



# **Town of Hilton Head Island Regular Design Review Board Meeting**

**Tuesday, January 24, 2012**

**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 January 10, 2012**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. New Business**
  - A) DR120002- 71 Pope Avenue- Alteration/ Addition
  - B) DR120003- 5 Park Lane- Alteration/ Addition
- 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.**

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, January 10, 2012 Meeting**      **DRAFT**  
**1:15pm – Benjamin M. Racusin Council Chambers**

Board Members Present:      Chairman Todd Theodore, Vice Chairman Scott Sodemann,  
Jake Gartner, Jennifer Moffett, Tom Parker, Galen Smith  
and Deborah Welch

Board Members Absent:      None

Council Members Present:      Bill Ferguson

Town Staff Present:      Mike Roan, Urban Design Administrator  
Rocky Browder, Environmental Planner  
Richard Spruce, Plans Administrator  
Kathleen Carlin, Administrative Assistant

---

**1. CALL TO ORDER**

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

**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 December 13, 2011 meeting were **approved** as presented by general consent.

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

The Board received copies of the 2012 Town of Hilton Head Island Goals/Policy Agenda.

**8. UNFINISHED BUSINESS**

None

**9. NEW BUSINESS**

*Chairman Todd Theodore and Ms. Jennifer Moffett recused themselves from review of the following application due to professional conflicts of interest. Conflict of Interest Forms were completed and signed by Chairman Theodore and Ms. Moffett and attached to the record. Chairman Theodore requested that Vice Chairman Scott Sodemann act as temporary Chairman for this portion of the meeting.*

**Marriott Grande Ocean Resort - Tree Removal/View Shed Clearing - DR120001**

Mr. Roan introduced the application and stated its location, 51 South Forest Beach Road. The applicant is proposing to remove approximately 72 trees for maintenance and to open view corridors to the Ocean. A vast majority of these trees are part of the original approved landscape plan and serve to soften the tall elevations of the structures. However, the applicant's expressed maintenance concerns are valid.

The Natural Resources Department has approved the pruning and removal of several of the trees; although the staff is asking for some type of mitigation for the substantial removal of palms that serve as foundation plants. A large majority of these trees are *Washingtonia*; there are also some palmetto palms and oak trees. Mr. Roan presented an in-depth review of the applicant's proposed mitigation plan. Proposed tree removal of this extent is unprecedented on the island (particularly based on location and visibility); and mitigation should be required. The applicant should replace the subject trees as foundation plantings in an existing and maturing landscape, whether a palette should be pre-approved for this location subject to the nature of each individual request for removal, or whether a full mitigation plan should be submitted for the total 72 trees removed over the entirety of the site. Following the staff's presentation and discussion by the Board, Chairman Theodore requested that the applicant make his presentation.

Mr. Mike Provencher, with All Care Tree Surgery, discussed details of the applicant's proposed mitigation plan. The Board stated that they like the mitigation plan; however, a detailed landscape plan is still required. The Board agreed that the landscape plan can be approved by the staff. Following final comments, Acting Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the pending mitigation plan as presented with the condition that a landscape plan is approved by staff showing what the mitigation is going to be and the extent that it is going to be on the site before any of the cutting of the existing trees take place. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 1:50p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Todd Theodore  
Chairman

meeting 24th  
e 1.15



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](http://www.hiltonheadislandsc.gov)

FOR OFFICIAL USE ONLY  
Date Received: 1/17/12  
Accepted by: OH  
App. #: DR 120002  
Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Tricia Salley Company: Sunshine Hardscape  
Mailing Address: 38 Plantation Park Dr. City: Bluffton State: SC Zip: 29910  
Telephone: 843-757-7256 Fax: \_\_\_\_\_ E-mail: tsalley@sunshinehhi.com  
Project Name: \_\_\_\_\_ Project Address: 71 Pope Ave  
Parcel Number [PIN]: R552 018 000 0197 0000  
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:

- 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.



of Hilton Head Island

January 16, 2012

Re: 71 Pope Avenue Courtyard Renovation

Sunshine Hardscape proposes to change the existing building courtyard at 71 Pope Avenue to 2" concrete pavers per plan. A portion of the courtyard will remain a landscape buffer from the parking lot to the newly proposed hardscape courtyard. Existing River Birch and 2 Crepe Myrtles will remain. We propose to install a 21" tall seat wall that will compliment the new courtyard patio. See spec sheets and photos for additional information.

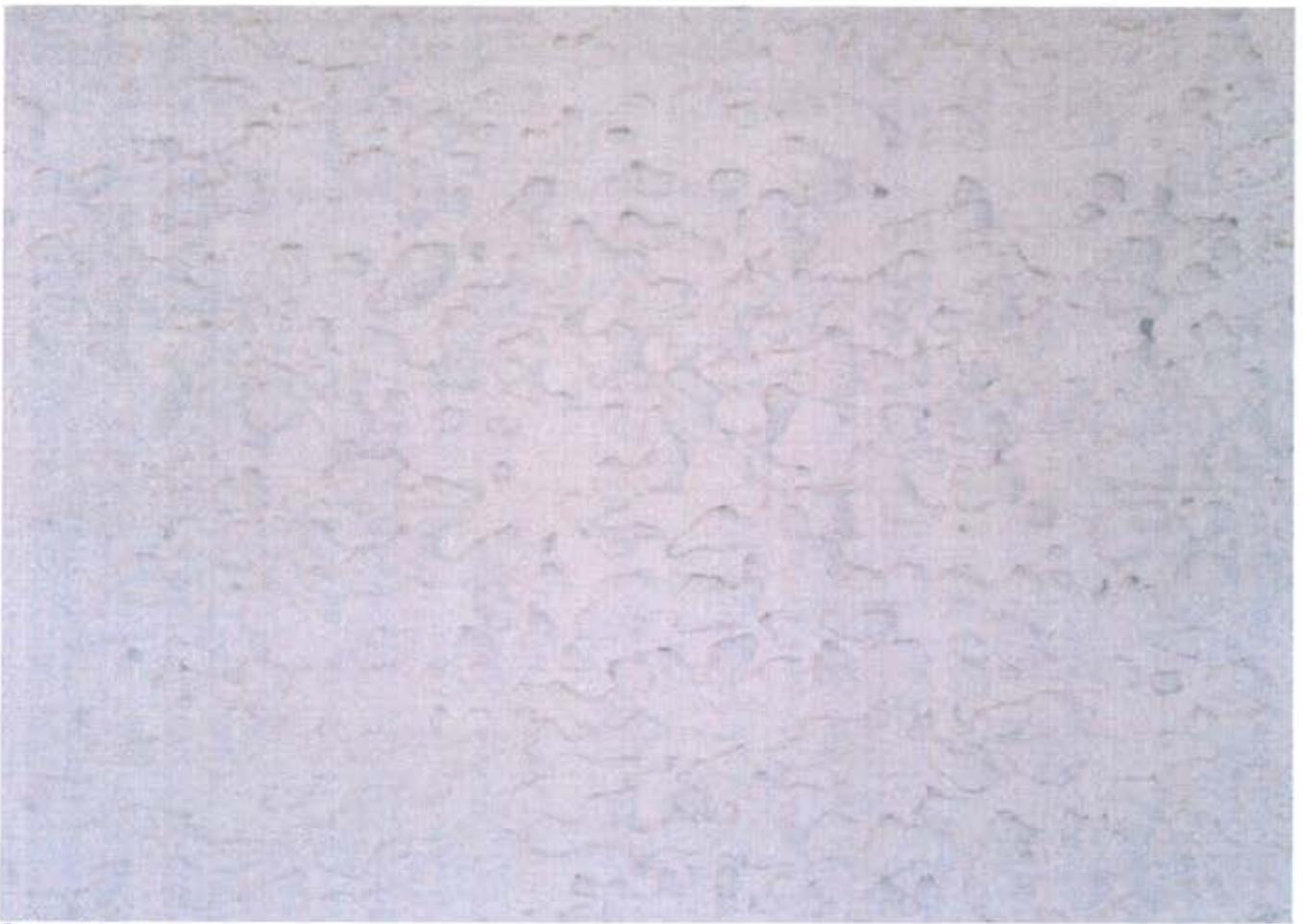




View from across pope Ave



View from sidewalk



Building color

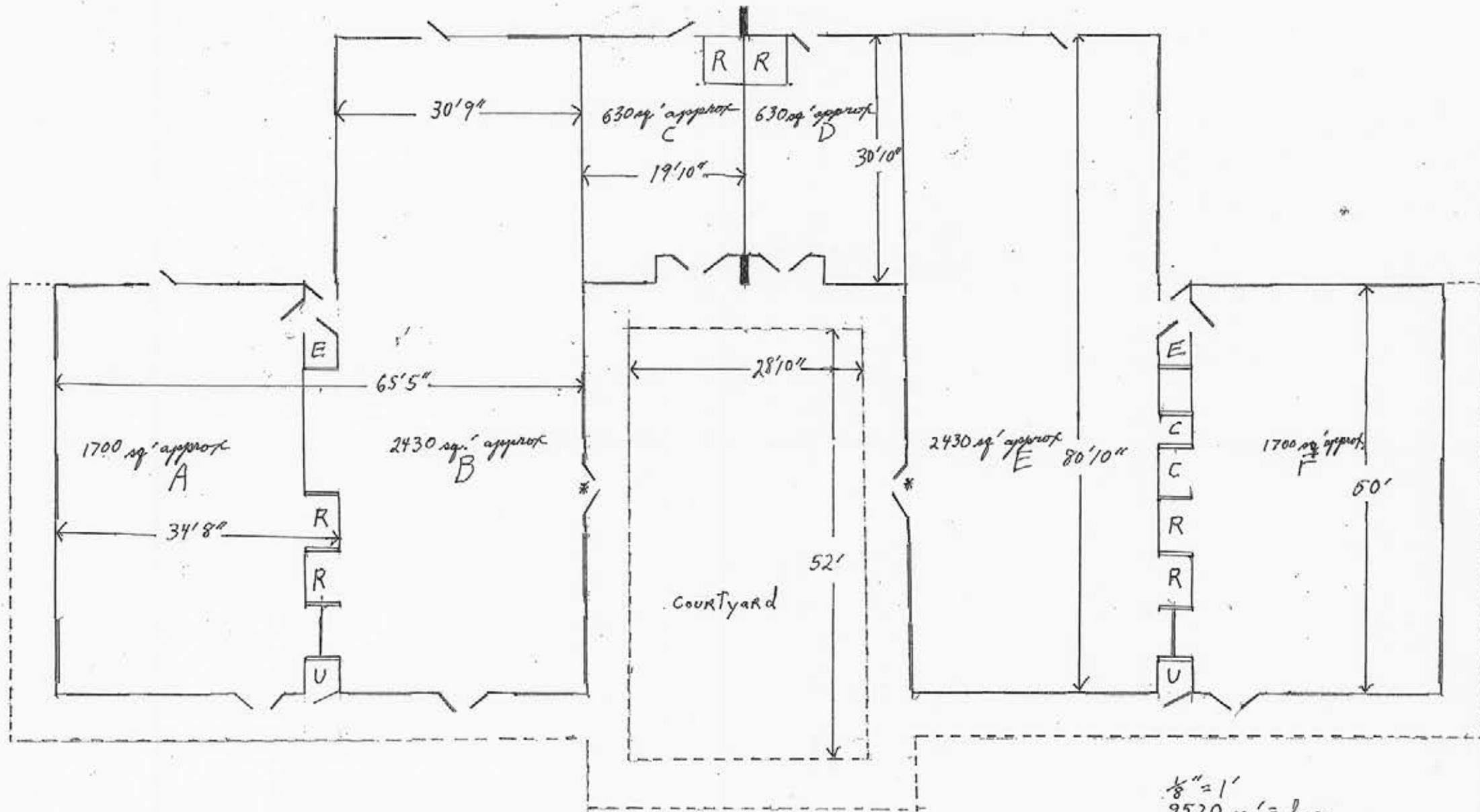


View from across Pope Ave

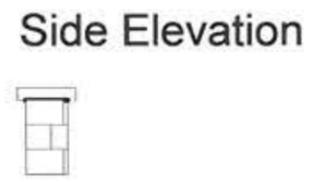
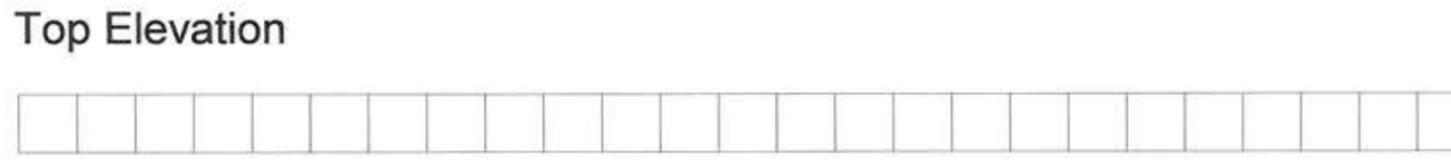
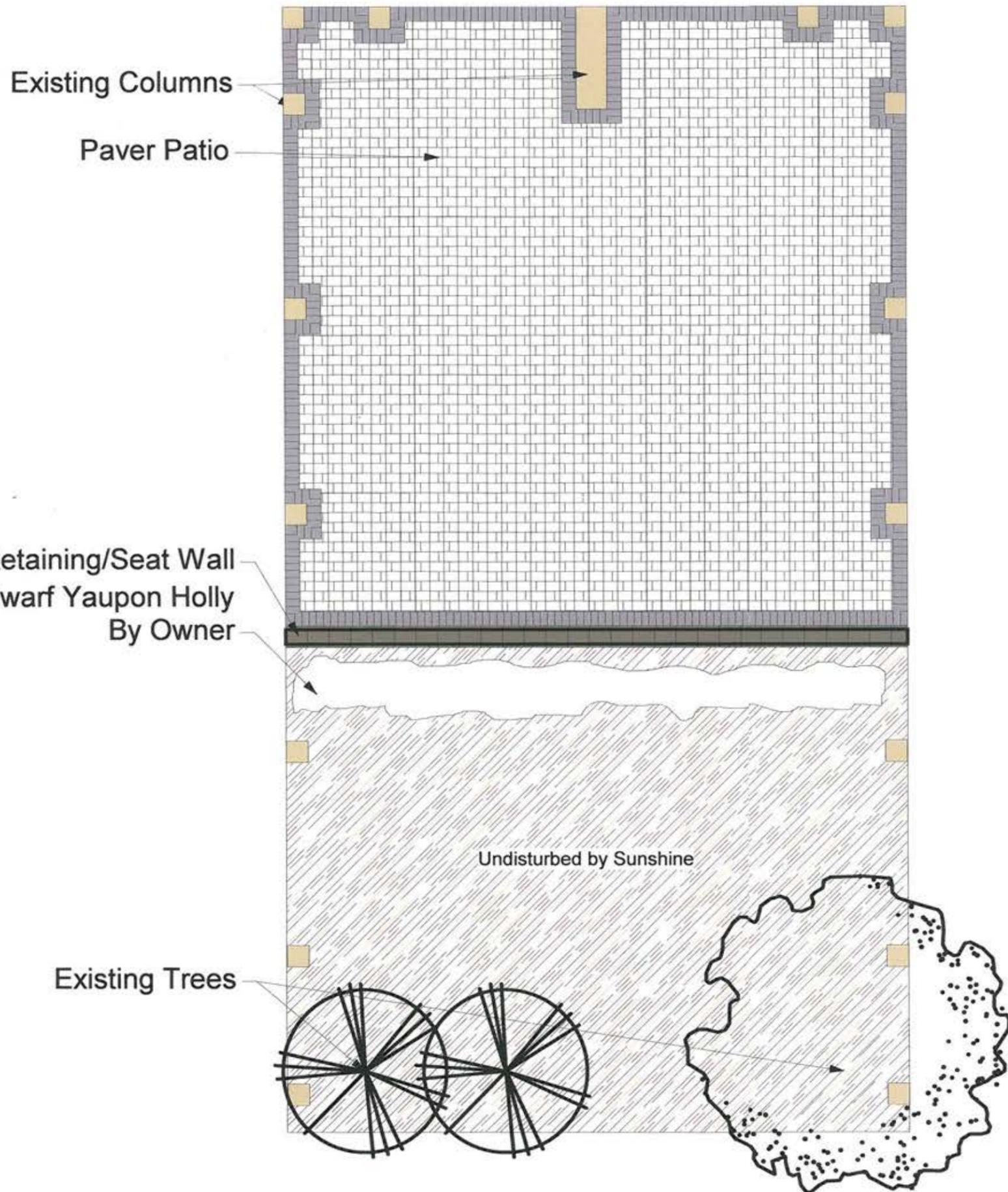


# 71 POPE AVENUE

2011



$\frac{1}{8}'' = 1'$   
 9520 sq' = base  
 2372 sq' = porch  
 dotted line = 65" wide pavement  
 R = restroom  
 U = utility closet  
 C = closet  
 E = electrical closet  
 front windows = 8" wide x 80" high  
 rear and side windows = 8" wide x 48" high  
 \* doors = double 3' doors with 2-16" sides  
 all other front doors = double 3' doors with 2-12" sides  
 red lines = doors and windows



Shape: Perma Flow, Low Country Paver



Color: Daufuski Blend, Low Country Paver



**71 Pope Avenue**



## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 71 Pope Avenue

DRB#: DR120002

DATE: January 24, 2012

RECOMMENDATION:    Approval             Approval with Conditions             Denial

*Finish of new seat-wall should match stucco finish and color of building and existing wall at parking structure. Should the board approve the paver wall cap, it should have a clean edge, free of spacer nibs. No dimension is given on the depth of the wall, but there should be at least a 1" overhang for the cap on each side.*

*While staff feels the Dwarf Yaupon holly meet the minimum requirements for softening the wall (they should be 7'gal minimum, 30" o.c.), perhaps a more ambitious landscape plan should be subsequently submitted to address what is otherwise a neglected courtyard, or a plan that fully addresses the courtyard with pavers be considered.*



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: DON CAFCIO AGT Company: CAMBRIDGE HOMES INC  
 Mailing Address: 56 CALHOUN ST City: BLUFFTON State: SC Zip: 29910  
 Telephone: (843) 757-3899 Fax: (843) 757-5555 E-mail: DOUCAFCIO@GMAIL.COM  
 Project Name: LOT 6 CENTRAL PARK Project Address: #5 CENTRAL PARK  
 Parcel Number [PIN]: R 1550-015-000-0235-000  
 Zoning District: \_\_\_\_\_ Overlay District(s): DRB

### 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.

## PHASE 1. DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

**Note: Staff will check which documents are required for submittal.**

### Standard Required Items:

\_\_\_\_ Private Architectural Review Board (ARB) Notice of Action. Submitting an application to the ARB for their notice of action is the responsibility of the applicant.

### For New Development—Conceptual Approval:

\_\_\_\_ If not previously submitted, a survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of the LMO <http://service2/lmo/codetext.asp?Index=99%22>, and if applicable, location of bordering streets, marshes and beaches.

\_\_\_\_ If not previously submitted, a site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

\_\_\_\_ Context photographs of neighboring uses and architectural styles.

\_\_\_\_ If not previously submitted, 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, setback angles and landscaping.

### For 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 landscaping plans meeting the requirements of Sec. 16-3-304 <http://service2/lmo/codetext.asp?Index=86%22> <http://service2/lmo/codetext.asp?Index=87%22>.

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.

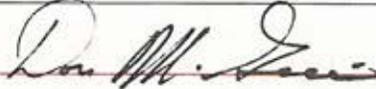
Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

### Alterations/Additions *and* Minor External Changes:

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 MATCH EXISTING

#5 PARK LANE  
Print Name DON M. GUSCIO Agent Signature:   
Phone Number (843) 757-3855 Email DONGUSCIO@GMAIL.COM



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](http://www.hiltonheadislandsc.gov)

FOR OFFICIAL USE ONLY  
 Date Received: \_\_\_\_\_  
 App. #: \_\_\_\_\_

**AFFIDAVIT OF OWNERSHIP AND  
 HOLD HARMLESS PERMISSION TO ENTER PROPERTY**

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Don Guscio to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 5 PARK LANE (LOT 6 CENTRAL PARK) (address), R550 015 00C 0235 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose. 0000
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. Non-responsiveness to a Town information request for sixty (60) or more days shall be cause to cancel the application(s) without refund of fees.

Print Name: FRANK E. GUIDOBONO Address: 19 WEXFORD CLUB DRIVE, NHI, SC 29928

Signature: Frank E. Guidobono Date: 9/8/11 Phone Number: 843-341-2444

State of SOUTH CAROLINA County of Beaufort  
 Sworn and subscribed before me this 8 day of SEPTEMBER 2011  
 Name of Notary (print) ELAINE ANN CREAMER  
 Signature of Notary \_\_\_\_\_  
 Commission Expires AUGUST 16, 2014

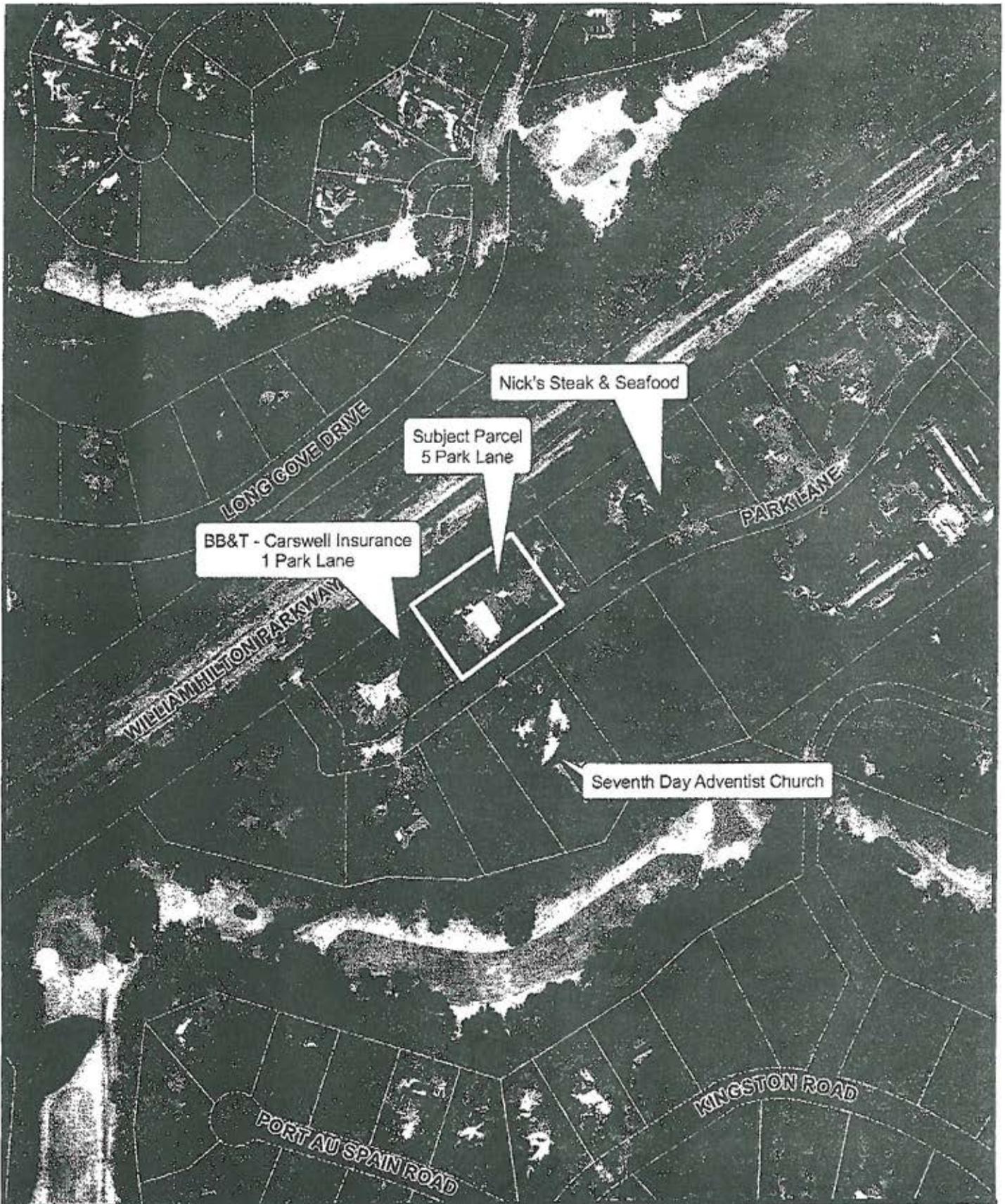
DON M. GUSCIO  
LANDSCAPE ARCHITECT

LAND PLANNING • SITE PLANNING  
LANDSCAPE ARCHITECTURE

### PROJECT NARRATIVE

Cambridge Building Construction is requesting Corridor Review Committee Approval. When the building was constructed, banks were not allowed in the Central Park Zoning District, (please see the attached letters); since the zoning change the buildings owners had a bank leasing the building. This tenant is moving from this location and the owners are in negotiations with Ameris Bank. As you see from the attached letters, Ameris Bank would not be interested in leasing this space without the Drive-Up Window at the rear (US 278 R/W) of the building. The average 60 Foot Buffer can be achieved, along with additional Landscaping. (Please see the attached Landscape Plan). It would entail removal of a few trees in this buffer.

If approved, mitigation trees might be required by staff, of which my client would be required to comply with in order to get the Certificate of Compliance.



Nick's Steak & Seafood

Subject Parcel  
5 Park Lane

BB&T - Carswell Insurance  
1 Park Lane

Seventh Day Adventist Church



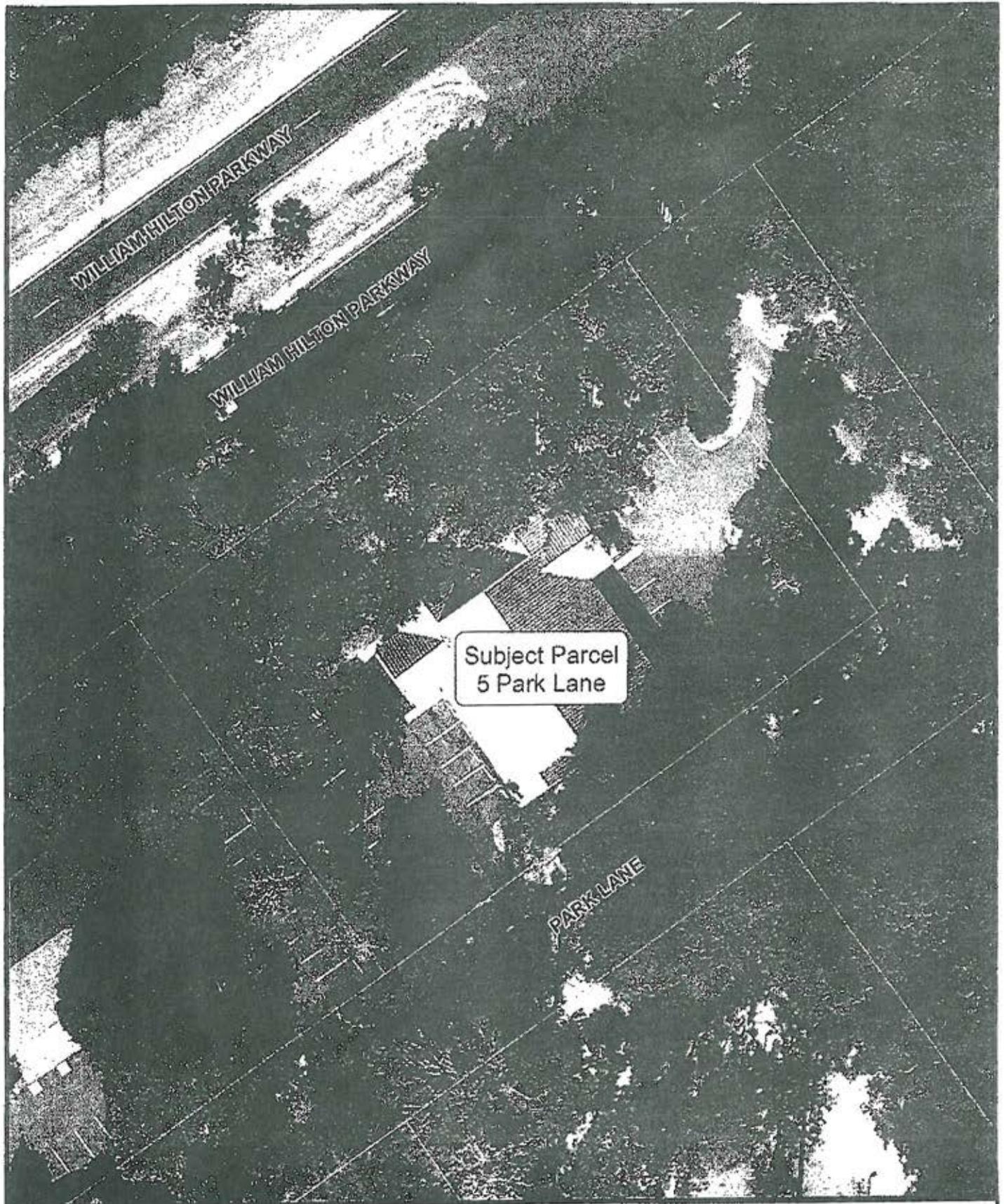
TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29925  
PHONE (843) 341-6000

5 Park Lane  
Vicinity Map  
Attachment B



The information has been compiled from a variety of official general sources at various levels and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.





Subject Parcel  
5 Park Lane



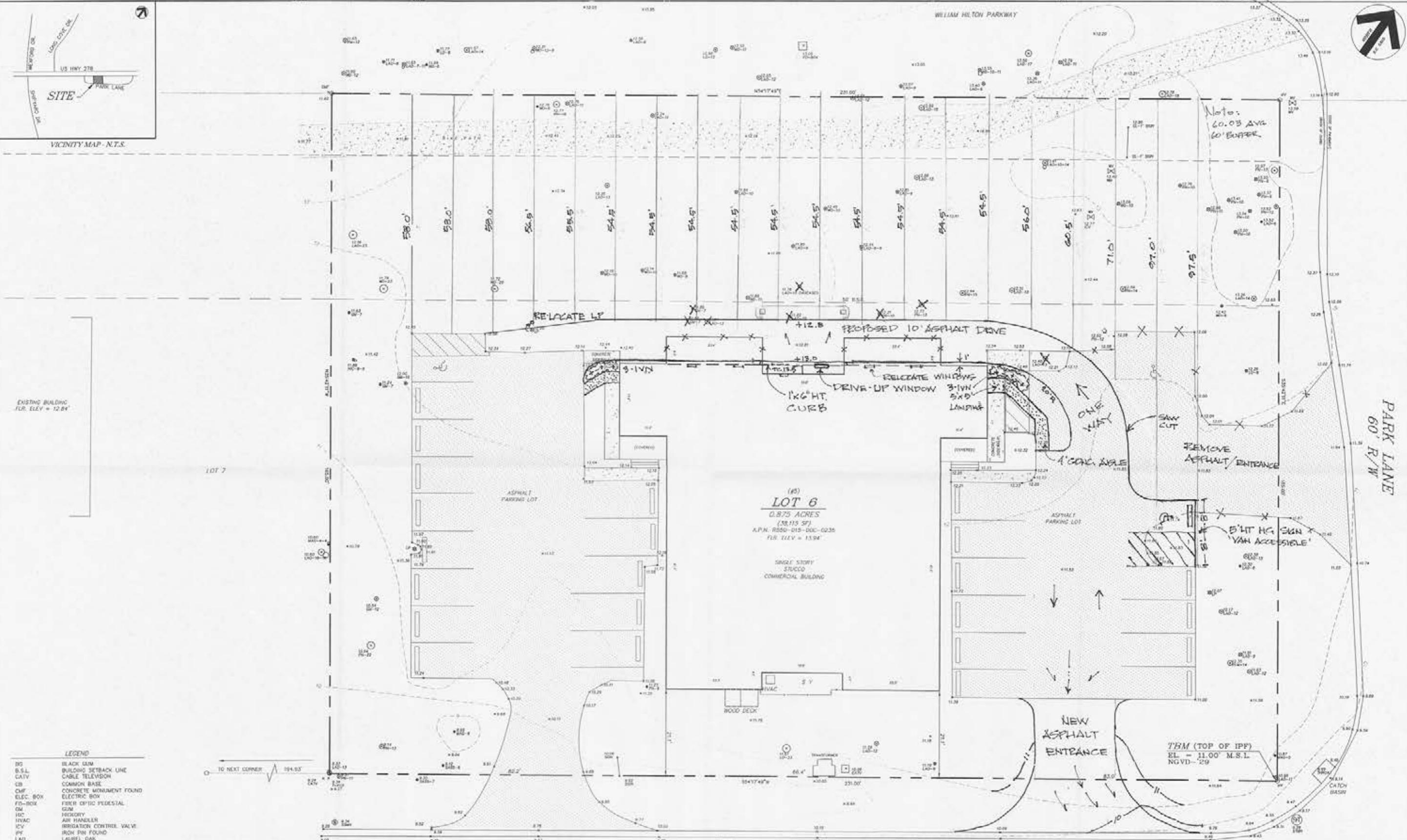
TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-6000

: 5 Park Lane  
Aerial Photo  
Attachment C



This information has been compiled from a variety of unrelated ground sources at various times and so much is included to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or date of completion.





**LEGEND**

BO	BLACK OAK
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CB	COMMON BASE
CMF	CONCRETE MONUMENT FOUND
ELEC. BOX	ELECTRIC BOX
FD-BOX	FIBER OPTIC PEDESTAL
GM	GUM
HC	HICKORY
IVAC	AIR HANDLER
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIN FOUND
LAD	LAUREL OAK
LO	LIVE OAK
LP	LIGHT POLE
MAU	MAGNOLIA
PA	PALMETTO
PN	PINE
PN	RED OAK
PN	SASSAPARA
SASH	SANITARY SEWER MANHOLE
SMH	STORM MANHOLE
S.Y.	SERVICE YARD
T-PED	TELEPHONE PEDESTAL
WHO	WHITE OAK
WM	WATER METER
WO	WATER OAK
WV	WATER VALVE
-X-	FENCE

- NOTES**
1. THIS LOT LIES IN ZONE "A-1", B.F.E. = 14.0' PER F.P.M. PANEL 003-D, COMMUNITY No. 450250, REVISED 9/28/04
  2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPERTY AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  4. CONVEYANCES ARE NOT TRANSFERABLE TO APPLICABLE INSTITUTIONS OR SUBSEQUENT OWNERS.

**REFERENCE PLAN**  
A PLAT OF CENTRAL PARK COMMERCIAL CENTER A SECTION OF SHIPYARD PLANTATION BY COASTAL SURVEYING CO., INC. DATED 08/12/81; LAST REVISED 11/03/93. FILED 5719 RECORDED AT: P.B.30 PAGE 97

**LABEL OCCURRENCES (TYP)**

18.4	→	→	→
PN 15	→	→	→



PREPARED FOR: **CAMBRIDGE CONST.**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

MICHAEL R. BURGAN  
S.C.R.S. NO. 11903

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10'  
DATE: 01/10/12  
JOB No.: 47,330TA

SURVEYED BY: LC  
DRAWN BY: MRD  
CHECKED BY: TWW

**LOT 6 PARK LANE**

A PORTION OF  
**CENTRAL PARK COMMERCIAL CENTER SHIPYARD PLANTATION**



PARK LANE  
60' R/W

PARK LANE  
50' R/W

(#6)  
**LOT 6**  
0.875 ACRES  
(38,115 SF)  
A.P.N. R550-015-000-0235  
F.L.R. ELEV. = 13.94'

SINGLE STORY  
STUCCO  
COMMERCIAL BUILDING

Notes:  
60.03 AVG  
60' BUFFER

SEP-30-2011 FRI 10:39 AM CAMBRIDGE BUILDING FAX NO. 8433412446

P. 02

VAR110002 5 Park Lane  
Staff Report - Attachment A



September 29, 2011

Mr. Charlie Reed  
6 Park Lane, LLC  
Post Office Box 6125  
Hilton Head Island, S. C. 29928

Re: 5 Park Lane

Dear Charlie:

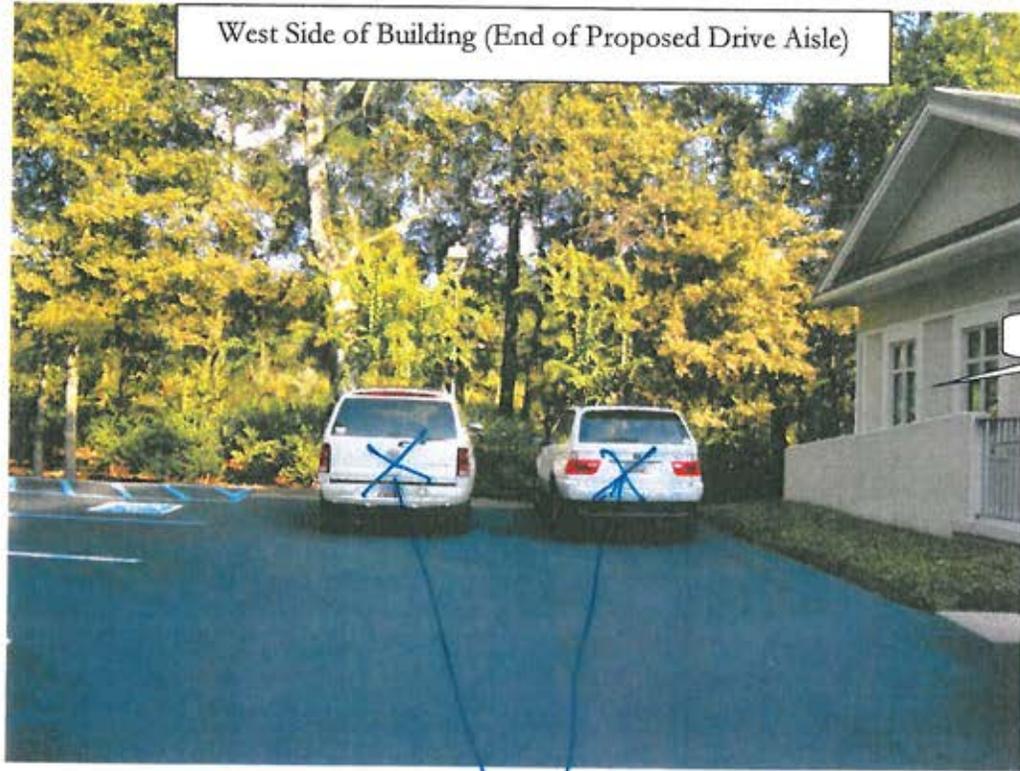
This letter is a follow up to our conversation about Ameris Bank's interest in your property located at 5 Park Lane. We would have an interest if you were able to put in a drive through. Without the possibility of a drive through, we would need to explore other options.

Regards,

Richard Sturm  
President Ameris Bank SC  
803.733.2681



West Side of Building (End of Proposed Drive Aisle)



Charter I Realty

NO PARKING

ONE-WAY LAKE

EXIT ONLY

10' DRIVE TO

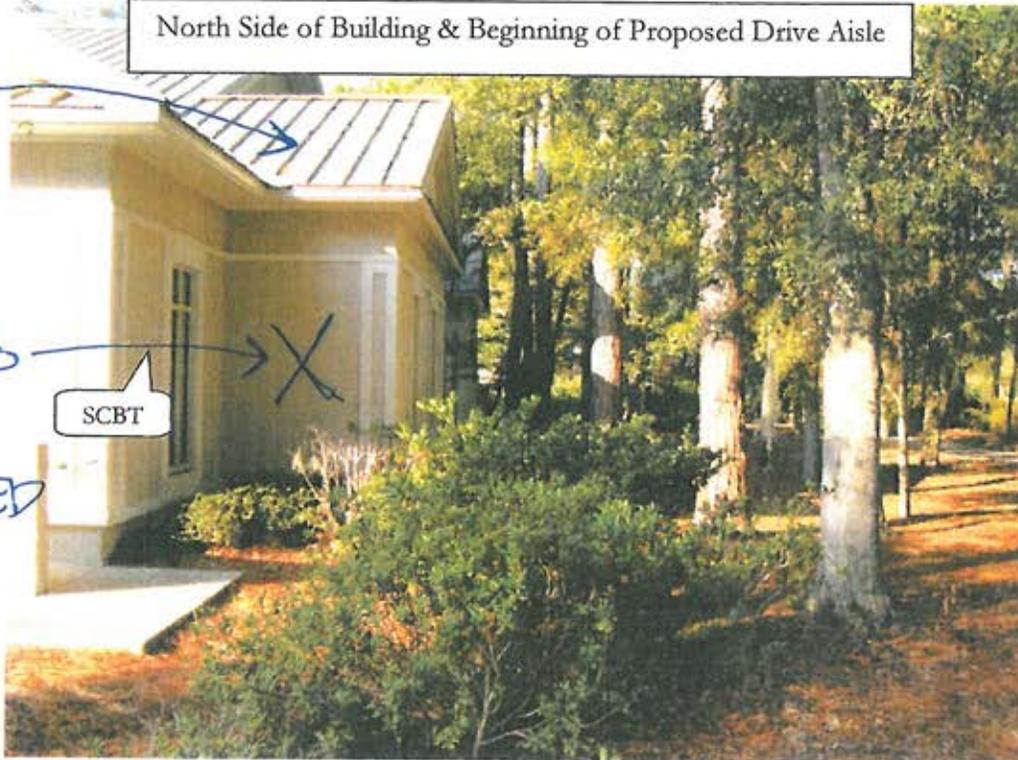
20' TWO WAY DRIVE

North Side of Building & Beginning of Proposed Drive Aisle

ROOF  
TO  
REMAIN

WALL TO  
BE  
REMOVED

SCBT

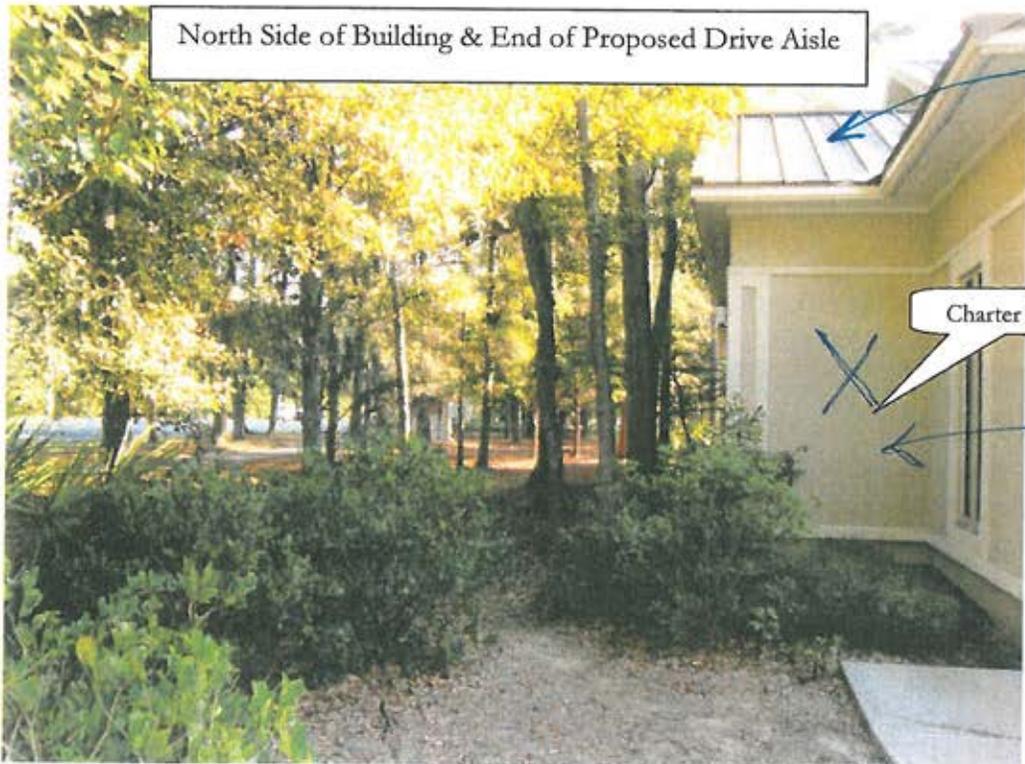


North Side of Building & End of Proposed Drive Aisle

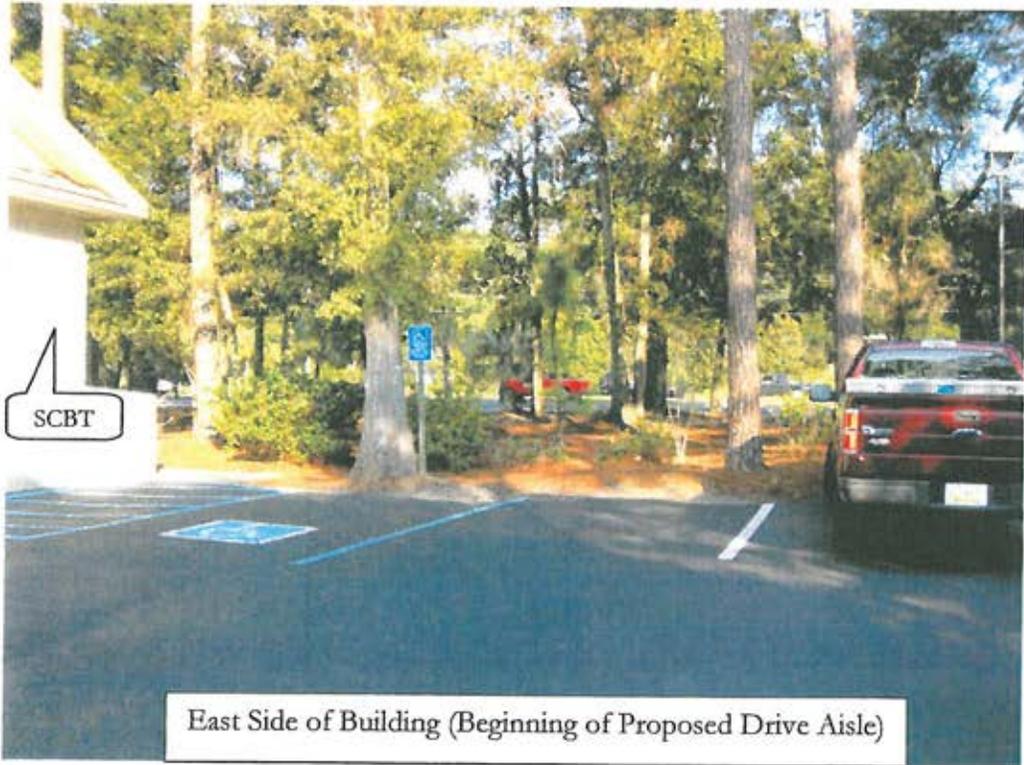
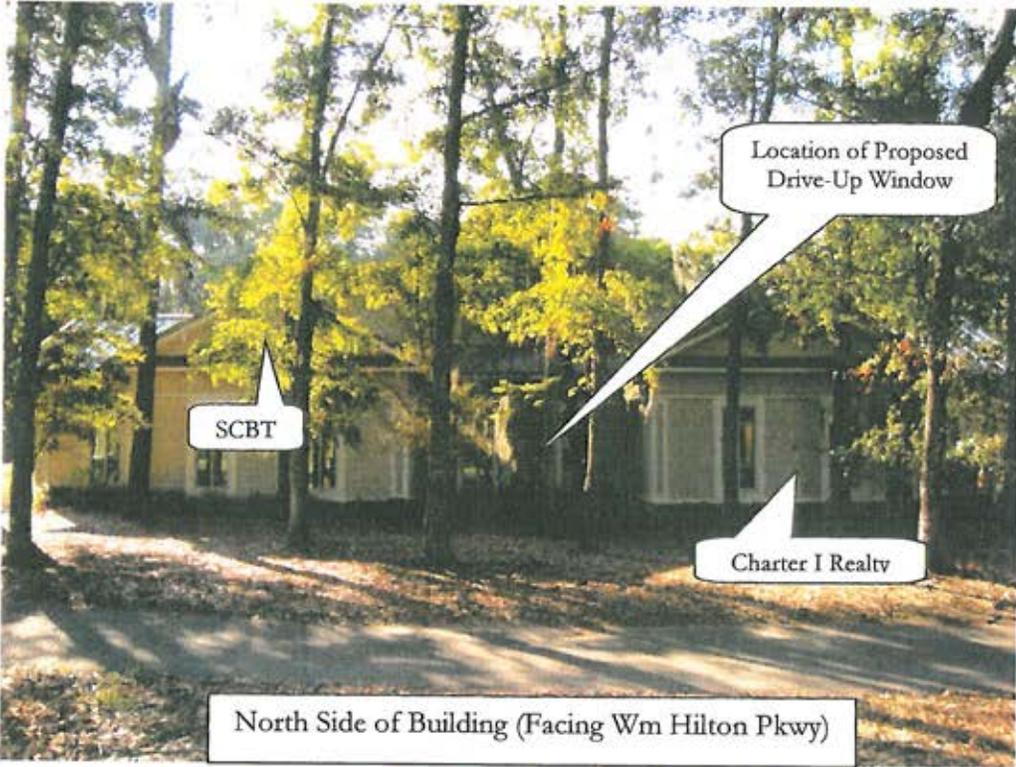
ROOF  
TO  
REMAIN

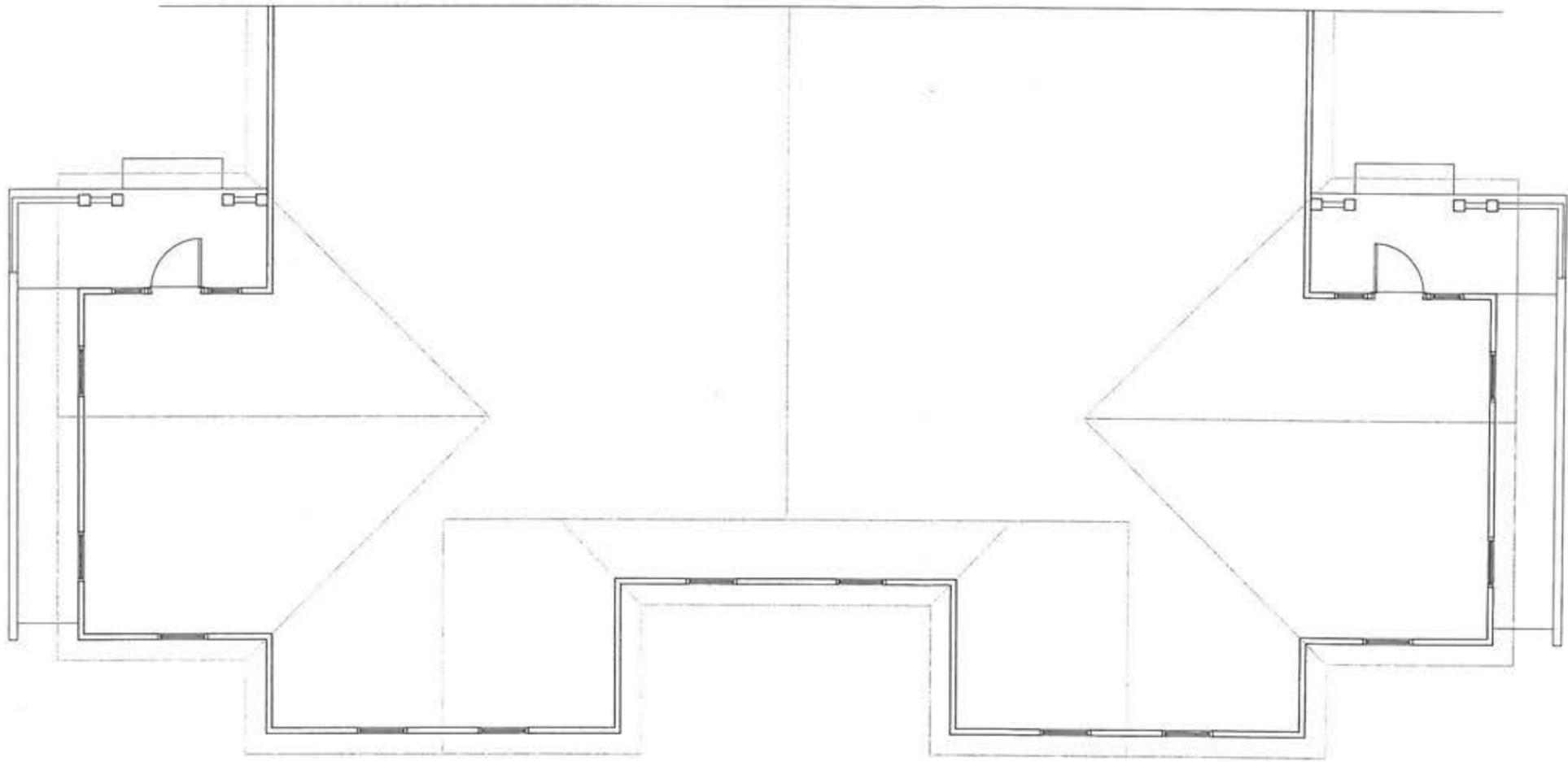
Charter I Realty

WALL TO  
BE  
REMOVED



5 Park Lane  
Attachment D – Photos

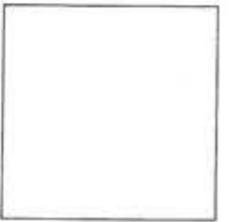




**EXISTING FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

**Former SC Bank  
 and Trust Building  
 Drive-thru Addition**

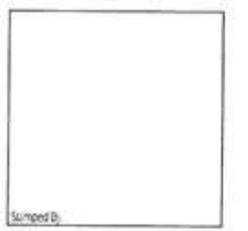
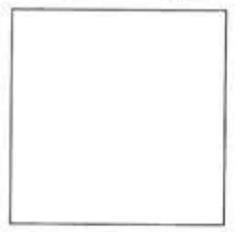
Lot #6 Park Lane  
 Hilton Head Island, SC  
 for: Cambridge Homes, Inc.



KRA architecture + design

1 843.815.2021  
 1 843.705.9480  
 www.krasc.com

KRA architecture + design  
 2 Verdier Plantation Road  
 Bluffton, SC 29910



Designed By: \_\_\_\_\_  
 Drawn By: **kwg**  
 Checked By: **kwg**  
 Date: 01.10.12

Revisions


Project No: 12108  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

**EXISTING PARTIAL  
 FLOOR PLAN**

Sheet No. **EX-1**

Scale: \_\_\_\_\_

Former SC Bank  
and Trust Building  
Drive-thru Addition

Lot #6 Park Lane  
Hilton Head Island, SC  
for: Cambridge Homes, Inc.



KRA architecture + design

1 843 815 2021  
F 843 706 9480  
www.krasc.com  
KRA architecture + design  
2 Velder Plantation Road  
Bluffton, SC 29910



**EXISTING HWY 278 ELEVATION**  
SCALE 1/4" = 1'-0"



**EXISTING SIDE ELEVATION**  
OTHER SIDE SIMILAR SCALE 1/4" = 1'-0"

Revised By: \_\_\_\_\_  
 Drawn By: **KRA**  
 Checked By: **KRA**  
 Date: 01.10.12

Revisions

No.	Description	Date

Project No: 12108  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

EXISTING EXTERIOR  
ELEVATIONS

Sheet No: **EX-2**  
 Scale: \_\_\_\_\_

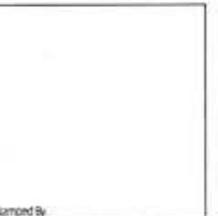
Former SC Bank  
and Trust Building  
Drive-thru Addition

Lot #6 Park Lane  
Hilton Head Island, SC  
for: Cambridge Homes, Inc.



KRA architecture + design

KRA architecture + design  
1 843.815.2021  
2 Vender Plamination Road  
Bluffton, SC 29910  
www.krasc.com



Stamped By

Drawn By: *ksd*

Checked By: *ksd*

Date: 01.10.12

Revisions

No.	Description

Project No: 12108

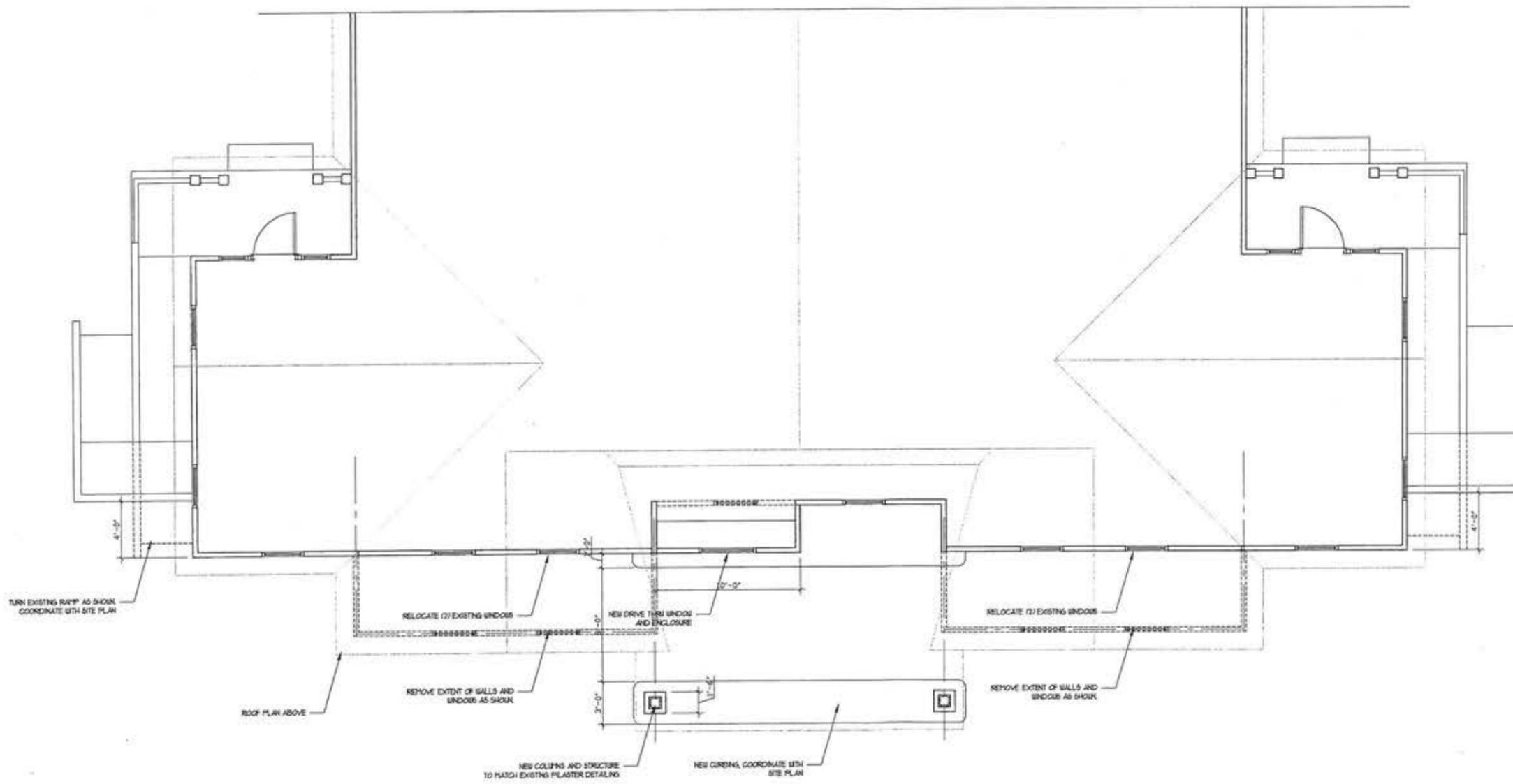
File Name:

Drawing Title:

PROPOSED  
FLOOR PLAN

Sheet No: **A-1**

Scale:



**PROPOSED FLOOR PLAN**  
SCALE 1/4" = 1'-0"

Former SC Bank  
and Trust Building  
Drive-thru Addition

Lot #6 Park Lane  
Hilton Head Island, SC  
for: Cambridge Homes, Inc.



KRA architecture + design

KRA architecture + design  
2 Vardar Plannation Road  
Bluffton, SC 29910  
I 843.815.2021  
F 843.706.9460  
www.krasc.com



**PROPOSED HWY 278 ELEVATION**  
SCALE 1/4" = 1'-0"



**PROPOSED SIDE ELEVATION**  
OTHER SIDE SIMILAR SCALE 1/4" = 1'-0"

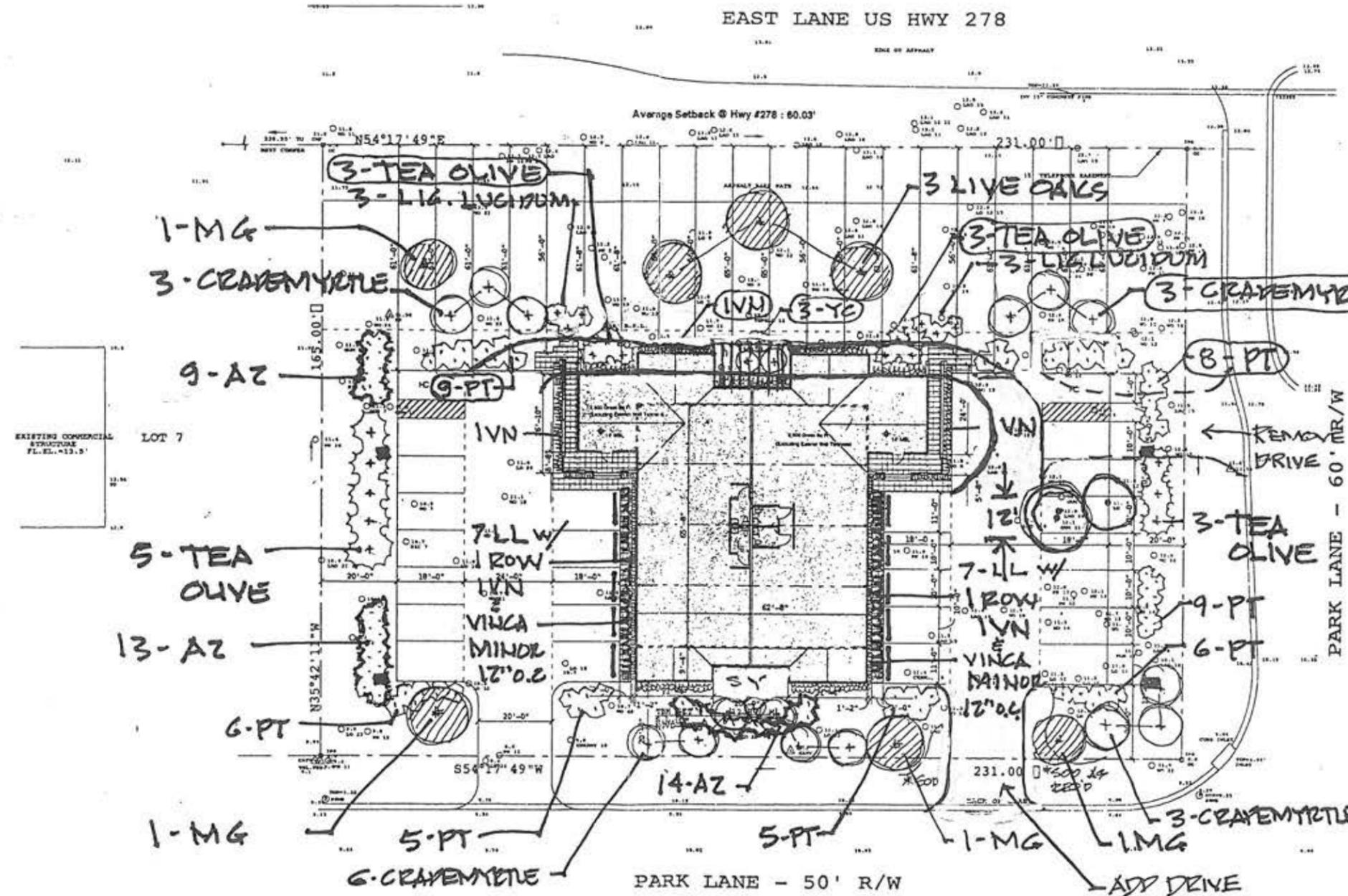
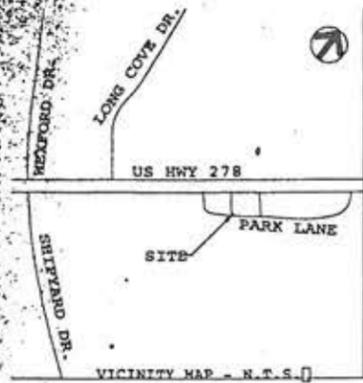
Designed by: \_\_\_\_\_  
 Drawn by: **KRA**  
 Checked by: **KRA**  
 Date: 01.10.12  
 Revisions:

No.	Description

Project No: 12108  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

EXTERIOR ELEVATIONS

Sheet No: **A-2**  
 Scale: \_\_\_\_\_



**LIGHTING PLAN**

- 4- PALMETTO ELECTRIC SHOEBOX FIXTURE W/ 12' HT WOODEN POLES

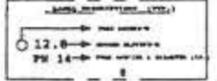
**KEY LANDSCAPE PLAN**

- DECIDUOUS FLOWERING TREES - CRAPHMYCITE 6'-8' H - YOSHINO CHERRY 6'-8' H
- EVERGREEN TREES - 3- LIVE OAKS - 10'-12' HT. - 4- MAGNOLIAS - 8'-10' HT. LARGE EVERGREEN
- SHRUBS - TEA OLIVE - 7 GAL - AZALEA - " "
- MEDIUM EVERGREEN
- SHRUBS - PT- PITOSPORUM 7 GAL - LL- LIGUSTRUM " "
- DRYER SHRUBS - IVN - 3 GAL
- GROUNDCOVERS - Y-MINOR 1 GAL
- CONC WHEEL STOPS

3-LIG TO BE TRANS-PLANTED 8/21/01  
 LOT 6 PARK LANE  
 SEE 1"=16' SITE PLAN FOR EXACT LOCATIONS 1/17/02  
 CENTRAL PARK COMMERCIAL CENTER  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PROPOSED DRIVE THRU & WINDOW

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY ABOVE MENTIONED 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 VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.



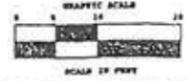
**LEGEND**

RAY	RAY
NO	BLACK OAK
ON	OAK
RIC	HICKORY
LAD	LAUREL OAK
LO	LIVE OAK
KAZ	KAOHOLEA
KAP	MAPLE
PALM	PALM
FR	PINE
RO	RED OAK
WRO	WHITE OAK
NO	WATER OAK
---12---	CONTOUR LINE
12.6	SPOT ELEVATION
CONC	CONCRETE MONUMENT (BLD) FOUND, 3" x 3" W/ 1/2" DIA
DIFF	1/2" x 1/2" (OLD) FOUND
S.L.L.	BUILDING SETBACK LINE

**NOTES**

- THIS LOT LIES IN SOME A3, S.P.E. # 14.0' PER P.1.P.M. PARCEL 120, COMMITTEE NO. 430330, REVISED 3/28/84.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNRECORDED TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**REFERENCE PLAT:**  
 A PLAT OF CENTRAL PARK COMMERCIAL CENTER A SECTION OF SHEPPARD PLANTATION BY COMPTON SURVEYING CO., INC. DATED: 8/31/81, REVISED 8/4/82



ONE FOOT CONTOUR INTERVAL

PREPARED FOR: CAMBRIDGE CONSTRUCTION

WACK N. THOMAS III  
 S.C.L.S., NO. 14332

**Don M. Guscio**  
 Landscape Architect  
 ROUTE 2 BOX 187  
 HILTON HEAD ISLAND, S.C.  
 29926  
 (843) 787-3858 FAX (843) 787-5565

## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 5 Park Lane

DRB#: DR120003

DATE: January 24, 2012

RECOMMENDATION:    Approval         Approval with Conditions         Denial

*This plan will also receive an Expedite Development Plan Review (XDPR) by the Community Development Staff to ensure compliance.*

*The with the removal of the existing walls and pilasters at the corners, and the introduction of the new columns and shed element, the exterior corners of the existing gables seem to “float” with what might be considered an excessive overhang. If the gables were re-worked along with the removal of the walls, and were more in keeping with the existing overhang of the roofline overall, it might feel like a more successfully integrated alteration. The existing window of the “center pair” that is left recessed might serve the elevation better if it were brought in line with the new drive through, should function allow it.*

*While the proposed landscape plan is of a quantity and nature suitable for approval, its difficult to tell what is existing and what is proposed. It looks as if plant material is proposed in the new drive aisles and handicap parking.*

*There should be at least one broadleaf evergreen tree installed for every tree removed for the driveway, and a commensurate amount planted to replace the lower foundation planting on the WHP elevation. The applicant will need to better clarify the landscape proposed for the area where the asphalt is to be removed.*