

May 4, 2026

Dan Frazier, AICP
Planning Manager
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: New Riverside Village
Non-Exclusive Right of Way
Parking Assignment
Parcel 4B-3C

Dan:

New Riverside Village, a master planned, mixed use development promotes the concept of minimizing overall parking and requires shared parking among parcels and varying uses. No exclusive parking is permitted for any one use or parcel.

Further, the overall development has an established parking requirement of four (4) vehicular parking spaces for every 1,000 gross square feet within the planned shopping area, two (2) off-street parking spaces per single family residential dwelling unit and 2.25 parking spaces per multi-family residential dwelling unit. Each parcel is responsible for meeting the parking criteria within their site unless the master developer of New Riverside Village explicitly accounts for and assigns parking from the village right-of-way to the parcel.

Pursuant to the above, please accept this letter as record that the New Riverside Village Property Owner's Association, Inc. assigns twenty-one (21) on street parking spaces within the right-of-way of New Riverside Village to Parcel 4B-3C (R610 036 000 3702 0000).

Further, per the attached plan, four (4) additional future parking spaces will be constructed adjacent to Parcel 4B-3C and are included in the overall 21 space parking assignment. All costs associated with the construction of the new spaces in the right-of-way owned and maintained by New Riverside Village Property Owner's Association, Inc. shall be the responsibility of the developer/owner of Parcel 4B-3C.

Please let us know if you have any questions.

Sincerely,

Signed by:

N. Larry Paragano

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New Riverside Village
Property Owner's Association, Inc.

Z:\27796\27796.3000\ENGINEERING\DRAWINGS\EXHIBITS\27796.3000 - PARKING EXHIBIT.DWG - Apr 14, 2026 - 10:16 AM

SQUARE FOOTAGE BREAKDOWN

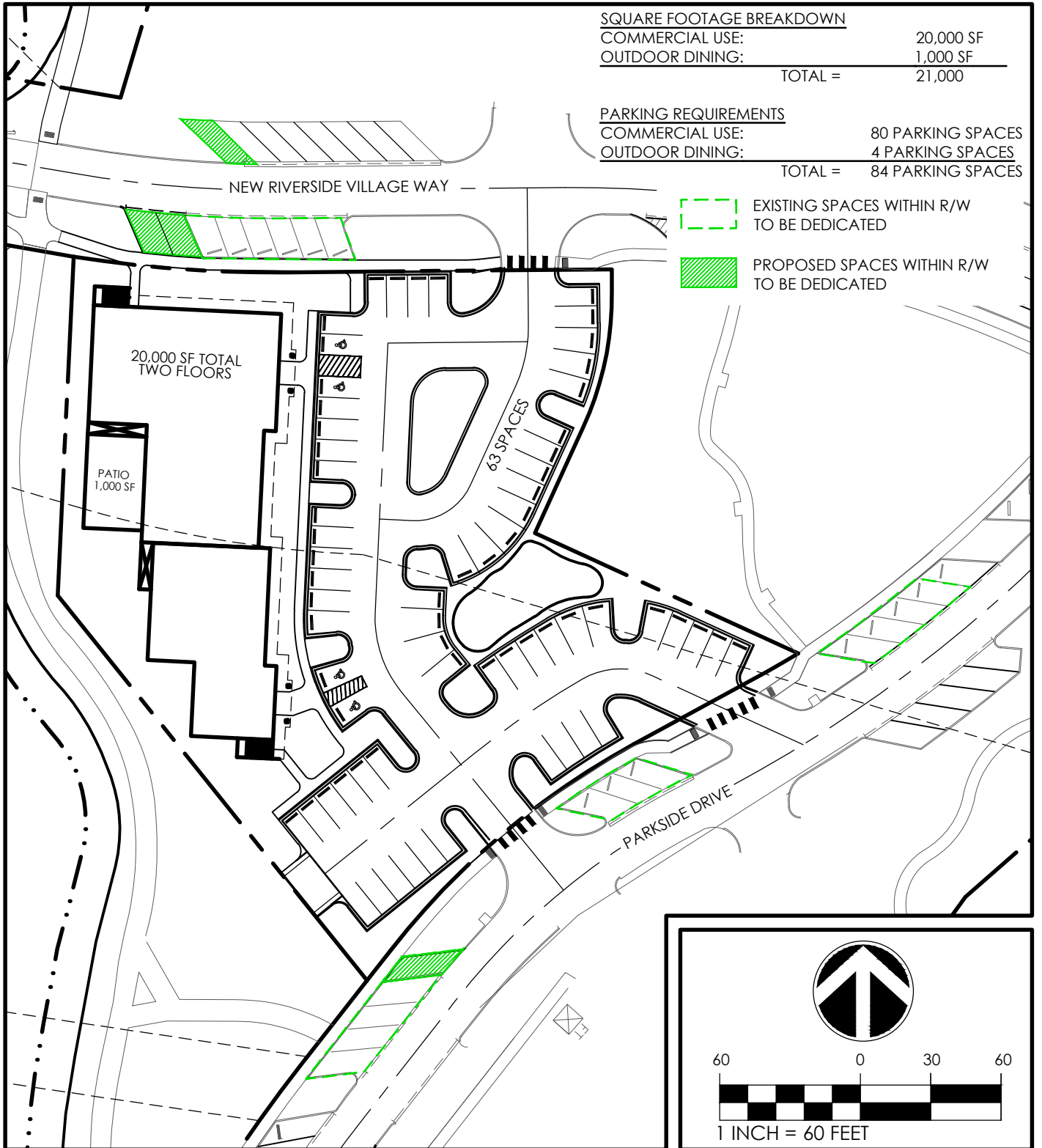
COMMERCIAL USE:	20,000 SF
OUTDOOR DINING:	1,000 SF
TOTAL =	21,000

PARKING REQUIREMENTS

COMMERCIAL USE:	80 PARKING SPACES
OUTDOOR DINING:	4 PARKING SPACES
TOTAL =	84 PARKING SPACES

 EXISTING SPACES WITHIN R/W TO BE DEDICATED

 PROPOSED SPACES WITHIN R/W TO BE DEDICATED



PARCEL 4B-3C PARKING

NEW RIVERSIDE VILLAGE

CLIENT:

AZIMUTH LAND GROUP, LLC

LOCATION: BLUFFTON, SOUTH CAROLINA

DATE: 02-10-26

JOB NUMBER: J-27796.3000

DRAWN BY: GSS

REVIEWED BY: GSS

SHEET: EX

SCALE: 1" = 60'

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