



April 29, 2026

Mr. Dan Frazier  
Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29909

Re: New Riverside Village – Parcel 4B-3C  
J-27796.3000  
DP-03-26-020155

Dear Mr. Frazier:

Please accept the following in response to comments received from your office on April 2, 2026. Following the DRC meeting on April 8, 2026, we offer the following responses (***in bold italics***):

- The use of the adjacent Entry Park as a stormwater BMP for the proposed development would be inconsistent with the currently approved New Riverside Village Master Plan and would require a Master Plan Amendment.  
***Response: The site plan has been revised to address stormwater quality requirements without the use of the Entry Park. The alternative treatment strategy includes pervious parking spaces and an on-site infiltration basin. No disturbance is proposed in the adjacent Entry Park.***
- Provide a letter of approval from New Riverside Village Declarant allocating 17 on-street parking spaces to the proposed development as well as the installation of two on-street parking spaces. The approval letter must include an exhibit illustrating the location of the allocated spaces.  
***Response: A signed letter from the POA allocating existing and proposed spaces to Parcel 4B-3C to meet parking requirements will be provided with a final development permit application.***
- Per Development Plan application checklist, provide a site data table on the proposed site plan.  
***Response: Provided.***
- Provide 22' wide drive lanes throughout parking lot.  
***Response: Provided.***
- Provide wheel stops where parking stalls are adjacent to sidewalks.  
***Response: Wheel stops are provided in stalls adjacent to sidewalks, within ADA spaces, and on spaces that are bound by a 12" flush header curb.***
- Provide a minimum 5-foot radius at face of curb where curb and gutter are proposed in parking lot.  
***Response: Provided.***

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- Revise parking in areas where perpendicular spaces may cause conflict due to proximity.  
**Response: Revised.**
- A foundation planting area at least eight (8) feet wide shall be maintained around all structures.  
**Response: Provided.**
- Each landscape island shall be at least 9 feet in width. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.  
**Response: Provided.**
- Identify service yard areas on site plan.  
**Response: This plan does not propose a service "yard". There are roofed areas shown with an "X" that will house equipment for building functionality.**
- The compliance calculator indicates the proposed BMPs will not meet the minimum TSS removal requirement. Revise plan.  
**Response: Revised compliance calculator has been provided with this submittal to reflect the updated stormwater management plan and BMPs.**
- Clearly indicate the proposed BMP type and provide detail. Discuss in the narrative the details of the proposed BMP and provide justification for the use of "proprietary practice" with 100% SWRv and 100% pollutant removal.  
**Response: A proprietary practice BMP is no longer proposed. Please see the compliance calculator and plans for locations of pervious parking and infiltration basin.**
- Revise narrative to include how Better Site Design principles have been incorporated into the plan.  
**Response: Revised.**
- At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-year 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 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.  
**Response: Acknowledged.**
- A MEP Analysis with an associated Fee-in-Lieu will be required for any site that cannot meet SWRv requirements.  
**Response: See provided compliance calculator which meets SWRv requirements.**

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We thank you for your attention to this project and look forward to receiving your approval.  
Please feel free to contact our office with any questions.

Sincerely,

**THOMAS & HUTTON**

A handwritten signature in blue ink, appearing to read "Griffin Savedge". The signature is fluid and cursive, with the first name "Griffin" and last name "Savedge" clearly distinguishable.

Griffin Savedge, PE