

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:

1. ALL ELEVATIONS ARE BASED ON NGVD 29.
2. ALL WORK, METHODS, EQUIPMENT AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF SUMMERVILLE ROAD CODE AND SPECIFICATIONS, LATEST EDITION.
3. ALL STREET RIGHT OF WAYS, SANITARY SEWER EASEMENTS, AND DRAINAGE EASEMENTS TO BE CLEARED AND ALL DEBRIS REMOVED.
4. THE LOCATIONS OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, SIZES AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER.
5. CONTRACTOR SHALL VERIFY OWNER OR ENGINEER HAS OBTAINED ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO THE START OF THE PROJECT.
6. ALL SWALE DITCHES SHALL BE GRADED, PRIOR TO COMPLETION OF STREETS, TO GRADES SET BY THE DESIGN ENGINEER WITH THE APPROVAL OF THE TOWN OF SUMMERVILLE ENGINEER.
7. UNFORMALLY GRADE TOP SOIL BEHIND CURBS AND GUTTER AT ADJACENT PROPERTY LINES TO MEET EXISTING GRADES AT PROPERTY LINE.
8. GRADE TO ENSURE POSITIVE DRAINAGE. FINISHED SURFACES SHALL BE FREE FROM SURFACE POCKETS.
9. THE SITE MUST BE CLEARED AND GRUBBED PRIOR TO PLACING EARTHWORK FILL. UNSUITABLE "POCKETS" OF COMPRESSIBLE SOILS SHALL BE REMOVED, BACKFILLED, AND COMPACTED WITH SUITABLE SOIL.
10. SHOULDERS OF ROADWAYS SHALL BE LEFT IN GOOD CONDITION, THAT IS ACCEPTABLE TO THE TOWN OF SUMMERVILLE.
11. ALL PIPE ENDS NOT CONSTRUCTED WITH STRUCTURES WILL BE WRAPPED AS SHOWN IN DETAIL.
12. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING OF ANY WORK.
13. TOPOGRAPHICAL SURVEY PROVIDED BY TRICO ENGINEERING CONSULTANTS.
14. TEMPORARY BENCHMARK LOCATED ON SITE - RAILROAD SPIKE IN PINE ALONG HOLLY STREET - ELEVATION = 31.25'

WATER CONSTRUCTION NOTES:

1. PIPE, FITTINGS, PACKING, JOINTING MATERIALS, VALVES AND FIRE HYDRANTS SHALL CONFORM TO SECTION C OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. MATERIALS OR PRODUCTS WHICH COME INTO CONTACT WITH DRINKING WATER SHALL MEET SCWP SPECIFICATIONS & BE CERTIFIED AS MEETING THE SPECIFICATIONS OF THE AMERICAN NATIONAL STANDARD INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS.
2. CONSTRUCTION SPECIFICATIONS SHALL INCORPORATE THE PROVISIONS OF SECTION C OF THE AMERICAN WATERWORKS ASSOCIATION (AWWA) STANDARDS, SCWP SPECIFICATIONS AND/OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. THE MOST STRINGENT STANDARD SHALL PREVAIL.
3. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACK-FILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES OTHER THAN CRUSHED BEDDING SHALL NOT COME IN CONTACT WITH THE PIPE AND SHALL NOT BE WITHIN SIX (6) INCHES OF THE PIPE.
4. ALL WATER MAINS SHALL BE PROVIDED WITH A MINIMUM THIRTY-SIX (36) INCHES OF COVER.
5. ALL TEES, BENDS, PLUGS AND HYDRANTS ON LINES TWO INCHES IN DIAMETER AND LARGER SHALL BE PROVIDED WITH REACTION BLOCKING, THE ROSS OR OTHER APPROVED RESTRAINING METHODS TO PREVENT MOVEMENT.
6. WATER LINE PRESSURE TEST @ 150 PSI SHALL BE HELD FOR A MINIMUM OF TWO HOURS WITH A REPRESENTATIVE FROM SCWP PRESENT. FINAL INSPECTION SHALL NOT BE SCHEDULED UNTIL ASBUILT DRAWINGS ARE PREPARED.
7. CHLORINATION RATES AND SAMPLING FOR DISINFECTION OF WATER MAIN TO BE DONE IN ACCORDANCE WITH SUMMERVILLE CPW ENGINEERING MANUAL, SECTION II PARAGRAPH 2.3.17, PAGES 19-20
8. HYDRANT LEADS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER. AUXILIARY GATE VALVES SHALL BE INSTALLED IN ALL HYDRANT LEADS.
9. NO VALVES TO BE CONSTRUCTED UNDER CURB.
10. USE MECHANICAL JOINT BENDS TO GET PIPE AROUND CUL-DE-SACS AND CURVES.
11. TAPE #12 SINGLE STRAND WIRE TO ALL MAINS AND SERVICES. INSTALL 3" METALLIC WARNING TAPE 18" ABOVE ALL MAINS AND SERVICES.
12. LOCATE FIRE HYDRANTS & VALVES ON OR AS CLOSE TO PROPERTY LINE AS POSSIBLE.
13. ALL UTILITIES TO BE INSTALLED BEFORE CURB/GUTTER OR S&Bc INSTALLED.
14. UTILITY CONTRACTOR SHALL RECOMPACT TRENCH CUTS IN ROADWAY UNDER STRICT COMPACTION CONTROL SUPERVISED BY THE ENGINEER, AND SCWP REPRESENTATIVES.
15. CONTRACTORS SHALL VERIFY ALL EXISTING UTILITIES AS TO LOCATION, SIZE, ELEVATION AND MATERIAL PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES OR AGENCIES THAT WILL BE AFFECTED DURING CONSTRUCTION OF THIS PROJECT PRIOR TO START.
16. CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS, OR VERIFYING OWNER HAS OBTAINED PERMITS NEEDED FOR ALL PHASES OF CONSTRUCTION PRIOR TO START OF PROJECT.
17. IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE, OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND FIELD ADJUST TO AVOID CONFLICTS.
18. ALL SERVICES THAT RUN BENEATH PAVEMENT WILL BE PLACED IN 2" PVC CASING.
19. INSTALLATION OF THE WATER MAIN SHALL BE A MINIMUM OF 2' OFF THE BACK OF THE CURB.
20. ALL BLOCKING AND STRAPPING SHALL REMAIN OPEN FOR INSPECTION BY SCWP.
21. ALL PVC PIPE USED MUST BE C900 PVC.
22. SCWP SHALL BE NOTIFIED IN WRITING PRIOR TO START OF CONSTRUCTION.
23. WATER MAIN CONSTRUCTION SHALL NOT BE INITIATED UNTIL FINAL ROAD & RW GRADES (±0.0') ARE ACHIEVED.
24. ALL BENDS SHALL BE MARKED WITH 2" CAPPED PVC PIPE UNTIL ASBUILT SURVEYS ARE COMPLETE.

EROSION CONTROL NOTES:

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED DAILY UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEARED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

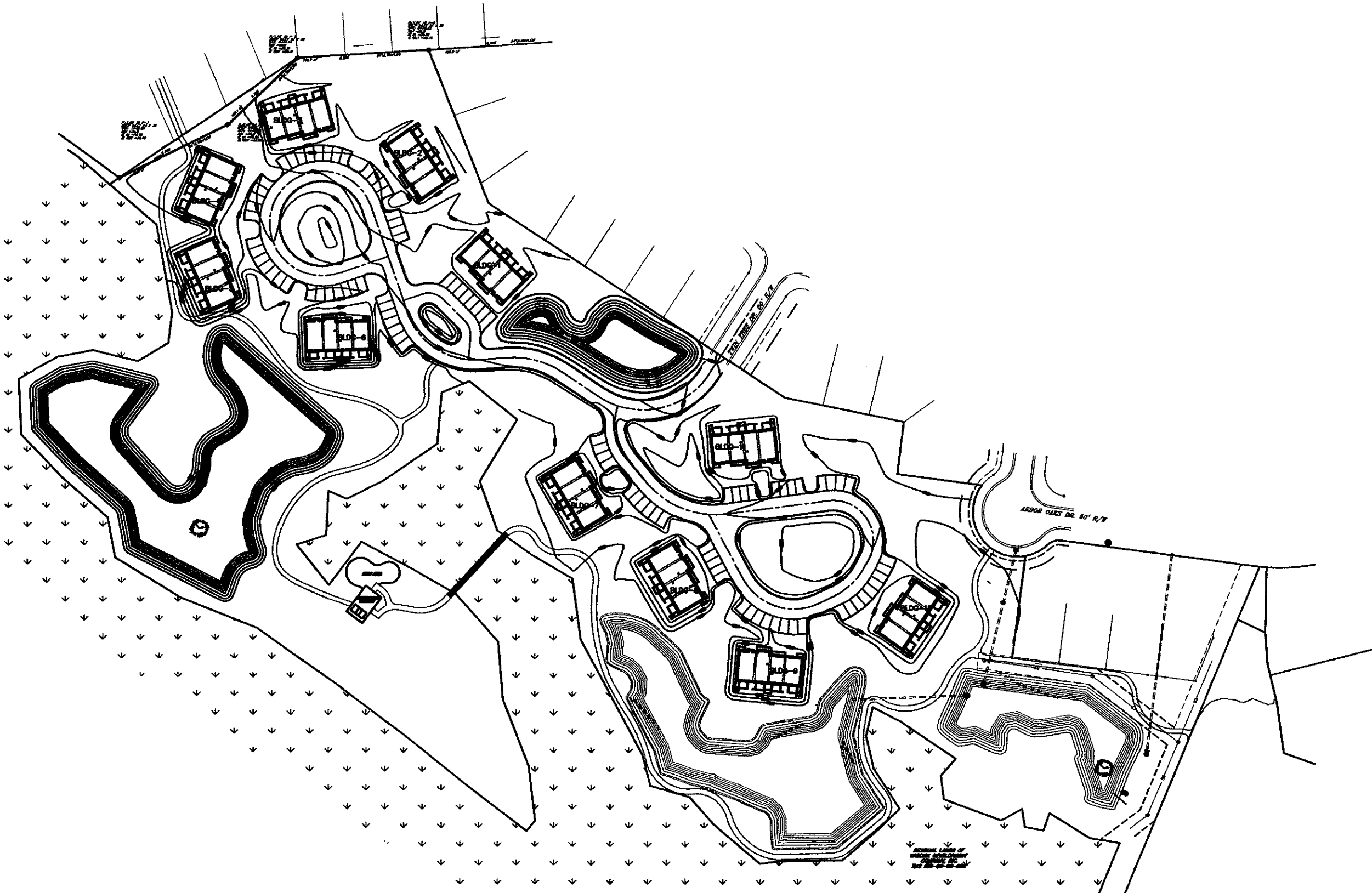
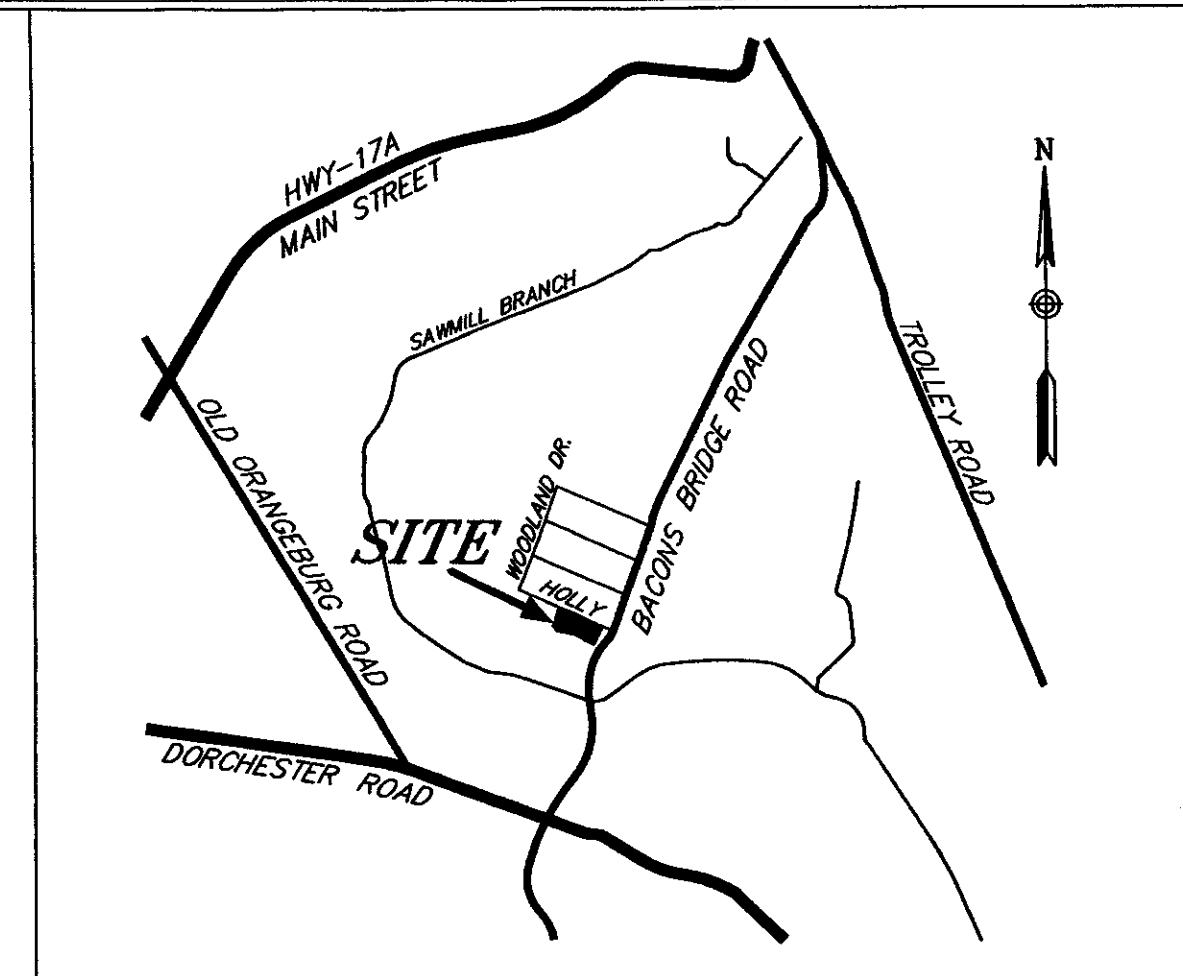
SEWER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATIONS, MATERIALS AND LOCATION OF EXISTING SANITARY SEWER LINES AND MANHOLES BEING TIED INTO, PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL USE A SECTION OF 8" DIA. POLYLINE D.I.P. AT ANY CROSSING OF SANITARY SEWER LINE AND STORM DRAINAGE PIPE OR BOTTOM OF DRAINAGE STRUCTURE, OR POTABLE WATER LINE WITH LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION, ALONG WITH 8" DIA D.I.P. - PVC ADAPTERS OR APPROVED EQUAL WILL BE CONSTRUCTED AT BOTH ENDS OF D.I.P.
3. CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS NEEDED FOR ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF THE PROJECT.
4. NO MANHOLES OR WATER VALVE BOXES WILL BE ALLOWED IN EITHER THE ASPHALT PAVEMENT OR THE CONCRETE GUTTER.
5. ALL SEWER LINE TIES INTO MANHOLES WILL HAVE A MINIMUM ANGLE OF 90 DEGREES TO DOWNSTREAM SEWER LINE.
6. SCWP PREFERS SEWER LATERALS TO BE CONNECTED DIRECTLY TO MANHOLES WHERE PRACTICAL.
7. THE BACKFILLING OF PIPELINE TRENCHES SHALL BE STARTED IMMEDIATELY AFTER THE PIPE WORK HAS BEEN INSPECTED. THE INITIAL BACKFILL MATERIAL, PLACED TO A HEIGHT OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE, SHALL CONSIST OF APPROVED BACKFILL MATERIAL FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES, CONTAINING NO ROCKS OR LUMPS OVER TWO INCHES IN ANY DIMENSION. IT SHALL BE CAREFULLY PLACED AND COMPACTED THROUGH COMPACTION OF ENTIRE AREA BACKFILLED. BACKFILL SHALL BE DEPOSITED IN 6" LAYERS (BEFORE COMPACTION) AND THOROUGHLY COMPACTED WITH POWER TOOLS TO 95% OF THEORETICAL MAXIMUM DENSITY, MODIFIED PROCTOR ASTM-D-1557.
8. WHERE TRENCHES ARE NOT UNDER PAVEMENT, SIDEWALKS, OR IN ALLEYS, THE BACKFILL MATERIAL ABOVE PIPE ZONE SHALL BE COMPACTED TO A SUFFICIENT DENSITY TO PREVENT SETTLEMENT. ANY DEFICIENCY IN THE BACKFILLING OF THE TRENCHES, OR DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE REPAIRED.
9. WHERE PIPE TRENCHES ARE CUT ACROSS OR ALONG PAVEMENT, TRENCHES SHALL BE BACKFILLED WITH SELECT FILL MATERIAL PLACED AND COMPACTED IN 6" LIFTS. REPLACEMENT OF ROAD BASE AND ASPHALT SHALL BE IN ACCORDANCE WITH S.C.D.H.P.T. REGULATIONS (SEE SEWER DETAIL SHEET).
10. BACKFILLING AROUND STRUCTURES SHALL BE DONE IN THE MANNER SPECIFIED ABOVE FOR PIPE TRENCHES BY POWER TAMPING FOR THE FULL DEPTH OF CUT FROM THE BOTTOM OF THE FINISHED GRADE.
11. ALL BACKFILLING SHALL BE DONE IN SUCH A MANNER AS WILL NOT DISTURB OR INJURE THE PIPE OR STRUCTURE OVER OR AGAINST WHICH IT IS BEING PLACED. ANY PIPE OR STRUCTURE INJURED, DAMAGED, OR MOVED FROM ITS PROPER LINE OR GRADE DURING BACKFILLING OPERATIONS SHALL BE UNCOVERED, REPAIRED AND THEN RE-BACKFILLED AS HEREIN SPECIFIED.
12. ANY DUCTILE IRON PIPE USED IN CONSTRUCTION SHALL BE COATED WITH PROTECTO 401 OR SEMIPROCOAT.
13. ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINAL GRADE WHEN NECESSARY.
14. IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND FIELD ADJUST TO AVOID CONFLICTS.

ALL MATERIAL AND CONSTRUCTION MUST MEET SUMMERVILLE CPW REQUIREMENTS.

ARBOR OAKS TOWNHOMES

LOCATED IN
THE TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA



SHT. NO.	SHEET INDEX	CURRENT REV.	DATE
1	COVER SHEET	4	09/30/03
2-3	EXISTING CONDITIONS	1	09/30/03
4-5	CLEARING AND EROSION CONTROL PLAN	4	09/30/03
6-7	SITE PLAN	4	09/30/03
8	ROAD PROFILE	1	09/30/03
9-10	GRADING AND DRAINAGE PLAN	5	09/30/03
11	UTILITY PLAN	2	09/30/03
12	SEWER PROFILE	1	04/01/03
13-14	DETAIL SHEET	3	05/21/03

CONTACTS:	UTILITY	PROVIDED BY	CONTACT	PHONE #
	ROADS & DRAINAGE	TOWN OF SUMMERVILLE	MATT HALTER	(843) 871-6000
	WATER	SUMMERVILLE CPW	CHRIS KAHLER	(843) 875-8761
	SEWER	SUMMERVILLE CPW	CHRIS KAHLER	(843) 875-8761
	ELECTRIC	SCE&G	CHUCK HYATT	(843) 851-4917
	PHONE	BELLSOUTH	HENRY DOMINGO	(843) 722-5074
	CABLE	TIME-WARNER CABLE	BARBARA TAYLOR	(843) 871-8710
	CONTRACTOR	COOPER RIVER CONST.	LEE SOUTHARD	(843) 761-4366

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REAL ESTATE AND DEVELOPMENT
P.O. BOX 389
GRAMLING, SOUTH CAROLINA 29348
(864) 472-2157

ENGINEER:

ENGINEERING CONSULTANTS, INC.

**4425 BELLE OAKS DRIVE
NORTH CHARLESTON,
SOUTH CAROLINA 29405
(843) 740-7700**

ARBOR OAKS TOWNHOMES
LOCATED IN
THE TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA
COVER SHEET

DESIGNED: MECL
DRAWN: JHR
CHECKED: MEC
APPROVED: MEC
SCALE: NTS
DATE: SEPTEMBER 25, 2002
PROJECT NO.: 01-087
SHEET 1 OF 14

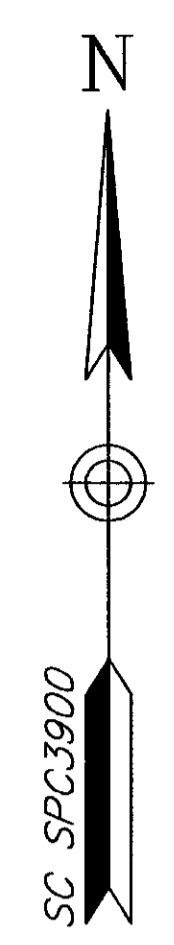
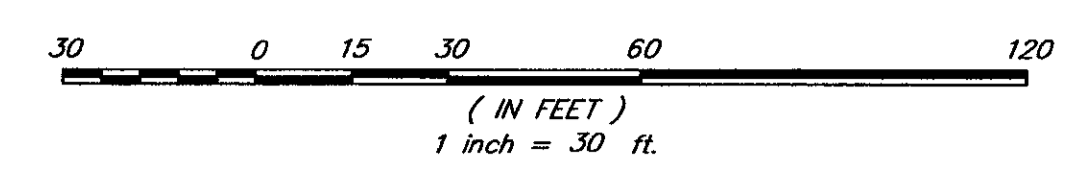
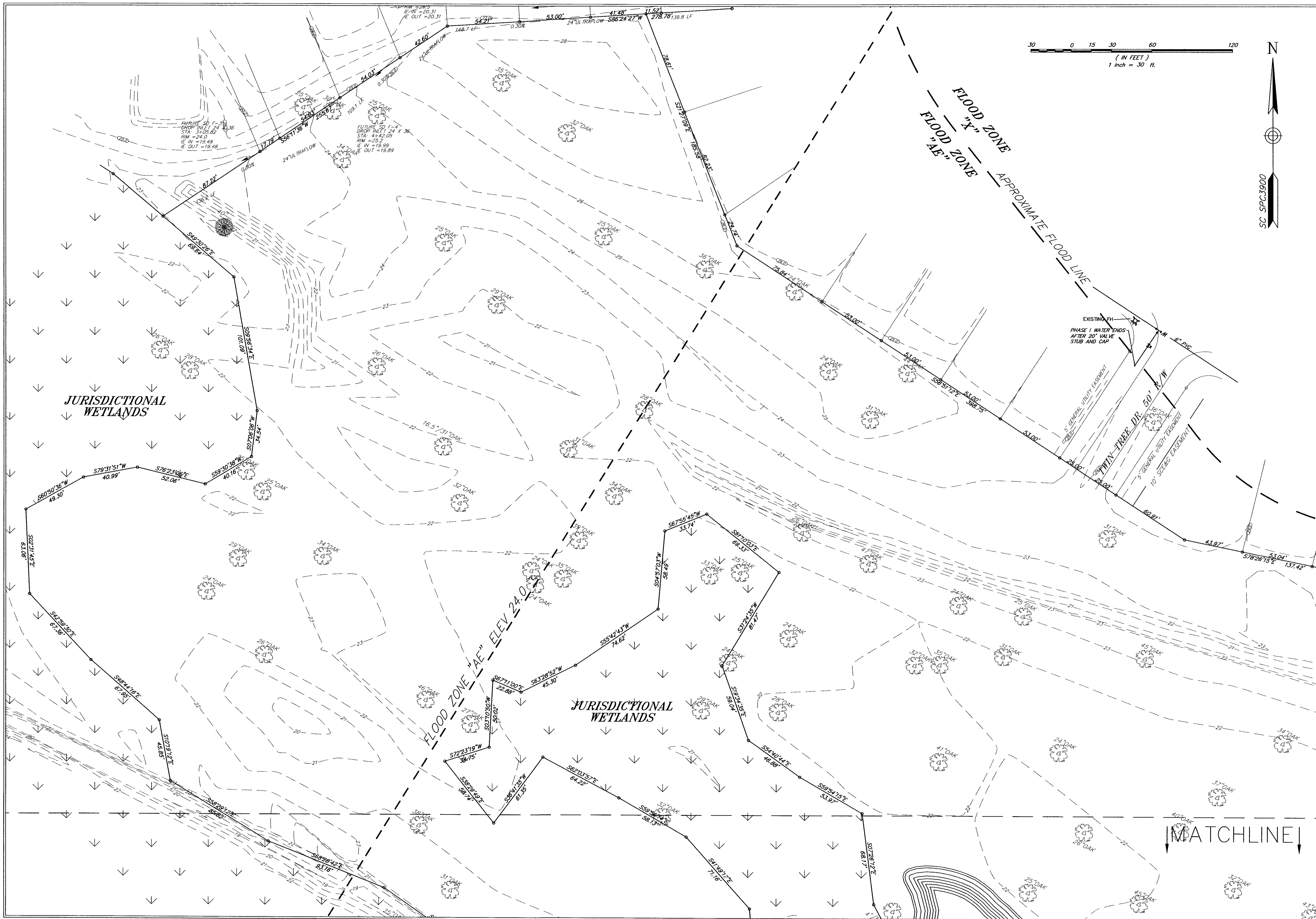
REVISIONS

NO.	DATE	REVISIONS
1	1/23/2003	REVISED WATER NOTE 10 & SEWER NOTES 6 & 12
2	4/01/03	UPDATED REVISION LIST
3	5/21/03	UPDATED REVISION LIST
4	09/30/03	REVISED ROAD PFT GRAND TREE FOUND ON SITE

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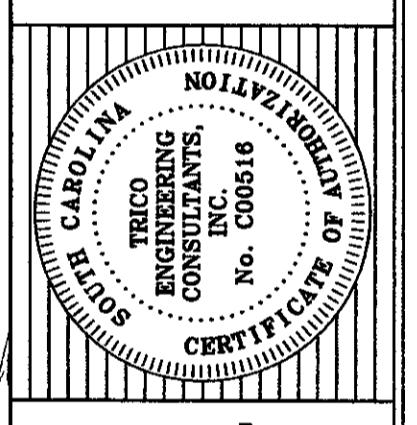
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CERTIFICATE OF REGISTRATION
SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 19447
MARTIN R. GRAMLING

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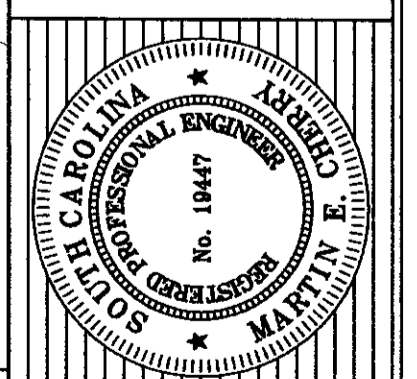


NO.	DATE	REVISIONS
1	09/20/07	REVISED ROAD REF. GRAND TREE FOUND ON SITE

TITLE
ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 EXISTING CONDITIONS

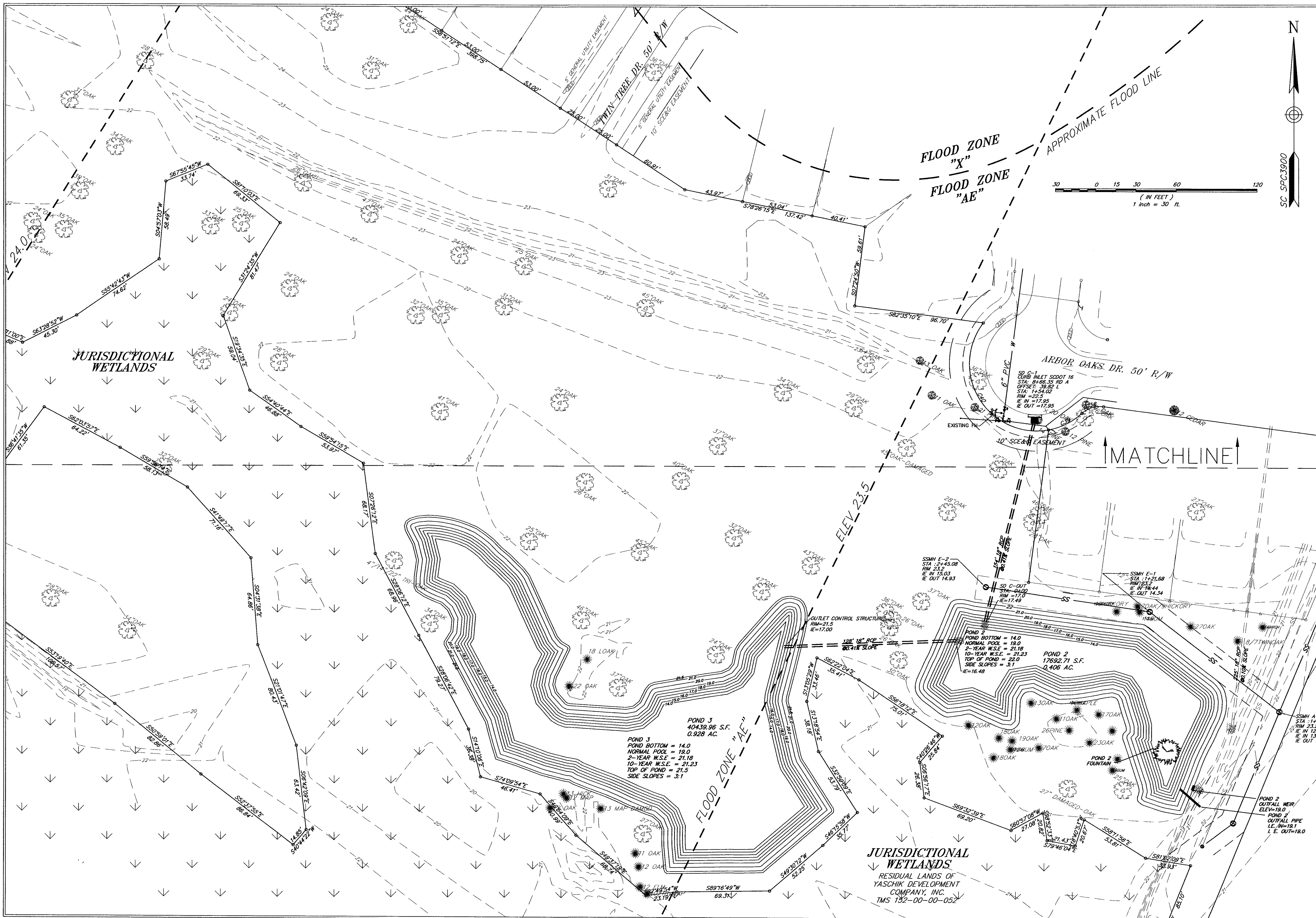


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DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC
 SCALE: 1" = 30'
 DATE: SEPTEMBER 25, 2002
 PROJECT NO.: 01-087
 SHEET 2 OF 14

MATCHLINE

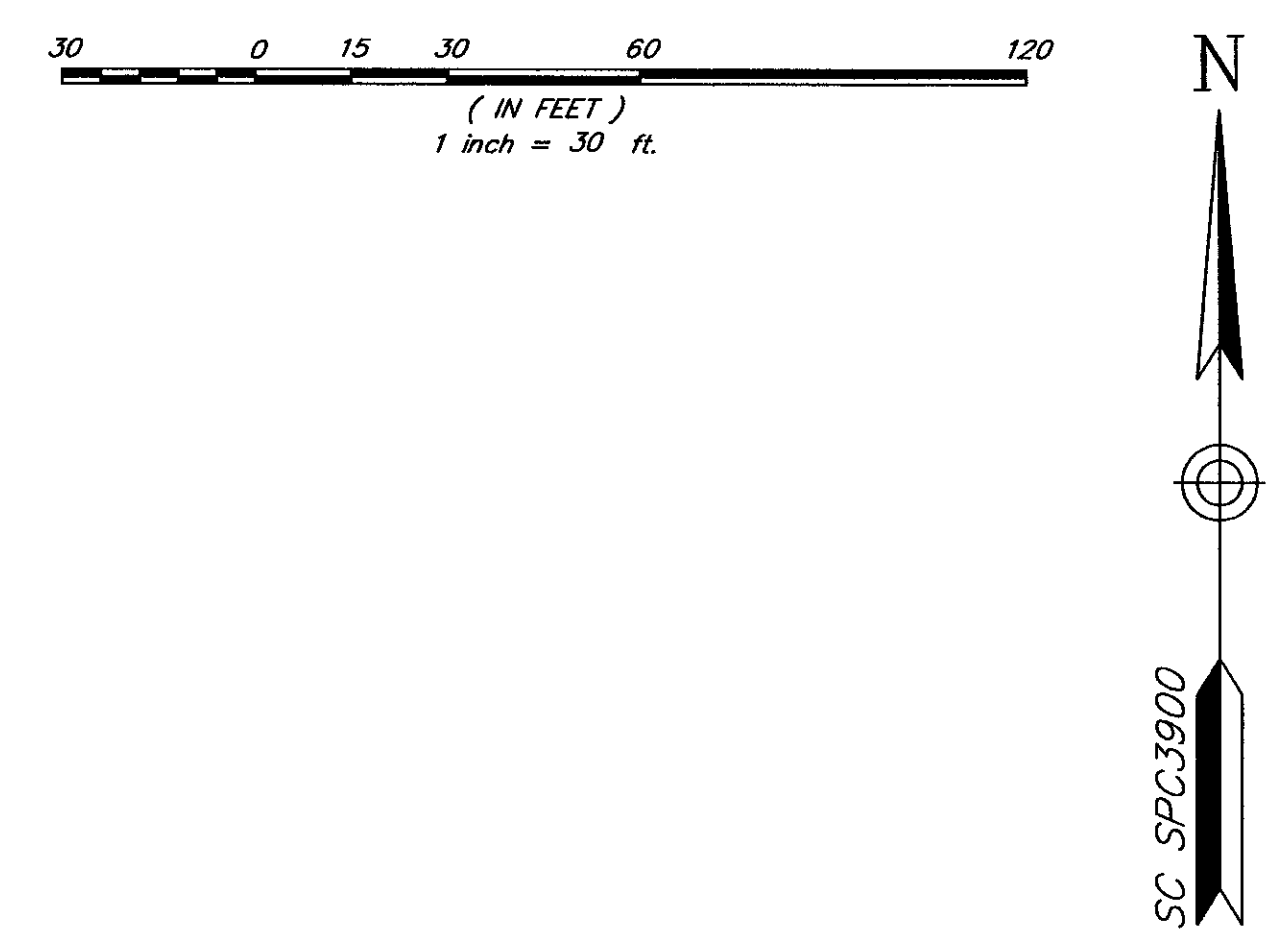
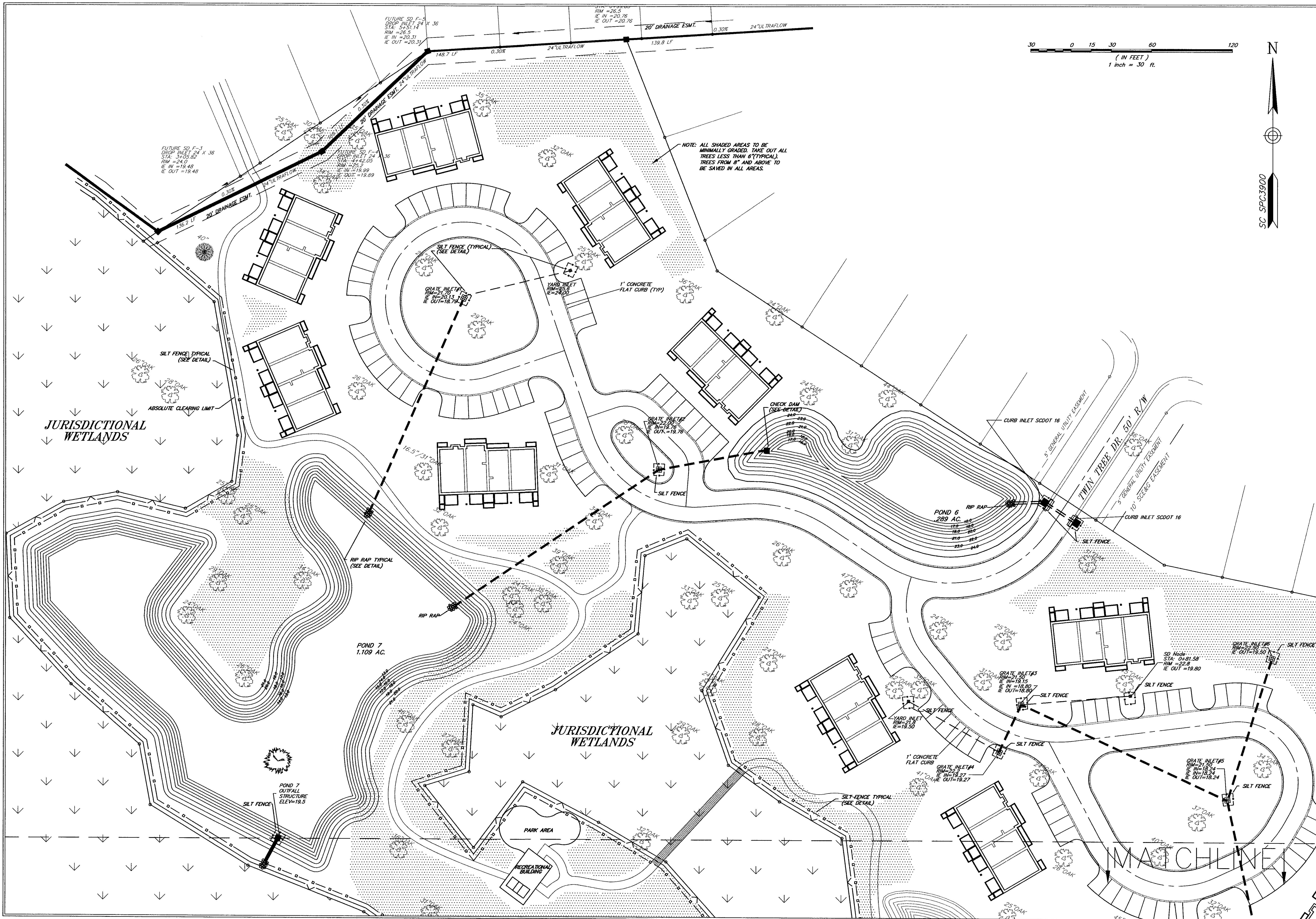


DESIGNED: MEL	PROJECT NO.: 01-087	SHEET 3 OF 14
DRAWN: JHR	DATE: SEPTEMBER 25, 2002	
CHECKED: MEC	SCALE: 1" = 30'	
APPROVED: MEC		

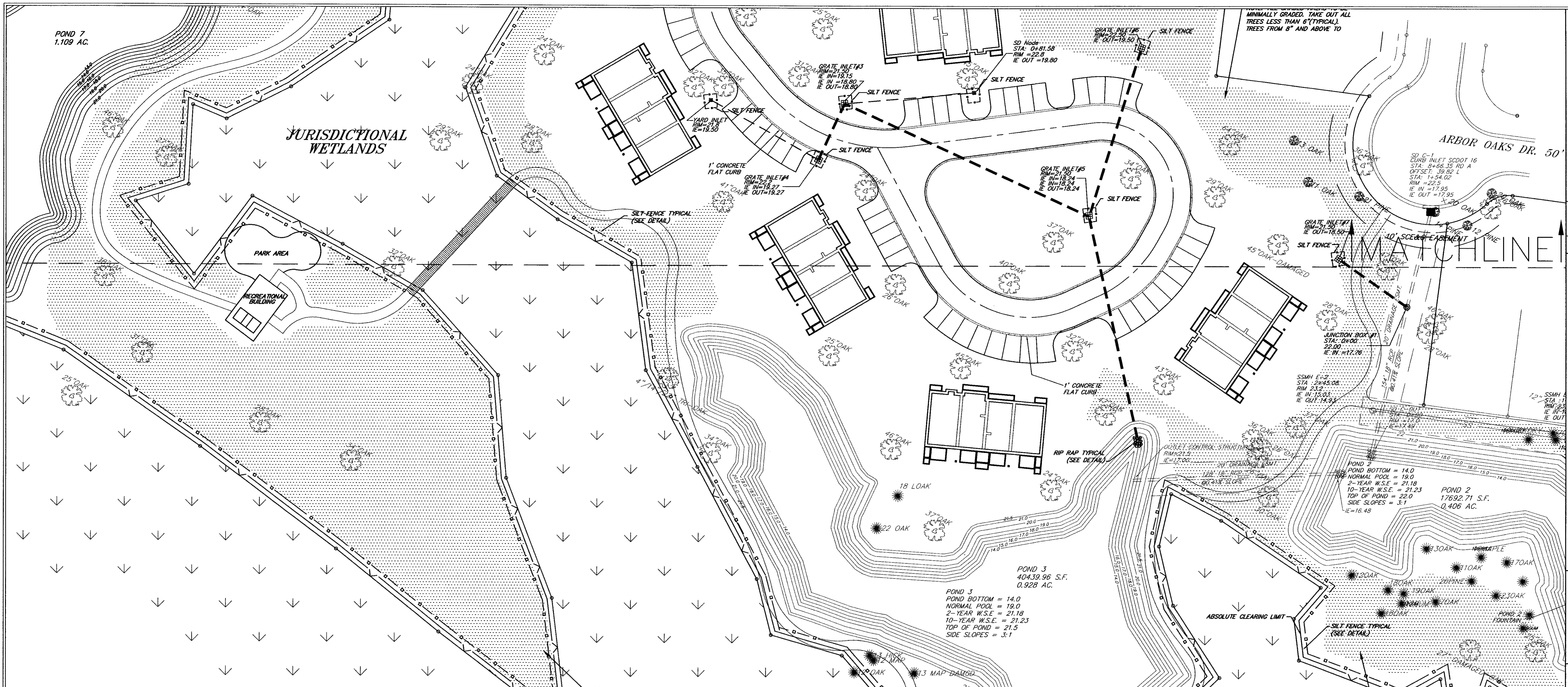
TITLE: ARBOR OAKS TOWNHOMES LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA EXISTING CONDITIONS
 NO. DATE REVISIONS
 1 09/20/02 REISED ROAD PEP GRAND TREE FOUND ON SITE

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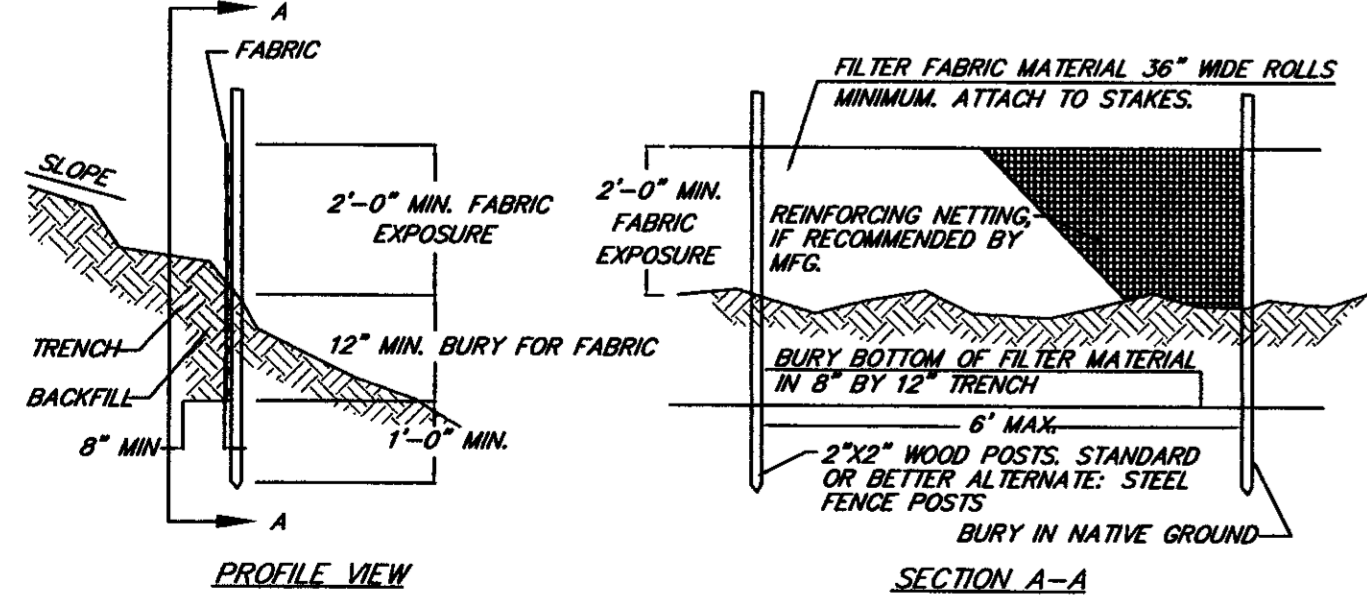
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<p>DESIGNED: MEL DRAWN: JHR CHECKED: MEC APPROVED: MEC SCALE: 1"=30' DATE: SEPTEMBER 25, 2002 PROJECT NO.: 01-087 SHEET 4 OF 14</p>		<p>NO. DATE</p> <p>1 3/19/03</p> <p>2 4/01/03</p> <p>3 5/21/03</p> <p>4 09/20/03</p>	<p>ADDED DRAINAGE STRUCTURES TO ACCOMMODATE NEW ROADS</p> <p>CORRECTED SILT FENCE LOCATION. PUT CHECK DAM IN POND 6</p> <p>CORRECTED RIM ELEVATION OF GRATE INLET #5</p> <p>REMOVED ROAD PER GRAND TREE FOUND ON SITE</p>
<p>ARBOR OAKS TOWNHOMES LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA. CLEARING AND EROSION CONTROL PLAN.</p>			
<p>TRICO CONSULTANTS, INC. No. 000516</p> <p>4225 Bulb Oaks Drive, Mooresville, NC 28115 Phone: (843) 740-7700, Fax: (843) 740-7707 www.tricoengineering.com</p>			
<p>Professional Engineer Seal: MARTIN E. MAZUR, No. 19447, State of South Carolina</p>			

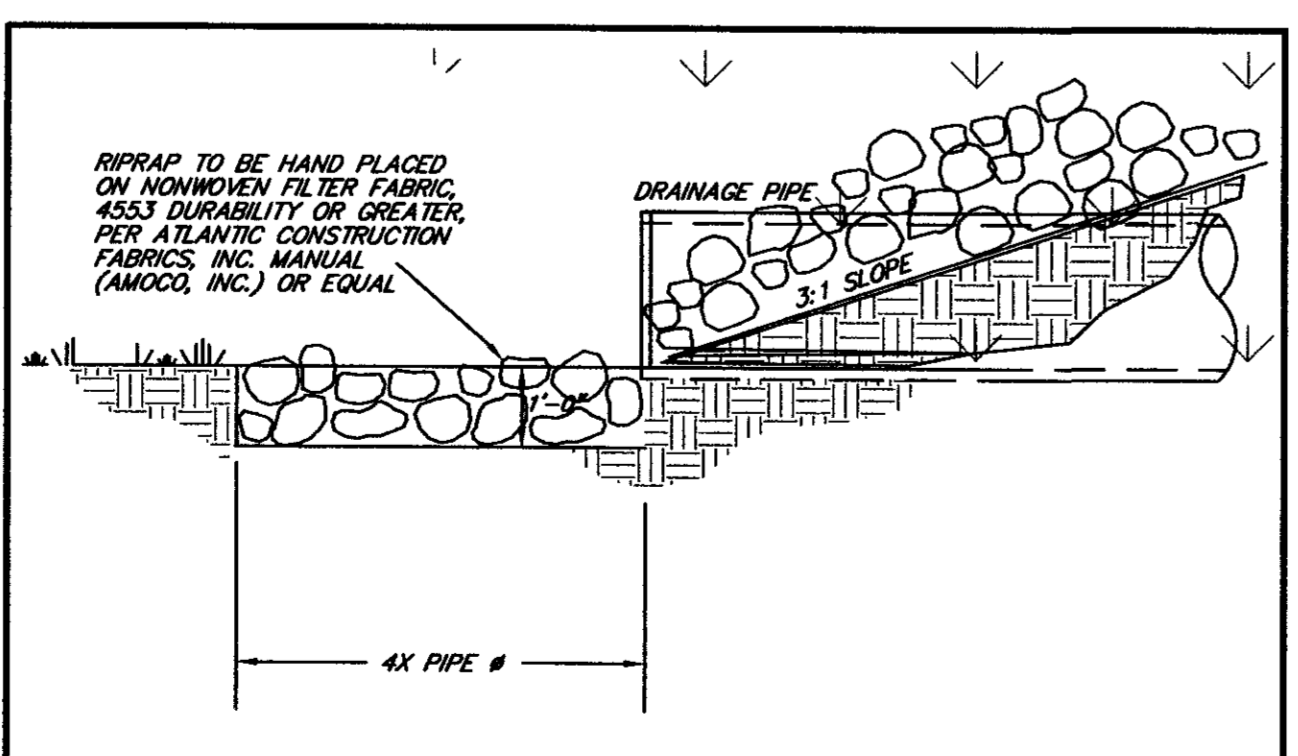


1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL (OUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPACED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2" X 2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET 3-2.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2" X 2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPE AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



NOTES:
 1. INSTALLATION SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS.
 2. POSTS SHALL BE INSTALLED SO THAT A MIN. OF 3' - 0" EXTENDS ABOVE THE GROUND WITH A MIN. OF 2' - 0" EMBEDMENT.

SEDIMENT FENCE DETAIL
 NTS



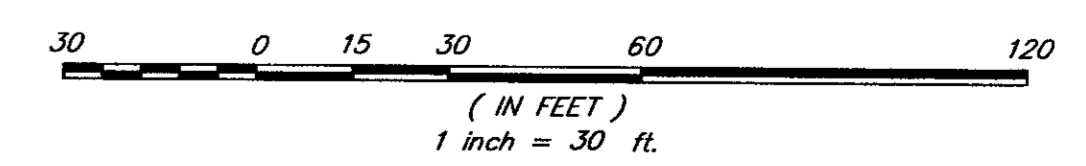
RIPRAP TO BE HAND PLACED ON NONWOVEN FILTER FABRIC, 4553 DURABILITY OR GREATER, PER ATLANTIC CONSTRUCTION FABRICS, INC. MANUAL (AMCOG, INC.) OR EQUAL.

RIPRAP AT END OF PIPE
 NTS

NOTE: ALL SHADED AREAS TO BE MINIMALLY GRADED. TAKE OUT ALL TREES LESS THAN 6" (TYPICAL), TREES FROM 8" AND ABOVE TO

NOTE: ALL SHADED AREAS TO BE MINIMALLY GRADED. TAKE OUT ALL TREES LESS THAN 6" (TYPICAL), TREES FROM 8" AND ABOVE TO

JURISDICTIONAL WETLANDS
 RESIDUAL LANDS OF YASCHIK DEVELOPMENT COMPANY, INC.
 TMS 132-00-00-052



SC-SPC3900
 N

DESIGNED: MEL	DATE: SEPTEMBER 25, 2002
DRAWN: JHR	PROJECT NO.: 01-087
CHECKED: MEC	SHEET 5 OF 14
APPROVED: MEC	
SCALE: 1" = 30'	

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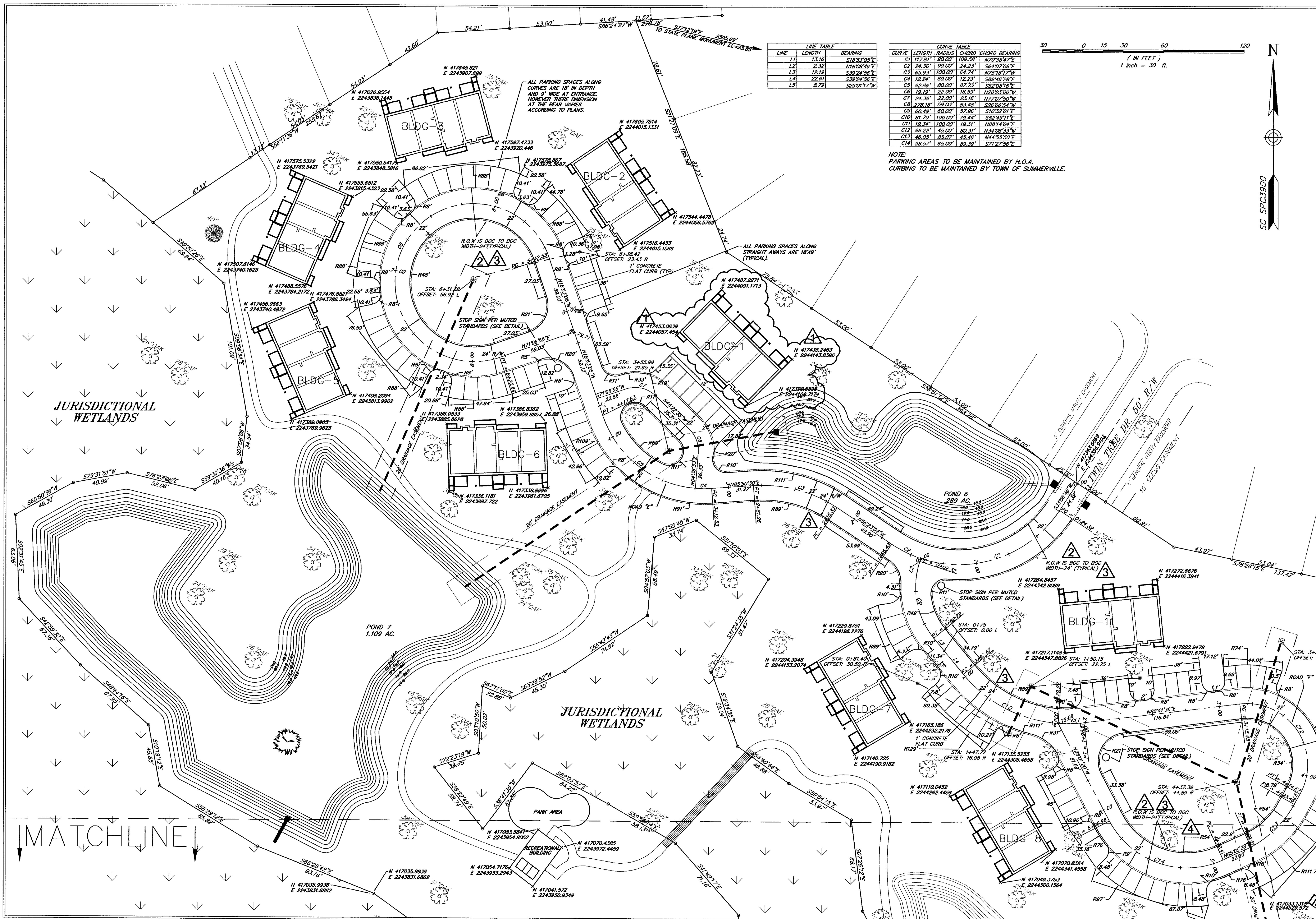
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THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 CLEARING AND EROSION CONTROL PLAN

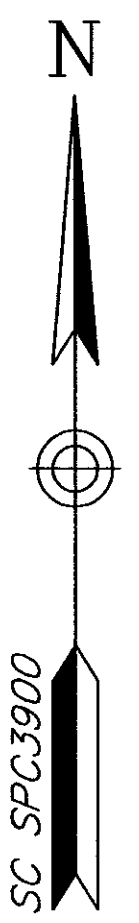
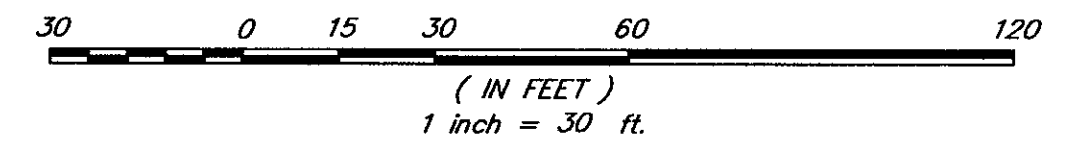
ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 CLEARING AND EROSION CONTROL PLAN

NO.	DATE	REVISIONS
4	08/30/03	REVISED ROAD PER GRAND TREE FOUND ON SITE
3	09/21/03	CORRECTED RIM ELEVATION FOR GRATE INLET #5
2	12/01/03	CORRECTED SILT FENCE LOCATION; TURNED OFF PG CONTOURS
1	3/18/03	ADDED DRAINAGE STRUCTURES TO ACCOMMODATE NEW ROADS



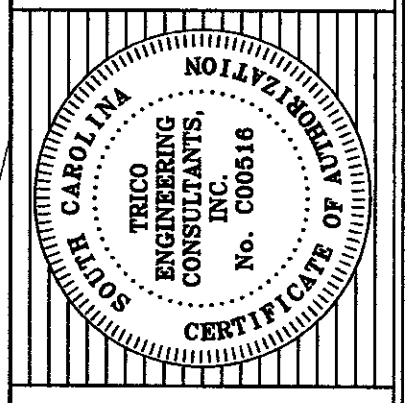
LINE	LENGTH	BEARING
L1	1.16	S16°31'05"E
L2	2.32	N11°28'46"E
L3	12.19	S39°24'56"E
L4	22.61	S39°24'56"E
L5	8.79	S29°01'17"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	117.81	109.58	170.38	47°E
C2	24.30	90.00	24.23	S64°07'09"E
C3	65.93	100.00	64.74	N75°16'17"W
C4	12.24	80.00	12.23	S89°46'28"E
C5	92.86	80.00	87.73	S52°08'16"E
C6	18.19	22.00	18.59	N20°23'00"W
C7	24.39	22.00	23.16	N77°07'50"W
C8	28.16	59.03	83.48	S28°08'54"W
C9	60.48	60.00	57.96	S10°32'01"E
C10	81.70	100.00	79.44	S62°49'11"E
C11	19.34	100.00	19.31	N88°14'04"E
C12	89.22	45.00	80.31	N34°08'33"W
C13	46.05	83.07	45.46	N44°55'50"E
C14	88.87	65.00	88.39	S71°27'56"E



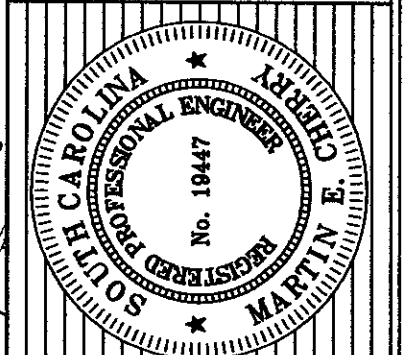
NOTE:
PARKING AREAS TO BE MAINTAINED BY H.O.A.
CURBING TO BE MAINTAINED BY TOWN OF SUMMERVILLE.

TITLE
ARBOR OAKS TOWNHOMES
LOCATED IN
THE TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA
SITE PLAN

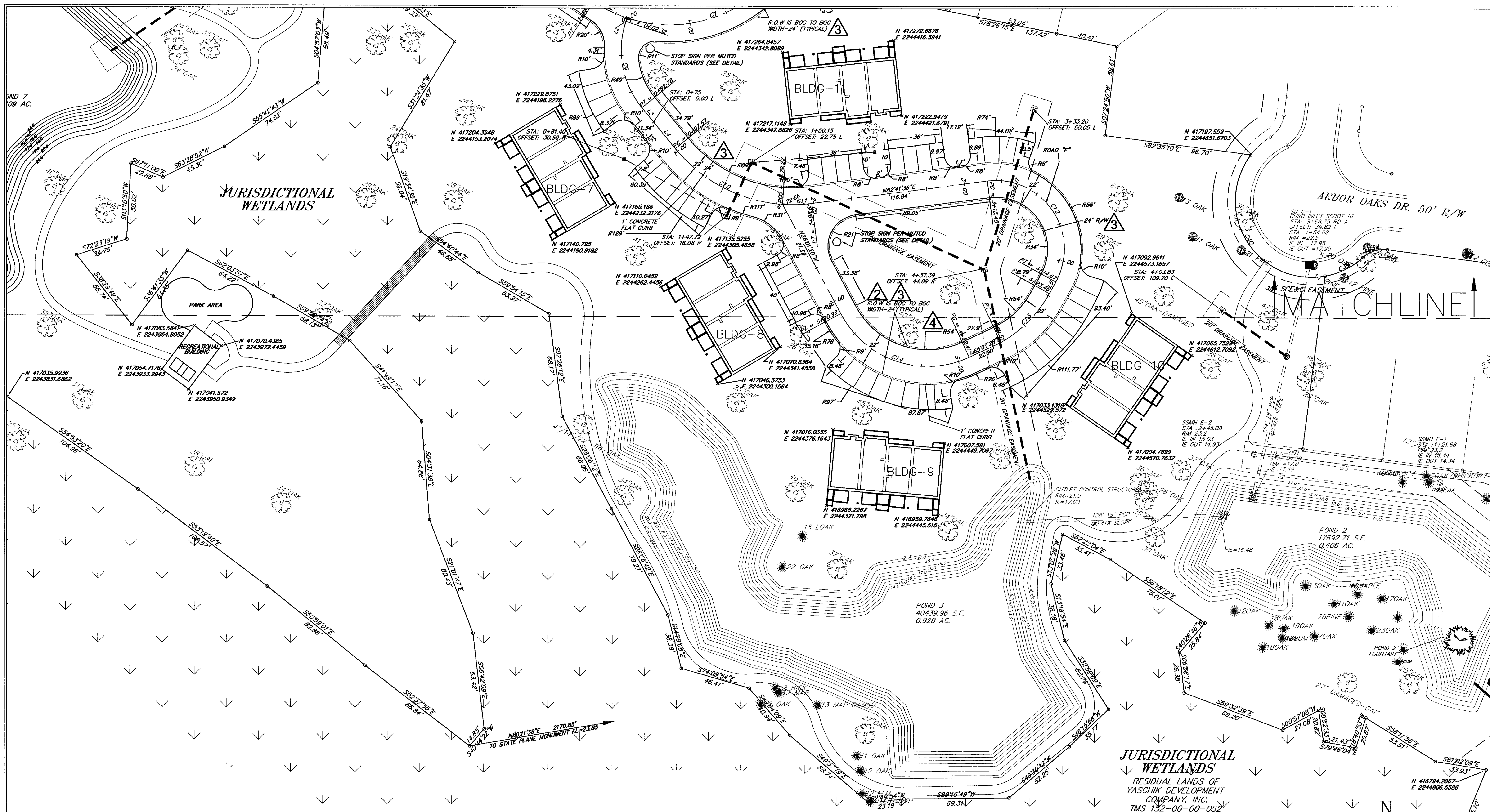


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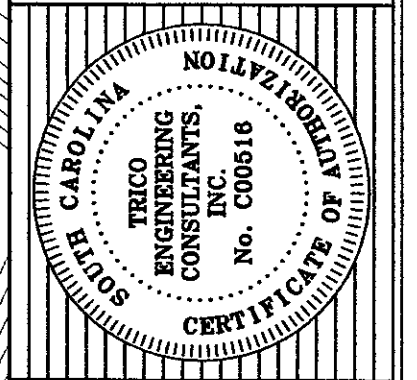


DESIGNED: MEL
DRAWN: JHR
CHECKED: MEC
APPROVED: MEC
SCALE: 1" = 30'
DATE: SEPTEMBER 25, 2002
PROJECT NO.: 01-087
SHEET 6 OF 14

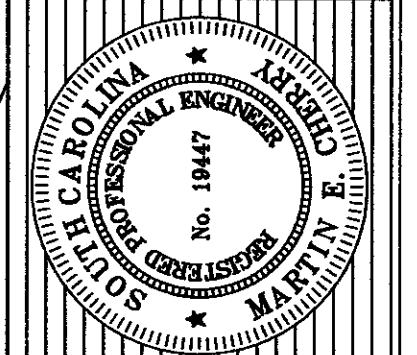


NO.	DATE	REVISIONS
1		ISSUED FOR PERMITS
2		REVISED PER GRAND TREE FRAME ON SITE
3		ADDED 1" FLAT CURB THROUGHOUT SITE PER TOWN OF SUMMERVILLE
4		MOVED R.A.W. TEXT TO AVOID OVERLAP

ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
SITE PLAN



TREC
 CONSULTANTS, INC.
 4425 Balls Bluff Drive
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 In: (843) 740-7707
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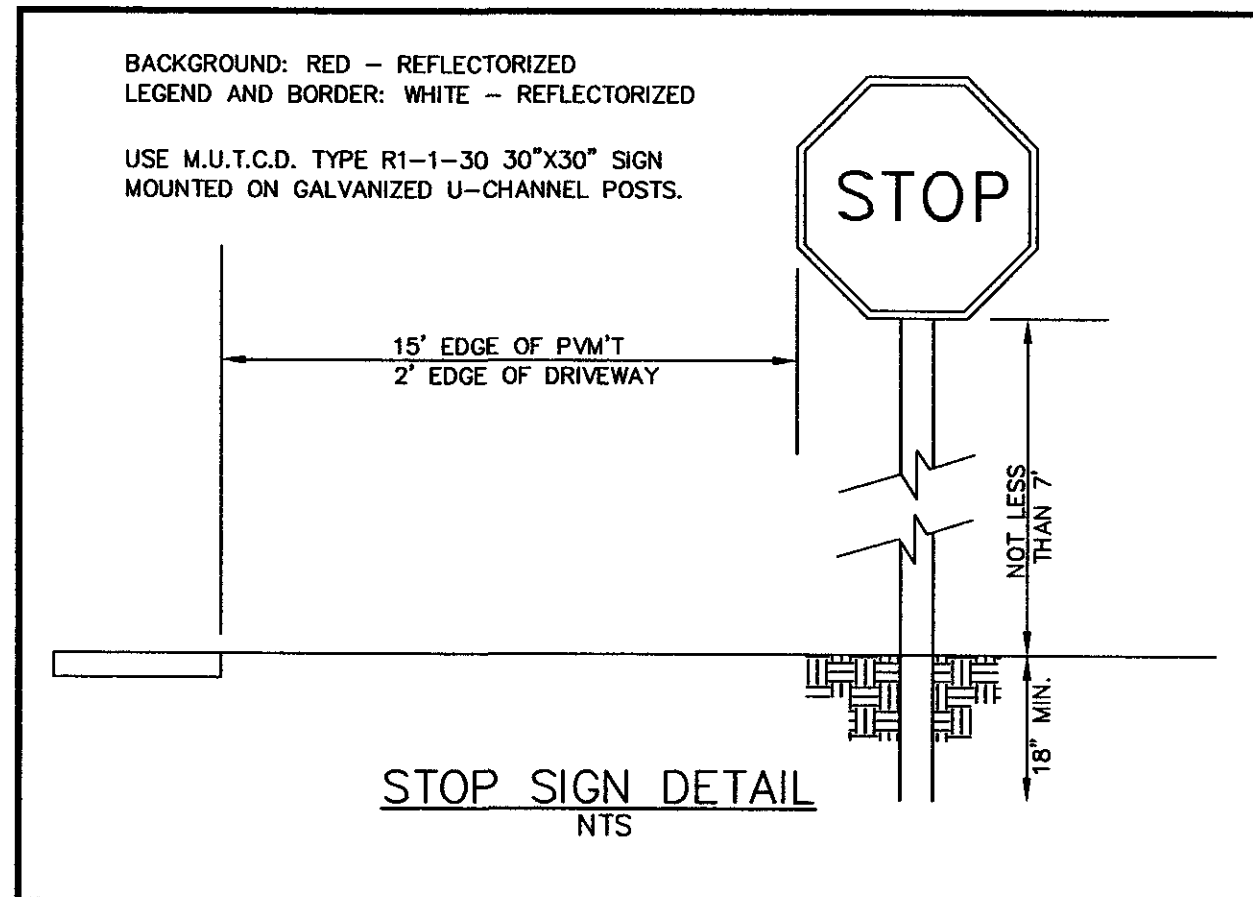
DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC
 SCALE: 1" = 30'
 DATE: SEPTEMBER 25, 2002
 PROJECT NO.: 01-087
 SHEET 7 OF 14

REQUIRED PARKING:

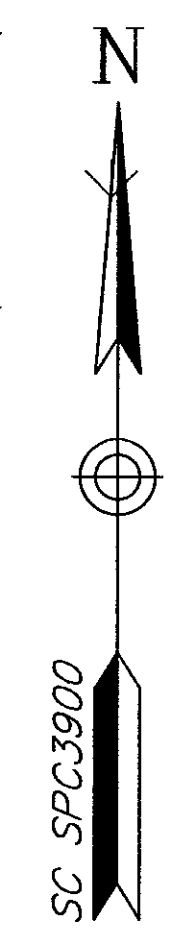
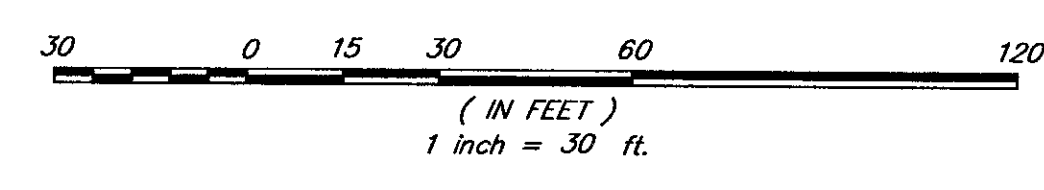
RESIDENTIAL = TWO (2) SPACES FOR EACH DWELLING UNIT.
 = 44 DWELLING UNITS X 2 = 88 SPACES

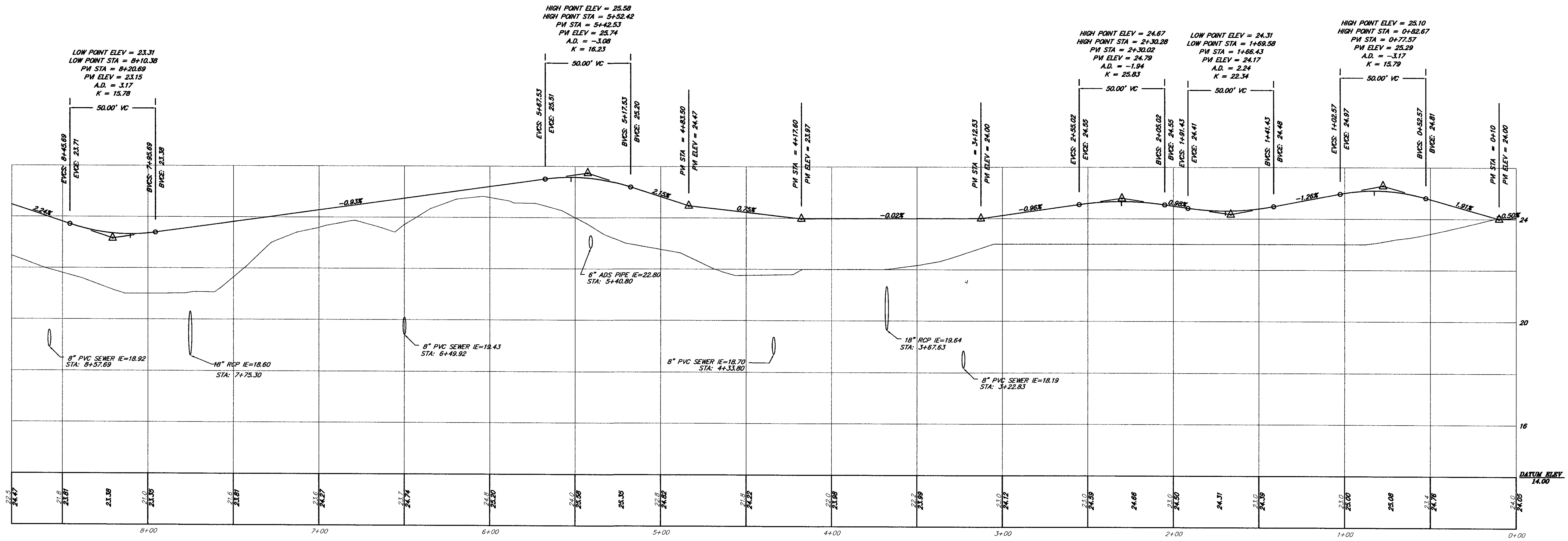
PARKING PROVIDED:

TOTAL SPACES = 94

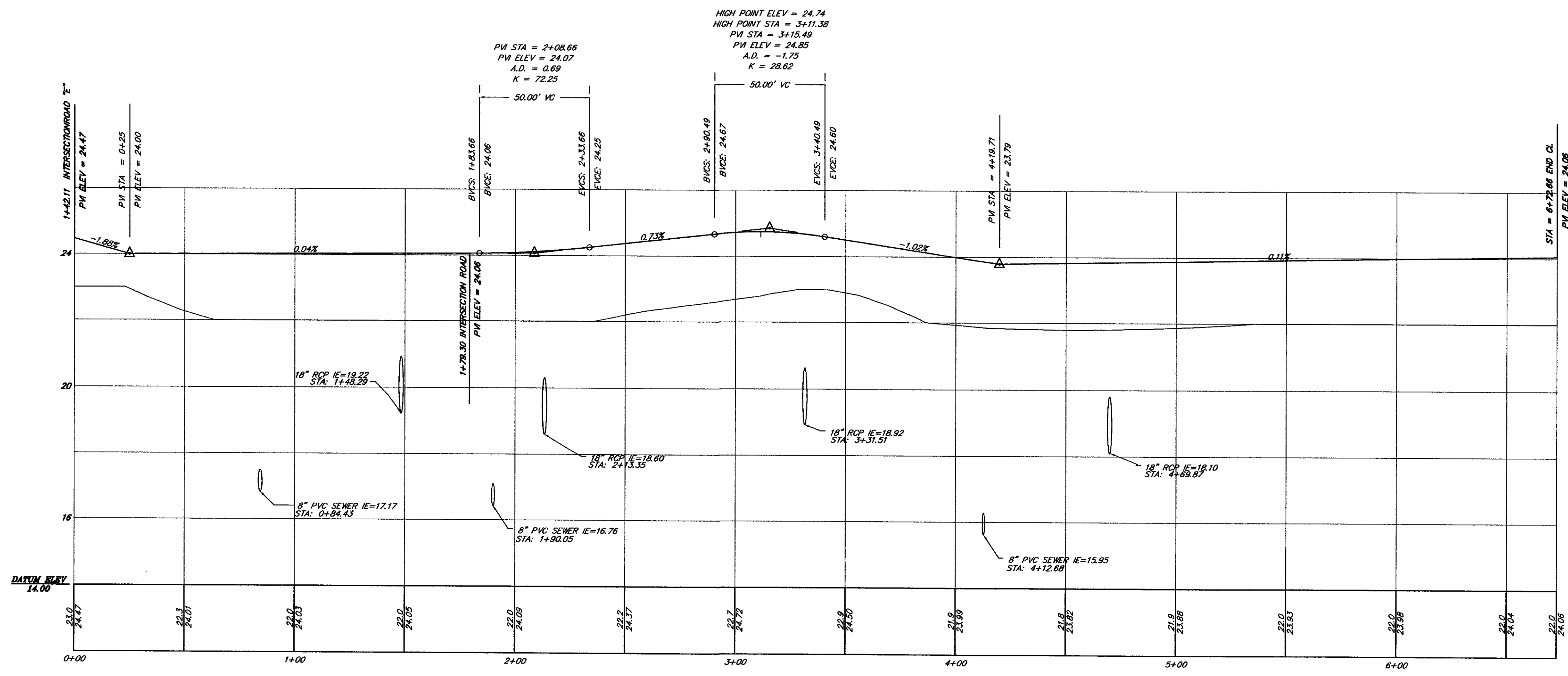


JURISDICTIONAL WETLANDS
 RESIDUAL LANDS OF
 YASCHIK DEVELOPMENT
 COMPANY, INC.
 TMS 132-00-00-052





ROAD "E"
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=2'



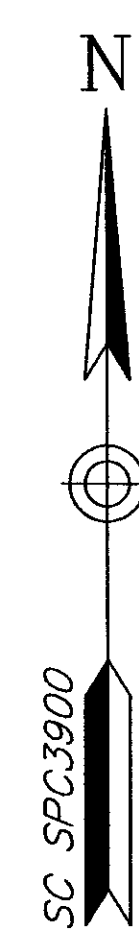
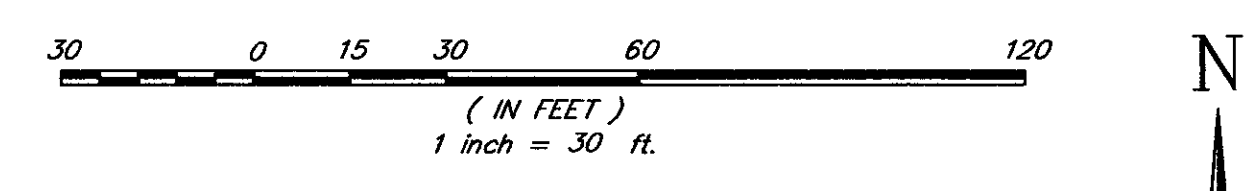
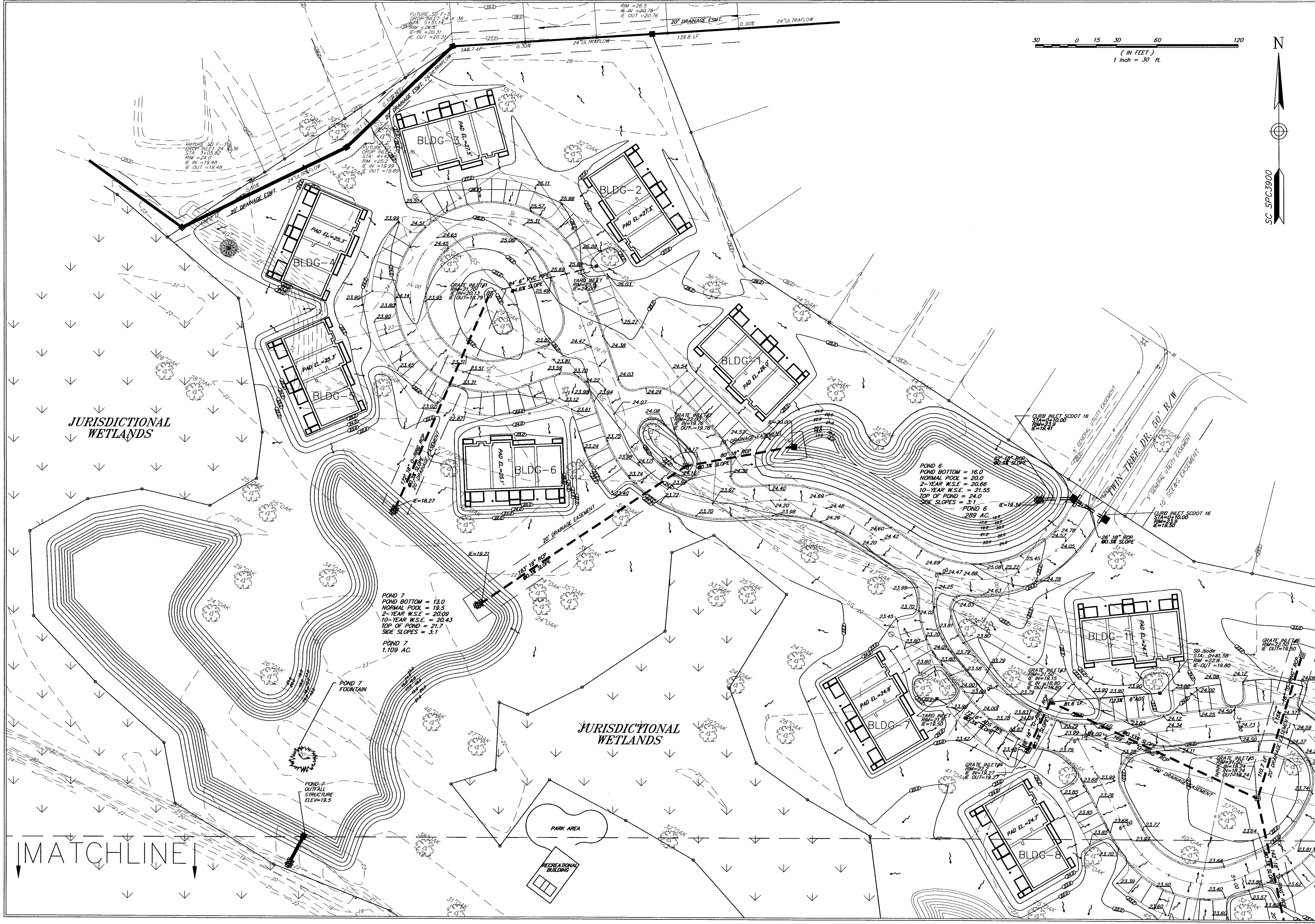
ROAD "F"
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=2'

DESIGNED: MEL	NO. DATE
DRAWN: JHR	1 09/20/03
CHECKED: MEC	REVISIONS
APPROVED: MEC	
SCALE: AS SHOWN	
DATE: SEPTEMBER 25, 2002	
PROJECT NO.: 01-087	
SHEET 8 OF 14	

TITLE
 ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 ROAD PROFILES

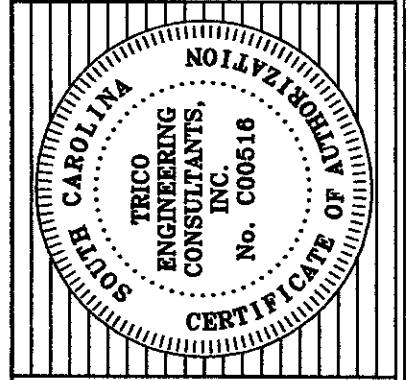
TRICO CONSULTANTS, INC.
 1425 Bull Oak Drive
 North Charleston, SC 29405
 Phone: (843) 740-7700
 Fax: (843) 740-7707
 info@tricoengineering.com
 www.tricoengineering.com

REGISTERED PROFESSIONAL ENGINEER
 SOUTH CAROLINA
 No. 19447
 M. J. H. HARRIS, P.E.

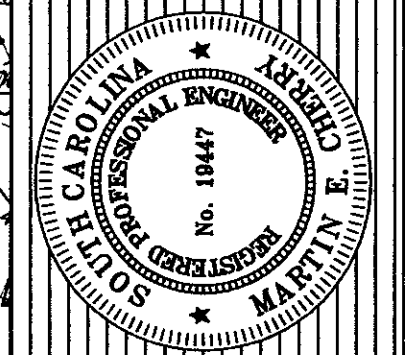


NO.	DATE	REVISIONS
1	10-15-02	REVISED CONTIGS, PAD ELEVATIONS AND SPOT ELEVATIONS
2	11-15-02	REVISED ROADS AND DRAINAGE PLAN
3	1-15-03	REVISED SOME TEXT TO ADD OVERLAYS
4	2-15-03	REVISED THE BLDG' FOOTPRINTS AROUND GATE INLET #2
5	3-15-03	REVISED ROAD PAD GRAND TREE FOUND ON SITE

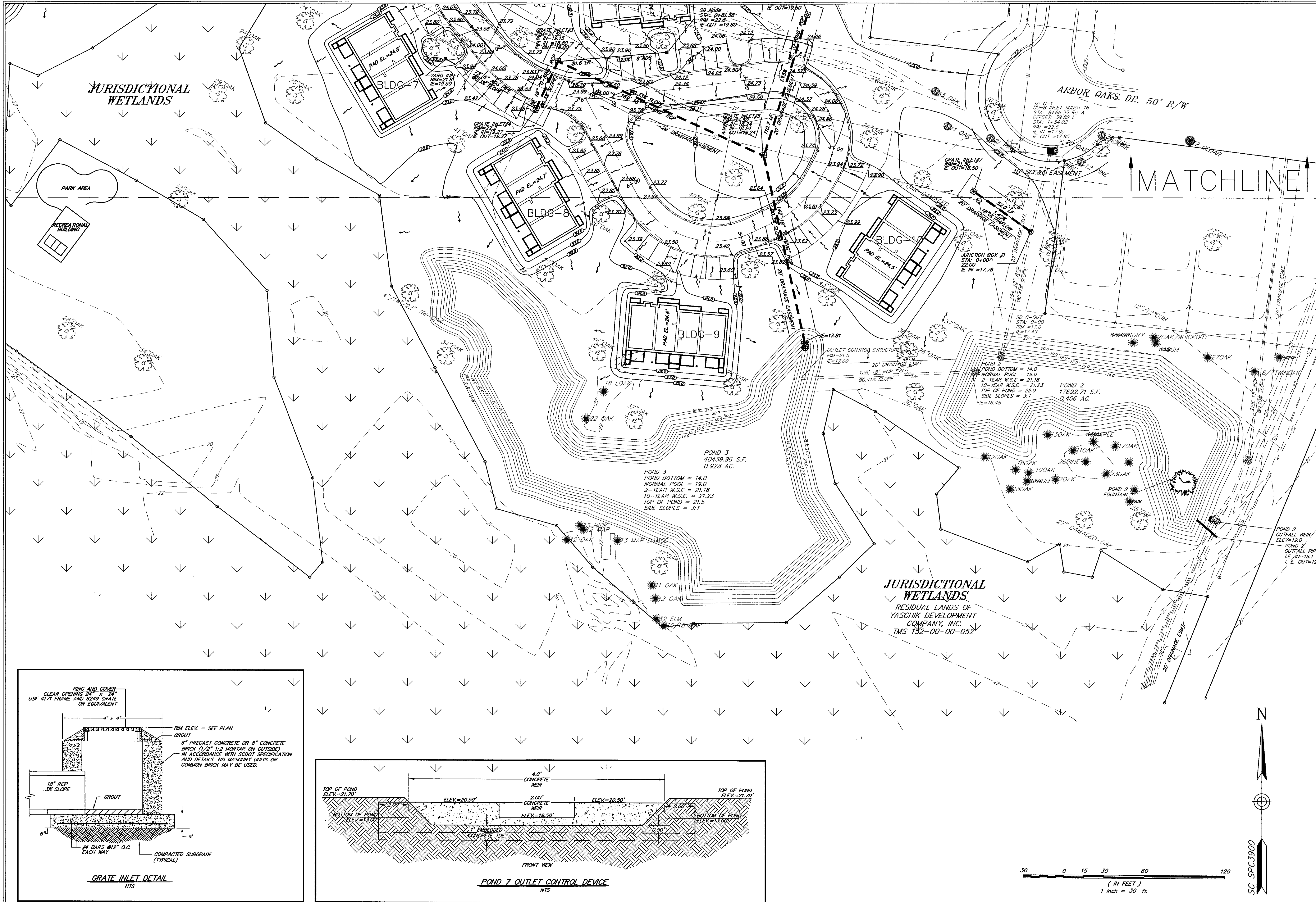
TITLE
ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 GRADING & DRAINAGE PLAN



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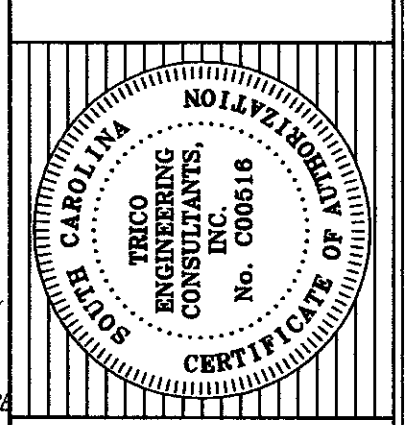


DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC
 SCALE: 1"=30'
 DATE: SEPTEMBER 25, 2002
 PROJECT NO.: 01-087
 SHEET 9 OF 14

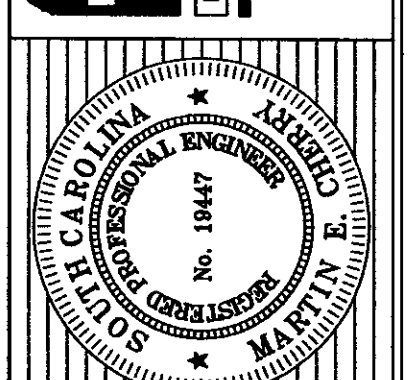


NO.	DATE	REVISIONS
1	08/26/03	REVISED ROAD PER GRAND TREE FOUND ON SITE
2	09/29/03	ENLARGED THE 18" CONTROL STRUCTURE GRATE INLET #1
3	04-03-03	MADE SAME TEXT TO ADD OVERLAYS
4	03-09-03	REVISED ROAD AND DRAINAGE FOR SITE
5	10-16-03	REVISED CONTRACT

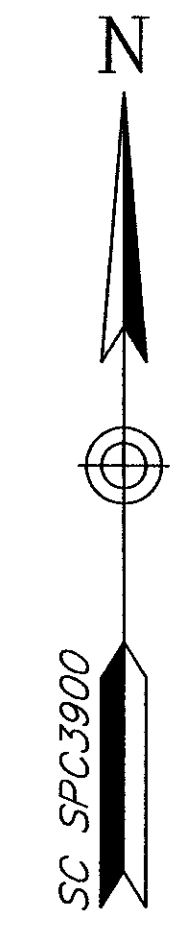
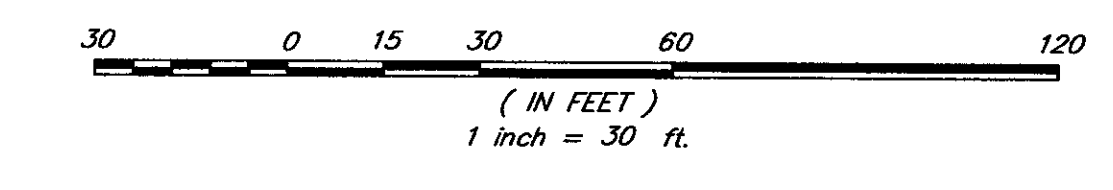
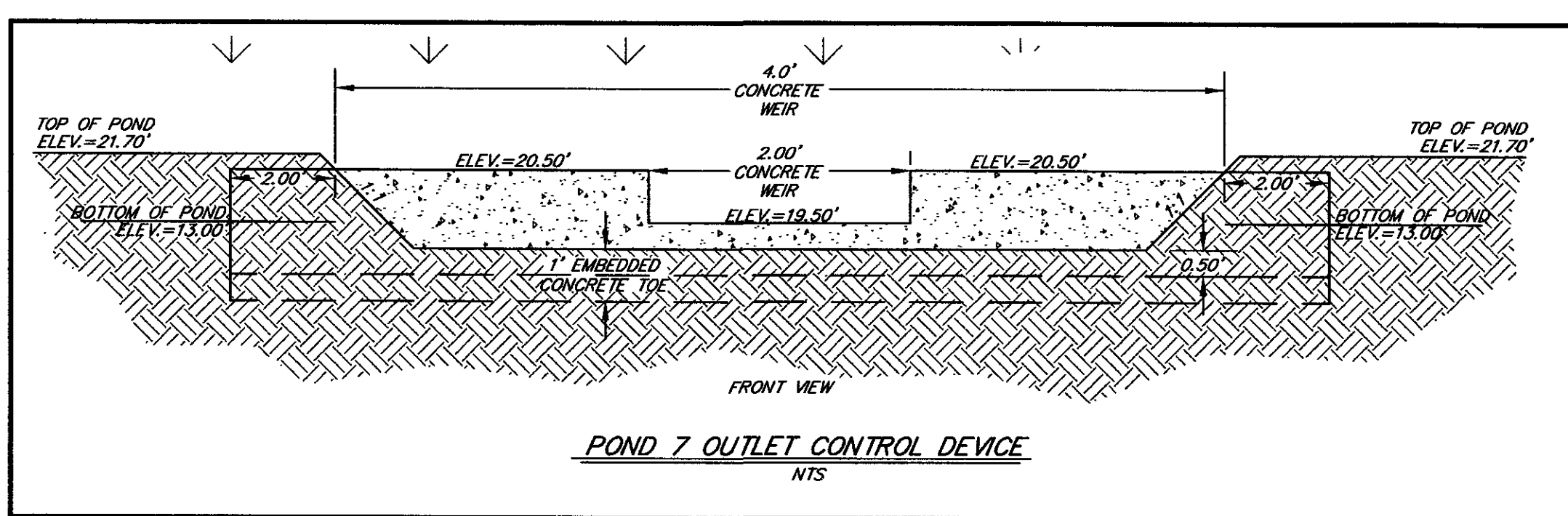
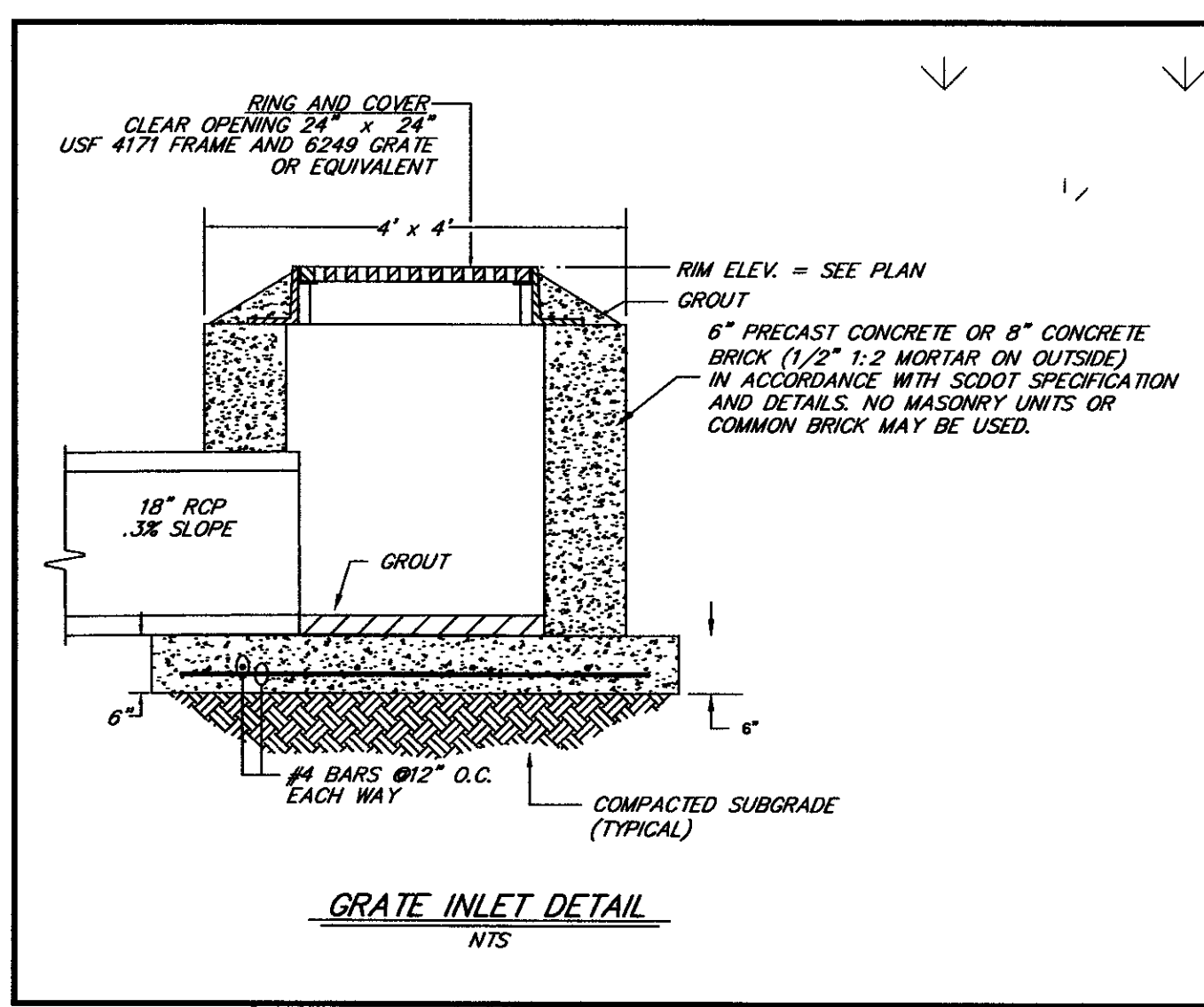
TITLE
ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 GRADING & DRAINAGE PLAN

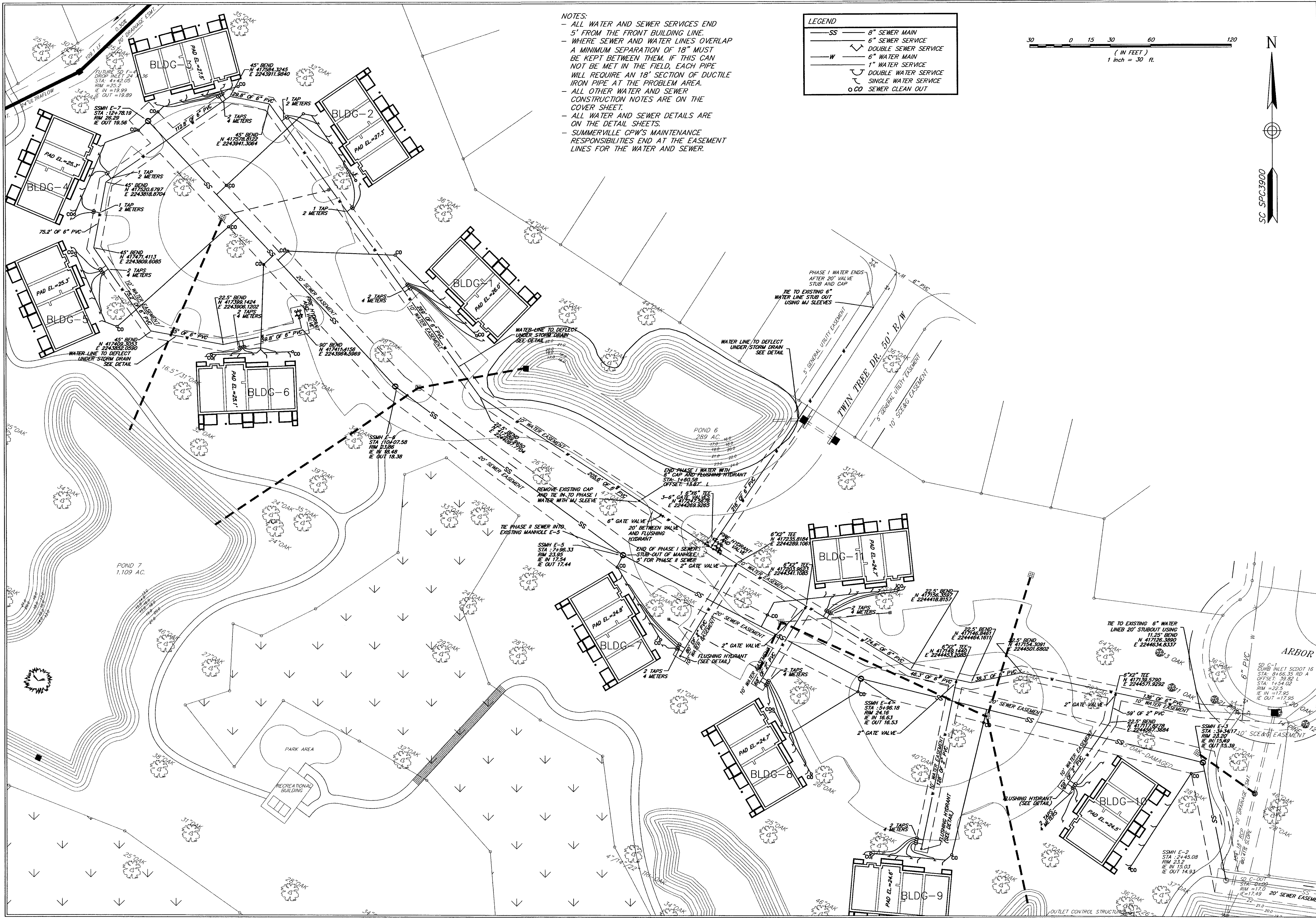


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 Fax: (843) 740-7707
 info@trccengineering.com
TRCC
 ENGINEERING CONSULTANTS, INC.
 No. 19447
 STATE OF SOUTH CAROLINA
 PROFESSIONAL ENGINEER
 MAURITZ E. HARRIS, P.E.
 Civil Engineering - Structural Engineering - Land Surveying
 Mechanical Engineering - GPS Services
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DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC
 SCALE: 1"=30'
 DATE: SEPTEMBER 25, 2002
 PROJECT NO.: 01-087
 SHEET 10 OF 14



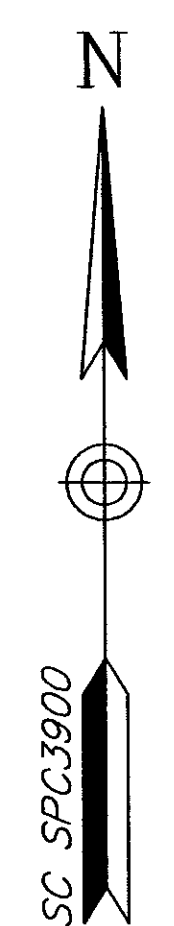
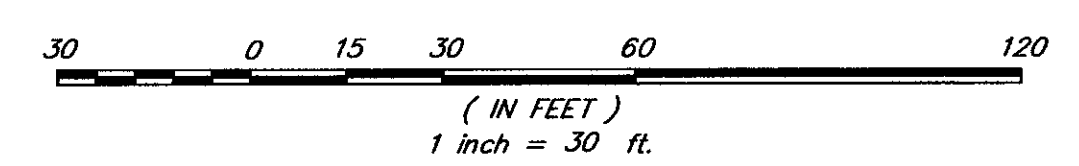


NOTES:

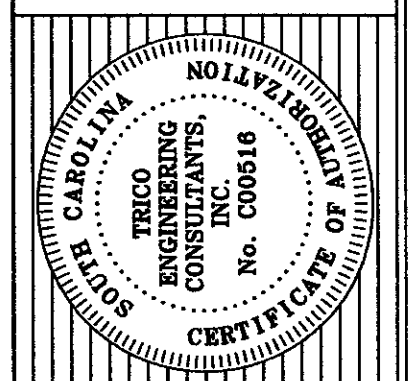
- ALL WATER AND SEWER SERVICES END 5' FROM THE FRONT BUILDING LINE.
- WHERE SEWER AND WATER LINES OVERLAP A MINIMUM SEPARATION OF 18" MUST BE KEPT BETWEEN THEM. IF THIS CAN NOT BE MET IN THE FIELD, EACH PIPE WILL REQUIRE AN 18" SECTION OF DUCTILE IRON PIPE AT THE PROBLEM AREA.
- ALL OTHER WATER AND SEWER CONSTRUCTION NOTES ARE ON THE COVER SHEET.
- ALL WATER AND SEWER DETAILS ARE ON THE DETAIL SHEETS.
- SUMMERVILLE CPW'S MAINTENANCE RESPONSIBILITIES END AT THE EASEMENT LINES FOR THE WATER AND SEWER.

LEGEND

SS	8" SEWER MAIN
---	6" SEWER SERVICE
W	DOUBLE SEWER SERVICE
---	6" WATER MAIN
---	1" WATER SERVICE
---	DOUBLE WATER SERVICE
○ CO	SINGLE WATER SERVICE
○ CO	SEWER CLEAN OUT



TITLE
ARBOR OAKS TOWNHOMES
 LOCATED IN
 THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA
 UTILITY PLAN

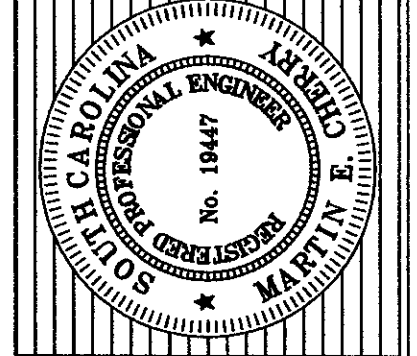


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 Summerville, SC 29405
 South Carolina
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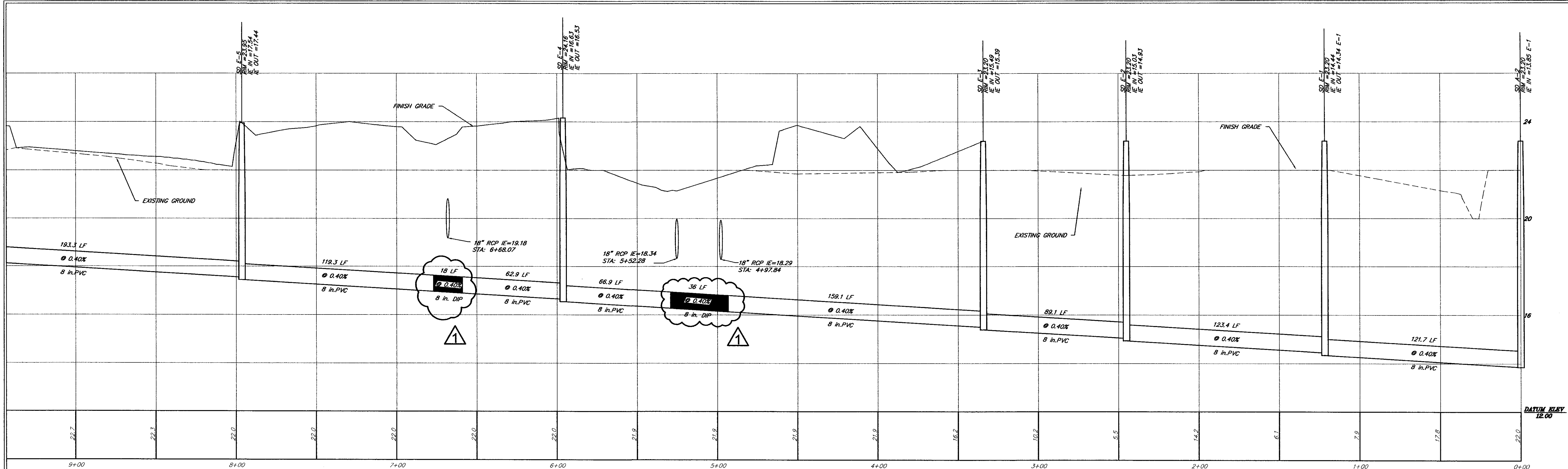
DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC

SCALE: 1" = 30'

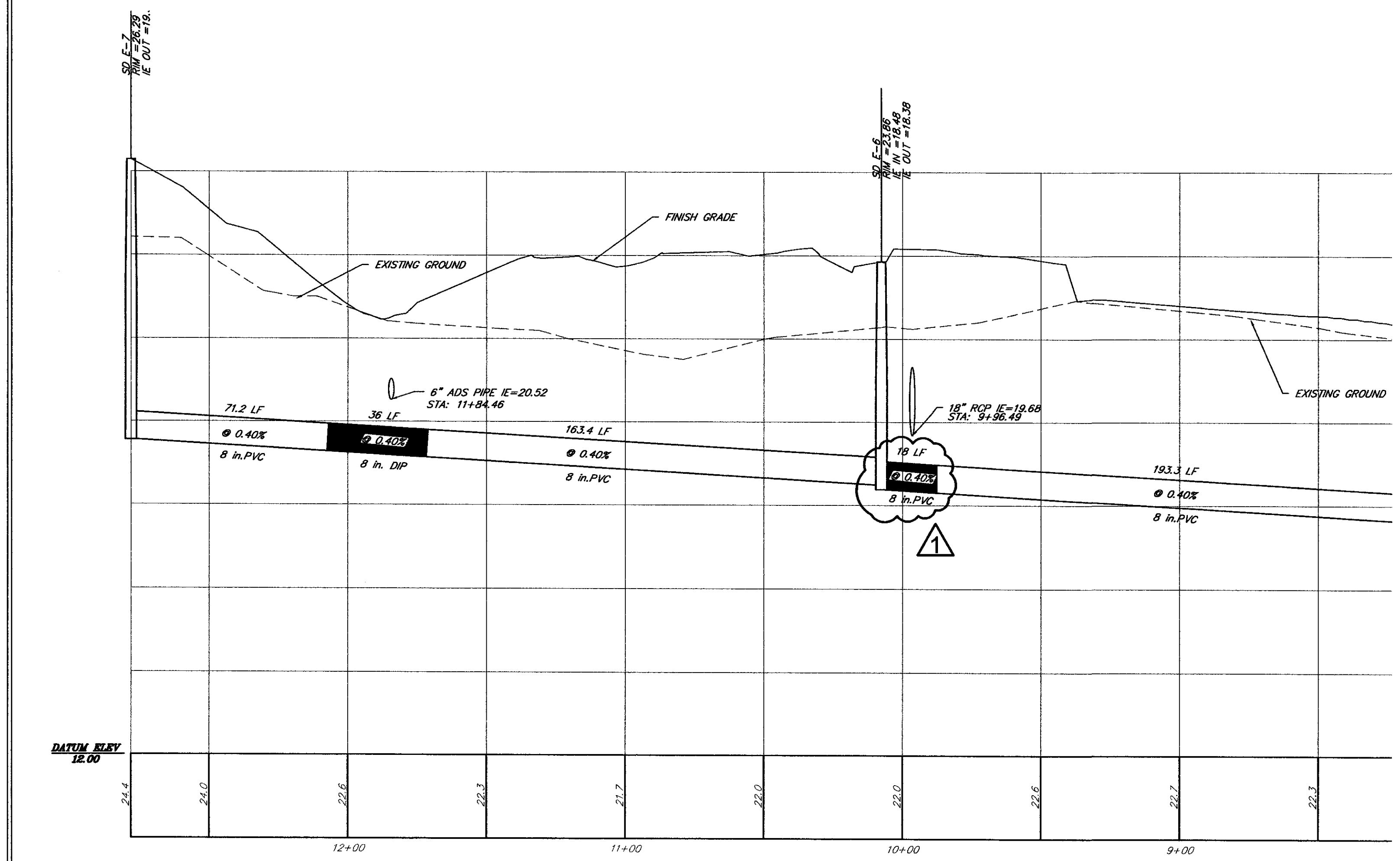
DATE: SEPTEMBER 25, 2002

PROJECT NO.: 01-087

SHEET 11 OF 14



SEWER RUN "E"
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=2'



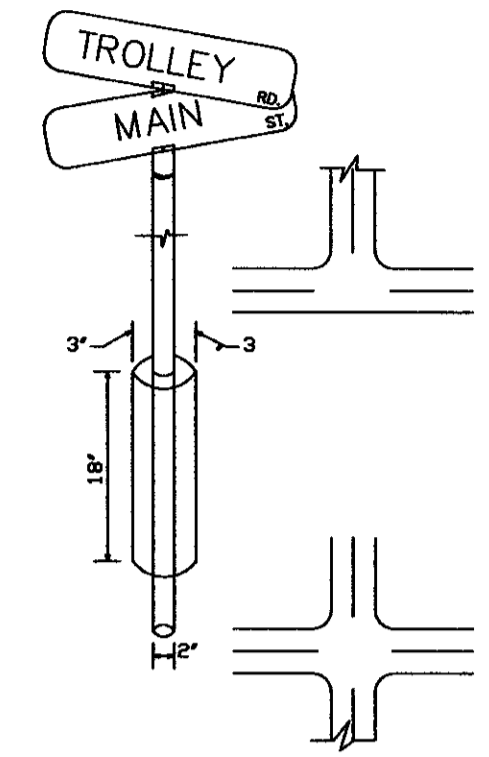
SEWER RUN "E"
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=2'

DESIGNED: MEL		
DRAWN: JHR		
CHECKED: MEC		
APPROVED: MEC		
SCALE: 1"=30'		
DATE: SEPTEMBER 25, 2002		
PROJECT NO.: 01-087		
SHEET 12 OF 14		
NO. DATE		
REVISED 1. DIP SECTION AND ADDED 2. DIP SECTIONS		
ARBOR OAKS TOWNHOMES LOCATED IN THE TOWN OF SUMMERVILLE DORCHESTER COUNTY, SOUTH CAROLINA SEWER PROFILE		
4225 Belle Oaks Drive South Carolina 29405 Phone: (843) 740-7700 Fax: (843) 740-7707 info@tricoengineering.com WWW.TRICOENGINEERING.COM Trico Engineering - Structural Engineering - Land Surveying Wetland Consultation - GIS Services Visit us at http://www.tricoengineering.com		

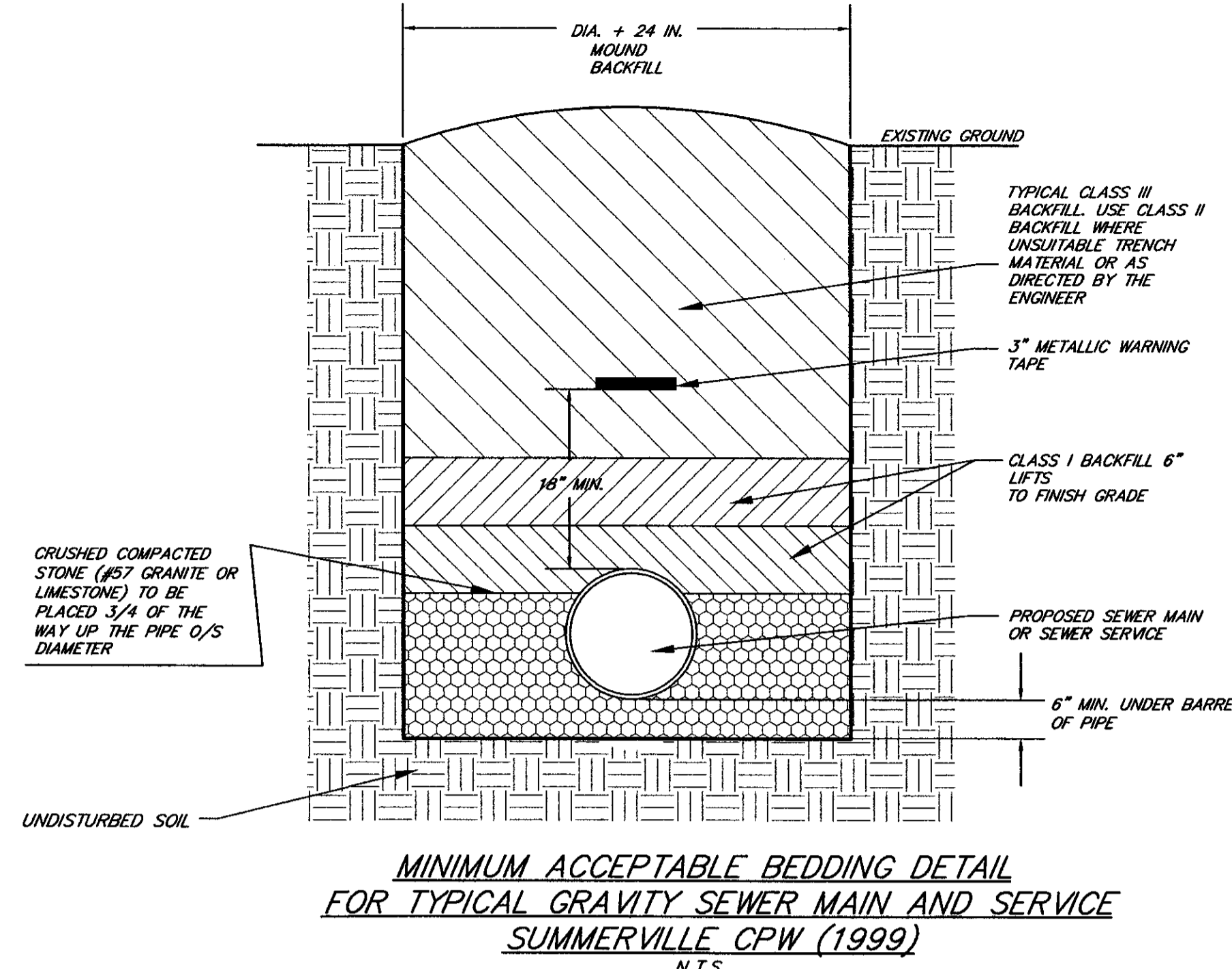
STREET NAME SIGNS:
 EACH SIGN PLATE SHALL BE 7"x4" ANODIZED ALUMINUM 0.080 GAUGE WITH 1/4" RADI ON CORNERS. BACKGROUND FACING FOR THE SIGNS SHALL BE NO.2277 GREEN SCOTCH LITE REFLECTIVE SHEETING AND SHALL COVER THE ENTIRE SIGN. THE LEGENDS AND BORDERS SHALL BE FABRICATED FROM NO.2270 SILVER SCOTCH LITE REFLECTIVE SHEETING. THE STREET NAME LEGEND SHALL BE MADE WITH 4" HIGH LETTERS. THE DESIGNATION OF AVE., ST., RD., ETC., MAY BE ABBREVIATED AND SHALL BE MADE WITH 2" HIGH LETTERS. PERIODS WILL NOT BE USED AFTER THE ABBREVIATIONS. THE BORDER AROUND THE ENTIRE EDGE OF THE SIGN SHALL BE 1/2" WIDE. THE FINISHED SIGN SHALL BE COATED WITH AN APPLICATION OF NO.700 CLEAR COAT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AN APPROPRIATE MARK SHALL BE PLACED IN THE MIDDLE OF THE SIGN BOTH TOP AND BOTTOM. REFLECTIVE SHEETING OF EQUAL QUALITY MAY BE USED IN LIEU OF THAT DESIGN STATED ABOVE. BEADED SIGNS WILL NOT BE ACCEPTABLE.

POSTS AND BRACKETS:
 THE SIGN POSTS SHALL BE 2" GALVANIZED IRON PIPE 10'-6" LONG. THE BRACKET SHALL BE CAST ALUMINUM AND IN TWO (2) PARTS. A CAP AND A SPACER THE CAP SHALL FIT OVER THE TOP OF THE PIPE AND HAVE A SLOT IN ITS TOP TO HOLD THE STREET NAME SIGN. THE SPACER SHALL BE MADE WITH TWO SLOTS AT 90° TO EACH OTHER TO FIT OVER ONE STREET NAME SIGN AND TO HOLD THE OTHER. THE BRACKET PARTS SHALL BE PROVIDED WITH ALLEN HEAD SET SCREWS TO HOLD THE ENTIRE ASSEMBLY TOGETHER ON THE POST.

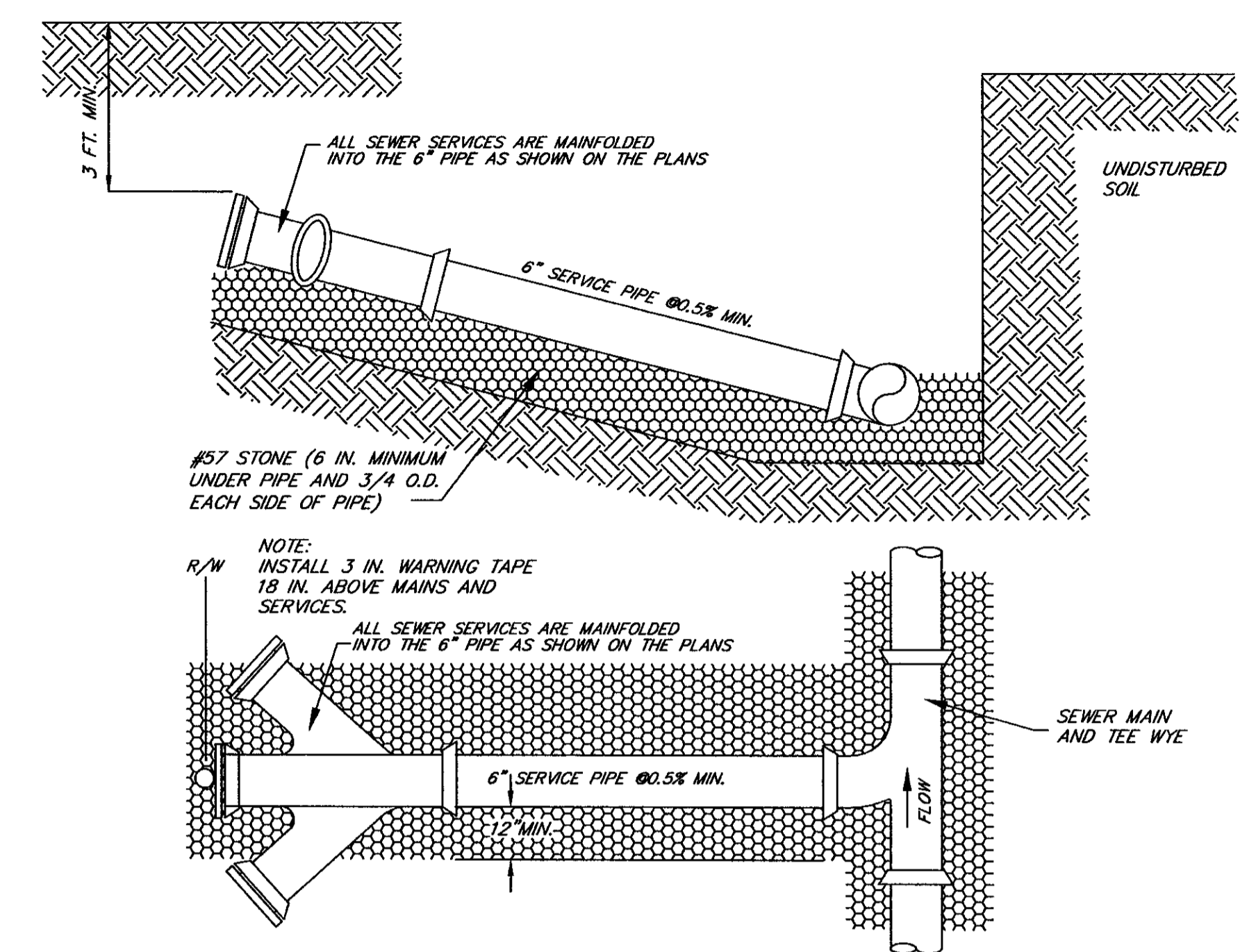
INSTALLATION:
 EACH INSTALLATION SHALL CONSIST OF TWO (2) DOUBLE-FACED STREET NAME SIGNS MOUNTED ONE ABOVE THE OTHER ON TOP OF A 2-INCH GALVANIZED PIPE. CROSS-TYPE AND T-TYPE INTERSECTIONS SHALL HAVE ONE (1) SIGN ASSEMBLY. WHERE THE INTERSECTION HAS MORE THAN FOUR (4) STREET LESS THAN ONE SIGN ASSEMBLY WILL BE REQUIRED. THE INSTALLATION SHALL NOT BE CLOSER TO THE EDGE OF THE PAVEMENT THAN FOUR (4) FEET, NOR MORE THAN EIGHT (8) FEET FROM THE PAVEMENT. THE BOTTOM OF THE SIGNS SHALL BE SEVEN (7) FEET ABOVE THE CENTERLINE FINISHED GRADE OF THE STREET. THE 2" GALVANIZED IRON POST SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 3' COMPLETELY AROUND IT AND FOR A DEPTH OF 18" BELOW GROUND.



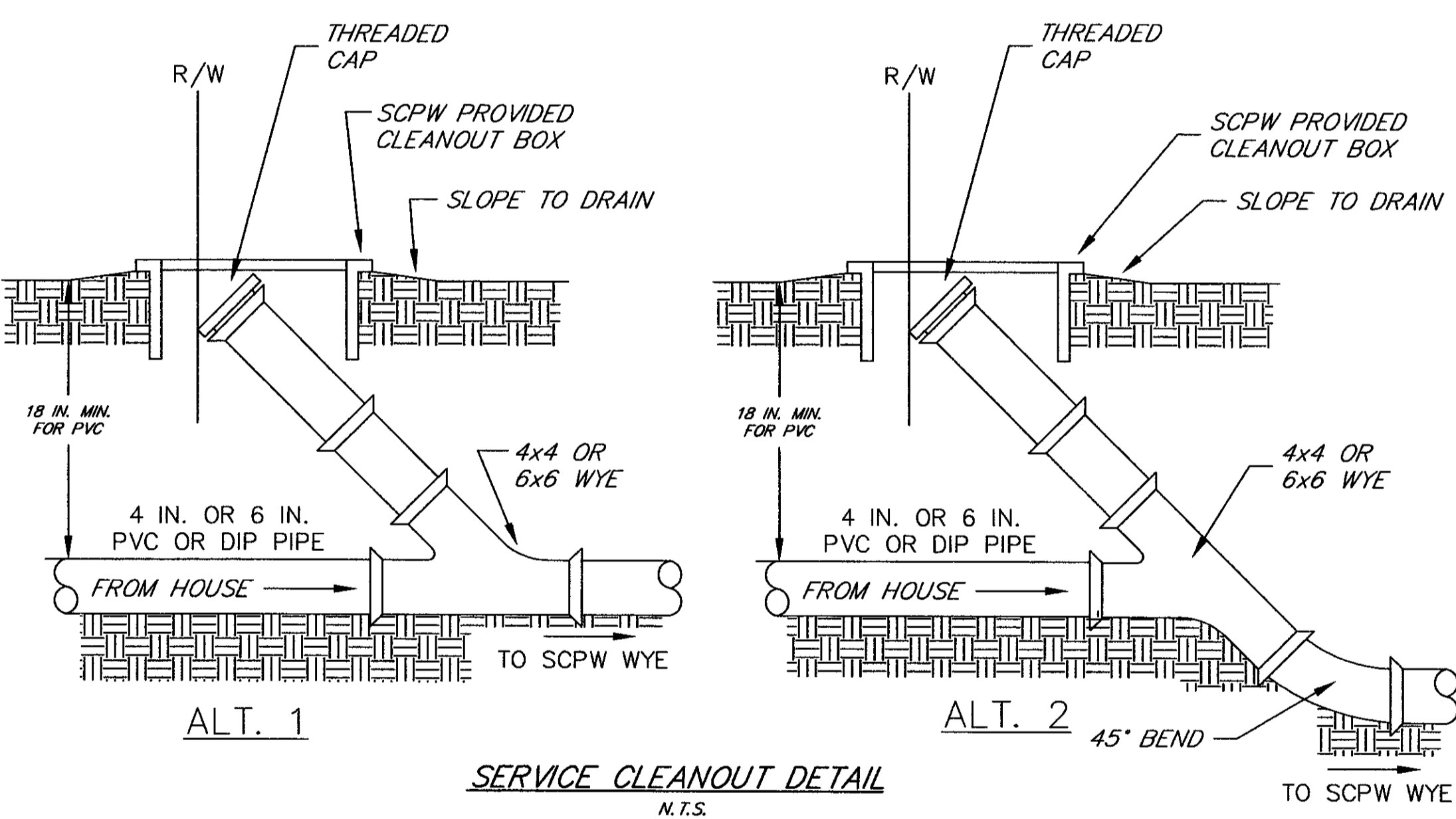
TYPICAL STREET NAME INSTALLATION



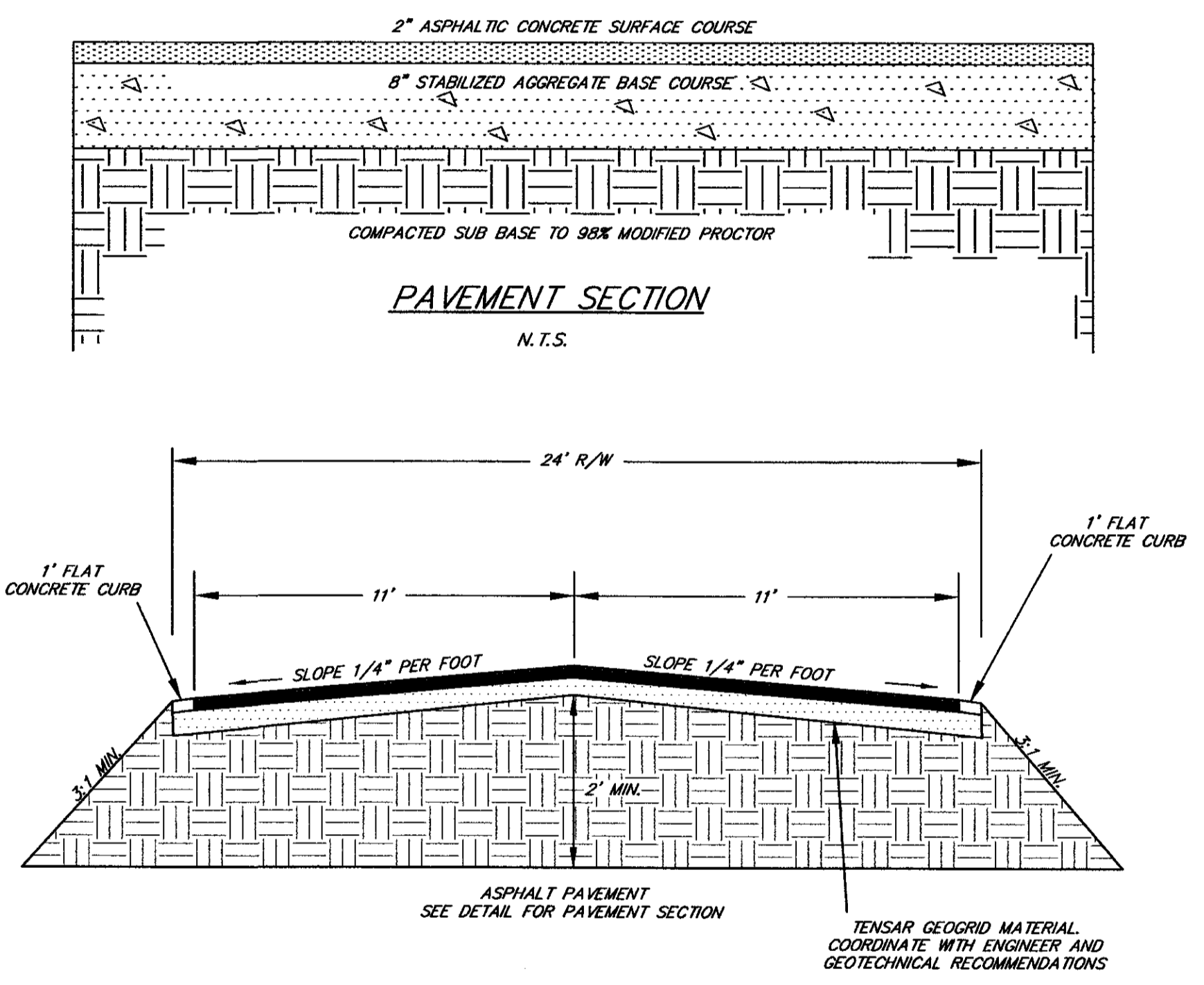
MINIMUM ACCEPTABLE BEDDING DETAIL FOR TYPICAL GRAVITY SEWER MAIN AND SERVICE SUMMERVILLE CPW (1999) N.T.S.



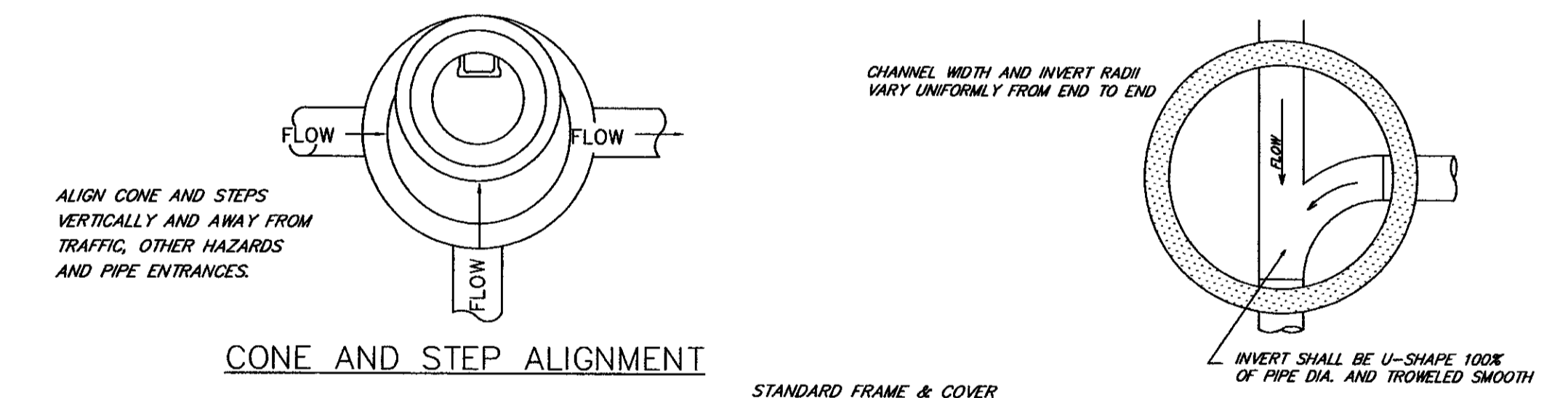
SEWER SERVICE CONNECTION DETAIL SUMMERVILLE CPW (1999) N.T.S.



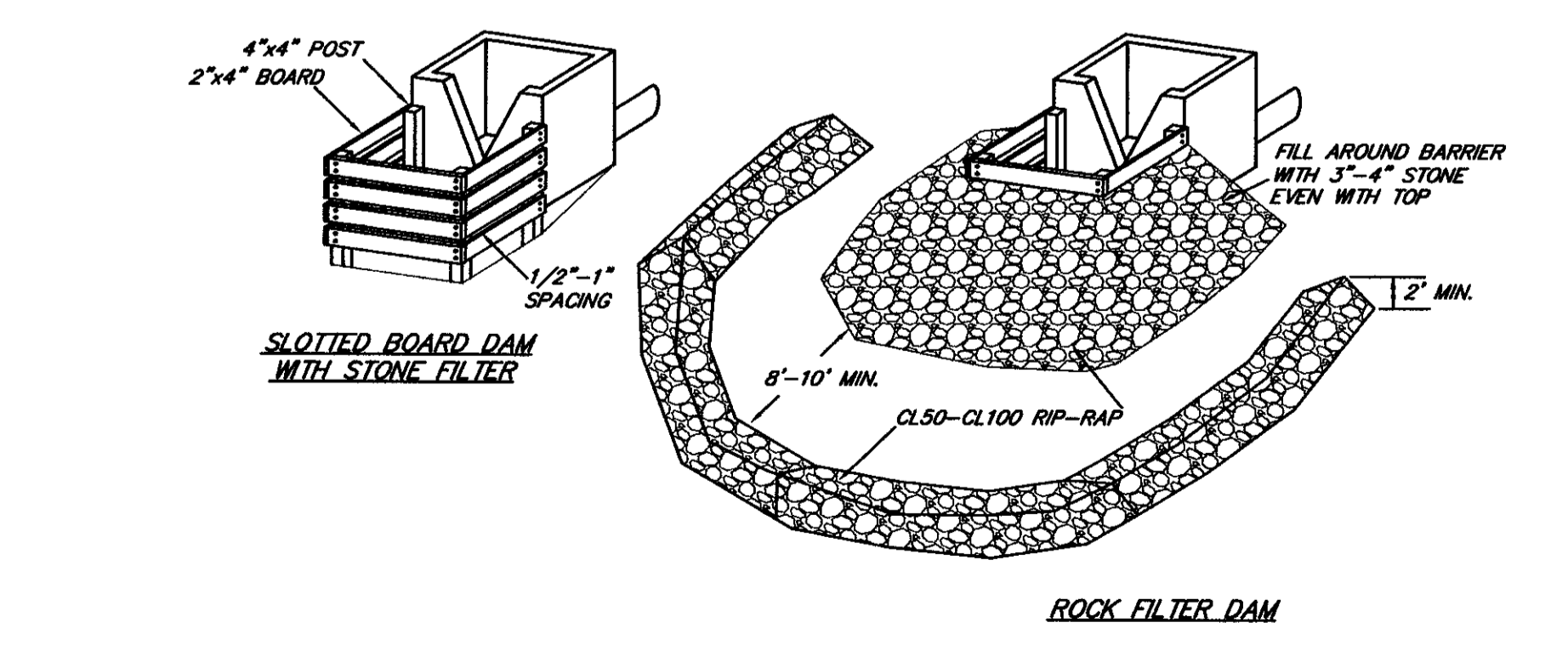
SERVICE CLEANOUT DETAIL N.T.S.



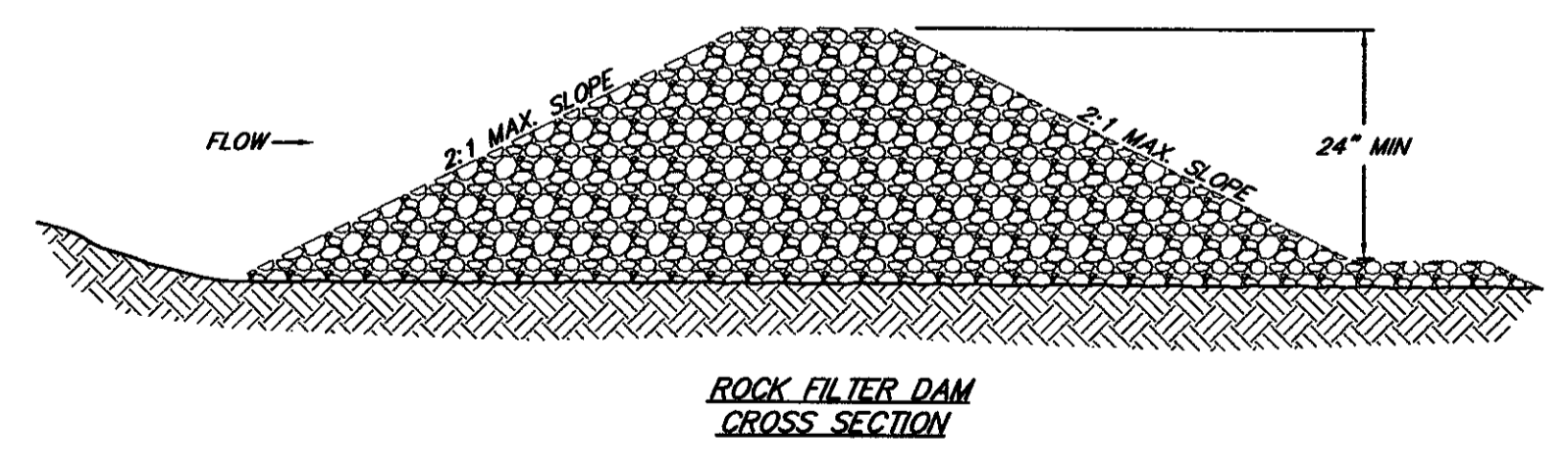
TYPICAL 50' ROADWAY SECTION N.T.S.



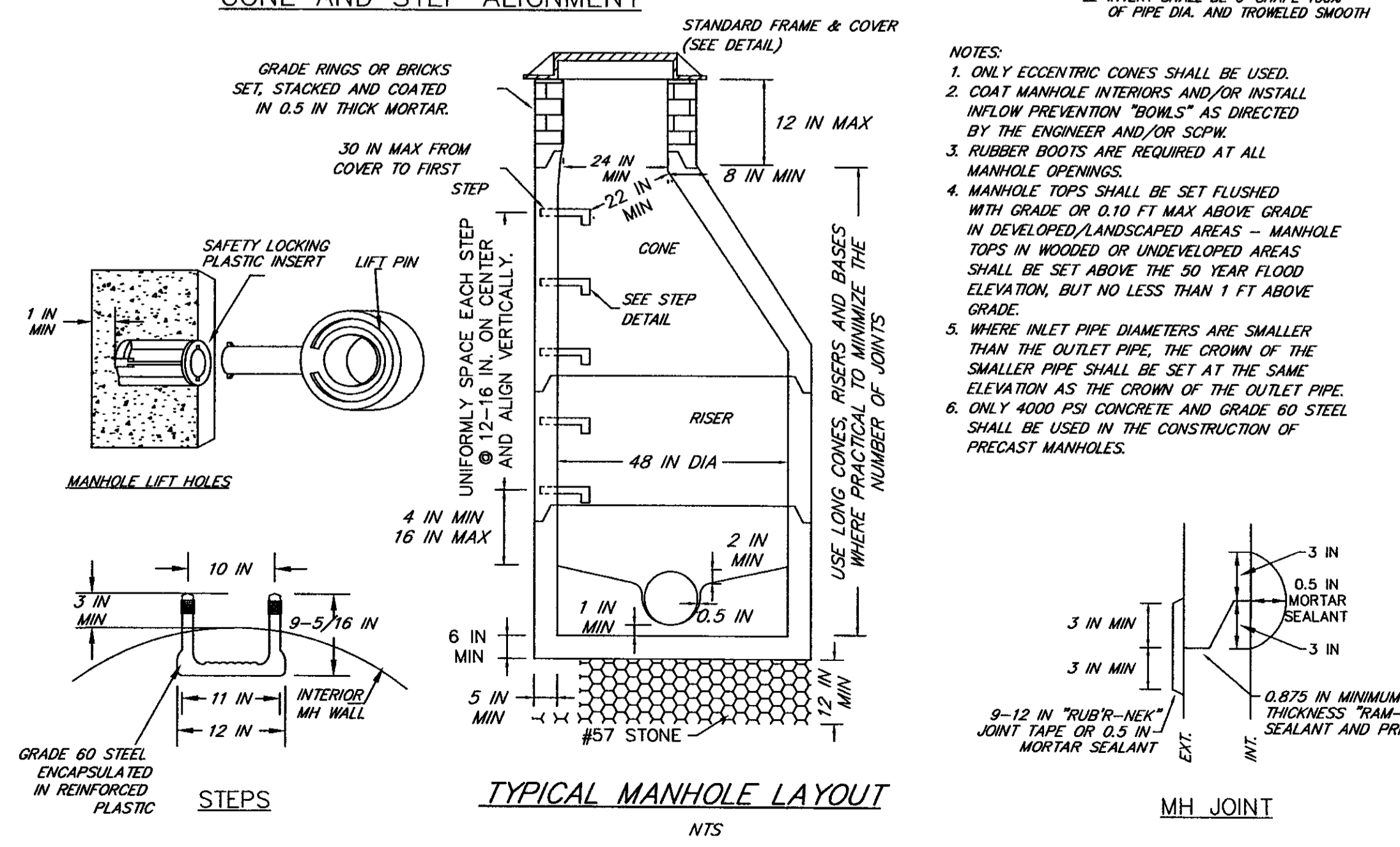
CONE AND STEP ALIGNMENT (SEE DETAIL)



SEDIMENT CONTROL ROCK DAM RETROFITTED OUTFALL STRUCTURE N.T.S.



ROCK FILTER DAM CROSS SECTION



TYPICAL MANHOLE LAYOUT N.T.S.

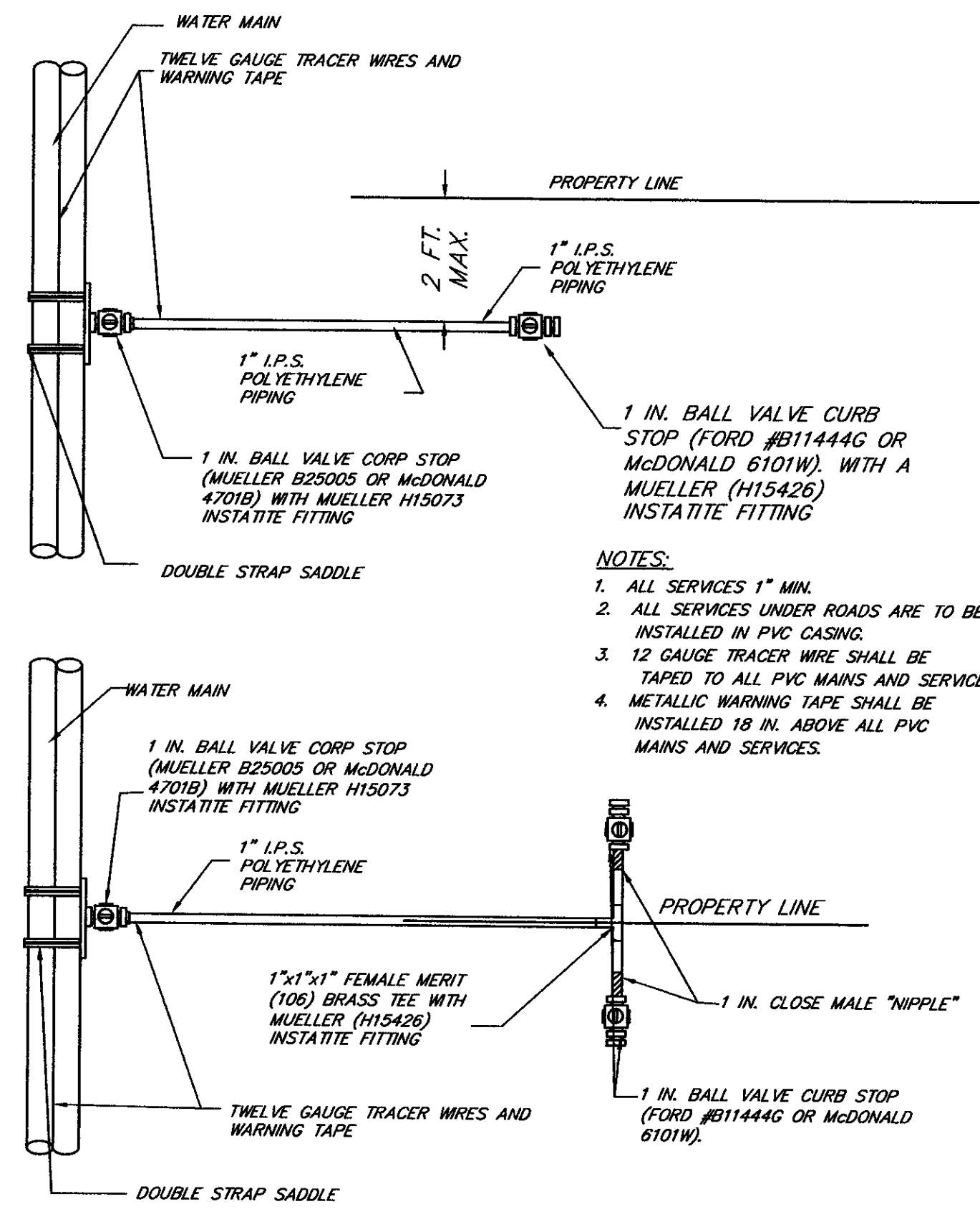
ARBOR OAKS TOWNHOMES LOCATED IN THE TOWN OF SUMMERVILLE DORCHESTER COUNTY, SOUTH CAROLINA
 DETAIL SHEET

DESIGNED: MEL
 DRAWN: JHR
 CHECKED: MEC
 APPROVED: MEC
 SCALE: 1"=40'
 DATE: SEPTEMBER 19, 2002
 PROJECT NO.: 01-087
 SHEET 13 OF 14

REVISIONS
 NO. DATE DESCRIPTION
 1 01-28-03 ADDED REVISION SEWER CLEAN-OUT DETAIL
 2 1/20/03 ADDED CHECK DAM DETAIL
 3 5/21/03 REVISED ROADWAY SECTION TO SHOW CURB

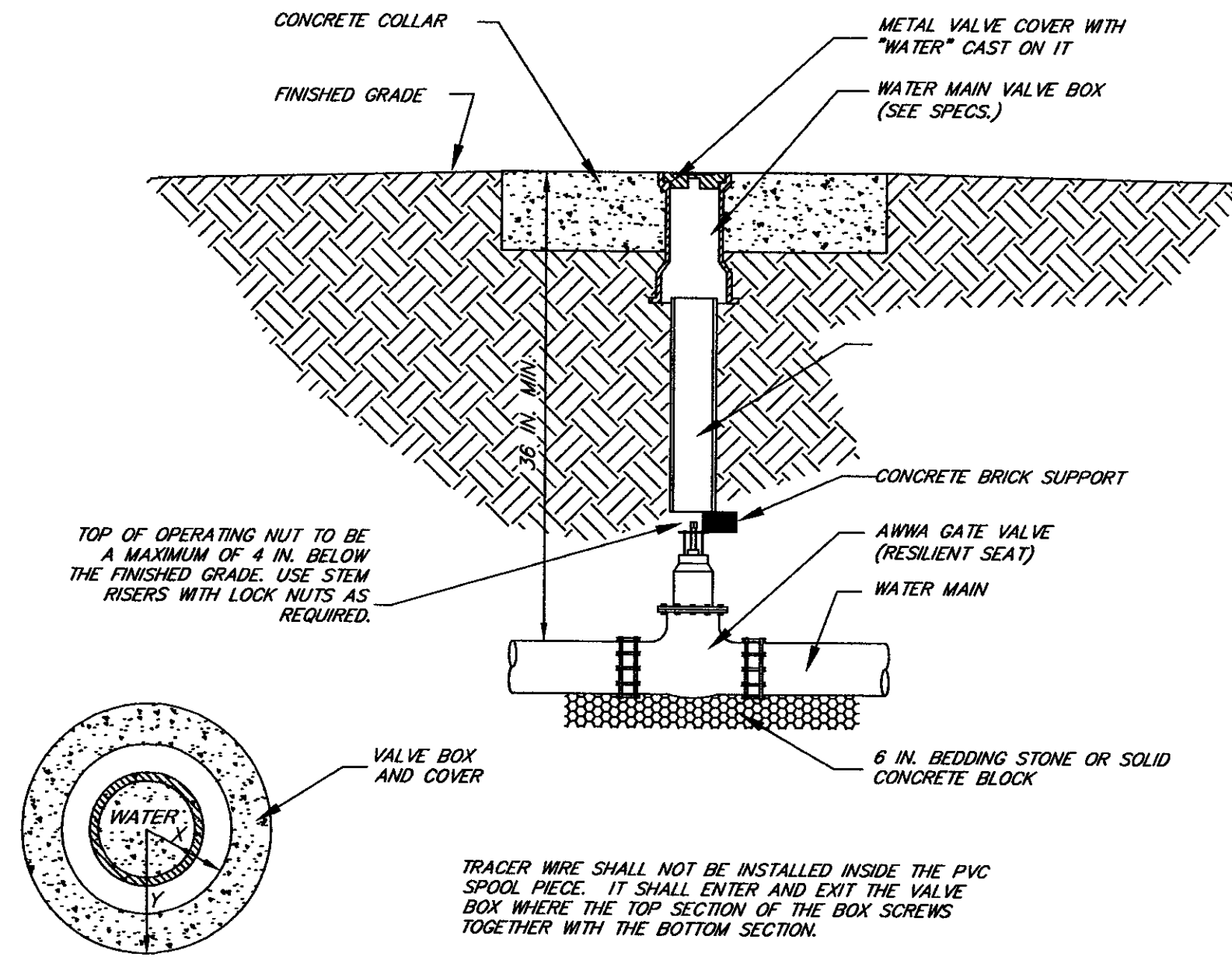
TRICO ENGINEERING CONSULTANTS, INC.
 1425 Belle Oaks Drive
 South Carolina
 Phone: (843) 740-7700
 Fax: (843) 740-7707
 info@tricoengineering.com
 ENGINEERING CONSULTANTS, INC.
 No. 000516
 CERTIFICATE OF REGISTRATION
 STATE OF SOUTH CAROLINA
 PROFESSIONAL ENGINEERING
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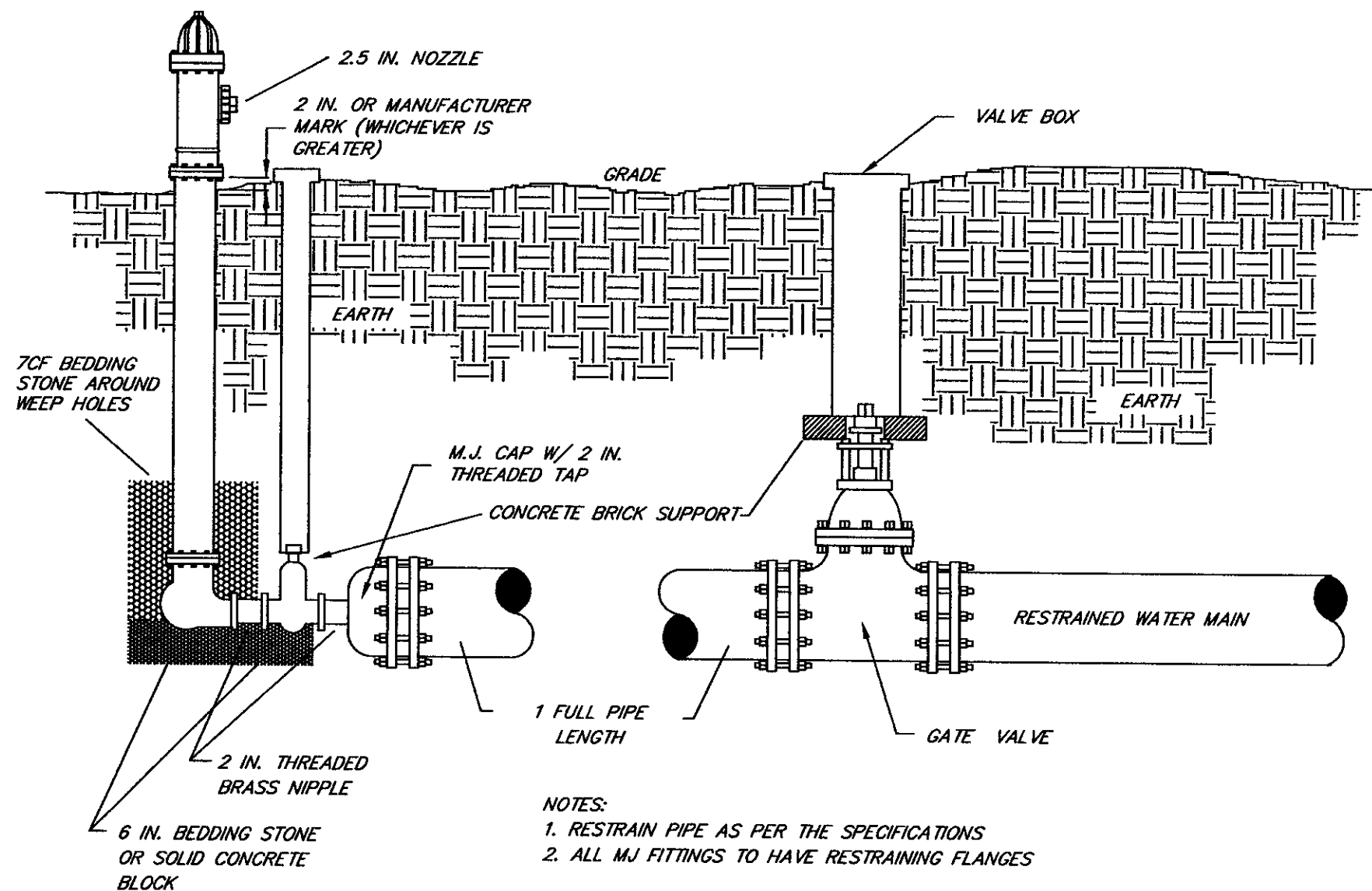
TYPICAL WATER SERVICE - PLAN VIEW
N.T.S.

- NOTES:**
1. ALL SERVICES 1" MIN.
 2. ALL SERVICES UNDER ROADS ARE TO BE INSTALLED IN PVC CASING.
 3. 12 GAUGE TRACER WIRE SHALL BE TAPED TO ALL PVC MAINS AND SERVICES.
 4. METALLIC WARNING TAPE SHALL BE INSTALLED 18 IN. ABOVE ALL PVC MAINS AND SERVICES.



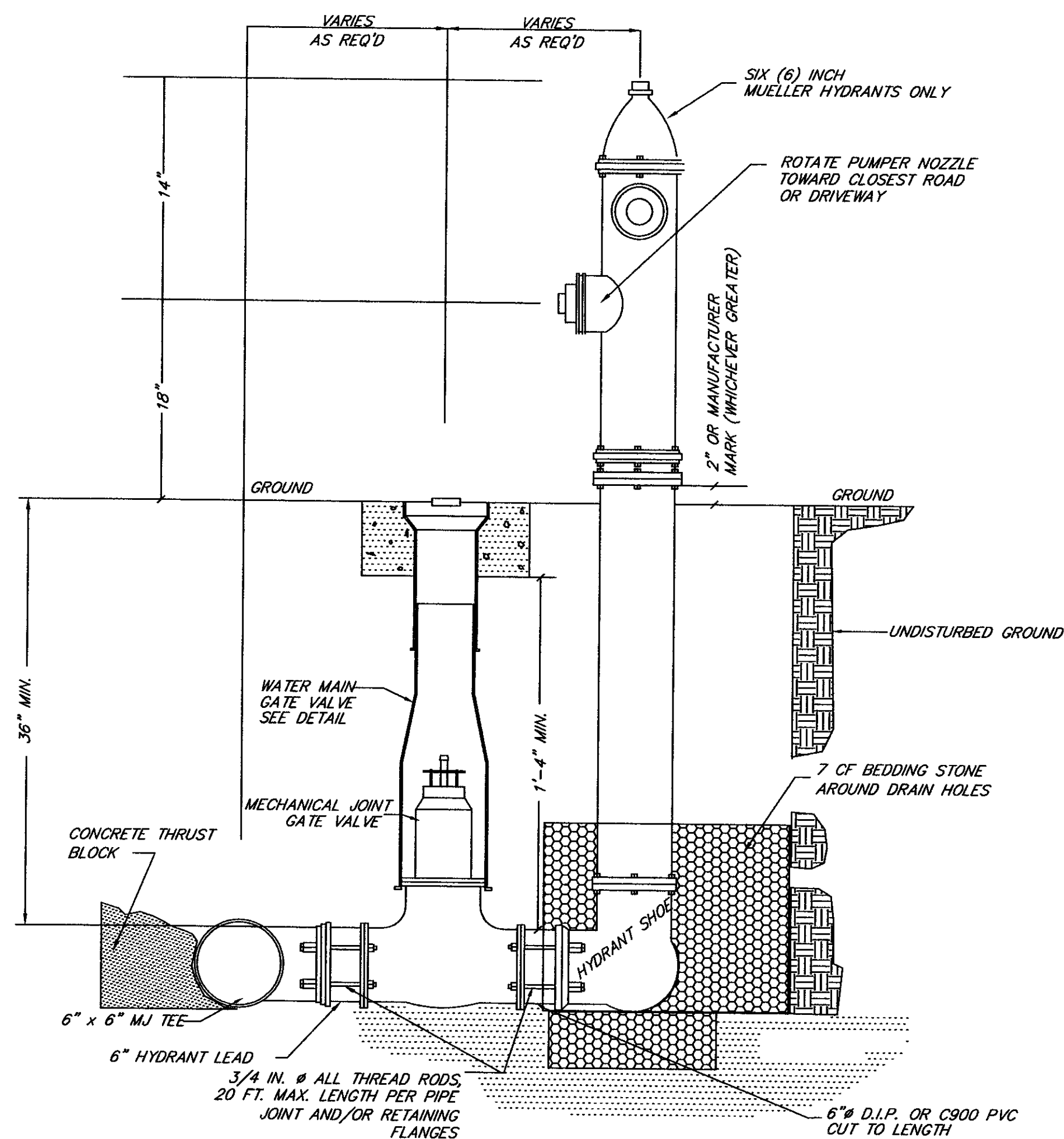
TYPICAL GATE VALVE DETAIL
N.T.S.

- NOTES:**
1. TRACER WIRE SHALL NOT BE INSTALLED INSIDE THE PVC SPOOL PIECE. IT SHALL ENTER AND EXIT THE VALVE BOX WHERE THE TOP SECTION OF THE BOX SCREWS TOGETHER WITH THE BOTTOM SECTION.
 2. PVC SPOOL PIECE CUT TO DESIRED LENGTH. PIPE SHALL STOP EVENLY WITH THE BOTTOM OF THE OPERATING NUT AND SHALL NOT REST ON THE BODY OF THE VALVE. SPOOL PIECE TO BE CUT FROM 6 IN. WATER MAIN PIPE.



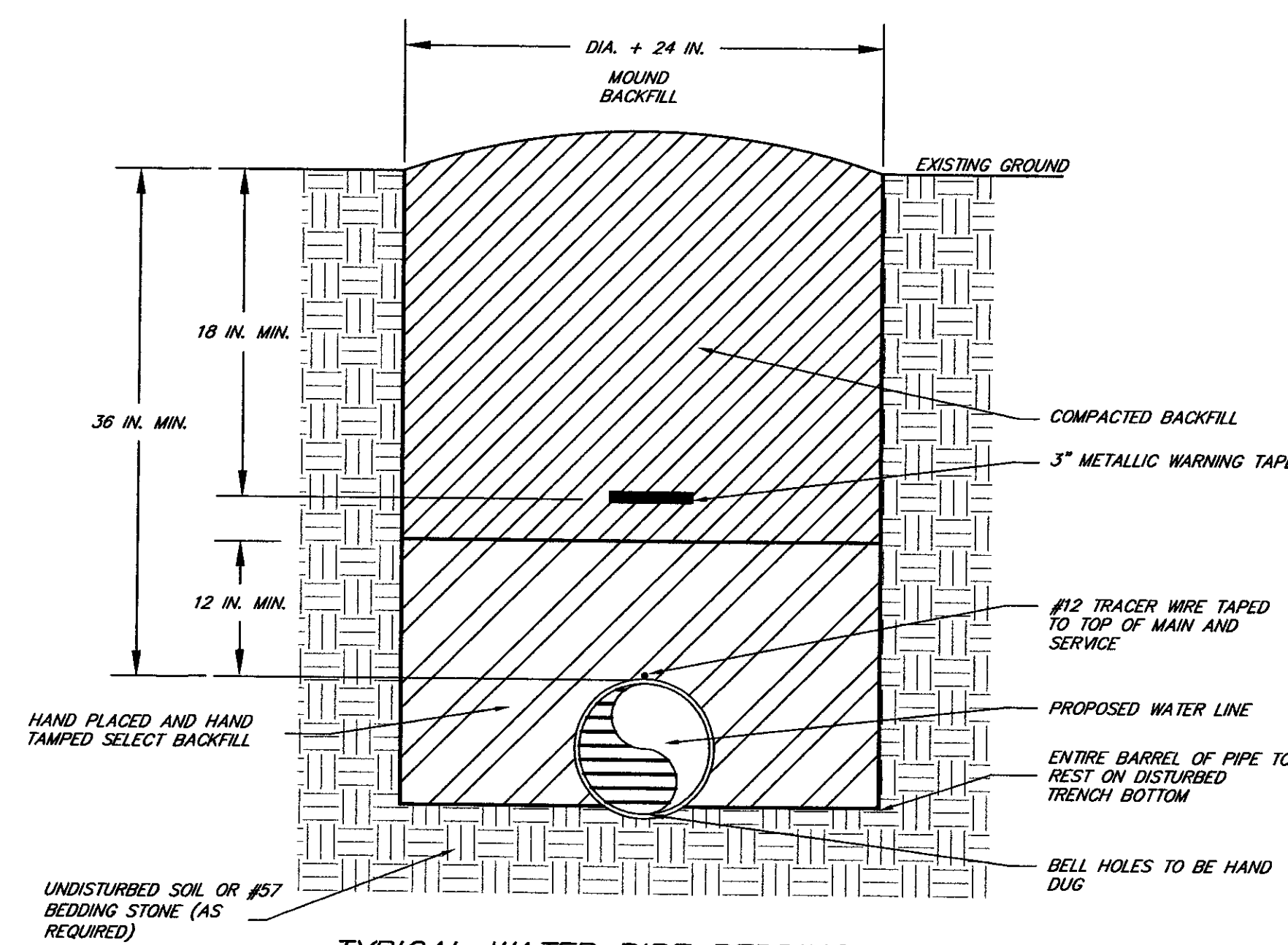
FLUSHING HYDRANT DETAIL
N.T.S.

- NOTES:**
1. RESTRAIN PIPE AS PER THE SPECIFICATIONS
 2. ALL MJ FITTINGS TO HAVE RESTRAINING FLANGES

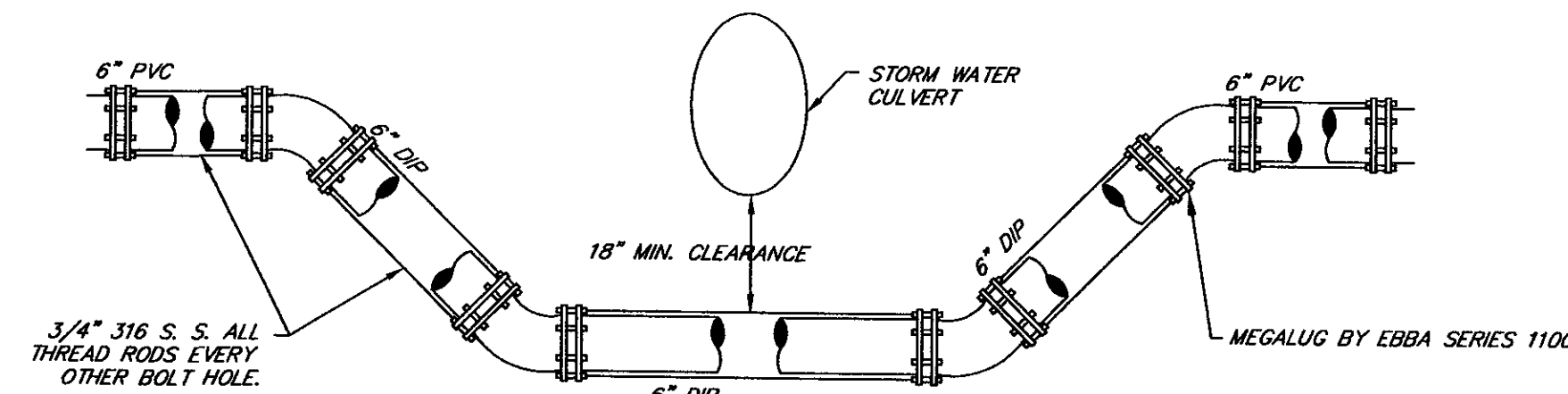


FIRE HYDRANT DETAIL
N.T.S.

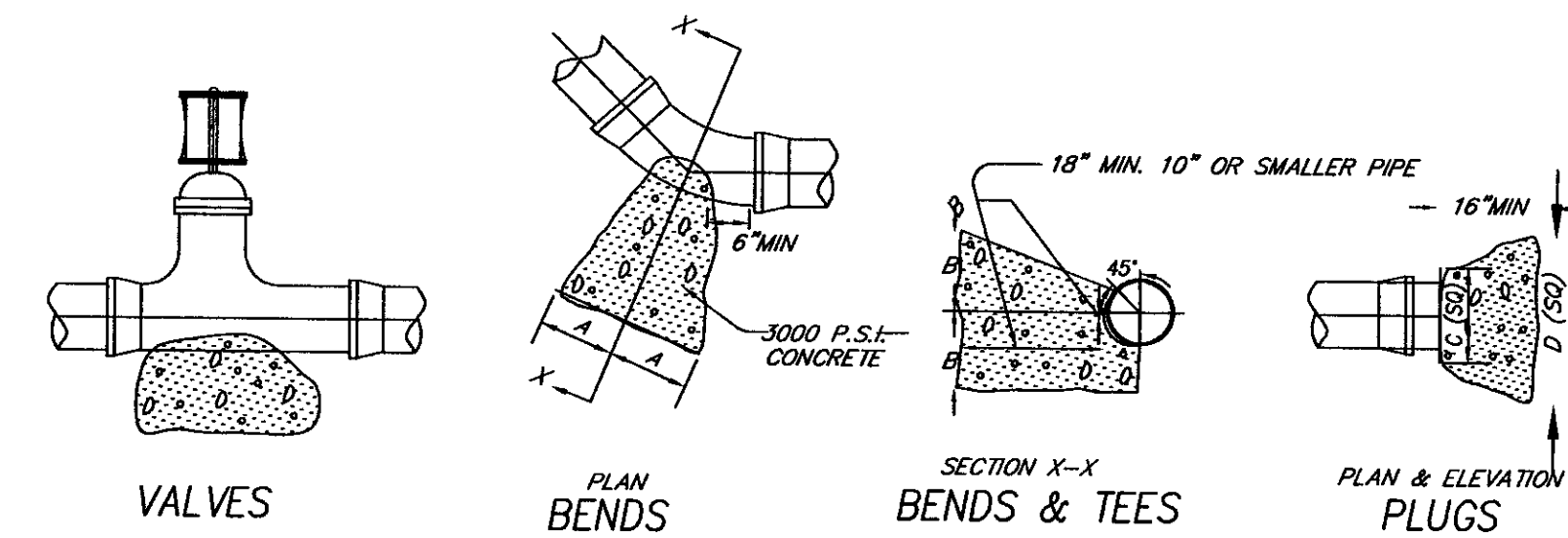
- NOTES:**
1. HYDRANTS SHALL BE PAINTED YELLOW WITH WHITE CAPS & BONNET. DO NOT PAINT OPERATING NUT OR OIL RESERVOIR.
 2. ALL MJ FITTINGS SHALL BE RESTRAINED WITH RESTRAINING FLANGES AND ALL THREAD ROD.
 3. ALL PIPE AND FITTINGS CONTACT WITH CONCRETE BLOCKING SHALL BE WRAPPED IN POLYETHYLENE.
 4. A MINIMUM THICKNESS OF 6 IN. BEDDING STONE OR A SOLID CONCRETE BLOCK IS REQUIRED UNDER ALL FITTINGS, VALVES AND HYDRANTS.



TYPICAL WATER PIPE BEDDING DETAIL
N.T.S.



TYPICAL WATER/STORM DRAIN CROSSING DETAIL
N.T.S.



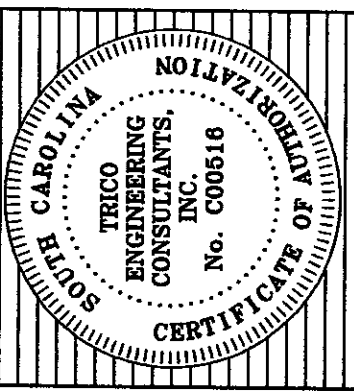
SIZE	1/4 BEND		1/8 BEND		1/16 BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
4" & SMALLER	6"	10"	5"	10"	3"	6"	5"	12"	6"	14"
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"

TYPICAL THRUST BLOCK LOCATIONS FOR HORIZONTAL CHANGES IN DIRECTION
N.T.S.

- NOTES:**
1. CONCRETE TO BE FORMED WITH 3/4" PLYWOOD.
 2. BENDS AND/OR FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
 3. 6" STONE OR SOLID BLOCK REQUIRED UNDER BENDS / FITTINGS.
 4. FITTINGS WITHIN 10" OF EACH OTHER SHALL BE RODDED TOGETHER WITH 3/4" ALL THREAD ROD (2 MIN.).
 5. RESTRAINING FLANGES REQUIRED ON ALL FITTINGS. ALL FITTINGS TO BE M.J.
 6. ALL BENDS SHALL BE MARKED WITH PVC PIPES TO GROUND SURFACE UNTIL AFTER AS-BUILT SURVEY IS COMPLETED.

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ARBOR OAKS TOWNHOMES
LOCATED IN
THE TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA
DETAIL SHEET



4425 Belle Oaks Drive
North Charleston, SC 29405
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trecengineering.com



DESIGNED: MEL
DRAWN: JHR
CHECKED: MEC
APPROVED: MEC
SCALE: 1"=40'
DATE: SEPTEMBER 19, 2002
PROJECT NO.: 01-087
SHEET 14 OF 14

REVISIONS
NO. DATE
1 07/28/02 ADDED FLUSHING HYDRANT DETAIL