



TOWN OF BLUFFTON **DEVELOPMENT PLAN APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

| Applicant | | Property Owner | |
|--|--|--|------------------------------------|
| Name: Palmetto Coastal Landscaping | | Name: Hampton Lakes Community Association, Inc. | |
| Phone: 843.295.5855 | | Phone: 843.836.7458 | |
| Mailing Address: 7589 Tarboro Road Ridgeland, SC 29936 | | Mailing Address: PO Box 3278 Bluffton, SC 29910 | |
| E-mail: jtownsley@palmettocoastal.net | | E-mail: brhame@hamptonlakeclub.com | |
| Town Business License # (if applicable): | | | |
| Project Information | | | |
| Project Name: Parklands Drive Tract 4 Site Improvements | | <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| Project Location: Parklands Drive Tract 4 | | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Amendment |
| Zoning District: PUD | | Acreage: Site: 10.9 ac, Disturbed: 3.5 ac | |
| Tax Map Number(s): R614 029 000 1985 0000 | | | |
| Project Description: See Project Narrative | | | |
| Minimum Requirements for Submittal | | | |
| <input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | | | |
| Note: A Pre-Application Meeting is required prior to Application submittal. | | | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | |
| Property Owner Signature: <i>B. Kline</i> | | Date: 05/19/2023 | |
| Applicant Signature: <i>[Signature]</i> | | Date: 5/23/23 | |
| For Office Use | | | |
| Application Number: | | Date Received: | |
| Received By: | | Date Approved: | |



May 17, 2023

Parklands Drive Tract 4 Site Improvements
Preliminary DRC Submittal

Site Data

1. Parcel No.: R614 029 000 1985 0000
2. Site Address: Parklands Drive, Bluffton, SC 29910
3. Acreage of Property: 10.9 acres
4. Disturbed Area: 3.5 acres
5. Pre-development Impervious Area: 0.8%, Post-development Impervious Area: 8.7%
6. Pre-development Open Space: 36.1%, Post-development Open Space: 36.1%
7. Property Owner: Hampton Lakes Community Association, Inc., PO Box 3278, Bluffton, SC 29910
8. Developer: Palmetto Coastal Landscaping, 7589 Tarboro Road, Ridgeland, SC 29936
9. Zoning: PUD – Buckwalter PUD
10. Existing Land Use: Undeveloped
11. Proposed Land Use: Vehicle Storage
12. Receiving Stream: Stoney Creek (through Hampton Lakes Interconnected Pond System)
13. Ultimate Stream: May River
14. Target WQ Retention Volume: 9,880 cubic feet
15. Available Retention Volume: 13,330 cubic feet

Project Narrative

Palmetto Coastal Landscaping (PCL) is proposing to construct an enclosed storage area on Tract 4 along Parklands Road in the Hampton Lakes Community. Parklands Road is privately owned by Hampton Lakes Road Associates, Inc. The site is currently vacant aside from a stormwater wet pond along the western property boundary, collecting runoff from the rear of the adjacent single family residences.

The site previously served as a stockpile yard for dredged material during the construction of the adjacent apartment complex and a significant amount of excavated materials is present onsite. Proposed work includes the construction of an enclosed gravel storage yard, gravel access drive, stormwater BMP, and 2" water service to utilize as vehicle and equipment storage for PCL landscaping operations. The site will be enclosed in a chain link fence. Any excavated materials from the site development activities will be responsibly spread within the limits of silt fencing.

Protected wetlands and buffer areas are present onsite; however they remain unimpacted by development activities. All flows leaving the site enter the interconnected pond system for the Hampton Lakes Community which outfalls in to Stoney Creek before ultimately discharging into the May River. Post-development conditions will capture all runoff from the disturbed area and route it away from the protected wetlands and buffer areas.

A BJWSA 2" Commercial Water Service is proposed. The Applicant will work with Palmetto Electric during the design development process to provide onsite lighting.
