



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, December 13, 2022 – 2:30 p.m.
AGENDA

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

1. Call to Order

2. 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.

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of November 8, 2022 Regular Meeting

6. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, December 12, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

7. Unfinished Business - None

8. New Business

a. *Conceptual:*

- DRB 002893-2022 Beach House – Proposed renovations to the Tiki Hut and pool with addition of a pavilion.

b. *Final:*

- DRB 002892-2022 Baileys Point Amenity Center – New community pool and restrooms.

9. Board Business

10. Staff Report

a. Minor Corridor Report

11. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board Meeting

November 8, 2022, at 2:30 p.m.

MEETING MINUTES

Present from the Board: Cathy Foss, Chair; John Moleski, Annette Lippert, Ryan Bassett, Tom Parker

Absent from the Board: Judd Carstens, Vice-Chair; Todd Theodore

Present from Town Staff: Nicole Dixon, Development Review Program Manager; Chris Darnell, Urban Designer; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

1. Call to Order

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

2. 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.

3. Roll Call –

As Noted Above.

4. Approval of Agenda

Chair Foss asked for a motion to approve the agenda. Ms. Lippert moved to approve. Mr. Bassett seconded. By show of hands, the agenda was approved by a vote of 5-0-0.

5. Approval of Minutes

a) Regular Meeting of November 8, 2022

Chair Foss asked for a Motion to approve the minutes of the November 8, 2022, Regular Meeting. Mr. Bassett moved to approve. Mr. Moleski seconded. By a show of hands, the motion passed with a vote of 5-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

7. Unfinished Business

a) Alteration/Addition

- i) DRB 002303-2022, Nunzio Restaurant & Bar - Proposed addition of a roof over the existing deck.**

Staff provided a presentation as included in the packet. Based on Staff comments and DRB comments from the earlier review, Staff recommended denial. Chair Foss asked about an image that was not included in the presentation and showed a different perspective. Staff pulled up the image and clarified that the image was outdated.

The applicant provided a presentation for the project. He explained many of the design decisions and intentions. Following his presentation, the applicant answered questions from the board.

The board expressed several concerns about the project including concerns about the board's previous comments, the heater locations, the staircase fence, landscaping, and roof elevations.

After discussion, Chair Foss asked for a motion. Mr. Parker moved to approve with the following conditions:

- (i) The conditions are addressed at a staff level with involvement from 2 members of the board
- (ii) The roof line will be one elevation
- (iii) Detail will be provided for the heaters and lights to be reviewed
- (iv) Detail will be provided for the landscape to be reviewed
- (v) The k-bracings of the trellis won't run into the cut ends of the beams
- (vi) The service yard will align with the windows

The Motion was amended to include the following:

- (i) The fence at the bottom of the ramp will be removed
- (ii) All of staff's included comments

Mr. Moleski seconded the motion. Motion approved with a vote of 5-0.

8. **New Business**

a) *Alteration/Addition*

- i) DRB 002661-2022, Kinnaird Warehouse – New Warehouse Building

Staff provided a presentation as included in the packet. Staff recommends approval with the following conditions:

(1) Add the following to the Tree Removal Plan:

- (a) Show tree protection fence the entire length of the street buffer,
- (b) Add silt fence to the Plan,
- (c) Add note to the buffer that "understory growth is to be preserved".

(2) Revise the dumpster enclosure detail to include:

- (a) A gate detail that matches the screen,
- (b) Specify the service yard screen to be painted SW 6153 Superior Bronze.

- (3) Add a shutter between each of the down spouts on the “Back Elevation” Detail 2/A3.1. (total 2 additional shutters)
- (4) Correct the asphalt on the Site Plan.
- (5) Revise the Landscape Plan to:
 - (a) Replace the dead Live Oak in front of the existing building on the site,
 - (b) Provide a continuous row of plants along that gable end facing the existing building on the site.
 - (c) Replace the Leland Cypress with Red Cedar or Pines,
 - (d) Position the Nellie Stevens Holly 8’ away from the building.

Following staff’s presentation, the applicant provided a presentation on the project. The applicant also stated that staff’s recommendations are acceptable, and they are willing to implement them.

The board moved to discussion. The board expressed concerns about the number of trees that are being cut down. Additionally, the board expressed concerns about the pre engineered front siding and the window façade. Last the board discussed the use of building siding, particularly the use of board and baton.

Mr. Parker made a motion to approve with the following conditions:

- (1) The front of the building will have at least 2 actual windows, and the gabled ends will have at least 3 windows or faux windows
- (2) The gabled end on arrow road will be stucco
- (3) The warehouse metal panel section will have a vertical profile
- (4) All staff comments
- (5) There will be at least a 6-inch offset between the metal building and the stucco
- (6) Approval will be provided at a staff level

Mr. Moleski seconded the motion. Motion carried with a vote of 5-0

9. **Board Business**

The board discussed using motions to table items to a future meeting.

2. **Staff Report**

a. **Minor Corridor Report**

There were no corridor reports since the last meeting.

3. **Adjournment**

The meeting adjourned at 3:59 p.m.

Submitted by: Brian Glover

Administrative Assistant

Approved: [DATE]

DRAFT



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: LANCE WALKER Company: WATG
 Mailing Address: 300 SPECTRUM CENTER DRIVE SUITE 500 City: IRVINE State: CA Zip: 92618
 Telephone: 949.887.7697 Fax: _____ E-mail: LWALKER@WATG.COM
 Project Name: HILTON HEAD BEACH HOUSE Project Address: 1 S SOUTH FOREST BEACH DR. HILTON HEAD, SC 29928
 Parcel Number [PIN]: R 553 018 000 003A 0000
 Zoning District: RESORT DEVELOPMENT Overlay District(s): COD - RD ZONING DISTRICT

**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:

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

29 NOVEMBER 2022

DATE

Date: 29 November 2022

To: **Town of Hilton Head Island
Community Development Department**
One Town Center Court
Hilton Head, Island, SC 29928

From: **WATG**
300 Spectrum Center Drive
Suite 500
Irvine, CA 92618

Re: **Beach House | Hilton Head Island**
1 South Forest Beach Drive
Hilton Head, SC 29928

PROJECT NARRATIVE

THE HILTON HEAD BEACH HOUSE property is planning a renovation of the existing pool, Tiki bar and event area. The limit of work for the renovation is indicated on the Overall Site Plan and is generally from the facade of the existing hotel and extends to the DHEC-ORCM setback and baseline as well as the Town of Hilton Head setback and baseline. In addition, the relocation of the restroom, pool equipment room and grill to a location within the Town of HHI setback and baseline to a location no closer to the ocean and is structurally connected to the existing façade of the hotel building. The stage will be relocated to the beach side of the Tiki Bar. Improvements include a refresh and update to the spaces, materials and finishes, and overall quality.

PHASE 1 | Scope of Work:

- New Stage Structure
- Expanded Tiki Bar/Structure + Wood Deck
- Gas Firepits
- New Swimming Pool, Spa and Deck
- Pool Cabana Structures (FFE), Service Stations + Pool Furnishings
- New Kitchen + Restroom Building (Structurally connected to the face of hotel)
- New Restroom Building + Pool Equipment Room
- New Resort Planting + Irrigation
- Dune Walkover Path
- New Lighting (Sea Turtle Protection + Code Compliant)
- (3) ADA Compliant Rooms (Interior Renovation ONLY)

PHASE 2 | Scope of Work:

- Event Pavilion (Submitted in Phase 1 DRB Package for the Design Intent of Architecture Aesthetics ONLY)
- **NOTE:** The position and location of Event Pavilion requires a City Variance. Should the Variance be approved, the project's Phase 2 will be submitted for a DRB Application for Alteration/Addition of the Event Pavilion.

****Demolition as required.***

LINE	BEARING	DISTANCE
L1	N63°50'47"E	200.10'
L2	N48°08'32"E	24.57'
L3	S48°08'32"W	24.57'
L4	N13°23'54"E	10.41'
L5	N13°23'54"E	6.84'
L6	S74°36'06"E	7.31'
L7	S74°36'06"E	2.69'
L8	S13°23'54"W	3.16'
L9	S13°23'54"W	4.19'
L10	S13°23'54"W	22.03'
L11	N27°03'20"W	188.99'
L12	N63°50'47"E	10.00'
L13	S27°03'20"E	188.99'
L14	S27°03'20"E	4.19'
L15	S27°03'20"E	3.16'
L16	S62°56'40"W	2.69'
L17	S62°56'40"W	7.31'
L18	N27°03'20"W	6.84'
L19	S62°56'40"W	105.26'
L20	S66°03'15"W	32.35'
L21	S66°03'15"W	24.53'
L22	S64°27'02"W	10.09'
L23	S72°42'01"W	1.90'
L24	S72°42'01"W	0.51'
L25	S72°42'01"W	72.75'
L26	S72°42'01"W	0.78'
L27	S68°29'46"W	1.10'
L28	S66°51'32"W	73.41'
L29	S65°43'22"W	0.79'
L30	S64°33'38"W	48.65'
L31	S62°22'03"W	0.98'
L32	S60°08'55"W	76.38'
L33	S57°52'38"W	1.53'
L34	S55°40'45"W	26.53'
L35	S53°20'37"W	0.51'
L36	S50°54'57"W	23.47'
L37	S48°08'32"W	14.53'
L38	S72°42'01"W	5.39'
L39	S72°42'01"W	72.75'
L40	S66°51'32"W	73.41'
L41	S64°33'38"W	48.65'
L42	S60°08'55"W	76.38'
L43	S55°40'45"W	26.56'
L44	S50°54'57"W	23.57'
L45	S50°51'14"W	79.13'

NORTH
SC GRID (NAD 83)
(2011)

SHEET 1

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	228.77	10.15	10.15	S51°38'01"E	2°32'32"
C2	63.94	4.73	4.73	S65°02'01"W	4°14'23"
C3	14.00	27.11	23.07	S59°39'11"W	11°05'7.96"

SURVEY DATA
 TOTAL AREA: 4,624 ACRES
 ERROR OF PLAT CLOSURE: 1 IN 207,348
 ERROR OF FIELD CLOSURE: 1 IN 241,845
 ANGULAR ERROR: 1.3" PER ANGLE POINT
 ADJUSTED BY: NO ADJUSTMENT
 EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION
 FIELD WORK COMPLETED ON: 05-24-2022

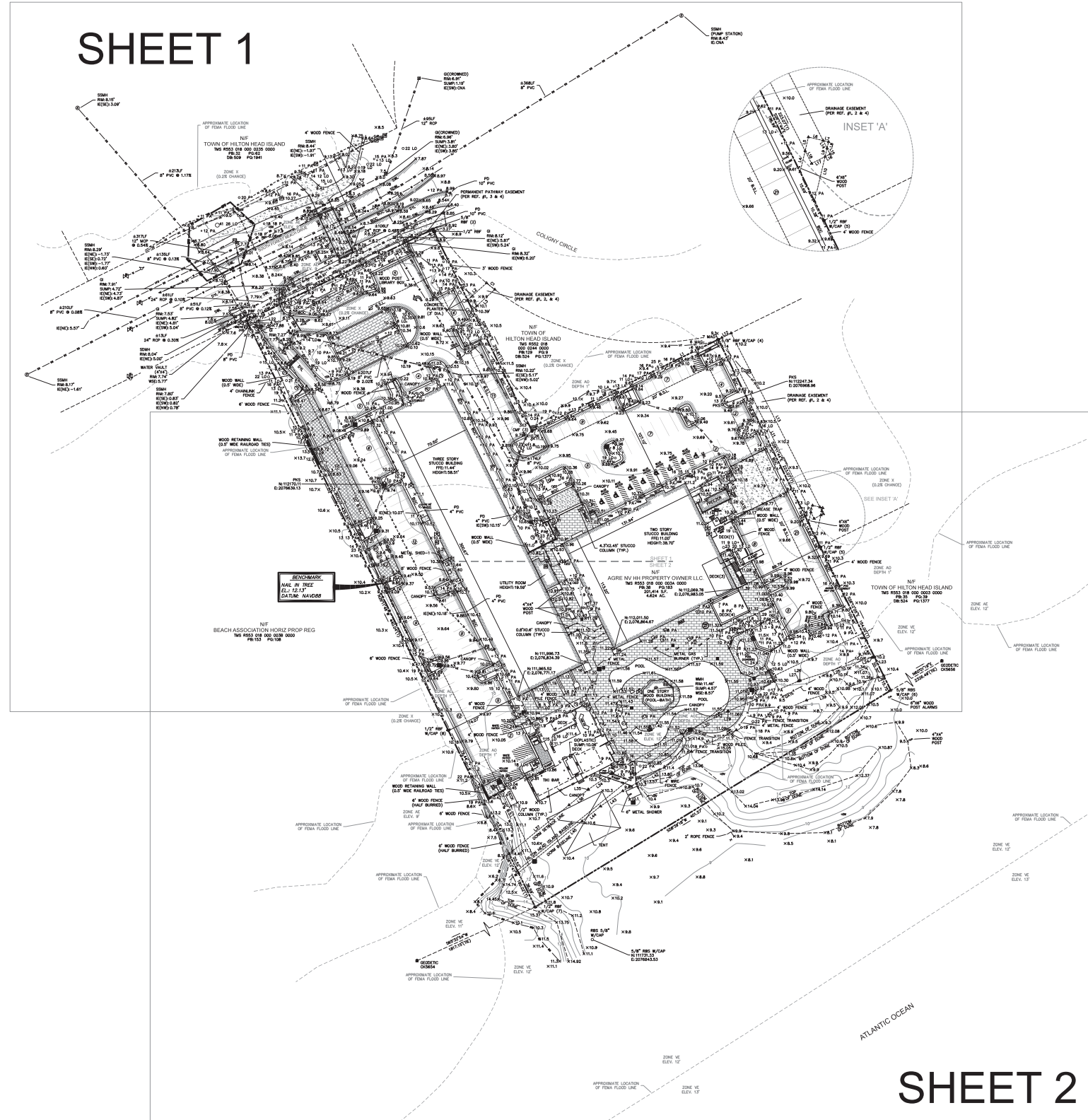
MISC. DECKS & STRUCTURES (FFE'S & BUILDING ELEVATIONS)	LOT CORNERS STATE PLANE COORDINATES
STRUCTURE: DECK-1: FFE: 14.18'	1. N: 112,328.09 E: 2,076,510.25
DECK-2: FFE: 12.19'	2. N: 112,416.33 E: 2,076,689.63
DECK-3: FFE: 23.74'	3. N: 112,221.79 E: 2,076,785.33
DECK-4: FFE: 12.65'	4. N: 112,309.99 E: 2,076,964.94
TIKI BAR: FFE: 11.85' ELEV: 27.72'	5. N: 112,109.83 E: 2,077,063.41
POOL-BATH: FFE: 11.41' ELEV: 29.55'	6. N: 111,971.65 E: 2,077,131.40
METAL SHED-1: FFE: 11.10'	7. N: 111,762.76 E: 2,076,788.44
	8. N: 111,933.24 E: 2,076,704.51

BEACH MANAGEMENT ACT DISCLOSURE STATEMENT

THE SETBACK LINE IS 36.05 LANDWARD FEET TO 57.11 LANDWARD FEET, FROM THE SEAWARD PROPERTY LINE. THE BASE LINE IS 15.75 LANDWARD FEET TO 36.59 LANDWARD FEET FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 53.54 LANDWARD FEET TO 110.58 LANDWARD FEET IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF THE HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY ARE LOCATED 182.67 LANDWARD TO 176.81 LANDWARD FEET FROM THE LINE, WHICH CORNERS ARE LOCATED N119°55'52", E207°67'17" AND N119°56'73", E207°68'34.39 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF 3.62 FEET PER YEAR, ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT.

TOWN OF HILTON HEAD ISLAND LMO

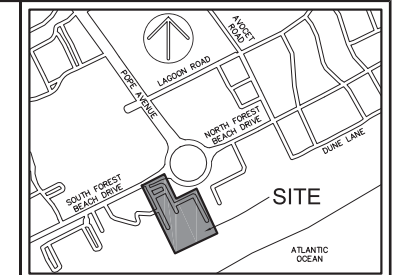
SECTION 16.5-112.B DISCLOSURE STATEMENT
 SOME OR ALL AREAS ON THIS PLAN ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.



SHEET 2

LEGEND

- ▲ CALC POINT - CORNER NOT SET
- CMF ■ CONC. MONUMENT FOUND
- PKS ○ PK NAIL SET
- RBF ● IRON REBAR FOUND
- RBS ○ 5/8" IRON REBAR SET W/CAP
- AIR CONDITIONING UNIT
- ⊘ BACK FLOW PREVENTER
- BOLLARD
- CABLE JUNCTION BOX
- COMMUNICATIONS MANHOLE
- CONTROL PANEL
- ELECTRIC OUTLET
- ELECTRIC STUBOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIBER OPTIC BOX
- FLAG POLE
- GRATE INLET
- GROUND LIGHT
- GAS TANK
- GAS VALVE
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- SIGN
- SPIGOT
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TELEPHONE JUNCTION BOX
- TELEPHONE BOX
- TRANSFORMER-ELECTRIC
- UNDERGROUND FIBER OPTICS MARKER
- WATER METER
- WATER MANHOLE
- WATER VALVE
- POST
- YARD INLET
- TRASH CAN
- NUMBER OF PARKING SPACES
- HOL HOLLY
- LA LAUREL OAK
- LO LIVE OAK
- MAG MAGNOLIA
- P PINE
- PA PALMETTO
- BOC BACK OF CURB
- BSL BUILDING SETBACK LINE
- CMP CORRUGATED METAL PIPE
- CNA COULD NOT ACQUIRE
- FFE FINISHED FLOOR ELEVATION
- IE INVERT ELEVATION
- PD PIPE DIRECTION
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
- DWS DETECTABLE WARNING SURFACE
- WSE WATER SURFACE ELEVATION
- DYL DOUBLE YELLOW LINE (SOLID)
- SBA STOP BAR
- SBL SINGLE BLUE LINE (SOLID)
- SDWL SINGLE DASHED WHITE LINE
- SWL SINGLE WHITE LINE (SOLID)
- SYL SINGLE YELLOW LINE (SOLID)
- CONTOUR LINE
- BOTTOM OF BANK
- FENCE LINE
- HANDRAIL
- TOP OF BANK
- TREE CANOPY
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTICS LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TV LINE
- UNDERGROUND WATER LINE
- BRICK
- CONCRETE
- DETECTABLE WARNING SURFACE
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT (PERVIOUS)
- GRAVEL



VICINITY MAP NOT TO SCALE

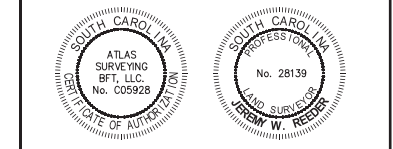
- NOTES**
- FULL LEGEND, LINE & CURVE TABLES, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
 - THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AE (ELEVATION 9'), AD (DEPTH 1'), AND VE (ELEVATION 12'). DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450250 (TOWN OF HILTON HEAD ISLAND) MAP NUMBER 45013004446.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACKS AND BUFFERS ARE PER REFERENCE #4, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF MAY 17, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

- REFERENCES**
- PLAT BOOK: 136 PAGE: 75
 - PLAT BOOK: 129 PAGE: 9
 - PLAT BOOK: 145 PAGE: 1
 - AN ALTA/NPS LAND TITLE SURVEY OF THE BEACH HOUSE, A HOLIDAY INN RESORT, AT #1 SOUTH FOREST BEACH, A SECTION OF FOREST BEACH, TOWN OF HILTON HEAD ISLAND.
DATE: 10/25/2021
DATE: 02/28/2022 (REVISED)
BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059



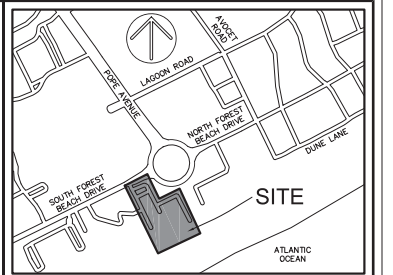
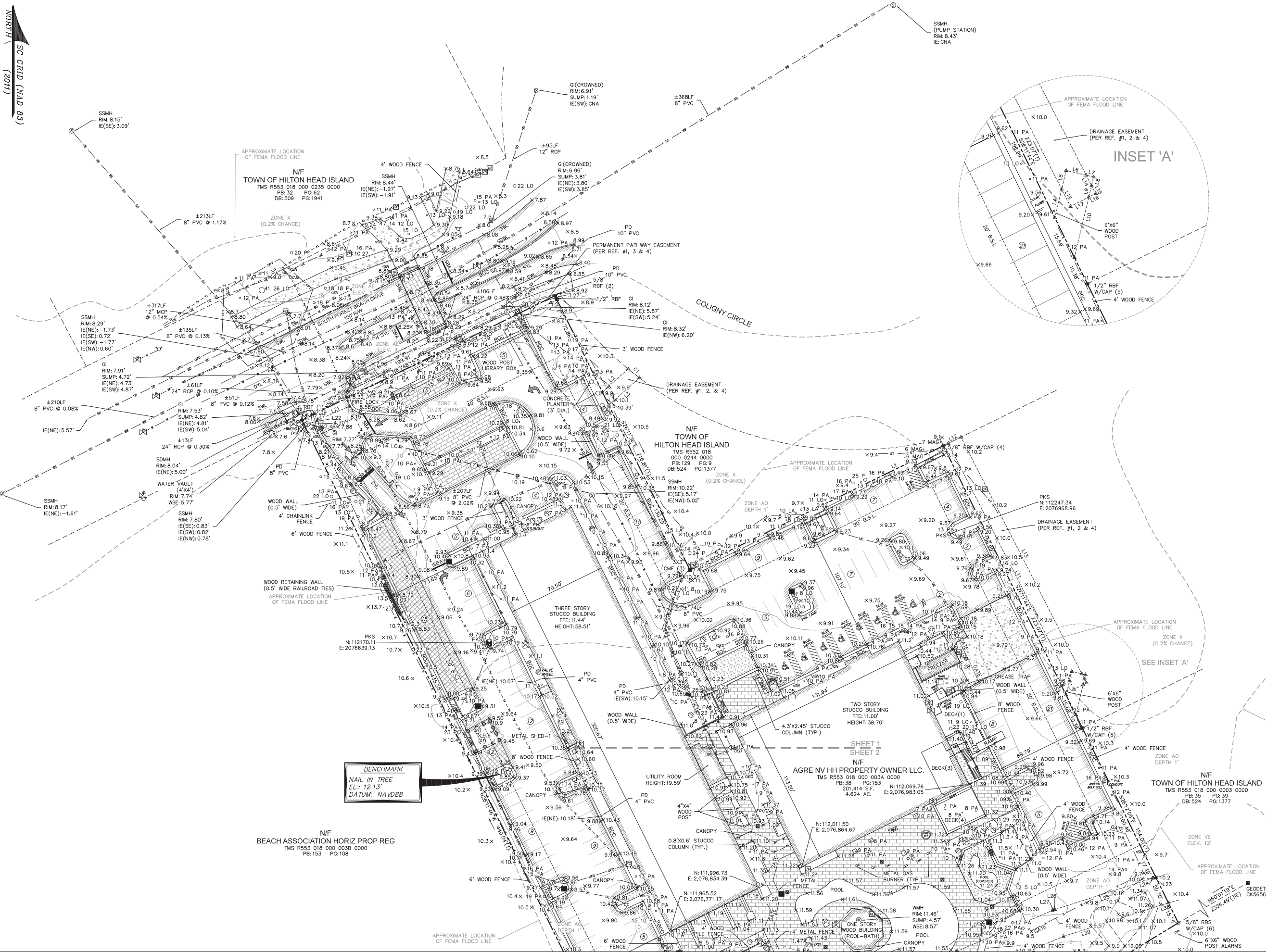
PREPARED FOR:
ROBERTS CIVIL ENGINEERING, LLC.
 AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
#1 SOUTH FOREST BEACH DRIVE
 TAX PARCEL No. R553 018 000 003A 0000
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA
 FIELD WORK: JMR
 FIELD CHECK: JMR
 DRAWN BY: AJJ
 DATE: 06-20-2022
 SCALE: 1"=60'
 PROJECT No.: BFT-22006
 FILE: BFT-22006 AT1.DWG
COVER SHEET

ATLAS SURVEYING, INC.
 49 BROWN'S COVE ROAD, SUITE #5
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM

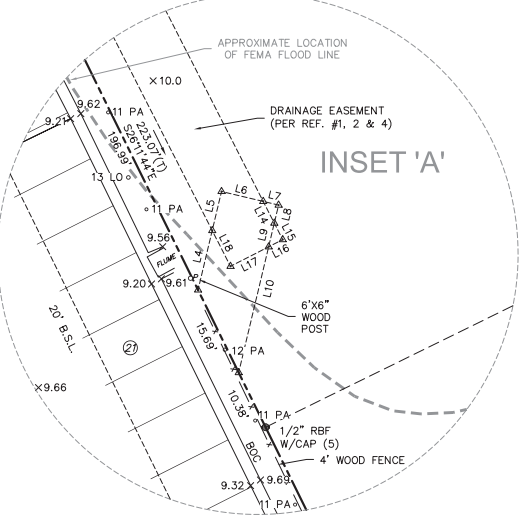


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

SC GRID (NAD 83)
(2011)



VICINITY MAP NOT TO SCALE



- NOTES
1. FULL LEGEND, LINE & CURVE TABLES, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AE (ELEVATION 9'), AO (DEPTH 1'), AND VE (ELEVATION 12'). DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450250 (TOWN OF HILTON HEAD ISLAND) MAP NUMBER 45013004445.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 88.
 5. BUILDING SETBACKS AND BUFFERS ARE PER REFERENCE #4, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF MAY 17, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

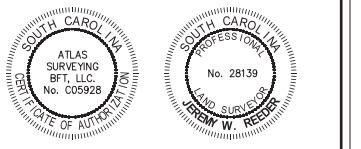
- REFERENCES
1. PLAT BOOK:136 PAGE:75
 2. PLAT BOOK:129 PAGE:9
 3. PLAT BOOK:145 PAGE:1
 4. AN ALTA/NPS'S LAND TITLE SURVEY OF THE BEACH HOUSE, A HOLIDAY INN RESORT, AT #1 SOUTH FOREST BEACH, A SECTION OF FOREST BEACH, TOWN OF HILTON HEAD ISLAND.
DATE: 10/25/2021
DATE: 02/28/2022 (REVISED)
BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059



PREPARED FOR:
ROBERTS CIVIL ENGINEERING, LLC.
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
#1 SOUTH FOREST BEACH DRIVE

TAX PARCEL No. R553 018 000 003A 0000
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 06-20-2022
SCALE: 1"=30'
PROJECT No.: BFT-22009
FILE: BFT-22009 AT1.DWG
SHEET 1 OF 2

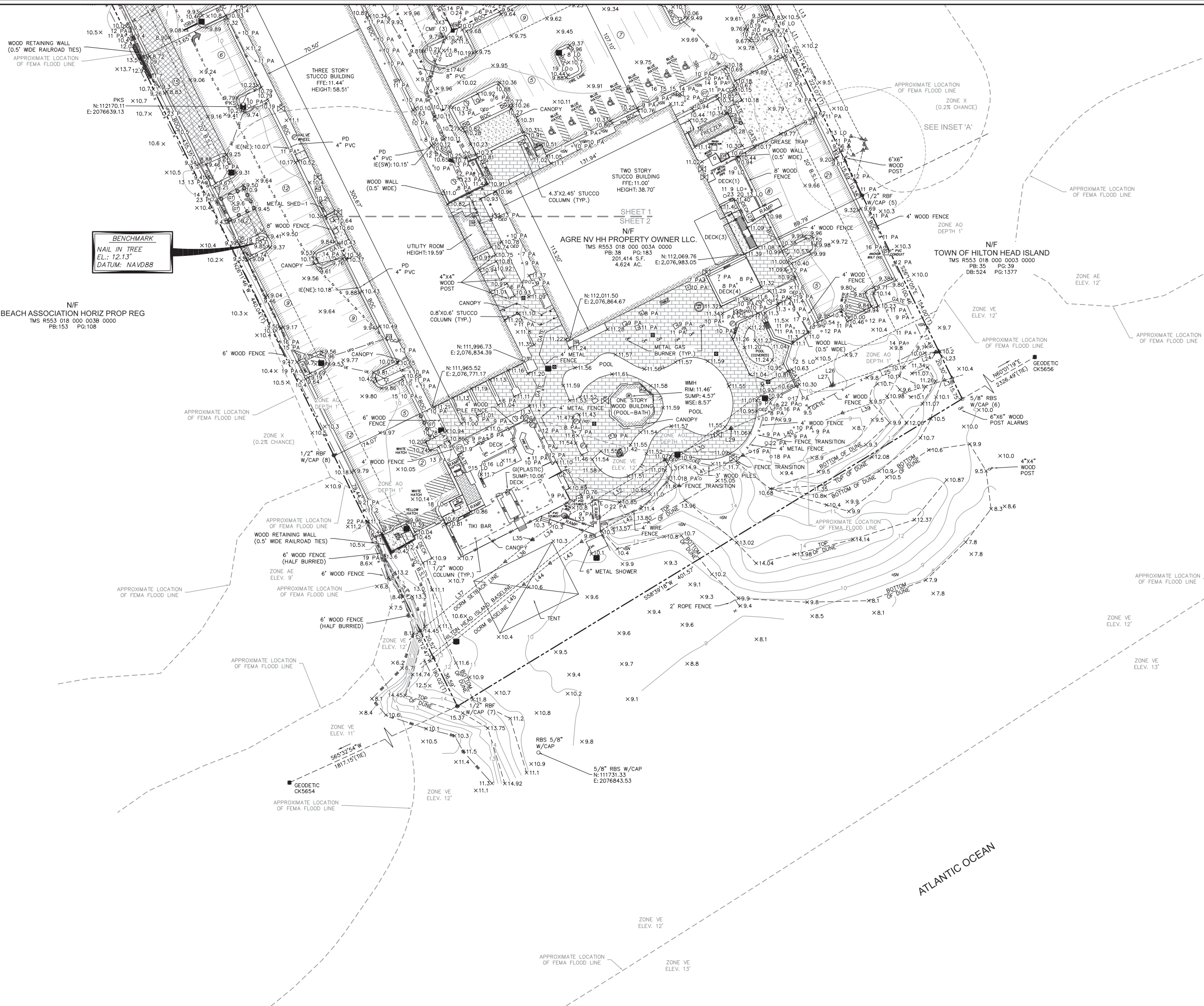
ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS COMPLETED WITH SEAL

SC GRID (NAD 83)
(2011)

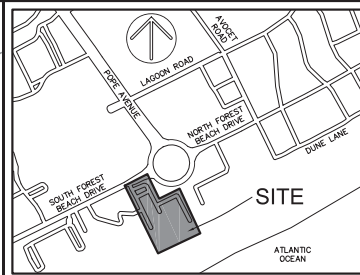


BENCHMARK
NAIL IN TREE
EL.: 12.13'
DATUM: NAVD88

N/F
BEACH ASSOCIATION HORIZ PROP REG
TMS R553 018 000 0038 0000
PB:153 PG:108

AGRE NV HH PROPERTY OWNER LLC.
TMS R553 018 000 0034 0000
PB:38 PG:183
201,414 S.F.
E:2,076,983.05

N/F
TOWN OF HILTON HEAD ISLAND
TMS R553 018 000 0003 0000
PB:35 PG:39
DB:524 PG:1377



- NOTES**
1. FULL LEGEND, LINE & CURVE TABLES, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AE (ELEVATION 9'), AO (DEPTH 1'), AND VE (ELEVATION 12'). DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450250 (TOWN OF HILTON HEAD ISLAND) MAP NUMBER 4501300446.
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 4. AN ALTA/NPS/LAND TITLE SURVEY OF THE BEACH HOUSE, A HOLIDAY INN RESORT, AT #1 SOUTH FOREST BEACH, A SECTION OF FOREST BEACH, TOWN OF HILTON HEAD ISLAND.
DATE: 10/25/2021
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BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059



PREPARED FOR:
ROBERTS CIVIL ENGINEERING, LLC.
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
#1 SOUTH FOREST BEACH DRIVE

TAX PARCEL No. R553 018 000 0034 0000
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: AJJ
DATE: 06-20-2022
SCALE: 1"=30'
PROJECT No.: BFT-22209
FILE: BFT-22206 AT1.DWG
SHEET 2 OF 2

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
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JEREMY W. REEDER
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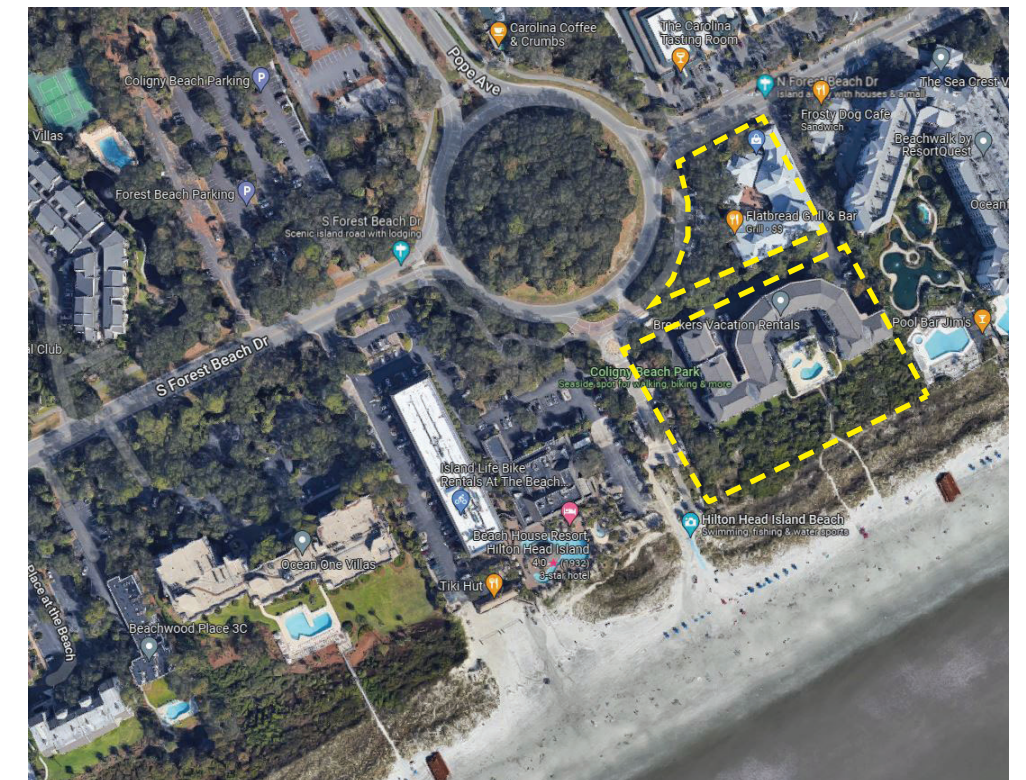


BEACH MARKET



BEACH MARKET

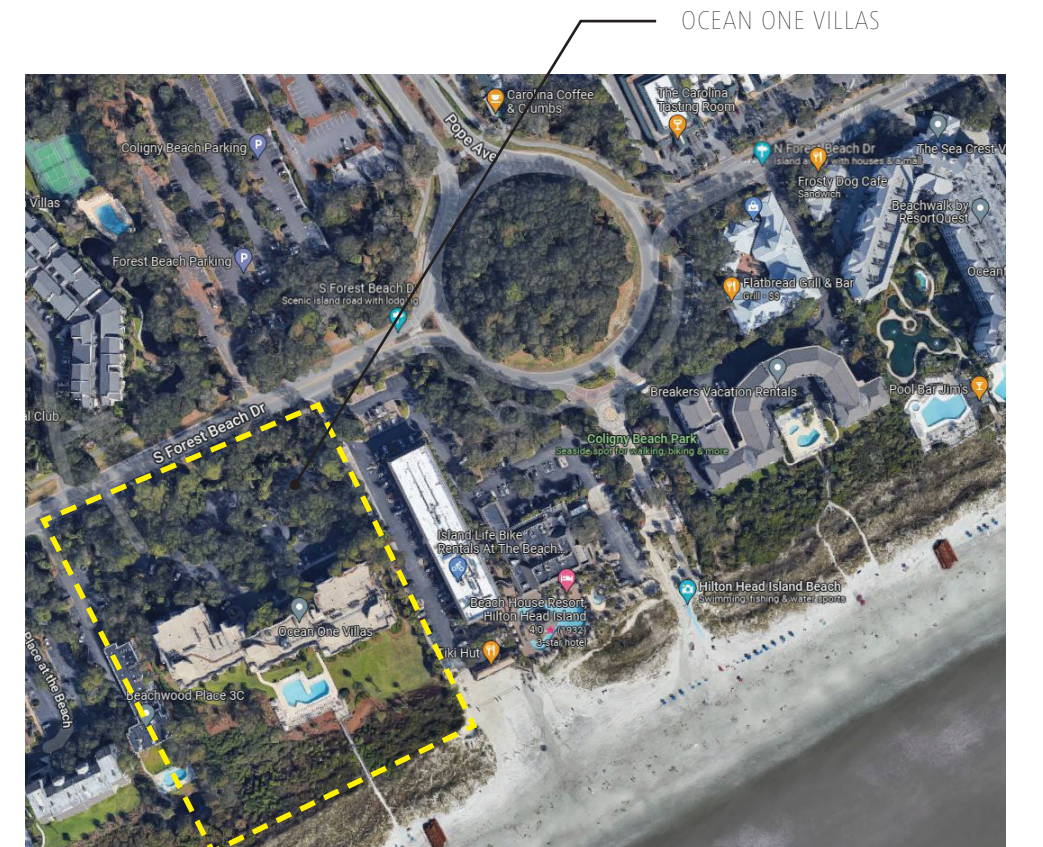
BREAKERS VACATION RENTAL



BREAKERS VACATION RENTALS



OCEAN ONE VILLAS

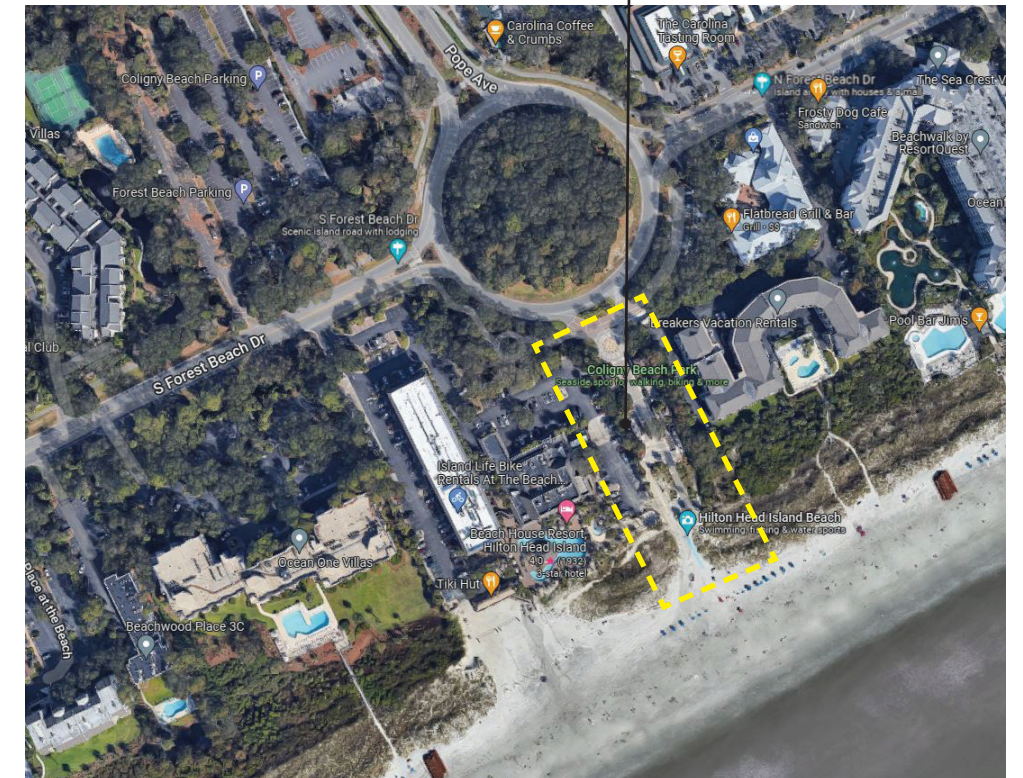


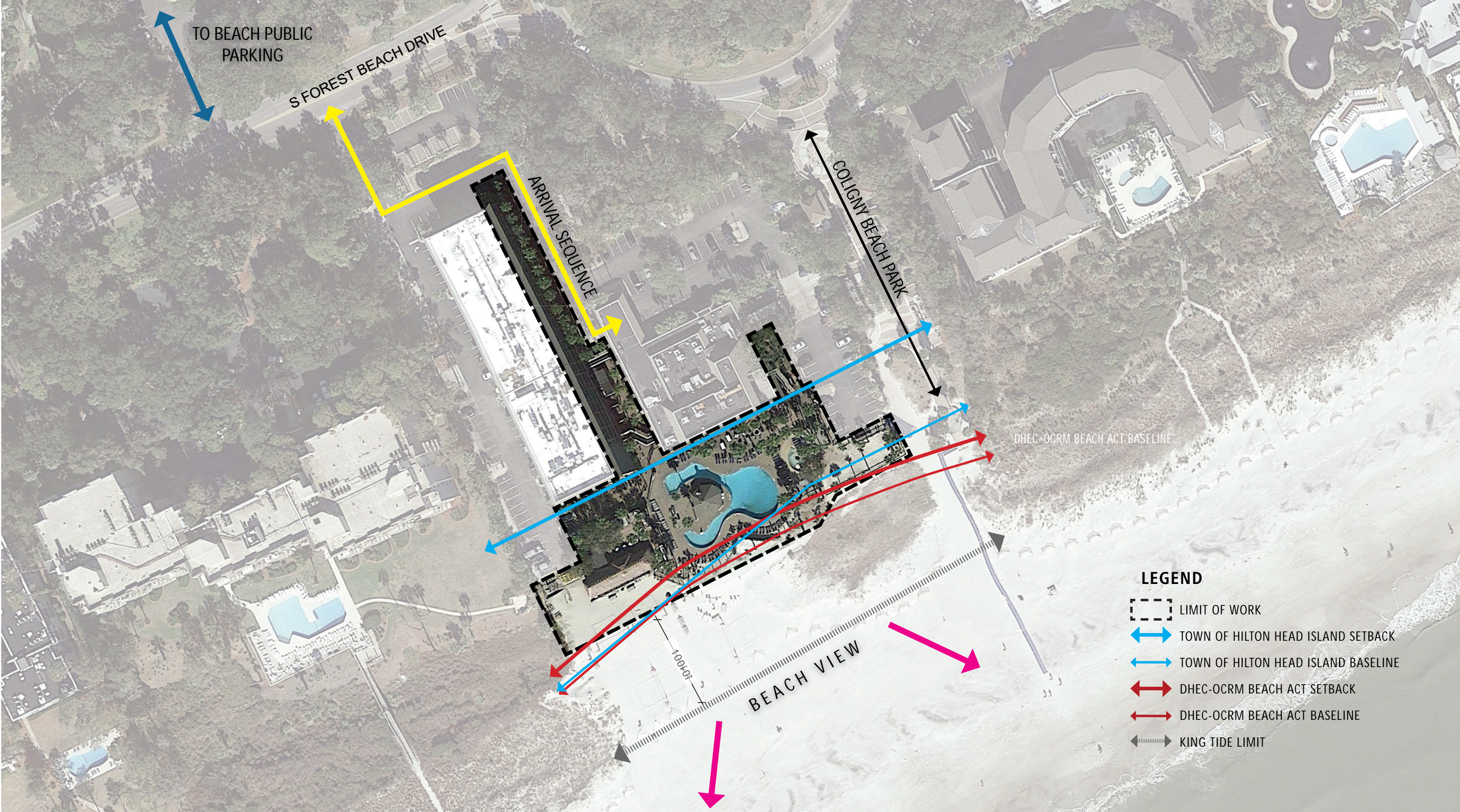


RESTROOM PAVILION



COLIGNY BEACH PARK





TO BEACH PUBLIC PARKING

S FOREST BEACH DRIVE

ARRIVAL SEQUENCE



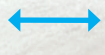

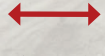

COLIGNY BEACH PARK

DHEC-OCRM BEACH ACT BASELINE

100'-0"

BEACH VIEW

LEGEND

-  LIMIT OF WORK
-  TOWN OF HILTON HEAD ISLAND SETBACK
-  TOWN OF HILTON HEAD ISLAND BASELINE
-  DHEC-OCRM BEACH ACT SETBACK
-  DHEC-OCRM BEACH ACT BASELINE
-  KING TIDE LIMIT





BEACH HOUSE HOTEL ENTRY



VIEW OF PORTE COCHERE FROM PARKING LOT



GUESTROOM PATIO



VIEW OF POOL DECK + GATE FROM WALKWAY CORRIDOR



VIEW OF VEHICLE ACCESS BY THE EXISTING ICE MACHINE



VIEW OF TIKI BAR FACING THE BEACH



VIEW OF STAGE FROM TIKI DINING AREA



SOUTHWEST VIEW OF TIKI BAR



NORTHEAST VIEW OF TIKI BAR



VIEW OF BEACH ACCESS FROM SOUTHWEST PARKING LOT



VIEW OF EXISTING STAIRS, SMOKER + BIKE RENTAL



VIEW OF NORTHEAST PARKING LOT



WEST VIEW OF POOL DECK



VIEW GUESTROOM PATIO + WALKWAY CORRIDOR FACING SOUTHWEST PARKING LOT



SOUTHEAST VIEW OF POOL DECK



NIGHT VIEW FROM SOUTH OF POOL DECK LOOKING TOWARDS TIKI BAR + GUESTROOM HOTEL

THE HILTON HEAD BEACH HOUSE property is planning a renovation of the existing pool, Tiki bar, and event area. The limit of work for the renovation is indicated on the Overall Site Plan and is generally from the facade of the existing hotel and extends to the DHEC-ORCM setback and baseline as well as the Town of Hilton Head Setback and Baseline. In addition, the relocation of the restroom, pool equipment room and grill to a location within the Town of HHI setback and baseline to a location no closer to the ocean and is structurally connected to the existing facade of the hotel building. The stage will be relocated to the beach side of the Tiki Bar. Improvements include a refresh and update to the spaces, materials and finishes, and overall quality.

PHASE 1 | Scope of Work:

- New Stage Structure
- Expanded Tiki Bar/Structure + Wood Deck
- Gas Firepits
- New Swimming Pool, Spa and Deck
- Pool Cabana Structures (FFE), Service Stations + Pool Furnishings
- New Kitchen + Restroom Building (Structurally connected to the face of Hotel)
- New Restroom Building + Pool Equipment Room
- New Resort Planting + Irrigation
- Dune Walkover Path
- New Lighting (Sea Turtle Protection + Code Compliant)
- (3) ADA Compliant Rooms (Interior Renovation Only)

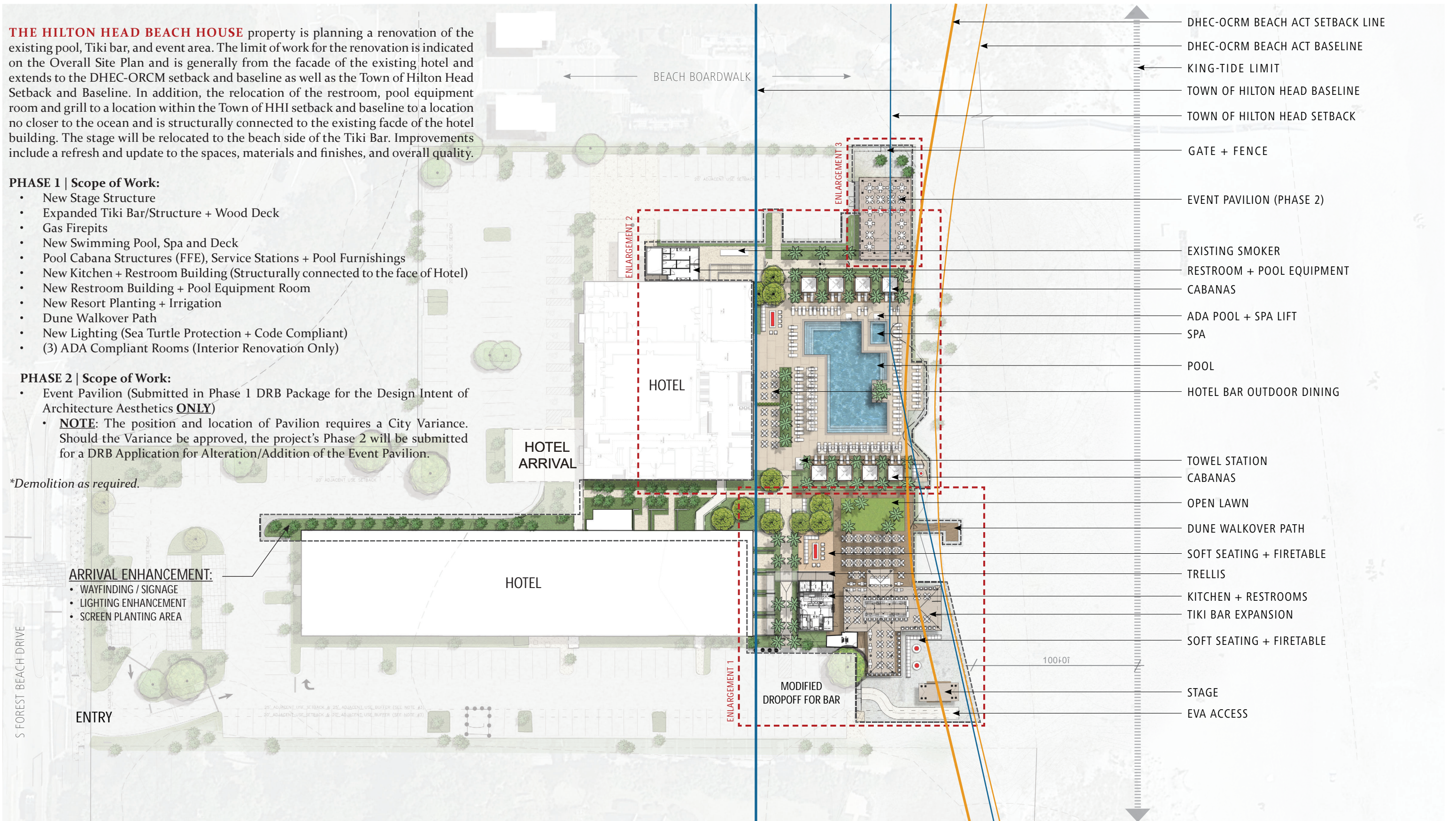
PHASE 2 | Scope of Work:

- Event Pavilion (Submitted in Phase 1 DRB Package for the Design Intent of Architecture Aesthetics **ONLY**)
- **NOTE:** The position and location of Pavilion requires a City Variance. Should the Variance be approved, the project's Phase 2 will be submitted for a DRB Application for Alteration/Addition of the Event Pavilion.

*Demolition as required.

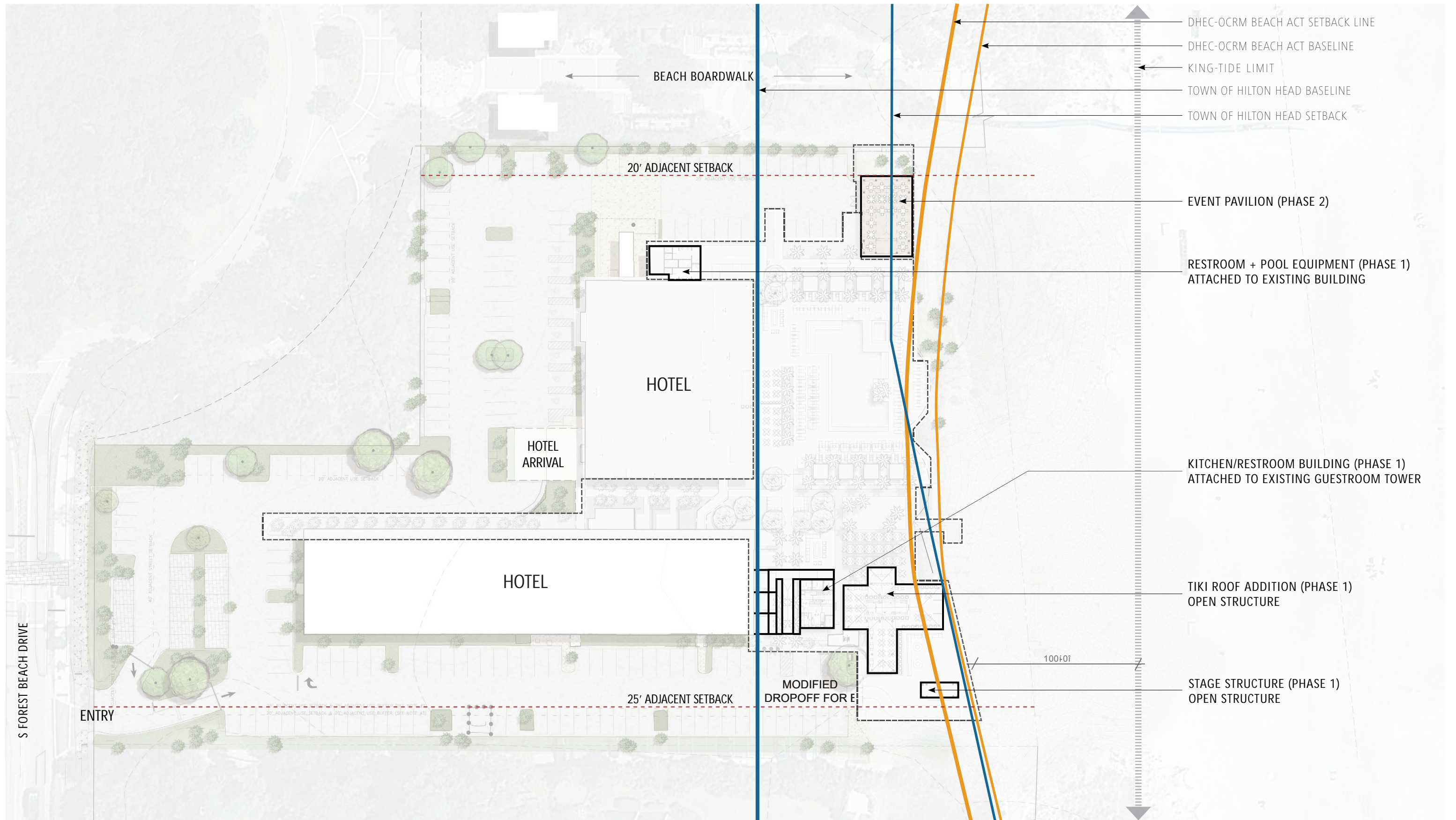
ARRIVAL ENHANCEMENT:

- WAYFINDING / SIGNAGE
- LIGHTING ENHANCEMENT
- SCREEN PLANTING AREA

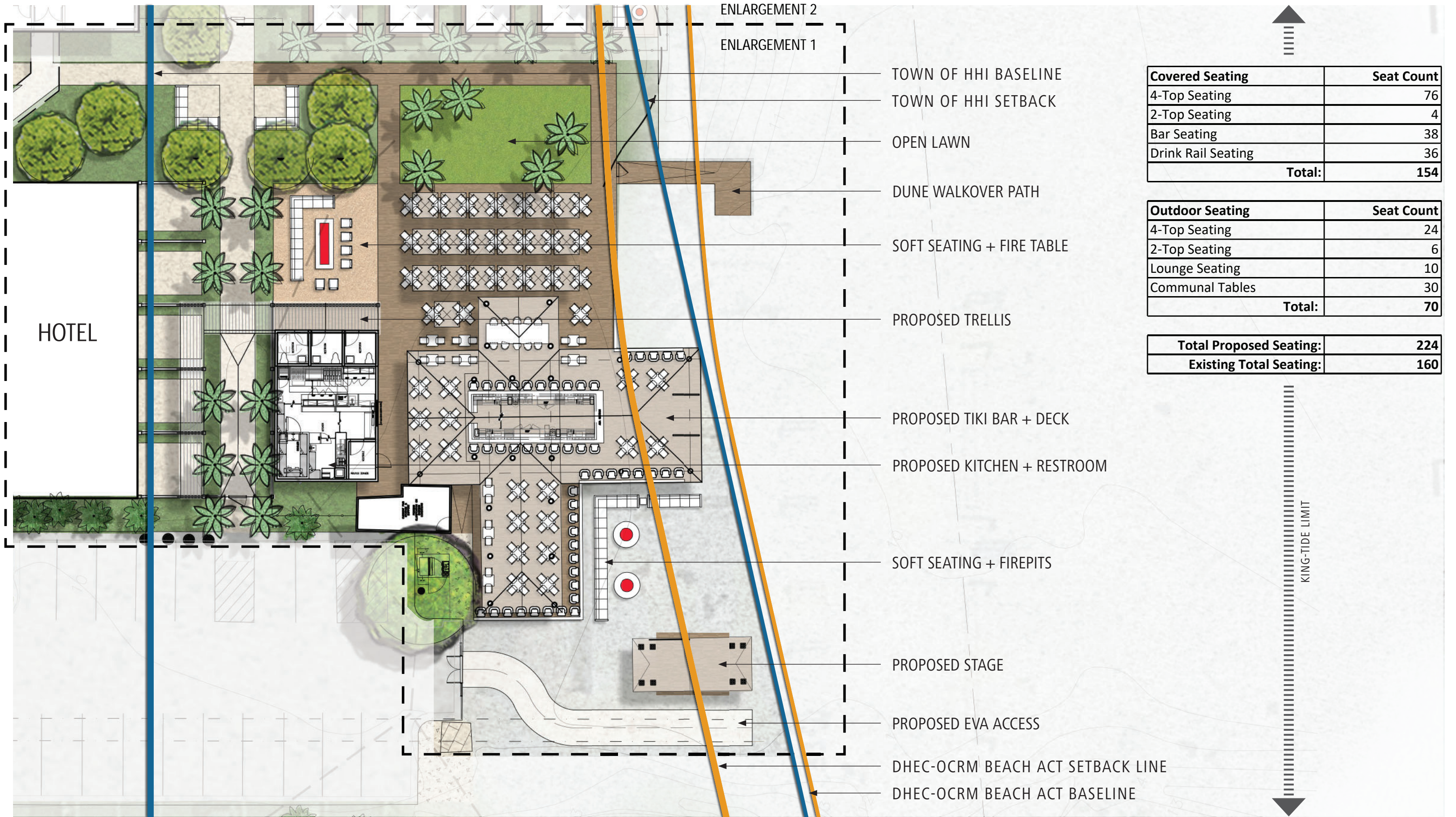












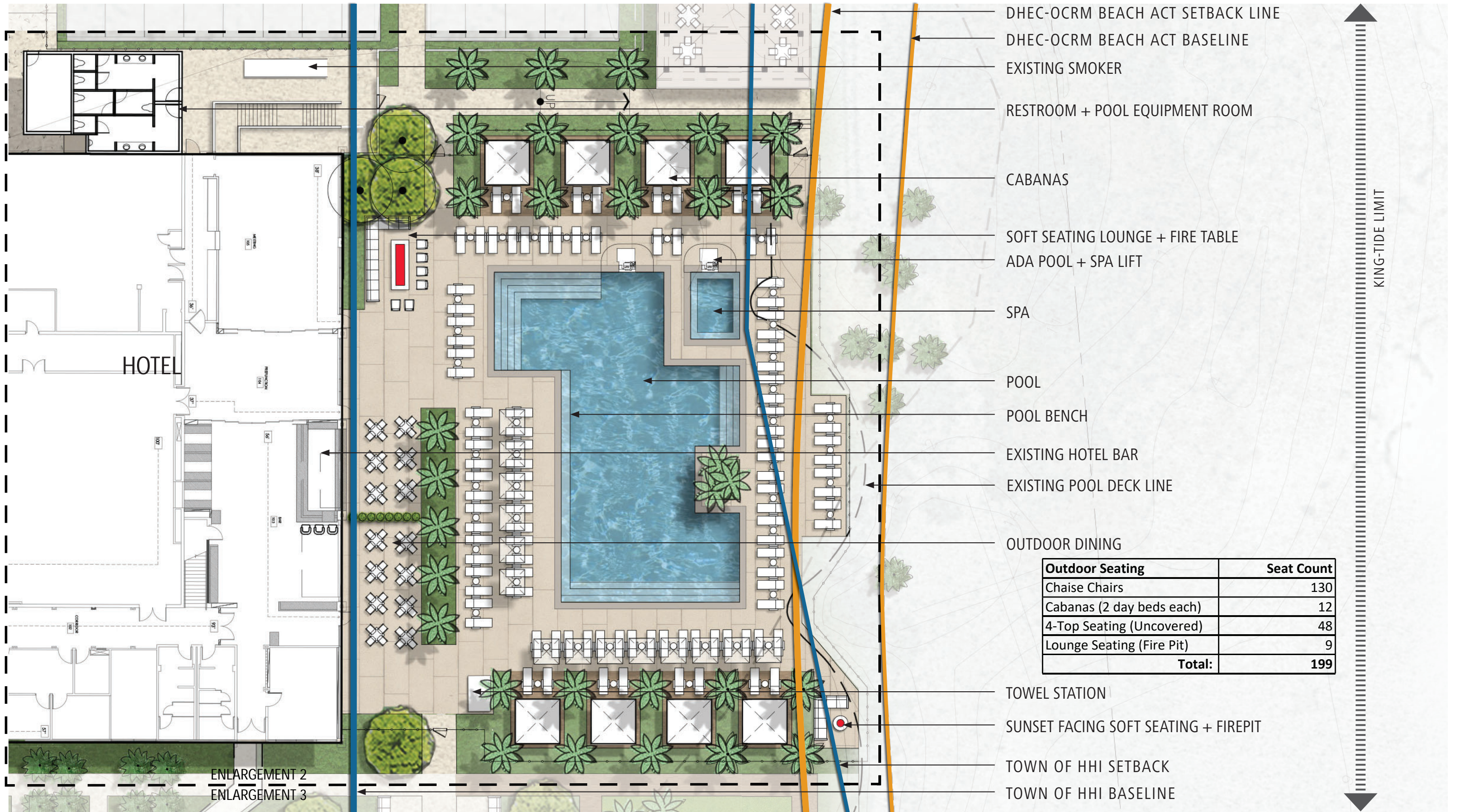
Covered Seating	Seat Count
4-Top Seating	76
2-Top Seating	4
Bar Seating	38
Drink Rail Seating	36
Total:	154

Outdoor Seating	Seat Count
4-Top Seating	24
2-Top Seating	6
Lounge Seating	10
Communal Tables	30
Total:	70

Total Proposed Seating:	224
Existing Total Seating:	160

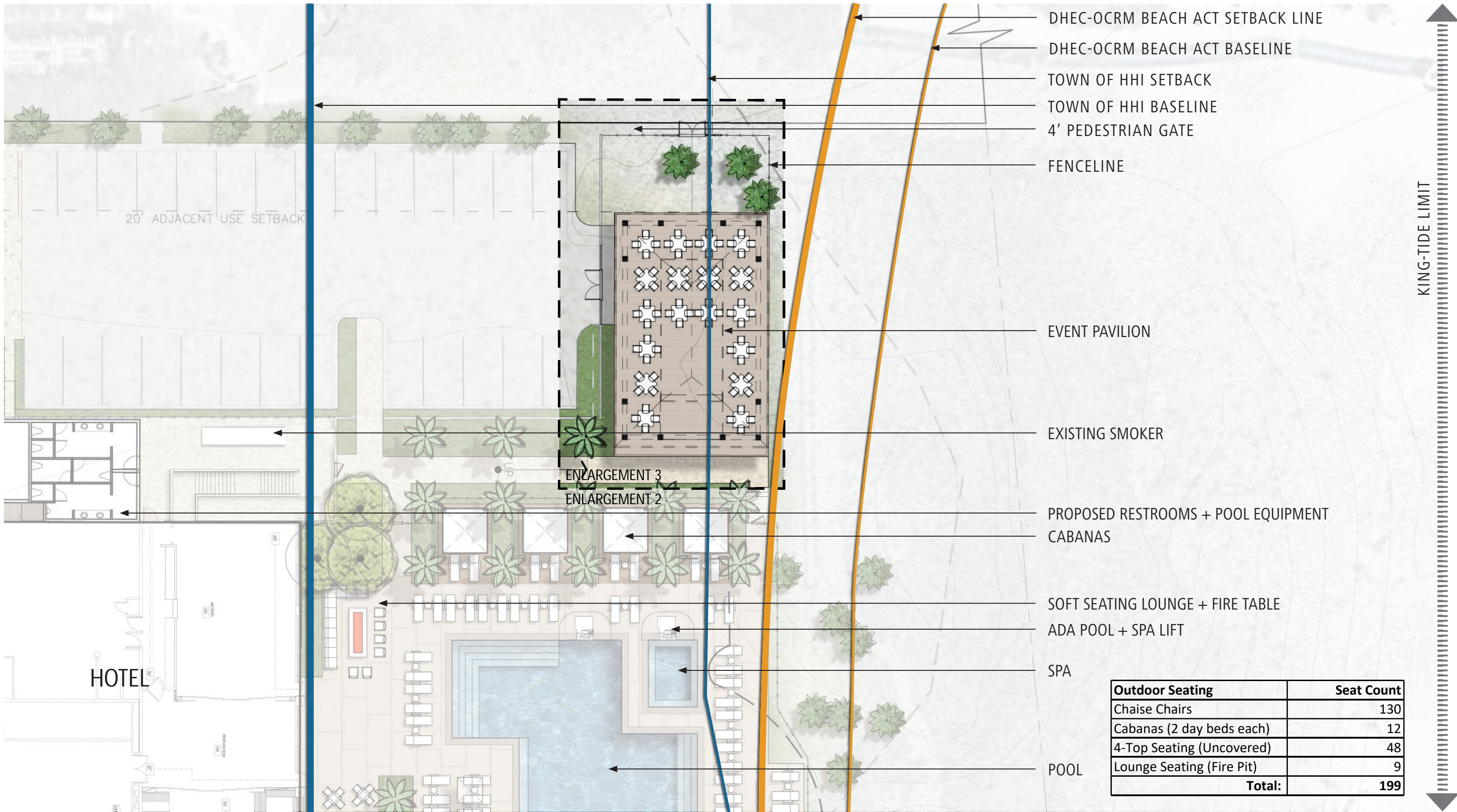
KING-TIDE LIMIT





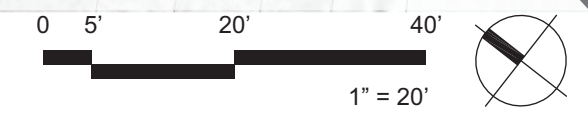
Outdoor Seating	Seat Count
Chaise Chairs	130
Cabanas (2 day beds each)	12
4-Top Seating (Uncovered)	48
Lounge Seating (Fire Pit)	9
Total:	199





- DHEC-OCRM BEACH ACT SETBACK LINE
- DHEC-OCRM BEACH ACT BASELINE
- TOWN OF HHI SETBACK
- TOWN OF HHI BASELINE
- 4' PEDESTRIAN GATE
- FENCELINE
- EVENT PAVILION
- EXISTING SMOKER
- PROPOSED RESTROOMS + POOL EQUIPMENT CABANAS
- SOFT SEATING LOUNGE + FIRE TABLE
- ADA POOL + SPA LIFT
- SPA
- POOL

Outdoor Seating	Seat Count
Chaise Chairs	130
Cabanas (2 day beds each)	12
4-Top Seating (Uncovered)	48
Lounge Seating (Fire Pit)	9
Total:	199













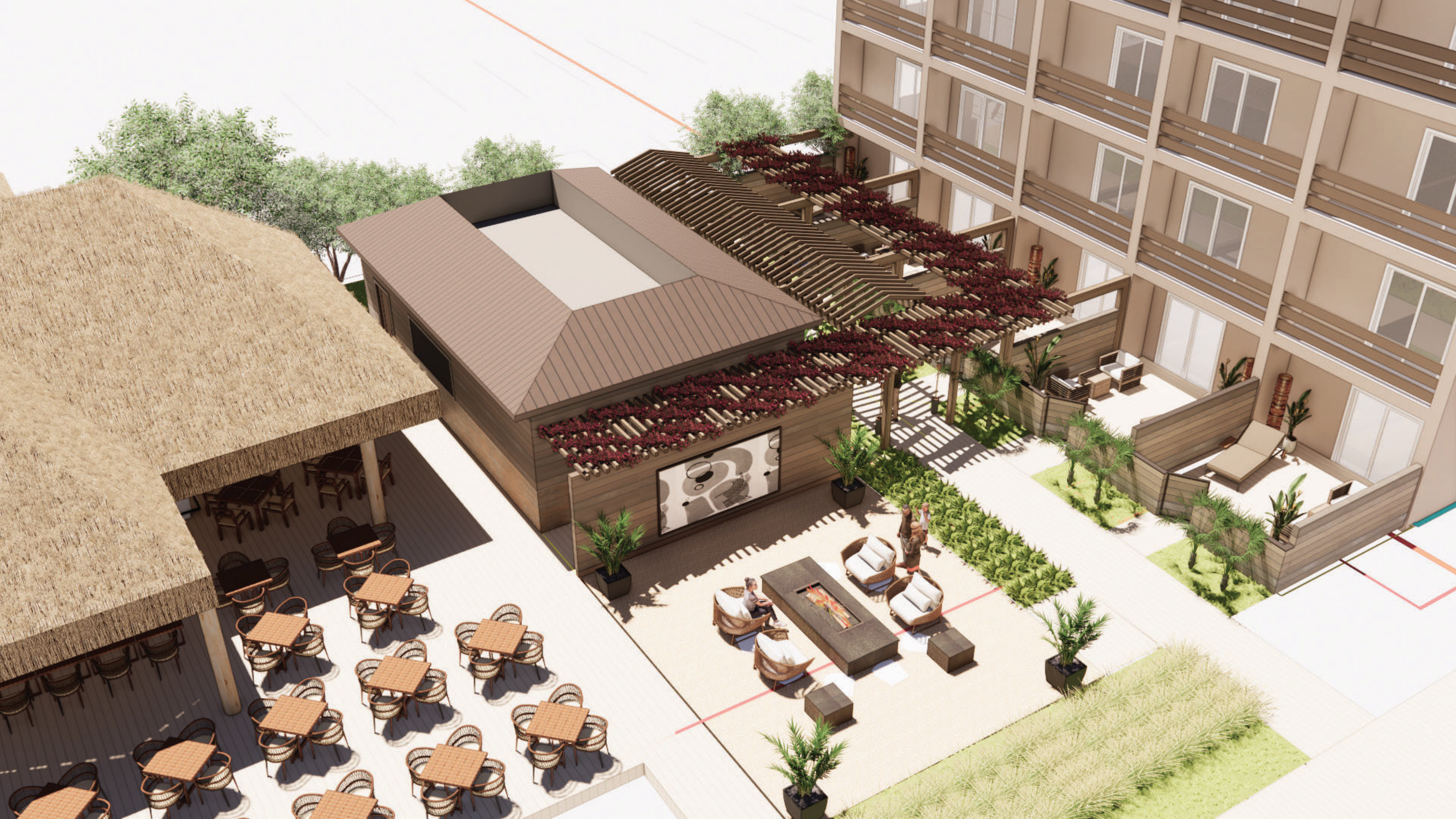




























- CON-01 CONCRETE COLUMN BASE
- CON-02 CONCRETE FLOOR
- RF-01 NEW THATCH ROOFING TO MATCH THE EXISTING
- RF-02 METAL ROOFING
- RF-03 NEW SHINGLE ROOF TO MATCH EXISTNG

- WD-01 WOOD COLUMNS TO MATCH EXISTING
- WD-02 WOOD RAILING
- WD-03 WOOD DECK
- WD-04 WOOD FASCIA AND SIDING
- WD-05 WOOD LOUVER

- WD-06 WOOD BEAM, RAFTER AND TRELIS STRUCTURE
- WD-07 WOOD SIDING/PARTITION



RF-01

WD-01

WD-03

- CON-01 CONCRETE COLUMN BASE
- CON-02 CONCRETE FLOOR
- RF-01 NEW THATCH ROOFING TO MATCH THE EXISTING
- RF-02 METAL ROOFING
- RF-03 NEW SHINGLE ROOF TO MATCH EXISTING

- WD-01 WOOD COLUMNS TO MATCH EXISTING
- WD-02 WOOD RAILING
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- WD-04 WOOD FASCIA AND SIDING
- WD-05 WOOD LOUVER

- WD-06 WOOD BEAM, RAFTER AND TRELIS STRUCTURE
- WD-07 WOOD SIDING/PARTITION



WD-05

WD-04

RF-02

WD-04

WD-01

CON-01

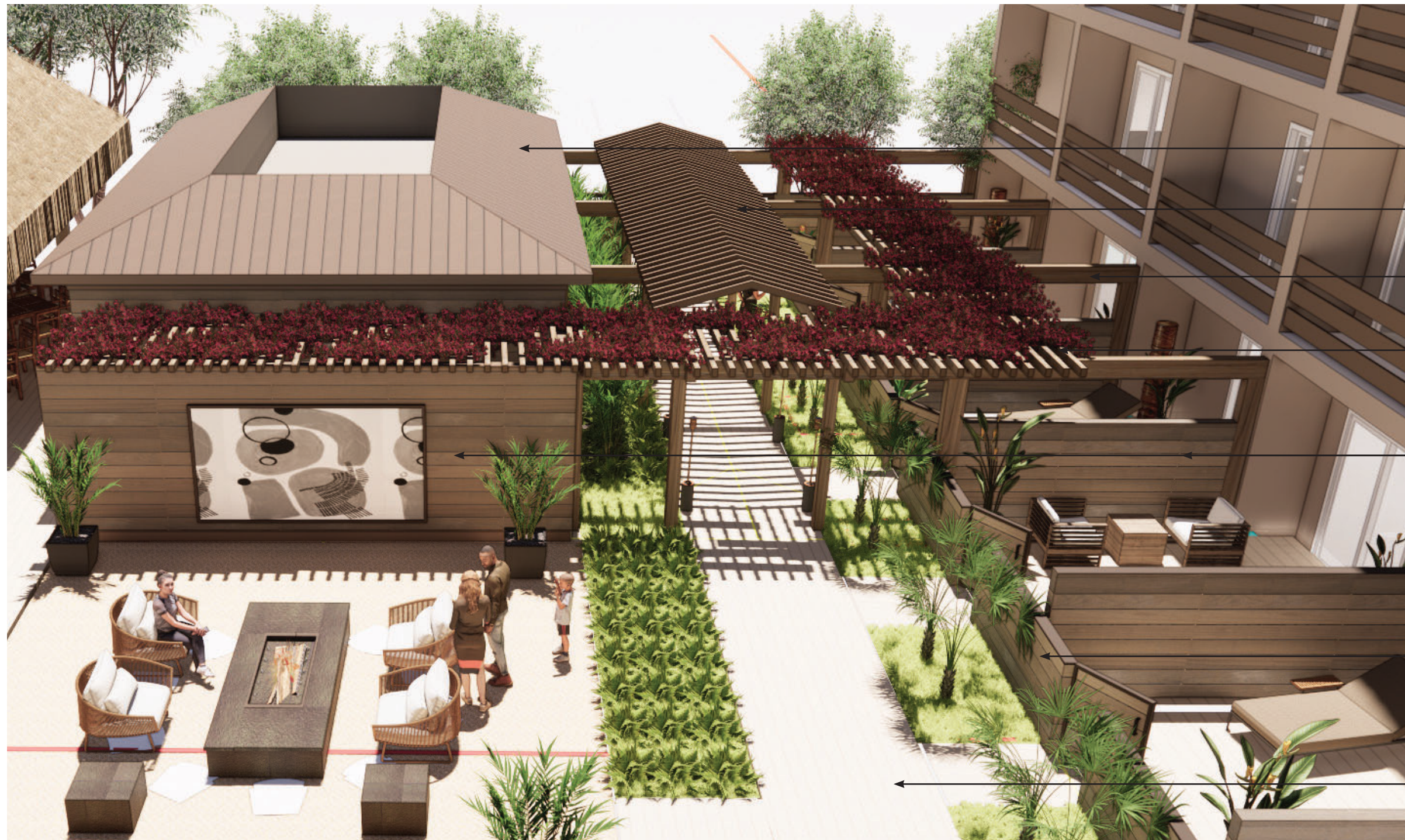
WD-03

CON-02

- CON-01 CONCRETE COLUMN BASE
- CON-02 CONCRETE FLOOR
- RF-01 NEW THATCH ROOFING TO MATCH THE EXISTING
- RF-02 METAL ROOFING
- RF-03 NEW SHINGLE ROOF TO MATCH EXISTING

- WD-01 WOOD COLUMNS TO MATCH EXISTING
- WD-02 WOOD RAILING
- WD-03 WOOD DECK
- WD-04 WOOD FASCIA AND SIDING
- WD-05 WOOD LOUVER

- WD-06 WOOD BEAM, RAFTER AND TRELIS STRUCTURE
- WD-07 WOOD SIDING/PARTITION



RF-02

WD-06

WD-06

WD-06

WD-06

WD-07

WD-07

CON-02

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- WD-07 WOOD SIDING/PARTITION



- RF-03
- WD-07
- WD-06
- WD-02

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- WD-04 WOOD FASCIA AND SIDING
- WD-05 WOOD LOUVER

- WD-06 WOOD BEAM, RAFTER AND TRELLIS STRUCTURE
- WD-07 WOOD SIDING/PARTITION

PLAN CORRECTIONS REPORT DRB-002893-2022

PLAN ADDRESS: 1 S South Forest Beach Drive, REGIS
Hilton Head, SC 29928

PARCEL: R553 018 000 003A 0001

APPLICATION DATE: 12/01/2022

SQUARE FEET: 0.00

DESCRIPTION: Proposed renovations to the Tiki Hut and pool with addition of a pavilion.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Lance Walker

WATG

Owner

JAY WIENDL

The Beach House

1 South Foest Beach Drive
Hilton Head Island, SC 29928

Application & Plans (DRB New Dev Conceptual)

REVIEW ITEM

STATUS

REVIEWER

DRB Urban Design review v.1

**Corrections
Required**

Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov

DRB Urban Design review

1. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved
Comments: This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
2. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved
Comments: Phase 3 requires approval revisions to the LMO by Town Council.
3. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved
Comments: This project requires a Major Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.

CONDITION(S) Urban Design: - Staff Recommendation
Comment: Approval

Urban Design: - Category
Comment: Cconceptual



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: Nathan Payne Company: Payne Architecture
 Mailing Address: 3360 River Birch Way City: Roswell State: GA Zip: 30075
 Telephone: 770-722-0995 Fax: _____ E-mail: nathanepayne@yahoo.com
 Project Name: Bailey's Point Amenity Center Project Address: 38 Jonesville Road
 Parcel Number [PIN]: R 510-007-000-1163-0000 _____
 Zoning District: RM-4 Overlay District(s): Corridor Overlay

**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:

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

November 28, 2022

DATE



BAILEY'S POINT AMENITY CENTER DESIGN NARRATIVE

In accordance with the Land Management Ordinance of the Town of Hilton Head Island, the Bailey's Point Amenity Center is a residential accessory use designed to host recreational activities, such as swimming and social gatherings, for residents of the Bailey's Point Development.

The site for the Amenity Center is located along Jonesville Road, one tenth of a mile west of the intersection of Jonesville Road and Spanish Wells Road, and is adjoined by residential properties to the east. The site is located in the RM-4 Zoning District and Corridor Overlay District (COR).

In accordance with the comments received by the Design Review Board of the Town of Hilton Head following the Conceptual Presentation on June 14, 2022, the design for the Bailey's Point Amenity Center has been revised to better respond to the surrounding natural environment and local architecture.

In response to the comments received regarding the natural environment, the site design has decreased the area of disturbance through accommodating the existing vegetation to the extent possible and decreasing the impervious surface by providing less vehicular parking and increasing bike racks and golf-cart parking. The site design has also increased the vegetative screening and foundation planting around the building and parking areas. These revisions meet the comments of the Design Review Board and maintain the aesthetic integrity of the site's natural environment.

In response to the comments received regarding the local architecture, the design has been revised to lower the roof slopes from 10:12 to 8:12, add shutters and vents to the rear elevation, and has also been reoriented on site to locate the chemical storage away from Jonesville Road and the parking areas. These revisions meet the comments of the Design Review Board and maintain the aesthetic integrity of the local area's built environment.

The revisions made to the design in to comments received during the Conceptual Presentation improve the overall design quality of the project and ensure the project's goals of maintaining the aesthetic integrity of the built and natural environments unique to the Town of Hilton Head Island will be achieved.



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD (DRB) – NOTICE OF ACTION**

PROJECT NAME: Bailey's Point Amenity Center

PROJECT #: DRB 001485-2022

PROJECT ADDRESS: 38 Jonesville Road

CATEGORY: Conceptual

ACTION DATE: 06/14/2022

NOTICE DATE: 06/17/2022

APPLICANT/AGENT: Nathan Payne

On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED**
- APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**
- DENIED**
- WITHDRAWN AT THE APPLICANTS REQUEST**

1. The provided alternative site plan is approved.
2. Trees and understory in all buffers shall be protected. Show tree protection fence along all the buffers.
3. The Live Oaks along the marsh and the road currently indicated to be removed shall be preserved.
4. Provide a parking lot lighting plan compliant with LMO requirements and illustrating no light pollution beyond the property lines.
5. The landscape should reduce lawn area per the Design Guide. Lawns potentially are a source of chemical pollution for wetlands.
6. The buffer should be heavily planted between the parking lot and the existing residence.
7. For consistency on the rear (poolside) elevation: add shutter treatment to the blank walls, specify a door treatment or color to better blend with the wall.
8. The landscape plan shall include a planted treatment of the marsh edge.
9. The landscape plan shall include foundation planting between the building and the parking lot.
10. Provide cart parking.
11. All pool equipment or HVAC equipment must be shown on the site plan and screened.
12. Provide manufacture's cut sheet for any fixed site furnishings.
13. Flip floor plan.
14. Study main gable to reduce to 6/12 slope.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

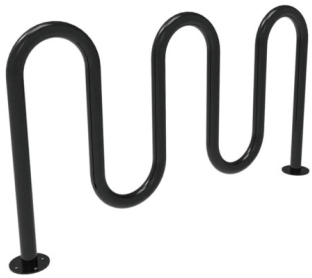
NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer

888-321-5334

7 Bike Wave Bike Rack - ParkTastic

HOME » BIKE RACKS » WAVE BIKE RACKS



\$193.24 – \$373.24

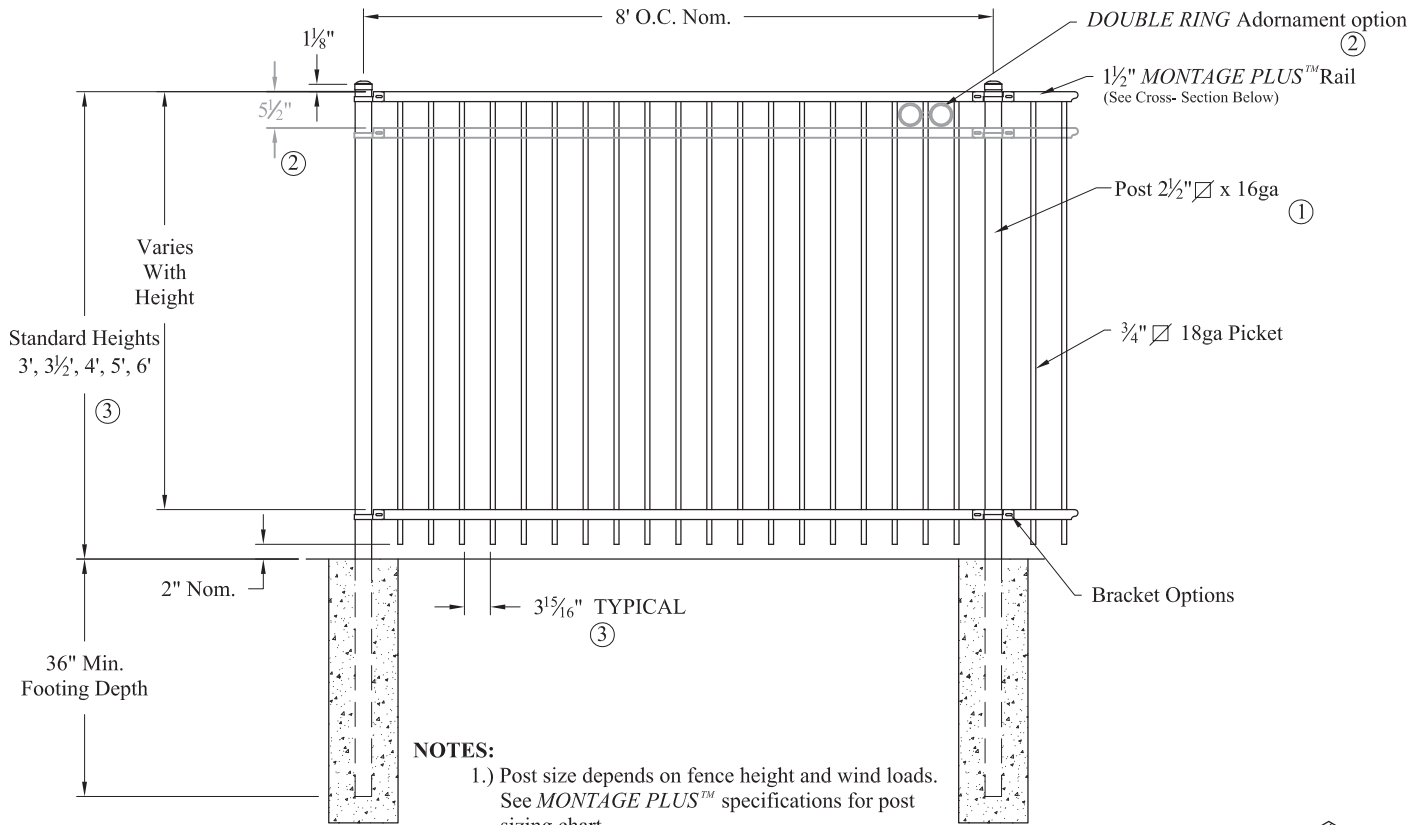
SKU: 766br110-1

You Save: ~~\$27.76–\$80.76~~ (12.56%-17.79%)

- Schedule 40 Steel Pipe
- 7 bike Capacity
- Commercial grade quality 2-3/8" OD pipe
- Available in 13 Color Options
- Premium ParkArmor coating available with 7-yr warranty
- In ground or Surface mounting

\$193.24

You Save: ~~\$27.76~~ (12.56%)

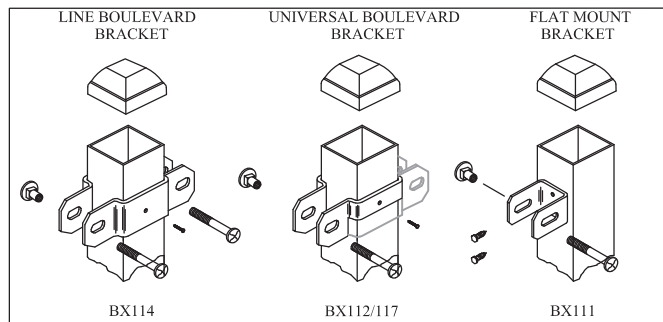
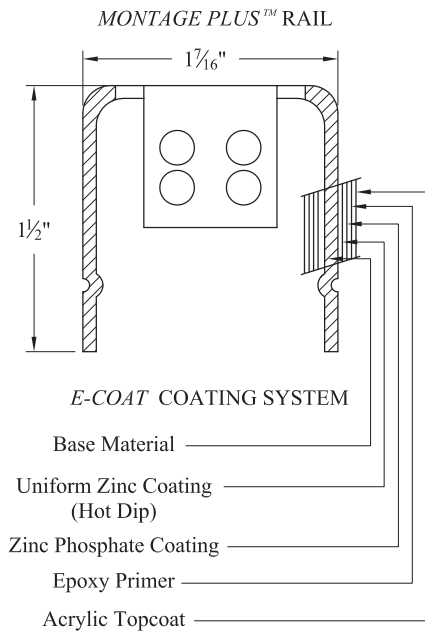
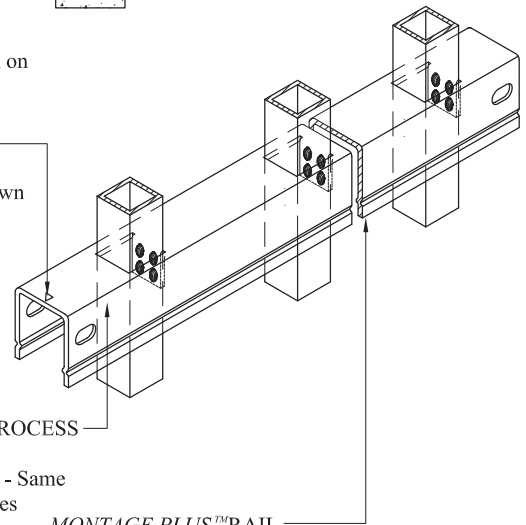


NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

Welded panel can be raked 30" over 8' with arrow pointing down grade.



**COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

IRMISO

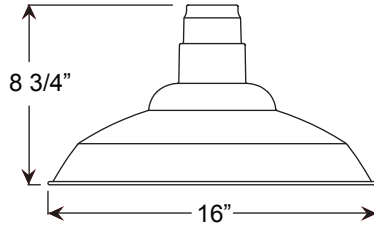
Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Glass:
Choice of clear, frosted or prismatic glass up to **24w Max**.

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (12w is 120v and TRIAC dimming only)

See page 2 table for LED module and driver specs, voltage and dimming protocols



Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

**W516
LED
Dark Sky Friendly**

Weight: 1.5 lbs.
BUG: B1-U0-G1

Catalog Logic



Catalog Number								
1	2	3	4	5	6	7	8	9
W516								UNV

1 LIGHT SOURCE & WATTAGES

M012LDN	(12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LDD	(9w, 850 lumen, Cree module)
M010LDD	(10w, 1250 lumen, Cree module)
M016LDD	(16w, 2000 lumen, Cree module)
M024LDD	(24w, 3000 lumen, Cree module)

2 DISTRIBUTION

W	(T5 Wide Distribution with Dome LED Lens)
N*	(T5 Narrow Distribution with Flat LED Lens)

*12w is narrow only, select "N".

3 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

4 DRIVER HOUSINGS*

NA	(Housing not required for 12w)
Wall Mount Options Choose Arm in Box 5	
RTCW	(Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW	(Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW	(Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)
Cord Mount Options Choose Cord Style in Box 5	
CRD-RTCC	(Driver Housing for Cord only; 6 1/2" OD x 5 5/8" H)
CRD-SRTCC	(Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRD-RTCNC	(Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)
Cable Mount Options Choose Cord Style in Box 5	
SSC-RTCC	(Driver Housing for SS Cable/Cord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC	(Smooth Driver Housing for SS Cable/Cord only; 6" OD x 2 7/8" H)
SSC-RTCNC	(Driver Housing/No Spun Cover for SS Cable/Cord only; 5 7/8" OD x 2 5/8" H)
Stem Mount Options Choose Stem Size in Box 5	
ST-RTCC	(Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC	(Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNC	(Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)
Emergency Backup Housing Options Choose EMG Driver in Box 7	
CRD-DCCEM	(Emergency Ballast Housing for Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
ST-DCCEM	(Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H) Choose Stem Size in Box 5.
SSC-DCCEM	(Emergency Ballast Housing for SS Cable/Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
Driver Housing finish will match fixture finish.	

5 MOUNTING SOURCES*

Arm Mounts	
E3 E4 E6 E8 E9 E10 E11 E12 E15 E18 E24 E25	
Wall Mounts	
WM40 WM54 WM74 WM317	
Post Mounts	
PM10 PM20 PM30 PM40 PM50 PM319	
Cord Mounts Color & Style (See page 5 for color cord style)	
SJT Cord	
BLC (6' Black SJT Cord)	WHC (6' White SJT Cord)
Solid Fabric Colored Cords	
BLSF (6' Black)	ORSF (6' Orange)
GYSF (6' Gray)	LGSF (6' Lime Green)
CHSF (6' Chocolate Brown)	KGSF (6' Kelly Green)
WHSF (6' White)	CBSF (6' Cobalt Blue)
CASF (6' Cardinal)	SBSF (6' Sky Blue)
Patterned Fabric Colored Cords	
BWHPF (6' Black/White Houndstooth)	BIHPF (6' Brown/Ivory Houndstooth)
GYCPF (6' Gray/Citrus Yellow)	MOSPF (6' Magenta/Orange Stripe)
NMTPF (6' Navy Mini Tweed)	
Glossy Fabric Colored Cords	
GMGF (6' Gun Metal)	SSGF (6' Sterling Silver)
CPGF (6' Copper Penny)	BRGF (6' Bronze)
GOGF (6' Gold)	
Stem Mounts	
1/2" (13/16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18	3ST6 3ST12 3ST18
2ST24 2ST36 2ST48	3ST24 3ST36 3ST48
2ST60 2ST72 2ST96	3ST60 3ST72 3ST96

*Arm mounts, Wall mounts or Stem finish will match fixture finish.

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

6 GLASS & GUARD*	
Up to 24w MAX	
100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass & Cast Guard)
100GLFRGUPC	(Frosted Glass & Cast Guard)
100GLPRGUPC	(Prismatic Glass & Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Cast Guard with No Glass)
Cast or Wire Guard finish will match fixture finish.	

7 ACCESSORIES*	
*EMG-LED06	(6w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED10	(10w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED16	(16w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED20	(20w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCEM CANOPY IN BOX 4.
GR16	(16" Wire Grill)**
PC	(Button Photo Cell) Remote Only
SC	(Scroll for Arms)**
SLC	(Sloped Ceiling Mount Canopy, 20° Max)**
SQ	(Square Back Plate)**
SWL	(Adjustable Locking Swivel)**
TBK	(Turn Buckle Kit)**
*For Emergency lumen output data; see Resources section at www.ANPlighting.com	
Accessory finish will match fixture finish.	

8 FINISHES					
*Marine Grade Finish has an additional charge					
Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			
Consult Factory for additional paint charges and availability.					

9 VOLTAGE	
UNV (120-277)	

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

LED MODULE SPECIFICATIONS

LED	CCT	Typical Luminous Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	850	11W	97
	3500K	850	11W	97
	4000K	850	11W	97
10W	2700K	1250	12W	125
	3000K	1250	12W	125
	3500K	1250	12W	125
	4000K	1250	12W	125
12W	2700K	750	12W	65
	3000K	750	12W	65
	3500K	750	12W	65
	4000K	750	12W	65
16W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
24W	2700K	3000	29W	125
	3000K	3000	29W	125
	3500K	3000	29W	125
	4000K	3000	29W	125

MODULE SPECIFICATION:

- Efficacy 65-125 lumens per watt
- Life: L70 50,000 hours
- Color temp: 2700K, 3000K, 3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Input Voltage: 120-277 Volts; 50/60Hz
- Dimmable down to 1%
- 0-10V, TRIAC and ELV dimming protocols are standard. (12w is 120v and TRIAC dimming only)
- Output Current: Constant Current; 440mA to 940mA (model dependent)
- Driver Efficiency > 80%; Power Factor > 0.9
- Integral Surge Protection in conformance to ANSI C62.41 Category A.

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

LED warranty information

- 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4380 hours of operation

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____


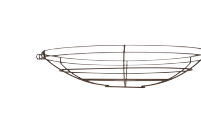






ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms | Arm will match fixture finish

 E3 35" x 11 7/8"	 E4 29" x 14"	 E6 29" x 9 1/4"	 E8 32 1/4" x 12 1/2"
 E9 28" x 43 5/8"	 E10 55 1/4" x 18"	 E11 38 1/4" x 17 1/4"	 E12 40 3/8" x 2"
 E15 16 3/8" x 10 1/2"	 E18 30 3/4" x 21 3/8"	 E24 13" x 2"	 E25 26" x 5 1/4"

WALL MOUNTS | Dimensions are Projection x Height | **POST MOUNTS** | Dimensions are Projection x Height

 WM40 13 7/8" x 14 3/4"	 WM54 23 3/8" x 18"	 PM10 14 1/2" x 25"	 PM20 30 1/8" x 25"
 WM74 22" x 26 1/2"	 WM317 15" x 12 3/4"	 PM30 21 5/8" x 28 7/8"	 PM40 43 3/8" x 28 7/8"
		 PM50 27" x 38"	 PM319 16 5/8" x 27 1/2"

ACCESSORIES

 EMG-LED	 GR16	 PC	 SLC
 SQ	 SWL	 TBK	 SC

Driver Housings

	RTCW (6 1/2" OD x 5 5/8" H) Wall Only (E-arms)
	RTCNCW (5 7/8" OD x 2 5/8" H) Wall Only (E-arms)
	SRTCW (6" OD x 2 7/8" H) Wall Only (E-arms)
	ST-RTCC (6 1/2" OD x 5 5/8" H) Stem Only
	CRD-RTCC (6 1/2" OD x 5 5/8" H) Cord Only
	SSC-RTCC (6 1/2" OD x 5 5/8" H) Cable Only
	ST-RTCNC (5 7/8" OD x 2 5/8" H) Stem Only
	CRD-RTCNC (5 7/8" OD x 2 5/8" H) Cord Only
	SSC-RTCNC (5 7/8" OD x 2 5/8" H) Cable Only
	ST-SRTCC (6" OD x 2 7/8" H) Stem Only
	CRD-SRTCC (6" OD x 2 7/8" H) Cord Only
	SSC-SRTCC (6" OD x 2 7/8" H) Cable Only
	ST-DCCEM (12" OD x 1 1/2" H) Stem Only
	CRD-DCCEM (12" OD x 1 1/2" H) Cord Only
	SSC-DCCEM (12" OD x 1 1/2" H) Cable Only

GLASS & GUARDS


UP TO 24W MAX

Glass Legend: **CL** = Clear **FR** = Frosted **PR** = Prismatic
100 = Small 200 = Large

Glass Only (6 1/2" H X 4 1/8" W)

	100GLCL
	100GLFR
	100GLPR

Glass with Cast Guard (7 1/2" H X 4 1/8" W)

	100GLCLGUPC
	100GLFRGUPC
	100GLPRGUPC

Glass with Wire Guard (7 1/2" H X 4 1/8" W)

	100GLCLGUP
	100GLFRGUP
	100GLPRGUP

Guards Only (7 1/2" H X 4 1/8" W)

	100GLGUPC (Cast Guard)
	100GLGUP (Wire Guard)

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

All fabric Color Cords are three conductor, 1/4" diameter

Solid Fabric Colored Cords



BLSF | Black



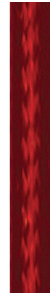
GYSF | Gray



CHSF | Chocolate Brown



WHSF | White



CASF | Cardinal



ORSF | Orange



LGSF | Lime Green



KGSF | Kelly Green



CBSF | Cobalt Blue



SBSF | Sky Blue

Patterned Fabric Colored Cords



BWHPF | Black/White Houndstooth



BIHPF | Brown/Ivory Houndstooth



GYCPF | Gray/Citrus Yellow



MOSPF | Magenta/Orange Stripe



NMTPF | Navy Mini Tweed

Glossy Fabric Colored Cords



GMGF | Gun Metal



SSGF | Sterling Silver



CPGF | Copper Penny



BRGF | Bronze



GOGF | Gold



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

PAINT COLOR: SIDING

SHERWIN WILLIAMS SW7018
DOVETAIL GRAY

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

244 Dovetail

PAINT COLOR: TRIM

SHERWIN WILLIAMS SW7014
EIDER WHITE

SW 7014
Eider White
Interior / Exterior
Location Number: 256-C5

256 Eider White

PAINT COLOR: SHUTTERS

SHERWIN WILLIAMS SW7020
BLACK FOX

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

244 Black Fox

ROOFING COLOR: SHINGLES

GAF ARMORSHIELD II
BARKWOOD



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

CLUBHOUSE - BUILDING ELEVATIONS

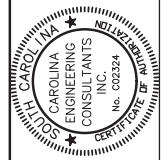
BAILEY'S COVE AMENITY CENTER

JONESVILLE ROAD, TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

P6

6/15/22





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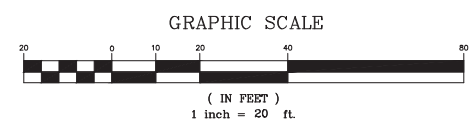
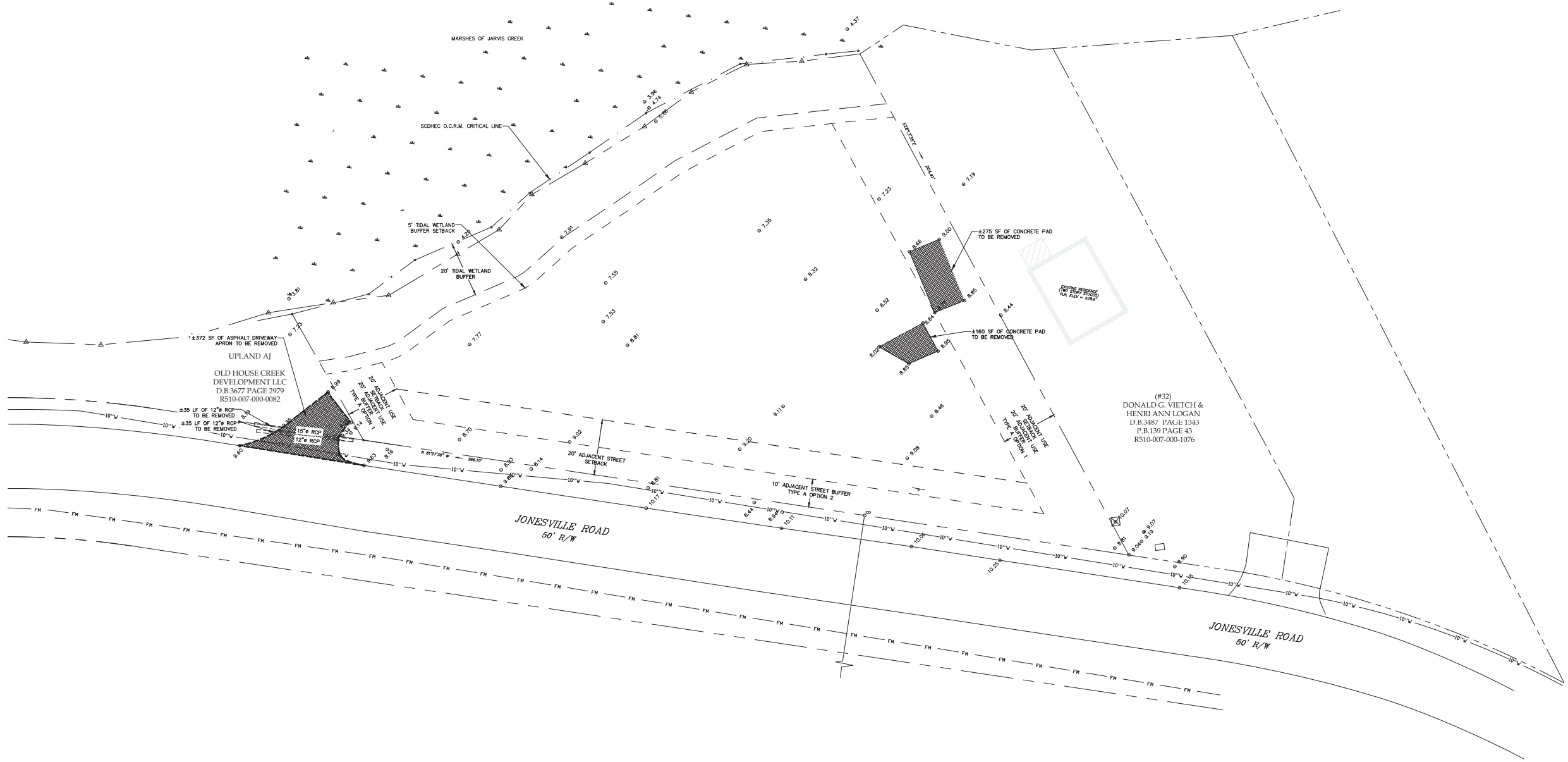
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NO.	DESCRIPTION
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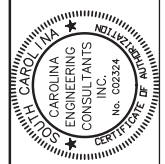
**BAYLEY'S POINT
AMENITY CENTER
BEAUFORT COUNTY, SC**

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
WWW.CAROLINAENGINEERING.COM
843/322-0553
843/322-0556 (FAX)

PROJECT: 2492
DATE: 11/17/22
REVISED: 11/17/22
DRAWN BY: BJS
ENGINEER: DRK
SCALE: 1"=20'

DEMOLITION
PLAN
2
OF 6





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PLAN REVISIONS	
NO.	DATE
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2	-
3	-
4	-
5	-
6	-
7	-
8	-

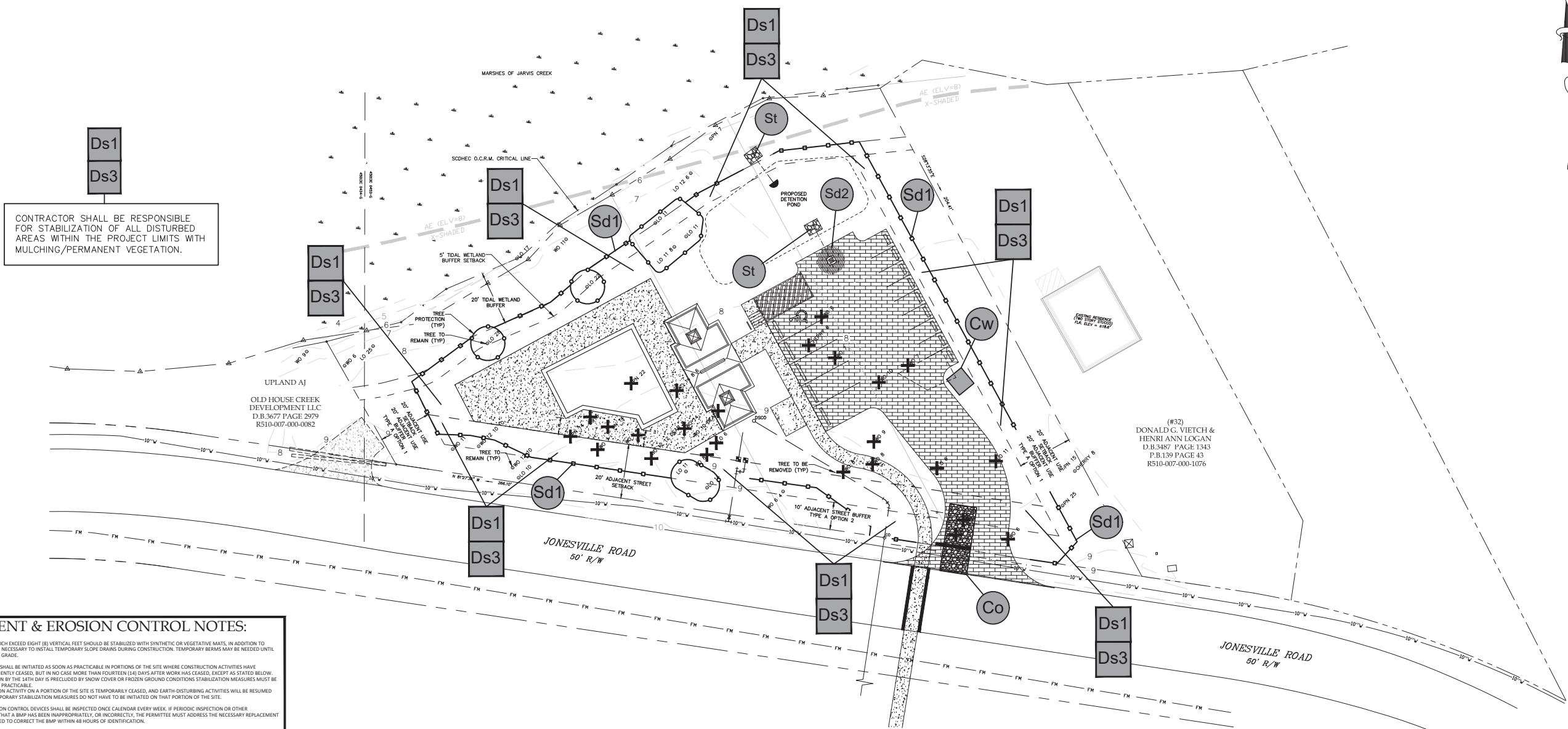
BAYLEY'S POINT AMENITY CENTER
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 843/322-0553
 843/322-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 PO BOX 294
 BEAUFORT, SC 29901

PROJECT: 2492
 DATE: 11/17/22
 REVISED: 11/17/22
 DRAWN BY: BJS
 ENGINEER: DRK
 SCALE: 1"=20'

TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN

3 OF 6



SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCS100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WHS), INCLUDING WETLANDS, ARE TO BE TAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADJACENT ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3% SV OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).

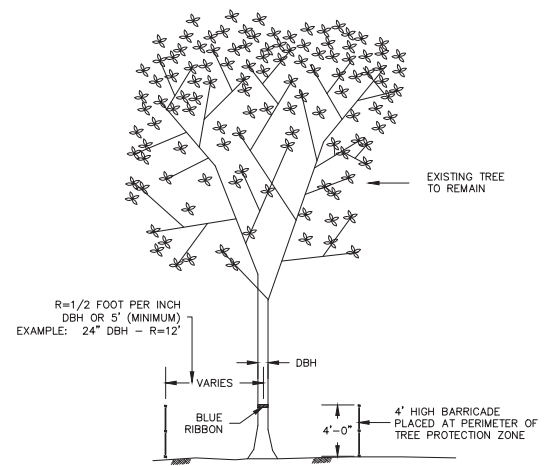
THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

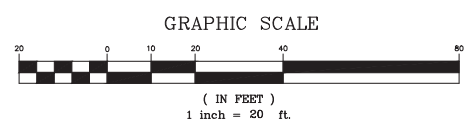
A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



TREE LEGEND	
REMAIN	REMOVE
○ 10-15	+ 10-15

TREE IDENTIFICATION	
ABBREVIATION	DESCRIPTION
BIR	BIRCH
CYP	CYPRESS
MAG	MAGNOLIA
PA	PALM

TREE PROTECTION & REMOVAL NOTES:
 INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



**GENERAL NOTES,
PAVING, GRADING & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY XXXXXX BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

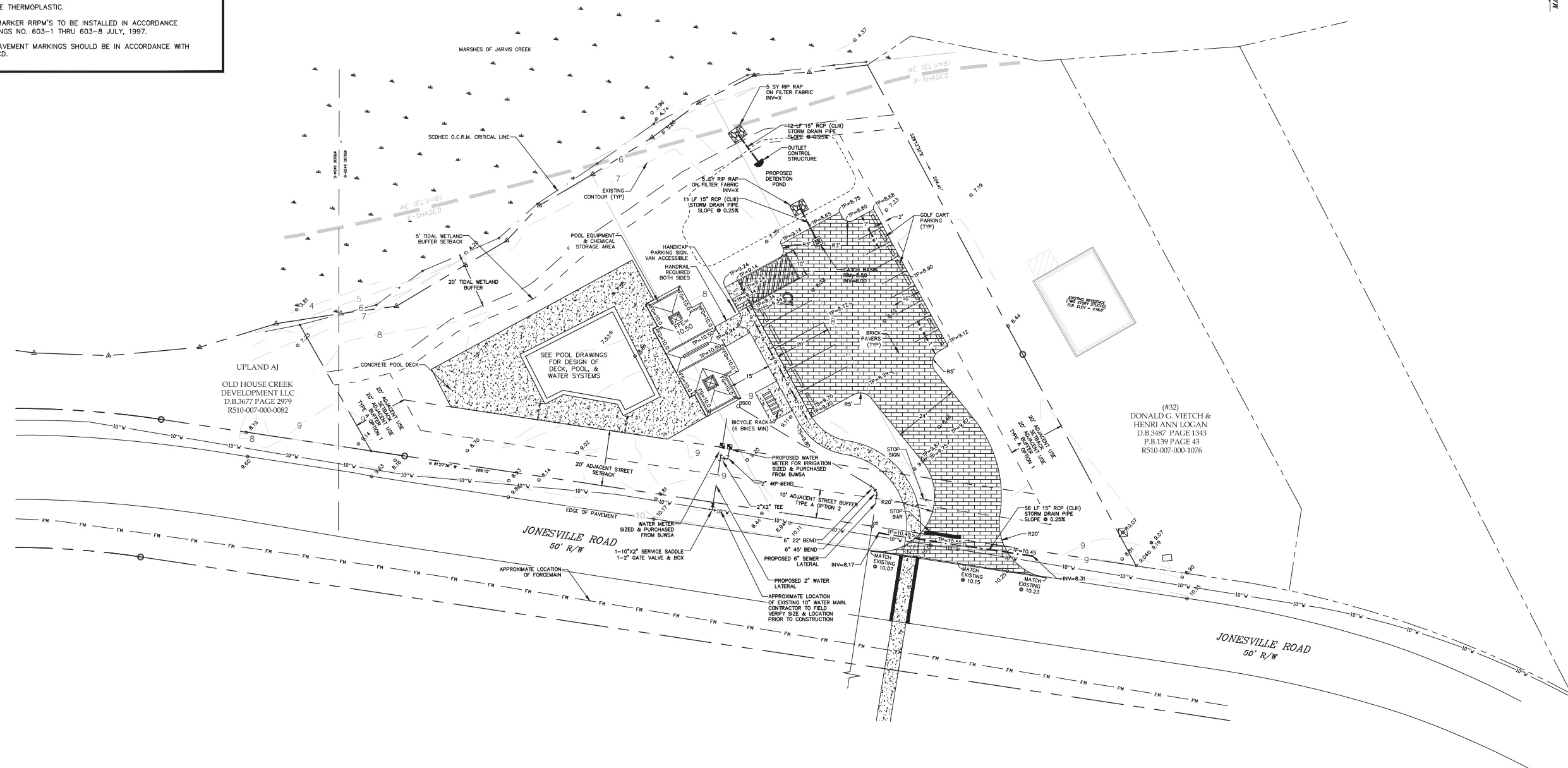
APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD.



PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
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6	
7	
8	

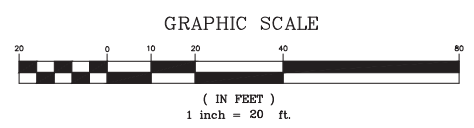
**BAILEY'S COVE AMENITY CENTER
LOCATION
BEAUFORT COUNTY, SC**

CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 294
 BEAUFORT, SC 29901
 WWW.CAROLINAENGINEERING.COM
 843/322-0553
 843/322-0556 (FAX)

PROJECT:	2492
DATE:	11/17/22
REVISED:	11/17/22
DRAWN BY:	BJS
ENGINEER:	DRK
SCALE:	1"=20'

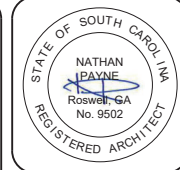
**SITE DEVELOPMENT
AND
PAVING, GRADING
& DRAINAGE PLAN**

**5
OF 6**



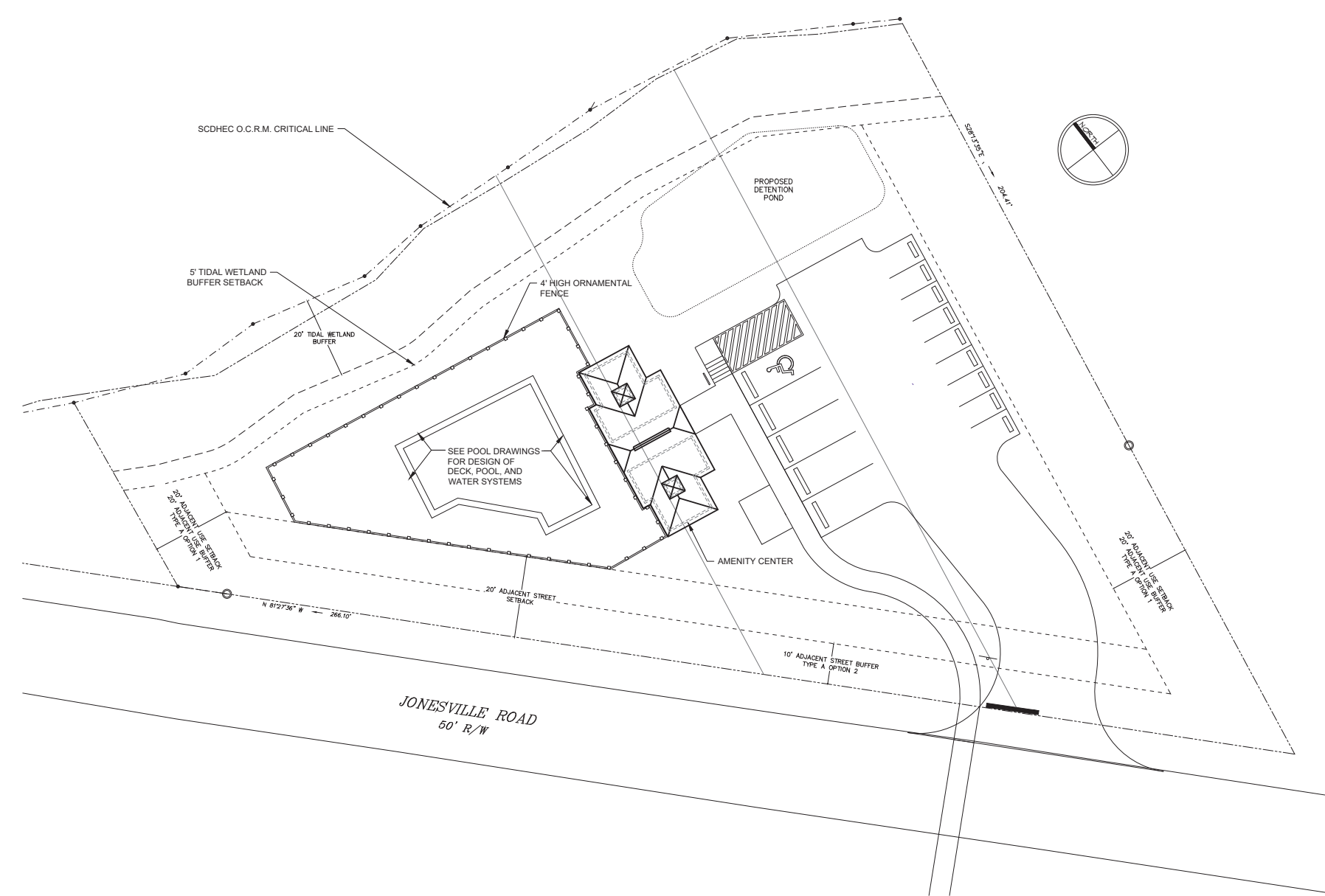
THE STATE OF SOUTH CAROLINA
 CAROLINA ENGINEERING CONSULTANTS, INC.
 INC. No. 002324
 PROFESSIONAL ENGINEERING CERTIFICATE

*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.
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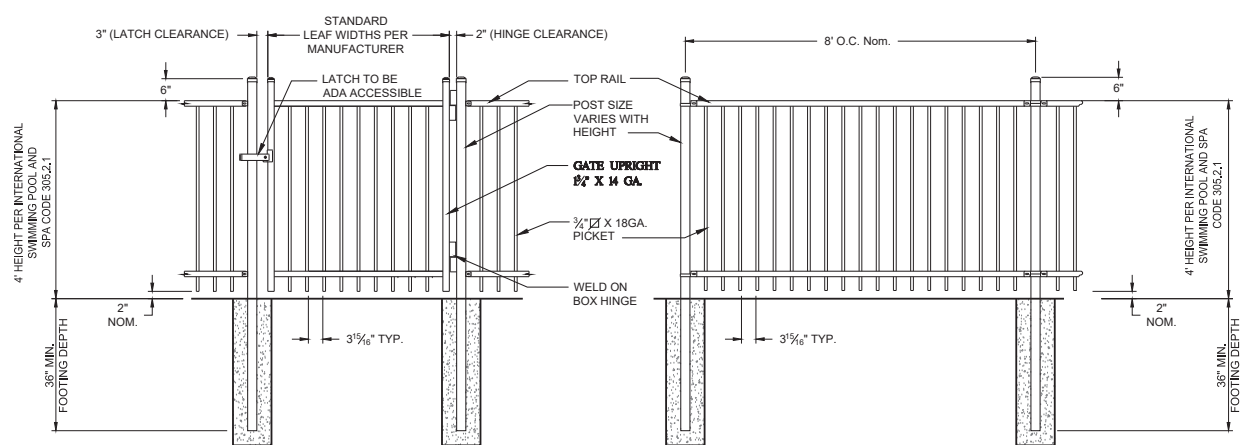


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1 ARCHITECTURAL SITE PLAN
 A-1.0 SCALE: 1" = 16'-0"



2 FENCE / GATE DETAILS
 A-1.0 SCALE: 1/2" = 1'-0"

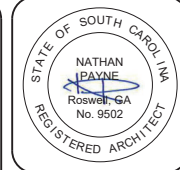
ARCHITECTURAL SITE PLAN
BAILEY'S COVE
 AMENITY CENTER



A-1.0

DATE 2022.11.18

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FIRST FLOOR PLAN
BAILEY'S COVE
 AMENITY CENTER

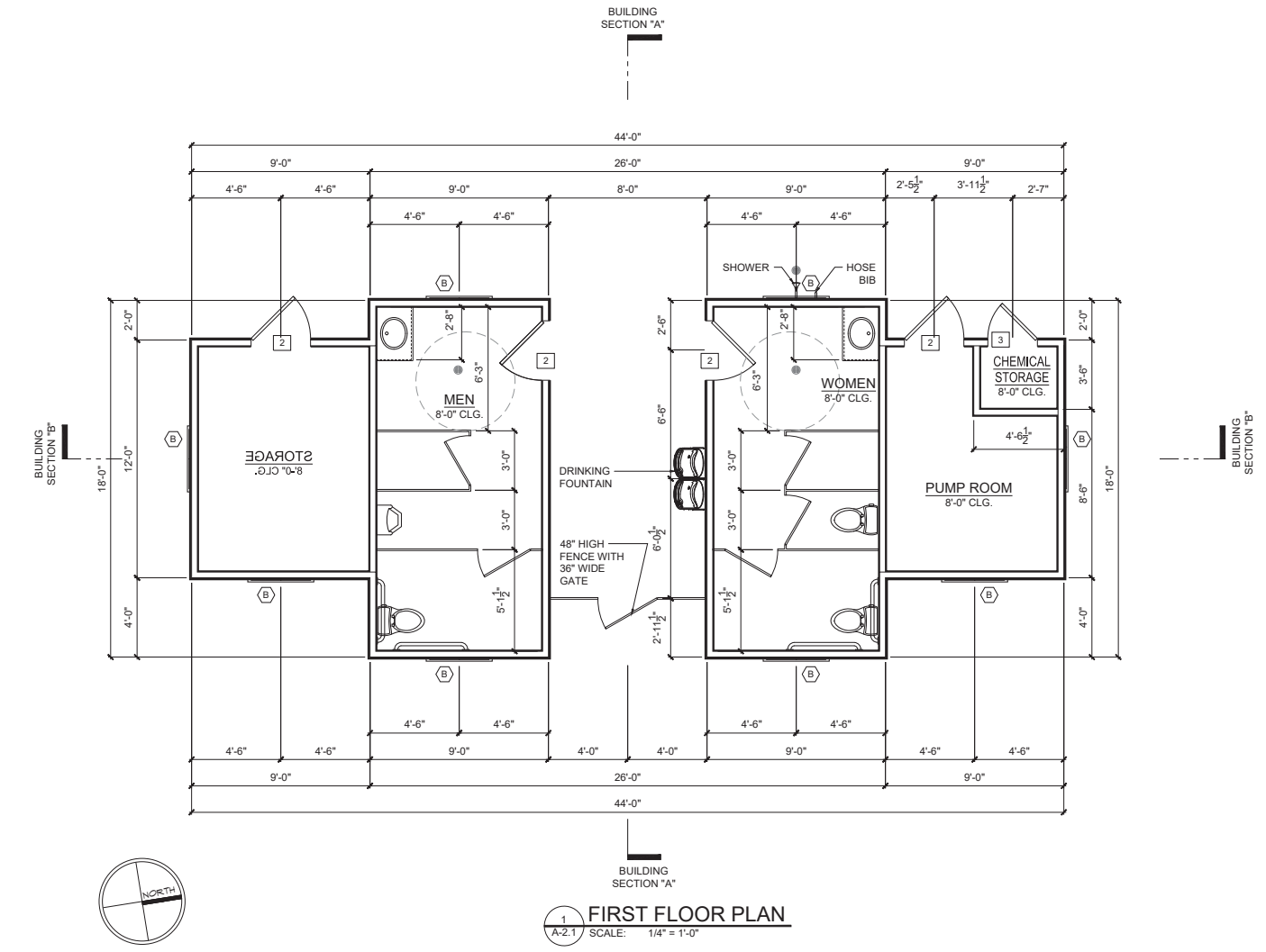


A-2.1
 DATE 2022.11.18

WINDOW SCHEDULE A					
WINDOW LETTER	UNIT SIZE	UNIT TYPE	MATERIAL	SCREENS	COMMENTS
FIRST FLOOR & SECOND FLOOR					
B	2660	FAUX WINDOW	VINYL	NO	PROVIDE WINDOW TRIM AND SHUTTERS
C	2030	SINGLE HUNG TWIN	VINYL	YES	LOW-E

DOOR SCHEDULE 1					
DOOR NUMBER	UNIT SIZE	UNIT TYPE	MATERIAL	INTERIOR/ EXTERIOR	COMMENTS
1	3068	FRONT ENTRY	FIBERGLASS	EXTERIOR	2-PANEL FIBERGLASS W/ 1'-0" SIDE LITES, TRANSOM AND ADJUSTABLE SILL AND NO-ROT JAMB
2	3068	UTILITY	FIBERGLASS	EXTERIOR	2-PANEL FIBERGLASS W/ ADJUSTABLE SILL AND NO-ROT JAMB
3	2668	UTILITY	FIBERGLASS	EXTERIOR	2-PANEL LOUVERED FIBERGLASS W/ ADJUSTABLE SILL AND NO-ROT JAMB
4	3068	SOLID CORE	MASONITE	INTERIOR	2-PANEL SOLID CORE PRE-HUNG W/ 3-1/4" FLAT CASING

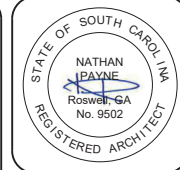
FINISH SCHEDULE				
ROOM	FLOORS	WALLS	TRIM	COMMENTS
MEN	THINSET CERAMIC TILE	1/2" MOLD & MOISTURE RESISTANT GYP. BD. - PRIMED AND PAINTED 2 COATS WET WALLS ONLY: CERAMIC TILE ON 1/2" TILE BACKER BOARD TO 6'-0" A.F.F. WITH 1/2" MOLD & MOISTURE RESISTANT GYP. BD. ABOVE - PRIMED AND PAINTED 2 COATS	1 X 4 CASINGS CERAMIC TILE BASE	CULTERED MARBLE VANITY TOP (WHITE) W/ INTERGRAL SINKS
WOMEN	THINSET CERAMIC TILE	1/2" MOLD & MOISTURE RESISTANT GYP. BD. - PRIMED AND PAINTED 2 COATS WET WALLS ONLY: CERAMIC TILE ON 1/2" TILE BACKER BOARD TO 6'-0" A.F.F. WITH 1/2" MOLD & MOISTURE RESISTANT GYP. BD. ABOVE - PRIMED AND PAINTED 2 COATS	1 X 4 CASINGS CERAMIC TILE BASE	CULTERED MARBLE VANITY TOP (WHITE) W/ INTERGRAL SINKS
STORAGE	CONCRETE	1/2" GYP. BD. - PRIMED AND PAINTED 2 COATS	NO TRIM VINYL SANITARY BASE	
CHEMICAL STORAGE	CONCRETE	1/2" MOLD & MOISTURE RESISTANT GYP. BD. - PRIMED AND PAINTED 2 COATS	NO TRIM VINYL SANITARY BASE	



FLOOR PLAN SYMBOLS:	
	CONCRETE WALL
	BRICK WALL
	STONE WALL
	FRAME WALL 2x4
	FRAME WALL 2x6
	BEARING WALL

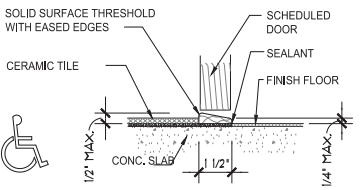
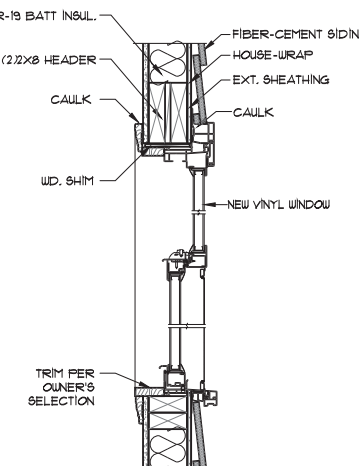
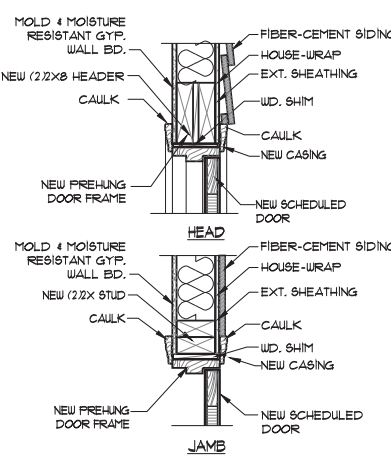
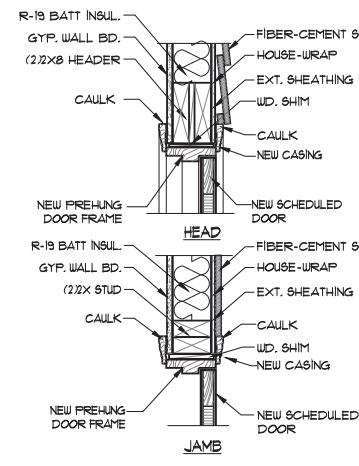
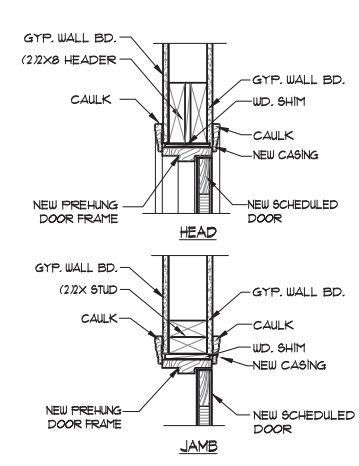
- GENERAL NOTES FLOOR PLANS:**
- ALL CLUBHOUSE EXTERIOR WALLS WILL BE 2x6 FRAMED @ 16" O.C. W/ R-19 INSULATION U.N.O.
 - ALL PLUMBING WALLS BEHIND WATER CLOSETS WILL BE 2x6 U.N.O.
 - RESERVED
 - ALL DOORS WILL BE SET OFF THE CORNER A MIN. OF 4 1/2" U.N.O. TO ACCOMMODATE DOOR CASING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, CHECK, AND COORDINATE ALL DIMENSIONS AND REQUIRED MINIMUM FLOOR ELEVATIONS AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY WHATSOEVER FROM ANY DAMAGES, INJURIES, DEATHS, LEGAL FEES OR LAWSUITS OF ANY KIND THAT MAY ARISE OR RESULT FROM THE EXECUTION OF THE DESIGN OR PERFORMANCE OF THE WORK BY THE CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONDITIONS PRESENT IN THESE DRAWINGS WITH ALL GOVERNING BUILDING / CONSTRUCTION CODES PERTAINING TO THE EXECUTION OF THE DESIGN.



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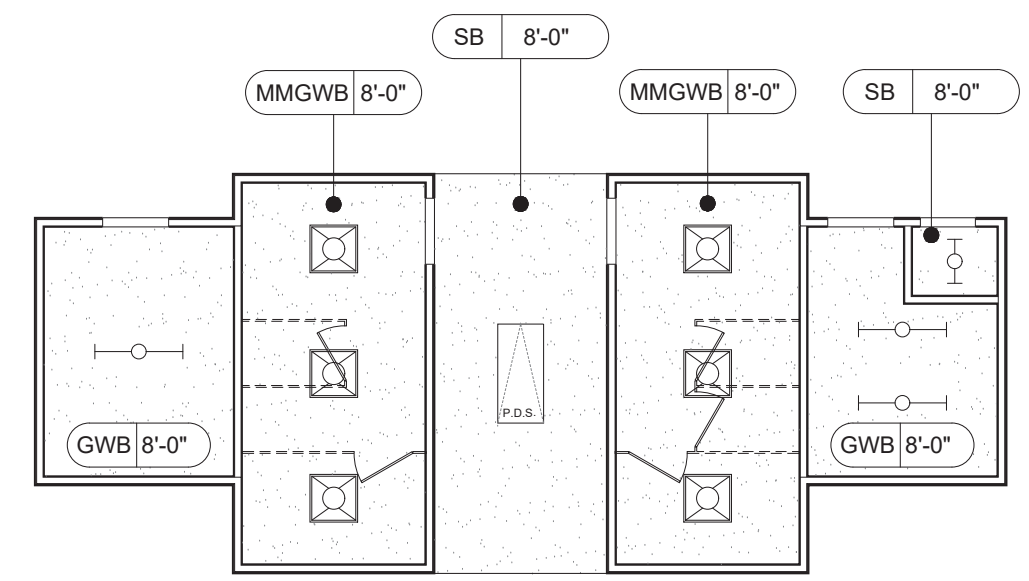
3 INT. DOOR DETAIL, TYP.
 A-2.2 SCALE: 1-1/2" = 1'-0"

4 EXT. DOOR DETAIL, TYP.
 A-2.2 SCALE: 1-1/2" = 1'-0"

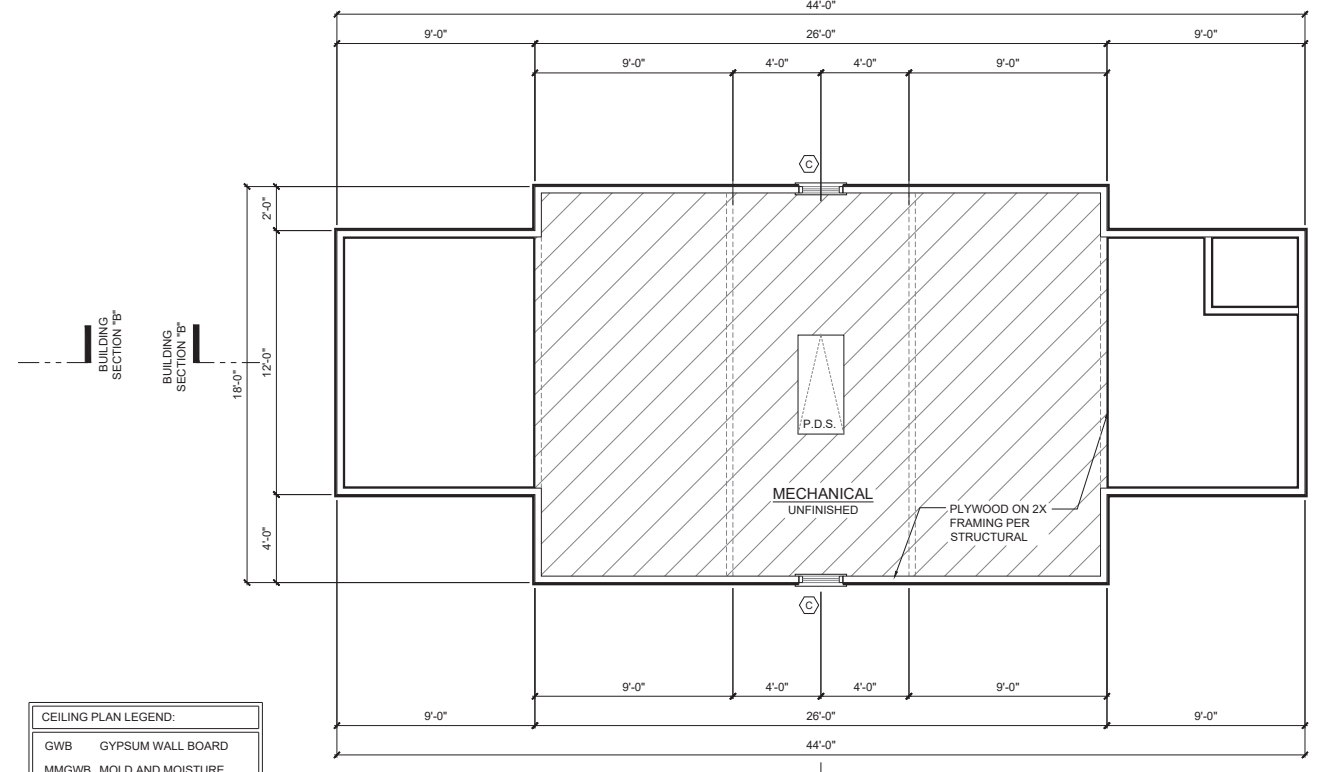
5 EXT. DOOR DETAIL AT BATHROOMS & STORAGE
 A-2.2 SCALE: 1-1/2" = 1'-0"

6 WINDOW DETAIL, TYP.
 A-2.2 SCALE: 1-1/2" = 1'-0"

7 THRESHOLD DETAIL AT BATHROOMS, TYPICAL
 A-2.2 SCALE: 3" = 1'-0"



1 REFLECTED CEILING PLAN
 A-2.2 SCALE: 1/4" = 1'-0"



2 MECHANICAL MEZZANINE
 A-2.2 SCALE: 1/4" = 1'-0"

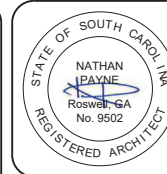
CEILING PLAN LEGEND:	
GWB	GYPSON WALL BOARD
MMGWB	MOLD AND MOISTURE RESISTANT GYPSON WALL BOARD
SB	EXTERIOR-RATED SOFFIT BOARD

REFLECTED CEILING PLAN,
 MECH. MEZZ., AND DETAILS
BAILEY'S COVE
AMENITY CENTER



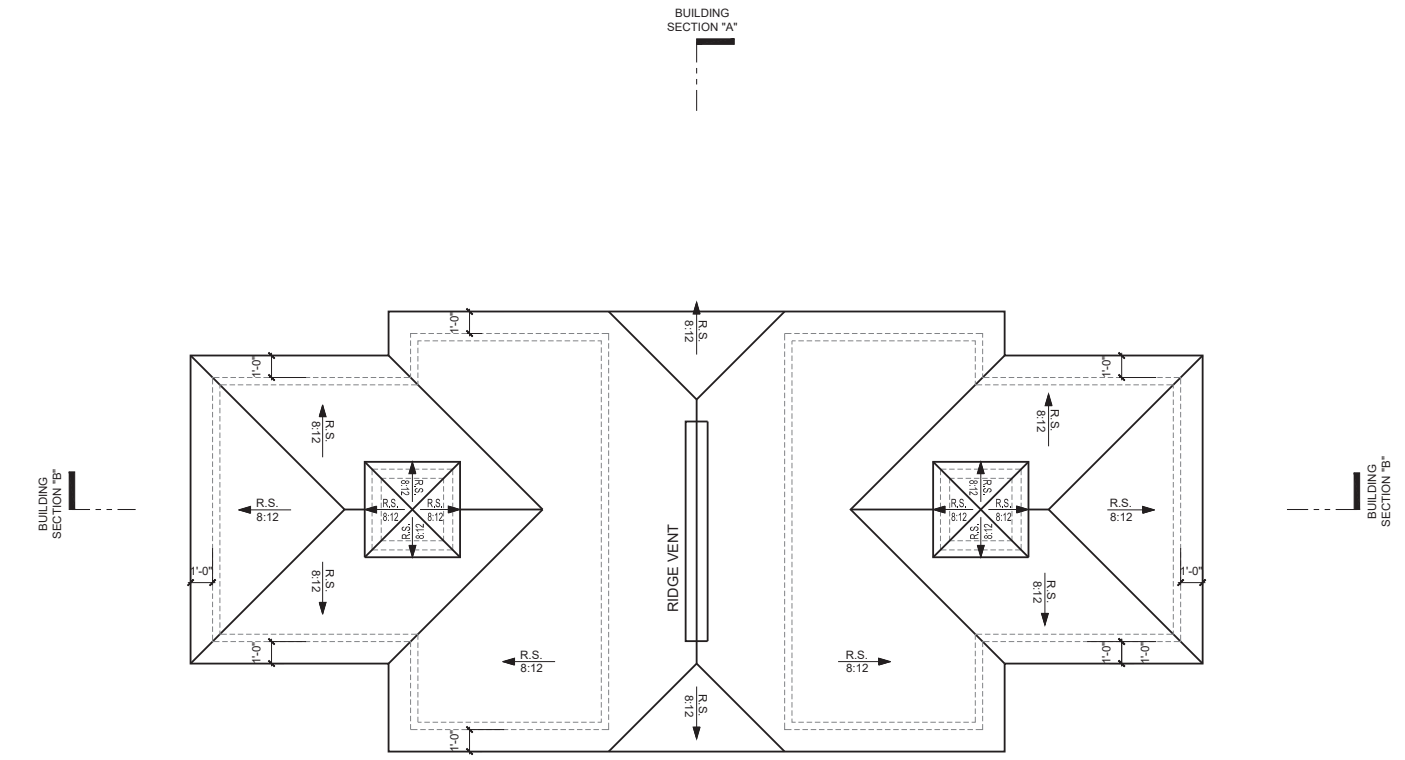
A-2.2

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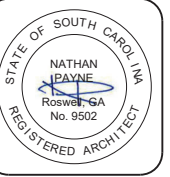
ROOF PLAN SYMBOLS:	
	3" ROUND DOWNSPOUT TO BOOT
	3" ROUND DOWNSPOUT BELOW
	K-GUTTER
	ROOF SLOPE
	GUTTER PITCH

1 ROOF PLAN
 A-2.3 SCALE: 1/4" = 1'-0"

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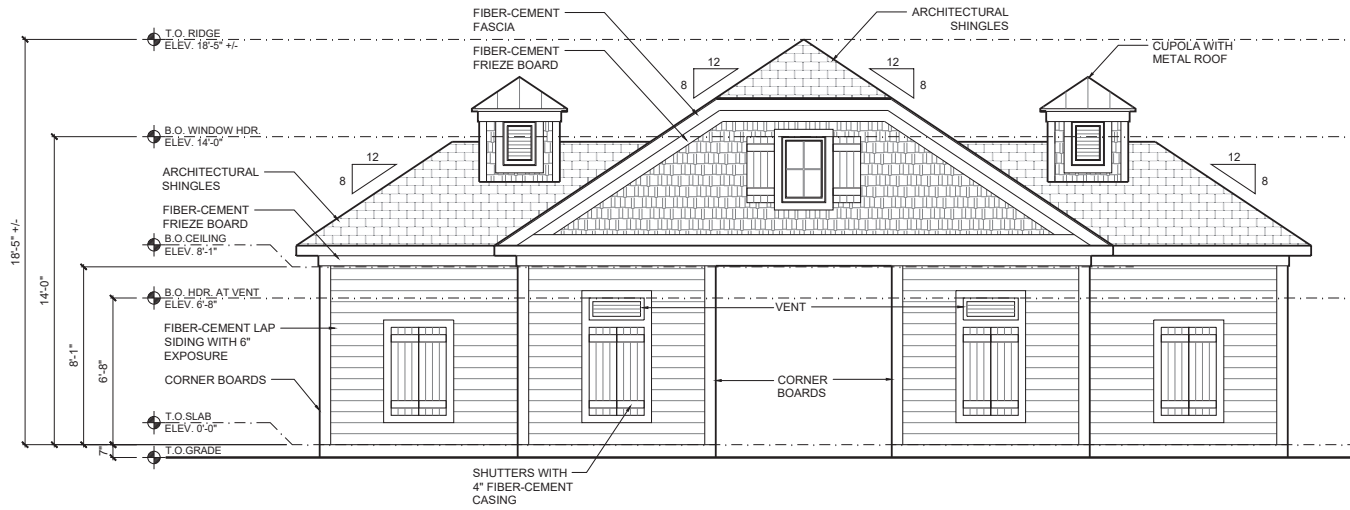
ROOF PLAN
BAILEY'S COVE
 AMENITY CENTER



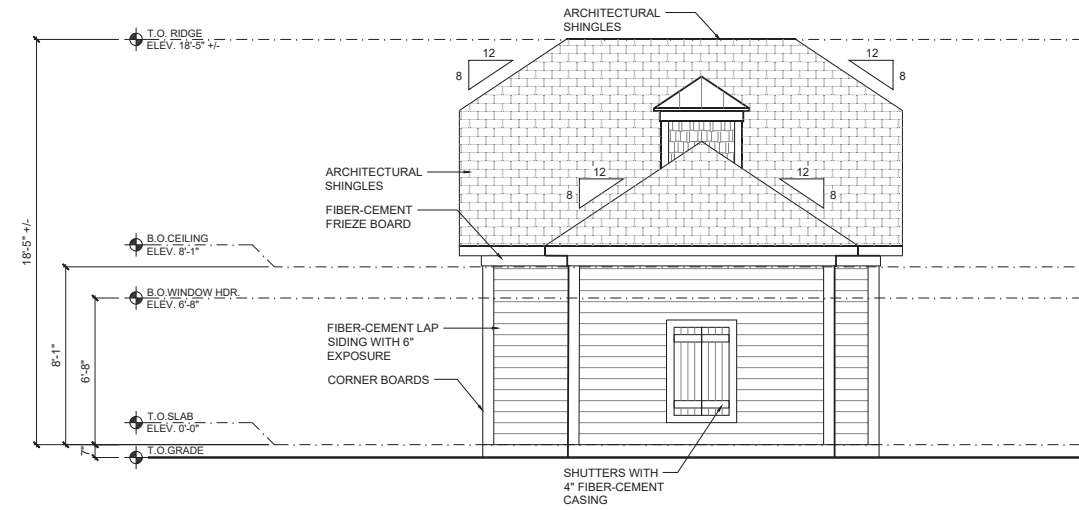


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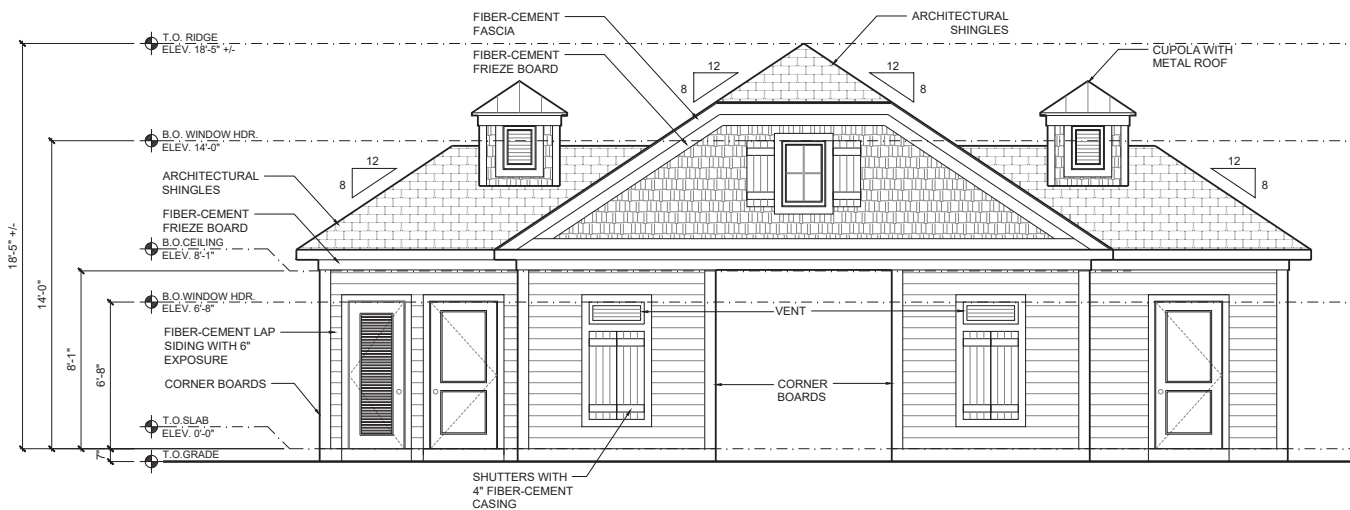
REVISIONS		
No.	Description	Date



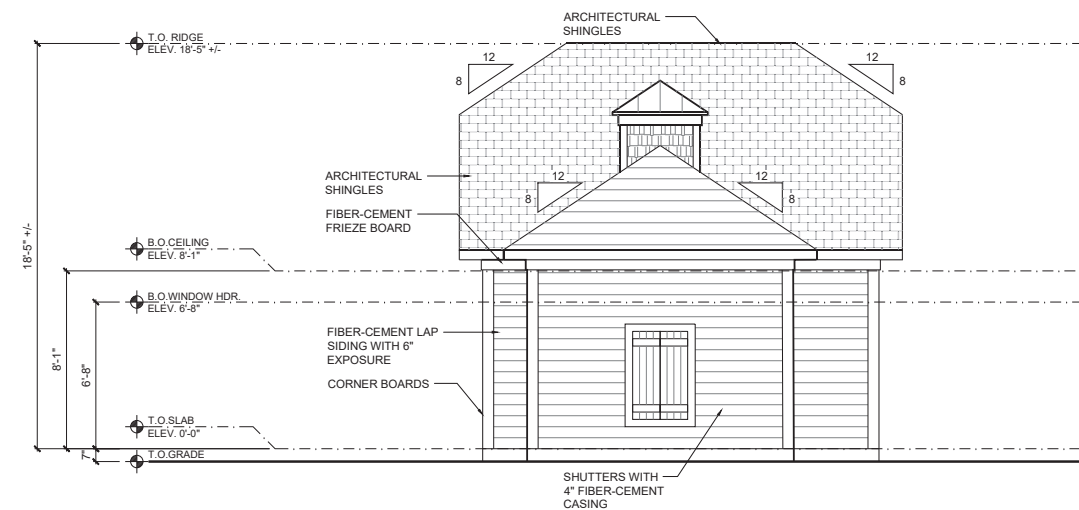
1 CLUBHOUSE - FRONT ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"



2 CLUBHOUSE - RIGHT ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"



3 CLUBHOUSE - REAR ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"



4 CLUBHOUSE - LEFT ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
 BAILEY'S COVE
 AMENITY CENTER

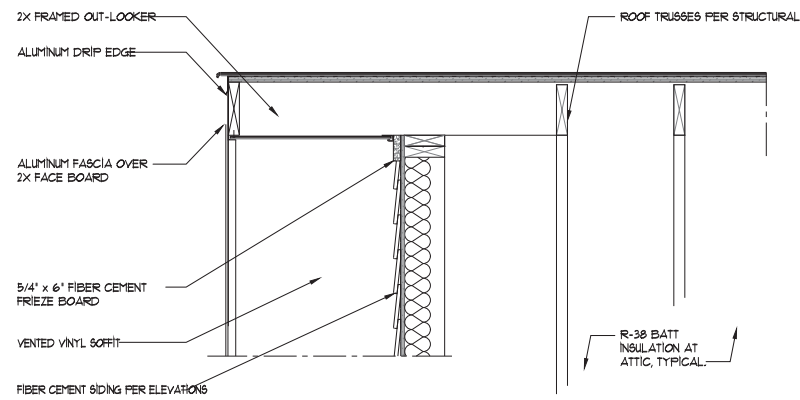


A-3.0

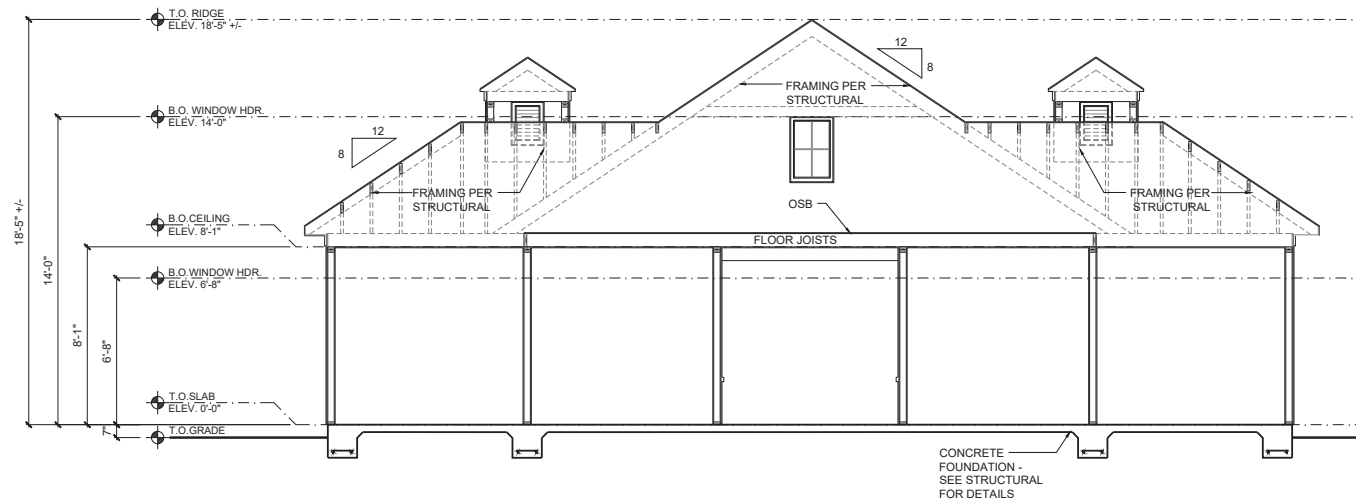
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, CHECK, AND COORDINATE ALL DIMENSIONS AND REQUIRED MINIMUM FLOOR ELEVATIONS AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY WHATSOEVER FOR ANY DAMAGES, INJURIES, DEATHS, LEGAL FEES OR LAWSUITS OF ANY KIND THAT MAY ARISE OR RESULT FROM THE EXECUTION OF THE DESIGN OR PERFORMANCE OF THE WORK BY THE CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONDITIONS PRESENT IN THESE DRAWINGS WITH ALL GOVERNING BUILDING / CONSTRUCTION CODES PERTAINING TO THE EXECUTION OF THE DESIGN.

REVISIONS

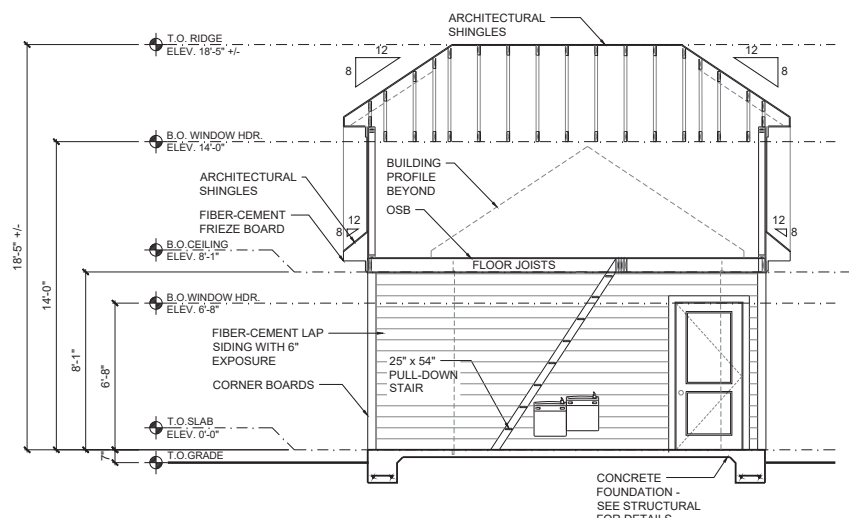
No.	Description	Date



3 RAKE DETAIL, TYP.
 A-4.0 SCALE: 1" = 1'-0"



1 CLUBHOUSE - BLDG. SECTION "A"
 A-4.0 SCALE: 1/4" = 1'-0"

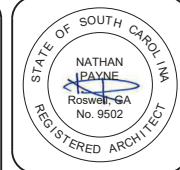


2 CLUBHOUSE - BLDG. SECTION "B"
 A-4.0 SCALE: 1/4" = 1'-0"

BUILDING SECTIONS AND
 DETAILS
**BAILEY'S COVE
 AMENITY CENTER**



A-4.0



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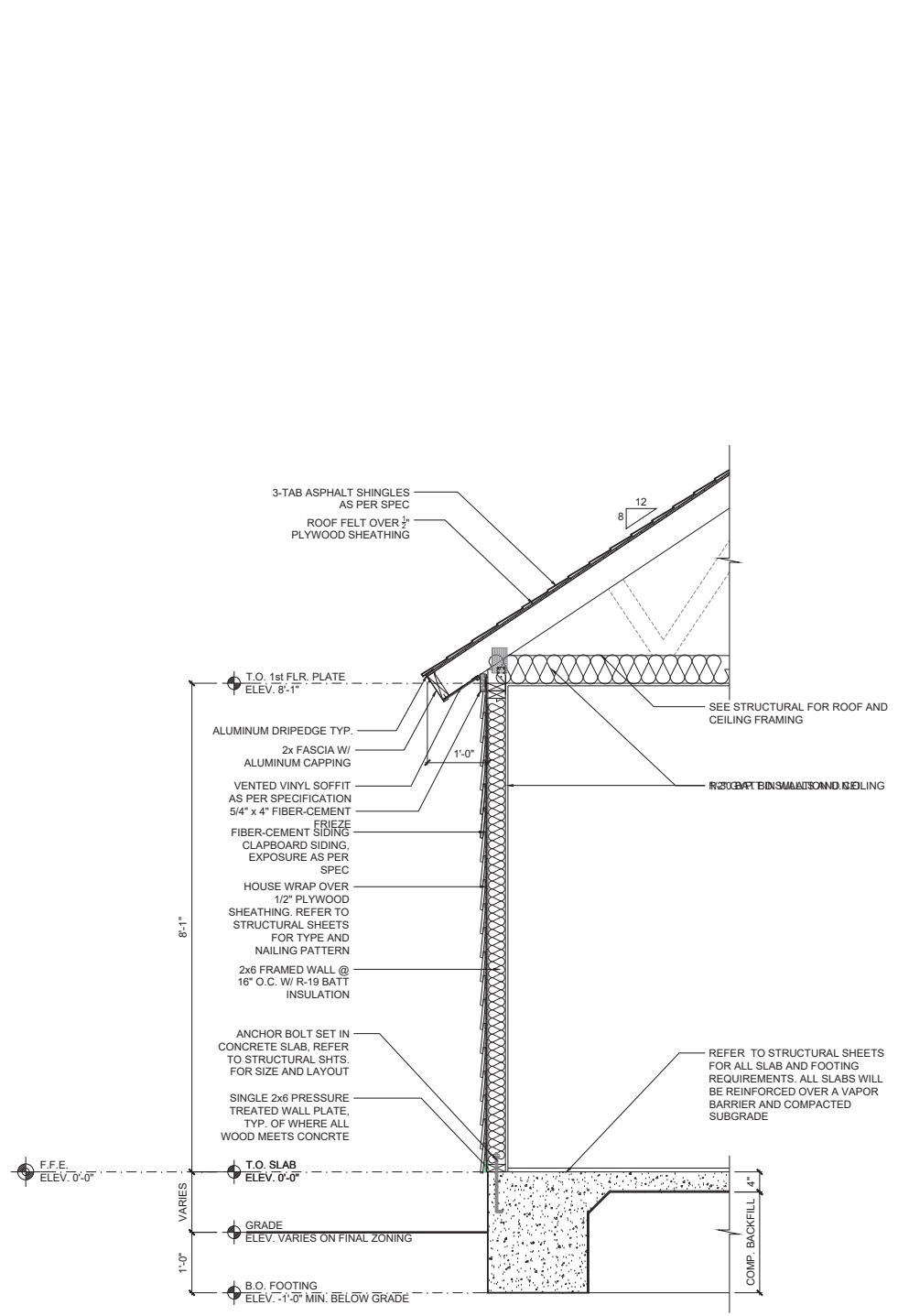
REVISIONS		
No.	Description	Date

WALL SECTIONS AND DETAILS
BAILEY'S COVE
AMENITY CENTER

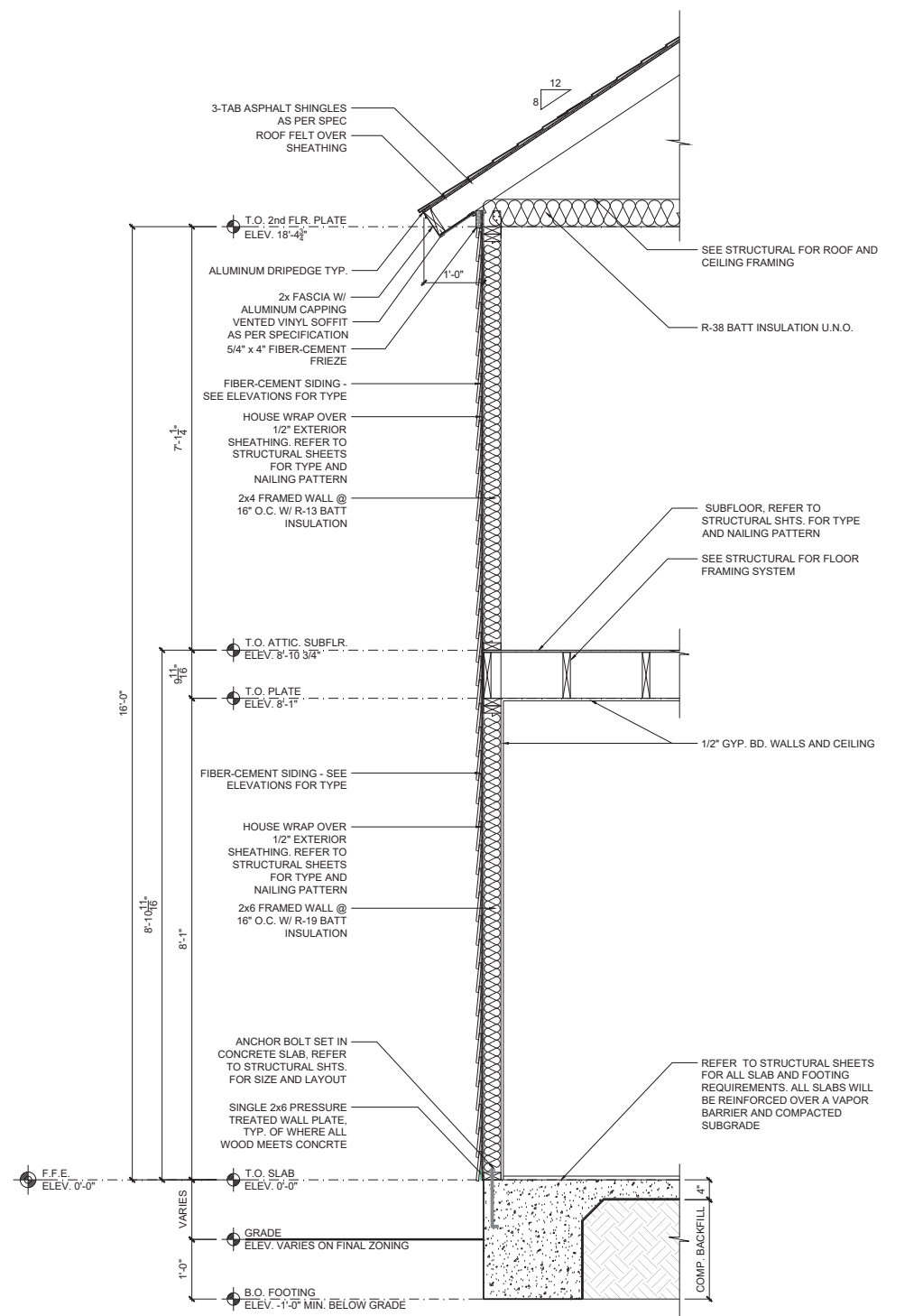


A-4.1

DATE 2022.11.18



1
 A-4.1 SCALE: 3/4" = 1'-0"
TYPICAL WALL SECTION AT SIDES



2
 A-4.1 SCALE: 3/4" = 1'-0"
TYPICAL WALL SECTION AT FRONT & BACK

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, CHECK, AND COORDINATE ALL DIMENSIONS AND REQUIRED MINIMUM FLOOR ELEVATIONS AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY WHATSOEVER FOR ANY DAMAGES, INJURIES, DEATHS, LEGAL FEES OR LAWSUITS OF ANY KIND THAT MAY ARISE OR RESULT FROM THE EXECUTION OF THE DESIGN OR PERFORMANCE OF THE WORK BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONDITIONS PRESENT IN THESE DRAWINGS WITH ALL GOVERNING BUILDING / CONSTRUCTION CODES PERTAINING TO THE EXECUTION OF THE DESIGN.

PLANTING:

IRRIGATION:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE QUANTITIES TAKE OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROBABLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR PLANT QUANTITIES, QUALITY, OR INSTALLATION ERRORS OTHER THAN SPECIFIED.
3. ROOT TYPES SHALL BE ABANDONED IN THE CASE OF BALLS AND BURLAP OR CONTAINER GROWN ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
4. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSALS SUBMITTED.
5. SET TREE SHRUBS AND GROUPINGS IN ACCORDANCE WITH PLANTING SPECIFICATIONS.
6. ALL PLANT BEDS TO RECEIVE 8" BROWN HARDWOOD MULCH (EXCEPT RAIN GARDENS IF APPLICABLE).
7. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
8. ALL PLANT BEDS AND SOIL AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
9. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE DISCRETION OF THE ARCHITECT. PLANT STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
10. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
11. CENTER OF PLANT MATERIAL TO BE LOCATED NO CLOSER THAN 2" FROM THE FOUNDATION OF BUILDINGS.
12. ALL BIDDER TO VISIT THE SITE AND CONFERENCE WITH GOLF SUPERINTENDENT TO REVIEW EXISTING UTILITIES / OBSERVE EX. CONDITIONS.

1. ALL NEW PLANTINGS TO BE IRRIGATED USING AN AUTOMATED SYSTEM.
2. THE IRRIGATION WILL BE CONNECTED TO A HUNTER TESTER AND ASSOCIATION ATTACHMENT IN COMBINATION WITH ANY COMPATIBLE HUNTER IRRIGATION CONTROLLER WITH A SMARTPORT SYSTEM.
3. THE MAINTENANCE PROGRAM SHOULD SCHEDULE THE PLANTS OFF OF THE WATERING SYSTEM AFTER THREE YEARS THE SYSTEM SHOULD BE ABANDONED AND TO BE TIED DURING DROUGHT CONDITIONS.
4. LOCATE IRRIGATION CONTROLLER IN SERVICE YARD.
5. IRRIGATION INSTALLER TO BE LICENSED BY THE TOWN OF HILTON HEAD AS A CERTIFIED IRRIGATION CONTRACTOR (IRRI-CERT). INSTALLER TO SUBMIT AUTOMATIC IRRIGATION CERTIFICATE OF TRAINING INSTRUCTIONS AND PERFORMANCE DATE FORM.
6. MANAGE EXISTING BUFFER VEGETATION. RETAIN EXISTING TREES SHRUBS, REMOVE PINE WHIPS AND VINES, THIN DENSE GROUPINGS OF PLANTINGS, REMOVE STICKS AND LIMBS ON GROUND PLANE, RETAIN EXISTING LEAF LITTER.

MARSHES OF JARVIS CREEK

LANDSCAPE CALCULATIONS:

- 195 LF BUFFER REQUIREMENTS:**
- 20' Buffer Type "A" option 1
 - Buffer functions as an intermittent visual obstruction from the ground (a height of at least twenty feet) and creates the impression of spatial separation without eliminating visual contact between uses.
 - Overstory trees: 2 every 100 linear feet
 - Understory trees: 3 every 100 linear feet
 - Evergreen shrubs: 8 every 100 linear feet
- 195 LF BUFFER REQUIREMENTS:**
- 10' Buffer Type "A" option 2
 - Provides visual screening between development and a public street or road.
 - Overstory trees: 2 every 100 linear feet
 - Understory trees: 4 every 100 linear feet
 - Evergreen shrubs: 10 every 100 linear feet
- PROPOSED BUFFER PLANTING:**
- Overstory (8) Live Oak Trees
 - Understory Trees (16) Magnolia Tree
 - Shrubs (36) Yaupon Hollies
- (4) Overstory Trees (8) Understory Trees (16) Evergreen Shrubs**
- (4) Overstory Trees (8) Understory Trees (20) Evergreen Shrubs**

PLANTING KEY: NOTE: Plant native to the Lowcountry

TREES

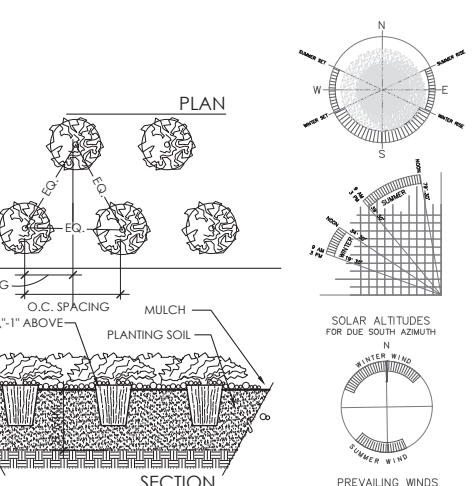
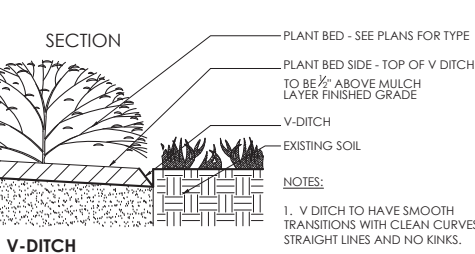
- LADI White Crape Myrtle
- MAGG Southern Magnolia
- QUEV Live Oak (Large)
- BUTC Pindo Palm
- CYCR Sago Palm

SHRUBS / PALMS / GRASS

- CYCR Sago Palm
- CYCR Sago Palm
- ILEV Native Yaupon Holly (Medium)
- MUHC Sweet Grass
- PANV Heavy Metal Switchgrass
- SERS Saw Palm (large)
- SERS Saw Palm (medium)
- TRIF Purple Top Grass
- ZOYE Empire Zoysia

3 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 888-721-7877

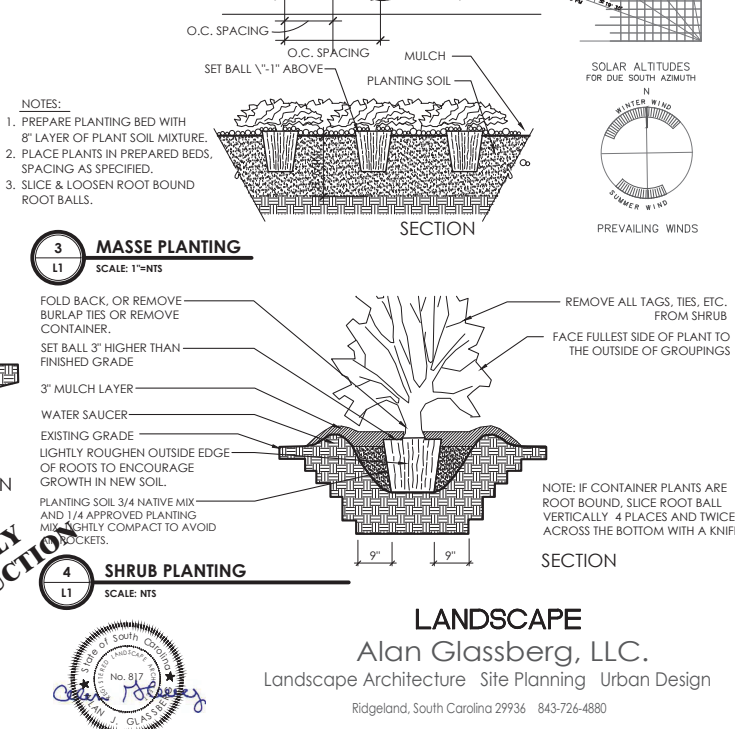
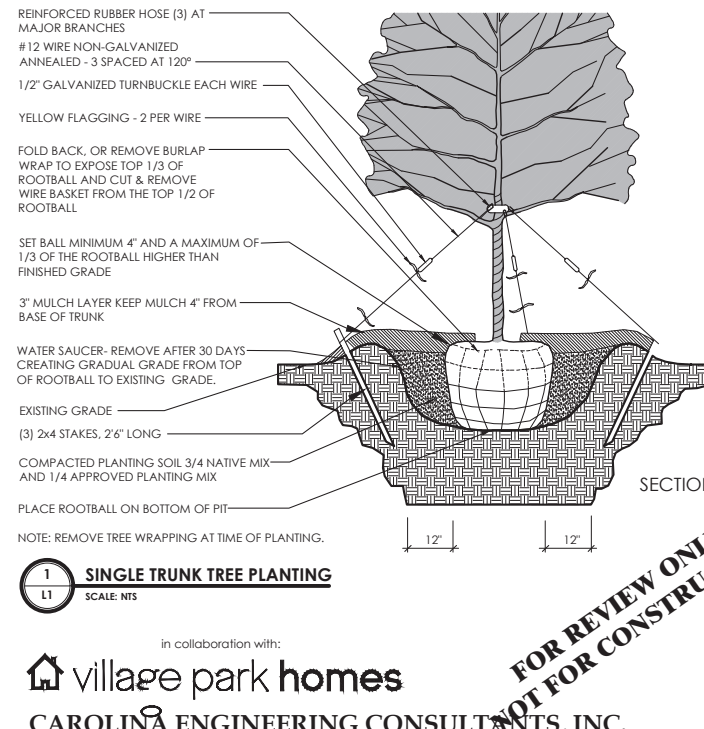


GENERAL:

- ALDOUBTED AREAS TO BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH OR EXISTING LEAF LITTER.
- HUNT DOWN AND ERADICATE ALL CHINESE TALLOW TREES

PLANT SCHEDULE:

KEY	ITEM	CAL.	HEIGHT	SPREAD	ROOT	NOTES	UNIT	QTY.
TREES								
26								
LADI	<i>Lagerstroemia indica</i> 'Natchez' White Crape Myrtle		8'	4"	15 Gallon		EA	2
MAGG	<i>Magnolia grandiflora</i> Southern Magnolia	1.5"	8'	4"	15 Gallon		EA	16
QUEV	<i>Quercus virginiana</i> Live Oak	2.5"	12'	4"	30 gal.		EA	8
SHRUBS / PALMS / GRASS								
3198								
BUTC	<i>Butia Capitata</i> Pindo Palm	-	4'	4'	25 gal.		EA	4
CYCR	<i>Cycas revoluta</i> Sago Palm	-	4'	4'	25 gal.		EA	1
CYCR	<i>Cycas revoluta</i> Sago Palm	-	3'	3'	15 gal.		EA	1
CYCR	<i>Cycas revoluta</i> Sago Palm	-	2'	2'	7 gal.		EA	1
ILEV	<i>Ilex vomitoria</i> Female Yaupon Holly	-	36"	24"	7 gal.		EA	36
MUHC	<i>Muhlenbergia capillaris</i> Sweet Grass		12"	10"	1 gal.		EA	66
PANV	<i>Panicum virgatum</i> 'Heavy Metal' Heavy Metal Switch Grass		12"	10"	1 gal.		EA	21
SERS	<i>Serenoa repens</i> 'Silver' Silver Saw Palm	-	48"	48"	25 gal.		EA	1
SERS	<i>Serenoa repens</i> 'Silver' Silver Saw Palm	-	36"	36"	15 gal.		EA	10
TRIF	<i>Tridens falvus</i> Purpletop Grass	-	12"	9"	1 gal.	Superior Trees (850)971-5159	EA	27
ZOYE	<i>Zoysia</i> 'Empire' Empire Zoysiagrass				SOD		SF	3030



1 SINGLE TRUNK TREE PLANTING
SCALE: NTS

4 SHRUB PLANTING
SCALE: NTS

in collaboration with:

village park homes

CAROLINA ENGINEERING CONSULTANTS, INC.

LANDSCAPE

Alan Glassberg, LLC.

Landscape Architecture Site Planning Urban Design

Ridgeland, South Carolina 29936 843-726-4880

BAILY'S COVE AMENITY CENTER
BLUFFTON, SC

Alan Glassberg, LLC.

LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN

PO BOX 315
RIDGELAND, SC 29986
843-726-4880

village park homes

LANDSCAPE

DATE: November 28, 2022

SHEET

L1

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



ELECTRICAL NOTES AND SPECIFICATIONS:

- 1. ELECTRICAL INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PRESENTLY EFFECTIVE VERSION OF THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE STATE OR LOCAL CODES, LAWS, AND ORDINANCES. WHERE ONE CODE DIFFERS FROM ANOTHER, THE MORE STRINGENT SHALL APPLY.
2. THE WORD "CONTRACTOR" AS USED IN THE "ELECTRICAL SCOPE OF WORK" SHALL MEAN THE ELECTRICAL SUBCONTRACTOR.
3. WHEREVER ON THE ELECTRICAL DRAWINGS THE WORD "PROVIDE" IS USED IT SHALL BE INFERRED TO MEAN "FURNISH AND INSTALL", UNLESS NOTED OTHERWISE.
...
35. THE CONTRACTOR SHALL ADHERE TO EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS WHEN INSTALLING EQUIPMENT. IF A CONFLICT EXISTS BETWEEN THESE DRAWINGS AND THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND AWAIT CLARIFICATION IN WRITING.

- 36. ALL SPLICES SHALL BE MADE IN APPROPRIATE JUNCTION BOXES. SPLICES IN CONDUCTOR SIZE AWG #10 OR SMALLER MAY BE MADE USING SPRINGLOCK CONNECTORS (WIRE-NUTS). SPLICES IN CONDUCTORS LARGER THAN AWG #10 SHALL BE MADE USING COMPRESSION TYPE CONNECTORS OR INSULATED TERMINAL BLOCKS SUCH AS THOSE MANUFACTURED BY POLARIS.
37. OUTLET BOXES FOR RECEPTACLES, LIGHT FIXTURES, LIGHT SWITCHES AND OTHER SIMILAR DEVICES SHALL BE FIRMLY ATTACHED TO STUDS OR OTHER STRUCTURAL MEMBERS. ALL BOXES SHALL BE LEVEL AND PLUMB. BOXES INTENDED TO SUPPORT CEILING FANS OR LARGE LIGHTING FIXTURES SHALL BE ADEQUATELY BLOCKED FOR SUPPORT AND BE LISTED FOR THE PURPOSE.
...
54. THE GROUNDING ELECTRODE SYSTEM FOR THE BUILDING SHALL INCLUDE THE BUILDING'S STRUCTURAL STEEL, A CONCRETE ENCASED ELECTRODE, THE UNDERGROUND WATER PIPE (IF PVC OMIT), AND THE GROUND ROD TRIAD AT A MINIMUM.

LEGEND table with columns for symbol and description. Includes items like DUPLEX RECEPTACLE, QUADRUPLEX RECEPTACLE, SINGLE-POLE TOGGLE SWITCH, CEILING MOUNTED LINE VOLTAGE DUAL-TECH OCCUPANCY SENSOR, etc.

LIGHT FIXTURE SCHEDULE table with columns: TAG, MANUFACTURER, CATALOG NO., VOLTS, BALLAST, LAMPS, NOTES. Lists various light fixtures like HALO HOUSING- H550ICAT, METALUX 4SWLED-48HL-LW-UNV-L835-CD1, etc.

CDDC CONSULT DESIGN DRAFT CONSTRUCT logo and registration information. Includes South Carolina State Professional Seal for John J. Jones, No. 26988, dated 08/25/2022.

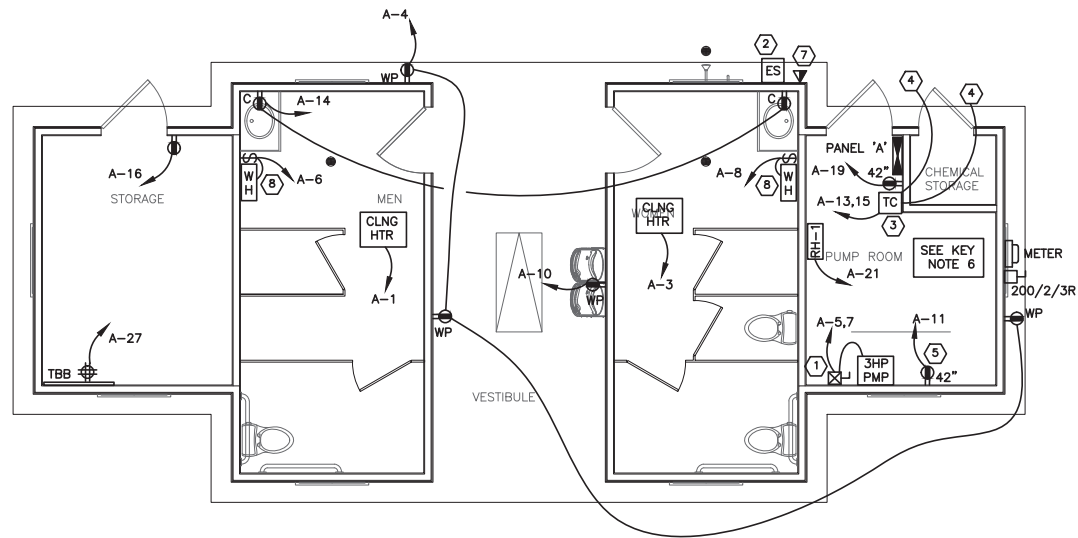
BAILEY'S COVE AMENITY CENTER HILTON HEAD ISLAND, SC

Revisions table and drawing title block. Revisions table shows one change: 11/30/22 - FIXTURE CHANGE. Title block includes project name, date (08/25/2022), scale (AS SHOWN), project number (2257-MS-E-1), and sheet number (E001).

POWER PLAN KEYED NOTES:

ALL KEYED NOTES ARE REPRESENTED BY A  SYMBOL.

1. PROVIDE A 240-VOLT 1-PHASE NEMA SIZE 1 MOTOR STARTER W/ BI-METALLIC OVERLOADS, INTEGRAL DISCONNECT AND AUXILIARY CONTACTS IN NEMA 1 ENCLOSURE FOR POOL PUMP (3HP). ROUTE CIRCUIT TO PUMP IN SCH 40 PVC CONDUIT AND MAKE FINAL CONNECTIONS TO PUMP USING LIQUIDTIGHT FLEXIBLE METAL CONDUIT. FLEX SHALL NOT EXCEED 6 FT IN LENGTH. FIELD COORDINATE EXACT STARTER/DISCONNECT LOCATION WITH POOL CONTRACTOR TO ENSURE PROPER WORKING CLEARANCE IS MAINTAINED.
2. PROVIDE MUSHROOM TYPE SHUNT TRIP BUTTON LOCATED IN NEMA 3R ENCLOSURE, SIEMENS 52C16A OR EQUAL, AT POOL DECK AREA FOR CONTROL OF POOL CIRCULATION PUMP. PROVIDE PHENOLIC PLACARD BELOW BUTTON WITH 4" HIGH LETTERING INDICATING "SWIMMING POOL EMERGENCY SHUT-OFF SWITCH". PLACARD TO BE RED WITH WHITE LETTERING.
3. PROVIDE A DIGITAL ASTRONOMICAL TIME CLOCK, INTERMATIC MODEL #ET8215CPD82, WITH (2) SPST SWITCHES FOR CONTROL OF POOL LIGHTS. TWO POOL LIGHTS TO BE CONTROLLED PER CIRCUIT.
4. PROVIDE 3/4" SCH 40 PVC CONDUIT WITH (3) #12 AWG CU'S OUT TO POOL LIGHTING JUNCTION BOX ON POOL DECK. SEE POOL PLANS FOR LOCATIONS; TWO LIGHTS TO BE CONTROLLED PER CIRCUIT, LIGHTS ARE 400W EACH.
5. RECEPTACLE SHOWN FOR CHLORINATOR SYSTEM SHALL BE CONTROLLED BY POOL CIRCULATION PUMP MOTOR STARTER. SEE PUMP STARTER DETAIL. PROVIDE PERMANENT PHENOLIC PLACARD ADJACENT TO DEVICE INDICATING "RECEPTACLE TURNS ON/OFF WITH POOL PUMP AND IS DESIGNATED FOR THE CHLORINATOR SYSTEM."
6. ALL CONDUIT IN THE PUMP ROOM SHALL BE SCH 40 PVC OR LIQUID-TIGHT FLEXIBLE CONDUIT AND UTILIZE PVC BACK BOXES. FLEX SHALL NOT EXCEED 6 FEET IN LENGTH.
7. COORDINATE LOCATION OF PHONE LINE AT POOL DECK FOR EMERGENCY PHONE WITH POOL CONTRACTOR.
8. PROVIDE SWITCH FOR EQUIPMENT DISCONNECT AND LOCATE ADJACENT TO INSTA-HOT WATER HEATER LOCATED BELOW SINK. MAKE FINAL CONNECTIONS TO WATER HEATER USING FLEXIBLE METAL CONDUIT.

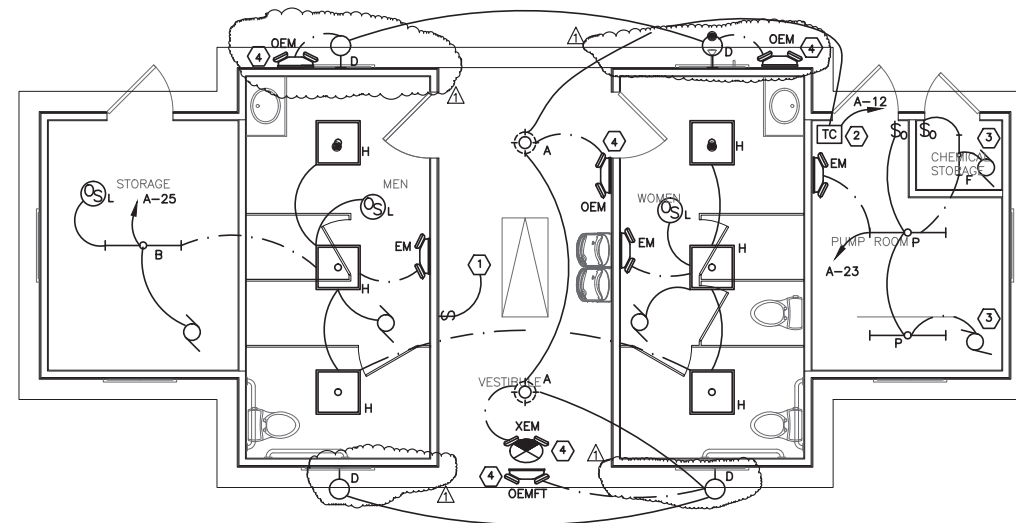


1 POWER INSTALLATION PLAN
SCALE: 1/4"=1'-0"

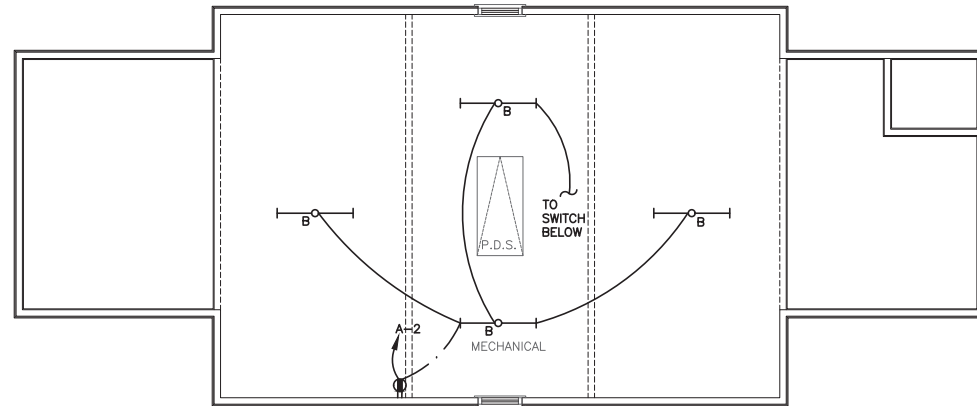
LIGHTING PLAN KEYED NOTES:

ALL KEYED NOTES ARE REPRESENTED BY A  SYMBOL.


1. TO LIGHT IN ATTIC ABOVE. LOCATE SWITCH AT ATTIC ACCESS LADDER.
2. PROVIDE A DIGITAL ASTRONOMICAL TIME CLOCK IN NEMA 3R PLASTIC ENCLOSURE. INTERMATIC MODEL #ET1105CPD82. LOCATE ADJACENT TO PANEL 'A'.
3. FANS SHALL BE WIRED TO OPERATE CONTINUOUSLY. WIRE AHEAD OF ALL SWITCHES.
4. PROVIDE CONSTANT HOT TO FIXTURE FOR BATTERY. LIGHTS SHALL NOT BE SWITCHED WITH TIME CLOCK.



2 LIGHTING INSTALLATION PLAN
SCALE: 1/4"=1'-0"



3 ELECTRICAL INSTALLATION PLAN -- ATTIC
SCALE: 1/4"=1'-0"



CDDC
CONSULT
DESIGN
DRAFT
CONSTRUCT

P.O. BOX 2869 BLUFFTON, S.C. 29910
ph. 843-384-4731 fx. 843-837-3577

STATE OF SOUTH CAROLINA
CDDC
LLC
No. 3906

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL
ELECTRICAL ENGINEER
No. 26988
J. M. YOUNG

BAILEY'S COVE
AMENITY CENTER

HILTON HEAD ISLAND, SC

Revisions	
▲	11/30/22 - FIXTURE CHANGE
XXX	
XXX	
XXX	
XXX	
Submital PERMIT	
Drawn By	Checked By
RMY	RMY
Date	08/25/2022
Scale	AS SHOWN
Project Number	2257-MS-E1
Sheet	E100

PLAN CORRECTIONS REPORT DRB-002892-2022

PLAN ADDRESS: 38 Jonesville Road
Hilton Head, SC 29926

PARCEL: R510 007 000 1163 0000

APPLICATION DATE: 12/01/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** New community pool and restrooms.

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Nathan Payne	Payne Architecture	3360 River Birch Way Roswell, GA 30075

Application & Plans (DRB New Dev Final)

REVIEW ITEM	STATUS	REVIEWER
Development Review & Zoning v.1	DRB Review Completed	Nicole Dixon Ph: 843-341-4686 email: nicoled@hiltonheadislandsc.gov
DRZ - Correction: Planning - Nicole Dixon (12/2/22) - Resolved Comments: The DPR for the amenity center site will need to be revised accordingly as the layout is different than what was approved.		
DRB Urban Design review v.1	Corrections Required	Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov
DRB Urban Design review Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: Magnolias specification shall be 2" cal. and 10' tall. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: Yaupon Holly along east property line shall be larger than 7 gal. Staff recommends 15 gal. size. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: Tree protection fence detail shall include rigid horizontal members between post. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: Specify the color of the bike rack to match the pool fence (bronze). Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: This project requires a Minor or Major Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: This project requires review/approval from the Town's Design Review Board under a Major Corridor Review submittal. Correction: Urban Design - Chris Darnell (12/1/22) - Not Resolved Comments: This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.		
Plan Review - Natural Resources v.1	Under Review	Brian Eber Ph: 843-341-4682 email: briane@hiltonheadislandsc.gov
Plan Review - Natural Resources		

CONDITION(S) Urban Design: - Category
Comment: Final

Urban Design: - Staff Recommendation
Comment: Approval with the following conditions:

1. Increase the following plant sizes:
 - a. Magnolias to 2" caliper and 10' ht.
 - b. Yaupon Holly to 15 gal.
2. Revise the tree protection detail to include rigid horizontal plank.
3. Specify the color of the bike rack to be bronze.