



PREPARED BY:

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Ltd.
landscape architecture
land planning
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DAVIS & FLOYD
PLAN | DESIGN | ENGINEER

EWING
COLE

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PLAN IS
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SITE
DEVELOPMENT
PLANS
FOR
SOUTH OF
BROAD
HEALTHCARE

BLUFFTON, SOUTH
CAROLINA

BEAUFORT COUNTY
PARCEL 12B-2 BUCKWALTER PUD;
TAX MAP NO: R610 030 000 1705 0000

DRAWING TITLE







INITIAL MASTER PLAN

REVISIONS

DATE:	2 MAY 2024
PROJECT NO.:	1876.01
DRAWN BY:	KJ
CHECKED BY:	DK

EXHIBIT

B

LAND USE KEY		ACREAGE
	DETENTION	0.47
	WETLAND BUFFER	1.09
	WETLAND	3.27
	COMMON AREA & 50' BUFFER	±3.27
	HOSPITAL	±0.76
	ROADS/PARKING	±3.66
TOTAL		12.519 ACRES


PERVIOUS AREA	
	ACREAGE
IMPERVIOUS AREA	
- ROADS/PARKING	3.66
- HOSPITAL BUILDING	0.76
TOTAL IMPERVIOUS AREA:	
	4.42
PERVIOUS AREA	
- DETENTION	0.47
- WETLAND AND WETLAND BUFFER	4.36
- COMMON AREA AND 50' BUFFER	3.27
TOTAL PERVIOUS AREA:	
	8.1

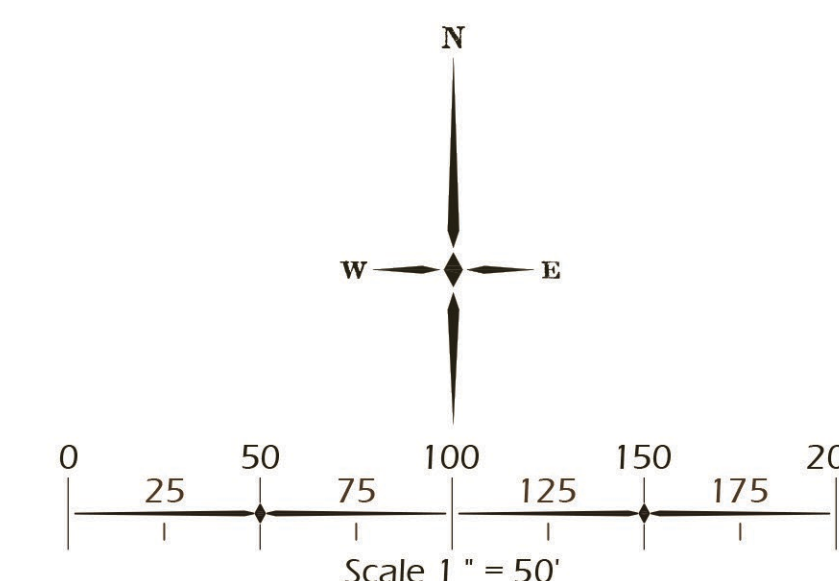
OPEN SPACE SUMMARY	
OPEN SPACE (WETLAND BUFFER, LAGOON, COMMON AREA & 50' BUFFER)	± 4.83 ACRES
TOTAL SITE AREA	12.519 ACRES
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	38.5%

PARKING	
<ul style="list-style-type: none"> • <u>REQUIRED PARKING:</u> - 1 SPACE PER MEDICAL STAFF OR VISITING DOCTOR ±27 (PER BUCKWALTER PUD) (27 MEDICAL STAFF) - 1 SPACE PER 4 EMPLOYEES ±164 (PER BUCKWALTER PUD) (164 EMPLOYEES) *CALCULATION ASSUMES ONE SPACE PER EMPLOYEE - 1 SPACE PER 6 PATIENT BEDS 4 (PER BUCKWALTER PUD) (20 PATIENT BEDS) - GUEST AND PATIENT PARKING ±35 (FOR ER VISITS, CT, LABS, X-RAY, OP SURGERY, OTHER) 	<p>SPACES</p>
TOTAL SPACES REQUIRED:	230
<ul style="list-style-type: none"> • <u>PROVIDED PARKING</u> - 23 A.D.A PARKING SPACES INCLUDED 	230

SITE INFORMATION

PARCEL 12B-2 BUCKWALTER PUD
NORTHWEST OF THE INTERSECTION OF
BUCKWALTER PARKWAY AND BLUFFTON
PARKWAY
TAX MAP ID NO.: R610 030 000 1705 0000
CURRENT ZONING: BUCKWALTER PUD

Approved
05/06/2024 *Den 7/6* 



ATTACHMENT 2

Approved

5-6-24



PUD MASTER PLAN SUBMITTAL

FOR:

SOUTH OF BROAD HEALTHCARE

PARCEL 12B-2 BUCKWALTER PUD

TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:

SOUTH OF BROAD HEALTHCARE

NOVEMBER 1, 2018

Updated Resubmittal January 4, 2019

AMENDED MARCH 22, 2024

PREPARED BY:

WITMER JONES KEEFER, LTD.

DAVIS AND FLOYD

ATTACHMENT 2

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| 3. Open Space and Circulation Plan | C |
| 4. Water Master Plan | D |
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Project Team

Owner:

South of Broad Healthcare

Mr. Russell Baxley, MHA
President and CEO
Beaufort Memorial

Land Planning & Landscape Architecture:

Witmer Jones Keefer, Ltd

Mr. Daniel Keefer
Ms. Kylene Jones

Engineering:

Davis and Floyd

Mr. Ryan Lyle

Architecture:

Ewing Cole

Mr. Rob Anastes

Traffic Engineer:

Kimley Horn

Mr. Dillon Turner

Buckwalter Parcel 12B-2 PUD Master Plan Narrative

I. Project Introduction and Overview

This application is for PUD Master Plan approval of Parcel 12B-2, located within the Buckwalter PUD. This application is submitted under Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the Buckwalter Concept Plan adopted by the Town in April 2000.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the Buckwalter tract in April 2000. The Concept Plan defines the allowed land uses in the various areas of the Buckwalter PUD. The documents also define the development standards, which govern all development activity within the Concept Plan, including Parcel 12B-2. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the binding framework for this PUD Master Plan application. The Development Agreement between The Branigar Organization, Inc and the Town of Bluffton applies to future landowners.

The proposed project will be constructed on Parcel 12B-2 of the Buckwalter PUD, located at the North West intersection of Buckwalter Parkway and the Bluffton Parkway. The project consists of a +/-91,000 SF Micro-Hospital, connector roadways, parking, sidewalks, storm water lagoons, and related infrastructure.

This entire written narrative, together with all exhibits attached hereto, constitutes the full application, and upon approval, shall constitute the official PUD Master Plan for Parcel 12B-2 at Buckwalter.

II. Existing Conditions

The applicant, Witmer Jones Keefer, Ltd. submits the application herein as an agent of the property owner, South of Broad Healthcare.

This applicant seeks final approval of the PUD Master Plan based on the conditions approved under the Buckwalter Concept Plan, and the matters contained in this application.

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Parcel 12B-2's approximately 12.5 acres have been planned based on available information. The parcel is located south of Buckwalter Place and North of the Bluffton Parkway. Tree cover consists of a mixture of planted pines and hardwoods. The property drains north towards existing wetland onsite. The attached Exhibits provide detailed information regarding the existing conditions of the property. These items include:

A. Boundary Survey

The boundary survey plat (see Exhibit H) of the property contains the following information:

1. Vicinity Map
2. Boundary and Dimensions
3. Existing Easements
4. Existing Roads
5. Existing Drainage Ways
6. Property Owners of Adjacent Properties
7. FEMA Flood Zones
8. Wetland and Wetland buffers

B. Wetlands Verification

A wetland permit was issued for the Buckwalter PUD which established wetland and buffer locations for parcel 12B-2. A copy of the permit is on file with the Town of Bluffton. These wetlands and buffers are protected by Declaration of Restrictive Covenants on file with Beaufort County ROD at book 1858 and page 2565.

C. Topography

1. Topographic Data (see Exhibit H) illustrates that the site ranges from elevation 21 on the south side to elevation 15 within the wetlands along the north side.

D. Land Cover

Parcel 12B-2 is predominantly comprised of upland pine plantation and pine flatwoods. The preserved wetland areas are predominantly mixed hardwoods.

E. Conceptual Wastewater Collection Master Plan

1. Proposed Sanitary Sewer Collection System (see Exhibit E)

F. Conceptual Water Distribution Master Plan

1. Proposed Water Distribution System (see Exhibit D)

III. Development Master Plan

The project will be developed in accordance with the Buckwalter Concept Plan, dated April 2000. Access points, wetlands, archaeology and stormwater methods have been coordinated with the Master Developer. The final location of roads, lagoons, open spaces, buildings, parking, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses, road corridors and site circulation. The property will be accessed from the Bluffton Parkway (right-in / right- out) and along Innovation Drive. A traffic signal is planned at the intersection of Innovation Drive and Bluffton Parkway.

A. Phasing

This project will be developed in one phase. Change in design phasing may vary depending on market conditions and environmental constraints.

B. Site Design and Development Standards

Architecture will be submitted with future development plan applications and will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (D.S.O.) approved with the Buckwalter PUD. Applicable site design standards shall be as set forth under the Concept Plan and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Site development within the Buckwalter PUD is governed by the Development Standards included as part of the original Concept Plan approval. South of Broad Healthcare will regulate final architectural design within parcel 12B-2.

As stated in the Concept Plan, setbacks and buffers for the Master Plan Area apply to the Buckwalter PUD boundary only. The applicant has included a 50' planted Buffer along Bluffton Parkway (east-west) and along Buckwalter Parkway (north-south). The existing county drainage ditch will remain within the buffer and supplemental landscape will be added as determined at time of the final development application.

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The proposed parking spaces are allocated per hospital uses including patients, guests and employee parking. The required parking calculations (per Buckwalter PUD) are based on a traditional hospital uses and does not account for the uses within a micro-hospital.

Micro-hospital use requires parking consistent with Medical office use. The proposed parking includes spaces for ED visits, medical imaging, Lab, Surgery, other visits to hospital (estimated at +/-105 per day). The additional +/- 36 spaces are planned to accommodate patient and guest uses. (see summary, Exhibit B)

C. Stormwater Management

The Stormwater Management Plan is shown in Exhibit F. Stormwater runoff will be routed through a system of impervious pavement, underground infiltration, and infiltration basins or equivalent Best Management Practices (BMP) prior to being released to area surface waters or wetlands. Final stormwater design will be submitted along with other final engineering calculations at the time of Development Permit Applications.

Proposed pervious pavement, underground infiltration, and infiltration basins will treat runoff from the site before discharging into existing freshwater wetlands. Flow from the existing pipes crossing under Bluffton Parkway discharging into the site will be routed through proposed stormwater pipes running through the site discharging into the existing freshwater wetlands at the same location as the existing ditch conveying the flow currently. Stormwater runoff will be attenuated to pre-development levels from the 2-year through the 100-year storm events through the proposed BMP facilities. These facilities will consist of pervious pavement, underground infiltration, and infiltration basins sized to meet water quantity and quality requirements of the Town of Bluffton Unified Development Ordinance and the Southern Lowcountry Stormwater Design Manual (SOLOCO).

D. Utility Services

1. Potable Water Distribution

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing water main along Buckwalter Parkway will serve Parcel 12B-2. This water main will be tapped and new 8" main extended onsite to provide fire and domestic water to support this project.

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2. Wastewater Collection

Wastewater Collection will be provided by a combination of a new pumpstation, gravity sewers, pumping stations, and force mains located within the development area. The wastewater will be collected and pumped to an existing wastewater facility owned and operated by BJWSA.

3. Power Supply and Service

In accordance with franchise agreements approved by Town Council, Parcel 12B-2 is in the Palmetto Electric service district. The electrical service will be provided by PE. Service will be extended to serve the building from the infrastructure at the Innovation Drive intersection.

4. Telecommunication Service

South of Broad Healthcare is coordinating its plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended from the existing infrastructure at the Innovation Drive intersection.

5. Fire Protection

Parcel 12B-2 is in the Bluffton Township Fire District (BTFD) jurisdiction. The water supply system will be designed to provide flow and pressure for fire protection. The building will be protected by fire sprinkler system.

6. Ancillary Hospital Utilities and Functions

Ancillary utilities associated with hospitals are intended for this site, including but not limited to: Med Gas (oxygen) tanks, backup electric generator and associated fuel tanks, trash compactor, and delivery truck loading area. These items are planned along the wetland buffer at the northeast corner of the building and will be screened with fencing and landscaping. Rooftop equipment will be appropriately screened from view.

A **ground level** helipad is intended for emergency use only in the event a patient requires emergency air transport to a facility providing a higher level of care. Based on the projected case mix and volume for the proposed facility and in comparison with existing helipad usage for Beaufort Memorial Hospital, it is projected that this helipad will be used less than one time per month. While the FAA has not required certification for helipads, this

helipad will be built to all FAA standards to ensure optimum safety of the pilots and patients it is intended to serve.

E. Proposed Vehicular Circulation

Proposed internal street layout is shown on the Initial Master Plan. Primary access is provided off the Bluffton Parkway and Innovation Drive. Both access points provide direct access to the main entrance drop-off; emergency department drop off and visitor parking area. As potential future Right-out is proposed along the Eastern parking lot for access on to Buckwalter Parkway.

The ambulance drop-off and EMS parking is located to the north of the Building. Primary employee parking is located to the east of the building.

Roads and Parking areas in Parcel 12B-2 will be privately owned and maintained by the South of Broad Healthcare, or other entity assigned with the legal responsibility.

F. Sidewalk and connectivity

In addition to the internal streets, a system of sidewalks and pocket parks are planned as illustrated in Exhibit C. The sidewalks, located in certain portions of the property, will provide access for bicycles and pedestrians to and from the existing Parkway trail.

Employees and guests will have access to Buckwalter Place, the Buckwalter Greenway Trail System, and surrounding trails via a sidewalk that connects to the existing trail on Innovation Drive.

H. Ownership and Maintenance of Common Areas and Utilities

1. Common Areas

Development in Parcel 12B-2 will be controlled by restrictive covenants that will establish guidelines for Common Area ownership and maintenance, unless otherwise provided at the time of Development Approval. The Common Areas, which include easements, open space, sidewalks, etc., will be owned by South of Broad Healthcare or some other legal entity, established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, lagoons and drainage on the property.

2. Utilities

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Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by Palmetto Electric.

I. Interconnectivity to Adjacent Land Use

The Buckwalter Concept Plan indicates that the PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. The proposed connection to Innovation drive and Buckwalter parkway provide roadway connectivity to the adjacent land uses.

J. Traffic Assessment

The Buckwalter Master Developer commissioned a traffic study for the Buckwalter development. The commercial development within Parcel 12B-2 was included in the original traffic report. Based on the growth of the adjacent Buckwalter Place and surrounding neighborhoods the applicant has provided an updated traffic study. The results of the traffic study include the following mitigation: Signalize the Intersection of Innovation Drive and Bluffton Parkway.

The applicant will coordinate with the Town of Bluffton, Beaufort County, and adjacent land owners/developers in an effort to secure funding of the new signal in a manner that equitably allocates the cost of the signal among the benefitted parties. Traffic Impact fees may be reduced to fund this roadway system improvement, which reductions will account for necessary dedications of certain portions of the site resulting from roadway encroachments along the eastern boundary and southwestern corner of the site.

Beaufort County Traffic engineering will not allow access (right-in) off the Buckwalter Parkway due to the existing turn-lane.

IV. Development Rights and Assignment

The Development Agreement states the Owner is required to notify the Town when Development Rights are transferred to a Developer, including the name and address of such Developer, the location and number of acres transferred, the residential density transferred, the commercial acreage transferred, and other relevant information.

V. Development Approvals within the Buckwalter PUD

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Development Approval applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under Attachment I of the Buckwalter Concept Plan Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development that meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.