



CAROLINA ENGINEERING
CONSULTANTS, INC.

ATTACHMENT 6

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July 30, 2025

Mr. Dan Frazier
Town of Bluffton
PO Box 386
Bluffton SC 29910

RE: Livewell Terrace
Beaufort County
Preliminary DRC Response
Job No. 2567

Dear Dan:

On behalf of our client, Livewell Terrace, LP, we are responding to the comments provided on the Development Review Plan Comments for DP-02-25-019581 dated July 03, 2025. The responses are in the same order that the comments were presented:

Watershed Management

1. *Provide and label proposed contours on the grading/drainage sheets.*
We have partial contours around the pond, additional drainage arrows, conceptual FFE elevations and some estimated top of pavements showing the intent of the drainage system. There is a swale that is being routed thru the site via a stormwater pipe. Inverts have been provided on this pipe as well.
2. *Revise the compliance calculator to use type D soils.*
Compliance calculator has been revised to reflect D soils as requested.
3. *Provide a BMP exhibit that highlights all of the proposed BMPs for the development. This should match the compliance calculator BMPs.*
A BMP exhibit is provided as part of the Compliance Calculator.
4. *Only bioretention and pervious pavement are shown in the compliance calculator. Clarify how the development will attenuate up to the 100-year storm. At time of stormwater submittal, provide detail in site plans for the proposed BMPs.*
We are assuming that the use of bio-retention and permeable pavers will attenuate the 100 year storm once we receive infiltration rates and seasonal high water levels we can finalize the calculations. If the bio retention can't attenuate the 100 year storm we will provide underground infiltration chambers to meet the regulations.

Planning Department

1. *A total of 291 parking spaces are required for the proposed development and 288 parking spaces are provided. Required parking is calculated at 2.25 spaces per apartment unit and 3.5 spaces per 1,000 SF of Professional/Medical Office space (Buckwalter PUD, DSO 90/3 Modifications Section 5.2.1.1).*

The Livewell Terrace development, located within the Buckwalter PUD in Bluffton, South Carolina, consists of a mixed-use site with 120 residential apartment units and a 6,000 square foot commercial building. Per the commercial use requirements, 3.5 parking spaces are mandated per 1,000 square feet, resulting in a need for 21 dedicated commercial spaces.

The residential component includes:

- 30 one-bedroom units
- 60 two-bedroom units
- 30 three-bedroom units

Based on state housing authority guidelines, this equates to a total of 180 required residential parking spaces:

- 1 space per one-bedroom unit = 30 spaces
- 1.5 spaces per two-bedroom unit = 90 spaces
- 2 spaces per three-bedroom unit = 60 spaces

However, local regulations impose more stringent requirements. The Town of Bluffton requires 2 spaces per unit, totaling 240 residential spaces.

The Buckwalter PUD imposes an even higher standard of 2.25 spaces per unit, totaling 270 spaces.

Currently, the project is designed with 263 total parking spaces, which exceeds the SC Housing and Town UDO requirements. However, due to the site's sensitive environmental conditions and Bluffton's strict stormwater runoff controls, we believe it is both reasonable and environmentally responsible to reduce the total parking count.

We propose aligning our project with the Town of Bluffton's parking requirements instead of the more demanding PUD standard. Under this approach:

- Residential: 240 spaces (2 per unit per Town Code)
- Commercial: 21 spaces
- Total required: 261 spaces

Given that we currently provide 263 spaces, we exceed the Town of Bluffton's UDO parking requirements. We are in the process of requesting a variance on the reduced parking spaces.

2. *A shared access easement will be required between the Livewell Terrace parcel and the Lord of Life Lutheran Church parcel.*

Comment acknowledged. This will be provided.

3. *Per International Fire Code Section D105.1 and D105.2, for buildings with roof surfaces exceeding 30 feet, an aerial fire apparatus access road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Provide locations adjacent to each building that meet this fire code requirement.*
A 26' wide road is provided around all of the apartment buildings. Dimensions have been added to the plans.
4. *Provide typical dimensions for roads, sidewalk and standard/HC parking stalls.*
Dimensions have been added to the plans.
5. *Update project narrative with description of playground area.*
The playground consists of a 3 piece playground set on rubber surface in according to SC Housing regulations. The project narrative has been expanded to include information on the playground.
6. *Will construction of the apartment buildings be phased?*
We are anticipating having 3 phases. The buildings closeouts will be phased with each closeout phase having 2 buildings. A phasing plan will be submitted at the time of final DRC.

In support of our Preliminary DRC Resubmittal for the referenced project, please find enclosed the following:

1. Preliminary Site Development Plans
2. Project Narrative
3. Compliance Calculator

We are requesting preliminary approval of this project and for it to be placed on the next Planning Commission. If you have any questions, please feel free to give me a call.

Sincerely,



Tim Brutcher, PLS
Carolina Engineering Consultants, Inc.