



PLAN REVIEW COMMENTS FOR DP-11-22-017374

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

BUCKWALTER PLACE

Plan Type:	Development Plan	Apply Date:	11/03/2022
Plan Status:	Pending	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 030 000 2002 0000
Plan Description:	<p>A request by Dan Keefer of Witmer Jones Keefer, Ltd on behalf of the property owner, Jaz Development, LLC for approval of a preliminary development plan application. The project proposes the construction of two mixed-use buildings with building "A" including a +/-1,500 SF restaurant and +/-5,100 SF retail space, and building "B" including a +/-7,000 SF two-story office space and a +/-1,500 SF single-story office space. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map number R610 030 000 2002 0000 located within the Buckwalter Place Master Plan.</p> <p>STATUS: Staff comments on the Preliminary Development Plan will be reviewed at the December 14, 2022 meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 11/03/2022 Completed: 12/09/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	12/05/2022	Lidia Delhomme	Revisions Required

Comments:

1. Provide the location on the site plans and the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email amoreno@townofbluffton.com.
2. The project is proposing to use an off-site stormwater management system. Provide a demonstration showing the existing development system can attenuate up to the 100-year storm. (SWDM 3.5.5)

Beaufort Jasper Water and Sewer Review	12/05/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal / approval of water and sewer design.

Planning Commission Review	12/09/2022	Dan Frazier	Approved with Conditions
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Comments:

1. If the open space area adjacent to the restaurant is reserved for outdoor dining, the square footage needs to be added to the parking calculations.
2. Clarify the street tree locations. The proposed street trees are currently shown in the middle of the sidewalk. The existing street trees are shown offset to allow for pedestrian circulation.
3. Show existing and proposed lighting on the landscape plan at time of final development plan submittal.
4. A Letter of Approval from the architectural review board shall be required at time of final development plan submittal.
5. Provide pervious/impervious area calculations in the site data table.
6. On all future plan submittals provide signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
7. In the narrative, clarify if this will be a phased project.
8. Provide a minimum 5 feet landscape buffer at the end of the parking aisle in the southwest corner of the subject property. The currently proposed landscape buffer in this area appears to be less than 5 feet.
9. Update the open space calculations provided in the data table. The table currently calculates to less than the required 10 percent, however the site plan appears to provide more than 10 percent.
10. Relocate the sidewalk section currently shown in the southeast corner of the subject property to the west side of the southern drive access. This allows the sidewalk section to align with the sidewalk provided on the eastern side of Building 'B'.

Planning Review - SR	12/09/2022	Jordan Holloway	Approved with Conditions
Comments: See Planning Commission Review comments			
Fire Department Review	12/06/2022	Dan Wiltse	Approved
Planning Review - Address	12/09/2022	Ryan Coleman	Approved
Police Department Review	12/09/2022	Adam Barberio	Approved
Building Safety Review	11/07/2022	Richard Spruce	Approved
Transportation Department Review	11/03/2022	Megan James	Approved
Comments: No comments			

Plan Review Case Notes:



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DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BUCKWALTER PLACE
BUCKWALTER PLACE BOULEVARD / LOT 100
BLUFFTON, SOUTH CAROLINA

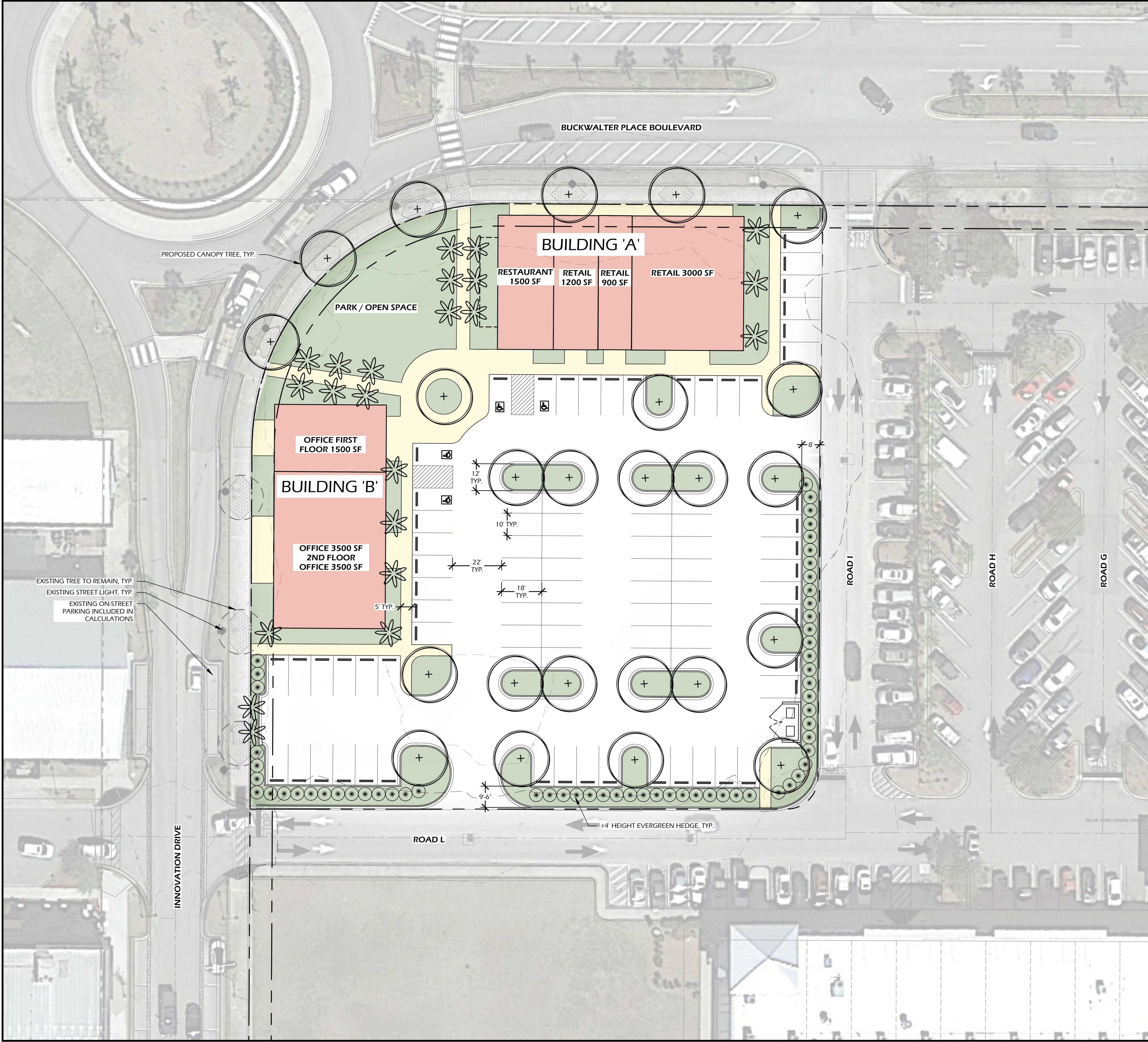
DATE: OCT 26, 2022
PROJECT NO.: 22XXX.XX
DRAWN BY: AK
CHECKED BY: DK

D.R.C. SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11



SITE DESCRIPTION	
EXISTING ZONING	BUCKWALTER PUD
TOTAL SITE AREA (ACRES)	1.5 A.C.

OPEN SPACE SUMMARY			
DESCRIPTION	S.F.	ACTUAL %	REQUIRED %
TOTAL SITE AREA	66,160		
OPEN SPACE	±6,500	10%	
TOTAL OPEN SPACE %		10%	10%

REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
RESTAURANT	1,500	12 SPACES/1,000 S.F.	18
RETAIL	6,600	5 SPACES/1,000 S.F.	33
OFFICE	7,000	5 SPACES/1,000 S.F.	35
TOTAL REQUIRED SPACES			86

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	83
ACCESSIBLE CAR / VAN	4
TOTAL PROPOSED SPACES	85
TOTAL EXISTING SPACES	2
TOTAL PARKING SPACES	87

