



PLAN REVIEW COMMENTS FOR DP-03-26-020162

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:	Development Plan	Apply Date:	03/06/2026
Plan Status:	Active	Plan Address:	21 Maiden Lane BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0042 0000
Plan Description:	A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street STATUS: This item will be heard at the April 15, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 03/06/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/10/2026	Dan Frazier	Revisions Required

Comments:

1. Remove Development Summary Table from the Site Data Sheet.
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type.
3. A New Street Name Application will be required to name the proposed new right-of-way.
4. Carriage houses must be placed behind the primary structure and towards the back of the lot.
5. Provide a road cross section identifying the above and below grade road features.
6. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C). It appears that by adjusting the alignment of the drive and some lot lines additional significant trees can be retained.
7. Staff recommends changing the construction entrance to Bruin Road. If the construction entrance is to remain, the Town will conduct inspections to ensure Maiden Lane is adequately restored to pre-construction conditions.
8. Maximum lot coverage requirements may impact developability of individual lots.

Watershed Management Review DRC	04/01/2026	Samantha Crotty	Revisions Required
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Comments:

1. Provide additional information on the proposed BMP so staff can verify compliance calculator feasibility. This can be done through the narrative and by providing a BMP detail in the civil set.
2. Revise narrative to state the proposed BMP type (underground storage, bioretention, pond, infiltration trench, infiltration basin, etc.) and remove reference to 30" perforated HDPE pipe.
3. Revise narrative to state that each lot within this development must retain the 95th percentile storm using on-lot volume controls and remove reference to raingardens (there are other options than a raingarden). This note must also be provided on the site plans at time of stormwater submittal.

Beaufort Jasper Water and Sewer Review	04/07/2026	Matthew Michaels	Approved with Conditions
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Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual.

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions
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ATTACHMENT 6**Comments:**

1. Ensure emergency vehicle tree clearance along the proposed access drive.

Planning Commission Review	04/09/2026	Caroline Luke	Approved with Conditions
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Comments:

1. Provide clarity regarding the reference to "Development Agreement" in the submittal's narrative.
2. Maiden Lane is an unimproved "Ghost Road" that will be negatively impacted by the additional trips generated by this proposed development. How is the Developer proposing to ensure adequate maintenance of Maiden Lane is provided?

Planning Review - Address	04/09/2026	Ryan Coleman	Approved with Conditions
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Comments:

1. Address assignments for individual residential lots will be required at time of subdivision.

Transportation Department Review	04/07/2026	Dan Frazier	Approved with Conditions
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Comments:

1. An SCDOT Encroachment Permit will be required for the Bruin Road access.
2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access.

Building Safety Review	04/07/2026	Sidney Holland	Approved
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Police Department Review	04/07/2026	Bill Bonhag	Approved
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Plan Review Case Notes:

Sheet List Table	
Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	INITIAL DEMOLITION & SWPP PLAN
C-3	INTERMEDIATE DEMOLITION & SWPP PLAN
C-4	FINAL DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	SWPPP DETAILS
C-7	SITE PLAN
C-8	STORMWATER COMPLIANCE PLAN
C-9	GRADING PLAN & PROFILE - VOLUNTEER WAY
C-10	UTILITY PLAN
C-11	SANITARY PROFILE

OWNER & DEVELOPER
HINTON VACATION PROPERTIES, LLC
PO BOX 31017
KNOXVILLE TN, 37930



NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

HINTON VACATION
PROPERTIES, LLC

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

[illegible]







ENGINEER OF RECORD

SURVEYOR

PREPARED FOR:

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



FINAL DEMOLITION & SWPPP PLAN

C-6

Permanent Seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

July 31, 2005	South Carolina DHEC Storm Water Management BMP Handbook	28
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STURTE
ENGINEERING
Civil Design & Development

STATE OF SOUTH CAROLINA
NATHAN STURTE
No. 40266
02/27/2026

ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION
	02/27/2026	

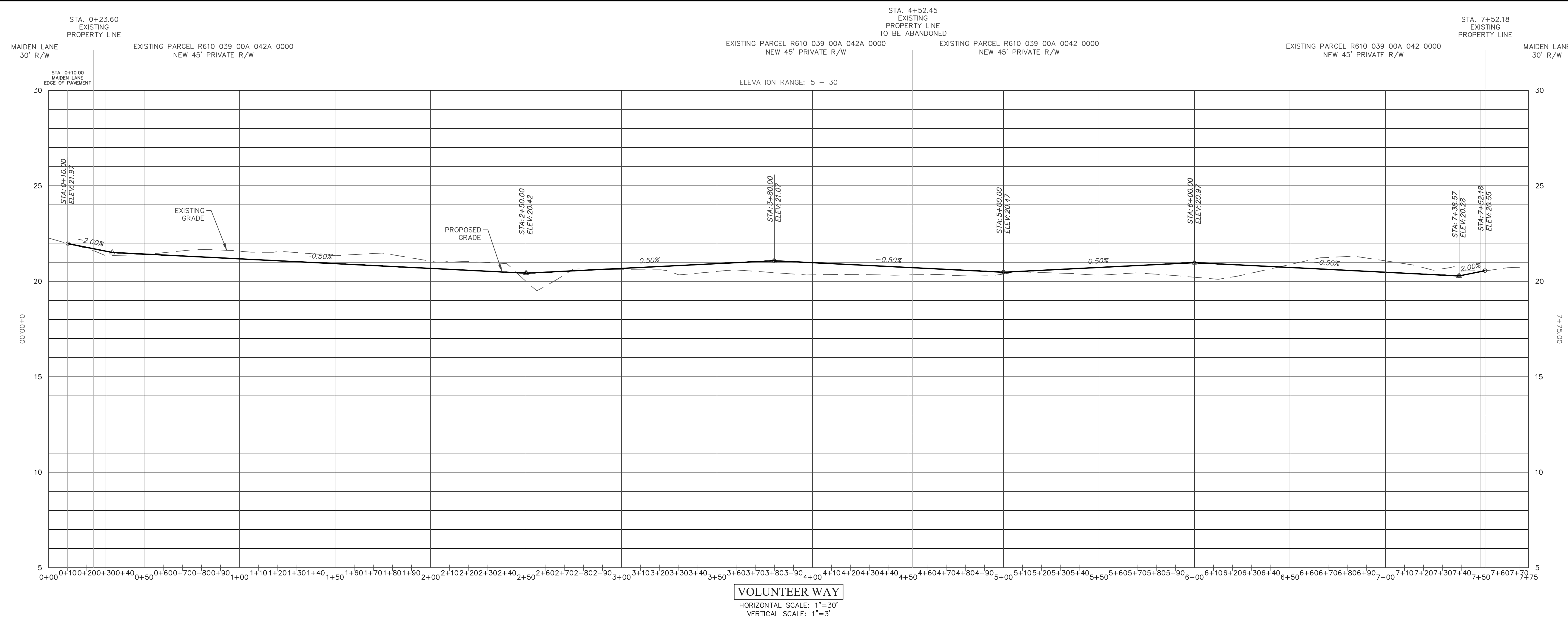
SHEET NAME

SITE PLAN

SHEET NO.

C-7





STURTE
ENGINEERING
Civil Design & Development

STATE OF SOUTH CAROLINA
NATHAN STURTE
No. 40266
02/27/2026

ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1.5 3 6
SCALE IN FEET
VERTICAL SCALE 1" = 3'

0 15 30 60
SCALE IN FEET
PROFILE
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

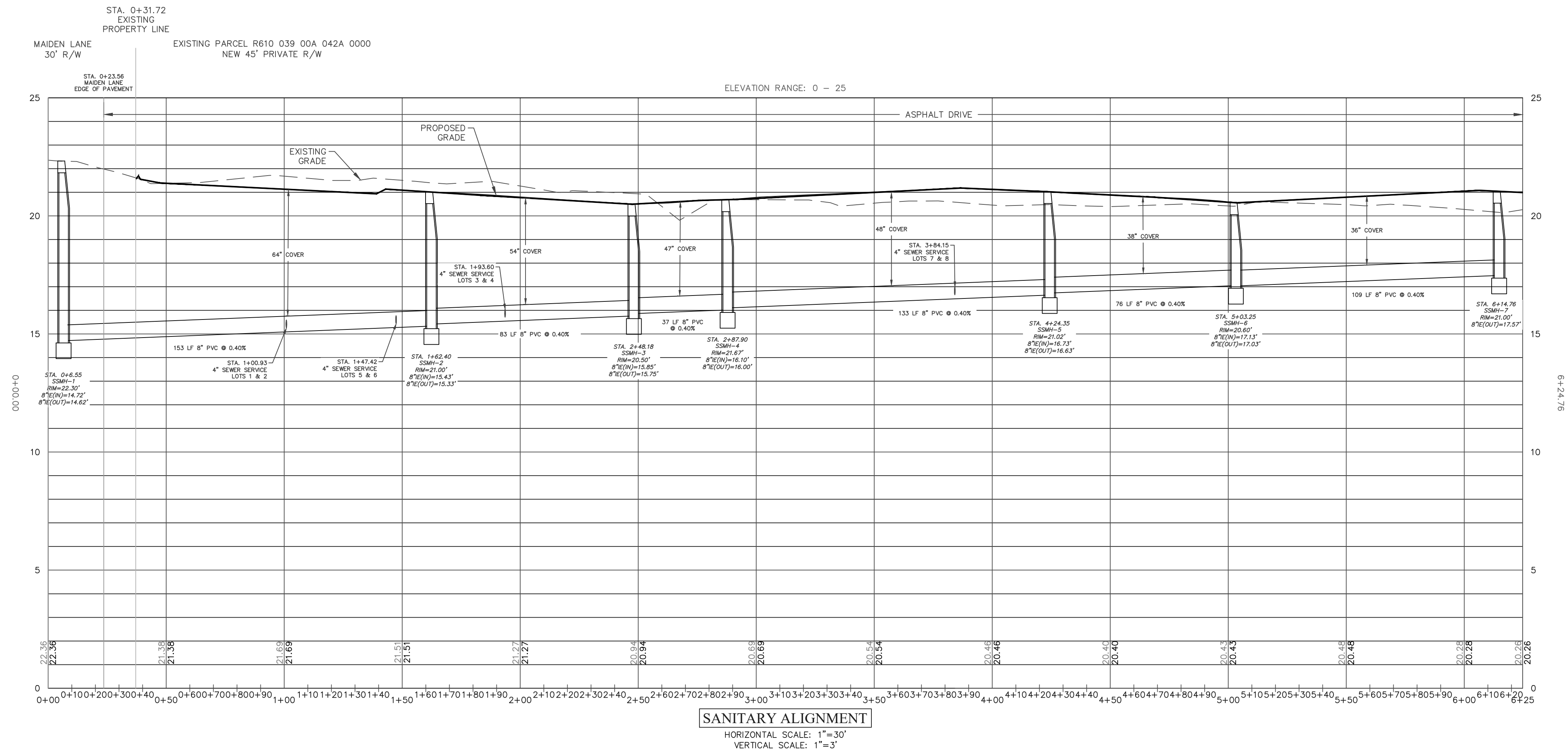
REV #	DATE	DESCRIPTION
	02/27/2026	

SHEET NAME

GRADING PLAN & PROFILE -
VOLUNTEER WAY

SHEET NO.

C-9



02/27/2026

ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 30'



REV #	DATE	DESCRIPTION
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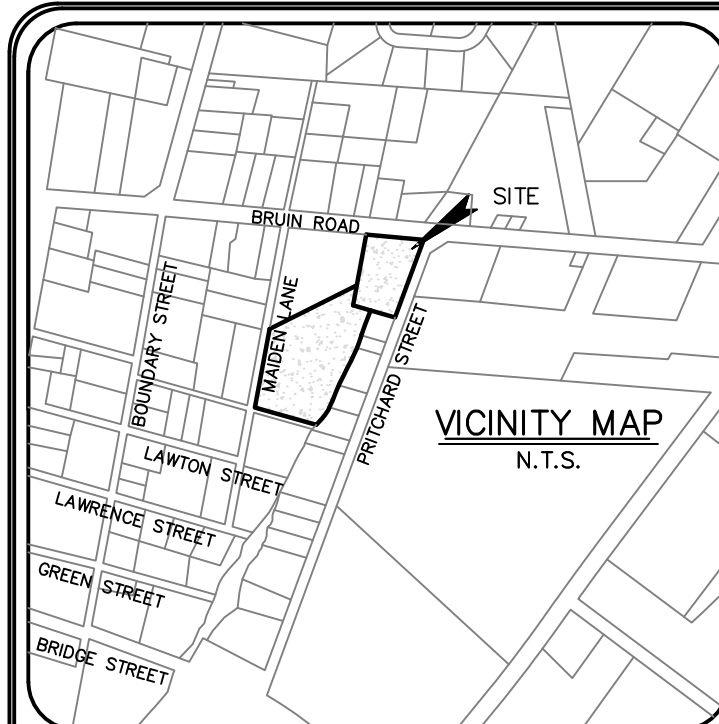
	DATE	02/27/2026
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SHEET NAME

SANITARY PROFILE

SHEET NO.

C-11



LEGEND & SYMBOLS:

SPOT ELEVATION	1/2" IPF
CONTOUR	1/2" IRON PIN FOUND
TEMPORARY BENCH MARK	IE
INVERT ELEVATION	FTE
FINISHED FLOOR ELEVATION	RCP
REINFORCED CONCRETE PIPE	LO
LIVE OAK	LA
LAUREL OAK	MAG
MAGNOLIA	MAP
MAPLE	PN
PINE	PLM
PALM	WO
WATER OAK	PEC
PECAN	HIB
HACKBERRY	PINO
PIN OAK	CHY
CHERRY	GUM
GUM	RO
RED OAK	HIB
HICKORY	SB
SUGARBERRY	
STORM MANHOLE	
FIRE HYDRANT	
UTILITY POLE	
GUY	
SIGN	
CATCH BASIN	
TRASH CAN/PET WASTE	
VALVE BOX	
TELEPHONE SERVICE	
TELEVISION SERVICE	

REFERENCE PLAT

- 1) A SUBDIVISION SURVEY OF PARCEL 42A, MAIDEN LANE, TMS. R610 039 00A 042A 0000, TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010.
- 2) TOPOGRAPHIC AND TREE SURVEY OF PARCEL 42A & 42, FORMERLY PARCEL 42, #26 BRUIN ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010.

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCELS 42, 42A, & 416,
BRUIN ROAD, MAIDEN LANE, BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
PATRICK MASON CUSTOM HOMES, LLC.

DATE: 7/28/2023 SCALE: 1" = 20'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
FILE No: 23157
CAD: CG, FLD, CM, TM

Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

DWG No.: 9-23157

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
- 5) VERTICAL DATUM IS NAVD88.
- 6) CONTOUR INTERVAL IS 1'
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R610 039 00A 0047 0000
BERLIN BRETT D BERLIN HAROLD
40 PRITCHARD ST
BLUFFTON SC 29910

R610 039 00A 0046 0000
CBDO LLC
PO BOX 305
BLUFFTON SC 29910

R610 039 00A 0045 0000
NUMBERG ROBERT NUMBERG MICHELLE
5 SHELL RAKE LN
BLUFFTON SC 29910

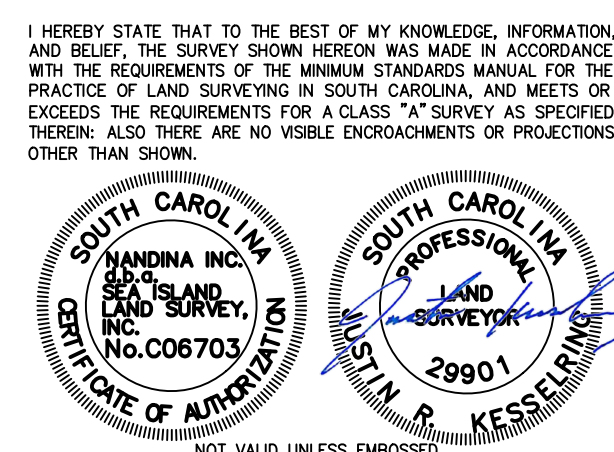
R610 039 00A 0405 0000
PRITCHARD STREET LLC
5440 CHISOLM ROAD
JOHNS ISLAND SC 29455

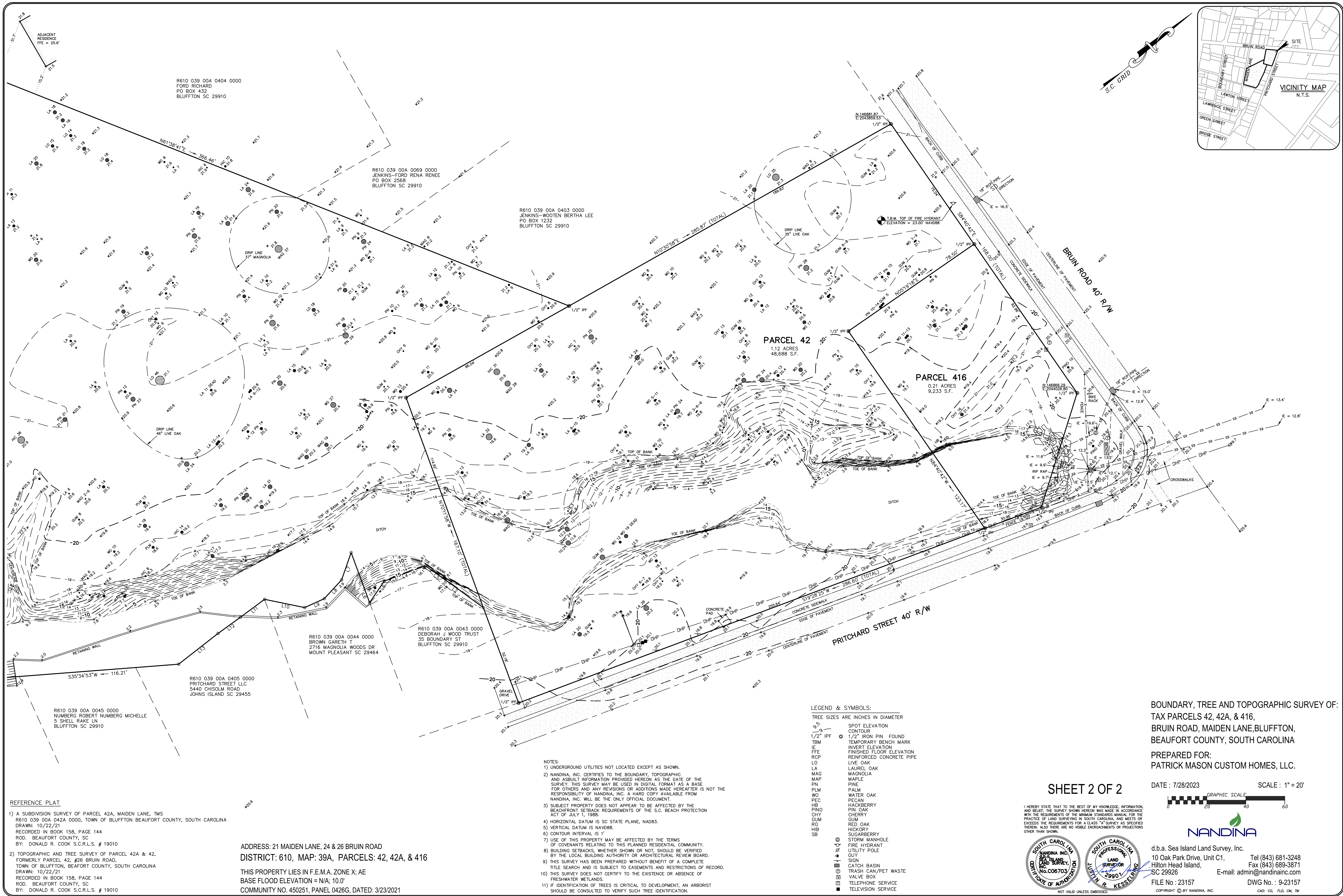
R610 039 00A 0044 0000
BROWN GARETH J
2716 MAGNOLIA WOODS DR
MOUNT PLEASANT SC 29464

R610 039 00A 0043 0000
DEBORAH J WOOD TRUST
35 BOUNDARY ST
BLUFFTON SC 29910

SHEET 1 OF 2

ADDRESS: 21 MAIDEN LANE, 24 & 26 BRUIN ROAD
DISTRICT: 610, MAP: 39A, PARCELS: 42, 42A, & 416
THIS PROPERTY LIES IN F.E.M.A. ZONE X; AE
BASE FLOOD ELEVATION = N/A; 10.0'
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021





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WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
MAIDEN LANE
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE: FEB. 25, 2026
PROJECT NO.: 24-096-01
DRAWN BY: JM / ED
CHECKED BY: DK

REVISIONS:

DRAWING TITLE
CONTEXT MAP AND
SITE PHOTOS

DRAWING NUMBER

A



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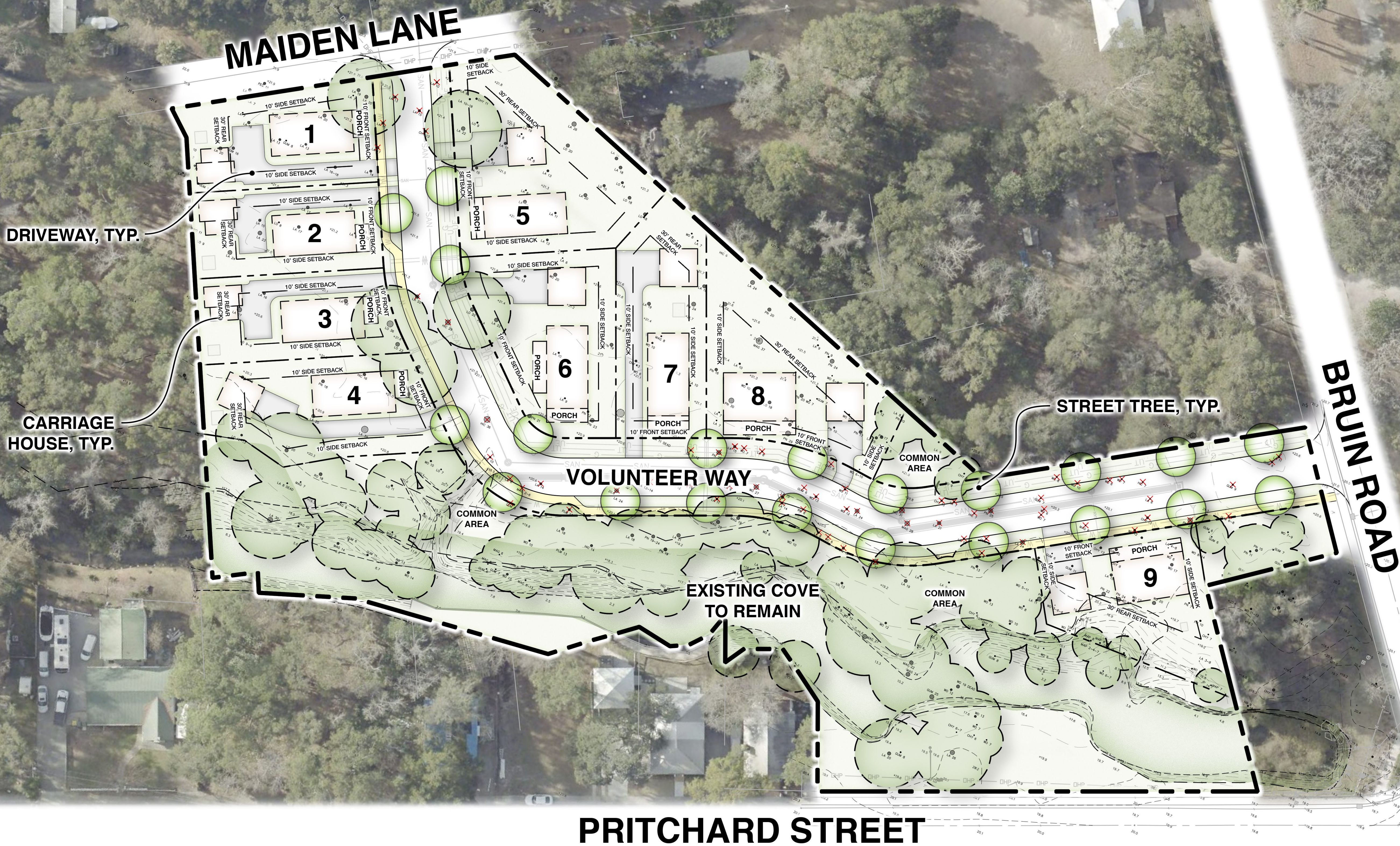
SITE DEVELOPMENT PLANS
FOR
MAIDEN LANE
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE: FEB. 25, 2026
PROJECT NO.: 24-096-01
DRAWN BY: JM / ED
CHECKED BY: DK

REVISIONS:

DRAWING TITLE
SITE PLAN

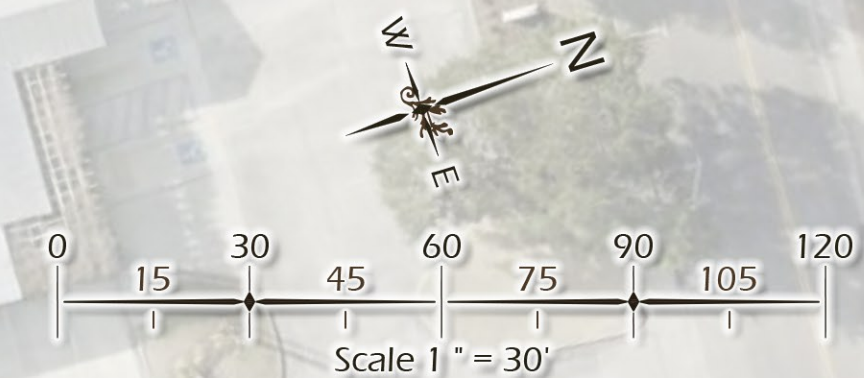
DRAWING NUMBER

B**PARKING SUMMARY**

RESIDENTIAL LOTS 1 - 9

REQUIRED SPACES = 18 (SEE TABLE 1)

PROVIDED SPACES = 18





OPEN SPACE EXHIBIT

SCALE: 1" - 50'-0"

OVERALL SITE

TOTAL SITE AREA	156,133 SF		
GENERAL OPEN SPACE	±53,725 SF	COMMON OPEN SPACE	±20,415 SF
GEN. OPEN SPACE %	34.0% ■	COM. OPEN SPACE %	13.0% ■

DEVELOPMENT SUMMARY

MAIDEN LANE LOTS 1-9 BUILDING SQUARE FOOTAGE AND PARKING SUMMARY							TABLE 01
ZONE: NEIGHBORHOOD GENERAL- HD							
Lot Number	Building Type	Proposed Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes
Lot 1-9	Cottage, Village house, Vernacular, additional building type. One Accessory Structure/ carriage house per lot	1200 SF (NOT INCLUDING PORCHES)	Per UDO	TBD	SINGLE FAMILY RESIDENTIAL	2 spaces per dwelling unit 1 space per accessory dwelling unit	ACCESSORY STRUCTURE MAX 800 SF FOOTPRINT AND 1200 SF TOTAL (ONE PER LOT)



TREE CANOPY EXHIBIT

SCALE: 1" - 50'-0"

RIGHT OF WAY (TO INCLUDE EXISTING AND PROPOSED TREE CANOPY)

TOTAL RIGHT OF WAY AREA	89,951 SF
TREE CANOPY AREA	±84,053 SF
TREE CANOPY %	93.8% ■

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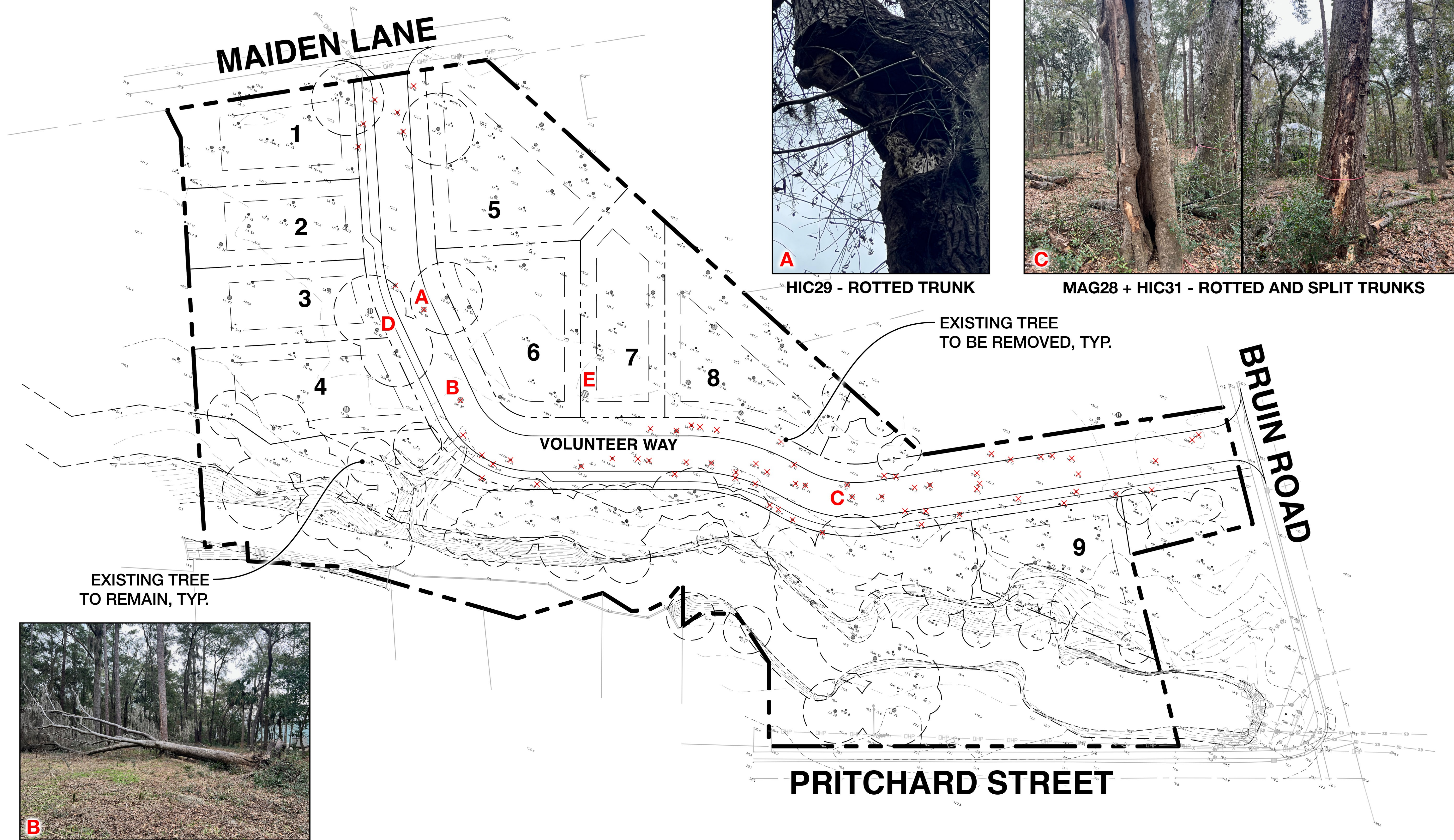
SITE DEVELOPMENT PLANS
FOR
MAIDEN LANE
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	FEB. 25, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
SITE DATA, OPEN SPACE,
& TREE CANOPY EXHIBIT

DRAWING NUMBER
C



HIC36 - DEAD



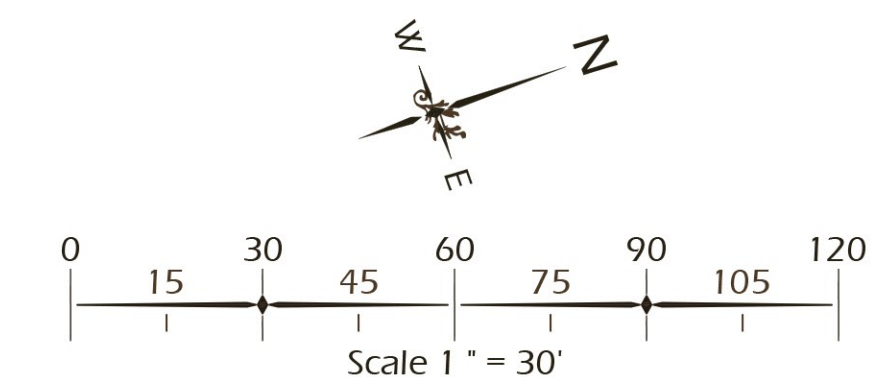
HIC29 - ROTTED TRUNK



MAG28 + HIC31 - ROTTED AND SPLIT TRUNKS

EXISTING TREE
TO BE REMOVED, TYP.EXISTING TREE
TO REMAIN, TYP.

PRITCHARD STREET



EXISTING TREE + TREE REMOVAL REFERENCE NOTES

- A** - HIC29 - ROTTED TRUNK. REMOVAL TO PRESERVE OAKS ON EITHER SIDE OF VOLUNTEER WAY.
B - HIC36 - DEAD. UPROOTED BY PAST STORM AND FALLEN OVER.
C - MAG28 + HIC31 - DEAD. HOLLOW AND ROTTED TRUNKS.
D - LO23. INCORRECTLY SURVEYED - ACTUAL TREE IS A SWEET GUM.
E - LO46 - INCORRECTLY SURVEYED - ACTUAL TREE IS A LAUREL OAK.

Winter Jones-Keefe
 landscape architecture
 land planning
 www.wjkltd.com

28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph. 843.257.7411

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 FOR
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 BLUFFTON, SOUTH CAROLINA

DATE: FEB. 25, 2026
 PROJECT NO.: 24-096-01
 DRAWN BY: JM / ED
 CHECKED BY: DK

REVISIONS:

DRAWING TITLE
TREE REMOVAL PLAN

DRAWING NUMBER

D