



PLAN REVIEW COMMENTS FOR DP-04-24-019111

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

Plan Type: Development Plan **Apply Date:** 04/30/2024
Plan Status: Active **Plan Address:** 9220 Evan Way
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 036 000 0979 0000
Plan Description: A request by Shelbi D'Avignon on behalf of the property owner CVS75651 SC LLC for review of a preliminary development plan. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.911 acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan.

Status: The preliminary development plan will be reviewed at the June 5, 2024 DRC meeting.

Technical Review

Submission #: 1 Received: 05/01/2024 Completed: 05/31/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	05/31/2024	Dan Frazier	Revisions Required

Comments:

- The property is located within the Highway Corridor Overlay District. A Certificate of Appropriateness -HCO (COFA) is required.
- Drive-thru service windows must be located on the façade that is opposite the primary or secondary street and designed in a manner to be integral in massing and design as the principal structure for which it serves. Revise the drive-thru location. (5.14.4.)
- Landscape Plan Note on Sheet L1.0 indicates roots just inside the LOD at proposed retaining wall will be cut. Root systems of buffer trees must be protected.
- Provide additional information on the grading as it is unclear how much fill will be placed on the root systems of the trees in the tree protected well in the rear parking area.
- LOD is sitting directly on the 60' Commercial Buffer. In order to install the retaining wall in the location shown, the buffer will be impacted by footings, equipment etc. Revise.
- While it will be a comment during the HCOD review, CVS Red brick is not a permitted color within the HCOD. Revise. (4.23.3.A.2.d.)
- Little Gem Magnolias are understory trees, which do not count as Street Trees. Revise to overstory trees and ensure they are planted no greater than 50' apart along Evans Way. It is not an average. (5.3.7.A.1.)

Beaufort Jasper Water and Sewer Review	05/28/2024	Matthew Michaels	Approved with Conditions
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Comments:

Pending submittal of the project by engineer of record to BJWSA's Design Review Team in accordance with the BJWSA Development Policy and Procedures Manual.

Fire Department Review	05/31/2024	Dan Wiltse	Approved with Conditions
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Comments:

- It is suggested that the Hydrant is shifted West, closer to the entrance of the site for more efficient connection in case of emergency.

Watershed Management Review DRC	05/28/2024	Samantha Crotty	Approved with Conditions
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Comments:

At time of stormwater permit submittal, provide:

1. Grading/drainage plan;
2. Town of Bluffton Stormwater Affidavit;
3. Include detail in the plans for the water quality treatment device;
4. D-2617 and D-0352 forms;
5. A fully executed BMP Maintenance Agreement must be provided for the proposed BMP prior to final approval. 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= ;
6. At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.

Planning Commission Review	05/31/2024	Dan Frazier	Approved
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Planning Review - Address	05/31/2024	Diego Farias	Approved
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Police Department Review	05/31/2024	Bill Bonhag	Approved
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Transportation Department Review	05/01/2024	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes:

LEGEND			
	ACCESSIBLE PARKING SPACES		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	TRANSFORMER BOX ON PAD		BEAUFORT COUNTY SPECIFICATION PAVING
	EXISTING TREE		CONCRETE PAVING SPECIFICATION

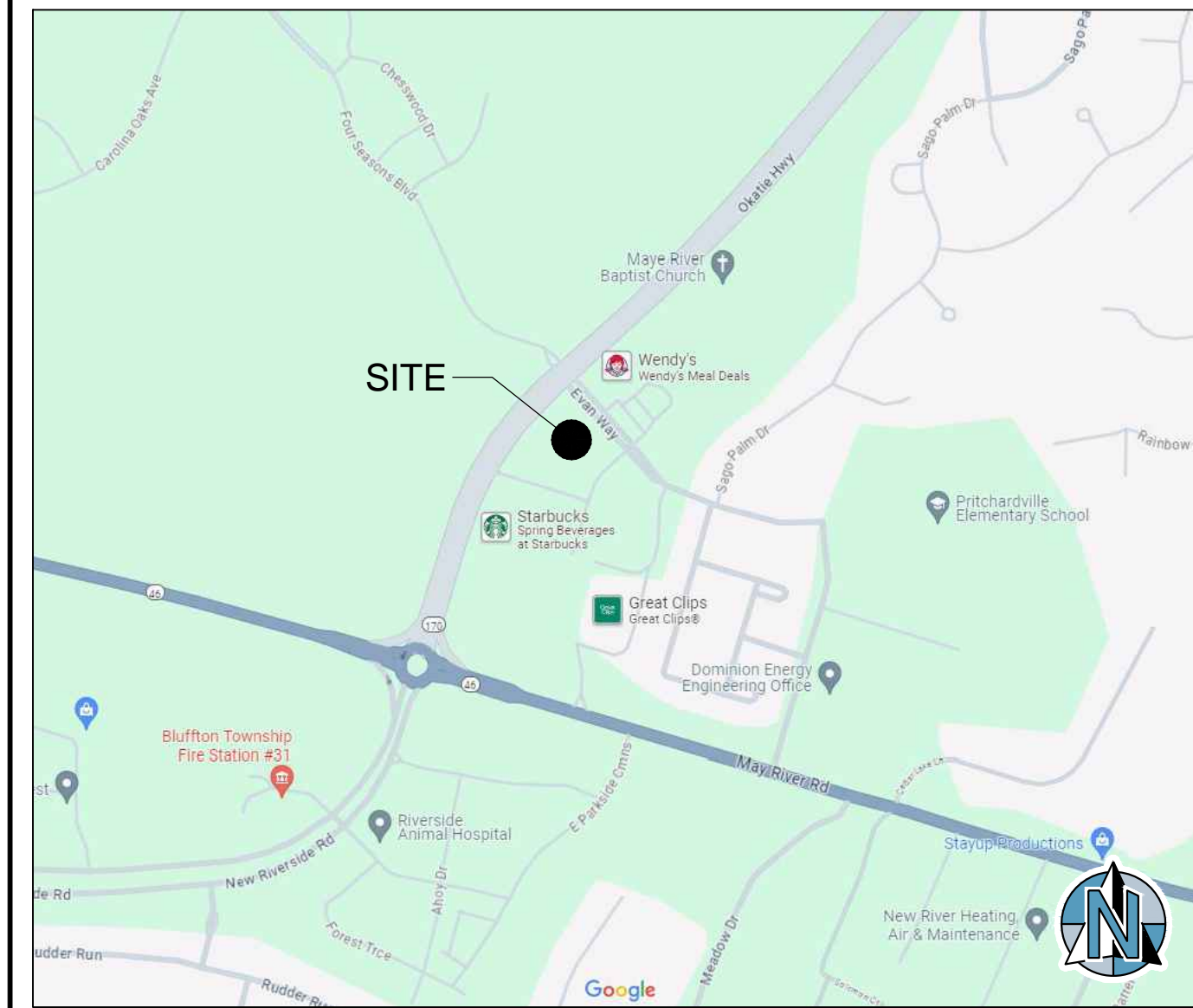
SITE DATA	
TOTAL SITE AREA	1.91 ACRES
PROPOSED PROJECT AREA	1.91 ACRES
PERVIOUS AREA/OPEN SPACE	0.84 ACRES
IMPERVIOUS AREA	1.07 ACRES (56%)
BUILDING AREA	11,286 SF
BUILDING DENSITY	11,286 SF (BLDG) / 83,264 SF (LOT) = 13.55%
PARKING REQUIRED	46 SPACES (1 SPACE/260 SF MAX.) (20% REDUCTION ALLOWED W/ PARKING ANALYSIS)
PARKING PROVIDED	38 SPACES (1 SPACE/297 SF)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	236.34	1525.00	N42°59'39"E	236.10
C2(R)	236.26	1525.00	N43°03'17"E	236.02

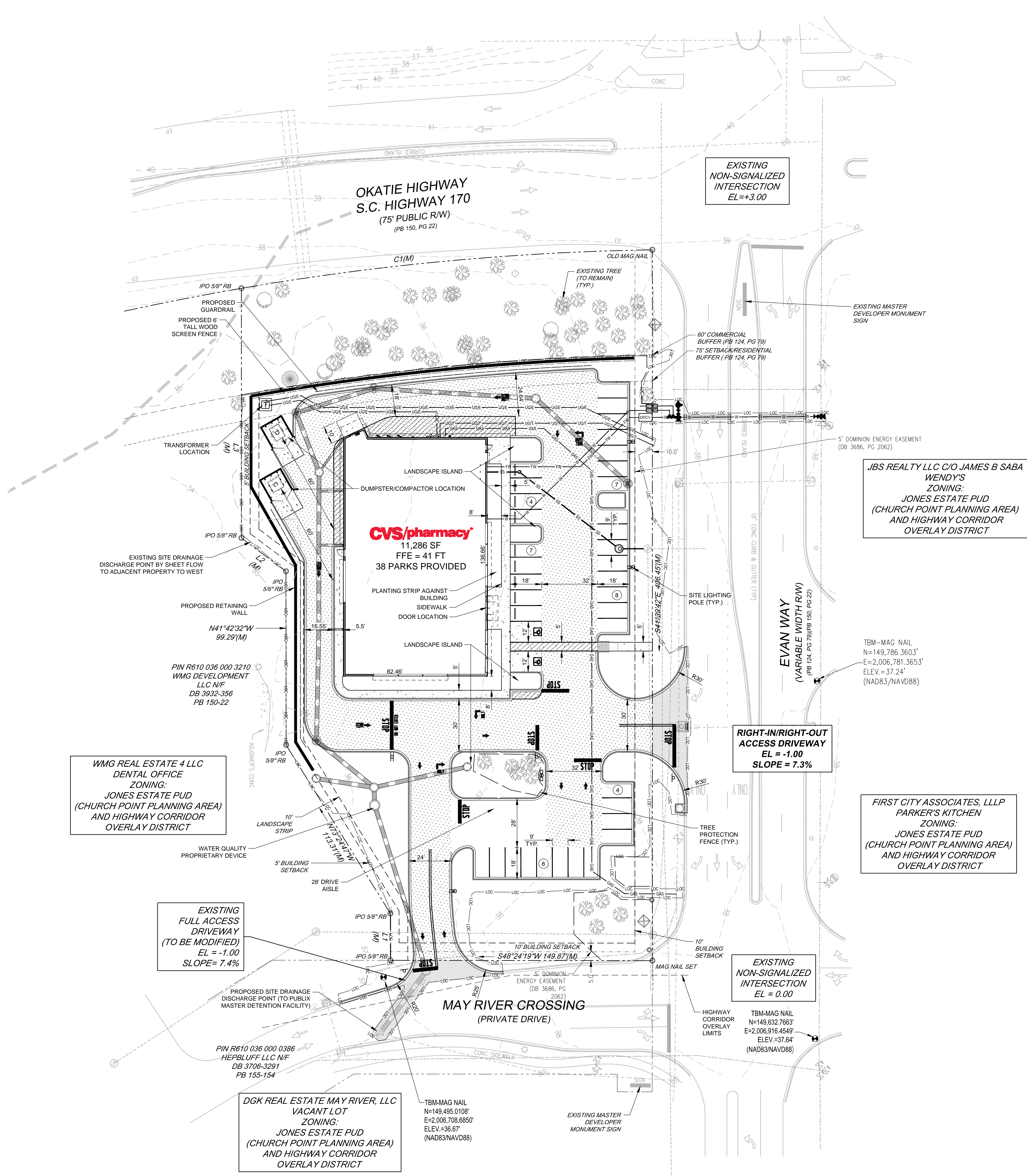
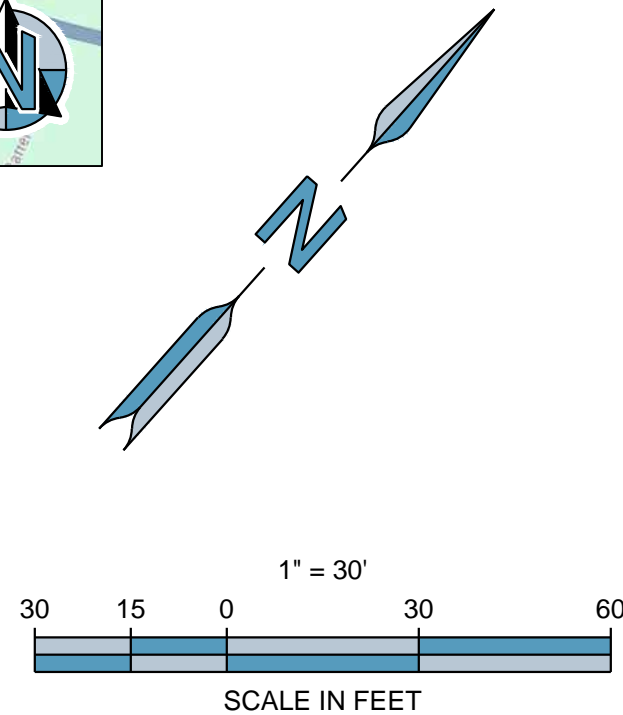
LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	N41°39'00"W	26.80
L2 (M)	S85°09'16"W	31.83
L3 (M)	N41°40'08"W	142.77

LINE TABLE		
LINE #	BEARING	LENGTH
L4 (R)	N41°35'41"W	27.07
L5 (R)	S85°02'13"W	31.79
L6 (R)	N41°38'20"W	142.90

- NOTES
- PROPERTY OWNER (APPLICANT): CVS 75651 SC, LLC
1 CVS DR. WOONSOCKET, RI 02895
 - PAST DEVELOPMENT PERMIT APPROVAL NUMBERS: N/A
 - SITE IS LOCATED AT 9220 EVAN WAY WITHIN BEAUFORT COUNTY (TOWN OF BLUFFTON)
 - PARCEL IDENTIFICATION # R610 036 000 0270 0000
 - THE SITE IS NOT LOCATED WITHIN THE ONE-HUNDRED (100) YEAR FLOOD ZONE PER FEMA MAP 45013C0405G DATED 3/23/2021 AND NO WETLANDS OR PROTECTED LANDS ARE LOCATED ON SITE.
 - THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE SHALL BE COMPLIANT WITH THE BLUFFTON STORMWATER DESIGN MANUAL. STORMWATER DETENTION IS UNDERSTOOD TO BE PROVIDED FOR THE SITE BY THE MASTER DETENTION POND FOR THE PUBIX SHOPPING CENTER
 - WATER QUALITY WILL BE PROVIDED BY PROPRIETARY DEVICE PRIOR TO CONNECTION TO THE PUBIX MASTER STORMWATER SYSTEM.
 - SOILS ON SITE:
WD - WANDO FINE SAND
SK - SEABROOK FINE SAND
 - THE SITE IS UNDERSTOOD TO BE SUPPLIED WITH ADEQUATE UTILITIES TO SERVICE THE DEVELOPMENT BASED ON THE UTILITIES IDENTIFIED FROM THE SURVEY BY SITE DESIGN, INC. DATED 10/17/2023.
 - PROPOSED OFFSITE IMPROVEMENTS INCLUDE A WATER LINE EXTENSION AND A STORM DRAINAGE EXTENSION.
 - REFER TO LANDSCAPE PLAN FOR SUMMARY OF EXISTING TREE CANOPY COVERAGE AND TREE INVENTORY.



VICINITY MAP
NOT TO SCALE



CVS
pharmacy™

NON-PROTO 11,286-RIGHT
BUMP-OUT-DRIVE THRU

STORE NUMBER: 2745

9220 EVAN WAY
BLUFFTON, SC 29910

PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: TURN-KEY

CS PROJECT NUMBER: 46506

ENGINEER:

CONSULTANT:

FORESITE
group

960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

DEVELOPER:

BOOS
DEVELOPMENT GROUP

BOOS DEVELOPMENT GROUP, INC.
410 PARK PLACE BLVD, SUITE 100
CLEARWATER, FL 33759
TEL (727) 669-2900
CONTACT: MS. SHELBI D'AVIGNON

SEAL:

REVISIONS:

DRAWING BY:	SC
DATE:	2024-4-26
JOB NUMBER:	163.573
TITLE:	

PRELIMINARY PLAN

SHEET NUMBER:

1 OF 1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION