



CONNOR CONSULTING SERVICES, LLC
ENGINEERING · DESIGN · PROJECT MANAGEMENT

March 29, 2023

Dan Frazier
Dept. of Growth Management
Town of Bluffton
P.O. Box 386
Bluffton, SC 29910

RE: 120 Persimmon Street – Preliminary DRC Comment Response

Mr. Frazier

Below please find the response to the Preliminary Development Plan Review Comments provided by Town Staff for the March 15, 2023, Development Review Committee Meeting:

Beaufort Jasper Water & Sewer Review Comments:

1. Pending submittal to BJWSA Design Review Team in accordance with the Development Policy Procedure Manual.

Comment acknowledged.

Fire Department Review Comments:

1. Provide fire protection information at time of final development plan submittal, including sprinklers or access routes to get emergency vehicles to within 150 feet of all areas of the building if it is not sprinkled.

Comment acknowledged.

Planning Commission Review Comments:

1. At time of final development plan submittal provide a Letter of Approval from the Bluffton Park Commercial POA for site lighting, landscaping and architecture.

Comment acknowledged.

2. At time of final development plan submittal, provide a detail of the dumpster enclosure.

Comment acknowledged.

Planning Review - SR Comments:

1. Final DP landscaping plan will need to provide 75% canopy coverage for the lot, minus the footprint of the building.

Comment acknowledged.

Watershed Management Review Comments:

1. At time of SWP submittal, provide location of planted/saved trees as reflected in the compliance calculator.

Comment acknowledged.

Sincerely,



Sam Connor, PE
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P.O. Box 3671
Bluffton, SC 29910