



ATTACHMENT 7 PLAN REVIEW COMMENTS FOR COFA-05-18-011989

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:	05/07/2018
Plan Status:	Active	Plan Address:	27 Bridge St BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 00A 0052 0000
Plan Description:	The Applicant is proposing to build a new single family two story residence with attached garage. STATUS: The application was reviewed at the May 21, 2018 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review. STATUS: A revised conceptual application was received and will be heard at the February 28, 2022 meeting of the HPRC.		

Staff Review (HD)

Submission #: 1 Received: 02/08/2022 Completed: 02/25/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	02/25/2022	Katie Peterson	Revisions Required

Comments:

1. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. No significant tree will be permitted to be removed until reviewed and approved by the Development Review Committee (the "DRC"). The Site Plan shows the removal of several significant trees proposed for removal. Further, the 36" LAOK between the Carriage House and Primary Structure is proposed to be less than 5 feet from the poured slab of the CH, which will cause substantial impact to the root system. The site plan should be restudied to protect the existing tree canopy. (UDO Section 5.3.3.)
2. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree, 8 inches in diameter at breast height (DBH). (UDO Section 3.22.2.A.)
3. Doors are permitted to be wood, metal or metal-clad. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for doors provided the UDO Administrator determines that the door will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The door schedule provided notes the material as T.B.D. The material must be specified to ensure compliance with the material standards. (UDO Section 5.15.6.I.)
4. The Tree removal shown on the Landscape Plan and the Site Plan Conflict. Revise to be consistent.

Transportation Department Review - HD	02/25/2022	Constance Clarkson	Revisions Required
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Comments:

1. Location of Driveway conflicts with the permitted drawings for curb cut access and storm drainage facilities of the Bridge Street Streetscape CIP project. Driveway location must be revised to avoid infrastructure.

Watershed Management Review	02/22/2022	Lidia Delhomme	Revisions Required
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Comments:

1. Revise site plans to show the required Drainage Maintenance Easement from the Top of the Bank. The Drainage Maintenance Easement should be at the minimum allowable width as permitted by the SWDM 3.7.3.
2. Provide Individual Lot Drainage Plans demonstrating positive drainage and disconnection.
3. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 5 of the Southern Lowcountry Stormwater Design Manual, the SCDHEC Erosion and Sediment Reduction standards, and other Stormwater Management regulations, where applicable before Building Permits will be issued.

HPRC Review	02/25/2022	Katie Peterson	Approved with Conditions
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Comments:

1. No comments provided by reviewers.

Comments:

8 Feb 22 - RAS

It appears that the steps have seven risers which would put the floor of the decks/porches above the 30-inch allowance without requiring guardrails. The Handrails shown have a two rail system that would allow a 4-inch sphere to fit through. This would not be approved if the grade within 36-inches horizontally measured from the edge of the deck/porch exceeds the 30-inch high allowance of the IRC section 312.1.1.

Beaufort Jasper Water and Sewer
Review

02/25/2022

James Clardy

Approved

Comments:

1. No comments.

Addressing Review

02/14/2022

Nick Walton

Approved

Comments:

1. Address is 27 Bridge Street.