



AtTACHMENT 3

PLAN REVIEW COMMENTS FOR DP-05-24-019117

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type:	Development Plan	Apply Date:	05/03/2024
Plan Status:	Active	Plan Address:	4E Innovation Drive BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 030 000 1705 0000
Plan Description:	10 INNOVATION DRIVE - UPDATE ADDRESS A request by South of Broad Healthcare for review of a preliminary development plan. The project consists of a 91,000 SF hospital and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.52 acres identified by tax map numbers R610 030 000 1705 0000, R610 030 000 1845 0000 and R610 030 000 1846 0000 located within the South of Broad Master Plan at the northwest corner of the Bluffton Parkway and Buckwalter Parkway Intersection, east of Innovation Drive. STATUS: The Application is under review and will be placed on the June 12, 2024 DRC Agenda.		

Technical Review

Submission #: 1 Received: 05/03/2024 Completed: 06/07/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Fire Department Review	06/06/2024	Dan Wiltse	Revisions Required

Comments:

1. Fire hydrant on the north side is in the middle of a sidewalk. Relocate.
2. Fire Department connection is currently obstructed by landscaping. Either consider a remote FDC or remove landscaping.
3. Add additional hydrant at the west entrance for fire protection of the Helipad.
4. At time of final submittal provide water report showing fire flow from multiple hydrants.
5. Provide information on the purpose of the fuel tank. Note that for both tanks (fuel and oxygen) if they are above ground they will require bollard protection. Ensure there is adequate protection provided within the space allotted.

Planning Review - Address	06/06/2024	Diego Farias	Revisions Required
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Comments:

1. Address will be 10 Innovation Drive. Revise documents accordingly.

Planning Review - Senior	06/07/2024	Dan Frazier	Revisions Required
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Comments:

1. Provide additional information for fuel tank. If above ground, provide information on screening and size of proposed tank.
2. Provide justification for the removal of trees within the buffer areas as reflected on the Tree Protection and Removal Plan.

Beaufort Jasper Water and Sewer Review	06/07/2024	Matthew Michaels	Approved with Conditions
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Comments:

1. Pending submittal of project from Engineer on Record to BJWSA Design Review Team in accordance with BJWSA's Development Policy and Procedure Manual.

Planning Review - Principal	06/07/2024	Dan Frazier	Approved with Conditions
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Comments:

1. Comments provided under Senior Planner comments.

Watershed Management Review DRC	06/07/2024	Samantha Crotty	Approved with Conditions
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Comments:

1. Pervious pavers are proposed in the compliance calculator, however, nothing is proposed to drain to them. Provide additional information regarding drainage to the proposed BMP.
2. Provide a detail for secondary containment for the fuel tank adjacent to wetland.
3. Provide retaining wall detail.
4. Based on grading plan, it appears the the 10-year exhibit will not function as drawn because the swales will not remain during the grading process.
5. Show location of and label observation wells in the pervious pavement and infiltration basin BMPs and provide observation well detail for each BMP on the details sheet.
6. Provide infiltration basin detail.
7. The retaining wall appears to encroach on the silt fence and wetland buffer in some areas. Revise retaining wall location to not encroach on the silt fence and wetland buffer.

Building Safety Review

06/07/2024

Marcus Noe

Approved

Planning Commission Review

06/07/2024

Dan Frazier

Approved

Comments:

No comments provided at this time.

Police Department Review

06/07/2024

Bill Bonhag

Approved

Transportation Department
Review

05/06/2024

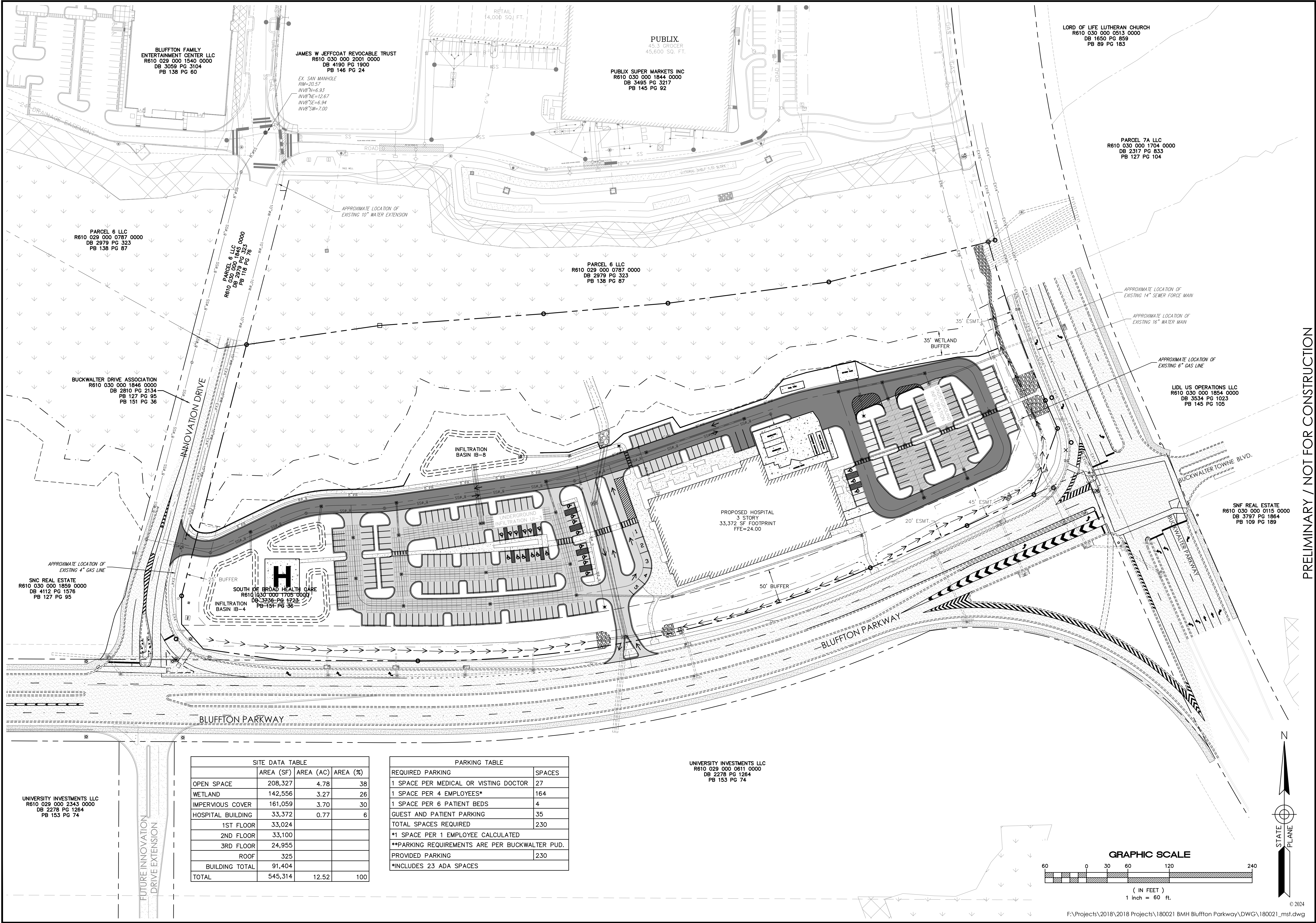
Megan James

Approved

Comments:

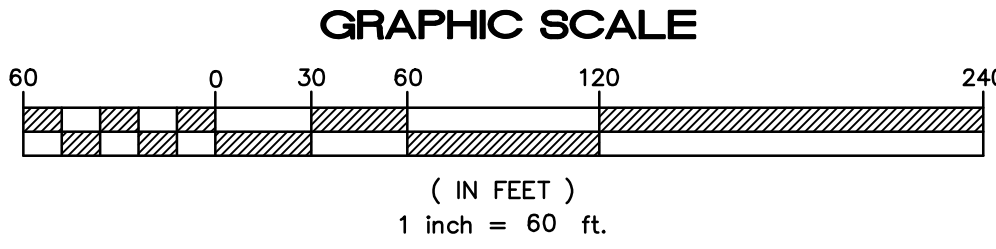
No comments

Plan Review Case Notes:



SITE DATA TABLE			
	AREA (SF)	AREA (AC)	AREA (%)
OPEN SPACE	208,327	4.78	38
WETLAND	142,556	3.27	26
IMPERVIOUS COVER	161,059	3.70	30
HOSPITAL BUILDING	33,372	0.77	6
1ST FLOOR	33,024		
2ND FLOOR	33,100		
3RD FLOOR	24,955		
ROOF	325		
BUILDING TOTAL	91,404		
TOTAL	545,314	12.52	100

PARKING TABLE	
REQUIRED PARKING	SPACES
1 SPACE PER MEDICAL OR VISTING DOCTOR	27
1 SPACE PER 4 EMPLOYEES*	164
1 SPACE PER 6 PATIENT BEDS	4
GUEST AND PATIENT PARKING	35
TOTAL SPACES REQUIRED	230
*1 SPACE PER 1 EMPLOYEE CALCULATED	
**PARKING REQUIREMENTS ARE PER BUCKWALTER PUD.	
PROVIDED PARKING	230
*INCLUDES 23 ADA SPACES	



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

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CAROLINA
STATE OF SOUTH CAROLINA
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MADE IN THE U.S.A.

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Site Development Plan
For
Bluffton Comm. Hospital
Buckwalter & Bluffton Pkwy
Town of Bluffton
Beaufort County, SC

Overall
Site Plan

Date Drawn: 05/31/18
Last Revised: 05/14/24
Drawn By: L. Wilen
Engineer: S. Andrews

SHEET #:
2
JOB: 180021