



## PLAN REVIEW COMMENTS FOR DP-03-24-019067

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

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	03/26/2024
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	2800 May River Crossing BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 036 000 3212 0000
<b>Plan Description:</b>	<p>A request by Ryan Lyle of Davis &amp; Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan.</p> <p>Status: Staff comments on the preliminary development plan will be heard at the May 1, 2024, meeting of the DRC.</p>		

### Technical Review

**Submission #: 1**      Received: 03/26/2024      Completed: 04/26/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - SR	04/26/2024	Jordan Holloway	Revisions Required

#### Comments:

1. Drive isle width must be minimum of 22'. Currently shown as 20'. Revise.
2. Wheel stops must be provided.
3. Note: The property is located within the Highway Corridor Overlay District. A Certificate of Appropriateness -HCO (COFA) is required. Pre Application meeting may take place at any time once you have rough elevations, however, Conceptual COFA Application may be submitted following Preliminary Development Plan approval.

Beaufort Jasper Water and Sewer Review	04/24/2024	Matthew Michaels	Approved with Conditions
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#### Comments:

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

Fire Department Review	04/22/2024	Dan Wiltse	Approved with Conditions
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#### Comments:

1. The PIV can be eliminated if the "hot box" protecting the sprinkler system piping has signage on it indicating sprinkler control valves with the corresponding address to the building on it.
2. For Final DP, identify the location of the fire department connection.

Planning Commission Review	04/26/2024	Dan Frazier	Approved with Conditions
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#### Comments:

1. As required in the approved May River Crossing Master Plan Connectivity Plan, extend the 5' sidewalk along the back of the medical office building to May River Crossing Road, then southward to the May River Road ROW.
2. Provide a foundation planting area at least 8 feet wide along the rear of the building. Foundation plantings shall not be required along any building elevation or portion thereof that contains only service and/or delivery area that are not visible from any roadway.

Watershed Management Review DRC	04/25/2024	Samantha Crotty	Approved with Conditions
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#### Comments:

At time of stormwater permit submittal:

1. Provide a 10-year storm exhibit showing how the site will handle drainage and sedimentation (from a 10-year storm) prior to the start of vertical construction.
2. If the project's impervious area falls within the limits of what the May River Crossing SWMP accounted for, provide a TOB Stormwater Affidavit and a DHEC Auto-coverage form.
3. If on-site BMPs will be utilized, provide a BMP Maintenance Agreement. Schedule a time to bring document (with original signatures) to Watershed Office for the Town's signature. Please use the updated version found on the TOB website: [https://www.townofbluffton.sc.gov/DocumentCenter/View/3711/Appendix-O\\_-Maintenance-Agreement-PDF?bidId=](https://www.townofbluffton.sc.gov/DocumentCenter/View/3711/Appendix-O_-Maintenance-Agreement-PDF?bidId=)

Building Safety Review	04/03/2024	Richard Spruce	Approved with Conditions
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**Comments:**

Truncated dome detection devices are required where the accessible parking access is crossing vehicle traffic paths.

Planning Review - Address	04/23/2024	Diego Farias	Approved
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**Comments:**

They could use 2800 MAY RIVER XING

Police Department Review	04/24/2024	Bill Bonhag	Approved
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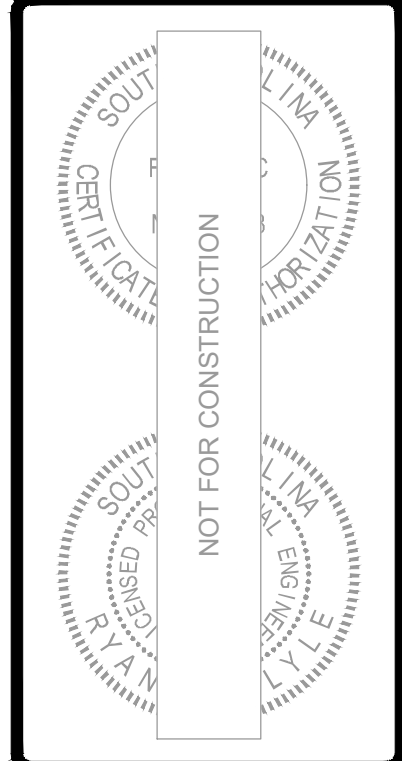
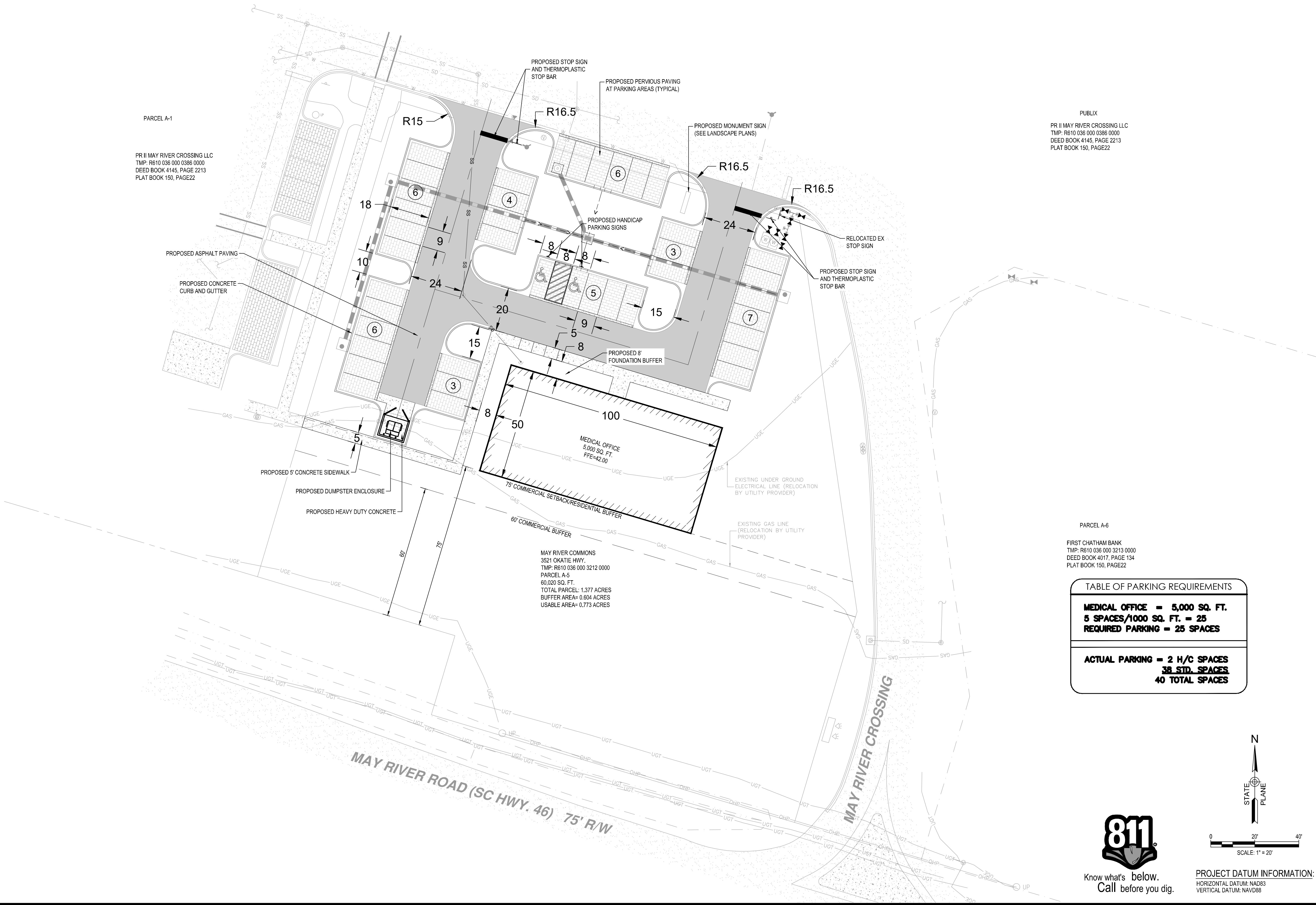
Transportation Department Review	03/28/2024	Megan James	Approved
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**Comments:**

No comments

**Plan Review Case Notes:**

G:\Users\dd32207-00\Production\Civil\Drawings\32207.00\SITE.dwg, 3/12/2024 1:57:17 PM, luke wiles, ps  
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OWNER  
**BEAUFORT MEMORIAL HOSPITAL**  
TOWN OF BEUFORT, SOUTH CAROLINA

PROJECT TITLE  
**NEW RIVERSIDE MEDICAL OFFICE**

DRAWING TITLE		SHEET NO.	
SITE PLAN		1	
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