



CAROLINA ENGINEERING  
CONSULTANTS, INC.

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December 14, 2022

Mr. Jordon Holloway  
Town of Bluffton  
PO Box 386  
Bluffton SC 29910

RE: Raider Drive  
Town of Bluffton  
Preliminary DRC Response  
Job No. 2478

Dear Jordon:

On behalf of our client, University Investments, LLC, we are responding to the comments provided on the Development Review Plan Comments for DP-10-22-01-017324 dated October 17, 2022. The responses are in the same order that the comments were presented:

Watershed Management

*-1. Pending submittal of the feasibility of proposed BMPs meeting overall performance 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, The compliance calculator was submitted to Watershed Management and has been approved.*

Fire Department Review

*-For final development plan, provide construction type and square footage, and indicate if fire suppression will be installed to determine the fire flow for the building. The building is 9,500sf and Type II construction. A fire sprinkler will be provided.*

### Planning Commission Review

*1. An encroachment permit from the Beaufort County School District (owner of Raider Drive) will be required.*

We are working with Beaufort County for encroachment approval.

*2. Existing easements will make required landscaping challenging. Demonstrate how you are meeting the tree conservation, planting and landscaping requirements of UDO Section 5.3.*

According to the Buckwalter PUD 90/3, no requirements for tree conservation/mitigation are stated outside of the Highway Corridor Overlay District. Landscape plantings have been shown where practicable.

*3. Demonstrate how vehicle access for the two Palmetto Electric Cooperative ingress/egress easements will be maintained.*

We have no plans to impede existing vehicle access and access will continue as it is in its current state.

*4. Described the proposed uses for the two large gravel areas (behind proposed building and adjacent to substation).*

Area adjacent to substation will be used for business use storage.

Area behind building is to be used for rear of building loading and access.

*5. The 90/3 DSO in the Buckwalter PUD requires 8' building foundation plantings. Please delineate this area to show the landscaping can be provided.*

According to the Buckwalter PUD 90/3, no requirements for landscape foundation plantings are stated outside of the Highway Corridor Overlay District. Landscape plantings have been shown where practicable.

*6. Per the applications manual, the signature over seal needs to be provided by the landscape architect and the engineer.*

All plans are signed and sealed.

*7. Show location of dumpster enclosure, if applicable. Dumpster enclosure details are not required until Final Development Plan.*

Dumpster location has been added to the preliminary site development plans and the landscape plans.

### Planning Review-Addressing

*- As designed, the structure will be addressed off of Raider Drive.*

Noted.

In support of our Preliminary DRC Resubmittal for the referenced project, please find enclosed the following:

1. Architectural Elevations
2. Site Development Plans
3. Landscape Plans
4. Town regulation coordination

We are requesting approval of this project and to be placed on the next Planning commission. If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Brutcher', with a long horizontal flourish extending to the right.

Tim Brutcher, PLS  
Carolina Engineering Consultants, Inc.