

ATTACHMENT 8

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

August 15, 2022

Court Atkins Group (on behalf of Leslie and Jeffrey Crook)
Lot 31, 6 Shell Rake, Bluffton, South Carolina 29910

Dear Applicant,

This letter shall serve as approval with conditions for planned single family residence build on 6 Shell Rake St. Plans within the following files titled are the basis for this approval:

Lot 31 Tabby Roads_Crook Residence_Final HARB Review_Application.pdf, Lot 31 Tabby Roads_Crook Residence_Final HARB Review_Architectural Drawings.pdf, Lot 31 Tabby Roads_Crook Residence_Final HARB Review_Colorboard.pdf, and Lot 31 Tabby Roads_Crook Residence_Final HARB Review_Landscape Drawings.pdf

This approval is based upon the following items of clarification:

- As a part of the preliminary review, HARB informed applicant that the large laurel oak and pines in the southwest corner should not be removed. In the submitted landscape plan they are removed. As a condition of approval, the pine (10P) and laurel oak (14 LAOK) shown in Fig 1 shall remain intact. We recommend that region of the Lot be left undisturbed (encircled region denoted in Fig 1). HARB requests steps be taken to reduce the impact specifically to the laurel oak to increase the longevity of its life span.

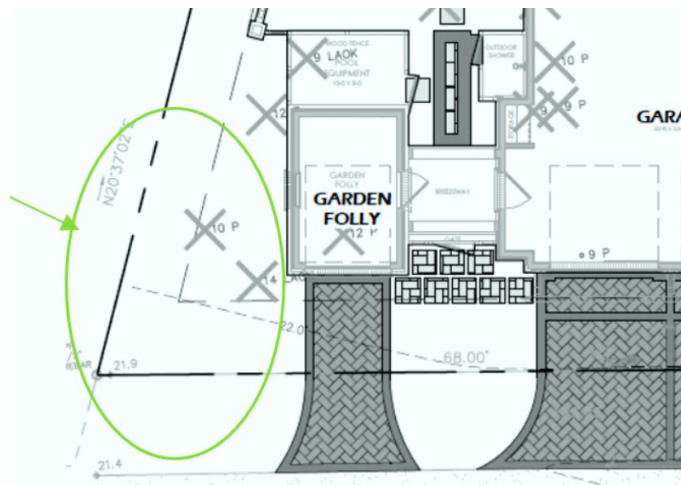


Fig 1 – Southwest Corner Trees

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- Per the submitted landscaping plan there is a pine being removed that is off the north side of the property. No trees should be removed that are not on Lot 31 property itself without coordinating with adjacent property ownership. HARB is not against removal of this tree but wants to ensure that area isn't left in an unpleasant state (i.e., proper landscaping and vegetation).
- As a part of the preliminary review, it was noted that a bio-retention area is required by CC&Rs. None was shown in the landscaping plan submitted. Prior to Lot clearing mitigation of runoff water needs to be addressed.
- The pool area brick has a concrete foundation and therefore is not pervious per the CC&Rs. Prior to Lot clearing mitigation of this detail needs to be corrected.
- Clarification is needed on what plant is labeled "LORR". Not listed in plant schedule or legend.
- HARB was critical of the landscaping on the north side of the property adjacent to the home. HARB suggests that 2-4 vertical plantings (similar to what was done along the brick fence line) be added to soften the appearance of the structure along Barnacle Cut. Please note this is a suggestion and not a hard change requirement.



Fig 2 – North Elevation Landscaping Suggestions

For the architectural plans the following items are noted,

- Additional clarification is required on the blank panels on the north elevation in the form of a detail.

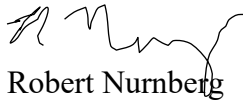
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- Several of the G.C. material and finish verifications and application TBD items will need to be finalized prior to commencement of building (in particular porches). All materials should be compliant with UDO requirements, with approval by HPC.
- A/C unit specifications including dB levels are required prior to commencement of building. Homeowner needs to be aware of the noise concern associated with this 3 A/C unit design (possible echo chamber type effect) and that further mitigation might be in order after installation.

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

I am sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Sincerely,



Robert Nurnberg
On behalf of Tabby Roads HARB

Cc: Katie Peterson
Town of Bluffton