



Town of Hilton Head Island Regular Design Review Board Meeting

August 23, 2016

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 August 9, 2016
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. New Development – Conceptual
 - Heritage Plaza Redevelopment – Building D, DRB-001485-2016
 - Northridge Retail Building, DRB-001486-2016
11. **Appearance by Citizens**
12. **Adjournment**

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

August 9, 2016

1:15p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Kyle Theodore, Michael Gentemann

Board Members Absent: Ron Hoffman (excused)

Town Council Present: David Ames, Tom Lennox

Town Staff Present: Jennifer Ray, Urban Designer
Teresa Haley, Secretary

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

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm.**

2. Roll Call - See as noted above.

3. Freedom of Information Act Compliance

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

4. Approval of the Agenda

The Board **approved** the agenda by general consent.

5. Approval of Minutes

The Board reviewed the minutes of the **July 12, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report – None

7. Board Business – None

8. Old Business – None

9. Unfinished Business – None

10. New Business

A. New Development – Conceptual

- USCB ToHHI Hospitality Management Facility, DRB-001395-2016

Ms. Ray introduced the project and stated its location: 21 Office Park Road. The applicant proposes to redevelop the site as a facility for USCB Hospitality Management Department and the Osher Lifelong Learning Institute (OLLI). Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the following comments regarding landscaping for final submittal: adding taller caliper trees in lot parking lot islands and edges where no existing canopies remain; planting under the specimen trees should be minimal as to not impact their root system; and providing details for the service area.

Chairman Gartner asked the applicant to come forward. The applicant expressed appreciation for Ms. Ray's presentation. The applicant answered questions by the Board and added that the project's design team, landscape architect, and civil engineer are present to answer any questions as well.

Chairman Gartner requested comments from the Board. The Board complimented various aspects of the project and noted it as in keeping with island character and the Design Guide. The Board discussed landscaping throughout the site and agreed with staff comments. The Board made inquiries and discussed concerns for needing more details on the following items: larger roof overhang; windows; lighting; railings; screening for the service area; materials such as the ipe wood, board formed concrete, beige brick, and vertical fiber cement siding; finish floor entry way and stairwell; the ramp system; and the kiosk roof, signage and adequate height view from the road.

Chairman Gartner opened the meeting for public comment. One member of the public presented statements regarding an e-mail that was sent to certain residents that suggested the USBC primary entrance would be a different location than proposed. Chairman Gartner clarified that was not part of the current site plan. One member of the public suggested finding a balance of the building architecture and nature, emphasizing biker and pedestrian areas, and encouraging shuttles and less vehicular traffic.

Chairman Gartner made a motion to **approve** DRB-001395-2016 with the following conditions: 1) consider larger caliper trees in the islands; 2) plantings under the specimen trees should be minimal; 3) consider connectivity between indoor and outdoor areas (i.e. dining, classrooms); 4) reflected ceiling plans in front and rear of building should be related to the interior of the building; 5) submit a lighting package; 6) submit a color and substrate package; 7) emphasize pedestrians; 8) consider shuttle movement in connection with landscaping and pedestrian and vehicular traffic; 9) restudy roof overhangs; 10) provide more detail on the concrete wall, ipe wood screen system, and ipe rail system; 11) consider window details as punch-outs or with applied trim work. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 6-0-0.

B. New Development – Final

- Westin Hotel/Pavilion Redevelopment, DRB-001393-2016

(Mr. Witmer recused himself from review of application DRB-001393-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 2 Grasslawn Avenue. Ms. Ray stated that in February 2016 this project received DRB conceptual approval with conditions. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Some wall sections were provided subsequent to the packet and were forwarded to the Board for review. Ms. Ray presented some renderings that were provided last night and this morning that show the concept of previous Staff discussions with the applicant regarding the proposed pavilion to match the existing building. What has been submitted is in keeping with the Design Guide, however, Staff recommends not taking action until additional details are reviewed by the Board.

Chairman Gartner asked the applicant to come forward. The applicant was present. The project designer presented statements regarding the proposed pavilion matching the existing hotel, as well as consideration for increasing the size of the trellis. The project designer answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board discussed at length the dimensions of the columns supporting the trellis and suggested larger size columns. The Board agreed that lighting needs to meet the LMO requirements regarding the exposed light source. The Board made inquiries and discussed concerns for needing more details on the following items: the proposed ramp; the solid stucco wall; planters with plantings; color of the louvers, horizontal posts, and aluminum; the deck crossing the setback line; and the railings around the terrace.

The Board reiterated their agreement with Staff comments. The Board further suggested for final submittal to provide at minimum the following: the details discussed today including the ramp; lighting; columns; railings; terrace; louvers; storage building; material samples; wall detail; the letter regarding the deck encroachment; and more images of the existing building to compare to the proposed.

The applicant withdrew the application.

11. Appearances by Citizens – None

12. Adjournment

Chairman Gartner adjourned the meeting at 3:10p.m.

Submitted by:

Approved by:

Teresa Haley, Secretary

Jake Gartner, Chairman



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

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

Applicant/Agent Name: Todd Theodore Company: Wood and Partners, Inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-6618 Fax: _____ E-mail: Ttheodore@woodandpartners.com
 Project Name: Heritage Plaza Redevelopment Project Address: 81 Pope Avenue
 Parcel Number [PIN]: R 552 018 000 0010 0000 R552 018 000 0193 0000
 Zoning District: Coligny Resort Overlay District(s): Corridor Overlay

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

August 9, 2016

DATE

Heritage Plaza Hotel Renovation Building D

#75 Pope Avenue
Hilton Head Island, SC

Design Review Board Project Narrative

August 9, 2016

HHI Partners, LLC is proposing to renovate 4.23 Acres of existing commercial property fronting Pope Avenue (#75 and #81 Pope Avenue). Renovation includes the existing Heritage Plaza mixed use commercial center and an adjacent vacant parcel to the north. The existing +/- 40,000 SF facility was built nearly 40 years ago, many of the buildings are aging and no longer practical in today's market. The property is zoned Coligny Resort and is located across Pope Avenue from the future Coligny park and is surrounded by adjacent commercial on the sides and Coligny Villas to the rear.

The overall proposed development includes a new 5 story, 115 room Marriott Courtyard hotel (with a roof top pool) to be located towards the rear of the site, 3 existing buildings and businesses (+/- 14,800 SF) are to receive exterior enhancements and a new 2,400 SF commercial building is proposed to front Pope Avenue. Five existing structures (+/- 25,400 SF) ,surrounding parking on the west (back) side of the site, and parking adjacent to Pope Avenue will be demolished to provide space for the proposed improvements.

HHI Partners, LLC has been working closely with Forest Beach's Architectural Review Board members to maximize the proposed center's parking, enhance the landscaping along Pope Avenue and to provide direct vehicular access to the property from Pope Avenue.

This submittal is for conceptual review of the proposed 2,400 SF commercial building 'D' fronting Pope Avenue and surrounding site improvements. The design intent of the proposed one story building is to architecturally complement the overall mixed use center, providing a village friendly scale through the use of exterior details, including an outdoor plaza and pedestrian connections to surrounding areas. The new commercial building will have a standing seam metal roof with stucco siding, a brick base and board and batten gable ends to match the renovated buildings. A new entry drive from Pope Avenue will align with the Nassau Street intersection and parking will be located to the rear of the building.

In coordination with the Town, the existing public pathway along Pope Avenue will be relocated away from the street edge and existing parking will be adjusted to allow for a 20' landscape enhanced streetscape corridor.

HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



On Site - Plantation Cafe



On Site - Buildings to be Demolished



On Site - New York City Pizza



On Site - Existing Driveway

HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



On Site - Plantation Cafe



On Site - Buildings to be Demolished



On Site - New York City Pizza



On Site - Existing Driveway

HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



HERITAGE PLAZA REDEVELOPMENT EXISTING CONDITIONS & CONTEXT PHOTOS



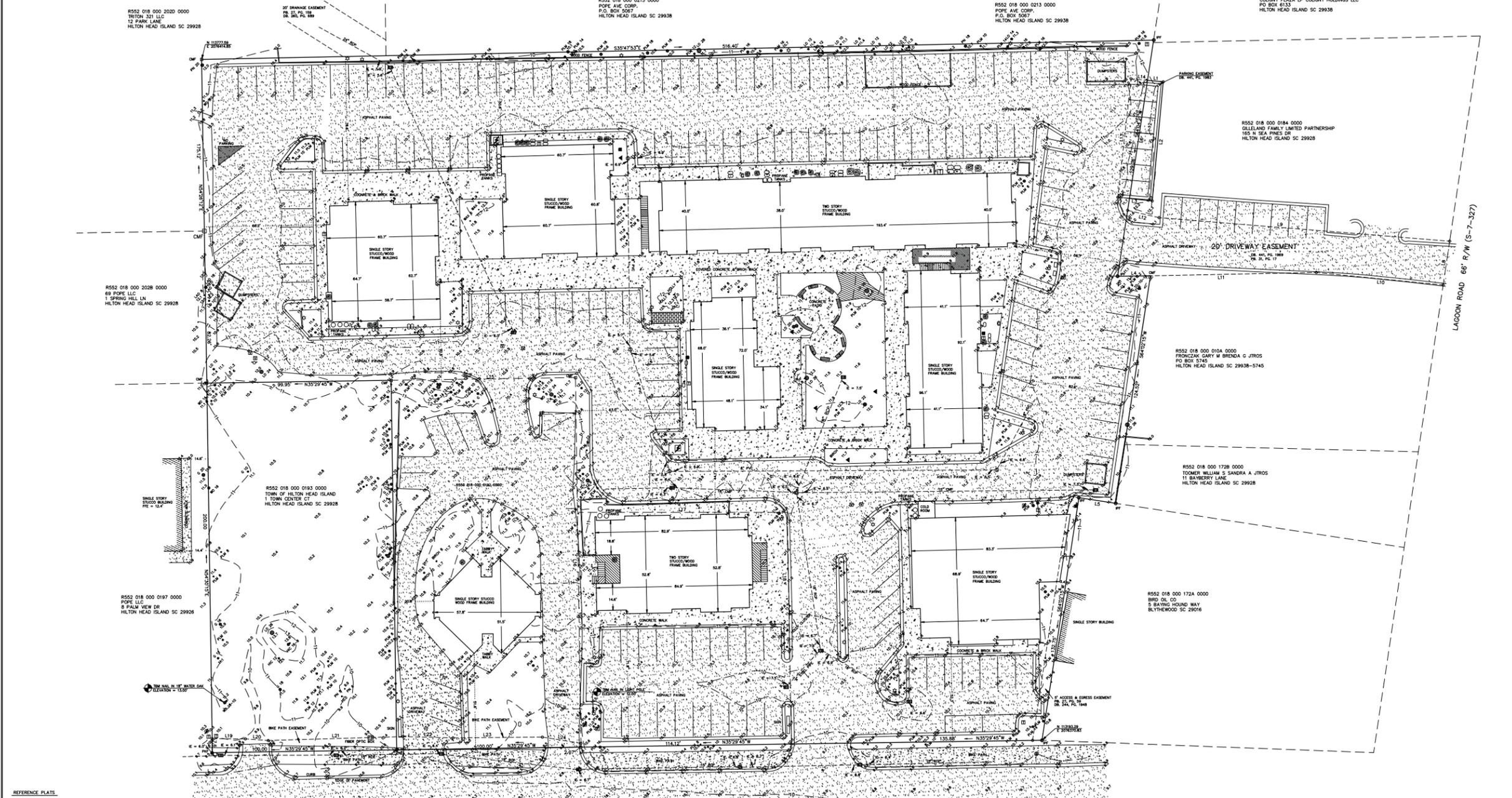


LINE	LENGTH	BEARING
L1	6.57	N 29°16'17" W
L2	64.73	N 62°28'27" E
L3	12.44	S 28°44'43" E
L4	17.81	S 35°27'46" E
L5	29.53	N 29°27'45" W
L6	64.64	S 64°54'17" W
L7	295.00	N 54°30'14" E
L8	24.00	S 63°52'00" W
L9	198.11	S 30°20'24" E
L10	68.10	N 29°27'45" W
L11	90.00	N 35°36'44" E
L12	17.50	N 29°27'45" W
L13	64.45	N 61°45'20" E
L14	8.84	N 29°27'45" W
L15	100.00	N 35°29'45" E
L16	200.00	N 54°30'14" E
L17	113.76	S 54°30'14" E
L18	128.35	S 54°30'14" E
L19	17.82	N 54°30'14" E
L20	12.41	S 35°27'46" E
L21	73.04	S 36°18'27" E
L22	27.18	S 33°00'00" E
L23	48.45	S 35°38'40" E
L24	21.22	S 65°20'21" E

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

SPOT ELEVATION	⊕	ELECTRIC SERVICE
CONTOUR	—	ELECTRIC TRANSFORMER
CONCRETE MONUMENT FOUND	⊕	TELEPHONE SERVICE
1/2" IRON PIN FOUND	⊕	TELEVISION SERVICE
2" GAL. FOUND	⊕	WATER METER
TEMPORARY BENCH MARK	⊕	VALVE BOX
INVERT ELEVATION	⊕	IRRIGATION CONTROL VALVE
PVC	⊕	SANITARY MANHOLE
CONCRETE ELEVATION	⊕	STONE MANHOLE
COMBUSTIBLE METAL PIPE	⊕	CLEANOUT
REINFORCED CONCRETE PIPE	⊕	FIRE HYDRANT
HIGH DENSITY POLYETHYLENE PIPE	⊕	UTILITY POLE
LIVE OAK	⊕	W/1
LAUREL OAK	⊕	W/2
MAGNOLIA	⊕	W/3
RED OAK	⊕	W/4
FLAMINGO	⊕	W/5
WATER OAK	⊕	W/6
WAX MYRTLE	⊕	W/7
CECIL	⊕	W/8
TURKEY OAK	⊕	W/9
BIRCH	⊕	W/10
HOLLY	⊕	W/11
HICKORY	⊕	W/12



- REFERENCE PLATS:**
- 1) ASBUILT PLAT OF HERITAGE PLAZA, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DATED: 8/29/78, REVISED: 10/3/78. RECORDED IN BOOK 27, PAGE 59. RMC: BEAUFORT COUNTY, SC. BY: E.H. PROESLEREN P.E. & L.S. #424
 - 2) A BOUNDARY SURVEY OF 0.46 AC. BLOCK 58, FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DATED: 4/05/73. RECORDED IN BOOK 136, PAGE 151, DATED 5/08/73. RMC: BEAUFORT COUNTY, SC. BY: TERRY C. HATCHELL S.C.L.S. # 11059
 - 3) A BIKE PATH EASEMENT OVER PARCELS 192 & 193, FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DATED: 1/04/08. RECORDED IN BOOK 116, PAGE 156, DATED 10/13/08. RMC: BEAUFORT COUNTY, SC. BY: JOHN H. CARTER S.C.L.S. # 14801

PROPERTY AREA = 4.23 AC. 184,148 S.F.
ADDRESS: 75 & 81 POPE AVENUE
DISTRICT: 552, MAP: 018, PARCELS: 10 & 193
THIS PROPERTY LIES IN F.E.M.A. ZONE A7
BASE FLOOD ELEVATION = 14.0'
COMMUNITY NO. 450260, PANEL 0013D, DATED: 9/29/86

- NOTES:**
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREATER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
 - 5) VERTICAL DATUM IS NGVD29.
 - 6) CONTOUR INTERVAL IS 1'.
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF: TAX PARCELS R552 018 000 0010 0000, & R552 018 000 0193 0000, HERITAGE PLAZA, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: HHI PARTNERS, LLC

DATE: 06/09/16 SCALE: 1" = 20'

SILS Sea Island Land Survey, LLC.
 4D Matthews Court,
 Hilton Head Island,
 SC 29928
 Tel: (843) 891-3298
 Fax: (843) 898-3071
 E-mail: sils@siynet.com
 FILE No.: 16170 DWG No.: 2-1762
 COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CDD. 0A. FLD. WLS. C/J

L10	69.10	N 30°02'12" W	30.00
L11	90.00	N 35°46'44" W	
L12	17.50	N 21°29'32" W	
L13	64.45	N 81°45'20" W	
L14	8.94	N 29°16'17" W	
L15	100.00	N 32°29'45" W	
L16	200.00	N 54°30'15" E	
L17	113.76	S 34°38'21" E	
L18	125.35	S 54°20'00" W	
L19	17.92	N 34°07'55" W	
L20	12.41	S 30°39'44" E	
L21	73.04	S 38°18'27" E	
L22	27.18	S 33°03'03" E	
L23	48.45	S 35°08'40" E	
L24	21.22	S 29°30'21" E	

R552 018 000 0213 0000
POPE AVE. CORP.
P.O. BOX 5067
HILTON HEAD ISLAND SC 29936

R552 018 000 0213 0000
POPE AVE. CORP.
P.O. BOX 5067
HILTON HEAD ISLAND SC 29936

R552 018 000 0186 0000
COUNTRY PLAZA LP COLONY HOLDINGS LLC
PO BOX 8133
HILTON HEAD ISLAND SC 29936

R552 018 000 0184 0000
GILLELAND FAMILY LIMITED PARTNERSHIP
183 N SEA PINES DR
HILTON HEAD ISLAND SC 29928

R552 018 000 010A 0000
FRONCZAK GARY M BRENDA G JTROS
PO BOX 5745
HILTON HEAD ISLAND SC 29938-5745

R552 018 000 172B 0000
TOOMER WILLIAM S SANDRA A JTROS
11 BAYBERRY LANE
HILTON HEAD ISLAND SC 29928

R552 018 000 172A 0000
BIRD OIL CO
5 BAYING HOUND WAY
BLYTHEWOOD SC 29016

3 2020 0000
ISLAND SC 29928

20' DRAINAGE EASEMENT
FR. 274, PC. 189
DE. 24, PC. 689

PARKING EASEMENT
DE. 24, PC. 189

20' DRIVEWAY EASEMENT



Legend

- Pedestrian Circulation
- Vehicular Circulation
- Entrance/Exit
- Outdoor Gathering Space
- Existing Building
- Significant Trees
- Intersection



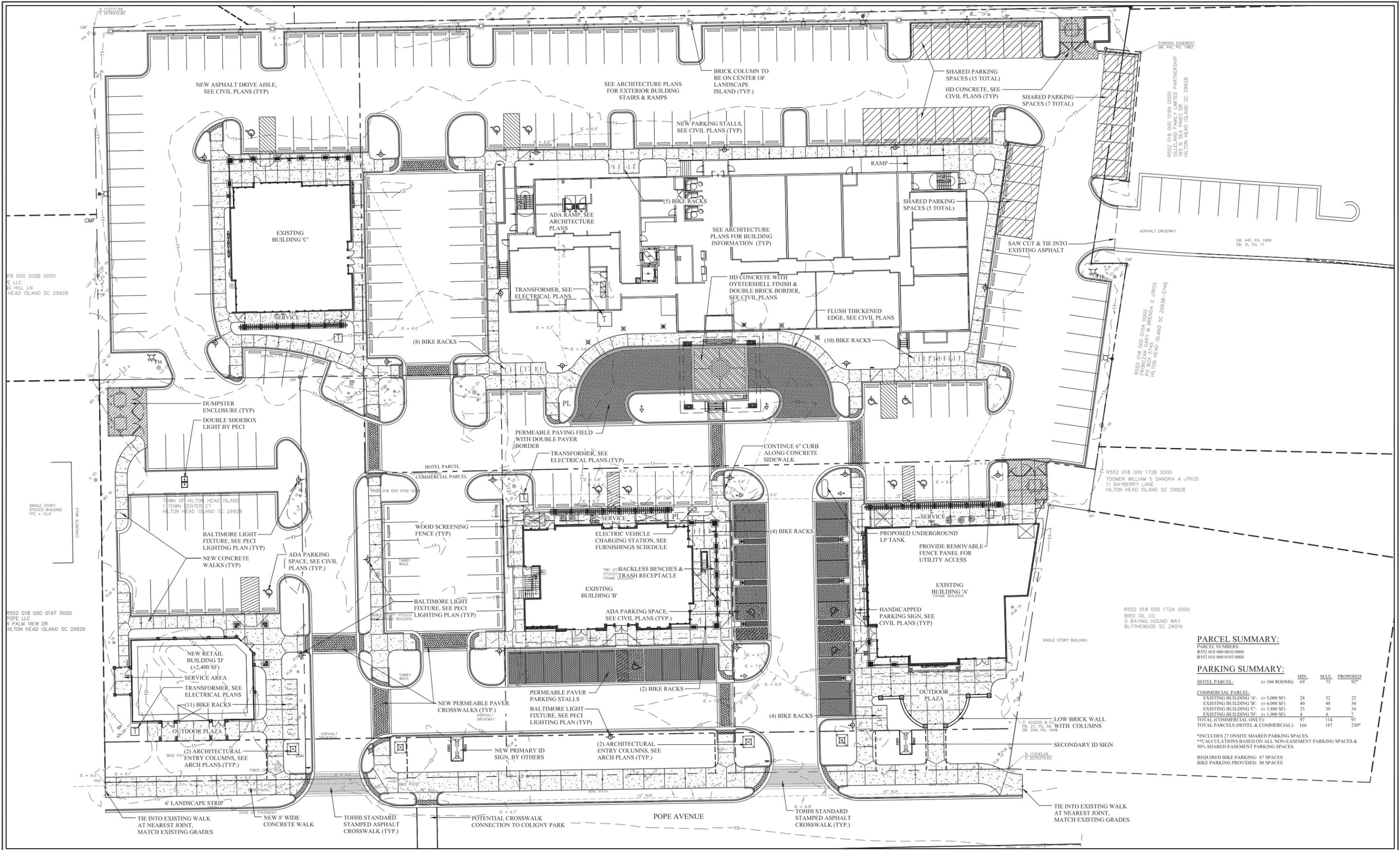
Heritage Plaza

Site Analysis
August 9, 2016



HERITAGE PLAZA - HOTEL REDEVELOPMENT
 HILTON HEAD ISLAND, SOUTH CAROLINA
 DATE: 8-9-16





PARCEL SUMMARY:
 PARCEL NUMBERS
 R552 018 000 0193 0000
 R552 018 000 0193 0000

PARKING SUMMARY:

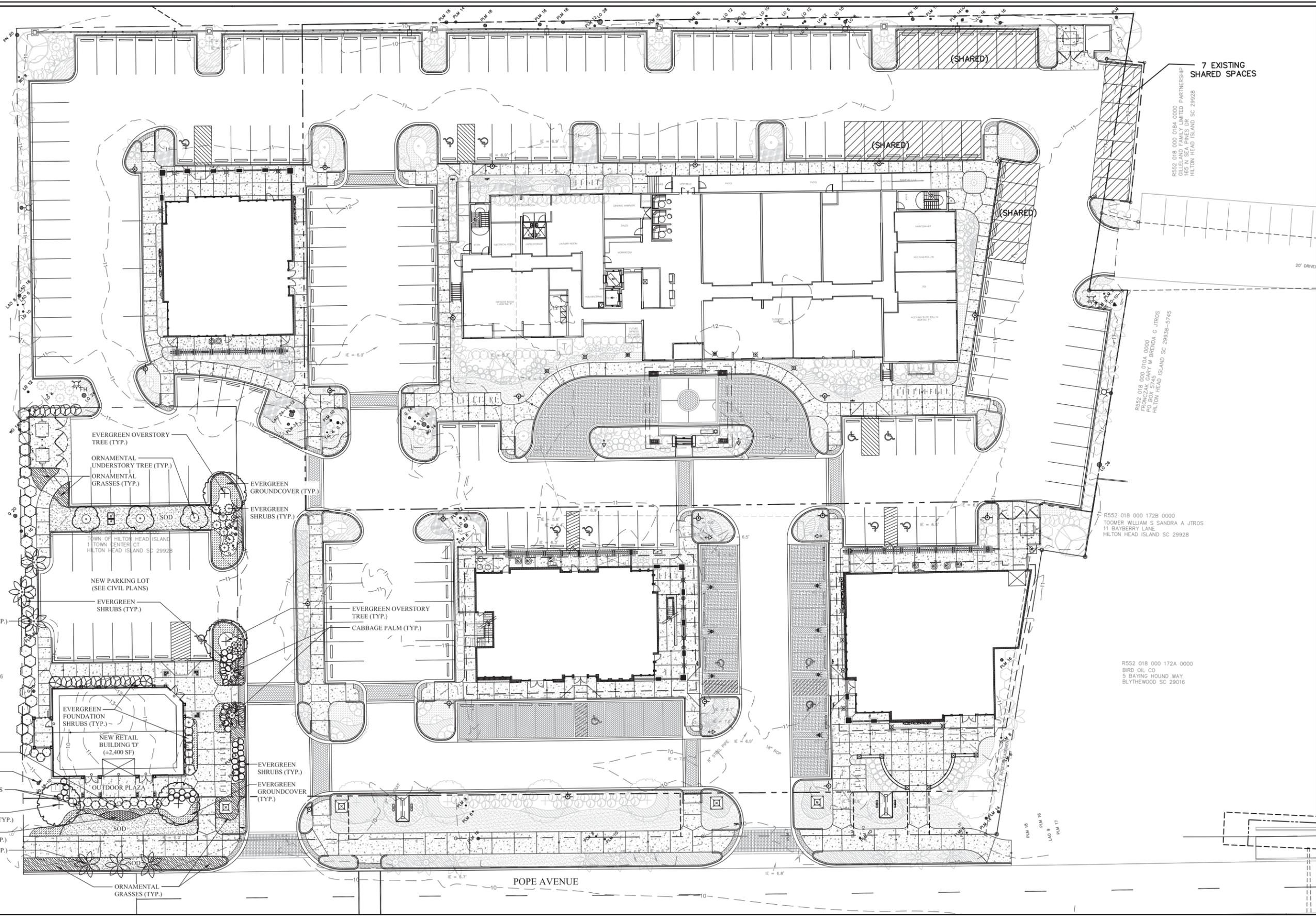
	MIN.	MAX.	PROPOSED
HOTEL PARCEL: (+ 104 ROOMS)	69	73	92*
COMMERCIAL PARCEL:			
EXISTING BUILDING 'A': (+ 5,000 SF)	28	32	22
EXISTING BUILDING 'B': (+ 6,000 SF)	40	48	34
EXISTING BUILDING 'C': (+ 3,800 SF)	25	30	34
EXISTING BUILDING 'D': (+ 1,900 SF)	4	4	7
TOTAL COMMERCIAL ONLY:	97	114	97
TOTAL PARCELS (HOTEL & COMMERCIAL):	166	187	230*

*INCLUDES 27 ON-SITE SHARED PARKING SPACES.
 **CALCULATIONS BASED ON ALL NON-EASEMENT PARKING SPACES & 50% SHARED EASEMENT PARKING SPACES.
 REQUIRED BIKE PARKING: 87 SPACES
 BIKE PARKING PROVIDED: 88 SPACES



HERITAGE PLAZA CONCEPTUAL SITE PLAN HILTON HEAD ISLAND, SOUTH CAROLINA AUGUST 9, 2016





R552 018 000 202B 0000
69 POPE LLC
1 SPRING HILL LN
HILTON HEAD ISLAND SC 29928

R552 018 000 0197 0000
POPE LLC
5 PALM VIEW DR
HILTON HEAD ISLAND SC 29928

NEW DIRECTIONAL SIGN (TYP.)
EXISTING WATER OAK TO REMAIN
EVERGREEN SHRUBS (TYP.)
EVERGREEN OVERSTORY TREE (TYP.)
ORNAMENTAL GROUNDCOVER (TYP.)
CABBAGE PALM (TYP.)

EVERGREEN OVERSTORY TREE (TYP.)
ORNAMENTAL UNDERSTORY TREE (TYP.)
ORNAMENTAL GRASSES (TYP.)
EVERGREEN GROUNDCOVER (TYP.)
EVERGREEN SHRUBS (TYP.)

NEW PARKING LOT (SEE CIVIL PLANS)
EVERGREEN SHRUBS (TYP.)

EVERGREEN FOUNDATION SHRUBS (TYP.)
NEW RETAIL BUILDING TD (2,400 SF)
OUTDOOR PLAZA

EVERGREEN SHRUBS (TYP.)
EVERGREEN GROUNDCOVER (TYP.)
ORNAMENTAL GRASSES (TYP.)

EVERGREEN OVERSTORY TREE (TYP.)
CABBAGE PALM (TYP.)

7 EXISTING SHARED SPACES
R552 018 000 0164 0000
GILLENAND FAMILY LIMITED PARTNERSHIP
165 N SEA PINES DR
HILTON HEAD ISLAND SC 29928

R552 018 000 010A 0000
FRONCZAK GARY M BRENDA G JTROS
BOX 5745
HILTON HEAD ISLAND SC 29928-5745

R552 018 000 172B 0000
TOOMER WILLIAM S SANDRA A JTROS
11 BAYBERRY LANE
HILTON HEAD ISLAND SC 29928

R552 018 000 172A 0000
BIRD OIL CO
5 BAYING HOUND WAY
BLYTHEWOOD SC 29016

SOUTHEASTERN
DEVELOPMENT SERVICES & CONSULTING

PLAN IS SUBJECT TO CHANGE



HERITAGE PLAZA

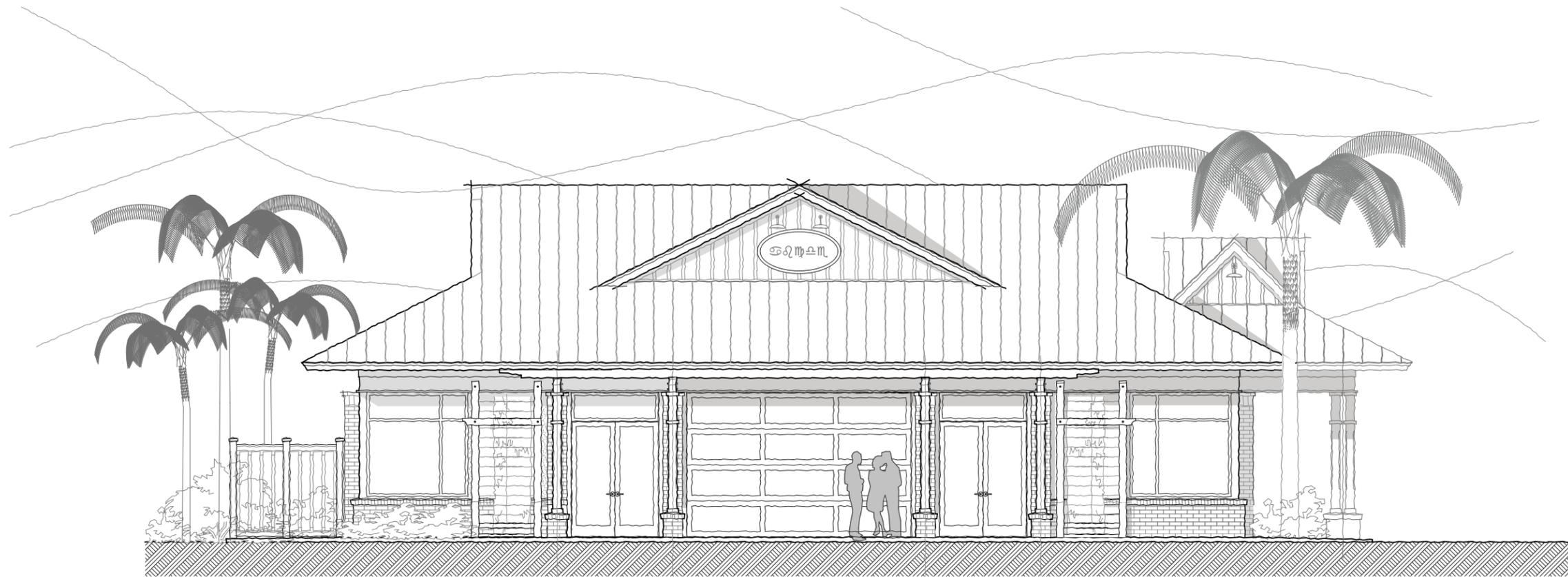
CONCEPTUAL LANDSCAPE PLAN - BUILDING 'D'

HILTON HEAD ISLAND, SOUTH CAROLINA

AUGUST 9, 2016

Wood Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 23949 Hilton Head Island, SC 29929
843.887.8878 Fax: 843.887.7188 www.woodpartners.com



ARTISTIC RENDERING- NOT FOR REFERENCE

A NEW BUILDING FOR HERITAGE PLAZA

INDEX OF DRAWINGS:

ARCHITECTURAL:

- C-0 COVERSHEET
- S-1 SITE PLAN
- A-1 FLOOR PLAN
- A-2 ROOF PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 WALL SECTIONS
- A-6 COLOR BOARD

DESIGN CRITERIA FOR BUILDING "D"

DESCRIPTION:

1 STORY WOOD FRAMED ON CMU BASE TO CREATE A FLOOD PROOF STRUCTURE. EXTERIOR WALLS HAVE BRICK BASE WITH STUCCO. WOOD TRUSS W/ STANDING SEAMED METAL ROOFING.

Design Criteria for Code Compliance as of: 2015 IBC

BUILDING D :

Type of Construction: 5
 Sprinkler: NO ~~Protected~~/Unprotected

Occupancy: **ASSEMBLY A-2**

ALLOWABLE BUILDING AREAS (Table 503):

Building Floor Areas	Actual	Allowed
ASSEMBLY	2,400 sqft	6,000 sqft

Allowable Areas Increase: **NOT NEEDED**

ALLOWABLE HEIGHTS (Table 503):

Building Height Above Grade:	Actual	Allowed
Building Height Above Grade:	27'-2"	40.0'
Building Height in Stories:	1	2

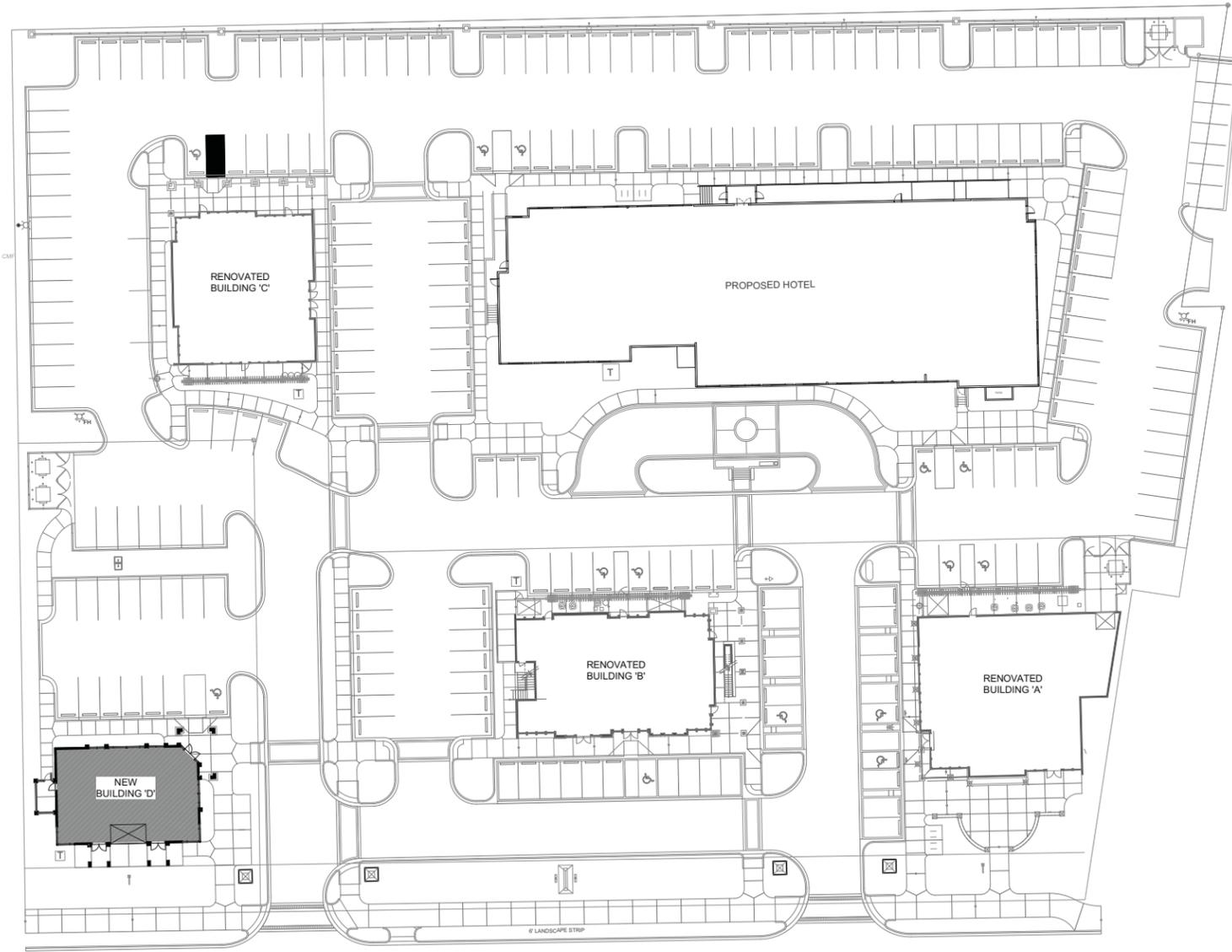


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A New Building at:
Heritage Plaza
Building "D"
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
 TO
CHECKED BY
DATE
 08/05/16
SCALE
JOB NO.
SHEET
C-0
 OF SHEETS



SITE PLAN
SCALE: 30'-0"=1'-0"

1
S-1

NOTE:
THIS SITE PLAN IS FOR BUILDING
REFERENCE ONLY- SEE CIVIL PLANS FOR
ALL NEW SITE WORK TO THE SITE.



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A New Building at :
Heritage Plaza
Site Plan
Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
TO
CHECKED BY
DATE
08/05/16
SCALE
JOB NO.
SHEET

S-1
OF SHEETS

WINDOW SCHEDULE

1. ALL GLAZING TO CLEAR LOW E
 2. ALL STOREFRONT OPENINGS SHALL RECEIVE A CORRUGATED GALV. STEEL STORE PANEL SYSTEM W/ PERMANENT EXTRUDED ALUM. TRACK SYSTEM BY EASTERN METAL SUPPLY OR EQ. HURRICANE PANEL.

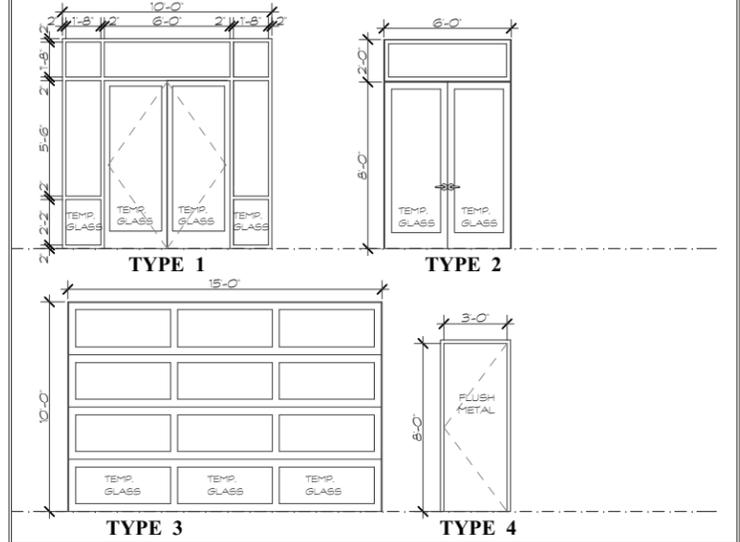
MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	STOREFRONT	KAWNEER 451	7'-0"X7'-4"	
B	STOREFRONT	KAWNEER 451	5'-8"X7'-4"	
C	STOREFRONT	KAWNEER 451	6'-0"X7'-4"	
D	STOREFRONT	KAWNEER 451	7'-6"X7'-4"	

DOOR & FRAME SCHEDULE

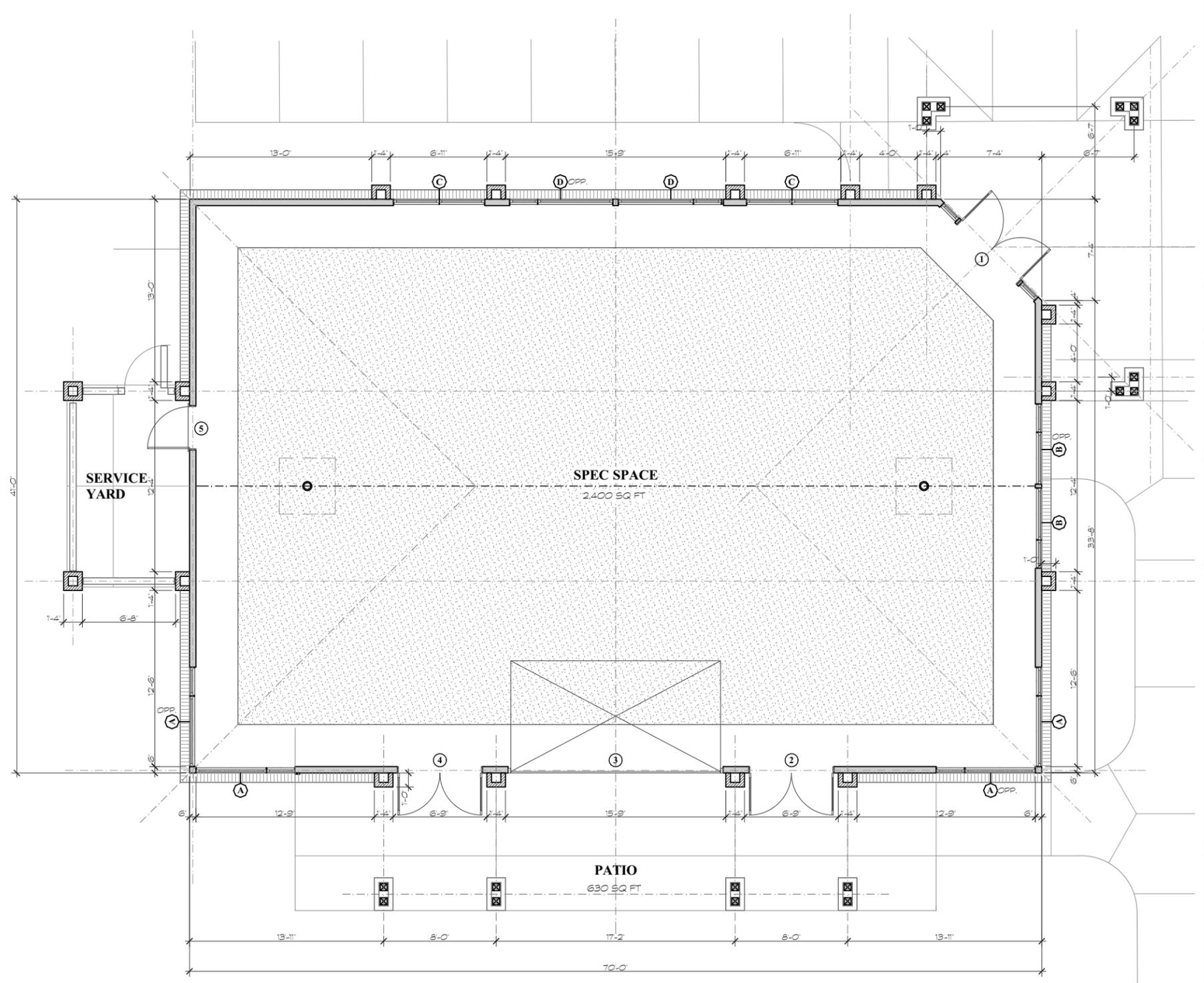
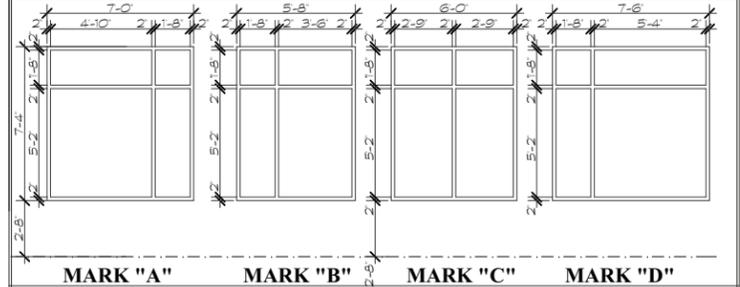
NOTE: PROVIDE TEMPERED GLASS NOTED IN ELEV. KEYS

MARK	DOOR			Material / Finish	Type	Manuf.	FRAME		FIRE RATING	REMARKS
	W	H	T				Mat.	Jamb depth		
1	6'-0"	8'-0"		ALUM.	1	KAWNEER	ALUM.		NA	TRASOM & SOELITES-SEE ELEV.
2	6'-0"	8'-0"		ALUM.	2	KAWNEER	ALUM.		NA	TRASOM SEE ELEV.
3	15'-0"	10'-0"		ALUM.	3	CLOPAY	ALUM.		NA	ALL GLASS MODEL 903
4	6'-0"	8'-0"		ALUM.	2	KAWNEER	ALUM.		NA	TRASOM SEE ELEV.
5	3'-0"	8'-0"	1 3/4"	METAL	4		METAL		NA	

DOOR & FRAME ELEVATION KEYS



WINDOW ELEVATIONS



FLOOR PLAN

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

1
A-1



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A New Building at:
Heritage Plaza
Building "D"
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
 TP
CHECKED BY
 DATE
 08/05/16
SCALE
JOB NO.
SHEET
A-1
 OF SHEETS



STREET ELEVATION

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

1
A-3



RIGHT SIDE ELEVATION

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

2
A-3

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A New Building at :
Heritage Plaza
Building "D"
Hilton Head Island, S.C. 29938

REVISIONS	DATE

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TP
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DATE
08/05/16
SCALE
JOB NO.
SHEET
A-3
OF SHEETS



REAR ELEVATION

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

1
A-4



LEFT SIDE ELEVATION

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

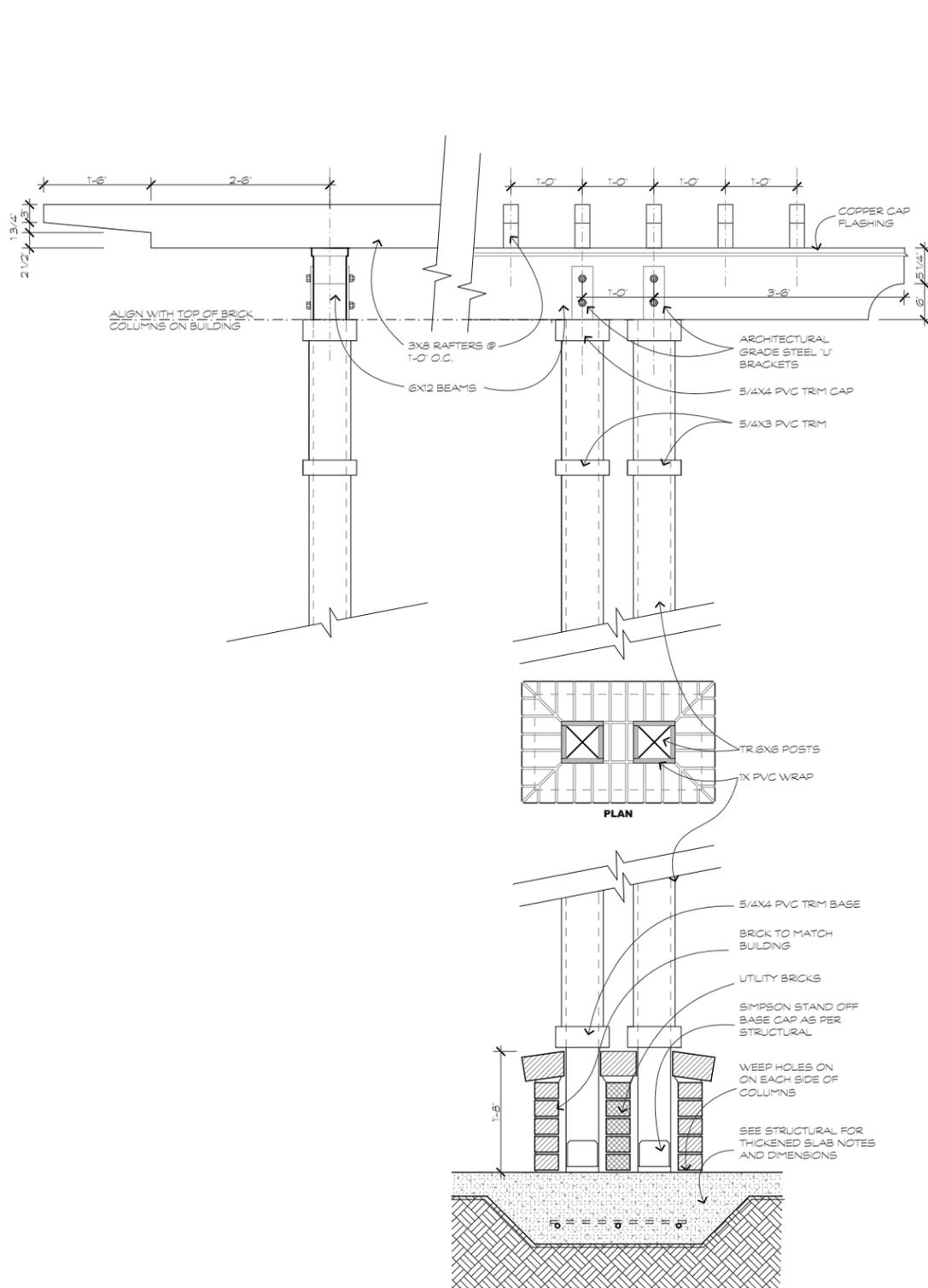
2
A-4

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Building "D"
 Hilton Head Island, S.C. 29938

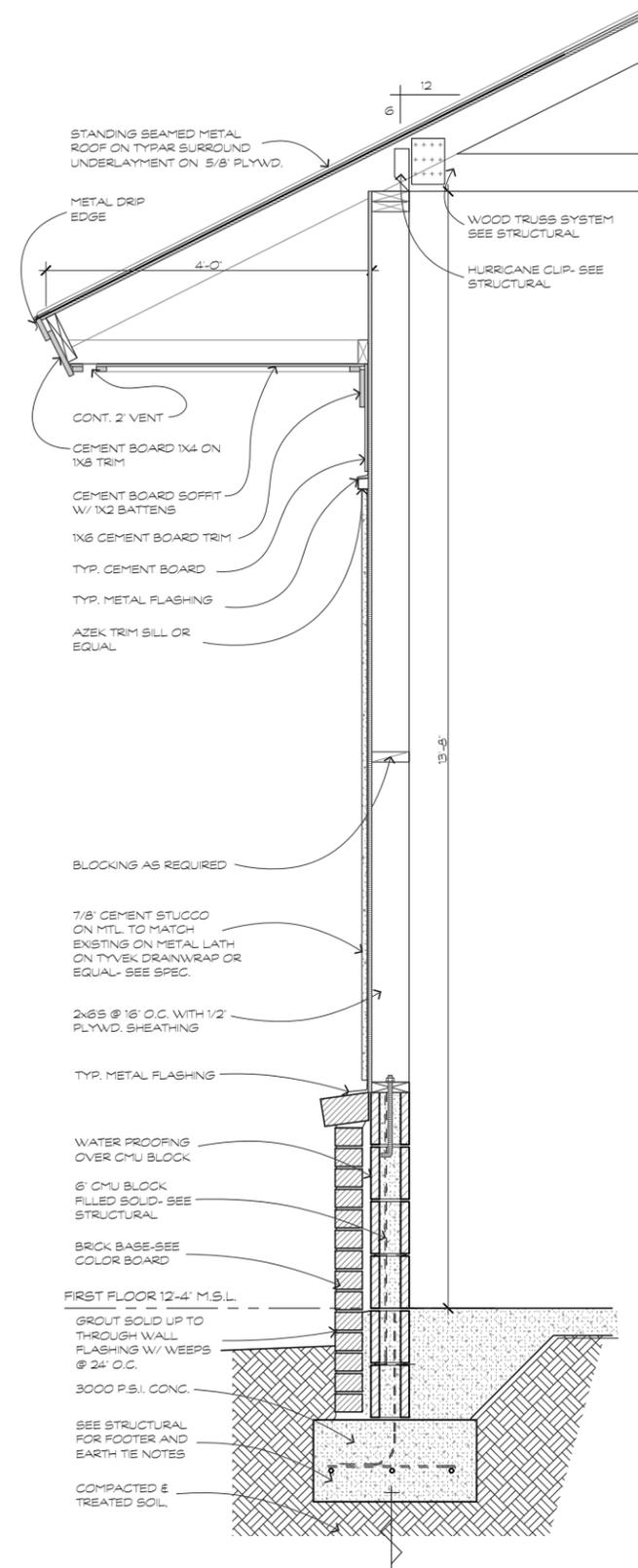
REVISIONS	DATE

DRAWN BY
 TP
CHECKED BY
DATE
 08/05/16
SCALE
JOB NO.
SHEET
A-4
 OF SHEETS



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

2
A-5



TYP. WALL SECTION
SCALE: 1/4"=1'-0"

1
A-5

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A New Building at :
Heritage Plaza
Building "D"
Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY

DATE
08/05/16
SCALE

JOB NO.

SHEET
A-5
OF SHEETS



STREET ELEV. COLOR BOARD

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

1
A-6



REAR ELEV. COLOR BOARD

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

2
A-6



DARK BRONZE



SW 6119 ANTIQUE WHITE



MEDIUM BRONZE



SW 6120 BELIEVABLE BLUFF



CABOTS SPANISH MOSS



CHEROKEE MOSSTOWN

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A New Building at:
Heritage Plaza
 Building "D" Color Board
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
 TP
CHECKED BY
 DATE
 08/05/16
 SCALE
 JOB NO.
 SHEET
A-6
 OF SHEETS

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: Heritage Plaza Redevelopment Building D -
NEW DEVELOPMENT CONCEPTUAL

DRB#: DRB-001485-2016

DATE: August 23, 2016

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Colors include beige, buff, bronze, etc
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standing seamed roof; board & batten siding; wood & stainless steel trellis; brick base with wood columns; stucco
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Majority of existing trees are on edges of property. Existing trees in front/center of site will be removed for development purposes but are proposed to be replaced in planting plan.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Proposed building is in a special flood hazard area, A7(14) and falls under the Town's Ordinance Title 15 Chapter 9 (Flood Damage Controls) and Title 16 Chapter 5 section 112(Flood Zone Standards). Refer to LMO Sec. 15-9-212. - Information required on building permit application.
A 30 foot setback is required from Pope Ave.
A waiver will be required to retain some non-conformities dealing with the parking requirements.



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

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

Applicant/Agent Name: TONY CATES Company: JR LEX 2, LLC
 Mailing Address: 955 OLD CHEROKEE RD City: LEXINGTON State: SC Zip: 29072
 Telephone: 803-237-2672 Fax: 803-359-7025 E-mail: TCATES@SVREALTY.COM
 Project Name: NORTHRIDGE RETAIL BLDG Project Address: VACANT - UNKNOWN
 Parcel Number [PIN]: R510 008 000 0262 0000
 Zoning District: CC Overlay District(s): _____

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:
 Concept Approval – Proposed Development _____ Alteration/Addition
 _____ Final Approval – Proposed Development _____ Sign

Submittal Requirements for *All* projects:

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175 Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval -- Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"-1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

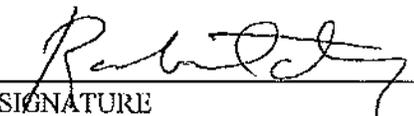
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.


SIGNATURE

8-5-16
DATE

Hilton Head Design Review Board

Parcel Number: R510 008 000 0262 0000

Northridge Retail Building

To whom it may concern,

JR LEX 2, LLC is seeking conceptual design approval for the attached application. The project is best described as a 9,100 square foot retail building that is proposed to be occupied by Dollar General. The attached site plan shows a building oriented towards William Hilton Parkway (US-278). The access points are via a right-in/right-out (proposed) along 278 and two full access drives, one on Northridge Drive and the other on Palmetto Parkway. Both full access drives are via 50' recorded easements.

A boundary, topo and tree survey have been provided. There are no grand trees on this site. Although many trees are planned for removal, it is the intent of JR LEX 2 to keep as many of the mature trees as possible.

The building has been designed to both reflect surrounding buildings including the Speedway to the east as well as the Northridge Shopping Center. These designs are similar to that of the Sea Pines Harbor Town clubhouse which is referenced in architectural suggestions supplied by the Town of Hilton Head.

The combination of a sloped roof and parapet wall that hides a flat roof allows for the mechanical systems to maintain on the roof. The sloped roof and overhangs have been positioned to engage the pedestrian areas that surround the store. The right side does not have the sloped roof for two reasons. The first being the lack of pedestrian access of view from this side because of the thick 20' buffer that will remain and be enhanced. The second reason is to allow the water from the roof to drain through a series of gutters along this side. This design helps alleviate an interior gutter while still maintaining the overall goal of the design.

The building has a proposed brick skirt with hardiplank siding and a metal roof. The neutral and earth tones will help blend with the near-by stores as well as the densely wooded areas that surround the site. The addition of shutters and corbels help give the structure a more residential feel.

We feel like this design will both compliment and accent the nearby community while providing Dollar General with a store that promotes their growing brand. Upon acceptance of the conceptual plan provided, JR LEX 2 plans to engage a landscape architect and proceed with further architectural and landscape details. The attached application is primarily about a general concept for the building and less about details, as those can be worked through in the final submissions.

We thank you for your consideration and look forward to a thriving relationship.

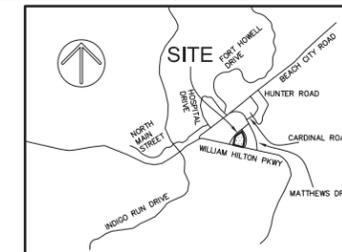


Tony Cates

JR LEX 2, LLC







VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - TF TRANSFORMER
 - SW SIGN
 - MB MAIL BOX
 - WV WATER VALVE
 - SDM STORM DRAIN MANHOLE
 - GI GRATE INLET
 - PD PIPE DIRECTION
 - RCP REINFORCED CONCRETE PIPE
 - IE INVERT ELEVATION
 - SM SANITARY SEWER MANHOLE
 - PVC POLYVINYL CHLORIDE PIPE
 - OJL TELEPHONE JUNCTION BOX
 - OV CABLE JUNCTION BOX
 - OTV/CABLE TELEPHONE JUNCTION BOX
 - WM WATER METER
 - FH FIRE HYDRANT
 - BSL BUILDING SETBACK LINE
 - SE SPOT ELEVATION
 - CL CONTOUR LINE
 - LA LAUREL OAK
 - P PINE
 - D DOGWOOD
 - LO LIVE OAK
 - WO WATER OAK
 - G SWEET GUM
 - PA PALMETTO

NOTES

- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0008-D COMMUNITY 450025.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREES SHOWN ARE IN INCHES OF DIAMETER.
- ELEVATIONS ARE BASED ON NGVD 29 DATUM.
- BUILDING SETBACKS AS PER CALL TO THE TOWN OF HILTON HEAD ZONING (843-341-4757) ON 12-22-15.
- COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).

REFERENCE

- A PLAT OF LOTS 16-A, 16-B, & 16-C, NORTHTRIDGE PARK, HILTON HEAD ISLAND, SOUTH CAROLINA. PLAT BOOK: 35 PG: 23. DATE: 6-5-87. BY: JERRY RICHARDSON S.C.R.L.S. No. 4784
- A PLAT OF LOT 13, BLOCK "A", NORTHTRIDGE PARK, A SECTION OF A 132.725 TRACT, HILTON HEAD ISLAND, SOUTH CAROLINA. PLAT BOOK: 35 PAGE: 287. BY: JERRY RICHARDSON S.C.R.L.S. No. 4784

PREPARED FOR:
ANDREW BALES

A TREE AND TOPOGRAPHIC SURVEY OF

LOT 16-A
A PORTION OF NORTHTRIDGE PARK

TAX PARCEL No. R510 008 000 0262 0000

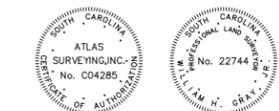
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DBL
FIELD CHECK: WHG
DRAWN BY: REC
DATE: 12-22-15
SCALE: 1"=30'
PROJECT No.: 15335
FILE: 15335 TL2WG

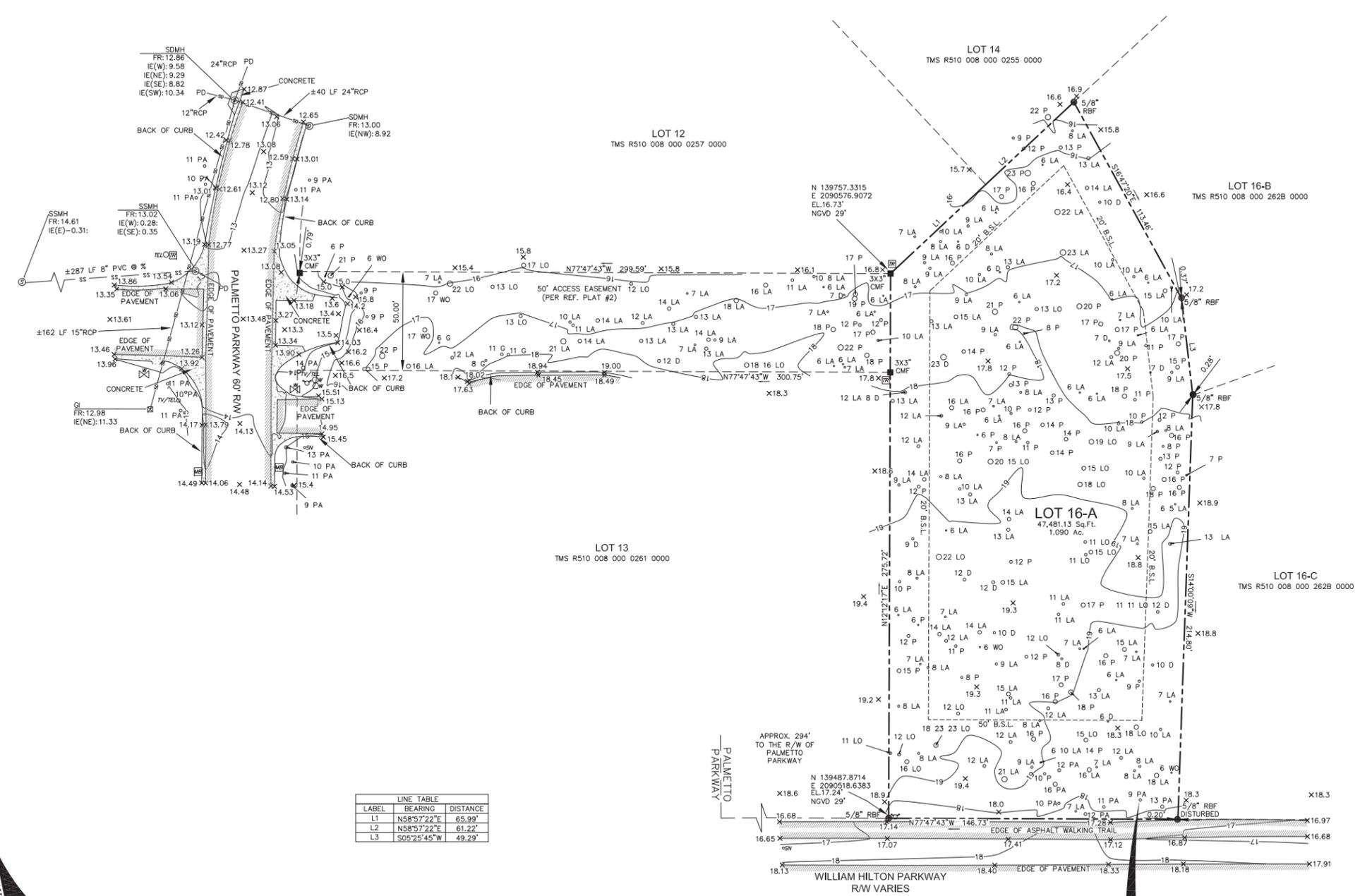
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ATLAS
SURVEYING INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
WEBSITE: WWW.ATLASSURVEYING.COM



WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744
NOT VALID UNLESS CRIMPED WITH SEAL



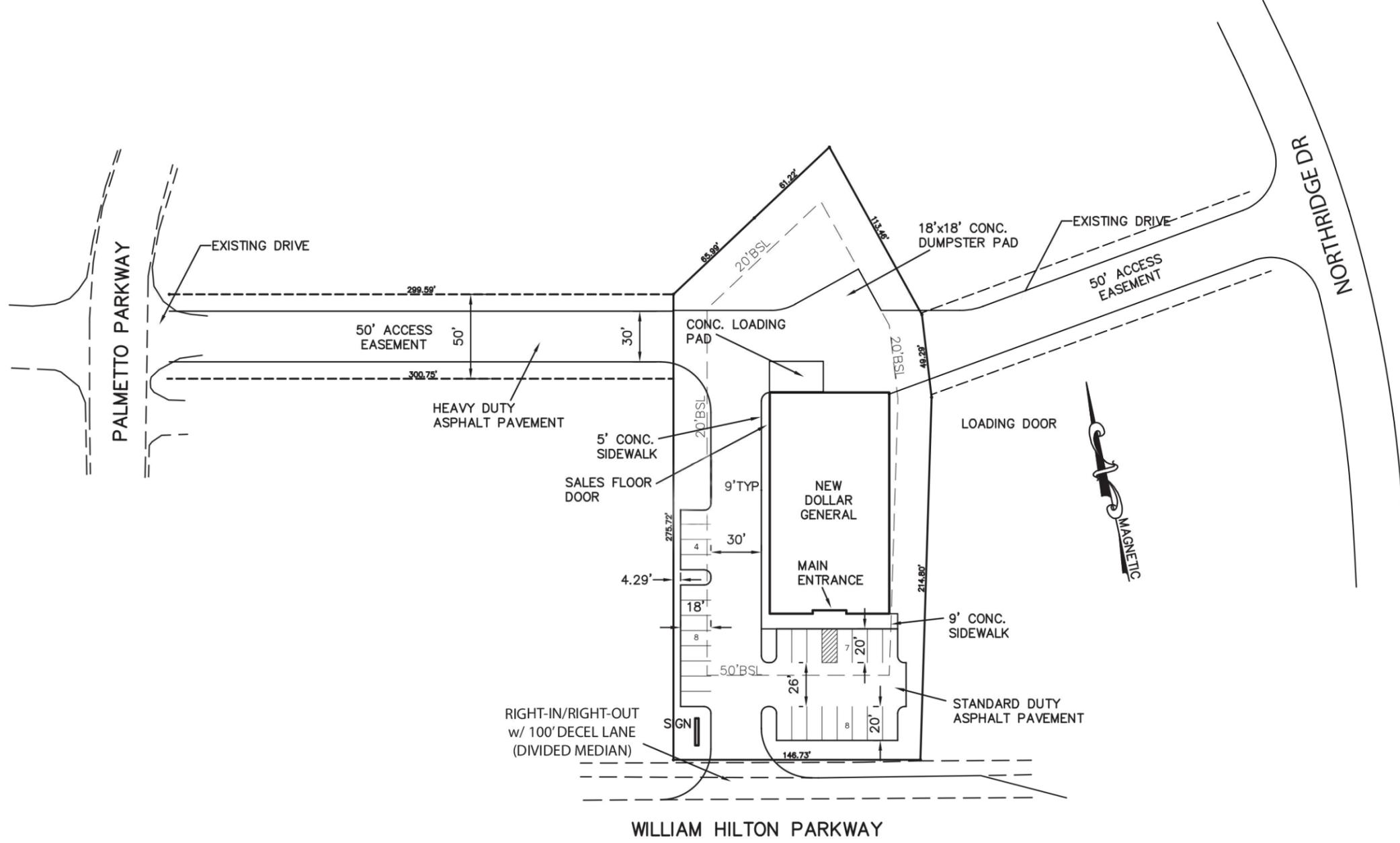
LABEL	BEARING	DISTANCE
L1	N58°57'22"E	65.99'
L2	N58°57'22"E	61.22'
L3	S05°25'45"W	49.29'



PRELIMINARY SITE PLAN

CITY, STATE -- STREET:
HILTON HEAD, SC -- WILLIAM HILTON PKWY

PROTOTYPE: B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,100/7,195	COMPANY: JR LEX, LLC	COMPANY: HB ENGINEERING	1/08/16
ACREAGE: ±1.09	NAME: ROBBY WILKINS	NAME: MIKE RAY	
PARKING SPACES: 27	PHONE #: 803-359-9545	PHONE #: (803) 957-7027	

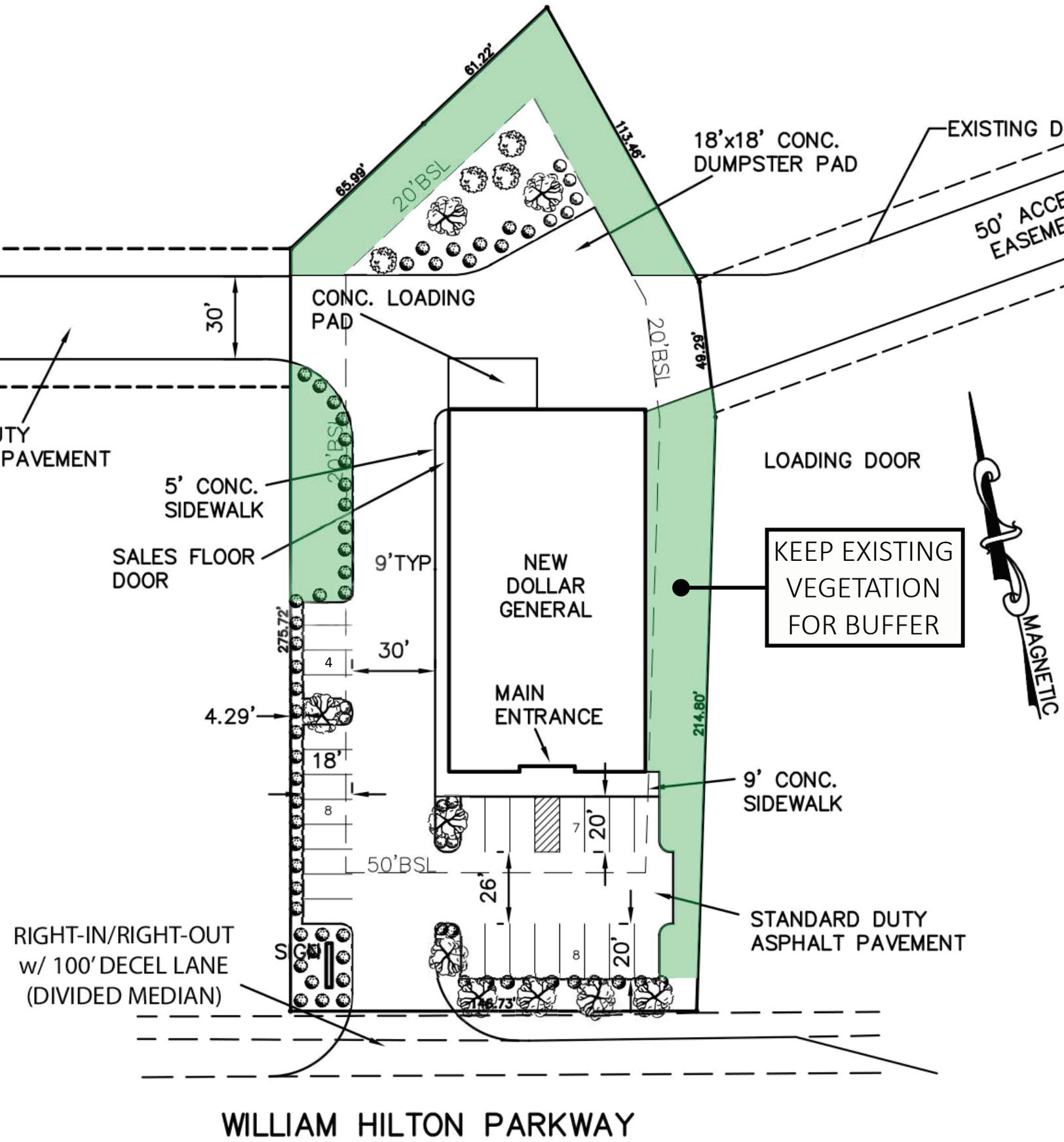


GRAPHIC SCALE



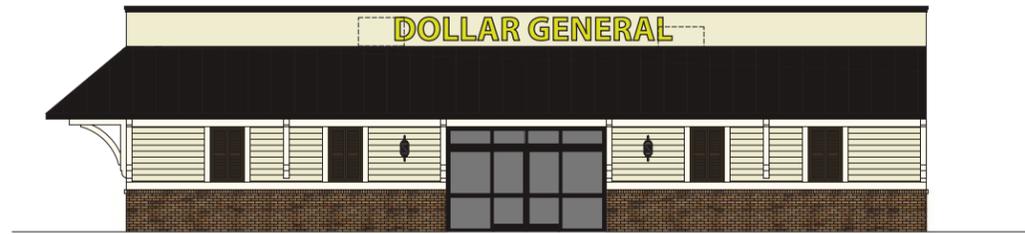
SCALE: 1"=50'

RELEASE DATE 8-13-09





Front Elevation
1/16" = 1'-0"



Front Elevation
1/16" = 1'-0"



Left Elevation
1/16" = 1'-0"



Rear Elevation
1/16" = 1'-0"



Right Elevation
1/16" = 1'-0"

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: Northridge Retail Building – NEW DEVELOPMENT
CONCEPTUAL

DRB#: DRB-001486-2016

DATE: August 23, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide additional landscaping in required buffers/setbacks as well as around service areas and pedestrian areas.
2. Consider modifications to roof as move to final submittal to eliminate appearance of flat roof beyond.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Colors appear to be nature blending
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No windows on right elevation but trim is used to break up non-pedestrian façade.
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attempts to solve issue of “hiding” equipment while providing pitched roof sections. Sea Pines reference includes smaller “parapet” section with standing seam and reads more as roof versus clipped on porch.

Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flat roof with pitched "porch".
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhang needs to wrap around right elevation to provide visual balance on front elevation.
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Brick, siding, metal, wood
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appear small/not enough on left elevation
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide screen (landscape and structural) for dumpster area and loading area.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide landscaping between building and parking.
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Per LMO Section 16-5-114.I.19, Prohibited Signs, signs where the sign or any portion of the sign is located on or extends above the roof of the building where the sign is located are prohibited. The proposed Dollar General sign in the front elevation show the sign on the parapet above the roof, which would be a violation of this section. Suggest instead installing a facade sign centered between the bottom of the roof and the top of the brick skirt. See LMO Section 16-5-114 for further sign standards. Contact Anne Cyran, Senior Planner, at 843-341-4697 to discuss sign design standards and permitting.

Per the pre-application comments, parking and drive aisles cannot be located in buffer areas. If the smallest buffer option from William Hilton Parkway (35 feet) is used, the first row of parking will encroach into the buffer. You can redesign the site; apply for a reduction in the number of parking spaces required by submitting parking data supporting fewer parking spaces; or you can apply for a variance from the Board of Zoning Appeals to reduce the width of the buffer

from William Hilton Parkway.