



CIVIL ENGINEERING & LAND DEVELOPMENT
CONSULTING

November 20, 2024

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

Subject: **Town of Bluffton Preliminary DRC DP-10-24-019391**
PickUp USA Fitness Center
Ward Edwards Project Number: 220144

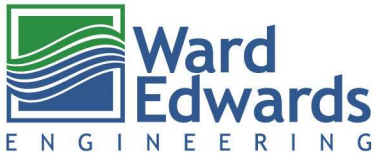
We are in receipt of your Staff Report dated 11/08/2024 for Preliminary DRC review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Site Plans
2. Project Narrative
3. Stormwater Narrative and Exhibits

Watershed Management Department

1. The site plan shows 2 types of pervious pavement (standard and enhanced). The compliance calculator only shows standard. Clarify which is correct and revise plans or calculator accordingly. NOTE: gravel pervious paving area must use geo-grid and meet SOLOCO requirements for pervious pavement.
Response: Comment Addressed. All pervious pavement will be enhanced, and the plans and compliance calculator has been revised accordingly. The gravel paving area will be designed to use geo-grid and meet the SOLOCO requirements.
2. Provide more detail on the inlet located in the permeable pavement enhanced parking area.
Response: The inlet located in the enhanced permeable pavement area will be a grate inlet. The inlet has been relocated southeast of the existing drainage easement. The existing topography falls from northwest to southeast. The proposed parking area would drain toward the center and then southeast to the proposed grate inlet. This inlet is intended to capture runoff from the powerline easement area prior to leaving the site.
3. Site plans show the "outfall pond" as a bioretention BMP. Both the stormwater and project narrative states this will be a wet detention pond. Revise label on plans and include pond in compliance calculator.
Response: Comment Addressed. The labels have been revised on the plans and the pond added to the compliance calculator.



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4. The impervious area associated with the "future expansion" must be included in the stormwater calculations.

Response: Comment Addressed. A building expansion is no longer a part of the proposed plan.

5. Provide proposed contours and spot grades. It currently appears that runoff moving east through the concrete flumes towards the pond will be stopped by the drainage easement berm.

Response: Comment Addressed, see concept grading sheet within the Stormwater Narrative document. The site will be filled above 24' such that the site's runoff will drain over top of the drainage easement berm. The runoff north of the drainage easement will be conveyed through a pipe to the detention pond. The proposed pipe will pass over top of the existing 42" concrete pipe.

6. Clarify whether the existing catch basin (CB) with TOP: 22.15' in the middle of the drainage easement that runs up the middle of the site is indeed a catch basin or a manhole. It has a manhole symbol but is labeled as a catch basin.

Response: It is our understanding that this structure is a manhole. The existing structure has been relabeled as a storm manhole.

Planning Commission Review

1. Extend sidewalk from Westbury Parkway to building entrance.

Response: Comment Addressed. A 5' sidewalk from the Westbury Parkway entrance to the front of the building has been added. See Sheet C401 for the updated sidewalk.

Planning Review - Principal

1. Confirm that the existing berm will remain undisturbed.

Response: Comment Noted. Existing berm will remain undisturbed, and the site will be built up to drain over top of existing berm.

If you have any questions or comments during your review, please do not hesitate to contact me at (843) 240-2310 or bbuss@wardedwards.com.

Sincerely,

Ward Edwards Engineering

A handwritten signature in blue ink, appearing to read "Bradley Buss".

Brad Buss, PE
Project Manager

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Design Team

Wetland Consultant:
Sligh Environmental Consultants
(912) 232-0451

Geotechnical Engineer:
Terracon
(843) 258-7075

Landscape Architect:
Witmer Jones Keefer
(843) 757-7411

Architect:
Court Atkins Group
(843) 815-2557

Land Surveyor:
Surveying Consultants
(843) 815-3304

Developer:
Eric Zwitsky
1 Corinthians, LLC
1 Elliot Place
Hilton Head Island, SC 29928

Release Schedule

Rel #	Description	Date
A.	Released for Permitting	00-00-00

Usage: Commercial

Bluffton, South Carolina

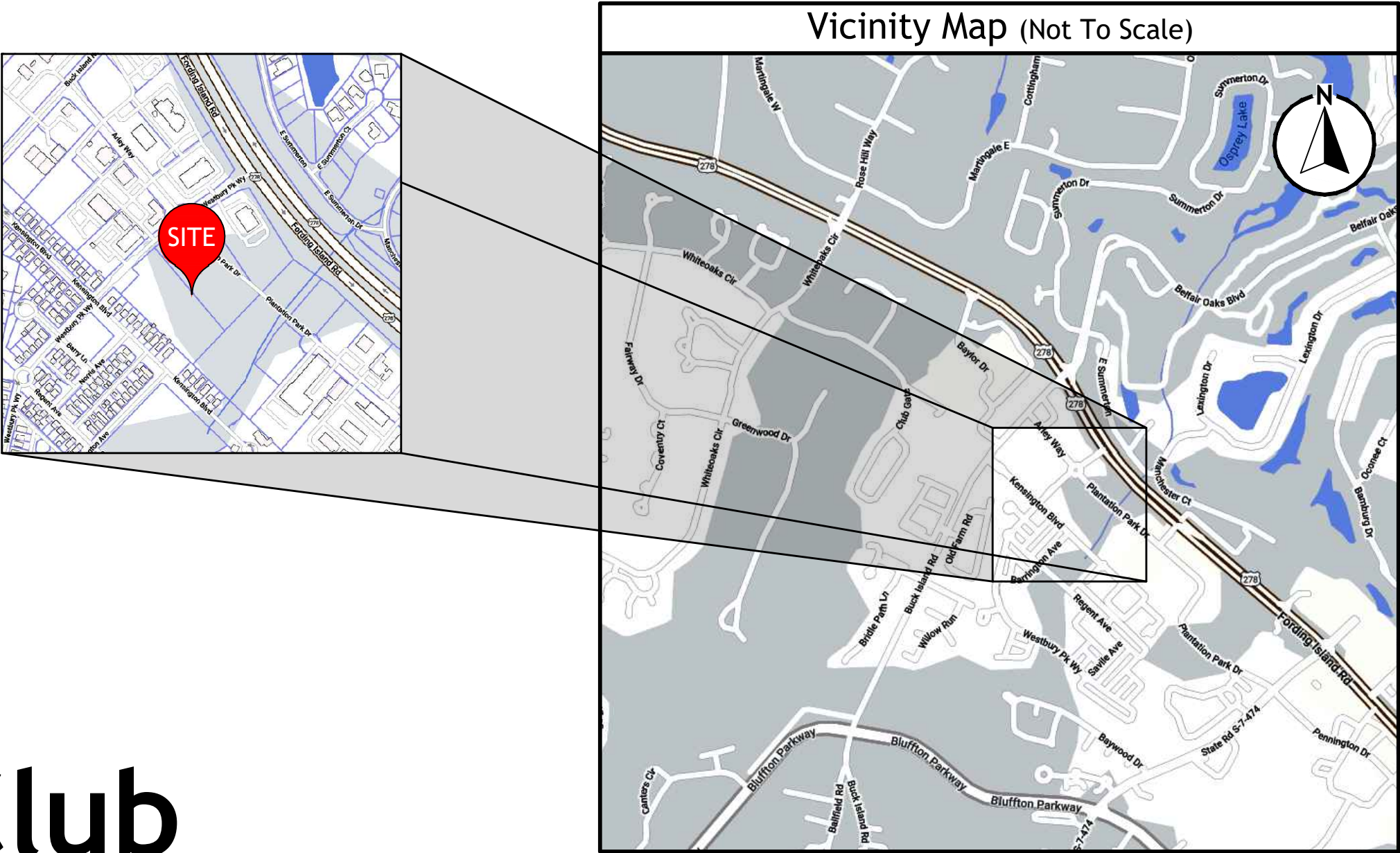
Tax Map #: R610-031-000-0212-0000

R610-031-000-0173-0000

5 Westbury Park Way

13 Westbury Park Way

GIS coord: N 32° 16' 27.98", W 80° 52' 18.72"



Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C101	Existing Conditions Plans
C301	Clearing & Demolition Plans
C401	Site Layout Plans
C601	Drainage Plans



Ward Edwards

ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5250

www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina


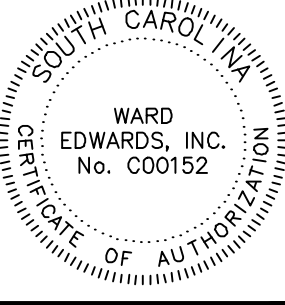
Prepared for
1 Corinthians, LLC

Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	11/20/24
Designed by:	APC
Checked by:	BCB

Not to Scale

C001



WARD EDWARDS, INC.
No. 000152
STATE OF SOUTH CAROLINA
PROFESSIONAL ENGINEER

WARD EDWARDS, INC.
No. 36429
STATE OF SOUTH CAROLINA
PROFESSIONAL ENGINEER

PickUp USA Fitness Club at Westbury Park
BJWSA Project #: 2024-XXX

No.	Description	Date
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Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
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PROFESSIONAL
ELECTRICIANS BOARD
No. 36428

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ELECTRICIANS BOARD
WARD
EDWARDS, INC.
No. C00152
MULTIPLATE
CERTIFICATE OF AUTHORIZATION

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Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Professional Engineer Seal for Ward Edwards, Inc. No. 36429, State of South Carolina. The seal is circular with the text "WARD EDWARDS, INC. No. 36429 SOUTH CAROLINA PROFESSIONAL ENGINEER" around the perimeter.

No.	Description	Date
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Ward Edwards Engineering logo and contact information: 119C Palmetto Way, P.O. Box 381, Bluffton, South Carolina 29910. Phone: (843) 837-5250. Website: www.WardEdwards.com.

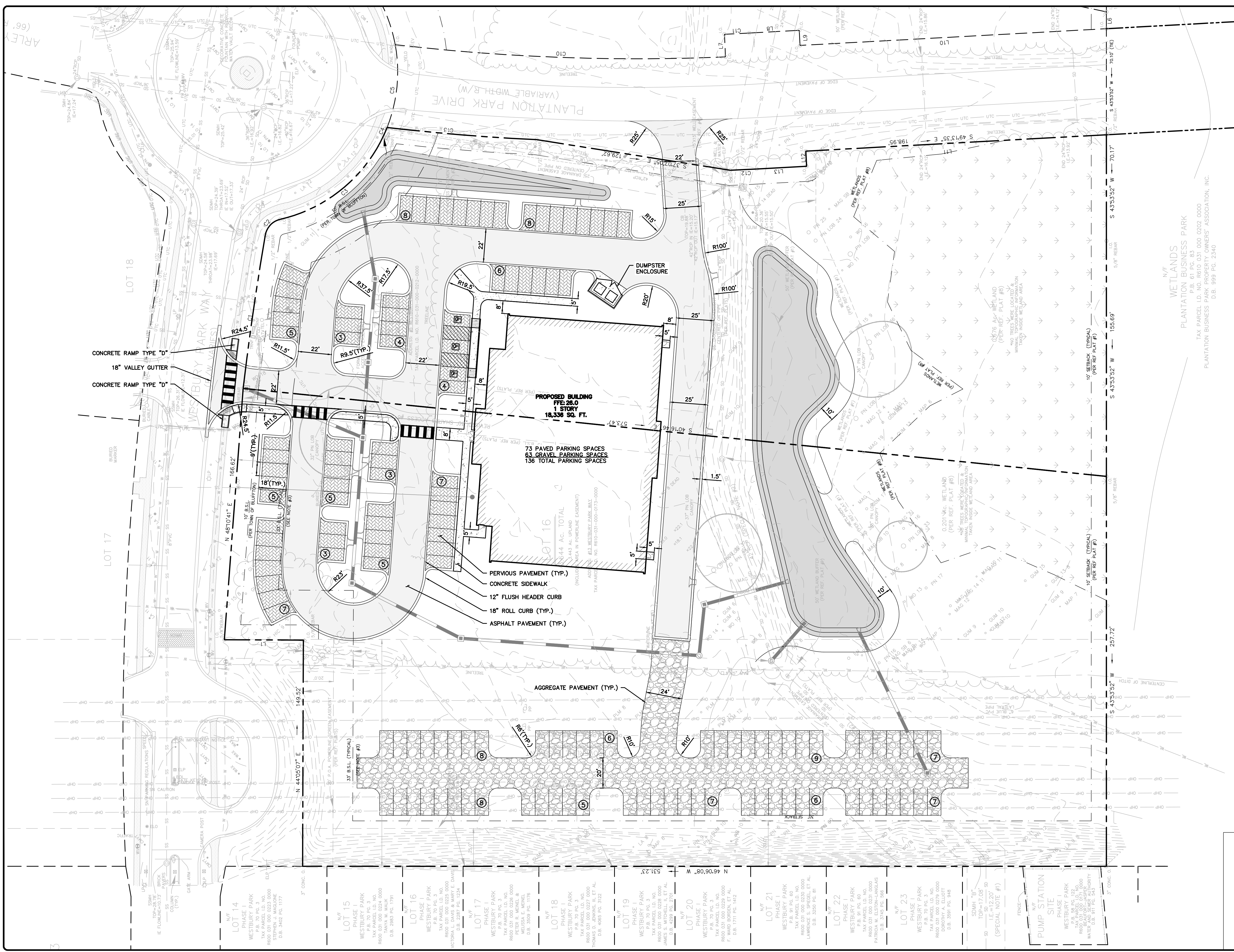
Project information for PickUp USA Fitness Club at Westbury Park, prepared for 1 Corinthians, LLC. The title is "Clearing & Demolition Plan".

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	11/20/24
Designed by:	APC
Checked by:	BCB

North arrow pointing up and slightly right. Scale bar showing 0, 30, and 60 feet. The drawing number "C301" is prominently displayed in a large box.

Permit Set - NOT FOR CONSTRUCTION

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Surface Coverage:
Max impervious allowed: 75 %
Min open space required: 20%
Existing impervious: 534 sq. ft. (00.2%)
Proposed impervious: 98,884 sq. ft. (37.7%)
Open space provided: 125165.2 sq. ft. (47.7%)
Wetlands/nat. resource: 38,182 sq. ft. (14.6%)

Site Area:
Total: 6.02 acres
Disturbed: 4.25 acres

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

Site Layout Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83

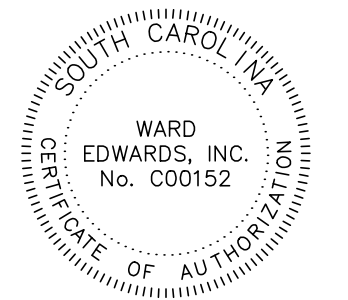
Project #: 220144
Date: 11/20/24
Designed by: APC
Checked by: BCB



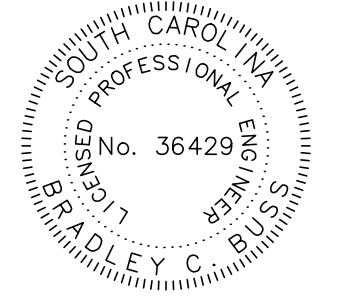
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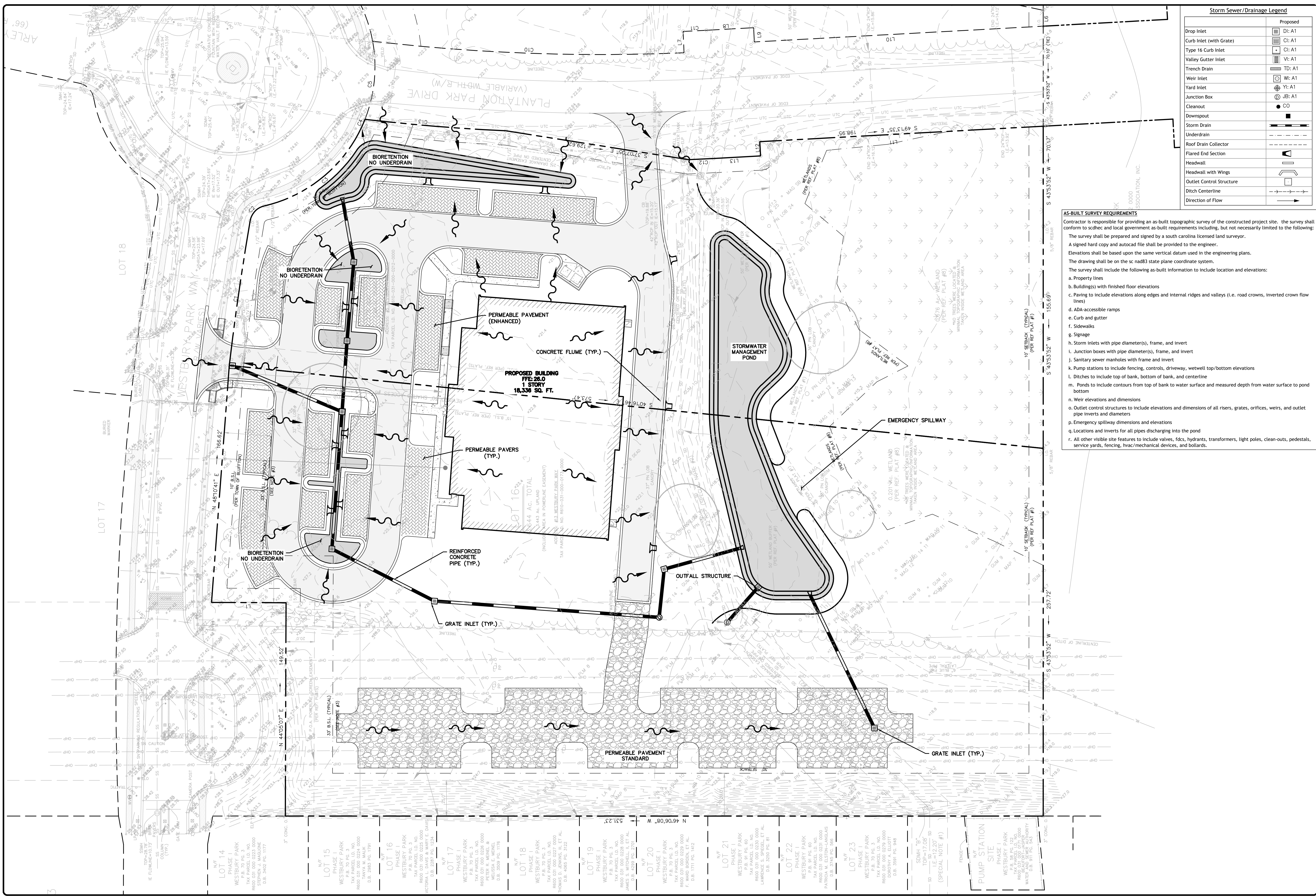
WARD
EDWARDS, INC.
No. 000152
SOUTH CAROLINA
CERTIFICATE
OF AUTHORITY



BRIDGET L.
BRADLEY
No. 36429
SOUTH CAROLINA
LICENSED PROFESSIONAL
ENGINEER

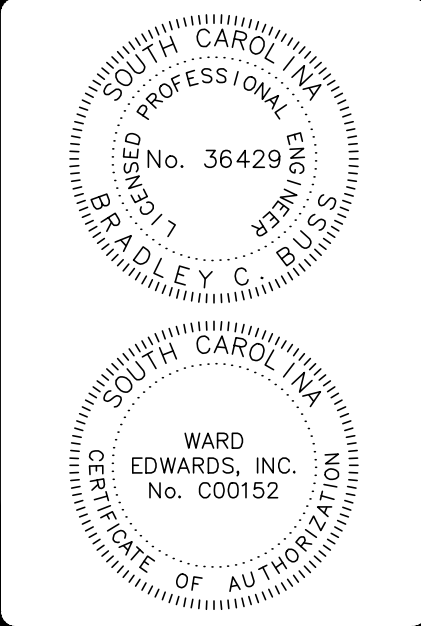
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Storm Sewer/Drainage Legend	
	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

- AS-BUILT SURVEY REQUIREMENTS**
- Contractor is responsible for providing an as-built topographic survey of the constructed project site. The survey shall conform to scdhc and local government as-built requirements including, but not necessarily limited to the following:
- The survey shall be prepared and signed by a south carolina licensed land surveyor.
 - A signed hard copy and autocad file shall be provided to the engineer.
 - Elevations shall be based upon the same vertical datum used in the engineering plans.
 - The drawing shall be on the sc nad83 state plane coordinate system.
 - The survey shall include the following as-built information to include location and elevations:
 - a. Property lines
 - b. Building(s) with finished floor elevations
 - c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
 - d. ADA-accessible ramps
 - e. Curb and gutter
 - f. Sidewalks
 - g. Signage
 - h. Storm inlets with pipe diameter(s), frame, and invert
 - i. Junction boxes with pipe diameter(s), frame, and invert
 - j. Sanitary sewer manholes with frame and invert
 - k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
 - l. Ditches to include top of bank, bottom of bank, and centerline
 - m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
 - n. Weir elevations and dimensions
 - o. Outlet control structures to include elevations and dimensions of all risers, gates, orifices, weirs, and outlet pipe inverts and diameters
 - p. Emergency spillway dimensions and elevations
 - q. Locations and inverts for all pipes discharging into the pond
 - r. All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



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Drainage Plan

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Scale: 1"= 30' Feet

C601