

ATTACHMENT 1



1695 Twelve Mile Road, Suite 100
Berkley, Michigan 48072

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

Monday, October 30th, 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 the conversation at the most recent Planning Commission meeting on Wednesday 10/25/2023. Please see our plan revisions/responses below (in Blue):

1. Architecture

- a. Per Section 4.16.2.A. all roof mechanicals are shown on the front elevation, facing Highway 170, and must be revised.
 - The kitchen exhaust vent has been rerouted to outlet out the sidewall of the building, on the east elevation.
 - The rooftop mechanical unit has been inset into the roof line to provide screening from Highway 170. The specification sheet for the make-up air unit has been provided with this resubmittal.
- b. Pull the fence away from the columns on the front elevation
 - The fence location has been updated on the civil plans.
- c. The shed roofs on the dormers should be increased to pitch 4:12.
 - Two (2) versions of the updated elevations have been provided with our resubmittal to allow the Planning Commissioners to select their preferred elevation.
 - One version depicts the 12:6 roof and 12:4 pitch of the dormers.
 - One version depicts the 12:5 roof and 12:3 pitch of the dormers.
- d. Columns must be aligned with the beams.
 - Columns have been revised.
- e. The fence screening the mechanical units should be increased.
 - The fence screening has been increased to 4' in height. Our previous submittal included a fence screen height of 3'-4". The developer will comply with any additional requirements for mechanical fencing required by SCDHEC child care plan reviewer, if necessary.

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- f. Move the three (3) roof ridge vents to the other side of the ridge.
 - [The roof ridge vents have been relocated to the other side of the ridge.](#)
 - g. Revise the roof gable bracket detail/vent on west & east elevation.
 - [The roof gable bracket has been increased in size to fit the size of the roof gable. The vents located below the roof bracket detail has been removed.](#)
- 2. Landscape**
- a. Change the overstory tree on the landscape peninsulas from Laurel Oak to Pin Oak.
 - [Updated on sheet C700 of the civil sheets.](#)
 - b. Move overstory tree on landscape peninsula next to the dumpster closer to the main sidewalk so it does not interfere with the dumpster services.
 - [The tree has been moved.](#)
- 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.](#)
 - [Noted and revised on the photometric plan.](#)
- 4. Other (Administrative)**
- 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. 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,

Samantha Kozlowski
Development Manager
814 SERVICES, LLC