



PLAN REVIEW COMMENTS FOR DP-09-22-017236

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

PALMETTO POINTE COMMERCIAL

Plan Type: Development Plan **Apply Date:** 09/28/2022

Plan Status: Active **Plan Address:** 315 Gibbet Road
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R610 036 000 0459 0000

Plan Description: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of a two-story, 119,338 square foot, climate-controlled self-storage building including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.

Staff comments will be reviewed at the November 2, 2022, meeting of the DRC.

Technical Review

Submission #: 1 Received: 09/28/2022 Completed: 10/28/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	10/27/2022	Dan Wiltse	Revisions Required

Comments:

1. The proposed site plan does not meet the requirements for fire department access. Access needs to be provided to within 200 feet of all portions of the building based on the building having an automatic sprinkler system.
2. At final development plan, provide flows from hydrants to determine if the current fire flow is adequate for the proposed building.

Planning Commission Review	10/28/2022	Dan Frazier	Revisions Required
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Comments:

1. There are many protected hardwood trees on the site that must be taken into consideration as part of site design. In addition, the current design proposes three significant live oaks (24" of greater) to be removed. Adjustments to the proposed site plan, such as replacing the single massive building with multiple smaller buildings, is required to minimize the impact on protected and significant trees. As proposed, the site plan does not meet the requirements of UDO Section 5.3.3. Tree Conservation.
2. The subject property is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting and architecture prior to Final Development Plan approval (UDO Section 3.17).
3. Provide a Site Plan sheet as part of the site development plan set. At a minimum, the Site Plan should clearly label and dimension the property boundary, all buffers and setbacks, drive lanes, parking, parking islands and points of ingress/egress. Provide a site data table on the site plan that, at a minimum, identifies total acreage, pervious/impervious acreage cover, required/proposed open space, required/proposed parking, and gross floor area/footprint of all proposed structures.
4. Multi-story buildings that front on the highway corridor shall consist of both two and three story elements in order to reduce the buildings overall mass and visual impact on the corridor (Jones Estate Concept Master Plan Section 2.D.17.a).
5. An access easement will be required to utilize the future extension of Caine Drive.
6. A perimeter sidewalk connecting the projects internal pedestrian circulation shall be provided along the Estate Drive and Gibbet Road frontages adjacent to the subject property.
7. The narrative proposes 21 parking spaces. Update the narrative to include the required number of parking spaces and how they are calculated.
8. The narrative references "incidental truck rentals". Update the narrative and site plan to demonstrate how truck rental parking will be provided.
9. The proposed dumpster pad and enclosure cannot encroach into the 60-foot SC 170 buffer (UDO Section 5.3.7.B).
10. All signage must be approved through a separate sign permit application.
11. A final landscape plan prepared, signed and sealed by a South Carolina-registered landscape architect is required at time of final development plan submittal.
12. Show tree protection fencing on the Tree Protection and Removal Plan.
13. Show proposed lighting on the landscape plans and ensure that the proposed lighting locations do not conflict with existing/proposed trees and landscaping.
14. Identify the location of service yards and hvac units and how they will be screened.
15. Demonstrate how large moving trucks will load and unload without blocking parking aisles.

Planning Review - SR

10/28/2022

Jordan Holloway

Revisions Required

Comments:

See Planning Commission review comments.

Watershed Management Review
DRC

10/25/2022

Lidia Delhomme

Revisions Required

Comments:

1. Provide the intended retention volume achieved by the proposed BMPs using the Compliance Calculator. The Compliance Calculator can be located: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email ldelhomme@townofbluffton.com.

Beaufort Jasper Water and Sewer
Review

10/27/2022

James Clardy

Approved with Conditions

Comments:

Pending formal submittal / approval of water and sewer.

Building Safety Review

10/25/2022

Richard Spruce

Approved with Conditions

Comments:

Construction types allowed for this size of building are IA, IB, IIA, IIIA, IV

Planning Review - Address

10/27/2022

Dan Frazier

Approved with Conditions

Comments:

As designed, the structure will be addressed off of Caine Drive.

Police Department Review

10/27/2022

Adam Barberio

Approved

Transportation Department Review

09/29/2022

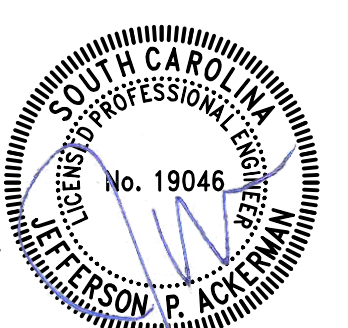
Megan James

Approved

Comments:

No comment

Plan Review Case Notes:



CAROLINA ENGINEERING CONSULTANTS, INC.

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

BJWSA NO. XXXXX

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

[illegible]

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 TO HOLD THE SLOPE.

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 PRECEDUED 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 QUOTE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN IMPAIRED OR IS FAILING INCONCRETELY, THE PERMITTEE MUST TAKE 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 WHEN CONSTRUCTION OF THE UTILITY IS ENCOUNTERED WHILE TRECHING, 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 RECONSTRUCTION OF EXISTING AREAS AND/OR NEW INFILTRATION 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 ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS WELL AS MAY BE REQUIRED.

INDIVIDUAL 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 THE CITY OF DENVER, CODE 28.122-101, 122-102, 122-103, AND 122-104.

TEMPORARY INVERSION BERMS, AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIRT WASH SEDIMENT-LADEN WATER TO APPROPRIATE TRAPES OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WETLANDS, INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADJACENT RURAL SILT BUFFER SHOULD BE MAINTAINED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE INSTALLED 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 MIXED CONCRETE) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE TO STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION AVAILABLE 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, WASH WATER, AND OTHER WASH WATERS. WASH WATERS SHOULD BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIPMENT 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 BASINS (SEDIMENT BASIN, FILL, ETC.).

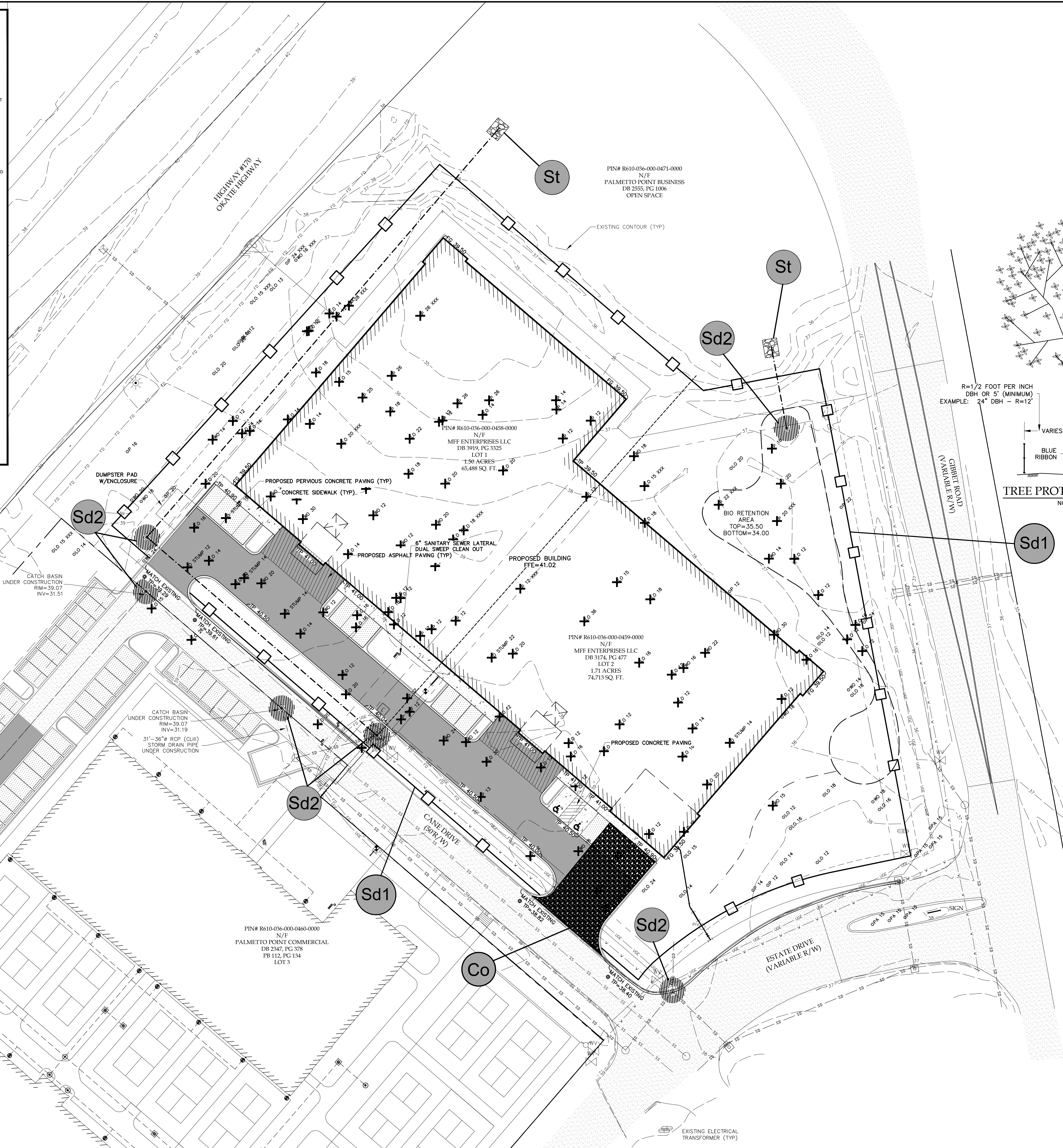
THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- MAXIMATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
- WASTEWATER FROM WASHING OR CLEANUP OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
- URILES, 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 PEMS NEED TO BE MODIFIED OR IF ADDITIONAL PEMS 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 OF THE PEMS IS DELAYED, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE PEMS 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-LINER PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



TREE IDENTIFICATION	
ABBREVIATION	DESCRIPTION
LO	LIVE OAK
O	OAK
P	PINE
PA	PALM
WO	WATER OAK

TREE PROTECTION & REMOVAL NOTES:
INSTALL ALL TREE PROTECTION FENCE PRIOR
TO THE COMMENCEMENT OF CONSTRUCTION.

PLAN REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
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**COMPASS SELF STORAGE
TOWN OF BLUFFTON
BEAUFORT COUNTY, SC**

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

PROJECT:	2493
DATE:	09/28/22
REVISED:	09/28/22
DRAWN BY:	KDB
ENGINEER:	JPA
SCALE:	1"=30'

**TREE PROTECTION
& REMOVAL AND
SEDIMENT & EROSION
CONTROL PLAN**

2
OF 7

GENERAL NOTES,
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 XXXXXXX

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 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.

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.

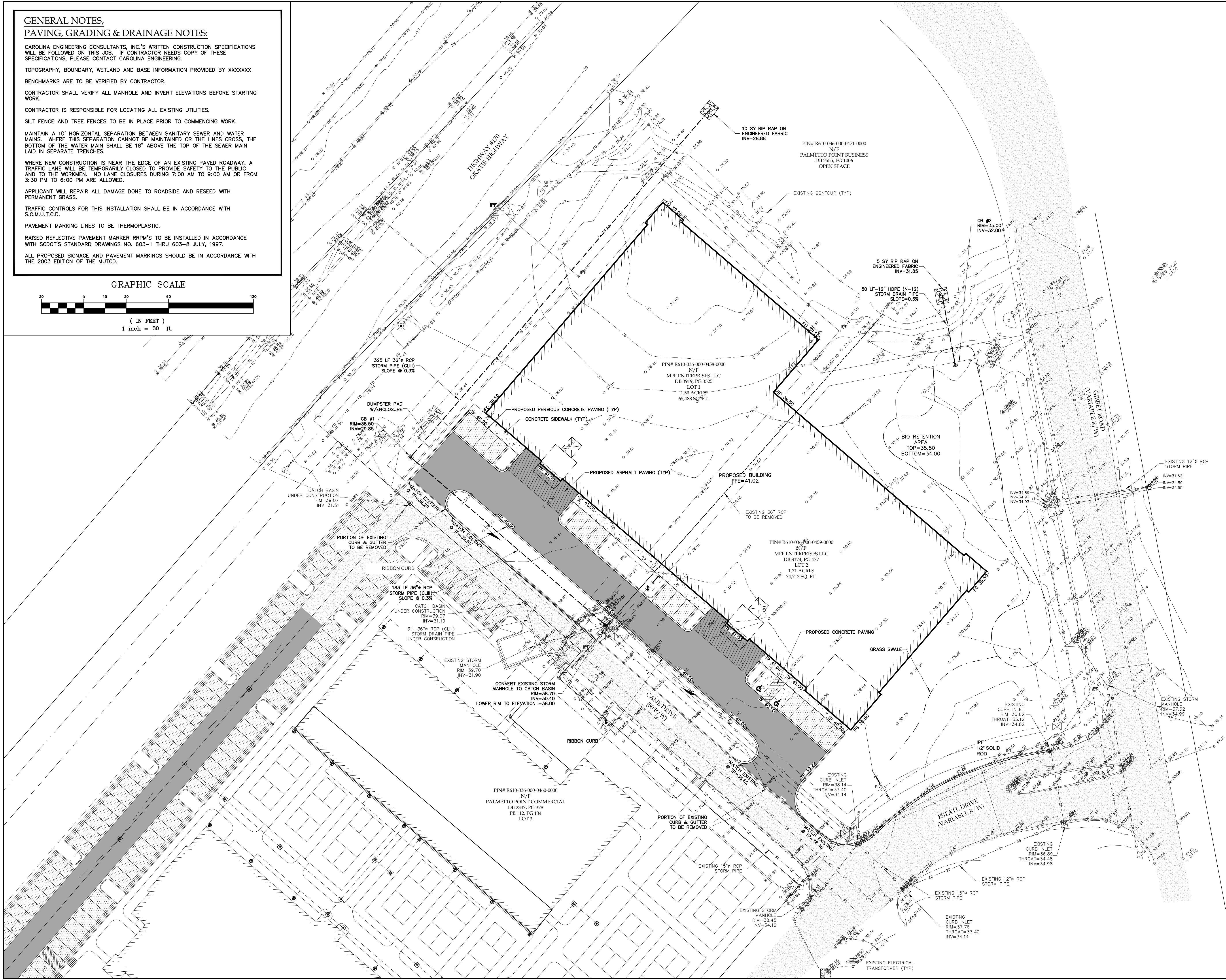
RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



PLAN REVISIONS

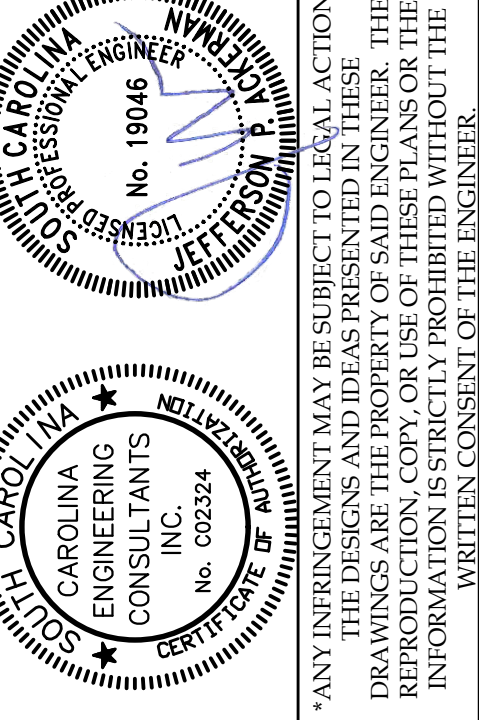
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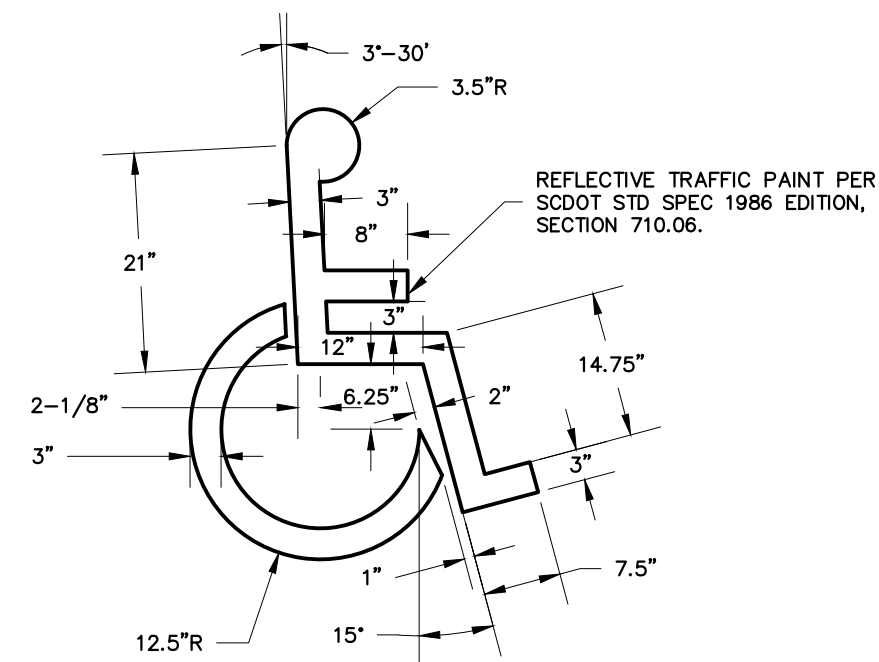
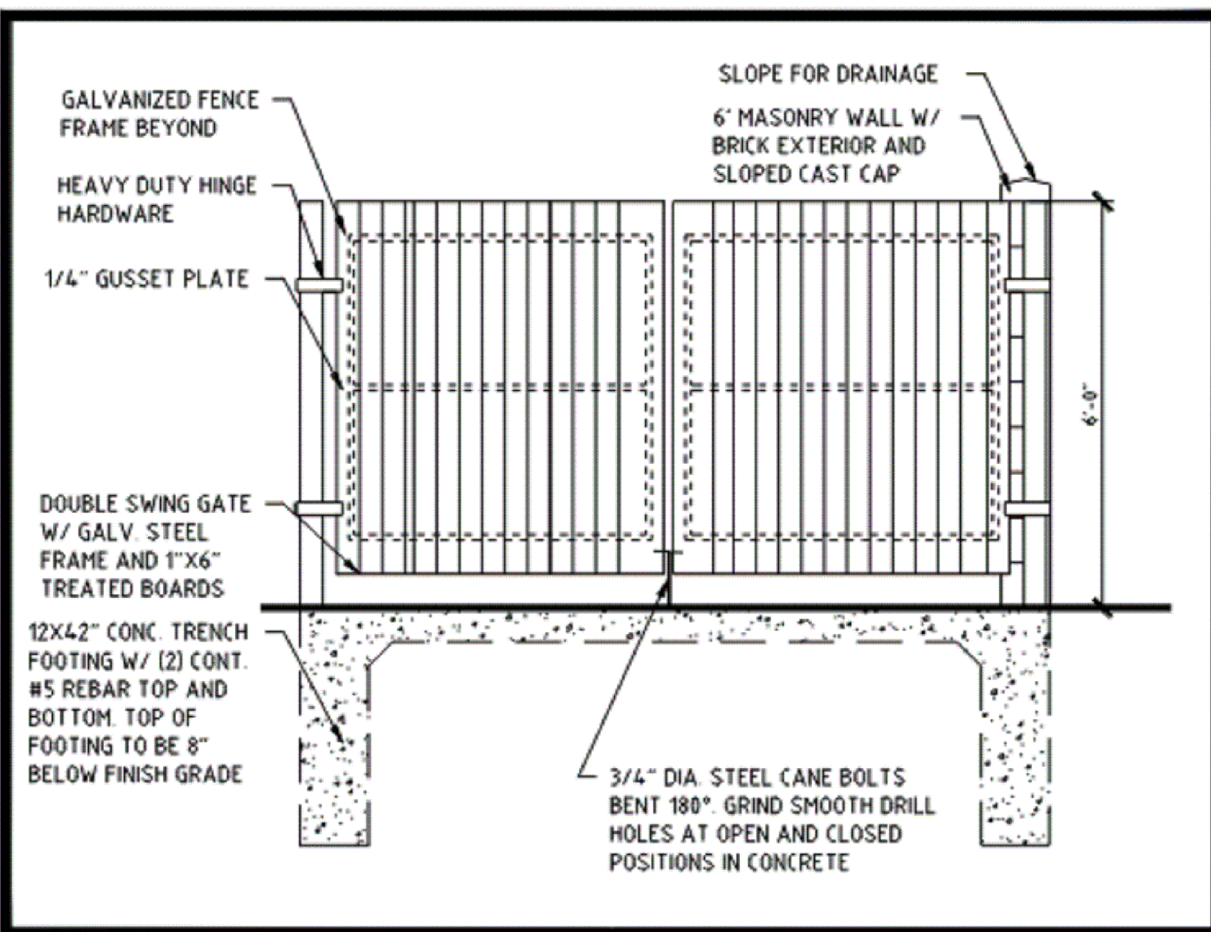
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PAVING, GRADING
& DRAINAGE PLAN



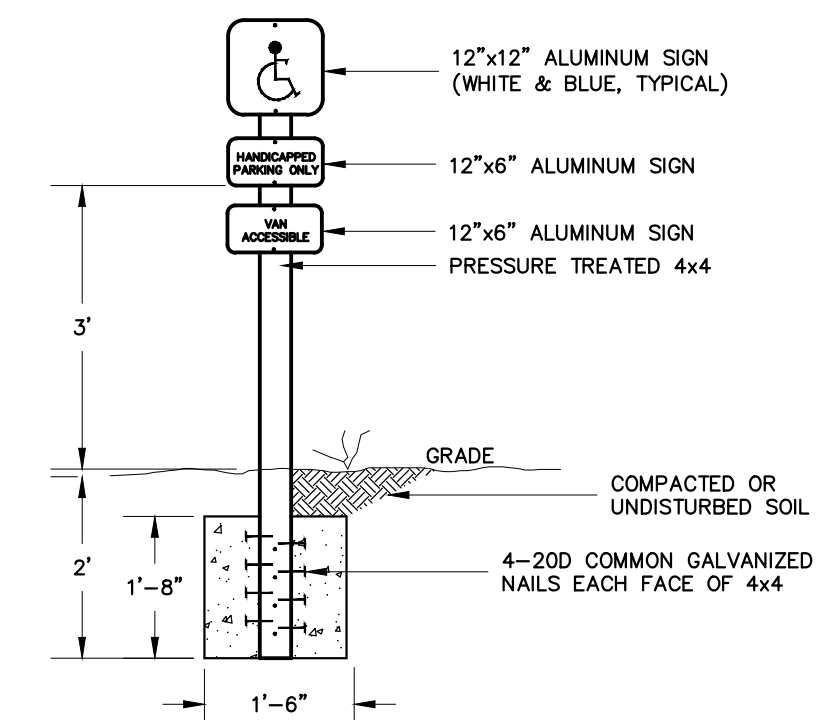
DUMPSTER ENCLOSURE DETAIL



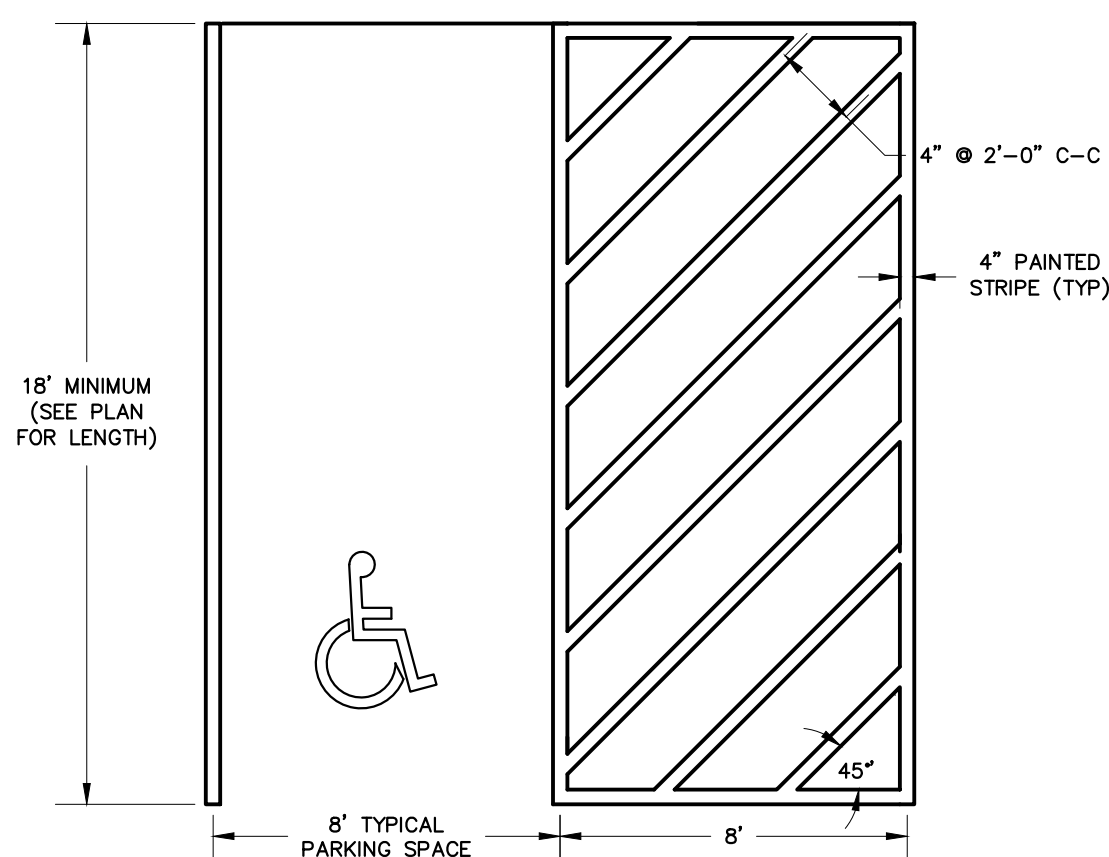
HANDICAP PARKING SYMBOL

STRIPE DETAIL

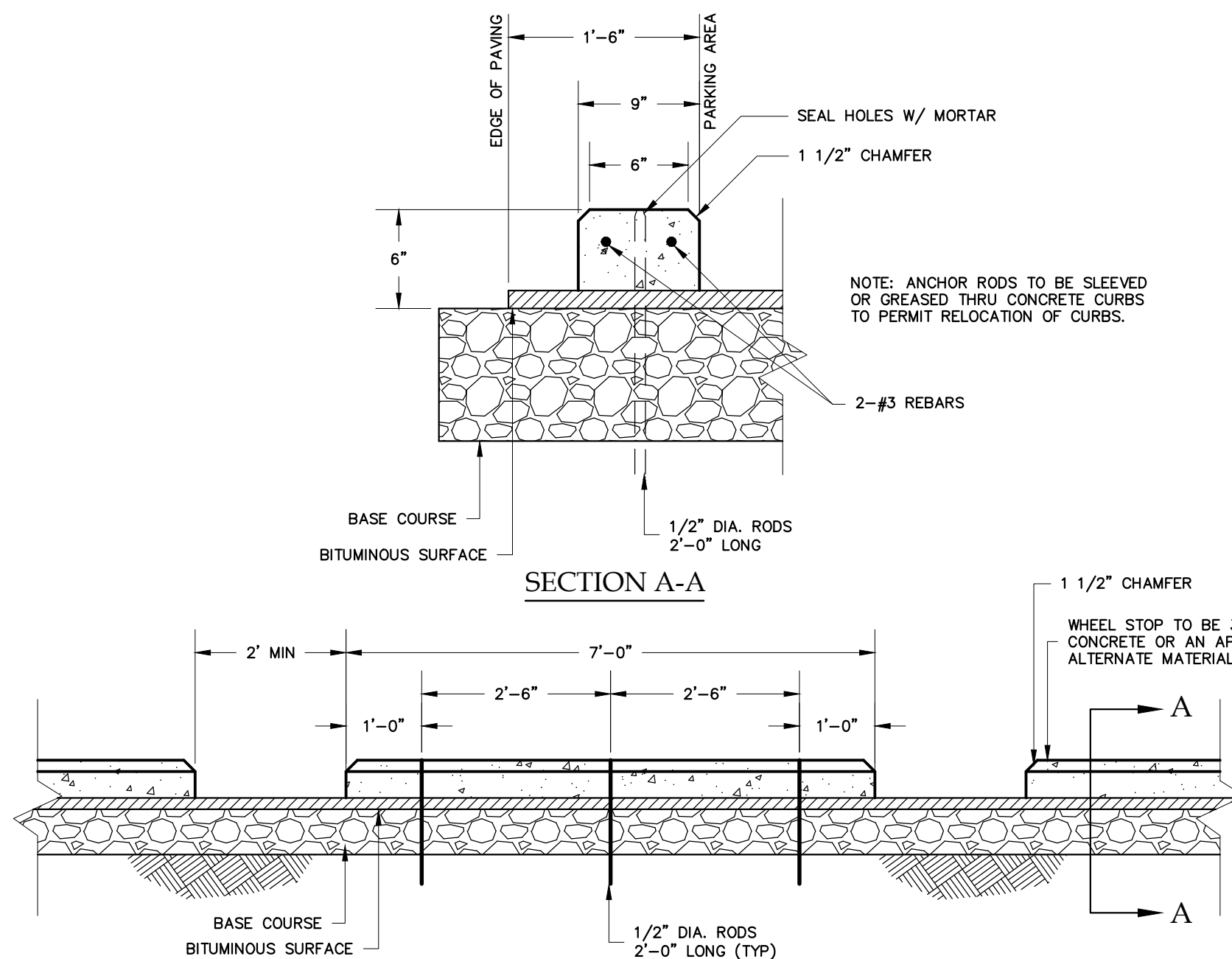
NOT TO SCALE



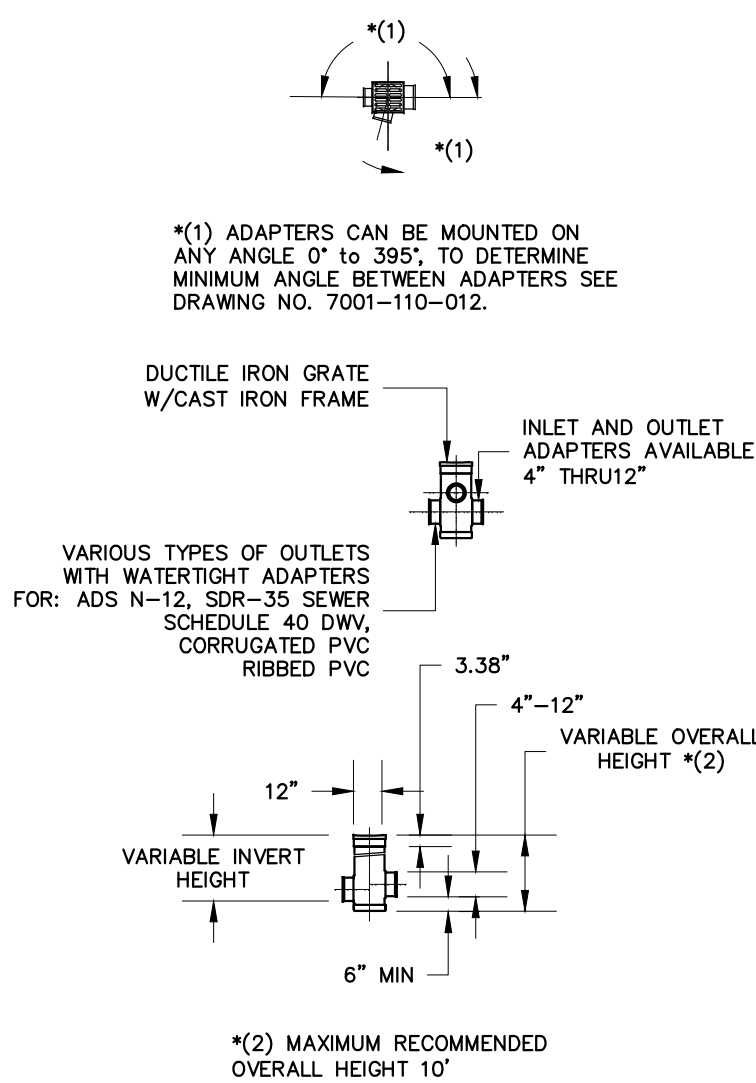
HANDICAPPED PARKING SIGN



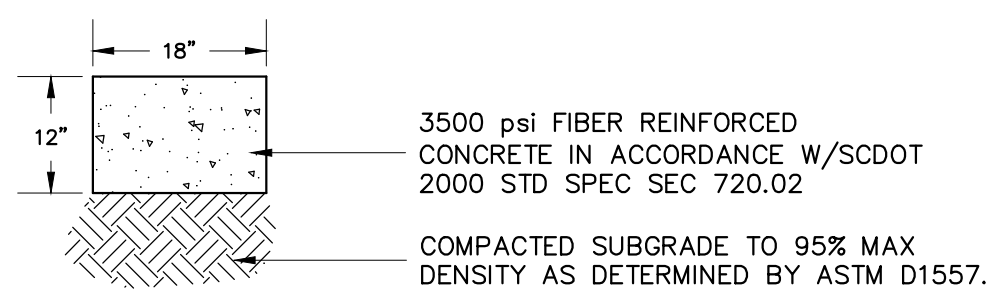
H/C PASSENGER VEHICLE PARKING
SPACE STRIPE DETAIL
NOT TO SCALE



ELEVATION
WHEELSTOP - CONCRETE
NOT TO SCALE



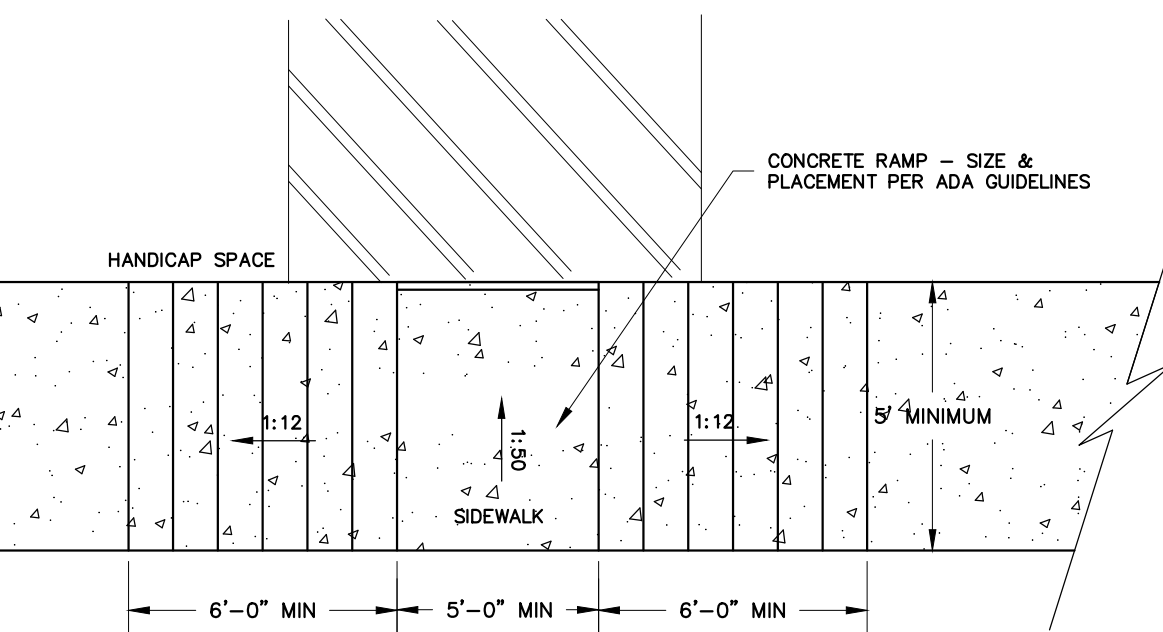
12" DRAIN BASIN
YARD INLET
NOT TO SCALE



NOTE: TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDOT 2000 STD SPEC SEC 720.08 & 720.10.

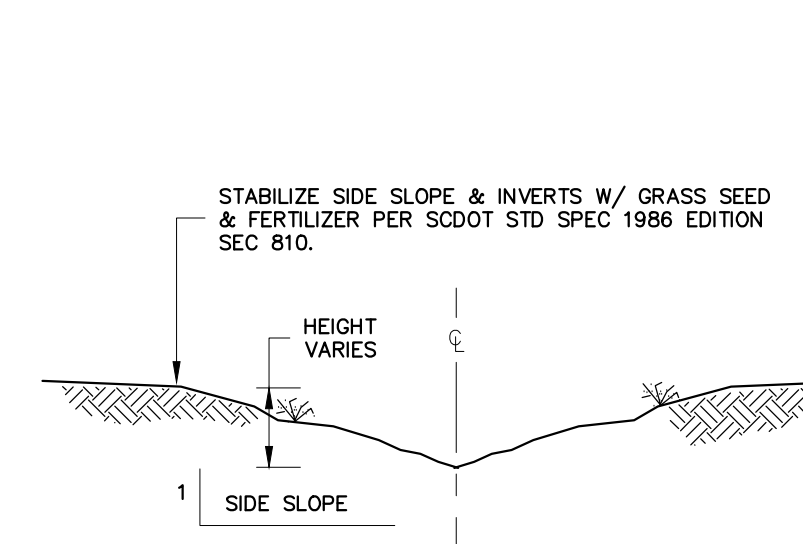
EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF
NOT MORE THAN 50' IN CURB & GUTTER.
CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF
NOT MORE THAN 10' IN CURB & GUTTER.

CONCRETE RIBBON CURB
NOT TO SCALE



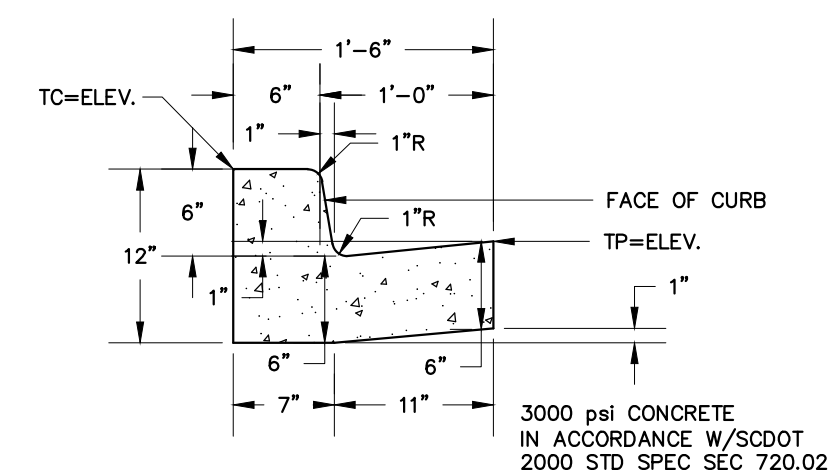
HANDICAP RAMP DETAIL

NOT TO SCALE



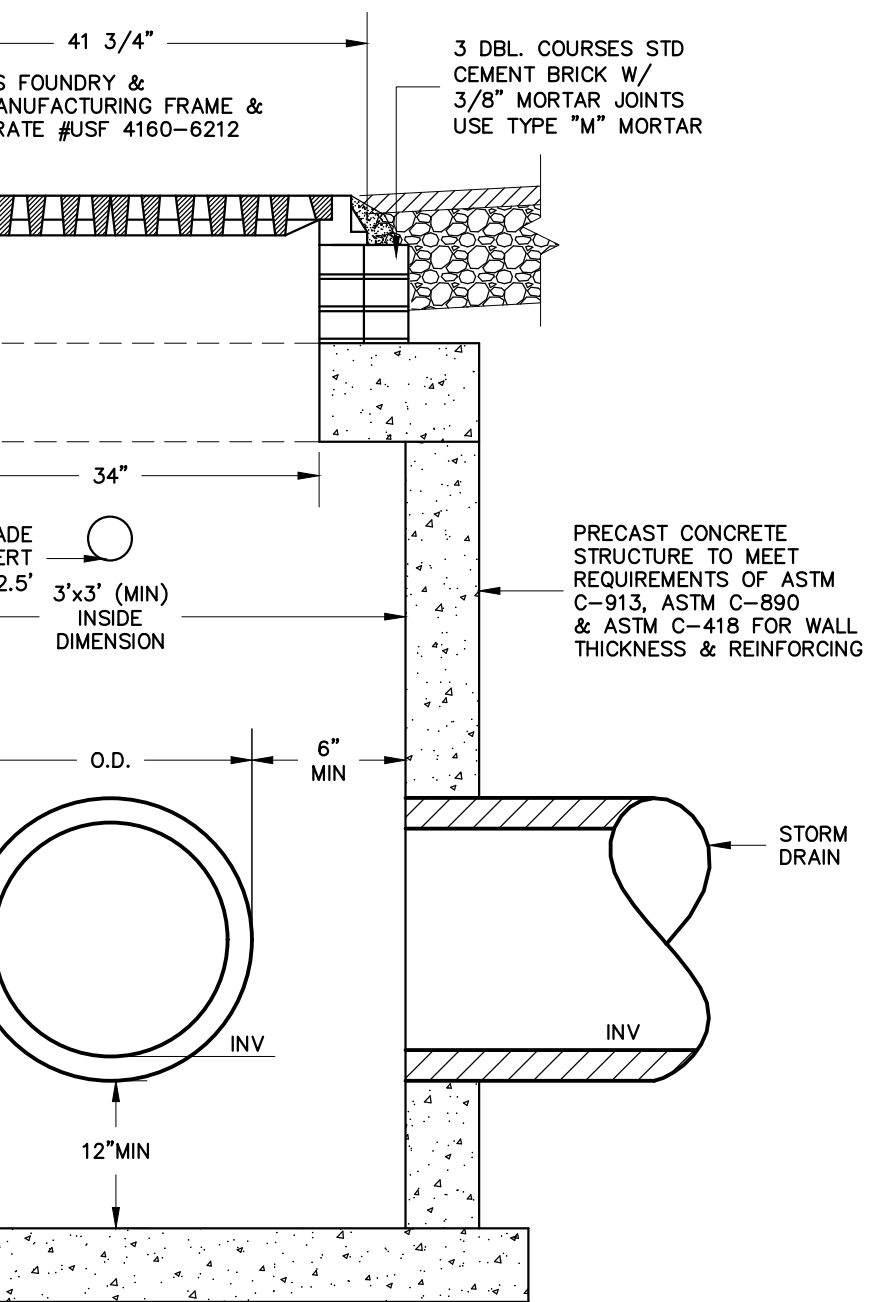
GRASS SWALE DETAIL

NOT TO SCALE



NOTE: TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDDOT 2000 STD SPEC SEC 720.08 & 720.10. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 50' N CURB & GUTTER. CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10' IN CURB & GUTTER.

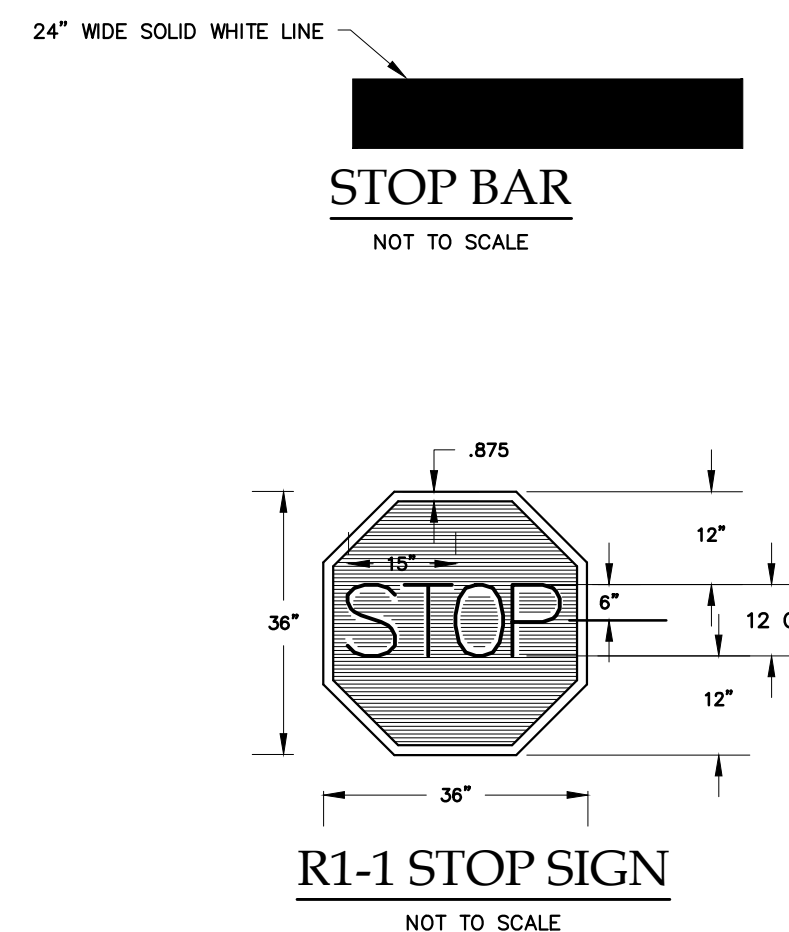
18" STANDARD CONCRETE
CURB & GUTTER DETAIL
NOT TO SCALE



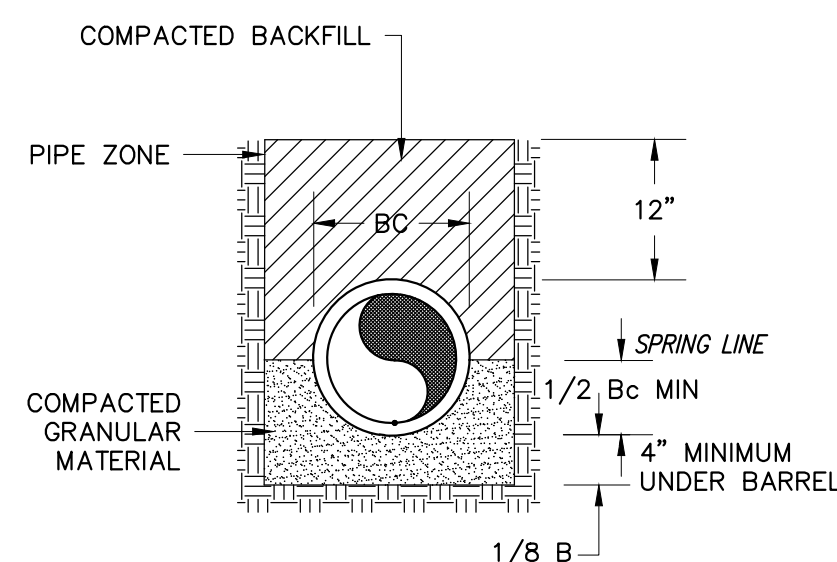
CATCH BASIN DETAIL

NOT TO SCALE

REFER TO SCDOT STANDARD
DRAWING #625-305-00
NOTE: MARKINGS TO BE THERMOPLASTIC.
ALL ARROWS, LINES & WORD MESSAGES
SHALL BE AS REQUIRED BY SCDOT IN THE
MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES AND THE SCDOT STANDARD
DRAWINGS FOR ROAD CONSTRUCTION

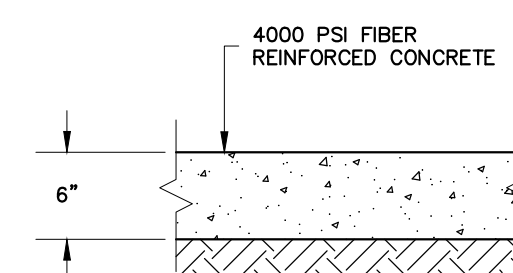


R1-1 STOP SIGN
NOT TO SCALE



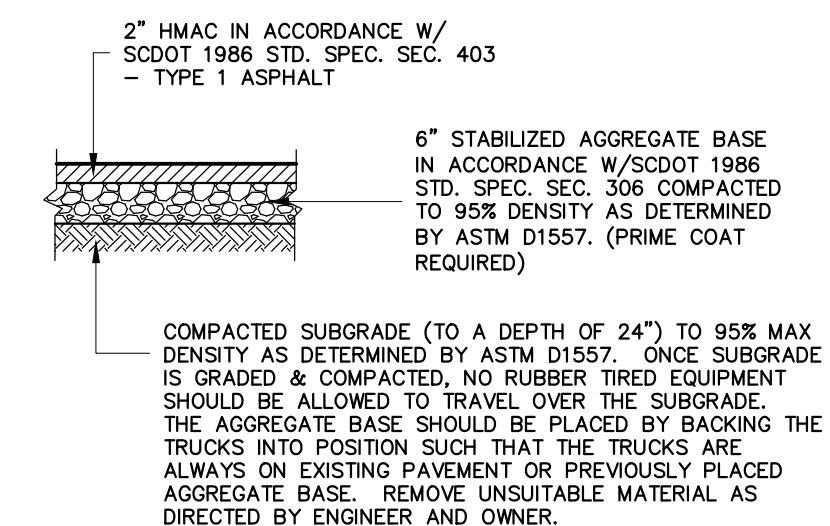
STORM PIPE BEDDING

NOT TO SCALE



6" CONCRETE PAVING

NOT TO SCALE



ASPHALT PAVING DETAIL

NOT TO SCALE

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PAVING, GRADING & DRAINAGE DETAILS

5
OF 7

GENERAL NOTES:
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.

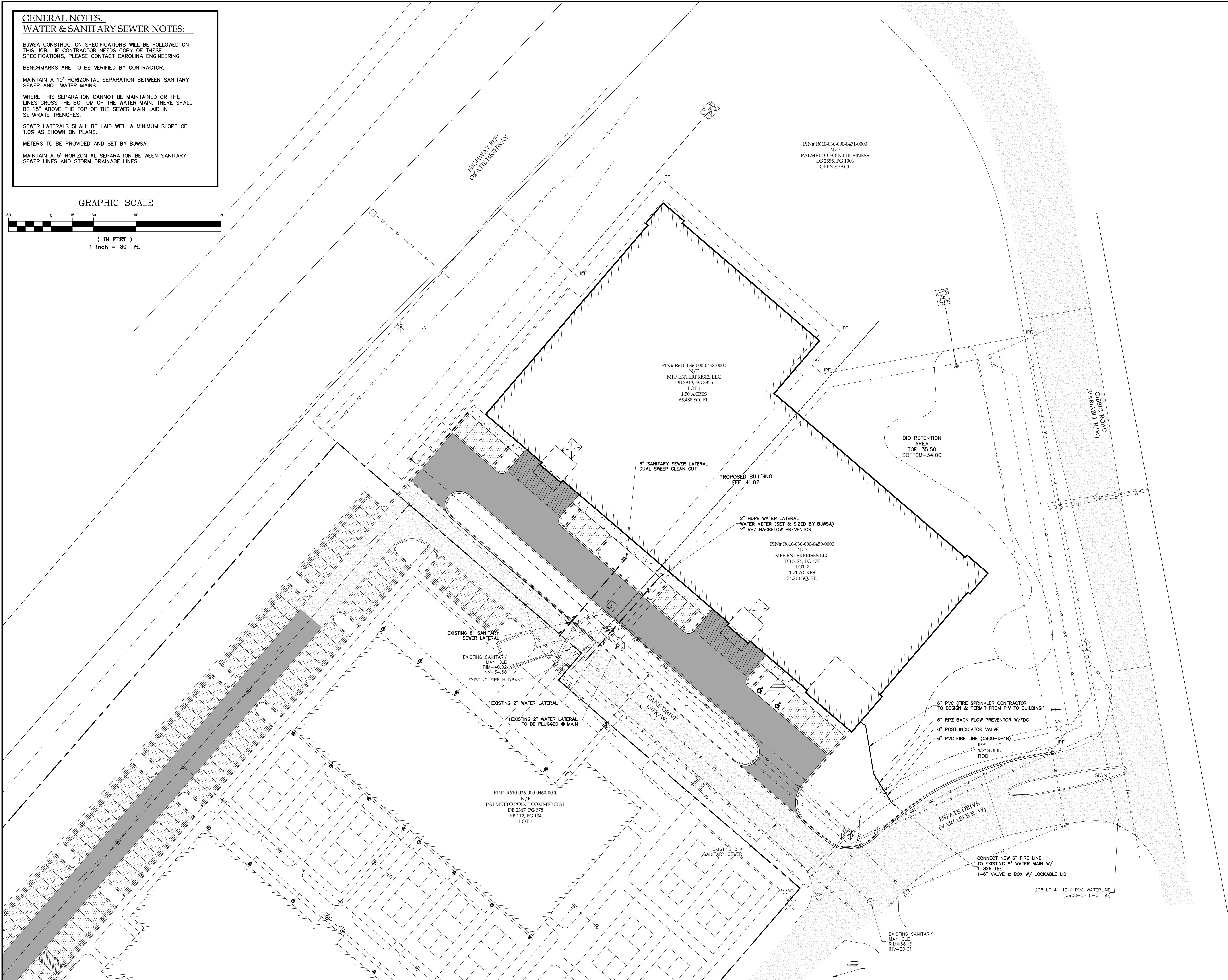
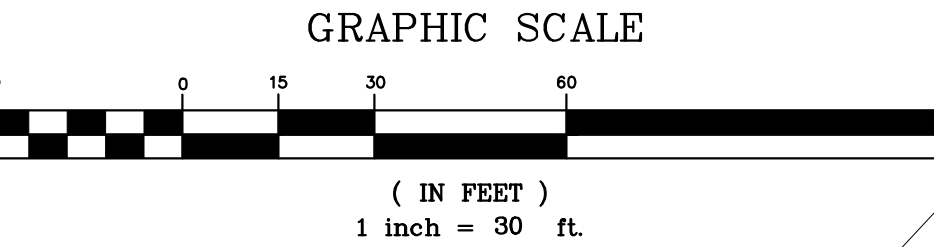
MAINTAIN A 10" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

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.

METERS TO BE PROVIDED AND SET BY BJWSA.

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



*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.
THE DESIGNS AND IDEAS PRESENTED IN THESE PLANS ARE THE PROPERTY OF CAROLINA ENGINEERING CONSULTANTS, INC. NO REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE INFORMATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

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SCALE:	1"=30'

WATERLINE &
SANITARY SEWER
PLAN

6
OF 7

