

kevinfar@hargray.com

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Thursday, September 9, 2021 9:54 AM
To: kevinfar@hargray.com
Cc: Grooms, Robert W.
Subject: RE: Bluffton Developments
Attachments: 1268 MRR-Site Plan.pdf; 412 Buck Island Rd -Access Exhibit.pdf

Good morning, Mr. Farruggio;

Thank you for the early coordination concerning the proposed developments at 1268 May River Road and 412 Buck Island Road in Beaufort County.

1268 May River Road – Commercial Site

After reviewing the attached concept plan at 1268 May River Road (SC-46), our office has no objection to the proposed project. The driveway locations is acceptable. We would just required that the driveway width be 24' at the right of way line. We agree that the centerline of the driveway should be aligned with the centerline of Shults Road. This development will not require a traffic impact study.

412 Buck Island Road – Apartment Complex

After reviewing the attached concept plan for 412 Buck Island Road, (S-29), our office has not objection to the proposed project. We have the follwing comments on the proposed driveways:

- 1) Proposed Access Point 2 – Full Access – this is an acceptable access that can be full access since it is shared with the adjacent property.
- 2) Proposed Access Point 1 – this driveway would be required to be RIRO. Based on the posted 40 mph speed limit, driveway spacing requirements are 275'. Since this driveway does not meet that spacing requirement from Proposed Access 2 or Year Round Pools, it would have to be RIRO.

This development will require a traffic impact analysis that must be provided to our traffic engineer for review and approval **prior to submitting your permit application**. Please note that all ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met for permit approval.

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, P.E.

District Permit Engineer



6355 Fain Street
North Charleston, SC 29406

From: kevinfar@hargray.com <kevinfar@hargray.com>
Sent: Wednesday, September 1, 2021 4:22 PM
To: Fleming, Juleigh B. <FlemingJB@scdot.org>
Subject: Bluffton Developments

*** 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. ***

Thanks JuLeigh. It kicked back again. I'm sending from my Hargray account just in case my ROI account was the issue. Below is my email from yesterday.

JuLeigh,

Good afternoon. I hope you are well. You've always been very helpful in providing us feedback/ direction in the early stages of a project needing an SCDOT Encroachment Permit. We have two projects in downtown Bluffton that we would appreciate your preliminary feedback on.

The first project is 1268 May River Road (see attached Project Location Map). This 0.67-acre site contains a vacant existing single-family residence and vacant cement block commercial building that was used by the previous owners as a barber shop/ salon (see attached survey). Our goal is to convert the existing sf residence into our real estate office and develop the remainder of the property into a small mixed-use commercial subdivision/ development with two commercial out parcels along May River Road and two residential lots in the rear of the site (see attached Site Plan Exhibit). Fortunately, the existing drive/curbcut is located directly across from Shults Road. Our plan is to widen this driveway/ curbcut to 22' to accommodate two-way traffic and better align with Shults Road-which is 20' wide. Because we're widening the driveway, we anticipate having to rework the parallel parking in front of our site. Are there any other issues that we need to consider?

The second project is 412 Buck island Road (see attached Project Location Exhibit). This 10.11-acre site has approximately 450' of frontage on Buck Island Road with one existing curbcut shared with the neighbor to the north. Our client is looking to develop a 140-160-unit multi-family apartment complex on the property-which the present zoning allows by-right. The Town of Bluffton requires that all residential developments have at least two points of access. Our desire is to place the second access drive approximately halfway between the existing access drive to the north and the existing access drive to the south (refer to the Access Exhibit attached). I know this is typically what SCDOT prefers in similar situations to maximize the distance between curbcuts. Can we make the same assumption in this situation?-understanding that we'll ultimately be required to prepare a TIA for the project which will address this and off-site requirements in more specificity. Again, any feedback/ suggestions that you can provide would be greatly appreciated.

Thanks again for your time and we look forward to hearing back from you soon.

Best,

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