



## PLAN REVIEW COMMENTS FOR DP-02-23-017687

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

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	02/15/2023
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R614 022 000 1131 0000
<b>Plan Description:</b>	A request by G3 Engineering & Surveying, LLC on behalf of the property owner, Vaquero Bluffton Partners, L for approval of a preliminary development plan application. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse. The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan.		

### Technical Review

**Submission #: 1** Received: 02/15/2023 Completed: 03/17/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	02/28/2023	William Baugher	Revisions Required

#### Comments:

1. Show that the site will not exceed impervious surface area threshold calculations for Washington Square. 2. Provide a site design containing at a minimum one vegetative BMP and one filtration or infiltration-based BMP in series to treat stormwater on-site. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0) 3. If #1 cannot be met, show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email [scrotty@townofbluffton.com](mailto:scrotty@townofbluffton.com).

Beaufort Jasper Water and Sewer Review	03/13/2023	James Clardy	Approved with Conditions
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#### Comments:

Pending submittal of water and sewer design to BJWSA's Design Review Team in accordance with the February 2023 Development Policy and Procedure Manual.

Planning Review - SR	03/17/2023	Jordan Holloway	Approved with Conditions
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#### Comments:

1. When land disturbance is proposed for sites of at least one (1) acre, a minimum of 15 hardwood trees per acre shall be provided on-site, which may include trees to be planted, existing healthy native trees, or a combination thereof. (UDO Section 5.5.3.G.)

Fire Department Review	03/17/2023	Dan Wiltse	Approved
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Planning Commission Review	03/17/2023	Dan Frazier	Approved
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Planning Review - Address	03/17/2023	Ryan Coleman	Approved
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Police Department Review	03/17/2023	Adam Barberio	Approved
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Building Safety Review	02/15/2023	Richard Spruce	Approved
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Transportation Department  
Review

02/15/2023

Megan James

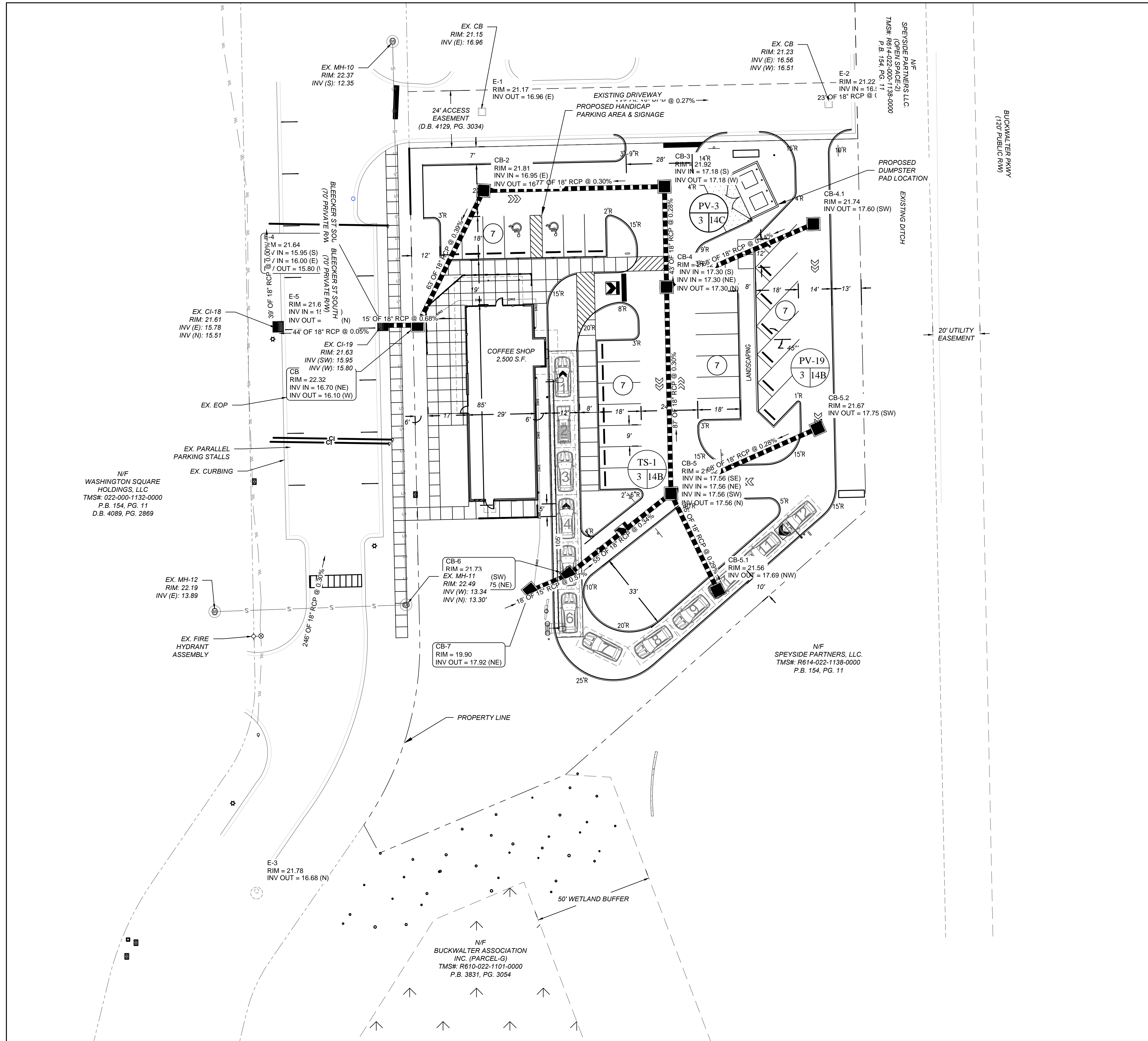
Approved

**Comments:**

No comments

**Plan Review Case Notes:**

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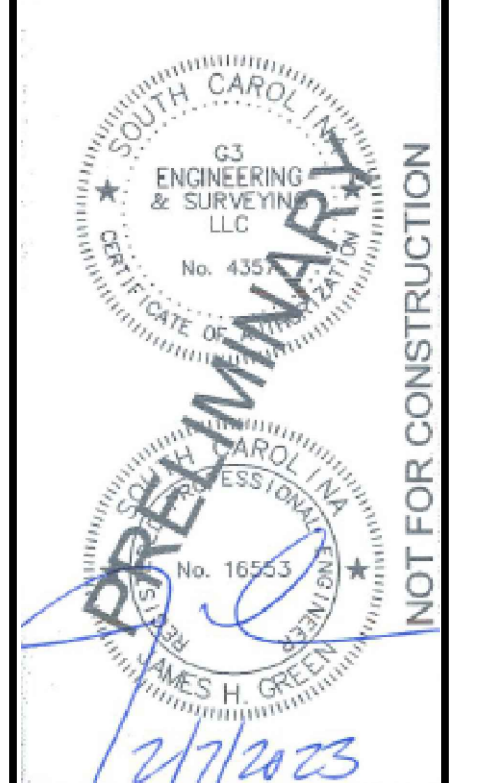
N/F  
WASHINGTON SQUARE  
HOLDINGS, LLC  
TMS#: 022-000-1132-0000  
P.B. 154, PG. 11  
D.B. 4089, PG. 2869

N/F  
SPEYSIDE PARTNERS, LLC  
(OPEN SPACE-2)  
TMS#: R614-022-000-1138-0000  
P.B. 154, PG. 11

N/F  
SPEYSIDE PARTNERS, LLC  
TMS#: R614-022-1138-0000  
P.B. 154, PG. 11

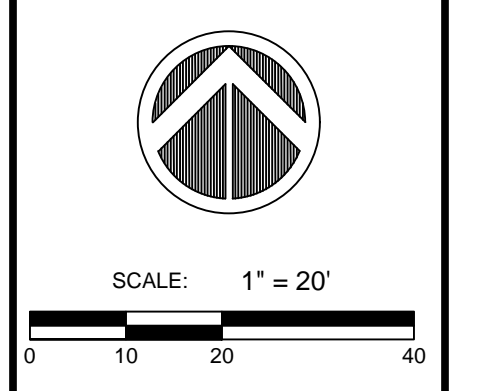
N/F  
BUCKWALTER ASSOCIATION  
INC. (PARCEL-G)  
TMS#: R610-022-1101-0000  
P.B. 3831, PG. 3054

REV #	DESCRIPTION	BY	DATE



**G3 ENGINEERING & SURVEYING**  
 P.O. BOX 2666  
 PALMETTO ISLAND, SC 29558  
 PHONE: 843.237.1001  
 www.G3Engineering.org

**STARBUCKS - BLUFFTON**  
 BEAUFORT COUNTY, BLUFFTON, SC  
 PREPARED FOR  
**Vaquero Bluffton Partners, LP**  
**OVERALL SITE PLAN**



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DESIGNED: MAK  
 DRAWN: PS  
 APPROVED: JHG  
 PROJ. NO. 22091  
 DATE: 1/25/2023