



PLAN REVIEW COMMENTS FOR DP-05-21-015280

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:	05/06/2021
Plan Status:	Pending	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 031 000 0002 0000
Plan Description:	<p>A request by Winchester Homes on behalf of PKP Group LLC, for the approval of a Preliminary Development Plan. The project consists of 84 townhome units with associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 23.8 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned residential general and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance.</p> <p>STATUS: Item is on the 1-12-22 DRC agenda.</p> <p>STATUS: Plan revisions were submitted to staff and the item is on the 03-09-2022 DRC Agenda.</p>		

Technical Review

Submission #: 2 Received: 02/16/2022 Completed: 03/03/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principle	03/03/2022	Dan Frazier	Revisions Required

Comments:

1. The area acreage numbers provided in the Development Summary Table on the conceptual plan do not match/add up. Ensure that area acreage numbers are accurate in the next submission.
2. Provide Civil drawings of the site plan in addition to the conceptual site plan.
3. The open space under the power line easement cannot count towards the open space requirements. See definition of Open Space, UDO Page 9-11, which states "Land area not covered by buildings, parking areas, or other accessory structures. Open space does not include utility easements, street rights-of-way, drainage ditches, and other similar areas."
4. Revise your crosswalk plan, as there are a number of mid-block crossings. All crosswalks should be tight to the intersection and clearly marked as such on the plan (Section 5.9.3.1.).
5. Show the locations of driveways on the Civil drawings site plan being provided per Comment 2 above.
6. Provide wheel stops for all on-street parking spaces (Section 5.11.4.A.4).

Planning Review - SR	03/03/2022	Jordan Holloway	Revisions Required
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Comments:

See Principle Planner Comments

Watershed Management Review DRC	03/01/2022	Lidia Delhomme	Revisions Required
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Comments:

1. Provide proposed locations of the BMPs stated within the narrative.
2. Provide a narrative for using "Compliance Option C - Elimination of Buffer Zone" to include justification and a proposal for the procedures and controls to be used to protect the wetland.
3. Revise site plans to show proposed contours and grading demonstrating the wetland will not drain into the proposed development.
4. Revise the 15 ft pond easement shown on the Conceptual Plan to the minimum 20-foot vegetated buffer with the 10-foot setback from the buffer for structures as described in SWDM 7.14.2

Beaufort Jasper Water and Sewer Review	02/28/2022	James Clardy	Approved with Conditions
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Comments:

1. Pending formal submittal / approval of water and sewer.

Fire Department Review	03/03/2022	Dan Wiltse	Approved with Conditions
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ATTACHMENT 3

Comments:

At time of final DRC submittal, provide details on hydrant placement and estimated flows from the proposed hydrants.

Planning Commission Review	03/03/2022	Dan Frazier	Approved with Conditions
<p>Comments:</p> <p>See Planning Review comments.</p>			