



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, May 24, 2011

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 May 10, 2011**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business- None**
- 9. New Business**
A) DR110024- Palmetto Electric Operations Building- New Development- Final
- 10. Appearance by Citizens**
- 11. Adjournment**

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

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, May 10, 2011 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Tom Parker, Ted Behling, Jennifer Moffett,
Galen Smith, Scott Sodemann, and Deborah Welch

Board Members Absent: Vice Chairman Todd Theodore

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Building Plans Administrator
Heather Colin, Development Review Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Parker called the meeting to order at 1:15pm.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the April 12, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

(Chairman Parker recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest form was completed and signed for the record. Chairman Parker then appointed Mr. Sodemann to act as temporary Chairman.)

First Presbyterian Church - Phase III- Alteration/Addition - DR110020

Mr. Roan introduced the application and stated its location, 540 William Hilton Parkway. Today's application represents the third and final phase of this project.

The main element of the new construction is a "gathering space" which will provide space for fellowship activities, non-worship assembly functions, and other church related activities. The new work includes a choir rehearsal hall, a new elevator, new restrooms, and a new parlor. The design intent is that all new and modified elements will blend seamlessly with the existing structure. All proposed materials and colors will match the existing.

The site design requires minimal site disturbance. Several hazardous trees previously proposed to be taken down along with several existing trees within the building footprint are to be removed. Several existing aggregate walks will be removed and then replaced or widened. A new walk accessing the proposed addition from the parking lot will be added. New sidewalk materials will be exposed aggregate with select areas receiving brick banding to match the existing walks and the brick on site.

An existing service area will be renovated to include a dumpster screen fence with access gates. Materials will be wood stained to match the colors of the adjacent Fellowship Hall. Minor landscape enhancement is proposed which will include some replacement of turf and planting areas that are disturbed by construction. New landscaping will help soften the new addition with replacement materials complementing the existing look.

Site lighting will be renovated to include additional Palmetto Electric shoebox fixtures within the pedestrian circulation areas to provide additional low level lighting. There will be no new parking or street fixtures.

Mr. Roan presented an in-depth review of the application including the site plan, the elevations and the landscaping details. Because of significant/specimen live oak trees in the area where the dumpster is proposed (between the existing buildings), Natural Resources will require alternates for asphalt and conventional concrete (such as pervious concrete) that can be installed on top of existing grade in this area, and/or a reduction in paving to accommodate the tree's roots. In areas where large, mature trees are retained, arrangement of new landscaping to minimize root damage is required.

Staff recommended that the application be approved with the condition that replacement shoeboxes match the lighting in the field; and that placement of azaleas in the field around 19/24 Live Oak should be done to minimize root disturbance. At completion of the staff's presentation, Acting Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Landscape Architect, and Mr. Jake Lee, Project Architect, presented statements in support of the application. The board and the applicants briefly discussed the project. Following final comments by the board, Acting Chairman Sodemann requested that a motion be made.

Mr. Behling made a **motion** to **approve** the First Presbyterian Church Phase III application with the following conditions: (1) the new lighting shall match the existing lighting on site; (2) placement of the azaleas shall minimize root disturbance of the live oak tree; (3) Natural Resources' comments regarding the use of concrete in the utility area shall be adhered to. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Verizon Cell Cabinet - Shell Point (Wild Horse Road) - Alteration Addition – DR110021

Mr. Roan introduced the application and stated its location, 105 Wild Horse Road. The application is for replacement of an existing equipment cabinet in an existing fenced yard. Mr. Roan presented an in-depth review of the application including photographs of the existing site. Staff recommended that the application be approved as submitted. The applicant was not present at today's meeting for questions or comments from the board. Following discussion by the board, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Verizon Cell Cabinet – Shell Point application as presented. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

1005 Marshland Road - New Cell Tower Installation – DR110022

Mr. Roan stated that this application is for a new cell tower. The telecommunication tower is to be located at 1005 Marshland Road on the 3.5 acre tract owned by the Town of Hilton Head Island. The cell tower will be located next to Fire Station # 7.

The applicant, American Tower Corporation, is proposing to lease the 2,403 square foot area. The proposed mono-‘pine’ tower is to be camouflaged as an evergreen tree with antenna branches. The project will be enclosed by a wooden fence and landscaping will be installed on the south and east sides of the fence for added screening. Mr. Roan stated that Town Council has already approved the concept of the tree form cell tower.

Mr. Roan presented an in-depth review of the application. The staff recommended that the following four conditions be attached to an approval of the application: (1) bottom of antennae ‘canopy’ should be extended downward to reach top of existing tree canopy in the field; (2) top of equipment cabinet on the ground is 10’ - 0” and the proposed fence height is 6’ - 0”. Any and all efforts should be made to obscure all ground equipment; (3) the fence should be painted or stained a dark color to complement the finishes on the adjacent Fire Station; (4) the applicant should consider asphalt access drive for consistency of quality and materials at parking drive aisle.

The proposed plan mitigates the fence and meets Natural Resources’ directives. The area between the parking lot and fence should be screened, as well, to wrap around the corner at a minimal distance.

Natural Resources staff has reviewed the trees to be removed through onsite assessment. All trees proposed to be removed are in poor and/or declining health. The tree replacement detailed on the applicant’s landscape plan meets established LMO requirements. The applicant was not present at today’s meeting for questions or comments from the board.

The board discussed the concept of the camouflaged 145-ft. mono “pine” tower with antenna branches. This is a new concept for the Town; and the board expressed some concern with the aesthetics of the project. Mr. Roan stated that the cell tower tree form is a directive from Town Council. The board agreed with staff’s four recommended conditions. At completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Smith made a **motion** to **approve** the 1005 Marshland Road - New Cell Tower Installation application as presented by staff including staff’s recommended conditions: (1) the bottom of antennae ‘canopy’ should be extended downward to reach top of existing tree canopy in the field; (2) the six-foot fencing shall be stained a dark color to complement the finishes of the adjacent Fire Station; (4) an asphalt access drive shall be used for consistency of quality and materials at parking

drive aisle. Mr. Sodemann **seconded** the motion. Mr. Behling requested that the motion be amended to include a condition that the shape, the form, and the color of the branches and the needles shall match the branches and the needles of existing pine trees on Hilton Head Island to greatest extent possible. Mr. Smith agreed to the amendment. The amended motion **passed** with a vote of 6-0-0.

10. ADJOURNMENT

The meeting was adjourned at 2:25pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: _____ Company: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Telephone: _____ Fax: _____ E-mail: _____
 Project Name: _____ Project Address: _____
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- | | |
|---|--|
| <input type="checkbox"/> New Development – Conceptual | <input type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> New Development – Final, indicate Project Number | <input type="checkbox"/> Minor External Change |

Submittal Requirements for *All* projects:

- 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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- _____ Photographs and/or drawings of existing development.
- _____ Drawings of the proposed development – 11"x 17".
- _____ Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

DATE

**Palmetto Electric Operations Area
Design Review Board Submittal**



Palmetto Electric Office Building, Mathews Drive
Entry Elevation



Palmetto Electric Office Building, Mathews Drive

**Palmetto Electric Operations Area
Design Review Board Submittal**



Existing Operations Yard



Existing Operations Building

**Palmetto Electric Operations Area
Design Review Board Submittal**



Existing Storage



Existing Warehouse

**Palmetto Electric Operations Area
Design Review Board Submittal**



Existing Storage



Existing Storage

**Palmetto Electric Operations Area
Design Review Board Submittal**



Existing Vehicle Storage



May 10, 2011

Mr. Mike Roan
Town of Hilton Head Island
1 Town Center
Hilton Head Island, SC 29928

**Re: Palmetto Electric Operations
15 Cooperative Way**

Mike:

The exterior colors submitted for the project were selected to closely match the recently renovated Palmetto Electric Office building on Mathews Drive.

Metal Roof: Butler Mesa Gray
Metal Fascia: Butler Birch White
Metal Siding: Butler Sandal Wood
Stucco Body: Dryvit Coffee Bean
Stucco Trim: Dryvit Amarillo White

Color samples will be provided at the DRB meeting.

Sincerely,

Samuel L. McCleskey, AIA
McCleskey and Associates Architects



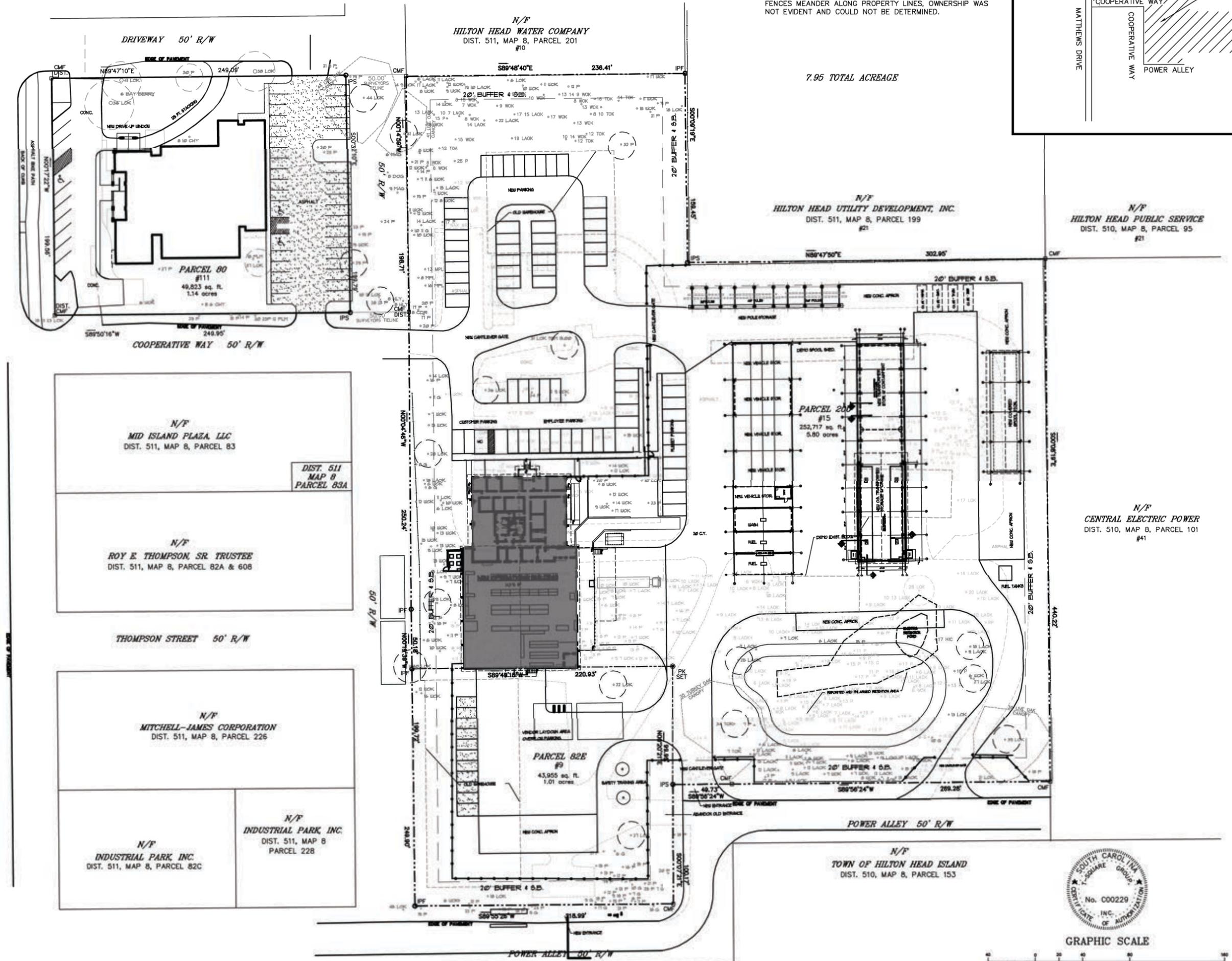
NORTH ELEVATION - MAIN ENTRY



WEST ELEVATION - PUBLIC ENTRY

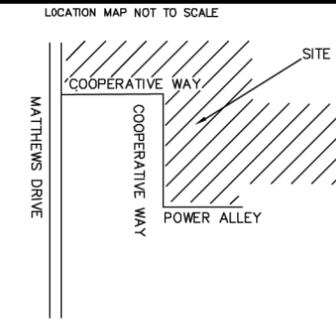


- ⊗ - GENERATOR
- - SEWER LATERAL
- ⊕ - POWER POLE
- ⊙ - RANDOM ELEVATION SHOTS
- ⊕ - FIRE HYDRANT
- ⊕ - LIGHT POST
- ⊕ - SEWER MANHOLE
- ⊕ - WATER PUMP
- ⊕ - WATER SUPPLY OUTLET
- ⊕ - ELECTRIC CONTROL VALVE
- ⊕ - GAS VALVE
- ⊕ - IRRIGATION CONTROL VALVE
- TBM - TEMPORARY BENCH MARK
- - INDICATES STREET ADDRESS
- ⊕ - IRON PIN FOUND
- ⊕ - CONCRETE MONUMENT FOUND
- ⊕ - TRANSFORMER
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - ELECTRIC BOX



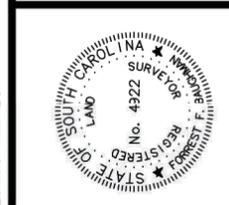
NOTES: THIS SURVEY WAS PERFORMED BY MONUMENTATION FOUND IN THE FIELD, MAY NOT NECESSARILY MATCH REFERENCED PLAT.
 FENCES MEANDER ALONG PROPERTY LINES, OWNERSHIP WAS NOT EVIDENT AND COULD NOT BE DETERMINED.

7.95 TOTAL ACREAGE



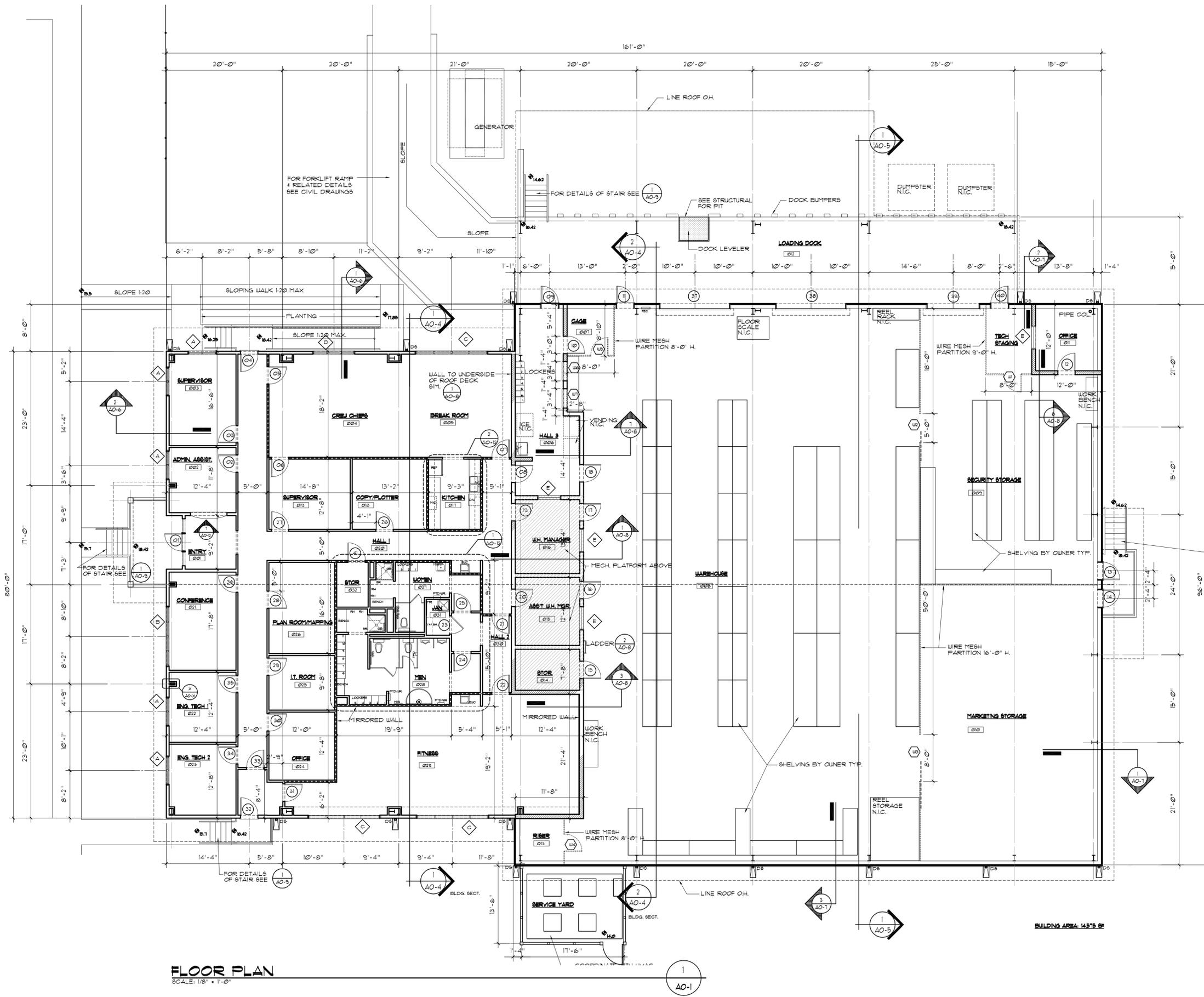
NOTE: THIS LOT LIES IN A FEDERAL FLOOD PLAIN Zone A7. Minimum Required Elevation 140 Ft. NGVD29. SPECIAL NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, PROTECTIVE EASEMENTS AND OTHER FACTS THAT MAY BE REVEALED BY A COMPLETE TITLE SEARCH.
 REFERENCE PLAT: A PLAT BY ME, PREPARED FOR PALMETTO ELECTRIC COOPERATIVE, INC., (JOB #02-175A2).
 DATE: DECEMBER 19, 2008

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF PALMETTO ELECTRIC COOPERATIVE, INC. AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCELS 80, 82E AND 200 MATTHEWS DRIVE, DIST. 511, MAP 8, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING AND SURVEYING ACT AND THE PRACTICE OF ENGINEERING AND SURVEYING IN THE STATE OF SOUTH CAROLINA. I AM A LICENSED PROFESSIONAL SURVEYOR AND AM NOT PROVIDING ANY SERVICES OTHER THAN THOSE INDICATED.

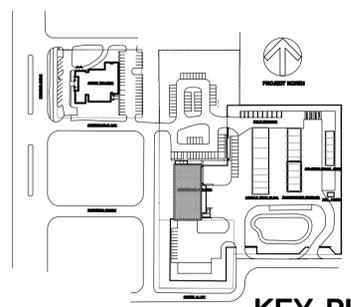
12/11/2008 8:29:00 AM EST
 SOUTH CAROLINA SURVEYORS GROUP, INC. No. C00229
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

ABBREVIATIONS	
HB	HOSE BIBB
FD	FLOOR DRAIN
GB	GRAB BAR
TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SND	SANITARY NAPKIN DISPENSER
SD	SOAP DISPENSER
MIR	FRAMED MIRROR
MH	MOP HOLDER
SR	SHOWER ROD
RH	ROBE HOOK
EWC	ELECTRIC WATER COOLER
PTD/WR	PAPER TOWEL DISPENSER WITH WASTE RECEPTACLE
DS	DOWNSPOUT
CJ	CONTROL JOINT
FEC (ABC)	FIRE EXTINGUISHER CABINET W/ 10 LB. ABC DRY CHEMICAL EXTINGUISHER CONFIRM FINAL LOC. W/ FIRE MARSHALL

WALL LEGEND	
	INTERIOR 3-5/8 METAL STUD WALL
	WIRE MESH PARTITION
	3-5/8 METAL STUD TO ROOF DECK WITH SOUND INSUL.
	8" NOM. CONC. MASONRY WALL



KEY PLAN

PALMETTO ELECTRIC COOPERATIVE, INC.
OPERATIONS AREA
OPERATIONS BUILDING - WAREHOUSE
HILTON HEAD ISLAND, SC

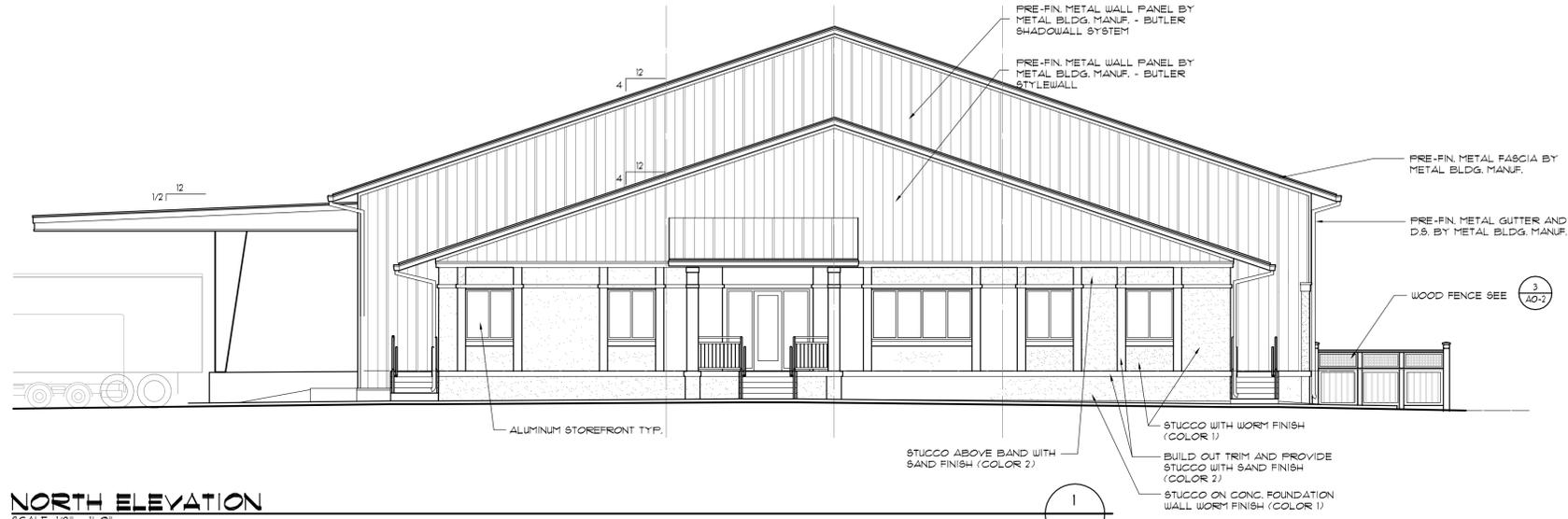
REVISIONS :

McLESKEY AND ASSOCIATES ARCHITECTS PA
P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29938
(843) 785-2222

ISSUED FOR REVIEW 4/28/11

DATE OF ISSUE : 09/10/2010 DRAWN BY : SILM CHECKED BY : SILM PROJECT NO. : 0927

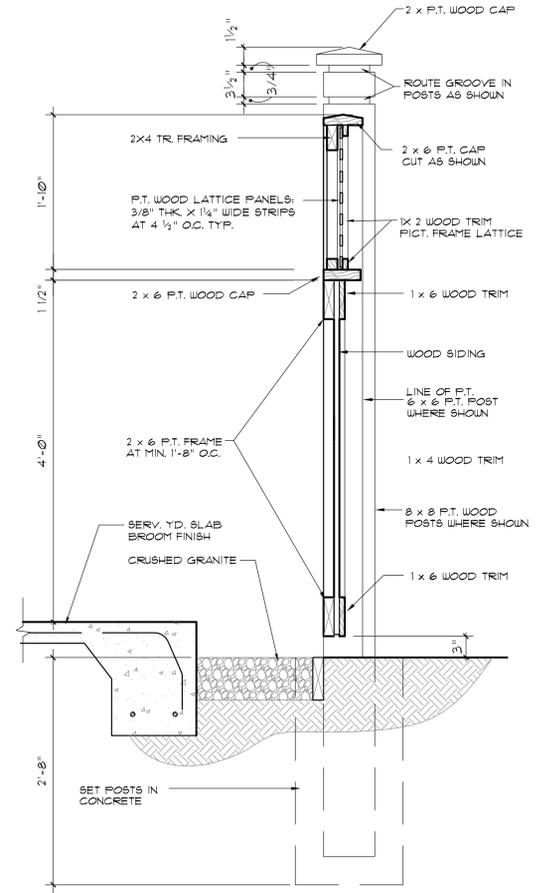
AO-1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

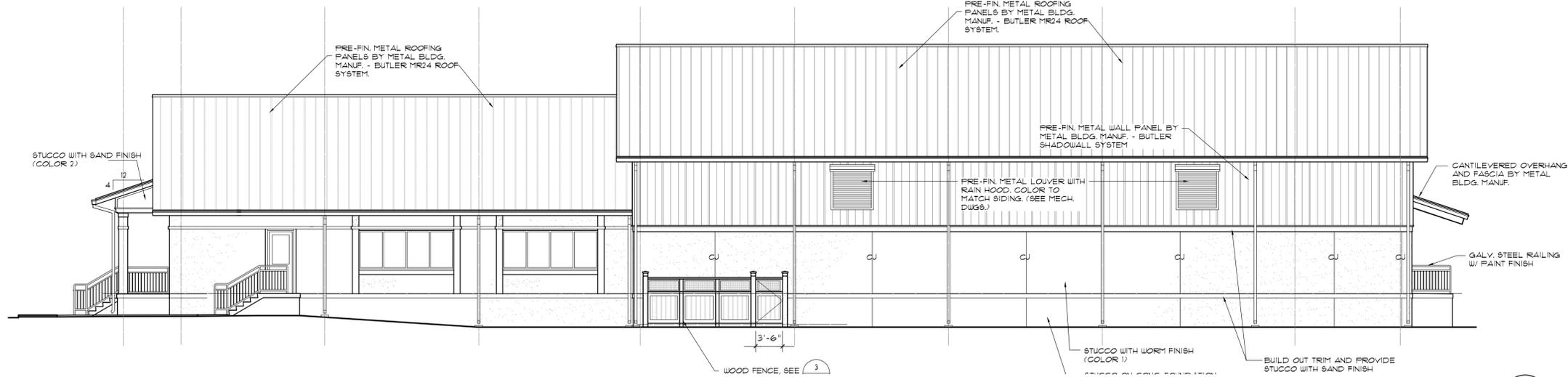
1
AO-2



FENCE SECTION

SCALE: 1" = 1'-0"

3
AO-2



WEST ELEVATION

SCALE: 1/8" = 1'-0"

2
AO-2

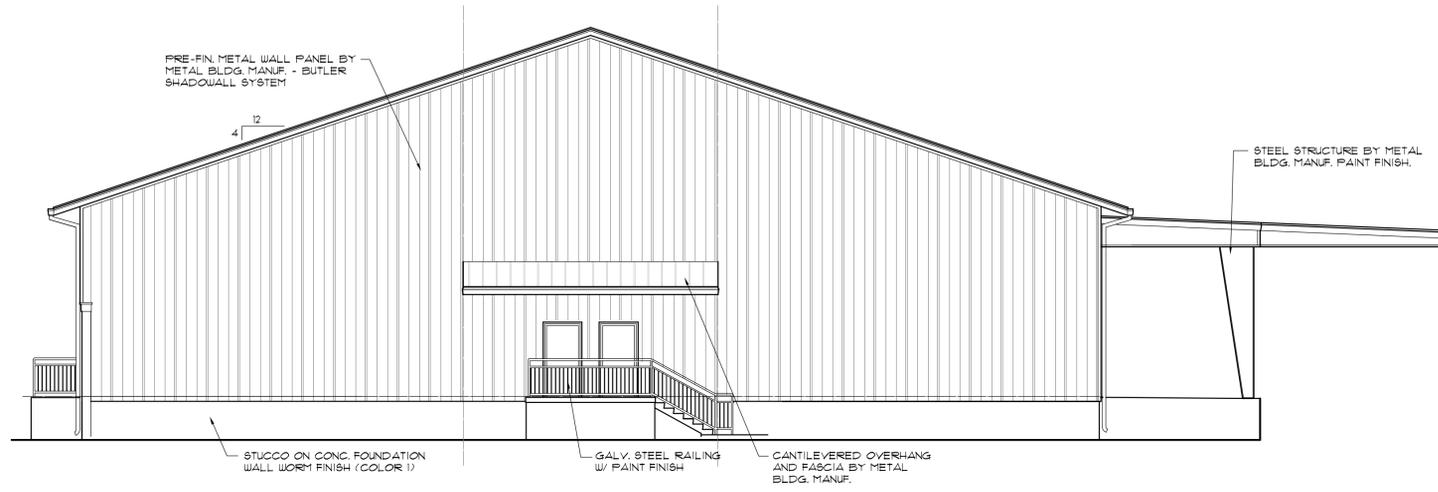
PALMETTO ELECTRIC COOPERATIVE, INC.
OPERATIONS AREA
OPERATIONS BUILDING - WAREHOUSE
HILTON HEAD ISLAND, SC

REVISIONS :

McCLESKY AND ASSOCIATES ARCHITECTS PA
P.O. BOX 7125 HILTON HEAD ISLAND, SOUTH CAROLINA 29928 (843) 785-2222

ISSUED FOR REVIEW 4/28/11

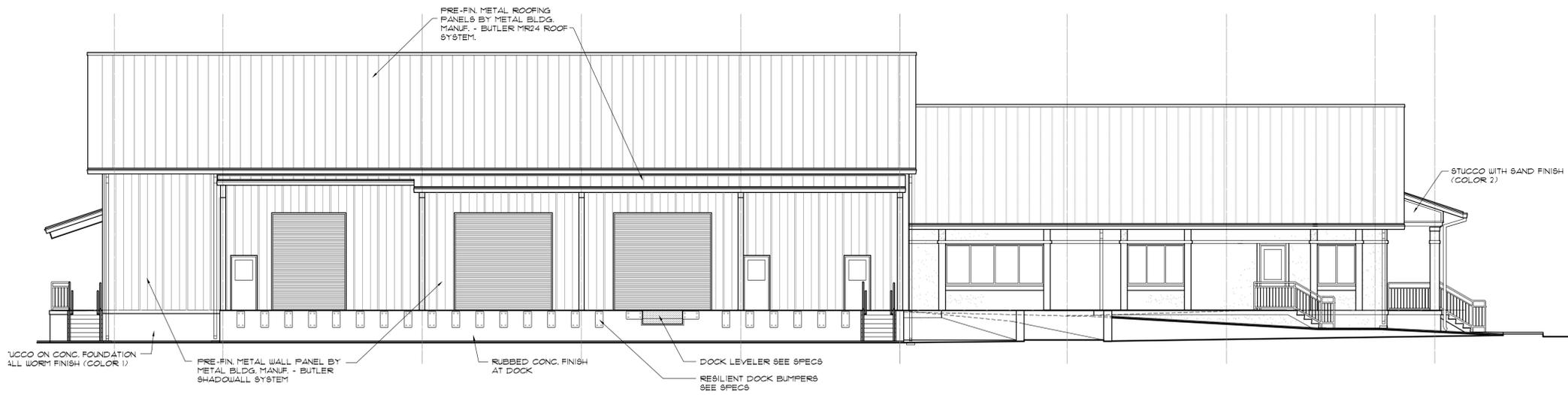
DATE OF ISSUE : 09/10/2010 DRAWN BY : SLM CHECKED BY : SLM PROJECT NO. : 0927



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1
AO-3



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2
AO-3

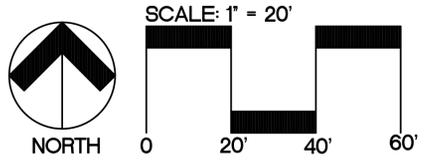
PALMETTO ELECTRIC COOPERATIVE, INC.
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HILTON HEAD ISLAND, SC

REVISIONS :

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P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 785-2222

ISSUED FOR REVIEW 4/28/11

DATE OF ISSUE : 09/10/2010 DRAWN BY : SLM CHECKED BY : SLM PROJECT NO. : 0927



PLANT SCHEDULE

SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	NOTES
ACER	8	Acer rubrum 'Red Sunset' Flowering Dogwood	10-12'	4-6'	B&B	2.5" Cal. Minimum
CERC	4	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud	6-8'	3-4'	B&B	Full Specimen
LAGN	3	Lagerstroemia indica 'Natchez' Tuskegee Crapemyrtle	6-8'	3-4'	B&B	Multi-trunk Specimen
MAGL	3	Magnolia grandiflora 'Little Gem' Little Gem Magnolia	5-6'	3-4'	B&B	Full Specimen
MAGV	4	Magnolia virginiana Sweet Bay Magnolia	5-6'	3-4'	B&B	Multi-trunk specimen
MYRC	40	Myrica cerifera Wax Myrtle	4'-5'	2'-3'	B&B	Multi-trunk Shrub
PINP	7	Pinus palustris Longleaf Pine	6' Min.	2'-3'	B&B	
SABP	6	Sabal palmetto Cabbage Palm	10-16'	5-6'	B&B	Booted vary height within clusters
TAXD	3	Taxodium distichum Bald Cypress	6'-8'	3'-4'	B&B	Full
QUEV	15	Quercus virginiana Live Oak	10'-12'	4'-6'	B&B	2.5" Cal. Minimum

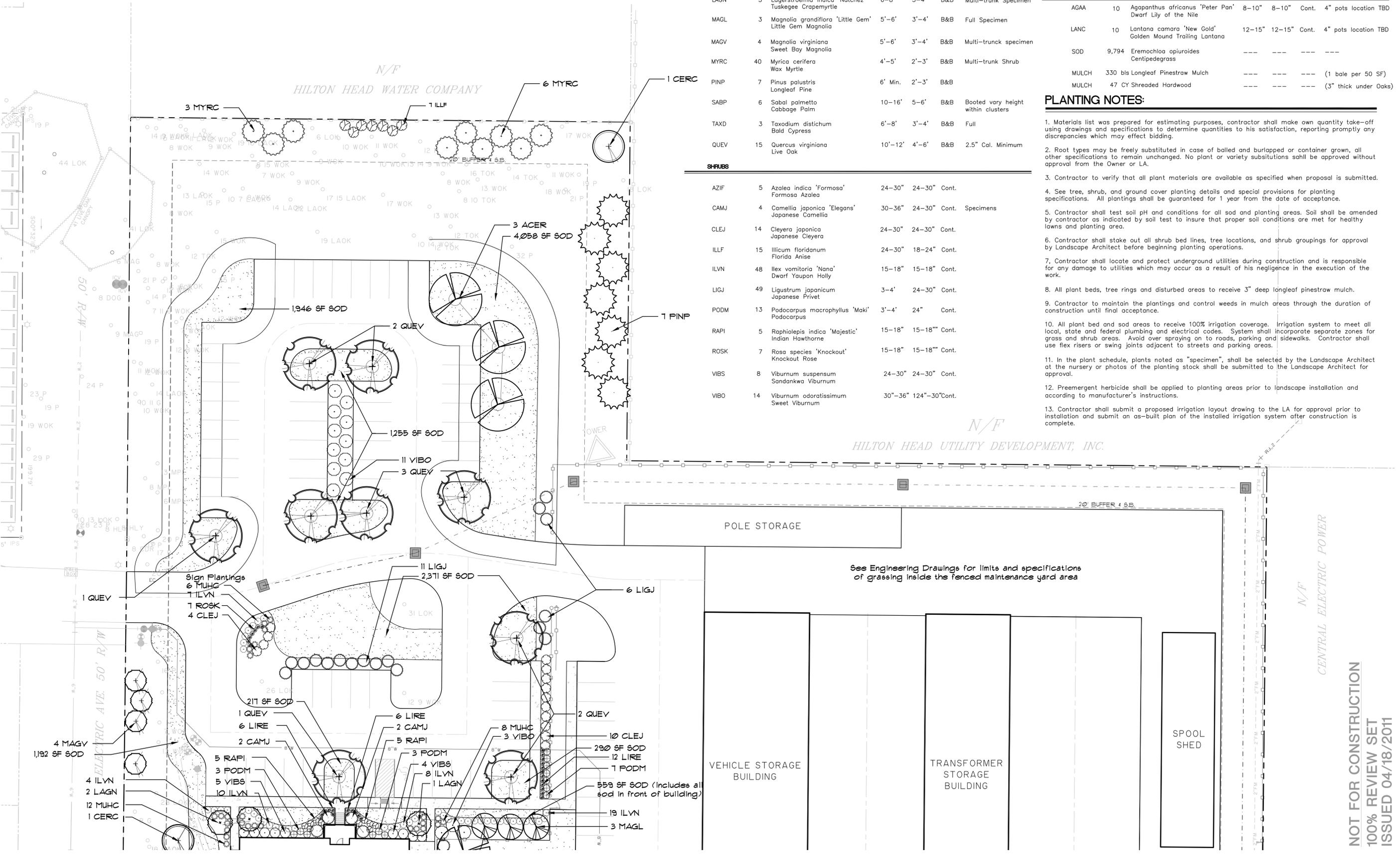
SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	NOTES
AZIF	5	Azalea indica 'Formosa' Formosa Azalea	24-30"	24-30"	Cont.	
CAMJ	4	Camellia japonica 'Elegans' Japanese Camellia	30-36"	24-30"	Cont.	Specimens
CLEJ	14	Cleyera japonica Japanese Cleyera	24-30"	24-30"	Cont.	
ILLF	15	Illicium floridanum Florida Anise	24-30"	18-24"	Cont.	
ILVN	48	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	15-18"	15-18"	Cont.	
LIGJ	49	Ligustrum japonicum Japanese Privet	3-4'	24-30"	Cont.	
PODM	13	Podocarpus macrophyllus 'Maki' Podocarpus	3'-4'	24"	Cont.	
RAPI	5	Raphiolepis indica 'Majestic' Indian Hawthorne	15-18"	15-18"	Cont.	
ROSK	7	Rosa species 'Knockout' Knockout Rose	15-18"	15-18"	Cont.	
VIBS	8	Viburnum suspensum Sandankwa Viburnum	24-30"	24-30"	Cont.	
VIBO	14	Viburnum odoratissimum Sweet Viburnum	30"-36"	124"-30"	Cont.	

SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	NOTES
LIRE	24	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope	12"-15"	12-15"	Cont.	Pints
MUHC	26	Muhlenbergia capillaris Pink Muhly	10-12"	10-12"	Cont.	1 Gal.

SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	NOTES
AGAA	10	Agapanthus africanus 'Peter Pan' Dwarf Lily of the Nile	8-10"	8-10"	Cont.	4" pots location TBD
LANC	10	Lantana camara 'New Gold' Golden Mound Trailing Lantana	12-15"	12-15"	Cont.	4" pots location TBD
SOD	9,794	Eremochloa opurioides Centipedegrass	---	---	---	---
MULCH	330	bis Longleaf Pinestraw Mulch	---	---	---	(1 bale per 50 SF)
MULCH	47	CY Shredded Hardwood	---	---	---	(3" thick under Oaks)

PLANTING NOTES:

- Materials list was prepared for estimating purposes, contractor shall make own quantity take-off using drawings and specifications to determine quantities to his satisfaction, reporting promptly any discrepancies which may affect bidding.
- Root types may be freely substituted in case of balled and burlapped or container grown, all other specifications to remain unchanged. No plant or variety substitutions shall be approved without approval from the Owner or LA.
- Contractor to verify that all plant materials are available as specified when proposal is submitted.
- See tree, shrub, and ground cover planting details and special provisions for planting specifications. All plantings shall be guaranteed for 1 year from the date of acceptance.
- Contractor shall test soil pH and conditions for all sod and planting areas. Soil shall be amended by contractor as indicated by soil test to insure that proper soil conditions are met for healthy lawns and planting area.
- Contractor shall stake out all shrub bed lines, tree locations, and shrub groupings for approval by Landscape Architect before beginning planting operations.
- Contractor shall locate and protect underground utilities during construction and is responsible for any damage to utilities which may occur as a result of his negligence in the execution of the work.
- All plant beds, tree rings and disturbed areas to receive 3" deep longleaf pinestraw mulch.
- Contractor to maintain the plantings and control weeds in mulch areas through the duration of construction until final acceptance.
- All plant bed and sod areas to receive 100% irrigation coverage. Irrigation system to meet all local, state and federal plumbing and electrical codes. System shall incorporate separate zones for grass and shrub areas. Avoid over spraying on to roads, parking and sidewalks. Contractor shall use flex risers or swing joints adjacent to streets and parking areas.
- 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.
- Preemergent herbicide shall be applied to planting areas prior to landscape installation and according to manufacturer's instructions.
- Contractor shall submit a proposed irrigation layout drawing to the LA for approval prior to installation and submit an as-built plan of the installed irrigation system after construction is complete.



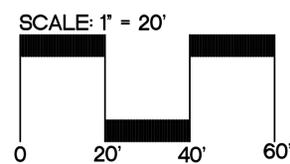
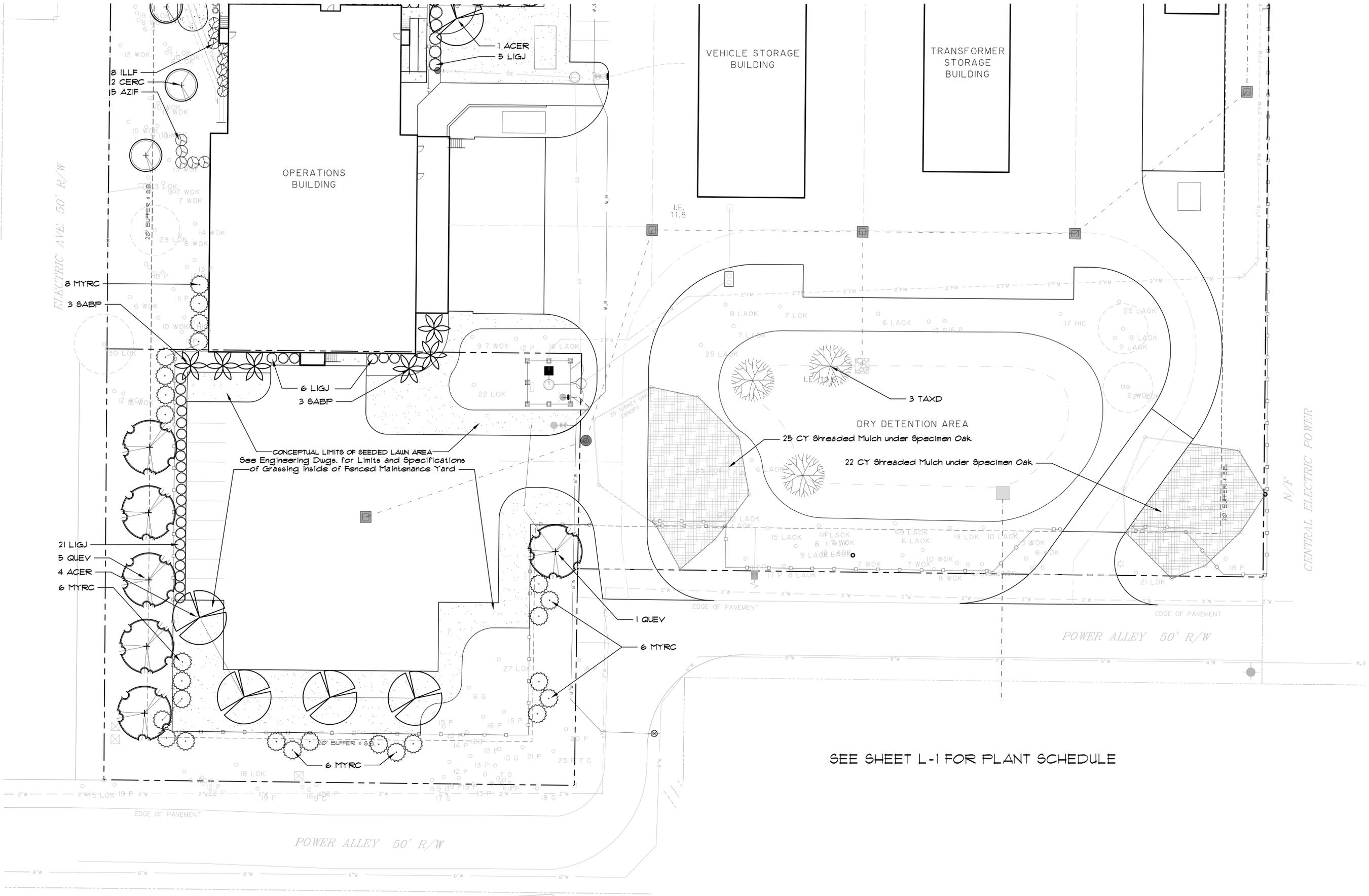
Palmetto Electric Cooperative, Inc.
Operations Area
Operations Building - Warehouse
Hilton Head Island, SC

REVISIONS :

McCleskey and Associates Architects PA
Hilton Head Island, South Carolina 29938
(843) 785-2222

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NOT FOR CONSTRUCTION
100% REVIEW SET
ISSUED 04/18/2011



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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 Palmetto Electric Operations Building

DRB# DR110024

DATE 5/24/2011

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN

A metal operations building detailed to match newly redeveloped office facility. Materials, details, and colors selected to match and complement. Hard samples to be provided at the meeting. Architectural fence detail at public interfaces to marry into existing fence at rear. All existing storage and lay-down areas to be removed and parking to be reconfigured.

There are no details for the vehicle storage buildings, although given their function and visibility, a utilitarian structure complementing the new operations building would be in keeping with the design guide.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y- NA	Nicely scaled elements in areas open to the public
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	N	Matches Existing
Overhangs are sufficient for the façade height.	Y	
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and	Y	

appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view	Y	
Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN

Might provide some understory along the outside of the fence along electric avenue (the Town is about to reconstruct the perpendicular streets with on street parking for a district parking provision), otherwise well above and beyond what one might expect for a predominantly utilitarian project.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	

The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	Y	
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		No accommodation has been made for the root system of the specimen 35 inch oak near the new main entrance; the new surface is all impervious and affects about one-third of the root surface area. Applicant should be encouraged to save additional trees, especially in the detention area. Detention should be planted with native plants to help biodegrade pollutants from impervious surfaces.
Supplemental and replacement trees meet LMO requirements for size, species and number		The planting plan shows sweet bay magnolia being installed. We have had very poor success on the island with this species over the years; it is recommended that 'Little Gem' magnolia be used instead.
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS
