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July 17, 2024

VIA EMAIL

Town of Bluffton

ATTN: Dan Frazier

Department of Growth Management

RE: 9220 Evan Way Bluffton, SC 29910 – Preliminary Development Plan

Dear Mr. Frazier,

Thank you for the plan comments regarding the Preliminary Plan for the CVS Pharmacy Development. Please accept the following responses to your comments dated May 31st, 2024.

1. The property is located within the Highway Corridor Overlay District. A Certificate of Appropriateness – HCO (COFA) is required.
Response: Acknowledged. It is our understanding that the Preliminary Plan will need to be approved prior to filing for the HCO (COFA) review.
2. Drive-thru service windows must be located on the façade that is opposite the primary or secondary street and designed in a manner to be integral in massing and design as the principal structure for which it serves. Revise the drive-thru location. (5.14.4)
Response: Please see revised Preliminary Plan with the drive-window relocated to the west façade.
3. Landscape Plan Note on L1.0 indicates roots just inside the LOD at proposed retaining wall will be cut. Root systems of buffer trees must be protected.
Response: Please see revised Development Plan with reduced north drive aisle location. Please review and confirm if the limits shown will work as shown.
4. Provide additional information on the grading as it is unclear how much fill will be placed on the root systems of the trees in the tree protected well in the rear parking area.
Response: Please see grading plan showing the proposed grading within this area.
5. LOD is sitting directly on the 60' commercial buffer. In order to install the retaining wall in the location shown, the buffer will be impacted by footings, equipment etc. Revise.
Response: Please see revised Development Plan with reduced north drive aisle location and north wall removed. Please review and confirm if the limits shown will work as shown.
6. While it will be a comment during the HCOD review, CVS red brick is not a permitted color within the HCOD. Revise. (4.23.3.A.2.d.)
Response: Please see color boards with alternate colors.
7. Little Gem Magnolias are understory trees, which do not count as Street Trees. Revise to overstory trees and ensure they are planted no greater than 50' apart along Evan's Way. It is not an average. (5.3.7.A.1.)
Response: Please see Landscape Plan with these tree type and locations adjusted.
8. Beaufort Jasper Water and Sewer Review: Pending submittal of the project engineer of record to BJWSA's Design Review Team in accordance with the BJWSA Development Policy and Procedures Manual.
Response: Please note the formal submittal to BJWSA was made on 6/11/2024.

9. Fire Department Review: It is suggested that the Hydrant is shifted west, closer to the entrance of the site for more efficient connection in case of emergency.

Response: Please see adjusted fire hydrant location. It has been moved south, however, note we were limited on how far it could shift south due to conflicts with existing storm drainage and other utilities that exist along Evan Way.

10. Watershed Management Review:

- At Time of stormwater permit submittal, provide:
 - Grading/drainage plan
 - Town of Bluffton Stormwater Affidavit
 - Include detail in the plans for water quality treatment device
 - D-2617 and D-0352 forms
 - A fully executed BMP maintenance Agreement must be provided for the proposed BMP prior to final approval. Schedule a time to bring document with original signatures to Watershed Office for the Town's signature. Please use the updated version found on the TOB website.
 - At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-year storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.

Response: Acknowledged.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC.



Brian F. Morris, P.E.
Senior Project Manager

Enclosures: Revised Preliminary Plan, Grading Plan, Landscape Plan, Building Elevations, and Color board.

LEGEND			
	ACCESSIBLE PARKING SPACES		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	TRANSFORMER BOX ON PAD		BEAUFORT COUNTY SPECIFICATION PAVING
	EXISTING TREE		CONCRETE PAVING SPECIFICATION

SITE DATA		
TOTAL SITE AREA	1.91	ACRES
PROPOSED PROJECT AREA	1.91	ACRES
PERVIOUS AREA/OPEN SPACE	0.84	ACRES
IMPERVIOUS AREA	1.07	ACRES (56%)
BUILDING AREA	11,286	SF
BUILDING DENSITY	11,286 SF (BLDG) / 83,264 SF (LOT) =	13.55%
PARKING REQUIRED	46 SPACES (1 SPACE/250 SF MAX.) (20% REDUCTION ALLOWED W/ PARKING ANALYSIS)	
PARKING PROVIDED	38 SPACES (1 SPACE/297 SF)	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	236.34	1525.00	N42°59'39"E	236.10
C2(R)	236.26	1525.00	N43°03'17"E	236.02

LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	N41°39'00"W	26.80
L2 (M)	S85°09'16"W	31.83
L3 (M)	N41°40'08"W	142.77

LINE TABLE		
LINE #	BEARING	LENGTH
L4 (R)	N41°35'41"W	27.07
L5 (R)	S85°02'13"W	31.79
L6 (R)	N41°38'20"W	142.90

- NOTES
1. PROPERTY OWNER (APPLICANT):

CVS 75651 SC, LLC

1 CVS DR. WOONSOCKET, RI 02895

2. PAST DEVELOPMENT PERMIT APPROVAL NUMBERS: N/A

3. SITE IS LOCATED AT 9220 EVAN WAY WITHIN BEAUFORT COUNTY (TOWN OF BLUFFTON)

4. PARCEL IDENTIFICATION # R610 036 000 0970 0000

5. THE SITE IS NOT LOCATED WITHIN THE ONE-HUNDRED (100) YEAR FLOOD ZONE PER FEMA MAP 45013C0405G DATED 3/23/2021 AND NO WETLANDS OR PROTECTED LANDS ARE LOCATED ON SITE.

6. THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE SHALL BE COMPLIANT WITH THE BLUFFTON STORMWATER DESIGN MANUAL. STORMWATER DETENTION IS UNDERSTOOD TO BE PROVIDED FOR THE SITE BY THE MASTER DETENTION POND FOR THE PUBIX SHOPPING CENTER

7. WATER QUALITY WILL BE PROVIDED BY PROPRIETARY DEVICE PRIOR TO CONNECTION TO THE PUBIX MASTER STORMWATER SYSTEM.

8. SOILS ON SITE:

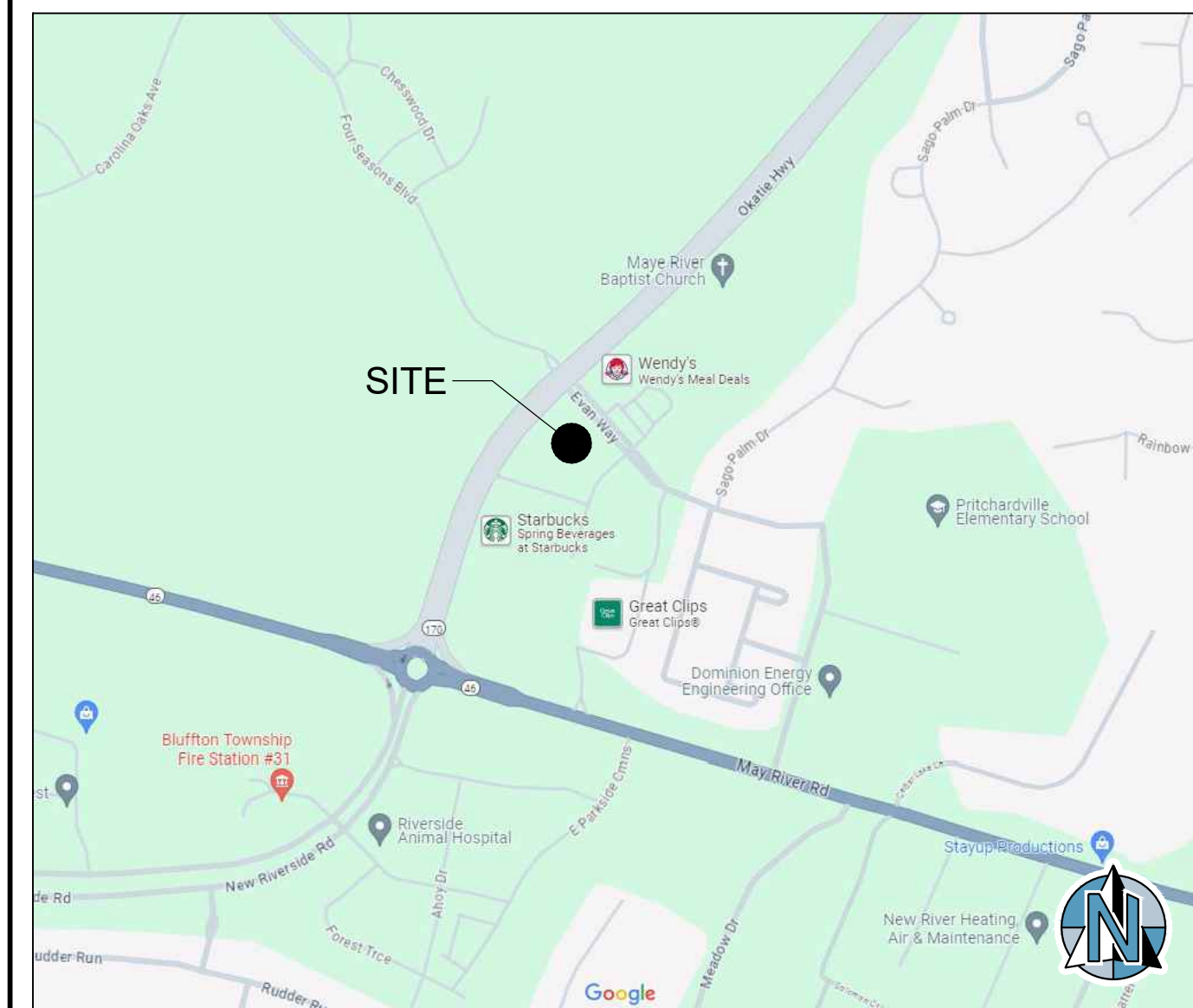
WD - WANDO FINE SAND

SK - SEABROOK FINE SAND

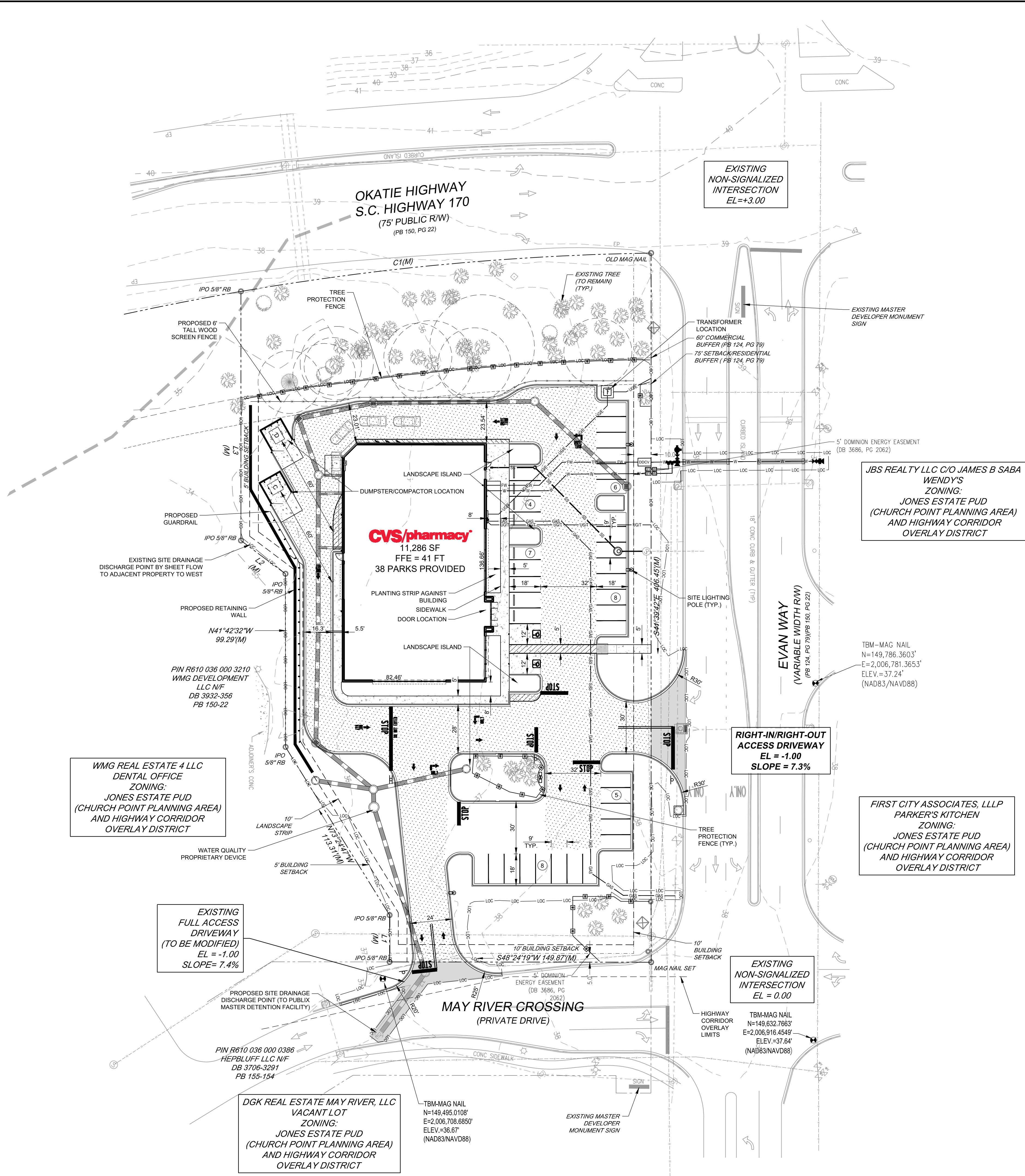
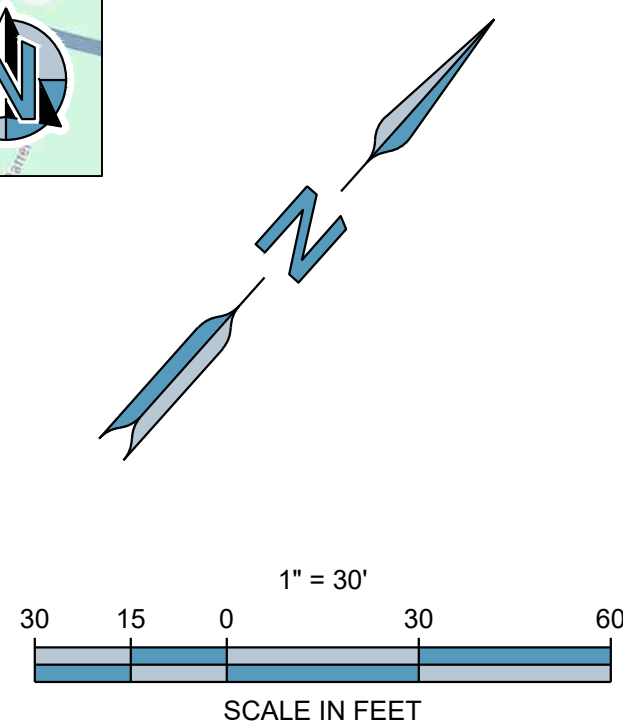
9. THE SITE IS UNDERSTOOD TO BE SUPPLIED WITH ADEQUATE UTILITIES TO SERVICE THE DEVELOPMENT BASED ON THE UTILITIES IDENTIFIED FROM THE SURVEY BY SITE DESIGN, INC. DATED 10/17/2023.

10. PROPOSED OFFSITE IMPROVEMENTS INCLUDE A WATER LINE EXTENSION AND A STORM DRAINAGE EXTENSION.

11. REFER TO LANDSCAPE PLAN FOR SUMMARY OF EXISTING TREE CANOPY COVERAGE AND TREE INVENTORY.



VICINITY MAP
NOT TO SCALE



NON-PROTO 11,286-RIGHT
BUMP-OUT-DRIVE THRU
STORE NUMBER: 2745

9220 EVAN WAY
BLUFFTON, SC 29910
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: TURN-KEY
CS PROJECT NUMBER: 46506

ENGINEER:



CONSULTANT:



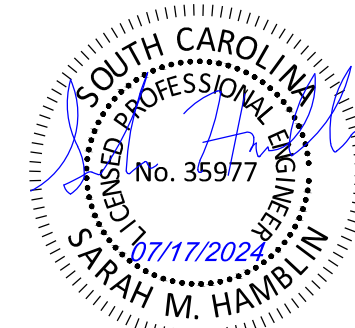
960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

DEVELOPER:



BOOS DEVELOPMENT GROUP
BOOS DEVELOPMENT GROUP, INC.
410 PARK PLACE BLVD, SUITE 100
CLEARWATER, FL 33759
TEL (727) 669-2900
CONTACT: MS. SHELBI D'AVIGNON

SEAL:



REVISIONS:

CITY COMMENTS 2024-7-17

DRAWING BY: SC

DATE: 2024-4-26

JOB NUMBER: 163.573

TITLE:

PRELIMINARY PLAN

SHEET NUMBER:

1 OF 1

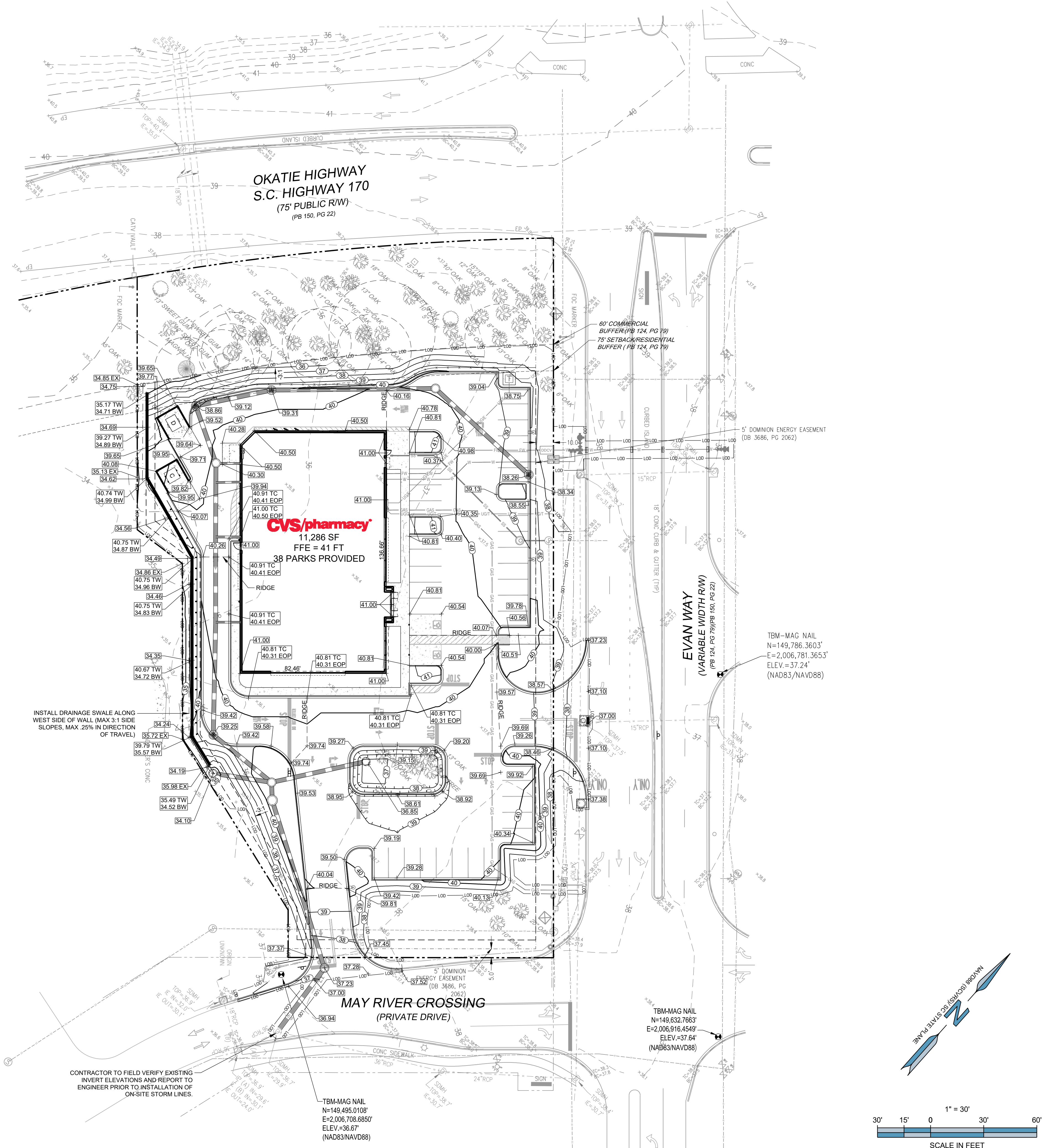
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

GENERAL NOTES:

- 1) ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 2) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 1.5% CROSS-SLOPE AWAY FROM THE BUILDING.
 - 3) ALL HEAD WALL SECTIONS SHALL BE CONSTRUCTED TO BE FLUSH WITH THE EXISTING DITCH BANK AND PROPOSED EMBANKMENT SLOPES.
 - 4) THE SOURCE OF THE TOPOGRAPHIC AND ELEVATION DATA IS FROM THE TOPOGRAPHIC SURVEY PROVIDED BY SITE DESIGN INC. DATED 10/23/2023.
- SITE NOTES:**
- 1) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
 - 2) COORDINATE WITH THE TOWN OF BLUFFTON INSPECTIONS DURING CONSTRUCTION.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - 4) CONSTRUCT EROSION CONTROL BARRIERS PER THE TOWN OF BLUFFTON INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - 5) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN THE TOWN OF BLUFFTON RIGHT OF WAY SHALL COMPLY WITH SCDOT SPECIFICATIONS.
 - 6) ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
 - 7) MAXIMUM CUT OR FILL SLOPES IS 3H:1V.
 - 8) TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES.
 - 9) ALL PLASTIC STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
 - 10) ALL RCP STORM PIPE SHALL BE CLASS III.
 - 11) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
 - 12) REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, SUBGRADE PREP, AREAS TO RECEIVE FILL, AREAS TO BE OVEREXCAVATED, PAVEMENT SECTIONS, FILL, SLOPES AND EXCAVATION. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
 - 13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: BRIAN MORRIS (404) 771-9989
 - 14) NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 450130405G DATED 3/23/2021
 - 15) EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 - 16) EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH DOMINION ENERGY PRIOR TO CONSTRUCTION.
 - 17) STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
 - 18) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
 - 19) CONTRACTOR SHALL INSTALL DOWNSTREAM STORM PIPE CONNECTION IN THE RIGHT-OF-WAY PRIOR TO INSTALLATION OF ON-SITE STORM PIPING AND/OR STORM WATER DETENTION FACILITY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT-HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

BENCHMARKS	
NAME	DESCRIPTION
TBM #1	LOCATED WITHIN EXISTING DRIVEWAY OFF OF MAY RIVER CROSSING.
TBM #2	ELEV = 36.67 LOCATED WITHIN INTERSECTION OF MAY RIVER CROSSING AND EVAN WAY.
	ELEV = 36.64

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION FOR TOP OF WALL / BOTTOM OF WALL AT FINISHED SURFACE GRADE (SEE STRUCTURAL FOR FOOTING ELEVATIONS)



NON-PROTO 11,286-RIGHT
BUMP-OUT-DRIVE THRU
STORE NUMBER: 2745

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BLUFFTON, SC 29910
PROJECT TYPE: NEW CONSTRUCTION
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ENGINEER:



960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

CONSULTANT:



DEVELOPER:



SEAL:



REVISIONS:

CITY COMMENTS 2024-7-17

DRAWING BY: SC

DATE: 2024-4-29

JOB NUMBER: 163.573

TITLE:

GRADING PLAN

SHEET NUMBER:

C-2

COMMENTS:

NOT RELEASED FOR CONSTRUCTION