



PLAN REVIEW COMMENTS FOR DP-08-25-019903

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
ALSTON PARK

Plan Type:	Development Plan	Apply Date:	08/20/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 035 000 0019 0000
Plan Description:	A request by John Cardamone of Village Park Communities, LLC, for approval of a preliminary development plan application. The project consists of 76 single family detached residential lots, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. STATUS: This item was heard at the September 24, 2025 Development Review Committee meeting. STATUS 11/6/25: The Applicant resubmitted a preliminary development plan responding to comments. STATUS 12/1/25: The Preliminary Development Plan is APPROVED. Awaiting Final Development Plan submit STATUS: The Final Development Plan application will be heard at the July 1, 2026 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 05/27/2026 Completed: 06/26/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	06/26/2026	Dan Frazier	Revisions Required

Comments:

1. Update Sheet L100 to include a Tree Summary Table that includes total trees 8" and above, number of trees removed, number of hardwood trees proposed, and proposed number of hardwood trees per acre. UDO Section 5.3.3.G.2 requires 15 hardwood trees per acre.
2. Provide Deep Root Tree Root Barriers for all proposed street trees. Amend Sheet L107 to include a detail of the Deep Root Tree Root Barrier. The Landscape Architect may propose another method of protecting utilities and sidewalks from tree root intrusion. Staff will review alternative methods for appropriateness.
3. How is guest/visitor parking being provided? There is room adjacent to Lot 76 and Lot 61 for perpendicular parking. (The Landings has a good example of this type of guest parking).
4. Revise the configurations of Lots 45 and 46. Side lot lines shall be a right angles to straight street lines and radial to curved street lines (ZDSO 90/3 Section 5.2.2.B).
5. Submit a Street Naming Application for the proposed streets. Three proposed unique street names per street are required as part of the Street Naming Application

Fire Department Review	06/18/2026	Dan Wiltse	Revisions Required
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Comments:

1. The distance between fire hydrants is too far in one area of the subdivision layout. Add a fire hydrant in the area of Lot 72.

Watershed Management Review DRC	06/18/2026	Samantha Crotty	Revisions Required
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Comments:

1. Bald Cypress trees are not appropriate bioretention plants per SWDM 4.3.5. Revise landscaping sheets to not include trees within the actual bioretention.
2. Revise narrative to reflect accurate BMPs being utilized to meet SOLOCO standards.
3. Identify maintenance access area(s) for the bioretention BMP on the site plans and landscape plans. Landscaping shrubs appear to be blocking off any maintenance access points.
4. A fully executed BMP Maintenance Agreement must be provided prior to final approval.
5. A stormwater surety must be provided prior to pre-construction/pre-clearing.

Planning Commission Review	06/26/2026	Caroline Luke	Approved with Conditions
Comments: Planning Commission comments may be provided at time of DRC meeting.			
Planning Review - Address	06/26/2026	Ethan Greeley	Approved with Conditions
Comments: 1. Contact Ethan Greeley (GIS Analyst) to coordinate addressing for the Residential Subdivision - egreeley@townofbluffton.com / 843-706-7803.			
Beaufort Jasper Water and Sewer Review	06/18/2026	Neil Desai	Approved with Conditions
Comments: If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.			
Police Department Review	06/18/2026	Bill Bonhag	Approved
Transportation Department Review	05/27/2026	Mark Maxwell	Approved
Comments: No comments			