



Planning Commission Meeting

Wednesday, April 22, 2026 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

- [1.](#) March 25, 2026 Minutes

V. PUBLIC COMMENT

VI. WORKSHOP

- [1.](#) Unified Development Ordinance Amendments (Planning Commission Workshop – No Action) – Discussion of Proposed Ordinance to Amend Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) Relating to Wetlands, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms). (Staff - Andrea Moreno)

VII. OLD BUSINESS

VIII. NEW BUSINESS

- [1.](#) **Livewell Terrace (Street Naming):** A request by Allyson Amstutz of Woda Cooper Companies Inc., on behalf of Livewell Terrace LP for approval of a Street Naming application. The project consists of the construction of a 120-unit apartment complex, future medical office building and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.0 acres identified by tax map number R610 030 000 0712 0000 located east

of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan. (STR-04-26-020211) (Staff - Dan Frazier)

- 2. New Riverside - Parcel 8A (Initial Master Plan):** A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road. (MP-01-26-020100) (Staff - Dan Frazier)

IX. DISCUSSION

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 27, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

March 25, 2026

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Vice Chairman Jim Flynn
Commissioner Daniel Grove
Commissioner Will Howard

ABSENT

Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw

III. ADOPTION OF MINUTES

1. February 25, 2026 Minutes

Commissioner Grove made a motion to adopt the minutes as written.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. **Proposed Prioritization of Fiscal Year 2027 Capital Improvement Program Projects:** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2027 Capital Improvement Program. (Staff - Patrick Rooney)

Staff presented.

Vice Chairman Flynn made a motion to recommend adoption of the prioritized list of proposed Capital Improvement Program projects for Fiscal Year 2027 for Council's consideration.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

- 2. 1181 May River Road (Development Plan):** A request by Nathan Sturre of Sturre Engineering. on behalf of property owner Trevor Wells for approval of a Preliminary Development Plan application. The project consists of the construction of a two-story 8,000 SF mixed use building with associated infrastructure. The property is zoned Neighborhood Core and consists of 1.4 acres identified by tax map number 6610 039 000 097A 0000. (DP-06-25-019806) (Staff - Dan Frazier)

Staff presented. The applicant was present. There was discussion about impervious coverage on the lots, including whether the parking spaces are pervious or impervious. The commissioners also raised questions about the stormwater infrastructure being utilized.

Commissioner Howard made a motion to approve the application as submitted.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Grove made a motion to adjourn.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 6:26pm.

PLANNING COMMISSION

STAFF REPORT

Department of Projects & Watershed Resilience



MEETING DATE:	April 22, 2026
PROJECT:	Discussion of Proposed Ordinance to Amend Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) Relating to Wetlands, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms)
PROJECT MANAGER:	Andrea Moreno, Watershed Division Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a UDO Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.” These amendments were initiated by the UDO Administrator.

REQUEST: To provide direction on the amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms).

BACKGROUND: In January of 2025, Town Council approved a Master Service Agreement (MSA) task authorization to McCormick Taylor Inc. and Center for Watershed Protection (“Consultants”) to develop Town Wetland and Resilience Ordinances to protect the health, life, and safety of our citizens and natural resources.

As part of this ongoing work and specific to wetland protections, the Consultants have been tasked with reviewing current Town policies, identifying and inventorying wetlands within the Town’s jurisdiction, developing a map of wetlands to be protected, and developing a Wetland Ordinance for the Town.

Concurrent, yet independent from the MSA work, Town Council adopted a wetland protection ordinance in June of 2025, requiring a 50ft. undisturbed buffer around the perimeter of all wetlands and empowering staff for enforcement, filling gaps left by loosened federal rules after the U.S. Supreme Court’s *Sackett v. Environmental Protection Agency* decision. This initiative made Bluffton the first municipality in South Carolina to enact such laws in response to federal changes.

This ordinance was adopted under the premise that it would act as an interim wetland ordinance and would be superseded by a comprehensive wetland ordinance that would incorporate the Consultant’s recommendations and reliance upon a new, Town-owned, wetland mapping tool. Thus, staff are proposing amendments to the wetland protection ordinance to help ensure its defensibility and alignment with the Town’s watershed and resilience goals. (Attachment #1). Associated definitions are also proposed.

Furthermore, information about wetlands must stay current to ensure the Town develops effective tools to manage land use pressures and respond to changes in federal wetland protections. Accurate wetlands data allows the Town to define its objectives, apply the latest technology and tools for wetland mapping, focus its protection efforts, and inform future projects, policies, programs, and partnerships.

The Town currently relies on the National Wetland Inventory (NWI), which the primary source of mapped wetlands used across the country. However, within the Town, the NWI was last updated based on 2006

and 2011 imagery and does not often indicate the existence of small, isolated wetlands. While field delineation of wetland boundaries by a professional will be the ultimate determinant of where wetland and wetland buffers boundaries are located, the Town's wetland mapping tool, which is planned to go "live" with the adoption of these proposed amendments, allows for both the Town and the applicant to know in advance which areas of the site are likely to have wetlands present and plan accordingly.

KEY CHANGES TO WETLAND ORDINANCE: The following are a list of proposed key changes to the wetland ordinance:

- Scrivener's errors;
- Addition of reference to Southern Lowcountry Stormwater Design Manual for any terms not explicitly defined in Section 9.2;
- Inclusion of watershed resilience-related language;
 - **MEANING** – as the Town moves forward with its creation of a Resilience Ordinance and Resilience Plan, inclusion of resilience-related language within the Stormwater Ordinance helps to tee up implementation of this forthcoming effort.
- Reference to a Town wetland map to aid applicants in wetland and wetland buffer identification;
- Addition of clarifying language regarding authority of UDO Administrator;
- Revisions to exemptions and exceptions;
 - US Army Corps of Engineers (USACE) exception.

MEANING – USACE permits to impact jurisdictional wetlands require an accompanying jurisdictional determination. Once the impacts to a jurisdictional wetland have been made, any remaining wetland on the property is subject to the Town's Wetland Ordinance, including, but not limited to, the requirement of a 50 ft. undisturbed wetland buffer.
 - Prohibition of motorized vehicles along multi-purpose pathways in wetlands and wetland buffers, with the exception of ADA-compliant motorized wheelchairs, or vehicles used for a public purpose, including but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
 - Inclusion of a stipulation that although stormwater management facilities and utility lines may be located within the wetland buffer, land disturbance must be minimized to the Maximum Extent Practicable (MEP).
 - Inclusion of allowed activities within a wetland, itself, including, but not limited to, construction and maintenance of public boardwalks, multi-use pathways, and water-dependent development such as docks, boat ramps, etc.
- Assurances of protection to guarantee future wetland protections; and
- Revisions and Additions to Definitions.
 - Heavy Machinery (new)
 - Wetland Buffer (new)
 - Wetland Delineation (revision)

REVIEW CRITERIA & ANALYSIS: Per UDO Section 3.2.2.F, "Planning Commission Workshops are intended to be the first official presentation of a proposed project to provide the public with information and a forum to initially review the application and identify applicable review criteria. Meetings are encouraged as opportunities for informal, non-binding communication between the Applicant and neighboring property owners who may be affected by the application."

When assessing an application for UDO Text Amendments, Planning Commission should be considering the criteria set forth in UDO Section 3.5.3, Application Review Criteria.

Following the Planning Commission Workshop, this application for UDO Text Amendments will return to the Planning Commission for a Public Hearing and to provide a recommendation to Town Council. Town Council will hear the request twice, with the second reading being the Public Hearing for the UDO Text Amendments, per the tentative dates as outlined below.

NEXT STEPS:

UDO Text Amendment Procedure	Tentative Dates	Complete
Step 1. Town Council - Workshop	January 27, 2026	✓
Step 2. Public Comment Period	February 2 – March 2, 2026	✓
Step 3. Consultant Review Period	March 9 – March 23, 2026	✓
Step 4. Planning Commission Workshop	April 22, 2026	✓
Step 5. Watershed Action Plan Advisory Committee Meeting	April 23, 2026	✗
Step 6. Planning Commission Public Hearing and Recommendation	May 27, 2026	✗
Step 7. Town Council – First Reading	June 9, 2026	✗
Step 8. Town Council Meeting – Final Reading and Public Hearing	July 14, 2026	✗

ATTACHMENTS:

1. Proposed Ordinance (Amendments)

ORDINANCE NO. 2026 – _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AMENDING THE TOWN OF BLUFFTON’S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 5 – DESIGN STANDARDS, SEC. 5.10 (STORMWATER); AND ARTICLE 9 – DEFINITIONS AND INTERPRETATION, SEC. 9.2 (DEFINED TERMS)

WHEREAS, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Bluffton’s Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town’s citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

WHEREAS, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

WHEREAS, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

WHEREAS, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

WHEREAS, the Strategic Plan for Fiscal Years 2025-26 (“Strategic Plan”) serves as a road map for activities and initiatives to implement the Town’s Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals, which includes amendments to the Unified Development Ordinance to support these goals; and

WHEREAS, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) to enhance protections of wetlands and wetland buffers for stormwater management.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the

Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

SECTION 1. AMENDMENT. The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina by adopting and incorporating certain amendments to Chapter 23 – Unified Development Ordinance, including amendments to the following sections: Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) as shown on Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2026.

This Ordinance was read and passed on First Reading & Public Hearing on _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marica Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT A

Sec. 5.10 Stormwater

Proposed Changes: 1) Revise 5.10, "Stormwater" to include resilience-related language; and 2) Revise 5.10.7, "Wetlands" language to provide clarity to exemptions and exceptions to wetland ordinance, to include a list of allowed activities within wetlands themselves and provide assurances for the protection of wetlands and wetland buffers.

Sec. 5.10.1. General Provisions

Any and all terms used in this Section that are not otherwise specifically defined in Section 9.2 shall be defined pursuant to the *Southern Lowcountry Stormwater Design Manual*. Any undefined terms shall have their ordinary and customary meanings based on the purposes, intent, design objective or other guidance associated with its use in this Section.

A. Intent

1.-3. *(No Changes)*

4. Grading can create problems with storm drainage and water quality by generating non-point source pollution. Grading plans for compliance with overall development shall be to maximize groundwater recharge, minimize runoff, ensure positive drainage within and from the site with no impact on adjacent property, ensure offsite drainage is received to an existing, adequate conveyance system, and prevent ~~M~~ass ~~G~~grading and ~~C~~learing-cutting of a site.

5. These deleterious effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from development sites, manage to protect existing natural features, such as trees and contours, that maintain hydrology and provide water quality control, and to eliminate potential sources of pollution to receiving waters. Public education regarding the cause and effect of these types of pollutions and the implementation of the controls and management policies is key to fundamentally changing public behavior.

~~6. The Town of Bluffton is required to comply with State and Federal regulations that require the adverse impacts of stormwater runoff rates, volumes and pollutant loads to be controlled and minimized.~~

6. The Town of Bluffton has determined that it is in the public interest to control and minimize the adverse impacts of certain development activities and has established this set of stormwater management provisions to regulate post-construction stormwater runoff rates, volumes and pollutant loads on development sites: as detailed in the *Southern Lowcountry Stormwater Design Manual*.

7. Further, the protection of wetlands and wetland buffer areas from encroachment, pollution, degradation, alteration or elimination is a crucial element of the Town's stormwater and water quality management plans and supports resilience efforts in anticipation of increased flooding, more frequent and severe weather events, future disasters, and changing environmental conditions as well as documented and projected sea level rise. Procedures to protect, conserve, enhance and maintain wetlands and wetland buffers are in the public interest and support the general welfare of the Town.

8. This Article is essential to the public health, safety or welfare and shall apply to any Development that is subject to a development agreement.

- 9. Laws of general application throughout the Town necessary to protect health, safety and welfare are anticipated and are provided for in development agreements.
- ~~11. Substantial changes including, but not limited to, flooding, extreme weather events, sea level rise, and wetland protections have occurred, which changes, if not addressed in this Article would pose a threat to public health, safety or welfare of the Town of Bluffton.~~

B. Purpose

- 1. It is the purpose of this ~~Section~~ Article to protect, maintain, and enhance the environment of the Town and the short and long-term public health, safety, and general welfare of the citizens of the Town by establishing requirements and procedures to control the potential adverse effects of increased stormwater runoff associated with both future Development and existing developed land. Proper management of existing natural features, including wetlands and wetland buffers, and stormwater runoff will minimize damage to public and private property, ~~ensure~~ promote a functional drainage system, reduce the effects of Development on land and stream channel erosion, attain and maintain water quality standards, enhance the local environment associated with the drainage system, reduce local flooding, reduce pollutant loading to the maximum extent practicable and maintain to the extent practicable the pre- developed hydrologic characteristics of the area, ~~and~~ facilitate economic development while minimizing associated pollutant, flooding, and drainage impacts, and improve the Town’s resilience to changing environmental conditions.
- 2. This Article specifically authorizes and enables the Town to, at a minimum, ~~to~~ require any or all of the following:
 - a. ~~Prohibit Illicit Discharges to the Stormwater System and receiving waters-;~~
 - b. ~~Define procedures for site plan review, inspection, and enforcement relative to stormwater management-;~~
 - c. ~~Establish decision-making processes surrounding Development activities that protect the integrity of local aquatic resources;~~
 - d. ~~Control the discharge of spills, dumping or disposal of materials other than stormwater to the Stormwater System and receiving waters-;~~
 - e. ~~Address specific categories of non-stormwater discharges and similar other incidental non-stormwater discharges-;~~
 - f. ~~Require temporary erosion and sediment controls to protect water quality to the maximum extent practicable during construction activities, in accordance with current state regulations-;~~
 - g. ~~Define procedures for receipt and consideration of information submitted by the public-;~~
 - h. ~~Address runoff, particularly volume, rate, and quality through the control and treatment of stormwater with structural stormwater management practices facilities and/or Best Management Practices (BMPs) to provide volume control and at least an eighty (80) percent reduction in total suspended solids loads, thirty (30) percent reduction of total nitrogen load, and sixty (60) percent reduction in bacteria load-;~~
 - i. ~~Develop post-construction stormwater quality performance standards, through enforcement of minimum design standards for BMPs-;~~
 - j. ~~Ensure effective long-term operation and maintenance of BMPs-;~~
 - k. ~~Carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to determine compliance and noncompliance with this Article and stormwater permit (permit) conditions including the prohibition of Illicit Discharges to the Town’s Stormwater System and~~

the protection of water quality of the receiving waters and wetlands;

- l. Establish minimum post-development stormwater management standards and design criteria set forth by the *Southern Lowcountry Stormwater Design Manual* (“Design Manual”) with the intent of reducing flooding, channel erosion, and pollutant transport and deposition in local aquatic resources;
- m. Establish minimum post-development stormwater management standards and design criteria in the *Design Manual* with the intent of preserving existing hydrologic conditions on Development sites;
- n. Establish design criteria in the *Design Manual* for structural and nonstructural stormwater management practices that can be used to meet the minimum post-development stormwater management standards and design criteria;
- o. Based on current Natural Resources Inventory, establish that Better Site Design (BSD), natural vegetative buffers, tree conservation, and site planning have been incorporated, documented, and presented in the Development design process to the maximum extent practicable;
- p. Maintain structural and nonstructural stormwater management practices to ensure that they continue to function as designed and pose no threat to public safety; ~~and,~~
- q. In the event these requirements cannot be met, a fee-in-lieu shall be required as outlined in *Section 5.10.3.K*; and,
- r. Define procedures for protection, conservation, enhancement, and proper maintenance of all existing wetlands and wetland buffer areas for stormwater management ~~water quality management~~.

C. Applicability

1. This Section shall apply to any or all of the following activities unless otherwise exempted by Sec. 5.10.1.C.2:
 - a.-b. *(No Changes)*
 - c. Any Land Disturbance, regardless of size, within a Larger Common Plan of Development where multiple, separate and distinct land disturbing activities may occur at different times and on different schedules; ~~and,~~
 - d. Any Land Disturbance within a wetland or wetland buffer area; ~~and~~
 - e. A Major Substantial Improvement of an existing lot; or
 - f. Any illicit discharges
2. The following activities are exempt from ~~this Section~~ 5.10:
 - a. Any maintenance, alteration, renewal, or improvement as approved by the Town which does not alter existing drainage patterns, does not result in change or adverse impact on adjacent property, or create adverse environmental or water quality impacts, and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;
 - b. Projects that are exclusively for agricultural or silvicultural activities, not involving relocation of drainage canals or Land Disturbance within a Wetland, within areas zoned for these uses;
 - c.-d. *(No Changes)*
 - e. ~~Installation of nature trails or pervious pedestrian access paths no greater than five (5) feet in width;~~
 - e. Pruning or trimming of grasses, shrubs, and other smaller vegetation, provided such activities within Wetlands and Wetland Buffers are accomplished without the use of Heavy Machinery;

- f. Planting native species of plants;
 - g. **Non-pesticide r** Removal of invasive species of plants;
 - ~~i. Any outdoor recreation activities not otherwise proscribed by the property owner or another applicable law or regulation, to include hiking, swimming, kayaking, canoeing, boating, horseback riding, hunting, fishing, shell fishing, and camping;~~
 - h. Research of soil, vegetation, water, fish, or wildlife for educational, scientific, or conservation purposes **provided that these activities are accomplished without the use of Heavy Machinery;**
 - i. Maintenance or repair of existing water-control devices or structures, provided the maintenance or repair does not involve enlarging, expanding, constructing, or relocating such water-control structures or devices; or
 - j. Maintenance and repair of existing utilities and roadways, provided the activity does not involve enlarging, expanding, constructing, or relocating such utilities and roadways.
- ~~3. Any illicit discharges.~~
4. The provisions of this Section shall apply throughout the incorporated areas of the Town.

Sec. 5.10.2. Stormwater Management Program

- A. **Coordination with Other Agencies.** The UDO Administrator will coordinate the Town's activities with other federal, state, and local agencies, which manage and perform functions relating to the protection of receiving waters.
- B. **Cooperation with Other Governments and Private Entities.** The Town may enter into agreements with other governmental and private entities to carry out the purposes of this Article. These agreements may include, but are not limited to enforcement, resolution of disputes, cooperative monitoring, and cooperative management of stormwater systems and cooperative implementation of stormwater management programs.

Nothing in this Article or in this Section shall be construed as limitation or repeal of any ordinances of these local governments or of the powers granted to these local governments by the South Carolina Constitution or statutes, including, without limitation, the power to require additional or more stringent stormwater management requirements within their jurisdictional boundaries.

C. **Southern Lowcountry Stormwater Design Manual**

1. The UDO Administrator shall utilize the standards, criteria, and information presented in the *Design Manual* or applicable addendums, appendices, technical memorandums, and/or applicable revisions that may be applied for the proper implementation of this Article. This Manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring, local experience, and state or federal water quality **and quantity** requirements.

The *Design Manual* identifies Special Watershed Protection Areas that have standards and criteria specific to land Development in these areas.

- D. **Compatibility with Other Regulations.** This **Section**Article is not intended to interfere with, modify or repeal any other ordinance, rule, regulation, or other provision of law. The procedures and standards set forth in this Ordinance, and the policies, procedures, and design data specified in the *Design Manual* provide the minimum standards to be adhered to by Development activities under the jurisdiction of the Town of Bluffton. If any regulation or requirement of this **Section**Article is in conflict with any other local, state or federal law, the most restrictive, or whichever imposes the highest

protective standards for ~~human health~~ public health, safety, and welfare or the environment, shall apply.

Sec. 5.10.3. Standards

A. General Requirements

1. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in Section 5.10.1.C.1, shall meet the General Requirements to the Maximum Extent Practicable.
2. All Development activities shall utilize Structural and Nonstructural Stormwater Management Practices to control and minimize the increased stormwater runoff rates, volumes, and pollutant loads caused by Development in accordance with the criteria presented in the Design Manual.
3. For Structural and Nonstructural Stormwater Management Practices not included in the *Design Manual*, or for which pollutant removal and runoff reduction rates have not been provided, the effectiveness of the Structural and Nonstructural Stormwater Management Practices must be documented through prior studies, literature reviews, or other means and receive approval from the Town before being included in the design of a stormwater management system. In addition, if the site is located in a Watershed Protection Area or a Special Watershed Protection Area, the Town may impose additional requirements, which are located in the *Design Manual*, as deemed necessary.
- ~~3. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in Section 5.10.1.C.1, shall meet the General Requirements to the Maximum Extent Practicable.~~
4. All Development shall disconnect Impervious Surfaces with vegetative surfaces to the ~~M~~maximum Extent Practicable.
5. Stormwater runoff shall be controlled in a manner that:
 - a. Promotes positive drainage within the site and from structures and Impervious Surfaces resulting from Development.
 - b. Ensures no negative impact on adjacent and downstream properties/ or structures, as detailed in the *Design Manual*.
 - c. Includes the use of vegetated conveyances, such as swales and existing natural channels to promote infiltration.
 - d. Promotes runoff velocities that maintain sheet flow condition to prevent erosion and promote infiltration.
 - e. Limits its interaction with potential pollutant sources that may become water-borne and create non-point source pollution.
6. ~~Better Site Design, Natural Vegetative Buffers, Wetland Conservation~~ **Wetland and Wetland Buffer Protection, and Tree Conservation.** Better Site Design, natural vegetative buffers, wetland conservation protection of Wetlands and Wetland Buffers, and tree conservation play an integral part in minimizing the volume of stormwater runoff by promoting infiltration and acting as a first line of treatment of ~~water quality~~ stormwater runoff pollution. As such all Development subject to this ~~Section~~ Article shall comply with the following:
 - a. Better Site Design practices set forth in the Design Manual to the Maximum Extent Practicable;

- b. Any and all Wetland Buffer and other natural vegetative buffer requirements of this Article; other applicable Sections of the UDO, and if applicable, any approved concept plan, and/or approved master plan;
- c. Wetland and Wetland Buffer protection ~~conservation~~ requirements of this Article, and if applicable, any approved concept plan, and/or approved master plan; and
- d. Tree conservation as required by this UDO.

B. Permit Application Requirements

No property owner or Developer shall perform any Development activity without first meeting the requirements of this *Section 5.10* and the *Design Manual* and having been issued a stormwater permit from the Town. Unless specifically exempted by this *Section 5.10*, any property owner or Developer proposing Development activity shall submit to the Town a Stormwater Permit application and accompanying items as required in the *Design Manual*.

The UDO Administrator shall use the criteria and information, including technical specifications and standards, in the *Design Manual* as the basis for decisions about stormwater plans and about the design, implementation and performance of Structural and Non-structural Stormwater Management Practices as defined the Design Manual. Specifically, permit applications shall contain standards as outlines in t~~The Design Manual standards shall describe in detail how post-development stormwater runoff will be controlled and managed, the design of all stormwater facilities and practices, the components of a project plan necessary to meet the requirements of this Article and post-construction maintenance and inspection requirements.~~

The stormwater permit shall be valid for five (5) years from date of approval unless an extension is applied for and approved by the UDO Administrator.

C. Maximum Extent Practicable Process

The Maximum Extent Practicable (“MEP”) process defined by the *Design Manual* shall be the basis of submittals for plan approval under this Article. The consideration for a waiver of this Article’s requirements will rely on the MEP submittal and UDO Administrator review.

D. Stormwater Surety

Financial sureties for the cost of stormwater facilities approved for the proposed Development ~~and/or~~ Redevelopment shall be provided in accordance with the Town stormwater surety process as established in Section 3.13 and stormwater permit issuance process in the Design Manual~~Section 3.13~~.

E. (No Changes)

F. Stormwater Conveyance System

Site development plans must include sStormwater conveyance systems, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters, shall be provided when necessary for the protection of public right-of-way and properties adjoining Development sites. Stormwater conveyance systems that are designed to convey stormwater runoff from more than one parcel shall meet the following requirements:

- 1. Methods used to calculate stormwater runoff rates and volumes shall be in accordance with the ~~latest edition of the~~ *Design Manual*;

2. All culverts, pipe systems, and open channel flow systems shall be sized in accordance with the stormwater management design plan using the methods included in ~~the latest edition of the~~ *Design Manual*; and,
3. Planning and design of stormwater conveyance systems shall be in accordance with the criteria and specifications found in ~~the latest edition of the~~ *Design Manual*; and
4. Off-site discharge points in the final approved stormwater plan submission and/or grading plan must be identified on the site plan. The receiving conveyance system must be determined to safely convey the 100~~25~~-year storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

G. Overbank Flood Protection

All stormwater management systems shall be designed to control the post-development peak discharge generated by the Overbank Flood Protection storm event, as defined in ~~the latest edition of the~~ *Design Manual*, to prevent an increase in the frequency and magnitude of damaging overbank flooding and safely convey the design storms. A stormwater management system complies with this requirement if:

1. It provides Overbank Flood Protection in accordance with the criteria and information provided in ~~the latest edition of the~~ *Design Manual*; and,
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of the~~ *Design Manual*; and
3. Off-site discharge points in the final approved stormwater plan submission must be identified on the plan. The receiving conveyance system must be determined to safely convey the 2- to 25-year, 24-hour storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

H. Extreme Flood Protection

All stormwater management systems shall be designed to control and/or safely convey the post-development peak discharge generated by the Extreme Flood Protection storm event, as defined in ~~the latest edition of the~~ *Design Manual*, to protect downstream properties from flood damage, maintain the boundaries of existing floodplains, and protect the physical integrity of downstream stormwater conveyance features and flood control facilities. A stormwater management system complies with this requirement if:

1. It provides Extreme Flood Protection in accordance with the criteria and information provided in ~~the latest edition of the~~ *Design Manual*;
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of the~~ *Design Manual*; and

Adequate 100-year flow overflow path (as documented in the 10% analysis submission) from the site to adjacent properties is identified and determined to not have a negative impact on existing downstream receiving conveyance system(s), adjacent properties, and/or structures. This overflow path must be certified by a licensed South Carolina Professional Engineer.

I. Structural Stormwater Management Practices

All Structural Stormwater Management Practices shall be selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in the latest edition of the *Design Manual* and any relevant addenda. Applicants shall consult the latest edition of the *Design Manual* for guidance on selecting Structural Stormwater Management Practices that can be used to satisfy the post-construction stormwater management criteria.

J. Grading

Mass Grading and Clearing-cutting shall not be permitted. No land within the Town shall be cleared, disturbed, graded, excavated, except as follows: It shall be unlawful to perform any Land Disturbance, or land disturbing activity, of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town.

~~1. It shall be unlawful to perform any Land Disturbance, or land disturbing activity, of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town of Bluffton.~~

1. Grading Plans shall be filed with and become part of any Application that equals or exceeds the threshold limits provided above. Such plans shall be prepared in accordance with [Article 3](#) and shall follow the requirements set forth in [Article 5 Design Standards](#).
2. Amendments to Grading Plans. Amendments, changes, or modifications of a minor nature to a plan required as a result of field conditions arising during construction may be required or approved by the UDO Administrator.
3. Soil erosion and sediment control measures shall, at a minimum, conform to the Standards for Soil Erosion and Sediment Control per the *Design Manual*.

K. (No Changes)

- L. **Detention Waiver.** Individuals seeking a detention waiver from the requirements of this Section may submit to the UDO Administrator a request for a waiver in accordance with the *Design Manual*.

Sec. 5.10.4. Maintenance

A. General Requirements

1.-2. (No Changes)

3. **Annual Maintenance Inspection and Report.** The person responsible for maintenance of any structural BMP installed pursuant to this Article shall submit to the UDO Administrator an inspection report from a certified post-construction BMP inspector, a registered South Carolina Professional Engineer or Landscape Architect. The inspection report, at a minimum, shall contain all of the following:
 - a. The name and address of the land owner;
 - b. The recorded book and page number of the lot of each structural BMP or a digital representation of the geographic location of each structural BMP;
 - c. A statement that an inspection was made of all structural BMPs, and must include date of inspection;
 - ~~d. The date the inspection was made;~~
 - d. A statement that all inspected structural BMPs are performing as originally designed/ and intended, and comply with the terms and conditions of the approved maintenance agreement required by this Article;
 - e. The inspector's original signature and/or seal of the engineer inspecting the structural BMPs;

and

- f. Digital photographs of the structural BMPs and pertinent components integral to its operation, including but not limited to inlet/ and outlet control structures, downstream receiving channel/ or area, embankments and spillways, safety features, and vegetation.

All inspection reports shall be on Town forms provided to the UDO Administrator. An original inspection report shall be provided to the UDO Administrator one year from the date of As-Built certification and thereafter, every three (3) years on or before the date of the As-Built certification.

B. Operation and Maintenance Agreement

1. Prior to the issuance of stormwater permit requiring a structural BMP pursuant to this Article, the applicant or owner of the site must execute an operation and maintenance agreement/~~covenant~~ for each structural BMP identified on the approved Stormwater Management Plan for recordation in Beaufort County Register of Deeds. The operations and maintenance agreement must be approved by the UDO Administrator or his their designee, and shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP.
2. The operation and maintenance agreement shall:
 - a. Require the owner or owners to maintain, repair and, if necessary, reconstruct the structural BMP to ensure the BMP functions as designed and intended in perpetuity;~~;~~
 - b. For each BMP identified on the approved Stormwater Management Plan, state the terms, conditions, and schedule of maintenance for each structural BMP;~~;~~
 - c. Grant to the Town a right of entry to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on the Town to assume responsibility for the structural BMP;~~;~~
 - d. Allow the Town to recover from the property or ~~home owner's~~ homeowner's association and its members any and all costs the Town expends to maintain or repair the structural BMPs or to correct any operational deficiencies. Failure to pay the Town all of its expended costs, after 45 days written notice, shall constitute a breach of the agreement. The Town shall thereafter be entitled to bring an action against the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both, in case of a deficiency. Interest, collection costs, and attorney fees shall be added to the recovery;~~;~~
 - e. Provide a statement that this agreement shall not obligate the Town to maintain or repair any structural BMPs, and the Town shall not be liable to any person for the condition or operation of structural BMPs;~~;~~
 - f. Provide a statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law;~~;~~
 - g. Contain a provision indemnifying and holding harmless the Town for any costs and injuries arising from or related to the structural BMP, unless the Town has agreed in writing to assume the maintenance responsibility for the structural BMPs accepted dedication of all rights necessary to carry out that maintenance;~~;~~ and
 - h. Contain an attachment with the locations, dimensions, elevations, and characteristics of all structural BMPs detailed in the Stormwater Management Plan. The attachment shall include a north arrow, scale, boundary lines of the site, lot lines, existing and proposed roads and other information necessary to locate the structural BMPs.

3. Operation and Maintenance Agreement Recordation

Upon approval by the UDO Administrator or ~~his~~their designee, the operations and maintenance agreement shall be recorded with the Beaufort County Register of Deeds to appear in the chain of title of all subsequent purchasers under generally accepted searching principles. A copy of the recorded operation and maintenance agreement shall be given to the UDO Administrator prior to issuance of the development permit.

- C. **Records of Installation and Maintenance Activities.** The owner of each structural BMP shall keep records of installation, inspections, maintenance, and repairs for at least five (5) years from the date of the record and shall submit the same upon reasonable request to the UDO Administrator.
- D. **Nuisance.** The owner of each stormwater BMP shall maintain it so as not to create or result in a nuisance condition, such as but not limited to, flooding, erosion, excessive algal growth, overgrown vegetation, mosquito breeding habitat, existence of unsightly debris, or impairments to public safety and health.

Sec. 5.10.5. Illicit Discharges and Connections

A.- B. *(No Changes)*

- C. **Illicit Connections.** Connections to a receiving water and/or stormwater conveyance system that allow the discharge of non-stormwater, other than the exclusions described in this section are unlawful. Prohibited connections include, but are not limited to floor drains, ~~waste water~~wastewater from washing machines or sanitary sewers, wash water from commercial vehicle washing or steam cleaning, and ~~waste water~~wastewater from septic systems. Where such connections exist in violation of this section and said connections were made prior to the adoption of this Article or any other ordinance prohibiting such connections, the property owner or the person using said connection shall remove or correct the connection.
- D. **Spills.** Spills or leaks of polluting substances released, discharged to, or having the potential to be released or discharged to a receiving water or the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition. Persons in control of the polluting substances shall immediately report the release or discharge to persons owning the property on which the substances were released or discharged, shall within two (2) hours of such an event shall notify the Bluffton Township Fire Department and Town of Bluffton Police Department (who will also notify the UDO Administrator, and all required federal and state agencies of the release or discharge). Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by State or other law.

E. **Nuisance.** *(No Changes)*

Sec. 5.10.6. Inspections

A.-C. *(No Changes)*

- D. **Wetland and Wetland Buffer Inspections.** The Town is authorized under this Section to inspect a project's impact to wetlands and wetland buffer areas to determine compliance with conditions and

provisions of this Article or to perform any duty imposed upon the owner or developer by this Ordinance.

Sec. 5.10.7. Wetlands

A. General Requirements

1. This Section shall apply to all ~~building, development, redevelopment, and site alteration~~ Land Development within a wetland or wetland buffer area, except as otherwise set forth herein.
2. Any person proposing to carry out a wetland or wetland buffer disturbance under this Ordinance must, prior to the commencement of the activity, submit a Stormwater Permit application to the UDO Administrator and obtain permit approval.
3. The UDO Administrator shall review all materials submitted by an applicant and shall have the authority to require additional information about the project from the applicant, schedule a site visit, or require a preliminary meeting with the applicant. The UDO Administrator may also request a review of the project by the Development Review Committee (DRC).
4. The UDO Administrator has the authority to issue, deny, or conditionally approve stormwater permits for activities that impacts to Wwetlands and/or Wwetland Buffers, as documented in writing, consistent with the standards, goals, and criteria set forth in this Ordinance, ~~and~~ subject to the procedures established herein.
5. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section, in accordance with Town policies and guidelines and as documented in writing, after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities.
6. The UDO Administrator may, in its discretion and in accordance with Town policies and guidelines, deem additional measures necessary prior to allowing the excepted activities in Sections 5.10.7.C4 and 5.10.7.C5, subsections (a) through (j) to proceed including, but not limited to, reports and permits, and covenants, and mitigation bank credits to adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities. Such measures shall be documented in writing.
7. The regulation of land uses both within and adjacent to Wetlands, having been determined to be in the best interest of the Town, shall be done in a manner consistent with the review procedures and performance standards identified herein which reflect the relative importance, values, and functions of these areas.
8. No provisions of this Ordinance shall be construed to relieve the Applicant from the requirement to obtain permits issued by local, state, or federal agencies, prior to the commencement of any land disturbance activity within the boundaries of a wetland or wetland buffer.
9. This Section shall not apply to activities in wetlands that are within the jurisdiction of the federal government ("jurisdictional wetlands") as determined by the U.S. Army Corps of Engineers ("Corps"), provided that such impacts are permitted or approved under a valid permit, exemption, or other authorization (collectively, a "Corps Permit") issued by the ~~United States Army Corps of Engineers~~ under the rules of the appropriate district and provided that:

- a. the Corps Permit has not expired;
- b. the Corps Permit was issued on or prior to September 8, 2023; and,
- c. the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions.

For the purposes of this subsection (9), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

- 10. For any Corps Permit issued after September 8, 2023, such Corps Permit shall govern any activities within wetlands that are within the jurisdiction of the federal government and subject to federal protection (i.e., jurisdictional wetlands) as determined by the United States Army Corps of Engineers, provided that the Corps Permit has not expired and the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions. The jurisdictional determination by the Corps for the Wetland(s) shall also be provided to the Town.
 - a. Exceptions. Following completion of Corps Permit activities, all other requirements established in this Section shall be applicable including, but not limited to, the requirement of a fifty (50) ft. Wetland Buffer.

For the purposes of this subsection (10), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

B. Wetland Delineation

- 1. **Wetland Delineation Required.** Except as otherwise set forth in this Section, any person proposing to carry out a Land Disturbance or perform any applicable activity, as set forth in Section 5.10.1.C of this Ordinance, shall, prior to commencing the activity or the Land Disturbance, provide the Town with a Wetland Delineation completed within the last five (5) years.
- 2. **Exceptions.** A Wetland Delineation shall not be required if either of the ~~site is less than five (5) acres and~~ the following conditions are met:
 - a. The owner of the site certifies, via notarized affidavit, to the Town that to the best of their knowledge and belief, there are no Wetlands or Wetland Buffers on the site; and, ~~no~~ no Wetlands are identified on the site by any prior Wetland Delineations, or any existing watershed plans or Advanced Identification of Disposal Areas (ADID) studies, interim watershed plans, National Resources Conservation Service (NRCS) wetland inventory maps, ~~or~~ United States Fish and Wildlife Service National Wetlands Inventory Maps; or Town wetland maps; and,
 - b. The site is less than five (5) acres and the ~~The~~ Land Disturbance or activity proposed is accessory to the existing use and does not increase the density of the site.

C. ~~Wetlands and Wetland Buffers and Setbacks~~ Wetlands and Wetland Buffers

- 1. **Wetland Buffer Calculations Areas.** Wetland buffers are to be calculated by measuring horizontally outward from and perpendicular to the edge of the Wetland, as defined herein and

as delineated in accordance with 5.10.7.B. They must extend the entire length of the Wwetland Ddelineation within the property.

2. **Applicability.** A minimum buffer of fifty (50) feet shall be provided along the perimeter of all Wetlands.
3. **Prohibited Activities within Wetlands and Wetland Buffers.** The following activities are specifically prohibited within a Wetland or Wetland Buffer unless expressly authorized herein or elsewhere within the UDO.
 - a. ~~Removal, excavation, or disturbance of the soil~~Land Disturbance, except for minimal disturbance associated with the installation of trees and plants as approved by the UDO Administrator, where a Wetland Buffer is re-established;
 - b. Dumping or filling with any materials;
 - c. Placement of any sod or garden of any type;
 - d. Placement of structures or other pervious or impervious surfaces; and,
 - e. Removal or destruction of trees, plants, grasses, or vines.
4. **Exceptions within Wetland Buffers.** The following activities ~~may occur~~are permitted in a required Wetland Buffer, subject to specified limitations, ~~and the requirements below,~~any other applicable UDO regulations, and as approved by the UDO Administrator.
 - a. Maintenance of existing buffer ~~landscaping in a manicured fashion~~vegetation, ~~as approved by the UDO Administrator;~~
 - b. Construction and maintenance of public multi-purpose pathways, including minor associated structures such as footbridges, benches, and signage, provided:
 - (1) the multi-purpose pathway is not more than ten (10) feet wide; and,
 - (2) Motorized vehicles are prohibited with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
 - c. Construction and maintenance of pedestrian walkways, including minor associated structures such as benches and signage, that provide public access to adjacent wetlands for wildlife management and viewing, fishing, and recreational purposes, or that provide access to approved water-dependent development activities – provided the walkway is not more than five feet wide and is pervious;
 - d. Construction and maintenance of pervious bulkheads or revetments, including associated backfill in tidal Wwetland Buffers – provided:
 - (1) A Wetland Buffer in accordance with the standards in this section is re-established; and
 - (2) The UDO Administrator approves the replanting plan and any tree removal;
 - e. Construction and maintenance of impervious bulkheads or revetments;
 - f. Essential development activities such as stormwater management facilities and water, sanitary sewer, telephone, natural gas, cable TV, or other utility lines – provided:
 - (1) Stormwater management facilities and utility lines that must cross the buffer shall do so

at approximately a right angle to minimize the area of Wetland Buffer width disturbed; and,

- (2) Stormwater management facilities and utility lines may be located within the Wetland Buffer if the utility or drainage easement allows the vegetation necessary to provide for significant filtration of stormwater runoff before it reaches the Wetland, and if the applicant can demonstrate that the facility or utility line will not degrade or harm the Wetland protected by the impacted buffer, and if land disturbance is minimized to the MEP; otherwise the UDO Administrator shall require an additional buffer width to provide the space for such filtration between the facilities or utility lines and the Wetland.
 - g. Water-dependent development activities such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration;
 - h. Limited removal of the following:
 - (1) Trees or other vegetation determined by the UDO Administrator to be dead, dying, or diseased, provided the root system is retained intact;
 - (2) Non-native trees or other vegetation determined by the UDO Administrator to constitute a threat to the growth or reintroduction of native species of vegetation;
 - (3) Fallen trees, tree limbs, brush, and similar debris that have accumulated in or along stream beds and are determined by the UDO Administrator to substantially impede stream flow;
 - (4) Fallen trees, tree limbs, and brush that are determined by the UDO Administrator to impede pedestrian or bicycle traffic along approved multi-purpose pathways and pedestrian walkways.
 - ~~i. Any impervious surfaces shall either be sloped away from the wetland and stormwater runoff from them shall be routed over a greater distance for filtration purposes, or constructed or installed in accordance with an alternative filtration design approved by the Official as ensuring that the impervious surfaces do not adversely impact the natural functionality of the Wetland Buffer;~~
 - ~~j. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~
 - ~~k. The UDO Administrator may, in its discretion, deem additional measures necessary prior to allowing the excepted activities in subsections (a) through (j) to proceed including, but not limited to, reports, permits, covenants, and mitigation bank credits to adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~
5. **Exceptions within Wetlands.** The following activities may occur in a Wetland, subject to specified limitations and the requirements below and as approved by the UDO Administrator.
- a. Construction and maintenance of public boardwalks;
 - b. Construction and maintenance of multi-use pathways, including minor associated structures such as footbridges, benches, and signage, provided the pathway is not more than ten (10) feet wide and not to be used by motorized vehicles with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but

not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure;

- c. Water-dependent development such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration; and
- d. Routine maintenance and repair of existing structures such as piers.

D. Other Requirements

1. **Notification of Start of Project.** *(No Changes)*
2. **Temporary Survey Stakes.** Temporary survey stakes or flags delineating boundaries between ~~W~~wetlands, ~~Wetland B~~buffer areas, ~~setbacks~~, and adjacent property must be placed at all project sites by an engineer or surveyor. The markers shall follow the contour of the ~~W~~wetlands, and ~~Wetland B~~buffer areas, and setbacks and shall be placed not more than fifty (50) feet apart.
3. **Assurances of Protection.** Assurances for the protection of Wetlands will be provided by the applicant as part of the application/certification process established in Article 3. This may take the form of deed restrictions, conservation easements, permit restrictions or other assurances of protection as approved by the UDO Administrator.
 - a. Permit Restrictions. An assurance of protection may be provided by the Applicant to the Town by executing a Permit Restriction Form that shall remain in the Town's records. In executing said form, Applicant or any successor in interest, may not for a period of five (5) years, submit an application for wetland impacts on the Wetlands shown on the recorded survey, as required in Subsection b herein. This permit restriction shall not apply to the Wetland Buffers and may be waived by the UDO Administrator solely for public purposes.
 - b. Recordation Required. Wetland Buffer areas and their protected wetlands must be platted and recorded with the Beaufort County Register of Deeds, along with a description of the restrictions.

Sec. 5.10.8 – Violations, Enforcement, and Penalties *(No Changes)*

Sec. 9.2 Defined Terms

Proposed Changes: 1) Addition of definitions of "heavy machinery" and "wetland buffer"; and 2) Revise current definition of "wetland delineation."

Heavy Machinery: Large, powerful, heavy-duty vehicles and machines used for construction, earthmoving, demolition, mining, and farming; featuring powerful hydraulic systems and specialized attachments for tasks like digging (excavators), lifting (loaders, forklifts), grading (motor graders), and hauling (dump trucks).

Wetland Buffer: A transition zone between a Wetland and Upland areas, designed to protect the Wetland's water quality, wildlife habitat, and ecological functions by filtering pollutants, stabilizing soil, and moderating runoff from Development. The wetland buffer shall be subject to the regulations for

Wetlands as defined in this Ordinance and shall be determined to be the area extending horizontally away from and paralleling the outermost boundary of a Wetland.

Wetland Delineation: A wetland delineation report, identifying and evaluating the boundaries, location, limits, area, and quality of all on-site Wetlands, with such delineation to be conducted in accordance with the “Corps of Engineers Wetland Delineation Manual,” technical report: Y-87-1, from 1987, as may be amended from time to time. When such a delineation and report is required as part of a land use application, such report and delineation ~~may~~shall be required to be updated and revised if the original report was prepared more than ~~three~~five (35) years prior to the date of submission of the land use application. The wetland delineation report shall be completed by an individual with knowledge and experience in identifying the boundaries of wetlands; including, but not limited to, professionals in the fields of environmental science, wetland biology and ecology.

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	April 22, 2026
PROJECT:	Livewell Terrace New Street Name Application
APPLICANT:	Allyson Amstutz, Woda Cooper Companies Inc.
PROJECT NUMBER:	STR-04-26-020211
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: A request by Allyson Amstutz of Woda Cooper Companies Inc., on behalf of Livewell Terrace LP, for approval of a New Street Name Application. The project consists of the construction of a 120-unit apartment complex, future medical office building and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.0 acres identified by tax map number R610 030 000 0712 0000 located east of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan. (Attachment 1).

Proposed Road Names

- Livewell Drive – Accepted/No Conflict
- Wellness Way – Accepted/No Conflict
- Wellspring (Road or Drive) – Accepted/No Conflict
- Memorial (Way, Road or Street) - Accepted/No Conflict

BACKGROUND: On August 27, 2025, the Town of Bluffton Planning Commission approved the Preliminary Development Plan for Livewell Terrace. As of today, staff is reviewing a resubmittal of the Final Development Plan. This street naming application provides potential names for three internal roads providing access to the site from Buckwalter Parkway.

Development Review Committee (DRC) Staff comments will be heard at the April 22, 2026, DRC Meeting. The DRC recommendation will be provided to Planning Commissioners at the April 22, 2026, Planning Commission Meeting. The Applicant has provided a street naming exhibit that identifies the proposed street name locations (Attachment 2).

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that the four (4) proposed new street names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the following four (4) New Street Names:

1. Livewell Drive – Accepted/No Conflict
2. Wellness Way
3. Wellspring (Road or Drive)
4. Memorial (Way, Road or Street)

ATTACHMENTS:

1. New Street Name Application
2. Street Name Exhibit and List



**TOWN OF BLUFFTON
NEW STREET NAME APPLICATION**

Growth Management Customer

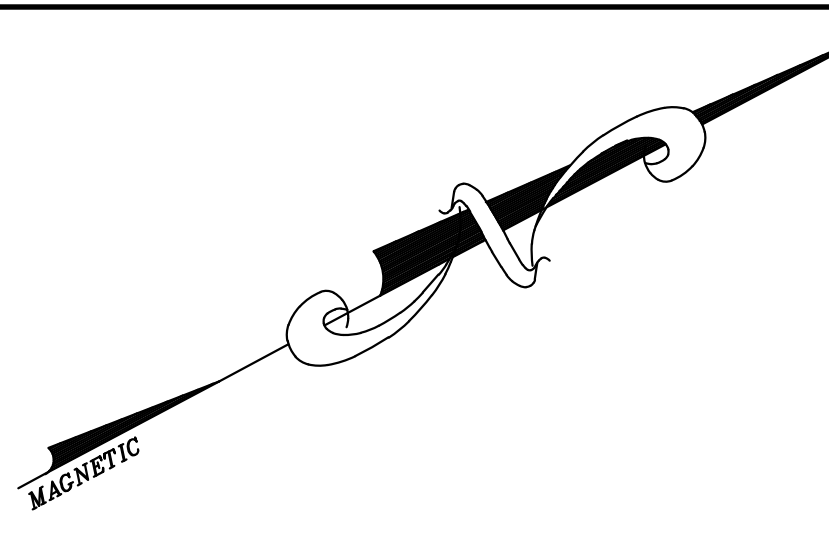
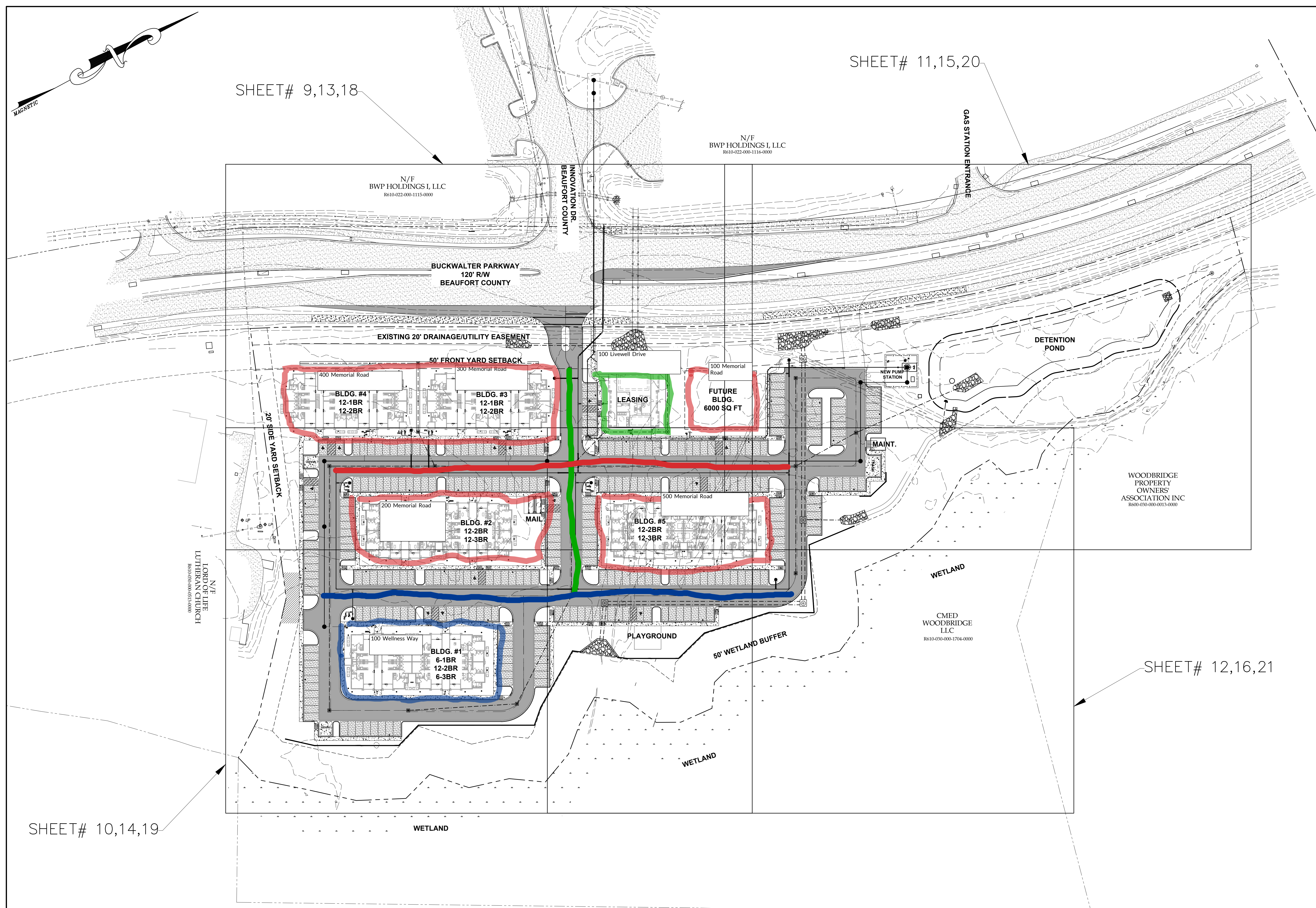
Section VIII. Item #1.

20 Bridge Street
Bluffton, SC 29910
(843)706-4500

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Livewell Terrace LP		Name: Livewell Terrace LP	
Phone: 3309888804		Phone: 3309888804	
Mailing Address: 500 South Front St 10th Floor Columbus Ohio 43215		Mailing Address: 500 South Front St 10th Floor Columbus Ohio 43215	
E-mail: aamstutz@wodagroup.com		E-mail: aamstutz@wodagroup.com	
Town Business License # (if applicable):			
Project Information			
Project Location: 335 Buckwalter Parkway Bluffton SC			
Proposed Street Name (in order of preference)*: 1.Green: Livewell Drive, Livewell Road, Livewell Street			
*Provide at least three street names for each street proposed. If additional space is needed, please provide a separate sheet.		2.Red: Memorial Road, Memorial Street, Memorial Way	
		3.Blue: Wellness Way, Wellspring Road, Wellspring Drive	
Tax Map Number(s): R610 030 000 0712 0000			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Mandatory Application Check-In meeting scheduled. <input type="checkbox"/> 2. Digital plat showing the streets, proposed name of each, and a list of the proposed street name(s). <input type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership. <input type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 4/13/26	
Applicant Signature: 		Date: 4/13/26	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



LIVELWELL TERRACE
BUCKWALTER PARKWAY
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
No. 19046
No. 002824

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PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

LIVELWELL TERRACE
BUCKWALTER PARKWAY
BEAUFORT COUNTY, SC

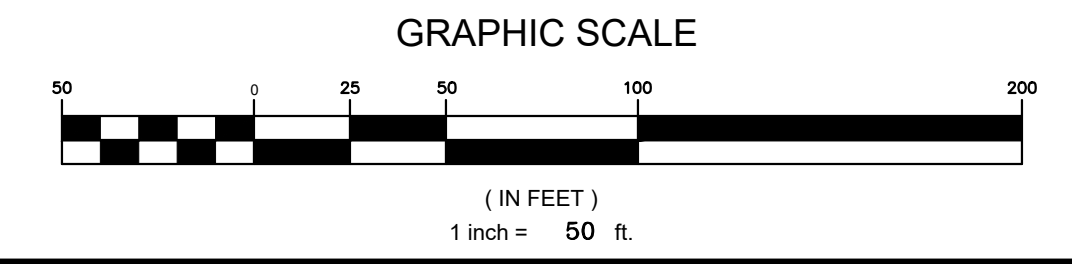
CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
WWW.CAROLINAENGINEERING.COM
843/322-0553
843/322-0556 (FAX)

PROJECT:	2567
DATE:	09/30/25
REVISED:	03/24/26
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=50'

INDEX

3

OF 30



Livewell Terrace Addressing

Future Building: 100 Memorial Road

Leasing Office: 100 Livewell Drive

Building #1

100 Wellness Way

100 Wellspring Road

100 Wellspring Drive

Building #2

200 Memorial Road

200 Memorial Street

200 Memorial Way

Building #3

300 Memorial Road

300 Memorial Street

300 Memorial Way

Building #4

400 Memorial Road

400 Memorial Street

400 Memorial Way

Building #5

500 Memorial Road

500 Memorial Street

500 Memorial Way

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management



MEETING DATE:	April 22, 2026
PROJECT:	Consideration of approval of an Initial Master Plan for the property referred to as Parcel 8A within the New Riverside PUD for a residential development consisting of 104 single-family lots on approximately 100.69 acres located on the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road.
PROJECT MANAGER:	Dan Frazier, AICP Planning Manager Department of Growth Management

REQUEST: A request for approval of an Initial Master Plan application for New Riverside Parcel 8A within the New Riverside Planned Unit Development (PUD) (Attachments 1 and 2).

INTRODUCTION: The Applicant, Rob Marek of Pulte Home Company, LLC., and John Paul Moore of Thomas and Hutton on behalf of Property Owner, Pioneer Land & Timber, LLC is requesting approval for an Initial Master Plan for New Riverside Parcel 8A.

BACKGROUND: 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 activities within the Concept Plan. The project site is identified as Parcel 8A "Residential" within the New Riverside Land Use Master Plan (Attachment 3).

The proposed New Riverside Parcel 8A Initial Master Plan (IMP) totals 100.69 acres that will consist of 104 total single-family detached dwelling units. In addition to single-family dwellings, the applicant has proposed several amenities including lagoons, recreational areas, a park, and network of sidewalks (Attachment 4).

EXISTING CONDITIONS: The proposed development will be constructed on Parcel 8A of the New Riverside Planning Area, located on the west side of New Riverside Road opposite the Lakes at New Riverside residential development. The existing tree cover appears to be a mix of hardwoods and pines. The applicant has attempted to dedicate areas of open space to be used to preserve existing trees and will work with staff to save trees through the development permit process. A Tree Save Master Plan identifies the overall intent of the tree saves for the development, however actual tree saves and tree mitigation requirements will be based on review and approval of individual development plan applications (Attachment 5).

In addition to identified tree saves, the Applicant has proposed one street tree per lot based on the submitted Typical Street Cross Section (Attachment 6). Town Staff have experienced that required overstory street trees planted on smaller residential lots often result in future homeowners requesting the tree to be removed. The concern from homeowners often has to do with adjacent utilities or sidewalks being impacted by the root system as the tree matures. The Applicant should provide additional information detailing the process that will ensure the longevity of the proposed treescapes.

SITE DESIGN AND DEVELOPMENT STANDARDS: Architectural guidelines and restrictive covenants, developed by Pulte Home Company, LLC., will set standards for design and construction materials, and will meet or exceed the standards 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 using 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 buffer for the Master Plan Area apply to the New Riverside Planning Area boundary only. The required 50' PUD buffer is provided along the southern property line and is included in the 150' vegetative buffer along the northern and eastern property lines.

The single-family detached lots that will vary in width and depth based on their location within the development. The lots may range in width from +/- 45 feet to 90 feet and in depth from 110 feet to 140 feet. The typical setbacks for each single-family lot will meet or exceed the requirements as set forth in the New Riverside Concept Plan. These setbacks may vary depending on constraints. Any deviation from these typical setbacks must be reviewed and approved by the Architectural Review Board for this development.

Roads and Right of Ways in Parcel 8A may be privately owned and maintained by the Property Owner's Association, or other entities assigned with legal responsibility. The road rights-of-way shall be 60 feet minimum. The Applicant has provided a Typical Street Cross Section (Attachment 6).

STORMWATER MANAGEMENT: A Stormwater Drainage Master Plan has been included in the submittal. The stormwater will be filtered through the lagoon system, infiltration basin, bioretention areas, spring boxes, or other equivalent Best Management Practice (BMP) prior to being released to any surface waters or wetlands. The stormwater treatment will meet or exceed the requirements set forth by the current stormwater ordinance as approved by the Town of Bluffton at the time each phase or subsequent subphase is submitted (Attachment 7).

Traffic Impact Analysis: An updated Traffic Impact Study was also provided with this submittal (Attachment 8). The study recommends the following off-site transportation improvements:

Site Access #1 (New Riverside Road at Mainland Lakes Drive)

- Construct the site access point as a full-movement access under minor-street stop-control with one ingress lane and one egress lane.
- Replace the existing striped hatching on the westbound approach with an exclusive westbound left-turn lane with 200 feet of full-width storage and an appropriate taper.

Site Access #2 (New Riverside Road approximately 500 feet west of Myrtle Ford Road)

- Construct the site access point as a right-in/right-out access under minor-street stop-control with one ingress lane and one egress lane.

Town Staff will require the recommended transportation improvements be included at time of development plan submittal.

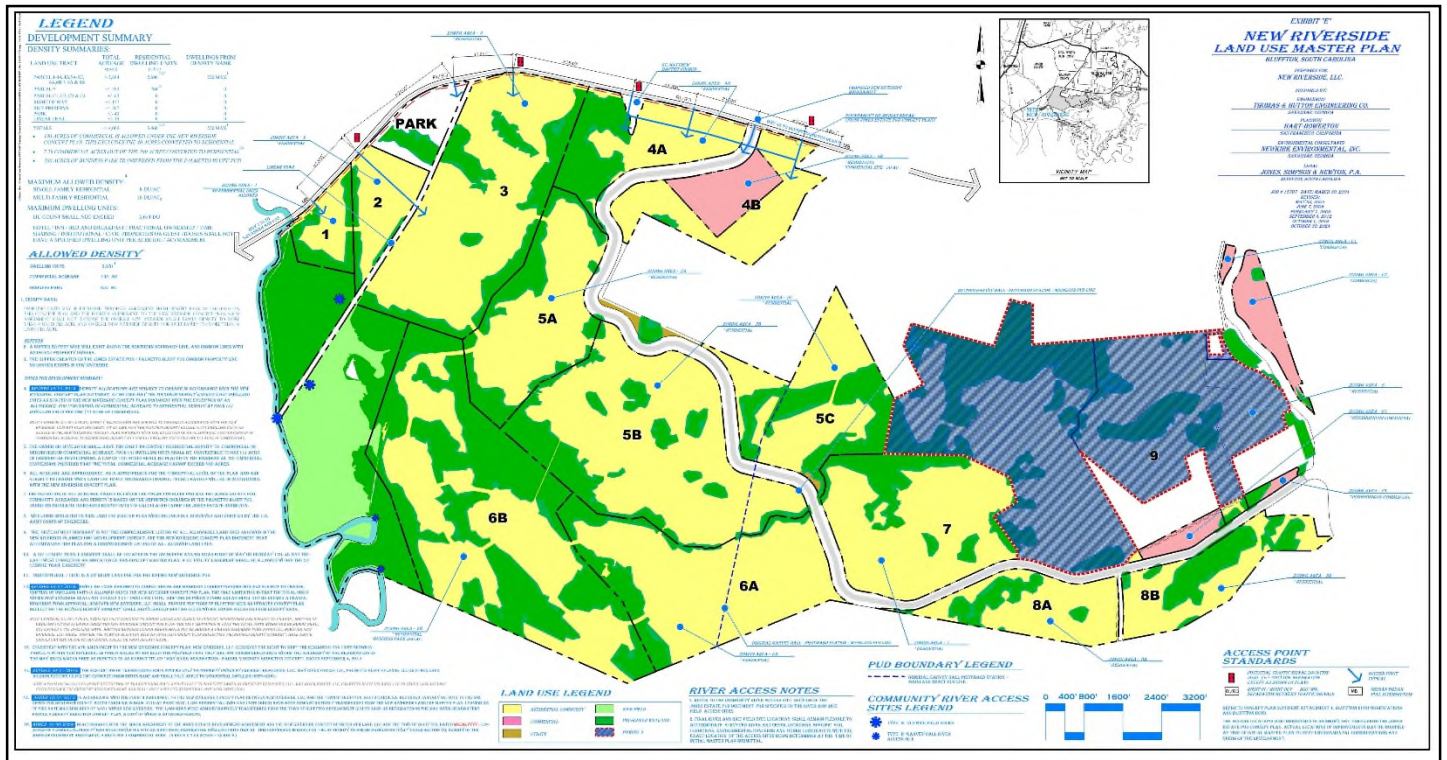
Additional Submittal Items: In addition to the submittal items previously referenced, the Applicant's complete submittal booklet also includes the following (Attachment 9):

- a) Connectivity Master Plan
- b) Water Master Plan
- c) Wastewater Master Plan
- d) Stormwater Master Plan
- e) Existing Conditions & Topography
- f) Property Plat
- g) Conceptual Park Plan
- h) Agency Letters (BJWSA, Dominion Gas and Power Supply, Sparklight, Bluffton Fire District, and Beaufort County School District)

The following submittal documents are not included in the Planning Commission Packet:

- a) U.S. Army Corps of Engineers Freshwater Wetland Permit
- b) U.S. Army Corps of Engineers Wetland Impact Permit (2004-1G-025) and Permit Drawings
- c) Modified Permit 2004-1G-025.
- d) U.S. Army Corps of Engineers Wetland Impact Permit (2004-1G-025) – Permit Extension Correspondence

Development Review Committee: Comments on the Initial Master Plan application were reviewed at the February 18, 2026, meeting of the Development Review Committee. A Comments Response Letter was provided included in March 30, 2026, resubmittal (Attachment 10).



New Riverside PUD Land Use Master Plan



Proposed Initial Master Plan

REVIEW CRITERIA & ANALYSIS: The Planning Commission is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for a Master Plan. These criteria are provided below followed by a Staff Finding(s).

1. **Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

Finding. The application is consistent with the Comprehensive Plan.

The Land Use Element within the Comprehensive Plan provides a vision that suggests a balance of land uses to ensure a high quality of life, business opportunity, environmentally protected areas, and proper placement of commercial uses. The Master Plan for New Riverside Parcel 8A is consistent with this vision by offering housing options for a higher quality of life through controlled growth and development.

2. **Section 3.9.3.C. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.**

Finding. The application is consistent with the Town of Bluffton Zoning and Development Standards Ordinance that applies to the Buckwalter PUD Concept Plan.

The PUD district is intended to achieve the objectives of the Town of Bluffton Comprehensive Plan and to allow flexibility in development that could not otherwise be achieved through strict application of this Ordinance and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces. The Master Plan Narrative proposes single family residential development that achieves the PUD District objectives through architectural guidelines, covenants and restrictions, that will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (DSO) approved with the Buckwalter PUD.

3. **Section 3.9.3.D. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.**

Finding. The application is consistent with the provisions of the New Riverside PUD Concept Plan.

The New Riverside Concept Plan was designed to be a mixed-use development, which includes residential and commercial uses. The New Riverside Parcel 8A Master Plan is being developed as a part of the residential component of the overall Concept Plan. The use category of residential is consistent with the development of this project.

4. Section 3.9.3.E. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.

Finding. The proposed development is compatible with the surrounding area.

The project will be developed in accordance with the New Riverside Concept Plan, dated June 9, 2004. The application contains sufficient detail to assess the compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features.

An updated traffic impact analysis prepared by Kimley Horn is included with the IMP submittal. There are two proposed access points from New Riverside Road to the property. The primary access point will have one ingress lane and one egress lane with full access and will be aligned with the existing intersection of Mainland Lakes Drive. The secondary access point is to be constructed with one ingress and one egress lane under right-in/right-out movement restrictions.

5. Section 3.9.3.F. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. The property can be served by adequate public services and has previously provided analysis and mitigation measures on the impact on transportation, utilities, and community services with the New Riverside Development Agreement and Concept Plan.

The proposed Master Plan is in an existing PUD where much of the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone, and cable, have been contemplated during the creation of the PUD. The Applicant has provided updated letters of approval from applicable agencies.

6. Section 3.9.3.G. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.

Finding. The Master Plan Narrative describes innovative site planning techniques that enhance the Town's health, safety, and welfare.

The Master Plan Narrative proposes architectural guidelines, covenants and restrictions, that will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (DSO) approved with the New Riverside PUD. The narrative also states that Site Design and Development Standards set forth in the New Riverside PUD will be adhered to, and building setbacks and heights will be reviewed by the applicant's Architectural Review Board and conform to life safety regulations and will further conform to the standards set forth in the Concept Plan and Development Agreement. All environmental standards,

including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application.

7. Section 3.9.3.H. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.

Finding. The property can sufficiently accommodate the proposed development.

The site is consistent with the approved Development Agreement and the New Riverside Concept Plan.

8. Section 3.9.3.I. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

Finding. The application is in conformance with adopted or accepted plans, policies, and practices of the Town.

The Town of Bluffton Comprehensive Plan recognizes the systematic growth of Bluffton within the New Riverside Planned Unit Development. By establishing a maximum allowed number of residential units, the New Riverside Concept Plan is controlling growth in an orderly design.

TOWN STAFF RECOMMENDATION: Town Staff finds that the requirements of Section 3.9.3 of the Unified Development Ordinance can be met with the following condition and recommends that the Planning Commission provide a recommendation of conditional approval to Town Council for the New Riverside Parcel 8A Initial Master Plan.

1. Provide additional information detailing the process that will ensure the longevity of the proposed treescapes.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the recommendation of the application to Town Council:

1. Recommend approval to Town Council of the application as submitted by the Applicant;
2. Recommend approval to Town Council of the application with conditions; or
3. Recommend denial to Town Council of the application as submitted by the Applicant.

NEXT STEPS: Forward recommendation to Town Council:

Master Plan Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	December 11, 2025
Step 2. Application Check-In Meeting	✓	January 20, 2026
Step 3. Review by DRC	✓	February 18, 2026
Step 4. Planning Commission Recommendation	✓	April 22, 2026
Step 5. Town Council Consideration for Approval of Majority Vote	✓	TBD

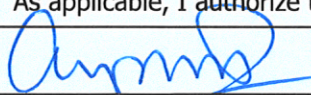
ATTACHMENTS:

1. Application and Narrative
2. Location Map
3. New Riverside Land Use Master Plan
4. Proposed Initial Master Plan
5. Tree Save Master Plan
6. Typical Street Cross Section
7. Stormwater Drainage Master Plan
8. Traffic Impact Analysis (Modeling Omitted) 03 03 26
9. Additional Submittal Documents
10. DRC Comments and Applicant’s Response



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Rob Marek - Pulte John Paul Moore - T&H		Name: Pioneer Land & Timber, LLC	
Phone: 912-721-4022 843-441-0198		Phone:	
Mailing Address: 50 Park of Commerce Way Savannah, GA 31405		Mailing Address: 416 Travis St Unit 715 Shreveport, LA 71101	
E-mail: moore.j@tandh.com, rob.marek@pultegroup.com		E-mail: chip@campbellcompanies.net	
Town Business License # (if applicable):			
Project Information			
Project Name: New Riverside - Parcel 8A		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Project Location: New Riverside Rd. / Myrtle Ford Rd.		Acreage: +/- 100.69	
PUD Name: New Riverside PUD			
Tax Map Number(s): R610-044-000-0126-0000			
Project Description: Pulte Home Company, LLC proposes a master plan within the New Riverside PUD for 104 units. See remainder of package for additional information.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Master Plan.			
<input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 1/9/26	
Applicant Signature: Rob Marek		Date: Jan 9, 2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



Town of Bluffton Initial Master Plan Submittal

FOR

PARCEL 8A
At New Riverside

TOWN OF BLUFFTON, SOUTH CAROLINA
New Riverside PUD

J-32700.0000

PULTE HOME COMPANY, LLC.

APPLICANT

March 2026
Approved by Town Council: _____

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2. Initial Master Plan	B
3. Connectivity Master Plan.....	C
4. Water Master Plan	D
5. Wastewater Master Plan	E
6. Stormwater Master Plan	F
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Appendix

U.S. Army Corps of Engineers Wetland Impact Permit (2004-1G-025) and Permit Drawings Modified Permit 2004-1G-025.

U.S. Army Corps of Engineers Wetland Impact Permit (2004-1G-025) – Permit Extension Correspondence

Parcel 8A Residential Traffic Impact Study by Kimley-Horn dated July 7th, 2025.

Project Team

Developer: Pulte Home Company, LLC. Mr. Adam Tennant
Mr. Rob Marek

Engineering: Thomas & Hutton Mr. John Paul Moore

Land Planning & Architecture: Thomas & Hutton Mr. John Garceau

Parcel 8A at New Riverside Master Plan Amendment Narrative

I. Project Introduction and Overview

This application is for Master Plan approval of Parcel 8A at New Riverside, which is 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 both the Concept Plan and a Development Agreement for the entire New Riverside tract in June 2004. The Concept Plan defines the allowed land use in the various areas of the New Riverside Planning Area. The documents also define the development standards, which will govern all development activities within the Concept Plan, including Parcel 8A at New Riverside. These negotiated land uses and development standards are binding upon both the Town and this Applicant, so that the Concept Plan and Development Agreement set the binding framework for this Master Plan application. The Development Agreement between Union Camp and the Town of Bluffton applies to future landowners. Pioneer Land & Timber, LLC currently owns the property and is working with the master declarant for New Riverside and the Town of Bluffton to transfer the RDU's required for this development. This application is submitted with the assumption that those RDU's are transferred. Pulte Home Company seeks to purchase the property to develop it.

The proposed project will be constructed on parcel 8A of the New Riverside Planning Area, which is located along the south side of New Riverside Road at the intersection of New Riverside Road and Myrtle Ford Road. The project will consist of 104 total single family detached dwelling units. In addition to single-family dwellings, the applicant has proposed a number of amenities including lagoons, recreational areas, a park, and a network of sidewalks. There are two proposed access points, with the main access point on New Riverside Road across from Mainland Lakes Drive. Then the secondary access point is a proposed Right-in/Right-out onto New Riverside Road between Mainland Lakes Drive and Myrtle Ford Road. Both access points will be required to meet the standards set by the New Riverside PUD as applicable.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official Master Plan for Parcel 8A.

II. Existing Conditions

The applicant, Pulte Home Company, LLC., submits this application for the approval of the master plan of Parcel 8A based on the conditions approved under the New Riverside PUD, and the matters contained in this application.

The 100.69-acre parcel (8A) in the New Riverside Planning Area has been planned based on the available information and desired unit types within the community. The existing tree cover appears to be a mix of hardwoods and pines. The applicant has attempted to dedicate areas of open space to be used to preserve existing trees and will work with staff to save trees through the development permit process. See Exhibit P for the overall intent of the tree saves for the development. Actual tree saves and tree mitigation

requirements will be based on review and approval of individual development plan applications.

A system of freshwater wetlands surrounds the western portion of the property. All wetlands and buffers in and around the development were approved as a portion of the New Riverside Wetland Master Plan (Permit #2004-1G-025). The permit, permit extension correspondence, and associated permit drawings have been included in the appendices.

The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

A. Boundary Survey (Exhibit H)

The preliminary boundary survey plat of the property contains the following information:

- 1) Vicinity Map
- 2) Boundary and Dimensions
- 3) Existing Easements
- 4) Existing Roads
- 5) Property Owners of Adjacent Property
- 6) Existing Drainage Ways
- 7) FEMA Zones

B. Wetlands Verification (Exhibit L and Appendix)

Newkirk Environmental, Inc. of Charleston, South Carolina delineated the freshwater wetlands on the property. Thomas & Hutton Engineering Co. surveyed the wetland delineation. The U.S. Army Corps of Engineers verified the delineation and survey; letters are included along with permit extension correspondence.

C. Existing Conditions & Topography (Exhibit G)

- 1) Vicinity Map
- 2) Topographic Data

III. Development Master Plan (Exhibit B)

The project will be developed in accordance with the New Riverside Concept Plan, dated June 9, 2004. The exact location of roads, lagoons, open spaces, buildings 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. Substantial deviation from the approved master plan as determined by the UDO Administrator will require a master plan amendment.

A. Phasing

The project will be constructed in approximately one phase, containing 104 single family residential lots. This phase may include sub-phases during development

based on market conditions. Horizontal development and subdivision approvals are anticipated to occur over the next two (2) years. The construction of homes and residences shall be based on market absorption and is anticipated to occur over a longer period of time.

B. Site Design and Development Standards

Architectural guidelines and restrictive covenants, developed by Pulte Home Company, LLC., will set standards for design and construction materials and will meet or exceed the standards approved with the New Riverside Planning Area. Applicable site design standards shall be as set forth under the Concept Plan (including Attachment I, thereto) and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to it 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. The applicant 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 buffer for the Master Plan Area apply to the New Riverside Planning Area boundary only. The required 50' PUD buffer is provided along the southern property line and is included in the 150' vegetative buffer along the northern and eastern property lines.

Parcel 8A at New Riverside will contain single-family detached lots that will vary in width and depth based on their location within the development. The lots may range in width from +/- 45 feet to 90 feet and in depth from 110 feet to 140 feet.

Additional passive and active recreational areas have been designated throughout the community to accommodate potential gatherings. Off street parking is provided at the recreational areas for residents utilizing these areas as well as to provide for overflow parking for the community. Sidewalks will also be constructed on one side of all roads at a minimum.

The typical setbacks for each single-family lot within Parcel 8A will meet or exceed the requirements as set forth in the New Riverside Concept Plan. These setbacks are typical setbacks and may vary depending on constraints. Any deviation from these typical setbacks must be reviewed and approved by the Architectural Review Board for this development. Exhibit O shows the typical street and lot cross section for the proposed development. The front building setback will be 15-feet.

C. Stormwater Management (Exhibit F)

The Stormwater Master Plan has been included. The stormwater will be filtered through the lagoon system, infiltration basin, bioretention areas, spring boxes, or other equivalent Best Management Practice (BMP) prior to being released to any surface waters or wetlands. The stormwater treatment will meet or exceed the requirements set forth by the current stormwater ordinance as approved by the Town of Bluffton at the time each phase or subsequent subphase is submitted.

A proposed lagoon system, infiltration basin, bioretention areas, spring boxes, other equivalent BMPs and the existing freshwater wetland system will function as the primary means of conveyance for runoff leaving the developed property. As previously described, runoff will be attenuated to pre-development levels for the required storm events through detention facilities. These facilities will consist primarily of wet detention ponds, which will also be sized to meet water quality requirements. The Stormwater Master Plan included with this submittal is consistent with the New Riverside Stormwater Master Plan.

As defined in the Stormwater Design Manual, Better Site Design (BSD) techniques will be considered for the project and will be presented along with the preliminary development plan application for the first phase per section 2.1.3. The field survey determined the existing trees on site and natural drainage features that the initial development plan can use in its design. Generally, the applicant intends to maintain discharges to natural drainage features and will review quality existing trees within the site for tree save areas to reduce impervious surfaces. Wetlands will be preserved per the approved wetland permit. Clearing and grading of forests and native vegetation will be limited to the minimum amount needed for roads, utilities, lot construction, allow access, and provide fire protection. The proposed street layout is efficient with limited sections of unloaded or single loaded streets to reduce the overall length of road and no cul-de-sacs are proposed. The minimum front setback is proposed to accommodate Bluffton's request for 20' minimum from the garage to the r/w. Sidewalks are only considered on one side of the road to reduce impervious areas. Runoff from rooftops will generally discharge to grassed areas then flow to the wetlands or drainage collection system.

D. Utility Services

1) Potable Water Distribution (Exhibit D)

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing 18" water main along the New Riverside Road will serve the development. These water mains will provide adequate flow to support this project. (See letter from BJWSA, Exhibit I).

2) Wastewater Collection (Exhibit E)

Wastewater Collection will be provided by a combination of gravity sewers, pump station, and forcemain. The wastewater will be collected and pumped to an existing wastewater facility owned and operated by BJWSA. (See letter from BJWSA).

3) Power Supply and Service

The electrical service will be provided by Dominion Energy. Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. (See letter from Dominion Energy, Exhibit J)

4) Telecommunication Service

The developer 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. (See letter from Sparklight Communications, Exhibit K)

5) Bluffton Fire District

The community falls within the jurisdiction of the Bluffton Fire District. The water supply system will be designed to provide fire flow.

E. Proposed Streets

Roads and Right of Ways in Parcel 8A may be privately owned and maintained by the Property Owner's Association, or other entities assigned with legal responsibility. The road right-of-ways shall be 60 feet minimum.

F. Ownership and Maintenance of Common Areas and Utilities

1) Common Areas

Development in Parcel 8A 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, park, 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 and drainage on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance. In some cases, individual elements of the overall stormwater detention 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.

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 Dominion, or other provider as approved by the Public Service Commission.

IV. Development Rights and Assignment

The Development Agreement for the New Riverside Tract was entered between the Town of Bluffton ("Town") and Union Camp Corporation. The New Riverside Concept Plan was submitted on behalf of The Branigar Organization, Inc., a subsidiary of Union Camp Corporation. The merger between International Paper and Union Camp took place soon after the Development Agreement was approved.

The Development Agreement stated that the Owner would be required to notify the Town when Development Rights were 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.

The current owner is working with New Riverside, LLC. to transfer the development rights to the property. Then, the owner will transfer the required units to Pulte Home Company, LLC. at the time of closing. The appropriate assignment documents will be presented to the Town at the time of such transfers, as provided under the Development Agreement.

V. Land Use Parcel Delineations and Uses

The Parcel 8A Development Master Plan delineates approximately 101 acres. The land uses are labeled on the Master Plan to identify the most likely uses that are expected under current market forecasts. This Master Plan Application does not limit those previously approved uses but identifies current forecasts.

All development on Parcel 8A will be subject to design guidelines that comply with the development standards of the Town, as applicable to the New Riverside Concept Plan and must also comply with the architectural and site design standards of the land use covenants. All environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site specific development on each parcel upon individual applications for development approval which demonstrate compliance with these applicable use and site standards.

VI. Development Approvals within Parcel 8A

Such 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 which 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.

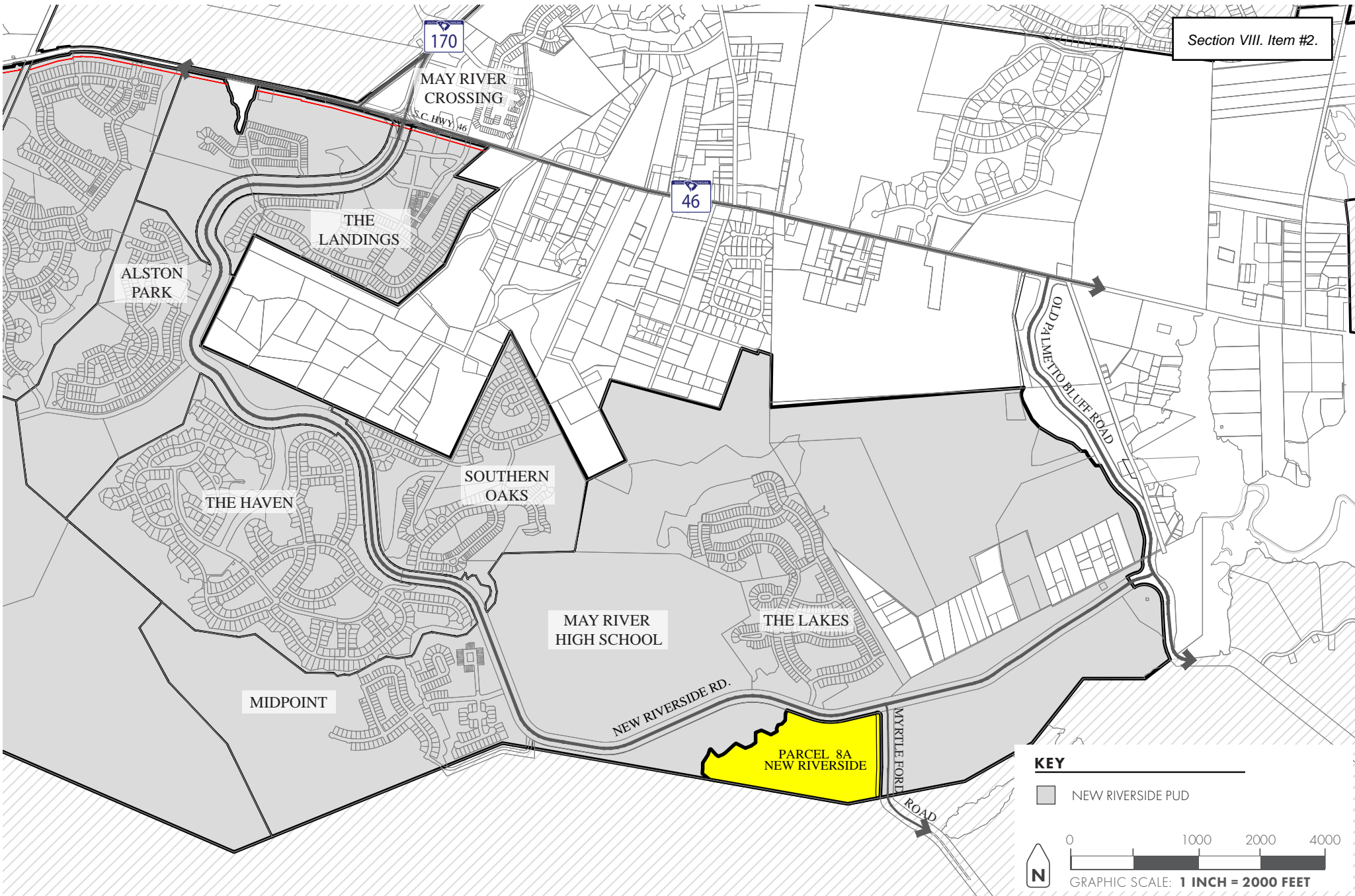
VII. Traffic Impact Study (Appendix)

Kimley-Horn completed the traffic impact study for this development. The study contains the following conclusion for Site Access #1.

- Site Access #1 is planned to be located along New Riverside Road aligned with the existing intersection of Mainland Lakes Drive. This access is to be constructed with one ingress lane and one egress lane with full access and will function as the primary access to the site. New Riverside Road was previously widened to provide a left turn lane into Mainland Lakes Drive. Development of 8A will include additional widening of New Riverside Road to provide a left turn lane into the 8A development.

Site Access #2 was assumed to be an emergency only access point in the report. Now, it is planned to be located along New Riverside Road, between Site Access #1 and Myrtle Ford Road. This access is to be constructed as a Right-in/Right-out only with one ingress and one egress lanes as a secondary access point. Since the main access point does not require a right-turn lane, this additional access point will also not require a right-turn lane. It will be installed with a raised concrete island to prevent vehicles from turning left out or left in to the development. A revised TIA will be provided to Bluffton to support this assumption.

Section VIII. Item #2.



PREPARED FOR:



VICINITY MAP | NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

JULY 7, 2025

PREPARED BY:

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMAS
HUTTON.COM

This map is for general information only. It is not intended to be used for legal purposes. Dimensions, boundaries and other information are subject to an actual survey.

LEGEND

DEVELOPMENT SUMMARY

DENSITY SUMMARIES:

LAND USE TRACT	TOTAL ACREAGE (gross)	RESIDENTIAL DWELLING UNITS (r.d.u.)	DWELLINGS FROM DENSITY BANK
PARCEL 1-4A, 4B, 5A-5C, 6A, 6B, 7, 8A & 8B	+/- 2,864	2,696	220 MAX
PARCEL 9	+/- 593	764	0
PARCEL C1, C2, C3 & C4	+/- 63	0	0
RIGHT OF WAY	+/- 157	0	0
RICE PRESERVE	+/- 267	0	0
PARK	+/- 43	0	0
LINEAR TRAIL	+/- 19	0	0
TOTALS	+/- 4,006	3,460	220 MAX

- 190 ACRES OF COMMERCIAL IS ALLOWED UNDER THE NEW RIVERSIDE CONCEPT PLAN. THIS EXCLUDES THE 40 ACRES CONVERTED TO RESIDENTIAL.
- 7.29 COMMERCIAL ACRES OUT OF THE 190 ACRES CONVERTED TO RESIDENTIAL.
- 200 ACRES OF BUSINESS PARK TRANSFERRED FROM THE PALMETTO BLUFF PUD

MAXIMUM ALLOWED DENSITY:
 SINGLE FAMILY RESIDENTIAL 8 DU/AC
 MULTI-FAMILY RESIDENTIAL 16 DU/AC

MAXIMUM DWELLING UNITS:
 DU COUNT SHALL NOT EXCEED 3,651 DU

HOTEL / INN / BED AND BREAKFAST / FRACTIONAL OWNERSHIP / TIME SHARING / INSTITUTIONAL / CIVIC PROPERTIES OR GUEST HOUSES SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE (DU / AC) MAXIMUM.

ALLOWED DENSITY

DWELLING UNITS	3,651
COMMERCIAL ACREAGE	190 AC
BUSINESS PARK	200 AC

1. DENSITY BANK:
 DWELLING UNITS MAY BE INCREASED THROUGH ASSIGNMENT FROM DENSITY BANK AS OUTLINED ON THIS CONCEPT PLAN AND THE FOURTH AMENDMENT TO THE NEW RIVERSIDE CONCEPT PLAN SUCH ASSIGNMENT SHALL NOT INCREASE THE OVERALL NEW RIVERSIDE SINGLE FAMILY DENSITY TO MORE THAN 8 UNITS PER ACRE AND OVERALL NEW RIVERSIDE DENSITY FOR MULTIFAMILY TO MORE THAN 16 UNITS PER ACRE.

2. A BUFFER 50 FEET WIDE WILL EXIST ALONG THE NORTHERN BOUNDARY LINE, AND COMMON LINES WITH ADJACENT PROPERTY OWNERS.

3. THE BUFFER CREATED ON THE JONES ESTATE PUD / PALMETTO BLUFF PUD COMMON PROPERTY LINE NO LONGER EXISTS IN NEW RIVERSIDE.

4. REVISED 10/01/2016: DENSITY ALLOCATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE NEW RIVERSIDE CONCEPT PLAN DOCUMENT. AT NO TIME MAY THE MAXIMUM DENSITY EXCEED 4,731 DWELLING UNITS AS STATED IN THE NEW RIVERSIDE CONCEPT PLAN DOCUMENT WITH THE EXCEPTION OF AN ALLOWANCE FOR CONVERSION OF COMMERCIAL ACREAGE TO RESIDENTIAL DENSITY AT FOUR (4) DWELLING UNITS PER ONE (1) ACRE OF COMMERCIAL.

NOTE 4 FROM 09/04/2012 PLAN: DENSITY ALLOCATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE NEW RIVERSIDE CONCEPT PLAN DOCUMENT. AT NO TIME MAY THE MAXIMUM DENSITY EXCEED 4,731 DWELLING UNITS AS STATED IN THE NEW RIVERSIDE CONCEPT PLAN DOCUMENT WITH THE EXCEPTION OF AN ALLOWANCE FOR CONVERSION OF COMMERCIAL ACREAGE TO RESIDENTIAL DENSITY AT FOUR (4) DWELLING UNITS PER ONE (1) ACRE OF COMMERCIAL.

5. THE OWNER OR DEVELOPER SHALL HAVE THE RIGHT TO CONVERT RESIDENTIAL DENSITY TO COMMERCIAL OR NEIGHBORHOOD COMMERCIAL ACREAGE. FOUR (4) DWELLING UNITS SHALL BE CONVERTIBLE TO ONE (1) ACRE OF COMMERCIAL DEVELOPMENT. A CAP OF 100 ACRES SHALL BE PLACED ON THE RESIDENTIAL TO COMMERCIAL CONVERSION, PROVIDED THAT THE TOTAL COMMERCIAL ACREAGE CANNOT EXCEED 400 ACRES.

6. ALL ACREAGE ARE APPROXIMATE, AS IS APPROPRIATE FOR THE CONCEPTUAL LEVEL OF THE PLAN AND ARE SUBJECT TO CHANGE WHEN LAND USE TRACT BOUNDARIES CHANGE. THESE CHANGES WILL BE IN ACCORDANCE WITH THE NEW RIVERSIDE CONCEPT PLAN.

7. THE DEFINITION OF NET ACREAGE VARIES BETWEEN THE PALMETTO BLUFF PUD AND THE JONES ESTATE PUD. COMMUNITY ACREAGES AND DENSITY IS BASED ON THE DEFINITION INCLUDED IN THE PALMETTO BLUFF PUD. DENSITIES SHOULD BE INCREASED RESPECTIVELY IF CALCULATED UNDER THE JONES ESTATE DEFINITION.

8. WETLANDS INDICATED ON THIS LAND USE MASTER PLAN WERE DELINEATED, SURVEYED AND VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.

9. THE DEVELOPMENT SUMMARY IS NOT THE COMPREHENSIVE LISTING OF ALL ALLOWABLE LAND USES ALLOWED IN THE NEW RIVERSIDE PLANNED UNIT DEVELOPMENT DISTRICT. SEE THE NEW RIVERSIDE CONCEPT PLAN DOCUMENT THAT ACCOMPANIES THIS PLAN FOR A COMPREHENSIVE LISTING OF ALL ALLOWED LAND USES.

10. A 35' LEISURE TRAIL EASEMENT SHALL BE LOCATED IN THE 50' BUFFER SHAD/ OR ROAD RIGHT OF WAY ON HIGHWAY 170, 46 AND THE EAST/WEST CONNECTOR AS INDICATED ON THIS CONCEPT MASTER PLAN. A 20' UTILITY EASEMENT SHALL BE ALLOWED WITHIN THE 35' LEISURE TRAIL EASEMENT.

11. INSTITUTIONAL / CIVIC IS A BY RIGHT LAND USE FOR THE ENTIRE NEW RIVERSIDE PUD.

12. REVISED 10/01/2016: DWELLING UNITS ASSIGNED TO ZONING AREAS ARE BASED ON CURRENT INFORMATION AND SUBJECT TO CHANGE. SHIFTING OF DWELLING UNITS IS ALLOWED UNDER THE NEW RIVERSIDE CONCEPT PUD PLAN. THE ONLY LIMITATION IS THAT THE TOTAL UNITS WITHIN NEW RIVERSIDE SHALL NOT EXCEED 3,651 DWELLING UNITS. SHIFTING BETWEEN ZONING AREAS SHALL NOT BE DEEMED A CHANGE REQUIRING TOWN APPROVAL; HOWEVER NEW RIVERSIDE, LLC SHALL PROVIDE THE TOWN OF BLUFFTON WITH AN UPDATED CONCEPT PLAN REFLECTING THE REVISED DENSITY SUMMARY TABLE ABOVE SHOULD SHIFTING OCCUR WITHIN ZONING AREAS OR FROM DENSITY BANK.

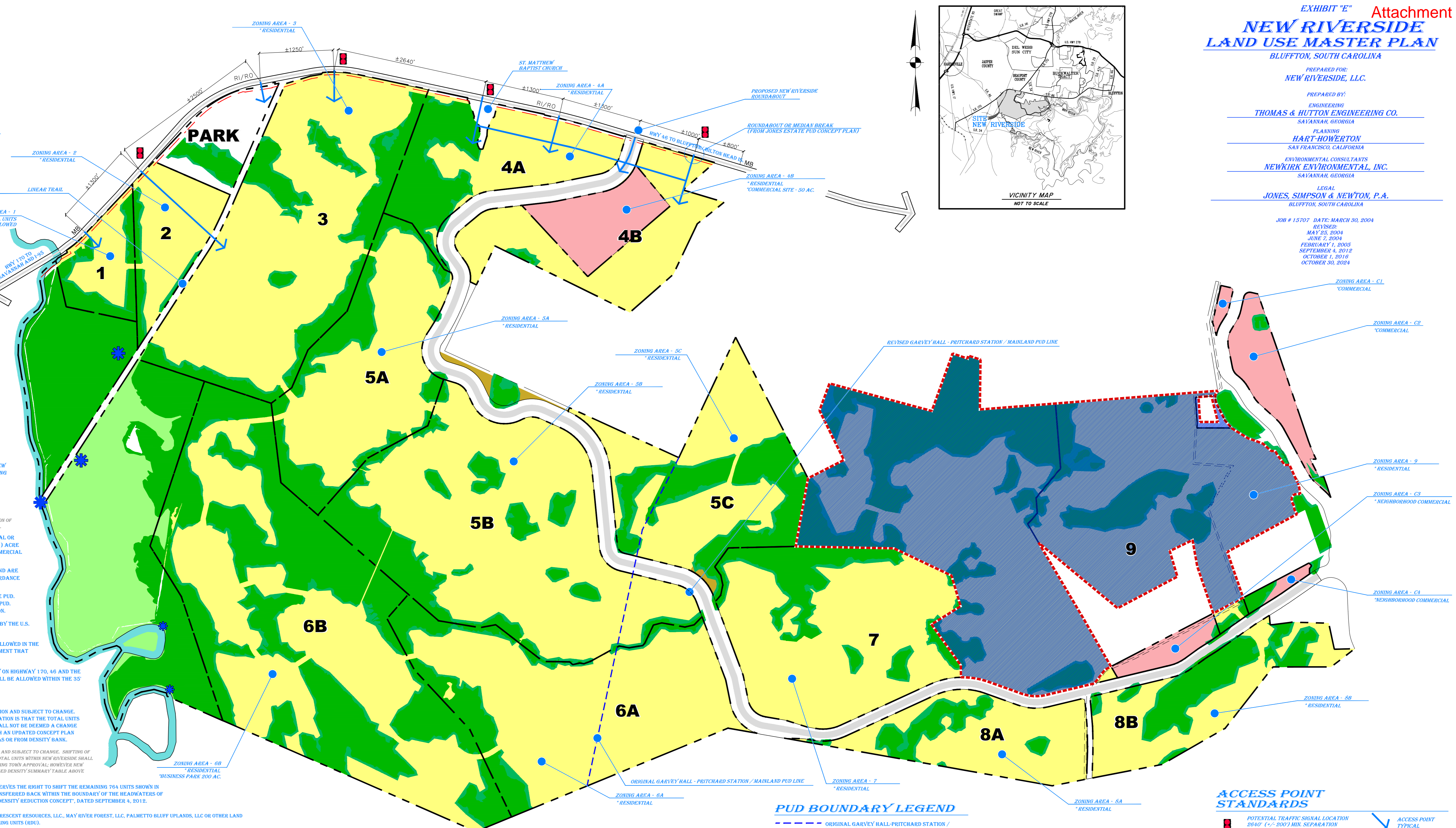
NOTE 4 FROM 09/04/2012 PLAN: DWELLING UNITS ASSIGNED TO ZONING AREAS ARE BASED ON CURRENT INFORMATION AND SUBJECT TO CHANGE. SHIFTING OF DWELLING UNITS IS ALLOWED UNDER THE NEW RIVERSIDE CONCEPT PUD PLAN. THE ONLY LIMITATION IS THAT THE TOTAL UNITS WITHIN NEW RIVERSIDE SHALL NOT EXCEED 4,731 DWELLING UNITS. SHIFTING BETWEEN ZONING AREAS SHALL NOT BE DEEMED A CHANGE REQUIRING TOWN APPROVAL; HOWEVER NEW RIVERSIDE, LLC SHALL PROVIDE THE TOWN OF BLUFFTON WITH AN UPDATED CONCEPT PLAN REFLECTING THE REVISED DENSITY SUMMARY TABLE ABOVE SHOULD SHIFTING OCCUR WITHIN ZONING AREAS OR FROM DENSITY BANK.

13. CONSISTENT WITH THE 4TH AMENDMENT TO THE NEW RIVERSIDE CONCEPT PLAN, NEW RIVERSIDE, LLC. RESERVES THE RIGHT TO SHIFT THE REMAINING 764 UNITS SHOWN IN PARCEL 9 WITHIN NEW RIVERSIDE OR OTHER AREAS WITHIN BLUFFTON PROVIDED THAT THEY ARE NOT TRANSFERRED BACK WITHIN THE BOUNDARY OF THE HEADWATERS OF THE MAY RIVER WATER SHED AS DEPICTED ON AN EXHIBIT TITLED "MAY RIVER HEADWATERS - PARCEL 9 DENSITY REDUCTION CONCEPT", DATED SEPTEMBER 4, 2012.

14. REVISED 10/01/2016: THE RESTRICTION OF TRANSFERRING RDUS APPLIES ONLY TO PROPERTY OWNED BY CRESCENT RESOURCES, LLC., MAY RIVER FOREST, LLC, PALMETTO BLUFF UPLANDS, LLC OR OTHER LAND HOLDING ENTITIES UNDER THE CRESCENT COMMUNITIES NAME AND SHALL ONLY APPLY TO RESIDENTIAL DWELLING UNITS (RDU).

15. ADDED 10/01/2016: IN ACCORDANCE WITH THE FOURTH AMENDMENT TO THE NEW RIVERSIDE CONCEPT PLAN BETWEEN NEW RIVERSIDE, LLC, AND THE TOWN OF BLUFFTON, SOUTH CAROLINA, RECORDED JANUARY 29, 2013, IN THE RMC OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN BOOK 3010 AT PAGE 3576, 1,080 RESIDENTIAL DWELLING UNITS (RDUS) HAVE BEEN ADMINISTRATIVELY TRANSFERRED FROM THE NEW RIVERSIDE LAND USE MASTER PLAN, LEAVING AS OF THIS DATE MAXIMUM RDUS OF 3,651 WITHIN NEW RIVERSIDE. THE 1,080 RDUS WERE ADMINISTRATIVELY TRANSFERRED FROM THE TOWN OF BLUFFTON DEVELOPMENT RIGHTS BANK AS DESIGNATED ON THE MAY RIVER HEADWATERS PARCEL 9 DENSITY REDUCTION CONCEPT PLAN. A COPY OF WHICH IS ATTACHED HERETO.

16. ADDED 10/30/2024: IN ACCORDANCE WITH THE MINOR AMENDMENT TO THE JONES ESTATE DEVELOPMENT AGREEMENT AND THE NEW RIVERSIDE CONCEPT BETWEEN MFH LAND, LLC AND THE TOWN OF BLUFFTON, DATED MM/DD/YYYY, 7.29 ACRES OF COMMERCIAL DENSITY HAS BEEN CONVERTED INTO 29 ADDITIONAL RESIDENTIAL DWELLING UNITS (RDUS). THIS CONVERSION IS BASED ON THE AUTHORITY TO AMEND ADMINISTRATIVELY UNDER SECTION VII, DENSITY OF THE JONES DEVELOPMENT AGREEMENT; 4 RDUS PER 1 COMMERCIAL ACRE. (4 RDUS X 7.29 ACRES = 29 RDUS.)



LAND USE LEGEND

	RESIDENTIAL COMMUNITY		RICE FIELD
	COMMERCIAL		PRESERVED WETLAND
	UTILITY		PARCEL 9

RIVER ACCESS NOTES

- REFER TO THE COMMUNITY RIVER ACCESS SITE, SECTION OF THE JONES ESTATE PUD DOCUMENT FOR SPECIFICS ON THE RIVER AND RICE FIELD ACCESS SITES.
- FINAL RIVER AND RICE FIELD SITE LOCATIONS SHALL REMAIN FLEXIBLE TO ACCOMMODATE SURVEYED RIVER AND CREEK LOCATIONS, SPECIFIC SOIL CONDITIONS, ENVIRONMENTAL CONCERNS AND OTHER CONSTRAINTS WITH THE EXACT LOCATION OF THE ACCESS SITES BEING DETERMINED AT THE TIME OF INITIAL MASTER PLAN SUBMITTAL.

ACCESS POINT STANDARDS

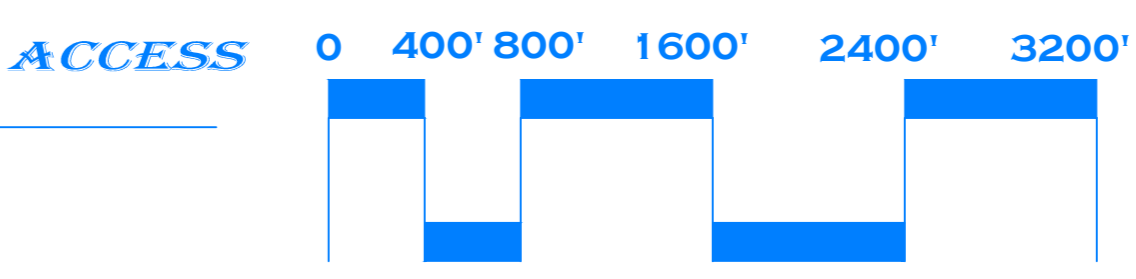
	POTENTIAL TRAFFIC SIGNAL LOCATION 2040' (+/- 200) MIN. SEPARATION EXCEPT AS SHOWN ON PLANS		ACCESS POINT TYPICAL
	RIGHT-IN / RIGHT-OUT - 800' MIN. SEPARATION BETWEEN TRAFFIC SIGNALS		MEDIAN BREAK FULL INTERSECTION

PUD BOUNDARY LEGEND

--- ORIGINAL GARVEY HALL-PRITCHARD STATION / MAINLAND TRACT PUD LINE

COMMUNITY RIVER ACCESS SITES LEGEND

- ★ TYPE "A" OLD RICE FIELD DOCKS
- ★ TYPE "B" GARVEY HALL RIVER ACCESS SITE



REFER TO CONCEPT PLAN DOCUMENT ATTACHMENT 1, BLUFFTON HOOD MODIFICATIONS AND BLUFFTON HOOD.

THE ACCESS LOCATIONS AND IMPROVEMENTS AS SHOWN ARE TAKEN FROM THE JONES ESTATE PUD CONCEPT PLAN. ACTUAL LOCATIONS OF IMPROVEMENTS MAY BE MODIFIED AT TIME OF INITIAL MASTER PLAN TO MEET ENVIRONMENTAL CONSIDERATIONS AND NEEDS OF THE DEVELOPMENT.

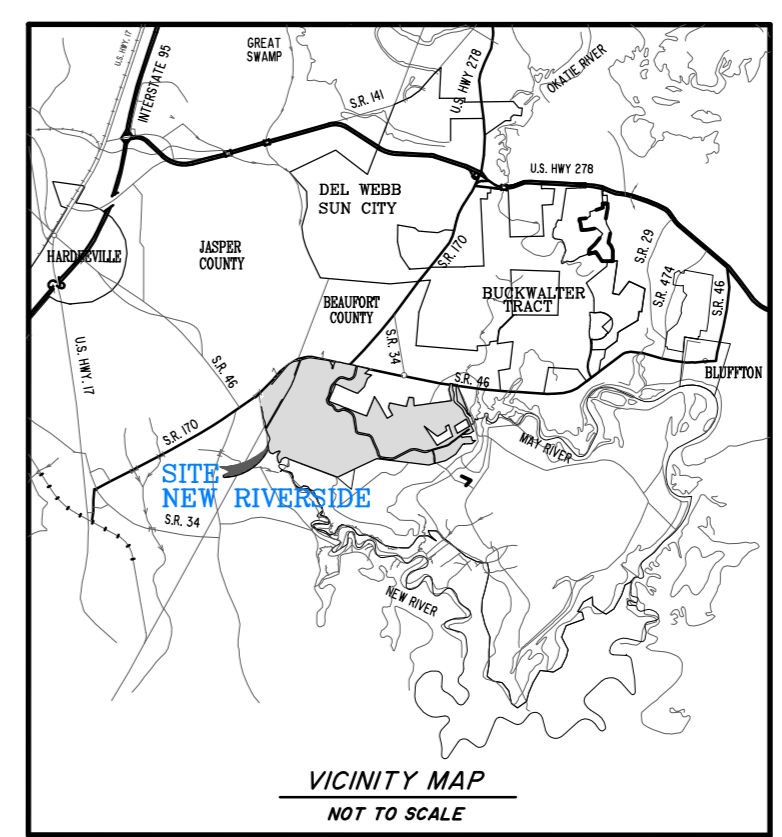


EXHIBIT "E" Attachment 3

NEW RIVERSIDE LAND USE MASTER PLAN

BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
NEW RIVERSIDE, LLC.

PREPARED BY:
ENGINEERING
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA

PLANNING
HART-HOWERTON
SAN FRANCISCO, CALIFORNIA

ENVIRONMENTAL CONSULTANTS
NEWKIRK ENVIRONMENTAL, INC.
SAVANNAH, GEORGIA

LEGAL
JONES, SIMPSON & NEWTON, P.A.
BLUFFTON, SOUTH CAROLINA

JOB # 15707 DATE: MARCH 30, 2004
 REVISED:
 MAY 25, 2004
 JUNE 7, 2004
 FEBRUARY 1, 2005
 SEPTEMBER 4, 2012
 OCTOBER 1, 2016
 OCTOBER 30, 2024

LAND USE KEY

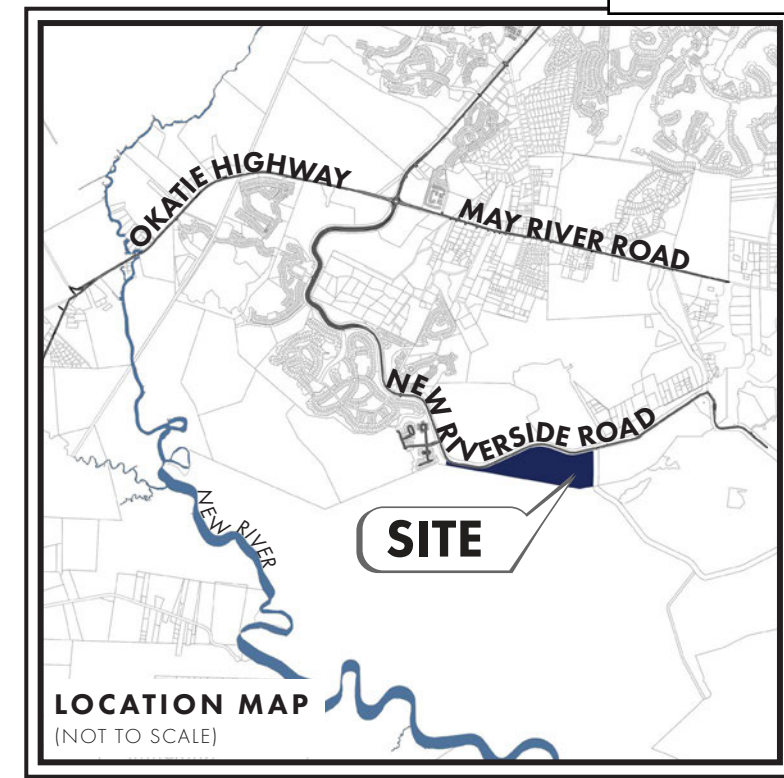
USE	± ACREAGE
RESIDENTIAL LOTS	24 AC.
LAGOONS/STORMWATER BMPS	9 AC.
COMMON AREA	23 AC.
ROAD RIGHT-OF-WAY	7 AC.
OFF STREET PARKING	
COMMUNITY PARK	1 AC.
WETLAND	1 AC.
WETLAND BUFFER 1 AC.	1 AC.
COMMUNITY ACCESS POINT	
PROPERTY/PROJECT BOUNDARY	

SITE DATA TABLE

PROJECT AREA	64 AC.
RESIDENTIAL DENSITY (±1.6/AC)	104 UNITS

PARKING SUMMARY

	PROVIDED
OFF-STREET PARKING	16

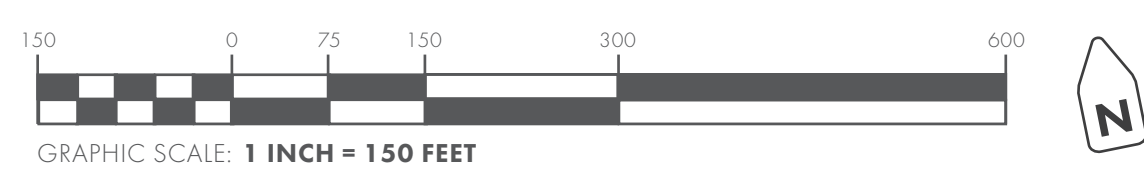
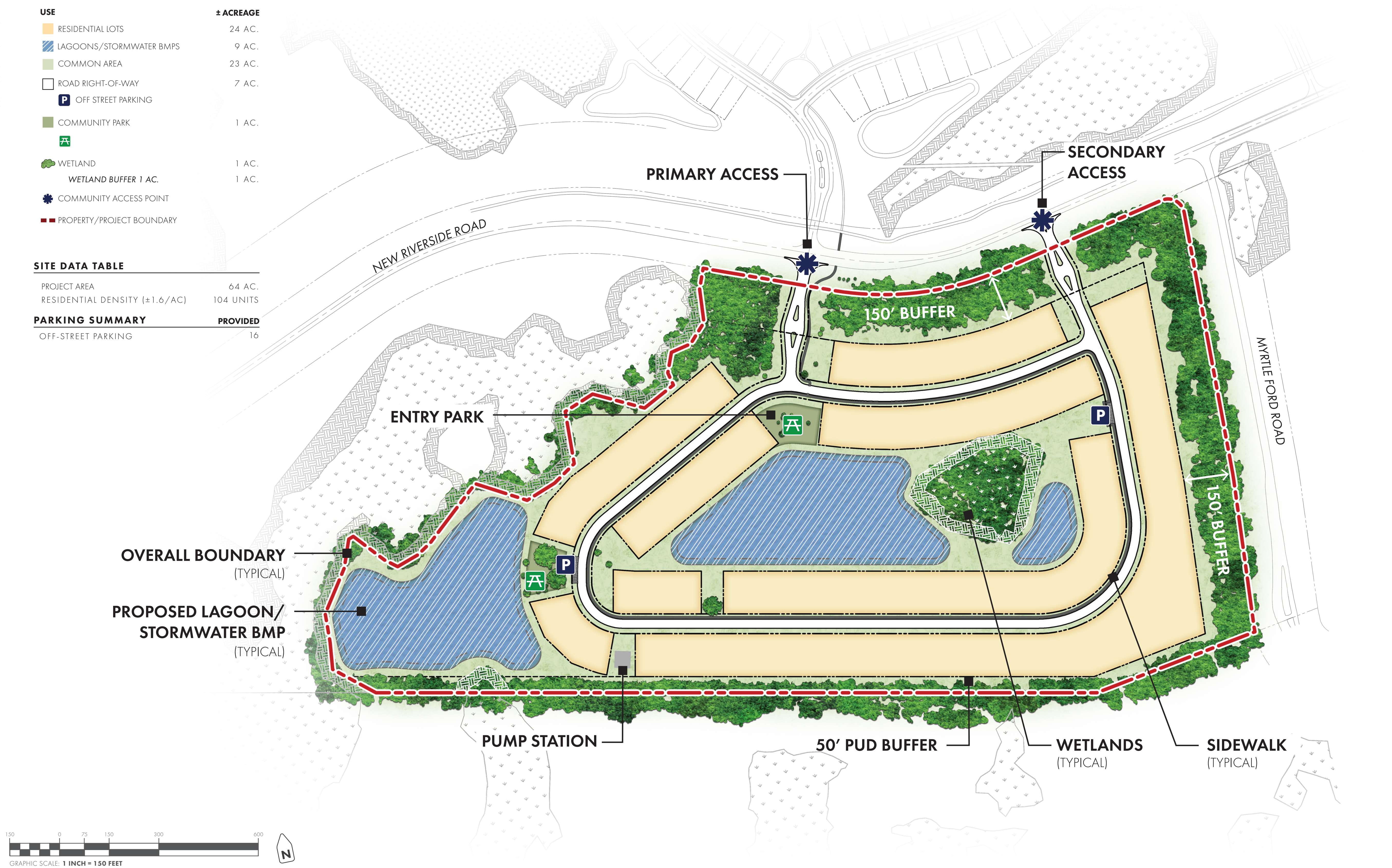


THIS GRAPHIC ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT, DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER, AND IS SUBJECT TO CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND IMPROVEMENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES SUCH AS BUT NOT LIMITED TO LOT LINES, ROADS, LAGOONS/STORMWATER BMPS, ACTIVE OPEN SPACE ETC. WHILE MEETING THE INTENT OF THE PUD AND MASTER PLAN APPROVED BY THE JURISDICTION OF AUTHORITY.

SITE INFORMATION:

THE PROPOSED MASTER PLAN CONSISTS OF 104 RESIDENTIAL UNITS AS DEFINED IN THE CONCEPTUAL MASTER PLAN, LOCATED ON 64 ACRES. THE SITE MAY INCLUDE LAGOONS/STORMWATER BMPS, AMENITY AREAS, MAINTENANCE AREAS, SALES CENTERS AND OTHER ALLOWED USES AS DEFINED UNDER THE CONCEPTUAL MASTER PLAN.



**INITIAL MASTER PLAN
NEW RIVERSIDE 8A**

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA
MARCH 2026

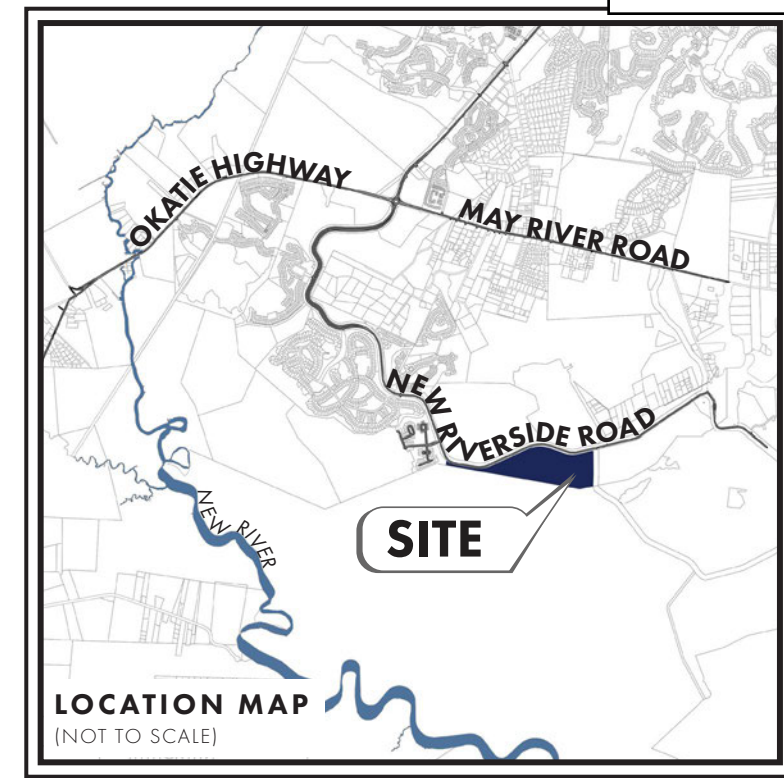
PREPARED BY:

THOMAS HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only. It does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

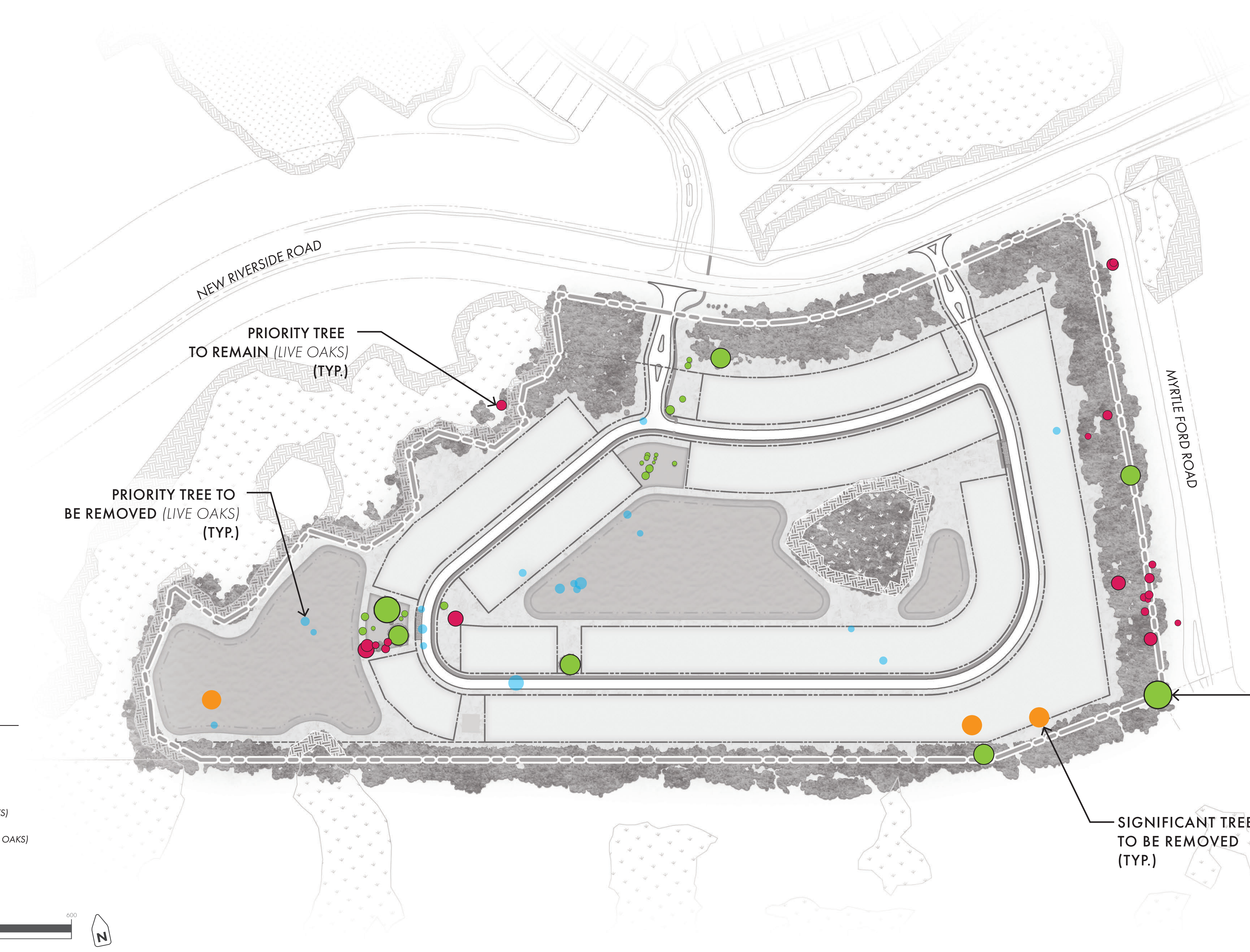
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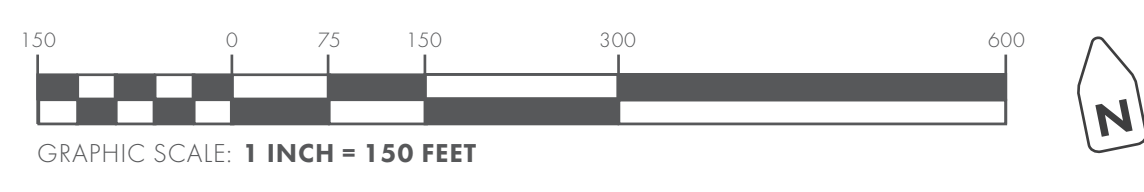
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THIS PLAN SHOWS THE GENERAL INTENT FOR TREES TO BE SAVED FOR THE PROJECT. THE HEALTH OF THE TREES IS NOT KNOWN AT THIS TIME SO SOME TREES MAY BE IN POOR CONDITION AND MAY NEED TO BE REMOVED. THE PLAN WILL MEET THE APPLICABLE LANDSCAPE REQUIREMENTS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



- KEY**
- SIGNIFICANT TREE TO REMAIN
 - SIGNIFICANT TREE TO BE REMOVED
 - PRIORITY TREE TO REMAIN (LIVE OAKS)
 - PRIORITY TREE TO BE REMOVED (LIVE OAKS)



TREE SAVE MASTER PLAN
NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

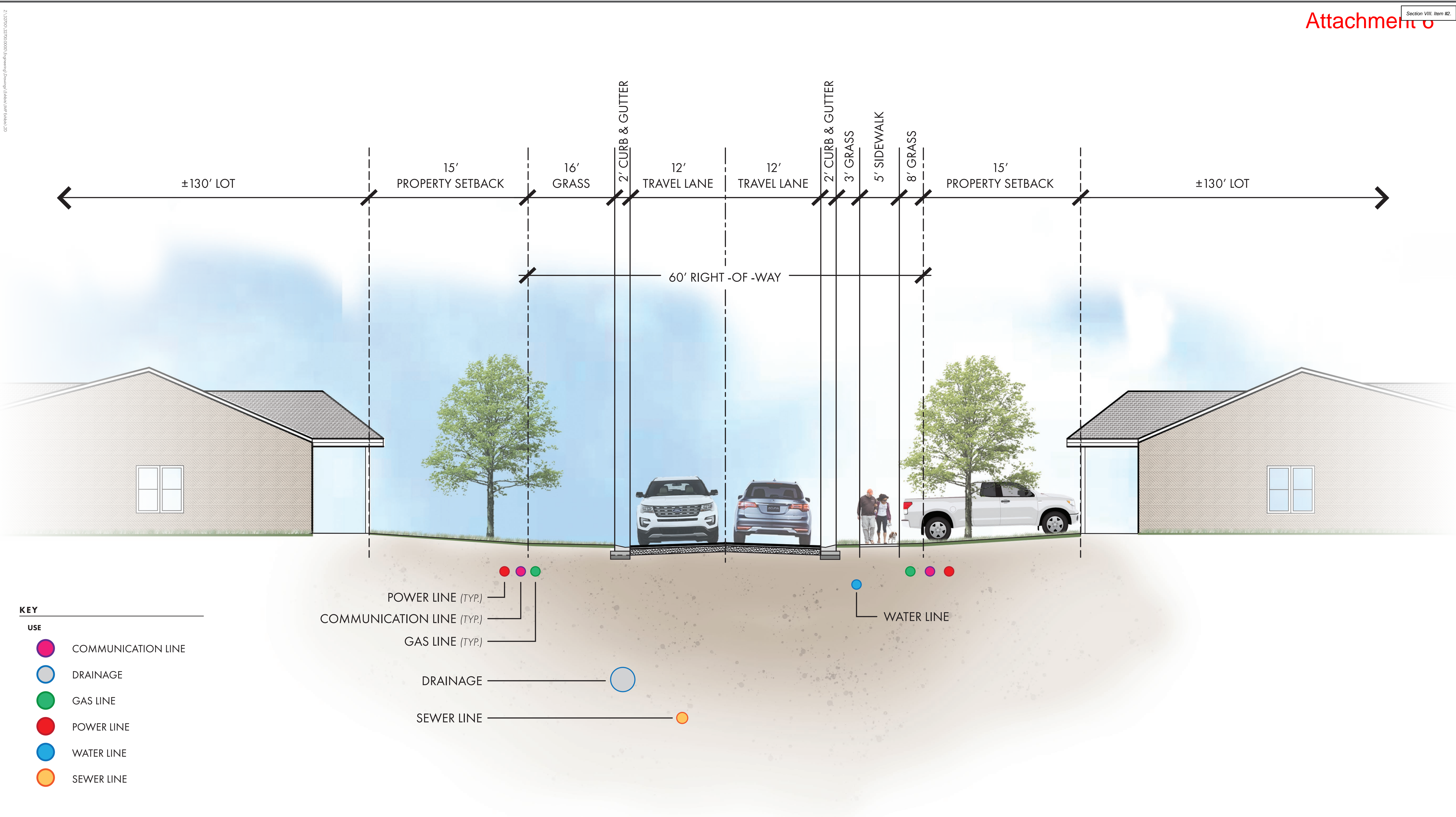
MARCH 2026

PREPARED BY:

THOMAS HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 WWW.THOMASANDHUTTON.COM

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- KEY**
- USE**
- COMMUNICATION LINE
 - DRAINAGE
 - GAS LINE
 - POWER LINE
 - WATER LINE
 - SEWER LINE

POWER LINE (TYP.)

COMMUNICATION LINE (TYP.)

GAS LINE (TYP.)

DRAINAGE

SEWER LINE

WATER LINE



PREPARED FOR:

TYPICAL CROSS SECTION
NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA
 DECEMBER 2025

PREPARED BY:

THOMAS HUTTON
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 WWW.THOMASANDHUTTON.COM

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Parcel 8A Residential Development

Traffic Impact Analysis

Bluffton, South Carolina

Prepared for

Pulte Homes Company, LLC

Prepared by

Kimley»Horn

Signed March 2026

© Kimley-Horn and Associates, Inc.

Parcel 8A Residential Development Traffic Impact Analysis

Bluffton, South Carolina

Prepared for

Pulte Homes Company

Prepared by

Kimley»Horn



03/26/2026

Signed March 2026

© Kimley-Horn and Associates, Inc.
1080 Morrison Dr, Suite 240
Charleston, South Carolina, 29403

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- C – SCDOT AADT Traffic Count Data & Growth Rate Calculations
- D – Approved Development Project Trips
- E – Traffic Volume Development Worksheets
- F – Trip Generation Calculations
- G – Capacity Analysis Reports
- H – SCDOT Turn Lane Warrants

1 Executive Summary

The purpose of this traffic impact analysis (TIA) is to evaluate the potential vehicular traffic impacts of the proposed Parcel 8A Residential Development located in the southwest quadrant of the New Riverside Road at Myrtle Ford Road intersection in Bluffton, South Carolina. The proposed development is anticipated to be constructed and operational by 2028 and is planned to consist of 104 units of single-family detached housing. Based on the conceptual site plan, the proposed development is planned to be constructed with two access driveways. Site Access #1 and Site Access #2 are described below. The conceptual site plan is provided in **Appendix A**.

- **Site Access #1** – Planned to be located along New Riverside Road aligned with the existing intersection of Mainland Lakes Drive. This access is to be constructed with one ingress lane and one egress lane with full access and will function as the primary access to the site.
- **Site Access #2** – Planned to be located along New Riverside Road approximately 500 feet west of Myrtle Ford Road. This access is to be constructed with one ingress and one egress lane under right-in/right-out movement restrictions.

Traffic operations were evaluated under 2025 Existing, 2028 No-Build, and 2028 Build conditions during the AM and PM peak hours of travel. With the addition of traffic associated with the proposed development, the following improvements are recommended:

New Riverside Road at Mainland Lakes Drive/Site Access #1

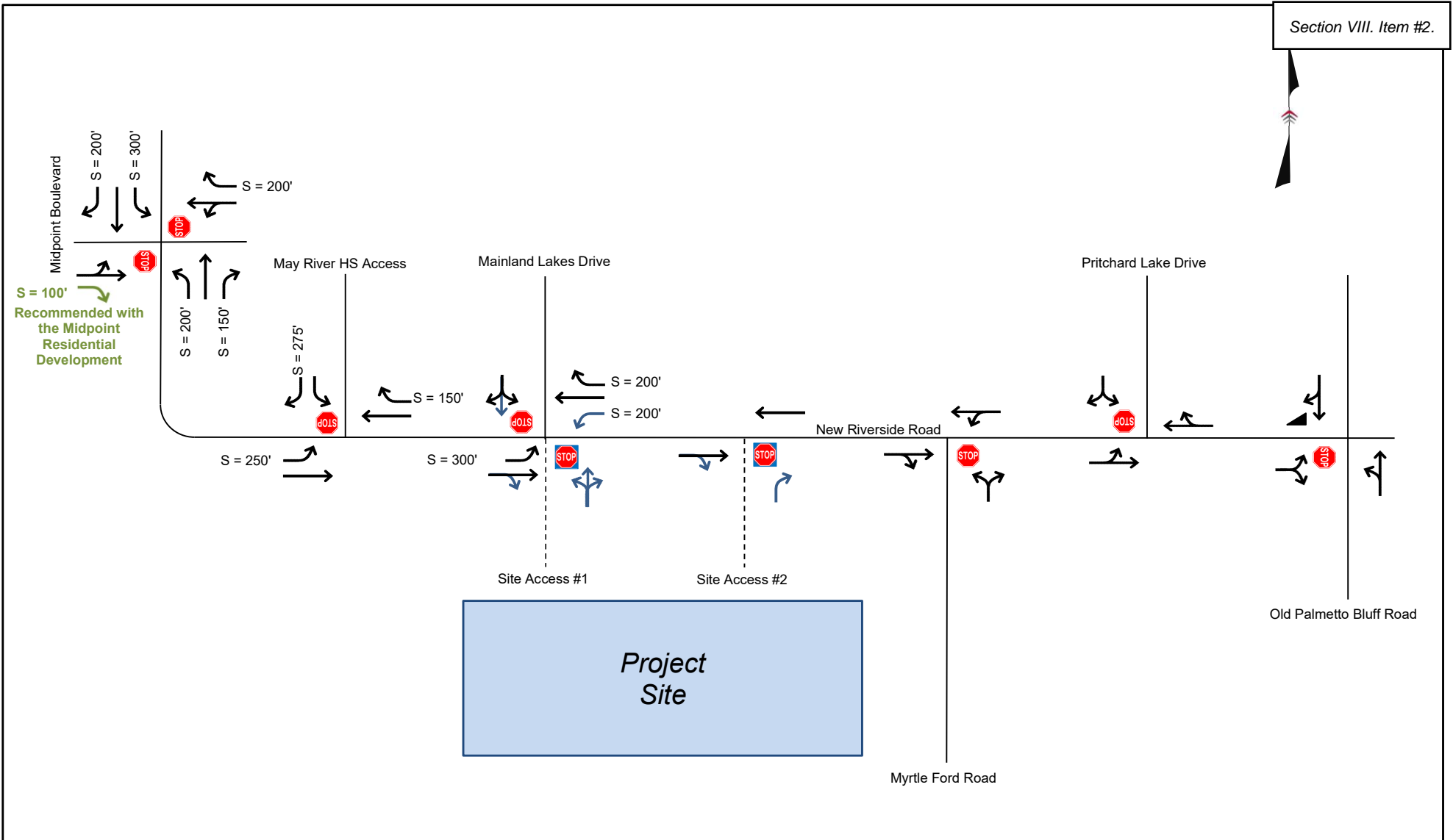
- Construct the site access point as a full-movement access under minor-street stop-control with one ingress lane and one egress lane.
- Replace the existing striped hatching on the westbound approach with an exclusive westbound left-turn lane with 200 feet of full-width storage and an appropriate taper.

New Riverside Road at Site Access #2

- Construct the site access point as a right-in/right-out access under minor-street stop-control with one ingress lane and one egress lane.

Recommended roadway improvements are summarized in **Figure 1**.

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S = 100'
Recommended with the Midpoint Residential Development

Legend

- Existing Laneage
- Recommended Laneage
- S = XX' Storage Length
- Existing Stop Control
- Recommended Stop Control
- Channelized Yield-Controlled Right-Turn

2 Introduction

The purpose of this TIA is to evaluate the potential vehicular traffic impacts of the proposed Parcel 8A Residential Development located in the southwest quadrant of the New Riverside Road at Myrtle Ford Road intersection in Bluffton, South Carolina. The proposed development is anticipated to be constructed and operational by 2028 and is planned to consist of 104 units of single-family detached housing.

Based on the conceptual site plan, the proposed development is planned to be constructed with two access driveways. Site Access #1 and Site Access #2 are described below. The conceptual site plan is provided in **Appendix A**.

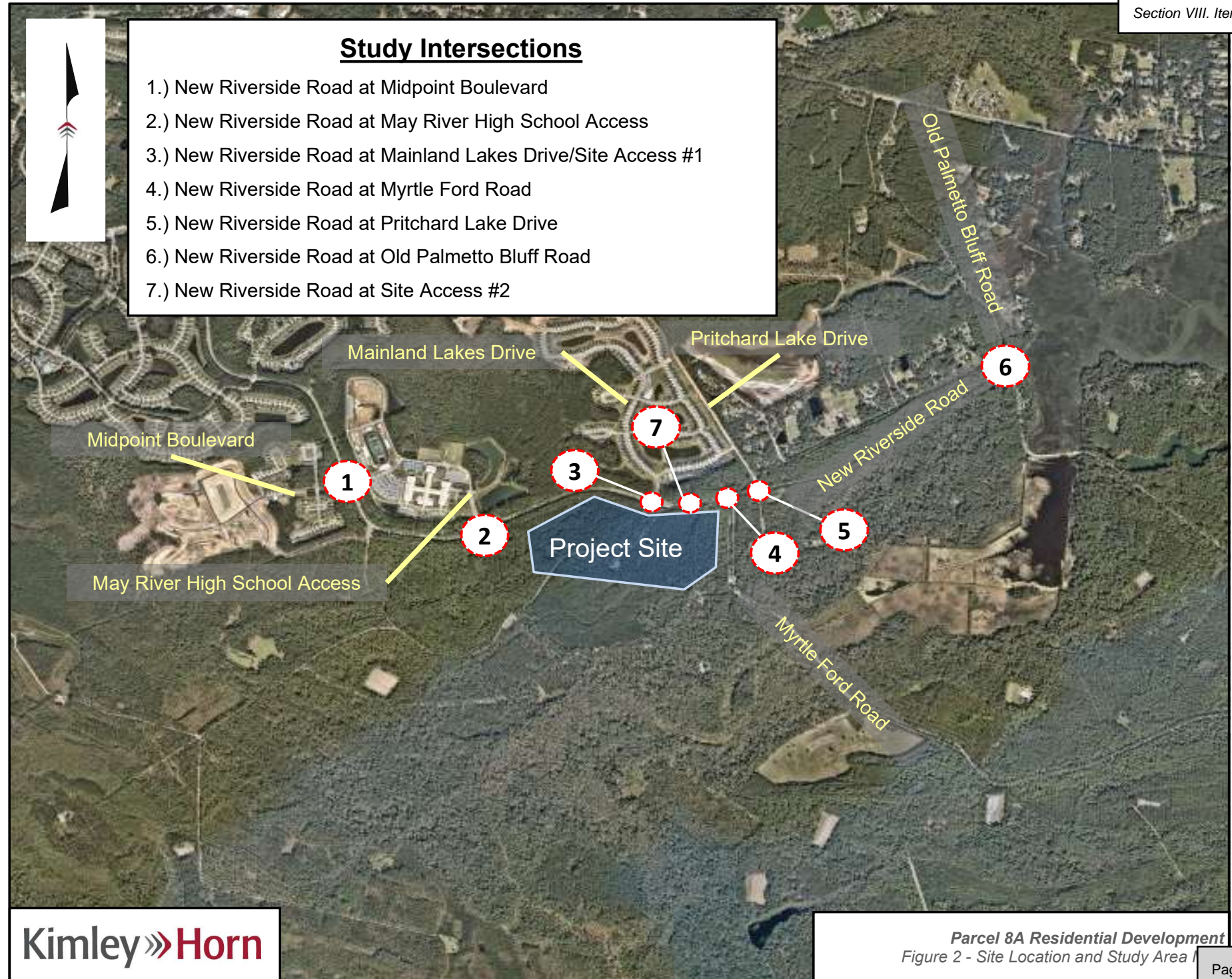
- **Site Access #1** – Planned to be located along New Riverside Road aligned with the existing intersection of Mainland Lakes Drive. This access is to be constructed with one ingress lane and one egress lane with full access and will function as the primary access to the site.
- **Site Access #2** – Planned to be located along New Riverside Road approximately 500 feet west of Myrtle Ford Road. This access is to be constructed with one ingress and one egress lane under right-in/right-out movement restrictions.

The proposed site location and study area are shown in **Figure 2**. Traffic operations were evaluated under 2025 Existing, 2028 No-Build, and 2028 Build conditions during the AM and PM peak hours of travel at the following intersections:

1. New Riverside Road at Midpoint Boulevard
2. New Riverside Road at May River High School Access
3. New Riverside Road at Mainland Lakes Drive/Site Access #1
4. New Riverside Road at Myrtle Ford Road
5. New Riverside Road at Pritchard Lake Drive
6. New Riverside Road at Old Palmetto Bluff Road
7. New Riverside Road at Site Access #2

Study Intersections

- 1.) New Riverside Road at Midpoint Boulevard
- 2.) New Riverside Road at May River High School Access
- 3.) New Riverside Road at Mainland Lakes Drive/Site Access #1
- 4.) New Riverside Road at Myrtle Ford Road
- 5.) New Riverside Road at Pritchard Lake Drive
- 6.) New Riverside Road at Old Palmetto Bluff Road
- 7.) New Riverside Road at Site Access #2



2.1 Existing Roadway Conditions

The primary roadways within the vicinity of the site are New Riverside Road, Midpoint Boulevard, Mainland Lakes Drive, Myrtle Ford Road, Pritchard Lake Drive, and Old Palmetto Bluff Road. Key characteristics of each of these roadways are summarized below.

New Riverside Road

New Riverside Road is a two-lane, undivided local roadway with a posted speed limit of 40 miles per hour (mph) within the vicinity of the site. There is no SCDOT count station located along New Riverside Road within the study area.

Midpoint Boulevard

Midpoint Boulevard is a two-lane, undivided local roadway with a posted speed limit of 25 mph within the vicinity of the site. There is no SCDOT count station located along Midpoint Boulevard within the study area.

Mainland Lakes Drive

Mainland Lakes Drive is a two-lane, undivided local roadway with a posted speed limit of 25 mph within the vicinity of the site. There is no SCDOT count station located along Mainland Lakes Drive within the study area.

Myrtle Ford Road

Myrtle Ford Road is a two-lane, undivided local roadway with a posted speed limit of 30 mph within the vicinity of the site. There is no SCDOT count station located along Myrtle Ford Road within the study area.

Pritchard Lake Drive

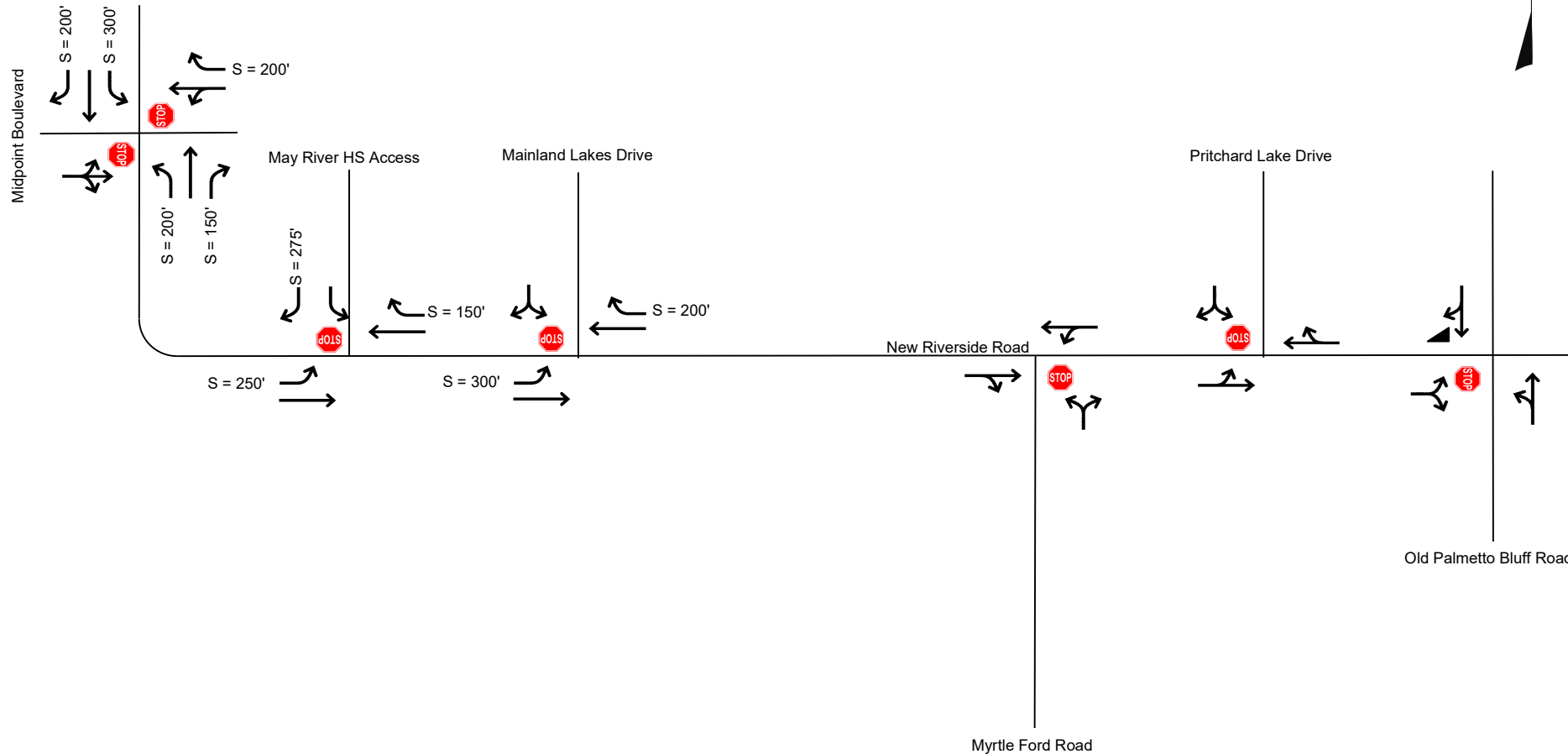
Pritchard Lake Drive is a two-lane, undivided local roadway with a posted speed limit of 30 mph within the vicinity of the site. There is no SCDOT count station located along Pritchard Lake Drive within the study area.

Old Palmetto Bluff Road

Old Palmetto Bluff Road is a two-lane, undivided local roadway with a posted speed limit of 25 mph within the vicinity of the site. There is no SCDOT count station located along Old Palmetto Bluff Road within the study area.

Existing geometry and traffic control at the study area intersections is illustrated in **Figure 3**.

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Legend

- Existing Laneage
- S = XX' Storage Length
- STOP Existing Stop Control
- ▲ Channelized Yield-Controlled Right-Turn

3 Existing & Future No-Build Traffic Volume Development

3.1 Existing Traffic Volumes

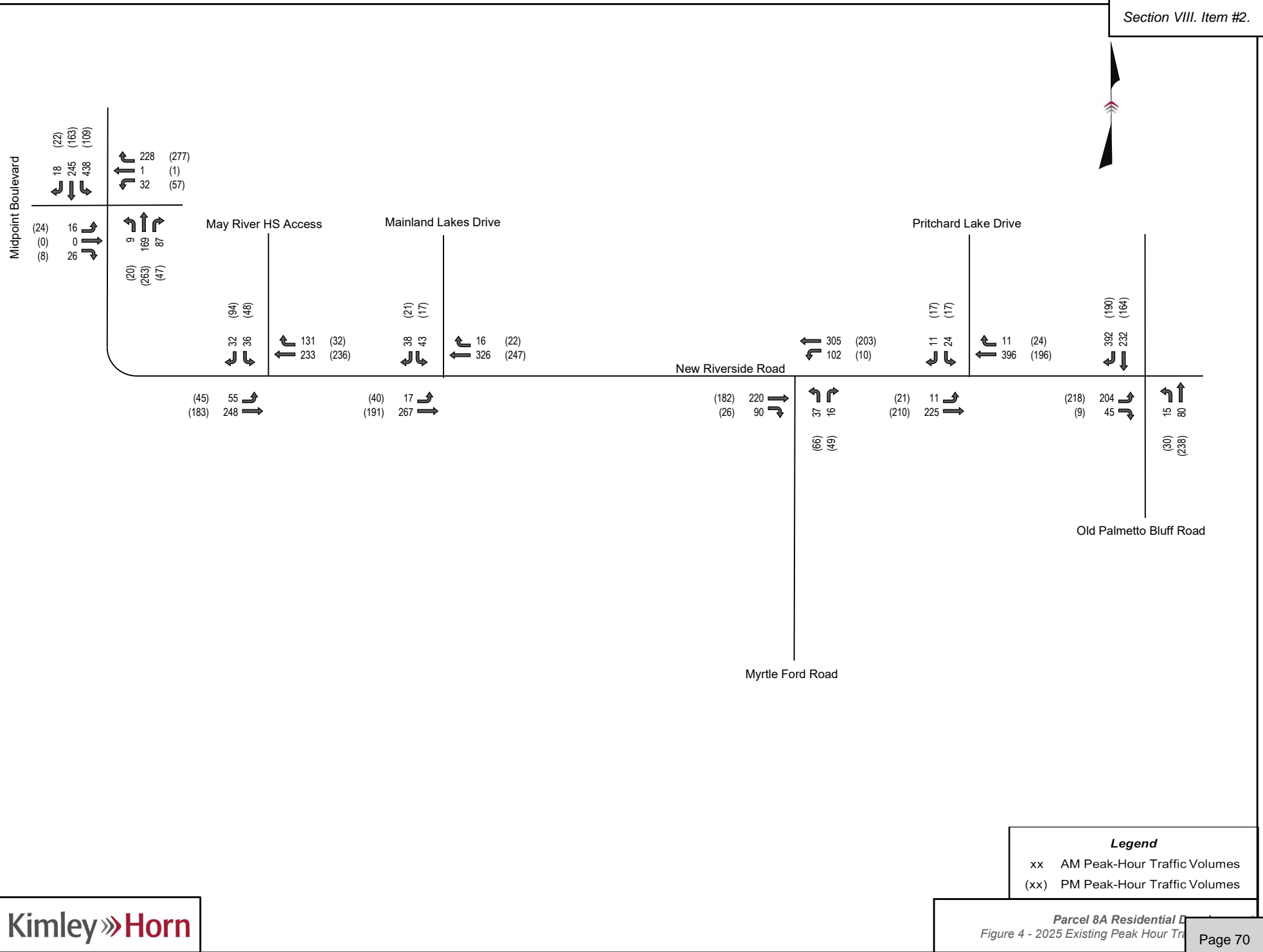
Peak hour turning movement counts were performed at the existing study intersections on Thursday, March 27th, 2025. The AM peak period traffic counts were collected from 7:00 AM to 9:00 AM, and the PM peak period traffic counts were collected from 4:00 PM to 6:00 PM. The peak hour traffic counts were used to perform the analysis presented in this report. The complete traffic count data is provided in **Appendix B** and **Figure 4** illustrates the 2025 Existing peak hour traffic volumes.

3.2 Future No-Build Traffic Volumes

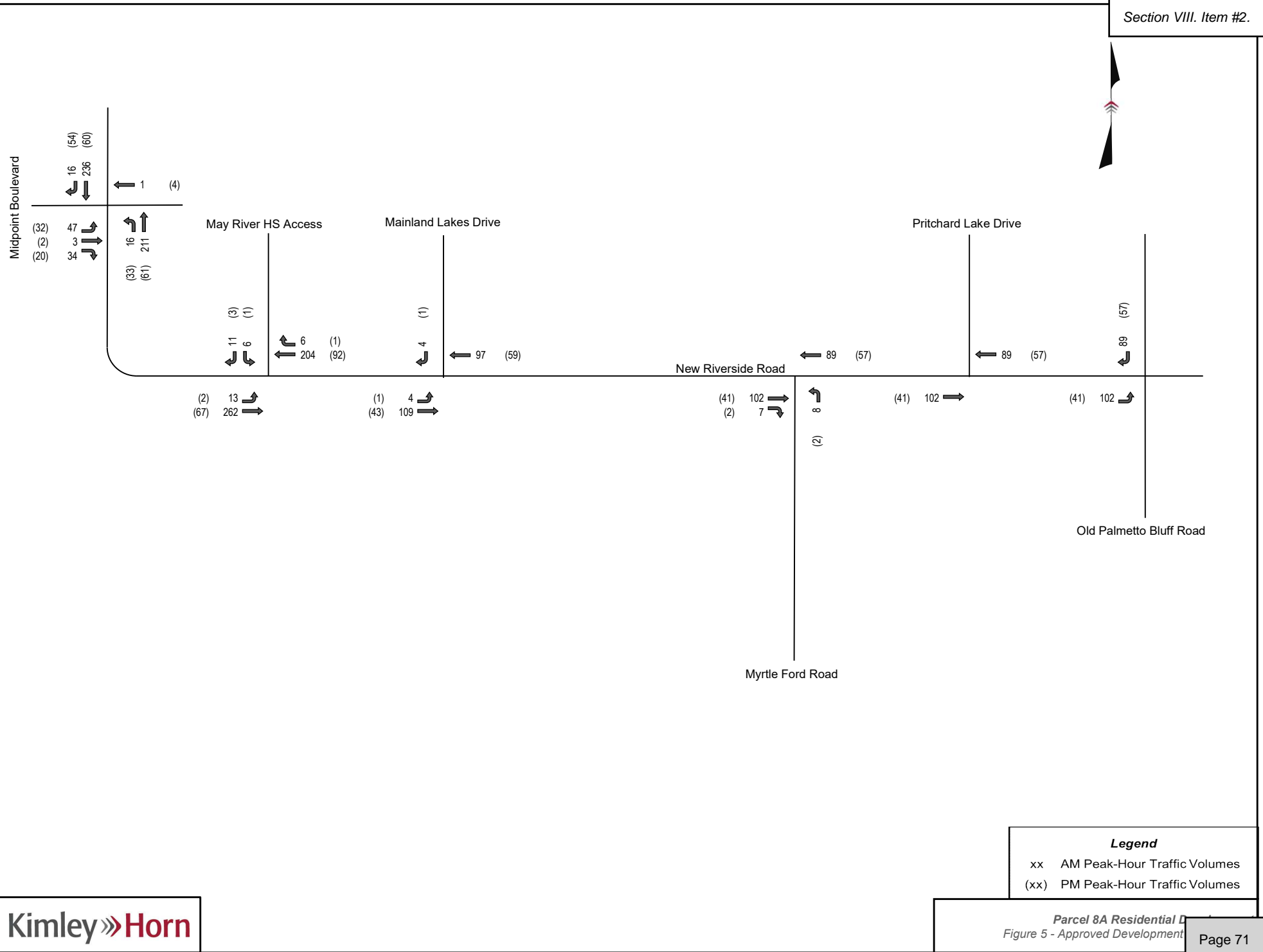
The proposed development is expected to be complete by 2028. A background (i.e., non-project) growth rate was developed based on a review of nearby SCDOT count stations. Based on the historic traffic count data, an annual growth rate of 3% per year was applied to 2025 Existing traffic volumes to develop 2028 traffic volumes.

Two approved developments were identified in the vicinity of the proposed development, which included Midpoint Residential and May River Elementary School. Project trips associated with these approved developments, shown in **Figure 5**, were added to the grown 2028 traffic volumes, forming the 2028 No-Build (i.e., non-project) traffic volumes, which are summarized in **Figure 6**. Growth rate data and calculations are included in **Appendix C**. Project trips for the approved developments are included in **Appendix D**. Intersection volume development worksheets are included in **Appendix E**.

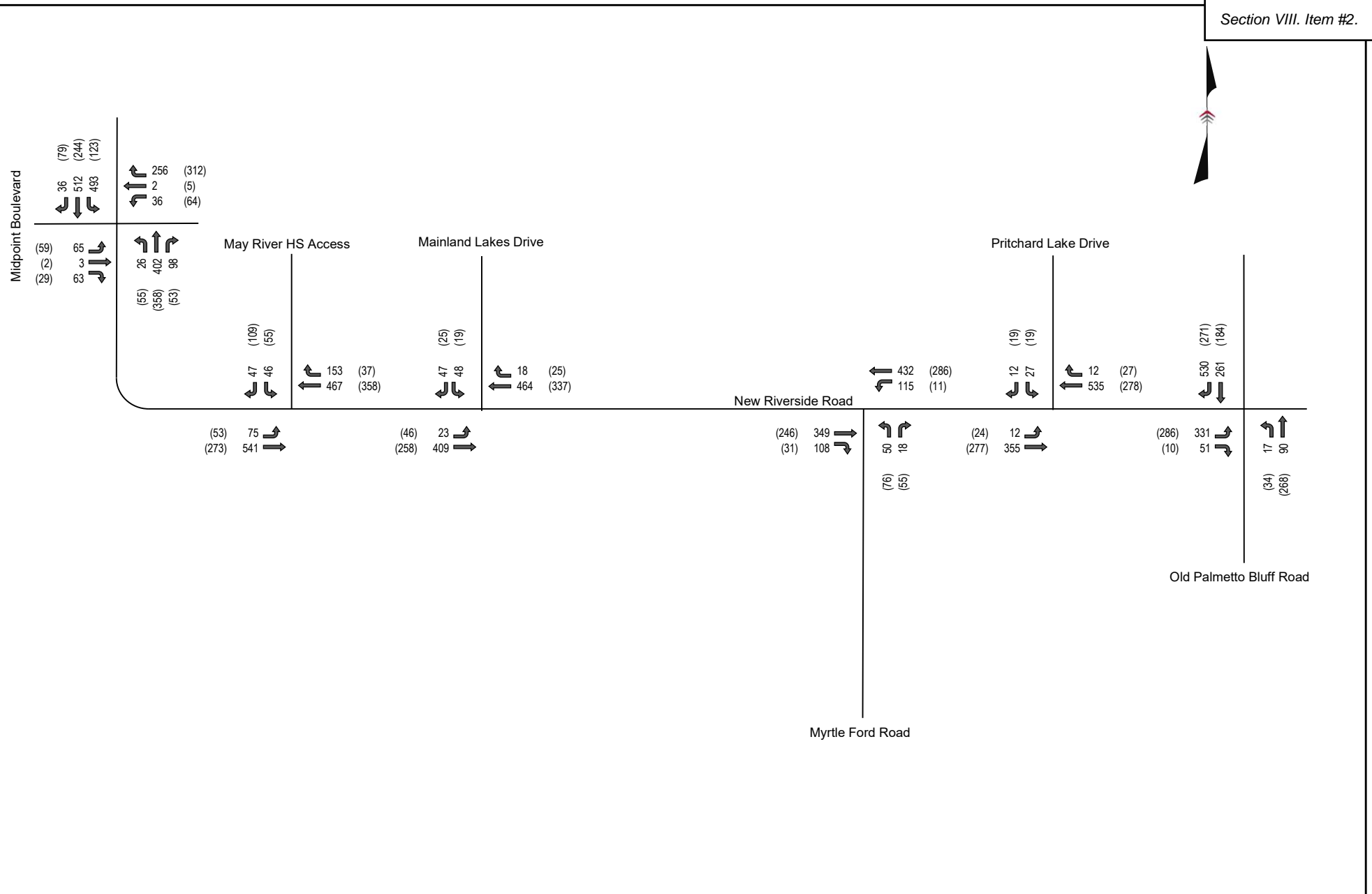
Section VIII. Item #2.



Section VIII. Item #2.



Section VIII. Item #2.



Legend
 xx AM Peak-Hour Traffic Volumes
 (xx) PM Peak-Hour Traffic Volumes

4 Project Traffic

4.1 Trip Generation

The trip generation rates and equations published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* were used to estimate the trip generation potential for the development. The analysis was performed using the information provided for the land use code (LUC) 210 – Single-Family Detached Housing. Detailed trip generation calculations are included in **Appendix F**.

Due to the residential nature of this development, pass-by reductions and internal capture are not applicable for the trip generation calculations. **Table 1** indicates that the development is anticipated to generate 77 new external trips (20 in/57 out) during the AM peak hour and 103 new external trips (65 in/38 out) during the PM peak hour.

Table 1 – Trip Generation Summary

Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
210 – Single-Family Detached Housing	104	DU	1,046	77	20	57	103	65	38
Total Net New External Trips			1,046	77	20	57	103	65	38

4.2 Trip Distribution & Assignment

Distribution and assignment of project trips to the surrounding roadway network was determined based on existing travel patterns, nearby land uses, and population densities in the area. The trip distribution and assignment percentages used in the analysis are as follows:

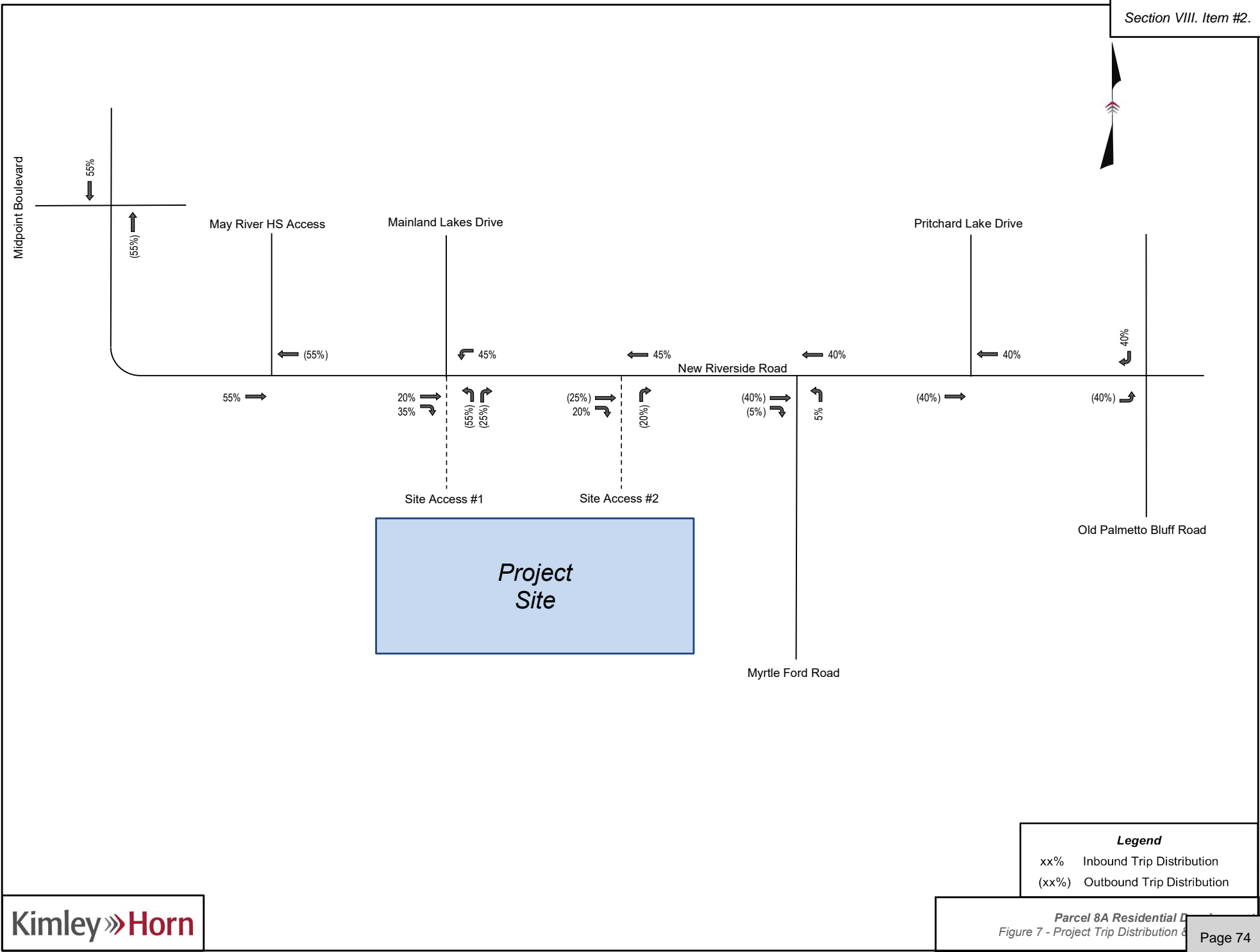
- 55% to/from the North via New Riverside Road
- 40% to/from the North via Old Palmetto Bluff Road
- 5% to/from the South via Myrtle Ford Road

The site trip distribution and assignment is illustrated in **Figure 7**. The projected 2028 Build new external trips are illustrated in **Figure 8**.

4.3 Future Build Traffic Volumes

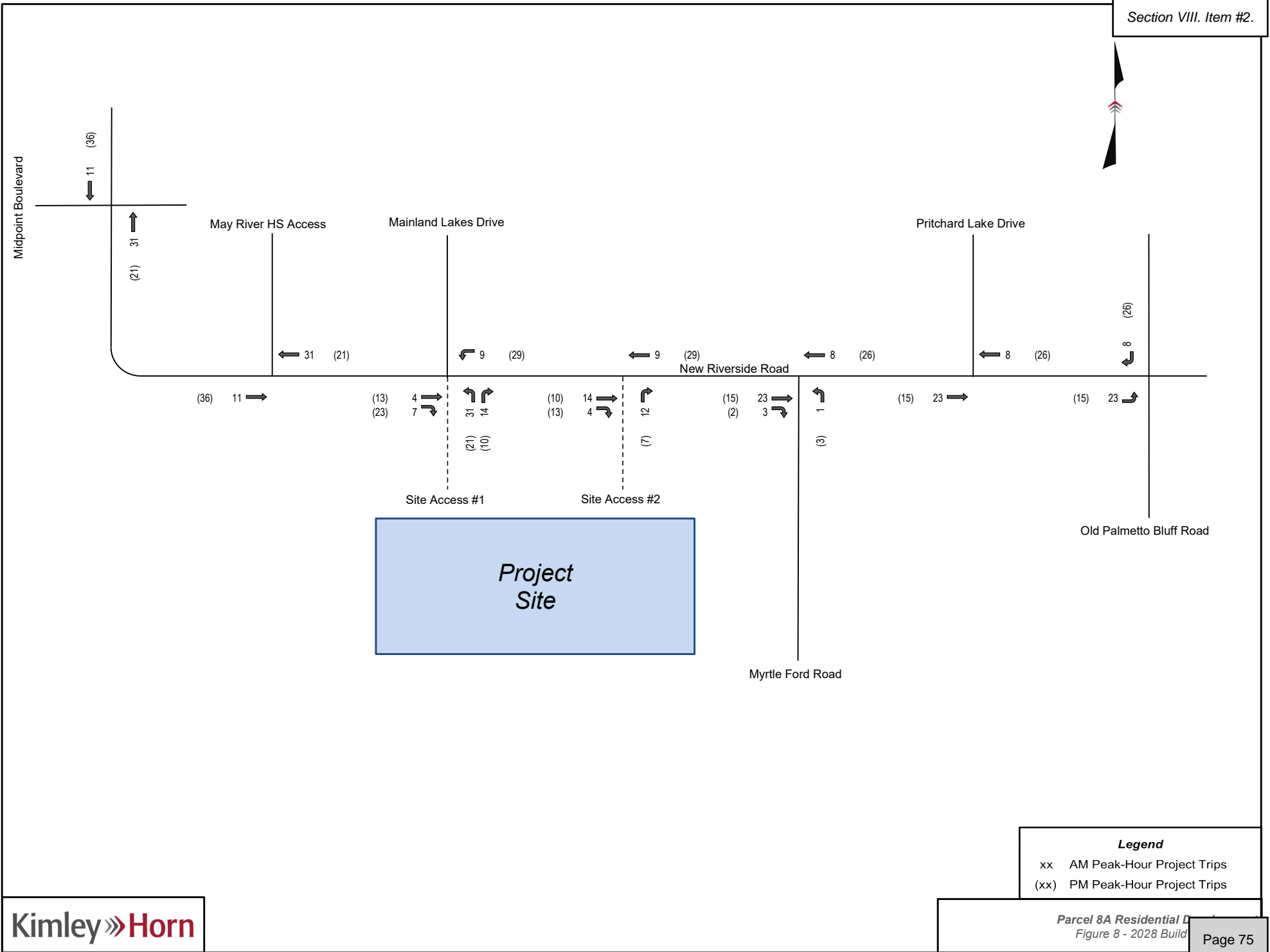
The new external trips were added to the 2028 No-Build traffic volumes to develop 2028 Build traffic volumes. The total 2028 Build peak hour traffic volumes are shown in **Figure 9**.

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Legend
 xx% Inbound Trip Distribution
 (xx%) Outbound Trip Distribution

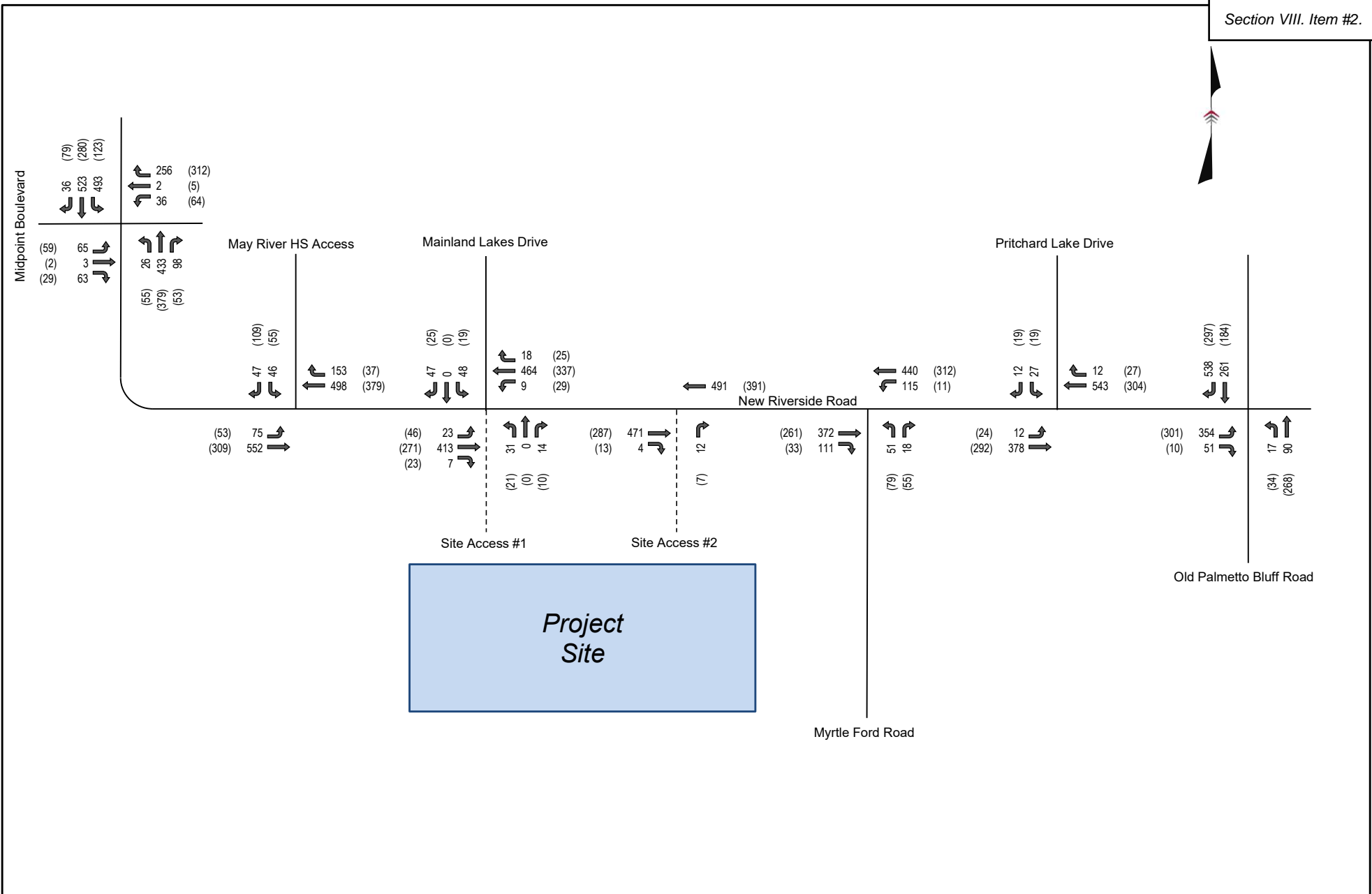
Section VIII. Item #2.



Legend

- xx AM Peak-Hour Project Trips
- (xx) PM Peak-Hour Project Trips

Section VIII. Item #2.



Legend
 xx AM Peak-Hour Traffic Volumes
 (xx) PM Peak-Hour Traffic Volumes

5 Capacity Analysis

Capacity analyses were conducted under 2025 Existing, 2028 No-Build, and 2028 Build conditions using Synchro Version 12. This software package utilizes methodologies contained within the *Highway Capacity Manual, 6th Edition* (HCM6) to evaluate the operating characteristics of an intersection under given geometric, traffic control, and traffic demand scenarios.

The LOS for two-way stop-controlled (TWSC) intersections is determined based on control delay on the minor street approaches and for the major street left-turn movements during the AM and PM peak hours of travel. It should be noted that it is typical for the minor street approaches of a TWSC intersection—particularly left-turn movements onto the major street—to experience long delays during the peak hours of travel. However, most of the traffic moving through the intersection (i.e., major street through movements) experiences short delays. The queuing analysis assumes a passenger car length of 25 feet.

Table 2 lists the control delay-based LOS thresholds published in HCM6 for unsignalized intersections. The capacity analysis worksheets are included in **Appendix G**.

Table 2 – Vehicular LOS Control Delay Thresholds for Intersections

Level of Service	Control Delay per Vehicle (sec/veh)
	Unsignalized
A	≤ 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50

To qualitatively describe operations at unsignalized intersections, the following terminology is used:

- LOS A-C operations are considered short delays.
- LOS D-E operations are considered moderate delays.
- LOS F operations are considered long delays.

As part of the capacity analysis, SCDOT's default Synchro parameters were utilized. Existing peak hour factors (PHFs) were utilized for the existing and future-year scenarios, limited to a minimum of 0.90 and a maximum of 0.95. Existing heavy vehicle percentages were utilized for all scenarios, with a minimum of 2% considered.

5.1 New Riverside Road at Midpoint Boulevard

Capacity analysis results for the intersection of New Riverside Road at Midpoint Boulevard are presented in **Table 3**.

Results

As shown in **Table 3**, the eastbound and westbound approaches operate with long delays during the AM peak hour under 2025 Existing conditions. During the PM peak hour, the eastbound approach operates with long delays and the westbound approach operates with moderate delays.

Under 2028 No-Build conditions, it is assumed that an exclusive eastbound right-turn lane is constructed, consistent with improvements identified in the *Midpoint Residential TIA* (Kimley-Horn, December 2022). The eastbound and westbound approaches are anticipated to operate at the same LOS compared to 2025 Existing conditions.

With the addition of project-related traffic under 2028 Build conditions, the eastbound approach is anticipated to continue to operate with long delays during both peak hours. The 95th percentile queuing is anticipated to increase by less than one passenger car during both peak hours. The westbound approach is anticipated to continue to operate with long delays during the AM peak hour and to operate with moderate delays during the PM peak hour. Similarly, queuing is anticipated to increase by less than one passenger car during both peak hours.

Recommendations

With the addition of traffic associated with the proposed development, the stop-controlled approaches are anticipated to operate with moderate to long delays during the AM and PM peak hours. It is common for minor-street stop-controlled approaches to operate with long delays during peak hour conditions, and since queuing is anticipated to increase by less than one passenger car with the addition of project-related traffic, no improvements are recommended with the development.

Table 3 – Midpoint Boulevard at New Riverside Road

Condition	Measure	Midpoint Boulevard			May River High School			New Riverside Road			New Riverside Road		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Peak Hour													
2025 Existing	Approach LOS (Delay)	F (\$)			F (61.3)			A (8.0)*			B (10.8)*		
	Synchro 95th Q	140'			118'	45'	0'	0'	0'	70'	0'	0'	
2028 No-Build	Approach LOS (Delay)	F (\$)			F (220.7)			A (8.8)*			B (12.6)*		
	Synchro 95th Q	278'	13'	155'	63'	3'	0'	0'	83'	0'	0'		
2028 Build	Approach LOS (Delay)	F (\$)			F (267.6)			A (8.9)*			B (13.1)*		
	Synchro 95th Q	280'	13'	160'	68'	3'	0'	0'	88'	0'	0'		
PM Peak Hour													
2025 Existing	Approach LOS (Delay)	F (59.3)			C (17.7)			A (7.8)*			A (8.5)*		
	Synchro 95th Q	40'			35'	75'	3'	0'	0'	10'	0'	0'	
2028 No-Build	Approach LOS (Delay)	F (193.1)			C (22.9)			A (8.2)*			A (8.7)*		
	Synchro 95th Q	140'	3'	60'	78'	5'	0'	0'	10'	0'	0'		
2028 Build	Approach LOS (Delay)	F (252.7)			D (25.3)			A (8.3)*			A (8.8)*		
	Synchro 95th Q	155'	3'	70'	83'	5'	0'	0'	10'	0'	0'		
	Existing Storage							200'	200'	150'	300'	200'	

*Left-turn delay is reported on major street approaches at unsignalized intersections.

\$-Delay exceeds 300 sec/veh.

5.2 New Riverside Road at May River High School Access

Capacity analysis results for the intersection of New Riverside Road at May River High School Access are presented in **Table 4**.

Results

As shown in **Table 4**, the eastbound left-turn movement operates with short delays during the AM and PM peak hours, and the southbound approach operates with short delays during the AM and PM peak hours under 2025 Existing conditions.

Under 2028 No-Build conditions, the eastbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the southbound approach is anticipated to continue to operate with short delays during the AM and PM peak hours.

With the addition of project-related traffic under 2028 Build conditions, the eastbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the southbound approach is anticipated to operate with moderate delays during the AM peak hour and short delays during the PM peak hour.

Delay for the southbound approach is anticipated to increase by less than 2 seconds during the AM peak hour. Queuing for the southbound approach is anticipated to increase by less than one passenger car length during both peak hours.

Recommendations

With the addition of traffic associated with the proposed development, the approaches are anticipated to operate with short to moderate delays during the AM and PM peak hours. No improvements are recommended with the development.

Table 4 – New Riverside Road at May River High School Access

Condition	Measure	New Riverside Road		New Riverside Road		May River High School Access	
		EBL	EBT	WBT	WBR	SBL	SBR
AM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (8.0)*		A (0.0)		B (14.0)	
	Synchro 95th Q	5'	0'	0'	0'	13'	5'
2028 No-Build	Approach LOS (Delay)	A (8.7)*		A (0.0)		C (23.9)	
	Synchro 95th Q	8'	0'	0'	0'	30'	8'
2028 Build	Approach LOS (Delay)	A (8.9)*		A (0.0)		D (25.8)	
	Synchro 95th Q	8'	0'	0'	0'	33'	8'
PM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (8.0)*		A (0.0)		B (12.1)	
	Synchro 95th Q	3'	0'	0'	0'	13'	15'
2028 No-Build	Approach LOS (Delay)	A (8.3)*		A (0.0)		B (14.0)	
	Synchro 95th Q	5'	0'	0'	0'	18'	18'
2028 Build	Approach LOS (Delay)	A (8.3)*		A (0.0)		B (14.7)	
	Synchro 95th Q	5'	0'	0'	0'	18'	18'
	Existing Storage	250'			150'		275'

*Left-turn delay is reported on major street approaches at unsignalized intersections.

5.3 New Riverside Road at Mainland Lakes Drive/Site Access #1

Capacity analysis results for the intersection of New Riverside Road at Mainland Lakes Drive/Site Access #1 are presented in **Table 5**.

Results

As shown in **Table 5**, the eastbound left-turn movement and southbound approach operate with short delays during the AM and PM peak hours under 2025 Existing conditions.

Under 2028 No-Build conditions, the eastbound left-turn movement and southbound approach are anticipated to continue to operate with short delays during the AM and PM peak hours.

A turn lane warrant analysis was conducted using SCDOT guidelines to determine if a westbound left-turn lane or an eastbound right-turn lane will be necessary for project traffic entering the site. Based on the turn lane warrant analysis, the thresholds were not met to warrant a westbound left-turn lane or an eastbound right-turn lane under 2028 Build conditions. Turn lane warrant analysis worksheets are included in **Appendix H**. While thresholds were not met, there is existing striped hatching in the place of an exclusive westbound left-turn lane. It is recommended that the approach be restriped to replace the hatching with an exclusive westbound left-turn lane with a full-width storage of 200 feet and an appropriate taper.

With the addition of project-related traffic under 2028 Build conditions, the eastbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours. The northbound approach is anticipated to operate with moderate and short delays during the AM and PM peak hours respectively. The southbound approach is anticipated to operate with moderate delays during the AM peak hour and with short delays during the PM peak hour. Queueing on the southbound approach is anticipated to increase by less than one passenger car length during the AM peak hour, and it is typical for minor-street approaches to operate with moderate delays at two-way stop-controlled intersections.

Recommendations

With the addition of traffic associated with the proposed development, the northbound approach is anticipated to operate with moderate and short delays under 2028 Build conditions with queuing of one passenger car or less during the AM and PM peak hours respectively. The southbound approach is anticipated to operate with moderate delays during the AM peak hour, and queuing is anticipated to increase by 10 feet. Moderate or long delays are typical for minor-street approaches at two-way stop-controlled intersections.

It is recommended that the westbound approach be restriped to include an exclusive westbound left-turn lane with a full-width storage of 200 feet and an appropriate taper. It is recommended that Site Access #1 be placed under minor-street stop-control and constructed with one ingress lane and one egress lane.

Table 5 – New Riverside Road at Mainland Lakes Drive/Site Access #1

Condition	Measure	New Riverside Road			New Riverside Road			Site Access #1			Mainland Lakes Drive		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Peak Hour													
2025 Existing	Approach LOS (Delay)	A (8.3)*			A (0.0)			-			C (15.5)		
	Synchro 95th Q	3'	0'	-	-	0'	0'				23'		
2028 No-Build	Approach LOS (Delay)	A (8.6)*			A (0.0)			-			C (19.8)		
	Synchro 95th Q	3'	0'	-	-	0'	0'				33'		
2028 Build	Approach LOS (Delay)	A (8.6)*			A (8.3)*			D (26.1)			D (25.0)		
	Synchro 95th Q	3'	0'		0'	0'	0'	20'			43'		
PM Peak Hour													
2025 Existing	Approach LOS (Delay)	A (8.0)*			A (0.0)			-			B (11.8)		
	Synchro 95th Q	3'	0'	-	-	0'	0'				5'		
2028 No-Build	Approach LOS (Delay)	A (8.3)*			A (0.0)			-			B (13.2)		
	Synchro 95th Q	3'	0'	-	-	0'	0'				8'		
2028 Build	Approach LOS (Delay)	A (8.3)*			A (8.0)*			C (18.2)			C (15.3)		
	Synchro 95th Q	3'	0'		3'	0'	0'	10'			10'		
	Existing Storage	300'					200'						

Note: *Left-turn delay is reported on major street approaches at unsignalized intersections.

5.4 New Riverside Road at Myrtle Ford Road

Capacity analysis results for the intersection of New Riverside Road at Myrtle Ford Road are presented in **Table 6**.

Results

As shown in **Table 6**, the westbound left-turn movement and northbound approach operate with short delays during the AM and PM peak hours under 2025 Existing conditions.

Under 2028 No-Build conditions, the westbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the northbound approach is anticipated to operate with moderate delays during the AM peak hour and with short delays during the PM peak hour.

With the addition of project-related traffic under 2028 Build conditions, the westbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the northbound approach is anticipated to continue to operate with moderate delays during the AM peak hour and short delays during the PM peak hour.

Recommendations

With the addition of traffic associated with the proposed development, the approaches are anticipated to continue to operate with short-to-moderate delays during the AM and PM peak hours. No improvements are recommended with the development.

Table 6 – New Riverside Road at Myrtle Ford Road

Condition	Measure	New Riverside Road		New Riverside Road		Myrtle Ford Road	
		EBT	EBR	WBL	WBT	NBL	NBR
AM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (0.0)		A (8.5)*		C (20.2)	
	Synchro 95th Q	0'		10'		20'	
2028 No-Build	Approach LOS (Delay)	A (0.0)		A (8.9)*		D (30.4)	
	Synchro 95th Q	0'		10'		38'	
2028 Build	Approach LOS (Delay)	A (0.0)		A (9.0)*		D (33.1)	
	Synchro 95th Q	0'		10'		40'	
PM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (0.0)		A (7.7)*		B (12.2)	
	Synchro 95th Q	0'		0'		20'	
2028 No-Build	Approach LOS (Delay)	A (0.0)		A (7.9)*		B (14.3)	
	Synchro 95th Q	0'		0'		28'	
2028 Build	Approach LOS (Delay)	A (0.0)		A (7.9)*		C (15.2)	
	Synchro 95th Q	0'		0'		30'	

Note: *Left-turn delay is reported on major street approaches at unsignalized intersections.

5.5 New Riverside Road at Pritchard Lake Drive

Capacity analysis results for the intersection of New Riverside Road at Pritchard Lake Drive are presented in **Table 7**.

Results

As shown in **Table 7**, the eastbound left-turn movement and southbound approach operate with short delays during the AM and PM peak hours under 2025 Existing conditions.

Under 2028 No-Build conditions, the eastbound left-turn movement and southbound approach are anticipated to continue to operate with short delays during the AM and PM peak hours.

With the addition of project-related traffic under 2028 Build conditions, the eastbound left-turn movement and southbound approach are anticipated to continue to operate with short delays during the AM and PM peak hours.

Recommendations

With the addition of traffic associated with the proposed development, the approaches are anticipated to continue to operate with short delays during the AM and PM peak hours. No improvements are recommended with the development.

Table 7 – New Riverside Road at Pritchard Lake Drive

Condition	Measure	New Riverside Road		New Riverside Road		Pritchard Lake Drive	
		EBL	EBT	WBT	WBR	SBL	SBR
AM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (8.4)*		A (0.0)		B (14.7)	
	Synchro 95th Q	0'		0'		8'	
2028 No-Build	Approach LOS (Delay)	A (8.8)*		A (0.0)		C (18.9)	
	Synchro 95th Q	0'		0'		13'	
2028 Build	Approach LOS (Delay)	A (8.8)*		A (0.0)		C (19.5)	
	Synchro 95th Q	0'		0'		13'	
PM Peak Hour							
2025 Existing	Approach LOS (Delay)	A (7.8)*		A (0.0)		B (11.3)	
	Synchro 95th Q	3'		0'		5'	
2028 No-Build	Approach LOS (Delay)	A (8.0)*		A (0.0)		B (12.6)	
	Synchro 95th Q	3'		0'		8'	
2028 Build	Approach LOS (Delay)	A (8.1)*		A (0.0)		B (13.1)	
	Synchro 95th Q	3'		0'		8'	

*Left-turn delay is reported on major street approaches at unsignalized intersections.

5.6 New Riverside Road at Old Palmetto Bluff Road

Capacity analysis results for the intersection of New Riverside Road at Old Palmetto Bluff Road are presented in **Table 8**.

Results

As shown in **Table 8**, the northbound left-turn movement and eastbound approach operate with short delays during the AM and PM peak hours under 2025 Existing conditions.

Under 2028 No-Build conditions, the northbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the eastbound approach is anticipated to experience long and moderate delays during the AM and PM peak hours respectively.

With the addition of project-related traffic under 2028 Build conditions, the northbound left-turn movement is anticipated to continue to operate with short delays during the AM and PM peak hours, and the eastbound approach is anticipated to continue to operate with long to moderate delays during the AM and PM peak hours respectively. Queuing on the eastbound approach is anticipated to increase by approximately three passenger cars and approximately one passenger car during the AM and PM peak hours respectively.

Recommendations

With the addition of traffic associated with the proposed development, the approaches are anticipated to continue to operate with long to moderate delays during the AM and PM peak hours respectively. It is common for minor-street stop-controlled approaches to operate with long delays during peak hour conditions, and since queuing is anticipated to increase by approximately three passenger cars during the PM peak hour with the addition of project-related traffic, no improvements are recommended with the development.

Table 8 – New Riverside Road at Old Palmetto Bluff Road

Condition	Measure	New Riverside Road		Old Palmetto Bluff Road		Old Palmetto Bluff Road	
		EBL	EBR	NBL	NBT	SBT	SBR
AM Peak Hour							
2025 Existing	Approach LOS (Delay)	C (23.7)		A (7.8)*		A (0.0)	
	Synchro 95th Q	98'		0'		0'	
2028 No-Build	Approach LOS (Delay)	F (94.7)		A (7.9)*		A (0.0)	
	Synchro 95th Q	355'		0'		0'	
2028 Build	Approach LOS (Delay)	F (118.5)		A (7.9)*		A (0.0)	
	Synchro 95th Q	418'		0'		0'	
PM Peak Hour							
2025 Existing	Approach LOS (Delay)	C (20.6)		A (7.6)*		A (0.0)	
	Synchro 95th Q	73'		3'		0'	
2028 No-Build	Approach LOS (Delay)	E (38.5)		A (7.7)*		A (0.0)	
	Synchro 95th Q	163'		3'		0'	
2028 Build	Approach LOS (Delay)	E (44.8)		A (7.7)*		A (0.0)	
	Synchro 95th Q	190'		3'		0'	

*Left-turn delay is reported on major street approaches at unsignalized intersections.

5.7 New Riverside Road at Site Access #2

Capacity analysis results for the intersection of New Riverside Road at Site Access #2 are presented in **Table 9**.

Results

As shown in **Table 9**, the approaches are expected to operate with short delays during the AM and PM peak hours under 2028 Build conditions.

A turn lane warrant analysis was conducted using SCDOT guidelines to determine if an eastbound right-turn lane will be necessary for project traffic entering the site. Based on the turn lane warrant analysis, the thresholds were not met to warrant an eastbound right-turn lane under 2028 Build conditions. Turn lane warrant analysis worksheets are included in **Appendix H**.

Recommendations

It is recommended that Site Access #2 be placed under minor-street stop-control, constructed with one ingress lane and one egress lane, and restricted to right-in/right-out movements only.

Table 9 – New Riverside Road at Site Access #2

Condition	Measure	New Riverside Road		New Riverside Road	Site Access #2
		EBT	EBR	WBT	NBR
AM Peak Hour					
2028 Build	Approach LOS (Delay)	A (0.0)		A (0.0)	A (0.0)
	Synchro 95th Q	0'		0'	0'
PM Peak Hour					
2028 Build	Approach LOS (Delay)	A (0.0)		A (0.0)	B (10.1)
	Synchro 95th Q	0'		0'	0'

*Left-turn delay is reported on major street approaches at unsignalized intersections.

6 Conclusion

The purpose of this TIA is to evaluate the potential vehicular traffic impacts of the proposed Parcel 8A Residential Development located in the southwest quadrant of the New Riverside Road at Myrtle Ford Road intersection in Bluffton, South Carolina. The proposed development is anticipated to be constructed and operational by 2028 and is planned to consist of 104 units of single-family detached housing. Based on the conceptual site plan, the proposed development is planned to be constructed with two access driveways. Site Access #1 and Site Access #2 are described below. The conceptual site plan is provided in **Appendix A**.

- **Site Access #1** – Planned to be located along New Riverside Road aligned with the existing intersection of Mainland Lakes Drive. This access is to be constructed with one ingress lane and one egress lane with full access and will function as the primary access to the site.
- **Site Access #2** – Planned to be located along New Riverside Road approximately 500 feet west of Myrtle Ford Road. This access is to be constructed with one ingress and one egress lane under right-in/right-out movement restrictions.

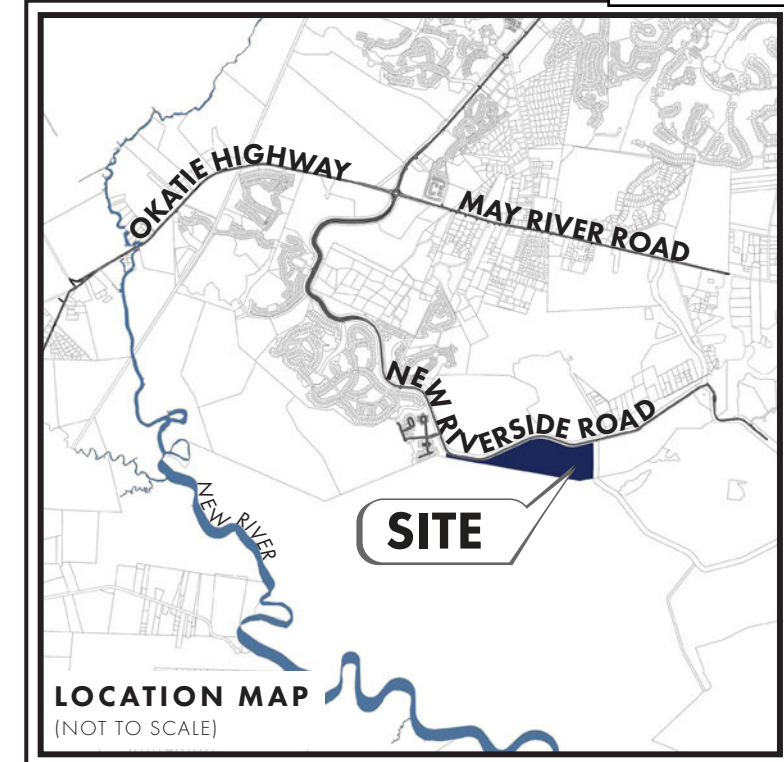
Traffic operations were evaluated under 2025 Existing, 2028 No-Build, and 2028 Build conditions during the AM and PM peak hours of travel. With the addition of traffic associated with the proposed development, the following improvements are recommended:

New Riverside Road at Mainland Lakes Drive/Site Access #1

- Construct the site access point as a full-movement access under minor-street stop-control with one ingress lane and one egress lane.
- Replace the existing striped hatching on the westbound approach with an exclusive westbound left-turn lane with 200 feet of full-width storage and an appropriate taper.

New Riverside Road at Site Access #2

- Construct the site access point as a right-in/right-out access under minor-street stop-control with one ingress lane and one egress lane.



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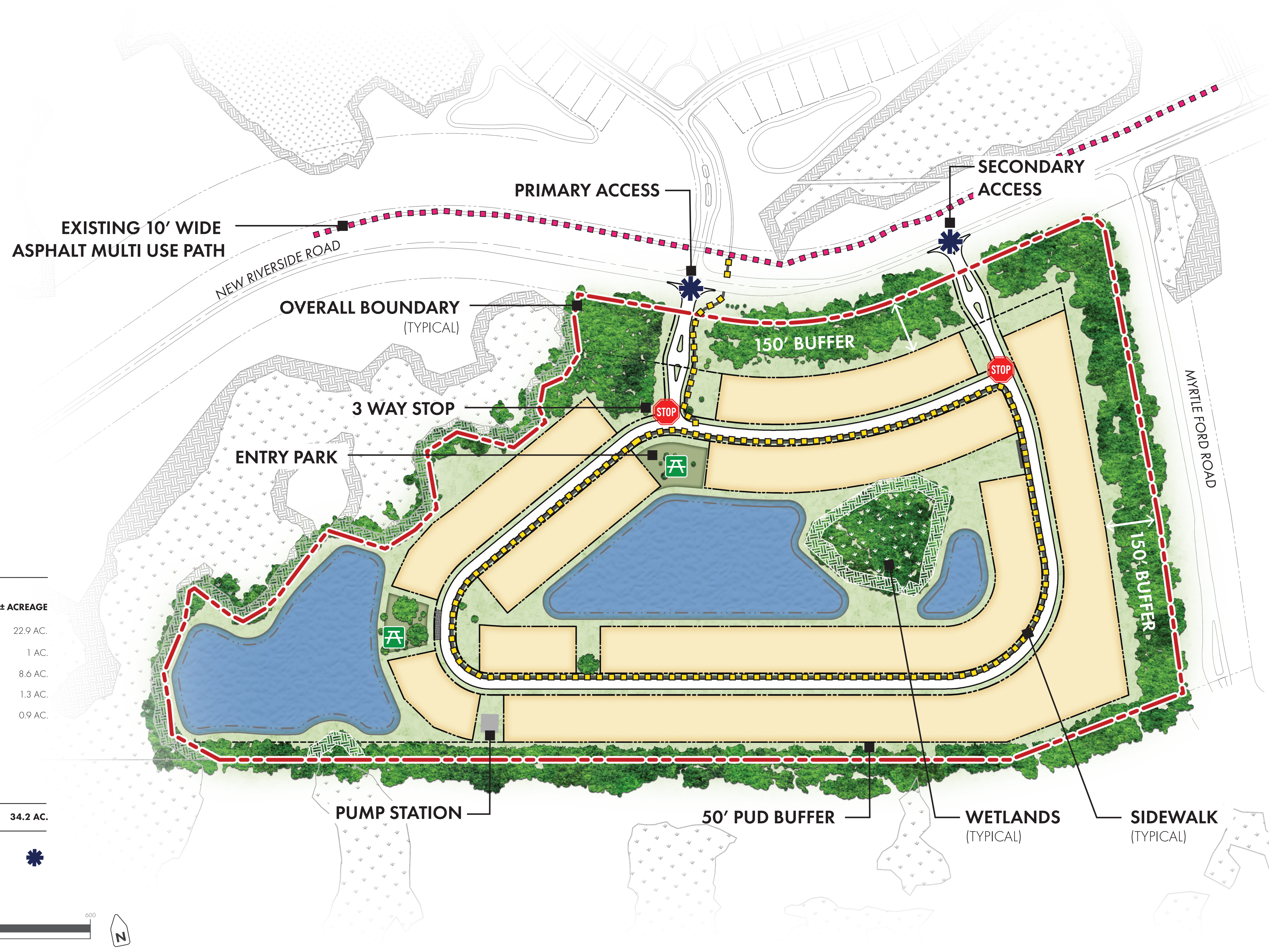
THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES SUCH AS BUT NOT LIMITED TO LOT LINES, ROADS, LAGOONS/STORMWATER BMPS, ACTIVE OPEN SPACE ETC. WHILE MEETING THE INTENT OF THE PUD AND MASTER PLAN APPROVED BY THE JURISDICTION OF AUTHORITY.

NOTES:

SIDEWALKS SHOWN TO BE LOCATED ON ONE SIDE OF THE STREET. FINAL LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PERMIT SUBMITTAL.

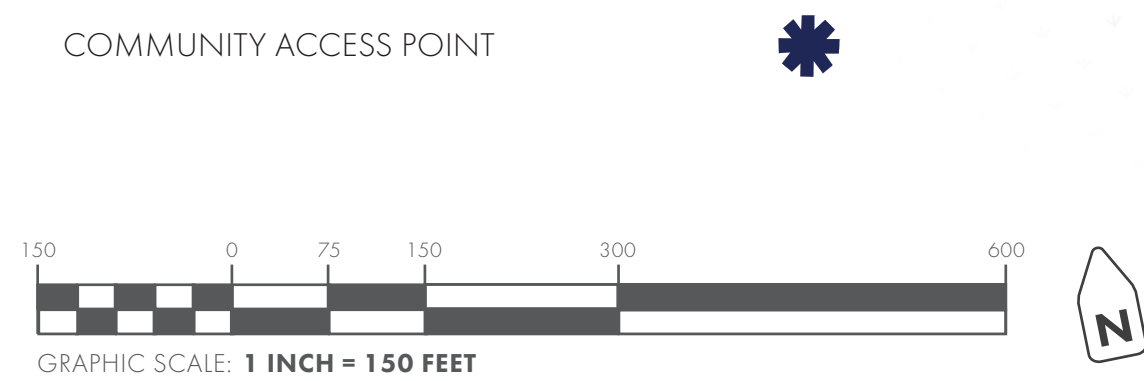
MATERIAL AND ROUTING MAY VARY FROM WHAT IS SHOWN ON PLAN SUBJECT TO APPLICABLE PERMIT APPROVALS.

PLAN PROVIDED OPEN SPACE INCLUDES COMMON AREAS, HALF OF THE WETLAND AREAS, AND HALF OF THE LAGOON/STORMWATER BMP AREAS.



LAND USE KEY

USE	± ACREAGE
COMMON AREA	22.9 AC.
COMMUNITY PARK	1 AC.
LAGOONS	8.6 AC.
WETLANDS	1.3 AC.
WETLAND BUFFER	0.9 AC.
PARK	
5' SIDEWALK	
EXISTING MULTI USE PATH	
TOTAL OPEN SPACE	34.2 AC.



CONCEPTUAL CONNECTIVITY MASTER PLAN
NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

MARCH 2026

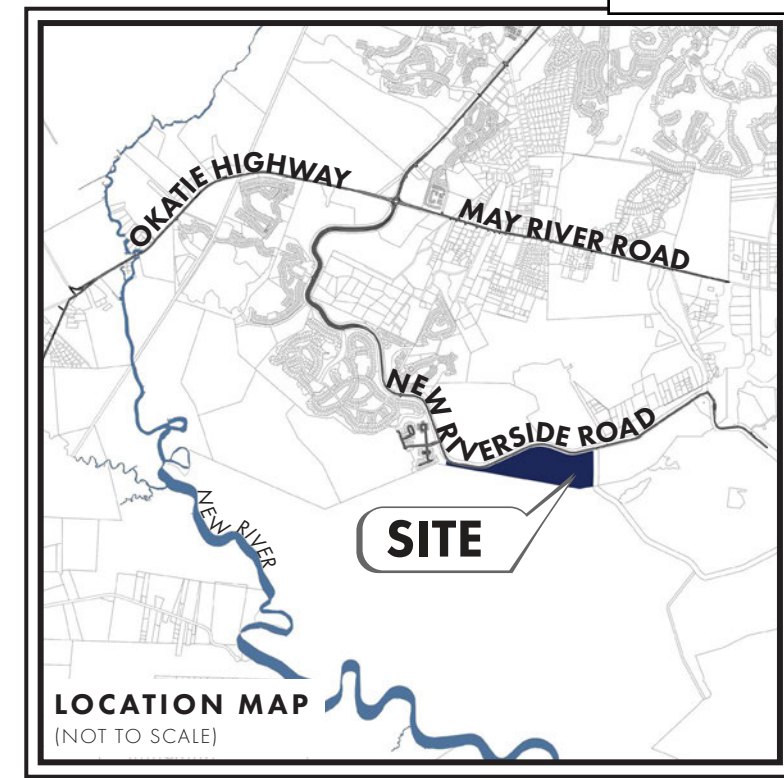
PREPARED BY:

THOMAS HUTTON

50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only. It does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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Z:\32700\32700\000\Engineering\Drawings\Submittal\MP\8A\8A.dwg

EXISTING 18" WATER MAIN (TYPICAL)

CONNECT TO EXISTING 18" WATER MAIN

NEW RIVERSIDE ROAD




OVERALL BOUNDARY (TYPICAL)

MYRTLE FORD ROAD

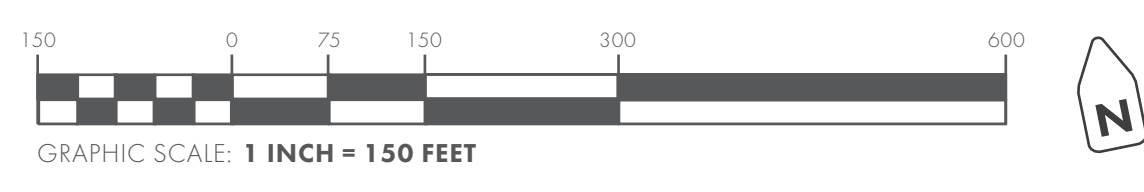
PROPOSED WATER MAIN (TYPICAL)

KEY

USE

-  PROPOSED WATER MAIN
-  EXISTING WATER MAIN
-  CONNECT TO EXISTING

NOTES:
WATER MAIN SIZES SHALL BE PROVIDED AT DEVELOPMENT PLAN PERMIT SUBMITTAL.



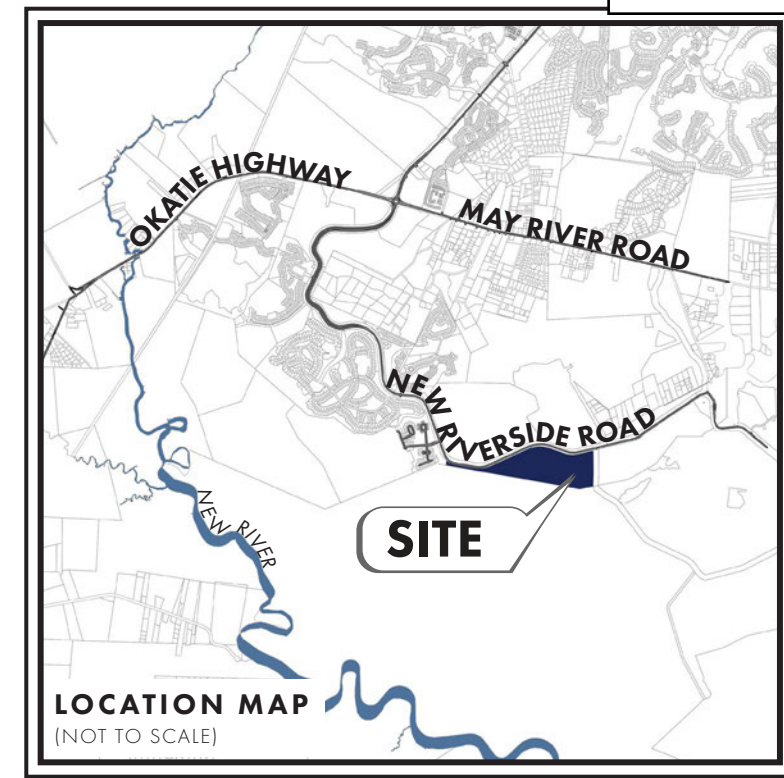
CONCEPTUAL WATER MASTER PLAN
NEW RIVERSIDE 8A
 TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA
 MARCH 2026

PREPARED BY:

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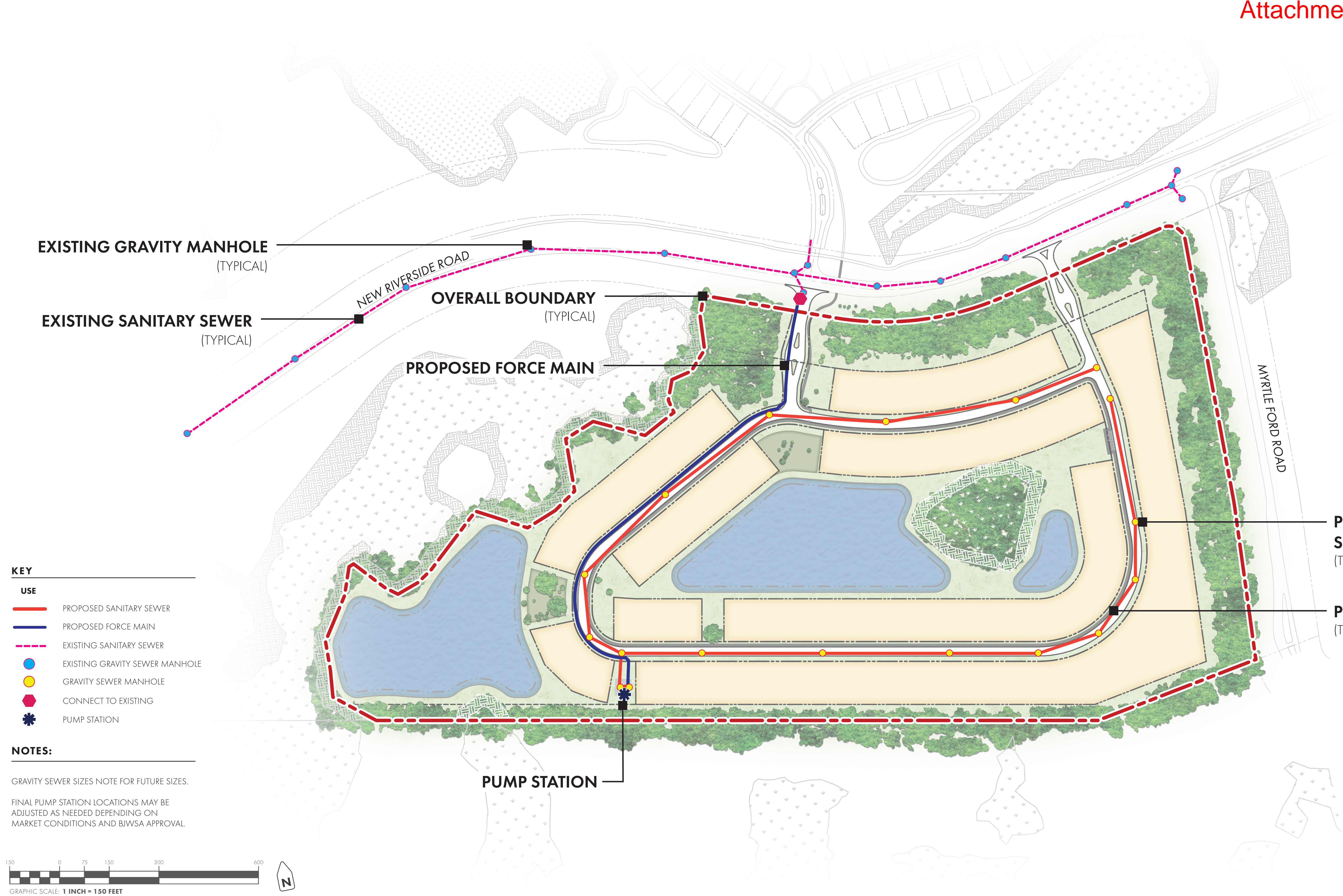
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EXISTING GRAVITY MANHOLE (TYPICAL)

EXISTING SANITARY SEWER (TYPICAL)

OVERALL BOUNDARY (TYPICAL)

PROPOSED FORCE MAIN

MYRTLE FORD ROAD

PROPOSED GRAVITY SEWER MANHOLE (TYPICAL)

PROPOSED SANITARY SEWER (TYPICAL)

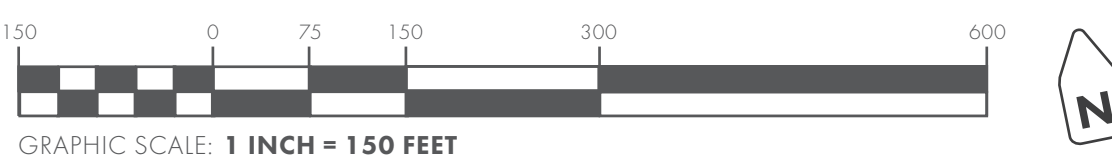
PUMP STATION

- KEY**
- USE**
- PROPOSED SANITARY SEWER
 - PROPOSED FORCE MAIN
 - - - EXISTING SANITARY SEWER
 - EXISTING GRAVITY SEWER MANHOLE
 - GRAVITY SEWER MANHOLE
 - CONNECT TO EXISTING
 - ✱ PUMP STATION

NOTES:

GRAVITY SEWER SIZES NOTE FOR FUTURE SIZES.

FINAL PUMP STATION LOCATIONS MAY BE ADJUSTED AS NEEDED DEPENDING ON MARKET CONDITIONS AND BIWSA APPROVAL.



CONCEPTUAL SEWER MASTER PLAN
NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

MARCH 2026

PREPARED BY:

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NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0405G

FIRM
FLOOD INSURANCE RATE MAP
BEAUFORT COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 405 OF 506
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
BEAUFORT COUNTY	40505	0405	G
BLUFFTON TOWN OF	40501	0405	G

Notice to User: The Map Number shown below should be used to identify the map. The Community Name shown above should be used on insurance applications for the subject community.

MAP NUMBER
45013C0405G

EFFECTIVE DATE
MARCH 23, 2021

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

Floodplain boundary
 Floodway boundary
 Zone D boundary
 Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
 Base Flood Elevation line and value; elevation in feet*
 Base Flood Elevation value where uniform within zone; elevation in feet*
 Cross section line
 Transect line

* Referenced to the North American Vertical Datum of 1988
 (EL 987)
 91°07'30", 32°22'30"
 475°00"E
 6000000 FT
 DX5510,
 M1.5

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 1000-meter Universal Transverse Mercator grid ticks, zone 17
 5000-foot grid values: South Carolina State Plane coordinate system (SPSCONE = 2000), Lambert projection
 Bench mark (see explanation in Notes to Users section of this FIRM panel)
 River Mile

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profile and Floodway Data and/or Summary of Stream Elevation Tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of compliance.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only to landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are based on the Summary of Stream Elevation Tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stream Elevation Tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane South Carolina FIPS 3603. The horizontal datum was NAD83, GRS 1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA NGS02
 National Geodetic Survey
 SSMC-3, #9202
 1315 E. West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (811) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Beaufort County GIS Department dated 2016.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profile and Floodway Data Tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products on the National Flood Insurance Program in general, please call the FEMA Mapping and Insurance Exchange at 1-877-FIRM-MAP or 1-877-335-2027 or visit the FEMA Map Service website at <http://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Mapping and Insurance Exchange.

The "profile base lines" depicted on this map represent the hydraulic modeling basecases that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases may be drawn significantly from the channel centerline or appear outside the SFHA.

NGS Information Services
 NOAA NGS02
 National Geodetic Survey
 SSMC-3, #9202
 1315 E. West Highway
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DNR

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the State of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

<http://www.dnr.state.sc.us/>

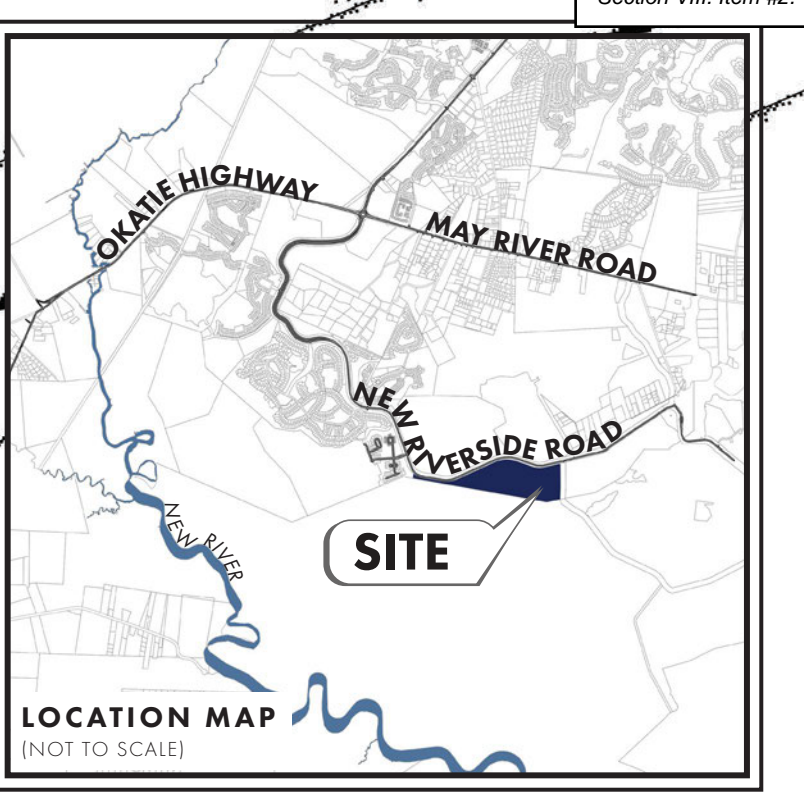
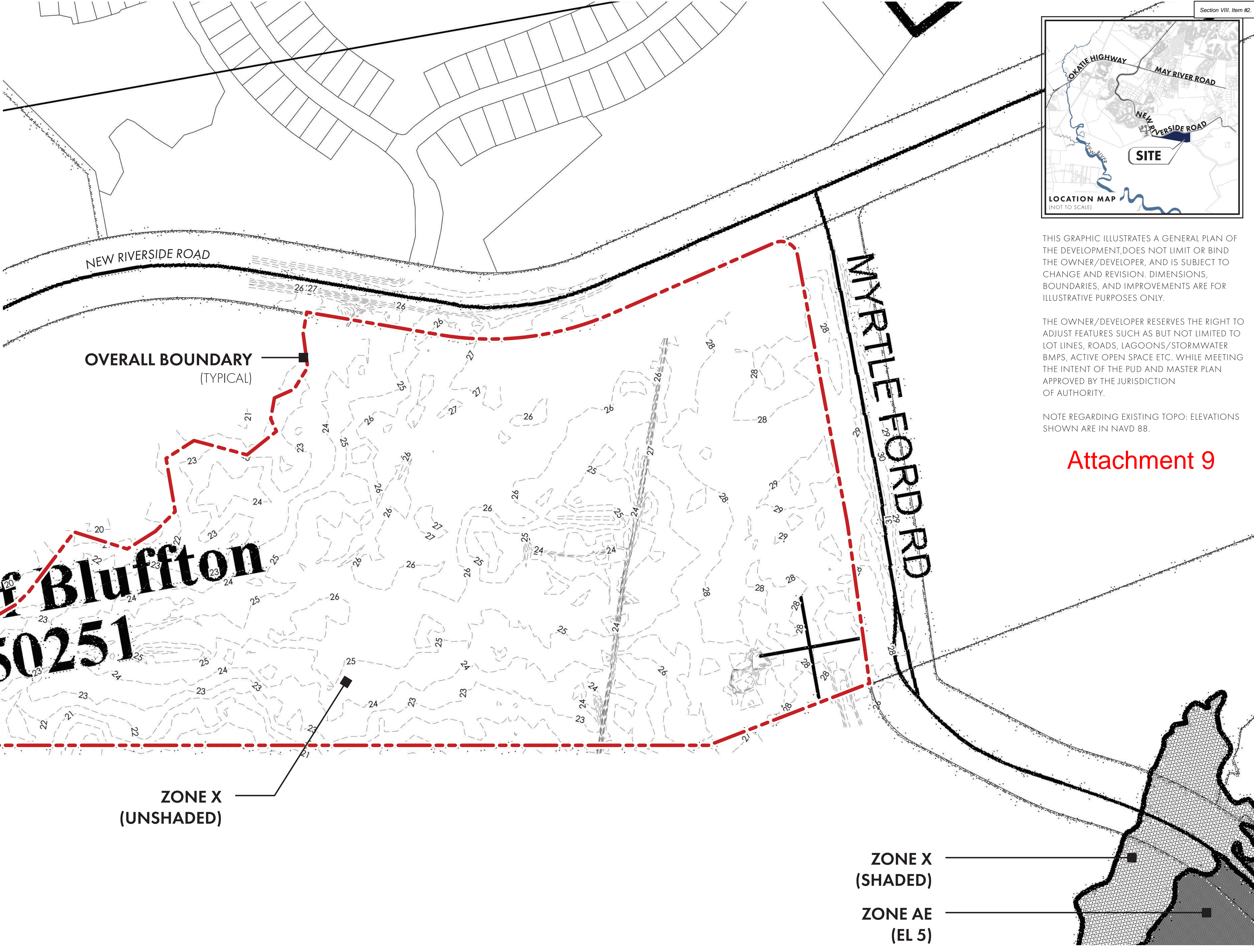
150 0 75 150 300 600
 GRAPHIC SCALE: 1 INCH = 150 FEET

PREPARED FOR:

PULTE GROUP

150 0 75 150 300 600
 GRAPHIC SCALE: 1 INCH = 150 FEET

Town of Bluffton
450251



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NOTE REGARDING EXISTING TOPO: ELEVATIONS SHOWN ARE IN NAVD 88.

Attachment 9

ZONE X (SHADED)

ZONE AE (EL 5)

ZONE X (UNSHADED)

EXISTING CONDITIONS
NEW RIVERSIDE 8A

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

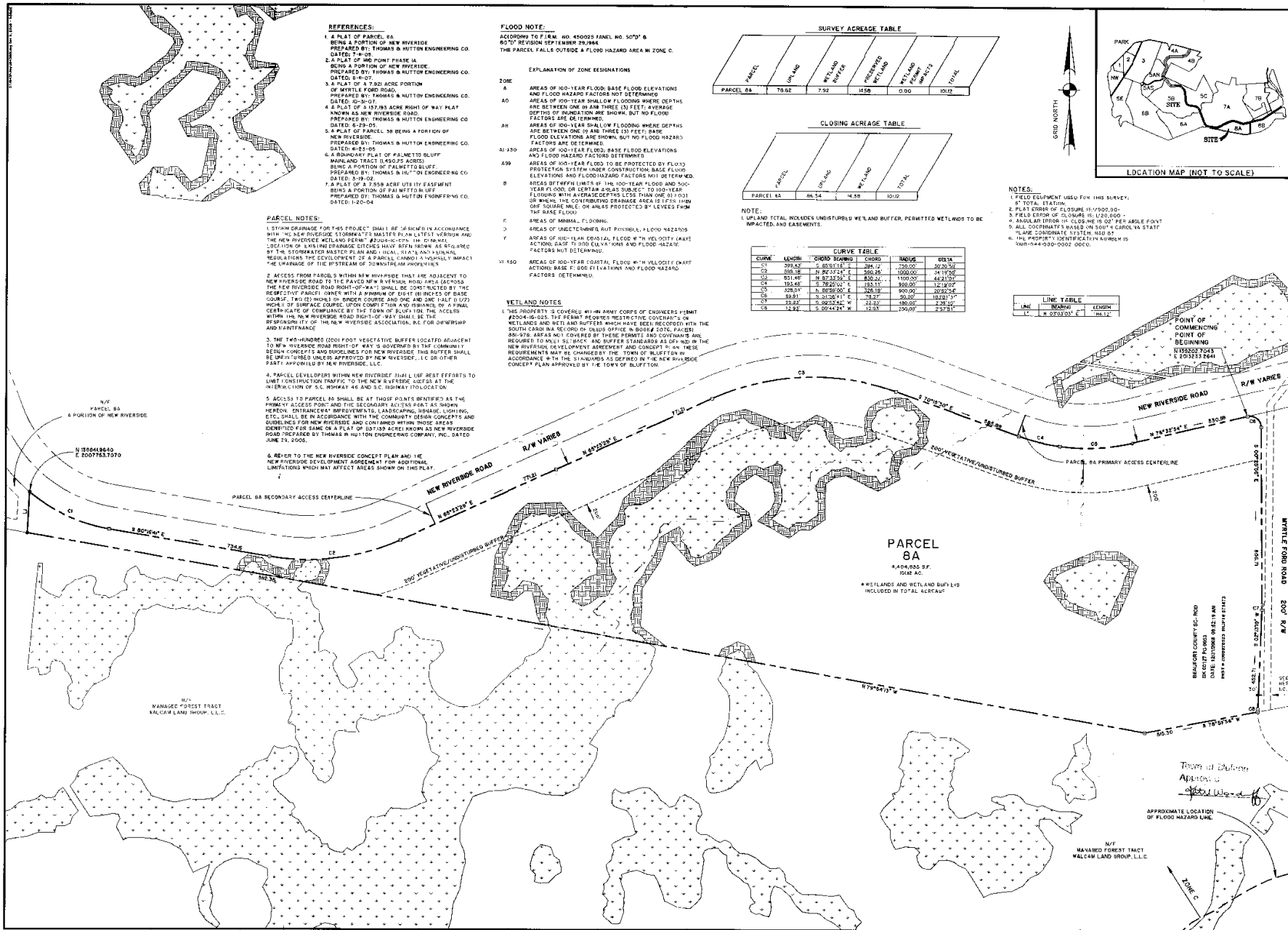
JANUARY 2026

PREPARED BY:

50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
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- REFERENCES:**
1. A PLAT OF PARCEL 8A BEING A PORTION OF NEW RIVERSIDE PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 7-7-08.
 2. A PLAT OF 140 FOOT PHASE IA BEING A PORTION OF NEW RIVERSIDE PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 6-6-07.
 3. A PLAT OF 7.821 ACRE PORTION OF MYRTLE FORD ROAD, PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 05-30-07.
 4. A PLAT OF 0.1275 ACRES RIGHT OF WAY PLAT KNOWN AS NEW RIVERSIDE ROAD, PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 6-29-05.
 5. A PLAT OF PARCEL 38 BEING A PORTION OF NEW RIVERSIDE, PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 4-20-05.
 6. A BOUNDARY PLAT OF PALMETTO BLUFF WINDLAND TRACT (45025 ACRES) BEING A PORTION OF PALMETTO BLUFF, PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 3-19-02.
 7. A PLAT OF A 7.558 ACRE UTILITY EASEMENT BEING A PORTION OF PALMETTO BLUFF, PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED 1-20-04.

- PARCEL NOTES:**
1. EARTH DRAINAGE FOR THE PROJECT SHALL BE DETERMINED IN ACCORDANCE WITH THE NEW RIVERSIDE STORMWATER MASTER PLAN LATEST VERSION AND THE NEW RIVERSIDE WETLAND PERMITS REGULATIONS. THE DRAINAGE DESIGN OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE DRAINAGE DESIGN AND REGULATIONS OF THE STORMWATER MASTER PLAN AND LOCAL, STATE AND FEDERAL REGULATIONS. THE DEVELOPMENT OF A PARCEL SHALL NOT ADVERSELY IMPACT THE DRAINAGE OF THE DOWNSTREAM PROPERTIES.
 2. ACCESS FROM PARCELS 5 WITHIN NEW RIVERSIDE THAT ARE ADJACENT TO NEW RIVERSIDE ROAD TO THE PARCELS NEW RIVERSIDE SHALL BE GOVERNED BY THE NEW RIVERSIDE ROAD RIGHT-OF-WAY. ACCESS TO PARCELS 5 WITHIN NEW RIVERSIDE SHALL BE GOVERNED BY THE RESPECTIVE PARCEL OWNERS WITH A MINIMUM OF 100 FT. BEHINDS OF BASE COURSE. TWO (2) HOLES IN BASE COURSE AND ONE (1) AND ONE (1) 1/2" HOLES OF SURFACE COURSE LION COMBINATION AND SPACING OF A FINAL CERTIFICATE OF COMPLIANCE BY THE TOWN OF BLUFFTON THE ACCESS WITHIN THE NEW RIVERSIDE ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE NEW RIVERSIDE ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE.
 3. THE TWO-HUNDRED (200) FOOT VEGETATIVE BUFFER LOCATED ADJACENT TO NEW RIVERSIDE ROAD RIGHT-OF-WAY IS GOVERNED BY THE COMMUNITY DESIGN CONCEPTS AND REGULATIONS FOR NEW RIVERSIDE. THIS BUFFER SHALL BE UNINTERRUPTED UNLESS APPROVED BY NEW RIVERSIDE, L.L.C. OR OTHER PARTY APPROVED BY NEW RIVERSIDE, L.L.C.
 4. PARCEL DEVELOPERS WITHIN NEW RIVERSIDE SHALL USE BEST EFFORTS TO LIMIT CONSTRUCTION TRAFFIC TO THE NEW RIVERSIDE ACCESS AT THE INTERSECTION OF S.C. HIGHWAY 46 AND S.C. HIGHWAY 170/102/104.
 5. ACCESS TO PARCEL 8A SHALL BE AT THOSE POINTS IDENTIFIED AS THE PRIMARY ACCESS POINT AND THE SECONDARY ACCESS POINT AS SHOWN HEREON. ENTRANCEWAY IMPROVEMENTS, LANDSCAPING, SIGNAGE, LIGHTING, ETC. SHALL BE IN ACCORDANCE WITH THE COMMUNITY DESIGN CONCEPTS AND REGULATIONS FOR NEW RIVERSIDE AND CONTAINED WITHIN THOSE AREAS IDENTIFIED FOR SAME ON A PLAT OF 107.133 ACRES KNOWN AS NEW RIVERSIDE ROAD PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY, INC. DATED JUNE 23, 2005.
 6. REFER TO THE NEW RIVERSIDE CONCEPT PLAN AND THE NEW RIVERSIDE DEVELOPMENT AGREEMENT FOR ADDITIONAL LIMITATIONS WHICH MAY AFFECT ACCESS SHOWN ON THIS PLAT.

- FLOOD NOTE:**
- ACCORDING TO FIRM NO. 450025 PANEL NO. 5070' & 8070' REVISION SEPTEMBER 28, 1994 THE PARCEL FALLS OUTSIDE A FLOOD HAZARD AREA W ZONE C.
- EXPLANATION OF ZONE DESIGNATIONS**
- A AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - A0 AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD FACTORS ARE DETERMINED.
 - AH AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
 - A1-150 AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
 - A99 AREAS OF 100-YEAR FLOOD TO BE PROTECTED BY FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - B AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR LESS DEPTHS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WINDING, THE CONTIGUOUS DRAINAGE AREA IS 17500 SQ. FT. OR MORE, OR AREAS PROTECTED BY ELEVATED FROM THE BASE FLOOD.
 - C AREAS OF MINIMAL FLOODING.
 - D AREAS OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
 - F AREAS OF 100-YEAR SPECIAL FLOOD WITH FLOOD FACTORS ACTION BASE TO 100 FEET ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - V1-150 AREAS OF 100-YEAR SPECIAL FLOOD WITH FLOOD FACTORS ACTION BASE TO 100 FEET ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

- WETLAND NOTES:**
1. THIS PROPERTY IS COVERED BY AN ARMY CORPS OF ENGINEERS PERMIT #2004-0225. THE PERMIT REQUIRES RESTRICTIONS ON WETLANDS AND WETLAND BUFFER WHICH HAVE BEEN RECORDED WITH THE SOUTH CAROLINA RECORDS DIVISION OFFICE, BOULDER COTTAGE, PARCELS 88-978. AREAS NOT COVERED BY THESE PERMITS AND COVENANTS ARE REQUIRED TO MEET 300 FOOT BUFFER STANDARDS AS REQUIRED IN THE NEW RIVERSIDE DEVELOPMENT AGREEMENT AND CONCEPT PLAN. THESE REQUIREMENTS MAY BE CHANGED BY THE TOWN OF BLUFFTON IN ACCORDANCE WITH THE STANDARDS AS DEFINED IN THE NEW RIVERSIDE CONCEPT PLAN APPROVED BY THE TOWN OF BLUFFTON.

SURVEY ACREAGE TABLE

PARCEL	UNIMPAID	WETLAND	RIVER	PERMITTED WETLAND	WETLAND BUFFER	TOTAL
PARCEL 8A	79.82	7.92	14.58	0.00	101.12	

CLOSING ACREAGE TABLE

PARCEL	UNIMPAID	WETLAND	TOTAL
PARCEL 8A	86.54	4.58	101.12

CURVE TABLE

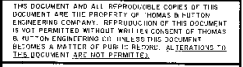
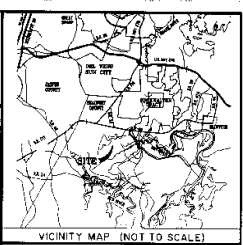
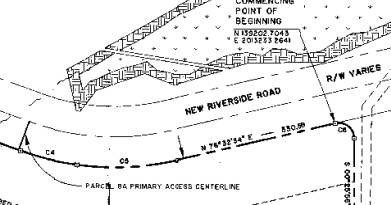
CURVE	LENGTH	CHORD BEARING	CHORD	ADIUS	CHORD DISTA
C1	399.42	S. 85°01'12" E.	398.12	1250.00	3070.30
C2	309.18	S. 92°03'12" E.	306.94	950.00	641.90
C3	831.48	N. 87°23'24" E.	830.24	1100.00	1421.30
C4	193.48	S. 78°20'12" E.	193.14	600.00	121.80
C5	428.04	N. 85°08'00" E.	426.18	900.00	1024.20
C6	89.81	S. 31°38'12" E.	89.87	300.00	103.00
C7	15.83	S. 80°23'24" W.	15.82	100.00	2.9710
C8	12.82	S. 00°44'24" W.	12.83	100.00	2.5781

LINE TABLE

LINE	BEARING	LENGTH
1	N. 02°03'00" E.	104.11

NOTES:

1. FIELD EQUIPMENT USED FOR THIS SURVEY: 1" TOTAL STATION.
2. PLAT ERROR OF CLOSURE IS 1/1000.00.
3. FIELD ERROR OF CLOSURE IS 1/20,000.00.
4. ANGULAR ERROR IS CLOSED MEAS. OF PER ANG. FOOT.
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
6. THE PROPERTY IDENTIFICATION NUMBER IS 1608-144-030-0002-0000.



LEGEND

- CONCRETE MONUMENT (SHOWN)
- 1/4" IRON PIN (SHOWN)
- IRON BRASS (SHOWN)
- EXISTING PATCHES
- WETLANDS
- WETLAND BUFFERS

THOMAS & HUTTON ENGINEERING CO.
 50 PARK OF COMMERCE WAY, P.O. BOX 2757
 SAVANNAH, GA 31405 / (912) 234-3200
 www.thomashutton.com

CHANGED MYRTLE FORD ROAD

NO.	REVISION	DATE
1	ISSUED	11-11-08

PLAT OF

PARCEL 8A
 (101.12 ACRES)
 BEING A PORTION
 OF NEW RIVERSIDE

OWNED BY BLUFFTON
 BLAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
NEW RIVERSIDE, L.L.C.

THOMAS & HUTTON ENGINEERING CO.
 50 PARK OF COMMERCE WAY, P.O. BOX 2757
 SAVANNAH, GA 31405 / (912) 234-3200
 www.thomashutton.com

SCALE: 1" = 200'

SCALE: 1" = 200'

FILE: 21843

FIELD DATE: 08/08

PLAT DATE: 8/26/08

DRAWN BY: TLM

REVIEWED BY: TGG

APPROVED BY: BLY

PARTY CHIEF: BR

SHEET 1 OF 1



Z:\32700\32700.0001\LA\Illustrative\Template - 2\Dimid\Concept to Council\32700.0001 - Large Pond Park Concept to Council

161

162

- LEGEND**
- A** Community Fire Pit
 - B** Neighborhood Pavilion
 - C** Undisturbed Trees
 - D** Evergreen Buffer
 - E** Path
 - F** Resident Parking
 - G** Scenic Vista Toward Lagoon



NEW RIVERSIDE 8A CONCEPTUAL LAKE PARK PLAN
BLUFFTON, SC

FEBRUARY 24, 2026



6 SNAKE ROAD, OKATIE, SC
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

August 7, 2025

Samuel Bellock
138 Kings Creek Dr
Bluffton SC 29909

Via email: samuel.bellock@pultegroup.com

Subject: Availability – New Riverside 8A, R610 044 000 0126 0000 subdivision

Dear Mr. Bellock,

This letter is in response to the water and sewer availability request for the proposed 104 residential subdivision at the above referenced parcel. Water and sewer services are available from BJWSA’s existing 12” water and 8” gravity sewer mains within the New Riverside Road right of way across from Mainland Lakes Drive and across from the entrance of New Riverside High School.

If or when the owner/developer wishes to proceed with this development, design drawings must be submitted by a professional engineer to BJWSA’s Engineering Department for review and approval. The contractor will be required to coordinate the installation in accordance with BJWSA’s Technical Specifications. Capacity and project fees will be determined upon design approval and must be paid prior to pre-construction. If construction on the proposed water system has not started within twelve (12) months from the date of this letter, this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8094 or matthew.michaels@bjwsa.org.

Sincerely,

Matthew Michaels

Matthew Michaels (Aug 11, 2025 11:50:19 EDT)

Matthew Michaels, P.E.
Development Program Manager

MM/MH/mnb

Michael A. Hansen

Michael A. Hansen (Aug 11, 2025 12:59:15 EDT)

Michael Hansen, P.E.
Chief of Engineering

GREGORY A. PADGETT
CHAIR

ANDERSON M. KINGHORN, JR
VICE CHAIR

WILLIAM SINGLETON, Ed. D
SECRETARY/TREASURER

JAMES E. BAKER, JR
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P.E.
R. THAYER RIVERS, JR

MICHAEL L. BELL
GERALD H. SCHULZE

LORRAINE W. BOND
DAVID R. STRANGE

J. ROBERT McFEE, P. E.



12/4/2025

Matthew Ruffin
Thomas & Hutton
50 Park Commerce Way
Savannah, GA 31405

RE: Preliminary Letter of Availability of Natural Gas Service
New Riverside Parcel 8A J-32700.0000

Dear Matthew,

Thank you for your inquiry regarding natural gas service for the address referenced above. As of the date of this letter, natural gas service is available to the site. However, due to future uncertainties - including available gas supply, capital investment requirements, requested equipment loads and pressures, or other business and operational considerations - service cannot be confirmed at this time. To proceed, we require the following information to perform an engineering study. This study will determine our ability to serve the project and assess whether any costs will be associated with providing service based on the details and gas load you submit:

Required Information:

1. **Detailed Utility Site Plan** - Please provide a finalized and approved AutoCAD & PDF site plan showing water, sewer, and storm drainage. The plan must include lot numbers, street names, and 911 addresses for each lot/building.
2. **Additional Drawings** - Include drawings that indicate wetlands boundaries, utility rights-of-way within the project, rights-of-way granted by adjacent landowners, restricted areas, tree survey with barricade plan, buffer zones (if applicable), and any existing or proposed easements.
3. **Permits and Delineations** - Submit copies of all applicable permits and delineations, including but not limited to SCDHEC, USACE, USFWS, MS4, SCDOT, county/municipal authorities, and any other relevant agencies.
4. **Gas Appliance and Equipment List** - Provide a complete list of all natural gas appliances and equipment to be installed. For commercial projects, include the BTUH load for each appliance or piece of equipment.
5. **Acknowledgment and Authorization** - Return a signed copy of this letter acknowledging receipt, acceptance of its contents, and authorization to begin engineering work. Please note: Any Contribution in Aid of Construction (CIAC) will be determined upon receipt of a finalized and approved plan. Full payment of the CIAC must be received before engineering or permitting of the gas line can begin.
6. **Requested Service Activation Date:** _____
7. **Additional Information:** _____
(If left blank, no further information is required at this time.)

We appreciate your attention to these requirements and look forward to working with you on this project. If you have any questions or need assistance, please do not hesitate to contact us.

Brittany Fickling, Gas Sales Major Account Manager III
Southern Division
(M) 843-614-0951
brittany.fickling@dominonenergy.com



Letter of Power Availability

July 7, 2025

Matthew Ruffin
Thomas & Hutton
Savannah, GA

Re: New Riverside Parcel 8A, Bluffton, S.C.

Mr. Ruffin,

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. To begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan in AutoCAD format showing water, sewer, and storm drainage, as well as the requested service point/transformer locations.
- 2.) Additional drawings that indicate wetland boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements that will also be needed.
- 3.) Electric load breakdown by type with panel schedule, riser diagrams and desired metering specifications.
- 4.) The anticipated timeline for each phase of the development.
- 5.) Dominion Energy has specific requirements for electric service to new water and sewer pump-stations. If your project requires these facilities, please contact me for more details.

Dominion Energy construction standards and specifications are available here:
<https://www.dominionenergy.com/south-carolina/start-stop-service/new-construction>

If you have any questions, please contact me at 843-540-1315.

Sincerely,

Parks Moss

Parks Moss
Senior Key Account Manager
Dominion Energy South Carolina

July 9, 2025

Adam Tennant
Pulte Homes Company, LLC
138 Kings Creek Drive
Bluffton, SC. 29909

Dear Mr. Tennant:

SUBJ: Letter of Intent to Provide Service for: **New Riverside PUD – At the intersection of Myrtle Ford Rd and New Riverside Rd in Beaufort County, SC.**

Sparklight Engineering Services has reviewed the master plan for the above referenced project. Sparklight has the ability and intent to serve the above-mentioned project. Please forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include the owner/developer, conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4-inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24-to-30-inch depth, from the equipment room or power meter location to a point designated by Sparklight at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum $\frac{3}{4}$ ” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame-retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have $\frac{3}{4}$ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20-amp circuit with a four-way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at the equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for termination.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull-Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Sparklight CATV services requires you to install one 4” Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The “service facilities” are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5’ (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply the service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meetings with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Non-recurring charges to offset construction costs may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,

Rodney Cannon

Rodney Cannon
Manager, Facilities Engineering
843-815-1697

Sparklight. PO Box 5986. Hilton Head Island, SC. 29938, 843-686-5000

**Requirement for
Letter of Intent to
Provide Service**
HARGRAY COMMUNICATIONS GROUP, INC
**Engineering Services
Construction Application**
CONTACT INFORMATION

Project Owner Name:	Walcam Land Group LLC	Phone No.:	
Address:	416 Travis Street, Unit 715	City, State, Zip	Shreveport, LA 71101-5502
Developer Name:	Pulte Home Company, LLC	Phone No.:	(843) 847-9290
Address:	138 Kings Creek Drive	City, State, Zip	Bluffton, SC, 29909
Project Manager Name:	Adam Tennant	Phone No.:	(843)-847-9290
Address:	138 Kings Creek Drive	City, State, Zip	Bluffton, SC, 29909

PROJECT INFORMATION

Project Name/Location	New Riverside PUD - At the intersection of Myrtle Ford Road and New Riverside Road in Beaufort County, S		
Proposed Start and Finish Dates	TBD	Lots	104
No. of Phases	1	Units Per Phase	104
Comments:		Condominium Units	N/A
		Commercial Sq. Ft.	N/A

REQUIREMENTS INFORMATION
APPLICATION REQUIREMENTS
PROJECT REQUIREMENTS
****Engineering note: Check boxes that apply to applicant.**
These must be in place before service can be provided.

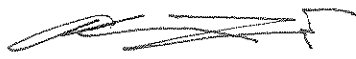
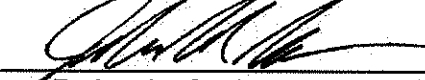
Hargray Communications Group, Inc. must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.
- Digital copy of county/town approved plan.

- * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (Industry standard).
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.**
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. **Non-recurring charges to offset construction costs may apply to certain projects.**

	7/10/25		07/08/25
Applicant/Representative	Date	Engineering Services Representative	Date
		Rodney Cannon	7/10/2025

the Property. Grantor acknowledges and agrees that Grantee shall not be responsible for maintaining, repairing and/or restoring any portion of the Conduit System, other than the Systems installed by Grantee, unless such maintenance, repair or restoration is caused by the sole negligence or intentional act of Grantee.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush on the Property that create obstructions to the non-exclusive utilization of the Easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Grantee and its affiliates, successors and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the Easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns.

This Easement shall be interpreted and construed in accordance with the laws of the State of South Carolina. This Easement granted in favor of Grantee shall be a perpetual easement in gross for commercial purposes and assigned to each Party's respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns. This Easement and the rights granted hereunder shall constitute covenants and burdens running with the Property and be binding upon and shall inure to the benefit and detriment of the Parties hereto and their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors, and assigns. If any portion of this Easement shall be declared invalid or unenforceable, the remaining portions of this Easement shall continue in full force and effect. No change, modification or amendment of the Easement shall be valid or binding upon either Party unless such change, modification or assignment shall be in writing signed by the Parties hereto.

Nothing contained in this Easement and no action by the Parties hereto will be deemed or construed by the Parties or by a third person to create the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any of the Parties.

Any individual executing this Easement on behalf of Grantor represents and warrants that (i) he or she is duly authorized to execute and deliver this Easement on behalf of Grantor, (ii) that the execution and delivery of this Easement has been fully authorized by all necessary entity action of Grantor, (iii) that this Easement is valid and binding upon the Property and legally enforceable in accordance with its terms, and (iv) all necessary authorizations, consents, and approvals have been obtained to enable Grantor to enter into this Easement.

No breach of this Easement shall entitle any party to terminate this Easement as such Easement shall exist in perpetuity, but such limitations shall not affect in any manner any other rights or remedies which any Party may have hereunder by reason of any such breach of this Easement.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR: _____

First Witness

By: _____

Its: _____

Second Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that _____, _____ of _____, personally appeared before me this day and, in the presence of the two witnesses above named, acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 20__.

_____(SEAL)
Notary Public for South Carolina
My Commission expires:

EXHIBIT "A"
Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)



Bluffton Township Fire District
Office of the Fire Marshal

357 FORDING ISLAND ROAD
BLUFFTON, SC 29910
Office: 843.757.2800

July 7, 2025

Thomas & Hutton
Attn: Matthew Ruffin
50 Park of Commerce Way
Savannah, GA 31405

RE: New Riverside Parcel 8A

Dear Mr. Ruffin -

The project location map that you have submitted to my office recently for the New Riverside Parcel 8A falls inside the boundaries of the Bluffton Township Fire District. The Bluffton Township Fire District will continue to provide fire protection for all properties located within the boundaries of the Fire District.

A more detailed set of plans will be required prior to the Fire District's approval of this site development. This letter is strictly to inform you that the Fire District will provide fire protection for the proposed development.

Should you have any other questions, please feel free to contact me at 843-757-2800 or by e-mail at wiltse@blufftonfd.com

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Wiltse', written over a white background.

Daniel Wiltse
Fire Marshal
Bluffton Township Fire District



February 17, 2026

Rob Marek from Pulte Home
138 Kings Creek Dr.
Bluffton, SC 29909

RE: New Riverside Parcel 8A
Initial Master Plan _Pulte Home Company LLC
PUD Master Plan Coordination
Bluffton, South Carolina
J-32700.0000

Dear Mr. Rob,

The Beaufort County School District has reviewed the proposed development of 104 single-family lots on the 64.33-acre parcel located within the New Riverside community.

This parcel currently falls within the attendance zones for the following schools:

- Pritchardville Elementary School: Operating at 111% of building capacity and 150% of program capacity
- H.E. McCracken Middle School: Operating at 98% of building capacity and 85% of program capacity (with existing mobile units)
- May River High School: Operating at 95% of building capacity and 100% of program capacity

To address existing and projected elementary enrollment growth, the district is currently constructing the new May River Elementary School, co-located on the campus of May River High. This new school, funded by the 2023 School Bond Referendum, will provide capacity for approximately 800 elementary-aged students. At this time, there is no secured funding for additional middle or high school capacity.

Starting, last fall, the district hosted public input sessions to support the development of revised attendance zones associated with the new elementary school. The Beaufort County School Board anticipates final approval of these revised zones by October 2026. A primary objective of the rezoning process is to eliminate “donut holes” in the current elementary and high school attendance zones, and to better align enrollment with available capacity.

Should the scope of this development change significantly, or if additional residential units are proposed in the same area, the district will re-evaluate the impact on school capacity accordingly.

We appreciate your continued coordination and consideration of the district’s planning needs. Please feel free to contact me with any questions or for additional information.

Sincerely,



Robert S. Oetting
Chief Operations Officer
Beaufort County School District
P.O. Drawer 309
Beaufort, SC 29901



PLAN REVIEW COMMENTS FOR MP-01-26-020100

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

Section VIII. Item #2.

Plan Type:	NA	Apply Date:	01/20/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0126 0000
Plan Description:	<p>A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road.</p> <p>STATUS: This application will be heard at the February 18, 2026 Development Review Committee meeting.</p>		

Development Review Committee

Submission #: 1 Received: 01/20/2026 Completed: 02/13/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	02/13/2026	Dan Frazier	Revisions Required

Comments:

1. Provide an agency letter from Beaufort County School District.
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.

Fire Department Review	02/13/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at a later time in the master plan or development plan approval process.

Transportation Department Review	02/13/2026	Dan Frazier	Approved with Conditions
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Comments:

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.

Watershed Management Review DRC	02/05/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Section VIII. Item #2.

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
Planning Commission Review	02/13/2026	Caroline Luke	Approved
Police Department Review	02/13/2026	Bill Bonhag	Approved

Plan Review Case Notes:



50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 | 912.234.5300
 WWW.THOMASANDHUTTON.COM

February 25, 2026

Mr. Dan Frazier
 Town of Bluffton
 20 Bridge Street
 Bluffton, SC 29910

Re: New Riverside 8A
 Bluffton, South Carolina
 MP-01-26-020100
 J-327000.0000
 Response to Comments

Dear Mr. Frazier,

Listed below are your office's comments followed by our response (**in bold italics**) to address them.

Planning Review

1. Provide an agency letter from Beaufort County School District.
Response: Letter emailed on February 18th and also included in this resubmittal package. (Exhibit N)
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
Response: Joel Price (Sligh Environmental) already asked them for a clearer letter and USACE would not provide additional documentation. Email included for reference of their correspondence. See also included the CZC approval for 8A, the state accepted the extension email for their review.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
Response: Path added to the updated IMP exhibits.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
Response: Language will be added to the community bylaws for the POA to regulate.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
Response: The neighborhood only has 104 homes. The intersection will be a proposed 3-way stop when the project is submitted for development plan review. A roundabout has a larger footprint and would require additional trees to be removed that we intend to save near this intersection.

Mr. Dan Frazier
 Town of Bluffton
 February 25, 2026
 Page 2

6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
Response: The straight section is only 1,250LF. Adding a curve that is significant enough to provide views would result in the removal of a significant tree that is currently being saved with this proposed plan. Client requests approval as submitted to maintain tree saves proposed.

7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
Response: This is the intent. See conceptual exhibit included in the resubmittal for what the park could look like. (Exhibit Q)

8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
Response: The ditch will be intercepted by proposed drainage infrastructure and will not cause negative impact to offsite drainage.

9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.
Response: Five specific trees at the pond park and a 0.95-acre area that will be undisturbed has been added to the tree save plan. During a site walk with the Client, these additional items were reviewed and the pond was modified to save the additional 5 trees to increase the preserved canopy at the pond park and along the entrance.

Transportation Department

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
Response: Acknowledged and agreed.

2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.
Response: Applicant is coordinating with Palmetto Bluff to either remove or relocate. One of the columns was observed to be cracked at the gate hinges.

Watershed Management Review

Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Response: Exhibit note updated.

Mr. Dan Frazier
Town of Bluffton
February 25, 2026
Page 3

Please review the revised IMP documents and exhibits, based on the addressed comments, and issue staff's support of this IMP submittal to Planning Commission to be heard during the March meeting. If you have any questions or concerns, please feel free to contact me.

Sincerely,

THOMAS & HUTTON



John Paul Moore, P.E

JPM/

Enclosures

cc: Mr. Rob Marek – Pulte Homes
Mr. Adam Tennant – Pulte Homes
Mr. Sam Bellock – Pulte Homes