**Goal**

- 120 Room hotel
  - 260’ x 70’ building footprint
- Outdoor private pool area for guests
- Ample parking: 122 Total Spaces
- Front Portico for dropping off patrons
- Adequate greenspace
- Detention pond on the neighboring property

**Scope of Work**

- Site Layout
- Foundation
- Pavement
- Grading
- Water/Sewer Design
- Stormwater Modeling
- Detention Pond

**Pre-existing Conditions**

- The site is generally vegetated by low to moderate density undergrowth and bushes, no need for clearing and grubbing
- The property is on Lakeland Sand (LaB) which has an excessively drained natural drainage class and a very low runoff class
  - Low frequency of flooding and ponding
  - More than 80 inches till water table
- Open space and fair hydrologic conditions
- Existing utilities are underground
  - Water and sewage lines and Storm drains

**Existing Layout**

- 120 Room hotel
  - 260’ x 70’ building footprint
- Outdoor private pool area for guests
- Ample parking: 122 Total Spaces
- Front Portico for dropping off patrons
- Adequate greenspace
- Detention pond on the neighboring property

**Layout Recap:**

**Hotel:**
- 120 Rooms

**Parking:**
- 122 Total Spaces
  - 87 Regular Spaces
  - 30 Compact Spaces
  - 5 Handicap Accessible
  - 1 Van Accessible

**Parking Requirements**

- 1 Parking Space Per Room = 120 Spaces
- 1 Space per 800 Sq. ft. of public meeting space = 2 spaces
- Total = 122 spaces required

**Parking Spaces:**

- Regular 9’ x 18’
- Compact 8’ x 16’
- Drive Aisles 25’ wide

**Timeline**

- Project
- Site Layout
- Foundation
- Grading
- Pavement
- Water/Sewer Design
- Stormwater Design
- Detention Pond
- Report

- Started
- In progress
- Completed

**Grading**

- 2% slope
  - Flow leads away from hotel throughout parking lot
  - Catch basins leading to pond
- Special grades
  - Hotel & Portico finish floor elevation 368’ @ 0% slope
  - Small swale behind hotel leading to pond
  - Entrance & Exit of portico have 1% slope for water runoff

**Pavement Design**

- Traffic Class 2 (Parking Lots>50 stalls)(Less than 5 Heavy Duty Trucks/day)
- Medium Subgrade Based off Boring Log Descriptions
- Good Subgrade Based off of Boring Log Calcs

**Required Permits**

- NOI - Notice of Intent
- City of Columbia Capacity Analysis
- Minor Land Development Checklist
- SWPPP - Stormwater Pollution Prevention Plan
- NOT - Notice of Termination
- Land Disturbance Checklist
- Pond Maintenance Agreement
- City of Columbia Water Permit to Construct
- SCDHEC Checklist