



PLAN REVIEW COMMENTS FOR DP-10-23-018564

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:	10/12/2023
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 028 000 0921 0000
Plan Description:	<p>A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan. Status: Comments on the preliminary development plan application will be reviewed at the November 15, 2022 meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 10/12/2023 Completed: 11/09/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	11/09/2023	Dan Frazier	Revisions Required

Comments:

- SCDOT Encroachment Permits for SC Highway 170 and Gibbet Road proposed access points shall be required prior to final development plan approval.
- Label outparcels as "Future Development". Remove all site development plan and narrative references to the outparcels as future gas station/convenience store or future future office/retail. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.
- For consistency with existing multi-use paths, update the narrative and plans, to reference the 10' multi-use path as being constructed of asphalt.
- Service yard items, such as waste receptacles, air-conditioning equipment, pool equipment, above ground propane tanks, irrigation equipment, utilities and other service-related items shall be screened from view.
- Provide a dumpster enclosure detail at time of final development plan submittal.

Beaufort Jasper Water and Sewer Review	11/07/2023	James Clardy	Approved with Conditions
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Comments:

- Currently under review by staff in accordance with the Interim DPPM. Pending comments from staff.

Building Safety Review	11/09/2023	Richard Spruce	Approved with Conditions
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Comments:

- 12 Oct 23 - RAS
 Detectable warning devices are required everywhere an accessible path crosses a vehicle pathway per IBC section 1102 and ICC A117.1 2017 edition sections 406.6 and 705.

Fire Department Review	11/09/2023	Dan Wiltse	Approved with Conditions
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Comments:

- Provide Utility Plan with fire hydrant locations.

Planning Review - SR	11/09/2023	Jordan Holloway	Approved with Conditions
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Comments:

1. Cluster boxes will be required for mail delivery. Show proposed location(s) on site plan.
2. Clearly show the proposed trees that are remaining on the site with the site plan.
3. Reach out to Jordan Holloway to schedule a site visit to examine trees proposed to be saved.
4. All parking spaces are required to have wheel stops.

Watershed Management Review DRC	11/06/2023	Samantha Crotty	Approved with Conditions
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Comments:

At time of stormwater permit submittal: 1. Provide complete compliance calculator (include Site Data page). 2. Show location of dry swale(s) and permeable paving, as stated in the narrative. 3. Provide updated stormwater materials reflecting the expanded scope.

Planning Review - Address	11/09/2023	Diego Farias	Approved
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Police Department Review	11/08/2023	Bill Bonhag	Approved
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Comments:

1. No comments provided by reviewer.

Transportation Department Review	10/12/2023	Megan James	Approved
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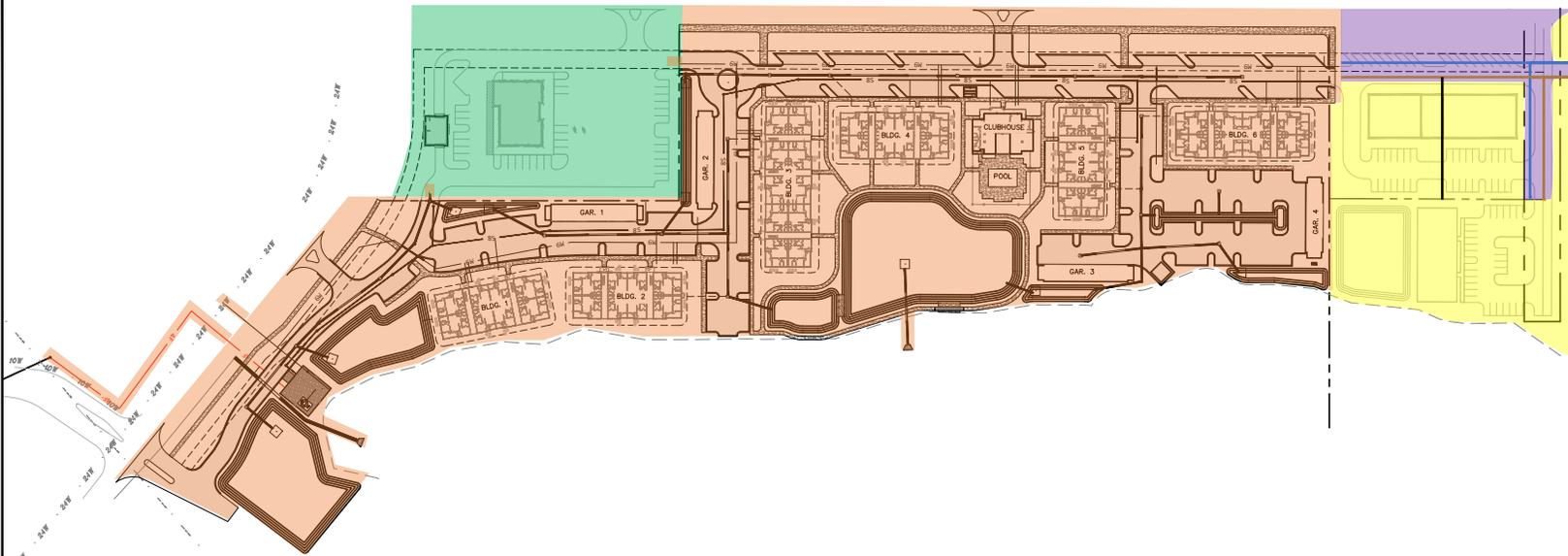
Comments:

No comments

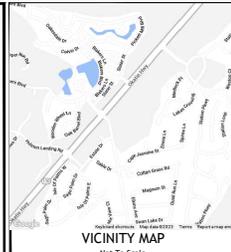
Plan Review Case Notes:

Millstone Scope

- Fully develop and construct the multifamily project with complete accesses and circulation drives, parking, utilities, stormwater.
- Construct Highway 170 access, circulation drives, parking, multi-use path, landscaping, and utilities as shown.
- Future development no tree clearing over 4 inches. Stub water, sewer, and stormwater utilities.
- Future development no tree clearing over 4 inches.
- Water extension.
- Sewer extension.

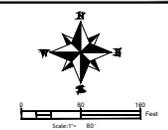


*On October 30, 2023, the applicant requested an expansion of the project scope as described herein.



SITE EXHIBIT
VENTURE AT OKATIE BLUFFS
 TOWN OF BLUFFTON, SC
 PREPARED FOR:
MILLSTONE MANAGEMENT LLC.

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
 WARD EDWARDS, INC. ASSUMES NO LIABILITY FOR
 ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
 INFORMATION CONTAINED HEREIN.



PROJECT #:	220157
DATE:	10/18/23
PREPARED BY:	BAT
SHEET NUMBER:	1 OF 1

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 DESIGN CONCEPTS, DRAWING, SHEETS, LOGS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT 30'X42"

SITE DEVELOPMENT PLANS
 FOR
VENTURE AT OKATIE BLUFFS
 APARTMENTS
 BLUFFTON, SOUTH CAROLINA

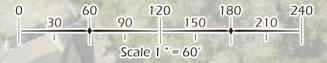
DATE: OCT 09, 2023
 PROJECT NO.: 22212.01
 DRAWN BY: AK
 CHECKED BY: BW

**PRELIMINARY
 SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
**REFERENCE PLAN
 PROPOSED CONDITIONS**

DRAWING NUMBER
L11





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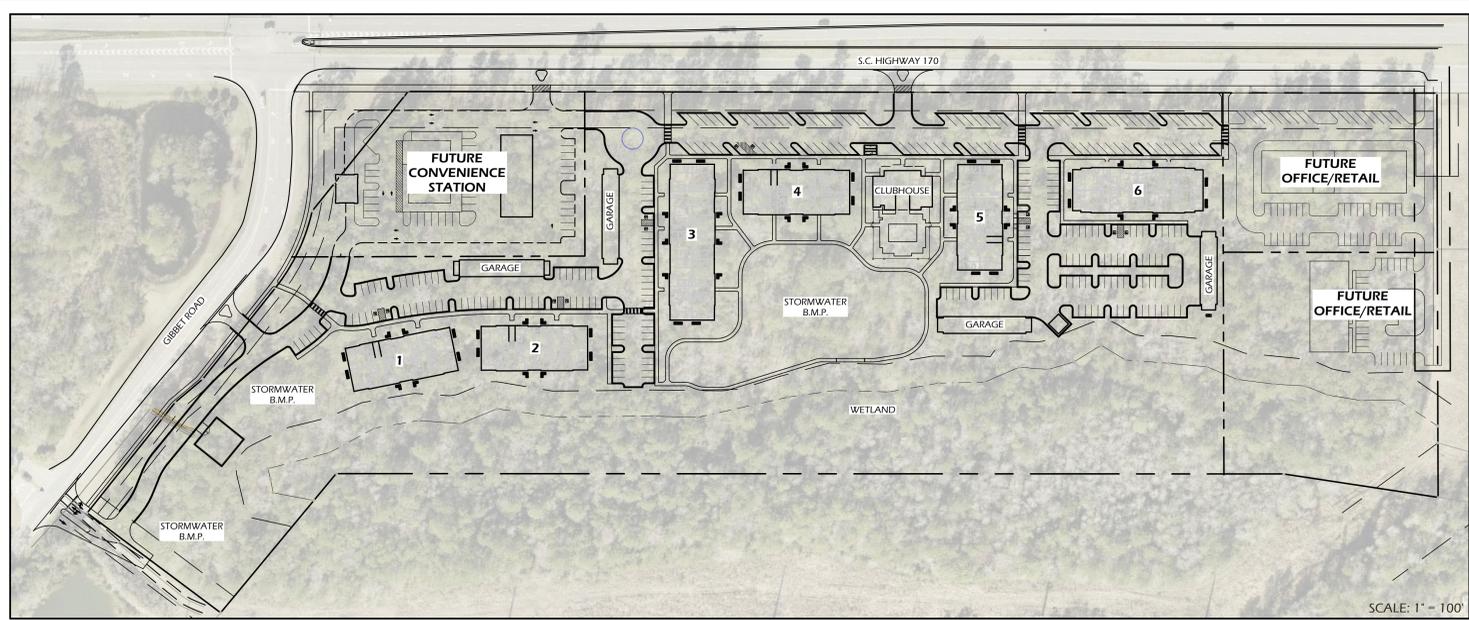
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REVISIONS:

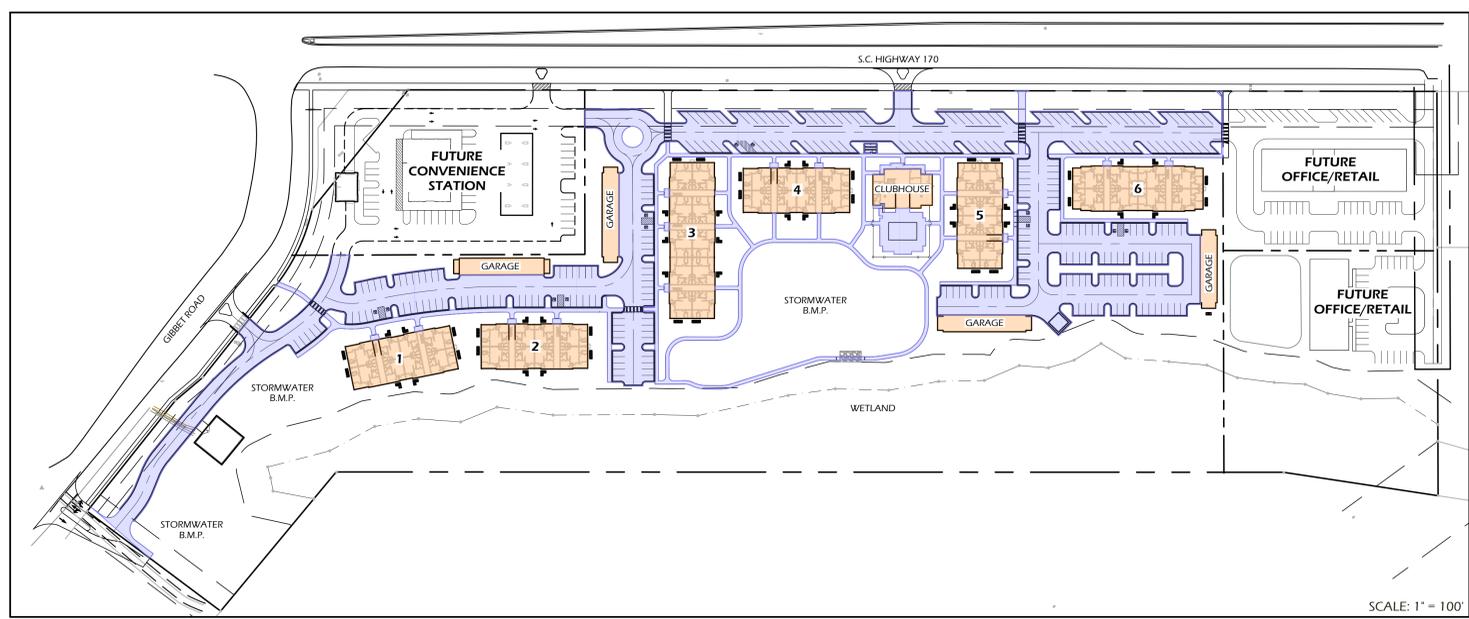
DRAWING TITLE
SITE INFORMATION & DIAGRAMS

DRAWING NUMBER

L12



SITE INFORMATION	
EXISTING ZONING	LIGHT INDUSTRIAL
TOTAL SITE AREA	21.922 A.C.
TOTAL WETLAND AREA	4.15 A.C.
WETLAND TO BE MITIGATED	NA
EXISTING CANOPY COVERAGE	± 100%

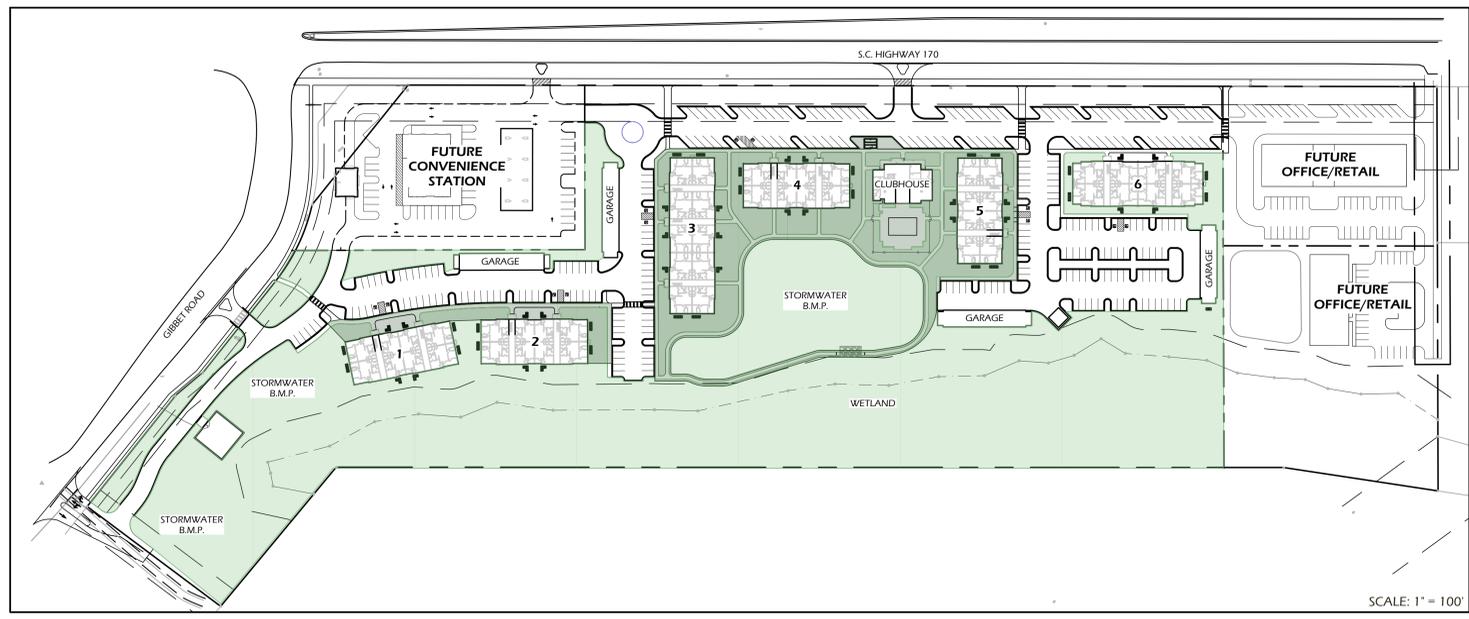


PROPOSED SITE COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	80,718 SF
IMPERVIOUS SURFACES	168,699 SF
TOTAL IMPERVIOUS	249,417 SF
TOTAL SITE AREA	695,050 SF
% SITE COVERAGE	36%

REQUIRED PARKING			
DESCRIPTION	UNITS	REQUIREMENTS	PARKING SPACES
MULTI-FAMILY	150	2.25 SPACES/UNIT	338
TOTAL REQUIRED SPACES			338

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
STANDARD	276
ACCESSIBLE CAR / VAN	12
GARAGE SPOTS	50
TOTAL PARKING SPACES	338

NOTE:
 1. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE)



GENERAL OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	PROVIDED %
TOTAL SITE AREA	15.96 AC.		
TOTAL OPEN SPACE %	± 9.8 AC.	20%	± 58%

COMMON OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	PROVIDED %
TOTAL SITE AREA	15.96 AC.		
TOTAL OPEN SPACE %	± 1.78 AC.	10%	± 11%

- GENERAL OPEN SPACE
- COMMON OPEN SPACE