



July 20, 2023

Dan Frazier  
Town of Bluffton Dept. of Growth Management  
20 Bridge Street  
Bluffton, SC 29910

Subject: **Town of Bluffton DRC Review: DP-05-23-018058**  
**New Riverside Village**  
**Ward Edwards Project Number: 220145**

We are in receipt of your Staff Report for submission #2 dated July 14, 2023 for Preliminary-DRC review. Enclosed please find our response package addressing the provided comments as follows:

**Enclosures:**

Updated Site Plans  
Updated Overall Masterplan  
Updated Landscape Exhibits  
Updated Project Narrative

**Planning Commission Review – Dan Frazier**

1. For the restaurant parcel, extend New Riverside Village Way roadway eastward to the property line within the existing 50-foot access and utility easement. Also provide a sidewalk on the south side of this roadway extension from the proposed sidewalk on Parkside Commons to the east property line.  
*The drive aisle was extended and a sidewalk was added all the way to the property edge, within the access easement.*
2. For the restaurant parcel, move the intersection of New Riverside Village Way and the parking aisle further eastward, and realign the parking aisle as required, to provide for better overall road alignment.  
*The parking and drive aisle on the restaurant parcel was rearranged accordingly to allow for better access, additional parking, and ADA stalls closer to the building.*
3. Provide a 10' buffer along the south property line adjacent to the townhome parcel. Adjust the site plan as required.  
*A 10' buffer on the retail parcel was added accordingly.*

If you have any questions or comments during your review, please do not hesitate to contact me at 757-814-0824 or [cblaney@wardedwards.com](mailto:cblaney@wardedwards.com).

Sincerely,

**Ward Edwards Engineering**

A handwritten signature in blue ink, appearing to read "C. Blaney", is written over a light blue horizontal line.

Conor Blaney, PE  
Project Manager