



Town of Hilton Head Island Regular Design Review Board Meeting

July 10, 2018

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Swearing in Ceremony for Debbie Remke and Cathy Foss**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of June 26, 2018
7. **Board Business**
8. **New Business**
 - A. *Alteration / Addition*
 - Summit Drive Buffer, DRB-001471-2018
9. **Appearance by Citizens**
10. **Staff Report**
11. **Adjournment**

Please note that a quorum of Town Council may result if four or more Town Council members attend this meeting.

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
June 26, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore, Michael Gentemann

Board Members Absent: None

Town Council Present: None

Town Staff Present: Greg DeLoach, Assistant Town Manager; Taylor Ladd, Senior Planner; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at 1:15 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Presentation of the Town’s Crystal Award to Board Chairman Jake Gartner

Greg DeLoach, Assistant Town Manager, presented the Town’s Crystal Award to outgoing Board Chairman Jake Gartner. Mr. DeLoach expressed appreciation to Chairman Gartner for his service to the community on behalf of the Town Council and the Town of Hilton Head Island.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – June 12, 2018

The Board approved the minutes of the June 12, 2018 meeting by general consent.

7. New Business

A. Alteration/Addition

- Local Pie, DRB-001451-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board’s packet. Staff recommends approval with the following conditions:

1. Add label to specify the color / finish of all new wood structures.
2. Specify the treatment of the ceiling (color & finish).
3. Specify on the plans all electrical conduit will be concealed.
4. Notch roof to accommodate both existing palms.

Chairman Gartner asked if the applicant would like to add to Staff’s narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board presented brief comments in agreement with Staff's conditions 1, 2, and 3. The underside of the roof needs to be finished and labeled accordingly. The electrical conduit needs to be concealed and how that is going to be done needs to be provided. The Board indicated those conditions could be reviewed at the Staff level. The Board asked about the section that refers to illuminating posts. The applicant clarified the post caps are lit.

The Board discussed notching the roof to accommodate both existing palms. The Board did not like the idea because the existing palm canopy would be at the roof eave. One board member noted Local Pie's previous alteration approval was conditional with adding landscaping. The Board discussed options to keep landscaping between the hardscape and the building. Some board members preferred the roof scaled back and not carried all the way to the edge. This would allow the palms to survive and notching would not be needed. The roof coming to the edge was acceptable to some of the board members as long as landscaping was added to the parking lot level. The Board asked the applicant if the bicycle racks could be relocated and then landscaping could be put in their place. The Board indicated a combination of low level and tall plantings would help soften the deck and the roof.

The Board discussed the irregular shape of the roof from the side view of the entrance. The Board expressed understanding the cause for the irregular shape. One board member expressed concern for it looking forced and unnatural. There was brief discussion on achieving a balanced look from both sides. If the roof did not come to the edge to cover the whole deck, then it would be a more regular shape. The applicant indicated a rectangular roof was explored, however, certain roof lines and angles did not line up, and consideration had to be given to the columns lining up as well. Some board members indicated the irregular shape does not cause as much concern as the roof coming out to the parking lot and removing landscaping.

One board member suggested to hold back the roof at least 4 feet and properly adjust the posts which would eliminate the odd angle at the foot of the steps and maintain the palms. There was concern the palm on the right may not survive with the roof as drawn.

The applicant stated his client's preference is to cover the whole deck. The applicant indicated he took preliminary measurements and there is more room to bring the plantings out further into the parking lot without affecting the drive aisle. Staff will need to see a site plan to demonstrate the 24' drive aisle is maintained, along with the planter dimension, the plantings that will go into the planter area and their sizes.

The Board asked for the eave elevation. It is almost 8 feet from the floor to the underside of the soffit. The Board asked for the height from grade to eave and whether the applicant would be amenable to replacing the palms with taller ones to provide the structure with some vertical break up.

Mr. Gentemann made a motion to approve DRB-001451-2018 with the following conditions:

1. Specify the color and finish of all new wood structures to match existing.
2. Specify the treatment of the ceiling to be a tongue and groove of some form.

3. Specify on the plans that all electrical conduit will be concealed and provide a detail of the same.
4. Provide a site plan confirming that a 24' drive aisle can be maintained with the new planter in front of the entire width of the proposed addition. The new planter is approximately the area now occupied by the bicycle racks and the yellow painted line in the photograph provided.
5. Provide high and low plantings along the entire front in the new planter area.
6. Bicycle racks shall be relocated, possibly to the right side as you are facing the building near the existing steps.
7. All of the above conditions shall be reviewed and approved by Staff.

Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

B. New Development – Conceptual

- JPGA, DRB-001437-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Mr. Darnell noted the applicant has addressed Staff comment regarding restudying the center hipped roof on the Corp. Offices building. The applicant has addressed this comment. The applicant has also addressed Staff's comment to restudy the landscape areas between sidewalks and the parking lot. Staff recommends approval with the following conditions:

1. Restudy the spatial relationship between the Golf building and the connection drive.
2. The event patio area needs to be better defined.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant distributed a streetscape to the Board. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board discussed options to address the Golf building and the drive aisle. It could come around to the back to provide a more direct route into that building. A railing could be added at the front entrance to keep the entrance on the Beach City Road side. The Board liked the idea of adding the railing, however, that may eliminate the opportunity for landscaping on the Beach City Road side. There may be an opportunity to add landscaping between the drive aisle and the fence. The current drive aisle is an aggregate drive aisle so there's opportunity to move it as we get in front of the golf building in order to create a vegetative buffer.

The Board discussed adding shutters onto the rear of the office building to relate to the other buildings which have shutters on all four sides. The Board discussed the dormer on the rear of the office building should be reduced by half or a third. On the fitness building and golf building, the center dominate dormer is shorter than the dormer on the left and right. The height of the center dormer needs to be equal to or taller than the dormers of the left and right.

The Board asked about the details of the golf net. The appearance of the outdoor net is important as it will impact the view of the neighboring property owner. The applicant will confirm that

artificial turf is not going to be used outside. The Board asked the applicant to provide a detail on the golf net.

The Board expressed concern for the proximity of the trees and the buildings. The tree in the lower left corner and the oak tree near the corporate office appear to conflict with the building and roof lines. The Board asked the applicant to restudy this area. The Board complimented the applicant on working around the trees and for saving as many as possible.

The Board suggested the applicant look into opportunities to tie a pedestrian path to the leisure trail on both roads. The Board suggested the applicant address the rear elevation of the fitness building to feel like a front of a building and like the building is addressing the street side. This can be addressed through the landscape plan.

Mr. Gentemann made a motion to approve DRB-001437-2018 with the following conditions:

1. Restudy the spatial relationship between the golf building and the connection drive.
2. The event patio area needs to be better defined.
3. Provide more details on the golf net.
4. Shutters shall be placed on the rear of the office building to match all other elevations
5. The dominant middle dormer shall be equal to or taller than the side secondary dormers on the fitness building and the golf building
6. The tree in the lower left corner and the oak tree near the corporate office – there's concern about the proximity of the building to that, and shall be further studied and detailed in the next submittal
7. The dormer on the rear of the office building shall be moved up the roof to lessen the size on that elevation.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

- Vacation Homes of Hilton Head, DRB-001439-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. Specify a loading dock door with more residential detail to better fit the neighborhood.
2. Specify on the site plans that the existing concrete pad is to be removed.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board asked for clarification on the steps going to the front door. These are theater style steps that go up to a front pad and into the front entrance. The Board asked whether the elongated steps are necessary. The Board asked about bicycle racks and handicap access requirements.

The Board discussed revisions to the site plan to provide landscaping between the parking and the building to help the overall height of the building get to a pedestrian scale especially on certain

sides. The Board would like to see more landscaping between the drive and building and on all four sides of the building to soften the building mass. The existing concrete will be removed so there's one consistent surface material for the parking lot.

The Board discussed options for the loading dock. The Board asked the applicant to consider if the loading dock is needed for the expressed purpose and if not, to eliminate it. If the loading dock is to remain, the Board suggested modifying the door to make it look less industrial and more residential. The Board asked the applicant to consider relocating the loading dock from the backside of the building, possible to the left elevation. The code may require a railing to be installed at the loading dock.

The Board expressed concerns for the parking being close to the entry drive and the visibility of the parking lot from Hwy 278. The Board discussed providing a landscape buffer between the entry drive and the building. The HVAC enclosure sits on the corner of Hwy 278 and Burkes Beach Road. The Board asked the applicant to move the HVAC away from this corner in order to hide it better.

The Board asked for clarification regarding the smaller piece of property being combined with the larger piece. The applicant explained the setbacks are being pulled from the small piece of property line. The smaller piece is currently zoned RM-4 and the larger parcel is zoned RD. The Board would like to see a covenant in place that the smaller piece cannot be developed for any purpose and is part of this development.

The Board asked if there is an access easement for existing gravel driveway. The applicant will confirm. Perhaps it could be shifted to provide some separation on the left side of the building. The Board noted additional details will be needed for final, including but not limited to, details on railings and steps, exposed rafter tails and soffit.

Vice Chairman Strecker made a motion to approve DRB-001439-2018 with the following conditions:

1. Specify on the site plans that the existing concrete pad is to be removed.
2. Modify the loading dock door to give it a more residential detail, or eliminate the loading dock door entirely, or consider relocating the loading dock from the backside of the building if it remains.
3. Revise the site plan to provide landscape buffer strip between the parking and the building and between the entry drive and the building.
4. Revise the site plan to provide some landscape buffer at the northern corner of the property where the nonconforming drive for the neighboring property is nearest to the parking lot.
5. Consider relocating the HVAC enclosure from the front corner to a different location.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

C. *Sign*

- Island Car Wash, DRB-1041-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following condition:

1. Provide wind load calculations to Staff for review and approval.

Staff stated that the applicant provided the wind load calculations prior to the meeting.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant thanked Staff for their work on this project. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board asked about any lighting. There is only landscape lighting. The proposal includes taking the existing sign, sprucing it up, and relocating the sign and the landscape lighting.

The Board expressed appreciation for the applicant and staff working together to tone down the colors. The Board shared concerns for the red color "Poinsettia". The Board preferred the red color to be more muted and a shade darker, especially considering the scale of the sign. The Board expressed concern for the colors on the directional signs. The yellow color, "Daffodil" is brighter than preferred, however, the location and the amount used makes it acceptable.

The Board discussed the landscape plan. The applicant expressed amenability to adding landscaping at the Dunnagans Alley sign. The Board discussed relocating the Podocarpus plantings from in front to the ends of the sign in order to see the bottom of the sign for the future tenant. The bottom of the future tenant panel reads from 12 inches from the bottom of the sign. It is difficult to find a planting that is 12 inches and remains that height. The Board suggested scaling down the Car Wash logo in size to accommodate the bottom tenant panel and keep the plantings. The applicant proposed elevating the front sign up 12 inches on a stucco base, which would provide 24 inches elevated from the ground and allow adequate room for landscaping. The sign would still be within the overall height requirements.

Vice Chairman Strecker made a motion to approve DRB-1041-2018 with the following conditions:

1. Consider raising the entry sign on a 12 inch podium such that there is a minimum of 24 inches from finished grade to the bottom of the future tenant sign.
2. Locate the Podocarpus plantings from the front of the sign to the ends.
3. Use smaller plantings in front of the sign.
4. Revise landscape plan accordingly and submit to Staff for review and approval.
5. Submit the design of the podium to Staff for review and approval.
6. Provide plantings and a similar podium at the Dunnagans Alley sign to match.
7. Revise the Poinsettia color to a slightly darker tone and submit to Staff for review and approval.

Mr. Gentemann seconded. The motion passed with a vote of 7-0-0.

8. Staff Report

Mr. Darnell reported there were no Minor Corridor approvals since the last Board meeting.

Mr. Darnell noted training on Lowcountry Architecture will be provided immediately following the meeting.

9. Board Business

A. Election of Officers for term July 1, 2018 – June 30, 2019

Ms. Theodore made a motion to appoint Teresa Haley to serve as Secretary for the new term. Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

Mr. Gartner made a motion to nominate Dale Strecker to serve as Chairman for the new term. Ms. Theodore seconded. There were no additional nominations for the office of Chairman. The motion to elect Dale Strecker as Chairman passed with a vote of 6-0-1. Mr. Strecker abstained.

Mr. Strecker made a motion to nominate Michael Gentemann to serve as Vice Chairman for the new term. Ms. Theodore seconded. There were no additional nominations for the office of Vice Chairman. The motion to elect Mr. Gentemann as Vice Chairman passed with a vote of 6-0-1. Mr. Gentemann abstained.

The Board inquired about the corrugated metal siding in place at the new Dollar General on William Hilton Parkway. The contractor confirmed via e-mail to Staff that this will not be the final product. A final inspection, which includes making sure DRB approval is met, is required before they can move in.

The Board raised concerns regarding Mullet's on William Hilton Parkway. As required, the shade structure was removed from the site. Now, a bar structure and trellis have been set up on the site without approval. Staff indicated the owner received two tickets in connection with the violations. One ticket for not having DRB and DPR approvals and the other for not having a building permit. They also received a Stop Work Order on that site. The Board also raised concerns for signage and green lattice on site and adjacent to the site. Staff will look into this.

The Board raised concerns regarding a construction trailer at The Green Thumb. Staff indicated they received approval for the construction trailer and that permit expires at the end of this month.

10. Appearance by Citizens – None

11. Adjournment – The meeting was adjourned at 3:42 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Dale Strecker, Chairman



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: Jon Rembold, Airport Director Company: Beaufort County
 Mailing Address: 120 Beach City Road City: Town of Hilton Head State: SC Zip: 29926
 Telephone: 843, 255, 2952 Fax: _____ E-mail: jrembold@bcgov.net
 Project Name: Summit Drive Buffer Project Address: 120 Beach City Road (Airport)
 Parcel Number [PIN]: R510 008 000 0352 0000
 Zoning District: Light Industrial Overlay District(s): Airport

**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.

N/A 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.

Kathleen Duncan
SIGNATURE

6/12/18
DATE



June 12, 2018

Planning Department
Town of Hilton Head

RE: Summit Drive Buffer

To whom it may concern,

On behalf of the Applicant, Jon Rembold, Airport Director, we are submitting a site plan, narrative, survey, site analysis, context photos, for the Summit Drive Landscape Buffer for Alterations/ Additions Submittal for the Design Review Board approval. As a part of the Summit Drive Mitigation Plan, and in keeping with the BZA Variance approval, we are proposing a Type A, Option 1, 20' buffer clean up and planting along Summit Drive from approximately +/-200' from the Gateway Circle intersection to the drive that leads to the Air Traffic Control Tower.

The intention of this buffer planting is to encourage and better articulate positive visual experiences along Summit Drive as well as provide for the continued safe and efficient utilization of these road. Adjacent neighbors to this section of Summit Drive include Hilton Head Airport, Hilton Head Island Fire & Rescue Headquarters and Hilton Head Solid Waste and Recycling Center across the street, and Hilton Head Helicopters and Hilton Head Island Airport Parking to the south.

The Summit Drive buffer is approximately 1125 linear feet of planted area. The buffer will be comprised of mixture of evergreen understory trees and shrubs to create a natural buffer utilizing native species that are resistant to pests and diseases. Existing small trees, shrubs, and volunteer tree sprouts are to remain. Invasive vines and weeds, logs, as well as dead plant material are to be removed. New understory trees and shrubs will be placed in gaps around existing plants that are to remain. In some areas along the buffer, existing vegetation is heavy and does not require, nor could the buffer accommodate, additional screening. New plants will not be planted any closer than 5' from the trunk of any existing surveyed tree. The newly installed buffer planting will meet the installation height requirements for newly installed plants. Buffer planting quantities meet or exceed the requirement listed in the Hilton Head LMO for a Type A, Option 1, 20' buffer.

Respectfully submitted,

Kathleen Duncan, ASLA
J.K. Tiller Associates, Inc.

181 Bluffton Road
Voice: 843.815.4800

Suite F203
www.jktiller.com

Bluffton, South Carolina 29909
Fax: 843.815.4802



Context Photographs:

Summit Drive, near Gateway Circle Intersection
(Google Earth Image April 2016)



Heavy Screen Example, image located between Gateway Circle and Existing Cut Through
(JKT 06/01/2018)



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Summit Drive, near cut-thru
(Google Earth Image April 2016)



Cut-thru to be blocked
(JKT 06/01/2018)



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Area to be Screened, located between cut through and ARFF Facility Driveway
(JKT 06/01/2018)



ARFF Facility Driveway and Hilton Head Island Fire & Rescue Headquarters Intersection
(Google Earth Image April 2016)



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Area to be Screened, located between d ARFF Facility Driveway and Gate
(JKT 06/08/2018)



Existing Transformer, No planting within 10'
(JKT 06/01/2018)





Existing Gate
(JKT 06/08/2018)



Existing Heavy Screening Between Gate and Air Traffic Control Tower Driveway
(JKT 06/01/2018)



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Air Traffic Control Driveway
(JKT 06/01/2018)

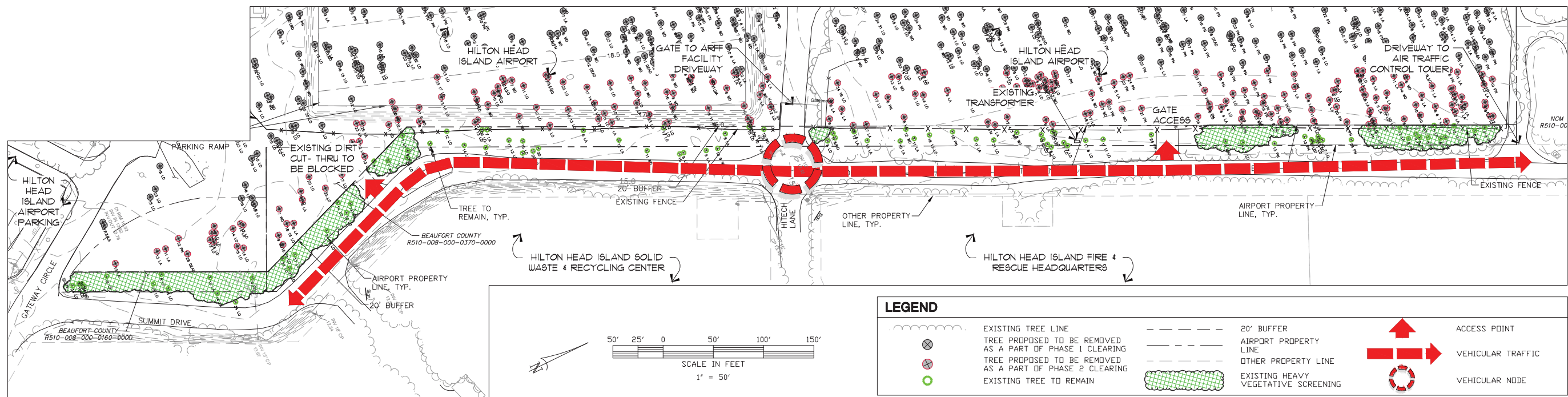


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COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE



LEGEND

	EXISTING TREE LINE		20' BUFFER		ACCESS POINT
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 1 CLEARING		AIRPORT PROPERTY LINE		VEHICULAR TRAFFIC
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 2 CLEARING		OTHER PROPERTY LINE		VEHICULAR NODE
	EXISTING TREE TO REMAIN		EXISTING HEAVY VEGETATIVE SCREENING		

REVISIONS	DATE
1	
2	
3	
4	
5	

DESIGNED BY: JKT
 PROJECT ENG.: JAS
 PROJECT NO.: 2119-1302
 DRAWN BY: JKT
 CHECKED BY: PET
 DATE ISSUED: MAY 2018

HILTON HEAD ISLAND AIRPORT
"Fly to the Fun"



SITE ANALYSIS
ONSITE TREE REMOVAL MITIGATION SUMMIT DRIVE BUFFER
 SCALE: AS SHOWN

SHT. OF



J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
 Voice 843.815.4800 jtiller@jktiller.com Fax: 843.815.4802

TALBERT, BRIGHT & ELLINGTON

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 PHONE: 803-933-9290 FAX: 803-933-9205
 SC CDA 4350
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DESIGN REVIEW BOARD

SUMMIT DRIVE BUFFER LANDSCAPE PLAN

TOWN OF HILTON HEAD ISLAND

DRAFT FOR REVIEW 6/4/2018

SHEET INDEX

9L	COVER SHEET
L1	PLANTING PLAN
L2	PLANTING PLAN
P6	PLANTING SCHEDULE

SITE INFORMATION

Address	120 BEACH CITY ROAD
Parcel(s)	R510 008 000 0352 0000, R510 008 000 0352 0000, R510 008 000 0370 0000
Buffer	20' TYPE A, OPTION 1

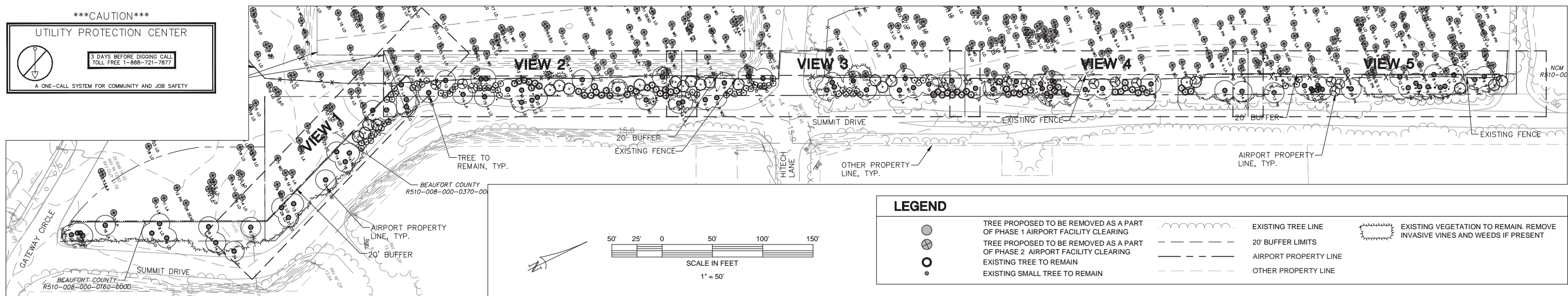
GENERAL NOTES

- ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
- THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. JK TILLER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
- ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS, REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM TALBERT, BRIGHT & ELLINGTON, FILE NAME SUMMIT DRIVE-TREE-MITIGATION.DWG, RECEIVED 6/1/2018.
- NOT ALL UTILITIES WERE LOCATED ON SURVEY. SOME UTILITIES MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE FOR CALLING UTILITY PROTECTION CENTER, THREE DAYS PRIOR TO ANY CONSTRUCTION BEGINS, TO LOCATE ALL UTILITIES WITHIN AND AROUND LIMIT OF WORK.
- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
- THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
- EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL PLANNING, ZONING AND BUILDING CODE AUTHORITIES.
- JK TILLER ASSOCIATES, INC., THE OWNER'S AND / OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE "INFIELD MODIFICATIONS".
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
- THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
- ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY JK TILLER ASSOCIATES, INC. AND THE OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL HAVE KNOWLEDGE OF AND EXPERIENCE WITH INVASIVE VINES AND WEEDS AS WELL AS QUALITY UNDERSTORY GROWTH.

REVISIONS	DATE
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DESIGNED BY:	JKT
PROJECT ENG.:	JAS
PROJECT NO.:	2118-1302
DRAWN BY:	JKT
CHECKED BY:	PET
DATE ISSUED:	JUNE 12, 2018

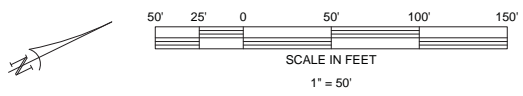
HILTON HEAD ISLAND AIRPORT
"Fly to the Fun"

*****CAUTION*****
UTILITY PROTECTION CENTER
 3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1-888-721-7877
 A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

LEGEND

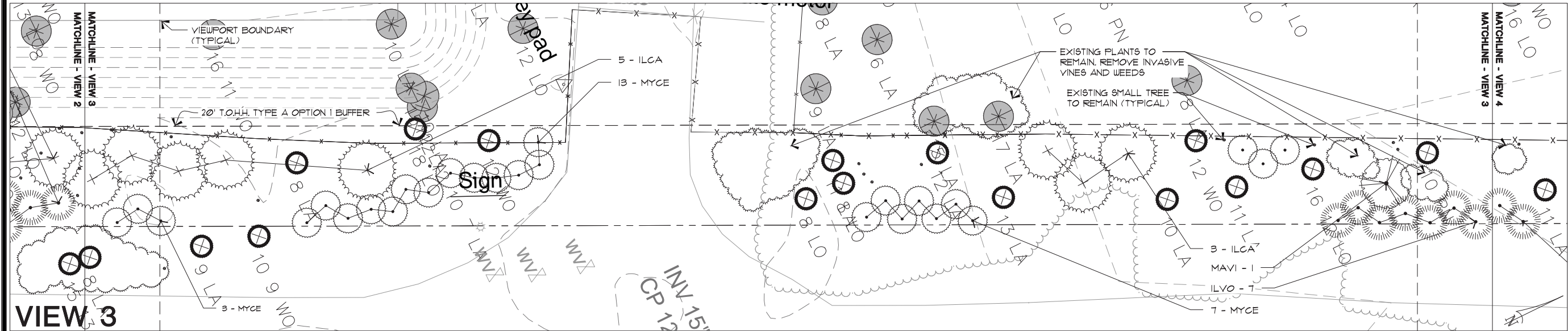
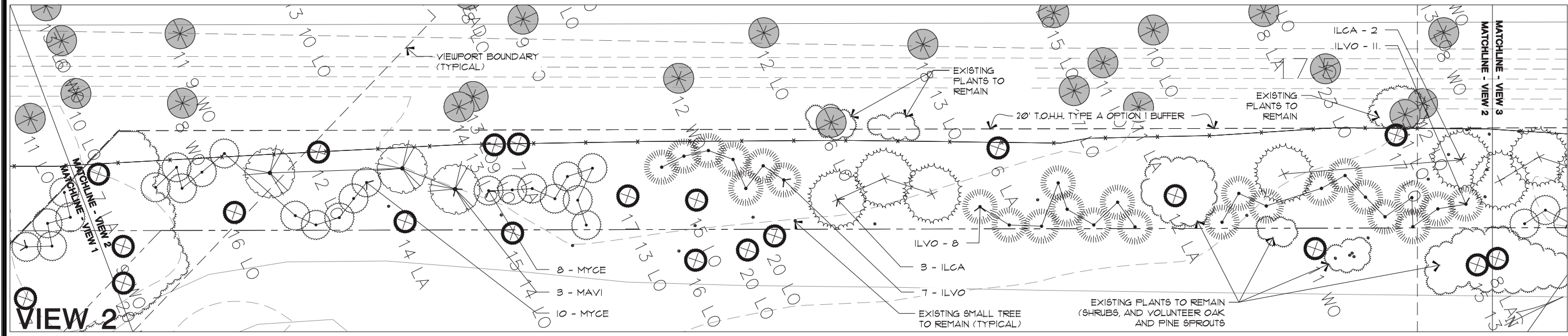
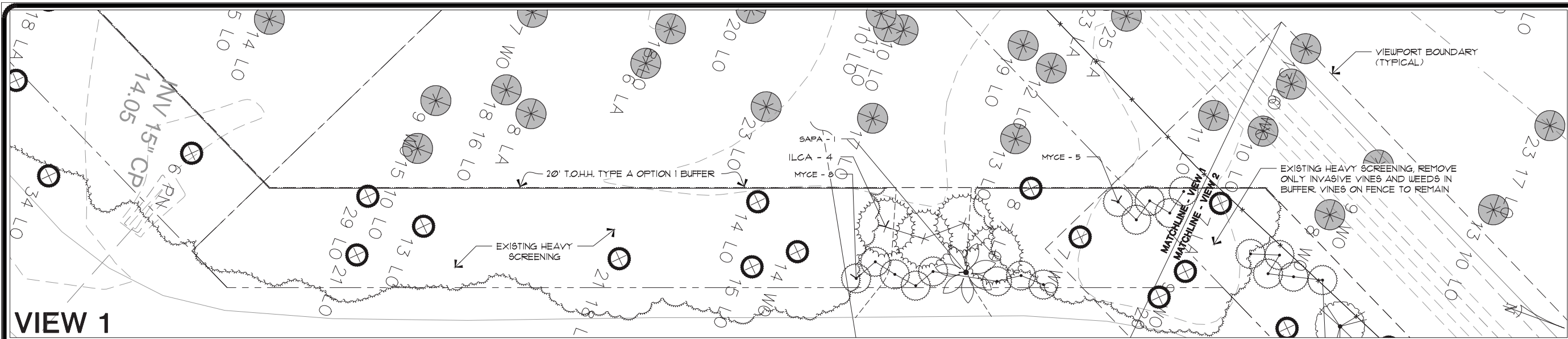
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 1 AIRPORT FACILITY CLEARING		EXISTING TREE LINE		EXISTING VEGETATION TO REMAIN REMOVE INVASIVE VINES AND WEEDS IF PRESENT
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 2 AIRPORT FACILITY CLEARING		20' BUFFER LIMITS		AIRPORT PROPERTY LINE
	EXISTING TREE TO REMAIN		OTHER PROPERTY LINE		
	EXISTING SMALL TREE TO REMAIN				



BUFFER PLANTING PLAN
ONSITE TREE REMOVAL MITIGATION
SUMMIT DRIVE BUFFER
 SCALE: AS SHOWN
 FILE NAME:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING | LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203 | BLUFFTON, SC 29910
 Voice 843.815.4800 | jtiller@jktiller.com | Fax: 843.815.4802

TALBERT, BRIGHT & ELLINGTON
 ENGINEERING & PLANNING CONSULTANTS
 2000 PARK STREET, SUITE 101
 COLUMBIA, SC 29201
 PHONE: 803-933-9290 | FAX: 803-933-9205
 SC COA 4350
 www.talbertandbright.com



LEGEND

	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 1 AIRPORT FACILITY CLEARING		EXISTING TREE LINE		EXISTING VEGETATION TO REMAIN. REMOVE INVASIVE VINES AND WEEDS IF PRESENT
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 2 AIRPORT FACILITY CLEARING		20' BUFFER LIMITS		EXISTING SMALL TREE TO REMAIN
	EXISTING OVERSTORY TREE TO REMAIN		AIRPORT PROPERTY LINE		OTHER PROPERTY LINE

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 111 SANDHURST ROAD, SUITE 1000 COLUMBIA, SC 29204
 803-733-1000

SCALE IN FEET
 1" = 10'

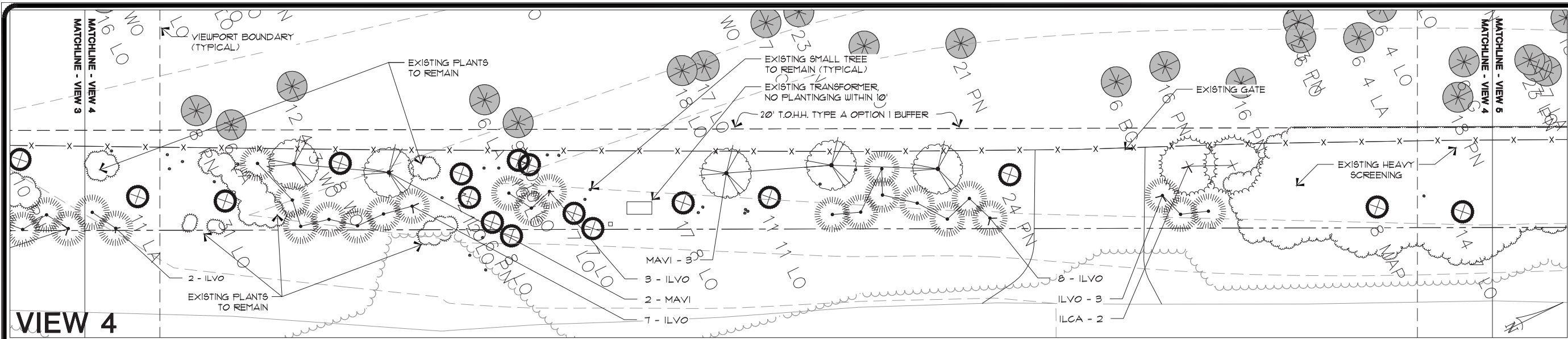
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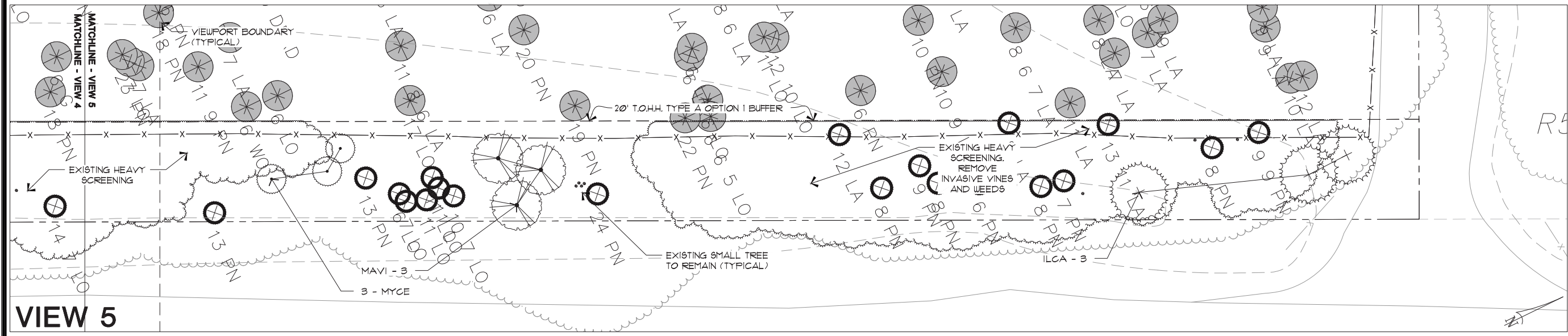
DESIGNED BY: JKT	PROJECT ENG.: JAS
DRAWN BY: JKT	PROJECT NO.: 2118-1302
CHECKED BY: PET	DATE ISSUED: JUNE 12, 2018

HILTON HEAD ISLAND AIRPORT
"Fly to the Fun"

BUFFER PLANTING PLAN
ONSITE TREE REMOVAL MITIGATION SUMMIT DRIVE BUFFER
 SCALE: AS SHOWN
 FILE NAME:



VIEW 4



VIEW 5

LEGEND			
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 1 AIRPORT FACILITY CLEARING		EXISTING TREE LINE
	TREE PROPOSED TO BE REMOVED AS A PART OF PHASE 2 AIRPORT FACILITY CLEARING		20' BUFFER LIMITS
	EXISTING OVERSTORY TREE TO REMAIN		AIRPORT PROPERTY LINE
			OTHER PROPERTY LINE
			EXISTING VEGETATION TO REMAIN. REMOVE INVASIVE VINES AND WEEDS IF PRESENT
			EXISTING SMALL TREE TO REMAIN

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 1115 BUCKINGHAM ROAD, SUITE 1000 COLUMBIA, SC 29201
 Phone: 803-733-0200 Fax: 803-733-0200

SCALE IN FEET
 1" = 10'

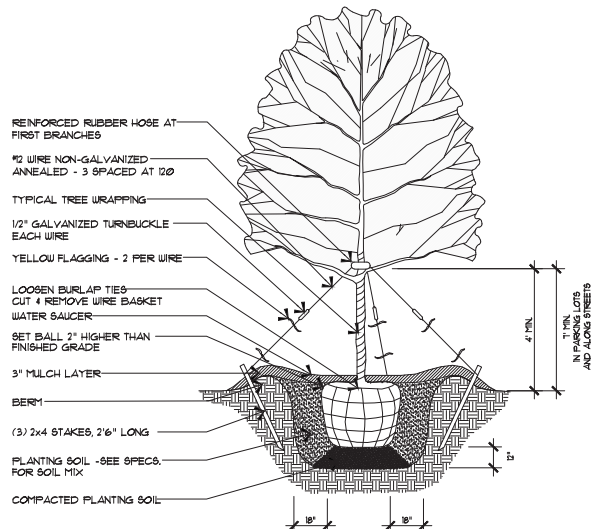
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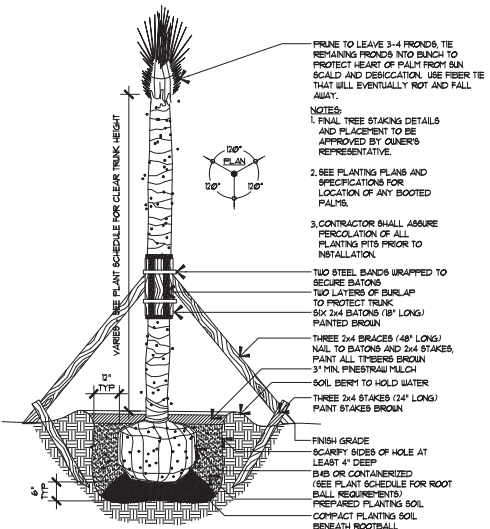
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HILTON HEAD ISLAND AIRPORT
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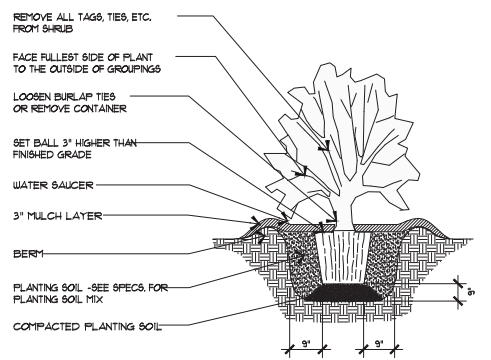
BUFFER PLANTING PLAN
ONSITE TREE REMOVAL MITIGATION
SUMMIT DRIVE BUFFER
 SCALE: AS SHOWN
 FILE NAME:



1 Tree Planting
PS Not to Scale



2 Palmetto Tree Planting
PS Not to Scale



3 Shrub Planting
PS Not to Scale

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	GAL.	HEIGHT	SPREAD	CONT.
ILCA	22	Ilex cassine / Dahoon Holly	-	6'-8'	3'-4'	Cont.
MAYI	12	Magnolia virginiana / Sweet Bay Multi-Trunk Specimen	1.5'-2"	6'-8'	2'-3'	
SAPA	1	Sabal palmetto / Cabbage Palmetto Refoliated	-	12'-14'		B&B
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	GAL.	HEIGHT	SPREAD	CONT.
ILVO	56	Ilex vomitoria / Yaupon Holly	15 Gal.	3'-4'	2' min.	
MYCE	60	Myrica cerifera / Wax Myrtle	15 Gal.	36"-42"	36"-42"	

CLEARING NOTES:

- ALL SMALL TREES, VOLUNTEER TREE GROWTH (E.G. LIVE OAKS, WATER OAK, PINES, ETC.) AND SHRUBS (E.G. SPARKLEBERRY, SALT MYRTLE, YAUPON, WAX MYRTLE, ETC.) ARE TO BE REMAIN WITHIN BUFFER AREA.
- ALL INVASIVE VINES AND WEEDS TO BE REMOVED WITHIN BUFFER. VINES ALONG FENCE TO REMAIN.
- ALL DEAD WOOD ON GROUND TO BE REMOVED
- EXISTING OVERSTORY TREES SHALL HAVE DEAD WOOD REMOVED, CLEAN UP STORM DAMAGE, AND REMOVE INVASIVE VINES.
- AT NO TIME SHALL THE CONTRACTOR PARK ANY VEHICLES OR EQUIPMENT IN AIRPORT OR PUBLIC ROADWAYS, OR BLOCK IN ANY MANNER THE ACCESS ROADS TO AIRPORT FACILITIES, PARTICULARLY ACCESS ROADS AND FROM THE ARFF FACILITY.
- ALL WORK SHALL COMPLY WITH THE SAFETY PLAN AND FAA ADVISORY CIRCULAR AC 150/5310-2F, "OPERATIONAL SAFETY ON AIRPORT DURING CONSTRUCTION."
- CONTRACTOR TO PROVIDE NOTICE TO ENGINEER AND OWNER (3) DAYS PRIOR TO CLEARING.
- PRIOR TO ANY TREE REMOVAL, THE CONTRACTOR SHALL FLAG PROPERTY LINES. NO TREES SHALL BE REMOVED UNTIL THE FLAGGING IS INSPECTED BY A A DESIGNATED REPRESENTATIVE OF THE TOWN OF HILTON HEAD ISLAND TO ENSURE THAT IT IS ACCEPTABLE (REQUIRED 48 HOURS ADVANCED NOTIFICATION).
- THE CONTRACTOR SHALL USE A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA. THE COST SHALL BE INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL ENTER THE PROPERTY AT LOCATIONS APPROVED BY ENGINEERS AND OWNER.
- THE CONTRACTOR SHALL REMOVE ALL TIMBER, FOLIAGE AND VEGETATIVE DEBRIS UNLESS THE OWNER PROVIDES A WRITTEN NOTICE INDICATING OTHERWISE.
- TREES REMOVED SHALL BE HARVESTED AND USED AS FULWOOD OR CHIPS FOR BOILER FUEL IF ECONOMICALLY VIABLE. DISPOSE OF ANY VEGETATIVE DEBRIS OFF-SITE IN A MANNER PERMITTED BY THE SOUTH CAROLINA DEPT. OF HEALTH AND ENVIRONMENTAL CONTROL.
- STOP WORK IN THE VICINITY OF ANY PROTECTED SPECIES IF ENCOUNTERED UNTIL THE ISSUE IS RESOLVED WITH THE U.S. FISH AND WILDLIFE SERVICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF AIRPORT FACILITIES, INFRASTRUCTURE AND AND FACILITIES (E.G. PAVEMENT, PAVEMENT MARKING, FENCE UTILITIES, ETC.). ANY DAMAGE CAUSE BY CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO LIKE NEW CONDITION AS DIRECTED BY ENGINEER.
- MECHANIZED VEHICLES ARE NOT ALLOWED ON PRIVATE PROPERTY UNLESS AUTHORIZED IN WRITING BY PROPERTY OWNERS UNLESS AUTHORIZED IN WRITING BY PROPERTY OWNER CONTRACTOR SHALL ALWAYS BE REQUIRED TO RESTORE ALL PROPERTIES TO PRE-CONSTRUCTION CONDITION AT NO COST TO PROPERTY OWNER, AIRPORT SPONSOR OR PROJECT.

PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH. MULCH SHALL BE TUCKED ALONG PLANT BED EDGE.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL NEW PLANTINGS SHALL RECEIVE 100% IRRIGATION COVERAGE.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT AND MEET TOWN REQUIREMENTS FOR BUFFER PLANTINGS.



J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
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DESIGNED BY: JKT	PROJECT ENG.: JAS
DRAWN BY: JKT	PROJECT NO.: 2118-1302
CHECKED BY: PET	
DATE ISSUED: JUNE 12, 2018	



BUFFER PLANTING PLAN
ONSITE TREE REMOVAL MITIGATION
SUMMIT DRIVE BUFFER
SCALE: AS SHOWN
FILE NAME:

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: Summit Drive Buffer

DRB#: DRB-001471-2018

DATE: 06/28/18

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS
