

September 15th, 2025

Dan Frazier
Town of Bluffton Dept. of Growth Management
20 Bridge Street
Bluffton, SC 29910

Subject: **Town of Bluffton DRC Review: DP-07-25-019862**
Bluffton Medical Center
Ward Edwards Project Number: 230641

We are in receipt of your Staff Report dated 08/29/2025 for DRC review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Project Narrative
2. Site Illustration
3. Site Plans
4. Planting Plan
5. C-SWPPP

Fire Department Review – Dan Wiltse

1. Provide detail of location and protection of oxygen tanks.
Comment noted, the location of the oxygen tanks is still being finalized, and appropriate protection measures will be implemented once the placement is confirmed.
2. Provide detail of location and protection of hospital backup generators.
Comment noted, the location of the backup generators is still being finalized, and appropriate protection measures will be implemented once the placement is confirmed.

Planning Review - Principal - Dan Frazier

1. Provide adequate landscaping to effectively screen the parking lot from the adjacent residences, Lake Point Drive, and Buckwalter Parkway.
Comment noted, the landscape plans have been provided emphasizing additional screening between the parking lot and the adjacent residences and roads.
2. A Certificate of Occupancy for the Novant Health Bluffton Medical Center will not be issued prior to the completion of all required off-site improvements, including:
 - a. The installation of the required Innovation Drive secondary access road and associated traffic signal upgrades at the intersection of Innovation Drive and Bluffton Parkway, and
 - b. the required traffic signal upgrades at the intersection of Lake Point Drive and Buckwalter Parkway.*Understood.*

3. A landscaped buffer at least eight (8') feet wide shall be maintained between any structure and any parking or driving area, except for loading areas and areas where drive-through facilities are utilized. (Beaufort County DSO Section 4.23.2.2.(B))

Comment noted, the minimum required landscape buffer is maintained throughout the entire site.

4. A minimum nine (9') by eighteen (18') foot landscaped peninsula shall be installed parallel to the parking spaces every eight (8) or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travel ways (Beaufort County DSO Section 4.23.2.2.(E)(1)(b)).

Comment noted, the required minimum-sized landscape islands are provided at the end of parking aisles and at intervals of every eight spaces or fewer. Updated plans reflecting this are provided.

5. This development is subject to the standards set forth in the Buckwalter PUD Concept Plan Development Agreement, the Parkway Corners Master Plan, and the UDO Sections 5.3 and 5.10. *Understood.*

6. The heliport shall meet all applicable Federal Aviation Administration requirements for heliport design.

Comment noted, the heliport is still in design, and it will be developed to meet applicable requirements, including FAA approval.

Watershed Management Review – Samantha Crotty

1. The Narrative states on site BMPs will include pervious pavers, infiltration, and stormwater pond. The compliance calculator shows infiltration, impervious surface disconnection, and stormwater pond. The plans show infiltration and stormwater pond. Clarify which BMPs will be used to meet SoLoCo requirements, show their location on the plans, and revise application materials accordingly.

Comment noted, the narrative and compliance calculator have been revised to reflect the same BMPs. Infiltration and Stormwater ponds are the only BMPs proposed for the site.

2. Provide the required pretreatment for each infiltration BMP per SWDM 4.5.3. *Comment noted, forebay practices have been incorporated into each infiltration pond, sized to capture at least 15% of the design storm volume, ensuring compliance with the infiltration pretreatment criteria.*

3. Infiltration practices with underdrains are considered bioretention-standard. (SWDM 4.5) Revise compliance calculator, and application materials accordingly.

Comment noted, but none of the proposed infiltration BMP's have underdrains, therefore no revisions on this should be necessary.

4. At time of stormwater permit submittal: a) provide a geotechnical report that supports the use of infiltration BMPs in EACH proposed infiltration BMP area; b) verify that Post-3 and Post-4's drainage areas are accurate on the Post-Development exhibit.

Comment noted, additional testing will be provided prior to the MS4 submission. The drainage areas for both Post-3 and Post-4 have been confirmed, and the total areas of the Post basins are equal to that of the Pre-development basin.

If you have any questions or comments during your review, please do not hesitate to contact me at 757-814-0824 or cblaney@wardedwards.com.

Sincerely,

Ward Edwards Engineering



Conor Blaney, PE
Project Manager