



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, January 14, 2025, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Conference Room Four**

The Design Review Board meeting will be held in person at Town Hall in Conference Room Four

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of December 10th, 2024
- 4. Unfinished Business**
 - a. DRB-000008-2025 - 9 Harbourside Lane, Shelter Cove Marina - San Miguels Bar - Final
- 5. New Business**
 - a. DRB-001675-2024 - 1016 William Hilton Parkway - Beaufort Memorial Hospital - Conceptual - Design Packet
- 6. Public Comment - Non Agenda items**
- 7. Board Business**
 - a. Review and Approval of the 2025 meeting dates
- 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, December 10, 2024, 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 approve the agenda. Ms. Lippert seconded. The agenda was approved unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of November 26, 2024

Ms. Fitzpatrick made a Motion to approve the November 26th meeting minutes. Ms. Lippert seconded. The Motion passed, with Mr. Parker abstention.

4. Unfinished Business

a. DRB-001479-2024 - 40 Harriet Tubman Way - Archeology Facility Center - Final

Melissa Paul-Leto, Principal Planner, presented the Archeology Facility Center proposal for final review. The applicant discussed the changes to the original design that was previously presented to the Board. The Board discussed the changes including the stucco, lighting, landscaping, paint colors, and pavers.

Following the discussion, Ms. Lippert made a Motion to approve with conditions: adhere to staff recommendations; staff review of the stormwater system; signage excluded from this approval; clarifications on the color board that Alpaca is the reveal color, Gulf Stream is for the double doors, and Functional Grey is for the stone; provide specs for pervious pavers; provide revised elevations that notate the materials; replace or supplement foundation plants with inkberry holly; and for all prior conditions to be staff-reviewed. Mr. Theodore seconded, and the Motion passed unanimously.

b. DRB-001507-2024 - Two Park Lane - Sign System - Final

Melissa Paul-Leto, Principal Planner, presented the sign system for Two Park Lane for final review. The applicant discussed the changes to the sign color and size. The Board asked the applicant questions regarding the size and scale, potential landscaping around the base, tree removal, and shrinking the main lettering size.

Following the discussion, Mr. Parker made a Motion to approve with the following

conditions: adhere to staff comments; provide a landscape plan for staff review and approval; provide staff with updated elevations and dimensions that equal 40sq ft maximum. Ms. Pastor seconded. The Motion passed unanimously.

5. New Business

None.

6. Public Comment - Non Agenda Items

None.

7. Board Business

a. Review and Approval of the 2025 meeting dates

The Board had questions and concerns about the proposed 2025 meeting dates, and decided not to have a vote until further review.

8. Staff Reports

a. Summary of SCAPA Conference Presentation 2024

Ms. Paul-Leto presented a summary of the positive outcomes of the SCAPA Conference in Spartanburg, SC.

9. Adjournment

This meeting adjourned at 3:57 p.m.

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

**San MIGUELS Bar
9 Harbourside Lane
Shelter Cove Marina
Final Submittal
January 14, 2025
DRB-000008-2025**



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

FOR OFFICIAL USE ONLY

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

Applicant/Agent Name: Timothy C Probst Company: PDG Architects
Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
Project Name: San Miguels Project Address: 9 Harbourside Ln. Shelter Cove Marina Parcel
Number [PIN]: R_520 012 00B 0072 0000 _____
Zoning District: PD-1 Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

_____ Alteration/Addition

_____ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

_____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

_____ Context photographs of neighboring uses and architectural styles.

_____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

_____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

12.30.24

DATE



SHELTER COVE

November 7, 2024

Laurie Sell
Palmetto Dunes Oceanfront Resort
4 Queens Folly Road PO BOX 5628
Hilton Head Island, SC 29938

Delivered via email

RE: San Miguels – HBS 3 – Unit I

Dear Laurie,

The Shelter Cove Company's ARB is in receipt of your proposal to renovate/demo San Miguel's outdoor bar and dining space at 9 Shelter Cove Lane, Unit I per your drawings submitted on October 24, 2024.

The ARB has reviewed and approved the package as submitted, with the following **exceptions**.

- Must adhere to Section 2-5 of the Shelter Cove Covenants that states;
Minimizing Construction Disturbances. During the continuance of construction, the Property Owner shall require the contractor to maintain the site of the building in a reasonably clean and uncluttered condition, and construction may not commence before 7:00 a.m. or be continued after 7:00 p.m. Monday – Friday. The contractor will obtain written permission to conduct work from the SC ARB on a Saturday. Construction activities may not take place on Sunday.
- All common surface areas where equipment will be placed or traversed shall utilize weight protection methods to eliminate damage to said areas.
- All Shelter Cove Company property that will have construction activity occurring on it, if damaged, shall be restored to the pre-construction condition at the contractor's sole expense
- Receipt of application of \$100 payable to the Shelter Cove Company

- Receipt of refundable \$10,000 compliance deposit payable to the Shelter Cove Company
- Obtain any required permits or licenses, if applicable, from the TOHHI or Harbourside III Regime

Please notify the SCC office at (843) 310-0431 or by email at ddominguez@sheltercovehc.org should you have any further questions or concerns.

With Kindest Regards,

Denise Dominguez

Denise Dominguez
Community Manager

San Miguels Outdoor Bar:

This project consists of demolishing the existing canvas roof structure and outdoor bar and replacing it with a heavy timber structure similar to existing structure covering the dining area. The paver deck behind the bar will be demolished to lower it be flush with surrounding deck.

The structure will consist of treated 6x6 posts with heavy timber beams and rafters to form a low pitched roof. Cable bracing is being used to keep the structure open to preserve views from the upper dining area. The ceiling will be stain grade 1x6 v-groove with metal roof panels to match the existing roof on the building. This structure will have concealed conduit between the ceiling and roof structure.

Thank-you for your time and consideration of this project.



Timothy C. Probst. AIA

San Miguels Outdoor Bar:

Please see the comments to the conceptual DRB meeting on 11.26:

1. Provide a colored rendering with the materials showing. *We are including a color rendering of front elevation.*
2. Provide a 11 x 17 materials board for all materials being used. *We are providing a full sample of the tile and granite.*
3. Specify locations of the string lights. *We have noted the existing and new locations of the string lights on the plans.*
4. Indicate the LED light levels at the countertop. *We are providing a photometric drawing with this submittal.*
5. Clarify the finishes for the countertop. *We are including the sample in this submittal.*
6. Show the heaters and pavers. *See reflected ceiling plan and building section for heater locations. Pavers are to match existing, see the color elevation for photos.*
7. Ensure the stucco wall has a uniform finish throughout. *The wall will have a uniform finish throughout to match the existing.*
8. Identify the plant materials in the modified plant beds. *We are removing the (2) front plants, see provided picture.*

Thank-you for your time and consideration of this project.



Timothy C. Probst, AIA

San MIGUELS Bar
9 Harbourside Lane
Shelter Cove Marina
Existing Conditions
November 26, 2024
DRB-000008-2025

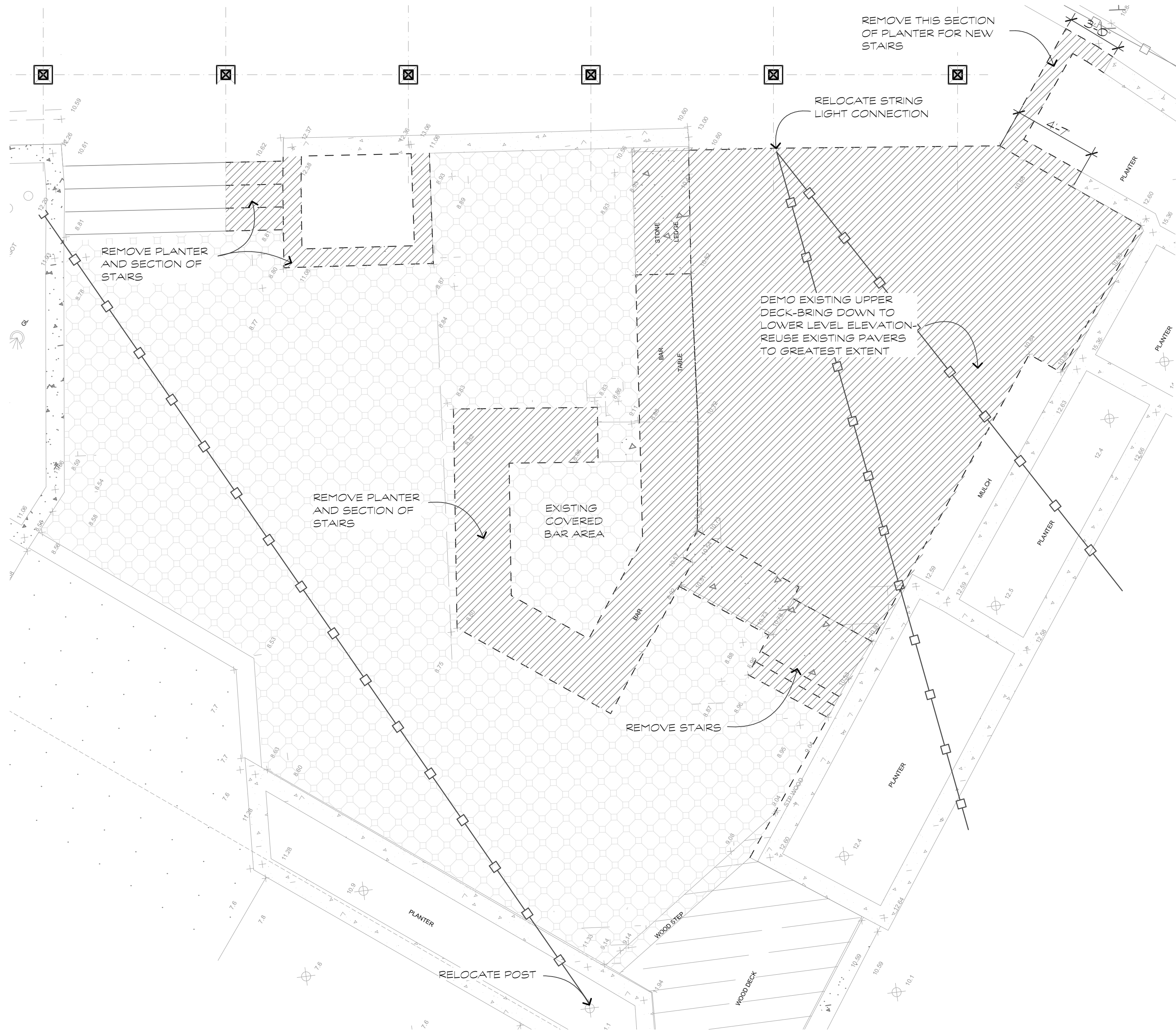






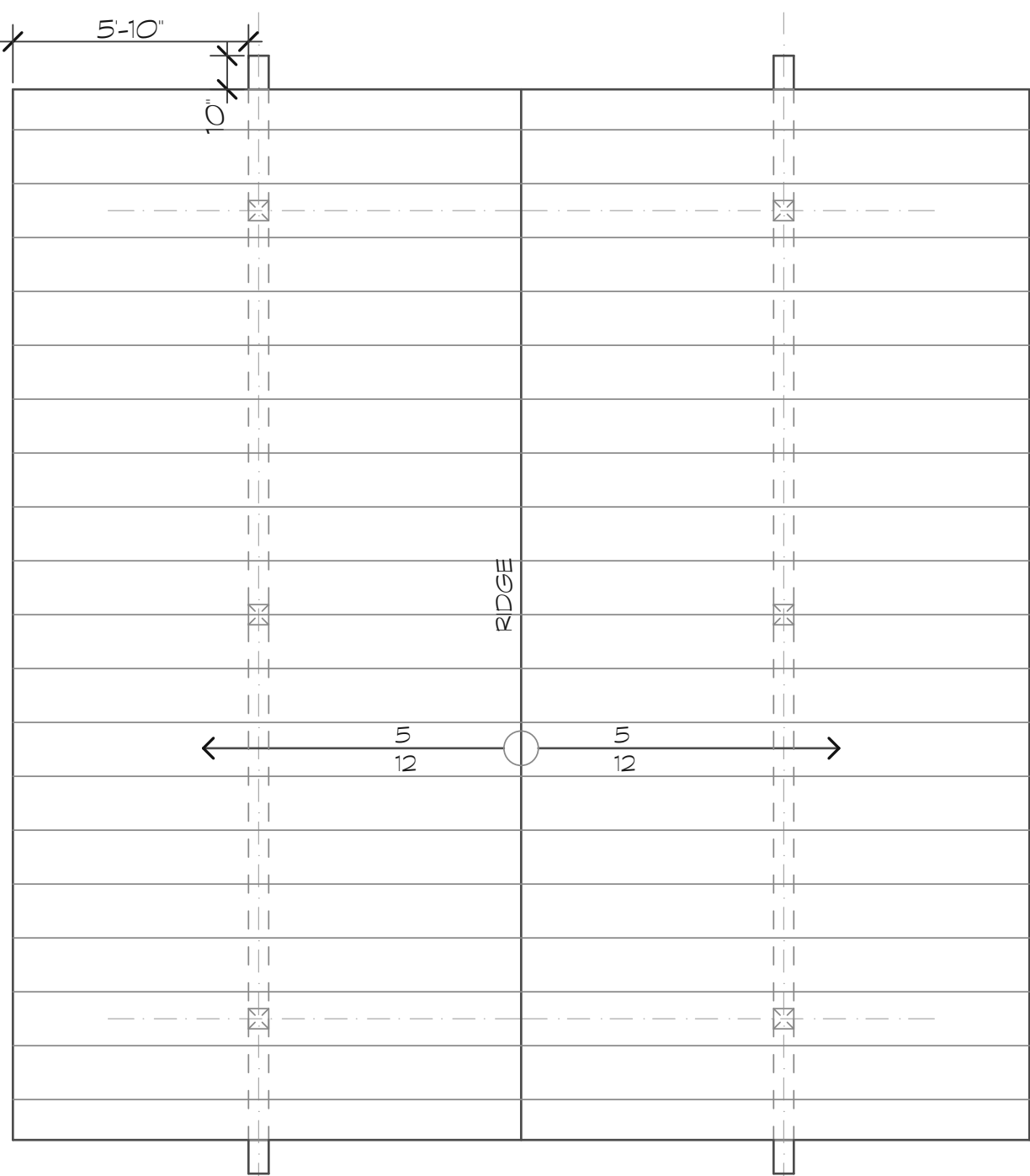


**San Miguel Bar
9 Harbourside Lane
Shelter Cove Marina
Plan Set
January 14, 2025
DRB-000008-2025**



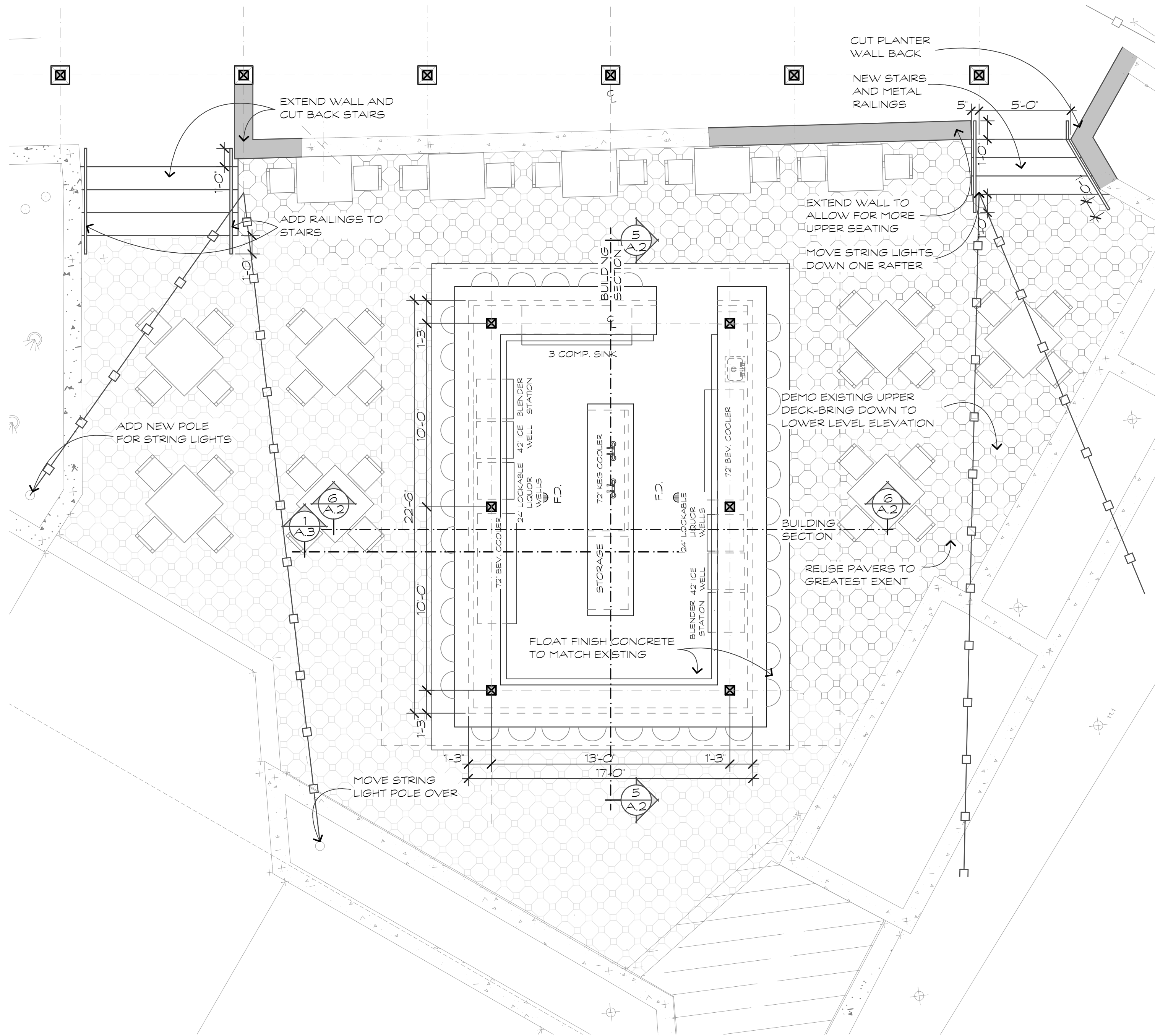
DEMO PLAN

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



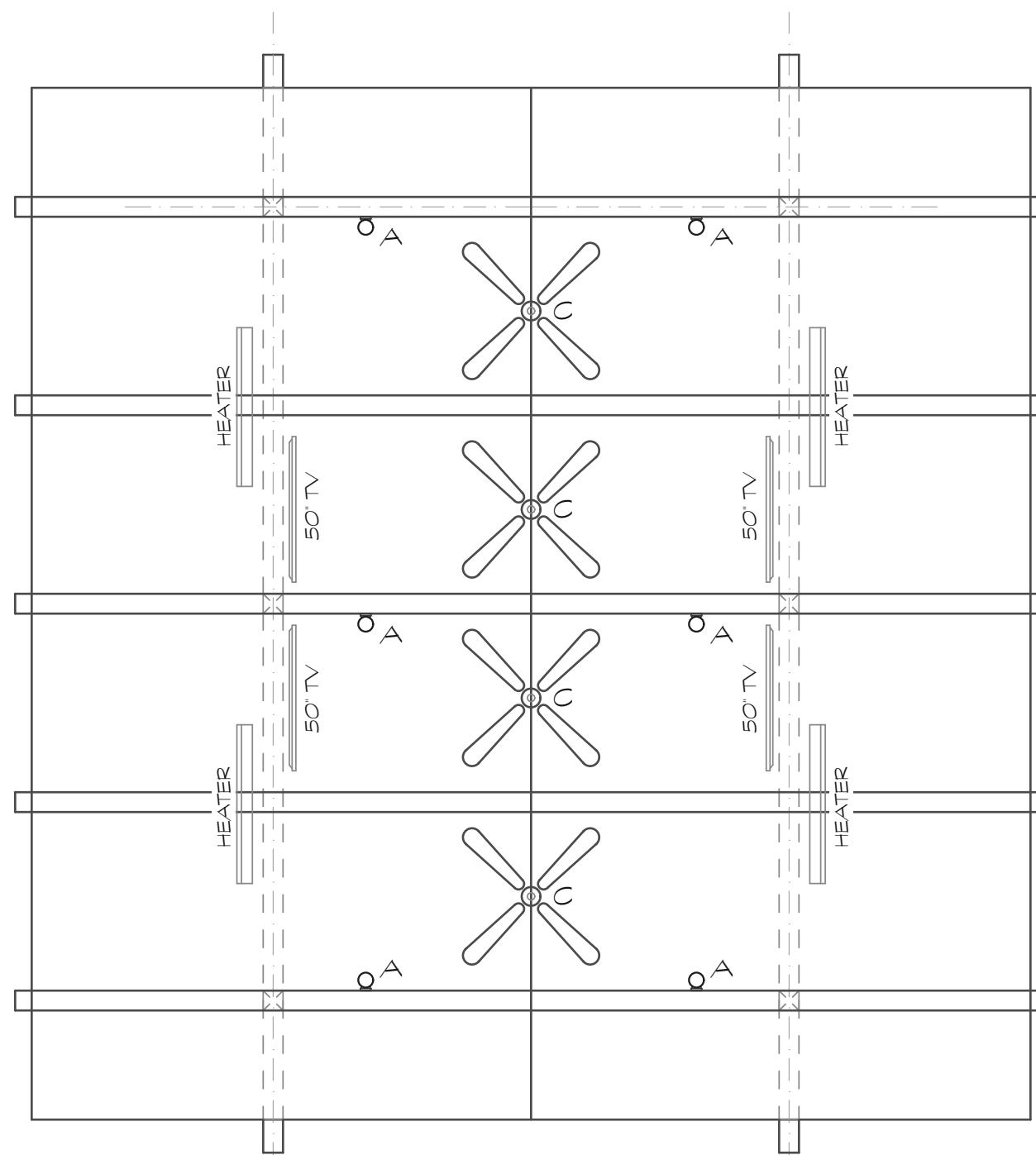
ROOF PLAN

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



NEW BAR PLAN

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



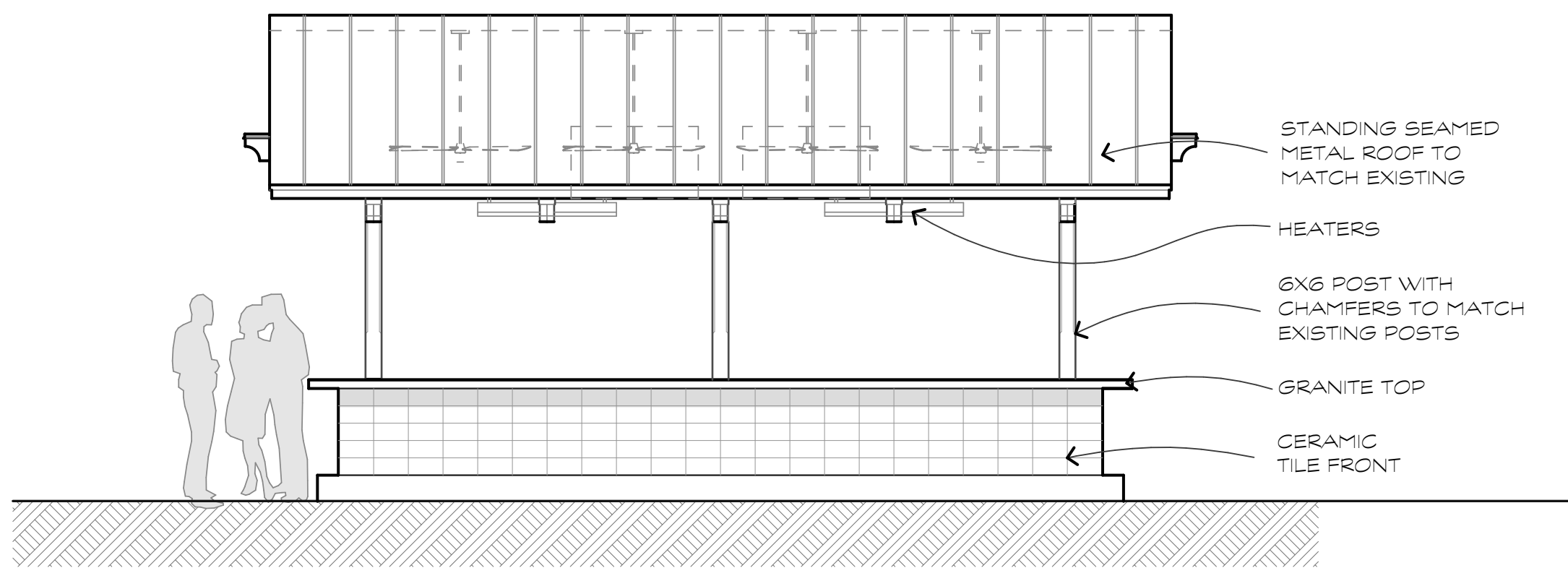
REFLECTED CEILING PLAN

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

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURE	ID NUMBER	MOUNTING	LAMP	COLOR	REMARKS
A	WAC	WS-W2604-BZ	SURFACE	18 WATT LED	BRONZE	TUBE LIGHT
B			TAPE			UNDER COUNTER
C	MINKAIRE	FT53-KA	3 DROP		BRONZE	EXT FAN

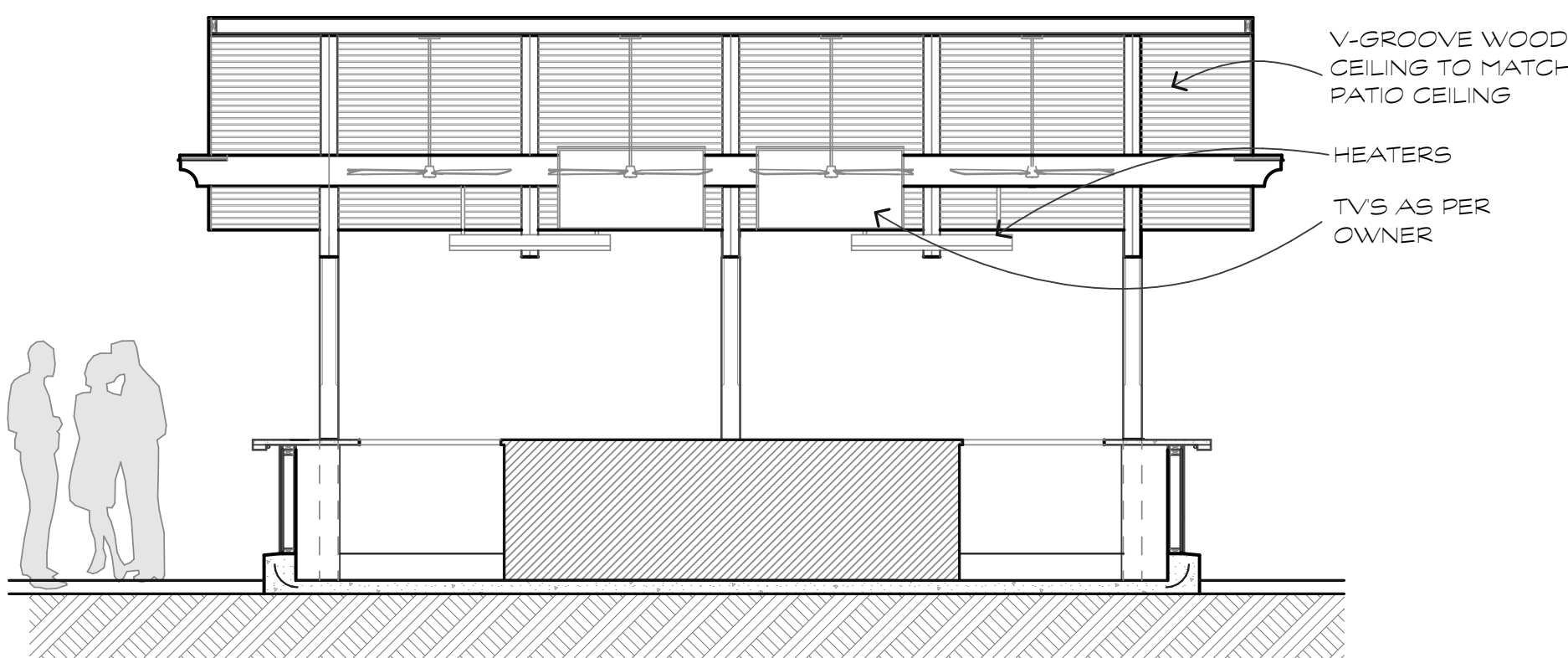
REVISIONS	



NEW BAR LEFT SIDE ELEVATION

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

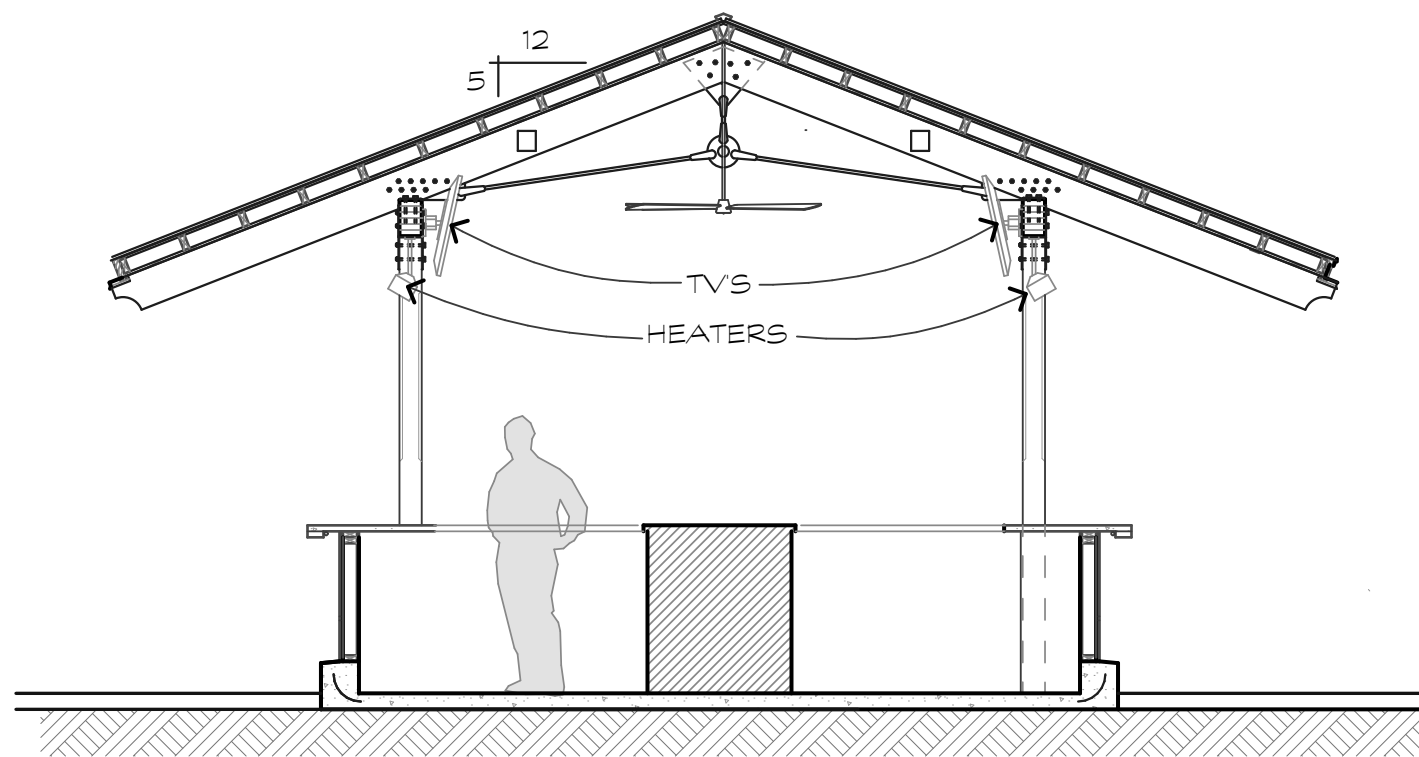
4
A.2



BUILDING SECTION

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

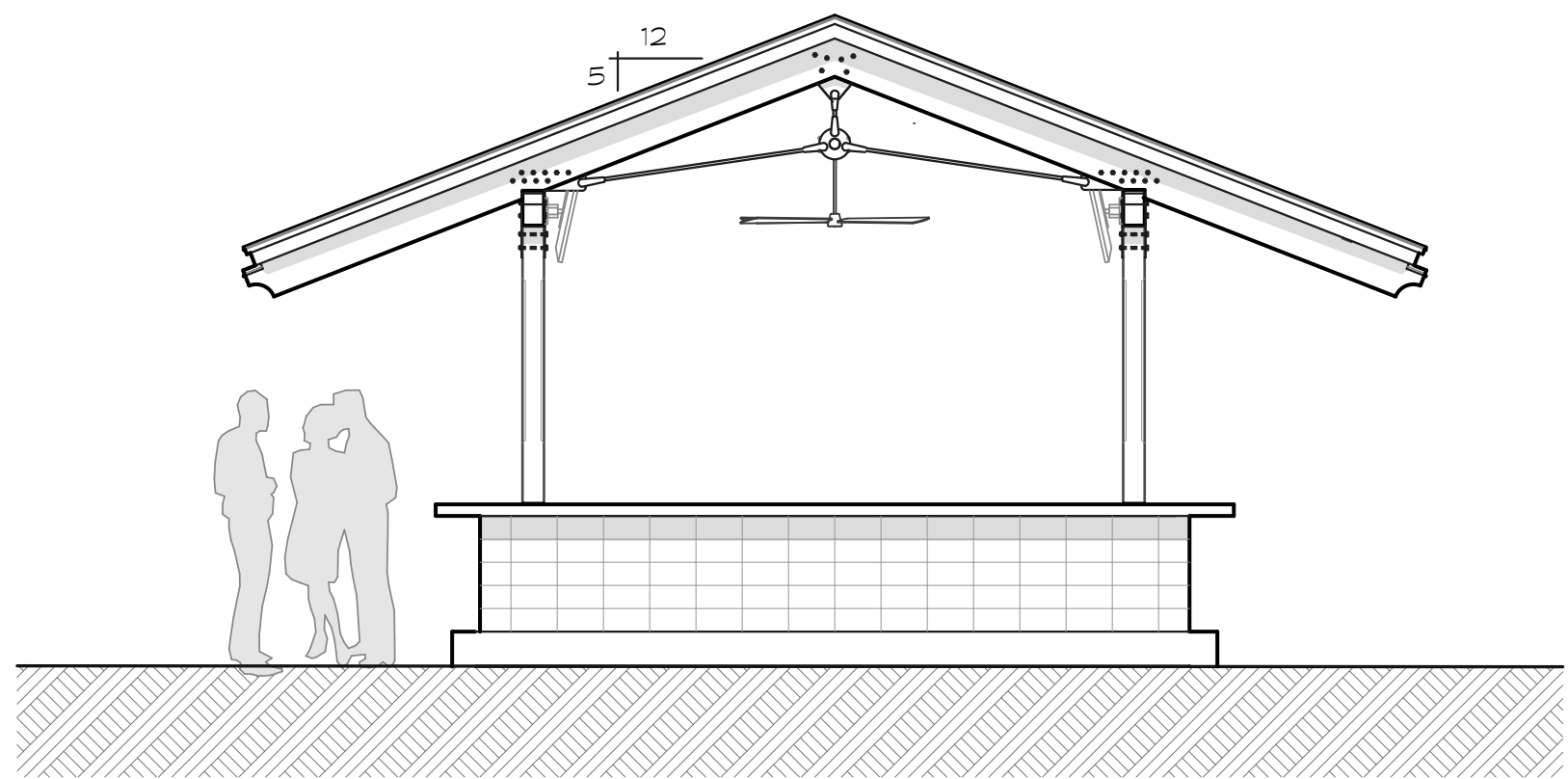
5
A.2



BUILDING SECTION

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

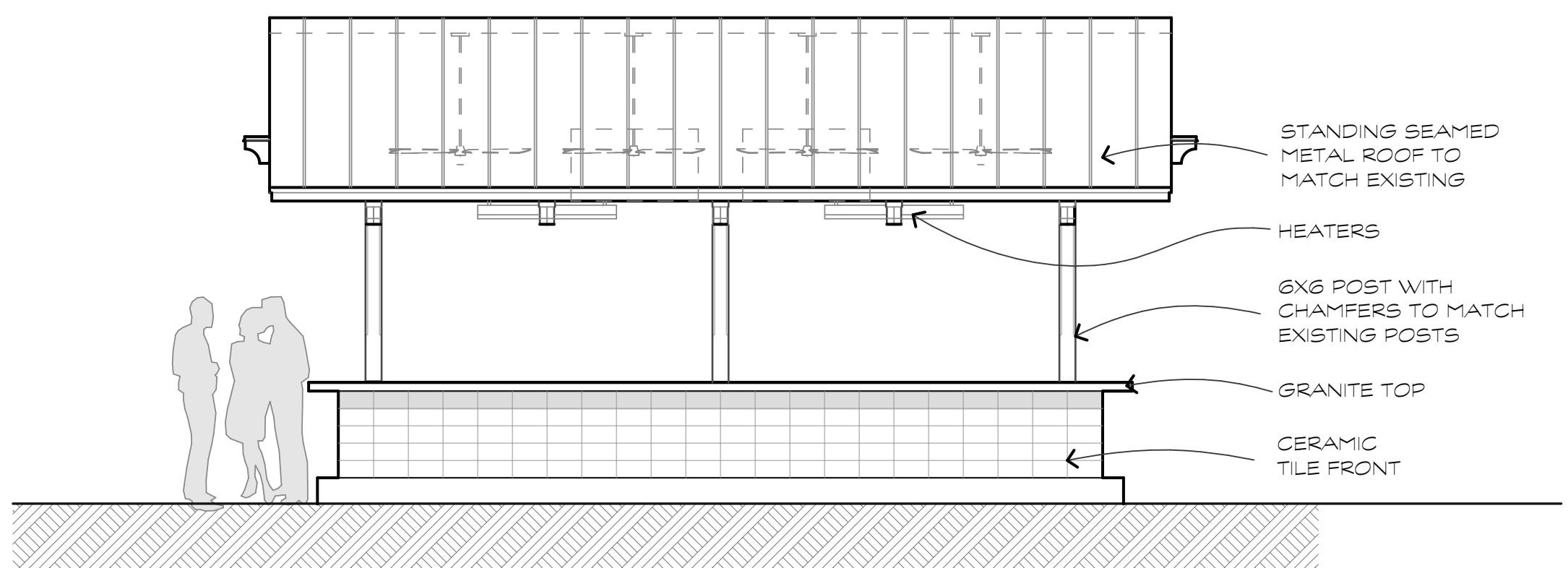
6
A.2



NEW BAR PATIO SIDE ELEVATION

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

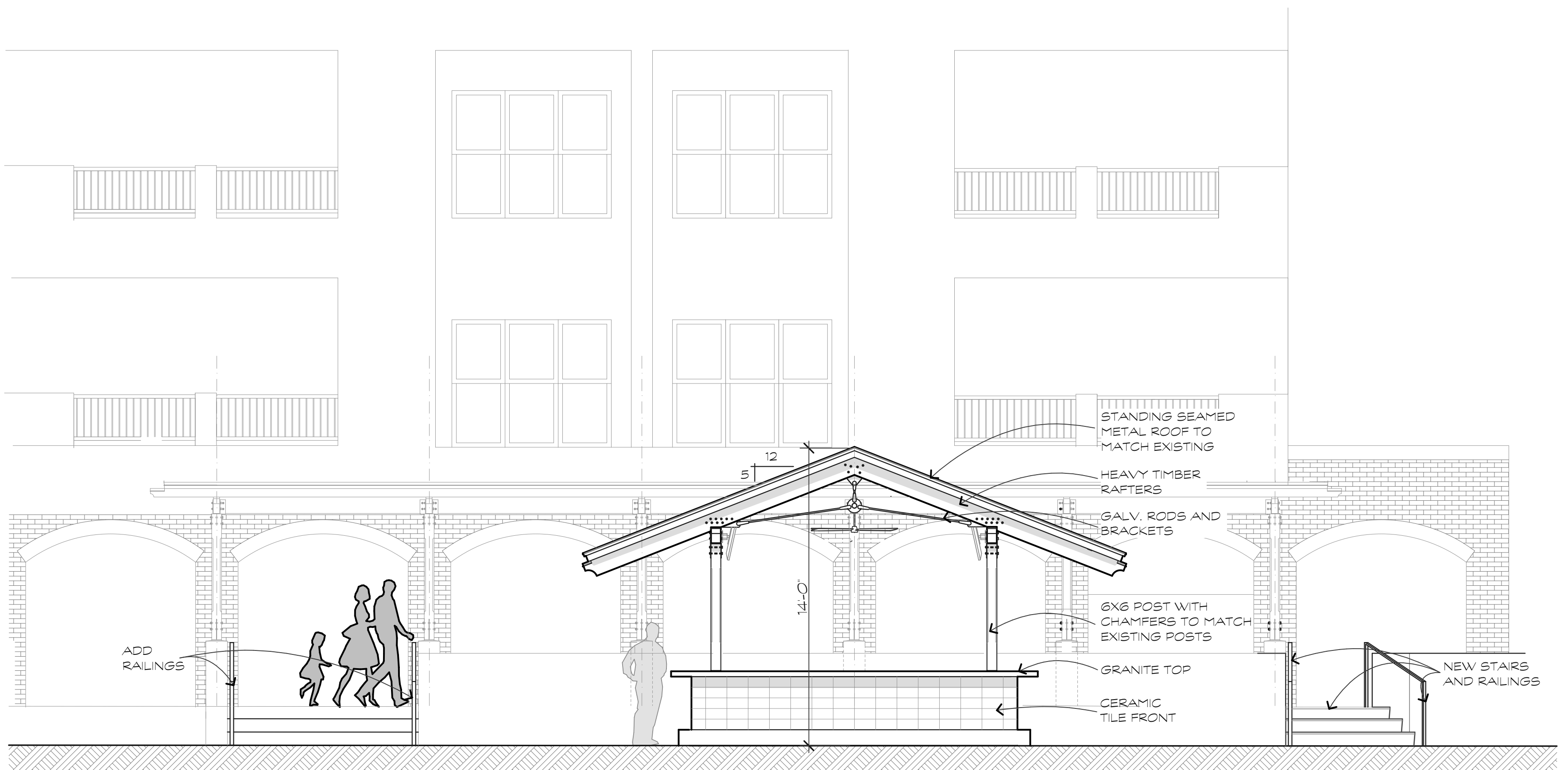
3
A.2



NEW BAR RIGHT SIDE ELEVATION

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

2
A.2



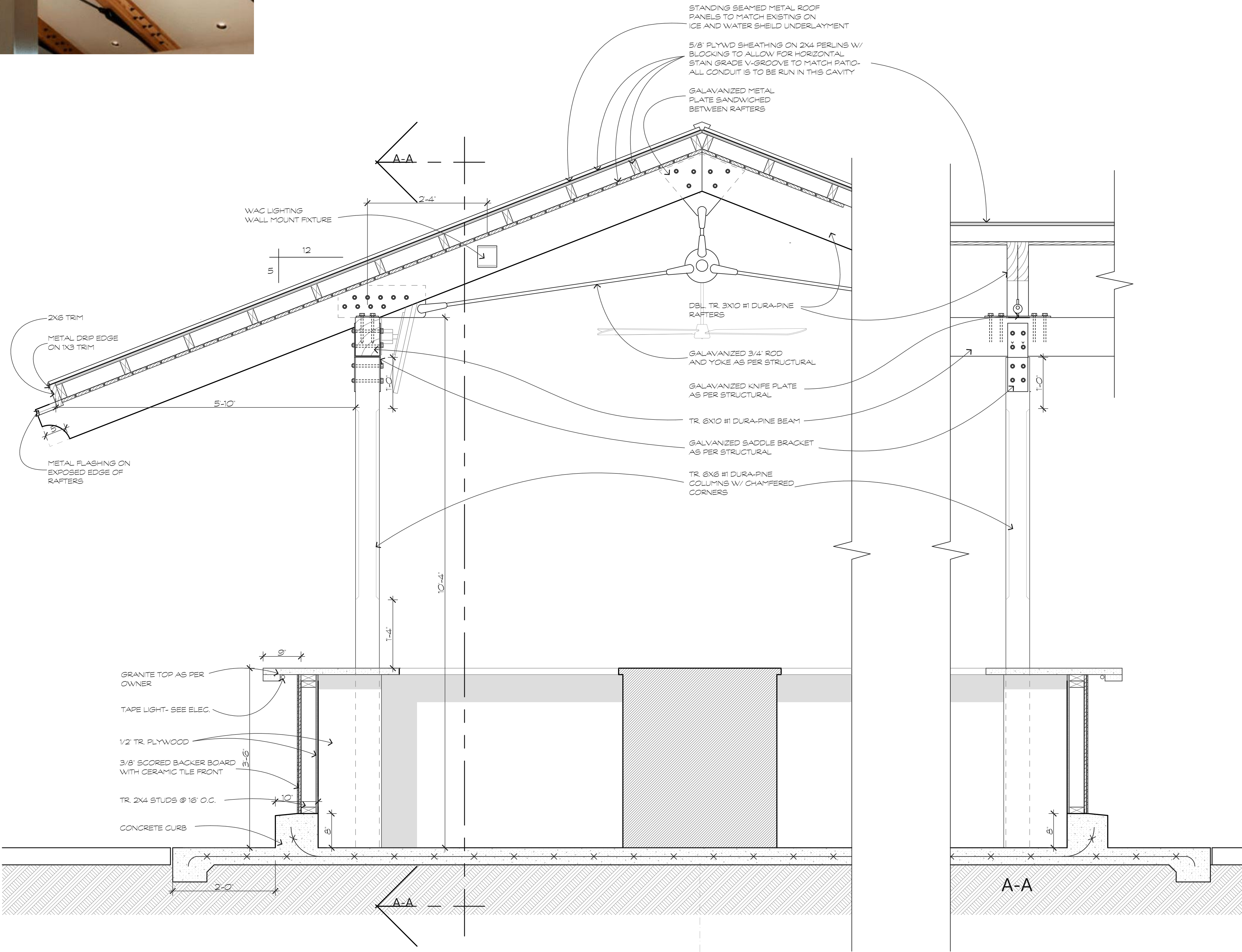
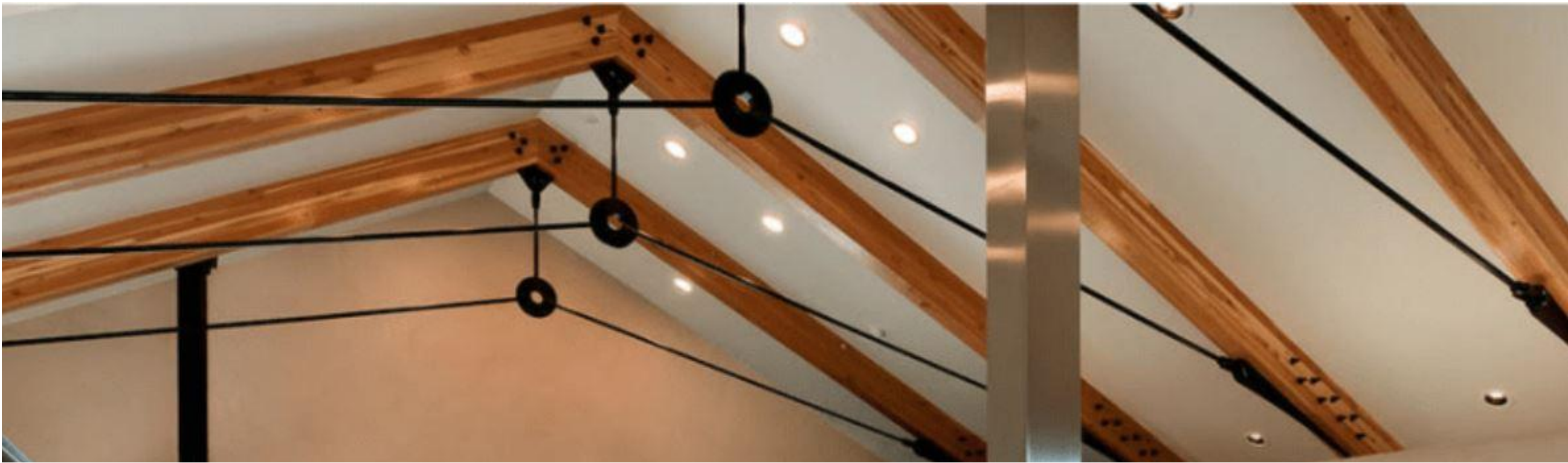
NEW BAR WATER ELEVATION

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

1
A.2

REVISIONS	

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 12/13/24
SCALE
JOB NO. 2424
SHEET



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

1
A.3

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A NEW BAR FOR :
SAN MIGUEL'S RESTURANT
SHELTER COVE MARINA
HILTON HEAD ISLAND, S.C.

REVISIONS	



The planters will be partially demolished.



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

DRAWN BY TP	
CHECKED BY TP	
DATE OF ISSUE: 12/13/24	
SCALE	
JOB NO. 2424	
SHEET	
OF	SHEETS

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Tube

Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
○ WS-W2604 Double	○ 3000K 90	30W	1750	○ AL Brushed Aluminum
○ WS-W2605 Single	○ 3000K 90	16W	800	○ BK Black ○ BZ Bronze ○ GH Graphite ○ WT White

Example: **WS-W2604-AL**

DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any decor.

FEATURES

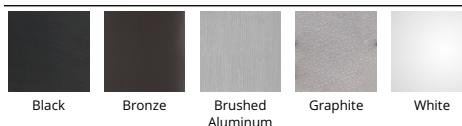
- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

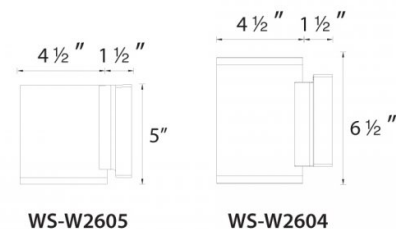
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Black, Bronze, Brushed Aluminum, Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24:



FINISHES



LINE DRAWING





Java - 54" Ceiling Fan

Item #:	F753-KA
UPC Code:	706411042614
Product Family Name:	Java
Finish:	Kocoa
Category:	EXTERIOR FAN
Category Type:	Ceiling Fan
Certification:	E75795
Patents:	
Notes:	



Wet Location



Title 17



UL Listed

MEASUREMENTS

Blade Finish:	
Blade Material:	PC
Blade Sweep:	54"
No. of Blades:	3
Blade Pitch:	14
Reversible Blades:	NO
Slope:	YES
Hanging Weight:	16.18
Downrod 1:	6
Downrod 1 Outside Dia:	0.75
Downrod 2:	
Downrod 2 Outside Dia:	
Ceiling to Lowest Point (Dim A):	14.75
Ceiling to Blade (Dim B):	13.25
Lead Wire:	80
Power:	AC
Motor Size:	AC 153 X 18mm

	Low	Low/Med.	Medium	Med/High	High
RPM	86				157
Amps	220.0				0.372
Watts	15.3				44.68
CFM	2782.0				5357.0
CFM/Watts	181.83				119.9

LAMPING

No. of Bulbs:	0
Max Bulb Wattage:	
Light Type:	N/A
Light Kit Optional:	NO
Socket:	
Integrated Light Kit:	NO
Dimmable:	NO
Ballast:	
Rated Life Hours:	
Uplight:	NO
Bulb/LED Included:	
Color Temp.:	
CRI:	
Initial Lumens:	
Delivered Lumens:	

GLASS

Description:	NOT APPLICABLE
Material:	
Part No.:	
Quantity:	
Width:	
Height:	
Length:	

CONTROLS

Pull Chain Control:	NO
Works with Remote Control:	YES
Works with Wall Control:	YES
Reversible:	YES
Included Remote Control:	RCS213
Included Wall Control:	
Smart Control:	NO
Compatible Remote Control(s):	
Compatible Wall Control(s):	WCS213
Integrated Smart Control:	
Compatible Smart Control:	BD-1000

SHIPPING

Carton Width:	10.0
Carton Height:	10.5
Carton Length:	28.25
Carton Weight:	18.458
Carton Cubic Feet:	1.717
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	
Master Pack:	1

⚠ WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977. Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and until competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 01.10.2024 01:45 PM

DSCS SERIES

RE-VERBER-RAY
by Detroit Radiant Products Company

Designer Series

GAS-FIRED, SINGLE STAGE, HIGH INTENSITY INFRARED PATIO HEATER

Ideal solution to stylishly extend the outdoor season for many commercial and residential applications.

Specifically designed for comfort, reliability and ease of installation, the DSCS Series high-intensity patio heater is designed to provide outdoor comfort heating.



BENEFITS OF HEATING WITH INFRARED

- Superior Comfort
- Reduced Energy Consumption
- Flexibility
- Durability
- Radiant Efficiency

PRODUCT FEATURES

- Decorative stainless egg crate grille
- Wind- and rain-protected design
- Reliable direct-spark ignition
- Single Stage Operation
- Potted (water resistant) 24V circuitry
- Even level of heat distribution
- Versatile mounting options
- Black-coated aluminized or brushed stainless steel housing
- ETL Design Certified to ANSI Z83.26 Standard

DSCS SERIES

GAS-FIRED, SINGLE STAGE, HIGH INTENSITY INFRARED PATIO HEATER

PRODUCT SPECIFICATIONS



	Input Range: 31,000 to 34,000 BTU/h		Housing: Black Powder-Coated Aluminized or 430 Series Brushed Stainless Steel
	Length: 48.4"		Certification: ETL Design Certified for Outdoor use
	Gas Type: Natural (6.0" W.C.) or Propane (10.0" W.C.)		Limited Warranty: 1 year (Components) - 5 years (Ceramic Burner)
	Mounting Options: Chains, Threaded Rod, Hangers, or Optional Mounting Bracket		Electrical: 24VAC; 60 Hz with field supplied NEC Class 2 transformer. 24V Control. Amps: 0.65 Starting, 0.48 Running

AVAILABLE DSCS MODELS & CLEARANCES

MODEL #	HOUSING ¹	GAS ²	BTU/h INPUT	APPROX. AREA HEATED	WEIGHT	MOUNTING HEIGHTS	CLEARANCES TO COMBUSTIBLES (INCHES)	MOUNTING ANGLE	SIDE	TOP	BELOW
DSCS-31	STND	Nat or Prop	31,000	8' x 8'	59 lbs	8' to 12'		0°	18	13	48
DSCS-34	STND	Nat	34,000	9' x 9'	59 lbs	8.5' to 13'		0°	18	13	48
DSCS-31-SS	430 SS	Nat or Prop	31,000	8' x 8'	59 lbs	8' to 12'		0°	18	13	48
DSCS-34-SS	430 SS	Nat	34,000	9' x 9'	59 lbs	8.5' to 13'		0°	18	13	48

¹ STND= Black powder-coated aluminized steel; 430 SS= 430 Series brushed stainless steel.

² Specify natural (Nat) or propane (Prop) gas.

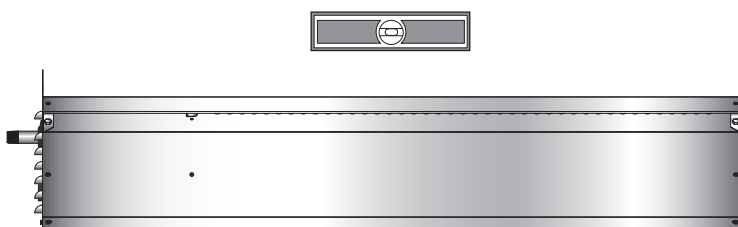
³ Refer to DSC Manual for additional information about clearances for 30° Mounting Angle.

Important! If the heater is mounted beneath a non-combustible surface an 8 in. minimum top clearance must be maintained from the top of the heater to prevent overheating the controls.

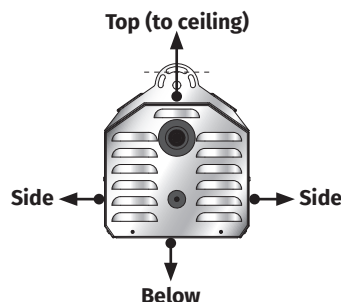
Clearance to combustible distances represent a surface temperature of 90°F (32°C) above ambient temperature. Ensure that building materials with a low heat tolerance (i.e. awnings, fabrics, plastics, sprinklers, insulation) are protected against degradation. This may require the heater to be mounted at a distance in excess of the published clearances to combustibles. Contact the factory or the building material manufacturer for additional information.

Always maintain the published clearances to combustibles. Not for indoor residential use. Clearances published in DSC Series manual and on warning label supersede data shown on this brochure.

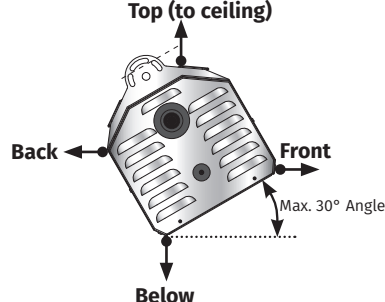
Side View:
Level Side to Side



0° Mounting Angle



30° Mounting Angle³



**DETROIT RADIANT
PRODUCTS COMPANY**

21400 Hoover Road, Warren, Michigan 48089 USA
+1.586.756.0950 | sales@drp-co.com

www.REVERBERRY.com



Form No. LBDSCS-1M-0119 (PM)

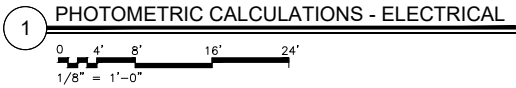
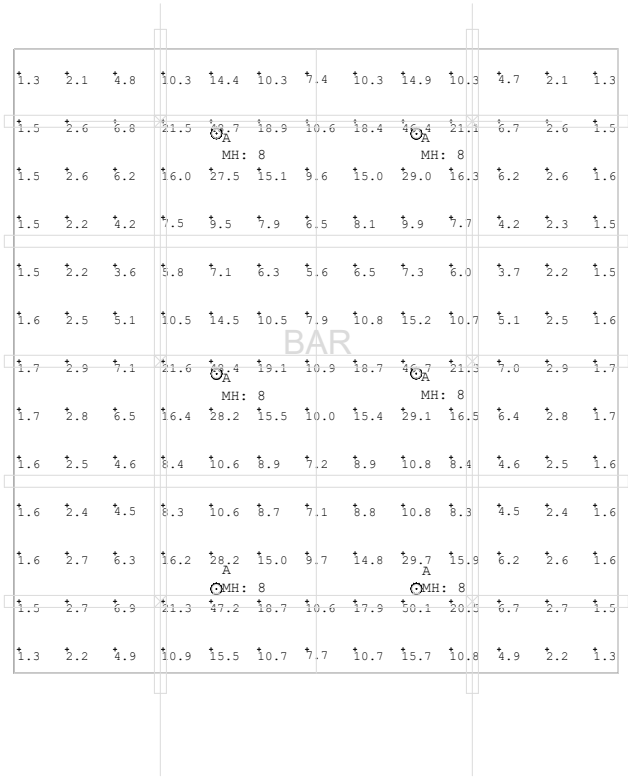




Dalon Engineering LLC
Mechanical, Electrical, Plumbing
2611 Southside Blvd
Beaufort, SC 29902
Phone (843) 271-6011
Project #

Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
⊙	6	A	1188	0.900	WS-W2605N A101414

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
BAR_Workplane	Illuminance	Fc	9.84	50.1	1.3	7.57	38.54	



No. Date Description

A NEW BAR FOR:

SAN MIGUEL'S RESTURANT
SHELTER COVE MARINA
HILTON HEAD ISLAND, S.C.

DRAWN BY: SM
DESIGNED BY: CD
CHECKED BY: CD

NOT FOR CONSTRUCTION

JOB NO.: 2024-133
PHASE:
DATE:

DRAWING NO:
EP-100

**San MIGUELS Bar
9 Harbourside Lane
Shelter Cove Marina
Staff Comments
January 14, 2025
DRB-000008-2025**

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 9 Harborside Lane Shelter Cove Marina – San Miguels Bar

DRB-000008-2025

DATE: 1/14/2025

CATEGORY: Final

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. Staff recommends approval of the final review of the San Miguel Bar submittal with the following conditions:
2. Per Fire & Rescue Department - Provide clearance to combustibles on Sheet A.3 from gas heaters. Specs provided only give clearance for 0-degree mounted options when the drawing shows the 30-degree option. Need further clarification.
3. The lighting Plan / photometrics indicates there are four lights ranging from 46.4 to 48.7 lumens. Make sure those four lights are shielded.
4. Any additional information as required by the Board.

**Beaufort Memorial Hospital
1016 William Hilton Parkway
Conceptual
January 14, 2025
DRB-001675-2024**



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: Chris Buday Company: Boldt Holdings
Mailing Address: 301 W Wisconsin Ave Ste 305 City: Milwaukee State: WI Zip: 53203
Telephone: 414-305-4930 Fax: N/A E-mail: chris.buday@boldt.com
Project Name: Beaufort Memorial Hosp. ED&UG Project Address: 1016 William Hilton Parkway
Parcel Number [PIN]: R 5 5 3 0 1 5 0 0 0 0 1 5 3 0 0 0 0
Zoning District: Light Commercial (LC-1) Overlay District(s): Corridor Overlay District
R0W 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 ☐ Alteration/Addition
☐ Final Approval – Proposed Development ☐ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

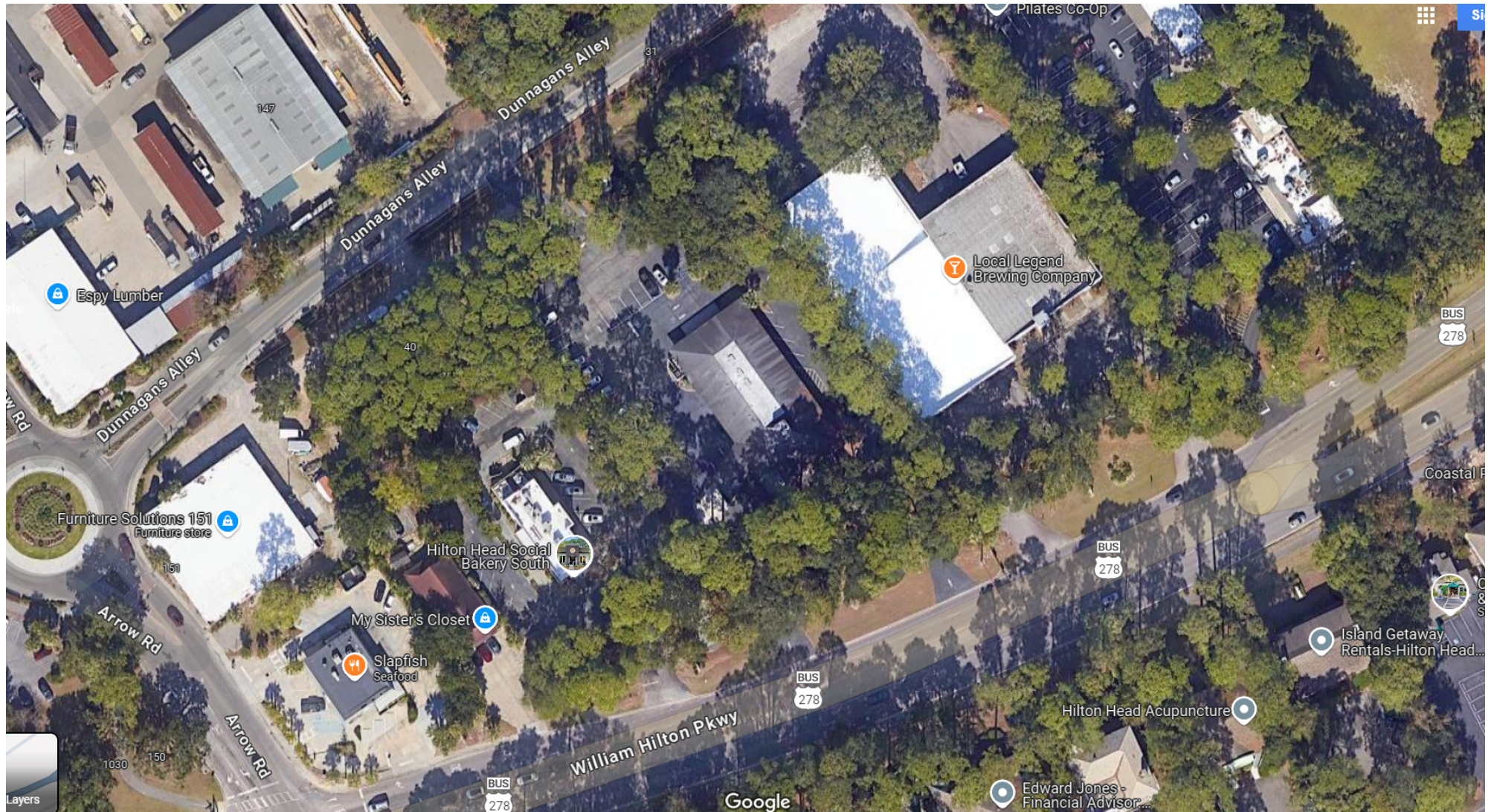
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

12/11/2024

DATE



BMH EMERGENCY & URGENT CARE

Hilton Head Island, South Carolina

ARCHITECTURAL NARRATIVE

Background

As it seeks to further expand access to quality care to the communities of the Lowcountry, Beaufort Memorial Hospital is planning to open a new, state-of-the-art emergency and urgent care center on Hilton Head Island. Located at 1016 William Hilton Parkway, the new 11,400sf one-story facility will offer emergency and urgent care services to residents and visitors in need.

Since 1944, Beaufort Memorial has continually elevated its services and broadened its reach and impact between Charleston and Savannah. This new facility will be built in parallel with their new Bluffton Community Medical Campus. Together, these two facilities will help re-define the Beaufort Memorial brand by better aligning the image of these essential facilities with Beaufort Memorial's mission and commitment to offering Lowcountry residents state-of-the-art care.

Architectural Design - Siting

The building is centered on its plot with its main entrance oriented towards William Hilton Parkway and its service and ambulance access facing Dunnegan's Alley. An enclosure for the facility's emergency generator discreetly screens activities at the ambulance drop-off. The site design balances the parking need with the landscape buffers that help maintain the island character. In keeping with Hilton Head's integration of buildings and landscape, a planted median that fronts the main entrance and drop-off will provide the opportunity to create a calming, gracious, and attractive patient arrival and first impression.

Architectural Design – Massing and Character

Like that of its counterpart in Bluffton, the design of the Emergency and Urgent Care Center on Hilton Head Island endeavors to convey a connection to the Lowcountry while embodying a sense of state-of-the-art healthcare. The building's footprint and massing are simple and compact, but the use of materials and detail create variety and richness – hallmarks of Hilton Head Island's architecture.

At the building's main entrance, a veranda creates a sense of welcoming and provides a transitional space that mediates between indoors and out. Furnished with simple seating, it will establish a casual tone to set patients at ease. In a broader sense, this veranda connects to Lowcountry tradition. Physically, the sheltering veranda connects to the waiting room volume – characterized by its openness and transparency. The mullions that modulate the façade are of a soft color that recalls the Beaufort



Memorial logo and that of patinaed copper and the oceanfront. This color also echoes accents within the building's brick façades.

The majority of the building will be clad in brick. Given the carefully controlled and discrete nature of the interior spaces (other than the waiting room,) an informal patterning of brick enlivens side facades. A mixture of an off-white and Charlestonian red brick are joined by accents of glazed celadon brick to connect to place and reinforce brand.

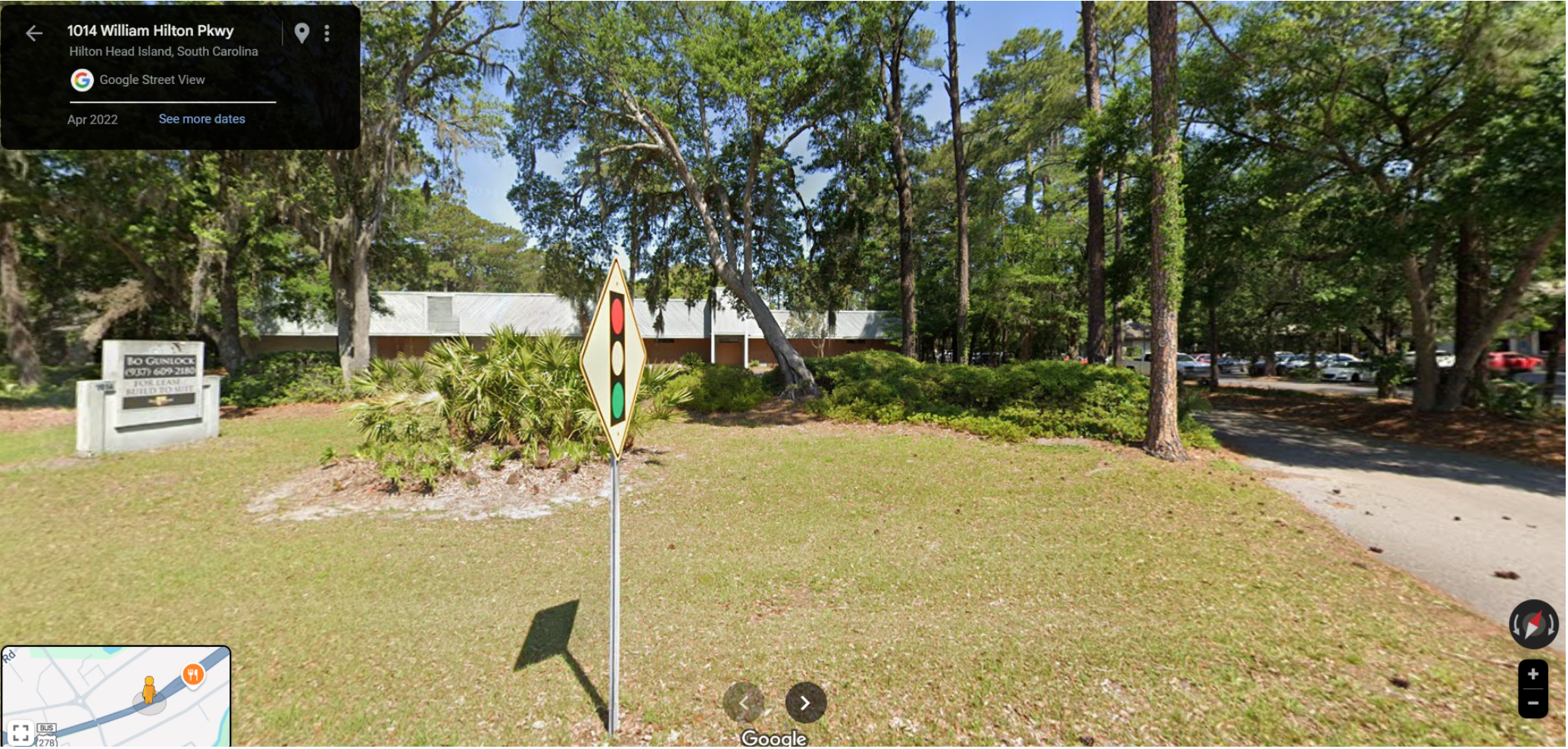


**Beaufort Memorial Hospital
1016 William Hilton Parkway
Existing Site Photos
January 14, 2025
DRB-001675-2024**



1012 William Hilton Parkway







1020 William Hilton Pkwy

Hilton Head Island, South Carolina

Google Street View

Apr 2022

See more dates



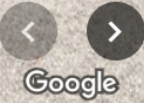
1018 US-278 BUS

Hilton Head Island, South Carolina

Google Street View

Apr 2022

See more dates



1016 William Hilton Parkway





**Beaufort Memorial Hospital
1016 William Hilton Parkway
Plan Set
January 14, 2025
DRB-001675-2024**

BMH EMERGENCY & URGENT CARE CONCEPTUAL SKETCHES - ARCHITECTURAL CHARACTER



Front Elevation from Southwest (Facing William H. Hilton Parkway)



Front Elevation from Southeast (Facing William H. Hilton Parkway)

BMH EMERGENCY & URGENT CARE CONCEPTUAL SKETCHES - ARCHITECTURAL CHARACTER



West Elevation from Southwest (Facing William H. Hilton Parkway)



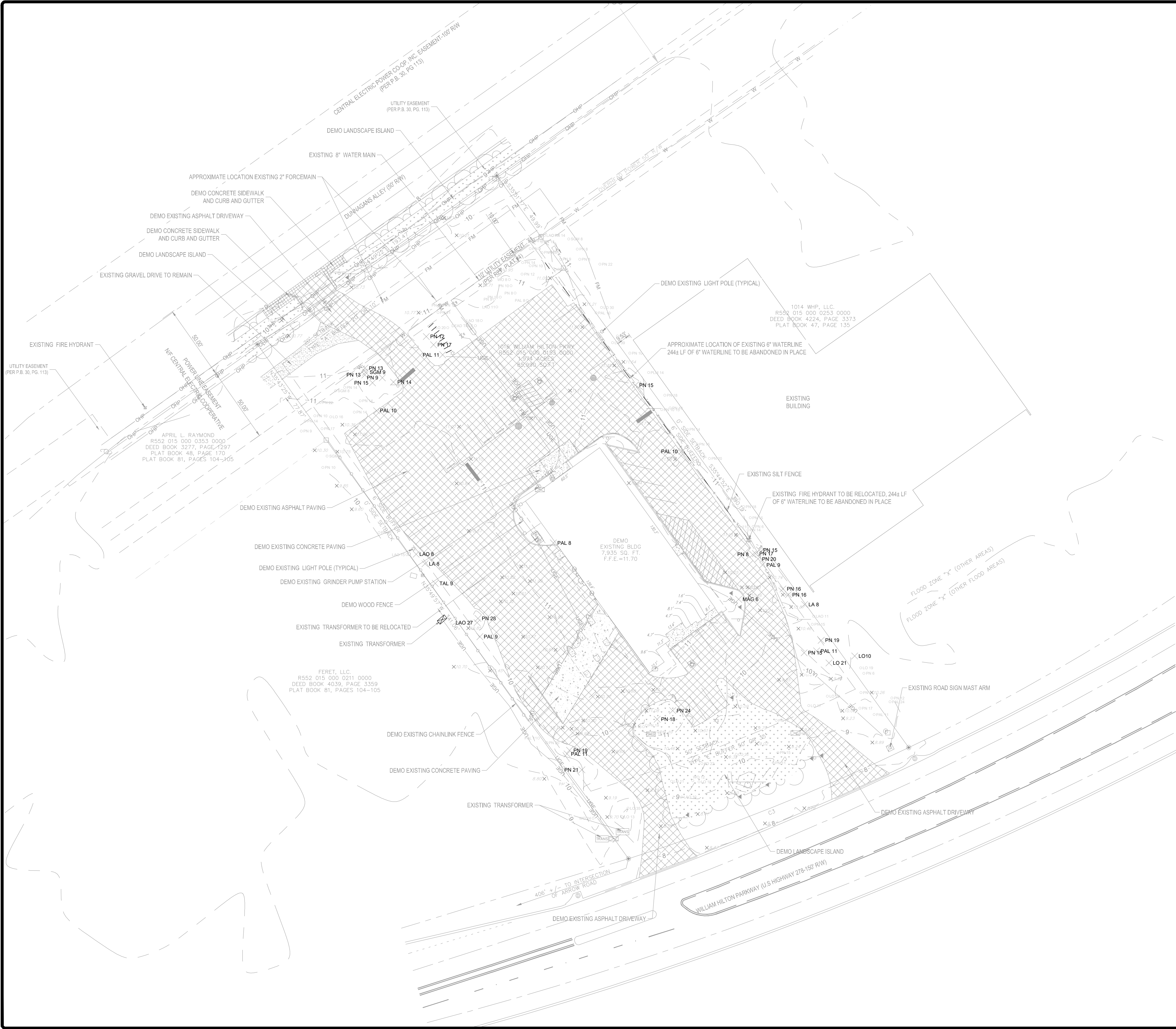
East Elevation from Southwest (Facing William H. Hilton Parkway)

BMH EMERGENCY & URGENT CARE CONCEPTUALL SKETCHES - ARCHITETURAL CHARACTER



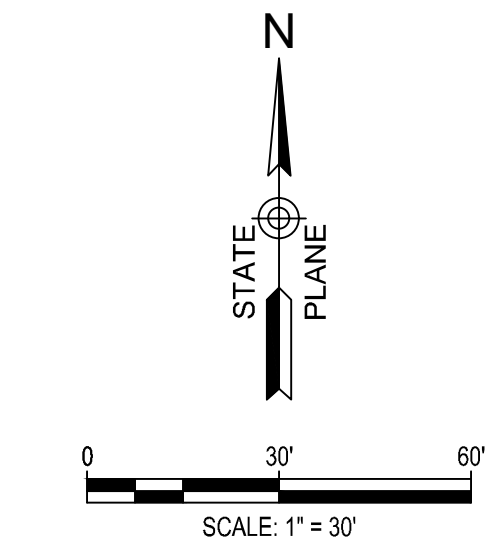
North Elevation from northwest (Facing Dunnagans Alley)

N:\Jobs\evm110-00\BWH-Hilton Head - Goodwill redevelopment\dwg\32266-00-SITE.dwg, 1/14/2024 3:10:39 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



DEMOLITION PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. REMOVE ALL TREES INDICATED TO BE REMOVED ON TREE REMOVAL PLANS.
3. REFERENCE PHASE 1 SWPPP PLAN AND INSTALL SEDIMENT AND EROSION CONTROL BMP'S AS SHOWN ON SHEET C510 PRIOR TO BEGINNING DEMOLITION WORK.
4. EXISTING CONDITIONS WERE OBTAINED FROM AVAILABLE RECORD DRAWINGS AND FIELD SURVEYS AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY WORK.
5. PROTECT AND MAINTAIN EROSION CONTROLS THROUGHOUT DEMOLITION AND CONSTRUCTION.
6. SOME UNDERGROUND CONDUITS ARE NOT SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDERS FOR RELOCATION OR REMOVAL OF EXISTING UTILITIES NECESSARY TO COMPLETE THE WORK.
8. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES WITHIN PROJECT LIMITS, NOT INDICATED TO REMAIN, WITH CONSENT FROM THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AND ASBESTOS CONTAINING MATERIALS SURVEYS.
9. CONTRACTOR SHALL REMOVE EXISTING STORM PIPES, CONTROL STRUCTURES, AND HEADWALLS NOT INDICATED TO REMAIN ON GRADING AND DRAINAGE PLANS.
10. CONTRACTOR TO PROVIDE OWNER WITH AT LEAST 48 HOURS NOTICE PRIOR TO ANY REQUIRED UTILITY SERVICE DISRUPTIONS OR SHUTDOWNS.
11. CONTRACTOR SHALL USE CARE WHEN WORKING NEAR EXISTING OCCUPIED BUILDINGS AND OTHER INFRASTRUCTURE. ALL MATERIALS ON SITE SHALL BE PROPERLY RESTRAINED AND COVERED.
12. CONTRACTOR TO REMOVE ALL SIGNS AND POSTS NOT INDICATED TO REMAIN WITHIN PROJECT AREA. CONTRACTOR TO INSTALL NEW SIGNS AND POSTS IN ACCORDANCE WITH THE SIGNAGE AND STRIPING PLAN.
13. CONTRACTOR TO COORDINATE WITH OWNER, UTILITY AGENCY, AND ENVIRONMENTAL AGENCY FOR EXCAVATION AND REMOVAL OF ONSITE SEPTIC TANKS.
14. CONTRACTOR SHALL REMOVE INTERFERING PORTIONS OF EXISTING SITE FENCING WITHIN WORKS LIMITS AS NEEDED.
15. CONTRACTOR TO REMOVE ALL UNDERGROUND FOUNDATIONS FOR THE EXISTING BUILDING AND CANOPY.



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

NO. 000538

DAVIS & FLOYD, INC.

SOLIDITY

REGISTERED PROFESSIONAL ENGINEER

STATE OF SOUTH CAROLINA

NO. 128016

DAVIS & FLOYD, INC.

SOLIDITY

REGISTERED PROFESSIONAL ENGINEER

STATE OF SOUTH CAROLINA

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

DAVISFLOYD.COM

2712 BULL STREET, SUITE A

BEAUFORT, SC 29902

843-379-2222

OWNER

BEAUFORT MEMORIAL HOSPITAL

1016 WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND

PROJECT TITLE

BEAUFORT MEMORIAL HOSPITAL

EMERGENCY & URGENT CARE

DRAWING TITLE

EXISTING SITE AND DEMOLITION

NO.	DATE	DESIGNED	CHECKED	RELEASED
1	11/04/2024	RC	RC	RL
2		RC	RC	RL
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32266.00

DATE

11/04/2024

DESIGNED

RC

CHECKED

RC

APPROVED

RL

C101

PAGE

3

OF

18

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

NOTES:

1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83.
2. VERTICAL DATUM IS NAVD88.
3. FIELD WORK COMPLETED: 06/25/2024
4. THIS PARCEL IS LOCATED IN FLOOD ZONES "X" (OTHER AREAS) AND "Y" (OTHER FLOOD AREAS) AS SHOWN ON PANEL NO. 4501300442G EFFECTIVE DATE MARCH 23, 2021 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS. OWNER OF RECORD: PALMETTO GOODWILL. TAX MAP NUMBER: R552 015 000 0153 0000
5. TOTAL ACREAGE: 1.974 ACRES (85,990 SQ.FT)
6. THIS PROPERTY IS ZONED LC (LIGHT COMMERCIAL DISTRICT) PER LETTER FROM THE TOWN OF HILTON HEAD ISLAND DATED MAY 28, 2024 REGARDING USE/ZONE VERIFICATION.
7. SETBACKS AS SHOWN HEREON PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE TABLE 18-5-102.D.
8. PARKING SPACES: 3 HANDICAP; 31 STANDARD
9. NO EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY OBSERVED DURING FIELD SURVEY.
10. NO EVIDENCE OF RECENT EXCAVATION, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
11. NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO SURVEYOR.
12. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
13. REFERENCES:
 - DEED BOOK 547, PAGE 946; DEED BOOK 657, PAGE 1845
 - DEED BOOK 307, PAGE 2036; DEED BOOK 2451, PAGE 773
 - PLAT BOOK 47, PAGE 124; PLAT BOOK 20, PAGE 121
 - PLAT BOOK 29, PAGE 164; PLAT BOOK 47, PAGE 135
 - PLAT BOOK 25, PAGE 33

REFERENCE MAPS:

1. AS-BUILT SURVEY OF THE GRAYCO TRUE VALUE FOR RICHARD L. GRAY DATED MAY 1, 2003 AND LAST REVISED MAY 5, 2003 BY ANDREWS ENGINEERING CO., INC.
2. BOUNDARY SURVEY OF GRAYCO HILTON HEAD REDEVELOPMENT FOR J.L.M. INVESTMENT GROUP DATED AUGUST 23, 2017 AND LAST REVISED AUGUST 29, 2017 BY ANDREWS ENGINEERING CO., INC.
3. PROPOSED WATER MAIN EASEMENT ON THE LANDS OF PALMETTO GOODWILL SURVEY DATED NOVEMBER 17, 2022 BY AECOM.

To:

1. Broad River Healthcare, Inc., a South Carolina nonprofit corporation
2. Palmetto Goodwill, a South Carolina nonprofit corporation
3. Moore & Van Allen, PLLC
4. Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(b), 13, 14, 16, 17, and 18. The fieldwork was completed on June 25, 2024.

Date of Plat or Map: November 11, 2024

John H. Gray, PLS
Registration No. 29364

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY: Chicago Title Insurance Company

SCHEDULE B, PART II-EXCEPTIONS

FILE NO.: 027560.57
COMMITMENT DATE: 07/01/2024 at 11:00 AM.

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

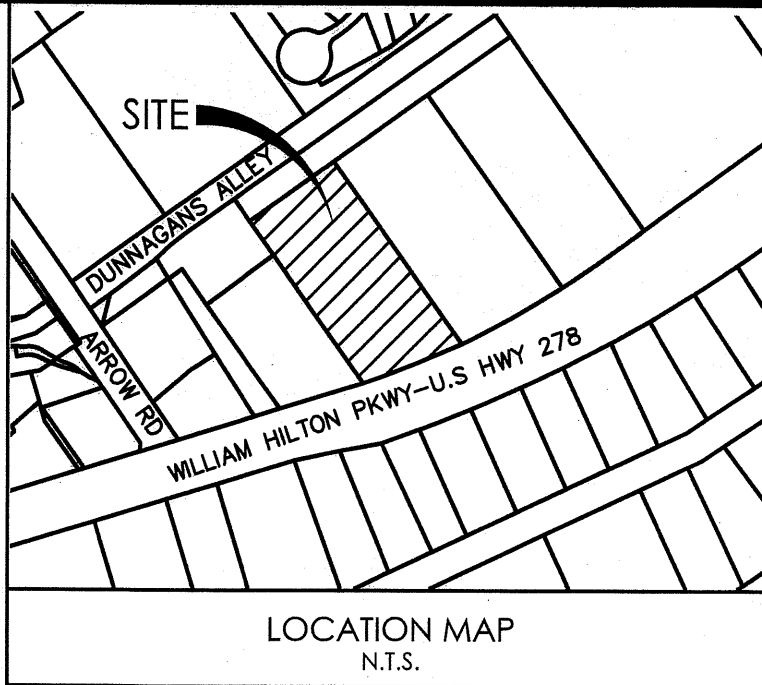
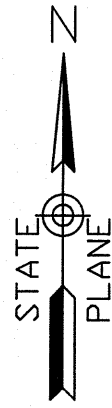
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT A SURVEY MATTER)
2. Rights or claims of parties in possession not shown by the Public Records. (NONE KNOWN BY SURVEYOR)
3. Any encroachment, encumbrance, violation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NONE FOUND DURING FIELD SURVEY)
4. Easements, or claims of easements, not shown by the Public Records. (NONE KNOWN BY SURVEYOR)
5. Any lien, or right to a lien, for services, labor or material heretofore furnished, imposed by law and not shown by the Public Records. (NOT A SURVEY MATTER)
6. Taxes and assessments for the year 2024, and subsequent years, which are a lien but are not yet due and payable. (NOT A SURVEY MATTER)
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein. (ACREAGE AS SHOWN HEREON)
8. Easements to Palmetto Electric Cooperative, Inc. recorded April 6, 1961, in the Beaufort County Register of Deeds office in Book 106, at Page 43. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
9. Easements shown in Deed and Bill of Sale from Palmetto Electric Cooperative Inc. to Central Power Cooperative, Inc. dated as of March 31, 1964, recorded in September 29, 1964 in Book 125 at Page 131, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
10. Easement from Sobanco Properties to Sea Pines Public Service District recorded in Book 353 at Page 1305 and Plat Book 30 at Page 113, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
11. Easement from Colella Properties, Inc. to Palmetto Electric Cooperative, Inc., dated April 23, 2014, recorded June 3, 2014 in Book 3325 at Page 73, aforesaid records. (AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE)
12. Declaration of Rights, Restrictions and Conditions recorded February 17, 1956 in Book 78 at Page 306, as affected by Partial Release recorded in Book 114, at Page 96, Release of Easement recorded in Book 155, at Page 16, Interpretation of Declaration recorded in Book 210, at Page 1609, and as affected by an Assignment recorded in Book 350, at Page 379, and Assignment recorded in Book 3809, at Page 1225, and an Assignment of Declarant Rights dated November 1, 2019 and recorded November 7, 2019 in Book 3810 at Page 1030, aforesaid records. (AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE)
13. Restrictions contained in Deed recorded in Book 204 at Page 463, re-recorded in Book 205 at Page 1440, as amended in Book 307 at Page 1365, and as affected by Assignment of Declarant Rights dated November 1, 2019 and recorded November 7, 2019 in Book 3810 at Page 1030, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
14. Encroachment Agreement between Palmetto Goodwill, Inc., Central Electric Cooperative Inc., Palmetto Electric Cooperative, Inc., and South Carolina Public Service Authority dated April 14, 2020 and recorded on May 26, 2020 in Book 3867 at Page 374, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
15. Easements shown on the following plats recorded in the Beaufort County Records: Plat Book 20, at Page 121 (1.52AC); Plat recorded in Book 307 at Page 2036; Plat Book 29 at Page 164 (.117 AC); Plat Book 30 at Page 113 (water line); and Plat Book 47 at Page 124 (1.97 AC). (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

LEGEND:

- AIR CONDITIONER
- BENCH MARK
- BOTTOM OF BANK
- COMMUNICATION HANDHOLE
- CONCRETE MONUMENT FOUND
- CABLE TELEVISION BOX
- CENTERLINE OF DITCH
- CONTROL PANEL
- ELECTRIC BOX
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC METER
- CHAIN FENCE
- WOOD FENCE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GRATE INLET
- GROUND LIGHT
- EGAS
- GAS LINE
- GAS LINE MARKER
- GAS TANK
- GAS VALVE
- GAS VALVE MARKER
- GUY WIRE
- HOSE BIB
- IRON PIN FOUND OR NOTED
- IRON PIN SET OR NOTED
- IRRIGATION VALVE
- LIGHT POLE / LAMP POST
- MAILBOX
- MONITORING WELL
- OVERHEAD POWER LINE
- POST
- POST INDICATOR VALVE
- POWER POLE
- RIGHT-OF-WAY
- SANITARY SEWER CLEANOUT
- SANITARY SEWER FORCEMAIN
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SEWER LINE MARKER
- SEWER VALVE
- SEWER VALVE MARKER
- SIGN
- SPRINKLER HEAD
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TOP OF BANK
- TRANSFORMER
- WELL
- WATER FOUNTAIN
- WATER LINE
- WATER LINE MARKER
- WATER METER
- WATER TANK
- WATER VALVE
- WATER VALVE MARKER

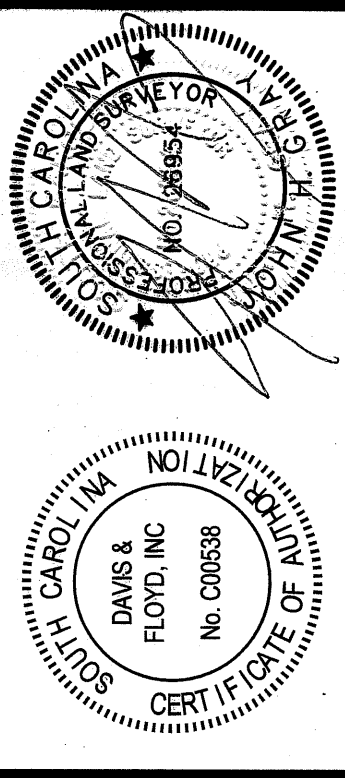
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S35°46'52"E	25.37'

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING
C1	1392.15'	81°2'06"	199.28'	S68°21'50"W
				199.11'



DATUM=NAVD88

TREE LEGEND	
LA	LAUREL OAK
LO	LIVE OAK
MAG	SOUTHERN MAGNOLIA
PAL	PALMETTO PALM
PLM	PALM
PN	PINE
SCM	SWEETGUM
TAL	TALLOW
WO	WATER OAK



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SINCE 1954

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2712 BULL STREET, SUITE A
BEAUFORT
SOUTH CAROLINA

BROAD RIVER HEALTHCARE, INC.

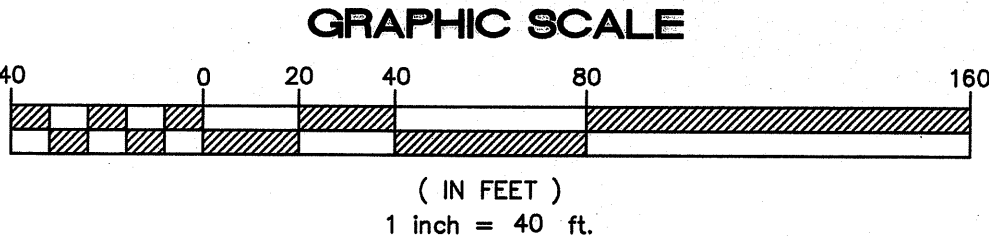
OWNER

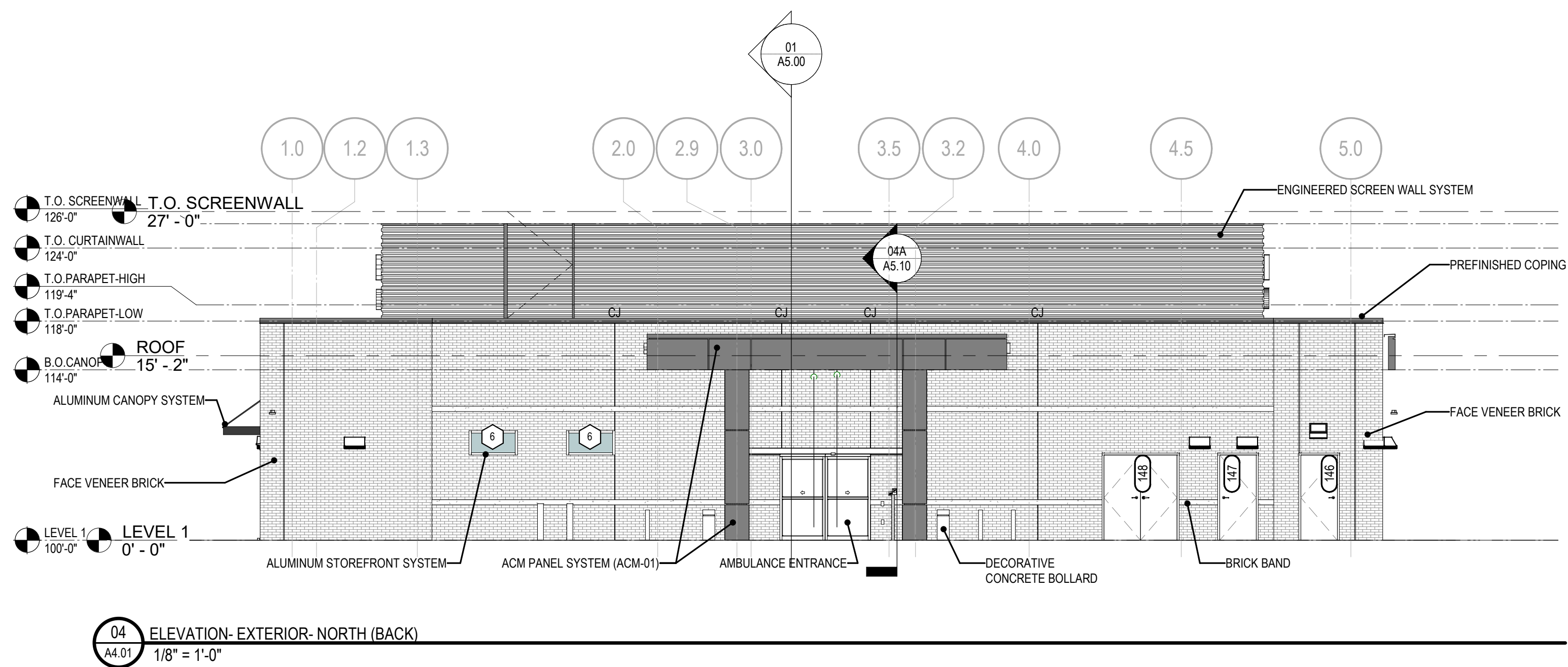
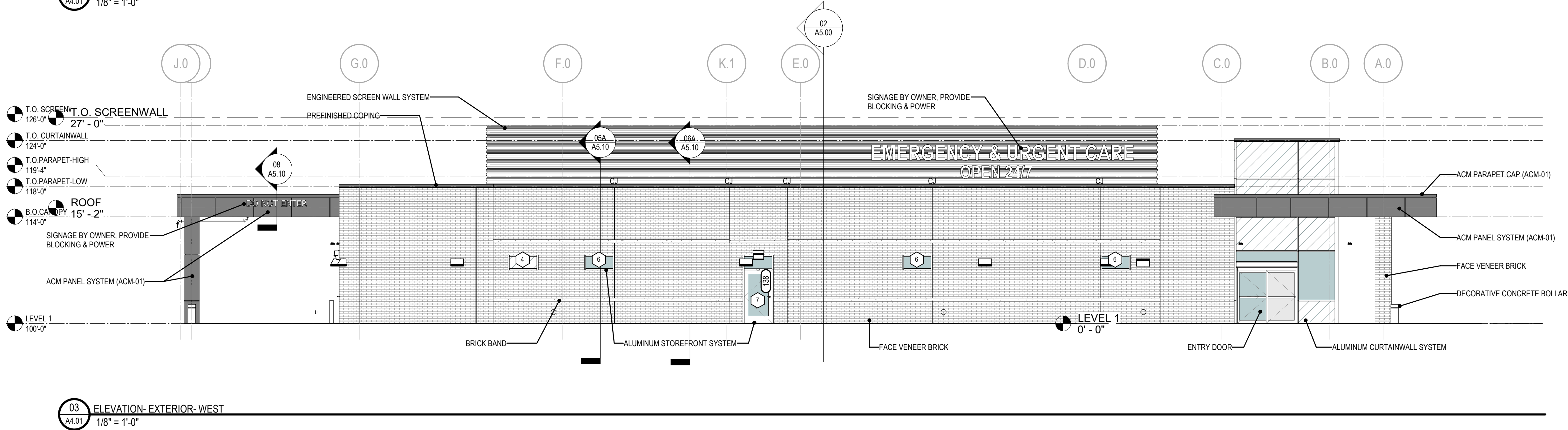
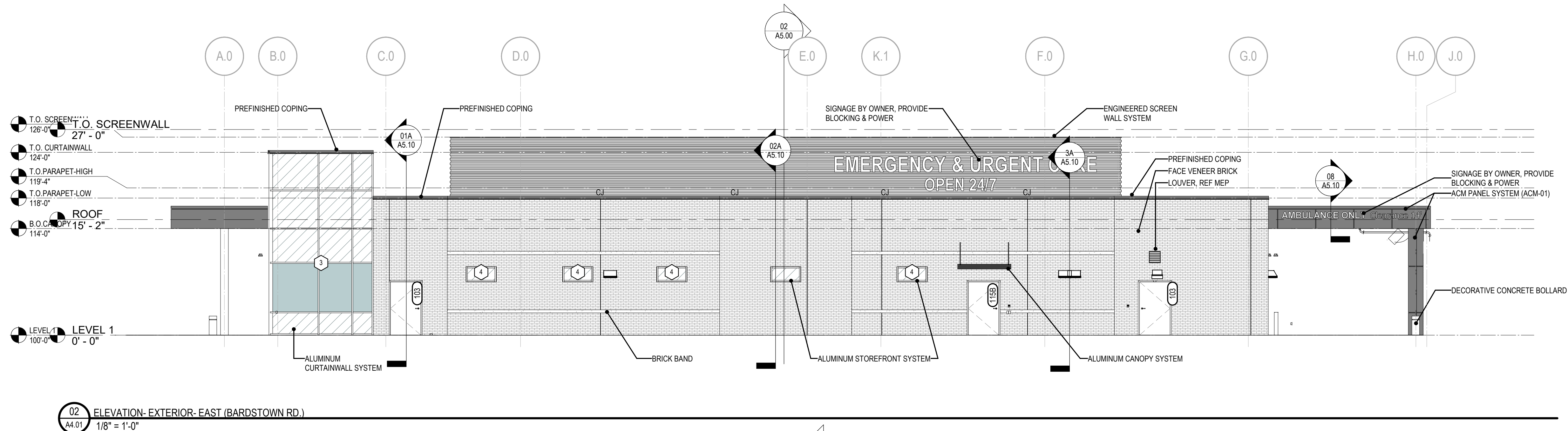
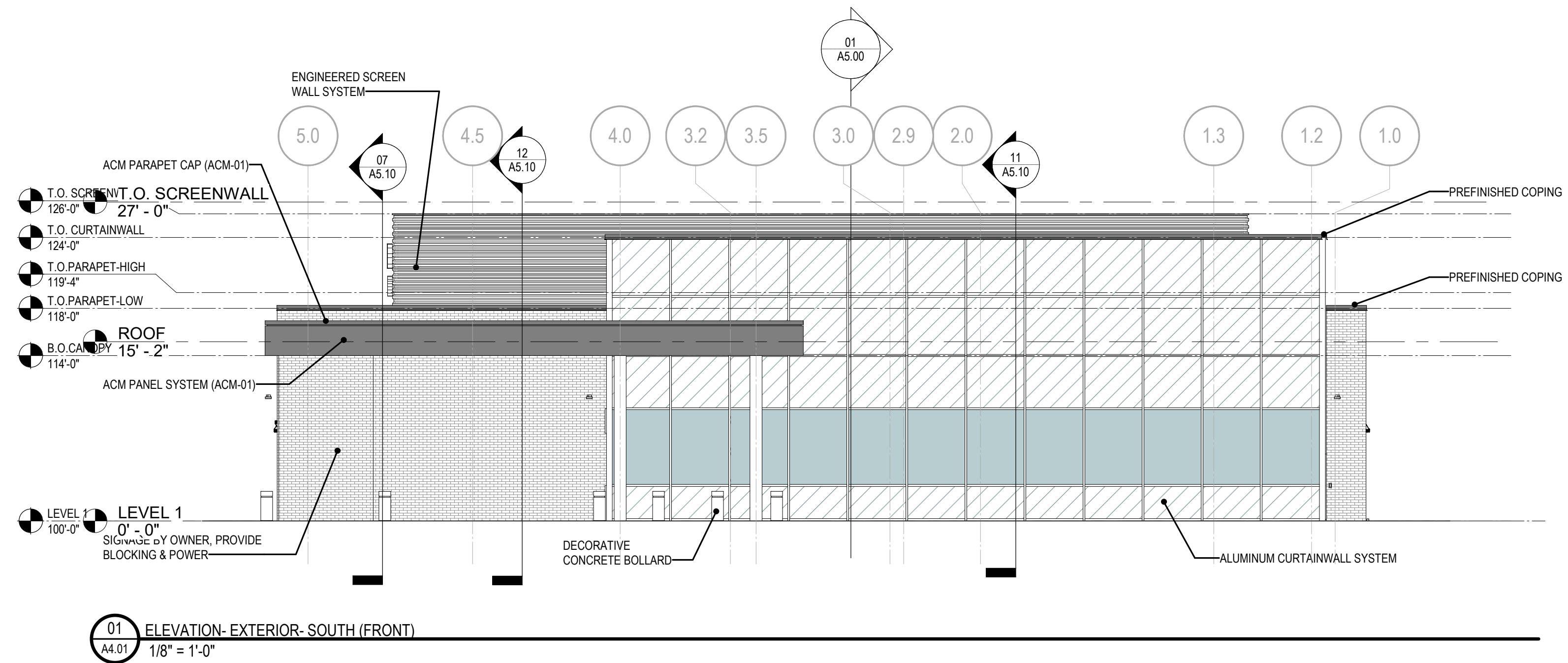
ALTA SURVEY

BROAD RIVER HEALTHCARE, INC.

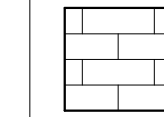
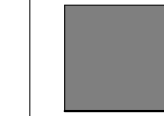
PROJECT/CLIENT

REVISIONS		DATE	BY	CHKD	APPD
1	ISSUED	11/11/2024	J. GRAY	J. GRAY	J. GRAY
2	REVISED				
3	REVISED				
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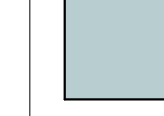




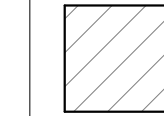
EXTERIOR FINISH MATERIAL LEGEND

 FACE BRICK VENEER

ALUMINUM COMPOSITE MATERIAL(ACM) PANELS
DRY ROUTE AND RETURN SYSTEM - ACM-01

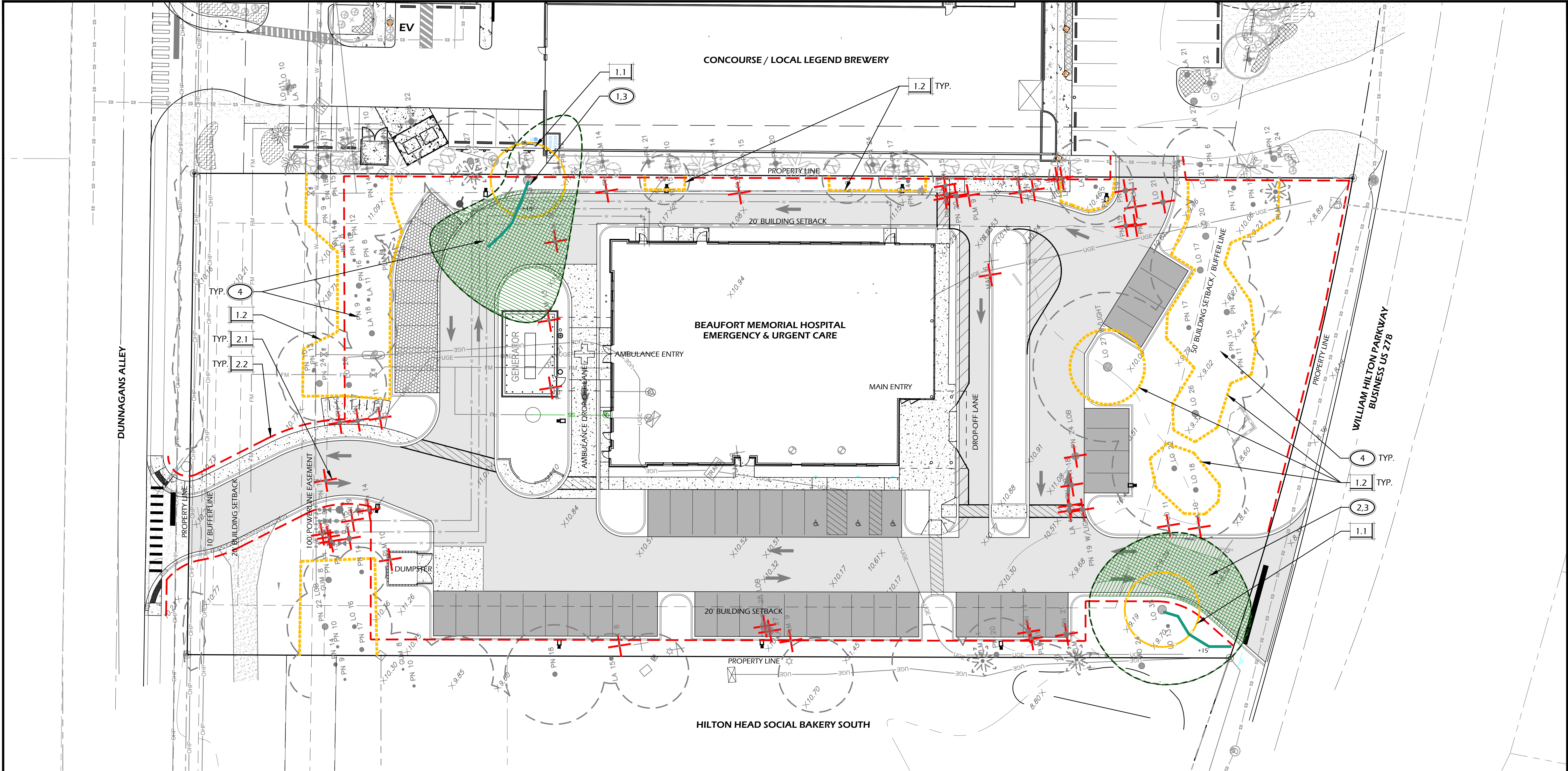


VISION GLASS

 SPANDREL GLASS

PREFINISHED METAL FASCIA/ COPING CAP

[illegible]



PLANT PROTECTION LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		TREE PROTECTION FENCE - WOOD	1/L50
1.2		TREE PROTECTION FENCE - ALT (ORANGE)	1/L50

TREE IMPACT LEGEND	
SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	SPECIMEN TREE IMPACTS - EXISTING
	SPECIMEN TREE IMPACTS - PROPOSED
	LOWEST LIMB WITH CLEARANCE FROM GRADE

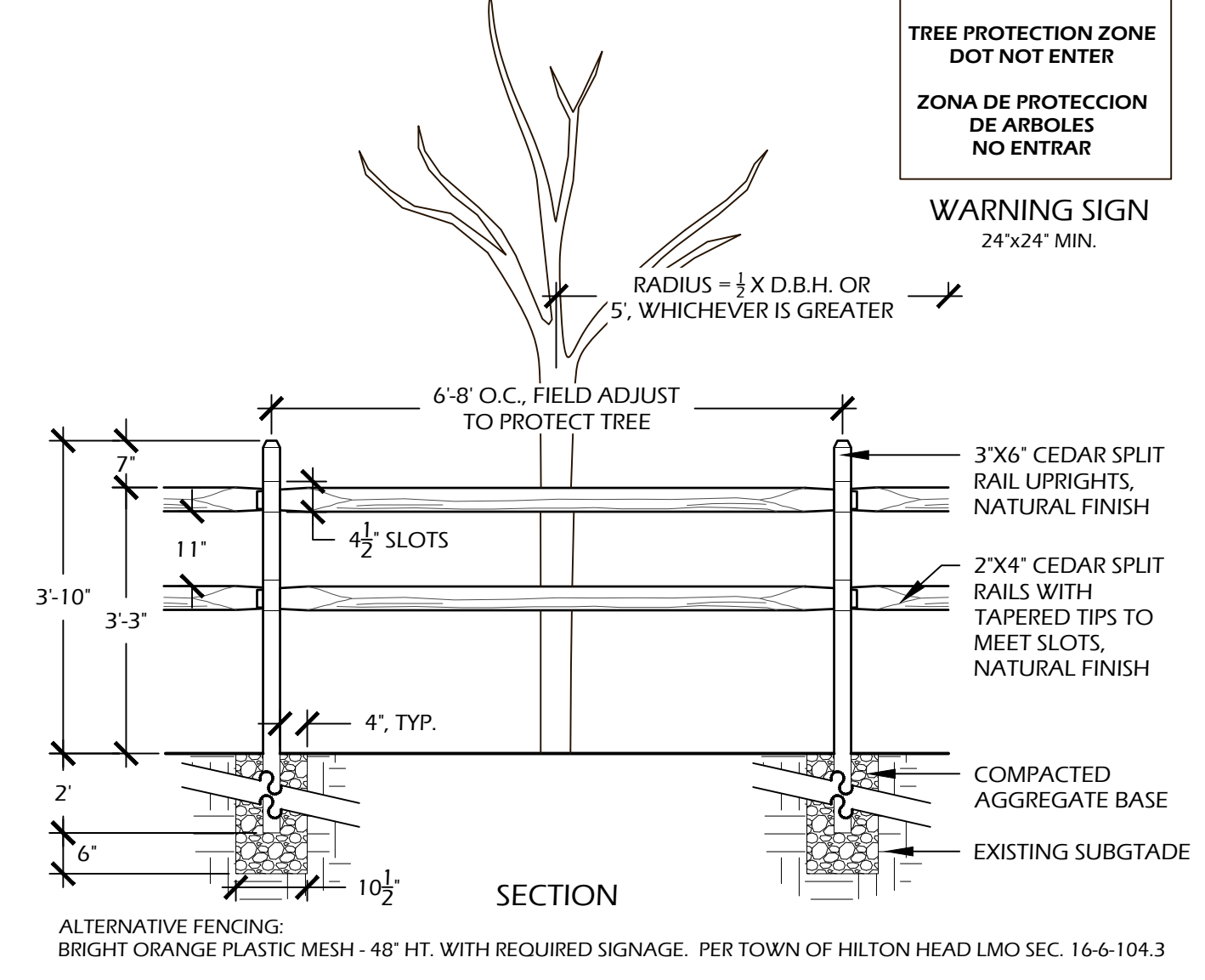
NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

SITE DEMOLITION LEGEND		
CALL-OUT	SYMB.	DESCRIPTION
2.1		TREE TO BE REMOVED - SEE SHEET L500 & L501 FOR MITIGATION
2.2		SILT FENCE - SEE CIVIL ENGINEERS PLANS

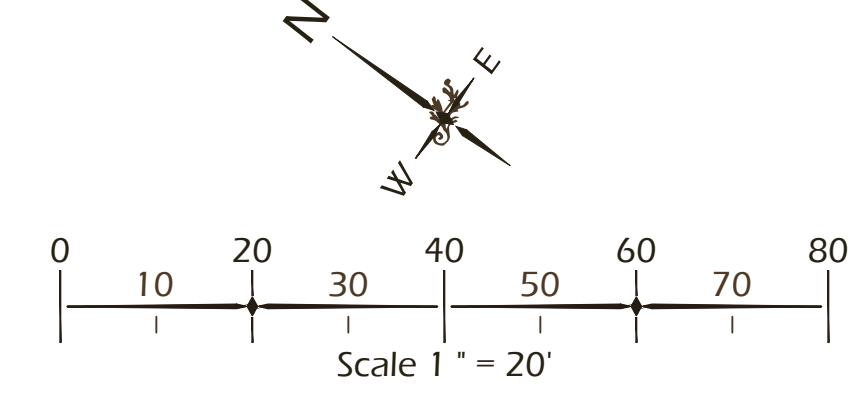
NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

TREE IMPACT REFERENCE NOTES:

- 1 SPECIMEN TREE PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE. LIVE OAK 39" DBH. TOTAL CANOPY: 3040 SF. TOTAL EXISTING IMPERVIOUS: 2170 SF (70%), TOTAL PROPOSED IMPERVIOUS: 1820 SF (60%). REDUCTION OF ASPHALT WITHIN DRIPLINE. IMPACT CONTINUES DUE TO PROXIMITY TO EMERGENCY VEHICLE CIRCULATION AROUND BUILDING.
- 2 SPECIMEN TREE PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE. LIVE OAK 35" DBH. TOTAL CANOPY: 3065 SF. TOTAL EXISTING IMPERVIOUS: 1175 SF (38%), TOTAL PROPOSED IMPERVIOUS: 1500 SF (49%). EXPANSION OF PAVEMENT WITHIN DRIPLINE SHALL BE AWAY FROM TRUNK. ADDITIONAL IMPERVIOUS IS FOR CONSOLIDATION OF PROPERTY ACCESS FROM TWO ONE-WAY DRIVEWAYS TO A SINGLE TWO-WAY DRIVEWAY.
- 3 REVIEW HEALTH OF EXISTING TREE WITH ARBORIST PRIOR TO REMOVAL OF EXISTING PAVEMENT WITHIN DRIP LINE. FOLLOW ARBORISTS INSTRUCTION FOR PAVEMENT REMOVAL TO MINIMIZE DAMAGE TO TREE ROOTS. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT. PROVIDE PRE AND POST CONSTRUCTION FERTILIZATION PLAN WITH A MYCOR TREATMENT AND TO BE COMPLETED BY A CERTIFIED ARBORIST. LIMIT GRADING WITHIN TREE PROTECTION FENCE AREA TO HAND DIGGING, TAKING CARE NOT TO DISTURB ROOTS.
- 4 SELECTIVE PRUNING AND CANOPY MANAGEMENT OF TREES TO REMAIN. TRIMMING TO BE DONE IN ACCORDANCE WITH ARBORIST RECOMMENDATIONS AND MEETING TOWN OF HILTON HEAD STANDARDS.



1 L50 TREE PROTECTION FENCE
SCALE: 1" = 1'-0"



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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
**BEAUFORT MEMORIAL HOSPITAL
EMERGENCY & URGENT CARE**
1016 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

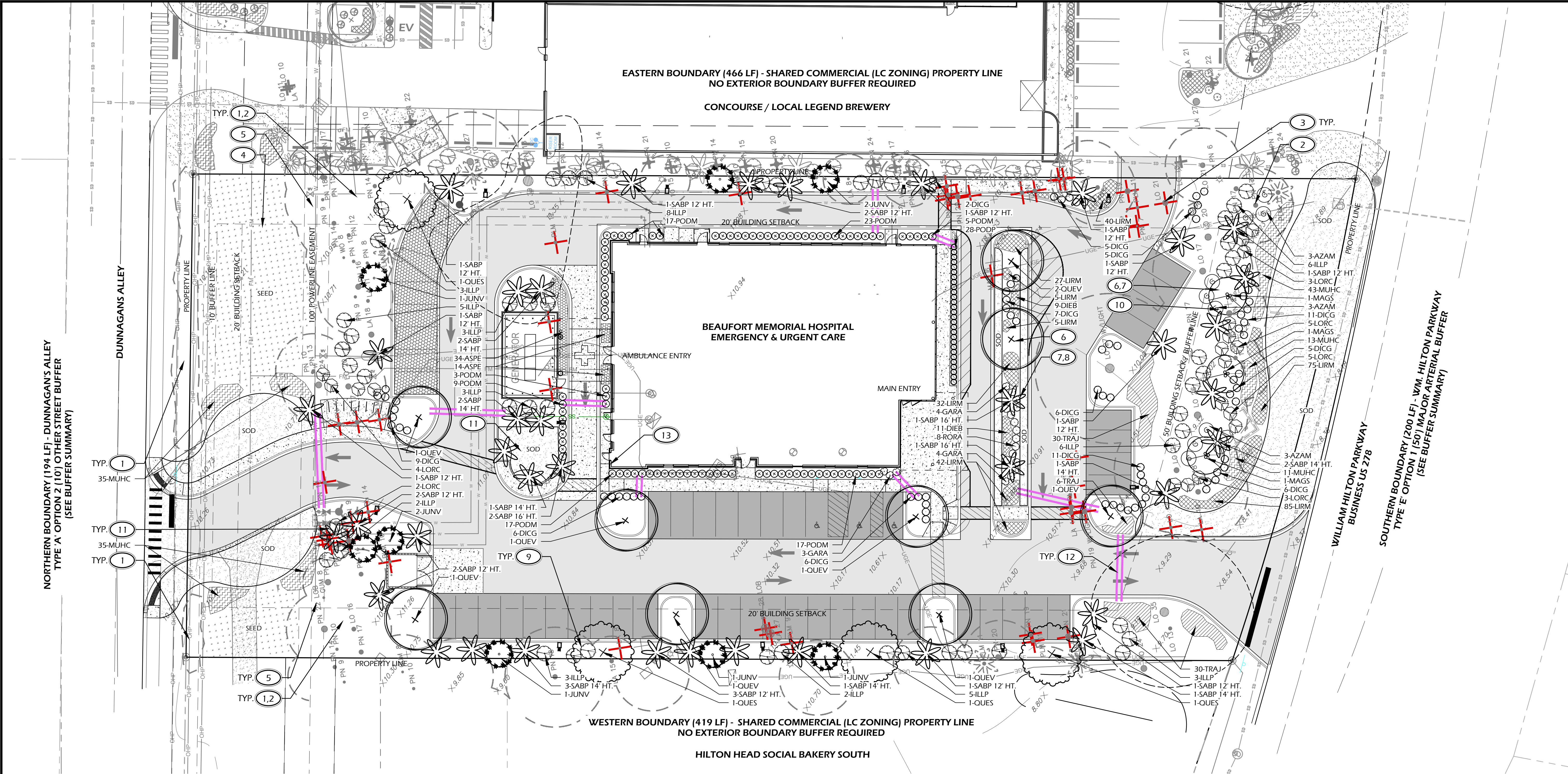
DATE:	NOV 8, 2024
PROJECT NO.:	24127.02
DRAWN BY:	JC
CHECKED BY:	JC

**DPR
SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION**

REVISIONS:

DRAWING TITLE
DEMOLITION PLAN

DRAWING NUMBER
L50



Planting Details		
Call-Out	Description	Detail
14.1	Tree Planting	1/L501
14.2	Palm Tree Planting	2/L501
14.3	Shrub Planting	3/L501
14.4	Ground Cover Planting	4/L501
14.5	Root Barrier	—

Plant Key Legend

Abbrev	Botanical Name	Common Name
Trees		
JUNV	Juniperus virginiana	Eastern Red Cedar
QUEV	Quercus virginiana	Live Oak
QUES	Quercus shumardii	Shumard Oak
SABP	Sabal palmetto	Cabbage Palm
Understory Trees		
MAGS	Magnolia x soulangeana	Saucer Magnolia
Shrubs		
AZAM	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea
DICG	Distylium 'Cinnamon Girl' (PIIDIST-V PP27,631)	Cinnamon Girl Distylium
GARA	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia
ILLP	Illicium parviflorum	Yellow Anise
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
RORA	Rosa x 'Radtkepink'	Pink Double Knock Out Rose

Abbrev	Botanical Name	Common Name
Ornamental Grasses & Ferns		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
Ground Covers, Vines & Perennials		
ASPE	Aspidistra elatior	Cast Iron Plant
DIEB	Dietses bicolor	Yellow African Iris
LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope
TRAJ	Trachelospermum jasminoides	Confederate Jasmine
Sod & Mulch		
SODSF	-	Empire Zoysia Sod
SEEDSF	-	Bahia Grass Seed
MULCHSF	Pine Straw - all disturbed areas	Pine Straw

Planting Reference Notes:

- EXISTING VEGETATION TO REMAIN.
- EXISTING TREES TO REMAIN.
- EXISTING TREES TO BE REMOVED.
- EXISTING OVERHEAD UTILITY LINE TO REMAIN. DO NOT DISTURB. NO TREES SHALL BE PLANTED UNDER THIS LINE.
- SELECTIVELY THIN AND UNDERBRUSH. REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG BED EDGE.
- STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- STAKE TYPICAL SHRUB LAYOUT IN THIS AREA PRIOR TO INSTALLATION.
- ALIGN ALL PALM TREES, AT FRONT OF BUILDING, WITH BUILDING COLUMNS.
- ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
- CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- COORDINATE SHRUB AND PALM LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
- PROVIDE 2-2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS. LAYOUT BY LANDSCAPE / IRRIGATION CONTRACTOR.
- COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER.

Buffer Summary:

NORTHERN BOUNDARY (194 LF) - DUNNAGAN'S ALLEY
20' ADJACENT STREET SETBACK - OTHER STREET
TYPE 'A' OPTION 2 (10') OTHER STREET BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - 4 TREES REQUIRED
UNDERSTORY TREES: 4 TREES PER 100 LF - 8 TREES REQUIRED
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 19 SHRUBS REQUIRED

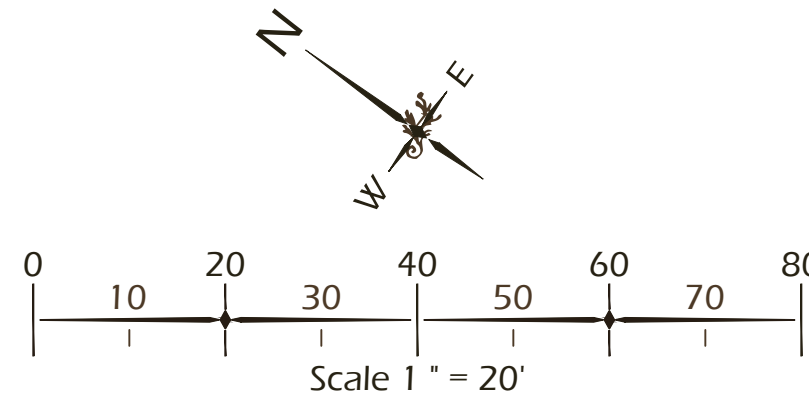
SATISFYING BUFFER REQUIREMENT TO GREATEST EXTENT POSSIBLE WITHIN Santee Cooper Regulations

EASTERN BOUNDARY (466 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

SOUTHERN BOUNDARY (200 LF) - W.M. HILTON PARKWAY
50' ADJACENT STREET SETBACK - MAJOR ARTERIAL
TYPE 'E' OPTION 1 (50') MAJOR ARTERIAL BUFFER:

OVERSTORY TREES: 4 TREES PER 100 LF - 8 TREES REQUIRED (8 EXISTING)
UNDERSTORY TREES: 5 TREES PER 100 LF - 10 TREES REQUIRED (1 EXISTING, 9 PROPOSED)
EVERGREEN SHRUBS: 20 SHRUBS PER 100 LF - 40 SHRUBS REQUIRED

WESTERN BOUNDARY (419 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED



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Winters Jones Keefe Ltd.

landscape architecture
land planning

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SITE DEVELOPMENT PLANS
FOR
BEAUFORT MEMORIAL HOSPITAL
EMERGENCY & URGENT CARE
1016 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

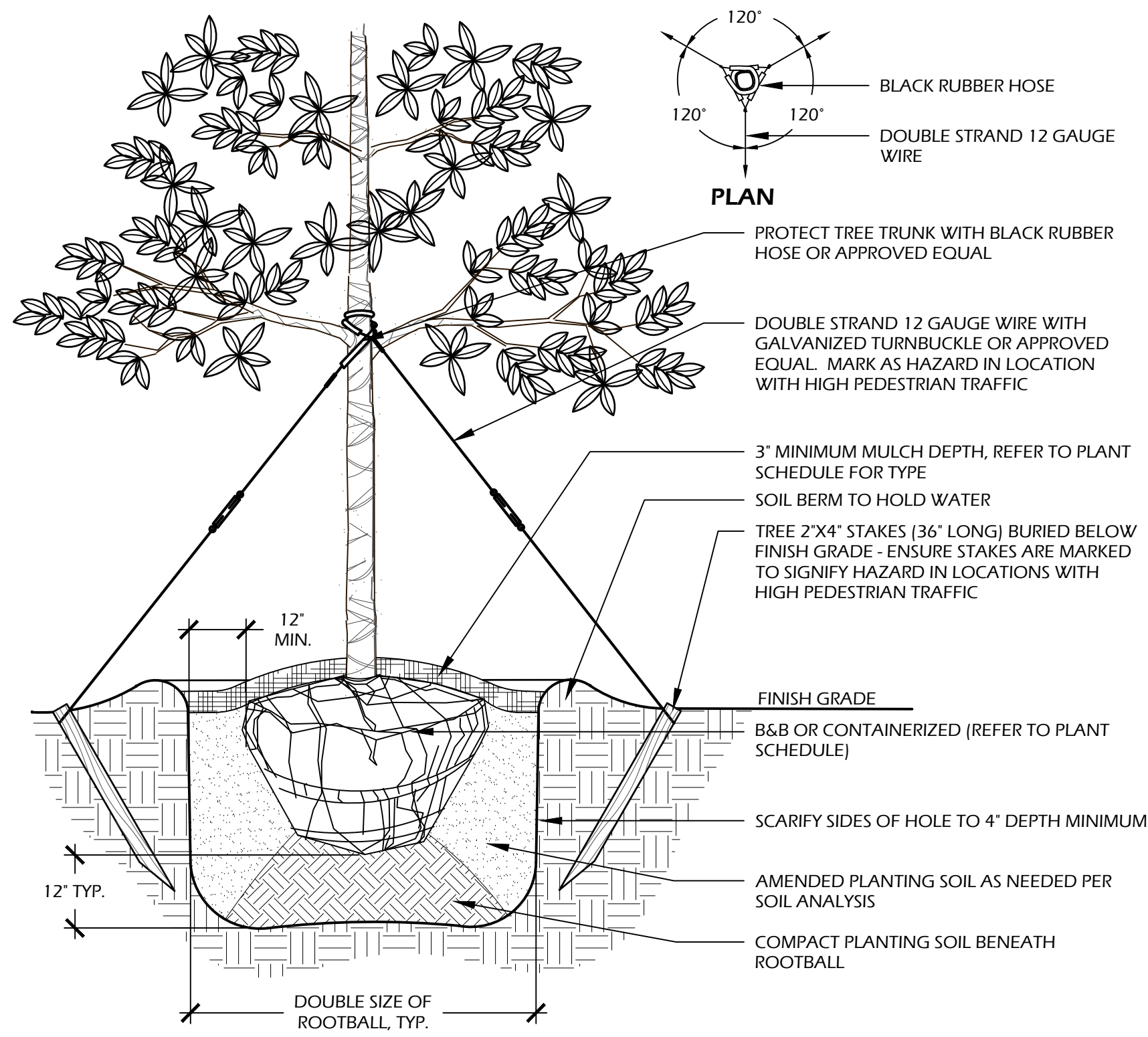
DATE:	NOV 8, 2024
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CHECKED BY:	JC

DPR
SUBMITTAL
PLAN,
NOT FOR
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REVISIONS:

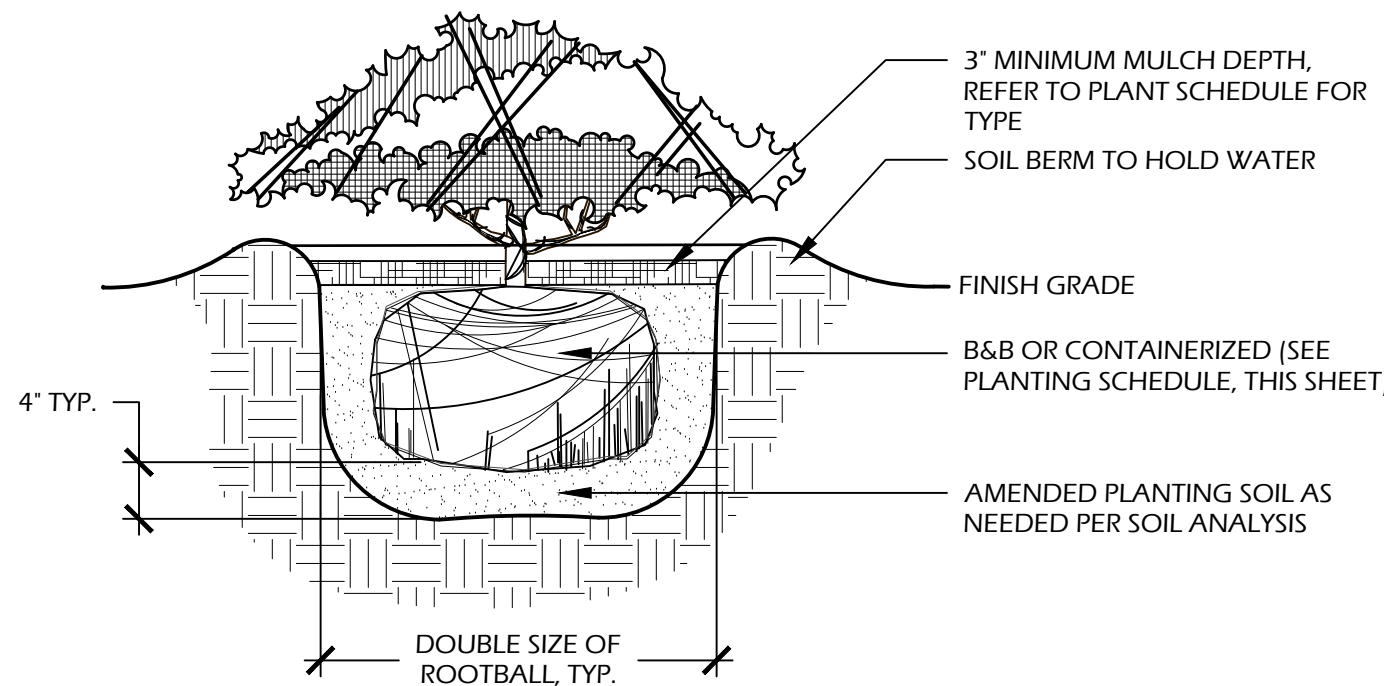
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



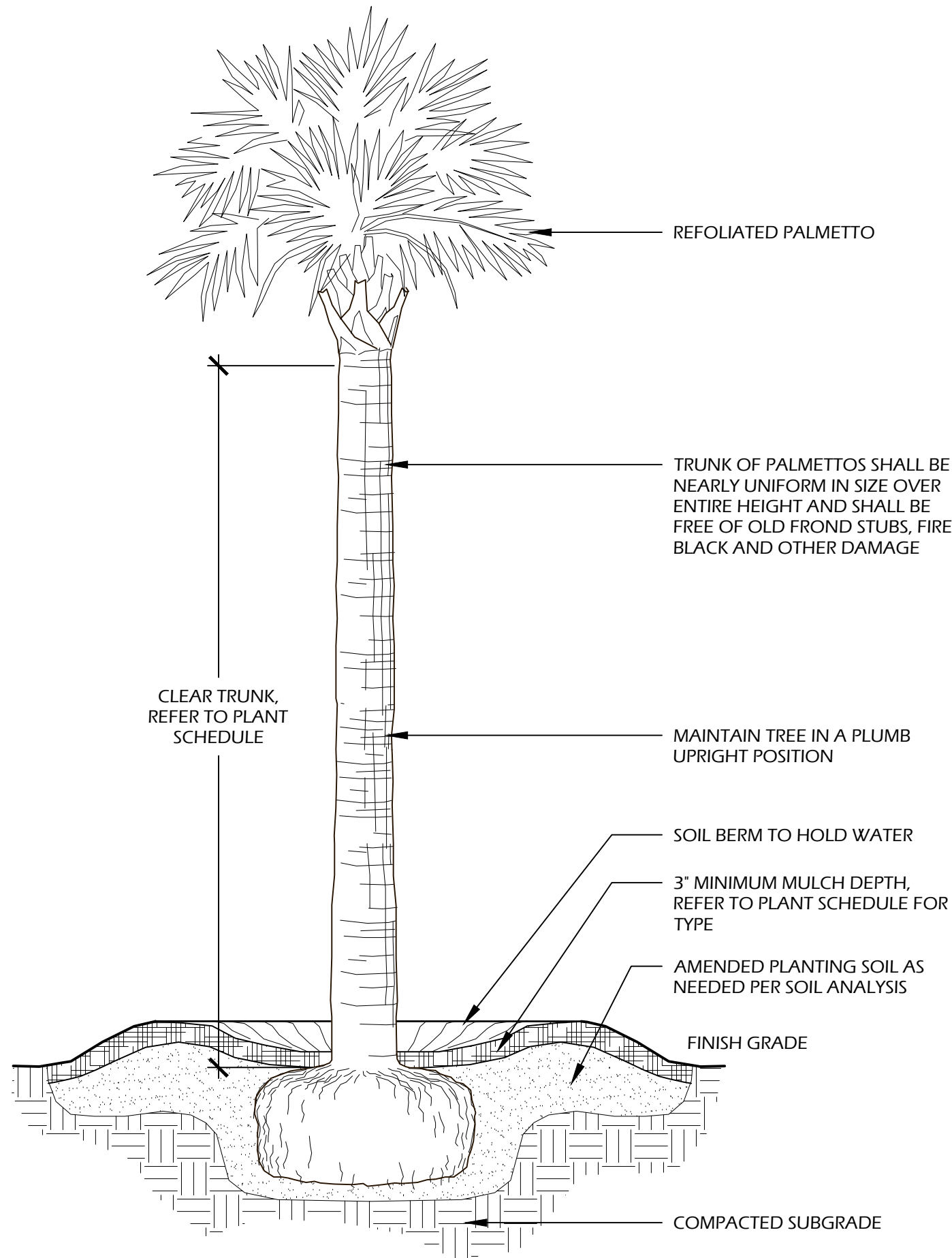
- NOTES:**
- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

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



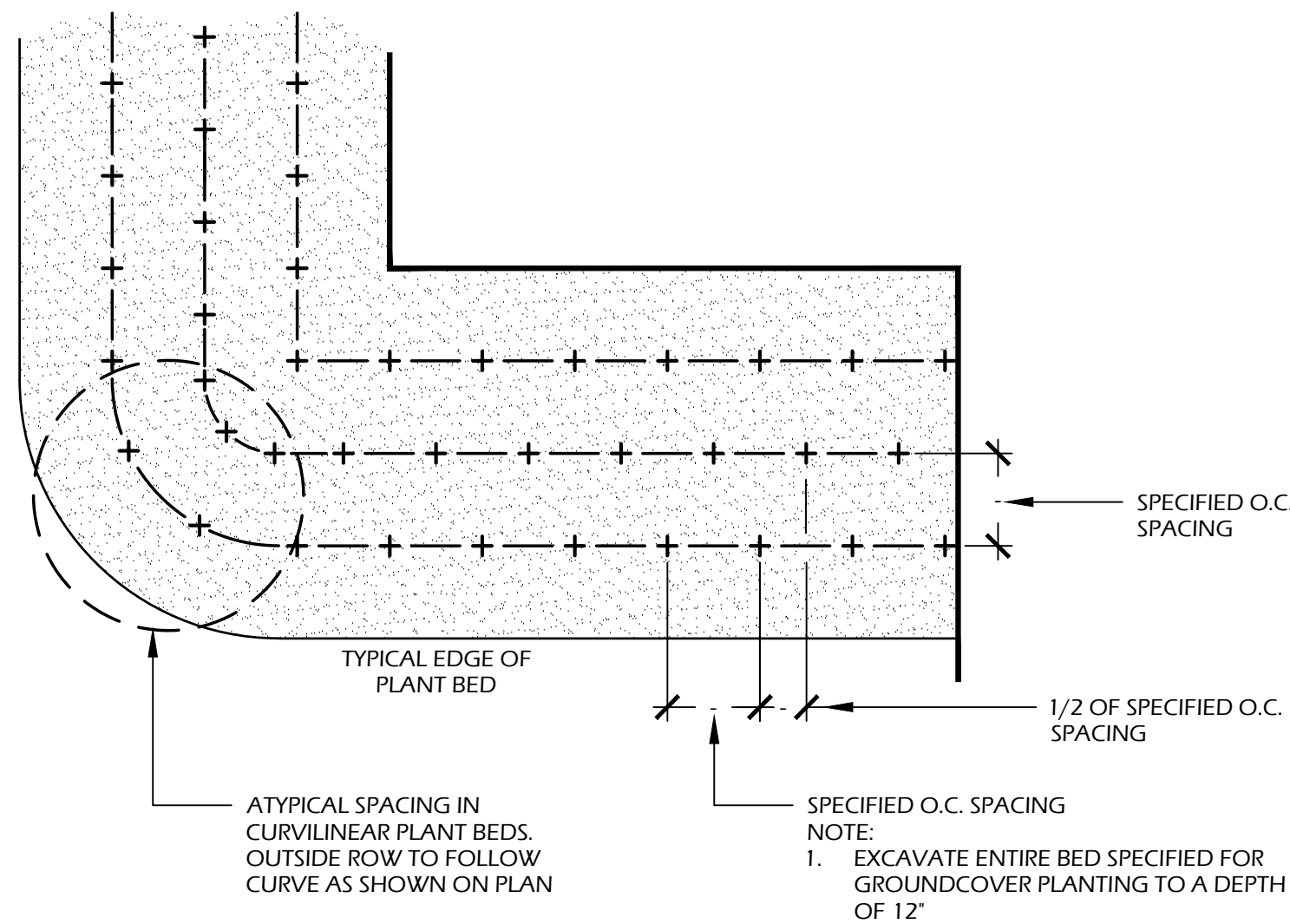
- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

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



- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

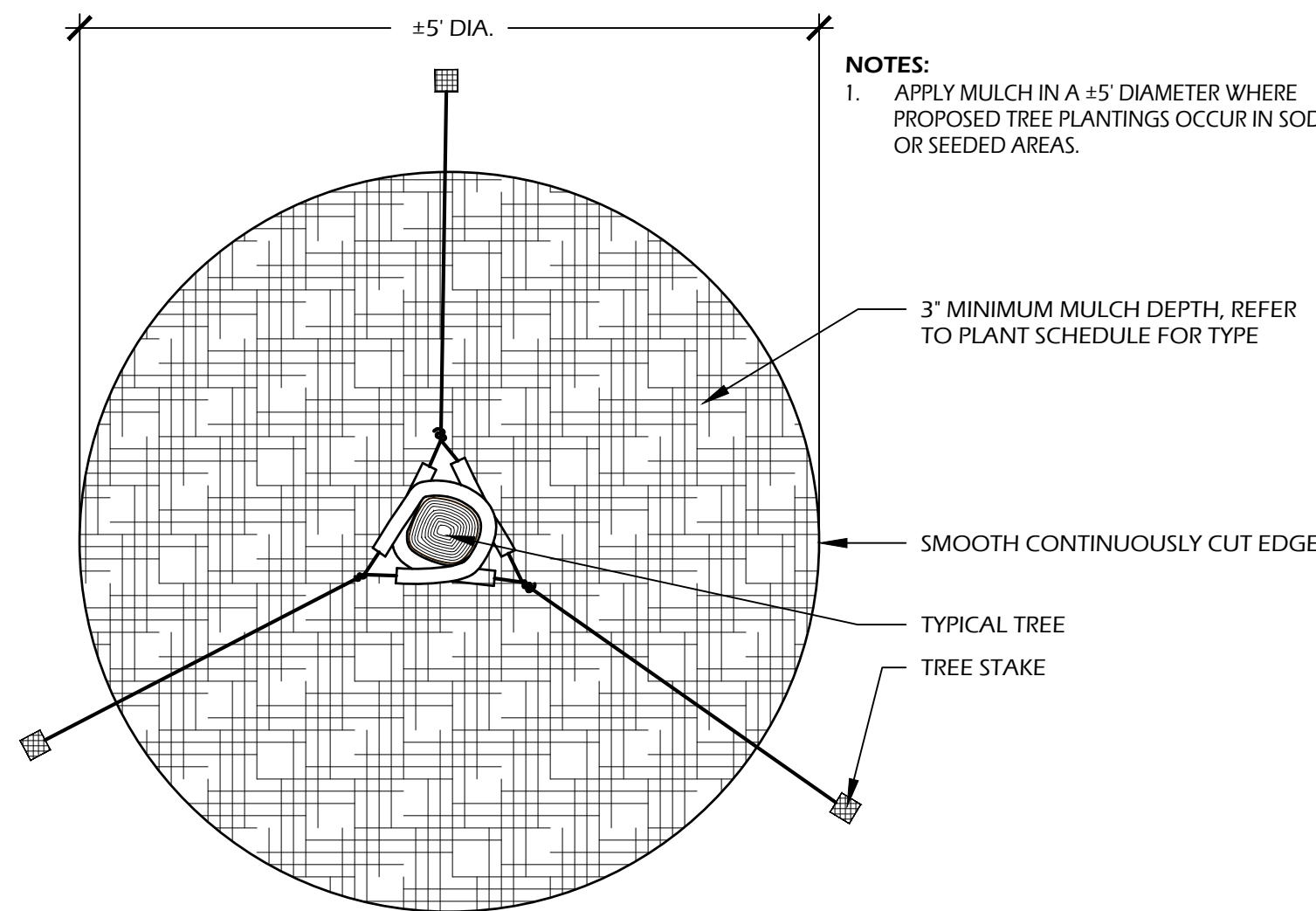
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
** 8	JUNV	Juniperus virginiana	Eastern Red Cedar	6'-8'	2'-3'	Cont.	1" Cal. Min.	Full to ground
* 9	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
* 4	QUES	Quercus shumardii	Shumard Oak	10'-12'	5'-6'	Cont.	2"	Full
** 39	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Hurricane cut, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
** 3	MAGS	Magnolia x soulangeana	Saucer Magnolia	8'-10'	4'-5'	30 gal.	1" Cal. Min.	Full
SHRUBS								
9	AZAM	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	30'-36"	24'-30"	7 gal.	-	Full
79	DICG	Distylium 'Cinnamon Girl' ('PIDIST-V' PP27,631)	Cinnamon Girl Distylium	12'-24"	12'-24"	3 gal.	-	Full
11	GARA	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	30'-36"	24'-30"	7 gal.	-	Full
49	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
22	LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
91	PODM	Podocarpus macrophyllus	Podocarpus	30'-36"	18'-24"	7 gal.	-	Full
28	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
8	RORA	Rosa x 'Radtkepink'	Pink Double Knock Out Rose	18'-24"	18'-24"	7 gal.	-	Full, Pink Flowers
ORNAMENTAL GRASSES & FERNS								
137	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
48	ASPE	Aspidistra elatior	Cast Iron Plant	12'-18"	8'-12"	1 gal.	24" O.C.	Full
20	DIEB	Dietsa bicolor	Yellow African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
311	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
66	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	36" O.C.	Full
SOD & MULCH								
7400	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
4000	SEED-SF	-	Bahia Grass Seed	-	-	-	-	-
20000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

PLANT TABLE:

Trees Removed							
	CAT. I			CAT. II	CAT. III		
Species Abbrev.	LO	LA	MAG	GUM	PLM	PN	PN LOB
Caliper Inches	21	7	6	9	11	12	28
	11	8			10	17	24
		10			12	12	
		10			13	13	
		27			12	15	
		16			10	9	
					9	14	
					11	13	
					11	15	
						15	
						15	
						8	
						20	
						16	
						16	
						15	
						7	
						19	
						19	
						21	
						19	
						18	
						19	
Species DBH Totals	32	78	6	9	99	347	52
Total DBH Inches Per CAT	116			9	498		
TREE LEGEND: LO-Live Oak, LA-Laurel Oak, MAG-Magnolia, GUM-Sweet Gum, WO-Water Oak, PLM-Palmetto, PN-Pine, PN LOB-Loblolly Pine							

Tree Mitigation Calculations			
	CAT. I	CAT. II	CAT. III
# OF TREES TO BE REMOVED	9	1	34
TOTAL # OF DBH INCHES	116	9	498
CALCULATION	116 ÷ 10 = 11.6	9 ÷ 10 = 0.9	498 ÷ 10 = 49.8
# OF NEW TREES REQUIRED	12	1	50
# OF NEW TREES PROVIDED	12	1	50

- NOTE:**
- CAT. I AND CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 9 LIVE OAKS (QUEH) AND 4 SHUMARD OAKS (QUES). SEE PLANT SCHEDULE - *
- CAT. III AND CAT. IV MITIGATION SATISFIED BY PLANTING OF 39 SABAL PALMETTO (SABP), 8 EASTERN RED CEDAR (JUNV), AND 3 SAUCER MAGNOLIA (MAGS). SEE PLANT SCHEDULE - **



- NOTES:**
- APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS FOR
BEAUFORT MEMORIAL HOSPITAL
EMERGENCY & URGENT CARE
1016 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: NOV 8, 2024
PROJECT NO.: 24127.02
DRAWN BY: JC
CHECKED BY: JC

DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501

**Beaufort Memorial Hospital
1016 William Hilton Parkway
Staff Comments
January 14, 2025
DRB-001675-2024**

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: 1016 William Hilton Parkway – Beaufort Memorial Hospital

DRB-001675-2025

DATE: 1/14/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☐	☒	☐	
Dimensioned Details and of Sections	☐	☒	☐	Provide Dimensioned Details and 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	☒	☐	☐	Think about connecting the pedestrian walkway to the William Hilton Parkway sidewalk.
Design is unobtrusive and set into the natural environment	☐	☒	☐	The architecture should demonstrate a strong relationship to the outside and avoid appearing foreign to the site.
Utilizes natural materials and colors	☒	☐	☐	Provide a 11" x 17" Materials Board that indicates you are using natural materials and color selections.

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	☐	☒	☐	Provide a Roof Plan
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	☒	☐	☐	Indicate in the elevations the materials being used.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Provide architectural details in plan set.
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Provide an exterior lighting 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	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

Staff recommends approval for the conceptual submittal for 1016 William Hilton Parkway with the following conditions:

1. Provide a Site Plan.
2. Provide pedestrian access to the William Hilton Parkway sidewalk.
3. Provide Dimensioned Details and Sections.
4. Provide a 11” x 17” Materials Board.

- | |
|---|
| <ol style="list-style-type: none">5. Provide a Roof Plan.6. Indicate in the elevations the proposed materials.7. Provide an exterior Lighting Plan.8. Any additional conditions provided by the Board. |
| |
| |



Town of Hilton Head Island Design Review Board 2025 Meeting Schedule

All meetings will be held in Benjamin M. Racusin Council Chambers at Town Hall, One Town Center Court, unless otherwise posted. Changes to meeting dates, times and/or the location will be posted.

Meeting dates are every 2nd and 4th Tuesday of the month, unless noted otherwise. Application deadlines are two weeks prior to meeting dates.

PUBLIC MEETING DATES	MEETING TIMES
January 14, 2025*	2:30 p.m.
January 28, 2025*	2:30 p.m.
February 11, 2025	2:30 p.m.
February 25, 2025	2:30 p.m.
March 11, 2025	2:30 p.m.
March 25, 2025	2:30 p.m.
April 8, 2025*	2:30 p.m.
April 22, 2025	2:30 p.m.
May 13, 2025*	2:30 p.m.
May 27, 2025	2:30 p.m.
June 10, 2025	2:30 p.m.
June 24, 2025	2:30 p.m.
July 8, 2025	2:30 p.m.
July 22, 2025	2:30 p.m.
August 12, 2025	2:30 p.m.
August 26, 2025	2:30 p.m.
September 9, 2025	2:30 p.m.
September 30, 2025**	2:30 p.m.
October 14, 2025	2:30 p.m.
October 28, 2025*	2:30 p.m.
November 12, 2025** (Wed)	2:30 p.m.
November 25, 2025	2:30 p.m.
December 9, 2025*	2:30 p.m.
December 23, 2025	2:30 p.m.

* Meeting will be held in Conference Room 4 at Town Hall, One Town Center Court.

** Meeting date is not in regular schedule rotation due to holidays.