



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
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Applicant		Property Owner	
Name: Girishkumar Patel		Name: Girishkumar Patel	
Phone: 804-625-9072		Phone: 804-625-9072	
Mailing Address: 2 Clayton Court Bluffton, SC 29910		Mailing Address: 2 Clayton Court Bluffton, SC 29910	
E-mail: segipatel70@yahoo.com		E-mail: segipatel70@yahoo.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Seagrass Station C-Store	☒ Preliminary	☐ Final	
Project Location: 110 Seagrass Station	☐ New	☐ Amendment	
Zoning District: Village at Verdier PUD	Acreage: 5.46		
Tax Map Number(s): R610 021 000 0652 & R610 021 000 0824			
Project Description: Construction of a convenience store, road extension & associated parking, stormwater & utilities			
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: 6/16/25	
Applicant Signature: 		Date: 6/16/25	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

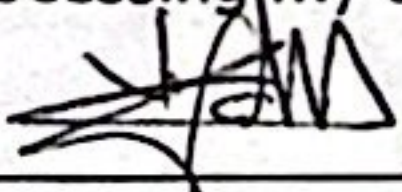


TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

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).



Signature of Property Owner or Authorized Agent

6/16/25

Date

Girish Kumar Patel

Printed Name