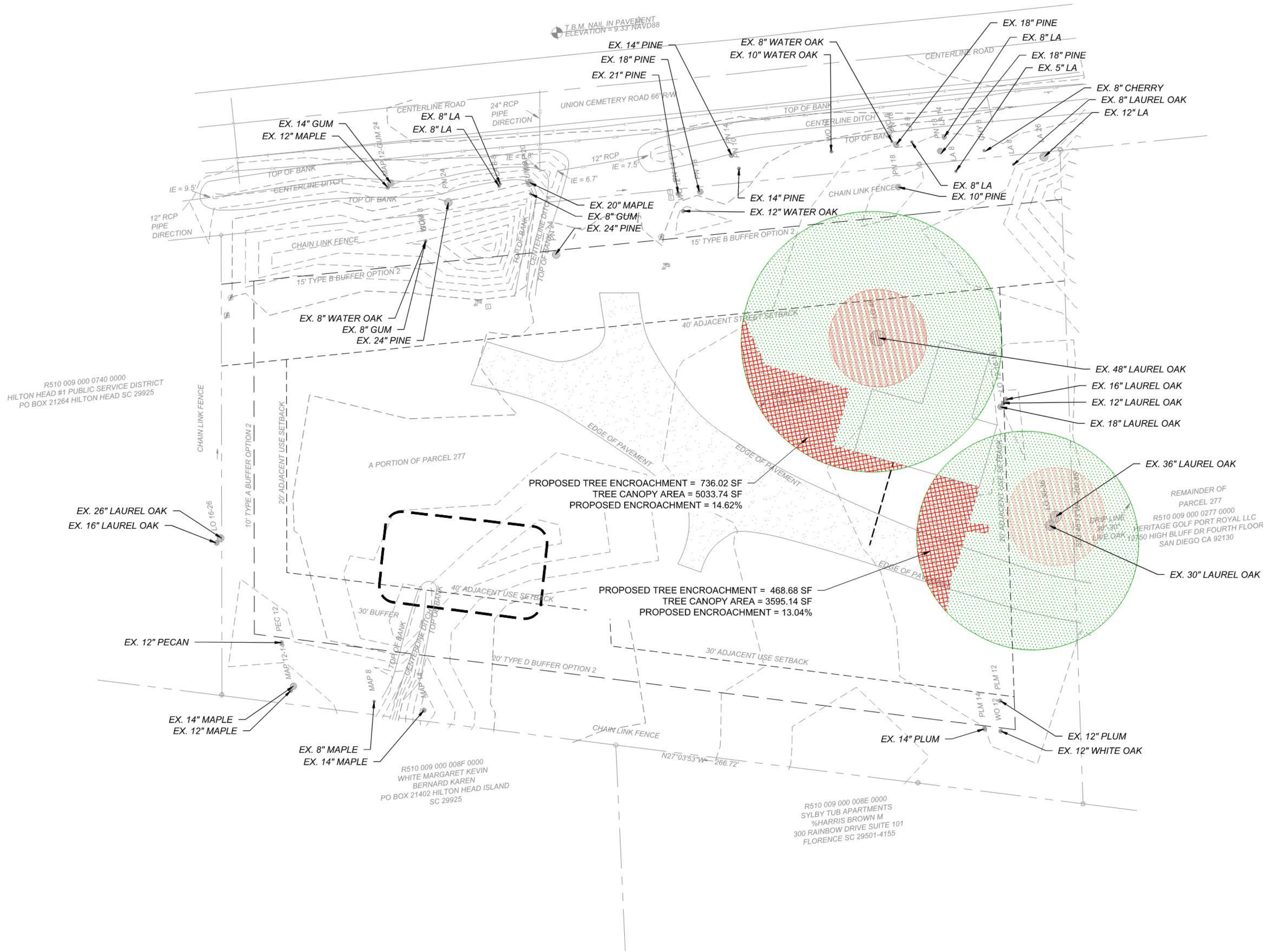
WATER NOTES & DETAILS

C7.1

[illegible]

SEWER NOTES & DETAILS

C7.2



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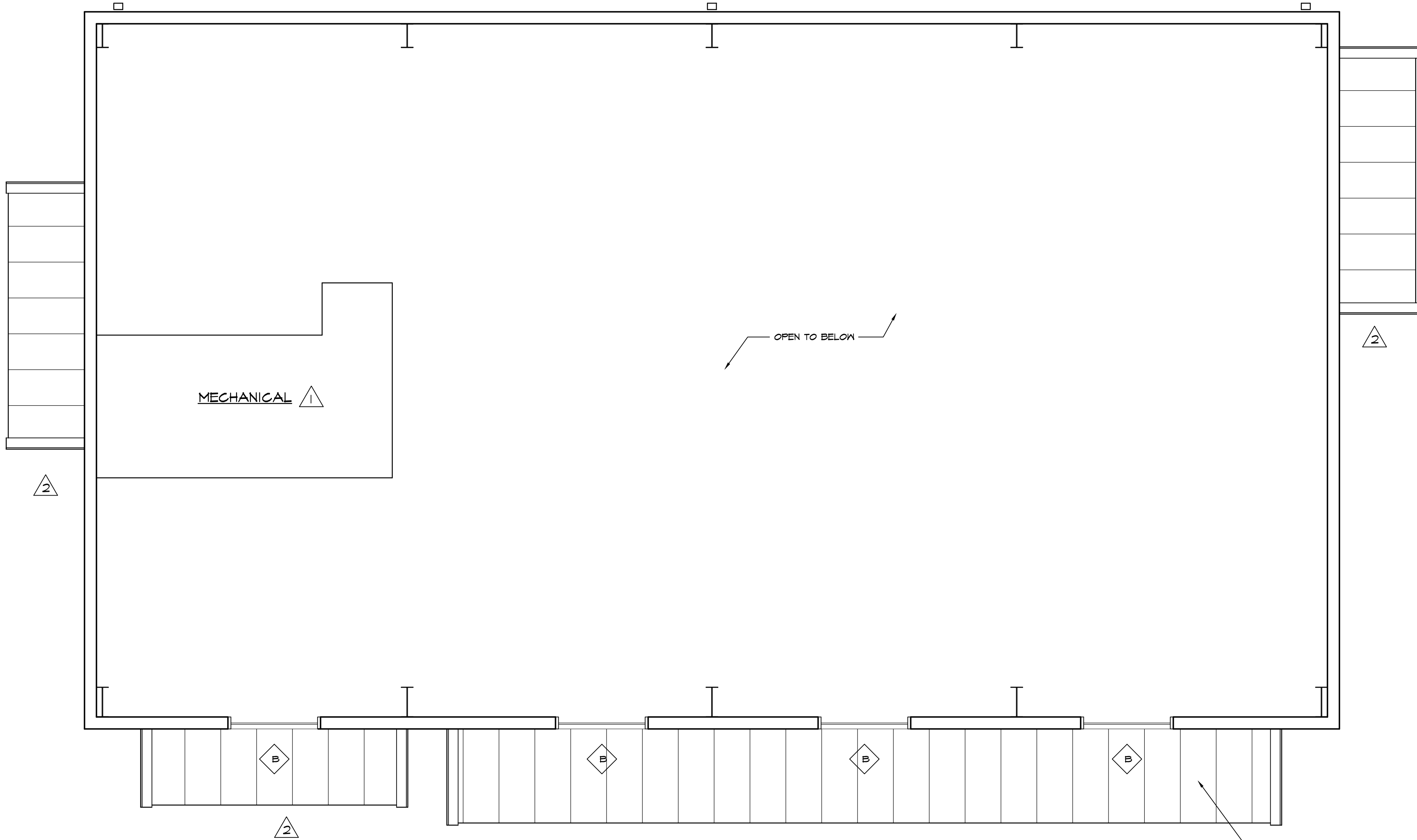
PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	4/29/2024
REVISION LOG	
DATE:	REASON:
2/22/2024	INITIAL SUBMISSION
4/29/2024	TOHHI RESUBMITTAL



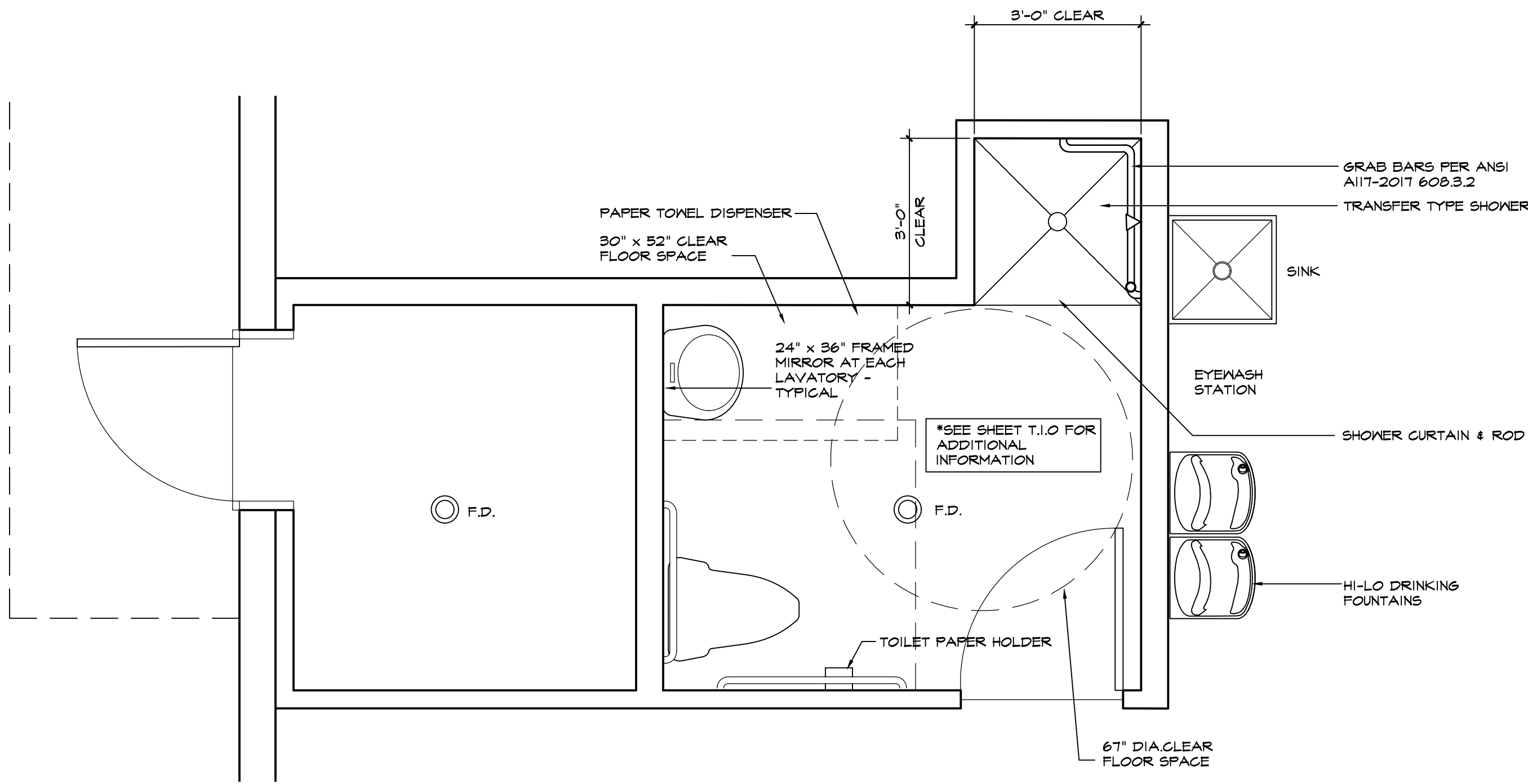
PORT ROYAL PLANTATION
HILTON HEAD

TREE ENCROACHMENT PLAN

DRB-000797-2024
Architectural Plans



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



ENLARGED RESTROOM PLANS

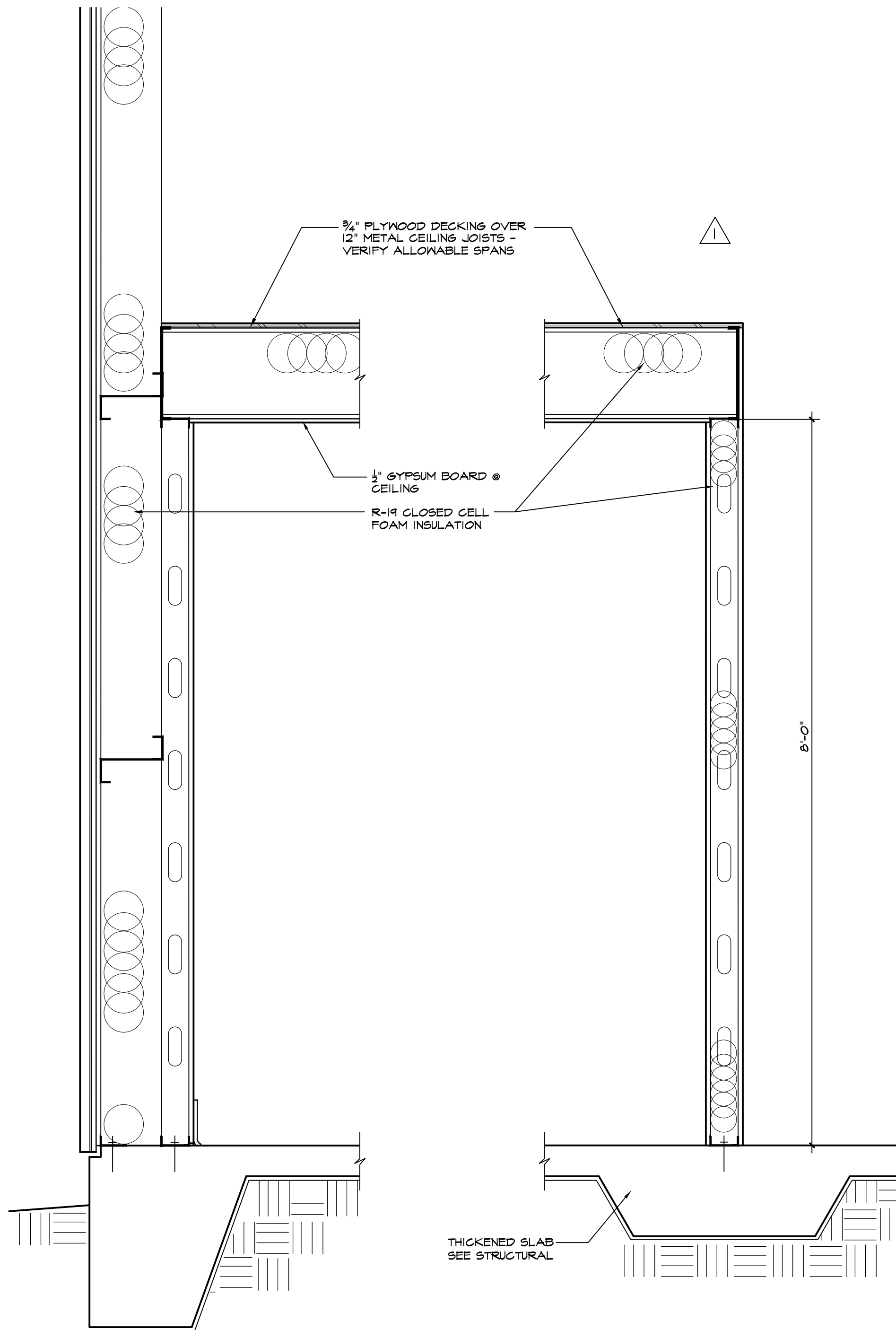
SCALE: 1/2" = 1'-0"

INSTALL SIGNAGE IN ACCORDANCE WITH 2021 IBC & ADA REQUIREMENTS

PROVIDE BLOCKING IN WALLS FOR ATTACHMENT OF WALL HUNG ITEMS

PRIME & PAINT ALL GYPSUM BOARD SURFACES

* PROVIDE & INSTALL WATER RESISTANT GYPSUM BOARD AT ALL DAMP LOCATIONS



WALL SECTION

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

Hilton Head Island Business License: 1519
Corporate Architectural Registration: SC 97052

Sodemann Architects, Inc.

P.O. Box 5488
Hilton Head Island, SC 29938
Tel: 843-942-5729
Email: Sodemann.Architects@gmail.com

JOB NO.	2022.20
DATE	07-26-23
DRAWN BY	SAS
CHECKED BY	

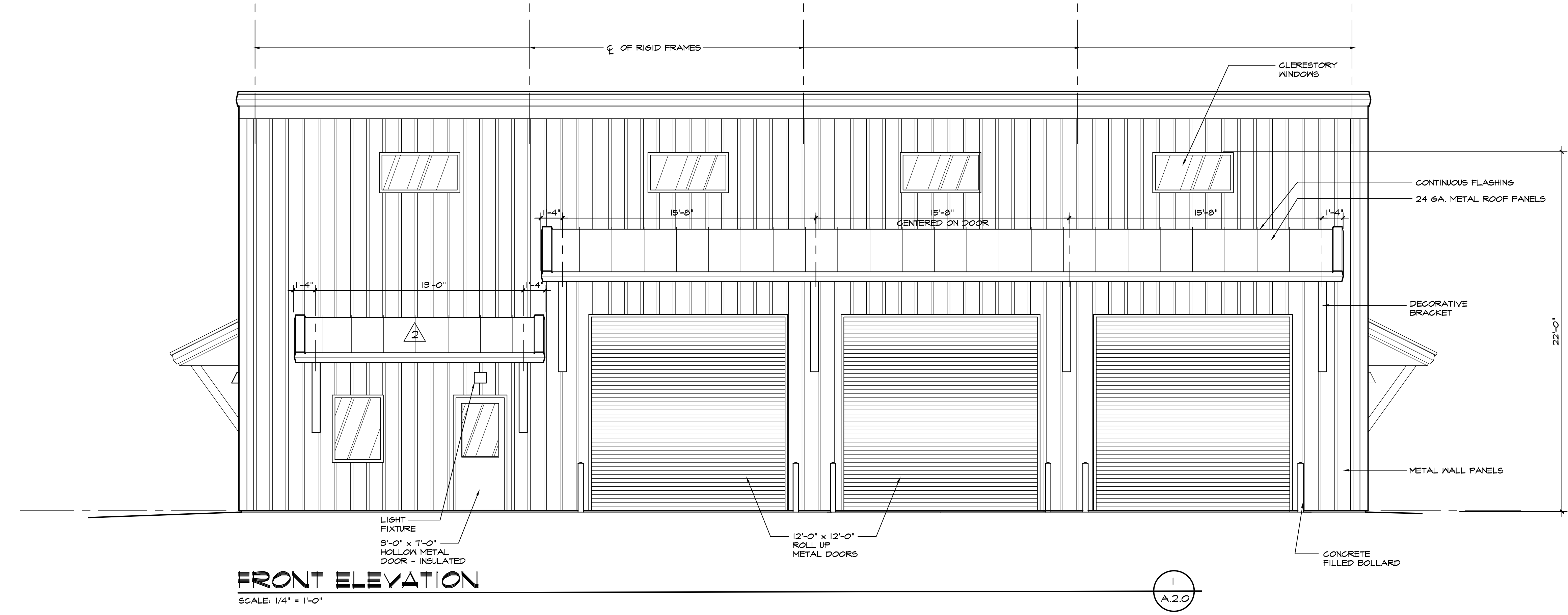
REVISIONS	
1	11-20-23
2	01-18-24

DRB FINAL
REVIEW SET

SHEET 3 OF 21 SHEETS

A.1.1

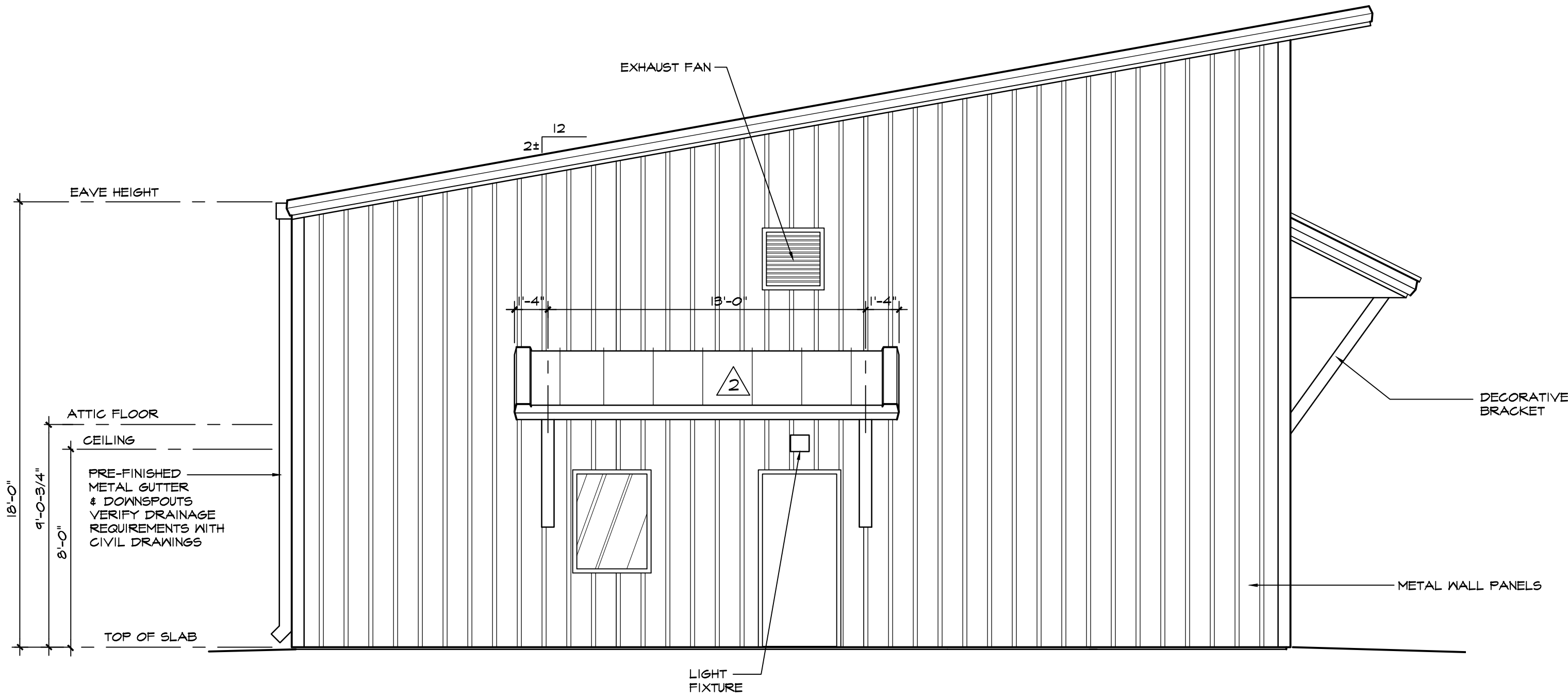
A Storage Building for:
Port Royal POA
81 Union Cemetery Road
Hilton Head Island, South Carolina



FRONT ELEVATION

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

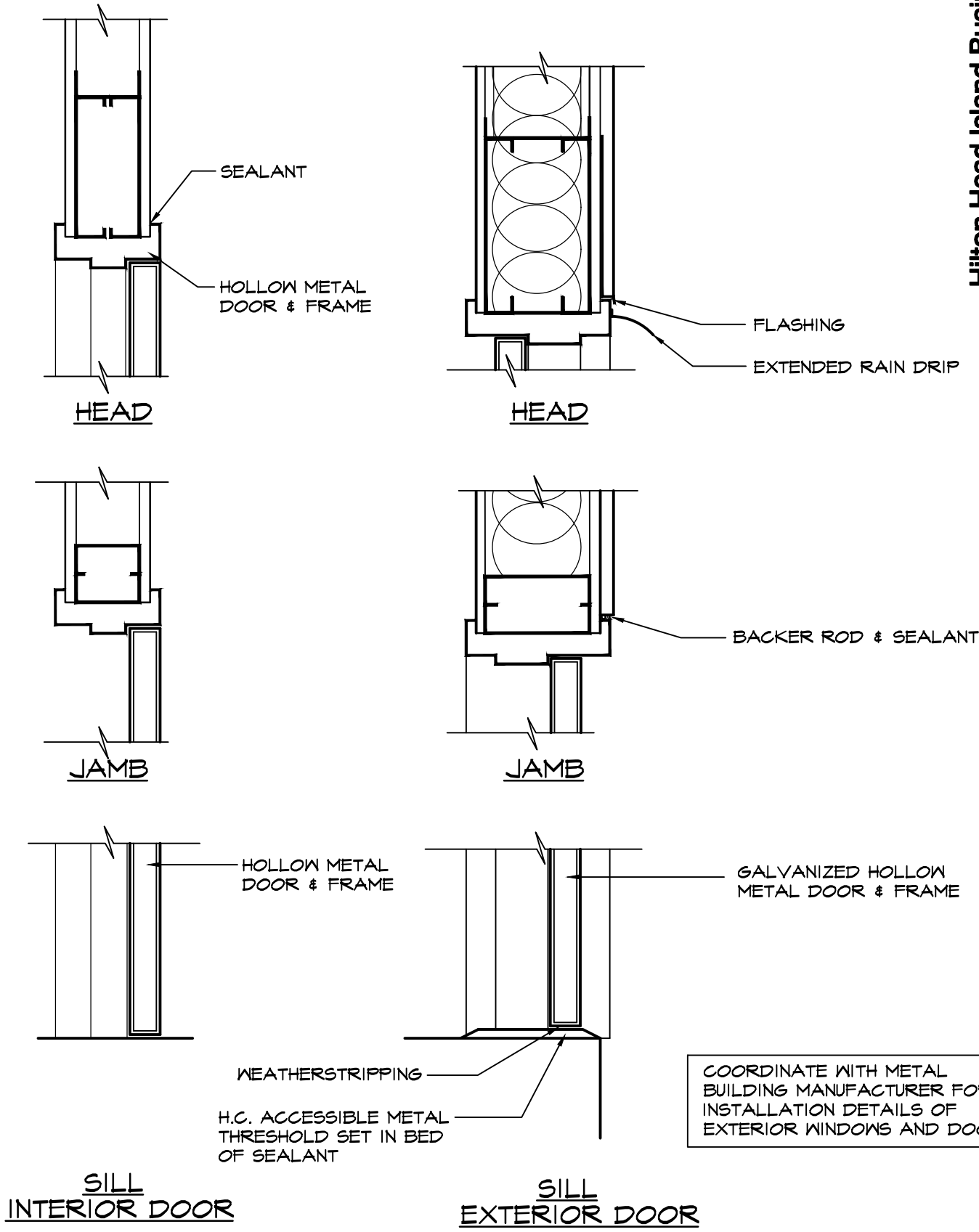
1
A.2.0



LEFT ELEVATION

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

2
A.2.0



HEAD, JAMB, SILL DETAILS

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

Hilton Head Island Business License: 1519
Corporate Architectural Registration: SC 97052

Sodemann Architects, Inc.

P.O. Box 5488
Hilton Head Island, SC 29938
Tel: 843-342-5729
Email: Sodemann-Architects@gmail.com

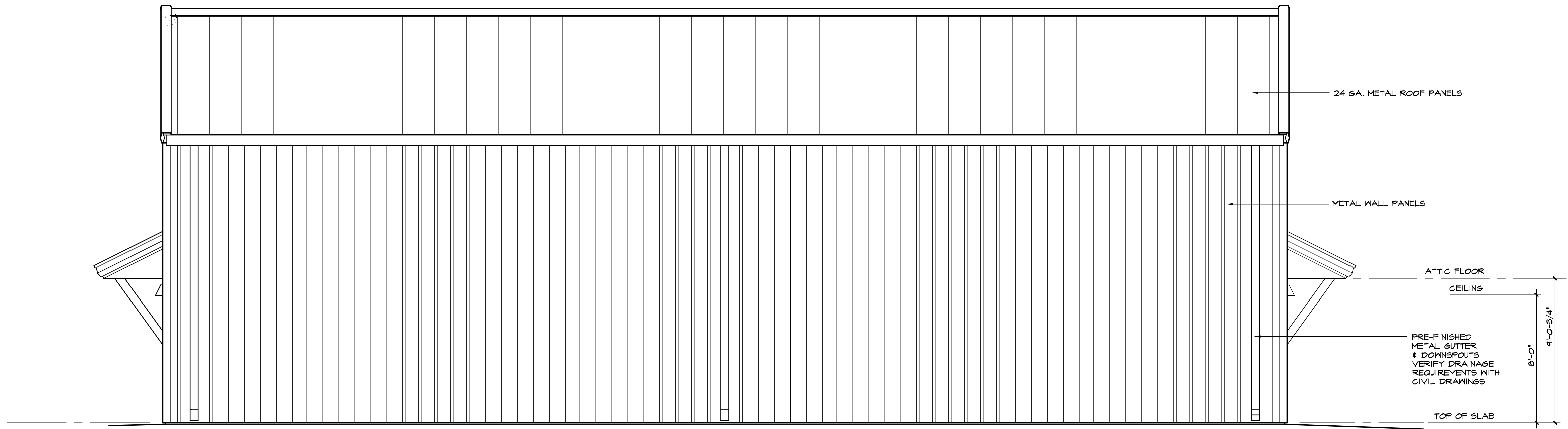
JOB NO.	2022.20
DATE	07-26-23
DRAWN BY	SAS
CHECKED BY	

REVISIONS
2 01-26-24

DRB FINAL
REVIEW SET

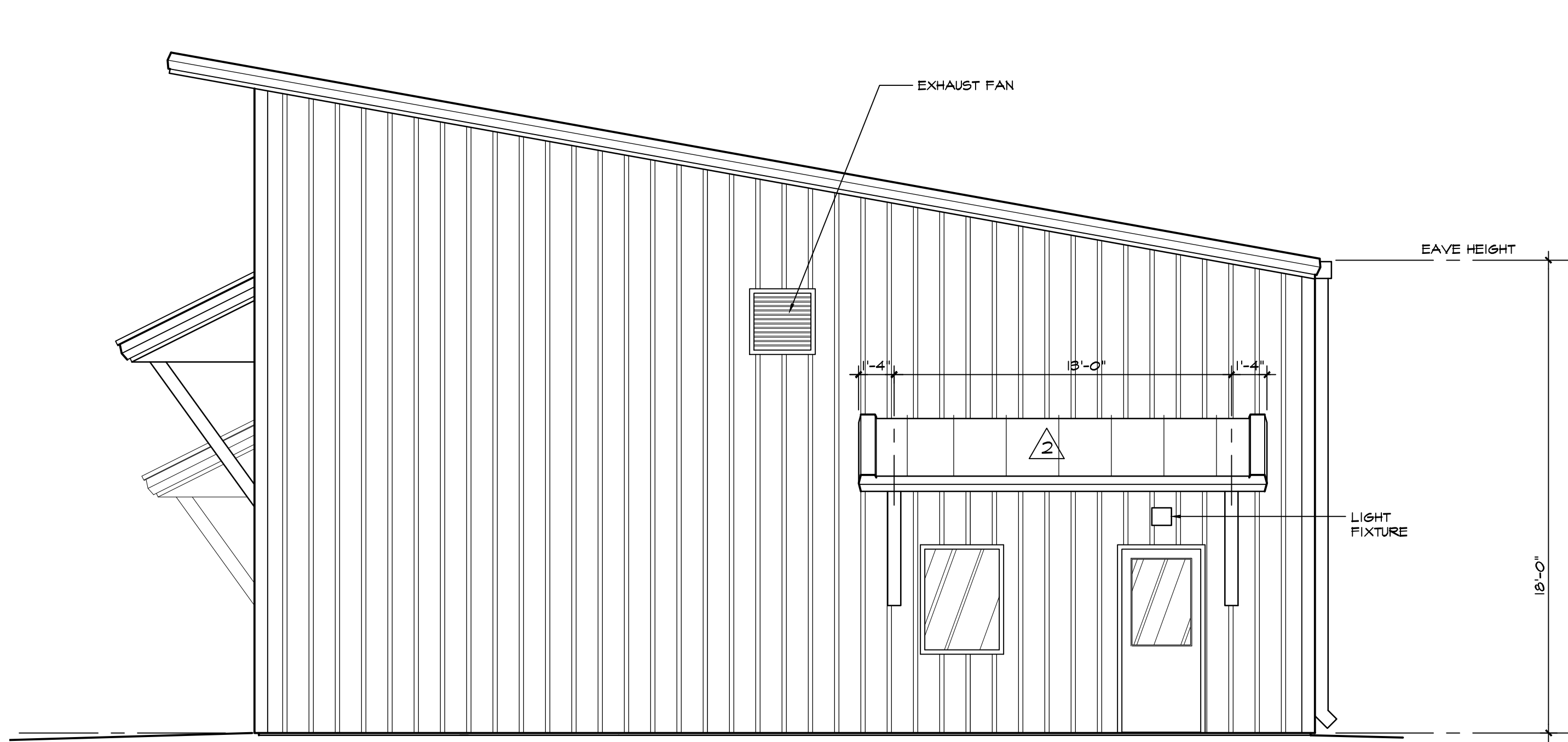
SHEET 7 OF 21 SHEETS

A.2.0



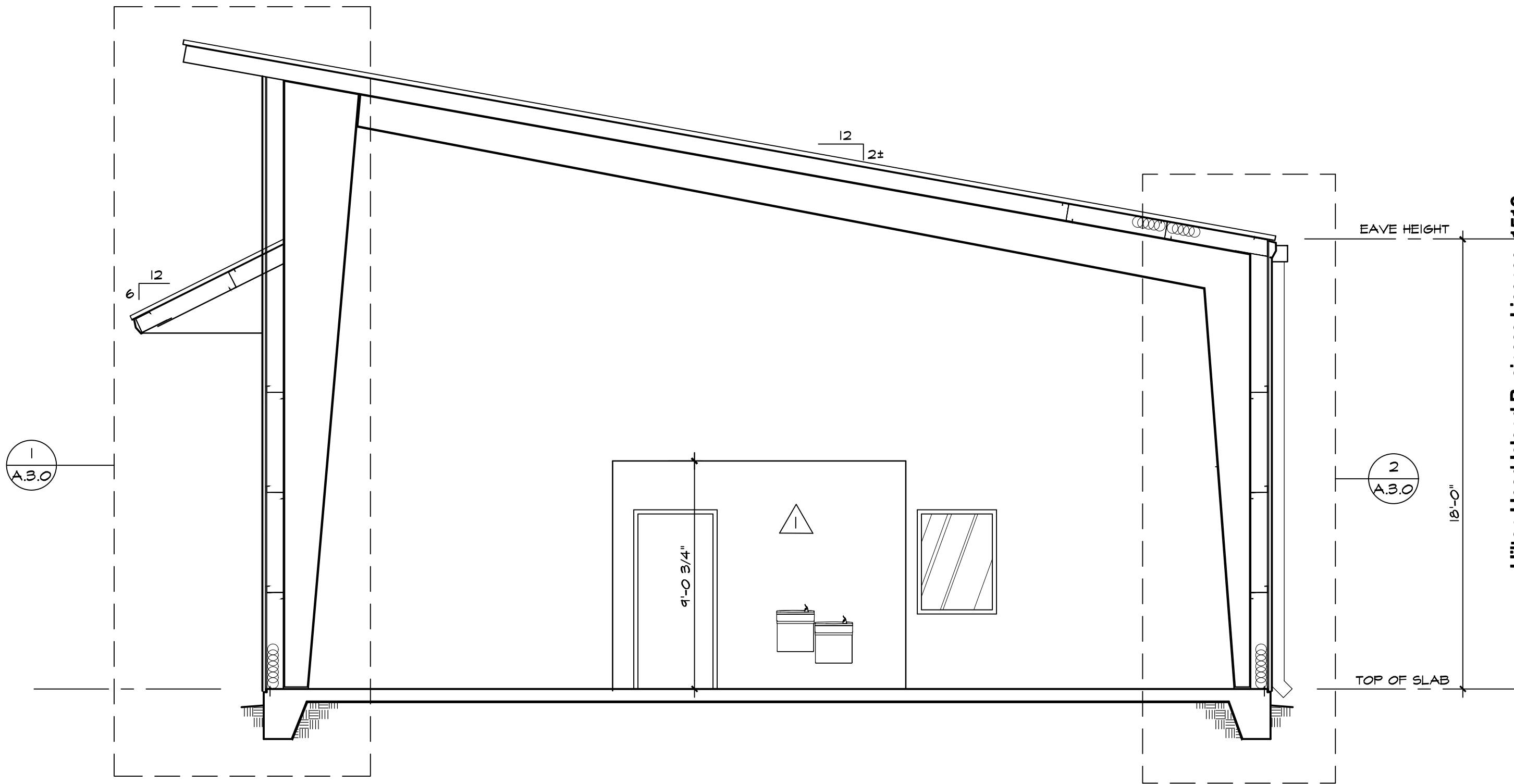
REAR ELEVATION
SCALE: 1/4" = 1'-0"

1
A.2.1



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

2
A.2.1



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

3
A.2.1

Hilton Head Island Business License: 1519
Corporate Architectural Registration: SC 97052

Sodemann Architects, Inc.
P.O. Box 5488
Hilton Head Island, SC 29938
Tel: 843-342-5729
Email: Sodemann-Architects@gmail.com

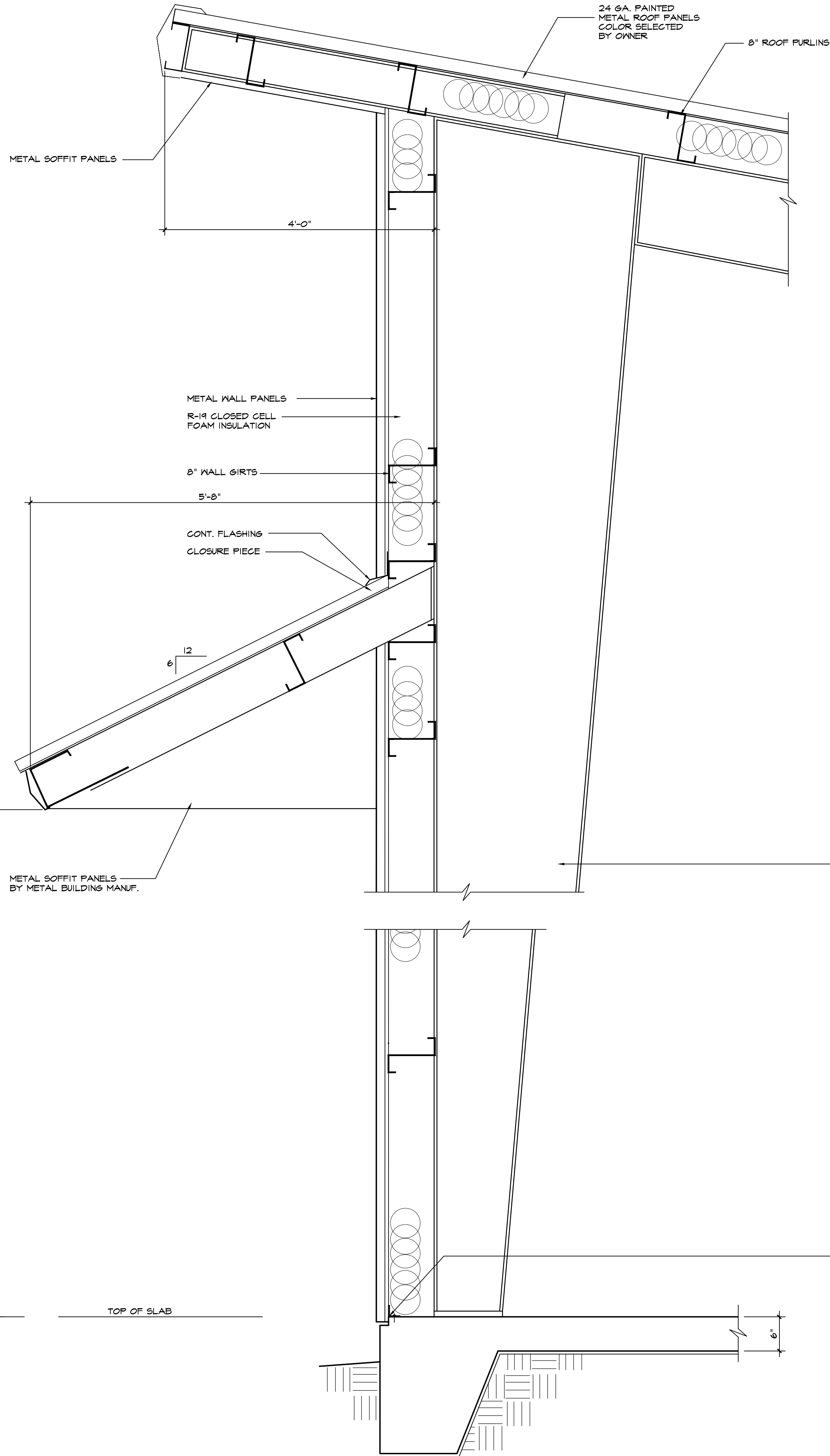
JOB NO. 2022.20
DATE 07-26-23
DRAWN BY SAS
CHECKED BY

REVISIONS
1 11-20-23
2 01-26-24

DRB FINAL
REVIEW SET

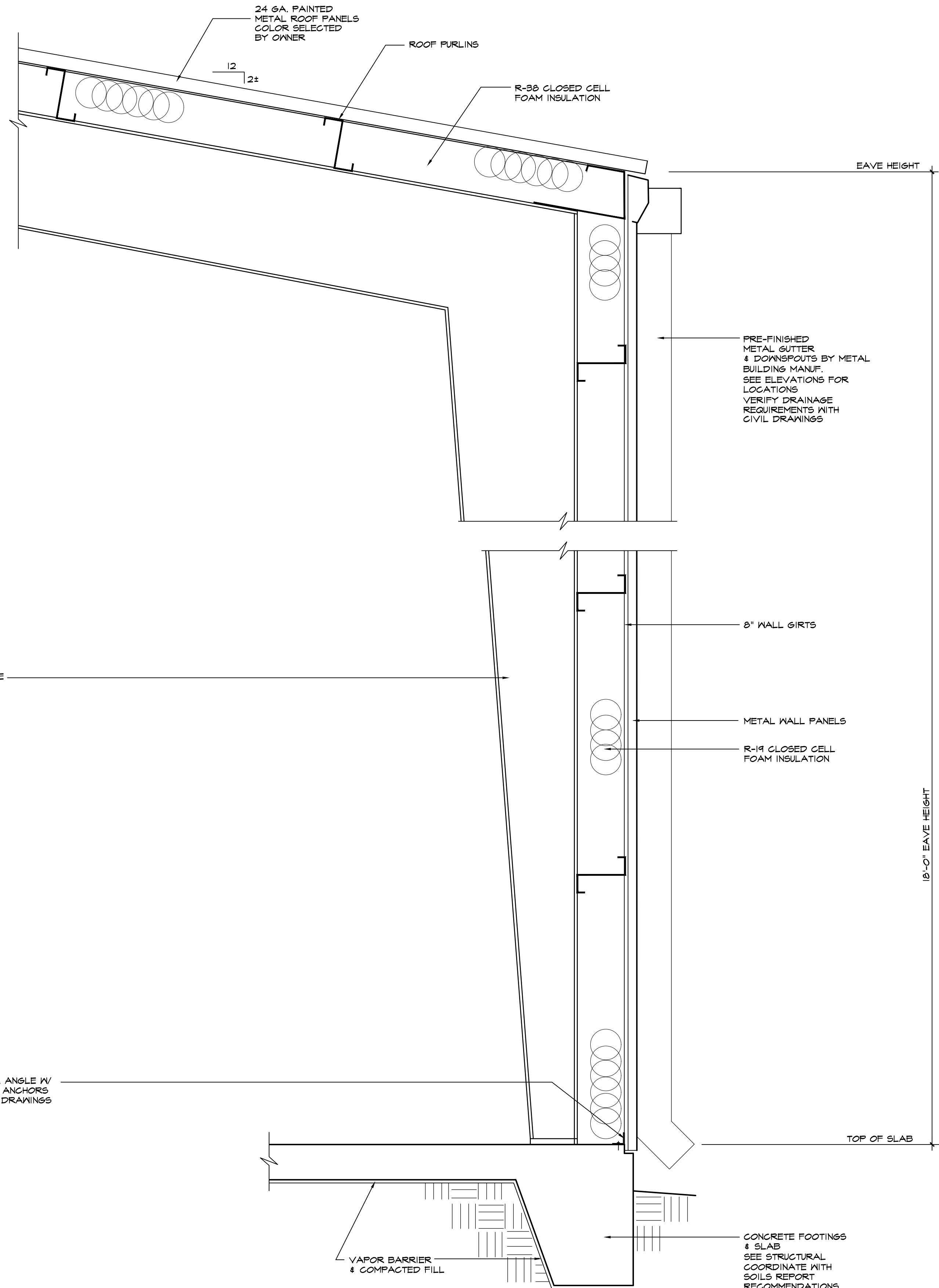
SHEET 8 OF 21 SHEETS

A.2.1



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

1
A.3.0



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

2
A.3.0

81 UNION CEMETERY

COLOR SELECTION

& ARB APPROVAL

SIGNATURE® 200

Siliconized Polyester

STANDARD COLOURS
26- AND 24-GAUGE MATERIAL

81 Union Cemetery Road



COBALT BLUE**



HAWAIIAN BLUE**



BURNISHED SLATE**



CHARCOAL GRAY**



ASH GRAY



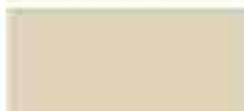
KOKO BROWN



DESERT SAND



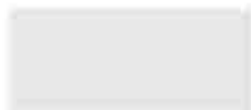
SADDLE TAN



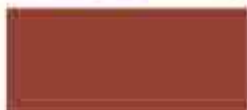
LIGHT STONE



SOLAR WHITE**



POLAR WHITE*



RUSTIC RED



CRIMSON RED**

Midnight Bronze for
the roof and doors
- to be provided at
meeting on 5/28

Polar White is a Straight Polyester

Final colour selection should be made from metal colour chips

*Also available in 29-gauge | **Minimum quantities and/or extended lead times required for 24-gauge

DRB-000797-2024
Landscaping Plan



DRB-000797-2024
**Lighting Specification &
Plan**

COMPARE ☐



WDGE1 LED Wall Mount

Architectural Wall Luminaire Size 1 – up to 2,000 lumens

By Lithonia Lighting



SPECIFICATIONS

OVERVIEW



Shape	Trapezoid
Light Source	LED - Static
Lumens	1200 LM, 1300 LM, 1400 LM, 1500 LM, 1600 LM, 1700 LM, 1800 LM, 1900 LM, 2000 LM
CCT / LED Color	2700 K, 3000 K, 3500 K, 4000 K, 5000 K
CRI	80, 90
Product Type	Wallpack
Compliance Listing	CA Title 20
Environmental Listing	Damp Location, Dry Location
Regulatory Listing	CSA
Fixture Wattage	15.2, 15.4, 17.4, 7.2, 8.54, 9, 9.9

[Read More](#) 

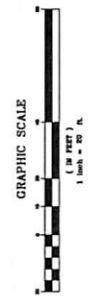


PORT ROYAL PLANTATION MAINTENANCE
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

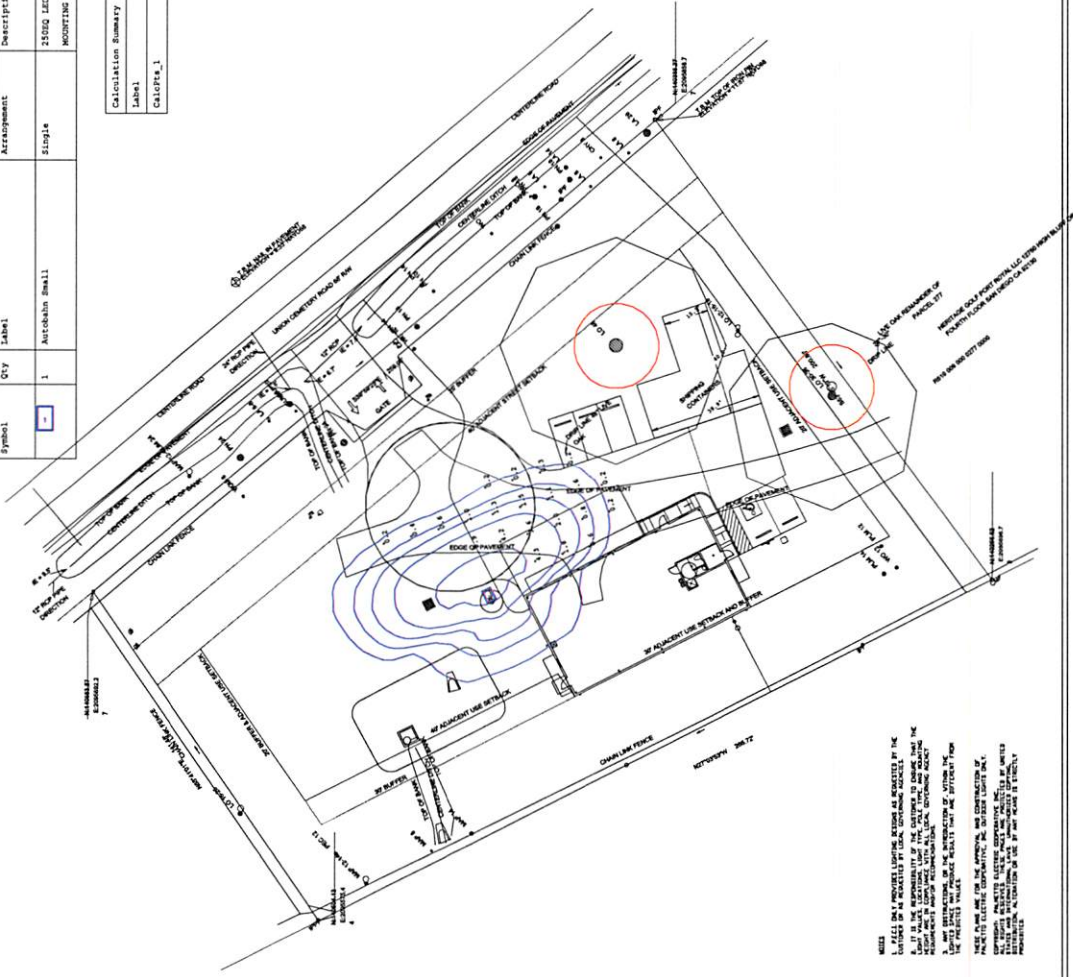
PROJECT NO.: 1000000000
SHEET NO.: 1000000000
DATE: 10/1/2020
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN



PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARRISVILLE, SOUTH CAROLINA 29927
(843) 308-5000 / FAX (843) 308-5002



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	1	Autobahn Small	Single	25500 LED 3000K 13" POLE 15' MOUNTING HEIGHT
Calculation Summary				
Label	CalcType	Units	Avg	Max
CalcSta_1	11luminaire	FO	1.33	4.3
Luminaire Location Summary				
Insertion Point		Orient		
X	Y	Z	Tilt	
285560	14543.4	15	26.791	
714	61		0	



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

Palmetto Electric Cooperative, Inc

Town of Hilton Head
Current Planning Division
1 Town Center Court
Hilton Head Island, SC 2992

Approval for Outdoor Lighting - Thursday, February 29, 2024

PROJECT NUMBER: 2402006L

PROJECT NAME: Port Royal Plantation Maintenance Shed

PROJECT LOCATION: Port Royal

The Town of Hilton Head Current Planning Division has reviewed the following project and has determined that it is in accordance with the provisions of the Land Management Ordinance (LMO) or Municipal Zoning & Development Ordinance (MZDO) for Site Lighting and recommends the design approved for constuction.

To be approved and signed by the Town of Hilton Head Planning Division ONLY.

Signature: _____ Title: _____

Print Name: _____ Date: _____

____ Approved As Submitted ____ Approved With Modifications Listed Below:

____ Denied with Reasons Noted Below:

Please Note: As applicant/owner/developer, it is your responsibility to make sure that Palmetto Electric recieves a copy of this site lighting approval.

A Touchstone EnergySM Partner 
The power of human connections
ONE COOPERATIVE WAY • HARDEEVILLE, SC • 29927
PHONE: 843-208-5511 • FAX: 843-208-5532



ILLUMA KNIGHT PROGRAM

LETTERS OF APPROVAL

* Letters of approval are generated by PECl and are included in both the Customer and Town/County packages. It is the customer's responsibility to ensure that:

- 1) The lighting package is submitted to the appropriate local governing body for approval.
- 2) PECl receives the signed approval from the local governing body.

CONTRACTS

* Contracts are generated after letters of approval have been received by PECl.

* The original contract, signed by the customer, must be returned to PECl in order for staking, scheduling and construction of the lighting project to begin. Faxed contracts CANNOT be accepted.

*****Work cannot begin until PECl has a signed contract*****

INSTALLATION CHARGES

* Each pole location includes 100' of underground wire or 150' of overhead wire from any PECl energy source, i.e., transformer, pedestal, or existing outdoor light at no additional charge to the customer by use of mechanical trenching methods.

* Any underground footage over 100' will be charged at a rate of \$2.25 per foot for the wire and conduit plus \$7.75 per foot for the trench if needed. Overhead footage over 150 ft. will be charged at a rate of \$1.50 per foot.

CONDUIT

* All light wire will be in schedule 40 conduit provided by PECl and must be buried at a minimum depth of 36".

* For parking lots or roads, crossing sleeves must be schedule 40 conduit at a minimum depth of 36" and provided by the customer.

POLES

* Poles are set directly into soil at depths specified by the manufacturer.

LIGHT OPERATION

* All PECl outdoor lights are operated by a photocell which turns the lights on at dusk and off at dawn. There are no exceptions.

AID-TO-CONSTRUCTION

* Additional costs may include road bores, charged at \$9.50 per foot, and/or additional PECl equipment, i.e., transformers, pedestals. This fee, if needed, must be paid, in full, prior to any construction.

LANDSCAPING IRRIGATION

* Any landscaping that must be removed for installation of the lights is the responsibility of the customer to remove and re-install as necessary.

* It is the responsibility of the customer to locate irrigation pipe and any other customer owned buried equipment to avoid conflicts with new installation.



Monthly Outdoor Light Cost For:
Port Royal Plantation Maintenance Shed

Port Royal

Job Number: 2402006L

Total Monthly Cost: \$36.86
Total Allowable Footage: 1200

LightID	Watt	Option	Fixture	Pole Height/ Type	Quantity	Lift Pole Cost	Cost per Fixture	Total
ASDE13	250EQ	Single	Autobahn - Small	19 Foot LAM Wood	1	\$0.00	\$36.86	\$36.86

Additional Charges: Where it is necessary for the Cooperative to install more than the allowed lengths of overhead or underground wiring for each pole stated below, charges for the excess length will be as follows:

	Allowance	Excess Length Charge
Overhead	150ft	\$1.50 per foot
Underground	100ft	\$2.25 per foot
Road Bores		\$9.50 per foot

Any contribution-in-aid of construction by the COOPERATIVE for unusual conditions (transformers, road bores, lengthy spare, etc.) shall be paid in full by the CUSTOMER in advance of actual installation.

Thursday, February 29, 2024