



PLAN REVIEW COMMENTS FOR DP-09-23-018499

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

Plan Type: Development Plan **Apply Date:** 09/21/2023
Plan Status: Active **Plan Address:** 26 Bruin Rd Road
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0416 0000
Plan Description: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a restaurant on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District.

Status: This item is on the October 25, 2023 DRC Meeting agenda.

Technical Review

Submission #: 1 Received: 09/21/2023 Completed: 10/20/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - SR	10/20/2023	Jordan Holloway	Revisions Required

Comments:

1. Building foundation plantings are required to be at least 8' in width (Section 5.3.7.E). Revise plans accordingly.
2. The proposed golf cart parking needs to be reconfigured so access cannot be blocked.
3. Authorization from the adjacent property owner concerning the shared driveway/road needs to be provided prior to being placed on the Planning Commission meeting agenda.
4. Residential units require two parking spaces per unit. If the porches on the first floor have any seating, the square footage of those areas is used in parking calculations.
5. A landscape island will be required at the end of the parking bays (5.11.4.A.7).
6. Consider rotation the proposed building 90 degrees clockwise and shift to the east to allow room for a driveway that isn't shared and on-site.

Beaufort Jasper Water and Sewer Review	10/20/2023	James Clardy	Approved with Conditions
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Comments:

Pending submittal of plans to BJWSA design review process.

Watershed Management Review DRC	10/19/2023	Samantha Crotty	Approved with Conditions
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Comments:

At time of stormwater submittal: 1. Provide verification (letter) of existence/absence of jurisdictional tributary from Army Corp. of Engineers. 2. Provide pervious parking detail on site plans. 3. Beaufort County stormwater retention worksheet is not required and the installation of the 3' raingarden is not required. 4. RECOMMENDED: Perform a slope stability analysis.

Planning Review - SR	09/25/2023	Katie Peterson	Approved with Conditions
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Comments:

1. Residential Unit requires 2 parking spaces. While it appears the number of spaces shown on the site plan is correct, the parking table will need to be updated to reflect two spaces. (UDO 5.15.7.C.1.a)
2. All parking and loading areas that are visible from the public right-of-way shall be buffered to minimize the visual impact of parked vehicles by landscaped areas that include a mixture of trees and shrubs. Provide additional screening of the parking spaces at the front of the lot. (UDO 5.3.7.C.1.)

Fire Department Review	10/20/2023	Dan Wiltse	Approved
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Planning Review - Address	10/16/2023	Diego Farias	Approved
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Comments:

The proposed addresses are 26 BRUIN RD, UNIT 100 for the first floor and 26 BRUIN RD, UNIT 200 for the second floor.

Police Department Review	10/20/2023	Bill Bonhag	Approved
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Transportation Department Review	10/20/2023	Megan James	Approved
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Comments:

No comments

Building Safety Review	09/21/2023	Richard Spruce	Approved
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Comments:

21 Sep 23 - RAS

Site plan appears to be OK. Reserve comments for the CofA and plans review for the building permit.

Plan Review Case Notes:



PLAN INFO:
COUNTY: BEAUFORT COUNTY, SC
MUNICIPALITY: TOWN OF BLUFFTON
PROJECT LOCATION: 26 BRUIN ROAD
PARCEL ID: 42-A
DATE OF ORIGINAL DESIGN: SEPTEMBER 20, 2023

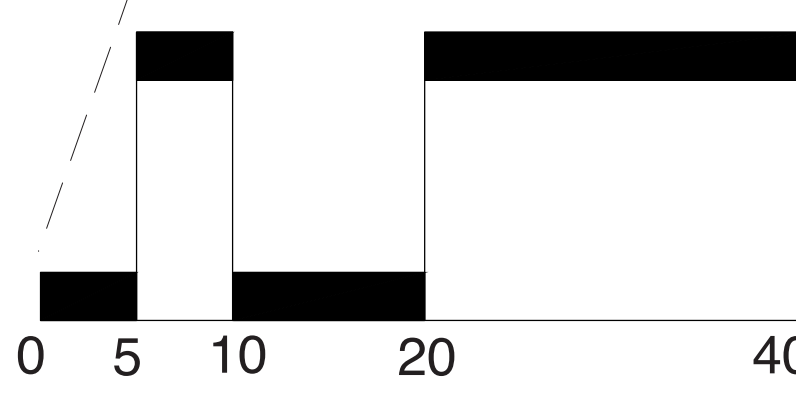
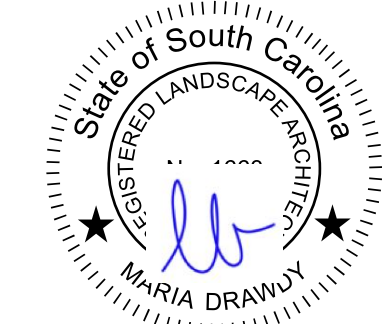
PRELIMINARY
SITE PLAN
For
ALLJOY DONUT COMPANY
26 Bruin Road - Parcel 42-A
Bluffton, SC

September 20, 2023



Prepared By:
Maria Drawdy
Landscape Architect

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565



SITE DATA TABLE:

PARCEL 42A - 24 BRUIN ROAD
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DISTRICT: OLD TOWN
TAX MAP: 39A
TOTAL ACREAGE: .21 ACRE (9,233.45 SF)

ZONING DISTRICT: NEIGHBORHOOD GENERAL HD
BUILDING TYPE: LIVE-WORK SIDEYARD
PRIMARY STRUCTURE: 2 STORY
COMMERCIAL FIRST FLOOR - CONDITIONED: 856 SF
COMMERCIAL FIRST FLOOR - FRONT PORCH: 132 SF
COMMERCIAL FIRST FLOOR - SIDE PORCH: 141 SF
COMMERCIAL FIRST FLOOR - FOOTPRINT NIC PORCHES: 856 SF
RESIDENTIAL 2ND FLOOR - CONDITIONED: 1,065 SF SF
RESIDENTIAL 2ND FLOOR - REAR DECK: 83 SF

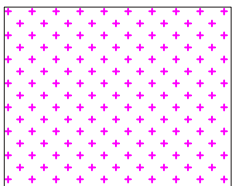
PERVIOUS DRIVEWAY COMMON: 1,319.32 SF
PERVIOUS PARKING: 1,264.59 SF
PERVIOUS WALKWAYS: 532.46 SF
OPEN SPACE: 4,812.14 SF
TOTAL PERVIOUS: 3,116.37 SF
TOTAL PERVIOUS: 34%
TOTAL PERVIOUS NIC DRIVEWAY: 19%


OPEN SPACE: 4,812.14 SF
TOTAL OPEN SPACE: 53%

PARKING ANALYSIS:
COMMERCIAL FIRST FLOOR REQUIRED SPACES - 6 SPACES PER 1,000 SF
COMMERCIAL FIRST FLOOR PROPOSED SPACES - 1 SPACES
(4 STANDARD, 1 ADA, 2 GOLF CART)
RESIDENTIAL SECOND FLOOR REQUIRED SPACES:
1 SPACE PER ACCESSORY DWELLING UNIT
RESIDENTIAL SECOND FLOOR PROPOSED SPACES: 1 SPACE
TOTAL PARKING REQUIRED: 1 SPACES
TOTAL PARKING PROVIDED: 8 SPACES

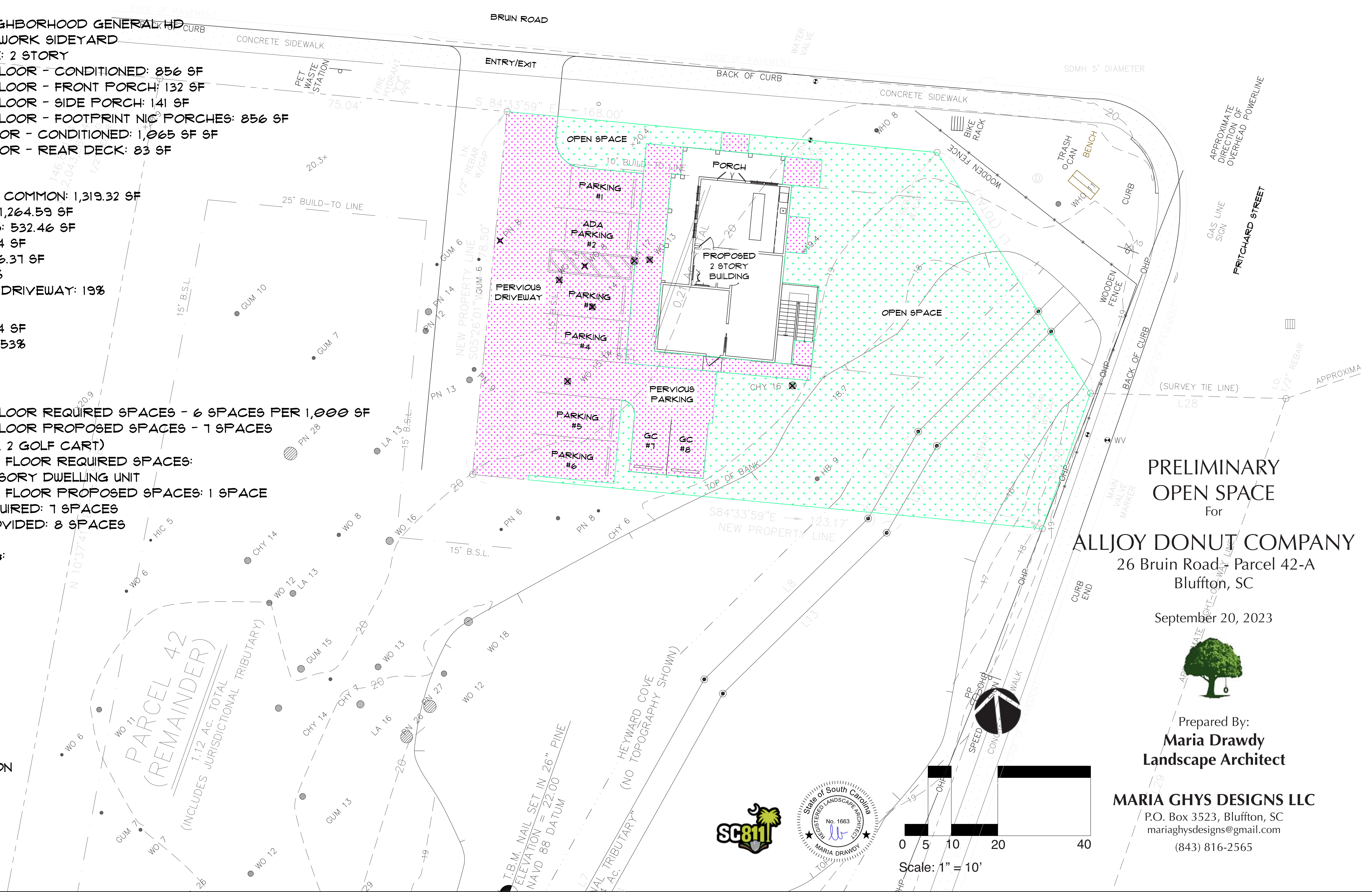
PROPOSED PARKING:
STANDARD CAR: 5
ADA: 1
GOLF CART: 2

LEGEND

 PERVIOUS

 VEGETATION

PLAN INFO:
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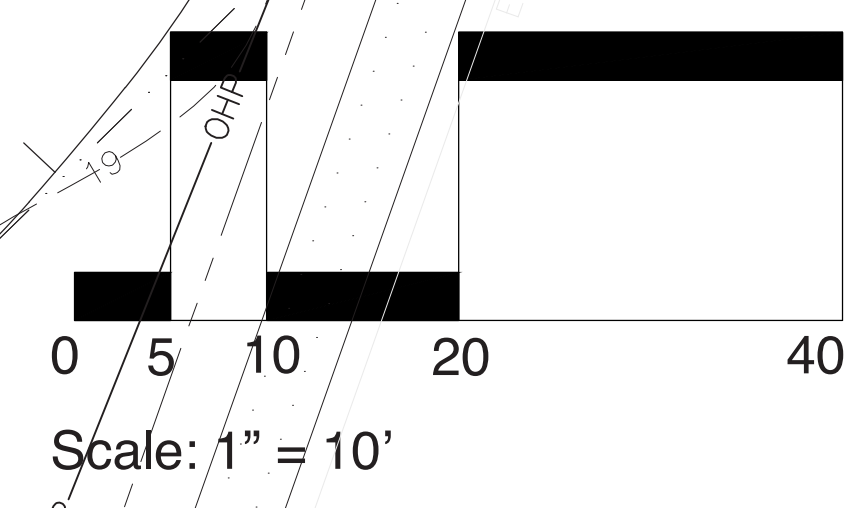
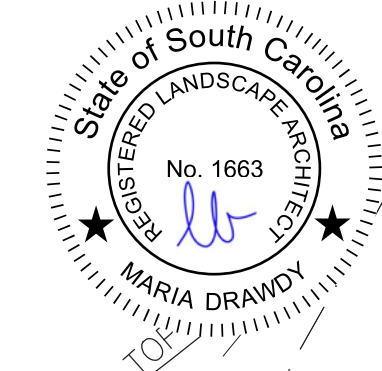


PRELIMINARY
OPEN SPACE
For
ALLJOY DONUT COMPANY
26 Bruin Road - Parcel 42-A
Bluffton, SC
September 20, 2023



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Landscape Architect

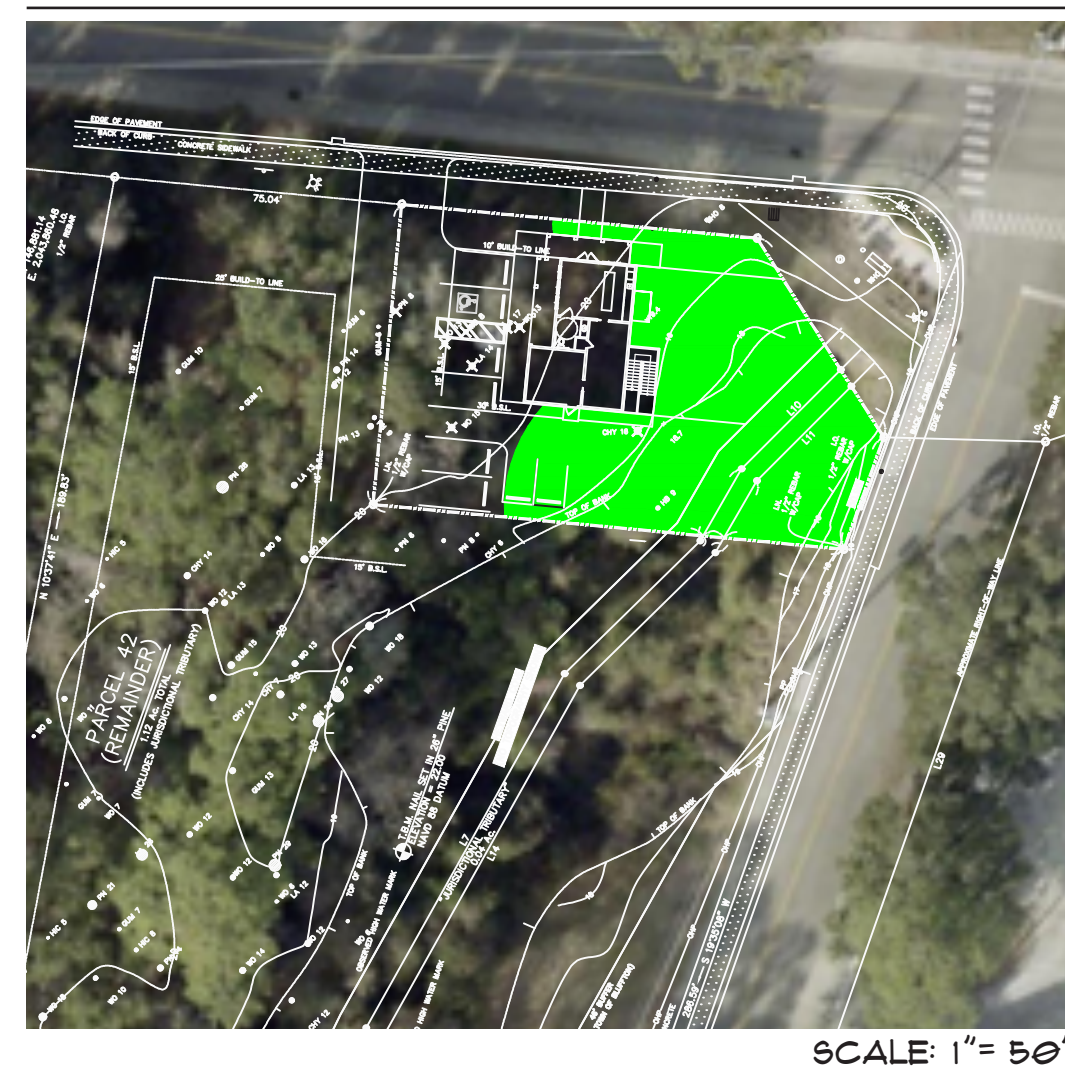
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AERIAL IMAGE OF SITE: 9,233.45 SF



SITE ANALYSIS:
EXISTING TREE CANOPIES: +/- 5,093 SF



SITE ANALYSIS:
PROPOSED TREE CANOPIES: +/- 1,504 SF



TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 9,233.45 SF
TOTAL ROOF SF: 1,265.56 +/- SF
9,233.45 - 1,265.56 = 7,967.89 SF
7,967.89 SF X 15% = 1,195.18 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 15% = +/- 1,195.18 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 5,093 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,504 SF
TOTAL EXISTING & PROPOSED TREE CANOPY: +/- 6,597 SF
REQUIREMENT EXCEEDED BY: +/- 5,402 SF



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PRELIMINARY LANDSCAPE
DEVELOPMENT PLANS
For

ALLJOY DONUT COMPANY
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Bluffton, SC

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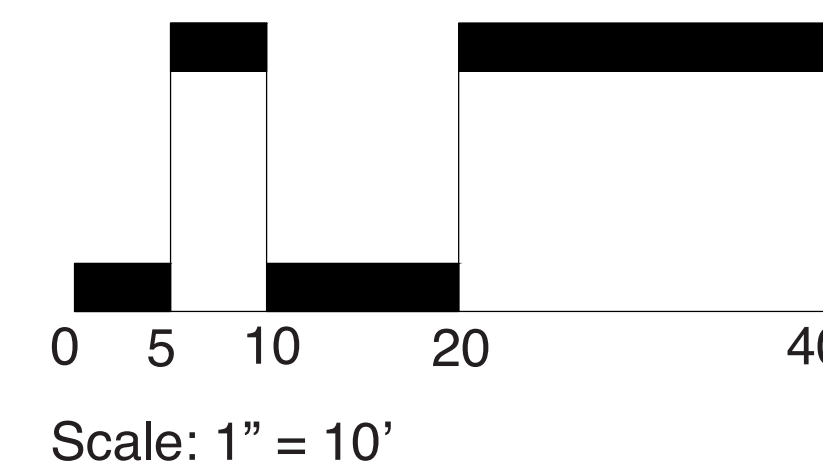
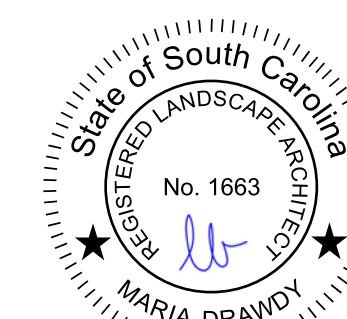
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PLANT IMAGERY

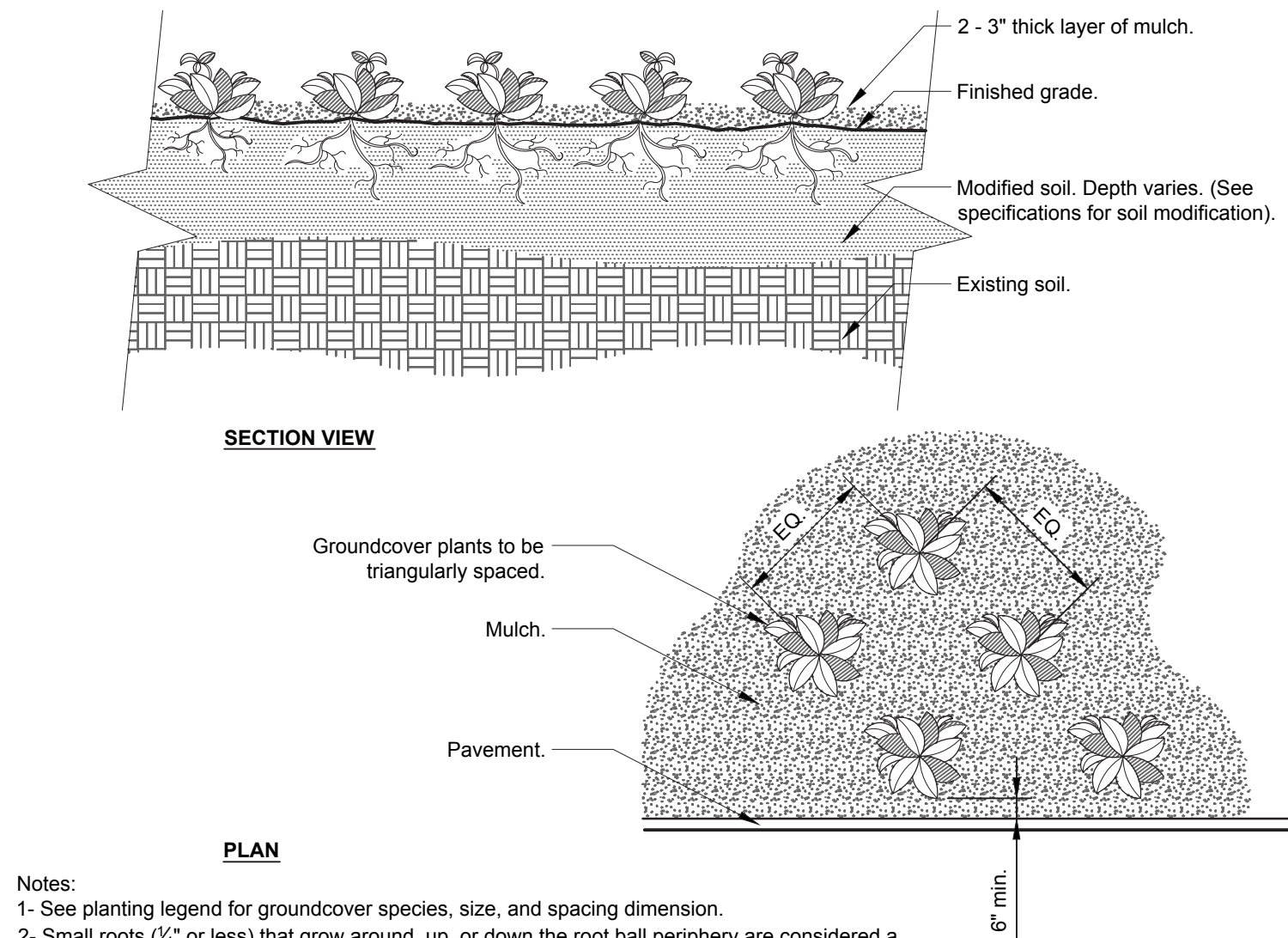


PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
1	Sweet bay magnolia	Magnolia virginiana	30 gal.				
7	Twilight Crape Myrtle	Lagerstroemia indica 'Twilight'	30 gal.			2.5" Cal.	
1	White Oak	Quercus alba					
Shrub							
16	Dwarf Bottlebrush	Callistemon citrinus 'Little John'					
10	Dwarf Boxwood	Buxus microphylla 'Compacta'					
6	Dwarf Encore Azalea	Rhododendron 'Encore'					
8	Japanese yew	Podocarpus macrophyllus					
4	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'					
2	Sasanqua camellia - Dwarf	Camellia sasanqua					
13	Southern Wax Myrtle	Myrica cerifera					
18	Sweet Viburnum	Viburnum odoratissimum					
Vines/Groundcover							
13	Asiatic jasmine	Trachelospermum asiaticum					18" O.C.
3	Confederate Jasmine	Trachelospermum jasminoides					Train to Living Fence
4	Sedge	Carex oshimensis 'Tweeta'					
1,500 SF +/-	Lawn						
1,775 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

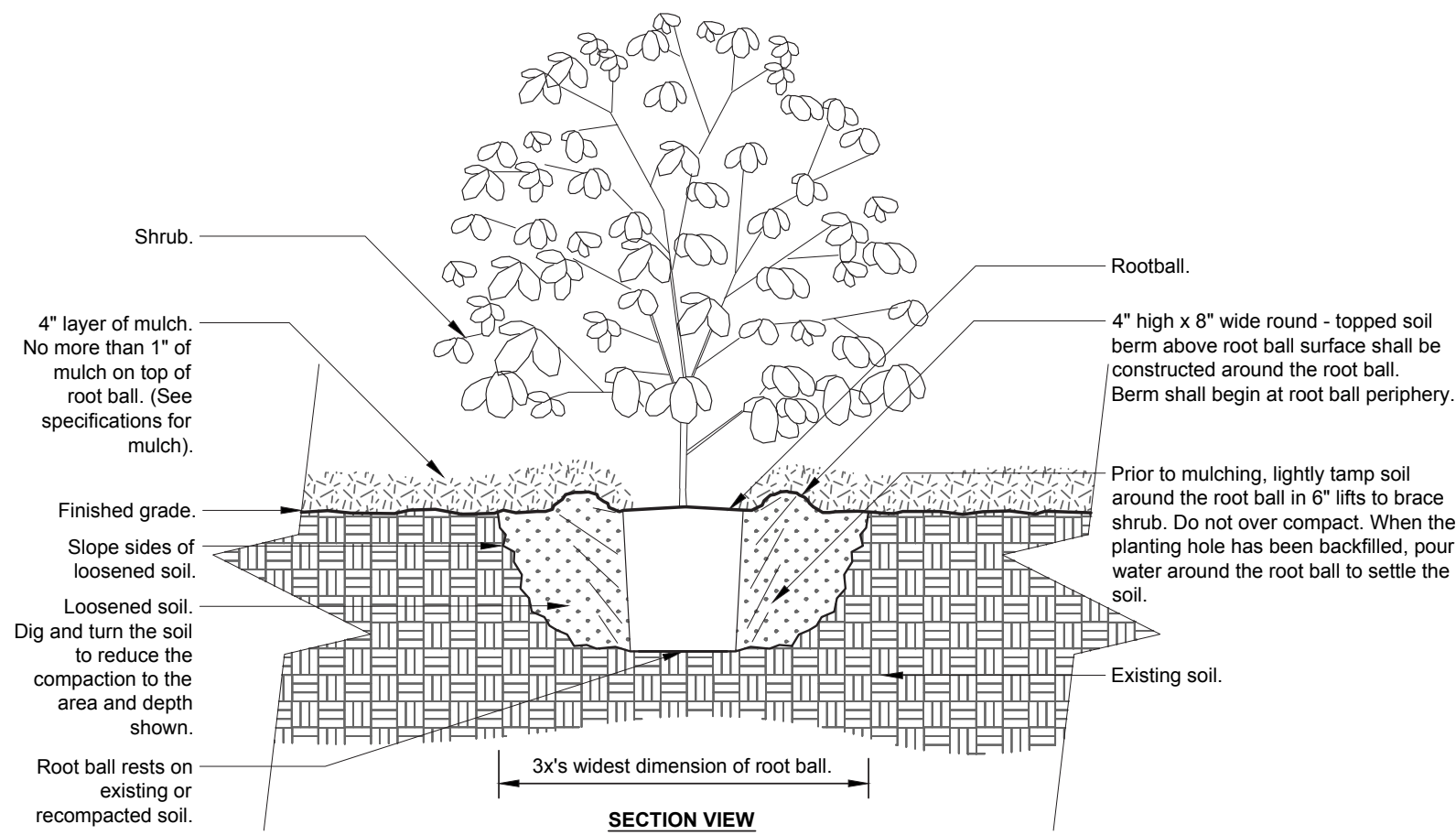


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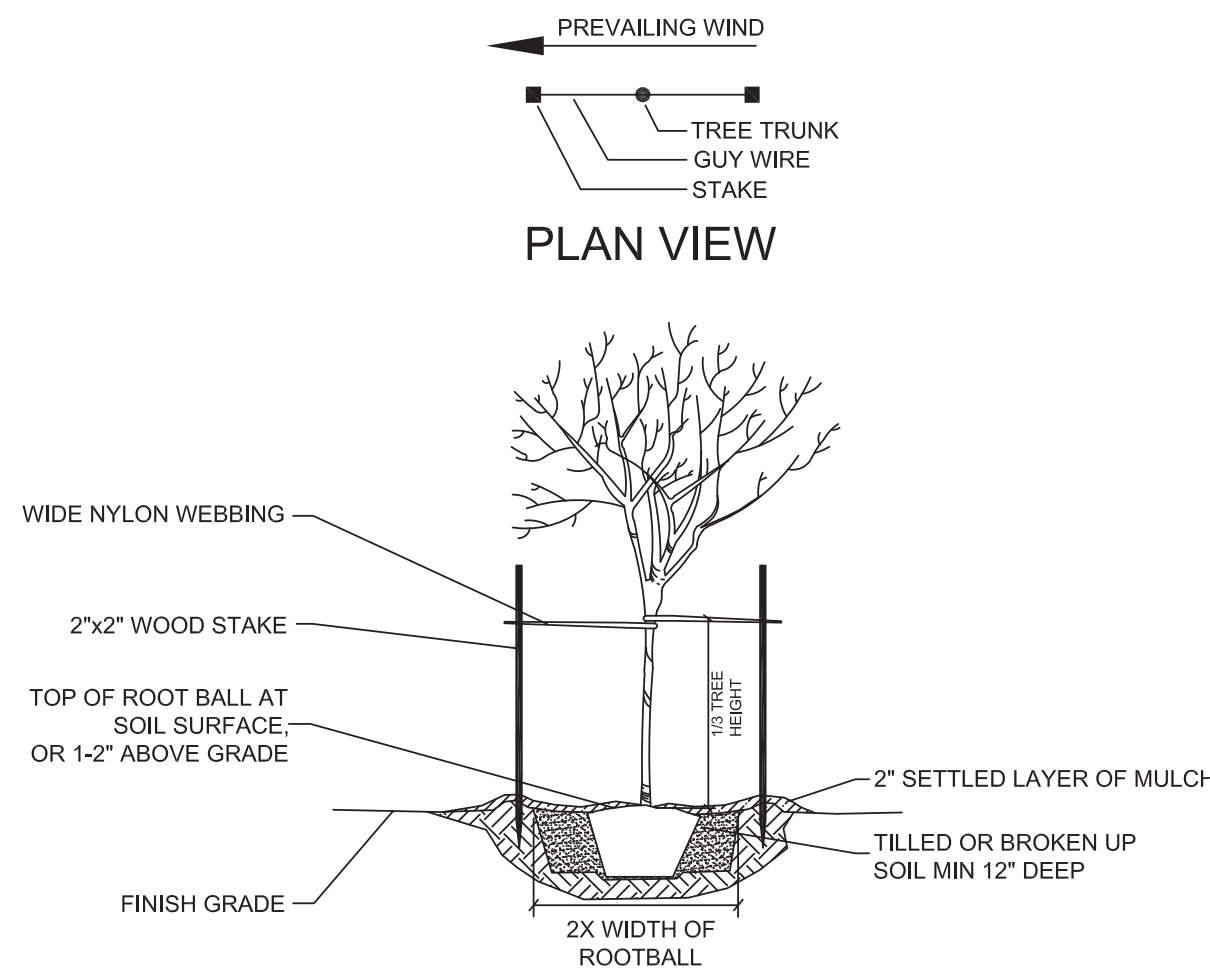
P-X GROUNDCOVER

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



P-X SHRUB - UNMODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



SMALL TREE PLANTING (<2" CAL.)
NOT TO SCALE

PLANTING NOTES

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3' DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS SPECIMEN SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
12. SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING NO CUTS 12 HOURS BEFORE INSTALLATION.

**PRELIMINARY LANDSCAPE
NOTES & DETAILS**

For

ALLJOY DONUT COMPANY

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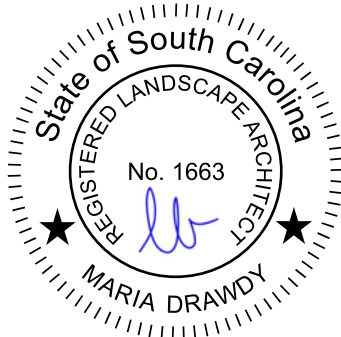
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SITE IMAGERY



BRUIN & PRITCHARD
INTERSECTION WEST VIEW



PRITCHARD STREET



PRITCHARD STREET
NORTH VIEW



SITE VEGETATION AT
PRITCHARD STREET



FENCE AT PRITCHARD
& BRUIN



PRITCHARD STREET
SOUTH VIEW



GAS PIPELINE SIGNAGE



BRUIN RD. SIDEWALK
WEST VIEW



BRUIN RD. SIDEWALK
EAST VIEW



BRUIN & PRITCHARD
INTERSECTION SOUTH
WEST VIEW



INTERIOR SITE NORTH
EAST VIEW



INTERIOR SITE EAST VIEW



INTERIOR SITE SOUTH
EAST VIEW



INTERIOR NORTH VIEW



INTERIOR SITE SOUTH
VIEW

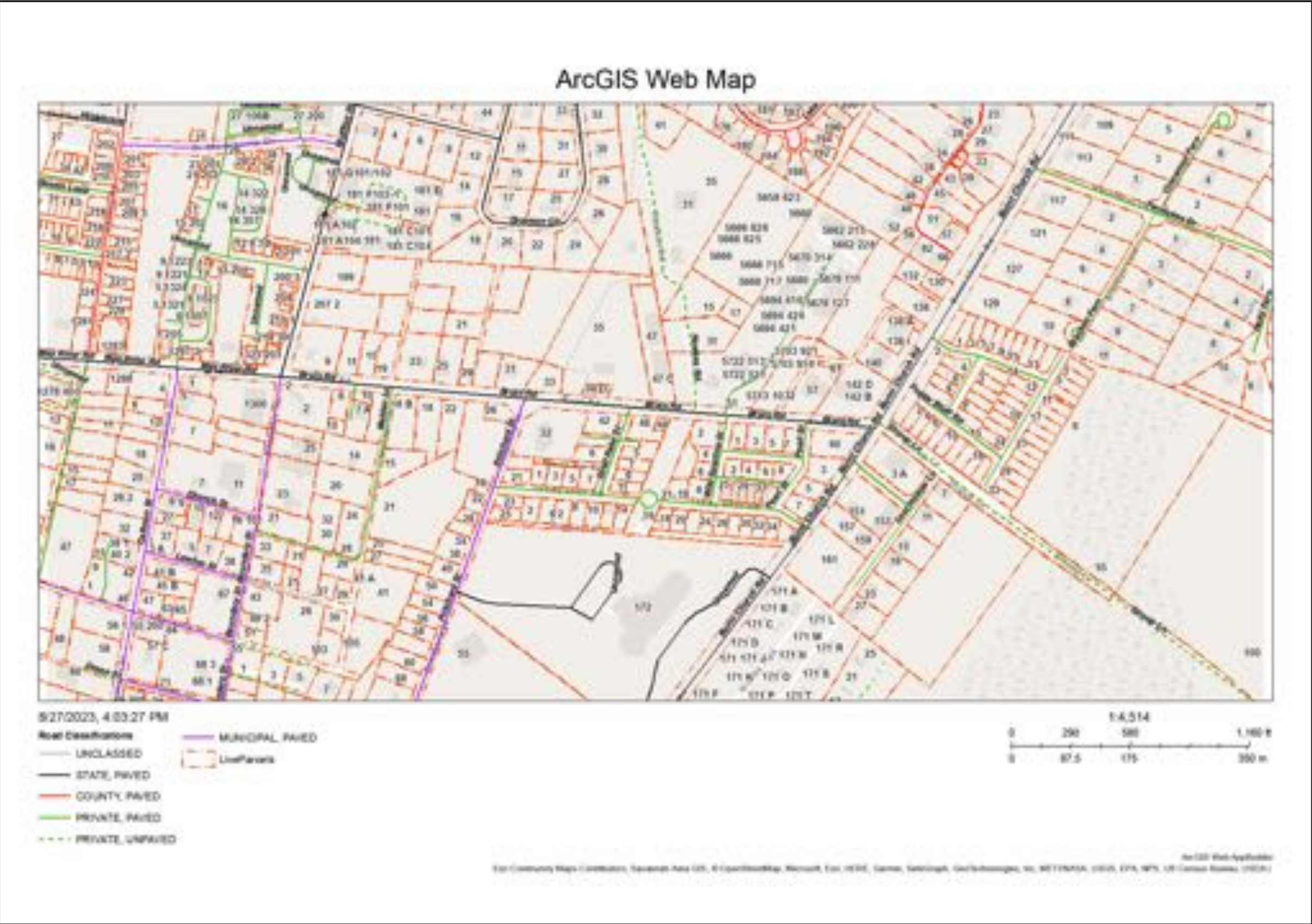
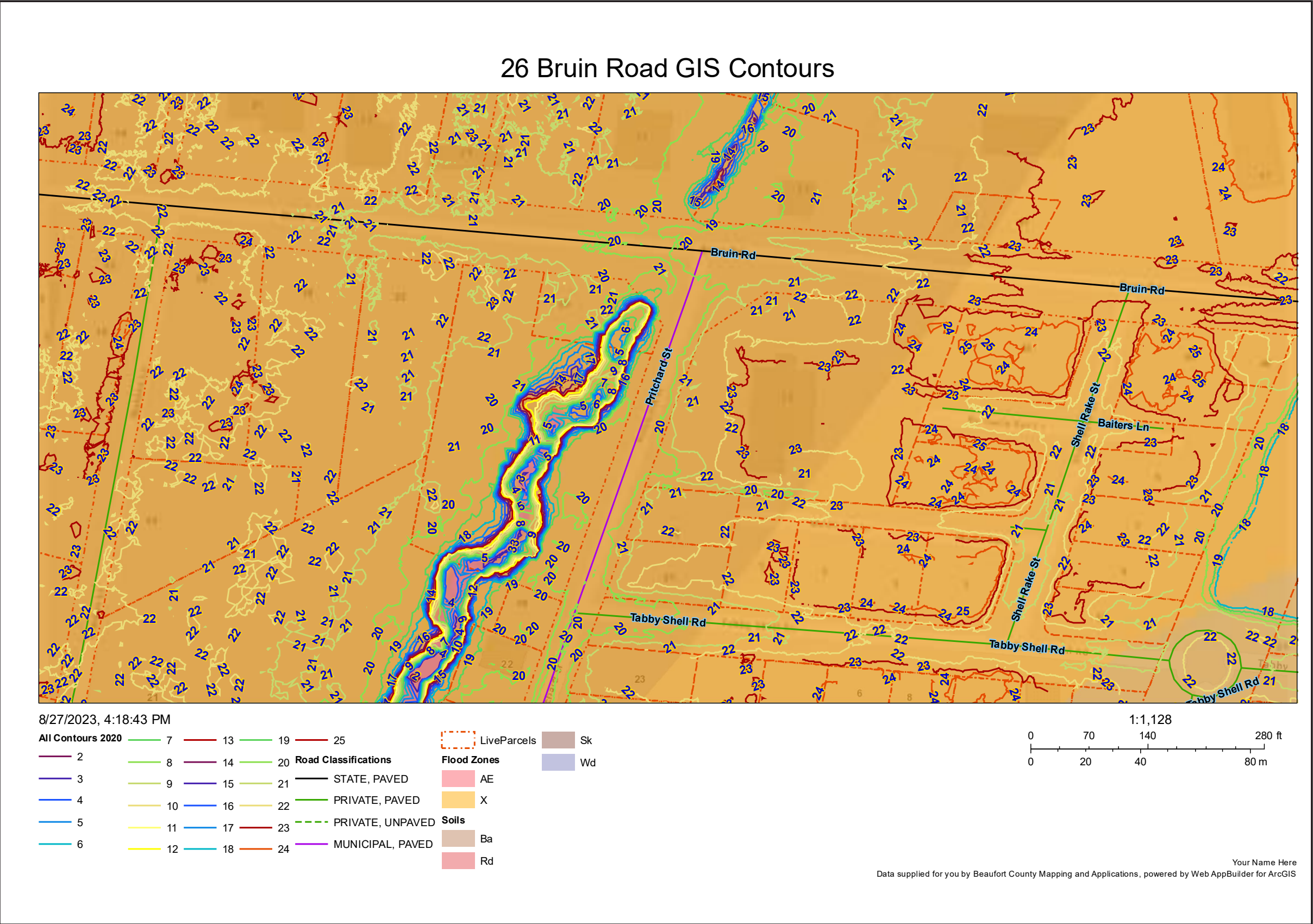
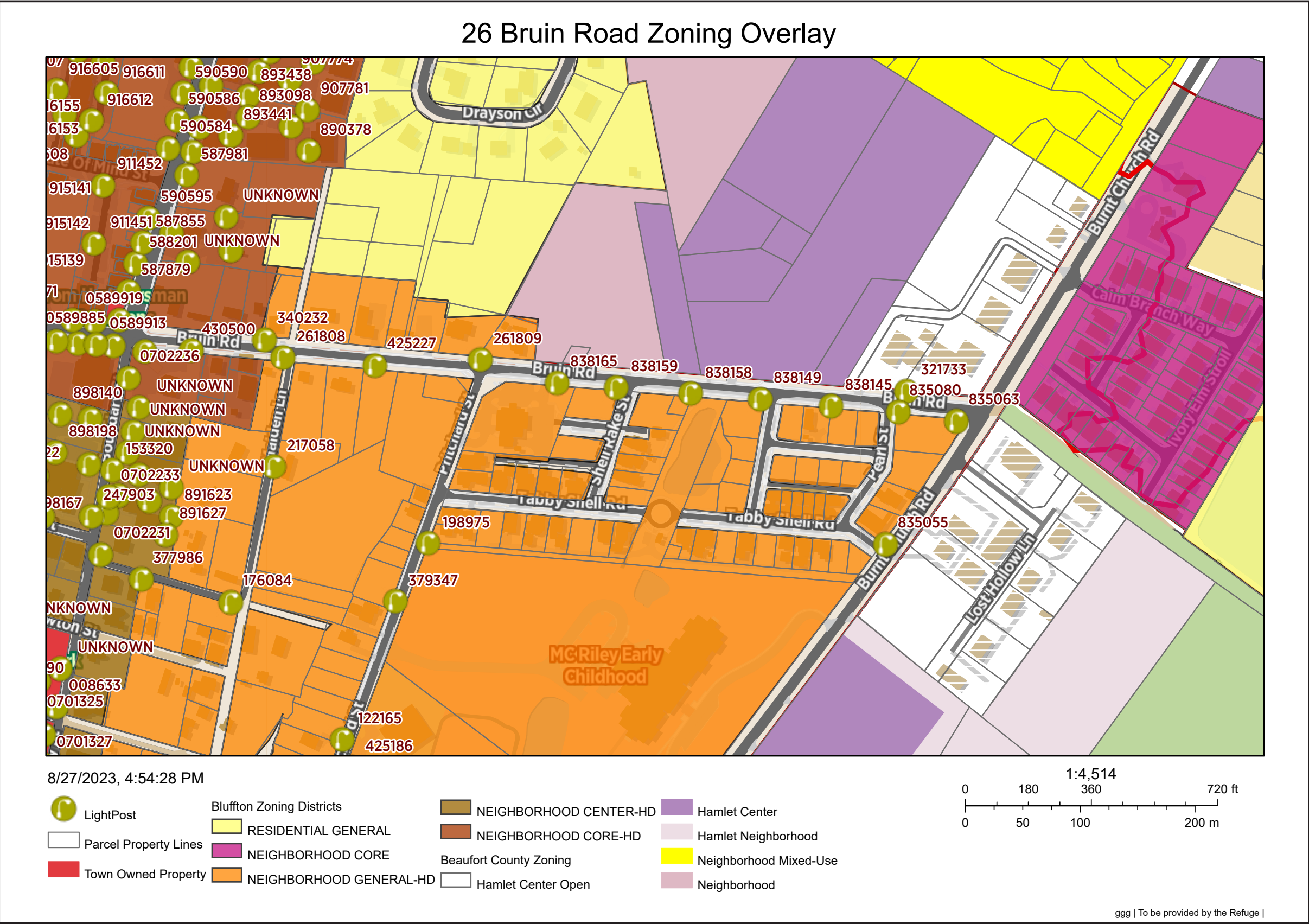
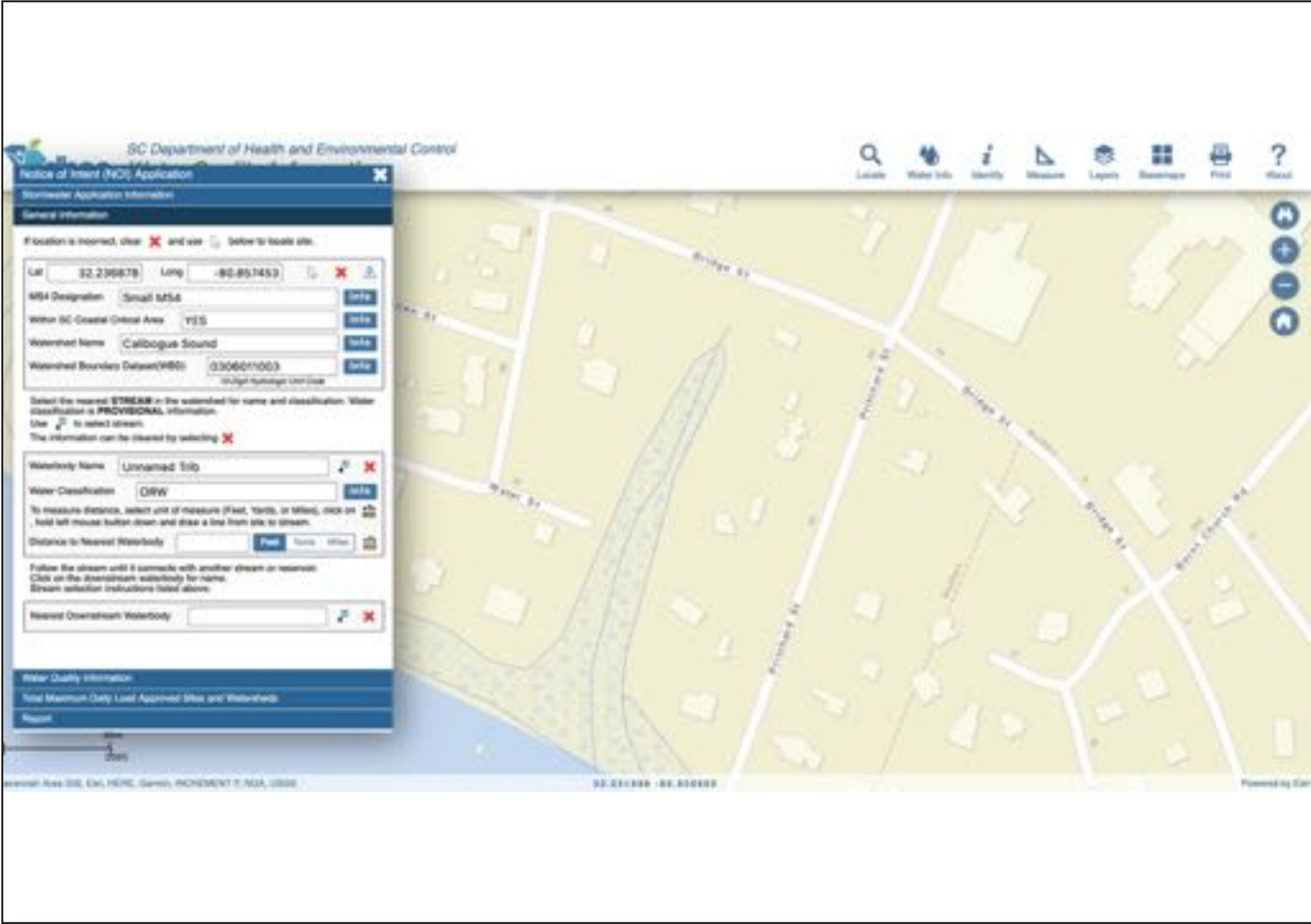
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