



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, November 26, 2019 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 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** – Meeting of November 12, 2019
- 6. New Business**
 - a. *New Development – Final*
 - i. Palmetto Business, DRB-002359-2019
- 7. Appearance by Citizens**
- 8. Board Business**
- 9. Staff Report**
 - a. Minor Corridor Report
- 10. 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
Tuesday, November 12, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, Debbie Remke

Absent from the Board: John Moleski (excused), Brian Witmer (excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

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

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes

a. Meeting of October 8, 2019

Ms. Remke moved to approve the minutes of the October 8, 2019 regular meeting. Ms. Foss seconded. The motion passed with a vote of 5-0-0.

b. Meeting of October 22, 2019

Ms. Foss moved to approve the minutes of the October 22, 2019 regular meeting. Mr. McAllister seconded. The motion passed with a vote of 5-0-0.

6. New Business

a. Alteration/Addition

i. Christ Lutheran Church, DRB-002244-2019

Mr. Darnell presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. Specify the stucco finish and color to match existing stucco.
2. Ligustrum is an invasive species, specify a different plant.

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

The Board discussed the project with the applicant, including: agreement with Staff comment to specify the stucco finish and color to match the existing stucco; agreement with Staff comment to specify an alternative to Ligustrum as it is an invasive species; specify the materials of the hardscaping; the part of the fence surrounding the playground that will be replaced should match the existing fence height; the square columns of the covered porch extend to the edge of the walkway and the canopy extends slightly over that area for covered drop offs; the two squares shown on each side of the entrance are stepped down areas made of concrete to aid in drainage.

Ms. Foss moved to approve DRB-002244-2019 with the following conditions:

1. Specify the stucco finish and color to match existing stucco.
2. Ligustrum is an invasive species, specify an alternative plant material.
3. Specify the materials of the hardscaping.
4. All conditions shall be reviewed and approved by Town Staff.

Mr. McAllister seconded. The motion passed with a vote of 5-0-0.

b. New Development – Final

- i. 55 Gardner Drive, DRB-002262-2019 (Conceptual Approval October 22, 2019)

(Mr. McAllister recused himself from review of DRB-002262-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. Revise site lighting for staff review and approval as follows:
 - a. On the plans, revise the "Uplight" and pickle ball court lights specification to 3000K of less.
 - b. Shield the back parking lot lights on the southern property line.
 - c. Note on the plans there are no lights on the buildings at the garage doors.
2. Revise the color specification of the truncated domes to brown.
3. Revise the color specification of the pickle ball court fence to brown.
4. Provide a tree preservation plan for staff review and approval that:
 - a. Provides for pre-construction cambistat or equal treatment of key existing trees and pines treated for beetles (Gardner – 22 G, 14 WO, 15 WO, 28 P, 23 P; Southern – 24 LA, 21 WO, 19 WO, 26 P, 20 P, 26 P, 25 P, 24 P, 19 P).
 - b. Reroute electrical lines or specify directional bore to accommodate the existing trees to be preserved at Gardner Drive that includes the two pines and the sweetgum.
5. Revise the planting plans for Staff review and approval as follows:
 - a. Replace the proposed palms on the southern border with pine trees.

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

The Board complimented the applicant for addressing their comments from the previous meeting. The Board generally agreed with the Staff comments. The Board discussed the project with the applicant, including: the distance of Building 1 from the curb on Gardner Drive and edge of asphalt; lighting on the buildings; one roof type is being proposed; concern that a

color and material board was not provided; SW 7666 Fleur de Sel was not favorable as it may look white; white color railings and mortar are not in keeping with the Design Guide, provide a different color in light gray; the perimeter opaque fence will be painted Charleston Green to match the fence at Indigo Run; the window color shall be nature blending color and provided for review; the garage door color needs to be specified; a lighting plan needs to be provided for review; other than palms, increase the height of trees to 4" caliper at the garage door locations. The Board discussed at length the portion of the four-story building closest to Gardner Drive. The Board generally desired a three-story element be considered for that portion of the building, however, recognized the LMO permits four-story.

Vice Chairman Gentemann moved to approve DRB-002262-2019 with the following conditions:

1. Revise site lighting for Town Staff review and approval as follows:
 - a. On the plans, revise the building "Uplight" and pickle ball court lights specification to 3000K or less.
 - b. Shield the back parking lot lights on the southern property line as on the northern part of the site.
2. Revise the color specification of the truncated domes to brown.
3. Revise the color specification of the pickle ball court fence to brown.
4. Provide a tree preservation plan for Town Staff review and approval that:
 - a. Provides for pre-construction cambistat or equal treatment of key existing trees and treat pines for beetles (Gardner – 22 G, 14 WO, 15 WO, 28 P, 23 P; Southern – 24 LA, 21 WO, 19 WO, 26 P, 20 P, 26 P, 25 P, 24 P, 19 P).
 - b. Reroute electrical lines or specify directional bore to accommodate the existing trees to be preserved along Gardner Drive.
 - c. Revise the planting plans for Town Staff to replace the proposed palms with pines along the southern property line.
5. Submit a color and material board for Design Review Board (DRB) review and approval:
 - a. Light gray mortar and railings in lieu of white.
 - b. Color P1 shall be a light gray and could also be the railing color.
 - c. Vinyl window color.
 - d. Garage door color.
6. Add 4" caliper trees at the planting areas on the garage doors.
7. Submit a lighting plan for exterior building light fixtures with cut sheets for the associated light fixtures for DRB review and approval.
8. The DRB recommends, but does not require, a three-story element be considered for that part of the apartment building closest to Gardner Drive.

Ms. Remke seconded. The motion passed with a vote of 3-1-0. Ms. Foss opposed.

c. Sign

- i. Courtyard Marriott Heritage Plaza Signs, DRB-002086-2019

(Mr. McAllister recused himself from review of DRB-002086-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Ms. Farrar presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. The color of the façade channel letters and text on the freestanding signs match the Roman Bronze color of the roof elements on the building and signs.
2. UL Stickers on façade signs be placed on the top of the letters.

3. The background color is changed from the SW 6140 Moderate White to SW 6141 Softer Tan, which is also a building color. The color on the renderings does not represent Moderate White accurately.
4. If the signs are illuminated, the brick base should be extended across the bottom of the sign to prevent the light from being visible underneath the sign to oncoming traffic.
5. Fixtures are a maximum of 3000K or consistent with other lighting approved for the site.
6. Wind load calculations are included with the sign permit application.
7. Prior to any other sign approvals, a sign system must be approved for the other buildings.

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

The Board discussed the project with the applicant, including: the locations of the proposed colors; lighting will be hidden under the roof eave; SW 6141 Softer Tan background color is preferred; the signs should relate to the building with Softer Tan background color and bronze lettering; concern the proposed bronze color for the lettering may read as black; the landscaping is existing low level plant materials; concern with locations of signs in relation to the businesses; one Board member expressed concern with the proportion of the sign being too tall with too much blank space and suggested it be reduced 18 inches in height; overall there were concerns with the spacing on the Courtyard by Marriott sign as the letters "C" and "D" in Courtyard are too close to the brick columns.

Vice Chairman Gentemann moved to approve DRB-002086-2019 with the following conditions:

1. The color of the façade channel letters and text on the freestanding signs shall be Urbane Bronze or the color of the roof elements on the building and signs which is Roman Bronze.
2. UL Stickers on the façade signs shall be placed on the top of the letters.
3. The background color is changed from the SW 6140 Moderate White to SW 6141 Softer Tan, which is also a building color.
4. The sign will be lit from underneath the eave of the roof element.
5. Fixtures are a maximum of 3000K or consistent with other lighting approved for the site.
6. Wind load calculations are included with the sign permit application.
7. Prior to any other sign approvals, a sign system must be approved for the other buildings.
8. On the Courtyard by Marriott sign, the spacing to the left of the "C" and to the right of the "D" shall be at minimum equal to the width of a letter, for example the size of the letter "T".

Ms. Foss seconded. The motion passed with a vote of 3-1-0. Chairman Strecker opposed.

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported there were no Minor Corridor approvals since the last meeting.

10. Adjournment

The meeting was adjourned at 3:21 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]

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.



11.12.19

SIGNATURE

DATE



August 12, 2019

Town of Hilton Head Island Design Review Board
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for Palmetto Business, LLC

The attached project is in Palmetto Business Park between Arrow Road and Palmetto Bay Road. The building consists of (3) separate tenant that will be 998 sq. ft. each with storage below.

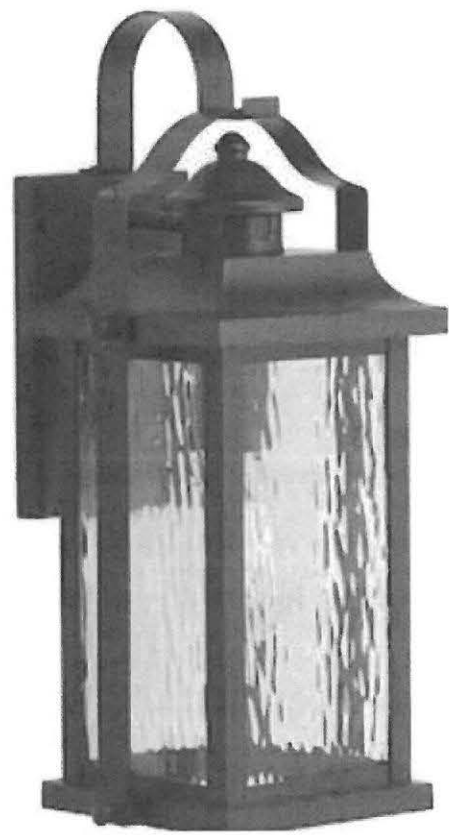
The building is oriented so that back of the building, the fenced in area, will be hidden from the road and lagoon. The other (3) sides of the building will be highly visible from the road and have covered porches with heavy timber brackets and exposed rafters to break up the long mass of the building.

The exterior uses a mix of materials of tabby stucco, alternating exposer cement board siding, and asphalt shingled roof. The materials and scale will be consistent with the other buildings that make up Palmetto Business Park.

Thank you for your time and consideration of this project

A handwritten signature in black ink, appearing to read 'T. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB



Collection Name	Linford	Lumens (Lumens)	800
Type	Outdoor lantern	Glass Color	Clear
Size	Medium (6-9 inches)	Glass Style	Water
Package Quantity	1	Style	Traditional
Bulb Type	Incandescent	Dark Sky	×
Number of Bulbs Required	1	Hardware Included	✓
Bulb(s) Included	✓	Weather Resistant	✓
Recommended Light Bulb Shape	A19	Weatherproof	×
Light Bulb Base Type	Medium base (E-26)	Weight (lbs.)	5.68
Power Source	Hardwired	ENERGY STAR Certified	×
Material	Die-cast aluminum	Lowe's Exclusive	✓
Fixture Height (Inches)	17.25	Warranty	1-year limited
Fixture Width (Inches)	7.88	CA Residents: Prop 65 Warning(s)	Yes
Fixture Depth (Inches)	8	UNSPSC	39111600
Manufacturer Color/Finish	Olde Bronze	Motion Sensor	×
Fixture Color Family	Bronze	Safety Listing	ETL safety listing
Fixture Finish	Antique	Wattage	60
Wattage Equivalent	60		









FRASER & ALLEN, LLC







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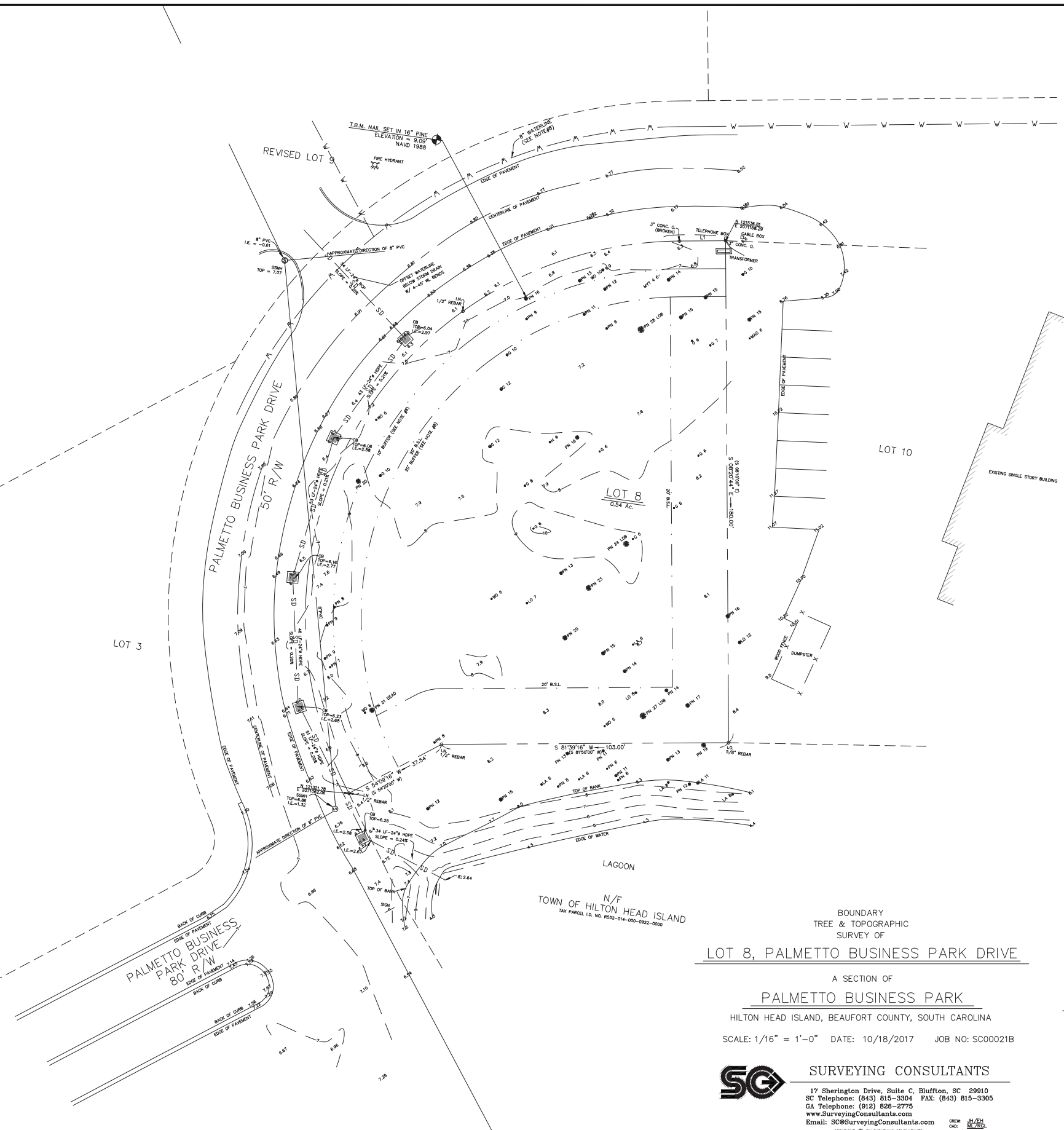
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
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 - MYT CREPE MYRTLE
 - PN PINE
 - PVC POLYVINYL CHLORIDE PIPE
 - RCF REINFORCED CONCRETE PIPE
 - WO WATER OAK

- REFERENCE PLAT:**
- 1) PALMETTO BUSINESS PARK, SEA PINES PLANTATION, DATED: 6/16/82, LAST REVISED: 2/3/84, BY: JOSIAH M. WILLIAMS, III, S.C.R.L.S. NO. 7626, RECORDED: P.B. 31, P.G. 137, DATE: 7/5/83.
 - 2) ASBUILT SURVEY WITH ELEVATIONS OF SOUTH ISLAND P.S.D., ADMINISTRATION BUILDING, REVISED LOT 9, PALMETTO BUSINESS PARK DRIVE, A SECTION OF PALMETTO BUSINESS PARK, DATED: 8/31/11, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

TOWN OF HILTON HEAD ISLAND LMC 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 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.

- NOTES**
- 1) 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.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.I.D. PANEL 0007-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.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT 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.
 - 7) 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.
 - 8) PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE, ADOPTED OCTOBER 7, 2014, TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS, TYPE A BUFFER, OPTION 1 (20' BUFFER) OR OPTION 2 (10' BUFFER), SEE PAGE 5-9 FOR DETAILS.
 - 9) BEARINGS IN PARENTHESIS ARE PER REF. PLAT #1.



BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOT 8, PALMETTO BUSINESS PARK DRIVE

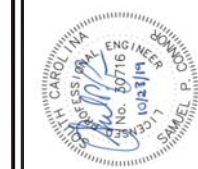
A SECTION OF
PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/16" = 1'-0" DATE: 10/18/2017 JOB NO: SC00021B

PREPARED FOR: ELITE RESORT GROUP
ADDRESS: #12 PALMETTO BUSINESS PARK
TAX PARCEL I.D. NO. R552-014-000-0900-0000

SG SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3306
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com



NO.	DESCRIPTION	DATE
7		
6		
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3		
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1		

PREPARED BY:
SAM CONNOR, PE
10 PINCKNEY COLONY RD., STE 502
BLUFFTON, SC 29909
843-368-5051
samconnor@nargray.com

CAROLINA CONTRACTORS OFFICE BUILDING
TOWN OF HILTON HEAD, BEAUFORT COUNTY, SOUTH CAROLINA

CAROLINA CONTRACTORS
Hilton Head, South Carolina

EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT #:	1908117
DATE:	10/23/19
DESIGNED BY:	SPC
CHECKED BY:	SPC
SCALE:	1"=20'

SHEET
C103

EROSION & SEDIMENT CONTROL LEGEND

DESCRIPTION	SYMBOL
EROSION PREVENTION	
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	
MULCHING:	
ECB OR TRM:	
FGM:	
BFM:	
PERMANENT SEEDING:	
SODDING:	
RIPRAP:	
OUTLET PROTECTION:	
SEDIMENT CONTROL	
ROCK CHECK DAM:	
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A - FABRIC INLET PROTECTION:	
TYPE A - SEDIMENT TUBE INLET PROTECTION:	
TYPE B - WIRE MESH AND STONE DROP INLET PROTECTION:	
TYPE C - BLOCK AND GRAVEL INLET PROTECTION:	
TYPE D - RIGID INLET FILTERS:	
TYPE E - SURFACE COURSE CURB INLET FILTER:	
TYPE F - INLET TUBE:	

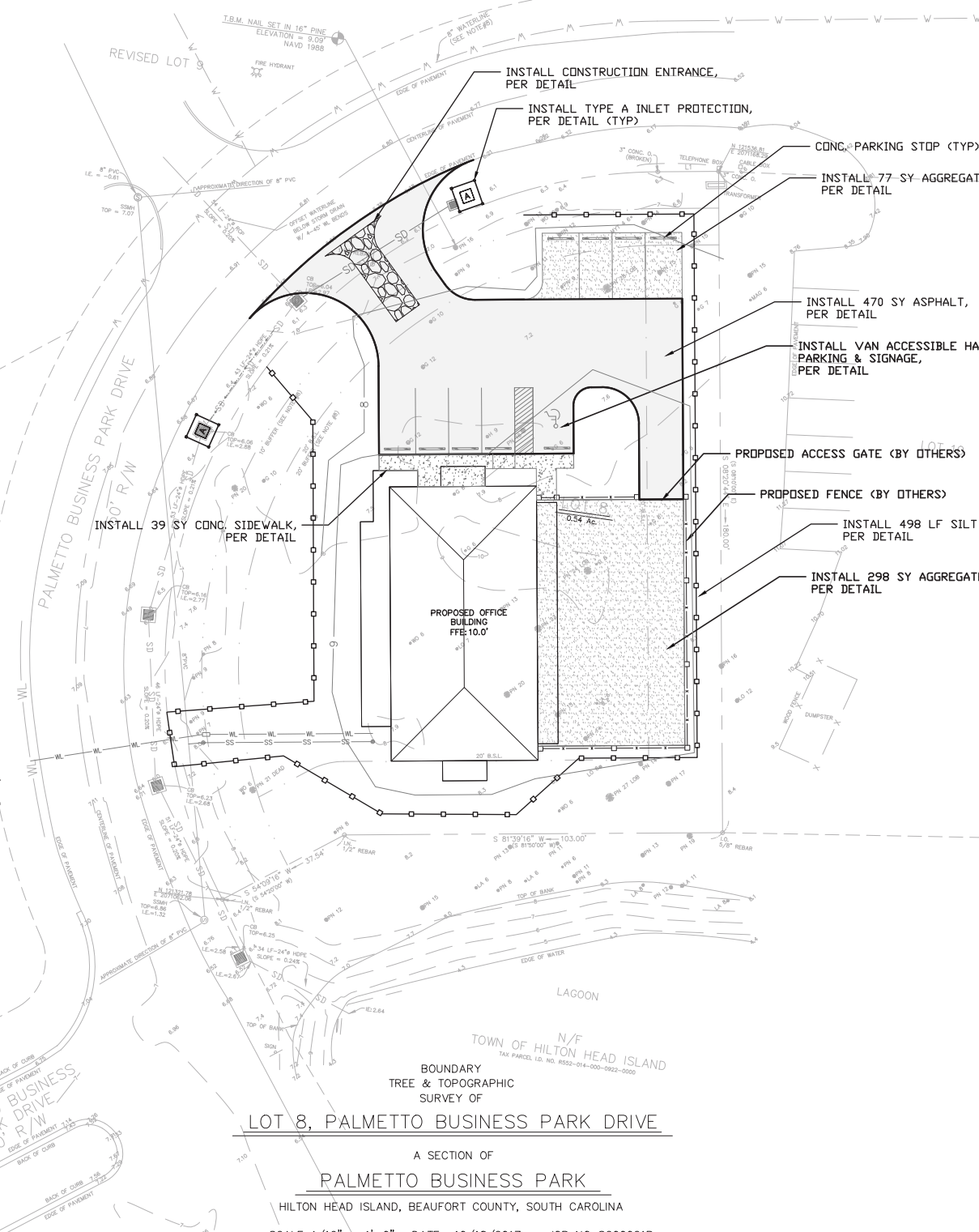
SCDHEC-OCRM CERTIFICATION

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

SEQUENCE OF CONSTRUCTION ACTIVITIES

ESTIMATED START DATE: 12-02-19 ESTIMATED COMPLETION DATE: 12-02-2020

1. INSTALL TREE PROTECTION AND DELINEATE CLEARING LIMITS.
2. INSTALL PERIMETER CONTROLS FOR SOIL EROSION.
3. INSTALL CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB SITE, INCLUDING DEMOLITION TO LIMITS, AS SHOWN.
5. SITE GRADING FOR BUILDING PAD/FOUNDATION.
6. START BUILDING CONSTRUCTION.
7. CONSTRUCT DRIVEWAY AND HARDSCAPES.
8. FINISH GRADING AND FINAL GRASSING AND LANDSCAPING.
9. REMOVE SEDIMENT CONTROLS AFTER SITE HAS BEEN STABILIZED.



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 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.

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 - SPOT ELEVATION
 - CONTOUR
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 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
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 - 8) PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE, ADOPTED OCTOBER 7, 2014, 2014, TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS, TYPE A BUFFER, OPTION 1 (20' BUFFER) OR OPTION 2 (10' BUFFER), SEE PAGE 5-9 FOR DETAILS.
 - 9) BEARINGS IN PARENTHESIS ARE PER REF. PLAT #1.

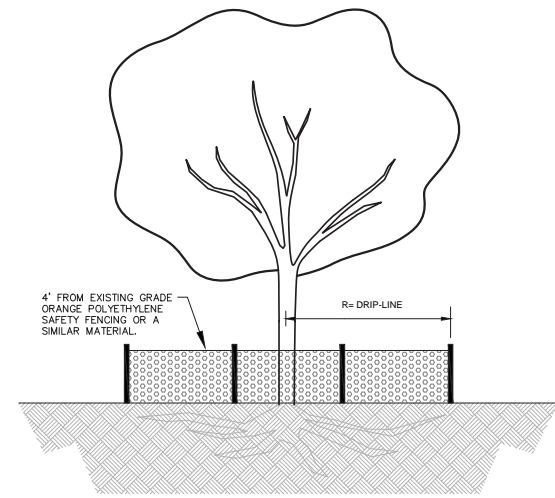
LOT 8, PALMETTO BUSINESS PARK DRIVE
A SECTION OF
PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/16" = 1'-0" DATE: 10/18/2017 JOB NO: SC00021B

SG SURVEYING CONSULTANTS

17 Sherington 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

PREPARED FOR: ELITE RESORT GROUP
ADDRESS: #12 PALMETTO BUSINESS PARK
TAX PARCEL I.D. NO. R552-014-000-0900-0000



TREE PROTECTION DETAIL



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

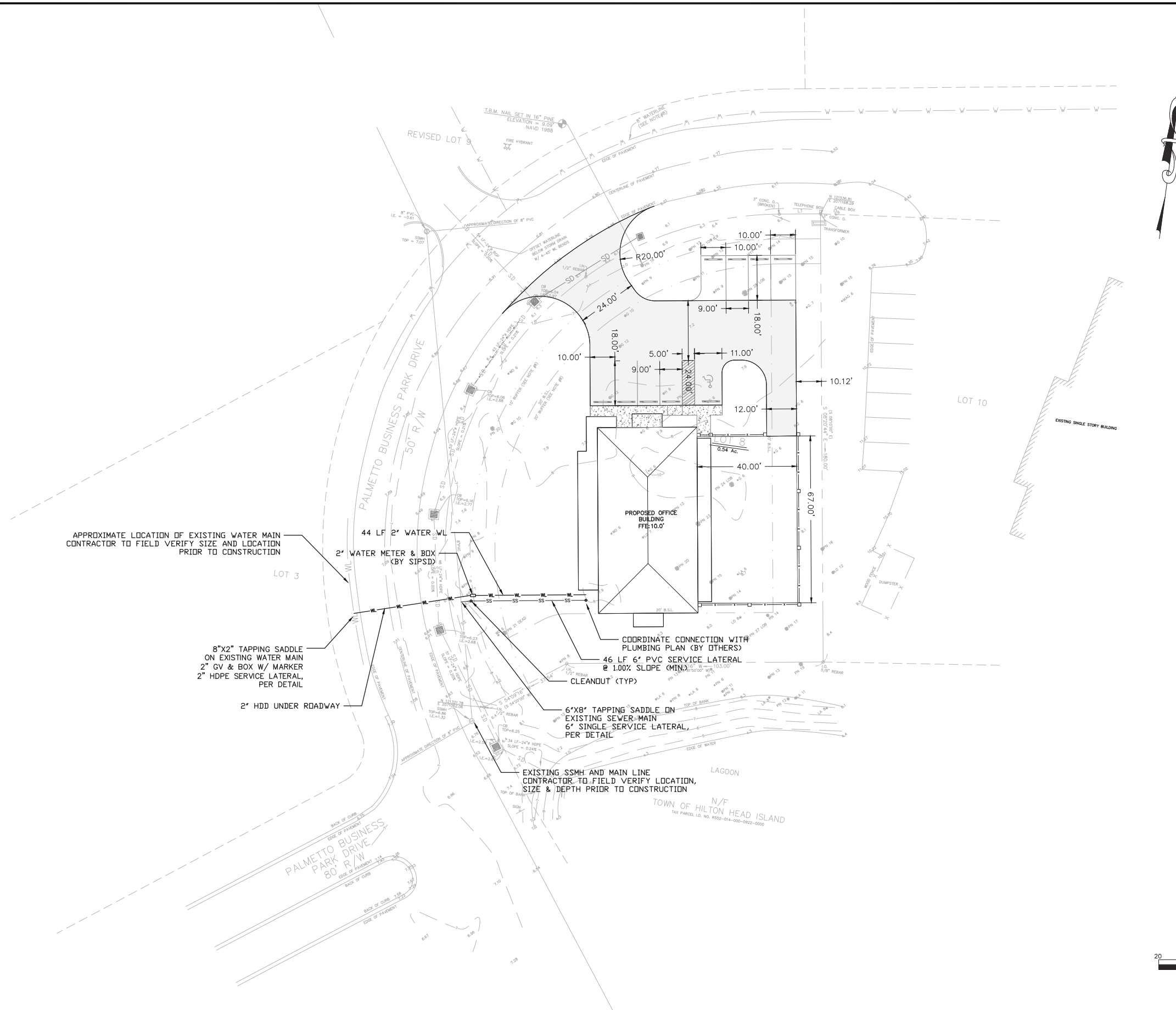
PREPARED BY:
SAM CONNOR, PE
10 PINCKNEY COLONY RD., STE 502
BLUFFTON, SC 29909
843-368-5051
samconnor@tgray.com

CAROLINA CONTRACTORS OFFICE BUILDING
TOWN OF HILTON HEAD, BEAUFORT COUNTY, SOUTH CAROLINA
CAROLINA CONTRACTORS
Hilton Head, South Carolina
EROSION CONTROL PLAN

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	RELEASED FOR CONSTRUCTION
PROJECT #:	190817
DATE:	10/23/19
DESIGNED BY:	SPC
CHECKED BY:	SPC
SCALE:	1"=20'

SHEET
C104

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NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

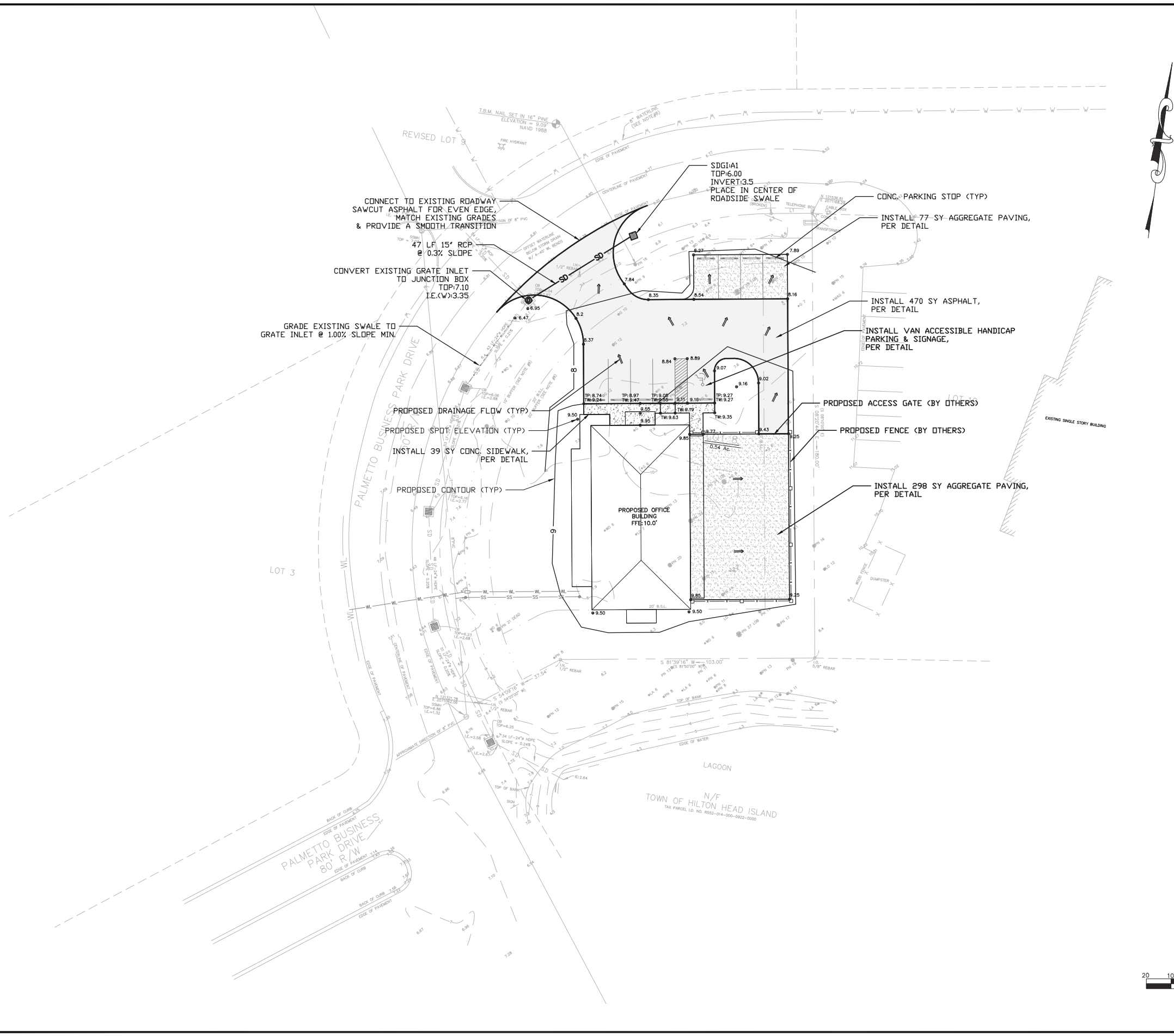
PREPARED BY:
SAM CONNOR, PE
 10 PINCKNEY COLONY RD., SITE 502
 BLUFFTON, SC 29909
 843-368-5051
 samconnor@ngray.com

CAROLINA CONTRACTORS OFFICE BUILDING
 TOWN OF HILTON HEAD, BEAUFORT COUNTY, SOUTH CAROLINA
CAROLINA CONTRACTORS
 Hilton Head, South Carolina
UTILITY PLAN

<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT #:	190817
DATE:	10/23/19
DESIGNED BY:	SPC
CHECKED BY:	SPC
SCALE:	1"=20'

SHEET
C106

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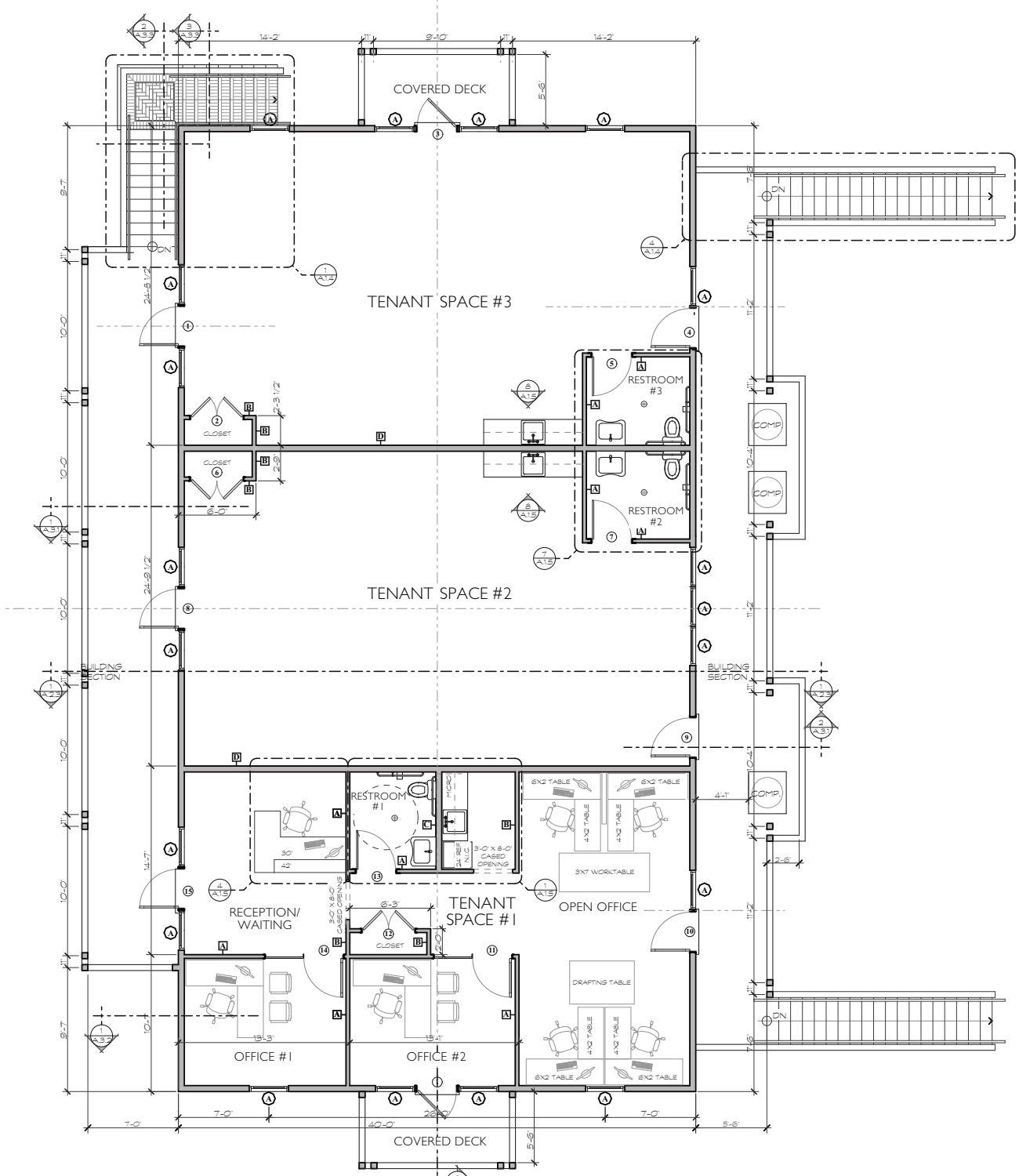
NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

PREPARED BY:
 SAM CONNOR, PE
 10 PINCKNEY COLONY RD., STE 502
 BLUFFTON, SC 29909
 843-368-5051
 samconnor@ngray.com

CAROLINA CONTRACTORS OFFICE BUILDING
 TOWN OF HILTON HEAD, BEAUFORT COUNTY, SOUTH CAROLINA
CAROLINA CONTRACTORS
 Hilton Head, South Carolina
PRELIMINARY DEVELOPMENT PLAN

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<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	190817
DATE:	10/23/19
DESIGNED BY:	SPC
CHECKED BY:	SPC
SCALE:	1"=20'

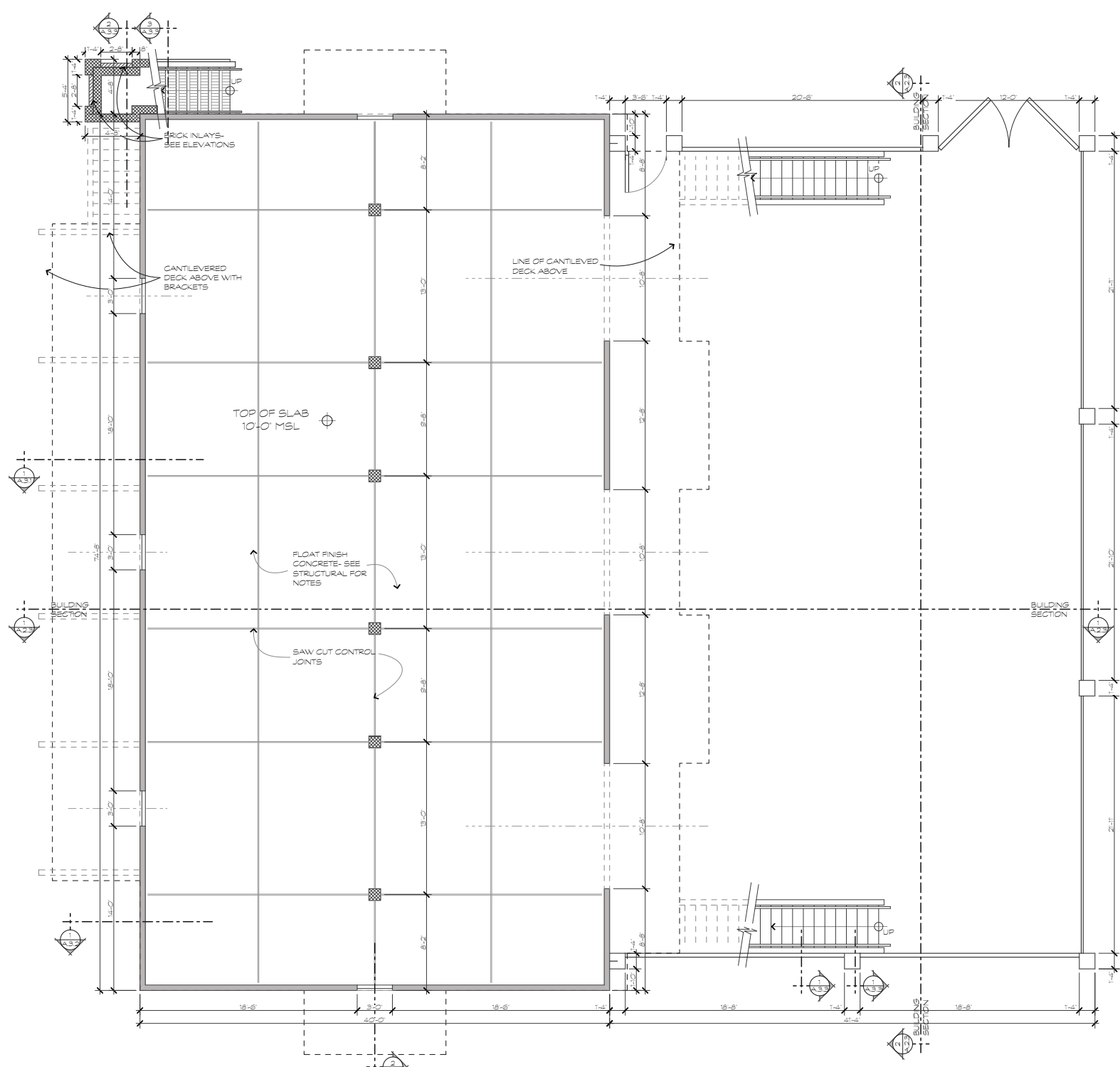
SHEET
C108



1ST FLOOR PLAN

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

2
A.1.1



GROUND LEVEL PLAN

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

1
A.1.1

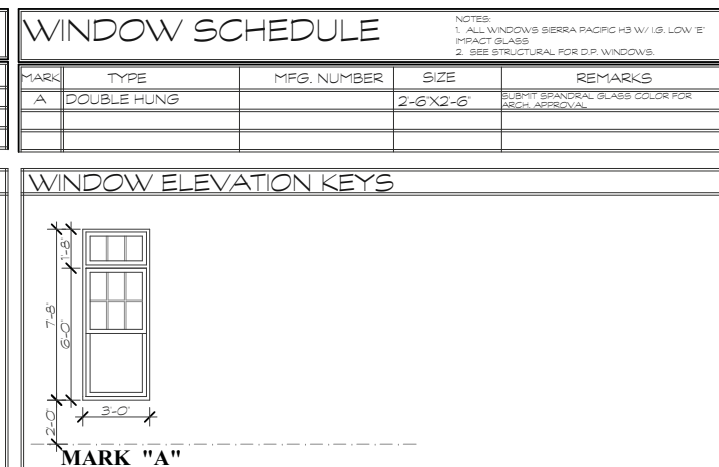
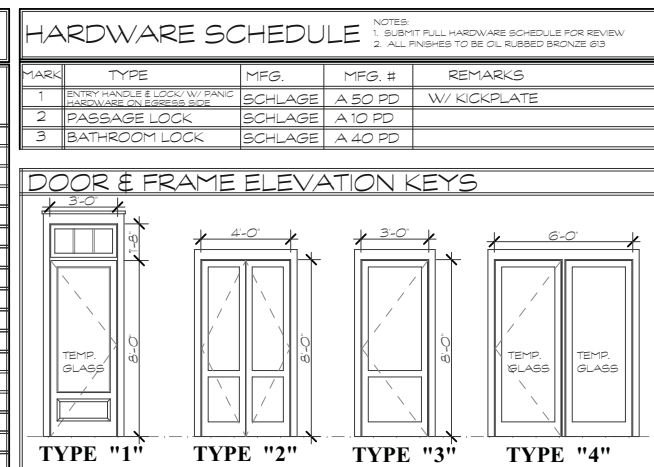
FINISH SCHEDULE

NOTES:
1. SEE REFLECTED CEILING PLAN FOR EXTENT OF CEILING FINISH

ROOM NAME	FLOOR	WALL	CEILING
GROUND LEVEL	Material Base	Material Finish	Material Finish Height
STORAGE	BEARDED CONC.	NONE	EXPOSED NONE
FIRST FLOOR			
RECEPTION/ WAITING	LVT	WOOD GYP. BD. PAINT	GYP. BD. PAINT 11'-0"
OFFICE #1	LVT	WOOD GYP. BD. PAINT	ACT WHITE 11'-0"
OFFICE #2	LVT	WOOD GYP. BD. PAINT	ACT WHITE 11'-0"
RESTROOM #1	LVT	WOOD GYP. BD. EPOXY PAINT	GYP. BD. WHITE 9'-0"
BREAKROOM	LVT	WOOD GYP. BD. EPOXY PAINT	ACT WHITE 9'-0"
OPEN OFFICE	LVT	WOOD GYP. BD. PAINT	ACT WHITE 11'-0"
TENANT SPACE #2	EXPOSED	NONE EXPOSED	NONE EXPOSED
RESTROOM #2	LVT	WOOD GYP. BD. PAINT	GYP. BD. PAINT 9'-0"
TENANT SPACE #3	EXPOSED	NONE EXPOSED	NONE EXPOSED
RESTROOM #3	LVT	WOOD GYP. BD. PAINT	GYP. BD. PAINT 9'-0"

DOOR & FRAME SCHEDULE

MARK	Size	DOOR	HARDWARE	FRAME	FIRE	REMARKS
	W H T	Material / Finish	MARK	Mat. Jamb depth	RATNG	
FIRST FLOOR						
1	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	
2	4'-0" 8'-0"	1 3/4" MDF	2	2 WOOD	NA	
3	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	
4	3'-0" 8'-0"	2 1/4" FIBERGLASS	2	1 WOOD	NA	
5	3'-0" 8'-0"	1 3/4" MDF	3	3 WOOD	NA	
6	4'-0" 8'-0"	1 3/4" MDF	2	2 WOOD	1 HR	DOOR CLOSER
7	3'-0" 8'-0"	1 3/4" MDF	3	3 WOOD	NA	
8	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	
9	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	
10	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	
11	3'-0" 8'-0"	1 3/4" MDF	4	2 WOOD	NA	
12	4'-0" 8'-0"	1 3/4" MDF	2	2 WOOD	NA	
13	3'-0" 8'-0"	1 3/4" MDF	3	3 WOOD	NA	
14	3'-0" 8'-0"	1 3/4" MDF	4	2 WOOD	1 HR	DOOR CLOSER
15	3'-0" 8'-0"	2 1/4" FIBERGLASS	1	1 WOOD	NA	



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Palmetto Business, LLC
Lot #8 Palmetto Business Park
Hilton Head Island, S.C.

REVISIONS	DATE

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TP
CHECKED BY

DATE OF ISSUE:
09/18/19

SCALE

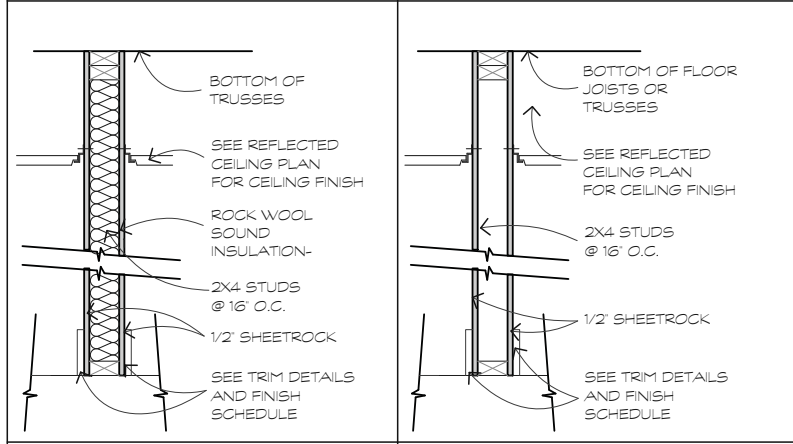
JOB NO.
1927

SHEET

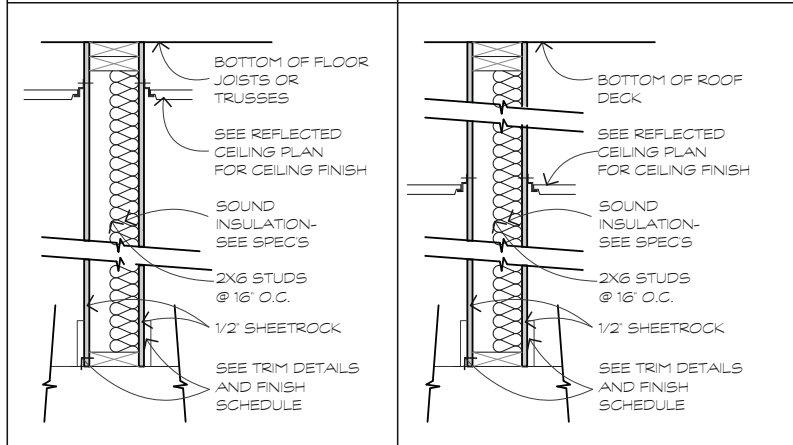
A.1.1

OF SHEETS

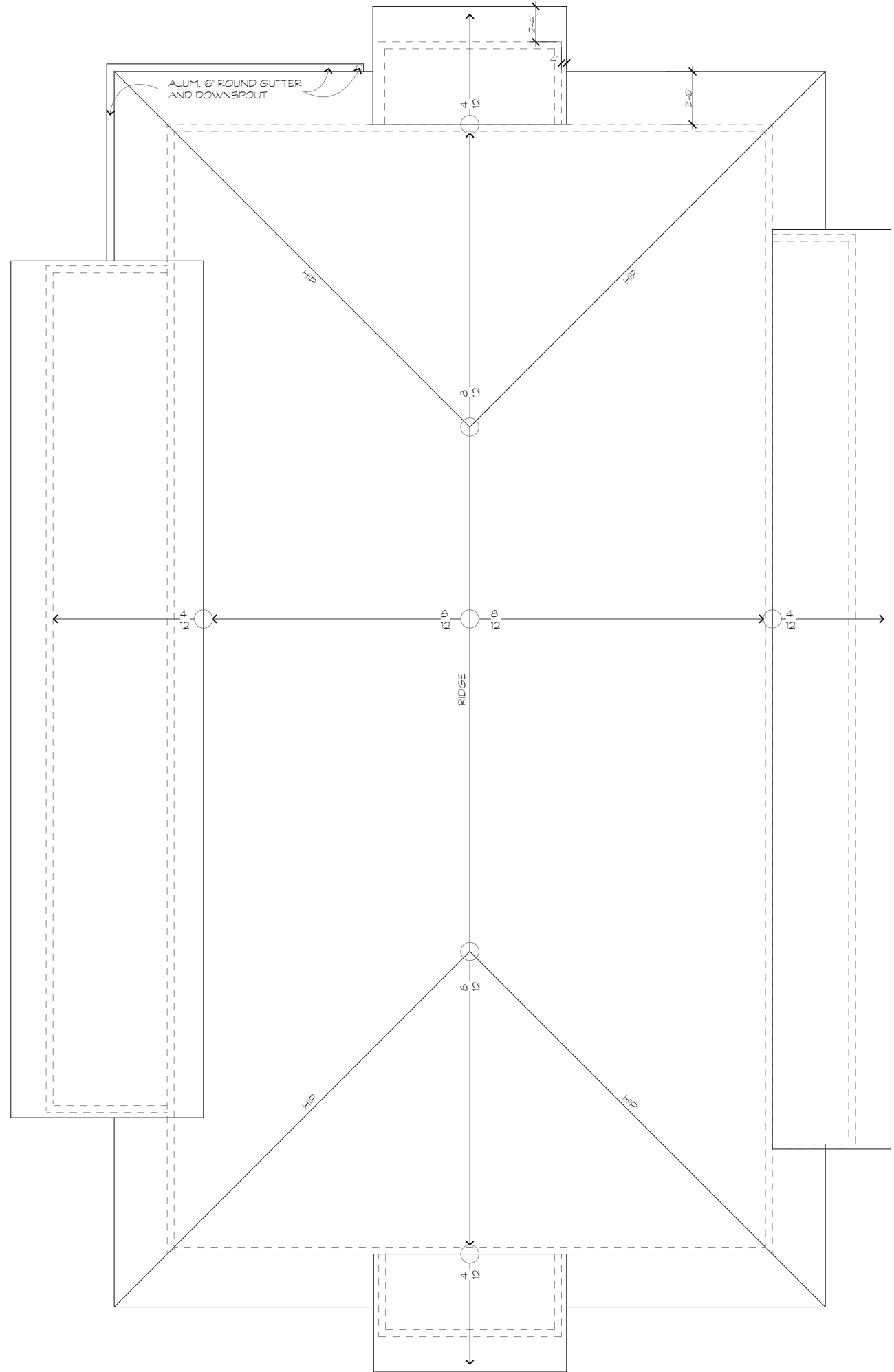
WALL KEY AND DETAILS



TYPE **A** INT. WALL TYPE **C** INT. WALL



TYPE **B** INT. WALL TYPE **D** INT. WALL



ROOF PLAN

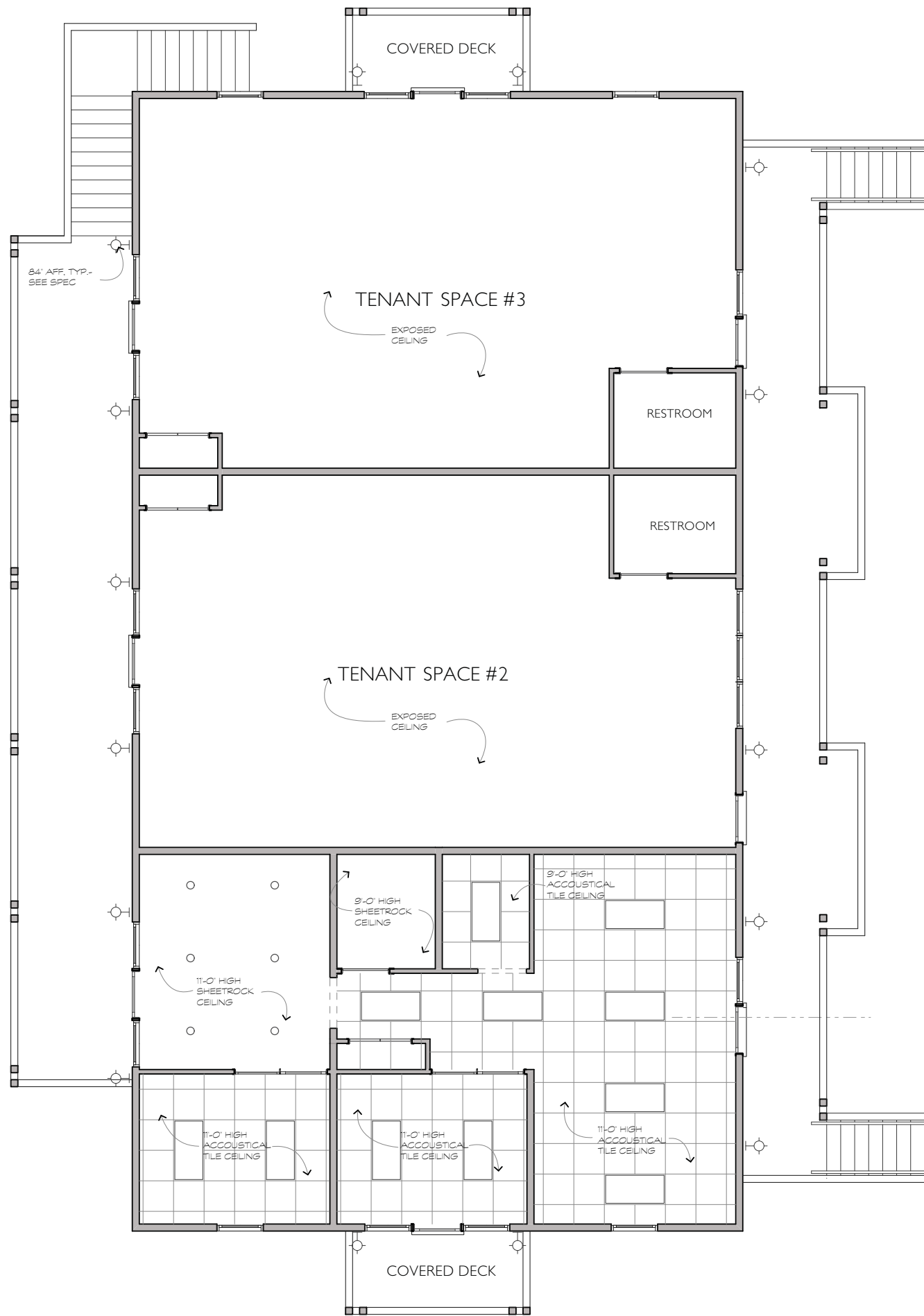
SCALE: 1/4"=1'-0"

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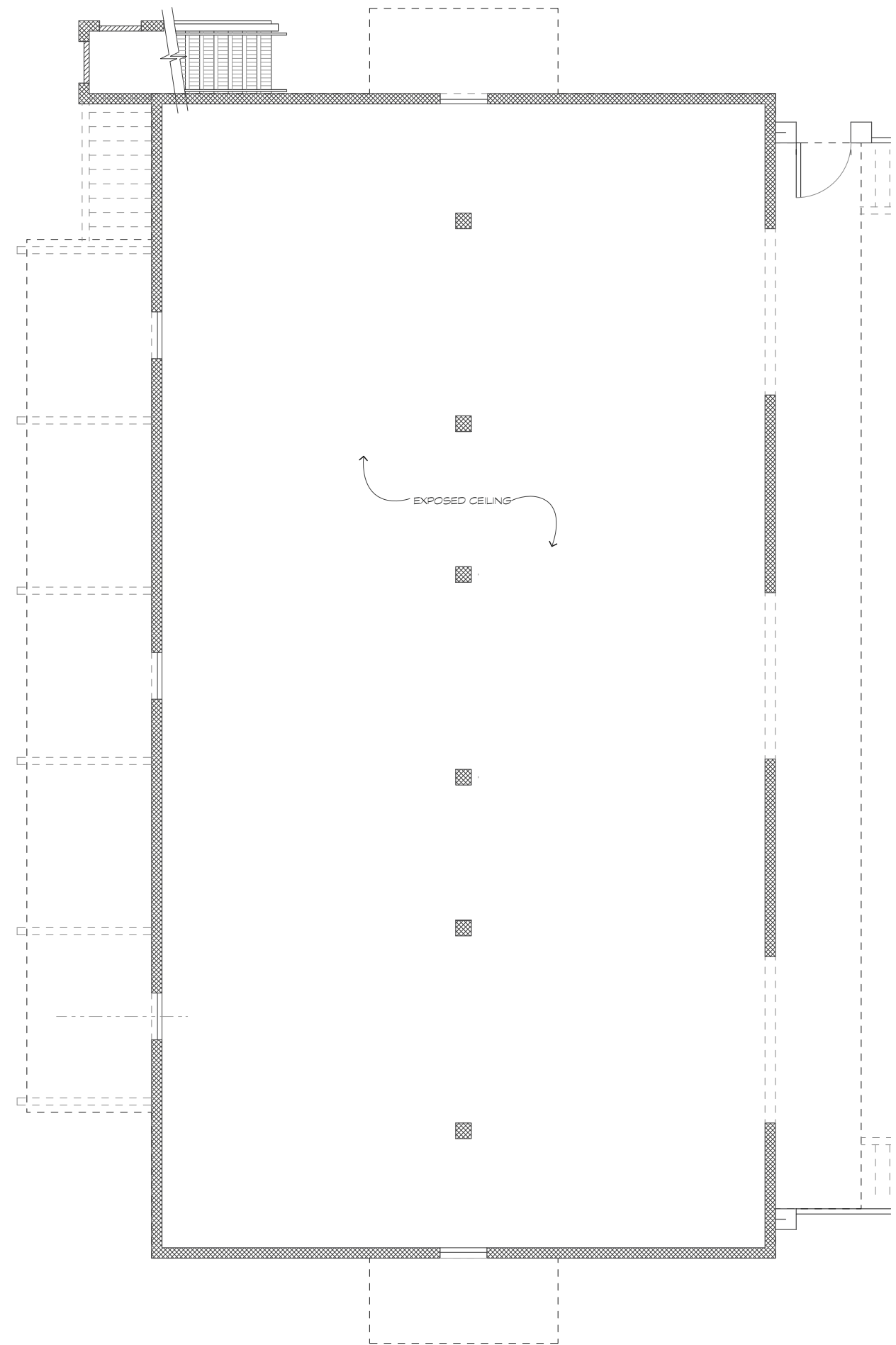
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1ST FLOOR REFLECTED CEILING PLAN

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

2
A.1.3



GROUND LEVEL REFLECTED CEILING PLAN

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

1
A.1.3



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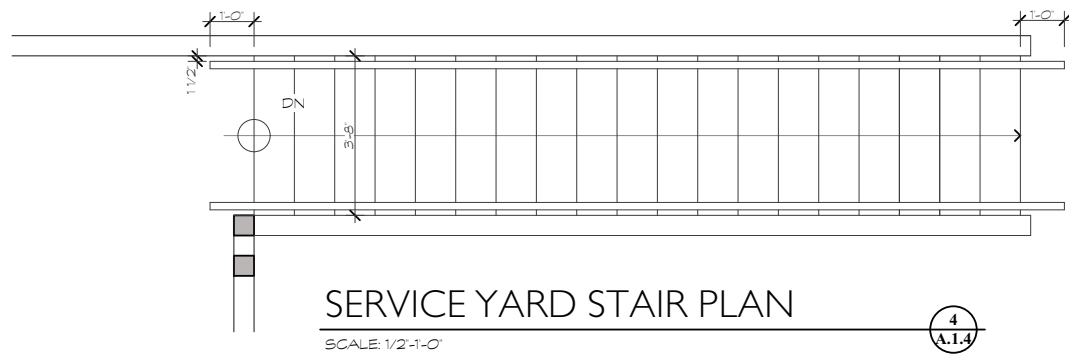
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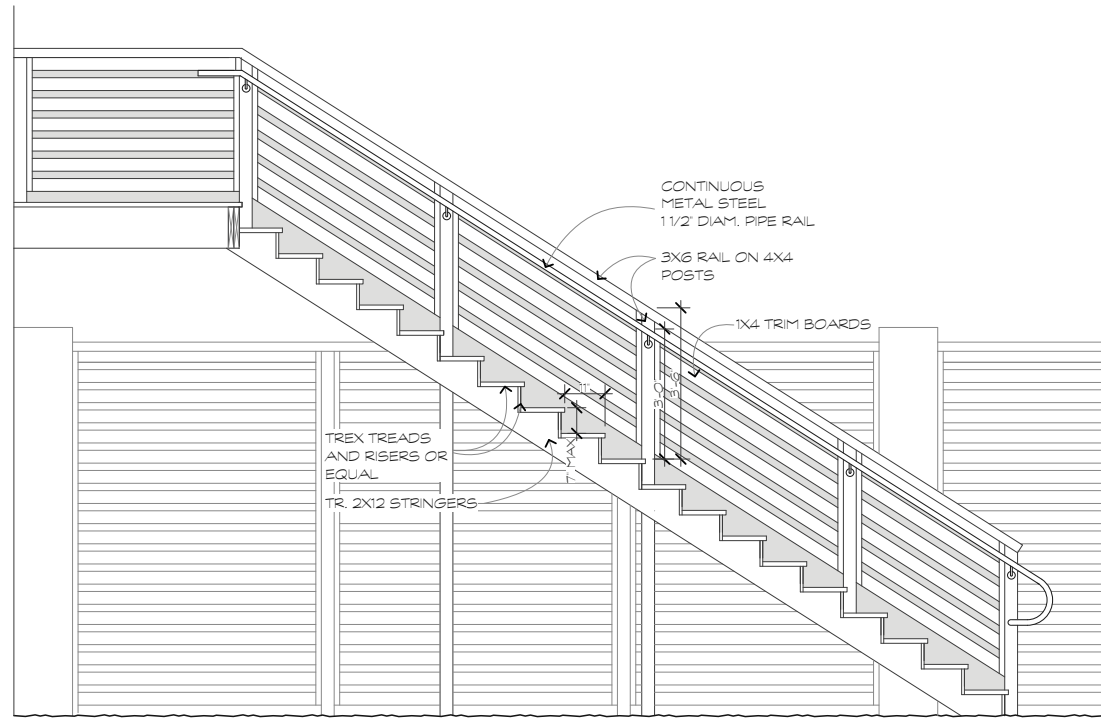
JOB NO.
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SHEET

A.1.3
OF SHEETS



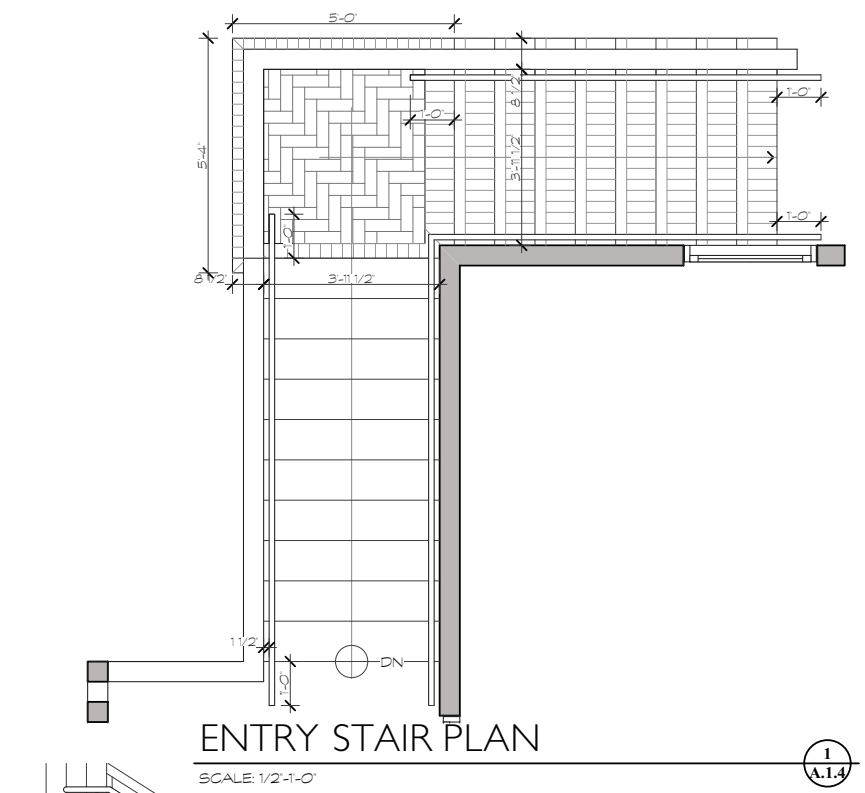
SERVICE YARD STAIR PLAN
SCALE: 1/2-1-0'

4
A.1.4



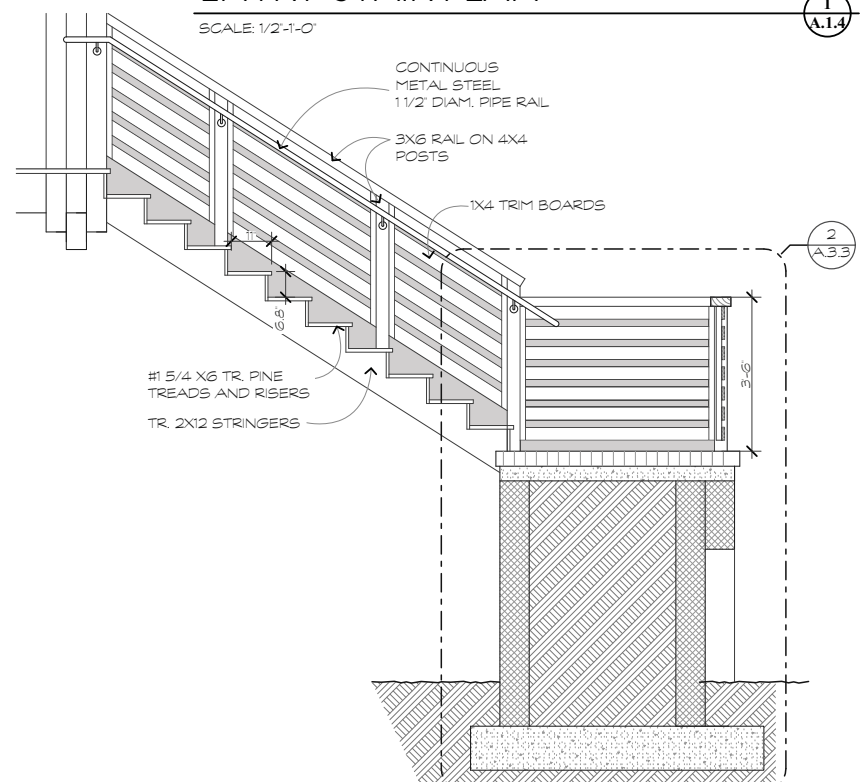
SERVICE YARD STAIR SECTION
SCALE: 1/2-1-0'

5
A.1.4



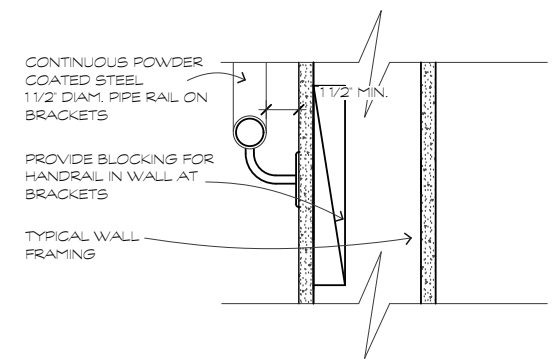
ENTRY STAIR PLAN
SCALE: 1/2-1-0'

1
A.1.4



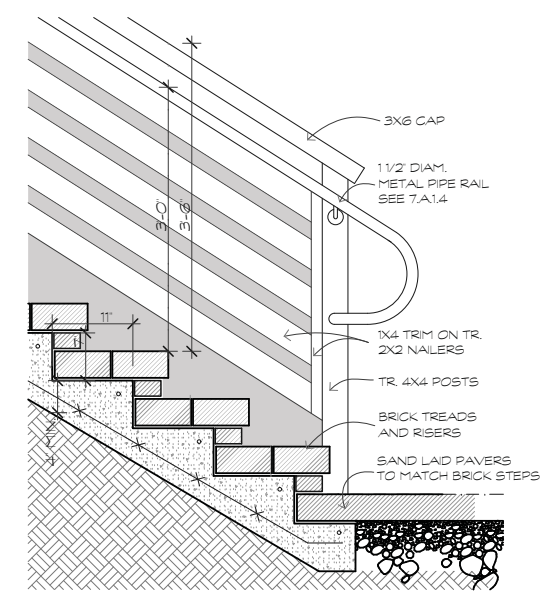
ENTRY STAIR SECTION
SCALE: 1/2-1-0'

2
A.1.4



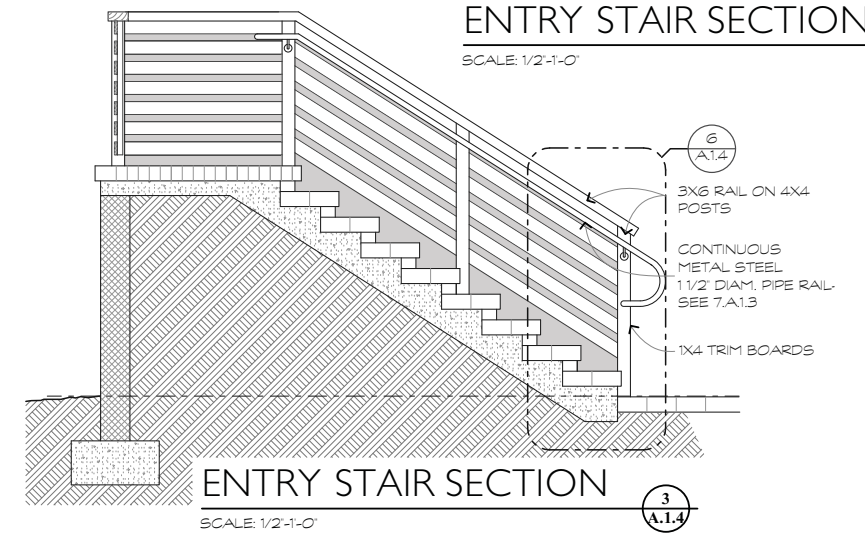
HAND RAIL DETAIL
SCALE: N.T.S.

7
A.1.4



ENTRY STAIR SECTION
SCALE: 1-1-0'

6
A.1.4



ENTRY STAIR SECTION
SCALE: 1/2-1-0'

3
A.1.4

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JOB NO: 1927
SHEET



PARKING LOT ELEVATION

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

1
A.2.1



STREET ELEVATION

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

2
A.2.1

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LAGOON ELEVATION

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

1
A.2.1



FENCED IN YARD ELEVATION

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

2
A.2.1

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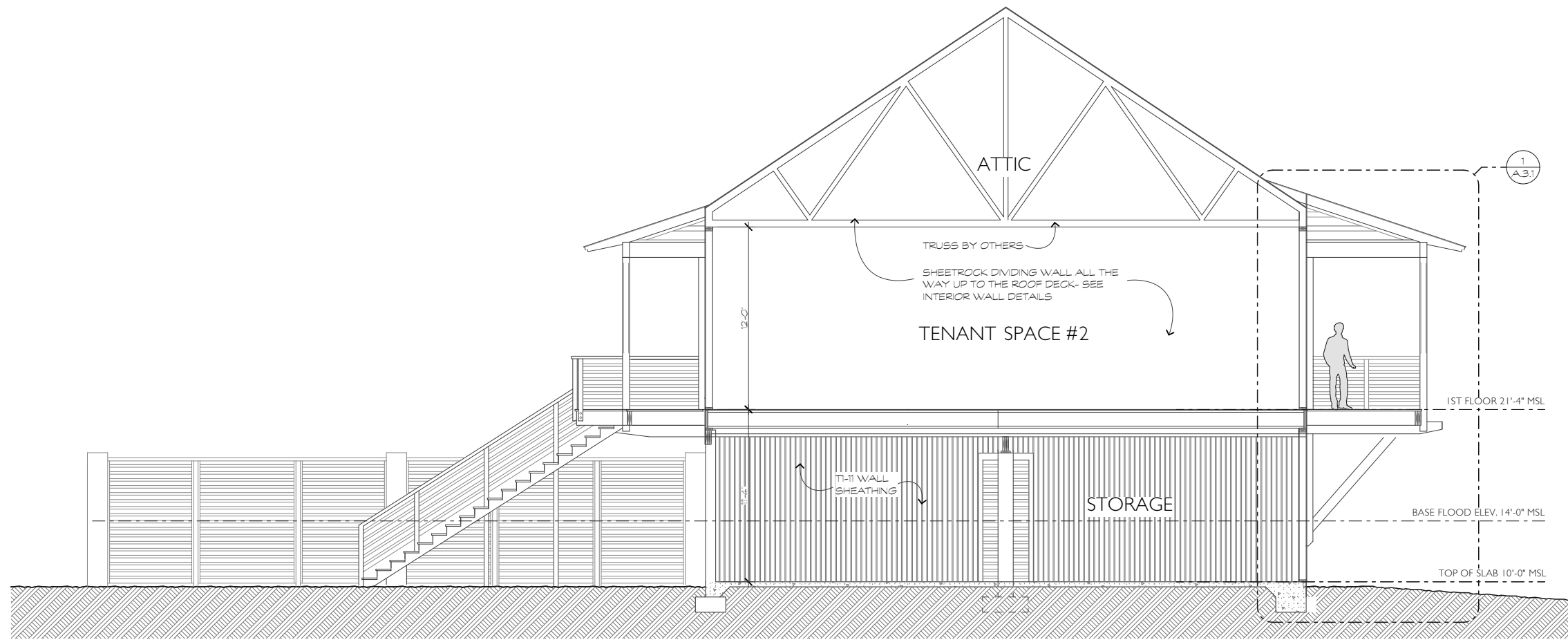
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A.2.2

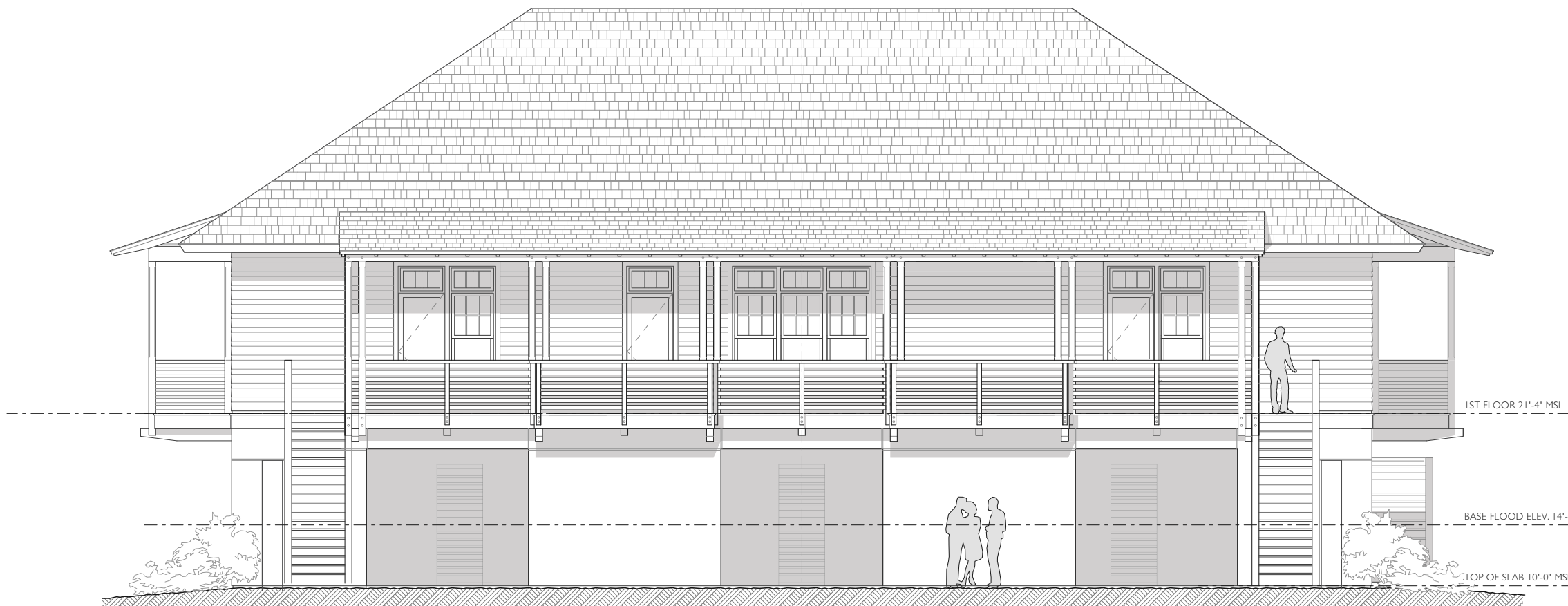
OF SHEETS



BUILDING SECTION

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

1
A.2.3



BUILDING SECTION

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

2
A.2.3

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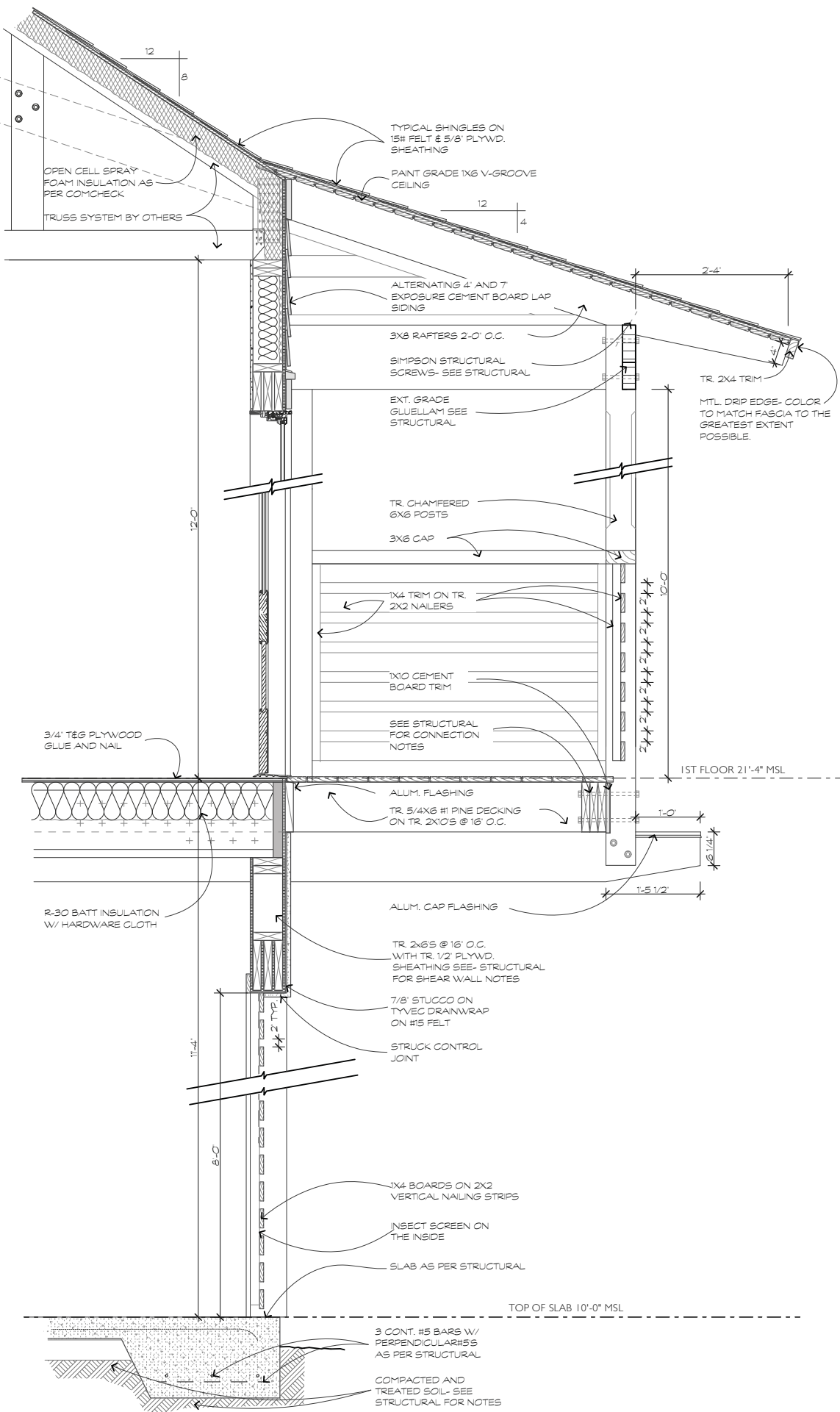
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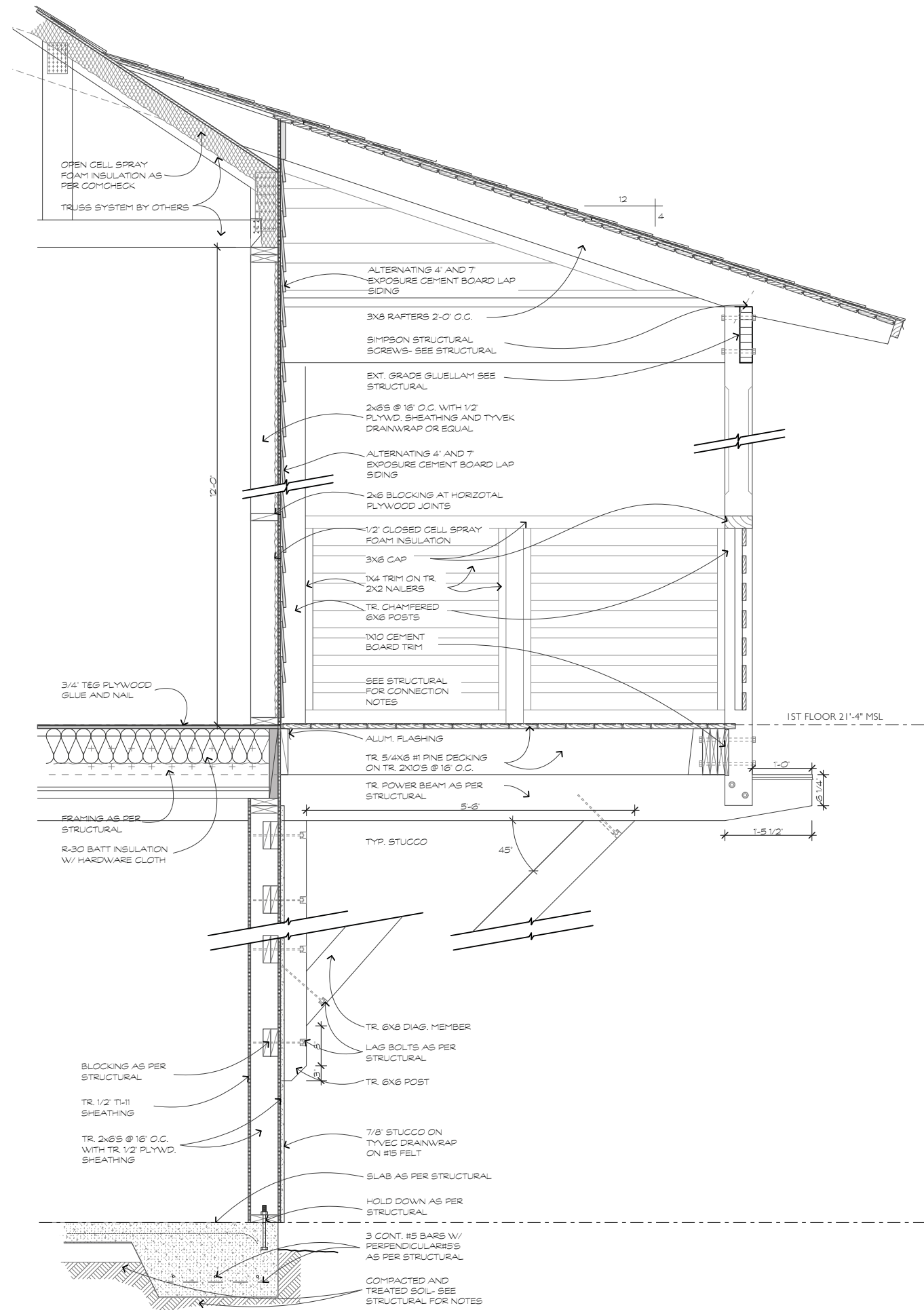
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1927
SHEET



BACK PORCH SECTION

SCALE: 1" = 1'-0"

2
A.3.1



ENTRY PORCH SECTION

SCALE: 1" = 1'-0"

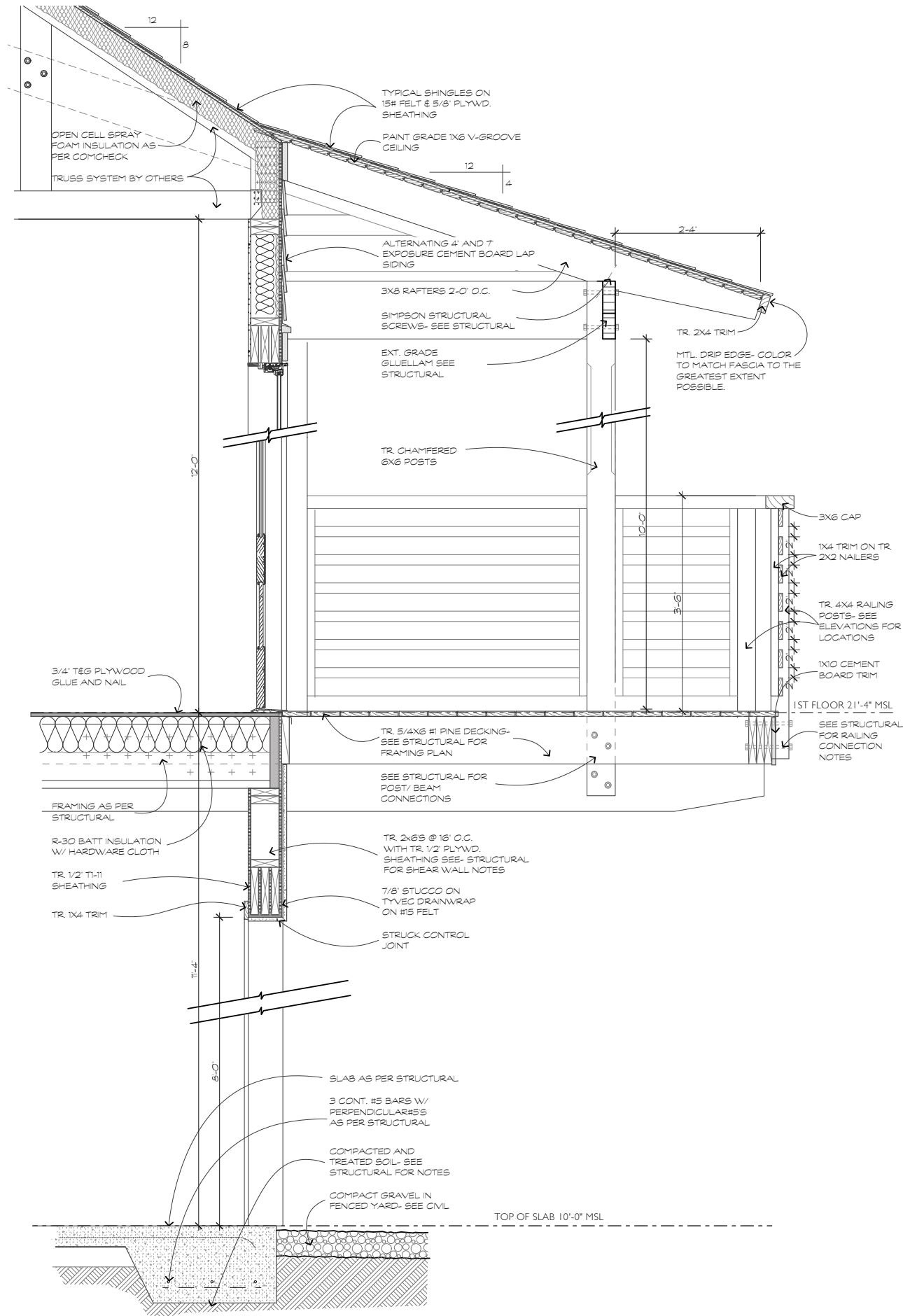
1
A.3.1

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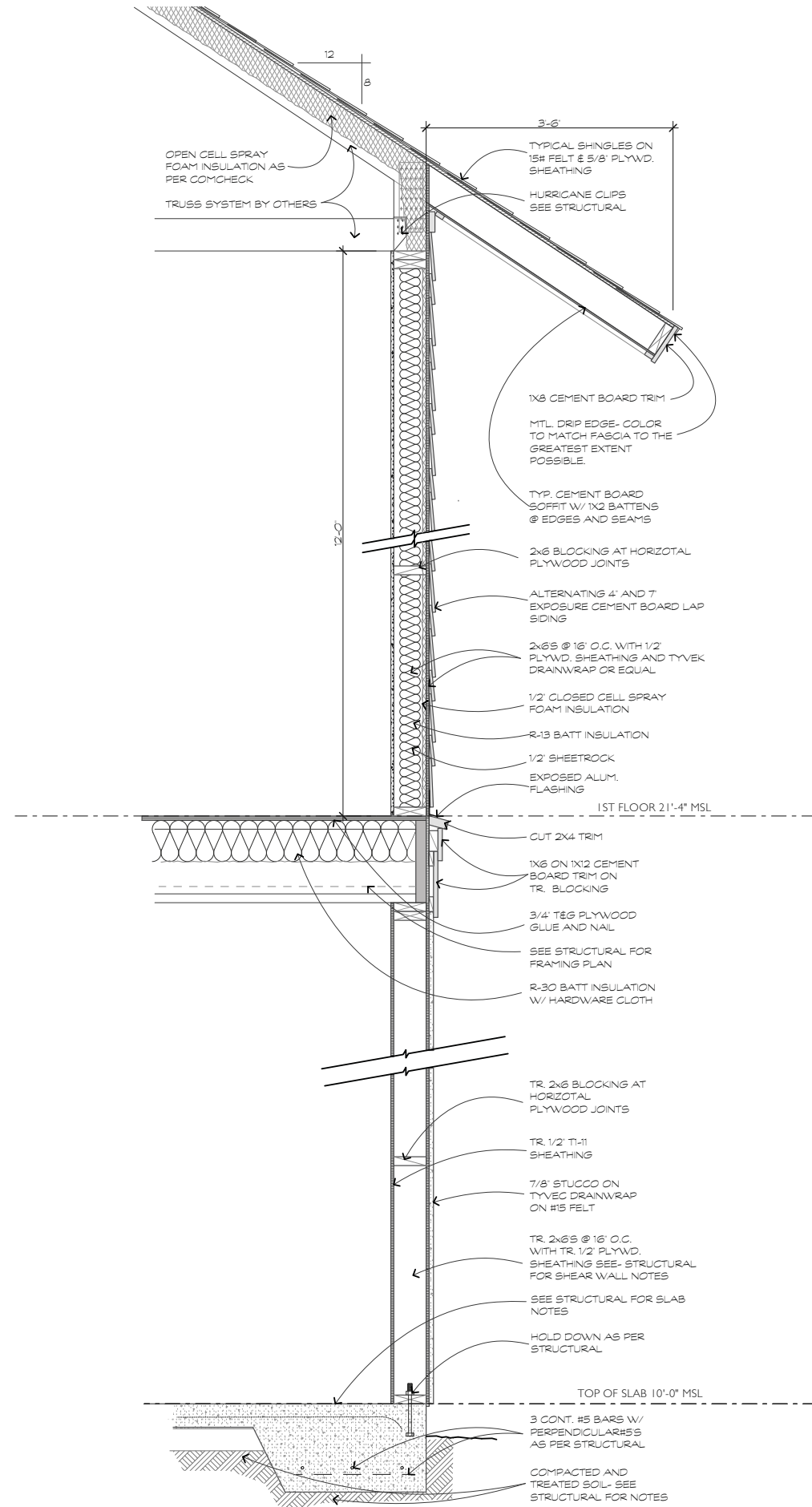
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BACK PORCH SECTION

SCALE: 1" = 1'-0"

2
A.3.2



TYP. WALL SECTION

SCALE: 1" = 1'-0"

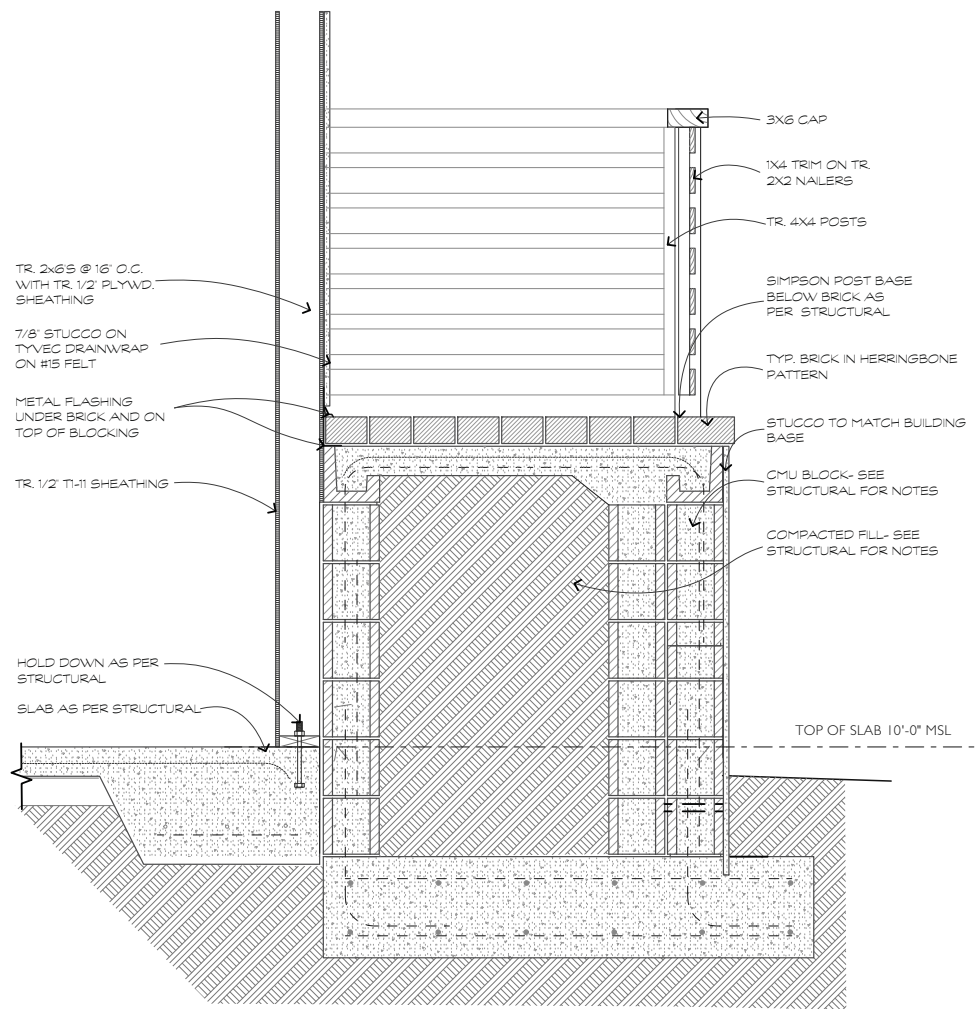
1
A.3.2

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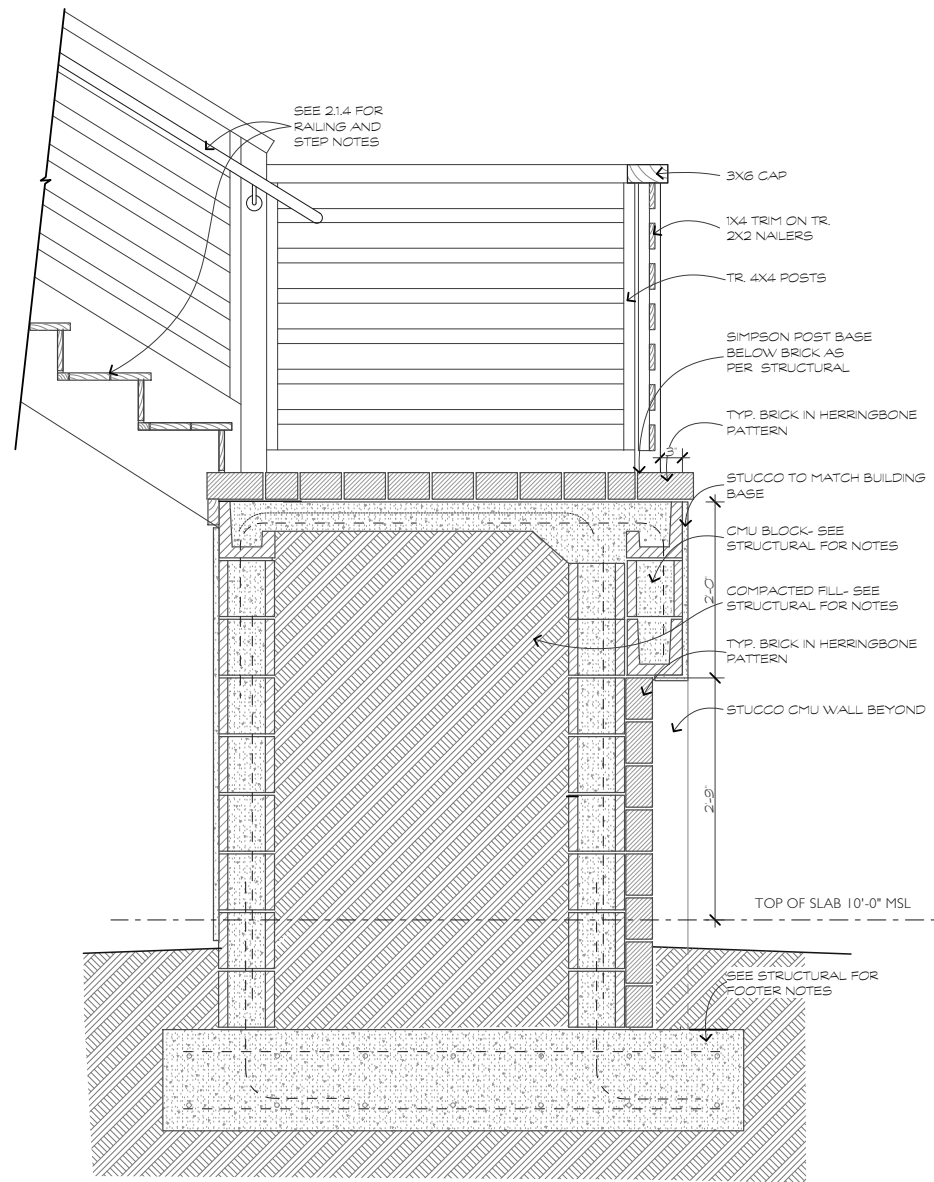
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 JOB NO.
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STAIR LANDING SECTION

SCALE: 1" = 1'-0"

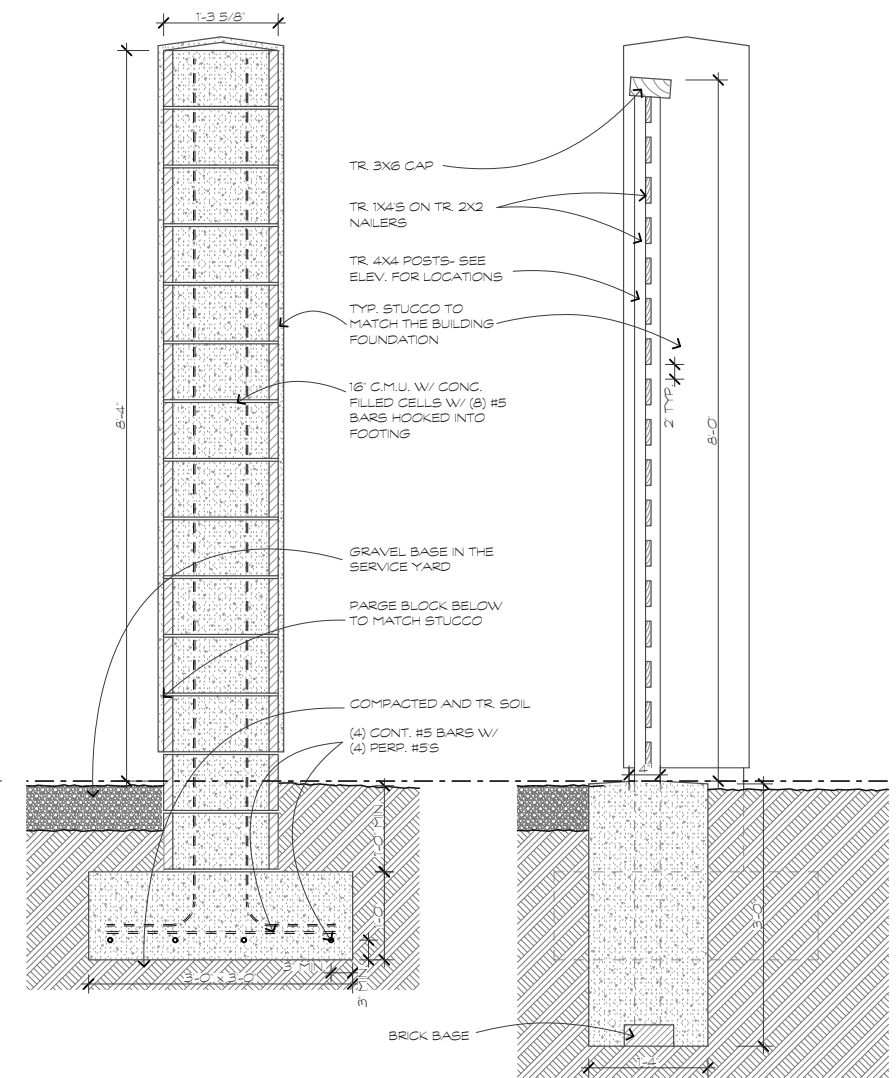
3
A.3.3



STAIR LANDING SECTION

SCALE: 1" = 1'-0"

2
A.3.3



FENCE DETAIL

SCALE: 1" = 1'-0"

1
A.3.3

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A.3.3

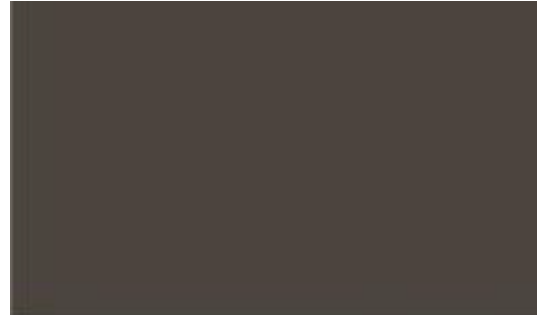
OF SHEETS



LIGHT FIXTURES



ASPHALT SHINGLES



AGED BRONZE



WINDOWS FRENCH LINEN



SW 7025 BACKDROP



SAVANNAH GRAY BRICK



SW 7023 REQUISITE GRAY



SW 7022 ALPACA

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COLOR BOARD ELEVATION

1
A.4.1

REVISIONS	DATE

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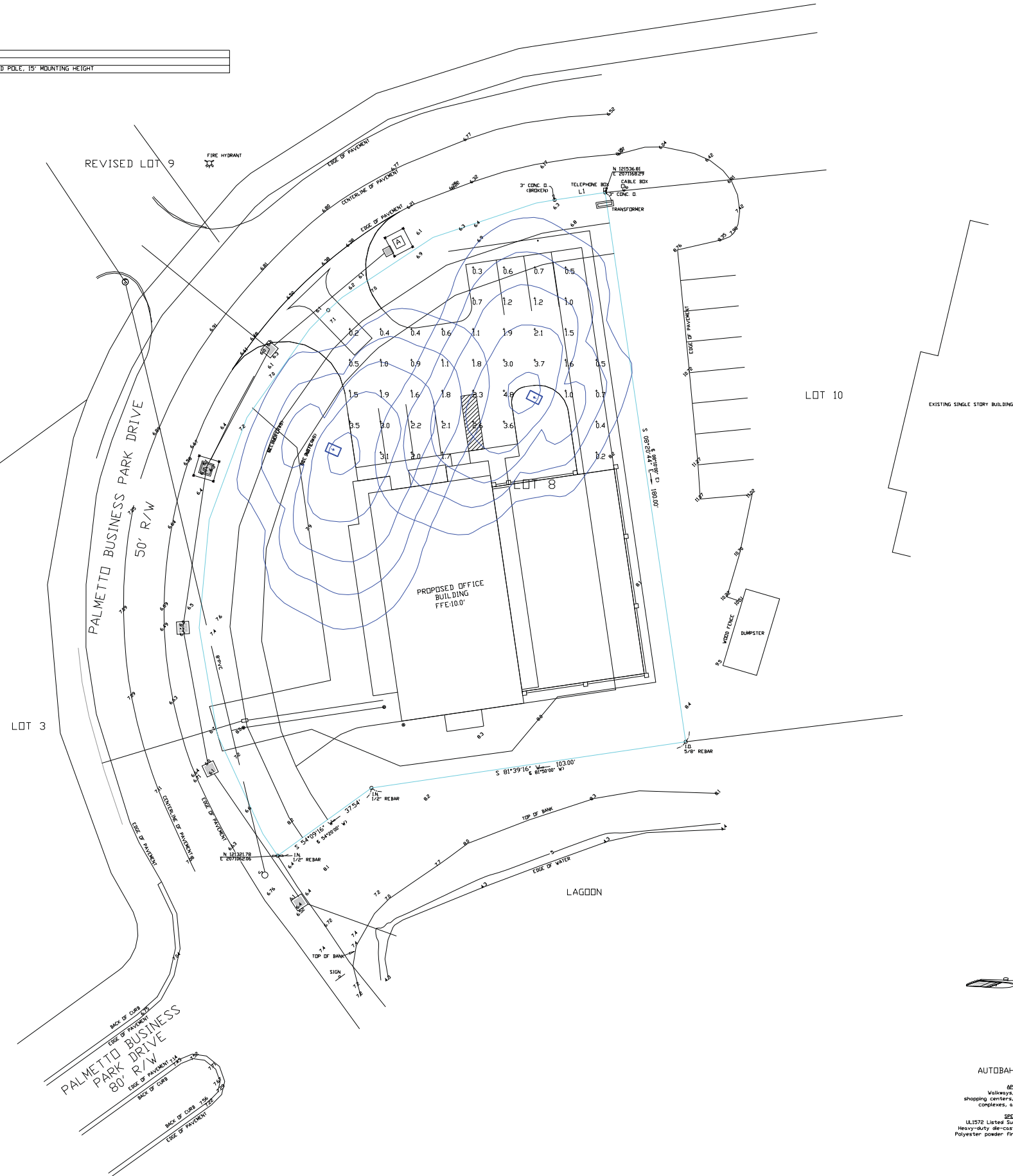
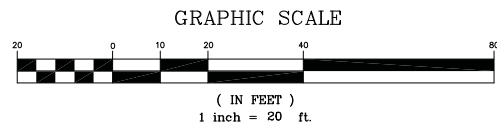
DATE OF ISSUE:
09/18/19
SCALE

JOB NO.
1927
SHEET

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
2	2	SMALL AUTOBAHN	SINGLE	NA	0.720	TYPED LED ON 19' WOOD POLE, 15' MOUNTING HEIGHT

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
1	ILLUMINANCE	FC	149	4.8	0.2	780

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Height	File
1	SMALL AUTOBAHN	2071146	121470	15	153.435	0
2	SMALL AUTOBAHN	2071079	121453.7	15	336.478	0

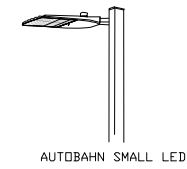


NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. SECURITY LIGHTS ONLY.

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AUTOBAHN SMALL LED

APPLICATIONS
 Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS
 UL1576 Listed Suitable For Wet Locations
 Heavy-duty die-cast aluminum housing and door
 Polyester powder finish standard in dark bronze

PALMETTO ELECTRIC COOPERATIVE, INC.

1 COOPERATIVE WAY
 HARDEEVILLE, SOUTH CAROLINA 29927
 (843) 208-5551 / FAX (843) 208-5532

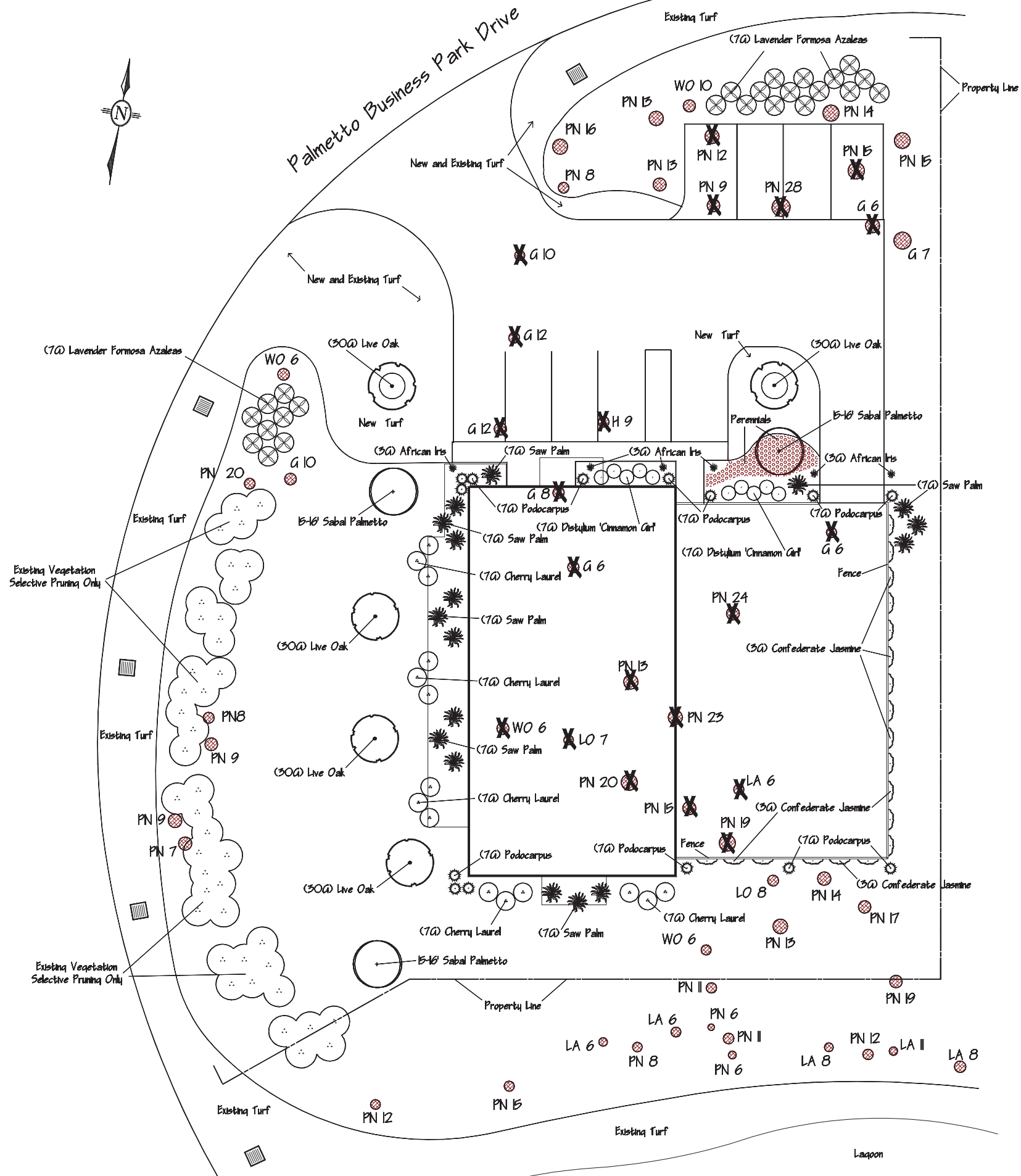


REMARKS:

DESIGNED BY: ML
 CHECKED BY: T.H.
 DRAWN BY: RBT
 DATE: 11/13/19
 SCALE: 1" = 20'
 PROJECT NO.: 1911001L
 MAP NO: 00000000

SHEET NO.
 1
 OF
 1

LIGHTING PROPOSAL FOR
 LOT 8 PALMETTO BUSINESS PARK
 PALMETTO BUSINESS PARK DRIVE
 TOWN OF HILTON HEAD
 BEAUFORT COUNTY, SOUTH CAROLINA



Plant Schedule

Qty	Size	Common Name	Latin Name
6	30G	Southern Live Oak	Quercus virginiana
3	15-16'	Palmetto Palm	Sabal palmetto
15	7G	Cherry Laurel	Prunus caroliniana
17	7G	Saw Palms	Serenoa repens
10	7G	Cinnamon Girl Distylum	Distylum 'Cinnamon Girl'
14	7G	Podocarpus	Podocarpus macrophyllus
24	7G	Lavender Formosa Azalea	Azalea indica 'Lavender Formosa'
19	3G	Confederate Jasmine	Trachelospermum jasminoides
6	3G	African Iris	Diets vegeta

Tree Survey Lot = 0.54 Acres

Trees to be Removed	Total	Trees to Remain	Total
Category I		Category I	
H 9	9	LO 8	8
LA 6	6	Category II	
LO 7	7	WO 6,6,10	22
Category II		G 7,10	17
G 6,10,12,8,6,6	60	Category III	
WO 6	6	PN 15,14,15,13,16,8,20,8,9,9,7,	
Category III		13,14,17,19	195
PN 12,9,28,15,24,13,23,20,15,19	178		
Trees to be Added			
Cat I 6 (2") LO	12		
Cat III 3 (8") PLM	24		
Cat IV 15 (7G) Cherry Laurel	NA		

X Existing Trees to be Removed

Scale: 1" = 10'
Third Revision 11-15-19

The Greenery Inc
PO Box 6569
Hilton Head Island SC



Carolina Contractors Office Building Landscape Plan
Lot 8 Palmetto Business Park November 2019

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: Palmetto Business Building

DRB#: DRB-002359-2019

DATE: 11/14/19 **11/16/19**

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Replace the Crepe Myrtle in the parking lot island with a canopy tree.
2. Provide the necessary tree mitigation per the LMO.
3. Replace Sweet Viburnum and Philodendron with native species.
4. Provide a plan or plans that illustrate any site lighting and exterior building lighting.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the necessary tree mitigation per the LMO as part of the Landscape Plan.
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"/>	Replace the Crepe Myrtle in the parking lot island with a canopy tree (i.e.: Live Oak, Southern Red Oak, Bald Cypress, etc.)
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replace the proposed Sweet Viburnum and Philodendron with a native species.

MISC COMMENTS/QUESTIONS

The Conceptual approval was approved on Aug. 17 of this year.

The parking lot lights conflict with tree locations. Relocate the light pole out of the tree island in the parking lot. Relocate the tree if the other light pole needs to remain. Indicate on the lighting plan