



Town of Hilton Head Island Design Review Board Regular Meeting

January 24, 2017

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, 2017
6. **Staff Report**
7. **Board Business**
8. **Old Business**
New Development – Final
Port Royal Tennis Facility, DRB-000066-2017
9. **New Business**
New Development – Conceptual
Sea Turtle Market Place - Lidl, DRB-000088-2017
10. **Appearance by Citizens**
11. **Adjournment**

Town of Hilton Head Island
Minutes of the Design Review Board
Benjamin M. Racusin Council Chambers
January 10, 2017 at 1:15 p.m.

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

Board Members Absent: None

Town Council Present: None

Town Staff Present: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teresa Haley, Senior Administrative Assistant

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 1:22pm.

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 December 13, 2016 meeting and **approved** the minutes by general consent.

6. Staff Report – None

7. Board Business – None

8. New Business

Alteration/Addition

- Old IHOP Bldg. Roof Color Change, 439 William Hilton Parkway, DRB-002119-2016

Mr. Darnell introduced the project and stated its location: 439 William Hilton Parkway. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant (previous franchisee) is required by the franchisor (IHOP Corp.) to repaint the roof from its current color blue. The applicant proposes to repaint the roof with a nature blending color "Dark Toast". Staff recommends approval as submitted.

Chairman Gartner asked the applicant to come forward. The applicant was not present at the meeting.

Chairman Gartner requested comments from the Board. The Board was in agreement that the proposed color is satisfactory and meets the Design Guide.

Ms. Remke made a motion to **approve** DRB-002119-2016 as submitted. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Engel & Volkers Roof Material Change, 800 Main Street, DRB-002197-2016

Mr. Darnell introduced the project and stated its location: 800 Main Street. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to replace the current roof with a shingle roof, comparable in color to the existing metal seam roof. Over time, the applicant plans to continue using the same shingle on the four remaining metal seam roofs within the office complex. Staff recommends denial of this application. The proposed asphalt roof does not match the roof material on the other buildings in the complex/development. Per the Design Guide, the context of the structure must also be taken into account and consideration shall be given to compatibility with the other development in the area.

Chairman Gartner asked the applicant to come forward. The property manager presented statements on behalf of the property owner and answered questions by the Board. The property manager stated that all of the roofs are twenty to twenty five years old. The roof of one building has a leak and needs to be replaced. The plan is to start budgeting for the remaining roofs to be replaced within a two to five year period.

Chairman Gartner requested comments from the Board. The Board stated a shingle roof is acceptable, however, all five building roofs in the complex need to be replaced together or within a specified timeframe sooner than two to five years. The Board recommended submitting a phasing plan and schedule for all roofs for their review and approval. The Board further recommended phasing simultaneously the three buildings that front Main Street.

The applicant withdrew the application.

- Fish, 1 North Forest Beach Drive, Suite 28, DRB-002212-2016

Mr. Darnell introduced the project and stated its location: 1 North Forest Beach Drive, Suite 28. The applicant proposes to renovate the former Steamers restaurant and convert it into a new seafood restaurant. Mr. Darnell then presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the following conditions: 1) Provide more detail of the proposed entrance including roof pitch, materials, colors and specific details that mirror the "Skillet's" building. 2) Plexiglass on the exterior bar is not in keeping with the elements at Coligny Plaza or Island Character. Consider using material that would reflect both like; wood or brick and specify the finish. Per the Design Guide "Reflective materials other than glass must be avoided." 3) Provide light fixture locations and specifications on the building, exterior bar and the shade structure. 4) Provide a Planting Plan to include palms between the building and lagoon, planters or protected planting areas (to keep pedestrians out of these areas) and or a consolidated buffer planting area between the parking lot and outdoor dining area. Planting areas should not include benches. 5) Adjust the shade structure location to accommodate the two existing palms (not shown on plans) in the existing patio and the live oak (not shown on the plans) adj. to the

double palms. 6) Adjust the boardwalk at the end of the lagoon to accommodate the existing sycamore. 7) The shade cloth should be sand in-keeping per the Design Guide, “The use of black, white or off-white is typically avoided”.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell’s presentation. The applicant presented statements regarding various aspects of the projects, such as the site plan, a survey, site photos, site vegetation, proposed upgrades and changes, pedestrian pathway, shade structures, porous pavers, and landscaping. The applicant also presented statements in response to Staff comments.

Chairman Gartner requested comments from the Board. The Board complimented the project, its concept, and architecture. The Board had questions and concerns for various aspects of the project, including the following: positioning of the deck and fencing; locations of the porous pave and concern for its heat absorption; details of the shade structures and columns (shape, size); the proposed white fabric color is not in keeping with the Design guide; color of the building, doors, windows and frames; add landscaping between the parking lot and deck; utilize the discussed open space (near the Sycamore area/after the umbrella table area) for landscaping; bar area materials; distance between the bar stools and the public walkway; waiting area benches and ground material; lighting throughout the site and under the canopy; and concerns for too many materials on one horizontal plane.

The Board recommended providing the following: a correct site plan including existing trees, existing and new plantings; landscaping plan including calling out the specific species and sizes; full details on sun shades; plantings between the parking lot and the deck; demolition plan; correct front entry in the drawings; details of the deck material and bar area including all fixed furniture; lighting package; details and cut sheets of the bench area, benches and planters; revisit and match the color of the new doors and windows; and placing plantings underneath existing trees.

Chairman Gartner further complimented the project. Chairman Gartner recommended the applicant withdraw the application, consider all of the Board recommendations as provided today, and then resubmit the project as conceptual development.

The applicant withdrew the application.

9. Appearance by Citizens – None

10. Adjournment

The meeting was adjourned at 3:12p.m.

Submitted by: Teresa Haley, Secretary

Approved by:

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: Mathleen Duncan Company: J.K. Tiller
 Mailing Address: 181 Bluffton Rd., Ste. F203 City: Bluffton State: SC Zip: 29910
 Telephone: 843.815.4800 Fax: _____ E-mail: K.duncan@jk.tiller.com
 Project Name: Port Royal Tennis Facility Project Address: 10 Clubhouse Drive
 Parcel Number [PIN]: RS10 009 000 0277 0000
 Zoning District: PD-1 Overlay District(s): N/A

**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.
- N/A 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.
- N/A 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.

Kathleen Dumcan
SIGNATURE

1/10/17
DATE



January 10, 2017

Plans Approval Board
Association of Landowners of Port Royal Plantation

RE: Port Royal Tennis Facility Plans Approval Board Final DRB Approval

To whom it may concern,

On behalf of the Applicant, Heritage Golf Group, we are submitting a site plan, narrative, survey, and engineer plans for the Port Royal Club Tennis Facility to Plans Approval Board for final review. The site is currently located within the same parcel is the Port Royal Golf Club and a portion of the Planters Row Golf Course. The conceptual plan includes amending a 4.16 acre area of the property to provide 8 clay tennis courts for round-robin play with shelters, 2 pickleball courts, a reconfigured parking lot for residents, interior renovation for the Pro Shop to include golf and tennis operations and retail. Proposed demolition includes the removal of approx. 4,800 sf of building, 1,200 sf covered walk, and 122 net parking spaces.

GOLF & TENNIS CLUB FACILITIES

- Proposed Conceptual Golf Club Golf and Tennis Club will include/ support the following:
- Existing Clubhouse – 5500 SF +/- (approx. 1500SF Kitchen, 1000SF office/lobby, 3000SF Dining)
- Redesigned Pro Shop Area – 3200 SF +/-
- Existing Administrative – 6000 SF +/-
- Existing Golf Course Holes – 54
- Outdoor Patio/ Eating Area
- Proposed Tennis Courts – 8
- Proposed Pickleball Courts – 2
- Existing and Reconfigured Parking (with relocated lighting) - 279 +/- (104 resident only parking spaces)

PROPOSED ARCHITECTURE

The tennis shelters are 8'x19'. The frame will be wood construction with an asphalt shingle roof. Each shelter will have a bench, a fountain under each canopy. The existing breezeway will partially be demolished. The section adjacent to the Pro Shop and ramp will remain and be finished to match existing building architecture. Renovations to the interior of the Pro-Shop will not affect the exterior elevations of the building.

ADJACENT USES

The area where the site is to be amended is surrounded by Robber's Row Hole #18 to the north, Coggins Point Road to the east and south, and existing Clubhouse and parking to the west. Adjacent uses of this site have restricted access through Port Royal Plantation gate.

181 Bluffton Road
Voice: 843.815.4800

Suite F203
www.jktiller.com

Bluffton, South Carolina 29909
Fax: 843.815.4802



CIRCULATION

Vehicular and pedestrian circulation will be reconfigured and adjusted as a result of the tennis facility addition and reconfigured parking. The reconfigured parking will tie into the existing public entrance to the property. Control access gates will restrict access to the reconfigured parking area. The resident entrance will be relocated and to tie into the reconfigured parking area.

Golf cart path will remain in its current location.

Pedestrian walkways will be reconfigured to provide access to tennis courts, pro shop, reconfigured parking, outdoor eating area and maintenance building. Proposed sidewalks will tie into existing sidewalks.

PARKING

We have maximized the site to allow for as much parking as feasible. The reconfigured parking will be dedicated for residents only. The parking proposed is more than allowed by the Town of Hilton Head and we are requesting the additional parking to meet the needs of the residents and community at this is a high usage facility. As this facility is used for the second largest event on Hilton Head, it is imperative that the site is able to accommodate those needs.

<u>Building/Use</u>	<u>Qty.</u>	<u>Pkg. Req.</u>	<u>Pkg. Spaces</u>
Existing Clubhouse			
Dining	3,000 sf	1/100 sf	30
Kitchen	1,500 sf	1/100 sf	15
Office	1,000 sf	1/350 sf	3
Pro Shop (Retail)	3,200 sf	1/200 sf	16
Existing Administrative	6,000 sf	1/350 sf	17
Existing Golf Course Holes	54 holes	1/ tee	54
Outdoor Eating Area	3000 sf	1/100 sf	30
Observation Ct. Seats	160	1/4 spectator seats	40*
Tennis Cts.	8 courts	1/ 3 persons max. capacity	14**
Pickleball Cts.	2 courts	1/3 persons max. capacity	3**
Total Required			221
Maximum Allowed per TOHH LMO (105%)			232
Total Proposed			279***

* Capacity determined by length of seating area, divided by 2' width per person, multiplied by two rows of seating, multiplied by 2 sets of stands.

**Capacity determined by 4 users per court for doubles play, plus GFA for office or similar use.

** Total includes 104 "resident only" and 175 general public parking spaces

We are proposing the removal of one building, which has limited usage. We are replacing with a much higher use facility. Despite the fact that the design shows parking to be over the maximum allowed by the Town by less than 50 spaces; total parking on site is being reduced by



122 net spaces. This is a significant reduction in available parking for the public and residents. The proposed design will bring the site much more in conformance with the LMO.

OPEN SPACE

Open Space will increase with the removal of building square footage and parking and being replaced with tennis courts.

IMPERVIOUS

Approximately 65% of the site is impervious currently. Impervious surface will be reduced by 4-10% through the use of pervious parking surface materials within the parking bays.

BUFFER

The required buffer along the east, adjacent Coggins Point Road will remain and is to be protected. The additional tennis courts will be screened with new vegetation to block views from the adjacent property owners and golf course. Where the tennis courts are closest to Coggins Point Road, additionally screening has been provided with a continuous line of evergreen shrubs and understory trees 5' in height.

STORMWATER

Stormwater will be collected on site in bio-retention cells and allow for water infiltration and treatment.

TREE REMOVAL

No significant trees will need to be removed. One specimen tree will be impacted by the proposed tennis courts, but less than 10% of the drip line of the tree will be impacted and fencing for the courts will all be shorter than the lowest branch of the tree. Trees removed will require minimal replacement and will be replaced as required by the Town of Hilton Head Land Management Ordinance.

IRRIGATION

All newly installed plants will receive irrigation either by drip or spray, depending based on area and plant requirements. Clay courts will also receive spray irrigation. Each court will have 8 heads to cover the area of the court.

WASTE DISPOSAL

Trash receptacles will be placed throughout the tennis court and outdoor patio area. An existing dumpster exists on the backside of the clubhouse and will be used for waste disposal associated with the tennis facility.

TENNIS COURT ORIENTATION

Tennis courts are oriented west of north 22 degrees as is typical for many tennis courts in the area and is recommended Landscape Architecture Time Saver Standards and International Tennis Federation Guidelines.



PATH LIGHTING

Path lighting will not exceed 8 fc per Town of Hilton Head LMO.

MAINTENANCE

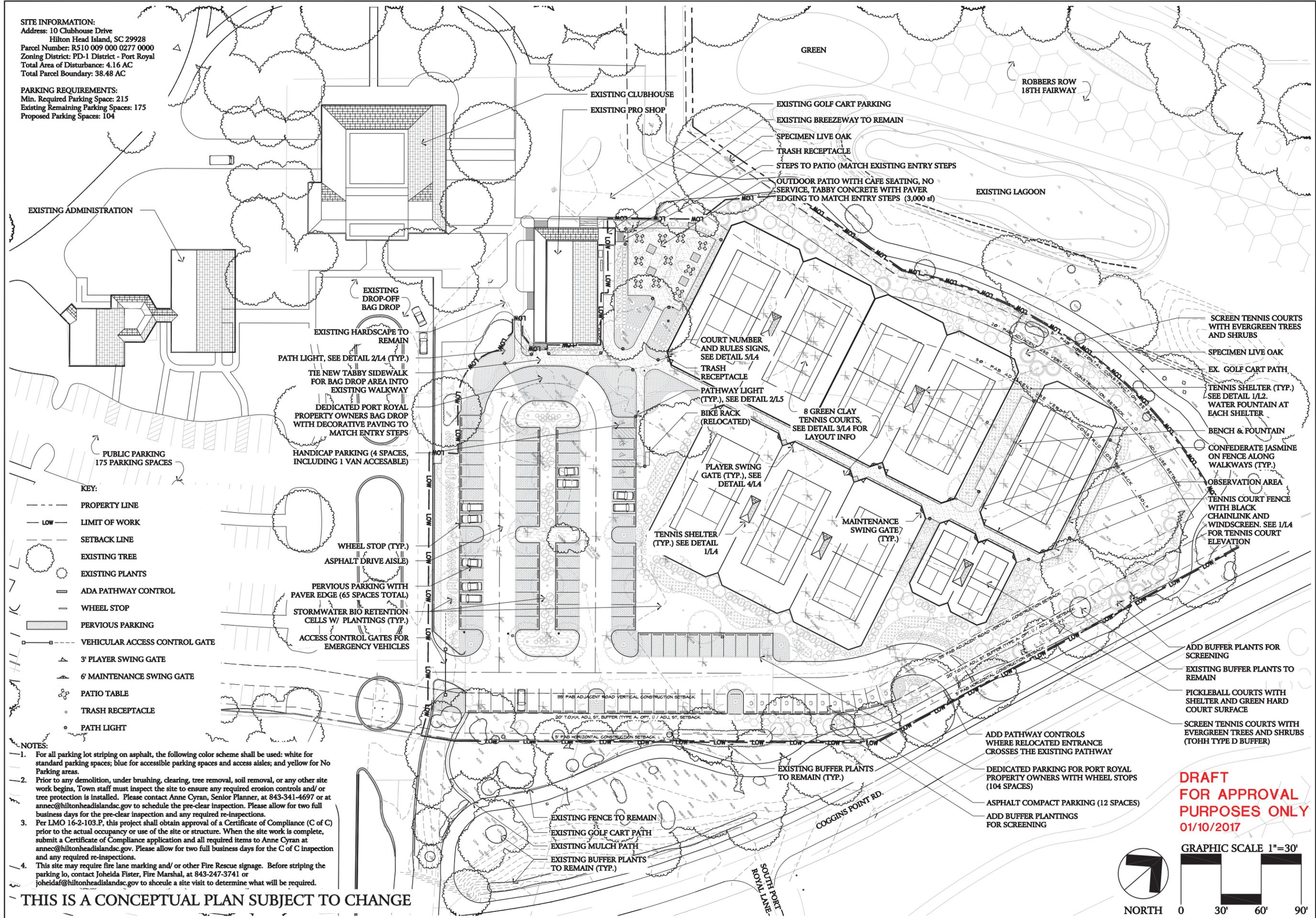
A portion of our current golf cart storage facility underneath the existing clubhouse will be repurposed to be used for tennis related maintenance equipment and supplies.

BASE INFORMATION

A survey was completed by Andrews Engineering in October of 2016 for the limit of work for this project. A survey completed in 2014 provides rough information for areas outside of the limit of work. Trees on site were update on 11/29/2016 to reflect damage resulting from Hurricane Matthew.

SITE INFORMATION:
 Address: 10 Clubhouse Drive
 Hilton Head Island, SC 29928
 Parcel Number: R510 009 000 0277 0000
 Zoning District: PD-1 District - Port Royal
 Total Area of Disturbance: 4.16 AC
 Total Parcel Boundary: 38.48 AC

PARKING REQUIREMENTS:
 Min. Required Parking Space: 215
 Existing Remaining Parking Spaces: 175
 Proposed Parking Spaces: 104

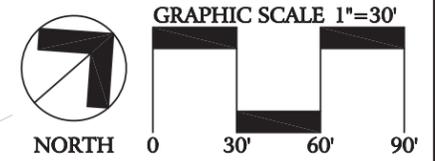


- KEY:**
- PROPERTY LINE
 - LOW LIMIT OF WORK
 - SETBACK LINE
 - EXISTING TREE
 - EXISTING PLANTS
 - ADA PATHWAY CONTROL
 - WHEEL STOP
 - ▭ PERVIOUS PARKING
 - VEHICULAR ACCESS CONTROL GATE
 - ▲ 3' PLAYER SWING GATE
 - ▲ 6' MAINTENANCE SWING GATE
 - PATIO TABLE
 - TRASH RECEPTACLE
 - PATH LIGHT

- NOTES:**
1. For all parking lot striping on asphalt, the following color scheme shall be used: white for standard parking spaces; blue for accessible parking spaces and access aisles; and yellow for No Parking areas.
 2. Prior to any demolition, under brushing, clearing, tree removal, soil removal, or any other site work begins, Town staff must inspect the site to ensure any required erosion controls and/or tree protection is installed. Please contact Anne Cyran, Senior Planner, at 843-341-4697 or at annec@hiltonheadislandsc.gov to schedule the pre-clear inspection. Please allow for two full business days for the pre-clear inspection and any required re-inspections.
 3. Per LMO 16-2-103.P, this project shall obtain approval of a Certificate of Compliance (C of C) prior to the actual occupancy or use of the site or structure. When the site work is complete, submit a Certificate of Compliance application and all required items to Anne Cyran at annec@hiltonheadislandsc.gov. Please allow for two full business days for the C of C inspection and any required re-inspections.
 4. This site may require fire lane marking and/or other Fire Rescue signage. Before striping the parking lot, contact Joheida Fister, Fire Marshal, at 843-247-3741 or joheidaf@hiltonheadislandsc.gov to schedule a site visit to determine what will be required.

THIS IS A CONCEPTUAL PLAN SUBJECT TO CHANGE

DRAFT FOR APPROVAL PURPOSES ONLY
 01/10/2017



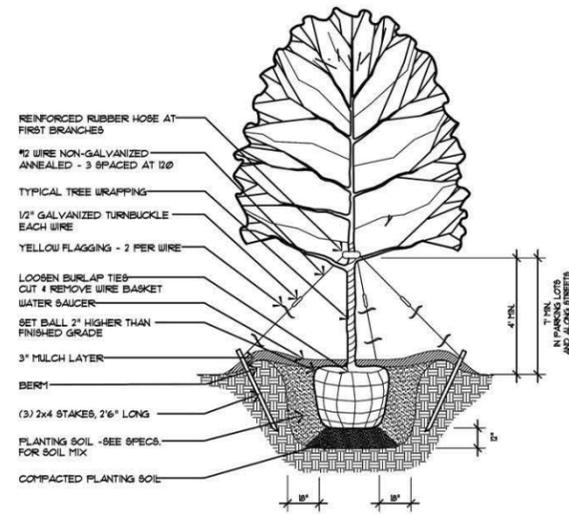
J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 jtiller@jtkiller.com



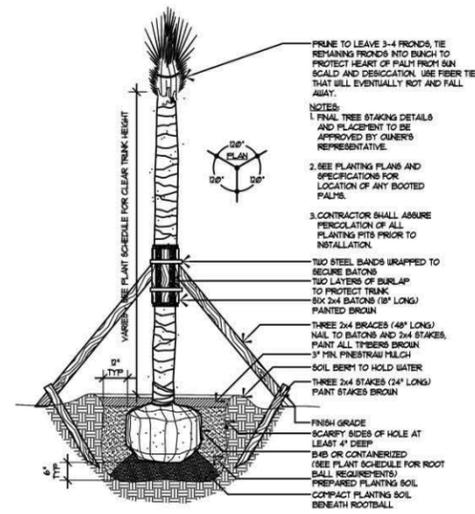
Port Royal Tennis Facility
 Port Royal Plantation
 Hilton Head, South Carolina

Sheet Title:
 Site Plan
 Job Number:
 201609-02
 Date:
 Drawn:
 Approved:
 Revisions:

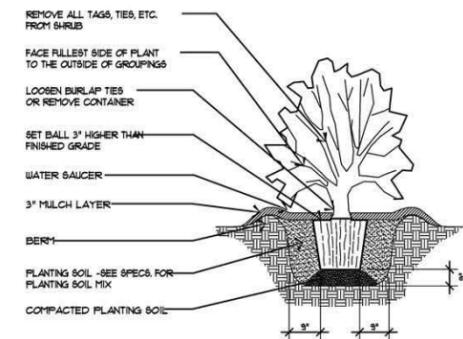
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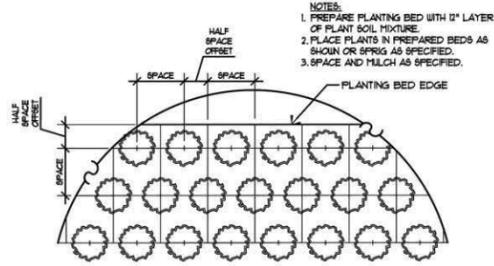
1 Tree Planting
L# Not to Scale



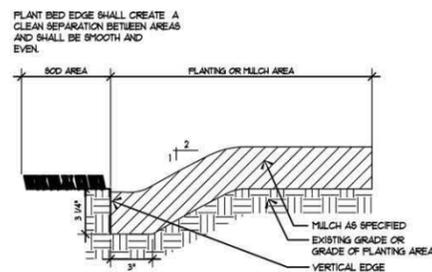
2 Palmetto Tree Planting
L# Not to Scale



3 Shrub Planting
L# Not to Scale



4 Ground Covers, Annuals & Perennials
L# Not to Scale



5 Sod / Plant Bed Edge Detail
L# Not to Scale

PLANT LIST

PLANT SCHEDULE		QTY	BOTANICAL NAME / COMMON NAME	CALL	HEIGHT	SPREAD	CONT.
TREES	BENI	9	Betula nigra / River Birch	2"	10'-12'	6'-8'	Cont.
	CHVI	4	Chionanthus virginicus / White Fringetree	2"	6'-8'	4'-6'	Cont.
	ILCA	19	Ilex cassine / Dahooon Holly	1.5"-2"	6'-8'	3'-4'	Cont.
	ILNS	38	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	-	5'-6'	3'-4'	Cont.
	LAIT	1	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi Trunk	2'-3"	10' min.	4'-6'	Cont.
	MAGL	13	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	2"	6'-8'	3'-4'	Cont.
	QUVI	27	Quercus virginiana / Southern Live Oak	2.5"-3"	12'-14'	6'-8'	Cont.
	SAPA	15	Sabal palmetto / Cabbage Palmetto	-	15'-16'		B&B
SHRUBS	AZEN	122	Azalea Encore TM / Encore Azalea	CONT.	HEIGHT	SPREAD	
	AZIF	80	Azalea indica 'Formosa' / Formosa Azalea	7 Gal.	30"-36"	30"-36"	
	CLJA	33	Cleyera japonica 'Bronze Beauty' / Cleyera	7 Gal.	30"-36"	30"-36"	
	ILCB	10	Ilex cornuta 'Burfordii' / Burford Chinese Holly	7 Gal.	24"-30"	24"-30"	
	ILGL	75	Ilex glabra / Inkberry Holly	7 Gal.	30"-36"	30"-36"	
	ILVN	63	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon	3 Gal.	12"-15"	12"-15"	
	ITVI	21	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	18"-24"	18"-24"	
	LORP	14	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	1 Gal.	10' min.	12"-15"	
	LOCR	16	Loropetalum chinense 'Ruby' / Ruby Loropetalum	7 Gal.	24"-30"	24"-30"	
	PITA	51	Pittosporum tobira 'Variegata' / Variegated Mock Orange	7 Gal.	24"-30"	24"-30"	
	SERE	62	Serenia repens / Saw Palmetto	3 Gal.	12"-15"	12"-15"	
VINE/ESPALIER	TRJA	109	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	1 Gal.	HEIGHT	SPREAD	
GROUND COVERS	ASTU	88	Asclepias tuberosa / Butterfly Milkweed	1 Gal.	HEIGHT	SPREAD	SPACING
	LIMR	280	Liriope muscari 'Royal Purple' / Royal Purple Liriope	1 Gal.	12" min.		18" o.c.
	MUFI	775	Muhlenbergia filipes / Muhly Grass	3 Gal.	18"-24"	12"-18"	24" o.c.
	PAVI	272	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 Gal.	12"-18"	6"-12"	24" o.c.
	PLAW	200	Plumbago auriculata 'White' / White Cape Plumbago	1 Gal.	10"-12"	10"-12"	30" o.c.
	SPBA	415	Spartina bakeri / Sand Cord Grass	3 Gal.	12"-18"	12"-18"	36" o.c.
	TRAS	646	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 Gal.	3"-4"	6'-8'	18" o.c.
SOD/SEED	SOD	870 sf	Stenotaphrum secundatum / St. Augustine Grass	CONT.	HEIGHT	SPREAD	SPACING
OTHER MATERIALS	MULCH	541 CY	TRIPLE SHREDDED HARDWOOD MULCH (3' DEEP)				
IRRIGATION		59,100 SF	LANDSCAPE IRRIGATION AREA				
IRRIGATION		58,000 SF	TENNIS COURTS IRRIGATION AREA				

PLANTING NOTES:

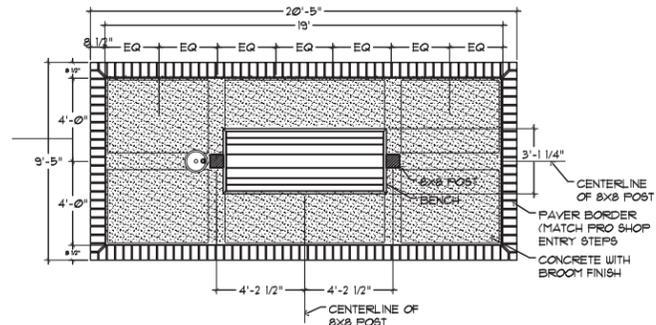
- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.
- THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

**FOR APPROVAL
PURPOSES ONLY
01/09/2017**

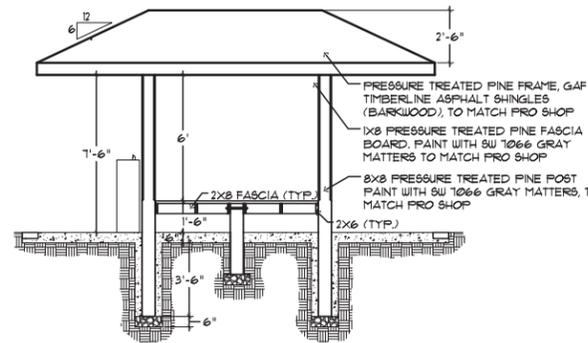


CONSTRUCTION NOTES:

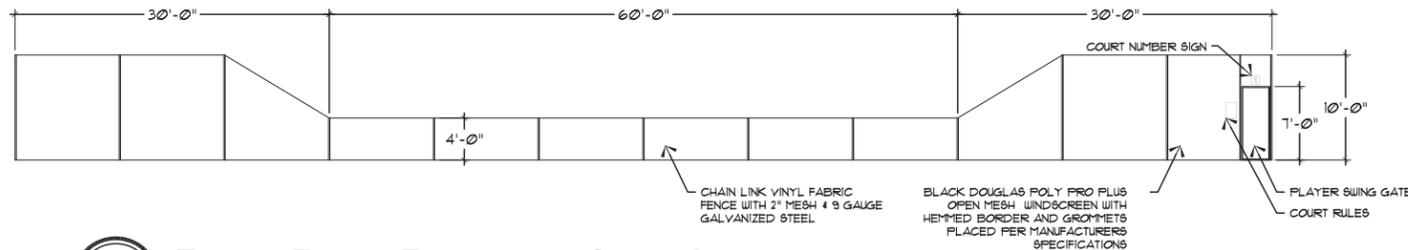
1. THESE DETAILS/ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOP DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING AND TOWN AUTHORITIES.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A UNIFORM APPEARANCE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SITE GRADE ELEVATIONS AND ADJUSTMENTS OF GRADES AS REQUIRED TO ASSURE A COORDINATED AND DESIRED EFFECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
8. IN-FIELD MODIFICATIONS MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
9. ALL WOOD MEMBERS ARE TO BE PRESSURE TREATED #1 SOUTHERN YELLOW PINE FOR ABOVE GROUND USE. ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS, AND NAIL HOLES TO ASSURE AN EVEN FINISH.
10. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT - COUNTERSINK EACH HOLE AND SNUG EACH BOLT. PLUG, SEAL AND PRIME.
11. PRIME ALL SURFACES AFTER ALL CUTS WITH TWO COATS OF PRIMER PAINT FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY)
12. ALL WOODEN SURFACES SHALL BE FINISHED WITH TWO COATS OF PAINT.
13. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
14. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED. ANGLE IRON AND CONNECTION BRACKET FABRICATION SHALL BE CUT SMOOTH, PRIMED WITH RUST RETARDENT PAINT WITH (COLOR HERE) FINISH COAT - TOUCH UP AS REQUIRED AFTER INSTALLATION - ATTACH AS SHOWN.
15. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.



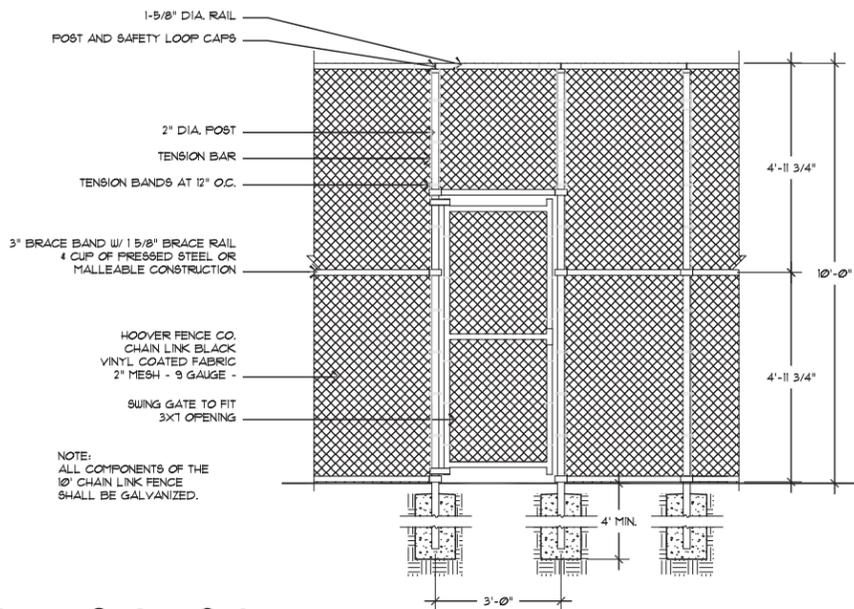
- NOTES:
- 8x8 POST WITH 3/4" CHAMFER. POST MUST BE TRUE WITH NO BOWS OR WARPS - PLUMB AND STRAIGHT.
 - CHAMFER TO END 2'-0" FROM TOP AND 2'-0" FROM GRADE OF PAVEMENT
 - PROVIDE ANCHOR BOLTS AND OTHER HARDWARE TO SECURE FRAME FROM WIND DAMAGE OR SEPARATION FROM 8x8 POST
 - ALL SEAT BOARDS - BARK SIDE UP
 - ALLOW A 1/4" GAP BETWEEN THE 2x4, 2x6 BOARDS ON THE BENCH
 - ALL BOARDS, EXCEPT THE 2x8, END SECTION ARE TO BE CONTINUOUS- NO SPLICING
 - ALL SEAT BOARDS TO BE 835 WITH BASED EDGES FINISHED WITH TWO COATS OF PAINT AS SPECIFIED
 - SECURE EACH SEAT BOARD WITH SCREWS AND DOUELS THEN COUNTER SINK



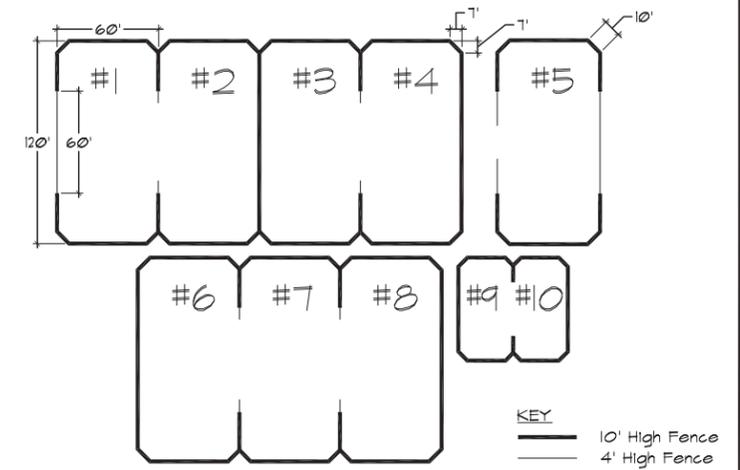
1 Tennis Shelter
L4 1/4" x 1'-0"



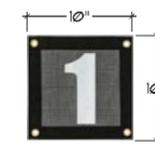
3 Tennis Fence Elevation - Court 1
L4 1/8" x 1'-0"



4 Player Swing Gate
L4 1/2" x 1'-0"



2 Tennis Fence Layout Plan
L4 1" x 50"



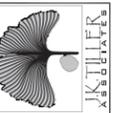
MANUFACTURER:
HOLABIRD SPORTS
SIZE:
10" X 10"
MATERIAL:
VCP WINDSCREEN MATERIAL
ITEM#:
500149

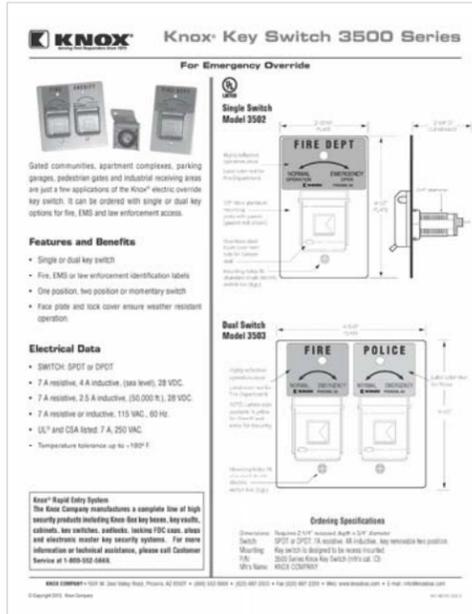
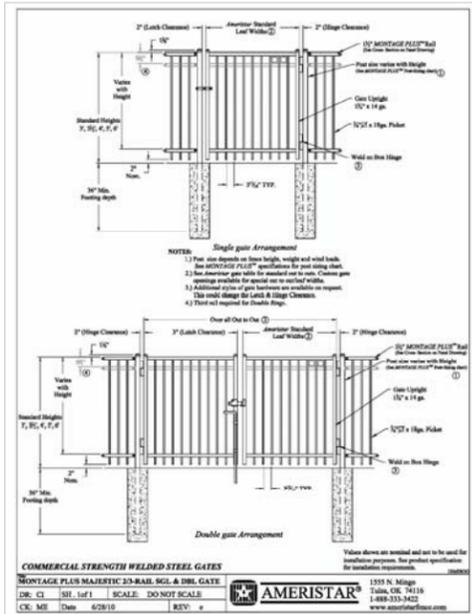


MANUFACTURER:
PLAYGROUND SIGNS
SIZE:
12" X 18"
MATERIAL:
ENGINEER GRADE
REFLECTIVE ALUMINUM SIGN

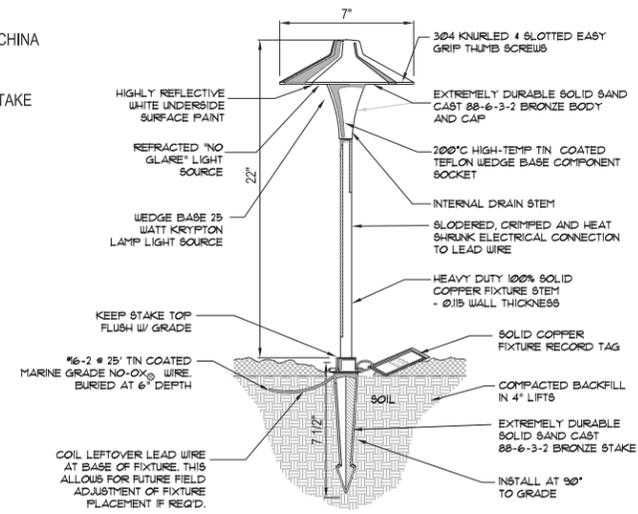
5 Tennis Court Signage
L4 NTS

**FOR APPROVAL
PURPOSES ONLY**
01/10/2017





CAST LIGHTING - SMALL CHINA HAT AREA / PATH LIGHT (MODEL # CCH1CB) WITH LONG MOUNTING STAKE (CLMS1CB)(INCL.)



1
L5 NTS
Vehicular Access Gate w/ Knox Switch

2
L4 NTS
Path Light



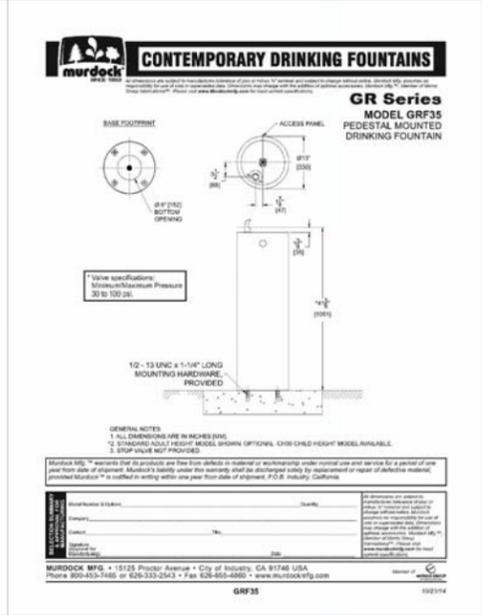
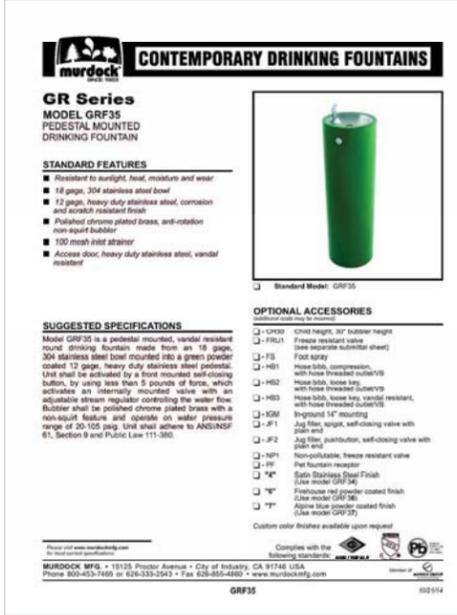
4
L4 NTS
Paving (Match Existing)



5
L4 NTS
Trash Receptacle (Match Existing)



6
L4 NTS
Relocated Signs



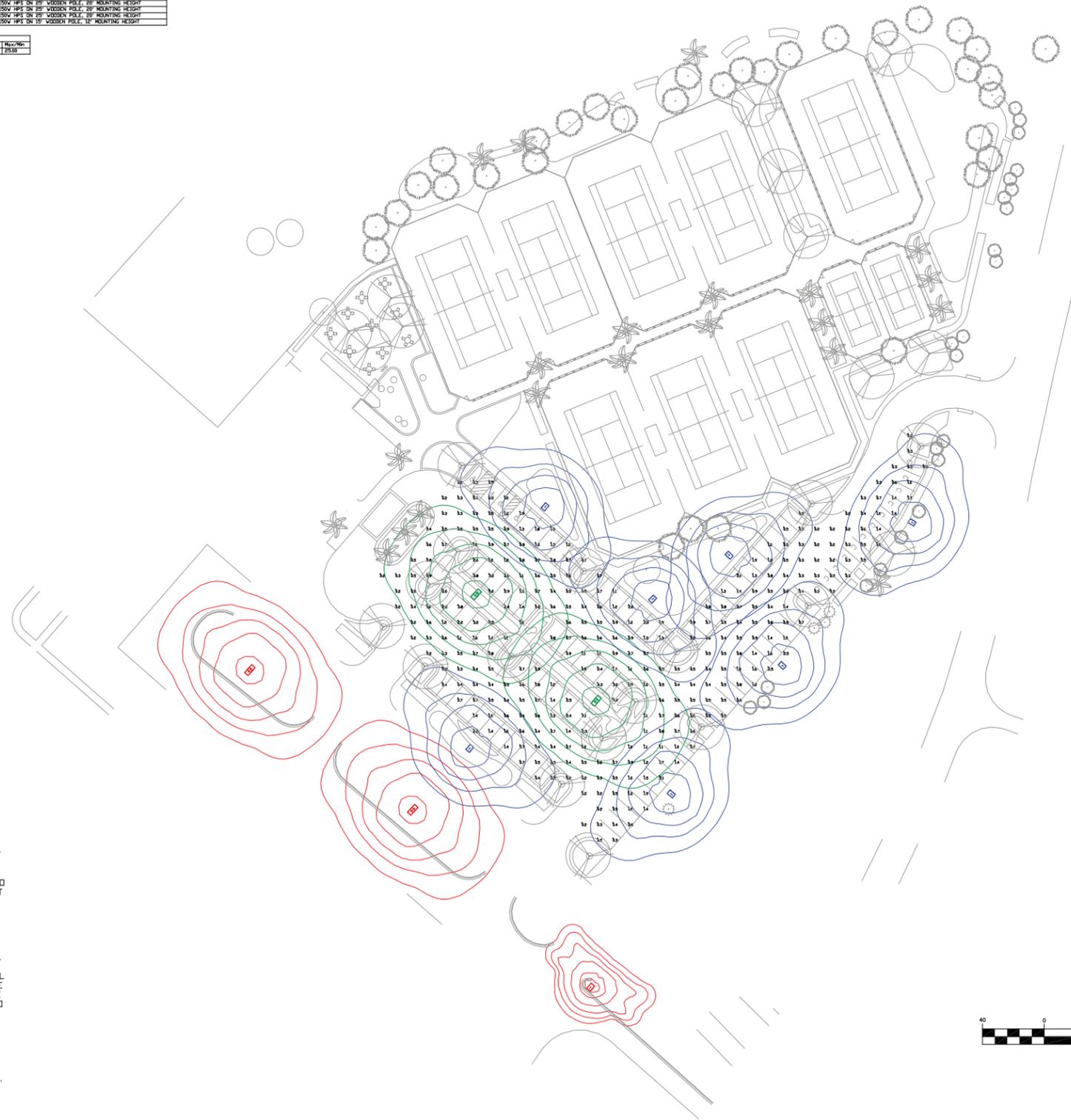
3
L4 NTS
Water Fountain at Tennis Shelter

FOR APPROVAL PURPOSES ONLY
01/10/2017

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	1	LARGE SHOEBOX	SINGLE	10500	0.80	150W IPS ON 25' WOODEN POLE, 20' MOUNTING HEIGHT
2	1	2X LARGE SHOEBOX	BACK-TO-BACK	10500	0.80	150W IPS ON 25' WOODEN POLE, 20' MOUNTING HEIGHT
3	1	EXISTING 2X LARGE SHOEBOX	BACK-TO-BACK	10500	0.80	150W IPS ON 25' WOODEN POLE, 20' MOUNTING HEIGHT
4	1	EXISTING SMALL SHOEBOX	SINGLE	10500	0.80	150W IPS ON 15' WOODEN POLE, 12' MOUNTING HEIGHT

Calculation Summary	CalcType	Units	Aug	Max	Min	Avg/Min	Max/Min
parking	illumiance	FC	0.50	0.2	0.2	0.26	0.50

Luminaire Location Summary	Label	X	Y	Z	Brand	TLX
1	2X LARGE SHOEBOX	296283	139611	20	48359	0
2	2X LARGE SHOEBOX	296295	138432	20	23554	0
3	EXISTING 2X LARGE SHOEBOX	296272	138713	20	48359	0
4	LARGE SHOEBOX	296286	138713	20	48359	0
5	LARGE SHOEBOX	296282	139028	20	23554	0
6	LARGE SHOEBOX	296287	139028	20	23554	0
7	LARGE SHOEBOX	296295	139027	20	23554	0
8	LARGE SHOEBOX	296295	139027	20	23554	0
9	LARGE SHOEBOX	296295	139027	20	23554	0
10	LARGE SHOEBOX	296295	139027	20	23554	0
11	LARGE SHOEBOX	296295	139027	20	23554	0
12	EXISTING SMALL SHOEBOX	296286	138713	12	58385	0



LARGE SHOEBOX

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

SPECIFICATIONS
UL1572 Listed Suitable For Wet Locations
Heavy-duty die-cast aluminum housing and door
Polycarbonate powder finish standard in dark bronze
Heat and impact resistant tempered flat glass lens



LARGE SHOEBOX DOUBLE FIXTURE

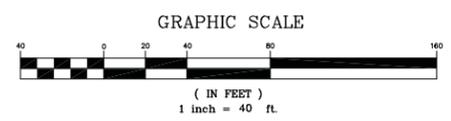
APPLICATIONS
Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS
UL1572 Listed Suitable For Wet Locations
Heavy-duty die-cast aluminum housing and door
Polycarbonate powder finish standard in dark bronze
Heat and impact resistant tempered flat glass lens

- NOTES**
1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
 2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
 3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.
 4. THE EXACT LOCATION OF THE LIGHT POLES WILL BE VERIFIED IN THE FIELD FOR PROXIMITY TO TREE CANOPY BY TOWN OF HILTON HEAD REPRESENTATIVE AND PALMETTO ELECTRIC REPRESENTATIVE PRIOR TO CONSTRUCTION.

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

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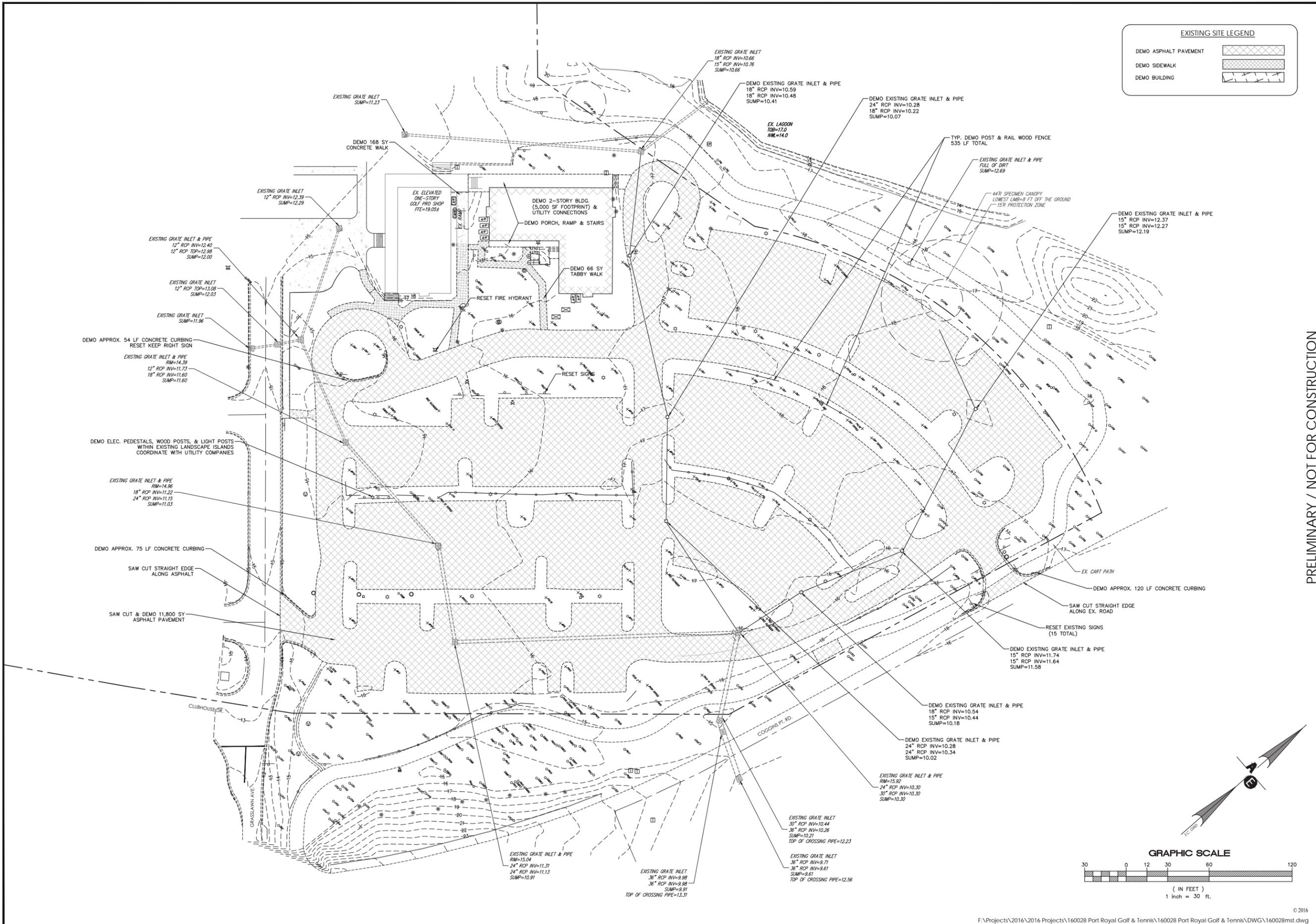
PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532



DESIGNED BY: T.JH
CHECKED BY: ENG
DRAWN BY: RBT
DATE: 12/29/18
SCALE: 1" = 40'
PROJECT NO.: 1612002L
MAP NO.: 00000000

SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
PORT ROYAL TENNIS
COGGINS POINT ROAD
TOWN OF HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA



EXISTING SITE LEGEND

DEMO ASPHALT PAVEMENT	
DEMO SIDEWALK	
DEMO BUILDING	

PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
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7			
8			

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ANDREWS ENGINEERING CO.
 No. 000008
 CERTIFICATE OF REGISTRATION
 STATE OF SOUTH CAROLINA
 PROFESSIONAL ENGINEER

PRELIMINARY / NOT FOR CONSTRUCTION

2712 Bull Street Suite A
 Beaufort, SC 29902
 843.379.2222
 Fax 843.379.2223

Andrews Engineering & Surveying

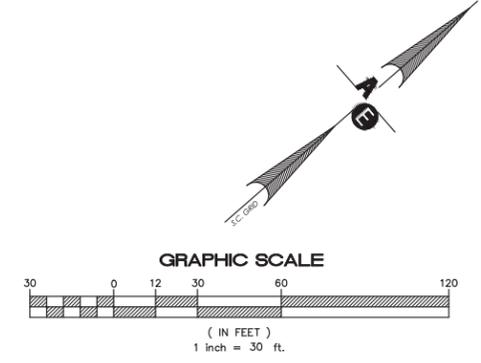
Preliminary Site Plan
 For
 Port Royal
 Golf & Tennis Center
 Hilton Head Is.
 Beaufort County, SC

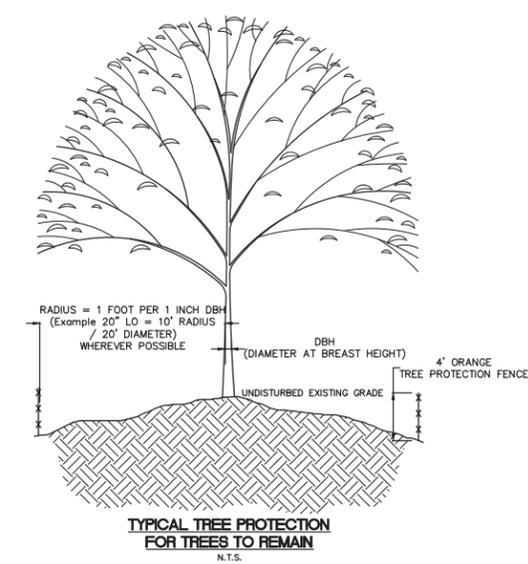
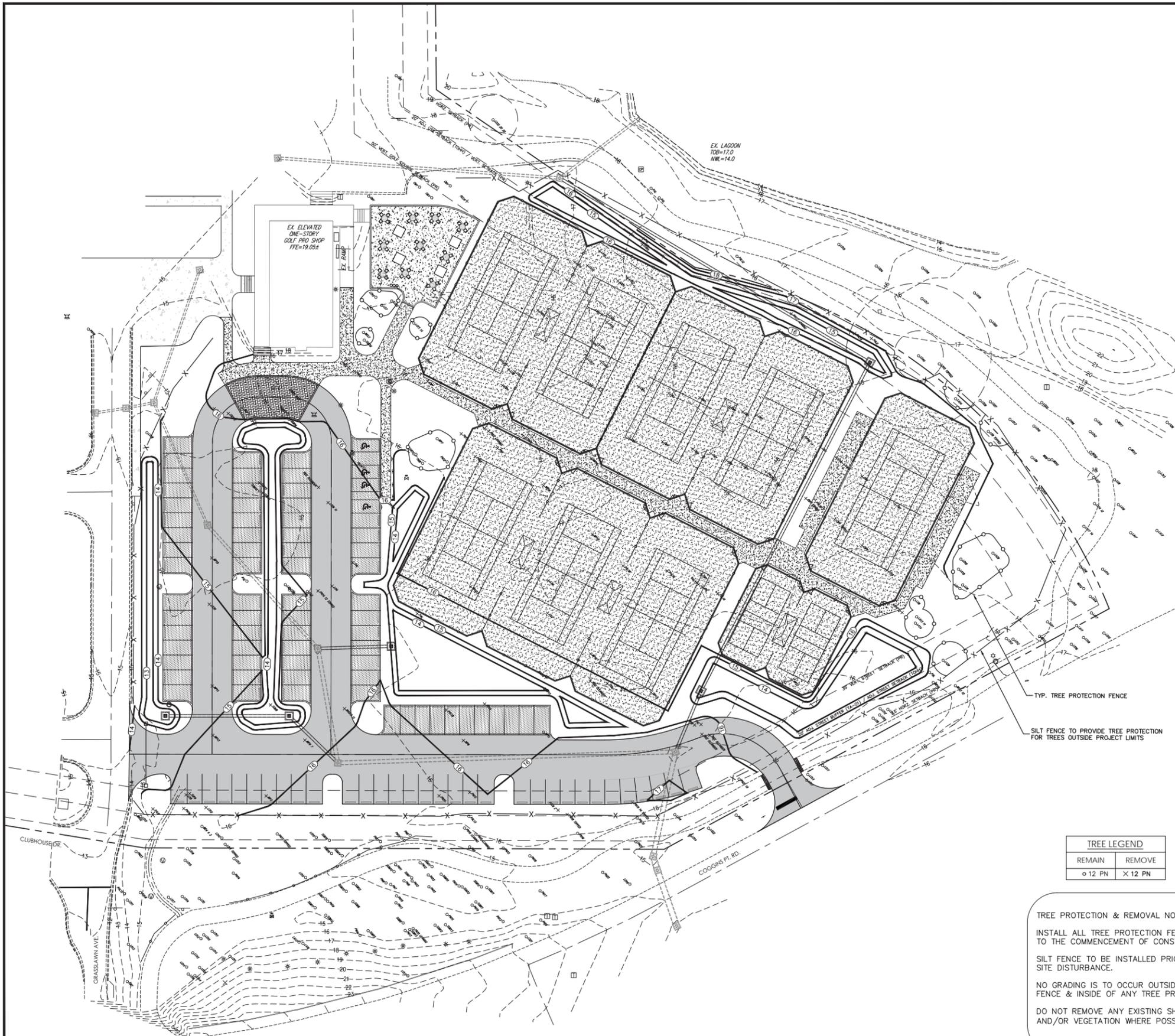
Existing Site Survey
 & Demolition Plan

Date Drawn: 10/21/16
 Last Revised: 01/10/17
 Drawn By: ck
 Engineer: ck

SHEET #:
1

JOB: 160028





TREE LEGEND	
○ 12 PN	× 12 PN

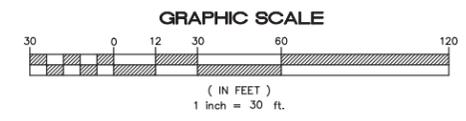
TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SILT FENCE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.

NO GRADING IS TO OCCUR OUTSIDE OF SILT FENCE & INSIDE OF ANY TREE PROTECTION.

DO NOT REMOVE ANY EXISTING SHRUBBERY AND/OR VEGETATION WHERE POSSIBLE.



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PLAN REVISIONS	
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Andrews Engineering & Surveying

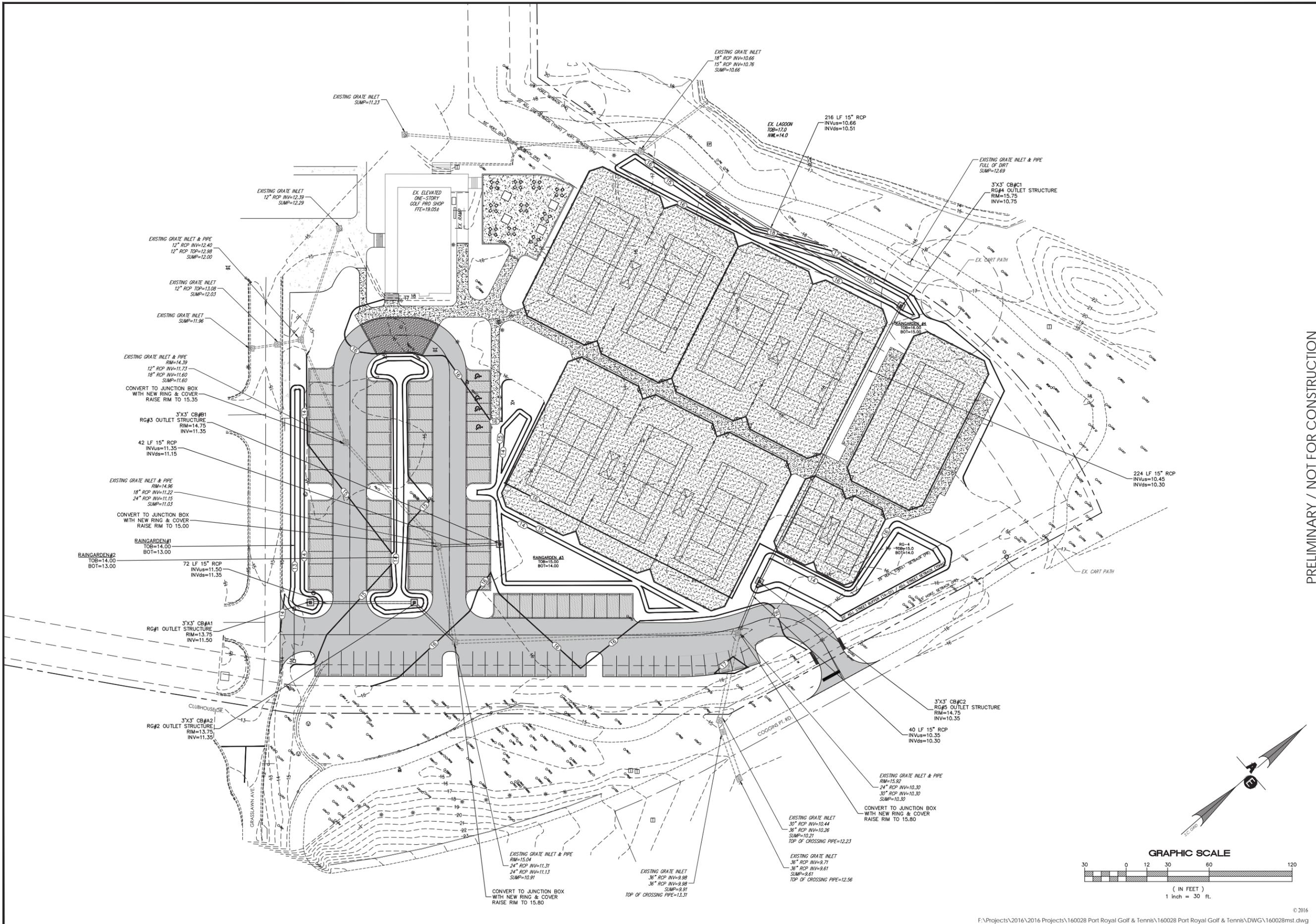
Preliminary Site Plan
For
Port Royal
Golf & Tennis Center
Hilton Head Is.
Beaufort County, SC

Tree Protection
& Removal Plan

Date Drawn: 10/21/16
Last Revised: 01/10/17
Drawn By: ck
Engineer: ck

SHEET #:
4

JOB: 160028



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PLAN REVISIONS	
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No. 28230

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Beaufort, SC 29902
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Fax 843.379.2223

Andrews Engineering & Surveying

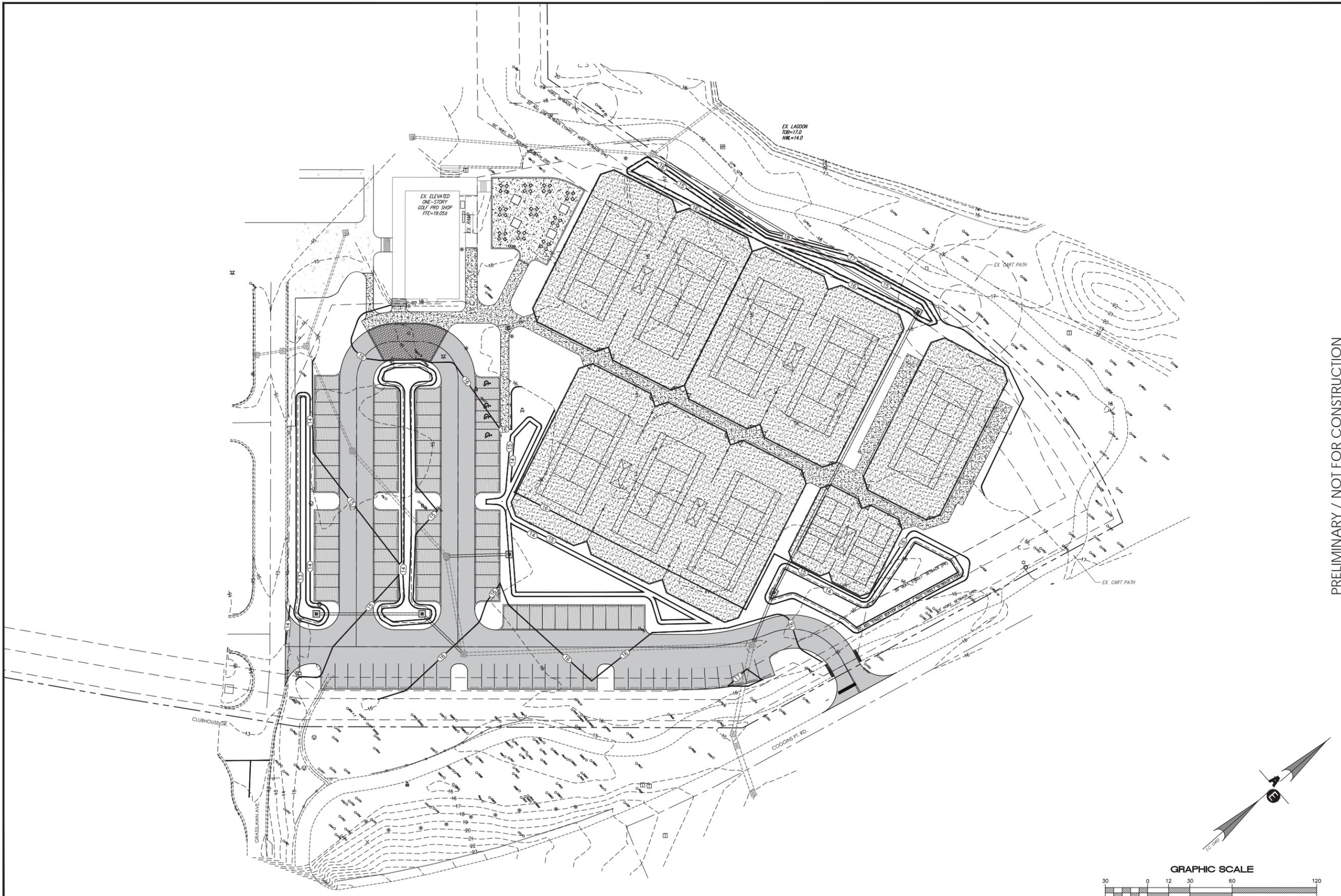
Preliminary Site Plan
For
Port Royal
Golf & Tennis Center
Hilton Head Is.
Beaufort County, SC

Drainage
Plan

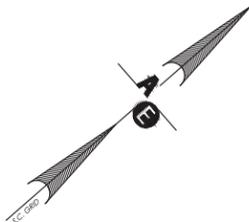
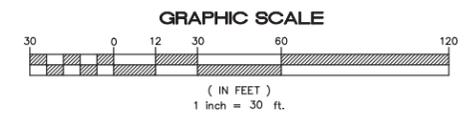
Date Drawn: 10/21/16
Last Revised: 01/10/17
Drawn By: ok
Engineer: ok

SHEET #:
6

JOB: 160028



PRELIMINARY / NOT FOR CONSTRUCTION



PLAN REVISIONS	
NO.	DESCRIPTION
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3	- - - - -
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No. 000008

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No. 28230

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Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Andrews Engineering & Surveying

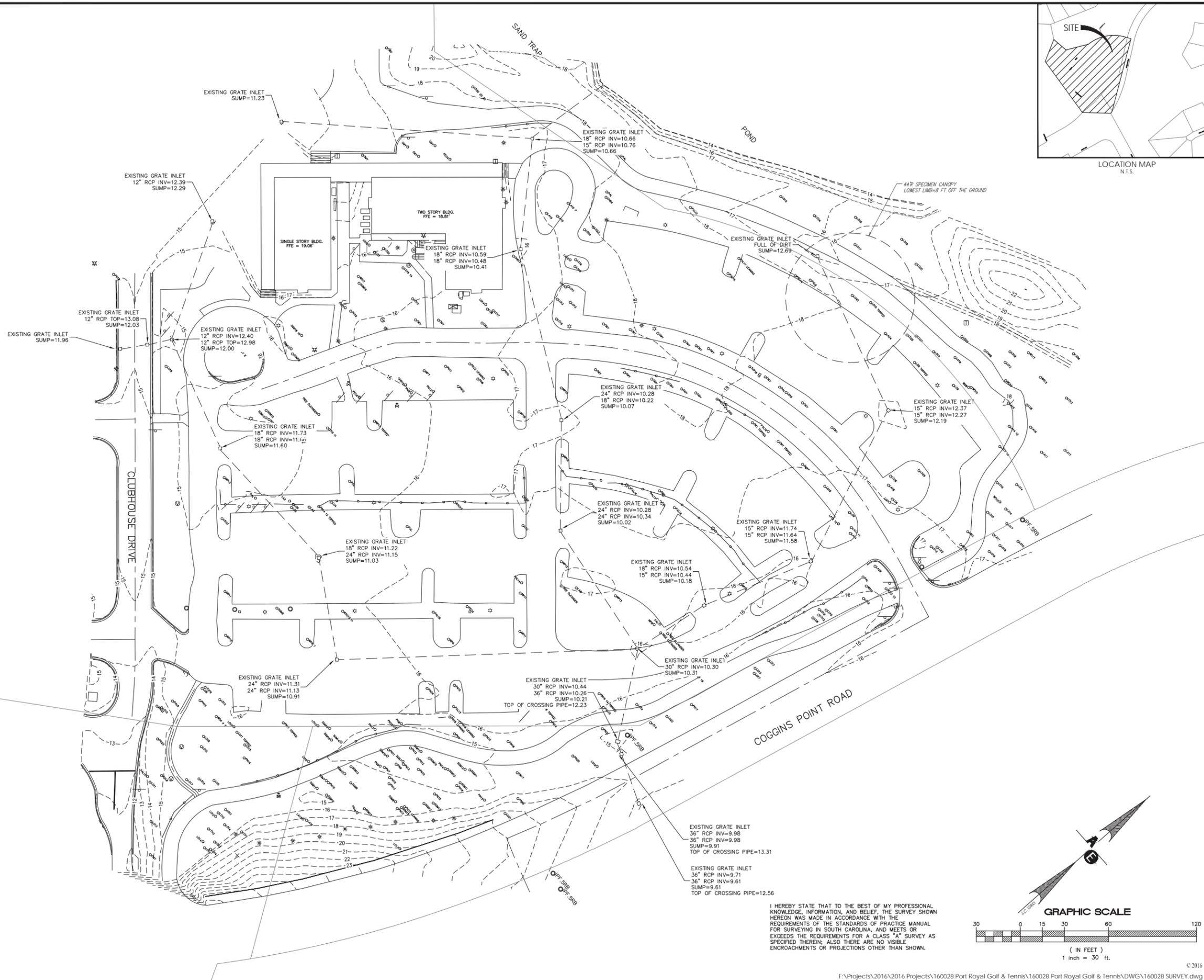
Preliminary Site Plan
For
Port Royal
Golf & Tennis Center
Hilton Head Is.
Beaufort County, SC

Grading
Plan

Date Drawn: 10/21/16
Last Revised: 01/10/17
Drawn By: ak
Engineer: ak

SHEET #:
7

JOB: 160028



PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY
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ANDREWS ENGINEERING CO. No. 13827

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Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Andrews Engineering & Surveying

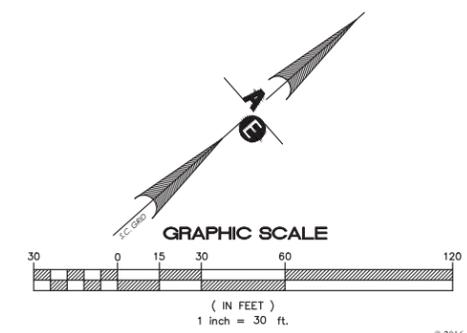
TREE & TOPO SURVEY
Prepared for
Heritage Golf
Port Royal, LLC

PORT ROYAL PLANTATION
GOLF & TENNIS
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn: 08/31/16
Last Revised: 09/14/16
Drawn By: BC
Surveyor: J. Hayes

SHEET #:
1
JOB: 160028

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



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: Port Royal Tennis Facility

DRB#: DRB-000066-2017

DATE: Jan. 13, 2017

RECOMMENDATION: Approval Approval with Conditions Denial

MISC COMMENTS/QUESTIONS

1. The tennis court orientation is 22 degrees west of north per the International Tennis Federation Guidelines.
2. The proposed maintenance building has been deleted from the plans to allow more buffer between the road and the tennis courts.



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: Forrest Etter Company: Lidl US Operations, LLC
 Mailing Address: 1500 Sunday Drive, Suite 101 City: Raleigh State: NC Zip: 27607
 Telephone: 571-447-8533 Fax: _____ E-mail: forrest.etter@lidl.us
 Project Name: Sea Turtle Market Place - Lidl Project Address: 430 William Hilton Pkwy
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 1 5 6 0 0 0 0
 Zoning District: Community Commercial - CC Overlay District(s): Airport Overlay (A-O)
Corridor Overlay (COR)

**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

1-9-2017

DATE



Project Narrative

Proposed Lidl Grocery Store #1130 is located at the southwest corner of the intersection of Matthews Drive & William Hilton Parkway on Hilton Head Island, SC. This site is part of an overall retail development of the existing Pineland Mall Shopping Center. The proposed grocery store will be integrated into the proposed "Sea Turtle Market Place" development. Lidl will be responsible for all site improvements, grading, utilities, building construction within their parcel. All building construction must comply with the architectural theme as provided by the Developer. Lidl will utilize access driveway locations as provided by the overall development. The proposed site plan complies with the items noted in the Site Analysis Study through various landscaping and locations of proposed parking & other improvements. Tree preservation will be addressed through the replanting of various trees throughout the Sea Turtle Marketplace development and the proposed grocery store lot.



Site Analysis Study

Parcel Identification Numbers:	R511 008 000 0156 000; R511 008 000 098E (Alternate: 00358614); R511 008 000 0248 0000
Parcel Size:	2.81 acres
Property Owner:	Pineland Associates II, LLC
Deed Book/Page:	DB 1941 and PG 2402
Existing Conditions of Property:	At this time, the site is a functioning shopping center. The majority of the property consists of pavement or concrete, but the southern half of the property is heavily wooded. There is an existing parking lot located on the proposed site.
Area Description Including Adjacent Properties:	The subject property is located along William Hilton Parkway. To the east, there is an existing Wells Fargo Bank & CVS Pharmacy; to the west there is an existing Starbucks and residential housing. To the north of the site, there is an existing shopping center which contains a movie theater, Sunoco gas station, Dollar General and restaurant. To the northeast of the property, there is an existing Kangaroo gas station and self-storage building. To the south of the site there is an existing restaurant and additional residential housing.
Zoning District Description	This site is zoned CC (Community Commercial) and the proposed grocery store qualifies as a by-right use.
Access	The proposed grocery store has access to William Hilton Pkwy through the adjacent Sea Turtle Marketplace development. There is additional proposed access on to Matthews Drive through a proposed full-movement driveway away to the east of the store.
Existing Vegetation	There are many existing trees located on this property. More information can be seen on the document labeled "Sea Turtle Marketplace – Lidl – Existing Conditions" for proposed tree removal
Significant Topography	N/A
Wetlands	N/A
Buffers	A Type B buffer is required along Matthews Drive. All loading areas must be screened with a Type D buffer.
Setbacks	Front: 50' Side: 20' Rear: 20'
Maximum Building Height	45'
Orientation	The front doors of the proposed grocery store face northeast towards the intersection of William Hilton Pkwy & Matthews Drive.
Factors That Influence Site Design	The proposed grocery store is part of a larger redevelopment of the existing Pineland Mall Shopping Center. FFE has been determined by the adjacent buildings proposed on this property.

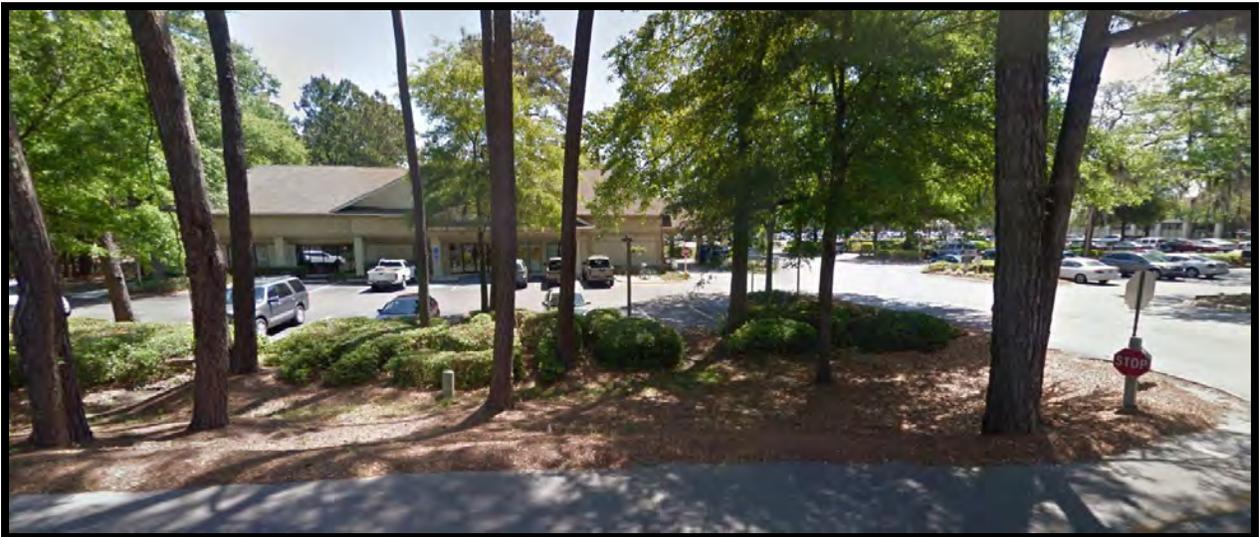


Buildings located to the south of the proposed grocery store (Matthews Drive)



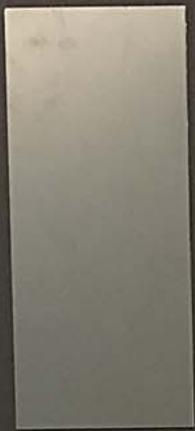


Buildings located to the east of the proposed grocery store (Matthews Drive)





ROOF
CARLISLE
SURE-WELD TPO
CONTOUR RIB - GRAY



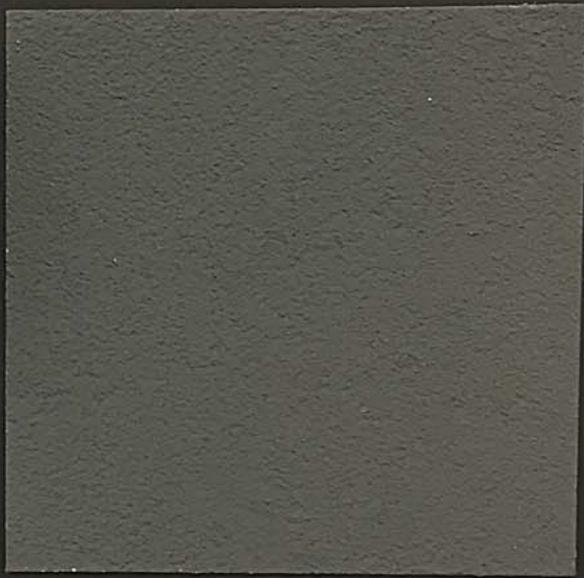
STOREFRONT
ATAS INTERNATIONAL
ROYCROFT PEWTER



TABBY STUCCO
TO MATCH SEA TURTLE MARKETPLACE
SW7004 SNOWBOUND



SOFFIT



ACCENT STUCCO
SW2848 ROYCROFT PEWTER



CHEROKEE BRICK
MOSSTOWN
QUEEN SIZE



MORTAR
COOSA
IVORY BUFF



CHEROKEE BRICK
SANDHILL
QUEEN SIZE (MODULAR SHOWN)



430 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

 **mcmillan | pazdan | smith**
ARCHITECTURE

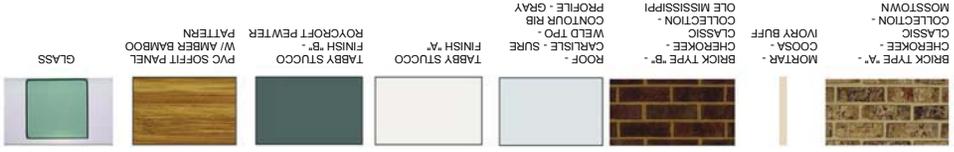
charlotte | clemson | cherokee | charlotte | greenville | spartanburg
at 800 8722 | greenville | sc 27606 w. 844 242 2025 f. 864 642 2024
www.lidlproject.com



LIDL Store #1130
 430 William Hilton Parkway
 Hilton Head Island, SC
 01/04/17



FRONT ENTRY



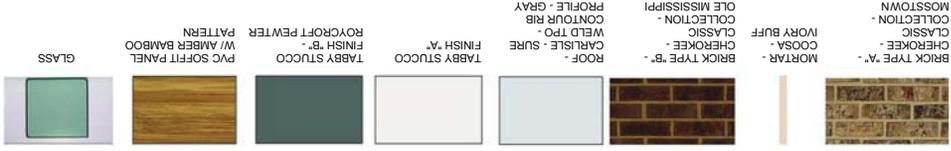
MATERIAL PALETTE



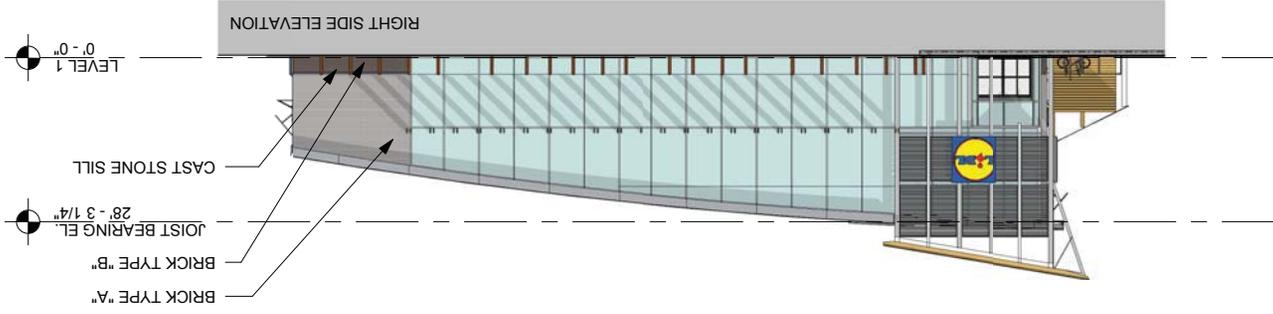
RIGHT SIDE



LIDL Store #1130
430 William Hilton Parkway
Hilton Head Island, SC
01/04/17



MATERIAL PALETTE



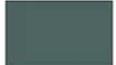
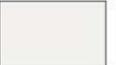
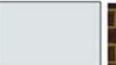


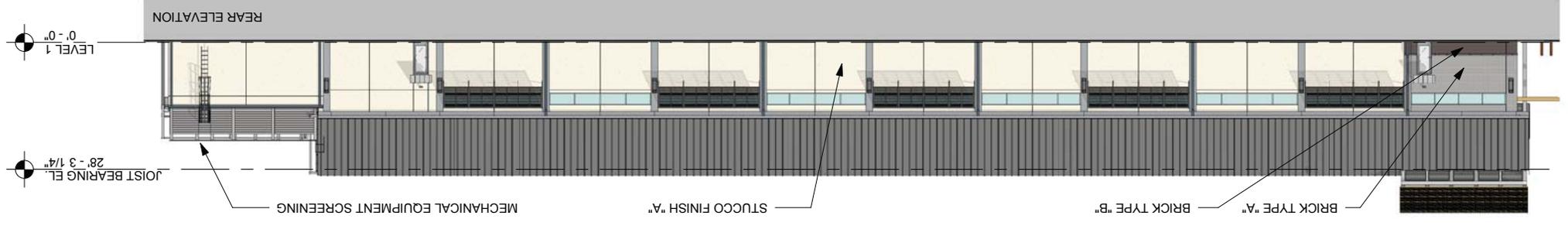
LIDL Store #1130
 430 William Hilton Parkway
 Hilton Head Island, SC
 01/04/17



REAR ELEVATION

MATERIAL PALETTE

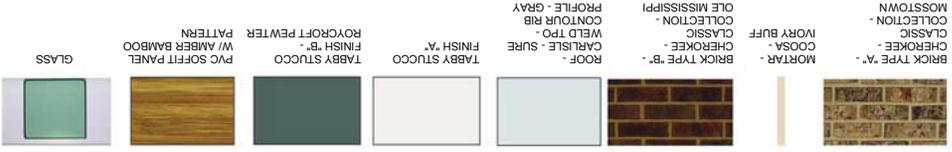
								
GLASS	PVC SOFFIT PANEL W/ AMBER BAMBOO PATTERN	TABBY STUCCO	FINISH "B" TABBY STUCCO	FINISH "A" TABBY STUCCO	ROOF - CARLISTE - SURE PROFILE - GRAY	BRICK TYPE "B" CHEROKEE WELD TPO COLLECTION - OLE MISSISSIPPI	MORTAR - COASA - IVORY BUFF	BRICK TYPE "A" CHEROKEE CLASSIC COLLECTION - MOSS TOWN



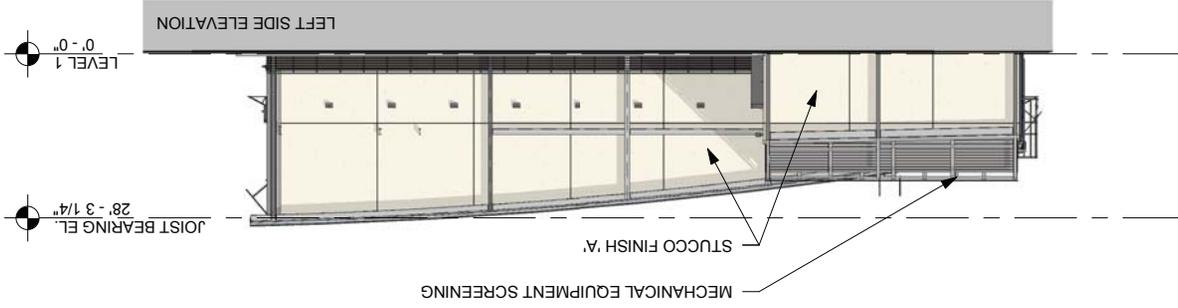
LEFT SIDE



LIDL Store #1130
430 William Hilton Parkway
Hilton Head Island, SC
01/04/17



MATERIAL PALETTE

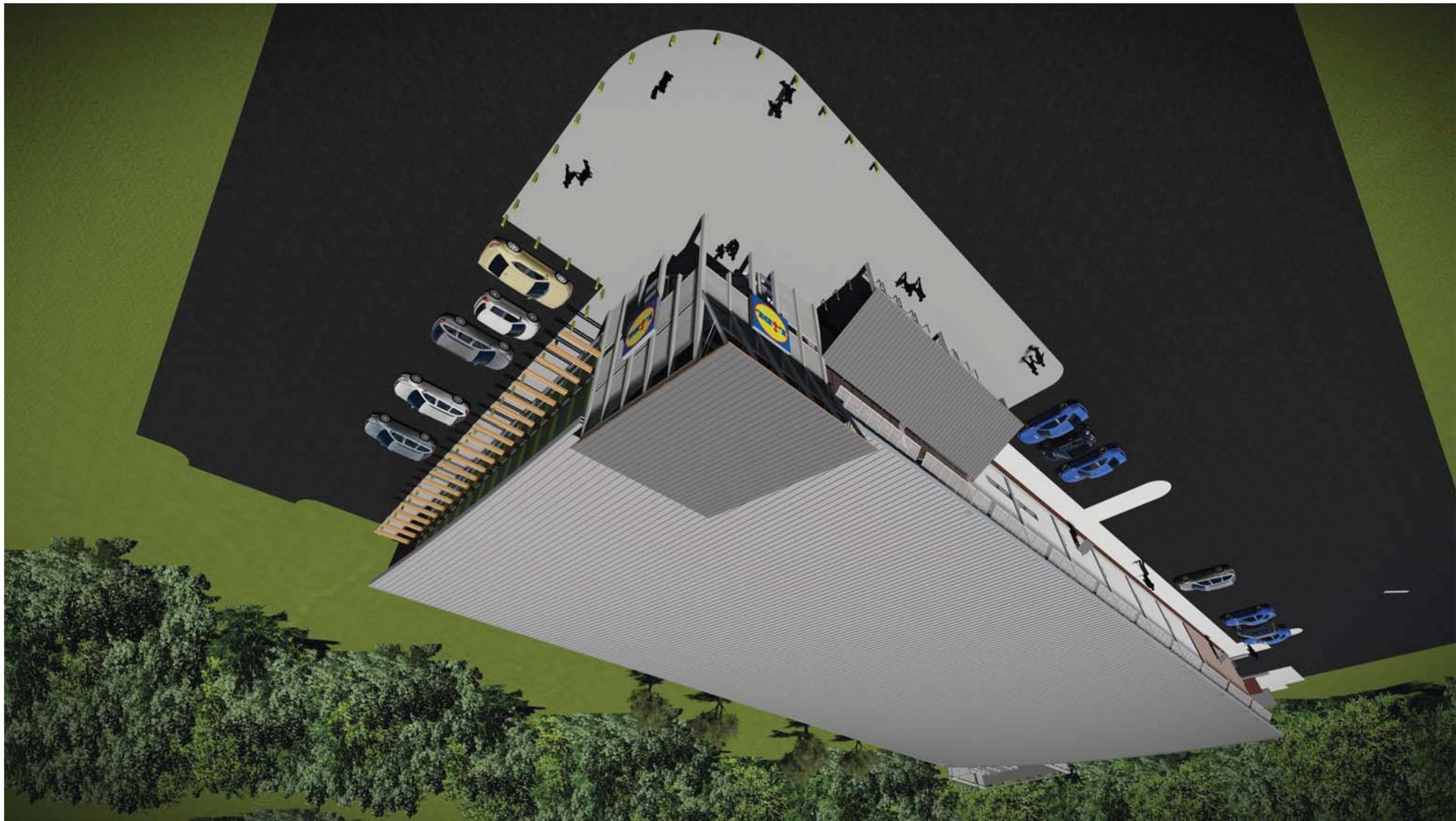




LIDL Store #1130
430 William Hilton Parkway
Hilton Head Island, SC
01/04/17



OVERALL FRONT





LIDL Store #1130
430 William Hilton Parkway
Hilton Head Island, SC
01/04/17



OVERALL REAR





SAMPLE INSTALLATION (PHOTOS PROVIDED BY
CARLISLE MANUFACTURING)



LIDL Store #1130
430 William Hilton Parkway
Hilton Head Island, SC
01/06/17



C-3.0

SHEET NUMBER

GRAVING & DRAINAGE PLAN

SHEET TITLE

BOHLER

ENGINEERING INC., LLC

4011 WESTCHASE BLVD., SUITE 290
FALCON, NC 27008
Phone: (919) 576-0000
Fax: (919) 576-0800
www.boehlereng.com

SEA TURTLE MARKETPLACE OPERATIONS, LLC

LOCATION OF SITE
SEA TURTLE MARKETPLACE
430 WILLIAM HILTON PKWY
MILTON HEAD ISLAND, SC 29528

LIDL US LIDL SEA TURTLE MARKETPLACE LIDL

PROJECT
NO. 1901000000
DATE: 12/22/23
CHECKED BY: MJB
SCALE: 1" = 30'
DATE: 12/22/23

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1901000000
DATE: 12/22/23
CHECKED BY: MJB
SCALE: 1" = 30'
DATE: 12/22/23

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

811

REV	DATE	COMMENT

BOHLER

ENGINEERING INC., LLC

SHEET TITLE: GRAVING AND DRAINAGE PLAN
PROJECT NO.: 1901000000
DATE: 12/22/23
CHECKED BY: MJB
SCALE: 1" = 30'
DATE: 12/22/23

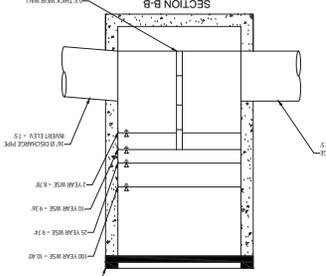
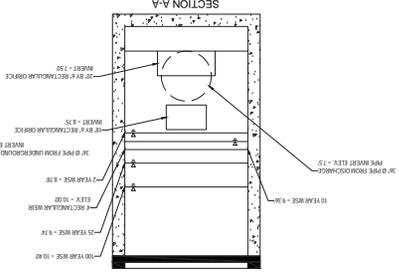
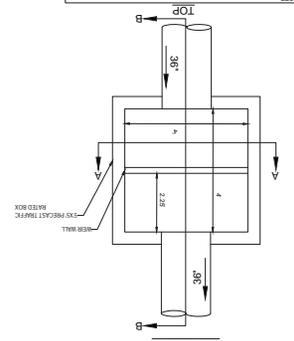
PROPOSED NOTE	EXISTING NOTE	SYMBOL
PROPERTY LINE	PROPERTY LINE	---
CONTOUR & ELEVATION	CONTOUR & ELEVATION	--- (with elevation)
WATER MAIN	WATER MAIN	--- (with 'W')
Gas LINE	Gas LINE	--- (with 'G')
ELECTRIC LINE	ELECTRIC LINE	--- (with 'E')
TELEPHONE LINE	TELEPHONE LINE	--- (with 'T')
OVERHEAD WIRES	OVERHEAD WIRES	--- (with 'O')
REAR OPTIC LINE	REAR OPTIC LINE	--- (with 'R')
STORM PIPE	STORM PIPE	--- (with 'S')
SEWER PIPE	SEWER PIPE	--- (with 'SE')
LANDS OF DISTURBANCE	LANDS OF DISTURBANCE	--- (with 'LD')
AREYARD LIGHT	AREYARD LIGHT	--- (with 'AL')
SAINTARY CLEAN OUT	SAINTARY CLEAN OUT	--- (with 'SCO')
SAINTARY MANHOLE	SAINTARY MANHOLE	--- (with 'SM')
STORM MANHOLE	STORM MANHOLE	--- (with 'SMH')
STORM LABEL	STORM LABEL	--- (with 'S')
PIPE HUBBART	PIPE HUBBART	--- (with 'PH')
UTILITY VALVE	UTILITY VALVE	--- (with 'UV')
UTILITY POLE	UTILITY POLE	--- (with 'UP')

NO.	TYPE	DIAMETER	LENGTH	MANHOLE
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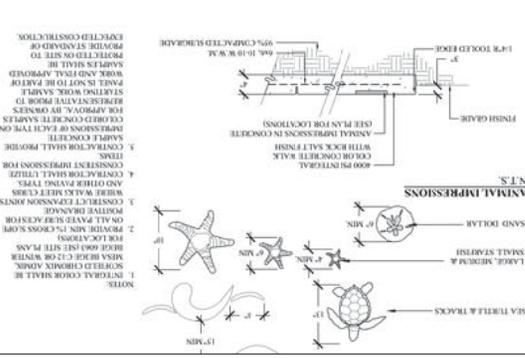
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69	STORM DRAIN	18"	10.00'	10.00'
70	STORM DRAIN	18"	10.00'	10.00'
71	STORM DRAIN	18"	10.00'	10.00'
72	STORM DRAIN	18"	10.00'	10.00'
73	STORM DRAIN	18"	10.00'	10.00'
74	STORM DRAIN	18"	10.00'	10.00'
75	STORM DRAIN	18"	10.00'	10.00'
76	STORM DRAIN	18"	10.00'	10.00'
77	STORM DRAIN	18"	10.00'	10.00'
78	STORM DRAIN	18"	10.00'	10.00'
79	STORM DRAIN	18"	10.00'	10.00'
80	STORM DRAIN	18"	10.00'	10.00'
81	STORM DRAIN	18"	10.00'	10.00'
82	STORM DRAIN	18"	10.00'	10.00'
83	STORM DRAIN	18"	10.00'	10.00'
84	STORM DRAIN	18"	10.00'	10.00'
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86	STORM DRAIN	18"	10.00'	10.00'
87	STORM DRAIN	18"	10.00'	10.00'
88	STORM DRAIN	18"	10.00'	10.00'
89	STORM DRAIN	18"	10.00'	10.00'
90	STORM DRAIN	18"	10.00'	10.00'
91	STORM DRAIN	18"	10.00'	10.00'
92	STORM DRAIN	18"	10.00'	10.00'
93	STORM DRAIN	18"	10.00'	10.00'
94	STORM DRAIN	18"	10.00'	10.00'
95	STORM DRAIN	18"	10.00'	10.00'
96	STORM DRAIN	18"	10.00'	10.00'
97	STORM DRAIN	18"	10.00'	10.00'
98	STORM DRAIN	18"	10.00'	10.00'
99	STORM DRAIN	18"	10.00'	10.00'
100	STORM DRAIN	18"	10.00'	10.00'

NO.	TYPE	DIAMETER	LENGTH	MANHOLE
1	STORM DRAIN	18"	10.00'	10.00'
2	STORM DRAIN	18"	10.00'	10.00'
3	STORM DRAIN	18"	10.00'	10.00'

2 SIMI OULET STRUCTURE
 NOT TO SCALE
 CONSTRUCTION SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.



2 INTEGRAL COLOR CONCRETE
 L300 SCALE: 1" = 1'-00"



- NOTES:**
1. INTEGRAL COLOR SHALL BE SEA TURTLE & TRACKS.
 2. PROVIDE MARK IN CROSS SECTION FOR LOCATIONS.
 3. LABEL, NUMBER & SMALL SYMBOLS.
 4. SAND DOLLAR.
 5. ANIMAL IMPRESSIONS.
- N.T.S.**
1. 4000 PSI INTEGRAL COLOR CONCRETE SHALL PROTECT IMPRESSIONS FOR 28 DAYS.
 2. CONSTRUCTION SHALL PROTECT IMPRESSIONS FOR 28 DAYS.
 3. CONSTRUCTION SHALL PROTECT IMPRESSIONS FOR 28 DAYS.
 4. CONSTRUCTION SHALL PROTECT IMPRESSIONS FOR 28 DAYS.
 5. CONSTRUCTION SHALL PROTECT IMPRESSIONS FOR 28 DAYS.

D-1.1

SHEET NUMBER

SITE DETAILS 2

SHEET TITLE

BOHLER ENGINEERING INC. P.L.L.C.

4011 WESTCHASE BLVD., SUITE 200
 FARMINGTON, NC 27834
 Phone: (919) 526-2000
 Fax: (919) 526-2005
 Email: nc@boehlereng.com

SEA TURTLE MARKETPLACE OPERATIONS, LLC

430 WILLIAM HILTON PKWY
 HILTON HEAD ISLAND, SC 29928

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. NC15103
 DATE: 07/28/14
 CHECKED BY: VAB
 SCALE: AS NOTED
 DATE: 08/14/14

SEA TURTLE MARKETPLACE, LLC

LIDL US OPERATIONS, LLC

FOR
 LIDL US SEA TURTLE MARKETPLACE, LLC

811

KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG

REV	DATE	COMMENT

BOHLER ENGINEERING INC. P.L.L.C.

1000 W. HARRIS STREET, SUITE 100
 FARMINGTON, NC 27834
 Phone: (919) 526-2000
 Fax: (919) 526-2005
 Email: nc@boehlereng.com

CONTRACTOR SHALL CONTACT PROJECT ARCHITECT FOR ANY CHANGES TO THIS PLAN.

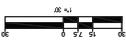
LUMINAIRE SCHEDULE

PROPOSED GROCERY STORE - HILTON HEAD ISLAND, SC

SYMBOL	QTY	LABEL	LF	DESCRIPTION	LF	UNIT	AVG	MIN	MAX	AVG	MIN	MAX
☐	9	C	2,208	PHILIPS GARDCO - 171-3-3524-700-WH-CL-MOUNT HEIGHT 14'	1							
☐	6	B	11,675	PHILIPS GARDCO - 171-3-3524-700-WH-CL-MOUNT HEIGHT 14'	0.85							
☐	12	A	11,000	PHILIPS GARDCO - 171-3-3524-600-WH-ES-POLE HEIGHT 25'	0.85							
☐				LUM. WASTE								

CALCULATION SUMMARY

LABEL	UNIT	AVG	MIN	MAX	AVG	MIN	MAX
LF							



- GENERAL NOTES**
1. THE PLAN IS THE RESULT OF THE DESIGNER'S BEST EFFORTS TO PROVIDE A COMPLETE AND ACCURATE REPRESENTATION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 3. LIGHTING FIXTURES MANUFACTURED BY PHILIPS LIGHTING MODEL RECESSED WITHOUT A PHOTOGRAPHIC SHIELD WILL BE REJECTED.
 4. HORIZONTAL PHOTOGRAPHIC SHIELDING SHALL BE PROVIDED IN ALL AREAS WHERE THE LIGHTING FIXTURES ARE TO BE INSTALLED. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 5. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 6. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 7. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 8. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 9. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 10. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.
 11. THE CONTRACTOR SHALL PROVIDE A SPECIFICATION.

C-6.0
SHEET NUMBER

LIGHTING PLAN



BOHLER ENGINEERING INC., PLLC
4011 WESTCHASE BLVD., SUITE 290
HILTON HEAD, SOUTH CAROLINA 29928
Phone: (843) 579-2000
Fax: (843) 579-2000
Email: info@bohlereng.com

SEA TURTLE MARKETPLACE OPERATIONS, LLC
LOCATION OF SITE
430 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

NOT APPROVED FOR CONSTRUCTION
PROJECT NO. 2023-001
DATE: 08/15/23

811
KNOW WHAT'S BELOW
ALWAYS CALL 811

REV	DATE	COMMENT

BOHLER ENGINEERING INC., PLLC

REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 27807
STATE OF SOUTH CAROLINA

Matthew J. Bohler
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 27807
STATE OF SOUTH CAROLINA

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: Sea Turtle Market Place - Lidl

DRB#: DRB-000088-2017

DATE: Jan. 13, 2017

RECOMMENDATION: Approval Approval with Conditions *The number of comments would constitute a recommendation for "Denial" at Final Submittal

RECOMMENDED CONDITIONS:

1. The PVC soffit panels should be a more weathered color.
2. Specify the color of the mechanical equipment screening at the rear of the building.
3. Clarify where "Tabby Stucco Finish B – Roycroft Pewter" is on the building elevations.
4. The tower roof, Bermuda shutters and shed roofs over doors should match the those elements in Sea Turtle Marketplace (McElroy Metal - Charcoal or Patrician Bronze)
5. Per the Design Guide, "the size of architectural elements should not be overpowering and should relate to pedestrian circulation". Revise the Mathews Drive building elevation to give it a sense of pedestrian scale.
6. Per the Design Guide, "upper areas of taller structures should be designed to minimize their visual appearance". Break up the mass of the roof element with clearstory windows similar to the building depicting the roof example.
7. Per the Design Guide, emphasis is on the location of trees in "the area between parking lots and structures". Trees should be added to the foundation planting areas between the sidewalks and the building. In narrow or tight areas use Sabal Palms.
8. The pedestrian connection to Sea Turtle Marketplace is forced and disconnected. Revise the sidewalk for a seamless connection between the two phases of the development.
9. Add landscape space on the Hwy 278 side between the sidewalk and the building to match Sea Turtle Marketplace.
10. The light fixtures, poles and mounting height must match those proposed for Sea Turtle Marketplace.
11. The Lighting Plan average exceeds the level listed in Table 16-5-108.D in the LMO. Adjust the Lighting Plan to meet this requirement.

12. In general the planting plan does not coordinate with the Sea Turtle Marketplace planting plan. Review the Sea Turtle Marketplace planting to make revisions to this planting plan for a more coordinated appearance throughout the development.
13. The parking lot landscape areas must include more shade trees. Dogwood and crepe myrtle do not provide shade. The growing conditions of a parking lot island are not appropriate for some species like dogwood.
14. Per the Design Guide, “Grass is appropriate as borders or around entrances and other focal points”. Drastically reduce or eliminate the open lawn areas, especially in the BMP areas, in-favor of sweeps or massing of native grasses and shrubs. Also reference the Sea Turtle Marketplace planting plan for the appearance of a seamless development.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Mathews Drive elevation needs more detail and human scale elements.
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The pedestrian connection to Sea Turtle Market Place is disjointed and forced.
All facades are have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Mathews Drive and Sea Turtle Market Place elevations lack architectural detail.
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comment above
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On the Hwy 278 elevation there should be a 10’ foundation planting area between the sidewalk and the building in keeping with the rest of Sea Turtle Marketplace.
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"/>	Additional canopy trees should be added to the parking lot.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no preserved areas
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduce the amount of lawn area

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 checked="" type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS

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