

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

OXFORD POOLER - PHASE 1
NW CORNER OF POOLER PARKWAY AND PINE BARREN ROAD
POOLER, GEORGIA

FOR



3200 WINDY HILL ROAD SE, SUITE 900 WEST
ATLANTA, GEORGIA 30339
PHONE No. (770) 818-4058

OCTOBER 5, 2023

NOVEMBER 2, 2023

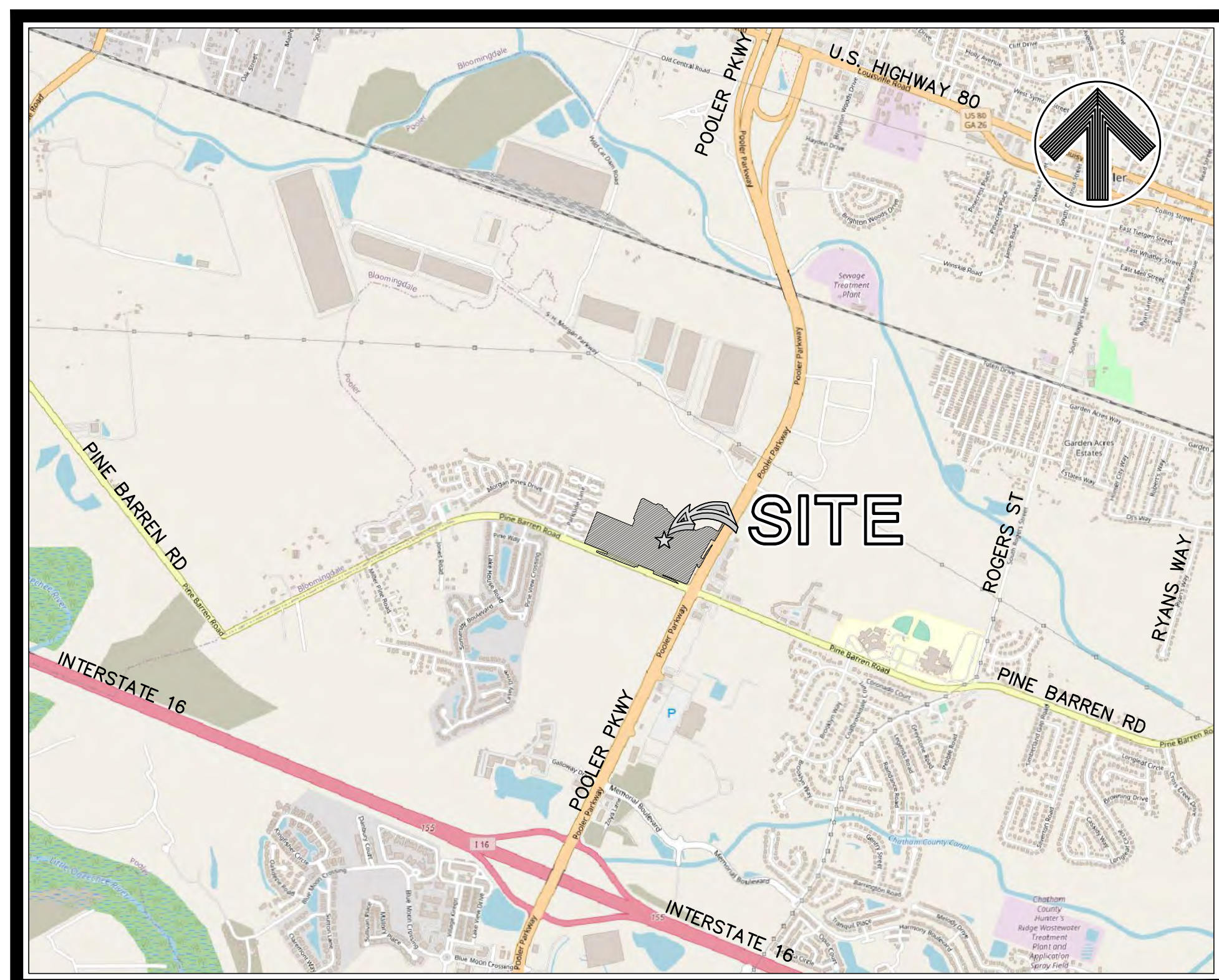
ISSUED FOR CONSTRUCTION - JANUARY 11, 2024
IFC SET - OWNER REVISIONS #1 - FEBRUARY 19, 2024
IFC SET - OWNER REVISIONS #2 - APRIL 8, 2024
IFC SET - OWNER REVISIONS #3 - APRIL 30, 2024
IFC SET - OWNER REVISIONS #4 - DECEMBER 4, 2024



HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
www.husseygaybell.com



CONSTRUCTION EXIT A
LATITUDE: 32.09864° N
LONGITUDE: 81.27608° W
CONSTRUCTION EXIT B
LATITUDE: 32.09972° N
LONGITUDE: 81.27083° W

VICINITY MAP
SCALE: 1"=2000'

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
C0.3	PROJECT INDEX MAP
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1-C1.2	EXISTING CONDITIONS PLAN
C2.0	OVERALL STAKING AND TRAFFIC CONTROL PLAN
C2.1-C2.2	STAKING AND TRAFFIC CONTROL PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1-C3.2	PAVING, GRADING AND DRAINAGE PLAN
C4.0	OVERALL SEWER AND WATER DISTRIBUTION PLAN
C4.1-C4.2	SEWER AND WATER DISTRIBUTION PLAN
C5.1-C5.4	STORM DRAINAGE PROFILES
C5.5	SANITARY SEWER PROFILES
C6.1-C6.4	CONSTRUCTION DETAILS
EC0.1-EC0.2	EROSION AND SEDIMENT CONTROL NOTES
EC1.1-EC1.2	EROSION AND SEDIMENT CONTROL PLAN - INITIAL PHASE
EC2.1-EC2.2	EROSION AND SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE
EC3.1-EC3.2	EROSION AND SEDIMENT CONTROL PLAN - FINAL PHASE
EC4.1-EC4.2	EROSION AND SEDIMENT CONTROL DETAILS

SCHEDULE OF DRAWINGS

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HUSSEY GAY BELL
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REVISIONS:
 CITY OF POOLER REVISIONS 11/02/2023
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 IFC SET - OWNER REVISIONS #3 04/07/2024
 IFC SET - OWNER REVISIONS #4 12/04/2024

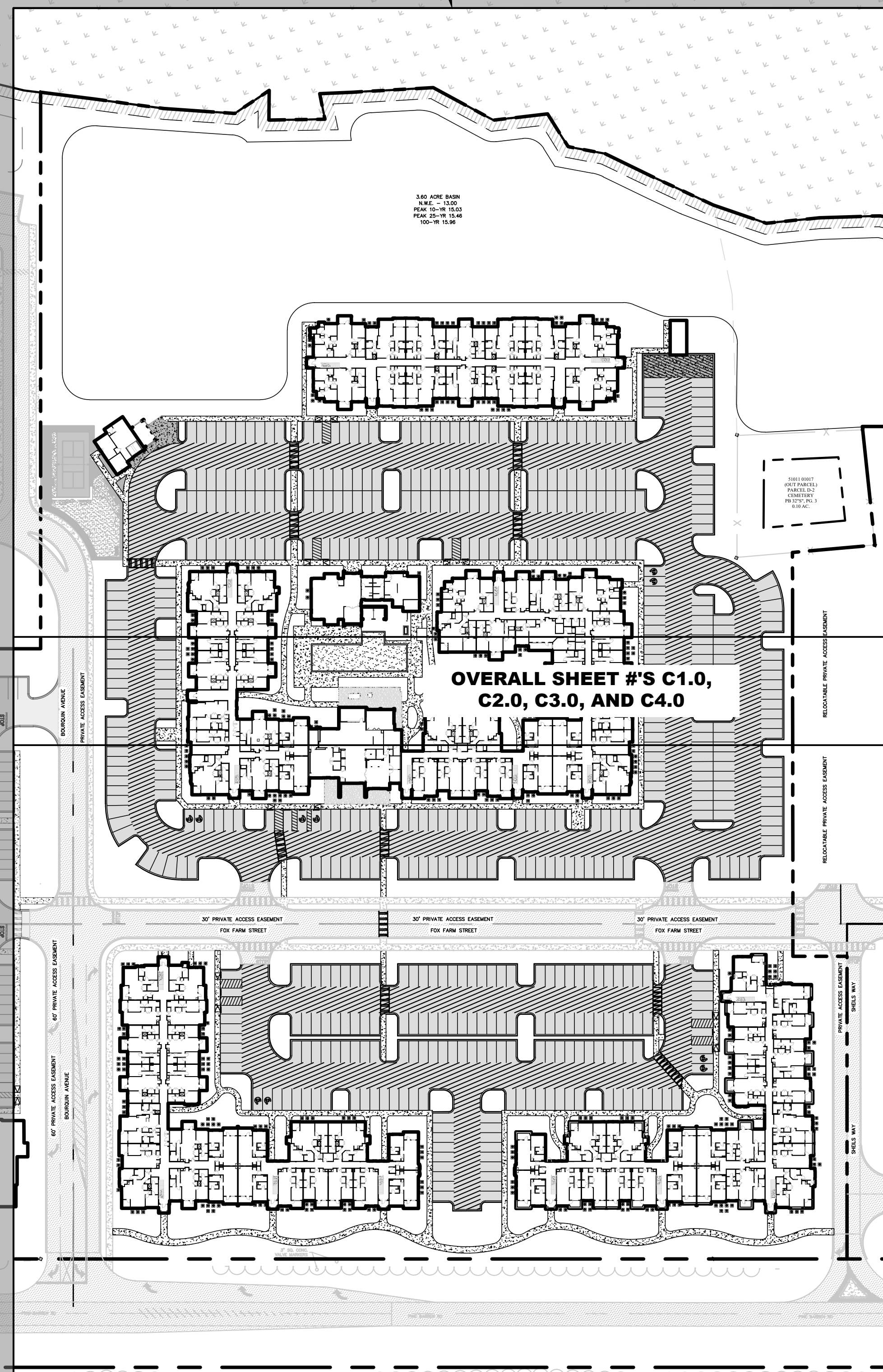
DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: 1" = 80'		

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
PROJECT INDEX MAP

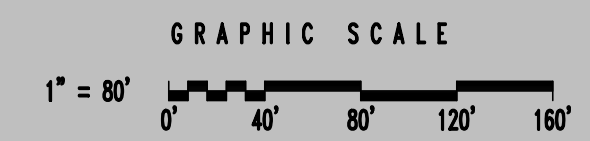
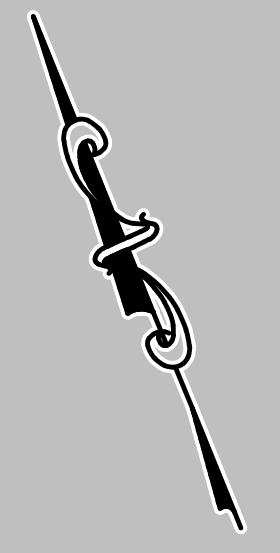
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C0.3

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**SHEET #'S C1.1, C2.1, C3.1,
 C4.1, EC1.1, EC2.1 AND EC3.1**



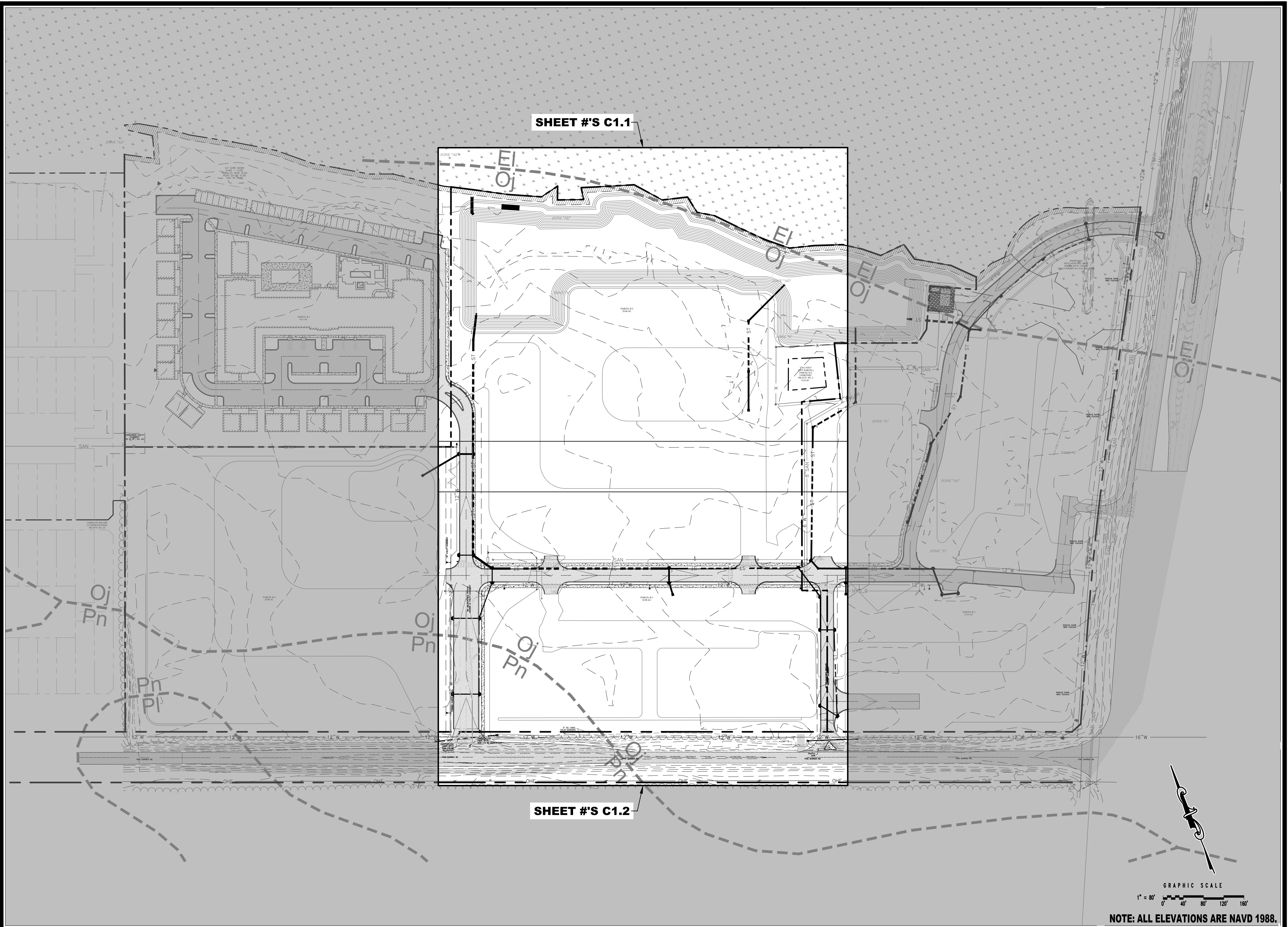
**SHEET #'S C1.2, C2.2, C3.2,
 C4.2, EC1.2, EC2.2 AND EC3.2**



NOTE: ALL ELEVATIONS ARE NAVD 1988.

SHEET #'S C1.1

SHEET #'S C1.2



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REVISIONS:

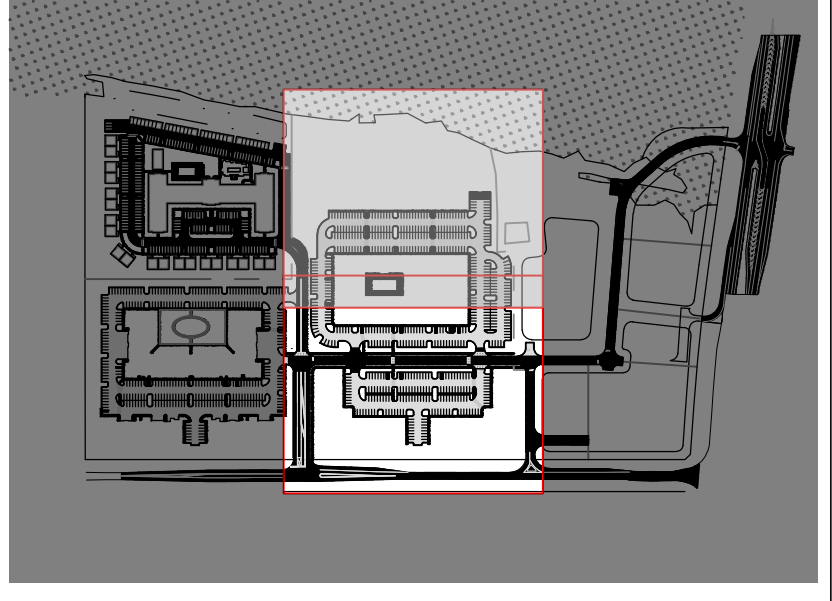
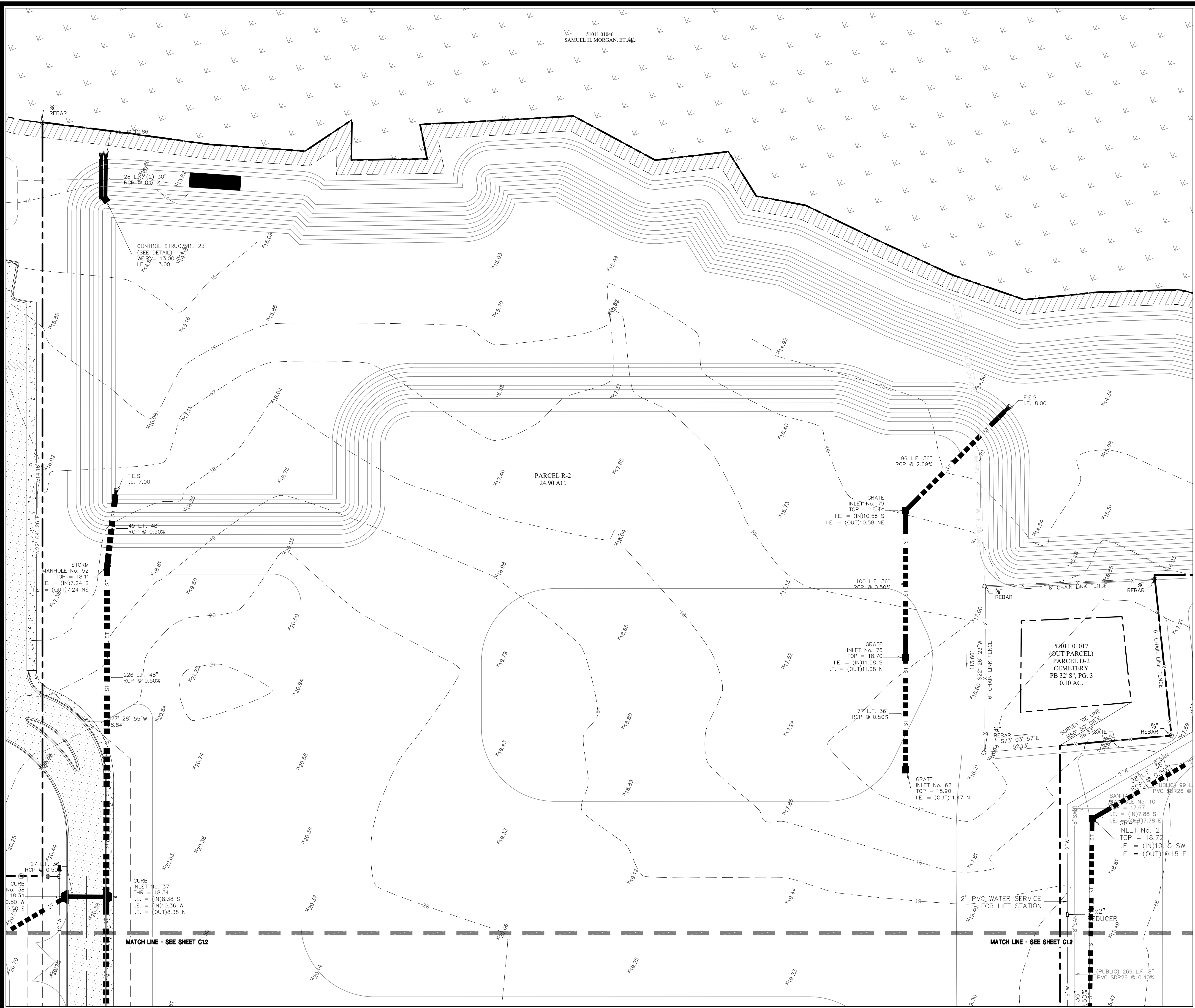
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IFC SET - OWNER REVISIONS #4 12/04/2024

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SCALE: 1" = 80'		

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
OVERALL EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.0

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PROJECT INDEX MAP

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DESIGNED: H.S.W.
 DRAWN: J.J.M.
 CHECKED: C.J.C.

DATE: OCTOBER 5, 2023

JOB NO. 122401600

SCALE: 1" = 30'

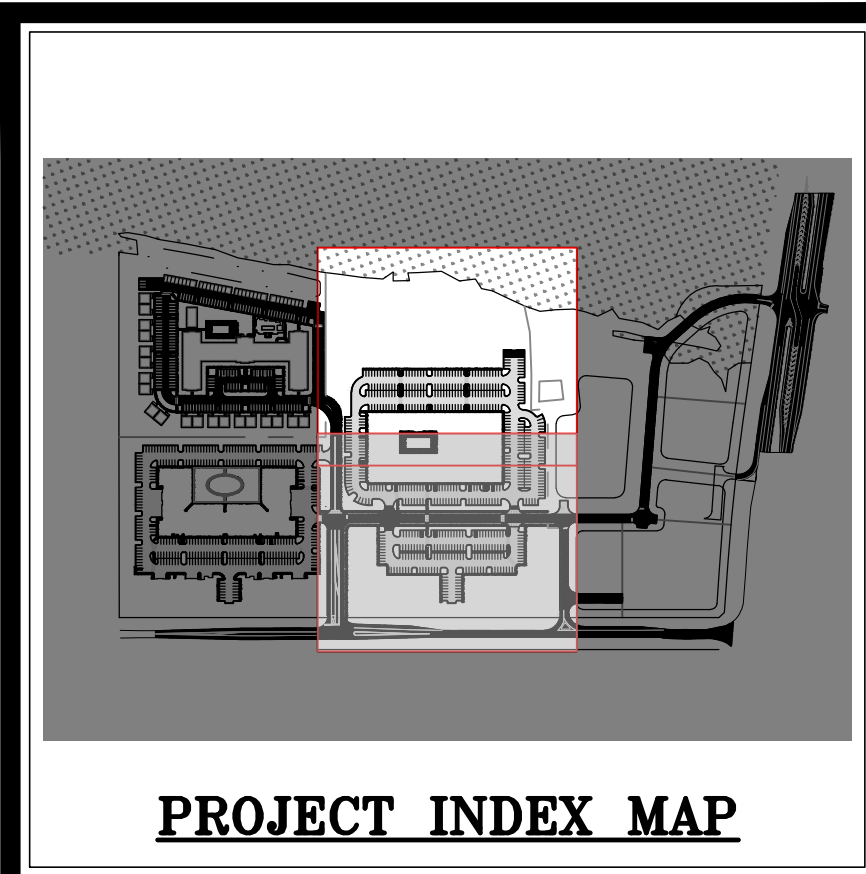
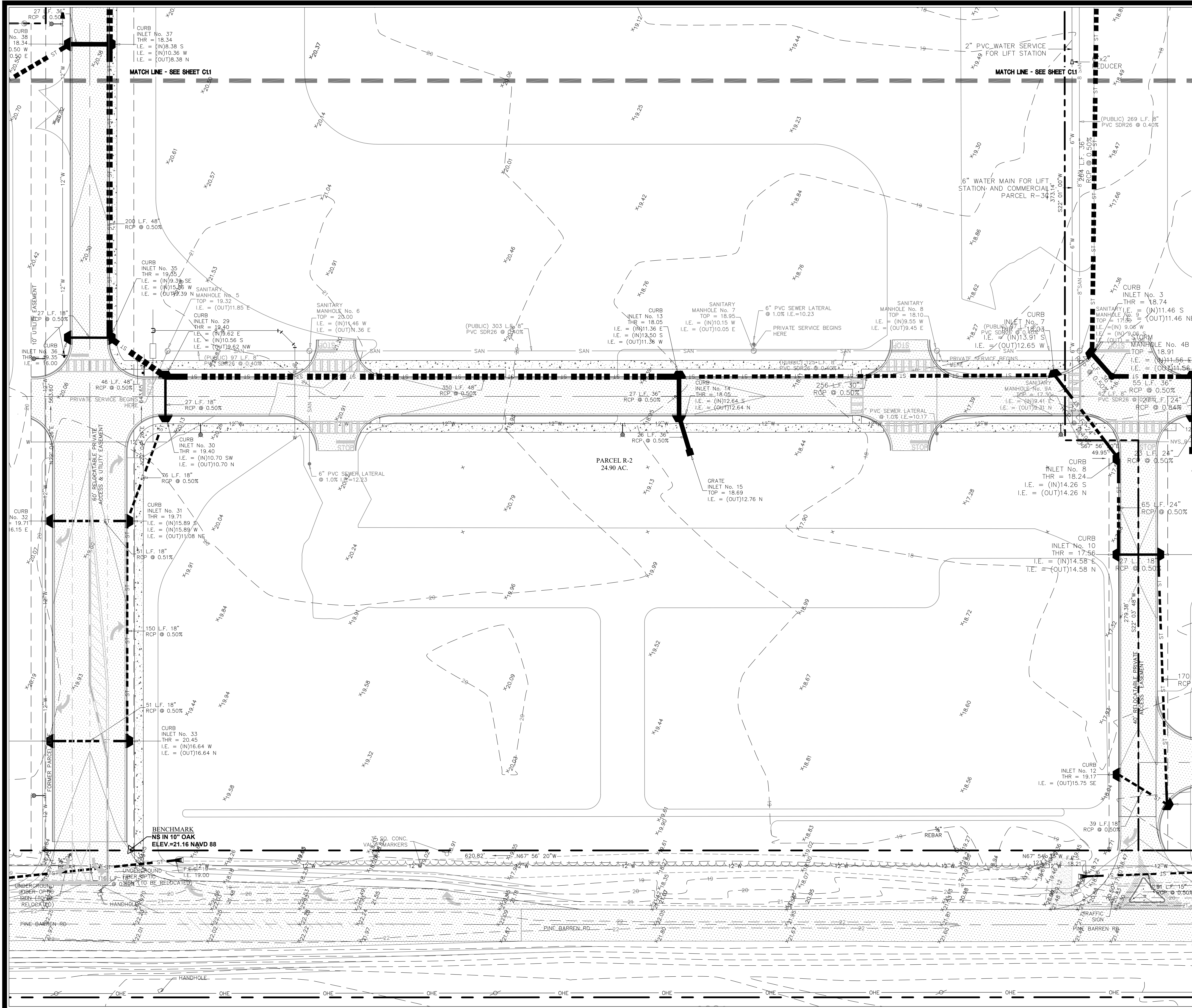
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PROJECT INDEX MAP

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
 EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.2

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GRAPHIC SCALE
 1" = 30'
 0' 15' 30' 45' 60'

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 H.S.W. J.J.M. C.J.C.
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 JOB NO. 122401600
 SCALE: 1" = 30'

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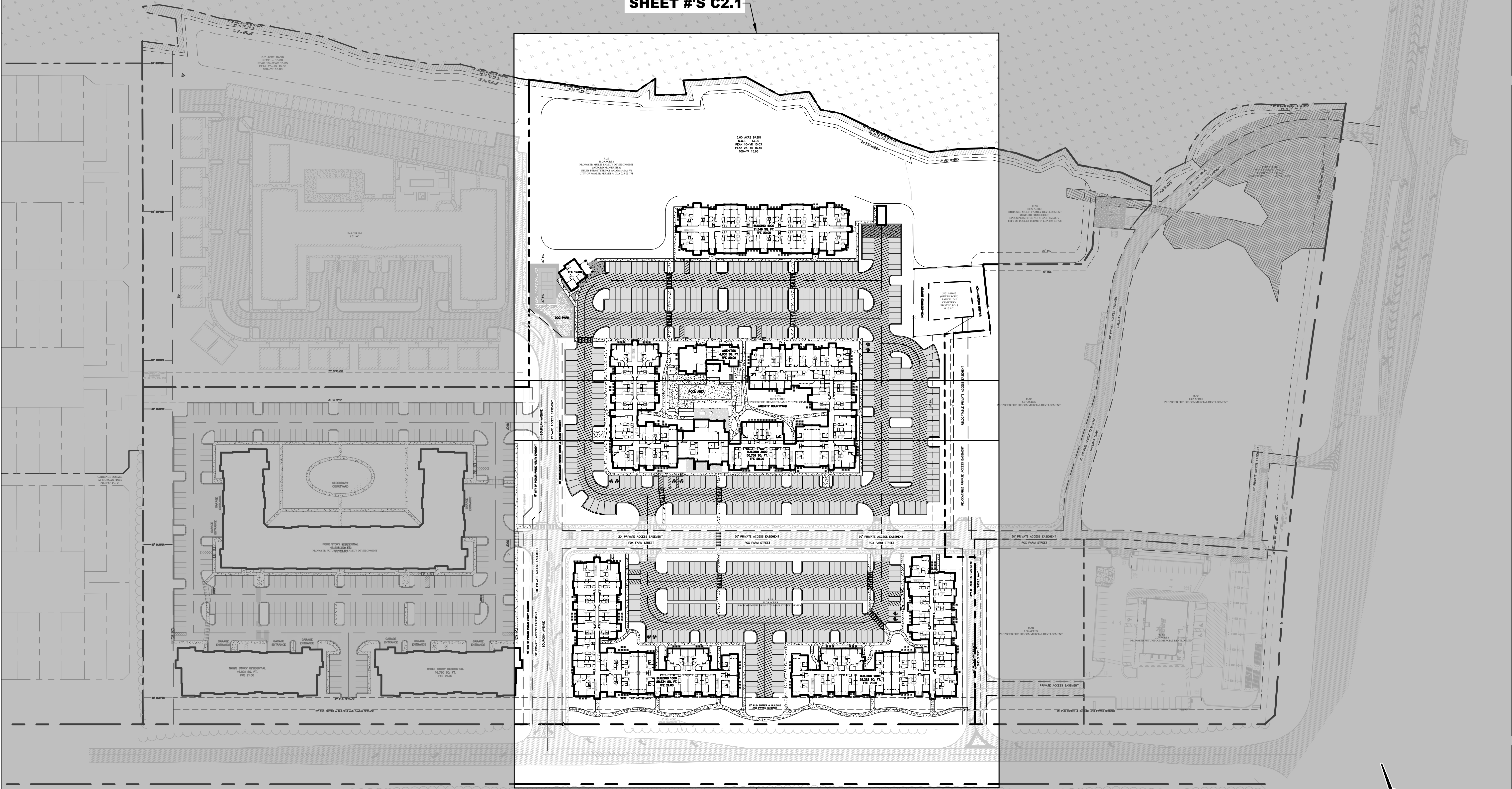
GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 34599
 12-04-2024
 CHRISTOPHER J. CHANCE, JR.

811
 CALL IT BEFORE YOU DIG
 SAFE. DISBURS. PARTNER

December 14, 2018 - 8:59 AM Printed By: hwhitfield

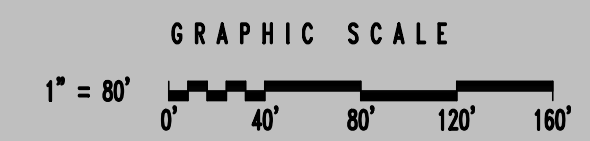
SHEET #'S C2.1

SHEET #'S C2.2



PAVING

ASPHALT (LIGHT DUTY)	
ASPHALT (HEAVY DUTY)	
CONCRETE (STANDARD DUTY)	



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OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
OVERALL STAKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER
C2.0

ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET AL.

PAVING

ASPHALT (LIGHT DUTY) [Pattern]

ASPHALT (HEAVY DUTY) [Pattern]

CONCRETE (STANDARD DUTY) [Pattern]

ZONE "AE"

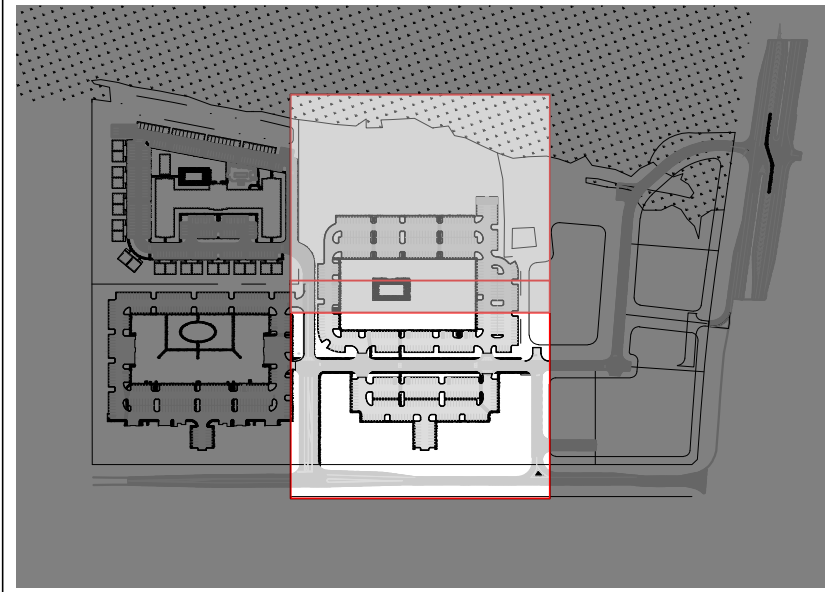
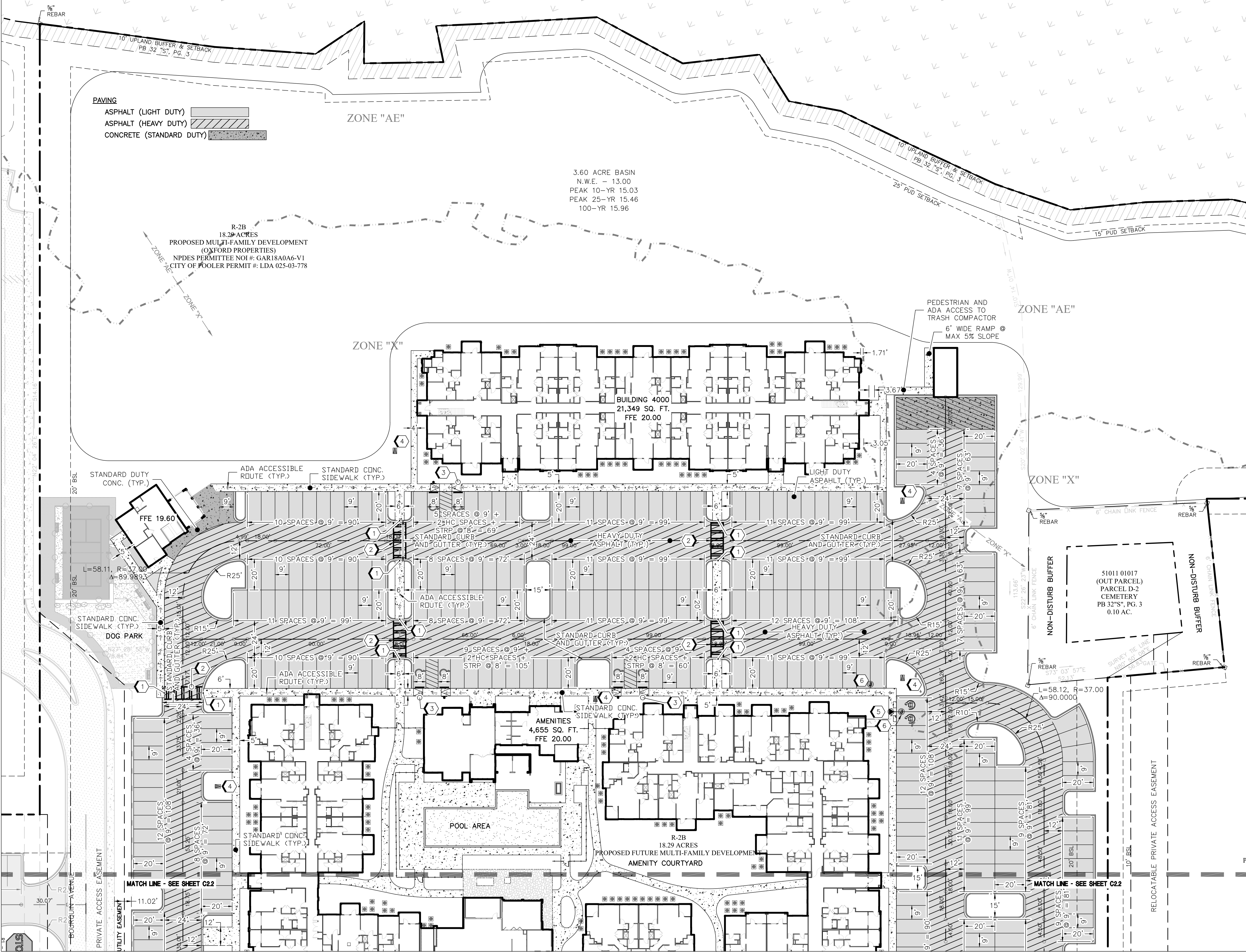
3.60 ACRE BASIN
N.W.E. - 13.00
PEAK 10-YR 15.03
PEAK 25-YR 15.46
100-YR 15.96

R-2B
18.29 ACRES
PROPOSED MULTI-FAMILY DEVELOPMENT
(OXFORD PROPERTIES)
NPDES PERMITTEE NOI #: GAR18A0A6-V1
CITY OF POOLER PERMIT #: LDA 025-03-778

ZONE "X"

ZONE "AE"

ZONE "X"



PROJECT INDEX MAP

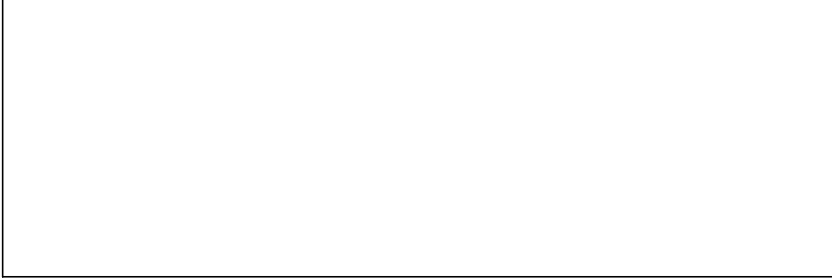
KEY NOTES

1. TYPE B HC RAMP SIDEWALK (SEE DETAIL SHEET C6.4)
2. CROSSWALK (SEE DETAIL SHEET C6.4)
3. HANDICAP PARKING SIGN TYP. (SEE DETAIL SHEET C6.4)
4. POWER COMPANY PAD-MOUNTED TRANSFORMER. (SEE ELECTRICAL SITE PLAN)
5. EV CHARGING STATION (SEE ELECTRICAL SITE PLAN)
6. CONDUIT CAPPED FOR FUTURE EV CHARGING STATION (SEE ELECTRICAL SITE PLAN)

- STAKING NOTES:**
1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
 2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
 3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
 4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.
 5. DUMPSTERS SHALL BE SCREENED FROM 4 SIDES, WITH THE FOURTH SIDE BEING A GATE. THE ENCLOSURE AND GATE SHALL BE A MATERIAL COMPATIBLE WITH THAT OF THE PRIMARY STRUCTURE. THIS ENCLOSURE SHALL BE A MINIMUM HEIGHT OF 6 FT.

- SIGNAGE AND STRIPING NOTES:**
1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). ALL PAVEMENT MARKINGS WITHIN RIGHT-OF-WAY SHALL ALSO BE THERMOPLASTIC. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
 3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.
 4. ALL SIGNAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DIAMOND GRADE OR HIGH INTENSITY.
- ADA ACCESSIBILITY NOTES:**
1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
 2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
 3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

- ZONING REQUIREMENTS:**
- TOTAL ACREAGE = 18.29 ACRES (PARCEL R-2B)
 - MAXIMUM BUILDING HEIGHT = 60 FEET
 - PARKING SPACE CALCULATIONS
 - TOTAL SPACES REQUIRED = 1.8 X 300 UNITS = 540
 - TOTAL SPACES PROVIDED = 545
 - HANDICAP SPACES REQUIRED = 11
 - HANDICAP SPACES PROVIDED = 14



HUSSEY GAY BELL
Established 1958

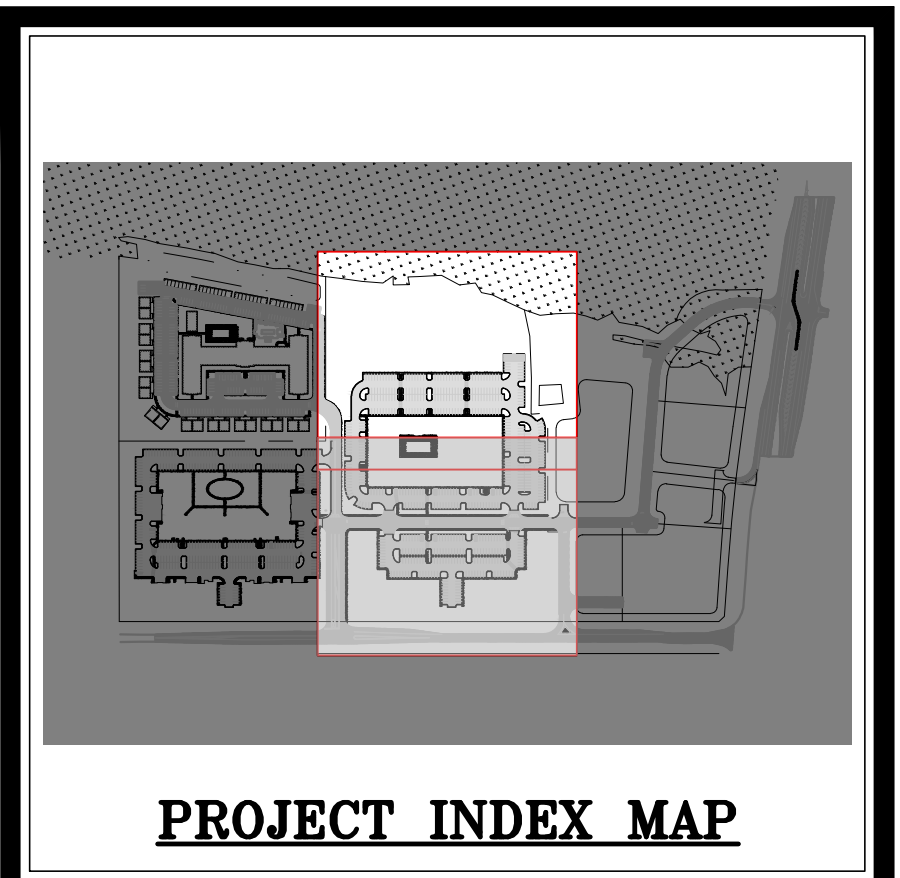
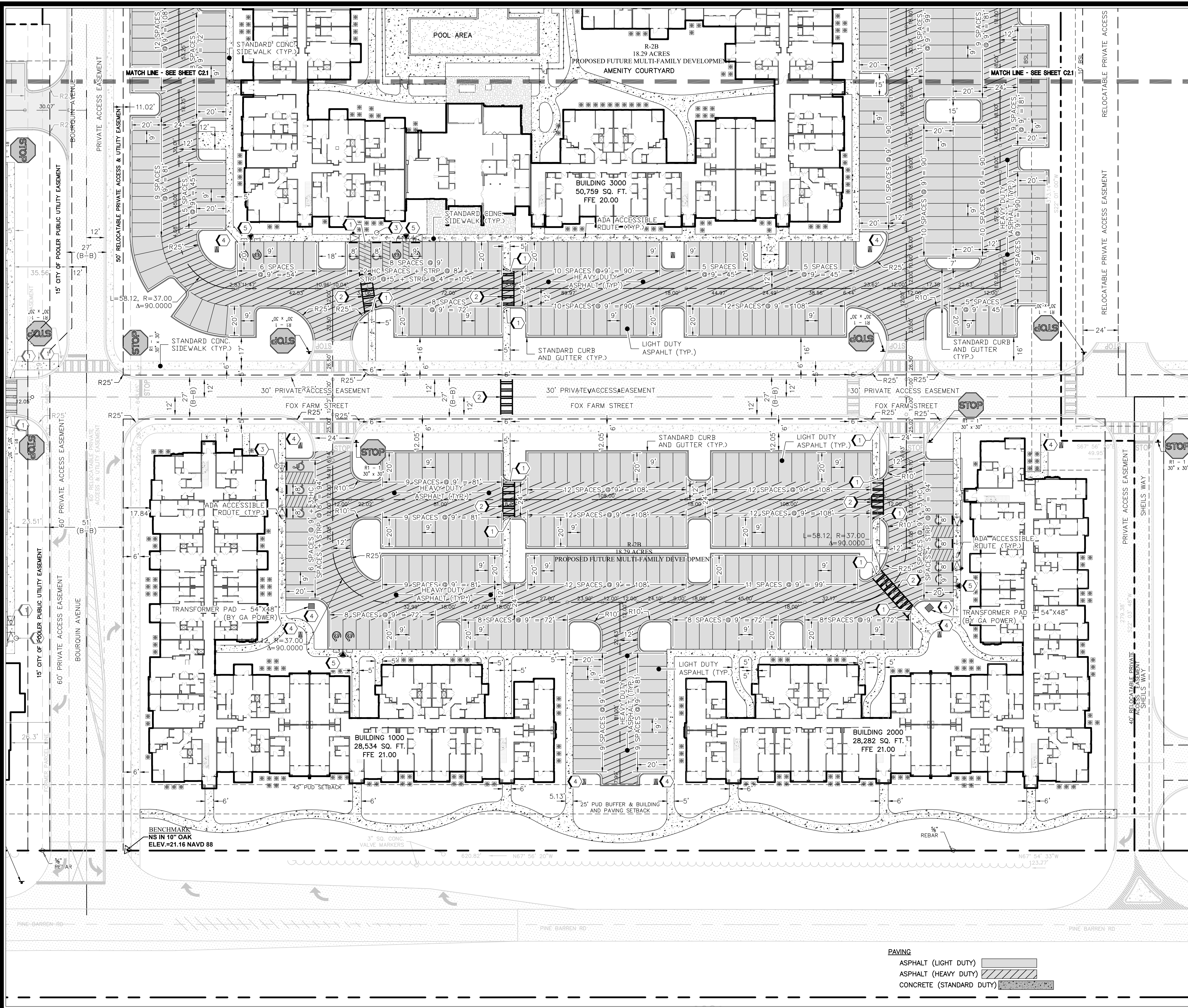
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:	DESIGNED:	DRAWN:	CHECKED:
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ISSUED FOR CONSTRUCTION 01/11/2024	DATE:	DATE:	DATE:
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IFC SET - OWNER REVISIONS 12/04/20/2024	SCALE: 1" = 30'		
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IFC SET - OWNER REVISIONS 14/12/24/2024			

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA

OXFORD PROPERTIES, LLC
FOR
STAKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER
C2.1



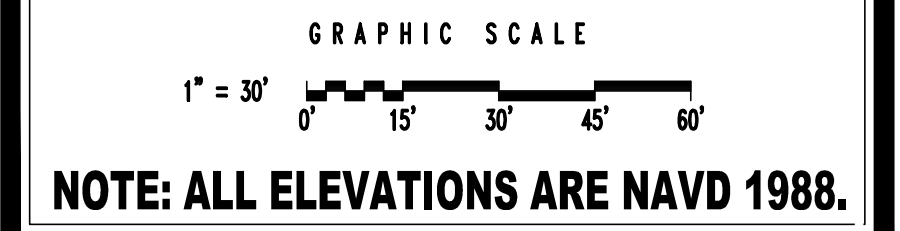
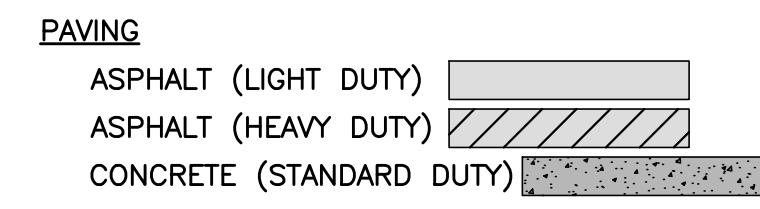
PROJECT INDEX MAP

- KEY NOTES**
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PINE BARREN ROAD AND POOLER PARKWAY
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OXFORD PROPERTIES, LLC

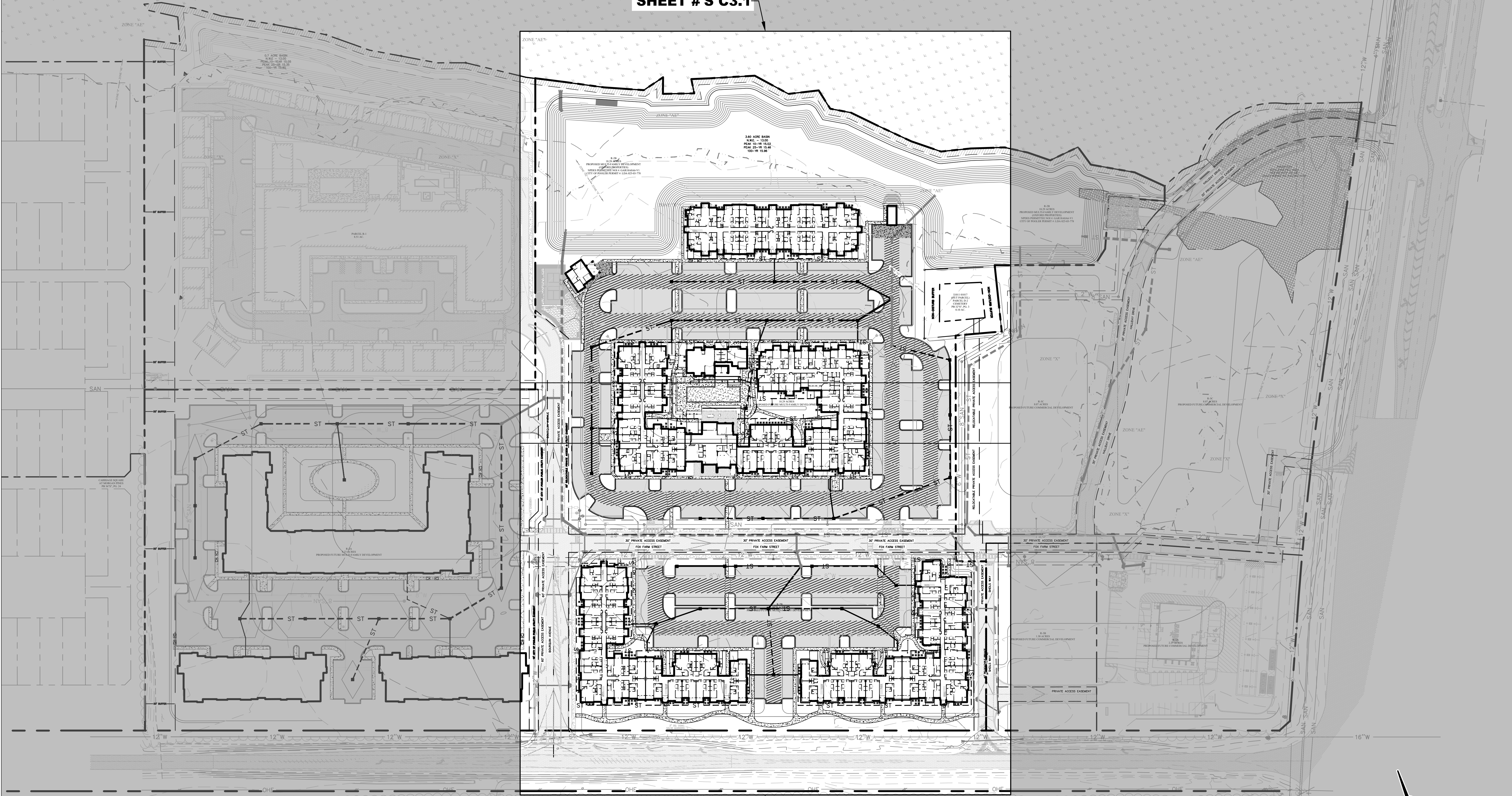
STAKING AND TRAFFIC CONTROL PLAN

DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.
DATE: OCTOBER 5, 2023
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SCALE: 1" = 30'

DRAWING NUMBER
C2.2

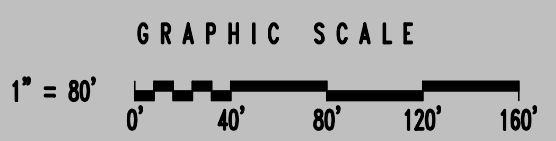
SHEET #'S C3.1

SHEET #'S C3.2



PAVING

ASPHALT (LIGHT DUTY)	
ASPHALT (HEAVY DUTY)	
CONCRETE (STANDARD DUTY)	



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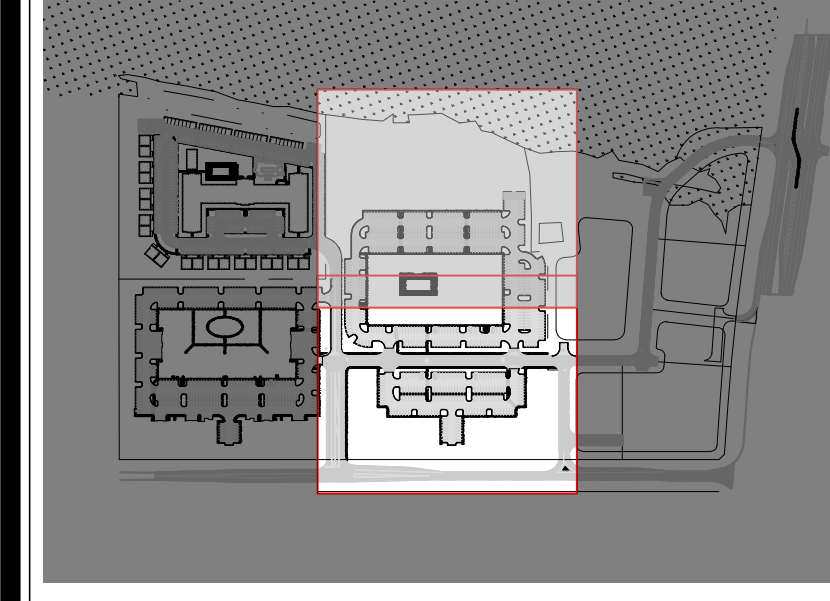
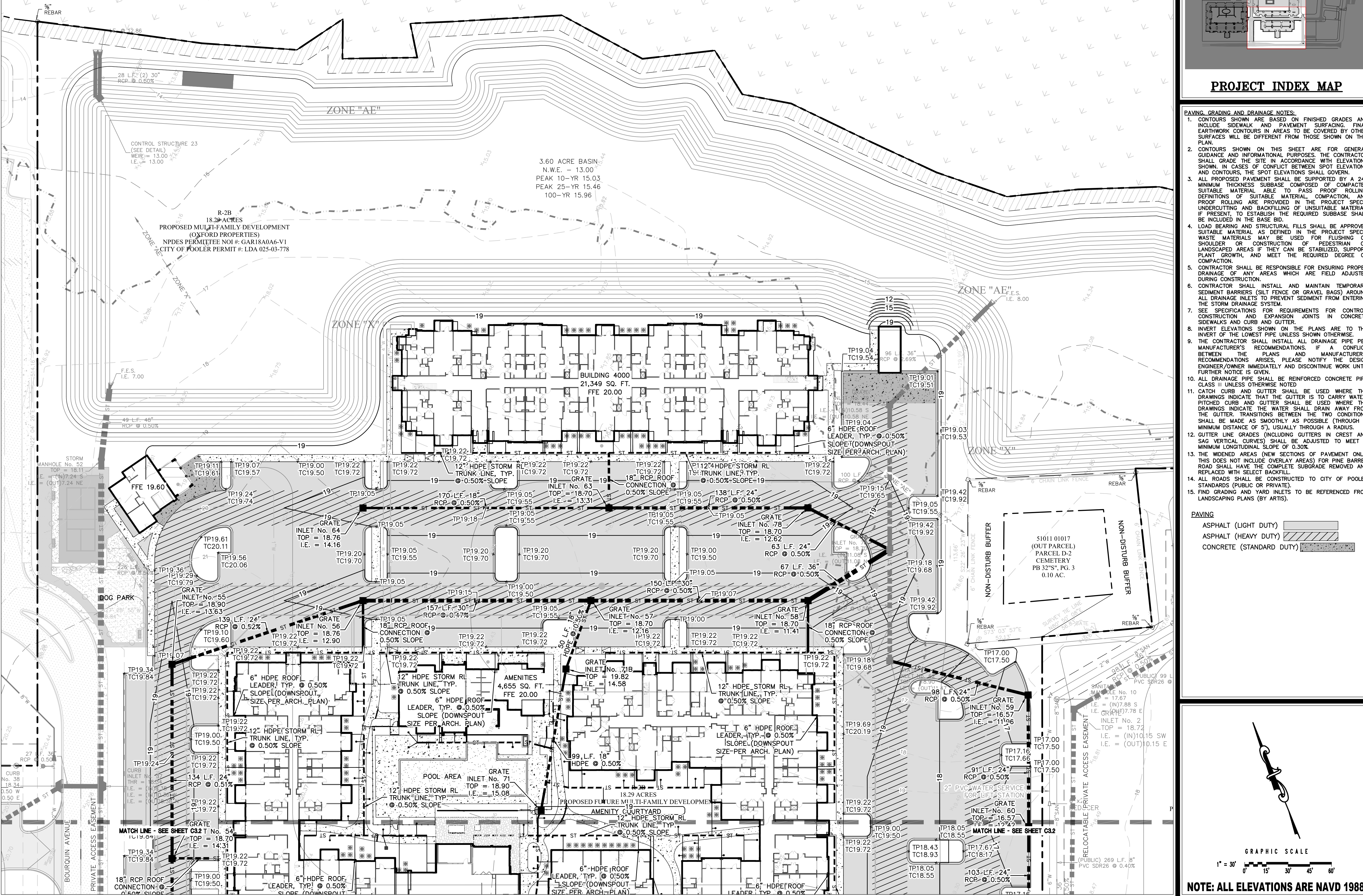
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SCALE: 1" = 80'		

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
OVERALL PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C3.0

ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET AL.



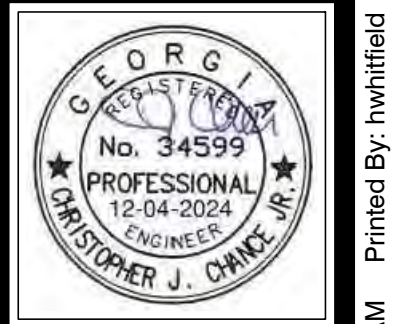
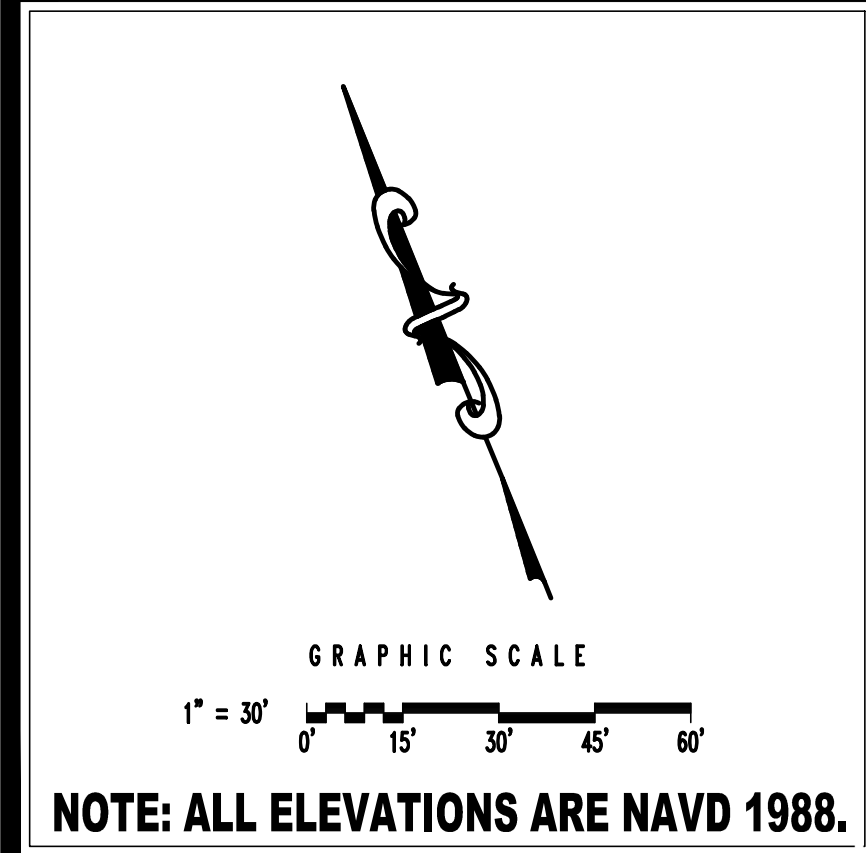
PROJECT INDEX MAP

- PAVING, GRADING AND DRAINAGE NOTES:**
- CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
 - CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
 - ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID.
 - LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
 - SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
 - INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
 - THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.
 - ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED.
 - CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
 - GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
 - THE WIDENED AREAS (NEW SECTIONS OF PAVEMENT ONLY; THIS DOES NOT INCLUDE OVERLAY AREAS) FOR PINE BARREN ROAD SHALL HAVE THE COMPLETE SUBGRADE REMOVED AND REPLACED WITH SELECT BACKFILL.
 - ALL ROADS SHALL BE CONSTRUCTED TO CITY OF POOLER STANDARDS (PUBLIC OR PRIVATE).
 - FIND GRADING AND YARD INLETS TO BE REFERENCED FROM LANDSCAPING PLANS (BY ARTIST).

- PAVING**
- ASPHALT (LIGHT DUTY)
 - ASPHALT (HEAVY DUTY)
 - CONCRETE (STANDARD DUTY)

SCALE: 1" = 30'

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: 1" = 30'		



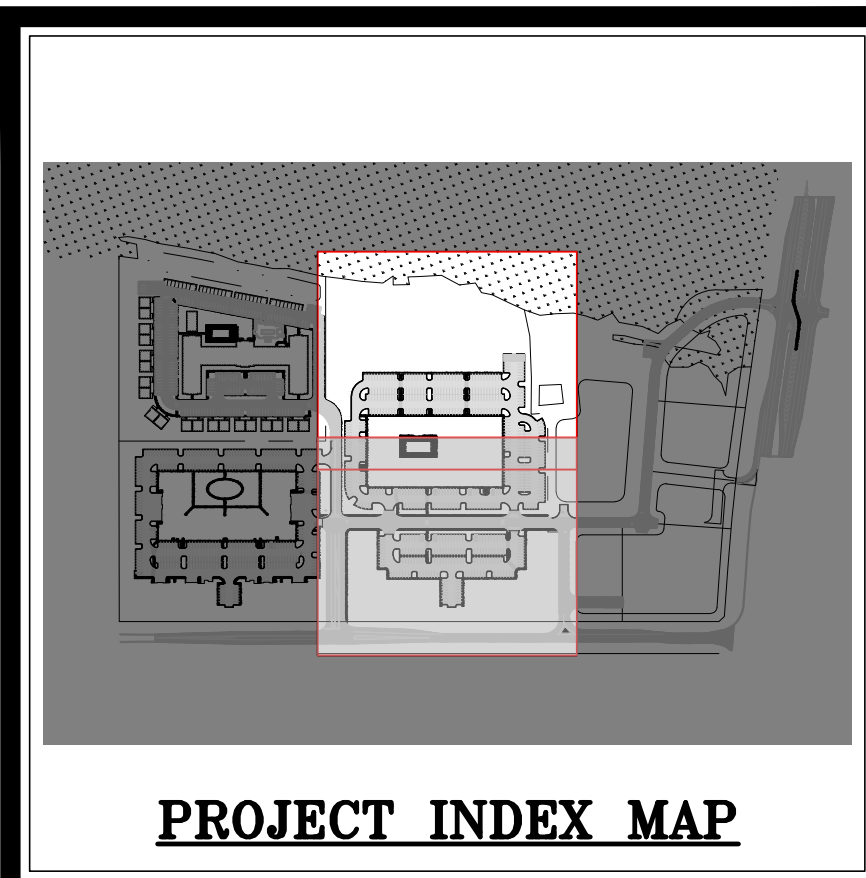
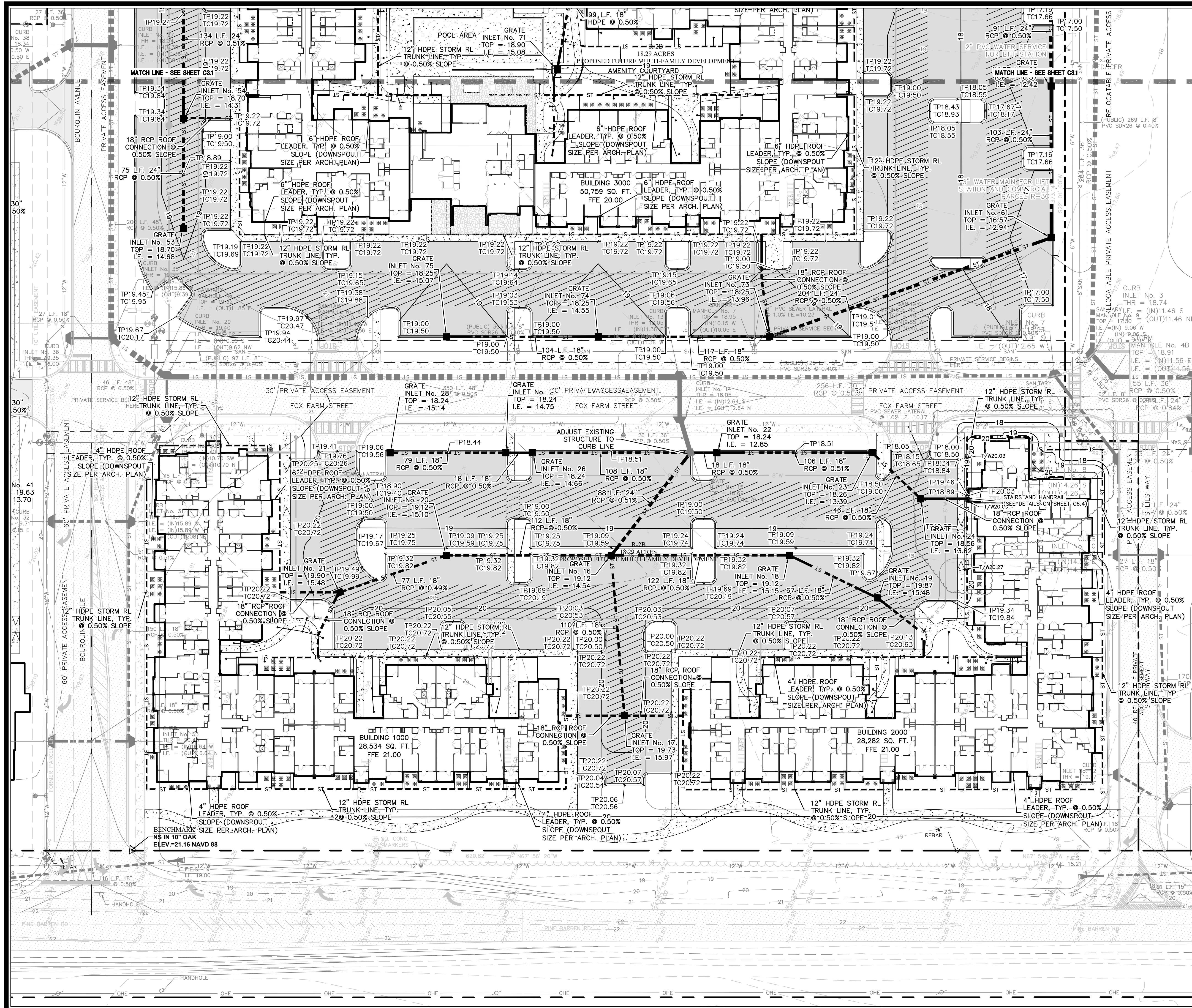
HUSSEY GAY BELL
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329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
CITY OF POOLER REVISIONS 11/02/2023
ISSUED FOR CONSTRUCTION 01/11/2024
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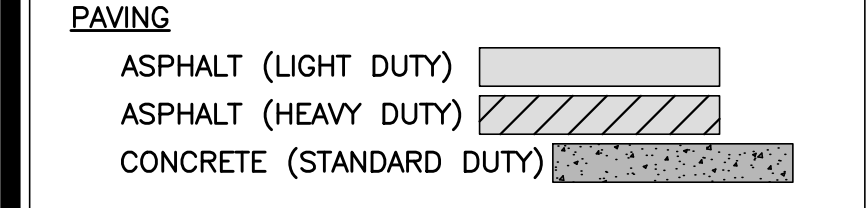
PAVING, GRADING AND DRAINAGE PLAN

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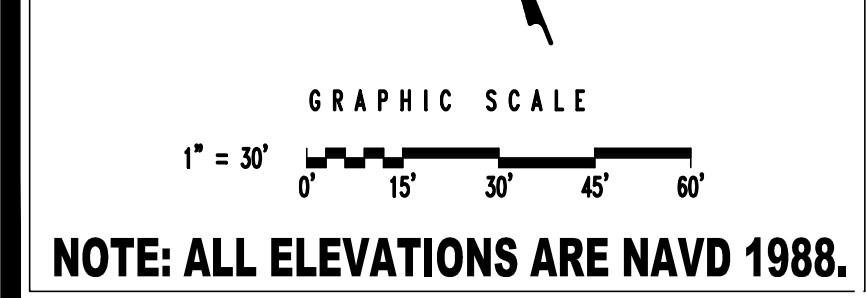
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 FOR
OXFORD PROPERTIES, LLC

PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER

C3.2

NOTE: ALL ELEVATIONS ARE NAVD 1988.



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REVISIONS:
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DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.
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PAVING, GRADING AND DRAINAGE PLAN

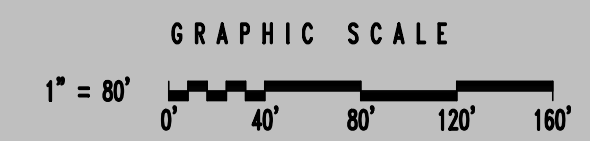
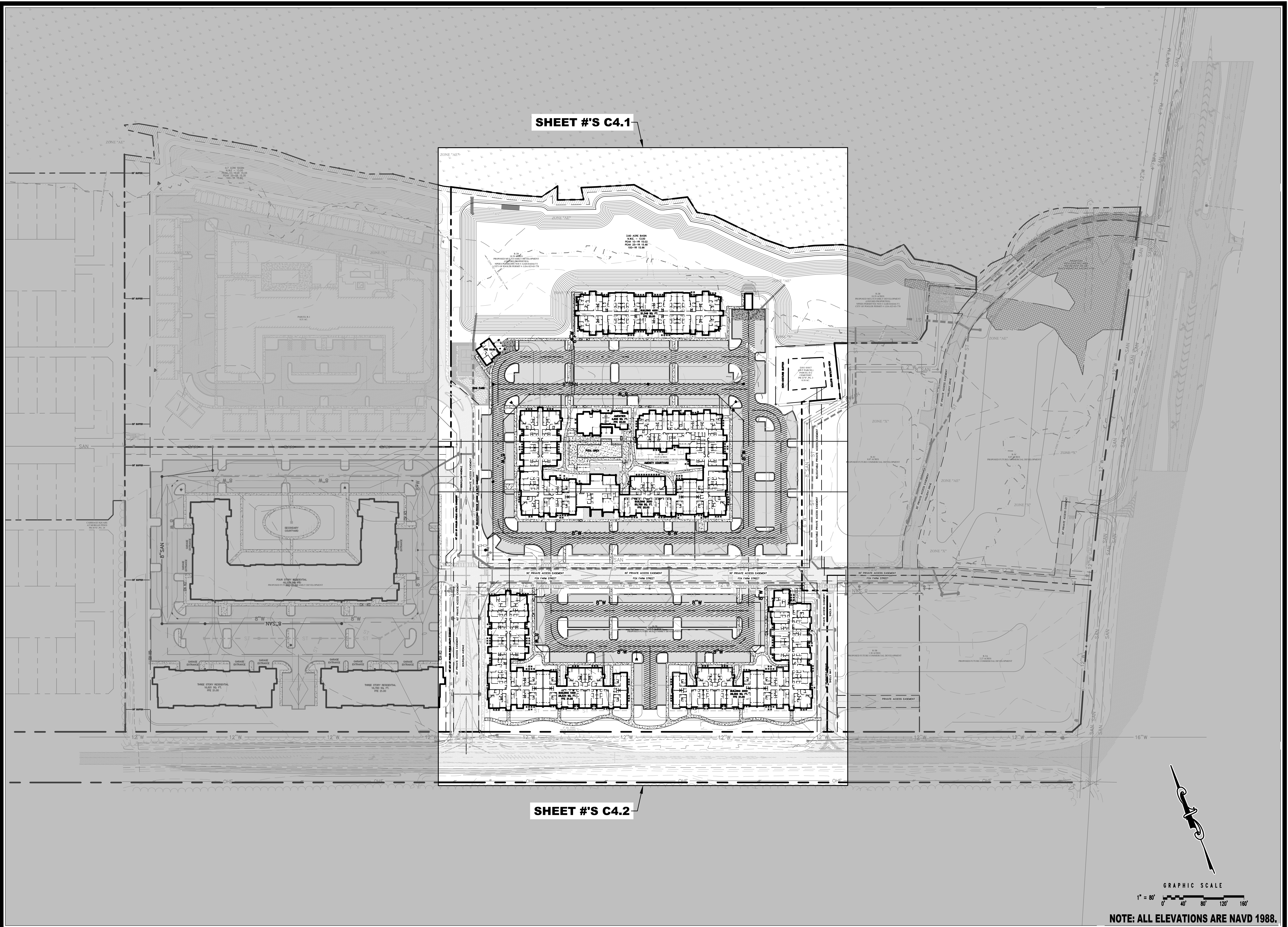
DRAWING NUMBER
C3.2

NOTE: ALL ELEVATIONS ARE NAVD 1988.

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SHEET #'S C4.1

SHEET #'S C4.2



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Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

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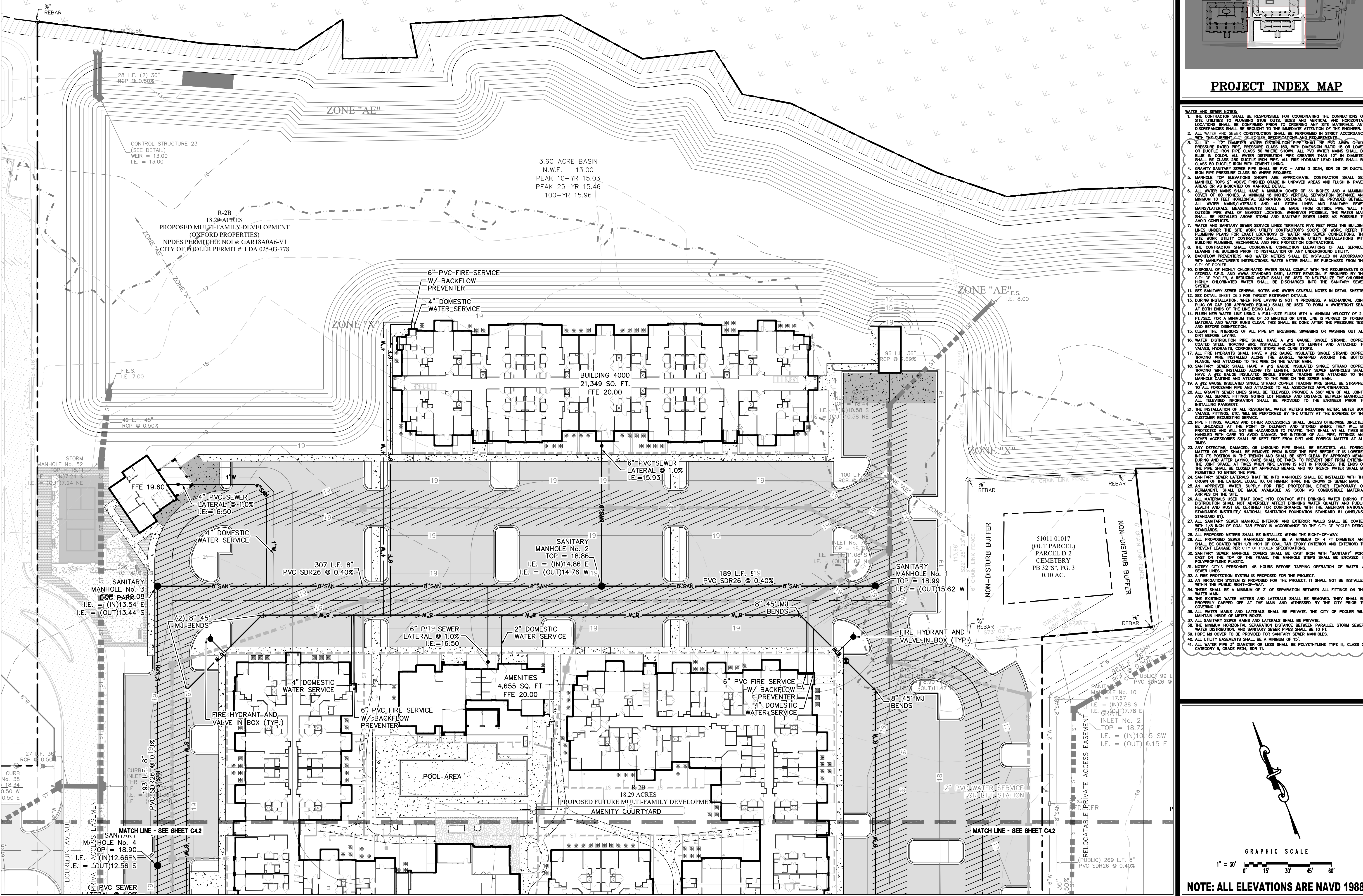
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OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
 OVERALL SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
C4.0

ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET AL.



CONTROL STRUCTURE 23
(SEE DETAIL)
WEIR = 13.00
I.E. = 13.00

R-2B
18.29 ACRES
PROPOSED MULTI-FAMILY DEVELOPMENT
(OXFORD PROPERTIES)
NPDES PERMITEE NO: GAR18A0A6-V1
CITY OF POOLER PERMIT #: LDA 025-03-778

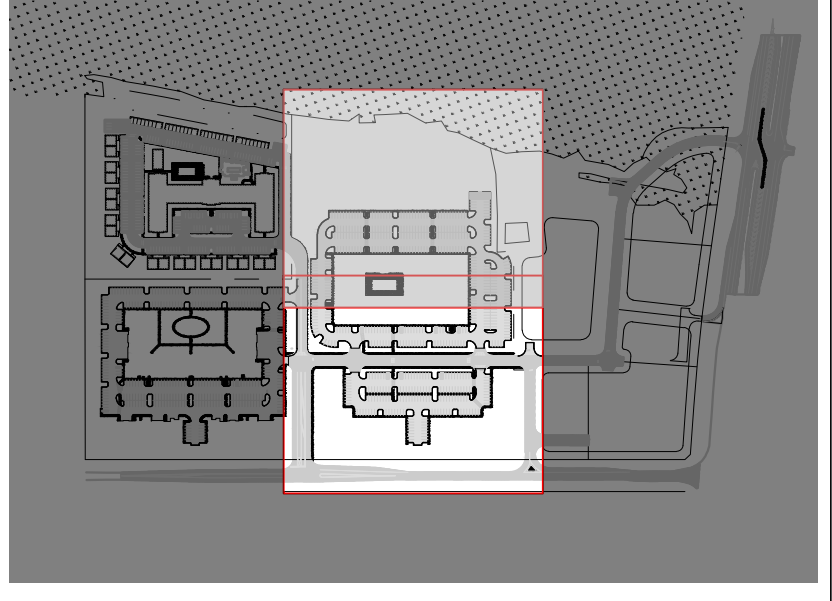
3.60 ACRE BASIN
N.W.E. = 13.00
PEAK 10-YR 15.03
PEAK 25-YR 15.46
100-YR 15.96

SANITARY
MANHOLE No. 2
TOP = 18.86
I.E. = (IN)14.86 E
I.E. = (OUT)14.76 W

SANITARY
MANHOLE No. 7
TOP = 18.58
I.E. = (IN)11.08 S
I.E. = (OUT)11.08 NE

SANITARY
MANHOLE No. 10
TOP = 17.67
I.E. = (IN)7.88 S
I.E. = (OUT)7.78 E

SANITARY
MANHOLE No. 11
TOP = 18.72
I.E. = (IN)10.15 SW
I.E. = (OUT)10.15 E



PROJECT INDEX MAP

- WATER AND SEWER NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING SUBS OUTS, SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO GROUNDING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
 3. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWMA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DRAINAGE RATIO 1/8" OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON PIPE WITH COUPLER LINKS.
 4. GRAVITY SANITARY SEWER PIPE SHALL BE PVC - ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
 5. MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS 2" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS OR AS INDICATED ON MANHOLE DETAIL.
 6. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN UNPAVED AREAS AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONTACTS.
 7. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK. UTILITY CONTRACTOR'S SCOPE OF WORK EXTENDS TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
 8. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
 9. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
 10. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWMA STANDARD C851, LATEST REVISION, REQUIRED BY THE CITY OF POOLER. A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
 11. SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
 12. SEE DETAIL SHEET C3.1 FOR TRUST RESTRAINT DETAILS.
 13. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLEO OR CAP (OR APPROVED EQUIV.) SHALL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BODY.
 14. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISSECTION.
 15. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABING OR WASHING OUT ALL DIRT BEFORE LAYING.
 16. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO THE VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
 17. ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE, AND ATTACHED TO THE WIRE ON THE WATER MAIN.
 18. SANITARY SEWER SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH. SANITARY SEWER MANHOLES SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE ATTACHED TO THE MANHOLE CASTING AND ATTACHED TO THE WIRE ON THE SEWER MAIN.
 19. A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FOREMAN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
 20. ALL GRAVITY SEWER LINES SHALL BE TESTED. PROVIDE A 360° VIEW OF ALL JOINTS AND ALL SERVICE FITTINGS NOTING LOT NUMBER AND DISTANCE BETWEEN MANHOLES. ALL TESTED INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLING PAVEMENT.
 21. THE INSTALLATION OF ALL RESIDENTIAL WATER METERS INCLUDING METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
 22. PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL UNLESS OTHERWISE DIRECTED BE UNLOADED AT THE FRONT OF BUILDING AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE TO THE INTERIOR OF ALL FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
 23. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
 24. SANITARY SEWER LATERALS THAT THE INTO MANHOLES SHALL BE INSTALLED WITH THE CROWN OF THE LATERAL EQUAL TO, OR HIGHER THAN, THE CROWN OF SEWER MAIN.
 25. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS CONSTRUCTIBLE MATERIAL ARRIVES ON THE SITE.
 26. ALL MATERIALS USED THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/ NATIONAL SANITATION FOUNDATION STANDARD #1 (ANSI/NFS STANDARD #1).
 27. ALL SANITARY SEWER MANHOLE INTERIOR AND EXTERIOR WALLS SHALL BE COATED WITH 1/8" INCH OF COAL TAR EPOXY IN ACCORDANCE TO THE CITY OF POOLER DESIGN STANDARDS.
 28. ALL PROPOSED METERS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY.
 29. ALL PROPOSED SEWER MANHOLES SHALL BE A MINIMUM OF 4 FT DIAMETER AND SHALL BE COATED WITH 1/8" INCH OF COAL TAR EPOXY (INTERIOR AND EXTERIOR) TO PREVENT LEAKAGE PER CITY OF POOLER SPECIFICATIONS.
 30. SANITARY SEWER MANHOLE COVERS SHALL BE CAST IRON WITH "SANITARY" WORD CAST ON THE TOP OF THE FRAME. THE MANHOLE STEPS SHALL BE ENCASED IN POLYPROPYLENE PLASTIC.
 31. NOTIFY CITY'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER & SEWER LINES.
 32. A FIRE PROTECTION SYSTEM IS PROPOSED FOR THE PROJECT.
 33. AN IRRIGATION SYSTEM IS PROPOSED FOR THE PROJECT. IT SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
 34. ALL MATERIALS USED SHALL BE A MINIMUM OF 2" OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.
 35. THE EXISTING WATER METERS AND LATERALS SHALL BE REMOVED. THEY SHALL BE PROPERLY CAPPED OFF AT THE MAIN AND WITNESSED BY THE CITY PRIOR TO COVERING UP.
 36. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PRIVATE. THE CITY OF POOLER WILL MAINTAIN INSIDE OF METER BOXES.
 37. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PRIVATE.
 38. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PARALLEL STORM SEWER, WATER DISTRIBUTION, AND SANITARY SEWER PIPES SHALL BE 10 FT. HOPE IMA COVER TO BE PROVIDED FOR SANITARY SEWER MANHOLES.
 39. ALL UTILITY EASEMENTS SHALL BE A MINIMUM OF 15'.
 40. ALL WATER PIPE 37" DIAMETER OR LESS SHALL BE POLYETHYLENE TYPE II, CLASS C, CATEGORY 5, GRADE PE34, SDR 11.

GRAPHIC SCALE
1" = 30'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 34599
OSCAR J. CHANCE, JR.

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Established 1958

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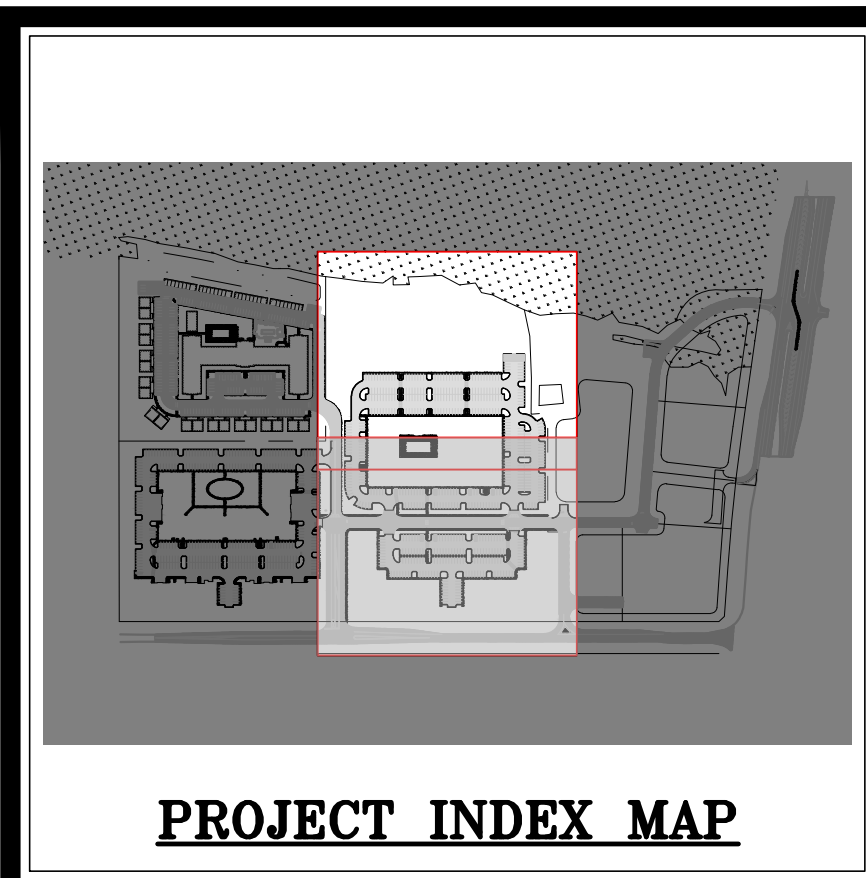
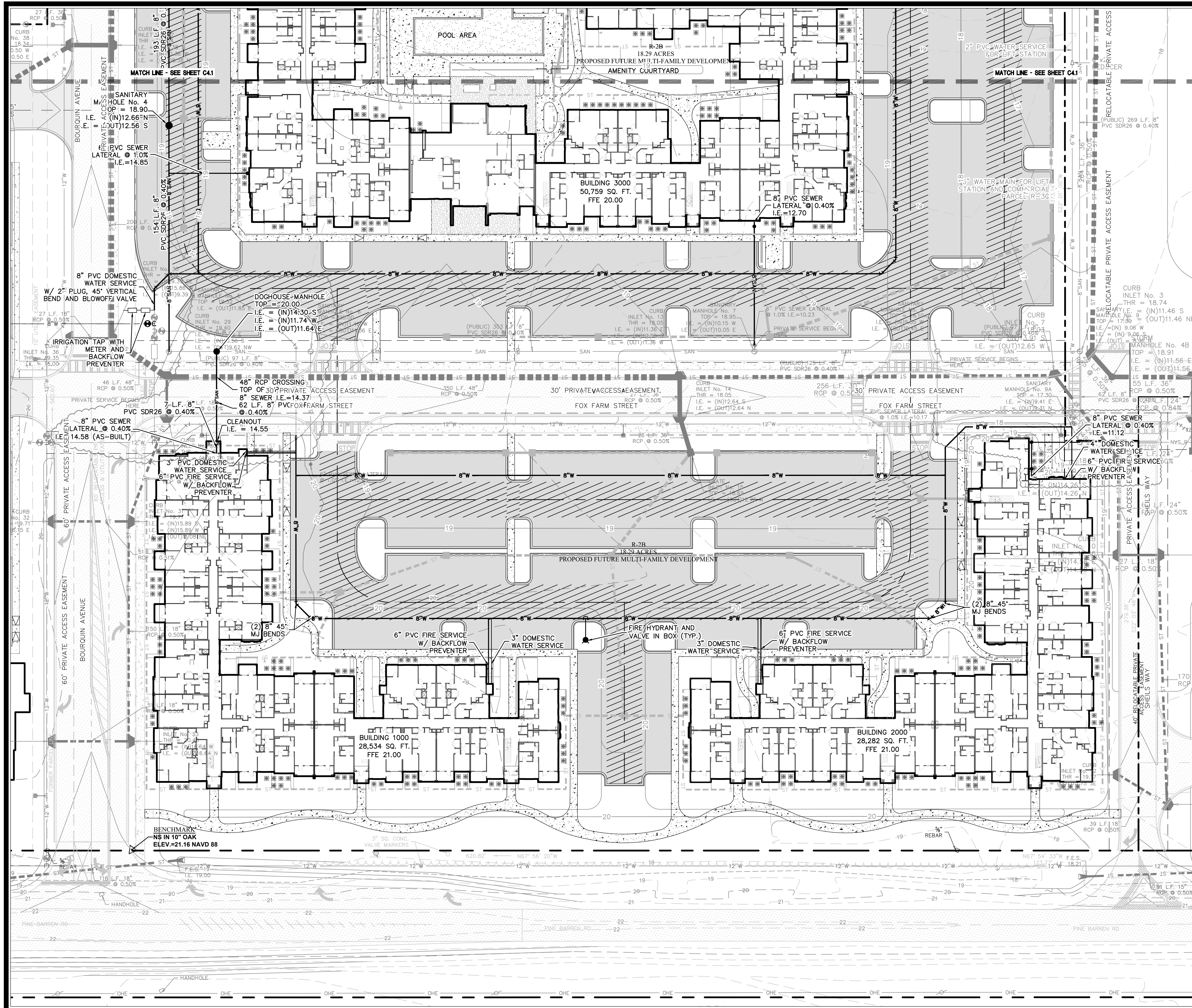
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SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
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OXford Properties 122401602... Oxford Pooler - Phase 1\Cadd Files\Construction\C4_1_WNS.rvt
December 14, 2018 - 8:59 AM Printed By: thwhitfield



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 - ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF SAVANNAH SPECIFICATIONS AND REQUIREMENTS.
 - ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWMA C-9000 PRESSURE RATED PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH EXHIBIT L-100.
 - GRAVITY SANITARY SEWER PIPE SHALL BE PVC - ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
 - MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS AT ABOVE FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL MANHOLES SHALL BE 48" DIA. UNLESS OTHERWISE SHOWN. ALL STORM LINES AND SANITARY SEWERS SHALL BE PROVIDED WITH 18" MINIMUM HORIZONTAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWERS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION UNLESS OTHERWISE SHOWN. WATER MAINS SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONFLICTS.
 - WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF WATER AND SEWER CONNECTIONS. THE CONTRACTOR SHALL COORDINATE CONNECTIONS WITH ALL OTHER TRADES AND ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
 - BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METERS SHALL BE PURCHASED FROM THE CITY OF SAVANNAH.
 - DESIGN OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWMA STANDARD C881, LATEST REVISION. IF REQUIRED BY THE CITY OF SAVANNAH, A REDUCING ANGLE SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
 - SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
 - SEE DETAIL SHEET C4.1 FOR TRUSS RESTRAINT DETAILS.
 - DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE.
 - FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISCONNECTION.
 - CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABING OR WASHING OUT ALL DIRT FROM WITHIN.
 - WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
 - ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE AND ATTACHED TO THE WIRE ON THE WATER MAIN.
 - SANITARY SEWER SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH. SANITARY SEWER MANHOLES SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE ATTACHED TO THE MANHOLE CASTING AND ATTACHED TO THE WIRE ON THE SEWER MAIN.
 - A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FORCE MAIN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
 - ALL SANITARY SEWER LINES SHALL BE TIED TO PROVIDE A 360° VIEW OF ALL JOINTS AND ALL SERVICE FITTINGS NOTING LOT NUMBER AND DISTANCE BETWEEN MANHOLES. ALL TIED INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLING PAVEMENT.
 - THE INSTALLATION OF ALL PERMANENT WATER METERS INCLUDING METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
 - PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL UNLESS OTHERWISE DIRECTED BE UNLOADED AT THE POINT OF DELIVERY AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE TO THE INTERIOR. ALL PIPE FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
 - ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN AND FREE FROM DEBRIS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
 - SANITARY SEWER LATERALS THAT THE INTO MANHOLES SHALL BE INSTALLED WITH THE CROWN OF THE LATERAL EQUAL TO OR HIGHER THAN THE CROWN OF SEWER MAIN.
 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS CONSTRUCTIBLE MATERIAL ARRIVES ON THE SITE.
 - ALL MATERIALS USED THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NFS STANDARD 61).
 - ALL SANITARY SEWER MANHOLE INTERIOR AND EXTERIOR WALLS SHALL BE COATED WITH 1/8" INCH OF COAL TAR EPOXY IN ACCORDANCE TO THE CITY OF SAVANNAH DESIGN STANDARDS.
 - ALL PROPOSED METERS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY.
 - ALL PROPOSED SEWER MANHOLES SHALL BE A MINIMUM OF 4 FT. DIAMETER AND SHALL BE COATED WITH 1/8" INCH OF COAL TAR EPOXY (INTERIOR AND EXTERIOR) TO PREVENT LEAKAGE PER CITY OF SAVANNAH SPECIFICATIONS.
 - SANITARY SEWER MANHOLE COVERS SHALL BE CAST IRON WITH "SANITARY" WORD CAST ON THE TOP OF THE FRAME. THE MANHOLE STEPS SHALL BE ENCASED IN POLYPROPYLENE PLASTIC.
 - NOTIFY CITY'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER & SEWER LINES.
 - A FIRE PROTECTION SYSTEM IS PROPOSED FOR THE PROJECT.
 - AN IRRIGATION SYSTEM IS PROPOSED FOR THE PROJECT. IT SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - WATER SHALL BE A MINIMUM OF 2" OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAINS AND LATERALS SHALL BE PRIVATE. THE CITY OF POOLER WILL MAINTAIN INSIDE OF METER BOXES.
 - ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PRIVATE.
 - THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PARALLEL STORM SEWER, WATER DISTRIBUTION, AND SANITARY SEWER PIPES SHALL BE 10 FEET UNLESS OTHERWISE SHOWN. HOPE LAM COVER TO BE PROVIDED FOR SANITARY SEWER MANHOLES.
 - ALL UTILITY EASEMENTS SHALL BE A MINIMUM OF 15'.
 - ALL WATER PIPE 3" DIAMETER OR LESS SHALL BE POLYETHYLENE TYPE II, CLASS C, CATEGORY 5, GRADE PE34, SDR 11.

GRAPHIC SCALE
1" = 30'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

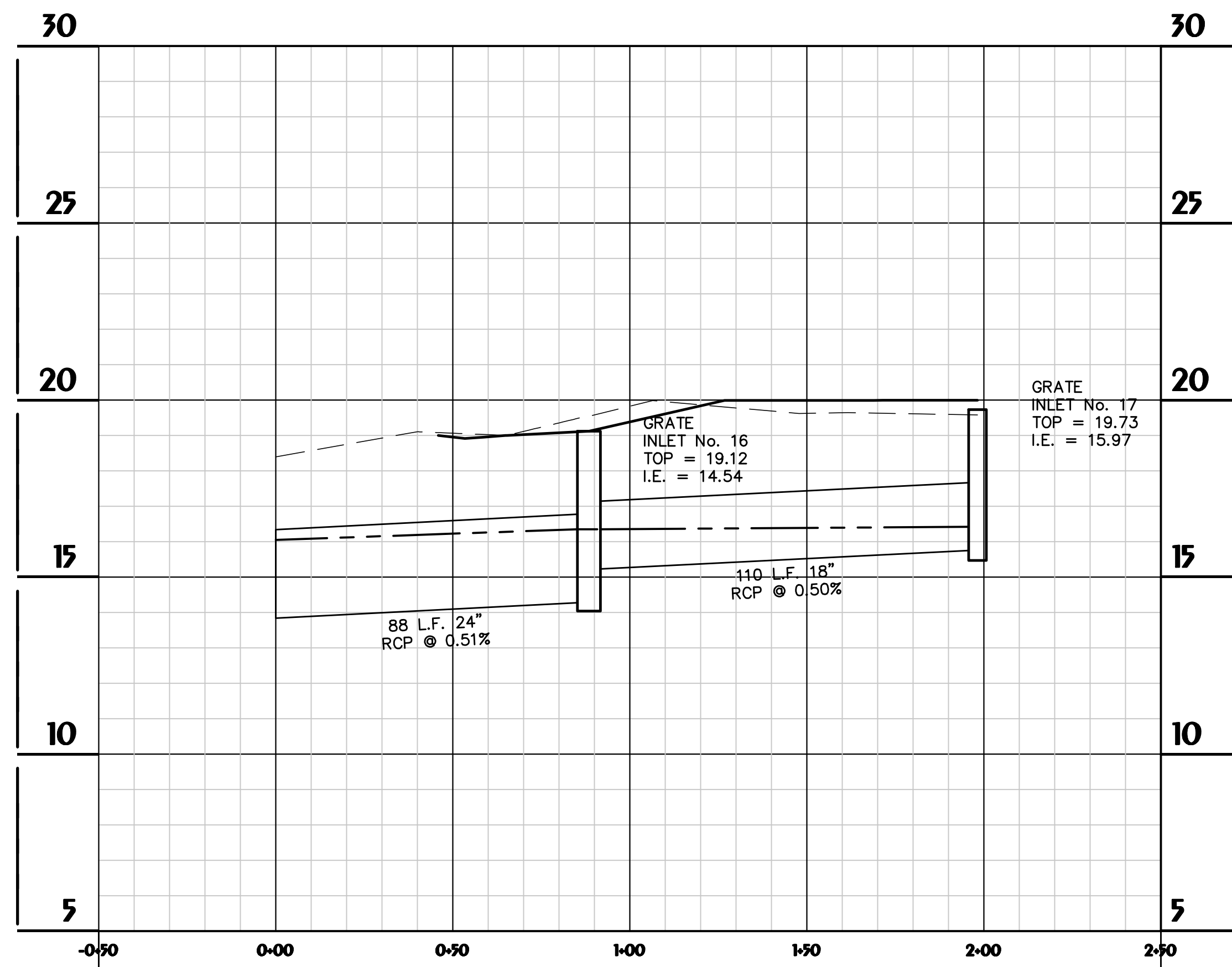
HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

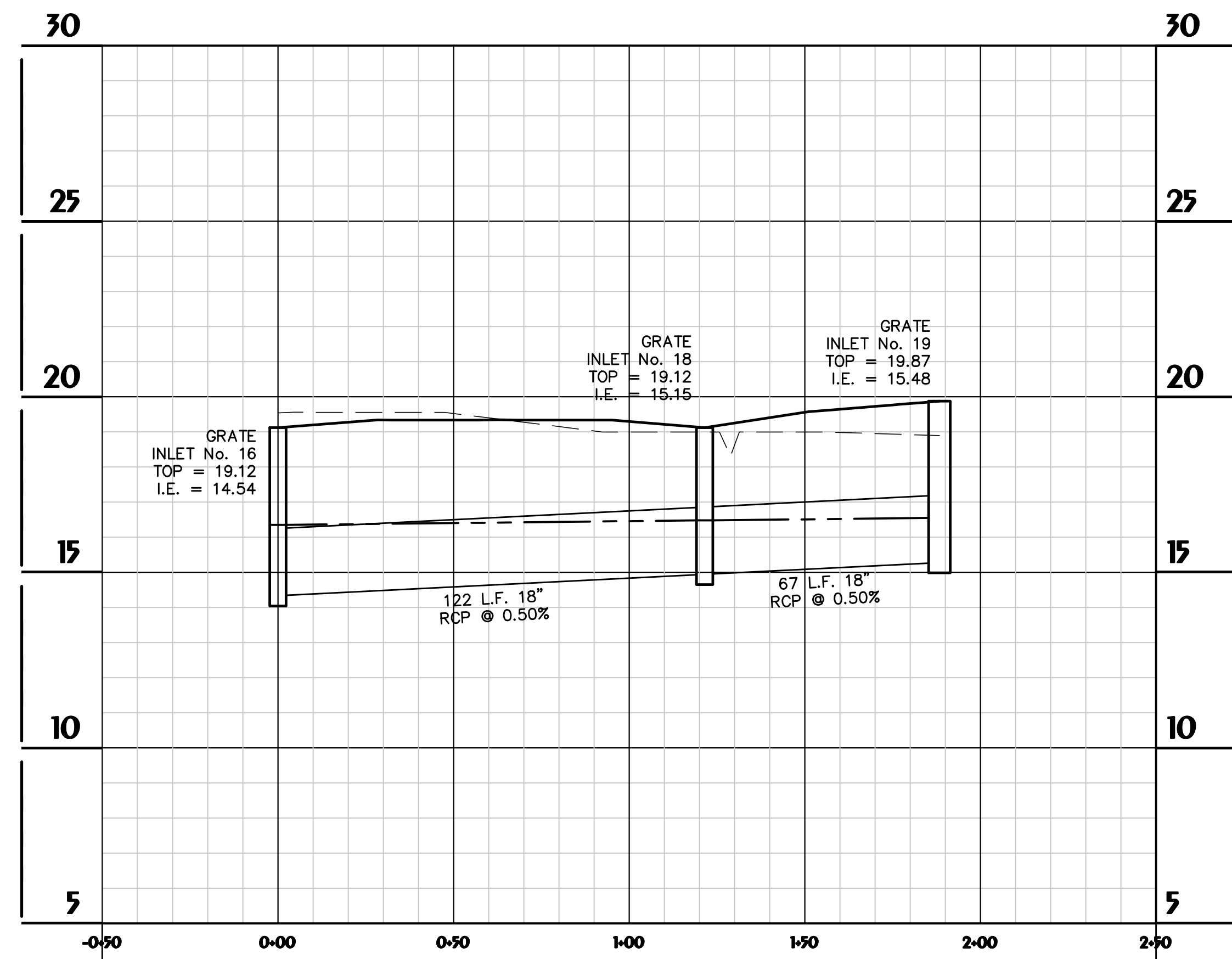
OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC
SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
C4.2

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STORM SYSTEM 1.3
 HOR. SCALE: 1" = 30'
 VER. SCALE: 1" = 3'



STORM SYSTEM 1.3.1
 HOR. SCALE: 1" = 30'
 VER. SCALE: 1" = 3'

LEGEND:
 PROPOSED GRADE ———
 EXISTING GRADE - - - -
 HGL (25-YEAR) - - - -



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

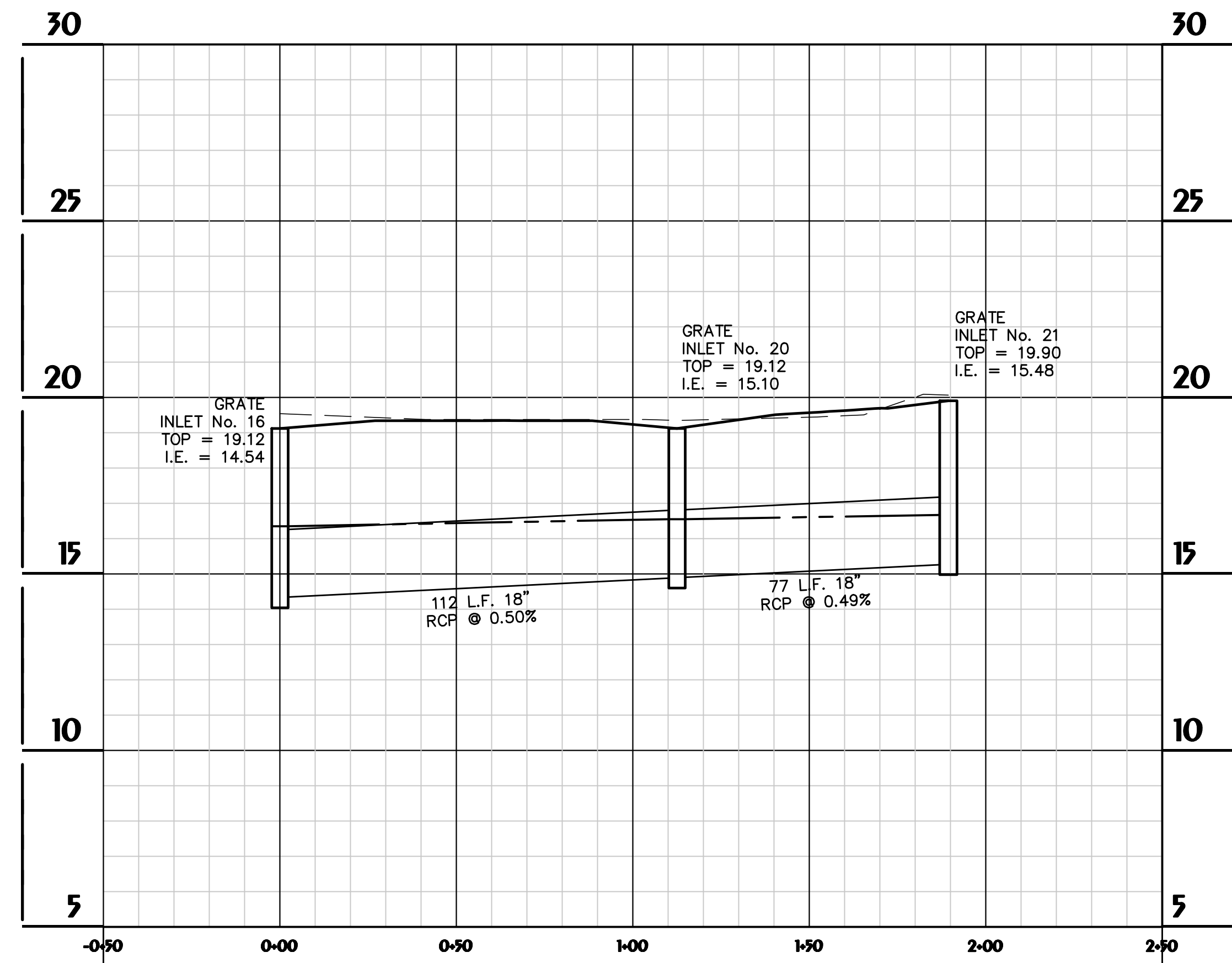
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IPC SET - OWNER REVISIONS #3 04/20/2024
IPC SET - OWNER REVISIONS #4 12/04/2024

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H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: AS SHOWN		

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
STORM DRAINAGE PROFILES

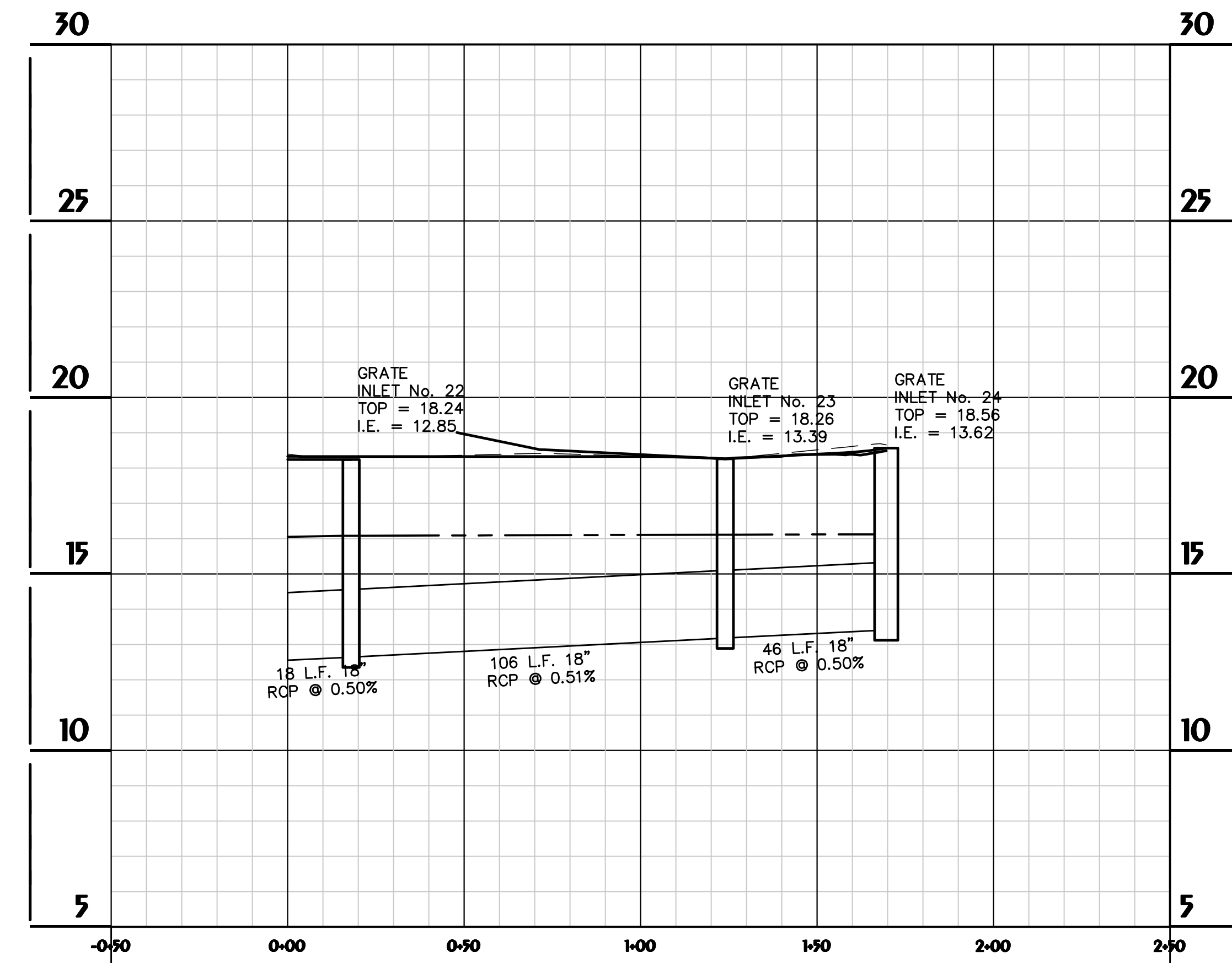
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STORM SYSTEM 13.2

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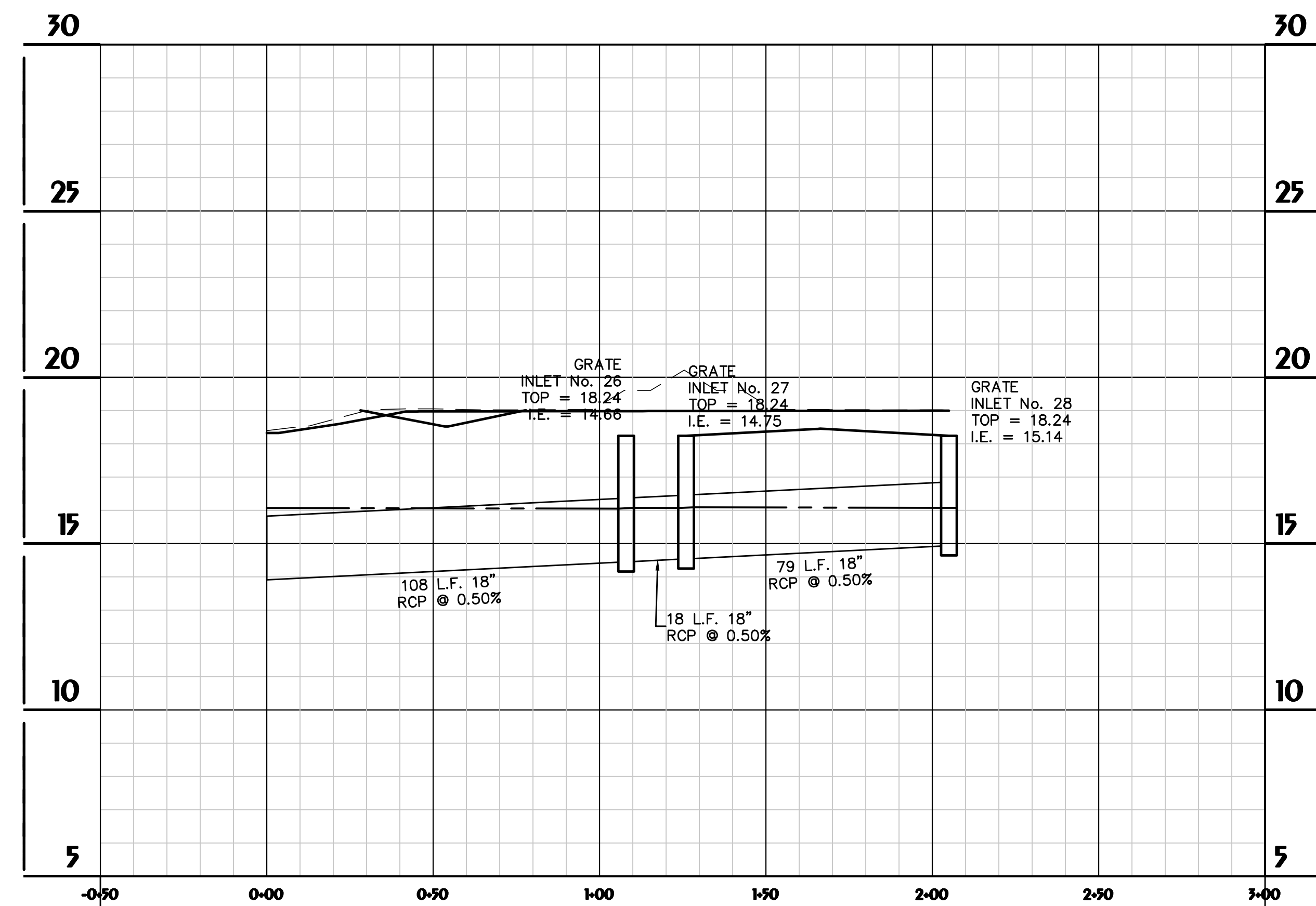
Ver. Scale: 1" = 3'



STORM SYSTEM 13.3

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'



STORM SYSTEM 13.4

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND:

- PROPOSED GRADE ————
- EXISTING GRADE - - - - -
- HGL (25-YEAR) - - - - -



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

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IFC SET - OWNER REVISIONS #4 12/04/2024

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H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: AS SHOWN		

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC
STORM DRAINAGE PROFILES

DRAWING NUMBER
C5.2



HUSSEY GAY BELL
Established 1958
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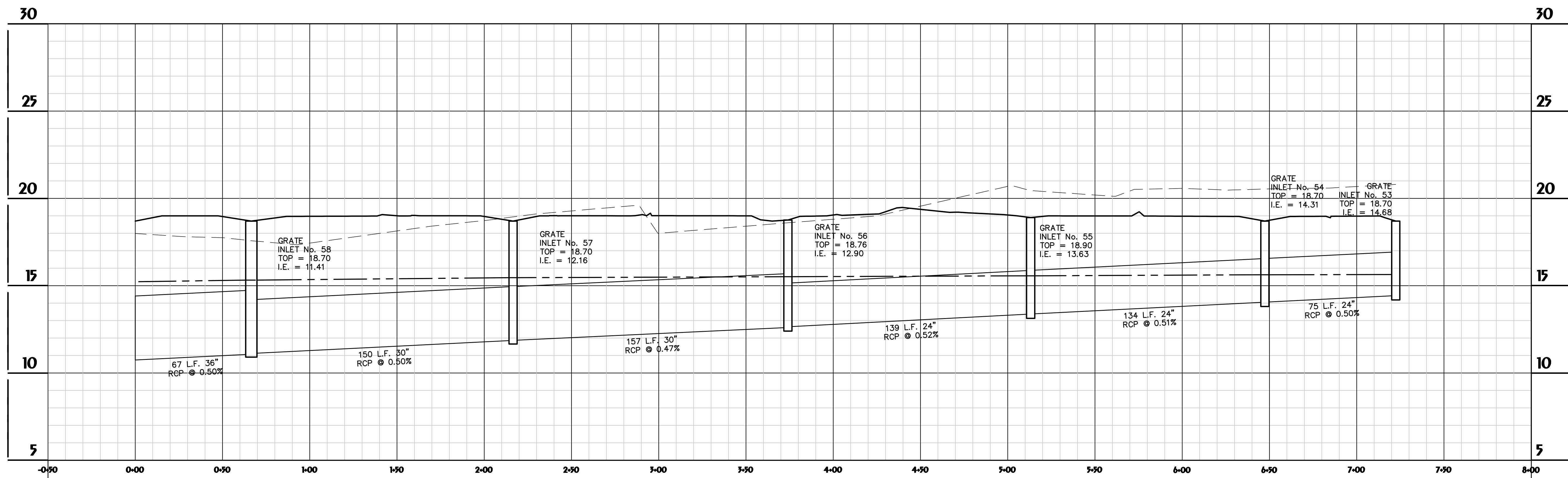
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 DATE: OCTOBER 5, 2023
 JOB NO. 122401600
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OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
STORM DRAINAGE PROFILES

DRAWING NUMBER

C5.3

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STORM SYSTEM 2.0
 Hor. Scale: 1" = 30' Ver. Scale: 1" = 3'

LEGEND:
 PROPOSED GRADE _____
 EXISTING GRADE - - - - -
 HGL (25-YEAR) - - - - -



HUSSEY GAY BELL
Established 1958
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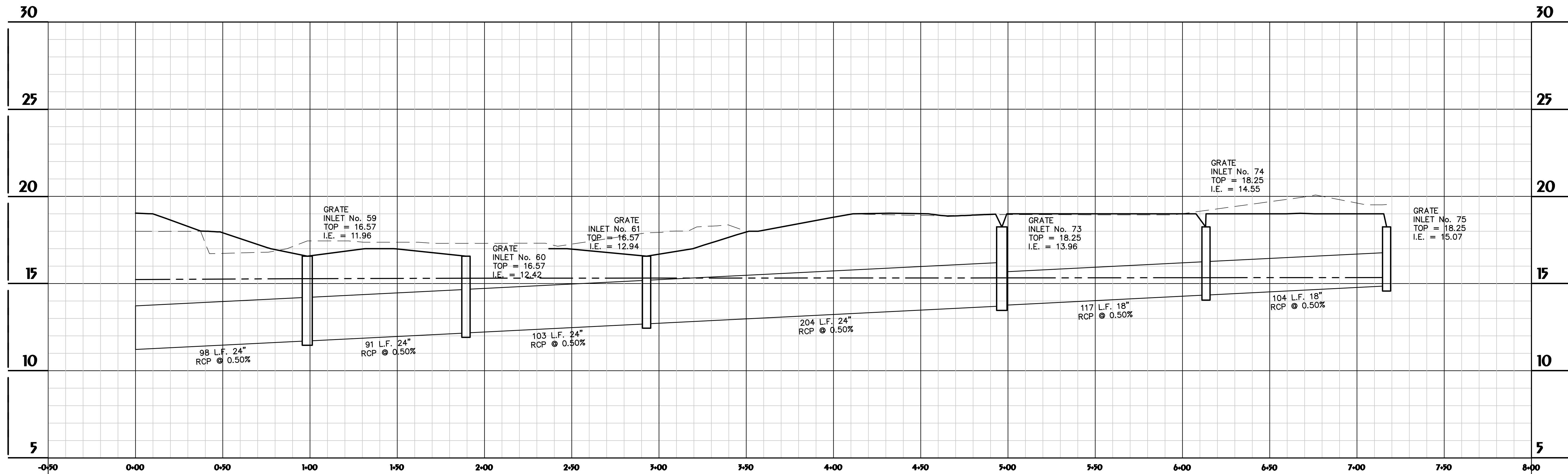
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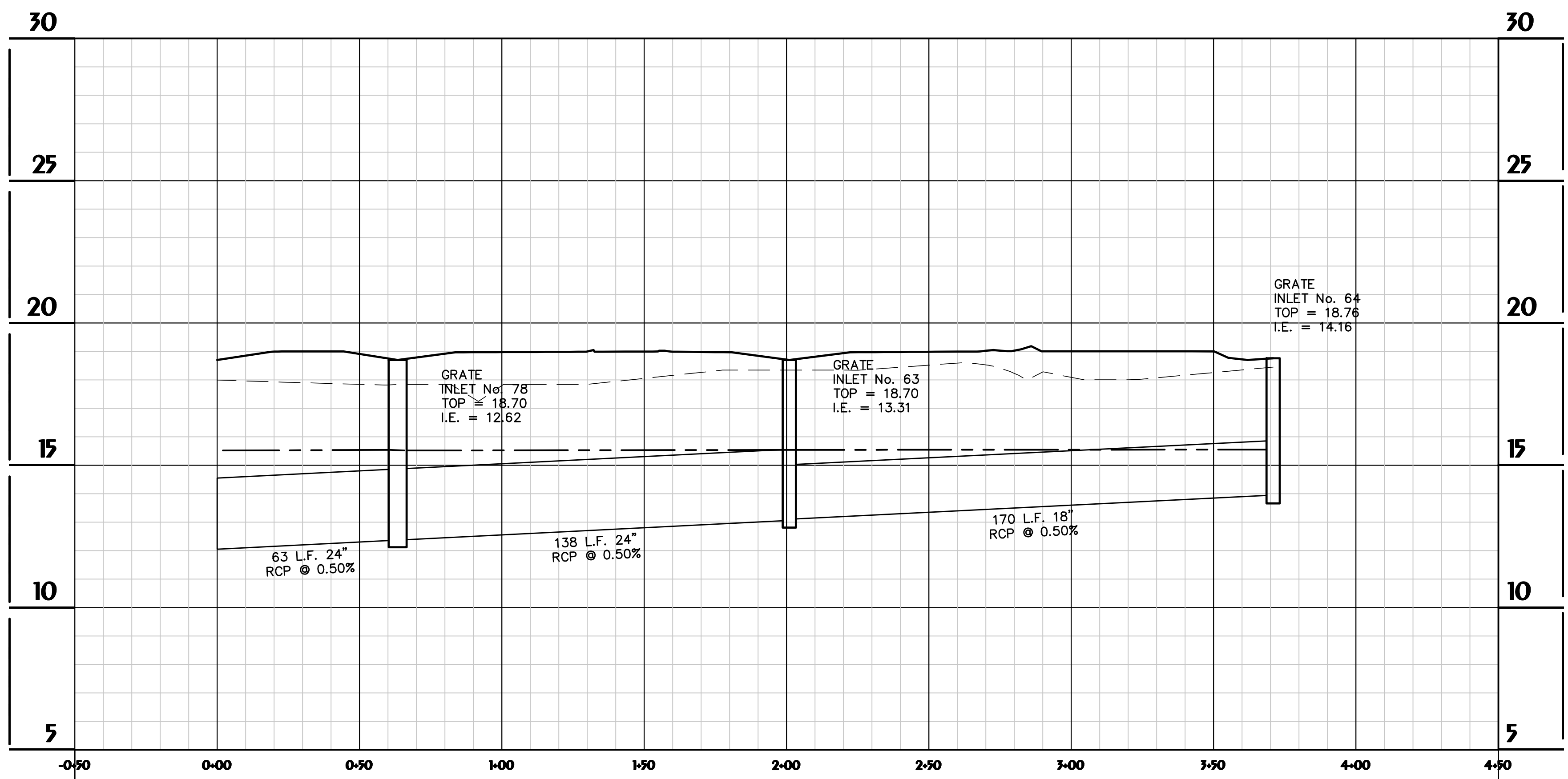
OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
STORM DRAINAGE PROFILES

DRAWING NUMBER
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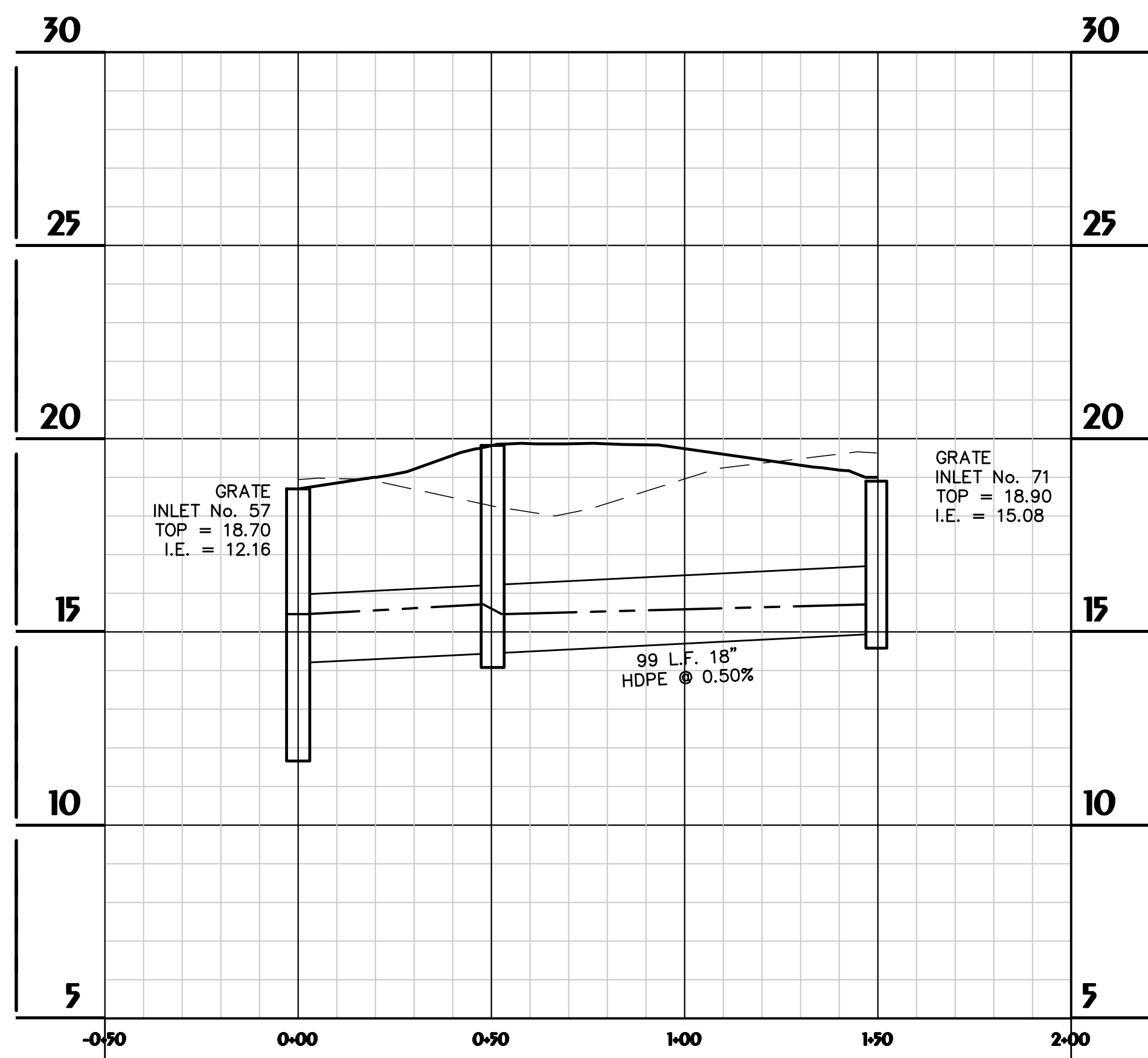
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STORM SYSTEM 2.1
 Hor. Scale: 1" = 30' Ver. Scale: 1" = 3'



STORM SYSTEM 2.2
 Hor. Scale: 1" = 30' Ver. Scale: 1" = 3'



STORM SYSTEM 2.3
 Hor. Scale: 1" = 30' Ver. Scale: 1" = 3'

LEGEND:
 PROPOSED GRADE ———
 EXISTING GRADE - - - - -
 HGL (25-YEAR) - - - - -



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

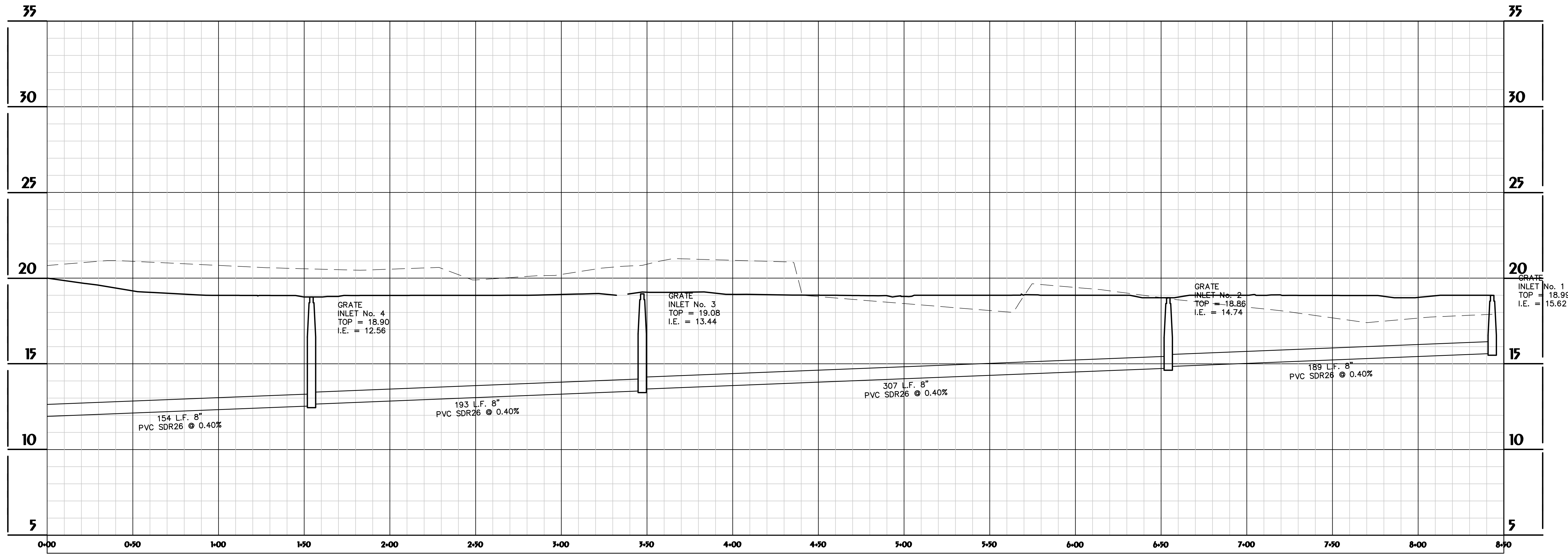
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H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: AS SHOWN		

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
SANITARY SEWER PROFILES

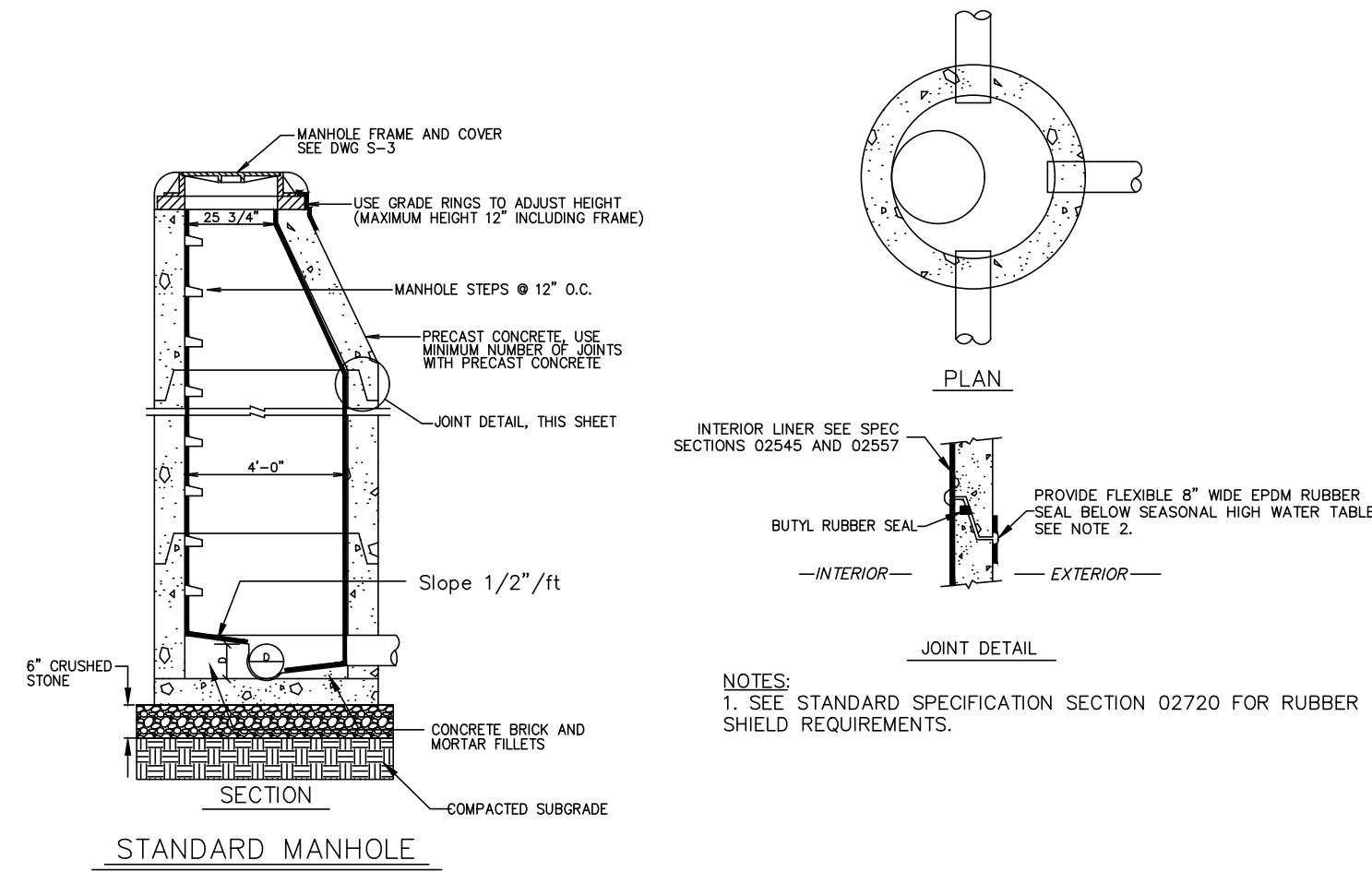
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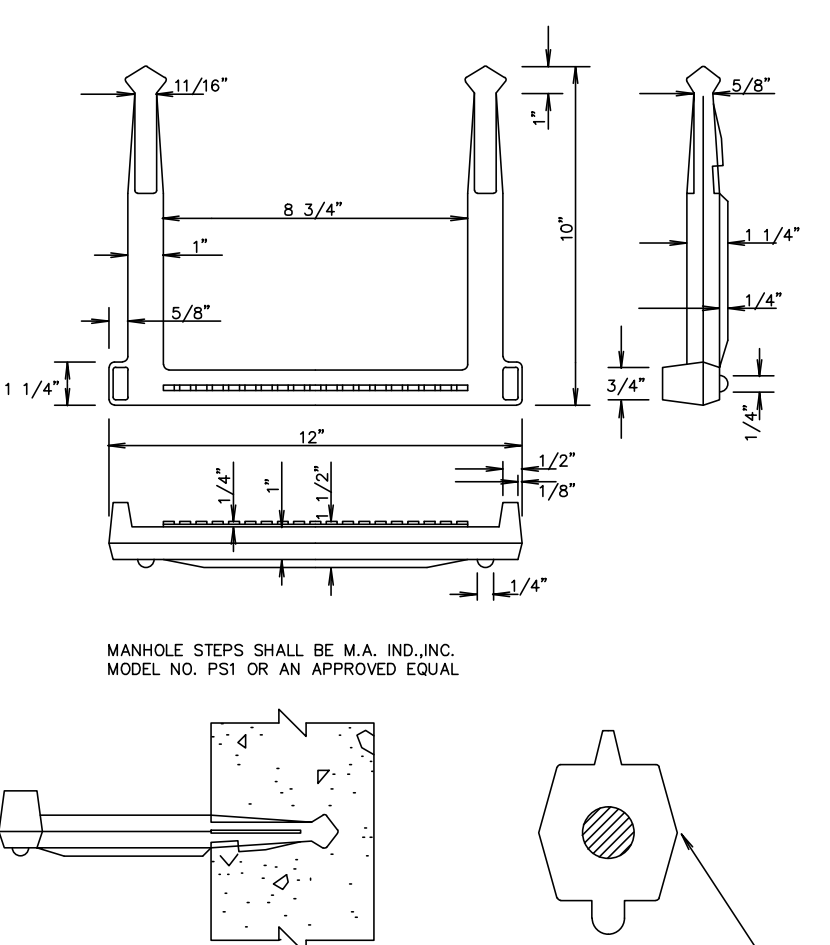


SEWER SYSTEM 1.0
 Hor. Scale: 1" = 30'
 Ver. Scale: 1" = 3'

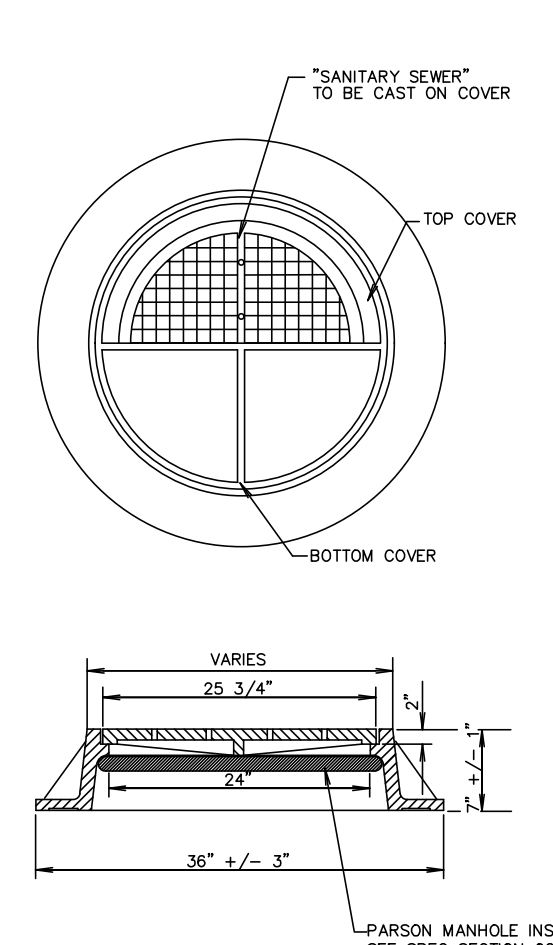
LEGEND:
 PROPOSED GRADE ———
 EXISTING GRADE - - - - -
 HGL (25-YEAR) ·····



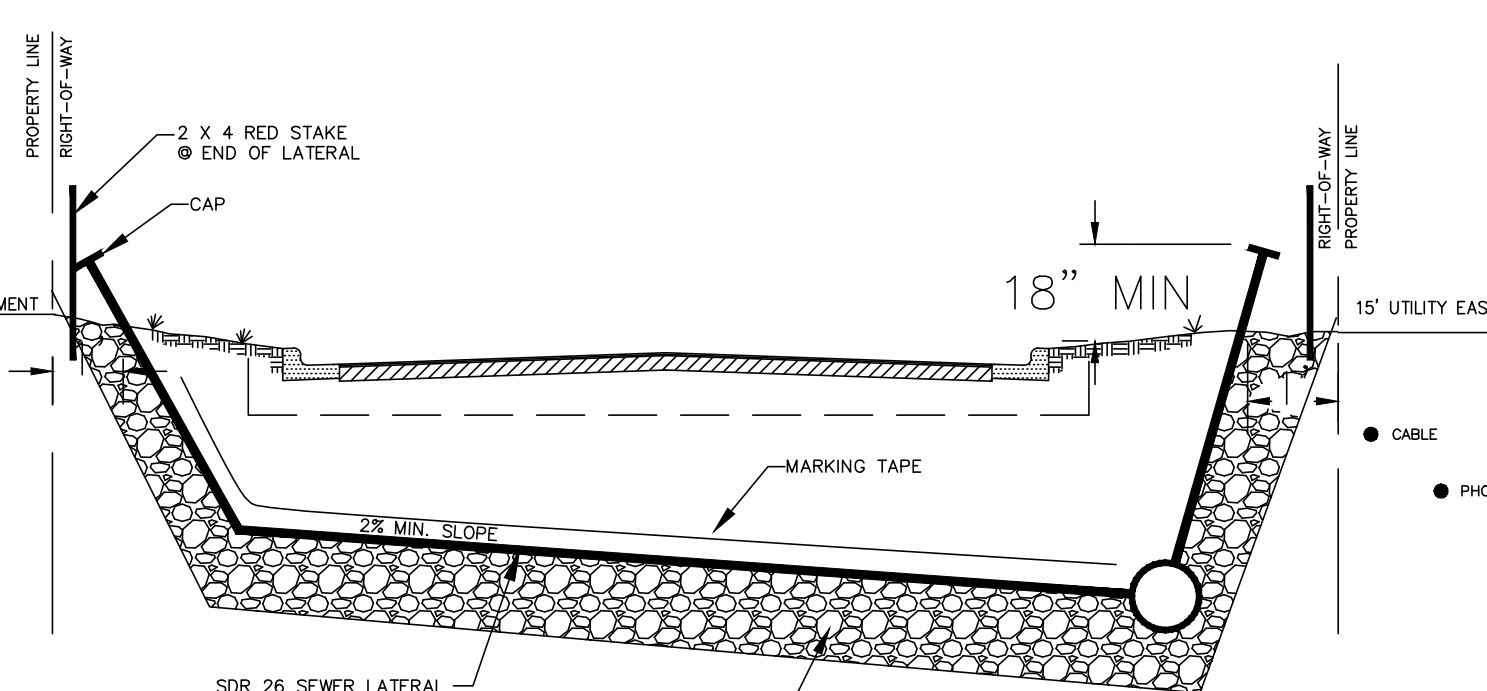
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STANDARD MANHOLE
SCALE: N.T.S.
DATE: August 2006
S-01



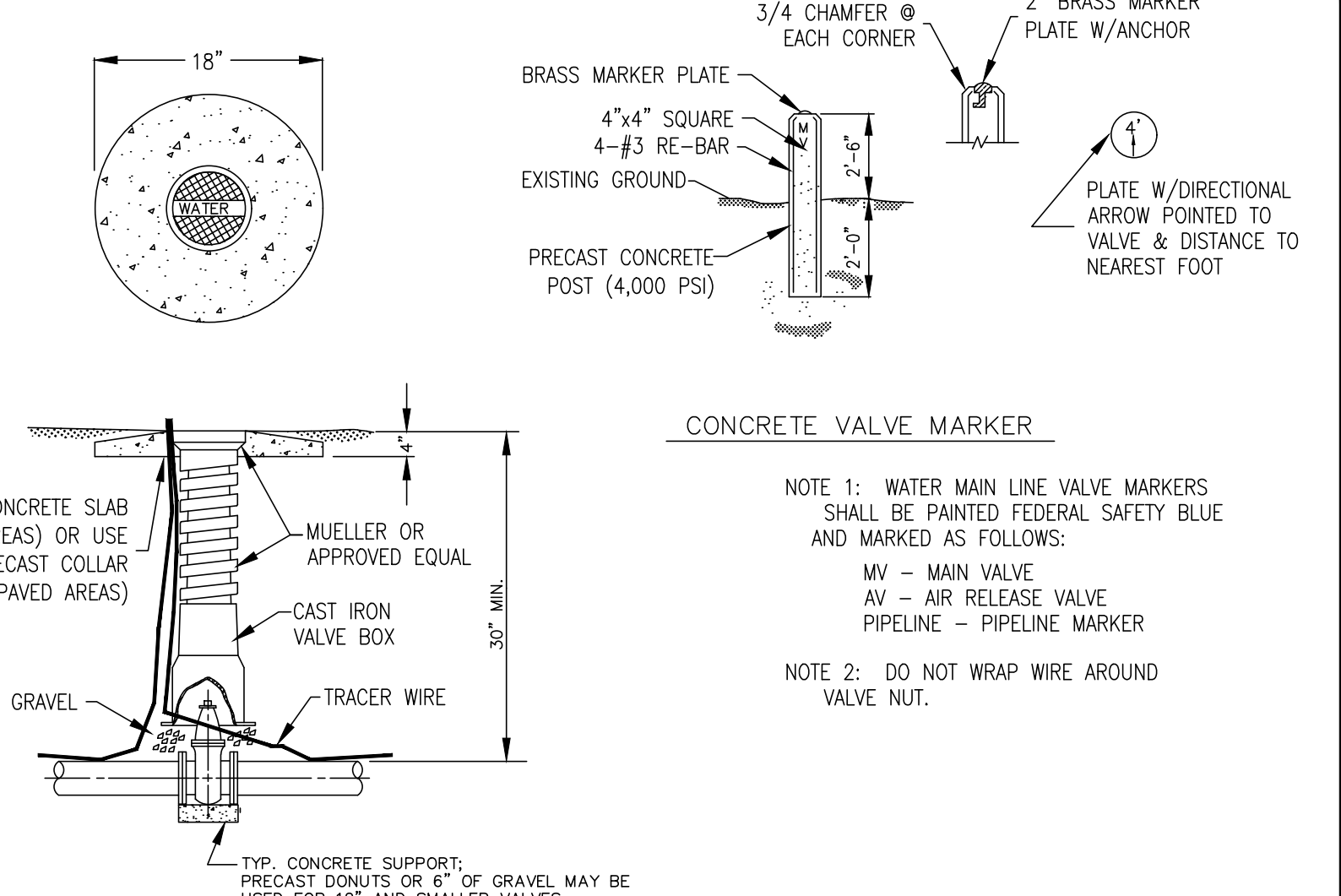
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SCALE: N.T.S.
DATE: October 2001
S-02



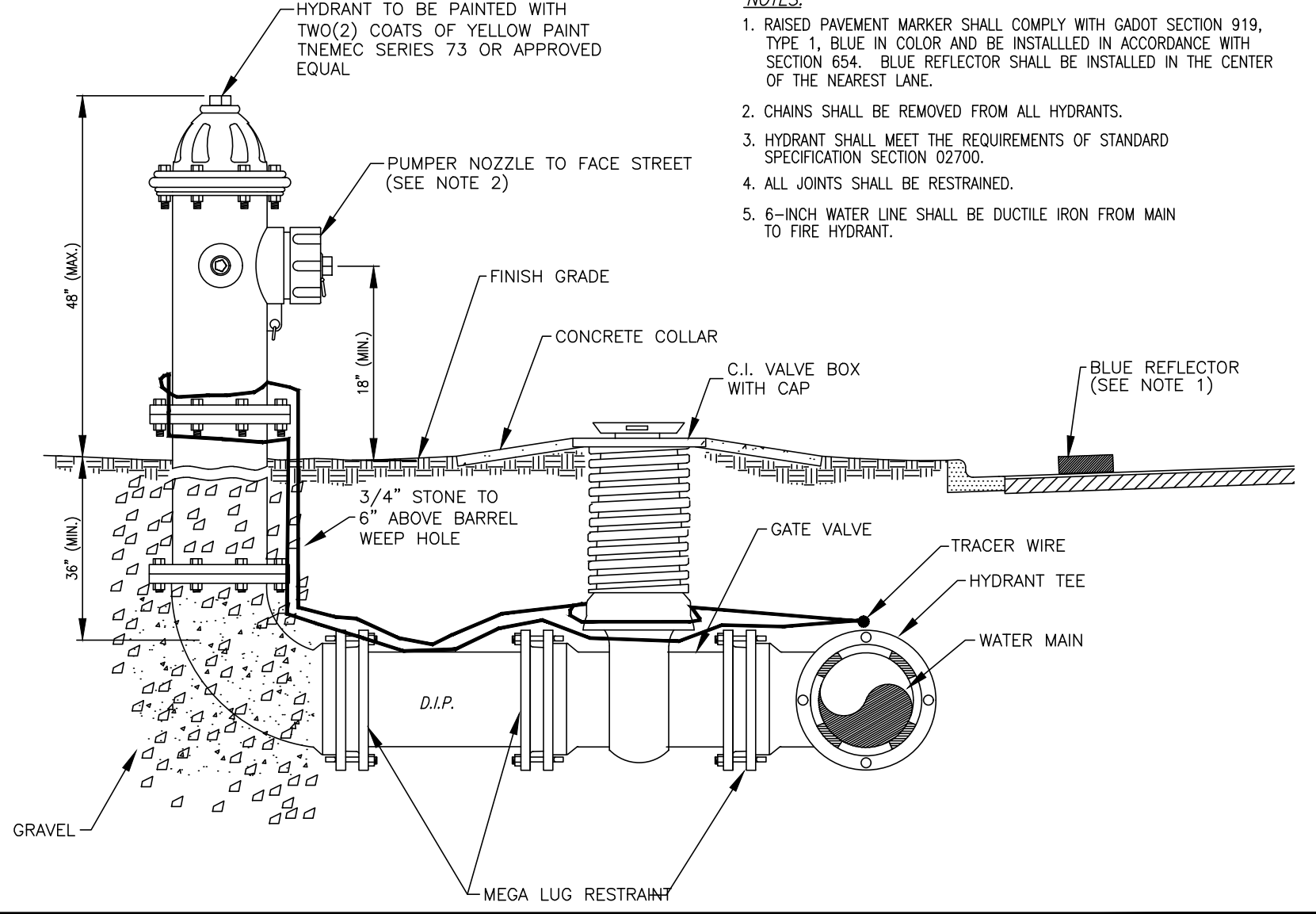
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MANHOLE COVER & FRAME DETAIL
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DATE: August 2006
S-03



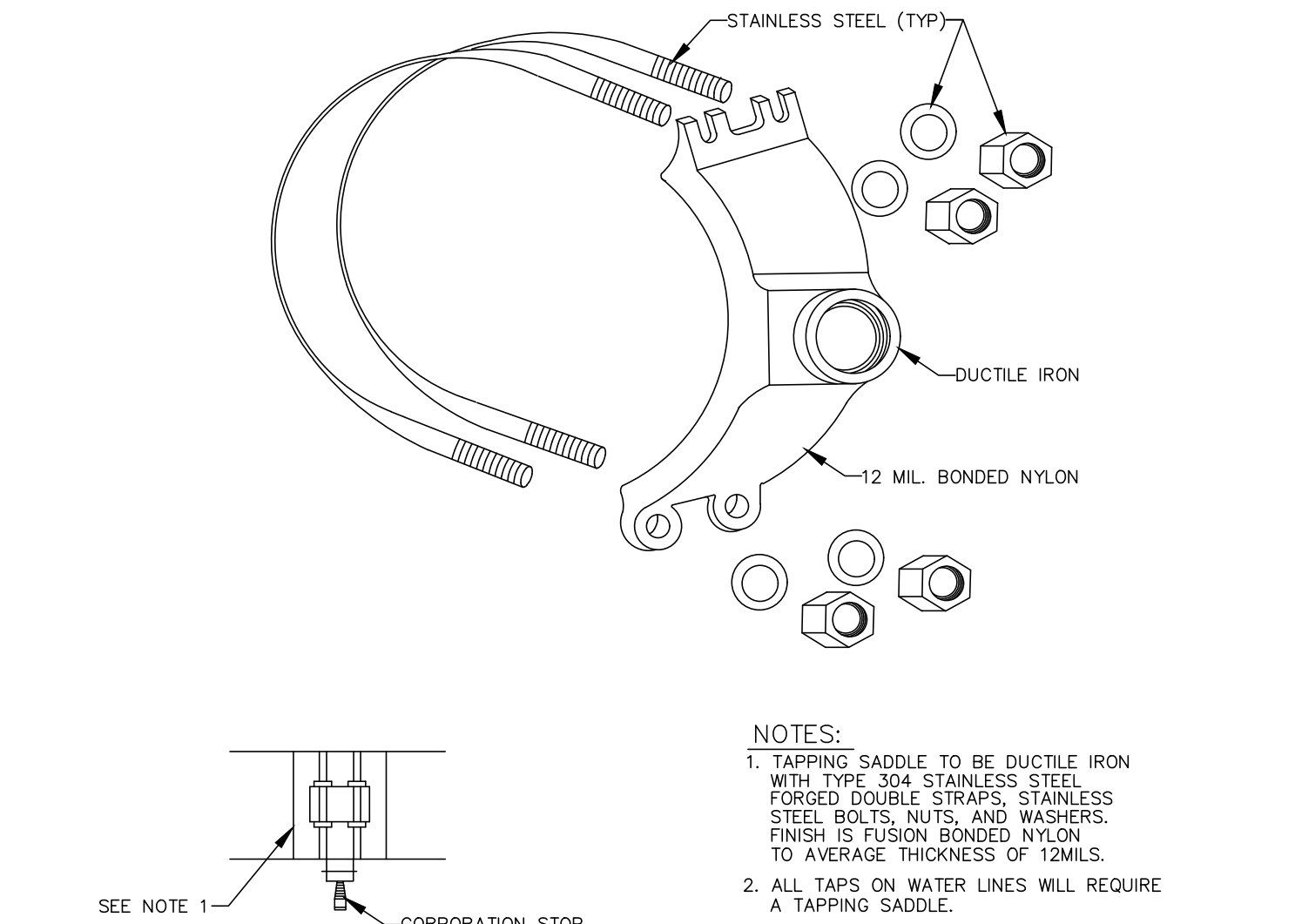
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PRIVATE SEWER LATERAL DETAIL
SCALE: N.T.S.
DATE: June 2012
S-23



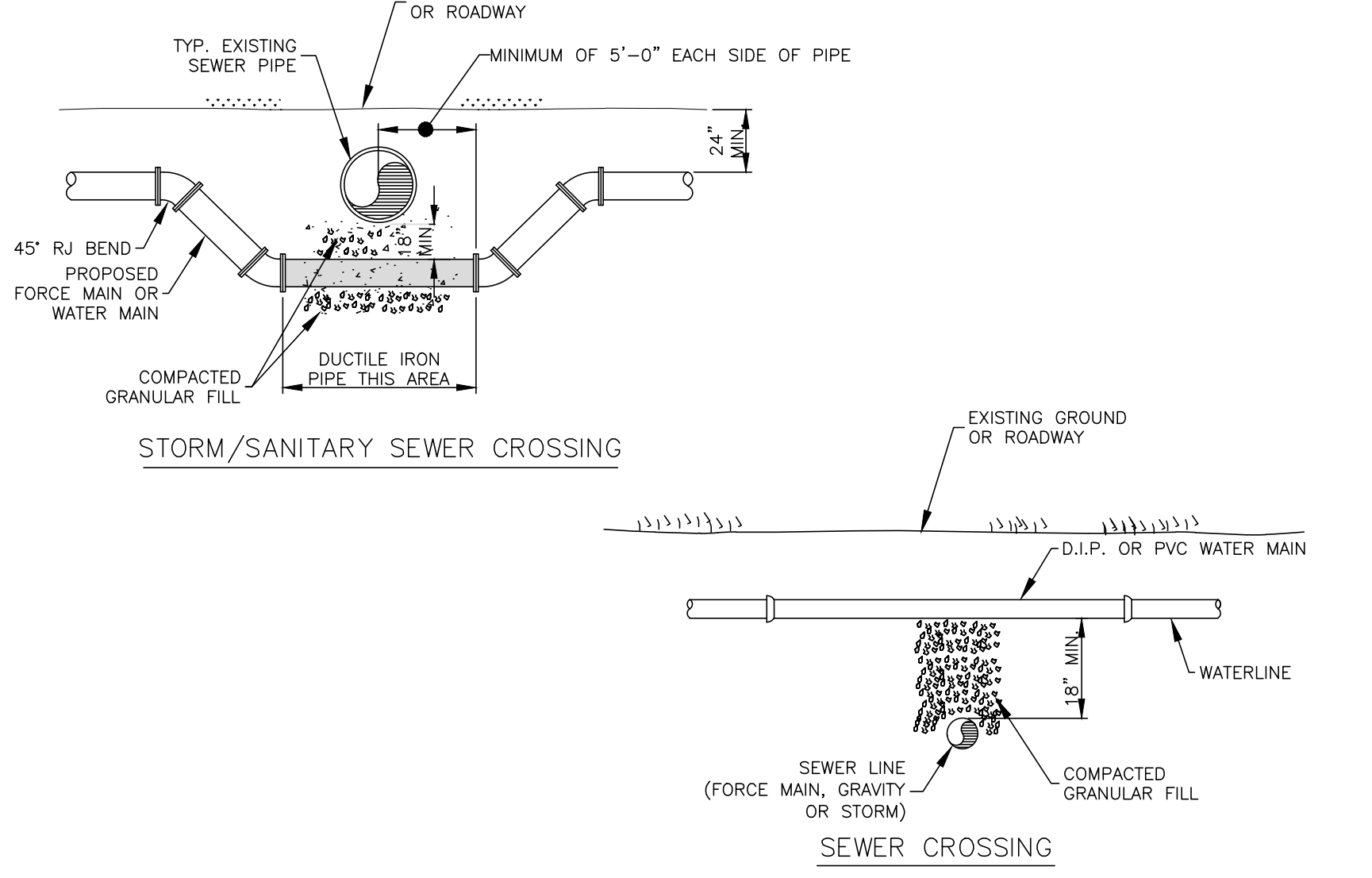
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SCALE: N.T.S.
DATE: August 2006
W-03



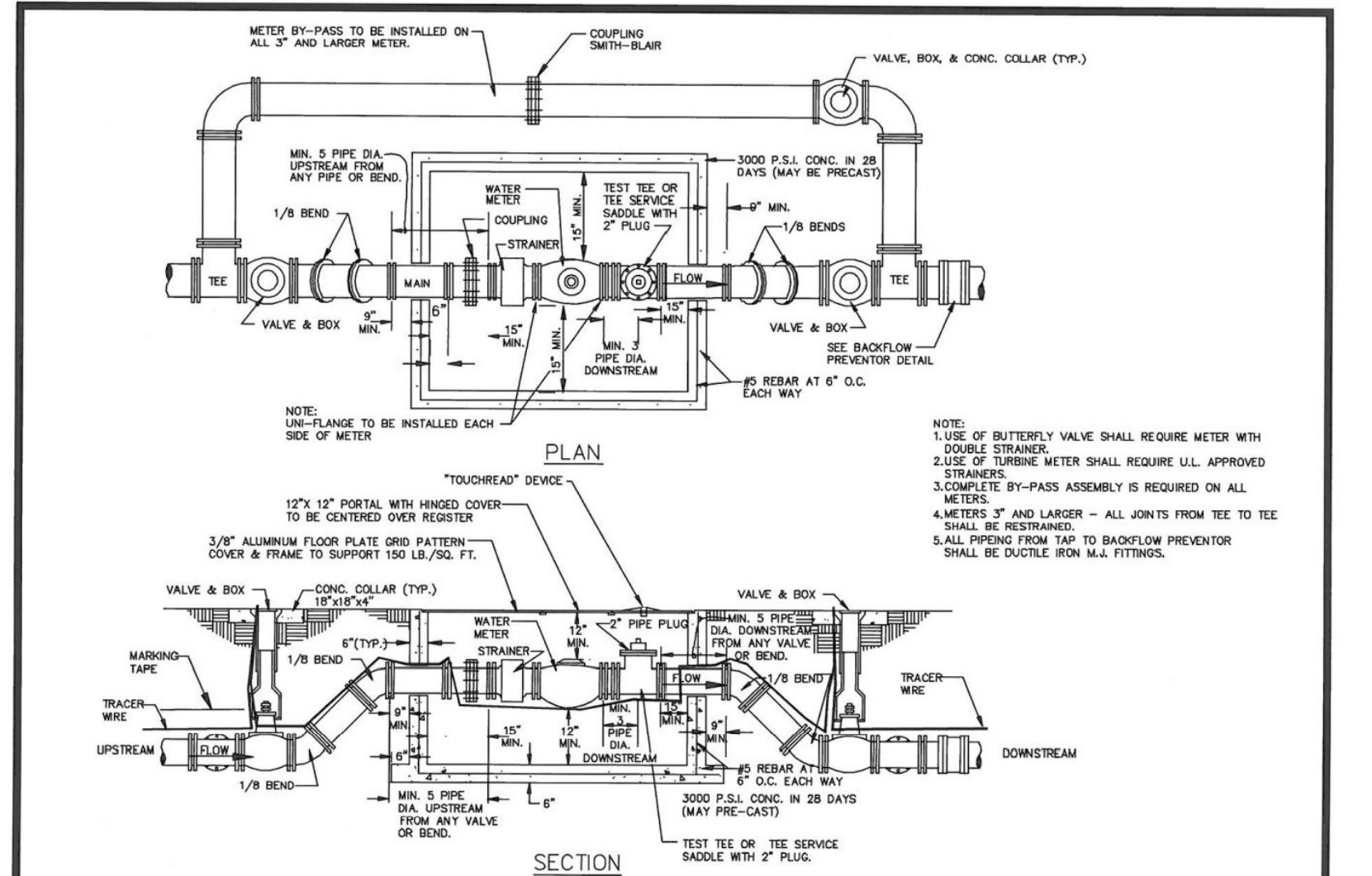
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FIRE HYDRANT DETAIL
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DATE: August 2006
W-04



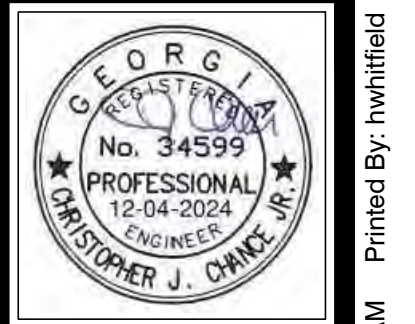
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CITY OF POOLER 2011 STANDARD DETAIL
PIPELINE CROSSING DETAIL
SCALE: N.T.S.
DATE: August 2006
W-16



CITY OF POOLER 2011 STANDARD DETAIL
MASTER WATER METER INSTALLATION DETAIL - 3\"/>



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

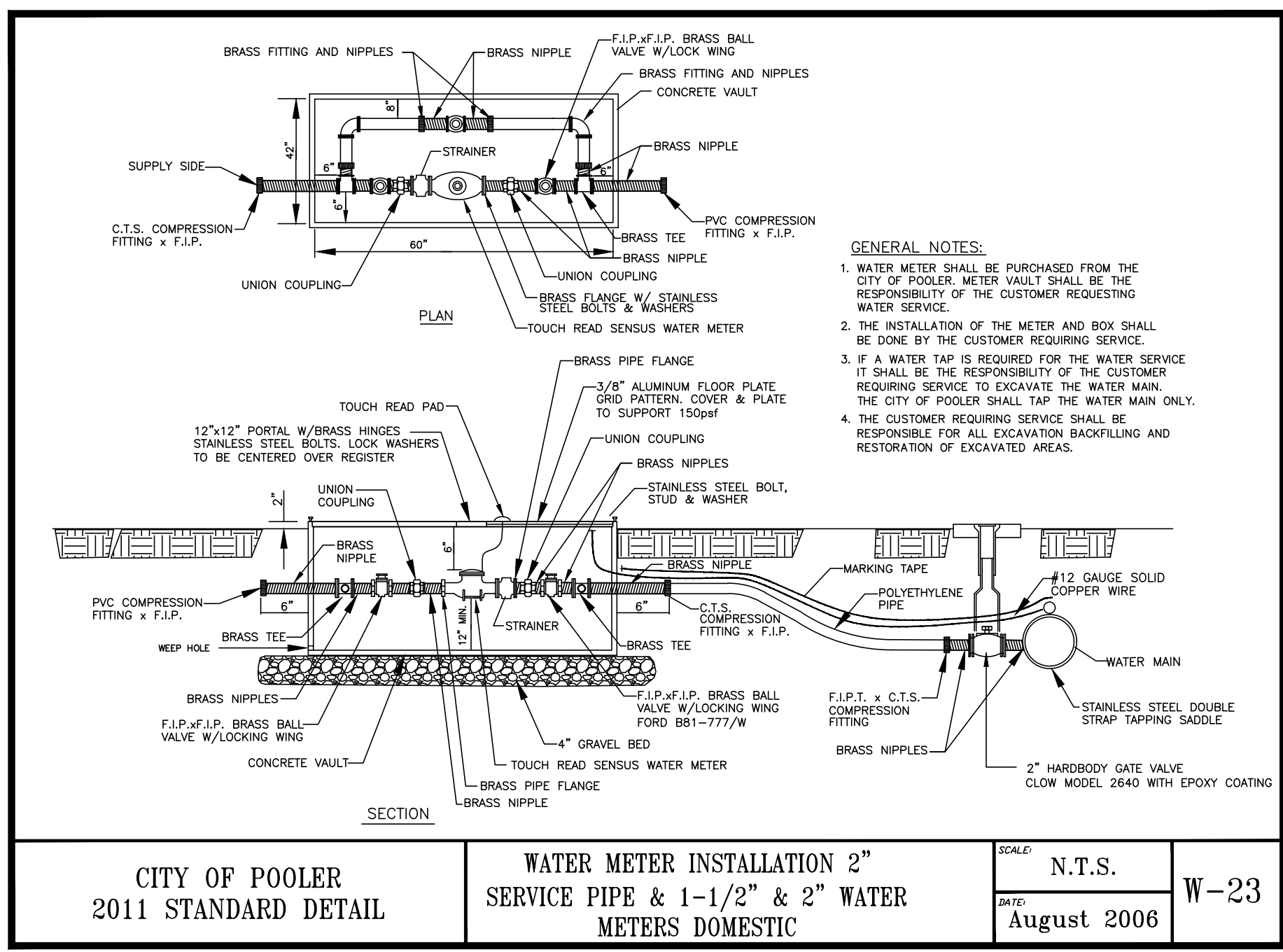
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IFC SET - OWNER REVISIONS #4 12/04/2024

DESIGNED	H.S.W.	DRAWN	J.J.M.	CHECKED	C.J.C.
DATE:	OCTOBER 5, 2023				
JOB NO.	122401600				
SCALE:	N.T.S.				

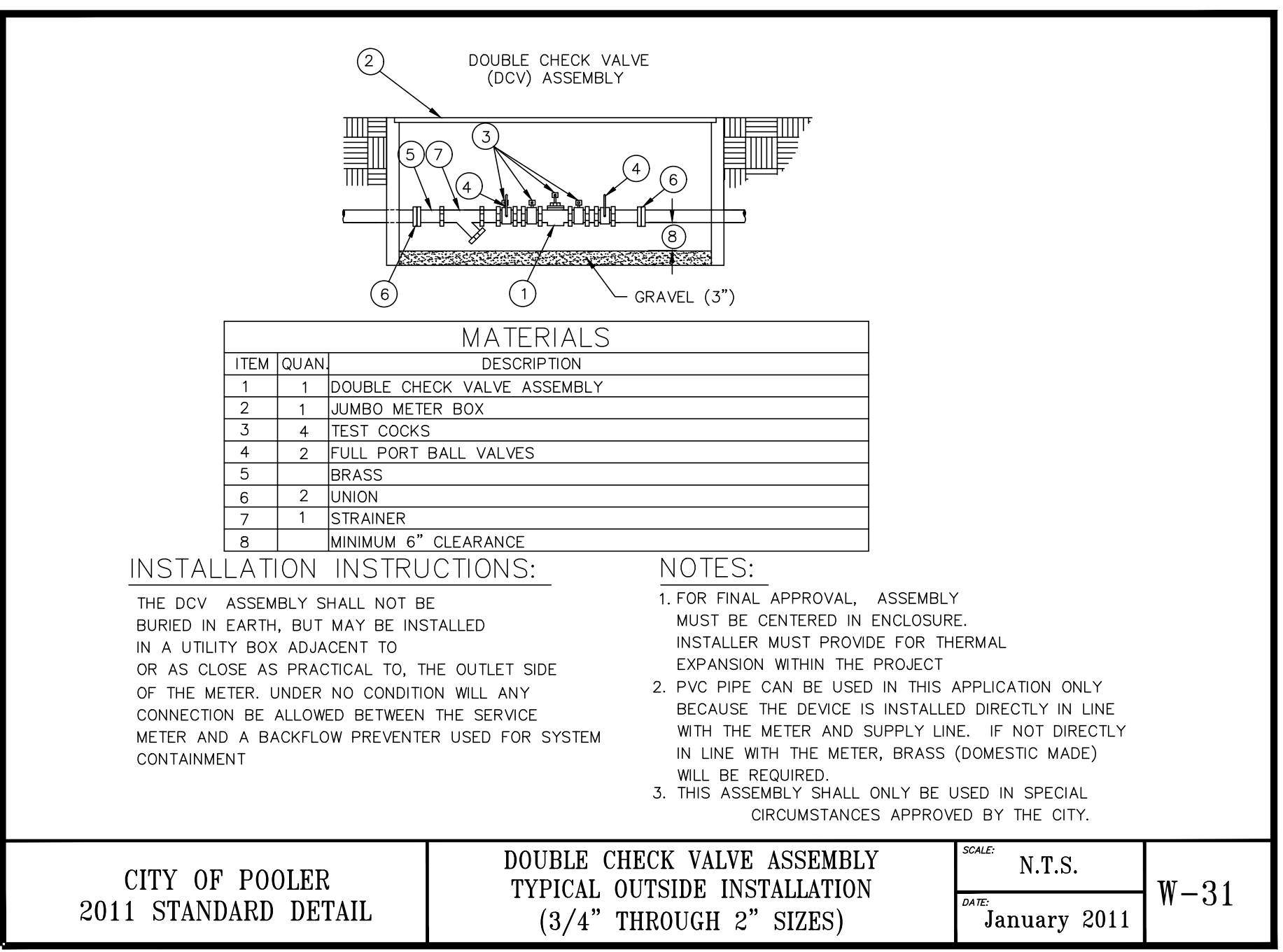
OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC
CONSTRUCTION DETAILS

DRAWING NUMBER
C6.1

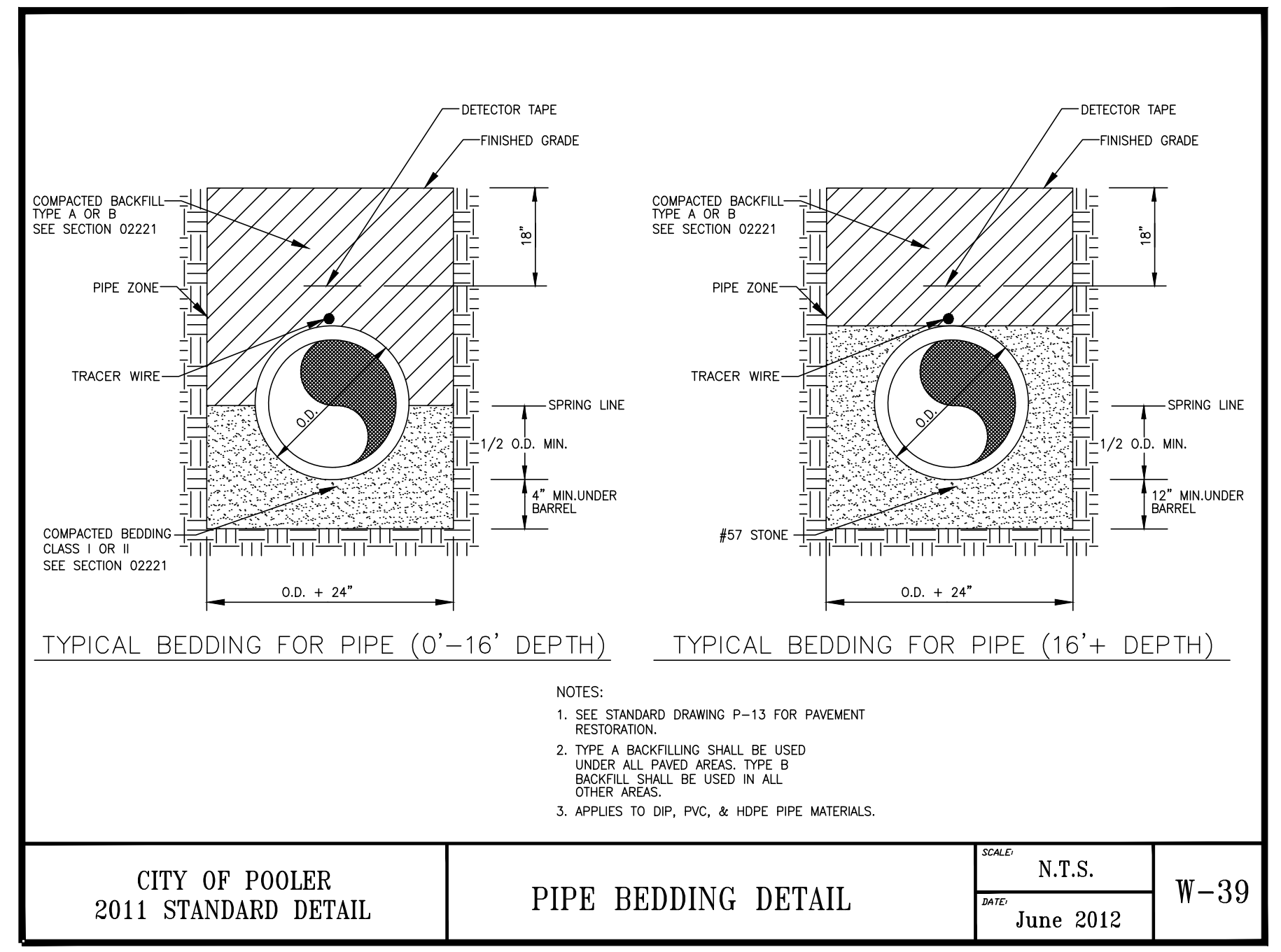
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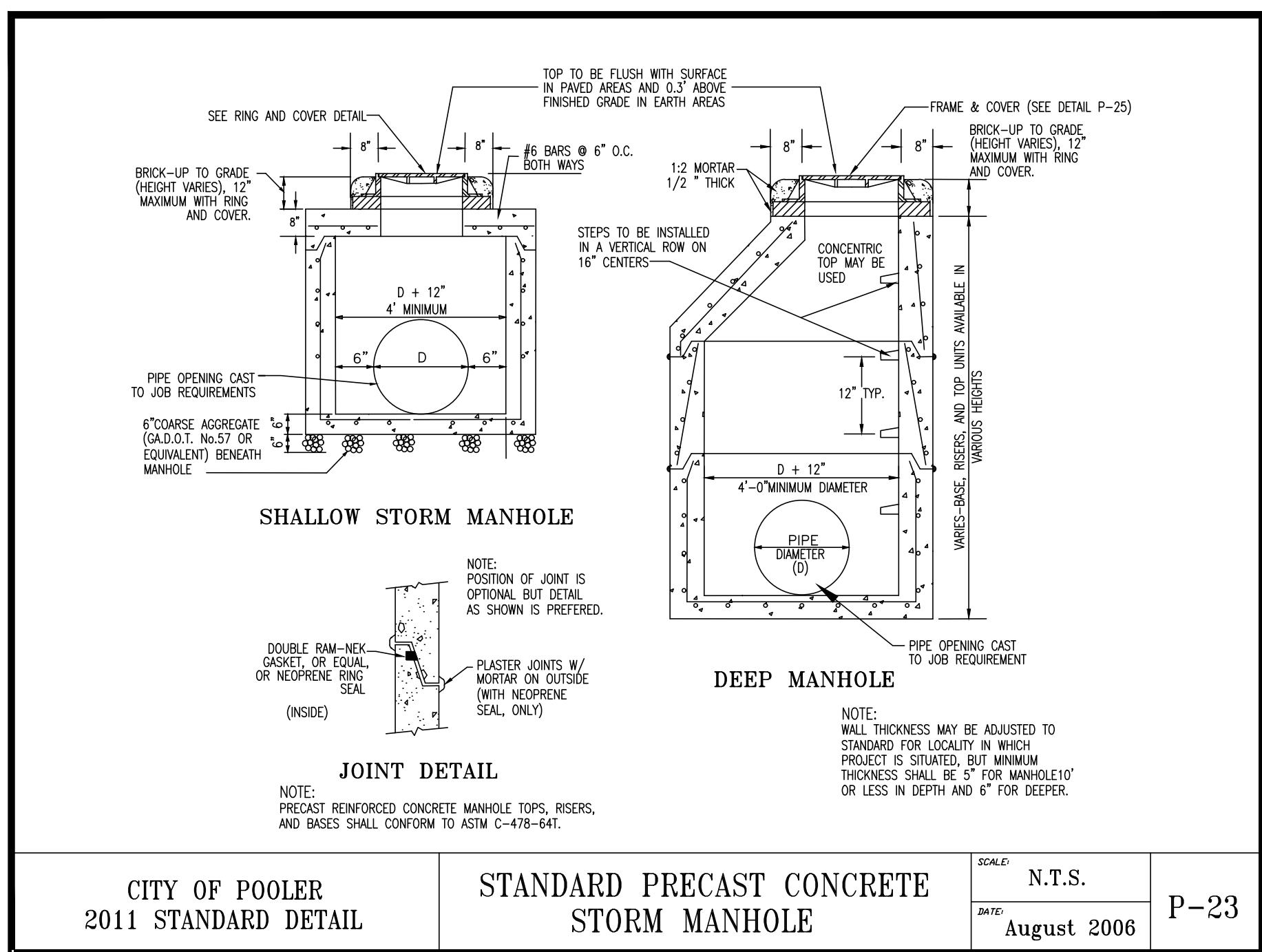
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		DATE: August 2006	



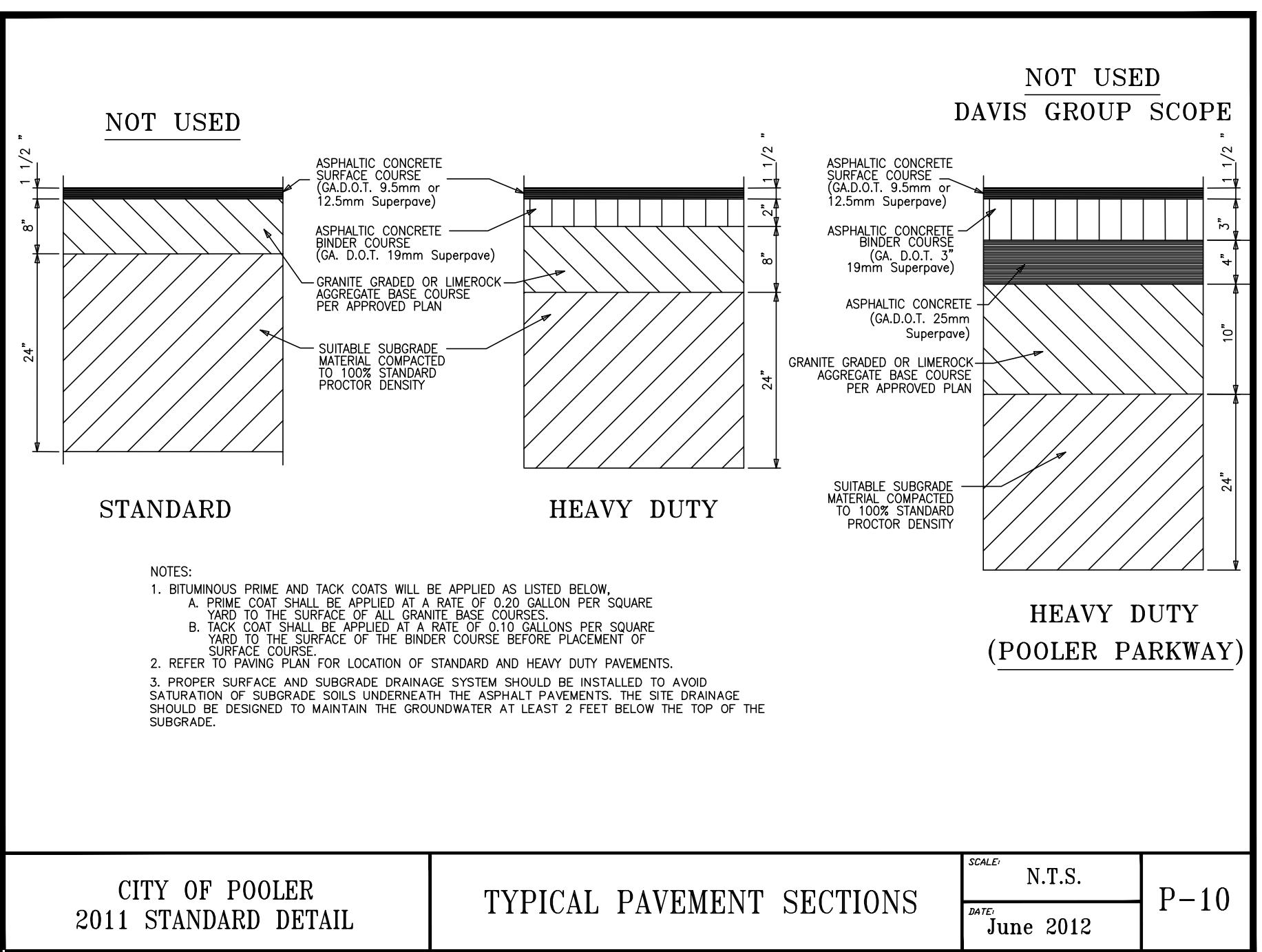
CITY OF POOLER 2011 STANDARD DETAIL	DOUBLE CHECK VALVE ASSEMBLY TYPICAL OUTSIDE INSTALLATION (3/4" THROUGH 2" SIZES)	SCALE: N.T.S.	W-31
		DATE: January 2011	



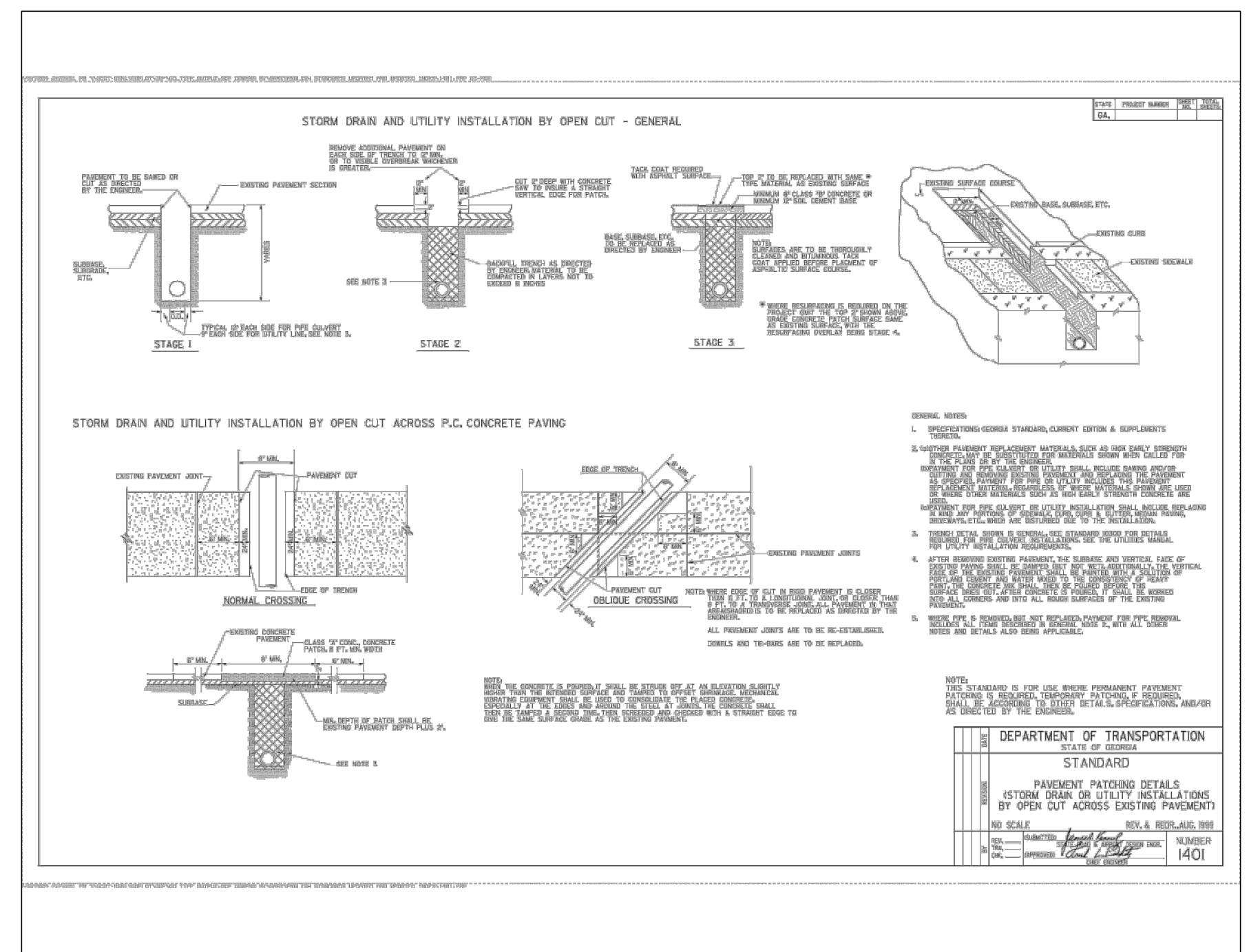
CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S.	W-39
		DATE: June 2012	



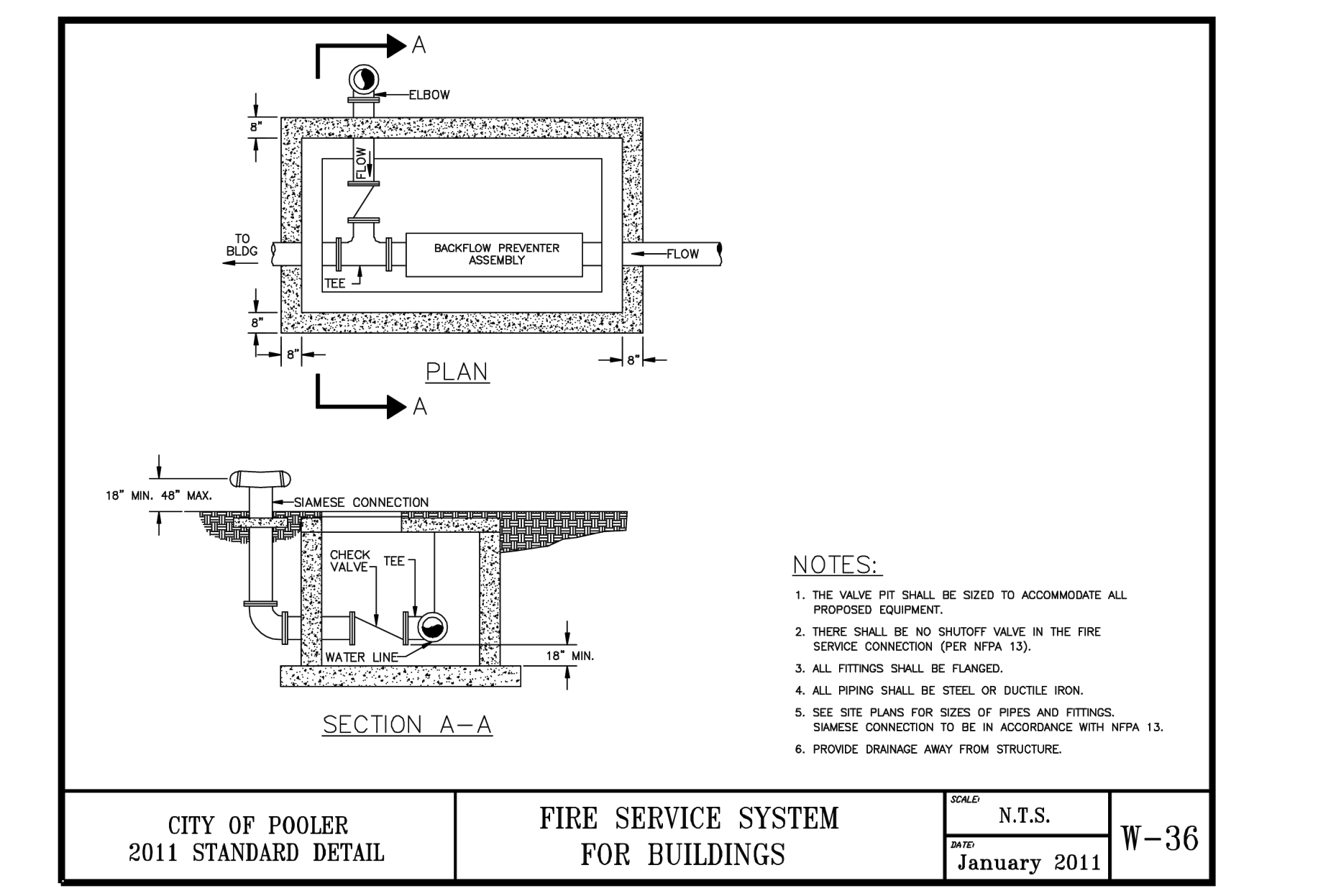
CITY OF POOLER 2011 STANDARD DETAIL	STANDARD PRECAST CONCRETE STORM MANHOLE	SCALE: N.T.S.	P-23
		DATE: August 2006	



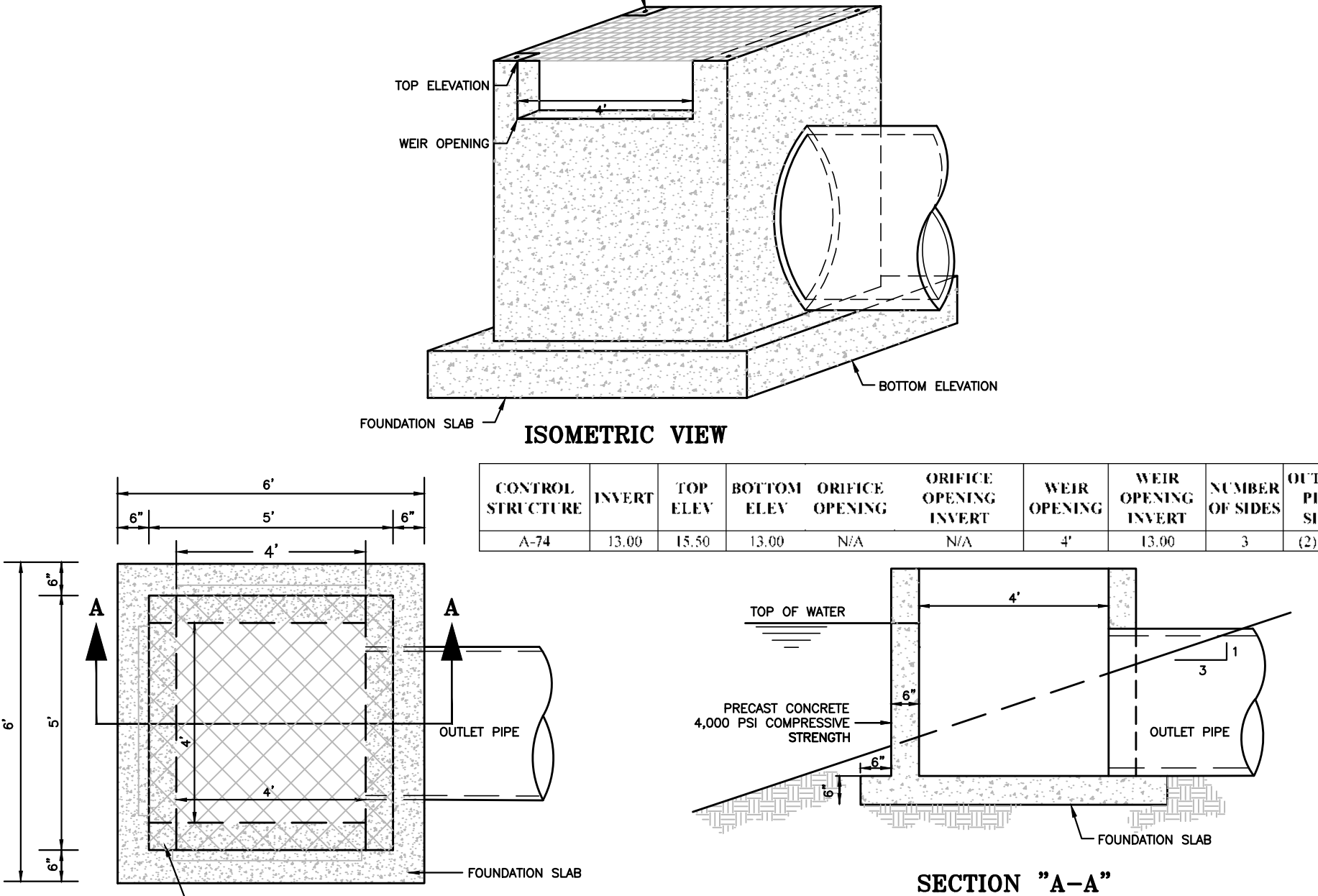
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		DATE: June 2012	



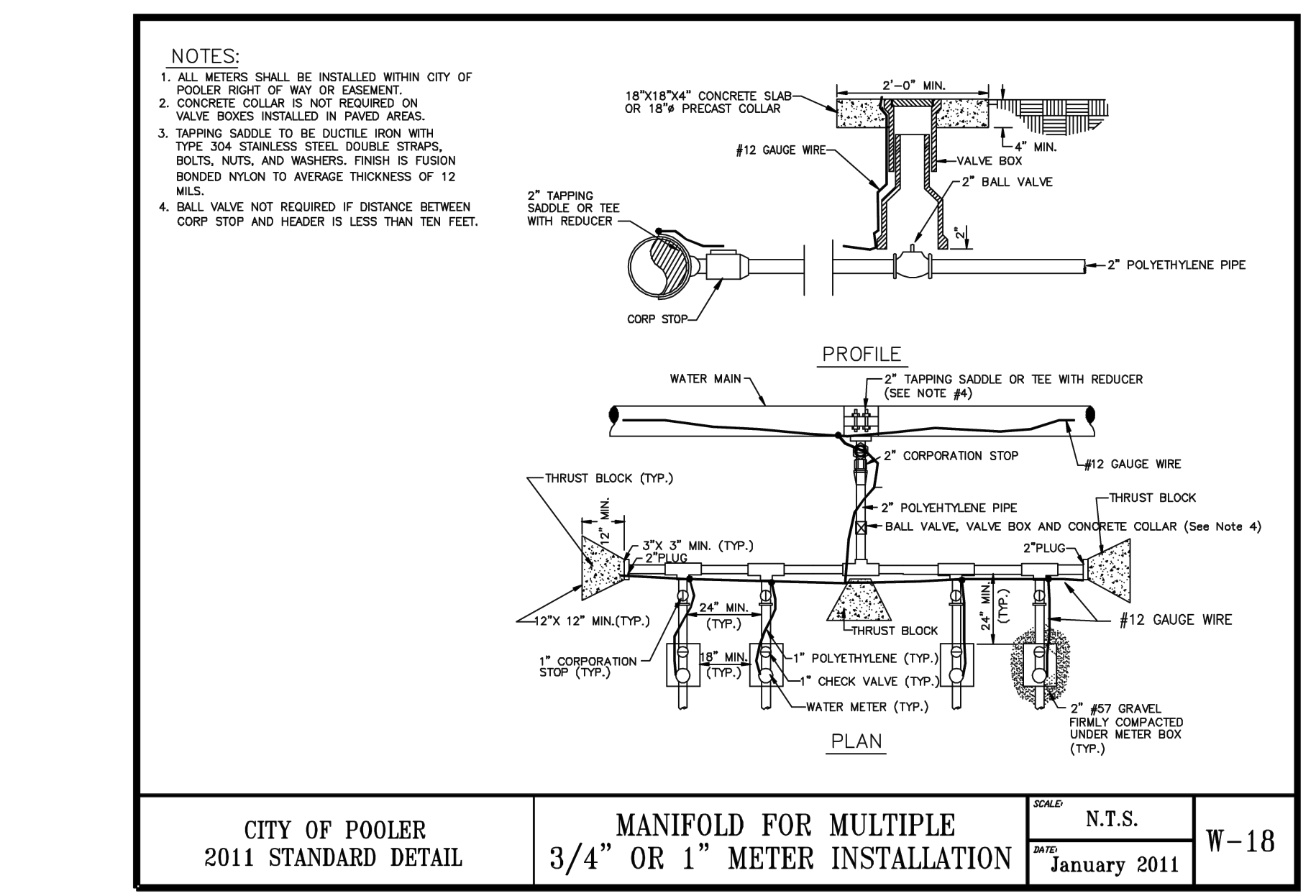
CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S.	W-39
		DATE: June 2012	



CITY OF POOLER 2011 STANDARD DETAIL	FIRE SERVICE SYSTEM FOR BUILDINGS	SCALE: N.T.S.	W-36
		DATE: January 2011	



CITY OF POOLER 2011 STANDARD DETAIL	OUTFALL STRUCTURE	SCALE: N.T.S.	W-36
		DATE: January 2011	



CITY OF POOLER 2011 STANDARD DETAIL	MANIFOLD FOR MULTIPLE 3/4" OR 1" METER INSTALLATION	SCALE: N.T.S.	W-18
		DATE: January 2011	

December 14, 2018 - 8:58 AM Printed By: hwhitfield

HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:	CITY OF POOLER REVISIONS 11/02/2003
	ISSUED FOR CONSTRUCTION 01/11/2004
	IPC SET - OWNER REVISIONS #1 02/19/2004
	IPC SET - OWNER REVISIONS #2 04/07/2004
	IPC SET - OWNER REVISIONS #3 04/07/2004
	IPC SET - OWNER REVISIONS #4 12/04/2004

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: N.T.S.		

OXFORD POOLER - PHASE 1

PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA

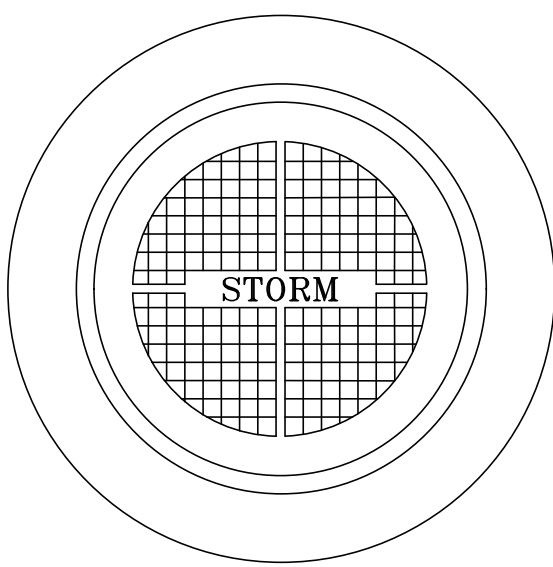
FOR

OXFORD PROPERTIES, LLC

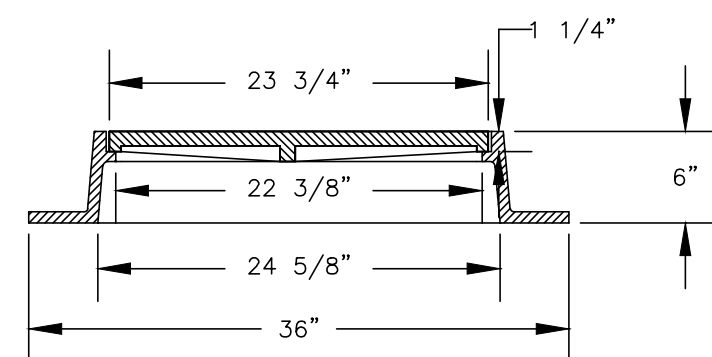
CONSTRUCTION DETAILS

C6.2

E:\Oxford Properties\122401602... Oxford Pooler - Phase 1\Cadd Files\Construction\C6_DTL6.dwg



PLAN



SECTION

NOTE:

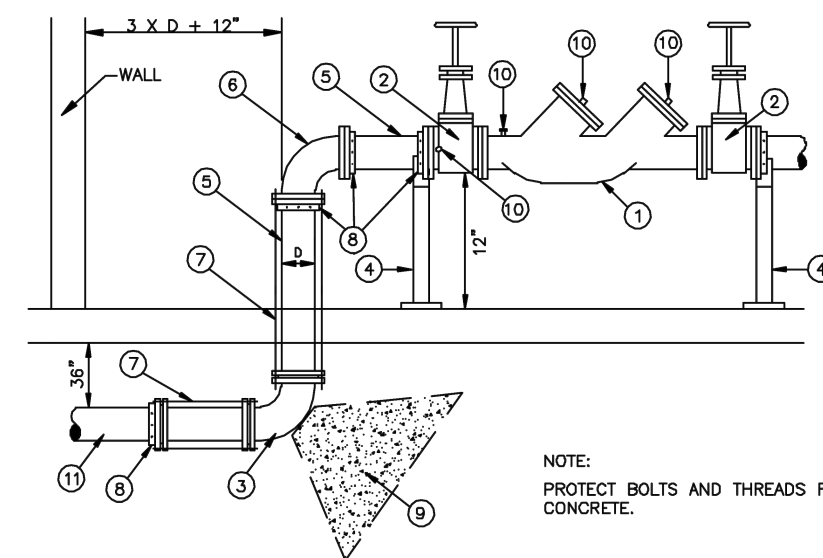
MANHOLE RIM & COVER SIMILAR TO U.S. FOUNDRY CO. USF 170-E. TOTAL WEIGHT 280# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM" (NOT VENTED).

CITY OF POOLER
2011 STANDARD DETAIL

STORM MANHOLE RING & COVER

SCALE: N.T.S.
DATE: August 2006

P-25



NOTE:
PROTECT BOLTS AND THREADS FROM CONCRETE.

MATERIALS table with columns: ITEM (QUAN), DESCRIPTION. Lists items 1-11 including reduced pressure zone device, gate valves, ductile iron pipe, flanges, and ductile iron pipe.

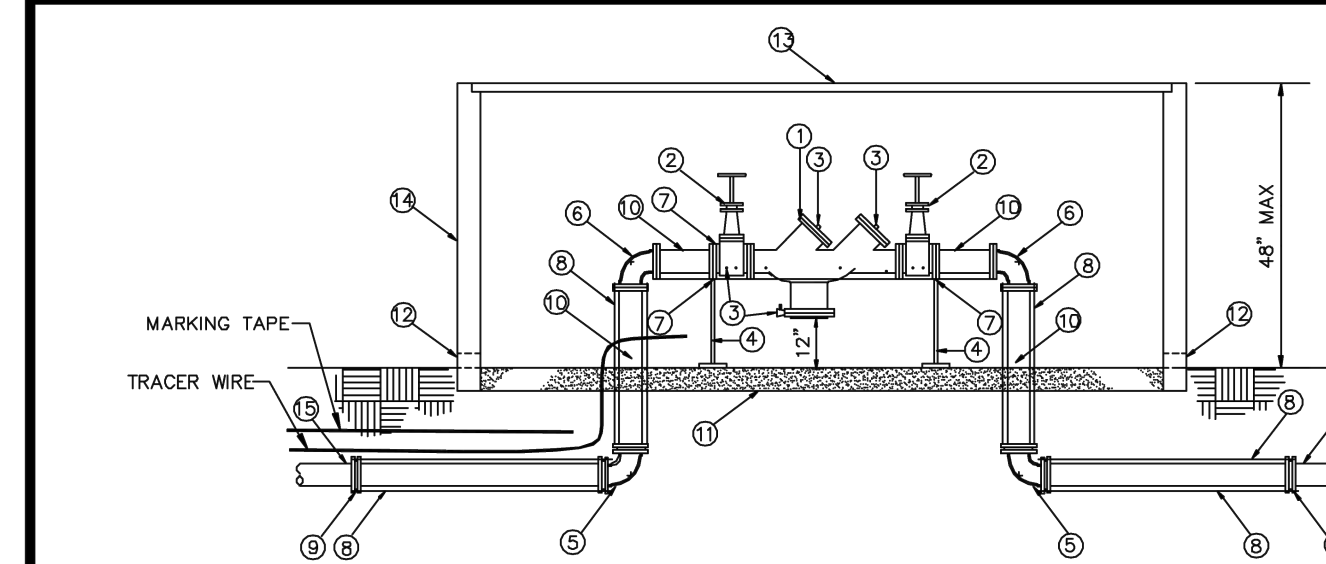
- NOTES: 1. RISER COMING THRU THE FLOOR SHALL BE 12 INCHES PLUS 3 TIMES THE DIAMETER OF THE PIPE AWAY FROM NEAREST WALL... 2. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE... 3. IF A PRESSURE MONITOR IS TO BE INSTALLED...

CITY OF POOLER
2011 STANDARD DETAIL

REDUCED PRESSURE ZONE DEVICE
DOUBLE CHECK VALVE
TYPICAL - INSIDE BUILDING INSTALLATION

SCALE: N.T.S.
DATE: January 2011

W-20



MATERIALS table with columns: ITEM (QUAN), DESCRIPTION. Lists items 1-15 including reduced pressure zone device, test cocks, galvanized pipe stand, flanges, ductile iron pipe, and gravel.

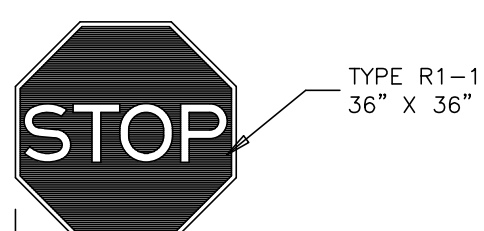
- NOTES: 1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE... 2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER...

CITY OF POOLER
2011 STANDARD DETAIL

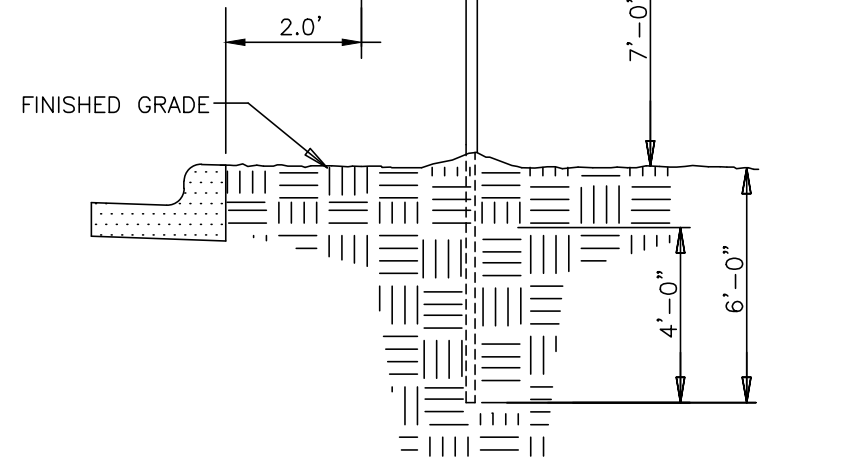
REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE - TYPICAL OUTSIDE INSTALLATION DETAIL
(3", 4", 6", 8" & 10" SIZES)

SCALE: N.T.S.
DATE: August 2006

W-29



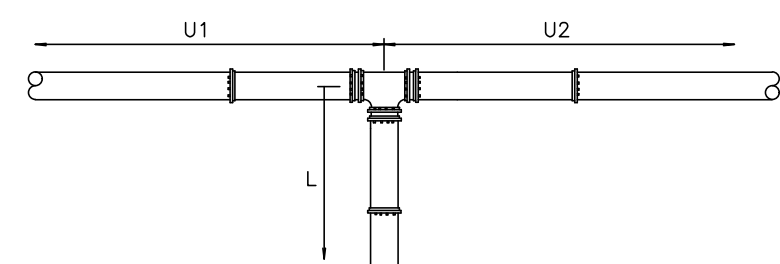
TYPE R1-1
36" x 36"



NOTE: 1. ALL STREET SIGNS SHALL CONFORM TO THE MUTCD

SIGN DETAIL

N.T.S.



NOTES:

- 1. LENGTH OF RESTRAINT SHOWN IS IN FEET. 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY. 3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION. 4. Ur = THE SMALLER OF U1 OR U2 5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH. 6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

DUCTILE IRON LINE

Table showing minimum restrained length (L) for ductile iron line based on pipe diameter and branch length (Ur).

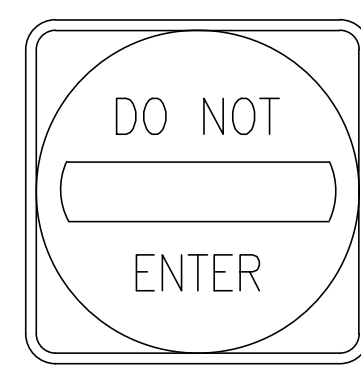
DUCTILE IRON LINE

Table showing minimum restrained length (L) for ductile iron line based on pipe diameter and branch length (Ur).

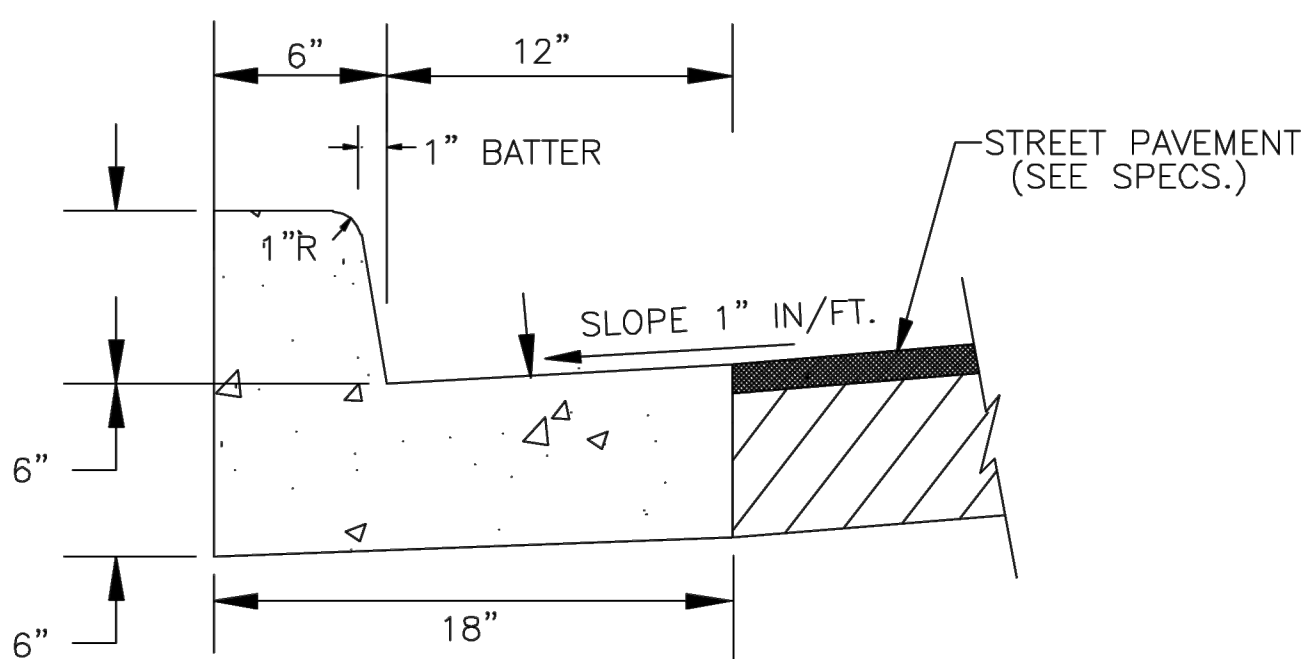
MINIMUM RESTRAINED LENGTH (L)
*RESTRAIN AT TEE ONLY.

TEE RESTRAINT (DUCTILE IRON PIPE)

N.T.S.



R5-1
30" x 30"



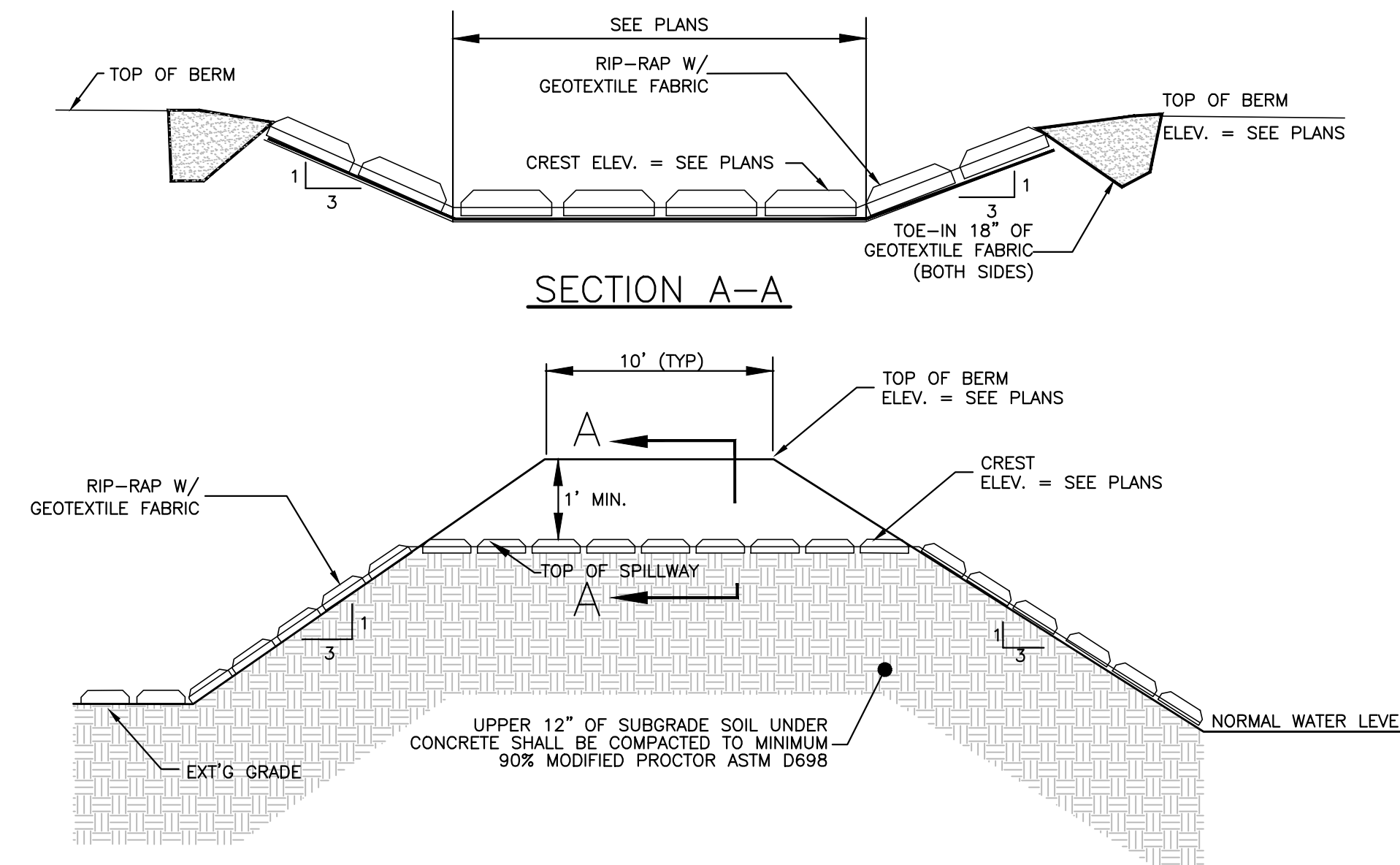
NORMAL GUTTER

CITY OF POOLER
2011 STANDARD DETAIL

18" CURB & GUTTER

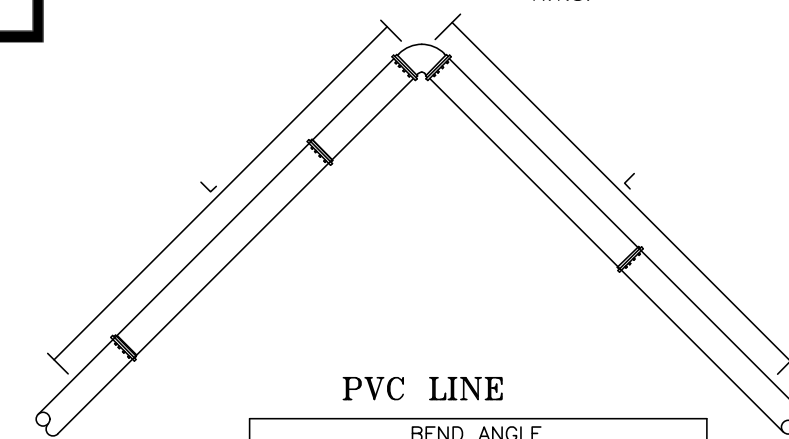
SCALE: N.T.S.
DATE: January 2004

P-03



ROCK OUTFALL SPILLWAY DETAIL

N.T.S.



PVC LINE

Table showing minimum restrained length (L) for PVC line based on pipe diameter and bend angle.

DUCTILE IRON LINE

Table showing minimum restrained length (L) for ductile iron line based on pipe diameter and bend angle.

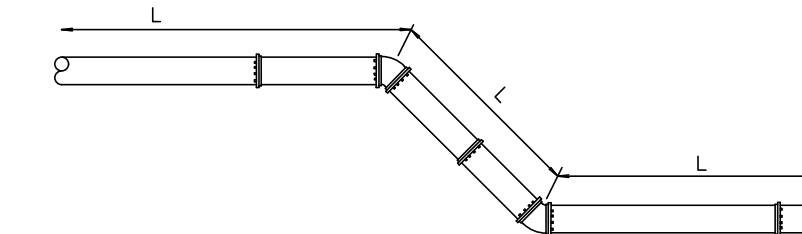
MINIMUM RESTRAINED LENGTH (L)

NOTES:

- 1. LENGTH OF RESTRAINT SHOWN IS IN FEET. 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

HORIZONTAL BEND RESTRAINT

N.T.S.



PVC LINE

Table showing minimum restrained length (L) for PVC line based on pipe diameter and bend angle.

DUCTILE IRON LINE

Table showing minimum restrained length (L) for ductile iron line based on pipe diameter and bend angle.

MINIMUM RESTRAINED LENGTH (L)

NOTES:

- 1. LENGTH OF RESTRAINT SHOWN IS IN FEET. 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

VERTICAL BEND RESTRAINT

N.T.S.



HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
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IFC SET - OWNER REVISIONS 13/04/20/2024
IFC SET - OWNER REVISIONS 14/12/24/2024

DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.

DATE: OCTOBER 5, 2023

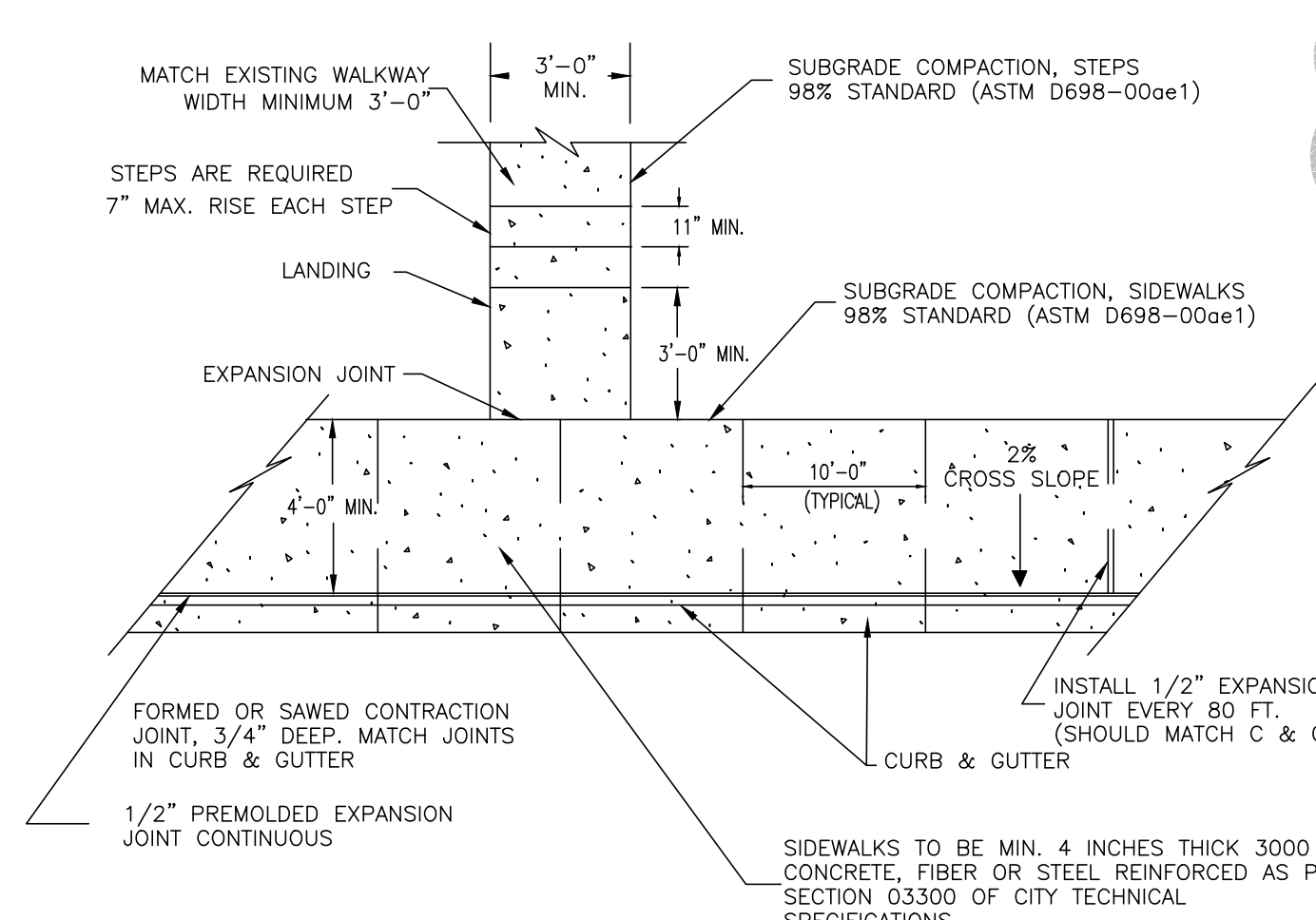
JOB NO. 122401600

SCALE: N.T.S.

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC
CONSTRUCTION DETAILS

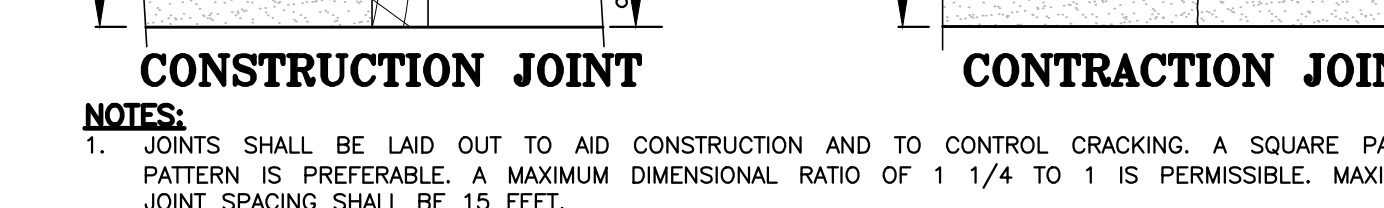
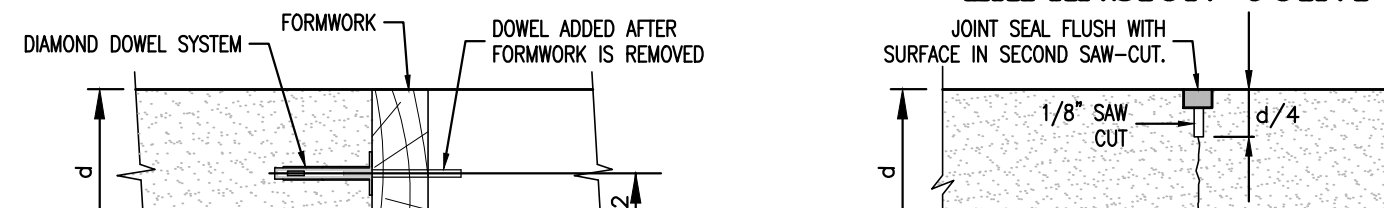
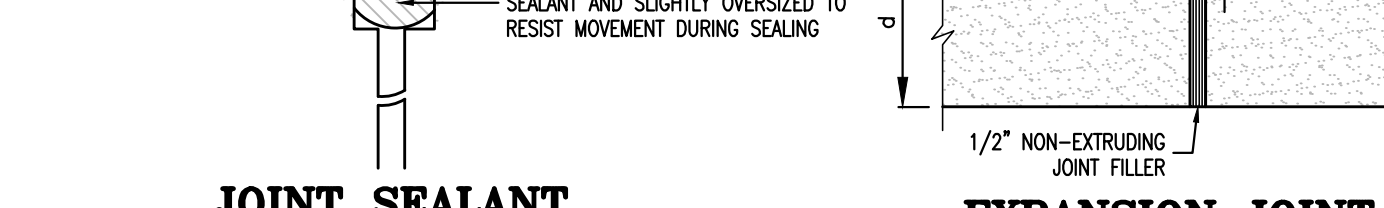
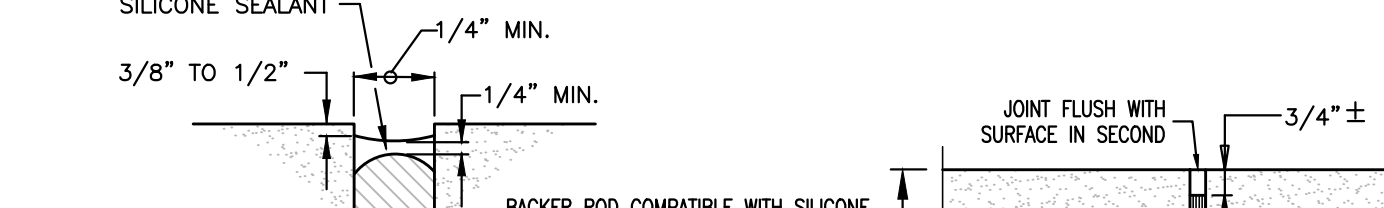
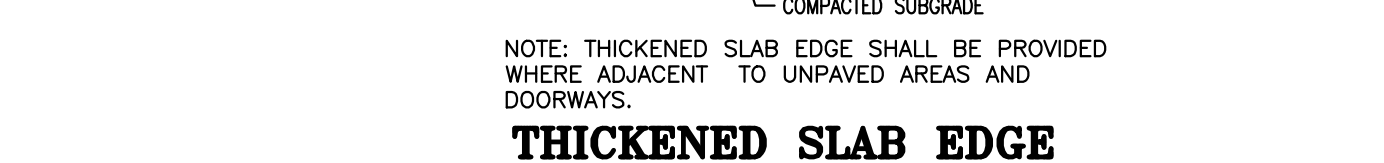
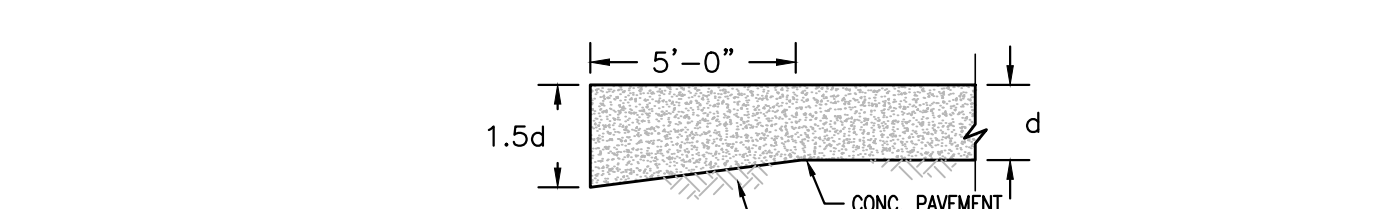
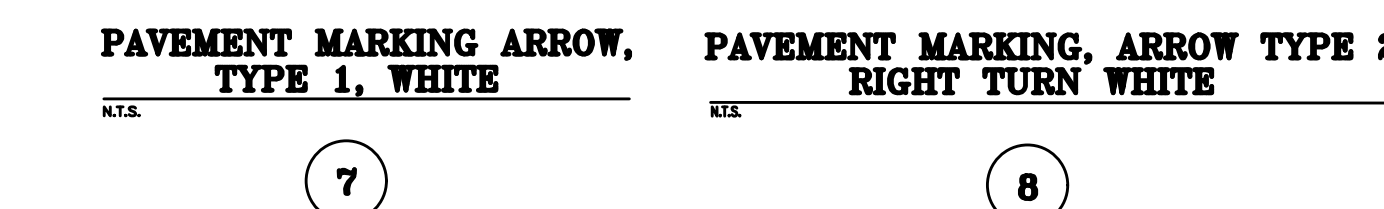
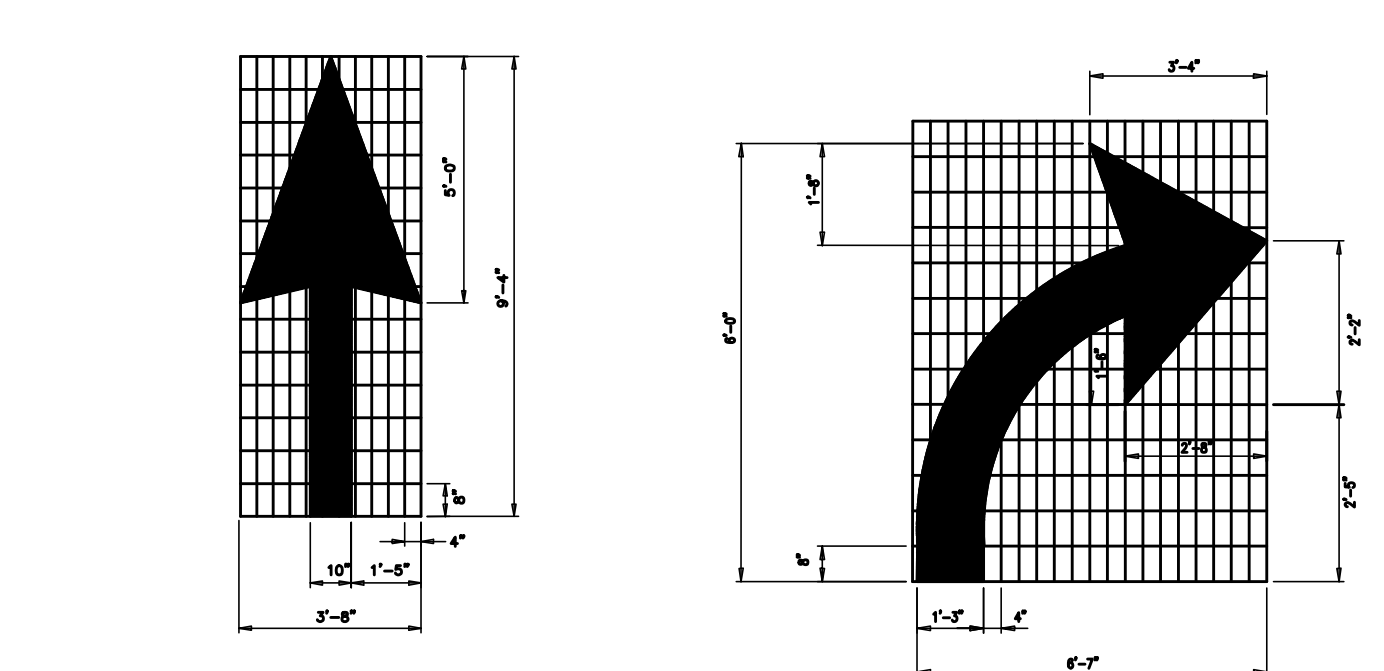
DRAWING NUMBER

C6.3



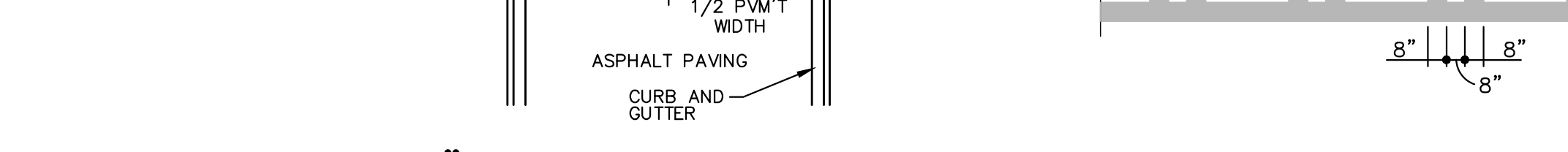
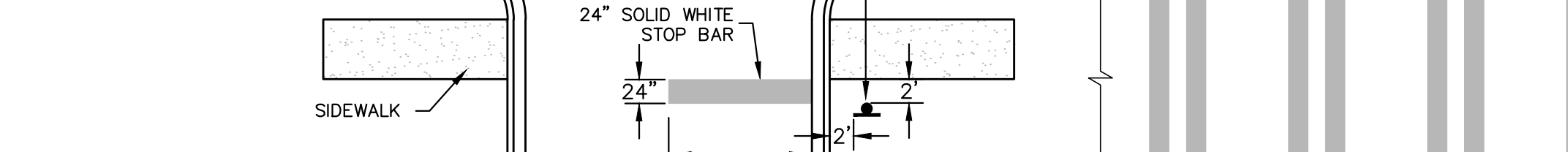
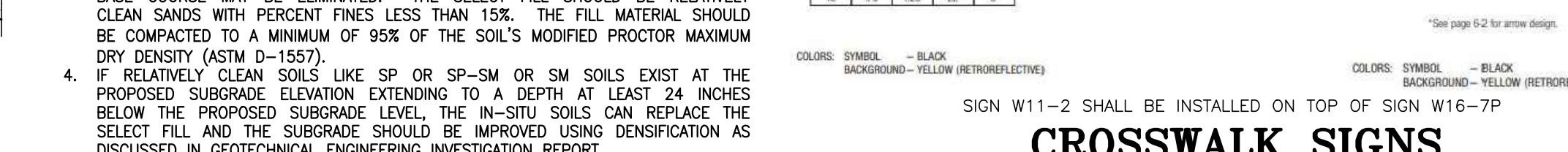
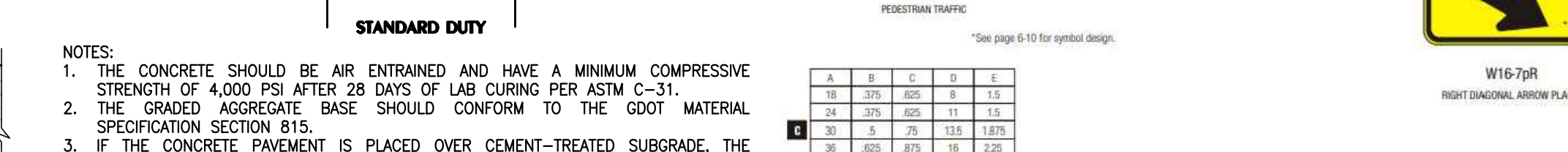
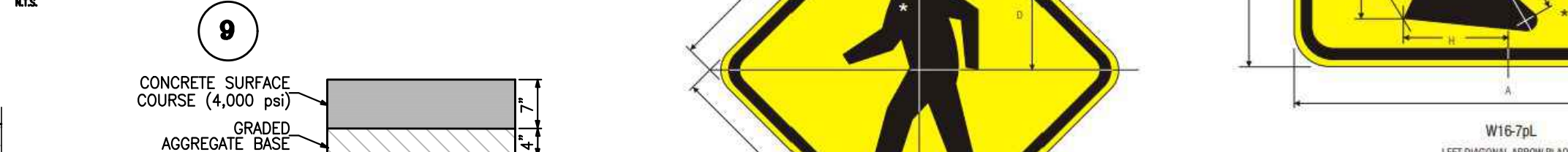
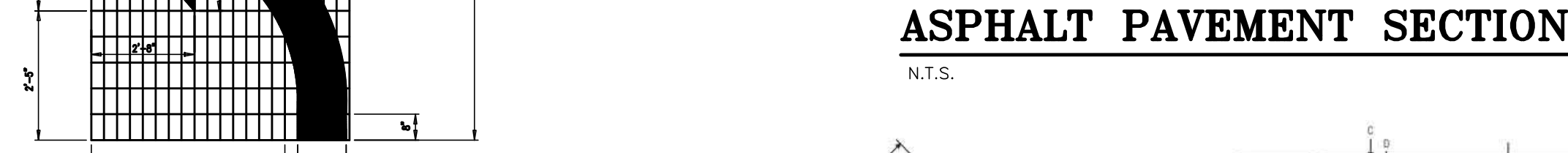
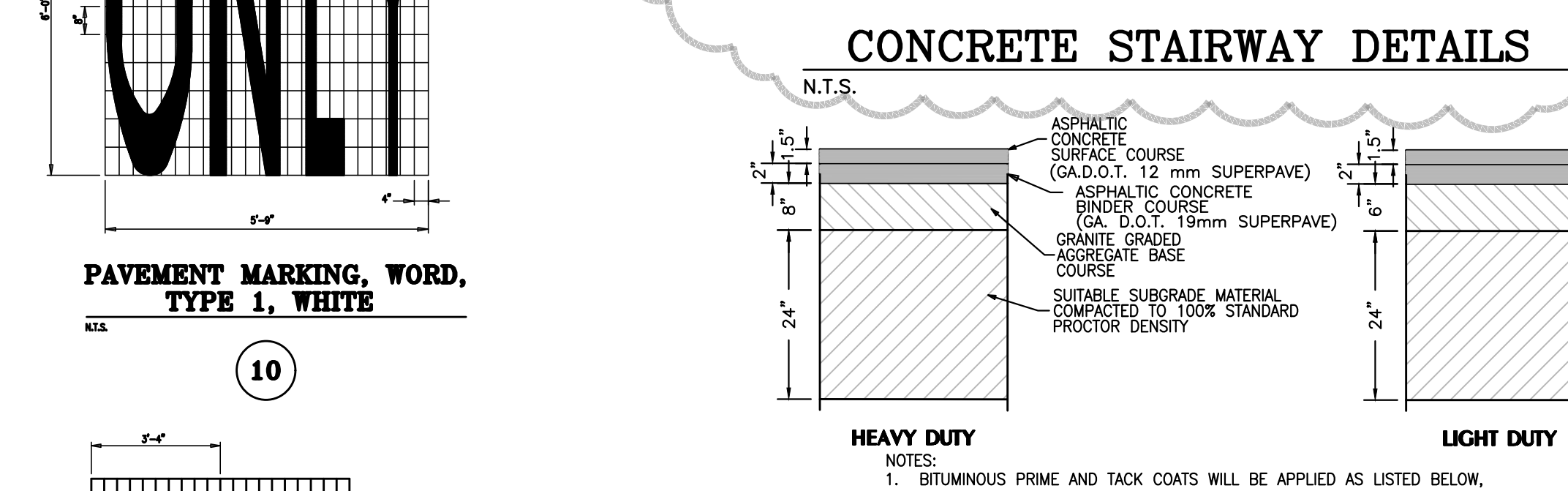
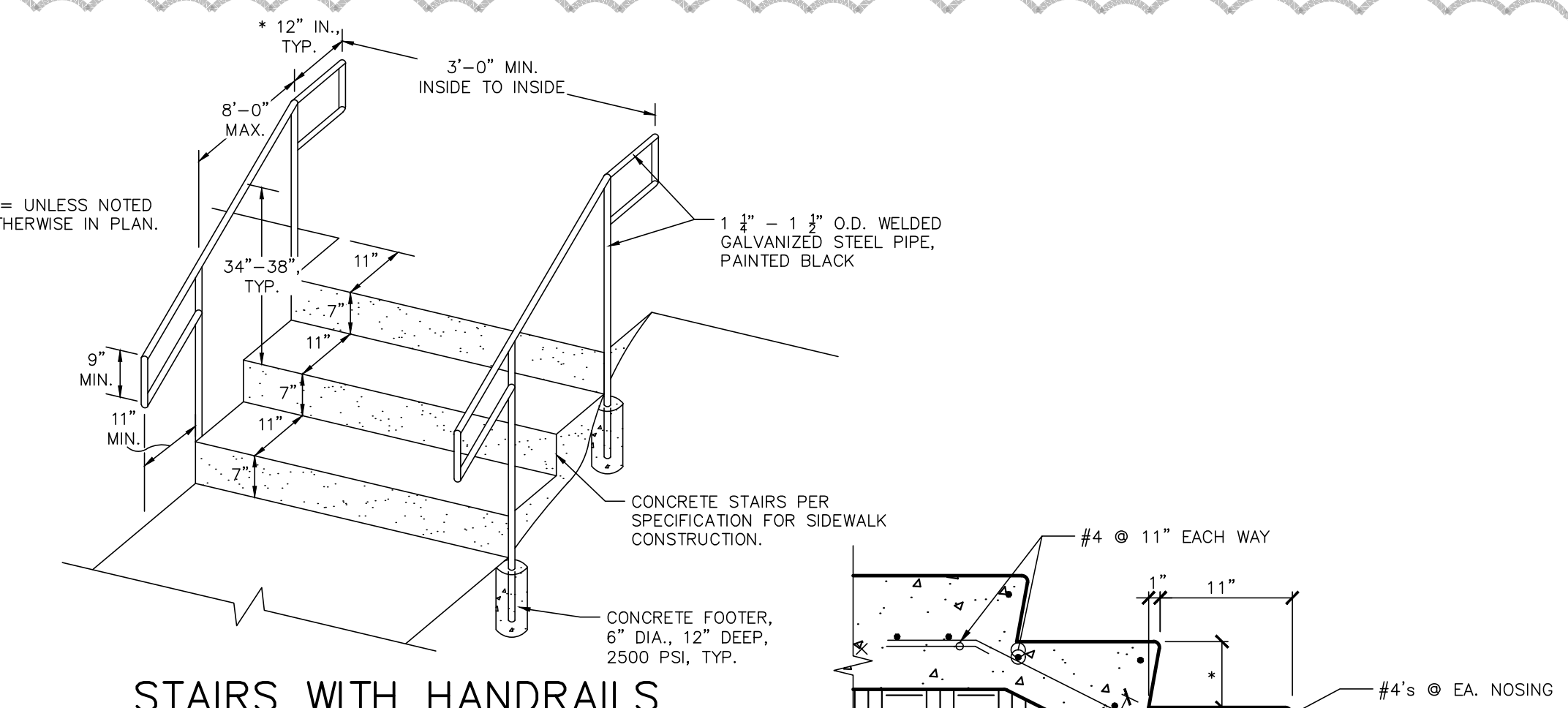
NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO TECHNICAL SPECIFICATIONS.
2. CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 10' JOINTS IN THE CURB.
3. ADA COMPLIANT WHEEL CHAIR RAMPS SHALL BE INSTALLED AT EACH INTERSECTION OR DESIGNATED CROSSWALK LOCATION AND MUST MEET THE MOST CURRENT ADA STANDARDS AND SPECIFICATIONS AT THE TIME OF CONSTRUCTION.

SIDEWALK AND SIDEWALK DETAIL
N.T.S.

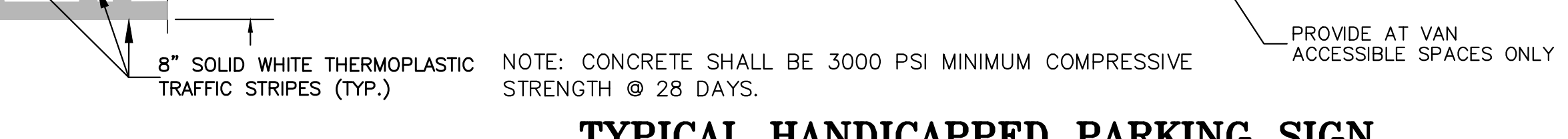
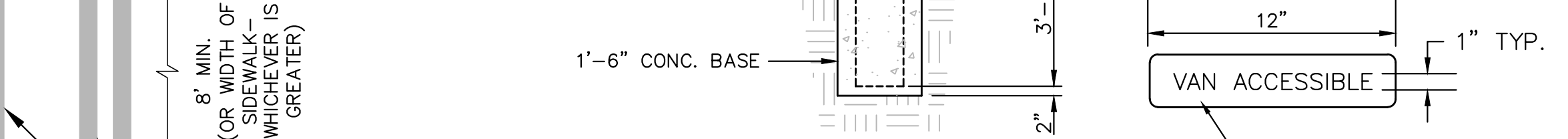
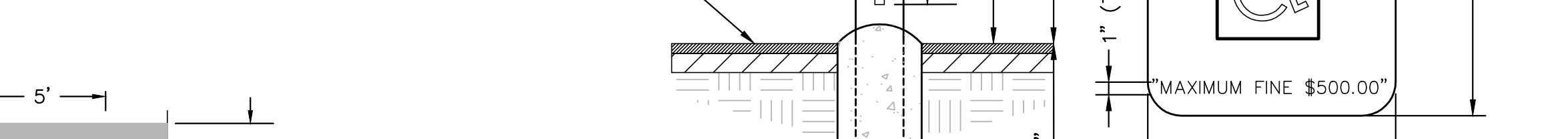
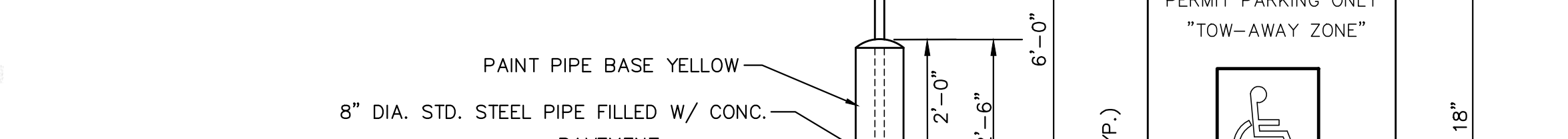
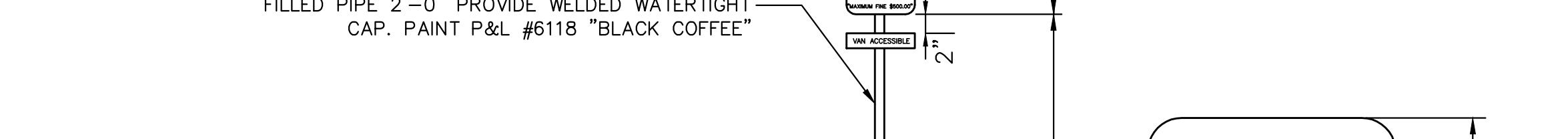
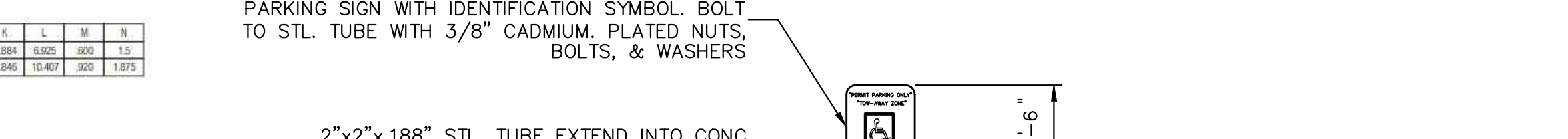
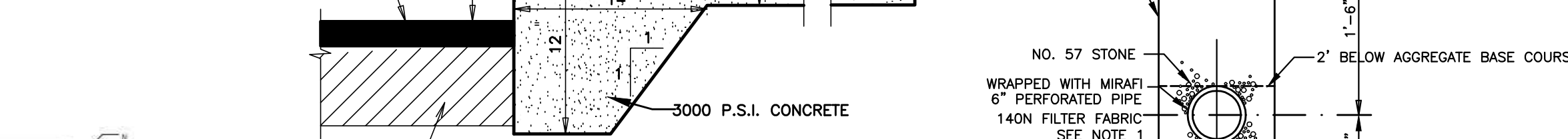
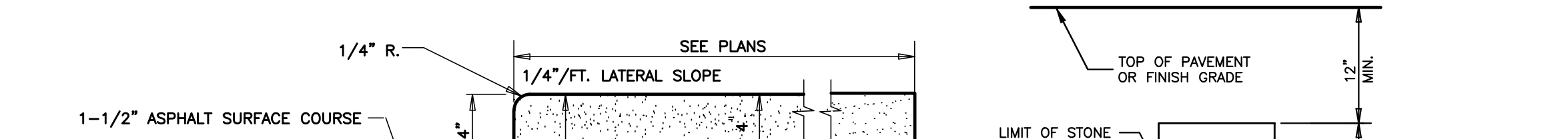
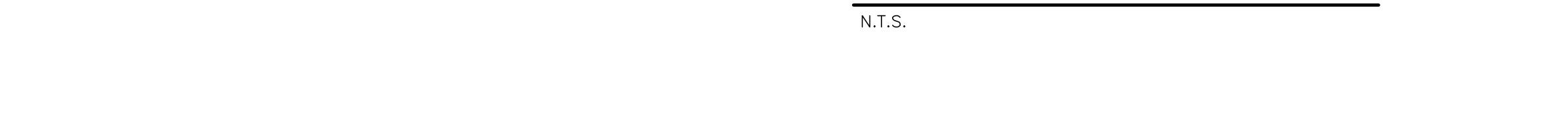
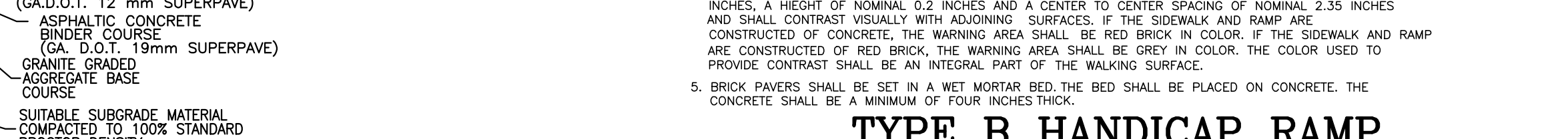
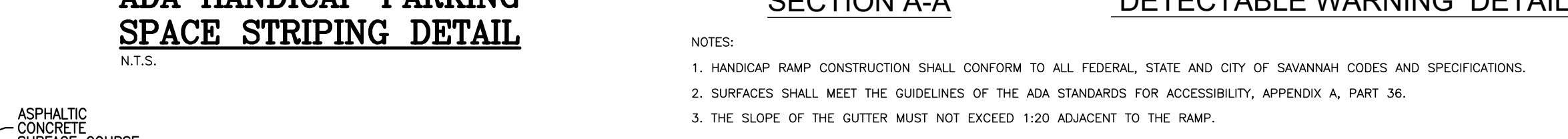
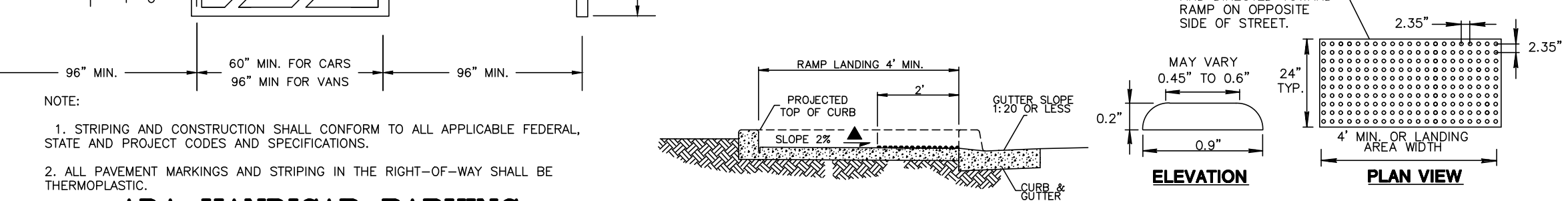
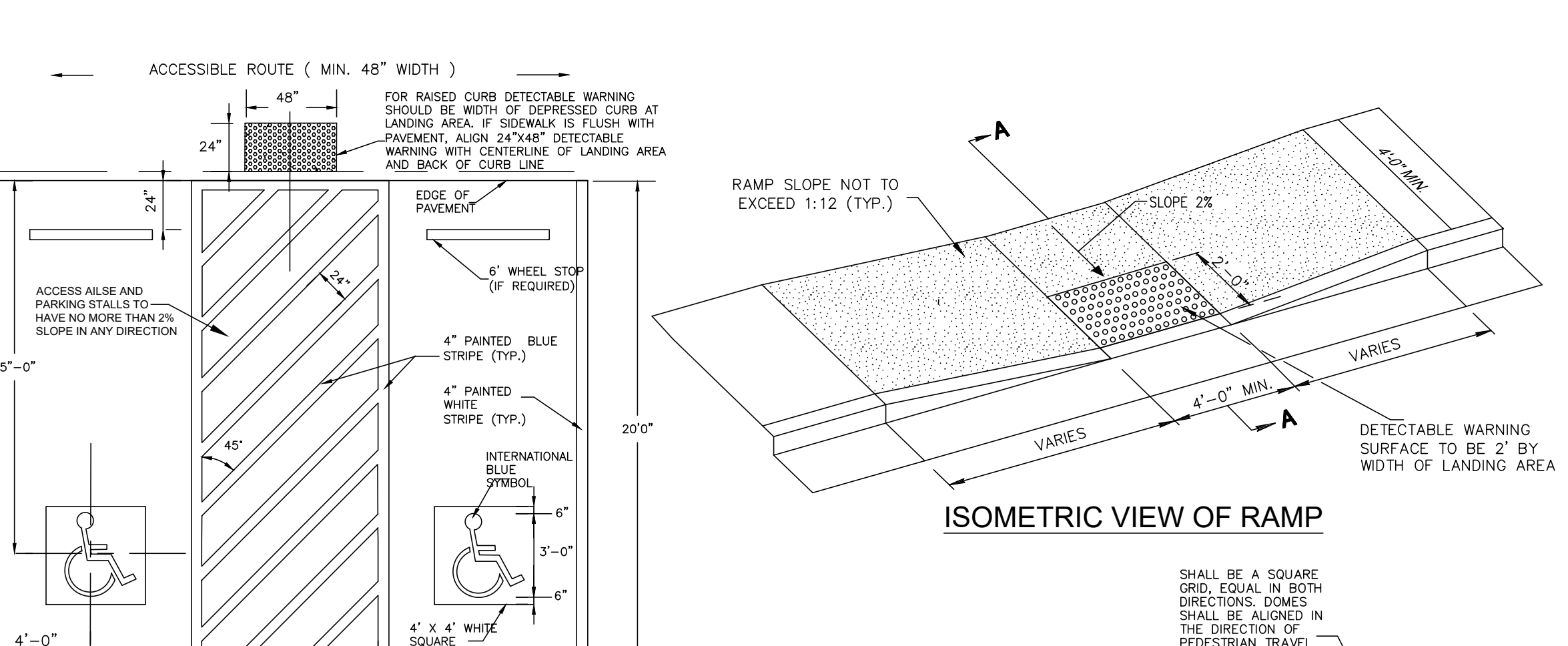


- CONSTRUCTION JOINT**
- JOINTS SHALL BE LAID OUT TO AID CONSTRUCTION AND TO CONTROL CRACKING. A SQUARE PANEL PATTERN IS PREFERABLE. A MAXIMUM DIMENSIONAL RATIO OF 1 1/4 TO 1 IS PERMISSIBLE. MAXIMUM JOINT SPACING SHALL BE 15 FEET.
 - JOINT SEALANT FOR HEAVY DUTY CONCRETE (RAMP) AREAS SHALL BE FAA P-605 JET FUEL RESISTANT (IN ACCORDANCE WITH ASTM D1854 & D3569) JOINT SEALANT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL OTHER CONCRETE JOINT SEALANTS SHALL CONFORM TO ASTM D6690.
 - DIRECTION OF THE PAVING SHALL BE DETERMINED BY THE CONTRACTOR.
 - CONSTRUCTION JOINTS MAY BE USED AT THE LOCATION OF ANY NORMALLY SCHEDULED CONTRACTION JOINT.
 - CONTRACTION JOINT SHALL BE EDGED WITH 1/8" RADIUS WHEN FORMED.
 - CONCRETE JOINT SPALLS, POP OUTS, AND OTHER CONCRETE SURFACE FAILURES, AS DEEMED EXCESSIVE BY THE ENGINEER AND WHICH CANNOT BE FILLED IN WITH HOT POUR JOINT SEALANT MATERIAL, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER USING AN ELASTOMERIC CONCRETE CONSISTING OF A FLUID BASE OR BINDER WITH SUITABLE REINFORCING AGENTS TO PROVIDE A PRODUCT THAT FLOWS READILY, STRONGLY ADHERES TO CONCRETE AND REQUIRES NO EXTERNAL APPLICATION OF HEAT FOR CURING. DELPATCH AS MANUFACTURED BY THE D.S. BROWN COMPANY, OR APPROVED EQUAL, SHALL BE USED.
 - THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A JOINTING PLAN CONFORMING TO THE CONTRACT PLANS, SPECIFICATIONS, FAA SPECIFICATIONS AND RECOMMENDATIONS OUTLINED BY THE PORTLAND CEMENT ASSOCIATION AS "JOINTING CRITERIA" AND CONFORMING TO ACI 308R-92 PRIOR TO PLACING CONCRETE.
 - THE CONTRACTOR SHALL INCLUDE THE "DIAMOND DOWEL" SYSTEM IN CONSTRUCTION JOINTS AND CONFORM TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 - NO CONCRETE WILL BE POURED UNTIL FORMS HAVE BEEN INSPECTED AND APPROVED BY THE OWNER.
 - THE CONTRACTOR SHALL REFER TO STRUCTURAL/ARCHITECTURAL PLANS FOR JOINT REQUIREMENTS AT BUILDING/FOUNDATION INTERFACE.

CONCRETE PAVEMENT JOINT DETAILS
N.T.S.



CONCRETE PAVEMENT JOINT DETAILS
N.T.S.



CONCRETE PAVEMENT JOINT DETAILS
N.T.S.

HUSSEY GAY BELL

Established 1958

 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
 CITY OF POOLER REVISIONS 11/02/2023
 ISSUED FOR CONSTRUCTION 01/11/2024
 IFC SET - OWNER REVISIONS 11/02/19/2024
 IFC SET - OWNER REVISIONS 12/04/19/2024
 IFC SET - OWNER REVISIONS 13/14/20/2024
 IFC SET - OWNER REVISIONS 14/12/21/2024

DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.
 DATE: OCTOBER 5, 2023
 JOB NO. 122401600
 SCALE: N.T.S.

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
CONSTRUCTION DETAILS

DRAWING NUMBER
C6.4

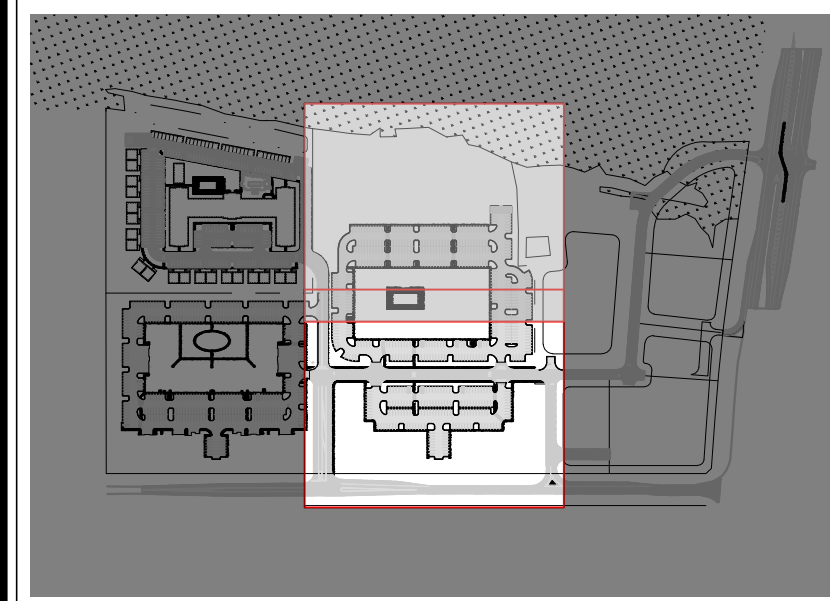
ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET AL.

GSWCC Level II
Design Professional
Cert. #0000061303



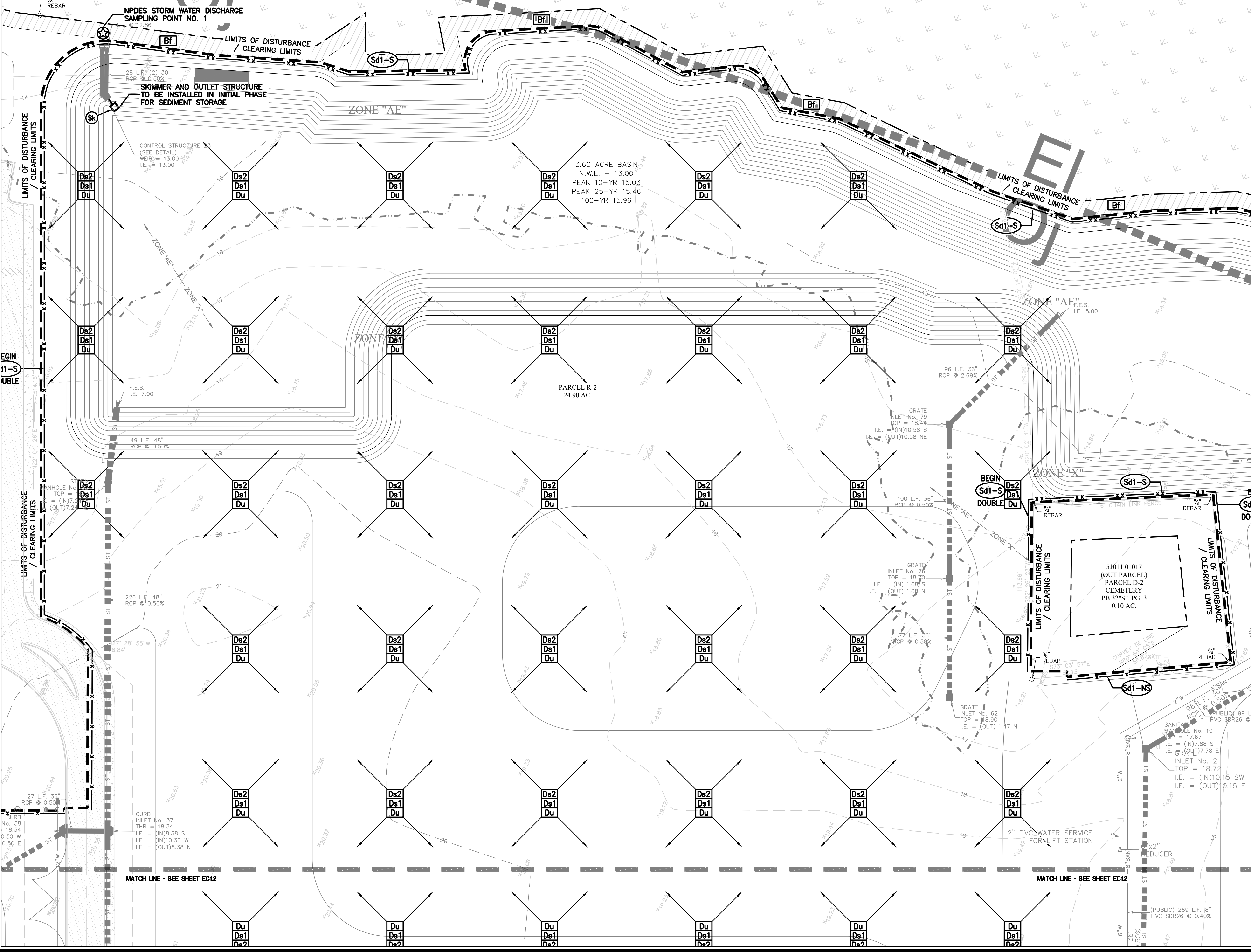
December 14, 2018 - 8:59 AM Printed By: hwhiffled



PROJECT INDEX MAP

CONSTRUCTION SEQUENCE

- INITIAL PHASE**
1. INSTALL CONSTRUCTION EXIT(S).
 2. INSTALL SILT FENCE AND TEMPORARY SEDIMENT TRAPS, DISTURBING ONLY THOSE AREAS NEEDED FOR INSTALLATION.
 3. INSTALL TEMPORARY DIVERSION SWALES/BERMS.
 4. CONTACT CIVIL ENGINEERING CONSULTANT TO SCHEDULE AN INSPECTION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER BMPs WITHIN 7 DAYS AFTER INSTALLATION.
 5. CLEAR AND GRUB THE SITE, AND DEMOLISH ITEMS SPECIFIED TO BE REMOVED.
- INTERMEDIATE PHASE**
1. INSTALL INLETS, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION AT ALL INLETS AS EACH INLET IS INSTALLED.
 2. INSTALL RIP RAP OUTLET PROTECTION AS EACH OUTLET IS INSTALLED.
 3. BEGIN MASS GRADING.
 4. AS GRADING PROGRESSES, MODIFY AND RELOCATE DIVERSION SWALES/BERMS TO ROUTE RUNOFF TO THE SEDIMENTS.
 5. STABILIZE DISTURBED AREAS WITH DUST CONTROL AND TEMPORARY SEEDING.
- FINAL PHASE**
1. MAINTAIN ALL BMPs THROUGHOUT THE PROJECT AS CONSTRUCTION PROGRESSES.
 2. COMPLETE FINAL GRADING.
 3. INSTALL SIDEWALKS AND PAVE PROPOSED PARKING AREAS.
 4. STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING OR SPRIGGING AS INDICATED IN THE PLANS.
 5. ONCE THE SITE HAS BEEN FULLY STABILIZED, REMOVE ALL TEMPORARY BMPs.



HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

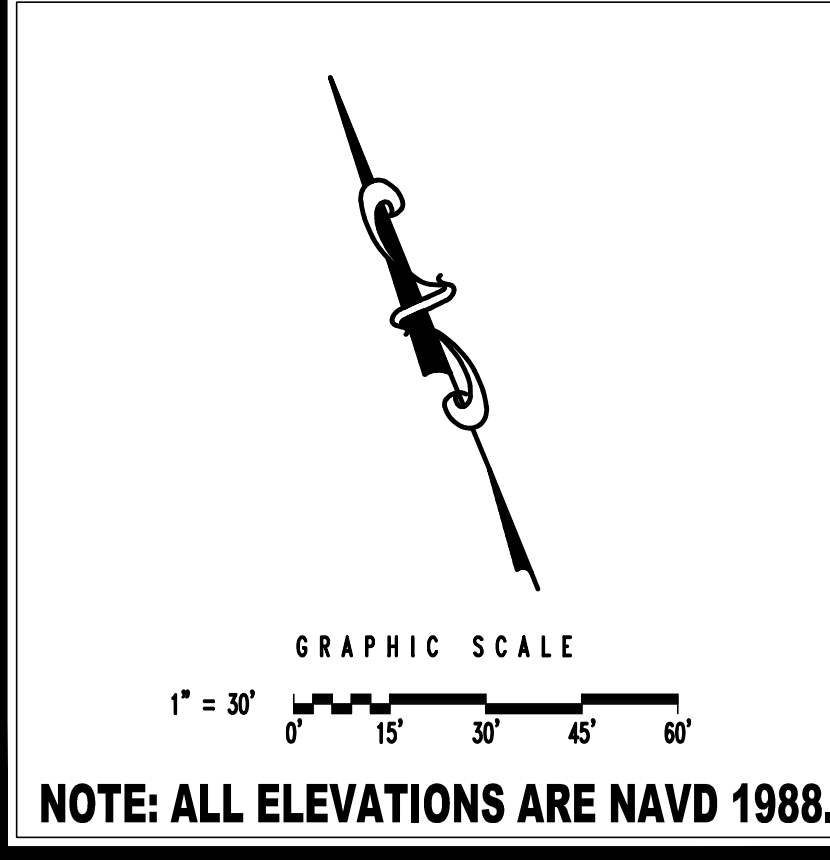
CITY OF POOLER REVISIONS 11/02/2023
ISSUED FOR CONSTRUCTION 01/11/2024
IFC SET - OWNER REVISIONS #1 02/19/2024
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IFC SET - OWNER REVISIONS #3 04/07/2024
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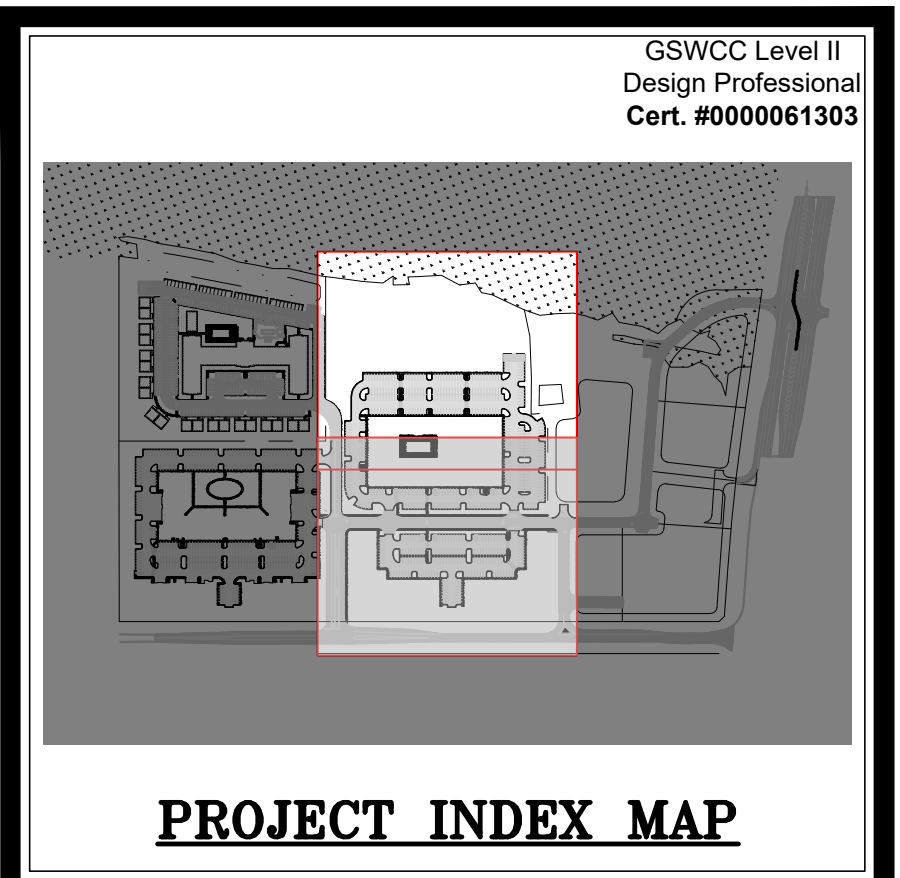
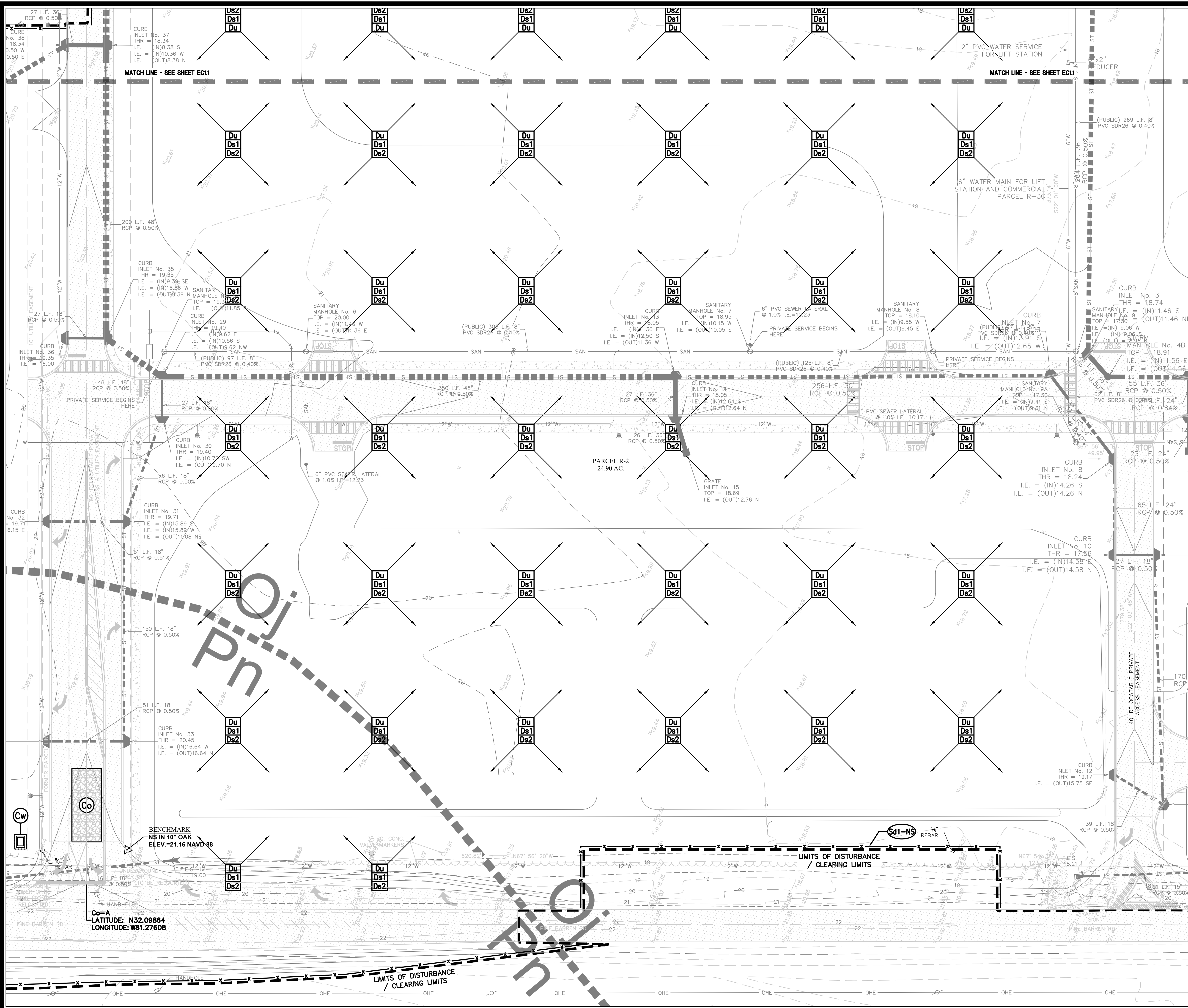
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H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: 1" = 30'		

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC

EROSION AND SEDIMENT CONTROL PLAN - INITIAL PHASE

DRAWING NUMBER
EC1.1





CONSTRUCTION SEQUENCE

- INITIAL PHASE**
1. INSTALL CONSTRUCTION EXIT(S).
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REVISIONS:

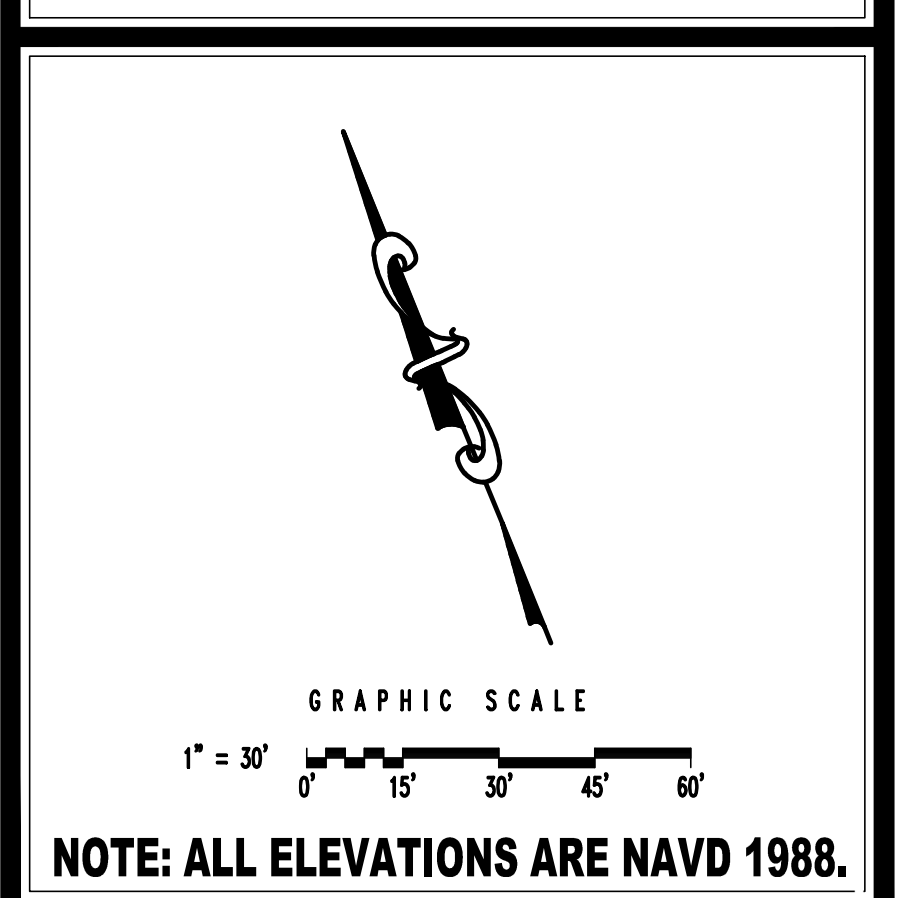
CITY OF POOLER REVISIONS 11/02/2023	ISSUED FOR CONSTRUCTION 01/11/2024
IFC SET - OWNER REVISIONS 11/02/19/2024	IFC SET - OWNER REVISIONS 12/04/08/2024
IFC SET - OWNER REVISIONS 13/04/07/2024	IFC SET - OWNER REVISIONS 14/12/04/2024

DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.

DATE: OCTOBER 5, 2023

JOB NO. 122401600

SCALE: 1" = 30'



NOTE: ALL ELEVATIONS ARE NAVD 1988.

GSWCC Level II
Design Professional
Cert. #000061303

HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

OXFORD POOLER - PHASE 1
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POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC

EROSION AND SEDIMENT CONTROL PLAN - INITIAL PHASE

DRAWING NUMBER
EC1.2

E:\Oxford Properties\122401602 - Oxford Pooler - Phase 1\Cadd Files\Construction\EC1_ESCP_1.dwg December 14, 2016 - 8:50 AM Printed By: hwhiffled

ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET AL.

(2) 30" DIA. RCP
 $Q_{25} = 31.45$ C.F.S.
 $V = 4.58$ F.P.S.
 $T_w = 12.86'$
 $L_A = 15'$
 $W_1 = 7.5'$
 $W_2 = 22.5'$
 $d_{50} = 0.7'$
 $D = 1.05'$

NPDES STORM WATER DISCHARGE
SAMPLING POINT NO. 1

CONTROL STRUCTURE 23
(SEE DETAIL)
WEIR = 13.00'
I.E. = 13.00'

3.60 ACRE BASIN
N.W.E. = 13.00'
PEAK 10-YR 15.03'
PEAK 25-YR 15.46'
100-YR 15.96'

48" DIA. RCP
 $Q_{25} = 46.84$ C.F.S.
 $V = 3.71$ F.P.S.
 $T_w = 13.00'$
 $L_A = 24'$
 $W_1 = 12'$
 $W_2 = 36'$
 $d_{50} = 0.9'$
 $D = 1.35'$

36" DIA. RCP
 $Q_{25} = 15.43$ C.F.S.
 $V = 2.17$ F.P.S.
 $T_w = 13.00'$
 $L_A = 18'$
 $W_1 = 9'$
 $W_2 = 27'$
 $d_{50} = 0.8'$
 $D = 1.2'$

49" L.F. 48"
RCP @ 0.30%

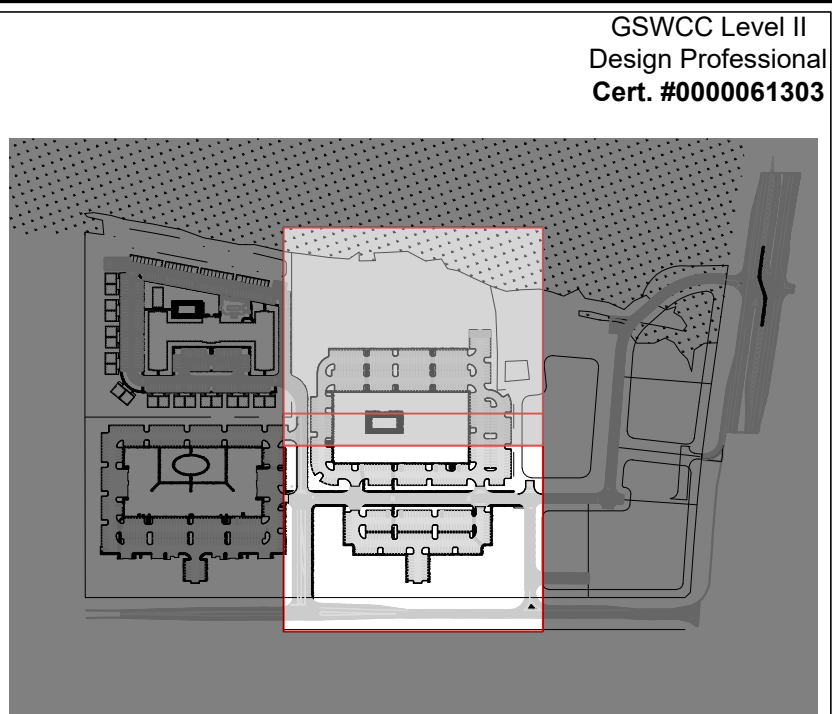
100' L.F. 36"
RCP @ 0.50%

77' L.F. 36"
RCP @ 0.50%

SANITALE No. 10
TOP = 17.67'
I.E. = (IN)7.88 S
I.E. GRADE = 7.78 E
INLET No. 2
TOP = 18.72'
I.E. = (IN)10.15 SW
I.E. = (OUT)10.15 E

MATCH LINE - SEE SHEET EC22

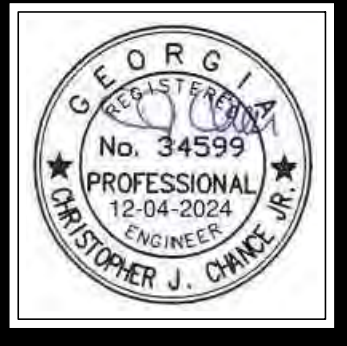
MATCH LINE - SEE SHEET EC22



PROJECT INDEX MAP

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HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

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DESIGNED DRAWN CHECKED
H.S.W. J.J.M. C.J.C.
DATE: OCTOBER 5, 2023
JOB NO. 122401600
SCALE: 1" = 30'

OXFORD POOLER - PHASE 1

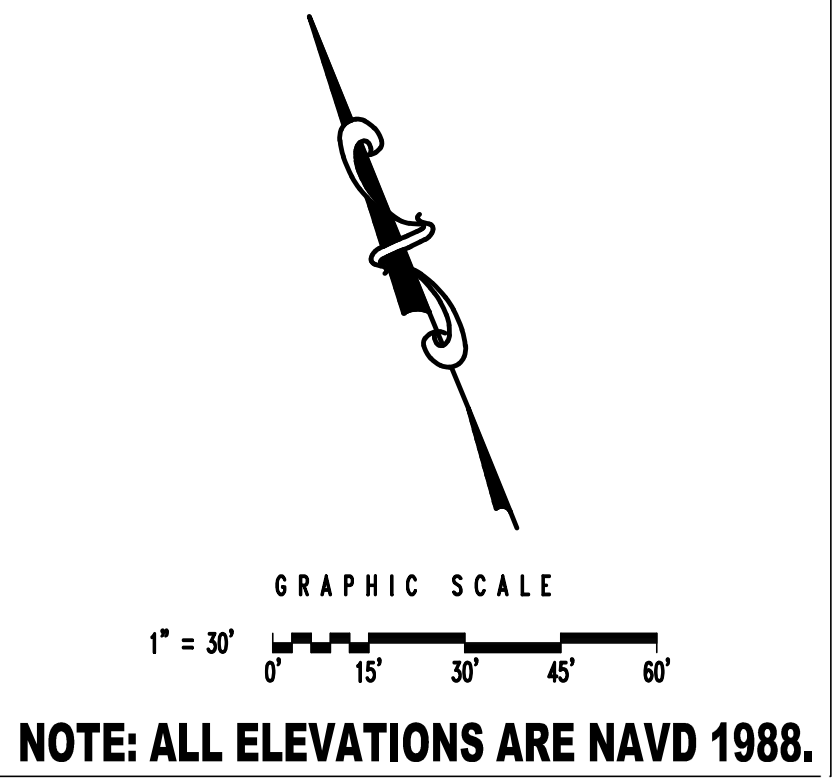
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA

OXFORD PROPERTIES, LLC

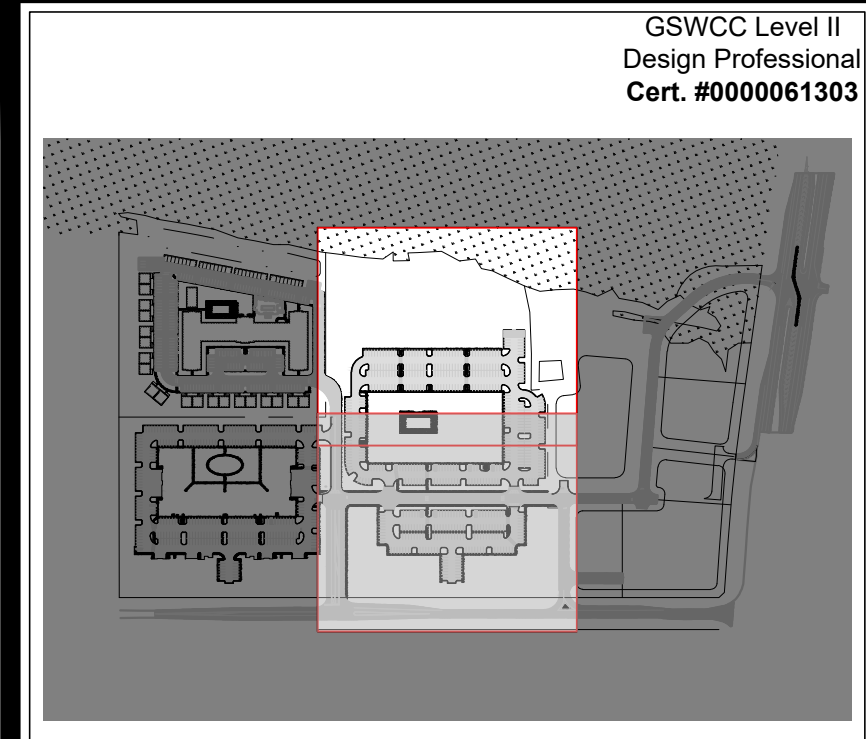
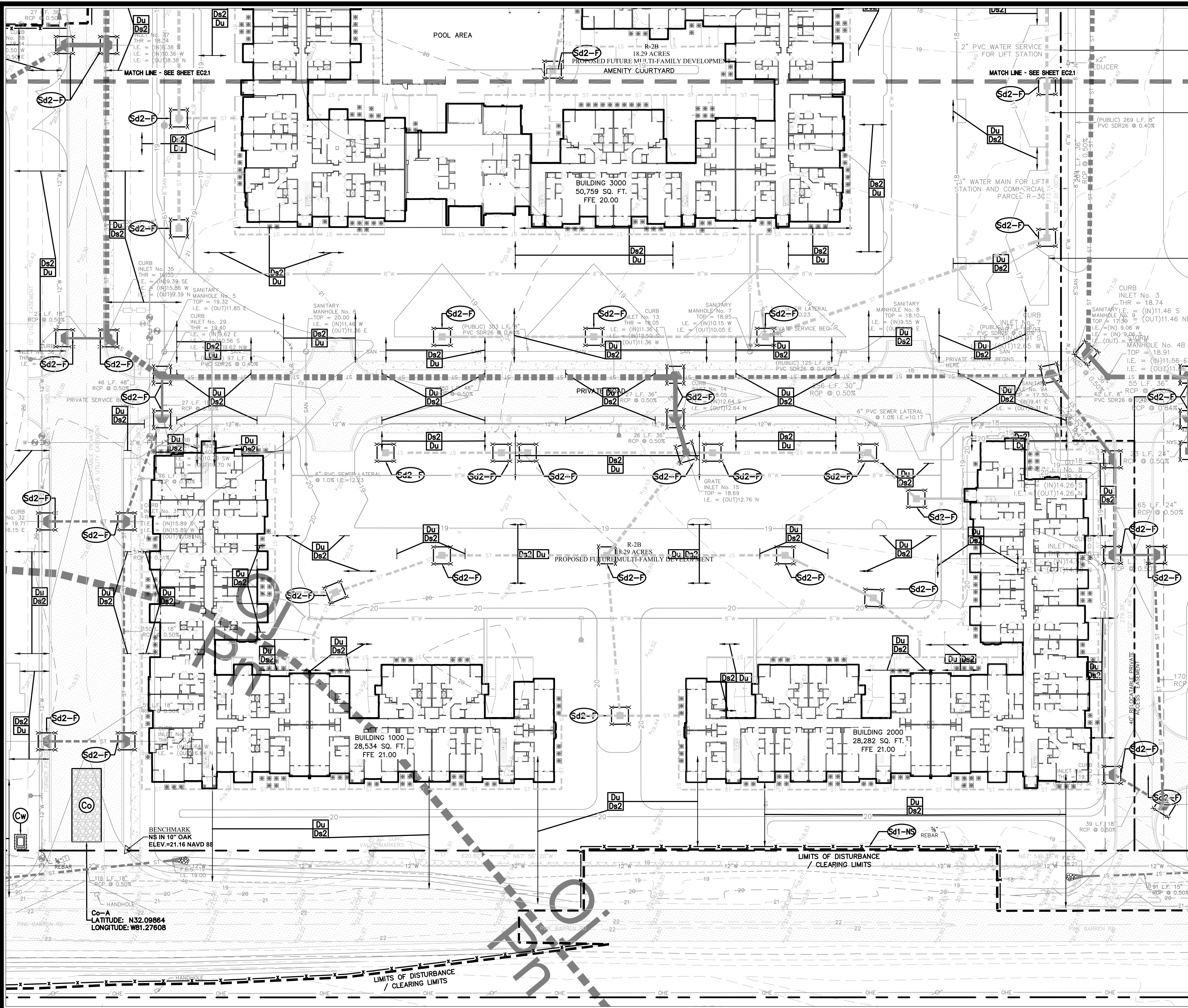
FOR

EROSION AND SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE

DRAWING NUMBER
EC2.1



NOTE: ALL ELEVATIONS ARE NAVD 1988.



PROJECT INDEX MAP

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DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.

DATE: OCTOBER 5, 2023

JOB NO. 122401600

SCALE: 1" = 30'

OXFORD POOLER - PHASE 1
 PINE BARREN ROAD AND POOLER PARKWAY
 POOLER, GEORGIA
 FOR
OXFORD PROPERTIES, LLC
 EROSION AND SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE

GRAPHIC SCALE
 1" = 30'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

DRAWING NUMBER
EC2.2

GSWCC Level II
 Design Professional
 Cert. #000061303

PROFESSIONAL
 No. 34599
 12-04-2024
 GEORGINA
 ENGINEER
 DR. J. CHANCE JR.

811
 CALL BEFORE YOU DIG
 SAFE DIGGING PRACTICE

HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

December 14, 2018 - 8:59 AM Printed By: thwhitted

OXFORD Properties\122401602... Oxford Pooler - Phase 1\Cadd Files\Construction\EC2_ECSCP_2.dwg

ZONE "AE"

51011 01046
SAMUEL H. MORGAN, ET. AL.

(2) 30" DIA. RCP
Q₂₅ = 31.45 C.F.S.
V = 4.58 F.P.S.
T_w = 12.86'

L_A = 15'
W₁ = 7.5'
W₂ = 22.5'
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D = 1.05'

NPDES STORM WATER DISCHARGE
SAMPLING POINT NO. 1

CONTROL STRUCTURE 23
(SEE DETAIL)
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I.E. = 13.00

48" DIA. RCP
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36" DIA. RCP
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T_w = 13.00'

L_A = 18'
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W₂ = 27'
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D = 1.2'

3.60 ACRE BASIN
N.W.E. = 13.00
PEAK 10-YR 15.03
PEAK 25-YR 15.46
100-YR 15.96

R-2B
18.29 ACRES
PROPOSED MULTI-FAMILY DEVELOPMENT
(OXFORD PROPERTIES)
NPDES PERMITTEE NOI #: GAR18A00A-V1
CITY OF POOLER PERMIT #: LDA 025-03-778

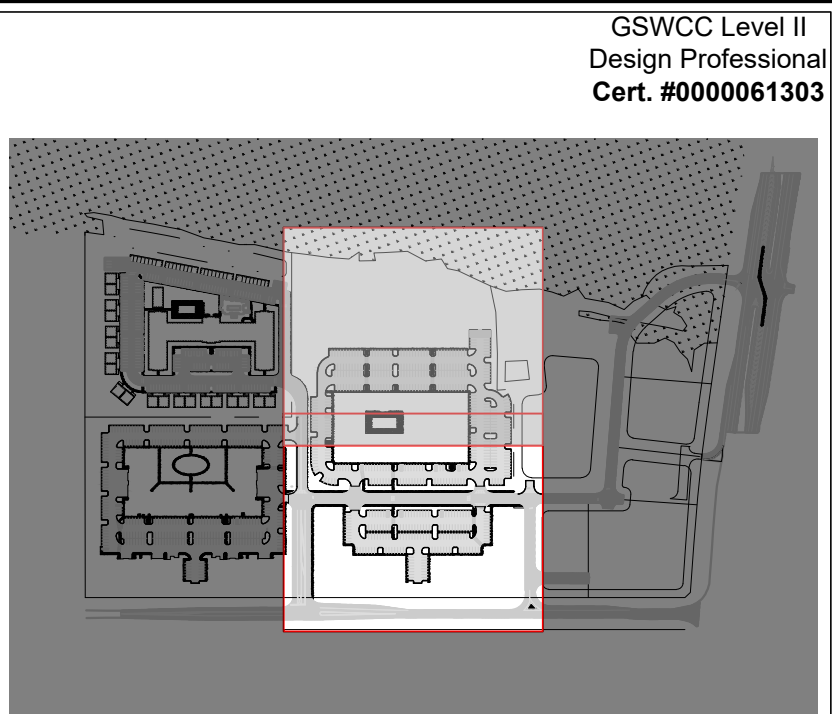
BUILDING 4000
21,349 SQ. FT.
FFE 20.00

AMENITIES
4,655 SQ. FT.
FFE 20.00

POOL AREA

R-2B
18.29 ACRES
PROPOSED FUTURE MULTI-FAMILY DEVELOPMENT
AMENITY COURTYARD

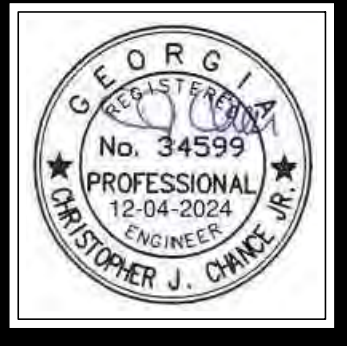
51011 01017
(OUT PARCEL)
PARCEL D-2
CEMETERY
PB 32"S, PG. 3
0.10 AC.



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HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

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IPC SET - OWNER REVISIONS #4 12/04/2024

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.
DATE: OCTOBER 5, 2023		
JOB NO. 122401600		
SCALE: 1" = 30'		

OXFORD POOLER - PHASE 1

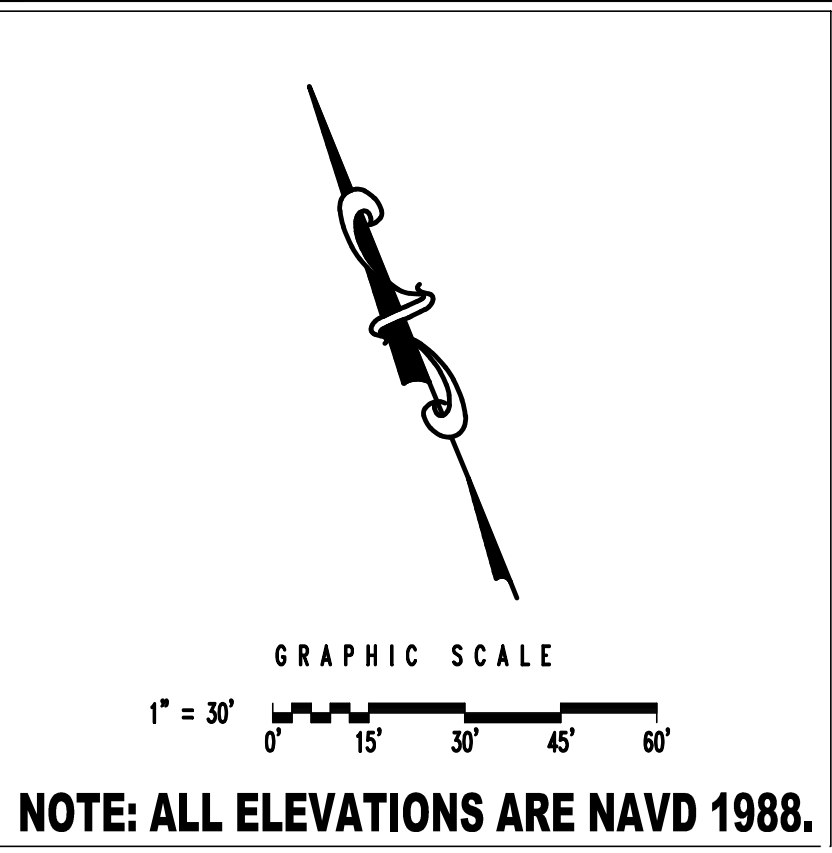
PINE BARREN ROAD AND POOLER PARKWAY
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OXFORD PROPERTIES, LLC

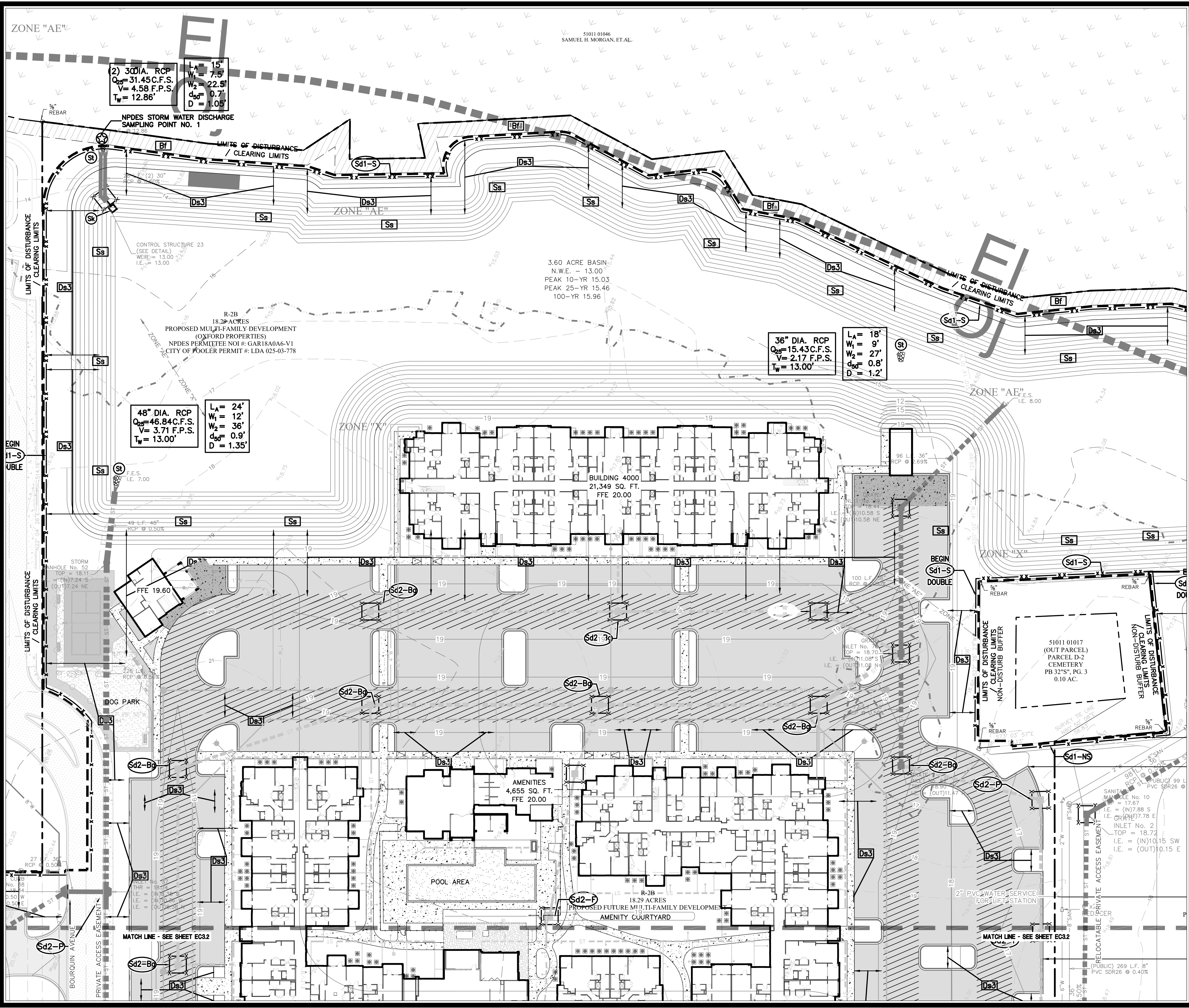
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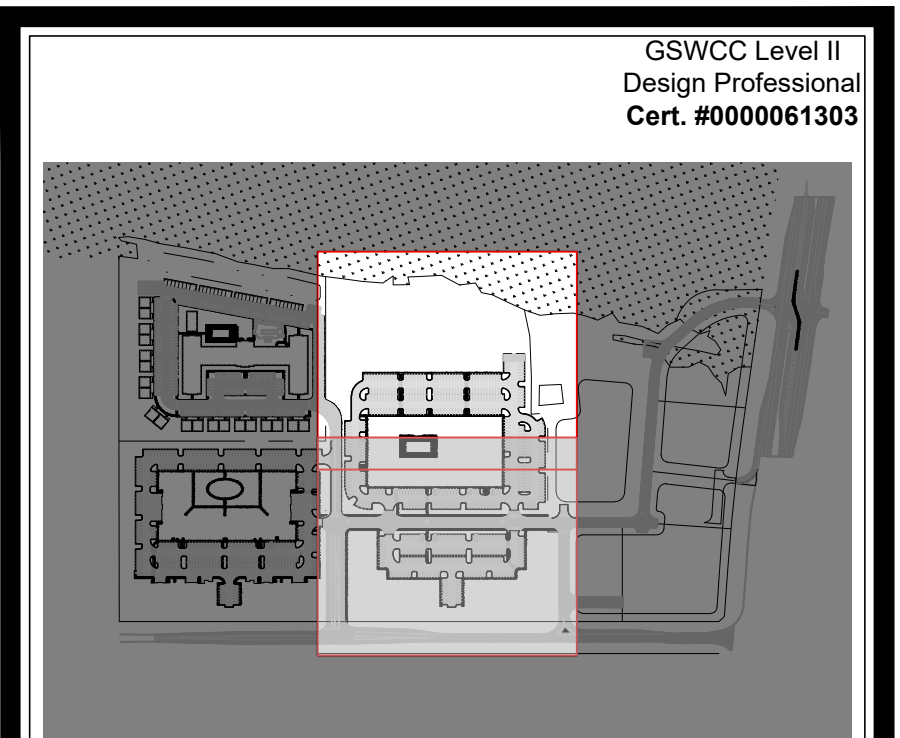
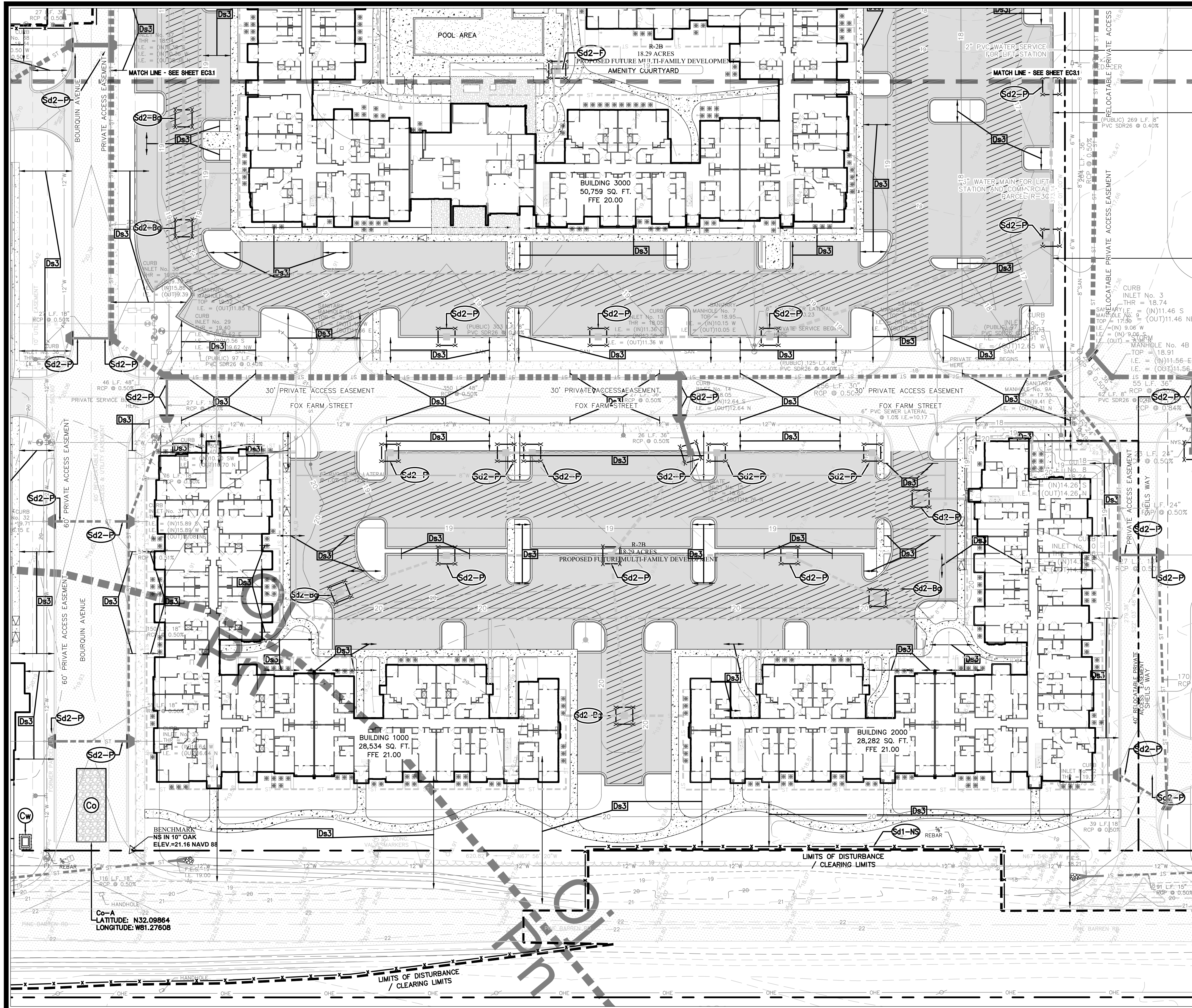
EROSION AND SEDIMENT CONTROL PLAN - FINAL PHASE

DRAWING NUMBER
EC3.1



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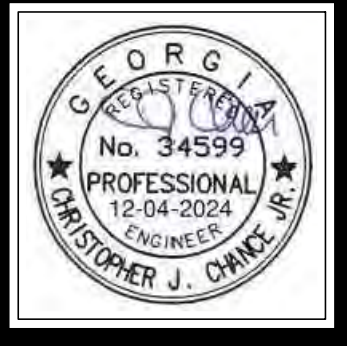
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EROSION AND SEDIMENT CONTROL PLAN - FINAL PHASE

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GSWCC Level II
 Design Professional
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HUSSEY GAY BELL
Established 1958
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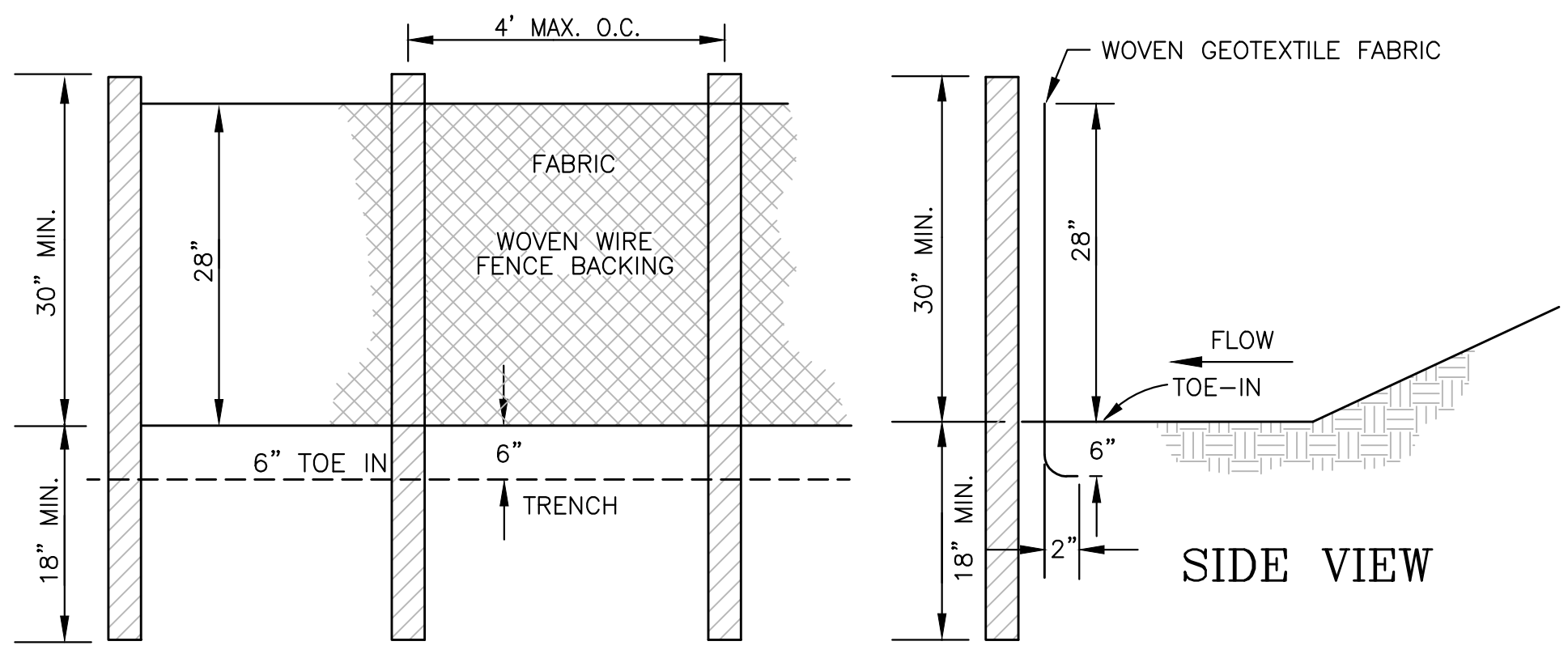
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SCALE: N.T.S.

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
FOR
OXFORD PROPERTIES, LLC
EROSION AND SEDIMENT CONTROL DETAILS

DRAWING NUMBER
EC4.1



TYPE C FABRIC (36")
USE: WHERE FILL SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 3:1.

MIN. LENGTH	TYPE OF POST	SIZE OF POST
4'	STEEL	1.3 LB./FT. MIN.

TENSILE STRENGTH ELONGATION
FENCE

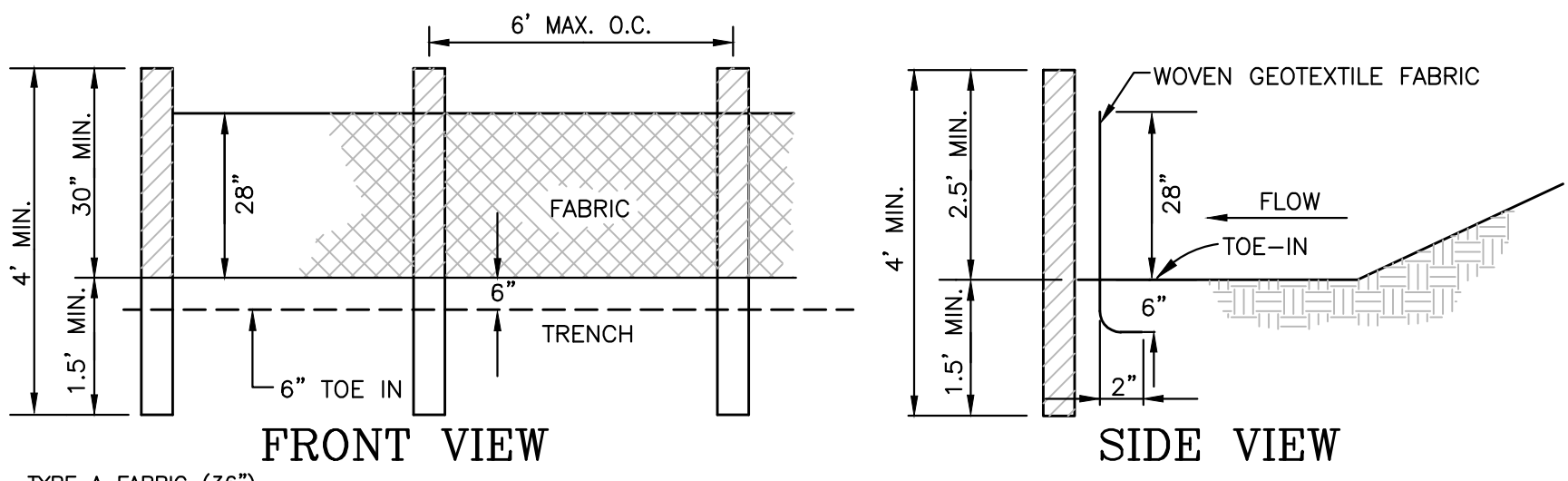
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	ELONGATION (%MAX.) (ASTM D-4632)	AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87)	ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	MIN. FABRIC WIDTH (INCHES)
WARP-260 FILL-180	40	#30	70	80	175	36

(1) MIN. ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MIN. TENSILE STRENGTH.
NOTE:
USE 36" D.O.T. APPROVED FABRIC
USE STEEL POSTS ONLY

SILT FENCE-SENSITIVE Sd1-S



SILT FENCE-NON SENSITIVE Sd1-NS



TYPE A FABRIC (36")
USE:
1) ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO 6 MONTHS.
2) WHERE THE SLOPE GRADIENT IS STEEPER THAN 3:1.

MIN. LENGTH	TYPE OF POST	SIZE OF POST
4'	SOFT WOOD	3" DIA. OR 2X4
4'	OAK	1.5" X 1.5"
4'	STEEL	1.3 LB./FT. MIN.

GAUGE	CROWN	LEGS	STAPLES/POST
17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
14 MIN.	1"	3/4"	4 MIN.

TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	ELONGATION (%MAX.) (ASTM D-4632)	AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87)	ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	FABRIC WIDTH (INCHES)
WARP-120 FILL-100	40	#30	25	80	175	36

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

(1) MIN. ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MIN. TENSILE STRENGTH.

SILT FENCE-NON SENSITIVE Sd1-NS

1. TEMPORARY METHODS
A. MULCHES (Ds1) - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
B. VEGETATIVE COVER - DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING.
C. SPRAY ON ADHESIVES - THESE ARE USED ON MINERAL SOILS (NON EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO TACKIFIERS AND BINDERS.
D. TILLAGE - THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART. SPRING TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
E. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
F. BARRIERS - SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
G. CALCIUM CHLORIDE - APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.
2. PERMANENT METHODS
A. PERMANENT VEGETATION - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
B. TOPSOILING - THIS ENTAILS COVERING THE SURFACE WITH LESS ERODIBLE SOIL MATERIAL.
C. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

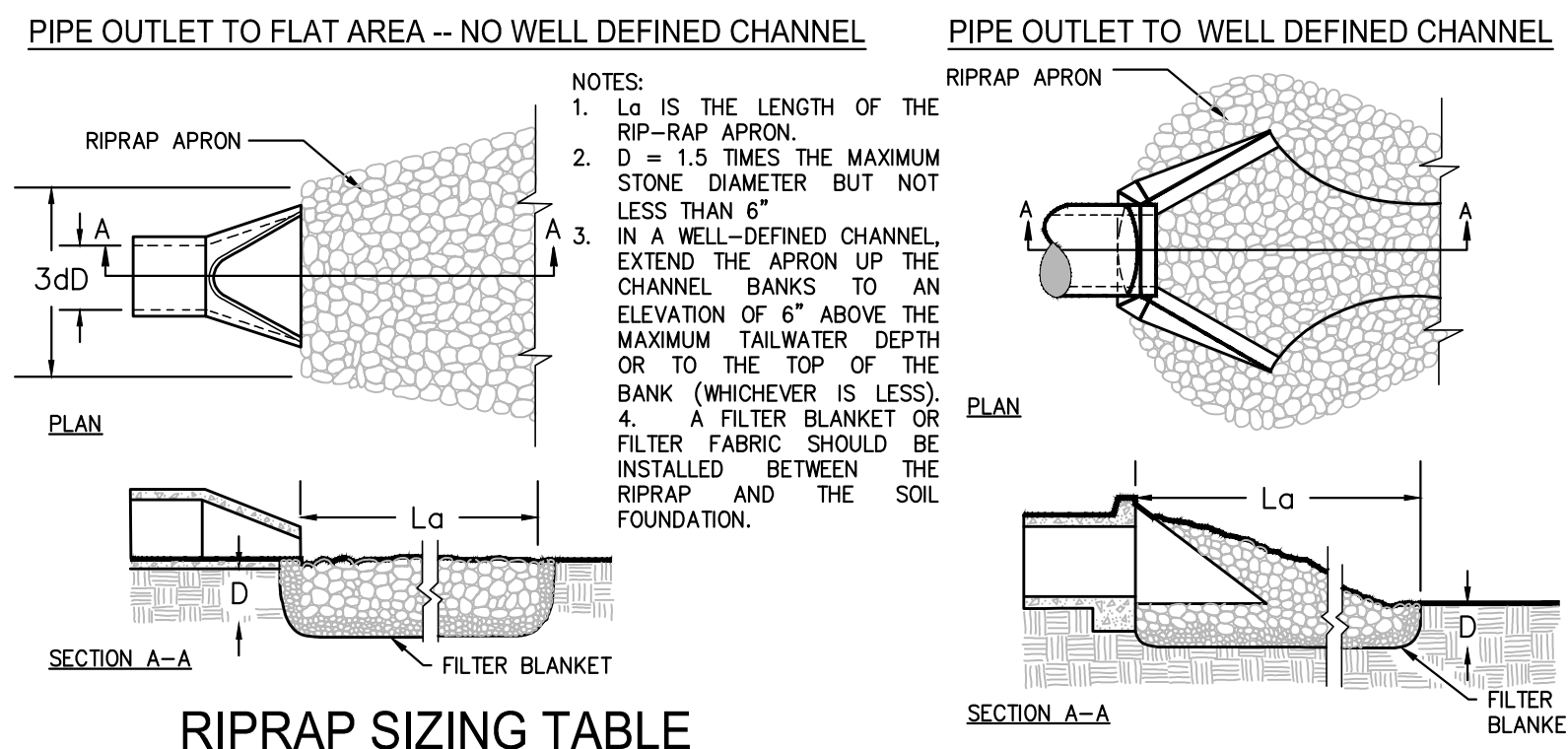
SPRAY ON ADHESIVE REQUIREMENTS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./AC.)
ANONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN-WATER EMULSION	4:1	FINE SPRAY	300

DUST CONTROL ON DISTURBED AREAS Du

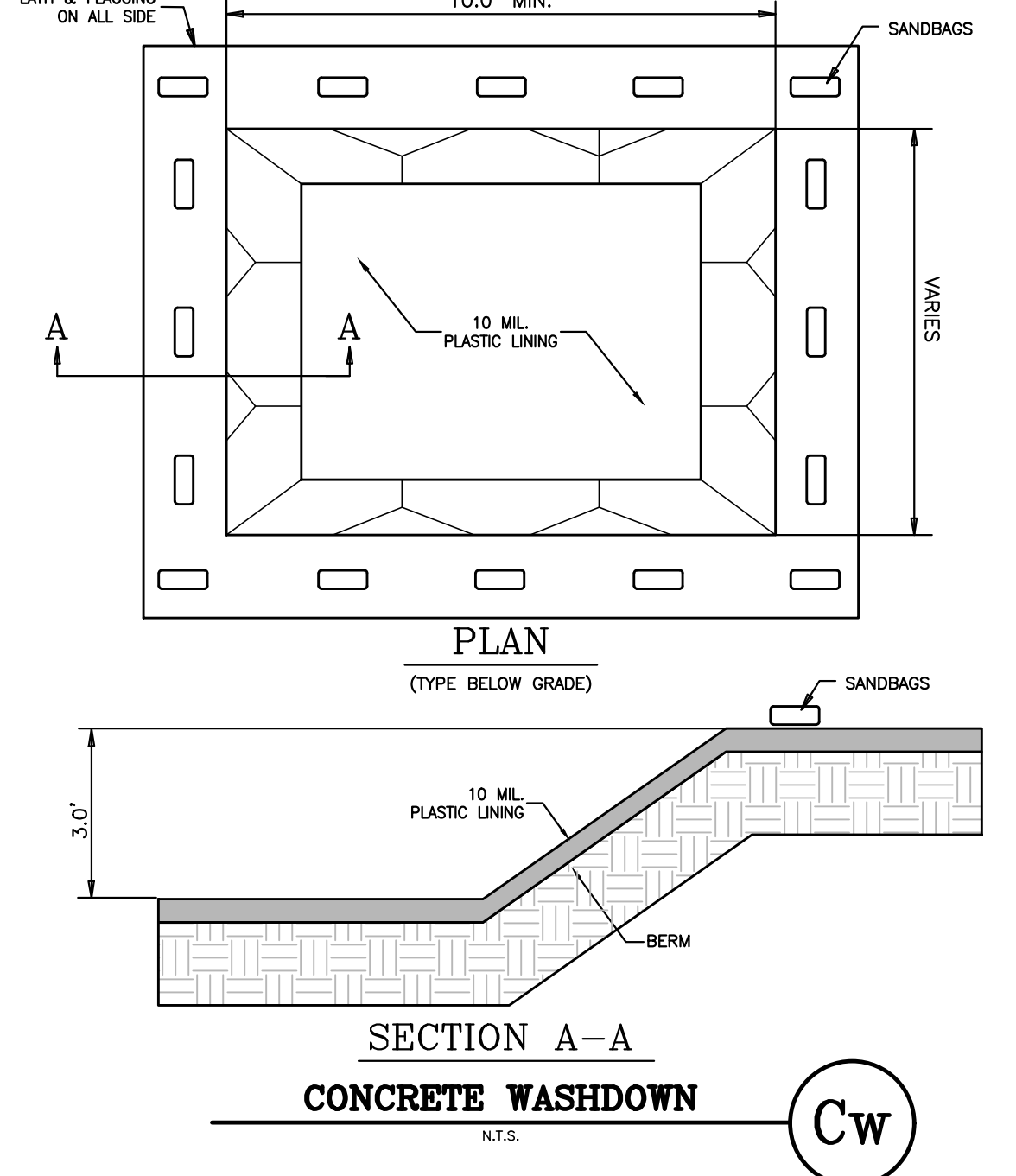
N.T.S.

St #	PIPE SIZE	Q25 (CFS)	V (FPS)	TW	LA	3D 0	W	D50	D
1	48" RCP	46.8	3.7	MIN.	24'	12'	36'	0.9'	1.35'
2	36" RCP	15.4	2.2	MIN.	18'	9'	27'	0.8'	1.2'
3	48" RCP	30.7	2.4	MIN.	24'	12'	36'	0.9'	1.35'
4	(2) 30" RCP	31.5	4.6	MIN.	15'	7.5'	22.5'	0.7'	1.05'



RIPRAP SIZING TABLE St

- NOTES:
1. THE CONTRACTOR MUST PROVIDE A DESIGNATED AREA FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLES. THIS AREA MUST HAVE A CONCRETE WASHOUT FACILITY AND SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL SHOWN BELOW.
2. THE CONCRETE WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
3. WASH OUT DISCHARGE FROM THE CLEANING OF CONCRETE TRUCKS, TOOLS, AND OTHER EQUIPMENT SHALL NOT BE DISCHARGED INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
4. EXCESS CONCRETE SHALL NOT BE DISPOSED OF ON SITE. ALL EXCESS CONCRETE SHALL BE TRANSPORTED OFF-SITE AND DISPOSED OF PROPERLY.
5. IT IS PROHIBITED TO WASH OUT THE MIXING DRUM OF CONCRETE TRUCKS ON-SITE.



CONCRETE WASHDOWN Cw

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

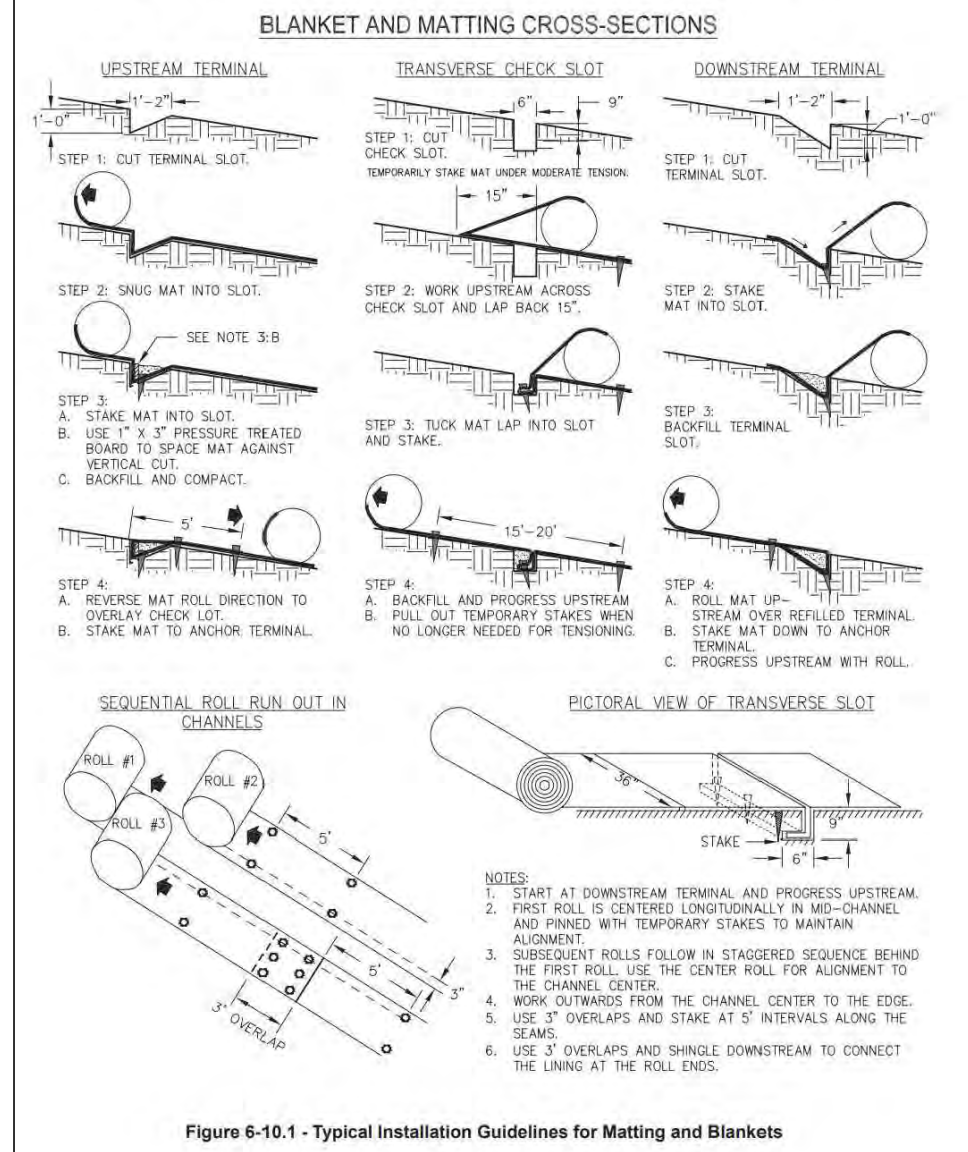
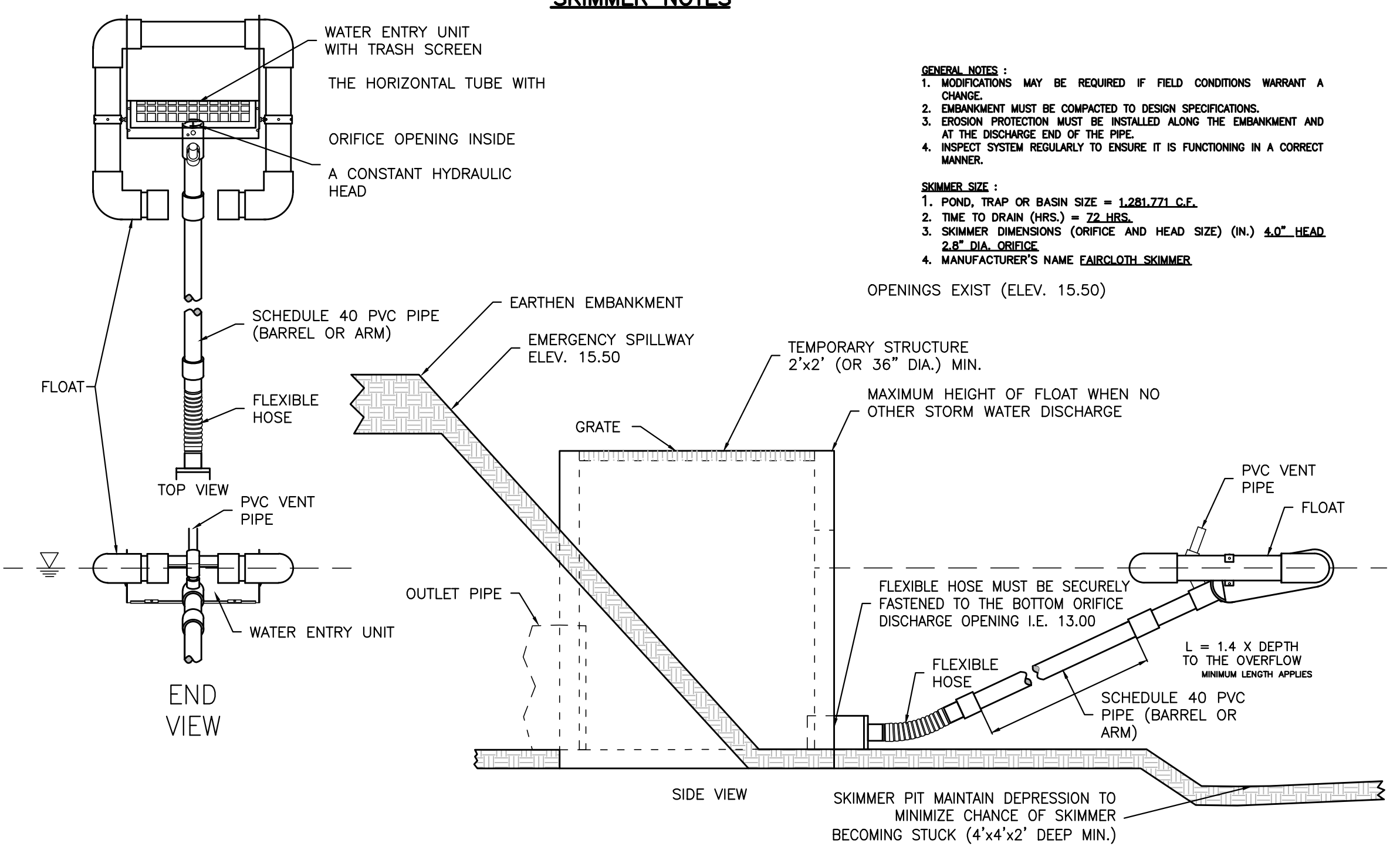
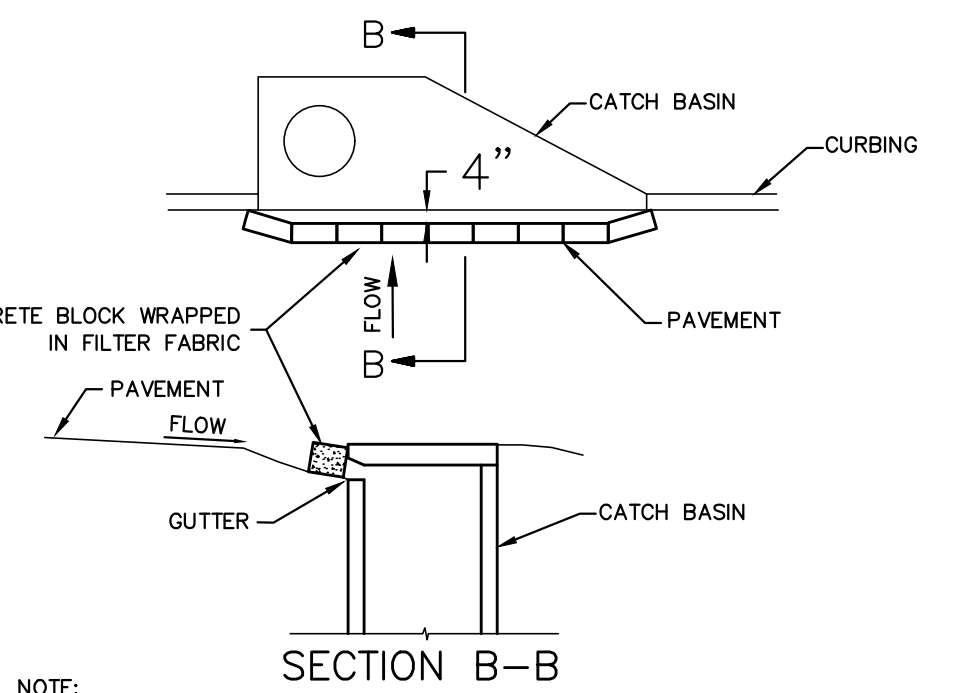


Figure 8-10.1 - Typical Installation Guidelines for Matting and Blankets



SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL Sk



CURB INLET FILTER ("TRIG IN BLANKET") Sd2-P

- NOTE:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. USE SILT SACKS FOR GRATE INLETS.
3. THE RESHALL BE A 4" GAP BETWEEN FILTER AND CURB TO PREVENT PONDING.

