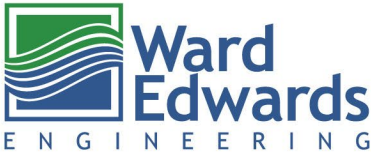




TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

| Applicant | | Property Owner | |
|--|---|--|--|
| Name: Okatie Bluffs Owner LLC C/O Ward Edwards, Inc. | | Name: Okatie Bluffs Owner LLC/Adrien Dannemiller | |
| Phone: 843-837-5250 | | Phone: 317-525-9464 | |
| Mailing Address: PO Box 381 Bluffton, SC 29910 | | Mailing Address: 9800 Westpoint Drive, Ste 220 Indianapolis, IN 46256 | |
| E-mail: wpowell@wardedwards.com | | E-mail: adrien@millstonemgmt.com | |
| Town Business License # (if applicable): | | | |
| Project Information | | | |
| Project Name: Venture at Okatie Bluffs | <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final | |
| Project Location: Gibbet Rd & Hwy 170 | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Amendment | |
| Zoning District: Buckwalter PUD | Acreage: approx 22 acres | | |
| Tax Map Number(s): R610 028 000 0921 0000 | | | |
| Project Description: The project proposes a multifamily complex of 6 residential buildings and 4 garage buildings, clubhouse and accompanying infrastructure. | | | |
| Minimum Requirements for Submittal | | | |
| <input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | | | |
| Note: A Pre-Application Meeting is required prior to Application submittal. | | | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | |
| Property Owner Signature: <i>Adrien Dannemiller</i> | | Date: 10/2/23 | |
| Applicant Signature: <i>Adrien Dannemiller</i> | | Date: 10/2/23 | |
| For Office Use | | | |
| Application Number: | | Date Received: | |
| Received By: | | Date Approved: | |



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Project: **Venture at Okatie Bluffs**
 Gibbet Road and Highway 170
 Town of Bluffton, SC
 Coordinates: W 80° 51' 32" / N 32° 13' 57"

Date: November 21, 2023

Applicant: **Okatie Bluffs Owner LLC**
Adrien Dannemiller
 9800 Westpoint Drive, Suite 220
 Indianapolis, IN 46256
 E: adrien@millstonemgmt.com
 P: 317-525-9464

Agent: **Ward Edwards, Inc.**
 Primary Contact: Willy Powell
 P.O. Box 381
 Bluffton, SC 29910
 E: wpowell@wardedwards.com
 P: 843.384.2944

Description

Venture at Okatie Bluffs is a proposed multi-family development located at the Northeastern corner of Gibbet Road and Highway 170 (Okatie Highway) within the Buckwalter Planned Unit Development (PUD) and the Town of Bluffton. The project proposes six multifamily buildings, four garage buildings, a clubhouse, and associated amenities within the Town of Bluffton.

A 5-foot pedestrian sidewalk will be added along Gibbet Road and a 10-foot asphalt multi-use pathway will be added along Highway 170 (across the site frontage) both located within the SCDOT rights-of-way of their respective roadways. This will allow for pedestrian access to the development, as well as improve pedestrian access along the Gibbet Road and Highway 170 corridors. The internal streets will provide access to the site from both roadways and will include interconnections to future developments. Once this project is fully completed, along with the development of the parcels to the north, the internal road network will allow traffic to travel from Gibbet Road to Lawton Boulevard.

The approved Initial Master Plan also includes two future developments adjacent to the site. Those uses are not included in this application and will be designed and permitted separately.

Existing Conditions

The existing site consists of wooded upland area, predominantly containing pine and oak trees, with other tree types mixed in. The southern portion of the parcel contains 4.15 acres of jurisdictional wetlands. The existing parcel is relatively flat, with elevations ranging from 35 feet to 38 feet, with the majority of the site falling between the 37 and 38-foot range.

It should be noted the Gibbet Road and Highway 170 are set at elevations between 38 and 39 feet.

Proposed Construction

The applicant proposes to construct all site infrastructure located within their parcel boundaries, including the internal streetscape, drives, parking, walks, utilities, drainage, and stormwater BMPs, in a single phase.

The project proposes to construct 150 multifamily units across six total residential buildings. The units will be split between 1-bed, 2-bed, & 3-bed options. The property will also include garages, parking, sidewalks, landscaping, clubhouse amenities, a 10-foot-wide multi-use asphalt pathway along Okatie Highway, and other associated infrastructure.

In addition, the applicant proposes to construct the northernmost connection to Highway 170, which requires construction of the future common infrastructure on the northern parcel. Included with the northernmost connection, the applicant proposes to extend water and sewer services to the northern parcel boundary. In addition, the applicant proposes to extend access, water, and sewer infrastructure to a proposed future commercial parcel.

Future Construction

In addition to the multifamily units, the approved Initial Master Plan included the future development in the northwest corner of the parcel. The future development can be accessed from both external points of access plus two internal points of access that will tie into the multifamily infrastructure. The project will also provide car and pedestrian access to a future development to the North of the parcel.

Connectivity to both future developments are accommodated in the proposed design. In addition, future stormwater generated by the Southwest parcel is proposed to be received and accounted for within the multifamily BMPs. The Northern future development is assumed to be self-sufficient regarding stormwater needs.

Tree Removal

To support the proposed development, some minor tree removal will be necessary. The site plans show each tree to be removed and the landscape plan will elaborate on all proposed plantings and/or mitigation. The proposed layout was designed in a manner to both preserve and accentuate the existing trees onsite.

Site Lighting

The project proposes to utilize electric downlighting as its predominant light fixture. The lighting will either be leased from Palmetto Electric or privately owned.

Solid Waste Removal

The project proposes an enclosed dumpster area for residents to deposit solid waste. The management company will coordinate the removal schedule for the community dumpster enclosure.

Vehicular Access

The site proposes four access points to the proposed development:

- Primary access on Gibbet Road, to allow for full ingress/egress
 - This access point has been located opposite Estate Drive and is located within a shared access easement with the parcel to the south
 - This access point will serve as the future southern terminus of the interconnection between Gibbet Road and Lawton Boulevard
- Secondary access on Highway 170, to allow for right-in, right-out only
 - This access point will provide direct connection to the interconnection
- Secondary access on Gibbet Road, to allow for right-in, right-out only
- Secondary access on Highway 170, to allow for right-in, right-out only

Pedestrian Access

The site proposes four pedestrian access points from the site to the proposed walkways within the SCDOT rights-of-way. Three connections are proposed from the interconnecting roadway to Highway 170 while one connection is proposed from the site to Gibbet Road.

Presently, there are no sidewalks along this portion of Highway 170 or along Gibbet Road. The project plans to construct these pedestrian pathways along each of the roads to make access to the development for pedestrians more available.

Parking

The project proposes to provide 337 total parking spaces throughout the development to meet the required 337 parking spaces. The provided parking includes 90° stalls, 45° stalls, and four garages. Each building will also be provided with adequate ADA parking stalls.

Drainage

The project will fall under the Town's SoLoCo Stormwater Ordinance and proposes to utilize multiple stormwater BMPs to meet local and state water quality and quantity regulations. A system of several bio-retention areas will be used to treat runoff before it is discharged into the wetland. Any additional water quantity and flood control needs will be achieved using a wet pond. The stormwater system will be designed to fully handle runoff from the future development with all runoff treatment taking place on the multifamily property. The future development on the Northern outparcel will be treated separately from the rest of the project and is not included in this design.

Geotechnical testing reveals the site to contain medium to dense sandy soils. The stormwater BMPs and sandy nature will promote infiltration and attenuation before ultimately discharging excess runoff along the existing flow-path at a rate less than that of existing conditions.

Utilities

An existing water main is located along the northern side of the parcel and runs parallel to Highway 170. A second water line follows Gibbet Road, along the western edge of the site. Both mains are 24 inches. The project proposes a connection to each main to create a loop through the site. A stub-out will be provided for the future developments to connect to the system. The system will be designed to provide domestic and fire



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connections to each building and the clubhouse. Fire hydrants are expected internal to the project and will be located per BJWSA, Bluffton Township Fire District, and system requirements.

A proposed pump station to be located on the parcel will convey wastewater off-site. A gravity sewer system is proposed to collect wastewater from the multifamily units and clubhouse, and route it to the pump station. Once treated by the pump station, a proposed force main ties into an existing BJWSA gravity system located across Gibbet Road that serves Palmetto Business Park. The sewer system will also include a connection point for future developments.

Phasing

The project is proposed to be completed in one phase.

Site Maintenance

The developers will be responsible for site maintenance upon completion.