

- NOTES
1. FULL LEGEND LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 450130405G.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 88.
 5. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
 6. EASEMENTS, BUFFERS AND SETBACKS ARE PER REFERENCE #2.
 7. COULD NOT GET WEIR SPECIFICATIONS DUE TO HIGH WATER LEVEL.
- REFERENCES
1. A SITE PLAN OF NEW RIVERSIDE VILLAGE PHASE 1 & 1A, BY THOMAS & HUTTON, DATED: 4-17-2020. (LAST REVISED: 11-22-2022)
 2. PB-157 PG. 137
 3. PB-145 PG. 85
 4. PB-159 PG. 134
 5. DB-4178 PG. 75

PREPARED FOR:
ARCHITECTURE 101
AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF
PARCELS 3 & 5
NEW RIVERSIDE VILLAGE

TAX PARCEL Nos.
R610 036 000 3710 0000
& R610 036 000 3712 0000
PRICHARDVILLE
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SAD
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 03-20-2023
PLAT DATE: 04-03-2023
SCALE: 1"=60'
PROJECT No.: BFT-23019
FILE: BFT-23019-T1.DWG

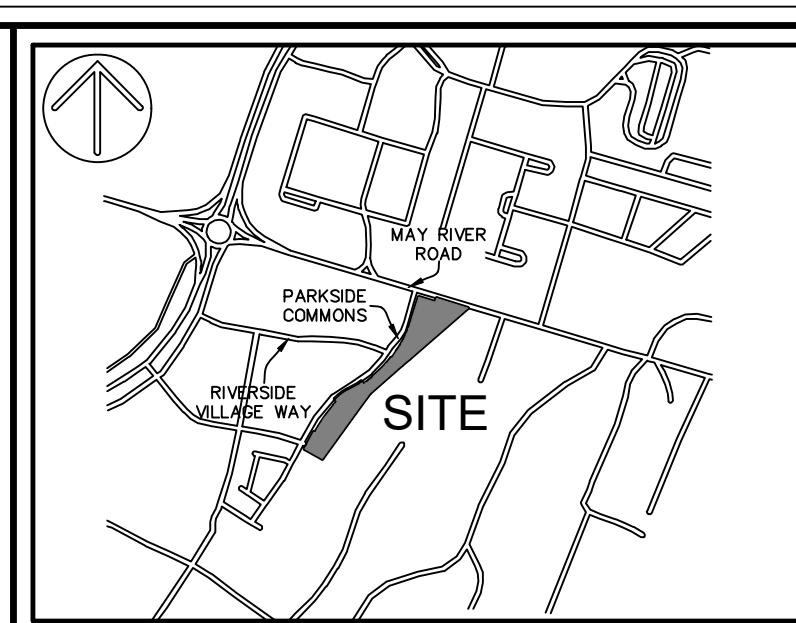
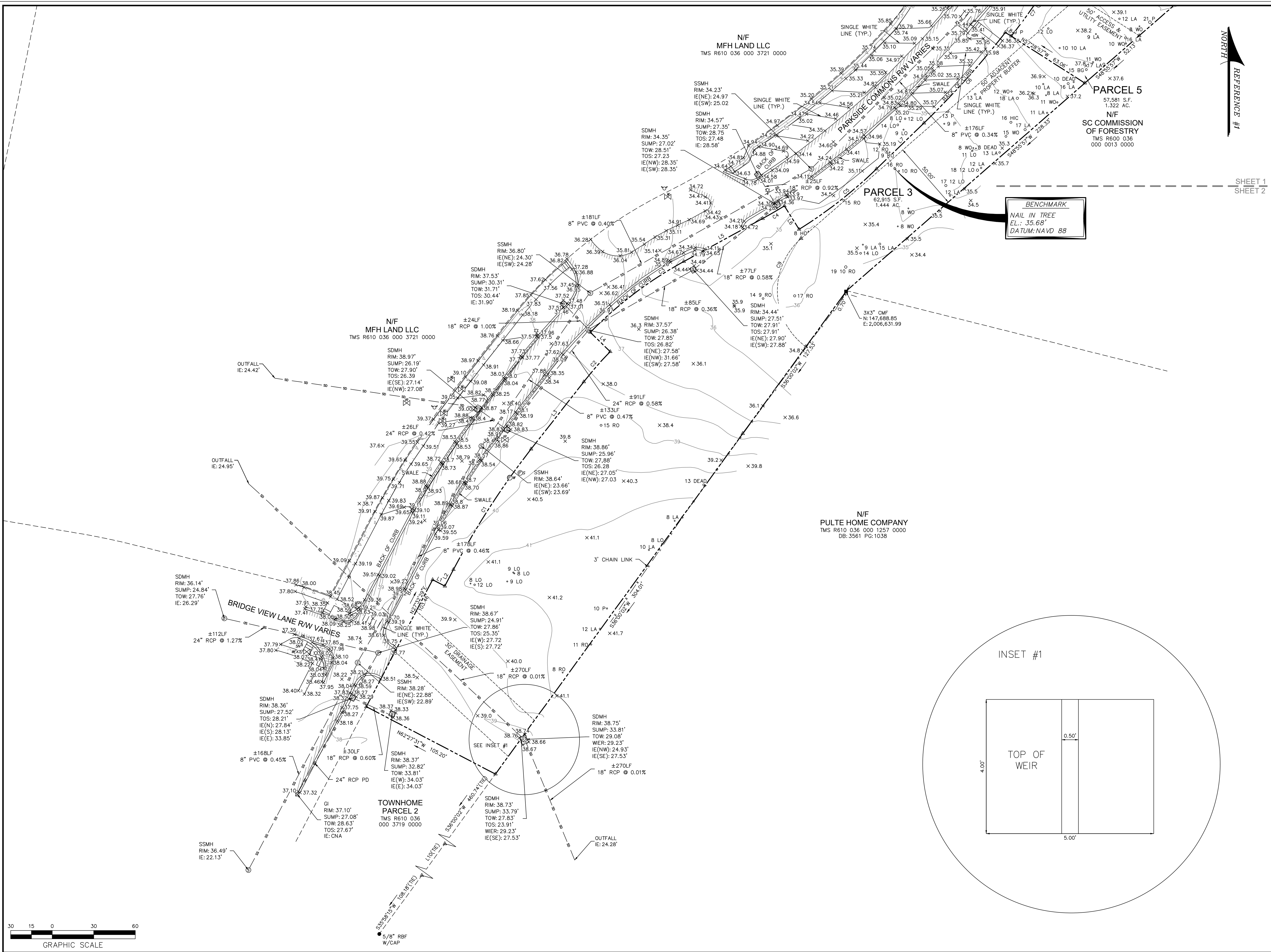
SHEET 1 OF 2

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



- NOTES
1. FULL LEGEND LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 45013C0405G.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 88.
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 2. PB:157 PG:137
 3. PB:145 PG:85
 4. PB:159 PG:134
 5. DB:4178 PG:75

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NEW RIVERSIDE VILLAGE

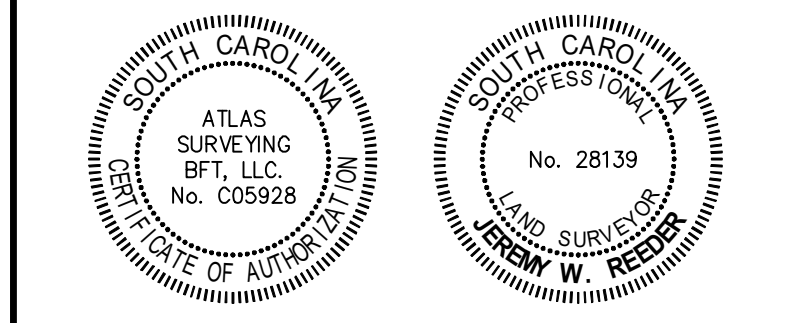
TAX PARCEL Nos.
R610 036 000 3710 0000
& R610 036 000 3712 0000
PRICHARDVILLE
BEAUFORT COUNTY, SOUTH CAROLINA

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PROJECT No.: BFT-23019
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SHEET 2 OF 2

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SURVEYING, INC.

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JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

July 27, 2023

Kevin P. Icard, AICP
Director of Growth Management
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

RE: New Riverside Village
Non-Exclusive Right of Way
Parking Assignment
Parcels 3 and 5

Kevin,

New Riverside Village, a master planned, mixed use development promotes the concept of minimizing overall parking and requires shared parking among parcels for 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 units 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 Developer of New Riverside Village explicitly accounts for and assigns parking from the right-of-way to the parcel.

Pursuant to the above, please accept this letter as record that MFH LAND LLC assigns twenty (20) on street parking spaces within the right of way of New Riverside Village by the following:

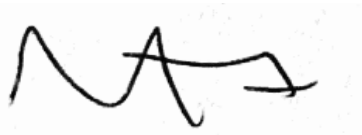
- Parcel 5: Adjacent to Buildings 'A' and 'B' (Parcel R610 036 000 3712 0000), we will dedicate seven (6) total street spaces to supplement the parking available on the lot.
- Parcel 3: Adjacent to Buildings 'C' and 'D' (Parcel R610 036 000 3710 0000), we will dedicate thirteen (14) total street spaces to supplement the parking available on the lot.

Further, per the attached plan, 3 additional future parallel parking spaces will be constructed adjacent to Parcel 5. please note that currently six (6) parking spaces are already installed at this location. Also, per the attached plan thirteen (13) additional future parking spaces will be constructed adjacent to Parcel 3.

Finally, for the sixteen (16) future parking spaces assigned to the aforementioned parcels, all costs shall be the responsibility of the developer/owner of these parcels to permit and construct the additional parking spaces.

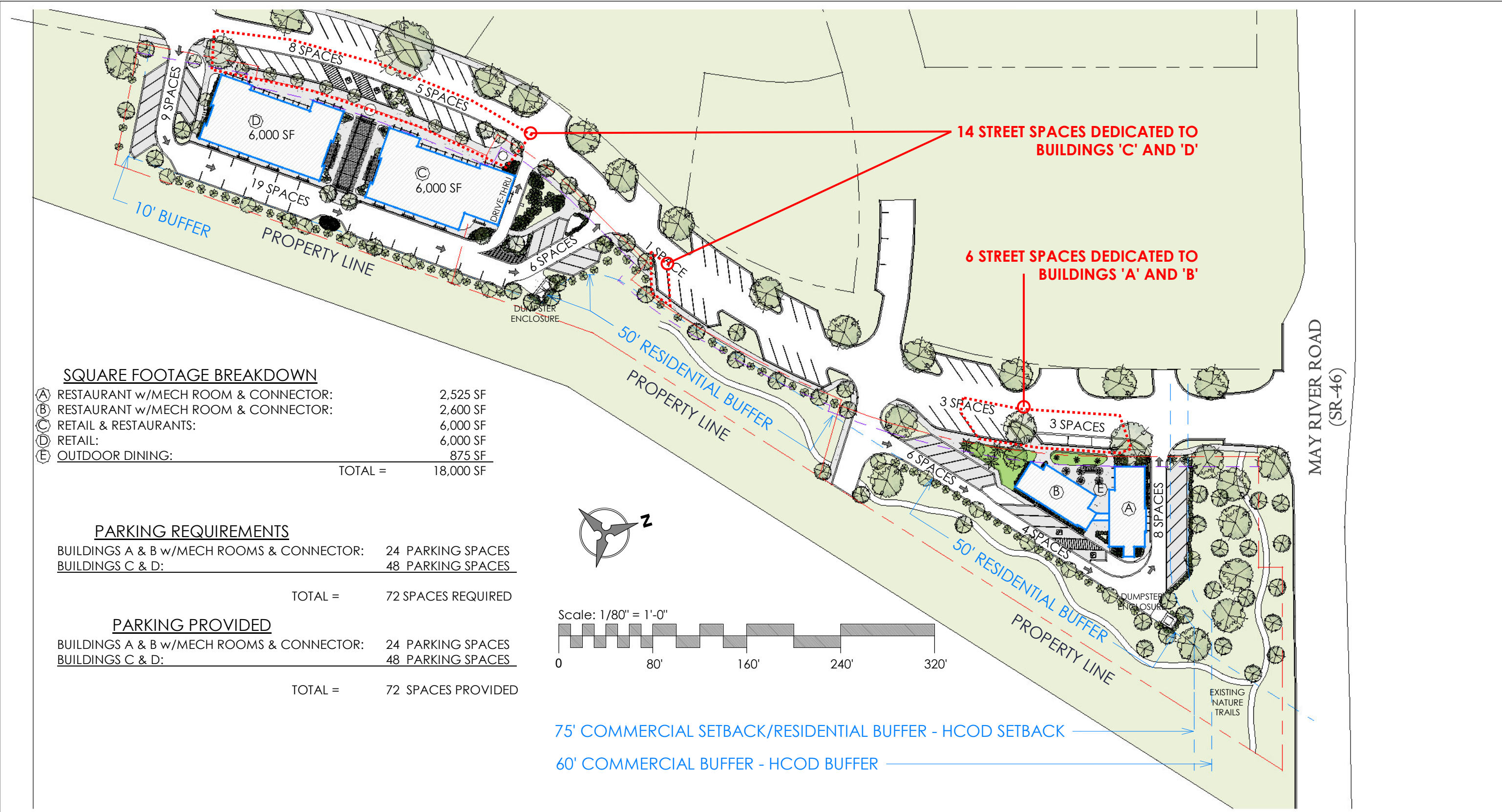
Please let us know if you have any questions.

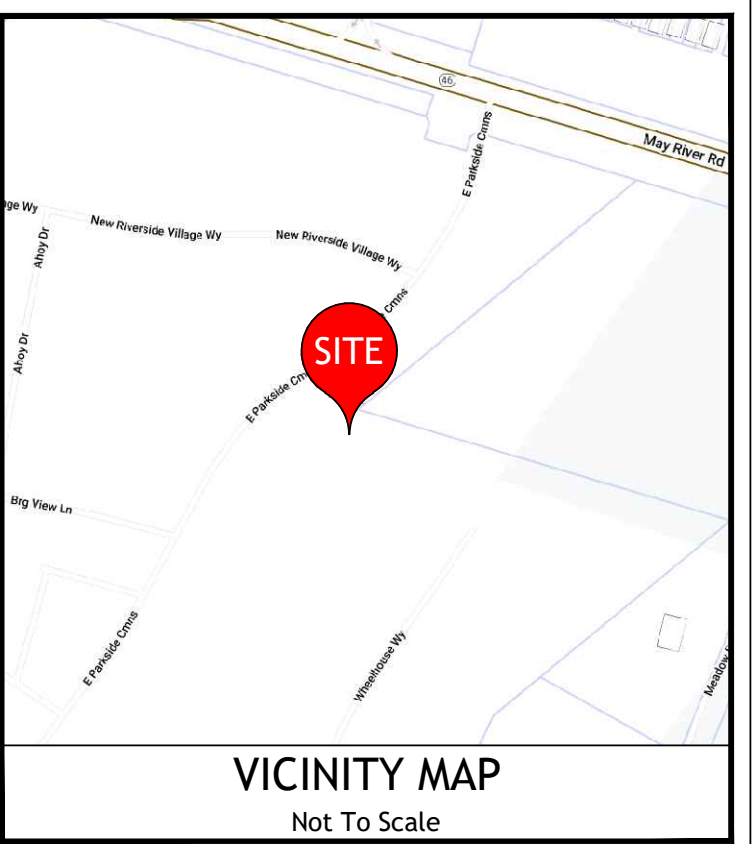
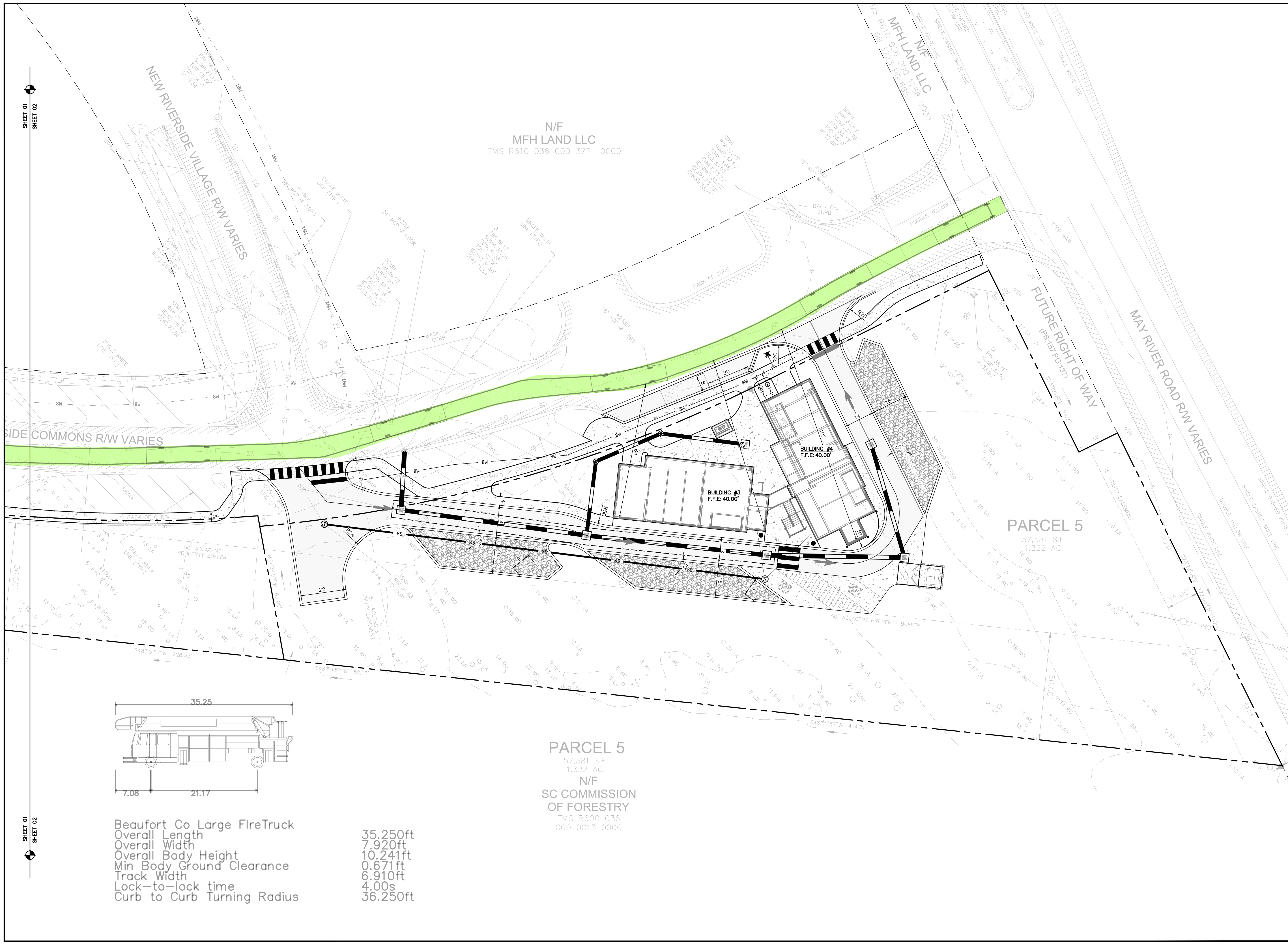
Sincerely,

A handwritten signature in black ink, appearing to read "Jim Mattei", with a stylized flourish at the end.

Jim Mattei

MFH LAND, LLC

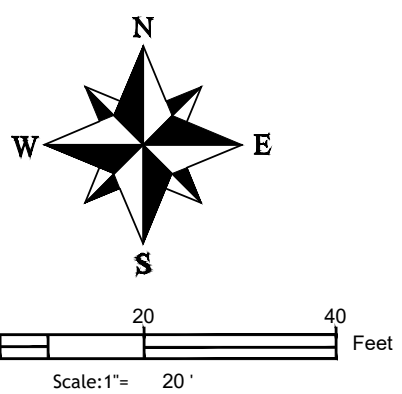




FIRE TRUCK ACCESS EXHIBIT

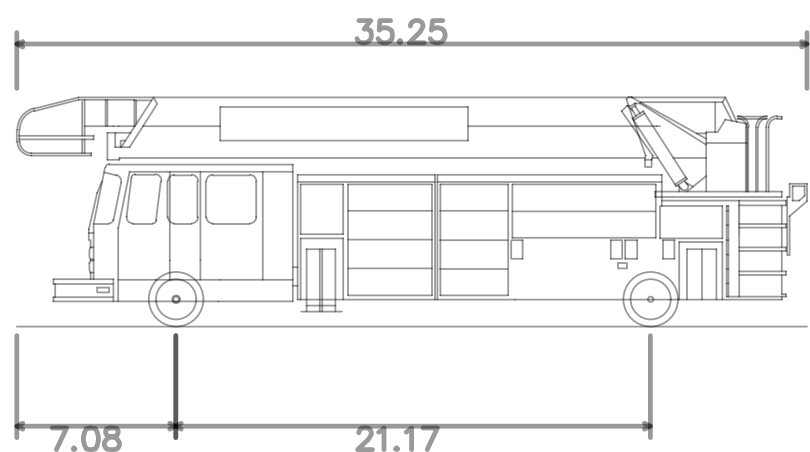
NEW RIVERSIDE
VILLAGE COMMERCIAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PREPARED FOR:
ARCHITECTURE 101

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
WARD EDWARDS INC. ASSUMES NO LIABILITY FOR
ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
INFORMATION CONTAINED HEREIN.



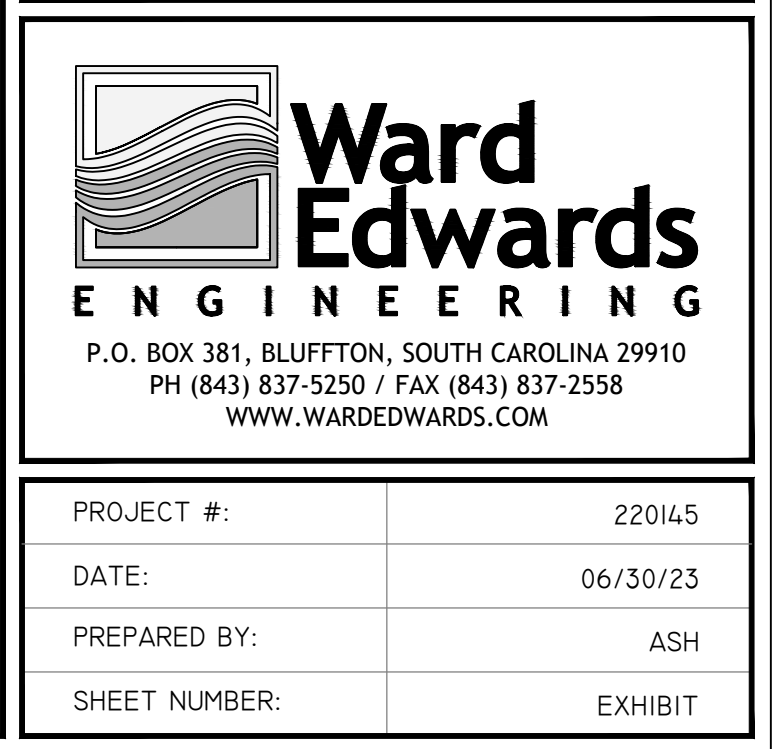
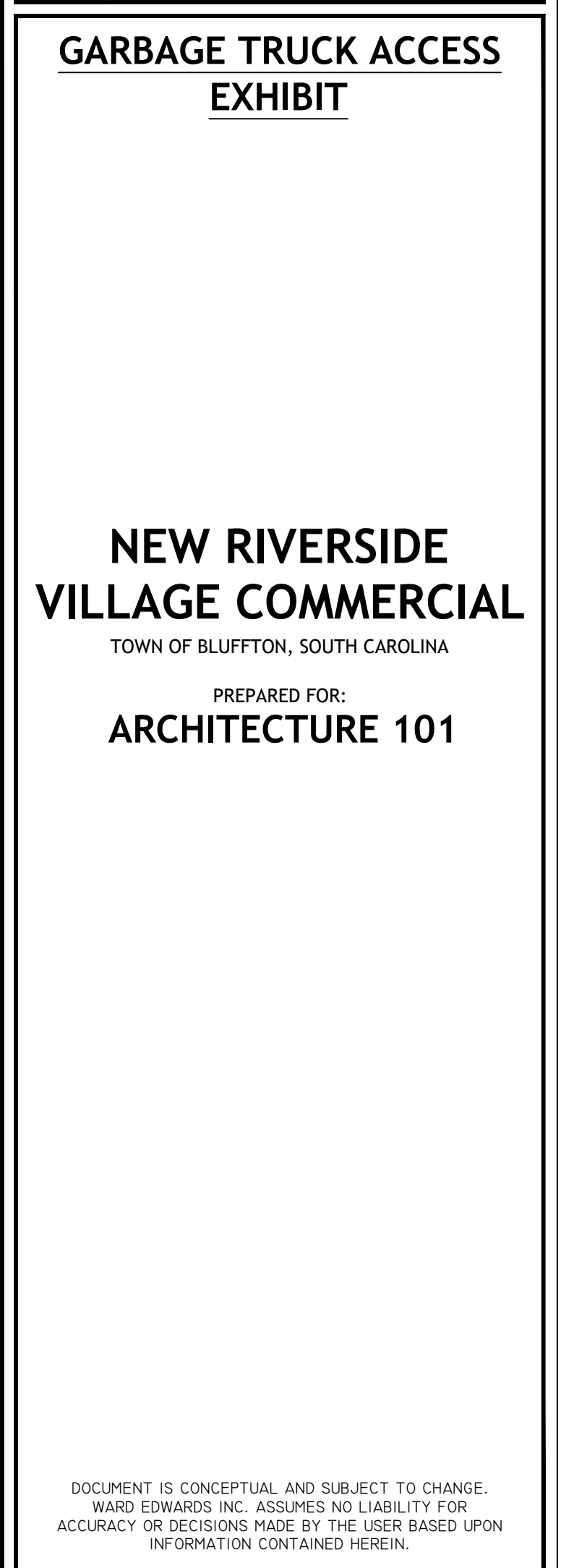
Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEWDWARDS.COM

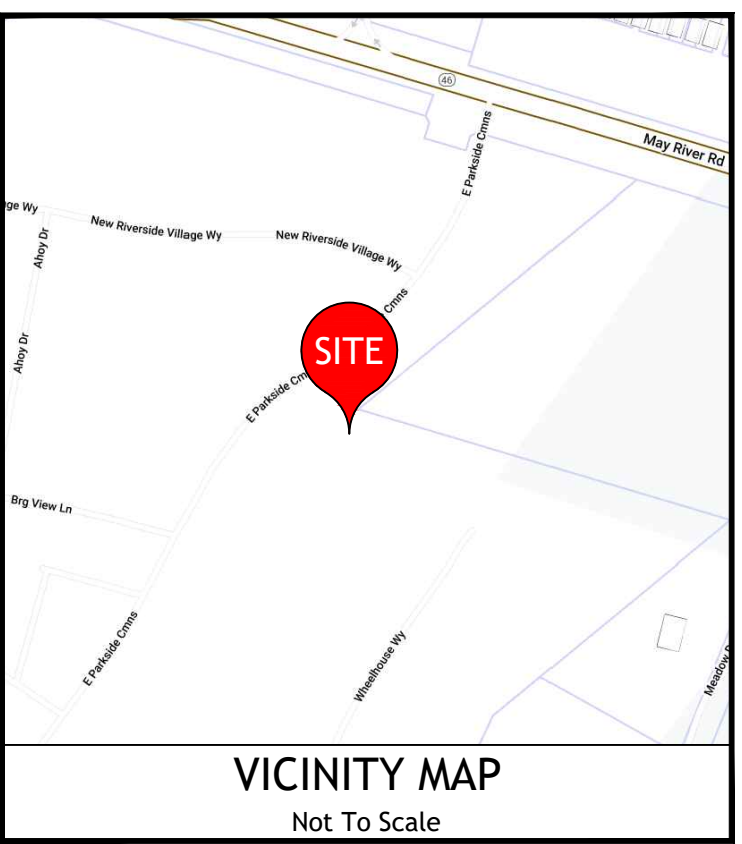
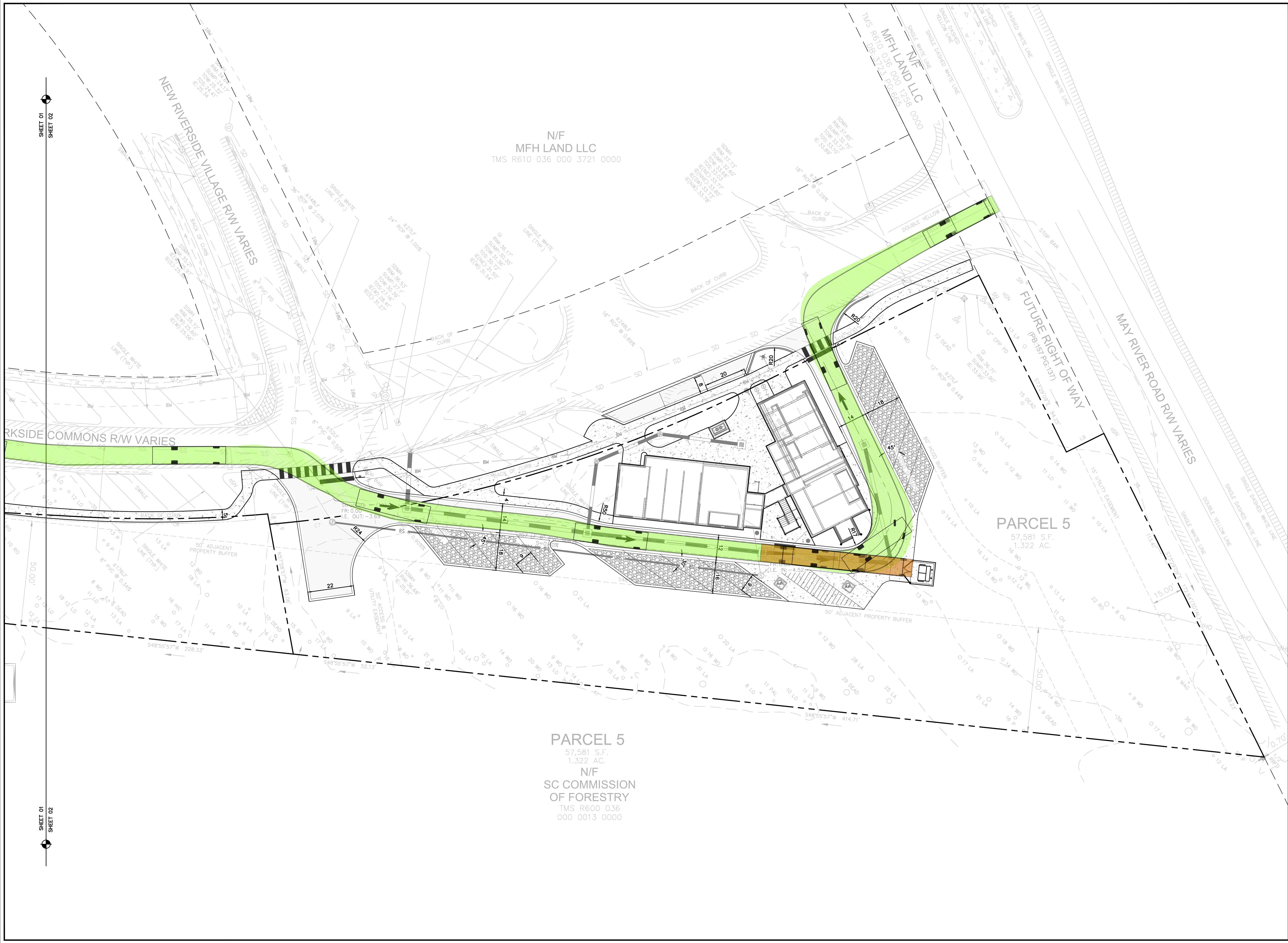
PROJECT #:	220145
DATE:	06/30/23
PREPARED BY:	ASH
SHEET NUMBER:	EXHIBIT



Beaufort Co Large FireTruck	
Overall Length	35.250ft
Overall Width	7.920ft
Overall Body Height	10.241ft
Min Body Ground Clearance	0.671ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	36.250ft

PARCEL 5
57,581 S.F.
1.322 AC.
N/F
SC COMMISSION
OF FORESTRY
TMS R600 036
000 0013 0000





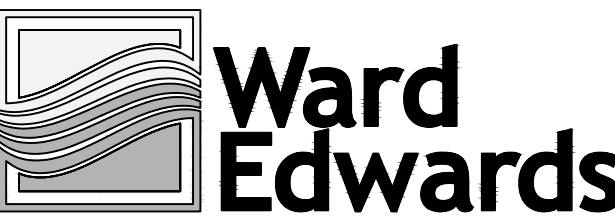
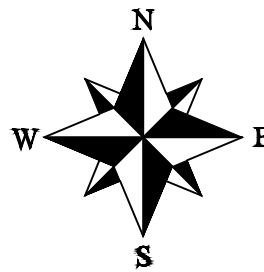
**GARBAGE TRUCK ACCESS
EXHIBIT**

**NEW RIVERSIDE
VILLAGE COMMERCIAL**

TOWN OF BLUFFTON, SOUTH CAROLINA

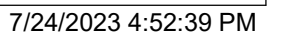
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P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	220145
DATE:	06/30/23
PREPARED BY:	ASH
SHEET NUMBER:	EXHIBIT









 <p>BEAUFORT - SAVANNAH 23A Market, Suite 1 - Beaufort, SC - www.A101.Design</p>	BLDG B - APPROACH FROM PARKING		2022-22
	Compass Commons at New Riverside Village		7/25/2023
			G228



