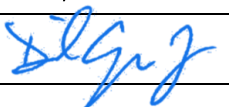
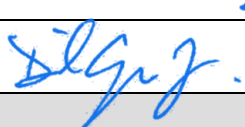




TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

ATTACHMENT 1

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: Livewell Terrace LP		Name: Beaufort County	
Phone: (330) 988-8804		Phone: 843-255-1000	
Mailing Address: 500 S. Front St., 10th Floor Columbus OH 43215		Mailing Address: PO Box 1228 Beaufort, SC 29901	
E-mail: aamstutz@wodagroup.com		E-mail: michael.moore@bcgov.net	
Town Business License # (if applicable):			
Project Information			
Project Name: Livewell Terrace	☒ Preliminary	☐ Final	
Project Location: 335 Buckwalter Parkway	☐ New	☐ Amendment	
Zoning District: PUD	Acreage: 10.09		
Tax Map Number(s): R610 030 000 0712 0000			
Project Description: Proposing a 120 unit apartment complex with a leasing office and a future medical building.			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 3. All information required on the attached Application Checklist.			
☒ 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: 2/4/2025	
Applicant Signature: 		Date: 2/4/2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

ATTACHMENT 1

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Tim Brutcher

6/10/25

Signature of Property Owner or Authorized Agent

Date

Tim Brutcher

Printed Name

DEVELOPMENT PLAN APPLICATION

LIVEWELL TERRACE
335 Buckwalter Parkway
Bluffton, SC
July 30, 2025

APPLICANT

The Applicant for the proposed project is: **Livewell Terrace LP**

500 S. Front St., 10th Floor
Columbus, OH 43215
Phone: 330-988-8804

The Primary Contact for the Applicant is: Allyson Amstutz
Phone: 330-988-8804
E-mail: aamstutz@wodagroup.com

PROPERTY OWNER

The Owner of the property is: **Beaufort County**

Post Office Box 1228
Beaufort, SC 29901
Phone: 843-255-1000

Letter of Authorization attached.

INTRODUCTION

The proposed **Livewell Terrace** project will be developed on a vacant piece of land located at 335 Buckwalter Parkway.

The property is zoned as a Planned Unit Development (PUD) in the Town of Bluffton, South Carolina. The existing infrastructure will provide water, sewer, drainage and access to the proposed project.

The proposed project will consist of 120 apartments along with a leasing office and amenities. The amenities will include a playground consisting of a 3 piece playground set on rubber surface in according to SC Housing regulations. The project will also develop a building pad for a future medical office building.

SITE ACCESS

Primary access will be provided by Buckwalter Parkway, and secondary access will be provided by connecting to the parking lot of the adjacent property. The roads, parking and drainage system will be privately owned and maintained.

PARKING

The proposed site plan provides 263 parking spaces as follows:

- 242 spaces for 120 Apartments = 2.01 Spaces/Apt
- 6,000 SF Future Medical X 3.5 Spaces/1,000 SF = 21 Spaces

SITE LIGHTING

Site lighting will be provided by Dominion Energy and photometric plans will be provided at the final application for review and approval.

UTILITIES

Dominion and Hargray Telephone will provide electrical and telephone service respectively. Hargray will provide cable service as well. The Town of Bluffton Fire Department will provide fire protection and emergency medical service.

EXISTING SITE CONDITIONS

The subject property is comprised of one parcel located at 335 Buckwalter Parkway.

The site is currently vacant with a mix of trees and bushes covering the site. There are two existing drainage ditches that convey water from off-site through the property to the wetland system located on the east side. These existing drainage ditches will be re-routed through the proposed development.

335 Buckwalter Parkway

PIN #: R610 030 000 0712 0000

Size: 10.09 Acres

EXISTING TREE COVER

The trees have been surveyed and are shown on the site development plans as well as proposed tree removal.

WATER AND SEWER

Water and fire protection to serve the project will be provided by the existing water main located on Buckwalter Parkway. Sewer will be provided by constructing a new sewer pump station that will forcemain into an existing forcemain located on Buckwalter Parkway. Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

DRAINAGE

The project will be designed in compliance of the Town's Storm Water Design Manual.

The Preliminary design of the drainage system is anticipated to use pervious parking spaces, underground infiltration/storage and an above ground infiltration/detention basin to meet the Town's requirement.

The National Resources Conservation Service classifies the soils on site consist as Bd-Bladen (C/D), To-Tomotley (B/D) and Ca-Cape Fear (C/D) as shown on the exhibit on the following page



PROJECT DATA CONFORMANCE

ADDRESS:	335 Buckwalter Parkway	
JURISDICTION:	Town of Bluffton	
PARCEL:	Acres:	10.09 acres
	Square Feet:	439,520 square feet
BUILDING:	Square Footage (footprint):	54,545 square feet
	Height:	Three Stories (Apartment Buildings)
		One Story (Leasing Office/Amenity)
COVERAGE:	Building:	54,545 square feet
	Impervious Paving:	86,701 square feet
	<u>Pervious Paving:</u>	<u>46,083 square feet</u>
	Total Coverage:	187,329 square feet
OPEN SPACE:	Proposed Open Space:	252,191 square feet
	Open Space Provided:	57.3%
ZONING:	Planned Unit Development (PUD)	
CURRENT USE:	Vacant Lot	