



PLAN REVIEW COMMENTS FOR DP-04-25-019716

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
MIDPOINT AT NEW RIVERSIDE

Plan Type:	Development Plan	Apply Date:	04/18/2025
Plan Status:	Active	Plan Address:	201E Midpoint Boulevard BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0012 0000
Plan Description:	<p>A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a preliminary development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan.</p> <p>STATUS: The Preliminary Development Plan was heard at the May 21, 2025 Development Review Committee meeting.</p> <p>STATUS 11/4/25: The Final Development Plan will be heard at the December 10, 2025 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 12/05/2025 Completed: 12/05/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	12/05/2025	Samantha Crotty	Approved with Conditions
Comments:			
1. A fully-executed BMP Maintenance Agreement must be provided prior to final approval.			
2. A stormwater surety must be in place prior to preclearing.			
Beaufort Jasper Water and Sewer Review	12/05/2025	Matthew Michaels	Approved
Building Safety Review	12/05/2025	Sidney Holland	Approved
Fire Department Review	12/05/2025	Dan Wiltse	Approved
Planning Commission Review	12/05/2025	Angie Castrillon	Approved
Planning Review - Address	12/05/2025	Diego Farias	Approved
Planning Review - Senior	12/05/2025	Dan Frazier	Approved
Police Department Review	12/05/2025	Bill Bonhag	Approved
Transportation Department Review	12/05/2025	Mark Maxwell	Approved