



TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA
Theodore D. Washington Municipal Building
Henry "Emmett" McCracken Jr. Council Chambers
20 Bridge Street, Bluffton, SC 29910
Wednesday, January 22, 2020, 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

VI. ELECTION OF CHAIR AND VICE-CHAIR

VII. ADOPTION OF MINUTES – December 18, 2019

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

IX. OLD BUSINESS

X. NEW BUSINESS

1. FOR ACTION

- A. May River Crossing (Street Naming):** Consideration of approval of new street names for new roads within the proposed May River Crossing development, a +/- 73,750 SF retail shopping center. The property is identified by tax map number R610 036

000 0386 0000 and consists of approximately 14.29 acres located northeast of the intersection of SC HWY 170 (Okatie Highway) and SC HWY 46 (May River Road) (Staff – Will Howard)

- B. Village at New Riverside (Initial Master Plan):** Consideration of approval for the Master Plan for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village-type development consisting of approximately 35.508 acres located at the southeast corner of the intersection of New Riverside Road and SC Hwy 46. (Staff – Kevin Icard)

XI. DISCUSSION

XII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 26, 2020

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON PLANNING COMMISSION

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr.
Town Council Chambers

Wednesday, December 18, 2019, Minutes

Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Ronald Williams; Dan Keefer; Charlie Wetmore III

Absent: Amanda Jackson, Trey Griffin

Staff: Will Howard, Principal Planner; Kevin Icard, Planning & Community Development Manager; Victoria Smalls, Growth Management Coordinator

I. CALL TO ORDER

Chairman Tiller called the meeting to order at 6:04 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Wetmore made a motion to adopt the Wednesday, December 18, 2019 Planning Commission Meeting Agenda. Commissioner Keefer seconded the motion, all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – November 20, 2019

Commissioner Williams made a motion to approve the adoption of the December 18, 2019 minutes, Commissioner Hannock seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

1. 6:03 to 6:05 p.m.
Mike Williams:84 Fording Court, Bluffton, SC – Rapid development
Controlling the development – limiting the number of trees that are cut
down, developing wetlands and leaving natural tree buffers
Will the whole Comp. Plan be reviewed or just parts of it?

VIII. OLD BUSINESS

No Old Business

IX. NEW BUSINESS

FOR ACTION

1. **Review of the Comprehensive Plan** – Review and make recommendations to initiate an update to the Town of Bluffton’s Comprehensive Plan adopted December 9, 2014.

Staff Presenting – Icard presented the information to the Commission which is incorporated into these minutes.

Vice Chairman Hannock made a motion to recommend the initiation of an update to the Town of Bluffton, South Carolina’s Comprehensive Plan adopted September 4, 2007 and amended December 9, 2014, which is to include community meetings and workshops with applicable Town boards and commissions.

Commissioner Wetmore seconded the motion, all were in favor and the motion passed.

2. **2020 Planning Commission Meeting Dates**

Staff Presenting – Icard presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore made a motion to approve the 2020 Planning Commission Meeting dates as submitted.

Vice Chairman Hannock seconded the motion all were in favor and the motion passed.

3. **2020 Development Review Committee Meeting Dates**

Staff Presenting – Icard presented the information to the Commission which is incorporated into these minutes.

Vice Chairman Hannock made a motion to approve the 2020 Development Review Committee Meeting Dates all were in favor and the motion passed.

X. ADJOURNMENT

The December 18, 2019 Planning Commission meeting adjourned at 6:17 p.m.

DRAFT

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

| | |
|-------------------------|--|
| MEETING DATE: | January 20, 2020 |
| PROJECT: | STR 01-20-13833 May River Crossing - New Street Name Application |
| PROJECT MANAGER: | Will Howard – Principal Planner |

REQUEST: The Applicant, Michael Hughes with Thomas & Hutton, requests on behalf of the owner HEPBLUFF LLC-Thomas Vincent, that the Planning Commission approves the following application.

INTRODUCTION: The Applicant is requesting approval of the following new street names:

1. May River Crossing
2. Pondberry Street
3. Flatsedge Street
4. Tussock Street
5. Treadle Gin Street
6. Deloss Street

BACKGROUND: This application is for approval of approval of new street names for new roads within the proposed May River Crossing development, a +/- 73,750 SF retail shopping center. The property is identified by tax map number R610 036 000 0386 0000 and consists of approximately 14.29 acres located northeast of the intersection of SC HWY 170 (Okatie Highway) and SC HWY 46 (May River Road)

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that the proposed new streets name are acceptable and meets the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the New Street Name application as submitted by the Applicant.

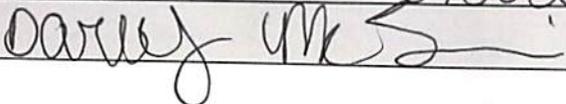
ATTACHMENTS:

1. New Street Name Application
2. Site Plan



TOWN OF BLUFFTON NEW STREET NAME APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

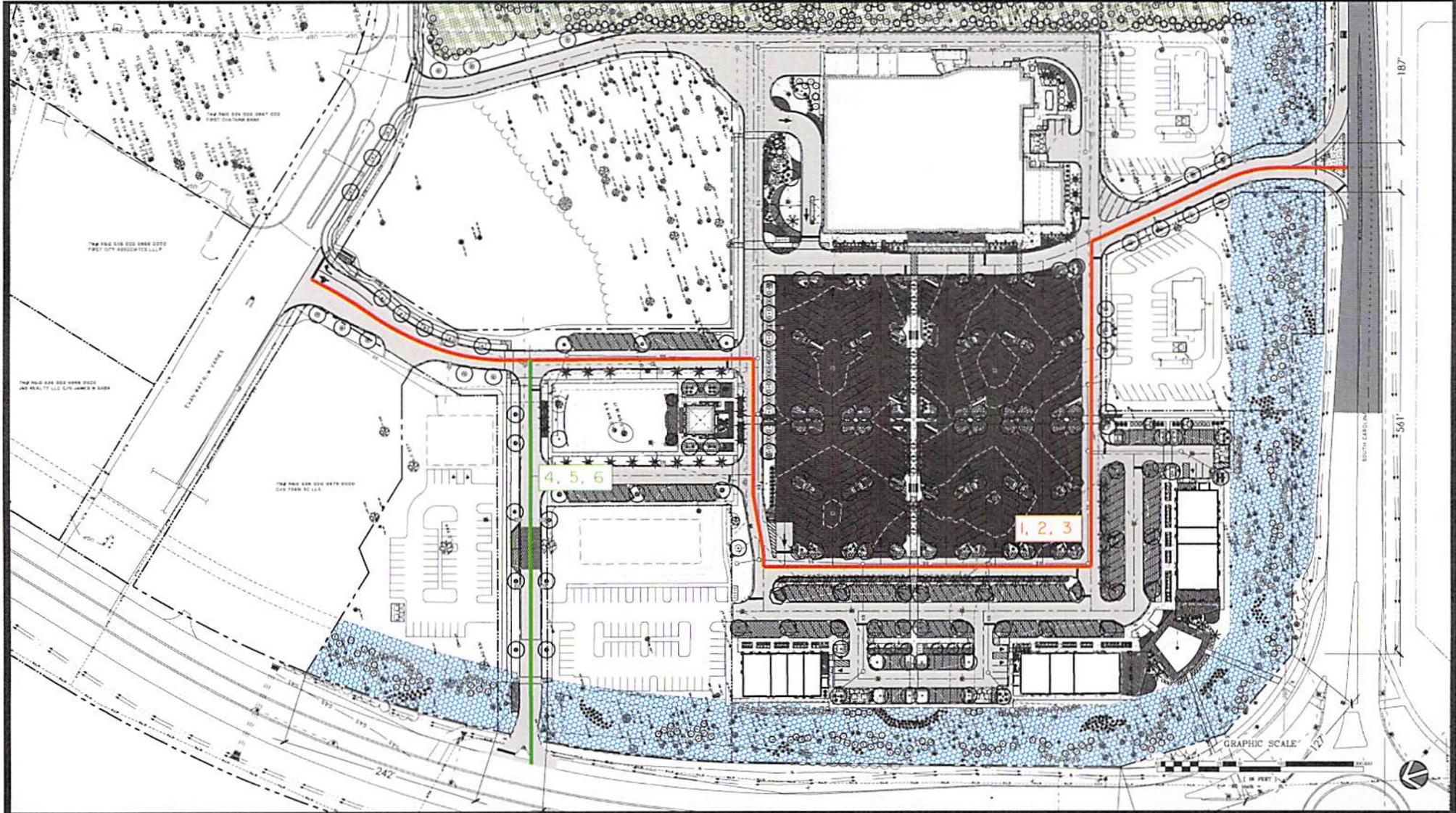
| Applicant | | Property Owner | |
|---|--|---|--|
| Name: Michael S. Hughes/Thomas & Hutton | | Name: HEPBLUFF LLC -Thomas Vincent | |
| Phone: 912-721-4191 | | Phone: 561-367-9200 | |
| Mailing Address: 50 park of Commerce Way Savannah, GA 31405 | | Mailing Address: 851 South Federal Highway, Suite 201 Boca Raton, FL 33432 | |
| E-mail: hughes.m@tandh.com | | E-mail: tvincent@halvorsenholdings.com | |
| Town Business License # (if applicable): | | | |
| Project Information | | | |
| Proposed Street Name (in order of preference): May River Crossing Development | | | |
| 1. May River Crossing | | 4. Tussock Street | |
| 2. Pondberry Street | | 5. Treadle Gin Street | |
| 3. Flatsedge Street | | 6. Deloss Street | |
| Street Location: See Map | | Tax Map Number(s): R610 036 000 0386 0000 | |
| Minimum Requirements for Submittal | | | |
| <input checked="" type="checkbox"/> 1. One (1) original plat and digital file showing the streets, proposed name of each, and a list of the proposed street name(s). | | | |
| <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. | | | |
| <input checked="" type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | | | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | |
| Property Owner Signature:  | | Date: 1/6/20 | |
| Applicant Signature:  | | Date: 1/6/20 | |
| For Office Use | | | |
| Application Number: STR-01-20-0138833 | | Date Received: 01/07/20 | |
| Received By:  | | Date Approved: | |



TOWN OF BLUFFTON NEW STREET NAME APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

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| Step 1. Pre-Application Meeting | Applicant & Staff |
| Prior to the filing of a New Street Name Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO. | |
| Step 2. Application Check-In Meeting | Applicant & Staff |
| Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the New Street Name Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness. | |
| Step 3. Review by UDO Administrator & Development Review Committee | Applicant, Staff & Development Review Committee |
| If the UDO Administrator determines that the New Street Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant. | |
| Step 4. Development Review Committee Meeting | Applicant & Staff |
| A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be encouraged to address comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC). | |
| Step 5. Planning Commission | Applicant, Staff & Planning Commission |
| The PC shall review the New Street Name Application for compliance with the criteria and provisions in the UDO. The PC may approve, approve with conditions, or deny the application. | |
| Step 6. Issuance and Recording of Certificate of Street Renaming | Applicant & Staff |
| If the PC approves the New Street Name Application, the UDO Administrator shall issue a Certificate of Street Name which the Applicant shall record with the Beaufort County Register of Deeds. | |



STREET NAME EXHIBIT
MAY RIVER CROSSING
BLUFFTON, SC

JANUARY 6, 2020



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

The map & tables or general plan of the development which is for discussion purposes only. It does not constitute a contract or any other legal instrument. It is subject to change and revision without notice and without liability to the issuer. Owners, developers and potential investors are for illustrative purposes only and are subject to an accurate survey and property description. COPYRIGHT © 2019 THOMAS & HUTTON

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

| | |
|-------------------------|--|
| MEETING DATE: | January 22, 2020 |
| PROJECT: | Consideration of approval for the Initial Master Plan (IMP) for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village-type development consisting of approximately 35.508 acres located at the southeast corner of New Riverside Road and HWY 46. |
| PROJECT MANAGER: | Will Howard Principal Planner Department of Growth Management |

REQUEST: The Applicant, Tex Small of AVTEX Commercial Properties, with authorization of the property owner, J. Scott Mattei of MFH Land, LLC, is requesting approval of the IMP for New Riverside Village located in the New Riverside Planned Unit Development (PUD). (See Attachment 1 – Application)

INTRODUCTION: The Planning Commission shall consider the criteria found in Section 3.9.3 of the Unified Development Ordinance when reviewing this request. The review criteria are necessary to ensure consistency with the Town of Bluffton Comprehensive Plan, to minimize negative impacts of development on adjacent land uses, to conserve the natural environment, to coordinate with infrastructure, and to protect the public health, safety, and welfare, and Town of Bluffton’s character.

BACKGROUND: The application for IMP approval of Parcel 4B-2 and 4B-3, located within the New Riverside Planning Area is submitted per Section 5.8.8 of the Town of Bluffton Planned Unit Development Ordinance, and the New Riverside Concept Plan adopted by the Town in June 2004. The Town of Bluffton approved the Concept Plan and a Development Agreement for the New Riverside tract in June 2004. The Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan, including Parcels 4B-2 and 4B-3. These negotiated land uses, and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the framework for this PUD IMP application.

The project includes Parcel 4B-2 (R610 036 000 1258 0000) and 4B-3 (R610 036 000 3214 0000) at New Riverside as shown on the Subdivision Plat Parcel 4B-2 & 4B-3, prepared by Robert K. Morgan, III and recorded in the Beaufort County Register of Deeds. Parcel 4B-2 is an irregular shaped parcel consisting of approximately 28.3 acres and Parcel 4B-3 consists of approximately 7.1 acres. Parcel 4B-3 is a triangular shaped property bounded by Parcel 4B-2 to the south and east, New Riverside Road to the west, and HWY 46 to the north. (See Attachment 2 – Recorded Plat)

Parcel 4B-2, owned by MFH Land, LLC, is bound on the west by New Riverside Road, the north by Parcel 4B-3 and HWY 46, to the east by SC Commission of Forestry (R600 036 000 0013 0000) and the south by The Landings at New Riverside.

The New Riverside Village IMP proposes to create a village center characterized by mix of streets, buildings constructed close to the street, and public and civic amenities/entertainment. The IMP reconfigures the existing Town of Bluffton owned property into a public park, including a water feature, to be owned and maintained by the Town of Bluffton. The gas station/carwash uses are agglomerated on the HWY 46 frontage with an emphasis on maintaining the pedestrian scale of the buildings across the internal road frontages. A library is proposed adjacent the Town park and water feature to provide a focal point. In the southeast quarter of the property, townhomes are proposed with the fronts of the homes facing the park. Some of the townhomes will be rear loaded in order to maintain this aesthetic through an alley access. Smaller scale retail, restaurant, and office uses are located closer to the New Riverside Road frontage with multi-family residential included as a future phase just to the south. At this time, it is unknown when development of multi-family structures will occur in phase II. (See Attachment 2 – IMP & Attachment 4 – Perspectives)

On January 15, 2020, the Development Review Committee (DRC) provided the following comments on the submitted IMP:

1. Update the plan to show locations of service areas and trash receptacles.
2. The buffer trail currently terminates at the northwest corner of the property. Extend the trail east, through the adjacent property buffer and connect with the internal sidewalk network and pedestrian connection from The Landings at New Riverside.
3. For the multi-family parking, re-configure the parking lot by rotating 90 degrees to allow parking to face north/south. This will also allow the opportunity to provide additional screening of the parking lot.
4. Enlarge the pocket park at the May River Road entrance to include all the live oaks in the area per the example provided by Witmer, Jones Keefer in group plan review.

SITE DESIGN AND DEVELOPMENT STANDARDS: Architectural guidelines and restrictive covenants, developed by MFH Land, LLC, will set standards for design and construction materials and will be required to meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (Z.D.S.O.) approved with the New Riverside Concept Plan. The property is also within the HWY Corridor Overlay District (HCOD) and shall also comply to these standards. A Certificate of Appropriateness – HCOD will be required for each building at the time of development plan review. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Development Plan Approval applications must meet the application standards of the Beaufort County Development Standards Ordinance 90/3, as modified and approved under Attachment I of the New Riverside Conceptual Land Use Plan. Furthermore, applications must meet standards set forth in this IMP approval and applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

Land Uses

The IMP proposes two (2) phases. (See Attachment 2 – Phasing Plan)

1. Phase 1 includes the following uses and all related infrastructure:
 - a. Three (3) commercial outparcels – Total 24,800 square feet on 4.9 acres.
 - b. Mix of office and retail – Total 81,000 square feet on 12.4 acres.
 - c. Town Park & Pocket Parks – Total 5.3 acres.
 - d. Single-family town homes – Total 5.3 acres.
2. Phase 2 proposes a residential development.
 - a. Multi-family – Total 7.6 acres.

The Applicant's development rights holdings include 25 acres of commercial, 107 residential dwelling units, and the right to convert 7.29 of their commercial acres to 29 residential dwelling units based on a ratio of 1 acre to 4 residential dwelling units. The applicant has the development rights to complete phase one but will need to obtain additional rights in order to complete phase two. A development permit for any proposed phase will not be issued without the required development rights.

Access

The property will be accessed from four locations. The primary access is a full movement entry on New Riverside Road situated across from the New Riverside Barn, a right-in-right-out just southwest of the HWY 46 and HWY 170 roundabout, an access off HWY 46, toward the eastern side of the site and the planned connection to The Landings at New Riverside, a single-family neighborhood. The design of the access from HWY 46 will need an approved encroachment permit from SCDOT. (See Attachment 2 – Transportation Plan)

Interconnectivity to Adjacent Land Use

Section 5.2.1.6 (B) of the ZDSO 90/3 states that the layout, arrangement, width, grade, and location of proposed streets should be coordinated with the adjoining street systems. The proposed IMP connects the street network to The Landings at New Riverside road network and provides a stub-out for future consideration to connect to the SC Commission of Forestry (R600 036 000 0013 0000) parcel when development occurs on the site.

The street layout provides sufficient internal vehicular and pedestrian connectivity with street and pedestrian trail stub outs to the SC Forestry Commission property to the west when the property is developed in the future. A pedestrian trail connection will be provided on the eastern side of the plan to connect to the northern end of The Landings at New Riverside. Vehicular and pedestrian connections to The Landings at New Riverside are provided to the south with a traffic circle proposed prior exiting the property. A pedestrian connection is also proposed across New Riverside Road to the New Riverside Trail and future Town Park at the location of the red barn. (See Attachment 2 – Transportation Plan)

Streetscape

The network of streets and connecting roadways will be similar in section to those seen on Dr. Mellichamp Drive in the Old Town Historic District. Sections will include a 20-foot travel way with a mixture of parallel parking and 45-degree angled parking. Sidewalks will be located on both sides of the streets. (See Attachment 3 – Street Sections)

Sidewalk System

In addition to the internal streets, a system of sidewalks is planned alongside all streets. The sidewalks are designed to connect to the New Riverside Road pedestrian trail on the west side of New Riverside Road via a pedestrian crossing at the proposed intersection. Sidewalks will connect to the two-sidewalk stub-outs on Ahoy Drive at The Landings at New Riverside.

Open Space

Per Section 5.2.9(E) Open Space Standards Table A of the ZDSO 90/3 referenced in the New Riverside Concept Plan, 15% open space is required for commercial uses. The IMP proposes 12.7 acres open space through buffers, trails, water features and park space with approximately 2.5 acres as active open space.

1. ***Town Park***

The park area situated at the core of the development will be owned and maintained by the Town of Bluffton. There will be approximately 5.3 acres of dedicated open space that will include a water feature with fishing, dock, trails and paths, a playground, open play areas, a shelter, drinking fountains, benches, and shade trees. Parking spaces will be adjacent to the largest open space to provide easy access. (See Attachment 2 – Town Park Space)

2. ***Pocket Parks***

The IMP includes four pocket parks. The first pocket park is located north of the civic building where a live oak cluster is located. The second pocket park is situated between the commercial village area and the town park space. The third and fourth pocket parks are in the middle of the residential areas for the residents use. (See Attachment 2 – Open Space Plan)

3. ***Trails***

A recreational trail will be constructed through the 60-ft buffer along HWY 46 and New Riverside Road. The trail will connect with the SC Forestry Commission property to the east. The trail will extend east through the adjacent property buffer and connect with the internal pedestrian network and connection from The Landings at New Riverside. (See Attachment 2 – Transportation Plan)

Ownership of Common Areas

Common infrastructure, pocket parks, and stormwater shall be privately maintained. Development in New Riverside Village will be maintained in accordance with maintenance agreements with property owners. (See Attachment 2 – Open Space Plan)

Significant Trees

Section 5.2.7.4 of Ordinance ZDSO 90/3 incorporated into the New Riverside Development Agreement, PUD and Concept Plan identifies live oaks with a trunk diameter-at-breast-height (DBH) of 24" or greater as the highest priority for preservation. Fourteen (14) such trees exist on the project site. The IMP is designed to maximize the preservation of these trees. The IMP was designed with the intent to preserve 13 of the 14 priority trees. One (1) significant tree is projected to be removed. It is a live oak located toward New Riverside Road and is proposed to be removed due the site's geometry and the grid-based form of the plan. Preservation of these trees will be required through the Development Plan and HCOD processes unless mutually agreed by Town Growth Management staff and a certified arborist

licensed to practice in the Town of Bluffton that the tree is unhealthy, in decline or unsafe. (See Attachment 2 – Natural Resources)

Growth Management staff walked the site and noted additional trees in the area of the pocket park near the entrance on HWY 46 that should be preserved. This information was provided to the applicant at the DRC meeting on January 15th.

UTILITIES:

1. Potable Water Distribution – Beaufort Jasper Water and Sewer Authority
2. Wastewater Collection – Beaufort Jasper Water and Sewer Authority
3. Power Supply and Service – Dominion Energy
4. Gas Supply and Service – Dominion Energy
5. Telecommunication Service – Developer is coordinating telecommunications infrastructure to include voice, data, and video facilities
6. Fire Protection – Bluffton Township Fire District

WETLANDS & STORMWATER MANAGEMENT: New Riverside Village is situated within the New River watershed, a 303(d) Impaired water as classified by the state of South Carolina. Per the United States Army Corps of Engineers, no wetlands exist on the project site. The proposed water feature at the center of the property shall intercept and treat development runoff prior to discharging to the New Riverside Road right-of-way and The Landings at New Riverside site, leading to wetland tributaries of the New River.

Stormwater runoff will be routed through the site via underground storm piping system, connecting to the Landings at New Riverside stormwater system and the roadside swale within The New Riverside Road right-of-way.

Stormwater runoff will be attenuated to pre-development levels for the twenty-five (25) year, twenty-four (24) hour storm. The project site is relatively high with some site soils classified as somewhat poorly drained, whereas other areas are classified as excessively well-draining by United States Geological Survey. Best management practices shall be utilized to reduce post development runoff volumes. As a secondary use, the stormwater ponds will also be utilized as a water feature for recreational fishing and boating. (See Attachment 2 – Drainage IMP)

REVIEW CRITERIA & ANALYSIS

The Planning Commission is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for an IMP. These criteria are provided below followed by a Staff Finding(s).

1. **Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

Finding. The application is consistent with the Comprehensive Plan.

The Land Use Element within the Comprehensive Plan provides a vision that suggests a balance of land uses to ensure a high quality of life, business opportunity, environmentally protected areas and proper placement of commercial uses.

This area on the future land-use map is designated as Medium-Intensity Commercial. Medium intensity commercial uses including village commercial scale uses include: moderate scale, auto-oriented, grocery stores; moderate scale gas stations; restaurants; services; light, unobtrusive, small scale manufacturing and assembly; and general retail. These uses should be integrated into surrounding residential development to serve residents of nearby neighborhoods, generally within two to five miles. Medium intensity commercial uses also include medium density residential uses.

New Riverside Village proposes a mix of village scale retail, office, restaurant, civic, and residential uses.

The Transportation element of the Comprehensive Plan promotes vehicular and pedestrian connectivity with adjacent properties and roadway infrastructure. This plan proposes connectivity to HWY 46 (May River Road), HWY 170 (Okatie HWY), and to The Landings at New Riverside to the south.

2. Section 3.9.3.C. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.

Finding. This request will be consistent with the Town of Bluffton Zoning and Development Standards Ordinance that applies to the New Riverside Concept Plan.

The New Riverside Concept Plan was designed to be a mixed-use development, which includes residential and commercial uses. The New Riverside Village IMP is being developed as a part of the commercial and residential components of the overall Concept Plan. The use categories of commercial and residential are consistent with the development of this project.

3. Section 3.9.3.D. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.

Finding. The proposed IMP is consistent with the provisions of the Jones Estate Development Agreement, as amended, and the New Riverside PUD Concept Plan, as amended.

The proposed IMP is for a mixed-use development consisting of residential, commercial, civic, and open space components which aligns with the permitted land uses identified within the Jones Estate Development Agreement and New Riverside Concept Plan as Business Center, Community Center, Community Recreation, General Commercial, Hotel/Inn, Institutional/Civic, Maintenance Areas, Model Home/Sales Center, Multi-Family/Residential, Neighborhood Commercial, Open Space, Silviculture, Single-Family Residential, and Traditional Neighborhood Development District. The Applicant's development rights holdings include 25 acres of commercial, 107 residential dwelling units, and the right to convert 7.29 of their commercial acres to 29 residential dwelling units based on a ratio of 1 acre to 4 residential dwelling units.

4. Section 3.9.3.E. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.

Finding. The application is compatible with the surrounding area.

The application proposes a mix of land uses and densities that are in keeping with the comprehensive plan and village character of the growth framework. The Growth Framework Map sets forth a land use vision that assumes that growth should be sustainable as stated in the Town of Bluffton Comprehensive Plan. The Growth Framework Map is structured to prescribe patterns of growth into “place types” that are intended to result in a growth pattern that respects the Town’s natural resources, historic fabric, diverse housing, access to nature, mixed-use activity centers, street network and neighborhood structure.

The application proposes 4 access points into the development and a street pattern that offers internal connectivity, reminiscent of a block and grid layout. Environmental standards, including Best management practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application.

5. **Section 3.9.3.F. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

Finding. The property is able to be served by adequate public services and has provided an analysis and mitigation measures on the impact on transportation, utilities, and community services with the New Riverside Development Agreement and Concept Plan. Of note, telecommunication services are currently being coordinated by the Developer to include voice, data, and video facilities.

The proposed IMP is in an existing PUD where much of the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, were reviewed during the creation of the PUD. Services within the IMP will be constructed as part of a development plan. (See Attachment 2 – Sewer IMP & Water IMP)

6. **Section 3.9.3.G. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton’s health, safety and welfare.**

Finding. The IMP includes innovative site planning techniques that enhance the Town’s health, safety, and welfare.

This IMP reflects the efforts of the Town of Bluffton, property owners, and developers in a public/private partnership to reconfigure the Town’s public property into the overall design of the IMP. The design takes into account many significant trees found on site, traffic and pedestrian circulation, and place making principles of urban design.

In addition, the site is being developed to use the best practices in stormwater management and design guidelines. Pedestrian connections are being provided to connect the development to the existing pedestrian network along New Riverside Road. Development in New Riverside Village will be subject to design guidelines that comply with the development standards of the Town, as applicable to the

New Riverside Conceptual Land Use Plan and must also comply with the architectural and site design standards of the land use covenants. The architecture of all buildings within the HCOD will require a Certificate of Appropriateness at the time of development permit.

7. Section 3.9.3.H. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.

Finding. The property is able to sufficiently accommodate the proposed development.

The site is consistent with the approved Development Agreement and the New Riverside PUD Concept Plan.

8. Section 3.9.3.I. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

Finding. The application can be in conformance with adopted or accepted plans (Growth Framework), policies, and practices of the Town with the following modifications:

1. Update the plan to show locations of service areas and garbage dumpsters.
2. The buffer trail currently terminates at the northwest corner of the property. Extend the trail east, through the adjacent property buffer and connect with the internal sidewalk network and pedestrian connection from The Landings at New Riverside.
3. For the multi-family parking, re-configure the parking lot by rotating 90 degrees to allow parking to face north/south. This will also allow the opportunity to provide additional screening of the parking lot.
4. Enlarge the pocket park at the May River Road entrance to include all the live oaks in the area per the example provided by Witmer, Jones Keefer in group plan review.

The Comprehensive Plan recognizes the systematic growth of Bluffton within the New Riverside Planned Unit Development. The proposed development supports the adopted Growth Framework place-type of "Village Place-Type Assembly" that is associated with this area.

NEXT STEPS: Forward recommendation to Town Council:

| IMP Procedure | Step Completed | Date Completed |
|--|----------------|-------------------|
| Step 1. Pre-Application Meeting | ✓ | November 13, 2019 |
| Step 2. Application Check-In Meeting | ✓ | November 21, 2019 |
| Step 3. Review by UDO Administrator | ✓ | January 15, 2020 |
| Step 4. Planning Commission Recommendation | ✓ | January 22, 2020 |
| Step 5. Town Council Consideration for Approval of Majority Vote (February 11, 2020 Tentative) | | February 11, 2020 |

ATTACHMENTS:

1. Application & Narrative
2. Initial Master Plan Maps
3. Street Cross Sections
4. Perspective Views



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Attachment 1

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

| Applicant | Property Owner | |
|---|---|------------------------------------|
| Name: Tex Small of AVTEX Commercial Properties, Inc. | Name: MFH Land, LLC & Town of Bluffton | |
| Phone: 843-352-9710 | Phone: 704-971-6060 | 843-706-4522 |
| Mailing Address: 111 Coleman Blvd. Mount Pleasant, SC 29464 | Mailing Address: 6805 Morrison Blvd. Suite 370 Charlotte, NC 28211 | |
| E-mail: tex@avtexcommercial.com | E-mail: jim@mhfo.com | |
| Town Business License # (if applicable): | | |
| Project Information | | |
| Project Name: New Riverside Village | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Amendment |
| Project Location: New Riverside Road & May River Road | Acreage: +/- 36 Acres | |
| PUD Name: New Riverside | | |
| Tax Map Number(s): 610 036 000 1258 0000 610 0.6 000 3214 0000 | | |
| Project Description: Master Plan for Parcel 4B2 & 4B3 situated at the southeast corner of New Riverside Road and May River Road | | |
| Minimum Requirements for Submittal | | |
| <input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Master Plan. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | | |
| Note: A Pre-Application Meeting is required prior to Application submittal. | | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | |
| Property Owner Signature: |  | Date: 10/30/2019 |
| Applicant Signature: |  | Date: 11-7-19 |
| <i>For Office Use</i> | | |
| Application Number: | | Date Received: |
| Received By: | | Date Approved: |



TOWN OF BLUFFTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

| | |
|---|---|
| Step 1. Pre-Application Meeting | Applicant & Staff |
| Prior to the filing of a Planned Unit Development (PUD) Master Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO. | |
| Step 2. Application Check-In Meeting | Applicant & Staff |
| Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the PUD Master Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness. | |
| Step 3. Review by UDO Administrator & Development Review Committee | Staff |
| If the UDO Administrator determines that the PUD Master Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant. | |
| Step 4. Development Review Committee Meeting | Applicant & Staff |
| A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC). | |
| Step 5. Planning Commission Meeting | Applicant, Staff & Planning Commission |
| The PC shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application. | |
| Step 6. Town Council Meeting | Applicant, Staff & Town Council |
| Town Council shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application. | |
| Step 7. PUD Master Plan Approval | Staff |
| If Town Council approves the PUD Master Plan Application, the UDO Administrator shall issue an approval letter to the Applicant. | |



Attachment 1

TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

General Information.

1. Name and address of property owner(s) and applicant.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
6. An explanation of why any items on this checklist are not included with the application materials.
7. Project name and/or name of development.
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project):
 - a) United States Army Corp of Engineers;
 - b) South Carolina Department of Health & Environmental Control;
 - c) South Carolina Department of Transportation;
 - d) Beaufort County Engineering;
 - e) Beaufort County EMS;
 - f) Beaufort County School District;
 - g) Bluffton Township Fire District;
 - h) Beaufort Jasper Water Sewer Authority;
 - i) Town of Bluffton;
 - j) Electric Provider;
 - k) Natural Gas provider; and
 - l) Cable, telephone, and data provider.

Site and Existing Conditions Documentation.

1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.



TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

Attachment 1

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
4. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7. Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
9. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14. Legal documents for proposed public dedications.

Lot and Building Pattern.

1. Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

Transportation Networks.

1. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2. A Traffic Assessment.
3. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5. Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
6. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
7. Emergency access provisions.
8. Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.

Natural Resources, Tree Conservation, Planting, and Landscaping.

1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.



**TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST**

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

- 2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
- 3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.

Open Space Plan.

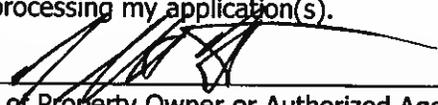
- 1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
- 2. Proposed public lands and methods of dedication and access.
- 3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
- 4. Proposed use for all portions of dedicated open space.

Stormwater Management.

- 1. Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent

10/30/19

Date

SCOTT MATTEI, MANAGER
Printed Name UNITED CAPITAL GROUP, LP, ITS MANAGER

**Town of Bluffton
PUD Master Plan Submittal**

FOR



New Riverside Village

**TOWN OF BLUFFTON, SOUTH CAROLINA
New Riverside Concept Plan**

J-27796.0001

OWNER

**MFH LAND, LLC
TOWN OF BLUFFTON**

APPLICANT

AVTEX Commercial Properties, Inc.

Prepared By

 **THOMAS & HUTTON**

January 2020

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Project Team

Owner:

Town of Bluffton
Town Manager

MFH LAND, LLC

Mayor Lisa Sulka
Marc Orlando

Mr. Jim Mattei

Developer:

AVTEX Commercial Properties, Inc.

Mr. Tex Small

Engineer:

Thomas & Hutton

Mr. Michael S. Hughes, PE

Landscape Architect:

Thomas &Hutton

Mr. Steve Dudash, PLA
Mr. John Winters, PLA

Village at New Riverside PUD Master Plan Narrative

I. Project Introduction and Vision Principles

The Town of Bluffton has been working tirelessly to create better places for its citizens. In that regard, the Town of Bluffton, the owners, and the builders of New Riverside Village have collaborated intensely in the creation of a vibrant yet quaint village center that reflects the vision and values of the residents of Bluffton and creates an authentic sense of place and community.

As in any small village, New Riverside Village will be formed by streets, edges of buildings, and public and civic amenities/entertainment. There will be outdoor cafes, markets, recreation, wellness, and music.

Situated in a Lowcountry setting, New Riverside Village will be an elegant and timeless place for meeting strangers, shopping, eating, entertainment, and recreating on the paths and trails that connect the civic spaces to the waterfront edge.

New Riverside Village will have a stunning view of the waterfront and soothing waters that everyone can access through the public paths, trails, and streets.

The public streets in New Riverside Village will be extremely important. The essence of any great small town is an enduring and memorable public realm. This means that even though some aspects may be private, everything feels like it is a part of the citizenry. Everything is public and available to all people. The Public Realm is formed by buildings creating positive space in the streets and parks.

New Riverside Village will be a place for everyone in the region to gather, shop, eat, work, and live. New Riverside Village will be a connected community and a healthy place.

Shopping and dining will be walkable from the residential areas. Varied densities will migrate from the Village towards the neighborhoods. Retail shops will transition to townhomes along the perimeter.

Healthy places are small, walkable, and have a wide range of mixed and multiple uses. Along with the civic and commercial activities, nature, access to exercise, and ease of movement add to the healthiness of a place.

Viewing into New Riverside Village is vital. We have framed views that are enhanced by two interconnected ponds. The pond edge will reach as close to the road as possible, yet remain safe. Views in will be of a beautiful civic building, such as a library sitting on a bluff overlooking the pond with an amphitheater for gathering and education under trees near the cool water. This new building can become a civic landmark.

A pedestrian pathway for walking, biking, and jogging will sweep along the pond. New Riverside Village Park, located in the center of the village, will have a fantastic playground creating enjoyment for kids of all ages. A shade structure will be the main hub for events, gathering, and eating.

To add to the attraction, a small waterfall will flow from one pond to the next over an old shell dam. New Riverside Village will be a beautiful southern village of a pedestrian-friendly scale. Most buildings will stand one and a half to two stories tall along a street with convenient parking, street trees, and sidewalks reminiscent of small towns in South Carolina. Parking lots will be unseen behind buildings in the core of the village.

There will be a southern-style restaurant with a deck extending over one of the ponds. The shaded deck will include space for outdoor eating and music. Other restaurants, retail spaces, and offices will be within walking distance of the parks, playground, and townhomes. Everything will be connected to neighboring properties for walkability along the beautiful tree-lined streets and paths.

All of the streets will have a traditional curb with a planting strip for flowers and trees, and sidewalks, making them safe for pedestrians as they travel between the village, library, or restaurants. The trees will add shade and character to the streets. On-street parking will be allowed to provide separation from traffic and pedestrians.

To add to the vibrancy, there will be restaurants along the main highway bringing people into the village center. From there, one can park and stroll the path along the pond, sit in one of the pocket parks, or play on the playground and mingle.

Upon completion, New Riverside Village will:

- Reflect community values, attention to fiscal stewardship, and commitment to quality and beauty;
- Be a beautiful place to live and shop;
- Be a stimulating place to work and a welcoming, accessible place to do business;
- Serve as a hub for connecting people with parks, bike and pedestrian trails, municipal services, and retail.
- Be a source of community pride and convey a vibrant civic spirit.

II. PUD and Concept Plan Overview

The application for PUD Master Plan approval of Parcel 4B-2 and 4B-3, located within the New Riverside Planning Area is submitted per Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the New Riverside Concept Plan adopted by the Town in June 2004. The Town of Bluffton approved the Concept Plan and a Development Agreement for the New Riverside tract in June 2004. The Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan, including Parcels 4B-2 and 4B-3. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the framework for this PUD Master Plan application.

This entire written narrative, together with all exhibits attached hereto, constitutes the full application, and upon approval, shall constitute the official PUD Master Plan for Parcel 4B-2 and 4B-3 at New Riverside.

III. Existing Conditions

The project includes Parcel 4B-2 (R610 036 000 1258 0000) and 4B-3 (R610 036 000 3214 0000) at New Riverside as shown on the Minor Subdivision Plat Parcel 4B-2 & 4B-3, prepared by Robert K. Morgan, III and recorded in the Beaufort County Courthouse. The project site is located in Bluffton, SC at the intersection of SC Hwy 46 and SC Hwy 170.

Parcel 4B-2 is an irregular shaped parcel consisting of approximately 28.397 acres and Parcel 4B-3 consists of approximately 7.111 acres

owned by the Town of Bluffton. Parcel 4B-2, owned by MFH Land, LLC is bound on the west by New Riverside Road, the north by Parcel 4B-3, SC Hwy 46 and SC. Hwy 170, 4B-2 SC Commission of Forestry (R600 036 000 0013 0000) and the Landings at New Riverside to the south. Parcel 4B-3 is a triangularly shaped property bounded by Parcel 4B-2 to the east, west and south and SC Hwy 46 to the north (see Appendix C).

A. Existing Boundaries

The *Subdivision Plat of Parcel 4B-2 & 4B-3* as described above contains the following information:

- 1) Vicinity Map
- 2) Boundary and Dimensions
- 3) Existing Easements
- 4) Existing Roads
- 5) Existing Drainage Ways
- 6) Property Owners of Adjacent Properties
- 7) FEMA Flood Zones

B. Wetlands Verification

A wetland impact permit was issued for New Riverside and includes Parcels 4B-2 and 4B-3. A copy of the wetland impact permit and drawings regarding Parcels 4B-2 and 4B-3 are attached in Appendix C. A copy of the permit is on file with the Town of Bluffton. Per the USACE, no wetlands exist on the project site.

C. Topography

New Riverside Village is situated on a predominantly sandy site with elevations ranging from elevation 41 in the northeastern quadrant of the property to elevation 31 towards the western project boundary adjacent to the Landings at New Riverside (see Exhibit E).

D. Vegetation and Tree Cover

The site's vegetation consists of dense small diameter hardwoods and pines. Although the predominate species are laurel oaks in the north and pines in the south, there are other mixed oaks, live oaks, gum trees, and pines. The project site was reviewed for attractive trees and a cluster of live oaks nestled on the east side of the site was discovered. These trees will be the focus for preservation at the entry off May River Road aiding in creating a sense of place and enriching the character of the site. The plan overlay showing the general area of trees identified during the site review is shown in Exhibit F.

1) Priority Trees

Section 5.2.7.4 of Ordinance 90/3 Zoning and Development Standard Ordinance incorporated into the New Riverside Development Agreement, PUD and Concept Plan identifies live oaks with a trunk diameter of 24" or greater as the highest priority for preservation. Fourteen (14) such trees exist on the project site. The master plan was established to maximize the preservation of these trees. The current master plan was designed with the intent to preserve 13 of the 14 priority trees. The single priority tree currently projected to be removed is located toward New Riverside Road and will likely be lost due to the site's geometry and the grid-based form of the plan.

Preservation of these trees shall be a focus through the development plan process unless mutually agreed by Town growth management staff and a certified arborist licensed to practice in the town of Bluffton that the tree is unhealthy, in decline or unsafe.

2) Hwy 46 HCOD Buffer and New Riverside Buffer

The eleven-mile May River Scenic Byway, a South Carolina registered Scenic Byway, passes along the frontage of the project site. Preservation and enhancement of the tree canopy along this roadway is a priority of the project. Existing trees within the required 60-ft buffer shall be preserved except for at vehicular access points and utility crossings. Similar standards shall be applied to 60-ft buffer along New Riverside Road.

IV. Development Master Plan

The project will be developed in accordance with the New Riverside Concept Plan. The proposed master plan demonstrates a potential arrangement of commercial layouts and parking configurations. The final layout and building footprints will vary based on market conditions and tenant needs.

A. Parking Standards

Parking shall comply with section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000 in the New Riverside Concept Plan based on use.

B. Phasing

Preliminary phasing for New Riverside Village is shown in Exhibit I.

Initial Phase

The initial Phase will consist of the commercial village, the town's community park and pond, infrastructure necessary to support both spaces, a civic building presently proposed as a community library and an early learning center.

Outparcels

Four outparcels will be developed when the market dictates. It is anticipated Outparcel 1 (Building G), Outparcel 2 (Building H), and Outparcel 3 (Building I) will begin construction in 2020 and Outparcel 4 will begin construction in 2021.

Single Family Residential

The infrastructure for the single-family residential lots is expected to be constructed concurrently with the commercial village. Sub-phasing of the single family residential is not anticipated but may occur if market demands dictate.

Phase 2 Residential

The proposed land use of Phase 2 of New Riverside Village is planned as multi-family or single family residential and will be phased in as market conditions and development rights allow.

C. Site Design and Development Standards

Architectural guidelines are currently governed by the Declaration of Covenants, Conditions and Restrictions for Towne Centre at New Riverside as found in Book 2782, Page 110, in the Register of Deeds for Beaufort County. The property also falls within the Highway Corridor Overlay District (HCOD) and shall also comply to these standards. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

D. Open Space

Per section 5.2.9(E) Open Space Standards Table A of the Zoning and Development Standards Ordinance 90/3 referenced in the New Riverside Concept Plan, 15% open space is required for commercial uses. The master plan proposes 12.7 ac open space through buffers, trails, ponds and park space with approximately 2.5 acres being active open space. Calculations shall be provided as part of the development permit process.

1) Town Park

The Town of Bluffton is eager to provide open space to its citizens. New Riverside Village is improving the existing open space as shown in Exhibit H. There will be ± 5.3 acres of dedicated open space that will include a fishing pond, dock, trails and paths, a playground, open play areas, a shelter, drinking fountains, benches, and shade trees. Parking spaces will be adjacent to the largest open space to provide easy access.

2) Pocket Parks

The master plan also includes four pocket parks. The first Pocket Park is located north of the civic building where the live oak cluster was discovered. The second pocket park is situated

between the commercial village area and the town park space. This space extends the feel of the town park into the village area. The third and fourth pocket parks are located in the middle of the residential areas and will be open to residents only.

3) Buffer Trails

A recreational trail shall be constructed through portions of the 60-ft buffer along Highway 46 and New Riverside Road.

E. Conceptual Wastewater Collection Master Plan

- 1) Proposed Sanitary Sewer Collection System(see Exhibit L)

F. Conceptual Water Distribution Master Plan

- 1) Proposed Water Distribution System (see Exhibit K)

G. Stormwater Management

New Riverside Village is situated within the New River watershed, a 303(d) Impaired water as classified by the state of South Carolina. The proposed pond at the center of the property shall intercept and treat development runoff prior to discharging to the New Riverside Road right-of-way and the Landings at New Riverside site, leading to wetland tributaries of the New River.

The Drainage Master Plan is shown in Exhibit M. Stormwater runoff will be routed through the site via underground storm piping system, connecting to the Landings at New Riverside stormwater system and the roadside swale within the New Riverside Road right-of-way.

Stormwater runoff will be attenuated to pre-development levels for the twenty-five (25) year, twenty-four (24) hour storm. The project site is relatively high with portions of the site soils classified as somewhat poorly drained, whereas other areas are classified as excessively well-draining by United States Geological Survey. Best Management Practices shall be utilized to reduce post development runoff volumes.

As a secondary use the stormwater ponds shall also be utilized for recreational purposes, including fishing.

H. Utility Services

1) Potable Water Distribution

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing twelve-inch diameter water main is located within New Riverside Road and a water line stub-out has been extended to the site.

2) Wastewater Collection

Wastewater collection will be provided by an existing eight-inch diameter gravity sewer main stubbed to the property at the property line, which is also shared with the Landings at New Riverside. The existing gravity system then flows to a pump station located by the Alston Park Community. The wastewater will be collected and pumped to the Cherry Point wastewater facility owned and operated by BJWSA.

3) Power Supply and Service

In accordance with franchise agreements approved by Town Council, New Riverside Village is in the Dominion service district. The electrical service will be provided by Dominion. Service will be extended as development progresses. PUD Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina.

4) Telecommunication Service

The developer is coordinating its plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission.

5) Fire Protection

The community is in the Bluffton Township Fire District (BTFD) jurisdiction. The water supply system will be designed to provide flow and pressure for fire protection.

See Intent to Serve letters in Appendix E.

I. Access

The property will be accessed from four locations. The primary access is a full movement entry on New Riverside Road situated across from the New Riverside Barn, a right-in-right-out just southwest of the Highway 46 and Highway 170 roundabout, an access off State Highway 46, toward the eastern side of the site and the planned connection to the Landings at New Riverside neighborhood.

J. Streetscape

The network of streets and connecting roadways will be similar in section to those seen on Dr. Mellichamp Drive in the Old Town. Sections will include a 20-foot travel way with a mixture of parallel parking and 45-degree angled parking. Sidewalks will be located on both sides of the streets when fronting a commercial business and existing tree cover allow (see Exhibit N).

K. Sidewalk System

In addition to the internal streets, a system of sidewalks is planned as shown in Exhibit G. The sidewalks are designed to connect to the New Riverside Road pedestrian trail on the west side of New Riverside Road via a pedestrian crossing at the proposed intersection. Sidewalks will also connect to the two sidewalk stub-outs at the Landings at New Riverside.

L. Ownership and Maintenance of Common Areas and Utilities

1) Common Areas

The two Town parks situated at the core of the community will be owned and maintained by the Town of Bluffton. Common infrastructure, open space and

drainage shall be privately maintained. Development in New Riverside Village will be maintained in accordance with proposed maintenance agreements between property owners.

2) Utilities

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by SCE&G, or other provider as approved by the Public Service Commission.

M. Interconnectivity to Adjacent Land Use

Section 2-16 *Roads* of Jones Estate Concept Plan indicates that the PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. The Master Plan connects to the Landings at New Riverside roadway network and accommodations for future consideration to connect to SC Commission of Forestry (R600 036 000 0013 0000) parcel if future development occurs on the site.

N. Traffic Assessment

A traffic assessment was performed by Wilbur Smith & Associates in May 15, 2000 as part of the Jones Estate PUD Concept Plan. An updated traffic assessment was performed by Thomas & Hutton in 2004 in consideration of the SC Hwy 46 and SC Hwy 170 roundabout and New Riverside Road. The assumed commercial and retail traffic loading for New Riverside included 150,000 SF general commercial and 350,000 SF shopping center, far more than what is proposed within New Riverside Village.

V. Land Use Parcel Delineations and Uses

The land uses labeled on the Master Plan identify the most likely uses expected under current market forecasts. This Master Plan Application does not limit those previously approved uses, but identifies current forecasts.

Development on New Riverside Village will be subject to design guidelines that comply with the development standards of the Town, as applicable to the New Riverside Conceptual Land Use Plan and must also comply with the architectural and site design standards of the land use covenants. Environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site specific development on each parcel upon individual applications for development approval which demonstrate compliance with these applicable use and site standards.

VI. Development Approvals within the New Riverside Planning Area

Development Approval applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under Attachment I of the New Riverside Conceptual Land Use Plan, and further such applications must meet standards set forth in this Master Plan approval and applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.



NEW RIVERSIDE VILLAGE

Aerial Exhibit
10/28/2019

- Parcels
- Project Site





SITE DATA TABLE

| | |
|-----------------------|--------------|
| · TOTAL SITE ACREAGE: | 35.5 AC. |
| · PERVIOUS AREA: | 13.7 AC. 39% |
| · IMPVIOUS 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 | RETAIL / RESTAURANT | | 8,000 | | 32 | |
| B | RETAIL / RESTAURANT | | 7,500 | | 30 | |
| C | RESTAURANT | | 7,500 | | 30 | |
| D | RETAIL / RESTAURANT | | 10,000 | | 40 | |
| E | RETAIL / RESTAURANT | | 10,000 | | 40 | |
| F | RETAIL / RESTAURANT | | 6,000 | | 24 | |
| G | RETAIL / RESTAURANT | | 6,500 | | 26 | |
| H | LIBRARY | | 15,000 | | 68 | |
| I | EARLY CHILDHOOD CENTER | | 8,500 | | 34 | |
| | COMMUNITY PARK | 5.3 AC. | | | | |
| | SUBTOTAL | 17.7 AC. | 79,000 | 4/1,000 sq. ft. | 324 | 326 |
| OUTPARCELS | | | | | | |
| J | OFFICE / RETAIL | 1.7 AC. | 15,000 | 4/1,000 sq. ft. | 60 | 60 |
| K | GENERAL STORE | 1.5 AC. | 5,000 | 4/1,000 sq. ft. | 20 | 20 |
| L | RESTAURANT | 1.7 AC. | 4,800 | 12/1,000 sq. ft. | 58 | 58 |
| | SUBTOTAL | 4.9 AC. | | | 138 | 138 |
| | SINGLE FAMILY | 5.3 AC. | | | | |
| | PHASE 2 | 7.6 AC. | | | | |
| | TOTAL | 35.5 AC. | | | | |

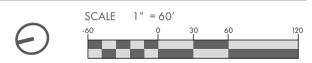
PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.
 OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.
 REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS
 TREES SHOWN ON CONCEPTUAL MASTER PLAN ARE 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

OCTOBER 29, 2019
 REVISED: JANUARY 14, 2020

50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 WWW.THOMASANDHUTTON.COM
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KEY:

-  APPROXIMATE TREE CONSERVATION AREAS
-  PRIORITY TREE(S) SAVED (13)
-  PRIORITY TREE(S) NOT BEING SAVED (1)



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

TREE PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

OCTOBER 29, 2019
 REVISED: DECEMBER 30, 2019

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 50 PARK OF COMMERCE WAY
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R610-036-000-1258-0000

KEY:

- BUFFER
- TOWN OPEN SPACE
- POND

OPEN SPACE SUMMARY

| TYPE | ±ACREAGE |
|-----------------|----------------|
| BUFFER | 3.6 AC |
| TOWN OPEN SPACE | 5.3 AC |
| POCKET PARKS | 1.4 AC |
| TOTAL | 10.3 AC |



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

OPEN SPACE PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

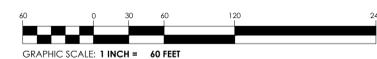
R610-036-000-1258-0000

OCTOBER 29, 2019
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- KEY:**
-  OUTFALL LOCATION
 -  DRAINAGE PIPE
 -  MAIN DRAINAGE LINE
 -  FLOW DIRECTION



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

DRAINAGE MASTER PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

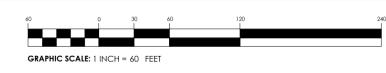
R610-036-000-1258-0000

OCTOBER 29, 2019
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PHASING PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

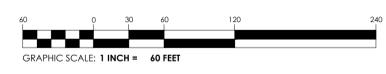
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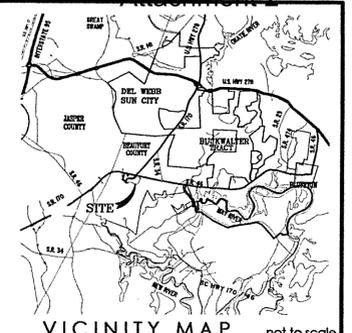


N/F PULTE HOME
 COMPANY, LLC
 AMENITY PARCEL
 PB 145 PAGE 194

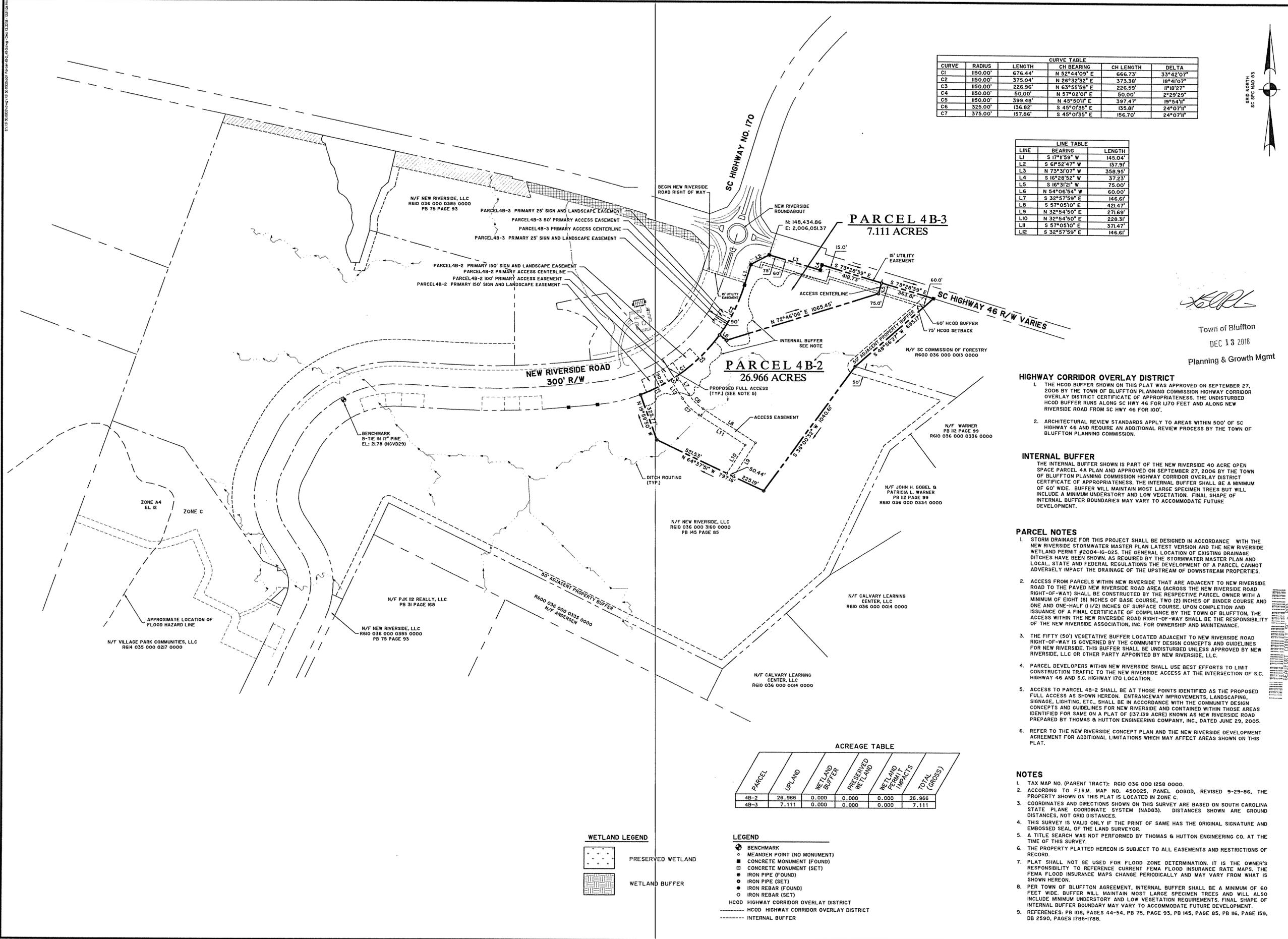
COMPANY, LLC
 N/F PULTE HOME

COMPANY, LLC
 N/F PULTE HOME

N/F SC COMMISSION OF FORESTRY
 R600 036 000 0013 0000



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| CURVE | RADIUS | LENGTH | CH BEARING | CH LENGTH | DELTA |
|-------|----------|---------|---------------|-----------|-----------|
| C1 | 1150.00' | 676.44' | N 52°44'09" E | 666.73' | 33°42'07" |
| C2 | 1150.00' | 375.04' | N 28°32'32" E | 373.38' | 18°41'07" |
| C3 | 1150.00' | 226.96' | N 53°55'59" E | 226.59' | 18°18'27" |
| C4 | 1150.00' | 50.00' | N 57°02'01" E | 50.00' | 2°29'25" |
| C5 | 1150.00' | 399.48' | N 45°50'11" E | 397.47' | 19°54'11" |
| C6 | 325.00' | 136.82' | S 45°01'35" E | 135.81' | 24°07'11" |
| C7 | 375.00' | 157.86' | S 45°01'35" E | 156.70' | 24°07'11" |

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | S 17°15'59" W | 145.04' |
| L2 | S 6°52'47" W | 137.91' |
| L3 | N 73°31'07" W | 358.95' |
| L4 | S 16°28'52" W | 37.23' |
| L5 | S 16°31'21" W | 75.00' |
| L6 | N 54°06'54" W | 60.00' |
| L7 | S 32°57'59" E | 146.61' |
| L8 | S 57°05'10" E | 421.47' |
| L9 | N 32°54'50" E | 271.69' |
| L10 | N 32°54'50" E | 228.31' |
| L11 | S 57°05'10" E | 371.47' |
| L12 | S 32°57'59" E | 146.61' |

| PARCEL | UPLAND | WETLAND BUFFER | PRESERVED WETLAND | WETLAND PERMIT IMPACTS | TOTAL (GROSS) |
|--------|--------|----------------|-------------------|------------------------|---------------|
| 4B-2 | 26.966 | 0.000 | 0.000 | 0.000 | 26.966 |
| 4B-3 | 7.111 | 0.000 | 0.000 | 0.000 | 7.111 |

| | |
|--|-------------------|
| | PRESERVED WETLAND |
| | WETLAND BUFFER |

| | |
|--|--|
| | BENCHMARK |
| | MEANDER POINT (NO MONUMENT) |
| | CONCRETE MONUMENT (FOUND) |
| | CONCRETE MONUMENT (SET) |
| | IRON PIPE (FOUND) |
| | IRON PIPE (SET) |
| | IRON REBAR (FOUND) |
| | IRON REBAR (SET) |
| | HCOD HIGHWAY CORRIDOR OVERLAY DISTRICT |
| | HCOD HIGHWAY CORRIDOR OVERLAY DISTRICT |
| | INTERNAL BUFFER |

[Signature]
 Town of Bluffton
 DEC 13 2018
 Planning & Growth Mgmt

HIGHWAY CORRIDOR OVERLAY DISTRICT
 1. THE HCOD BUFFER SHOWN ON THIS PLAN WAS APPROVED ON SEPTEMBER 27, 2006 BY THE TOWN OF BLUFFTON PLANNING COMMISSION HIGHWAY CORRIDOR OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS. THE UNDISTURBED HCOD BUFFER RUNS ALONG SC HWY 46 FOR 170 FEET AND ALONG NEW RIVERSIDE ROAD FROM SC HWY 46 FOR 100'.

INTERNAL BUFFER
 THE INTERNAL BUFFER SHOWN IS PART OF THE NEW RIVERSIDE 40 ACRE OPEN SPACE PARCEL #A PLAN AND APPROVED ON SEPTEMBER 27, 2006 BY THE TOWN OF BLUFFTON PLANNING COMMISSION HIGHWAY CORRIDOR OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS. THE INTERNAL BUFFER SHALL BE A MINIMUM OF 60' WIDE. BUFFER WILL MAINTAIN MOST LARGE SPECIMEN TREES BUT WILL INCLUDE A MINIMUM UNDERSTORY AND LOW VEGETATION. FINAL SHAPE OF INTERNAL BUFFER BOUNDARIES MAY VARY TO ACCOMMODATE FUTURE DEVELOPMENT.

PARCEL NOTES
 1. STORM DRAINAGE FOR THIS PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW RIVERSIDE STORMWATER MASTER PLAN LATEST VERSION AND THE NEW RIVERSIDE WETLAND PERMIT #2004-16-025. THE GENERAL LOCATION OF EXISTING DRAINAGE DITCHES HAVE BEEN SHOWN, AS REQUIRED BY THE STORMWATER MASTER PLAN AND LOCAL, STATE AND FEDERAL REGULATIONS. THE DEVELOPMENT OF A PARCEL CANNOT ADVERSELY IMPACT THE DRAINAGE OF THE UPSTREAM OF DOWNSTREAM PROPERTIES.
 2. ACCESS FROM PARCELS WITHIN NEW RIVERSIDE THAT ARE ADJACENT TO NEW RIVERSIDE ROAD TO THE PAVED NEW RIVERSIDE ROAD AREA (ACROSS THE NEW RIVERSIDE ROAD RIGHT-OF-WAY) SHALL BE CONSTRUCTED BY THE RESPECTIVE PARCEL OWNER WITH A MINIMUM OF EIGHT (8) INCHES OF BASE COURSE, TWO (2) INCHES OF BINDER COURSE AND ONE AND ONE-HALF (1 1/2) INCHES OF SURFACE COURSE. UPON COMPLETION AND ISSUANCE OF A FINAL CERTIFICATE OF COMPLIANCE BY THE TOWN OF BLUFFTON, THE ACCESS WITHIN THE NEW RIVERSIDE ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE NEW RIVERSIDE ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE.
 3. THE FIFTY (50') VEGETATIVE BUFFER LOCATED ADJACENT TO NEW RIVERSIDE ROAD RIGHT-OF-WAY IS GOVERNED BY THE COMMUNITY DESIGN CONCEPTS AND GUIDELINES FOR NEW RIVERSIDE. THIS BUFFER SHALL BE UNDISTURBED UNLESS APPROVED BY NEW RIVERSIDE, LLC OR OTHER PARTY APPOINTED BY NEW RIVERSIDE, LLC.
 4. PARCEL DEVELOPERS WITHIN NEW RIVERSIDE SHALL USE BEST EFFORTS TO LIMIT CONSTRUCTION TRAFFIC TO THE NEW RIVERSIDE ACCESS AT THE INTERSECTION OF S.C. HIGHWAY 46 AND S.C. HIGHWAY 170 LOCATION.
 5. ACCESS TO PARCEL 4B-2 SHALL BE AT THOSE POINTS IDENTIFIED AS THE PROPOSED FULL ACCESS AS SHOWN HEREON. ENTRANCEWAY IMPROVEMENTS, LANDSCAPING, SIGNAGE, LIGHTING, ETC., SHALL BE IN ACCORDANCE WITH THE COMMUNITY DESIGN CONCEPTS AND GUIDELINES FOR NEW RIVERSIDE AND CONTAINED WITHIN THOSE AREAS IDENTIFIED FOR SAME ON A PLAT OF (37.139 ACRE) KNOWN AS NEW RIVERSIDE ROAD PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY, INC., DATED JUNE 29, 2005.
 6. REFER TO THE NEW RIVERSIDE CONCEPT PLAN AND THE NEW RIVERSIDE DEVELOPMENT AGREEMENT FOR ADDITIONAL LIMITATIONS WHICH MAY AFFECT AREAS SHOWN ON THIS PLAT.

NOTES
 1. TAX MAP NO. (PARENT TRACT): RG10 036 000 1258 0000.
 2. ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0808D, REVISED 9-29-86, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE C.
 3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
 4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
 5. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
 6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 7. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE OWNER'S RESPONSIBILITY TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS. THE FEMA FLOOD INSURANCE MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN HEREON.
 8. PER TOWN OF BLUFFTON AGREEMENT, INTERNAL BUFFER SHALL BE A MINIMUM OF 60 FEET WIDE. BUFFER WILL MAINTAIN MOST LARGE SPECIMEN TREES AND WILL ALSO INCLUDE MINIMUM UNDERSTORY AND LOW VEGETATION REQUIREMENTS. FINAL SHAPE OF INTERNAL BUFFER BOUNDARY MAY VARY TO ACCOMMODATE FUTURE DEVELOPMENT.
 9. REFERENCES: PB 108, PAGES 44-54, PB 75, PAGE 93, PB 145, PAGE 85, PB 116, PAGE 159, DB 2590, PAGES 1786-1788.



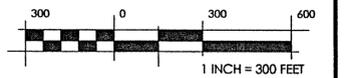
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
 ROBERT K. MORGAN, III
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 26957

MINOR SUBDIVISION
PARCEL 4B-2 & 4B-3
 FORMERLY
PARCEL 4B-2
 A PORTION OF
NEW RIVERSIDE

TOWN OF BLUFFTON
 BEAUFORT COUNTY, SOUTH CAROLINA
 prepared for
NEW RIVERSIDE, LLC

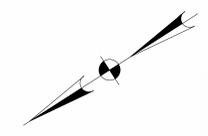
| No. | Revision | By | Date |
|-----|------------------------------|-----|----------|
| 1 | ADDED ACCESS & SIGN EASEMENT | LPO | 12-13-18 |

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com



plotted 08-14-18
 drawn LPO
 reviewed RKM
 field AUGUST, 2018
 crew BB

- KEY:**
- GRAVITY SEWER MANHOLE
 - GRAVITY SEWER MAIN



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

SEWER MASTER PLAN

NEW RIVERSIDE VILLAGE
 BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

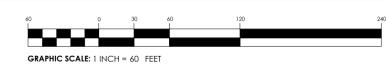
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OCTOBER 29, 2019
 REVISED: DECEMBER 30, 2019

THOMAS HUTTON
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 SAVANNAH, GA 31405 • 912.234.5300
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 AVTEX COMMERCIAL PROPERTIES, INC &
 MFH LAND, LLC

TOPOGRAPHY

NEW RIVERSIDE VILLAGE

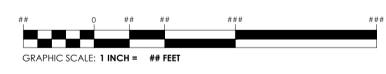
BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

OCTOBER 29, 2019
 REVISED: DECEMBER 30, 2019

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 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
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This map illustrates a general plan of the development which is for discussion purposes only, 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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R610-036-000-1258-0000



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PROPOSED TOWN PARK SPACE

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

R610-036-000-1258-0000

OCTOBER 29, 2019
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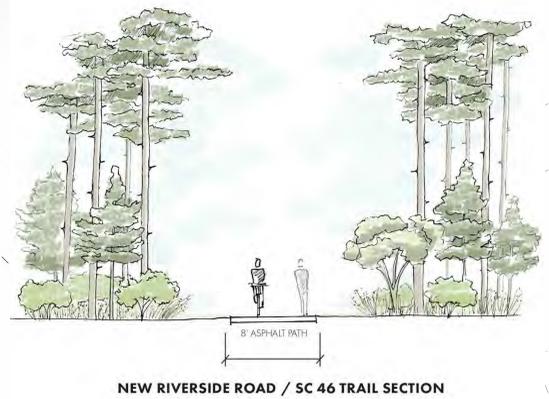
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KEY:

- EXISTING:
 - ROADS 
 - SIDEWALKS 
- PROPOSED:
 - ROADS 
 - SIDEWALKS 
 - RECREATIONAL TRAIL 
 - NEW RIVERSIDE ROAD / SC 46 TRAIL 
 - ADJACENT COMMUNITY CONNECTION POINT 

NOTE(S): REFER TO STREET SECTIONS FOR DIMENSIONS



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TRANSPORTATION NETWORK PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

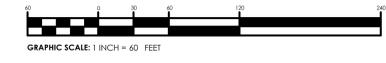
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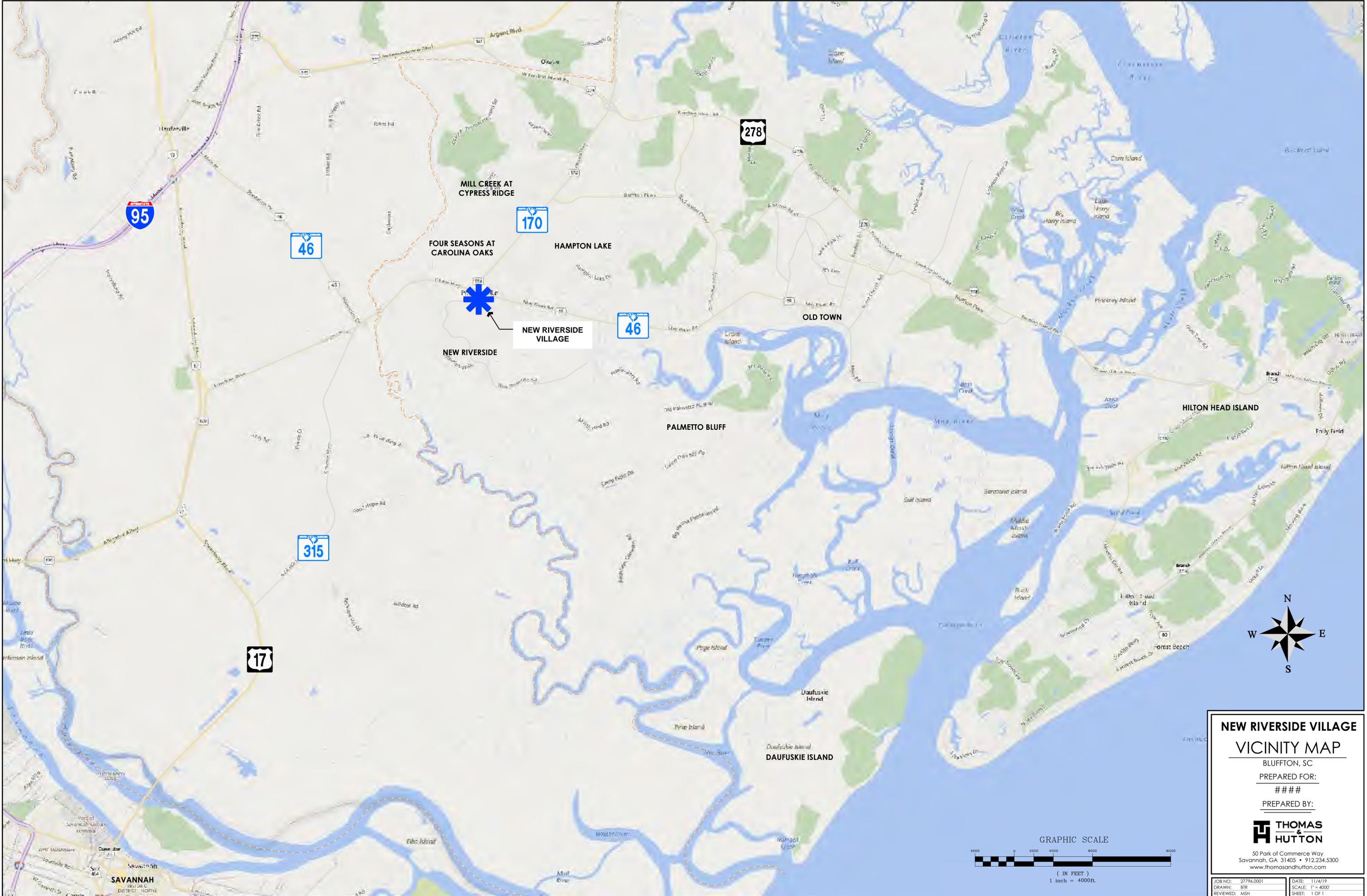
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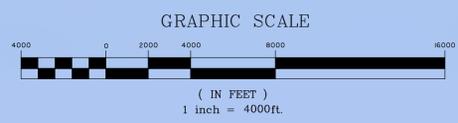




NEW RIVERSIDE VILLAGE
VICINITY MAP
 BLUFFTON, SC
 PREPARED FOR:
 ###
 PREPARED BY:



THOMAS & HUTTON
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 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com



| | |
|--------------------|-------------------|
| JOB NO: 27796.0001 | DATE: 11/4/19 |
| DRAWN: BTR | SCALE: 1" = 4000' |
| REVIEWED: MSH | SHEET: 1 OF 1 |

- KEY:**
- 8" WATER MAIN
 - 10" WATER MAIN



PREPARED FOR:
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WATER MASTER PLAN

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

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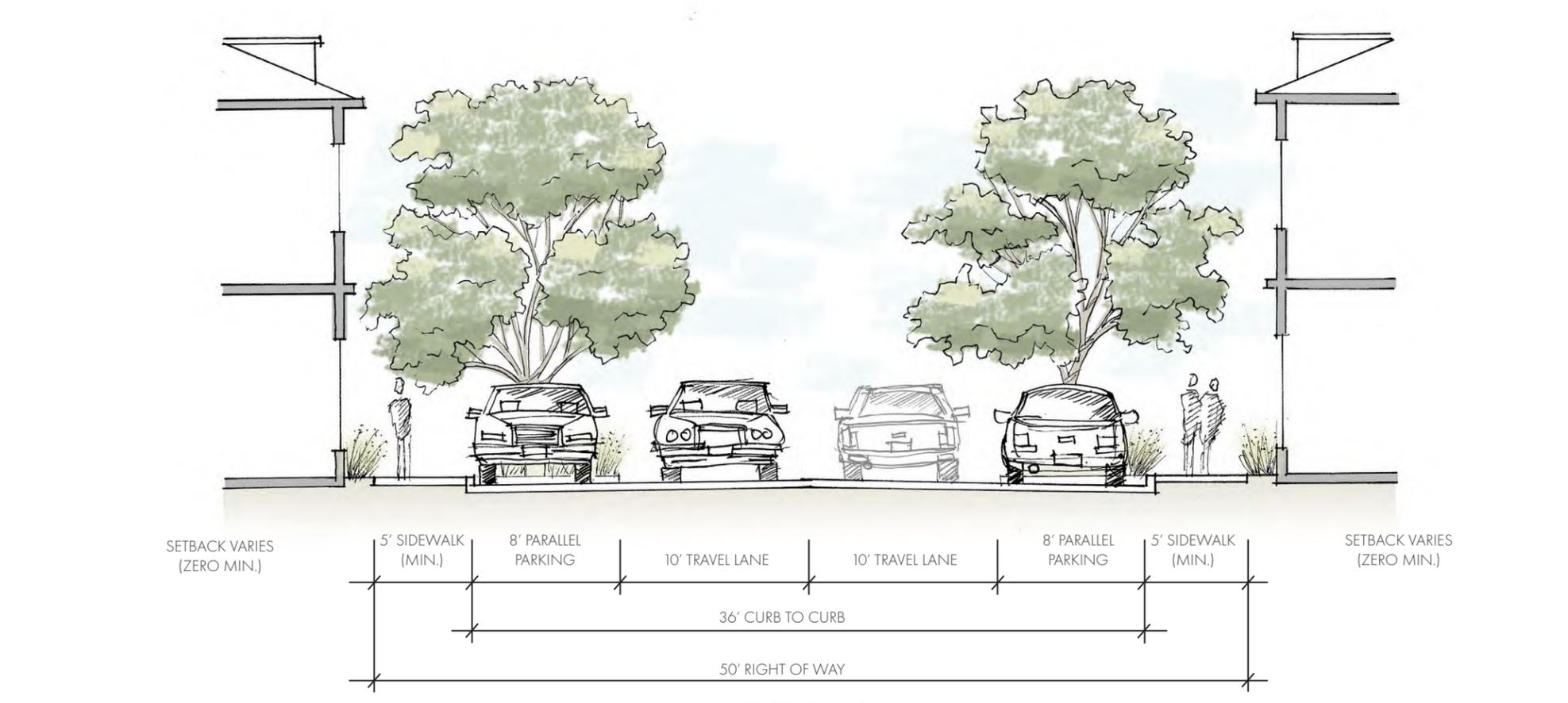
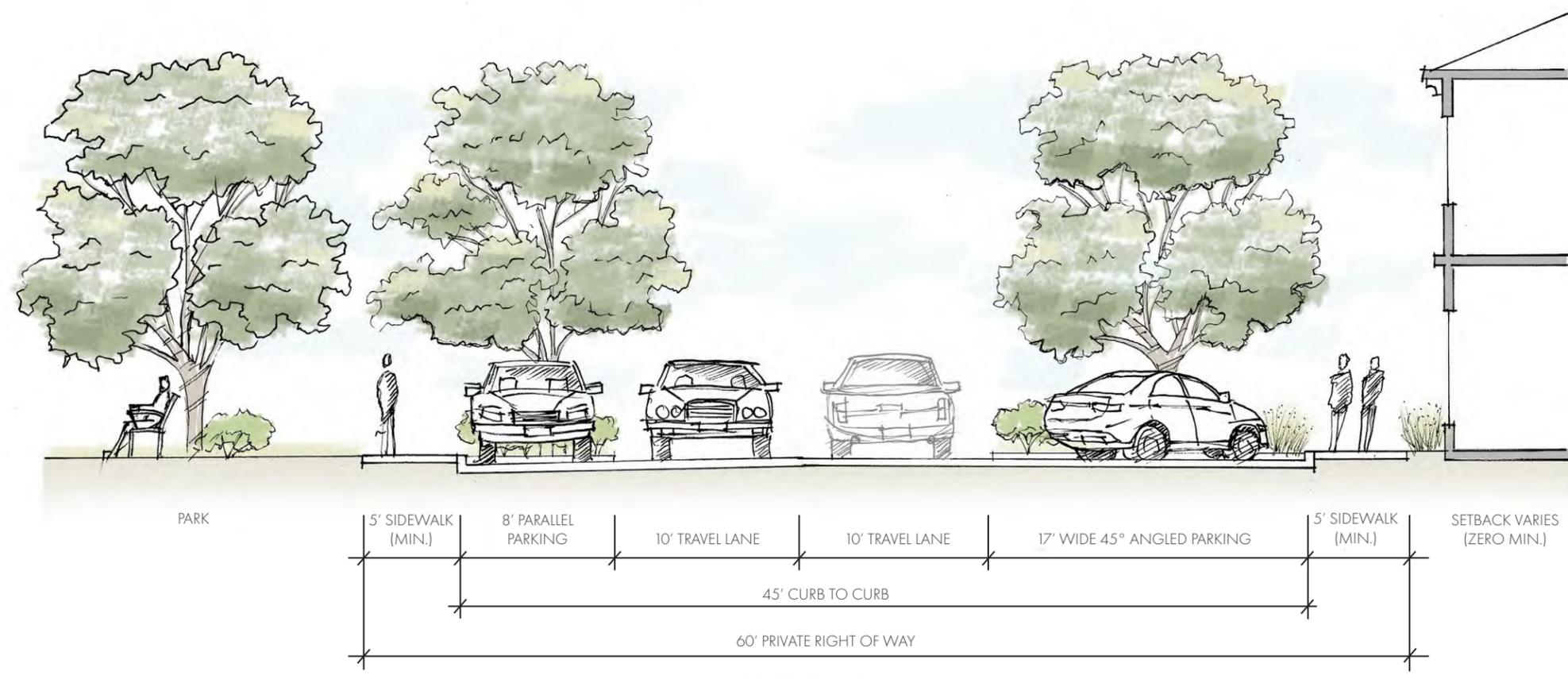
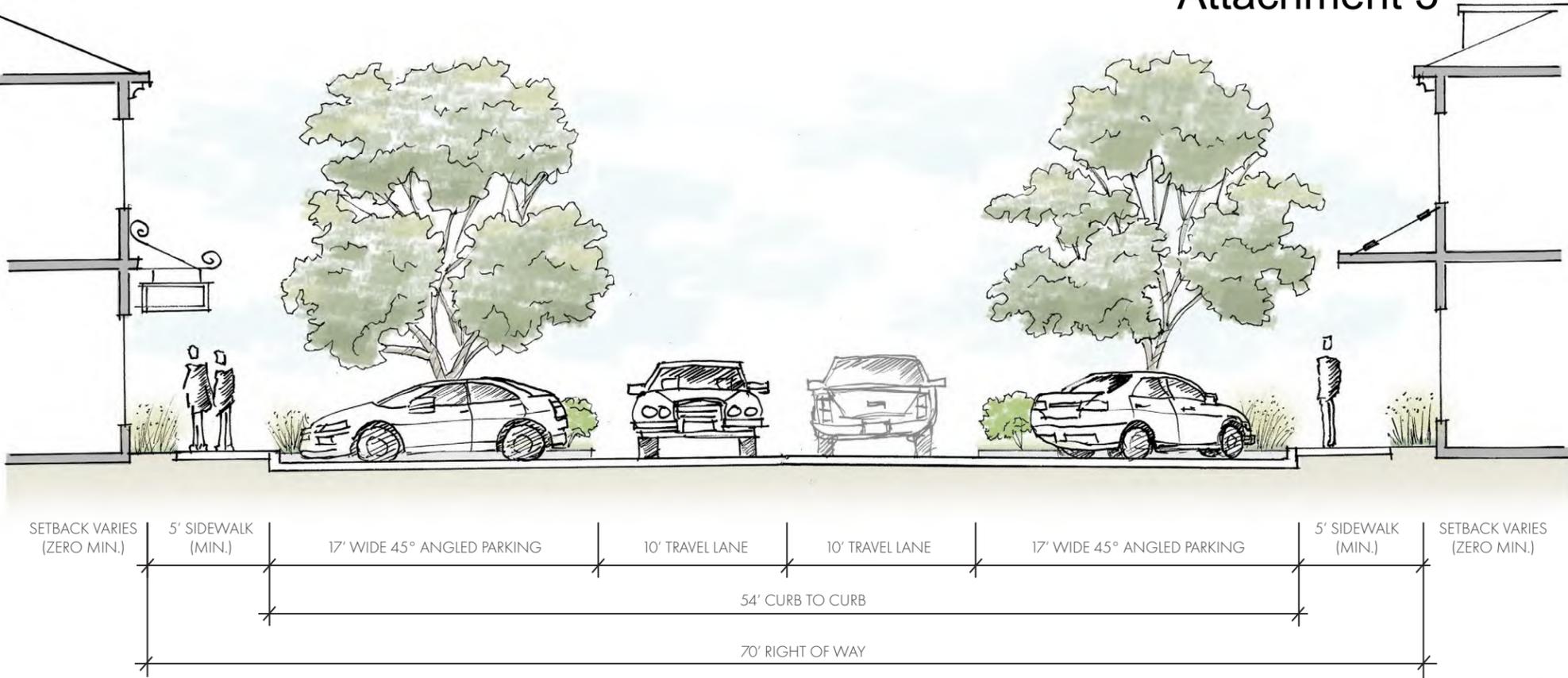
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TYPICAL ROAD CROSS SECTIONS

JANUARY 2, 2020

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA

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