CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

October 27, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Conditional Use Request to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11. (Application # A25-0175)

B. Site Development Plan Approval for a two-story medical office building within the Main Street Overlay at 115 N. Skinner Ave. (Application # A25-0029)

C. Site Development Plan Approval for a one-story multi-tenant commercial building within the Savannah Quarters PUD, Phase 7, at 125 High Avenue. (Application # A25-0076)

D. Acceptance of Performance Bond in the amount of $1,070,563.50 for TTRES Pooler lift station, 2300 Pooler Parkway, Subject to City Attorney Approval (23-1157)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
October 14, 2025

CALL TO ORDER:

Chair Johnson called the meeting to order at 3:00 p.m.
Chair Johnson led the Pledge of Allegiance.

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Absent
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	Commissioner	Present
Mark Williams	Commissioner	Present
James Self	Commissioner	Present
Pete Chaison	Commissioner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of September 22, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife
2-Second: Commissioner Kelly
Motion passed without opposition

NEW BUSINESS:

A. Site Development Plan Approval for revisions to a previously approved multi-tenant commercial building in the Godley Station PUD at 780 Pooler Parkway. (Application # A25-0041)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a Two-story multi-tenant commercial building at 780 Pooler Parkway. Staff recommended approval of the application. Alec Metzger was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request.*

1-Motion: Commissioner Williams

2-Second: Commissioner Cribbs
Motion Passed without opposition

B. Site Development Plan Approval for a multi-tenant commercial building within the Southern Portion of Godley Station PUD at 129 Pipemakers Circle. (Application # A25-0049)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a Two-story multi-tenant commercial building at 129 Pipemakers Circle. Staff recommended approval of the application. Alec Metzger was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request with the following condition:*

1. Revise the drawings to remove all parking from the setback/buffer and resubmit prior to Council.

1-Motion: Commissioner Williams
2-Second: Commissioner Kelly
Motion Passed without opposition

C. Text Amendment to the Pooler Code of Ordinances Chapter 26 and Appendix A to provide revisions related to the short-term rental requirements and to comply with the State code changes.

Chair Johnson explained to the board what is being proposed with the text amendment. Larry Olive was present to ask for clarification on the proposed amendment.

Result: *After review of the text amendment, a motion was made to recommend approval of the request as written*

1-Motion: Commissioner Rife
2-Second: Commissioner Cribbs
Motion Passed without opposition

D. Text Amendment to the Pooler Code of Ordinances Chapter 62 and Appendix A to amend the Planning and Zoning Commission meeting schedule and site plan approval process.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to recommend approval of the request as written*

1-Motion: Commissioner Kelly
2-Second: Commissioner Rife
Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:14 p.m.

1- **Motion:** Commissioner Self
2- **Second:** Commissioner Cribbs
Adjourned without opposition

The foregoing minutes are true and correct and approved by me on this _____ day of _____ 2025.

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11

Project:	#A25-0175
P&Z Meeting Date:	October 27, 2025
Public Hearing Date:	November 3, 2025
Applicant and Authorized Agent:	Van Winn
Location (Address):	200 Governor Treutlen Rd. Suite 11
Parcel (PIN):	50021 02005
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11
Application Filed:	October 2, 2025
Legal Notice Published:	October 19, 2025
Sign Posted:	October 20, 2025
Letters Mailed:	October 17, 2025
Staff Recommendation:	Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Background:	The request is for a conditional use to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11. 200 Governor Treutlen Rd. is a large multi-tenant commercial building located on a parcel approximately 6.08 acres in size. The site is pre-existing with ample parking provided. There are many other businesses within the commercial spaces, including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical company. Other adjacent uses in the area include three hotels: Best Western, Sleep Inn & Suites, and the Cottonwood Suites; and two fast food restaurants: Burger King and Wow Wings.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses established within the site including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical company.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use will be located in a tenant space within the existing building and would not be detrimental to adjacent properties or surrounding areas.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. • *The proposed use will not result in an increase in the number of persons and vehicles or an increase in noise or fumes, as the proposed use will be entirely isolated to the interior of an existing suite within the larger site. Fleet vehicles associated with the proposed business*

will be parked on site; however, the existing parking lot is of an adequate size to accommodate the additional vehicles.

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are all commercial in nature including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical company.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *200 Governor Treulten Rd. is approximately 6.08 acres in size. The site is of sufficient size for the proposed use.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The proposed use will be located within a tenant space in an existing building; the site is already developed with ample parking provided.*

7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

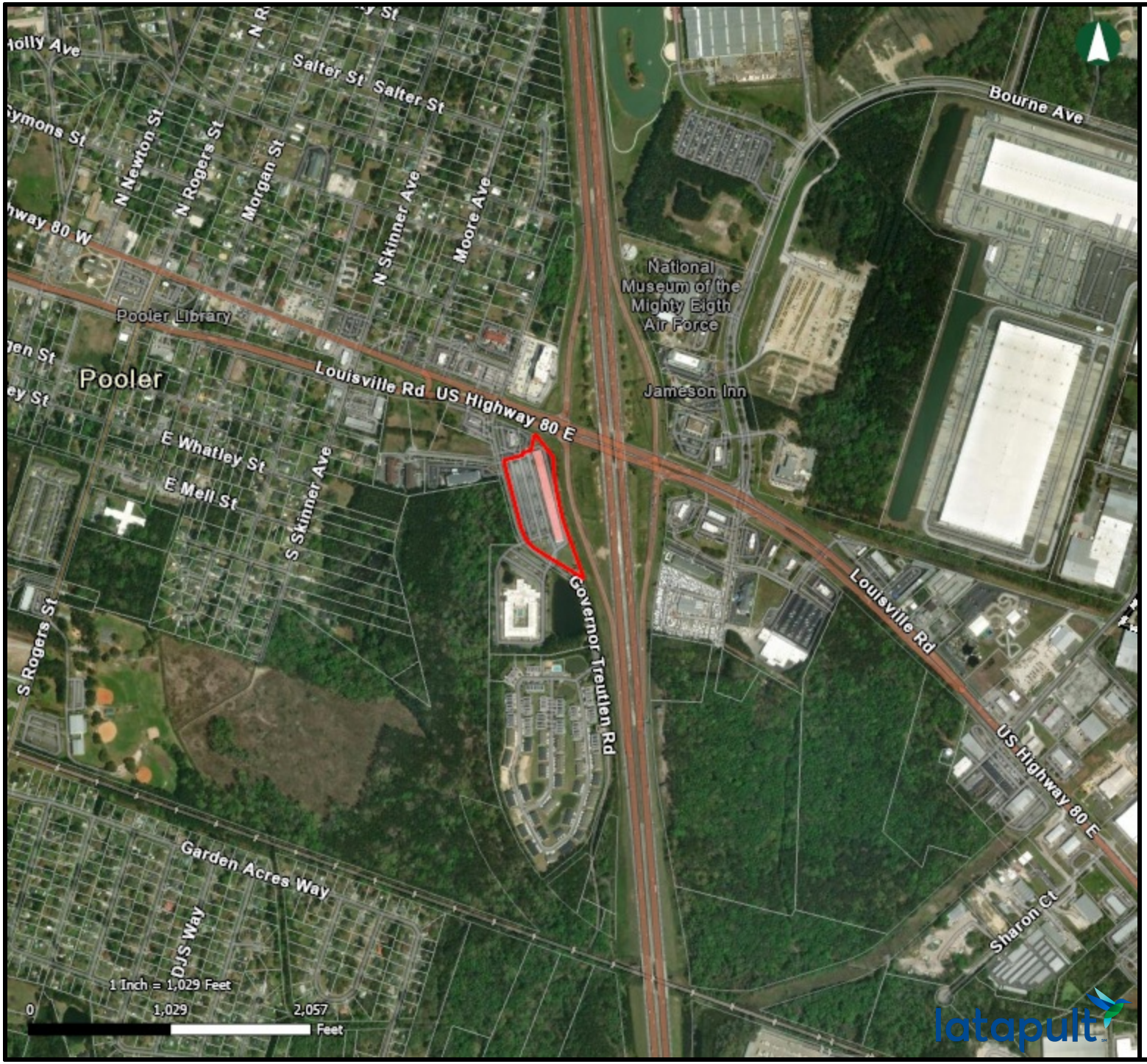
    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public welfare and protect the established development pattern. The proposed use would be consistent with the pattern of commercial uses in the surrounding area.*

Conclusion: The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request.

Attachments: A. Vicinity Map

B. Submittal Documentation

Attachment A



CITY OF POOLER
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Vicinity Map - 200 Governor Treutlen - Conditional Use

10/06/2025

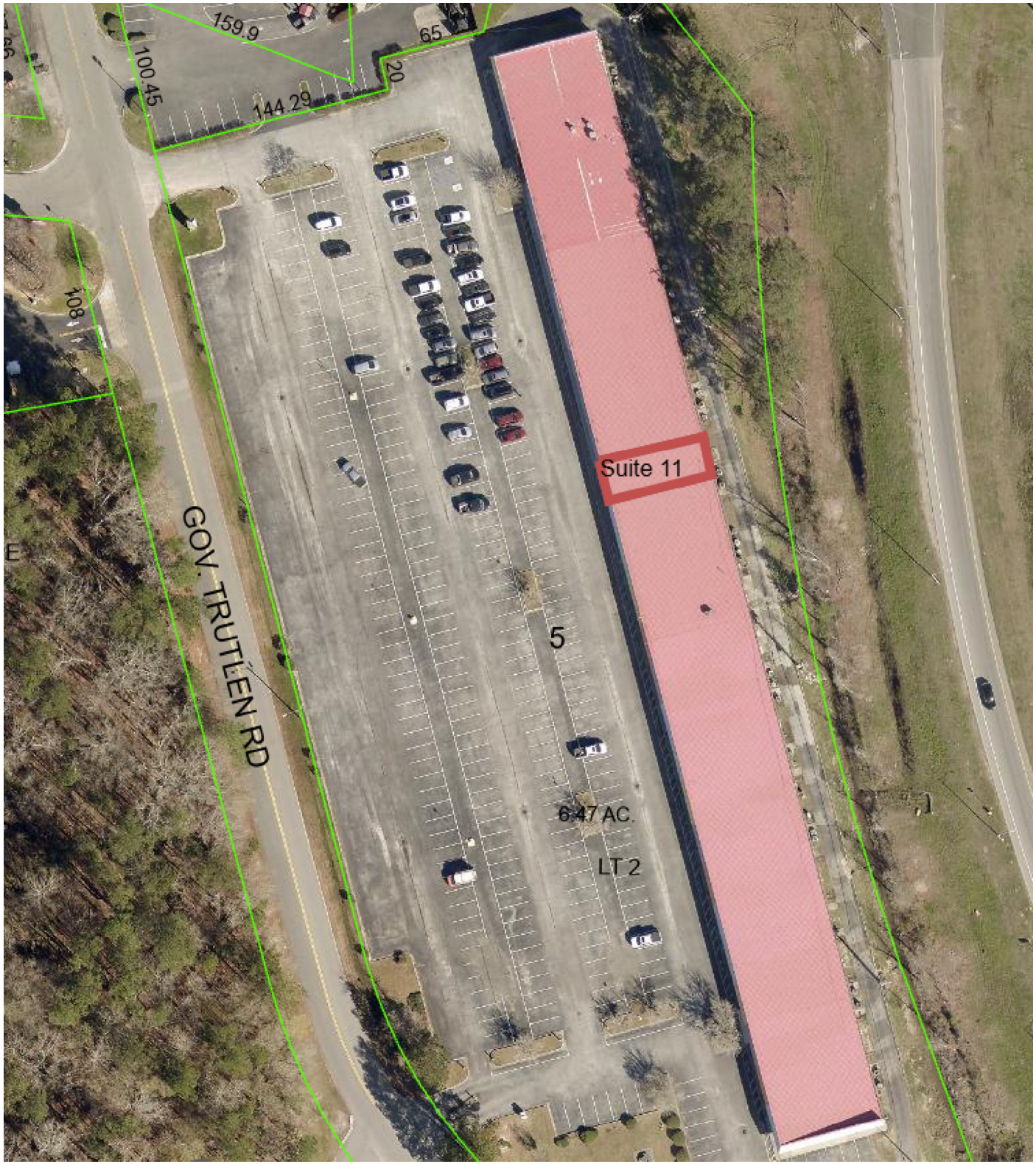
Parcels

Pooler City Limits

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B

Site Plan



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a two-story medical office building within the Main Street Overlay at 115 N. Skinner Ave.

Project:	#A25-0029
P&Z Meeting Date:	October 27, 2025
City Council Meeting Date:	November 3, 2025
Applicant and Authorized Agent:	Pop Seniwong – SKH Pooler, LLC
Location (Address):	115 N. Skinner Ave.
Parcel (PIN):	50007 02030
Acreage:	Approximately 0.926 Acres
Zoning:	C-1 (Main Street Overlay)
Proposed Use:	Two-story medical office building
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Commercial and is shown in the Comprehensive Plan as being within the Historic District Character Area. The site is also located within the Main Street Overlay District which is intended for pedestrian friendly light commercial uses. The proposed medical office building is consistent with the existing surrounding commercial context of the Hwy 80 corridor*

area, including several restaurants, an automotive service company, a car rental company, several gas/service stations, and hair salons.

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.

    - *The site is proposed on a large parcel for the street's average, being .926-acres, which will adequately accommodate the proposed medical office building and associated required parking.*

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the existing surrounding commercial context of the Hwy 80 corridor area, including several restaurants, an automotive service company, a car rental company, several gas/service stations, and hair salons.*

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.

    - *Yes, the proposed site plan is appropriate in scale for the size of the development on the .926-acre site and with those of the adjacent properties, including several restaurants, an automotive service company, a car rental company, several gas/service stations, and hair salons.*

6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

    - *The proposed site development is to be adequately served by existing and proposed services.*

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.

    - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.

    - *The site plan complies with the provisions related to buffer and screening standards. Because the site is located adjacent to a residential district with existing residences, the Main Street Overlay District requires a 6-foot-high row of hedges along the property line to mitigate any potential impact.*

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

    - *The site plan complies with the provisions of Chapter 42, Art. VI and Appendix A, Article IV, Section 27 for tree and landscaping requirements, in general, and related buffers.*

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:	The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A

CITY OF POOLER
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Vicinity Map - 115 N. Skinner Ave. - Site Plan

10/15/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Site Work Plans

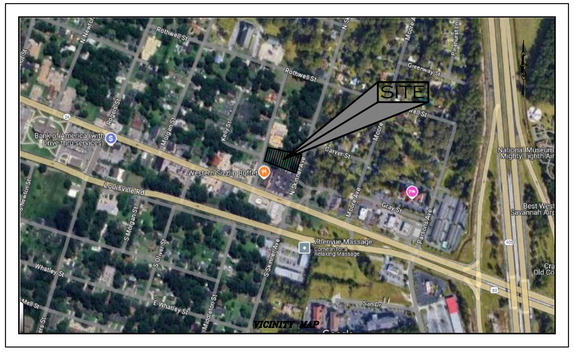
FOR THE NEW

Medical Center
115 N Skinner Ave
Pooler, Georgia 31322

FOR

SKH Pooler, LLC
Contact: Pop Seniwong
2 Tidewater Way
Savannah, GA 31411

24 HOUR CONTACT :
POP SENIWONG
2 TIDEWATER WAY
SAVANNAH, GA 31411
912-695-2000
SENIWONG@MSN.COM



October, 2025

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN, NOTES AND DETAILS
C7	PROFILES AND DETAILS
C8	LANDSCAPE PLAN, NOTES AND DETAILS
C9	IRRIGATION PLAN
C10	DETAILS
C11	DETAILS
C12	DETAILS
C13	PAD DETAILS
C14	LIGHTING PLAN AND DETAILS
C15	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C16	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C17	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C18	TRAP DETAILS
C19	NOTES AND DETAILS
C20	NOTES AND DETAILS
C21	NOTES AND DETAILS
C22	NOTES AND DETAILS
C23	NOTES AND DETAILS
C24	NOTES AND DETAILS
C25	NOTES AND DETAILS
C26	NOTES AND DETAILS
C27	LINE OF SIGHT EXHIBIT

SCHEDULE OF DRAWINGS

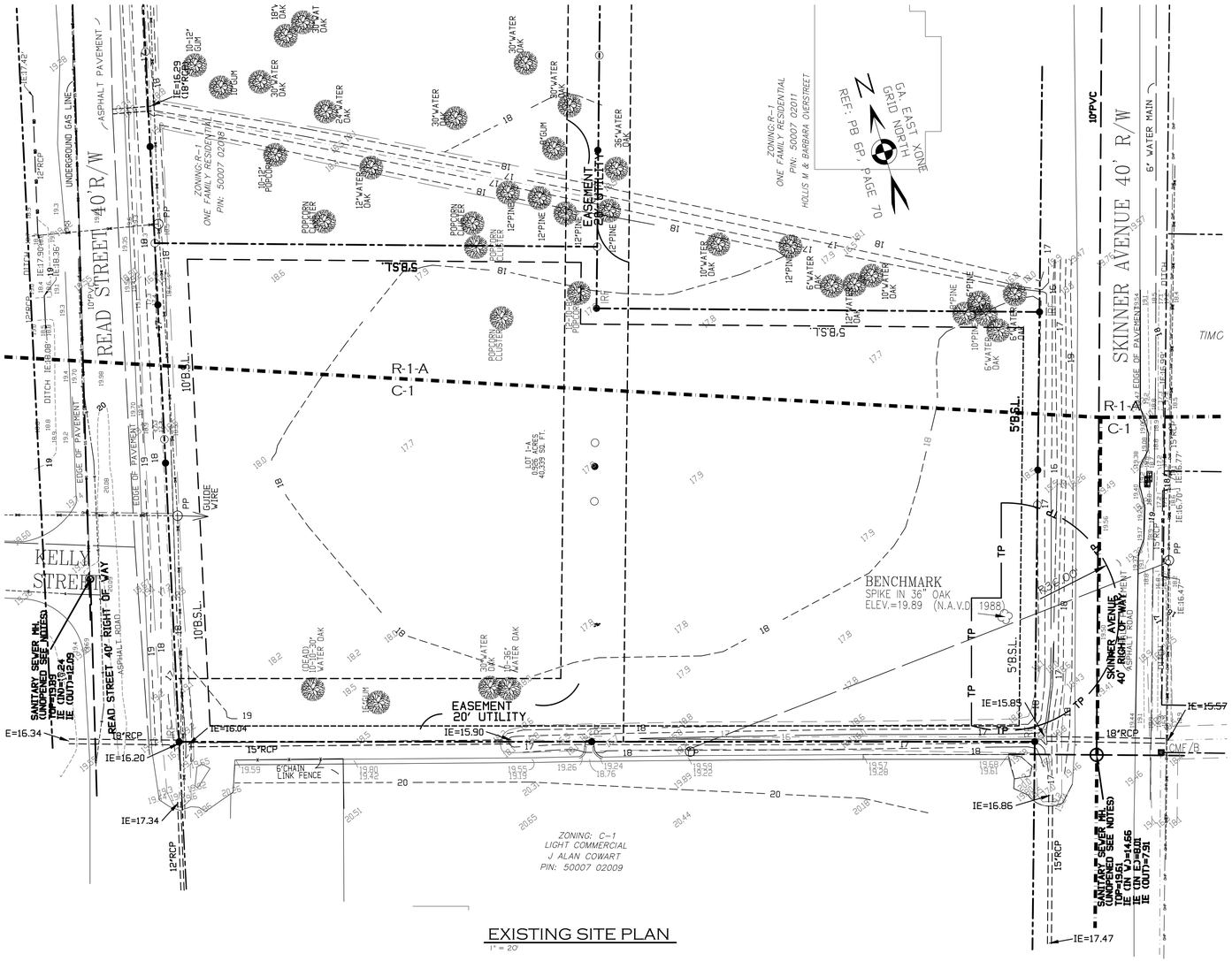
GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 10-21-25 ENGINEER MARK A. BOSWELL

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

UTILITIES PROTECTION CENTER
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411



EXISTING SITE PLAN

1" = 20'

DEVELOPMENT IS WITHIN THE MAIN STREET OVERLAY DISTRICT

LEGEND

NEW	EXISTING	DESCRIPTION
		BUILDING
		RESURFACE ASPHALT PAVEMENT
		ASPHALT PAVEMENT TYPE I
		ASPHALT PAVEMENT TYPE I I
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
— SD —		STORM DRAIN LINE
— SS —	— SS —	SANITARY SEWER LINE
— W —	— w —	WATER LINE
●	Ⓢ	SANITARY SEWER MANHOLE
	G.V ⊗	GAS VALVE
	W.V ⊗	WATER VALVE
■	W.M □	WATER METER
		FIRE HYDRANT
		SIGN
		FLARED END SECTION
	13.00	SPOT ELEVATION
		CONTOUR
I.E.4.13	I.E.4.13	INVERT ELEVATION
	—x—	CHAIN LINK FENCE
		DITCH INVERT
		PROPERTY LINE
	IPF ○	IRON PIN FOUND
TW 16.83		TOP OF WALK
TP 14.65		TOP OF PAVEMENT
FG 16.1		FINISHED GRADE
TS 16.10		TOP OF STONE
TG 16.10		TOP OF GUTTER
TC 16.10		TOP OF CURB

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT K, SUITE 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : October 21, 2025
JOB NO. ---
SCALE: as shown

MEDICAL CENTER
115 N SKINNER AVE
POOLER, GEORGIA 31322
FOR
SKH POOLER, LLC
SAVANNAH, GA

EXISTING SITE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
10-21-25
MARK A. BOSWELL

DRAWING NUMBER
C-2
2 OF 27 SHEETS

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.
2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

Survey Information :

1. Survey information : Vincent Helmly (supplied by owner)
2. Date of Original Survey : May, 2022
3. Datum : NAVD 88

PROJECT INFORMATION :

P.I.N. : 50007 02020

PROJECT ADDRESS : 115 N SKINNER AVE
Pooler, Georgia 31322

CURRENT ZONING : C-1

SITE SIZE : 0.92 ACRES

ESTIMATED DISTURBED AREA : 0.69 ACRES

MAINSTREET OVERLAY DISTRICT SETBACKS:
FRONT = 5'
REAR = 10'
SIDE = 5'

BUILDING HEIGHT = 40'

OWNER : SKH POOLER, LLC

PRIMARY PERMITTEE EMAIL : SENIWONG@MSN.COM

PHONE : 912-695-2000

NOTE: THIS PROJECT IS WITHIN THE MAINSTREET OVERLAY DISTRICT.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.
4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. BUSINESS = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED FOR BUSINESS AS PER SECTION 903.2.

24 HOUR CONTACT :

POP SENIWONG
2 TIDEWATER WAY
SAVANNAH, GA 31411
912-695-2000
SENIWONG@MSN.COM

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.
2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".
3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

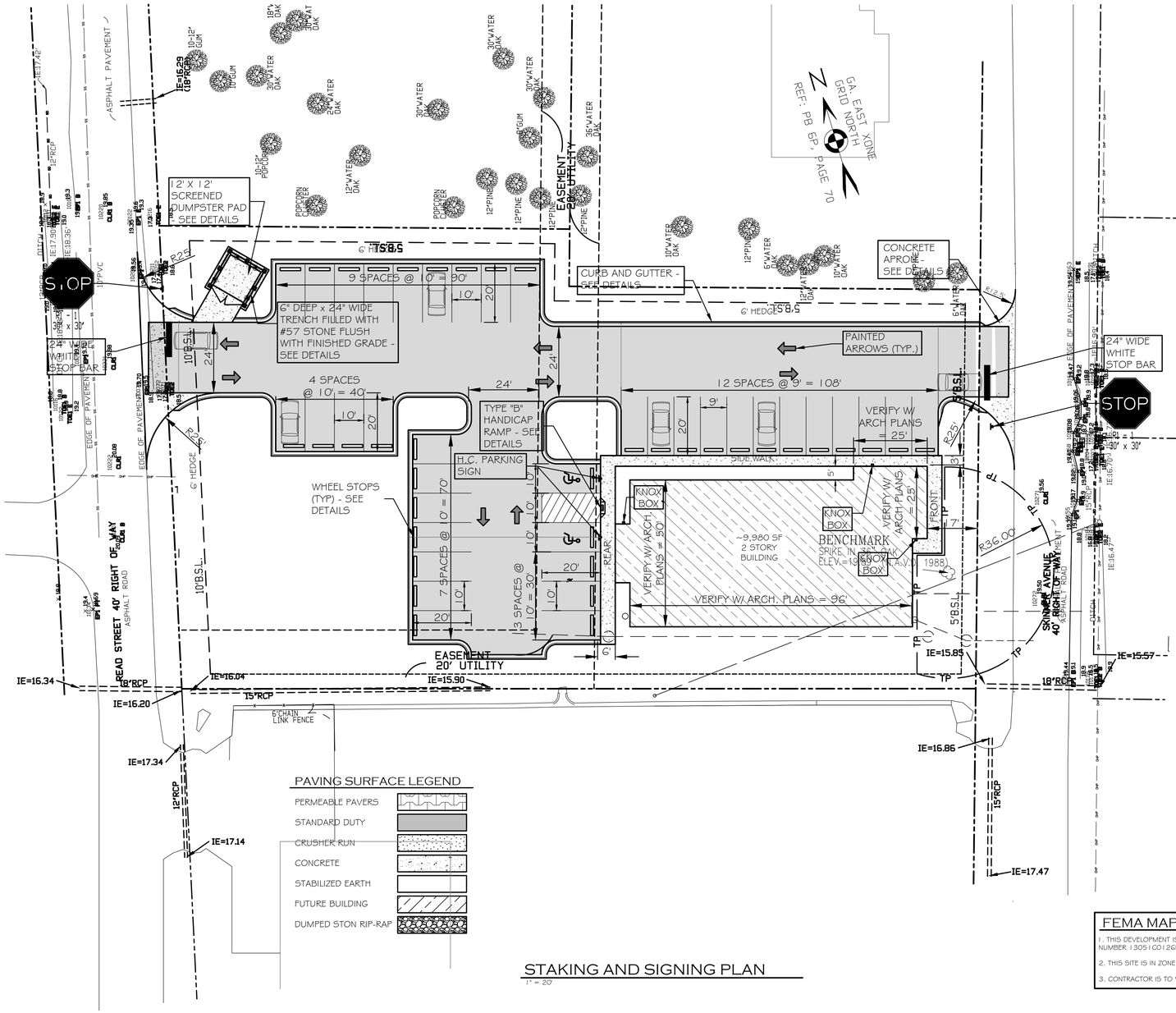
FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED AUGUST 16, 2018 (NAVD 88).
2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'



STAKING AND SIGNING PLAN

1" = 20'

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.
3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.
4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.
10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. BUSINESS = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED FOR BUSINESS AS PER SECTION 903.2.

OPENSPACE CALCULATIONS :

TOTAL SITE = .92 ACRES = 40,075 SF
TOTAL OPEN SPACE = 0.11 ACRES = 4,785 SF
% OPEN SPACE = .1195 ~ 12%

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

4. KNOX BOX WILL BE REQUIRED FOR BUILDING

PAVEMENT MARKING NOTES :

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL HANDICAP RAMP NOTES :

1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STOP SIGN AND STOP BAR INSTALLATION NOTES :

1. STOP BARS ARE TO BE WHITE, 24" WIDE x 12' LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B.16.
2. STOP SIGNS ARE TO BE INSTALLED ALLIGNED WITH THE STOP BARS AS PER MUTCD 3B.16.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED AUGUST 16, 2018 (NAVD 88).
2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL SIGNAGE AND STRIPING NOTES :

1. STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.
2. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
3. ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

GREENSPACE CALCULATIONS :

TOTAL SITE = 0.92 AC.
PAVING / BUILDING / ETC. = 0.56 AC.
GREENSPACE = 0.36 AC.
$\frac{0.36\ AC}{0.92\ AC}$ = 0.3913 = 39 % GREENSPACE

PARKING CALCULATIONS:

NEW MEDICAL OFFICE BUILDINGS = 8,800 SF, ELEVATOR SHAFT = 800 SF
TOTAL SF = 9,600 SF
REQUIRED OFFICE PARKING = $\left(\frac{1\ SPACE}{300\ SF}\right)\left(9,980\ SF\right)$ = 33 SPACES REQUIRED
TOTAL SPACES REQUIRED = 33 SPACES REQUIRED
TOTAL SPACES SUPPLIED = 37 SPACES
HANDICAP SPACES SUPPLIED = 2 SPACES
VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACE
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 208.2.4)
PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A RETAIL AND RESTAURANT OCCUPANCY

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SIDEWALK NOTES :

1. ALL PUBLIC SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

SITE LIGHTING NOTE :

ALL SITE LIGHTING IS TO BE AS PER OWNER AND IS TO BE COORDINATED WITH OWNER FOR POLE PLACEMENT, APPROVAL BY POOLER, ETC.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

24 HOUR CONTACT :
POP SENIWONG
2 TIDEWATER WAY
SAVANNAH, GA 31411
912-695-2000
SENIWONG@MSN.COM

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC. SAVE LIVES, PROTECT YOURSELF, SAVE MONEY, DIG SAFE
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-21-25 ENGINEER MARK A. BOSWELL

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

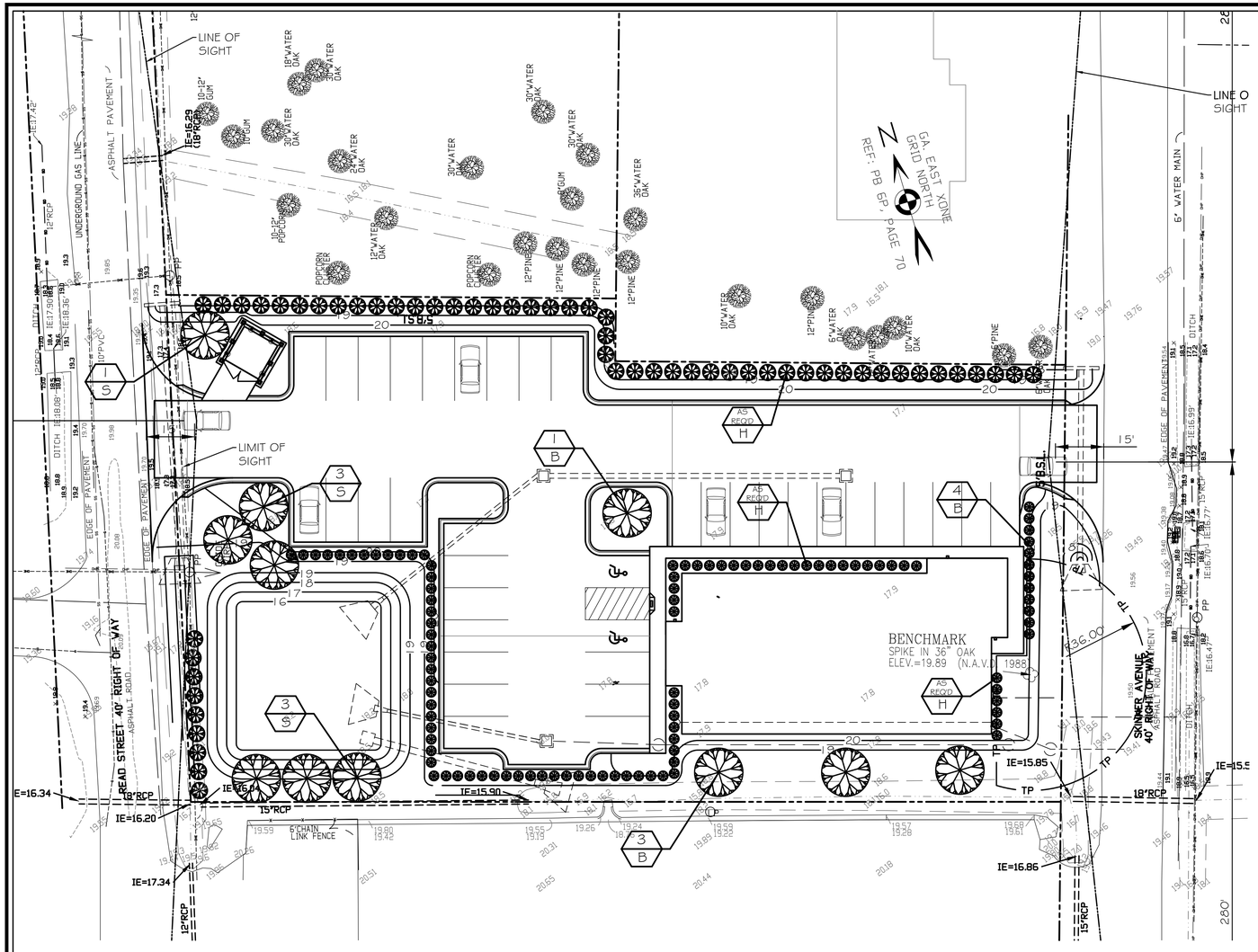
REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: October 21, 2025
JOB NO. ---
SCALE: as shown

MEDICAL CENTER
115 N SKINNER AVE
POOLER, GEORGIA 31322
FOR
SKH POOLER, LLC
SAVANNAH, GA.

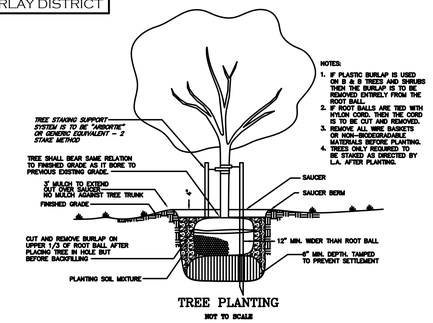
STAKING AND SIGNING PLAN

DRAWING NUMBER
C-4
4 OF 27 SHEETS



LANDSCAPE PLAN
1" = 20'

DEVELOPMENT IS WITHIN THE MAIN STREET OVERLAY DISTRICT



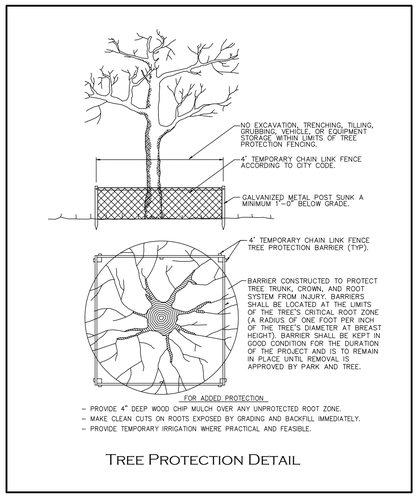
TREE PLANTING
NOT TO SCALE

PLANT LEGEND

KEY	SCIENTIFIC & COMMON NAME
- / -	PLANT QUANTITY / PLANT KEY

LANDSCAPE LEGEND

- PROPOSED TREE OR SHRUB
- EXISTING TREE OR SHRUB
- PROPOSED ACCENT PLANT



TREE PROTECTION DETAIL

SPECIAL / GENERAL IRRIGATION NOTES :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.
2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.
3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.
4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.
5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER DPW DEPARTMENT.
4. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 15 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS. A SYSTEM WHICH IS CAPABLE OF SUPPLYING 25 PSI AT THE MAIN.
5. THIS PLAN IS ASSUMING A LOOPED MAIN OF 1 1/2" DIA.
6. THIS PLAN IS ASSUMING INDIVIDUAL WATER LAT'S OF 1" DIA.

LANDSCAPE NOTES:

1. ALL TREE PLANTING PRACTICES ARE TO BE IN ACCORDANCE WITH THE CITY OF POOLERS MOST RECENT TREE ORDINANCE.

2. A HORIZONTAL SEPARATION OF 10 FEET (min.) SHALL BE MAINTAINED BETWEEN PROPOSED TREES AND ANY UTILITIES(existing or proposed) OR UNDER POWER LINES.

3. PLANTED TREES MUST MEET OR EXCEED THE MINIMUM SIZES AT PLANTING IN ORDER FOR TREE QUALITY POINTS:

LARGE HARDWOOD TREE SPECIES	*3" CALIPER (diameter of stem measured six inches above the ground)*
CONIFERS, MEDIUM TREE SPECIES, SMALL TREE SPECIES,	*1" CALIPER*
SHRUBS	*3 GALLON*

4. AREAS USED FOR TREE PLANTING AREAS SHALL NOT BE USED FOR STORAGE, PARKING, ETC.

5. TREE POINTS SHALL BE PURCHASED FROM CHATHAM COUNTY IF NECESSARY, TO OBTAIN THE REQUIRED NUMBER OF POINTS.

6. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE GRASSED.

7. ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" OF PINE STRAW, SHREDDED WOOD CHIPS OR PINE BARK.

8. IRRIGATION NOTES :

A. A HOSE BIBB FOR WATERING PLANTS IS TO BE LOCATED WITHIN 100' OF EACH PLANT. SEE PLANS FOR LOCATIONS.

SPECIAL ORDINANCE NOTE :

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PAVING / BUILDING / ETC. = 0.56 AC.
GREENSPACE = 0.36 AC.

$\frac{0.36\ AC}{0.92\ AC}$ = 0.3913 = 39 % GREENSPACE

LANDSCAPE NOTES:

TREE PLANTING REQUIREMENTS
TREES REQUIRED = 15 TREES PER ACREAGE
REQUIRED = 0.92 x 15 = 14 TREES REQUIRED
TREES TO REMAIN = 1
TREES TO BE PLANTED = 13
1 + 13 = 14 TREES

HEDGE NOTES :

1. H = HEDGE TO BE SOLID HEDGE OF EVERGREEN PLANT MATERIAL.
2. INITIAL INSTALLATION SHALL BE A MINIMUM OF 72" IN HEIGHT AND SHALL BE A SPECIES THAT CAN BE MAINTAINED AT A MINIMUM OF 72" IN HEIGHT AND SPACED APPROPRIATELY TO GROW A SOLID HEDGE WITHIN 2 YEARS.
3. THIS HEDGE MUST BE PERPETUALLY MAINTAINED TO ENSURE NO GAPS DEVELOP DUE TO POOR PLANT HEALTH OR DEATH.
4. H = HEDGE SPECIES TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

24 HOUR CONTACT :
POP SENIWONG
2 TIDEWATER WAY
SAVANNAH, GA 31411
912-695-2000
SENIWONG@MSN.COM

PLANTED TREES AND SHRUBS

SYMBOL	NUMBER	NAME	SIZE	MATURE SIZE	QUALITY
~~LO~~	~~6~~	~~Live Oak~~	~~2" CAL.~~	~~LARGE~~	~~PREFERRED~~
S	7	AMERICAN SYCAMORE	2" CAL.	LARGE	PREFERRED
B	6	AMERICAN BEECH	2" CAL.	LARGE	PREFERRED
~~S~~	~~4~~	~~Sycamore~~	~~2" CAL.~~	~~LARGE~~	~~PREFERRED~~
	13	TOTAL TREES PLANTED			
	1	RETAINED			

13 PLANTED + 1 RETAINED = 14 SUPPPLIED = 14 REQUIRED

SCALE: 1" = 20'
0 20' 40' 50'

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MAILING: 103 NASSAU DRIVE
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LAHBOS@Bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MAB
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DATE: October 21, 2025
JOB NO.: ---
SCALE: as shown

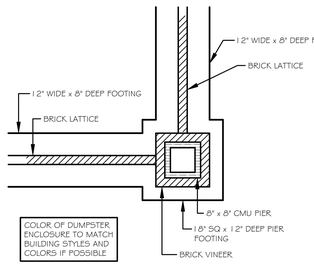
MEDICAL CENTER
READ STREET
POOLER, GEORGIA 31322
FOR
SKH POOLER, LLC
SAVANNAH, GA

LANDSCAPE PLAN, NOTES AND DETAILS

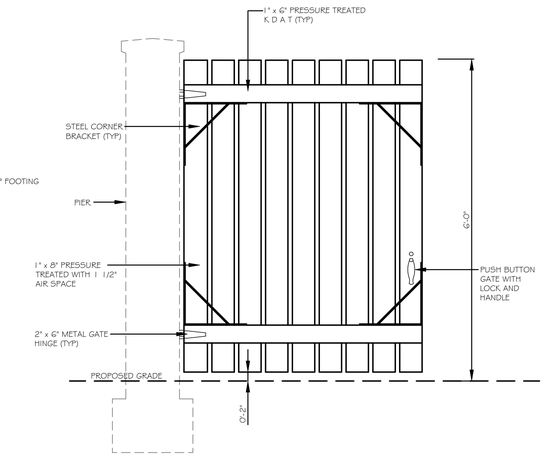
CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC.
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10-21-25
ENGINEER
MARK A. BOSWELL

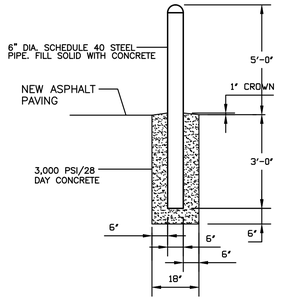
DRAWING NUMBER
C-8
8 OF 27 SHEETS



DUMPSTER FENCE PLAN VIEW
3/4" = 1'-0"

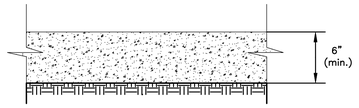


DUMPSTER FENCE GATE DETAIL
3/4" = 1'-0"



NOTE: PAINT FINISH COAT: 2 COATS T Thermec– GLOSS OR 2 COATS V 34 SERIES OR 2 COATS C–5550–5552 EPOXIDE – TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

BOLLARD DETAIL
NOT TO SCALE

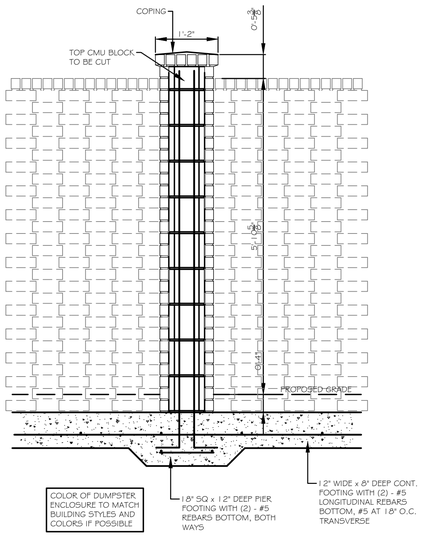


APPROACH NOTES :

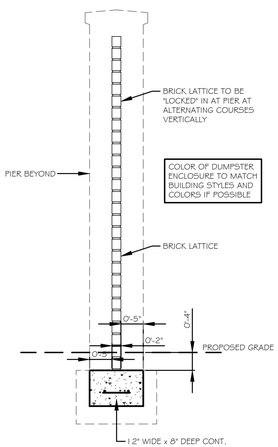
1. DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 100% AS PER SECTION 02200, PART 3.01 B.

2. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 psi AS PER SECTION 03300, PART 3.2 IN CITY OF SAVANNAH R.O.W. AND ELSEWHERE.

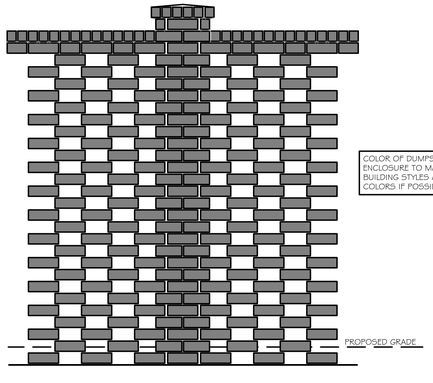
DUMPSTER PAD AND APPROACH PAD DETAIL



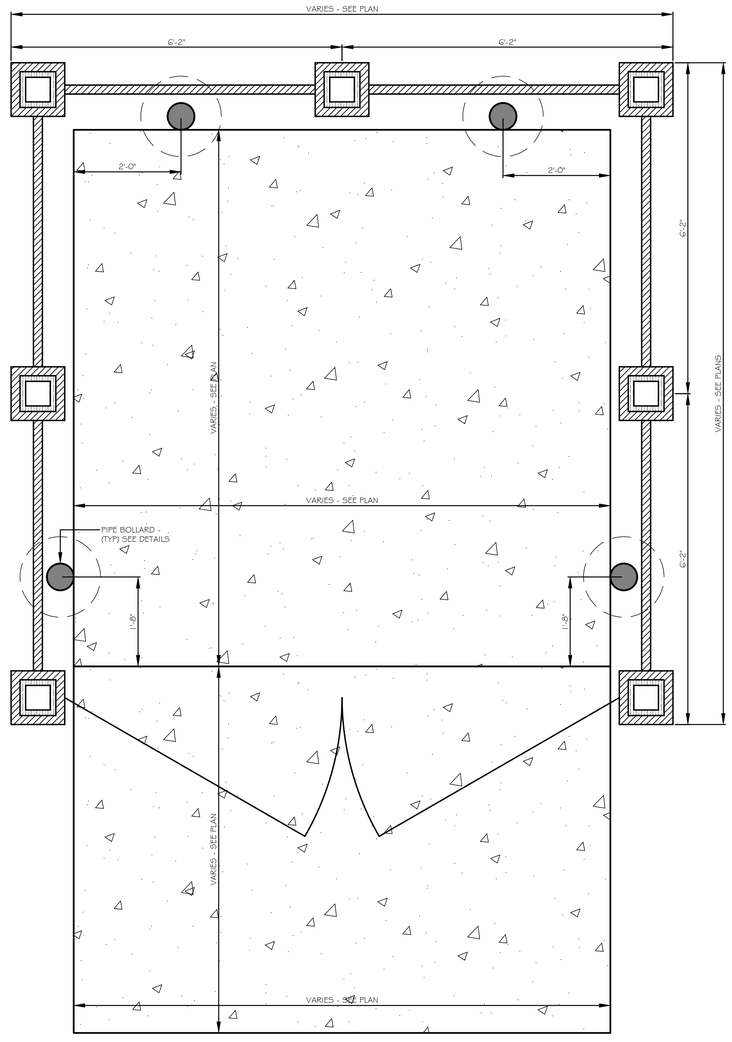
DUMPSTER FENCE PIER SECTION
3/4" = 1'-0"



DUMPSTER FENCE LATTICE SECTION
3/4" = 1'-0"



DUMPSTER FENCE ELEVATION
3/4" = 1'-0"



DUMPSTER AREA PLAN
3/4" = 1'-0"

24 HOUR CONTACT :
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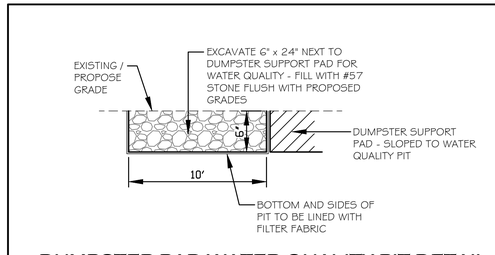
912-695-2000
SENIWONG@MSN.COM



DUMPSTER PAD WATER QUALITY PIT DETAIL
NOT TO SCALE

DEVELOPMENT IS WITHIN THE MAIN STREET OVERLAY DISTRICT

SPECIAL ORDINANCE NOTE :

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REVISIONS

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MAILING : 105 NASSAU DRIVE
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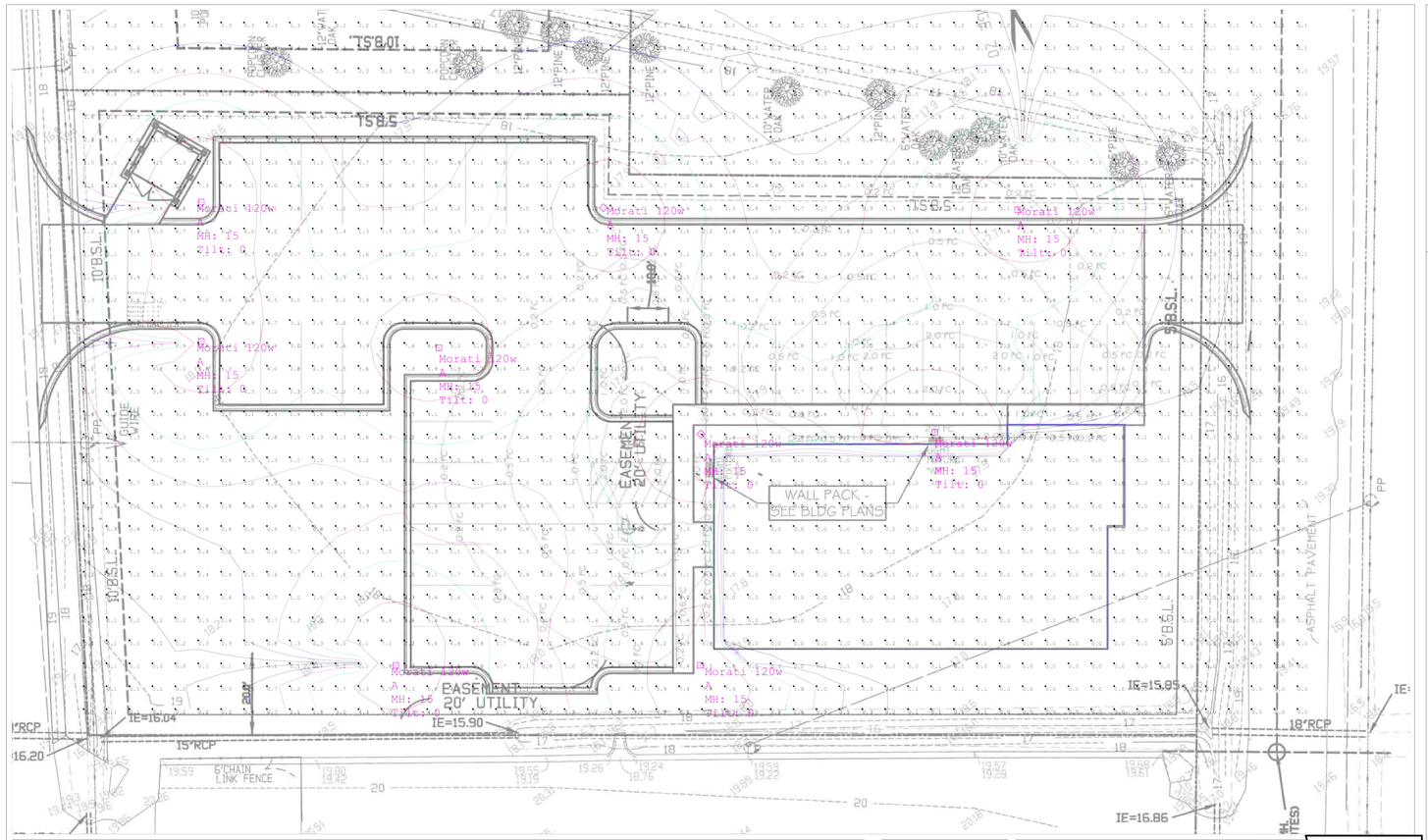


Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts_1	Illuminance	Fc	1.39	9.2	0.0	N.A.	N.A.	5	5
Parking lot	Illuminance	Fc	2.86	9.2	0.4	7.15	23.00		

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5
	1
	2
	5

Luminaire Schedule		
Symbol	Label	Tag
	Morati 120w	A

Lighting Plan

NOT TO SCALE

DEVELOPMENT IS WITHIN THE MAIN STREET OVERLAY DISTRICT

RuggedGrade
Industrial Grade Solutions

Date:2025/3/31
Plot to 22"X34"page
Scale:as noted

Project:

Lighting Simulation

Page 2 of 4

RuggedGrade

Morati Series Post Top Light

Page 1 of 4

Morati Series Post Top Light is a high-tech twist on an everyday fixture. Type V optics (Type III optional) produce a round distribution which is perfect for parking lots and pathways. Cutting edge LED technology provides maintenance-free operation combined with significant reduction in energy consumption. Add all that to a standard lenon top pole and you've got a simple and effective lighting solution.

QUALIFICATIONS

- **ETL Listed:4000701**
  Suitable for Wet Locations
- **IESNA LM79 & LM-80 Testing**
  LED luminaires have been tested by an independent laboratory in accordance with IESNALM-79 and LM-80
- **DLC Qualification:**

APPLICATION

With IES classification Type V (Type III optional) , this led area light distributes light in a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots, corporate parks, and retail settings.

DIMENSIONS

RuggedGrade

Morati Series Post Top Light

Page 2 of 4

CONSTRUCTION

- **IP Rating:**
  Ingress Protection rating of IP65 for dust and water
- **Ambient Temperature:**
  Suitable for up to 122° F (50° C) ambient temperature
- **Cold Weather Starting:**
  The minimum starting temperature is -4°F /-20°C
- **Housing:**
  Bronze or Black Aluminum
- **Mounting Methods:**
  2" to pole top mount
- **Green Technology:**
  Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
- **Gaskets:**
  Silicon Gaskets
- **Lens:**
  Frosted or transparent GLASS lens optional.

Light shield, Bird cone and ladder rest are NOT included as a standard structure. Please contact a sale representative to get a quote.

Our environmentally friendly polyester powder coating is formulated from high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

LED CHARACTERISTICS

- **LEDs:**
  Multi-chip, high-output, long-life LEDs Color
- **Stability:**
  LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period.
- **Color Temp:**
  3000K (Warm white), 4000K (Natural white), 5000K (Daylight)
- **Uniformity:**
  Range of CCT follows the guidelines of the American National Standards for the Specifications for the Chromaticity of Solid-State Lighting (SSL) Products. ANSI c78.377 2011
- **Color Rendering Index:**
  >70

RuggedGrade

Morati Series Post Top Light

Page 3 of 4

ELECTRIAL

- **Drivers:**
  100-277V, 50-60Hz,
- **Power Factor > 0.9**
- **THD<15%**
- **NEMA Receptacle:**
  3-prong twist lock receptacle with short-cap optional; compatible with 3-pring Photocell
  Sensors. 7-prong twist lock receptacle with short-cap optional; compatible with 7-prong
  Photocell Sensors.

Model	Input	Wattage	Color Temperature	Lumens	G.W	Carton size
YR-TP350-W120-MTCP	120-277Vac	40W/60W/80W/100W/120W Tunable	26K-40K-50K tunable	max 13200lm	23.5 LBS	19in*19in*20in

ACCESSORIES

Site Lighting Notes :

1. PARKING AND SITE LIGHTING IS TO BE INSTALLED UTILIZING CUT OFF FIXTURES SO AS TO NOT CAUSE NEW LIGHT TO "SPILL OVER" ONTO ADJACENT PROPERTIES.
2. FINAL LIGHTING PLAN IS TO BE COORDINATED, AND SUPPLIED BY THE OWNER.
3. FINAL LIGHTING IS TO BE APPROVED BY THE CITY OF POOLER.

Site Lighting Ordinance Notes :

1. ALL SITE LIGHTING SHALL MEET IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARDS.
2. MAXIMUM LIGHT LEVELS PERMITTED AT PROPERTY INE SHALL BE AS FOLLOWS :
   A. 0.5 FC AT ANY PROPERTY LINE ADJACENT TO A CONSERVATION OR RESIDENTIAL ZONING DISTRICT OR A CONFORMING RESIDENTIAL USE
   B. 1.0 FC AT ANY PROPERTY LINE ABUTTING ANY MIXED-USE OR NON-RESIDENTIAL ZONING DISTRICT
   C. 3.0 FC AT ANY PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY

LIGHTING MANF. CONTACT :
SCOTT SALK
LED LIGHT EXPERT
800-674-9420 x1
SALES@LEDLIGHTEXPERT.COM

FINAL LIGHTING PLAN IS TO BE COORDINATED, DESIGNED AND APPROVED BY GEORGIA POWER

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

24 HOUR CONTACT :
POP SENIWONG
2 TIDEWATER WAY
SAVANNAH, GA 31411
912-695-2000
SENIWONG@MSN.COM

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : September 11, 2025
JOB NO. ---
SCALE: as shown

MEDICAL CENTER
115 N SKINNER AVE
POOLER, GEORGIA 31322
FOR
SKH POOLER, LLC
SAVANNAH, GA

LIGHTING PLAN AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
811 BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
Mark Boswell
9-11-25
MARK A. BOSWELL

DRAWING NUMBER
C-14

14 OF 27 SHEETS

PLAN REVIEW DATA

1. GENERAL DATA

A. PROPERTY ADDRESS: 115 N Skinner Ave
Pooler, GA 31322

B. MUNICIPAL AUTHORITY: City of Pooler
GEORGIA

2. CODE REQUIREMENTS

A. OCCUPANCY CLASSIFICATION: Group B Business

B. FIRE DISTRICT PROVISIONS: Not Applicable

C. TYPE OF CONSTRUCTION: NEW CONSTRUCTION II-B

* NOTE: ALL CODES HAVE GEORGIA AMENDMENTS.
MAX. TRAVEL DISTANCE: B=100'

2018 IBC CHAPTER 17
SPECIAL INSPECTION REQUIREMENTS

☒ *SPECIAL INSPECTIONS "ARE NOT" REQUIRED FOR THIS PROJECT*

☐ *SPECIAL INSPECTIONS AS SHOWN BELOW*

☐ *1. INSPECTION OF FABRICATORS (1704.2.5)*

WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP. SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION AND AS REQUIRED ELSEWHERE IN THE CODE.

☐ *2. STEEL CONSTRUCTION (1705.2)*

SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE AS REQUIRED IN THIS SECTION.

☐ *3. CONCRETE CONSTRUCTION (1705.3)*

SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY THIS SECTION.

☐ *4. MASONRY CONSTRUCTION (1705.4)*

MASONRY CONSTRUCTION SHALL BE INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 403/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 QUALITY ASSURANCE PROGRAM REQUIREMENTS.

☐ *5. WOOD CONSTRUCTION (1705.5)*

SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATION WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 17042.5 SPECIAL INSPECTIONS OF SITE-BUILT ASSEMBLIES.

☐ *6. SOILS (1705.6)*

SPECIAL INSPECTIONS FOR EXISTING SITE CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS SHALL BE AS REQUIRED BY THIS SECTION ANS THABLE 1705.6 THE APPROVED GEOGRAPHICAL REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

☐ *7. DRIVEN DEEP FOUNDATIONS (1705.7)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURNING INSTALLATION AND TESTING OF DRIVEN DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.7 THE APPROVED INSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *8. CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8 THE APPROVED ESOTERICALLY REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS, SHALL BE TO DETERMINE COMPLIANCE.

☐ *9. HELICAL PILE FOUNDATIONS (1705.9)*

SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. THE INFORMATION RECORDED SHALL INCLUDE INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TOP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL, SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *10. SPECIAL INSPECTIONS FOR WIND RESISTANCE (1705.10)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.10.1 THROUGH 1705.10.3

☐ *11. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE (1705.11)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.11.1 THROUGH 1705.11.8

☐ *12. TESTING AND QUALIFICATIONS FOR SEISMIC RESISTANCE (1705.12.4)*

THE TESTING AND QUALIFICATION SPECIFIED IN SECTIONS 1705.12.1 THROUGH 1705.12.4

☐ *13. SPRAYED FIRE-RESISTANT MATERIALS (1705.13)*

SPECIAL INSPECTIONS FOR SPRAYED FIRE RESISTANT MATERIALS APPLIED TO FLOOR, ROOF AND WALL ASSEMBLIES AND STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH SECTIONS 1705.13.1 THROUGH 1705.13.6 SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS.

☐ *14. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (1705.14)*

SPECIAL INSPECTIONS FOR MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS APPLIED TO STRUCTURAL ELEMENTS AND DECKS SHALL BE IN ACCORDANCE WITH AWCI 12-B SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS

☐ *15. EXTERIOR INSULATION AND FINISH SYSTEMS (EFIS) (1705.15)*

SPECIAL INSPECTIONS SHALL BE REQUIRED FOR ALL EIFS APPLICATIONS

☐ *16. FIRE-RESISTANT PENETRATIONS AND JOINTS (1705.16)*

IN HIGH-RISE BUILDINGS OR IN BUILDINGS ASSIGNED TO RISK CATEGORY III OR IV IN ACCORDANCE WITH SECTION 1604.5, SPECIAL INSPECTIONS FOR THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOPS, FIRE RESISTANCE JOINT SYSTEMS, AND PERIMETER FIRE BARRIER SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 174.3.1.2, 174.4.1.2, 715.3, AND 725.4 SHALL BE IN ACCORDANCE WITH SECTION 1705.16.1 OR 1705.16.2

☐ *17. SPECIAL INSPECTION FOR SMOKE CONTROL SYSTEMS (1705.17)*

SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR

CONSTRUCTION PLANS
FOR
MEDICAL CENTER
115 N SKINNER AVE
POOLER, GEORGIA 31322
FOR
SKH POOLER, LLC
2 TIDEWATER WAY
SAVANNAH, GA 31411

ABBREVIATIONS

ABV.	ABOVE	FTG.	FOOTING	PLWD.	PLYWOOD	VERT.	VERTICAL
A/C	AIR CONDITIONING	F.V.	FIELD VERIFY	PSF	POUNDS PER SQUARE FOR	W	WASHER
A.F.F.	ABOVE FINISHED FLOOR	GL.	GLASS	P.T.	PRESSURE TREATED	W/	WITH
AMSL	ABOVE MEAN SEA LEVEL	H.B.	HOSE BIBB	R/A	RETURN AIR	W.C.	WATER CLOSET (TOILET)
B.C.	BASE CABINET	HGT.	HEIGHT	R&S	ROD AND SHELF		OR WALL CABINET
BRG.	BEARING	HEAD.	HEADER	REF. or REFG.	REFRIGERATOR	WD.	WOOD
BTWN.	BETWEEN	HVAC	HEATS, VENTILATION & A/C UNIT	REINF.	REINFORCING	W.I.C.	WALK IN CLOSET
BM.	BEAM	JST.	JOIST	RM.	ROOM	W.H.	WATER HEATER
CAB.	CABINET	K.D.A.T.	KILZ DRIED AFTER TREATMENT	R.O.	ROUGH OPENING	WWM	WELDED WIRE MESH
CAR.	CARPET	KW	KNEE WALL	REQ'D.	REQUIRED	WWF	WELDED WIRE FABRIC
CATH.	CATHEDRAL	LAUN.	LAUNDRY	RM.	ROOM	YP	YELLOW PINE
CJ	CEILING JOIST	LIN.	LINEN	S. or SLP.	SLOPE		
CLG.	CEILING	LVL	LAMINATED VENEER LUMBER	SF	SQUARE FEET		
CLO.	CLOSET	MAX.	MAXIMUM	SH.	SHELF		
CMU	CONCRETE MASONRY UNIT	MANUF.	MANUFACTURER	SHLVS.	SHELVES / SHELVING		
C.O.	CASED OPENING	MBL.	MARBLE	SHT.	SHEET		
CONC.	CONCRETE	MED. CAB.	MEDICINE CABINET	SHW. or SHOW.	SHOWER		
CT.	CERAMIC TILE	MSL	MEAN SEA LEVEL	S.L.	SIDE LITE		
CTR.	COUNTER	MECH.	MECHANICAL	SPECS.	SPECIFICATIONS		
D	DRYER	MC	MEDICINE CABINET	SYP.	SOUTHERN YELLOW PINE		
DBL.	DOUBLE	MICRO	MICROWAVE OVEN	SQ.	SQUARE		
DJ	DOUBLE JOIST	MIN.	MINIMUM	T	TILE		
DN.	DOWN	MIR.	MIRROR	T&G	TONGUE & GROOVE		
DW	DISHWASHER	N.T.S.	NOT TO SCALE	TRANS.	TRANSOM		
EA.	EACH	OC.	ON CENTER	TPD	TOILET PAPER DISPENSER		
EXT.	EXTERIOR	O.H.	OVERHANG	TB	TOWEL BAR		
EXIST.	EXISTING	OV.	OVENS	T.P.	TOP PLATE		
EW	EACH WAY	PAN. or PANT.	PANTRY	TR	TOWEL RING		
FND.	FOUNDATION	P.C.	PULL CORD	TYP.	TYPICAL		
FJ	FLOOR JOIST	PK.	POCKET	U.N.O.	UNLESS NOTED OTHERWISE		
FR.	FRENCH	PL.	PLATE	V	VINYL		

CODE DATA:

JURISDICTION: Savannah, Georgia / Chatham County, Georgia

INTERNATIONAL BUILDING CODE [IBC]:	2018[1]
~~INTERNATIONAL RESIDENTIAL CODE [IRC]:~~	~~2018[1,3]~~
INTERNATIONAL PLUMBING CODE [IPC]:	2018[1]
THE NATIONAL MECHANICAL CODE [IMC]:	2018[1]
INTERNATIONAL FUEL GAS CODE [IGC]:	2018[1]
INTERNATIONAL ENERGY CONSERVATION CODE [IEC]:	2021[1]
INTERNATIONAL FIRE CODE [IFC]:	2018[1,2]
NATIONAL ELECTRICAL CODE [NEC]:	2023
LIFE SAFETY CODE, NFPA 101 [NFPA]:	2018[2]
~~STANDARD SWIMMING POOL CODE [ISPC]:~~	~~1994[4]~~
ADA STANDARDS FOR ACCESSIBLE DESIGN:	2010

1. INCLUDING GEORGIA AMENDMENTS AS ADOPTED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA). 2014 GEORGIA AMENDMENTS ARE AVAILABLE AT THE LINK BELOW : http: //www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp

2. INCLUDING ALL FIRE CODES AND MODIFICATIONS ADOPTED BY THE STATE OF GEORGIA PER O.C.G.A. 120-3-3.

~~3. PLUMBING, ELECTRICAL AND ENERGY CODE REQUIREMENTS HAVE BEEN OMITTED FROM THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THEREFORE, THE PLUMBING REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, THE ELECTRICAL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE MUST BE USED FOR ONE AND TWO FAMILY DWELLING CONSTRUCTION.~~

~~4. SWIMMING POOLS, SPAS AND HOT TUBS INSTALLED IN ONE OR TWO FAMILY DWELLINGS SHALL COMPLY WITH THE APPENDIX G OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION.~~

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS AND REVISIONS OF THE INTERNATIONAL BUILDING CODE- 2018 EDITION, AND LOCAL CODES.

THE AMERICAN NATIONAL STANDARD FOR PHYSICALLY HANDICAPPED PEOPLE [ANSI A117.1] AND THE AMERICANS WITH DISABILITIES ACT [ADA].

ALL CONSTRUCTION SHALL COMPLY WITH THE STATE FIRE SAFETY STANDARDS, THE NFPA-101 LIFE SAFETY CODE- 2018 EDITION AND INTERNATIONAL FIRE PREVENTION CODE 2018 EDITION.

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE- 2018 EDITION.

ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL CODE- 2018 EDITION AND THE INTERNATIONAL GAS CODE- 2018 EDITION.

ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL GAS CODE- 2018 EDITION AND THE INTERNATIONAL PLUMBING CODE - 2018 EDITION.

SCOPE OF WORK

2018 INTERNATIONAL BUILDING CODE (W/ GEORGIA AMENDMENTS)

THE WORK INCLUDED IN THIS CONTRACT CONSIST OF A NEW BUSINESS BUILDING WITH SEPERATE UP STAIRS AND DOWNSTAIRS UNITS

SUMMARY

OCCUPANT LOAD:	AREA:	FACTOR: (TABLE 1004.5)	OCCUPANTS:
BUSINESS	4,800 SF/FLOOR 2 FLOORS TOTAL = 9,600 SF	150 GROSS	32 64 TOTAL

REQUIRED EXIT WIDTH:	LOAD:	FACTOR:	WIDTH REQUIRED:	WIDTH PROVIDED:
BUSINESS	64 OCC. (TOTAL)	0.3 IN/OCC	19.2 INCHES (TOTAL)	72 INCHES - 2 EXITS

MAXIMUM DISTANCE TO EXITS: (200 FEET ALLOWABLE)

~~PLUMBING FIXTURES REQ'D.~~	~~OCCUPANTS.~~	~~WATER CLOSETS:~~	~~LAVATORIES.~~	~~DRINK FOUNTAINS.~~	~~OTHER.~~
~~1/500 OCCUPANT MAXIMUM.~~	~~11.36~~	~~1 MEN/WOMEN~~			
~~1/750 OCCUPANT MAXIMUM.~~	~~11.36~~		~~1 MEN/WOMEN~~		
~~1/1000 OCCUPANT MAXIMUM.~~	~~11.36~~			~~1 HI-LO~~	
~~1 SERVICE SINK~~					~~1~~

SPECIAL INSULATION NOTES:

1. ALL SIDEWALL INSULATION BY GENERAL CONTRACTOR.

INSULATION NOTES : INSTALL WHERE APPLICABLE.

1. BUILDING INSULATION TO BE BATT OR APPROVED SPRAY FOAM FORMULA APPROVED EQUAL IN WALLS, ATTIC, CEILINGS, AND FLOORS WITH AN R-VALUE OF 3.7 PER INCH : WHERE APPLICABLE.
   INSULATION REQUIREMENTS : COMMERCIAL METAL BUILDING
   EXTERIOR METAL WALLS = R-13 + R-6.5 ci (MIN) PER IECC 2021 TABLE 402.1.3
   EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8ci OR R-20
   FLOOR JOIST AND FRAMING = R-30
   ROOF:
   INSULATED SPACE = R-19 + R-11 LS WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3.
   NON-INSULATED SPACE = R-20 WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   INSULATION ENTIRELY ABOVE ROOF DECK = R-25 ci WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   RESIDENTIAL: ATTIC = R-38 , EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8 ci OR R-20

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

FIRE RESISTANCE REQUIREMENTS

PER TABLE 601, 602 & 705.5

FIRE PROTECTION REQUIREMENTS :	REQUIRED RATING	SUPPLIED RATING
1. Structural Frame	0 Hr	0 Hr
2. Bearing Walls: Exterior Interior	0 Hr 0 Hr	0 Hr 0 Hr
3. Nonbearing Walls and Partitions Exterior	0 Hr	0 Hr
4. Nonbearing Walls and Partitions Interior	0 Hr	0 Hr
5. Floor Construction including supporting beams and joists	0 Hr	0 Hr
6. Roof Construction including supporting beams and joists	0 Hr	0 Hr
7. Table 508.4 Required seperation of occupancies	0 Hr	0 Hr

INDEX OF DRAWINGS:

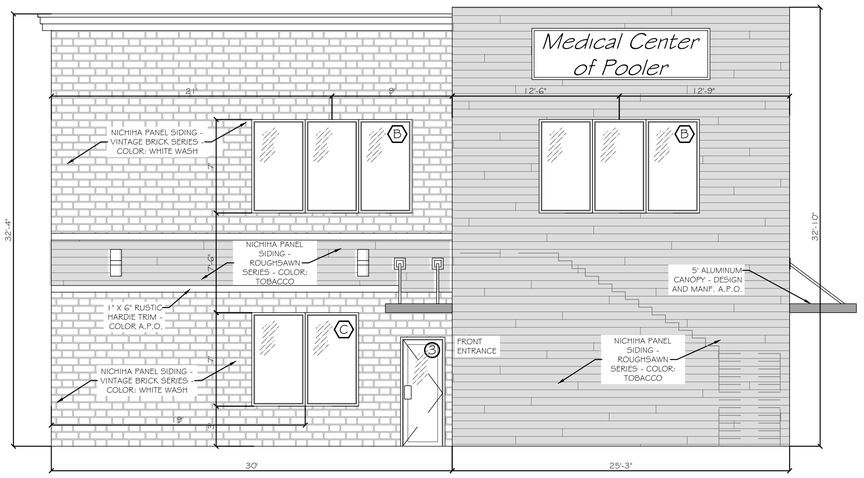
SHT.#		SHT.#	
A	COVER SHEET	P0.1	PLUMBING GENERAL NOTES AND LEGENDS
A1.0	FIRST FLOOR PLAN	P0.2	PLUMBING SCHEDULES
A1.1	SECOND FLOOR PLAN	P1.0	PLUMBING SITE PLAN
A2.0	FIRST FLOOR FRAMING PLAN	P2.1	FIRST FLOOR DOMESTIC PLAN
A2.1	SECOND FLOOR FRAMING PLAN	P2.2	SECOND FLOOR DOMESTIC PLAN
A3.0	ELEVATIONS	P3.1	FIRST FLOOR SAN AND VENT PLAN
A4.0	BUILDING SECTIONS	P3.2	SECOND FLOOR SAN AND VENT PLAN
A5.0	NOTES AND DETAILS	P4.0	PLUMBING DETAILS
A6.0	NOTES AND DETAILS		
A7.0	NOTES AND DETAILS		
A8.0	LIFE SAFETY FIRST FLOOR		
A8.1	LIFE SAFETY SECOND FLOOR		
A9.0	REFLECTIVE CEILING PLAN FIRST FLOOR		
A9.1	REFLECTIVE CEILING PLAN SECOND FLOOR		
S1.0	FOUNDATION PLAN, DETAILS AND NOTES		
S2.0	FOUNDATION PLAN, DETAILS AND NOTES		
M0.1	MECH. GENERAL NOTES AND LEGENDS		
M0.2	MECHANICAL SCHEDULE		
M2.1	MECHANICAL FIRST FLOOR PROPOSED PLAN		
M2.2	MECHANICAL SECOND FLOOR PROPOSED PLAN		
M2.3	MECHANICAL ROOF PLAN		
M4.0	MECHANICAL DETAILS		
E0.1	ELECTRICAL GENERAL NOTES AND LEGENDS		
E0.2	ELECTRICAL SPECIFICATIONS AND ABBREVIATIONS		
E0.3	SINGLE LINE DIAGRAM AND SCHEDULE		
E0.4	COMCHECK FORMS		
E0.5	ELECTRICAL DETAILS		
E1.0	ELECTRICAL SITE PLAN		
E2.1	FIRST FLOOR PROPOSED POWER PLAN		
E2.2	SECOND FLOOR PROPOSED POWER PLAN		
E3.1	FIRST FLOOR PROPOSED LIGHTING PLAN		
E3.2	SECOND FLOOR PROPOSED LIGHTING PLAN		

BUILDING INFORMATION: IBC-2018

OCCUPANCY TYPE	DESCRIPTION	CONSTRUCTION		SPRINKLER	AREA (TABLE 506.2)			HEIGHT		STORIES	
		TYPE	PROTECTION	NFPA 13		ALLOW	ACTUAL	ALLOW	ACTUAL	ALLOW	ACTUAL
B	BUSINESS	II-B	Un-Protected	No	BUSINESS	23,000	9,600	55'-0"	32'-8"	3	2

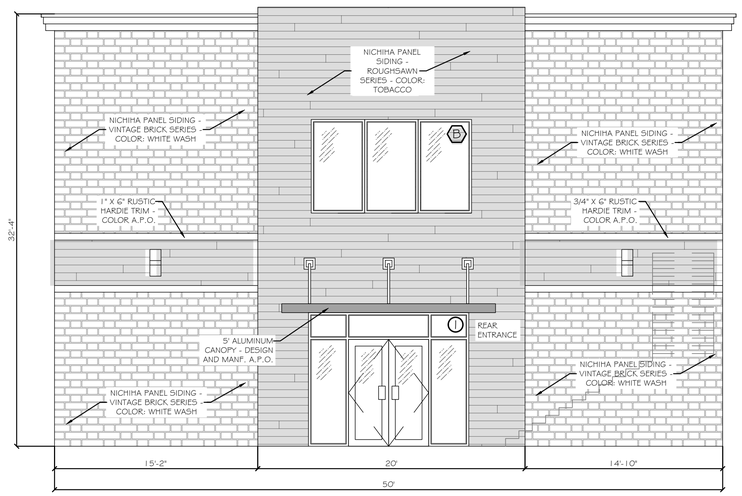
GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
9-5-25
ENGINEER
MARK A BOSWELL

A



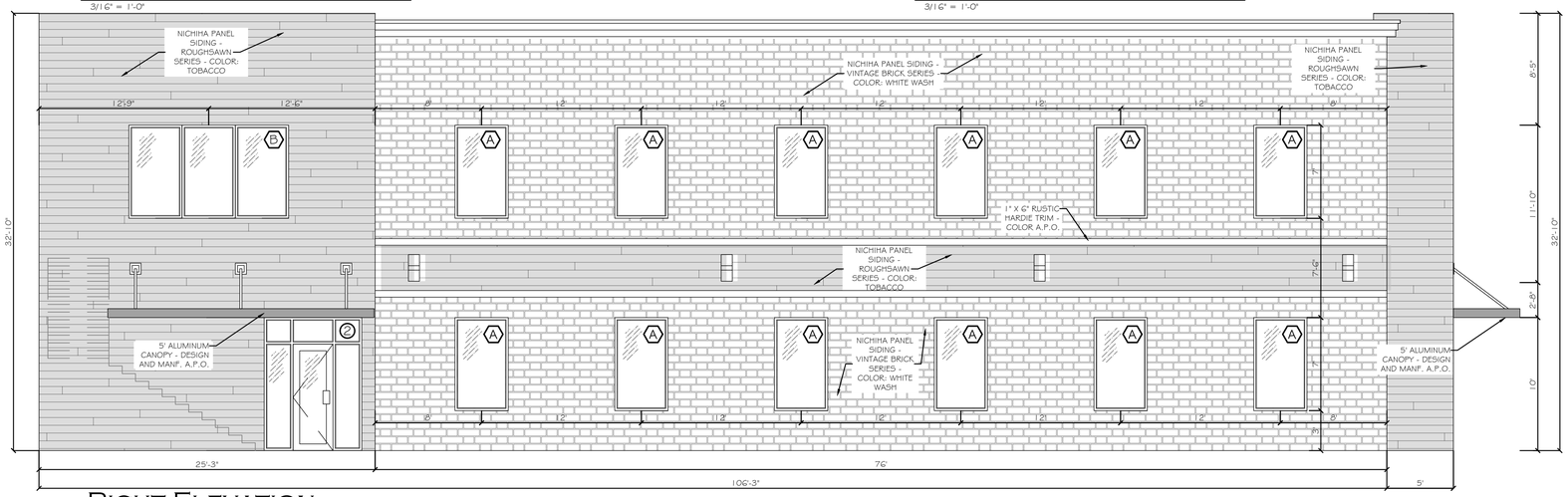
FRONT ELEVATION

3/16" = 1'-0"



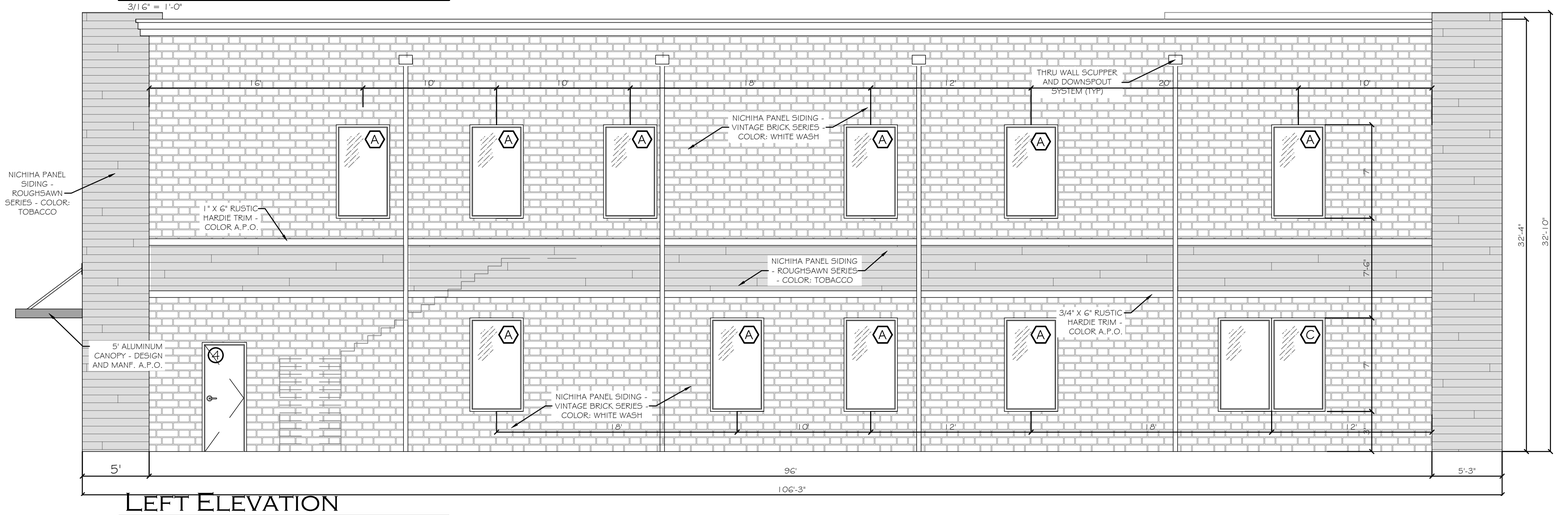
REAR ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"

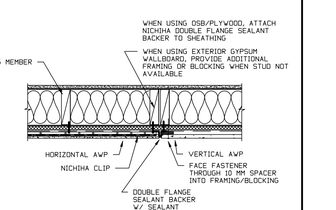


LEFT ELEVATION

3/16" = 1'-0"

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. NICHIHA PANEL REPRESENTED HERE IS 5/8" NICHIHA PRODUCT, ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES.
3. SHEATHING REPRESENTED HERE IS 5/8" OSB OR PLYWOOD. ADJUST ACCORDINGLY.
4. FACE FASTENERS MUST PENETRATE FRAMING BY INSTALL GUIDE MINIMUMS.
5. NICHIHA REQUIRES USE OF CODE APPROVED WEATHER RESISTANT BARRIERS.
6. VERTICAL PANELS (AWP-3030 ONLY) MUST BE SUPPORTED BY VERTICAL STARTER TRACK (NOT DEPICTED).

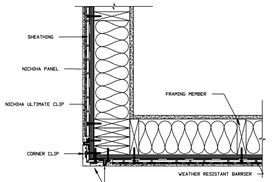


NICHIHA HORIZONTAL TO VERTICAL AWP TRANSITION - VERTICAL JOINT

SCALE: 1 1/2" = 1'-0"

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. NICHIHA PANEL REPRESENTED HERE IS 5/8" NICHIHA PRODUCT, ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES.
3. SHEATHING REPRESENTED HERE IS 1/2" PLYWOOD OR 7/16" OSB. IF USING OTHER THICKNESSES ADJUST ACCORDINGLY.

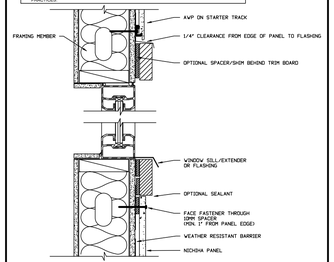


NICHIHA HORIZONTAL AWP OUTSIDE CORNER DETAIL- FACTORY CORNER

SCALE: 1 1/2" = 1'-0"

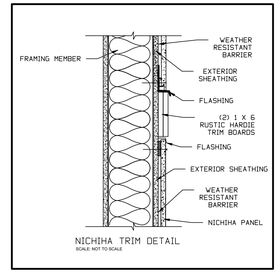
NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. NICHIHA PANEL REPRESENTED HERE IS 5/8" NICHIHA PRODUCT, ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES.
3. SHEATHING REPRESENTED HERE IS 1/2" PLYWOOD OR 7/16" OSB. IF USING OTHER THICKNESSES ADJUST ACCORDINGLY.
4. FOLLOW WINDOW AND WRB MANUFACTURER INSTRUCTIONS AND WATERPROOFING BEST PRACTICES.



NICHIHA - AWP - HORIZONTAL - STUD WALL - STOREFRONT WINDOW - HEADER & SILL WITH TRIM BOARD

SCALE: 1" = 1'-0"

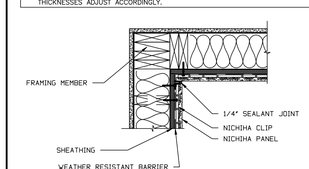


NICHIHA TRIM DETAIL

SCALE: NOT TO SCALE

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. NICHIHA PANEL REPRESENTED HERE IS 5/8" NICHIHA PRODUCT, ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES.
3. ADD STUD, BLOCKING OR STUD EXTENDER AS REQUIRED FOR CLIP ATTACHMENT.
4. SHEATHING REPRESENTED HERE IS 1/2" PLYWOOD OR 7/16" OSB. IF USING OTHER THICKNESSES ADJUST ACCORDINGLY.



NICHIHA HORIZONTAL AWP - INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0"

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE - 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING - 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE - September 5, 2025

JOB NO. ---

SCALE: as shown

MEDICAL CENTER
115 N SKINNER AVE
POOLER, GA 31322
FOR
SKH POOLER, LLC

ELEVATIONS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
811 IT'S THE LAW!
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 9-5-25 ENGINEER
Mark Boswell
MARK A. BOSWELL

DRAWING NUMBER

A-3.0

6 OF 40 SHEETS

Attachment B

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 22 day of July , 2025 , by and between SKII Pooler, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name 115 N. Skinner Avenue.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50007 02020 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 53 Page 449 , hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.

2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.

3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.

4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.

5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.

6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.

7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.

9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.

10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).

11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.

12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

21 day of July, 2025

Nikki Simmons

Notary Public Print

Notary Public Signature

06.24.2028

Notary Public Commission Expiration

Landowner

NANCY SENTMORE

Landowner Print

Landowner Signature

Witness Print

Witness Signature

Seal:

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

Attachment B

CITY of POOLER
GEORGIA

HOLD HARMLESS AGREEMENT

I/we, ___SKH Pooler, LLC_____ , agree to hold harmless the City of Pooler or any authorized utility, public or private, from any damage to my/our ___UTILITY _____ system at _____115 N. Skinner Avenue_____ during the course of any repair or any maintenance of said utility. This shall apply only to those portions that lie within the public right-of-way, roadways, or any other utility easement.

Furthermore, the owner of the ___SKH Pooler, LLC_____ and its successors in title agree that the City of Pooler or other authorized utility shall have no responsibilities for repair, maintenance, damage or replacement arising from the approval or existence of an encroachment, or any work within the right-or-way by a utility of the City of Pooler.

The system owner and its successors in title further agrees that the City of Pooler will not be held liable for any damage created by a City of Pooler enterprise or other authorized utility using the right-of-way, roadway, or easement.

IN WITNESS WHEREOF, the Owner and the City of Pooler do hereunto execute this agreement on this 21 day of July, 2021.

OWNER

NANDADOL SENIWONG
OWNER NAME

OWNER SIGNATURE

CITY

CITY REPRESENTATIVE NAME

CITY REPRESENTATIVE SIGNATURE

EOM Operations
Your solution to a better tomorrow
OPERATIONS

October 10th, 2025

Mark A. Boswell P.E.
Boswell Engineering Design Services
4700 East Hwy 80, Unit N, Suite 1
Savannah, GA 31410

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval of the site development plans for Medical Office (Application No. 25-0029), as detailed below.

Submittal Documents:		
	Site Plans	*Sept. 2025*
	Stormwater Management Report	*Sept. 2025*
	Architectural Elevation Drawings	*Sept. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Fire Protection Analysis	*Jul. 2025*
	Technical Traffic Memorandum	*Jul. 2025*
	Geotechnical Report	*Jul. 2025*
	Hold Harmless Agreement	*Jul. 2025*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

Based on our comprehensive review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Justin Arnsdorff, P.E.; Vice President of Engineering – City of Pooler

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for two one-story multi-tenant commercial buildings within the Savannah Quarters PUD, Phase 7, at 125 High Avenue.

Project:	#A25-0076
P&Z Meeting Date:	October 27, 2025
City Council Meeting Date:	November 3, 2025
Applicant and Authorized Agent:	DJ Desai
Location (Address):	125 High Avenue
Parcel (PIN):	51009 01139
Acreage:	Approximately 1.91 Acres
Zoning:	PUD (Savannah Quarters - Phase 7)
Proposed Use:	Two one-story multi-tenant commercial buildings
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Commercial and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed multi-tenant building is consistent with the existing surrounding commercial context of the area, including multiple multi-tenant commercial buildings and two oil change businesses on Mosaic Circle; the Galen Nursing*

School; Costco; and proposed multi-family residential developments.

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.

    - *The site is a large 1.91-acre parcel which will adequately accommodate the proposed multi-tenant commercial buildings and associated required parking.*

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding developments, which includes multiple multi-tenant commercial buildings and two oil change businesses on Mosaic Circle; the Galen Nursing School; Costco; and proposed multi-family residential developments.*

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.

    - *Yes, the proposed site plan is appropriate in scale for the 1.91-acre site and the adjacent properties, including multiple multi-tenant commercial buildings and two oil change businesses on Mosaic Circle; the Galen Nursing School; Costco; and proposed multi-family residential developments.*

6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

    - *The proposed site development is to be adequately served by existing and proposed services.*

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.

    - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.

    - *The site plan complies with the provisions related to buffer and screening standards.*

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

    - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:	The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A

CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 125 High Ave - Site Plan

10/09/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

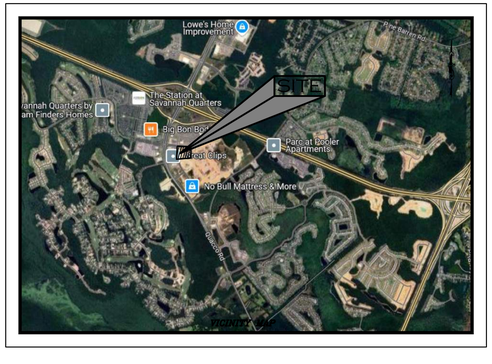
Site Work Plans

FOR

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322

FOR

Mosaic Five, LLC
P.O. Box 6465
Beaufort, South Carolina 29906



September, 2025

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN, NOTES AND DETAILS
C7	PROFILES AND DETAILS
C8	LANDSCAPE PLAN, NOTES AND DETAILS
C9	IRRIGATION PLAN
C10	DETAILS
C11	DETAILS
C12	DETAILS
C13	PAD DETAILS
C14	LIGHTING PLAN AND DETAILS
C15	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C16	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C17	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C18	TRAP DETAILS
C19	NOTES AND DETAILS
C20	NOTES AND DETAILS
C21	NOTES AND DETAILS
C22	NOTES AND DETAILS
C23	NOTES AND DETAILS
C24	NOTES AND DETAILS
C25	NOTES AND DETAILS
C26	NOTES AND DETAILS
C27	TURN RADIUS EXHIBIT
C28	GSWCC CHECKLIST

SCHEDULE OF DRAWINGS

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER 10-6-25 MARK A. BOSWELL

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

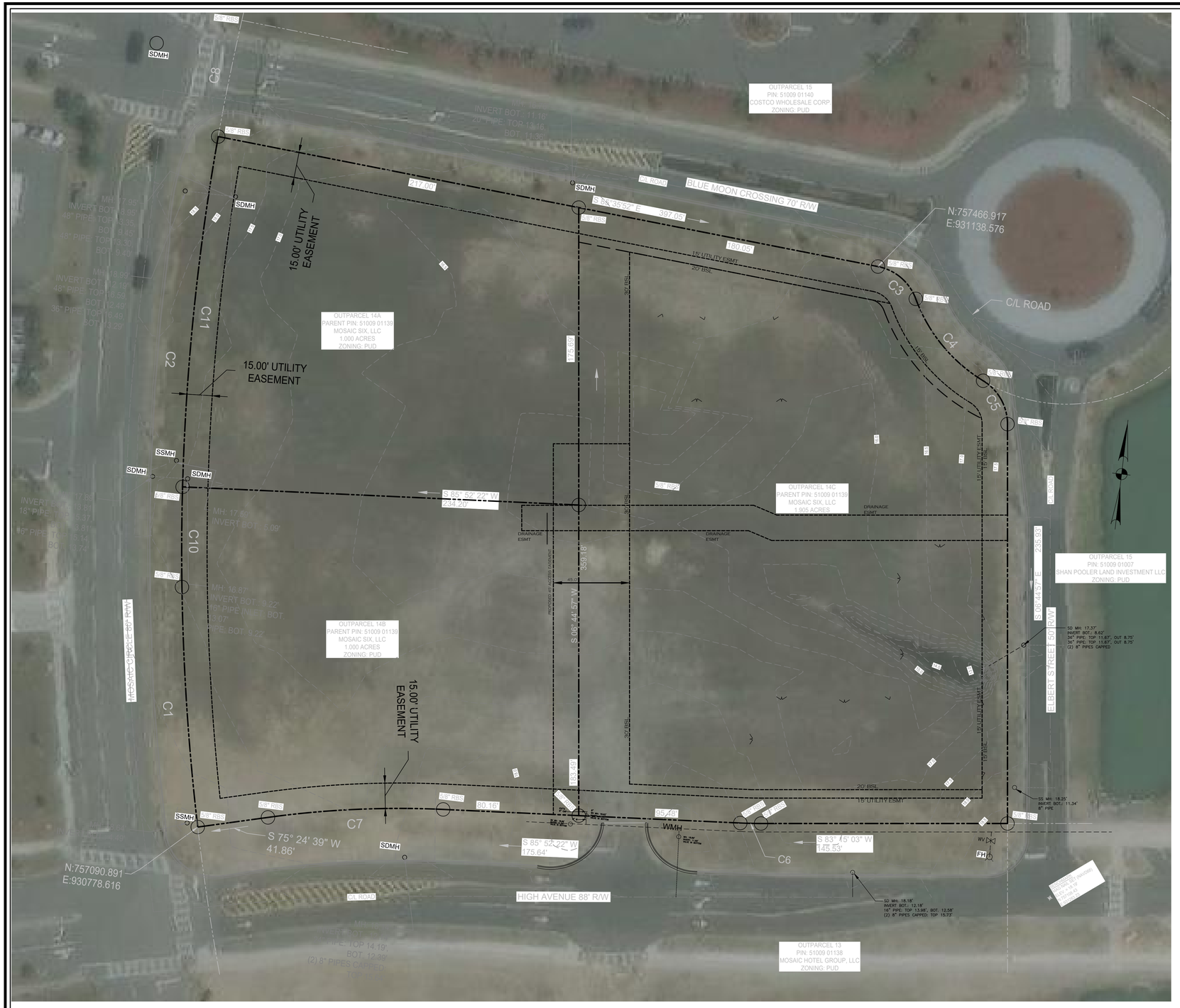
SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE OWNER.

UTILITIES PROTECTION CENTER
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411



EXISTING SITE PLAN

1" = 30'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CHORD LENGTH
C1	N 10°30'28" W	142.08'	1403.62'	142.14'
C2	N 02°08'57" W	266.99'	1403.62'	267.40'
C3	S 56°15'50" E	29.39'	30.00'	30.72'
C4	S 46°10'24" E	62.62'	95.00'	63.81'
C5	S 36°04'59" E	29.39'	30.00'	30.72'
C6	S 84°33'43" W	12.26'	268.00'	12.26'
C7	S 80°38'30" W	103.57'	568.00'	103.71'
C8	N 32°40'17" E	188.11'	95.00'	271.63'
C9	N 04°44'14" E	70.00'	1403.62'	70.01'
C10	N 06°23'54" W	59.19'	1403.62'	59.19'
C11	N 00°56'27" W	208.01'	1403.62'	208.20'

LEGEND

NEW	EXISTING	DESCRIPTION
		BUILDING
		RESURFACE ASPHALT PAVEMENT
		ASPHALT PAVEMENT TYPE I
		ASPHALT PAVEMENT TYPE I I
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
— SD —		STORM DRAIN LINE
— SS —	— SS —	SANITARY SEWER LINE
— W —	— W —	WATER LINE
●	Ⓢ	SANITARY SEWER MANHOLE
	G.V	GAS VALVE
	W.V	WATER VALVE
■	W.M	WATER METER
		FIRE HYDRANT
		SIGN
		FLARED END SECTION
	13.00	SPOT ELEVATION
		CONTOUR
I.E.4.13	I.E.4.13	INVERT ELEVATION
	—x—	CHAIN LINK FENCE
		DITCH INVERT
		PROPERTY LINE
	IPF	IRON PIN FOUND
TW 16.83		TOP OF WALK
TP 14.65		TOP OF PAVEMENT
FG 16.1		FINISHED GRADE
TS 16.10		TOP OF STONE
TG 16.10		TOP OF GUTTER
TC 16.10		TOP OF CURB

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0108 & 13051C0109, MAP REVISED AUGUST 16, 2018 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

Site Fire Protection Notes :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.

2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.

2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.

3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Survey Information :

1. Survey information : Gardner Surveying
2. Date of Onginal Survey : May, 2024
3. Datum : NAVD 88

PROJECT INFORMATION :

P.I.N. : 51009 01139

PROJECT ADDRESS : 125 High Avenue
Pooler, Georgia 31322

CURRENT ZONING : PUD PHASE 7 SAVANNAH QUARTERS

SITE SIZE : 1.91 ACRES

ESTIMATED DISTURBED AREA : 2.5 ACRES

TOTAL PERVIOUS AREA: 0.7 ACRES
TOTAL IMPERVIOUS AREA: 1.2 ACRES (63% IMPERVIOUS)

SETBACKS :
FRONT = 30'
REAR = 15'
SIDE = 20'

MAX. BUILDING HEIGHT = 125'-0"
PROPOSED BUILDING HEIGHT = 21'-3"

OWNER : Mosaic Five, LLC
(contact : D.J. Desai)
P.O. Box 6465
Beaufort, South Carolina 29906

PRIMARY PERMITTEE EMAIL : djdesai@hdcompaniesus.com

PHONE : 843-379-9405

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 30'
0 30' 60' 75'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 111
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: OCT. 6, 2025
JOB NO. ---
SCALE: as shown

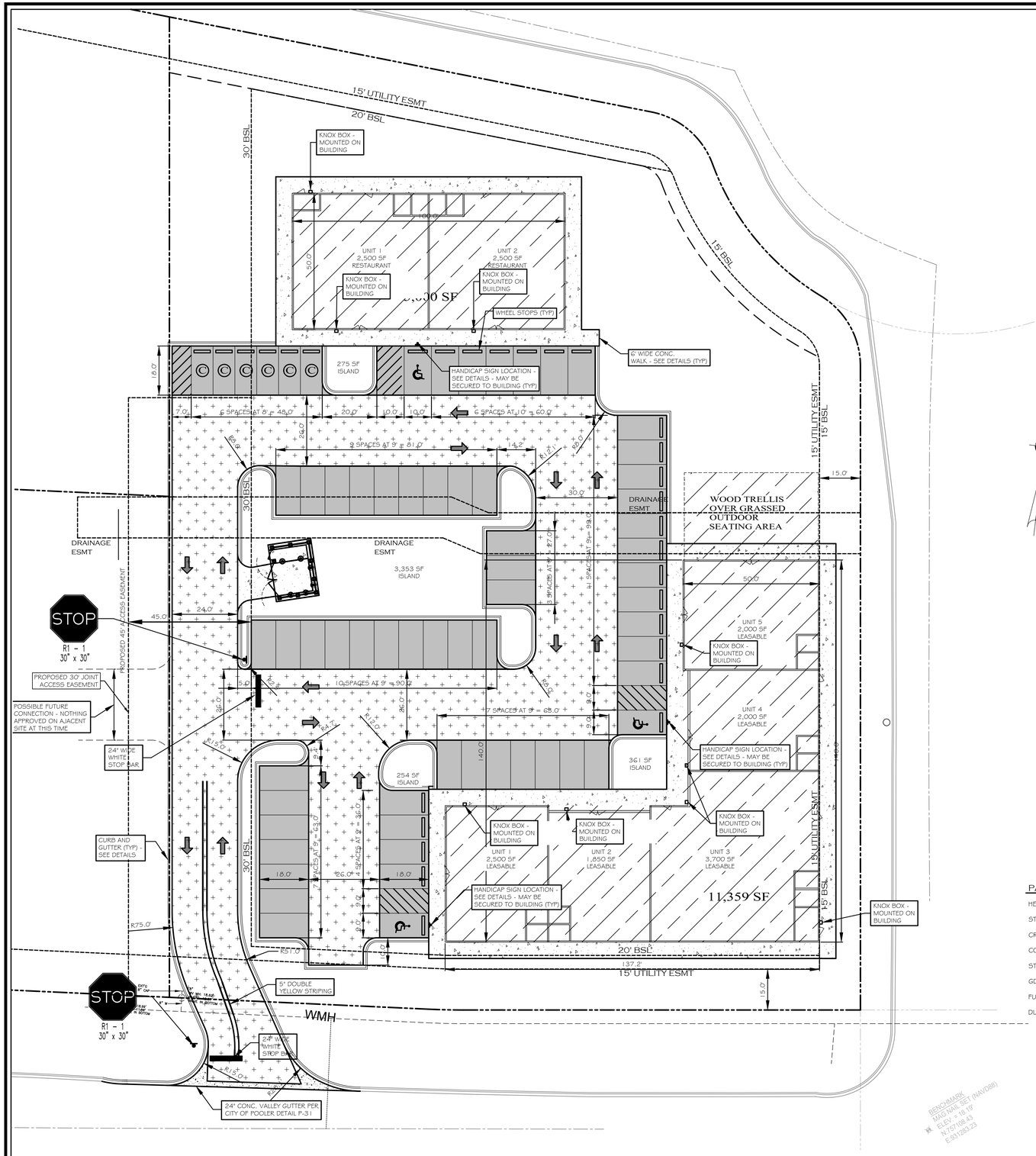
CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC. "CALL BEFORE YOU DIG"
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR
Mosaic Five, LLC
Beaufort, South Carolina

EXISTING SITE PLAN

DRAWING NUMBER
C-2
2 OF 28 SHEETS



STAKING AND SIGNING PLAN

1" = 20'

PAVING SURFACE LEGEND

- HEAVY DUTY
- STANDARD DUTY
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- GDOT PAVING
- FUTURE BUILDING
- DUMPED STON RIP-RAP

SPECIAL SIGNAGE AND STRIPING NOTES :

1. STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.
2. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
3. ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.
3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.
4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

GENERAL NOTES:

6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.
10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.
5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.
6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.
7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.
8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.
9. IN CHATHAM COUNTY, BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL (INTERIOR, EXTERIOR) INCLUDING DISCONECT BOXES, PLUMBING, HVAC, OUTLETS, SWITCHES, DUCTWORK AND OTHER EQUIPMENT A MINIMUM OF 3' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

PARKING CALCULATIONS:

NEW RETAIL BUILDINGS = 12,050 SF
NEW RESTAURANTS = 72 SEATS TOTAL

REQUIRED RETAIL PARKING = $\left(\frac{1 \text{ SPACE}}{250 \text{ SF}}\right)\left(12{,}050\right)$ = 48 SPACES REQUIRED

REQUIRED RESTAURANT PARKING = $\left(\frac{1 \text{ SPACE}}{4 \text{ SEATS}}\right)\left(72 \text{ SEATS}\right)$ = 18 SPACES REQUIRED

TOTAL SPACES REQUIRED = 48+ 18 = 66 SPACES REQUIRED
TOTAL SPACES SUPPLIED = 66 SPACES
HANDICAP SPACES SUPPLIED = 3 SPACES
VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACE
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 2012.4)

PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A RETAIL AND RESTAURANT OCCUPANCY

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
33.10.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

PAVEMENT MARKING NOTES :

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL HANDICAP RAMP NOTES :

1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STOP SIGN AND STOP BAR INSTALLATION NOTES :

1. STOP BARS ARE TO BE WHITE, 24" WIDE x 12' LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B.16.
2. STOP SIGNS ARE TO BE INSTALLED ALLIGNED WITH THE STOP BARS AS PER MUTCD 3B.16.

CURB RADII NOTE :

ALL CURB RADII ARE 5' U.N.O.

GREENSPACE CALCULATIONS :

TOTAL SITE = 1.90 AC.
PAVING / BUILDING / ETC. = 1.20 AC.
GREENSPACE = 0.70 AC.

$\frac{0.70 \text{ AC}}{1.90 \text{ AC}}$ = 0.3684 = 37 % GREENSPACE

SITE LIGHTING NOTE :

ALL SITE LIGHTING IS TO BE AS PER OWNER AND IS TO BE COORDINATED WITH OWNER FOR POLE PLACEMENT, APPROVAL BY POOLER, ETC.

SIDEWALK NOTES :

1. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SPECIAL CONSTRUCTION NOTE:

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REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC IVE, LLC
BEAUFORT, SOUTH CAROLINA

STAKING AND SIGNING PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
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UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
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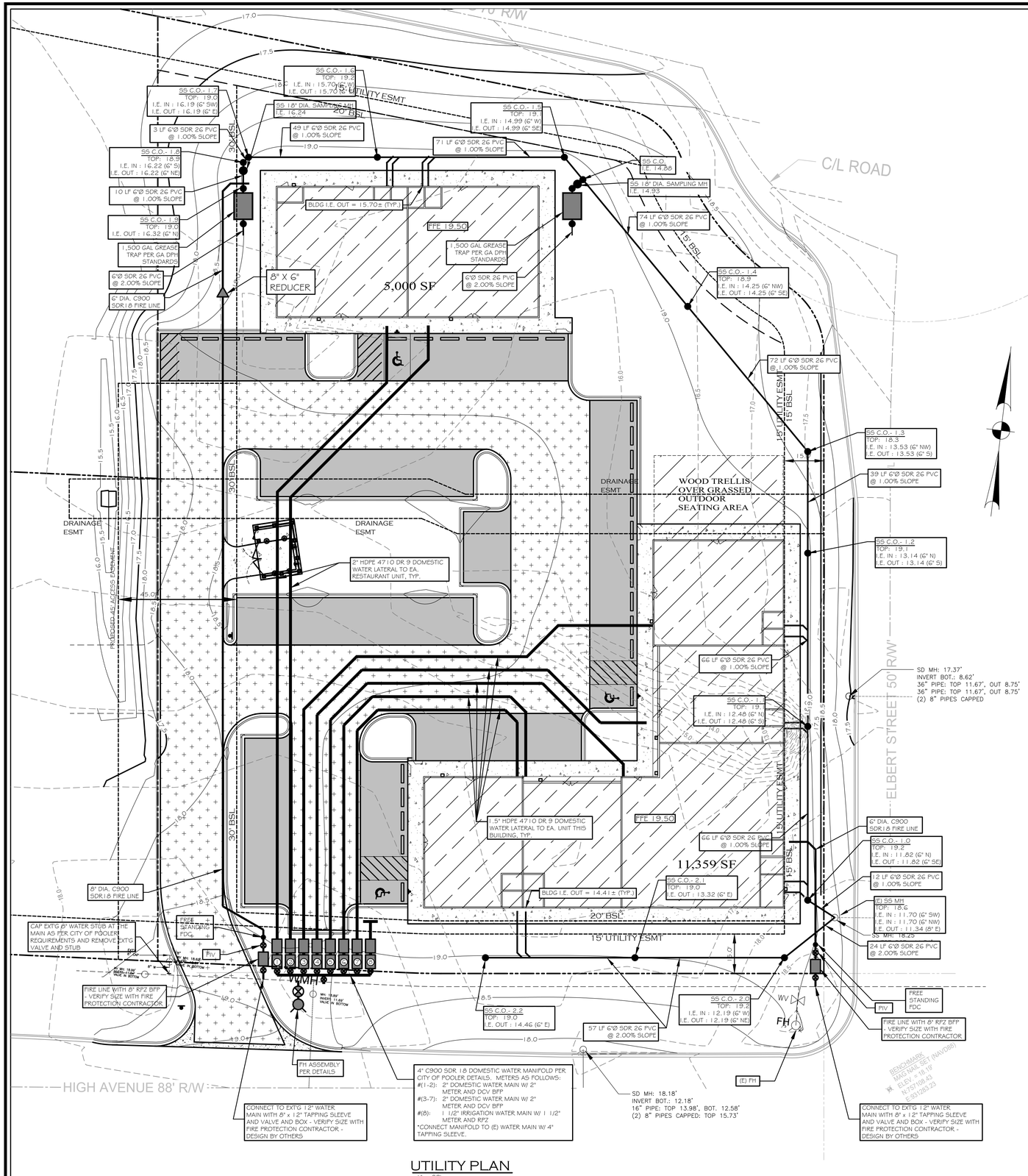
4 OF 28 SHEETS



UTILITY PLAN
1" = 20'

SPECIAL UTILITY TERMINATION NOTES :

1. ALL UTILITIES (WATER, SEWER, GAS, ELECTRIC, ETC.) NOT TO BE USED ON THIS PROJECT ARE TO BE TERMINATED AS PER THE UTILITY PROVIDERS INSTRUCTIONS.

2. ALL UTILITY TERMINATIONS ARE TO BE COORDINATED WITH THE UTILITY PROVIDER, OWNER AND CITY OF POOLER.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0108 & 13051C0109, MAP REVISED AUGUST 16, 2018 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

UTILITY OWNERSHIP NOTES :

1. WATER SYSTEMS BEHIND METERS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
2. SANITARY SEWER SYSTEMS UPSTREAM OF SS MH NO. 1 ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SPECIAL WATER LINE NOTES :

1. ALL WATER METERS ENCOUNTERED ON THE PROJECT SITE, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE DISCONNECTED AND RETURNED TO THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

2. ALL LATERALS WHICH ARE REMOVED FROM SERVICE SHALL BE CAPPED AS CLOSE TO THE MAIN AS PRACTICAL WITHOUT REMOVING ROADWAY. THIS WORK IS TO BE COORDINATED WITH THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE..

TRACER WIRE NOTES :

1. ALL WATER MAINS, WATER LATERALS AND FIRE HYDRANTS ARE TO HAVE A #12 GAUGE SOLID COPPER WIRE INSTALLED WITH EACH UTILITY. IT SHALL BE INSTALLED IN SUCH A MANNER THAT THE WIRES ARE CONNECTED TO EACH OTHER AND CAN BE CONTINUOUSLY TRACED. THE WATER DEPARTMENT SHALL CONDUCT A TRACING TEST TO ENSURE COMPLIANCE.

DROP MANHOLE NOTES :

1. DROP MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C478 AND SHALL BE BUILT AT THE LOCATIONS AND IN CONFORMANCE WITH THE DETAILS SHOWN WHERE THE DIFFERENCE IN IE ELEVATION BETWEEN THE INCOMING PIPE AND MANHOLE IE IS MORE THAN 2 FEET.
2. PROTECTIVE COATINGS ARE REQUIRED FOR ALL WET WELLS, RECEIVING MANHOLES, DROP MANHOLES, ANY STRUCTURE WHERE A FORCE MAIN TERMINATES OR HIGH LEVELS OF CORROSION ARE ANTICIPATED.

SPECIAL WATER LINE NOTES :

1. 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. The interior of all pipe, fittings and other accessories shall be kept free from dirt and foreign matter at all times.

2. Any defective, damaged, or unsound pipe shall be rejected. All foreign matter or dirt shall be removed from the inside of the pipe before it is lowered into it's 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. During installation, when pipe laying is not in progress, a mechanical joint plug or cap, or approved equal, will be used to form a water tight seal at both ends of the line being laid and no trench water shall be permitted to enter the pipe.

3. Clean the interiors of all pipe by brushing, swabbing or washing out all dirt before placement.

4. Flush the new pipe lines until the water runs clear at the end of all mains and laterals. This should be done after the pressure test and before disinfection. Minimum flush time and velocity are to be 2.5 fps which is necessary to purge the line of foreign material.

5. All materials used and 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 Amercan National Standards Institute/National Sanitation Foundation Standard 61 (ANSI/NSF Standard 61).

6. All new sanitary sewer laterals and new mains are required to be televised at the owner's / contractor's expense.

7. All sanitary sewer laterals are required to be capped.

8. All sanitary sewer laterals shall be connected to the sewer main at a 90 degree angle.

VALVE NOTES :

1. ALL TAPPING VALVES SHALL BE GATE VALVES WITH STAINLESS STEEL BOLTS.
2. ALL 2" GATE VALVES UPSTREAM OF EACH MANIFOLD METER IS TO HAVE STAINLESS STEEL BOLTS.
3. ALL TAPS FOR METERS SHALL HAVE A MINIMUM OF 3' SEPARATION FROM EACH OTHER OR ANY BELL OR FITTING.

STREAM BUFFER ENCROACHMENT NOTES :

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2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE CONTRACTOR.

SPECIAL GREASE INTERCEPTOR NOTES :

1. ALL GREASE INTERCEPTORS ARE REQUIRED TO HAVE A SAMPLING MANHOLE NOT LESS THAN 18" IN DIAMETER INSTALLED AT THE EFFLUENT SIDE OF THE INTERCEPTOR PRIOR TO THE SANITARY SEWER CONNECTION.

SPECIAL CONSTRUCTION NOTE:

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SCALE: 1" = 20'
0 20' 40' 50'

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Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322

Mosaic Five, LLC
Beaufort, South Carolina

UTILITY PLAN, NOTES AND DETAILS

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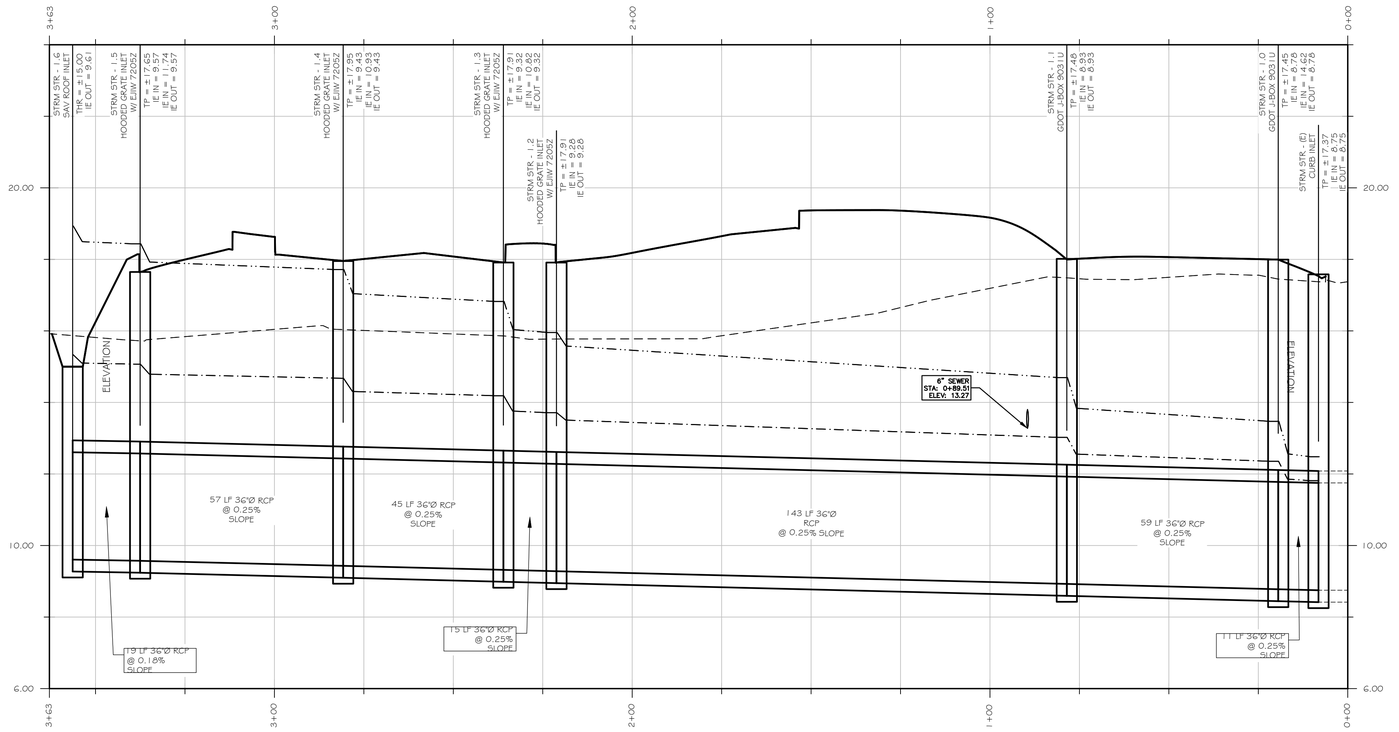
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

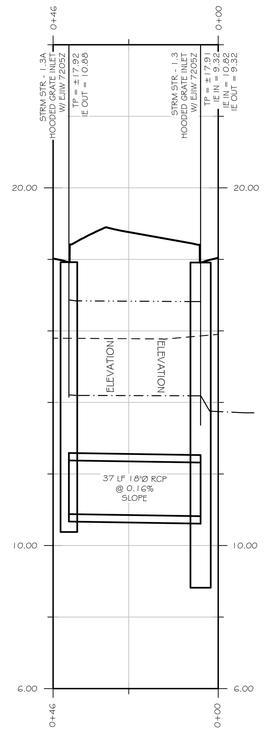
Survey Information :
1. Survey information : Gardner Surveying
2. Date of Original Survey : May, 2024
3. Datum : NAVD 88

DRAWING NUMBER
C-6
6 OF 28 SHEETS

STORM ALIGN 1.0 - 1.6
STATION: 0+00.00 THRU 3+62.89



STORM ALIGN 1.3 - 1.3A
STATION: 0+00.00 THRU 0+46.15



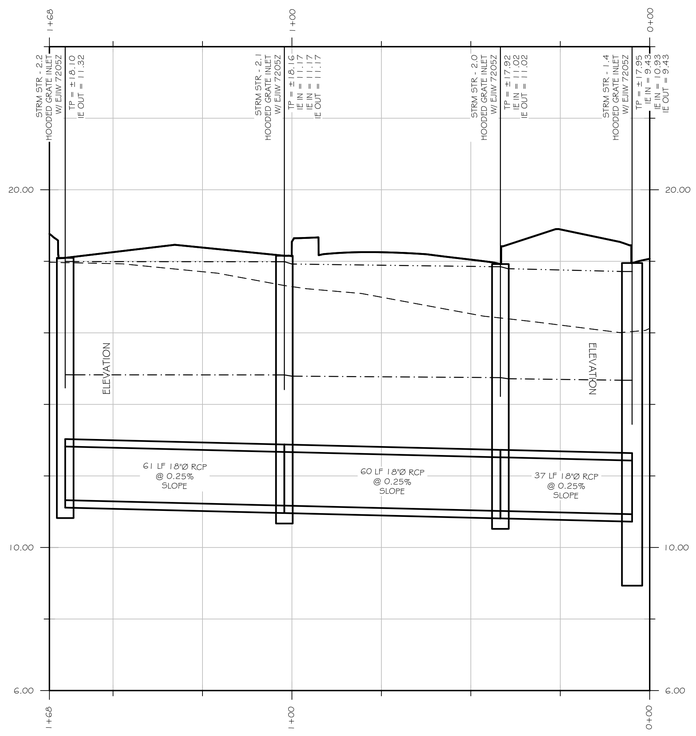
EXISTING GRADE

PROPOSED GRADE

25-YEAR HGL

100-YEAR HGL

STORM ALIGN 1.4 - 2.2
STATION: 0+00.00 THRU 1+67.78



STORM ALIGN 2.1 - 2.1A
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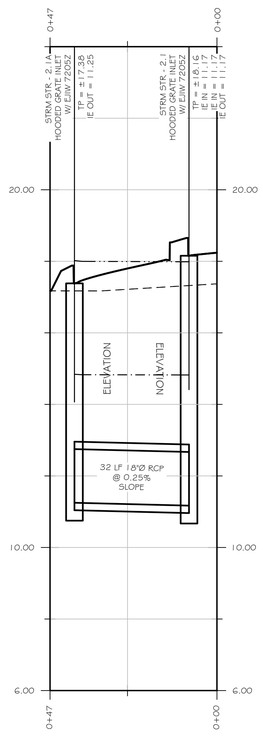

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VERTICAL SCALE: 1" = 2'

0 2' 4' 5'

HORIZONTAL SCALE: 1" = 20'

0 20' 40' 50'

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MOSAIC GALLERIA
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POOLER, GEORGIA 31322
FOR:
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BEAUFORT, SOUTH CAROLINA

PROFILES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING

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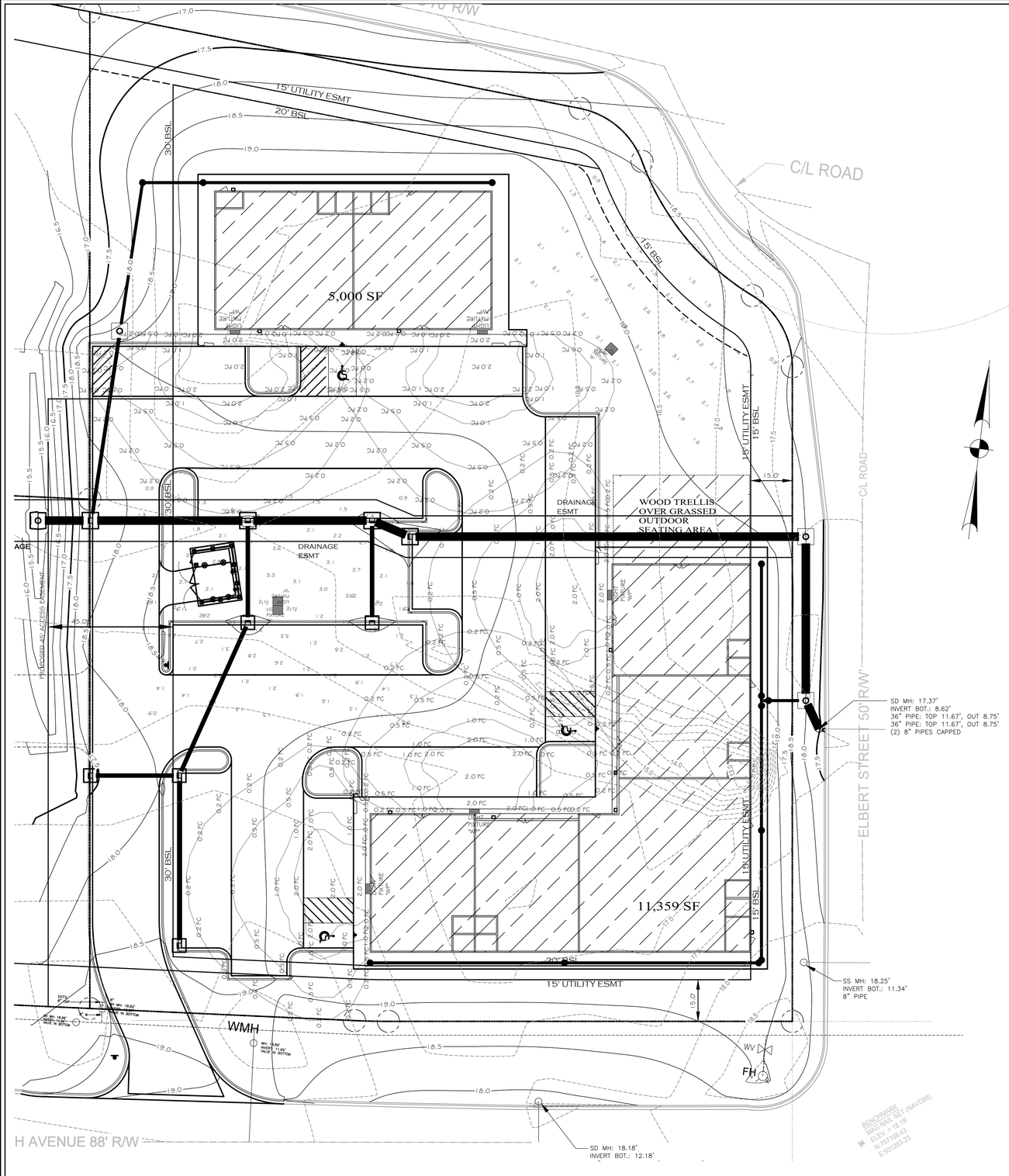
7 OF 28 SHEETS



Lighting Plan

Mounting Height Notes :

~~1. MOUNTING HEIGHT FOR LAYDOWN YARD AREA LIGHTS ARE TO BE 30' MAX.~~

2. MOUNTING HEIGHT FOR BUILDING MOUNTED WALL PACKS ARE TO BE 15' MAX.

Site Lighting Ordinance Notes :

1. ALL SITE LIGHTING SHALL MEET IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARDS.
2. MAXIMUM LIGHT LEVELS PERMITTED AT PROPERTY INE SHALL BE AS FOLLOWS :
   - A. 0.5 FC AT ANY PROPERTY LINE ADJACENT TO A CONSERVATION OR RESIDENTIAL ZONING DISTRICT OR A CONFORMING RESIDENTIAL USE
   - B. 1.0 FC AT ANY PROPERTY LINE ABUTTING ANY MIXED-USE OR NON-RESIDENTIAL ZONING DISTRICT
   - C. 3.0 FC AT ANY PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY

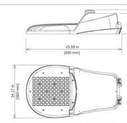
LEOTEK
LITE-ON GROUP

GreenCobra™ LED Street Light
GC1 F-Series Specification Data Sheet

Project
Type
Catalog No.

Luminaire Data

Weight 21 lbs [9.5 kg]
EPA 0.67 ft²



Ordering Information
Sample Catalog No. GC1 90F MV NW 2 GY 350 850 RPB FDC

Product	No. & Type of LEDs	Voltage[1]	Color Temperature	Distribution	Finish[2]	Drive Current	Options
GC1	20F 30F 40F 60F 80F	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3	GY Gray DB Dark Bronze BK Black	350 350mA 530 530mA 700 700mA 1A[3] 1A	HSS[4] House Side Shield (Factory Installed) FDC[5] Fixed Drive Current FFA Full Field Adjustability LPCR Less Photocontrol Receptacle PCRT ANSI 7-wire Photocontrol Receptacle PCRT-CR[6] Control Ready 7-wire Photocontrol Receptacle SC PCR Shorting Cap WL Utility Wattage Label

Accessories[7]	
HSSGC1	House Side Shield
SPB[8]	Square Pole Horizontal Arm Bracket
RPB[8]	Round Pole Horizontal Arm Bracket
PTB[8]	Pole Top Horizontal Arm Bracket
PTB2[8]	Pole Top Tenon Horizontal Arm Bracket (180°)
WB[8]	Wall Horizontal Arm Bracket
SVA	Slip Fitter Vertical Adapter
LLPC	Long Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and need to be included in the catalog number.

Notes:
1. MV is ELC qualified. HV is ELC qualified on request, consult factory.
2. Gray, Black and Dark Bronze standard, consult factory for other finishes.
3. Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
4. 1A drive current only available with 40F.
5. Flush mounted house side shield factory installed. Shield cuts light off at 1/2 mounting height behind luminaire.
6. Non-field adjustable, fixed drive current.
   Field adjustable drive current and field adjustability from the specified drive current code to all drive currents available.
   This option is not ELC qualified.
8. Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
9. Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire. Specify Model and Color.
10. Specify Color [DP, DB, BK].
11. Specify MV [120-277V] or HV [347V-480V].

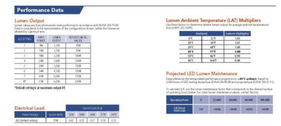
©2018 Leotek Electronics USA. GC1_F-Series_Spec Sheet_030918. Specifications subject to change without notice.

5 WALL PACKS MOUNTED ON BUILDING EXTERIOR

TWR1 LED ALO
Adjustable Lumen Output

Introduction
The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWR1 LED ALO luminaires can replace anything from 70W to 250W metal halide luminaires.

Specifications
Width: 12.75"/5"
Height: 9"
Depth: 5.1/8"
Weight: 11.15 lbs



Final Lighting Plan is to be coordinated, designed and approved by Georgia Power

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Site Lighting Notes :

1. PARKING AND SITE LIGHTING IS TO BE INSTALLED UTILIZING CUT OFF FIXTURES SO AS TO NOT CAUSE NEW LIGHT TO "SPILL OVER" ONTO ADJACENT PROPERTIES.
2. FINAL LIGHTING PLAN IS TO BE COORDINATED, AND SUPPLIED BY THE OWNER.
3. FINAL LIGHTING IS TO BE APPROVED BY THE CITY OF POOLER.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	LEOTEK ELECTRONICS USA CORP.	GC1-80F-MV-NW-3-GY-700	25-1/2"L X 14-1/4"W X 6-1/2"H. LED LUMINAIRE LEDS WITH OPTICS		1	GC1-80F-MV-NW-3-GY-700 LI19135007.ies	17850.59	0.91	181.98
	B	1	LEOTEK ELECTRONICS USA CORP.	GC2-100F-MV-NW-3-GY-700	LED LUMINAIRE LEDS WITH OPTICS		1	GC2-100F-MU-NW-3-GY-700 LI10132731.ies	23206.04	0.91	250
	C	1	LEOTEK ELECTRONICS	GC2-100F-MV-NW-2-GY-700	25-1/2"L X 14-1/8"W X 6-1/2"H. LED LUMINAIRE LEDs WITH OPTICS		1	VC_GC2-100F-MV-NW-2-GY-700 LI31416025.ies	25543.7	1	251

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 104
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED —
DRAWN MAB
CHECKED —
DATE : OCT. 6, 2025
JOB NO. — — —
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For:
Mosaic PE, LLC
Beaufort, South Carolina

Lighting Plan and Details

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
811
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10.6.25
ENGINEER
MARK A. BOSWELL

Drawing Number
C-14
14 of 28 sheets

PLAN REVIEW DATA

1. GENERAL DATA

A. PROPERTY ADDRESS: Mosaic Circle
Pooler, GA 31322

B. MUNICIPAL AUTHORITY: Chatham County
GEORGIA

2. CODE REQUIREMENTS

A. OCCUPANCY CLASSIFICATION: Group B Business

B. FIRE DISTRICT PROVISIONS: Not Applicable

C. TYPE OF CONSTRUCTION: NEW CONSTRUCTION VB

* NOTE: ALL CODES HAVE GEORGIA AMENDMENTS.
MAX. TRAVEL DISTANCE: B=100'

2018 IBC CHAPTER 17
SPECIAL INSPECTION REQUIREMENTS

☒ *SPECIAL INSPECTIONS "ARE NOT" REQUIRED FOR THIS PROJECT*

☐ *SPECIAL INSPECTIONS AS SHOWN BELOW*

☐ *1. INSPECTION OF FABRICATORS (1704.2.5)*

WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP. SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION AND AS REQUIRED ELSEWHERE IN THE CODE.

☐ *2. STEEL CONSTRUCTION (1705.2)*

SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE AS REQUIRED IN THIS SECTION.

☐ *3. CONCRETE CONSTRUCTION (1705.3)*

SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY THIS SECTION.

☐ *4. MASONRY CONSTRUCTION (1705.4)*

MASONRY CONSTRUCTION SHALL BE INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 403/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 QUALITY ASSURANCE PROGRAM REQUIREMENTS.

☐ *5. WOOD CONSTRUCTION (1705.5)*

SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATION WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 17042.5 SPECIAL INSPECTIONS OF SITE-BUILT ASSEMBLIES.

☐ *6. SOILS (1705.6)*

SPECIAL INSPECTIONS FOR EXISTING SITE CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS SHALL BE AS REQUIRED BY THIS SECTION ANS THABLE 1705.6 THE APPROVED GEOGRAPHICAL REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

☐ *7. DRIVEN DEEP FOUNDATIONS (1705.7)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURNING INSTALLATION AND TESTING OF DRIVEN DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.7 THE APPROVED INSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *8. CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8 THE APPROVED ESOTERICALLY REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS, SHALL BE TO DETERMINE COMPLIANCE.

☐ *9. HELICAL PILE FOUNDATIONS (1705.9)*

SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. THE INFORMATION RECORDED SHALL INCLUDE INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TOP ELEVATIONS, FINAL DEPTH, FINL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL, SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *10. SPECIAL INSPECTIONS FOR WIND RESISTANCE (1705.10)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.10.1 THROUGH 1705.10.3

☐ *11. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE (1705.11)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.11.1 THROUGH 1705.11.8

☐ *12. TESTING AND QUALIFICATIONS FOR SEISMIC RESISTANCE (1705.12.4)*

THE TESTING AND QUALIFICATION SPECIFIED IN SECTIONS 1705.12.1 THROUGH 1705.12.4

☐ *13. SPRAYED FIRE-RESISTANT MATERIALS (1705.13)*

SPECIAL INSPECTIONS FOR SPRAYED FIRE RESISTANT MATERIALS APPLIED TO FLOOR, ROOF AND WALL ASSEMBLIES AND STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH SECTIONS 1705.13.1 THROUGH 1705.13.6 SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS.

☐ *14. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (1705.14)*

SPECIAL INSPECTIONS FOR MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS APPLIED TO STRUCTURAL ELEMENTS AND DECKS SHALL BE IN ACCORDANCE WITH AWCI 12-B SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS

☐ *15. EXTERIOR INSULATION AND FINISH SYSTEMS (EFIS) (1705.15)*

SPECIAL INSPECTIONS SHALL BE REQUIRED FOR ALL EIFS APPLICATIONS

☐ *16. FIRE-RESISTANT PENETRATIONS AND JOINTS (1705.16)*

IN HIGH-RISE BUILDINGS OR IN BUILDINGS ASSIGNED TO RISK CATEGORY III OR IV IN ACCORDANCE WITH SECTION 1604.5, SPECIAL INSPECTIONS FOR THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOPS, FIRE RESISTANCE JOINT SYSTEMS, AND PERIMETER FIRE BARRIER SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 174.3.1.2, 174.4.1.2, 715.3, AND 725.4 SHALL BE IN ACCORDANCE WITH SECTION 1705.16.1 OR 1705.16.2

☐ *17. SPECIAL INSPECTION FOR SMOKE CONTROL SYSTEMS (1705.17)*

SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR

CONSTRUCTION PLANS FOR MOSAIC GARDENS, 14 C, BLDG A MOSAIC CIRCLE POOLER, GEORGIA 31322

FOR

MOSAIC FIVE, LLC
P.O. BOX 6465
BEAUFORT, SOUTH CAROLINA 29906

ABBREVIATIONS

ABV.	ABOVE	FTG.	FOOTING	PLWD.	PLYWOOD	VERT.	VERTICAL
A/C	AIR CONDITIONING	F.V.	FIELD VERIFY	PSF	POUNDS PER SQUARE FOOT	W	WASHER
A.F.F.	ABOVE FINISHED FLOOR	GL.	GLASS	P.T.	PRESSURE TREATED	W/	WITH
AMSL	ABOVE MEAN SEA LEVEL	H.B.	HOSE BIBB	R/A	RETURN AIR	W.C.	WATER CLOSET (TOILET)
B.C.	BASE CABINET	HGT.	HEIGHT	R&S	ROD AND SHELF		OR WALL CABINET
BRG.	BEARING	HEAD.	HEADER	REF. or REFG.	REFRIGERATOR	WD.	WOOD
BTWN.	BETWEEN	HVAC	HEATS, VENTILATION & A/C UNIT	REINF.	REINFORCING	W.I.C.	WALK IN CLOSET
BM.	BEAM	JST.	JOIST	RM.	ROOM	W.H.	WATER HEATER
CAB.	CABINET	K.D.A.T.	KILZ DRIED AFTER TREATMENT	R.O.	ROUGH OPENING	WWM	WELDED WIRE MESH
CAR.	CARPET	KW	KNEE WALL	REQ'D.	REQUIRED	WWF	WELDED WIRE FABRIC
CATH.	CATHEDRAL	LAUN.	LAUNDRY	RM.	ROOM	YP	YELLOW PINE
CJ	CEILING JOIST	LIN.	LINEN	S. or SLP.	SLOPE		
CLG.	CEILING	L.VL	LAMINATED VENEER LUMBER	SF	SQUARE FEET		
CLO.	CLOSET	MAX.	MAXIMUM	SH.	SHELF		
CMU	CONCRETE MASONRY UNIT	MANUF.	MANUFACTURER	SHLVS.	SHELVES / SHELVING		
C.O.	CASED OPENING	MBL.	MARBLE	SHT.	SHEET		
CONC.	CONCRETE	MED. CAB.	MEDICINE CABINET	SHW. or SHOW.	SHOWER		
CT.	CERAMIC TILE	MSL	MEAN SEA LEVEL	S.L.	SIDE LITE		
CTR.	COUNTER	MECH.	MECHANICAL	SPECS.	SPECIFICATIONS		
D	DRYER	MC	MEDICINE CABINET	SYP.	SOUTHERN YELLOW PINE		
DBL.	DOUBLE	MICRO	MICROWAVE OVEN	SQ.	SQUARE		
DJ	DOUBLE JOIST	MIN.	MINIMUM	T	TILE		
DN.	DOWN	MIR.	MIRROR	T&G	TONGUE & GROOVE		
DW	DISHWASHER	N.T.S.	NOT TO SCALE	TRANS.	TRANSOM		
EA.	EACH	OC.	ON CENTER	TPD	TOILET PAPER DISPENSER		
EXT.	EXTERIOR	O.H.	OVERHANG	TB	TOWEL BAR		
EXIST.	EXISTING	OV.	OVENS	T.P.	TOP PLATE		
EW	EACH WAY	PAN. or PANT.	PANTRY	TR	TOWEL RING		
FND.	FOUNDATION	P.C.	PULL CORD	TYP.	TYPICAL		
FJ	FLOOR JOIST	PK.	POCKET	U.N.O.	UNLESS NOTED OTHERWISE		
FR.	FRENCH	PL.	PLATE	V	VINYL		

CODE DATA:

JURISDICTION: Savannah, Georgia / Chatham County, Georgia

INTERNATIONAL BUILDING CODE [IBC]:	2018[1]
~~INTERNATIONAL RESIDENTIAL CODE [IRC]:~~	~~2018[1,3]~~
INTERNATIONAL PLUMBING CODE [IPC]:	2018[1]
THE NATIONAL MECHANICAL CODE [IMC]:	2018[1]
INTERNATIONAL FUEL GAS CODE [IGC]:	2018[1]
INTERNATIONAL ENERGY CONSERVATION CODE [IEC]:	2021[1]
INTERNATIONAL FIRE CODE [IFC]:	2018[1,2]
NATIONAL ELECTRICAL CODE [NEC]:	2018[2]
LIFE SAFETY CODE, NFPA 101 [NFPA]:	2018[2]
~~STANDARD SWIMMING POOL CODE [SSPC]:~~	~~1994[4]~~
ADA STANDARDS FOR ACCESSIBLE DESIGN:	2010

SCOPE OF WORK

2018 INTERNATIONAL BUILDING CODE (W/ GEORGIA AMENDMENTS)

THE WORK INCLUDED IN THIS CONTRACT CONSIST OF A NEW BUSINESS BUILDING WITH 3 LEASABLE UNITS

SUMMARY

OCCUPANT LOAD:	AREA:	FACTOR:	OCCUPANTS:
BUSINESS	1,800 SF/UNIT 1	150 GROSS	12
BUSINESS	1,800 SF/UNIT 2	150 GROSS	12
BUSINESS	3,700 SF/UNIT 3	150 GROSS	25
BUSINESS	2,000 SF/UNIT 4	150 GROSS	13
BUSINESS	2,000 SF/UNIT 5	150 GROSS	13

REQUIRED EXIT WIDTH:	LOAD:	FACTOR:	WIDTH REQUIRED:	WIDTH PROVIDED:
BUSINESS	75 OCC. (TOTAL)	0.3 IN/OCC	22.5 INCHES (TOTAL)	360 INCHES -10 EXITS

MAXIMUM DISTANCE TO EXITS: (100 FEET ALLOWABLE)

~~PLUMBING FIXTURES REQ'D.~~	~~OCCUPANTS:~~	~~WATER CLOSETS:~~	~~LAVATORIES:~~	~~DRINK FOUNTAINS:~~	~~OTHER:~~
~~1/500 OCCUPANT MAXIMUM:~~	~~11.36~~	~~1 MEN/WOMEN~~			
~~1/750 OCCUPANT MAXIMUM:~~	~~11.36~~		~~1 MEN/WOMEN~~		
~~1/1000 OCCUPANT MAXIMUM:~~	~~11.36~~			~~1 HI-LO~~	
~~1 SERVICE SINK~~					~~1~~

1. INCLUDING GEORGIA AMENDMENTS AS ADOPTED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA). 2014 GEORGIA AMENDMENTS ARE AVAILABLE AT THE LINK BELOW : http: //www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp

2. INCLUDING ALL FIRE CODES AND MODIFICATIONS ADOPTED BY THE STATE OF GEORGIA PER O.C.G.A. 120-3-3.

~~3. PLUMBING, ELECTRICAL AND ENERGY CODE REQUIREMENTS HAVE BEEN OMITTED FROM THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THEREFORE, THE PLUMBING REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, THE ELECTRICAL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE MUST BE USED FOR ONE AND TWO FAMILY DWELLING CONSTRUCTION.~~

~~4. SWIMMING POOLS, SPAS AND HOT TUBS INSTALLED IN ONE OR TWO FAMILY DWELLINGS SHALL COMPLY WITH THE APPENDIX G OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION.~~

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS AND REVISIONS OF THE INTERNATIONAL BUILDING CODE– 2018 EDITION, AND LOCAL CODES.

THE AMERICAN NATIONAL STANDARD FOR PHYSICALLY HANDICAPPED PEOPLE [ANSI A117.1] AND THE AMERICANS WITH DISABILITIES ACT [ADA].

ALL CONSTRUCTION SHALL COMPLY WITH THE STATE FIRE SAFETY STANDARDS, THE NFPA-101 LIFE SAFETY CODE– 2018 EDITION AND INTERNATIONAL FIRE PREVENTION CODE 2018 EDITION.

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE– 2018 EDITION.

ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL CODE– 2018 EDITION AND THE INTERNATIONAL GAS CODE– 2018 EDITION.

ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL GAS CODE– 2018 EDITION AND THE INTERNATIONAL PLUMBING CODE – 2018 EDITION.

SPECIAL INSULATION NOTES:

1. ALL SIDEWALL INSULATION BY GENERAL CONTRACTOR.

INSULATION NOTES : INSTALL WHERE APPLICABLE.

1. BUILDING INSULATION TO BE BATT OR APPROVED SPRAY FOAM FORMULA APPROVED EQUAL IN WALLS, ATTIC, CEILINGS, AND FLOORS WITH AN R-VALUE OF 3.7 PER INCH : WHERE APPLICABLE.
   INSULATION REQUIREMENTS : COMMERCIAL METAL BUILDING
   EXTERIOR METAL WALLS = R-13 + R-6.5 ci (MIN) PER IECC 2021 TABLE 402.1.3
   EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8ci OR R-20
   JOIST = R-30
   ROOF:
   INSULATED SPACE = R-19 + R-11 LS WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3.
   NON-INSULATED SPACE = R-20 WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   INSULATION ENTIRELY ABOVE ROOF DECK = R-25 ci WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   RESIDENTIAL: ATTIC = R-38 , EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8 ci OR R-20

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

FIRE RESISTANCE REQUIREMENTS

PER TABLE 601, 602 & 705.5

FIRE PROTECTION REQUIREMENTS :	REQUIRED RATING	SUPPLIED RATING
1. Structural Frame	0 Hr	0 Hr
2. Bearing Walls: Exterior Interior	 0 Hr 0 Hr	 0 Hr 0 Hr
3. Nonbearing Walls and Partitions Exterior	0 Hr	0 Hr
4. Nonbearing Walls and Partitions Interior	0 Hr	0 Hr
5. Floor Construction including supporting beams and joists	0 Hr	0 Hr
6. Roof Construction including supporting beams and joists	0 Hr	0 Hr
7. Table 508.4 Required seperation of occupancies	0 Hr	0 Hr

INDEX OF DRAWINGS:

SHT.#	
A	COVER SHEET
A1	FLOOR PLAN
A2	FRAMING PLAN
A3	ELEVATIONS
A3.1	ELEVATIONS
A4	BUILDING SECTIONS
A5	NOTES AND DETAILS
A6	NOTES AND DETAILS
A7	NOTES AND DETAILS
A8	LIFE SAFETY
S1	FOUNDATION PLAN, DETAILS AND NOTES
S2	FOUNDATION PLAN, DETAILS AND NOTES
M1	HVAC PLAN
M2	HVAC NOTES AND DETAILS
E1	GENERAL LIGHTING PLAN
E2	ELECTRICAL NOTES AND DETAILS
E3	ELECTRICAL NOTES AND DETAILS
P1	PLUMBING SUPPLY PLAN – COLD
P2	PLUMBING NOTES AND DETAILS

BUILDING INFORMATION: IBC-2018

OCCUPANCY TYPE	DESCRIPTION	CONSTRUCTION		SPRINKLER	AREA (TABLE 506.2)			HEIGHT		STORIES	
		TYPE	PROTECTION	NFPA 13		ALLOW	ACTUAL	ALLOW	ACTUAL	ALLOW	ACTUAL
B	BUSINESS	V-B	Protected	Yes	BUSINESS	36,000	11,300	60'-0"	21'-3"	3	1

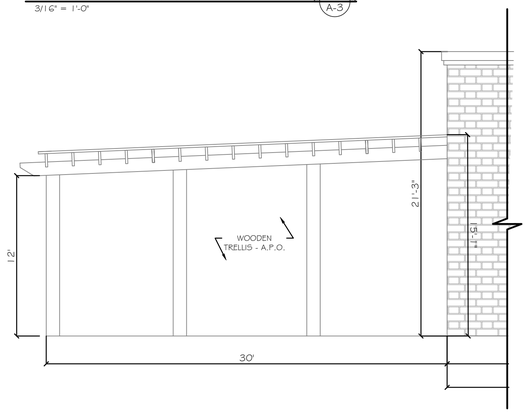
GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 5-27-25 ENGINEER MARK A. BOSWELL

A

FRONT ELEVATION

3/16" = 1'-0"

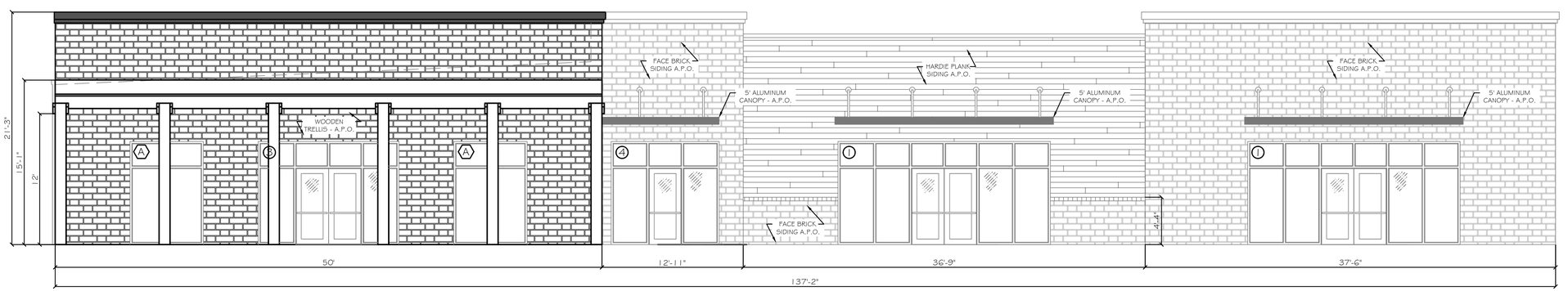
1 / A-3



FRONT ELEVATION

3/16" = 1'-0"

1 / A-3



LEFT ELEVATION

3/16" = 1'-0"

2 / A-3

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT K, SUITE 104
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : May 27, 2025
JOB NO. ---
SCALE: as shown

LOT 14C, BLDG A
MOSAIC CIRCLE
POOLER, GA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CARLOINA 29906

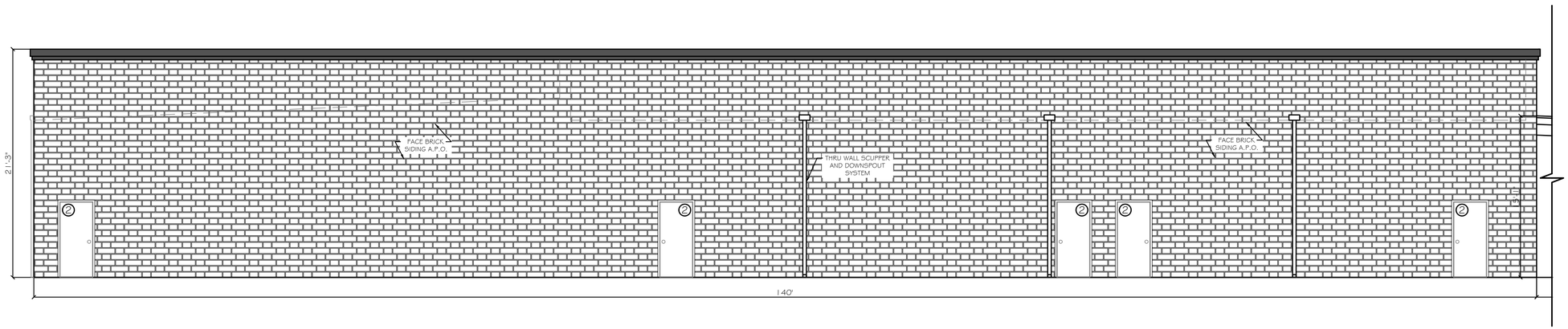
ELEVATIONS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
5-27-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER

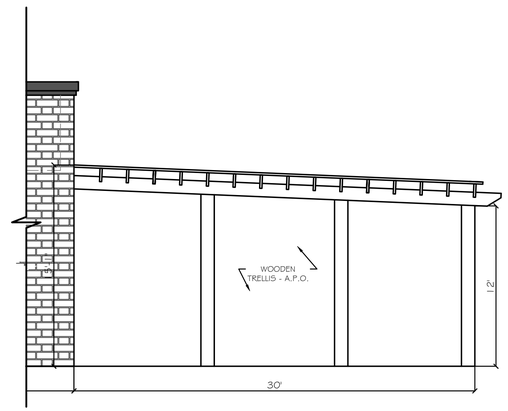
A-3



REAR ELEVATION

3/16" = 1'-0"

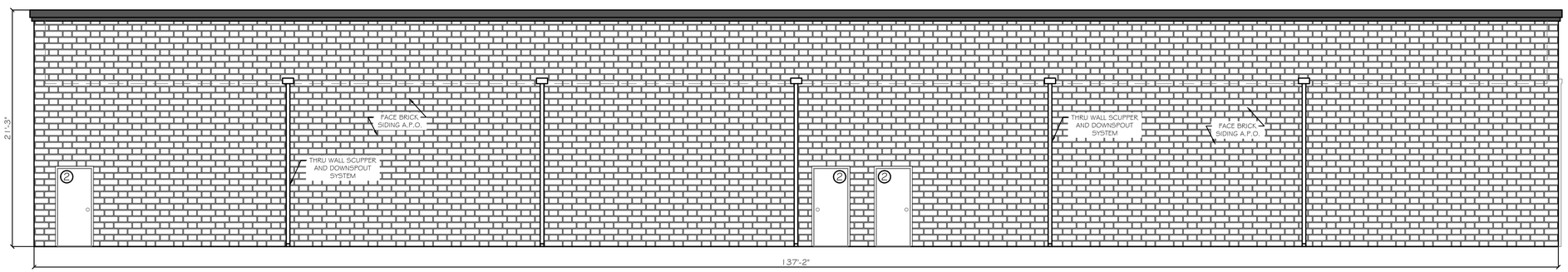
3 / A-3.1



REAR ELEVATION

3/16" = 1'-0"

3 / A-3.1



RIGHT ELEVATION

3/16" = 1'-0"

4 / A-3.1

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : May 27, 2025
JOB NO. ---
SCALE: as shown

LOT 14C, BLDG A
MOSAIC CIRCLE
POOLER, GA 31322
FOR
MOSAIC DRIVE, LLC
BEAUFORT, SOUTH CARLONA 29906

ELEVATIONS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
5-27-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER

A-3.1

5 OF 19 SHEETS

PLAN REVIEW DATA

1. GENERAL DATA

A. PROPERTY ADDRESS: Mosaic Circle
Pooler, GA 31322

B. MUNICIPAL AUTHORITY: Chatham County
GEORGIA

2. CODE REQUIREMENTS

A. OCCUPANCY CLASSIFICATION: Group B Business

B. FIRE DISTRICT PROVISIONS: Not Applicable

C. TYPE OF CONSTRUCTION: NEW CONSTRUCTION VB

* NOTE: ALL CODES HAVE GEORGIA AMENDMENTS.
MAX. TRAVEL DISTANCE: B=100'

2018 IBC CHAPTER 17
SPECIAL INSPECTION REQUIREMENTS

☒ *SPECIAL INSPECTIONS "ARE NOT" REQUIRED FOR THIS PROJECT*

☐ *SPECIAL INSPECTIONS AS SHOWN BELOW*

☐ *1. INSPECTION OF FABRICATORS (1704.2.5)*

WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP. SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION AND AS REQUIRED ELSEWHERE IN THE CODE.

☐ *2. STEEL CONSTRUCTION (1705.2)*

SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE AS REQUIRED IN THIS SECTION.

☐ *3. CONCRETE CONSTRUCTION (1705.3)*

SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY THIS SECTION.

☐ *4. MASONRY CONSTRUCTION (1705.4)*

MASONRY CONSTRUCTION SHALL BE INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 403/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 QUALITY ASSURANCE PROGRAM REQUIREMENTS.

☐ *5. WOOD CONSTRUCTION (1705.5)*

SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATION WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 17042.5 SPECIAL INSPECTIONS OF SITE-BUILT ASSEMBLIES.

☐ *6. SOILS (1705.6)*

SPECIAL INSPECTIONS FOR EXISTING SITE CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS SHALL BE AS REQUIRED BY THIS SECTION ANS THABLE 1705.6 THE APPROVED GEOGRAPHICAL REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

☐ *7. DRIVEN DEEP FOUNDATIONS (1705.7)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURNING INSTALLATION AND TESTING OF DRIVEN DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.7 THE APPROVED INSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *8. CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)*

SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8 THE APPROVED ESOTERICALLY REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS, SHALL BE TO DETERMINE COMPLIANCE.

☐ *9. HELICAL PILE FOUNDATIONS (1705.9)*

SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. THE INFORMATION RECORDED SHALL INCLUDE INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TOP ELEVATIONS, FINAL DEPTH, FINL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL, SHALL BE USED TO DETERMINE COMPLIANCE.

☐ *10. SPECIAL INSPECTIONS FOR WIND RESISTANCE (1705.10)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.10.1 THROUGH 1705.10.3

☐ *11. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE (1705.11)*

SPECIAL INSPECTIONS ITEMIZED INSPECTIONS 1705.11.1 THROUGH 1705.11.8

☐ *12. TESTING AND QUALIFICATIONS FOR SEISMIC RESISTANCE (1705.12.4)*

THE TESTING AND QUALIFICATION SPECIFIED IN SECTIONS 1705.12.1 THROUGH 1705.12.4

☐ *13. SPRAYED FIRE-RESISTANT MATERIALS (1705.13)*

SPECIAL INSPECTIONS FOR SPRAYED FIRE RESISTANT MATERIALS APPLIED TO FLOOR, ROOF AND WALL ASSEMBLIES AND STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH SECTIONS 1705.13.1 THROUGH 1705.13.6 SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS.

☐ *14. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (1705.14)*

SPECIAL INSPECTIONS FOR MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS APPLIED TO STRUCTURAL ELEMENTS AND DECKS SHALL BE IN ACCORDANCE WITH AWCI 12-B SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE APPROVED CONSTRUCTION DOCUMENTS

☐ *15. EXTERIOR INSULATION AND FINISH SYSTEMS (EFIS) (1705.15)*

SPECIAL INSPECTIONS SHALL BE REQUIRED FOR ALL EIFS APPLICATIONS

☐ *16. FIRE-RESISTANT PENETRATIONS AND JOINTS (1705.16)*

IN HIGH-RISE BUILDINGS OR IN BUILDINGS ASSIGNED TO RISK CATEGORY III OR IV IN ACCORDANCE WITH SECTION 1604.5, SPECIAL INSPECTIONS FOR THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOPS, FIRE RESISTANCE JOINT SYSTEMS, AND PERIMETER FIRE BARRIER SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 174.3.1.2, 174.4.1.2, 715.3, AND 725.4 SHALL BE IN ACCORDANCE WITH SECTION 1705.16.1 OR 1705.16.2

☐ *17. SPECIAL INSPECTION FOR SMOKE CONTROL SYSTEMS (1705.17)*

SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR

CONSTRUCTION PLANS FOR MOSAIC GARDENS, 14 C, BLDG B MOSAIC CIRCLE POOLER, GEORGIA 31322

FOR

MOSAIC FIVE, LLC
P.O. BOX 6465
BEAUFORT, SOUTH CAROLINA 29906

ABBREVIATIONS

ABV.	ABOVE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR
AMSL	ABOVE MEAN SEA LEVEL
B.C.	BASE CABINET
BRG.	BEARING
BTWN.	BETWEEN
BM.	BEAM
CAB.	CABINET
CAR.	CARPET
CATH.	CATHEDRAL
CJ	CEILING JOIST
CLG.	CEILING
CLO.	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONC.	CONCRETE
CT.	CERAMIC TILE
CTR.	COUNTER
D	DRYER
DBL.	DOUBLE
DJ	DOUBLE JOIST
DN.	DOWN
DW	DISHWASHER
EA.	EACH
EXT.	EXTERIOR
EXIST.	EXISTING
EW	EACH WAY
FND.	FOUNDATION
FJ	FLOOR JOIST
FR.	FRENCH
FTG.	FOOTING
F.V.	FIELD VERIFY
GL.	GLASS
H.B.	HOSE BIBB
HGT.	HEIGHT
HEAD.	HEADER
HVAC	HEATS, VENTILATION & A/C UNIT
JST.	JOIST
K.D.A.T.	KILZ DRIED AFTER TREATMENT
KW	KNEE WALL
LAUN.	LAUNDRY
LIN.	LINEN
LVL	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MANUF.	MANUFACTURER
MBL.	MARBLE
MED. CAB.	MEDICINE CABINET
MSL	MEAN SEA LEVEL
MECH.	MECHANICAL
MC	MEDICINE CABINET
MICRO	MICROWAVE OVEN
MIN.	MINIMUM
MIR.	MIRROR
N.T.S.	NOT TO SCALE
OC.	ON CENTER
O.H.	OVERHANG
OV.	OVENS
PAN. or PANT.	PANTRY
P.C.	PULL CORD
PK.	POCKET
PL.	PLATE
PLWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOR
P.T.	PRESSURE TREATED
R/A	RETURN AIR
R&S	ROD AND SHELF
REF. or REFG.	REFRIGERATOR
REINF.	REINFORCING
RM.	ROOM
R.O.	ROUGH OPENING
REQ'D.	REQUIRED
RM.	ROOM
S. or SLP.	SLOPE
SF	SQUARE FEET
SH.	SHELF
SHLVS.	SHELVES / SHELVING
SHT.	SHEET
SHW. or SHOW.	SHOWER
S.L.	SIDE LITE
SPECS.	SPECIFICATIONS
SYP.	SOUTHERN YELLOW PINE
SQ.	SQUARE
T	TILE
T&G	TONGUE & GROOVE
TRANS.	TRANSOM
TPD	TOILET PAPER DISPENSER
TB	TOWEL BAR
T.P.	TOP PLATE
TR	TOWEL RING
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V	VINYL
VERT.	VERTICAL
W	WASHER
W/	WITH
W.C.	WATER CLOSET (TOILET) OR WALL CABINET
WD.	WOOD
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATER
WWM	WELDED WIRE MESH
WWF	WELDED WIRE FABRIC
YP	YELLOW PINE

CODE DATA:

JURISDICTION: Savannah, Georgia / Chatham County, Georgia

INTERNATIONAL BUILDING CODE [IBC]:	2018[1]
~~INTERNATIONAL RESIDENTIAL CODE [IRC]:~~	~~2018[1,3]~~
INTERNATIONAL PLUMBING CODE [IPC]:	2018[1]
THE NATIONAL MECHANICAL CODE [IMC]:	2018[1]
INTERNATIONAL FUEL GAS CODE [IGC]:	2018[1]
INTERNATIONAL ENERGY CONSERVATION CODE [IEC]:	2021[1]
INTERNATIONAL FIRE CODE [IFC]:	2018[1,2]
NATIONAL ELECTRICAL CODE [NEC]:	2018[2]
LIFE SAFETY CODE, NFPA 101 [NFPA]:	2018[2]
~~STANDARD SWIMMING POOL CODE [SSPC]:~~	~~1994[4]~~
ADA STANDARDS FOR ACCESSIBLE DESIGN:	2010

SCOPE OF WORK

2018 INTERNATIONAL BUILDING CODE (W/ GEORGIA AMENDMENTS)

THE WORK INCLUDED IN THIS CONTRACT CONSIST OF A NEW BUSINESS BUILDING WITH 3 LEASABLE UNITS

SUMMARY

OCCUPANT LOAD:	AREA:	FACTOR:	OCCUPANTS:
BUSINESS	5,000 SF/UNIT 1	150 GROSS	33
BUSINESS	5,000 SF/UNIT 2	150 GROSS	33

REQUIRED EXIT WIDTH:	LOAD:	FACTOR:	WIDTH REQUIRED:	WIDTH PROVIDED:
BUSINESS	66 OCC. (TOTAL)	0.3 IN/OCC	20 INCHES (TOTAL)	144 INCHES – 4 EXITS

MAXIMUM DISTANCE TO EXITS: (100 FEET ALLOWABLE)

~~PLUMBING FIXTURES REQ'D.~~	~~OCCUPANTS:~~	~~WATER CLOSETS:~~	~~LAVATORIES:~~	~~DRINK FOUNTAINS:~~	~~OTHER:~~
~~1/500 OCCUPANT MAXIMUM:~~	~~11.36~~	~~1 MEN/WOMEN~~			
~~1/750 OCCUPANT MAXIMUM:~~	~~11.36~~		~~1 MEN/WOMEN~~		
~~1/1000 OCCUPANT MAXIMUM:~~	~~11.36~~			~~1 HI LO~~	
~~1 SERVICE SINK~~					~~1~~

1. INCLUDING GEORGIA AMENDMENTS AS ADOPTED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA). 2014 GEORGIA AMENDMENTS ARE AVAILABLE AT THE LINK BELOW : http: //www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp

2. INCLUDING ALL FIRE CODES AND MODIFICATIONS ADOPTED BY THE STATE OF GEORGIA PER O.C.G.A. 120-3-3.

~~3. PLUMBING, ELECTRICAL AND ENERGY CODE REQUIREMENTS HAVE BEEN OMITTED FROM THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THEREFORE, THE PLUMBING REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, THE ELECTRICAL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE MUST BE USED FOR ONE AND TWO FAMILY DWELLING CONSTRUCTION.~~

~~4. SWIMMING POOLS, SPAS AND HOT TUBS INSTALLED IN ONE OR TWO FAMILY DWELLINGS SHALL COMPLY WITH THE APPENDIX G OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION.~~

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS AND REVISIONS OF THE INTERNATIONAL BUILDING CODE– 2018 EDITION, AND LOCAL CODES.

THE AMERICAN NATIONAL STANDARD FOR PHYSICALLY HANDICAPPED PEOPLE [ANSI A117.1] AND THE AMERICANS WITH DISABILITIES ACT [ADA].

ALL CONSTRUCTION SHALL COMPLY WITH THE STATE FIRE SAFETY STANDARDS, THE NFPA-101 LIFE SAFETY CODE– 2018 EDITION AND INTERNATIONAL FIRE PREVENTION CODE 2018 EDITION.

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE– 2018 EDITION.

ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL CODE– 2018 EDITION AND THE INTERNATIONAL GAS CODE– 2018 EDITION.

ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL GAS CODE– 2018 EDITION AND THE INTERNATIONAL PLUMBING CODE – 2018 EDITION.

SPECIAL INSULATION NOTES:

1. ALL SIDEWALL INSULATION BY GENERAL CONTRACTOR.

INSULATION NOTES : INSTALL WHERE APPLICABLE.

1. BUILDING INSULATION TO BE BATT OR APPROVED SPRAY FOAM FORMULA APPROVED EQUAL IN WALLS, ATTIC, CEILINGS, AND FLOORS WITH AN R-VALUE OF 3.7 PER INCH : WHERE APPLICABLE.
   INSULATION REQUIREMENTS : COMMERCIAL METAL BUILDING
   EXTERIOR METAL WALLS = R-13 + R-6.5 ci (MIN) PER IECC 2021 TABLE 402.1.3
   EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8ci OR R-20
   JOIST = R-30
   ROOF:
   INSULATED SPACE = R-19 + R-11 LS WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3.
   NON-INSULATED SPACE = R-20 WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   INSULATION ENTIRELY ABOVE ROOF DECK = R-25 ci WITH THERMAL SPACER BLOCK PER IECC 2021 TABLE 402.1.3
   RESIDENTIAL: ATTIC = R-38 , EXTERIOR WOOD FRAMED WALLS = R-13 + R-3.8 ci OR R-20

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LAHBOS@Bellsouth.net

FIRE RESISTANCE REQUIREMENTS

PER TABLE 601, 602 & 705.5

FIRE PROTECTION REQUIREMENTS :	REQUIRED RATING	SUPPLIED RATING
1. Structural Frame	0 Hr	0 Hr
2. Bearing Walls: Exterior Interior	0 Hr 0 Hr	0 Hr 0 Hr
3. Nonbearing Walls and Partitions Exterior	0 Hr	0 Hr
4. Nonbearing Walls and Partitions Interior	0 Hr	0 Hr
5. Floor Construction including supporting beams and joists	0 Hr	0 Hr
6. Roof Construction including supporting beams and joists	0 Hr	0 Hr
7. Table 508.4 Required seperation of occupancies	0 Hr	0 Hr

INDEX OF DRAWINGS:

SHT.#	
A	COVER SHEET
A1	FLOOR PLAN
A2	FRAMING PLAN
A3	ELEVATIONS
A4	BUILDING SECTIONS
A5	NOTES AND DETAILS
A6	NOTES AND DETAILS
A7	NOTES AND DETAILS
A8	LIFE SAFETY
S1	FOUNDATION PLAN, DETAILS AND NOTES
S2	FOUNDATION PLAN, DETAILS AND NOTES
M1	HVAC PLAN
M2	HVAC NOTES AND DETAILS
E1	GENERAL LIGHTING PLAN
E2	ELECTRICAL NOTES AND DETAILS
E3	ELECTRICAL NOTES AND DETAILS
P1	PLUMBING SUPPLY PLAN – COLD
P2	PLUMBING NOTES AND DETAILS

BUILDING INFORMATION: IBC-2018

OCCUPANCY TYPE	DESCRIPTION	CONSTRUCTION		SPRINKLER	AREA (TABLE 506.2)			HEIGHT		STORIES	
		TYPE	PROTECTION	NFPA 13		ALLOW	ACTUAL	ALLOW	ACTUAL	ALLOW	ACTUAL
B	BUSINESS	V-B	Protected	Yes	BUSINESS	36,000	10,000	60'-0"	21'-3"	2	1

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER 5-27-25 MARK A. BOSWELL

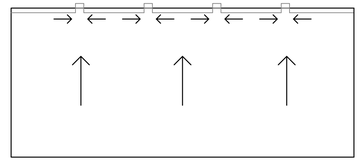
A

SHEET 1 OF 18

FRONT ELEVATION

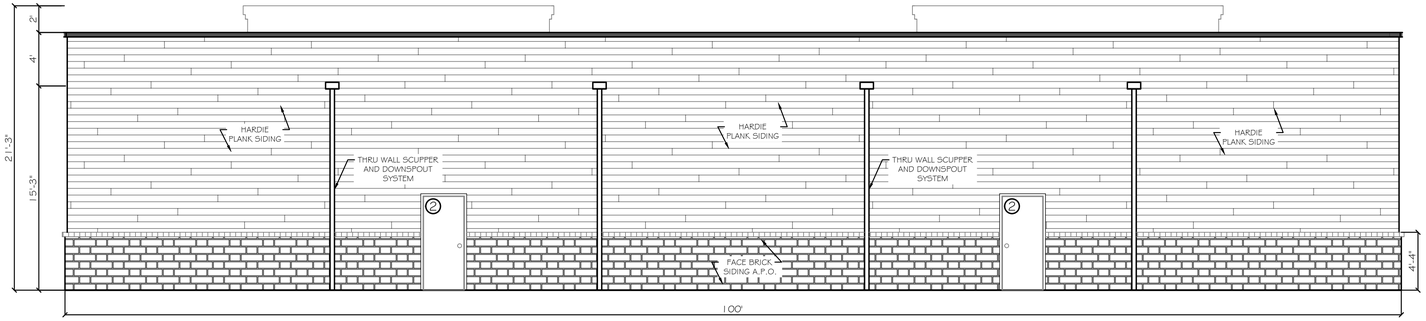
1 / A-3

3/16" = 1'-0"



ROOF PLAN

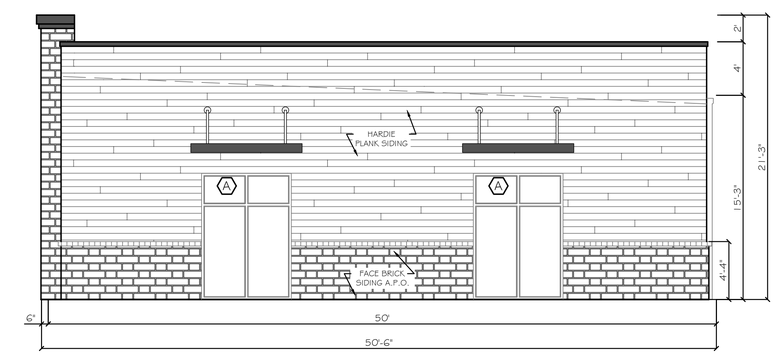
NOT TO SCALE



REAR ELEVATION

2 / A-3

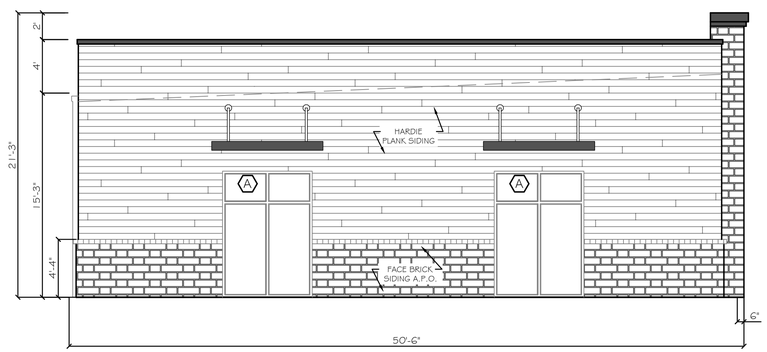
3/16" = 1'-0"



RIGHT ELEVATION

2 / A-3

3/16" = 1'-0"



LEFT ELEVATION

3 / A-3

3/16" = 1'-0"

REVISIONS

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DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : May 27, 2025

JOB NO. ---

SCALE: as shown

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FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CARLOINA 29906

ELEVATIONS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
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GEORGIA REGISTERED
No. 28372
PROFESSIONAL
5-27-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER

A-3

4 OF 18 SHEETS

Attachment B

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 18 day of June, 2025, by and between Mosaic Six hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name 125 High Avenue.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 01139 (parent) as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 52 Page 678, hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.

2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.

3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.

4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.

5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.

6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.

7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.

9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.

10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).

11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.

12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

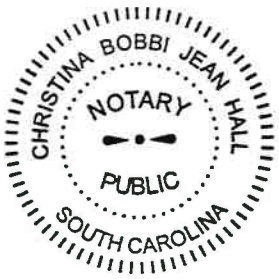
18th day of June, 2025

Christina Bobbi Jean Hall
Notary Public Print

Christina Bobbi Jean Hall
Notary Public Signature

June 28, 2029
Notary Public Commission Expiration

Seal:



Landowner

Mosaic SIX, LLC
Landowner Print

SD for Mosaic Six, LLC
Landowner Signature

Sunita Desai
Witness Print

Sunita Desai
Witness Signature

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow
OPERATIONS

October 8th, 2025

Mark A. Boswell P.E.
Boswell Engineering Design Services
4700 East Hwy 80, Unit N, Suite 1
Savannah, GA 31410

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval of the site development plans for Mosaic Galleria (Application No. 25-0076), which is provided below.

Submittal Documents:		
	Site Development Plans	*Oct. 2025*
	GSWCC Approval Letter	*Sept. 2025*
	Architectural Elevation Drawings	*Sept. 2025*
	Supplemental Traffic Synchronization Tables	*Sept. 2025*
	Traffic Study	*Jul. 2025*
	Hydrology Report	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	City of Pooler Hold Harmless Agreement	*Jul. 2025*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

Based on our comprehensive review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Justin Arnsdorff, P.E.; Vice President of Engineering – City of Pooler

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Performance Bond in the amount of $1,070,563.50 for TTRES Pooler Lift Station, 2300 Pooler Parkway, Subject to City Attorney Approval

Project:	#23-1157
P&Z Meeting Date:	October 27, 2025
City Council Meeting Date:	November 3, 2025
Applicant and Authorized Agent:	Ryan Schubert, Kimley-Horn
Location (Address):	TTRES Pooler/2300 Pooler Parkway
Parcel (PIN):	51009 01041
Acreage:	Approximately 24.89
Zoning:	PUD (Savannah Quarters, Phase 16)
Proposed Use:	Lift Station at Thompson Thrift multi-family residential development
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the bond documents, P&Z recommends approval of the acceptance of the performance bond in the amount of $1,070,563.50 for the lift station at TTRES Pooler, subject to City Attorney approval."*
Attachments:	A. Bond Submittal Documentation B. Bond Calculation Documentation C. Record Drawings

CITY of POOLER
GEORGIA

PERFORMANCE BOND

Bond Number: 9477248 Principal Amount: $1,070,563.50

Project: Infrastructure and Site Development for TTRES Pooler Lift Station

Location: 2300 Pooler Pkwy, Pooler, GA 31322 City Permit Number: 23-1157

KNOW ALL MEN BY THESE PRESENTS:

That TTRES GA Pooler, LLC, registered business address of 901 Wabash Avenue, Terre Haute, IN 47807; as Principal, hereinafter called "PRINCIPAL," and Fidelity and Deposit Company of Maryland, as Surety, hereinafter called the "SURETY," registered business address of 1299 Zurich Way, Schaumburg, IL 60196, a Surety insurer, chartered and existing under the laws of the State of Illinois, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Million Seventy Thousand Five Hundred Sixty-Three and 50/100 US Dollars ($ 1,070,563.50) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following, as detailed:

Infrastructure and Site Development for TTRES Pooler Lift Station

Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

1) This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2) The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3) In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

9477248 this 13th day of October, 2025.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

09/07/2031
Notary Public Commission Expiration

Seal:

CLAIRE CASEY
Notary Public, State of Indiana
Marion County
Commission Number NP0751443
My Commission Expires
September 07, 2031

Principal

Prinicpal Signature

DANIEL R SINK
Prinicpal Print

AUTHORIZED REPRESENTATIVE
Prinicpal Title

TTRES GA Pooler, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Fidelity and Deposit Company of Maryland
Surety Company Name

1299 Zurich Way, Schaumburg, IL 60196
Surety Business Address

OR

Attest

Witness as to Agent (1)
Pamela S. Higginbotham

Witness as to Agent (2)

Notary Public Signature Carolyn Kolbe

March 4, 2028
Notary Public Commission Expiration

Carolyn Kolbe
Notary Public, State of Indiana
St. Joseph County
Commission Number NP0725624
My Commission Expires
March 4, 2028

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

Surety's Agent

Attorney in Fact Signature (Attach Power)

Mark E. Wobbe, Attorney-in-Fact
Attorney in Fact Print

2647861 (Agent) / 102758 (Agency)
Agent's License Number

Mark E. Wobbe / Gibson Insurance Agency
Agent's Name

Attachment A

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Diane K. DAVIDSON, Todd BYRAM, Nicole L. BICKNELL, Mark E. WOBBE, Sandra L. JUNK, Jennifer L. KASZNIA, William J. CERNEY, III, Carolyn A. CROSSLEY, Paul HOLBROOK, Pamela S. HIGGINBOTHAM of South Bend, Indiana,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 27th day of August, A.D. 2025.

SEAL SEAL SEAL

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 27th day of August, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Attachment A

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 13th day of October, 2025.

MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Sec. 703. Final plat; performance bond.

(703.03) Certificate from engineer. At the time the final plat is submitted, it shall be accompanied by a certificate from the developer's engineer certifying that the subdivider has complied with the following conditions:

(a) All infrastructure improvements and landscape requirements have been installed in accord with the requirements of this ordinance and in accord with the design approved by the aldermanic board on the preliminary plan; and/or

(b) A performance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 150 percent of the required infrastructure improvements and maintenance and landscape requirements, which is acceptable to the city and such bond, escrow account, or certified check, or irrevocable letter of credit has been posted and is available to the city, and in sufficient amount to ensure the completion of all required improvements.

If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(Ord. of 7-2-2001, § I; Ord. of 4-2-2012(2) , § I; Ord. of 6-5-2017(2), § I)

EOM Operations
Your solution to a better tomorrow

October 7th, 2025

Marcella Benson
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request – Lift Station
Thompson Thrift Residential

Dear Mrs. Benson,

We have reviewed the Thompson Thrift Residential – Lift Station Performance Bond, furnished by Kimley-Horn; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Kimley-Horn, the cost of the remaining construction work covered by the bond is $713,709.00, which is correct. Therefore, the calculated value of the 150% Performance bond of $1,070,563.50 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information

If you have you have any questions and/or comments, please feel free to contact me via email or phone at cmorgans@eomworx.com or (912) 445-0050.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations – EOM

Attachment B
City of Pooler, Georgia
TTRes Pooler - Lift Station Performance Bond Cost Breakdown

County: **CHATHAM**

Develoment Name: TTRes Pooler
Client: Thompson Thrift Residential

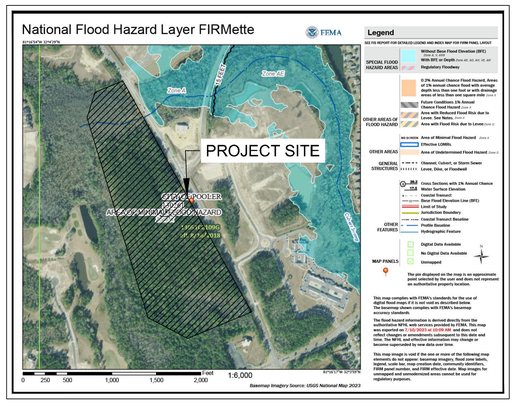
CONSTR. COST
$1,070,564

Prepared By: Kimley-Horn Date 9/29/2025
Requested By: City of Pooler

Line Item	Description	Quantity	Unit	Price	Amount
1	2.5" Connection to Utility Meter	1	EA	$ 2,600.00	$ 2,600.00
2	208V Transformer (Interim)	1	EA	$ 4,850.00	$ 4,850.00
3	Lift Station Service Disconnect	1	EA	$ 5,200.00	$ 5,200.00
4	480V Transformer (Final)	1	EA	$ 15,000.00	$ 15,000.00
5	Main Service Disconnent	1	EA	$ 5,000.00	$ 5,000.00
6	Automatic Transfer Switch	1	EA	$ 7,000.00	$ 7,000.00
7	Electrical Panel	1	EA	$ 3,000.00	$ 3,000.00
8	Pump Control Panel (Alarm Horn and Alarm Strobe)	1	EA	$ 7,500.00	$ 7,500.00
9	4' 23W Wet Location LED Light Fixture	1	EA	$ 90.00	$ 90.00
10	Remote Telemetry Unit (RTU)	1	EA	$ 2,500.00	$ 2,500.00
11	GFCI Duplex Outlet W/ Weatherproof Enclosure	1	EA	$ 60.00	$ 60.00
12	Electrical Rack Light Switch W/ Weatherproof Enclosure	1	EA	$ 75.00	$ 75.00
13	Generator	1	EA	$ 40,000.00	$ 40,000.00
14	Mini Power Zone	1	EA	$ 35,000.00	$ 35,000.00
15	Pressure Guage w/ 1/2" SS Ball Valve	2	EA	$ 115.00	$ 230.00
16	Plug Valve w/ Hand Wheel	2	EA	$ 350.00	$ 700.00
17	2" Air Release Valve Assembly	2	EA	$ 400.00	$ 800.00
18	6" Check Valve	2	EA	$ 600.00	$ 1,200.00
19	6" Plug Valve	2	EA	$ 650.00	$ 1,300.00
20	4" DI Pipe	50	LF	$ 35.00	$ 1,750.00
21	6" DI Pipe	60	LF	$ 40.00	$ 2,400.00
22	90° - 6" DI Bend	4	EA	$ 125.00	$ 500.00
23	45° - 6" DI Bend	2	EA	$ 115.00	$ 230.00
24	Gear Operated Plug Valve	1	EA	$ 2,200.00	$ 2,200.00
25	C900 DR 18 Discharge Pipe	15	LF	$ 15.00	$ 225.00
26	S.S. Lift Cable & Chain	1	EA	$ 850.00	$ 850.00
27	6" Stanchion Pipe Support	1	EA	$ 675.00	$ 675.00
28	Camlock Connection for By-Pass	2	EA	$ 140.00	$ 280.00
29	6" X 6" X 6" Tee	1	EA	$ 180.00	$ 180.00
30	Tracer Wire	1	LS	$ 75.00	$ 75.00
31	1-1/4" PVC	1	LS	$ 200.00	$ 200.00
32	1-1/4" RGS	1	LS	$ 200.00	$ 200.00
33	3/4" RGS	1	LS	$ 200.00	$ 200.00
34	4" RGS	1	LS	$ 200.00	$ 200.00
35	3/4" PVC RGS	1	LS	$ 200.00	$ 200.00
36	6” PVC (Force Main)	1,832	LF	$ 8.00	$ 14,656.00
37	8" PVC (Gravity)	9	LS	$ 12.00	$ 108.00
38	12” SCH 80 PVC Conduit	230	LF	$ 20.00	$ 4,600.00
39	Force Main Connection to Existing Manhole	1	EA	$ 10,000.00	$ 10,000.00
40	EX MH Raven Lining (In Place)	1	EA	$ 4,500.00	$ 4,500.00
41	4' Manhole (15 FT Depth)	1	EA	$ 15,000.00	$ 15,000.00
42	6' Dia. Wet Well w/ Hatch	1	EA	$ 185,000.00	$ 185,000.00
43	Non Freeze Yard Hydrant	1	EA	$ 250.00	$ 250.00
44	Chain Link Fencing w/ Gate	1	LS	$ 10,000.00	$ 10,000.00
45	Earthwork	1	LS	$ 300,000.00	$ 300,000.00
46	Pump Station Gravel Pad (10")	1,400	SF	$ 7.50	$ 10,500.00
47	Gravel Access Road (#57 Stone) (6")	2,500	SF	$ 6.50	$ 16,250.00
48	City of Pooler Heavy Duty Asphalt Pavement	25	CY	$ 15.00	$ 375.00
	Construction Cost ……				$ 713,709.00
	150 % of Construction Cost ……				**$ 1,070,563.50**

1. Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding, or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.
2. No soft costs (water and wastewater impact fees, tap fees, permit fees, engineering fees, etc.) have been included in this cost estimate.
3. This OPC inlcudes material to construct public portion of utilites.

RECORD DRAWINGS
FOR
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD INTERSECTION, POOLER GA 31322



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0109G DATED 08/16/2018.

PARCEL NO.: 51009 01041
SITE ZONING: PUD (SAVANNAH QUARTERS)
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

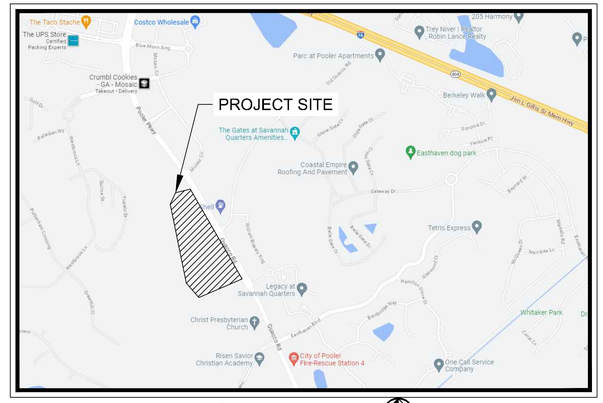
PROPERTY AREA = 24.89 ACRES
TOTAL DISTURBED AREA = 21.77 ACRES

CITY OF POOLER CASE #: TBD

PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES A 360 UNIT MULTI-FAMILY DEVELOPMENT WITH 10 MULTI-FAMILY BUILDINGS, 6 GARAGE BUILDINGS WITH A MAINTENANCE GARAGE, LEASEING OFFICE, FITNESS CENTER, CLUBHOUSE, PICKLE BALL COURTS AND A DOG PARK.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 24.89 ACRES, AND THE TOTAL DISTURBED AREA IS 21.77.



VICINITY MAP

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
5. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03).
6. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
7. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42-183.4(6)).
8. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).

Sheet List Table

Sheet Revision Number	Sheet Number	Sheet Title
	C 000	COVER SHEET
	C 601	UTILITY PLAN
	C 608	UTILITY PLAN
	C 609	UTILITY PLAN
	C 640	FORCE MAIN PLAN AND PROFILE
	C 641	FORCE MAIN PLAN AND PROFILE
	C 642	LIFT STATION LAYOUT
	C 643	LIFT STATION MECHANICAL PLANS
	C 644	LIFT STATION DETAILS
	C 645	LIFT STATION DETAILS
	C 646	LIFT STATION DETAILS
	C 900	LIFT STATION ELECTRICAL NOTES
	C 901	LIFT STATION ELECTRICAL SITE PLAN
	C 902	LIFT STATION ELECTRICAL DETAILS
	C 903	LIFT STATION ELECTRICAL DETAILS
	C 904	LIFT STATION ELECTRICAL DETAILS
	C 905	LIFT STATION ELECTRICAL DETAILS

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS-BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 09/29/2025 BY: RYAN SCHUBERT, P.E.

PROJECT CONTACTS

OWNER:	THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE, SUITE 1500 TAMPA, FL 3367-2201 PHONE: 463.237.3269 CONTACT: JACOB STACHLER
ARCHITECT:	STUDIO M 275 VETERANS WAY, SUITE 200 CARMEL, IN 46032 PHONE: 317.810.1502 CONTACT: NICK ALEXANDER, AIA, LEED AP
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 25 BULL STREET, SUITE 400 SAVANNAH, GA 31401 PHONE: 912.675.4191 CONTACT: RUSTY WINDSOR, P.E.
SURVEYOR:	JAMES M. ANDERSON & ASSOCIATES, INC. 104 OAK STREET, SUITE NUMBER STATESBORO, GA 30467 PHONE: 912.764.2002 CONTACT: JAMES MATTHEW ANDERSON, R.L.S.
24-HR CONTACT:	JESSE HOUGHTALEN WATERMARK RESIDENTIAL 317.853.5473

GSWCC Georgia Soil and Water Conservation Commission
JAMES R. WINDSOR
Level II Certified Design Professional
Certification Number 0000073900
Issued: 10/01/2022 Expires: 10/01/2025

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PREPARED BY: Kimley»Horn

PREPARED FOR:
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009010 41

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER CHARLES RUSSELL WINDSOR

GSWCC NO (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8
TITLE	COVER SHEET
SHEET NUMBER	C 000

Drawing name: K:\SAV_Civil\017320\013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 000 - COVER SHEET.dwg C0-00 COVER SHEET Sep 29, 2025 10:32am by: Ryan.Schubert

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UTILITY LEGEND:

- W — PROPOSED WATER LINE (PVC C900 DR18 CL150)
- UGP — PROPOSED ELECTRIC LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE (PVC SDR26)
- FM — PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE

6" SANITARY SEWER FORCE MAIN EXTENTION

BEGINNING POINT:
STATE PLANE CO-ORD.
N=754908.64'
E=931477.03'
(NAD 83)

FORCE MAIN CONTINUES TO CITY OF POOLER LIFT STATION

FIELD FENCE

S 30°38'06"E 372.15'

MATCHLINE C 601

MATCHLINE C 602

WIDTH VARIES 25'-41'

LIFT STATION ACCESS EASEMENT

GRAVEL ACCESS DRIVE TO LIFT STATION

GRAVEL ACCESS PATH FROM EXISTING ROAD AND ACCESS EASEMENT FROM ROW

LIFT STATION W/ GENERATOR

SANITARY SEWER LIFT STATION **(SEE LIFT STATION PLAN SHEETS FOR FURTHER DETAIL)**

PUMP-STATION
N:754,799.84
E:931,430.16

SSA-0 - MH
TOP: 16.25
INV IN: 2.30
INV OUT: 1.55

MH
N: 754,805.90
E: 931,424.56

SSA-1 - MH
TOP: 18.40
INV IN: 4.95
INV OUT: 4.73

MH
N: 754,769.88
E: 931,363.89

155 LF OF 8" PVC @ 0.34%

1" WATER LINE TO SERVICE LIFT STATION. SEE LIFT STATION PLANS FOR CONTINUATION.

1" WATER LINE TO SERVICE LIFT STATION.
1" WATER METER.
SEE LIFT STATION PLANS FOR CONTINUATION.

A/C UNIT (TYP.)

THREE PHASE TRANSFORMER TO SERVICE LIFT STATION

SINGLE PHASE TRANSFORMER (TYP.)

BUILDING 1 TYPE A

SSA-2.2 - 6" SS FROM BLDG
INV OUT: 14.80

6" SS FROM BLDG
N: 754,653.26
E: 931,482.15

10 LF OF 6" PVC @ 15.00%

SSA-2.1 - CO
TOP: 19.43
INV IN: 13.10
INV OUT: 13.10

CO
N: 754,647.72
E: 931,473.78

33 LF OF 6" PVC @ 12.41%

SSA-2 - MH
TOP: 18.19
INV IN: 8.59
INV IN: 8.99
INV IN: 5.58
INV OUT: 5.48

MH
N: 754,636.45
E: 931,442.67

7 LF OF 8" PVC @ 3.44%

WATER MH
TOP = 14.6'

10" WATER VALVE

EXISTING 10" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. CONTRACTOR TO PROVIDE EXCAVATION. CONTRACTOR TO TAP MAIN.

1" HDPE WATER LINE TO SERVICE LIFT STATION

1" GATE VALVE

8" x 8" x 1" TAPPING SADDLE

WV
N:754,565.51
E:931,604.43

WM
N:754,565.22
E:931,595.11

WV
N:754,560.73
E:931,586.84

6" 90 DEGREE BEND
6" PIV
WL
N:754,592.12
E:931,563.64
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM **BY OTHERS**
PIV
N:754,585.76
E:931,566.71
RISER ROOM
2.5" HDPE SDR11 DOMESTIC LATERAL
FDC
6" X 6" X 2.5" TEE

VAULT-CORNER
N:754,559.00
E:931,578.92

4" LATERAL AND GATE VALVE FOR IRRIGATION CONNECTION

183 LF

6" DI

B+00

8" X 8" X 6" TEE
WV
N:754,612.20
E:931,433.20
6" GATE VALVE
FIRE HYDRANT
FH
N:754,610.86
E:931,430.60

8" X 8" X 6" TEE
8" GATE VALVE

8" DIP TRANSITION SLEEVE
8" GATE VALVE

8" DIP TRANSITION SLEEVE

9+00

8" X 8" X 6" TEE

6" X 6" X 2.5" TEE

PIV
N:754,693.86
E:931,350.02
6" 90 DEGREE BEND
6" PIV
6" FIRE SERVICE LATERAL
FDC
6" BFP IN RISER ROOM BY OTHERS **BY OTHERS**
RISER ROOM
2.5" HDPE SDR11 DOMESTIC LATERAL

SINGLE PHASE TRANSFORMER (TYP.)

154 LF OF 8" PVC @ 0.76%

GARAGES G2

CO
N: 754,600.86
E: 931,284.69

A/C UNIT (TYP.)

8" PVC WATER MAIN

10+00

8" DIP TRANSITION SLEEVE

SSB-1.1 - CO
TOP: 19.39
INV IN: 14.44
INV OUT: 14.44

10 LF OF 6" PVC @ 5.00%

6" SS FROM BLDG
N: 754,609.23
E: 931,279.74

SSB-1.2 - 6" SS FROM BLDG
INV OUT: 14.93

SSB-1 - MH
INV IN: 6.81
INV IN: 7.98
INV OUT: 6.75

50 LF OF 6" PVC @ 12.99%

BUILDING 2 TYPE C

MATCHLINE C 601

MATCHLINE C 605

WETLANDS

CIPS

SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

B42 B43 B44 B45 B46 B47

KEY MAP:
C 601 C 602 C 603 C 604 C 605 C 606 C 607

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn

PREPARED FOR
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

PROJECT

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER CHARLES RUSSELL WINDSOR

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSWCC NO. (LEVEL II)	0000110555
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017366001

TITLE
UTILITY PLAN

SHEET NUMBER
C 601

Drawing name: K:\SAV_Civil\017326\0013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 601 UTILITY PLAN Sep 23, 2025 10:37am by: Ryan.Schubert

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6" SANITARY SEWER FORCE MAIN EXTENTION

BEGINNING POINT:
STATE PLANE CO-ORD.
N=754908.64'
E=931477.03'
(NAD 83)

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

5' SIDEWALK

46'

REQ'D R/W

C4

ORCE MAIN RUN UNDER FUTURE ROADWAY PROJECT (BY

DE12200

DE12179

STA 151+00.00
N 755292.14
E 931334.30

P.T. STA 152+51.33
N 755163.16
E 931413.46

MATCHLINE

FIELD FENCE

CIPS

WIDTH VARIES
25'-41'

GRAVEL ACCESS DRIVE TO LIFT STATION

GRAVEL ACCESS PATH FROM EXISTING ROAD AND ACCESS EASEMENT FROM ROW

1" WATER LINE
STATION.
1" WATER MET
SEE LIFT STAT
CONTINUATION

A/C UNIT (TYP.)

12'

LIFT STATION W/ GENERATOR
SANITARY SEWER LIFT STATION
(SEE LIFT STATION PLAN SHEETS FOR FURTHER DETAIL)

SSA-0 - MH
TOP: 16.25
INV IN: 2.30
INV OUT: 1.55

PUMP-STATION
N:754,799.84
E:931,430.16

MH
N: 754,805.90
E: 931,424.56

44%

10'

MATCHLINE

EXISTING EDGE OF PAVEMENT
(POOLER PARKWAY ROAD WIDENING PROJECT TO COMMENCE IN NEAR FUTURE)

EDGE OF PAVEMENT PROPOSED FOR WIDENING PROJECT

41'

12"FM

C 37° 58'26" E 174.61'

12" SCH 80 PVC CONDUIT (125 LF) TO BE PROVIDED FOR FORCE
OTHERS)

DE12180

LIMITS OF
R/W ACQUISITION

UTILITY LEGEND:

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- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn

PREPARED BY

PREPARED FOR

PROJECT

TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER CHARLES RUSSELL WINDSOR

GSWCC NO (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8

TITLE
UTILITY PLAN

SHEET NUMBER
C 608

Drawing name: K:\SAV_Civil\017320\013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 608 UTILITY PLAN Sep 29, 2025 9:57am by Ryan.Schubert

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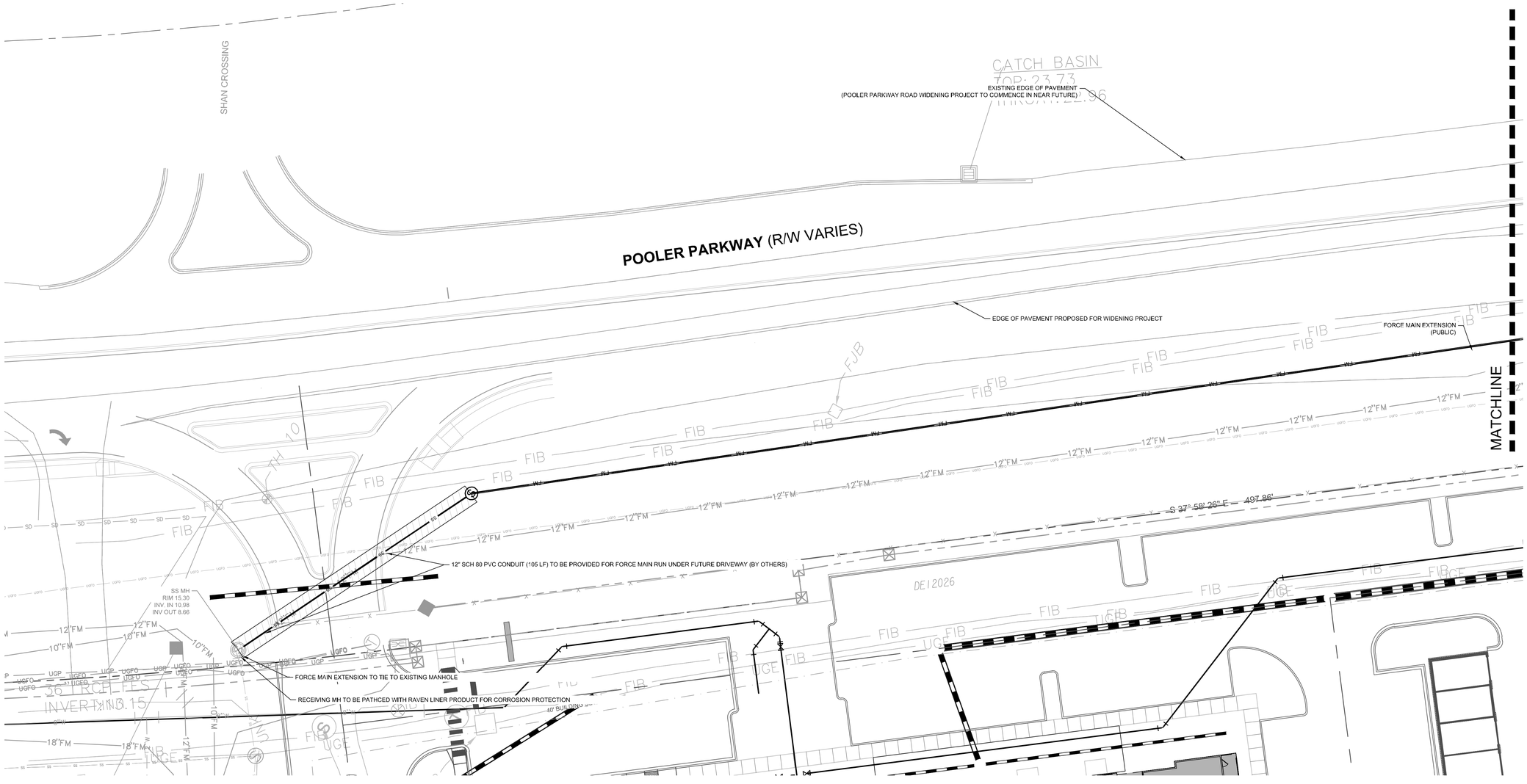

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 ## ## ##

NORTH

PREPARED BY: Kimley»Horn

PREPARED FOR:
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT:
TTRES POOLER
POOLER PARKWAY @ OLD GUACO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE: UTILITY PLAN

SHEET NUMBER: C 609

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Planesheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 609 UTILITY PLAN Sep 29, 2025 10:00am by: Ryan.Schubert

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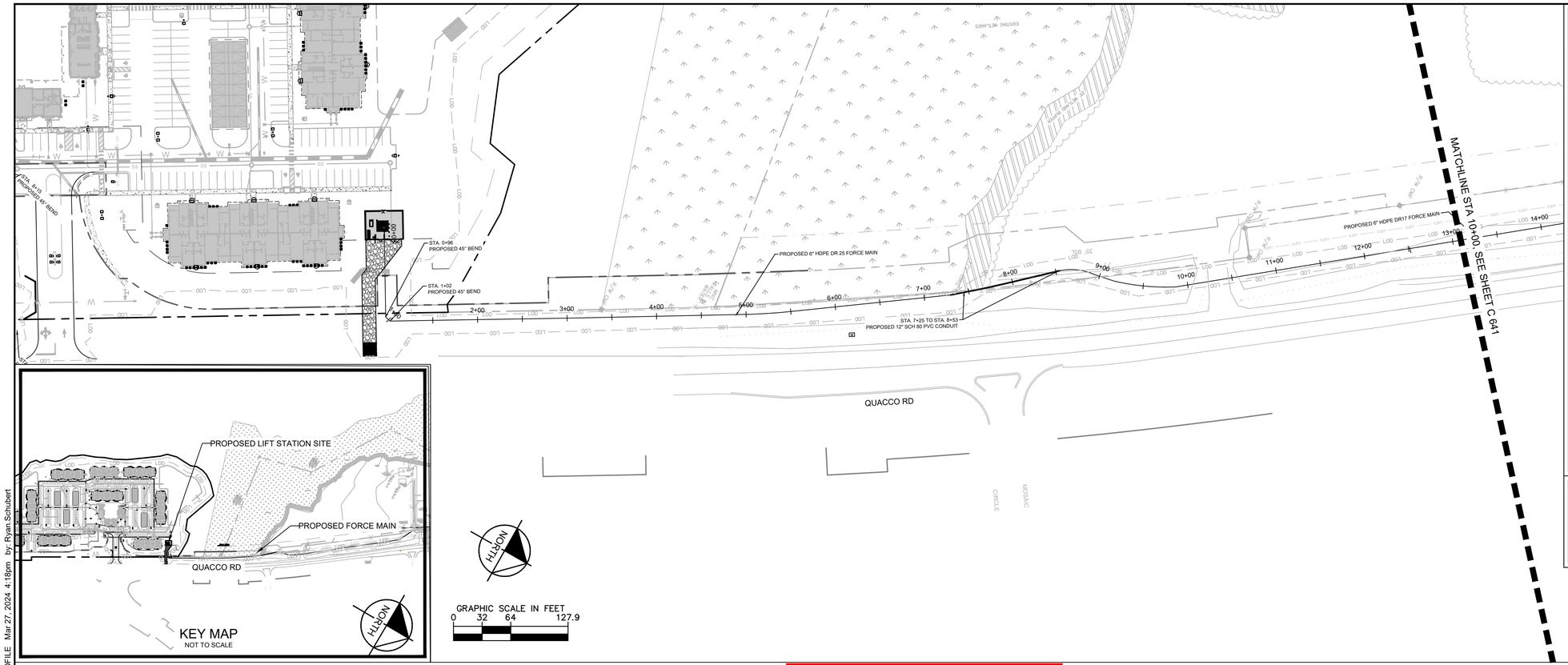


KEY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 32 64 127.9

FORCE MAIN PROFILE NOTES:

1. FORCE MAIN CONSTRUCTION SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
2. FORCE MAIN PIPE AND APPURTENANCES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND OWNER'S REQUIREMENTS. UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
3. ALL BURIED FITTINGS SHALL HAVE RESTRAINED JOINTS, BE JOINT WELDED, BE SOLVENT WELDED, OR INSTALLED WITH THRUST BLOCKS.
4. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM 36 INCHES OF COVER FROM FINISHED GRADE.
5. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND EXISTING OR PROPOSED WATER MAIN, FORCE MAIN SHALL CROSS BELOW THE WATER MAIN AND BE INSTALLED A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE BETWEEN BOTH UTILITIES.
6. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND ANY OTHER EXISTING OR PROPOSED UTILITIES OR DRAINAGE, FORCE MAIN SHALL BE INSTALLED A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE BETWEEN BOTH UTILITIES.
7. ALL PIPE LENGTHS IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO: DEWATERING EQUIPMENT, BYPASS PUMPS AND PIPING, AND TEMPORARY ELECTRICAL SERVICES.
10. ALL EQUIPMENT WARRANTIES SHALL BE FULLY TRANSFERRED TO THE OWNER UPON SYSTEM TURN OVER.
11. FORCE MAIN MARKERS ARE TO BE PLACES EVERY 500 FEET AND AT EVERY CHANGE OF DIRECTION. ATTACH THE #12 SOLID COPPER TRACING WIRE TO EACH MARKER. SEE CITY OF POOLER STANDARD SPECIFICATIONS SECTION 02710.3.05.

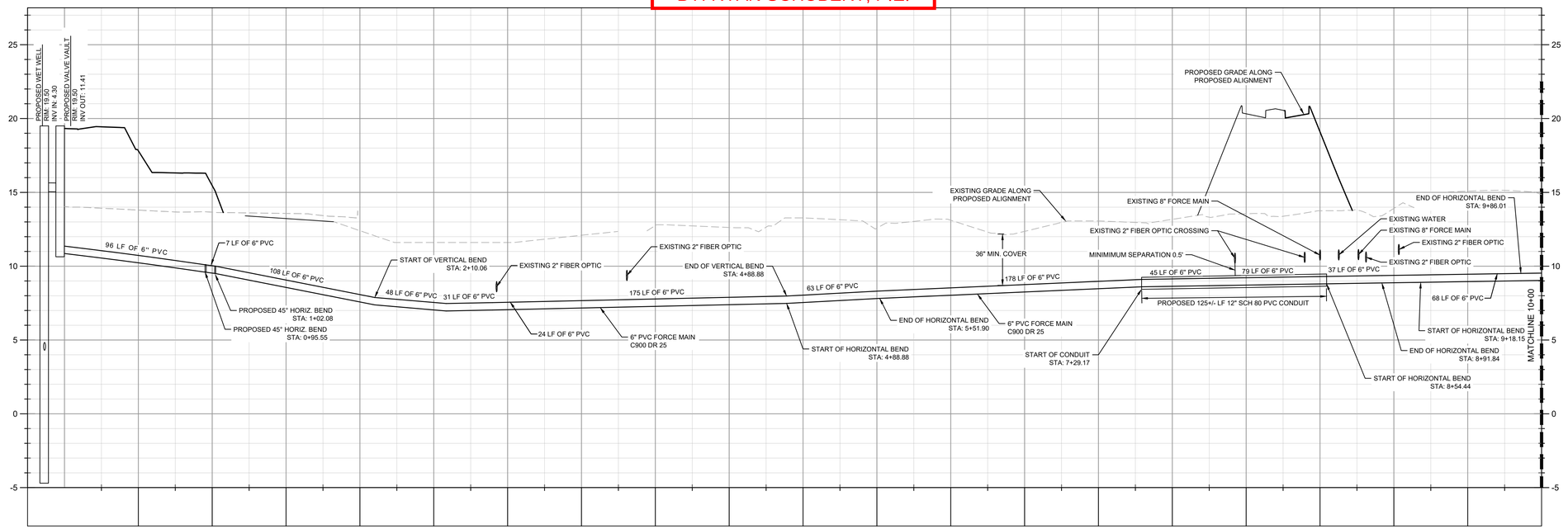
PROFILE LINE LEGEND:

PROPOSED GRADE LINE

EXISTING GRADE LINE

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.



PROFILE VIEW
SS FM

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PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ADDENDUM C	2024-03-27	RW

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
09/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
FORCE MAIN PLAN AND PROFILE

SHEET NUMBER
C 640

Drawing name: \\sav\p01\so_sav\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 640 - FORCE MAIN AND LIFT STATION PLAN.dwg C 640 - FORCE MAIN PLAN & PROFILE Mar 27, 2024 4:18pm by: Ryan.Schubert

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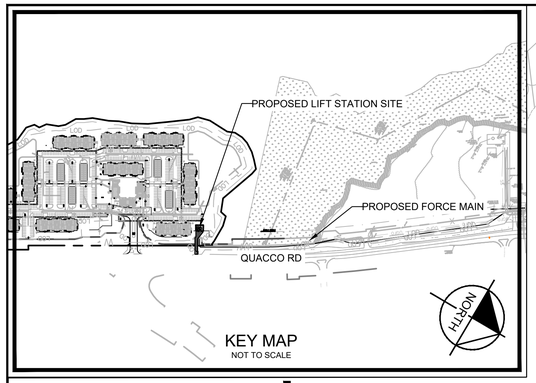


GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

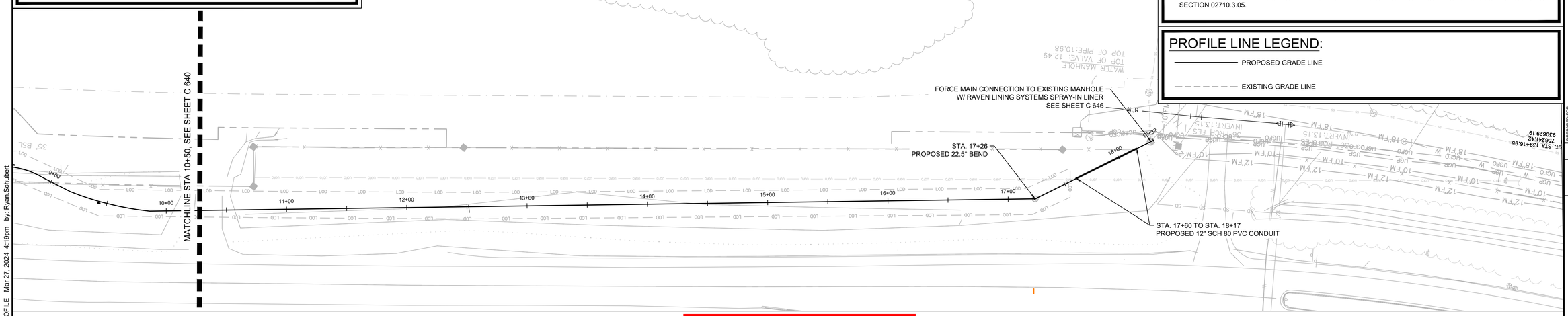
FORCE MAIN PROFILE NOTES:

1. FORCE MAIN CONSTRUCTION SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
2. FORCE MAIN PIPE AND APPURTENANCES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND OWNER'S REQUIREMENTS, UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
3. ALL BURIED FITTINGS SHALL HAVE RESTRAINED JOINTS, BE JOINT WELDED, BE SOLVENT WELDED, OR INSTALLED WITH THRUST BLOCKS.
4. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM 36 INCHES OF COVER FROM FINISHED GRADE.
5. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND EXISTING OR PROPOSED WATER MAIN, FORCE MAIN SHALL CROSS BELOW THE WATER MAIN AND BE INSTALLED A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE BETWEEN BOTH UTILITIES.
6. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND ANY OTHER EXISTING OR PROPOSED UTILITIES OR DRAINAGE, FORCE MAIN SHALL BE INSTALLED A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE BETWEEN BOTH UTILITIES.
7. ALL PIPE LENGTHS IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO: DEWATERING EQUIPMENT, BYPASS PUMPS AND PIPING, AND TEMPORARY ELECTRICAL SERVICES.
10. ALL EQUIPMENT WARRANTIES SHALL BE FULLY TRANSFERRED TO THE OWNER UPON SYSTEM TURN OVER.
11. FORCE MAIN MARKERS ARE TO BE PLACES EVERY 500 FEET AND AT EVERY CHANGE OF DIRECTION. ATTACH THE #12 SOLID COPPER TRACING WIRE TO EACH MARKER. SEE CITY OF POOLER STANDARD SPECIFICATIONS SECTION 02710.3.05.

PROFILE LINE LEGEND:

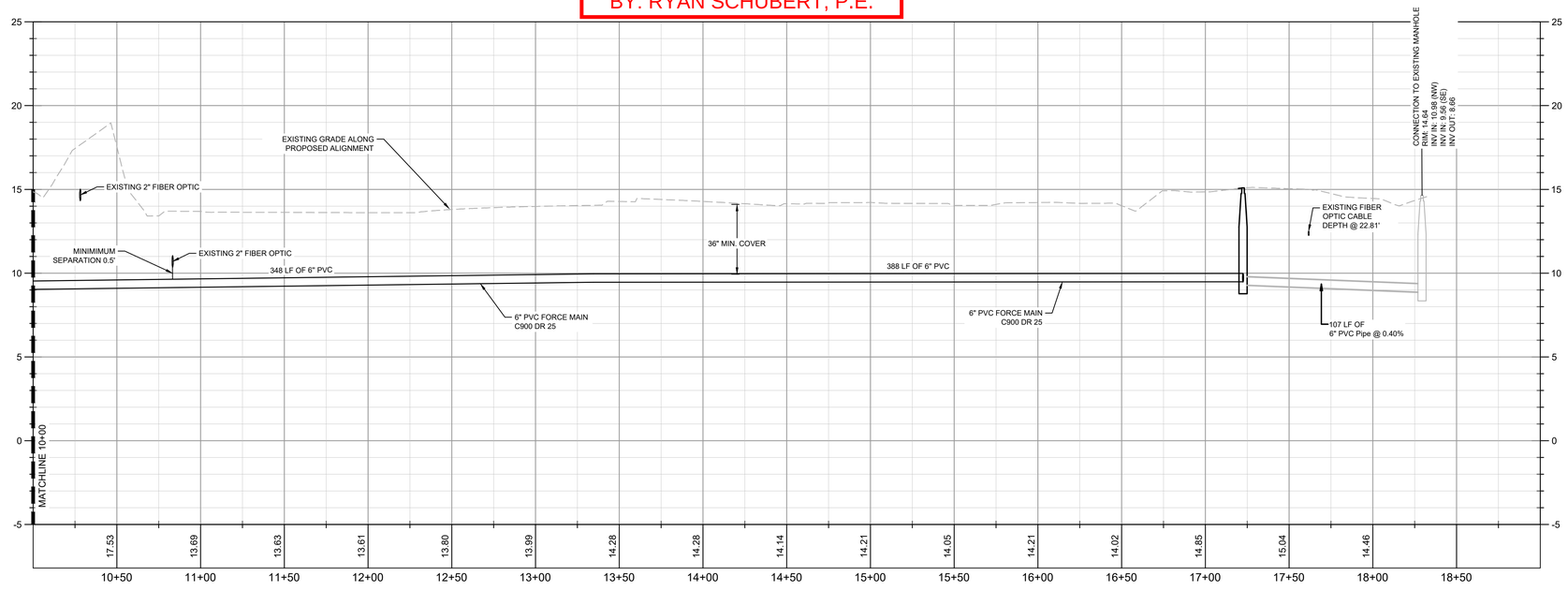
PROPOSED GRADE LINE

EXISTING GRADE LINE



RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.



PROFILE VIEW
SS FM

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No.	DESCRIPTION	DATE	BY
1	ADDENDUM C	2024-03-27	RW
	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA
REGISTERED
No. 39461
PROFESSIONAL
ENGINEER
JAMES RUSSELL WINDSOR
03/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
FORCE MAIN PLAN AND PROFILE

SHEET NUMBER
C 641

Drawing name: \\sarvp01\sx_sav\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 640 - FORCE MAIN AND LIFT STATION PLAN.dwg C 641 - FORCE MAIN PLAN & PROFILE Mar 27, 2024 4:19pm by: Ryan.Schubert

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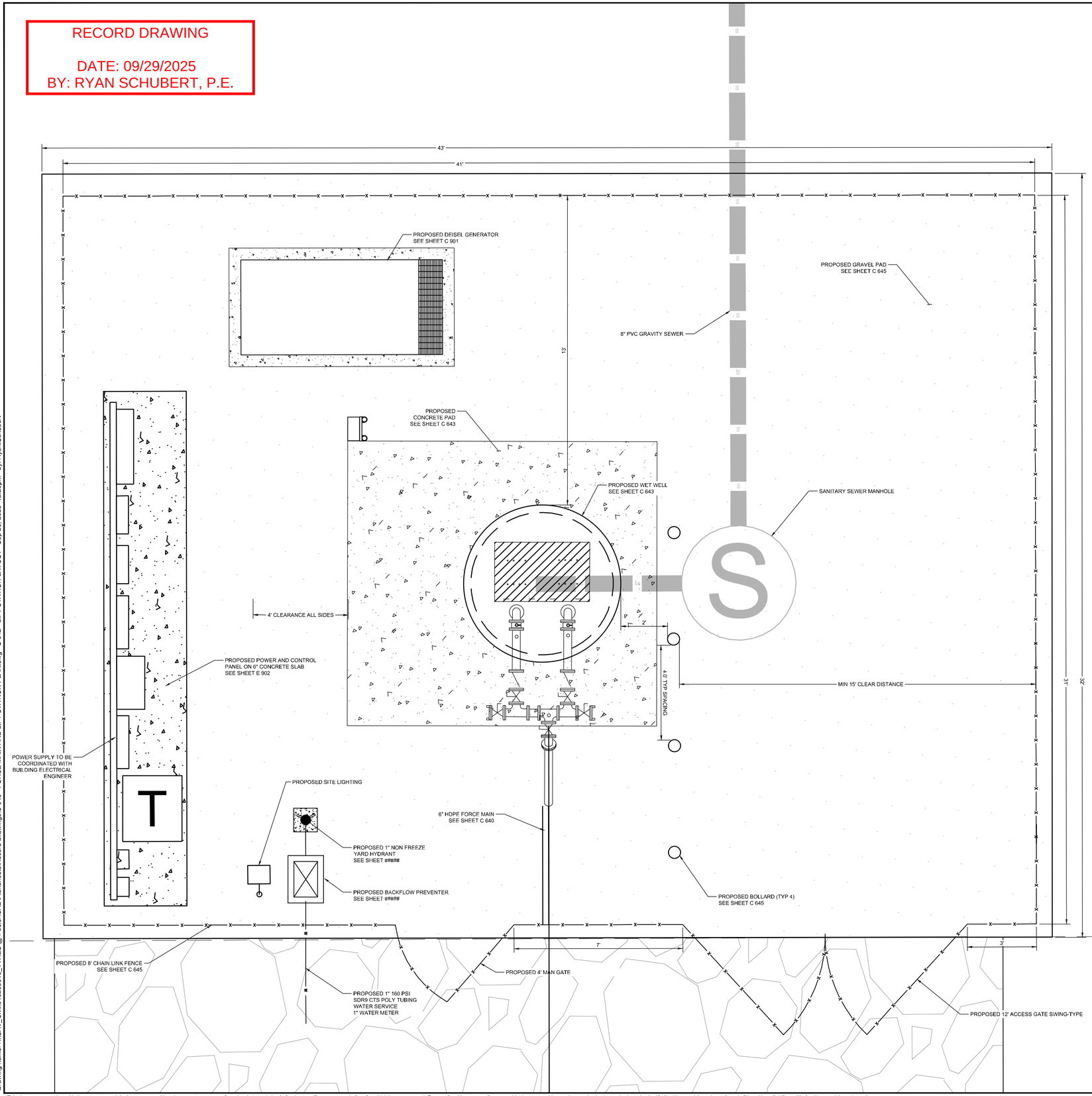
RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.



NOTES:

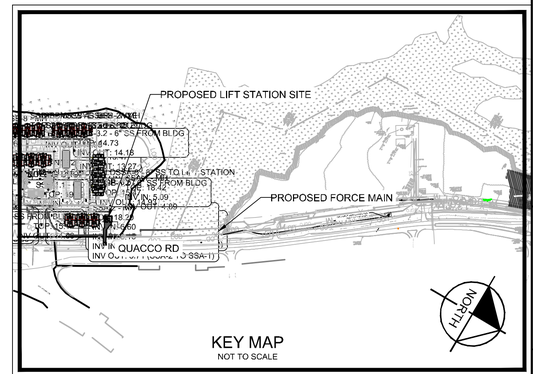
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND REGULATIONS.
2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO:
   - DEWATERING EQUIPMENT
   - BYPASS PUMPS AND PIPING
   - TEMPORARY ELECTRICAL SERVICES
4. ALL EQUIPMENT WARRANTIES SHALL BE FULLY TRANSFERRED TO THE OWNER UPON SYSTEM TURN OVER.
5. ALL PIPE LENGTHS IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
6. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
7. CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT DRAWINGS OF THE SANITARY SEWER CONSTRUCTION PRIOR TO ACCEPTANCE. CONTRACTOR SHALL PROVIDE FORCE MAIN ELEVATIONS EVERY 50 FT.
8. PROVIDE SST INTERMEDIATE GUIDE RAIL BRACKETS AS REQUIRED BY MANUFACTURER.
9. PROVIDE A GAS-TIGHT SEAL AT ALL ELECTRICAL PENETRATIONS. ALL WALL PENETRATIONS SHALL BE WATERTIGHT.
10. ALL NON-BURIED EXPOSED PIPING IN PUMP STATION, VALVE VAULT, OTHER STRUCTURES, OR ABOVE GRADE SHALL HAVE FLANGED JOINTS WITH STAINLESS STEEL BOLTS UNLESS OTHERWISE SPECIFIED.
11. ALL HARDWARE, FASTENERS, ANCHOR BOLTS ETC., INSIDE WETWELL, VALVE VAULT, OR OTHER STRUCTURES SHALL BE ANSI TYPE 304 STAINLESS STEEL.
12. ALL EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
13. VALVE VAULT SHALL BE ATTACHED TO WET WELL FROM THE MANUFACTURER.
14. HATCHES SHALL BE LOCKABLE ALUMINUM SIDEWALK SUITABLE FOR 300 PSF LIVE LOAD.
15. FLOATS SHALL BE SIGNAL DUTY MERCURY FREE FLOAT SWITCHES WITH THREE WIRES SUITABLE FOR OPERATION AS NORMALLY OPEN OR NORMALLY CLOSED.
16. INSTALL LIFT STATION IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS.
17. NO FLANGE ADAPTERS OF ANY KIND SHALL BE USED INSIDE WET WELL.
18. THE PUMP MOTORS SHALL NOT BE OVERLOADED BEYOND THEIR NAMEPLATE RATING AT THE DESIGN CONDITIONS NOR AT ANY POINT ALONG THE OPERATING RANGE.
19. CONTRACTOR SHALL PROVIDE ONE COMPLETE SPARE PUMP, IMPELLER, MOTOR ASSEMBLY, COVER PLATE O-RING, ROTATING ASSEMBLY O-RING, MECHANICAL SEAL, AND ROTATING ASSEMBLY SHAFT. SPARE PARTS SHALL BE PROPERLY PACKAGED FOR LONG TERM STORAGE TO OWNER.
20. ALL EQUIPMENT AND APPURTENANCES SHALL CONFORM TO THE CITY OF POOLER STANDARDS, LATEST ADDITION.
21. PRESSURE GAUGE SHALL BE 4 INCHES IN DIAMETER, GLYCERIN FILLED, DISPLAY 0-100 PSI, AND SHALL BE EQUIPPED WITH A STAINLESS STEEL SHUT OFF VALVE AND DIAPHRAGM.
22. PUMP INSTALLATION, INSTRUMENTATION, AND CONTROLS SHALL COORDINATE AND ALIGN WITH MANUFACTURER'S RECOMMENDATIONS.
23. ALL MECHANICAL JOINTS SHALL BE FITTED WITH RESTRAINING TYPE ACCESSORY KITS MEGA-LUG OR EQUAL. ALL BURIED EXTERIOR PRESSURIZED PIPING SHALL HAVE RESTRAINED JOINTS FOR THRUST PROTECTION UNLESS OTHERWISE SPECIFIED.
24. ALL FLANGED COUPLING ADAPTERS SHALL BE LOCKING TYPE ADAPTERS. FLANGE COUPLING ADAPTER SHALL BE MEGALUG 2100 SERIES AS MANUFACTURED BY EBAA IRON OR APPROVED EQUAL.

LIFT STATION INSPECTIONS AND AS-BUILT INFORMATION:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER UPON SETTING OF WET WELL AND VALVE VAULT, INSTALLATION OF PUMPS AND COMPLETION OF ELECTRICAL SYSTEM.
2. IN ADDITION TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR ALL ELEVATIONS PROVIDED IN THE STATION DATA TABLE ON SHEET C 644 BY LICENSED SURVEYOR AND ALL EQUIPMENT NAME PLATE DATA.

STARTUP AND TESTING:

1. CONTRACTOR SHALL PROVIDE A MINIMUM OF 12 HOURS STARTUP AND TRAINING FOR PUMPS, CONTROLS, GENERATOR, ATS, AND ALL ASSOCIATED APPURTENANCES AND SHALL BE COMPLETED BY A FACTORY-TRAINED REPRESENTATIVE.
2. THE CONTRACTOR SHALL WARRANT FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION THAT THE STRUCTURE AND ALL EQUIPMENT PROVIDED WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP WARRANTIES AND GUARANTEES OF THE SUPPLIERS OF VARIOUS COMPONENTS IN LIEU OF A SINGLE SOURCE RESPONSIBILITY BY THE CONTRACTOR WILL NOT BE ACCEPTED. ANY MAJOR COMPONENTS THAT FAIL SHALL BE REPLACED AT THE CONTRACTOR'S COST DURING THE WARRANTY PERIOD THE REPAIR OR REPLACEMENT OF THOSE ITEMS NORMALLY CONSUMED IN SERVICE, SUCH AS SEALS, GREASE, LIGHT BULBS, ETC, SHALL BE CONSIDERED AS PART OF ROUTINE MAINTENANCE AND UPKEEP.
3. FINAL TESTING OF LIFT STATION SHALL BE MADE AFTER ITS COMPLETION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO INSPECTION TO ALLOW FOR CONTACTING ALL REGULATORY AGENCIES AND CITY OF POOLER PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE FULLY PREPARED TO TEST ALL WORKING ASPECTS OF THE SYSTEM AND DEMONSTRATE THAT THE SYSTEM PERFORMS AS PER THE INTENDED USE. ALL COSTS ASSOCIATED WITH TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETESTING DUE TO FAILURE OF ANY ITEM SHALL BE MADE AT THE CONTRACTOR'S EXPENSE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL SUPPLY SUFFICIENT WATER TO ALLOW FULL DEMONSTRATION OF THE PUMPING CYCLES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PUMPS SHALL OPERATE THROUGH A SUFFICIENT NUMBER OF CYCLES INCLUDING ALARM SEQUENCE.
5. SYSTEM SHALL BE TESTED FOR INFILTRATION/EXFILTRATION PRIOR TO THE ACCEPTANCE OF THE SYSTEM. WET WELLS SHALL BE FILLED TO THE TOP OF INFLUENT LINE WITH WATER AND TESTED FOR 24 HOURS. IF WATER LEVEL EITHER INCREASES OR DECREASES MORE THAN 1/2" DURING THIS TIME THE WET WELL HAS FAILED THE INFILTRATION/EXFILTRATION TEST.
6. INFLUENT/EFFLUENT PIPES SHALL BE TESTED ACCORDING TO CITY OF POOLER STANDARDS.



KEY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 1 2 4

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PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER SAMUEL RUSSELL WINDSOR

GSWCC NO. (LEVEL II)	00000XXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	014925002

TITLE
LIFT STATION LAYOUT

SHEET NUMBER
C 642

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 640 - FORCE MAIN AND LIFT STATION PLAN.dwg C 642 - LIFT STATION LAYOUT Sep 26, 2025, 12:25pm by: Ryan.Schubert

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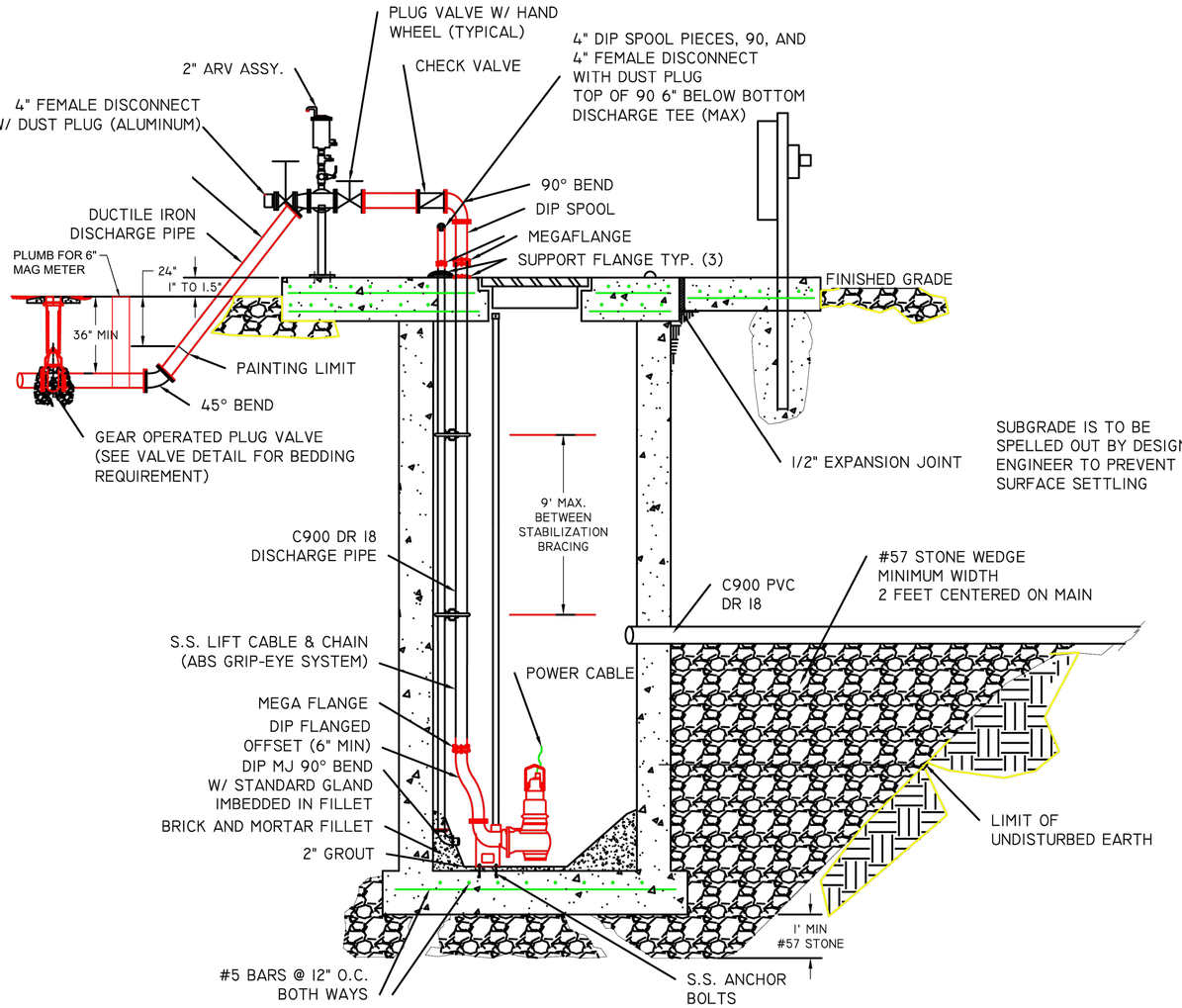
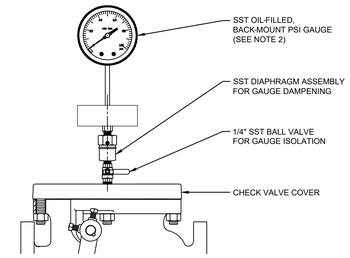


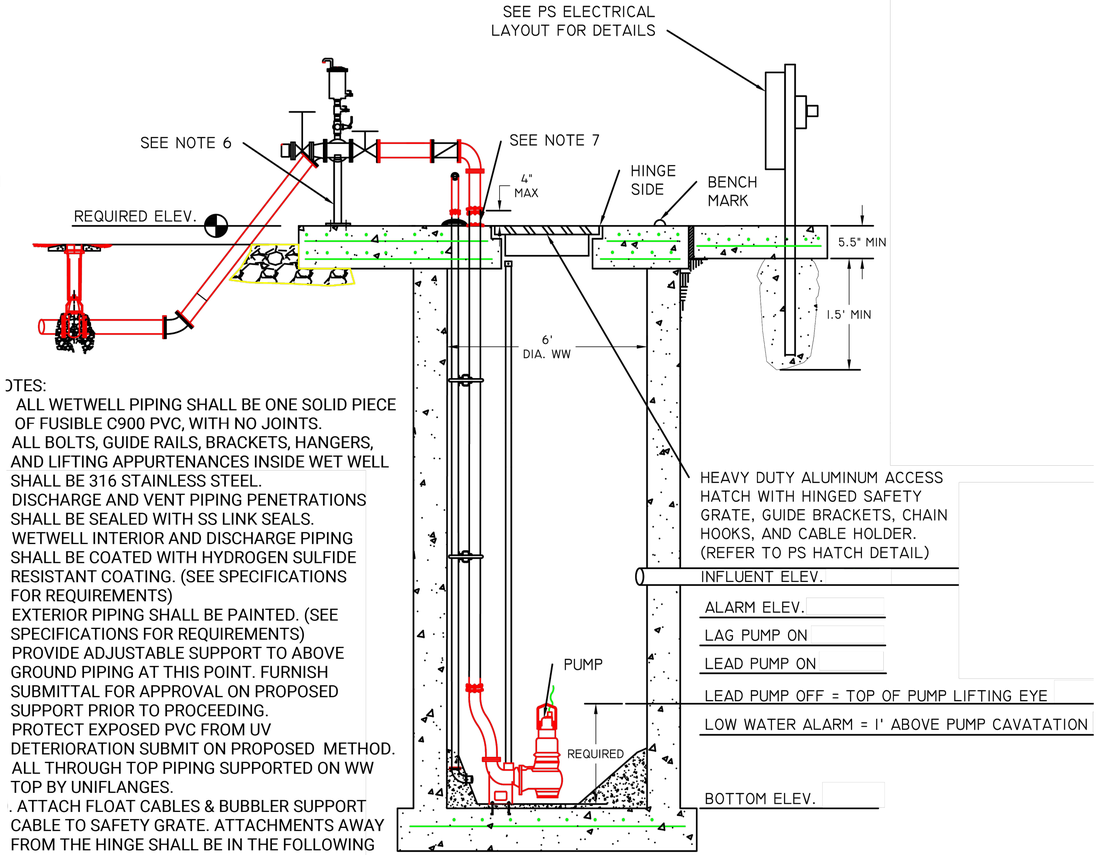
PUMP STATION SECTION I
N.T.S.

SUBGRADE IS TO BE SPELLED OUT BY DESIGN ENGINEER TO PREVENT SURFACE SETTLING



PRESSURE GAUGE DETAIL
NTS

PUMP STATION GENERAL INFORMATION	
AVERAGE DAILY FLOW	88 GPM
PEAK INFLOW	350 GPM
WETWELL DIAMETER	6'
WETWELL CONCRETE BALLAST REQ'D	2.0 CY (INSTALLED PER WETWELL MANUFACTURER RECOMMENDATION)
VALVE VAULT CONCRETE BALLAST REQ'D	0.0 CY (INSTALLED PER WET WELL MANUFACTURER RECOMMENDATION)
FORCE MAIN PIPING	6" Ø HDPE DR 17
PUMP CURVE POINT #1	630 GPM @ 35' TDH
PUMP CURVE POINT #2	432 GPM @ 45' TDH
PUMP CURVE POINT #3	232 GPM @ 55' TDH
PUMP CURVE POINT #4	86 GPM @ 65' TDH
CALCULATED PUMP OPERATING POINT	414.0 GPM @ 45.8' TDH
ALLOWABLE CURVE DEVIATION	±3% FLOW, ±2% HEAD
HORSEPOWER	7.5 HP (NON-OVERLOADING OVER ENTIRE PUMP CURVE)
VOLTAGE/PHASE/CYCLES	460 V / 3 PHASE / 60 HZ
MAX. OPERATING SPEED	1,750 RPM
PUMP	GRUNDFOS SL1.30.A40.75.EX.4.614.C
IMPELLER	80 MM
PRIMARY LEVEL SENSING METHOD	FLOATS (5)
CHECK VALVES	LEVER AND WEIGHT
PLUG VALVES	FULL-PORT ECCENTRIC
PUMP STATION ELEVATIONS	
TOP OF WETWELL	20.0 FT MSL
PROPOSED GROUND AT WETWELL	19.5 FT MSL
WETWELL INVERT IN	4.3 FT MSL
HIGH WATER ALARM	3.3 FT MSL
LAG PUMP ON	2.3 FT MSL
LEAD PUMP ON	1.3 FT MSL
PUMPS OFF	-1.7 FT MSL
LOW WATER ALARM	-2.7 FT MSL
WETWELL BOTTOM	-4.2 FT MSL



PUMP STATION SECTION II
N.T.S.

OTES:
1. ALL WETWELL PIPING SHALL BE ONE SOLID PIECE OF FUSIBLE C900 PVC, WITH NO JOINTS.
2. ALL BOLTS, GUIDE RAILS, BRACKETS, HANGERS, AND LIFTING APPURTENANCES INSIDE WET WELL SHALL BE 316 STAINLESS STEEL.
3. DISCHARGE AND VENT PIPING PENETRATIONS SHALL BE SEALED WITH SS LINK SEALS.
4. WETWELL INTERIOR AND DISCHARGE PIPING SHALL BE COATED WITH HYDROGEN SULFIDE RESISTANT COATING. (SEE SPECIFICATIONS FOR REQUIREMENTS)
5. EXTERIOR PIPING SHALL BE PAINTED. (SEE SPECIFICATIONS FOR REQUIREMENTS)
6. PROVIDE ADJUSTABLE SUPPORT TO ABOVE GROUND PIPING AT THIS POINT. FURNISH SUBMITTAL FOR APPROVAL ON PROPOSED SUPPORT PRIOR TO PROCEEDING.
7. PROTECT EXPOSED PVC FROM UV DETERIORATION SUBMIT ON PROPOSED METHOD.
8. ALL THROUGH TOP PIPING SUPPORTED ON WW TOP BY UNIFLANGES.
9. . ATTACH FLOAT CABLES & BUBBLER SUPPORT CABLE TO SAFETY GRATE. ATTACHMENTS AWAY FROM THE HINGE SHALL BE IN THE FOLLOWING ORDER:
   - AIR TUBING SUPPORT
   - OFF PUMP
   - ON PUMP
   - ALARM (HIGH)

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ADDENDUM C	2024-03-27	RW

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED SAMUEL RUSSELL WINDSOR No. 39461 PROFESSIONAL ENGINEER
09/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
LIFT STATION MECHANICAL PLAN

SHEET NUMBER
C 643

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 644 - FORCE MAIN AND LIFT STATION DETAILS.dwg C 643 - LIFT STATION MECHANICAL PLAN Mar 27, 2024 6:55pm by: christopher.james

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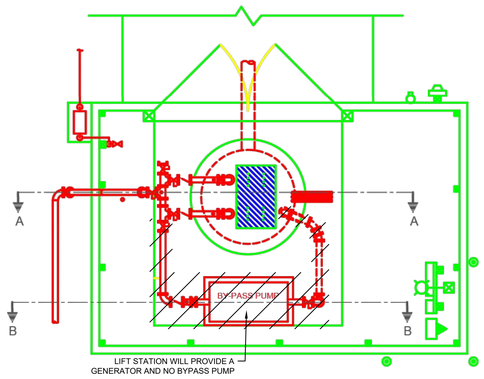
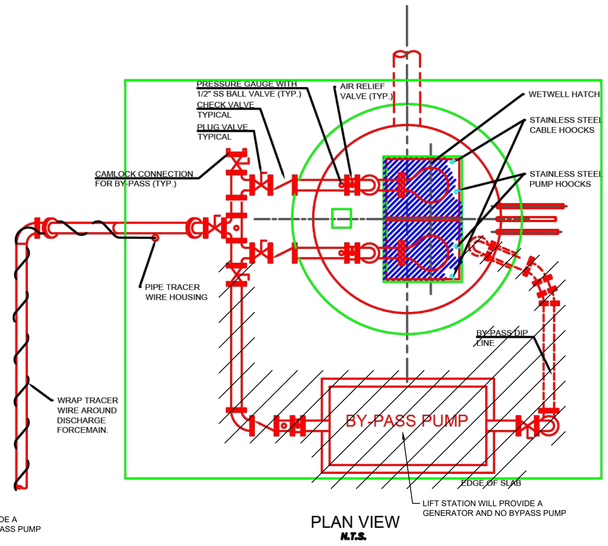
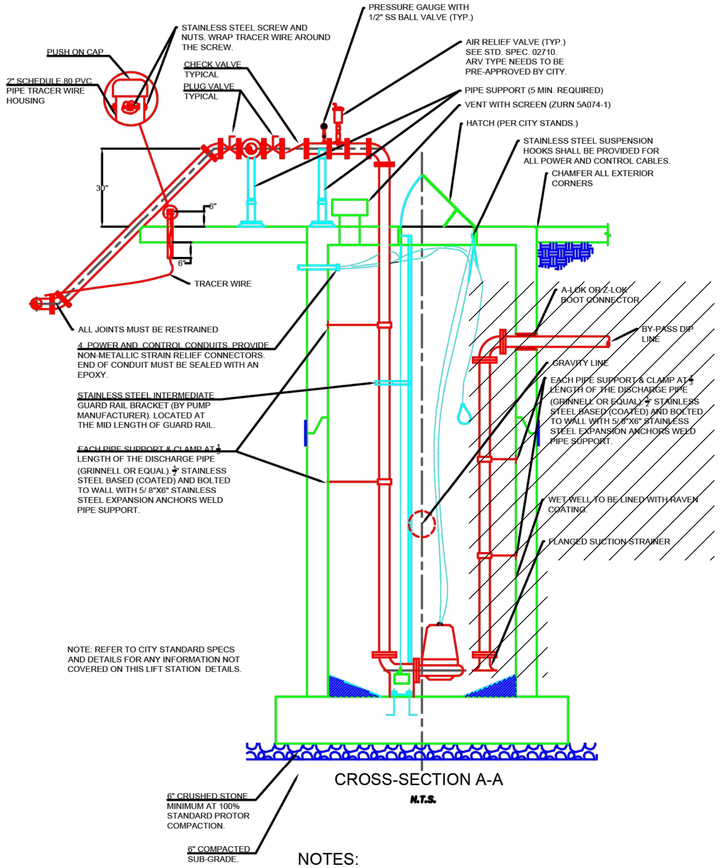


PUMP STATION WITH ~~BY-PASS PUMP~~ SITE PLAN
N.T.S.



PLAN VIEW
N.T.S.



CROSS-SECTION A-A
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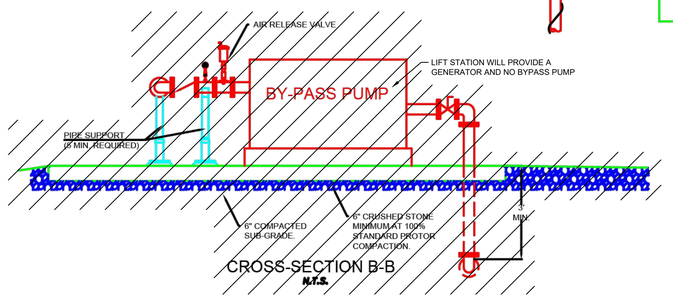

CROSS-SECTION B-B
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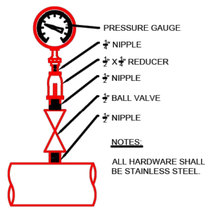
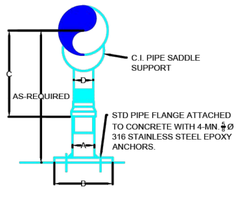


PRESSURE GAUGE ASSEMBLY DETAIL
NOT TO SCALE



PIPE SIZE	A	B	C MIN.	C MAX.	D
4	3	9	9-1/4	14	2-1/2
6	3	9	10	14-3/4	2-1/2
8	3	9	10-1/2	15-1/4	2-1/2
8	3	9	11-3/4	16-1/2	2-1/2
10	3	9	13-1/2	18-1/4	2-1/2

PIPE SUPPORT NOTES:
1. ALL HARDWARE, FLANGE, ANGLE, PIPES AND COUPLING SHALL BE 316 SS. PROVIDE NEOPRENE WAFFLE ISOLATION PAD, KORFUND LORPAD 40 UNDER SUPPORT FOOT WHEN PIPING IS ISOLATED OR SUPPORT IS ADJACENT TO MECHANICAL EQUIPMENT.
2. FOR BASE, HEIGHT AND FLANGE DIMENSIONS, SEE TABLE. ALL DIMENSIONS ARE IN INCHES.

STANCHION PIPE SUPPORT DETAIL
NOT TO SCALE

NOTES:
1. SEE CITY'S STANDARD SPECIFICATION SECTION 02720 FOR REQUIREMENTS.
2. SEE CITY'S STANDARD WASTEWATER COLLECTION SYSTEM DETAILS FOR ADDITIONAL REQUIREMENTS.

CITY OF POOLER
2023 STANDARD DETAIL

LIFT STATION WITH BY-PASS PUMP

DRAW: EOM for City of Pooler
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: AUGUST, 2023

S-19A

RECORD DRAWING
DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ADDENDUM C	2024-03-27	RW

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
03/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
LIFT STATION DETAILS

SHEET NUMBER
C 644

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 644 - FORCE MAIN AND LIFT STATION DETAILS.dwg C 644 - LIFT STATION SITE DETAILS Mar 27, 2024 6:56pm by: christopher.james

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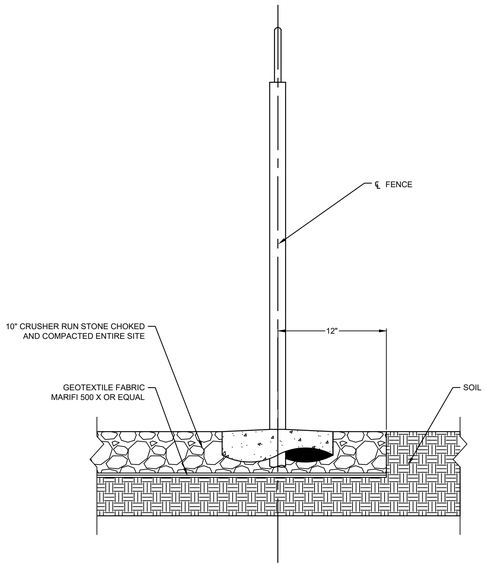
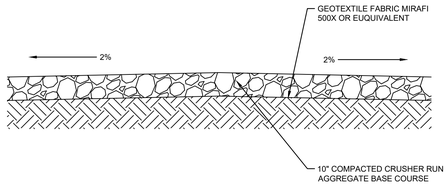
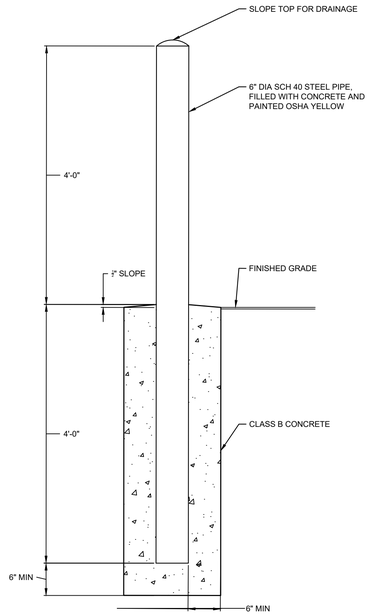


SITE SURFACING
NTS

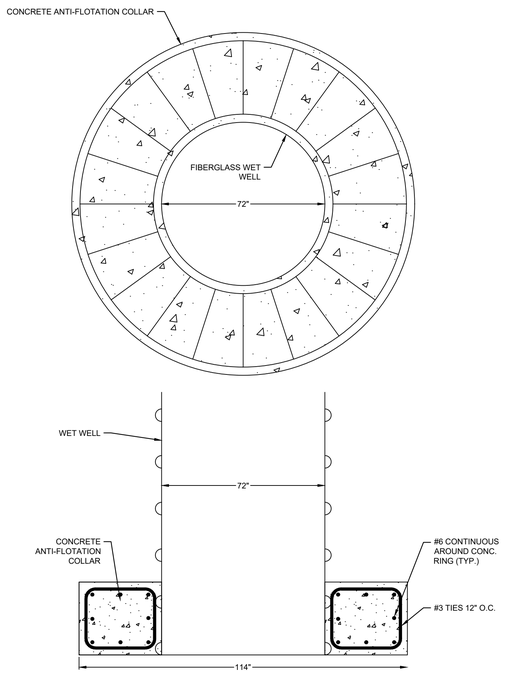


NOTE: CONTRACTOR SHALL REMOVE (BLADE OFF) EXISTING SODPRIOR TO PLACEMENT OF STONE

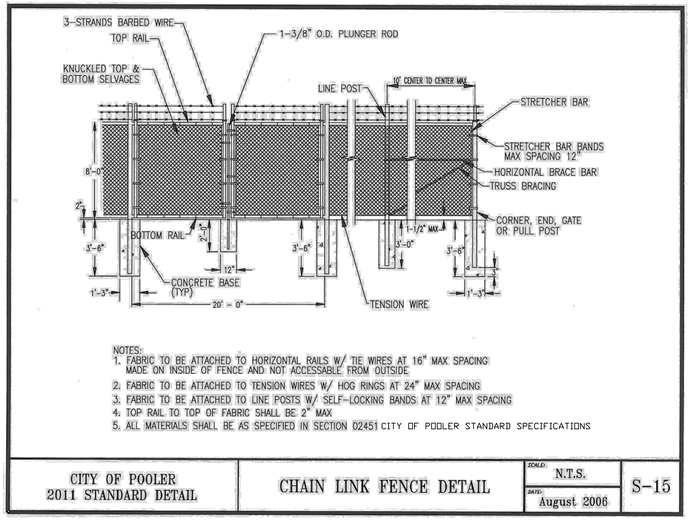
TYPICAL PUMP STATION GRAVEL PAD SECTION
NTS



SITE BOLLARD
NTS

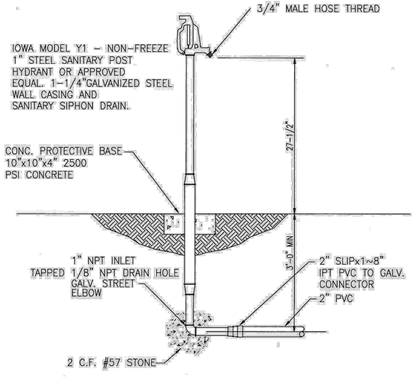


ANTI-FLOTATION COLLAR DETAIL
NTS



NOTES:
1. FABRIC TO BE ATTACHED TO HORIZONTAL RAILS W/ TIE WIRES AT 16" MAX SPACING MADE ON INSIDE OF FENCE AND NOT ACCESSABLE FROM OUTSIDE.
2. FABRIC TO BE ATTACHED TO TENSION WIRES W/ HOG RINGS AT 24" MAX SPACING
3. FABRIC TO BE ATTACHED TO LINE POSTS W/ SELF-LOCKING BANDS AT 12" MAX SPACING
4. TOP RAIL TO TOP OF FABRIC SHALL BE 2" MAX
5. ALL MATERIALS SHALL BE AS SPECIFIED IN SECTION 02451 CITY OF POOLER STANDARD SPECIFICATIONS

CITY OF POOLER 2011 STANDARD DETAIL	CHAIN LINK FENCE DETAIL	SCALE: N.T.S. DATE: August 2006	S-15



CITY OF POOLER 2011 STANDARD DETAIL	NON FREEZE YARD HYDRANT DETAIL	SCALE: N.T.S. DATE: August 2006	S-20

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY: Kimley»Horn

PREPARED FOR:
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ADDENDUM C	2024-03-27	RW

PROJECT:
TTRES POOLER
POOLER PARKWAY @ OLD OUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
03/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
LIFT STATION DETAILS

SHEET NUMBER
C 645

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 644 - FORCE MAIN AND LIFT STATION DETAILS.dwg C 645 - LIFT STATION DETAILS Mar 27, 2024 6:56pm by: christopher.james

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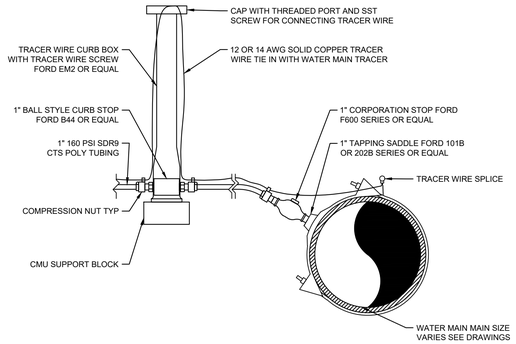
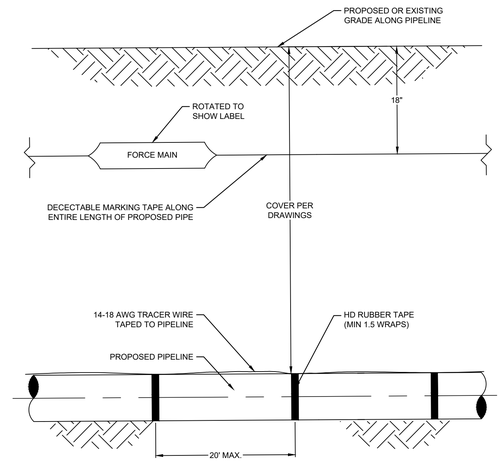


NOTE:
1. USE SST STIFFENERS WITH ALL PET CONNECTIONS
2. CONNECTION TO WATERMAIN TRACER WIRE SHALL UTILIZE SPLICE KIT FILLED WITH SILICON COMPOUND
3. CURB BOX SHALL EXTEND TO FINISHED GRADE

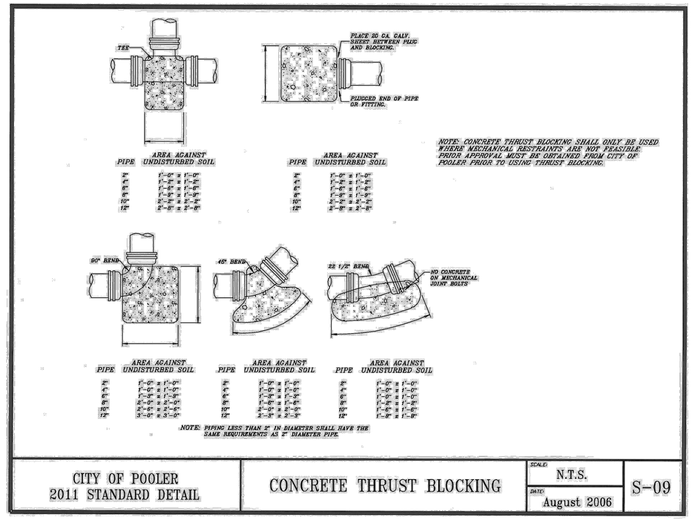
1" WATER SERVICE
NTS

RECORD DRAWING

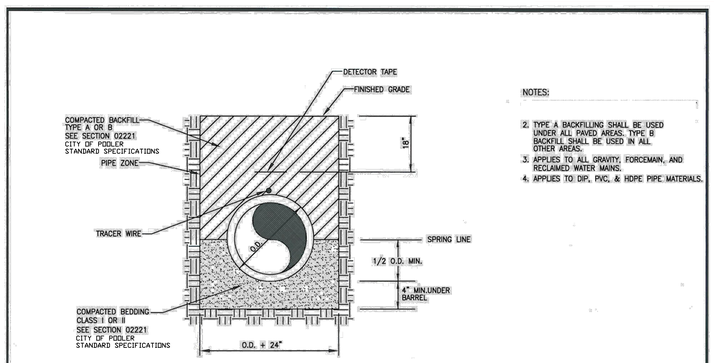
DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.



DETECTABLE MARKING TAPE AND WIRE
NTS



CITY OF POOLER 2011 STANDARD DETAIL	CONCRETE THRUST BLOCKING	SCALE: N.T.S. / DATE: August 2006	S-09

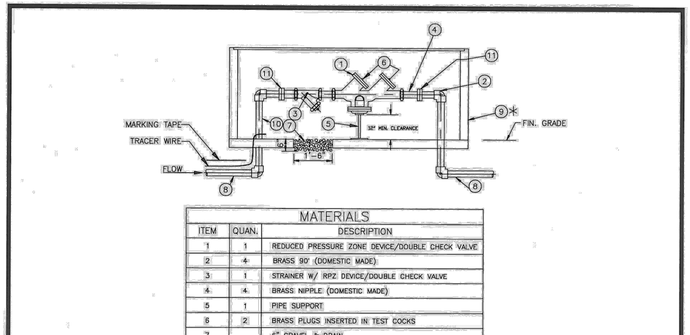


NOTES:

2. TYPE A BACKFILLING SHALL BE USED UNDER ALL PAVED AREAS. TYPE B BACKFILL SHALL BE USED IN ALL OTHER AREAS.
3. APPLIES TO ALL GRAVITY, FORCEMAIN, AND RECLAIMED WATER MAINS.
4. APPLIES TO DIP, PVC, & HDPE PIPE MATERIALS.

TYPICAL BEDDING FOR PIPE

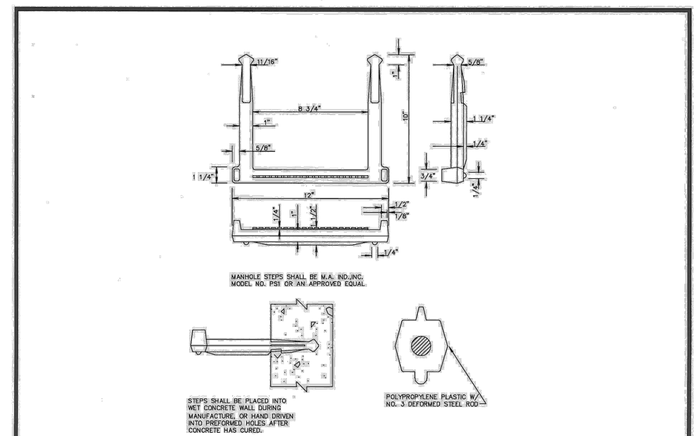
CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S. / DATE: June 2012	S-12



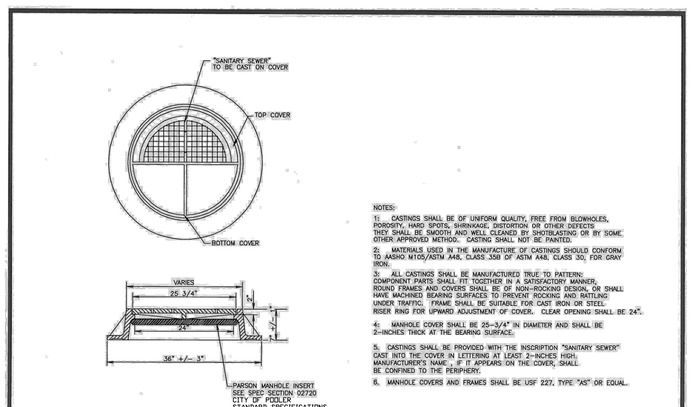
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE
2	4	BRASS 90° (DOMESTIC MADE)
3	1	STRAINER W/ RPZ DEVICE/DOUBLE CHECK VALVE
4	4	BRASS NIPPLE (DOMESTIC MADE)
5	1	PIPE SUPPORT
6	2	BRASS PLUGS INSERTED IN TEST COCKS
7		6" GRAVEL & DRAIN
8		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
9	*	CITY APPROVED ENCLOSURE WITH HATCH COVER FOR BFP
10	2	CUT BRASS (DOMESTIC MADE)
11	2	UNION

* REQUIRED BY THE CITY FOR FREEZE PROTECTION

CITY OF POOLER 2011 STANDARD DETAIL	BACKFLOW PREVENTER DETAIL 3/4", 1", 1-1/2", 2"	SCALE: N.T.S. / DATE: January 2011	W-28

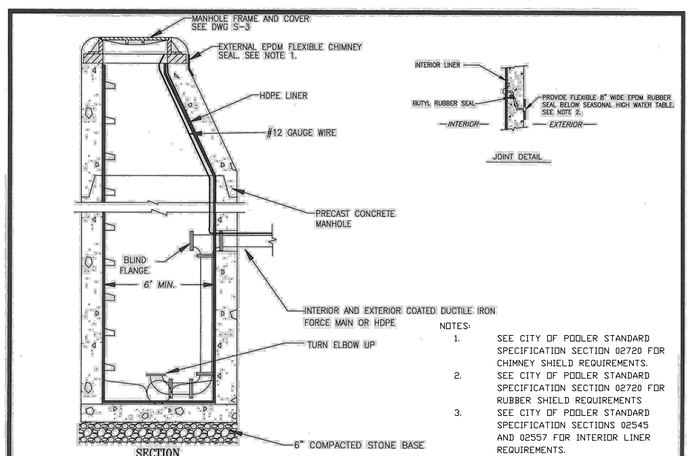


CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE STEP DETAIL	SCALE: N.T.S. / DATE: October 2001	S-02



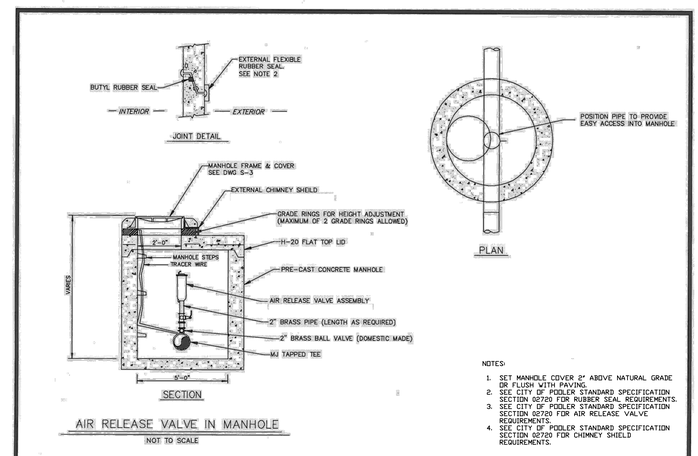
NOTES:
1: CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD. CASTING SHALL NOT BE PAINTED.
2: MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO AASHO: M105/ASTM A48, CLASS 35B OF ASTM A48, CLASS 30, FOR GRAY IRON.
3: ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN: COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC. FRAME SHALL BE SUITABLE FOR CAST IRON OR STEEL RISER RING FOR UPWARD ADJUSTMENT OF COVER. CLEAR OPENING SHALL BE 24".
4: MANHOLE COVER SHALL BE 25-3/4" IN DIAMETER AND SHALL BE 2-INCHES THICK AT THE BEARING SURFACE.
5. CASTINGS SHALL BE PROVIDED WITH THE INSCRIPTION "SANITARY SEWER" CAST INTO THE COVER IN LETTERING AT LEAST 2-INCHES HIGH. MANUFACTURER'S NAME, , IF IT APPEARS ON THE COVER, SHALL BE CONFINED TO THE PERIPHERY.
6. MANHOLE COVERS AND FRAMES SHALL BE USF 227, TYPE "AS" OR EQUAL.

CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE COVER & FRAME DETAIL	SCALE: N.T.S. / DATE: August 2006	S-03



NOTES:
1. SEE CITY OF POOLER STANDARD SPECIFICATION SECTION 02720 FOR CHIMNEY SHIELD REQUIREMENTS.
2. SEE CITY OF POOLER STANDARD SPECIFICATION SECTION 02720 FOR RUBBER SHIELD REQUIREMENTS
3. SEE CITY OF POOLER STANDARD SPECIFICATION SECTIONS 02545 AND 02557 FOR INTERIOR LINER REQUIREMENTS.

CITY OF POOLER 2011 STANDARD DETAIL	FORCEMAIN DROP INTO MANHOLE	SCALE: N.T.S. / DATE: August 2006	S-04



AIR RELEASE VALVE IN MANHOLE
NOT TO SCALE

NOTES:
1. SET MANHOLE COVER 2" ABOVE NATURAL GRADE OR FLUSH WITH PAVING.
2. SEE CITY OF POOLER STANDARD SPECIFICATION SECTION 02720 FOR RUBBER SEAL REQUIREMENTS.
3. SEE CITY OF POOLER STANDARD SPECIFICATION SECTION 02720 FOR AIR RELEASE VALVE REQUIREMENTS
4. SEE CITY OF POOLER STANDARD SPECIFICATION SECTION 02720 FOR CHIMNEY SHIELD REQUIREMENTS.

CITY OF POOLER 2011 STANDARD DETAIL	AIR RELEASE VALVE	SCALE: N.T.S. / DATE: August 2006	S-06

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ADDENDUM C	2024-03-27	RW

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA, 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
05/27/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	3/27/2024
PROJECT NO.	013205013

TITLE
LIFT STATION DETAILS

SHEET NUMBER
C 646

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\C 644 - FORCE MAIN AND LIFT STATION DETAILS.dwg C 646 - LIFT STATION DETAILS Mar 27, 2024 6:56pm by: christopher.james

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ABBREVIATIONS:

A,AMP	AMPERE
AFG	ABOVE FINISH GRADE
AFF	ABOVE FINISH GRADE
AIC	AMPS INTERUPTING CAPACITY
AMSL	ABOVE MEAN SEA LEVEL
AOR	ACCEPTABLE OPERATING RANGE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFG	BELOW FINISH GRADE
C	CONDUIT
C&I	CONTROLS AND INDICATORS
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CPT	CONTROL POWER TRANSFORMER
CU	COPPER
D	DEEP
DED	DEDICATED CIRCUIT
DHL	DELTA HIGH-LEG
ECB	ENCLOSED CIRCUIT BREAKER
EG	EQUIPMENT GROUND
ETM	ELAPSED TIME METER
EX	EXISTING
FMC	FLEXIBLE METAL CONDUIT
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPTER
H	HIGH
HP	HORSEPOWER
HPS	HIGH-PRESSURE SODIUM
IBC	INTERNATIONAL BUILDING CODE
IG	ISOLATED GROUND
I/O	INPUT/OUTPUT
JB	JUNCTION BOX
KW	KILOWATT
KVA	KILOVOLT-AMPERES
LFNC	LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT
MANF	MANUFACTURER
MBJ	MAIN BONDING JUMPER
MCB	MAIN CIRCUIT BREAKER
MCC	MAIN CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MLO	MAIN LUGS ONLY
MSL	MEAN SEA LEVEL
N	NEUTRAL
NCSBC	NORTH CAROLINA STATE BUILDING CODE
NCDEQ	NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NRTL	NATIONALLY RECOGNIZED TESTING LABRATORY
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVERCURRENT PROTECTION
PC	PHOTOCELL
PCP	PUMP CONTROL PANEL
PCRS	PVC-COATED RIGID GALVANIZED STEEL
PID	PROPORTIONAL-INTEGRAL-DERIVATIVE
PNL	PANEL
RGS	RIGID GALVANIZED STEEL
RTU	REMOTE (OR RADIO) TELEMETRY
RVAT	REDUCED VOLTAGE AUTOTRANSFORMER
RVSS	REDUCED VOLTAGE SOLID STATE
SBJ	SYSTEM BONDING JUMPER
SCADA	SUPERVISORY CONTROL AND DATA ACQUISITION
SCH	SCHEDULE
SE	SERVICE ENTRANCE
sKVA	STARTING KILOVOLT-AMPERES
SLD	SINGLE-LINE DIAGRAM
SPD	SURGE PROTECTION DEVICE
SSBJ	SUPPLY-SIDE BONDING JUMPER
SBT	SOLID BARE TINNED
SST	STAINLESS STEEL
STP	SHIELDED TWISTED PAIR
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WWTB	WET WELL TERMINAL BOX
XFMR	TRANSFORMER

LADDER LOGIC LEGEND	
SYMBOL	DESCRIPTION
	PUSHBUTTON NC
	PUSHBUTTON NO
	CONTACT NCTO
	CONTACT NCTC
	CONTACT NOTO
	CONTACT NOTC
	COIL
	CONTACT NO
	CONTACT NC
	CONTINUANCE
	SINGLE TAP TRANSFORMER
	FUSE

LADDER LOGIC LEGEND	
SYMBOL	DESCRIPTION
	MOTOR OVERLOAD PROTECTION
	GROUND
	HORN
	LIGHT
	ALARM LIGHT
	PUSH TEST LIGHT
	PLUG
	SOCKET
	PLUG AND SOCKET
A A	SWITCH 2POS
A B C	SWITCH 3POS
A B C D	SWITCH 4POS

LADDER LOGIC LEGEND	
SYMBOL	DESCRIPTION
	PROXIMITY SWITCH NO
	PROXIMITY SWITCH NC
	SINGLE-THROW SWITCH
⊠	EXTERNAL TERMINAL
□	INTERNAL TERMINAL
	BREAKER
	REDUCED-VOLTAGE SOLID-STATE SOFT STARTERS
	CONDUCTORS CONNECTED
	CONDUCTORS NOT CONNECTED
	MOTOR

LADDER LOGIC LEGEND	
SYMBOL	DESCRIPTION
	FLOAT SWITCH NO
	FLOAT SWITCH NC
	PRESSURE SWITCH NO
	PRESSURE SWITCH NC
	FLOW SWITCH NO
	FLOW SWITCH NC
	CAM SWITCH NO
	CAM SWITCH NC
	EPO SWITCH NO
	EPO SWITCH NC
	TEMPERATURE SWITCH NO
	TEMPERATURE SWITCH NC

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CIRCUIT BREAKER
	FUSE
	LUG(S)
●	JUNCTION OR SPLICE (WHEN ASSOCIATED WITH POWER)
M	METER
	TRANSFORMER
	CONTRACTOR
	MOTOR OVERLOAD DEVICE
	MOTOR
	GROUND
	RECEPTACLE
$	SWITCH 3: 3-WAY 4: 4-WAY LOWERCASE LETTERS INDICATE SWITCHING
	GROUND ROD
●	GROUND BOND (WHEN ASSOCIATED WITH GROUNDING)
—G——G——G—	GROUND CONDUCTOR

C&I CONDUCTOR COLOR		
SYSTEM		COLOR
DC POWER	POSITIVE	RED
	NEGATIVE	BLACK
DC CONTROL		BLUE
120VAC CONTROL	SINGLE CONDUCTORS	RED
	INTERLOCK CONDUCTORS	YELLOW
240VAC CONTROL		ORANGE

POWER CONDUCTOR COLOR			
PHASE	240/120V 208/120V	240/120V DHL	480/277V
A	BLACK	BLACK	BROWN
B	RED	ORANGE	ORANGE
C	BLUE	BLUE	YELLOW
N	WHITE	WHITE	GRAY
G	BARE OR GREEN		

PUMP CONTROL LOGIC

FLOAT #	FLOAT NAME	EVENT	ACTION
4	HIGH WATER ALARM	ACTIVATE	LEAD AND LAG PUMPS RUN, ALARM HORN, STROBE AND "HIGH WATER" LIGHT IN PCP ENERGIZE, AUTODIALER RESPONSE ACTIVATED.
4	HIGH WATER ALARM	DEACTIVATE	ALARM HORN DE-ENERGIZES, STROBE AND "HIGH WATER" LIGHT IN PCP REMAIN ENERGIZED UNTIL RESET LOCALLY.
3	LAG PUMP ON	ACTIVATE	LEAD AND LAG PUMPS RUN
3	LAG PUMP ON	DEACTIVATE	NO ACTION
2	LEAD PUMP ON	ACTIVATE	LEAD PUMP RUN
2	LEAD PUMP ON	DEACTIVATE	NO ACTION
1	PUMPS OFF	ACTIVATE	NO ACTION
1	PUMPS OFF	DEACTIVATE	PUMPS STOP
0	LOW WATER ALARM	ACTIVATE	NO ACTION
0	LOW WATER ALARM	DEACTIVATE	INHIBITS PUMP OPERATION, AUTODIALER RESPONSE ACTIVATED.

RTU DIALER ALARM CONDITIONS

THE FOLLOWING FAULT CONDITIONS SHALL BE MONITORED ON SEVEN DIALER ALARM GROUPS:

FAULT 1	WET WELL HIGH LEVEL
FAULT 2	PUMP #1 FAILURE (OVER TEMP/OVERLOAD)
FAULT 3	PUMP #2 FAILURE (OVER TEMP/OVERLOAD)
FAULT 4	POWER FAILURE
FAULT 5	WET WELL LOW LEVEL
FAULT 6	SPARE
FAULT 7	SPARE

ELECTRICAL NOTES

CODES, STANDARDS, & SPECIFICATIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
2. CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC.
3. IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC. NO RUNS WITH MORE THAN TWO (2) CONSECUTIVE 90 DEGREE TURNS ARE ANTICIPATED.
4. CONTRACTOR SHALL FURNISH AND INSTALL GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC REQUIREMENTS.
5. CONDUCTORS AND CONDUITS SHALL BE SIZED IN ACCORDANCE WITH NEC REQUIREMENTS FOR THE INTENDED USE.
6. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION, CONTRACTOR SHALL PROVIDE A GENERATOR COORDINATION STUDY IN ACCORDANCE WITH ARTICLE 700 OF THE NEC.

WET WELL, VALVE VAULT AND MANHOLES COMPRISE HAZARDOUS (CLASSIFIED) LOCATIONS. PER NFPA ARTICLE 820, INTERIOR OF THE WET WELL AND AREA WITHIN 36" OF WET WELL VENT COMPRISE A HAZARDOUS (CLASSIFIED) LOCATION, CLASS 1, GROUP D, DIVISION 1 (WET WELL) OR DIVISION 2 (VALVE VAULT). REFER TO MOST CURRENT VERSION OF NFPA 820 FOR CLASS 1, GROUP D, DIVISION 1 AND 2 BOUNDARY DEFINITIONS AROUND WET WELL OPENINGS AND VENTS. REFER TO MOST CURRENT VERSION OF NFPA 70 ARTICLE 500 FOR WIRING REQUIREMENTS.

GENERAL

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
2. CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL RACK AND CONTROL PANEL DESIGN, AND SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. SHOP DRAWING SHALL INCLUDE, AT A MINIMUM:
   a. LADDER LOGIC / CONTROLS SCHEMATIC
   b. ENCLOSURE AND ACCESSORIES
   c. MAIN POWER COMPONENTS
   d. CONTROLS COMPONENTS
   e. SWITCHES AND INDICATORS
   f. RELAYS AND MISCELLANEOUS COMPONENTS
   g. ALARM COMPONENTS
   h. LABELS
4. CONTRACTOR SHALL INDICATE THE LOCATION OF ALL UNDERGROUND CONDUIT ON THE RECORD DRAWINGS.
5. ELECTRICAL SERVICE SHALL BE 277/480V, 3 PHASE, 4-WIRE.
6. NOTIFY THE UTILITY SERVICE OF NEW SITE LOADS AND COORDINATE WITH THE ELECTRICAL UTILITY FOR EXACT METERING REQUIREMENTS AND SERVICE SIZING.

MATERIALS AND INSTALLATION

1. ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
2. FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS.
3. CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED PHENOLIC NAME PLATE ON THE FRONT OF ALL ELECTRICAL EQUIPMENT ENCLOSURES. THE NAME PLATE SHALL IDENTIFY THE EQUIPMENT, POWER SOURCE, AND CIRCUIT NUMBER.
4. CONTRACTOR SHALL PROVIDE A PANELBOARD DIRECTORY FOR THE LOAD CENTER IN A PROTECTIVE PLASTIC COVER MOUNTED ON THE INSIDE DOOR OF THE PANEL.
5. UNLESS OTHERWISE NOTED, ALL ABOVE GRADE ELECTRICAL CONDUIT SHALL BE PVC-COATED RIGID GALVANIZED STEEL (RGS) AND ALL BELOW GRADE ELECTRICAL CONDUIT SHALL BE SCH 80 PVC. CONDUIT PENETRATING SEWER STRUCTURES SHALL BE PVC COATED RGS AND AS NECESSARY TO COMPLY WITH NEC AND LOCAL CODES METALLIC CONDUIT IN CONTACT WITH CONCRETE SHALL BE COATED WITH ASPHALTIC PAINT FOR A MINIMUM OF 4" ON EACH SIDE OF THE CONTACT SURFACE.
6. ALL METALLIC CONDUIT ENTERING ENCLOSURES SHALL TERMINATE VIA THREADED MYERS HUBS.
7. ELECTRICAL COMPONENTS INSTALLED WITHIN 5' OF SEWER VENTS, VAULT HATCHES, OR OTHER SOURCES OF SEWER GASSES SHALL CARRY EXPLOSION PROOF RATING.
8. THERE SHALL BE NO SPLICES INSIDE THE WETWELL NOR JUNCTION BOX. MOTOR CABLE SHALL BE OF SUFFICIENT LENGTH TO RUN FROM MOTOR TO RESPECTIVE CONTROL PANEL.
9. EACH PANEL SHALL BE REMOVABLE WITHOUT THE REMOVAL OF ADJACENT PANELS. PROVIDE 3" MINIMUM SEPARATION BETWEEN ALL PANELS AND COMPONENTS.
10. CONTRACTOR SHALL INSTALL AND CONNECT WIRE AND CONDUIT FROM CONTROL PANEL ALARM CIRCUITRY TO THE MAIN BUILDING SECURITY/CONTROL ROOM WITH AUDIBLE AND VISUAL ALARM.
11. CONNECT POWER AND CONTROL WIRING IN ACCORDANCE WITH SINGLE-LINE DIAGRAM.
12. SEAL AROUND WIRE ENTERING JUNCTION BOX AND CONTROL PANELS TO PREVENT MIGRATION OF MOISTURE INTO CONTROL PANELS.
13. CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN UNDERGROUND ENCLOSURE WITH NON-HARDENING CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
14. SEALS SHALL BE NON-HARDENING SEAL COMPOUND IDEAL CAT NO. 31-601 (OR EQUIVALENT). AFTER INSTALLATION, COAT SEAL-OFFS WITH PVC COATING TO INHIBIT CORROSION.
15. NO PUMP CABLES NOR FLOAT SWITCH CABLES SHALL BE SUPPORTED OR BE IN CONTACT WITH LADDER OR STEPS.
16. ALL ENCLOSURES EXPOSED TO WEATHER ELEMENTS SHALL BE NEMA 4X RATED.
17. AUTOMATIC TRANSFER SWITCH SHALL BE ASCO, THOMSON, OR BY THE SAME MANUFACTURER AS THE GENERATOR SET.
18. SURGE PROTECTION DEVICE SHALL BE SQUARE D MODEL SDSA36500 SERIES 001.
19. ALL FEEDERS AND CIRCUITRY SHALL BE TORQUED PER THE PANEL BREAKER AND/OR PARTICULAR EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
20. MANUFACTURER'S NAMES AND MODEL NUMBERS ARE GIVEN FOR DESCRIPTIVE PURPOSES TO INDICATE A QUALITY STANDARD AND ARE NOT INTENDED TO LIMIT PRODUCTS TO A PARTICULAR MANUFACTURER. PRODUCTS DEEMED EQUAL AND APPROVED BY THE OWNER WILL BE ACCEPTED.
21. ALL DEVICE TERMINATIONS SHALL BE RATED AT 75°C.
22. IDENTIFY CONDUCTORS ACCORDING TO THE CONDUCTOR COLOR SCHEDULE ON THIS SHEET. CONDUCTORS 4 AWG AND LARGER MAY BE BLACK IF IDENTIFIED BY COLORED TAPE AT EACH TERMINATION, CONNECTION, AND SPLICE POINT. APPLY TAPE IN HALF-OVERLAPPING TURNS FOR A MINIMUM OF 3" FROM TERMINAL POINTS.
23. WIRING TO ALL DEVICES SHALL BE TERMINATED IN THE DEVICES SCREW TERMINALS.
24. CONTRACTOR SHALL COORDINATE LOCATION OF METER AND CONDUIT CONNECTION FOR THE TRANSFORMER AND GENERATOR.

PRECONSTRUCTION COORDINATION

1. CONTRACTOR SHALL APPLY FOR UTILITY SERVICES, BOTH ELECTRICAL AND TELEPHONE, ON THE BEHALF OF THE OWNER. THIS APPLICATION SHALL BE MADE NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING THE AWARD OF THE CONTRACT. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY FOR THE EXACT TRANSFORMER LOCATION, METER LOCATION, AND SERVICE ROUTING. CONTRACT SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
2. CONTRACTOR SHALL PERFORM FULL ARC-FLASH STUDY IN ACCORDANCE WITH NFPA-70E. THE CONTRACTOR SHALL PROVIDE NFPA-STANDARD ARC FLASH LABELS, IDENTIFYING THE INCIDENT ENERGY AND APPROPRIATE PPE REQUIRED FOR LIVE ELECTRICAL WORK.

FUNCTIONAL DESCRIPTION

1. SEE PUMP STATION MECHANICAL DETAIL SHEET FOR FLOAT ELEVATIONS.
2. THE TERM "ACTIVATE" WITH REGARD TO FLOATS IS DEFINED AS THE EVENT WHEN THE INTERNAL SWITCH OF A FLOAT IS CHANGED FROM ITS NATURAL, HANGING FREE STATE TO ITS FLOATING STATE.
3. THE TERM "DEACTIVATE" WITH REGARD TO FLOATS IS DEFINED AS THE EVENT WHEN THE INTERNAL SWITCH OF A FLOAT IS CHANGED FROM ITS FLOATING STATE TO ITS NATURAL HANGING FREE STATE.
4. ALL PUMP FAULTS SHALL TRIGGER THE ALARM AND STROBE.
5. THE RESET BUTTON IN PCP SHALL RESET ALL ALARM-RELATED RELAYS AND DE-ENERGIZE THE "HIGH WATER" AND "LOW WATER" LIGHTS IN THE PCP.
6. THE SILENCE BUTTON SHALL PREVENT THE ALARM FROM SOUNDING UNTIL THE RESET BUTTON IS PRESSED.
7. PUMP CONTROL LOGIC SHALL BE AS SHOWN IN THE TABLE TO THE LEFT.
8. RTU DIALER ALARM FAULT CONDITIONS SHALL BE MONITORED AS SHOWN IN THE TABLE TO THE LEFT.

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

Kimley»Horn
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. COOAN

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	4/18/2025
PROJECT NO.	013205013

TITLE
LIFT STATION ELECTRICAL NOTES

SHEET NUMBER
C 900

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\E 100 - LIFT STATION ELECTRICAL NOTES.dwg E 100 - LIFT STATION ELECTRICAL NOTES Apr 18, 2025 11:26am by: Kyle.Kroeger

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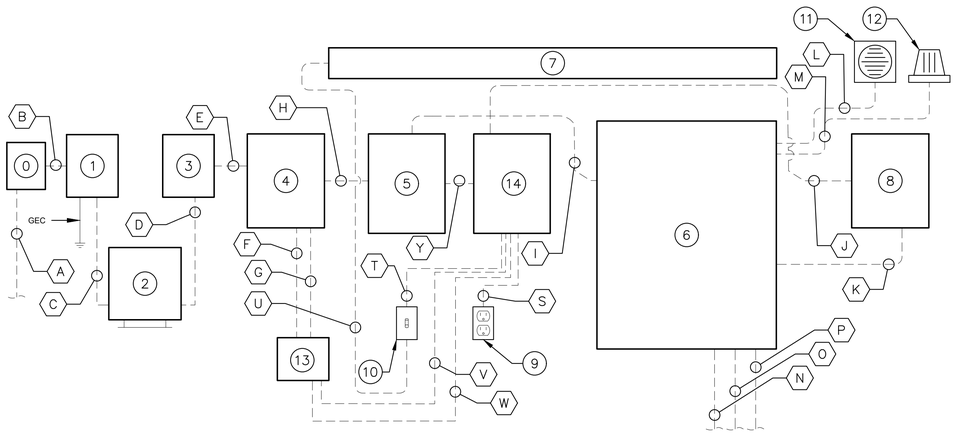
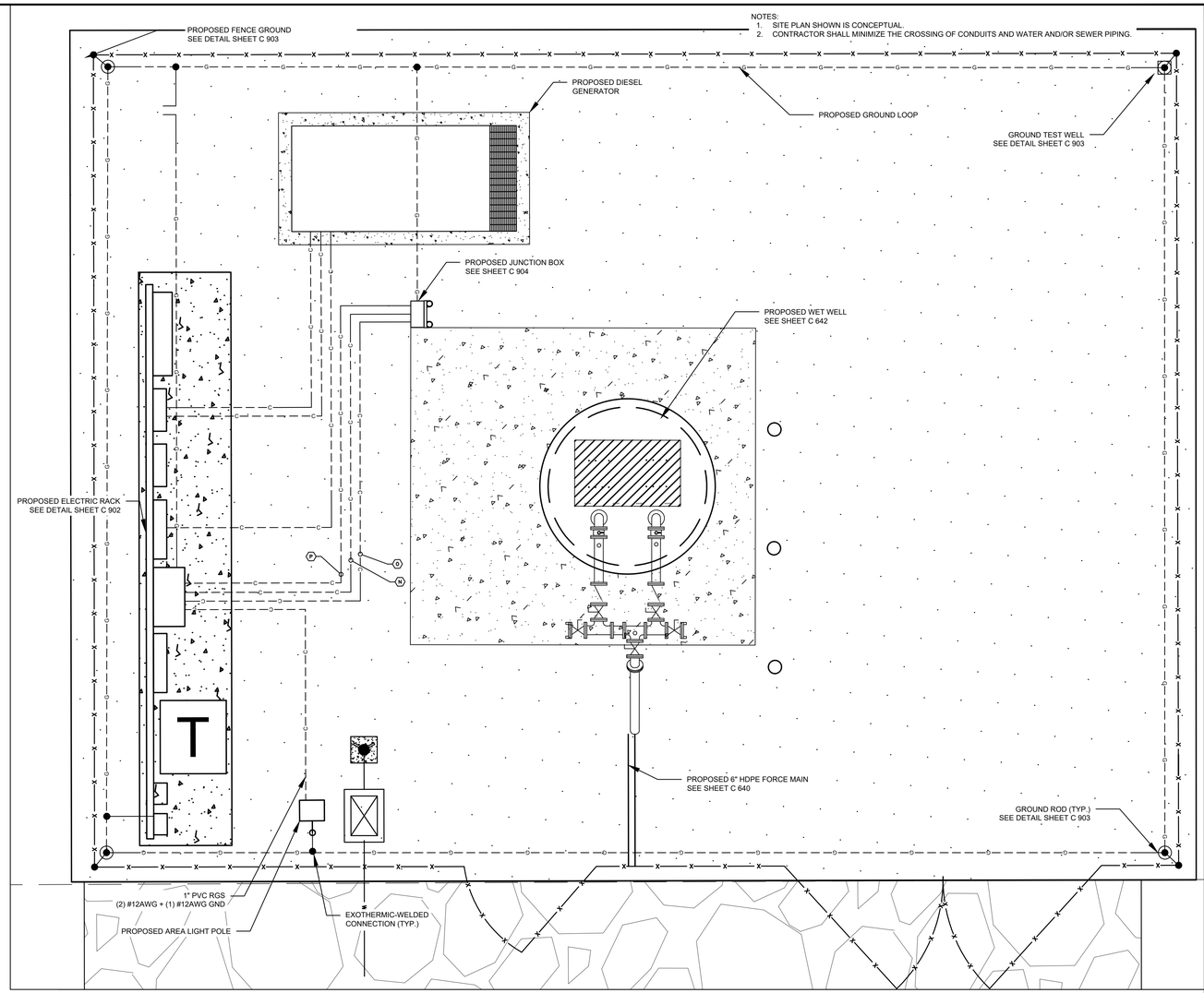


PROPOSED RISER DIAGRAM - 480/277V THREE PHASE RACK

NTS

PROPOSED COMPONENT SCHEDULE - 480/277V THREE PHASE RACK

COMPONENT SCHEDULE - 480/277V WYE 3 PHASE		
ID	DESCRIPTION	NOTES
⓪	UTILITY METER	2.5"C TO UTILITY TRANSFORMER
①	MAIN SERVICE DISCONNECT	200A ENCLOSED CIRCUIT BREAKER, 4X-SS
②	TRANSFORMER	75KVA DRY-TYPE STEP-UP TRANSFORMER 3RSS, 208 DELTA TO 480Y/277
③	LIFT STATION SERVICE DISCONNECT	100 A, 600V, NEMA 4X, 3-POLE DISCONNECT SWITCH
④	AUTOMATIC TRANSFER SWITCH	100A, 480/277V, 3-PHASE, 4-WIRE, NEC 702
⑤	ELECTRICAL PANEL	480/277V, 100A, 3-PHASE, 4-WIRE LOAD CENTER WITH 100A MAIN CIRCUIT BREAKER IN NEMA 4X ENCLOSURE
⑥	PUMP CONTROL PANEL	IN NEMA 4X SST ENCLOSURE, SEE DETAIL ON E 102
⑦	4FT 23W WET LOCATION LED LIGHT FIXTURE	ROUTE ELECTRICAL SUPPLY IN RGS CONDUIT TO SWITCH
⑧	REMOTE TELEMETRY UNIT (RTU)	
⑨	GFCI DUPLEX OUTLET W/ WEATHERPROOF ENCLOSURE	ROUTE ELECTRICAL SUPPLY IN RGS CONDUIT TO LOAD CENTER
⑩	ELECTRICAL RACK LIGHT SWITCH W/ WEATHERPROOF ENCLOSURE	ROUTE ELECTRICAL SUPPLY IN RGS CONDUIT TO LOAD CENTER
⑪	ALARM HORN	
⑫	ALARM STROBE	
⑬	GENERATOR (BLUE STAR PD30-01IT4)	DIESEL FUEL, 30KW/37.5KVA, 480/277V, 3-PHASE, 4-WIRE
⑭	MINI POWER ZONE	7.5 KVA 480:240/120V TRANSFORMER WITH 12 CIRCUIT PANELBOARD IN NEMA 4X ENCLOSURE



ELECTRICAL SITE PLAN SCHEMATIC

NTS

PROPOSED CONDUIT SCHEDULE - 480/277V THREE PHASE RACK

CONDUIT SCHEDULE - 480/277V WYE THREE PHASE						
ID	DESCRIPTION	CONDUIT	CONDUCTORS	FROM	TO	NOTES
Ⓐ	ELECTRICAL SERVICE	2.5" PVC	(3) 250 KCM AL + (1)4/0 NEUT	UTILITY TRANSFORMER	UTILITY METER	
Ⓑ	UTILITY METERING	2" PVC	(3) 250 KCM AL + (1) 2 AWG GND	UTILITY METER	MAIN SERVICE DISCONNECT	SSBJ ROUTED WITH PHASE AND NEUTRAL CONDUCTORS
Ⓒ	STEP-UP TRANSFORMER (PRI.)	2" PVC	(3) 250 KCM AL + (1) 2 AWG GND	MAIN SERVICE DISCONNECT	TRANSFORMER	
Ⓓ	STEP-UP TRANSFORMER (SEC.)	1-1/4" PVC	(4) 1 AWG + (1) 8 AWG GND	TRANSFORMER	LIFT STATION SERVICE DISCONNECT	CONTRACTOR SHALL COORDINATE INSTALLATION OF LIFT STATION FEEDER WITH UTILITY.
Ⓔ	NORMAL POWER FEED	1-1/4" RGS	(4) 1 AWG + (1) 8 AWG GND	LIFT STATION SERVICE DISCONNECT	AUTOMATIC TRANSFER SWITCH	
Ⓕ	GENERATOR POWER FEED	1-1/4" RGS	(4) 2 AWG + (1) 8 AWG GND	GENERATOR	AUTOMATIC TRANSFER SWITCH	
Ⓖ	GENERATOR ON/OFF SIGNAL	3/4" RGS	(12) 14 AWG	AUTOMATIC TRANSFER SWITCH	GENERATOR	
Ⓗ	PANEL POWER FEED	3/4" RGS	(4) 1 AWG + (1) 8 AWG GND	AUTOMATIC TRANSFER SWITCH	ELECTRICAL PANEL	100A, 480V, 3-PHASE FEED
Ⓘ	PUMP CONTROL PANEL FEED	3/4" RGS	(4) 6 AWG + (1) 10 AWG GND	ELECTRICAL PANEL	PUMP CONTROL PANEL	60A, 480V, 3-PHASE FEED
Ⓙ	RTU FEED	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	MINI POWER ZONE	RTU	20A FEED
Ⓚ	RTU CONTROL FEED	TBD	(20) 14 AWG	PUMP CONTROL PANEL	RTU	CONTRACTOR SHALL COORDINATE WITH OWNER AND PROVIDE DESIRED SIGNALS TO RTU.
Ⓛ	ALARM HORN FEED	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	PUMP CONTROL PANEL	ALARM HORN	
Ⓜ	ALARM STROBE FEED	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	PUMP CONTROL PANEL	ALARM STROBE	
Ⓝ	FLOAT SIGNAL CONDUCTORS	4" RGS	(5) MANF CABLEs	PUMP CONTROL PANEL	WET WELL JUNCTION PANEL	FLOAT SWITCH CABLES
Ⓞ	PUMP #1 ELECTRICAL SUPPLY	3/4" PVC RGS	(1) MANF CABLE	PUMP CONTROL PANEL	WET WELL JUNCTION PANEL	480V POWER, 7.5 HP MOTOR
Ⓟ	PUMP #2 ELECTRICAL SUPPLY	3/4" PVC RGS	(1) MANF CABLE	PUMP CONTROL PANEL	WET WELL JUNCTION PANEL	480V POWER, 7.5 HP MOTOR
Ⓢ		3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	MINI POWER ZONE	GFCI DUPLEX OUTLET	
Ⓣ		3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	MINI POWER ZONE	ELECTRICAL RACK LIGHT SWITCH	
Ⓤ		3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	ELECTRICAL RACK LIGHT SWITCH	ELECTRICAL RACK LIGHT	
Ⓥ	GENERATOR BLOCK HEATER	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	MINI POWER ZONE	GENERATOR	MAY COMBINE CIRCUIT IN SAME CONDUIT WITH BATTERY CHARGER CIRCUIT.
Ⓦ	GENERATOR BATTERY CHARGER	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	MINI POWER ZONE	GENERATOR	MAY COMBINE CIRCUIT IN SAME CONDUIT WITH BLOCK HEATER CIRCUIT.
Ⓨ	MINI POWER ZONE FEED	3/4" RGS	(2) 12 AWG + (1) 12 AWG GND	ELECTRICAL PANEL	MINI POWER ZONE	20A, 480V, 1-PHASE FEED TO 240/120V STEP-DOWN
GND	SERVICE GROUND (GEC)	3/4" RGS	(1) 2 AWG GND	LIFT STATION SERVICE DISCONNECT	GROUND ROD	SEE GROUNDING DETAIL ON SHEET C903

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

Kimley»Horn

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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. CODAN

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8

TITLE
LIFT STATION ELECTRICAL SITE PLAN

SHEET NUMBER
C 901

Drawing name: K:\SAV_Civil\013208013_TTRES @ Pooler\CAD\Plansheets\E 101 - LIFT STATION ELECTRICAL SITE PLAN.dwg C 901 - LIFT STATION ELECTRICAL SITE PLAN Sep 25, 2025 1:13pm by: Kyle.Kraeger

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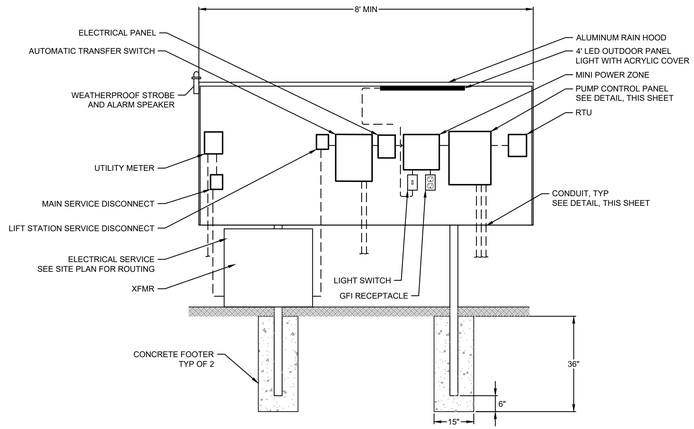
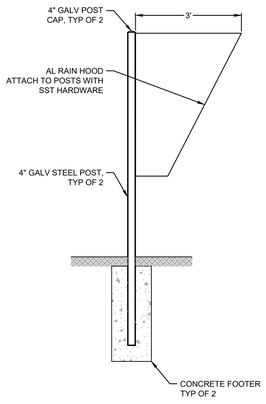
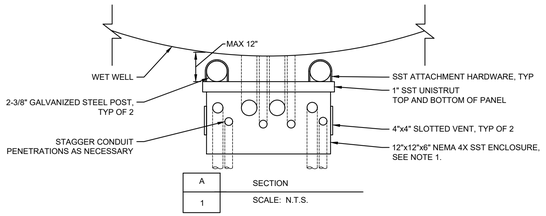
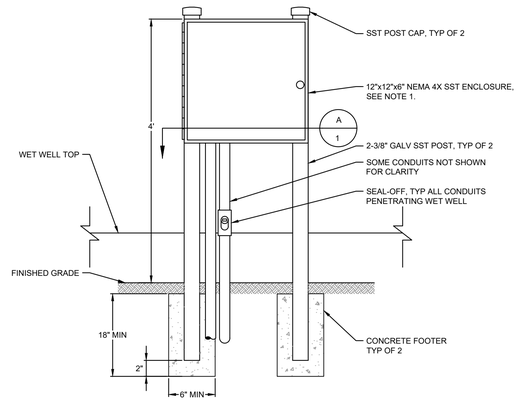


NOTES:
1. SEAL ALL PENETRATIONS THROUGH HOOD.

ELECTRICAL AND CONTROLS RACK
NTS



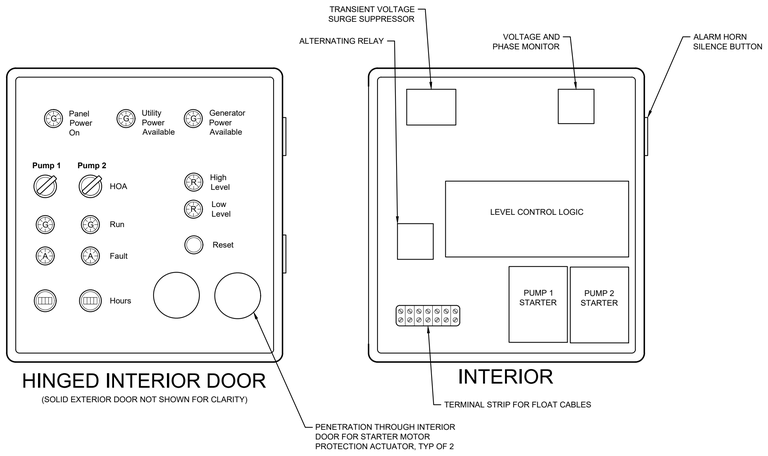




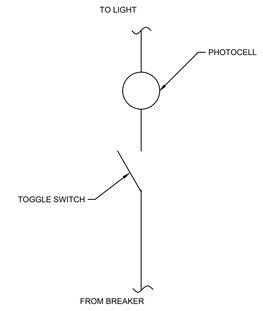
NOTES:
1. PANEL SHALL INCLUDE TERMINAL STRIPS FOR ALL CONTROL, SIGNAL, AND POWER CONDUCTORS.
2. INSTALL TWO (2) 2" PVC COATED RGS CONDUITS AND TWO (2) 1" PVC COATED RGS CONDUITS FROM JUNCTION PANEL INTO WET WELL FOR PUMP LEADS AND FLOATS.
3. ENCLOSURE SHALL HAVE 4"x4" SLOTTED VENTS ON EACH SIDE.
4. ALL CONDUITS PENETRATING WET WELL SHALL BE PVC COATED RGS.

WET WELL JUNCTION PANEL
NTS

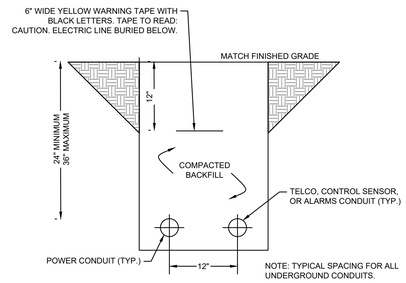
NOTES:
1. ALL HARDWARE, INCLUDING BUT NOT LIMITED TO UNISTRUTS, POSTS, BOLTS, WASHERS, NUTS, FASTENERS, ETC., SHALL BE STAINLESS STEEL.
2. ALL ENCLOSURES SHALL BE NEMA 4X, UNLESS OTHERWISE NOTED.



PROPOSED PUMP CONTROL PANEL (PCP)
NTS



POLE AREA LIGHT CIRCUITING
NTS



CONDUIT TRENCH DETAIL
NTS

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. COGAN

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	4/18/2025
PROJECT NO	017770001-8

TITLE
LIFT STATION ELECTRICAL DETAILS

SHEET NUMBER
C 902

Drawing name: K:\SAV_Civil\017205013_TTRES @ Pooler\CAD\Plansheets\E 102 - LIFT STATION ELECTRICAL DETAILS.dwg E 102 - LIFT STATION ELECTRICAL DETAILS Apr 17, 2025 12:44pm by Kyle.Kroeger

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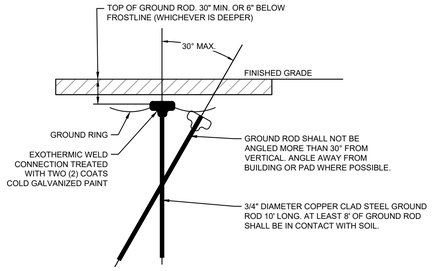
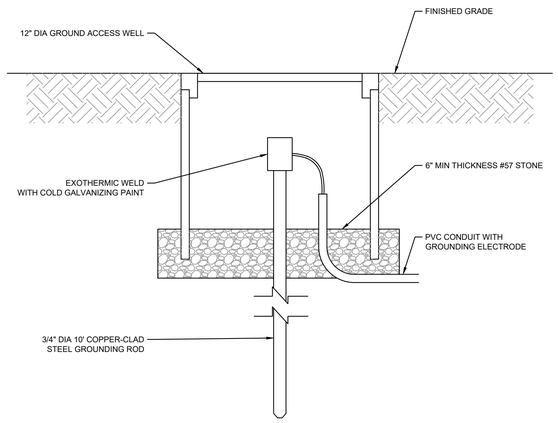
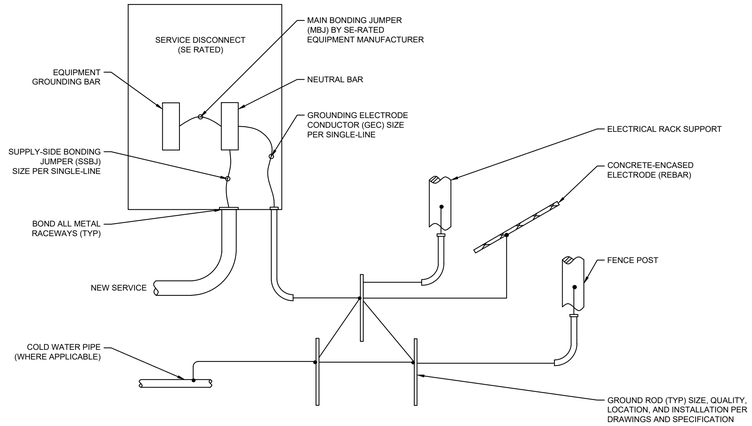


GROUND ROD
NTS



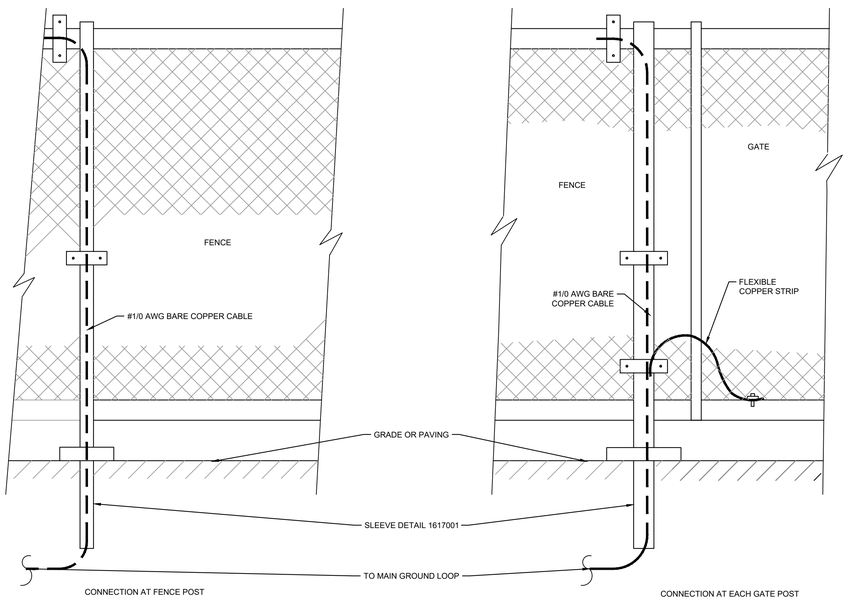
NOTES:
1. MINIMUM 8' OF GROUND ROD SHALL BE IN CONTACT WITH SOIL.
2. GROUND ROD SHALL BE ANGLED AWAY FROM ADJACENT STRUCTURES OR SLABS AT NO GREATER THAN 30° FROM VERTICAL.
3. WELLS AND COVERS IN VEHICULAR TRAFFIC AREAS SHALL BE AASHTO H-20 RATED.

GROUND ROD TEST WELL
NTS



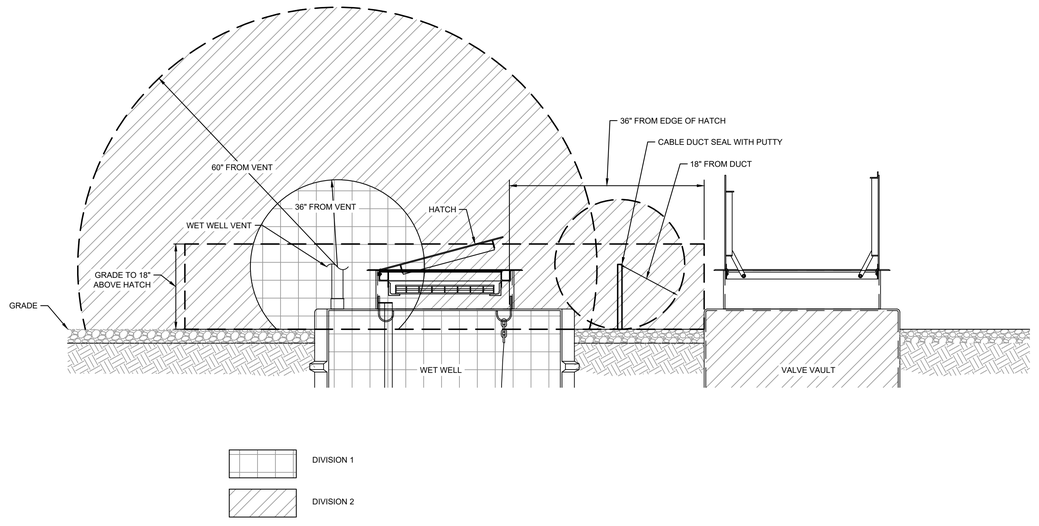
GROUND NOTES
1. UNO, GROUNDING CONDUCTORS SHALL BE 2AWG SBT CU.
2. UNO, ABOVE-GRADE GROUNDING CONDUCTORS SHALL BE SLEEVED IN ¾" PVC OR LFNC TO 6" BELOW GRADE.

SERVICE GROUNDING
NTS



NOTES:
1. SITES WITH PRIMARY AND SECONDARY FEEDERS RUN IN CONDUIT, CABLE TRAY OR BUS DUCT SHALL HAVE EVERY OTHER FENCE POST GROUNDED.
2. SITES WITH OPEN WIRING INSTALLED ON INCOMING LINE OR TERMINATING STRUCTURES OR WITH OPEN WIRING ON SECONDARY DISTRIBUTION STRUCTURES SHALL HAVE EVERY FENCE POST GROUNDED.

FENCE GROUNDING INSTALLATION
NTS



NOTES:
1. PER NFPA 820-2020, TABLE 4.2.2, ROW 14 AND 32, INTERIOR OF WET WELL AND AREA WITHIN 36" OF WET WELL VENT COMPRISE A HAZARDOUS (CLASSIFIED) LOCATION, CLASS I, GROUP D, DIVISION 1. REMAINDER OF SHADED AREA SHOWN COMPRISES A HAZARDOUS (CLASSIFIED) LOCATION, CLASS I, GROUP D, DIVISION 2. INSTALLATION WITHIN THESE AREAS SHALL COMPLY WITH NEC 501.
2. PER NFPA 820-2020, TABLE 4.22, ROW 29, INTERIOR OF VALVE VAULT AND ARE WITHIN 36" OF VALVE VAULT VENT COMPRISE A HAZARDOUS (CLASSIFIED) LOCATION, CLASS I, GROUP D, DIVISION 2. INSTALLATION WITHIN THESE AREAS SHALL COMPLY WITH NEC 501.

BOUNDARIES OF NEC HAZARDOUS (CLASSIFIED) LOCATIONS
NTS

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. COGAN

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	4/18/2025
PROJECT NO	017770001-8

TITLE
LIFT STATION ELECTRICAL DETAILS

SHEET NUMBER
C 903

Drawing name: K:\SAV_Civil\017205013_TTRES @ Pooler\CAD\Plansheets\E 102- LIFT STATION ELECTRICAL DETAILS.dwg E 103 - LIFT STATION ELECTRICAL DETAILS Apr 18, 2025 11:25am by: Kyle.Kroeger

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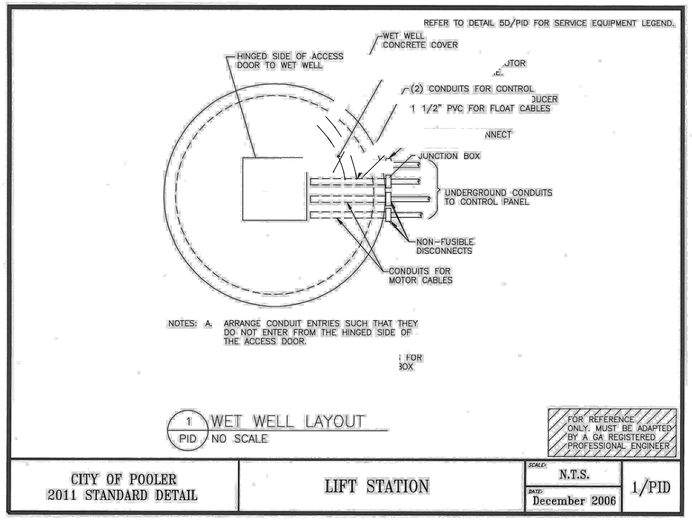

1 PID — WET WELL LAYOUT
NO SCALE

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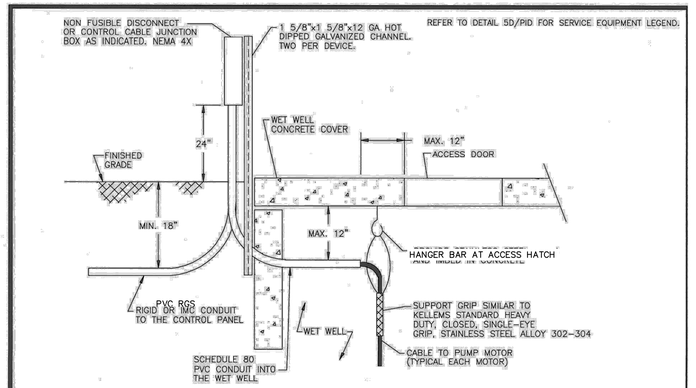
CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S. / DATE: December 2006	1/PID



2 PID — PUMP CABLE INSTALLATION
NO SCALE

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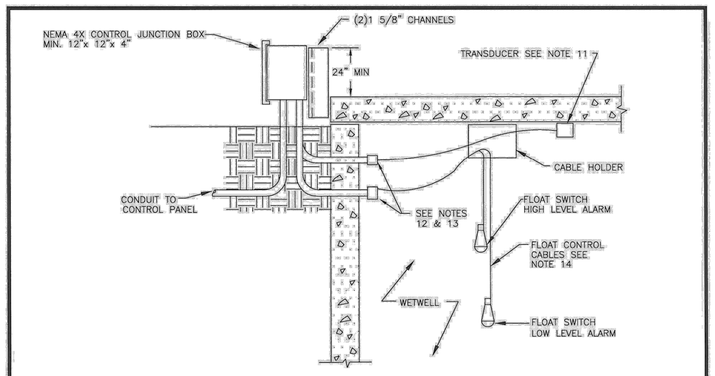
CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S. / DATE: December 2006	2/PID



3 PID — FLOAT SWITCHES & LEVEL TRANSDUCER INSTALLATION
NOT TO SCALE

REFER TO DETAIL 3/PED FOR REFERENCED NOTES.
REFER TO DETAIL 5D/PID FOR SERVICE EQUIPMENT LEGEND.

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S. / DATE: June 2012	3B/PID

NOTES:

1. THE SERVICE AND SERVICE EQUIPMENT HAS BEEN SIZED FOR THE FUTURE PUMP SHOWN.
2. ALL CONDUITS, EXCEPT GROUNDING CONDUCTOR CONDUIT, SHALL BE RIGID GALVANIZED OR IMC WITH CORROSION PROTECTION WHEN BURIED IN EARTH. CORROSION PROTECTION SHALL EXTEND TO 6" ABOVE FINISHED GRADE.
3. SEAL THE ENDS OF CONDUITS, ENTERING ANY ELECTRICAL ENCLOSURE FROM THE WETWELL, WITH PREMAGUM SEALING COMPOUND. IT IS NOT NECESSARY TO SEAL THE END IN THE WET WELL.
4. THE EXACT LOCATION OF THE METER AND THE PAD MOUNTED TRANSFORMER OR THE SERVICE POLE SHALL BE COORDINATED IN THE FIELD WITH THE UTILITY COMPANY AND WITH THE OTHER WORK ON THE PROJECT SITE.
5. SIZE THE BACKBOARD TO FIT EQUIPMENT TO BE INSTALLED.
6. PROVIDE CONDUITS TO THE WETWELL FOR INSTALLATION OF CABLES FOR LIQUID LEVEL SENSORS AS SHOWN IN DETAIL 1/PID.
7. PROVIDE ONE 3" CONDUIT TO THE WETWELL FOR EACH POWER CABLE WHICH IS FURNISHED INTEGRAL WITH A SUBMERSIBLE PUMP. INSTALL CABLE AND MAKE CONNECTIONS. PROVIDE A CONDUIT FOR THE FUTURE PUMP.

8A. IT IS ANTICIPATED THAT SAVANNAH ELECTRIC WILL CHARGE THE OWNER TO PROVIDE SERVICE FOR THIS INSTALLATION. THE COST FOR THIS SERVICE WILL BE BORNE DIRECTLY BY THE OWNER. THE CONTRACTOR SHALL COORDINATE THE DETAILS OF SECURING THIS SERVICE ON BEHALF OF THE OWNER FOR EXECUTION BY THE OWNER AND THE COST OF THIS SERVICE WILL BE INCLUDED IN THE BASE BID FOR THE PROJECT.

8B. IT IS ANTICIPATED THAT SAVANNAH ELECTRIC WILL CHARGE TO PROVIDE SERVICE TO THIS INSTALLATION. THIS CHARGE WILL BE INCLUDED AS A MAXIMUM ALLOWANCE IN THE GENERAL CONTRACT. THE ALLOWANCE WILL BE ($10,000) AND IT WILL BE USED TO PAY SAVANNAH ELECTRIC. ANY LEFT OVER WILL BE RETURNED TO THE OWNER BY CHANGE ORDER. ANY OVERAGE WILL BE CHARGED TO THE OWNER BY CHANGE ORDER. ALL COSTS INCLUDING GENERAL AND SUB CONTRACTORS O.H., AND PROFIT ASSOCIATED WITH SECURING THE SERVICE FROM SAVANNAH ELECTRIC WILL BE INCLUDED IN THE BASE BID. THE ALLOWANCE WILL BE APPLIED ONLY TO THE ACTUAL AMOUNT OF SAVANNAH ELECTRIC CHARGES.

9. THE CABINET FRONT PANEL, BACK PANEL AND ANY OTHER NECESSARY COMPONENTS SHALL BE SIZED FOR THE FUTURE PUMP SHOWN. THE FRONT PANEL SHALL HAVE CUT-OUTS WITH SCREW HELD COVERS TO ACCOMODATE THE FUTURE DEVICES.
10. PROVIDE A CONCRETE PAD FOR THE GENERATOR. PAD SHALL BE 12" THICK WITH TOP 6" ABOVE FINISHED GRADE. THE DIMENSIONS SHALL EXCEED THOSE OF THE GENERATOR BY 12" ON ALL SIDES. PROVIDE REINFORCING MESH AT TOP AND BOTTOM PLACED 2" FROM THE SURFACES.
11. INSTALL TRANSDUCER ACCORDING TO MANUFACTURERS INSTRUCTION.
12. ALL CONDUITS IN WET WELL SHALL BE INSTALLED AND SUPPORTED SO THAT ENDS ARE ACCESSIBLE FROM WET WELL ENTRANCE.
13. SEAL THE CONDUITS, ENTERING DISCONNECTS AND JUNCTION BOXES FROM THE WET WELL, USE PREMAGUM SEALING COMPOUND. SEAL AT THE ENTRY INTO THE EQUIPMENT ONLY AND NOT IN THE WET WELL.
14. DO NOT SPLICE CABLE FOR FLOAT SWITCH OR LEVEL TRANSDUCER. TERMINATE ON TERMINAL BLOCKS WHICH SHALL BE MOUNTED IN THE CONTROL JUNCTION BOX AND IN THE MOTOR DISCONNECTS MOUNTED TO THE WETWELL.

REFER TO DETAIL 5D/PID FOR SERVICE EQUIPMENT LEGEND.

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S. / DATE: June 2012	3/PED

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. COGAN

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	4/18/2025
PROJECT NO.	017770001-8

TITLE
LIFT STATION ELECTRICAL DETAILS

SHEET NUMBER
C 904

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\E 102 - LIFT STATION ELECTRICAL DETAILS.dwg E 104 - LIFT STATION ELECTRICAL DETAILS Apr 17, 2025 12:45pm by: Kyle.Kroeger

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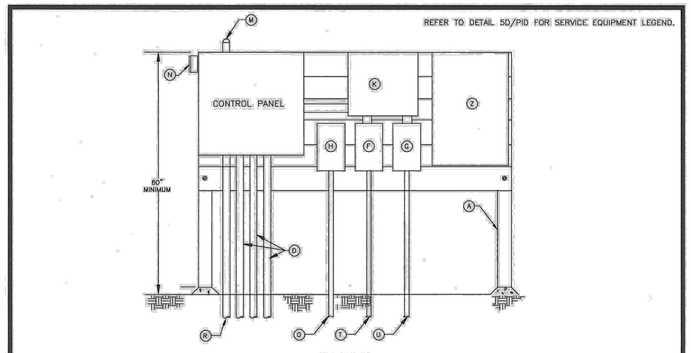
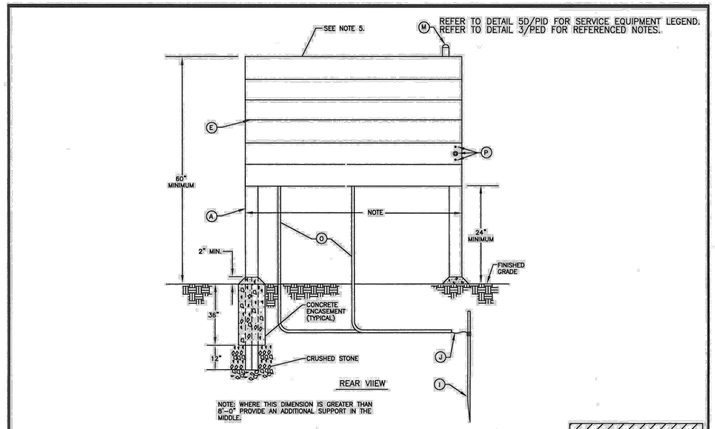


5A PID SERVICE EQUIPMENT ELEVATION
NOT TO SCALE

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

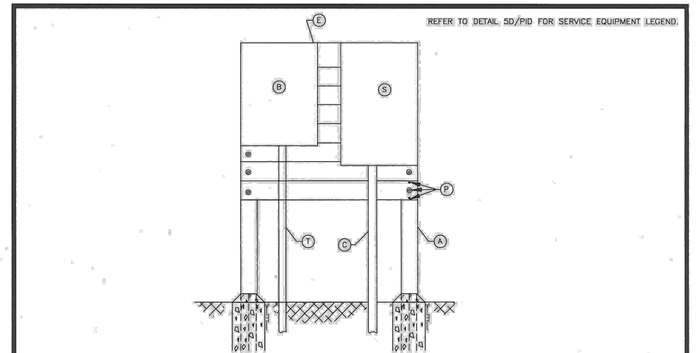
CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	5A/PID
		DATE: December 2006	



5B PID SERVICE EQUIPMENT ELEVATION
NOT TO SCALE

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	5B/PID
		DATE: June 2012	



5C PID METER INSTALLATION
NOT TO SCALE

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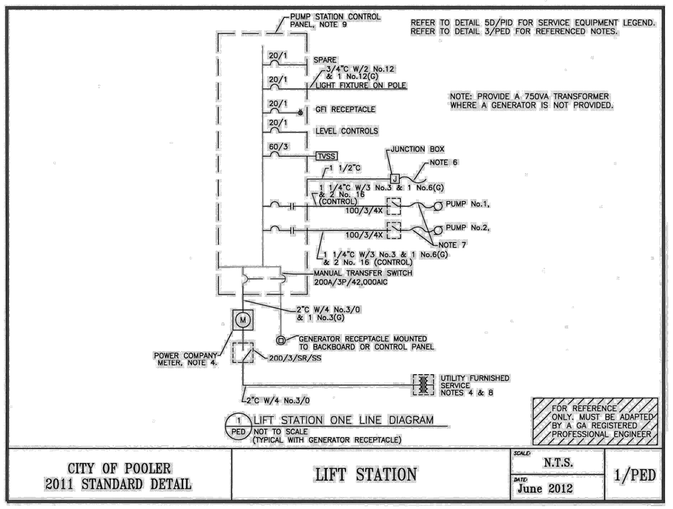
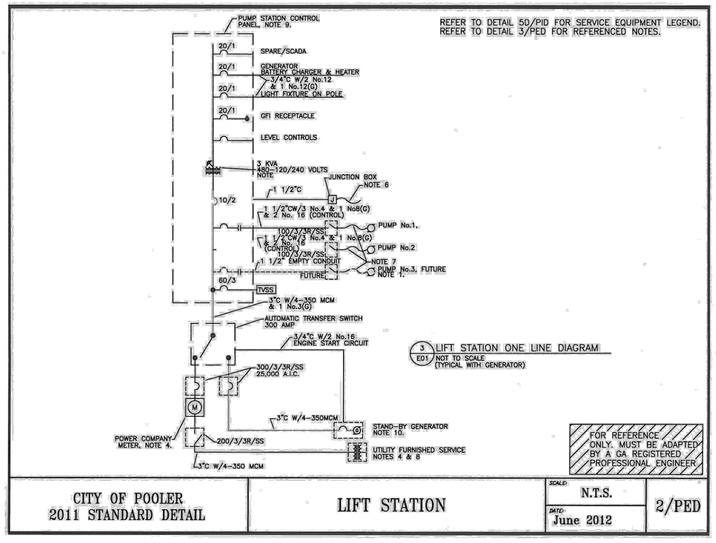
CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	5C/PID
		DATE: December 2006	



1 PED LIFT STATION ONE LINE DIAGRAM
NOT TO SCALE
(TYPICAL WITH GENERATOR RECEPTACLE)

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	1/PED
		DATE: June 2012	



3 ED1 LIFT STATION ONE LINE DIAGRAM
NOT TO SCALE
(TYPICAL WITH GENERATOR)

FOR REFERENCE ONLY. MUST BE ADAPTED BY A GA REGISTERED PROFESSIONAL ENGINEER

CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	2/PED
		DATE: June 2012	

SERVICE EQUIPMENT SCHEDULE:

- (A) NOMINAL 4"x 6" TREATED POLE SET 48" INTO EARTH, CUT TO LENGTH AS REQUIRED IN THE FIELD. ENCASE IN CONCRETE TO A DEPTH OF 36".
- (B) POWER COMPANY METER.
- (C) SERVICE CONDUIT FROM THE PAD MOUNTED TRANSFORMER OR SERVICE POLE.
- (D) CONDUIT TO DISCONNECT OR CONTROL JUNCTION BOX AT WET WELL.
- (E) NOMINAL 2"x 8" TREATED LUMBER, FRONT AND BACK, PAINTED WITH TWO COATS OF FLAT GRAY PAINT. QUANTITY AS REQUIRED FOR EQUIPMENT AND RIGIDITY.
- (F) NORMAL POWER CIRCUIT BREAKER
- (G) EMERGENCY POWER CIRCUIT BREAKER
- (H) SURGE SUPPRESSION EQUIPMENT.(TVSS)
- (I) COPPERWELD GROUND RODS (3/4"x 10'-0"). THREE REQUIRED, SPACED 10' ON CENTER IN A TRIANGULAR CONFIGURATION, WITH THE GROUND CONDUCTOR FORMING A CLOSED DELTA LOOP ON THE GROUND RODS.
- (J) PROVIDE SEPARATE No.4 BARE COPPER FOR SURGE PROTECTION AND SERVICE GROUND. CONNECT EACH TO THE GROUND FIELD.
- (K) AUTOMATIC TRANSFER SWITCH
- (L) GENERATOR RECEPTACLE
- (M) ALARM LIGHT
- (N) ALARM HORN
- (P) 3/8" BOLTS & 200 NAILS, (HOT-DIPPED GALVANIZED) AT EACH END OF EACH 2"x 8" BOARD.
- (Q) CONDUIT: 3/4" PVC W/ 1 No. 4 BARE Cu. GROUNDING CONDUCTOR.
- (R) CONDUIT: 3/4" TO THE POLE: LIGHT
- (S) SERVICE DISCONNECT: SERVICE EQUIPMENT RATED
- (T) CONDUIT BETWEEN METER AND SERVICE EQUIPMENT
- (U) CONDUIT FROM STAND-BY GENERATOR
- (Z) SCADA CABINET

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CITY OF POOLER 2011 STANDARD DETAIL	LIFT STATION	SCALE: N.T.S.	5D/PID
		DATE: December 2006	

RECORD DRAWING

DATE: 09/29/2025
BY: RYAN SCHUBERT, P.E.

PREPARED BY
Kimley»Horn

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PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GEORGIA REGISTERED No. PE033761 PROFESSIONAL ENGINEER JEREMY D. COGAN

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	4/18/2025
PROJECT NO	017770001-8

TITLE
LIFT STATION ELECTRICAL DETAILS

SHEET NUMBER
C 905

Drawing name: K:\SAV_Civil\017\20250913_TTRES @ Pooler\CAD\Plansheets\E 102 - LIFT STATION ELECTRICAL DETAILS.dwg E 105 - LIFT STATION ELECTRICAL DETAILS Apr 17, 2025 12:45pm by: Kyle.Kroeger

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