



Elliott Park Subdivision | Lyman, South Carolina

Project Highlights

- Residential Subdivision
- Street (local) Design
- Offsite Roadway and Sanitary Improvements
- Municipal Utility (Water and Sanitary) Design
- Grading, Drainage, Storm Sewer and Stormwater Management Design
- US Army Corp of Engineers Permitting
- Creation of bid documents (drawings, specifications, bid schedule, and contract)

Client

Suncrest Homes

Description

This project involved investigation, preliminary and detailed design, permitting, and construction support services for the residential development of 35 acres into 106 single family lots, zoned R-8.

The preliminary and final plats were approved by Town Council, which allowed registration along with selling lots for home building.

Roadway design included 4,500 ft. of internal local streets, ADA sidewalks and ramps, signage and pavement markings. As a result of the local land development regulations for Hampton Road, it was determined to widen

Project Summary

the road in addition to providing turn lanes into the subdivision.

Watermain consisted of 4,250 ft. of 6" pipe, valves, fire hydrants, other appurtenances, service taps and connection to the existing town system. Pressure testing of the water along with sample testing was required prior to certification of the water line for submittal to SC DHEC for an Approval to Place into Operation.

Subdivision sanitary system entailed 4,000 ft. of 8" gravity sewer, manholes, service taps and connection to the newly built town system.

Grading and drainage were completed for the subdivision, along with design of 4,500 ft. of storm sewer, catch basins, manholes, and stormwater management pond.

Construction services provided were construction observation, final inspection with regulatory agencies and contract closure.

Unique Aspects

Suncrest Homes trusted Rogers & Callcott to hire and manage other professionals involved with this project which supplied: boundary survey, traffic study and soil testing.

Rogers & Callcott provided Project Management services on behalf of Suncrest Homes in dealing with technical matters and agencies.

Lessons Learned

During design, new town land development regulations were adopted. This resulted in several modifications to the layout after the preliminary plat was submitted. We learned

to keep in contact with regulators and municipalities avoid surprises requiring redesign.

Challenges and Solutions

Challenge #1: A US Army Corp of Engineers designated watercourse flowed through the site, which also received stormwater discharge from the pond.

Solution #1: A jurisdictional wetland delineation study along with the 404/401 permitting was completed to determine the limits of encroachments onto the watercourse. The recorded information was incorporated into the plat.

Challenge #2: The existing property lacked public sanitary sewer access, which terminated some distance away from the closest point of the subdivision.

Solution #2: Over 2,000 ft. of municipal sanitary sewer was extended along Hampton Road to service the site. This assignment preceded the subdivision work and consisted of design, approvals, construction support, and Town acceptance. This sanitary sewer was placed in service and is being actively used by other property owners to obtain municipal wastewater connection.

Outcome

Suncrest Homes is developing the land with the intention of selling the lots and homes. They were pleased with Rogers & Callcott's dedication to the project and the ability to maintain a compressed schedule.