

April 12, 2022

Jordan Holloway
Town of Bluffton Dept. of Growth Management
20 Bridge Street
Bluffton, SC 29910

Subject: **Town of Bluffton Preliminary DRC DP-05-21-015280**
Indigo Cove Townhomes
Ward Edwards Project Number: 170259

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

Enclosures:

1. Conceptual Plan (revised)
2. Preliminary Clearing Plan (revised)
3. Preliminary Civil Plan (revised)
4. Project Narrative (revised)

Planning Department

1. The area acreage numbers provided in the Development Summary Table on the conceptual plan do not match/add up. Ensure that area acreage numbers are accurate in the next submission.
See enclosed conceptual plan (Enclosure #1)
2. Provide Civil drawings of the site plan in addition to the conceptual site plan.
See enclosed civil drawing (Enclosure #3)
3. The open space under the power line easement cannot count towards the open space requirements. See definition of Open Space, UDO Page 9-11, which states "Land area not covered by buildings, parking areas, or other accessory structures. Open space does not include utility easements, street rights-of-way, drainage ditches, and other similar areas."
See enclosed concept plan (Enclosure #1) for revised open space provision and tabulation. The pocket park at the first intersection was reintroduced to replace the ineligible power line allocation.
4. Revise your crosswalk plan, as there are a number of mid-block crossings. All crosswalks should be tight to the intersection and clearly marked as such on the plan (Section 5.9.3.I.).
See enclosed conceptual plan (Enclosure #1)
5. Show the locations of driveways on the Civil drawings site plan being provided per Comment 2

above.

See enclosed conceptual plan (Enclosure #1)

6. Provide wheel stops for all on-street parking spaces (Section 5.11.4.A.4).
Wheel stops will be provided on the engineering plans submitted at time of Final DRC.

Watershed Management Department

1. Provide proposed locations of the BMPs stated within the narrative.
Proposed BMP's (stormwater ponds) are labeled on the enclosed civil drawing (Enclosure #3)
2. Provide a narrative for using "Compliance Option C - Elimination of Buffer Zone" to include justification and a proposal for the procedures and controls to be used to protect the wetland.
The justification was added to the enclosed narrative (Enclosure #4)
3. Revise site plans to show proposed contours and grading demonstrating the wetland will not drain into the proposed development.
The enclosed civil drawing includes existing contours and preliminary pond contours. The easternmost pond contour indicates an embankment that will be higher than the adjacent wetland elevation; thereby, assuring the wetland will not drain westward into the development. Stormwater will be impounded in the pond and discharged to the wetland at a controlled rate that is equal to or less than existing conditions. (Enclosure #3)
4. Revise the 15 ft pond easement shown on the Conceptual Plan to the minimum 20-foot vegetated buffer with the 10-foot setback from the buffer for structures as described in SWDM 7.14.2
A 15-ft pond access easement is provided on the rear portion of the lots. From the back of the lot to the pond water surface, there will be another 15-ft of grassed slope. This results 30-ft between the structure and the normal pool elevation. We believe this fulfills the intend of SWDM 7.14.2 that states, "wet pond shall have a 20' vegetated buffer with a 10' setback from buffer for structures, buffer shall be measured from normal pool elevation." (Enclosure #3)

Beaufort Jasper Water and Sewer

1. Pending formal submittal/approval of water and sewer.

Fire Department

1. At time of final DRC submittal, provide details on hydrant placement and estimated flows from the proposed hydrants.
Noted.

If you have any questions or comments during your review, please do not hesitate to contact me at (843) 384-2944 or wpowell@wardedwards.com.

Sincerely,

Ward Edwards Engineering



Willy Powell, PE
Project Manager