



PLAN REVIEW COMMENTS FOR DP-10-23-018610

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 HAMPTON LAKE RESORT TRACT B

Plan Type:	Development Plan	Apply Date:	10/27/2023
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R614 029 000 0595 0000
Plan Description:	A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan. STATUS: Comments on the preliminary development plan will be reviewed at the November 29, 2023, meeting of the DRC.		

Technical Review

Submission #: 1 Received: 10/27/2023 Completed: 11/22/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Fire Department Review	11/21/2023	Dan Wiltse	Revisions Required

Comments:

1. All locations on buildings must be within 200 feet of fire department access. Revise the proposed site plan so that Buildings 2 and 3 (L-shaped buildings) meet this requirement.
2. Provide building heights to determine fire lane widths.
3. Provide height of overhead power and transmission lines to confirm ladder truck clearance.
4. Demonstrate that emergency vehicles can be supported by the temporary haul road.

Planning Commission Review	11/22/2023	Dan Frazier	Revisions Required
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Comments:

1. Access for the proposed development does not conform to the currently approved Hampton Lake Master Plan or the adopted Bluffton Parkway Access Master Plan. The master plan references that this parcel shall provide access to meet the Bluffton Parkway Access Management Plan. In accordance with the Bluffton Parkway Access Management Plan, two access points must be provided that are not shown on the proposed development. A Right-in/Right-out/Left-in is required at the northwest corner of the subject property connecting the proposed development to Bluffton Parkway, and a full access intersection is required at northeast corner of the site where the "temporary haul road" currently intersects with the parkway.
2. To determine if signalization is warranted at the full access intersection, a Traffic Assessment, including a signal warrant analysis, is required at time of final submittal. The full access intersection is not part of this development plan's currently defined limits of disturbance, and has not yet been approved under any development plan.
3. Identify the location of the designated construction entrance at time of final development plan submittal.
4. Identify proposed garages vs storage units.
5. Identify the Santee Cooper Easement lines in addition to the overhead powerline locations.
6. Provide adequate landscape screening between the garage/storage units and the property line at time of final development plan submittal.

Planning Review - SR	11/22/2023	Jordan Holloway	Revisions Required
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Comments:

1. Verify the minimum distance required from Santee Cooper powerlines to proposed buildings. It appears building wall sits approximately 15-17 feet from the nearest powerline location.
2. Tie the proposed internal sidewalk to the multi-use path located along the frontage of this property at Bluffton Parkway.

Watershed Management Review DRC	11/16/2023	Samantha Crotty	Revisions Required
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Comments:

1. Revise compliance calculator so post-development land cover surface area totals match contributing drainage surface area totals on the BMP sheet.
2. At time of stormwater submittal, provide detail in site plans for the proposed BMPs.
3. At time of stormwater permit submittal, specify the type of infiltration practice BMP and provide detail in the site plans.
4. Provide elevations of existing contours.
5. Describe how you plan to ensure positive drainage as the existing ditch is proposed to be filled. Where existing drainage is redirected is unclear.

Beaufort Jasper Water and Sewer Review	11/20/2023	James Clardy	Approved with Conditions
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Comments:

1. Pending submittal of the project by the Engineer of Record to BJWSA's design review team in accordance with the Interim Development Policy and Procedures Manual.

Planning Review - Address	11/22/2023	Diego Farias	Approved
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Police Department Review	11/21/2023	Bill Bonhag	Approved
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Building Safety Review	11/06/2023	Richard Spruce	Approved
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Transportation Department Review	10/30/2023	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes:

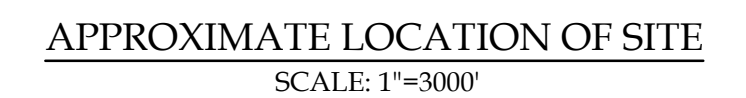
VICINITY MAP
NTS



A circular professional engineer seal for the State of South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom, separated by two stars. The inner circle contains the text "CAROLINA ENGINEERING CONSULTANTS INC." and the license number "No. C02324".

PREPARED BY:

PHONE
(843)322-0553

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PLAN REVISIONS		
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**PARKWAYS MULTI-FAMILY
TOWN OF BLUFFTON, SC**

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BEAUFORT, SC 29901

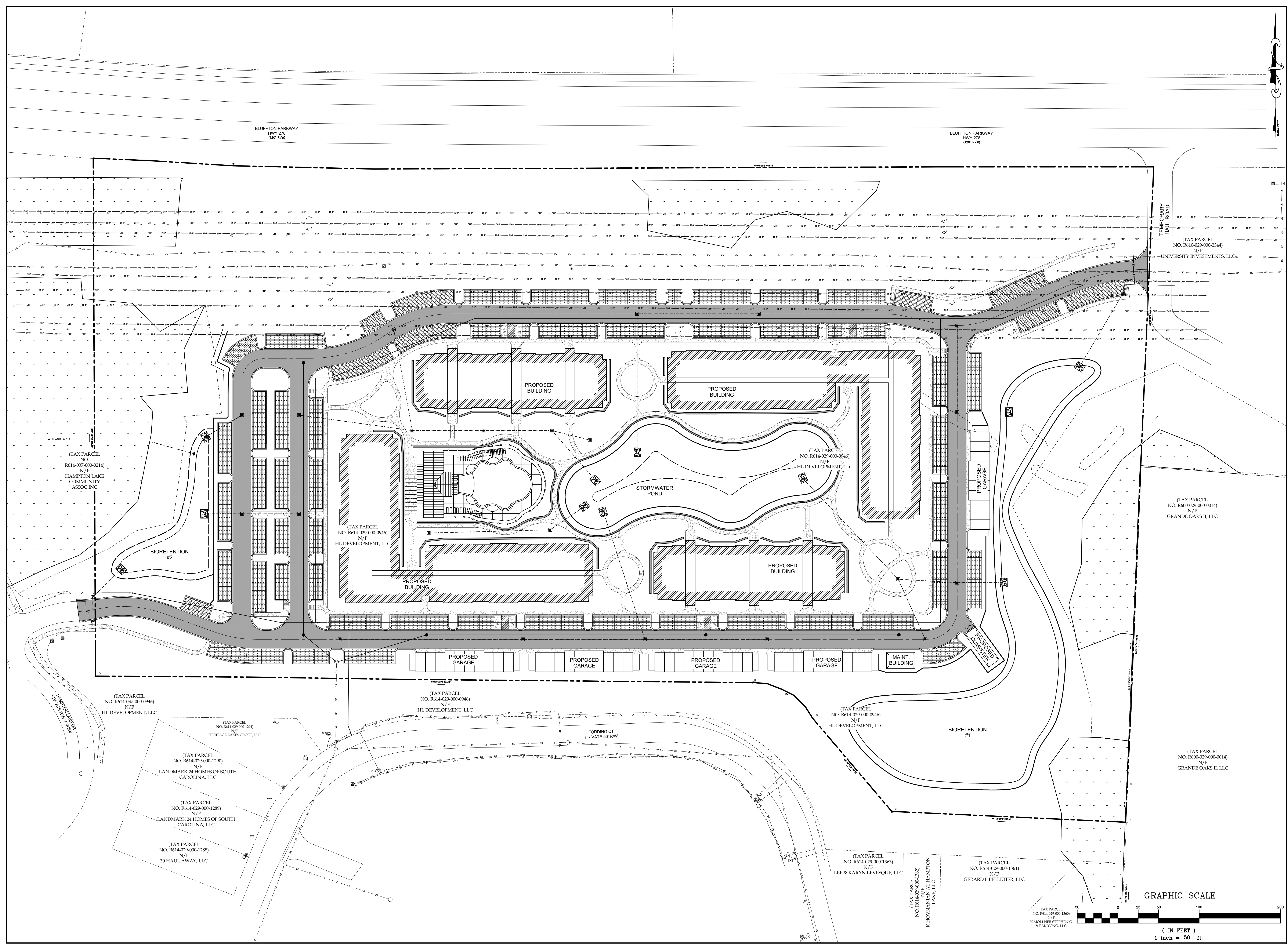
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843/322-0556 (FAX)

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PROJECT:	2533
DATE:	10/23/23
REVISED:	10/23/23
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=50'

INDEX
SHEET

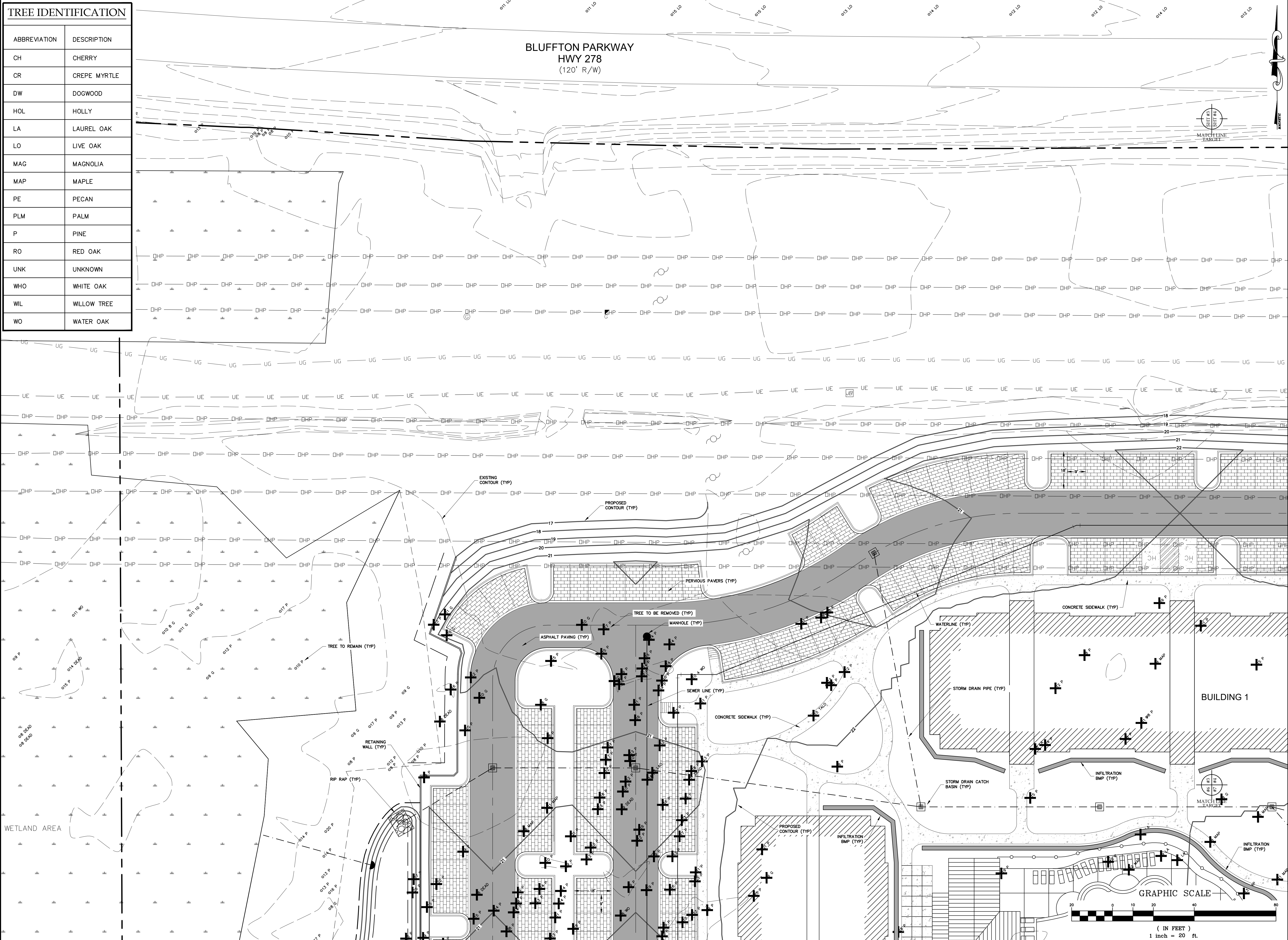
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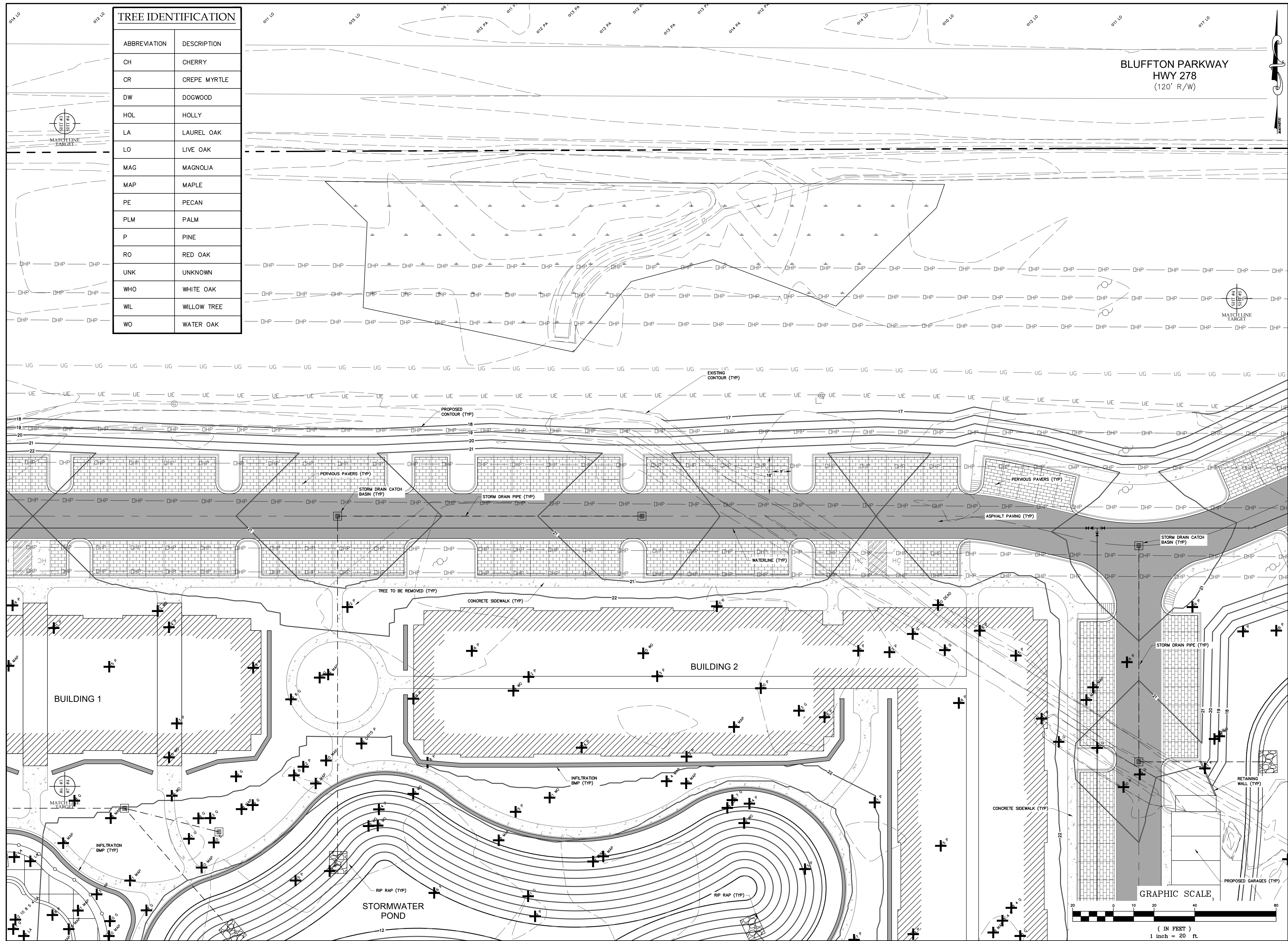
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Tree Identification	
Abbreviation	Description
CH	Cherry
CR	Crepe Myrtle
DW	Dogwood
HOL	Holly
LA	Laurel Oak
LO	Live Oak
MAG	Magnolia
MAP	Maple
PE	Pecan
PLM	Palm
P	Pine
RO	Red Oak
UNK	Unknown
WHO	White Oak
WIL	Willow Tree
WO	Water Oak



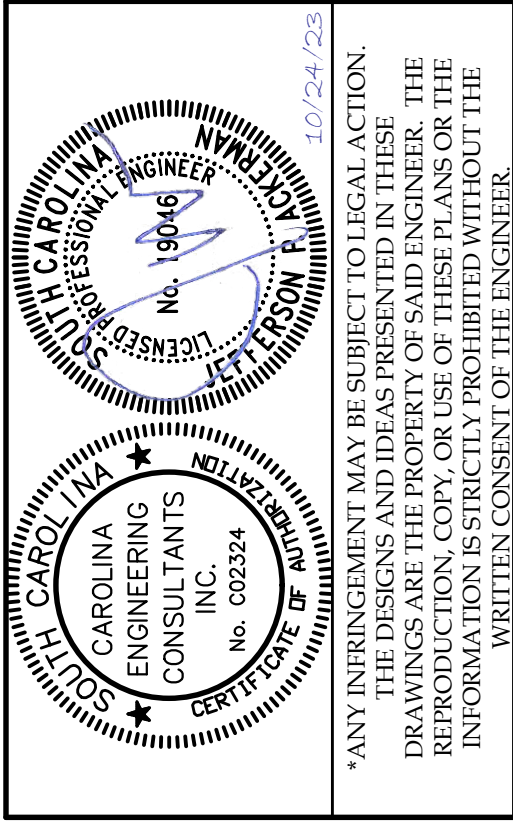
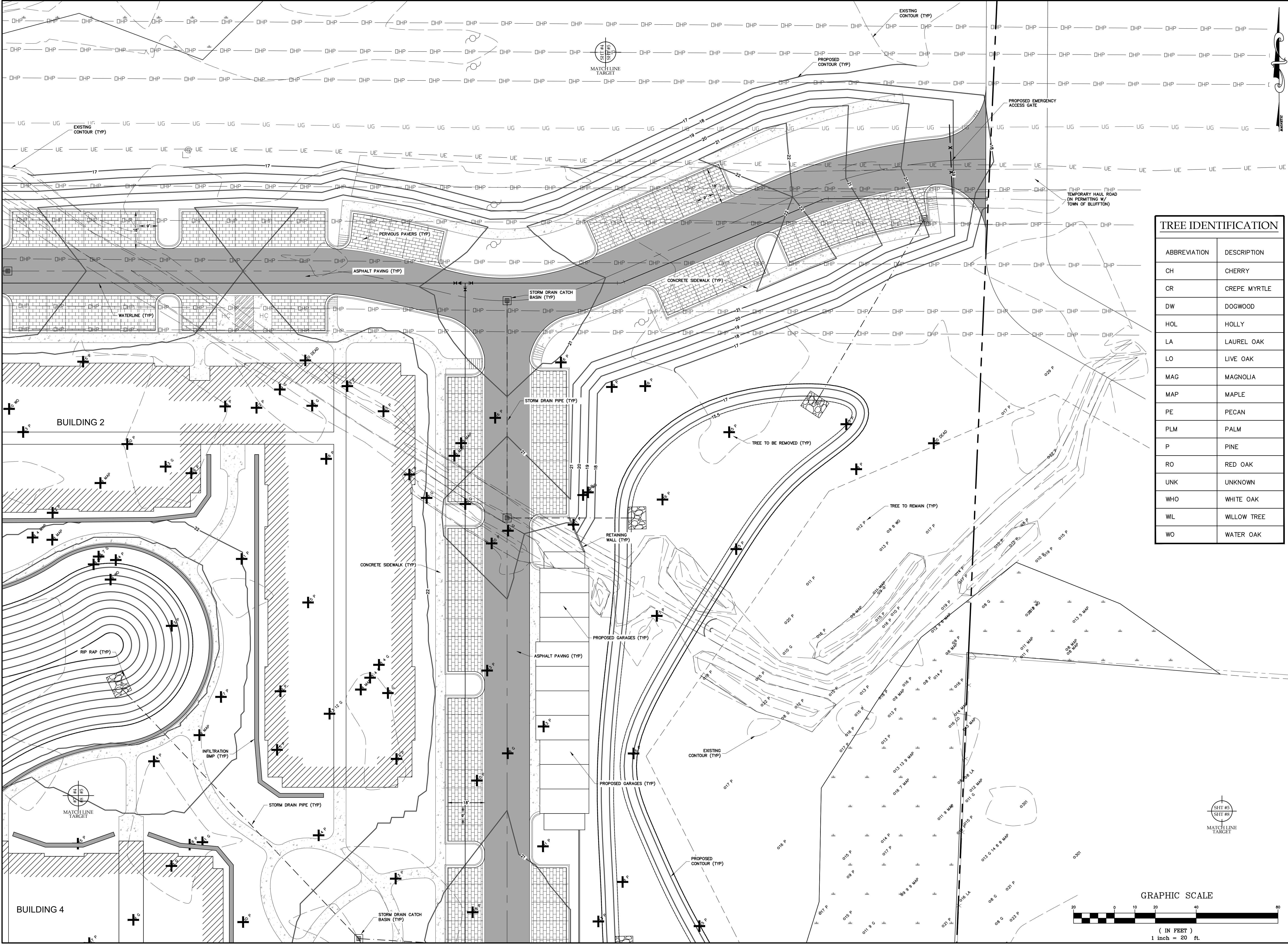
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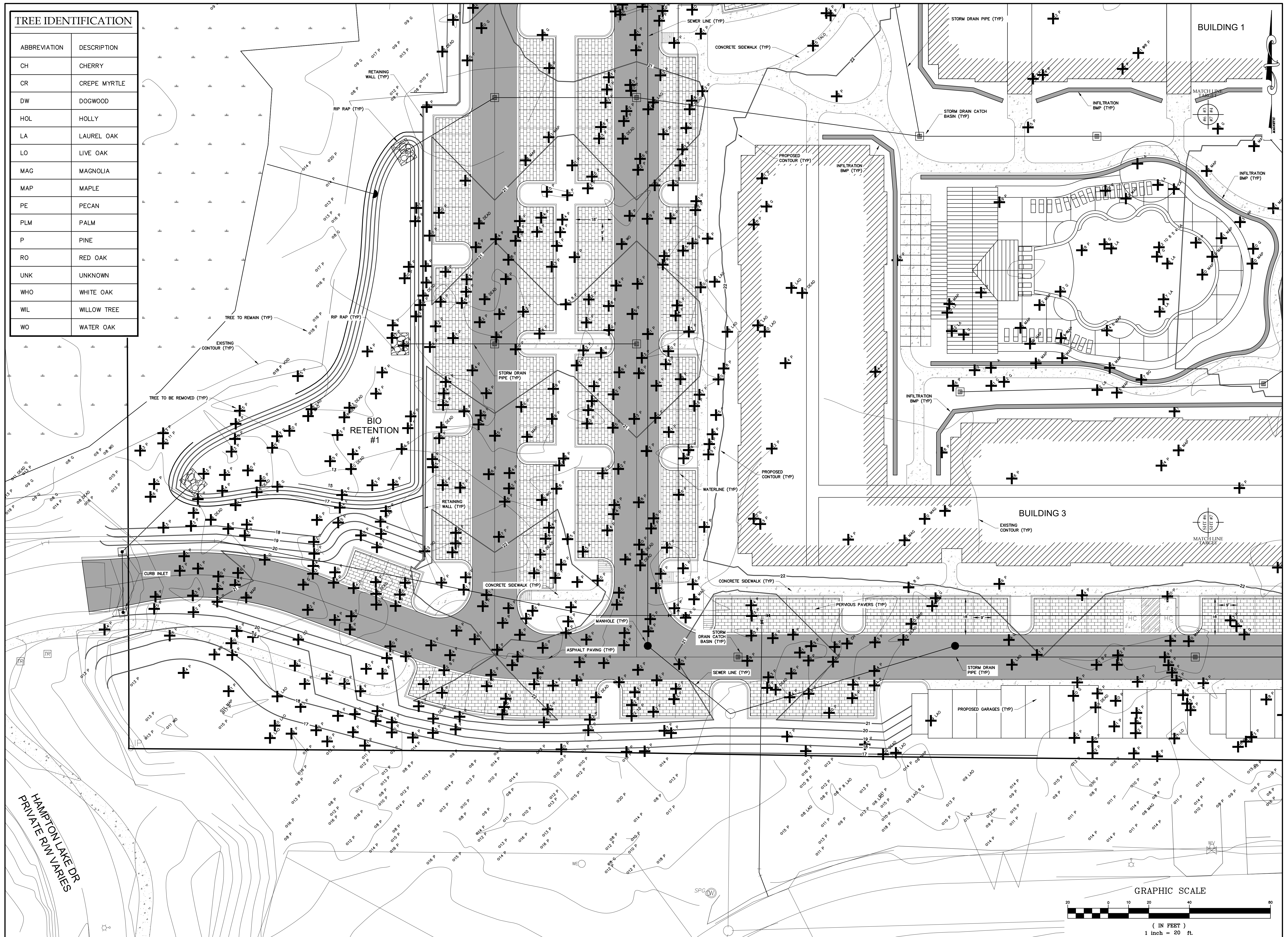
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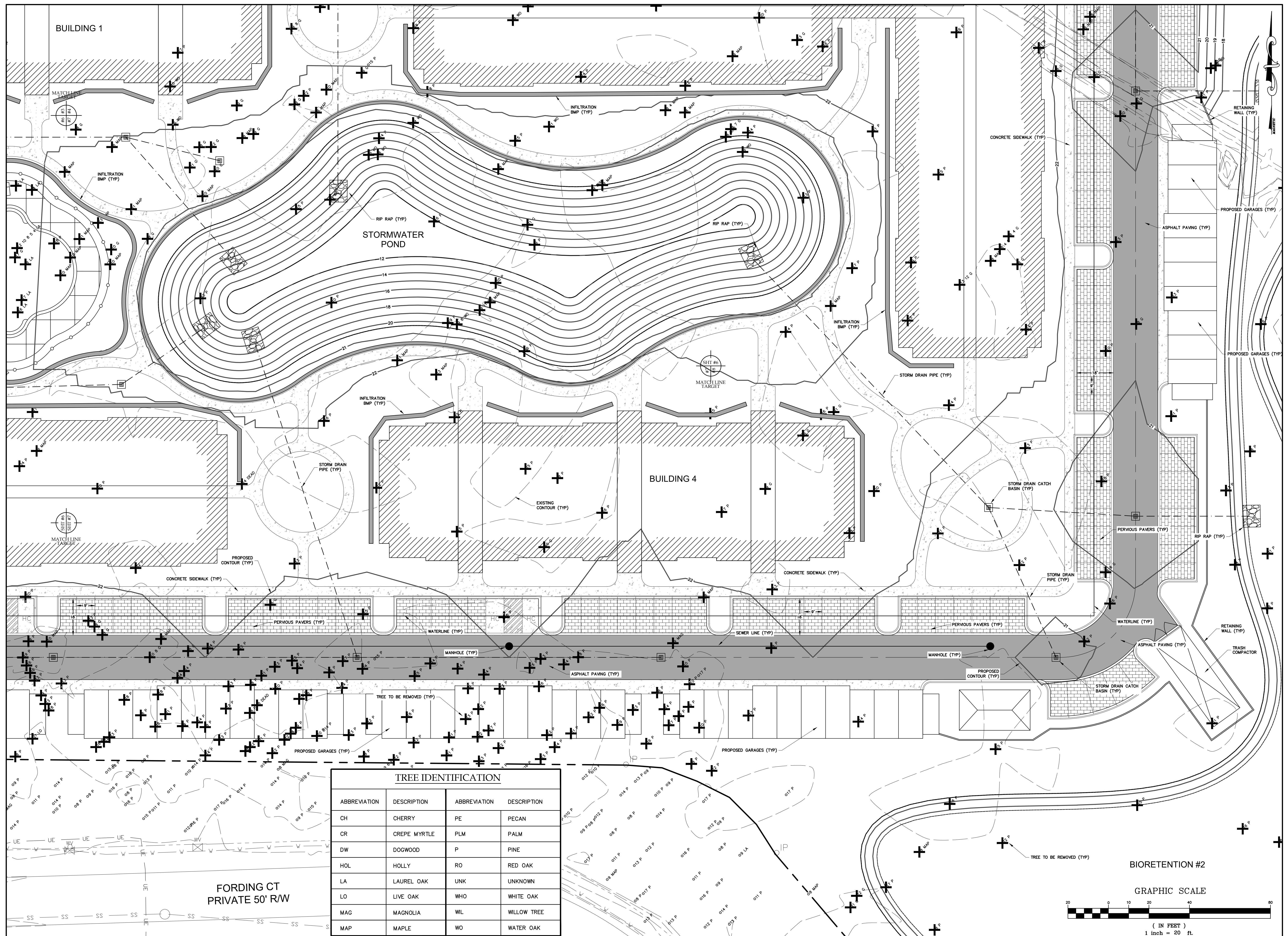
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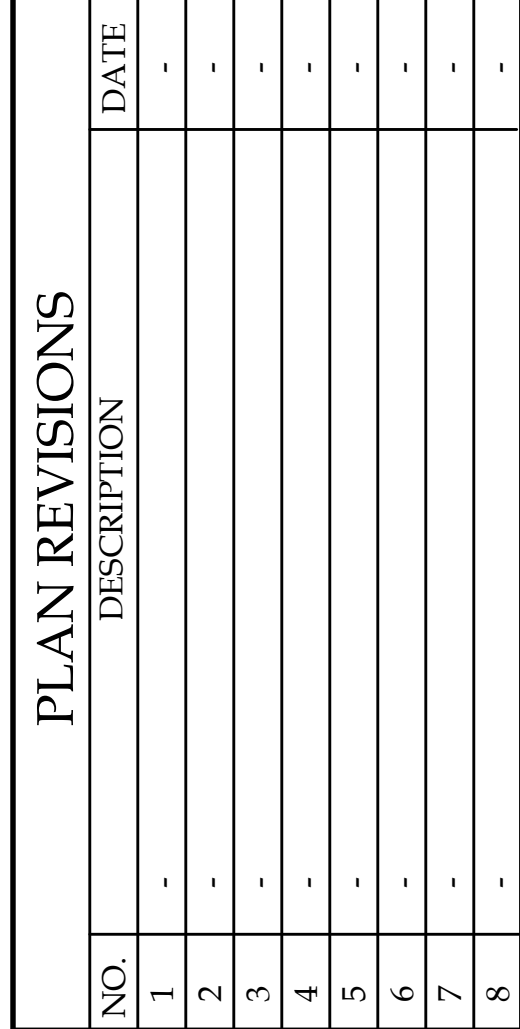
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ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	CREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
PE	PECAN
PLM	PALM
P	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK

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