

NORTH  
SC GRID (NAD 83)  
(2011)

LINE TABLE			
LABEL	BEARING	DISTANCE	
L1	N89°27'02" W	0.83	
L2	N01°40'22" E	5.00	
L3	N07°05'47" W	30.92	
L4	N11°08'29" W	32.71	
L5	N78°16'38" W	32.23	
L6	N00°03'40" W	25.29	
L7	N01°46'04" E	5.61	
L8	N00°27'27" E	6.40	
L9	S00°03'01" E	16.64	
L10	S55°07'12" E	21.80	

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	4860.00	339.26	339.19	S87°47'28" E	3°59'59"
C2	595.00	127.04	127.04	N89°47'59" W	2°38'19"
C3	595.00	50.17	50.16	S86°29'20" W	4°49'54"
C4	1175.00	245.72	245.27	N89°56'14" W	11°58'55"
C5	1175.00	76.15	76.14	N82°02'15" W	3°42'48"
C6	595.00	127.83	127.59	N22°07'51" W	12°18'55"
C7	77.00	62.74	61.02	N42°41'55" W	46°40'55"
C8	94.00	40.47	40.16	N31°38'39" W	24°39'57"
C9	77.00	59.13	57.69	N22°00'49" W	44°00'02"

## SHEET 1

### LEGEND

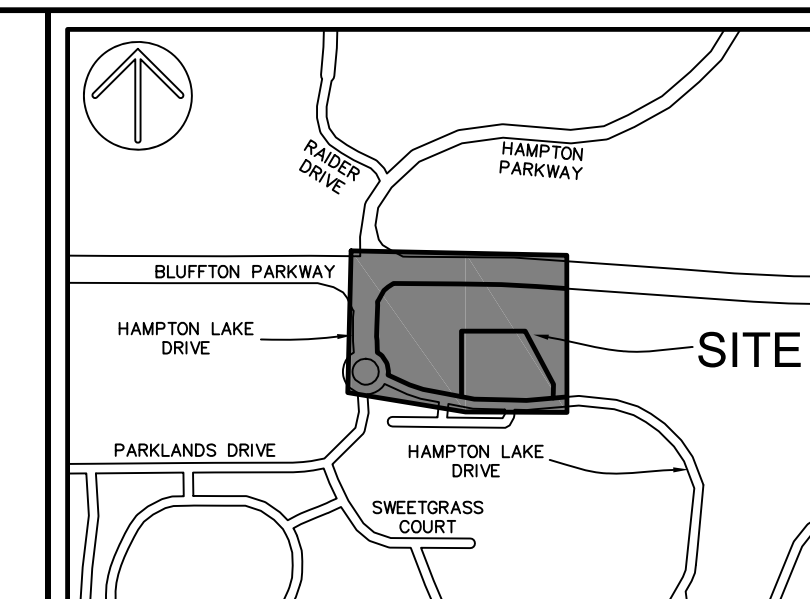
- ▲ CALC POINT - CORNER NOT SET
- IRON PIPE FOUND
- IRON REBAR FOUND DISTURBED
- 5/8" IRON REBAR SET W/CAP
- RIGHT-OF-WAY CONC. MONUMENT FOUND
- RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
- ⊕ AIR RELEASE VALVE
- ⊕ AIR RELEASE VALVE MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ FORCEMAIN MANHOLE
- ⊕ GRATE INLET
- ⊕ GROUND LIGHT
- ⊕ GAS VALVE
- ⊕ HANDICAP PARKING
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ JUNCTION BOX
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ POWER POLE

- ⊕ STORM DRAIN MANHOLE
- ⊕ SPOT ELEVATION
- ⊕ SIGN
- ⊕ SPIGOT
- ⊕ SANITARY SEWER VALVE
- ⊕ SANITARY SEWER VALVE MARKER
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TELEPHONE MANHOLE
- ⊕ TRANSFORMER-ELECTRIC
- ⊕ UNDERGROUND ELECTRIC MARKER
- ⊕ UNDERGROUND GAS MARKER
- ⊕ WATER PUMP
- ⊕ WATER LATERAL OR STUBOUT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER VALVE MARKER
- ⊕ WETLANDS
- ⊕ YARD INLET
- ⊕ BLACK GUM
- ⊕ CEDAR
- ⊕ CHERRY

- G SWEET GUM
- LO LIVE OAK
- MAP RED MAPLE
- MAG MAGNOLA
- P PINE
- PA PALMETTO
- RO RED OAK
- SCO SWAMP CHESTNUT OAK
- WIL WILLOW OAK
- WO WATER OAK
- BOC BACK OF CURB
- CNA COULD NOT ACCESS/ACQUIRE
- DWS DETECTABLE WARNING SURFACE
- DYL DOUBLE YELLOW LINE (SOLID)
- FFE FINISHED FLOOR ELEVATION
- IE INVERT ELEVATION
- PD PIPE DIRECTION
- RCP REINFORCED CONCRETE PIPE
- SBA STOP BAR
- SDWL SINGLE DASHED WHITE LINE
- SWL SINGLE WHITE LINE (SOLID)

- SYL SINGLE YELLOW LINE (SOLID)
- WSE WATER SURFACE ELEVATION
- CONTOUR LINE
- BB BOTTOM OF BANK
- FENCE LINE
- FORCEMAIN
- OVERHEAD POWER LINE
- TOP OF BANK
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTICS LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- BRICK
- BOARDWALK
- CONCRETE
- DETECTABLE WARNING SURFACE
- EDGE OF PAVEMENT
- GRAVEL
- WETLAND BUFFER

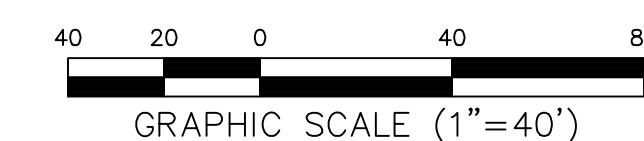
## SHEET 2



VICINITY MAP NOT TO SCALE

### NOTES

- FULL LEGEND AND LINE & CURVE TABLES ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO BE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013020705.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
- VERTICAL DATUM IS NAVD 83.
- BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- PRECISION OF PLAT CLOSURE: 1:297,403
- UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF SEPTEMBER 20, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
- WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK. WETLANDS AND WETLAND BUFFERS SHOWN ARE PER A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.



PREPARED FOR:  
REED COMMERCIAL VENTURES  
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF  
#S 3 & 7 HAMPTON LAKE DRIVE

TAX PARCEL No. 8  
R614 029 000 0485 0000 & R614 029 000 0784 0000  
THE TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

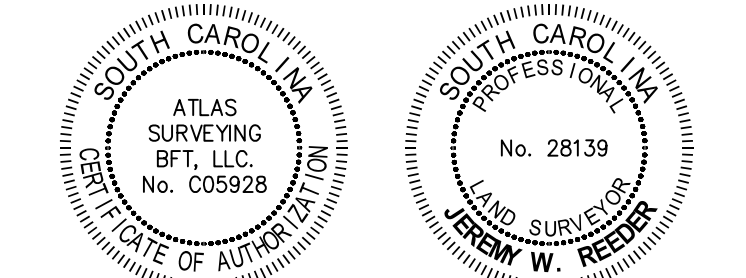
FIELD WORK: NCH  
FIELD CHECK: JWR  
DRAWN BY: JBJ  
DATE: 09-26-2022  
SCALE: 1"=40'  
PROJECT No.: BFT-22332  
FILE: BFT-22332 AT1.DWG

### COVER SHEET

# ATLAS

SURVEYING, INC.

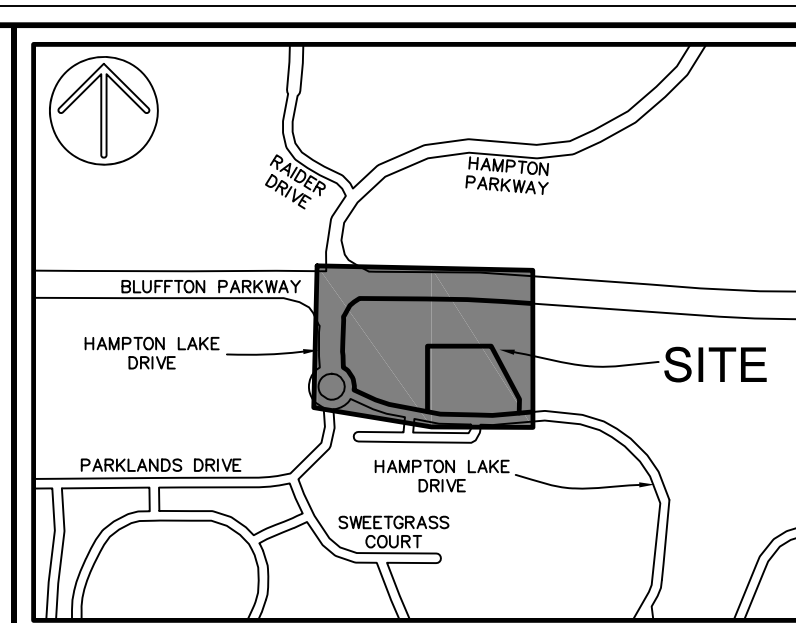
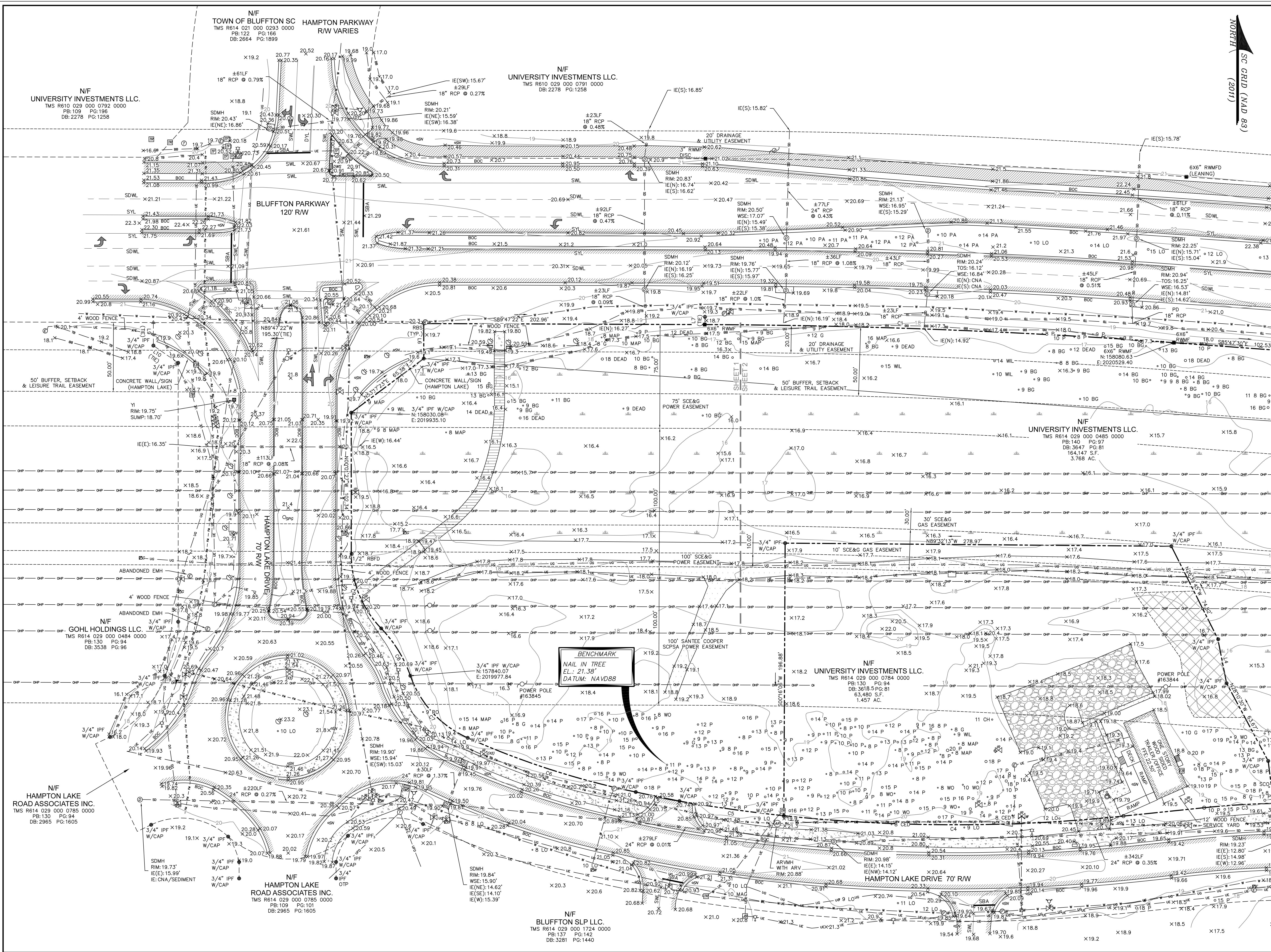
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936  
PHONE: (843) 645-0277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

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





VICINITY MAP NOT TO SCALE

- NOTES
1. FULL LEGEND AND LINE & CURVE TABLES ARE LOCATED ON COVER SHEET.
  2. THESE PARCELS APPEAR TO BE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013020070.
  3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  4. VERTICAL DATUM IS NAVD 83.
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  6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  7. PRECISION OF PLAT CLOSURE: 1:297,403
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  10. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK. WETLANDS AND WETLAND BUFFERS SHOWN ARE PER A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.



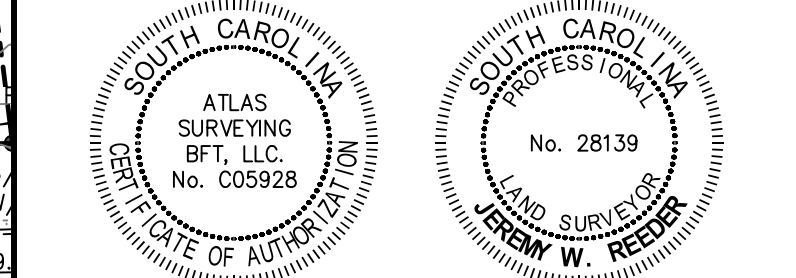
PREPARED FOR:  
 REED COMMERCIAL VENTURES  
 AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF  
 #3 & 7 HAMPTON LAKE DRIVE

TAX PARCEL No. 8  
 R614 029 000 0485 0000 & R614 029 000 0784 0000  
 THE TOWN OF BLUFFTON  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 FIELD WORK: JCH  
 FIELD CHECK: JCH  
 DRAWN BY: JCH  
 DATE: 06-26-2022  
 SCALE: 1"=30'  
 PROJECT NO.: BFT-22332  
 FILE: BFT-22332 AT1.DWG

SHEET 1 OF 2

**ATLAS**  
 SURVEYING, INC.

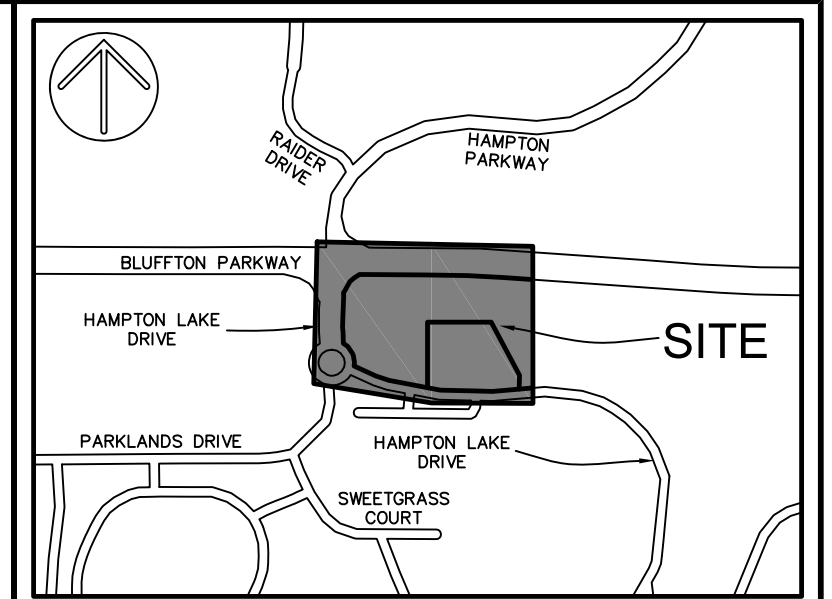
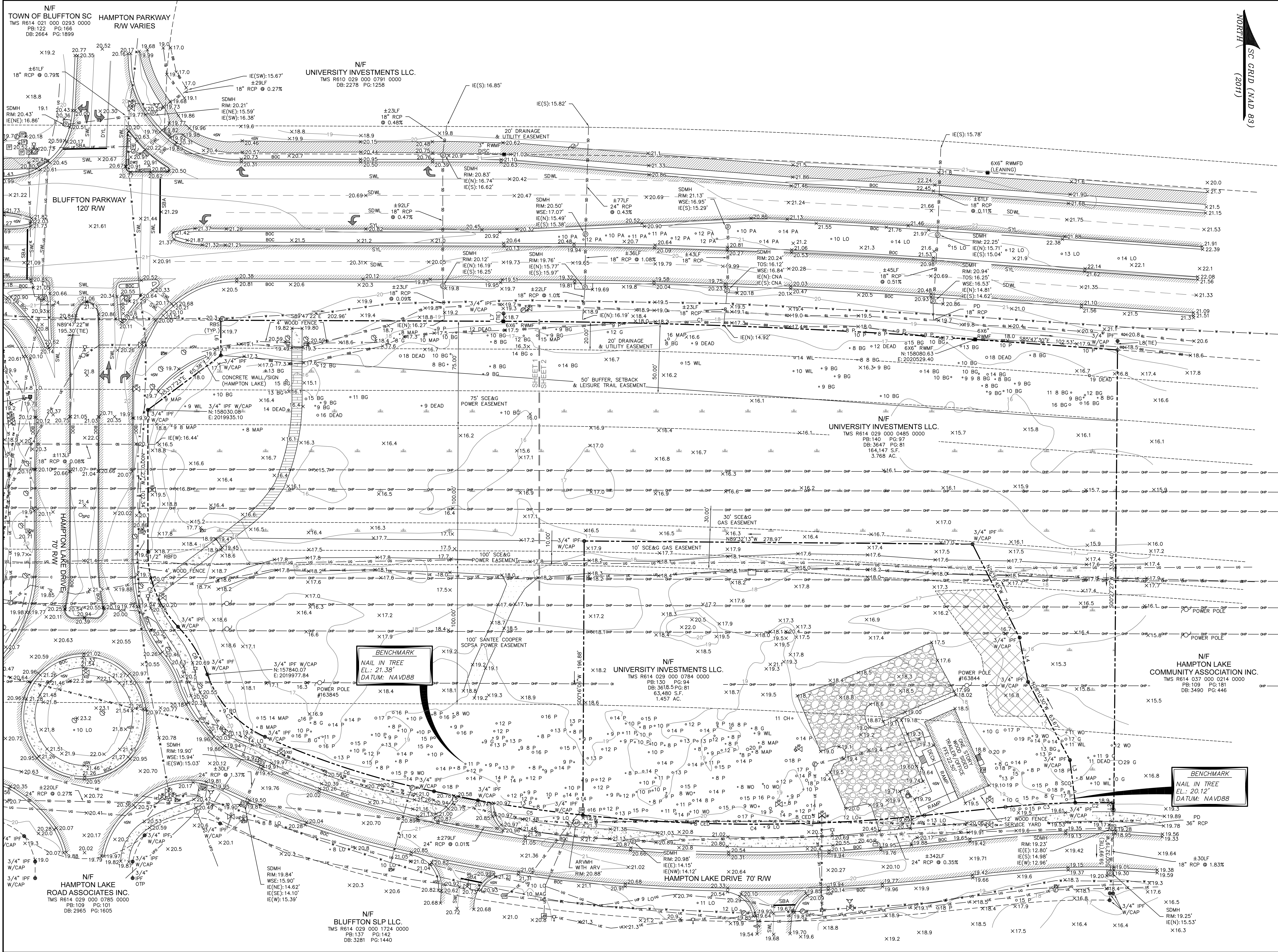
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TAX PARCEL No. 3:  
R614 029 000 0485 0000 & R614 029 000 0784 0000  
THE TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

**SHEET 2 OF 2**

**ATLAS SURVEYING, INC.**  
168 BOARDWALK DRIVE, SUITE A.  
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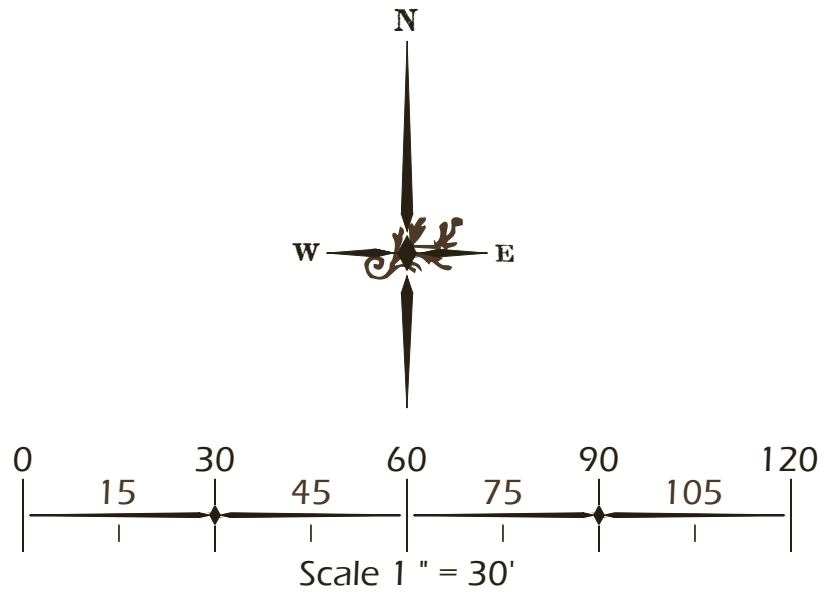
**JEREMY W. REEDER**  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





SITE INFORMATION	
EXISTING ZONING	PUD
TOTAL SITE AREA	5.23 A.C.
TOTAL WETLAND AREA	2.67 A.C.
TOTAL UPLAND AREA	2.56 A.C.
EXISTING CANOPY COVERAGE	± 20%

SITE PHOTOS; EXISTING CONDITIONS



**Wimmer Jones-Heefer Ltd.**  
landscape architecture  
land planning  
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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS  
FOR  
**THE PARKWAYS OFFICE**  
AT HAMPTON LAKE  
BLUFFTON, SOUTH CAROLINA

DATE:	DEC 07, 2022
PROJECT NO.:	15008.19
DRAWN BY:	CK
CHECKED BY:	BW



REVISIONS:

DRAWING TITLE  
**REFERENCE PLAN  
EXISTING CONDITIONS**

DRAWING NUMBER  
**L10**



SITE DEVELOPMENT PLANS  
FOR  
**THE PARKWAYS OFFICE**  
AT HAMPTON LAKE  
BLUFFTON, SOUTH CAROLINA

DATE: DEC 07, 2022  
PROJECT NO.: 15008.19  
DRAWN BY: CK  
CHECKED BY: BW

PRELIMINARY  
SUBMITTAL PLAN,  
NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
REFERENCE PLAN  
PROPOSED CONDITIONS

DRAWING NUMBER  
**L11**



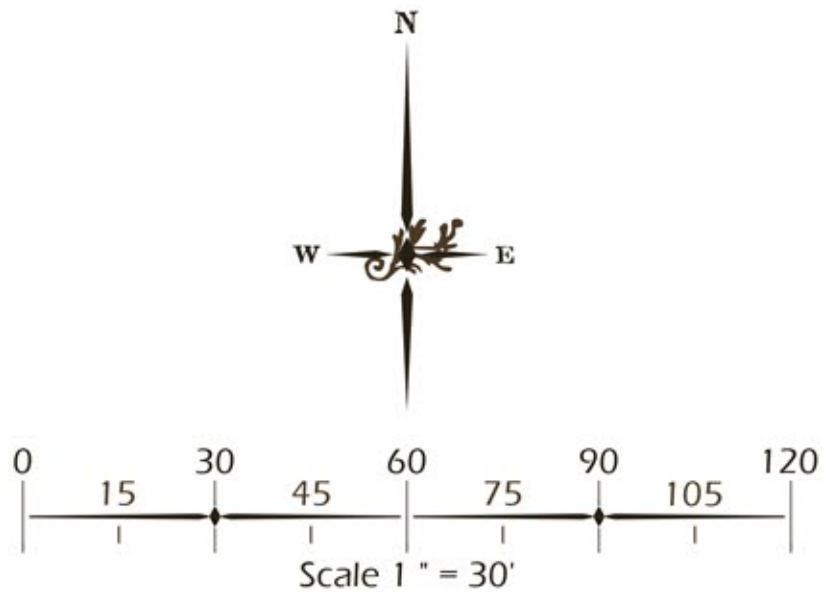
SITE DESCRIPTION	
EXISTING ZONING	PUD
TOTAL SITE AREA (ACRES)	5.23 A.C.

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	±13,390
IMPERVIOUS PAVING	±5,250
TOTAL IMPERVIOUS	±18,640
TOTAL SITE	231,254
% SITE COVERAGE	±8%

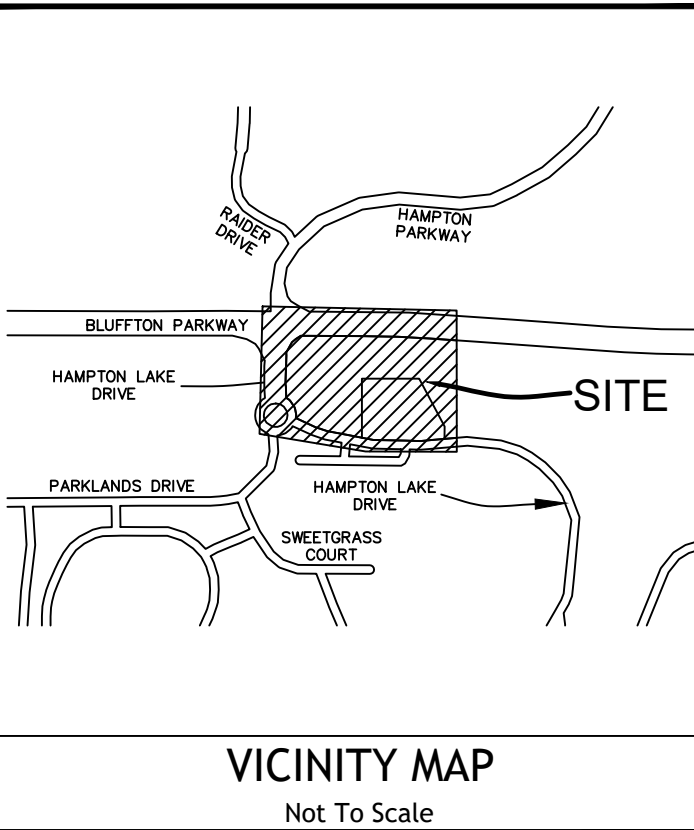
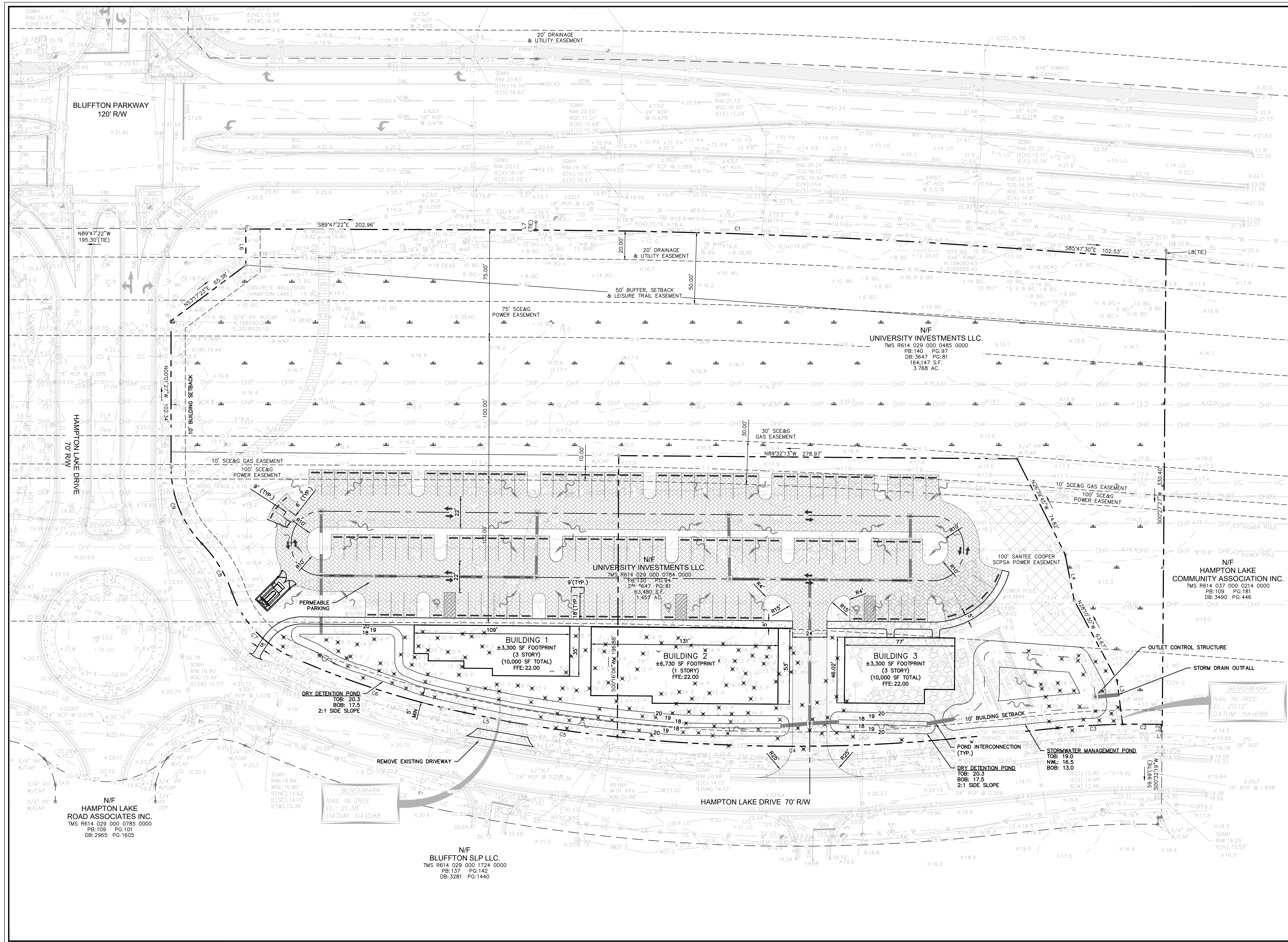
OPEN SPACE SUMMARY			
DESCRIPTION	AREA	ACTUAL %	REQUIRED %
TOTAL SITE AREA	5.23 AC.		
OPEN SPACE	±3.8 AC.		
TOTAL OPEN SPACE %		±73%	20%

REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
OFFICE		3.5 SPACES/1,000 S.F.	
RETAIL		5 SPACES/1,000 S.F.	
TOTAL S.F.	±26,730		
TOTAL REQUIRED SPACES (AVG 4.25/1,000 S.F.)			±114
TOTAL PROPOSED SPACES			±123

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	117
ACCESSIBLE CAR / VAN	3
GOLF CART	3
TOTAL PARKING SPACES	123







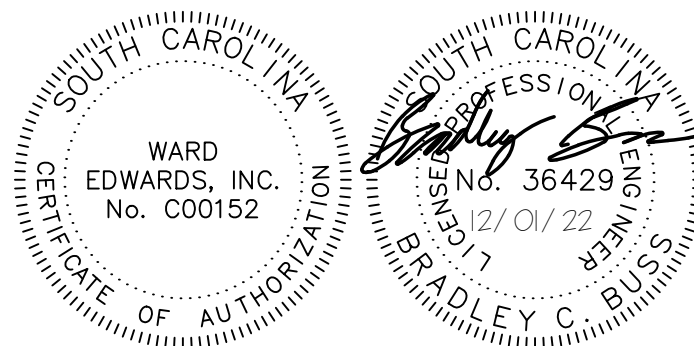
PRELIMINARY CLEARING AND DRAINAGE PLAN

THE PARKWAYS OFFICE

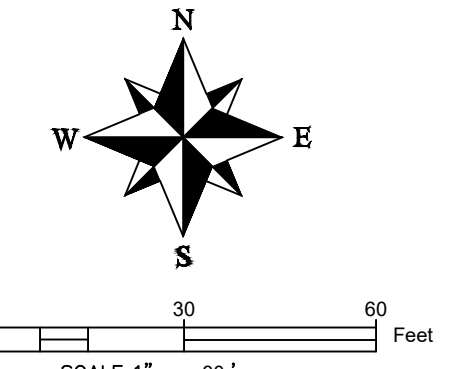
TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:  
REED COMMERCIAL PARTNERS

PAVING HATCH LEGEND	
PROPOSED CONCRETE PAVING	
PROPOSED PERVIOUS CONCRETE PAVING	
PROPOSED SIDEWALK/CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED CONCRETE PAVERS	



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

PROJECT #:	220142
DATE:	12/01/22
PREPARED BY:	HED
SHEET NUMBER:	I OF I