

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

1 TITLE DESCRIPTION

The land referred to herein below is situated in the County of Beaufort, State of SC, and is described as follows:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS LOT 1 (1.55 ACRES MORE OR LESS) AND LOT 2 (1.72 ACRES MORE OR LESS) PALMETTO POINT COMMERCIAL SUBDIVISION, SAID PROPERTY HAVING DIMENSIONS, METES AND BOUNDS AS SHOWN ON A PLAT PREPARED BY T-SQUARE GROUP, INC., BY FORREST F. BAUGHMAN, PLS NO. 4922, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA, ON DECEMBER 20, 2005, IN PLAT BOOK 110 AT PAGE 134, AS REVISED IN PLAT BOOK 112 AT PAGE 47 FOR A MORE DETAILED DESCRIPTION AS TO THE COURSES, METES AND BOUNDS OF THE ABOVE TRACT, REFERENCE IS MADE TO THE AFOREMENTIONED RECORDED PLAT. SAVE AND EXCEPT THE LAND CONVEYED TO COUNTY OF BEAUFORT BY THE DEEDS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA, IN BOOK 3174 AT PAGE 473 AND BOOK 3174 AT PAGE 477.

The land shown in this survey is the same as that described in Commitment # NCS-1138523-COL, by First American Title Insurance Company, Dated July 13, 2022.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment # NCS-1138523-COL, Dated July 13, 2022.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Declaration of Covenants, Conditions and Restrictions for Palmetto Point Business Park appearing of record in the Office of the Register of Deeds for Beaufort County in Book 1079, Page 1079, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). NOT A SURVEY MATTER.
- Easement to South Carolina Power Company recorded in Book 54, Page 47 and in Book 48, Page 358. BLANKET EASEMENT.
- Agreement with Seaboard Airline Railway Company recorded in Book 54, Page 119. BLANKET EASEMENT.
- Permit to Southern Bell Telephone and Telegraph Company recorded in Book 54, Page 9 and in Book 60, Page 337. BLANKET EASEMENT.
- Release and Option with L.W. Powell and Seaboard Airline Railway Company recorded in Book 54, Page 114. NOT A SURVEY MATTER.
- Right of way to Southern Bell Telephone Company recorded in Book 35, Page 478. BLANKET EASEMENT.
- Deed to Seaboard Airline Railway Company recorded in Book 35, Page 129. BLANKET EASEMENT.
- Right of way to South Carolina Electric & Gas Company recorded in Book 226, Page 1635; Book 809, Page 198 and in Book 2378, Page 828. DOES NOT AFFECT. NOTHING TO PLOT.
- Easement to Central Electric Power Cooperative, Inc. recorded in Book 607, Page 2187. DOES NOT AFFECT. NOTHING TO PLOT.
- Development Agreement between New River Farms, LP, Holly Branch Farms, LP, Jones Associates, LP, Barbara J. Bailey, Limited Partnership, Dorothy R. Zetterow, Lillian R. Stephenson and Christopher C. Ryals and the Town of Bluffton recorded in Book 1315, Page 1089. NOT A SURVEY MATTER.
- Development Agreement between Union Camp Corporation and the Town of Bluffton recorded in Book 1113, Page 1085. NOT A SURVEY MATTER.
- Assignment of Development Rights recorded in Book 2177, Page 627 and in Book 1332, Page 962. NOT A SURVEY MATTER.
- Termination of the Declaration of Covenants Conditions and Restrictions for the Jones Estate recorded in Book 9076, Page 857. NOT A SURVEY MATTER.
- Right of way to Palmetto Electric Cooperative, Inc. recorded in Book 1622, Page 1804. BLANKET EASEMENT.
- Deed to the South Carolina Department of Transportation recorded in Book 2322, Page 694. DOES NOT AFFECT SUBJECT PROPERTY. NOTHING TO PLOT.
- Deed to Beaufort-Jasper Water and Sewer Authority recorded in Book 2375, Page 2126. LIFT STATION NOT ON SUBJECT PROPERTY. NOTHING TO PLOT.
- Deed to Palmetto Point Business Park POA, Inc. recorded in Book 2555, Page 1006. NOTHING TO PLOT.
- Blanket Easement to Beaufort-Jasper Water and Sewer Authority recorded in Book 2520, Page 1658. BLANKET EASEMENT.
- Condemnation Notice and Tender of Payment recorded in Book 3500, Page 898; Book 3500, Page 904; and in Book 3500, Page 909. NOT A SURVEY MATTER.
- Palmetto Point Business Park Architectural Guideline and Architectural Standards Committee Policies recorded in Book 3877, Page 374. NOT A SURVEY MATTER. NOTHING TO PLOT.

4 SURVEYOR CERTIFICATION

To: MFF Enterprises, LLC; Complass TPM, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20(a)(Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on August 10, 2022.

Date of Plat or Map: August 11, 2022

Jay C. Hipp, PLS #29115
jchipp@hmsurveying.com



5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 45013C0265G, which bears an effective date of March 23, 2021 and is not located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

Approved CDS Surveyor

Surveyors Name: Jay C. Hipp
Address: 1537 Wade Hampton Blvd.
Greenville, SC
Telephone Number: 864-335-8995
email: jchipp@hmsurveying.com

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

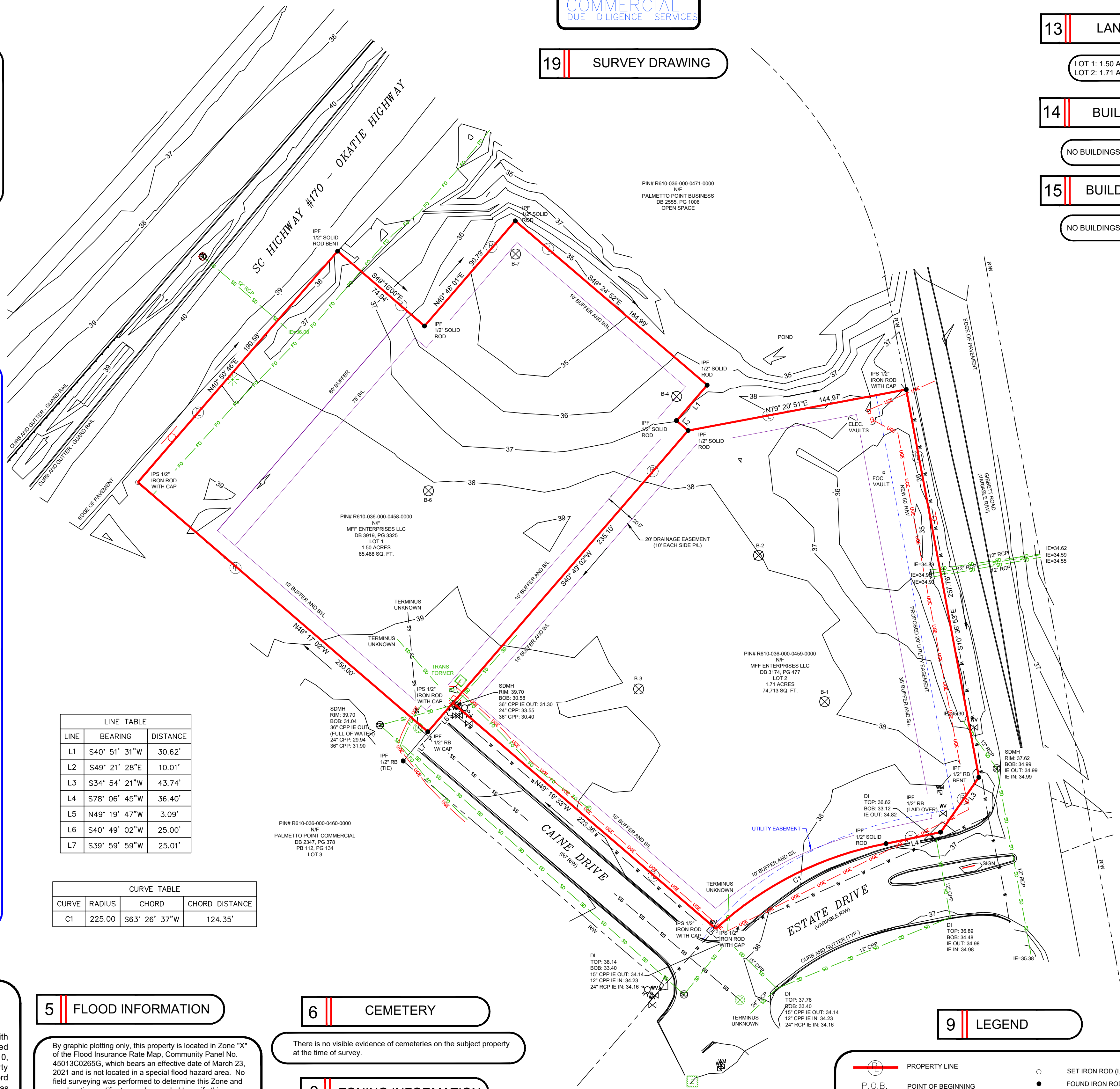
8 ZONING INFORMATION

Zoning not provided at time of survey

7 POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS AT TIME OF SURVEY

19 SURVEY DRAWING



13 LAND AREA

LOT 1: 1.50 ACRES, 65,488 SQ. FT.
LOT 2: 1.71 ACRES, 74,713 SQ. FT.

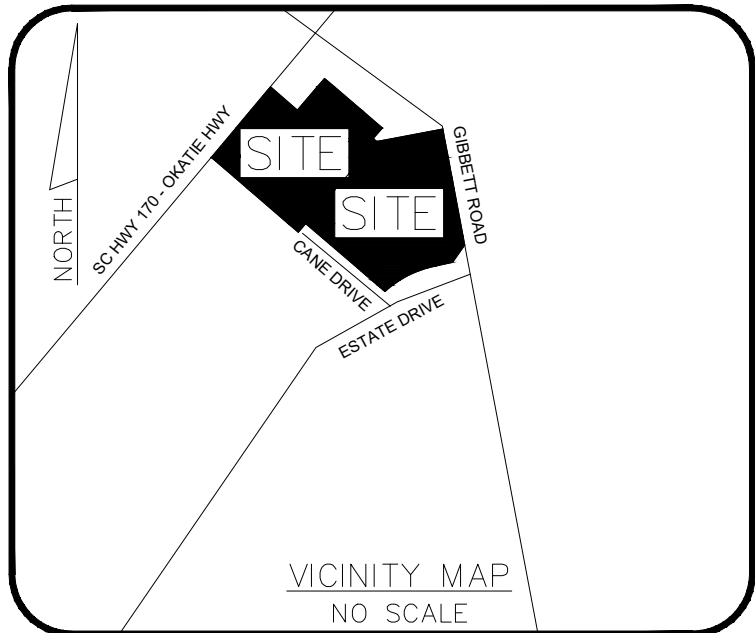
14 BUILDING AREA

NO BUILDINGS AT TIME OF SURVEY.

15 BUILDING HEIGHT

NO BUILDINGS AT TIME OF SURVEY.

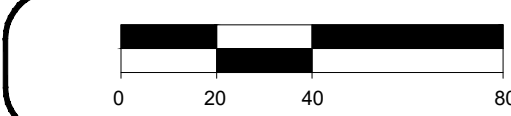
16 VICINITY MAP



11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to Main Street a public street.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed.

17 NORTH ARROW / SCALE



12 PARKING INFORMATION

0 Standard Spaces
0 Handicap Spaces
0 Total Parking Spaces

10 BASIS OF BEARINGS

South Carolina state plane coordinate NAD 1983, using SC Virtual Reference Station (VRS) system was used as the basis of bearing for this survey.

Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE
SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: JDW
Surveyor Ref No: 22-198
Aprvd By: JCH
Field Date: AUGUST 10, 2022
Scale: 1" = 40'

Date: _____
Revision: _____
Date: _____
Revision: _____
Date: _____
Revision: _____

Prepared For:
MFF ENTERPRISES, LLC
COMPASS TPM, LLC &
FIRST AMERICAN TITLE
INSURANCE COMPANY
Client Ref. No: _____

20 PROJECT ADDRESS

315 GIBBETT ROAD AND 20 CANE DRIVE
BLUFFTON SC 29910 &

Project Name:
xxx
CDS Project Number:
xxx

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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'

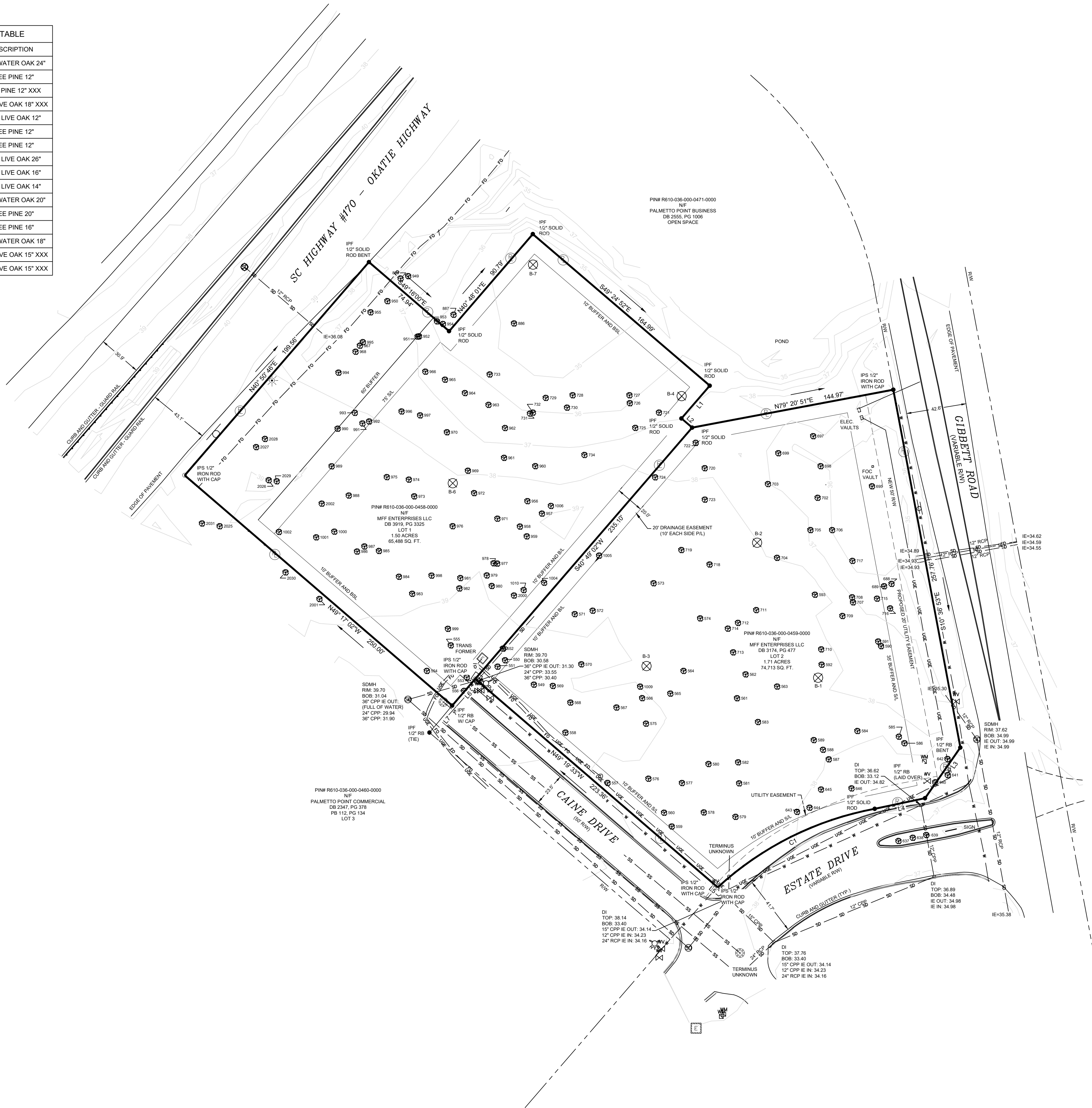
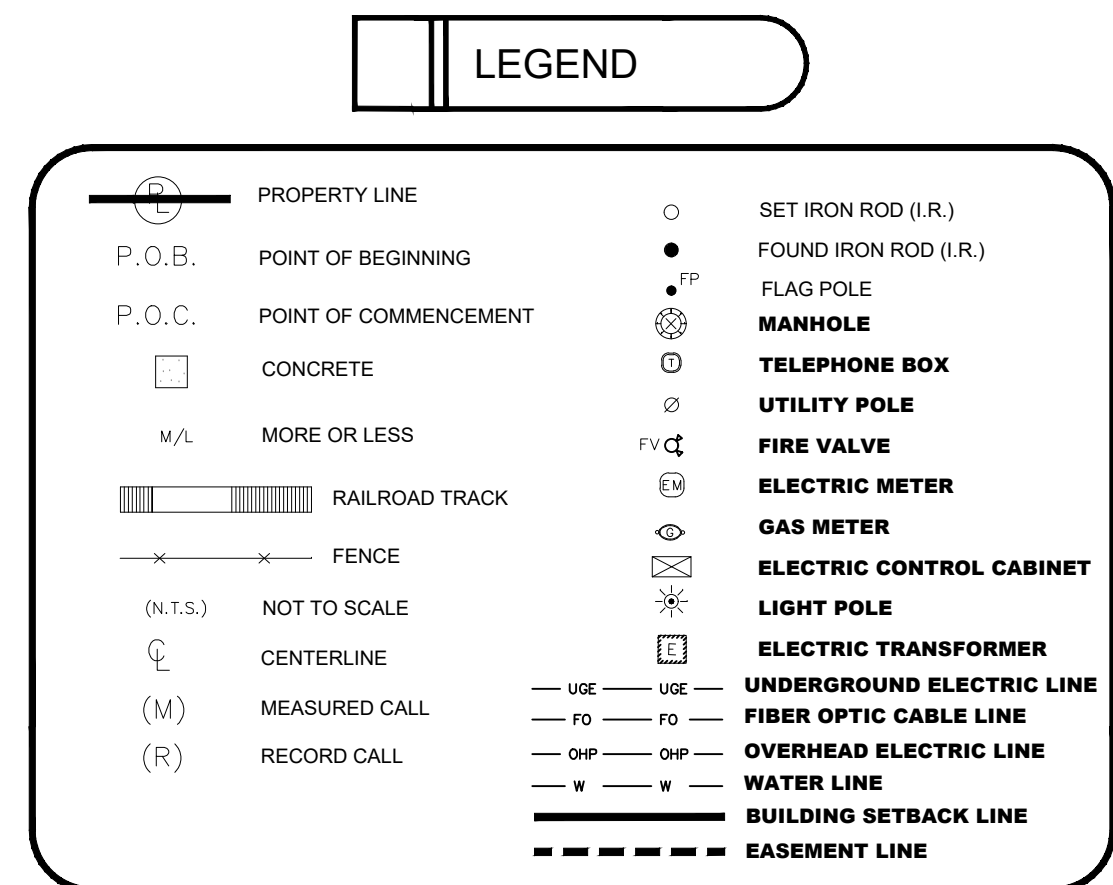
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

TREE SURVEY FOR

315 GIBBETT ROAD AND 20 CAINE DRIVE, BLUFFTON SC 29910

BEAUFORT COUNTY SOUTH CAROLINA

DATE: 9/15/2022	PROJECT #22-198	TMS# SEE DRAWING	SCALE: 1" = 40'
JAY C. HIPPL, PLS REG. #29115			



I HEREBY STATE 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 B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

H & M Surveying, LLC

1537 WADE HAMPTON BOULEVARD, GREENVILLE, SC 29609
Phone: 864-335-8995 www.hmsurveying.com

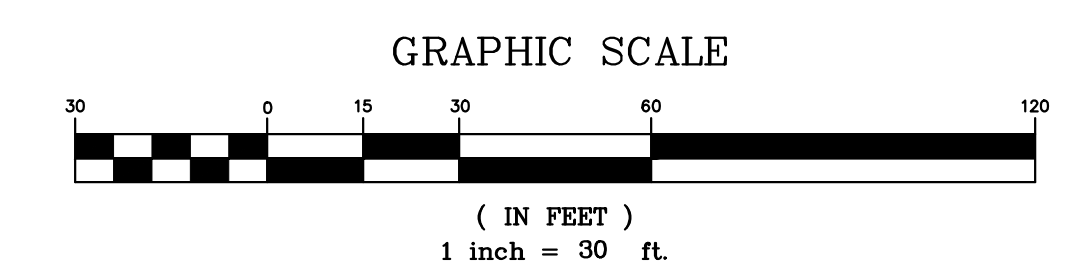
TREE SURVEY FOR

MFF ENTERPRISES, LLC, COMPASS TPM, LLC &
FIRST AMERICAN TITLE INSURANCE COMPANY

315 GIBBETT ROAD AND 20 CAINE DRIVE, BLUFFTON SC 29910

BEAUFORT COUNTY SOUTH CAROLINA

DATE: 9/15/2022	PROJECT #22-198	TMS# SEE DRAWING	SCALE: 1" = 40'
JAY C. HIPPL, PLS REG. #29115			



<u>AREA TABLE</u>	
<u>SITE AREA:</u>	3.21 AC
<u>IMPERVIOUS AREA:</u>	
PROPOSED BUILDING (FOOTPRINT)	56,722 sf or 40.5%
OTHER IMPERVIOUS	18,783 sf or 13.4%
TOTAL IMPERVIOUS AREA:	75,505 sf or 53.9%
<u>OPEN SPACE AREA:</u>	
MINIMUM OPEN SPACE	20%
PROPOSED OPEN SPACE	60,568 SF
OPEN SPACE PROVIDED	43.2%
<u>BUILDING AREA (GSF):</u>	113,444 SF
<u>PARKING SPACES:</u>	
PROVIDED PARKING:	19 SPACES (3 HANDICAP)

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

COMPASS SELF STORAGE
CANE DRIVE
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.

PO BOX 294
BEAUFORT, SC 29901

843/322-0553
843/322-0556 (FAX)

WWW.CAROLINAENGINEERING.COM

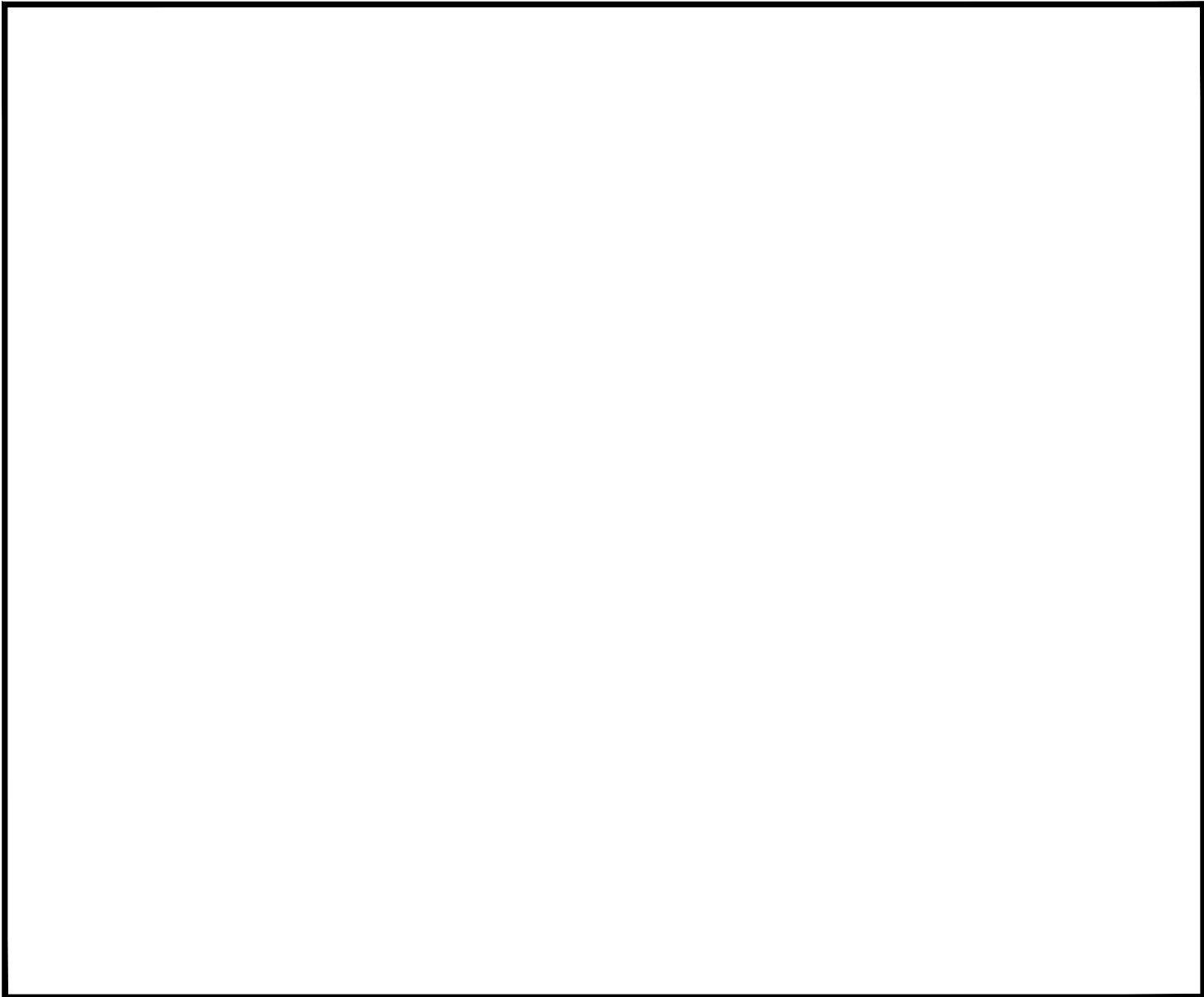
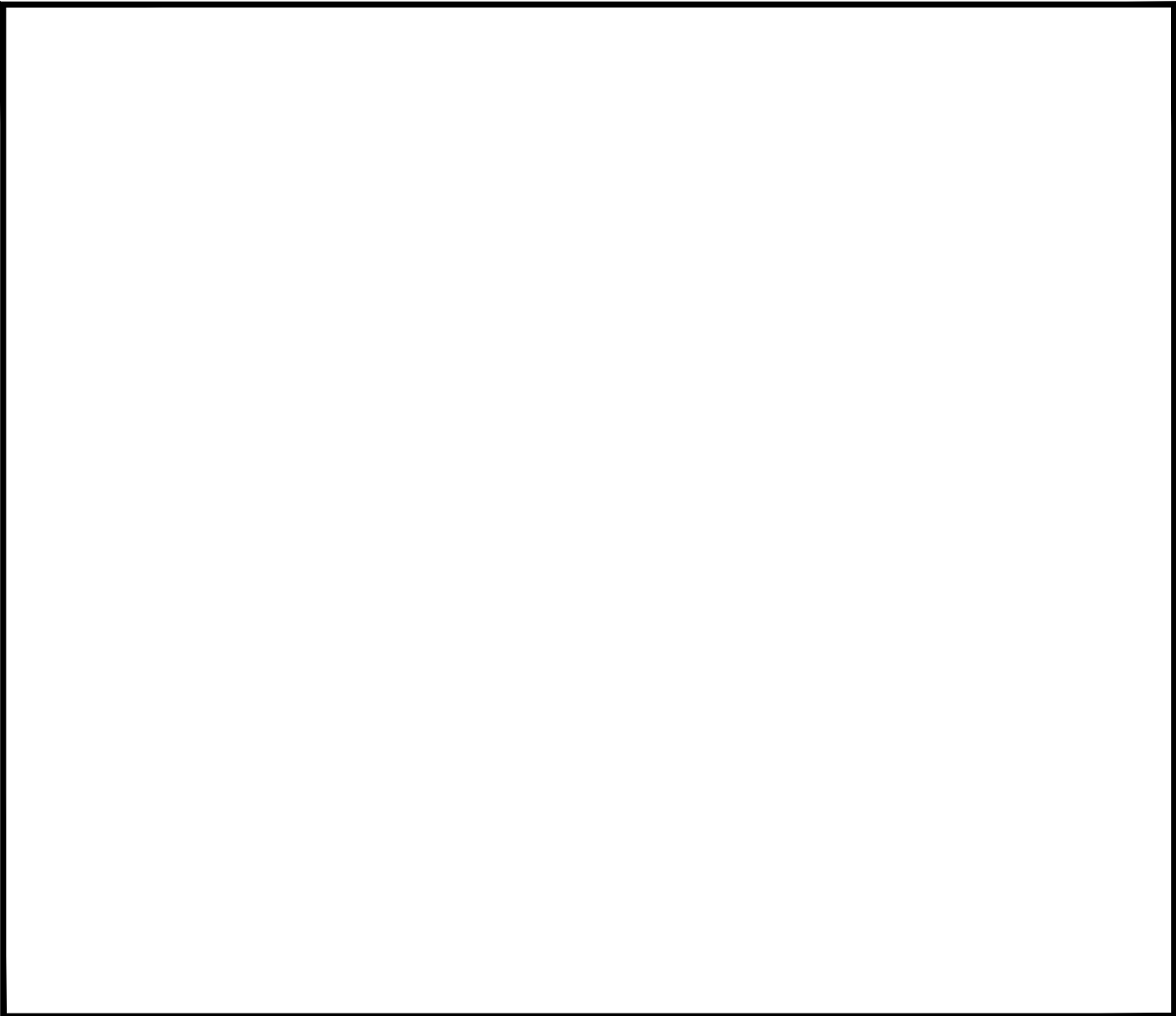
PROJECT:	2493
DATE:	12/20/22
REVISED:	1/23/23
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=30'

SITE PLAN

1
OF 1

Compass Self Storage

315 Gibbet Rd & 20 Caine D
Bluffton, SC 29910



PROJECT TEAM

OWNER
AMSDELL COMPANIES
20445 EMERALD PARKWAY STE 200
CLEVELAND, OH 44135
T: 216.458.0607
CONTACT: JONATHAN STEEL
jsteel@amsdellcompanies.com

CIVIL ENGINEER
CAROLINA ENGINEERING CONSULTANTS, INC
P.O. BOX 294
BEAUFORT, SC 29901
T: 843.322.0553
CONTACT: JEFF ACKERMAN
jeff@carolinaengineering.com

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

INDEX OF DRAWINGS

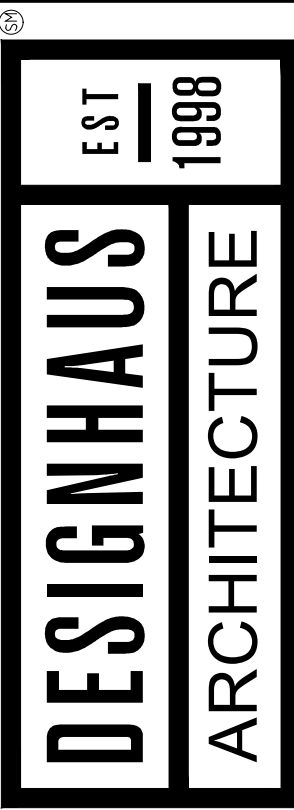
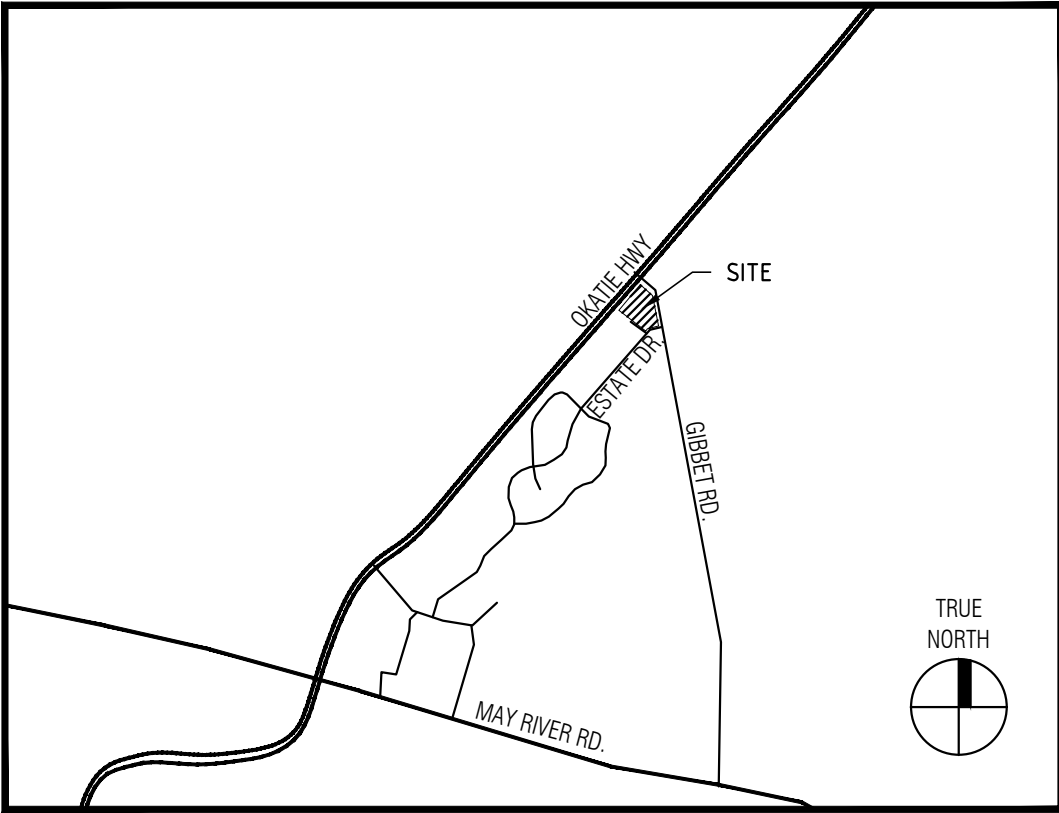
			Site Plan Approval/01.23.23	PRELIM. DRC/12.14.22	Site Plan Approval/9.14.22	☐ SHEET ISSUED ☒ REVISED ☐ SHEET REISSUED	
SHEET NO:	DRAWING NAME						
<u>GENERAL</u>							
G1.1	Title Sheet and Index						
<u>LANDSCAPE</u>							
AS1.00	Architectural Site Plan						
L1.10	Landscape Plan						
1 of 1	Lighting Plan						
<u>ARCHITECTURAL</u>							
A2.00	Building Elevations						
A2.01	Building Elevations						

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 CAROLINA IDENTIFICATION # 9824
DESIGNHAUS ARCHITECTURE

LOCATION MAP



3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

----	----
----	----
----	----
Site Plan Approval	01.23.23
PDIP	01.20.23
PRELIM. DRC	12.14.22
Revised	9.27.22
Site Plan Approval	9.14.22
Revision/Issue	Date

Compass Self Storage
315 Gibbet Rd & 20 Caine D
Bluffton, SC 29910

Cover Sheet
& Index

022129

GO.01

SITE DATA

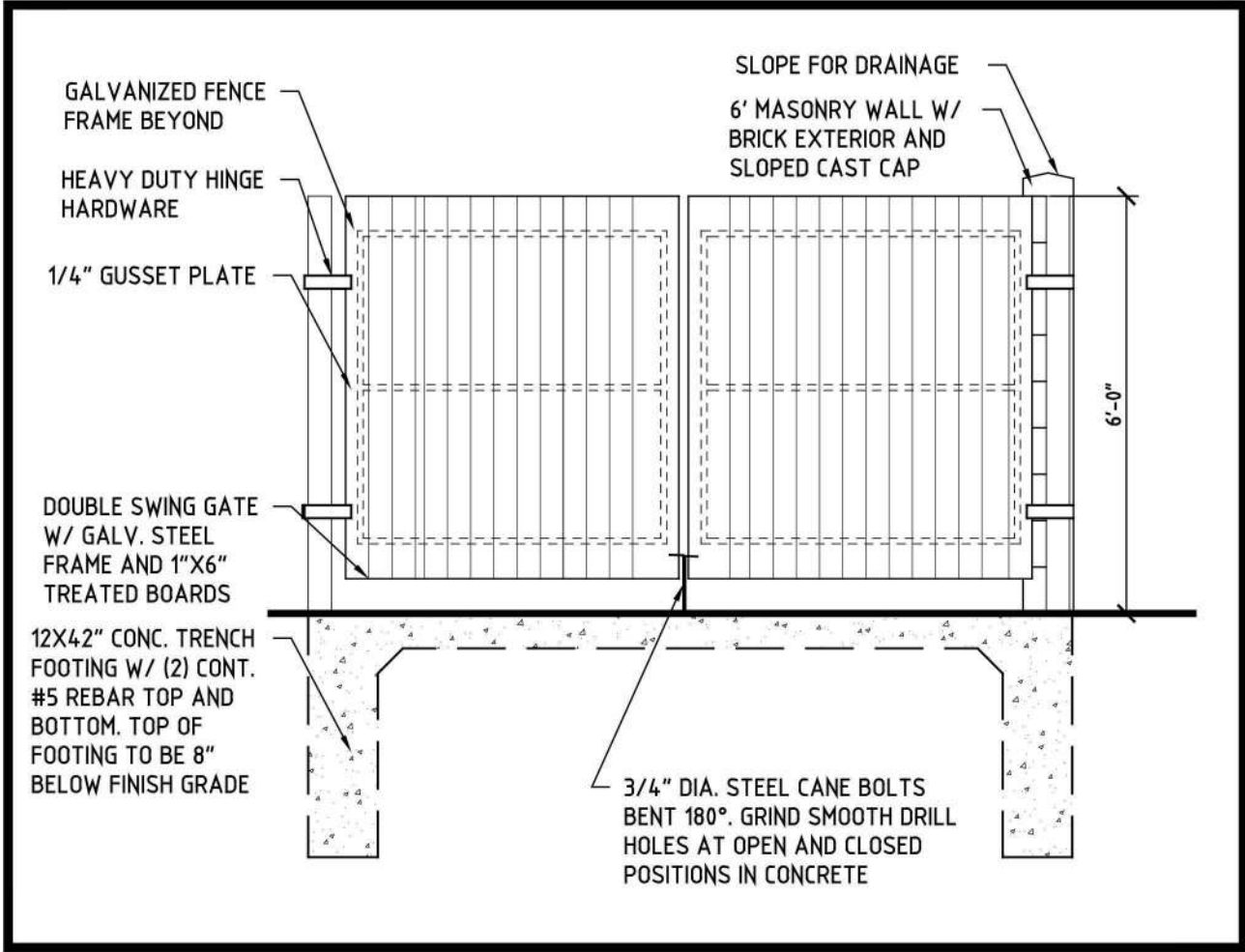
Building A	1st Floor	27,135 SF
	2nd Floor	27,135 SF
	Total	54,270 SF
Building B	1st Floor	29,587 SF
	2nd Floor	29,587 SF
	Total	59,174 SF
	Gross Total	113,444 SF

Regulation	Information
Parcel I.D.	R610 036 000 0459 0000 R160 036 000 0458 0000
Address	315 Gibbet Rd. / 20 Caine 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)

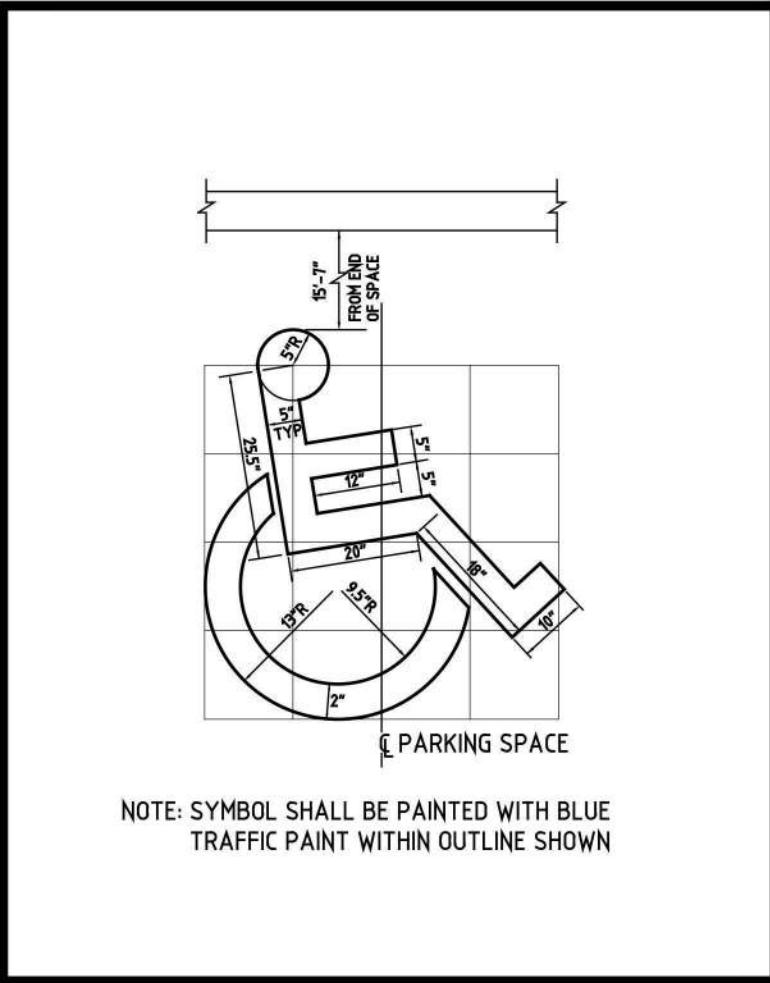
ZONING SCHEDULE OF REGULATIONS

Regulation	LI - Light Industrial
Setbacks	Front: 10' Side: 10' Rear: 30'
Building Height	1-5 Stories
Coverage / Openspace	Maximum Lot Coverage - 75% Proposed Building: 56,657 Sq. Ft. Impervious: 16,494 Sq. Ft. Total Coverage: 73,151 Sq. Ft. 56.12% Provided Coverage Minimum Open Space - 20% 57,169 Sq. Ft. (43.88%) Open Space Provided

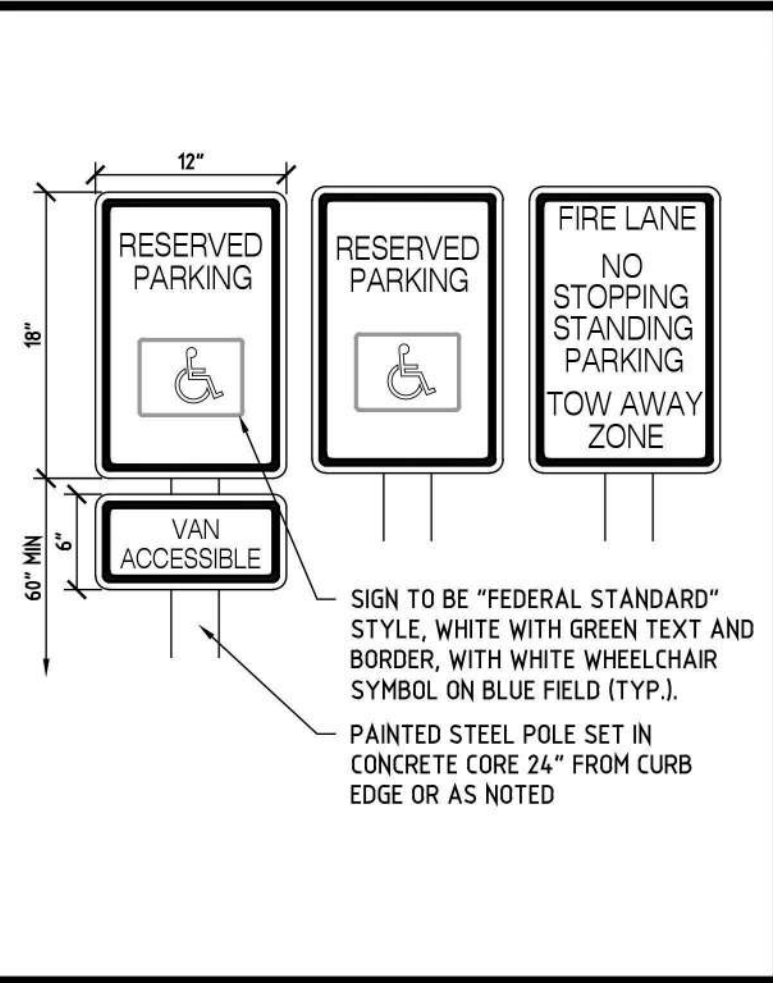
DUMPSTER ENCLOSURE DETAIL



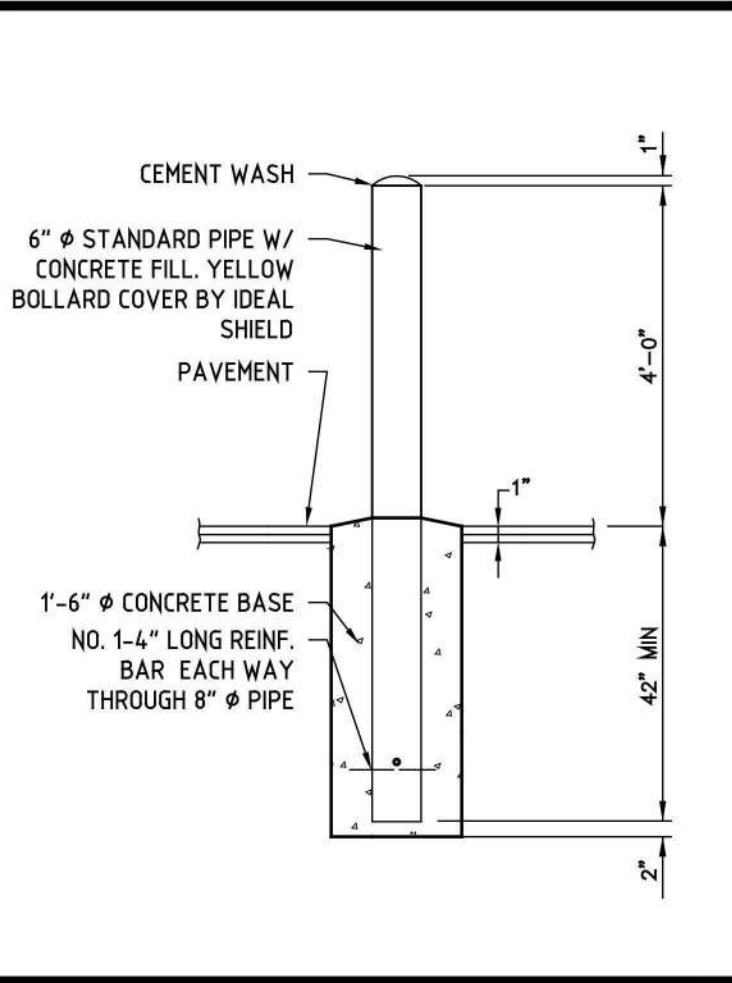
PARKING SPACE PAINT DETAIL



HANDICAP SIGN DETAIL



BOLLARD DETAIL



1 Architectural Site Plan

SCALE: 1" = 40'

NORTH

L1.10 Landscape Plan.dwg

1/23/2023

DH User 03



NOTE:
PER ORDINANCE:
75% TREE CANOPY REQUIRED (NOT INCLUDING ROOF TOPS) ON SITES > 1 ACRE
15 HARDWOOD TREES / ACRE ON SITES > 1 ACRE

NOTE:
PER ORDINANCE:
MINIMUM 15 TREES / ACRE REQUIRED

EXISTING SITE:
2.85 ACRES (NET)
2.85 X 15 = 43 TREES / ACRE REQUIRED

21 EXISTING TREES TO REMAIN
93 (4") REPLACEMENT TREES PROPOSED =
114 TREES ON SITE TOTAL

43 TREES PER ACRE REQUIRED
40* TREES PER ACRE PROVIDED

NOTE:
*33 TREES TO BE PAID TO TREE FUND
AMOUNT TO BE DETERMINED

PLANTING DETAILS

EVERGREEN TREES

NOTE: REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

RUBBER HOSE (BLACK)
PLASTIC BANDS
COVER PLANTING WITH 4" SHREDDED HARDWOOD BARK MULCH TO 6" BEYOND OUTERMOST BRANCHES. LEAVE 3" BARE SOIL AROUND TREE
(3) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6"-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
TOPSOIL
SET PLANT MATERIAL 6" HIGHER THAN ORIGINAL DEPTH. CUT ALL BINDING AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF THE TREE.

DECIDUOUS TREES

DO NOT CUT LEADER

PLASTIC BANDS
(3) 2"x2"x8" HARDWOOD STAKE SET 18" INTO UNDISTURBED SOIL
TREE WRAP
UNDISTURBED SOIL

NOTE: STAKE TREES OVER 2" CALIPER. GUY TREES OVER 3" CALIPER. TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

3"-4" SHREDDED BARK MULCH

REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH BURLAP AND CUT WIRE ON ROOTBALL AT 18" INTERVALS (BOTH HORIZONTAL AND VERTICAL)

PERENNIALS

PERENNIALS-SIZE AND SPACING AS SHOWN ON PLAN
3" SHREDDED BARK MULCH
PLANTING MIXTURE: 50% TOPSOIL, 50% SPHAGNUM PEAT MIXTURE
UNDISTURBED SOIL

SHRUBS

NOTE: PLANT SHRUB AT SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD TO GRADE AT PLACE OF ORIGIN

4" SHREDDED BARK MULCH
CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH REMAINING BURLAP LIMIT OF BARE ROOT SPREAD
UNDISTURBED SOIL

PLANT SCHEDULE

QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	NOTES
13	A	QUERCUS VIRGINIANA	LIVE OAK	4" B&B	
15	B	QUERCUS PALUSTRIS	PIN OAK	4" B&B	
14	C	QUERCUS COCCINEA	SCARLET OAK	4" B&B	6" BLUEJACK OAK REQUIRED FOR SIGNIFICANT TREE REPLACEMENT
11	D	QUERCUS ALBA	WHITE OAK	4" B&B	
15	E	QUERCUS INCANA	BLUEJACK OAK	6" B&B	
12	F	QUERCUS MICHAUXII	CHESTNUT OAK	4" B&B	
38	G	CORNUS sericea	RED TWIG DOGWOOD	24" B&B	
Total Trees: 118					
Total Shrubs: -					
Total Grasses and Perennials:					
Total New Plant Material Provided: 118 Plants					
Irrigation Cost Estimate: ---					
Total Landscape Cost Estimate: ---					
PLANT SPACING: REPLACEMENT TREES - 30' O.C. EVERGREEN TREES - 10' O.C. NARROW EVERGREEN TREES - 5' O.C. SHRUBS - 3' O.C. PERENNIALS / GRASSES - 3' O.C.					

Disposition	Landscaping Required	Landscaping Provided
General Site Landscaping:	20% Min.	+43.88%
Landscaping Adjacent to Roads:	n/a	Replacement Trees @ 30' O.C.
Replacement Trees - R	- Trees Required	- Replacement Trees Provided
Greenbelt Requirements:	n/a	n/a
Screening Requirements:	Vehicle Screening From Roads	Provided
Parking Lot Requirements:	1 Tree / Island	6 Trees Provided

REPLACEMENT TREE SCHEDULE

TREES COUNTS	COUNT	TREES REMOVED	REPLACEMENT TREES REQUIRED
EXISTING	166		
TO BE REMOVED	113	SIGNIFICANT TREES ≥ 24" = 5 TREES 18" < 24" = 21 TREES 12" < 18" = 47 TREES 8" < 12" = 40	20 TREES (6" CALIPER) 63 TREES 94 TREES 40 TREES
TO REMAIN	53		TOTAL = 217

REPLACEMENT TREES PROVIDED

ALL REPLACEMENT TREES - 4" CALIPER (TO BE COUNTED AS 2 REPLACEMENT TREES)

217 REPLACEMENT TREES REQUIRED
92 REPLACEMENT TREES PROVIDED FOR 184 REPLACEMENT TREE CREDITS
33 TREES REPLACEMENT TREES TO BE PAID TO TREE FUND. (217 REQUIRED - 184 PROVIDED)
ANTICIPATED COST TO BE DETERMINED

EST 1998

DESIGNHAUS

ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

---	---
---	---
---	---
Site Plan Approval	01.23.23
PDIP	01.20.23
PRELIM. DRC	12.14.22
Revised	9.27.22
Site Plan Approval	9.14.22
Revision/Issue	Date

Compass Self Storage
315 Gibbet Rd & 20 Caine D
Bluffton, SC 29910

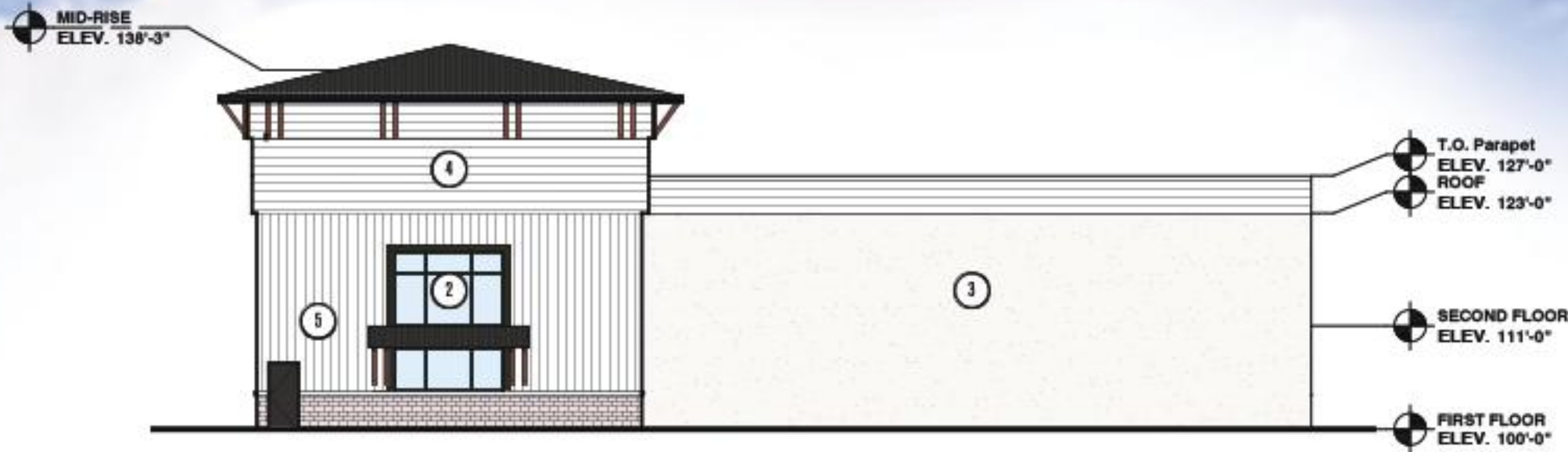
Landscape Plan

022129

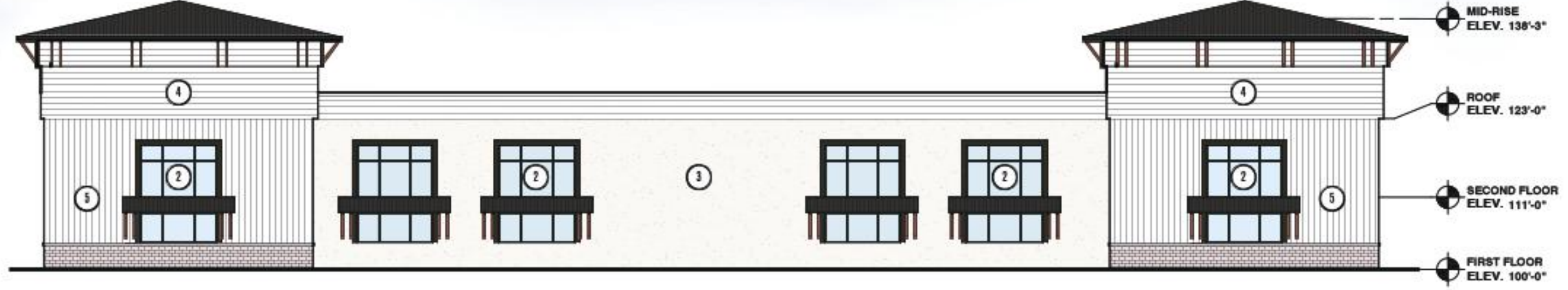
L1.10



MATERIAL LEGEND	
MARK	DESCRIPTION
①	BRICK
②	STOREFRONT GLAZING
③	STUCCO
④	HARDI LAP SIDING
⑤	HARDI VERTICAL SIDING
⑥	HARDI CORNICE
⑦	SIGNAGE
⑧	WOOD BRACKET



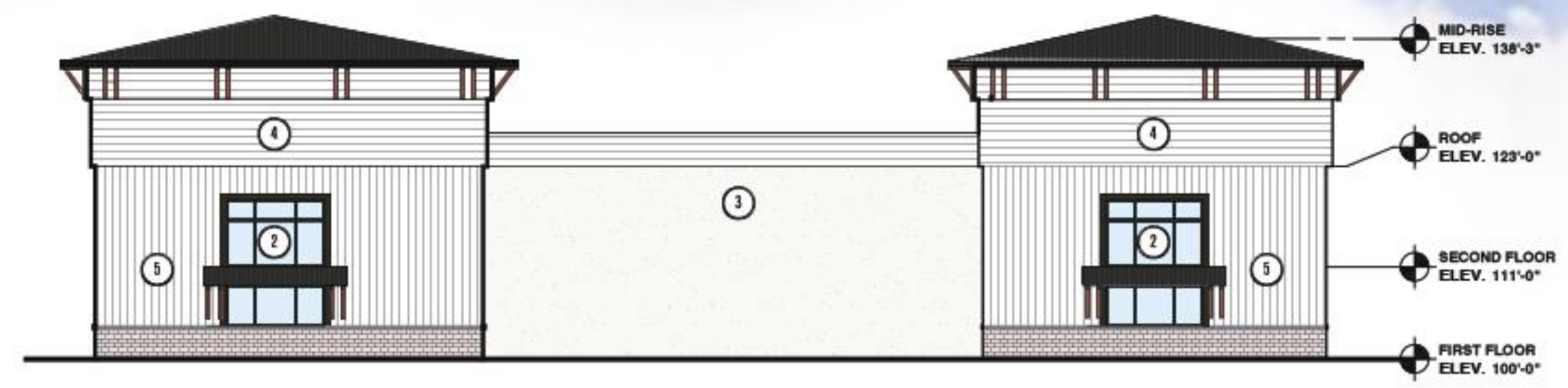
4 BUILD A SOUTH ELEVATION
SCALE: 1/16"=1'



3 BUILDING A EAST ELEVATION
SCALE: 1/16"=1'



2 BUILDING A WEST ELEVATION
SCALE: 1/16"=1'



1 BUILDING A NORTH ELEVATION
SCALE: 1/16"=1'

3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

EST
1998

DESIGNHAUS
ARCHITECTURE

—	—
—	—
—	—
Site Plan Approval	01.23.22
PDIP	01.20.22
PRELIM. DRC	12.14.22
Revised	9.27.22
Site Plan Approval	9.14.22
Revision/Issue	Date

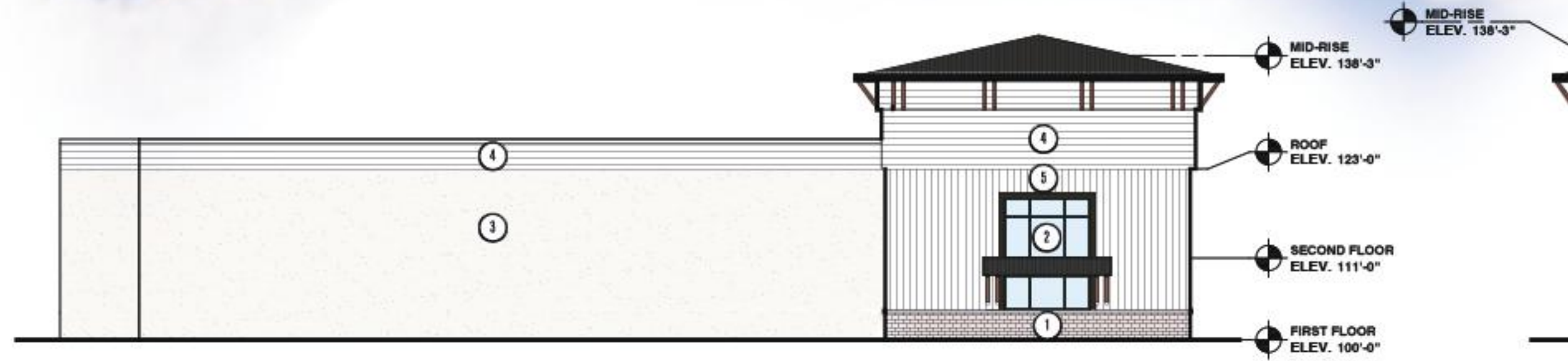
Compass Self Storage
315 Gibbet Rd & 20 Calne D
Bluffton, SC 29910

Building
Elevations

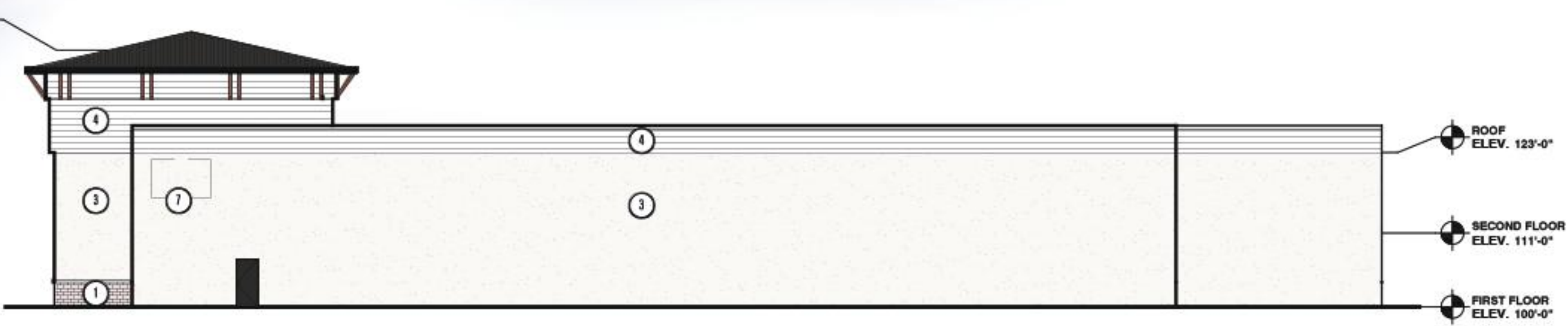
022129

A2.00

MATERIAL LEGEND	
MARK	DESCRIPTION
①	BRICK
②	STOREFRONT GLAZING
③	STUCCO
④	HARDI LAP SIDING
⑤	HARDI VERTICAL SIDING
⑥	HARDI CORNICE
⑦	SIGNAGE
⑧	WOOD BRACKET



4 BUILDING B NORTH ELEVATION
SCALE: 1/16"=1'



3 BUILDING B EAST ELEVATION
SCALE: 1/16"=1'



2 BUILDING B WEST ELEVATION
SCALE: 1/16"=1'



1 BUILDING B SOUTH ELEVATION
SCALE: 1/16"=1'

DESIGNHAUS
EST
1998

ARCHITECTURE

3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

—	—
—	—
—	—
Site Plan Approval	01.23.22
PDIP	01.20.22
PRELIM. DRC	12.14.22
Revised	9.27.22
Site Plan Approval	9.14.22
Revision/Issue	Date

Compass Self Storage
315 Gibbet Rd & 20 Calne D
Bluffton, SC 29910

Building
Elevations

022129

A2.01