



PLAN REVIEW COMMENTS FOR DP-09-26-020488

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

Plan Type:	Public Project	Apply Date:	09/14/2026
Plan Status:	Active	Plan Address:	322 Buckwalter Parkway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 022 000 1101 0000
Plan Description:	A request by Nathan Long and Nigel Wright of Thomas & Hutton, on behalf of property owners, Buckwalter Place Association, Inc., for the review of a Public Project application. The project consists of the construction and extension of a 700 LF road, Discovery Drive, to connect to Bleeker Street, including associated infrastructure.		
	STATUS: This item will be heard at the September 30, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Recieved: 09/14/2026 Completed: 09/25/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Beaufort Jasper Water and Sewer Review	09/25/2026	Admin Admin	Approved with Conditions

Comments:

From Brett Thomas: If applicable, the Applicant is required to submit plans to BJWSA's Engineering Department for review and approval.

Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions
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Comments:

1. Comments may be provided at time of DRC.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. The stormwater management section of the project narrative states the wrong development location (New Riverside Village vs. Buckwalter). The narrative also states stormwater management will utilize infiltration practices to treat stormwater, such as impervious sidewalks. Impervious sidewalks are not an approved infiltration practice. The narrative also refers to infiltration rates observed by Whitaker Laboratory Inc. However the geotechnical report provided is by Terracon. Revise narrative and clarify.
2. At time of stormwater permit submittal, in the compliance calculator, remove the rainwater harvesting BMP surface area. Remove infiltration as the downstream BMP of the enhanced permeable pavement.
3. At time of stormwater permit submittal, provide an enhanced pervious pavement detail that meets SWDM 4.4 requirements. NOTE: Permeable pavement underdrains will be required, as well as a water quality filter layer and infiltration sump beneath the underdrain sized to drain the design storm in 48 hours. Ensure the SHWT supports this.
4. Pending NPDES approval.

Building Safety Review	09/25/2026	Sidney Holland	Approved
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Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Planning Review - Principal	09/25/2026	Dan Frazier	Approved
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Planning Review - Senior	09/25/2026	Dan Frazier	Approved
Police Department Review	09/25/2026	Bill Bonhag	Approved
Transportation Department Review	09/15/2026	Megan Andrews	Approved
Comments: No comments			

Plan Review Case Notes: