



# PLAN REVIEW COMMENTS FOR DP-05-23-018081

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

**Plan Type:** Development Plan **Apply Date:** 05/23/2023  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R614 029 000 1985 0000  
**Plan Description:** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Hampton Lake Master Plan.

**STATUS:** Staff comments will be heard at the June 28, 2023, meeting of the DRC.

## Technical Review

**Submission #: 1** Received: 05/23/2023 Completed: 06/23/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	06/15/2023	Samantha Crotty	Revisions Required

### Comments:

1. Revise the narrative to include storm attenuation for the 50- and 100-year, 24-hour design storm events. (SWDM 3.5.2)
2. Revise the narrative to include how Better Site Design Principles have been incorporated into the plan. (UDO 5.10.1.B.o)
3. Provide raingarden detail and outfall control structure detail on site plans.
4. Provide a Natural Resource Inventory map that identifies resources listed in Table 2.2 of the SWDM. (SWDM 2.1.3 and 2.1.8)
5. Recommended: The compliance calculator shows the site has D soils. Provide a geotechnical report to show that the existing soil's infiltration rate is at least 0.5 in/hr and there is at least 6" between the seasonal high water table and bottom of the bioretention. (SWDM 4.3)

Building Safety Review	05/30/2023	Richard Spruce	Not Required
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Beaufort Jasper Water and Sewer Review	06/23/2023	James Clardy	Approved with Conditions
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### Comments:

Comments may be provided at time of Development Review Committee meeting.

Planning Commission Review	06/23/2023	Dan Frazier	Approved with Conditions
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### Comments:

1. Provide a fence detail at time of final development plan submittal. The applicant stated at the pre-application meeting that the enclosure fence would not be a chain link fence.

Fire Department Review	06/23/2023	Dan Wiltse	Approved
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Planning Review - Address	06/21/2023	Diego Farias	Approved
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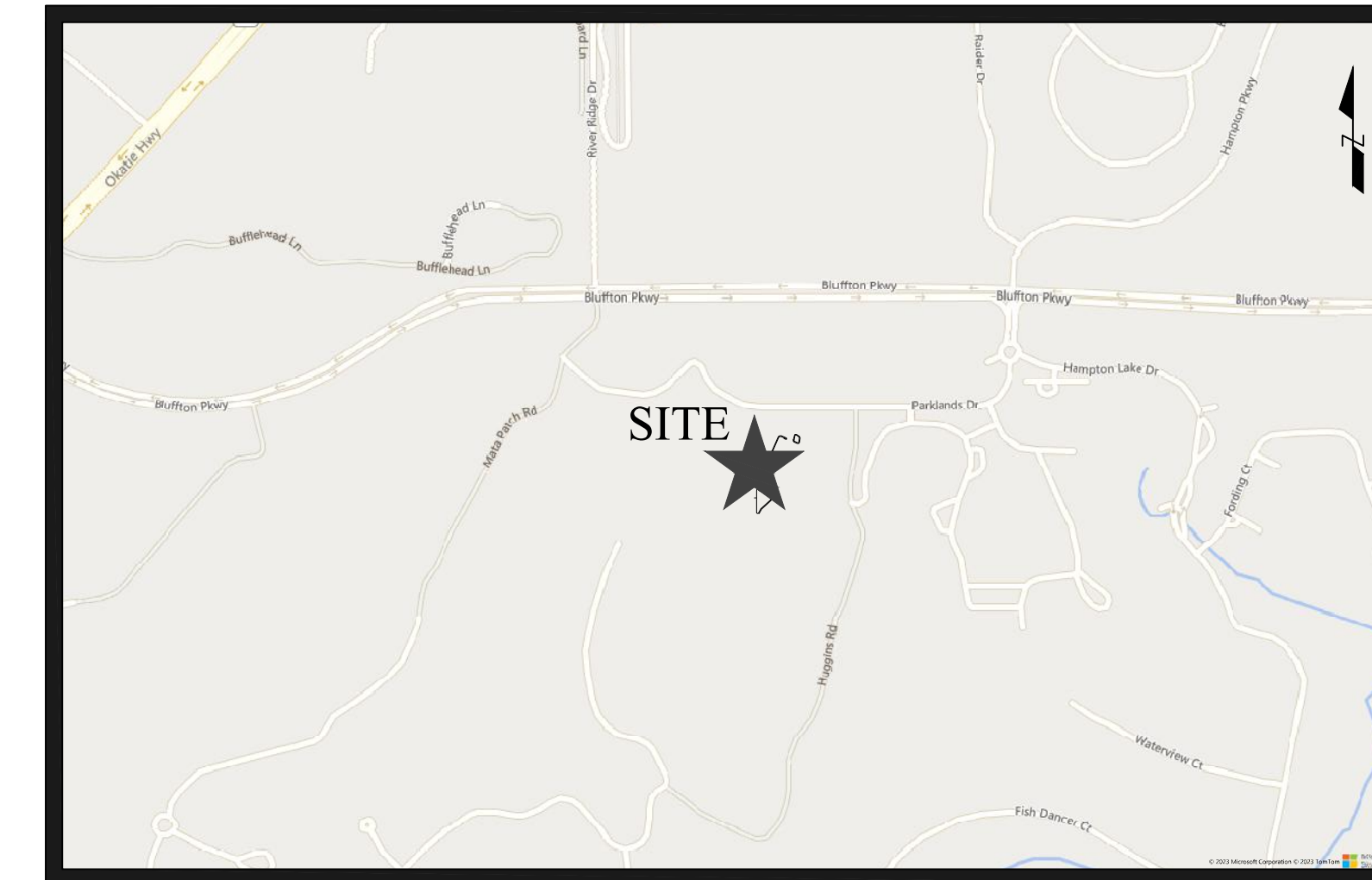
Planning Review - SR	06/23/2023	Jordan Holloway	Approved
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Police Department Review	06/23/2023	Bill Bonhag	Approved
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**Comments:**

No comments

**Plan Review Case Notes:**



PERMIT PLANS FOR

# PARKLANDS DRIVE TRACT 4 SITE IMPROVEMENTS

PARCEL R614 029 000 1985 0000

USE: VEHICLE STORAGE

PARKLANDS DRIVE  
TRACT 4  
BLUFFTON, SC 29910  
SURVEY DATUM: NAVD88

## Sheet List Table

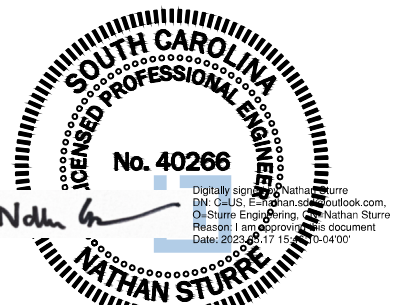
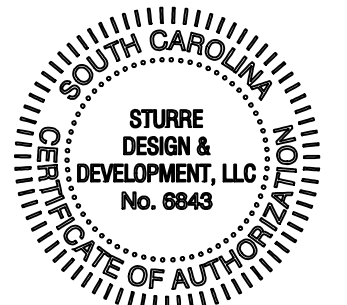
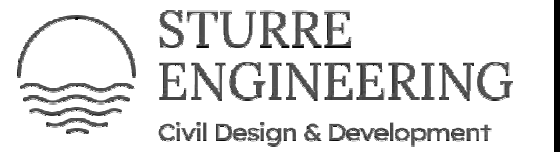
Sheet List Table	
Sheet No.	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & LEGENDS
3	EXISTING CONDITIONS
4	DEMO & SWPP PLAN
5	SWPPP DETAILS
6	SITE IMPROVEMENTS PLAN

PREPARED FOR

PALMETTO COASTAL LANDSCAPING  
7589 TARBORO ROAD  
RIDGELAND, SC 29936

PROPERTY OWNER

HAMPTON LAKES COMMUNITY ASSOCIATION, INC.  
PO BOX 3278  
BLUFFTON, SC 29910



PREPARED FOR:

PALMETTO  
COASTAL  
LANDSCAPING

PROJECT:

# PARKLANDS DRIVE TRACT 4 SITE IMPROVEMENTS

[illegible]



















