

ORANGE CAPITAL ADVISORS - BROAD CREEK APT
HILTON HEAD, SC
DESIGN DEVELOPMENT SET
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS



DEVELOPMENT TEAM

DEVELOPER/OWNER ORANGE CAPITAL ADVISORS, LLC
125 REGIONAL PKWY, SUITE 200
ORANGEBURG, SC 29118
803.536.6443
CONTACT: ALEC GREGG
AGREGG@ORANGECAPITAL.NET

DESIGN TEAM

ARCHITECT HOUSING STUDIO
333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
704.348.8957
CONTACT: DYLAN HARVEY
DHARVEY@HOUSINGSTUDIO.COM

CIVIL ENGINEER WARD EDWARDS ENGINEERING
119C PALMETTO WAY
P.O. BOX 381, BLUFFTON, SC 29910
334.612.1671
CONTACT: ANDREW CALTON
ACALTON@WARDWARDS.COM

LANDSCAPE ARCHITECT WOOD+PARTNERS
7 LAFAYETTE PLACE
HILTON HEAD ISLAND, SC 29926
843.681.6618
CONTACT: TREY GRIFFIN
TGRIFFIN@WOODANDPARTNERS.COM

STRUCTURAL ENGINEER STRUCTURAL CONSULTING GROUP
6250 SHILOH RD, SUITE
ALPHARETTA, GA 30005
678.513.4242
CONTACT: JOHN FLANNIGAN
JFLANNIGAN@SCG-ALT.COM

MEP ENGINEER ENGR3
100 NORTH POINT CENTER EAST, SUITE 200
ALPHARETTA, GA 30022
706.372.5891
CONTACT: TREY LONG
RLONG@LABELLAPC.COM

INTERIOR DESIGNER SHAH ARCHITECTURE
2217 BULL STREET
SAVANNAH, GA 31401
770.313.3286
CONTACT: MICHAEL JOHNSON
MICHAEL@SHAHARCHITECTURE.COM

ISSUE DATES

DESIGN DEVELOPMENT SUBMITAL 04/03/26
SCHEMATIC DESIGN 02/13/26

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2509

VOL.1 - COVER SHEET

A0.00



HOUSING
STUDIO
333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7862 F: 980.237.3862



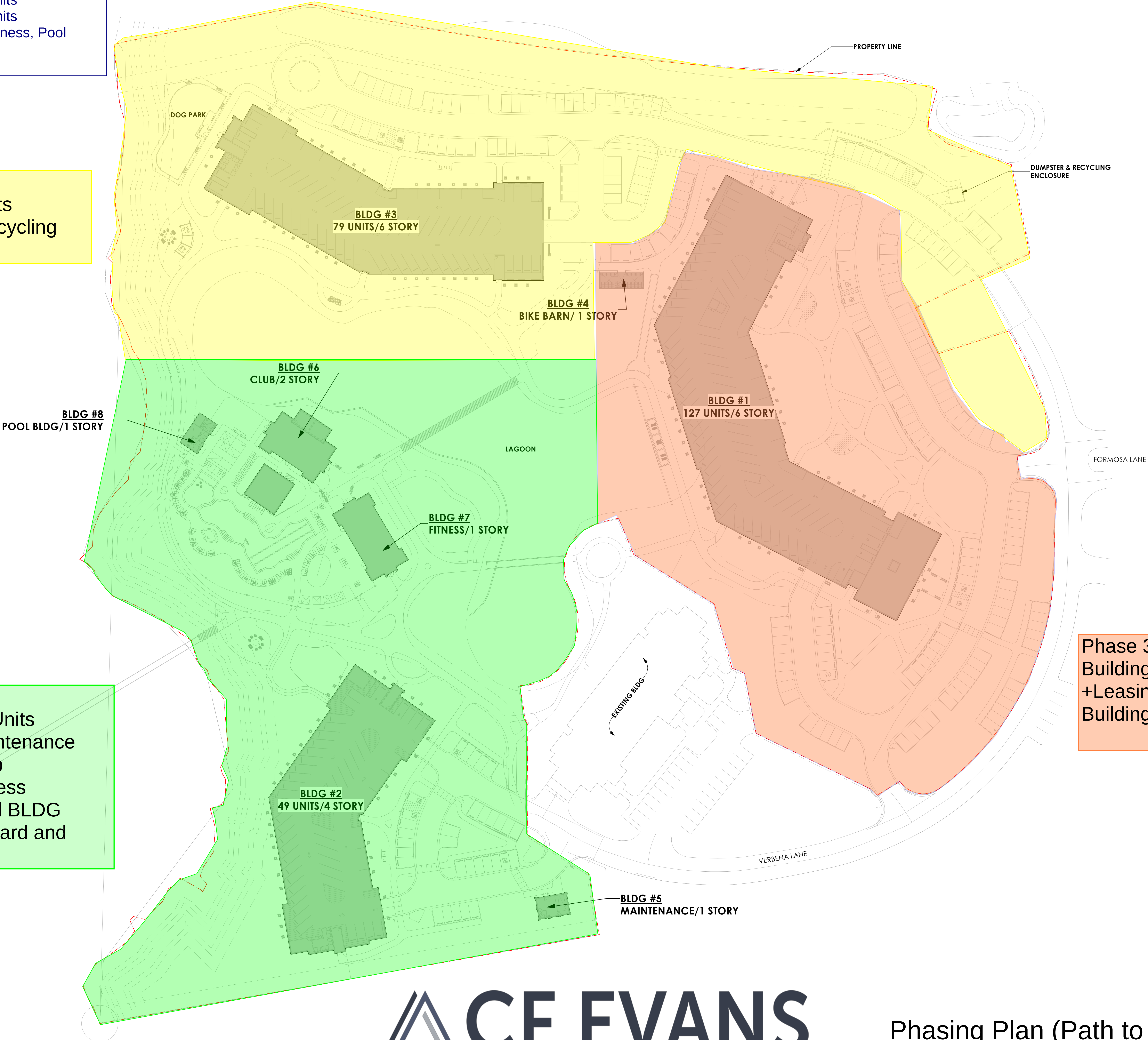
Logistics Plan 4/27/26

Building 1: Podium, 6-Stories, 127 units & Leasing
Building 2: Podium, 4-Stories, 49 units
Building 3: Podium, 6-Stories, 79 units
Amenities: SOG, Club 2-Stories, Fitness, Pool
BLDG, Maintenance, Bike Barn

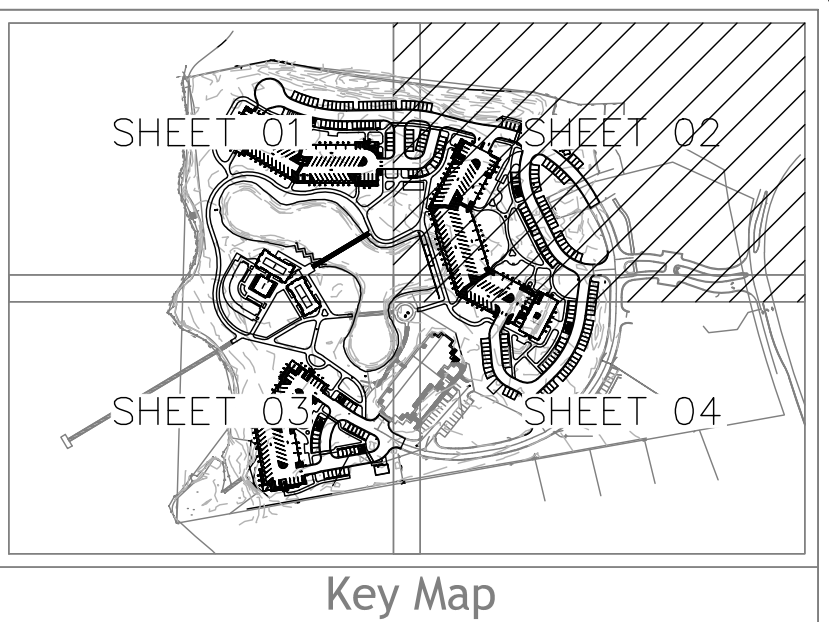
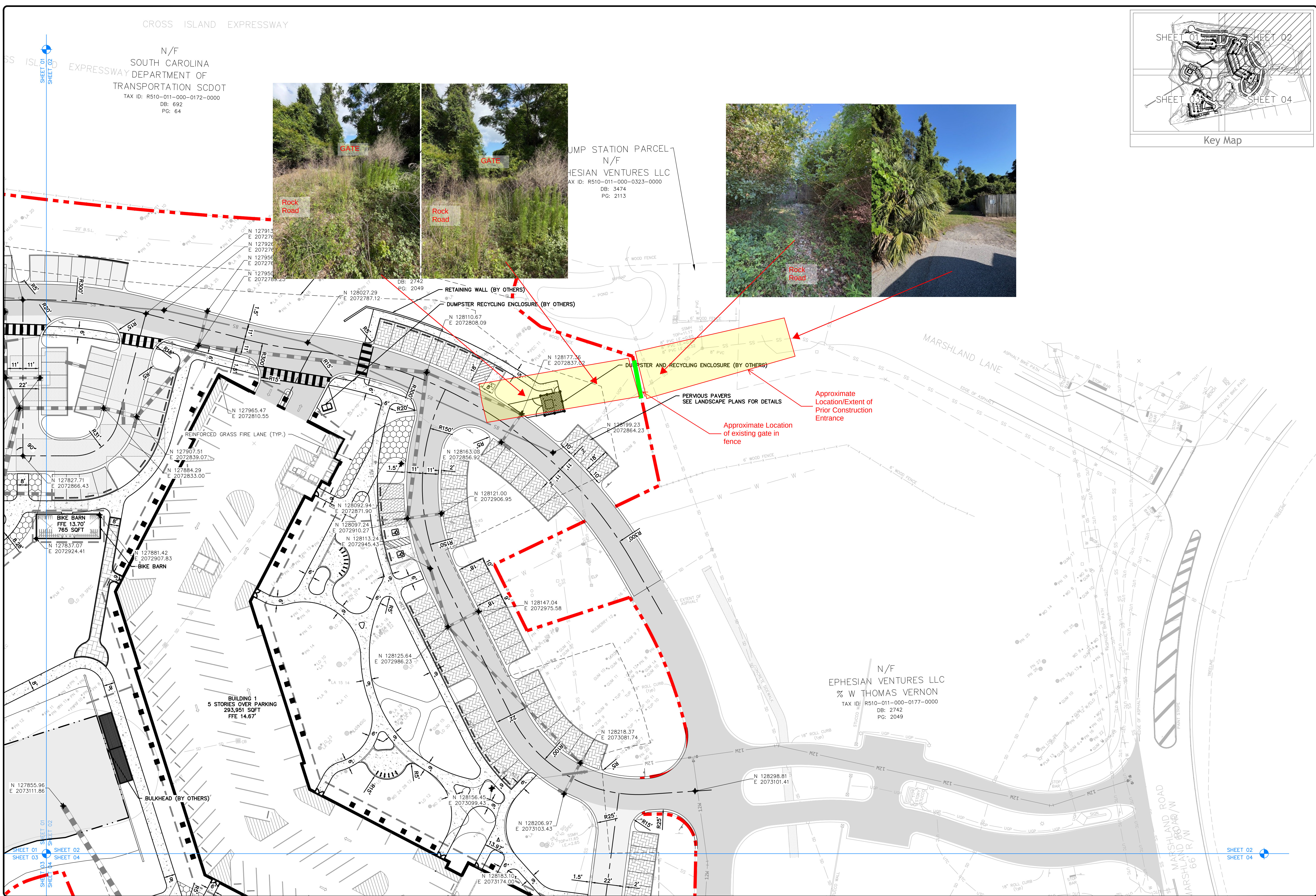
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Phase 2:
Building 3, 79 Units
Dumpster and Recycling

Phase 1:
Building 2, 49 Units
Building 5, Maintenance
Building 6, Club
Building 7, Fitness
Building 8, Pool BLDG
Amenity Courtyard and Pool



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WARD EDWARDS, INC.
Professional Engineer
No. 44479
03/13/26
ANDREW W. EDWARDS
CERTIFICATE OF AUTHORIZATION

WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Broad Creek Apartments
Town of Hilton Head Island, South Carolina

Prepared for
Orange Capital Advisors LLC

Site Layout Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250420
Date:	03/13/26
Designed by:	EBU
Checked by:	ASC

C402

Scale: 1" = 30' Feet

Permit Set - NOT FOR CONSTRUCTION

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10' x 6' Temp Construction Fencing
Post Driven Around Site Property
Line. Fencing to Be Removed By
Phase

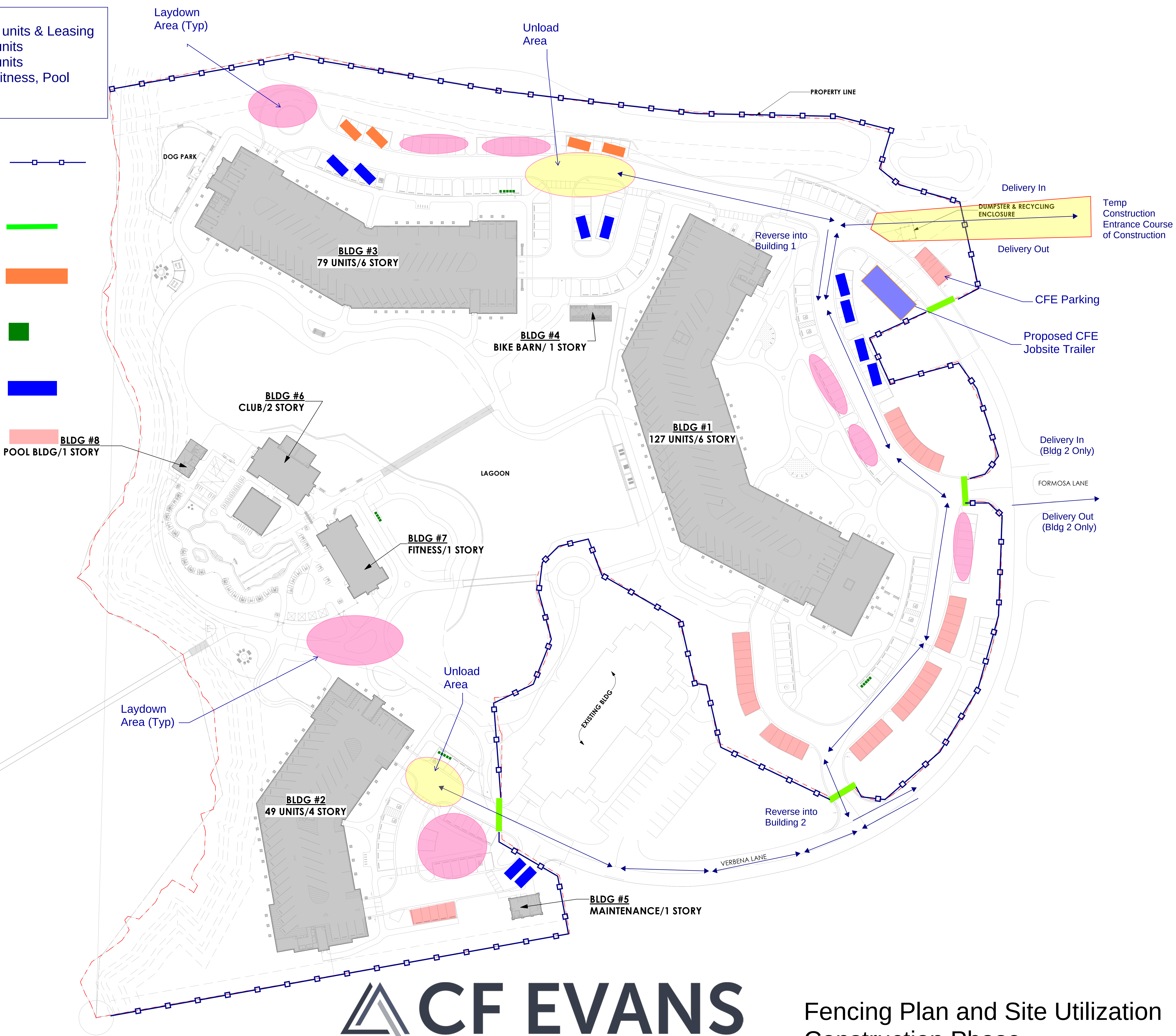
Construction/First Responder
gates, moving along with turnover.

Proposed Trade Conex/Material
Stroage

Proposed Porta Toilet Locations

Proposed Construction Dumpsters

Proposed Contractor Parking

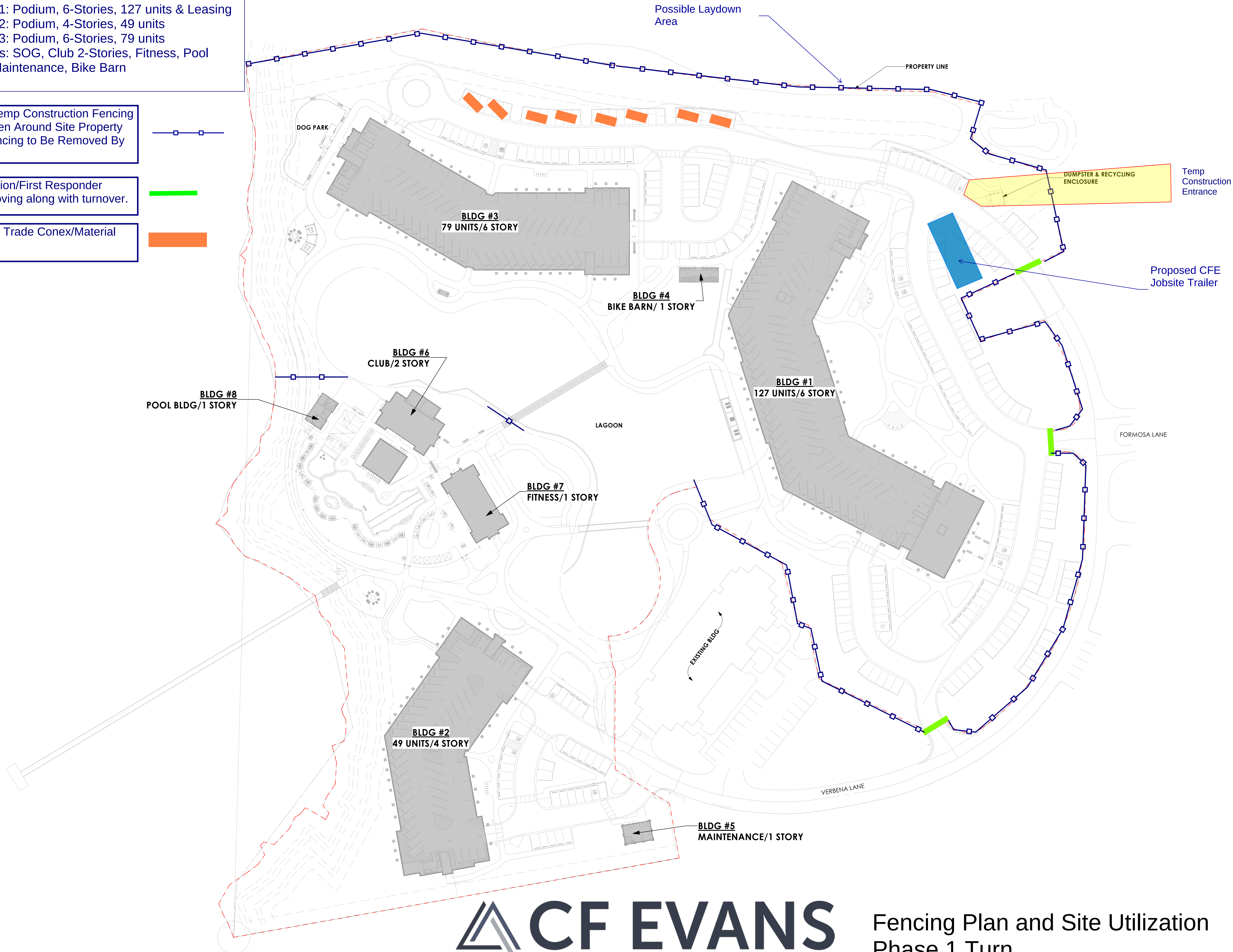


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Stroage

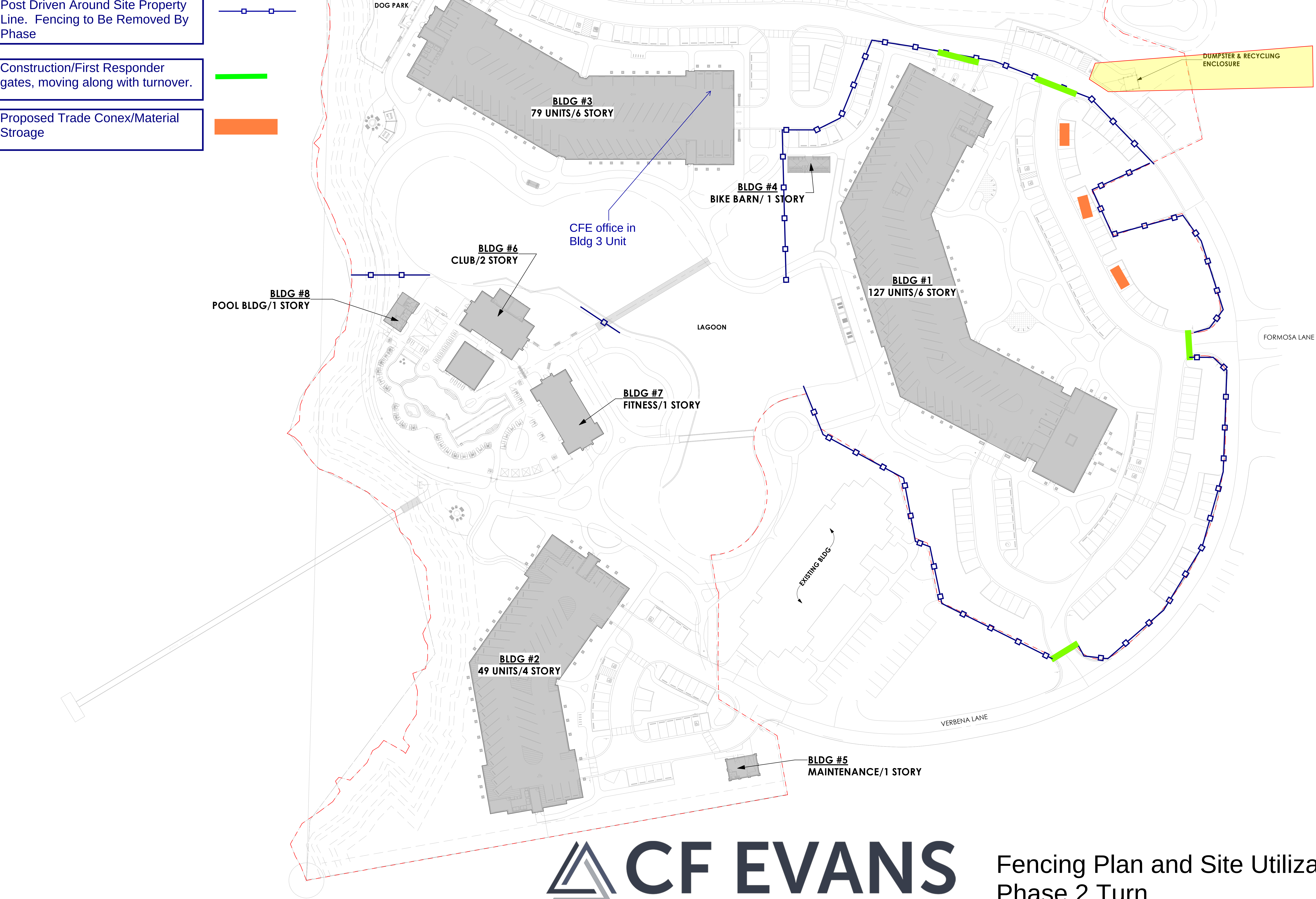


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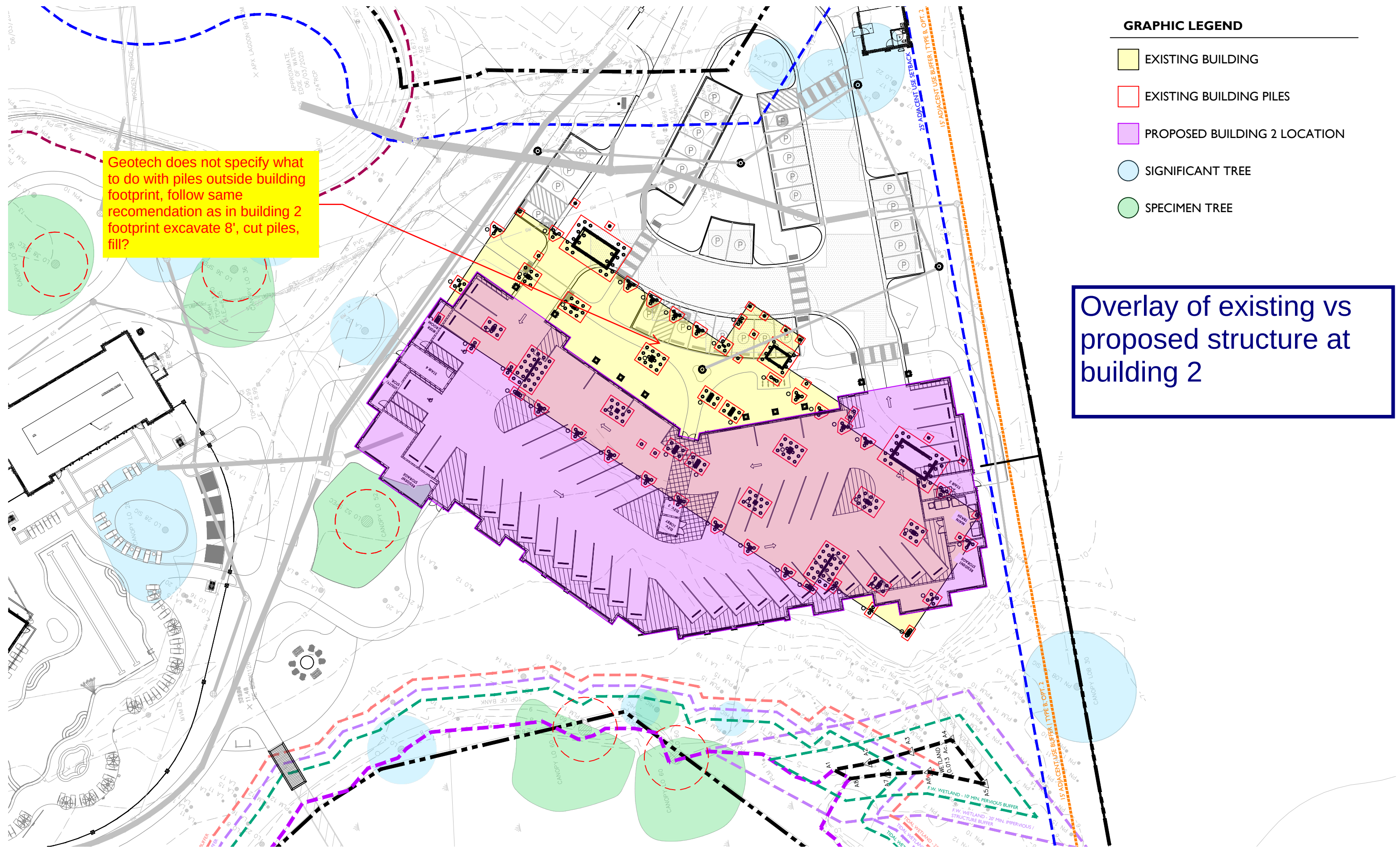
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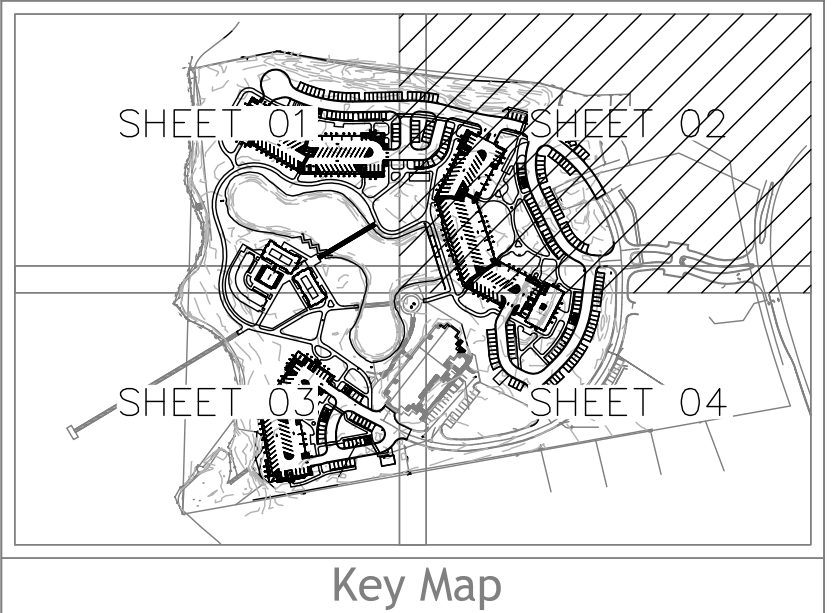
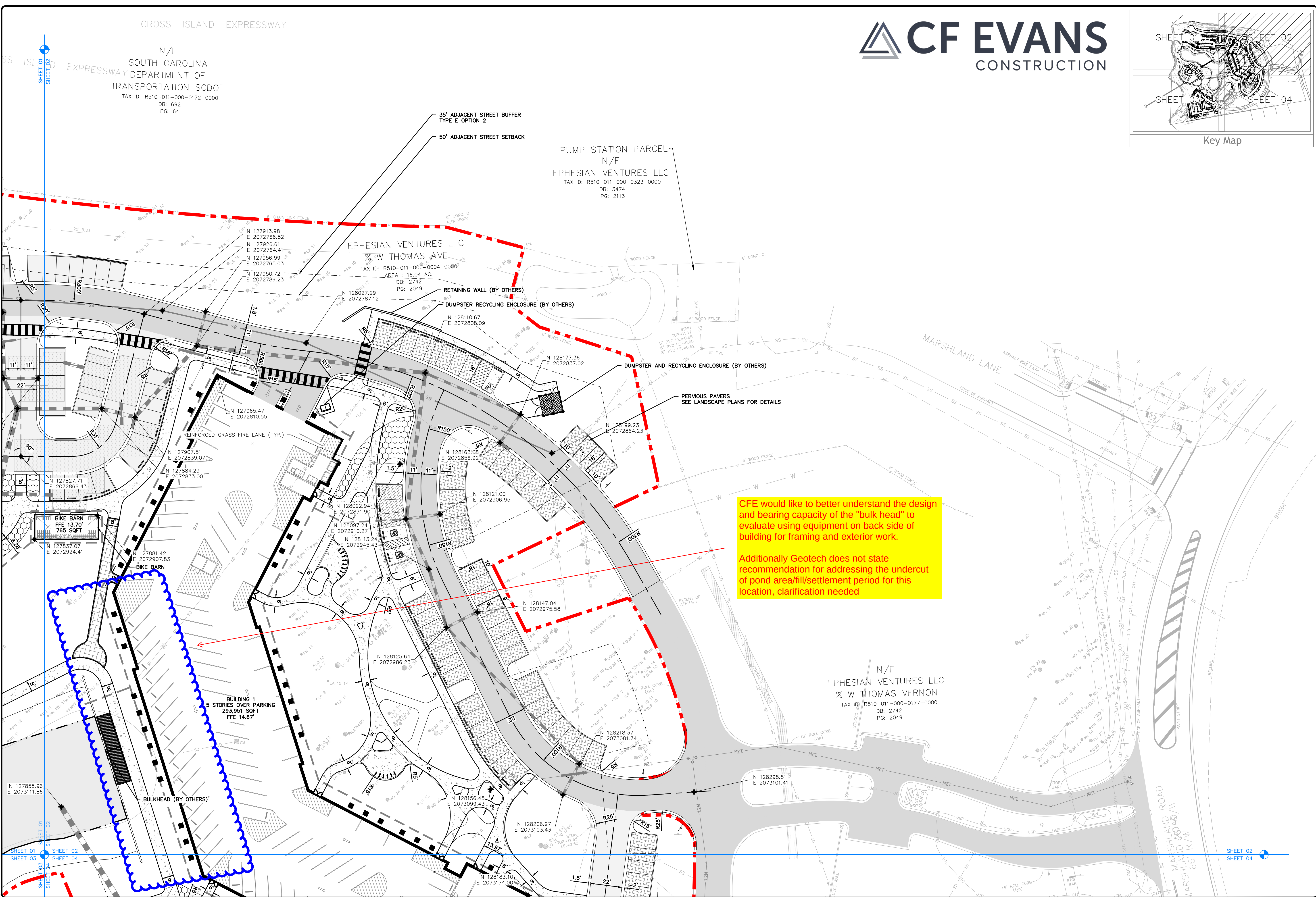
Temp
Construction
Entrance Course
of Construction



- GRAPHIC LEGEND**
- EXISTING BUILDING
 - EXISTING BUILDING PILES
 - PROPOSED BUILDING 2 LOCATION
 - SIGNIFICANT TREE
 - SPECIMEN TREE

Overlay of existing vs proposed structure at building 2

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Professional Engineer Seal for Ward Edwards, Inc. No. 44479, dated 03/13/26. The seal is for the State of South Carolina and is for the profession of Professional Engineer.

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

Ward Edwards Engineering
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Broad Creek Apartments
Town of Hilton Head Island, South Carolina
Prepared for
Orange Capital Advisors LLC
Site Layout Plan

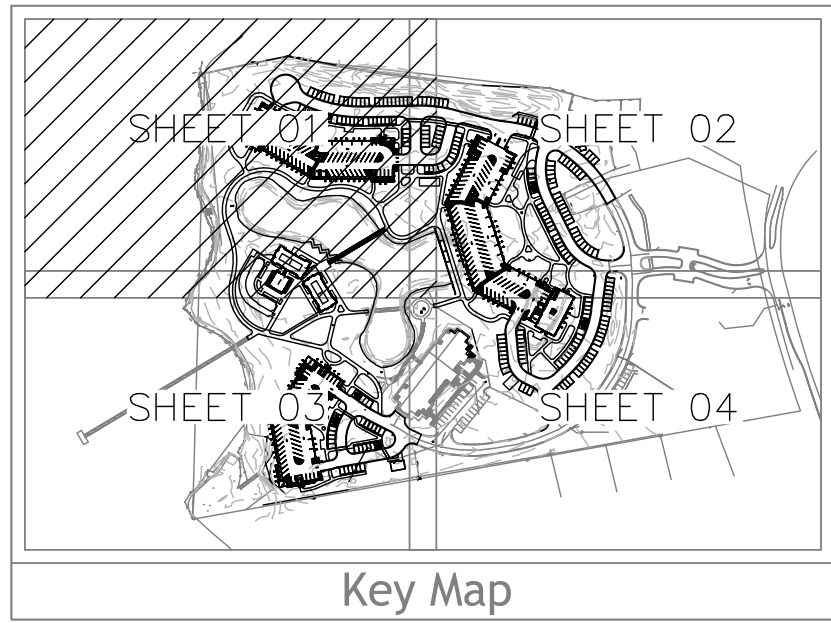
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250420
Date:	03/13/26
Designed by:	EBU
Checked by:	ASC

North arrow pointing up and slightly to the right. Scale bar showing 0, 30, and 60 feet. The text 'Scale 1" = 30'' is present.

C402

Permit Set - NOT FOR CONSTRUCTION

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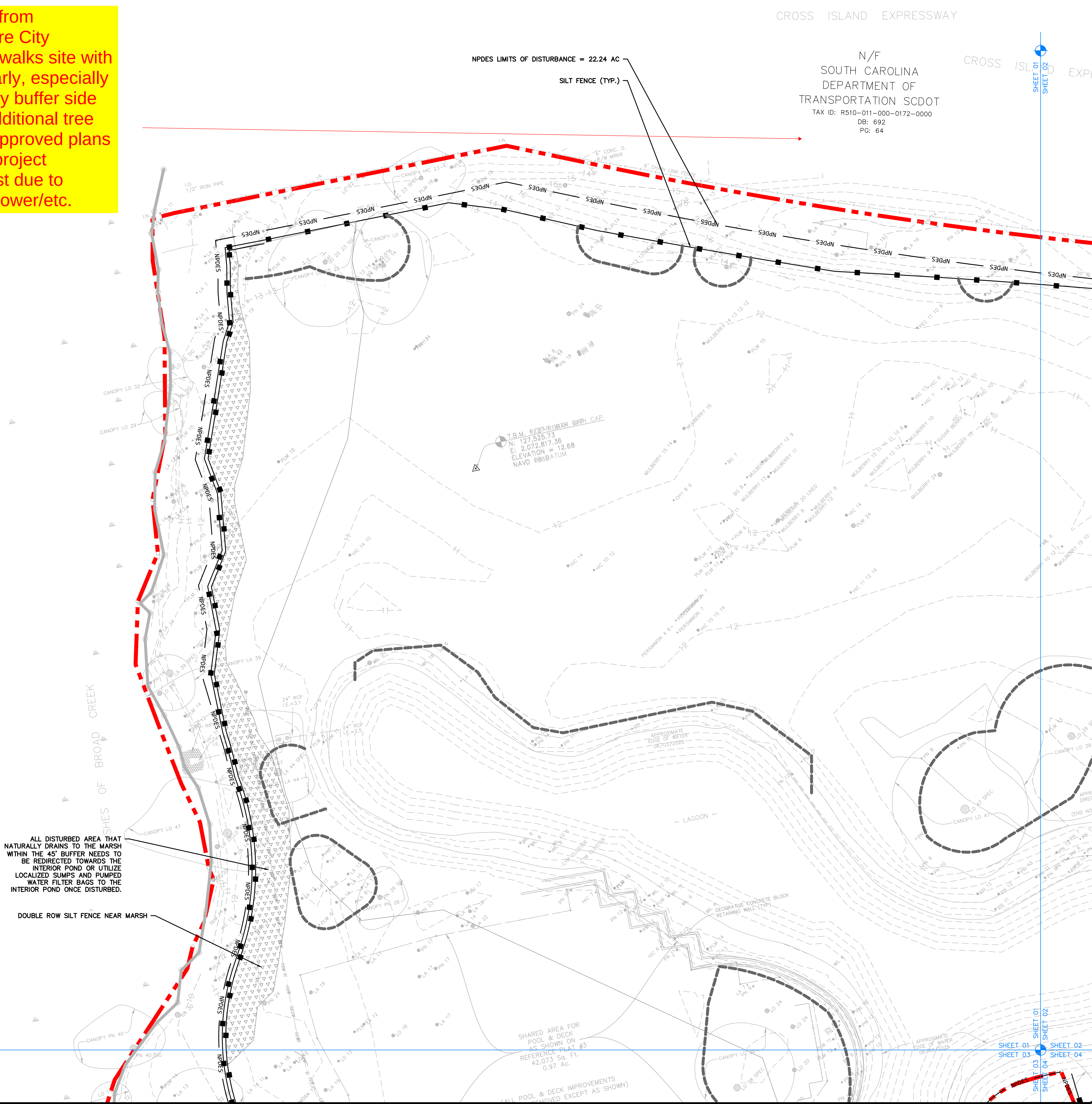


Limits of Disturbance:	NPDES
Erosion Prevention	
Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	ECB or TRM
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FG - Filter Bag Grate Inlet Protection:	
Concrete Washout:	

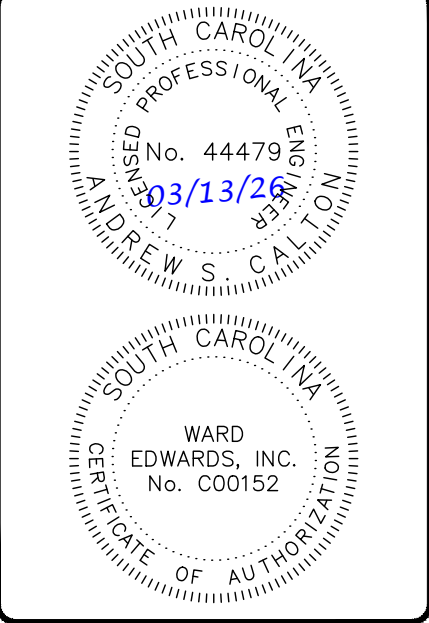
Runoff Conveyance Measures	
Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD TD
Permanent Diversion Ditch:	PD PD PD
Diversion Dike or Berm:	DD DB DD
Level Spreader:	
Subsurface Drain:	SSD SSD SSD

Lesson Learned from Northpoint: Ensure City Planning/Zoning walks site with Civil Engineer Early, especially along the highway buffer side as they added additional tree protection after approved plans which impacted project schedule and cost due to rerouting storm/power/etc.



CROSS ISLAND EXPRESSWAY

N/F
SOUTH CAROLINA
DEPARTMENT OF
TRANSPORTATION SCDOT
TAX ID: R510-011-000-0172-0000
DB: 692
PG: 64



No.	1	2	3	4	5	6	7	8
Date								
Description								
Plan Revisions								

Ward Edwards
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

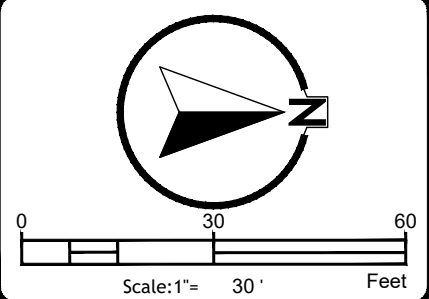
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Broad Creek Apartments
Town of Hilton Head Island, South Carolina

Prepared for
Orange Capital Advisors LLC

Initial Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250420
Date:	03/13/26
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Checked by:	ASC



C201



CF EVANS
CONSTRUCTION