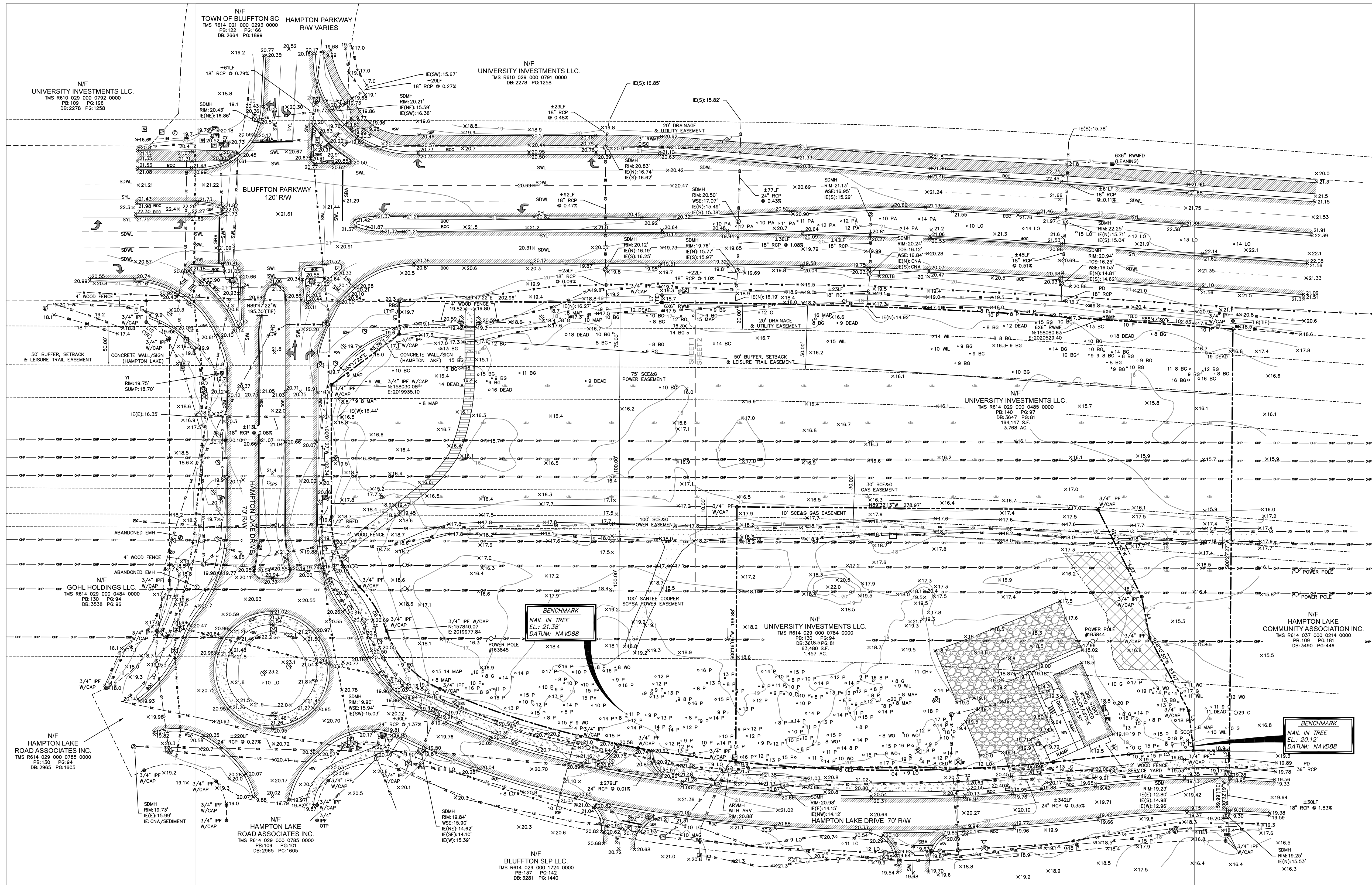


SC GRID (NAD 83)
(2011)

LINE	BEARING	DISTANCE
L1	N88°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	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

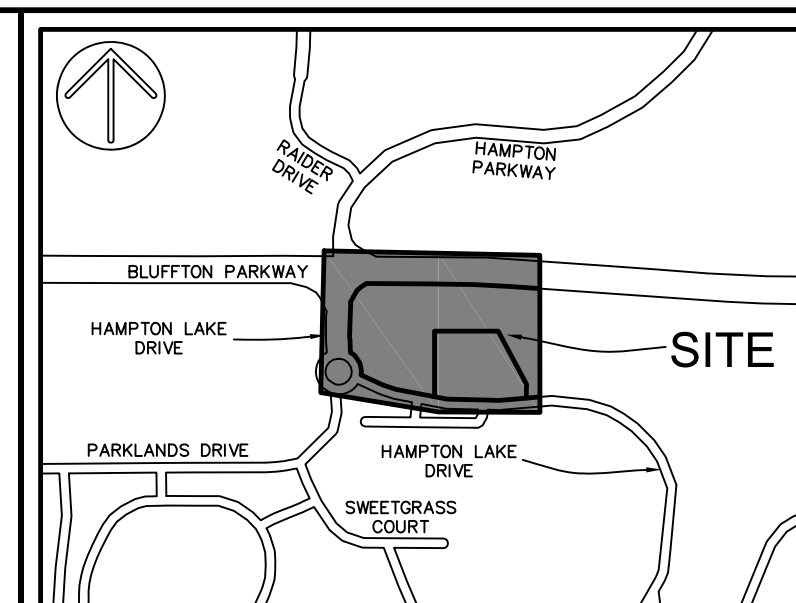


- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - IRON PIPE FOUND
 - IRON REBAR FOUND DISTURBED
 - 5/8" IRON REBAR SET W/CAP
 - RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - AIR RELEASE VALVE
 - AIR RELEASE VALVE MANHOLE
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - 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)

SHEET 2



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND AND LINE & CURVE TABLES ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE 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

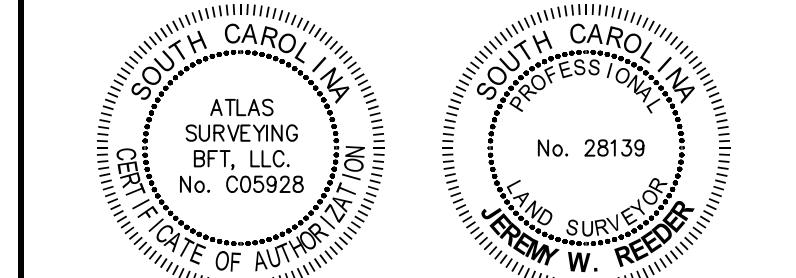
FIELD WORK: NCH
FIELD CHECK: JWR
DRAWN BY: JBJ
DATE: 09-26-2022
SCALE: 1"=40'
PROJECT No.: BFT-22332
FILE: BFT-22332 AT1.DWG

COVER SHEET

ATLAS

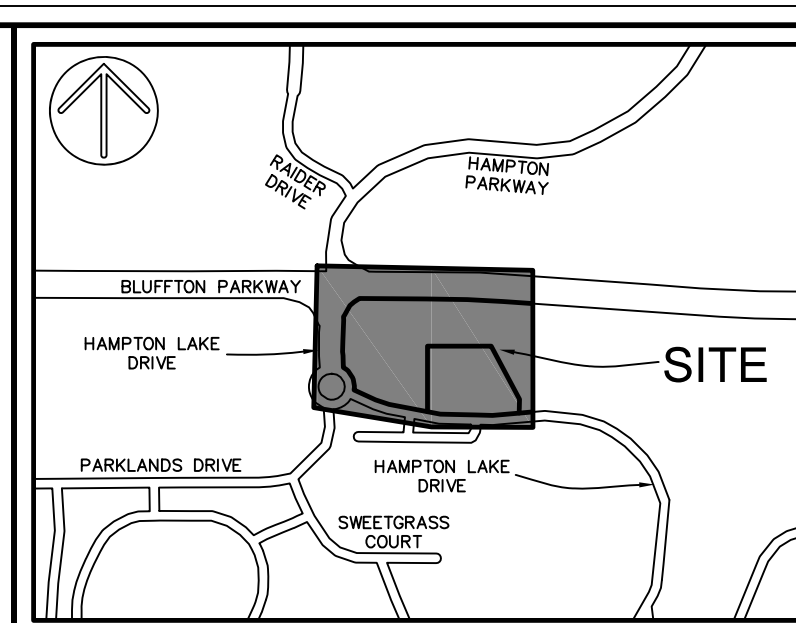
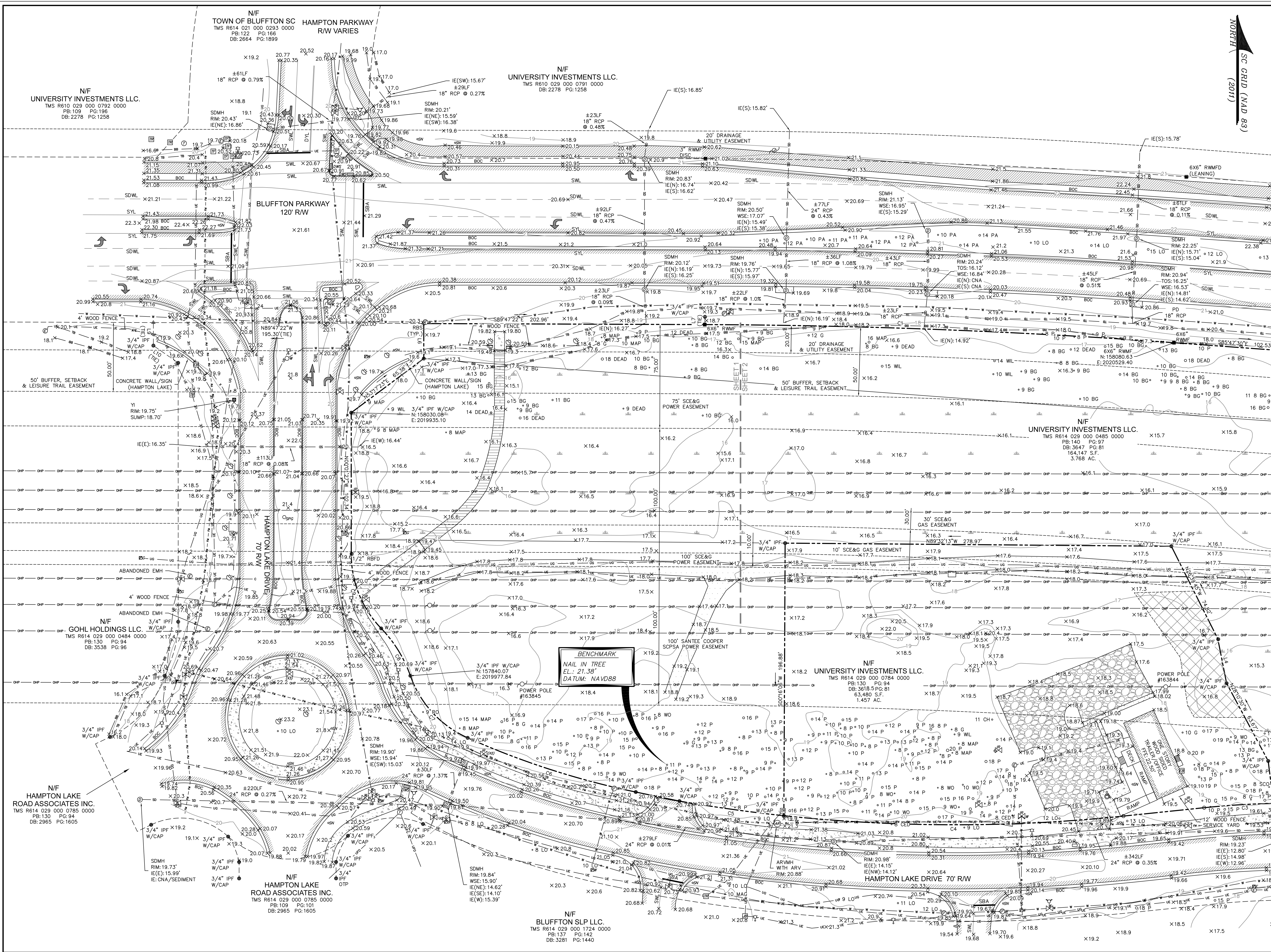
SURVEYING, INC.

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

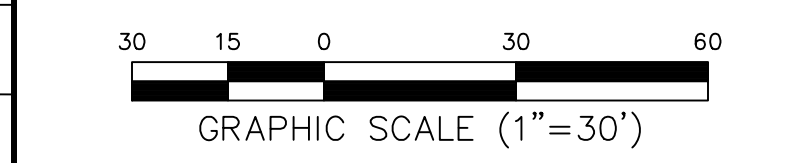


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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



- 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.
 5. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 7. PRECISION OF PLAT CLOSURE: 1:297,403
 8. 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.
 9. 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.
 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

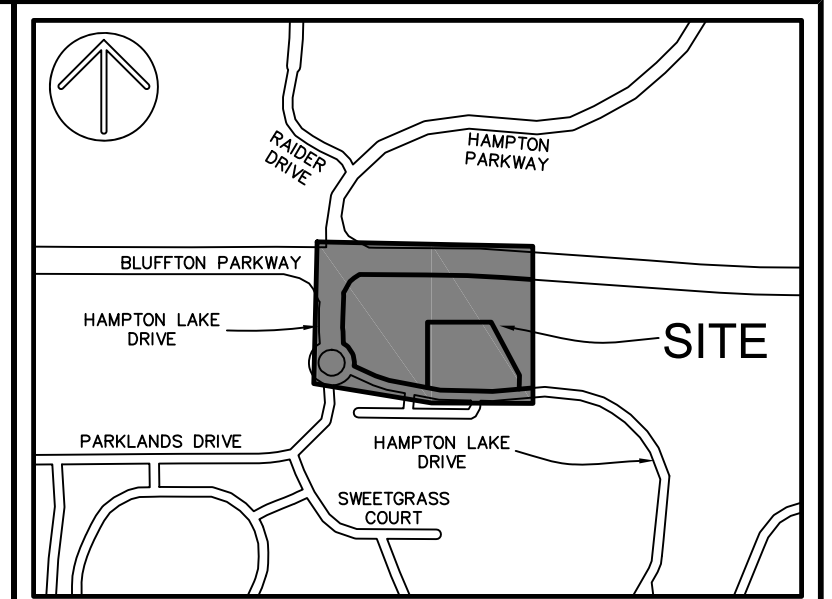
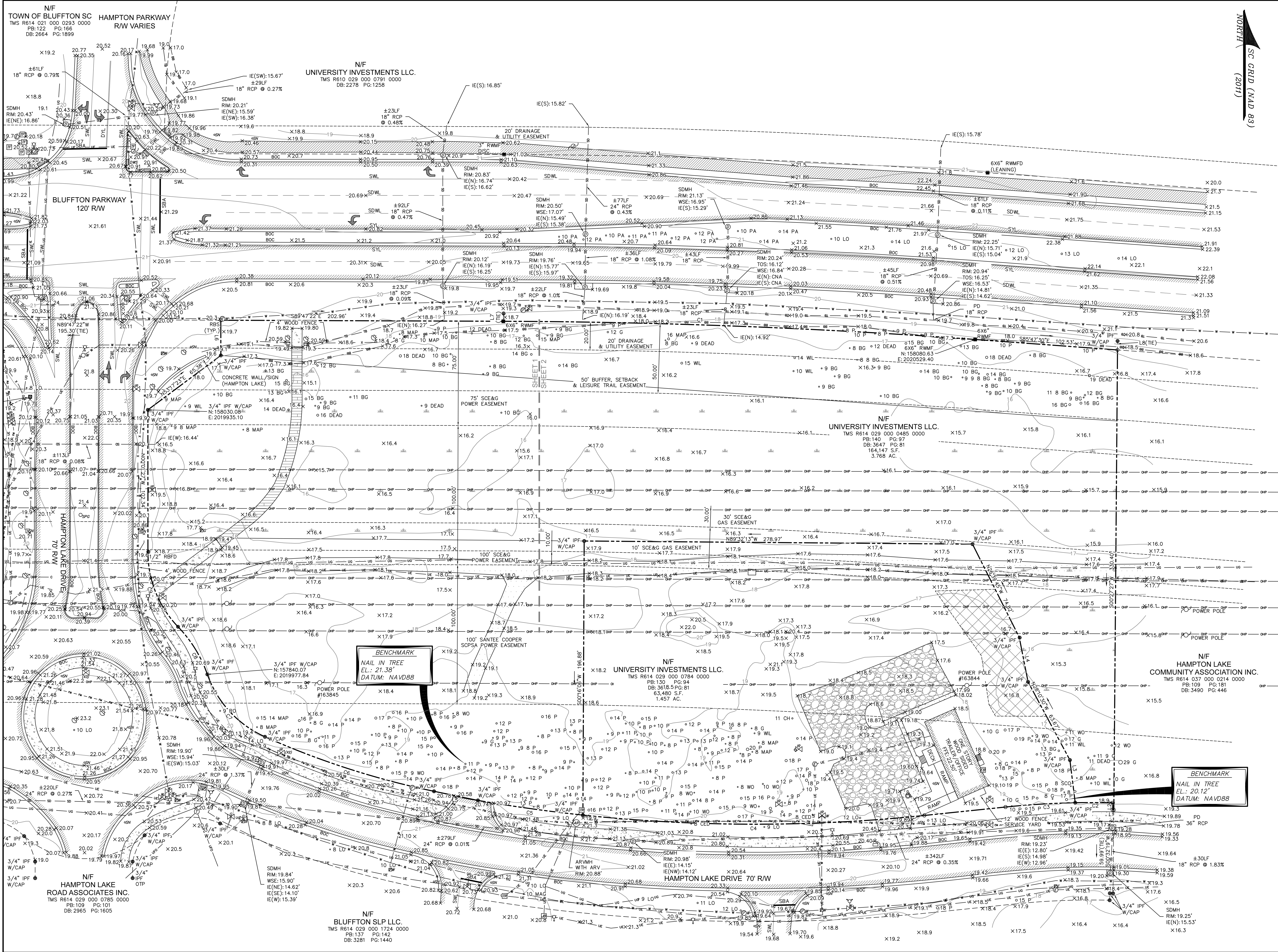
SHEET 1 OF 2

ATLAS
 SURVEYING, INC.

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

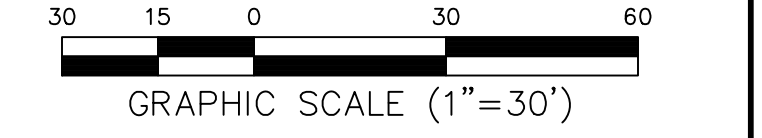
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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 4501302700.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 83.
 5. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 7. PRECISION OF PLAT CLOSURE: 1:297,403
 8. 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.
 9. 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.
 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

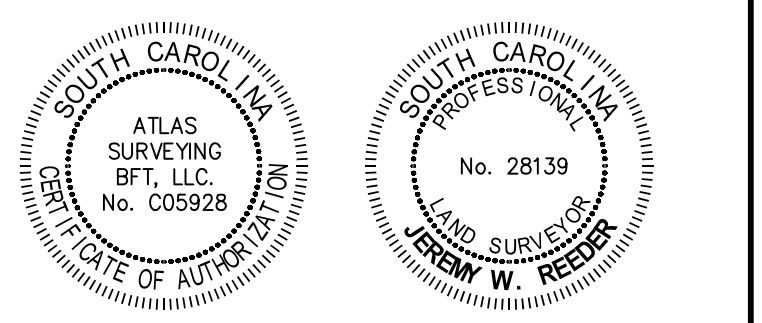
TAX PARCEL No. 8
R614 029 000 0485 0000 & R614 029 000 0784 0000
THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

SHEET 2 OF 2

ATLAS

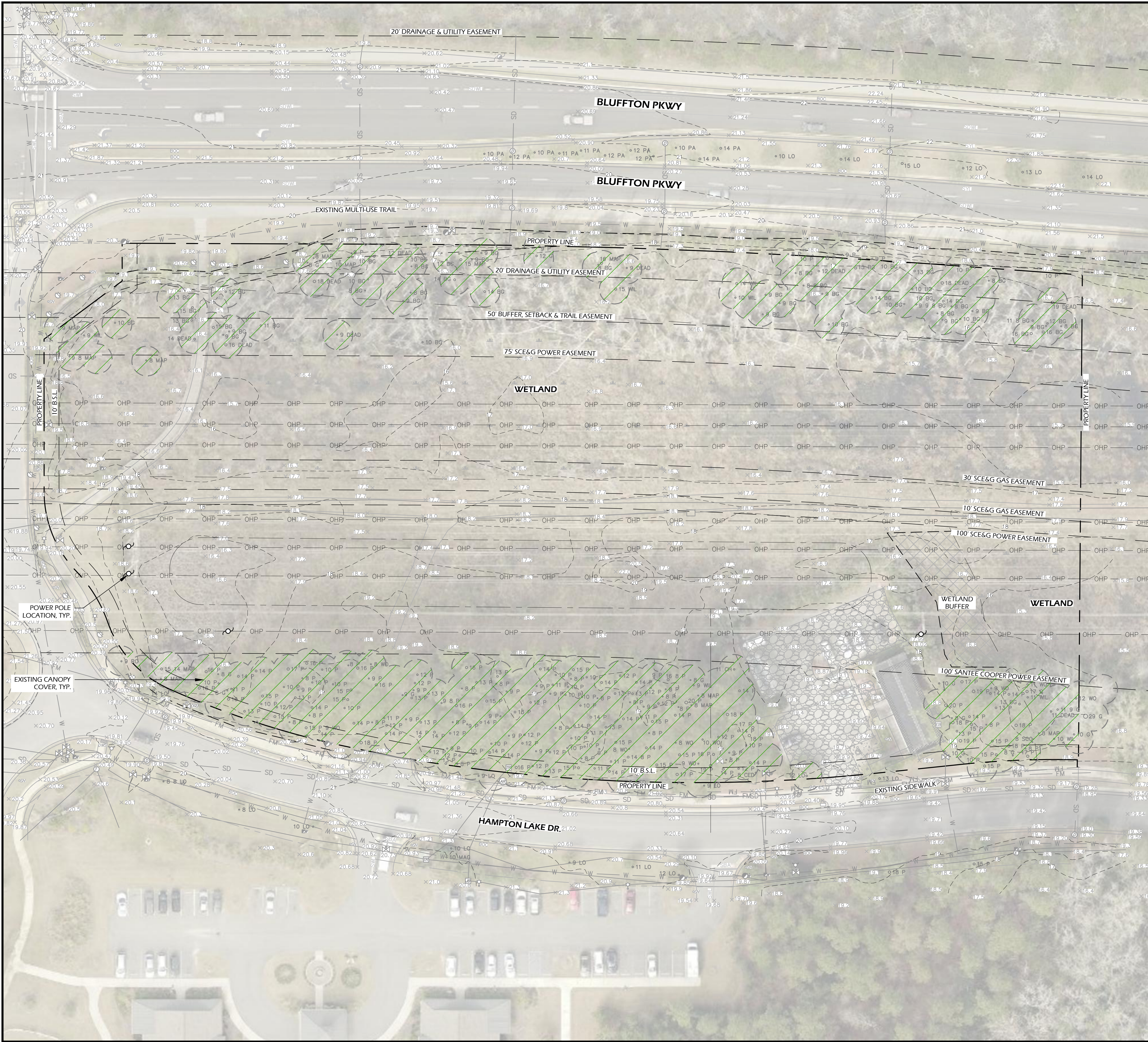
SURVEYING, INC.

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



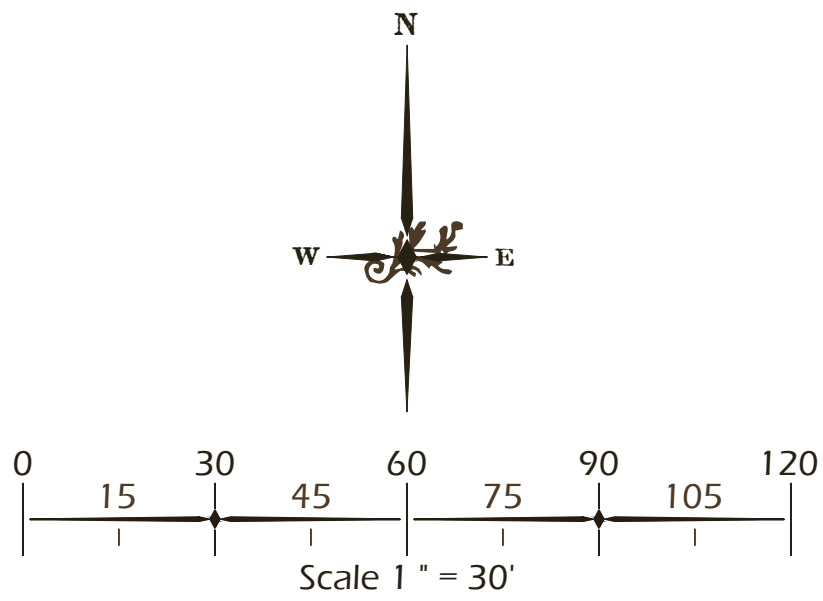
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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



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-Keefe
Ltd. LLC
landscape architecture
land planning

www.wjkltd.com

89 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7411

© 2022 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

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

DATE: JAN 26, 2023
PROJECT NO.: 15008.19
DRAWN BY: CK
CHECKED BY: BW

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
EXISTING CONDITIONS

DRAWING NUMBER

L10



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

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	±11,666
IMPERVIOUS PAVING	±4,842
TOTAL IMPERVIOUS	±16,508
TOTAL SITE	231,254
% SITE COVERAGE	±7%

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.	±27,000		
TOTAL REQUIRED SPACES (AVG 4.25/1,000 S.F.)			±115
TOTAL PROPOSED SPACES			±123

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



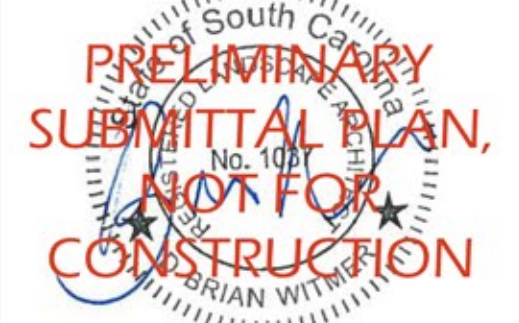
© 2022 WJK LTD.
DESIGN, CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS FOR

THE PARKWAYS OFFICE

AT HAMPTON LAKE
BLUFFTON, SOUTH CAROLINA

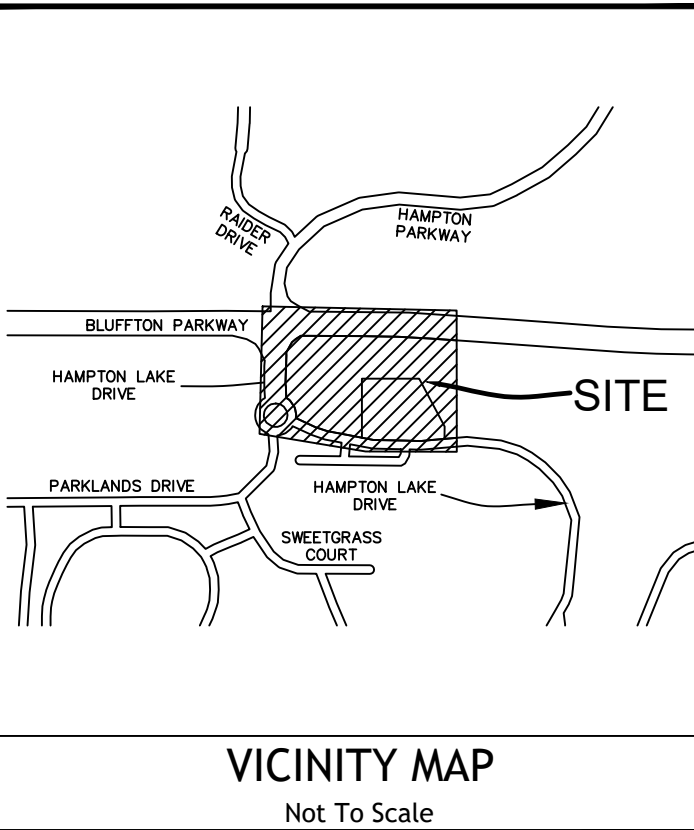
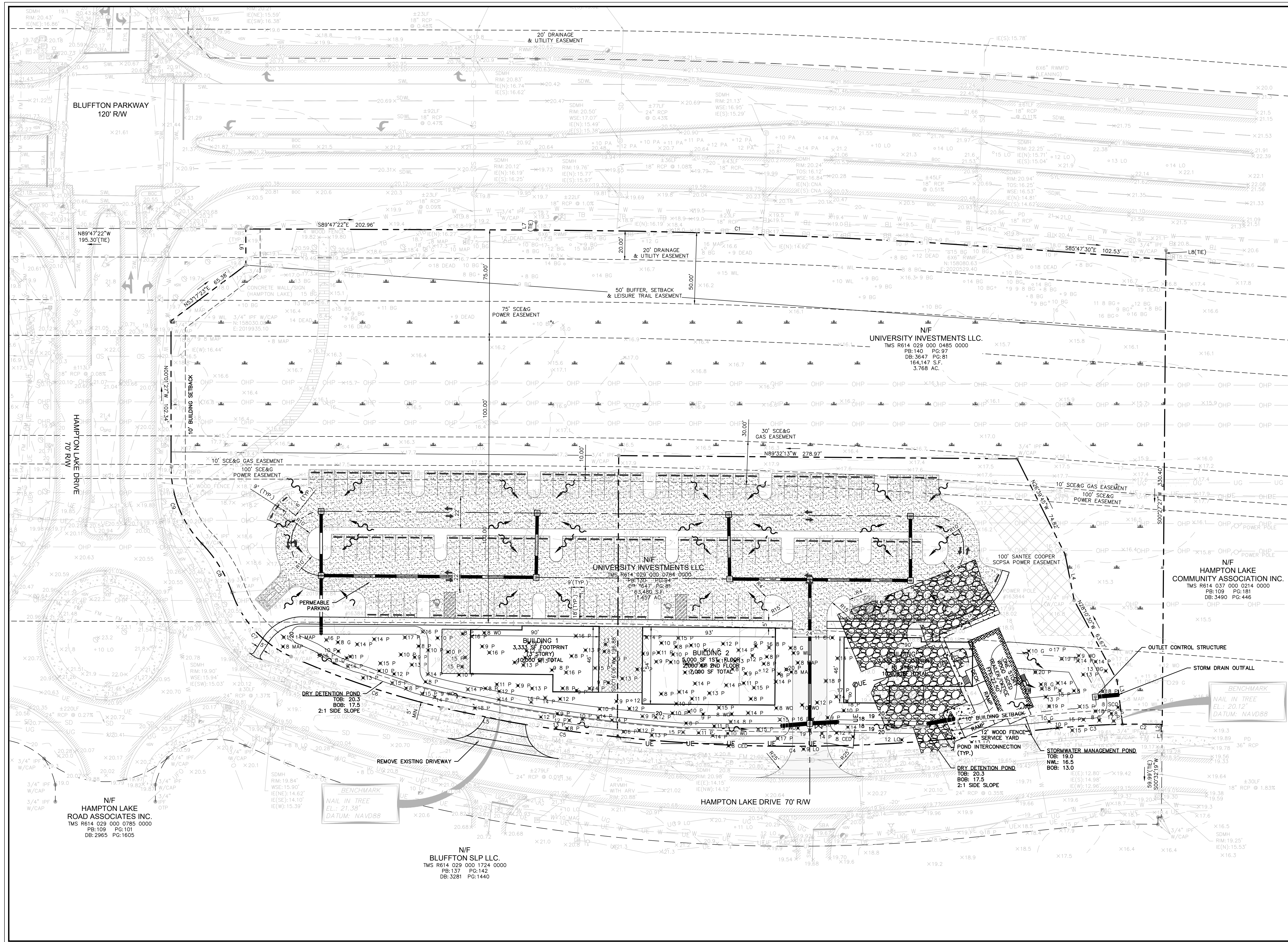
DATE: JAN 26, 2023
PROJECT NO.: 15008.19
DRAWN BY: CK
CHECKED BY: BW



REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11



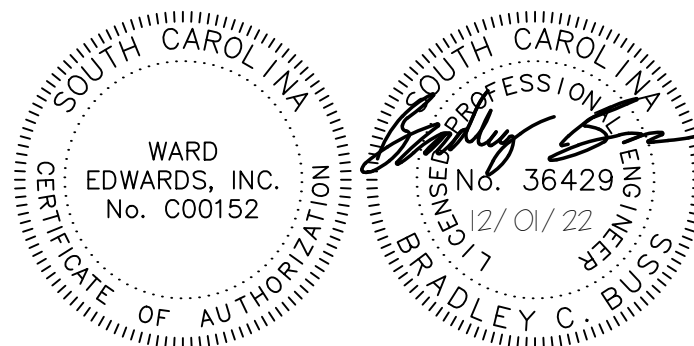
PRELIMINARY CLEARING
AND DRAINAGE PLAN

THE PARKWAYS
OFFICE

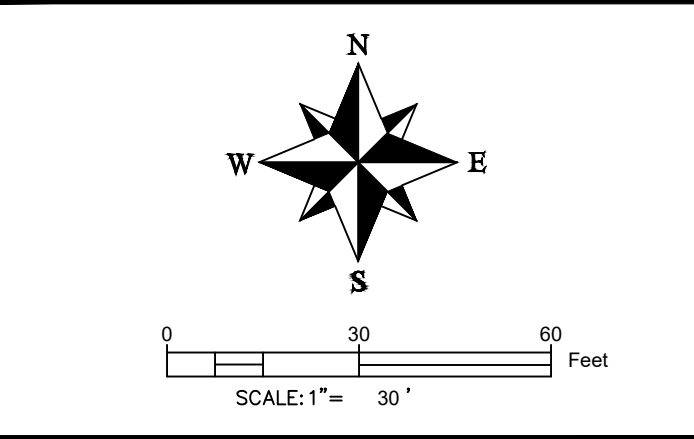
TOWN OF BLUFFTON, SOUTH CAROLINA

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	



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



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

PROJECT #:	220142
DATE:	01/24/23
PREPARED BY:	HED
SHEET NUMBER:	I OF I