

March 31, 2022

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

Subject: **Town of Bluffton DRC Review: DP-02-22-016417**
Ma Daisy's
Ward Edwards Project Number: 210127

We are in receipt of your Staff Report dated 03/18/2022 for DRC review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Updated Land Plan
2. Updates Civil Plans
3. Fire Exhibit

Fire Department Review – Dan Wiltse

1. Show how emergency vehicles will access the site, including turnarounds.
Please find the fire access and hydrant exhibit attached, in which the rear parking drive aisle will serve as a hammerhead turnaround for emergency vehicles.
2. The mixed use building (with residential) will require an automatic sprinkler system.
Fire service lines will be provided for all proposed mixed use buildings.
3. Construction type, square footage and details on automatic sprinkler system installation will be required in order to determine fire flow requirements.
This will be further defined and modeled in a water report prior to Final DRC.

Planning Commission Review – Dan Frazier

1. The gravel walkways needs to be ADA compliant.
The walkways by the parking have been updated to be paved as concrete, and the gravel paving within the plaza area is intended on being designed and graded to be ADA compliant.
2. Consider relocating the double-gate walkway entrance to minimize the impact on the adjacent 21" Live Oak.
The walkway and gate have been adjusted to allow greater separation from the adjacent live oak.

Planning Review – SR – Jordan Holloway

1. UDO Section 5.7.4.A.3. Lot line orientation. Side lot lines shall be generally at right angles to the street on straight streets and shall be radial on curved streets.
Building 2 has been re-oriented to align with Building 1, parallel with May River Road. Buildings 3 and 4 have been re-oriented to align with both the adjacent western frontage access and May River Road. The corresponding lot lines have also been adjusted accordingly to generally be at right angles to the associated street fronting each lot.
2. UDO Section 5.15.5.F.5.a. Building Orientation: The front principal façade of all buildings must be built parallel to the street that it faces. Buildings 1 and 2 on Lot A and Building 3 on Lot B are not parallel to the street which it faces.
Building 2 has been re-oriented to align with Building 1, parallel with May River Road. Buildings 3 and 4 have been re-oriented to align with both the adjacent western frontage access and May River Road. The corresponding lot lines have also been adjusted accordingly to generally be at right angles to the associated street fronting each lot.
3. UDO Section 5.15.5.C. The rear setback for Lot B must be updated to be a minimum of 25'. It is currently shown at approximately 13' from the rear, which is the side opposite of the street which it fronts (access on West side)
The Lot B rear setback has been updated accordingly.
4. UDO Section 5.15.5.C The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The largest building footprint permitted within the Neighborhood General – HD zoning district is the Center Hall House which permits a maximum footprint not to exceed 2,000 SF. Building 1 is shown as 2,800 SF, which exceeds the allowable SF.
The footprint for Building 1 is planned to not exceed 2,000 SF. The project narrative and parking table have been updated to better reflect this.
5. Building 1 – Porch used as portion of restaurant use? If yes, parking must include that SF.
A portion of the Building 1 porch is intended for restaurant use as outdoor seating. The project narrative and parking calculations have been updated to better reflect this.
6. UDO Section 5.15.6.F. Carriage House structures are permitted to be between 200 and 1,200 SF with a maximum footprint not to exceed 800 SF. Building 2 is shown as 1,600 SF which exceeds the permitted SF for a Carriage House structure.
Please note that the first floor of the Carriage House structure has a 748 SF area, with an additional 499 SF for the second floor, making the building's total intended area 1,247 SF. The project narrative and parking table have been updated to better reflect this.

7. UDO Section 5.15.5.F.6. The Front Build-to line is not met with Lots A, B or C. Exceptions to Build-to Lines may be granted by the UDO Administrator where existing significant natural features are present, to preserve protected trees and to preserve the integrity of neighboring historic resources. Exceptions may also be granted to accommodate outdoor design features such as dining areas, open-air markets and public art features. Include request, including the reason for the request, in the narrative for review.

The overall proposed building locations are consistent with the existing structure locations. In an effort to preserve the existing significant live oak canopy along the property frontage, and promote usable outdoor space around the existing infrastructure, we would like to request for the UDO Administrator to allow a deviation to the Build-to lines for the proposed development.

8. Provide service yard locations – including electric panels for each structure.

Service yard locations and electric panels for each structure will be provided prior to Final DRC.

9. Identify the use/function of brick plaza shown on Lots A and C. Will this area serve as outdoor dining areas?

A portion of the brick plaza will serve as outdoor dining area, in which the project narrative and parking calculations have been updated to better reflect this. The front of Lot A is also intended to include an outdoor water feature for the public.

10. If the Building 1 porch serves as a dining area, the square footage should be included in Building 1 square footage and parking requirement calculations.

A portion of the Building 1 porch is intended for restaurant use as outdoor seating. The project narrative and parking calculations have been updated to better reflect this.

11. If the restaurant service yards adjacent to Building 1 is enclosed space the square footage should be included in Building 1 square footage and parking requirement calculations.

Noted, this will be finalized prior to Final DRC.

12. UDO Section 3.15.2. Every existing, proposed or constructed public road, private road, access easement or driveway that provides, or will provide, access to two or more buildable lots requires a Town of Bluffton approved street name.

Noted, a street name application will be submitted prior to Final DRC.

**Watershed Management Review – Lidia Delhomme**

1. Specify the "additional onsite BMPs" stated in the Narrative at the time of the Preliminary Development Plan submittal.
An underground stone trench is to be located along the proposed downstream end of the proposed drainage collection system. The proposed stone trench system will promote onsite infiltration, in compliance with the local stormwater ordinance. The project narrative has been updated accordingly.
2. Provide the location on the site plans and feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator.
The site plans have been updated to include drainage sheets, which show the location for the proposed underground stone infiltration trench. The compliance calculator incorporating this BMP was provided and will be finalized as part of the full MS4 stormwater submittal package.

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

A handwritten signature in blue ink, appearing to read "C. Blaney", is written over a light blue horizontal line.

Conor Blaney, PE
Project Manager