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**CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING**

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August 29, 2023

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

Subject: **Town of Bluffton Preliminary DRC DP-02-23-017662**  
**Magnolia Square**  
**Ward Edwards Project Number: 210147**

We are in receipt of your Staff Report dated 06/09/2023 for Preliminary DRC review. Enclosed please find our response package addressing the provided comments as follows:

**Enclosures:**

1. WJK Site Plans (Sheets A-D)
2. WE Civil Site Plans
3. Town of Bluffton ZBOA Approval Letter
4. Project Narrative
5. Town of Bluffton Compliance Calculator
6. Natural Resource Exhibit
7. BMP Exhibit

**Planning Commission Review – (Dan Frazier)**

1. Provide a solid screen fence or wall 6 feet in height along the north property line of Lots 4 and 5 where the lots abut adjacent properties.  
*Please see WJK Site Plan Sheet B and WE Civil Sheet C401 showing a proposed privacy fence.*
2. Proposed parking, trash enclosure and required screening within the 15-foot utility easement requires the approval of the easement holder.  
*Please note the trash enclosure has been removed from the plans and will be updated as part of the Final DRC submittal. A potential alternative location has been noted on the northern portion of Lot 1 as shown on WJK Site Plan B. In addition, each commercial building will contain a trash enclosure/service yard to house roll-out bins for private trash service.*
3. Structures within the historic district require Certificate of Appropriateness Historic District (COFA-HD) review and approval.  
*Noted.*

4. The proposed westernmost shared access drive and parking conflicts with the approved development plan currently under construction on the adjacent property at 1195 May River Road.

*Please note the applicant is working with the adjacent property owner on a shared access agreement. A copy of a signed letter from Mr. Wells has been provided showing coordination and preliminary approval of a shared drive.*

#### **Planning Review SR (Jordan Holloway)**

1. Tree #2 is proposed for removal due to the proposed building being too close to the tree. Consider moving the building to allow the preservation of the tree.  
*Please see WJK Site Plan Exhibit D where Tree #2 is shown to remain following shifting of the building and walkways.*
2. Tree #22 can be incorporated into a landscape island with minimal change to the plan. Revise accordingly.  
*Please note Tree #22 is pending final review by the arborist; however, there is concern over the proximity of the existing sewer line and the elevation change for the roadway & parking.*
3. Tree #21 may have the potential to be saved. Staff will examine on site.  
*Please note Tree #21 was approved for removal by Town Staff following a project site visit.*
4. Tree #17 is called out in the arborist's report to likely survive construction and recommended to move the sidewalk to accommodate the tree. Revise plans accordingly.  
*Please note Tree #21 was approved for removal by Town Staff following a project site visit.*
5. Keep tree #19 as well since it is indicated that it can survive construction.  
*Please note Tree #21 was approved for removal by Town Staff following a project site visit.*
6. A variance request will need to be submitted to the Board of Zoning Appeals for the building setback on the western end of the plan.  
*Please find the Zoning Board of Appeals has approved the modified setbacks for the western parcel.*
7. Update the narrative to include a description and the function of the single family detached lots along Jason Street. Please note that only 1 short-term rental is permitted per parcel.  
*Please see the "Proposed Program" portion of the Project Narrative has been updated to specify only one short term rental is permitted per parcel.*

8. Per UDO Section 5.6.6, the open space on the residential properties needs to be deed-restricted private ownership, which shall prevent development and/or subsequent subdivision of the common open space land and provide for the maintenance responsibility. This will be required at Final Development Plan submittal.

*Please note the Final Submittal will show the common areas will be separate "Open Space" parcels and platted as such. These parcels will be owned and maintained by the established HOA. These items will be included with the Final Submittal.*

#### **Watershed Management Review – (Samantha Crotty)**

1. Revise the narrative to include storm attenuation for the 50- and 100-year, 24-hour design storm events. (SWDM 3.5.2)  
*Please see the "Drainage" portion of the Project Narrative has been updated to include all required design storms.*
2. Revise the Compliance Calculator to include storage practice as a BMP as mentioned in the Narrative.  
*Please find the Compliance Calculator has been updated to better reflect the proposed program and site BMPs.*
3. In the Compliance Calculator, post-development land cover surface area totals should match contributing drainage surface area totals on the BMP sheet (i.e., cell F9 should match D44, F10 should match E44, etc.).  
*Please find the Compliance Calculator has been updated to better reflect the proposed program and site BMPs.*
4. Provide a map of Natural Resources on the site that identifies resources listed in Table 2.2 of the SWDM. (SWDM 2.1.3 and 2.1.8)  
*Please see the soil map attached, there are no wetlands on this site.*
5. Label areas of permeable pavement on the BMP exhibit.  
*Please see the BMP Exhibit attached.*
6. Provide BMP details on the site plans for the bioretention, pervious parking, and underground detention as mentioned in the narrative.  
*Please see WE Civil Plans, Sheets C601 and C901.*

7. Pervious parking is not allowed left of the western access where 1195 May River Rd's bioretention is located.

*Please note it is the intent for stormwater from 1195 May River Road to be captured and incorporated into the stormwater system for Magnolia Square. In addition, it is noted and understood that the existing stormwater system for 1195 May River Road will need to remain functional until the new stormwater system is operational.*

8. Clarify location of bioretention based on tree saves.

*Please note bioretention ponds were moved and resized due to proximity to trees.*

#### **Fire Department Review – (Dan Wiltse)**

1. Widen Driveways for buildings 6-9 to 14 feet to allow for one-way emergency vehicle traffic.

*Please note the driveways for Lots 6-9 are residential drives and are not intended to serve emergency vehicles. Emergency vehicle access can be achieved from Jason Street and/or the internal Apollo's Way.*

2. Straighten driveways for buildings 9 & 9A. Current configuration does not appear to be able to accommodate emergency vehicles.

*Please note the driveway for Lot 9 is a residential drive and was not intended to serve emergency vehicles. In addition, the Lot 9 driveway contains the proposed curvature to utilize an existing driveway curb cut and maintain proper separation from the existing service curb cut for Downtown Deli. Emergency vehicle access can be achieved from Jason Street and/or the internal Apollo's Way.*

#### **Building Safety Review – (Richard Spruce)**

1. Could not locate the accessible parking.

*Please note accessible parking has been added and can be found on WJK Site Plans B, C, & D plus WE Civil Plans Sheet C401.*

2. Detectable warning devices are required where sidewalks cross vehicle traffic lanes.

*Noted. Please see where callouts have been added to WE Civil Plans Sheets C401 and C901. Detailed locations and grading will be provided at Final Submittal.*

3. Are the residential lots to be subdivided so that each dwelling is on its own lot? If not, these may be considered R-2 instead of R-3 structures and they would have to meet code compliance with the building code and not the residential code. Major differences.

*Please note the residential lots are proposed to be subdivided so each dwelling will be on its own parcel.*



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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](mailto:wpowell@wardedwards.com).

Sincerely,

**Ward Edwards Engineering**

A handwritten signature in blue ink, appearing to read "Willy Powell".

Willy Powell, PE  
Project Manager