



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
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Bluffton, SC 29910
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Applicant		Property Owner	
Name: David R. Karlyk, PE		Name: One Bluff Park, LLC	
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Town Business License # (if applicable):			
Project Information			
Project Name: Tommy's Express Car Wash	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 87 Simmonsville Road	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: PUD	Acreage: 1.49		
Tax Map Number(s): R610-031-000-1691-0000			
Project Description: Construct a 4,625 SF automated car wash			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 5/22/2024	
Applicant Signature:		Date: 6/5/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

**Tommy's Express Carwash
Lot 1B, Bluffton Park
Project Narrative
May 14, 2024
J-2524**

Introduction:

The project will consist of constructing a 4,625 SF automated car wash on a 1.49 acre site at the intersection of the Bluffton Parkway and Simmonsville Road in the Town of Bluffton. The site is Lot 1B of the Bluffton Park PUD; it is adjacent to the Dal Tile development located on Lot 1A. The site address is 87 Simmonsville Road.

Existing Tree Cover:

The trees have been surveyed and are shown on the site development plans as well as proposed tree removal.

Water and Sewer:

Water and fire protection to serve the project will be provided by the existing 8" water main along the Bluffton Parkway. Sewer will be provided by connecting to an existing gravity sewer manhole by the entrance to the Dal Tile and extending a 6" sewer lateral in the existing 20' utility easement along the Bluffton Parkway.

Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

Drainage:

Stormwater runoff from the project site will first drain to an on-site infiltration system consisting of 71 Stormtech SC-740 infiltration chambers before discharging to master planned stormwater detention system of the Bluffton Park. The chambers were designed/sized to meet the Town's stormwater standards using their Compliance Calculator. The stormtech chambers provide treatment for water quality and the master planned stormwater detention system of the Bluffton Park will provide treatment for the water quantity.

Based on the USDA Web Soil Survey the soils on site are primarily Sewee Fine Sands. They are classified as Hydrologic Group A/D soil. Estimated depth to the seasonal high groundwater level is approximately 6'.

Access:

Access to the project will be provided by a right in/right out access off Simmonsville Road, as well as access through the parking lot of the existing Dal Tile development.

Parking:

The car wash will have 2-5 employees on site at any given time. Five (5) parking spaces have been provided for employee parking. This business does not require any additional parking above and beyond the employee parking.

Utilities:

Dominion Electric and Hargray Telephone will provide electrical and telephone service respectively. Hargray will provide cable service as well. The Town of Bluffton Fire Department will provide fire protection and emergency medical service.

Lighting:

Lighting will be provided by the Developer. A photometric lighting plan will be provided at the time of final development.