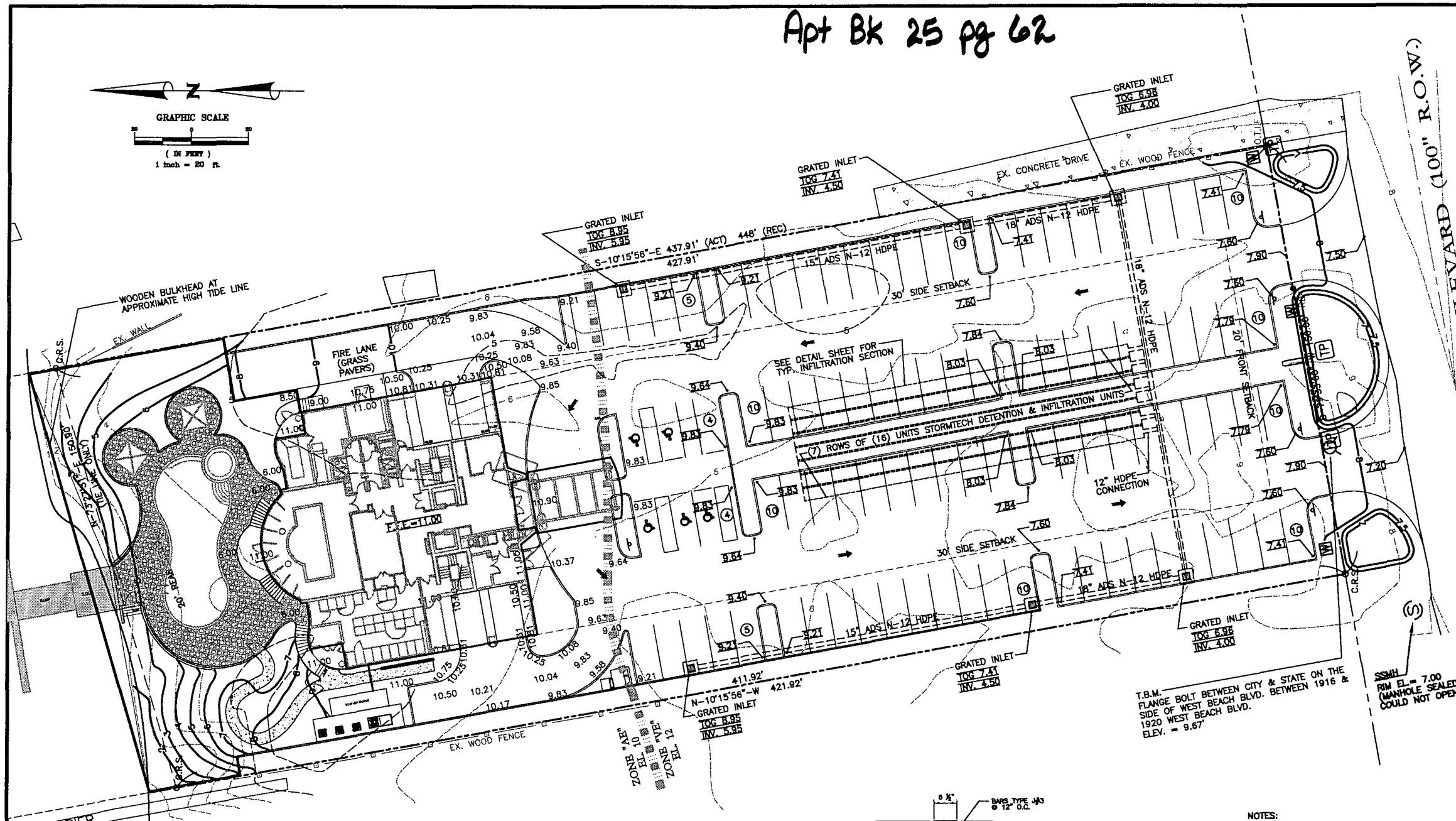
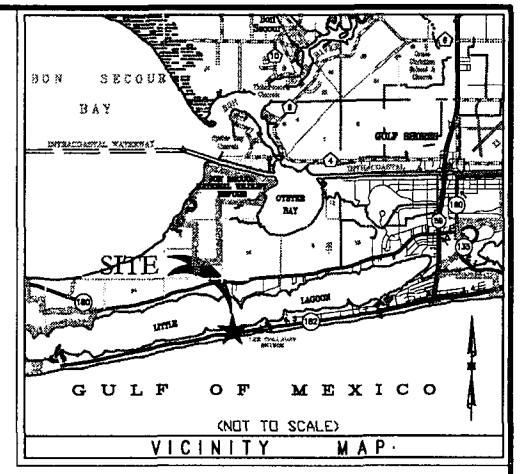
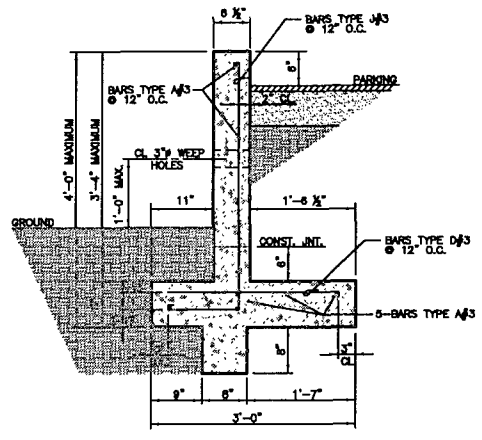
Apt Bk 25 pg 62







RETAINING WALL SECTION
N.T.S.

NOTE
THIS SITE GRADING AND DRAINAGE PLAN IS NOT VALID WITHOUT THE AS-BUILT SURVEY ATTACHED HERETO.

DETENTION POND CALCULATIONS 06-14-2004

USING MOBILE INTENSITY-DURATION CURVE, 1906-1951
BASED ON 10 YR. RETURN STORM
TOTAL DRAINAGE AREA = 62983 SF = 1.446 AC
TIME OF CONCENTRATION IS 5 MINS

PRE DEVELOPMENT CONDITIONS

PROPERTY AREA OF 62983 SF = 1.446 AC
RUNOFF COEFFICIENT 'C'= 0.10
PREDEVELOPMENT RUNOFF COEFFICIENT = 0.10
PRE-DEVELOPMENT DISCHARGE = 1.20 CFS
PERC RATE AT 1 IN/6MIN
USING 110 STORMTECH UNITS
EACH UNIT PROVIDES 37 SF FOOTPRINT & 74 CF STORAGE
(37SF)(1IN/6MIN)(1MIN/60SEC)(1FT/12IN)(110 UNITS)
DESIGN PERC DISCHARGE = 0.94 CFS

POST DEVELOPMENT CONDITIONS

BUILDING AREA OF 7013 SF = 0.161 ACRES
'C' COEFFICIENT HAS CHANGED FROM 0.10 TO 0.95
CONCRETE AREA OF 5826 SF = 0.134 ACRES
'C' COEFFICIENT HAS CHANGED FROM 0.10 TO 0.90
ASPHALT AREA OF 30986 SF = 0.711 ACRES
'C' COEFFICIENT HAS CHANGED FROM 0.10 TO 0.95
LANDSCAPE AREA OF 19158 SF = 0.440 ACRES
'C' COEFFICIENT HAS CHANGED FROM 0.10 TO 0.25
POST-DEVELOPMENT WEIGHTED 'C' = 0.73
NEW DISCHARGE AT 5 MIN, Tc, IS 8.81 CFS
DETENTION STORAGE OF 8084 CF IS REQUIRED.
WHICH VOLUME OCCURS AT Tc = 66 MIN, I = 2.82 IN/HR
110 UNITS PROVIDES 8,140 CF STORAGE
FULL SYSTEM RECOVERY IN 2.4 HOURS

SITE DATA:

ZONE DISTRICT: BTL (TOURIST LODGING DISTRICT)

LOT AREA REQUIRED: 5,000 SQ. FT.
ACTUAL LOT AREA: 62,925 SQ. FT. (1.45 AC±)

NUMBER UNITS ALLOWED @ 42/ACRE: 61 UNITS
NUMBER UNITS PROPOSED: 49 UNITS

PROPOSED BUILDING HEIGHT: 184 FEET

PROPOSED NUMBER OF STORIES: 17

BUILDING COVERAGE ALLOWED: 16.1% (10,131 SQ. FT.)
BUILDING COVERAGE PROPOSED: 7,425 SQ. FT. (12%)

GROSS FLOOR AREA ALLOWED: 125,850 SQ. FT.
GROSS FLOOR AREA PROPOSED: 125,589 SQ. FT.

PARKING AREA: 39,500 SQ. FT.
REQUIRED PARKING: 49 UNITS x 2 = 98 SPACES
TOTAL PARKING PROVIDED: 98 SPACES

FRONT SETBACK REQUIRED: 20 FEET
ACTUAL FRONT SETBACK: 272.63 FEET
REAR SETBACK REQUIRED: 20 FEET
ACTUAL REAR SETBACK: 56 FEET SOUTH OF LAGOON
INTERIOR SIDE SETBACK REQUIRED: 30 FEET
ACTUAL SIDE SETBACK: 30 FEET

LANDSCAPE AREA REQUIRED: 10% OF PARKING AREA (3,950 SQ. FT.)
LANDSCAPE AREA PROVIDED: 9,000 SQ. FT. (23%)

TOTAL LANDSCAPE AREA REQUIRED: 20% OF LOT AREA (12,585 SQ. FT.))
TOTAL LANDSCAPE AREA PROVIDED: 21,000 SQ. FT. (33%)

NOTES:

1.) SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS, FLOOR PLANS AND LIGHTING PLAN.

2.) GUTTERS AND DOWNSPOUTS WILL BE REQUIRED TO DRAIN TO DETENTION SYSTEM.

3.) CONTRACTOR SHALL COORDINATE LOCATION OF WATER AND SEWER CONNECTIONS WITH MECHANICAL/PLUMBING PLAN.

4.) SEE DETAIL SHEET FOR TYPICAL EXFILTRATION MATERIAL SECTION.

5.) EXFILTRATION MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE ENGINEER WITH DRAWINGS OF PROPOSED COMPONENT LAYOUT INCLUDING MANIFOLDS, CLEANOUTS AND FITTINGS.

6.) COMMON AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

7.) ALL GROUND ELEVATIONS ARE 6" ABOVE ADJACENT PAVING UNLESS OTHERWISE NOTED.

STATE OF ALABAMA
REGISTERED
No. 21541
PROFESSIONAL
ENGINEER
DOUGLAS ANDREW ROSS

12/27/06 NOT A SURVEY

NO.	REVISION	DATE	ENGR.

HMR

HUTCHINSON, MOORE & RAUCH, LLC

POST OFFICE BOX 1872
FOLEY, ALABAMA
36536

ENGINEERS ◆ SURVEYORS
LAND PLANNERS

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hmrfoley@hmrengineers.com

172-D1025-1706

SITE GRADING AND DRAINAGE PLAN

BEL SOLE, A CONDOMINIUM

SLACK-ALOST DEVELOPMENT

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=20'	DECEMBER, 2006	C.S.C.		2 OF 2