



# ATTACHMENT 5

## PLAN REVIEW COMMENTS FOR COFA-06-23-018189

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

**Plan Type:** Historic District **Apply Date:** 06/23/2023  
**Plan Status:** Active **Plan Address:** 77 Bridge St Street  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 161A 0000  
**Plan Description:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,676 SF and a new one-story Carriage House of approximately 676 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD

**STATUS:** The Application will be heard at the July 17, 2023 meeting of the HPRC.

### Staff Review (HD)

**Submission #: 1** Received: 06/23/2023 Completed: 07/14/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	07/03/2023	Samantha Crotty	Revisions Required

#### Comments:

1. Provide Town of Bluffton Stormwater Affidavit.
2. Provide DHEC Auto-coverage form.
3. Provide grading and drainage plans (subject to article 5 of the UDO).

Growth Management Dept Review (HD)	07/14/2023	Katie Peterson	Approved with Conditions
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#### Comments:

1. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree , 14 inches in diameter at breast height (DBH) on property used as a single-family detached residential. (UDO Section 3.22.2.)

HPRC Review	07/14/2023	Katie Peterson	Approved with Conditions
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#### Comments:

1. Double check the distance/height of the chimney with relationship to the roof ridge at time of final submittal.
2. Porches must be a minimum of 30 inches from grade to top of stairs. While the Finished floor height is shown, please include porch height in final submittal to ensure it meets this requirement. (UDO 5.15.6.E.5.)
3. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings, street trees, and canopy coverage calculations. Further, provide details including materials and dimensions for the typical window, door details, railing, corner board, shutter, roof (including profile if metal) and a section through the exterior wall, foundation and eave. (Applications Manual)

Beaufort Jasper Water and Sewer Review	07/14/2023	James Clardy	Approved
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#### Comments:

1. No comments.

Transportation Department Review - HD	06/26/2023	Megan James	Approved
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#### Comments:

- No comments

