

PUD MASTER PLAN SUBMITTAL

FOR:

ALSTON PARK

PHASE 3

(NEW RIVERSIDE PARCEL 5A SOUTH)

TOWN OF BLUFFTON,
SOUTH CAROLINA

PREPARED FOR:

VILLAGE PARK COMMUNITIES

JANUARY 25, 2023

Prepared By:

Witmer Jones Keefer, Ltd.

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Project Team

Developer:

Village Park Communities

Mr. John Cardamone

Land Planning & Architecture:

Witmer Jones Keefer, Ltd

Mr. Daniel Keefer
Mrs. Kyley Jones

Engineering:

Carolina Engineering Consultants

Mr. Tim Brutcher

Alston Park Phase 3 PUD Master Plan Narrative

I. Project Introduction and Overview

This application is for PUD Master Plan approval of Alston Park Phase 3, located within the New Riverside Planning Area. This application is submitted under Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the New Riverside Concept Plan adopted by the Town in June 2004.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the New Riverside tract in June 2004. The Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan, including Alston Park Phase 3. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the binding framework for this PUD Master Plan application. The Development Agreement between Union Camp and the Town of Bluffton applies to future landowners.

The proposed project will be constructed on Parcel 5A South of the New Riverside Planning Area, located on the south side of Alston Park. The project consists of a maximum of +/-76 dwelling units, park / open spaces and related infrastructure.

This entire written narrative, together with all exhibits attached hereto, constitutes the full application, and upon approval, shall constitute the official PUD Master Plan for Alston Park Phase 3 at New Riverside.

II. Existing Conditions

The applicant, Witmer Jones Keefer, Ltd. submits the application herein as an agent of the property owner, VILLAGE PARK Communities.

This applicant seeks final approval of the PUD Master Plan based on the conditions approved under the New Riverside Concept Plan, and the matters contained in this application.

Alston Park Phase 3's approximately 63 acres have been planned based on

available information. The parcel is located in the northern portion of the New Riverside Tract. Tree cover consists of a mixture of natural growth pines and hardwoods. The property drains south south-west, towards the existing wetlands and north towards Holly Hill Lane. The attached Exhibits provide detailed information regarding the existing conditions of the property. These items include:

A. Boundary Survey

The boundary survey plat (see Exhibit J) of the property contains the following information:

1. Vicinity Map
2. Boundary and Dimensions
3. Existing Easements
4. Existing Roads
5. Existing Drainage Ways
6. Property Owners of Adjacent Properties
7. FEMA Flood Zones
8. Wetlands

B. Wetlands Verification

A wetland impacts permit was issued for New Riverside and includes Alston Park Phase 3. A copy of the permit is on file with the Town of Bluffton.

C. Topography

1. Vicinity Map
2. Topographic Data (see Exhibit H)

D. Land Cover

Alston Park Phase 3 is predominantly comprised of upland pine plantation ; pine flatwoods and mixed hardwoods. The preserved wetland areas are predominantly mixed hardwoods, maple, and sweet bays.

E. Conceptual Wastewater Collection Master Plan

- 1) Proposed Sanitary Sewer Collection System (see Exhibit F)

F. Conceptual Water Distribution Master Plan

1) Proposed Water Distribution System (see Exhibit E)

III. Development Master Plan

The project will be developed in accordance with the New Riverside Concept Plan, dated June 9, 2004. Access points, wetlands, archaeology and stormwater methods have been coordinated with the Master Developer. The final location of roads, lagoons, open spaces, buildings, parking, recreational amenities and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. The primary access to the property will be from Holly Hill Lane/ New Riverside Road and a secondary access will connect from Benton Road, thru Alston Park phase one. The 2 access points may be gated or non-gated as determined by the developer.

A. Phasing

Alston Park Phase 3 is proposed to be built in one phase as shown in Exhibit C. Lot counts, locations and engineering for each phase will occur as market conditions dictate. Phasing may vary depending on market conditions and environmental constraints. Construction of the first phase is expected to occur in 2022. Tree and topographic surveys shall be performed with each phase of development.

B. Site Design and Development Standards

Architectural guidelines and restrictive covenants, developed by VILLAGE PARK Communities, will set standards for design and construction materials and will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (D.S.O.) approved with the New Riverside Planning Area. Applicable site design standards shall be as set forth under the Concept Plan and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Site development within the New Riverside Planning Area is governed by the Development Standards included as part of the original Concept Plan approval. VILLAGE PARK Communities will control internal site standards through the use of architectural guidelines and restrictive covenants. The covenants and restrictions will be submitted to the Town of Bluffton during the Development Permit process. As stated in the Concept Plan, setbacks and

buffers for the Master Plan Area apply to the New Riverside Planning Area boundary only. Similarly, total open space for the PUD shall be calculated for the boundary of the PUD and not on a site-specific basis. The project shall demonstrate that open space requirements per Concept Plan Section 2.D.15 will be met.

Based on current market conditions, the master plan indicates +/- 70' x 120' lot sizes with 15' front, 10' rear and 5' side setbacks on each typical lot. Garages will have a minimum 20' setback to accommodate driveway parking without encroaching into the right-of-way. Variances from these typical guidelines must be reviewed and approved by the VILLAGE PARK Communities Architectural Review Board for this development. Lots will conform to the standards set forth in the Concept Plan and Development Agreement.

Building setbacks and heights will be reviewed by the VILLAGE PARK Communities Architectural Review Board and conform to life safety regulations.

C. Stormwater Management

The Stormwater Master Plan is shown in Exhibit G. Stormwater runoff will be routed through rain gardens, bioswales, lagoon systems or equivalent Best Management Practice (BMP) prior to being released to area surface waters or wetlands. Littoral shelves may be incorporated in the lagoon construction. Where practical, infiltration techniques will be investigated at the time of development permit. Final stormwater design will be submitted along with other final engineering calculations at the time of Development Permit Applications.

D. Utility Services

1. Potable Water Distribution

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing water main along New Riverside Road will

serve Alston Park Phase 3. This water main will provide adequate flow to support this project.

2. Wastewater Collection

Wastewater Collection will be provided by a combination of gravity sewers, pumping stations, and force mains located within the development area. The wastewater will be collected and pumped to an existing wastewater facility owned and operated by BJWSA.

3. Power Supply and Service

In accordance with franchise agreements approved by Town Council, Alston Park Phase 3 is in the Dominion service district. The electrical service will be provided by Dominion. Service will be extended as development progresses. PUD Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina.

4. Telecommunication Service

VILLAGE PARK Communities is coordinating its plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission.

5. Fire Protection

The community is in the Bluffton Township Fire District (BTFD) jurisdiction. The water supply system will be designed to provide flow and pressure for fire protection.

E. Proposed Streets

Proposed internal street layout is shown in Exhibit B. Typical right-of-way cross-section is shown in Exhibit D and demonstrates a typical streetscape section.

Proposed roads without lots fronting the right-of-way may be constructed as

an uncurbed rural road with roadside drainage swales meeting the minimum standards of the Town. Road names for the neighborhood have not been assigned. Road names will be submitted for approval at the time of development plan.

Roads and Right of Ways in Alston Park Phase 3 may be privately owned and maintained by the Property Owner's Association, or other entity assigned with the legal responsibility. Roadways non- gated roadways, upon mutual agreement between the Town of Bluffton and the Owner, Property Owners Association, or other entity assigned with the legal responsibility, may be transferred to the Town of Bluffton upon completion. Acceptance of these roads will be based on Town of Bluffton requirements.

F. Community Park and Trail System

In addition to the internal streets, a system of sidewalks and pocket parks and recreational trails is planned as shown in Exhibit C. The sidewalks will provide access for bicycles and pedestrians to the central green and to the existing New Riverside Trail. Proposed connection to the New Riverside Trail system will allow residents access to off-site amenities including approximately 5 miles of meandering trails. Open space corridors are maintained where streets approach the adjoining Holly Hill Lane to allow for future pedestrian connectivity.

H. Ownership and Maintenance of Common Areas and Utilities

1. Common Areas

Development in Alston Park Phase 3 will be controlled by restrictive covenants that will establish guidelines for Common Area ownership and maintenance, unless otherwise provided at the time of Development Approval. The Common Areas, which include easements, open space, sidewalks, etc., will be owned by the Property Owners Association or some other legal entity, established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, lagoons and drainage on the property. Lagoon access and maintenance easements may be provided to allow lagoon maintenance. Fees will be assessed from all property owners to provide funding for operation and maintenance of common areas. In some cases, individual elements of the overall stormwater retention and drainage system may be constructed on individually owned development sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights,

which will assure the ability and means to maintain the system in perpetuity.

No public lands or methods of dedication and access are proposed.

2. Utilities

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by SCE&G, or other provider as approved by the Public Service Commission.

I. Interconnectivity to Adjacent Land Use

Section 2-16 Roads of the New Riverside Concept Plan indicates that the PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. The proposed street network provides connectivity to Alston Park to the north and New Riverside Parkway to the East.

J. Traffic Assessment

The New Riverside Master Developer commissioned a traffic study for the New Riverside development. The 113 dwelling units allotted to Alston Park Phase 3 were included in the original traffic report. An updated traffic assessment by Kimley Horn is included with the IMP submittal.

IV. Development Rights and Assignment

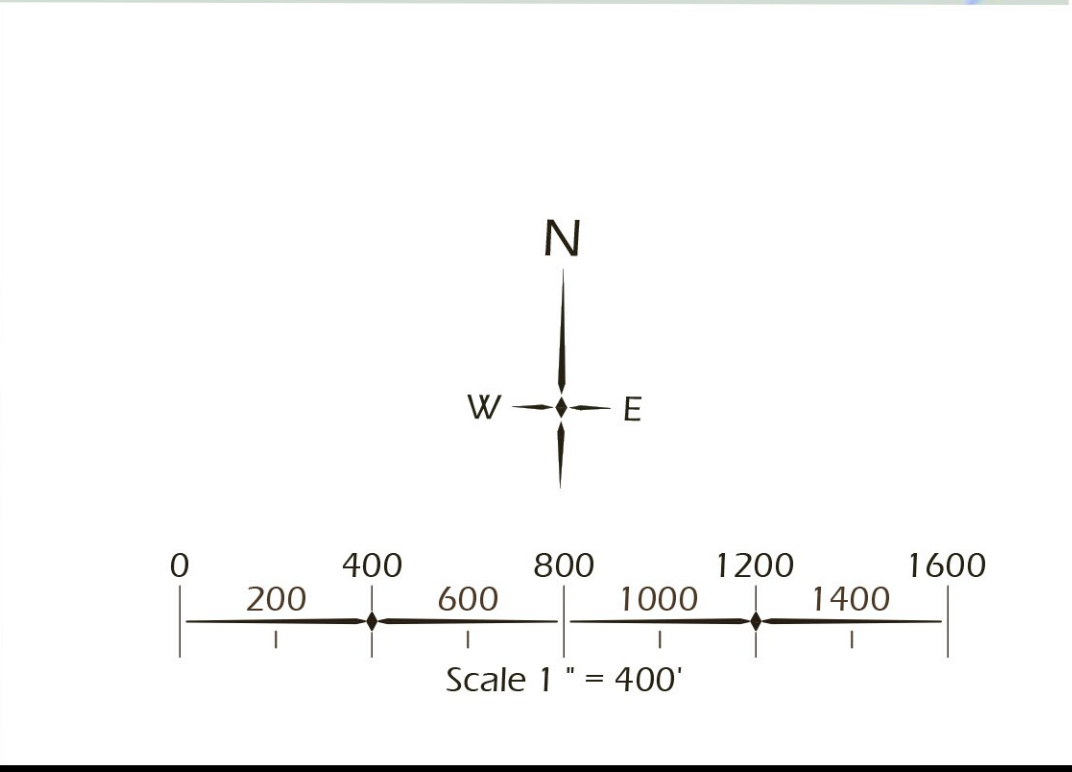
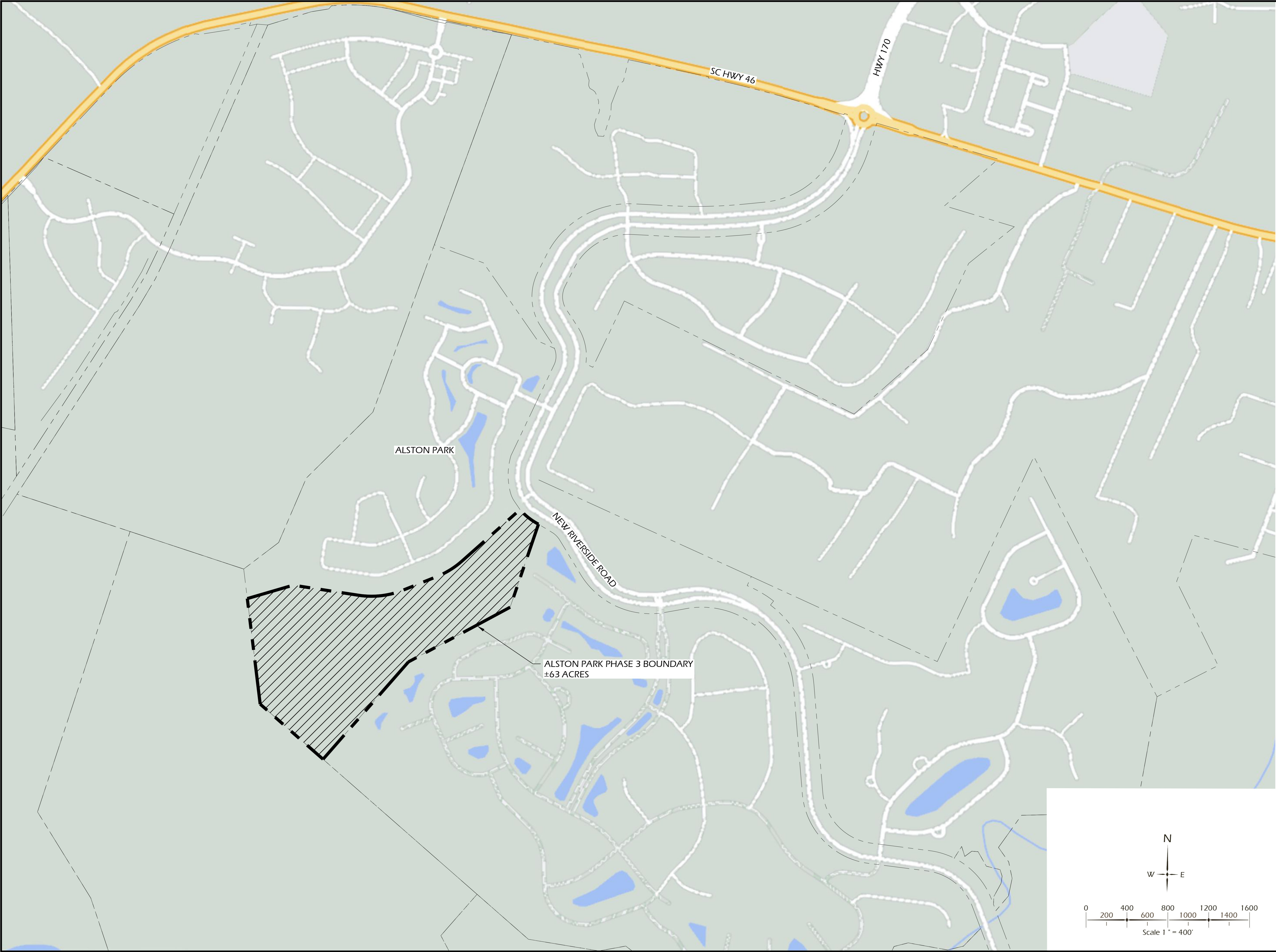
The Development Agreement states the Owner is required to notify the Town when Development Rights are transferred to a Developer, including the name and address of such Developer, the location and number of acres transferred, the residential density transferred, the commercial acreage transferred, and other relevant information.

V. Development Approvals within the New Riverside Planning Area

Development Approval applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under Attachment I of the New Riverside Concept Plan Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development that meets these specified conditions shall be approved, upon proper application to the Town. Any

ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

EXHIBIT A





landscaping
architecture
landscape architecture
land planning

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SITE DEVELOPMENT PLANS
FOR
ALSTON PARK
PHASE 3
BLUFFTON, SOUTH CAROLINA

DATE:	4 APR 2022
PROJECT NO.:	20011.01
DRAWN BY:	KH
CHECKED BY:	DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
VICINITY MAP

DRAWING NUMBER
EX A

EXHIBIT B



Winters Jones Keefe
landscape architecture
land planning

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SITE DEVELOPMENT PLANS
FOR
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PHASE 3
BLUFFTON, SOUTH CAROLINA

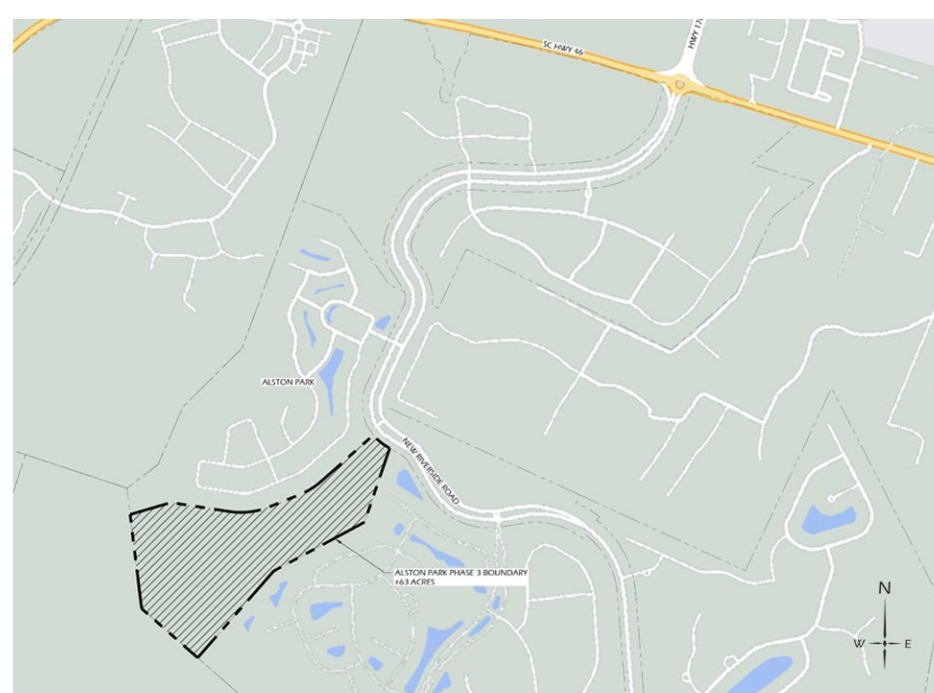
DATE: 7 FEB 2023
PROJECT NO.: 20011.01
DRAWN BY: KH
CHECKED BY: DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**INITIAL MASTER
PLAN**

DRAWING NUMBER
EX B



LOCATION MAP

SITE DATE TABLE

- PROJECT AREA: 63.4 ACRES
- OPEN SPACE: 25.31 ACRES
- NUMBER OF LOTS: 76
- RESIDENTIAL DENSITY ALLOWED (RU/UPLAND AC): 1.66

LAND USE KEY

	ACREAGE
RESIDENTIAL (70' MIN. X 120' MIN.)	16.38
PONDS	2.94
RAINGARDENS	1.25
GREENS	3.62
RIGHT OF WAY	5.5
WETLAND BUFFER	4.0
WETLAND	17.5
COMMUNITY COMMON AREA /OPEN SPACE	12.2

TOTAL 63.4 ACRES

SITE INFORMATION

NEW RIVERSIDE PARCEL 5A SOUTH
SOUTHWEST OF THE INTERSECTION OF NEW RIVER-
SIDE RD AND S.C. HWY 46, SOUTH OF PARCEL 4A.
TAX MAP ID NO.: R610 035 000 0019 0000 AND
R610 035 000 0846 0000
CURRENT ZONING: PUD (NEW RIVERSIDE CONCEPT
PLAN)

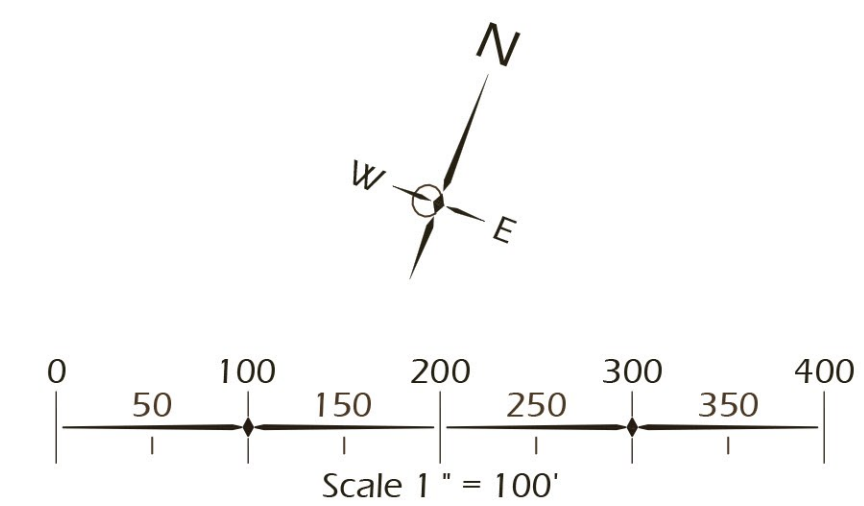


EXHIBIT C



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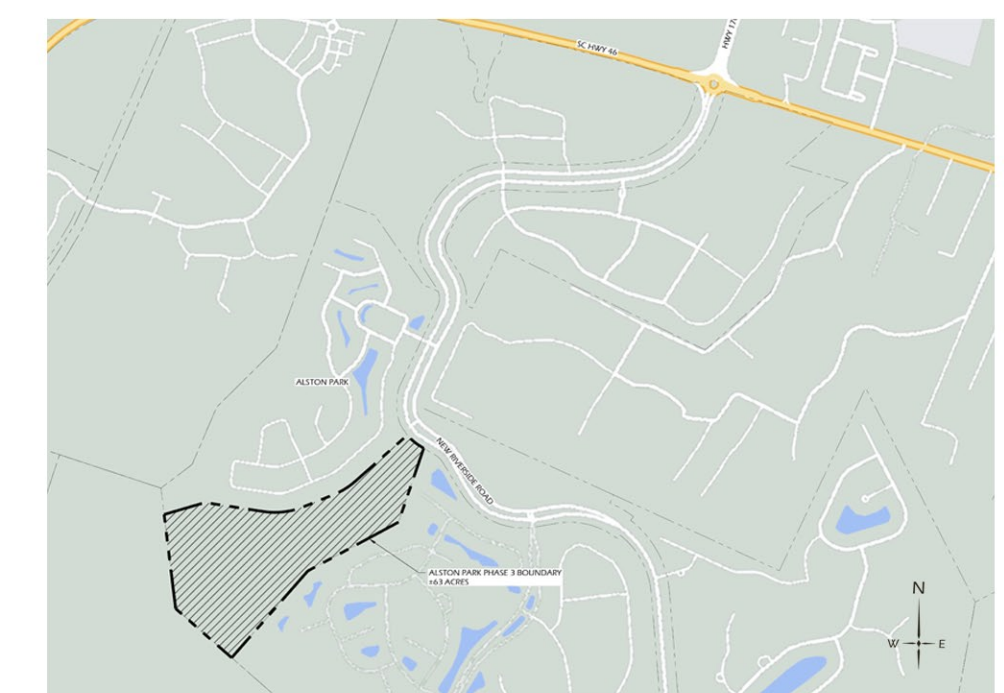
DATE: 7 FEB 2023
PROJECT NO.: 20011.01
DRAWN BY: KH
CHECKED BY: DK

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REVISIONS:

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**TRAILS & OPEN
SPACE**

DRAWING NUMBER
EX C



LOCATION MAP

- LEGEND**
- HOMESITES
 - LAGOONS
 - WETLAND & WETLAND BUFFER
 - OPENSACES
 - GREENS
 - GREENWAY (±4' WIDE MULCH OR GRAVEL TRAIL)
 - CONNECTOR TRAILS (±5' CONCRETE SIDEWALK)

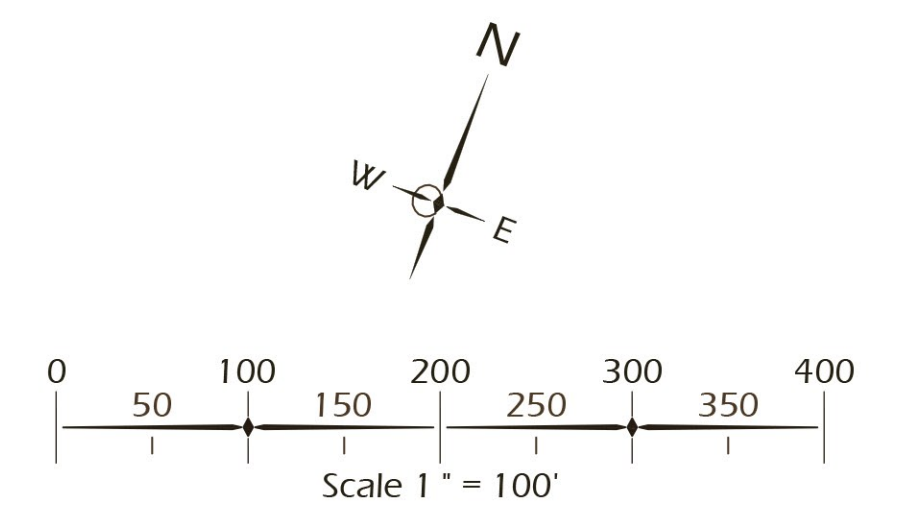


EXHIBIT D

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SITE DEVELOPMENT PLANS
FOR

ALSTON PARK

PHASE 3

BLUFFTON, SOUTH CAROLINA

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ROAD SECTION

DRAWING NUMBER
EX D

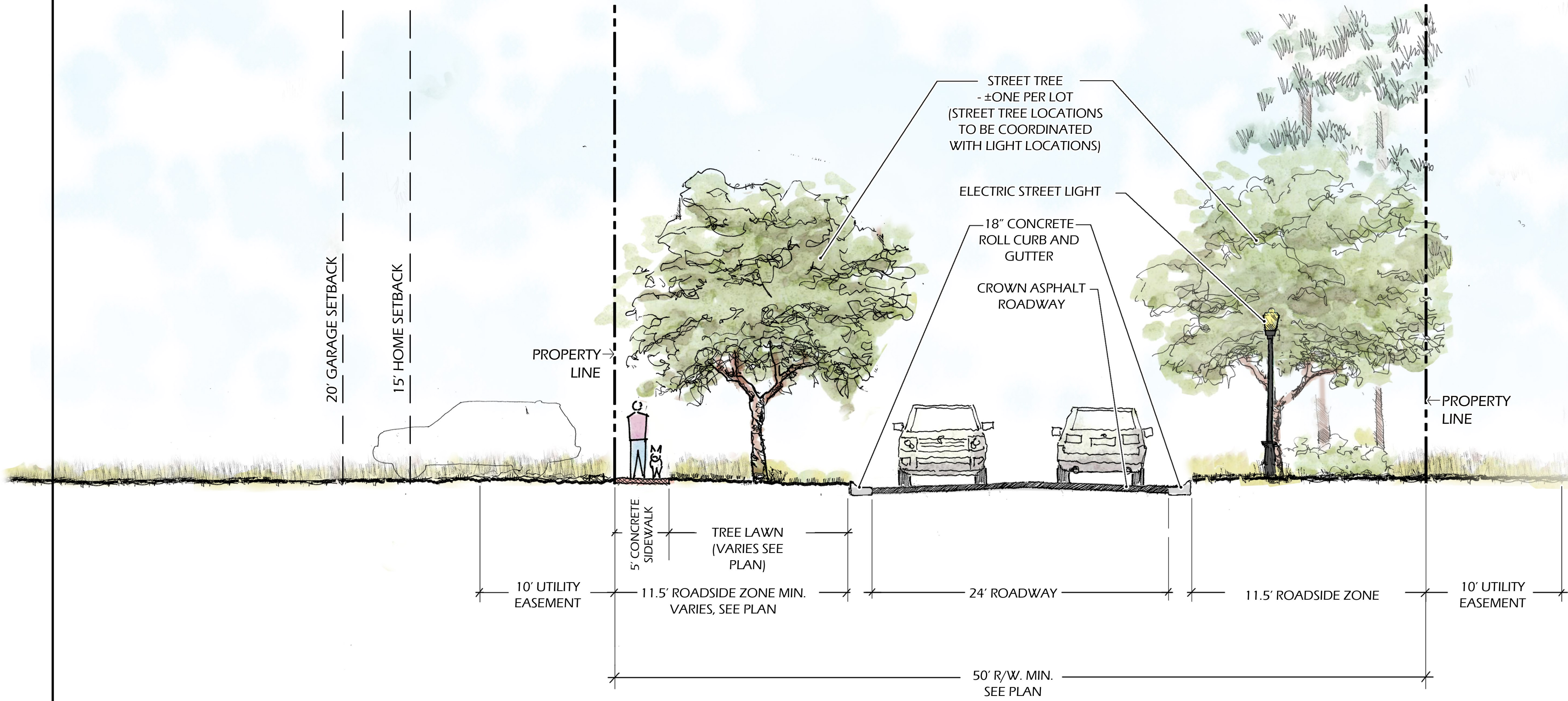


EXHIBIT E

SITE DEVELOPMENT PLANS
FOR

ALSTON PARK

PHASE 3
BLUFFTON, SOUTH CAROLINA

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**WATER MASTER
PLAN**

DRAWING NUMBER
EX E



LEGEND

-  WATER MAIN
-  FIRE HYDRANT

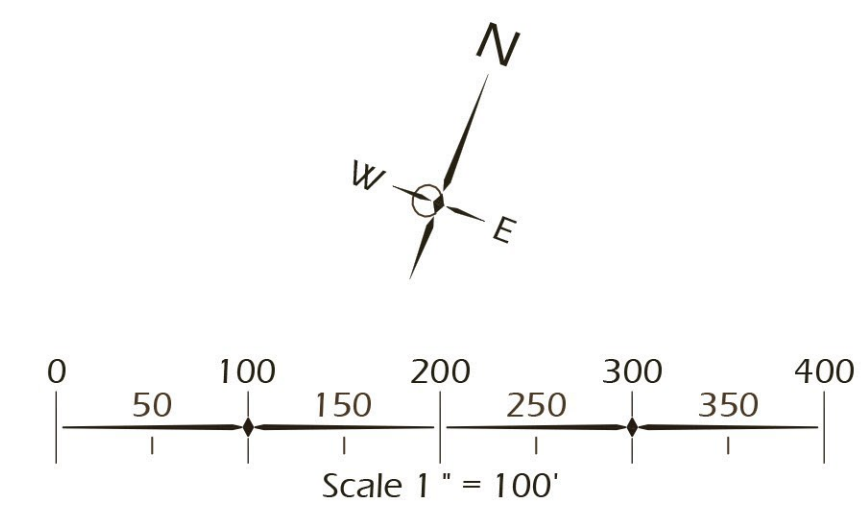


EXHIBIT F



Winters Jones Keefer
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**SEWER MASTER
PLAN**

DRAWING NUMBER
EX F

EXHIBIT G



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**STORMWATER
MASTER PLAN**

DRAWING NUMBER
EX G



LEGEND

- UNDERGROUND STORMDRAIN PIPE
- CURB INLET
- CATCH BASIN
- OUTFALL STRUCTURE
- DRAINAGE ARROW
- POND
- RAINGARDEN
- WETLAND
- EXISTING TOPOGRAPHY

EXHIBIT H



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**EXISTING
CONDITIONS**

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EX H

EXHIBIT I

SITE DEVELOPMENT PLANS
FOR
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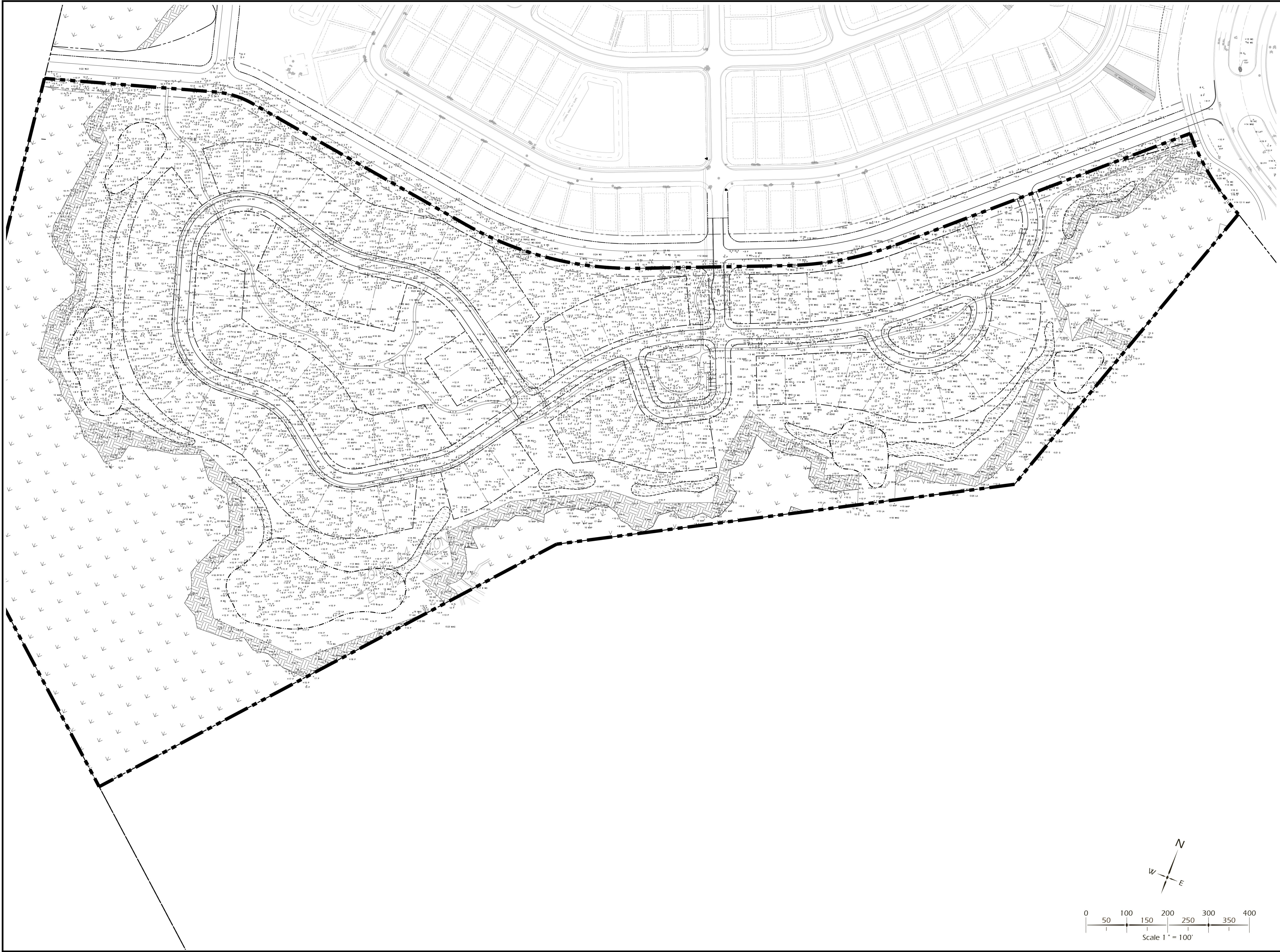
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CONDITIONS - TREES**

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SITE DEVELOPMENT PLANS
FOR

ALSTON PARK

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BLUFFTON, SOUTH CAROLINA

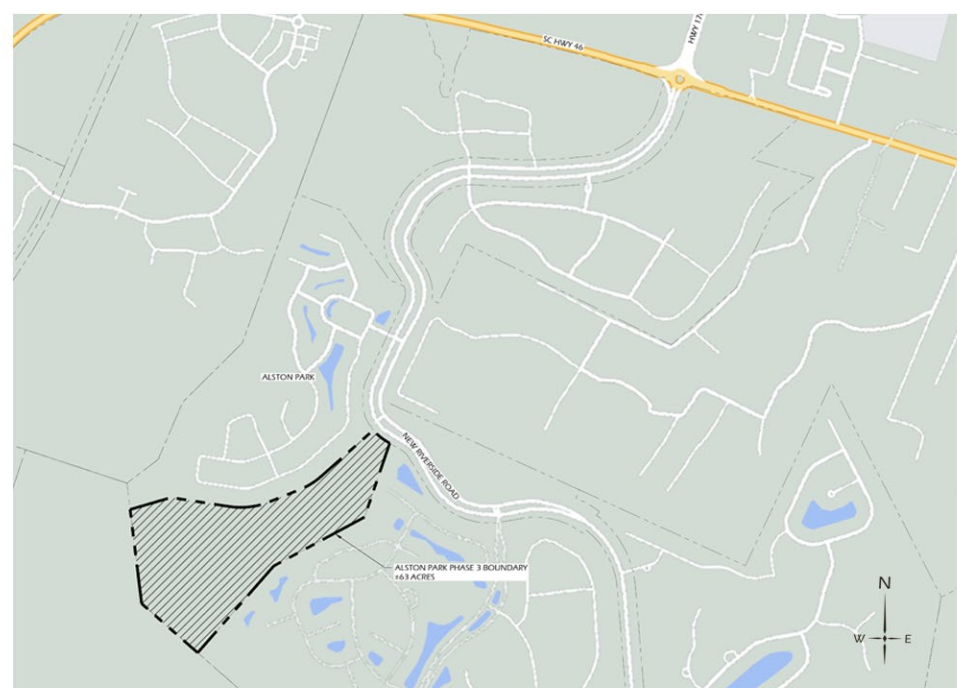
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TREE SAVE PLAN

DRAWING NUMBER
EX M



LOCATION MAP

LEGEND

- SIGNIFICANT TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED

*SIGNIFICANT TREES INCLUDE OAKS,
HICKORY, MAGNOLIAS, MAPLES, OVER 24",
AND LIVE OAKS OVER 12"

THIS PLAN SHOWS THE GENERAL INTENT FOR TREES
TO BE SAVED FOR THE PROJECT. THE HEALTH OF
THE TREES IS NOT KNOWN AT THIS TIME SO SOME
TREES MAY BE IN POOR CONDITIONS AND MAY
NEED TO BE REMOVED, OR FOR GRADING OR
UTILITY PURPOSES. THE PLAN WILL MEET THE
APPLICABLE LANDSCAPE REQUIREMENTS AT THE
TIME OF THE DEVELOPMENT PLAN APPLICATION.

