



October 9, 2025

Mr. Dan Frazier, Planning Manager
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: May River Crossing – Chipotle
Bluffton, South Carolina
PDP Comment Response
DP-08-25-019908

Dear Mr. Frazier:

On behalf of our client OnPoint Partners, LLC, regarding comments for May River Crossing - Chipotle, Preliminary Development Plan review that were issued on October 3, 2025, we offer our responses (***in bold italics***). Also, please find the following items enclosed per your request:

- Revised Preliminary Development Plans
- Revised Preliminary Compliance Calculator

Watershed Management – Revisions Required

1. Post Development Land Cover Totals must match (or be very similar to Contributing Drainage Area Totals in the Compliance Calculator. Revise
Response: The preliminary compliance calculator for this project has been revised to show a closer approximation to runoff land cover expected to drain toward pervious paver parking spaces and impervious surface disconnection. The majority of the "Turf Cover" left over in post-development is non-impacted area left over from pre-development and therefore is not proposed to drain to a BMP. The majority of the proposed impervious areas are draining to BMP(s) prior to entering the offsite drainage system.

While the area submitted for permitting is +/- 1.12 acres, the total project limits considered for the preliminary compliance calculator("PL" on Sheet C1.1) is +/- 0.71 acres.

Planning Review – Revisions Required

1. The site plan does not meet the design requirements of the approved May River Crossing Master Plan. Resubmit the site plan to conform to the approved master plan or request to amend the master plan
Response: Revised. The updated layout, as seen and discussed at DRC on 10/8/2025, has been provided with this resubmittal, with minor changes including:

- ***Asphalt pavement under the dumpster location***

The updated site layout features a building footprint that has been shifted to front the adjacent park amenity while maintaining UDO requirements for parking spaces and drive aisles.

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2. To conform to the master plan, the building must move eastward to front on the park amenity. A drive through lane cannot wrap around the building and route between the restaurant building and the park amenity. These comments were provided at the pre-application meeting and not addressed with the current application
Response: Revised. See above response.
3. A preliminary development plan resubmittal is required to address non-conformance with the approved master plan. The revised application will return to the Development Review Committee for review and comment
Response: Acknowledged understanding a review timeline and schedule as laid out in an email from the Town on 10/8/2025, pending resubmittal package completion and comment response letter.
4. An approval letter from the applicable POA/ ARB is required prior to development plan approval
Response: Acknowledged.
5. The subject parcel is within the Highway Corridor Overlay District (HCOD) and will require a Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) reviewing landscaping, lighting, and architecture at time of final development plan approval
Response: Acknowledged.

Planning Review Addressing – Approved with Conditions

1. If applicable, contact Ryan Colman, Town of Bluffton GIS Manager to request addressing
Response: Acknowledged.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON



Griffin Savedge, PE

Enclosures