



ATTACHMENT 3 PLAN REVIEW COMMENTS FOR DPA-12-21-016142

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
CAHILL

Plan Type: NA **Apply Date:** 12/07/2021
Plan Status: Active **Plan Address:** 1055 May River Rd
BLUFFTON, SC 29910
Case Manager: Jordan Holloway **Plan PIN #:** R610 039 000 0001 0000
Plan Description: A request by Ansley Manuel on behalf of Cahill Enterprise Inc for the approval of a Development Plan Amendment. The project consists of two additions to enlarge the existing restaurant and market. The property is identified by tax map number R610 039 000 0001 0000 and consists of 1.3 acres located at 1055 May River Road. The property is zoned Rural Mixed Use and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance. Item will be on the 1-12-22 DRC Meeting agenda.

Technical Review

Submission #: 1 Received: 12/07/2021 Completed: 01/07/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	01/07/2022	Dan Wiltse	Revisions Required

Comments:

1. Provide a detail on how emergency vehicles will access the site, including turnarounds.
2. Based on my calculations, the occupant load for the space will be over 100 people after the addition. This will require the building to have an automatic fire suppression system installed. Provide details on the riser room location, FDC location and PIV location.

Planning Review - SR	01/07/2022	Jordan Holloway	Revisions Required
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Comments:

1. Provide a site/landscape plan that shows the existing vegetation on site, primarily the trees to the left of the proposed addition and shrubs along the front of the existing structure.
2. Please remove the double setback lines on the site plan. Only one set of setback lines should exist.

Building Safety Review	12/13/2021	Richard Spruce	Not Required
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Watershed Management Review DRC	01/07/2022	Lidia Delhomme	Approved with Conditions
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Comments:

1. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Beaufort Jasper Water and Sewer Review	01/07/2022	James Clardy	Approved
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Planning Commission Review	01/07/2022	Aubrie Giroux	Approved
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Planning Review - Address	01/07/2022	Nick Walton	Approved
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Police Department Review	01/07/2022	Adam Barberio	Approved
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Plan Review Case Notes: