



APPLICANT DRC RESPONSE COMMENTS:

Submission #: 1

Comments:

12/05/2022

Lidia Delhomme

Revisions Required

1. Provide the location on the site plans and 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>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email amoreno@townofbluffton.com. **Stormwater coordination underway with Town of Bluffton staff.**

2. The project is proposing to use an off-site stormwater management system. Provide a demonstration showing the existing development system can attenuate up to the 100-year storm. (SWDM 3.5.5). **Stormwater coordination underway with Town of Bluffton staff.**

Dan Frazier

Approved with Conditions

1. If the open space area adjacent to the restaurant is reserved for outdoor dining, the square footage needs to be added to the parking calculations. **Outdoor dining is not proposed at this time**

2. Clarify the street tree locations. The proposed street trees are currently shown in the middle of the sidewalk. The existing street trees are shown offset to allow for pedestrian circulation. **Street tree locations adjusted to match existing street-scape standard along Buckwalter Place Boulevard and Innovation drive.**

3. Show existing and proposed lighting on the landscape plan at time of final development plan submittal. **OK**

4. A Letter of Approval from the architectural review board shall be required at time of final development plan submittal. **OK**

5. Provide pervious/impervious area calculations in the site data table. **Added to site plan**
6. On all future plan submittals provide signature over seal of registered engineer or landscape architect licensed to practice in South Carolina. **To be included on Final development plan submittals**
7. In the narrative, clarify if this will be a phased project. **One phase; or phasing to be submitted with final development plans**
8. Provide a minimum 5 feet landscape buffer at the end of the parking aisle in the southwest corner of the subject property. The currently proposed landscape buffer in this area appears to be less than 5 feet. **Plan updated with dimensions.**
9. Update the open space calculations provided in the data table. The table currently calculates to less than the required 10 percent, however the site plan appears to provide more than 10 percent. **Site plan updated.**
10. Relocate the sidewalk section currently shown in the southeast corner of the subject property to the west side of the southern drive access. This allows the sidewalk section to align with the sidewalk provided on the eastern side of Building 'B'. **Sidewalk location updated.**