

Lighting:

Proposed parking lot area lighting are indicated on the plan. It is anticipated that Dominion will provide the lighting, and they will provide a plan prior to final development plan submittal. Proposed lighting will meet the requirements of the Buckwalter PUD.

Signage:

Signage will be permitted separately.

UDO Conformance:

The project is not required to conform with the Town of Bluffton Unified Development Ordinance. Rather, the project will conform to the Buckwalter PUD and Washington Square Master Plan.

ARB Review:

Architecture, Landscaping and lighting will be reviewed by the ARB

DRC Comments

Responses are below, in red

Planning Review - Principal:

1. Provide a Traffic Assessment in accordance with UDO Section 5.9.3.B.1.S
Please find the Traffic Assessment provided with submittal items.
2. Based on the land use, the foundation plantings as proposed meet the requirements of UDO Section 5.3.7.E.
Noted.
3. The proposed monument sign, including location, shall be permitted separately.
Sign will be permitted separately as noted on the site plan.
4. Provide playground fence and trash enclosure elevations and details at time of final development plan submittal.
Playground fence and trash enclosure elevations and details will be provided for the final development plan submittal.
5. An ARB approval letter is required prior to development plan approval.
An ARB approval letter will be provided for the final development plan submittal.

Watershed Management Review:

1. At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
Noted.