



CAROLINA ENGINEERING
CONSULTANTS, INC.

P.O. Box 294
Beaufort, SC 29901

(843) 322-0553
(843) 322-0556 Fax

December 5, 2023

Mr. Dan Frazier
Town of Bluffton
PO Box 386
Bluffton SC 29910

RE: Parkways Multifamily
Beaufort County
Preliminary DRC Response
Job No. 2533

Dear Dan:

On behalf of our client, HL Development, LLC, we are responding to the comments provided on the Development Review Plan Comments for DP-10-23-018610 dated November 22, 2023. The responses are in the same order that the comments were presented:

Fire Department Review

1. *All locations on buildings must be within 200 feet of fire department access. Revise the proposed site plan so that Buildings 2 and 3 (L-shaped buildings) meet this requirement.*
A 26' fire lane is provided in the interior courtyard that allows fire truck access within 200' of all parts of the buildings.
2. *Provide building heights to determine fire lane widths.*
Building heights are 35' and will require aerial apparatus fire truck. A 26' wide fire lane is provided along each of the buildings.
3. *Provide height of overhead power and transmission lines to confirm ladder truck clearance.*
The powerlines have a 29' clearance from the finished grade. A 26' wide fire lane is provided in the interior courtyard to allow for aerial apparatus truck to avoid the powerlines.
4. *Demonstrate that emergency vehicles can be supported by the temporary haul road.*
An all-weather access road designed to support a firetruck is being constructed for a portion of the temporary haul road. A site plan including a paving section is provided.

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Planning Commission

1. *Access for the proposed development does not conform to the currently approved Hampton Lake Master Plan or the adopted Bluffton Parkway Access Master Plan. The master plan references that this parcel shall provide access to meet the Bluffton Parkway Access Management Plan. In accordance with the Bluffton Parkway Access Management Plan, two access points must be provided that are not shown on the proposed development. A Right-in/Right-out/Left-in is required at the northwest corner of the subject property connecting the proposed development to Bluffton Parkway, and a full access intersection is required at northeast corner of the site where the "temporary haul road" currently intersects with the parkway.*

1. HL Development has agreed to follow the direction provided by the Town on 8/11/2022 that it would not change the masterplan.

There is not a Right in Right Out called out on the approved masterplan.

2. Kimley Horn's Traffic Analysis supports the single access to serve the development.
3. HL Development will agree to design, permit, and construct the full access prior to certificate of occupancy.

2. *To determine if signalization is warranted at the full access intersection, a Traffic Assessment, including a signal warrant analysis, is required at time of final submittal. The full access intersection is not part of this development plan's currently defined limits of disturbance, and has not yet been approved under any development plan.*

A signal warrant analysis was provided to the town.

The full access in the northeast corner of the multifamily site is not in the scope of this project to allow for additional planning and design of the utilities to serve the adjacent commercial project.

HL Development will agree to design, permit, and construct the full access prior to certificate of occupancy.

3. *Identify the location of the designated construction entrance at time of final development plan submittal.*
 Construction traffic will use the emergency access (Haul Road) to the East of the site.

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4. *Identify proposed garages vs storage units.*
 There are 10 storage units on site and the rest are garages. The storage units have been labeled for clarity.
5. *Identify the Santee Cooper Easement lines in addition to the overhead powerline locations.*
 Overhead powerlines and easement lines are shown and identified on the plans.
6. *Provide adequate landscape screening between the garage/storage units and the property line at time of final development plan submittal.*
 There is a 2.27 acre parcel (R614-029-000-0946) that is part of the site that the Developer has agreed to deed restrict as a permanent residential buffer.

Planning Review-SR

1. *Verify the minimum distance required from Santee Cooper powerlines to proposed buildings. It appears building wall sits approximately 15-17 feet from the nearest powerline location.*
 Buildings have been relocated to a minimum of 20' from the overhead powerlines to allow for safe construction.
2. *Tie the proposed internal sidewalk to the multi-use path located along the frontage of this property at Bluffton Parkway.*
 The internal sidewalk has been extended to connect to the multi-use path on Bluffton Parkway.

Watershed Management

1. *Revise compliance calculator so post-development land cover surface area totals match contributing drainage surface area totals on the BMP sheet.*
 The compliance calculator has been revised to show only the disturbed area. The forest cover/open space areas do not drain to a BMP and don't get accounted for in the CDA section.
2. *At time of stormwater submittal, provide detail in site plans for the proposed BMPs.*
 Comment acknowledged.
3. *At time of stormwater permit submittal, specify the type of infiltration practice BMP and provide detail in the site plans.*
 Comment acknowledged.
4. *Provide elevations of existing contours.*
 Elevation labels have been added to the plans.

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5. *Describe how you plan to ensure positive drainage as the existing ditch is proposed to be filled. Where existing drainage is redirected is unclear. The portion of the ditch being filled is at the high point of the drainage system. No upstream drainage will be impeded.*

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

1. Illustrative Plan
2. Preliminary Site Development Plans
3. Haul Road Site Plan
4. Traffic Impact Analysis
5. Traffic Signal Warrant Analysis
6. Compliance Calculator

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

Sincerely,

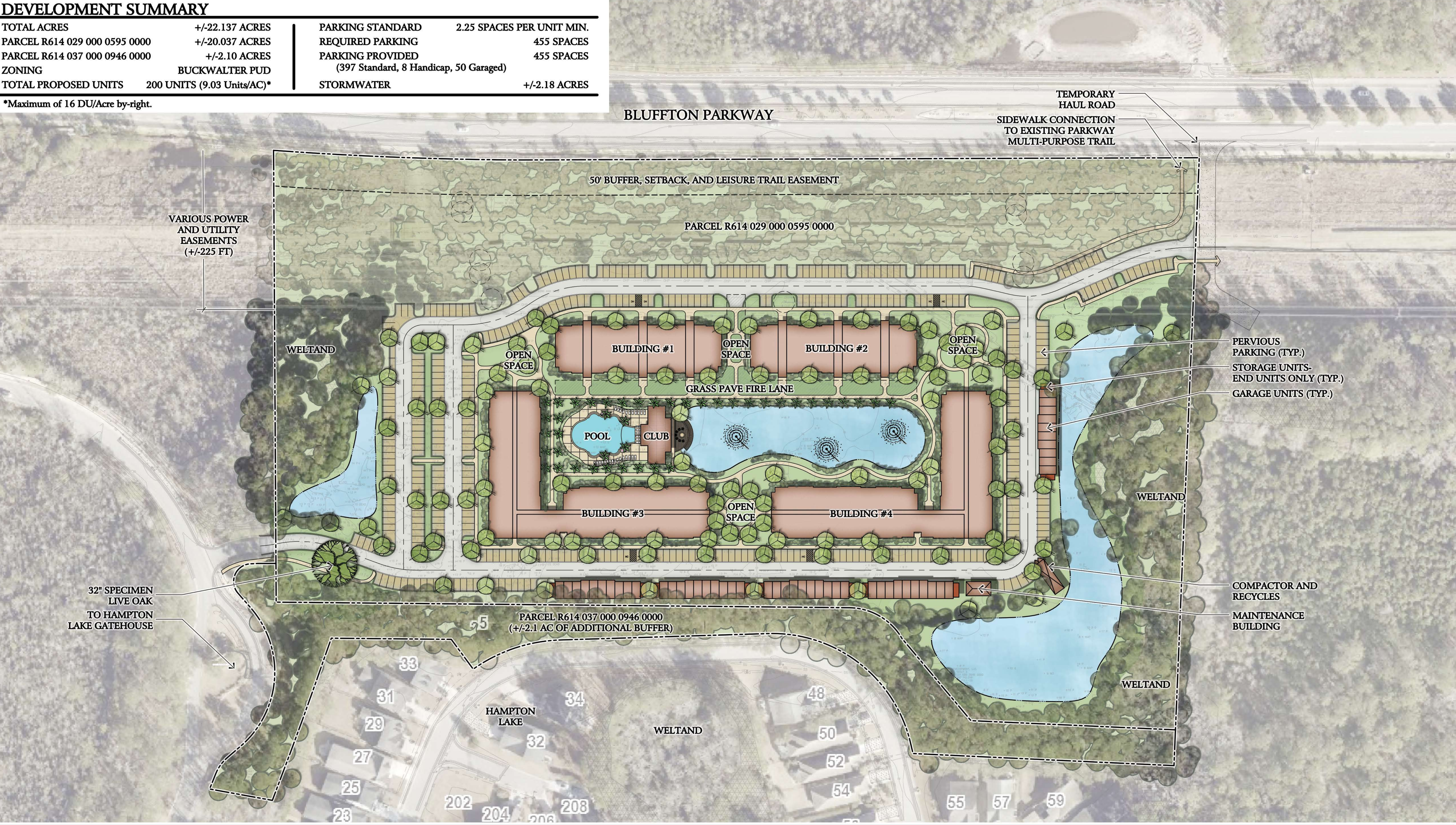


Tim Brutcher, PLS
Carolina Engineering Consultants, Inc.

DEVELOPMENT SUMMARY

TOTAL ACRES	+/-22.137 ACRES	PARKING STANDARD	2.25 SPACES PER UNIT MIN.
PARCEL R614 029 000 0595 0000	+/-20.037 ACRES	REQUIRED PARKING	455 SPACES
PARCEL R614 037 000 0946 0000	+/-2.10 ACRES	PARKING PROVIDED	455 SPACES
ZONING	BUCKWALTER PUD	(397 Standard, 8 Handicap, 50 Garaged)	
TOTAL PROPOSED UNITS	200 UNITS (9.03 Units/AC)*	STORMWATER	+/-2.18 ACRES

*Maximum of 16 DU/Acre by-right.



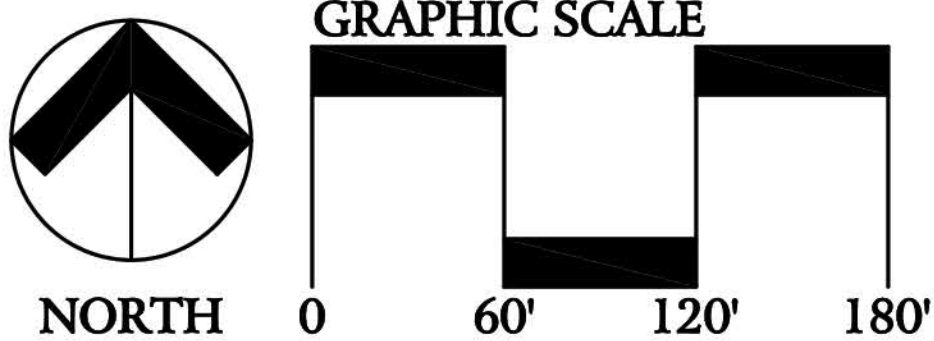
PREPARED FOR:
SC BODNER COMPANY
PREPARED BY:



J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE 203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

**PARKWAYS MULTI-FAMILY
CONCEPTUAL PLAN**
TOWN OF BLUFFTON, SOUTH CAROLINA

DECEMBER 6, 2023



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 202308-01

VICINITY MAP
NTS

A circular professional engineer seal for the State of South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom, separated by two stars. The inner circle contains the text "CAROLINA ENGINEERING CONSULTANTS INC." and the license number "No. C02324".

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

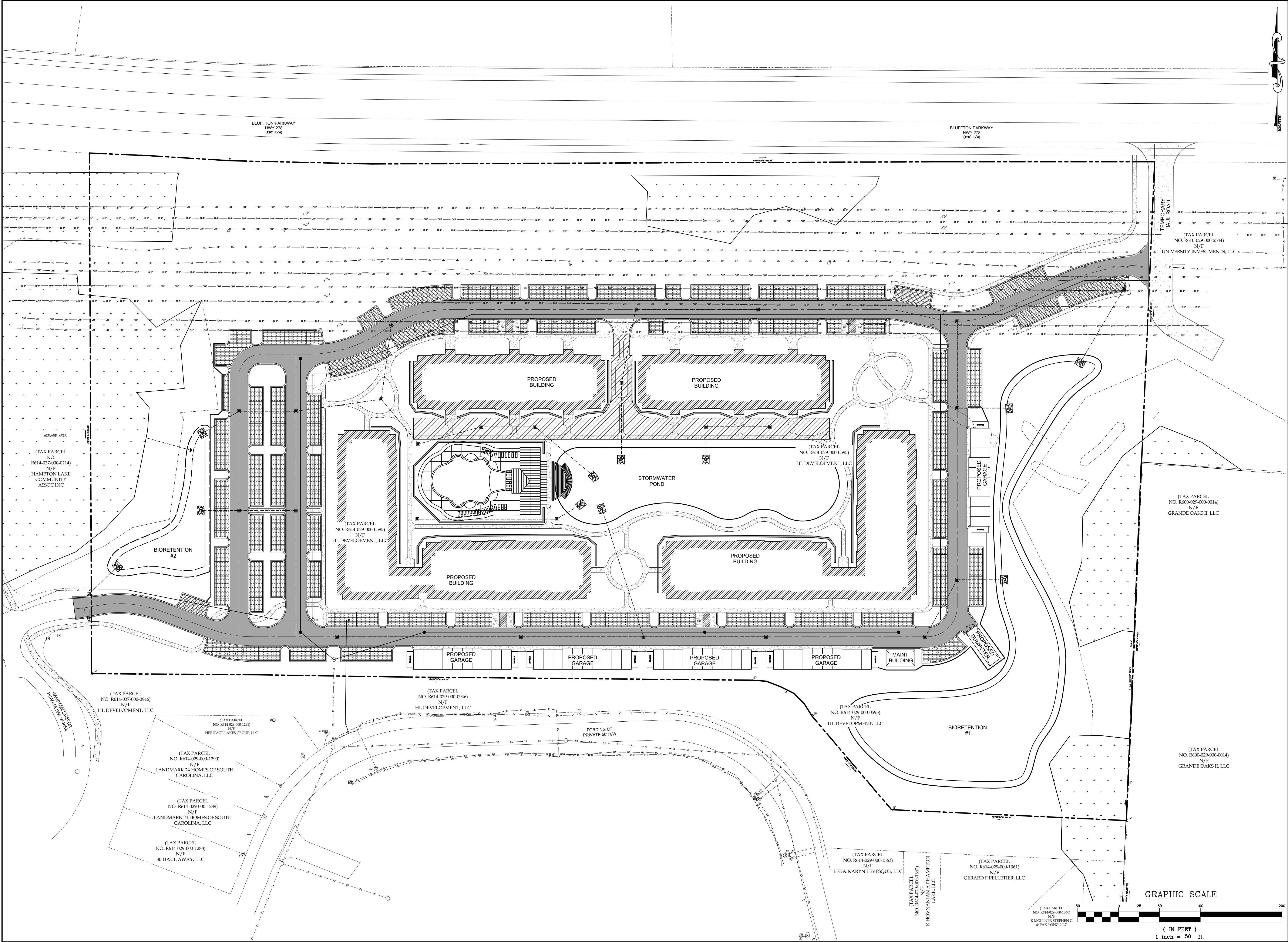
CAROLINA ENGINEERING CONSULTANTS, INC.

PHONE
(843)322-0553



APPROXIMATE LOCATION OF SITE
SCALE: 1"=3000'

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PLAN REVISIONS		
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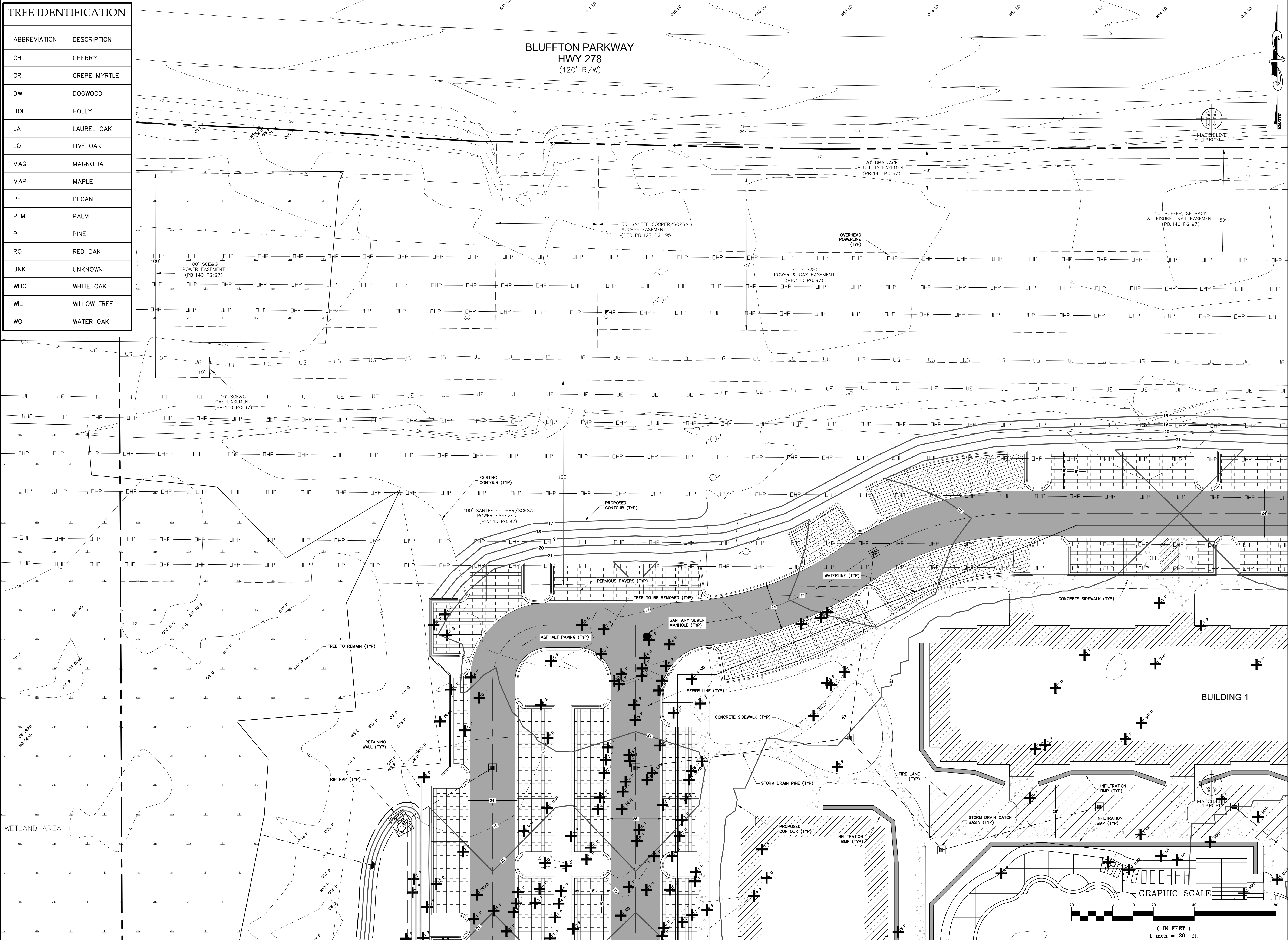
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DATE:	10/23/23
REVISED:	12/06/23
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=50'

INDEX SHEET

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TREE IDENTIFICATION	
ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	CREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
PE	PECAN
PLM	PALM
P	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK



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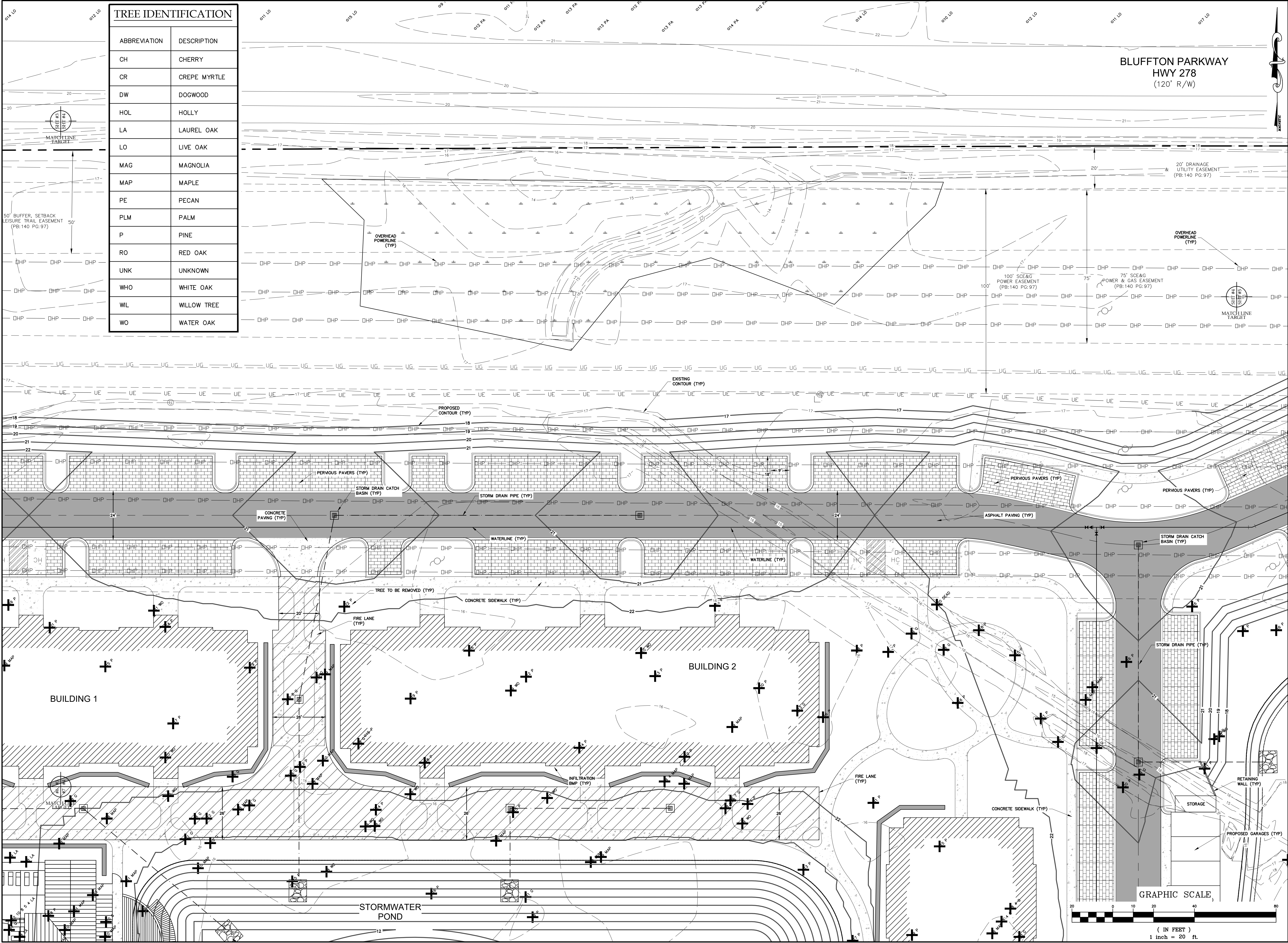
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SITE DEVELOPMENT

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OF 8



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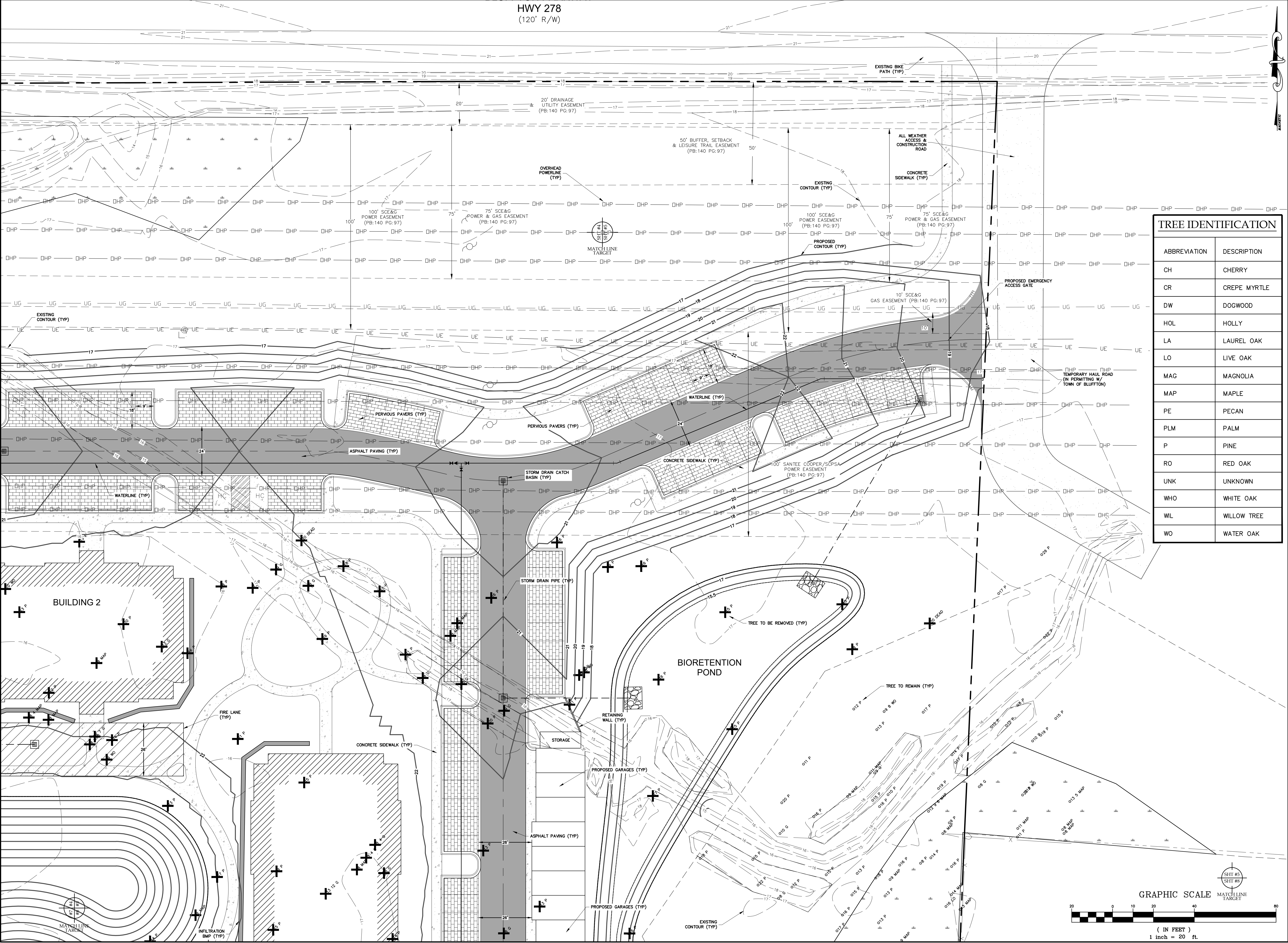
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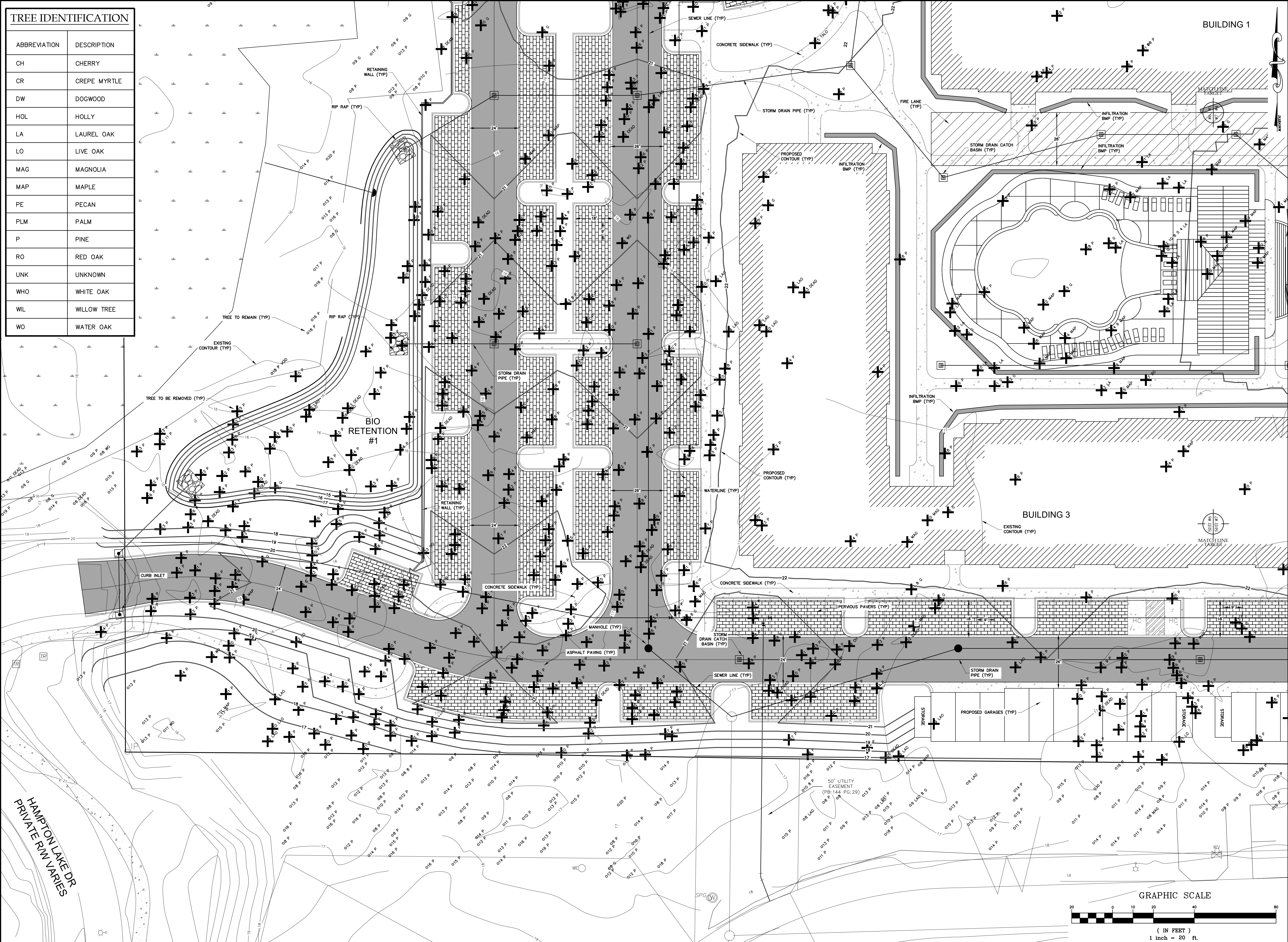
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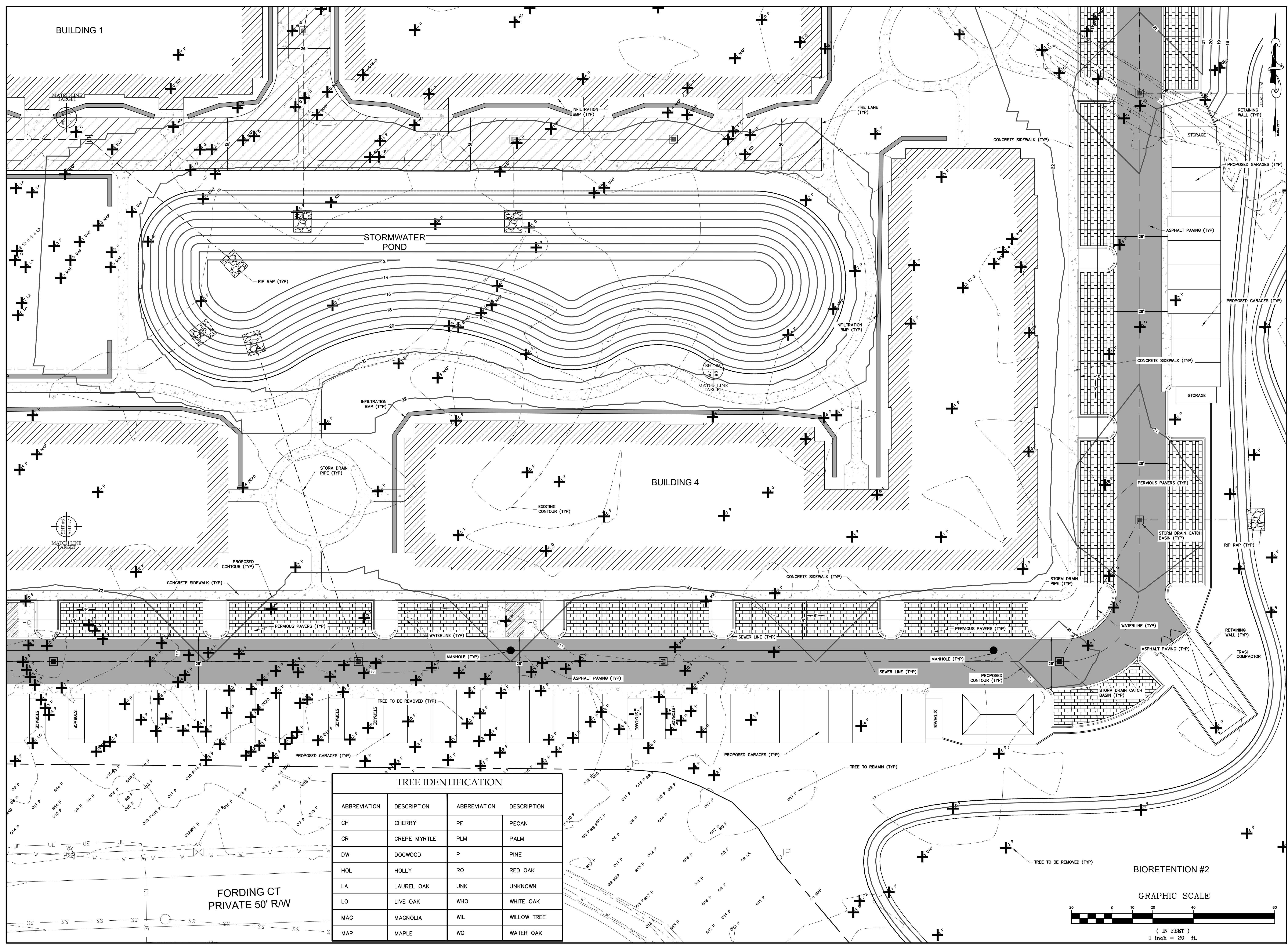
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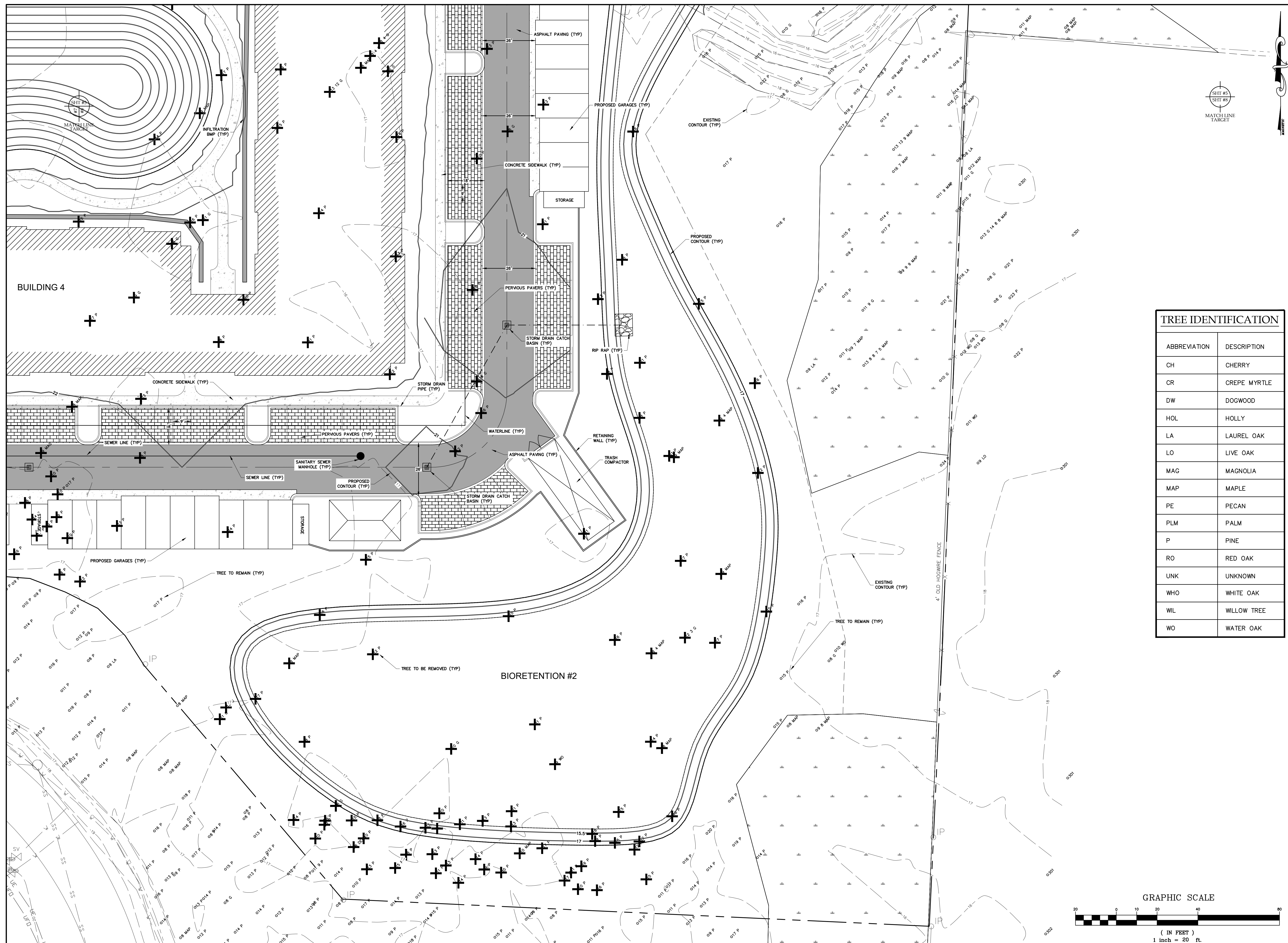
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