



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, October 23, 2018 – 1:15 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of September 25, 2018
6. **New Business**
 - A. New Development – Final
 - Vacation Homes of Hilton Head., DRB-002371-2018 (Conceptual Approval at June 26th meeting)
7. **Appearance by Citizens**
8. **Board Business**
 - A. Review and Adoption of 2019 Meeting Schedule
9. **Staff Report**
10. **Adjournment**

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

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
September 25, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Chairman Dale Strecker

Town Council Present: None

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

1. Call to Order

Acting Chairman Gentemann called the meeting to order at 1:15 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

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

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – August 28, 2018

The Board approved the minutes of the August 28, 2018 meeting by general consent.

6. New Business

A. Alteration/Addition

- 6 Lagoon, DRB-001931-2018 (withdrawn prior to August 28 meeting)

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

1. Provide dimension of new planted area along East elevation, parking stall depth and drive aisle behind parking stalls to be review by Staff as part of the Minor DPR.
2. Revise the Landscape Plan to specify that all existing gravel mulch shall be removed and replaced with topsoil mixture and all planting beds shall be mulched with shredded hardwood mulch. Submit for Staff review and approval.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant thanked staff and answered questions presented by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project. The Board discussed and made inquiries regarding: the parking requirements and the

impacted trees and adding a parking stop to help the trees; the awnings are not part of this submittal but possibly a future application; the trash enclosure will be handled by a separate company; the wood on the stairway and railings will be replaced; the window frames will be painted; the stucco will be repaired; the suggestion was made to align the left and right side decks on the south elevation and to remove the floor on the left side deck; the landlord and tenant are in negotiations to relocate the vending and ice machines, and landscaping will be installed in their place as proposed.

Ms. Theodore made a motion to approve DRB-001931-2018 with the following conditions:

1. Provide the dimensions of the plant beds on the East elevation, and the parking and drive aisle depths.
2. The plant bed soil mixture shall be improved with topsoil, the gravel shall be removed, and the plant beds shall be re-mulched.
3. The beach side elevation shall be adjusted to align the two decks and to continue to include the handrail as part of the elevation.
4. If a second landing is desired, then that could be reviewed and approved by Staff with the intent that both the right and left sides look identical.

Mr. Hoffman seconded. The motion passed with a vote of 6-0-0.

- Village House, DRB-002030-2018 (withdrawn during August 14 meeting)

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

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant answered questions presented by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project and thanked the applicant for addressing their comments on the previous submittal. The Board made comments and inquiries regarding: how the canvas roof and the porte-cochere will be connected and weatherproofed; the canopy will wrap over the existing structure and the existing underside will be painted "Amazing Gray"; the blocking will match the roof; if lighting underneath the porte-cochere is possible, then one exterior lantern will be placed in the middle portion; the columns appear overly detailed and the suggestion was made to remove the cross pattern out of the middle and to trim the edges.

Mr. Witmer made a motion to approve DRB-002030-2018 with the following condition:

1. The underside of the porte-cochere rafters and tongue and groove decking shall be painted Sherwin Williams "Amazing Gray" to match the body of the building.

Ms. Theodore seconded. The motion passed with a vote of 6-0-0.

B. *New Development – Final*

- 15 Wimbledon Court, DRB-002029-2018 (Conceptual Approval at June 12 meeting)

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

1. Provide a conduit installation detail for well lights and tree lights that will not impact tree roots for Staff review and approval.
2. Provide mounting detail/specifications for the tree down lights that will not penetrate the tree bark for Staff review and approval.
3. Revise the street lighting plan to meet the LMO requirements for Staff review and approval.
4. Submit a color board for DRB review and approval.
5. Provide color specifications (including manufacturer) on the drawings.
6. Specify directional bore installation of electrical conduit under trees or provide an alternate route that impacts fewer trees at Folly Field buffer, and submit for Staff review and approval.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant provided the color board for the Board's review.

Acting Chairman Gentemann asked for public comments and none were received.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the site details and the color board. The Board noted certain section details were not provided in the submittal and therefore asked the applicant to speak to certain details such as the railings, the soffits, and the trim around the windows and doors. The railings will be aluminum powder coated in silver color with vertical pickets and the double top rail going across the top as shown on the elevations. The soffits will be hardie perforated soffits as long as the net ventilation requirements are met. There are some exposed rafters in accent areas, like the front porches, but generally a painted, flat hardie board soffit. The window trim and details will be a flat stock with the slope sill more to the Lowcountry style with a header piece that extends past the vertical trim pieces. Typically there is a little reveal shadow line with another small trim piece on top of that. There are no window awnings, just aluminum hurricane shutters in the silver color. The overhang dimensions vary from 2-4 feet.

The Board further discussed and made inquiries regarding: the colors on the color board appear sufficient, however, the shadowing in the colored elevation pertaining to the three buildings on the Folly Field side appear inadequate; the side elevation and roof plan look good; concerns for height and density; the distance between buildings, particularly buildings 3 and 4; the suggestion was made to reduce the building height and density, and adding more greenspace between the buildings; increasing tree caliper; the Sabal palms on the Folly Field side should be the tallest size; putting the buffer of Folly Field on a fertilizer program; the applicant's by right use, maximum height and density as per the LMO; reduction of the roof slope from 8/12 to 6/12 in order to reduce some of the building height; and the suggestion was made to replace the reclaimed wood of the trash compactor enclosure with a different material.

Mr. Witmer made a motion to approve DRB-002029-2018 with the following conditions:

1. The maximum roof pitch for the main roof shall be 6/12.
2. That half of the Live Oaks in the buffer along Folly Field Road shall be 8" caliper size.
3. The Magnolias in the buffer along Folly Field Road shall be 6" caliper size and shall not be a dwarf variety.
4. The plantings in the buffer along Folly Field Road shall be on a fertilization program.
5. Provide a conduit installation detail for well lights and tree lights that will not impact tree roots, for Staff review and approval.
6. Provide mounting details/specifications for the tree down lights that will not penetrate the tree bark, for Staff review and approval.
7. Revise the street lighting plan to meet the LMO requirements, for Staff review and approval.
8. Specify directional bore installation of electrical conduit under trees at the Folly Field buffer.
9. The Sabal Palmettos in the Folly Field buffer shall be the SP-H 14'-18' height.

Ms. Theodore seconded. The motion passed with a vote of 4-2-0.

7. Appearance by Citizens – None

8. Staff Report

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

The Board asked staff to make sure applicants submit certain items that the Board would typically need to review. The Board also asked staff to provide the Board with some type of identification to use on site visits.

9. Adjournment

The meeting was adjourned at 2:50 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Michael Gentemann, Acting Chairman



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Mike Thomas Company: Thomas Design Group
 Mailing Address: 74 Sparwheel Lane City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-785-9434 Fax: _____ E-mail: mthomas.icon@gmail.com
 Project Name: Vacation Homes of Hilton Head Project Address: Hwy 278 & Burke's Beach Rd
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 0 2 5 0 0 0 0
 Zoning District: RD Overlay District(s): COD

**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:

NA 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.

X 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

2018.10.08

DATE

THOMAS

DESIGN GROUP, INC

October 9, 2018

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

Project: DRB Final Review, Vacation Homes of Hilton Head, Hilton Head Island, SC

To Whom It May Concern:

Please accept this design information for a new mixed use project located on Lot 1 William Hilton Parkway (and Burke's Beach Rd), Hilton Head Island, SC to be reviewed as a DRB Final Submittal. The following information should be reviewed in conjunction with the design data attached with this submittal:

Project Scope:

This project is proposed to include one (1) mixed used building intended to house the corporate office of Vacation Homes of Hilton Head, a resort rental corporation, and two (2) residential two (2) bedroom studio apartments. The property exists at the intersection of William Hilton Parkway and Burke's Beach Rd. Vehicular access to this site shall be from Burke's Beach Road. The proposed new drive aisle shall include access to an existing driveway for an existing residence adjacent to the subject site along Beach City Road. A separate drive exists off of Hwy 278 on the opposite side of the site that connects to existing residential trailers. This entrance will not be used as part of this project and will remain undisturbed although some portions of it are within the subject site. Also existing on this site are remnants of a concrete parking pad that will be removed.

The main entrance to the site will be located off of Burke's Beach Road and crosses over an existing pie-shaped parcel. The applicant purchased both the pie-shaped parcel and the main site. The internal property line is in process of being removed and recorded. Removing the internal property line will not change the zoning of smaller pie-shaped parcel however it will allow for setbacks and buffers to be derived from the overall exterior boundary line. This project has been designed to the zoning of the larger parcel based on the acreage of 0.48 acres, etc. There will be no development on the RM-4 parcel.

The location of the building proposed is such that it addresses the best frontage opportunity possible on Hwy 278, retains as many trees possible, is sited with respect to existing adjacent residences, and responds to necessary grading for the foundation since the site sits at about 9 ft MSL and the building first floor shall be at 15 ft MSL minimum.

Design/Zoning Criteria:

Zoning:	RD	Mixed Use (residential)
Density:	Residential allowed	16 DU's / net acre
	Residential proposed	2 DU's
	Non-residential allowed:	8,000 GFA / net acre...8k x 0.48ac = 3,840 sf
	Non-residential proposed:	2,108 sf

Design/Zoning Criteria (continued):

Parking: Required: Residential = 1.5 sp per du
Non-residential = 1 sp per 500 ft GFA

Provided: Residential = $1.5 \times 2 = 3.0$3
Non-residential = $1 / 500 \times 2,108 = 4.2$5
Total Required.....8
Total provided this site.....11

Open Space: 16% minimum

Bldg Ht: 60 ft AMSL (Buildings shall be 2-stories and approximately 35'-7" above mean sea level)

Setbacks: North P/L = 20'; South (arterial) = 20'; East P/L = 20'; West (arterial) P/L = 50'

Buffers: North P/L = 20'; South (arterial) = 25'; East P/L = 20'; West (arterial) P/L = 50'

A request for relief at the front/Hwy 278 setback and buffer is requested of 20% from 50' to 40' in order to produce a more conforming site layout. The front façade of the building shall sit along the original 50' setback but the Burke's Beach Rd corner of the building would sit within the 40' setback.

We appreciate your time and effort towards the development of this project. Please let me know if you have any questions or need more information.

Sincerely,



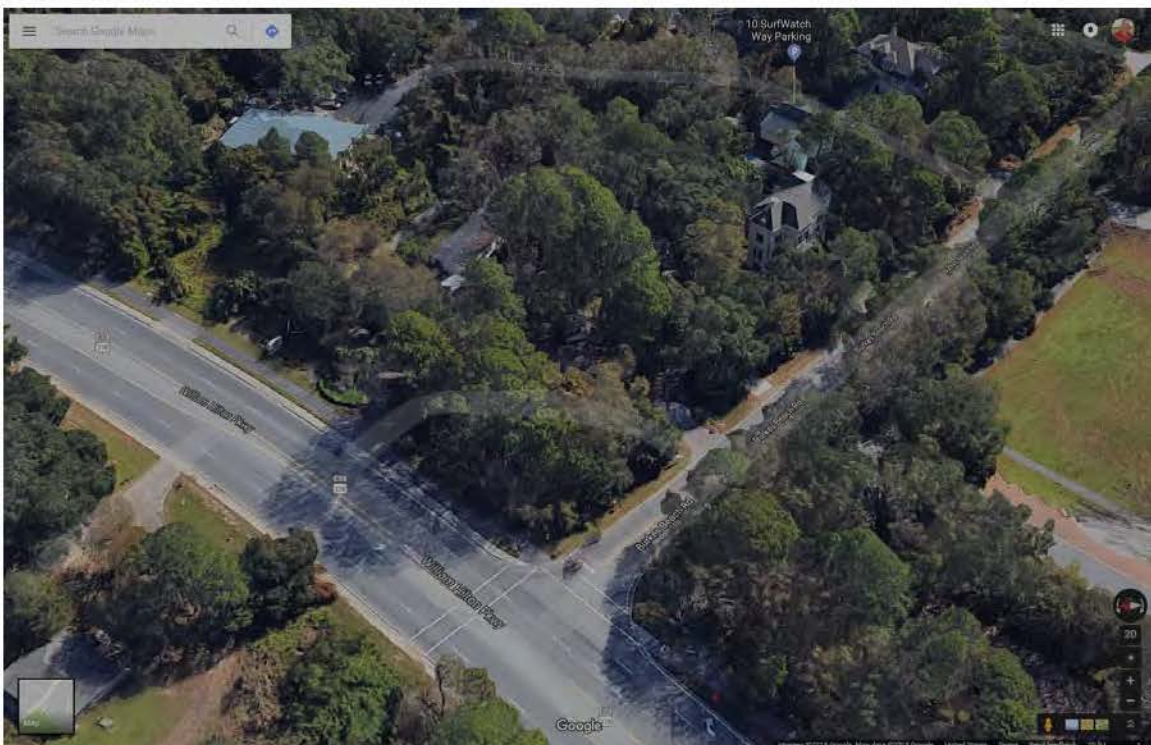
Michael G. Thomas, President
Thomas Design Group, LLC

THOMAS DESIGN GROUP, INC

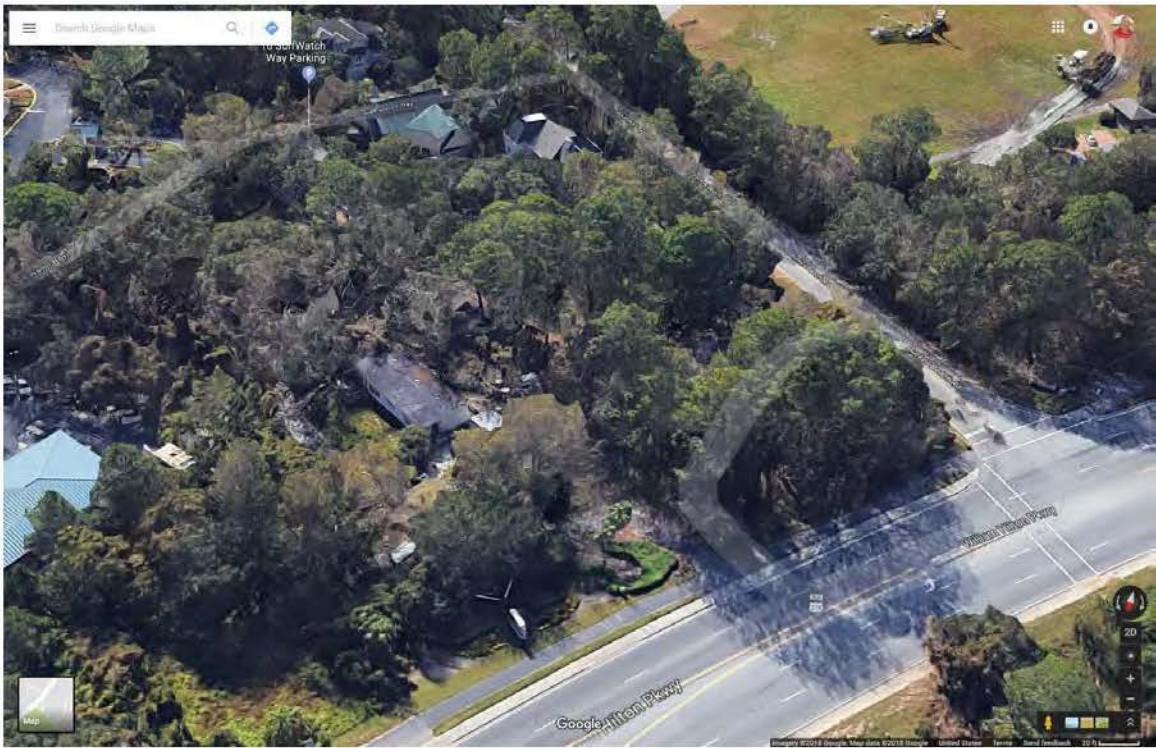
Photos of adjacent properties to Burke's Beach Rd & Hwy 278 (subject site):



Site Location



Aerial Perspective



Aerial Perspective



View of adjacent trailer property access & signage from Hwy 278 (subject site at right)



Front of subject site from Hwy 278 (Burke's Beach Rd at right)



Corner of subject site from Hwy 278



Subject site at Burke's Beach Rd



Existing site access at Burke's Beach Rd



Adjacent drive access to residential property & BB Rd



Different angle of above view of both site entrances



BB Rd looking towards beach direction



View of athletic field access across the street from subject site and BB Rd



View looking from subject site across Hwy 278 and at property along Hwy 278

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Rte, Floor Plan Review	2018.03.20	MVT
Pre-application Review	2018.04.24	MVT
300 Concept Review	2018.06.11	MVT
Client Review	2018.07.19	MVT
Client Review	2018.08.20	MVT
300 Final	2018.10.09	MVT



**Metal Roof, 5V Crimp
4M, Dove Gray, Low Gloss**



**Trim, Cols, Wdw/Dr Trim
Sherwin Williams
'Marshmallow' SW 7001**



**Exterior Walls
Sherwin Williams
'Mindful Gray' SW 7016**



**Shutters
Sherwin Williams
'Distance' SW 6243**



**Upper Porch Ceiling
Sherwin Williams
'Byte Blue' SW 6948**



**Stairs, Upper Porch
Trex Transcend
'Gravel Path'**



**French Porch, Foundation
Tabby Stucco
Medium Shell**



METAL ROOF

SHUTTER

BOARD/BATTEN SIDING

METAL RAILING

8" SQ COL

BERMUDA SHUTTER BEYOND

12" SQ COL

LAPPED SIDING

METAL RAILING

TABBY STUCCO BASE

14.0	OFF
13.0	
12.0	
11.0	
9.0	

Front Elevation

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

02
A2.1



**Entry Doors (all sides)
Sherwin Williams
'Hawthorne' SW 3518
Mahogany Stain**



**Metal Railing
Warm Grey**

A New Project for:
Vacation Homes of Hilton Head
609 William Hilton Parkway
Hilton Head Island, South Carolina

THOMAS
DESIGN GROUP, INC

PO Box 21156
Hilton Head Island, SC 29925
843.715.9434

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Disclaimer:

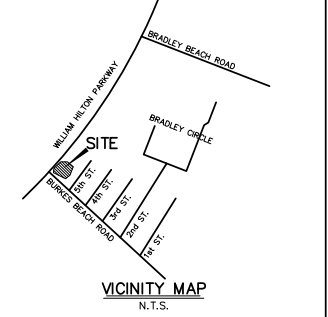
TDG, Inc. waives any and all responsibility and liability which arise from the failure to follow the drawings, related documents, specified products, material and methods of construction and the design intent they convey, or from any other failures to obtain and/or follow TDG's guidance w/ respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which may be alleged.

TDG Project # 1803.00

A2.1

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1964.86'	91.65'	45.83'	91.64'	N 44°51'05" E	2°40'21"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 31°59'58" W	2.00'
L2	S 58°11'46" E	3.00'

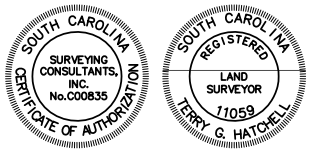


TOWN OF HILTON HEAD ISLAND LMO SECTION 16-5-1402 DISCLOSURE STATEMENT

Some or all areas on this plot 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 floor 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.

SPECIAL NOTE:
ANY IMPROVEMENTS SHOWN IN THE BACKGROUND ARE FOR INFORMATION PURPOSES ONLY AND WERE NOT FIELD LOCATED AT THIS TIME.

- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL B-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE TOWN OF HILTON HEAD COMMUNITY DEVELOPMENT ORDINANCE. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE BUILDING AGENCY PRIOR TO CONSTRUCTION.
 - UNDERGROUND UTILITIES NOT LOCATED.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.



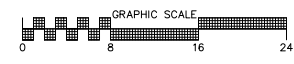
REFERENCE PLAT:

- BOUNDARY RECONFIGURATION SURVEY OF LOTS 1 & 2, WILLIAM HILTON PARKWAY, A PORTION OF LANDS NOW OR FORMERLY OF ANNIE MAE BOLDEN & LOW ETHEL HILL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 04/26/2017, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11056, RECORDED: UNKNOWN

T.B.M. NAIL SET
IN 2" PINE
ELEVATION = 12.00'
NGVD 1929

LOG W/CAP
SSMH
TOP = 9.64'
I.E. = 3.60'

PREPARED FOR: CHRISTOPHER M. SANKOWSKI
ADDRESS: #609 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R511-008-000-0025-0000



BOUNDARY TREE & TOPOGRAPHIC SURVEY OF REVISED LOT 1 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1/8" = 1'-0" DATE: 02/12/2018 JOB NO: SC160130B
REVISED: 08/17/2018, ADDED FIRE HYDRANT & INVERT ELEVATION OF SSMH

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 828-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
CREATED BY: TGH/DFH

WILLIAM HILTON PARKWAY - 100' R/W

BURKE'S BEACH ROAD

N/F SOCIE LOT A

REVISED LOT 1
0.48 Ac.

REVISED LOT 2

N/F MTSC, INC.

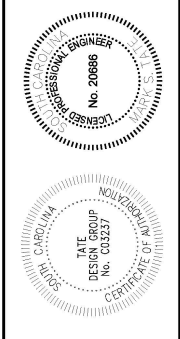
LEGEND:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	○
CONTOUR	- - -
CONCRETE MONUMENT, OLD (FOUND)	○
TEMPORARY BENCH MARK	○
IRON PIN, OLD (FOUND)	○
BLACK GUM	○
CREPE MYRTLE	○
HACKBERRY	○
LIVE OAK	○
MAGNOLIA	○
PINE	○
RIVER BIRCH	○
WATER OAK	○
CABLE TELEVISION BOX	○
SANITARY SEWER CLEANOUT	○
SANITARY SEWER MANHOLE	○
WATER SPOUT	○
TELEPHONE BOX	○
INVERT ELEVATION	○
HIGH DENSITY POLYETHYLENE BUILDING SETBACK LINE	- - -
(PER NICOLE DIXON WITH THE TOWN OF HILTON HEAD COMMUNITY DEVELOPMENT PLANNING AND ZONING)	
FIRE HYDRANT	○

WILLIAM HILTON PARKWAY 100' R/W

EXISTING FIRE HYDRANT
H10603
2,031 GPM @ 20psi
EXISTING FIRE HYDRANT
PROVIDES COVERAGE FOR
PROPOSED BUILDING

SITE DATA: VACATION HOMES OF HILTON HEAD	
TOTAL SITE ACREAGE	0.48 AC.
TOTAL DISTURBED AREA	0.48 AC.
ZONING	RD DISTRICT
TMS#: R511-008-000-0025-0000	
EX. IMPERVIOUS AREA	20,909 SF 0.48 AC.
PROPOSED LOT COVERAGE	9,220 SF 0.21 AC.
PERCENT LOT COVERAGE	47%
PROP. IMPERVIOUS AREA	9,220 SF 0.21 AC.
MAXIMUM PERCENT IMPERVIOUS	50.0%
TOTAL BUILDING SQUARE FOOTAGE	4,216 S.F.
MAXIMUM ALLOWABLE LOT COVERAGE	50%
PROPOSED DENSITY	47%
PROPOSED OPEN SPACE	3,345 SF
PROPOSED PERCENT OPEN SPACE	16 %
PARKING	
MINIMUM PARKING REQUIRED (1.5 SPACES / PER DWELLING UNIT)	10 SPACES
PARKING PROVIDED	10 SPACES
BUILDING SETBACKS	
ALONG MAJOR ARTERIAL	60 FEET
ALONG OTHER STREETS ()	25 FEET
SIDE YARD	5 FEET
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT ALLOWED	60 FEET
BUILDING HEIGHT PROPOSED	35.58 FEET



SITE NOTES:

- 1 HANDICAP ACCESS
- 2 PARKING STOPS (TYP.)
- 3 CONCRETE SIDEWALK
- 4 BRICK PAVERS
- 5 TREE PROTECTION
- 6 ASPHALT PAVEMENT
- 7 EXISTING FIRE HYDRANT
- 8 DRAINAGE STRUCTURE
- 9 BIKE RACKS

BURKE'S BEACH ROAD 60' R/W

STA: 0+00 ACCESS A =
BURKE'S BEACH RD CL
TP=9.55±

LAND DISTURBANCE
IMPERVIOUS AREA = 68,157 SF
PERVIOUS AREA = 45,689 SF
TOTAL SITE AREA = 20,909 SF
TOTAL SITE AREA = 0.48 AC

OWNER INFORMATION:
CHRIS SANKOWSKI
28 SHELTER COVE LN SUITE 112A
HILTON HEAD ISLAND, SC 29926

TREE PROTECTION BARRIER

50' ADJACENT USE BUFFER
TYPE "E" OPTION 1

CONCRETE SIDEWALK
50' HIGHWAY CORRIDOR BUFFER

PROPOSED BUILDING
FFE 15.0

HANDICAP PARKING SIGN

TYPICAL WHEEL STOP
(SEE DETAIL)

PERVIOUS PAVING (TYP.)

TRAFFIC CONTROL & SIGNAGE:

- 1 DIRECTION ARROW (TYP.)
- 2 HANDICAP PAVEMENT SYMBOLS (TYP.)
- 3 HANDICAP SIGN (SEE DETAIL)
- 4 24" WIDE STOP BAR (TYP.)
- 5 30" STOP SIGN (R1-1)
- 6 SITE SIGNAGE

TYPICAL VEHICAL DIRECTION ARROW

EXISTING MANHOLE
RIM=9.64

WATER QUALITY AND DRAINAGE CERTIFICATION STATEMENT:

1. ALL ITEMS IN SECTION 10D OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMP'S HAVE BEEN IMPLEMENTED FOR BOTH PHASES CONSTRUCTION AND POST-CONSTRUCTION TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDDOT SYSTEM AND/OR ITS DISCHARGES.
2. ALL REQUIREMENTS IN SECTION 10B OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RELEASE RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO SCDDOT RIGHT OF WAY.

FLOOD NOTE:

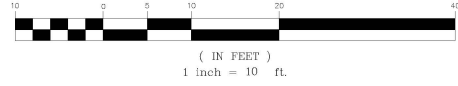
1. THIS SITE IS SHOWN TO BE WITHIN A FLOOD ZONE "A7" AS DEPICTED ON FEMA FIRM PANEL NUMBER 450250 0014D REVISED SEPTEMBER 29, 1986.
2. THE SITE FALLS WITHIN AN "A7" FLOOD ZONE PER FEMA FIRM ZONE MAP.

PROJECT CONDITIONS

1. TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM SCDDOT.

SITE PLAN

GRAPHIC SCALE



THE PRESENCE, SIZE AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND VISIBLE ABOVE GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

PLAN REVISIONS	DATE	DESCRIPTION

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926
SITE LAYOUT PLAN

<input type="checkbox"/> NOT FOR CONSTRUCTION
<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT: 18109
DATE: 10/5/2018
DRAWN BY: MST
ENGINEER: MST
APPROVED: MST
SCALE: AS NOTED

SHEET: **C3**

PLANTING NOTES:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
5. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
6. ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
7. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
8. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
9. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
10. HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
11. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
12. PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.

WILLIAM HILTON PARKWAY 100' R/W

BURKE'S BEACH ROAD 60' R/W

STA: 0+00 ACCESS A=
BURKE'S BEACH RD CL
TP=9.55±

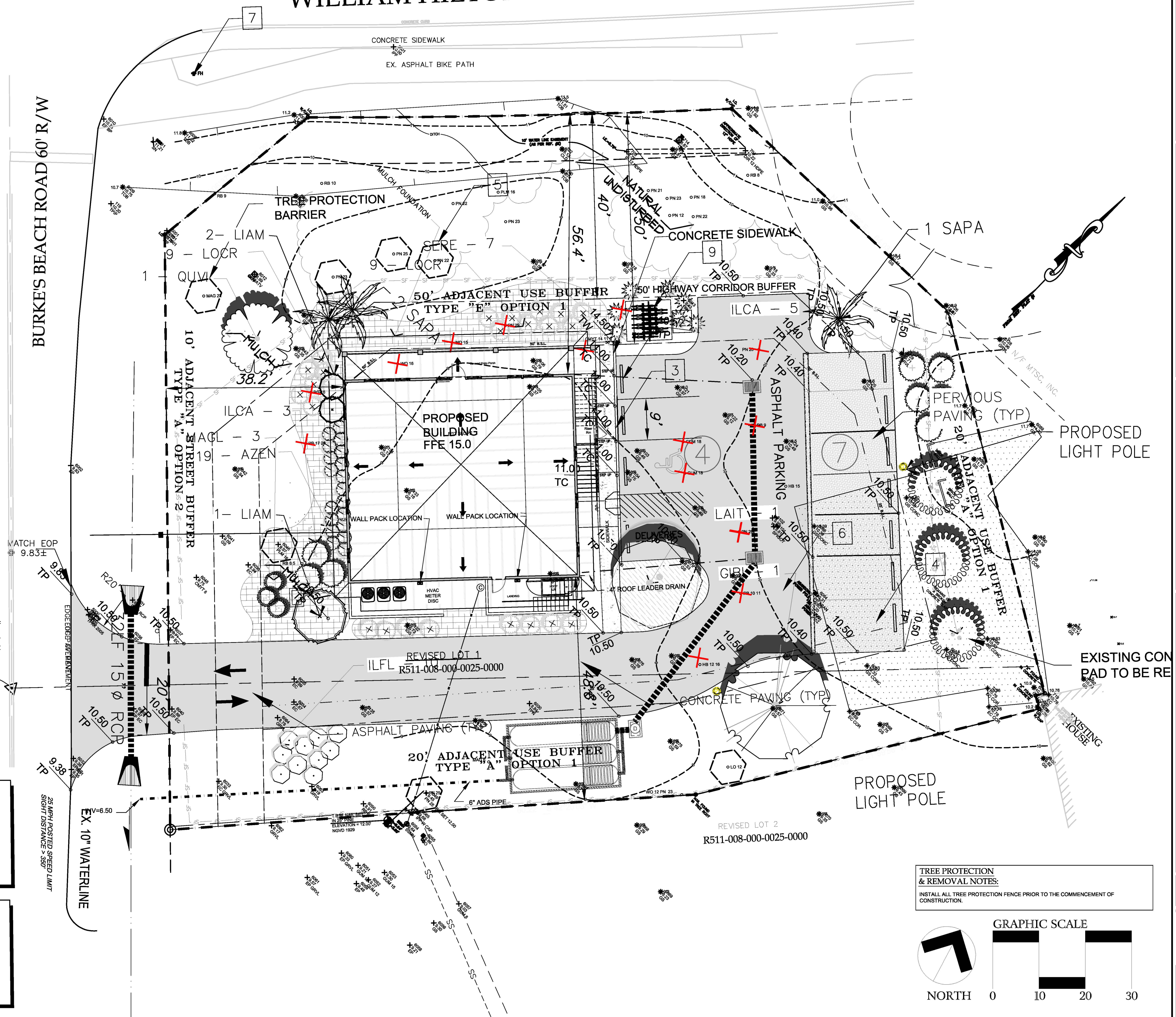
MATCH EOP
@ 9.83±

PLANTING NOTES:

1. The site is to be graded to provide run-off to drain inlets and/or swales as needed to prevent ponding or erosion.
2. All existing/new plantings and lawns are to be automatically irrigated with 100% coverage and controlled with a "rain sensor".
3. All existing/new planting as well as unplanted areas are to be covered with pine needle with a thickness of no less than four inches.

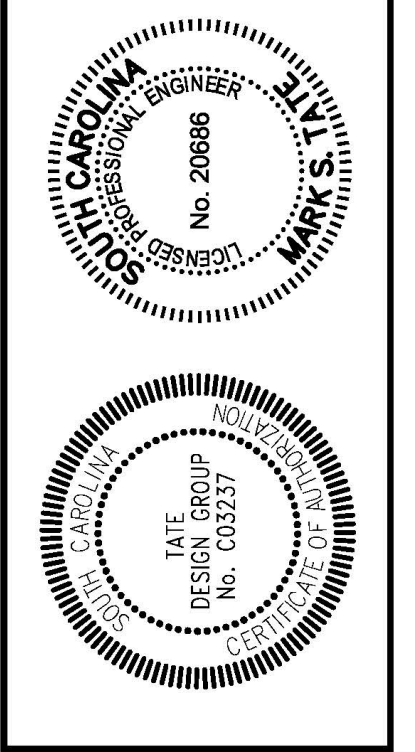
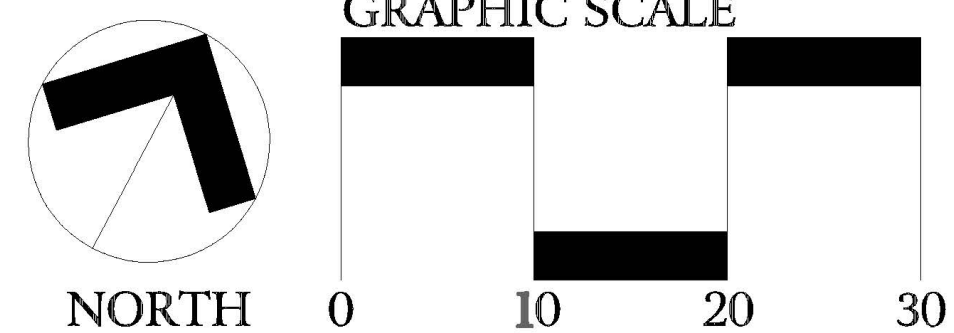
PLANTING NOTES:

- TREE PROTECTION ZONES SHALL BE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS AND SHALL BE ESTABLISHED BY PHYSICAL BARRIERS THAT MUST BE MAINTAINED UNTIL SUCH TIME AS THE CONSTRUCTION WORK IS COMPLETED.
- UNDER-STORY GROWTH IN THE BUFFERS MUST BE MAINTAINED AND UNDISTURBED.
- NO SOD TO BE PLANTED UNDER SPECIMEN TREES.
- NO PLANTINGS IN THE RIGHT OF WAY.



TREE PROTECTION & REMOVAL NOTES:

- NOT FOR CONSTRUCTION
 - RELEASED FOR CONSTRUCTION
- INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



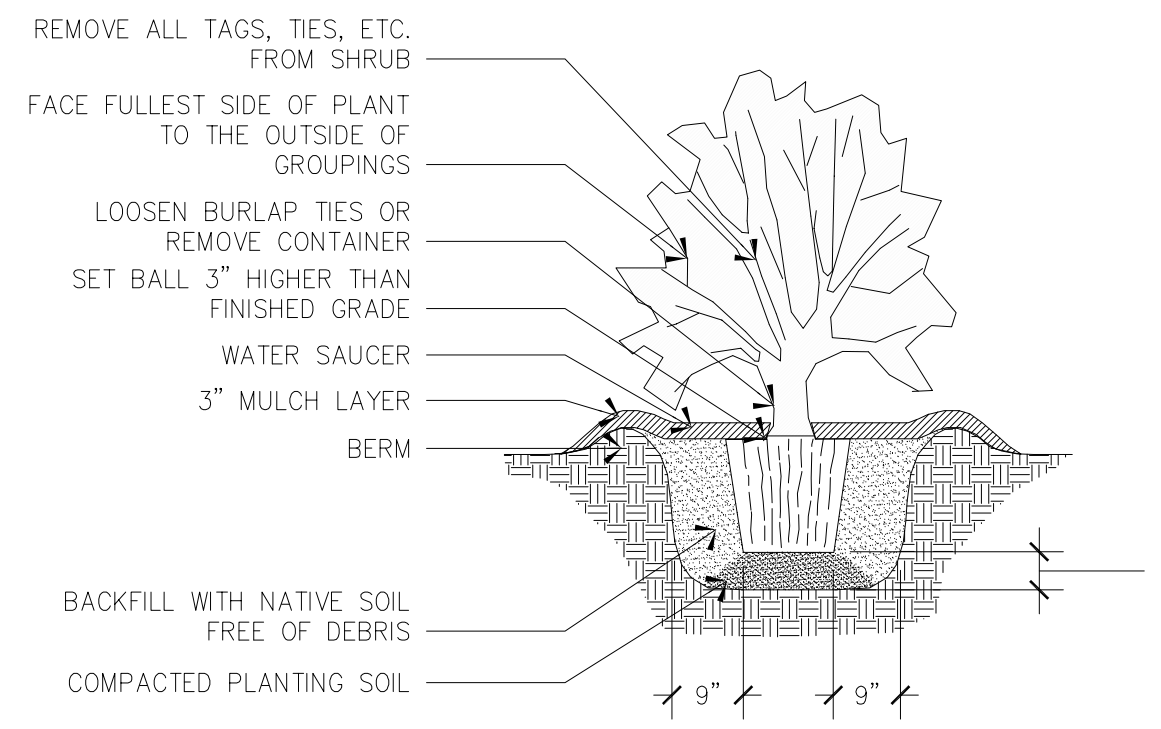
PLAN REVISIONS	DESCRIPTION	DATE

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SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
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VACATION HOMES OF HILTON HEAD
COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
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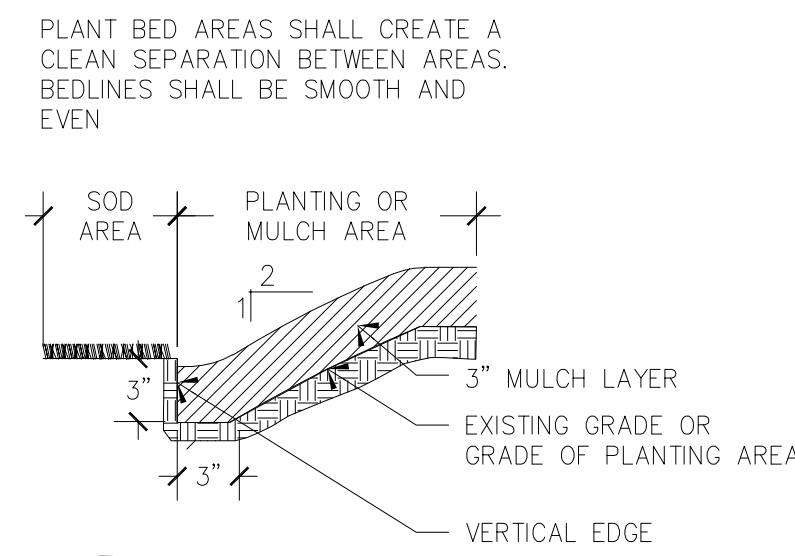
PROJECT:	18109
DATE:	9/28/2018
DRAWN BY:	MSI
ENGINEER:	MSI
APPROVED:	
SCALE:	AS NOTED

SHEET: **L1**



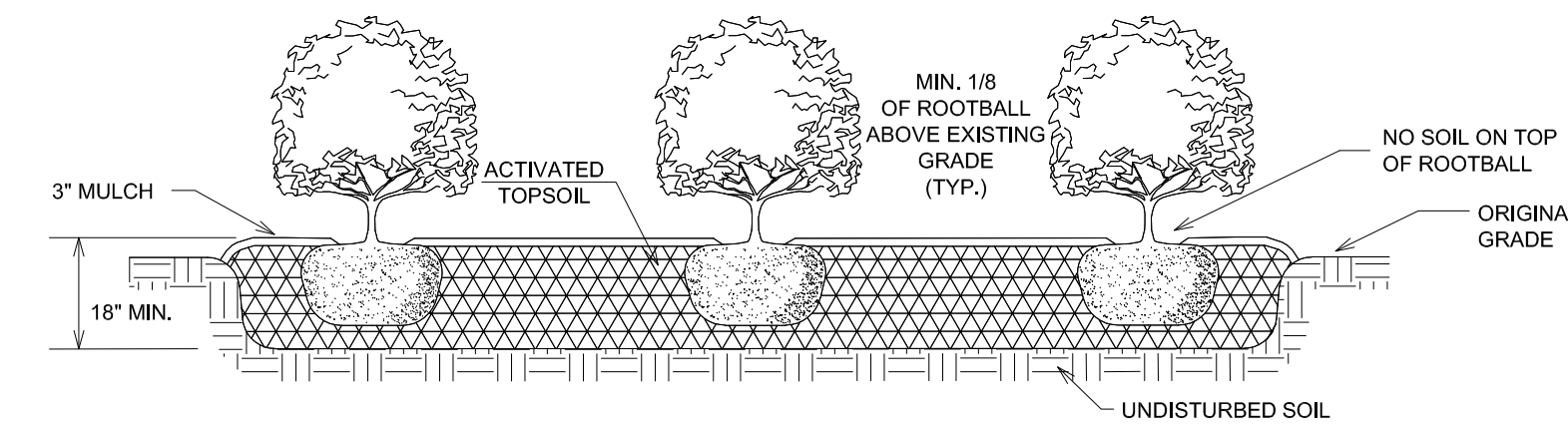
1 Shrub Planting Detail

Not to Scale



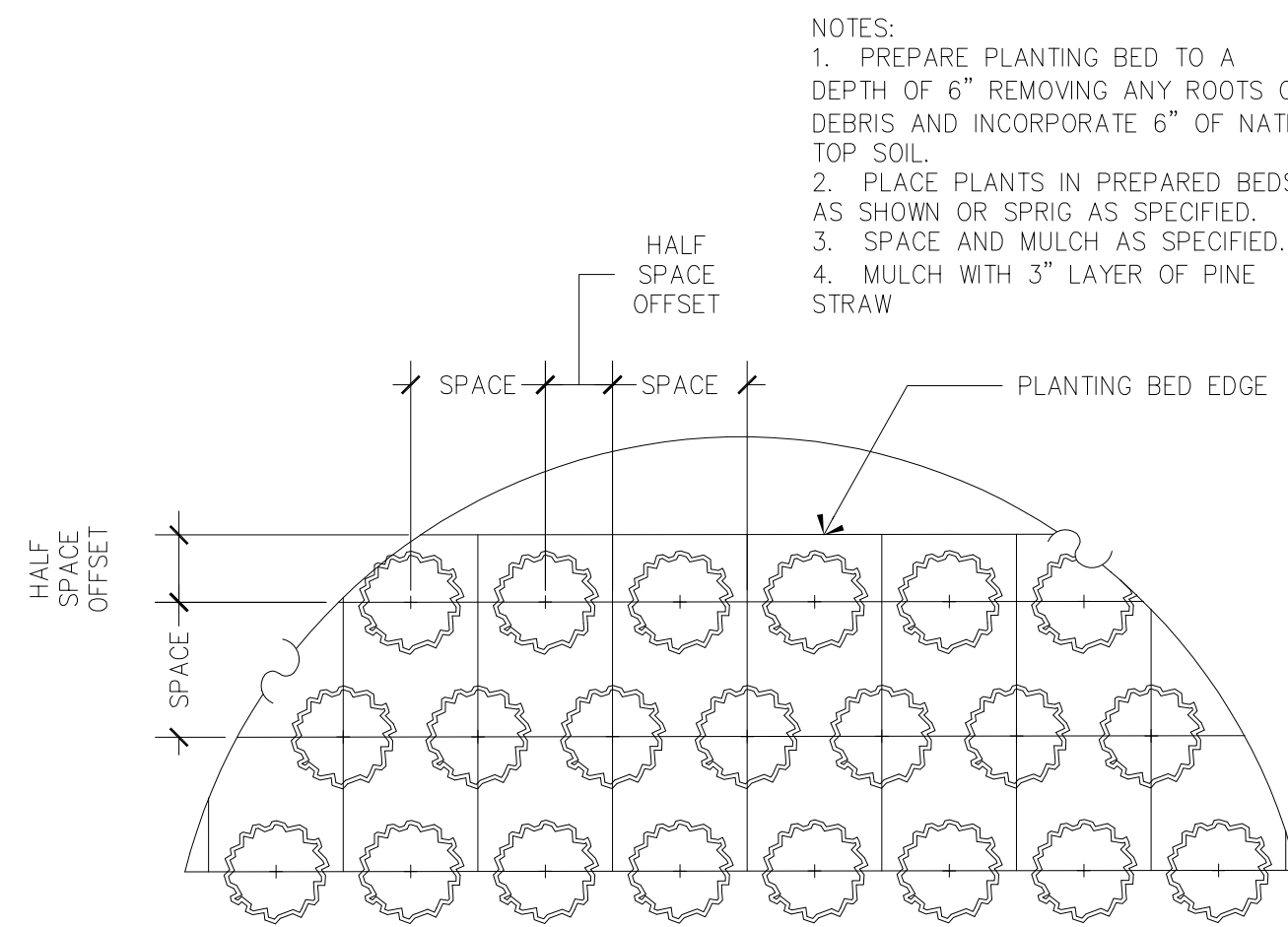
2 Sod / Plant Bed Edge Detail

Not to Scale



2 Shrub Planting Detail

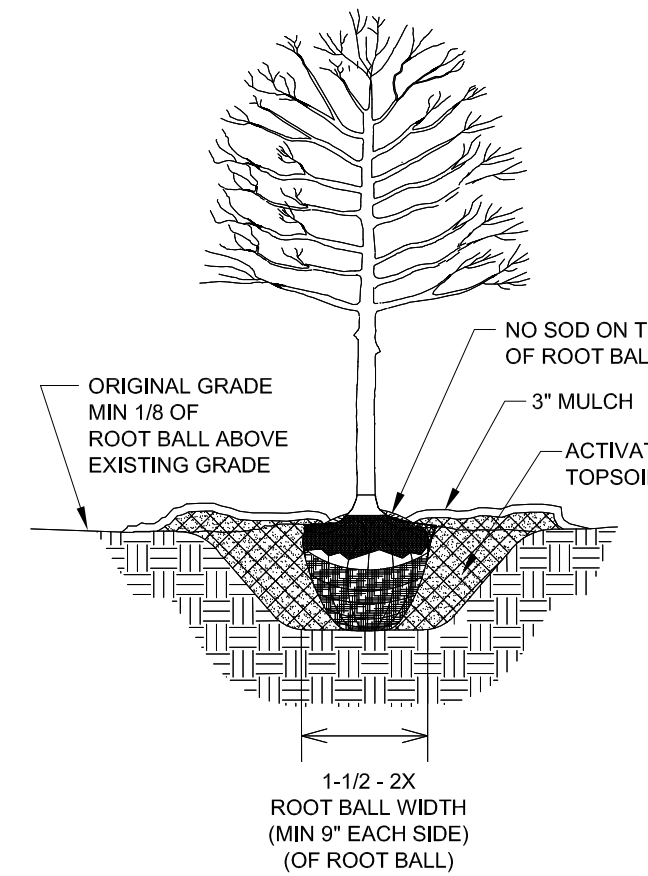
Not to Scale



5 Ground Covers, Annuals & Perennials

Not to Scale

- NOTES:
 1. PREPARE PLANTING BED TO A DEPTH OF 6" REMOVING ANY ROOTS OR DEBRIS AND INCORPORATE 6" OF NATIVE TOP SOIL.
 2. PLACE PLANTS IN PREPARED BEDS AS SHOWN OR SPRIG AS SPECIFIED.
 3. SPACE AND MULCH AS SPECIFIED.
 4. MULCH WITH 3" LAYER OF PINE STRAW

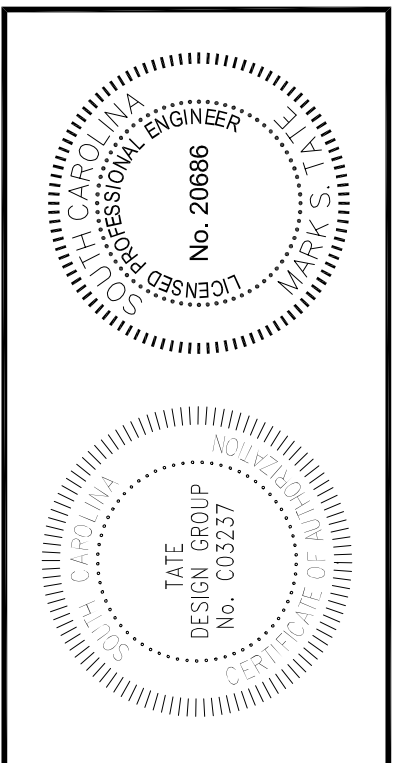


1 Tree Planting Detail

Not to Scale

PLANT SCHEDULE

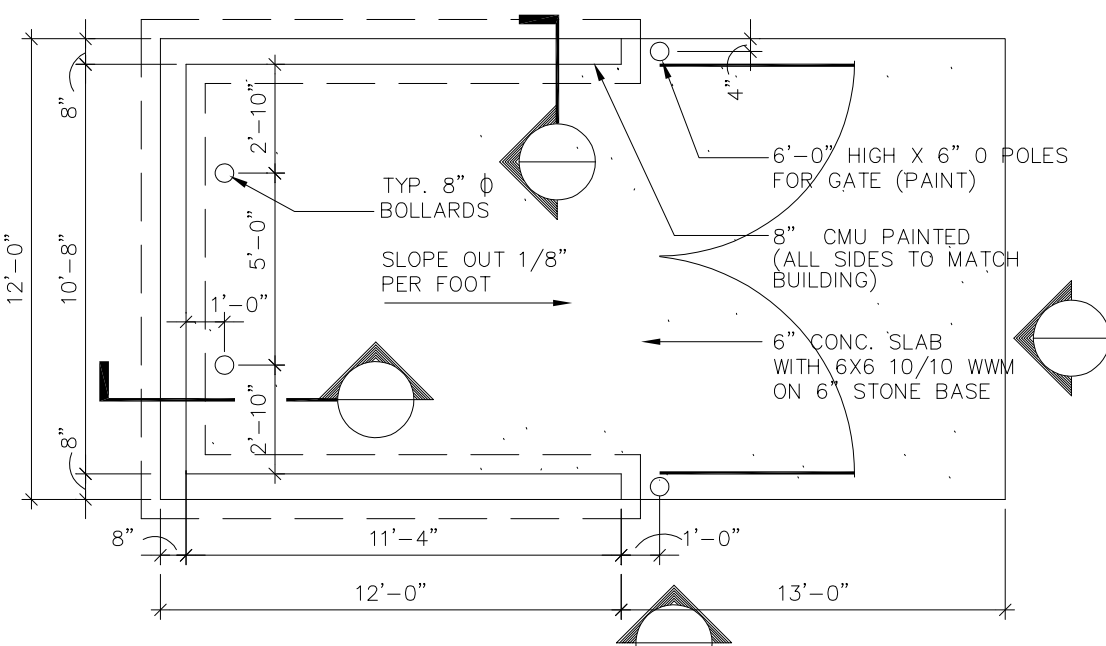
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
TREES								
LAM	3	Lagerstroemia indica 'Miami'	Miami Crape Myrtle	2"	6'-8'	3'-4'	B&B	
LAI	1	Lagerstroemia indica 'Tuscorora'	Crape Myrtle	2"	6'-8'	3'-4'	B&B	
SAPA	3	Sabal Palmetto	Palmetto		12'-14'		B&B	Heights May Vary
GIBI	1	Ginkgo biloba 'Autumn Gold' TM	Mordenhair Tree	3"	10' min.		CONT.	Heights May Vary
QUVI	1	Quercus virginiana	Souther Live Oak	3"	10'-12'		CONT.	Heights May Vary
MAGL	6	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	2"	10' min.		CONT.	Heights May Vary
SHRUBS								
AZEN	23	Azalea Encore Tim	Encore Azalea		12-18"	12-18"	3 Gal.	Specimen
ILFL	10	Illicium floridanum	Purple Anise	7 Gal.	3' min.	24"-36"	CONT.	
LOOR	18	Loropetalum chinense 'Ruby'	Ruby Loropetalum	5 Gal.	24"-36"	12"-15"	CONT.	
SERE	7	Sarcococca napens	Saw Palmetto	7 Gal.	18"-24"	18"-24"	CONT.	
GROUND COVERS, VINES + PERENNIALS								
LACS	133	Lantana camara 'Spreading Sunshine'	Lantana				CONT.	
SPBA	369	Spartina bakerii	Spartina Grass				CONT.	
SOD	3,850 SF	Stemochloa aphiliroides	Centepede Grass					
MULCH + IRRIGATION								
MULCH	3,945 SF		3" DEEP LONGLEAF PINE STRAW MULCH					
IRR	3,795 SF		100% COVERAGE OF ALL PLANT BED AND SOD AREAS					



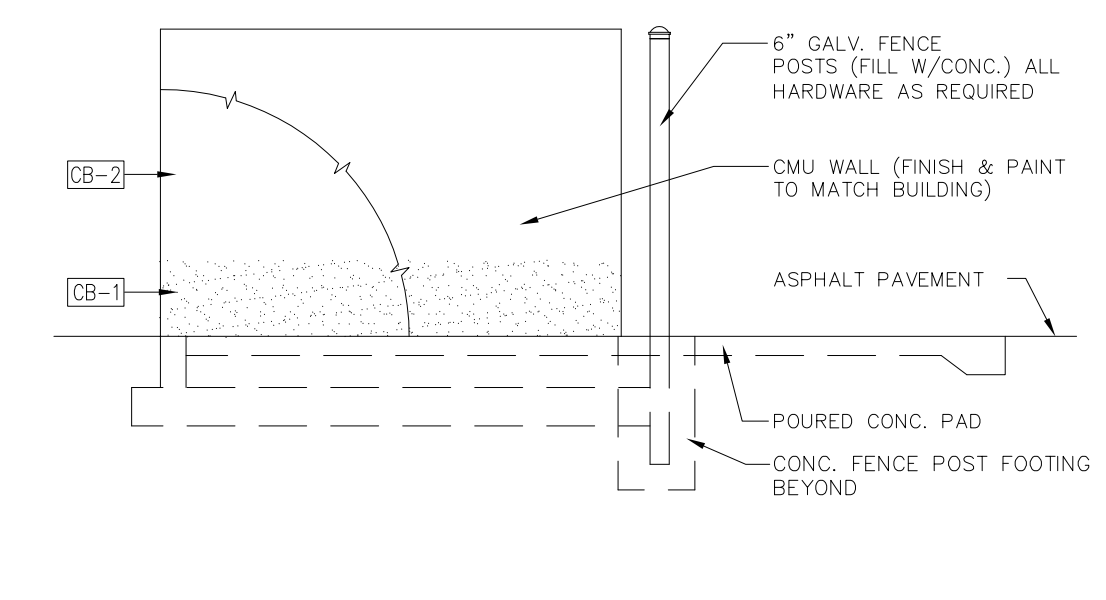
PLAN REVISIONS

NO.	DESCRIPTION	DATE

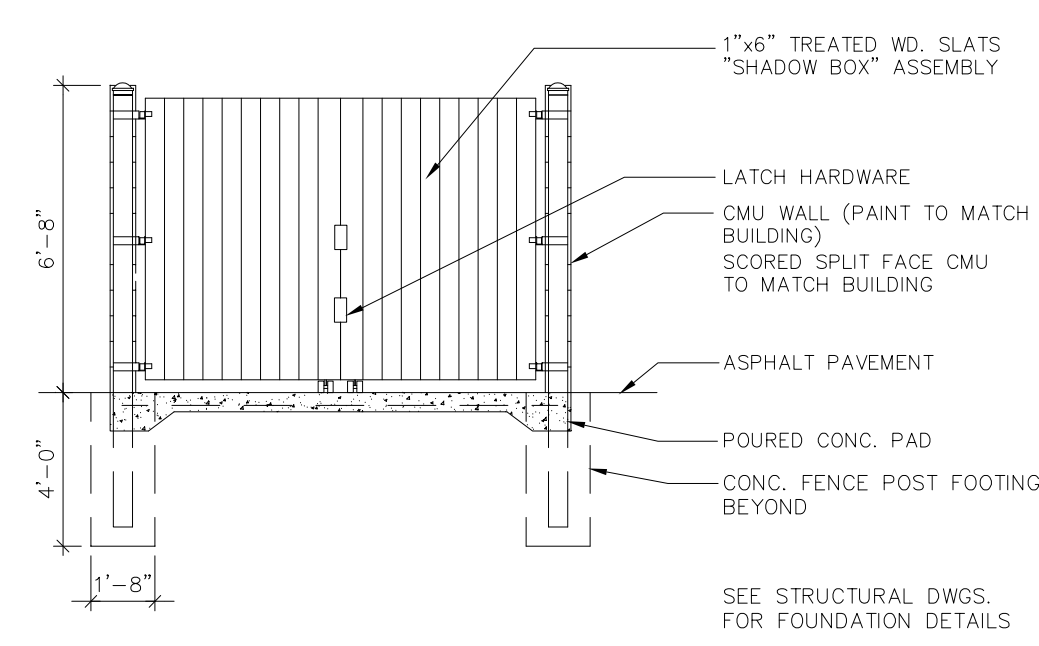
TATE DESIGN GROUP
 ENGINEERS
 SITE DESIGN ENGINEERS
 1821 Curtis Drive, North Augusta SC 29841
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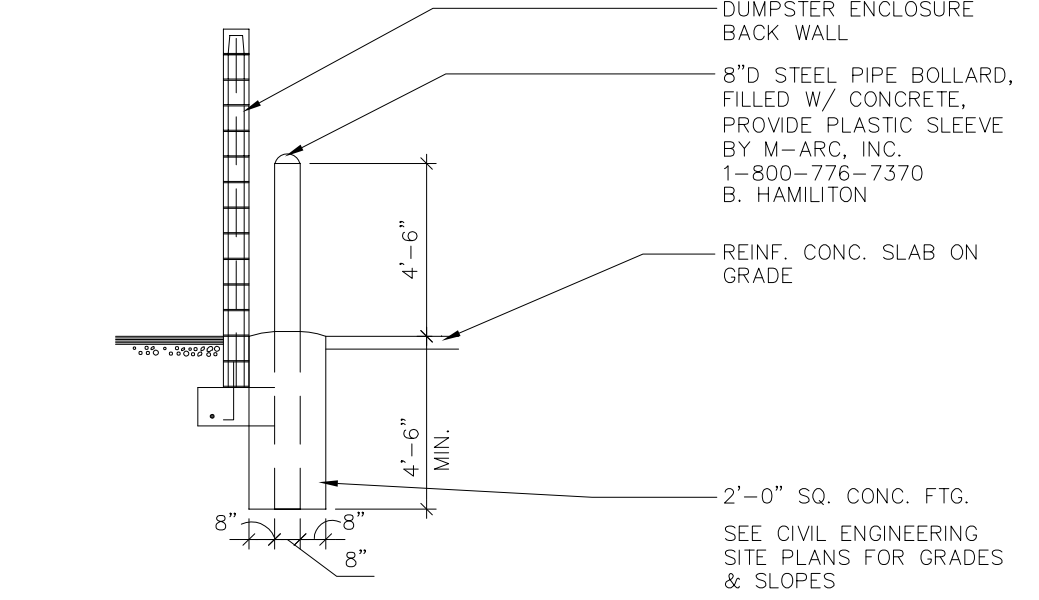
DUMPSTER PLAN



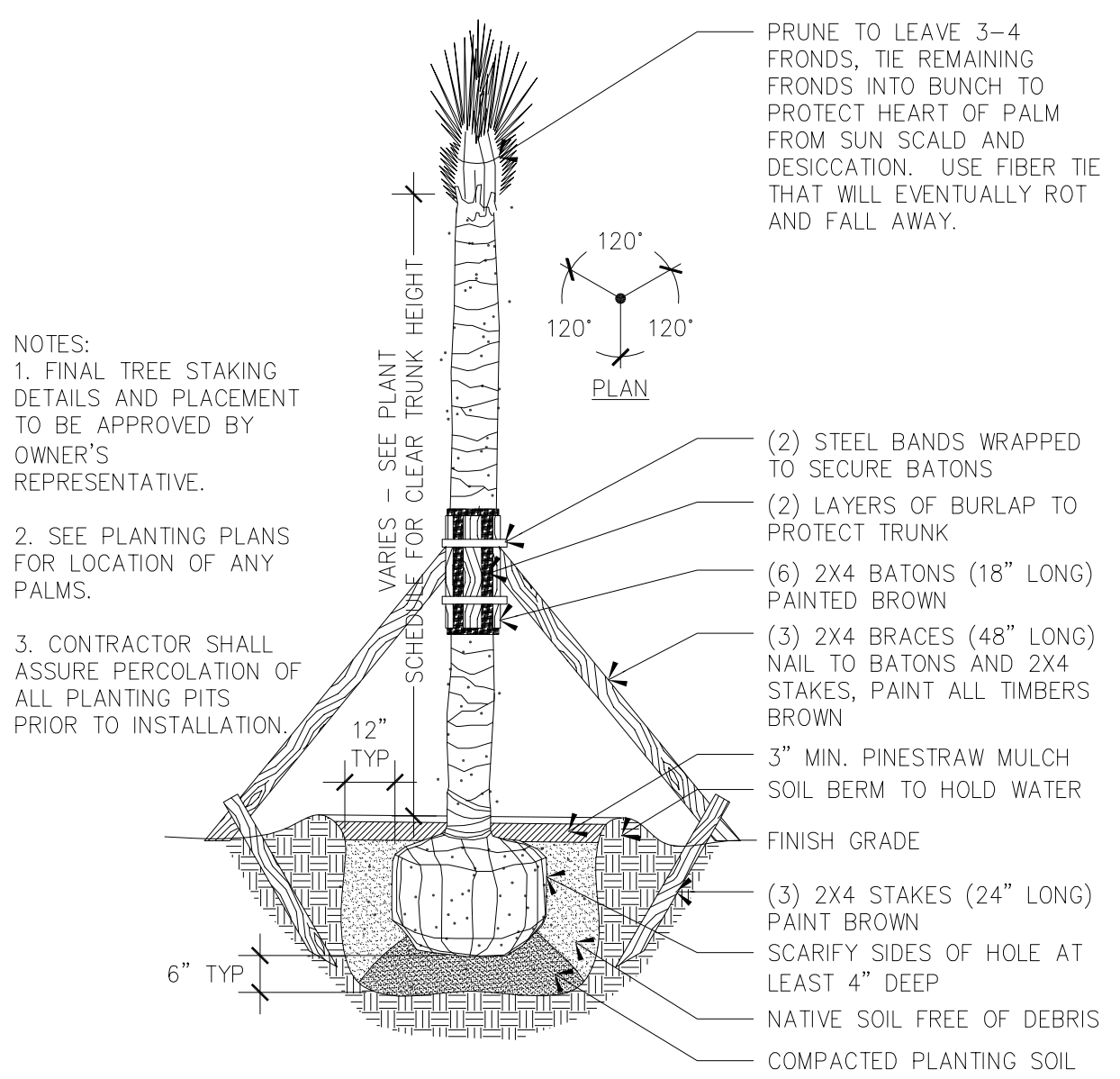
SIDE ELEVATION OF DUMPSTER



FRONT ELEVATION OF DUMPSTER



DUMPSTER BOLLARD DETAIL



2 Palmetto Tree Planting

Not to Scale

PLANTING NOTES:

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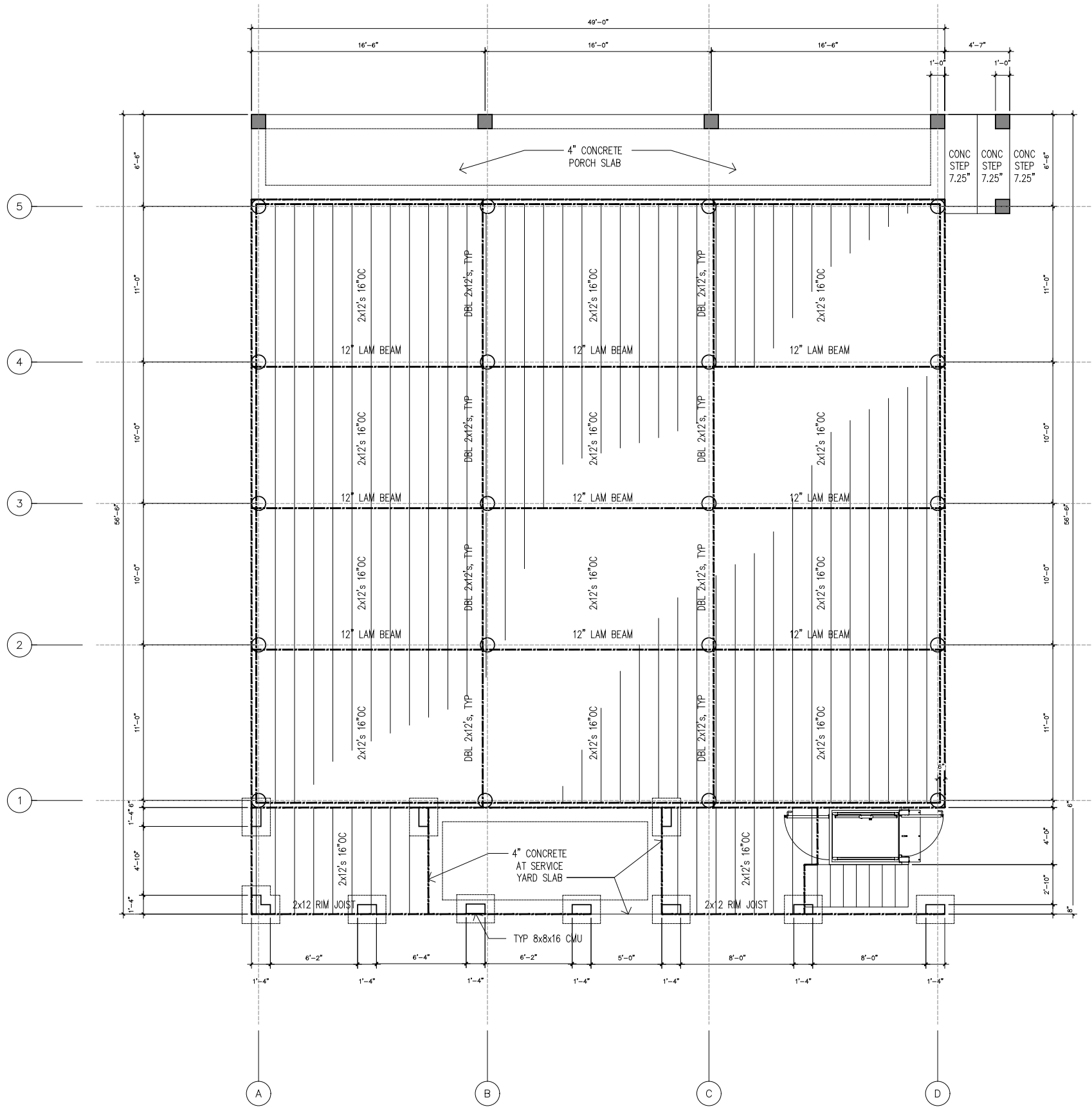
VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
 609 WILLIAM HILTON PARKWAY
 HILTON HEAD ISLAND, SC 29926
 LANDSCAPE DETAILS

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT:	18109
DATE:	9/25/2018
DRAWN BY:	MSF
ENGINEER:	MSF
APPROVED:	
SCALE:	AS NOTED

SHEET:
L2

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



01
S1.1

Schematic Framing Plan
Scale: 1/4" = 1'-0"

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
 PO Box 21156
 Hilton Head Island, SC 29925
 843.715.9434

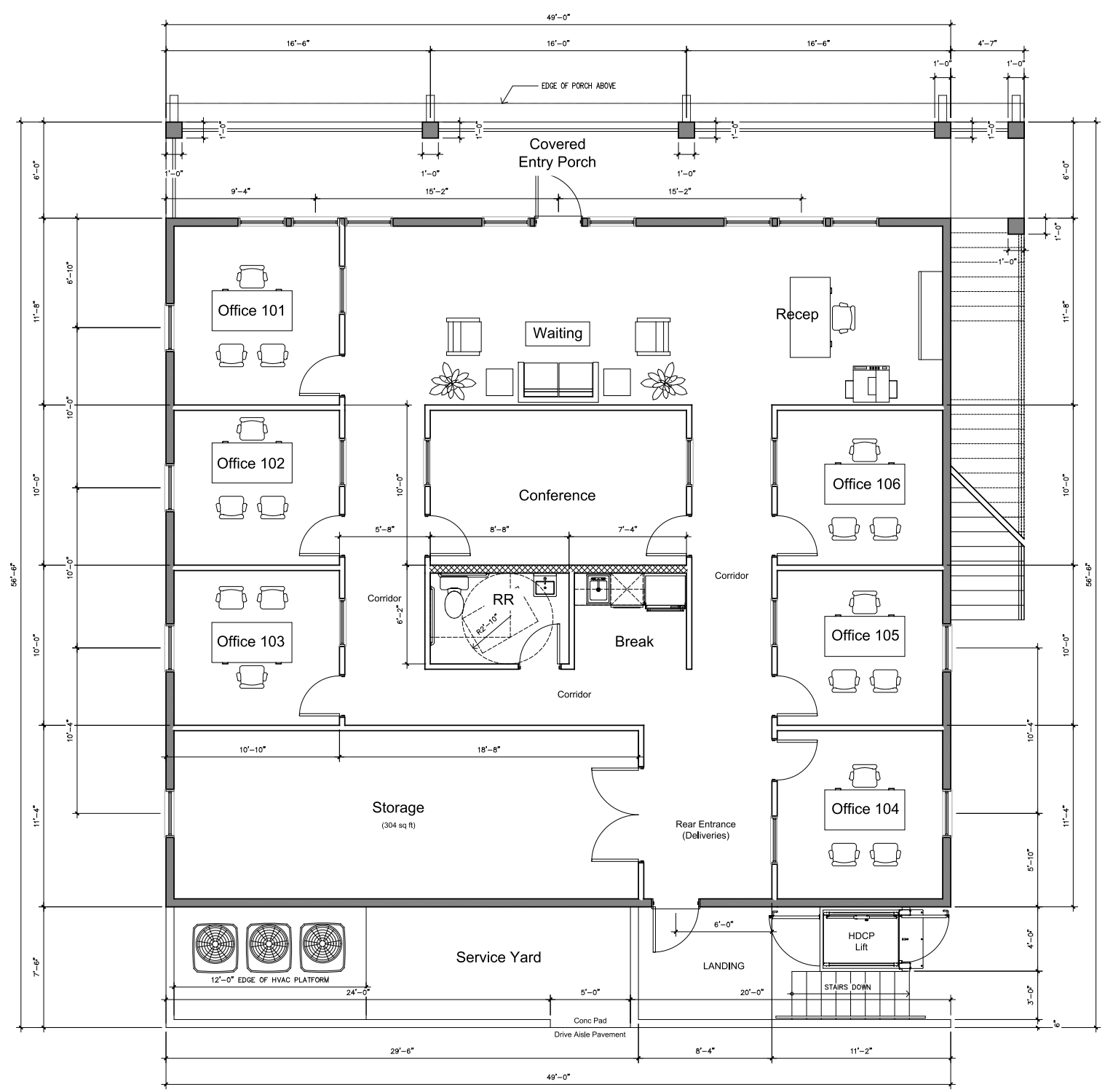
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TDG Project # 1803.00

S1.1

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



WALL LEGEND:

SYMBOL	TYPE
[Solid Grey Box]	2x6 Exterior
[Dotted Box]	2x4 Interior
[Horizontal Lines Box]	2x6 Plumbing
[Diagonal Lines Box]	2x6 2-hour Rated

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
 PO Box 21156
 Hilton Head Island, SC 29925
 843.715.9434

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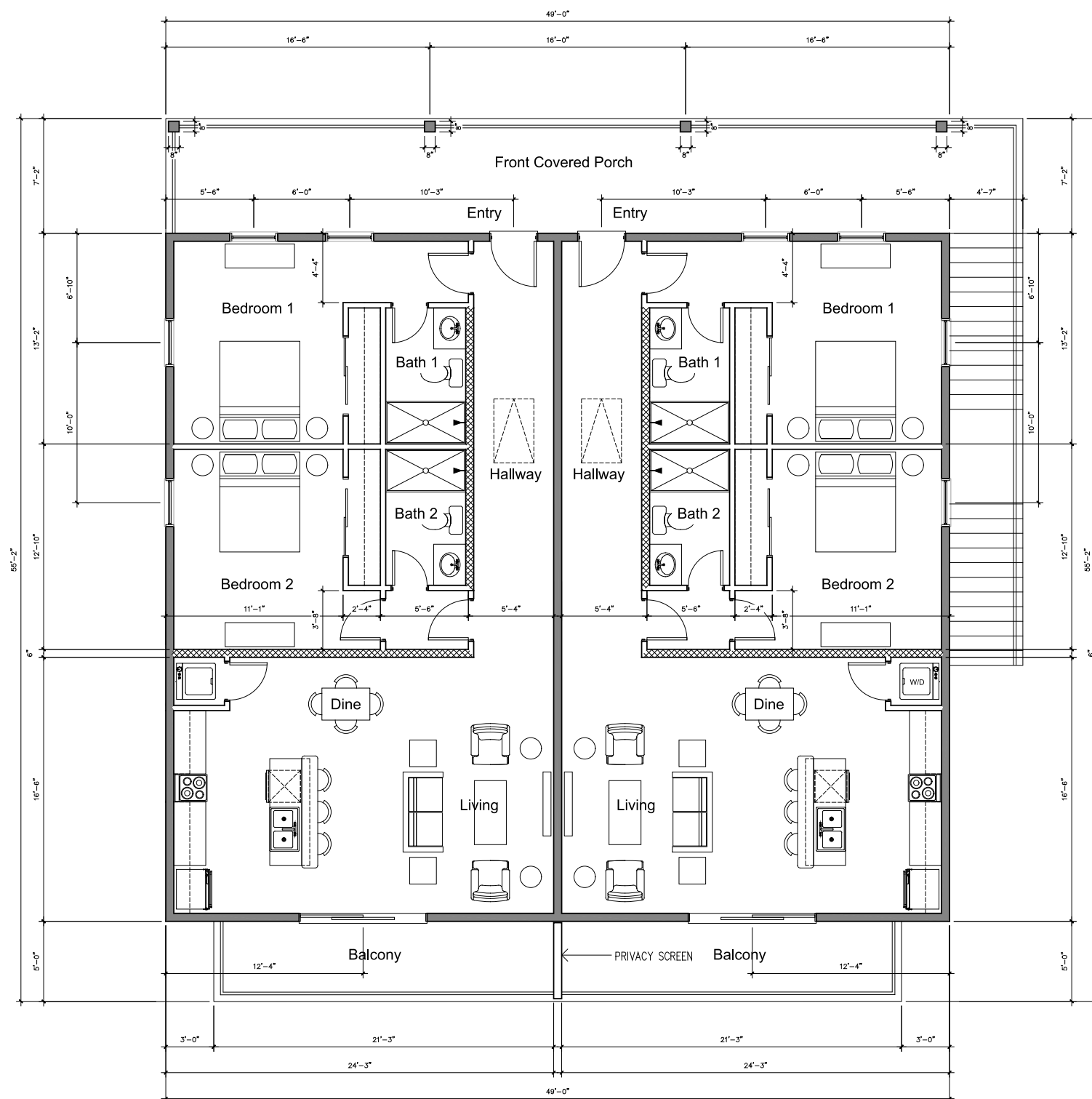
TDG Project # 1803.00

01
 A1.1

Office Level Plan
 Scale: 1/4" = 1'-0"

A1.1

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



WALL LEGEND:

SYMBOL	TYPE
[Solid Grey Box]	2x6 Exter
[White Box]	2x4 Interior
[Dotted Pattern Box]	2x6 Plumbing
[Diagonal Line Pattern Box]	2x6 2-hour Rated

01
A1.2

Apartment Level Plan

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

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

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 DESIGN GROUP, INC
 PO Box 21156
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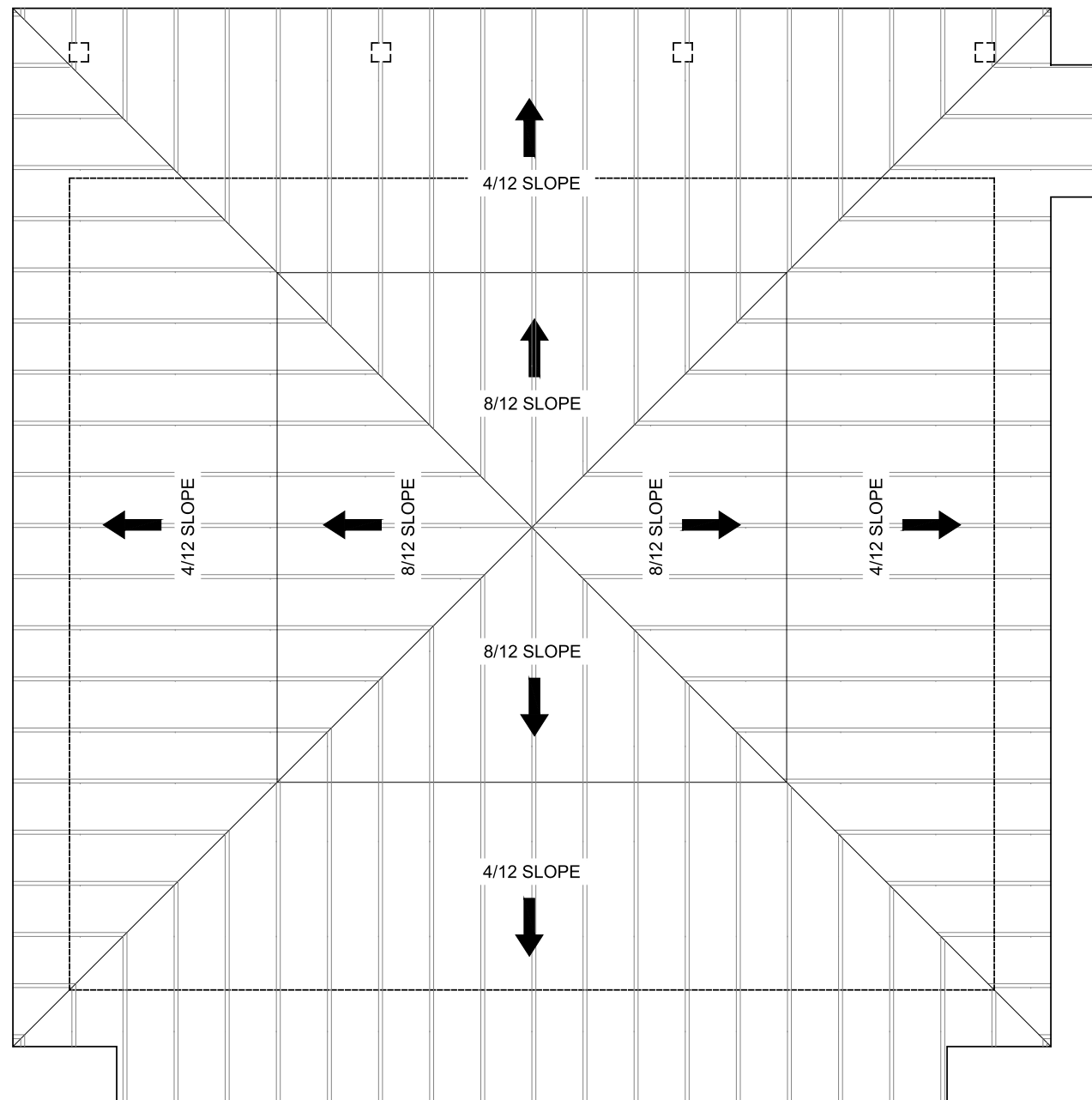
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TDG Project # 1803.00

A1.2

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DEP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DEP Final	2018.10.09	MGT



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TDG Project # 1803.00

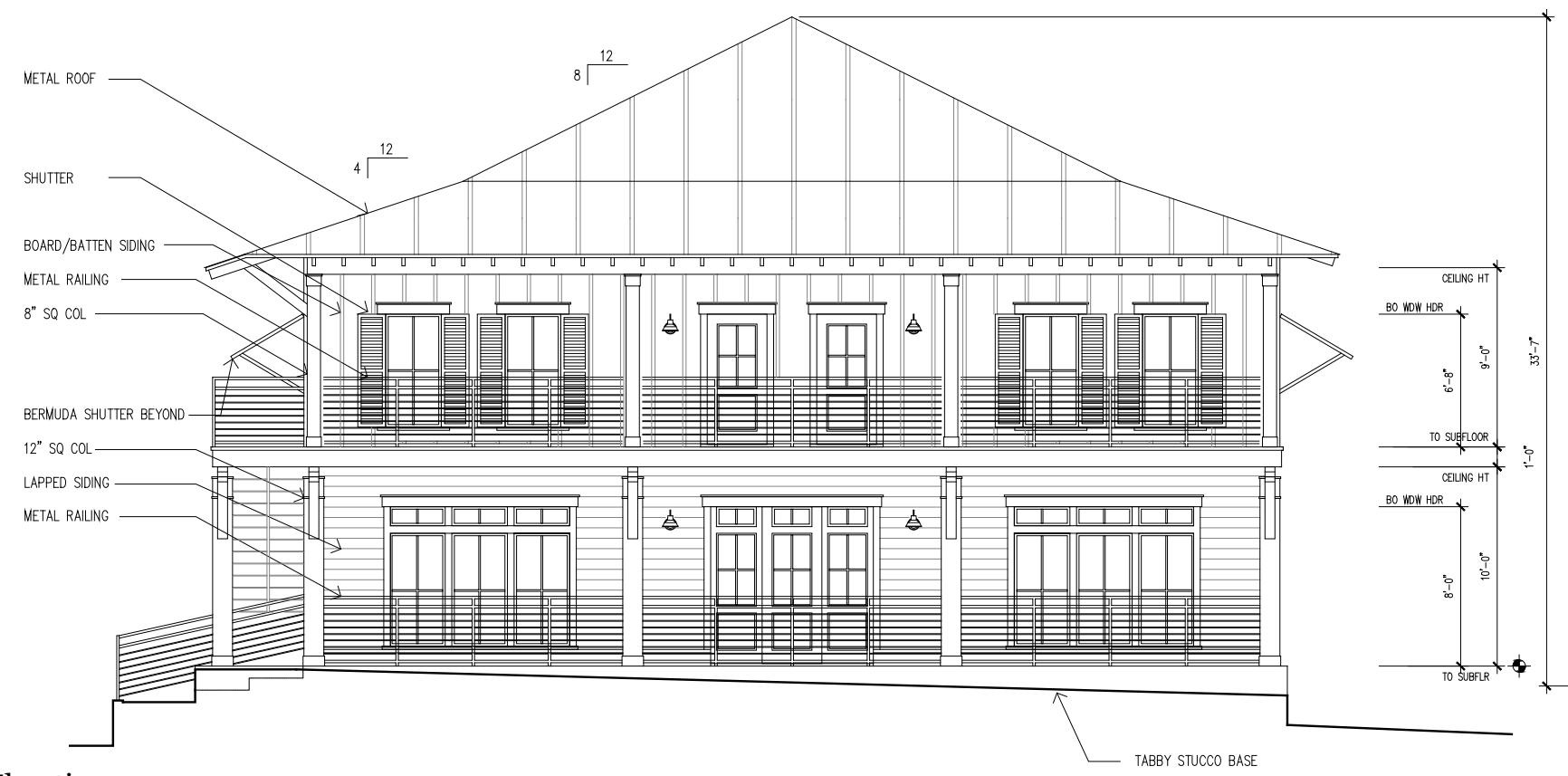
01
 A1.3

Roof Plan
 Scale: 1/4" = 1'-0"

A1.3

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT

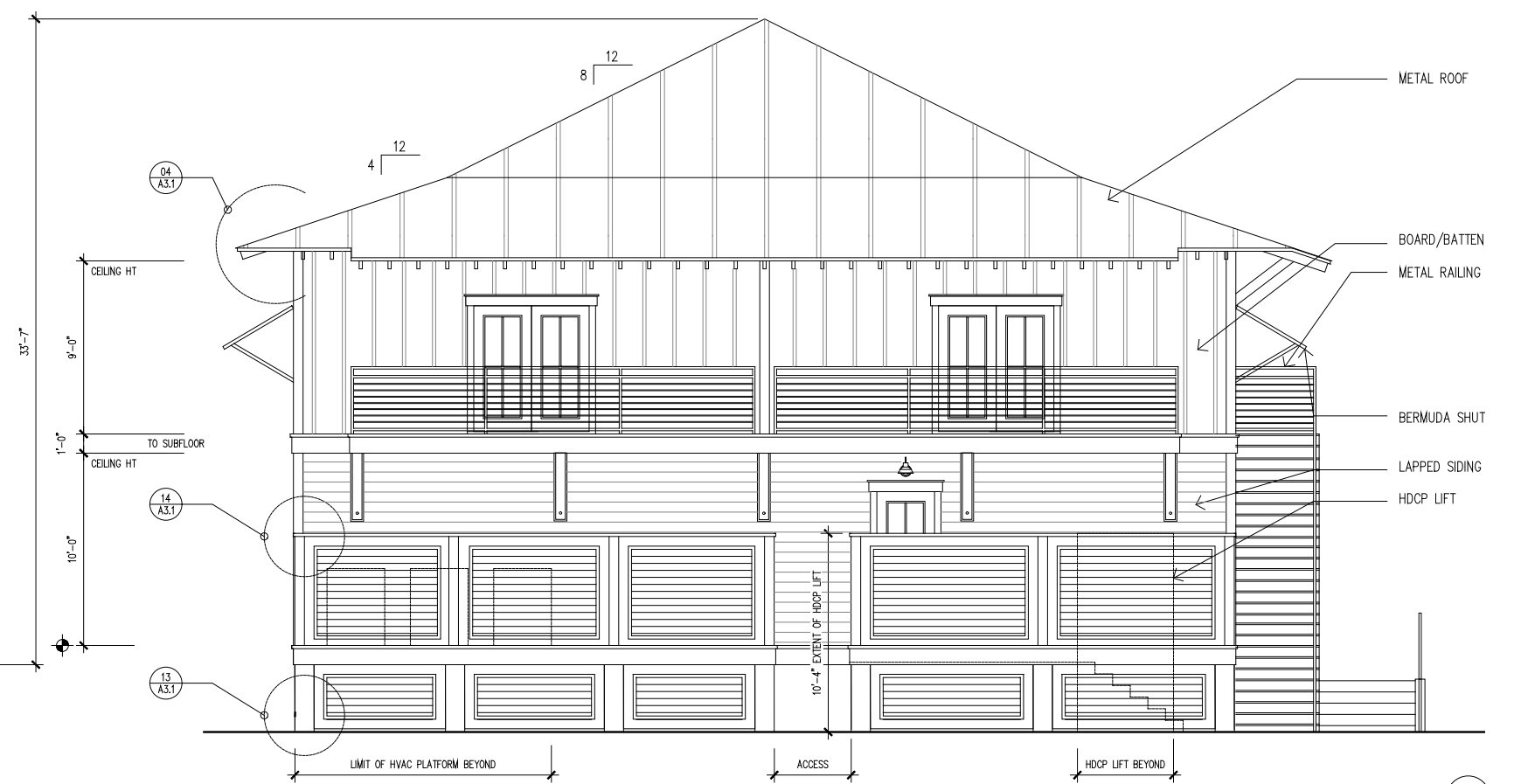


15.0 FFE
14.0 BFE
13.0
12.0
11.0
10.0
9.0

Front Elevation

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

02
A2.1



15.0 FFE
14.0 BFE
13.0
12.0
11.0
10.0
9.0

Rear Elevation

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

01
A2.1

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

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TDG Project # 1803.00

A2.1

Review Only

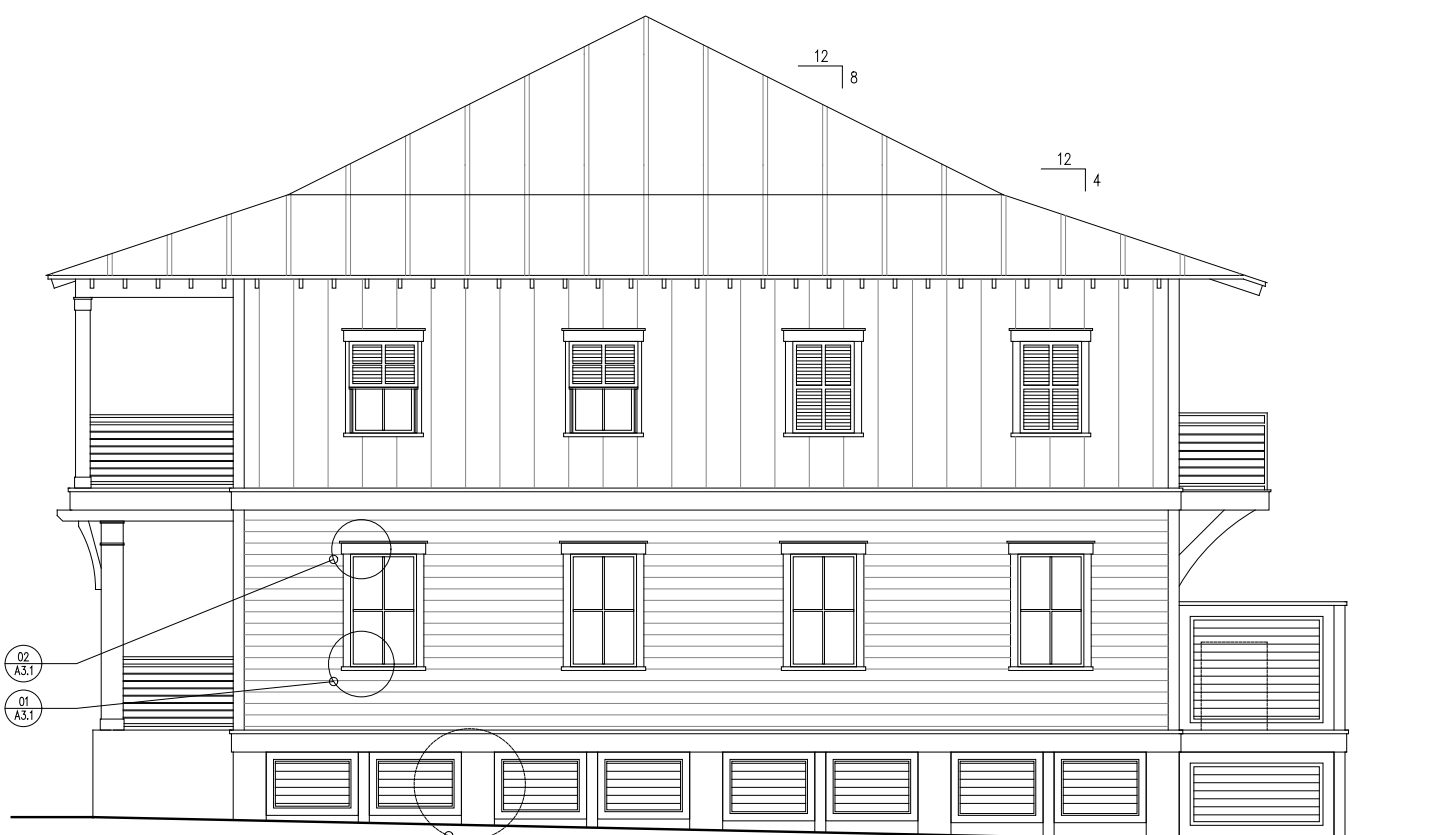
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Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



Left Elevation

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

02 A2.2



Right Elevation

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

01 A2.2

A New Project for:

Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
 PO Box 21156
 Hilton Head Island, SC 29925
 843.715.9434

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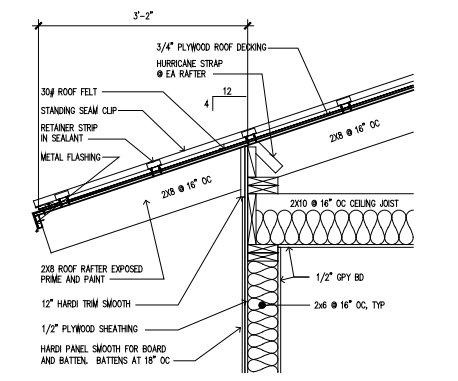
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TDG Project # 1803.00

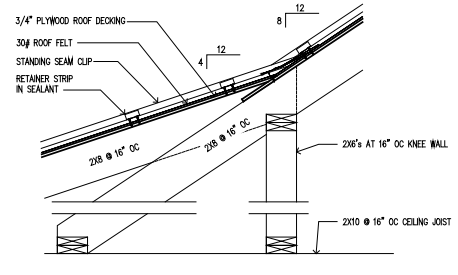
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Review Only

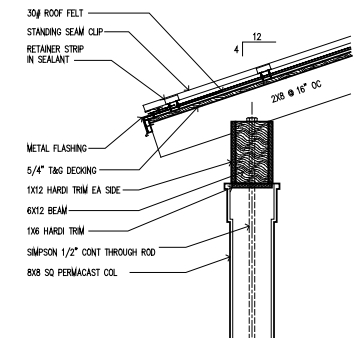
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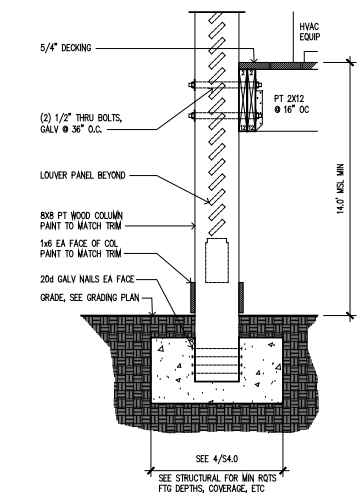
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Scale: 3/4" = 1'-0"



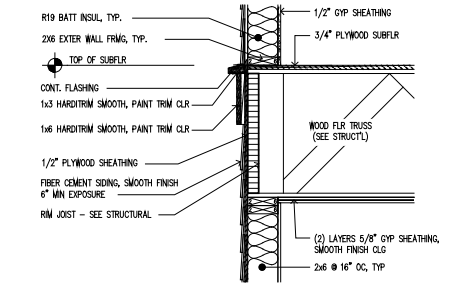
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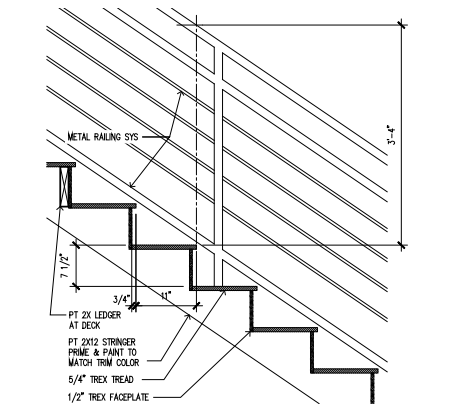
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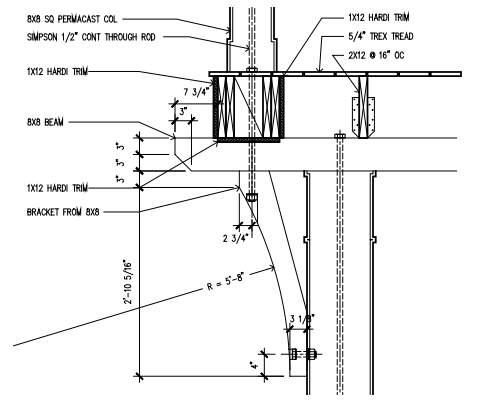
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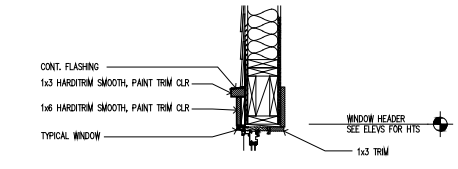
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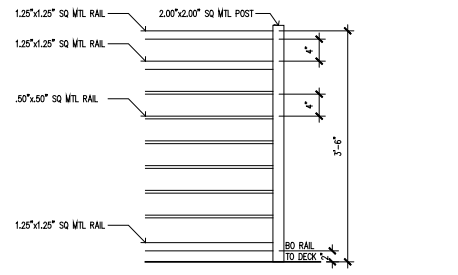
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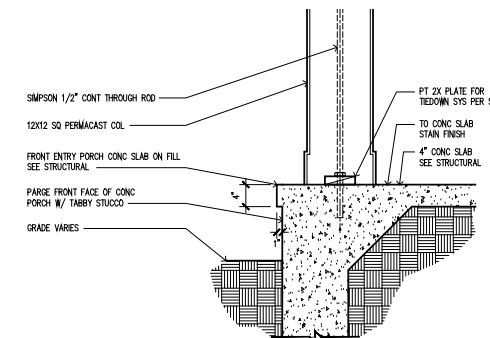
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Scale: 3/4" = 1'-0"



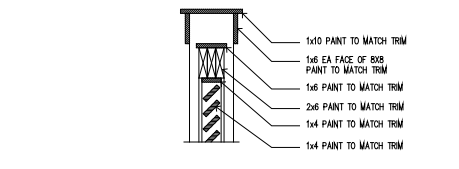
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Scale: 3/4" = 1'-0"



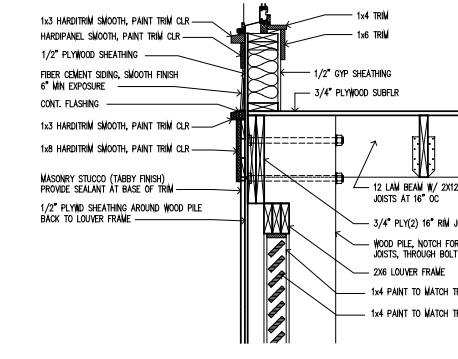
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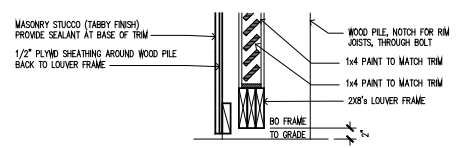
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Scale: 3/4" = 1'-0"



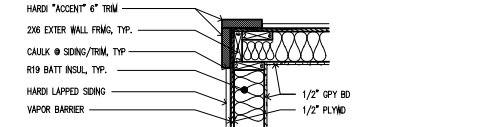
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Scale: 3/4" = 1'-0"



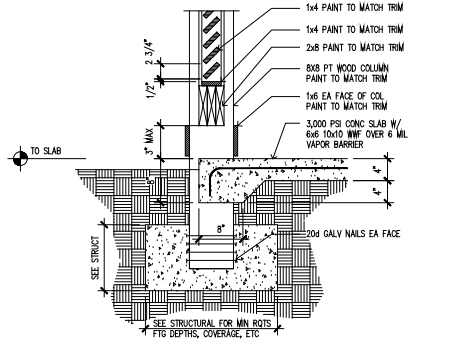
01
A3.1 Section
Scale: 3/4" = 1'-0"



05
A3.1 Section
Scale: 3/4" = 1'-0"



09
A3.1 Section
Scale: 3/4" = 1'-0"



13
A3.1 Section
Scale: 3/4" = 1'-0"

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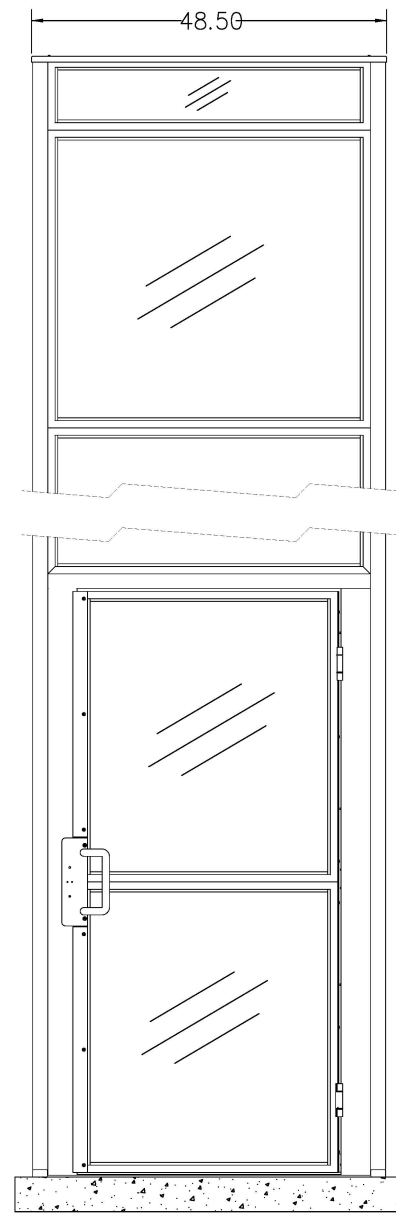
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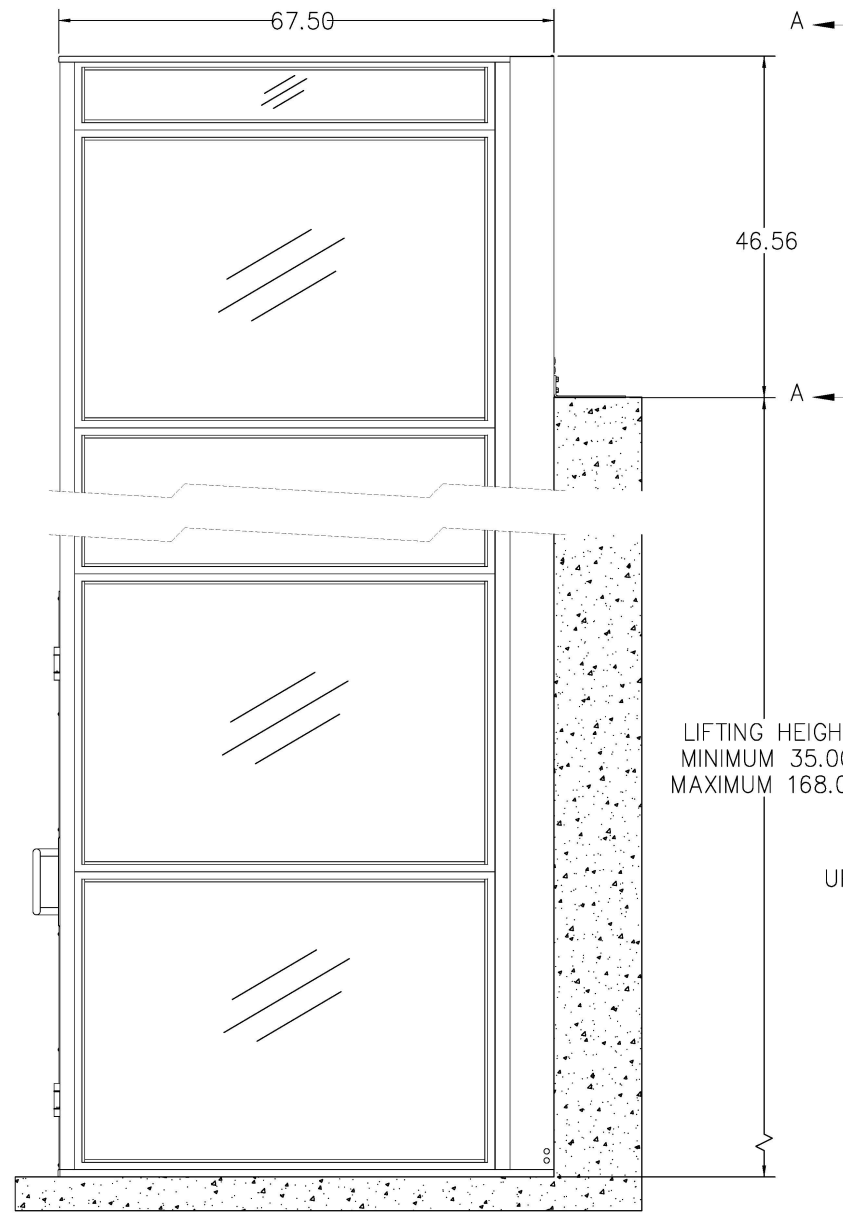
A3.1

ASCENSION CLARITY MODEL SERIES VERTICAL PLATFORM
WHEELCHAIR LIFT WITH RUNWAY ENCLOSURE

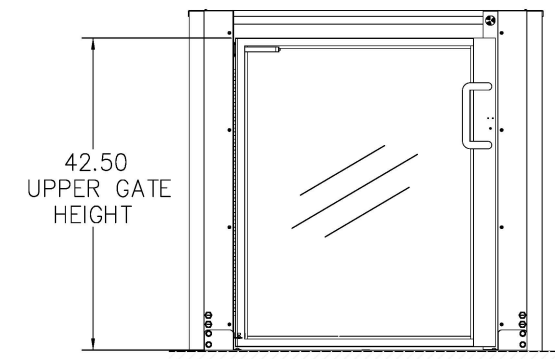
1. CODE COMPLIANCE: ASMEA 18.1, ASMEA 17.5, ANS A117.1, ADAAG, NFPA 70 (NEC).
2. RATINGS
 - 2.1 CAPACITY: 750 LB
 - 2.2 SPEED: 20 FT/MIN
 - 2.3 DUTY: 168 CYCLE-FT/HOUR (12 CYCLES/HOUR MINIMUM).
 - 2.4 TRAVEL: 35.00 TO 168.00 AS ALLOWED BY AHJ.
3. DRIVE & ELECTRICAL
 - 3.1 DRIVE TYPE: 2:1 CHAIN HYDRAULIC
 - 3.2 SUSPENSION: 4X #50 ANSI ROLLER CHAINS
 - 3.3 MOTOR: 24VDC, 3 HP
 - 3.4 120VAC, 60 HZ, 10A, 1-PHASE
 - 3.5 ALL CONTROL CIRCUITS 24VDC.
 - 3.6 BATTERY BACKUP PROVIDED STANDARD.
 - 3.7 MANUAL LOWERING PULL HANDLE WITH ACCESS LOCK PROVIDED STANDARD AT UPPER LANDING.
4. SITE CONSIDERATIONS
 - 4.1 DO NOT PROVIDE PIT OR RAMP. LOW-PROFILE PLATFORM FLOOR MEETS ADA REQUIREMENTS AS ENTRY THRESHOLD.
 - 4.2 UPPER LANDING PLATE, .25 THICK, ANCHORS TO TOP OF UPPER LANDING FLOOR SURFACE.
 - 4.3 REFER TO ASCENSION CLARITY STRUCTURAL LOADING DOCUMENT FOR STRUCTURAL AND ANCHORING REQUIREMENTS.
5. LIGHTING
 - 5.1 PRIMARY LIGHTING TO BE PROVIDED BY OTHERS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 - 5.2 ACCENT AND AUXILIARY LIGHTING PROVIDED STANDARD ON PLATFORM CONTROLS AND FLOOR.
6. ALTERNATE GATE HINGING AVAILABLE. CONTACT ASCENSION FOR PROJECT-SPECIFIC DRAWINGS.



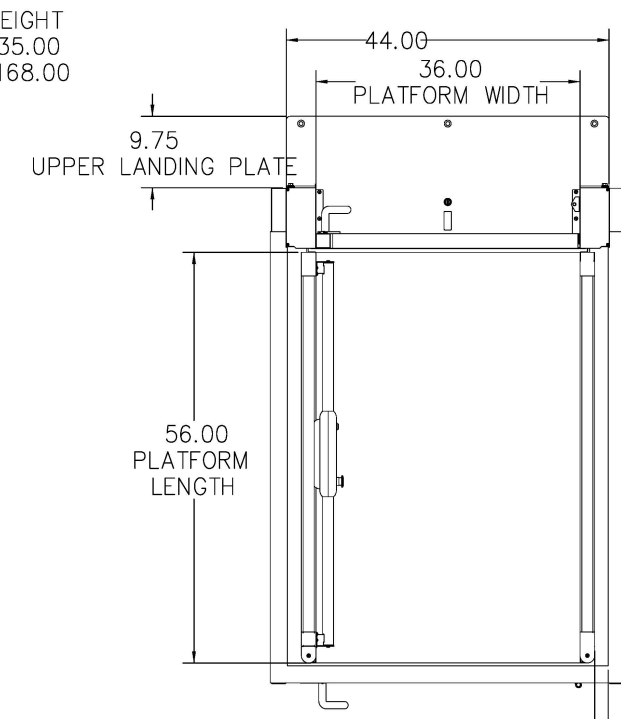
FRONT VIEW



SIDE VIEW

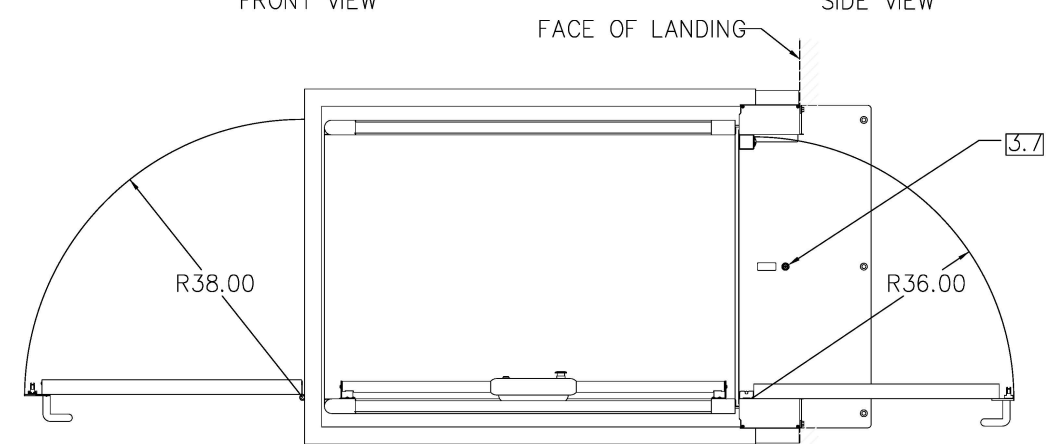


SECTION A-A
VIEW FROM UPPER LANDING



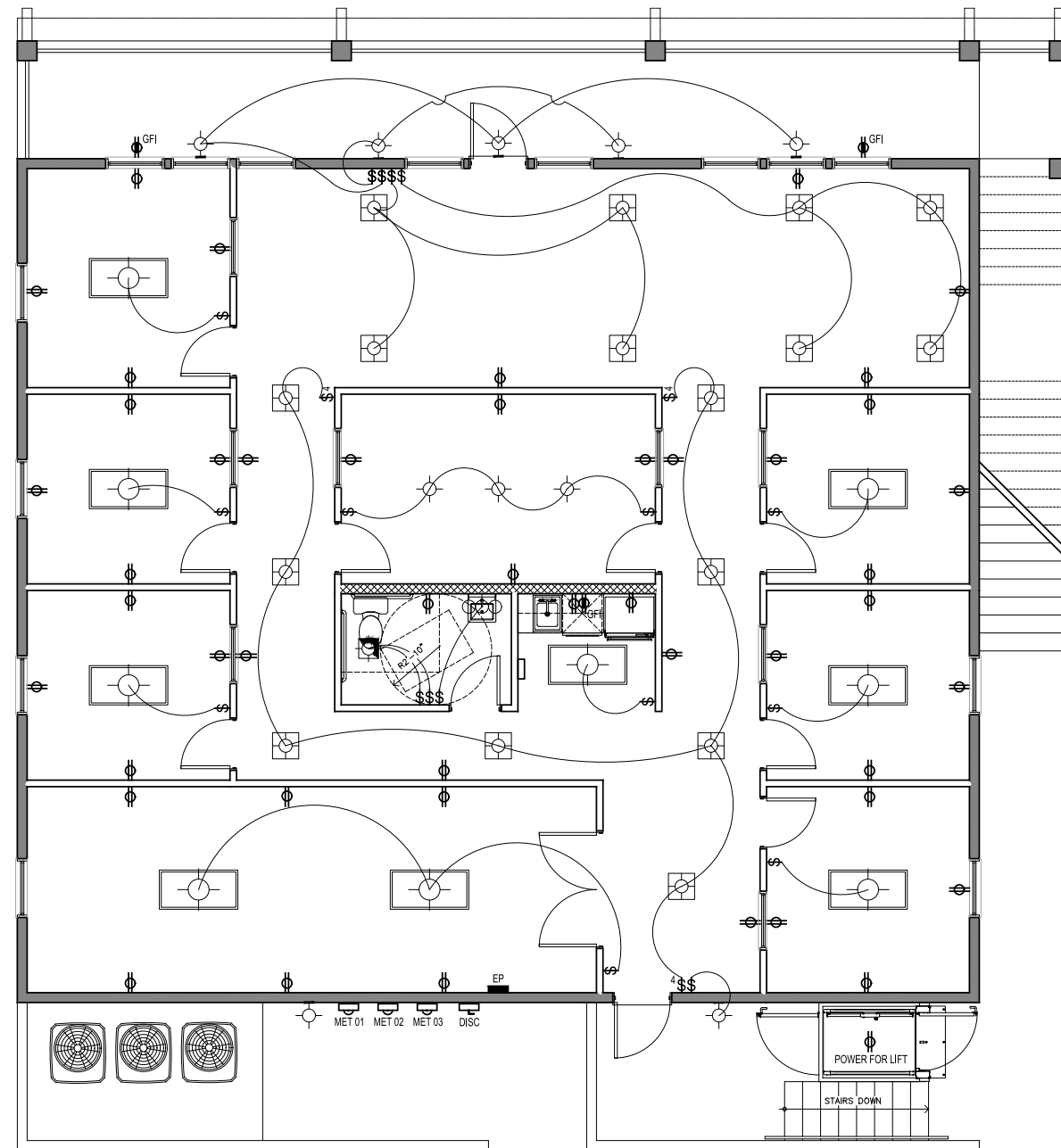
2.06 RUNNING CLEARANCE EACH SIDE

TOP VIEW



GATE SWINGS
(ALTERNATE GATE HINGING AVAILABLE)

INTERPRET DIMENSIONS AND TOLERANCES IAW ANSI Y14.5M-1994 UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES (MM) DECIMALS .XX ±.0250 XXX ±.125 TOLERANCES: ANGLES ±.5°		CONTRACT		P.O. BOX 40020 TUCSON, ARIZONA 85717-0020	
DRAWN P. BROBECK		DATE 2-1-16		TITLE CLARITY™ VERTICAL PLATFORM LIFT WITH RUNWAY ENCLOSURE	
CHECK E. ZUERCHER		APPROVED E. ZUERCHER			
DO NOT SCALE DRAWING		MANUFACTURING 3-31-16		SIZE D	FSCM NO. 08992
FINISH		CUSTOMER		DWG. NO. CLARITY 16E	REV -
SIMILAR TO		ACT. WT. CALC. WT.		SCALE 1/1	RELEASE DATE
				SHEET 1 OF 1	



Electrical Power Legend

	Duplex Outlet: Mount at 18" A.F.F.		Main Disconnect
	Duplex Outlet: Mounting Height as Shown		Meter
	Duplex Outlet: Half Switched		Accessory Disconnect
	Duplex Outlet: Wall Mount Above Counter		Electrical Panel
	Duplex Outlet: Below Cabinet @ 18" A.F.F.		TV Cable & Junction Box
	Duplex Outlet: Ground Fault Interrupt		Data Outlet: Mount at 18" A.F.F.
	Duplex Outlet: Floor Mounted, Owner Verified		Telephone Outlet: Mount at 18" A.F.F.
	220 Volt Outlet		Push Button
	Quadrplex Outlet: Mount at 18" A.F.F.		Thermostat
	Duplex Outlet: Wet Applications		Door Bell

Electrical Lighting Legend

	Switch: Mounted at 54" A.F.F. (Typical)		Ceiling Mounted Light Fixture: Incandescent
	Switch: 3 Way		Ceiling Mounted Light Fixture: Fluorescent
	Switch: 4 Way		Ceiling Mounted Light Fixture: Porcelain Base
	Switch: Pilot Light		Ceiling Mounted Light Fixture: Junction Box
	Switch: Dimmer Control		Wall Mounted Light Fixture: Mounting Height
	Switch: Above Counter		Fluorescent 2x4 Recessed Light Fixture
	Switch: Weather Proof		Fluorescent 2x2 Recessed Light Fixture
	Switch: Sink Disposal		Fluorescent 2x4 Ceiling Mounted Light Fixture
	Recessed Can Light Fixture: Incandescent		Fluorescent 2x2 Ceiling Mounted Light Fixture
	Recessed Can Light Fixture: Fluorescent		Fluorescent Light Fixture: Emergency
	Recessed Can Light Fixture: Incandescent Wallwasher		Fluorescent Light Fixture: Closet Above Door
	Recessed Can Light Fixture: Fluorescent Wallwasher		Ceiling Fan
	Recessed Can Light Fixture: Wet Applications		Smoke Detector
	Recessed Can Light Fixture: Emergency		Fire Alarm
	Exhaust Fan (Silent)		Exit Light Fixture
	Exhaust Fan w/ Light Fixture (Silent)		Mechanical Grill: Air Return
	Vanity Light Fixture		Mechanical Grill: Air Supply
	1x4 Fluorescent Under Cabinet Strip Lighting		Mechanical Grill: Exhaust



RLM MASON OUTDOOR WALL SCONCE:
 Mason light fixture provides full cut-off illumination for only where it is needed. Oil rubbed bronze finish, solid metal shade

- (1) 60-Watt M base incandescent bulb
- Full cut-off, no light is emitted above the horiz plane of the shade
- 10 1/4" W x 11" H Overall
- 8 3/8" dia shade
- Wall mounted

01 Office Level Elec Plan
 A1.1 Scale: 1/4" = 1'-0"

Review Only

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Client Site, Floor Plan, Review	2018.03.30	MGT
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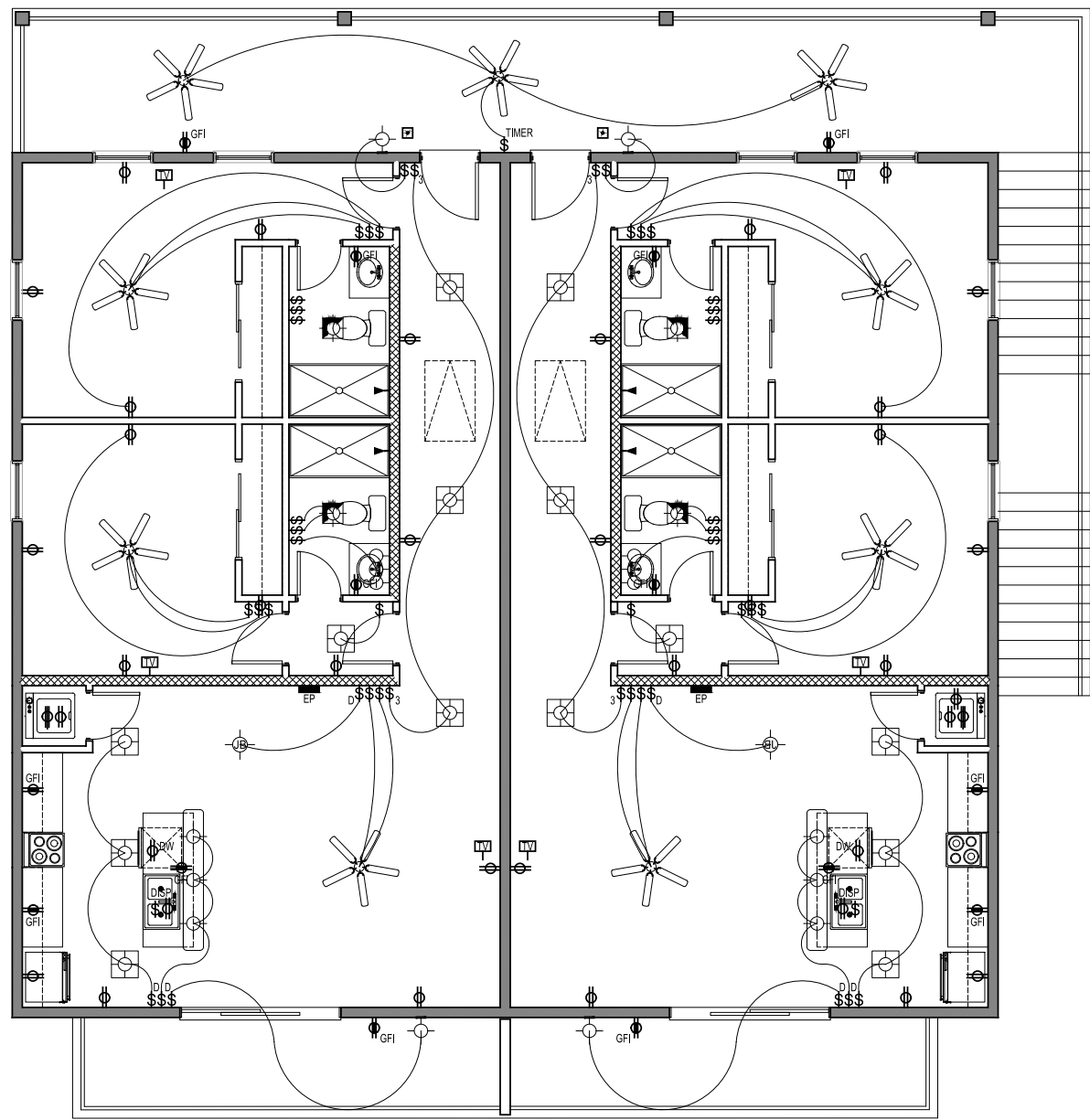
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TDG Project # 1803.00

E1.1



Electrical Power Legend

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	Duplex Outlet: Mounting Height as Shown		Meter
	Duplex Outlet: Half Switched		Accessory Disconnect
	Duplex Outlet: Wall Mount Above Counter		Electrical Panel
	Duplex Outlet: Below Cabinet @ 18" A.F.F.		TV Cable & Junction Box
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	Recessed Can Light Fixture: Incandescent		Fluorescent 2x2 Ceiling Mounted Light Fixture
	Recessed Can Light Fixture: Fluorescent		Fluorescent Light Fixture: Emergency
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	Recessed Can Light Fixture: Fluorescent Wallwasher		Ceiling Fan
	Recessed Can Light Fixture: Wet Applications		Smoke Detector
	Recessed Can Light Fixture: Emergency		Fire Alarm
	Exhaust Fan (Silent)		Exit Light Fixture
	Exhaust Fan w/ Light Fixture (Silent)		Mechanical Grill: Air Return
	Vanity Light Fixture		Mechanical Grill: Air Supply
	1x4 Fluorescent Under Cabinet Strip Lighting		Mechanical Grill: Exhaust

Review Only

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01
E1.2
 Apartment Level Elec Plan
 Scale: 1/4" = 1'-0"

E1.2

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Vacation Homes of Hilton Head

DRB#: DRB-002371-2018

DATE: Oct 12, 2018 **Revised Oct. 16, 2018**

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide a Demolition Plan. **Note to remove existing slab clipped on Landscape Plan**
2. ~~Select a wall sconce that shields the light source from view.~~ **Done**
3. Revise the tree protection to include understory growth in the buffers. **Silt fence should be behind Burkes Beach Road Buffer to protect understory vegetation.**
4. Revise the Planting Plan:
 - a. ~~Includes a Plant Schedule.~~ **Done**
 - b. ~~Includes existing understory plants.~~ **Done**
 - c. Compliments the architecture. **Shrubs at porch will get too large, Crepe Myrtle on Burkes Beach Road side are too close to the building, Magnolia at Burkes Beach are too close to each other.**
 - d. Does not block site amenities. **With proposed planting bike rack is inaccessible.**
 - e. Includes a planted screen along the driveway. **Add planting (that will grow to large shrubs or small trees) between buffer and drive to supplement the existing buffer vegetation.**
5. ~~Select more nature blending colors for the building.~~ **Done**

APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is understood that the existing concrete slab will be removed. Demolition plan is needed for the record.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specify a wall sconce that shields the light source from pedestrian view to reduce glare.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no plant schedule.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree protection fence should protect all the buffer along Hwy 278 and Burkes Beach Road. Existing understory vegetation should also be protected.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> Plantings do not compliment the architecture. Large shrubs planted in front of a low porch. Planting blocks bike racks.
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add plantings to improve screen along drive, perpendicular to Burkes Beach Rd.
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed landscape seems random.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No small shrubs or groundcovers.

MISC COMMENTS/QUESTIONS
1. The "Ibis White" and "Marshmallow" are too light and bleach out visually to white in the sun. Select more nature blending colors.
2. The Landscape Plan is confusing and difficult to read. Staff is recommending "Denial" because the Landscape Plan does not meet requirements of the Design Guide (p. 20 –"emphasis must be given to overall order and continuity", p. 20 – "Proper spacing... to allow for plants to reach their mature size and natural shape".
3. How will the area from the proposed landscape bed edge to the edge of the path on Hwy 278 and the edge of Burkes Beach be treated?

Town of Hilton Head Island Design Review Board 2019 Regular Meeting Schedule

Meetings are generally held in Benjamin M. Racusin Council Chambers at 1:15p.m. on the **second & fourth** Tuesdays of each month, subject to change with notice.

PUBLIC MEETING DATES	APPLICATION DEADLINES
January 8, 2019	*Friday, December 21, 2018
January 22, 2019	January 8, 2019
February 12, 2019	January 29, 2019
February 26, 2019	February 12, 2019
March 12, 2019	February 26, 2019
March 26, 2019	March 12, 2019
April 9, 2019	March 26, 2019
April 23, 2019	April 9, 2019
May 14, 2019	April 30, 2019
May 28, 2019	May 14, 2019
June 11, 2019	May 28, 2019
June 25, 2019	June 11, 2019
July 16, 2019	July 2, 2019
July 30, 2019	July 16, 2019
August 13, 2019	July 30, 2019
August 27, 2019	August 13, 2019
September 10, 2019	August 27, 2019
September 24, 2019	September 10, 2019
October 8, 2019	September 24, 2019
October 22, 2019	October 8, 2019
November 12, 2019	October 29, 2019
November 26, 2019	November 12, 2019
December 10, 2019	November 26, 2019

*The application deadline is Friday, December 21st because Town Hall will be closed on Monday, December 24th and Tuesday, December 25th in observance of Christmas Eve and Christmas Day.

Note: December has only one meeting due to the Holiday.

All applications must be completed and submitted not later than **4:30 p.m.** 14 days prior to the meeting date at which the application will be reviewed. An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department staff.