Client#: 137313 LIFECOM1

ACORD **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY) 10/03/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Huntington Insurance, Inc.
37 W. Broad St.
Columbus, OH 43215
888 576-7900

CONTACT NAME: Kim Reiser
PHONE (A/C, No, Ext): 888 576-7900 FAX (A/C, No):
E-MAIL ADDRESS: kim.m.reiser@huntington.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Company	10677
INSURER B : Cincinnati Indemnity Co.	23280
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
LC Sobro I, LLC
Attn: Lesley Barnet
230 West Street, Suite 200
Columbus, OH 43215

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X No Deductible X Terrorism Included GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			EPP0195078	06/01/2018	06/01/2019	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$500,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			EPP0195078 Terrorism Incl	06/01/2018	06/01/2019	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $0			EPP0195078 Terrorism Incl	06/01/2018	06/01/2019	EACH OCCURRENCE	$10,000,000
							AGGREGATE	$10,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	EWC0375398	06/01/2018	06/01/2019	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$500,000
							E.L. DISEASE - EA EMPLOYEE	$500,000
							E.L. DISEASE - POLICY LIMIT	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
LC SoBro I, LLC
30 day notice of cancellation (10 days due to non-payment) per attached IA4087 08/11. Additional Insured per attached GA233 09/17 and GA472 09/17

CERTIFICATE HOLDER

Metropolitan Government of
Nashville & Davidson County
Metro Legal & Claims c/o Ins. & Safety Div.
222 3rd Ave. #501
Nashville, TN 37201

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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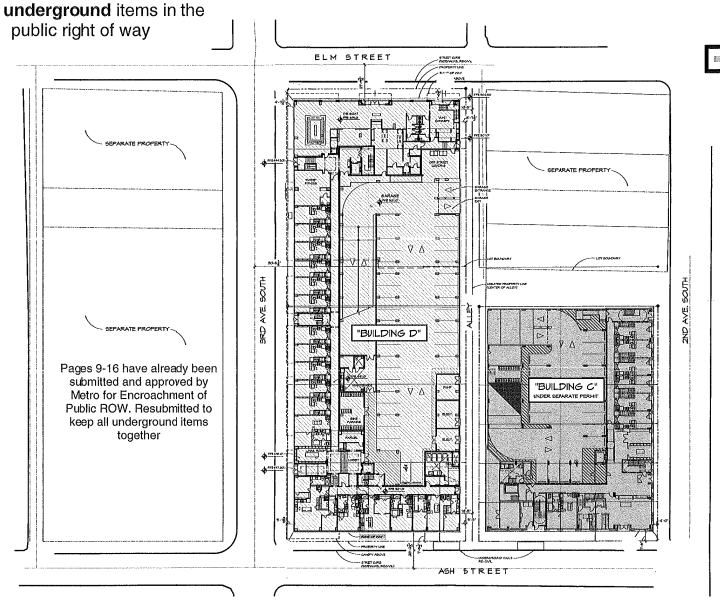
ACORD 25 (2016/03) 1 of 1 The ACORD name and logo are registered marks of ACORD
#S1526886/M1490455 HOLA

This package is to get approval for all **underground** items in the public right of way



1 ARCHITECTURAL REFERENCE SITE PLAN
Scale: 3/8" = 20'-0"

Building D - 702 3rd Ave South
Parcel #: 09311014600

Public ROW

BLDG D

Lifestyle Communities - SoBro

Date: 9/13/18

Revised:

Drawn by: dls

Scale: 3/8" = 20'-0"

File Name: 00 Site Plan with Sign locations.ai

File Folder: I>Lifestyle Communities>SoBro>Shop Drawings > Exterior

Project Manager: JD

Sign Type:

Exterior

Site Plan with Sign Locations

signcraft
identifying your way
1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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Building D

MATERIALS SCHEDULE

CONCRETE

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
C1	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM	COMPANY: PHONE: WEBSITE:	
C2	INTEGRAL COLOR CONCRETE WITH ACID ETCH	ADOBE	ACID ETCH	COMPANY: PHONE: WEBSITE:	

FENCE

F1	4'-0" ORNAMENTAL METAL PEDESTRIAN GATE TO MATCH ARCHITECTURE	MATCH COLOR OF ARCHITECTURAL METAL	TBD	COMPANY: PHONE: WEBSITE:	

GRAVEL

G1	2"-4" RIVER ROCK	NATURAL		COMPANY: PHONE: WEBSITE:	

LIGHTING

L1	BK LIGHTING TREE UPLIGHT DN-LED-E22-NFL-AR-BLP-12-II-B (FUTURE) PP-J-T/TREE22-B-E27 (POWER PIPE)	BLACK		CONTACT: BILL GALVIN COMPANY: ALA PHONE: (214) 658-9000	
L2	OUTDOOR DUPLEX OUTLET WITH WEATHERPROOF COVER	BLACK		COMPANY: PHONE: WEBSITE:	
L3	LED STRIP LIGHTING - INSPIRE V4 OUTDOOR LED TAPE LIGHT			COMPANY: LEDI PHONE: WEBSITE: WWW.LEDILIGHTING	
L4	BK LIGHTING TRELLIS DOWN LIGHT PR-LED-E26-FL-BLP-12-II-B-5605 L	BLACK		CONTACT: BILL GALVIN COMPANY: ALA PHONE: (214) 658-9000	
L5	STREET LIGHT	BLACK		COMPANY: PHONE: WEBSITE:	

MASONRY

M1	FOAM FILL	NA	NA		REF. STRUCTURAL ENGINEER AND ARCHITECT SPECIFICATIONS
M2	CMU BLOCK WALL - TRENWYTH TRENSTONE 8X16 GROUND FACE BLOCK	TBD	GROUND FACE	COMPANY: ECHELON MASONRY PHONE: 800-895-8406 WEBSITE: echelonmasonry.com	
M3	CMU BLOCK WALL CAP - TRENWYTH TRENSTONE 2" THK X 8" X 16" GROUND FACE SOLID WALL CAP	TBD	GROUND FACE	COMPANY: ECHELON MASONRY PHONE: 800-895-8406 WEBSITE: echelonmasonry.com	

POOL

PL1	POOL TILE - LUNADA BAY SERIES- TOBIN 1X4	ARGON	NATURAL	CONTACT: JILL MAGGLESTON COMPANY: WALKER ZANGER PHONE: (972) 481-8920	
PL2	NOSE MARKING TILE NON-SLIP TILE DATILE KEYSTONES MOSAIC TILE 1x1	MAYY DIRA		COMPANY: DALTILE PHONE: (682) 647-112	
PL3	POOL HANDRAIL ROLLED RECTANGULAR STAINLESS TUBE 1" X 1 1/2"		BRUSHED STAINLESS STEEL		

PAVERS

P1	HANOVER 'ELEVATOR' PEDESTAL SYSTEM	N/A		COMPANY: HANOVER WWW.HANOVERPAVERS.COM	
P2	PEDESTAL PAVER: HANOVER CONCRETE PAVER 24"X24"X2" STANDARD COLOR WITH TUDOR FINISH	TO BE SELECTED	NATURAL	COMPANY: DIANSCOLLIERGROUP PHONE: 214.258.3100 WEBSITE: COLLIERGROUPTX.COM	
P3	PEDESTAL PAVER: HANOVER CONCRETE PAVER 24"X48"X2 3/8" CUSTOM COLOR WITH TUDOR FINISH	TO BE SELECTED	NATURAL	COMPANY: DIANSCOLLIERGROUP PHONE: 214.258.3100 WEBSITE: COLLIERGROUPTX.COM	

SITE FURNISHINGS

SF1	IBERSON BIKE RACK CONCORD COLLECTION LANDSCAPE FORMS 4' X 20" X 30"	BLACK	POWDERCOAT	COMPANY: LANDSCAPEFORMS PHONE: WEBSITE:	
SF2	POE LITTER RECEPTACLE CONCORD COLLECTION LANDSCAPE FORMS - 29" X 44" X 34 GAL. SIDE OPENING	BLACK	POWDERCOAT	COMPANY: LANDSCAPEFORMS PHONE: WEBSITE:	
SF3	HELVILLE BENCH CONCORD COLLECTION LANDSCAPE FORMS - 17"H" X 23" BACKLESS	BLACK	POWDERCOAT	COMPANY: LANDSCAPEFORMS PHONE: WEBSITE:	
SF4	BOX CORI-TEN STEEL PLANTER 1'H'L X 1'W X 36"H	TBD	PRE-WEATHERED	COMPANY: FORM & FIBER PHONE: 972.781.8145 WEBSITE: FORMANDFIBER.COM	
SF5	BOX CORI-TEN STEEL PLANTER 2'L X 2'W X 36"H	TBD	PRE-WEATHERED	COMPANY: FORM & FIBER PHONE: 972.781.8145 WEBSITE: FORMANDFIBER.COM	
SF6	BOX CORI-TEN STEEL PLANTER 4'L X 2'W X 36"H	TBD	PRE-WEATHERED	COMPANY: FORM & FIBER PHONE: 972.781.8145 WEBSITE: FORMANDFIBER.COM	
SF7	BOARDFORM SERIES PLANTER 4'L X 4'W X 36"H	TBD	TBD	COMPANY: FORM & FIBER PHONE: 972.781.8145 WEBSITE: FORMANDFIBER.COM	
SF8	LYNX GRILL- 36" LYNX SEDONA PRO SEAR BUILT IN GRILL (LSEO5PS)	STAINLESS STEEL	TBD	COMPANY: LYNX GRILLS PHONE: (866) 399-9969 WEBSITE: WWW.LYNXGRILLS.COM	
SF9	LYNX GRILL 36" DOUBLE ACCESS DOORS (LDR36A)	STAINLESS STEEL	TBD	COMPANY: LYNX GRILLS PHONE: (866) 399-9969 WEBSITE: WWW.LYNXGRILLS.COM	

TURF

T1	ARTIFICIAL TURF - FOREVERLAWN FUSION	TBD	TBD	COMPANY: FOREVERLAWN PHONE: 866-992-7836 WEBSITE: WWW.FOREVERLAWN.COM	
T2	ARTIFICIAL TURF - FOREVERLAWN FUSION	TBD	TBD	COMPANY: FOREVERLAWN PHONE: 866-992-7836 WEBSITE: WWW.FOREVERLAWN.COM	

WOOD

W1	RESYSTA DECKING BOARDS	JAVA	TBD	COMPANY: RESYSTA PHONE: 909.593.2888 WEBSITE: RESYSTA.COM	

TBG

LRK

Looney Ricks Kiss

Architecture Interiors Graphics Urban Design
643 Magazine Street, Suite 102
New Orleans, Louisiana 70130
Telephone 504 558 1885
E-mail info@lrk.com

Multi Family Plan for:

LC LIFESTYLE COMMUNITIES

230 West Street,

Columbus OH 43215

Issues and Revisions

No.	Date	Issues
1	6-6-2018	SITE PLAN REVIEW
2	6-25-2018	SITE PLAN REVIEW
3	7-10-2018	FINAL CD SET

No.	Date	Revision

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

MATERIALS SCHEDULE

Drawn By:

Checked By:

LC 1.02

D-19-08679

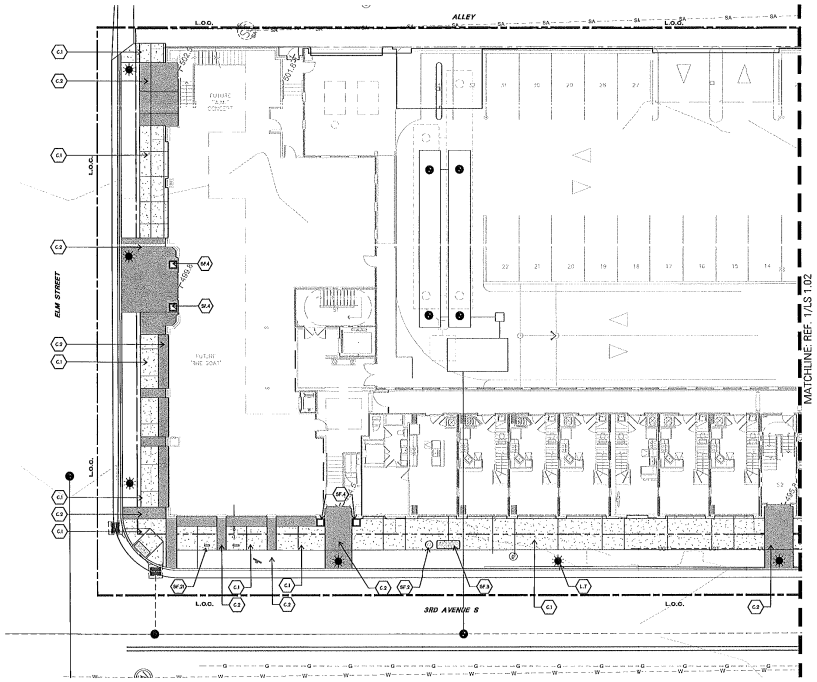
{N0261487.1}

2:\Projects\SoBro 17\17032 CD's\Building D\Sheets\SD-LC\17032-LC-D-Materials.dwg

Building D

This sheet highlights the following:

- **Trash Cans**
- **Benches**
- **Bike Racks**



1 SITEWORK PLAN
PLAN

SCALE: 1"=10' NORTH

TBG

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E-mail info@lrk.com

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2	6-19-2018	SITE PLAN REVIEW
3	7-10-2018	FINAL CD SET

No.	Date	Revisions

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

SITE PLAN

Drawn By:

Checked By:

LS 1.01

D-19-08679

{N0261487.1}

Building D

This sheet highlights the following:

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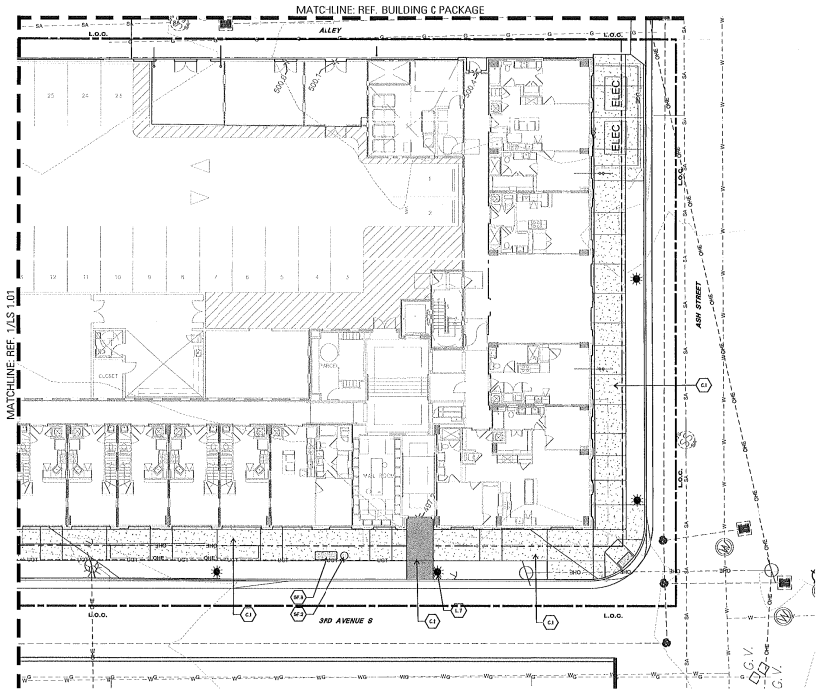
- **Benches**
- **Bike Racks**



1 SITEWORK PLAN
PLAN

SCALE: 1"=10' NORTH

TBG

LRK

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Multi-Family Plan for:

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Issues and Revisions

No.	Date	Issues
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2	6-19-2018	SITE PLAN REVIEW
3	7-10-2018	FINAL CD SET

No.	Date	Revisions

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

SITE PLAN

Drawn By:

Checked By:

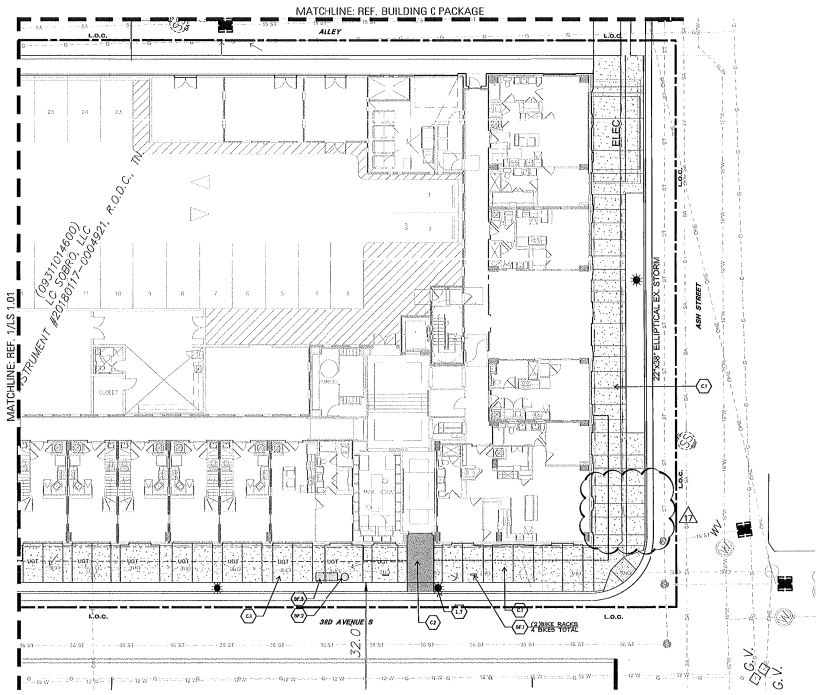
LS 1.02

D-19-08679

{N0261487.1}

This sheet highlights the following:

- **Trash Cans**
- **Benches**
- **Bike Racks**



1 SITEWORK PLAN

PLAN

SCALE: 1"=10' NORTH

TBG

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Multi-Family Plan for:

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Issues and Revisions

No.	Date	Issues
1	10/12/2018 - ASI 8	
2	11/21/2018 - ASI 11	

No.	Date	Revisions

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

SITE PLAN

Drawn By:

Checked By:

LS 1.02

D-19-08679

{N0261487.1}

Building D

TBG

This sheet highlights the following:
- **Trees**
- **Plants**

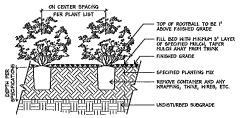
STREETSCAPE PLANT LIST

SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	QR	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	4" CAL	8' CLEAR TRUNK

PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LI	LIRIOPE	LIRIOPE MUSCARI	1 GAL.	None
	PP	PURPLE POKE LONGPETALUT	LONGPETALUT CANNIBIS 'PURPLE PUNK'	3 GAL.	24" O.C.

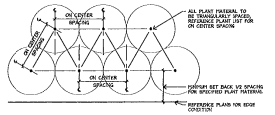
NOTE:
-ALL LANDSCAPE AREAS INCLUDING PLANTERS AND POTS TO BE FULLY IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM INCLUDING CONTROLLER WITH RAIN AND FREEZE SENSORS COMPLYING TO ALL STATE AND LOCAL REGULATIONS.

-PLANTING VOLUME FOR EACH STREET TREE IS 425 CUBIC FEET



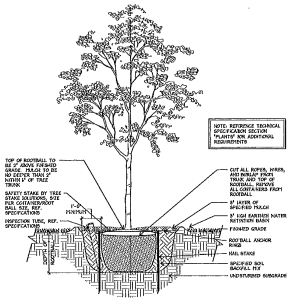
4 SHRUB PLANTING

SCALE: 3/4"=1'-0"



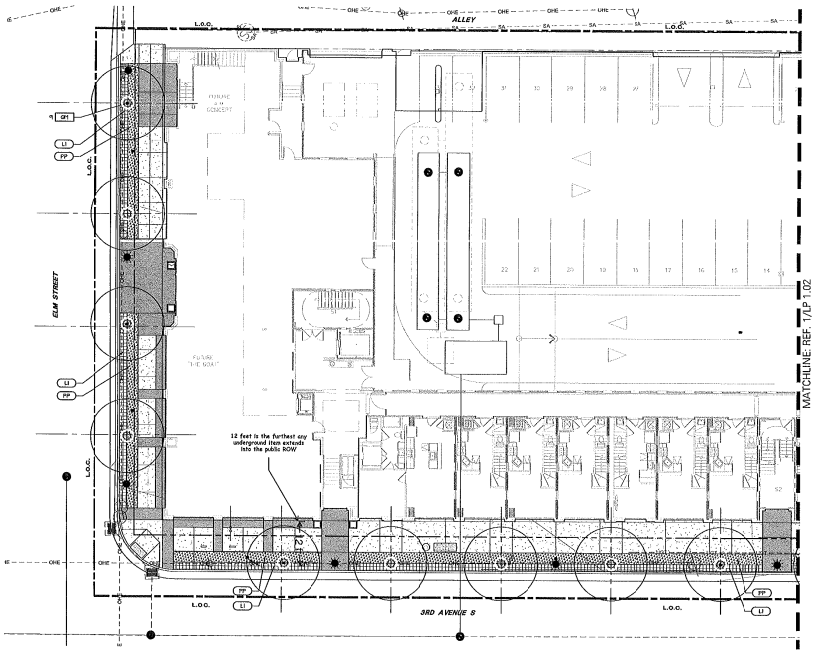
3 PLANT SPACING

SCALE: 1/2"=1'-0"



2 TREE PLANTING

SCALE: 1/2"=1'-0"



1 PLANTING PLAN

PLAN

SCALE: 1"=10' NORTH

LRK

Looney Ricks Kiss

Architecture Interiors Graphics Urban Design
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New Orleans, Louisiana 70130
Telephone 504 558 1885
E-mail info@lrk.com

Multi-Family Plan for:

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

PLANTING PLAN

Drawn By:

Checked By:

LP1.01

D-19-08679

{N0261487.1}

Building D

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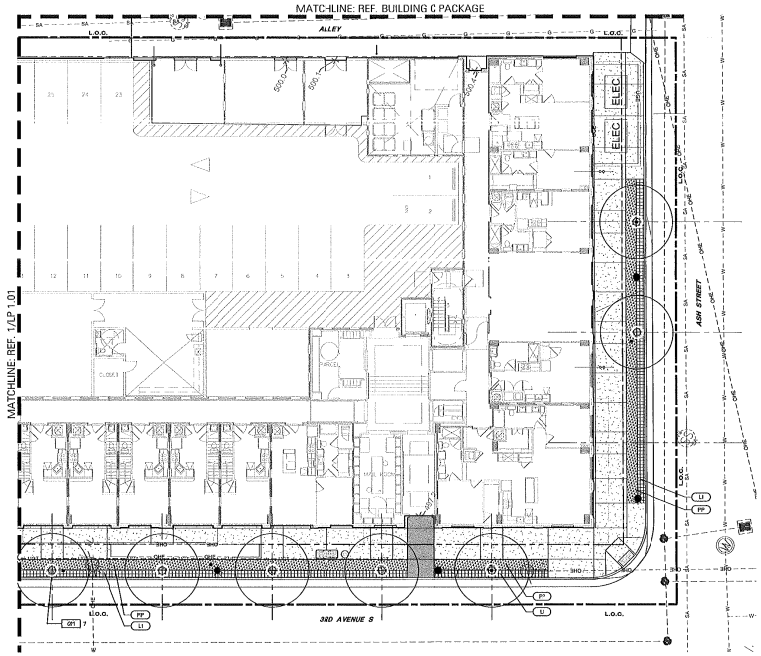
- **Trees**
- **Plants**



1 PLANTING PLAN
PLAN

SCALE: 1"=10' NORTH

TBG

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

PLANTING PLAN

Drawn By:

Checked By:

LP 1.02

D-19-08679

{N0261487.1}

Building D

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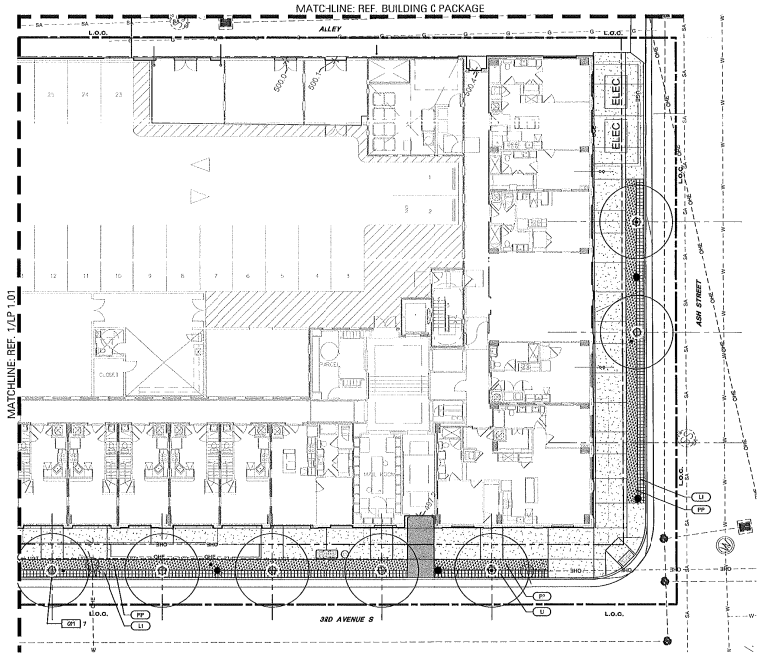
- **Plants**



1 PLANTING PLAN
PLAN

SCALE: 1"=10' NORTH

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

PLANTING PLAN

Drawn By:

Checked By:

LP 1.02

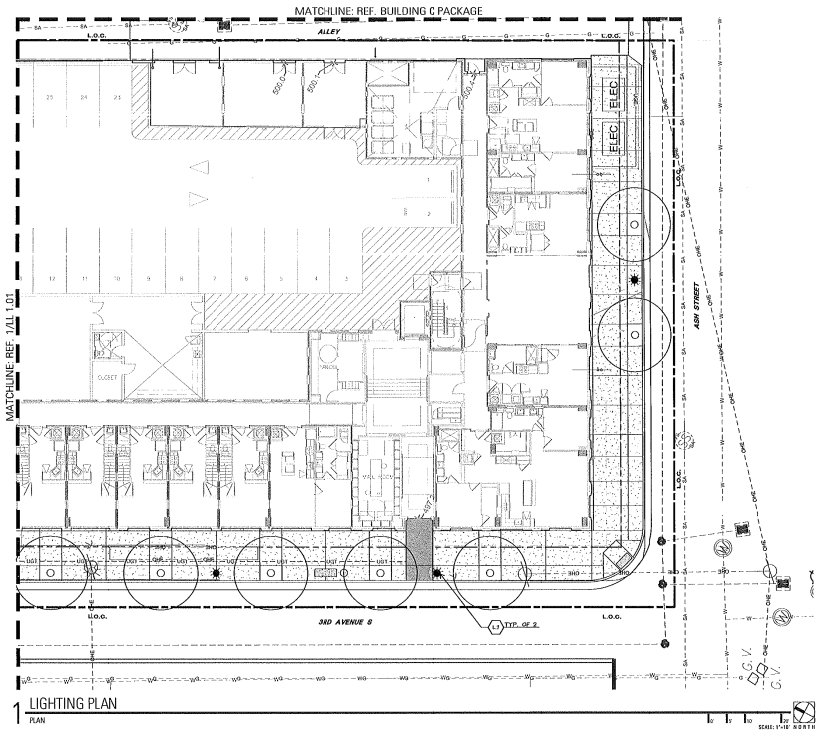
D-19-08679

{N0261487.1}

Building D

This sheet highlights the following:

- Lights



1 LIGHTING PLAN
PLAN

SCALE: 1"=10' NORTH

TBG

LRK
Looney Ricks Kiss

Architecture Interiors Graphics Urban Design
643 Magazine Street, Suite 102
New Orleans, Louisiana 70130
Telephone 504 558 1885
E-mail info@lrk.com

Multi-Family Plan for:

LC LIFESTYLE COMMUNITIES

230 West Street,

Columbus OH 43215

Issues and Revisions

No.	Date	Issues
1	6-6-2018	SITE PLAN REVIEW
2	6-19-2018	SITE PLAN REVIEW
3	7-10-2018	FINAL CD SET

No.	Date	Revisions

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Seal

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

LIGHTING PLAN

Drawn By:

Checked By:

LL 1.02

D-19-08679

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Document has already been submitted and approved

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No.	Date	Issues

No.	Date	Revisions

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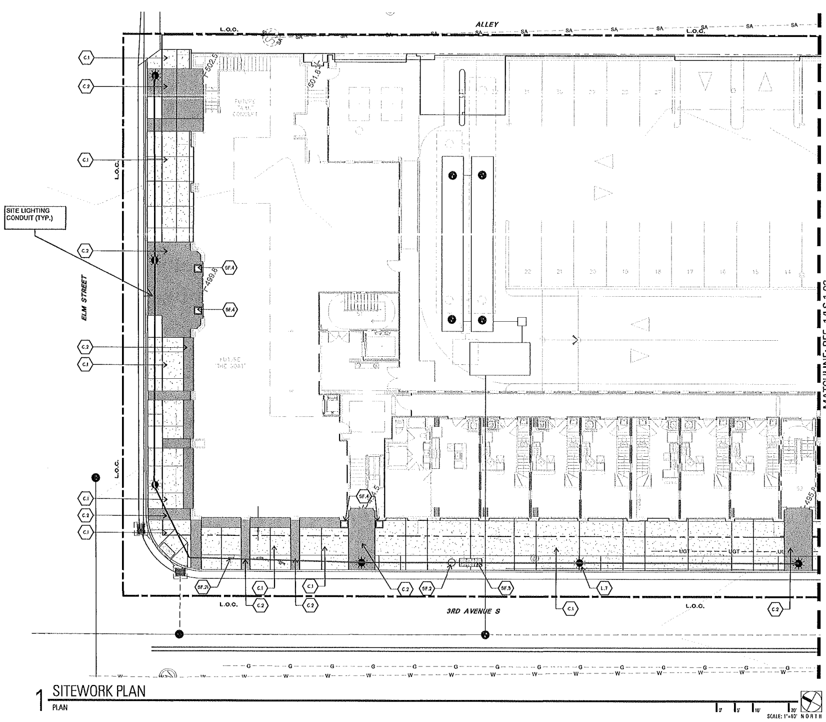

1 SITEWORK PLAN
PLAN

Project Number: 02.17032.00

SoBro Building D

Drawing Name:

SITE PLAN

Drawn By:

Checked By:

LS 1.01

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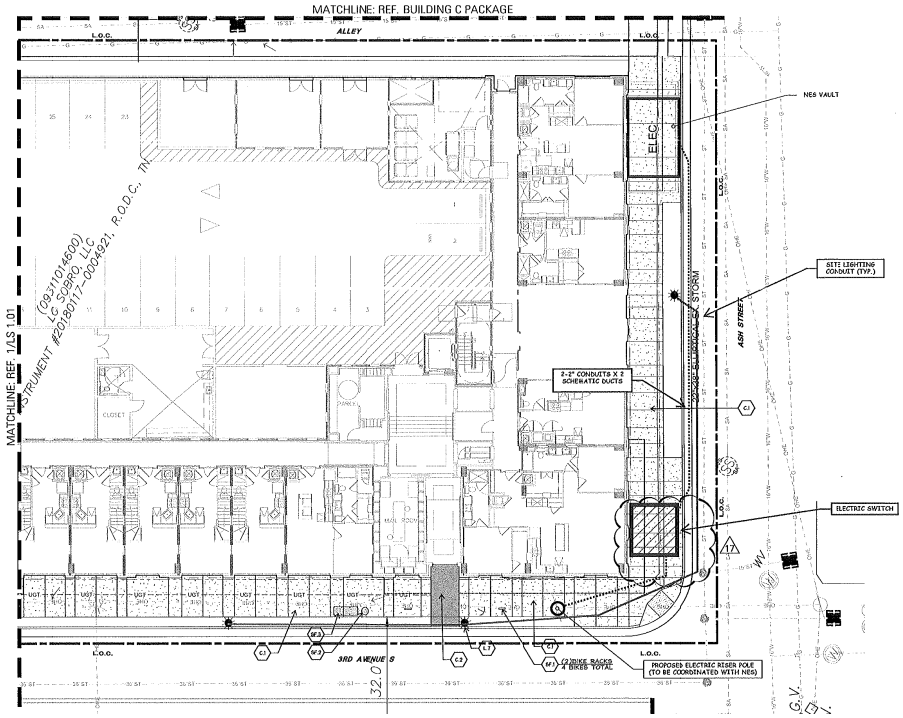

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Multi-Family Plan for:

LC LIFESTYLE COMMUNITIES

230 West Street,

Columbus OH 43215

Issues and Revisions

No.	Date	Issues
1	10/12/2018 - AS 9	
2	11/21/2018 - AS 11	

No.	Date	Revisions

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SoBro Building D

Drawing Name:

SITE PLAN

Drawn By:

Checked By:

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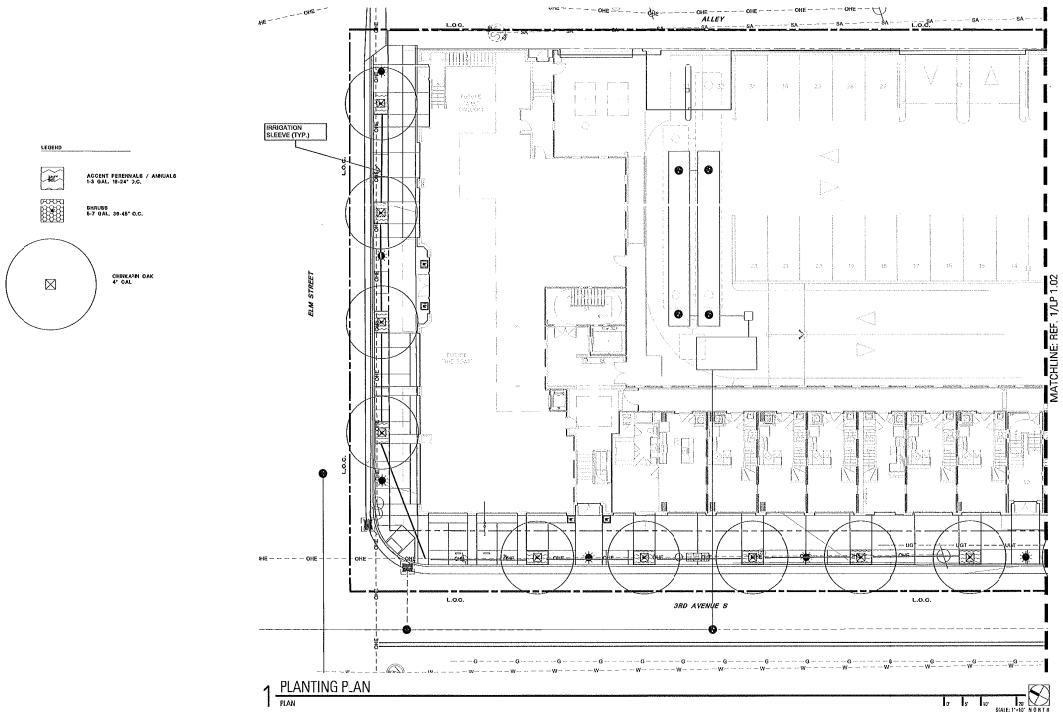

TBG

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Multi-Family Plan for:

LC LIFESTYLE COMMUNITIES

930 West Street,

Columbus OH 43215

Issues and Revisions

No.	Date	Issues

No.	Date	Revisions

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Project Number: 02.17032.00

SoBro Building D

Drawing Name:

PLANTING PLAN

Drawn By:

Checked By:

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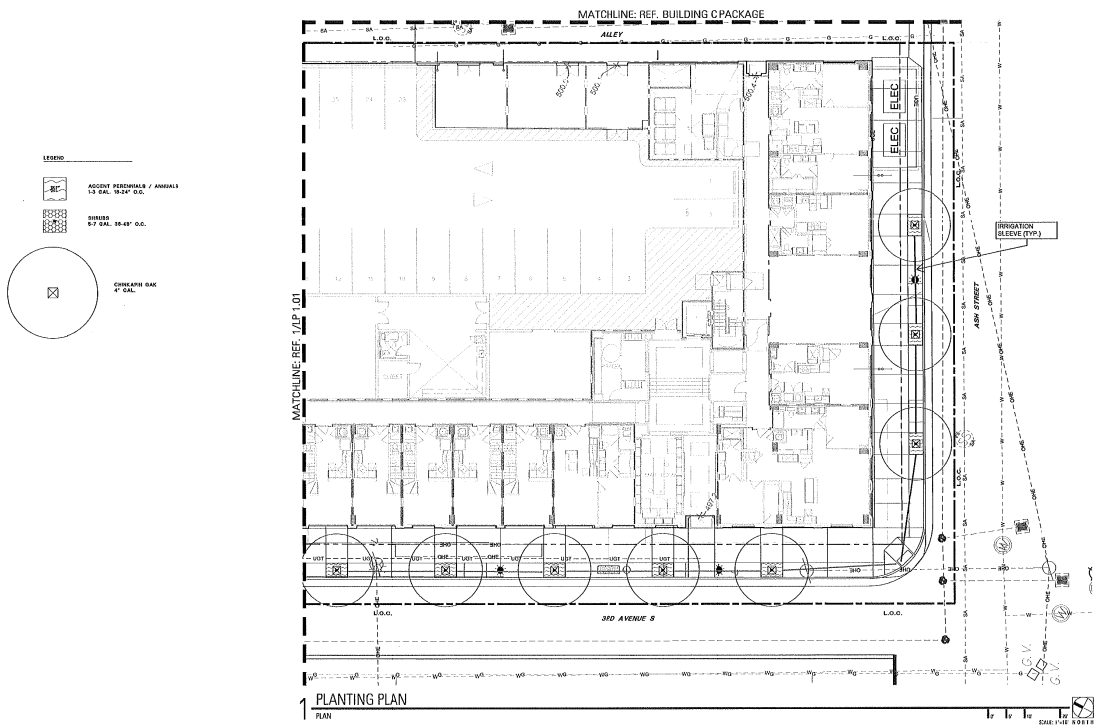

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Project Number: 02.17032.00

SoBro Building D

Drawing Name:

PLANTING PLAN

Drawn By:

Checked By:

LP 1.02

D-19-08679

{N0261487.1}

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General Notes

1. Base information was taken from a surveys prepared by Crawford & Cummings, P.C., dated, May 20, 2015, August 18, 2015 and March 21, 2017.
2. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
3. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
4. Concrete for curbs and sidewalks shall be 3500 PSI concrete unless required otherwise by local codes.
5. The site layout is based on control points as noted.
6. The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
7. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
8. Handicap ramps shall have a maximum slope of 1:12.
9. All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
10. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the preconstruction condition or better.
11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
13. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
14. Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
15. The contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
16. Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
17. In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
18. The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocate existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
19. Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
20. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
21. Do not scale this drawing as it is a reproduction and subject to distortion.
22. These plans, prepared by Civil Site Design Group, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
23. In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.
24. Sidewalk ramps at curb returns shall be based on "radius greater than 25'" for consistency with existing ramps adjacent to the project.

ZONING REVIEW CHECKLIST
Nonresidential and Multifamily Construction

APPLICATION #		PROJECT NAME	LC SoBro Building D
MAP/PARCEL #		EXAMINER:	
USE - CHAPTER 17.08 AND 17.16			
Determine the use	COMMERCIAL AND RESIDENTIAL		
Property zoning: DTC	Overlay(s): DTC, AED	Surrounding Zoning: DTC	
Use Chart: P, PC, SE, A			PERMITTED
SITE CRITERIA	** Supplemental Checklist Also Required for UZO **		
Subdivision Plat	N/A		
Minimum lot size	N/A	Footprint: N/A	
FAR	N/A	% Maximum	% Requesting
ISR Adjustments / Slopes over 15%	N/A	% Maximum	% Requesting
Street Setback / Street Type(s)			
Side yard	N/A		
Rear yard	N/A		
Height standards	15 STORIES MAX	Number of floors	
PARKING AND ACCESS - CHAPTER 17.20	** Supplemental Checklist Also Required for UZO **		
Ramp location and number			
Distance to nearest existing ramp (minimum 30')			
Distance to intersections	50' minor street	185' arterial street	
	100' collector	250' controlled access ramp	
Required parking based on uses: None per DTC	0 Required	126 Providing	
Required loading based on uses	1 Required	1 Providing	
Surfacing over 5 spaces 1,750 sq. ft.	N/A		
Space sizes, aisle widths, angle data	9' X 18', 24', 90° (TYP)		
Queuing lanes	N/A		
Over 10 spaces 20' spacing at exit	YES		
Number of compact spaces / %	N/A		
Number of handicapped spaces	6		
Sidewalks required	internal	X public	
LANDSCAPING STANDARDS - CHAPTER 17.24	** Supplemental Checklist Also Required for UZO **		
Required buffer yards	N/A		
Buffer yard adjustment	N/A		
Perimeter landscaping (can't be over future R.O.W.)	N/A		
Standard for 4 or more lanes	N/A		
Standard for less than four lanes	N/A		
Side lines adjacent to parking area 5' minimum width trees 25' with tree islands	N/A		
Interior landscaping, minimum 8% area	N/A		
Opaque fence adjacent to residential in parking area	N/A		
Screening around dumpsters	(NO CHAIN LINK FENCE PERMITTED) IN BLDG		
Tree Density	14 UNITS PER ACRE		

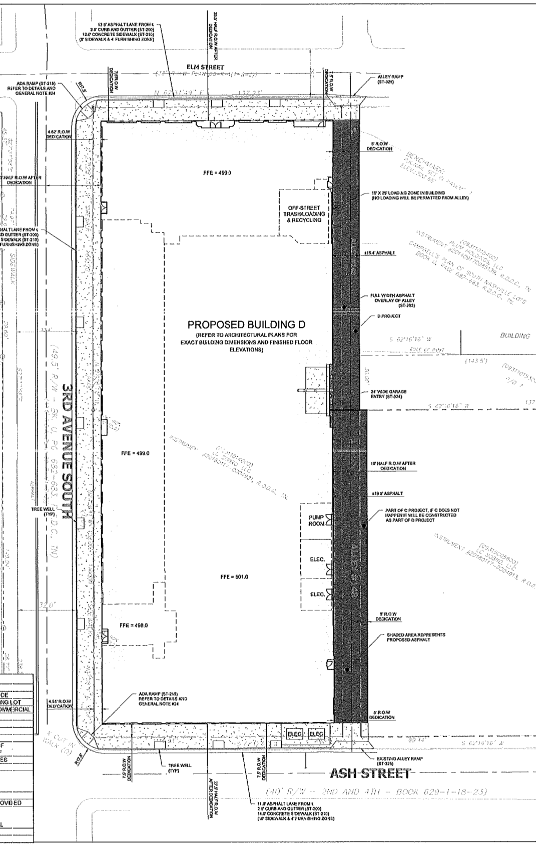
- Chapter 17.16 — Addresses those special features required for PC, SE, and A uses. All special requirements are to be reviewed as part of the zoning plan review and special features identified on plans.
- Chapter 17.28 — Environmental and Operational Standards. Chapter addresses development standards for environmentally sensitive lots and can require additional calculations. It also addresses the noise, light, and other pollution controls along with storage of flammable goods.
- Chapter 17.32 — Sign Regulations. Sign permits are applied for on separate applications and are not part of the zoning review for building permit.
- Chapter 17.36 — This section outlines special restrictions and enabling language for overlay districts.
- Chapter 17.40 — Addresses the administrative provisions of the code along with powers of the Board of Zoning Appeals.

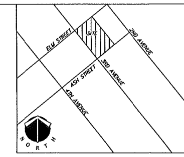
Public Works Construction Notes

1. All work within the public right-of-way requires an excavation permit from the Department of Public Works.
2. Proof rolling of all public street sub-grades is required in the presence of the Public Works' inspector. This request is to be made 24 hours in advance.
3. Stop signs to be 30 inch x 30 inch
4. Street signs to have six inch white letters on a nine inch green aluminum blade.
5. All signs to have 3M reflective coating.
6. All utility boxes located in the right of way or in the sidewalk shall be approved by the MPW Inspector prior to installation.
7. All of the public sidewalk along the roadway shall follow the grade of the roadway and shall not be adjusted to meet private sidewalk connections. The adjustments shall be made out of the right of way.
8. Drainage shall not flow over the sidewalk.
9. Curb ramps shall have detectable warning stripe.
10. Driveway width can be slightly adjusted at the discretion of the MPW Inspector.
11. Elevation of the curb and gutter is the responsibility of the contractor but once in place shall function as designed.
12. Curb and gutter installed may be tested to verify flow to the storm drain system. Drainage shall not pool in roadways.
13. Replace stormwater grates within public right of way with bike friendly grates.

SITE DATA TABLE

TOTAL SITE ACRES	1.08 ± AC
ZONING	DTC/ DOWNTOWN CODE
EXISTING USES	EXISTING BUILDINGS/PARKING LOT
PROPOSED USES	MULTI-FAMILY RESIDENTIAL/COMMERCIAL
PROPOSED UNITS	STUDIO = 25 1 BEDROOM = 79 2 BEDROOM = 64 TOTAL = 168
GROSS BUILDING AREA (PROPOSED)	BUILDING = 177,878 SF GARAGE = 64,969 SF
MAX HEIGHT (ALLOWED)	15 STORIES + BONUSES
HEIGHT (PROPOSED)	7 STORIES
YARD REQUIREMENTS	STREET: 0 REAR YARD: 0 SIDE YARD: 0
PARKING (REQUIRED)	0 PER DTC
HANDICAP PARKING (REQUIRED)	5 - BASED ON PARKING PROVIDED
PARKING (PROPSED)	120 STANDARD 6 HANDICAP = 126 SPACES TOTAL
BICYCLE PARKING (REQUIRED)	50
BICYCLE PARKING (PROVIDED)	50 (IN GARAGE)





VICINITY MAP
N.T.S.

NOTE:
TRASH AND RECYCLING SHALL BE LOCATED IN BUILDING AND ACCESSIBLE FROM THE LOADING ZONE

CIVIL•SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
2305 Kline Avenue, Suite 300 • Nashville, Tennessee 37211
615.248.9999 www.Civil-Site.com

SEAN K. DECOSTE — STATE OF TENNESSEE — 02/15/18

SITE LAYOUT PLAN
SITE PLANS
LC SoBro Building D
3RD AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
CAM	SKD	12/20/2017	INITIAL SUBMITTAL	
CAM	SKD	01/11/2018	PUBLIC WORKS COMMENTS	
CAM	SKD	02/13/2018	CHECK SET TO CLIENT	
CAM	SKD	02/15/2018	STORMWATER, WATER & SEWER COMMENTS	

MAP 93.11 PARCEL 146

PROJECT BENCHMARK:
DESCRIPTION: P.K.NAIL SET IN PAVEMENT
ELEVATION: 502.55' (NAVD88)

GRAPHIC SCALE 1"=20'

C2.00

JOB NO.: 14-132-03
17-SL-247 17-WL-247

D-19-08679

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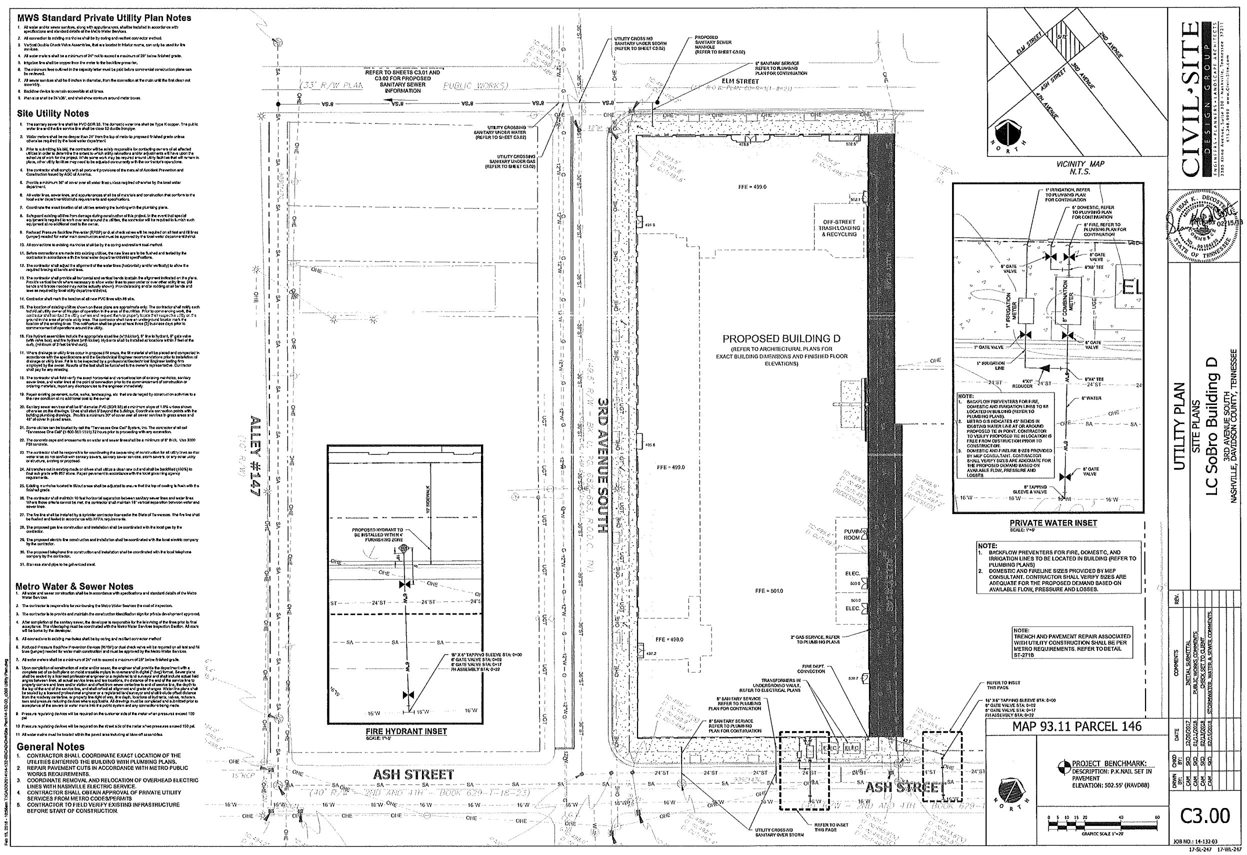

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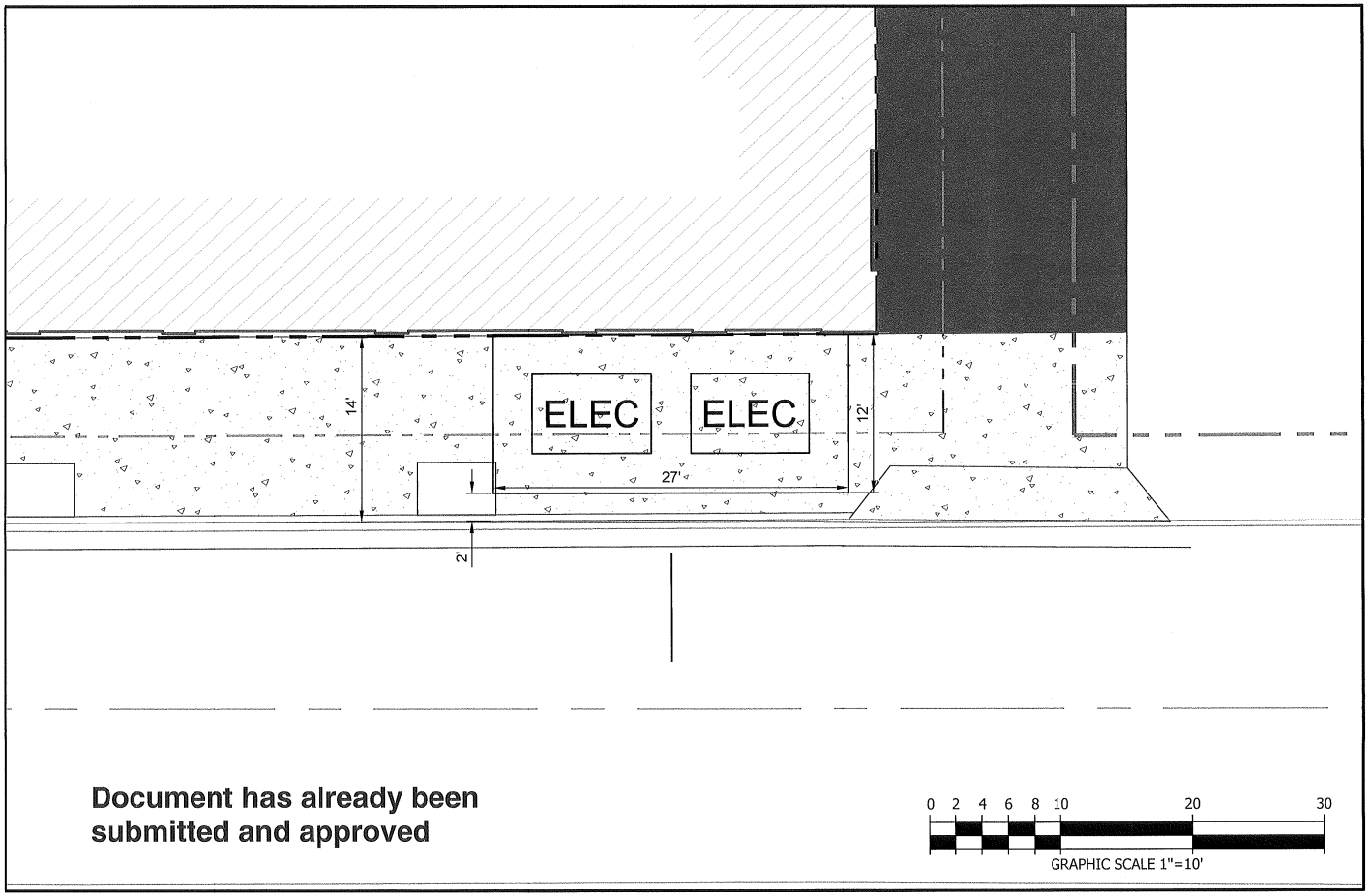

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NES VAULT EXHIBIT

DATE: 03/26/18
JOB NO.: 14-132-03

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Nashville, Davidson County, Tennessee

NORTH

D-19-08679

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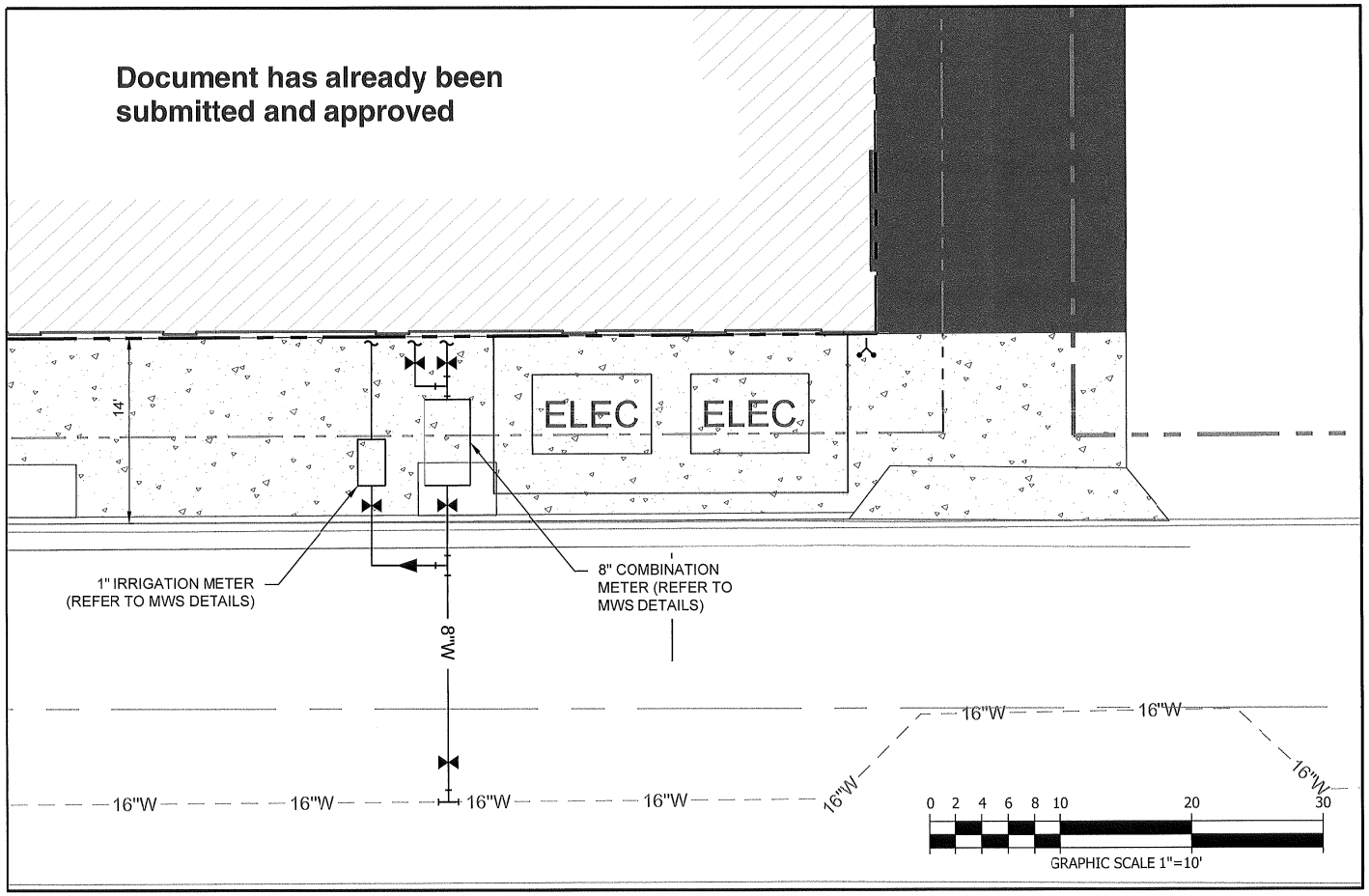

WATER METER EXHIBIT

DATE: 03/27/18
JOB NO.: 14-132-03

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NORTH

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