

PHILLIPS PARK SUBDIVISION

Phillips Park Drive
Mount Pleasant, SC

Summary:

In 2005, working with developer *Sea Town Homes* a plan was put together to develop a subdivision including 17 single-family patio homes, multifamily housing and a mixed use Residential/Commercial component (*see Commercial: Phillips Park Neighborhood Commercial*). EarthSource Engineering was in charge of site layout for all three elements of this subdivision. The 3.98 acre property was subdivided off of a new Town Road (Phillips Drive). The (17) single family lots are in the rear while three (3) multifamily units are up front adjacent to a 0.55 acre mixed use commercial lot. Multiple grand oaks, unique architecture and creative site design ensure Phillips Subdivision will be an asset to the surrounding area and desirable location for business and residences.

Services Provided: Survey Coordination
Schematic Design
Civil Design
Landscape Design
Permitting

Civil Design:

The scope of the project included:

- Final Lot Layout
- Road Design
- Storm Drainage Design/Erosion Control Plan
- Water Main Extension
- Sewer Main Extension

Landscape Design:

The following services were included in the project:

- Building, Foundation and Parking Area Planting Design
- Buffer Planning and Planting Design
- Schedule and Details for proposed Plants

Permitting:

Submittals were made for plan approval to the following agencies:

- MPW
- SCDHEC/Bureau of Water
- SCDHEC/OCRM
- SCDOT
- SCE&G
- Town Engineering
- Town Planning

Construction Services:

The following services were included in this project:

- Construction administration for Road Construction
- Testing of Utility mains
- As-built coordination for road and utilities
- Close out package preparation for water and sewer mains