



PLAN REVIEW COMMENTS FOR DP-07-22-016969

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:	07/14/2022
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R614 028 000 5215 0000
Plan Description:	<p>A request by 814 Services, LLC for approval of a preliminary development plan application. The project proposes the construction of a +/-12,130 sq. ft. childcare facility. The property is zoned Jones Estate Planne Unit Development and consists of approximately a 1.50-acre portion of tax map number R614 028 000 5215 0000 located at the intersection of Mill Creek Boulevard and Okatie Highway within the Cypress Ridge Master Plan.</p> <p>STATUS 8-17-22: Comments on the Preliminary Development Plan were provided at the August 17, 2022, meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved with conditions at the November 16, 2022, Plannin Commission meeting.</p> <p>STATUS: Comments on the Final Development Plan will be heard at the May 10, 2023, meeting of the DRC.</p>		

Final Technical Review

Submission #: 1 Received: 04/03/2023 Completed: 05/05/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	05/05/2023	Dan Frazier	Revisions Required

Comments:

1. Photometrics do not extend to the property lines. All lights are shown DIRECTLY adjacent to the large canopy trees required in landscape islands.
2. Sidewalk needs to extend to eastern property line beyond driveway apron.
3. No turnaround for vehicles is provided on the west side of the parking lot appears it will cause conflicting movement in the ADA space for pedestrians.
4. Crosswalks are not provided at all locations where pedestrians will be entering the flow of traffic. Dead end sidewalk at entrance closest to dumpster needs to be connected to somewhere.
5. West side of both vehicle entrances do not have trees in the island at the end of the parking bays
6. Wheel stops are required in all parking spaces.
7. Provide additional information regarding how the parking and landscape areas will be separated. Curb/metal landscape edging etc.
8. Site plan does not match the architectural drawings.
9. Correct the proposed building area on Site Plan Sheet C400.

Planning Review - SR	05/05/2023	Jordan Holloway	Revisions Required
----------------------	------------	-----------------	--------------------

Comments:

1. Locations for transformers are required and proposed screening.
2. Fencing needs to be reexamined. It may not cut off entry and exit of the building, block parking spaces from being usable or impede sidewalk.
3. A fence detail must be provided including the materials, dimensions and configurations.
4. As the dumpster enclosure opens directly to the vehicle entrance and faces the townhomes, side access must be provided for pedestrian access to ensure the enclosure doors do not remain open.
5. Large canopy trees do not meet 2.5 Caliper and 12' in height ordinance requirement.
6. The shrubs along Slater Street are not adequate screening for the parking area. A continuous row of shrubs needs to be provided.
7. Shrubs do not show planting minimum height to ensure compliance with minimum height requirements. Further, switch grass is not a shrub.
8. Tree protection areas need to be shown around all trees to remain.
9. While the Applicant may count some of the existing trees in the buffer area as a portion of the required buffer, which existing trees are being counted must be identified and the opacity of the buffer will need to be field verified to ensure compliance with HCOD buffer requirements prior to CofC.
10. Foundation Planting areas need to show quantities and species.

Planning Review - Address	05/05/2023	Diego Farias	Not Required
---------------------------	------------	--------------	--------------

Beaufort Jasper Water and Sewer Review	05/01/2023	James Clardy	Approved with Conditions
----------------------------------------	------------	--------------	--------------------------

Comments:

Currently under review in accordance with the February 2023 BJWSA Development Policy and Procedure Manual.

Fire Department Review	05/05/2023	Dan Wiltse	Approved with Conditions
------------------------	------------	------------	--------------------------

Comments:

1. Please verify if you are installing an automatic sprinkler system.

Watershed Management Review DRC	04/27/2023	Samantha Crotty	Approved with Conditions
---------------------------------	------------	-----------------	--------------------------

Comments:

Pending receipt of NPDES approval letter.

Police Department Review	05/05/2023	Adam Barberio	Approved
--------------------------	------------	---------------	----------

Building Safety Review	04/03/2023	Richard Spruce	Approved
------------------------	------------	----------------	----------

Transportation Department Review	04/03/2023	Megan James	Approved
----------------------------------	------------	-------------	----------

Comments:

No comments