



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Crowne at Buck Island, Limited Partnership (Cary L		Name: Buck Island Partners, LLC*	
Phone: 205-328-3120		Phone:	
Mailing Address: 505 20th St. N; Suite 1150 Birmingham, AL 35203		Mailing Address: *SEE SIGNED LETTER OF AUTHORIZATION	
E-mail: clewov@crownepartners.com dan@wjkltd.com		E-mail: aehaines@crownepartners.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Crowne at Buck Island Apartments	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 412 Buck Island Road	<input type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: Light Industrial	Acreage: 10.112		
Tax Map Number(s): R610-039-000-0180			
Project Description: Site development plan for 4 apartment buildings with +/-200 units; including associated vehicular, pedestrian circulation, open space, amenities and parking.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. All information required on the attached Application Checklist. <input 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: <i>Anna E. Mc...</i>		Authorized Agent	Date: 9-12-22
Applicant Signature: <i>Anna E. Mc...</i>			Date: 9-12-22
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	Applicant & Staff
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	Staff
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
General Information.			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1.	Name and address of property owner(s) and applicant.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2.	If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3.	A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.	A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5.	An explanation of why any items on this checklist are not included with the application materials.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6.	Project name and/or name of development.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.	All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8.	Vicinity map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9.	Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10.	Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11.	Phasing plan if the development is proposed to be developed in phases.
	<input checked="" type="checkbox"/>	12.	Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and

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		I) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Location of all property lines.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	<input checked="" type="checkbox"/>	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	<input checked="" type="checkbox"/>	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	<input checked="" type="checkbox"/>	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	<input checked="" type="checkbox"/>	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
<input checked="" type="checkbox"/>		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	<input checked="" type="checkbox"/>	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	<input checked="" type="checkbox"/>	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
<input checked="" type="checkbox"/>		1. General location and ingress/egress of parking areas on the site.
	<input checked="" type="checkbox"/>	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	<input checked="" type="checkbox"/>	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.

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	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
A REQUIRED FOR PRELIMINARY	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. 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.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.



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	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
CONCEPTUAL PLAN FOR PLANNING COMMISSION	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
WJK	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
AROLINA ENGINEERING	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
	x	2. Description of proposed methods and general layout of stormwater drainage.
	x	3. Proposed drainage system layouts.
	x	4. Proposed methods to remove pollutants.
	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
AROLINA ENGINEERING	x	1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.



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	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

ROLINA
GINEERING / WJK
COORDINATE WITH
MINION

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

[Signature]

Signature of Property Owner or Authorized Agent

9-12-22

Date

Andrea E Haines

Printed Name

August 24, 2022

Town of Bluffton Planning Department and all submittal agencies

RE: Letter of Authorization for 412 Buck Island Road


Via: digital file to: _

To whom it may concern,

As property owner of **412 Buck Island Road (PIN R610 039 000 018D 0000)**, we authorize *Crowne Partners, Inc.* or an affiliate thereof to sign on behalf of the owner for all Development Plan and permitting submittal applications.

Sincerely,

BUCK ISLAND PARTNERS, LLC

By: 
(signature)
Kevin J. Farruggio
(print name)

Title: Member

Date: 8/24/22



November 11, 2022

Kevin P. Icard, AICP
Planning & Community Development Manager

RE: Preliminary Development plan submittal for Crowne at Buck Island Apartments

Dear Mr. Icard-

On behalf of the applicant; *Crowne at Buck Island, Limited Partnership*; we are submitting the attached Preliminary Development Plan for **Crowne at Buck Island Apartments**.

Project Narrative:

Site

Crowne at Buck Island Apartments is a +/-10.1 acre property located at 412 Buck Island Road approximately ¼ mile north of the Buck Island / May River Road intersection. The proposed use includes 200 multi-family apartments and associated open space, amenities, parking and stormwater management.

The property is zoned ***Light Industrial*** which allows the large multi-family lot type. There are 4 proposed 4 story multi-family buildings. Building 1 includes podium style parking on the ground / 1st floor level.

Existing tree cover includes planted pines, sweet gum and oak species. The attached arborist report includes evaluation of the existing specimen Live Oaks to be removed based on poor health or dying conditions.

Traffic and Access

Access to the site will be provided at 2 locations along Buck Island Road. An existing full-access point is located along the northern property line. A dedicated right-in / right-out turn lane is proposed at the center of the property along Buck Island Road. The applicant has conducted a Traffic Impact analysis which outlines responsibility of the applicant to coordinate with the Town of Bluffton and SCDOT staff on driveway locations and design details. Location of the full entrance and the corresponding RI/RO were requested by SCDOT.

23 Promenade Street, Suite 201
Bluffton, SC 29910
Tel: 843-757-7411

See attached 'Traffic Impact Analysis provided by Bihl engineering.

Storm Drainage

The proposed project is being developed based on the Town of Bluffton's current stormwater manual/ordinance. The preliminary stormwater design consists of collecting stormwater from the parking areas, roads and buildings and directing this run-off to a proposed stormwater pond and existing wetland area. The proposed stormwater pond and existing wetland area will be designed to attenuate the post development run-off and to provide quality treatment for the removal of pollutants. Ideally the stormwater system will infiltrate the proposed run-off and will provide an emergency overflow for storms exceeding the design requirements.

Water and Sewer

Water will be provided by connecting into the existing water main located on Buck Island Road and a secondary connection will be made to the existing water main that runs along the northern boundary of the property.

The proposed water distribution system will provide potable water, water for the buildings fire sprinkler systems and water to the proposed fire hydrants located on the site. These fire hydrant locations will be coordinated with the Town's Fire Marshal.

Sewer will be extended by connecting into an existing sewer manhole located on the northern property line.

Beaufort-Jasper Water and Sewer Authority (BJWSA) will be providing water and sewer service to the project.

Dry Utilities

Power, cable and telephone/internet will be provided to the site. Dominion will provide power and Hargray Communications will provide telephone/internet service.

Trash

Trash chutes will be provided in each building and will feed into a roll away bin located within a 1st floor trash room that includes recycling. At the end of each trash chute will be a compactor that will allow for trash to accumulate within each trash room until it is scheduled for pick up. The trash rooms will be large enough to accommodate several bins. Trash trucks will drive throughout the site, stopping at each building momentarily to allow for each bin to be rolled out from a garage-like door and loaded onto the back of the truck to offload accumulated trash. There will be one outside trash enclosure to handle overflow and allow for larger items to be placed for disposal.

Parking

Parking will be provided at a ratio of 2 spaces per residential unit. The current plan includes 400 spaces for the residential units and 5 additional spaces for leasing office and employee parking (the leasing office is anticipated to be approximately 1,100 square feet).

Architectural

The Multi-Family buildings will be designed to complement Low Country regional character. This includes the uses of an exterior that resembles the features of the Historic Downtown Bluffton. The 4 total multi-family buildings are proposed to be 4-stories. Building 1 is proposed to 3-stories above podium parking with the amenity / clubhouse space.

Exterior Lighting

Exterior Lighting will be provided by Dominion Power or approved private lighting supplier; along with fixtures mounted on the building. Lighting specifications and locations will be included on final DRC submittal plans. Lighting will be designed with cutoff luminaire whose source is completely concealed with opaque housing and shall not be visible from adjacent properties.

Open Space

Open space is provided within the site through the various landscape areas, greens, plaza spaces and buffers. The open space exceeds the minimum required 20% as indicated on the preliminary submittal site plan. The 10% minimum Residential open space is outlined on the submittal site plan. The Residential open space includes the Green/pocket parks with seating areas; a nature trail; Courtyard space with swimming pool; and an Entry Plaza space/ Dog Park along Buck Island Road.

Landscape

The site will be enhanced with native and indigenous plantings. Overstory trees meeting the minimum tree coverage will include Live Oaks, Shumard Oaks, Bald Cypress, and Southern Magnolias. Understory trees, shrubs, grasses, groundcovers and other accent plantings will be included on the final landscape plans. The buffer along the western property line will be enhanced to minimize visibility from the adjacent residential properties.

Signage

Crowne at Buck Island Apartments Identification Signage will be located along Buck Island Road. All signage will be submitted under separate application per Town of Bluffton ordinance.

Submittal items attached:

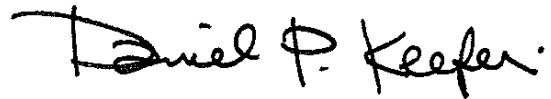
1. Development Plan Application
2. Project Narrative

3. Site Survey
4. Existing conditions photos
5. Site plan including site data
6. Traffic – site access
7. Wetland
8. Arborist Report

If you require additional submittal documents, please contact our team.

Sincerely,

Witmer ♦ Jones ♦ Keefer, Ltd.

A handwritten signature in black ink that reads "Daniel P. Keefer." The signature is written in a cursive, flowing style.

Daniel Keefer, ASLA
Principal

Cc: Jeff Ackerman
Cary Levow