

**New Riverside Park Vicinity Map**

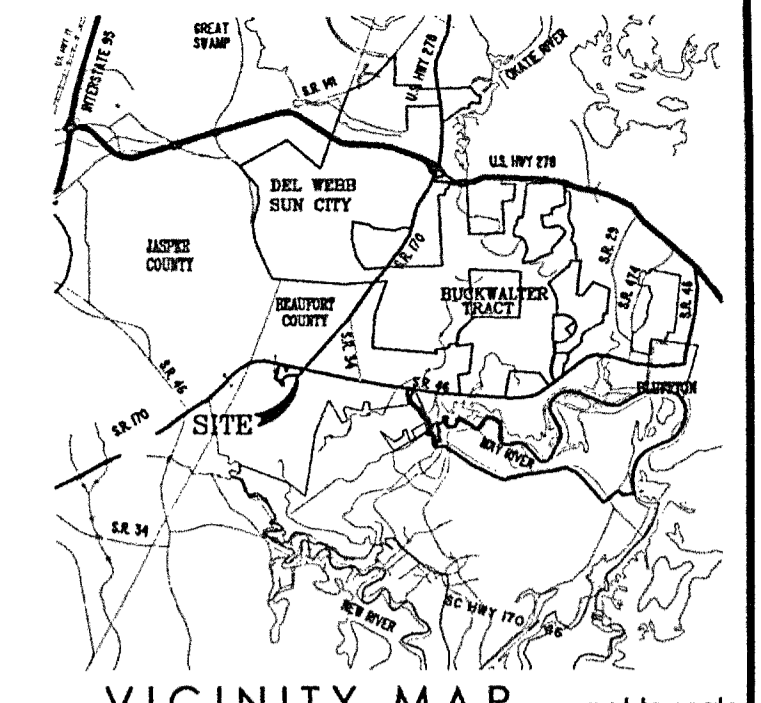
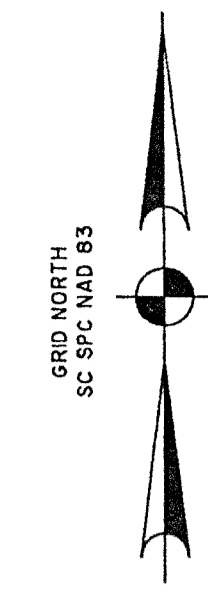


**New Riverside Park Vicinity Map**

EXHIBIT TO PLAT 18534.0001, 12/13/18, 12:13:18 PM  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 THOMAS & HUTTON ENGINEERING CO.  
 No. 00285  
 12-13-18

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	850.00'	591.77'	S 37°04'40" W	579.89'	39°53'23"
C2	850.00'	405.09'	S 70°44'22" W	401.27'	27°18'21"
C3	4852.20'	335.16'	S 66°22'34" W	335.10'	3°57'28"
C4	11410.57'	857.68'	S 75°40'34" E	857.48'	4°18'24"

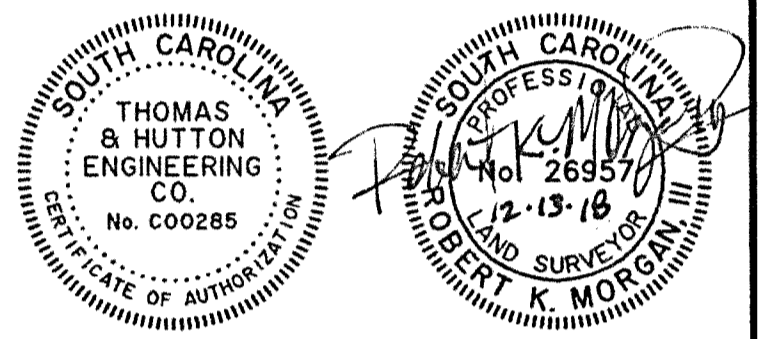
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 46°25'40" E	168.83'
L2	S 84°23'43" W	19.27'
L3	S 84°23'43" W	176.40'
L4	N 19°59'21" W	55.01'
L5	N 03°04'08" E	95.76'
L6	N 21°33'42" E	199.88'
L7	N 48°53'21" E	62.13'
L8	N 13°17'06" E	212.96'
L9	S 77°53'46" E	27.36'
L10	S 12°10'15" W	12.50'
L11	S 73°28'41" E	76.06'
L12	S 16°31'21" W	25.61'
L13	S 07°42'07" E	39.97'
L14	S 84°14'01" E	62.68'
L15	S 71°13'03" E	127.45'
L16	S 50°26'33" E	111.82'
L17	S 26°31'14" W	56.29'
L18	S 36°32'46" W	27.57'
L19	S 14°54'50" W	52.14'
L20	S 05°36'17" E	100.53'



VICINITY MAP not to scale  
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RECORDING INFO

*La Oll*  
 Town of Bluffton  
 DEC 13 2018  
 Planning & Growth Mgmt



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

SUBDIVISION PLAT

PARCELS 4A-2 & 4A-3  
 FORMERLY PARCEL 4A-2  
 A PORTION OF  
 NEW RIVERSIDE

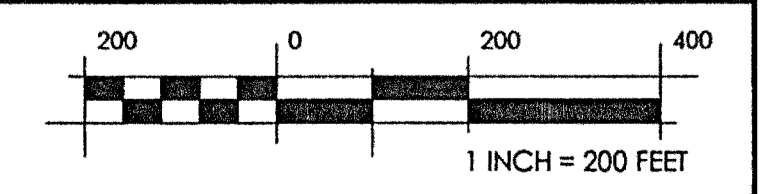
TOWN OF BLUFFTON  
 BEAUFORT COUNTY, SOUTH CAROLINA

prepared for  
 NEW RIVERSIDE, LLC

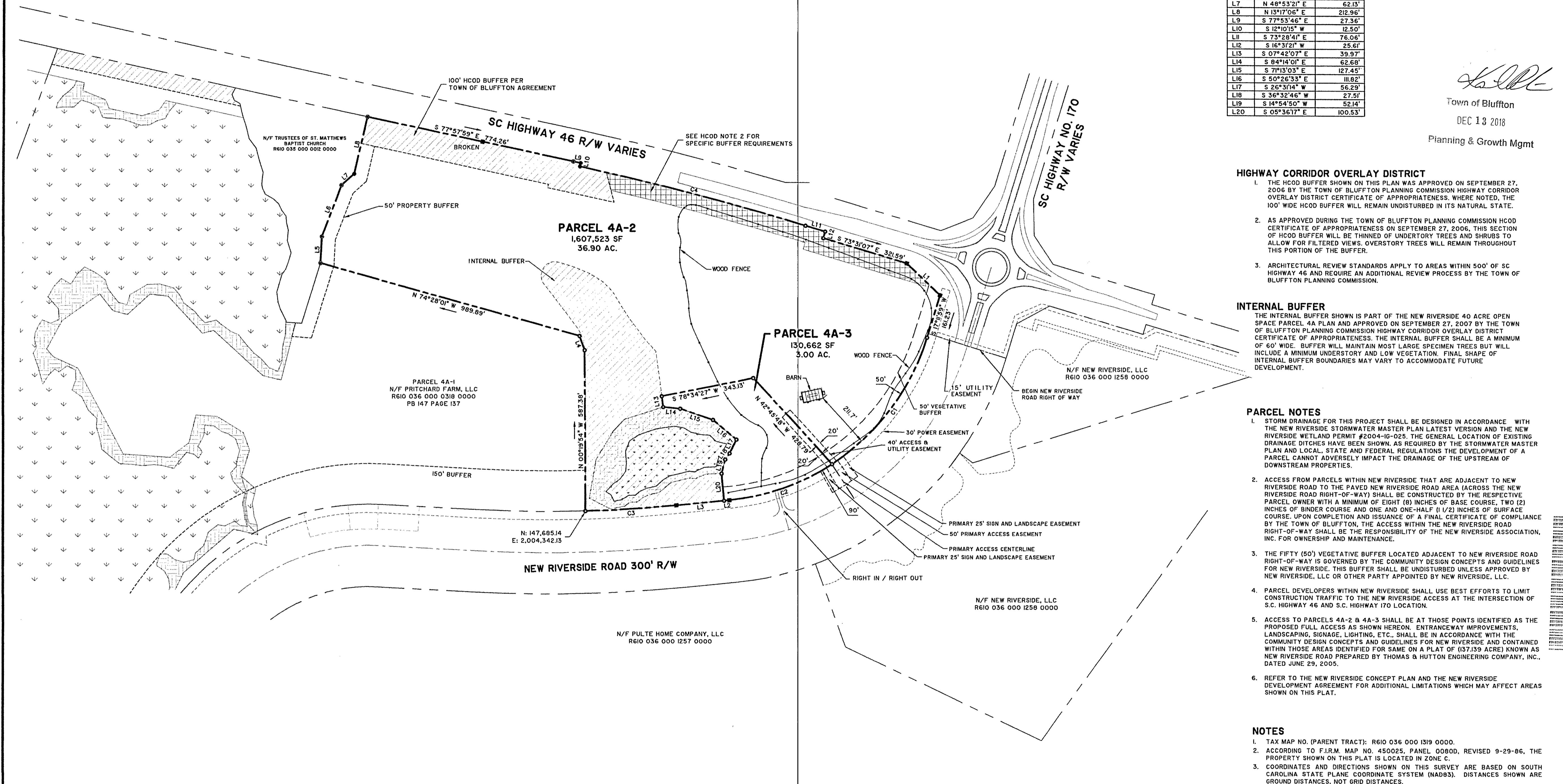
No.	Revision	By	Date
1	ADDED ACCESS & SIGN EASEMENT	LPO	12-13-18



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plat 08-10-18  
 drawn LPO  
 reviewed RKM  
 field AUGUST 2018  
 crew BB



**HIGHWAY CORRIDOR OVERLAY DISTRICT**  
 1. THE HCOB 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. WHERE NOTED, THE 100' WIDE HCOB BUFFER WILL REMAIN UNDISTURBED IN ITS NATURAL STATE.  
 2. AS APPROVED DURING THE TOWN OF BLUFFTON PLANNING COMMISSION HCOB CERTIFICATE OF APPROPRIATENESS ON SEPTEMBER 27, 2006, THIS SECTION OF HCOB BUFFER WILL BE THINNED OF UNDERTORY TREES AND SHRUBS TO ALLOW FOR FILTERED VIEWS. OVERSTORY TREES WILL REMAIN THROUGHOUT THIS PORTION OF THE BUFFER.  
 3. ARCHITECTURAL REVIEW STANDARDS APPLY TO AREAS WITHIN 500' OF SC HIGHWAY 46 AND REQUIRE AN ADDITIONAL REVIEW PROCESS BY THE TOWN OF BLUFFTON PLANNING COMMISSION.

**INTERNAL BUFFER**  
 THE INTERNAL BUFFER SHOWN IS PART OF THE NEW RIVERSIDE 40 ACRE OPEN SPACE PARCEL 4A PLAN AND APPROVED ON SEPTEMBER 27, 2007 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 UNDERTORY 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-IG-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 PARCELS 4A-2 & 4A-3 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 PLAN OF (137.139 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): R610 036 000 1319 0000.  
 2. ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0080D, 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. ARMY CORPS OF ENGINEERS PERMIT #2004-IG-025 REQUIRES RESTRICTIVE COVENANTS ON WETLANDS AND WETLAND BUFFERS.  
 8. 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.  
 9. 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 UNDERTORY AND LOW VEGETATION REQUIREMENTS. FINAL SHAPE OF INTERNAL BUFFER BOUNDARY MAY VARY TO ACCOMMODATE FUTURE DEVELOPMENT.  
 10. REFERENCES: PB 147 PAGE 137, PB 116, PAGE 159, DB 2590, PAGES 1766-1788.

ACREAGE TABLE						
PARCEL	UPLAND	WETLAND BUFFER	PRESERVED WETLAND	WETLAND PERMIT IMPACTS	TOTAL	* UPLAND TOTAL
4A-2	32.44	1.49	1.43	1.54	36.90	35.47
4A-3	3.00	0.00	0.00	0.00	3.00	3.00
TOTAL	35.44	1.49	1.43	1.54	39.90	38.47

\* NOTE:  
 1. UPLAND TOTAL INCLUDES UNDISTURBED WETLAND BUFFER, PERMITTED WETLANDS TO BE IMPACTED, AND EASEMENTS.

**LEGEND**

○ MEANDER POINT (NO MONUMENT)	▨ HCOB - HIGHWAY CORRIDOR OVERLAY DISTRICT BUFFER
■ CONCRETE MONUMENT (FOUND)	▨ HCOB BUFFER REQUIREMENT MODIFICATIONS - REFER TO NOTES
□ CONCRETE MONUMENT (SET)	▨ INTERNAL BUFFER - REFER TO NOTES
● IRON PIPE (FOUND)	
○ IRON PIPE (SET)	
● IRON REBAR (FOUND)	
○ IRON REBAR (SET)	

**WETLAND LEGEND**

	PRESERVED WETLAND
	WETLAND BUFFER