

DP-090220017188 Preliminary DRC comment response from applicant : Crowne at Buck Island

Planning Commission Review

Response to Comments **Highlighted**

10/14/2022

Dan Frazier

Revisions Required

1. The narrative states +/- 200 apartment units. Update the narrative to provide exact amount of apartment units being proposed. **WJK updated Narrative to 200 units.**
2. The proposed right-in/right-out on Buck Island Road is subject to the approval of an SCDOT Encroachment Permit. **Encroachment permit to be submitted with Final DRC plans**
3. An access easement will be required if property to the north (Resort Services, Inc. - RSI) is utilizing the northern drive access. **Shared access to parking lot to remain**
4. Clarify if shared parking with the RSI is being proposed? **No proposed parking for RSI**
5. Provide dimensions for parking aisle, parking stalls (typ.), and proposed buildings. **Included on site plan sheet L11**
6. Identify the location of a maintenance building, if applicable. **To be located in Building 1 (Podium building)**
7. Identify location of service yards and HVAC units. **On roof of buildings**
8. Will the proposed development be gated? **No**
9. Demonstrate how you are meeting the tree conservation, planting and landscaping requirements of UDO Section 5.3. **Existing trees to remain identified on the site plan. Several specimen trees were in poor form, see arborist report. Site plan identifies areas for buffer and street tree plantings. Mitigation trees / mitigation calculations will be provided on final landscape submittal plan.**
10. Provide information on vehicle circulation in the Building 1 parking structure. **First floor plan Included on updated site plan**
11. Demonstrate how you are meeting the buffer requirements of UDO Section 5.3.7. **Buffers and replacement plantings identified on conceptual site plan**
12. Wheel stops shall be provided in all parking facilities without curbing (UDO Section 5.11.4.A.4). **Wheel stops added where required on conceptual site plan**

13. Demonstrate how the common open space identified on Sheet L12 meets the common open space requirements of UDO Section 5.6.4. **Uses within open spaces further identified on sheet L11**

14. Provide design details for the screen fence on the northern property line. **4' height pierced brick wall detail included on site plan / details**

Planning Review - SR

10/14/2022

Jordan Holloway

Revisions Required

Comments:

See Planning Commission review comments.

Beaufort Jasper Water and Sewer Review

Comments:

10/11/2022

James Clardy

Approved with Conditions

Pending formal submittal/ approval of water and sewer design

Fire Department Review

10/14/2022

Dan Wiltse

Approved with Conditions

Comments:

1. Show Fire Department Connections (FDCs) on water plan.

2. Provide total square footage, construction type and proposed flow from the hydrants in order to determine if provided flows are sufficient. Additional hydrants may be needed if the proposed flow doesn't meet fire flow requirements. **To be included with Final DRC submittal**

10/14/2022

Page 1 of 2 Watershed Management Review DRC

Comments:

10/12/2022

Lidia Delhomme

Approved with Conditions

1. The Development Plan Amendment is proposing over 5,000 square feet of additional impervious surface. Provide a Preliminary Stormwater Plan to demonstrate the feasibility of meeting the current overall performance standards outlined in the SWDM 3.5.5. You shall specify the infiltrating/filtering BMPs proposed on the site plans and the capacity of retaining the 95th percentile storm and Water Quality requirements using the Compliance Calculator. 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 ldelhomme@townofbluffton.com.

2. Demonstrate offsite SW Master Plan can 1) can accommodate impervious areas added from the project and 2) SW Master Plan has the ability to meet retention and WQ requirements. Note: SWDM 3.10 outlines Off-site Stormwater Management minimum control requirements.

Stormwater plans currently under review by Town of Bluffton

Building Safety Review

09/27/2022

Richard Spruce

Approved with Conditions

Comments:

Where sidewalks cross vehicle traffic lanes detectable warning devices are required per ICC/ANSI A117.1, 2017 edition, section 406.6. To be included on final site plans

Police Department Review

10/14/2022

Adam Barberio

Approved

Planning Review - Address

09/20/2022

Nick Walton

Approved

Comments:

1. Each structure will need an address
2. Preliminary streets required - 2.

Transportation Department Review

Comments: No comment