



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 28, 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 June 14, 2011**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business-**
 - A) DR110012- Broad Creek Marina Zip-Line- FINAL
 - B) DR110026- Park Plaza- Kanaley's Restaurant- Outdoor Bar- Alteration Addition
- 9. New Business**
- 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, June 14, 2011 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore,
Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann
and Debra Welch

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Nicole Dixon, Senior Planner
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 May 24, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan reported that Mr. Ted Behling is resigning from the Board effective June 30, 2011. Mr. Behling has served on the DRB since September 2008. Mr. Roan thanked Mr. Behling for his service to the Town.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

A) **DR110002- Wal-Mart Expansion- New Development- Final**

Mr. Roan presented a brief history of the project. The proposed site lighting and landscape package is quite extensive. Mr. Roan provided a review the landscape plan. Wax myrtles are proposed to soften the area, but they are located under the drip line of a specimen oak. Care should be taken to protect this specimen oak tree.

Mr. Roan stated that no architectural conditions were placed on the Conceptual review of this project. The dry detention pond at the rear is labeled for a chain link fence at the perimeter. The chain link fence should be vinyl clad black or Charleston Green. This area is also close to the bike path easement and should be similarly buffered to soften the utilitarian nature of the element (and to improve water quality.)

Staff recommended that the wax myrtles under the 40” oak canopy be moved eastward out of the drip line. The applicant should be sure to coordinate the location of the new light poles and any new wiring with Natural Resources in order to protect the existing trees on site. The Board reviewed the application and stated concern with the lack of landscape plan details.

At the completion of staff’s presentation, Chairman Parker requested that the applicant make his presentation. Mr. Larry Barthamew, Civil Engineer, with ABC Engineering, presented statements in support of the application. The board and the applicant discussed landscaping details including plant material and understory planting. The Board agreed with the need to protect the specimen oak tree. The board and the applicant discussed the retention pond and the screen wall. At the completion of the applicant’s presentation and discussion by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion** to **approve** the Wal-Mart Expansion - New Development - Final application with the following conditions: (1) the landscaping along Highway 278 is to be field verified (empty spots are to be filled in); (2) wax myrtles at the corner of the building are to be brought forward from underneath the canopy of the live oak tree; (3) the screening of the detention basin on the roadside is to be an extension of the existing opaque wall system already in place (it is to match); (4) remaining chain link fence perimeter is to be a black vinyl clad fence. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

b) DR110022- 1005 Marshland Road- New Cell Tower Installation- Final

Mr. Roan reviewed the history of the project. Mr. Roan reviewed the site plan and the tower elevations. The directives from the Board’s previous review were: (1) to pave the new drive aisle between the existing parking lot and the gates; (2) to stain the fence a dark color so that it blends into its surroundings and complements the building; (3) to bring the proposed artificial canopy of the antenna down in order to meet the top of the existing canopy in the field. The applicant has complied with these directives, and the staff recommended approval. Following the staff’s presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Jay Sanders, with American Towers, presented statements in support of the application. The Board thanked the applicant for his assistance with this project. The Board and the applicant discussed several issues including the canopy and options for artificial branches. Following the Board’s discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 1005 Marshland Road – New Cell Tower Installation Final application as submitted. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. New Business

a) DR110010- LeeWood’s Grille - Patio- Minor External Change

Mr. Roan introduced the project and stated its location. Mr. Roan presented an in-depth review of the application. The staff is concerned that the deck does not specify finished elevation relative to grade. If the applicant raises it to accommodate the roots of specimen water burch

tree, per the recommendation of Natural Resources, there should be some accommodation for ADA. Additional detail regarding the deck is still needed.

The staff stated that, in theory, this consolidates and formalizes the materials in what appears to be a heavily utilized area. When properly detailed, this could be a real addition to the plaza. However, there are several unapproved elements and some other landscape deficiencies on the site that should be remedied as a condition of approval.

The applicant for this project was not present at today's meeting for questions or comments from the Board. The Board agreed with the staff's concerns particularly with regard to landscaping issues. A landscaping commitment from the owner will be needed. The Board also discussed concerns with the need for additional details regarding the decking. It's a simple project, but important information is missing.

The Board stated that additional information is needed with regard to the site plan, the drawings, and other details. Following the discussion, the staff withdrew the application on behalf of the applicant. The staff will discuss the Board's concerns with the applicant.

c) **DR110026- Park Plaza II - Kanaley's Restaurant- Outdoor Bar- Alteration Addition**

Mr. Roan introduced the application and stated its Park Plaza location. The applicant is proposing to construct an outdoor bar addition to the existing restaurant. The 20 ft. square roof is proposed to fit into a planted area with minimum damage to the existing trees. All proposed materials will match the existing. Mr. Roan stated that the dropped fascia enables incorporation of overhead glassware storage and hinged closure panels.

The plan does not specify how significant existing landscaping is affected or remedied. Given the plan drawing, the staff assumes the roofline and the concrete pad are the same dimension. The applicant did match the unique rafter detail of the existing center. Also, the drop on the fascia seems heavy and might be remedied by lessening the dimension, or beefing up the proposed column (commensurate with the existing columns of the walkway.)

The staff feels that this is a good amenity for the center; however, there are some detailing questions and resolutions that should be resolved prior to approval of the application. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed the project at length. The Board expressed concern with several issues including vertical scale and the fascia (which seems to be top heavy.) The Board expressed concern with the project being able to tie into the existing. The Board stated that they need to see more information regarding architectural dimensional drawings and the relationship to the existing elements. The Board requires accurate, detailed information, with better integration.

Bases on today's discussion, the applicant decided to **withdraw** today's application for needed revisions.

d) **DR110027- Circle Center Repaint**

Mr. Roan introduced the application and stated its location. The applicant is proposing is repaint the metal, iron and wood section of the Circle Center Shopping Center. All natural stone elements of the existing center will remain as exists. Mr. Roan presented existing photos of the shopping center along with a color rendering of proposed colors. The applicant is not removing the medallions around the plaza. The medallions are being painted in. The staff recommends

that the proposed banana cream color be replaced with something more consistent. The applicant was not present at today's meeting for questions or comments from the Board. The Board agreed with the staff's concerns regarding the proposed color.

At the completion of the staff's presentation and discussion by the board, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Circle Center Repaint application with the following conditions: (1) the banana cream color is to be eliminated; (2) the existing fascias are to be repainted to match the existing fascia color. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. ADJOURNMENT

The meeting was adjourned at 2:30pm.

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: TRUITT RABUN Company: TRUITT RABUN ASSOCIATES
 Mailing Address: P.O. Box 23229 City: Hilton Head Is. State: SC Zip: 29925
 Telephone: 342-7777 Fax: 342-7701 E-mail: trabun@trabunassociates.com
 Project Name: BROAD CREEK MARINA ZIP LINE CANOPY TRAIL Project Address: 18 SIMMONS ROAD
 Parcel Number [PIN]: R SEE ATTACHED NARRATIVE
 Zoning District: WMU Overlay District(s): COR

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 checked="" type="checkbox"/> New Development – Final, indicate Project Number
<u>DR 110012</u> | <input type="checkbox"/> Minor External Change |

Submittal Requirements for *All* projects:

- N/A 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.
- PAID 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

6.10.11

 DATE

**BROAD CREEK MARINA
ECO TOURISM PARK ZIP LINE CANOPY TOUR
DRB NARRATIVE
June 10, 2011**

Applicant: Broad Creek Marina of Hilton Head, LLC

Site Location: 15.4 +/- Acres, 18 Simmons Road, Hilton Head Island, SC

Project Number: DR110012

PINs:

- R510 011 000 007F 0000 - 6.53 Acre Broad Creek Marina Site
- R510 011 000 0006 0000 - 3.85 Acre Broad Creek Marina Village Lots
- R510 011 000 0183 0000 - 1.72 Acre Broad Creek Marina Village Parking Easement & R/W
- R510 011 000 0379 0000 - 2.38 Acre Broad Creek Marina Village Open Space 1
- R510 011 000 0380 0000 - 0.51 Acre Broad Creek Marina Village Open Space 2
- R510 011 000 0381 0000 - 0.04 Acre Broad Creek Marina Village Open Space 3
- R510 011 000 0382 0000 - 0.10 Acre Broad Creek Marina Village Lot 1
- R510 011 000 0383 0000 - 0.10 Acre Broad Creek Marina Village Lot 2
- R510 011 000 0384 0000 - 0.10 Acre Broad Creek Marina Village Lot 3

Note: PINs total 15.33 Acres

Zoning: Waterfront Mixed-Use (WMU) / Corridor Overlay District (COR)

Agent for the Applicant: Truitt Rabun / Truitt Rabun Associates, Inc.

Background:

Broad Creek Eco-Tourism Park is conceived to create a low impact waterfront oriented park, offering several of the world's most popular adventure and recreational activities that are not on HHI at this time. This is an expansion of the existing waterfront mixed-use activities at Broad Creek Marina and capitalizes on the natural beauty of the area while offering eco-friendly, family-friendly and team-building appeal.

A zip line canopy tour is planned for the initial adventure activity at the Eco-Tourism Park. Zip line canopy tours are extremely popular around the world and are now at resorts in Maui, Costa Rica, Utah's Olympic Park/Park City, Golden Gate Bridge, and Heavenly, CA/Tahoe among hundreds of others. In the Southeast, successful zip lines can be found in the Blue Ridge Mountains, the U.S. Olympic training center/Charlotte and in the Atlanta area.

This adventure is designed for a participant to enjoy the aerial beauty of the site's trees and views of the Broad Creek beyond, as well as the thrill of the experience. The participant is attached by harness to a pulley and propelled by gravity to traverse the tree canopy from the top to the bottom of various platform stations on a suspended cable.

The zip line will share the existing Calibogue Cruises and kayak tour ticketing/storage building for its ticketing and storage needs. The cruises and kayak tours will remain in operation. If there is proven success with the zip line, then the potential for other activities increases, including activities such as an outdoor dining and entertainment pavilion, a ropes course, bungee jump, climbing wall and new ticketing/storage facilities.

The Broad Creek Eco Tourism Park encompasses the unsold portion of adjacent Broad Creek Marina Village residential subdivision property. Lots 1, 2 and 3 on the right side of the entry are the only properties that have been sold. The owners of these lots have given the Applicant permission to change the POA to allow any type of commercial development.

While Broad Creek Marina Village will be utilized for a portion of the Eco Tourism Park, the Applicant requests the underlying subdivision plat and future use remain in-place in case the site is converted back to residential subdivision use in the future. In the meantime, since the Broad Creek Marina Village and Broad Creek Marina properties will be treated as one property, it is the Applicant's understanding that the adjacent use buffers and setbacks between the Village and Marina properties will not be in effect. Should the Broad Creek Marina Village property be converted back to a residential subdivision, the adjacent use buffers and setbacks will go back into effect.

DRB Conceptual Application Approval:

The DRB reviewed the Broad Creek Marina Eco-Tourism Park Zip Line Conceptual Plans in February 22, 2011. The Conceptual Application was Approved with Specific Conditions, Notice Date February 22, 2011.

Specific Conditions and Design Response:

The following are the DRB's recommendations,

1. the Applicant shall look at the finish of the structures to make sure that they blend well with the tree canopies;
2. the Applicant shall give careful consideration to the issues of circulation and traffic;
3. the Applicant shall return with working drawings.

The plans submitted for Final DRB review and approval respond to the Specific Conditions as follows:

1. There are two types of zip line platforms:
 - Two-pole platforms with stairs between tower levels, and at the beginning and end of the tour with stairs extending to the ground, and
 - Single-pole platforms with one or two platforms with ladders connecting the platforms on the pole.

The poles are standard treated wood utility poles and the stairs are constructed of Southern Yellow Pine. Both the poles and the stairs will be stain painted to blend with the surrounding forests. A paint sample is included with this Application.

Further, the platforms and zip line corridors have been carefully sited to maintain the natural canopy.

2. The traffic generated by the zip line tour is distributed throughout the day and will not require access or parking improvements.

The attached DPR Parking Calculations indicate Broad Creek Marina's existing parking spaces will accommodate the existing uses and the proposed zip line tour. The Applicant will delay construction of the previously approved and not yet built Building #2 dry stack storage (98 boats) (DPR 040030) as long as parking is required for the Eco Tourism Park activities or additional parking is provided.

In summary, using LMO Chapter 5, Sec. 16-5-1208 Required Off-Street Parking:

139	Existing Broad Creek Marina Parking Spaces
128	<u>Spaces Required (peak demand which is during the day)</u>
11	Excess Spaces (8% of Total Spaces)

3. This Application includes the Zip Line Canopy Tour Site Development Plan (Truitt Rabun Associates), Zip Course Layout & Site Plan (Signature Research), and Sediment & Erosion Control & Grading Plan (Andrews & Burgess).

Conformity with the Hilton Head Island Design Guide:

The general purpose of the Broad Creek Marina zip line to provide participants the opportunity to enjoy the aerial beauty of the site's trees and views of the Broad Creek beyond, as well as the thrill of the experience, lends itself to conformity with the goals the Hilton Head Island Design Guide. Most important, the success of the zip line depends in part on the participant's discovery of and encountering the site's natural canopy environment.

To that end, after the January 3, 2011, DPR Pre-Application review meeting, on January 24, 2011 and March 9, 2011, Signature Research (the design/build contractor for the zip line); the Applicant; the Applicant's land planner, certified arborist, engineer and land surveyor met on-site with Town staff members to site the zip line route. Platforms were located in the field, their locations surveyed and included on the Site Development Plan.

The zip line design calls for:

- Careful placement of ten (10) zip line Platforms (labeled A through J) to minimize impact to the forest's trees and the tree canopy with minimal tree removal and careful pruning of limbs as preliminarily determined in the field.
- Zip line tour route starting at Platform A and culminating at Platform J.
- One-pole and two-pole platforms ranging from approximately twenty seven-feet (27') to seventy-five (75') in height.
- Platforms consisting of treated utility poles to support the zip line, with the zip line accessed by a treated timber structure of stair-steps and landings. The support poles will be guyed. The treated utility poles and timber step/platform structures will be paint-stained to blend into the surrounding forests.
- Platform plans submitted for the Building Permit will be certified by a SC licensed structural engineer according to Town requirements.
- All tree removal and limb pruning will be under the supervision of a Town approved certified arborist and all work will be Town staff reviewed and approved on-site during construction.

Landscape Character:

The Eco Tourism Park landscape will be unstructured and natural reflecting the informal character of the marina and the natural forests. Shaded areas and areas under tree canopies that are disturbed during construction will be mulched with shredded native tree bark and left to be covered with natural leaf litter over time. Areas subject to bright sun will be repaired with coastal Bermudagrass to control erosion and left to naturalize over time. Marsh buffers will be clearly delineated with interpretive signage and protected from intrusion. Selective pruning of buffer understory to open views to Broad Creek in more heavily used areas will be coordinated with Town staff.

The zip line tour will start at Platform A across from the existing Up the Creek Pub. The tour has eight sections culminating at Tower J. The site's existing picnic benches will be used to accommodate waiting zip line tour participants.

In addition to the zip line, this Application includes replacing with gravel the worn grass area where boats park for service adjacent to the dry-stack storage shop. This area is already screened from Simmons Road with shrubs and trees. Existing shrubs against the building and clustered in the worn grass (ligustrum, viburnum, oleander, one crape myrtle) will be transplanted to increase the Simmons Road screen. These transplanted shrubs will be temporarily irrigated with above the ground soakers or by extending the existing drip irrigation.

No additional irrigation or additional site lighting is proposed.

The concept is to change as little as possible while providing for the zip line tour facilities.

For additional copies of the enclosures or other information, please contact:

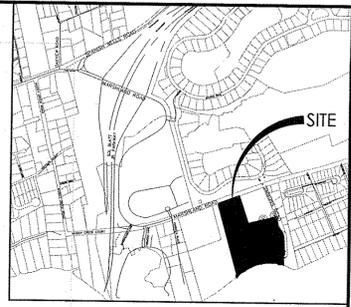
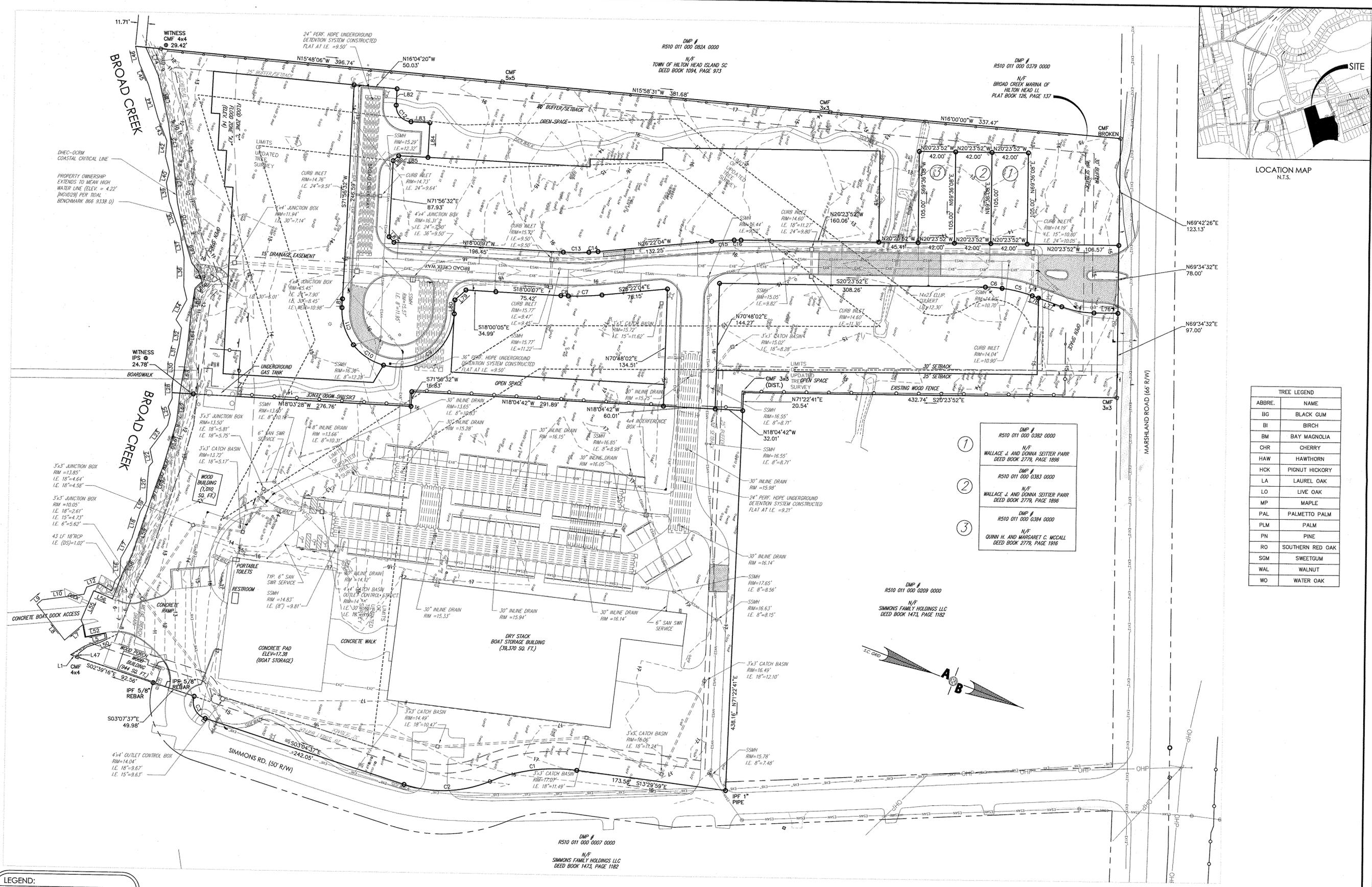
Truitt Rabun
Truitt Rabun Associates
P 843.342.7777
F 843.342.7701
C 843.384.2270
trabun@trabunassociates.com

Enclosures (PDF file format):

- DRB Submittal Form
- DRB Narrative (June 10, 2011)
- DPR Parking Calculations (June 10, 2011)
- Zip Line Canopy Tour Site Development Plan (June 10, 2011 / TRA)
 - Title Sheet (Sheet 1 of 6)
 - Site Plan (Sheet 2 of 6)
 - Site Plan A-A (Sheet 3 of 6)
 - Site Plan B-B (Sheet 4 of 6)
 - Tree Protection, Pruning & Removal Plan (Sheet 5 of 6)
 - Details (Sheet 6 of 6)
- Zip Course Layout & Site Plan (10 Sheets) (April 4, 2011 / Signature Research)
- Sediment & Erosion Control & Grading Plan (1 Sheet) (June 3, 2011 / Andrews & Burgess)
- Boundary, Tree, Topographic & Asbuilt Survey (2 Sheets) (Rev. May 2, 2011 / Andrews & Burgess)

Enclosures (Delivered by Hand)

- Paint/Stain Applied to 1x4 Southern Yellow Pine (Cabot "Custom Blend" / Semi-Solid, Grayco Hardware, ID 1407)
- Application Fee Check Not Required / Paid with Conceptual DBR Submittal



PLAN REVISIONS

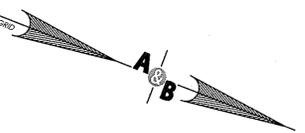
NO.	DESCRIPTION	DATE	BY
1	INCREASED TREE SURVEY AREA	05/02/11	AK
2			
3			
4			
5			
6			
7			
8			

THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE COPYRIGHTED PROPERTY OF ANDREWS & BURGESS, INC. THE USE OR REPRODUCTION OF THESE PLANS OR THEIR CONTENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

TREE LEGEND

ABBRE.	NAME
BG	BLACK GUM
BI	BIRCH
BM	BAY MAGNOLIA
CHR	CHERRY
HAW	HAWTHORN
HCK	PIGNOT HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MP	MAPLE
PAL	PALMETTO PALM
PLM	PALM
PN	PINE
RO	SOUTHERN RED OAK
SGM	SWEETGUM
WAL	WALNUT
WO	WATER OAK

- ① DMP # R510 011 000 0382 0000
N/F WALLACE J. AND DONNA SUTTER PARR DEED BOOK 2778, PAGE 1886
- ② DMP # R510 011 000 0383 0000
N/F WALLACE J. AND DONNA SUTTER PARR DEED BOOK 2778, PAGE 1886
- ③ DMP # R510 011 000 0384 0000
N/F QUINN H. AND MARGARET C. MCCALL DEED BOOK 2779, PAGE 1916

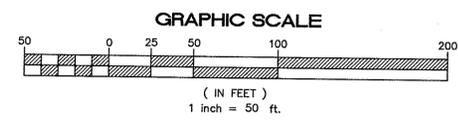


ACREAGE TABLE

AREA	SQUARE FEET	ACRES
UPLANDS	667,994	15.335
CRITICAL	8,634	0.198
TOTAL	676,628	15.533

THE AREA SHOWN ON THIS PLAN IS A GENERAL REPRESENTATION OF DNEC-ODRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT CHANGE OVER TIME BY GENERALLY UNDETECTABLE PERMIT AUTHORITY OF THE DNEC-ODRM. THE OFFICE OF DNEC-ODRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

K. J. J. J.
SIGNATURE
3/15/11
DATE



LEGEND:

CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
IPS	IRON PIN SET
*	FIRE HYDRANT
☆	LIGHT POLE
⊙	POWER POLE
—OHP—	OVERHEAD POWER LINE
⊖	GUY WIRE

BOUNDARY, TREE, TOPOGRAPHIC & ASBUILT SURVEY
Prepared For
BROAD CREEK MARINA OF HILTON HEAD, LLC

BROAD CREEK MARINA VILLAGE
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

Date Drawn: 02/11/11
Last Revised: 05/02/11
Drawn By: N. Ridley / R. B.
Engineer: G. Burgess

SHEET #:
1
of 2

JOB: 110002

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	194.60'	30°08'34"	102.38'	S28°33'32"E	101.20'
C2	143.70'	40°30'10"	101.58'	S23°21'39"E	99.48'
C3	20.00'	90°39'55"	31.65'	S42°00'25"W	28.45'
C4	113.00'	19°31'46"	38.52'	S10°37'59"E	38.33'
C5	162.00'	12°40'37"	35.84'	S07°12'25"E	35.77'
C6	162.00'	6°41'26"	18.92'	S17°03'10"E	18.91'
C7	325.00'	6°51'13"	38.88'	S22°56'28"E	38.85'
C8	325.00'	1°30'45"	8.58'	S18°45'29"E	8.58'
C9	65.00'	101°56'08"	115.64'	S57°02'17"E	100.98'
C10	65.00'	37°36'00"	42.66'	S12°43'47"W	41.89'
C11	65.00'	40°28'06"	45.91'	S51°45'50"W	44.96'
C12	18.00'	90°00'00"	28.27'	N26°56'32"E	25.46'
C13	275.00'	6°08'52"	29.51'	N21°04'33"W	29.49'
C14	275.00'	2°13'05"	10.65'	N25°15'32"W	10.65'
C15	325.00'	4°34'10"	25.92'	N24°04'59"W	25.91'
C16	325.00'	1°24'02"	7.94'	N21°05'53"W	7.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S02°39'16"E	7.76'
L2	N53°30'03"W	18.52'
L3	N41°23'39"W	25.83'
L4	S56°12'46"W	5.87'
L5	S32°22'17"E	22.69'
L6	S58°43'43"W	14.83'
L7	S61°53'38"E	27.56'
L8	S30°58'27"W	52.19'
L9	N61°55'39"W	7.78'
L10	N28°56'11"W	48.85'
L11	S89°22'53"W	8.76'
L12	N39°13'13"W	14.42'
L13	N08°25'26"E	17.61'
L14	S87°03'07"W	12.89'
L15	N66°56'31"W	7.37'
L16	S72°03'38"W	20.08'
L17	N81°52'19"W	26.30'
L18	S86°12'37"W	32.59'
L19	N80°36'41"W	13.20'
L20	S72°29'27"W	40.86'
L21	N69°55'05"W	6.91'
L22	S58°12'38"W	15.27'
L23	N74°49'10"W	33.74'
L24	S82°09'09"W	12.97'
L25	S54°08'03"W	9.39'
L26	N84°59'15"W	10.16'
L27	S68°13'33"W	6.82'
L28	S68°13'33"W	9.13'
L29	S80°46'21"W	12.10'
L30	S71°54'55"W	14.89'
L31	S82°42'23"W	19.71'
L32	S77°21'39"W	19.72'
L33	S35°11'22"W	11.53'
L34	N82°34'57"W	26.24'
L35	S55°23'52"W	15.65'
L36	S69°39'09"W	32.92'
L37	S59°13'52"W	28.61'
L38	S49°52'33"W	37.93'
L39	S60°14'57"W	22.60'
L40	S84°37'04"W	13.06'
L41	S54°33'21"W	18.64'
L42	S74°30'42"W	17.83'
L43	S47°21'09"W	28.10'
L44	S52°50'31"W	39.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S45°51'51"W	27.30'
L46	S55°57'43"W	20.09'
L47	N88°58'19"W	4.43'
L48	N59°13'33"W	11.97'
L49	N40°15'28"W	14.90'
L50	N48°05'29"W	10.14'
L51	S57°33'57"W	7.32'
L52	S32°21'16"E	23.91'
L53	S58°37'31"W	14.20'
L54	S43°02'15"W	5.96'
L55	N87°40'11"W	36.96'
L56	N02°14'27"E	23.60'
L57	N89°55'12"W	32.53'
L58	N83°08'08"W	21.88'
L59	S87°38'49"W	57.99'
L60	S88°06'36"W	62.13'
L61	S85°14'43"W	43.57'
L62	S74°53'26"W	32.61'
L63	S78°45'19"W	44.36'
L64	S75°08'06"W	46.92'
L65	S77°26'41"W	30.82'
L66	N64°10'03"W	11.26'
L67	S47°03'48"W	13.39'
L68	S29°45'37"W	10.93'
L69	S52°17'28"W	29.73'
L70	S57°30'12"W	41.79'
L71	S63°18'47"W	46.11'
L72	S61°47'41"W	46.77'
L73	S56°39'32"W	55.73'
L74	S44°31'39"W	35.54'
L75	INTENTIONALLY OMITTED	
L76	S20°23'52"E	27.77'
L77	S00°52'06"E	28.82'
L78	S00°52'06"E	7.61'
L79	S63°01'31"E	16.96'
L80	N71°56'32"E	16.02'
L81	S71°59'54"W	9.98'
L82	N71°56'32"E	18.91'
L83	N18°03'28"W	22.00'
L84	N71°56'32"E	40.00'
L85	S18°03'28"E	34.00'
L86	S63°03'28"E	8.49'
L87	N26°58'13"E	8.49'

PLAN REVISIONS			
NO.	DESCRIPTION:	DATE:	BY:
1			
2			
3			
4			
5			
6			
7			
8			

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40A Shanklin Road
843 466 0366
843 466 0369
Fax: 843 466 9766

Andrews & Burgess Inc.

Engineering & Surveying

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY
Prepared For
BROAD CREEK MARINA
of HILTON HEAD, LLC

BROAD CREEK MARINA VILLAGE
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

Date Drawn: 02/11/11
Last Revised: 05/02/11
Drawn By: N. Ridley / R. B.
Engineer: G. Burgess

SHEET #:
2 of 2
JOB: 110002



SITE LOCATION

BROAD CREEK MARINA ECO TOURISM PARK ZIP LINE CANOPY TOUR SITE DEVELOPMENT PLAN

DEVELOPER

Broad Creek Marina of Hilton Head, LLC
18 Simmons Road
Hilton Head Island, South Carolina 29926
Phone: 843-681-3625

SITE LOCATION

15.4 +/- Acres
18 Simmons Road
Hilton Head Island, SC 29926

PINS

- R510 011 000 007F 0000 - 6.53 Acre Broad Creek Marina Site
- R510 011 000 0006 0000 - 3.85 Acre Broad Creek Marina Village Lots
- R510 011 000 0183 0000 - 1.72 Acre Broad Creek Marina Village Parking Easement & R/W
- R510 011 000 0397 0000 - 2.38 Acre Broad Creek Marina Village Open Space 1
- R510 011 000 0380 0000 - 0.51 Acre Broad Creek Marina Village Open Space 2
- R510 011 000 0381 0000 - 0.04 Acre Broad Creek Marina Village Open Space 3
- R510 011 000 0382 0000 - 0.10 Acre Lot 1, Broad Creek Way
- R510 011 000 0383 0000 - 0.10 Acre Lot 2, Broad Creek Way
- R510 011 000 0384 0000 - 0.10 Acre Lot 3, Broad Creek Way

Note: PINs total 15.33 Acres

ZONING

Waterfront Mixed-Use (WMU)
Corridor Overlay District (COR)

FEMA FLOOD ZONE

FIRM Community Panel Number 450250 0007 D
Zone C
Zone A7 Elevation 14
Zone A7 Elevation 15

SITE PLANNING / LANDSCAPE ARCHITECTURE

Truitt Rabun Associates, Inc.
Hilton Head Island, South Carolina
Phone: 843-342-7777

CERTIFIED ARBORIST

Michael P. Murphy
Preservation Tree Care, Inc.
Beaufort, South Carolina
Phone: 843-986-0233

DOCUMENTS NOT INCLUDED IN THESE DRAWINGS:

ZIP LINE DESIGN & CONSTRUCTION PLANS

Signature Research, Inc.
Douglasville, Georgia
Phone: 770-577-8048

SITE SURVEYING / OCRM PERMITS / SEDIMENT & EROSION CONTROL & GRADING PLAN

Andrews & Burgess, Inc.
Beaufort, South Carolina
Phone: 843-466-0369

NOTES

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2. This Site Plan is based on "Boundary, Tree, Topographic & Asbuilt Survey, Prepared for Broad Creek Marina of Hilton Head, LLC", prepared by Andrews & Burgess, Inc., Last Revised 05/02/11.

SHEET TITLE

SHEET	TITLE
1/6	Title Sheet
2/6	Site Plan
3/6	Site Plan A-A
4/6	Site Plan B-B
5/6	Tree Protection, Pruning, & Removal Plan
6/6	Details

ECO-TOURISM PARK
ZIP LINE CANOPY TOUR

Broad Creek Marina of HH, LLC

TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
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Hilton Head Island, SC 29925
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DATE: NO: DESCRIPTION:

PROJECT NO:
70278-05

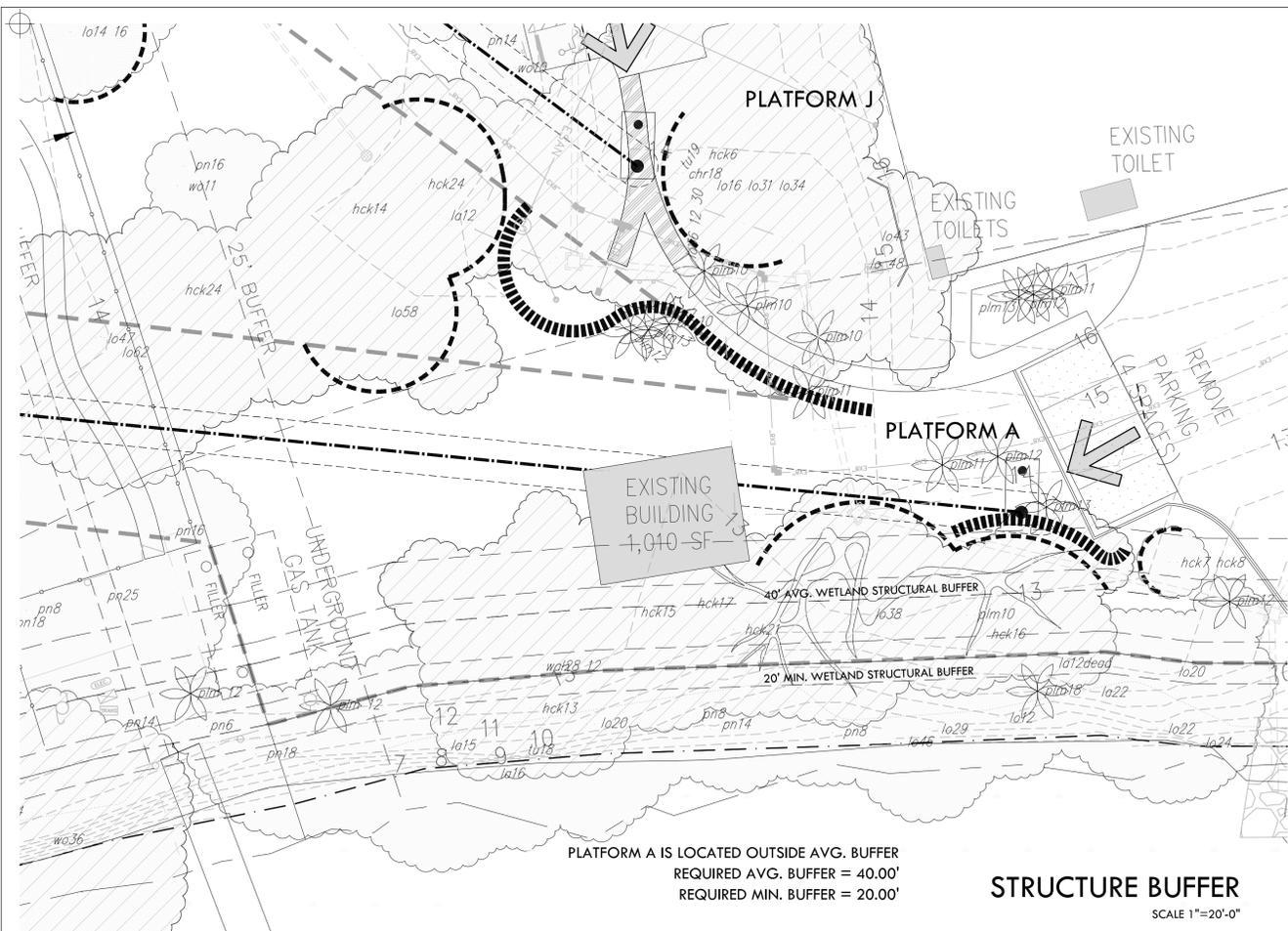
ISSUE DATE:
June 10, 2011

DRAWN:
KE / TR

APPROVED:
TR

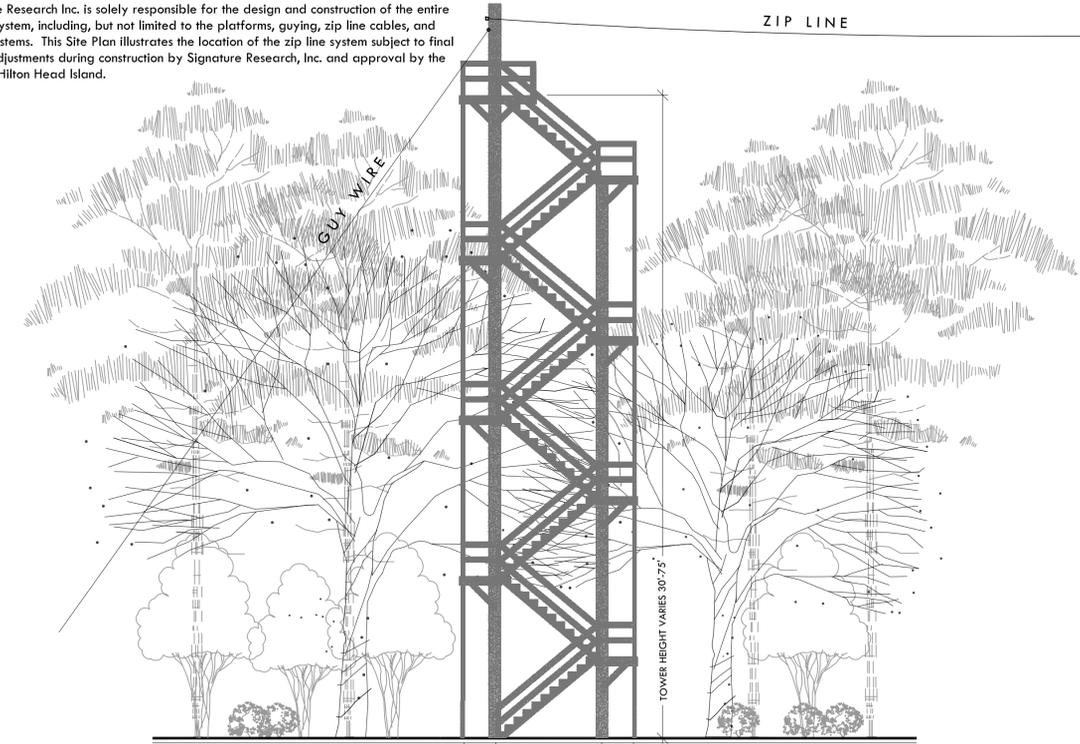
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1
Of 6



NOTES

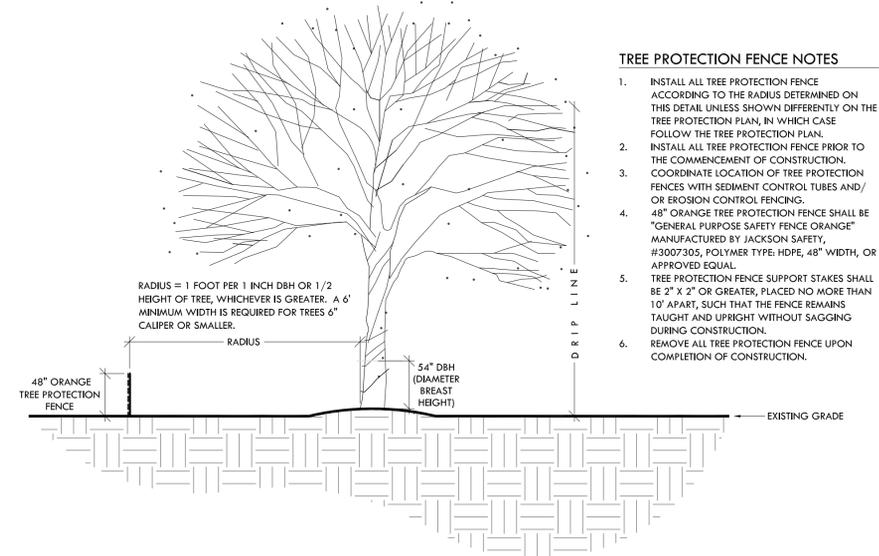
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ILLUSTRATIVE 1- POLE PLATFORM



ILLUSTRATIVE 2- POLE PLATFORM



TREE PROTECTION FENCE
 HILTON HEAD ISLAND, SC
 SCALE: NTS

ECO-TOURISM PARK
 ZIP LINE CANOPY TOUR
 Broad Creek Marina of HH, LLC

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Details

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TREE REMOVAL TALLY

CATEGORY 1: Broadleaf Evergreen Overstory Hardwoods/ Endangered
n/a

CATEGORY 2: Deciduous Overstory Hardwood/ Broadleaf Evergreen Understory

Black Cherry 10"	Sweet Gum 14"
Black Cherry 12"	Tallow Tree 15"
Laurel Oak 6"	Water Oak 6"
Laurel Oak 12"	Water Oak 6"
Laurel Oak 15"	Water Oak 12"
Laurel Oak 20"	Water Oak 10"/12"
Laurel Oak 22"	

CATEGORY 3: Cone-Bearing Evergreen

Pine 6"	Pine 10"
Pine 8"	Pine 12"
Pine 8"	Pine 13"
Pine 10"	

CATEGORY 4: Ornamentals and Palms

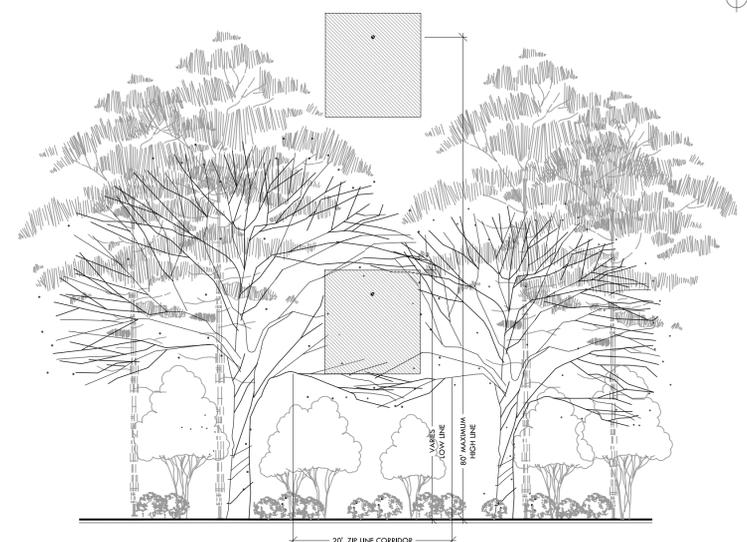
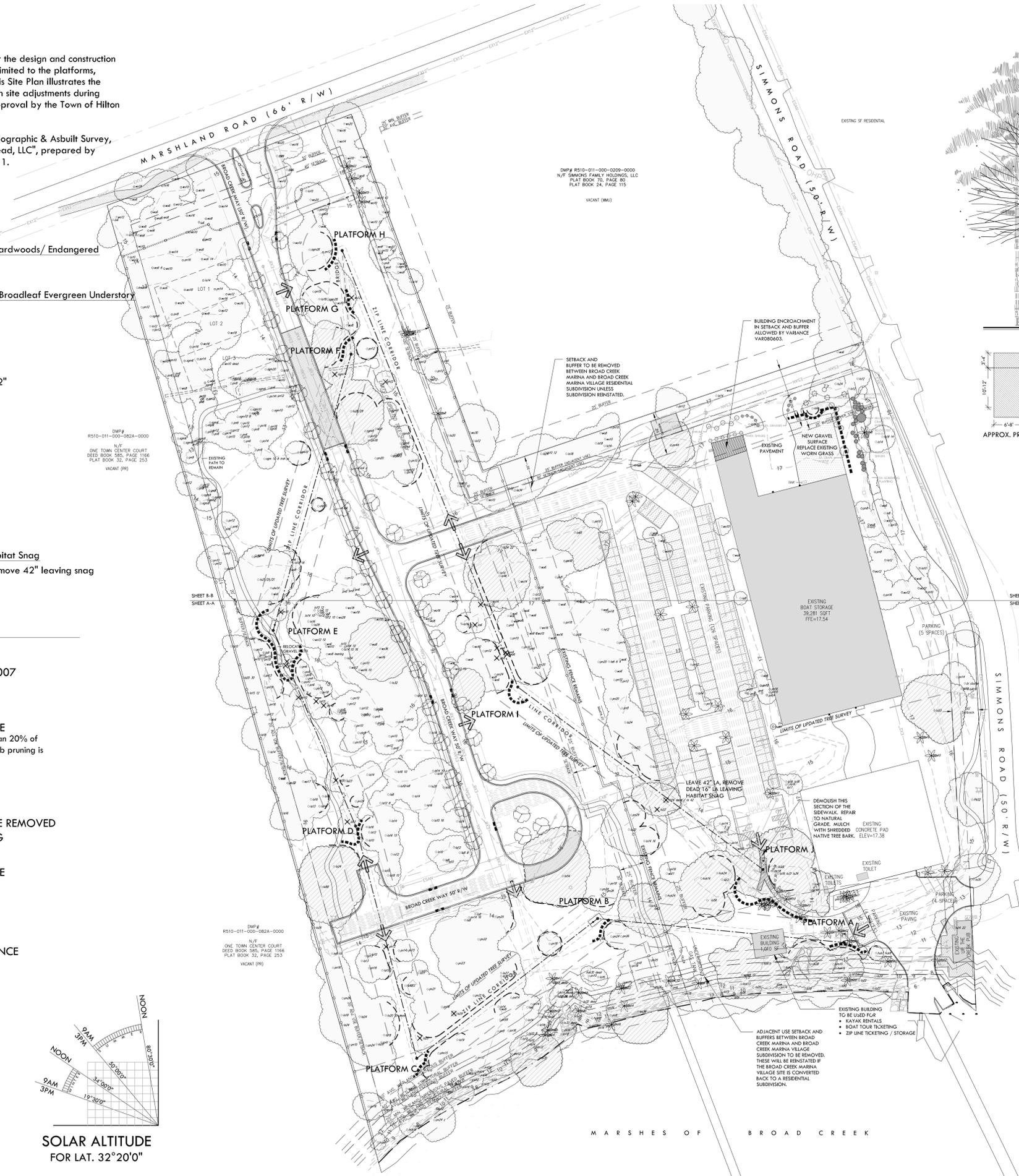
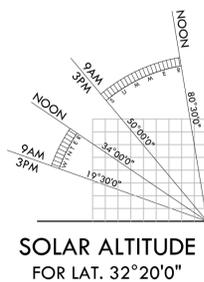
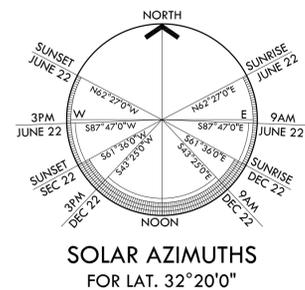
n/a

HAZARDOUS TREES: To Be Removed Leaving Habitat Snag

- Laurel Oak 16" / 42" Remove 16" (no snag). Remove 42" leaving snag
- Laurel Oak 29"

KEY

-  STREET TREE PLANTED 2007
-  SPECIMEN TREE DRIP LINE
Canopy pruning shall be less than 20% of any tree's crown, where tree limb pruning is required for the zip course.
-  TREE TO BE REMOVED
-  HAZARDOUS TREE TO BE REMOVED LEAVING HABITAT SNAG
-  TREE PROTECTION FENCE
-  SEDIMENT TUBE
-  CONSTRUCTION ENTRANCE

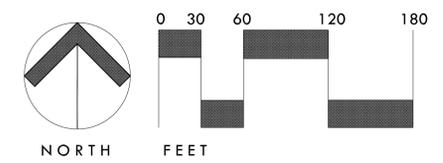


- ALL TREE REMOVAL AND PRUNING SHALL BE IN ACCORDANCE WITH LATEST RELEASES OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS FOR TREE CARE OPERATIONS AND ANSI Z133.1 STANDARDS FOR ARBORICULTURAL OPERATIONS - SAFETY REQUIREMENTS.
- SELECTIVELY REMOVE VOLUNTEER OVERSTORY SAPLING TREES WITHIN THE 20' ZIP LINE CORRIDOR TO ENCOURAGE THE ESTABLISHMENT OF HIGH QUALITY UNDERSTORY CULTURE.
- PER THE APPLICANT'S CERTIFIED ARBORIST'S CANOPY ASSESSMENT NOTES OF MARCH 9, 2011, PRUNING WITHIN ANY TREE'S ZIP LINE PRUNING ZONE SHALL BE 15% OR LESS OF THE LIVE CANOPY.

TREE PRUNING AND REMOVAL

- On January 24, 2011, and March 9, 2011, Signature Research, Inc., the Applicant; the Applicant's land planner, certified arborist, engineer and land surveyor met on-site with Town staff members to preliminarily site the zip line route. Platforms were located in the field, their locations surveyed and included on this Site Plan.
- The zip line design calls for a careful placement of ten (10) zip line Platforms (labeled A thru J) to minimize impact to the forest's trees and the tree canopy with minimal tree removal and careful pruning of limbs as preliminarily determined in the field.
- Tree removal and pruning to be supervised by a Town of Hilton Head Island approved certified arborist.
- Pruning shall meet Town of Hilton Head Island LMO Standards and the "Typical Zip Line Pruning" detail herein.

TREE PROTECTION, PRUNING, & REMOVAL PLAN



ECO-TOURIM PARK
ZIP LINE CANOPY TOUR
Broad Creek Marina of HH, LLC

TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
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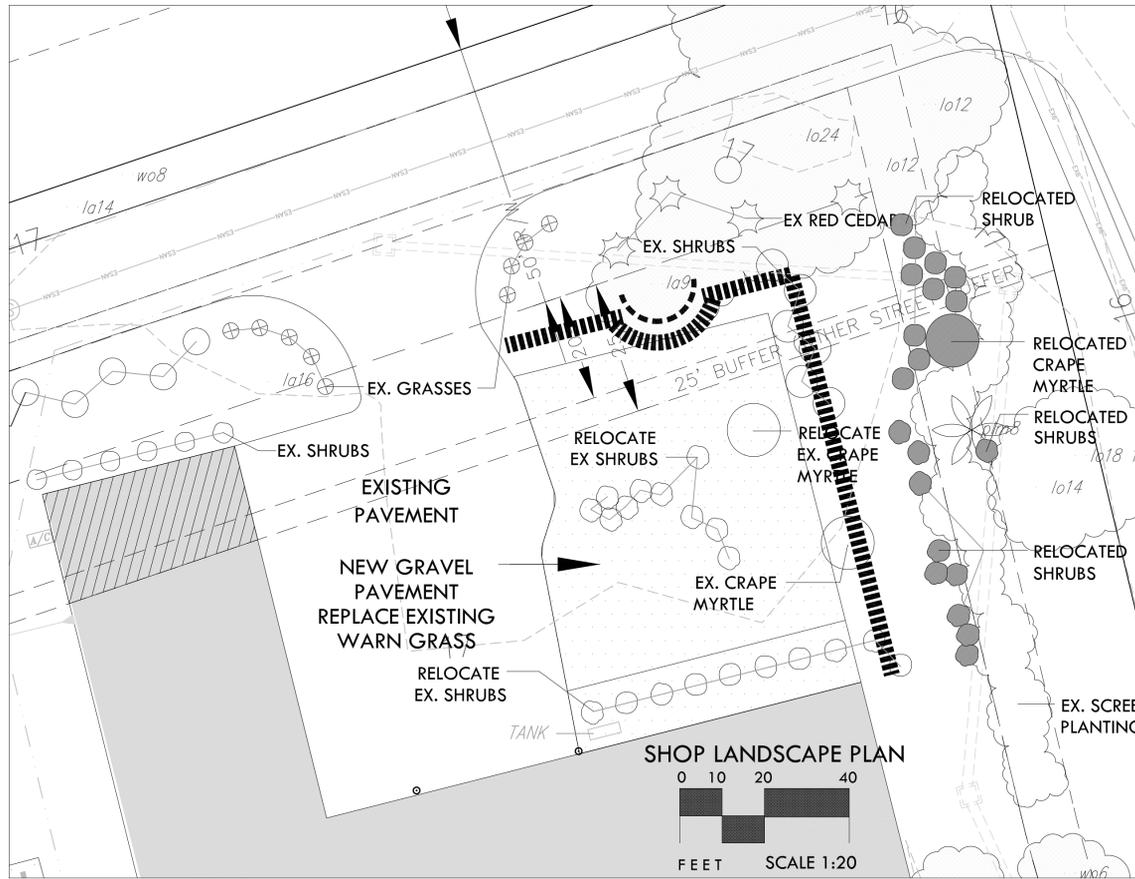
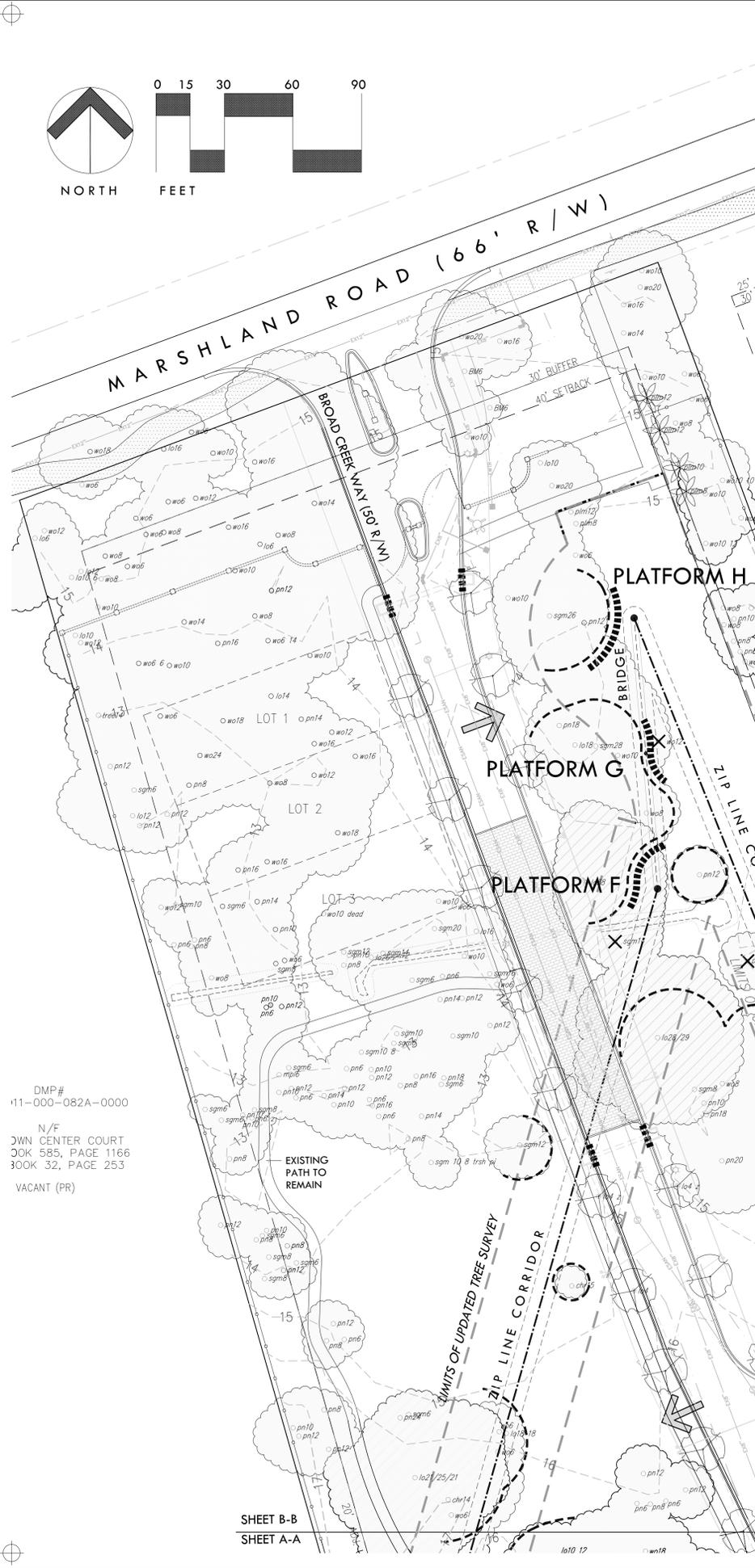
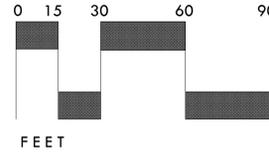
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DATE:		

PROJECT NO:
70278-05
ISSUE DATE:
June 10, 2011

DRAWN:
KE / TR
APPROVED:
TR

Tree Plan

Sheet
5
Of 6



NOTES

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KEY

- STREET TREE PLANTED 2007
- SPECIMEN TREE DRIP LINE
- TREE TO BE REMOVED
- HAZARDOUS TREE TO BE REMOVED LEAVING HABITAT SNAG
- TREE PROTECTION FENCE
- SEDIMENT TUBE
- CONSTRUCTION ENTRANCE

DMP# 11-000-082A-0000
 N/F JWN CENTER COURT BOOK 585, PAGE 1166
 300K 32, PAGE 253
 VACANT (PR)

SHEET B-B
 SHEET A-A

SETBACK AND BUFFER TO BE REMOVED BETWEEN BROAD CREEK MARINA AND BROAD CREEK MARINA VILLAGE RESIDENTIAL SUBDIVISION UNLESS SUBDIVISION REINSTATED.

BUILDING ENCROACHMENT IN SETBACK AND BUFFER ALLOWED BY VARIANCE VAR080603.

ECO-TOURISM PARK
 ZIP LINE CANOPY TOUR

Broad Creek Marina of HH, LLC

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Site Plan
B-B

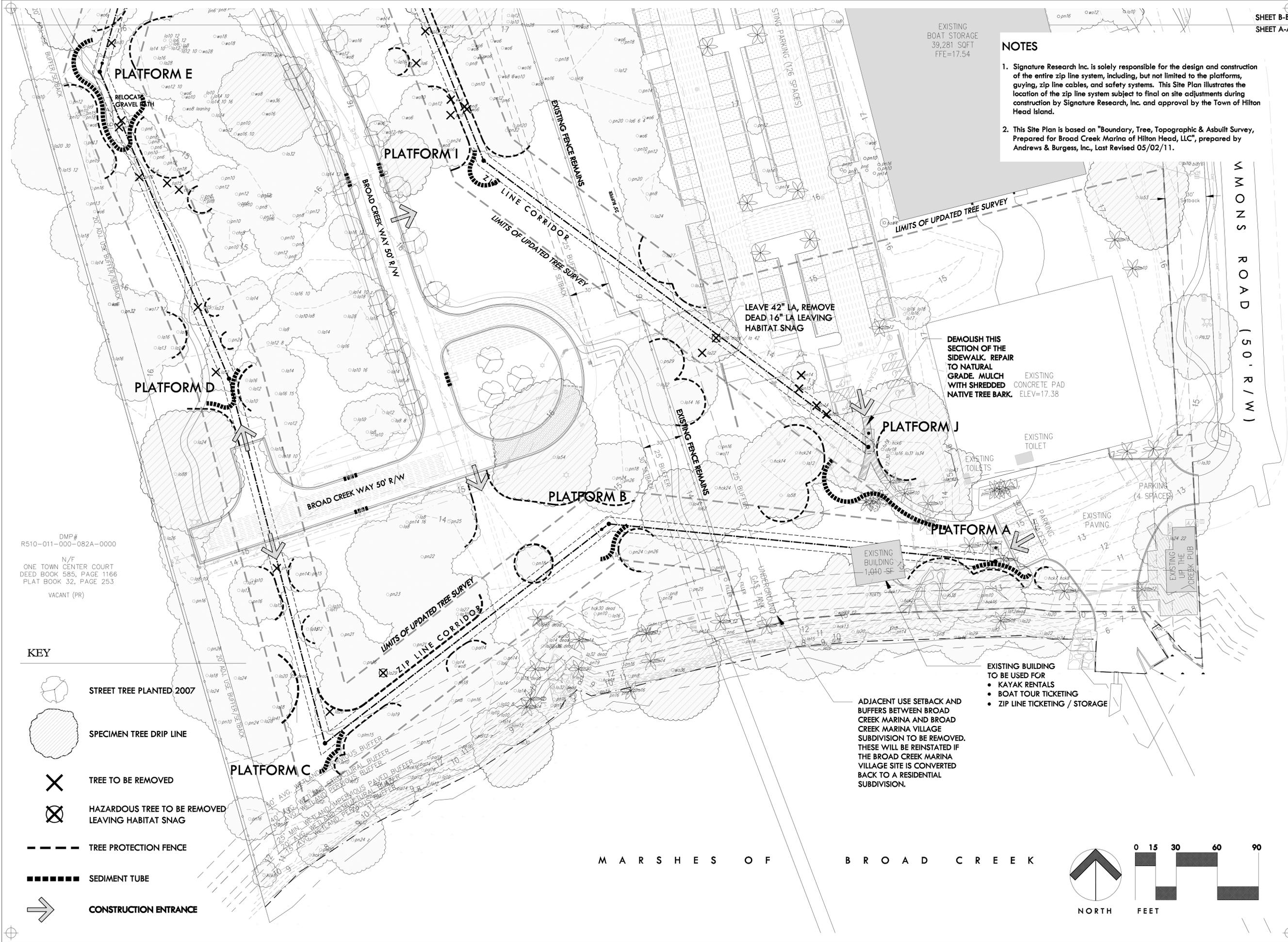
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4
 Of 6

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EXISTING
BOAT STORAGE
39,281 SQFT
FFE=17.54

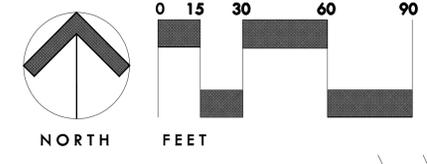


DMP#
R510-011-000-082A-0000
N/F
ONE TOWN CENTER COURT
DEED BOOK 585, PAGE 1166
PLAT BOOK 32, PAGE 253
VACANT (PR)

- KEY**
- STREET TREE PLANTED 2007
 - SPECIMEN TREE DRIP LINE
 - TREE TO BE REMOVED
 - HAZARDOUS TREE TO BE REMOVED LEAVING HABITAT SNAG
 - TREE PROTECTION FENCE
 - SEDIMENT TUBE
 - CONSTRUCTION ENTRANCE

ADJACENT USE SETBACK AND BUFFERS BETWEEN BROAD CREEK MARINA AND BROAD CREEK MARINA VILLAGE SUBDIVISION TO BE REMOVED. THESE WILL BE REINSTATED IF THE BROAD CREEK MARINA VILLAGE SITE IS CONVERTED BACK TO A RESIDENTIAL SUBDIVISION.

- EXISTING BUILDING TO BE USED FOR
- KAYAK RENTALS
 - BOAT TOUR TICKETING
 - ZIP LINE TICKETING / STORAGE



ECO-TOURISM PARK
ZIP LINE CANOPY TOUR
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Site Plan
A-A

Sheet
3
Of 6

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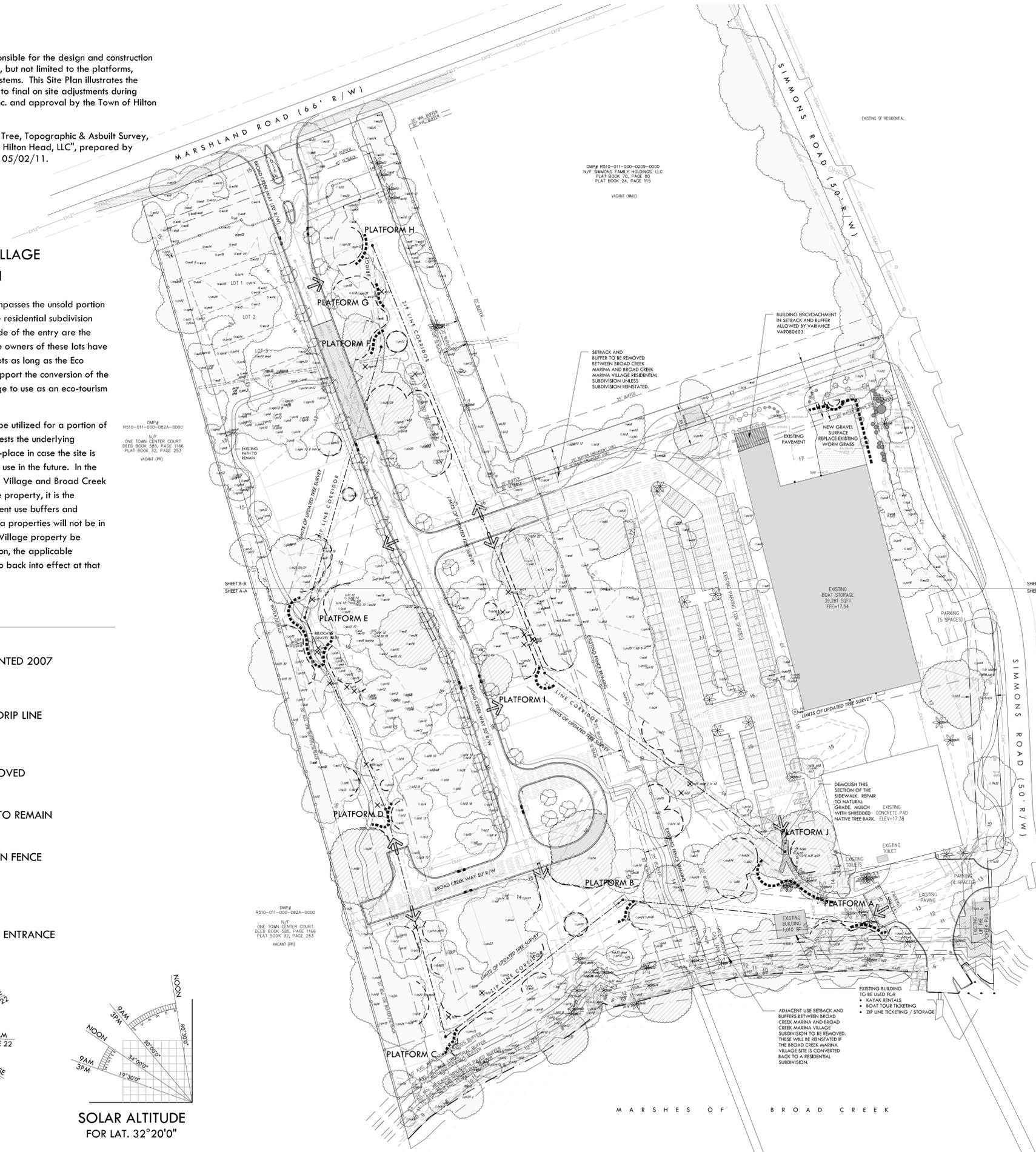
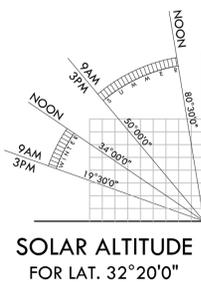
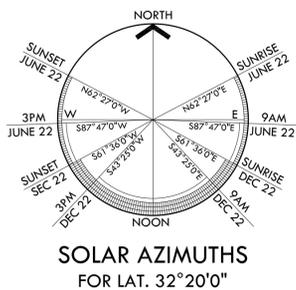
BROAD CREEK MARINA VILLAGE RESIDENTIAL SUBDIVISION

The Broad Creek Eco Tourism Park encompasses the unsold portion of adjacent Broad Creek Marina Village residential subdivision property. Lots 1, 2 and 3 on the right side of the entry are the only properties that have been sold. The owners of these lots have no intention of building homes on these lots as long as the Eco Tourism Park is in place. These owners support the conversion of the remainder of Broad Creek Marina Village to use as an eco-tourism park.

While Broad Creek Marina Village will be utilized for a portion of the Eco-Tourism Park, the Applicant requests the underlying subdivision plat and future use remain in-place in case the site is converted back to residential subdivision use in the future. In the meantime, since the Broad Creek Marina Village and Broad Creek Marina properties will be treated as one property, it is the Applicant's understanding that the adjacent use buffers and setbacks between the Village and Marina properties will not be in effect. Should the Broad Creek Marina Village property be converted back to a residential subdivision, the applicable adjacent use buffers and setbacks will go back into effect at that time.

KEY

-  STREET TREE PLANTED 2007
-  SPECIMEN TREE DRIP LINE
-  TREE TO BE REMOVED
-  HABITAT SNAG TO REMAIN
-  TREE PROTECTION FENCE
-  SEDIMENT TUBE
-  CONSTRUCTION ENTRANCE



SITE PLAN

ZIP LINE CANOPY TOUR

After the January 3, 2011, DPR Pre-Application review meeting, on January 24, 2011 and March 9, 2011, Signature Research, Inc.; the Applicant; the Applicant's land planner, certified arborist, engineer and land surveyor met on-site with Town staff members to preliminarily site the zip line route. Towers were located in the field, their locations surveyed and included on this Site Plan.

The zip line design calls for:

- Careful placement of ten (10) zip line Platforms (labeled A through J) to minimize impact to the forest's trees and the tree canopy with minimal tree removal and careful pruning of limbs as preliminarily determined in the field.
- Zip line tour route starting at Platform A and culminating at Platform J.
- One-pole and two-pole platforms ranging from approximately twenty seven-feet (27') to seventy-five (75') in height.
- Platforms consisting of treated utility poles to support the zip line, with the zip line accessed by a treated timber structure of stair-steps and landings. The support poles will be guyed. The treated utility poles and timber step/platform structures will be paint-stained to blend into the surrounding forests.
- Platform plans submitted for the Building Permit will be certified by a SC licensed structural engineer according to Town requirements.
- All tree removal and limb pruning will be under the supervision of a Town approved certified arborist and all work will be Town staff reviewed and approved on-site during construction.

LANDSCAPE CHARACTER

The Eco-Tourism Park landscape will be unstructured and natural reflecting the informal character of the marina and the natural forests.

- Shaded areas and areas under tree canopies that are disturbed during construction will be mulched with shredded native tree bark and left to be covered with natural leaf litter over time.
- Areas subject to bright sun will be repaired with coastal Bermudagrass to control erosion and left to naturalize over time.
- Marsh buffers will be clearly delineated with interpretive signage and protected from intrusion. Selective pruning of buffer understory in more heavily used areas to open views to Broad Creek will be coordinated with Town staff.
- No irrigation or additional site lighting is proposed in this DPR Application.
- The concept for this DPR Application is to change as little as possible while providing for the zip line tour facilities.

ECO-TOURISM PARK
ZIP LINE CANOPY TOUR

Broad Creek Marina of HH, LLC

TRUITT RABUN ASSOCIATES
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Site Plan

Sheet

2
Of 6

Zipline Tour Towers:

Tower A - 75 ft tall, 2 pole tower with full staircase, 8'x17' footprint (sheet 3)

Tower B - 70 ft tall, 2 pole tower, staircase suspended 15+ ft above ground (sheet 4)

Tower C - Single pole w/ platform at 18 ft above ground & ladder up to half platform (sheet 9)

Tower D - Single pole w/ platform at 17 ft above ground & ladder up to half platform (sheet 9)

Tower E - 75 ft tall, 2 pole tower, staircase suspended 15+ ft above ground (sheet 4)

Tower F - Single pole w/ platform at 55 ft above ground (sheet 8)

Tower G - Single pole between Towers F & H to support foot bridge (sheet 8)

Tower H - Single Pole w/ platform at 68 ft above ground (sheet 8)

Tower I - Single pole w/ platform at 42 ft above ground (sheet 8)

Tower J - 50 ft tall, 2 pole tower with full staircase, 8'x17' footprint (sheet 3)

Notes:

1. All materials meet or exceed current Challenge Course and Canopy/Zip Line Tour Standards as published by the Association for Challenge Course Technology 7th edition (copyright 2008)

2. All utility poles meet ANSI 05.01 spec for class 2 poles

3. All wood surfaces (excluding poles) will be painted/stained according to color approved by the Town of Hilton Head Island.

Eco-Tourism Zip Line Tour

Broad Creek Marina
18 Simmons Rd.
Hilton Head, SC 29926

Signature Research, Inc.

PO Box 6022
Douglasville, GA 30154
770-577-8048
770-577-8053 fax

ISSUE DATE:

April 8, 2011

DRAWN:

DP

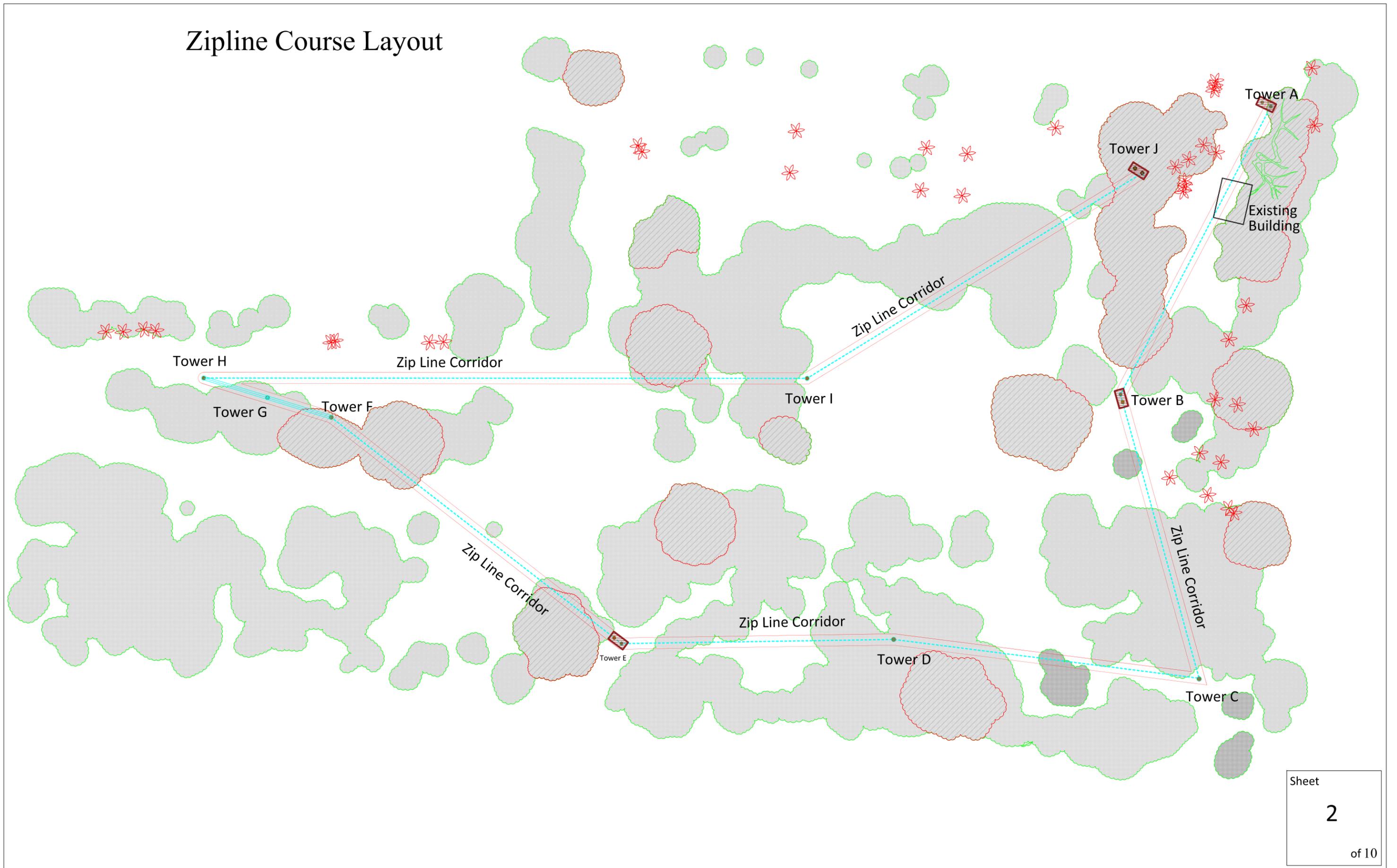
Zip Course
Layout &
Site Plan

Sheet

1

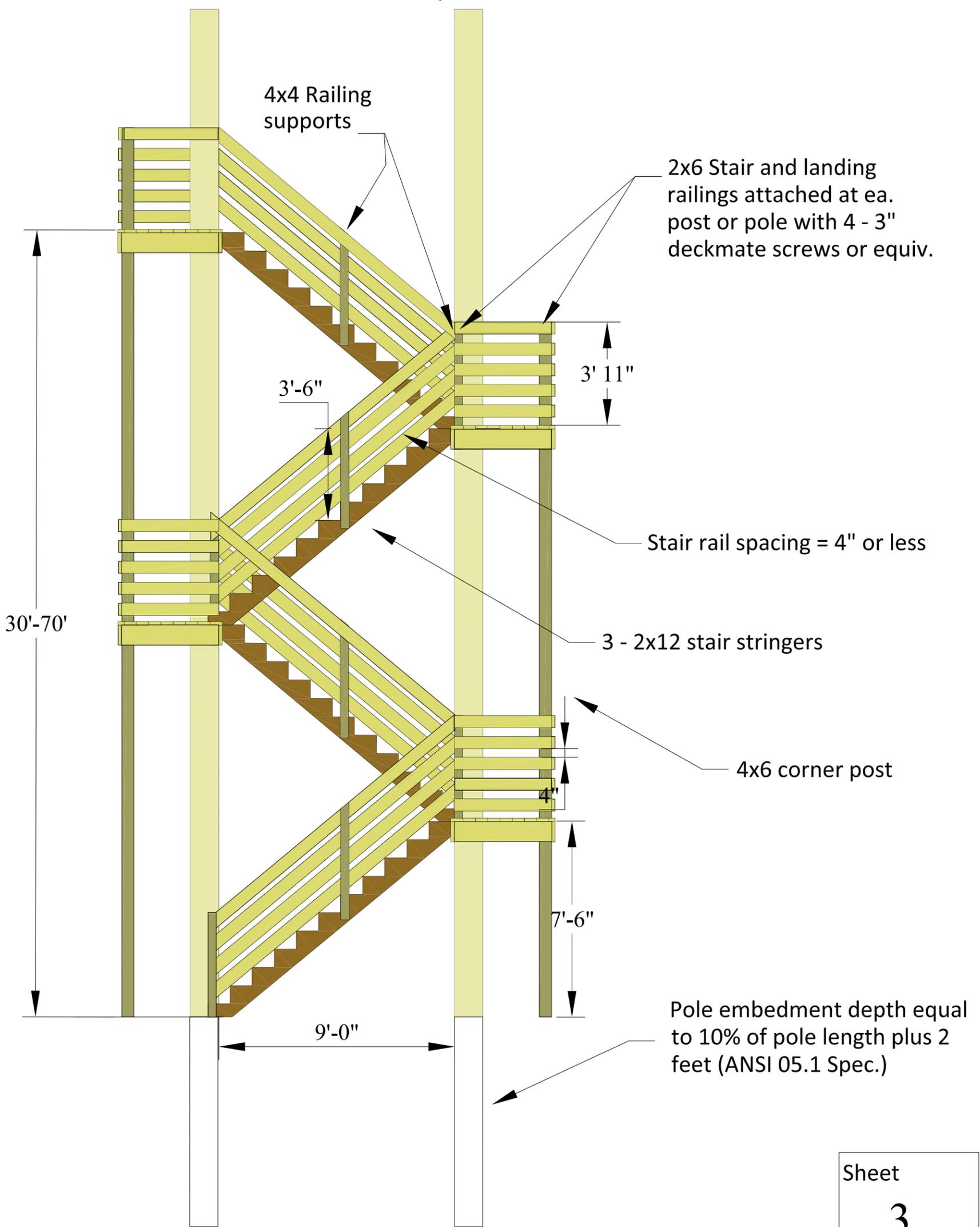
of 10

Zipline Course Layout



Broad Creek Marina Zipline Canopy Tour Access/Egress Towers

40'-90' Class 2
Utility Pole
(ANSI 05.1 Spec.)



2x6 Stair and landing
railings attached at ea.
post or pole with 4 - 3"
deckmate screws or equiv.

Stair rail spacing = 4" or less

3 - 2x12 stair stringers

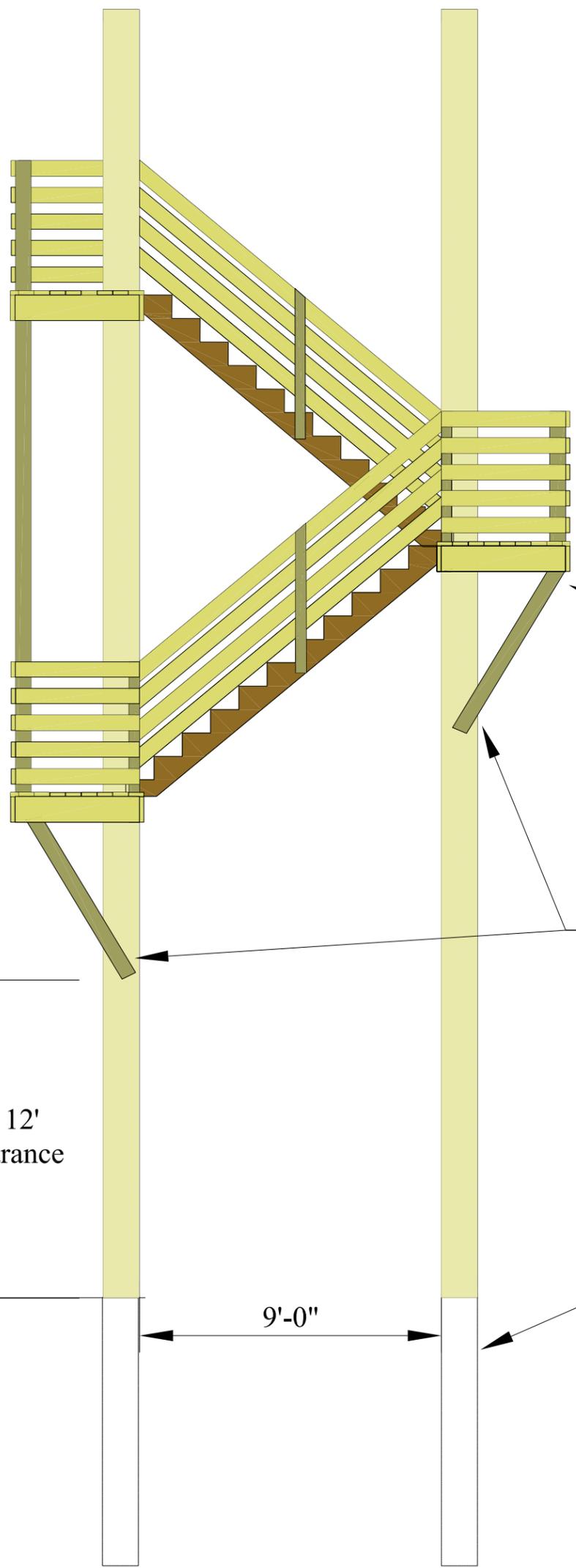
4x6 corner post

Pole embedment depth equal
to 10% of pole length plus 2
feet (ANSI 05.1 Spec.)

1/4" = 1 ft.

Intermediate Zipline Tower with Stairs (No Ground Access)

40'-90' Class 2
Utility Pole
(ANSI 05.1 Spec.)



4x6 angled support post
attached to bottom of
vertical corner post w/
1/2" galv lag screw and
flat washer

4x6 angled support post
attached to poles w/
2 - 1/2"x8" galv. lag screws
w/ flat washers

Minimum 12'
ground clearance

9'-0"

Pole embedment depth equal to
10% of pole length plus 2 feet
(ANSI 05.1 Spec.)

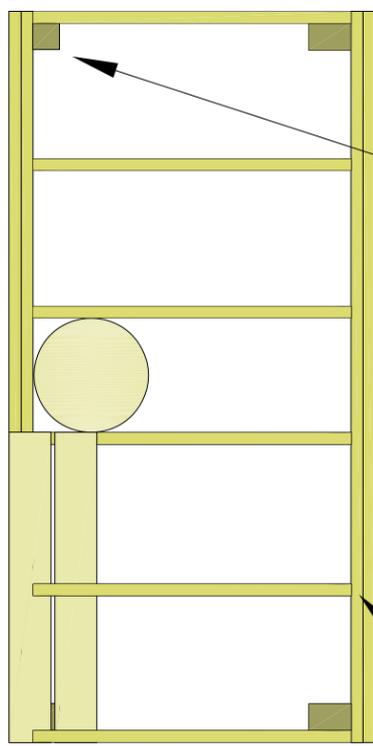
1/4" = 1 ft.

Tower Landing Detail

2x10 beams attached to poles with 2 - 1/2"x7" galv. lag screws & washers

4'-0"

8'-0"



4x6 corner post

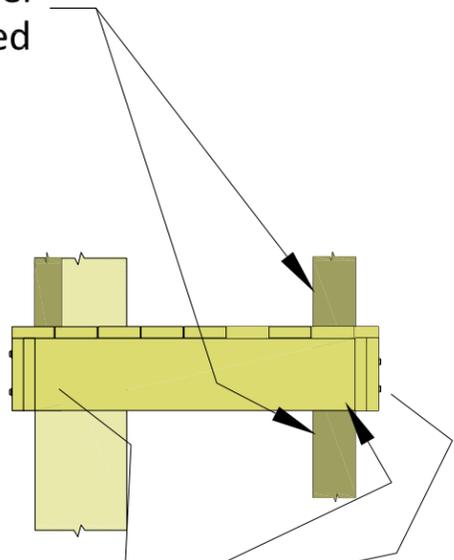
4x4 corner post

2 - 2x10 beams

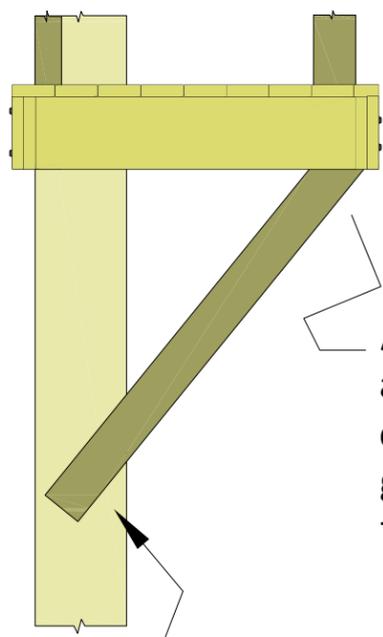
2x8 joists attached with LUS28 joist hanger or equiv. & 3" Deckmate screws

5/4x6 or 2x6 Deck boards attached with 3 - 3" Deckmate screws @ ea joist

2 - 4x6 corner posts stacked



2x10 beams attached to corner posts w/ 1/2" galv lags

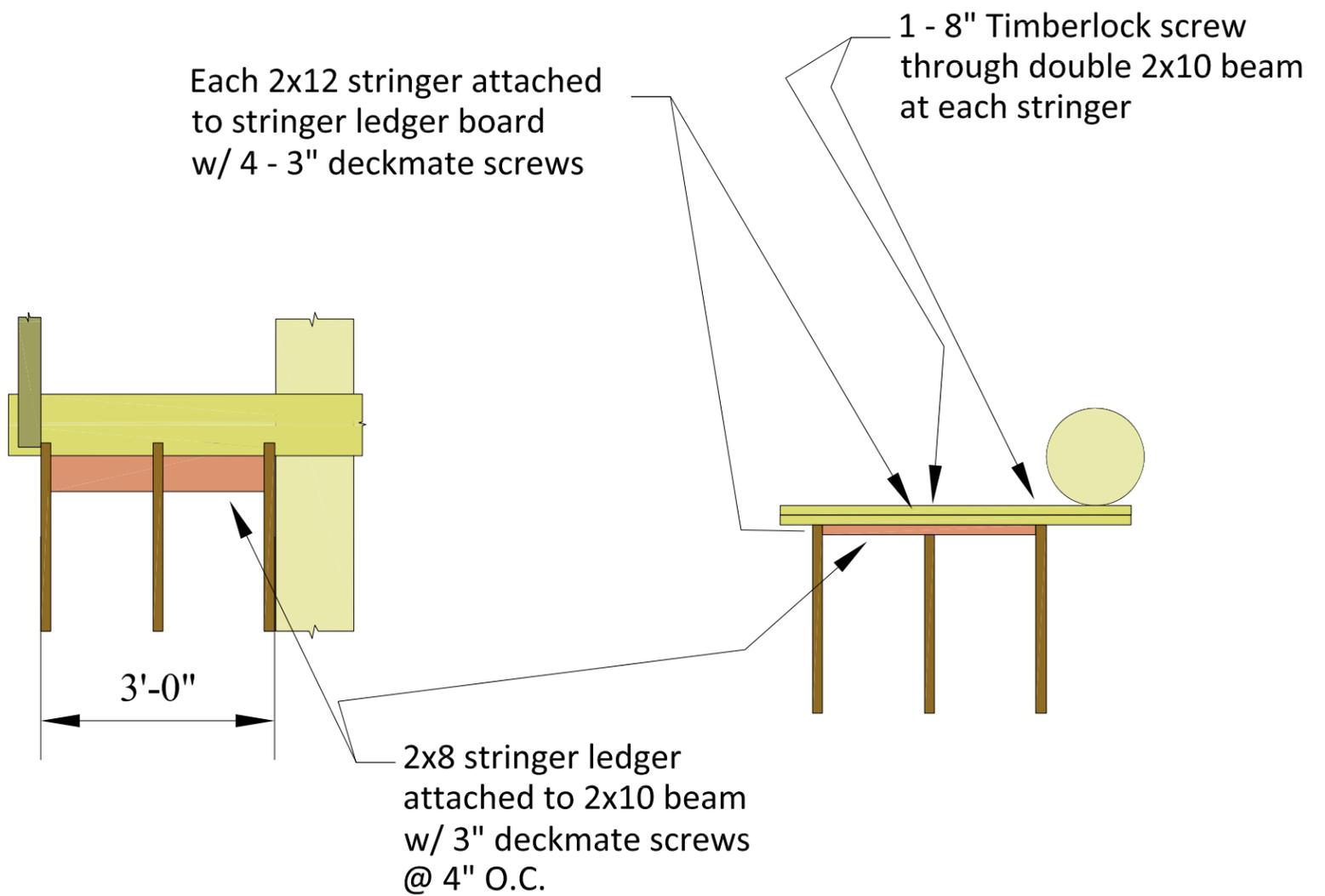
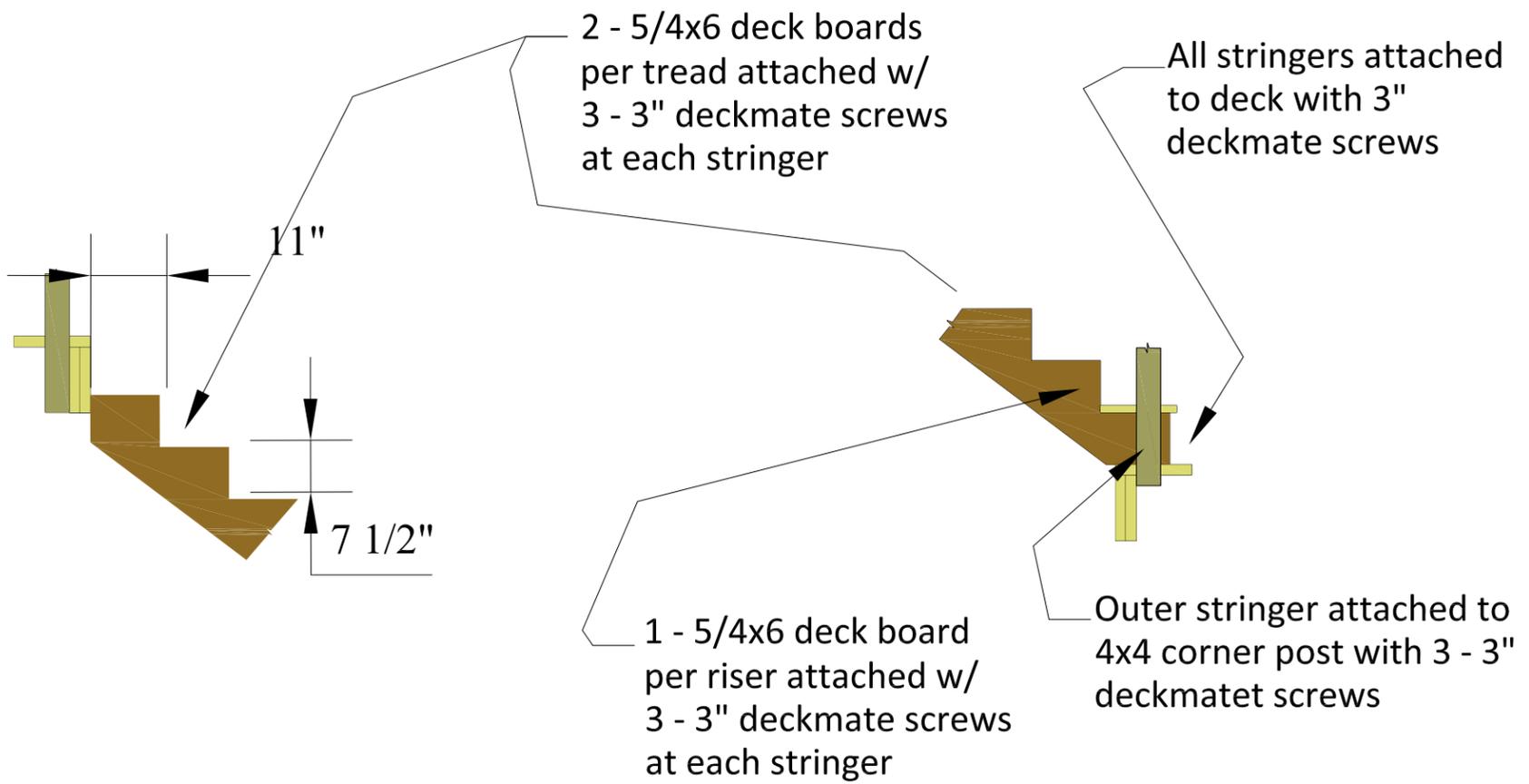


Angled support post attached to bottom of corner post w/ 1/2" galv lag screw & flat washer

4x6 angled support post attached to poles w/ 2 - 1/2"x8" galv. lag screws w/ flat washers

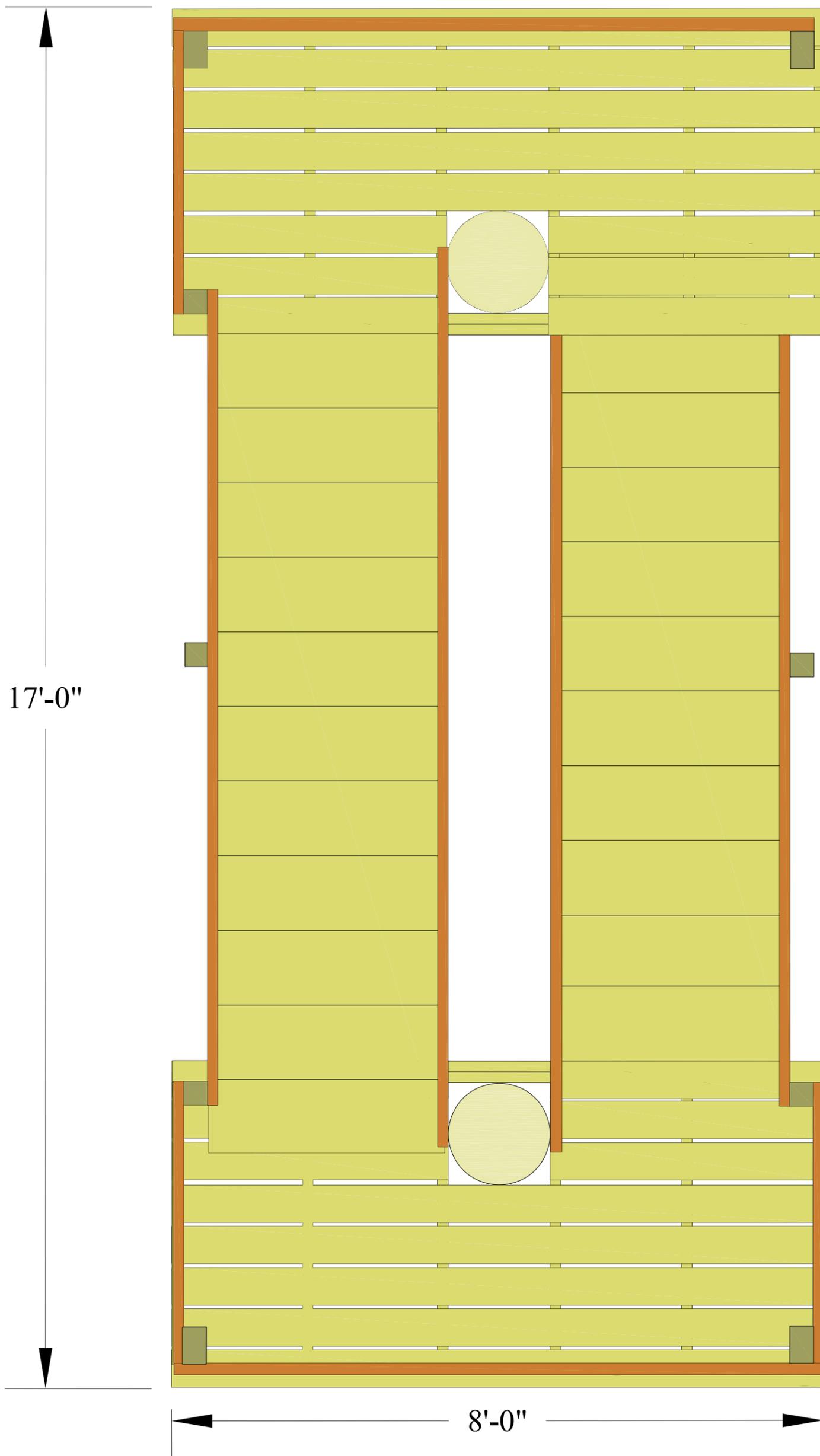
1/2" = 1 ft.

Stair Framing Detail



1/2" = 1 ft.

Two Pole Tower Top View

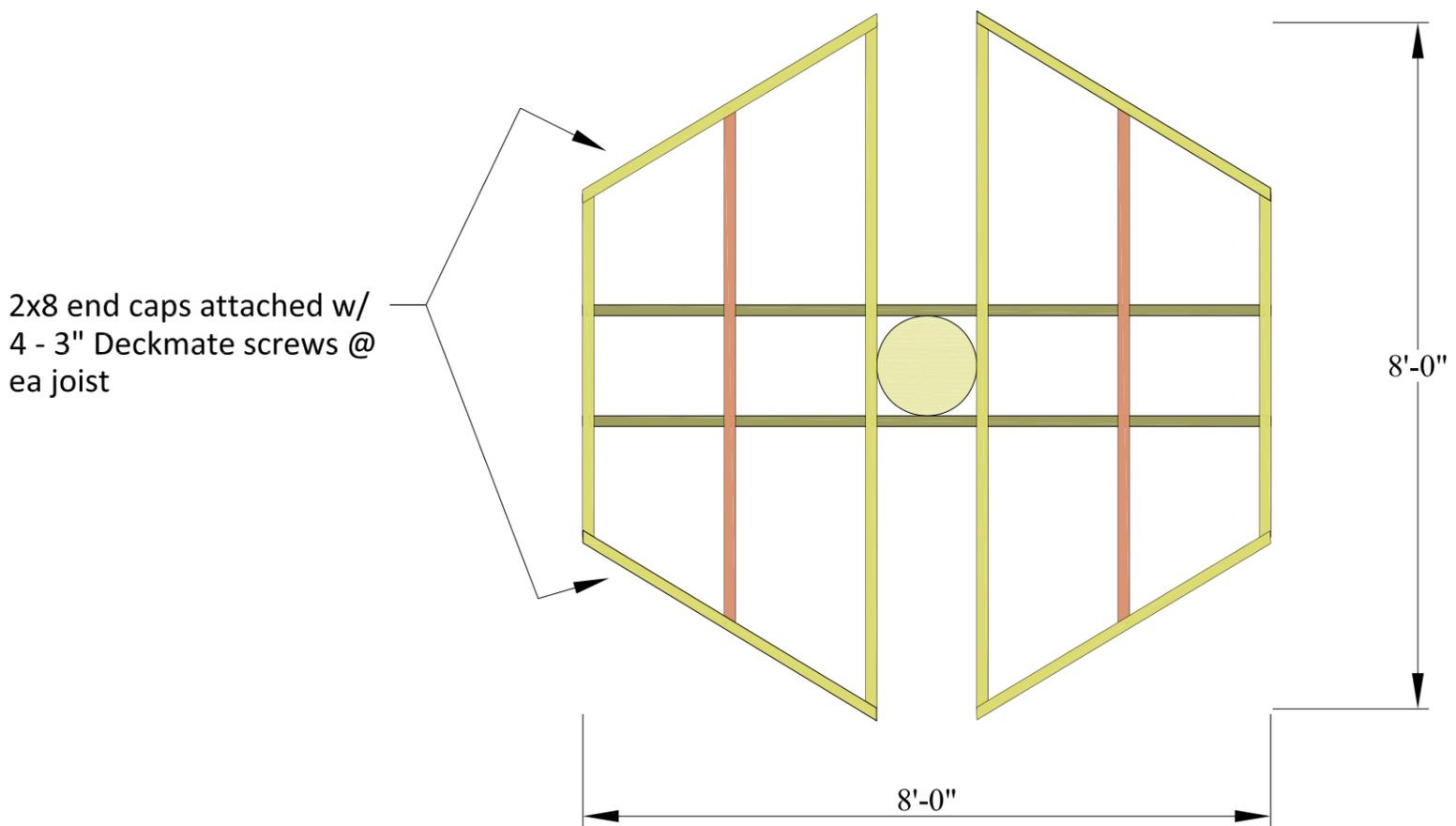
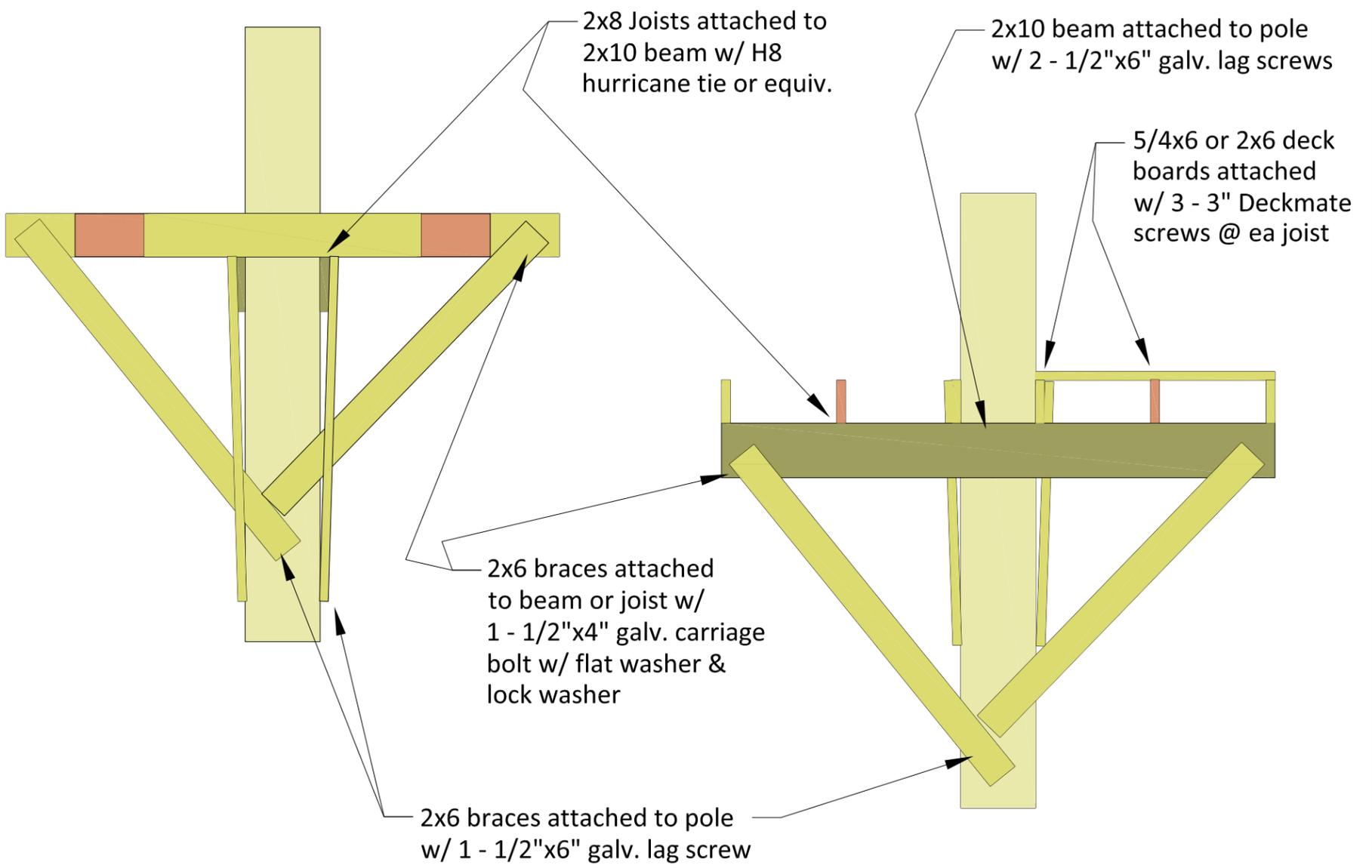


17'-0"

8'-0"

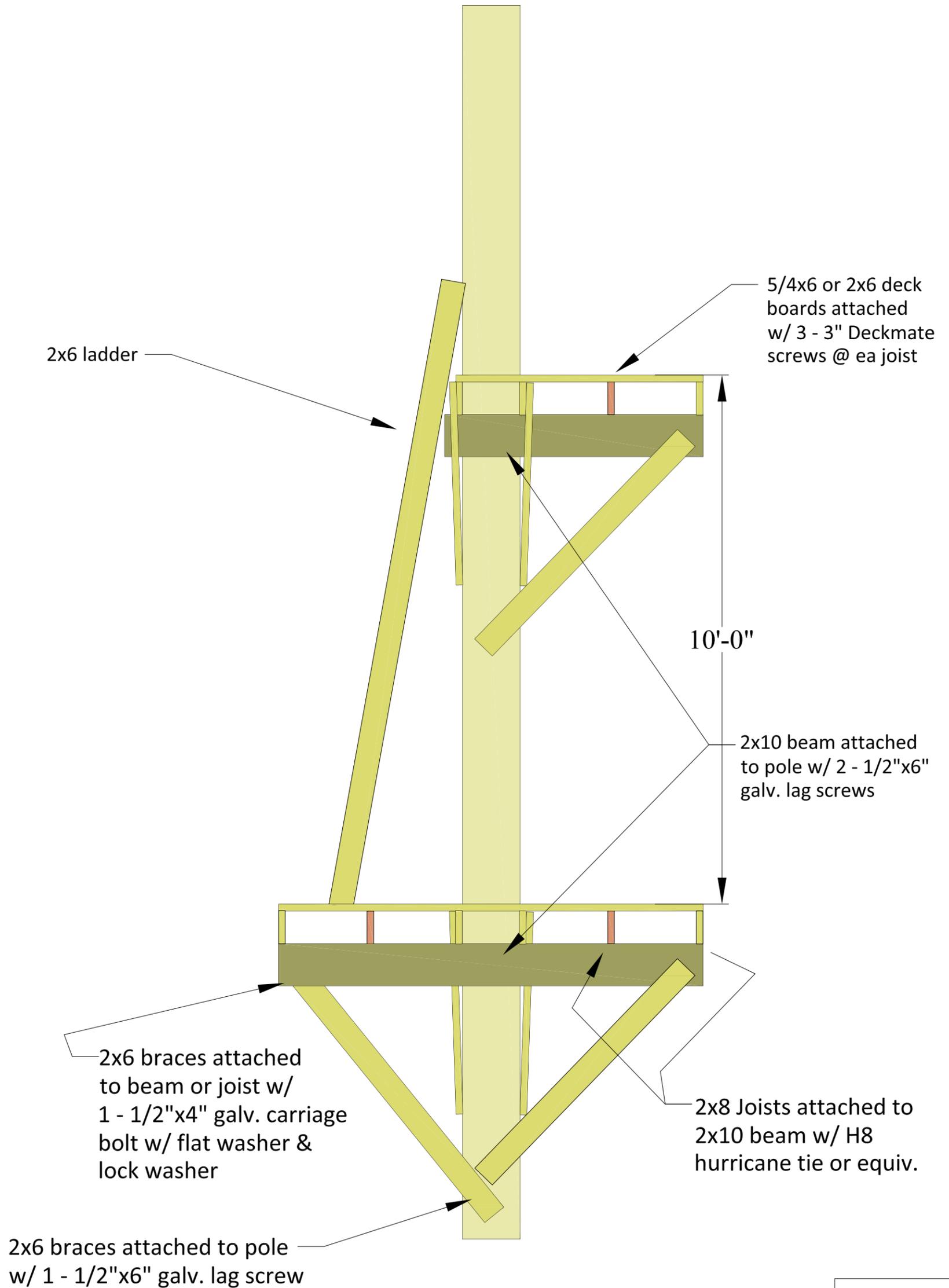
3/4" = 1 ft.

Zipline Canopy Tour Platform

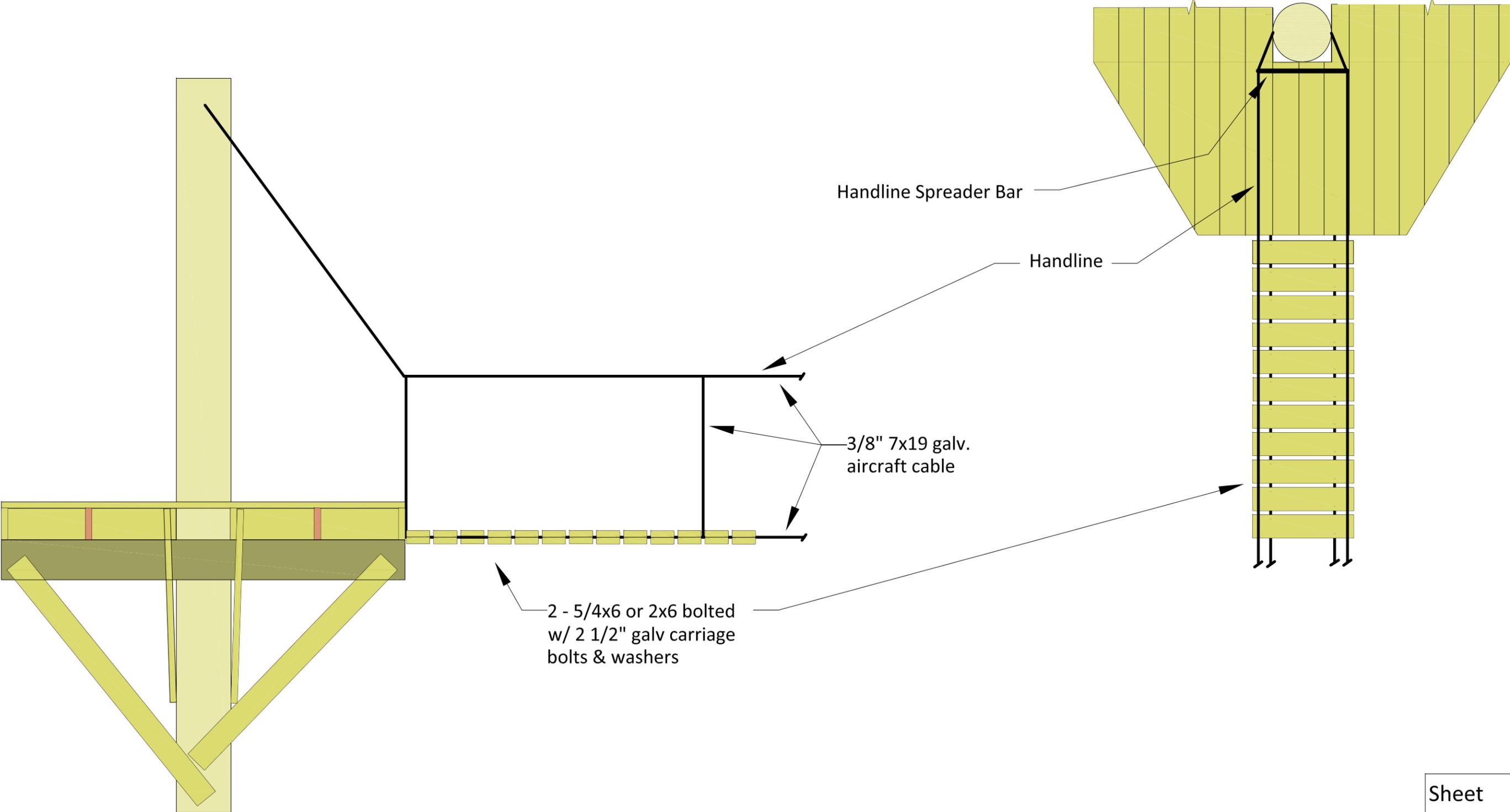


1/2" = 1 ft.

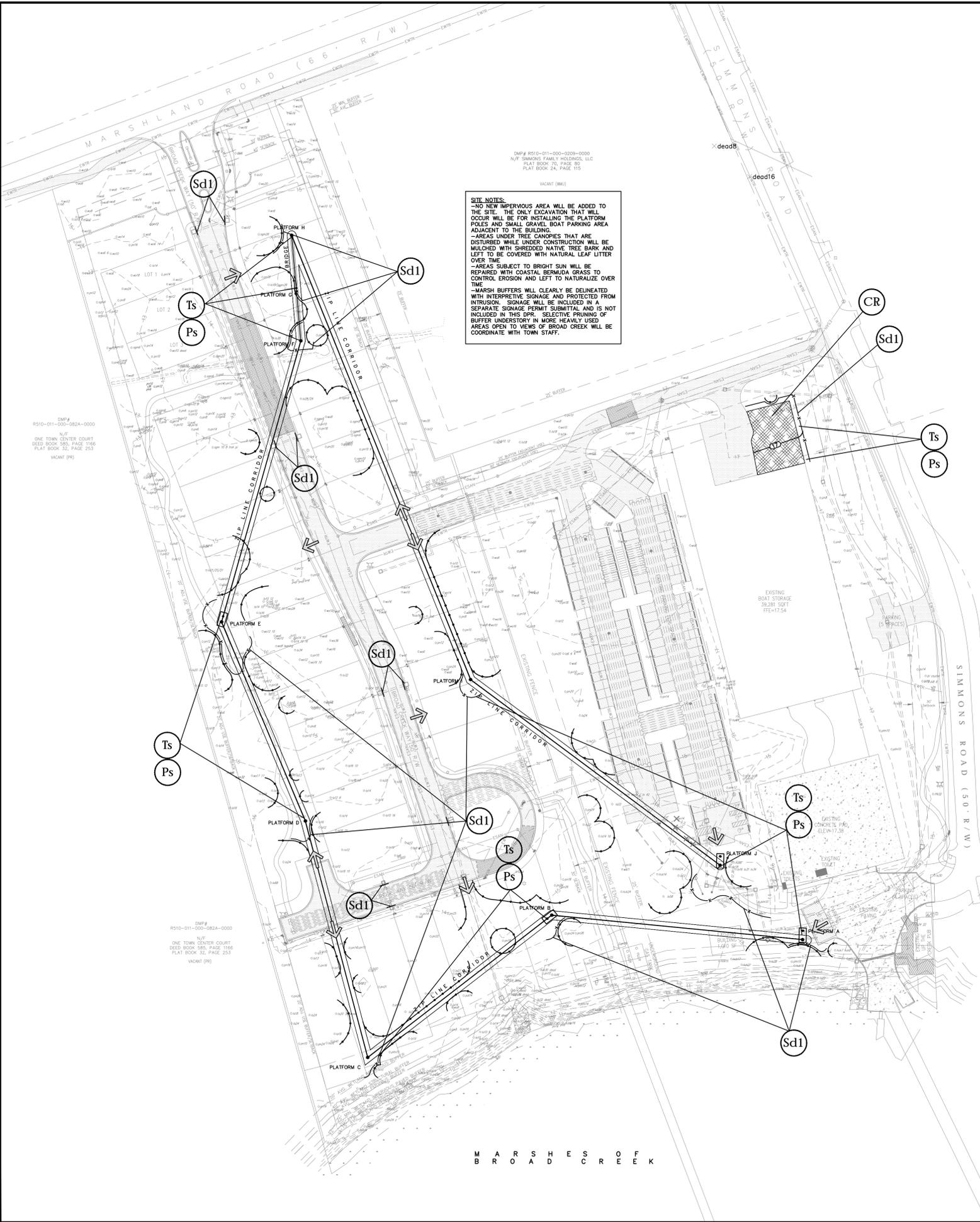
Zipline Canopy Tour Double Platform with Ladder



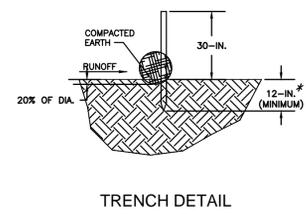
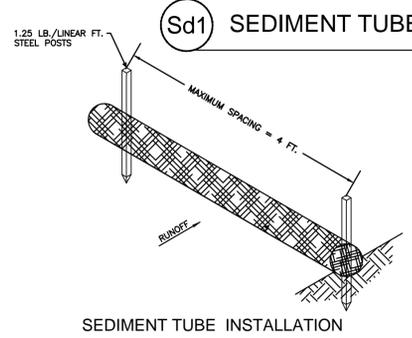
Zipline Tour Foot Bridge Detail



1/2" = 1 ft.



SITE NOTES:
 -NO NEW IMPERVIOUS AREA WILL BE ADDED TO THE SITE. THE ONLY EXCAVATION THAT WILL OCCUR WILL BE FOR INSTALLING THE PLATFORM POLES AND SMALL GRAVEL BOAT PARKING AREA ADJACENT TO THE BUILDING.
 -AREAS UNDER TREE CANOPIES THAT ARE DISTURBED WHILE UNDER CONSTRUCTION WILL BE MULCHED WITH SHREDDED NATIVE TREE BARK AND LEFT TO BE COVERED WITH NATURAL LEAF LITTER OVER TIME.
 -AREAS SUBJECT TO BRIGHT SUN WILL BE REPAIRED WITH COASTAL BERMOUDA GRASS TO CONTROL EROSION AND LEFT TO NATURALIZE OVER TIME.
 -MARSH BUFFERS WILL CLEARLY BE Delineated WITH INTERPRETIVE SIGNAGE AND PROTECTED FROM INTRUSION. SIGNAGE WILL BE INCLUDED IN A SEPARATE SIGNAGE PERMIT SUBMITTAL AND IS NOT INCLUDED IN THIS DPR. SELECTIVE PRUNING OF BUFFER UNDERSTORY IN MORE HEAVILY USED AREAS OPEN TO VIEWS OF BROAD CREEK WILL BE COORDINATE WITH TOWN STAFF.



SEDIMENT TUBE
 SEDIMENT TUBE LENGTH SELECTED SHOULD MINIMIZE THE NUMBER OF SEDIMENT TUBES NEEDED TO SPAN THE WIDTH OF THE DRAINAGE CONVEYANCE. IF THE DITCH CHECK LENGTH (PERPENDICULAR TO THE WATER FLOW) IS 15 FEET, THEN ONE 15 FOOT SEDIMENT TUBE IS PREFERRED COMPARED TO TWO OVERLAPPING 10 FOOT SEDIMENT TUBES. SEDIMENT TUBES FOR DITCH CHECKS SHOULD REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION AND ROOT SYSTEMS HAVE COMPLETELY DEVELOPED AND CAN SURVIVE ON THEIR OWN.

INSPECTION AND MAINTENANCE:
 CHECK DAMS SHOULD BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH STORM THAT PRODUCES 1/2-INCHES OR MORE OF RAIN TO ENSURE CONTINUED EFFECTIVENESS. LARGE DEBRIS, TRASH, AND LEAVES SHOULD BE REMOVED. IF EROSION CAUSES THE EDGES TO FALL TO A HEIGHT EQUAL TO OR BELOW THE HEIGHT OF THE CENTER, REPAIRS SHOULD BE MADE IMMEDIATELY. REMOVE ACCUMULATED SEDIMENT FROM THE UPSTREAM SIDE OF THE SEDIMENT TUBE WHEN THE SEDIMENT HAS REACHED A HEIGHT OF APPROXIMATELY ONE-THIRD OF THE EXPOSED HEIGHT OF THE TUBE (MEASURED AT THE CENTER). ACCUMULATED SEDIMENT SHOULD BE REMOVED PRIOR TO REMOVING SEDIMENT TUBES. SEDIMENT TUBE REMOVAL SHOULD BE COMPLETED ONLY AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH GRAVEL, STONE, SEDIMENT TUBES, OR OTHER MATERIALS HAVE BEEN REMOVED.

DESCRIPTION
 SEDIMENT TUBES ARE ELONGATED TUBES OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBER OR HARDWOOD MULCH. STRAW, PINE NEEDLE AND LEAF MULCH-FILLED SEDIMENT TUBES ARE NOT PERMITTED UNDER THIS SPECIFICATION.

WHEN AND WHERE TO USE IT:
 INSTALL SEDIMENT TUBES ALONG CONTOURS, IN DRAINAGE CONVEYANCE SWALES, AND AROUND INLETS TO HELP REDUCE THE EFFECTS OF SOIL EROSION BY ENERGY DISSIPATION AND RETAIN SEDIMENT.

MATERIALS
 SEDIMENT TUBES FOR DITCH CHECKS AND TYPE A INLET STRUCTURE FILTERS EXHIBIT THE FOLLOWING PROPERTIES: PRODUCED BY A MANUFACTURER EXPERIENCED IN SEDIMENT TUBE MANUFACTURING. COMPOSED OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBERS, HARDWOOD MULCH OR A MIX OF THESE MATERIALS ENCLOSED BY A FLEXIBLE NETTING MATERIAL. STRAW, STRAW FIBER, STRAW BALES, PINE NEEDLES AND LEAF MULCH ARE NOT ALLOWED UNDER THIS SPECIFICATION. UTILIZES OUTER NETTING THAT CONSISTS OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIALS. DIAMETER RANGING FROM 18-INCHES TO 24-INCHES. CURLED EXCELSIOR WOOD, OR NATURAL COCONUT ROLLED EROSION CONTROL PRODUCTS (RECPs) THAT ARE ROLLED UP TO CREATE A SEDIMENT TUBE ARE NOT ALLOWED UNDER THIS SPECIFICATION.

INSTALLATION:
 INSTALL OVER BARE SOIL, MULCHED AREAS OR EROSION CONTROL BLANKETS. BE COMPOSED OF GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBER OR HARDWOOD MULCH ENCLOSED BY A FLEXIBLE NETTING MATERIAL. STRAW, STRAW FIBER, STRAW BALES, PINE NEEDLES AND LEAF MULCH ARE NOT ALLOWED.

THE MINIMUM DIAMETER SHOULD BE 18 INCHES. SEDIMENT TUBES SHOULD BE STAKED USING WOODEN STAKES (2-INCH X 2-INCH) OR STEEL POSTS (STANDARD "U" OR "T" SECTIONS WITH A MINIMUM WEIGHT OF 1.25 POUNDS PER FOOT) A MINIMUM OF 48-INCHES IN LENGTH PLACED ON 4-FOOT CENTERS.

STAKES SHOULD BE INTERTWINED WITH THE OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN IN THE GROUND TO A MINIMUM DEPTH OF 1.5 FEET LEAVING LESS THAN 1 FOOT OF STAKE EXPOSED ABOVE THE SEDIMENT TUBE. ALWAYS REFER TO THE MANUFACTURER'S RECOMMENDATIONS FOR THE STAKING DETAIL. INSTALL ALL SEDIMENT TUBES INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE SEDIMENT TUBE. THE ENDS OF ADJACENT SEDIMENT TUBES SHOULD BE LAPPED 6-INCH TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT-IN NO SITUATIONS SHOULD SEDIMENT TUBES BE STACKED ON TOP OF ONE ANOTHER.

AVOID DAMAGE TO SEDIMENT TUBES WHILE INSTALLING THEM. IF THE SEDIMENT TUBE BECOMES DAMAGED DURING INSTALLATION, A STAKE SHOULD BE PLACED ON BOTH SIDES OF THE DAMAGED AREA TERMINATING THE TUBE SEGMENT AND A NEW TUBE SEGMENT SHOULD BE INSTALLED. IN SWALES OR DRAINAGE DITCHES PERPENDICULAR TO THE FLOW OF WATER, SEDIMENT TUBES SHOULD CONTINUE UP THE SIDE SLOPES A MINIMUM OF 1 FOOT ABOVE THE DESIGN FLOW DEPTH.

TS TEMPORARY SEEDING



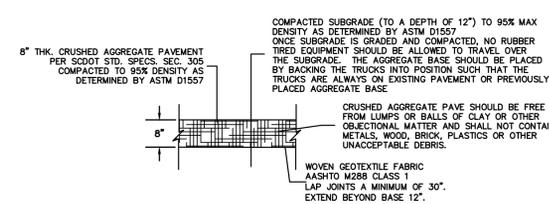
VEGETATIVE SEEDING NOTES:
 -TEMPORARY STABILIZATION IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS.
 -COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER.
 -WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE-SEED AS SOON AS POSSIBLE.
 -KEEP SEEDED AREAS ADEQUATELY MOIST. BRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS.

PS PERMANENT SEEDING



-WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF.
 -SEED SELECTION IS BASED ON GEOGRAPHICAL LOCATION, SOIL TYPE AND THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE.

CR CRUSHED AGGREGATE PARKING



SEDIMENT & EROSION CONTROL NOTES

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY BMPs THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE.
3. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
4. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED. THE TOWN OF HILTON HEAD HAS THE RIGHT TO REQUIRE A 12"x30" CONSTRUCTION ACCESS IF EXCESSIVE DIRT IS TRACKED ONTO THE ROAD AND NOT REMOVED BY THE CONTRACTOR.
5. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT(SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		
7		
8		

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 ENGINEERING & SURVEYING
 No. 020008

40A Shantilla Road
 Charleston, SC 29506
 843.466.0369
 Fax 843.466.9766

Andrews & Burgess Inc.
 Engineering & Surveying

SEDIMENT & EROSION CONTROL & GRADE PLAN

Prepared For
BROAD CREEK MARINA
 of HILTON HEAD, LLC

BROAD CREEK MARINA VILLAGE
 TOWN OF HILTON HEAD ISLAND
 BEAUFORT COUNTY, SC

Date Drawn: 06/03/11
 Last Revised: 06/03/11
 Drawn By: AK
 Engineer: SA

SHEET #:
1 of 1
 JOB: 110002

**BROAD CREEK MARINA
ZIP LINE & ECO-TOURISM PARK
DPR PARKING CALCULATIONS**

June 10, 2011

Note the Applicant will delay construction of the previously approved and not yet built Building #2 dry stack storage (98 boats) (DPR 040030) as long as parking is required for the Eco-Tourism Park activities. Conceptual Future Phases call for the previously permitted Ship's Store (DPR 040030) to be replaced by the proposed Waterfront Open Air Restaurant.

PARKING REQUIREMENTS & UTILIZATION PER LMO:

Use	Square Feet, Slips/Racks, or Number of Persons at Peak Capacity	LMO Chapter 5, Sec. 16-5-1208 Required Off-Street Parking (*with estimates for uses not covered)	Parking Requirement & Utilization (Spaces)				
			Total	% Day	Day Spaces	% Night	Night Spaces
Phase 1							
Marina Wet Slips	46 Slips	1 Space / 3 Slips	15	100%	15	5%	2
Building #1 Boat Storage	200 Racks + 3,200 SF Repair w/ 5 Workers	1 Space / 5 Boats + *1 Space / Boat Repair Worker	40 5	100% 100%	40 5	5% 0%	4 0
Up the Creek Pub & Grill	1,955 SF Gross Kitchen, Interior Dining & Deck + 510 SF Office	1 Space / 100 SF Gross Floor Area + 1 Space / 350 SF Office	20 2	50%	11	100%	22
Water Sports & Tours	100 Persons + Existing 1,010 SF Ticketing/Storage	1 Space / 3 Persons + 1 Space / 200 SF	34 5	100%	34 5	0% 50%	0 3
Zip Line/ Canopy Tour	50 Persons (Ticketing/Storage shared with Water Sports & Tours)	1 Space / 3 Persons	17	100%	17	50%	9
Phase 1 Total	-	-	138	N/A	128	N/A	39
Conceptual Future Phases							
Ropes Course	30 Persons	1 Space / 3 Persons	10	100%	10	50%	5
Bungee Jump Course	30 Persons	1 Space / 3 Persons	10	100%	10	50%	5
Rock Climbing Wall	30 Persons	1 Space / 3 Persons	10	100%	10	50%	5
Open Air Restaurant	1,050 SF Kitchen, etc. + 4,100 SF Dining = 5,150 SF Gross	1 Space / 100 SF Gross Floor Area	52	50%	26	100%	52
Ticketing, Storage, etc.	3,000 SF	1 Space / 200 SF	15	100%	15	50%	8
Concept. Future Total	-	-	97	N/A	71	N/A	75
Phases 1 & Conceptual Future Phases							
Phase 1 Total	-	-	138	-	128	-	39
Concept. Future Total	-	-	97	-	71	-	75
Overall Total	-	-	235	N/A	199	N/A	114

SUMMARY PARKING REQUIREMENTS & UTILIZATION PER LMO:

Use	Square Feet, Slips/Racks, or Number of Persons at Peak Capacity	LMO Chapter 5, Sec. 16-5-1208 Required Off-Street Parking (*with estimates for uses not covered)	Parking Requirement & Utilization (Spaces)				
			Total	% Day	Day Spaces	% Night	Night Spaces
Phases 1 & Conceptual Future Phases							
Phase 1 Total	-	-	138	-	128	-	39
Concept. Future Total	-	-	97	-	71	-	75
Overall Total	-	-	235	N/A	199	N/A	114

PARKING SPACES TO BE PROVIDED AT COMPLETION OF PHASE 1 & CONCEPTUAL FUTURE PHASES

- **139** Broad Creek Marina Existing Spaces to Serve Phase 1 (128 Spaces Required)
- **60** Minimum Additional Spaces to be Provided in Conceptual Future Phases
- **199** Minimum Total Spaces Required for Conceptual Future Daytime Peak

Prepared: Truitt Rabun Associates

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 Broad Creek Marina Zip-Line Course- FINAL

DRB# DR110012

DATE 6-28-11

RECOMMEND
APPROVE

RECOMMEND
APPROVE W/COND.

RECOMMEND
DENY

ARCHITECTURAL DESIGN

Detailing is chunky and rustic, which is probably appropriate for the unique use and qualities of the structures. 2x6 railing elements and brackets might benefit from some refinement, relative to the Design Guide, although that might not be in keeping with the design intent. This is a project with no real precedent on the Island, and it warrants some discussion amongst the Board, relative to the level of detail that is appropriate. As proposed, however, it generally meets the intent of the Guide.

Applicant has submitted a sample of a Cabot's semi-solid stain in a darker tone than those in the photos. Sample will be distributed at the meeting

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

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

LANDSCAPE DESIGN
Any landscaping should be in the spirit of native mitigation, as proposed.

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

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

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		NR has no further comments.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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: 6-1-11
 Accepted by: MR. [unclear] [unclear] - [unclear]
 App. #: DR 110026
 Meeting Date: _____

Applicant/Agent Name: DALE JOHNSON Company: JOHNSON PARTNERSHIP
 Mailing Address: 32 OFFICE PARK RD. #104 City: H.H.I State: SC Zip: 29928
 Telephone: 785-4666 Fax: _____ E-mail: drjarchitect@aol.com
 Project Name: KANAKEY ADDITION Project Address: _____
 Parcel Number [PIN]: R552 015 000 0334 0000
 Zoning District: CC Overlay District(s): COR

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
- New Development – Final, indicate Project Number
- Alteration/Addition
- 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.

NARRATIVE IN SUPPORT OF CONSTRUCTION OF OUTDOOR BAR

PARK PLAZA PHASE II

Applicant desires to construct an addition to existing Kanaley's restaurant in Park Plaza. The twenty foot square roof will fit into a planted area with minimum damage to existing trees. All materials will match existing construction. The dropped fascia enables incorporation of overhead glassware storage and hinged closure panels.



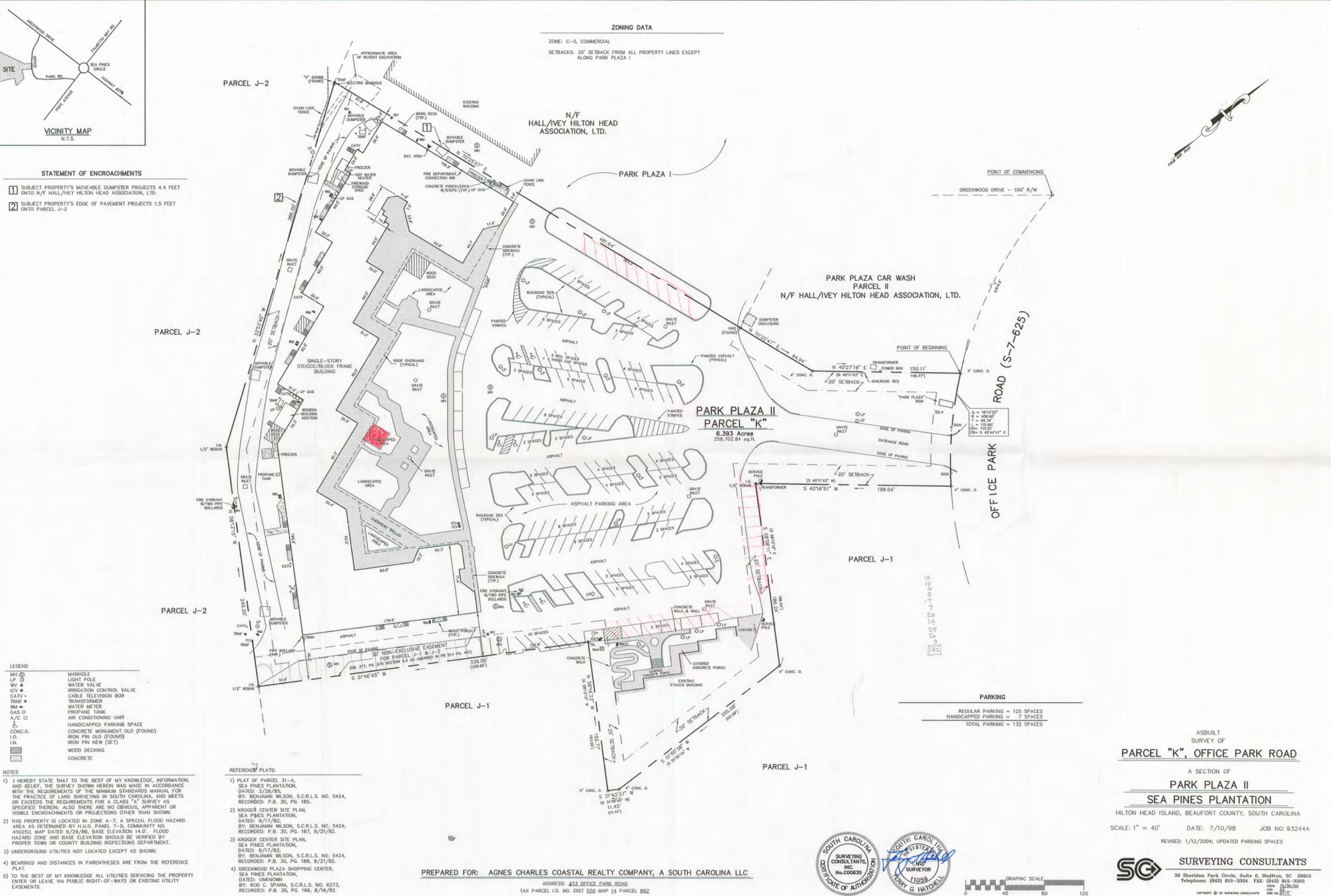
VICINITY MAP
N.T.S.

STATEMENT OF ENCROACHMENTS

- 1 SUBJECT PROPERTY'S MOVABLE DUMPSTER PROJECTS 4.4 FEET ONTO N/F HALL/IVEY HILTON HEAD ASSOCIATION, LTD.
- 2 SUBJECT PROPERTY'S EDGE OF PAVEMENT PROJECTS 1.5 FEET ONTO PARCEL J-2

ZONING DATA

ZONE: C-5, COMMERCIAL
 SETBACKS: 20' SETBACK FROM ALL PROPERTY LINES EXCEPT ALONG PARK PLAZA I



LEGEND

MH	MANHOLE
LP	LIGHT POLE
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
CATV	CABLE TELEVISION BOX
TRNF	TRANSFORMER
WM	WATER METER
GAS	PROPANE TANK
A/C	AIR CONDITIONING UNIT
CONC.O.	HANDICAPPED PARKING SPACE
I.O.	CONCRETE MONUMENT OLD (FOUND)
I.N.	IRON PIN OLD (FOUND)
	IRON PIN NEW (SET)
	WOOD DECKING
	CONCRETE

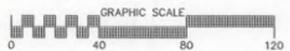
NOTES

- 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) THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 7-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) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 4) BEARINGS AND DISTANCES IN PARENTHESES ARE FROM THE REFERENCE PLAT.
- 5) TO THE BEST OF MY KNOWLEDGE ALL UTILITIES SERVICING THE PROPERTY ENTER OR LEAVE VIA PUBLIC RIGHT-OF-WAYS OR EXISTING UTILITY EASEMENTS.

REFERENCE PLATS:

- 1) PLAT OF PARCEL 31-A, SEA PINES PLANTATION, DATED: 3/28/85, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 185.
- 2) KROGER CENTER SITE PLAN, SEA PINES PLANTATION, DATED: 9/17/82, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 167, 9/21/82.
- 3) KROGER CENTER SITE PLAN, SEA PINES PLANTATION, DATED: 9/17/82, BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424, RECORDED: P.B. 30, PG. 188, 9/21/82.
- 4) GREENWOOD PLAZA SHOPPING CENTER, SEA PINES PLANTATION, DATED: UNKNOWN, BY: ROD C. SPANN, S.C.R.L.S. NO. 6273, RECORDED: P.B. 30, PG. 166, 8/16/82.

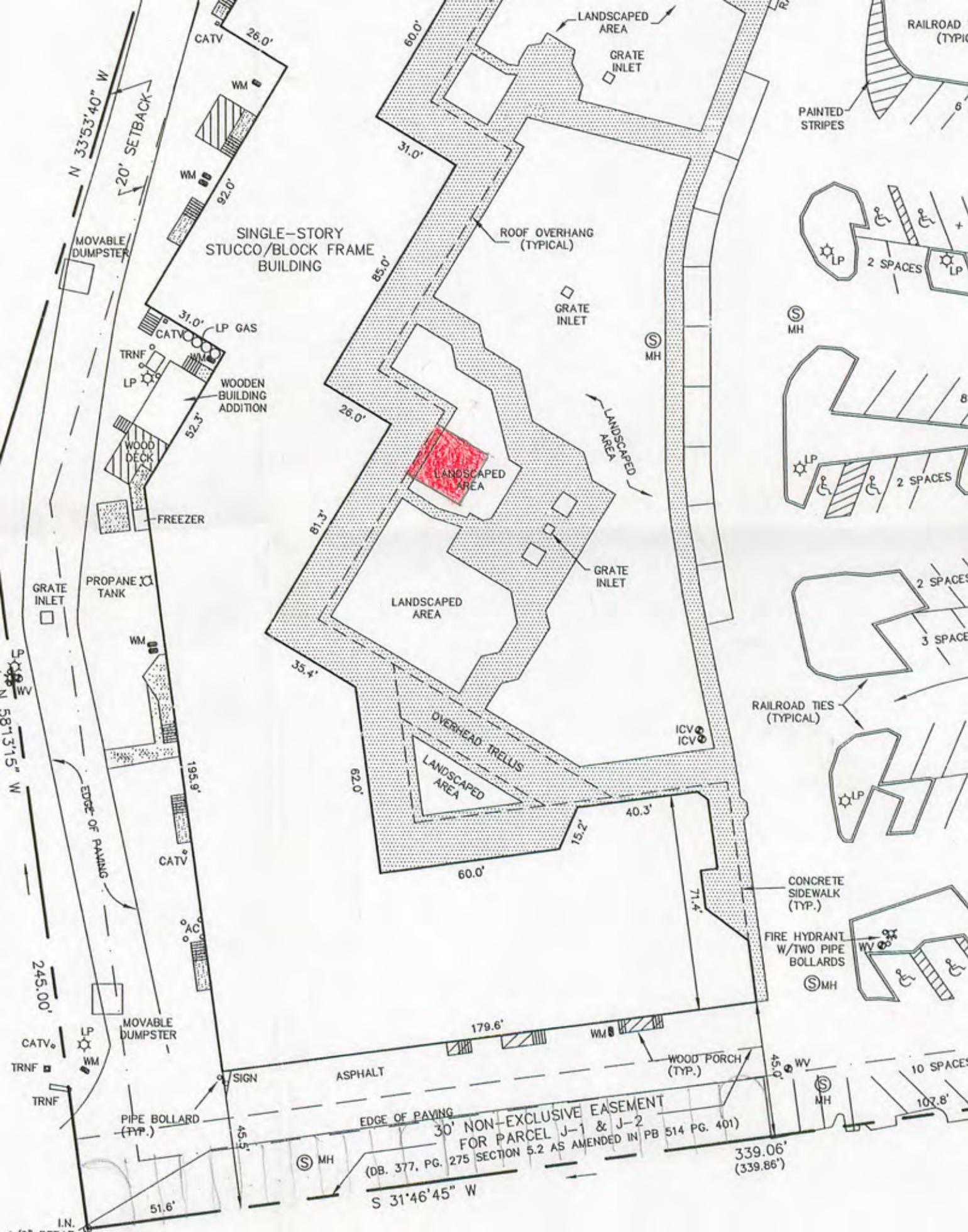
PREPARED FOR: AGNES CHARLES COASTAL REALTY COMPANY, A SOUTH CAROLINA LLC
 ADDRESS: #33 OFFICE PARK ROAD
 TAX PARCEL I.D. NO. DIST 550 MAP 14 PARCEL 892



10
19
6
5
17
7
20
14
25
20
9
142

PARKING
 REGULAR PARKING = 125 SPACES
 HANDICAPPED PARKING = 7 SPACES
 TOTAL PARKING = 132 SPACES

ASBLT
 SURVEY OF
PARCEL "K", OFFICE PARK ROAD
 A SECTION OF
PARK PLAZA II
SEA PINES PLANTATION
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 40' DATE: 7/10/98 JOB NO: 93244A
 REVISED: 1/12/2004; UPDATED PARKING SPACES
SG SURVEYING CONSULTANTS
 39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910
 Telephone: (843) 815-3304 FAX: (843) 815-3305
 DATE: 12/28/2004
 Dwg No: 11059



CATV 26.0'

WM

SINGLE-STORY STUCCO/BLOCK FRAME BUILDING

ROOF OVERHANG (TYPICAL)

GRATE INLET

MH

LP GAS

TRNF

WOODEN BUILDING ADDITION

WOOD DECK

FREEZER

PROPANE TANK

GRATE INLET

WM

CATV

195.9'

MOVABLE DUMPSTER

CATV

TRNF

PIPE BOLLARD (TYP.)

SIGN

ASPHALT

179.6'

WOOD PORCH (TYP.)

WV

MH

10 SPACES

107.8'

30' NON-EXCLUSIVE EASEMENT FOR PARCEL J-1 & J-2 (DB. 377, PG. 275 SECTION 5.2 AS AMENDED IN PB 514 PG. 401)

S 31°46'45" W

339.06' (339.86')

RAILROAD (TYPICAL)

PAINTED STRIPES

MH

2 SPACES

LP

2 SPACES

2 SPACES

3 SPACES

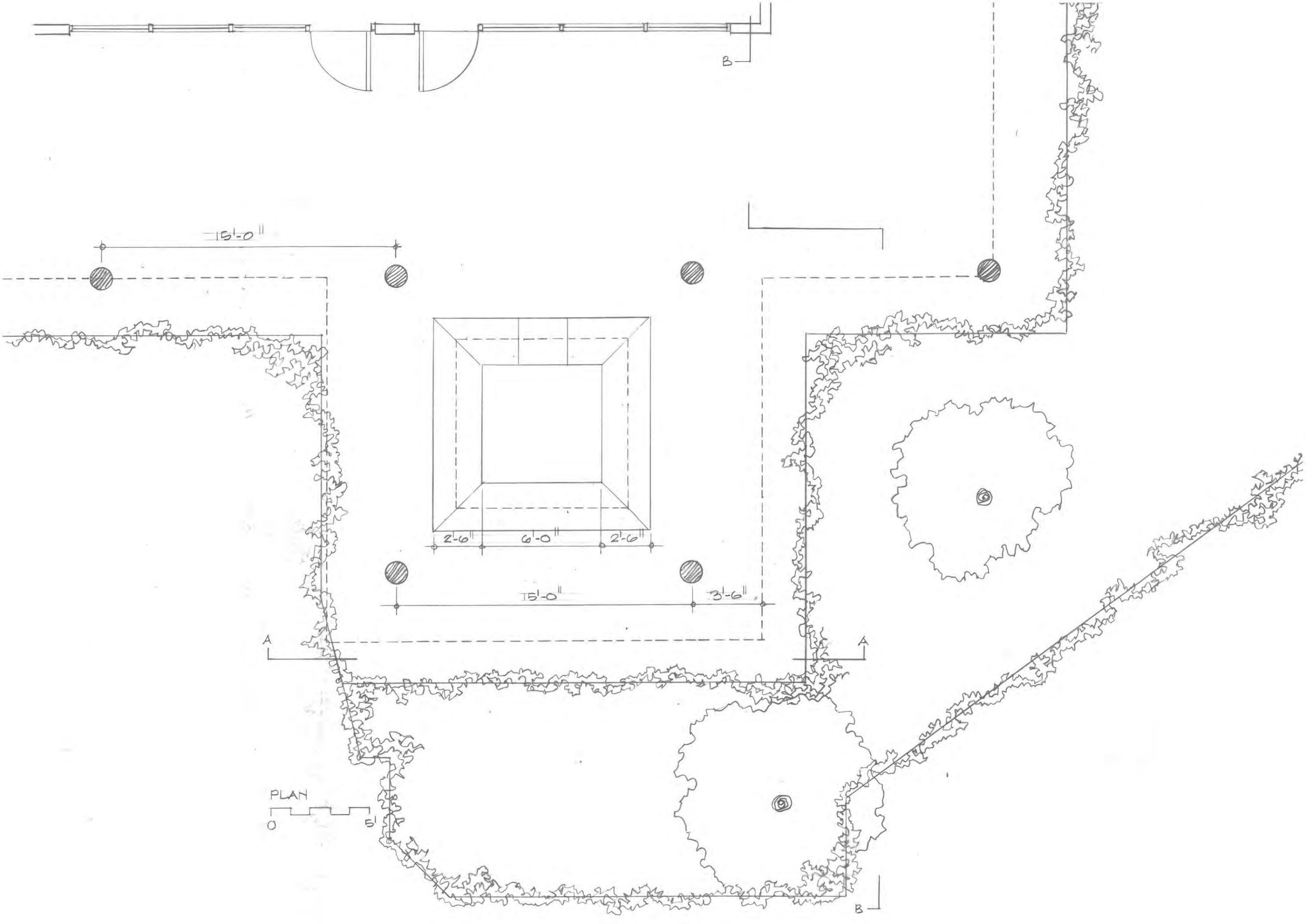
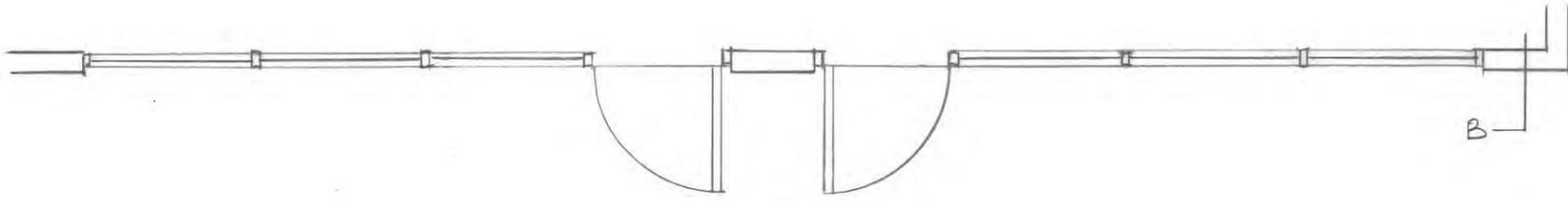
RAILROAD TIES (TYPICAL)

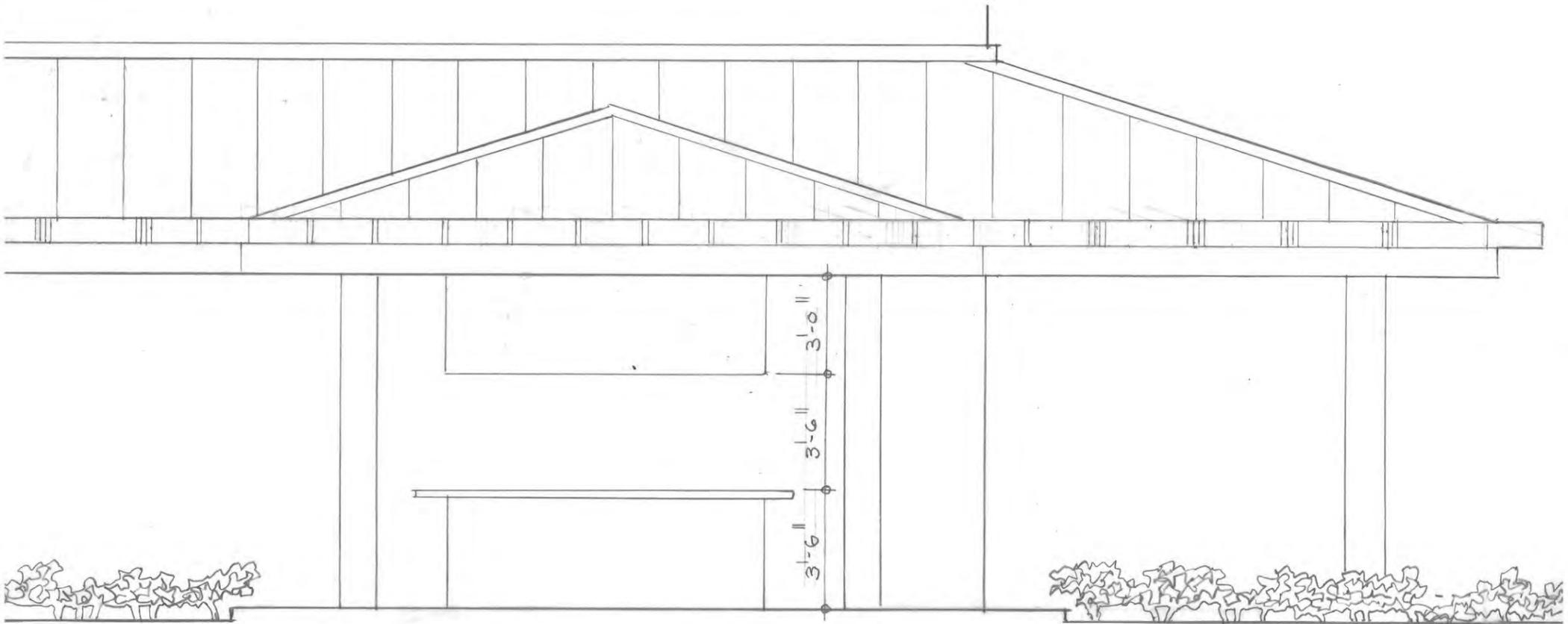
CONCRETE SIDEWALK (TYP.)

FIRE HYDRANT W/TWO PIPE BOLLARDS

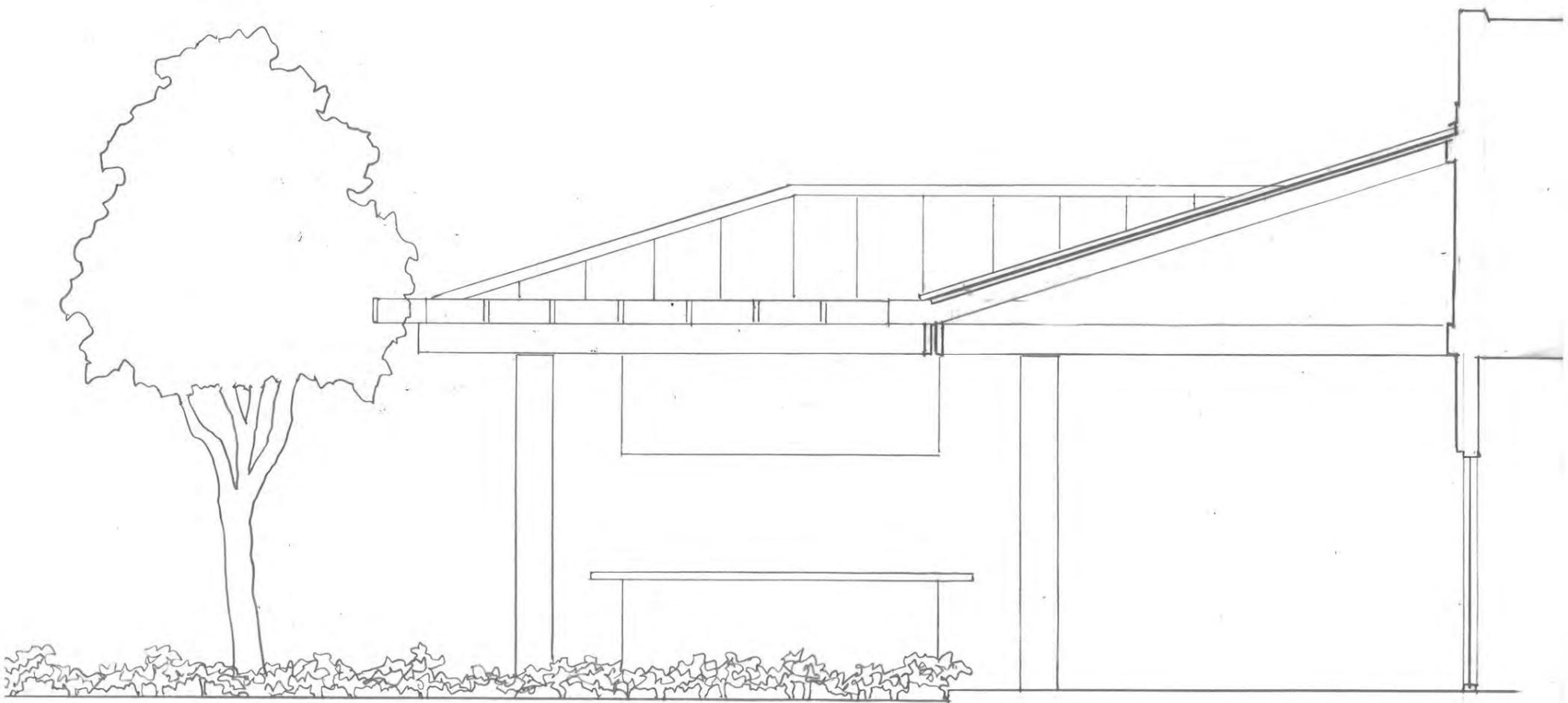
MH







A-A



B-B

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 DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN

Applicant has updated drawings to eliminate the previously proposed dropped fascia. Roof materials and details now all match existing elements on the building, as well as the columns. New submittal details how the structure integrates into the existing columns. Concrete pad marries into the existing covered walkway, and adjacent sidewalk. This is much closer to reading as an element that might have been a part of the original development.

Calls for the removal of one of the small courtyard trees. Affected groundcover and turf to be replaced as mitigation with same materials.

There is some detailing to be clarified relative to the actual bar, as well as comments to be addressed regarding the precedent this may set for subsequent expansions, but the applicant has advanced the project considerably.