

Town of Bluffton Initial Master Plan Submittal

FOR

PARKWAY CORNERS

**TOWN OF BLUFFTON, SOUTH CAROLINA
Buckwalter PUD**

University Investments, LLC

APPLICANT

February, 2025

Thomas & Hutton

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Project Team

Developer:	University Investments, LLC	Mr. John Reed, Mr. Jake Reed
Engineering:	Thomas & Hutton Engineering Co.	Mr. Nathan B. Long, P.E. Mrs. Kathryn Oppenheimer, P.E.
Land Planning & Architecture:	Witmer Jones Keefer, Ltd	Mr. Brian Witmer
Environmental Consultant:	Newkirk Environmental Consultants, Inc.	Mr. Asher Howell
Legal Counsel:	Law Office of Lewis J. Hammet	Mr. Lewis Hammet

PARKWAY CORNERS Master Plan Narrative

I. Project Introduction and Overview

This application is for the Parkway Corners Master Plan, which is located within the Buckwalter PUD, in the southwest quadrant of the intersection between Buckwalter and Bluffton Parkways. This application is submitted under Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the Buckwalter PUD Concept Master Plan adopted by the Town in January of 2000 and last revised in November of 2024.

The Town of Bluffton approved both the revised Concept Plan and the 13th Amendment to the Development Agreement for the Buckwalter PUD in November of 2024. The Concept Plan defines the allowed land uses in the various areas of the Buckwalter PUD. The documents also define the development standards, which will govern all development activity within the Concept Plan, including the Parkway Corners Master Plan. These negotiated land uses and development standards are binding upon both the Town and this Applicant, so that the Concept Plan and Development Agreement set the binding framework for this Master Plan application. As part of the 13th Amendment to the Development Agreement, 65.592 acres of a new Land Use Area named Grande Oak Commons was annexed into the Town of Bluffton and into the Buckwalter PUD. The Development Agreement between Branigar Organization, Inc., its successors and assigns and the Town of Bluffton applies to future landowners.

The Parkway Corners master plan area is bounded on the north by the Bluffton Parkway, on the east by Buckwalter Parkway, on the south by Grande Oaks PUD, within Beaufort County, consisting mainly of residential development, and on the west by the Hampton Lake master planned area.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official Parkway Corners Master Plan site development.

II. Existing Conditions

The applicant, University Investments, LLC, submits this application for the Master Plan of Parkway Corners.

This application seeks final approval of the Initial Master Plan based on the conditions approved under the Buckwalter PUD Development Agreement and all subsequent amendments, and the matters contained in this application.

The project, consisting of seven (7) parcels totaling approximately 114.55 acres, in the Buckwalter PUD has been planned based on the available information. The project includes Parcel 12-A (R610-029-000-0611-0000), Parcel 12-B (R610-029-000-2343-0000), Parcel 12-C (R610-029-000-2344-0000), Parcel 12-D (R600-029-000-2410-0000), Parcel 12-E (R600-029-000-2487-0000), Parcel 14 (R600-029-000-0014-0000), and Parcel 14-A (R600-029-000-2484-0000). Changes may be required based on constraints identified during the development permit process. Generally, the

land is in the central portion of the Buckwalter PUD south of the Bluffton Parkway and west of the Buckwalter Parkway.

The project site is located within Bluffton, SC, in the southwestern quadrant of the intersection of Bluffton Parkway and Buckwalter Parkway, as depicted on Exhibit A. Parcel 12-A consists of 23.96 acres, Parcel 12-B consists of 6.12 acres, Parcel 12-C consists of 21.094 acres, Parcel 12-D consists of 12.858 acres, Parcel 12-E consists of 5.41 Acres, Parcel 14 consists of 24.65 acres and Parcel 14A consists of 20.457 acres. There is a 100-foot-wide Santee Cooper power easement and a 100-foot Dominion Power easement along the northern portion of the site, running parallel to Bluffton Parkway. There also exists an 80-foot right-of-way for the future alignment of Innovation Drive, belonging to the Town of Bluffton, between Parcel 12A and Parcel 12C, connecting to Bluffton Parkway.

The parcels are currently owned by University Investments, LLC and U.I. Investments, LLC. For the purposes of this Master Plan, these parcels are hereby known as the project site.

Tree cover mostly consists of a pine plantation with very few hardwoods. Most of the hardwood trees are located within the contiguous wetlands on the property. A system of freshwater wetlands exists in various portions of the property. Wetland within the property are subject to change, based upon the Army Corps of Engineers final wetland determination, or wetlands consultant's determination based on the current direction of the Army Corps of Engineers.

The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

A. Boundary Plat (Exhibit B)

There are multiple boundary survey plats of the property, included herein as (Exhibit B), containing the following information:

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

B. Wetlands Verification (Exhibit J)

Newkirk Environmental, Inc., is the environmental consultant for the property and is anticipated to delineate the freshwater wetlands on the property. The U.S. Army Corps of Engineers has jurisdiction over contiguous wetlands within the project boundaries. Anticipated wetland boundaries are included as Exhibit J. The previous wetland impact permit expired in June 2024 and a new wetland study is currently being prepared. Wetlands will be delineated and verified prior to development permit, as required by the Army Corps of Engineers and state agencies that govern wetlands.

C. Topography (Exhibit F)

- 1) Vicinity Map
- 2) Topographic Data

D. Conceptual Wastewater Collection Master Plan (Exhibit C)

- 1) Proposed Sanitary Sewer Collection System

E. Conceptual Water Distribution Master Plan (Exhibit D)

- 1) Proposed Water Distribution System

F. Conceptual Drainage Master Plan (Exhibit E)

- 1) Proposed Drainage System

G. Open Space Plan (Exhibit G)

- 1) Proposed Open Space – Open space, within the IMP boundary, shall be a minimum of 10% and will not consist of wetland areas. Open space provided shall be consistent with the requirements of the Buckwalter PUD.

III. Development Master Plan (Exhibit A)

The project will be developed in accordance with the Buckwalter PUD Concept Plan, dated January 2000, and last revised in November 2024. The exact location of roads, lagoons, open spaces, buildings, parking, recreational amenities and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of road corridors. The final layout will vary based on market conditions and environmental constraints. The property is anticipated to be accessed from 4 locations: Innovation Drive, Inspiration Avenue, Buckwalter Place Boulevard and Lake Point Drive.

A. Phasing

Preliminary phasing for Parkway Corners will consist of approximately 7 development areas, A-G, as shown in Exhibit A. The exact limits of each development area and the timing of development will vary based on market conditions and environmental constraints.

B. Site Design and Development Standards

Architectural guidelines and covenants and restrictions, anticipated to be developed by the applicant, will set standards for design and construction materials and will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (DSO) approved with the Buckwalter PUD. Applicable site design standards shall be as set forth under the Concept Plan (including Attachment I, thereto) and

Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to it as the private developer under the Concept Plan and Development Agreement.

Site development within the Buckwalter PUD is governed by the Development Standards included as part of the original Concept Plan approval. The Site Design and Development Standards set forth in the Buckwalter PUD will be adhered to. The applicant will control internal site standards through the use of architectural guidelines and covenants and restrictions. As stated in the Concept Plan, setbacks and buffer for the Master Plan Area apply to the Buckwalter PUD boundary only. The Buckwalter PUD perimeter buffer of 50 feet will apply only to the portions of the property located adjacent to the Grande Oaks PUD, located within the municipal limits of Beaufort County, SC.

Typical lot sizes vary, based upon the anticipated land use. For the commercial and mixed-use portions of the IMP, consisting of development areas A, B and C, lot sizes are anticipated to range from 0.25 – 5 acres in size. For the medical / commercial / mixed use portions of the IMP, consisting of development areas D, E, F and G, lot sizes are anticipated to range from 5-10 acres in size. There are not any proposed setbacks or buffers proposed between development areas.

Parkway Corners is planned to consist of various uses, as defined in the Buckwalter Commons and Grande Oaks Commons land use areas. The site is made up of two different land use tracts within the Buckwalter PUD. The northern portion of the site falls within the Buckwalter Commons Land Use Tract and the southern portion of the site falls within the recently created Grande Oaks Commons Land Use Tract. These two land use tracts have very similar allowed uses. The allowed uses for the Grande Oaks Commons Land Use Tract are outlined in the Use Table attached to the Thirteenth Amendment to the Buckwalter PUD Development Agreement.

Building setbacks and heights will be reviewed by the applicant's Architectural Review Board and conform to life safety regulations and will further conform to the standards set forth in the Concept Plan and Development Agreement.

C. Preliminary Drainage (Exhibit E)

The Drainage Master Plan has been included. The stormwater will be filtered through a system of lagoons or equivalent Best Management Practices (BMPs) prior to being released to the adjacent wetlands. The stormwater treatment will meet or exceed the requirements set forth by the current stormwater ordinance as approved by the Town of Bluffton at the time each phase of design is submitted for development permit. The stormwater requirements set forth in the Buckwalter PUD will be adhered to.

A proposed lagoon system, pipes and the existing freshwater wetland system will function as the primary means of conveyance for runoff

leaving the developed property. As previously described, all runoff will be attenuated to pre-development levels for the required storm events through BMPs and detention facilities. These facilities will consist primarily of wet detention ponds and stormwater BMPs, which will also be sized to meet water quality requirements.

D. Utility Services

1) Potable Water Distribution (Exhibit D)

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing 12" water main along Lake Point Drive will serve the development as well as a 10" water main on the adjacent property to the west. These water mains are anticipated to provide adequate flow to support this project. (See letter from BJWSA and SCDHEC Exhibit H.)

2) Wastewater Collection (Exhibit C)

Wastewater Collection will be provided by a combination of gravity sewer manholes with piped connections, pumping stations, and force main located within the development parcels. The wastewater will be collected in the gravity system and pump station and then shall be pumped to downstream pump stations, owned and operated by BJWSA, and ultimately conveyed to the Cherry Point Wastewater Treatment Plant. (See letters from BJWSA and SCDHEC Exhibit H.)

3) Power Supply and Service

The electrical service will be provided by Palmetto Electric. Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. (See letter from Palmetto Electric- Exhibit I.)

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. (See letter from Hargray Communications Exhibit K.)

5) Bluffton Fire District

The community falls within the jurisdiction of the Bluffton Fire District. The water supply system will be designed to provide fire flow.

E. Proposed Streets – Conceptual Plan

Roads and Right of Ways in Parkway Corners will be privately owned and maintained by a Property Owner's Association, or other entity assigned with legal responsibility. Access restriction, excluding the road network for parcel interconnectivity, will be at the Owner's discretion.

F. Ownership and Maintenance of Common Areas and Utilities

1) Common Areas

Development in the Parkway Corners Master Plan will be controlled by the covenants and restrictions that establish guidelines for Common Area ownership and maintenance, unless otherwise provided at the time of Development Approval. The Common Areas, which include road rights-of-way, easements, protected wetlands, open space (including stormwater BMPs), etc. will be owned by a Property Owners Association or some other legal entity, established in the rules and regulations. This ownership will include the maintenance of facilities, including roads and drainage, on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance. In some cases, individual elements of the overall stormwater retention and drainage system may be constructed on individually owned development sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights, which will ensure the ability and means to maintain the system in perpetuity. The Master Plan shall adhere to the required wetland restrictions and commercial limitations as referenced in the 13th Amendment to the Development Agreement.

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 Palmetto Electric, or other provider as approved by the Public Service Commission.

IV. Development Rights and Assignments

The Development Agreement for the Buckwalter Tract was entered between the Town of Bluffton ("Town") and Union Camp Corporation. The Buckwalter PUD Concept Plan was submitted on behalf of The Branigar Organization, Inc., a subsidiary of Union Camp Corporation. The merger between International Paper and Union Camp took place soon after the Development Agreement was approved.

The Development Agreement stated that the Owner would be required to notify the Town when Development Rights were transferred to a Developer, including the name and address of such Developer, the location and number of acres

transferred, the residential density transferred, the commercial acreage transferred, and other relevant information.

V. Land Use Parcel Delineations and Uses

The Parkway Corners Master Plan (Exhibit A) delineates approximately 114.55 acres. The land uses are labeled on the Master Plan to identify the most likely uses that are expected under current market forecasts. This Master Plan Application does not limit those previously approved uses but identifies current forecasts.

All development on each parcel will be subject to design guidelines that comply with the development standards of the Town, as applicable to the Buckwalter PUD and must also comply with the architectural and site design standards of the land use covenants. All 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 Parkway Corners Master Plan Area

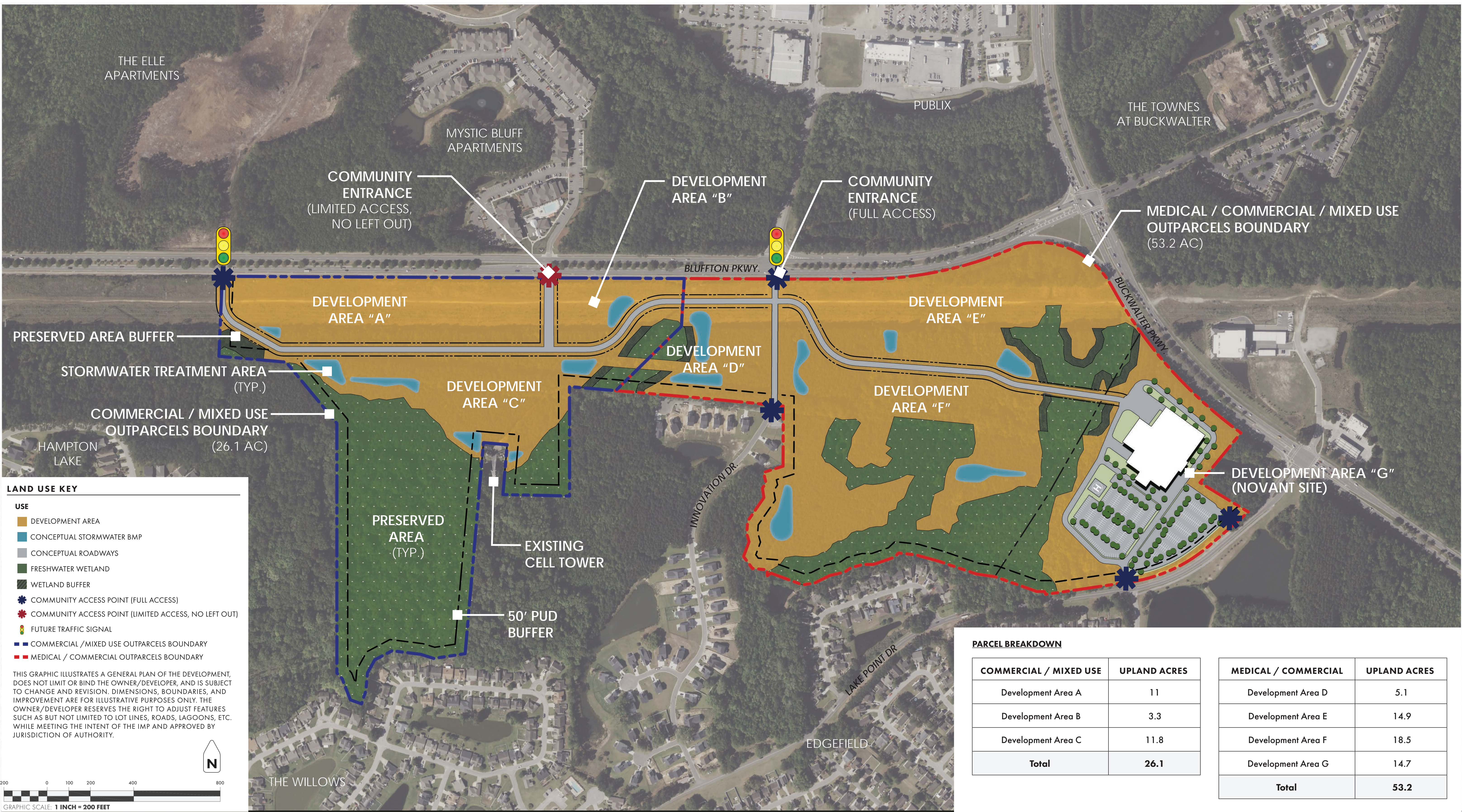
Such applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under the Concept Plan, the Development Agreement, and Attachment I of the Buckwalter PUD Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any 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, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

VII. Traffic Impact and Mitigation

A comprehensive traffic impact study and master plan was developed for the Buckwalter Tract and included in the Concept Plan approved by the Town of Bluffton in April 2000. This traffic study determined 3 access points along Bluffton Parkway, including two full access locations with traffic lights. Development of Parkway Corners will utilize these 3 access locations. These access locations were further solidified with the Bluffton Parkway Access Management plan, approved by Beaufort County Council and adopted by resolution, within the Town of Bluffton.

Using the original study as a template, ownership commissioned a traffic impact study specifically for Parkway Corners. A draft of the report is submitted as Exhibit L to the Master Plan document. The traffic report indicates that improvements will be necessary at the Buckwalter Parkway and Lake Point Drive intersection, Bluffton Parkway and Innovation Drive intersection, and the Lake Point Drive access point. The final configuration of these improvements are subject to

change, based upon future approvals from Beaufort County, as required by future encroachment permit applications.



PREPARED FOR:

REED COMMERCIAL PARTNERS

INITIAL MASTER PLAN

PARKWAY CORNERS

BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

MARCH 2025

PREPARED BY:

THOMAS HUTTON

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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1. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X COMMUNITY 450025 (DEADFOOT CANYON UNINCORPORATED AREAS), MAP NUMBER 450130270G.
2. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
4. 50' BSE TRAIL EASEMENT, 100' SCDEAP POWER EASEMENT, 100' Santee Cooper / SCSPCA POWER EASEMENT ARE PER REFERENCE #1.
5. PRECISION OF PLAT CLOSURE: 1:1,463.672
6. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #3 & #10.
7. THIS PLAT SUPERSEDES THE PLAT PREVIOUSLY RECORDED IN PLAT BOOK 100, PAGE 10.

REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. DB:2278 PG:1264
7. DB:3093 PG:104
8. DB:4019 PG:1098
9. BOUNDARY SURVEY OF TMS#
R600-029-000-0014-0000, 34.356 AC,
BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC.
DATE: 4/8/2019
FROM COASTAL SURVEYING CO., INC.
A WETLAND C.A.F.E. BY THOMAS AND HUTTON
PROVIDED BY REED GROUP ON JULY 5, 2022.
11. PR:134 PG:147

120 60 0 120 240
GRAPHIC SCALE (1"=120')

PREPARED FOR
REED GROUP
A BOUNDARY SURVEY OF
PARCELS 12D & 14

TAX PARCEL No's.
R600 029 000 2410 0000 & R600 029 000 0014 0000


BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCH
FIELD CHECK: JMR
DRAWN BY: JHU
FIELD DATE: 07-19-2002
PLAT DATE: 12-05-2003
SCALE: 1"=120'
PROJECT No.: BFT-22151
D.C. No.: BFT-22151

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.


JEREMY W. REEDER
S.C.P.L.S. No. 28139

LEGEND	
	▲ CALC POINT - CORNER NOT SET
CMF	■ CONC. MONUMENT FOUND
PIF	■ IRON PIPE FOUND
PK	■ PK NAIL FOUND
REB	■ IRON REBAR FOUND
RIPO	■ IRON REBAR FOUND DISTURBED
RIWE	■ RIGHT-OF-WAY CONC. MONUMENT FOUND
RWMO	■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
	○ ELECTRIC STUBOUT
⚡	○ FIRE HYDRANT
	○ FIBER OPTIC MANHOLE
	○ GUY WIRE
	⌋ JUNCTION BOX
⚡	○ POWER POLE
⊙	○ STORM DRAIN MANHOLE
⊙	○ SANITARY SEWER MANHOLE
⊙	○ TELEPHONE MANHOLE
⊙	○ TRANSFORMER-ELECTRIC
⊙	○ WATER VALVE
⊙	○ WETLANDS
BOC	○ BACK OF CURB
○	○ CENTERLINE OF DITCH
—	○ FENCE LINE
—	○ OVERHEAD POWER LINE
○	○ EDGE OF PAVEMENT
○	○ GRAVEL
○	○ WETLAND BUFFER

EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provisions of the Beaufort County Community Development Code as provided for in Division (DSC)
Section 7-5-2-5 (B)(3)
Certified By: H. H. H. H.
Date: 12-18-2023

REVISIONS

1. ADDED PROPERTY LINE FOR PARCEL 12A-1 AND PROPERTY INFORMATION ON 12/13/2023.
2. REMOVED PARCELS 12A, 12B, AND INNOVATION DRIVE FROM THE SURVEY ON 12/13/2023.

LINK TABLE		
ASPI	REASON	DISTANCE
L1	S89.43.40.E	79.97
L2	S89.43.40.E	79.97
L3	S89.43.40.E	79.97
L4	S89.43.40.E	79.97
L5	S89.43.40.E	79.97
L6	S89.43.40.E	79.97
L7	S89.43.40.E	79.97
L8	S89.43.40.E	79.97
L9	S89.43.40.E	79.97
L10	S89.43.40.E	79.97
L11	S89.43.40.E	79.97
L12	S89.43.40.E	79.97
L13	S89.43.40.E	79.97
L14	S89.43.40.E	79.97
L15	S89.43.40.E	79.97
L16	S89.43.40.E	79.97
L17	S89.43.40.E	79.97
L18	S89.43.40.E	79.97
L19	S89.43.40.E	79.97
L20	S89.43.40.E	79.97
L21	S89.43.40.E	79.97
L22	S89.43.40.E	79.97
L23	S89.43.40.E	79.97
L24	S89.43.40.E	79.97
L25	S89.43.40.E	79.97
L26	S89.43.40.E	79.97
L27	S89.43.40.E	79.97
L28	S89.43.40.E	79.97
L29	S89.43.40.E	79.97
L30	S89.43.40.E	79.97
L31	S89.43.40.E	79.97
L32	S89.43.40.E	79.97
L33	S89.43.40.E	79.97
L34	S89.43.40.E	79.97
L35	S89.43.40.E	79.97
L36	S89.43.40.E	79.97
L37	S89.43.40.E	79.97
L38	S89.43.40.E	79.97
L39	S89.43.40.E	79.97
L40	S89.43.40.E	79.97
L41	S89.43.40.E	79.97
L42	S89.43.40.E	79.97
L43	S89.43.40.E	79.97
L44	S89.43.40.E	79.97
L45	S89.43.40.E	79.97
L46	S89.43.40.E	79.97
L47	S89.43.40.E	79.97
L48	S89.43.40.E	79.97
L49	S89.43.40.E	79.97
L50	S89.43.40.E	79.97
L51	S89.43.40.E	79.97
L52	S89.43.40.E	79.97
L53	S89.43.40.E	79.97
L54	S89.43.40.E	79.97
L55	S89.43.40.E	79.97
L56	S89.43.40.E	79.97
L57	S89.43.40.E	79.97
L58	S89.43.40.E	79.97
L59	S89.43.40.E	79.97
L60	S89.43.40.E	79.97
L61	S89.43.40.E	79.97
L62	S89.43.40.E	79.97
L63	S89.43.40.E	79.97
L64	S89.43.40.E	79.97
L65	S89.43.40.E	79.97
L66	S89.43.40.E	79.97
L67	S89.43.40.E	79.97
L68	S89.43.40.E	79.97
L69	S89.43.40.E	79.97
L70	S89.43.40.E	79.97
L71	S89.43.40.E	79.97
L72	S89.43.40.E	79.97
L73	S89.43.40.E	79.97
L74	S89.43.40.E	79.97
L75	S89.43.40.E	79.97
L76	S89.43.40.E	79.97
L77	S89.43.40.E	79.97
L78	S89.43.40.E	79.97
L79	S89.43.40.E	79.97
L80	S89.43.40.E	79.97
L81	S89.43.40.E	79.97
L82	S89.43.40.E	79.97
L83	S89.43.40.E	79.97
L84	S89.43.40.E	79.97
L85	S89.43.40.E	79.97
L86	S89.43.40.E	79.97
L87	S89.43.40.E	79.97
L88	S89.43.40.E	79.97
L89	S89.43.40.E	79.97
L90	S89.43.40.E	79.97
L91	S89.43.40.E	79.97
L92	S89.43.40.E	79.97
L93	S89.43.40.E	79.97
L94	S89.43.40.E	79.97
L95	S89.43.40.E	79.97
L96	S89.43.40.E	79.97
L97	S89.43.40.E	79.97
L98	S89.43.40.E	79.97
L99	S89.43.40.E	79.97
L100	S89.43.40.E	79.97

ACREAGE CHART

	PARCEL 12D	PARCEL 14A	TOTAL
UPLAND	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	926,990 S.F. 21.281 AC.
WETLAND	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	502,014 S.F. 11.524 AC.
TOTAL	537,900 S.F. 12,348 AC.	891,104 S.F. 20.457 AC.	1,429,004 S.F. 32.805 AC.

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1738.00	723.68	718.46	N7814.29 E	23°21'26"
C2	386.70	484.88	533.77	S41°24.24 E	71°50'32"
C3	2070.00	59.22	59.22	S44°54.54 E	1°38'21"
C4	711.00	402.91	397.63	S63°31.42 W	27°11'48"
C5	2070.00	59.22	59.22	S54°54.54 E	1°38'21"
C6	185.00	39.93	39.86	N4314°11 E	12°22.04"
C7	200.00	24.05	24.04	N40°29.12 E	6°53.28"
C8	662.00	110.13	110.01	N38°10.00 E	9°31.53"

ADJACENT-1
N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2413 0000
PB:154 PG:135
DB:4090 PG:191

ADJACENT-4
N/F
BEAUFORT JASPER
WATER & SEWER AUTHORITY
TMS R600 029 000 2414 0000
PB:154 PG:135
DB:3914 PG:3169

ADJACENT-7
N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2224 0000
PB:154 PG:135
DB:4090 PG:191

ADJACENT-2
N/F
ISABEL LIDE BERGMANN
(LOT-50)
TMS R600 029 000 2412 0000
PB: 154 PG: 135

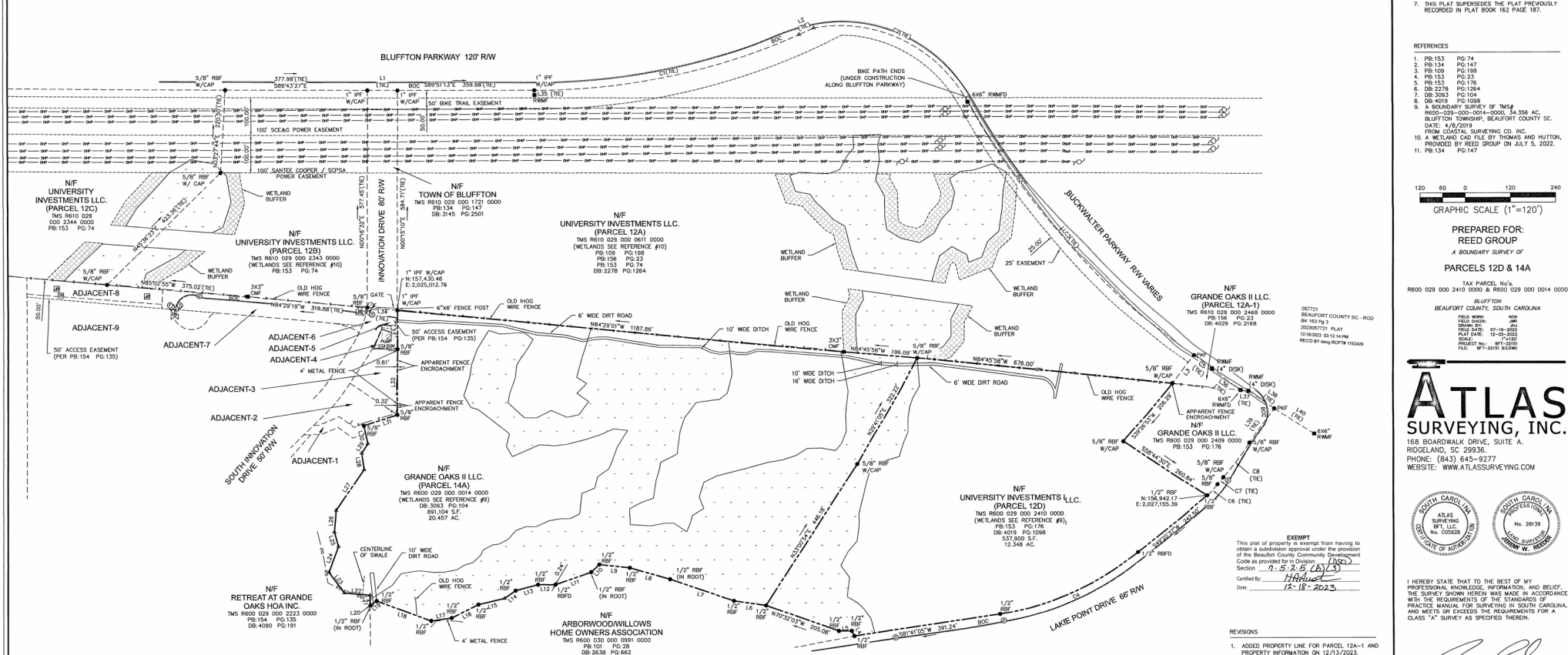
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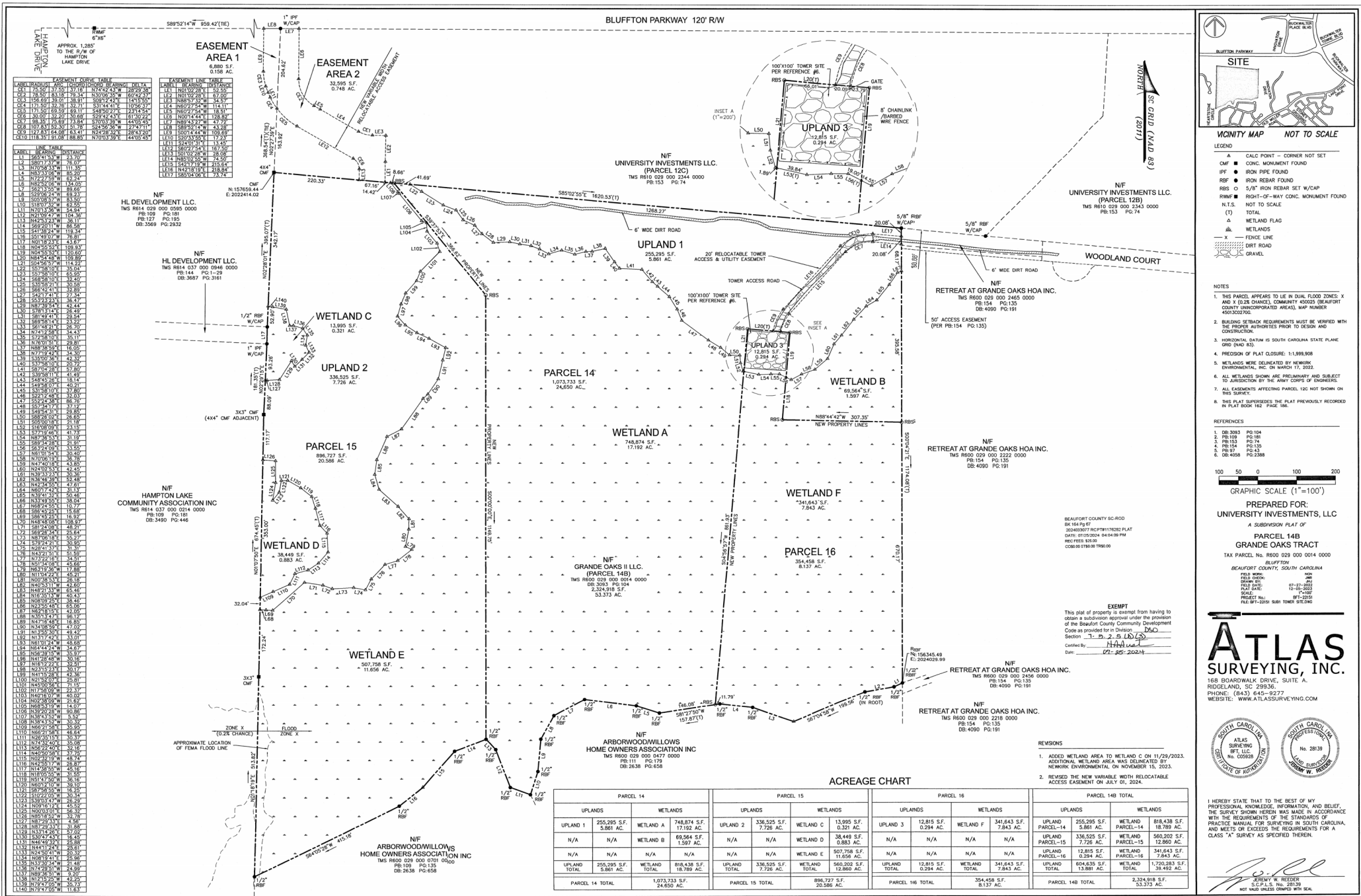
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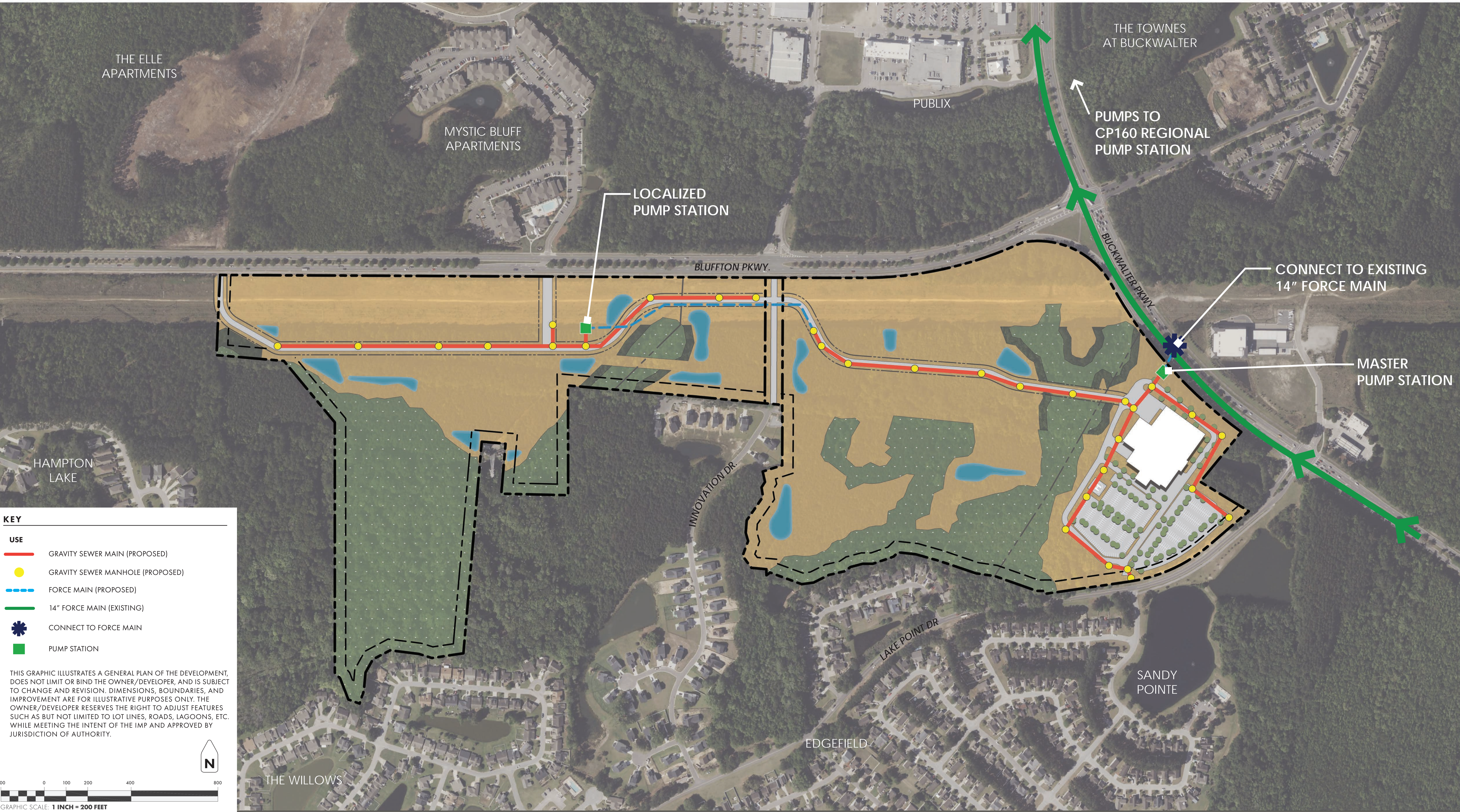
ADJACENT-3
N/F
DANIEL J MENDOZA CHACON SR
& MARIA E JIMENEZ
(LOT-49)
TMS R600 029 00 2411 0000
PB:154 PG:135
DR:4072 PG:1890

ADJACENT-6
N/F
RETREAT AT GRANDE OAKS HOA INC
TMS R600 029 000 2224 0000
PB:154 PG:135
DB:4090 PG:191

ADJACENT-9
N/F
RETREAT AT GRANDE OAKS HOA INC
TMS R600 029 000 2222 0000
PB:154 PG:135
DB:4090 PG:191







KEY

USE	
GRAVITY SEWER MAIN (PROPOSED)	[Red line]
GRAVITY SEWER MANHOLE (PROPOSED)	[Yellow dot]
FORCE MAIN (PROPOSED)	[Blue dashed line]
14" FORCE MAIN (EXISTING)	[Green line]
CONNECT TO FORCE MAIN	[Blue star symbol]
PUMP STATION	[Green square symbol]

THIS GRAPHIC ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT, DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER, AND IS SUBJECT TO CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND IMPROVEMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES SUCH AS BUT NOT LIMITED TO LOT LINES, ROADS, LAGOONS, ETC. WHILE MEETING THE INTENT OF THE IMP AND APPROVED BY JURISDICTION OF AUTHORITY.

N

200 0 100 200 400 800

GRAPHIC SCALE: 1 INCH = 200 FEET

PREPARED FOR:

REED COMMERCIAL PARTNERS

SEWER MASTER PLAN

PARKWAY CORNERS

BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

MARCH 2025

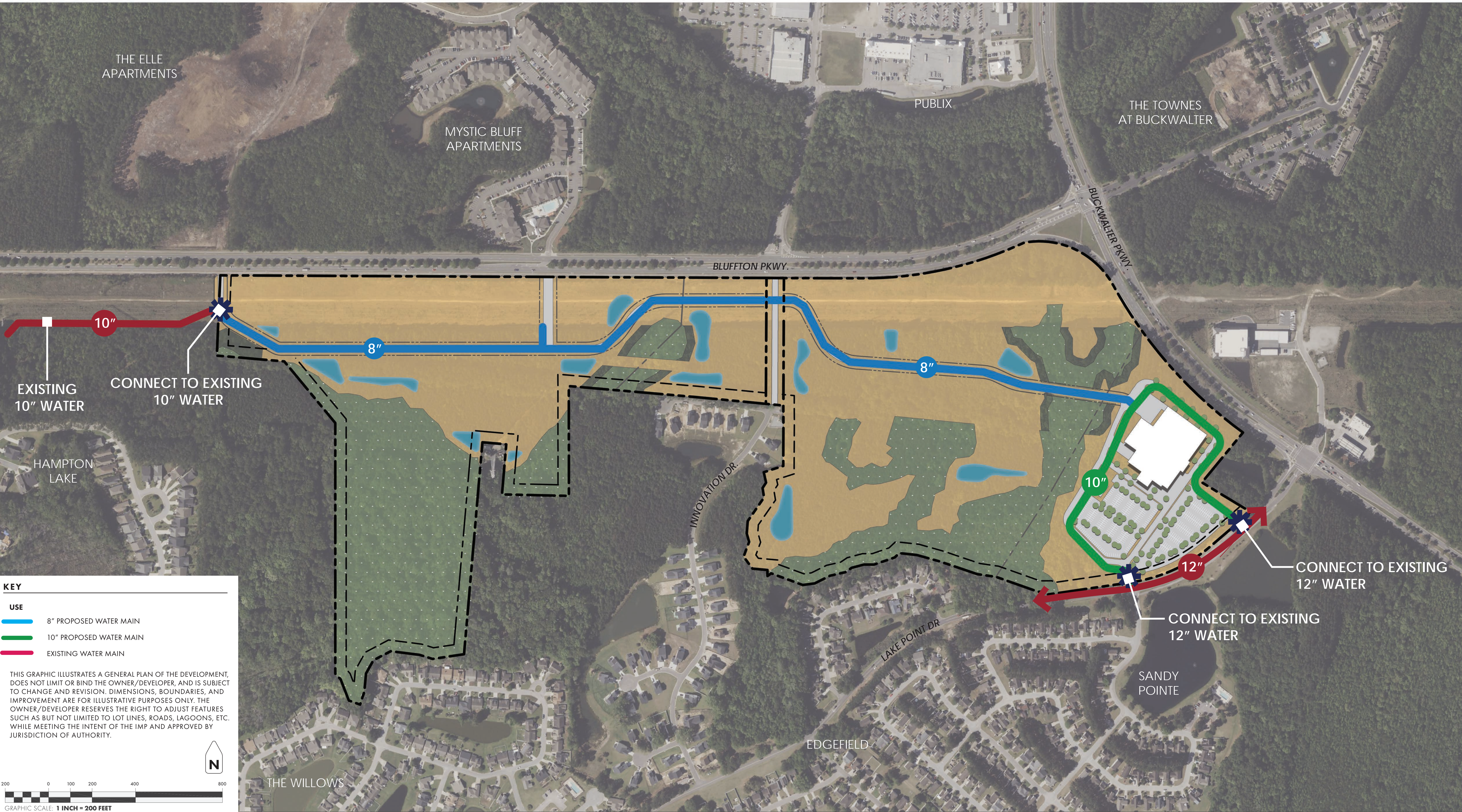
PREPARED BY:

THOMAS HUTTON

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

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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KEY

USE

8" PROPOSED WATER MAIN

10" PROPOSED WATER MAIN

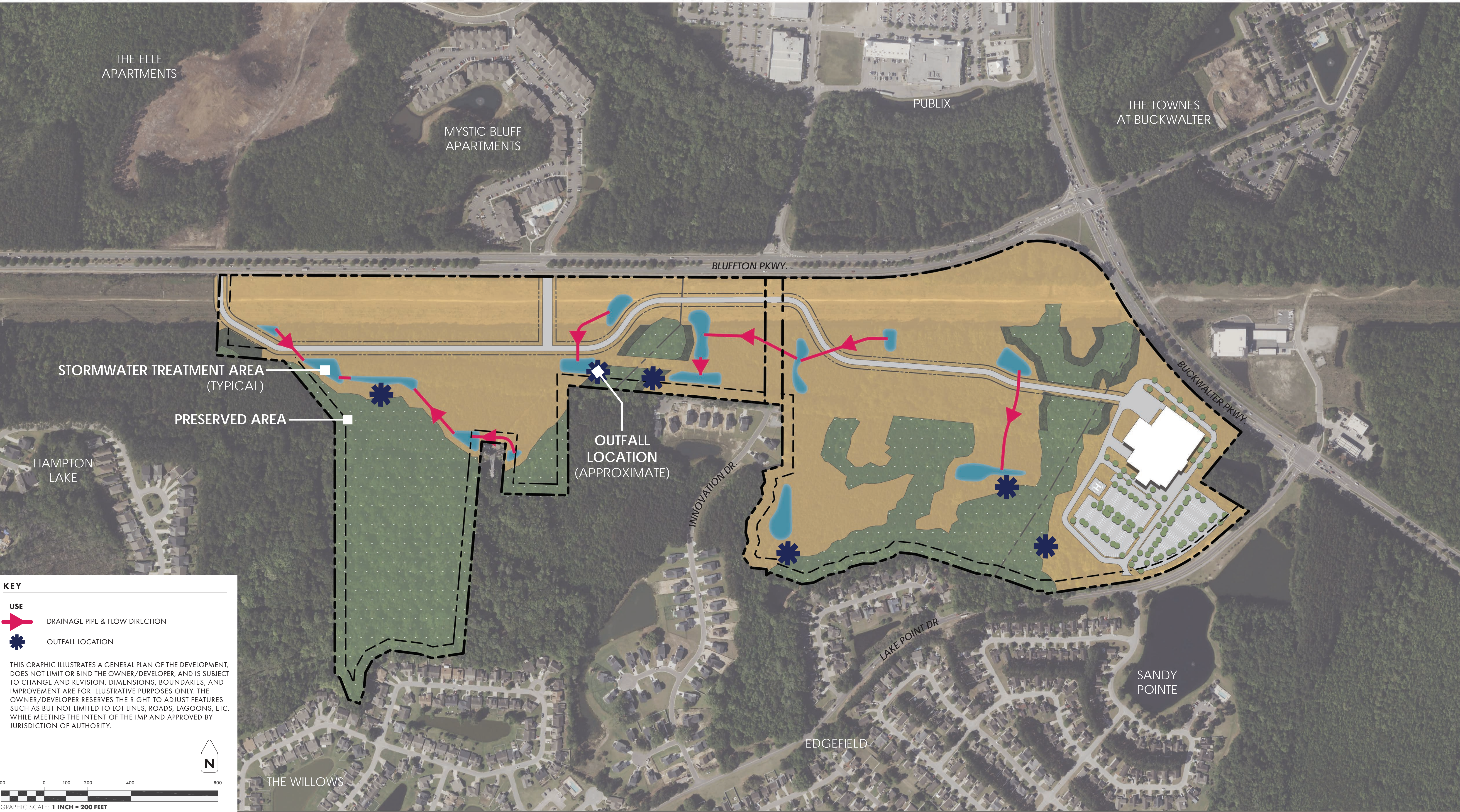
EXISTING WATER MAIN

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N

200 0 100 200 400 800

GRAPHIC SCALE: 1 INCH = 200 FEET



PREPARED FOR:
REED COMMERCIAL PARTNERS

DRAINAGE MASTER PLAN
PARKWAY CORNERS
BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA
MARCH 2025

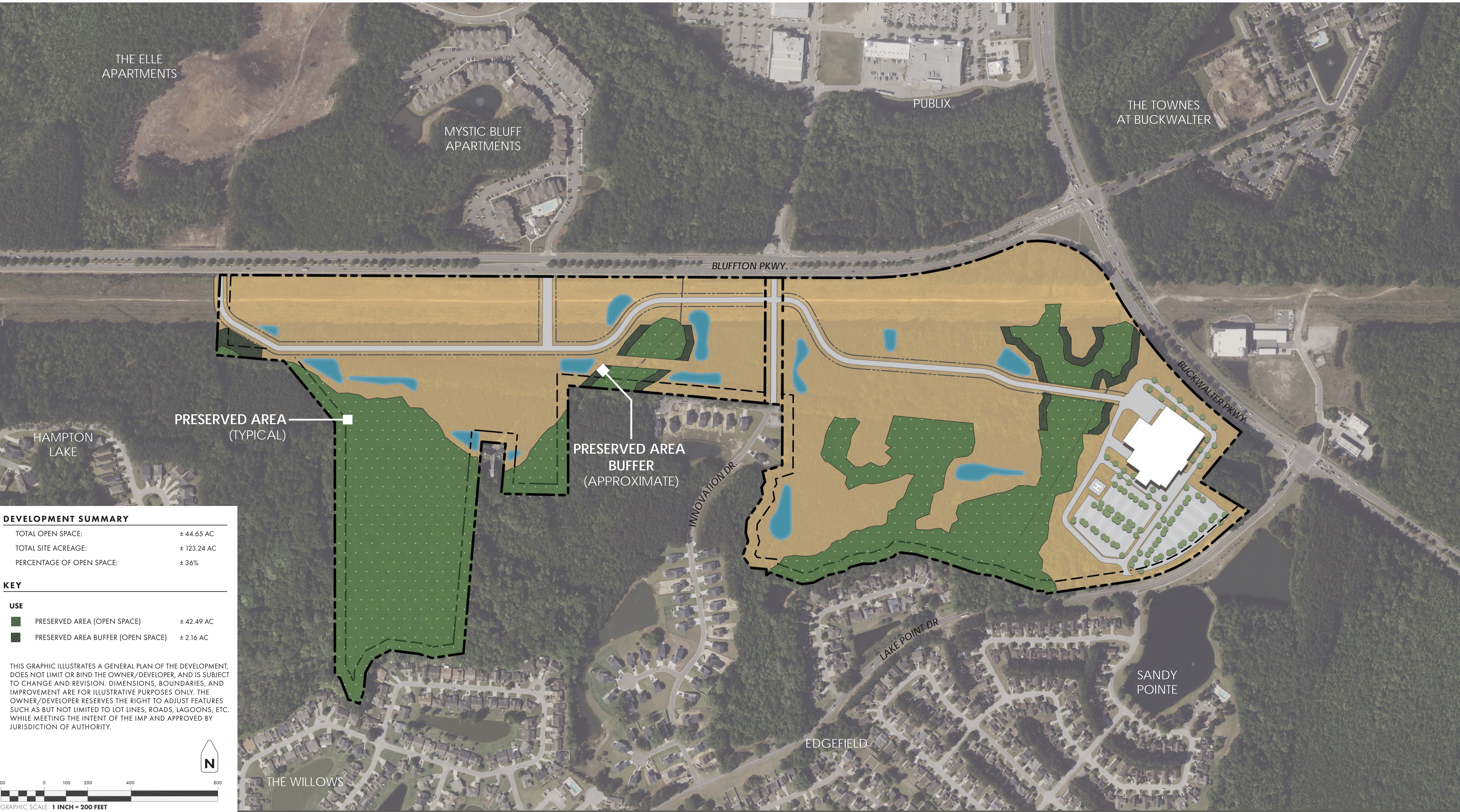
PREPARED BY:



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DEVELOPMENT SUMMARY

TOTAL OPEN SPACE:	± 44.65 AC
TOTAL SITE ACREAGE:	± 123.24 AC
PERCENTAGE OF OPEN SPACE:	± 36%

KEY

USE

	PRESERVED AREA (OPEN SPACE)	± 42.49 AC
	PRESERVED AREA BUFFER (OPEN SPACE)	± 2.16 AC

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GRAPHIC SCALE: 1 INCH = 200 FEET

PREPARED FOR:

REED COMMERCIAL PARTNERS

OPEN SPACE PLAN

PARKWAY CORNERS

BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA
MARCH 2025

PREPARED BY:



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SC GRID (NAD 83)
(2011)

LEGEND

△	CALC POINT - CORNER NOT SET
CMF	■ CONC. MONUMENT FOUND
IPF	● IRON PIPE FOUND
PKF	● PK NAIL FOUND
PKS	○ PK NAIL SET
RBF	● IRON REBAR FOUND
RBFD	● IRON REBAR FOUND DISTURBED
RBS	○ 5/8" IRON REBAR SET W/CAP
RWMF	■ RIGHT-OF-WAY CONC. MONUMENT FOUND
RWMFD	■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
△	AIR RELEASE VALVE
△	AIR RELEASE VALVE MANHOLE
△	CURB INLET
△	CABLE JUNCTION BOX
△	COMMUNICATION MANHOLE
△	ELECTRIC BOX
△	ELECTRIC METER
△	ELECTRIC MANHOLE
△	ELECTRIC OUTLET
△	ELECTRIC STUBOUT
△	FIRE HYDRANT
△	FIBER OPTIC MANHOLE
△	GRATE INLET
△	GROUND LIGHT
△	GAS VALVE
△	GUY WIRE
△	IRRIGATION CONTROL VALVE
△	JUNCTION BOX
△	LIGHT POLE

○	POWER POLE
○	STORM DRAIN MANHOLE
12.9	SPOT ELEVATION
×	SIGN
○	SANITARY SEWER LATERAL OR STUBOUT
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER VALVE
○	SANITARY SEWER VALVE MARKER
○	TRAFFIC SIGNAL BOX
○	TRAFFIC SIGNAL POLE
○	TELEPHONE JUNCTION BOX
○	TELEPHONE MANHOLE
○	TRANSFORMER-ELECTRIC
○	UNDERGROUND ELECTRIC MARKER
○	UNDERGROUND FIBER OPTICS MARKER
○	UNDERGROUND GAS MARKER
○	WATER METER
○	WATER VALVE
○	WATER VALVE MARKER
○	WETLANDS
○	BAY
○	BIRCH
○	BLACK GUM
○	CHERRY
○	ELM
○	G SWEET GUM
○	HICKORY
○	HOLLY
○	LAUREL OAK

LO	LIVE OAK
MAP	RED MAPLE
MAG	MAGNOLA
MP	MAPLE
P	PINE
PA	PALMETTO
PO	POST OAK
POP	POPLAR
RO	RED OAK
SCO	SWAMP CHESTNUT OAK
SYC	SYCAMORE
SWO	SWAMP OAK
TUP	TUPELO
WHO	WHITE OAK
WIL	WILLOW OAK
WO	WATER OAK
WXM	WAX MYRTLE
YP	YELLOW POPLAR
///	THREE BLAZE MARKS ON TREE
BOC	BACK OF CURB
CNA	COULD NOT ACCESS/ACQUIRE
CMP	CORRUGATED METAL PIPE
DWS	DETECTABLE WARNING SURFACE
DYL	DOUBLE YELLOW LINE (SOLID)
FES	FLARED END SECTION
HDPE	HIGH DENSITY POLY-ETHYLENE PIPE
IE	INVERT ELEVATION
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE

RCP	REINFORCED CONCRETE PIPE
SBA	STOP BAR
SWL	SINGLE WHITE LINE (SOLID)
SDWL	SINGLE DASHED WHITE LINE
SYL	SINGLE YELLOW LINE (SOLID)
WSE	WATER SURFACE ELEVATION
—	BOTTOM OF BANK
—	CONTOUR LINE
—	CENTERLINE OF DITCH
—	FENCE LINE
—	OVERHEAD POWER LINE
—	TOP OF BANK
—	TREE LINE
—	UNDERGROUND DRAINAGE LINE
—	UNDERGROUND SEWER LINE
—	UNDERGROUND WATER LINE
—	CONCRETE
—	DETECTABLE WARNING SURFACE
—	EDGE OF PAVEMENT
—	GRAVEL
—	RIP-RAP
—	WETLAND BUFFER

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1736.00	723.68	718.48	N78°14'29"E	23°51'26"
C2	386.70	484.88	453.73	S64°14'26"E	71°50'32"
C3	2070.00	906.06	898.84	S41°24'01"E	25°04'44"
C4	717.00	402.91	397.83	S65°51'42"W	32°11'49"
C5	2070.00	59.22	59.22	S54°45'34"E	1°38'21"
C6	185.00	39.93	39.86	N43°14'11"E	12°22'04"
C7	200.00	24.05	24.04	N40°29'12"E	6°53'29"
C8	662.00	110.13	110.00	N39°10'00"E	9°31'53"

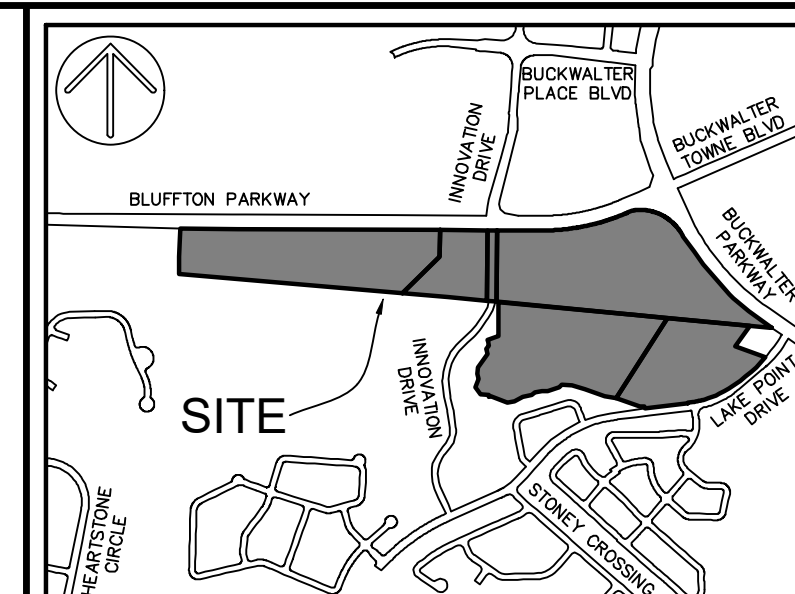
LABEL	BEARING	DISTANCE
L1	N66°18'46"E	42.77
L2	N27°28'43"W	14.97
L3	S89°51'47"W	34.49
L4	S47°02'33"W	29.41
L5	S55°27'05"W	35.78
L6	S53°56'49"W	19.81
L7	S71°51'23"W	11.7
L8	N00°03'01"W	27.36
L9	N15°52'17"W	39.74
L10	N08°52'06"W	44.20
L11	N33°30'02"E	29.46
L12	S02°49'47"E	12.76
L13	S84°45'58"E	20.42

PARCEL ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12C	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25,109 AC.	229,281 S.F. 5,264 AC.	854,946 S.F. 19,627 AC.	464,478 S.F. 10,663 AC.	462,512 S.F. 10,618 AC.	46,536 S.F. 1,068 AC.	3,161,492 S.F. 72,349 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26,362 AC.	241,204 S.F. 5,537 AC.	882,493 S.F. 20,259 AC.	N/A	N/A	N/A	2,272,027 S.F. 52,148 AC.
BUFFER	54,591 S.F. 1,253 AC.	11,923 S.F. 0.273 AC.	27,547 S.F. 0.632 AC.	N/A	N/A	N/A	692,761 S.F. 15,948 AC.
WETLAND	130,931 S.F. 3,006 AC.	24,353 S.F. 0.559 AC.	37,337 S.F. 0.857 AC.	73,422 S.F. 1,685 AC.	428,592 S.F. 9,839 AC.	N/A	694,635 S.F. 15,948 AC.
TOTAL	1,279,261 S.F. 29,368 AC.	265,557 S.F. 6,096 AC.	919,830 S.F. 21,116 AC.	537,900 S.F. 12,348 AC.	891,104 S.F. 20,457 AC.	46,536 S.F. 1,068 AC.	4,548,888 S.F. 90,453 AC.

WETLAND ACREAGE CHART

PARCEL 12A		PARCEL 12B		PARCEL 12C	
WETLANDS	WETLAND BUFFER	WETLANDS	WETLAND BUFFER	WETLANDS	WETLAND BUFFER
WETLAND A-1	92,470 S.F. 2,123 AC.	WETLAND A-1	11,804 S.F. 0.271 AC.	WETLAND B-1	14,895 S.F. 0.342 AC.
WETLAND A-2	38,461 S.F. 0.883 AC.	WETLAND A-2	14,651 S.F. 0.336 AC.	WETLAND B-2	9,458 S.F. 0.217 AC.
TOTAL	130,931 S.F. 3,006 AC.	WETLAND A-3	15,656 S.F. 0.359 AC.	TOTAL	24,353 S.F. 0.559 AC.
		WETLAND A-4	6,392 S.F. 0.147 AC.		
		WETLAND A-5	6,088 S.F. 0.140 AC.		
		TOTAL	54,591 S.F. 1,253 AC.		



VICINITY MAP NOT TO SCALE

NOTES

- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
- VERTICAL DATUM IS NAVD 88.
- 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: 1:1,829,091
- WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

REFERENCES

- PB:153 PG:74
- PB:134 PG:147
- PB:109 PG:198
- PB:153 PG:23
- PB:153 PG:176
- DB:2278 PG:1264
- DB:3093 PG:104
- DB:4019 PG:1098
- A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
- A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
- PB:134 PG:147
- PB:109 PG:181

180 90 0 180 360
GRAPHIC SCALE (1"=180')

PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.
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R610 029 000 0611 0000,
R610 029 000 1721 0000,
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R600 029 000 2344 0000

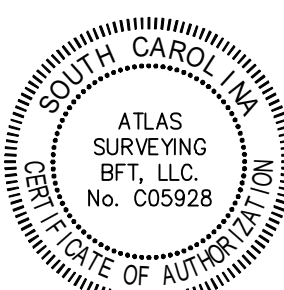
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BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 02-14-2023
SCALE: 1"=180'
PROJECT No.: BFT-22151
FILE: BFT-22151 AT-FULLDWS

COVER SHEET

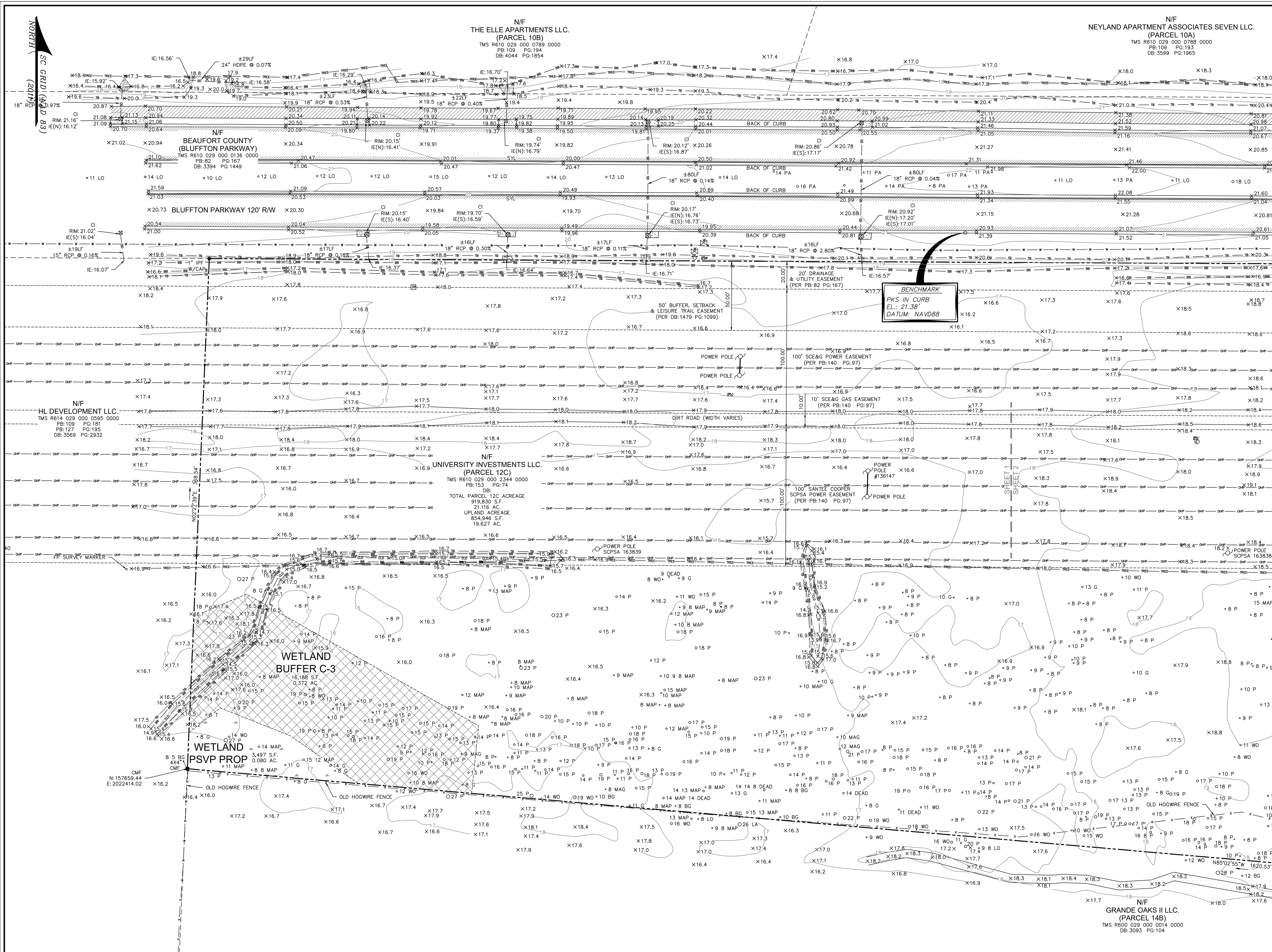
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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



VICINITY MAP
NOT TO SCALE

NOTES

- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
- VERTICAL DATUM IS NAVD 88.
- 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: 1:1,829,091
- WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

REFERENCES

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5. PB:153	PG:176
6. DB:2278	PG:1264
7. DB:3093	PG:104
8. DB:4019	PG:1098
9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.	
10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.	
11. PB:134	PG:147
12. PB:109	PG:181

GRAPHIC SCALE (1"=30')

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UNIVERSITY INVESTMENTS

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.
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R610 029 000 0611 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH
FIELD CHECK: JWP
DRAWN BY: SCPSA 163839
DATE: 02-14-2023
SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 AT1-FULLDWS

SHEET 1 OF 15

ATLAS

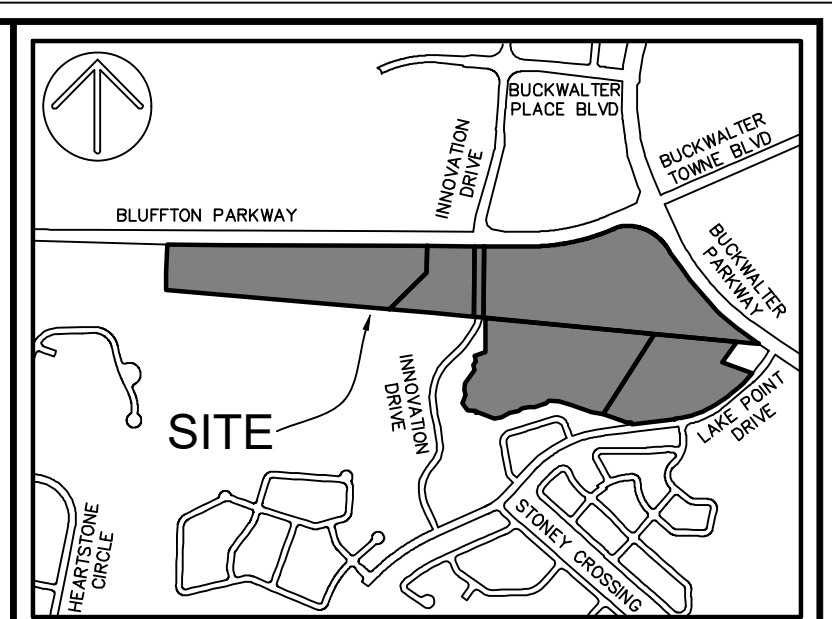
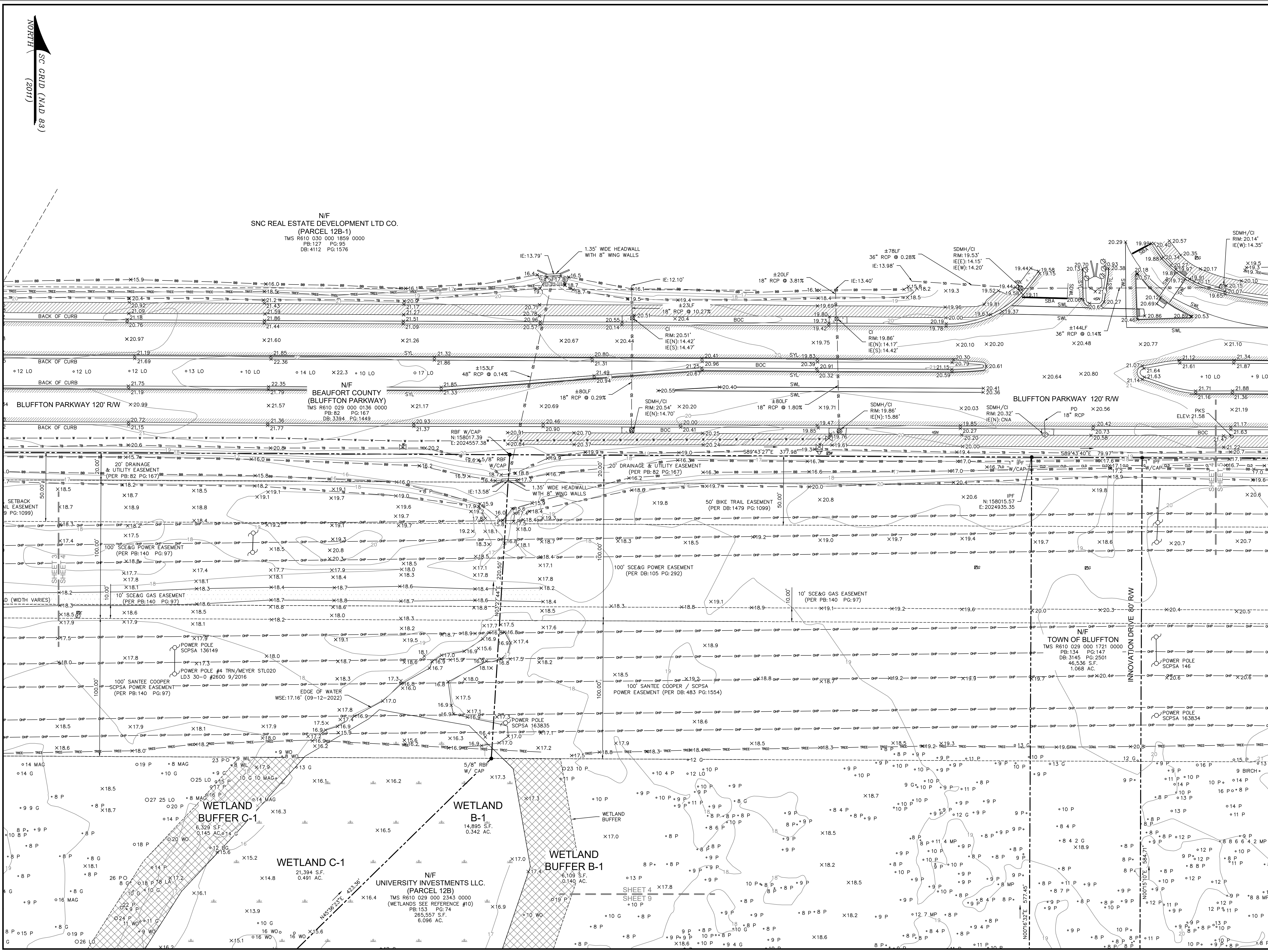
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

STATE OF SOUTH CAROLINA
JEREMY W. REEDER
No. 28139
LAND SURVEYOR

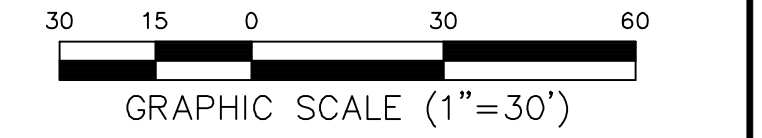
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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 11. PB:134 PG:147
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PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
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TAX PARCEL No's.
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R610 029 000 0611 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH
FIELD CHECK: JMR
DRAWN BY: 02-14-2023
DATE: 15-07-2023
SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 ATT-FULLDWS

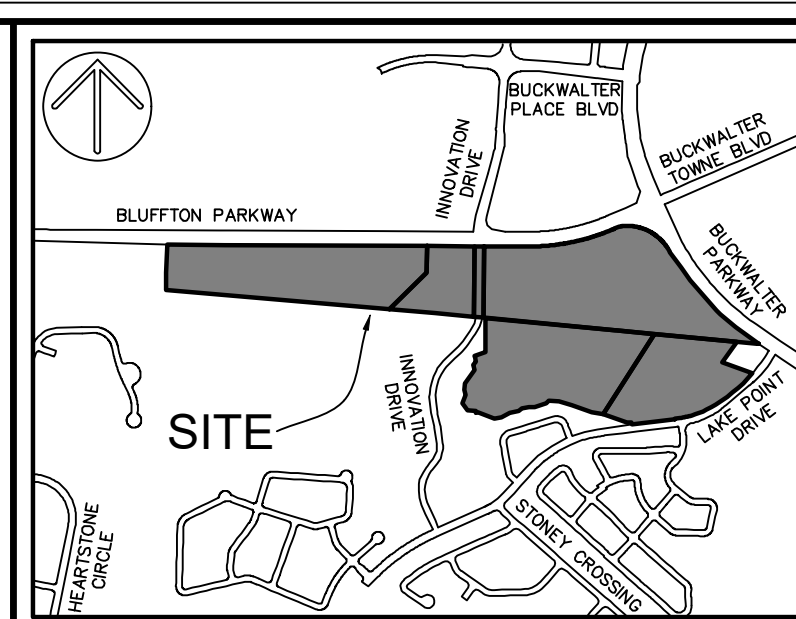
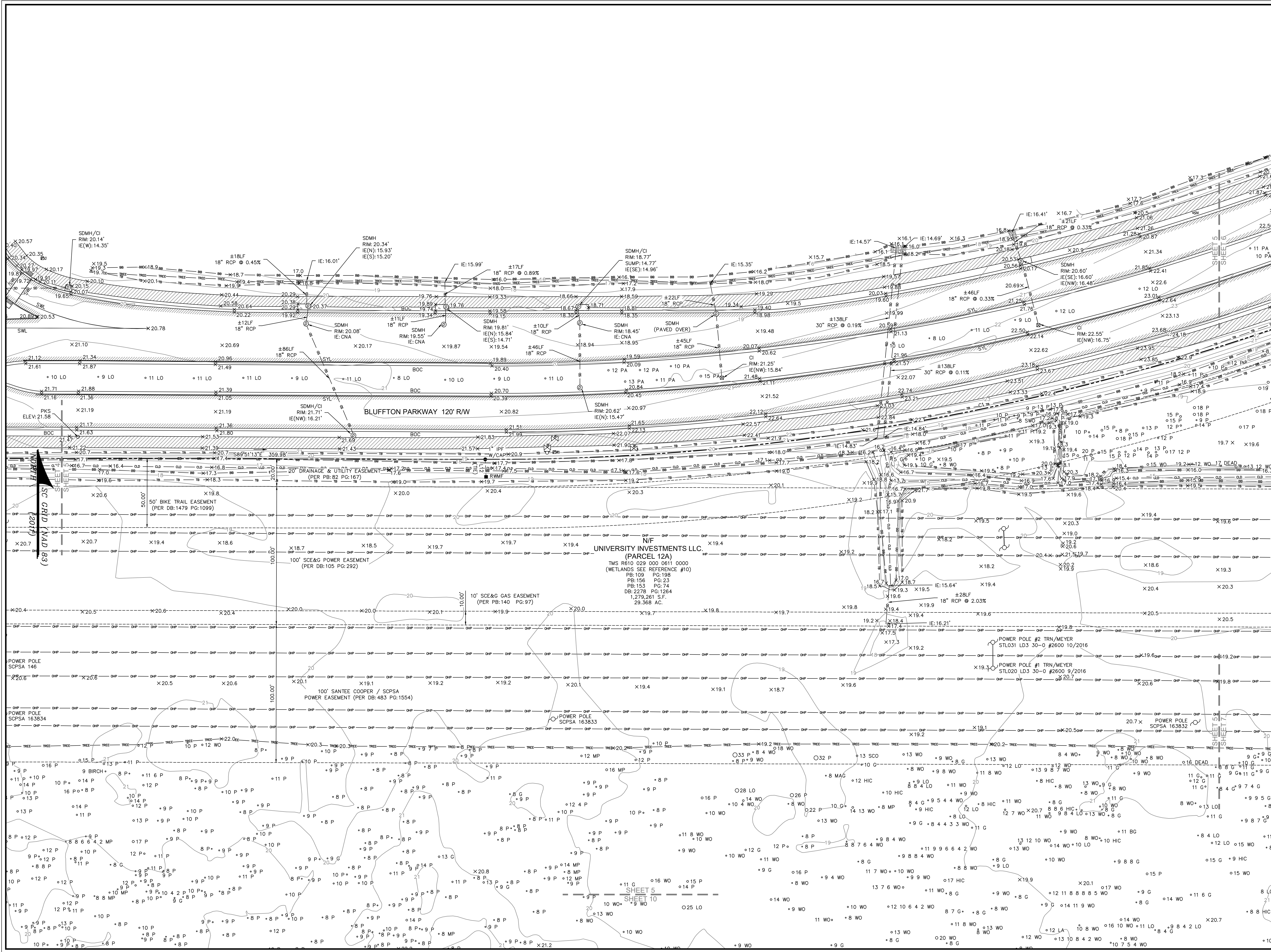
SHEET 4 OF 15

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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.

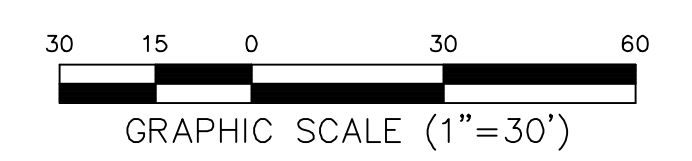
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
 - VERTICAL DATUM IS NAVD 88.
 - 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: 1:1,829,091
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

- REFERENCES
- | | |
|---|---------|
| 1. PB:153 | PG:74 |
| 2. PB:134 | PG:147 |
| 3. PB:109 | PG:198 |
| 4. PB:153 | PG:23 |
| 5. PB:153 | PG:176 |
| 6. DB:2278 | PG:1264 |
| 7. DB:3093 | PG:104 |
| 8. DB:4019 | PG:108 |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. | |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022. | |
| 11. PB:134 | PG:147 |
| 12. PB:109 | PG:181 |



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

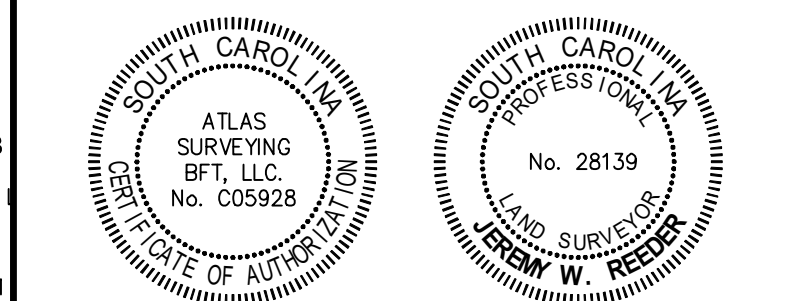
TAX PARCEL No's.
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R610 029 000 0611 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
&
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH
FIELD CHECK: JMR
DRAWN BY: JMR
DATE: 02-14-2023
SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 ATT-FULLDWS

SHEET 5 OF 15

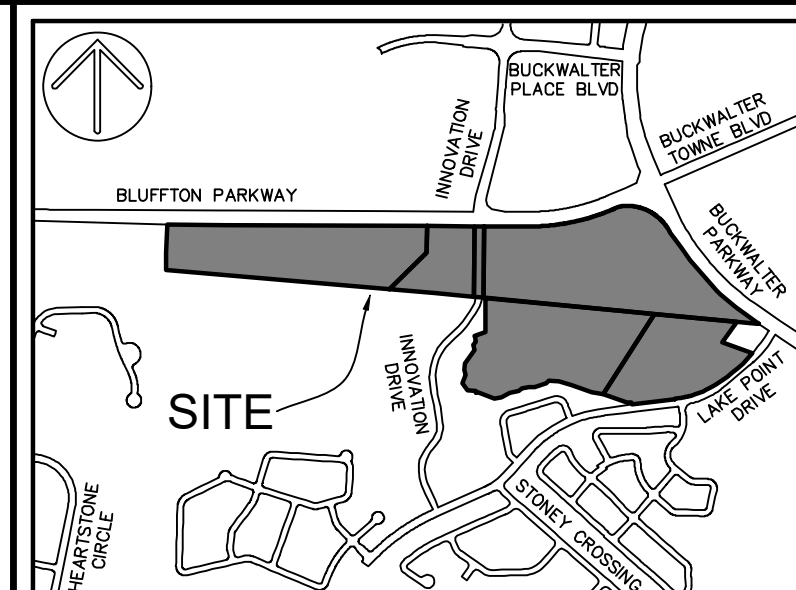
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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



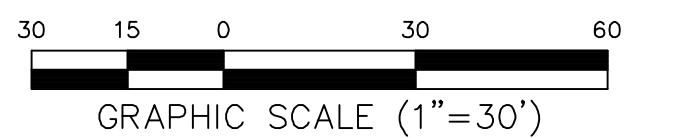
VICINITY MAP NOT TO SCALE

NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND
ACROSSAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X,
DUAL COMMUNITIES 450025 (BEAUFORT COUNTY
UNINCORPORATED AREAS) AND 450251 (TOWN OF
BLUFFTON), MAP NUMBER 45013C027G0.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE
VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO
DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE
PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF
FIELD WORK AND ARE SHOWN PER REFERENCES #9
& #10.

REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. PB:1278 PG:1264
7. DB:3093 PG:104
8. DB:4019 PG:1098
9. A BOUNDARY SURVEY OF TMS#
R001-029-000-0014-0000, 34.356 AC,
BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC.
DATE: 4/8/2019
FROM COASTAL SURVEYING CO. INC.
10. A WETLAND CAD FILE BY THOMAS AND HUTTON,
PRODUCED BY RED GROUP ON JULY 5, 2022.
11. PB:134 PG:147
12. PB:109 PG:181



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.

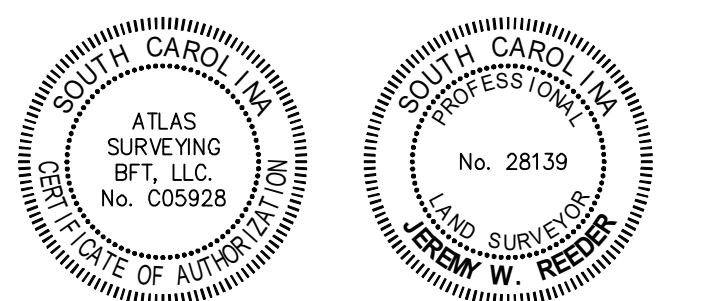
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&				
R600	029	000	2410	0000

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

SHEET 6 OF 15

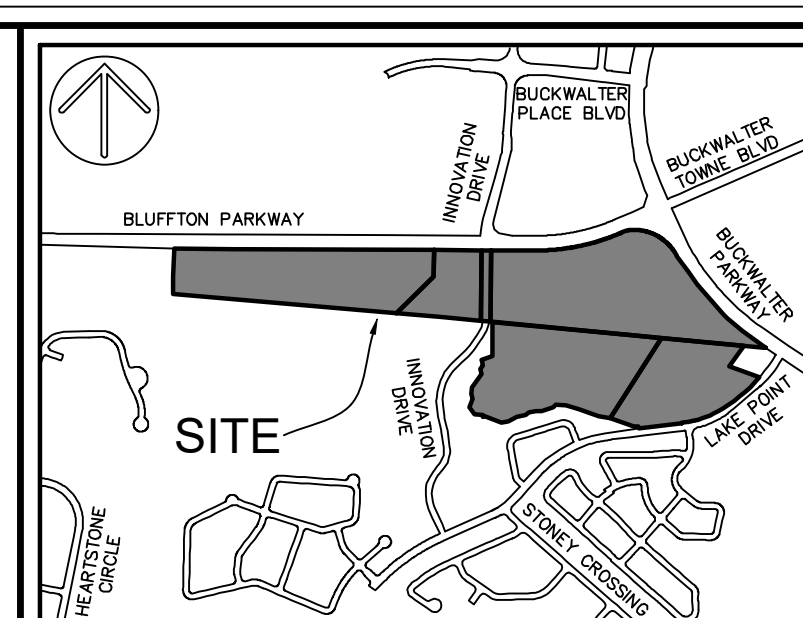
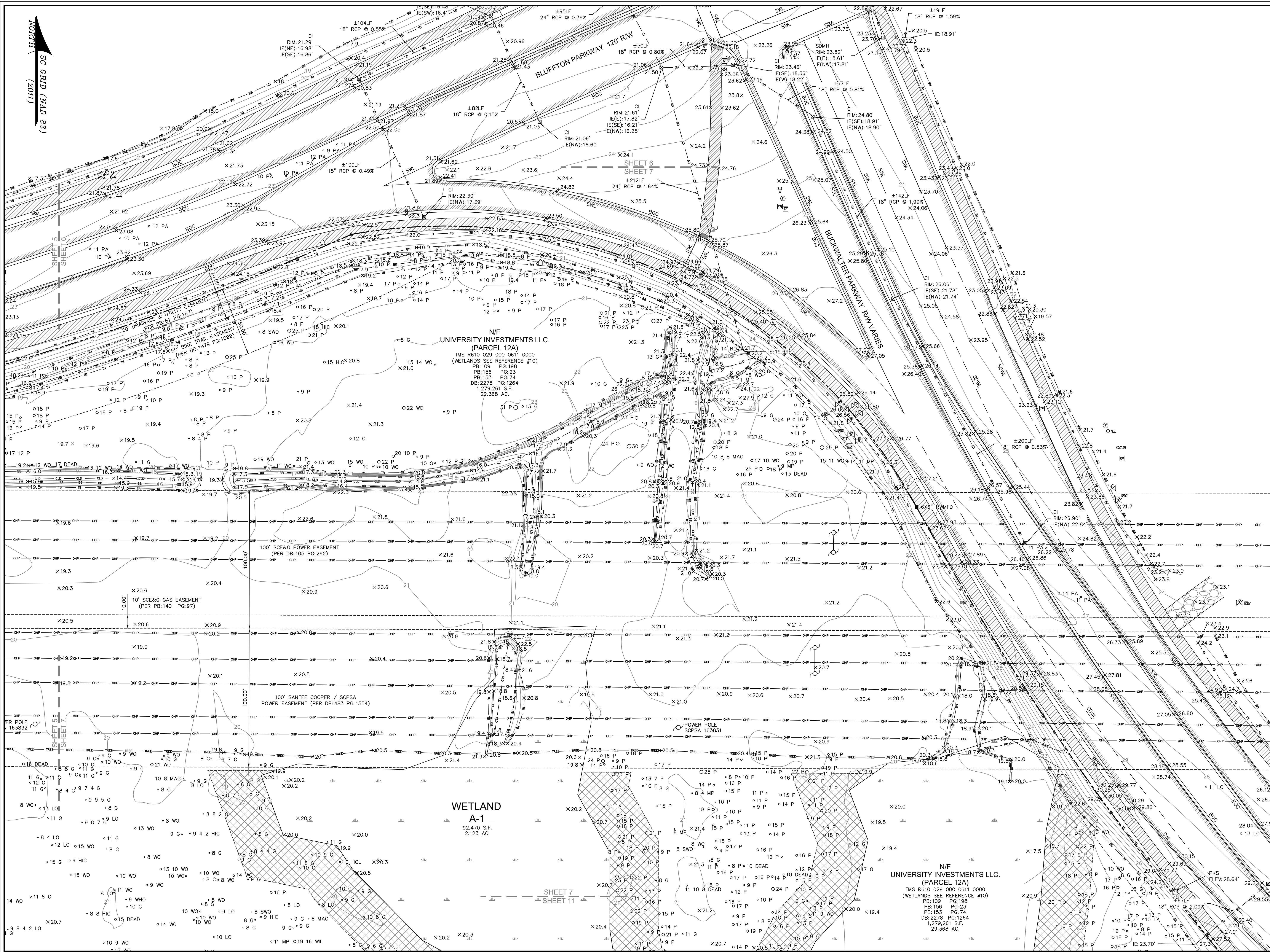
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
 2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
 3. VERTICAL DATUM IS NAVD 88.
 4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 6. PRECISION OF PLAT CLOSURE: 1:1,829,091
 7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

- REFERENCES
1. PB:153 PG:74
 2. PB:134 PG:147
 3. PB:109 PG:198
 4. PB:153 PG:23
 5. PB:153 PG:176
 6. DB:2278 PG:1264
 7. DB:3093 PG:104
 8. DB:4019 PG:1098
 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 11. PB:134 PG:147
 12. PB:109 PG:181



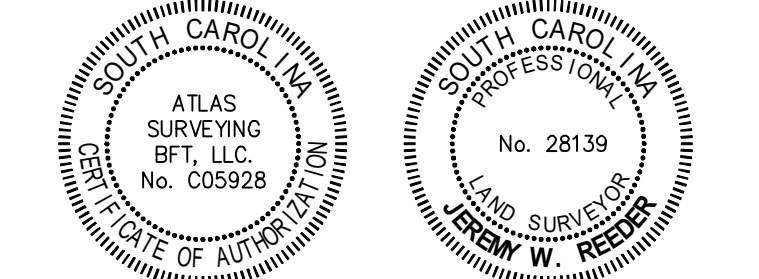
PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.
R610 029 000 0014 0000,
R610 029 000 0611 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: SD/NCH
FIELD CHECK: JMR
DRAWN BY: JMR
DATE: 02-14-2023
SCALE: AS SHOWN
PROJECT NO.: BFT-22151
FILE: BFT-22151 ATT-FOLLOWING

SHEET 7 OF 15

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
 2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, OF THE COMMUNITIES 450225 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
 3. VERTICAL DATUM IS NAVD 88.
 4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 6. PRECISION OF PLAT CLOSURE: 1:1,829,091
 7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. BD:2278 PG:1264
7. BD:3093 PG:104
8. BD:4019 PG:1098
9. A BOUNDARY SURVEY OF TMS#
R600-029-000-0014-0000, 34.356 AC,
BUEFFTON TOWNSHIP, BEAUFORT COUNTY SC.
DATE: 4/5/2019
FROM COASTAL SURVEYING CO. INC.
10. W. H. LAND CADLE BY THOMAS AND HUTTON,
PROVIDED BY REED GROUP ON JULY 5, 2022.
11. PB:134 PG:147
12. PB:109 PG:181



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.

R610 029 000 0014 0000,
R610 029 000 0501 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
&
R600 029 000 2410 0000

BLUFFTON

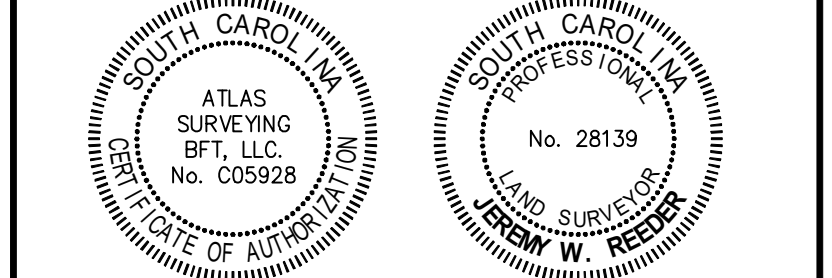
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCN
FIELD CHECK: JWR
DRAIN BY: JHJ
DATE: 02-14-2023
SCALE: 1"=40'
PROJECT NO: BFT-22151
FILE: BFT-22151 ATT-FIELDWORK

SHEET 8 OF 15

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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, LINE & CURVE TABLES, AND
ACCREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X
DUAL COMMUNITIES 450025 (BEAUFORT COUNTY
UNINCORPORATED AREAS) AND 450251 (TOWN OF
BLUFFTON), MAP NUMBER 45013C0270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE
VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO
DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE
PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF
FIELD WORK AND ARE SHOWN PER REFERENCES #8
& #10.

REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. DB:2278 PG:1264
7. DB:3093 PG:104
8. DB:4019 PG:1098
9. A BOUNDARY SURVEY OF TMS#
R6060-029-000-0014-0000, 34.356 AC,
BIFTON TOWNSHIP, BEAUFORT COUNTY SC.
DATE: 4/8/2019
FROM COASTAL SURVEYING CO. INC.
10. A WETLAND CAD FILE BY THOMAS AND HUTTON,
REMOVED BY REED GROUP ON JULY 5, 2022.
11. PB:134 PG:147
12. PB:109 PG:181



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.

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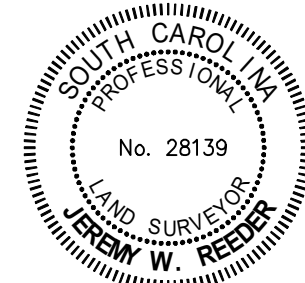
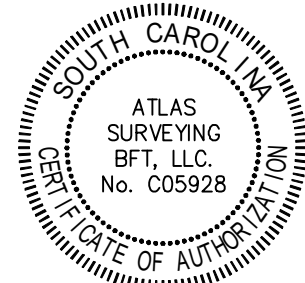
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BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCN
FIELD CHECK: JWR
DRAWN BY: JHJ
DATE: 02-14-2023
SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 AT1-FULL.DWG

SHEET 9 OF 15

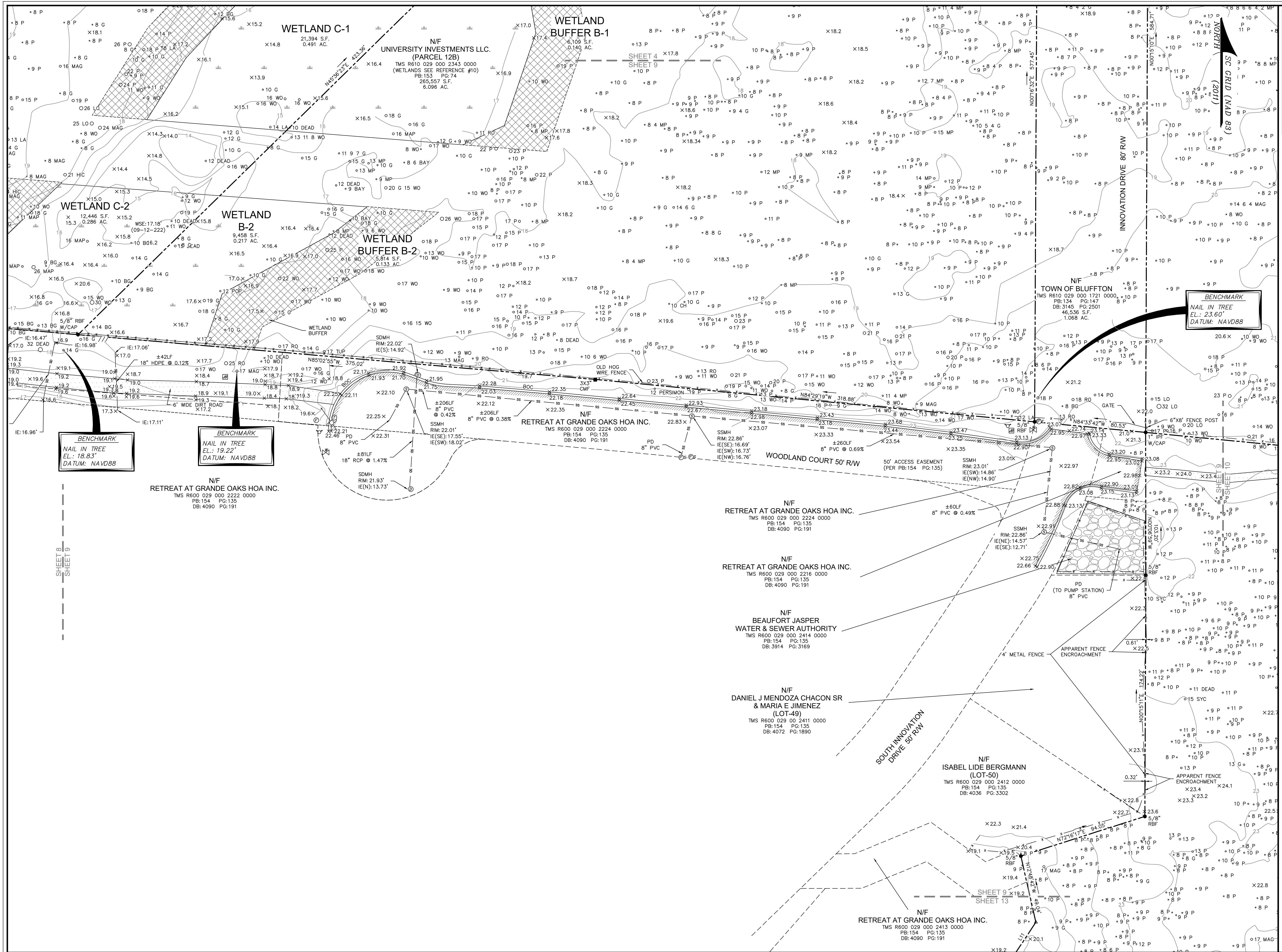
ATLAS
SURVEYING, INC.

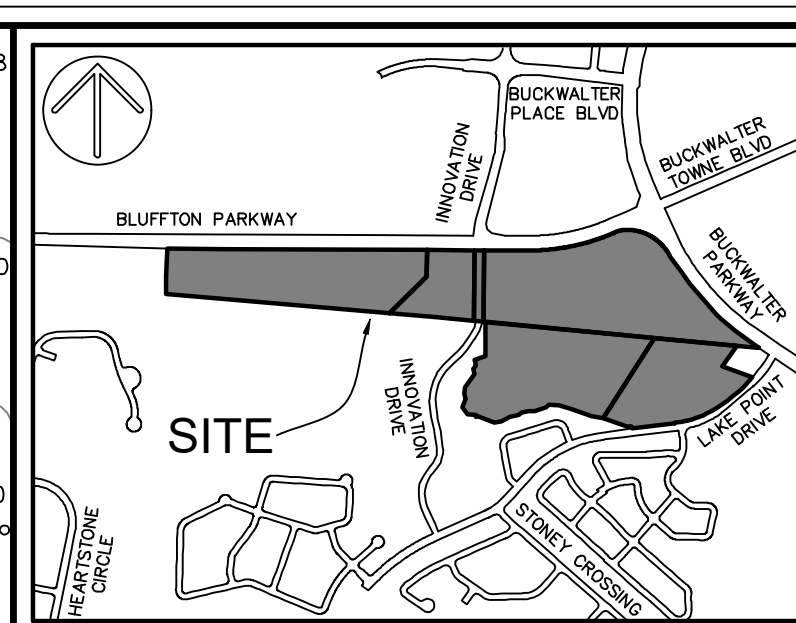
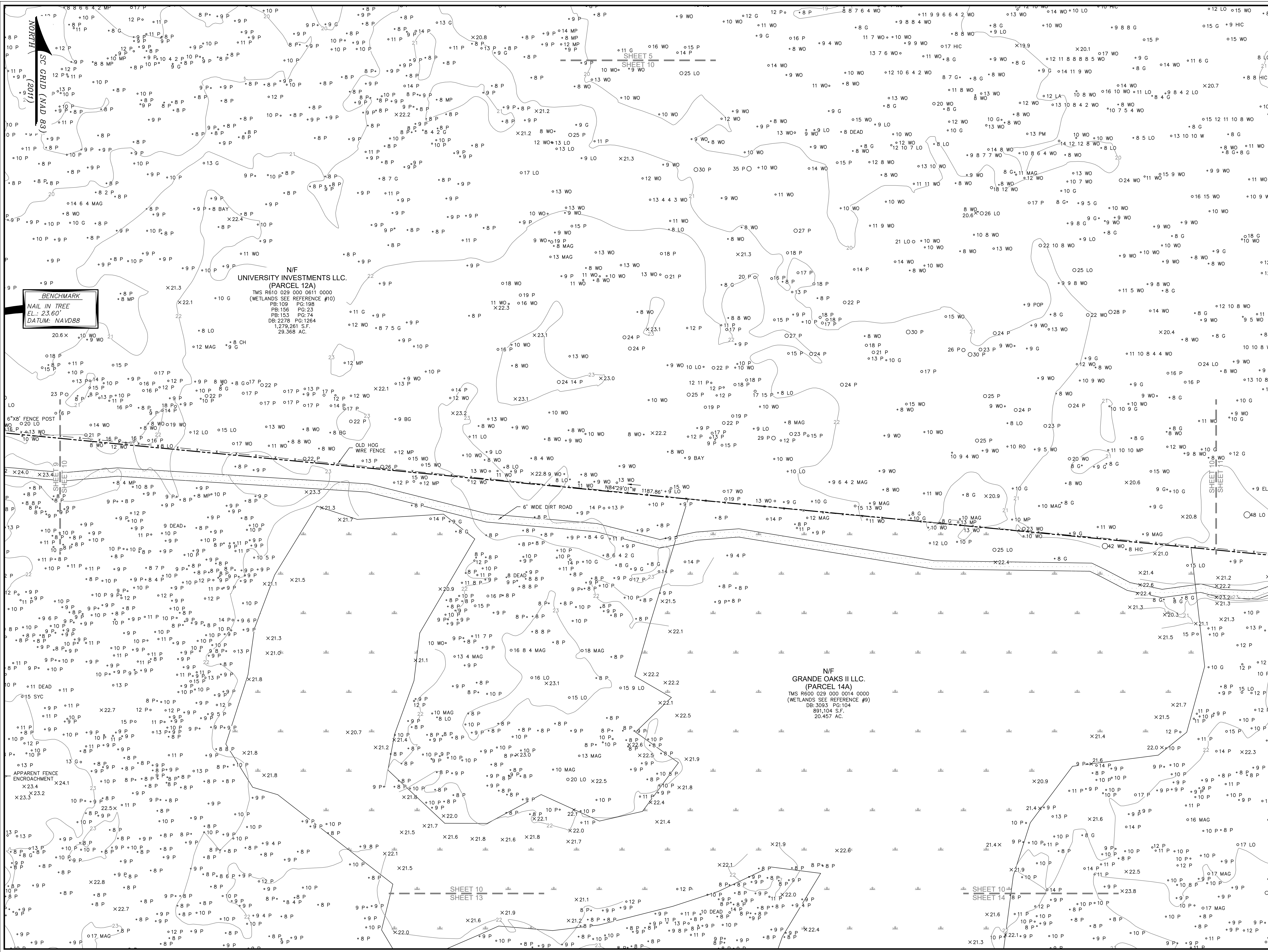
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

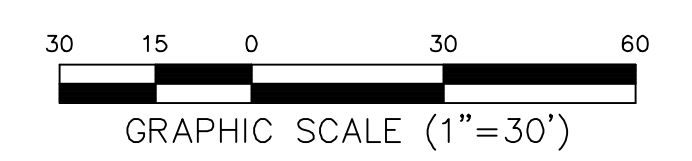




VICINITY MAP NOT TO SCALE

- NOTES
1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
 2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
 3. VERTICAL DATUM IS NAVD 88.
 4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 6. PRECISION OF PLAT CLOSURE: 1:1,829,091
 7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

- REFERENCES
1. PB:153 PG:74
 2. PB:134 PG:147
 3. PB:109 PG:198
 4. PB:153 PG:23
 5. PB:153 PG:176
 6. DB:2278 PG:1264
 7. DB:3093 PG:104
 8. DB:4019 PG:1058
 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 11. PB:134 PG:147
 12. PB:109 PG:181



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.
R610 029 000 0014 0000,
R610 029 000 0611 0000,
R610 029 000 1721 0000,
R600 029 000 2343 0000,
R600 029 000 2344 0000
&
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH
FIELD CHECK: JMR
DRAWN BY: JMR
DATE: 02-14-2023
SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 ATT-FOLLOWING

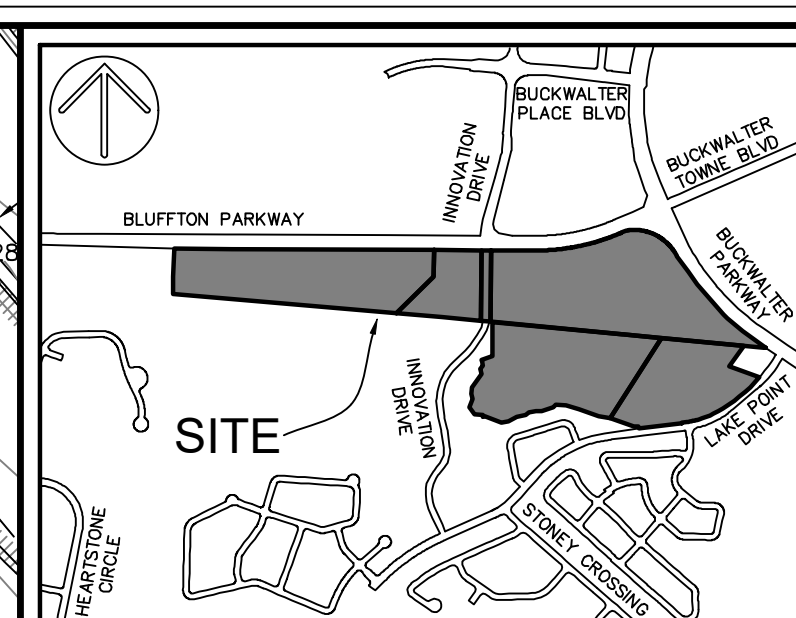
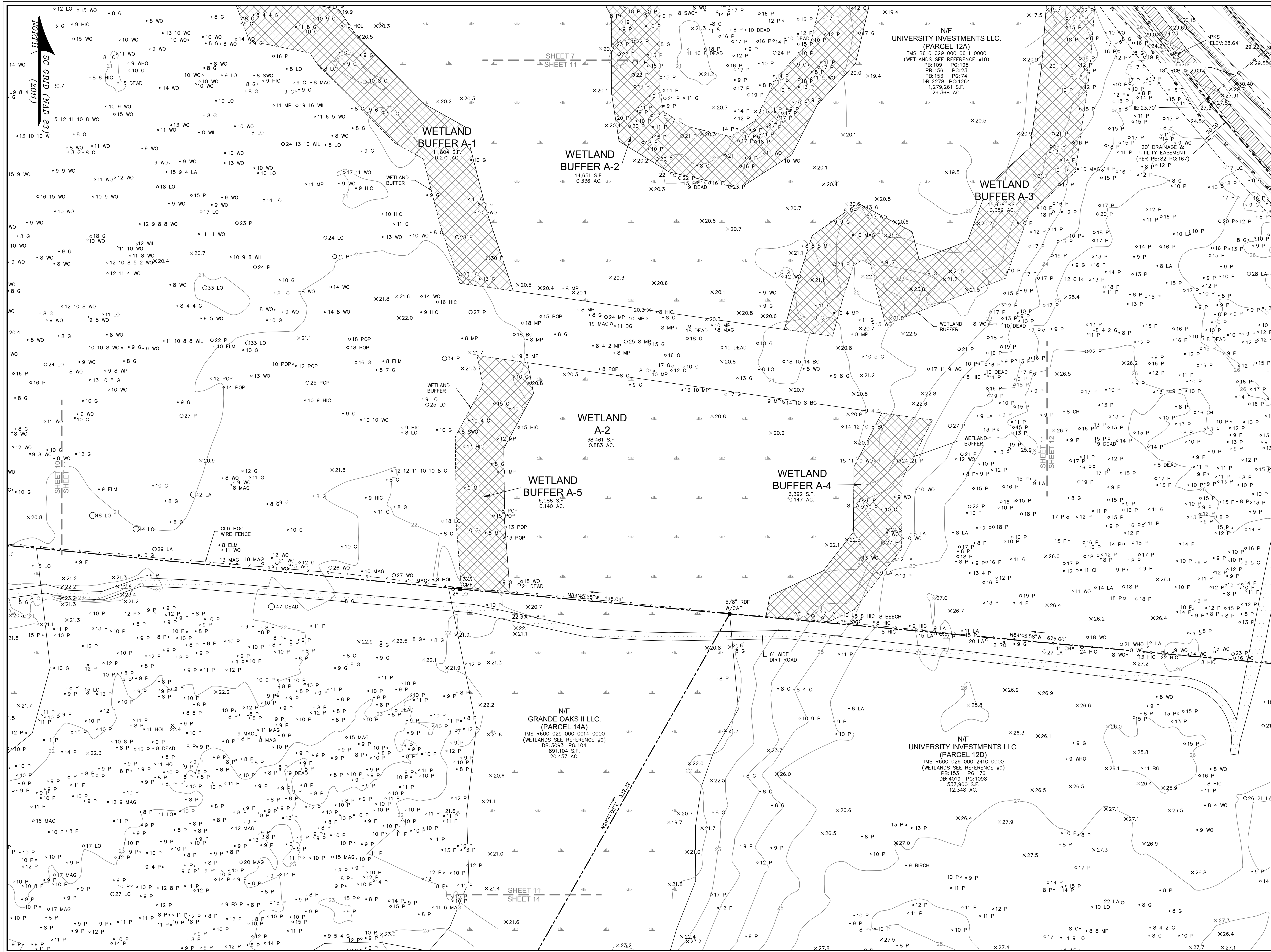
SHEET 10 OF 15

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
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JEREMY W. REEDER
S.C.P.L.S. No. 28139
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VICINITY MAP NOT TO SCALE

NOTES

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2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
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6. PRECISION OF PLAT CLOSEURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

REFERENCES

- | | |
|--|---------|
| 1. PB:153 | PG:74 |
| 2. PB:134 | PG:147 |
| 3. PB:109 | PG:198 |
| 4. PB:153 | PG:205 |
| 5. PB:153 | PG:176 |
| 6. DB:2278 | PG:1264 |
| 7. DB:3093 | PG:104 |
| 8. DB:4019 | PG:1098 |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC., BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. | |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022. | |
| 11. PB:134 | PG:147 |
| 12. PB:109 | PG:181 |



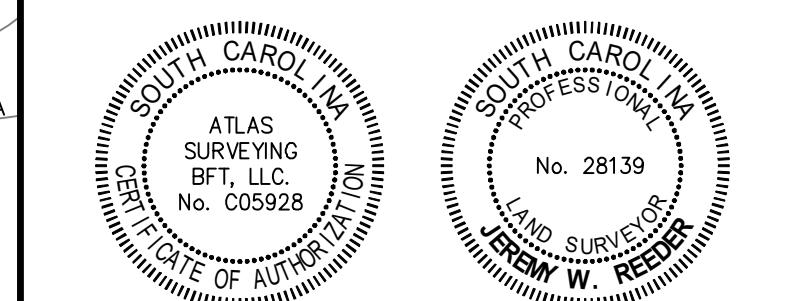
PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
AND INNOVATION DRIVE

TAX PARCEL No's.
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R610 029 000 0611 0000,
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&
R600 029 000 2410 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: SD/NCH
FIELD CHECK: JMR
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SCALE: 1"=30'
PROJECT No.: BFT-22151
FILE: BFT-22151 ATI-FULLDWS

SHEET 11 OF 15

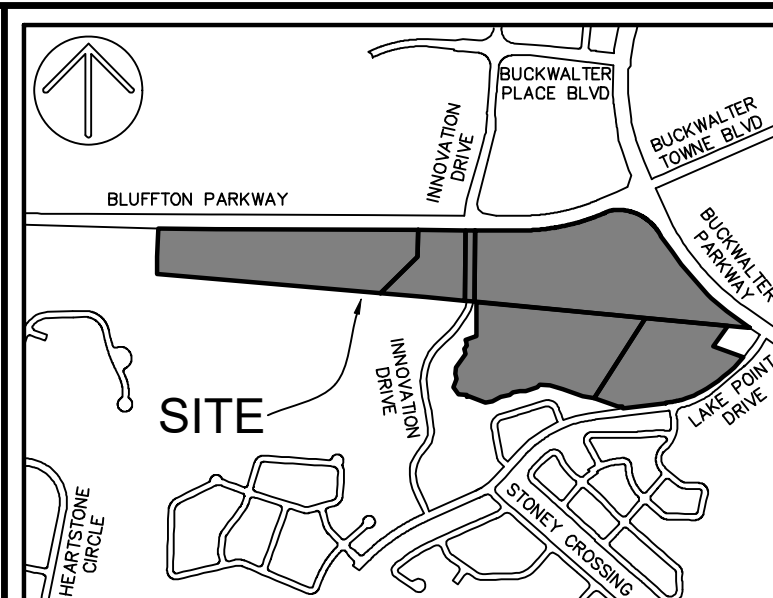
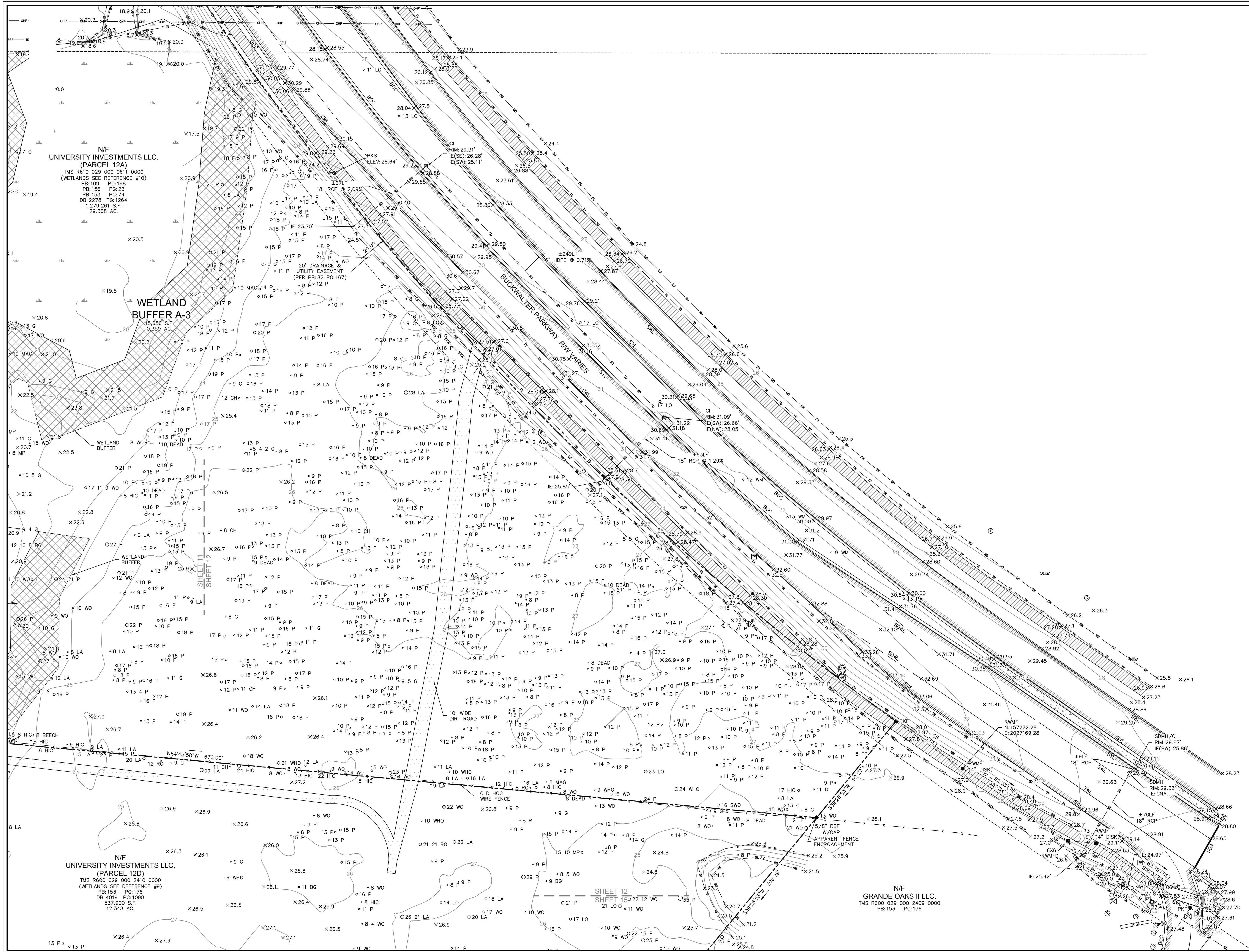
ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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JEREMY W. REEDER
S.C.P.L.S. No. 28139
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VICINITY MAP NOT TO SCALE

NOTES

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2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501302070G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

REFERENCES

- | | |
|--|---------|
| 1. PB:153 | PG:74 |
| 2. PB:134 | PG:147 |
| 3. PB:109 | PG:198 |
| 4. PB:153 | PG:23 |
| 5. PB:153 | PG:176 |
| 6. DB:2278 | PG:1264 |
| 7. DB:3093 | PG:104 |
| 8. DB:4019 | PG:1098 |
| 9. A BOUNDARY SURVEY OF TMS# | |
| R600-029-000-0014-0000, 34.356 AC, | |
| BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. | |
| DATE: 4/8/2019 | |
| FROM COASTAL SURVEYING CO. INC. | |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, | |
| PROVIDED BY REED GROUP ON JULY 5, 2022. | |
| 11. PB:134 | PG:147 |
| 12. PB:109 | PG:181 |



PREPARED FOR:
UNIVERSITY INVESTMENTS
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY,
PARCELS 12A, 12B, 12C, 12D & 14A
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BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

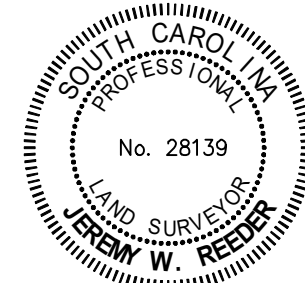
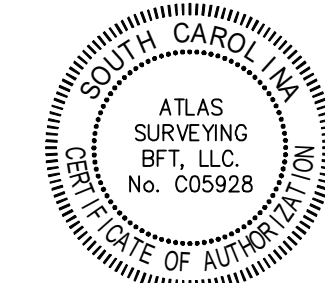
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SHEET 12 OF 15

ATLAS

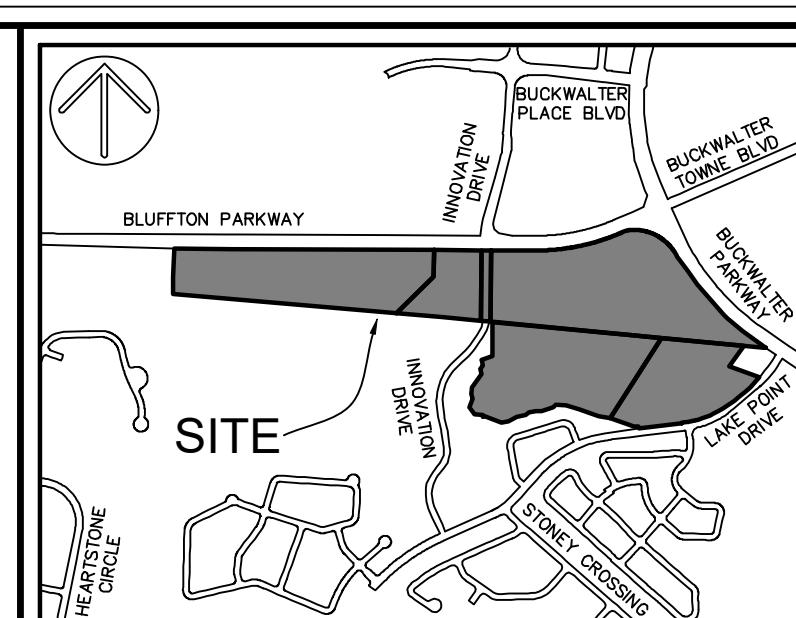
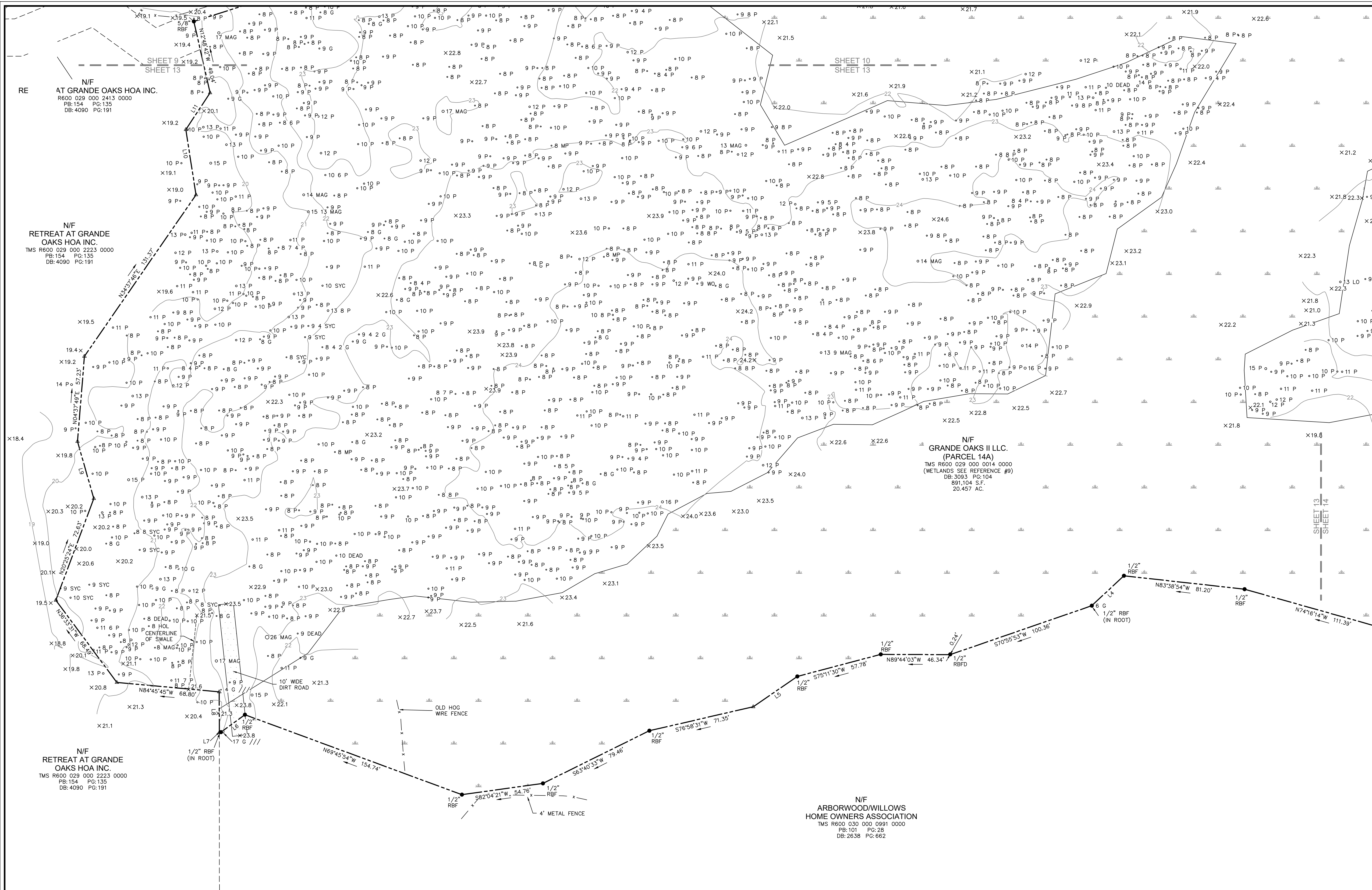
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BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

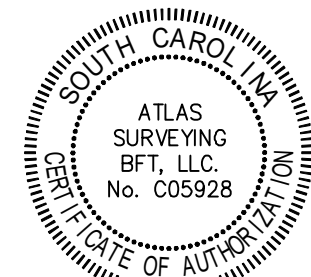
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SHEET 13 OF 15

ATLAS

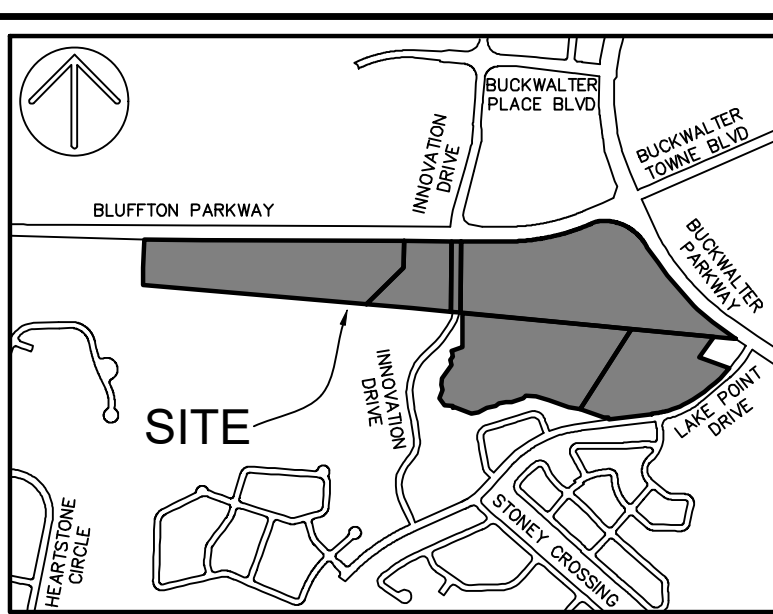
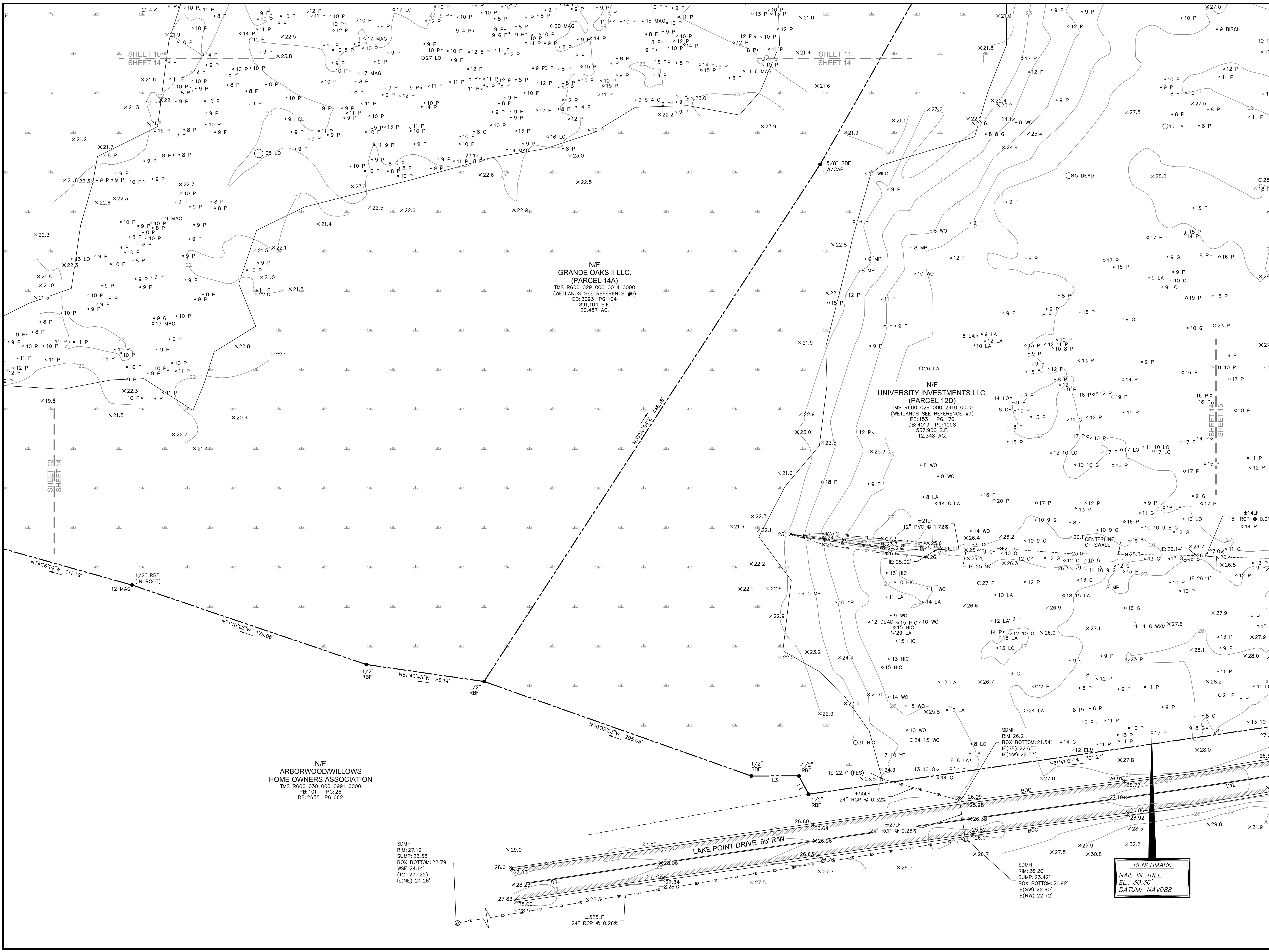
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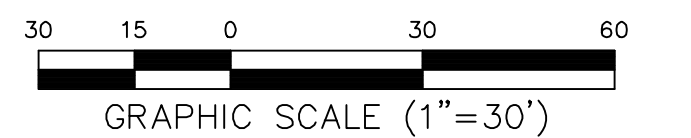


VICINITY MAP NOT TO SCALE

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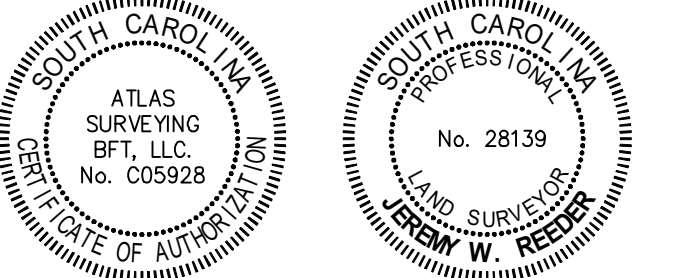
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SHEET 14 OF 15

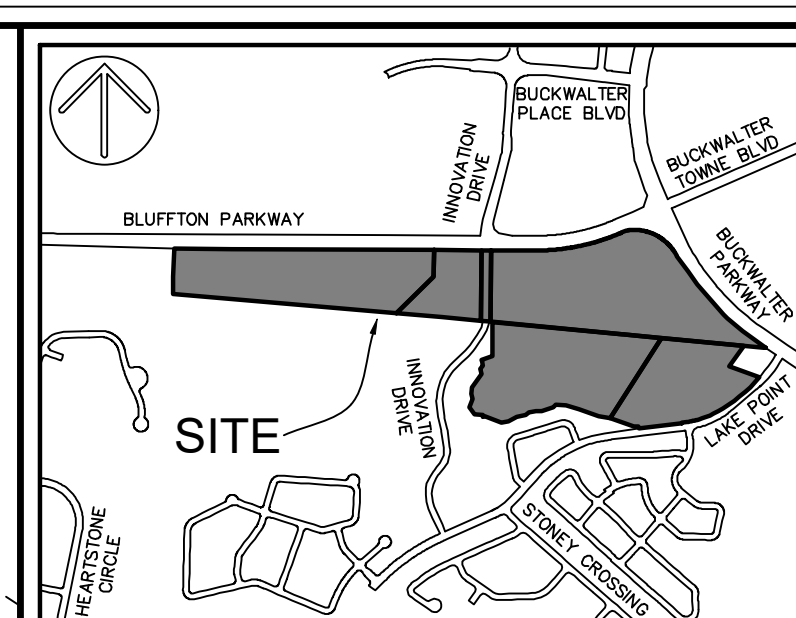
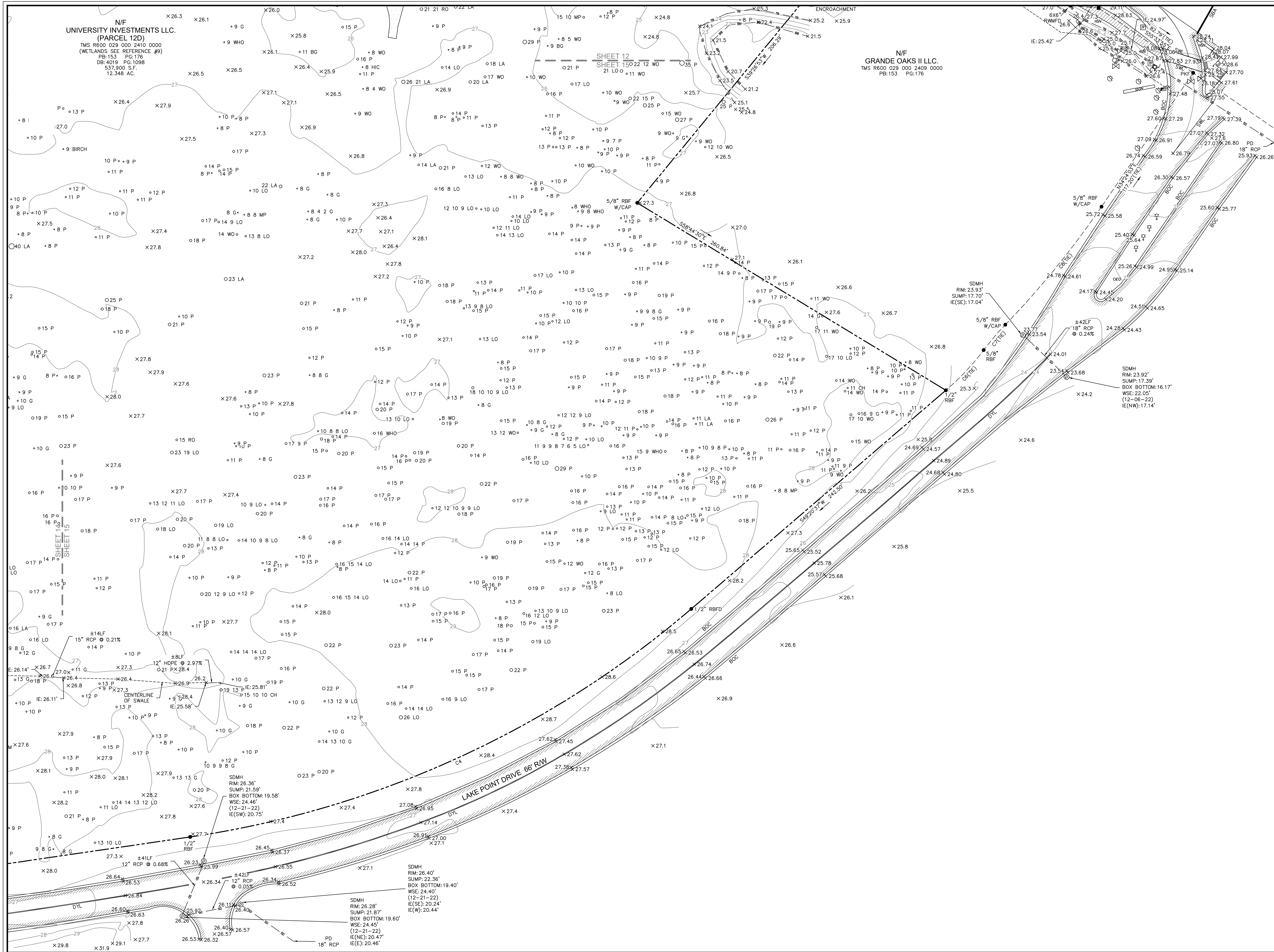
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BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

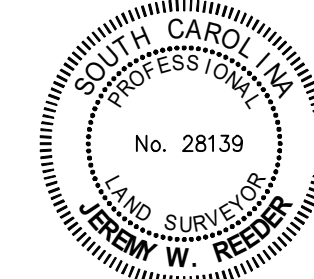
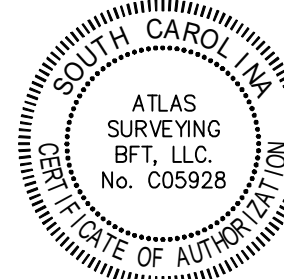
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DATE: 17-07-2023
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PROJECT No.: BFT-22151
FILE: BFT-22151 ATT-FULLDWS

SHEET 15 OF 15

ATLAS

SURVEYING, INC.

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April 10, 2025

Conor Blaney, PE
Ward Edwards Engineering
119 Palmetto Way Unit C,
Bluffton, SC. 29910

Dear Mr. Blaney

SUBJ: Letter of Availability to Provide Service for: **Novant Health Solutions**

Hargray engineering services has reviewed the master plan for the above referenced project. This Letter of Availability is to report that Hargray can provide telecommunications service to the above-mentioned project. We request that you forward a digital copy of the plan that has been approved by the county or town for use with Micro station or AutoCAD. Our office will include the owner/developer conduit requirements on the plan and return it to your office.

By accepting this Letter of Availability, you accept the responsibility to forward the construction requirements listed on the Project Application Form to the owner/developer.

Where conduits are to be placed in commercial or subdivision areas the pipes are required to extend 5' (five feet) beyond any placed or planned curbed or sidewalk edge for facility access away from the roadside.

Should there be any changes or additions to the original master plan, this Letter of Availability will only cover areas shown on the original master plan. All changes or additions will require another Letter of Availability. All costs incurred by Hargray resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer.

Commercial projects require a pre-construction meeting with Hargray to review requirements. Non-recurring charges to offset construction costs may apply to certain projects. Easements are required prior to installing facilities for the project.

I am available to discuss these requirements at your convenience.

Sincerely,

Rodney Cannon

Rodney Cannon
Manager, Facilities Engineering
843-815-1697

**Requirement for
Letter of Intent to
Provide Service**

HARGRAY COMMUNICATIONS COMPANY, INC

**Engineering Services
Construction Application**

CONTACT INFORMATION

Project Owner Name:	Novant Health South Carolina Holdings, LLC	Phone No.:	540-589-5318
Address:	2085 Frontis Plaza Boulevard	City, State, Zip	Winston-Salem, NC 27103
Developer Name:		Phone No.:	
Address:		City, State, Zip	
Project Manager Name:	Ward Edwards, Inc. / Conor Blaney, PE	Phone No.:	757-814-0824
Address:	PO Box 381	City, State, Zip	Bluffton, SC 29910

PROJECT INFORMATION

Project Name/Location	Intersection of Robert Smalls Parkway and Wk Alston Dr. , Beaufort SC 29902		
Proposed Start and Finish Dates	TBD	Lots	1
No. of Phases	1	Units Per Phase	Condominium Units
Comments:			Commercial Sq. Ft.

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

****Engineering note: Check boxes that apply to applicant.**

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

☒ One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

☒ Digital copy of county/town approved plan.

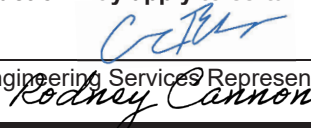
PROJECT REQUIREMENTS

These must be in place before service can be provided.

- ☒ * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- ☒ * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- ☒ A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- ☒ **Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- ☒ **A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- ☒ Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- ☒ **CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.**
- ☒ All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- ☒ A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- ☒ Easements are required.

*** Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.**

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. **Aid in or Aid to Construction may apply to certain projects.**

Applicant/Representative	Date	Engineering Services Representative	Date
		 Rodney Cannon	4/1/2025 4/8/2025

Hargray Engineering Services; P.O. Box 3380, Bluffton, SC 29910; Bluffton (843) 815-1676, FAX 815-6201

After recording return to:

Hargray Communications Group, Inc.
Attn: Legal Department
PO Box 5986
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

**NON-EXCLUSIVE TELECOMMUNICATIONS, VIDEO, AND/OR
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT TO USE**

**THIS NON-EXCLUSIVE TELECOMMUNICATIONS, VIDEO, AND/OR
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT OF USE**
("Easement") given this _____ day of _____, 2024, by
_____, ("Grantor"), to Hargray
Communications Group, Inc., a South Carolina Corporation (hereinafter referred to as "Grantee").
Grantor and Grantee are each a "Party" and collectively, the "Parties".

WITNESSETH:

That in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor does hereby grant a Non-Exclusive Telecommunications, Video, and/or Broadband Facilities Easement and Indefeasible Right of Use to Grantee in, across, through, under and over that certain real property (including the buildings and other structures thereon) ("Property") hereinafter more fully described on Exhibit "A" attached hereto, which easement shall include, without limitation, an indefeasible right to use any current or future conduit system owned, controlled or authorized by Grantor for purposes of serving the Property with communications or other utility services (the "Conduit System").

Grantor hereby grants and conveys to Grantee, its successors and assigns, the perpetual right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain over, under and through the Property, including, but not limited to, over and under and through any and all streets, alleys, roads and/or other public ways or areas of the said Property now existing or hereafter laid out, telecommunications, cablevision, and/or broadband systems ("Systems"), including cables, wires, poles, pedestals, and other usual fixtures and appurtenances as may from time to time be or become convenient or necessary for the provision of telecommunications, video, and/or broadband services to the homes and other structures located within the Property, together with the indefeasible right to use the Conduit System, and right of ingress and egress, and access to and from such easement, across and upon the Property, as may be necessary or convenient for the purposes connected therewith.

Grantee agrees to maintain all Systems, including cables, wires, poles, pedestals and other usual fixtures and appurtenances in good condition, and Grantee shall repair and restore any damage to Grantor's real or personal property, restore all paving resulting from Grantee's construction, installation and/or maintenance of the Systems, or any use or presence surrounding

the Property. Grantor acknowledges and agrees that Grantee shall not be responsible for maintaining, repairing and/or restoring any portion of the Conduit System, other than the Systems installed by Grantee, unless such maintenance, repair or restoration is caused by the sole negligence or intentional act of Grantee.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush on the Property that create obstructions to the non-exclusive utilization of the Easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Grantee and its affiliates, successors and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the Easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns.

This Easement shall be interpreted and construed in accordance with the laws of the State of South Carolina. This Easement granted in favor of Grantee shall be a perpetual easement in gross for commercial purposes and assigned to each Party's respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns. This Easement and the rights granted hereunder shall constitute covenants and burdens running with the Property and be binding upon and shall inure to the benefit and detriment of the Parties hereto and their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors, and assigns. If any portion of this Easement shall be declared invalid or unenforceable, the remaining portions of this Easement shall continue in full force and effect. No change, modification or amendment of the Easement shall be valid or binding upon either Party unless such change, modification or assignment shall be in writing signed by the Parties hereto.

Nothing contained in this Easement and no action by the Parties hereto will be deemed or construed by the Parties or by a third person to create the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any of the Parties.

Any individual executing this Easement on behalf of Grantor represents and warrants that (i) he or she is duly authorized to execute and deliver this Easement on behalf of Grantor, (ii) that the execution and delivery of this Easement has been fully authorized by all necessary entity action of Grantor, (iii) that this Easement is valid and binding upon the Property and legally enforceable in accordance with its terms, and (iv) all necessary authorizations, consents, and approvals have been obtained to enable Grantor to enter into this Easement.

No breach of this Easement shall entitle any party to terminate this Easement as such Easement shall exist in perpetuity, but such limitations shall not affect in any manner any other rights or remedies which any Party may have hereunder by reason of any such breach of this Easement.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR: _____

First Witness

By: _____

Its: _____

Second Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that _____ of _____, personally appeared before me this day and, in the presence of the two witnesses above named, acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 20__.

_____(SEAL)
Notary Public for South Carolina
My Commission expires:

EXHIBIT “A”

Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)



1 Cooperative Way

Hardeeville, SC 29927-5123

843-208-5551

4 April 2025

Kathryn Oppenheimer
Thomas & Hutton
50 Commerce Park Way
Savannah, GA 31405
oppenheimer.k@tandh.com

Re: Parkway Corners – Buckwalter PUD 79.3 acres

Dear Kathryn:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. A redline drawing will be provided when the electrical load requirements and a detailed CAD drawing of the site have been received.

There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies.

Thank you for your cooperation in this matter. Please contact me at (843) 208-5513 or via email mloxley@palmetto.coop if you have any questions or if I may be of further assistance.
Sincerely,

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Matthew Loxley

Matt Loxley, PE
Manager, Engineering Services

c: Mr. Wilson Saleeby, PECI
Mr. Corey Tuten, PECI
Ms. Allee Williams, PECI
Mr. Nathan Zylka, PECI



April 1, 2025

Kathryn Oppenheimer
Thomas & Hutton Engineering
Oppenheimer.k@tandh.com

Re: Parkway Corners Broadband Services Availability

Dear Kathryn,

Palmetto Electric Cooperative, Inc. (PECI) and Palmetto Rural Telephone Cooperative, Inc. (PRTC) have partnered to bring competitively priced, reliable, broadband services to our local communities under the PalmettoLink brand. We are pleased to inform you that PalmettoLink has the fiber optic capacity available to provide broadband services to the above-referenced project. PalmettoLink can provide a full complement of internet-based services including high-speed internet (up to 10 Gbs symmetrical), video services, phone services, residential wireless services, security and home automation in addition to commercial enterprise and managed services.

The outside plant installation of all fiber infrastructure for this project, including service drops, will be managed by PECI and will occur simultaneously with any PECI electrical installation, if applicable.

We have enclosed a PalmettoLink brochure for your review. Please contact Jason Ferguson at (843) 208-5506 or Frankie Denmark at (843) 816-1032 if you have any questions or if we may be of further assistance.

Sincerely,

PECI

Jason Ferguson

Jason Ferguson
Supervisor, Fiber Optics

PRTC

Dewaine J. Wilson

Dewaine Wilson
Chief Financial Officer

JF:mhl
Encl.

c: Mr. Frank Mills, PECI
Mr. Tony Brabham, PECI
Mr. Wil Saleeby, PECI
Mr. Matt Loxley, PECI
Mr. Corey Tuten, PECI
Mr. Tray Hunter, PECI
Mr. Frankie Demark, PRTC

Oppenheimer, Kathryn

From: Russom, Michelle <Michelle.Russom@sparklight.biz>
Sent: Thursday, April 3, 2025 6:23 AM
To: Oppenheimer, Kathryn; Trimmer, Tracy
Subject: RE: Parkway Corners Intent to Service- Hargray

You don't often get email from michelle.russom@sparklight.biz. [Learn why this is important](#)

Please fill out as much as you can. Also, if you have a general idea of scope of work. This will help us know how much equipment we will need to provide service.

Michelle

From: Oppenheimer, Kathryn <oppenheimer.k@tandh.com>
Sent: Wednesday, April 2, 2025 4:43 PM
To: Russom, Michelle <Michelle.Russom@sparklight.biz>; Trimmer, Tracy <Tracy.Trimmer@sparklight.biz>
Subject: RE: Parkway Corners Intent to Service- Hargray

Michelle,

Thank you for sending this over. At this point we are at the Initial Master Plan stage, so we don't have a whole lot of specific detail on start/finish dates or the number of lots and units. We do know the total development area acreage but there is not a confirmed layout for the entire site yet. Will that be okay to still obtain an intent to serve letter?

Thanks,

KATHRYN OPPENHEIMER | Project Manager
THOMAS & HUTTON
p 912-721-4163 **m** 912-661-8664
e oppenheimer.k@tandh.com
a 50 Park of Commerce Way | Savannah, GA 31405
vCard | **Website** | **LinkedIn** | **Facebook** | **Instagram**

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From: Russom, Michelle <Michelle.Russom@sparklight.biz>
Sent: Tuesday, April 1, 2025 10:17 AM
To: Trimmer, Tracy <Tracy.Trimmer@sparklight.biz>; Oppenheimer, Kathryn <oppenheimer.k@tandh.com>
Subject: RE: Parkway Corners Intent to Service- Hargray

You don't often get email from michelle.russom@sparklight.biz. [Learn why this is important](#)

Kathryn,

Please fill out attached and return.

Thank you,
Michelle

From: Trimmer, Tracy <Tracy.Trimmer@sparklight.biz>
Sent: Tuesday, April 1, 2025 10:05 AM
To: oppenheimer.k@tandh.com; Russom, Michelle <Michelle.Russom@sparklight.biz>
Subject: FW: Parkway Corners Intent to Service- Hargray

Kathryn

I have added Michelle to this email to send the application. Please let me know if you need anything else.

Thank you
Tracy

Tracy Trimmer

Manager, Developer Relations | **Sparklight**
C:215-266-3906 / O:843-815-3030
925 Fording Island Road
Bluffton, South Carolina 29910

tracy.trimmer@sparklight.biz



From: Oppenheimer, Kathryn <oppenheimer.k@tandh.com>
Sent: Tuesday, April 1, 2025 9:52 AM
To: Trimmer, Tracy <Tracy.Trimmer@sparklight.biz>
Subject: Parkway Corners Intent to Service- Hargray

Tracy,

Hope all is well. We are currently undergoing an Initial Master Plan with the Town of Bluffton and need updated Intent to Service Letters. Are you able to assist with this or is there someone else I should reach out to? The development will be within the Buckwalter PUD and consist of 7 parcels with 79.3 acres of development. The usage is planned as commercial, medical, residential, and mixed use. At this stage there is not much specific detail as to the exact breakdown of lots and subdivision of parcels. I have attached the original intent to serve letter from the creation of the PUD as well as our Initial Master Plan Exhibit. Please let me know if you would need any other information in order to provide an intent to serve letter.

Thanks,

KATHRYN OPPENHEIMER | Project Manager
THOMAS & HUTTON
p 912-721-4163 m 912-661-8664
e oppenheimer.k@tandh.com
a 50 Park of Commerce Way | Savannah, GA 31405
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Oppenheimer, Kathryn

From: Crutchfield, Carol C <carol.crutchfield@beaufort.k12.sc.us>
Sent: Friday, April 4, 2025 12:25 PM
To: Oppenheimer, Kathryn
Cc: Oetting, Robert S
Subject: RE: Parkway Corners IMP Service Letter

Good morning, Kathryn,

These properties are *currently* zoned to attend River Ridge Academy for grades PK-8, and May River High School.

Please note to all concerned that the Board of Education will be having conversations and public meetings about rezoning to plan for the opening of May River Elementary School, so this current attendance zone assignment is subject to change in the near future. Here is a link to the attendance zone maps on our district website

<https://www.beaufortschools.net/families/attendance-zone-elementary>

The opening of May River Elementary will give us more capacity to serve the students. The district is required to serve all students.

Carol C. Crutchfield
Director Facilities Planning & Construction
Beaufort County School District
2900 Mink Point Blvd
PO Box 309
Beaufort SC 29901
843-441-9749 mobile
843-322-0716 office



BEAUFORT COUNTY
SCHOOL DISTRICT

OPERATIONS

From: Oppenheimer, Kathryn <oppenheimer.k@tandh.com>
Sent: Thursday, April 3, 2025 1:57 PM
To: Oetting, Robert S <robert.oetting@beaufort.k12.sc.us>; Crutchfield, Carol C <carol.crutchfield@beaufort.k12.sc.us>
Subject: Parkway Corners IMP Service Letter

WARNING: This email originated from outside of Beaufort County School District's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Robert and Carol,

We currently have an Initial Master Plan Submission with the Town of Bluffton for a Development at the intersection of Bluffton Parkway and Buckwalter Parkway. The development, Parkway Corners has the potential contain up to 292 residential development units, so the Town has asked us to reach out to the school district for an ability to service the community. I am hoping one of you could help me with this request. I have attached a location map, showing where the site is located. Please let me know if you have any questions or need anything else from me.

Thank you,

KATHRYN OPPENHEIMER | Project Manager

THOMAS & HUTTON

p 912-721-4163 **m** 912-661-8664

e oppenheimer.k@tandh.com

a 50 Park of Commerce Way | Savannah, GA 31405

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6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

April 2, 2025

Kathryn Oppenheimer
Thomas & Hutton
80 Park of Commerce Way
Savannah, GA 31405

Via email: oppenheimer.k@tandh.com

Subject: Availability – Parkway Corners – Buckwalter PUD, PINs: R600 029 000 2410 0000, R600 029 000 2484 0000, R600 029 000 2489 0000, R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, R610 029 000 2487 0000

Dear Ms. Oppenheimer,

This letter is in response to the sewer availability request for the Parkway Corners – Buckwalter PUD at the above referenced parcels. Due to the forecasted growth on the parcels and neighboring parcels, BJWSA requests scheduling a Huddle meeting to discuss the future planning in this area.

Huddle meetings are held on Wednesdays and may be scheduled by contacting Brianna Kelnhofer, Project Expeditor, at brianna.kelnhofer@bjwsa.org

Should you have questions or require additional information, please contact me at 843-987-8094 or matthew.michaels@bjwsa.org.

Sincerely,

Matthew Michaels
Matthew Michaels (Apr 4, 2025 10:44 EDT)

Matthew Michaels
Development Program Manager

MM/MH/bek

Michael A. Hansen
Michael A. Hansen (Apr 2, 2025 14:51 EDT)

Michael Hansen, P.E.
Director of Engineering

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