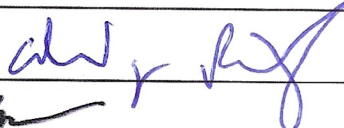





TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Sturre Engineering c/o Nathan Sturre, PE		Name: May River Project, LLC	
Phone: 843.929.9432		Phone: 330-285-2075	
Mailing Address: PO Box 2227 Bluffton, SC 29910		Mailing Address: 21 Promenade St Bluffton, SC 29910	
E-mail: nathan.sdd@outlook.com		E-mail: andrewjpietz@gmail.com	
Town Business License # (if applicable): LIC-06-22-045612			
Project Information			
Project Name: 1268 May River Road Site Improvements	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 1268 May River Road	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: NG-HD	Acreage: 0.7		
Tax Map Number(s): R610 039 00A 0147 0000			
Project Description: Installation of gravel access drive, parking, infrastructure and a raingarden.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/14/23	
Applicant Signature: 		Date: 02/14/2023	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



STURRE ENGINEERING

February 16, 2023

1268 May River Road
Preliminary DRC Submittal

Site Data

1. Parcel No.: R610 039 00A 0147 0000
2. Site Address: 1268 May River Road
3. Acreage of Property Pre-development: 0.665 acres (10.6% Impervious Cover)
4. Acreage of Property Post-development: 0.665 acres (28.0% Impervious Cover)
5. Owner/Developer: May River Project, LLC, 21 Promenade Street, Bluffton, SC 29910
6. Existing Land Use: Residential
7. Proposed Land Use: Commercial

Project Narrative

The following is a presentation of the stormwater analysis for a site development project located at 1268 May River Road in Bluffton, SC. The site currently houses an historic residential structure and concrete block garage structure on a cleared 0.665-acre parcel with approximately 10.6% impervious cover. Proposed work includes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. A raingarden is proposed to treat stormwater leaving the developed area into the SCDOT stormwater network along May River Road (SC 46). There are no wetland areas onsite.

The improvements will disturb approximately 0.4 acres and will increase the total impervious area of the lot from 10.6% to 28.0%, including the compacted gravel drive aisle and parking spaces. Runoff in the pre-development condition runs southeast to the adjacent property, no runoff in pre-development conditions enters the SCDOT May River Road (SC 46) right of way. Post-development conditions intercepts runoff from a majority of the improved onsite areas and routes it through a raingarden before discharging into the SCDOT stormwater network in the southern SC 46 right of way. The remainder of the post-development runoff discharges southeast to the adjacent property.

All flows leaving the site enter Huger Cove before discharging to the May River.

The proposed development activities will result in 4 required commercial parking spaces as seen on the Parking Calculations Summary provided with this submittal. This project proposes 2 new regular gravel parking spaces onsite, a concrete van accessible parking space onsite and will utilize the 4 street parking spaces directly in front of the property along May River Road.

The 75% tree canopy coverage requirement is satisfied as seen on the Landscape Plan, Civil Plan Sheet 9.
