



CAROLINA ENGINEERING  
CONSULTANTS, INC.

ATTACHMENT 7

P.O. Box 294  
Beaufort, SC 29901

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March 28, 2025

Mr. Dan Frazier  
Town of Bluffton  
PO Box 386  
Bluffton SC 29910

RE: Parcel 11A  
Town of Bluffton  
Preliminary DRC Response  
Job No. 2589

Dear Dan:

On behalf of our client, University Investments, LLC, we are responding to the comments provided on the Development Review Plan Comments for DP-02-25-019603 dated February 21, 2025. The responses are in the same order that the comments were presented:

Planning Review-SR

1. *This application was submitted prior to the March 11, 2025, approval of amendments to the Town's UDO regarding wetlands and is therefore not subject to said amendments.*  
*Comment acknowledged.*
2. *The proposed site plan does not conform to the Buckwalter PUD Concept Master Plan. The future alignment of Buckwalter Parkway, which traverses this property, is not reflected on the proposed site plan. Revise site plan.*  
*We support the connection thru the parcel, but we are limited to show any detail as there is currently no R/W agreement or design of the roadway. We have left a considerable area for the possibility of a future connection.*
3. *A Beaufort County Encroachment Permit will be required for the proposed access from Buckwalter Parkway.*  
*Comment acknowledged.*
4. *Provide dimensions for roads, buildings and parking.*  
*Dimensions have been added to the plans. Refer to pages 9 & 10.*
5. *Provide ADA Parking Spaces.*  
*Handicap parking spaces have been added to the plans. Refer to pages 9 & 10.*

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6. *All parking adjacent to sidewalks shall require parking stops.*  
*Wheelstops have been added to the plans. Refer to pages 9 & 10.*

In support of our Preliminary DRC Resubmittal for the referenced project, please find enclosed the following:

1. Preliminary Site Development Plans

We are requesting preliminary approval of this project and for it to be placed on the next Planning commission. If you have any questions, please feel free to give me a call.

Sincerely,



Tim Brutcher, PLS  
Carolina Engineering Consultants, Inc.