



## PLAN REVIEW COMMENTS FOR DP-12-23-018802

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

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	12/27/2023
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	21 Maiden Lane BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 039 00A 0042 0000
<b>Plan Description:</b>	<p>A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street.</p> <p><b>STATUS:</b> Comments on the preliminary development plan were reviewed at the January 31, 2024, meeting of the DRC.</p> <p><b>STATUS:</b> The preliminary development plan was re-submitted on February 26, 2024. <b>STATUS 02/28/24:</b> The Applicant requested to withdraw the application as submitted and may provide a re-submittal in the future.</p> <p><b>STATUS:</b> Comments on the preliminary development plan resubmittal will be reviewed at the May 1, 2024, meeting of the DRC.</p>		

### Technical Review

**Submission #: 2**      Received: 02/02/2024      Completed: 04/26/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	04/26/2024	Dan Frazier	Revisions Required

#### Comments:

1. An SCDOT Encroachment Permit for Bruin Road will be required prior to final development plan approval.
2. Identify all documents that represent the current preliminary development plan application. Several previously submitted documents would need to be included in the current submittal to make it a complete application, including but not limited to, the tree and topo survey submitted on 12-29-23 and the road cross section detail submitted on 2-2-24.
3. A privacy fence is proposed to be located on the property line adjacent to neighboring properties. The fence needs to be relocated to at least 1-foot within the subject property to ensure fence footings do not encroach on adjacent properties.

Planning Review - SR	04/26/2024	Jordan Holloway	Revisions Required
----------------------	------------	-----------------	--------------------

#### Comments:

1. Convert the 15' drainage and access easement on Lot 3 and Lot 8 to HOA owned area since the walking trail and stormwater infrastructure are located in those areas. It also allows that part of the trail to count towards your open space requirements since it won't be on private property.
2. Consider making drainage easement area on Lot 8 and Lot 9 and other affected lots under HOA ownership area.
3. Clarify if 5' sidewalk will be within the proposed ROW or outside of the ROW.

Watershed Management Review DRC	04/26/2024	Samantha Crotty	Revisions Required
------------------------------------	------------	-----------------	--------------------

#### Comments:

1. Provide a complete compliance calculator (site data and BMP pages) reflecting information provided in the most recent submittal. Ensure post-development land covers includes estimated lot development and the newly proposed path.
2. Provide more information on the connectivity of the underground storage BMPs.
3. Provide location of drainage inlets and drainage outfall(s).
4. Label and identify path shown along rear of lots 3-7.
5. Include the surveyed Top of Bank information as a layer on all sheets and exhibits.
6. At time of stormwater submittal, provide a slope stability analysis. What was provided in previous submittals was the slope improvement recommendation proposal letter and project scope/cost estimate the geotechnical evaluation.

Building Safety Review	04/22/2024	Richard Spruce	Not Required
------------------------	------------	----------------	--------------

Beaufort Jasper Water and Sewer Review	04/24/2024	Matthew Michaels	Approved with Conditions
--	------------	------------------	--------------------------

**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
------------------------	------------	------------	--------------------------

**Comments:**

1. Emergency vehicle turning exhibit shows the fire truck driving over a curb at Maiden Lane.
2. For Final DP, provide estimated fire flows from the proposed fire hydrants.

Planning Review - Address	04/26/2024	Diego Farias	Approved
---------------------------	------------	--------------	----------

Police Department Review	04/22/2024	Bill Bonhag	Approved
--------------------------	------------	-------------	----------

Transportation Department Review	04/26/2024	Megan James	Approved
----------------------------------	------------	-------------	----------