



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center  
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Applicant		Property Owner	
Name: Jake Reed		Name: HL Development, LLC	
Phone: 949-945-4959		Phone: 949-945-4959	
Mailing Address: PO Box 1343 Bluffton SC 29910		Mailing Address: 1278 May River Road STE 400, 29910	
E-mail: jake.rcvsc@gmail.com		E-mail: jake.rcvsc@gmail.com	
Town Business License # (if applicable): 04-22-044043			
Project Information			
Project Name: Parkways Multifamily	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: Hampton Lake Dr	<input type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: PUD	Acreage: 20.06 Acres		
Tax Map Number(s): R614 029 000 0946 0000			
Project Description: The project consists of constructing a 200 unit multifamily project, access, parking & utilities.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <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.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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.</b>			
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: <i>Jake J. Reed</i>		Date: 10/13/23	
Applicant Signature: <i>Jake J. Reed</i>		Date: 10/13/23	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

**Parkways Multifamily at Hampton Lakes  
Project Narrative  
October 24, 2023  
J-2533**

**Introduction:**

The proposed Parkways Multifamily at Hampton Lakes will be developed on an existing lot located off Hampton Lake Drive. The total site acreage is 20.06 acres and the project is located in the Town of Bluffton. The project consists of 4 multifamily buildings, parking, and utilities to serve. 200 units are planned in the 4 buildings.

**Existing Tree Cover:**

The trees have been surveyed and are shown on the site development plans as well as proposed tree removal.

**Water and Sewer:**

Water and fire protection to serve the project will be provided by the existing 12" water stubout located in Hampton Lake Drive. Sewer will be provided by connecting to an existing gravity sewer manhole on site.

Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

**Drainage:**

The project site will drain to onsite bio-retention areas and a wet detention stormwater pond on site designed to control the stormwater per SCDHEC\_OCRM and Town of Bluffton Regulations and then outfall to the wetland system adjacent to the project.

Bio-Retention and permeable paving BMP's have been added to the site for SoLoCo standards compliance.

Based on the USDA Web Soil Survey the soils on site are primarily Bladen Fine Sandy Loam, Cape Fear Loam, and Tomotley Loamy Fine Sand, classified as Hydrologic Group C/D, C/D and B/D respectively. Estimated depth to the seasonal high groundwater level is 12" deep.

**Access:**

Access to the project will be provided by an existing access off of Hampton Lake Drive. A temporary haul road is being permitted to the west of the site that connects to Bluffton Parkway. A gated emergency vehicle only access will connect the site to the haul road.

**Parking:**

The site has 406 spaces (including 8 handicap spaces) and 50 parking garages. The total parking spaces is 456 spaces on site. The overall parking ratio will be 2.28 parking spaces per unit.

**Utilities:**

Palmetto Electric and Hargray Telephone will provide electrical and telephone service respectively. Hargray will provide cable service as well. The Town of Bluffton Fire Department will provide fire protection and emergency medical service.

**Lighting:**

Lighting will be provided by Palmetto Electric light poles. A photometric lighting plan will be provided at the time of final development.