



PLAN REVIEW COMMENTS FOR DP-10-24-019391

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

Plan Type:	Development Plan	Apply Date:	10/10/2024
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 031 000 0212 0000
Plan Description:	A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of Preliminary Development Plan. The project consists of a 15,400 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000. STATUS: This item will be heard at the November 13, 2024 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 10/10/2024 Completed: 11/08/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	11/08/2024	Samantha Crotty	Revisions Required

Comments:

- The site plan shows 2 types of pervious pavement (standard and enhanced). The compliance calculator only shows standard. Clarify which is correct and revise plans or calculator accordingly. NOTE: gravel pervious paving area must use geo-grid and meet SOLOCO requirements for pervious pavement.
- Provide more detail on the inlet located in the permeable pavement enhanced parking area.
- Site plans show the "outfall pond" as a bioretention BMP. Both the stormwater and project narrative states this will be a wet detention pond. Revise label on plans and include pond in compliance calculator.
- The impervious area associated with the "future expansion" must be included in the stormwater calculations.
- Provide proposed contours and spot grades. It currently appears that runoff moving east through the concrete flumes towards the pond will be stopped by the drainage easement berm.
- Clarify whether the existing catch basin (CB) with TOP: 22.15' in the middle of the drainage easement that runs up the middle of the site is indeed a catch basin or a manhole. It has a manhole symbol but is labeled as a catch basin.

Planning Commission Review	11/07/2024	Angie Castrillon	Approved with Conditions
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Comments:

Extend sidewalk from Westbury Parkway to building entrance.

Planning Review - Principal	11/07/2024	Dan Frazier	Approved with Conditions
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Comments:

- Confirm that the existing berm will remain undisturbed.

Beaufort Jasper Water and Sewer Review	11/08/2024	Matthew Michaels	Approved
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Building Safety Review	11/08/2024	Marcus Noe	Approved
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Fire Department Review	11/08/2024	Dan Wiltse	Approved
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Planning Review - Address	11/08/2024	Diego Farias	Approved
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Planning Review - Senior	11/08/2024	Dan Frazier	Approved
Police Department Review	11/08/2024	Bill Bonhag	Approved
Transportation Department Review	10/10/2024	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes:

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Design Team

Wetland Consultant:
Sligh Environmental Consultants
(912) 232-0451

Geotechnical Engineer:
Terracon
(843) 258-7075

Landscape Architect:
Witmer Jones Keefer
(843) 757-7411

Architect:
Court Atkins Group
(843) 815-2557

Land Surveyor:
Surveying Consultants
(843) 815-3304

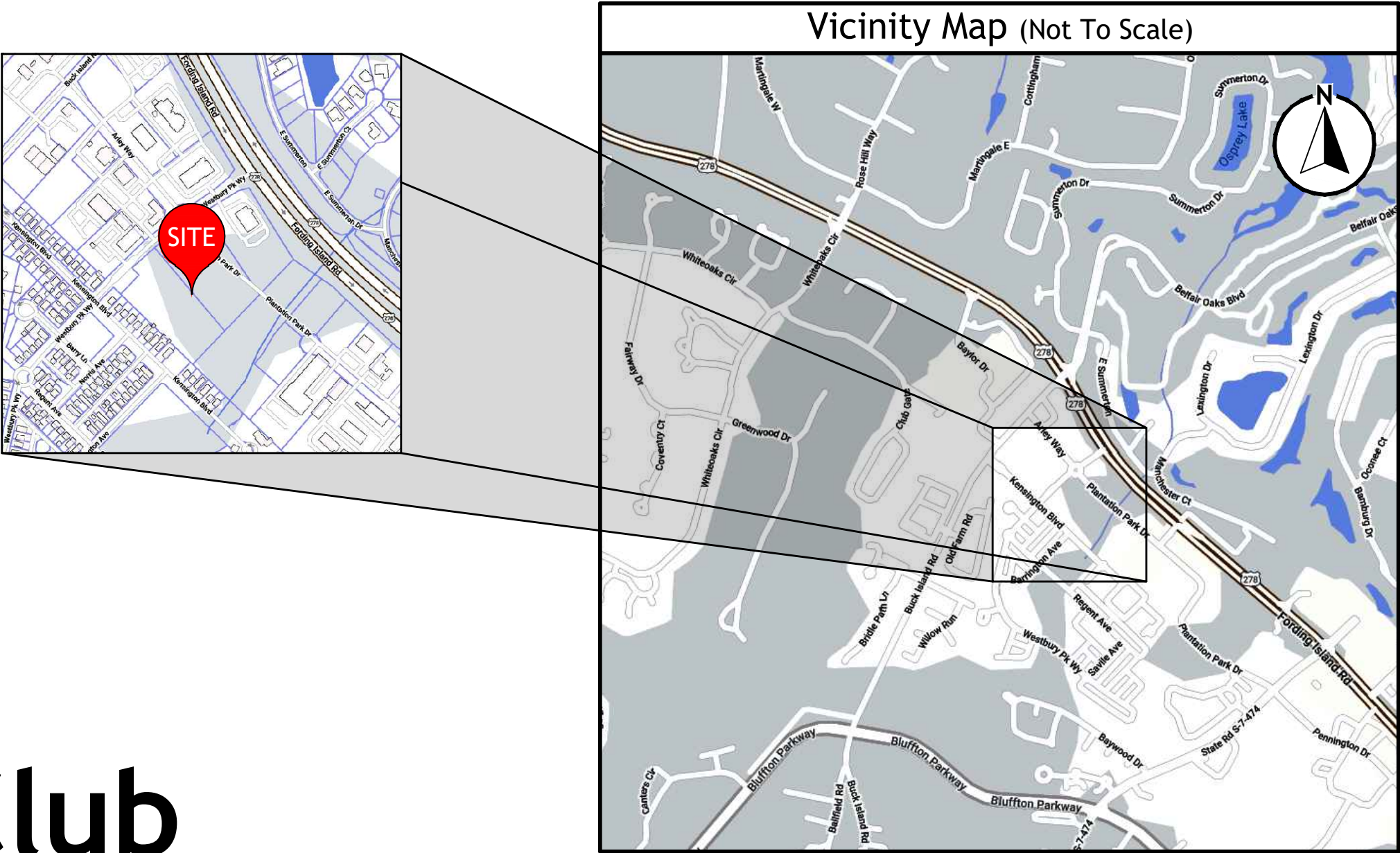
Developer:
Eric Zwitsky
1 Corinthians, LLC
1 Elliot Place
Hilton Head Island, SC 29928

Release Schedule		
Rel #	Description	Date
A.	Released for Permitting	00-00-00

Site Development Plans
for
PickUp USA Fitness Club
at **Westbury Park**

Usage: Commercial

Bluffton, South Carolina
Tax Map #: R610-031-000-0212-0000
R610-031-000-0173-0000
5 Westbury Park Way
13 Westbury Park Way
GIS coord: N 32° 16' 27.98", W 80° 52' 18.72"



Schedule of Drawings	
Sht No.	Description
C001	Cover Sheet
C101	Existing Conditions Plans
C301	Clearing & Demolition Plans
C401	Site Layout Plans
C601	Drainage Plans



Ward Edwards

ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

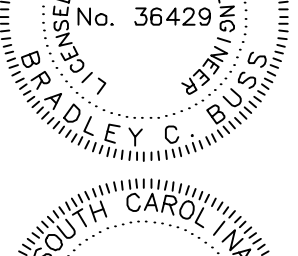
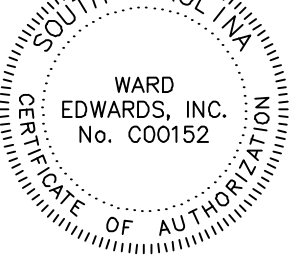
Prepared for
1 Corinthians, LLC

Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB

Not to Scale

C001



WARD EDWARDS, INC.
No. 000152
STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER
BRIAN L. EDWARDS

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PickUp USA Fitness Club at Westbury Park
BJWSA Project #: 2024-XXX



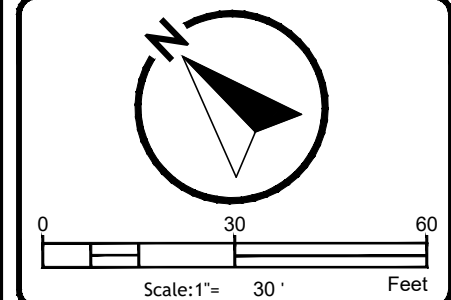
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PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

Existing Conditions Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB



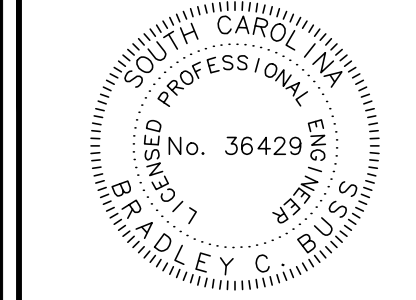
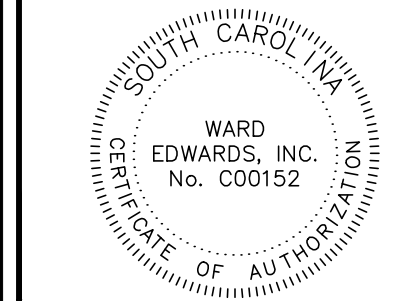
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**Ward Edwards**
ENGINEERING

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P.O. Box 381, Bluffton
South Carolina 29910

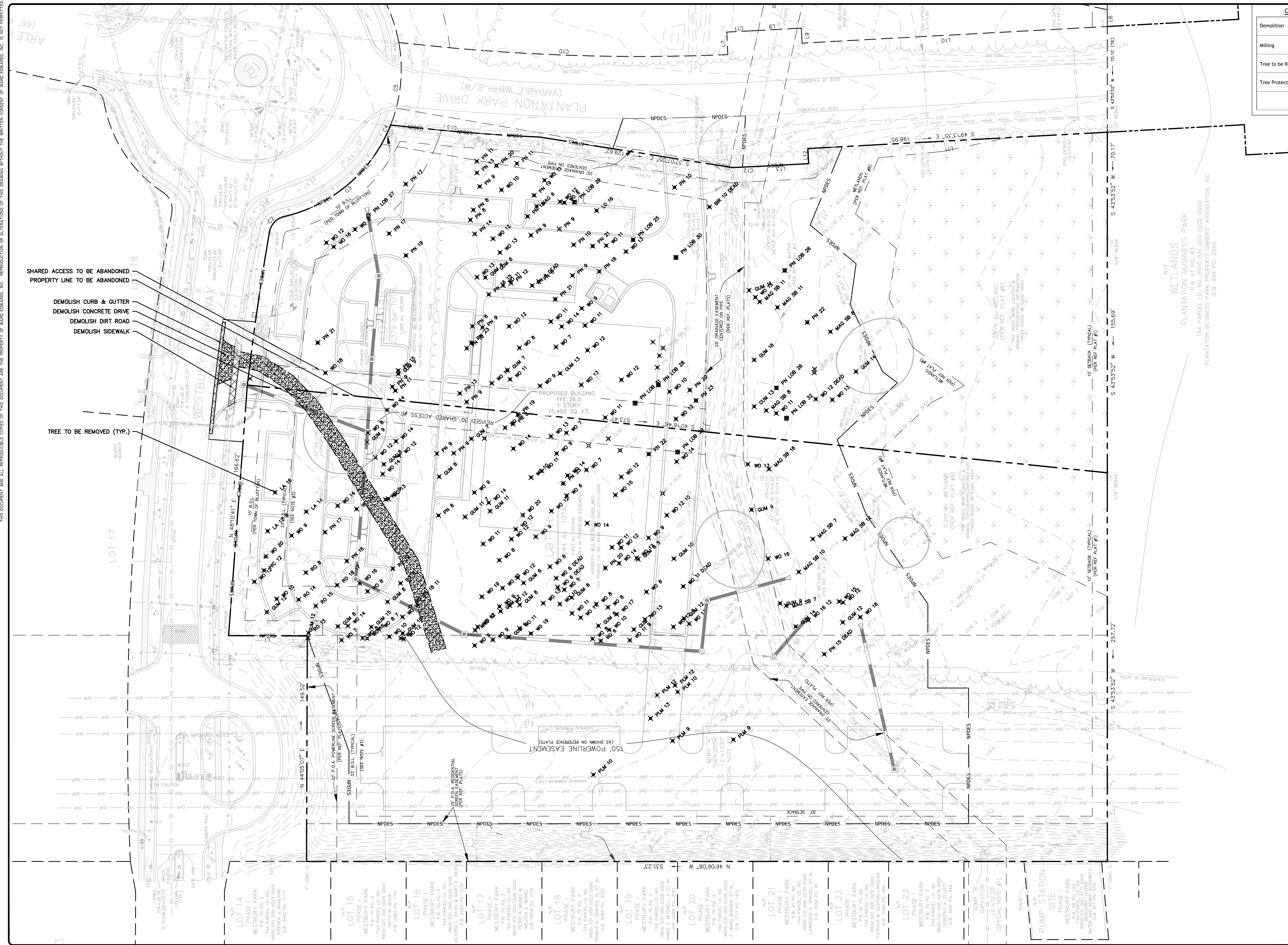
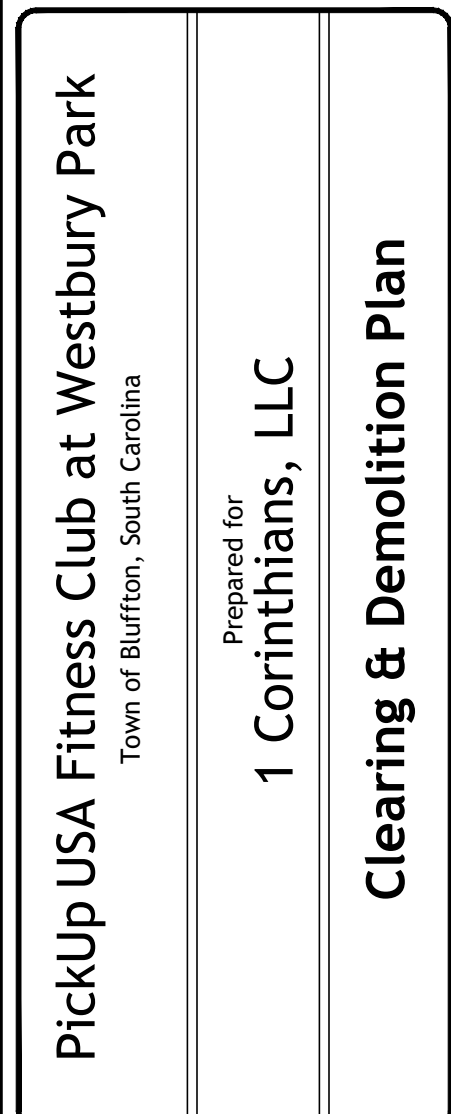
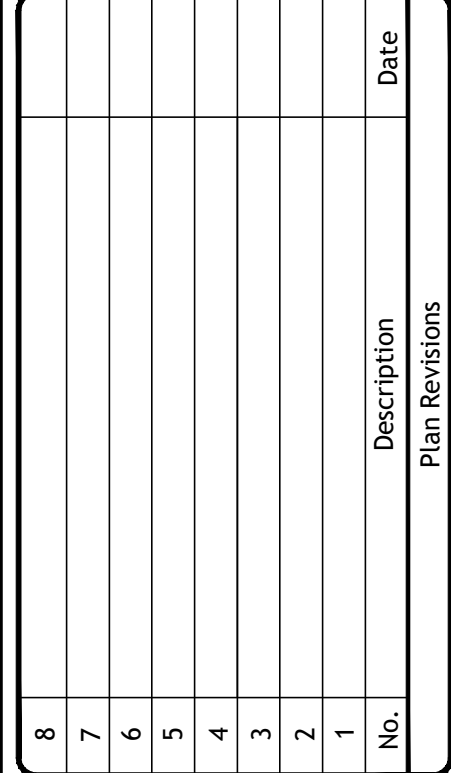
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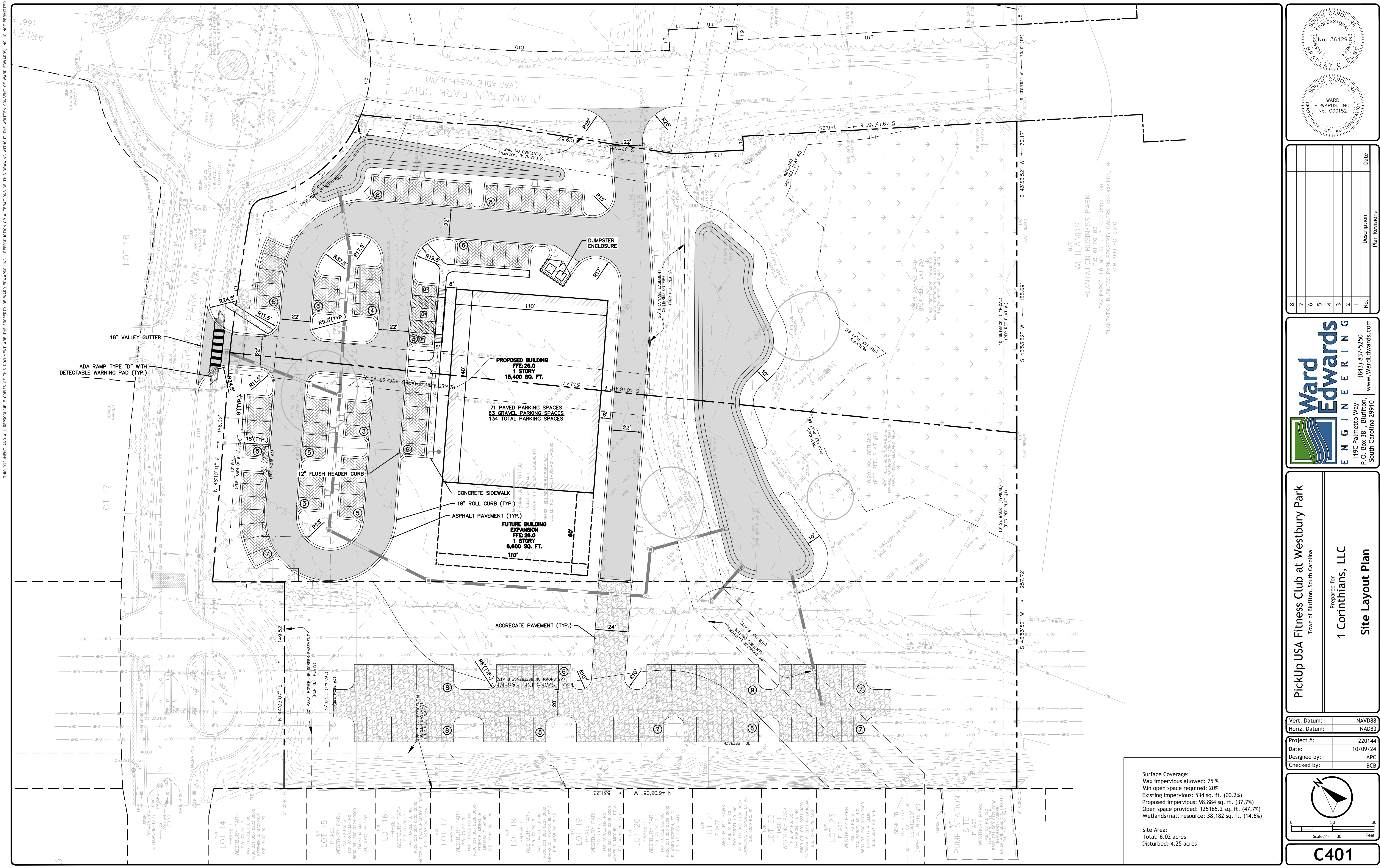
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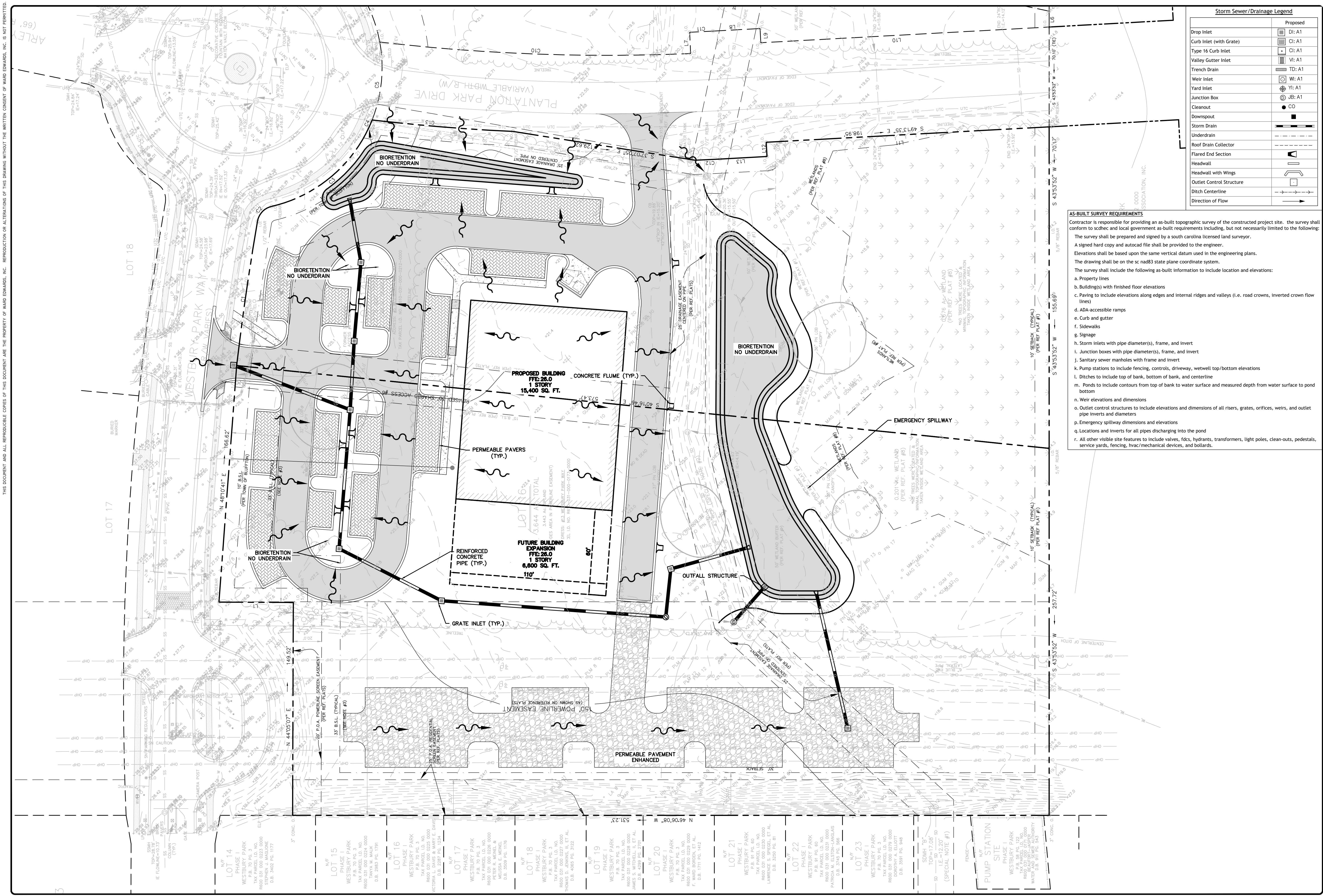


WARD
EDWARDS, INC.
No. 000152

S. MEER
BRIDLEY
No. 36429





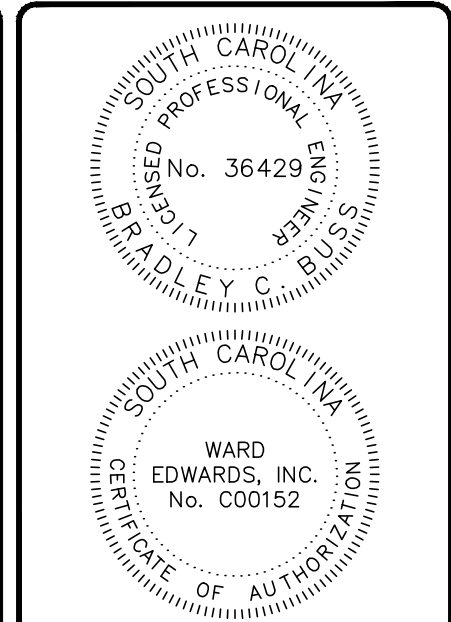


Storm Sewer/Drainage Legend	
	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. The survey shall conform to scdhc and local government as-built requirements including, but not necessarily limited to the following:

- The survey shall be prepared and signed by a south carolina licensed land surveyor.
- A signed hard copy and autocad file shall be provided to the engineer.
- Elevations shall be based upon the same vertical datum used in the engineering plans.
- The drawing shall be on the sc nad83 state plane coordinate system.
- The survey shall include the following as-built information to include location and elevations:
 - a. Property lines
 - b. Building(s) with finished floor elevations
 - c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
 - d. ADA-accessible ramps
 - e. Curb and gutter
 - f. Sidewalks
 - g. Signage
 - h. Storm inlets with pipe diameter(s), frame, and invert
 - i. Junction boxes with pipe diameter(s), frame, and invert
 - j. Sanitary sewer manholes with frame and invert
 - k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
 - l. Ditches to include top of bank, bottom of bank, and centerline
 - m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
 - n. Weir elevations and dimensions
 - o. Outlet control structures to include elevations and dimensions of all risers, gates, orifices, weirs, and outlet pipe inverts and diameters
 - p. Emergency spillway dimensions and elevations
 - q. Locations and inverts for all pipes discharging into the pond
 - r. All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



No.	Description	Date
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PickUp USA Fitness Club at Westbury Park

Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB

Scale: 1"= 30'

C601