

ATTACHMENT 2 - Resubmitted Documents



1695 Twelve Mile Road, Suite 100
Berkley, Michigan 48072

O: 248-817-1691
samantha@814cre.com

September 27, 2023

Town of Bluffton

Planning Department

ATTN: Katie Peterson, AICP
Senior Planner
20 Bridge Street
P.O. Box 386
Bluffton, SC 29910

RE: COFA Submittal #3 – Big Blue Marble Academy Cypress Ridge

Dear Katie,

Enclosed with this letter is the COFA resubmittal application for Big Blue Marble Academy Cypress Ridge. Please find enclosed the following materials:

- Revised Building, Civil & Landscaping Plans
- Revised Dumpster Enclosure Detail
- Planning Commission Comment Response Letter
- 3D Isometric Views for Roof Massing (2)
- Interior Material Board
- Exterior Material Board

Please contact me at (734) 260-6820 or via email at samantha@814cre.com with any questions. We are looking forward to reviewing this project with the Town of Bluffton's Planning Commission again soon.

Sincerely,

A handwritten signature in black ink that reads "Samantha Kozlowski". The signature is fluid and cursive, with the first name "Samantha" being more prominent.

Samantha Kozlowski
Development Manager
814 SERVICES, LLC

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September 27, 2023

Town of Bluffton
Planning Department
ATTN: Katie Peterson, AICP
Senior Planner
20 Bridge Street
P.O. Box 386
Bluffton, SC 29910

RE: Big Blue Marble Cypress Ridge – Planning Commission Comment Responses

Dear Katie,

Thank you for sharing the comments from the previous Planning Commission Meeting. Please review our responses/plan revision comments below [\(in Blue\)](#):

1. Landscape.
 - a. Per Section 4.24.2.2.E. of the ZDSO, Landscape Plan must be revised to include a broad-leaf tree in each peninsula.
 - [Updated to have the Laurel Oaks in the peninsulas.](#)
 - b. Per Section 4.16.3.A of the ZDSO, the shrubs screening the Transformer at the southern corner of the building must be increased in height to fully screen it from view of Highway 170.
 - [The heights of the shrubs have increased as well additional shrubs around the area.](#)
 - c. Per Section 5.3.7.C. of the UDO, additional landscape screening must be added to the area between the parking lot and Slater Street. This should be a continuous planting area, as it is the street buffer.
 - [Additional trees and shrubs were added between the parking lot and Slater Street.](#)
 - d. Reconsider the shrub choices – especially at the sidewalk near the HC parking space as they are sharp and/or potentially irritating to skin/problematic if consumed by the littles.
 - [The shrubs are updated.](#)
 - e. Double check planting heights vs. gallon sizes as they conflict. Please note the height minimums must be met – the gallon sizes should be updated to be reflective of those heights.
 - [The height and gallon sizes have been updated.](#)
 - f. Revisit the locations of some of the overstory trees filling in the bugger as they relate to the existing large trees – specifically near the SE corner as there is a large oak there which proposes another large canopy tree planted very close to it.

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- The locations of the overstory trees have been relocated from existing large canopy trees.
- g. Plantings should be added around the dumpster enclosure to screen it a little better
 - Shrubs and an overstory tree have been added to screen the dumpster area.

2. Architecture

- a. Per Section 4.16.2.A. all roof mechanicals are shown on the front elevation, facing Highway 170, and must be revised.
 - Roof mechanicals have been inset into the roof line to provide screening from Highway 170. Review the 3D isometric view, "Roof Massing" to view the revised screening for the mechanical units.
- b. Per Section 4.16.3.A. the electric meter is shown on front elevation, facing Highway 170 and must be revised or be fully screened with an architectural feature.
 - Electric meter relocated to the east elevation and fully screened from view within the mechanical unit fencing.
- c. Per Section 4.24.3.A.3. of the ZDSO the dumpster enclosure must be revised from unfinished Split Face CMU to a permitted material.
 - Dumpster enclosure revised to Savannah Grey brick to match building exterior.
- d. The Applicant should consider revising the pedestrian door operation on the dumpster enclosure to minimize conflict with pedestrians entering from the building. (switching the hinges so they don't have to walk around the door they just opened)
 - The side door has been removed and now has front gate access instead.
- e. Information on the proposed metal fence must be provided for review as not enough information has been to complete the review. When you provide the fence detail – also ensure gate locations are shown on the landscape/site plan
 - Fence detail has been added to Sheet C800 (Detail Sheet). Gates have been added to the site plan.
- f. The fence location at the southeast corner of the building must be revised to remain passable when the door is open.
 - The fence location has been updated everywhere so the area is passable while a door is open.
- g. Per Section 4.23.3.A., the dormers should be relocated to be centered over the elements beneath them. Roofs need to have a minimum 4:12 pitch. – Might consider increasing the pitch of the primary mass to 6:12 (recommendation not requirement, but the dormers will need to feel appropriate on the main mass)
 - Accent roof pitches increased to 12:6. Main roof pitch increased to 12:4. Four dormers have been added.
- h. Per Section 4.23.3.A., the Front (Highway 170 facing) elevation should be reconsidered to better address the street.

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- The south elevation has been revised to better address Highway 170. Additional dormers have been added and all mechanical units have been screened from the view of the highway. The south elevation (rear of building) has been designed to closely resemble the north elevation (entrance) of the building.
 - i. Reconsider the main entrance location as the entrance is at the dead-end portion of the parking lot. Even with kids being walked in, parents are more likely to enter and turn that direction, which will cause challenges with circulation.
 - The main entrance location has been mirrored/relocated to better accommodate the parking lot layout & improve circulation of the overall site.
 - j. Revise door lite pattern on rear elevation to match for consistency. Also take a look at the doors for the electric rooms on the front if they are to remain on that elevation as they appear as service doors – on the front elevation, which is problematic.
 - Revised pattern & added additional door lights on rear elevation.
 - Revised the electric room doors on south elevation to match existing doors. Added spandrel glass to reduce visibility into the electric rooms.
 - k. Consider revising the muntin patterns on windows to be square or vertical rather than creating horizontal lites as vertical/square lite patterns are more typical of the Lowcountry Vernacular.
 - The window shape for all dormer windows were revised to match the glass shape in the doors and windows located below.
 - l. Pull the fence away from the columns on the front elevation
 - The fence location has been updated.
3. Lighting
- a. Per Section 4.23.3.C.2.a.2. of the ZDSO, the Planning Commission must determine the appropriateness of the use of LEDs as a substitute lighting type for those listed in the Ordinance.
 - Noted.
 - b. Per Section 4.23.3.C.2.a.2.1. of the ZDSO, additional information is required to ensure all fixtures will be cutoff luminaires. With fully concealed light source.
 - Revised photometric plan provided with additional information on fixtures.
 - c. Light poles need to be relocated to eliminate conflict with required Landscape Island overstory trees.
 - Light poles have been relocated & recalculated. Please review revised photometric plan.
 - d. Photometric exhibit must be revised to ensure it remains in compliance with the revised pole locations.
 - Noted and revised on the photometric plan.
4. Other

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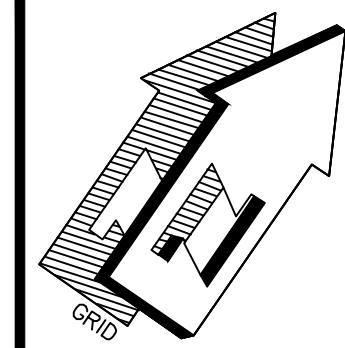
- a. All comments must be addressed, and a Final Development Plan must be approved prior to issuance of the Certificate of Appropriateness – HCO. **Noted.**
- b. Per the Applications Manual, a letter of approval from the Cypress Ridge Declarant for the Covenants, Conditions and Restrictions must be provided.
 - **The Letter of Approval from the Cypress Ridge Declarant will be provided prior to the Planning Commission Meeting.**
- c. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed at each site in the proposed development.
 - **Noted. All Signage Permits will be submitted to the Town of Bluffton for review prior to installation. The Sign Permit application will be submitted by the individual sign contractor.**

Thank you for your time reviewing our response letter and resubmittal materials. We are looking forward to reviewing this project with the Town of Bluffton's Planning Commission again soon. Please contact me at (734) 260-6820 or via email at samantha@814cre.com with any questions.

Thank you,

A handwritten signature in black ink that reads "Samantha Kozlowski". The signature is written in a cursive, flowing style.

Samantha Kozlowski
Development Manager
814 SERVICES, LLC



G:\PROJECTS\2022-2023-0214_BIG BLUE MARBLE ACADEMY - BLUFFTON, SC\AC-DRAWINGS\CIVIL\2022-0214_OV - UPDATE.DWG 9/26/2023 2:12 PM

- LEGEND**
- LANDSCAPE AREA
 - PERVIOUS PAVING
 - CONCRETE
 - ASPHALT

PLAN
HORIZONTAL SCALE 1"=20'
SCALE IN FEET



REV #	DATE	DESCRIPTION

BIG BLUE MARBLE ACADEMY

SITE PLAN

DRAWN BY:	AWD
CHECKED BY:	MES
APPROVED BY:	MES
DATE:	9/25/2023
SCALE:	1" = 20'
JOB No.	2022-0214
DRAWING No.	C400

Project:



Cypress Ridge
Mill Creek Blvd.
Bluffton, South Carolina

Issued for:

Site Plan Review 02/17/2023
Site Plan Review 03/29/2023
Site Plan Review 05/12/2023
Site Plan Review 07/24/2023

Subject:

FLOOR PLANS

Project Owner:



814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:



FormSurfaces
Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189



conn engineering
consultants, inc.
commercial-industrial-institutional-residential
structural engineering
107 n. bridge
linden, mi 48451
p. 810.458.4350
www.connengineering.com



504 S. Creyts Road, Suite B
Lansing, MI 48917

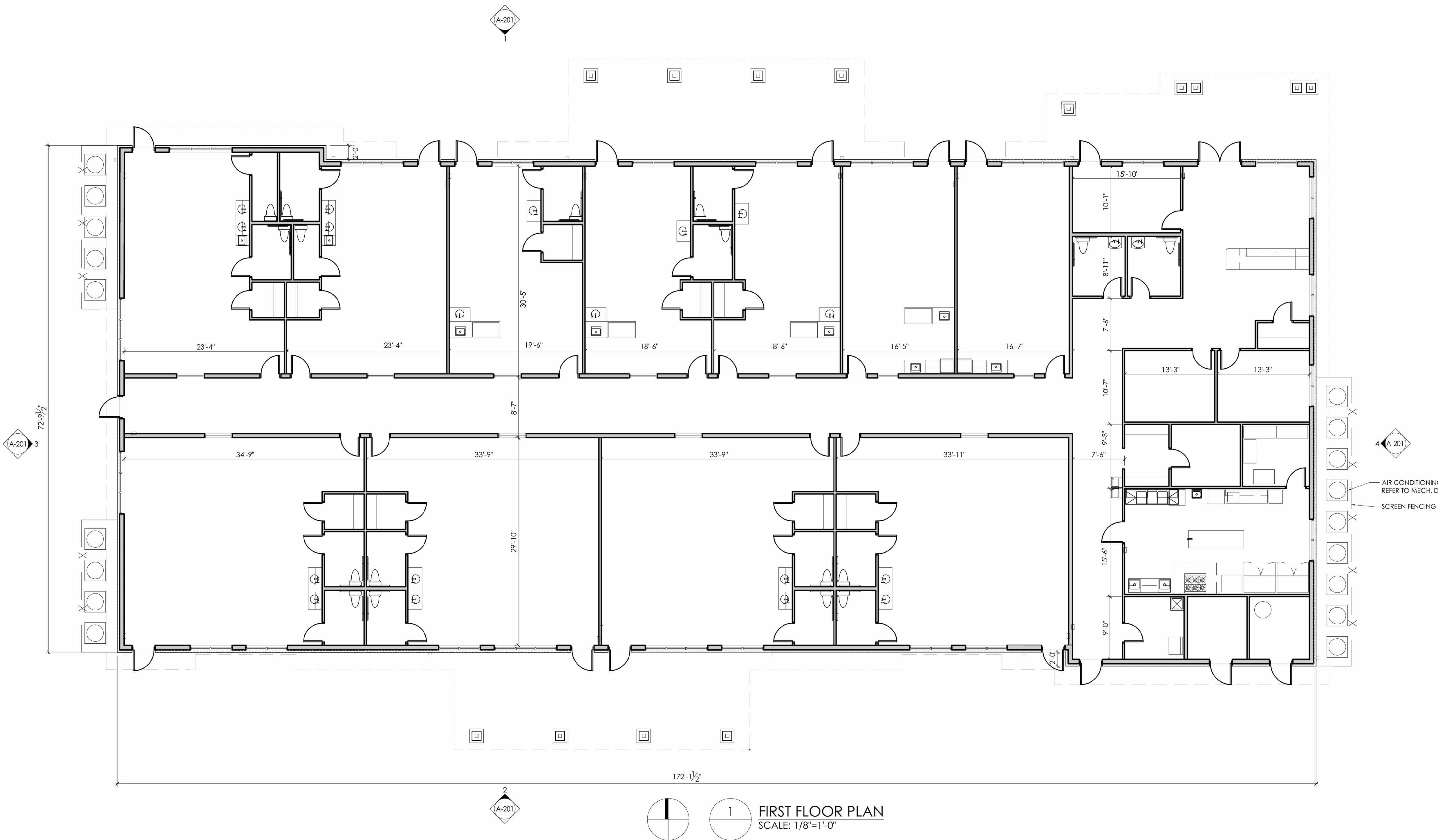
Job No.

20211019

Sheet No.

A 101

NOT FOR CONSTRUCTION



Project:



Cypress Ridge
Mill Creek Blvd.
Bluffton, South Carolina

Issued for:

Site Plan Review 03/29/2023
Site Plan Review 05/12/2023
Site Plan Review 07/24/2023

Subject:

ROOF PLANS

Project Owner:



814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:



FormSurfaces
Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189



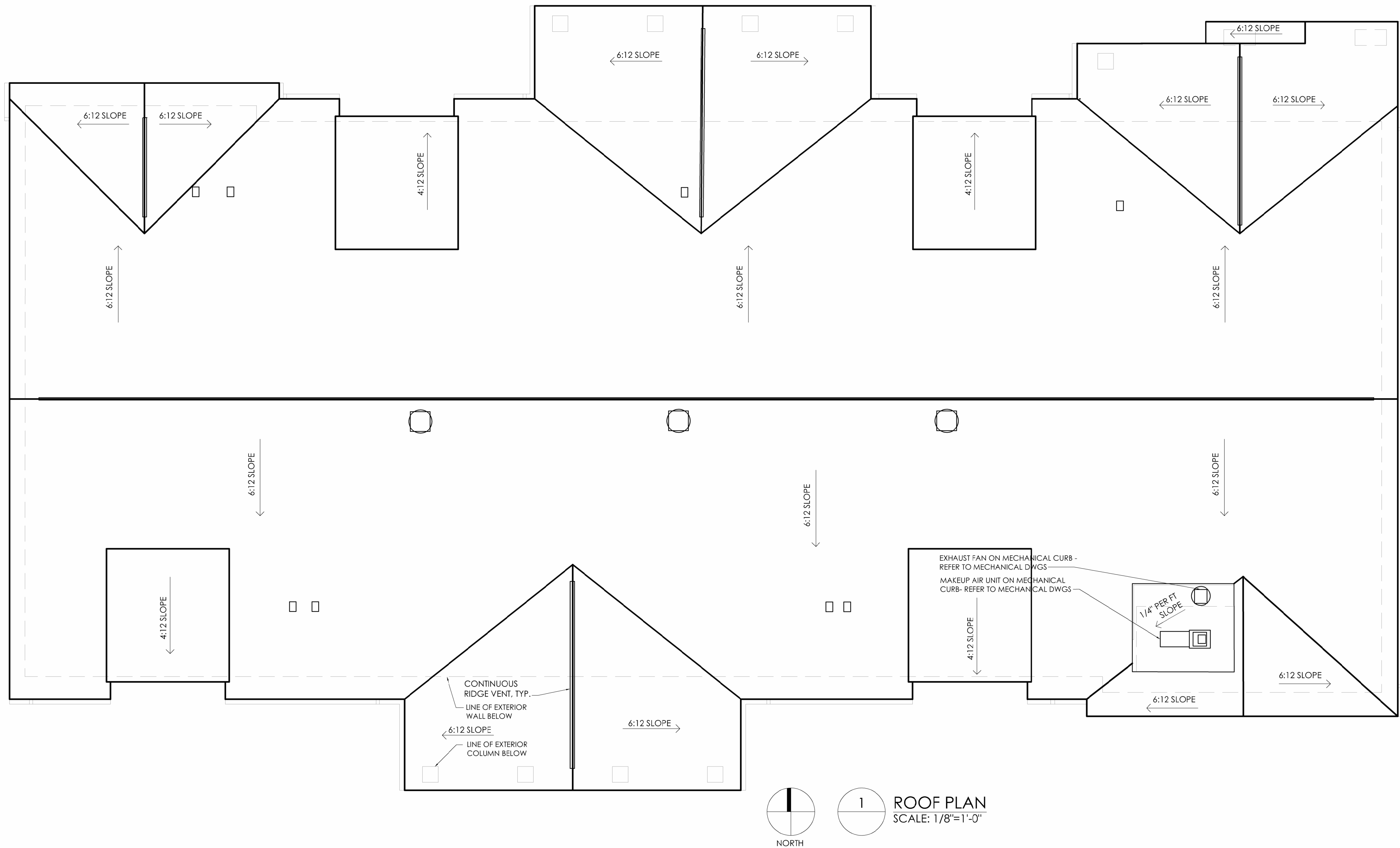
504 S. Creyts Road, Suite B
Lansing, MI 48917

Job No.

20211019

Sheet No.

A 104



Project:



Cypress Ridge
Mill Creek Blvd.
Bluffton, South Carolina

Issued for:

Site Plan Review 02/17/2023
Site Plan Review 03/29/2023
Site Plan Review 05/12/2023
Site Plan Review 07/24/2023
Site Plan Review 09/25/2023

Subject:

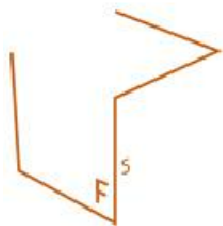
ELEVATIONS

Project Owner:



814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:



FormSurfaces
Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189



504 S. Creyts Road, Suite B
Lansing, MI 48917

Job No.

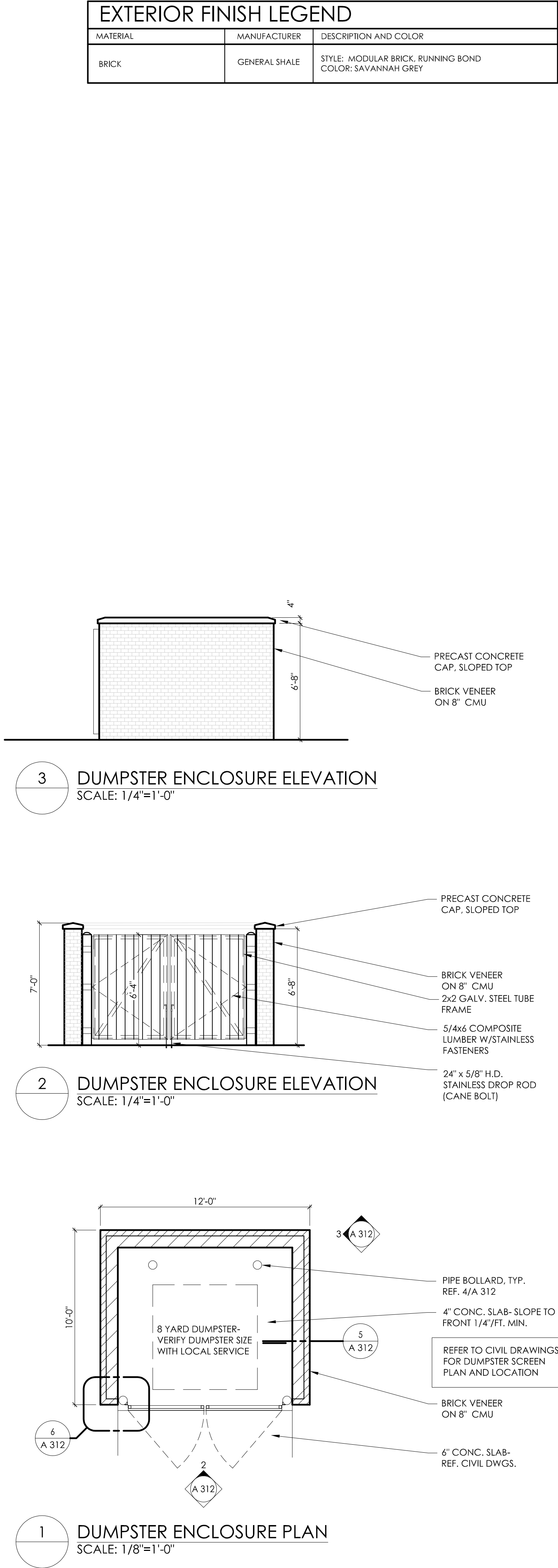
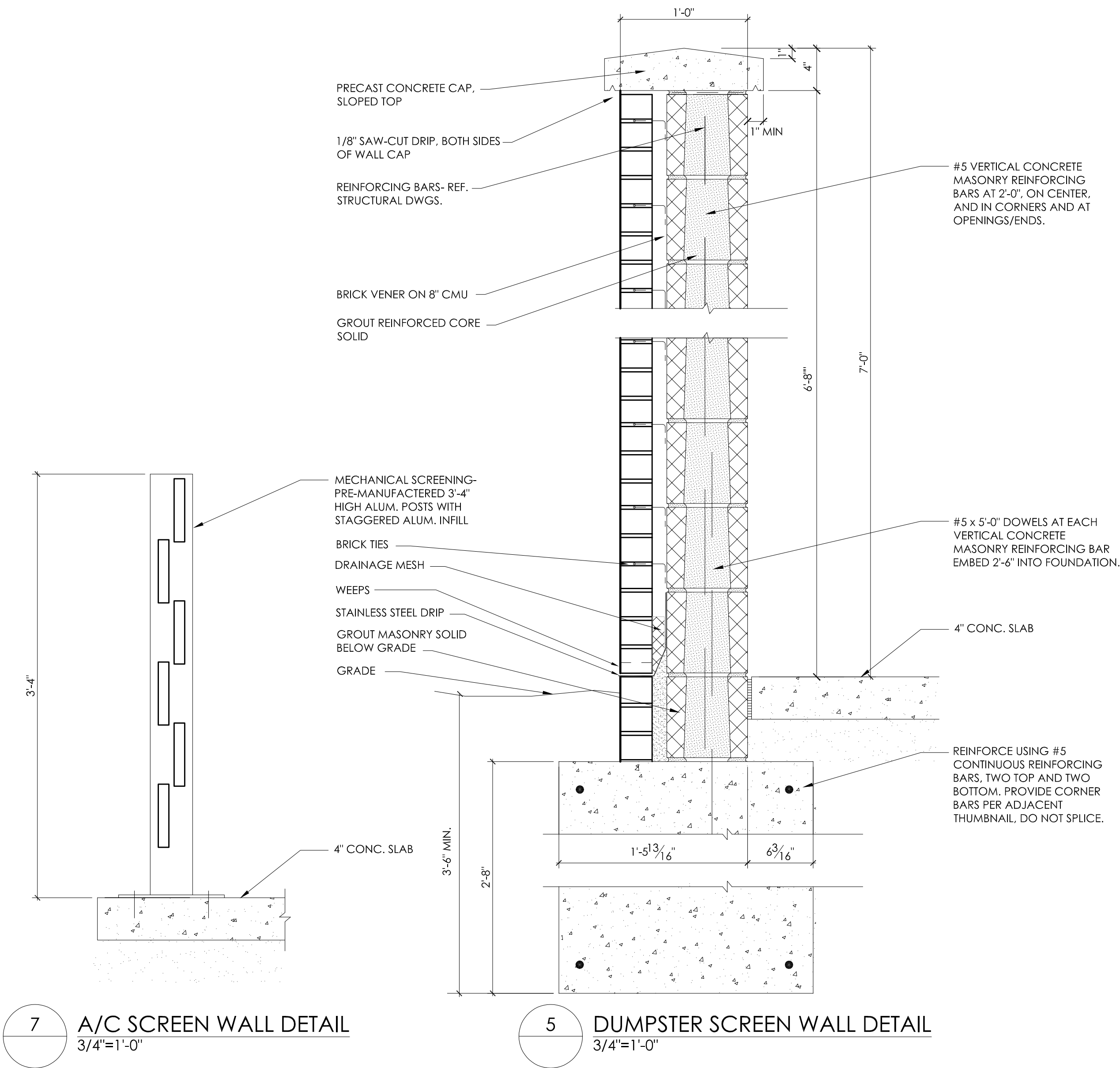
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Sheet No.

A 201

NOT FOR CONSTRUCTION





Project:



Cypress Ridge
Mill Creek Blvd.
Bluffton, South Carolina

Issued for:

Site Plan Review 02/17/2023
Site Plan Review 09/25/2023

Subject:

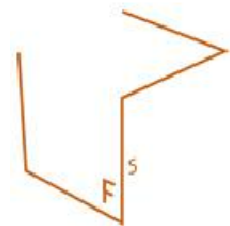
DUMPSTER ENCLOSURE DETAILS

Project Owner:



814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:



FormSurfaces Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189



504 S. Creyts Road, Suite B
Lansing, MI 48917

Job No.

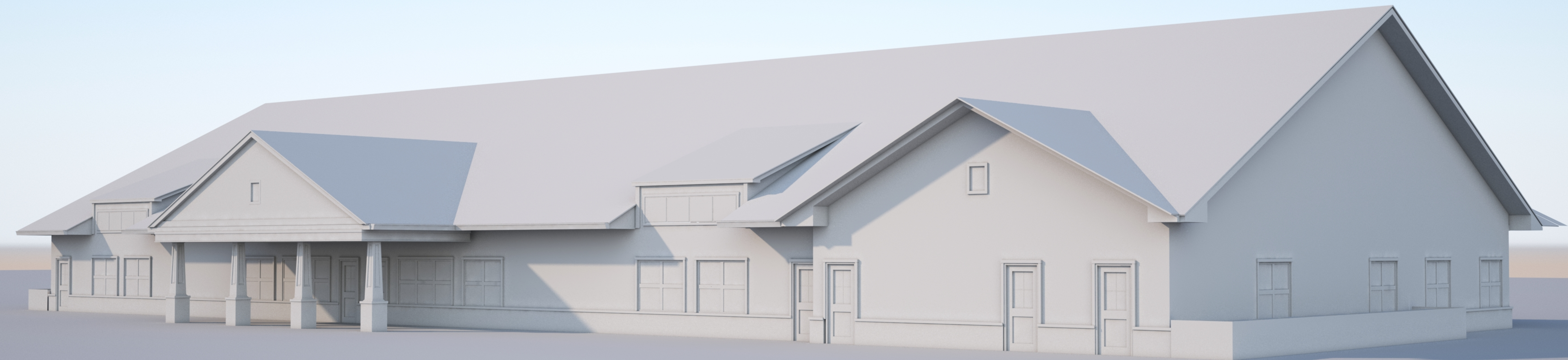
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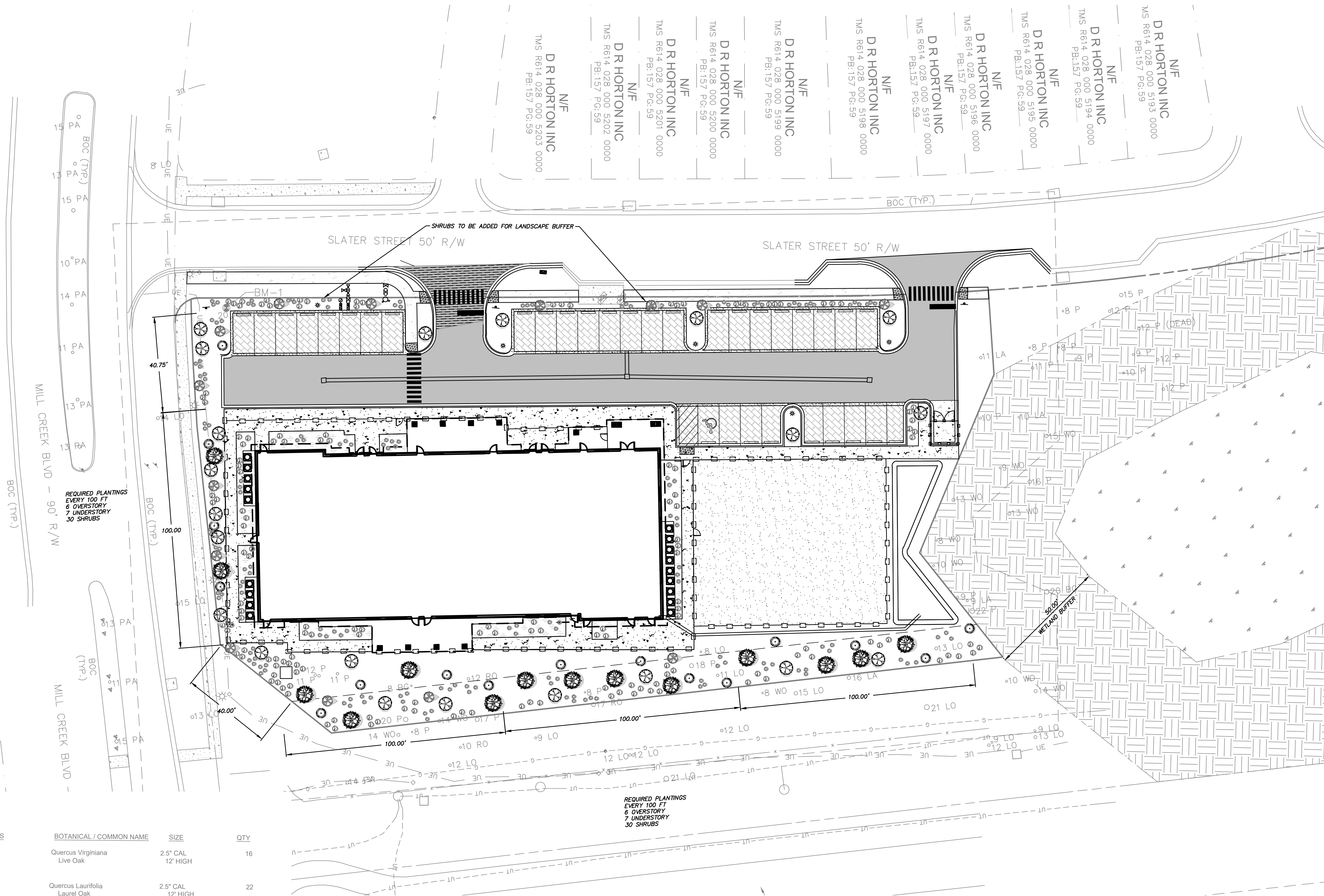
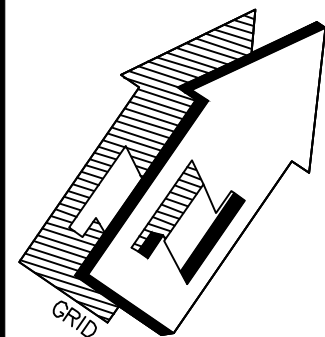
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A 312

NOT FOR CONSTRUCTION





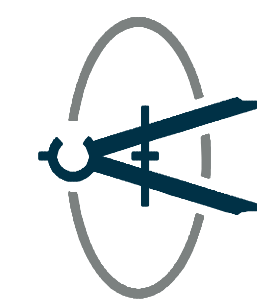


SHRUBS

BOTANICAL / COMMON NAME		SIZE	QTY	
Quercus Virginiana Live Oak		2.5" CAL 12' HIGH	16	
Quercus Laurifolia Laurel Oak		2.5" CAL 12' HIGH	24	
BOTANICAL / COMMON NAME		SIZE	QTY	
lagerstroemia indica Crepe Myrtle		2" CAL 10' HIGH	40	
Halesia Carolina Carolina Silverbell		2" CAL 6' HIGH	37	
BOTANICAL / COMMON NAME		GAL	SPACING	QTY
Podocarpus Podocarpus		5	18" o.c. 4' HIGH	261
Callistemon citrinus Crimson Bottlebrush		5	18" o.c. 4' HIGH	217

PLAN
HORIZONTAL SCALE 1"=20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 20, 10, 0, 20, and 40 from left to right. Below the bar, the text "SCALE IN FEET" is written.



CRANSTON



9/21/23

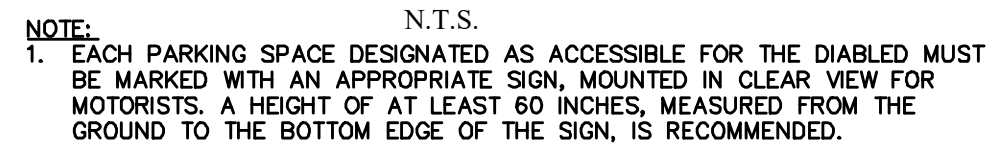
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BIG BLUE MARBLE ACADEMY

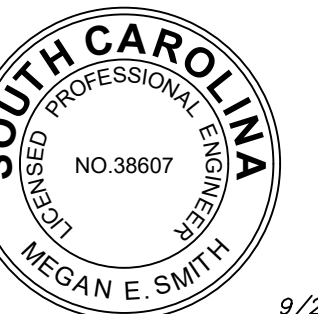
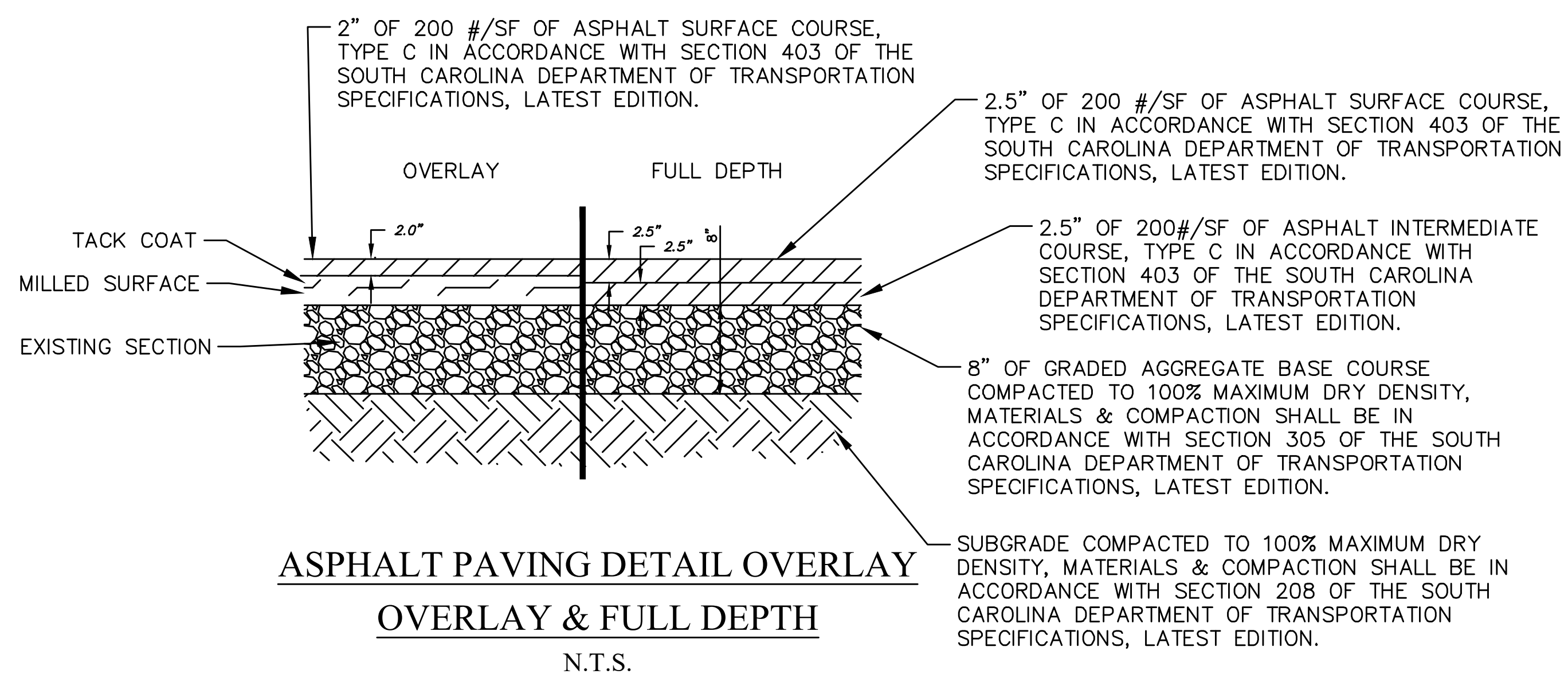
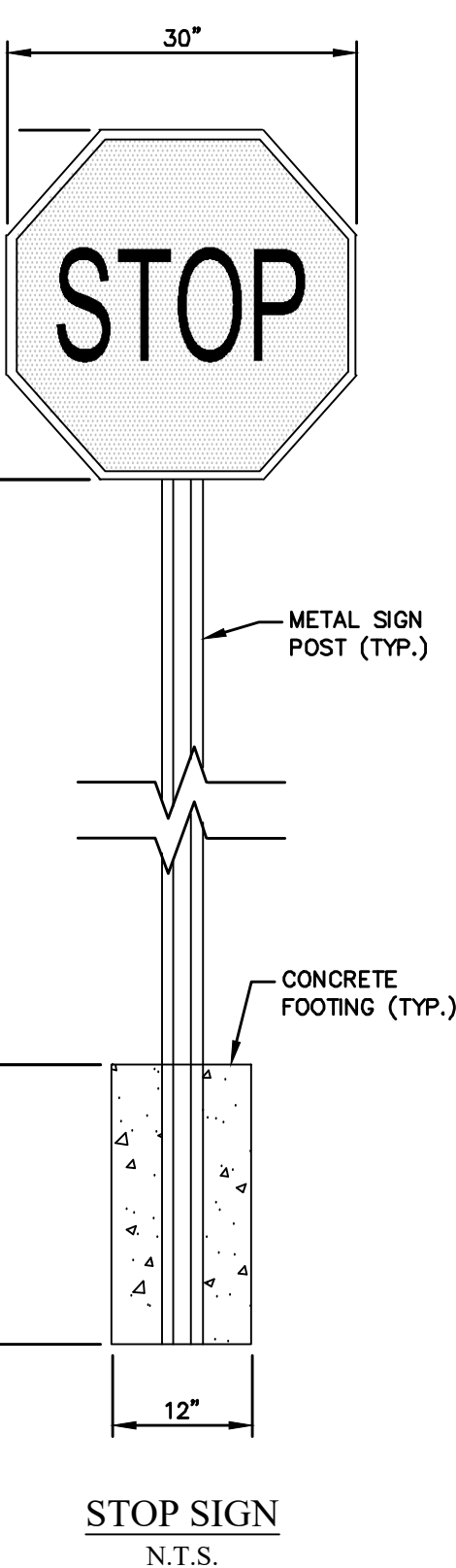
LANDSCAPE PLAN

DRAWN BY:	AWD
CHECKED BY:	MES
APPROVED BY:	MES
DATE:	9/25/2023
SCALE:	1" = 40'
JOB No.	2022-0214
DRAWING No.	

C700



Technical drawing of a METAL SIGN POST. The drawing shows a cross-section of a post with a V-shaped notch. The overall width is 3-1/2 inches. The notch has a width of 1-1/2 inches at the bottom and a depth of 1-1/2 inches. The top flanges are 1/2 inch wide. The drawing is labeled "METAL SIGN POST".



BIG BLUE MARBLE ACADEMY

DETAILS SHEET |

AND

153

153

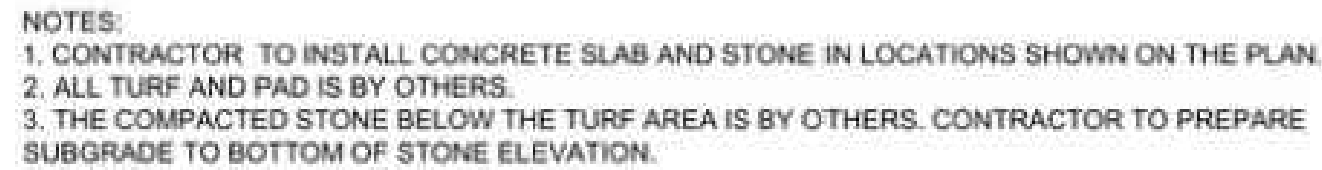
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A15

214

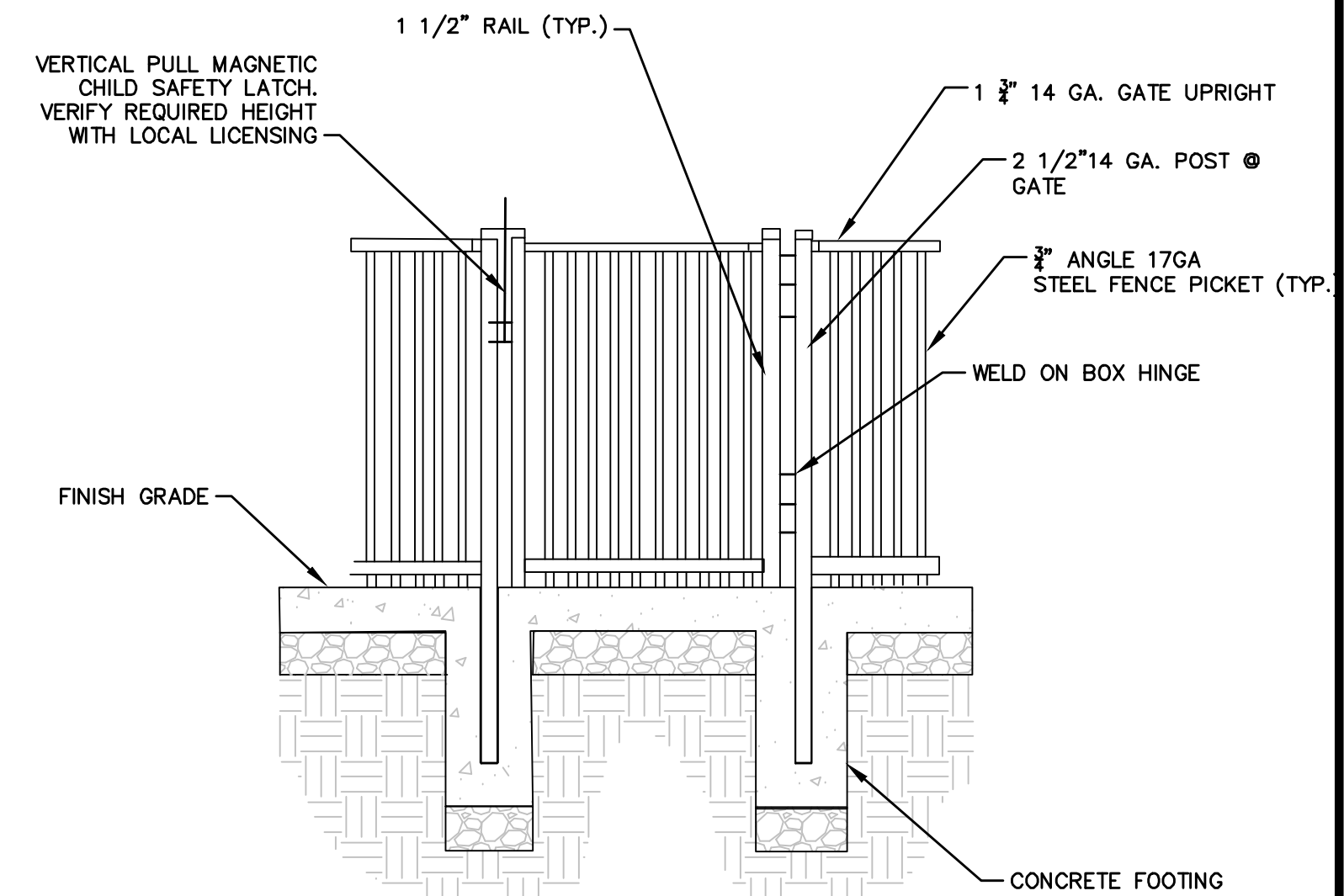
C800





GENERAL DRAINAGE NOTES:

1. ALL EXISTING WATER, SANITARY, GAS, OR OTHER UNDERGROUND UTILITIES, BOTH MAINS AND HOUSE CONNECTIONS, THAT ARE IMPACTED BY OR CROSS THE PROJECT STORM PIPES SHALL BE TEST PITTED. ALL TEST PIT INFORMATION SHALL BE SUBMITTED TO THE ENGINEER THREE WEEKS PRIOR TO CONSTRUCTION OF THE PIPE WORK. THE ENGINEER WILL HAVE TWO WEEKS TO REVIEW THE TEST PIT INFORMATION AND RESOLVE ANY CONFLICTS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SERVICE DURING CONSTRUCTION AND TEST PITTING ACTIVITIES. IN THE CASE OF GAS LINE CONFLICTS, THE CONTRACTOR SHALL NOTIFY DOMINION ENERGY TO RELOCATE AS NECESSARY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEWATERING TEST PIT DEPTHS, DRAINAGE DIVERSIONS, ETC. AND PERFORM DEWATERING AS NECESSARY TO PROVIDE SUITABLE CONDITIONS TO PERFORM AND COMPLETE THE PROJECT WORK.
3. CONTRACTOR IS RESPONSIBLE FOR RESTORING, REPAIRING, OR RECONSTRUCTING EXISTING SITE FEATURES (E.G. SIDEWALKS, CURB/GUTTER, FENCING, PAVING, LIGHTING, UTILITIES, ETC.) THAT ARE DAMAGED AS A RESULT OF THE PROJECT WORK.
4. ALL AGGREGATES ASSOCIATED WITH BMP'S SHALL BE WASHED STONE, CLEAN AND FREE OF FINE SEDIMENTS.
5. THE CONTRACTOR SHALL MEASURE SEDIMENT AND EROSION CONTROL STRUCTURE PLACEMENT AND UTILIZED DURING CONSTRUCTION AND IMMEDIATELY THEREAFTER TO PREVENT SEDIMENT CONTAMINATION OF BMP INFILTRATION AREA.



N.T.S.

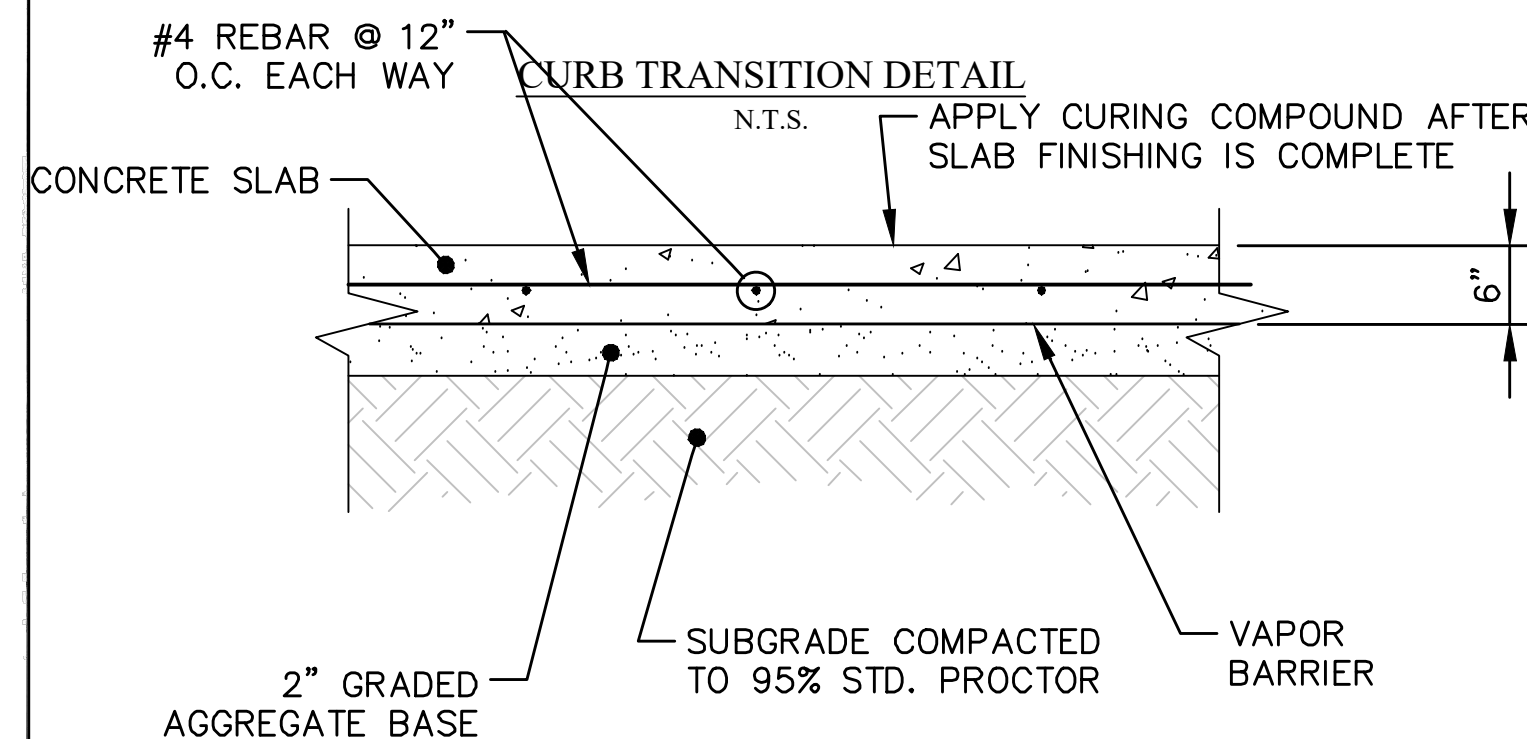
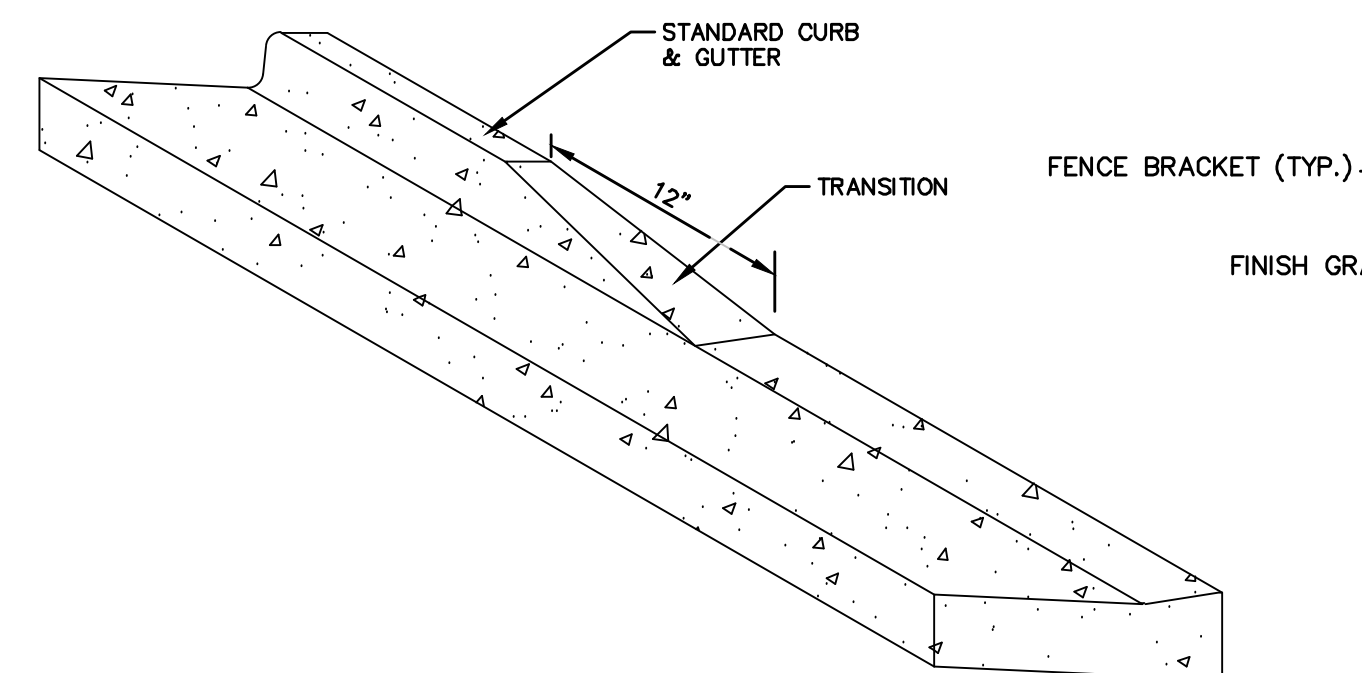
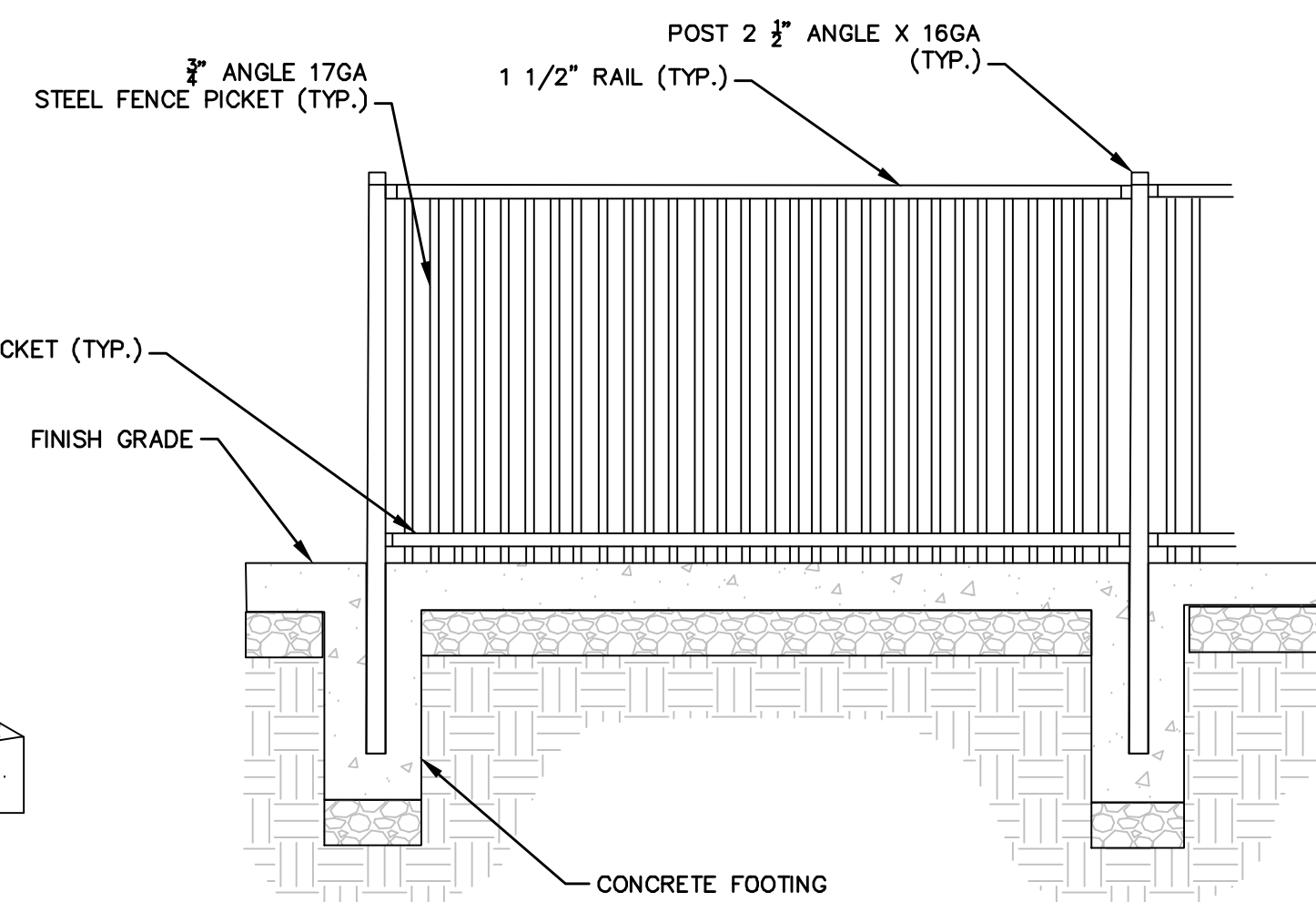


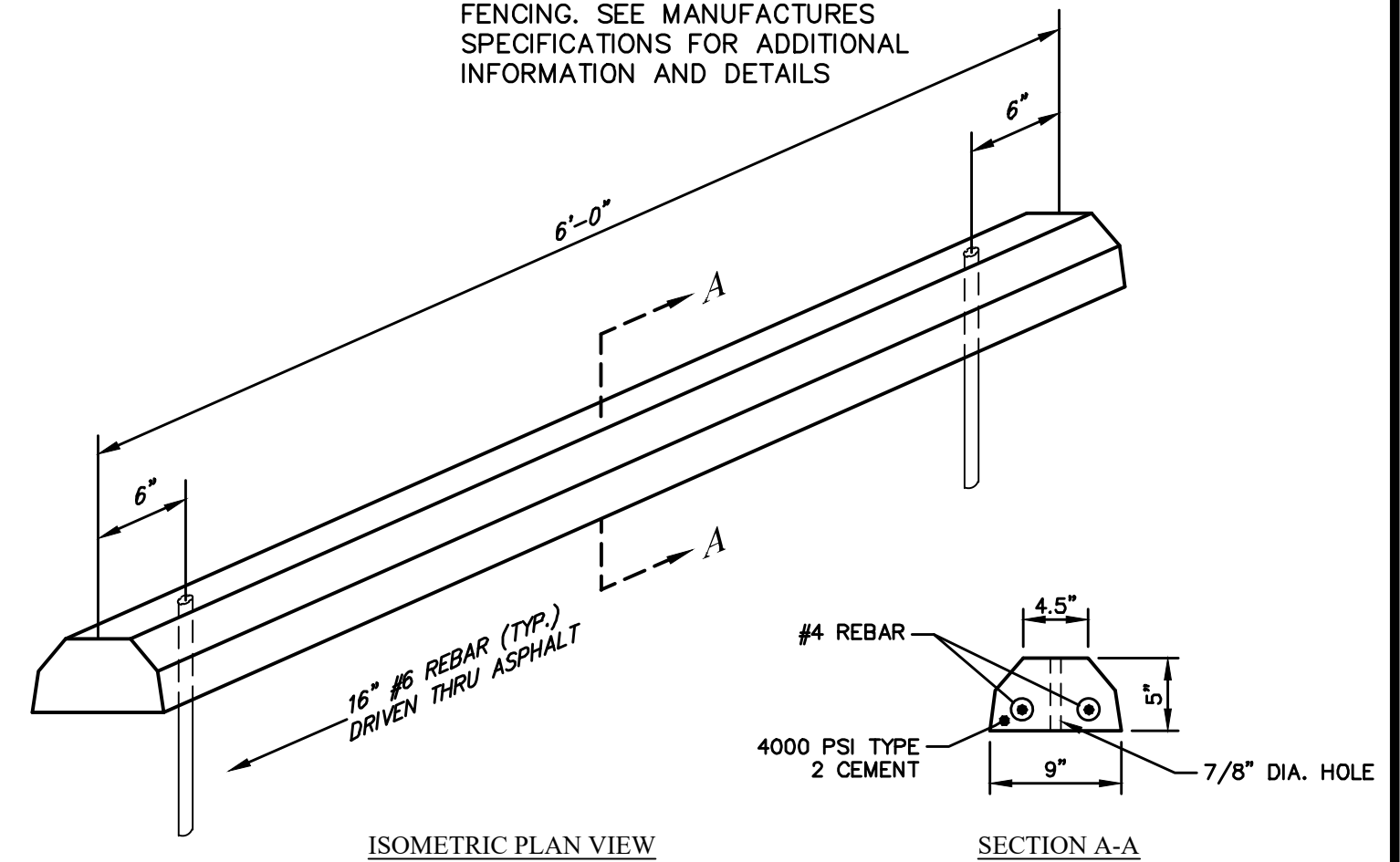
Diagram illustrating the cross-section of a concrete gutter. The gutter is 18" wide at the base and 6" high. The top surface is sloped at 1" - 6". The gutter is constructed from 3000 PSI concrete. The outer edge has a radius of R = 2" and the inner edge has a radius of R = 3". The gutter is 4" wide at the top. The gutter is designed to shed water where grades on plan sheets indicate. Slope to match pavement grade.

1. CONTROL JOINTS TO BE SCORED EVERY 10' MAX.
2. EXPANSION JOINTS TO BE INSTALLED EVERY 50'± AND AT ALL RIGID CONNECTIONS.
3. JOINTS IN CURB & GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN SIDEWALK WHERE ADJOINING.

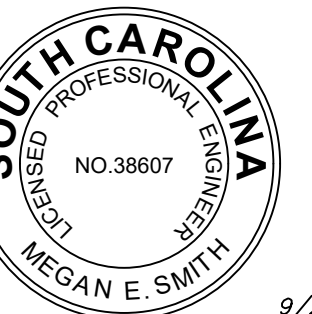
STEEL FENCE DETAIL

N.T.S.

- NOTES:
1. STYLE TO BE MONTAGE PLUS ATF WELDED ORNAMENTAL STEEL MAJESTIC FENCING. SEE MANUFACTURES SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS



South Carolina 811
Call 811 Before You Dig



'21/23

[illegible]

BIG BLUE MARBLE ACADEMY

DETAILS SHEET

DRAWN BY:	AWD
CHECKED BY:	MES
APPROVED BY:	MES
DATE:	9/25/2023
SCALE:	NO SCALE
JOB No.	2022-0214
DRAWING No.	

C801



ASPHALT SHINGLES



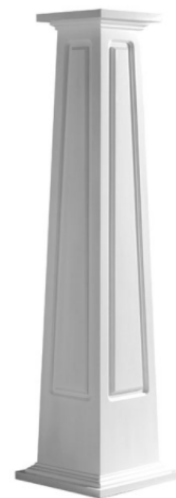
HORIZONTAL LAP SIDING



BRICK



SCREEN FENCE

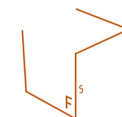


PORCH COLUMNS

EXTERIOR FINISH LEGEND

MATERIAL	MANUFACTURER	DESCRIPTION AND COLOR
ROOF		
ASPHALT SHINGLES	GAF	STYLE: TIMBERLINE HDZ COLOR: OYSTER GREY
SOFFIT PANELS	JAMES HARDIE	STYLE: HARDIESOFFIT PANELS, VENTED CEDARMILL COLOR: WHITE
SCREEN WALL ROOF TOP UNITS	PALMSHIELD	STYLE: MERCURY ECONOMIC STAGGERED (ALUMINUM) COLOR: GREY, HEIGHT: 4 FT.
WALL		
HORIZONTAL LAP SIDING	JAMES HARDIE	STYLE: HARDIEPLANK LAP SIDING, CEDARMILL COLOR: MONTEREY TAUPE
SIDING TRIM	JAMES HARDIE	STYLE: SMOOTH COLOR: WHITE WINDOWS AND DOOR SURROUNDS, SOFFIT
BRICK	GENERAL SHALE	STYLE: MODULAR BRICK, RUNNING BOND COLOR: SAVANNAH GREY
FIBERGLASS COLUMNS	ENDURA-CRAFT	STYLE: CRAFTSMAN STYLE, TAPERED, RECESSED PANEL COLOR: WHITE
LOUVER	FYPON	STYLE: 33" ROUND, POLYURETHANE COLOR: WHITE
SCREEN WALL A/C UNITS AT GRADE		STYLE: VINYL COLOR: BEIGE, HEIGHT: 3'-2" (MIN)

EIGHT



FormSurfaces
Design Group

Architects and Designers
We are creators of space.

ATTACHMENT 2 - Resubmitted Documents



September 27, 2023

Ms. Samantha Kozlowski
814 SERVICES, LLC
1695 Twelve Mile Rd, Suite 100
Berkley, Michigan 48072

Re: Cypress Ridge PUD – ARC Review and Approval

Samantha,

The Architectural Review Committee (ARC) has reviewed and approved your submittal for the proposed Big Blue Marble Academy project located at Mill Creek Boulevard and Okatie Highway providing the following conditions below are met:

- *Owner must meet all required County/City/Town building requirements, including any applicable permits. Please provide copy/copies of these permit to the Commercial Association Management Company office prior to commencing any work.*
- *For any exterior commercial signage for the complex, please submit your proposed signage plan and their placement for the ARC's approval prior to signage installation.*
- *Any damage caused to any Commercial Association common area(s), landscaping, sod, shrubs, plant material, and/or irrigation, as a result of the owner's building installation, will be the financial responsibility of the owner to pay the Association for any said repairs or replacement(s).*

Please do not hesitate to contact me should you have any questions regarding the above conditional approval.

Sincerely,

Trisha Freeland, CMCA®, AMS®
D.R. Horton HOA Manager
Charleston, Hilton Head and Savannah
Coastal Carolina Division
D.R. Horton, Inc.
Cell 843-718-5500 / tfreeland@drhorton.com