



PLAN REVIEW COMMENTS FOR DP-10-22-017335

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

HAMPTON LAKE

Plan Type:	Development Plan	Apply Date:	10/19/2022
Plan Status:	Active	Plan Address:	3E Hampton Lake Drive BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R614 029 000 0485 0000
Plan Description:	A request by Caleb King of Thomas & Hutton on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-28,200 sq. ft. small office, retail and flex space business park and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Hampton Lake Master Plan. STATUS: Staff comments will be reviewed at the November 23, 2022, meeting of the DRC.		

Technical Review

Submission #: 1 Received: 10/19/2022 Completed: 11/18/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - SR	11/18/2022	Jordan Holloway	Revisions Required

Comments:

1. The open space calculations on the site plan and concept plan do not match each other. Revise accordingly.
2. The parking counts do not meet ordinance requirements. Golf cart spacing cannot be counted towards parking requirements.
3. The rear parking needs to be two-way and not one-way. The minimum drive aisle width is 22 feet. Revise plans and revise drive aisle to be at least 22 feet even on the paved parking area.
4. Shift the asphalt/gravel delineation to be on a straight section of drive aisle and not a corner where it will become rutted.
5. The 90/3 DSO in the Buckwalter PUD requires 8' building foundation plantings. Please delineate this area to show the landscaping can be provided.
6. Create a plan set that combines the survey, site plan, and concept plan instead of individual documents.
7. Per the applications manual, the signature over seal needs to be provided by the landscape architect and the engineer.
8. The narrative notes that the plan will be phased, yet no phasing plan is provided. Per the applications manual, a phasing plan shall be submitted at preliminary plan development.
9. The square footage of Building 3 is not the same on the site plan and concept plan. Revise accordingly.
10. The applications manual requires a statement about sight lighting, at least within the narrative. Please provide details.
11. Dumpster enclosure details are not required until Final Development Plan, however, if it affects site design, you should show their placement at preliminary to avoid amending the plan in the future.
12. It appears that essentially all trees are being clear cut. Please provide information, landscaping plan on how you can meet the tree requirements of section 5.3 of the UDO.
13. It appears as though Building 1 encroaches on the 10' front building setback. Confirm building placement.

Beaufort Jasper Water and Sewer Review	11/16/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal/ approval of water and sewer design.

Fire Department Review	11/17/2022	Dan Wiltse	Approved with Conditions
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Comments:

1. Due to the height of the buildings, aerial fire apparatus access will need to be provided.
2. For final development plan, provide construction type and square footage, and indicate if fire suppression will be installed to determine the fire flow for the building.

Planning Commission Review	11/18/2022	Dan Frazier	Approved with Conditions
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Comments:

1. A traffic assessment is required at time of final development plan submittal, and a traffic impact analysis will be required if warranted by the Traffic Assessment.

Watershed Management Review 11/16/2022 Lidia Delhomme Approved with Conditions
DRC

Comments:

1. At the time of Stormwater submittal, specify the type of permeable pavement. Aggregate/gravel pavement must follow the design criteria listed in the SWDM 4.4.4 to receive Water Quality Credits.

Building Safety Review 10/21/2022 Richard Spruce Approved with Conditions

Comments:

Wherever the sidewalks cross a vehicle traffic lane, detectable warning devices are required to be installed per ICC/ANSI A117.1, 2017 edition, section 406.6.

Police Department Review 11/17/2022 Adam Barberio Approved

Planning Review - Address 10/26/2022 Nick Walton Approved

Comments:

Building 1: 3 Hampton Lake DR
Building 2: 5 Hampton Lake DR
Building 3: 7 Hampton Lake DR
8Will need to update 7 from old structure

Transportation Department Review 10/19/2022 Megan James Approved

Comments:

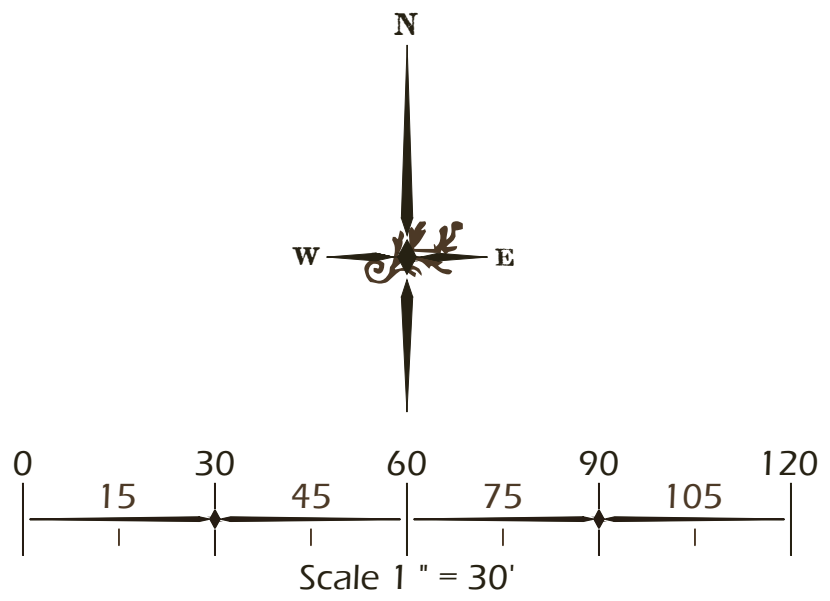
No comment

Plan Review Case Notes:



SITE INFORMATION	
EXISTING ZONING	PUD
TOTAL SITE AREA	5.23 A.C.
TOTAL WETLAND AREA	2.67 A.C.
TOTAL UPLAND AREA	2.56 A.C.
EXISTING CANOPY COVERAGE	± 20%

SITE PHOTOS; EXISTING CONDITIONS



Wimmer Jones-Keefe
landscape architecture
land planning
www.wjkltd.com
89 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7411

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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
THE PARKWAYS OFFICE
AT HAMPTON LAKE
BLUFFTON, SOUTH CAROLINA

DATE:	SEP 21, 2022
PROJECT NO.:	15008.19
DRAWN BY:	CK
CHECKED BY:	BW

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**REFERENCE PLAN
EXISTING CONDITIONS**

DRAWING NUMBER

L10



SITE DESCRIPTION	
EXISTING ZONING	PUD
TOTAL SITE AREA (ACRES)	5.23 A.C.

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	±15,530
IMPERVIOUS PAVING	±23,610
TOTAL IMPERVIOUS	±39,140
TOTAL SITE	231,254
% SITE COVERAGE	±17%

OPEN SPACE SUMMARY			
DESCRIPTION	AREA	ACTUAL %	REQUIRED %
TOTAL SITE AREA	5.23 AC.		
OPEN SPACE	±3.6 AC.		
TOTAL OPEN SPACE %		±68%	20%

REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
OFFICE		3.5 SPACES/1,000 S.F.	
RETAIL		5 SPACES/1,000 S.F.	
TOTAL S.F.	±28,200		
TOTAL REQUIRED SPACES (AVG 4.25/1,000 S.F.)			±120
TOTAL PROPOSED SPACES			±123

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	111
ACCESSIBLE CAR / VAN	3
GOLF CART	9
TOTAL PARKING SPACES	123

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SITE DEVELOPMENT PLANS
FOR

THE PARKWAYS OFFICE

AT HAMPTON LAKE
BLUFFTON, SOUTH CAROLINA

DATE: OCT 17, 2022
PROJECT NO.: 15008.19
DRAWN BY: CK
CHECKED BY: BW

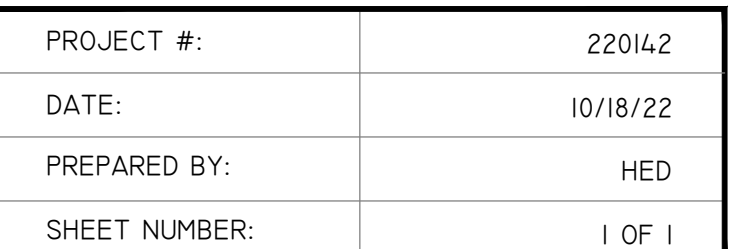
PRELIMINARY
SUBMITTAL PLAN,
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CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11

<u>PAVING HATCH LEGEND</u>	
PROPOSED CONCRETE PAVING	
PROPOSED PERVIOUS CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED CONCRETE PAVERS	



PRELIMINARY STORMWATER NARRATIVE**THE PARKWAYS OFFICE AT HAMPTON LAKE**

October 6, 2022

Existing Conditions

- The project site is composed of two parcels totaling approximately 5.2 acres. The non-wetland, developable portion of the property is located adjacent to Hampton Lake Drive.
- There is an existing sales trailer with gravel parking lot located in the southeast corner. The balance of the property is wooded with small-diameter pine trees or otherwise cleared beneath multiple power line easements.
- Soils are predominately Williman and Cape Fear series, which are hydrologic soil groups B/D and C/D respectively. Given the elevation of the property relative to nearby detention pond water levels, we anticipate the D (undrained) hydrologic soil group will most appropriately represent the soil properties of the existing condition in runoff calculations.
- Elevations range from 20.0' NGVD88 to 15.6' NGVD88 and the land generally slopes south to north towards the powerline easement and wetland area.
- There is an existing storm drainage collection system along Hampton Lake Drive to the south of the project site.

Proposed Development

- The proposed development consists of three commercial buildings with associated parking and utilities. We estimate three (3) to four (4) feet of fill will be necessary for the building and parking areas to accommodate proper drainage and detention storage relative the groundwater table and downstream pond normal water level (NWL).
- Roughly half the parking area will be constructed of permeable surface materials to help reduce the amount of rainfall runoff. The other half of the parking lot will be constructed of asphalt paving to better accommodate high traffic areas, service vehicles, ADA accessibility, and emergency services.
- Rainfall in the permeable parking area will have the opportunity to infiltrate into the ground; however, inlets are provided to accommodate surface flow when present. Rainfall on the impervious surface areas will be collected and conveyed to a series of linear water quality BMPs located between the buildings and Hampton Lake Drive. Downstream of the BMPs there will be a stormwater management pond with outlet control structure. The structure will restrict outgoing flow rate and volume to pre-development rate for the design storms as specified in state and local regulations.

Attachments:

1. Location Map
2. Flood Zone Map
3. County Lidar Topography Map
4. USGS Quad Map
5. USDA Soils Map
6. Compliance Calculator



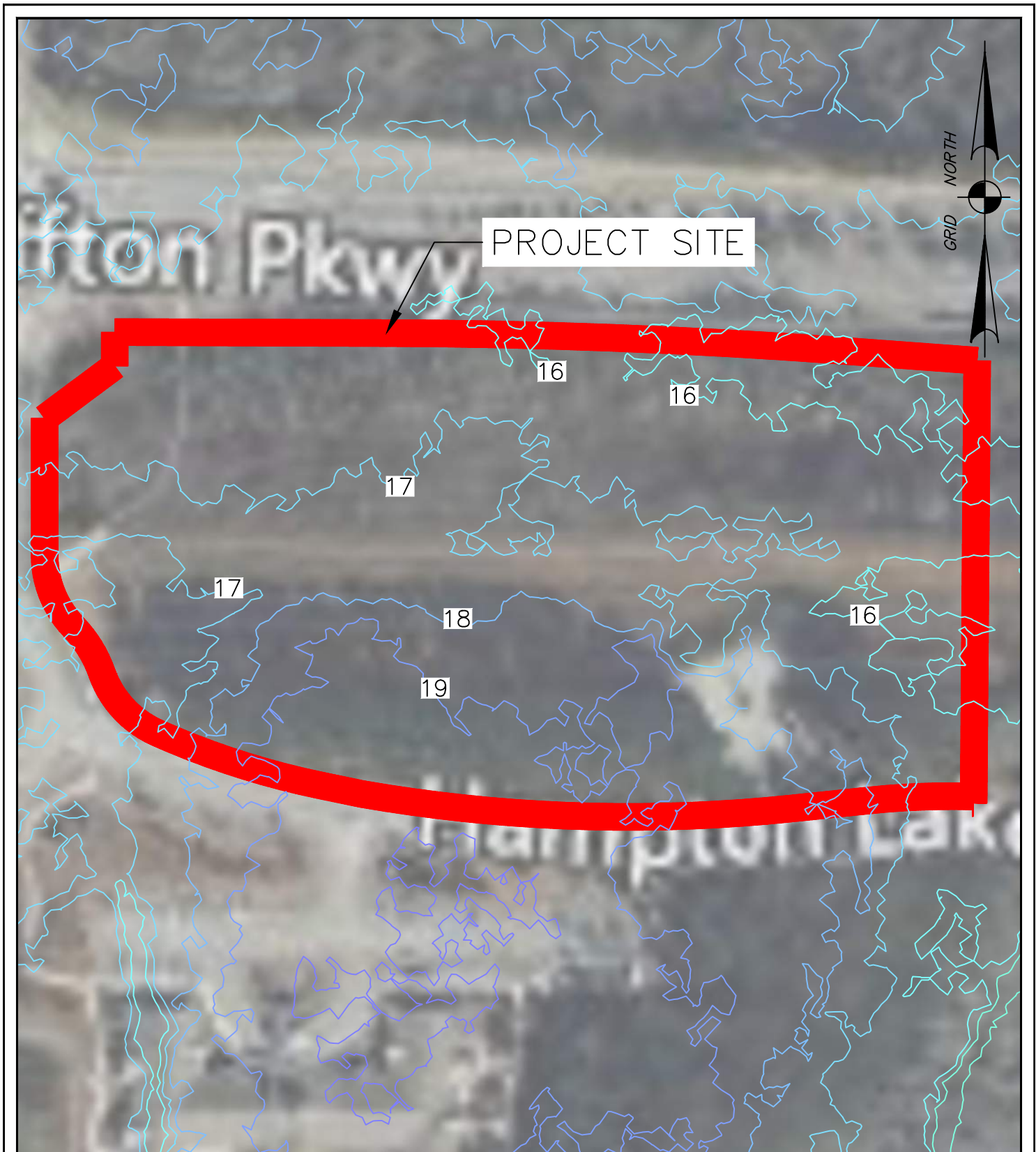
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 PH (843) 837-5250 / FAX (843) 837-2558
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VICINITY MAP

THE PARKWAYS COMMERCIAL

LOCATION: BLUFFTON, SC
 DATE: 10/06/2022
 PROJECT #: 220142

SCALE: 1"=500'



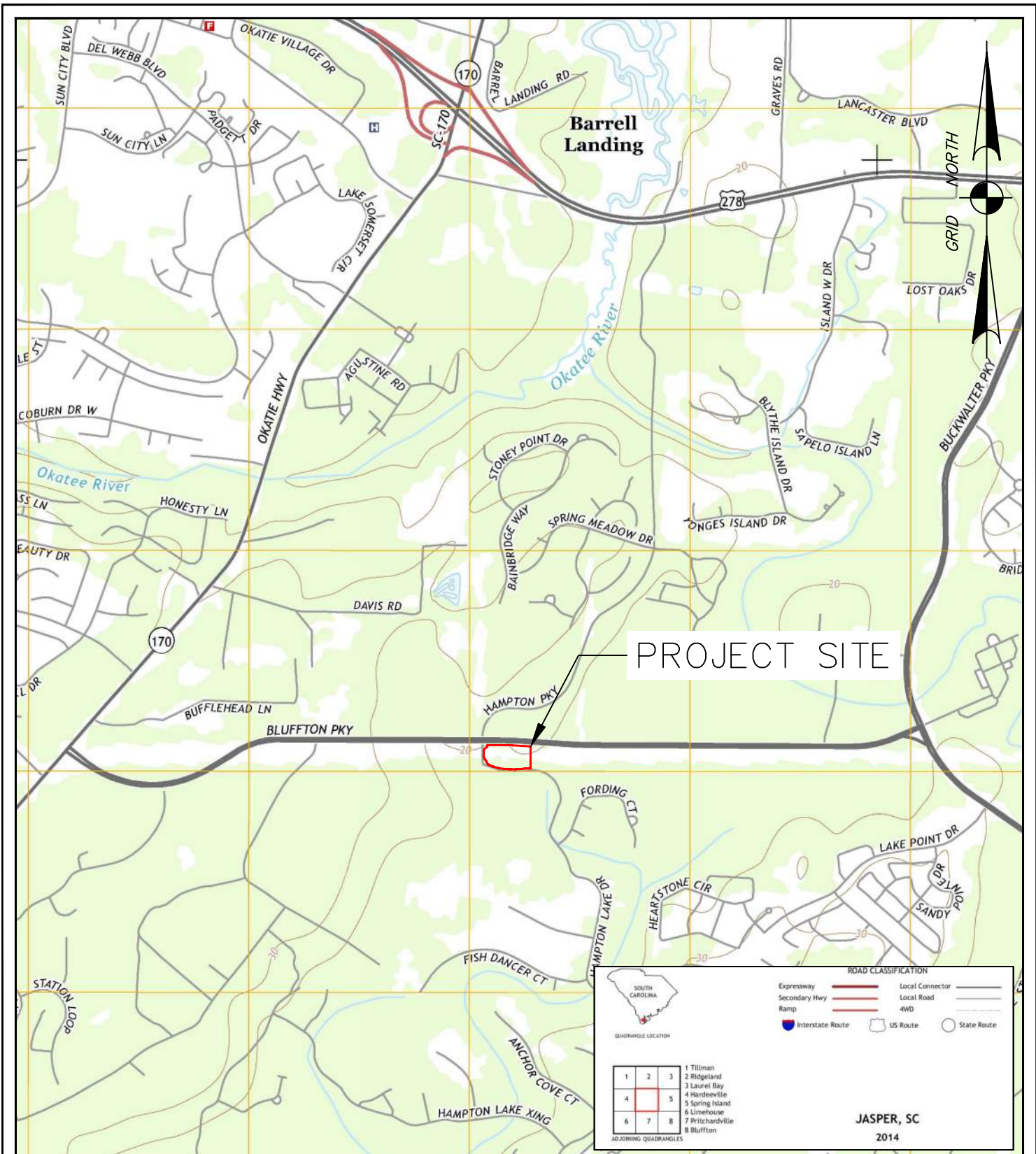
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TOPOGRAPHY MAP

THE PARKWAYS COMMERCIAL

LOCATION: BLUFFTON, SC
DATE: 10/06/2022
PROJECT #: 220142

SCALE: 1"=100'



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QUAD MAP

THE PARKWAYS COMMERCIAL

LOCATION: BLUFFTON, SC

DATE: 10/06/2022

PROJECT #: 220142

SCALE: 1"=2000'



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SOILS MAP

THE PARKWAYS COMMERCIAL

LOCATION: BLUFFTON, SC
DATE: 10/06/2022
PROJECT #: 220142

SCALE: 1"=100'

Southern Low Country Stormwater Compliance Calculator													
	data input cells												
	calculation cells												
	constant values												
Site Data													
Site Name: The Parkways Office at Hampton Lake													
Watershed Protection Area Bacteria and Shellfish Special Watershed Protection Area													
Design Storm (in.) 1.95													
Runoff Coefficients													
	Soil Type A		Soil Type B		Soil Type C		Soil Type D						
Forest/Open Space	0.02		0.03		0.04		0.05						
Managed Turf	0.15		0.20		0.22		0.25						
Impervious Cover	0.95		0.95		0.95		0.95						
BMP	0.95		0.95		0.95		0.95						
Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area													
	Area (square feet)												
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	Total	% Cover	Rv		
Forest Cover/Open Space	0	30	0	55	0	70	55,165	77	55,165	24%	0.05		
Turf Cover	0	39	0	61	0	74	168,729	80	168,729	74%	0.25		
Impervious Cover	0	98	0	98	0	98	3,733	98	3,733	2%	0.95		
BMP	0	98	0	98	0	98		98	0	0%	0		
Total	0		0		0		227,627		227,627	100%	0.21		
Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area													
	Area (square feet)												
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	Total	% Cover	Rv		
Forest Cover/Open Space	0	30	0	55	0	70	24,996	77	24,996	11%	0.05		
Turf Cover	0	39	0	61	0	74	122,604	80	122,604	54%	0.25		
Impervious Cover	0	98	0	98	0	98	42,073	98	42,073	18%	0.95		
BMP	0	98	0	98	0	98	37,954	98	37,954	17%	0.95		
Total	0		0		0		227,627		227,627	100%	0.32		
Stormwater Retention Volume (cf) 11,679													

Southern Low Country Stormwater Compliance Calculator										
Site Drainage Area 1										
Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area										
Area (square feet)										
Cover Type	Soil Type A	Soil Type B	Soil Type C	Soil Type D	Total	% Cover	Rv			
Forest Cover/Open Space	0	0	0	24,996	24,996	11%	0.05			
Turf Cover	0	0	0	122,604	122,604	54%	0.25			
Impervious Cover	0	0	0	42,073	42,073	18%	0.95			
BMP	0	0	0	37,954	37,954	17%	0.95			
Total	0	0	0	227,627	227,627	100%	0.4741373			
BMPs										
Contributing Drainage Area					Storage Volume Provided by BMP (cubic feet)	Downstream BMP	Water Quality Credits			
Forest Cover Draining to BMP	Turf Cover Draining to BMP	Impervious Cover Draining to BMP	BMP Surface Area	Runoff Reduction			TSS % Removal	Total N % Removal	Bacteria % Removal	
Area (square feet)	Area (square feet)	Area (square feet)	Area (square feet)							
Bioretention - No Underdrain	0	73,750	40,363	6,107	12,214	Stormwater Ponds	100%	100%	100%	100%
Bioretention - IWS							75%	85%	85%	80%
Bioretention - Standard							60%	85%	75%	80%
Permeable Pavement - Enhanced							100%	100%	100%	100%
Permeable Pavement - Standard	0			26,120	5,224	Bioretention - No Underdrain	30%	80%	45%	30%
Infiltration							100%	100%	100%	100%
Green Roof							100%	100%	100%	100%
Rainwater Harvesting							100%	100%	100%	100%
Impervious Surface Disconnection							40%	80%	40%	40%
Grass Channel							10%	50%	25%	30%
Grass Channel - Amended Soils							20%	50%	35%	30%
Dry Swale							60%	85%	70%	80%
Wet Swale							0%	80%	25%	60%
RSC							0%	80%	40%	80%
Filtering Systems							0%	80%	30%	80%
Storage Practices							0%	60%	10%	60%
Stormwater Ponds	0			5,727	11,384		0%	80%	30%	60%
Stormwater Wetlands							0%	80%	25%	60%
Proprietary Practice										
Input Number of Trees										
Planted Tree - Small							5 cf/tree	N/A	N/A	N/A
Planted Tree - Large							10 cf/tree	N/A	N/A	N/A
Preserved Tree - Small							10 cf/tree	N/A	N/A	N/A
Preserved Tree - Large							20 cf/tree	N/A	N/A	N/A
Preserved Tree - Special							30 cf/tree	N/A	N/A	N/A
Totals	0.00	73,750.00	40,363.00		28,822.00					
Overall Retention Goal										
Target Retention Volume (cf)	11,679	Retention Volume Achieved (cf)	13,781	Target Achieved?		Congratulations!				
General Stormwater/Management Watershed Area Minimum Requirements										
Target TSS Removal	N/A	TSS Removal Achieved	N/A	Minimum Achieved?		N/A				
Target Nitrogen Removal	N/A	Nitrogen Removal Achieved	N/A	Minimum Achieved?		N/A				
Target Bacteria Removal	N/A	Bacteria Removal Achieved	N/A	Minimum Achieved?		N/A				
Savannah River Special Watershed Protection Area Minimum Requirements										
Target Retention Volume (cf)	N/A	Retention Volume Achieved (cf)	N/A	Minimum Achieved?		N/A				