



# PLAN REVIEW COMMENTS FOR DP-03-25-019673

ATTACHMENT 5

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

**Plan Type:** Development Plan **Apply Date:** 03/27/2025  
**Plan Status:** Active **Plan Address:** 121 Burnt Church Rd Road  
BLUFFTON, SC 29910  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 040 000 0164 0000  
**Plan Description:** Community commercial

## Technical Review

**Submission #: 1** Received: 03/27/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Revisions Required

### Comments:

1. Provide a BMP exhibit.
2. Show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. 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 [scrotty@townofbluffton.com](mailto:scrotty@townofbluffton.com).
3. Revise the narrative to include storm attenuation for the 2-, 10-, 25-, 50- and 100-year, 24-hour design storm events. (SWDM 3.6.2)
4. At time of stormwater permit submittal, provide a geo-technical report. (SWDM 2.1.7)
5. At time of stormwater permit 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. This exhibit should also provide the locations of all life safety structures (hydrants, emergency access, street signs, 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 issuance of a building permits. Town staff will conduct a site inspection to ensure such features and improvements have been installed prior to issuing building permits.

Planning Commission Review	05/16/2025	Angie Castrillon	Approved with Conditions
----------------------------	------------	------------------	--------------------------

### Comments:

1. The property is within the Highway Corridor Overlay District and will be subject to Section 5.14, requiring a COFA-HCO reviewing landscaping, lighting, and architecture.
2. Provide plantings to screen dumpster enclosure at time of Final Development Plan and COFA-HCO submittals.
3. Provide dumpster enclosure detail at time of Final Development Plan and COFA-HCO submittals.

Planning Review - Principal	05/16/2025	Dan Frazier	Approved with Conditions
-----------------------------	------------	-------------	--------------------------

### Comments:

- 1, An Exempt Plat application will be required for the proposed lot line revision.
2. An Encroachment Permit from Beaufort County will be required prior to development plan approval.

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
----------------------------------------	------------	------------------	----------

Building Safety Review	05/16/2025	Marcus Noe	Approved
------------------------	------------	------------	----------

Fire Department Review	05/16/2025	Dan Wiltse	Approved
Planning Review - Address	05/16/2025	Diego Farias	Approved
Police Department Review	05/16/2025	Bill Bonhag	Approved
Transportation Department Review	04/21/2025	Mark Maxwell	Approved
<b>Comments:</b> No comments			

ATTACHMENT 5

**Plan Review Case Notes:**

Current Lot- PIN R610 040 000 162 0000\_\_\_\_\_0.83 acres  
This Property is located in Beaufort County and under the Jurisdiction of the TOWN OF BLUFFTON  
Proposed Lot resubdivision\_\_\_\_\_1.085 acres  
( Part of lot PIN R610 040 000 0164 0000)  
Address\_\_\_\_\_129 Burnt Church Road  
Current Zone\_\_\_\_\_NC (moderate intensity mix use)  
Minimum Height\_\_\_\_\_16 feet  
Height Proposed\_\_\_\_\_20 feet  
Front Yard Setback\_\_\_\_\_10 feet maximum 24 feet  
Side Yard Setback\_\_\_\_\_5 feet  
Rear Yard Setback\_\_\_\_\_20 feet  
Maximum Lot Coverage\_\_\_\_\_80 %  
Proposed Lot Coverage\_\_\_\_\_43%  
Open Space Required\_\_\_\_\_20 %  
Open Space Provider\_\_\_\_\_40%  
Proposed Building Floor Area\_\_\_\_\_4464 square feet  
Parking Required (4 spaces/1000 sf)\_\_\_\_\_18 spaces  
Parking provided\_\_\_\_\_18 spaces

Soils per SCS and visual argue show the soils are moderate to loose sandy soil. Confirmation of this will be provided by a Certified Soils Engineer at first submission of the Final Site Plan.

**Stormwater Management Narrative:**

The preliminary concept for storm water management is to provide a dry pond at the rear of the site. BMP's for water quality will be provide in this pond as well as well as a TRUE GRID surface in the lower parking spaces away from the building. It is anticipated that the depth of the ground water surface will allow for the storage of the impervious runoff and allow runoff to infiltrate back into the ground.

**Sanitary Sewer**

In order to develop the Future additional lot owned by our client the total development will require a pump system to tap into the adjoining subdivision. This will require obtaining off site easements from other property owners.

All other utilities are provided along the frontage of our site. Existing underground locations will be provided with the Final Site Plan.

**Development Narrative for 129 Burnt Church Road**

The intent of this development is to build a Community Commercial property. We are proposing a building of approximately 4464 square feet with a possibility of a small restaurant of 1000 square feet if the opportunity presents itself. This development is within the requirements of the NC zoning proposed on all three parcels owned by our client.

Adj.	Adjacent	G.W.B./Gyp. Bd.	Gypsum Wall Board	Pel	Pounds Per Square Inch
A.F.F.	Above Finished Floor	H.B.	Hose Bib	Pel	Parallel Strand Lumber
A.S.F.	Above Sub-Floor	H.C.	Hollow Core	Pt	Point
Blk.	Block	Hdr	Header	Pwdr	Powder
B.O.	Bottom Of	Ht	Height	Ref	Refrigerator
Btwn.	Between	Hvac	Heating-Ventilating-Air Conditioning	Req'd	Required
C.F.	Cubic Feet	In	Inch	Rfg	Roofing
Clos	Closet	Insul.	Insulation	Rm	Room
Clg.	Ceiling	Jst.	Joist	S.C.	Solid Core
Cmu	Concrete Masonry Unit	Jte.	Jointe	Sofd	Solid Core Fire Door
Col.	Column	Lal.	Lally	Sec.	Second
Comp.	Compacted	Lyr.	Layer	Sq.Ft. / S.F.	Square Feet
Conc.	Concrete	Manuf/Mfr.	Manufacturer	Sht.Rk	Sheet Rock
Cont.	Continuous	Matl	Material	S/H/W	Standard Heavy Weight
Cont'd	Continued	Max	Maximum	Spec'd	Specified
Dbl.	Double	Mech.	Mechanical	Sq.	Square
Deg	Degree	Mep	Mechanical-Electrical-Plumbing	Std	Standard
Dia	Diameter	Min.	Minimum	T & G	Tongue & Groove
Diag	Diagonal	Mod.	Modification	Th	Thick
Dn	Down	Nte	Note	TJ	Truss Joist
D.O.	Ditto	N.I.C.	Not In Contract	T.O.	Trimmed Opening/ Top Of
Dtl	Detail	O.C.	On Center	Trd	Tread
Dw	Dish Washer	Occ.	Occupancy	Trtd	Treated
Dwg	Drawing	Oh Dr	Overhead Door	Trpl	Triple
Elev	Elevation	Opg.	Opening	Typ.	Typical
Fin.	Finished	Opt.	Optional	V.B.	Vapor Barrier
Flr	Floor	Perf.	Perforated	W	With
Ft	Feet	Pl	Plate	Wd	Wood
Ftg.	Footing	Plumb.	Plumbing	W.I.C.	Walk In Closet
Gdr	Girder	Plywd	Plywood	W/O	Without
Gl.	Glaze/Glazed	Psf	Pounds Per Square Foot	Wo	Wall Oven

114 Neptune Pl  
Massapequa, NY 11758

My Nash Realty Corp  
Cynthia Nakashian  
114 Neptune Pl  
Massapequa, NY 11758  
Phone: (516) 635-2221  
e-mail: cynthia1962@gmail.com

Macad One Consulting Services, LLC  
Anthony Morse  
21 Chadburne St.  
Bluffton, SC 29910  
Phone: (703) 915-0561  
E-mail: [tony.morsepe@gmail.com](mailto:tony.morsepe@gmail.com)

**RCH Construction**  
Angelina Corper  
90 Capital Dr STE 103,  
Hilton Head Island, SC 29926  
Phone: (843) 802-0743  
E-mail: [info@rchconstruction.com](mailto:info@rchconstruction.com)

	Earth/Compact Fill
	Gravel
	Rigid Insulation
	Concrete
	Concrete Block
	Solid Masonry Fill
	Steel
	Brick/Stone Veneer - Plan
	Brick Veneer - Elevation
	Stone Veneer - Elevation
	Insulation
	Lumber
	Horizontal Siding
	Scallop Siding
	Cedar Shakes
	Shingles
	Standing Metal Seam Roof
	Spanish Tile
	Floor Tile
	Carpet
	Stucco
	Pavers
	Pavers
	Pavers

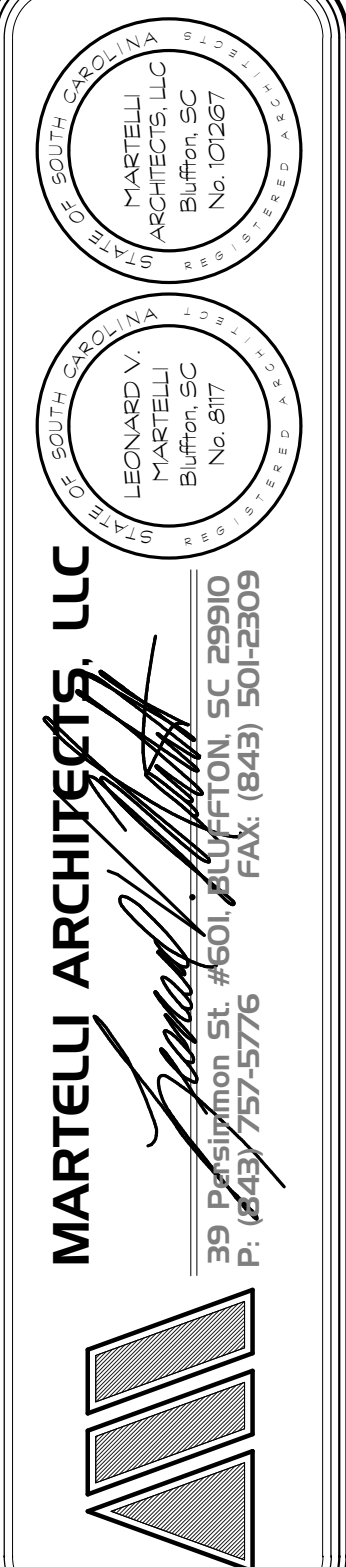
A-100	Cover Sheet
A-101	Survey Boundary and Existing Conditions
A-102	Preliminary Site Plan
A-103	Preliminary Landscape Plan

## INTERPRETATION OF 2021 INTERNATIONAL BUILDING CODE

An aerial satellite view of a residential neighborhood in Atlanta, Georgia. A red pin is placed on a large, heavily wooded lot located between Burnt Church Rd and Fernlakes Dr. The surrounding area includes several other residential lots, some with houses and swimming pools. A business marker for 'Choo Choo BBQ Xpress Barbecue' is visible on Burnt Church Rd. The map is credited to Google.

Drawn By: KJM	Issue Date: 03.26.2025
Checked By: LVM	Review

Proposed New Community Commercial for:  
**My Nash Realty Corp**  
114 Neptune Pl  
Massapequa, NY 11758

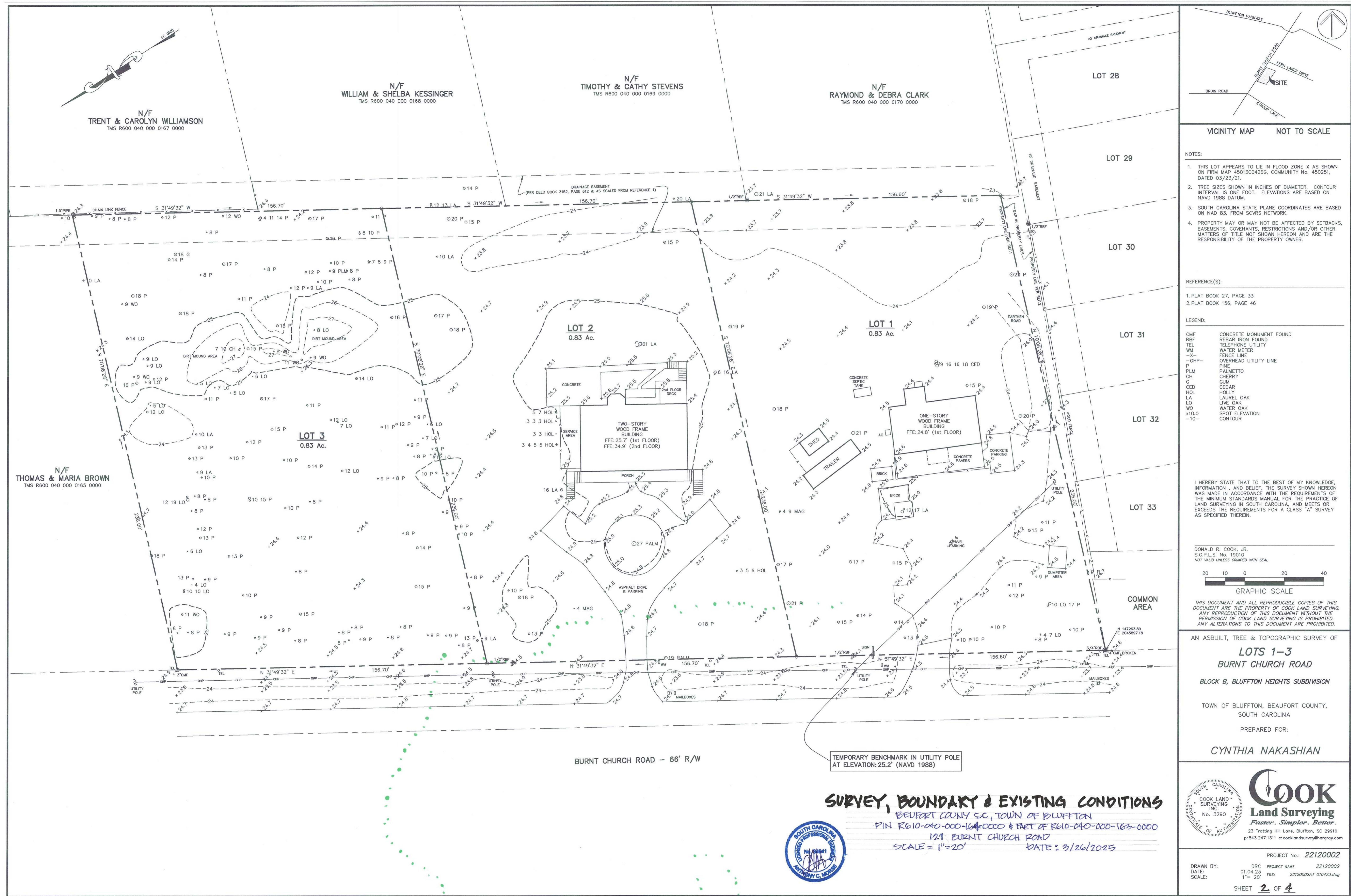


DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.

COMM: 24.18

# A-100

DWG 1 OF 4





NOTES:

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN ON FIRM MAP 45013004266, COMMUNITY NO. 450251, DATED 03/23/21.
2. TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, FROM SCVRS NETWORK.
4. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

REFERENCE(S):

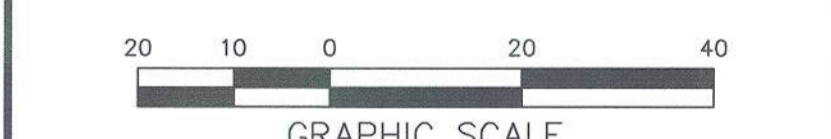
---

1. PLAT BOOK 27, PAGE 33  
2. PLAT BOOK 156, PAGE 46

LEGEND:	
CMF	CONCRETE MONUMENT FOUND
RSF	REBAR IRON FOUND
TEL	TELEPHONE UTILITY
WM	WATER METER
-X-	FENCE LINE
—OHP—	OVERHEAD UTILITY LINE
P	PINE
PLM	PALMETTO
CH	CHERRY
G	GUM
CED	CEDAR
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
WO	WATER OAK
x10.0	SPOT ELEVATION
-10-	CONTOUR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DONALD R. COOK, JR.  
S.C.P.L.S. No. 19010  
NOT VALID UNLESS CRIMPED WITH SEAL



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

AN ASBUILT, TREE & TOPOGRAPHIC SURVEY OF  
**LOTS 1-3**  
**BURNT CHURCH ROAD**  
**BLOCK B, BLUFFTON HEIGHTS SUBDIVISION**

TOWN OF BLUFFTON, BEAUFORT COUNTY,  
SOUTH CAROLINA

PREPARED FOR:

CYNTHIA NAKASHIAN



DRAWN BY: DRC PROJECT No.: 22120002  
DATE: 01.04.23 PROJECT NAME 22120002  
SCALE: 1" = 20' FILE: 22120002AT 010423.dwg

SHEET 3 OF 4

N/F  
THOMAS & MARIA BROWN  
TMS R600 040 000 0165 0000

N/F  
TRENT & CAROLYN WILLIAMSON  
TMS R600 040 000 0167 0000

N/F  
WILLIAM & SHELBA KESSINGER  
TMS R600 040 000 0168 0000

N/F  
TIMOTHY & CATHY STEVENS  
TMS R600 040 000 0169 0000

N/F  
RAYMOND & DEBRA CLARK  
TMS R600 040 000 0170 0000

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

COMMON  
AREA

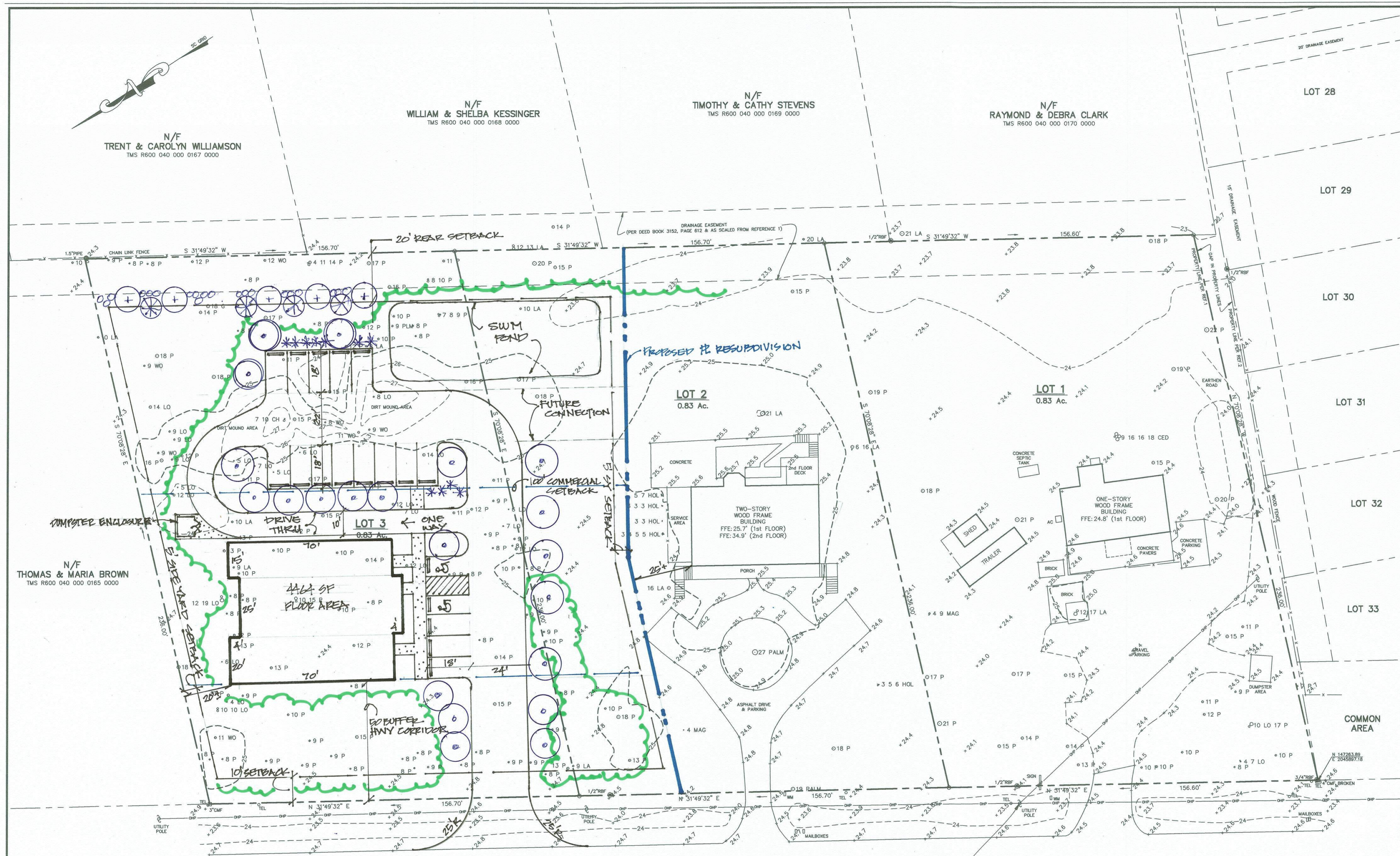
BURNT CHURCH ROAD - 66' R/W

TEMPORARY BENCHMARK IN UTILITY POLE  
AT ELEVATION: 25.2' (NAVD 1988)

# PRELIMINARY SITE PLAN

BRIDGEMAN, SITE PLAN  
BROOKPORT COUNTY, TOWN OF BROFFTON  
PIN R610-040-000-0162-0000 & PART OF R610-040-000-163-0000  
1291 BURENT CHURCH ROAD  
SCALE: 1"=20' DATE: 3/26/2025





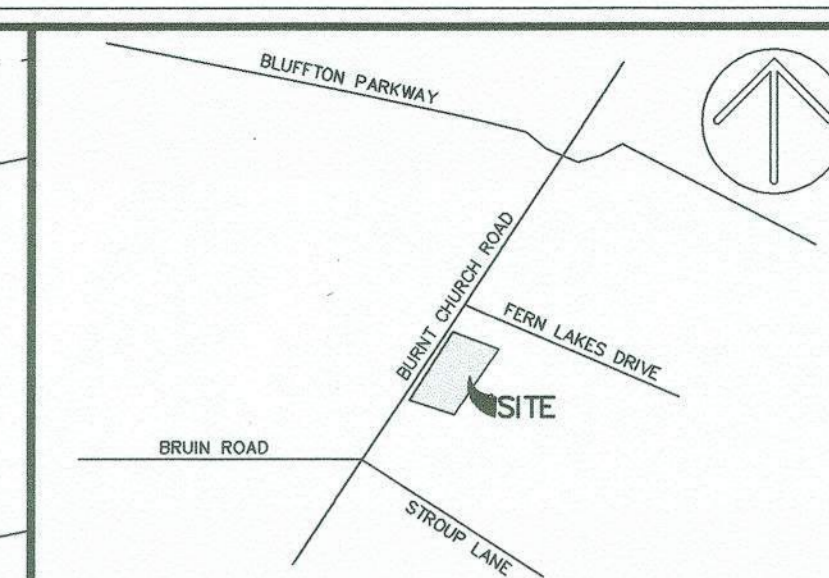
## LEGEND

- (+) ○ Mixture of Deciduous Tree (2 1/2 to 3 inch cal) & Live Oaks  
 \* ○ Evergreen Mixture of Shrubs (3 to 7 gallon)  
 (wheel) Evergreen Trees (2" cal)

BURNT CHURCH ROAD - 66' R/W

 TEMPORARY BENCHMARK IN UTILITY POLE  
 AT ELEVATION: 25.2' (NAVD 1988)

## PRELIMINARY LANDSCAPE PLAN

 BEAUFORT COUNTY, TOWN OF BLUFFTON  
 PIN R610-040-000-0162-0000 & PART OF R610-040-000-163-0000  
 122 BURNT CHURCH ROAD  
 SCALE: 1" = 20' DATE: 3/26/2025


## VICINITY MAP NOT TO SCALE

## NOTES:

- THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN ON FIRM MAP 45013C0426G, COMMUNITY No. 450251, DATED 03/23/21.
- TREE SIZES SHOWN IN INCHES OF DIAMETER, CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, FROM SCVRS NETWORK.
- PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

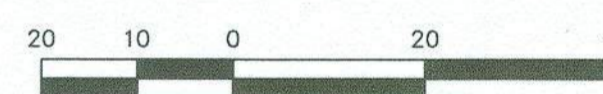
## REFERENCE(S):

- PLAT BOOK 27, PAGE 33
- PLAT BOOK 156, PAGE 46

## LEGEND:

CMF	CONCRETE MONUMENT FOUND
RBF	REBAR IRON FOUND
TEL	TELEPHONE UTILITY
WM	WATER METER
-X-	FENCE LINE
-OHP-	OVERHEAD UTILITY LINE
PLM	PALMETTO
CH	CHERRY
G	GUM
CED	CEDAR
HOL	HOLLY
LA	LAUREL OAK
WO	WATER OAK
x10.0	SPOT ELEVATION
-10-	CONTOUR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

 DONALD R. COOK, JR.  
 S.C.P.L.S. No. 19010  
 NOT VALID UNLESS CRIMPED WITH SEAL


## GRAPHIC SCALE

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

AN ASBUILT, TREE &amp; TOPOGRAPHIC SURVEY OF

 LOTS 1-3  
 BURNT CHURCH ROAD

BLOCK B, BLUFFTON HEIGHTS SUBDIVISION

 TOWN OF BLUFFTON, BEAUFORT COUNTY,  
 SOUTH CAROLINA

PREPARED FOR:

CYNTHIA NAKASHIAN


 PROJECT No.: 22120002  
 DRAWN BY: DRC PROJECT NAME: 22120002  
 DATE: 01.04.23  
 SCALE: 1" = 20' FILE: 22120002AT 010423.dwg  
 SHEET 4 OF 4