



SITE DATA TABLE

· TOTAL SITE ACREAGE:	35.5 AC.
· PERVIOUS AREA:	13.7 AC. 39%
· IMPERVIOUS AREA:	19.4 AC. 54%
· POND	2.4 AC. 7%

BUILDING SUMMARY:

ID	USE	AREA	SF	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PHASE 1						
A	COMMERCIAL/ PLANNED SHOPPING		7,500	4/1,000 sq. ft.		
B	COMMERCIAL/ PLANNED SHOPPING		12,000	4/1,000 sq. ft.		
C	COMMERCIAL/ PLANNED SHOPPING		6,700	4/1,000 sq. ft.		
D	COMMERCIAL/ PLANNED SHOPPING		14,300	4/1,000 sq. ft.		
E	COMMERCIAL/ PLANNED SHOPPING		6,500	4/1,000 sq. ft.		
F	COMMERCIAL/ PLANNED SHOPPING		20,000	4/1,000 sq. ft.		
G	COMMERCIAL/ PLANNED SHOPPING		12,000	4/1,000 sq. ft.		
H	COMMERCIAL/ PLANNED SHOPPING		15,000	4/1,000 sq. ft.		
I	COMMERCIAL/ PLANNED SHOPPING		5,000	4/1,000 sq. ft.		
J	COMMERCIAL/ PLANNED SHOPPING		4,000	4/1,000 sq. ft.		
	COMMUNITY PARK	5.5 AC.				
SUBTOTAL			103,000		412	412

SINGLE FAMILY	2 OFFSTREET	N/A
PHASE 2 MULTI-FAMILY	2.25 PER UNIT	374
TOTAL COMMON PARKING		786

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS

TREES SHOWN ON CONCEPTUAL MASTER PLAN ARE FOR GRAPHIC PURPOSES ONLY.

PREPARED FOR:
AVTEX COMMERCIAL PROPERTIES, INC &
MFH LAND, LLC

CONCEPTUAL MASTER PLAN
NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA
R610-036-000-1258-0000

AUGUST 2022

Approved
08/24/2022

