

Compass Self Storage

315 Gibbet Road and 20 Cane Dr
Bluffton, SC 29910

PROJECT TEAM

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CONTACT: JONATHAN STEEL
jsteele@amsdellcompanies.com

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ARCHITECT
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PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

MECHANICAL & PLUMBING ENGINEER
FAISAL ELHALIS
5080 W LAREDO ST WAY
CHANDLER, AR 85226
T: 602.492.7944
CONTACT: FAISAL ELHALIS
ELHALISF@GMAIL.COM

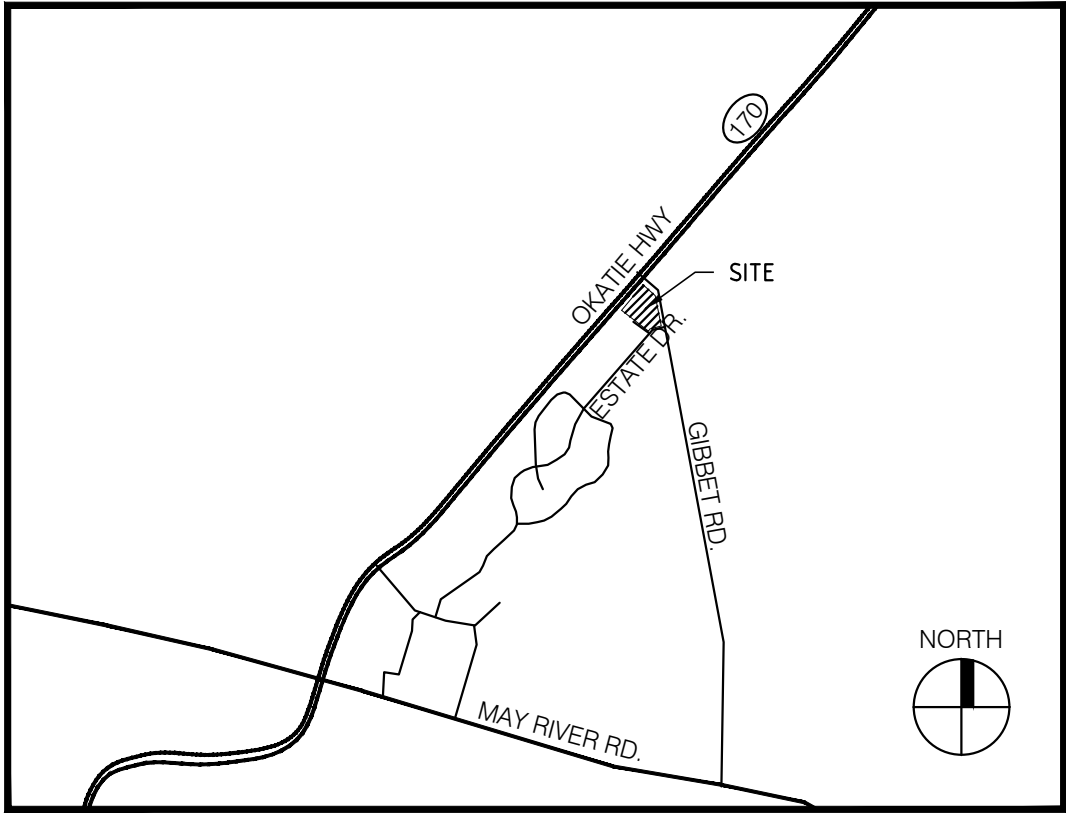
ELECTRICAL ENGINEER
DAVID DAY
102 PONCHO LANE
ANAHUAC, TX 77514
CONTACT: DAVID DAY, P.E.

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE SOUTH CAROLINA CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
SOUTH CAOLINA IDENTIFICATION # 9824
DESIGNHAUS ARCHITECTURE

LOCATION MAP



INDEX OF DRAWINGS

SHEET NO:		DRAWING NAME	
GENERAL			
G1.0		Title Sheet and Index	
G2.1		Building A Code Data	
G2.2		Building B Code Data	
ARCHITECTURAL SITE			
AS1.00		Architectural Site Plan	
AS1.01		Dumpster Enclosure Details	
L1.00		Tree Preservation Plan	
L1.10		Landscape Plan	
L1.11		Lighting plan	
ARCHITECTURAL			
A1.1		Building A First Floor	
A1.2		Building A Second Floor	
A1.3		Building B First Floor	
A1.4		Building B Second Floor	
A1.5		Building A Roof Plan	
A1.6		Building B Roof Plan	
A2.1		Building A Elevations	
A2.2		Building B Elevations	
A3.1		Graphic Illustrations	
A3.2		Graphic Illustrations	
A4.1		Materials	

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SPA Resubmittal	24.04.29
SPA Resubmittal	24.03.22
SPA Resubmittal	24.01.23
SPA Submittal	23.01.23
ISSUANCE	DATE

STATE OF SOUTH CAROLINA
PETER
STUHLREYER
No. 9824
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
DESIGNHAUS
LLC
AUBURN HILLS, MI
No. 102021
REGISTERED ARCHITECT

Compass Self Storage
315 Gibbet Road and 20 Cane Dr
Bluffton, SC 29910
Title Sheet & Index

022129

G1.0



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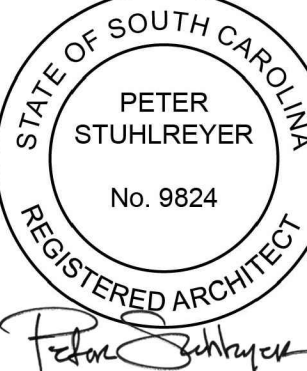
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Compass Self Storage
 315 Gibbet Rd and 20 Cane Dr
 Bluffton, SC 29910

Building A Code Data

022129

G2.1



G2.2



BUILDING DATA

Building A	1st Floor	26,470 SF
	2nd Floor	26,470 SF
	Total	52,940 SF
Building B	1st Floor	28,229 SF
	2nd Floor	28,229 SF
	Total	56,458 SF
Gross Total		108,170 SF

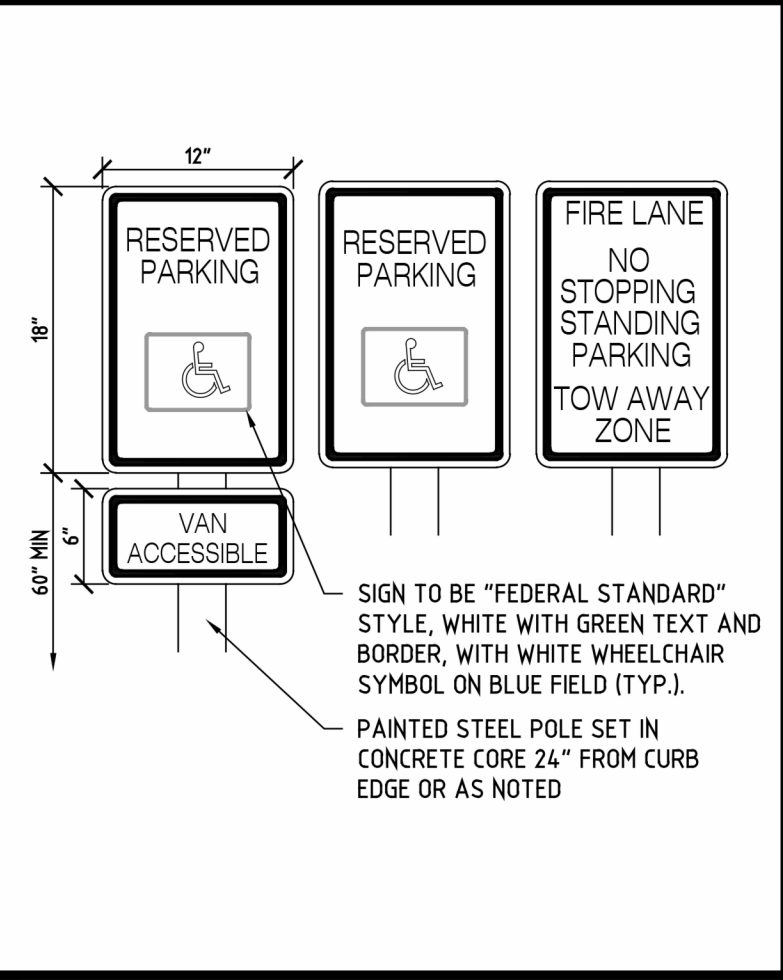
SITE DATA

Regulation	Information
Parcel I.D.	R610 036 000 0459 0000 R160 036 000 0458 0000
Address	315 Gibbet Rd. / 20 Cane Dr. (SEQ Okatie Hwy & Gibbet Rd.)
Zoning	LI Light Industrial
Parcel Area	+/- 130,347 Gross Sq.Ft. (3.19 Acres) 124,110 Net Sq. Ft. (2.85 Acres)

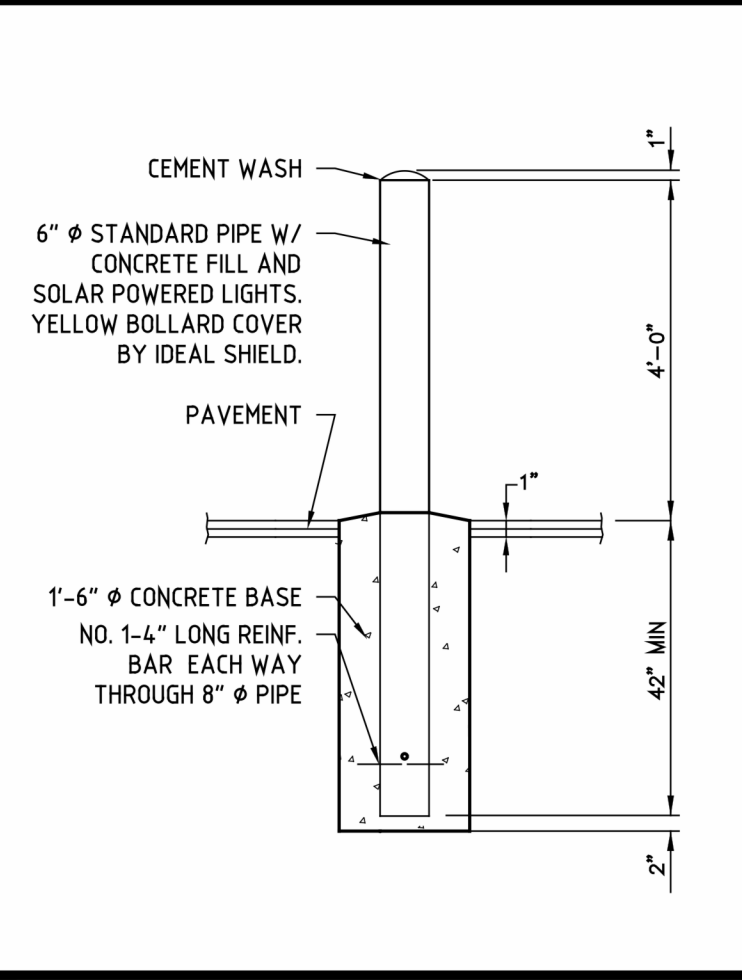
ZONING SCHEDULE OF REGULATIONS

Regulation	LI - Light Industrial
Setbacks	Front: 10' Side: 10' Rear: 30'
Building Height	1-5 Stories
Coverage / Openspace	Proposed Building Foot Print: Bldg. A: 26,470 Sq. Ft. Bldg. B: 28,229 Sq. Ft. Total Building SF: Bldg. A: 52,940 Sq. Ft. Bldg. B: 56,458 Sq. Ft. Total Building Combined SF: 109,398 G.F.S. Maximum Lot Coverage - 75% Combined Proposed Building Foot Print: 54,699 Sq. Ft. Combined Impervious: 25,333 Sq. Ft. Combined Total Coverage: 80,032 Sq. Ft. Provided Coverage - Combined: 61.4% Minimum Open Space - 20% Pervious: 38.6%, 50,315 Sq. Ft.
Parking Required:	1 Space/ 1 Employee 108,170 SF / 10,000 SF GFS = 10.93=10.8 Total parking spaces required =11 Total parking spaces provided =19 3 ADA spaces (N) Number of parking spaces in the rows

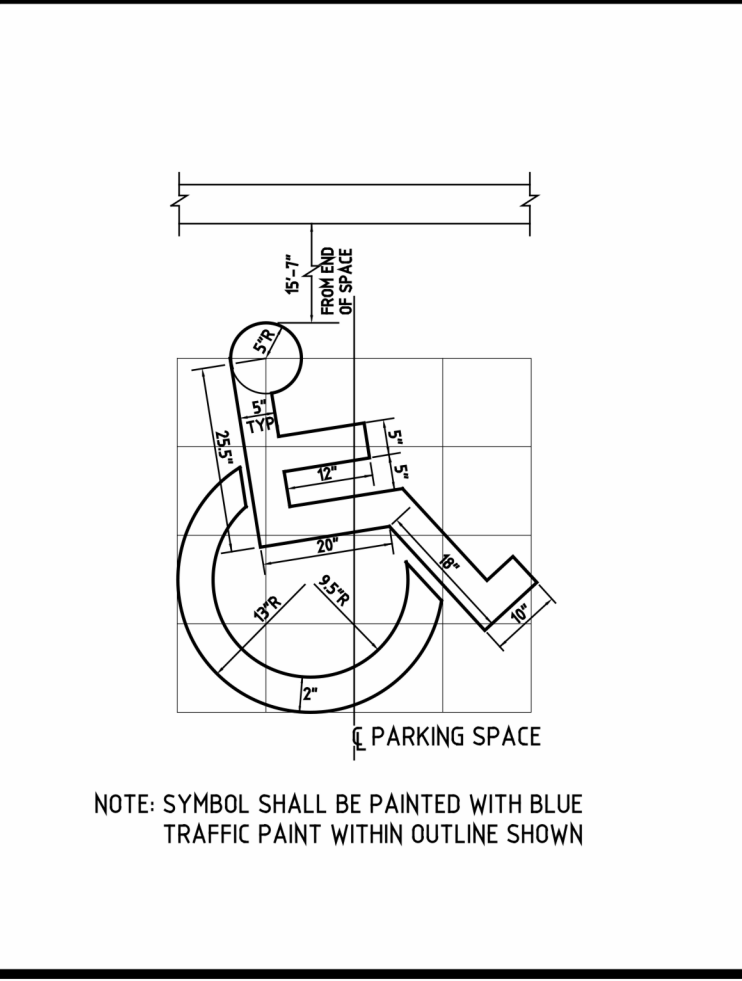
HANDICAP SIGN DETAIL



BOLLARD DETAIL



PARKING SPACE PAINT DETAIL



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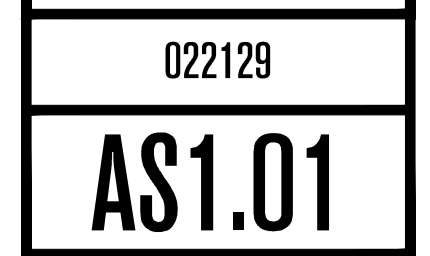
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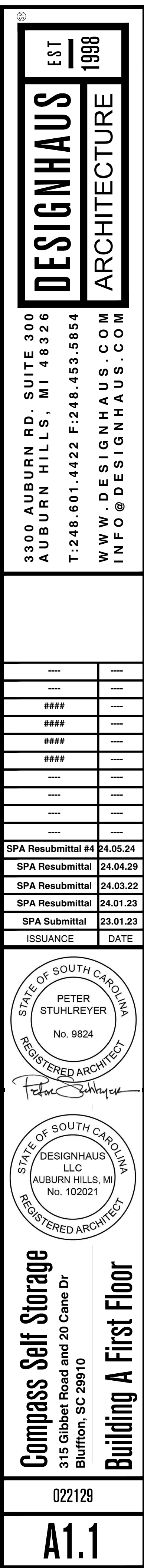
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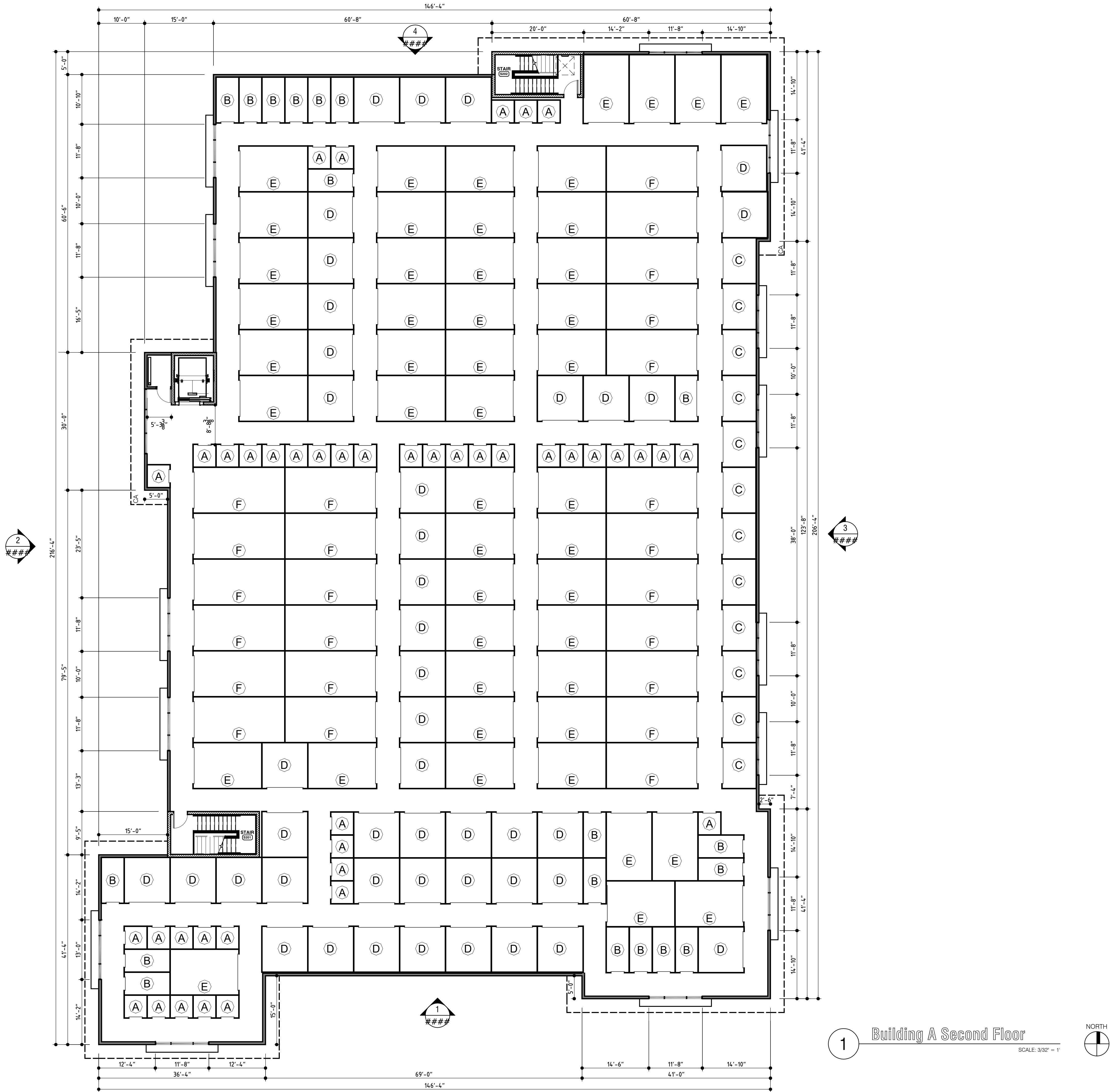
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Architectural Site Plan

022129

AS1.00







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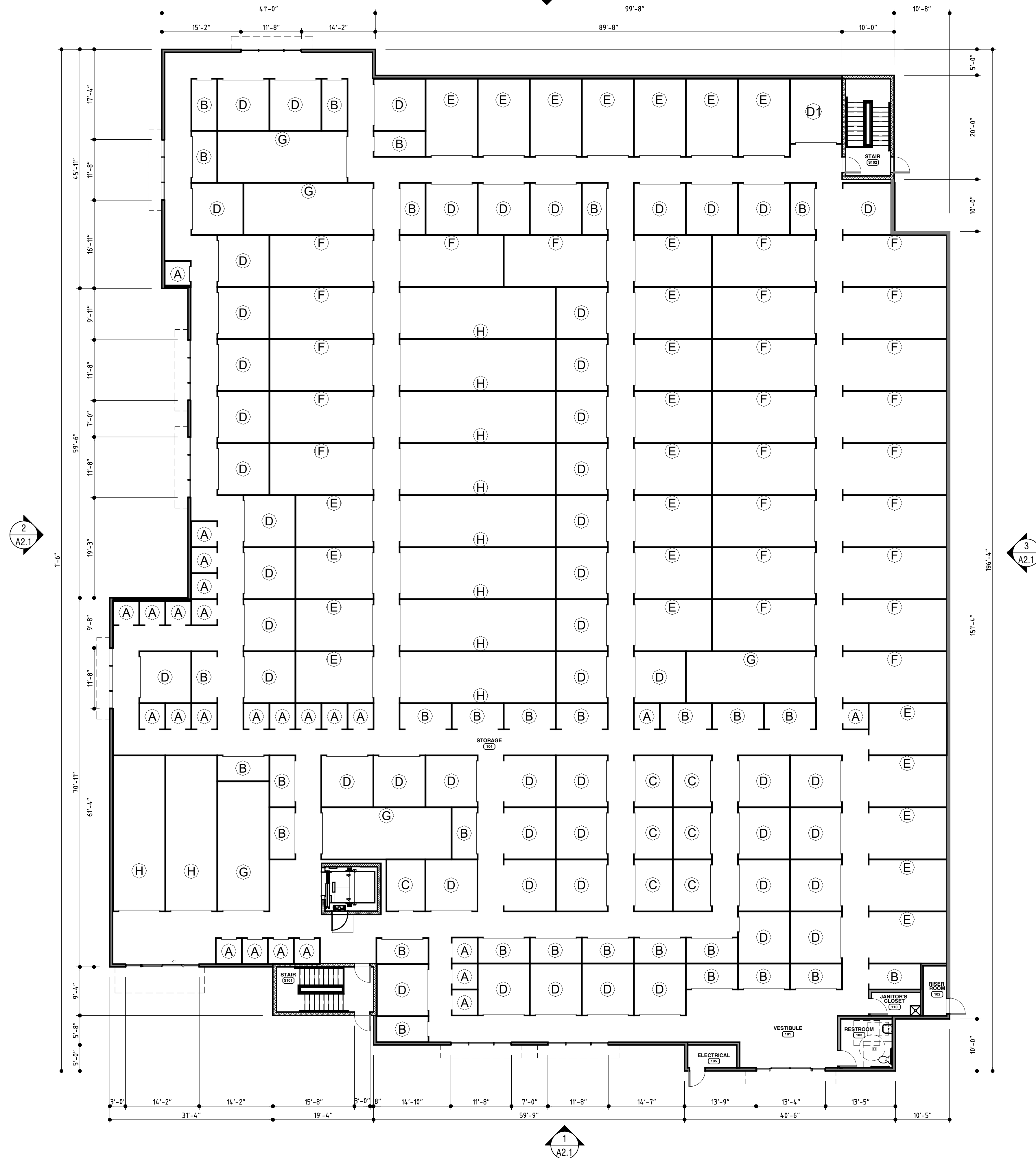
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315 Gibbet Road and 20 Cane Dr
Bluffton, SC 29910
Building A Second Floor

022129

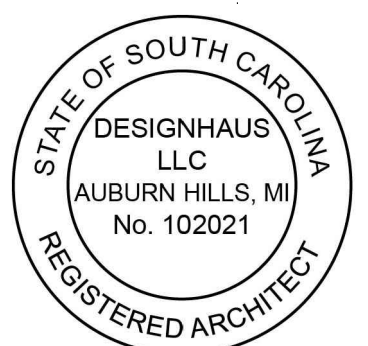
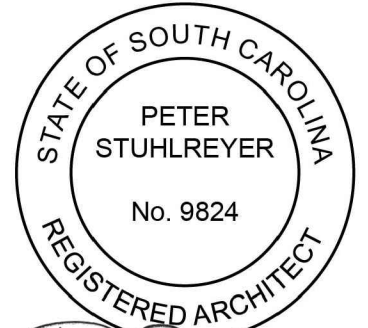
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1 Building B First Floor



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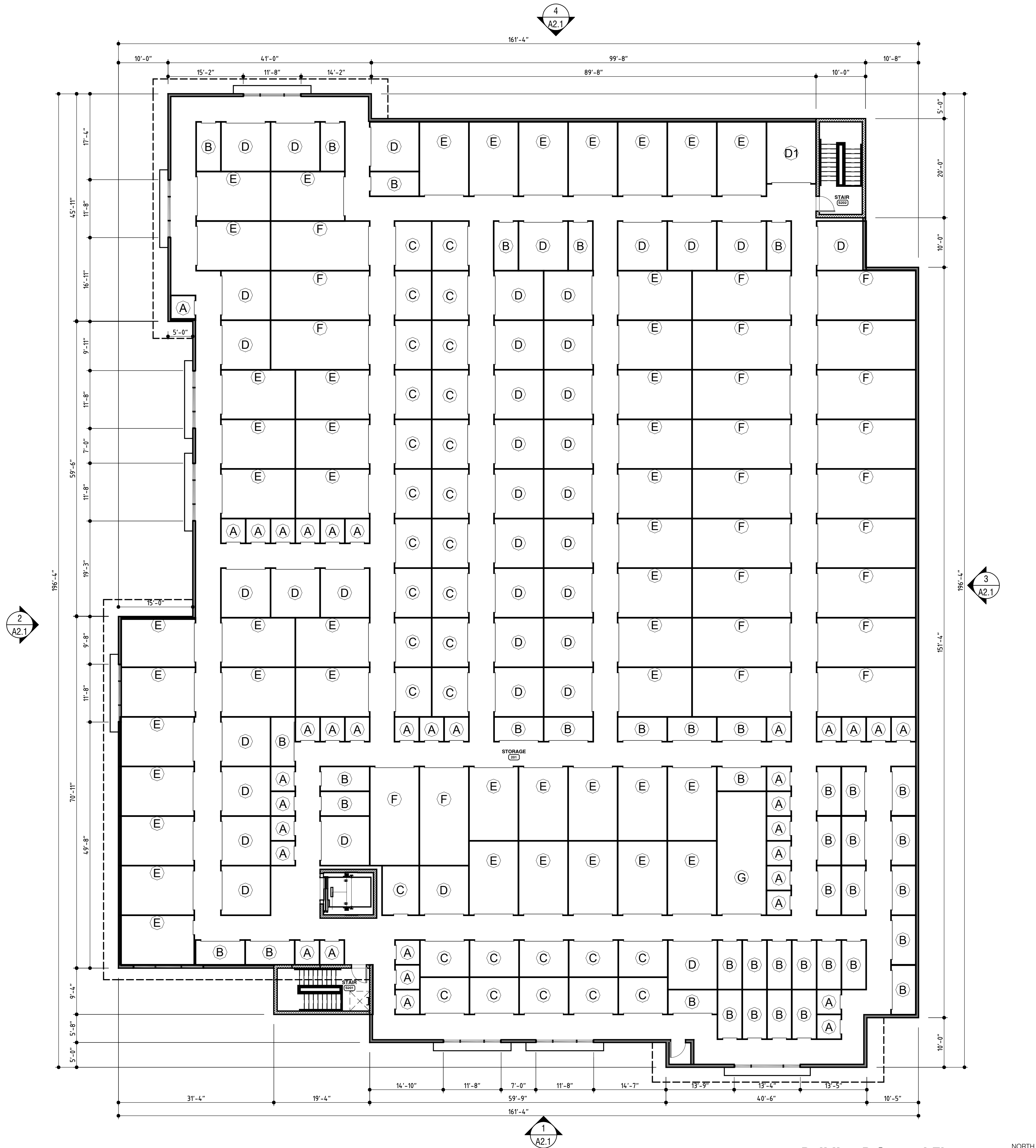


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Building B First Floor

022129

A1.3



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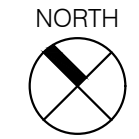
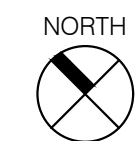
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Bluffton, SC 29910
Building B Second Floor

022129

A1.4



A1.5



022129
A1.6

A2.1

MID-RISE
ELEV. 135'-8 1/2"
T.O. PARAPET
ELEV. 129'-4 15/16"

ROOF DECK
ELEV. 123'-0"

SECOND FLOOR
ELEV. 111'-0"

FIRST FLOOR
ELEV. 100'-0"

12

8

6

7

3

4

5

BUILDING B TOWER ELEVATION

SCALE: 1/16" = 1'

MATERIAL LEGEND	
MARK	DESCRIPTION
①	Storefront Glazing Anodized Aluminum
②	Power wall Stucco, (Cement Plaster) Finish: Limestone Color: White Haze
③	Hardie Plank Lap Siding Fiber Cement Board Color: White
④	Hardie Board & Batten Siding 5" rib exposure Color: White
⑤	Signage (By Others)
⑥	Composite Bracket Painted Color: Brown
⑦	Standing Seam Metal Awning Color: Black
⑧	Painted Metal Door
⑨	Standing Seam Metal Roof Color: Black

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Peter Stuhldreier

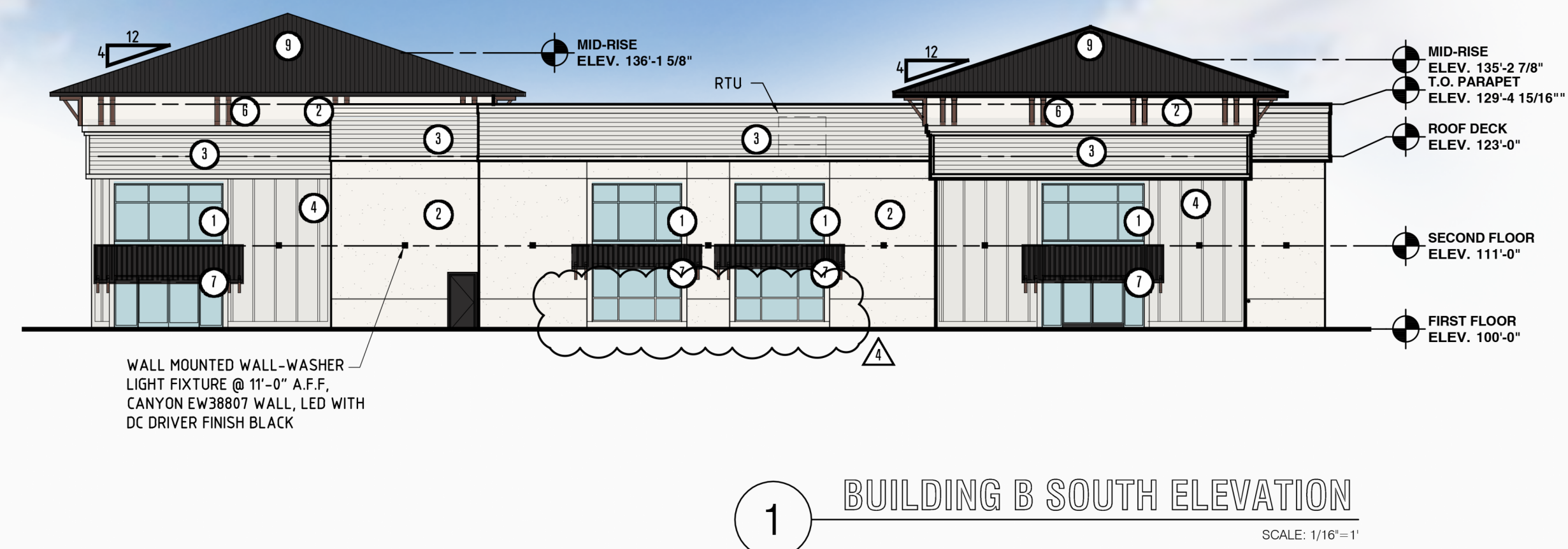
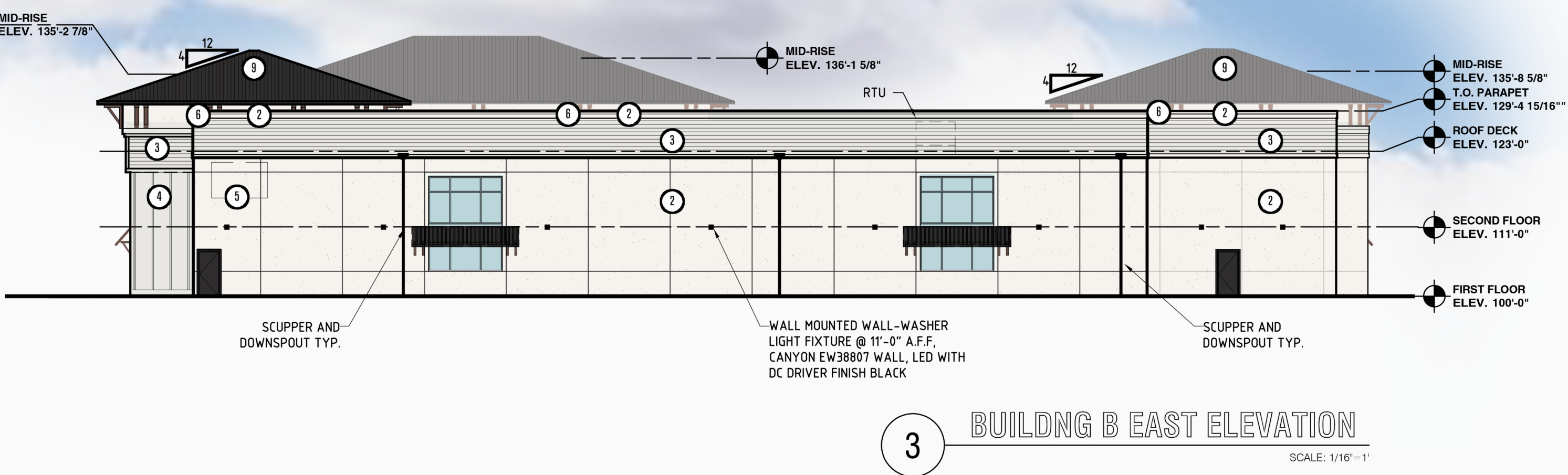


Compass Self Storage
20 Cane Dr
Bluffton, SC 29910

Building B Elevations

022129

A2.2





22129
A3.1



4 Storm Water Outlet View



3 Okatie Hwy View



2 Okatie Hwy View



1 Estate Dr. View

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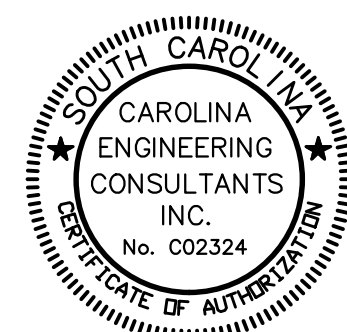
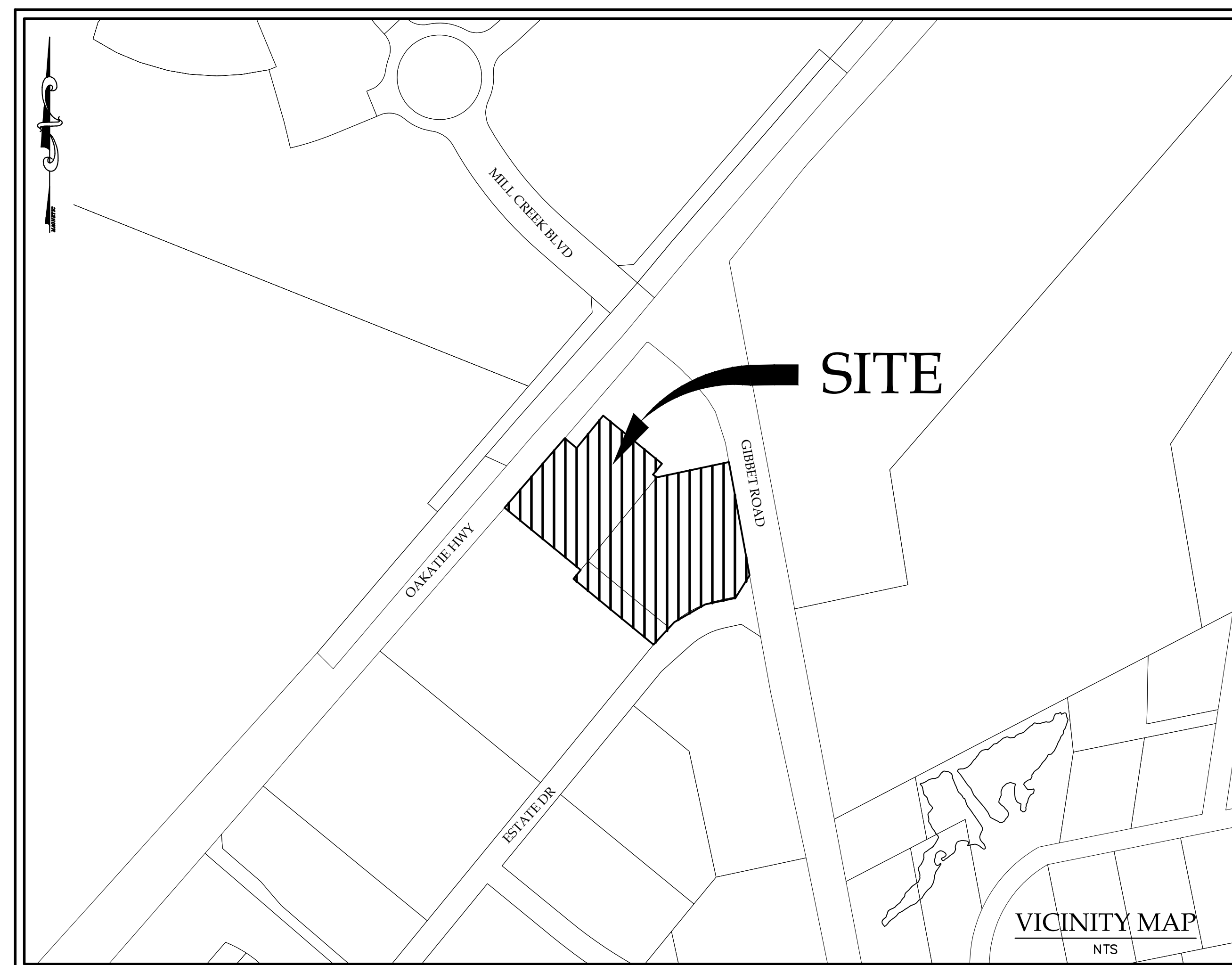
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Graphic Illustrations

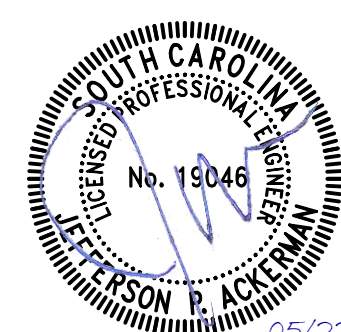
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Peter Stuhldreier	
Designhaus LLC Auburn Hills, MI No. 102021	
Compass Self Storage	
315 Gibbet Road and 20 Cane Dr Bluffton, SC 29910	
Materials	
022129	
A4.1	



TAX MAP#S R610-036-000-0458 & R610-036-000-0459
315 GIBBET ROAD
BLUFFTON, SC
LATITUDE 80° 58' 20"
LONGITUDE 32° 15' 15"
HORIZONTAL DATUM: SCNAD 83
VERTICAL DATUM: NAVD 88



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1-15 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SC8100000.

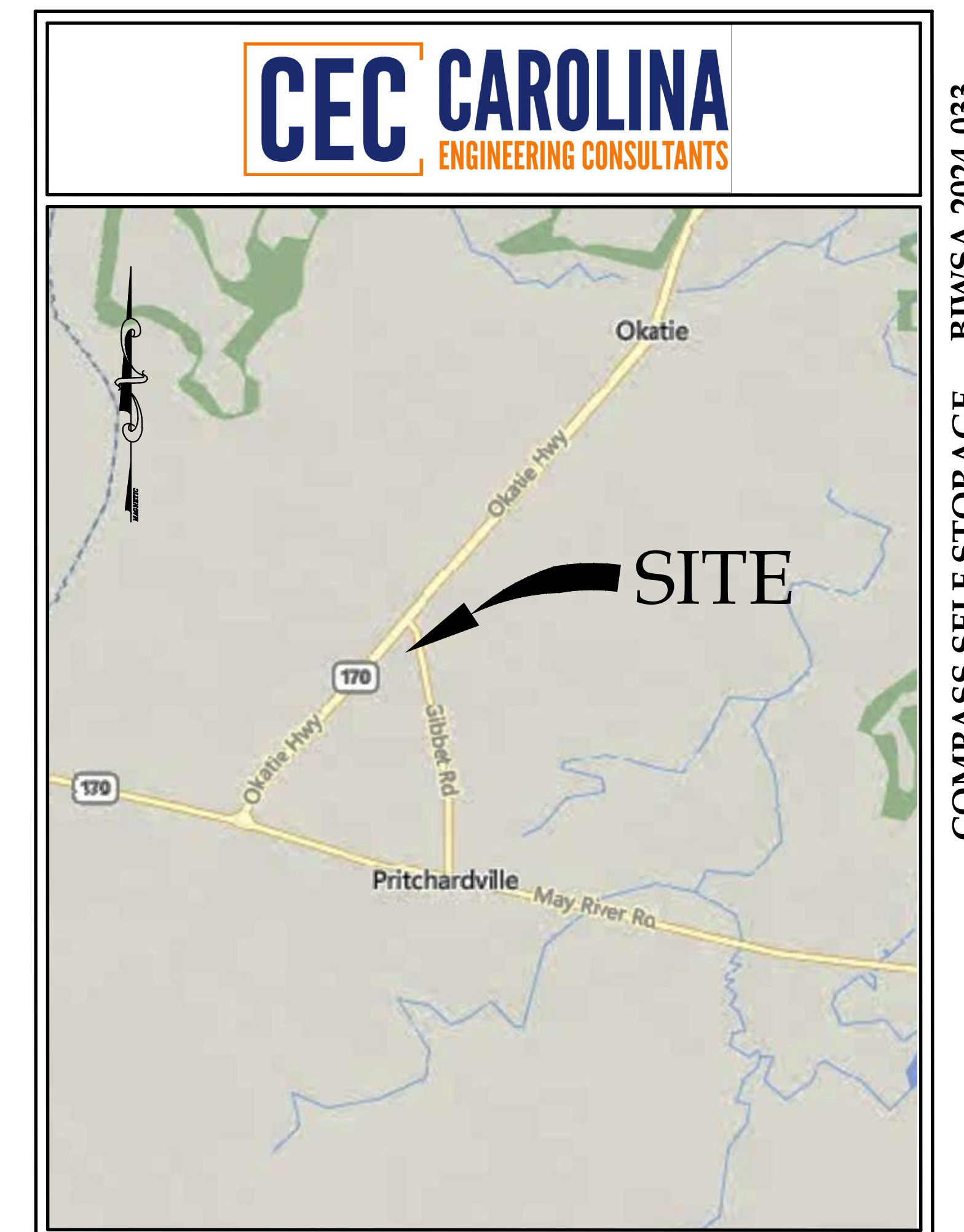
PREPARED BY:

CAROLINA ENGINEERING CONSULTANTS, INC.

**PO BOX 294
BEAUFORT, SC 29901**

WWW.CAROLINAENGINEERING.COM
800 CONGRESS ST BEAUFORT, SC 29902

PHONE
(843)322-0553



APPROXIMATE LOCATION OF SITE

SCALE: 1"=3000'

DEVELOPER:	AMSDOLL STORAGE VENTURES 81, LLC
ADDRESS:	20455 EMERALD PARKWAY DR, STE 220
	CLEVELAND OHIO 44135
CONTACT:	JONATHAN STEELE (216)-458-0670

[illegible]

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE

SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

—WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
—WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/ OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72–300 ET SEQ. AND SCR100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/ OR TO DIVERT SEDIMENT–LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WoS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50–FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10–FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WoS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H: 1V OR GREATER) WHERE LAND–DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
—WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

—WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;

—FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND

—SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/ OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE–CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON–SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON–LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON–SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL SCDOT NOTES:

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603–1 THRU 603–8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

**GENERAL:
PAVING, GRADING, & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY COASTAL SURVEYING.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

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TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

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ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.

**GENERAL:
WATER, & SANITARY SEWER NOTES:**

BJWSA CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0% AS SHOWN ON PLANS.

METER(S) TO BE PURCHASED FROM, SIZED & INSTALLED BY BJWSA .

MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.

CONTRACTOR TO FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

SYMBOL LEGEND:

EXISTING FIRE HYDRANT



PROPOSED FIRE HYDRANT



EXISTING WATER VALVE



PROPOSED WATER VALVE



REDUCER



EXISTING WATER METER



PROPOSED WATER METER



WATER VALVE MARKER



PROPOSED RPZ BACKFLOW PREVENTER



PLUG



WELL



EXISTING MANHOLE



PROPOSED MANHOLE



DUAL SWEEP CLEANOUT



TRAFFIC RATED CLEAN OUT



CLEAN OUT



POST INDICATOR VALVE



AIR RELEASE VALVE



SEWER VALVE



CATCH BASIN



CURB INLET



JUNCTION BOX



YARD INLET



OUTFALL CONTROLL STRUCTURE



DRAINAGE ARROW



UTILITY POLE



GUY WIRE



MATCHLINE TARGET



TREE LEGEND

REMAIN	REMOVE

TREE IDENTIFICATION

ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	GREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MP	MAPLE
PE	PECAN
PLM	PALM
PN	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK

TREE PROTECTION & REMOVAL NOTES:

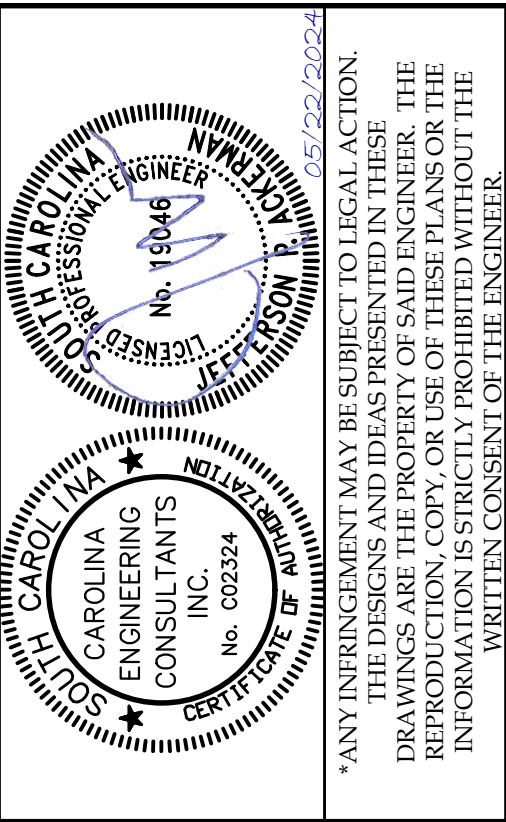
INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
MH	MANHOLE
FM	FORCEMAIN
CI	CURB INLET
GI	GRATE INLET
YI	YARD INLET
LF	LINEAR FEET
FOPT	FIBER OPTIC
IRR	IRRIGATION
CL	CENTER LINE
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
R/W	RIGHT OF WAY
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
FG	FINISH GRADE
FFE	FINISHED FLOOR ELEVATION

LINE LEGEND:

EXISTING WATER LINE	— W — W — W — W — W —
EXISTING STORM DRAIN	— SD — SD — SD — SD —
EXISTING SANITARY SEWER	— SS — SS — SS — SS —
OVERHEAD POWER LINE	— OHP — OHP — OHP — OHP —
EXISTING GAS LINE	— GAS — GAS — GAS — GAS —
EXISTING FORCE MAIN	— FM — FM — FM —
CHAINLINK FENCE	— — — — —
TREE CANOPY	— — — — —
UNDER GROUND ELECTRIC	— UGE — UGE — UGE —
FIBER OPTIC	— FO — FO — FO —



PLAN REVISIONS		DATE
NO.	DESCRIPTION	
1	-	-
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3	-	-
4	-	-
5	-	-
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7	-	-
8	-	-

COMPASS SELF STORAGE
TOWN OF BLUEFTON
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM
PO BOX 294
BEAUFORT, SC 29901

PROJECT: 2493
DATE: 04/19/23
REVISED: 05/22/24
DRAWN BY: BJS
ENGINEER: JPA
DATUM: SCNAD83 NAVD 88
SCALE: NTS

GENERAL NOTES
& LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40° 51' 31"W	30.62'
L2	S49° 21' 28"E	10.01'
L3	S34° 54' 21"W	43.74'
L4	S78° 06' 45"W	36.40'
L5	N49° 19' 47"W	3.09'
L6	S40° 49' 02"W	25.00'
L7	S39° 59' 59"W	25.01'

CURVE TABLE			
CURVE	RADIUS	CHORD	CHORD DISTANCE
C1	225.00	\$63^{\circ} 26' 37''W\$	124.35'

PIN# R610-036-000-0471-0000
N/F
PALMETTO POINT BUSINESS
DB 2555, PG 1006
OPEN SPACE

PIN# R610-036-000-0458-0000
N/F
MFF ENTERPRISES LLC
DB 3919, PG 3325
LOT 1
1.50 ACRES
65.488 SQ. FT.

PIN# R610-036-000-0459-0000
N/F
MFF ENTERPRISES LLC
DB 3174, PG 477
LOT 2
1.71 ACRES
74,713 SQ. FT.

PIN# R610-036-000-0458-0000
N/F
PALMETTO LAND ASSOCIATES, LLC

*ANY INSTRUMENT MAY BE SUBJECT TO LEGAL ACTION.
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PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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8	-	-

COMPASS SELF STORAGE
TOWN OF BLUFFTON
BEAUFORT COUNTY, SC

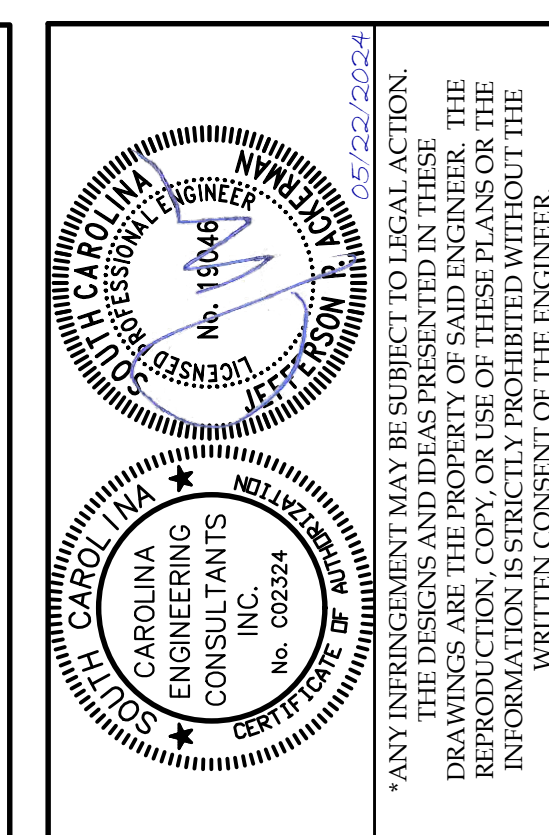
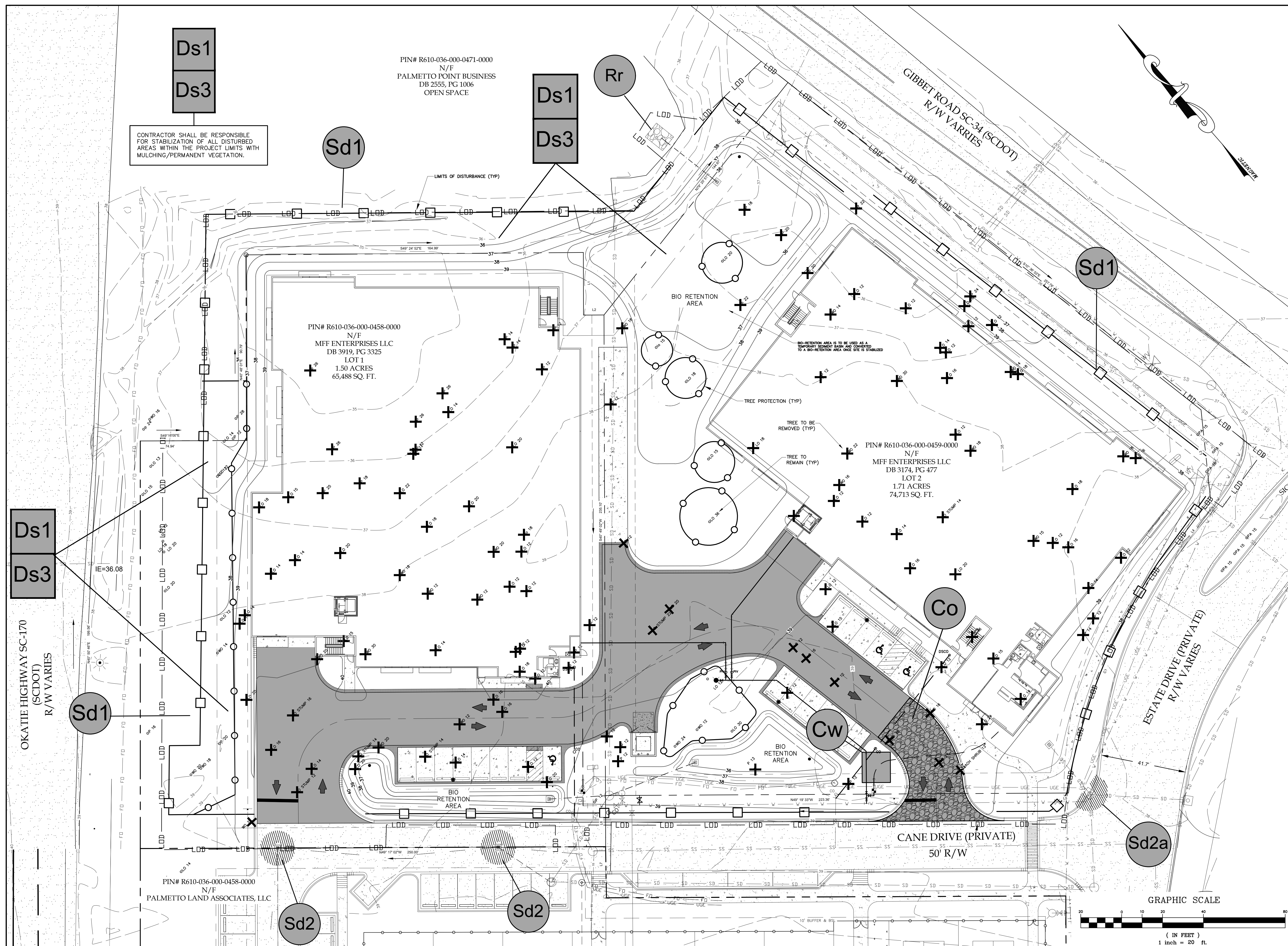
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SCALE:	1"=20'

EXISTING
CONDITIONS &
DEMOLITION
SHEET
3
OF 10



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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COMPASS SELF STORAGE
TOWN OF BLUFFTON
BEAUFORT COUNTY, SC

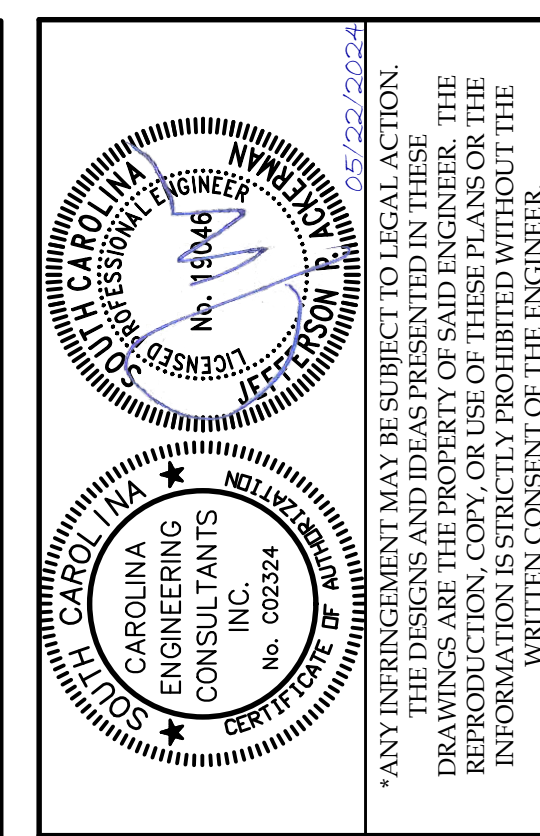
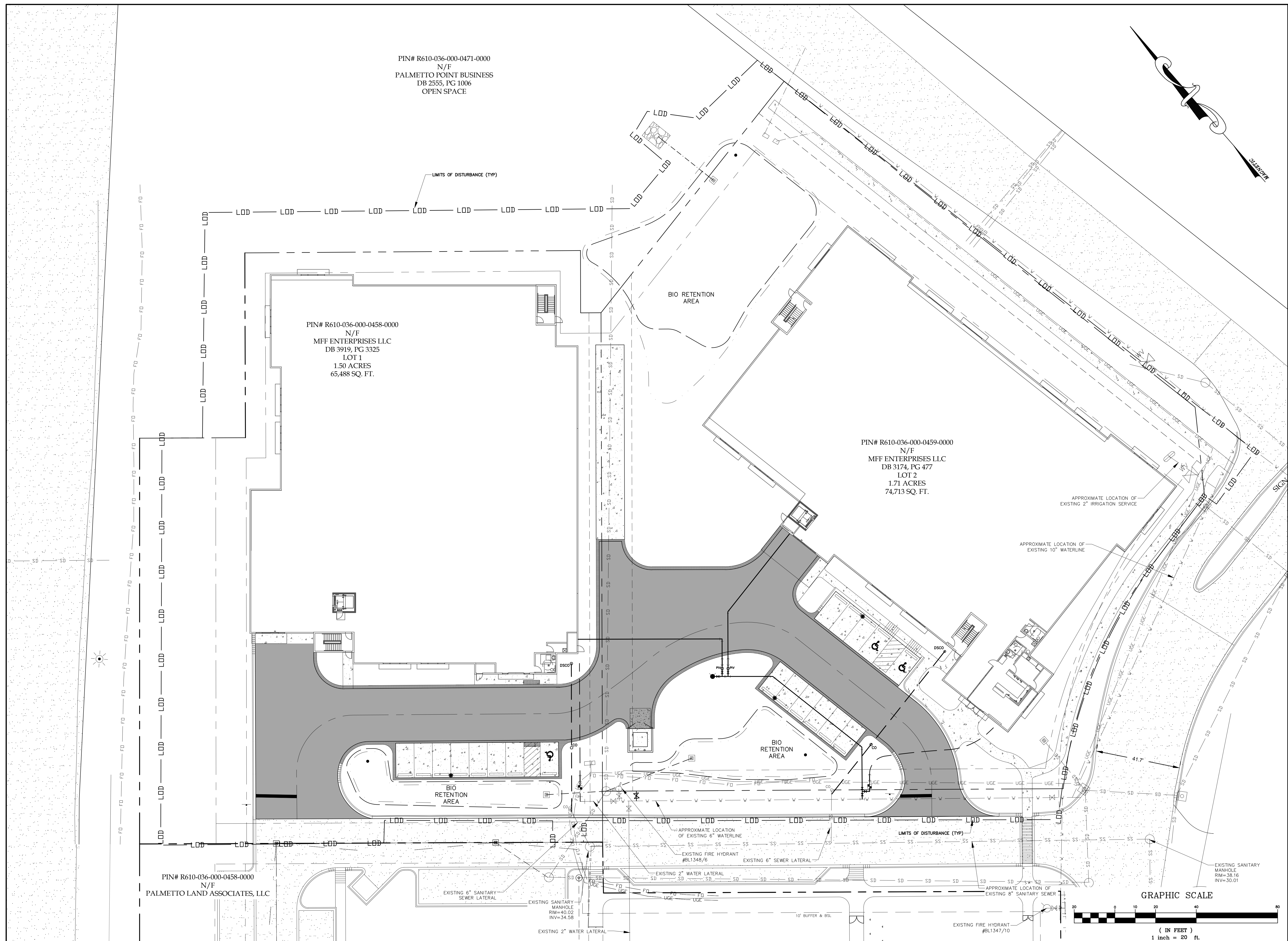
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TREE REMOVAL &
 PROTECTION AND
 SEDIMENT & EROSION
 CONTROL PLAN
 4
 OF 10



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

COMPASS SELF STORAGE TOWN OF BLUFFTON BEAUFORT COUNTY, SC	CAROLINA ENGINEERING CONSULTANTS, INC. PO BOX 294 BEAUFORT, SC 29901 843/322-0553 843/322-0556 (FAX) WWW.CAROLINAENGINEERING.COM
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LIMITS OF DISTURBANCE PLAN

1 OF 1