

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.

**LAND USE KEY**

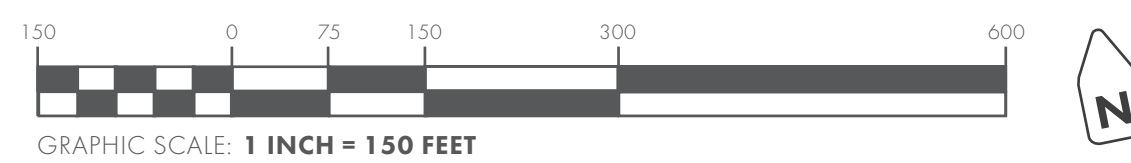
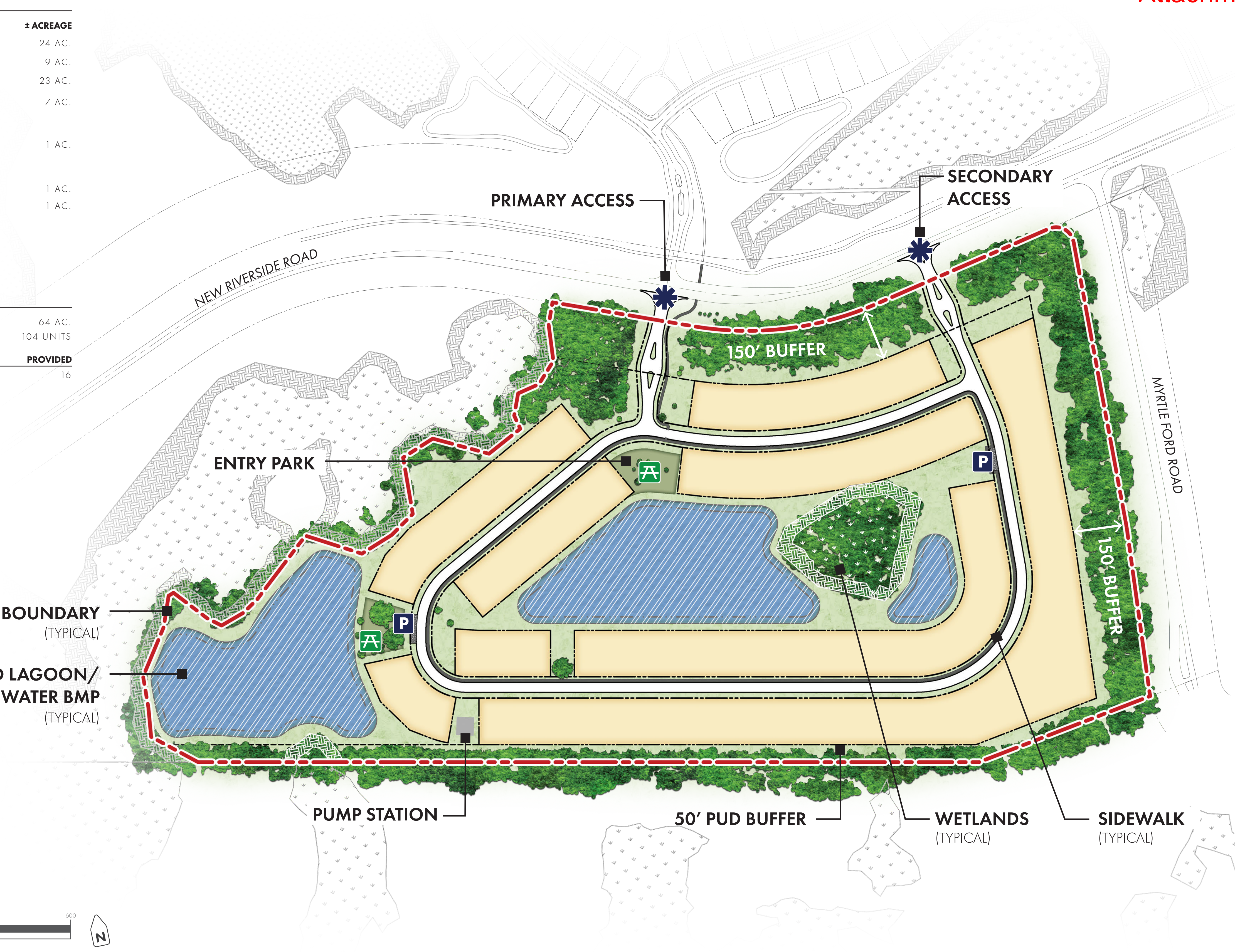
USE	± ACREAGE
RESIDENTIAL LOTS	24 AC.
LAGOONS/STORMWATER BMPS	9 AC.
COMMON AREA	23 AC.
ROAD RIGHT-OF-WAY	7 AC.
OFF STREET PARKING	
COMMUNITY PARK	1 AC.
WETLAND	1 AC.
WETLAND BUFFER 1 AC.	1 AC.
COMMUNITY ACCESS POINT	
PROPERTY/PROJECT BOUNDARY	

**SITE DATA TABLE**

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

**PARKING SUMMARY PROVIDED**

OFF-STREET PARKING	16
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**INITIAL MASTER PLAN  
NEW RIVERSIDE 8A**

TOWN OF BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

MARCH 2026

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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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