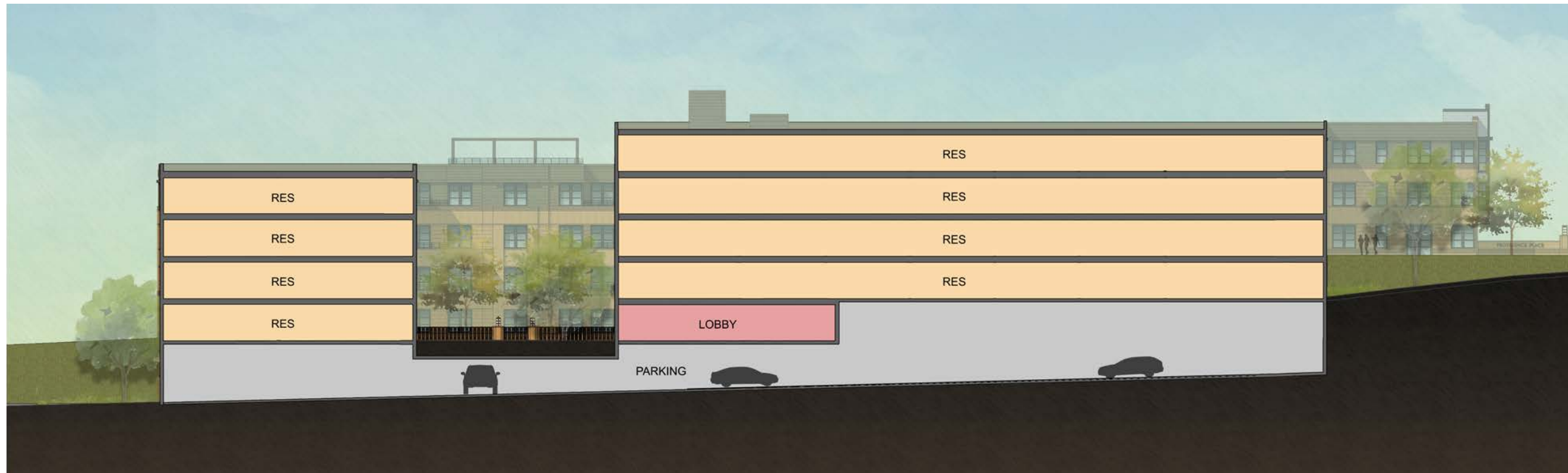




Key



Section A

04/06/2017

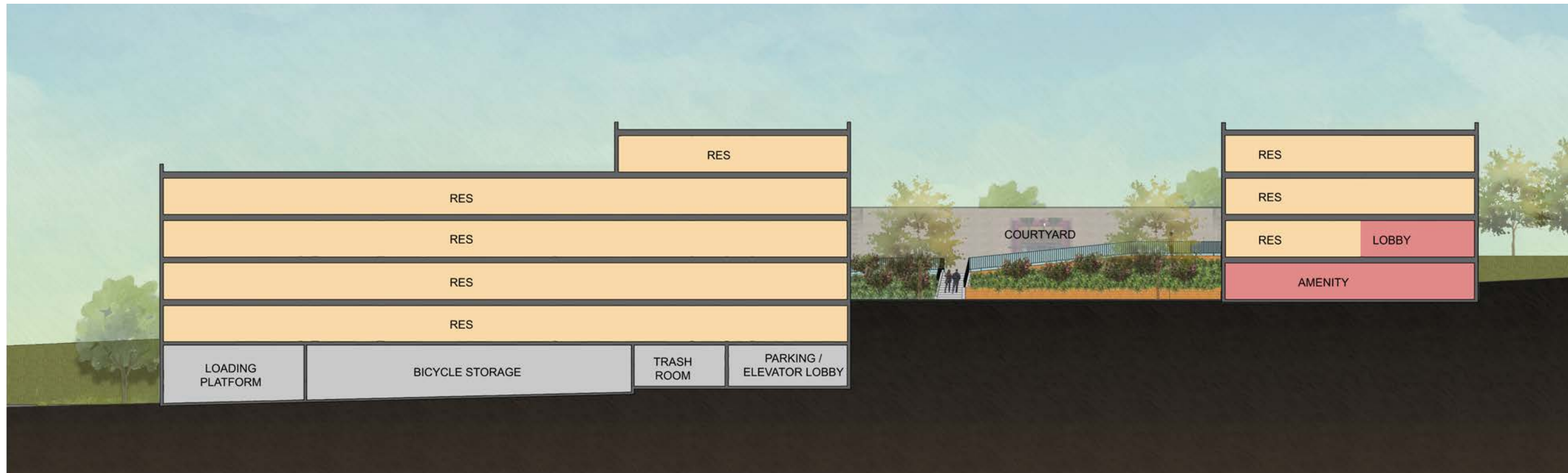
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PNBC - CDC
PROVIDENCE PLACE I, LP



Key



Section B

1" = 30'

04/06/2017

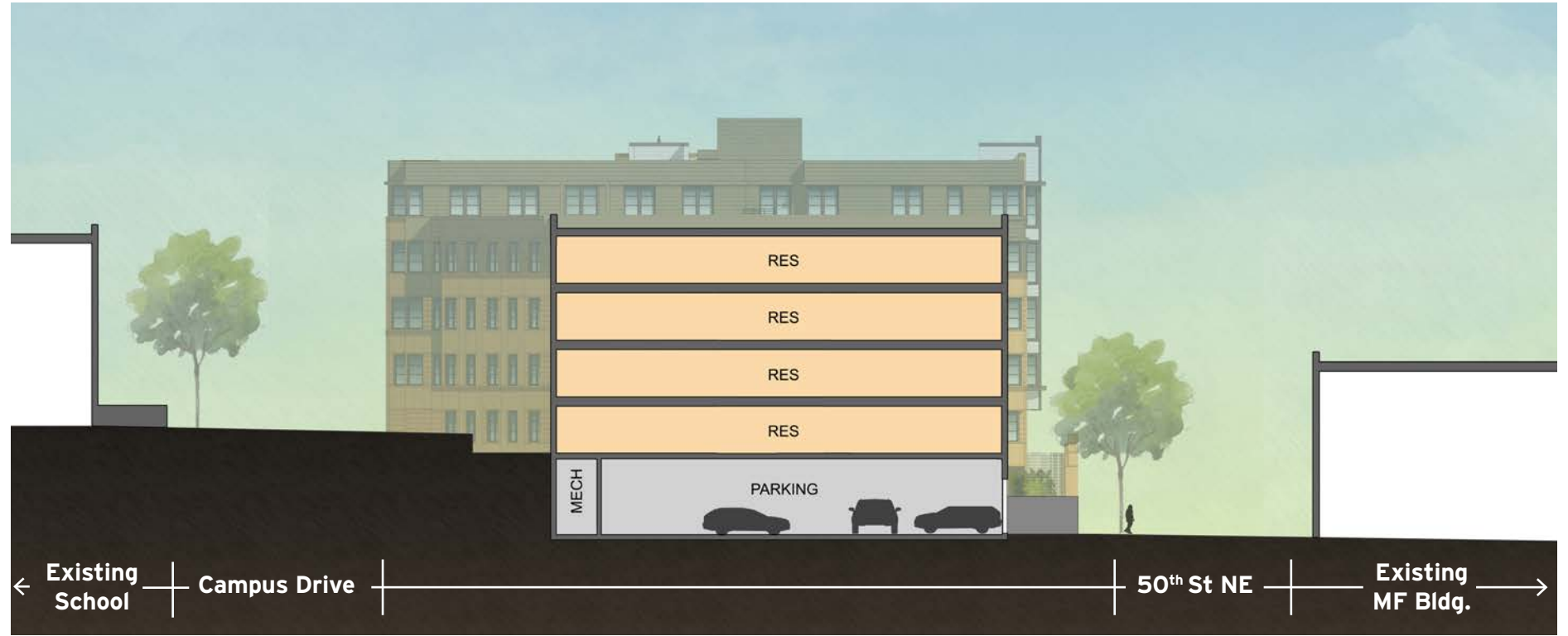
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PNBC - CDC
PROVIDENCE PLACE I, LP



Key



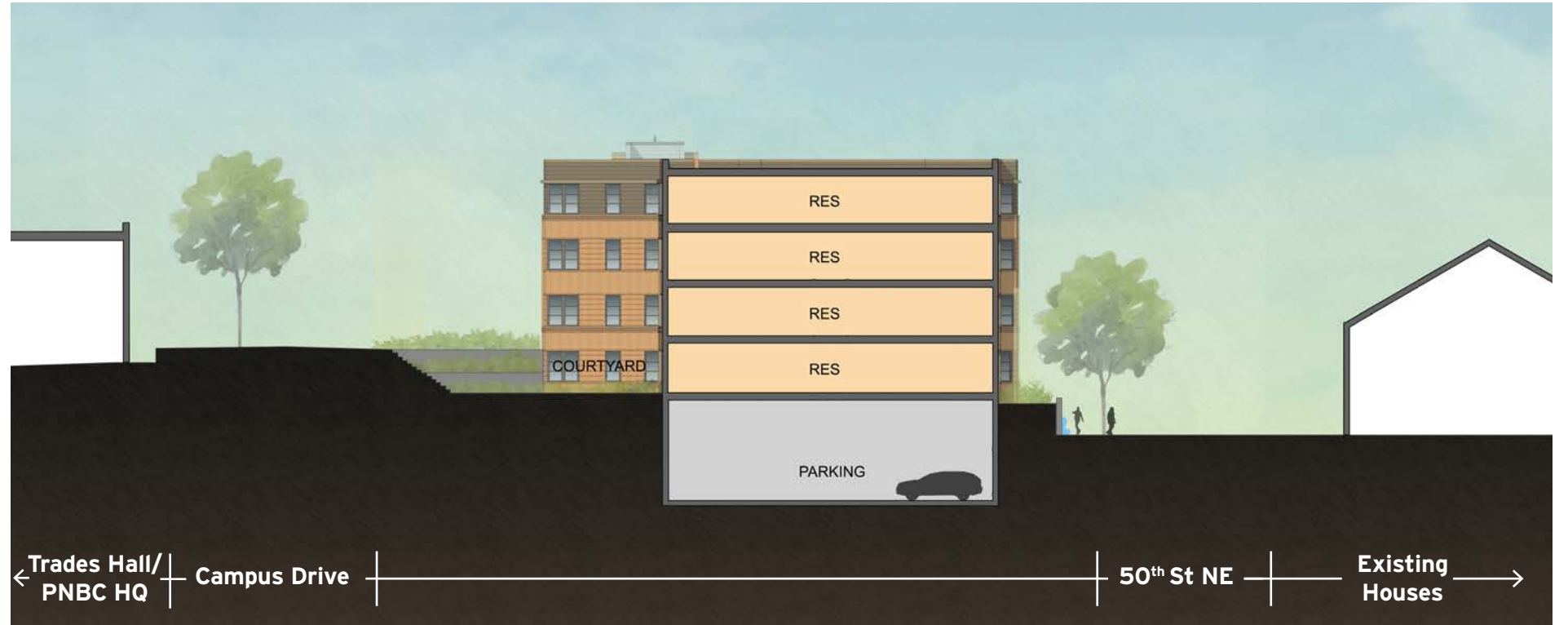
Section C



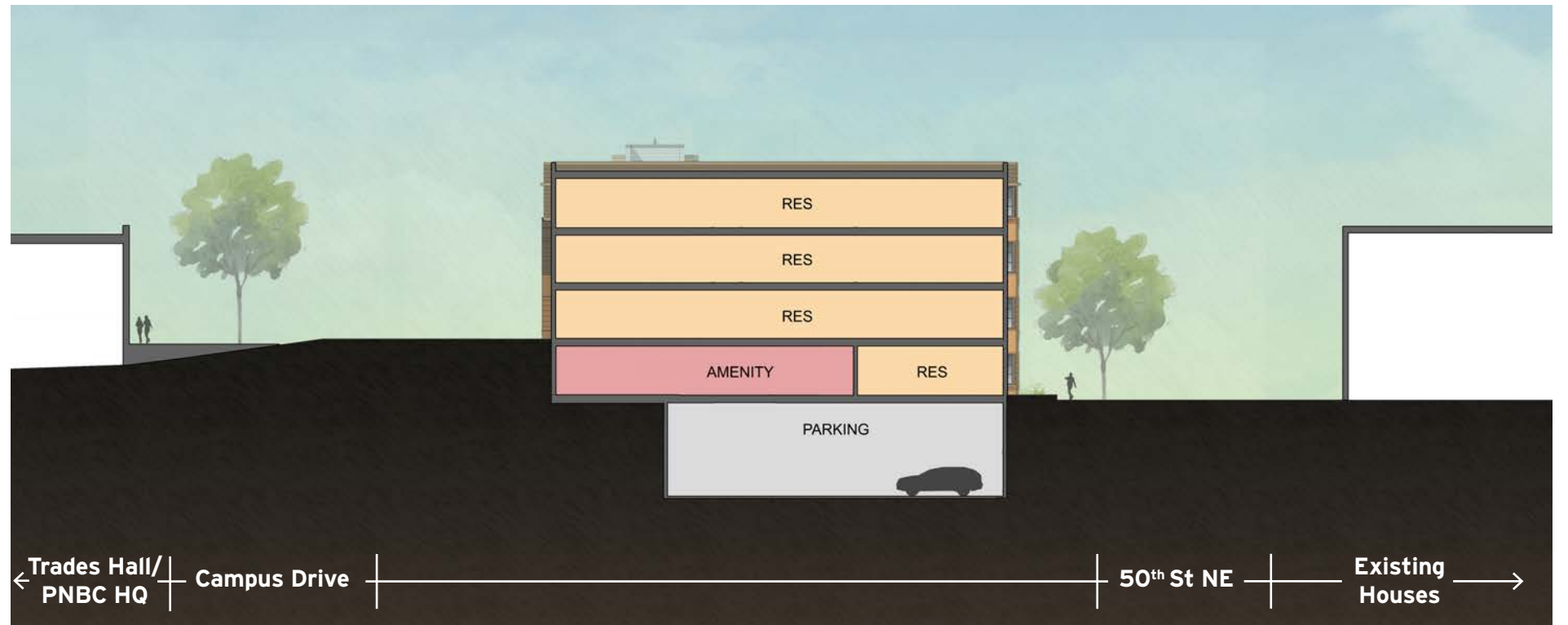
Section D



Key



Section E



Section F



Key

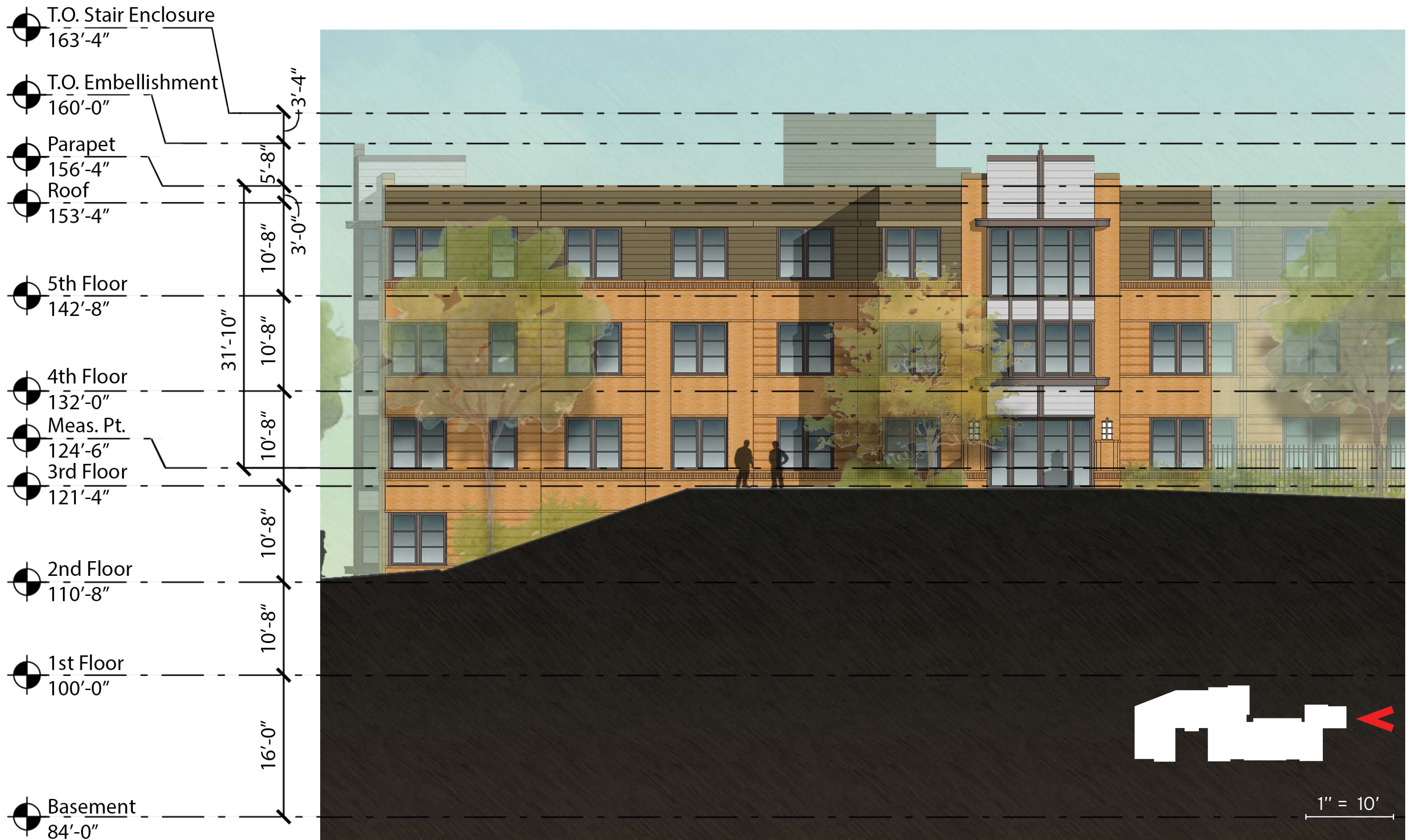


2 South Elevation



1 West Elevation

1" = 30'





Key

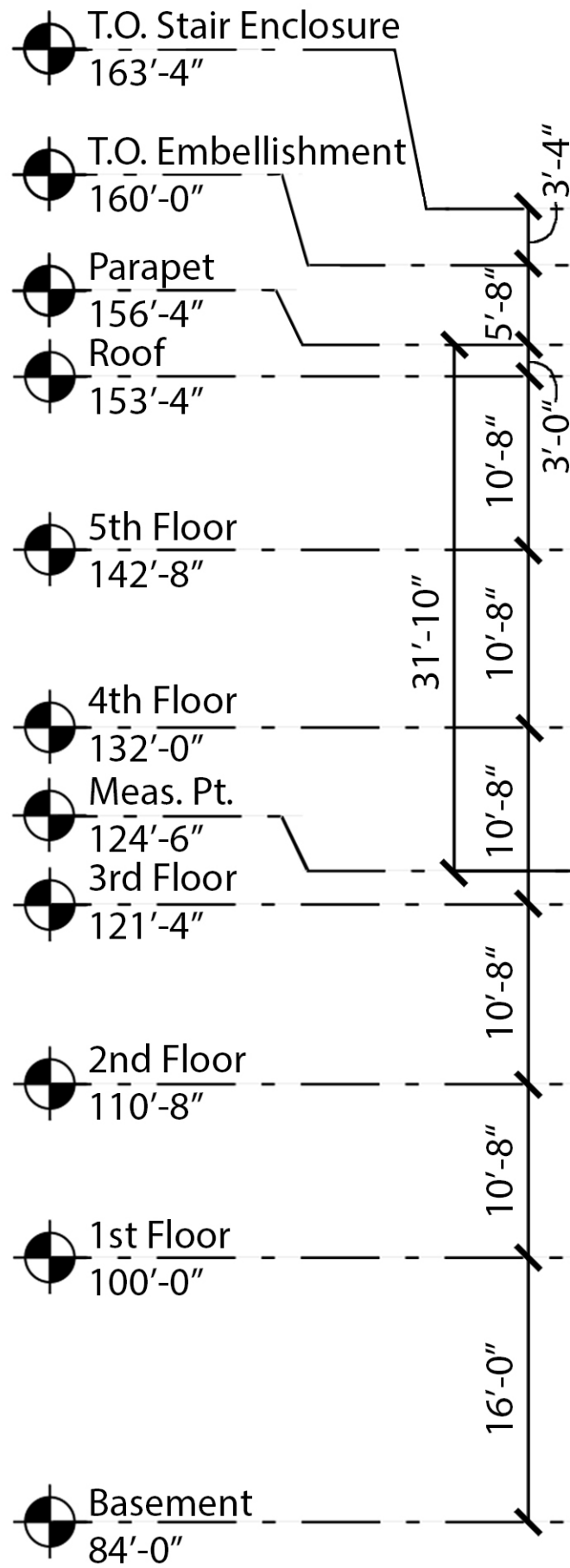


4 North Elevation



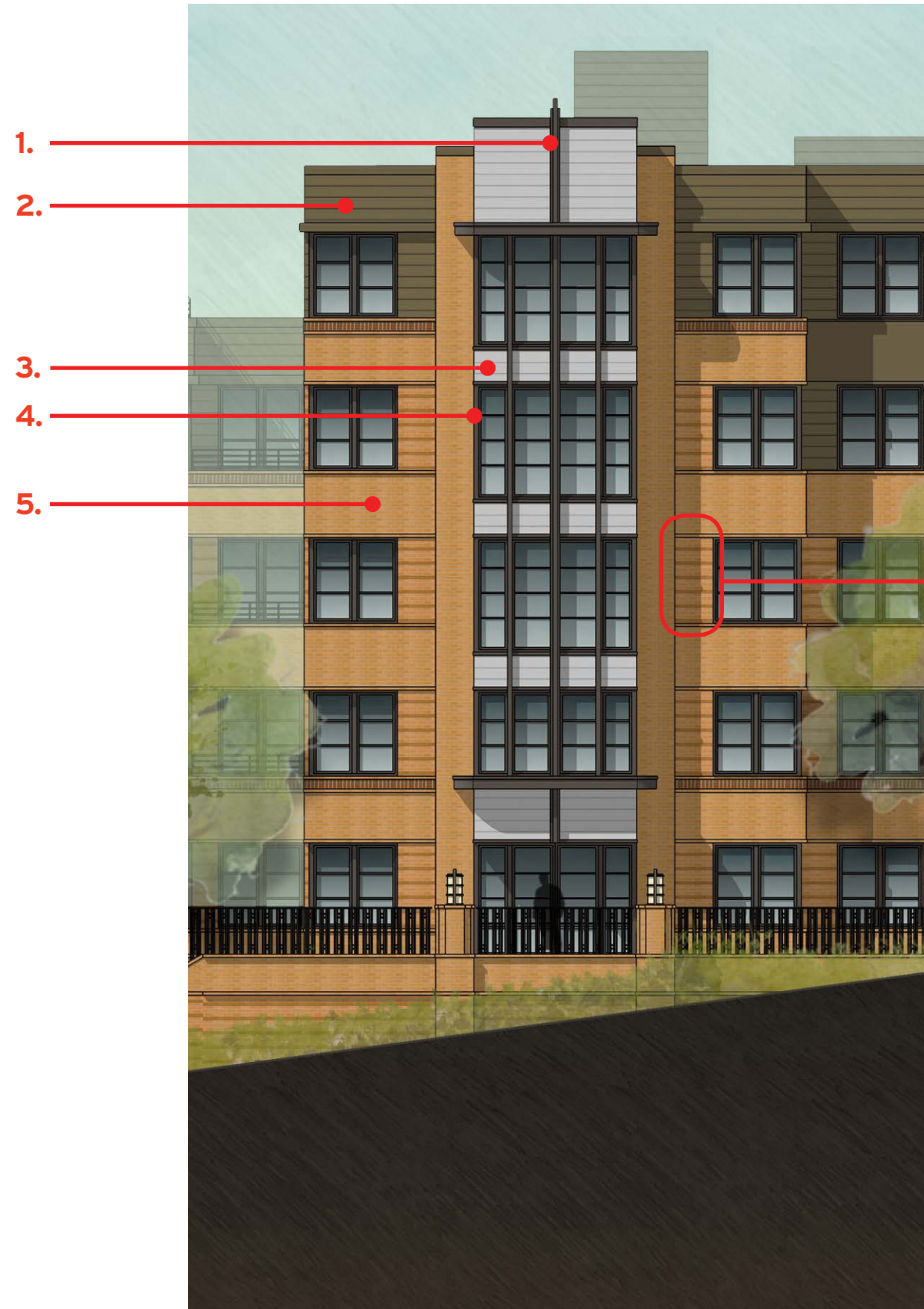
3 East Elevation

1" = 30'

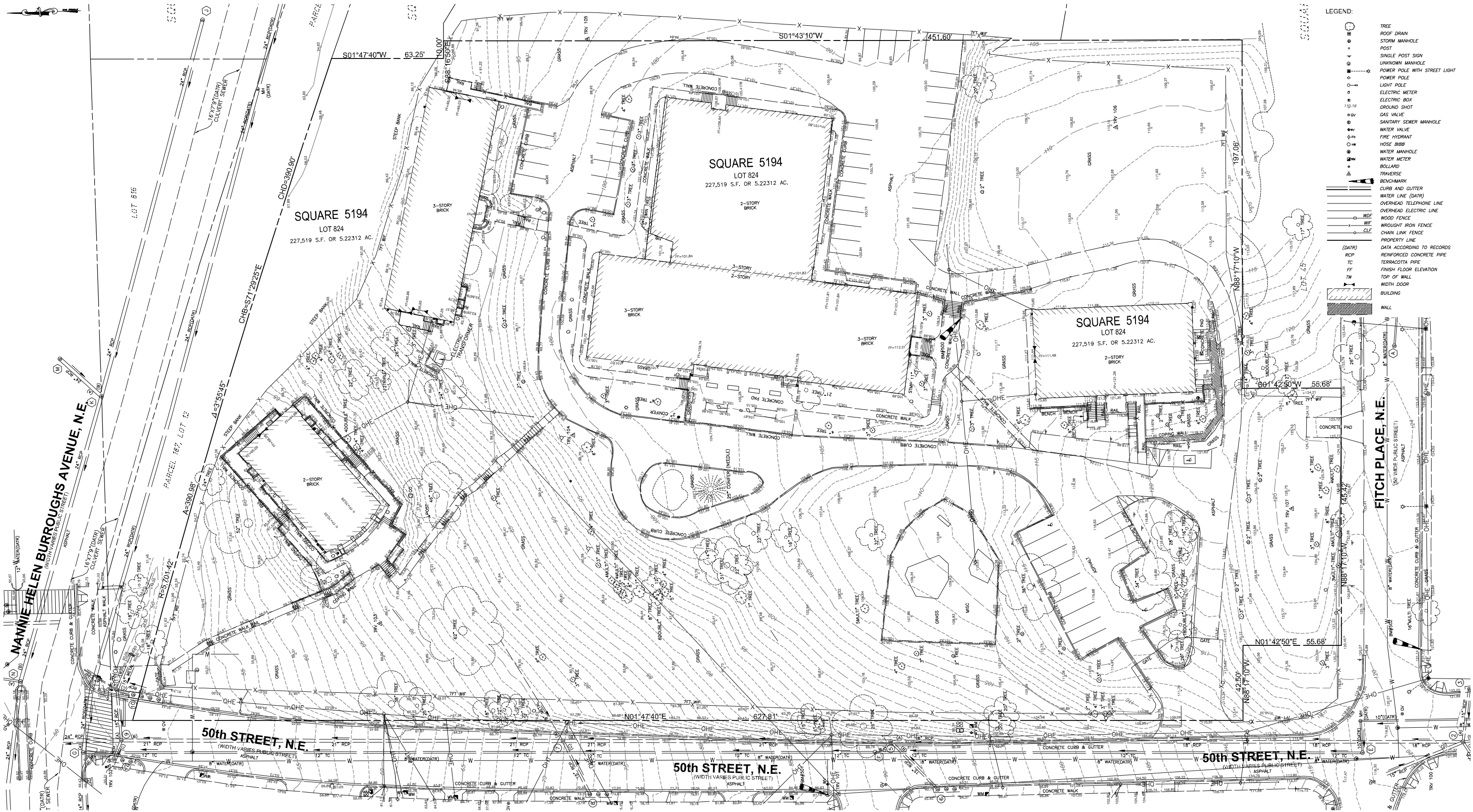


MATERIALS

- 1. Metal Panel
- 2. Siding
- 3. Metal Accent
- 4. Aluminum Window Frame
- 5. Brick



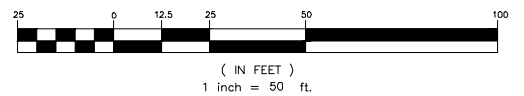
CIVIL EXHIBITS



LEGEND:

	TREE
	ROOF DRAIN
	STORM MANHOLE
	POST
	SINGLE POST SIGN
	UNKNOWN MANHOLE
	POWER POLE WITH STREET LIGHT
	POWER POLE
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC BOX
	GROUND SHOT
	GAS VALVE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	HOSE BIBB
	WATER MANHOLE
	WATER METER
	BOLLARD
	TRAVERSE
	BENCHMARK
	CURB AND GUTTER
	WATER LINE (DATR)
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	WROUGHT IRON FENCE
	CHAIN LINK FENCE
	PROPERTY LINE
	DATA ACCORDING TO RECORDS
	REINFORCED CONCRETE PIPE
	TERRACOTTA PIPE
	FINISH FLOOR ELEVATION
	TOP OF WALL
	WIDTH DOOR
	BUILDING
	WALL

GRAPHIC SCALE



EXISTING CONDITIONS PLAN
PROVIDENCE PLACE CIV100



DEMOLITION KEYNOTES

- (A) EXISTING BUILDING TO REMAIN
- (B) DEMOLISH SURFACE FEATURES
- (C) REMOVE LIGHT POLE
- (D) RELOCATE EXISTING UTILITY POLE GUY WIRE PER UTILITY COMPANY REQUIREMENTS
- (E) REMOVE TREE, TYP.
- (F) REMOVE FENCE, POSTS AND BOLLARDS TYP.
- (G) DEMOLISH LOW TIMBER WALLS/PLANTER BOXES, TYP.
- (I) REMOVE VEHICLE DRIVEWAY AND PARKING SPACES
- (J) DISCONNECT AND RELOCATE WATER AND SEWER SERVICES AND RECONNECT FOR BUILDING TO REMAIN.
- (K) REMOVE VEHICLE ENTRANCE
- (L) REMOVE PLAYGROUND
- (M) DEMOLISH CURB/ CURB AND GUTTER

DEMOLITION LEGEND

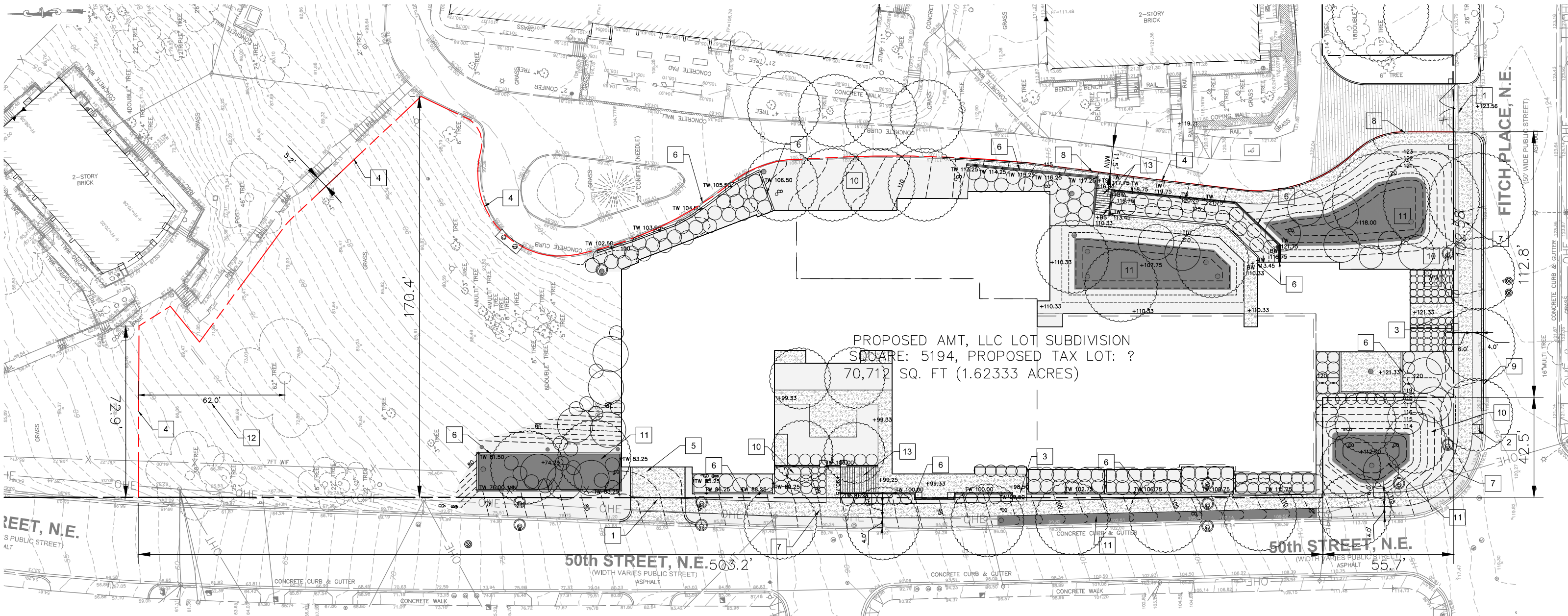


GRAPHIC SCALE



**DEMOLITION PLAN
PROVIDENCE PLACE**

CIV110

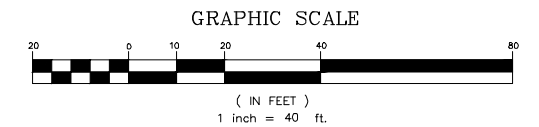


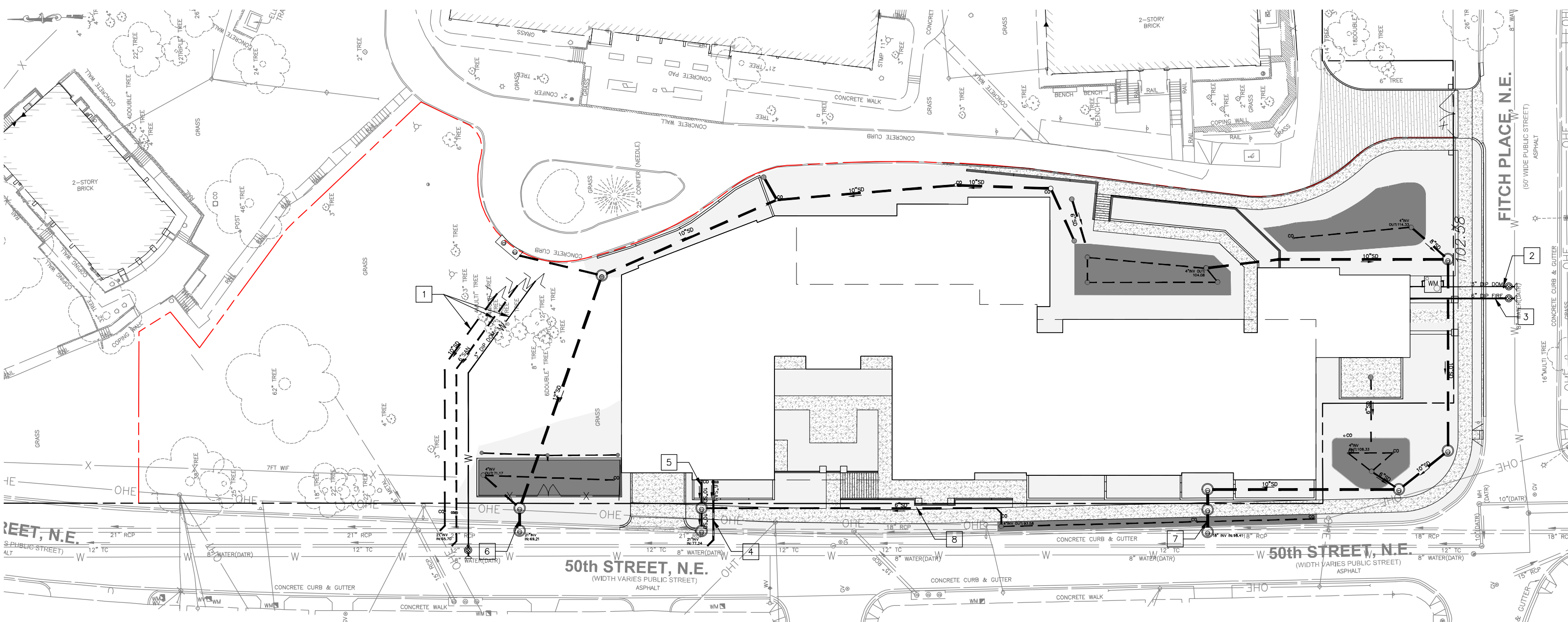
SITE PLAN KEYNOTES

- | | | | |
|---|--|----|--|
| 1 | 20' WIDE CONCRETE VEHICLE ENTRANCE (DDOT STD. 504.01). | 9 | DDOT STD. CONCRETE CURB AND GUTTER, TYP. |
| 2 | DDOT STD. ADA SIDEWALK CURB RAMP | 10 | LANDSCAPED AREA |
| 3 | ADA ACCESSIBLE ROUTE | 11 | STORMWATER MANAGEMENT FACILITIES |
| 4 | LIMITS OF PROPOSED PROPERTY TAX LOT | 12 | LIMITS OF CRITICAL ROOT ZONE (CRZ), 62' IN PRIVATE SPACE |
| 5 | VEHICLE ENTRANCE TO BASEMENT LEVEL PARKING | 13 | STAIRS, TYP. |
| 6 | RETAINING WALL, TYP. | | |
| 7 | 6' WIDE PUBLIC SPACE CONCRETE SIDEWALK & ADJACENT 4' WIDE TREE PLANTER STRIP (DDOT STD.) | | |
| 8 | CONCRETE CURB & GUTTER, TYP. | | |

SITE PLAN LEGEND

- LANDSCAPED AREA
- PAVED AREA/CONCRETE WALK
- LIMITS OF BMP AREA WITH PONDING
- ASPHALT PAVEMENT
- TREE
- SHRUB
- PROPOSED PROPERTY LINE





UTILITY PLAN KEYNOTES

- 1 WATER & SEWER SERVICES SERVING EXISTING BUILDINGS TO BE RELOCATED OUTSIDE OF PROPOSED BUILDING FOOTPRINT
- 2 3" DIP DOMESTIC WATER SERVICE:
8"x6" DIP TEE W/ CONCRETE TRUST BLOCK
6" GATE VALVE AND CASING
6" X 3" DIP REDUCER
3" DOMESTIC WATER METER & VAULT
3" DIP LATERAL CONNECTION TO BUILDING
- 3 6" DIP FIRE SERVICE:
8" X 6" DIP TEE W/ THRUST BLOCK
6" GATE VALVE & CASING
6" DIP LATERAL CONNECTION TO BUILDING
- 4 6" PVC SANITARY SEWER SERVICE:
6" PVC LATERAL CONNECTION TO BUILDING
6" PVC CLEANOUT
6" PVC LATERAL
6"x12" WYE CONNECTION TO EXISTING 12" SEWER

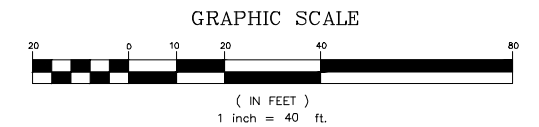
- 5 10" PVC STORM SERVICE:
10" PVC LATERAL CONNECTION FROM BUILDING
48" CLEANOUT MANHOLE
10" PVC LATERAL
48" CONCRETE DOGHOUSE MANHOLE ON EXISTING 21" STORMLINE
- 6 12" PVC STORM SERVICE:
2-12" PVC LATERAL CONNECTION BIORETENTION
48" CLEANOUT MANHOLE
12" PVC LATERAL
48" CONCRETE DOGHOUSE MANHOLE ON EXISTING 21" STORMLINE
- 7 12" PVC STORM SERVICE:
12" PVC LATERAL CONNECTION BIORETENTIONS
48" CLEANOUT MANHOLE
12" PVC LATERAL
48" CONCRETE DOGHOUSE MANHOLE ON EXISTING 18" STORMLINE
- 8 6" LATERAL FROM BIORETENTION TO STORM SEWER

UTILITY PLAN LEGEND

- ⊙ STORM MANHOLE
- ⊙⊙ STORM CURB INLET
- STORM SEWER
- WM WATER METER VAULT
- ⊙ WATER VALVE
- 3" DOM DOMESTIC LINE
- 6" FIRE FIRE LINE
- CO CLEANOUT
- 6" PVC SANITARY SEWER
- ⊙ STORM INLET STRUCTURE
- ⊙ SANITARY CLEANOUT
- - - STORM UNDERDRAIN
- FLOW ARROW

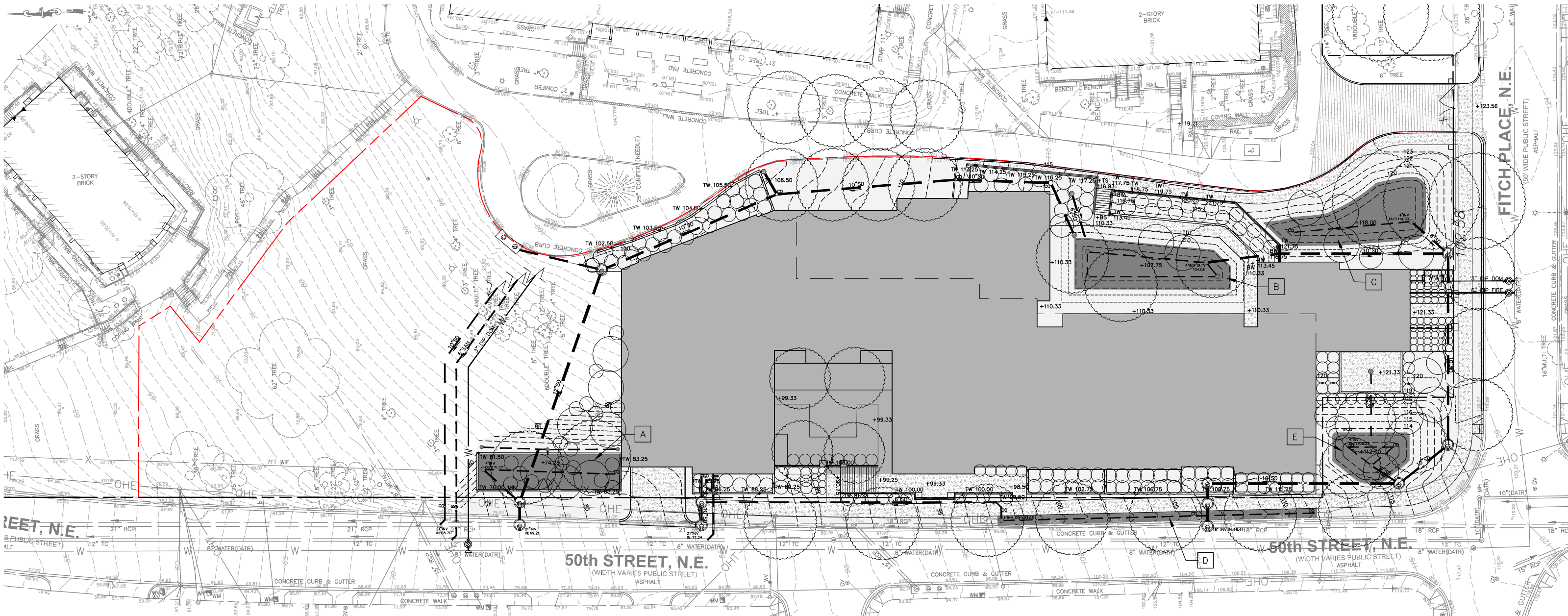
SITE PLAN LEGEND

- ▭ LANDSCAPED AREA
- ▭ PAVED AREA/CONCRETE WALK
- ▭ LIMITS OF BMP AREA WITH PONDING
- ▭ ASPHALT PAVEMENT
- PROPOSED PROPERTY LINE



**UTILITY PLAN
PROVIDENCE PLACE**

CIV300



BMP KEYNOTES

- A BIORETENTION FACILITY W/ RETAINING WALL
- B BIORETENTION FACILITY W/ 3:1 SIDE SLOPES
- C BIORETENTION FACILITY W/ 3:1 SIDE SLOPES
- D PUBLIC SPACE OPEN CHANNEL SYSTEM (BIOSWALE)
- E PUBLIC SPACE BIORETENTION FACILITY W/ 3:1 SIDE SLOPES

SITE PLAN LEGEND

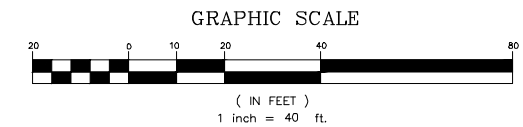
- LANDSCAPED AREA
- PAVED AREA/CONCRETE WALK
- LIMITS OF BMP AREA WITH PONDING
- BUILDING
- ASPHALT PAVEMENT
- TREE
- SHRUB
- PROPOSED PROPERTY LINE

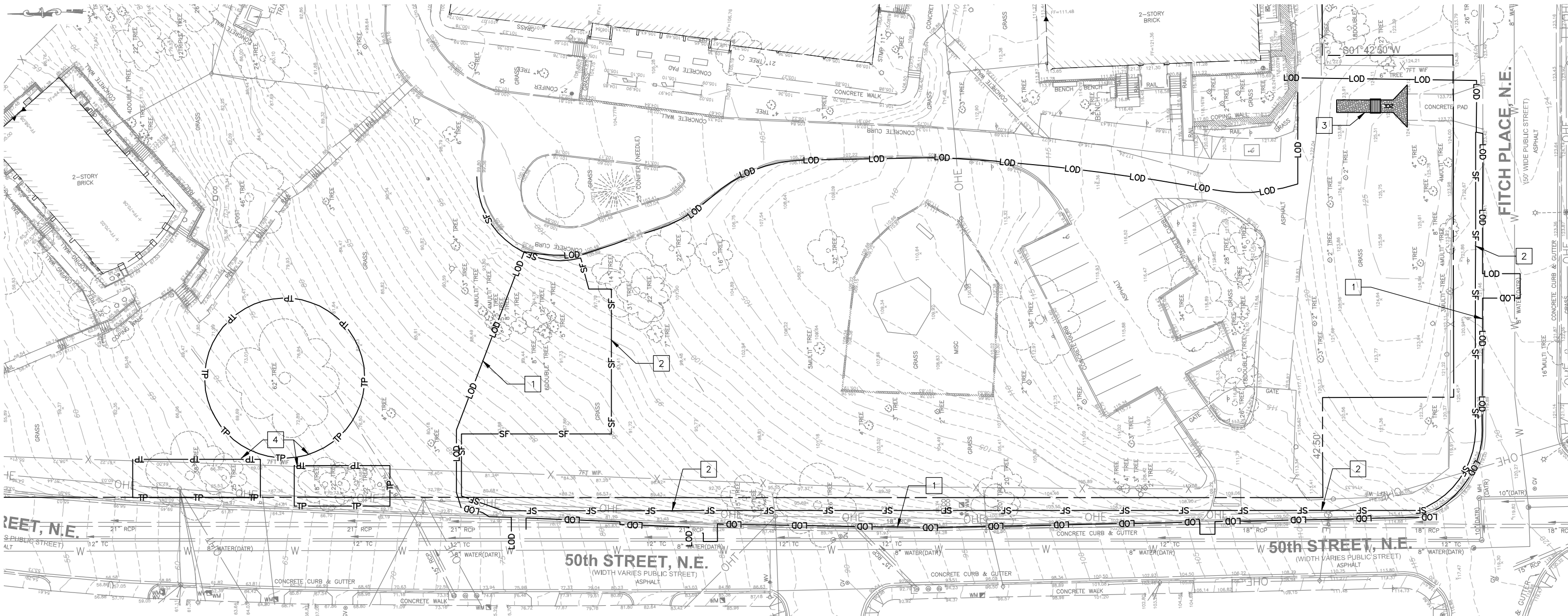
UTILITY PLAN LEGEND

- STORM MANHOLE
- STORM CURB INLET
- STORM SEWER
- WATER METER VAULT
- WATER VALVE
- DOMESTIC LINE
- FIRE LINE
- CLEANOUT
- SANITARY SEWER
- STORM INLET STRUCTURE
- SANITARY CLEANOUT
- STORM UNDERDRAIN
- FLOW ARROW

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON PRIVATE PROPERTY WITH SEVERAL BIORETENTION FACILITIES AND TREE PLANTING & PRESERVATION. PUBLIC SPACE STORMWATER MANAGEMENT WILL BE MET BY BIORETENTION, CURBSIDE BIOSWALE FACILITY, AND TREE PLANTING & PRESERVATION.





SITE TABULATIONS:

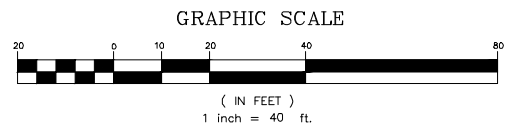
TOTAL AREA DISTURBED = 63,790 SF
 PRIVATE SPACE LOD = 49,852 SF
 PUBLIC SPACE LOD = 9,138 SF
 BUILDING FOOTPRINT = 29,364 SF

CONCEPT SEDIMENT CONTROL PLAN KEYNOTES

- 1 LIMITS OF DISTURBANCE, TYP. SHOWN AT OFFSET FOR GRAPHICAL PURPOSES
- 2 SILT FENCE AT LIMITS OF GROUND DISTURBANCE, TYP
- 3 CONSTRUCTION ENTRANCE
- 4 TREE PROTECTION FENCE

SEDIMENT CONTROL LEGEND

- CONSTRUCTION ENTRANCE (SCE) AND WASH RACK
- TREE PROTECTION
- LOD LIMIT OF DISTURBANCE
- SF SILT FENCE



SEDIMENT CONTROL PLAN
PROVIDENCE PLACE CIV500