



PLAN REVIEW COMMENTS FOR DP-05-23-018058

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

Plan Type:	Development Plan	Apply Date:	05/16/2023
Plan Status:	Active	Plan Address:	395E Parkside Commons BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3712 0000
Plan Description:	A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group L for approval of a preliminary development plan application. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. STATUS: Staff comments were reviewed at the June 21, 2023, meeting of the DRC. STATUS: The applicant re-submitted on June 29, 2023. STAFF: Staff comments for the re-submittal will be heard at the July 19, 2023, meeting of the DRC.		

Technical Review

Submission #: 2 Received: 06/29/2023 Completed: 07/14/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	07/14/2023	James Clardy	Approved with Conditions

Comments:

Currently under review by design review team, pending comments in accordance with the 2023 Development Policy and Procedure Manual.

Planning Commission Review	07/14/2023	Dan Frazier	Approved with Conditions
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Comments:

1. For the restaurant parcel, extend New Riverside Village Way roadway eastward to the property line within the existing 50-foot access and utility easement. Also provide a sidewalk on the south side of this roadway extension from the proposed sidewalk on Parkside Commons to the east property line.
2. For the restaurant parcel, move the intersection of New Riverside Village Way and the parking aisle further eastward, and realign the parking aisle as required, to provide for better overall road alignment.
3. Provide a 10' buffer along the south property line adjacent to the townhome parcel. Adjust the site plan as required.

Planning Review - SR	07/14/2023	Jordan Holloway	Approved
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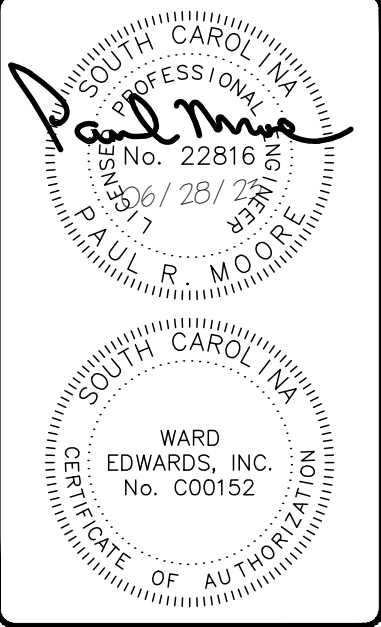
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Sheet 01

Sheet 02

ADA Accessible route

NOTE:
The accessible route shall comply with the current version of the ada standards for accessible design.



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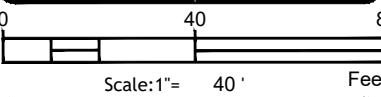
New Riverside Village Commercial
Town of Bluffton, South Carolina

Prepared for
Architecture 101

Sheet Index

Vert. Datum:	NAVD88
Horiz. Datum:	SC83IF
Surveyed by:	JWR
Surveyor's PLS:	28139

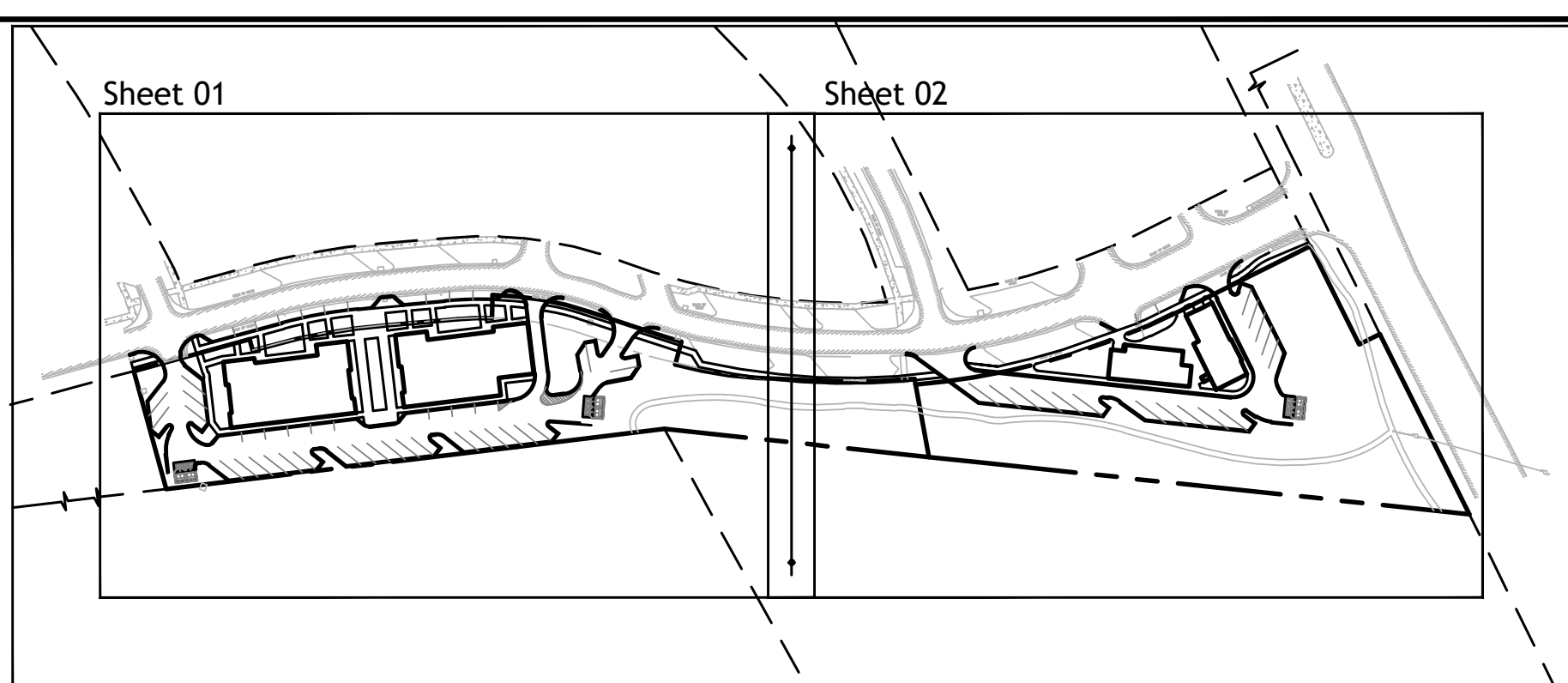
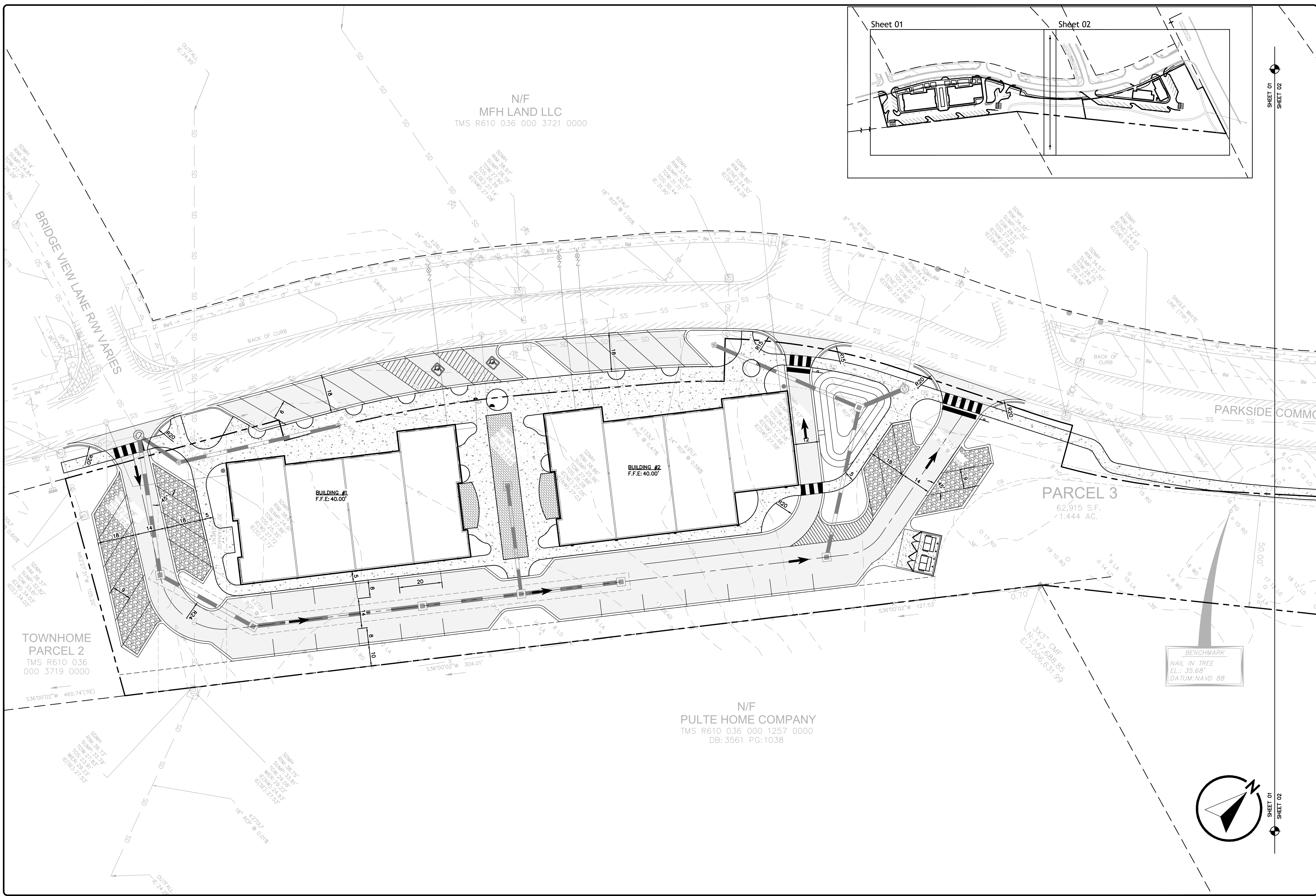
Project #:	220145
Date:	06/28/23
Designed by:	ASH
Checked by:	PRM



C003

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Professional Engineer Seal for Ward Edwards, Inc. No. 000152, State of South Carolina. The seal is circular and contains the text 'WARD EDWARDS, INC. No. 000152' and 'STATE OF SOUTH CAROLINA'.

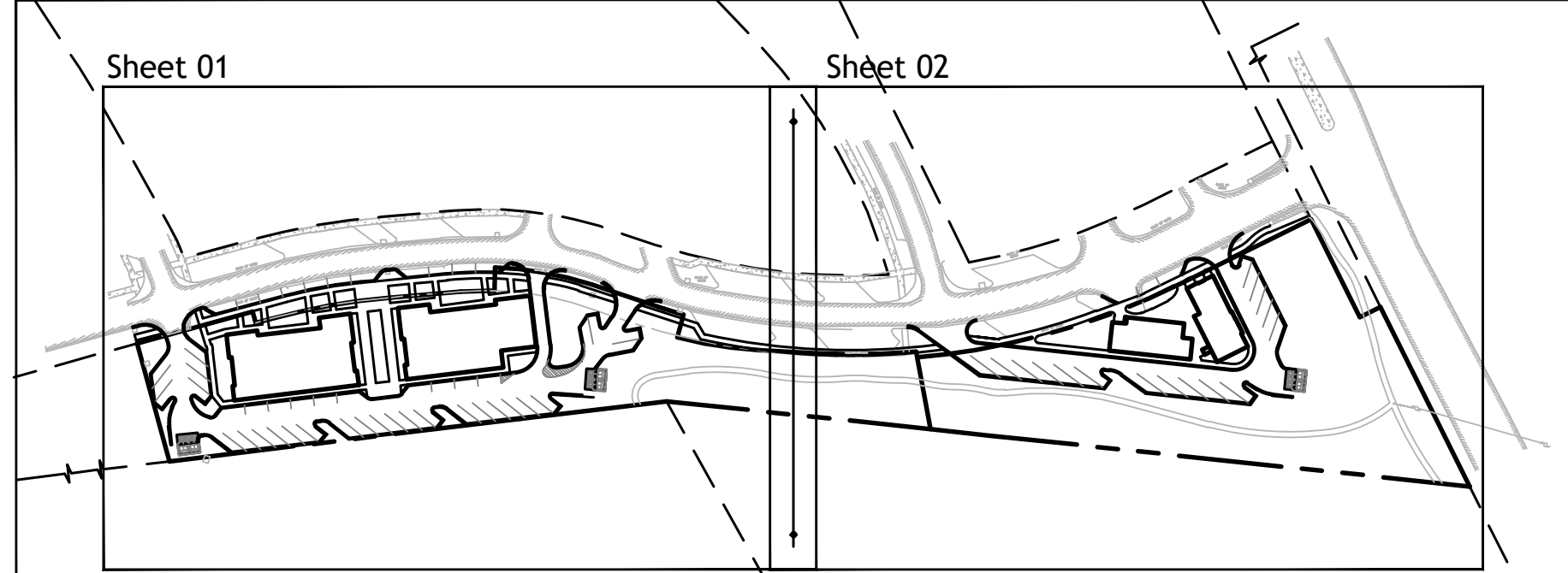
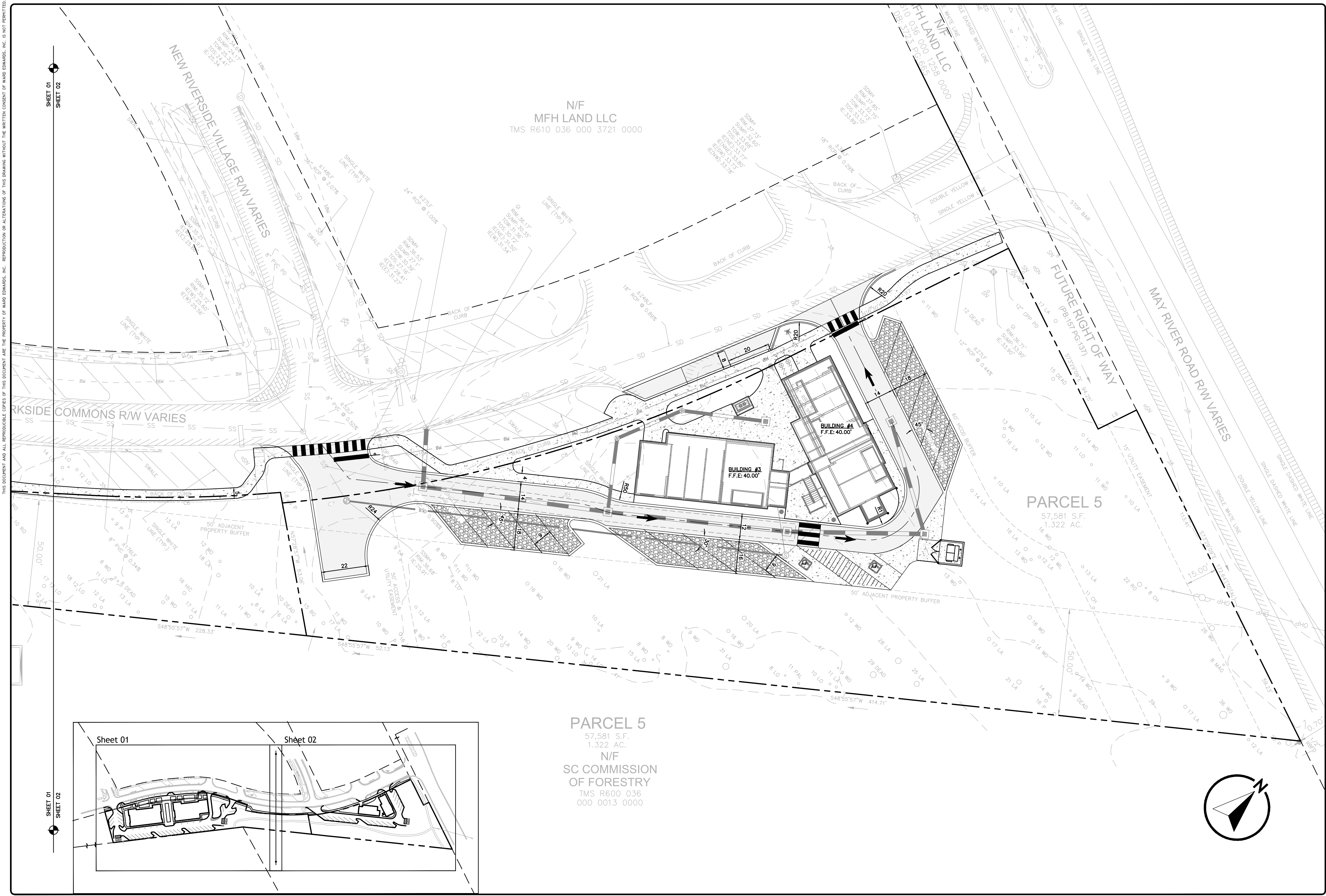
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Ward Edwards Engineering logo and contact information. The logo features a stylized 'W' and 'E' in green and blue. The text 'Ward Edwards ENGINEERING' is in bold. Below the logo, the address '110C Palmetto Way, P.O. Box 281, Bluffton, South Carolina 29910' and phone number '(843) 837-5250' are listed, along with the website 'www.WardEdwards.com'.

Project information: New Riverside Village Commercial, Town of Bluffton, South Carolina. Prepared for Architecture 101. Site Layout Plan.

Technical details: Vert. Datum: NAVD88, Horiz. Datum: SC83IF, Surveyed by: JWR, Surveyor's PLS: 28139, Project #: 220145, Date: 06/28/23, Designed by: ASH, Checked by: PRM. A scale bar shows 0 to 40 feet. The sheet number 'C401' is prominently displayed in a large box.

Permit Set - NOT FOR CONSTRUCTION



PARCEL 5
57,581 S.F.
1.322 AC.
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SC COMMISSION OF FORESTRY
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WARD
EDWARDS, INC.
No. C00152

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**Ward
Edwards
ENGINEERING**

110C Palmetto Way
P.O. Box 281 Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

New Riverside Village Commercial
Town of Bluffton, South Carolina

Prepared for
Architecture 101

Site Layout Plan

Vert. Datum: NAVD88
Horiz. Datum: SC83IF
Surveyed by: JWR
Surveyor's PLS: 28139

Project #: 220145
Date: 06/28/23
Designed by: ASH
Checked by: PRM

0 20 40
Scale: 1" = 20' Feet

C402