

# 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
<b>TOTALS</b>	<b>+/- 4,006</b>	<b>3,460</b>	<b>220 MAX</b>

- 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.**

### NOTES FOR DEVELOPMENT SUMMARY:

**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.

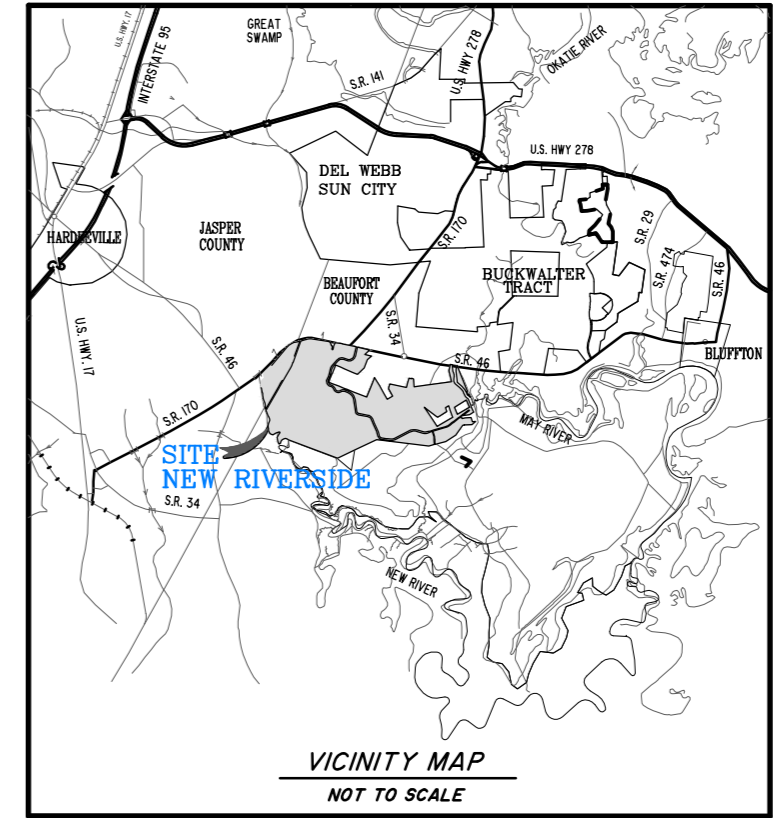
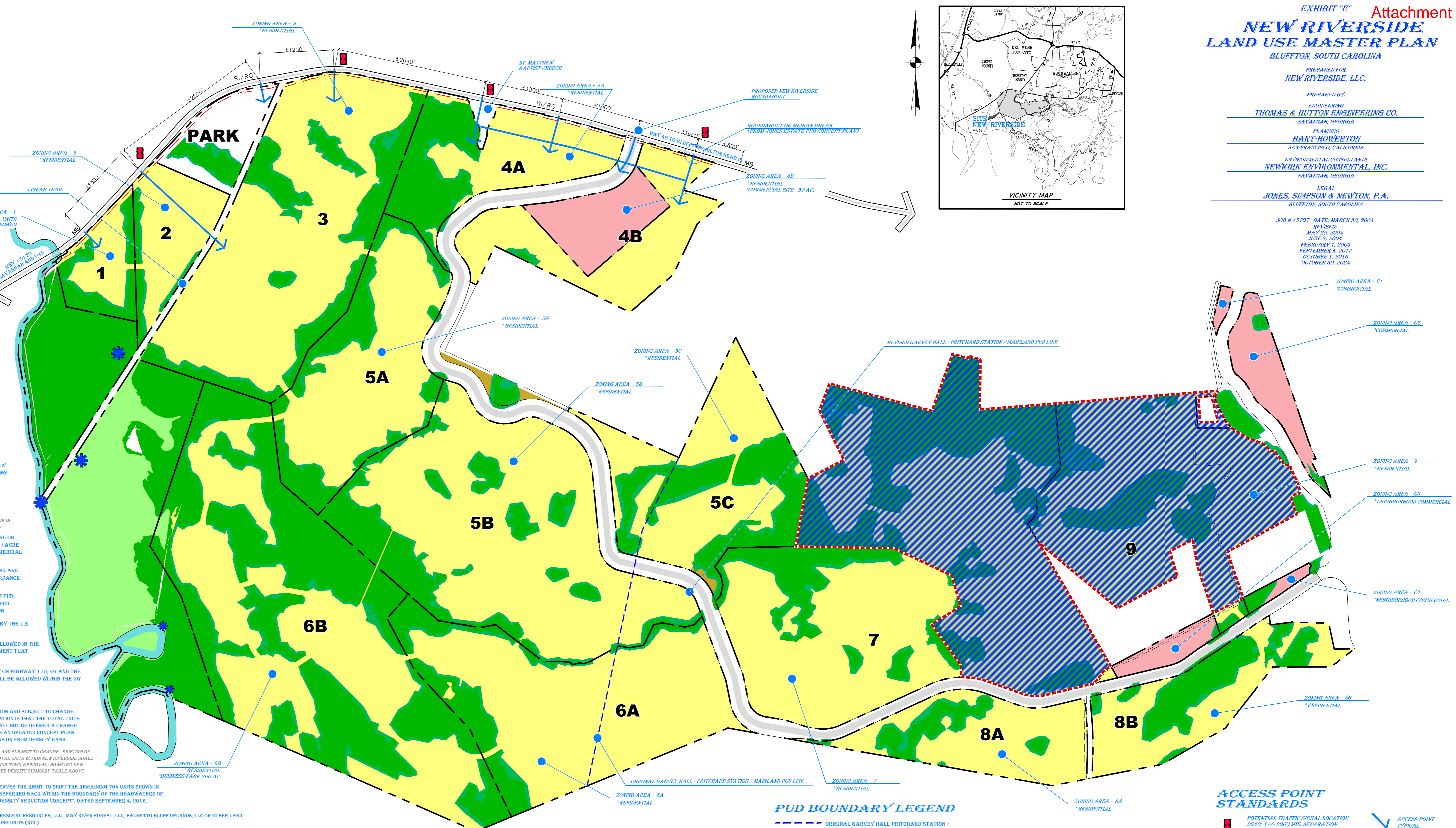
**13. CONSISTENT WITH THE 4TH AMENDMENT TO THE NEW RIVERSIDE CONCEPT PLAN, NEW RIVERSIDE, LLC. RESERVES THE RIGHT TO SHIFT THE REMAINING 764 UNITS SHOWN IN PARCEL 9 WITHIN NEW RIVERSIDE OR OTHER AREAS WITHIN BLUFFTON PROVIDED THAT THEY ARE NOT TRANSFERRED BACK WITHIN THE BOUNDARY OF THE HEADWATERS OF 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).

**NOTE 4 FROM 09/04/2012 PLAN:** 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 RESOURCES 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, 1,050 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 1,050 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 MPH 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.)



# 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 LEGEND

	RESIDENTIAL COMMUNITY		RICE FIELD
	COMMERCIAL		PRESERVED WETLAND
	UTILITY		PARCEL 9

### RIVER ACCESS NOTES

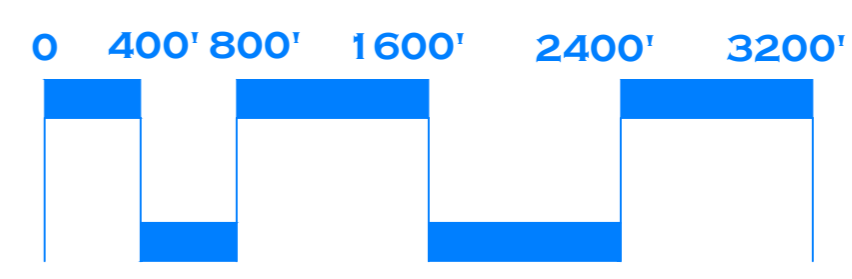
- REFER TO THE COMMUNITY RIVER ACCESS SITE, SECTION OF THE JONES ESTATE PUD DOCUMENT FOR SPECIFICS ON THE RIVER AND RICE FIELD ACCESS SITES.
- FINAL RIVER AND RICE FIELD SITE LOCATIONS SHALL REMAIN FLEXIBLE TO ACCOMMODATE SURVEYED RIVER AND CREEK LOCATIONS, SPECIFIC SOIL CONDITIONS, ENVIRONMENTAL CONCERNS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

### 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



### ACCESS POINT STANDARDS

	POTENTIAL TRAFFIC SIGNAL LOCATION 20'±0' (+/- 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

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.