



PLAN REVIEW COMMENTS FOR DP-11-22-017433

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 PARCEL C2-E BUCKWALTER PLAZA

Plan Type:	Development Plan	Apply Date:	11/28/2022
Plan Status:	Pending	Plan Address:	8241 Pinellas Drive BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 022 000 1143 0000
Plan Description:	<p>A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map number: R610 022 000 1072 0000 located within the Buckwalter Commons Phase 1 Master Plan.</p> <p>STATUS: Staff comments on the preliminary development plan will be reviewed at the January 4, 2023 meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 11/28/2022 Completed: 12/29/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	12/29/2022	Dan Frazier	Revisions Required

Comments:

1. Provide a site data table on the Site Layout Plan that includes total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations (per UDO applications manual). **ADDED SEE SHEET C.200**
2. Provide wheelstops where parking is adjacent to sidewalks and where no curbing is provided. **ADDED SEE SHEET C.200. DETAIL SHEET C.400**
3. Provide sidewalk connection from internal sidewalk circulation to the existing sidewalk along Pinellas Drive. **ADDED CROSSWALK SEE SHEET C.200**
4. Provide a phasing plan or note in the narrative that the development will be constructed in a single phase. **NARRATIVE SHEET C.100**
5. Show existing conditions of adjacent properties on site plans, including access drives, curb and sidewalk locations for Parkers Gas Station and Zips Carwash. **ADDED FROM IMAGE SEE SHEET C130-C.300 AND C.500**
6. Provide location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (per UDO applications manual). **NARRATIVE SHEET C.100 ADDED NOTE**
7. Provide proposed open space areas, habitat areas, types, and access trails both on and off-site (per UDO applications manual). **SEE SHEET C.200 SITE DATA TABLE**
8. Update the narrative with a description of the proposed exterior lighting scheme for the property (per UDO applications manual). **WILL PROVIDED WITH LANDSCAPE PLAN.**
9. Add ADA Ramp to Sidewalk at parking island south of Building 2 (as identified on the Utility Plan) and at both parking islands between Buildings 2 and 3. **ADDED PER COMMENT SEE SHEET C.200**
10. Update the narrative to describe the use of the 30' x 36' concrete patio adjacent to Building 3. **ADDED LABEL SHEET C.200**
11. Identify the location of exterior lighting and HVAC/mechanicals on the landscape plan required at time of final development plan submittal. **WILL PROVIDED WITH LANDSCAPE PLAN.**
12. Show enclosures for the two dumpsters. Provide details of dumpster enclosures at time of final development plan submittal. Planning **ADDED DETAIL SHOWING ENCLOSURE SEE SHEET C.400**

Review - SR	12/29/2022	Jordan Holloway	Revisions Required
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Comments:

See Planning Commission Review comments.

Watershed Management Review DRC	12/05/2022	Lidia Delhomme	Revisions Required
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Comments:

1. Provide 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 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: **PROVIDED THE COMPLIANCE CALCULATOR PRINT OUTSEE ATTACHED DOCUMENT.**
<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. RECOMMENDATIONS - Depending on soil results, underdrain with cleanout and tie-in to downstream outfall may be needed. Dimensions of each bioretention should be provided at time of Stormwater Review. Show that off site drainage to/through the site is being adequately addressed/handled. Show that the offsite drainage is being properly discharged to an adequate conveyance system. **SEE PLANS AND C-SWPPP**

Building Safety Review	11/29/2022	Richard Spruce	Revisions Required
Comments: 1. Wherever a sidewalk crosses a vehicle traffic lane, detectable warning devices are required per ICC A117.1, 2017 edition, section 406.6. ADDED CROSS WALK SEE SHEET C.200 2. Ensure at least one accessible space meets the requirements for van accessible parking per section 502.2. ALL ADA SPACE ARE VAN ACCESSIBLE			
Beaufort Jasper Water and Sewer Review	12/29/2022	James Clardy	Approved with Conditions
Comments: Pending formal submittal / approval of water and sewer. SUBMITTED AND RECIEVED COMMENTS BACK.			
Fire Department Review	12/29/2022	Dan Wiltse	Approved
Police Department Review	12/28/2022	Adam Barberio	Approved
Planning Review - Address	12/19/2022	Ryan Coleman	Approved
Transportation Department Review	11/29/2022	Megan James	Approved
Comments: No comments			

Plan Review Case Notes: