



April 12, 2023

Town of Bluffton Department of Growth Management
20 Bridge Street
P.O. Box 386
Bluffton, South Carolina 29910

Re: Coffee Shop – Starbucks DP-02-23-017687 ,
Plan Review Comments 2/15/2023

Dear Mr. Holloway,

We appreciate your time reviewing this project. In response to your comments from your 3/17/2023 review, we offer the following responses:

Watershed Management Review:

1. Show that the site will not exceed impervious surface area threshold calculations for Washington Square.

Response: the impervious area is under the impervious surface area threshold calculations for Washington Square – see the stormwater report for exact areas.

2. Provide a site design containing at a minimum one vegetative BMP and one filtration or infiltration-based BMP in series to treat stormwater on-site. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)

Response: Sediment and erosion control stage two shows the Type “S” filter bags located in each catch basin – we have also added a bioretention pond detail and area for this basin on the south side of the site. We have also added pavers in the diagonal parking .

3. If #1 cannot be met, show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>.

Response: we are under the impervious surface area threshold calculations for Washington Square”

Beaufort Jasper Water and Sewer Authority

Pending submittal of water and sewer design to BJWSA’s Design Review Team in accordance with the February 2023 Development Policy and Procedure Manual.



Response: We have been in touch with James Clardy and discussed the grease trap location as well as meter sizes as reflected in the revision 1 plan set.

Planning Review

When land disturbance is proposed for sites of at least one (1) acre, a minimum of 15 hardwood trees per acre shall be provided on-site, which may include trees to be planted, existing healthy native trees, or a combination thereof. (UDO Section 5.5.3.G.)

Response: Landscape plan included on this submittal showing 15 hardwood trees.

Fire Department Review

Approved 3/17/2023

Planning Commission Review

Approved 3/17/2023

Planning Review Address

Approved 3/17/2023

Police Department Review

Approved 3/17/2023

Building Safety Review

Approved 2/15/2023

Transportation Department Review

Approved 2/15/2023

We hope this addresses all your comments. We appreciate your time and attention in the review of the project. Please inform us as to the next steps required for the April Planning Commission meeting agenda.

Sincerely,

Mary Kramer
Project Manager

C.c. James H. Green, P.E.
Pam Parker – Project manager