



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 will be heard at the September 24, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 08/20/2025 Completed: 09/19/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Fire Department Review	09/19/2025	Dan Wiltse	Revisions Required

Comments:

1. Fire Hydrant Locations are not identified on the Water Plan Sheets. Provide proposed fire hydrant locations where applicable on plan sheets.

Planning Review - Principal	09/19/2025	Dan Frazier	Revisions Required
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Comments:

1. What is the purpose of the 8" water line between Lots 25 and 26 on Plan Sheet C4-15?
2. Show future connection and applicable crosswalks for proposed internal sidewalk to proposed Holly Hill Lane pedestrian path. Show C6-20 Pavement Markings on Site Plan Sheets.

Watershed Management Review DRC	09/17/2025	Samantha Crotty	Revisions Required
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Comments:

1. Provide a wetland permit extension letter from the USACOE.
2. The demo plan sheets show clearing and grubbing of the entire wetland buffer. Revise demo sheets to show no development or disturbance in the wetland buffer zones.
3. Provide proposed contours inside the bioretention cells.
4. The narrative states the project's disturbed area is 63.4 acres while the compliance calculator only accounts for 50.4 acres. Revise compliance calculator to include the whole LOD.
5. Provide the Rainwater Harvesting Calculator (SWDM Appendix K).
6. Provide an exhibit that shows the contributing drainage area to each BMP.
7. Post-development land cover totals should match (or be very similar to) the contributing drainage area totals on the BMP sheet of the compliance calculator.

At time of stormwater permit submittal:

1. Revise stormwater ponds to meet SoLoCo design standards.
2. Provide geotechnical testing results from the location of each proposed BMP that supports the use of bioretention - no underdrain in type D soils.
3. Show location and type of outlet structure for each bioretention area.

Planning Commission Review	09/19/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. Planning Commission members may provide comment at time of DRC.

Planning Review - Address	09/19/2025	Ryan Coleman	Approved with Conditions
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Comments:

At time of subdivision submittal, coordinate addressing with Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com).

Beaufort Jasper Water and Sewer Review	09/19/2025	Matthew Michaels	Approved
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Building Safety Review	09/19/2025	Sidney Holland	Approved
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Police Department Review	09/19/2025	Bill Bonhag	Approved
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Transportation Department Review	08/20/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: