



ATTACHMENT 6 PLAN REVIEW COMMENTS FOR COFA-11-21-016062

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:** 11/05/2021
Plan Status: Active **Plan Address:** 55 Stock Farm Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1723 0000
Plan Description: A request by Webb Construction, Inc., on behalf of the owners, Bill and Liza McCracken, for review of a Certificate of Appropriateness- HD to allow the construction of a new 1.5-story building of approximately 1,714 SF located at 55 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD.
STATUS [11/5/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the December 6, 2021 meeting.

Staff Review (HD)

Submission #: 1 Recieved: 12/02/2021 Completed: 12/02/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	12/02/2021	Katie Peterson	Approved with Conditions

Comments:

1. All lots, except active recreation areas requiring open area that are part of a school or public park, shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. At time of final submittal, provide updated landscape plan shoing the canopy coverage calculations to ensure this requirement is met. Further, consider relocating the front walkway and stoop to save additional large canopy trees. Note: As no Carriage House has been proposed with this application, trees within the footprint must be retained. (UDO 5.3.6.D.)
2. For the final application provide a landscape plan noting foundation plantings and architectural details of the railing and baluster, a typical window detail, and section through the screen porch showing the screen configuration (note: architectural expression must be on the exterior of the screen). (Applications Manual)
3. A Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal. (UDO 3.22.2.A.)
4. The piers are listed as Cement Stucco over CMU. Foundation walls below the first floor and are permitted to be steel trowel or sand finish if Cement Stucco over block. Provide finish at time of final submittal. (UDO 5.15.6.H.)
5. The wall detail shows the skirt board as a 1x material. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall (after finish foundation material is applied, i.e. brick, stucco). Update water table on the Wall Detail to meet the minimum dimensional standard. (UDO 5.15.6.N.7.c.)
6. Provide additional information on the location of the proposed service items, including A/C units, electric meters, and any other roof or wall penetrations as not enough information was provided to complete the review. (UDO 5.15.5.F.10. and 5.15.6.F.2.g.)
7. The balustrades on the porch are marked as 3.5" o.c. Porches must have balusters with a minimum of 4" o.c. spacing, and a maximum of 5" o.c. spacing. (UDO 5.15.6.H.2.b.)

Watershed Management Review	12/02/2021	Lidia Delhomme	Approved with Conditions
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Comments:

1. At the time of submitting a building permit submit an individual-lot stormwater permit.
2. Provide grading plans with the stormwater submittal to ensure drainage follows the current Stormwater ordinances and design manual.

Addressing Review	12/02/2021	Nick Walton	Approved
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Comments:

1. No comment.

Beaufort Jasper Water and Sewer
Review

12/02/2021

James Gladly
ATTACHMENT 6

Approved

Comments:

1. No comment.

HPRC Review

12/02/2021

Katie Peterson

Approved

Comments:

1. No comments provided.

Transportation Department Review
- HD

12/02/2021

Constance Clarkson

Approved

Comments:

1. No comments.

Plan Review Case Notes:

Future Carriage House Notes: This review does not include the "Future Carriage House" site, which will require a separate COFA — HD application. However, please be aware that the River Edge -HD zoning district requires a 20-foot side yard setback. Additionally, a carriage house must be located behind the primary structure, towards the back of the lot (Sec. 5.15.8.F.). If a garage is to be included, reference the standards in Sec. 5.15.7.H.