

Frazier, Dan

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Friday, March 31, 2023 3:41 PM
To: Jeff Buseick
Cc: Grooms, Robert W.; Cannady, Jack R.
Subject: RE: Tommy's Express Real Estate - Bluffton, SC Site Plan
Attachments: RIRO_Typ_OffsetCandG.pdf; 4355 Bluffton Pkwy, Bluffton, SC v01.pdf

Good afternoon, Jeff;

Thank you for the early coordination concerning the proposed Tommy's Express project on Simmonsville Road in Beaufort County.

After reviewing the attached concept plan for access locations, our office has no objection to the proposed project. We do have the following comments on the proposed driveway.

- 1) The proposed driveway will have to be restricted to right-in/right-out movements due to not meeting spacing requirements from Bluffton Parkway and the opposite driveway on Simmonsville Rd. Attached is a typical design for a RIRO driveway with offset sidewalk.
- 2) The driveway must tie in to Simmonsville Road at a 90-degree angle.
- 3) A traffic study is not required for the proposed development on this site.

During site design, please check SCDOT Plans Online for as built road plans to indentify any drainage structures that may have been placed in the RW during road construction and for any controls of access-
<https://falcon.scdot.org/falconwebv4/default.aspx>

Please check the SCDOT Project Viewer ([SCDOT Project Viewer](#)) for any upcoming projects in your vicinity. The Project Viewer has points of contact for all proposed projects. Please consult local governments for their upcoming projects also.

This email does not constitute encroachment approval. Final approval is issued through our online EPPS system. This preliminary review is valid for six months. Any submissions after six months are subject to re-evaluation.

Please let me know if you have any questions.

Thank you!



JuLeigh B Fleming, PE
District 6 Permit Engineer

P 843-746-6722 **E** flemingjb@scdot.org

6355 Fain Street, North Charleston, SC 29406

LET 'EM WORK. LET 'EM LIVE.

From: Jeff Buseick <jbuseick@teamtommys.com>
Sent: Wednesday, March 29, 2023 4:31 PM
To: Fleming, Juleigh B. <FlemingJB@scdot.org>
Subject: FW: Tommy's Express Real Estate - Bluffton, SC Site Plan

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Hello JuLeigh,

I wanted to make sure you received this site layout for Bluffton Parkway. Let me know at your earliest convenience if this meets SCDOT guidelines.

Thank you,

Jeff Buseick, Sr.

Tommy's Express Wash – TEW of NC, Inc.

704-506-7511 cell – jbuseick@teamtommys.com



From: Tim Hammond <TlmH@tommys-express.com>
Sent: Monday, March 27, 2023 11:32 AM
To: Jeff Buseick <jbuseick@teamtommys.com>; Chase Burns <cburns@tixpresswash.com>
Cc: Kaylee Hurych <KayleeH@tommys-express.com>; Nate Smith <nates@tommycarwash.com>; Tim Hammond <TlmH@tommys-express.com>
Subject: RE: Tommy's Express Real Estate - Bluffton, SC Site Plan

Jeff & Chase,

Good morning!

Site – 4355 Bluffton Pkwy, Bluffton, SC [32.262235, -80.870174]

Attached is the Design Team's first effort at a preliminary site plan.

There was some uncertainty about cross access with the adjacent property to the east. With the overlapping property line, we made the assumption cross access would be possible. With the existing right turn lane, on Bluffton Pkwy, we also assumed there would be little to no chance of adding an access point to Bluffton Pkwy.

Please take a look and let us know what you think.

Thanks,

Tim Hammond

Director of Real Estate

(616) 320-3352

TimH@tommys-express.com



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