



PLAN REVIEW COMMENTS FOR DP-06-25-019796

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
WASHINGTON SQUARE

Plan Type:	Development Plan	Apply Date:	06/10/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R614 022 000 1128 0000
Plan Description:	<p>A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan.</p> <p>STATUS: This item will be heard at the July 9, 2025 Development Review Committee meeting.</p>		

Technical Review

Submission #: 1 Received: 06/10/2025 Completed: 07/03/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	07/03/2025	Dan Frazier	Approved with Conditions

Comments:

1. Provide a Traffic Assessment in accordance with UDO Section 5.9.3.B.1.
2. Based on the land use, the foundation plantings as proposed meet the requirements of UDO Section 5.3.7.E.
3. The proposed monument sign, including location, shall be permitted separately.
4. Provide playground fence and trash enclosure elevations and details at time of final development plan submittal.
5. An ARB approval letter is required prior to development plan approval.

Watershed Management Review DRC	06/26/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. At the time of stormwater 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. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), 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 the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.

Beaufort Jasper Water and Sewer Review	07/03/2025	Matthew Michaels	Approved
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Planning Commission Review	07/03/2025	Dan Frazier	Approved
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Planning Review - Address	07/03/2025	Diego Farias	Approved
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Building Safety Review	06/26/2025	Marcus Noe	Approved
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Fire Department Review	06/26/2025	Dan Wiltse	Approved
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Police Department Review	06/26/2025	Bill Bonhag	Approved
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Comments:

No comments

Plan Review Case Notes: