



PLAN REVIEW COMMENTS FOR DP-09-22-017188

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

BUCK ISLAND/SIMMONSVILLE

Plan Type: Development Plan **Apply Date:** 09/13/2022

Plan Status: Active **Plan Address:**

Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 018D 0000

Plan Description: A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing 4 proposed 4 story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 018D 0000 located at 412 Buck Island Road.

Staff comments will be reviewed at the October 19, 2022 meeting of the DRC.

Technical Review

Submission #: 1 Received: 09/13/2022 Completed: 10/14/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	10/14/2022	Dan Frazier	Revisions Required

Comments:

1. The narrative states +/- 200 apartment units. Update the narrative to provide exact amount of apartment units being proposed.
2. The proposed right-in/right-out on Buck Island Road is subject to the approval of an SCDOT Encroachment Permit.
3. An access easement will be required if property to the north (Resort Services, Inc. - RSI) is utilizing the northern drive access.
4. Clarify if shared parking with the RSI is being proposed?
5. Provide dimensions for parking aisle, parking stalls (typ.), and proposed buildings.
6. Identify the location of a maintenance building, if applicable.
7. Identify location of service yards and HVAC units.
8. Will the proposed development be gated?
9. Demonstrate how you are meeting the tree conservation, planting and landscaping requirements of UDO Section 5.3.
10. Provide information on vehicle circulation in the Building 1 parking structure.
11. Demonstrate how you are meeting the buffer requirements of UDO Section 5.3.7.
12. Wheel stops shall be provided in all parking facilities without curbing (UDO Section 5.11.4.A.4).
13. Demonstrate how the common open space identified on Sheet L12 meets the common open space requirements of UDO Section 5.6.4.
14. Provide design details for the screen fence on the northern property line.

Planning Review - SR	10/14/2022	Jordan Holloway	Revisions Required
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Comments:

See Planning Commission review comments.

Beaufort Jasper Water and Sewer Review	10/11/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal/ approval of water and sewer design

Fire Department Review	10/14/2022	Dan Wiltse	Approved with Conditions
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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.

Watershed Management Review
DRC

10/12/2022

Lidia Delhomme

Approved with Conditions

Comments:

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.

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

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

09/13/2022

Megan James

Approved

Comments:

No comment

Plan Review Case Notes:

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
CROWNE AT BUCK ISLAND
APARTMENTS
BLUFFTON, SOUTH CAROLINA

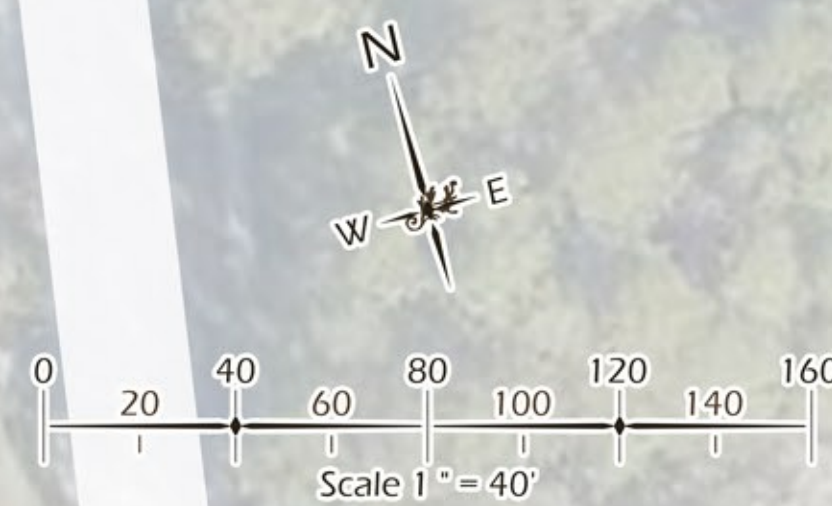
DATE: SEP 12, 2022
PROJECT NO.: 22048.01
DRAWN BY: CK
CHECKED BY: DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11



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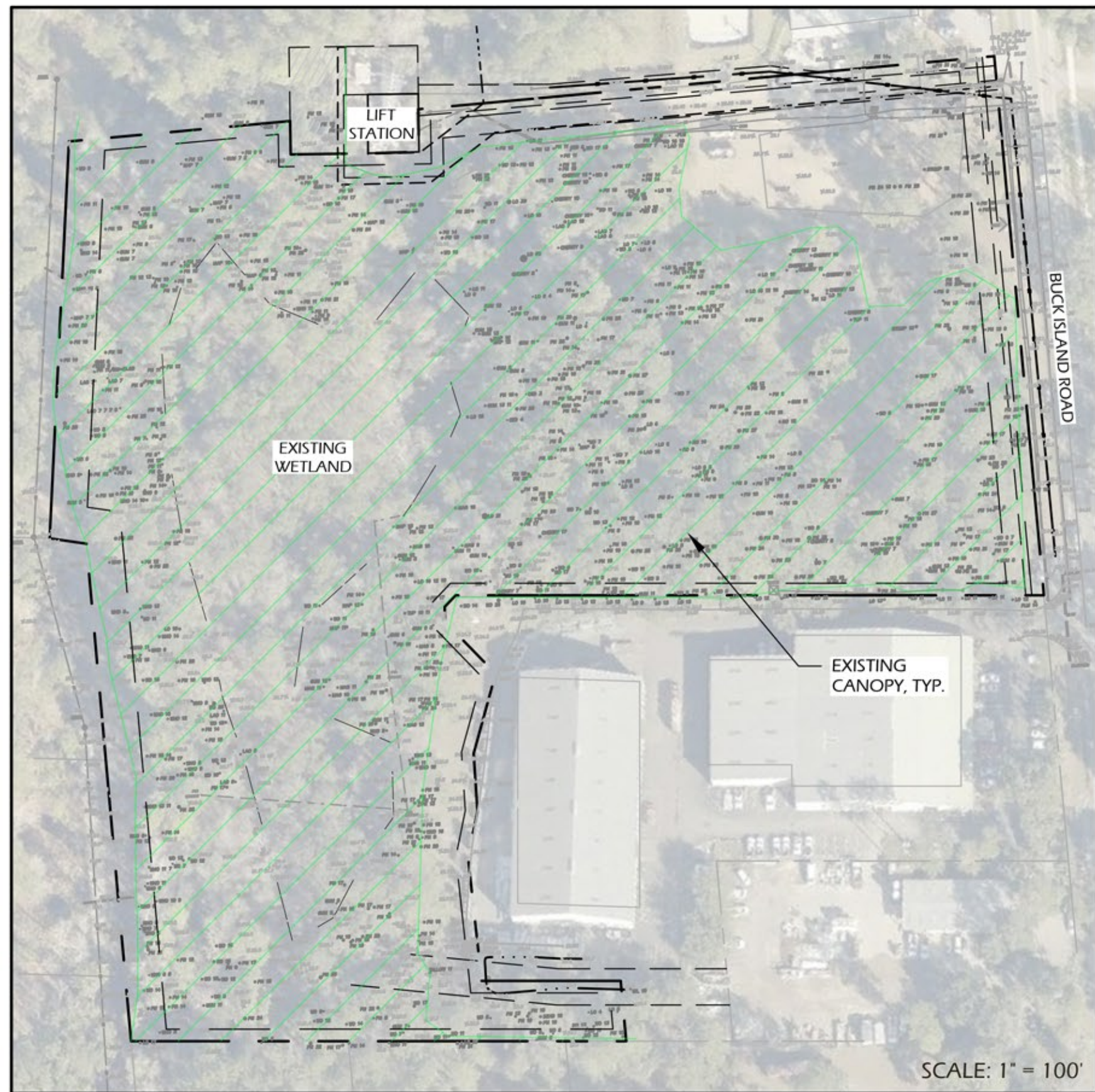
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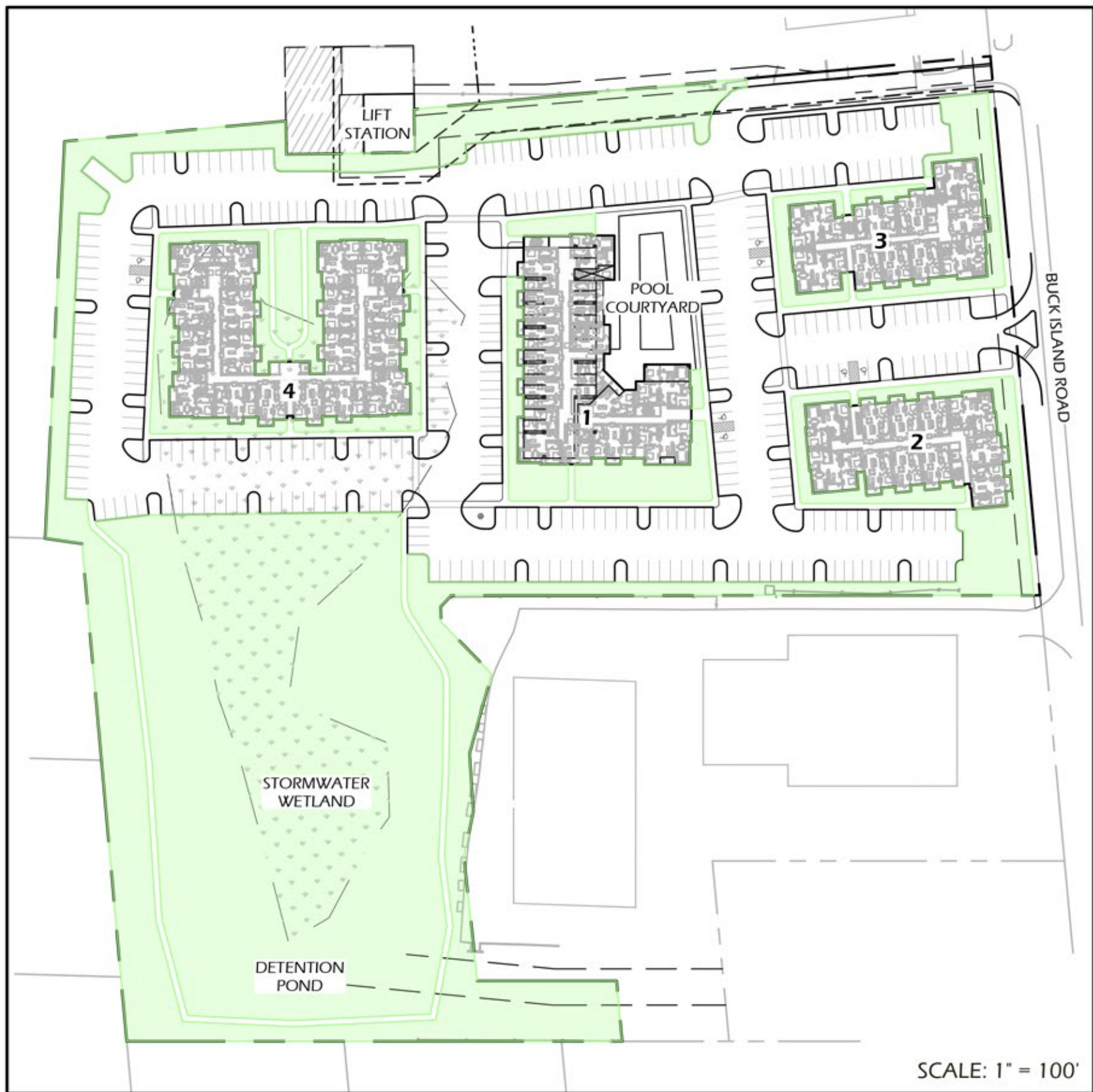
DRAWING TITLE
**SITE INFORMATION
& DIAGRAMS**

DRAWING NUMBER

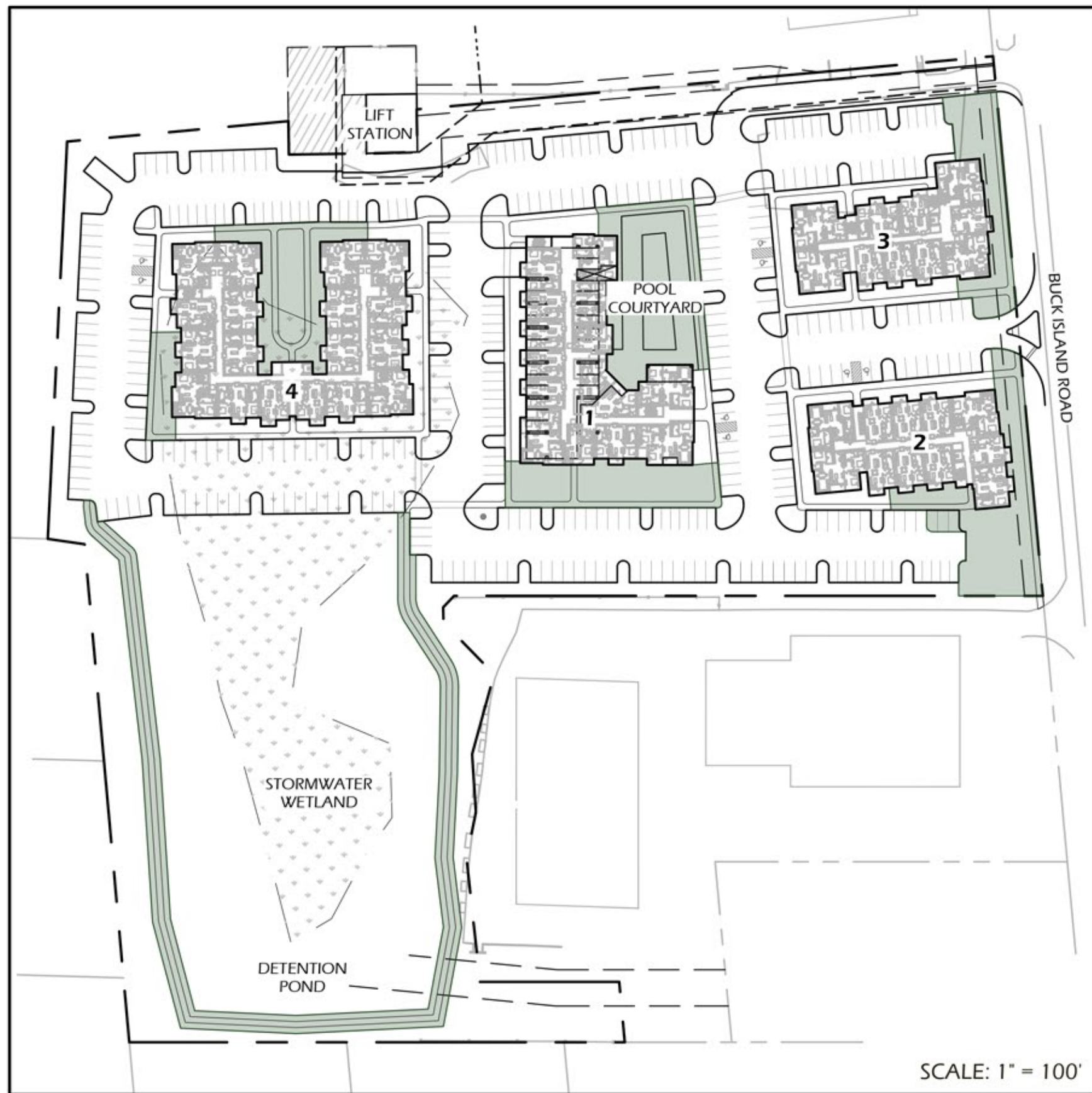
L12



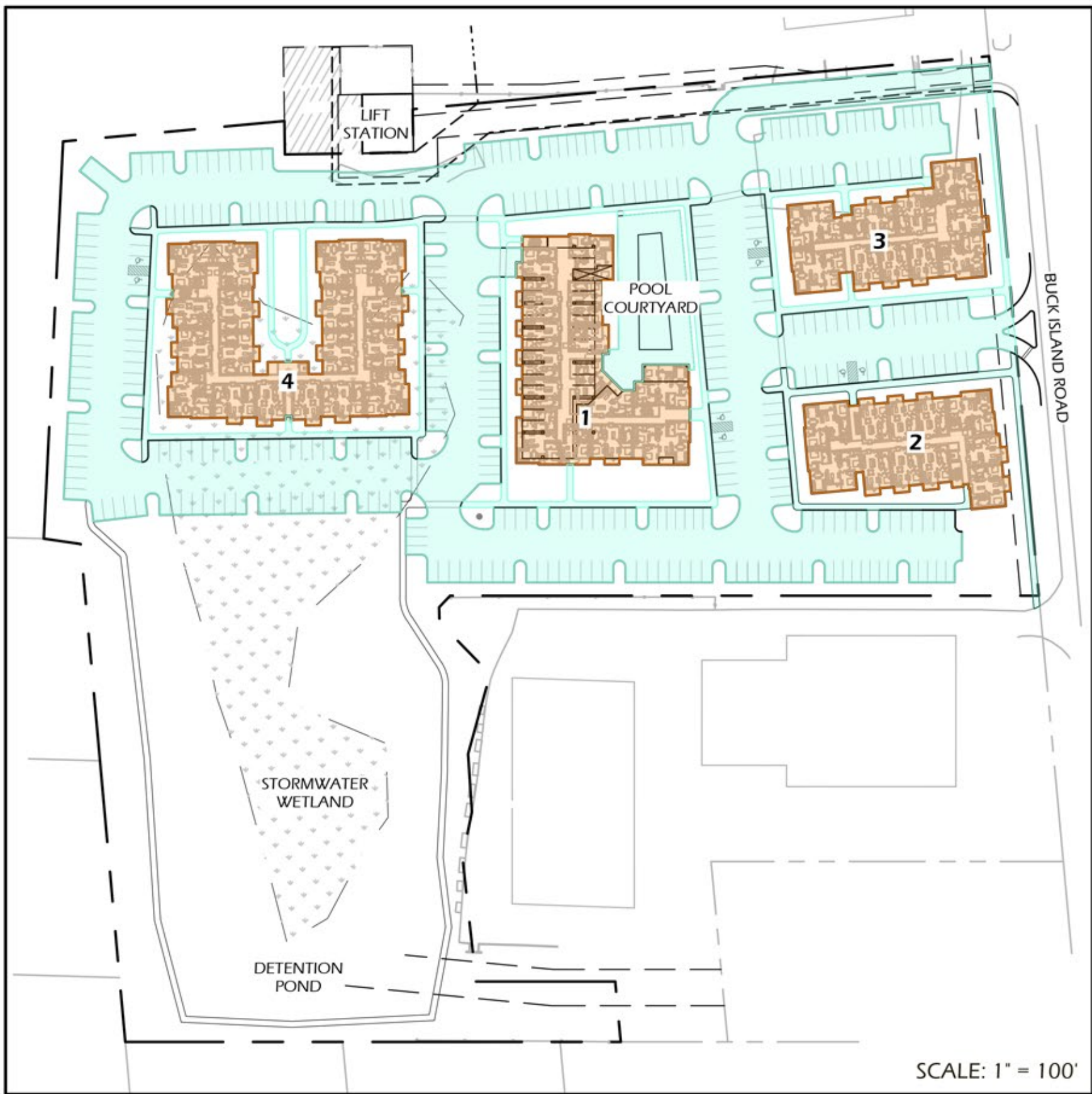
SITE INFORMATION	
EXISTING ZONING	LIGHT INDUSTRIAL
TOTAL SITE AREA	10.11 A.C.
TOTAL WETLAND AREA	1.74 A.C.
WETLAND TO BE MITIGATED	1.0 A.C.
EXISTING CANOPY COVERAGE	± 81.5%



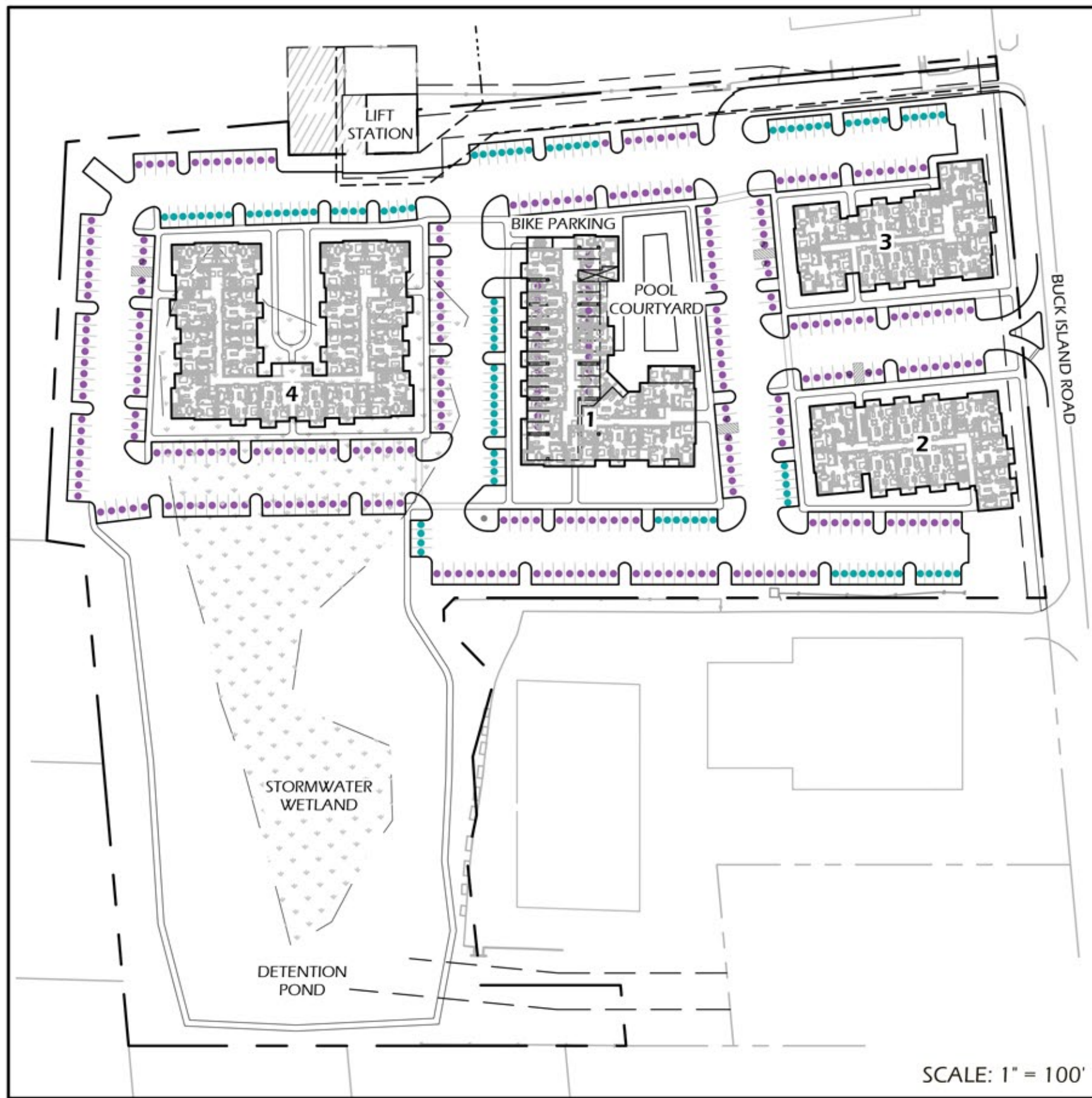
GENERAL OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	%
TOTAL SITE AREA	10.11 AC.		
TOTAL OPEN SPACE %	± 4.5 AC.	20%	± 45%





COMMON OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	%
TOTAL SITE AREA	10.11 AC.		
TOTAL OPEN SPACE %	± 1.31 AC.	10%	± 13%



PROPOSED SITE COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	66,607 SF
IMPERVIOUS SURFACES	157,508 SF
TOTAL IMPERVIOUS	224,115 SF
TOTAL SITE AREA	440,493 SF
% SITE COVERAGE	51%



REQUIRED PARKING			
DESCRIPTION	UNITS	REQUIREMENTS	PARKING SPACES
RESIDENTIAL	200	2 SPACES/UNIT	400
LEASING OFFICE			5
TOTAL REQUIRED SPACES			405

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR 	296
ACCESSIBLE CAR / VAN	8
COMPACT 	101
TOTAL PARKING SPACES	405

NOTE:
1. 25% OF PARKING AREA MAY BE DESIGNATED AS COMPACT SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).