



PRELIMINARY SP NOTES:

- 1. THE PURPOSE OF THIS SP IS TO ALLOW THE RENOVATION OF AN EXISTING HOTEL INTO A MULTIFAMILY USE... 2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN... 3. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS... 4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT... 5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL... 6. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN... 7. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE... 8. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS... 9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840... 10. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT... 11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS... 12. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL... 13. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Ln - LINDELL-URBAN LAND COMPLEX... 14. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS... 15. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS... 16. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE...

LANDSCAPE NOTES:

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES). LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE. A FULL LANDSCAPE PLAN WILL BE PROVIDED WITH THE FINAL SP SUBMITTAL.

STORMWATER QUALITY NOTE:

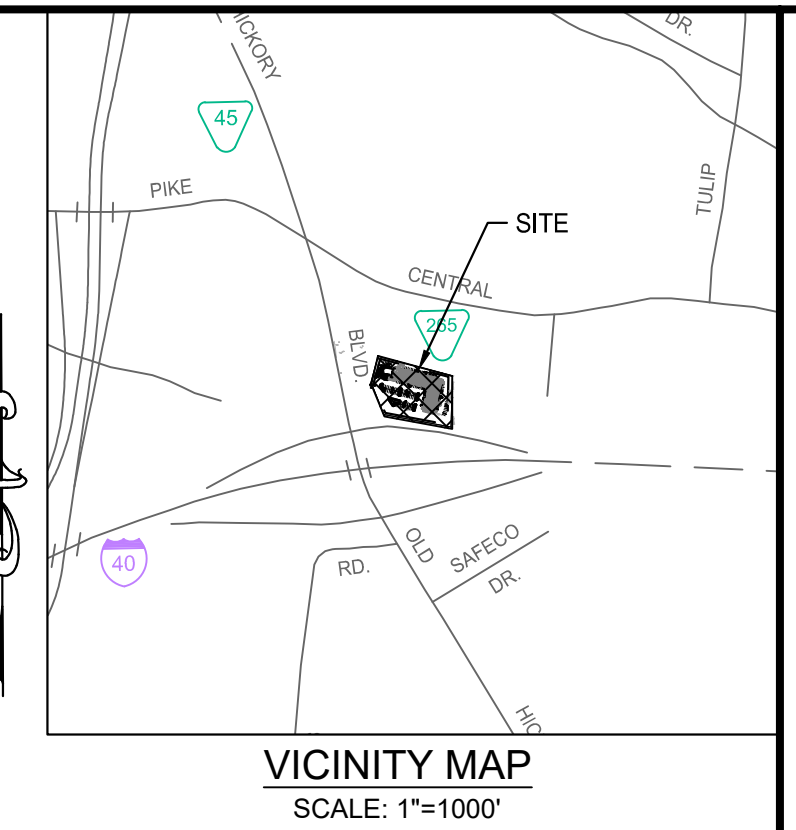
- 1. THE EXISTING 18,700 SF ROOF WILL REQUIRE APPROXIMATELY 905 SF LEVEL 2 BIO. PARKING LOT AREA IS SHOWN TO BE TREATED IN LIEU OF ROOF.

DEVELOPMENT SUMMARY:

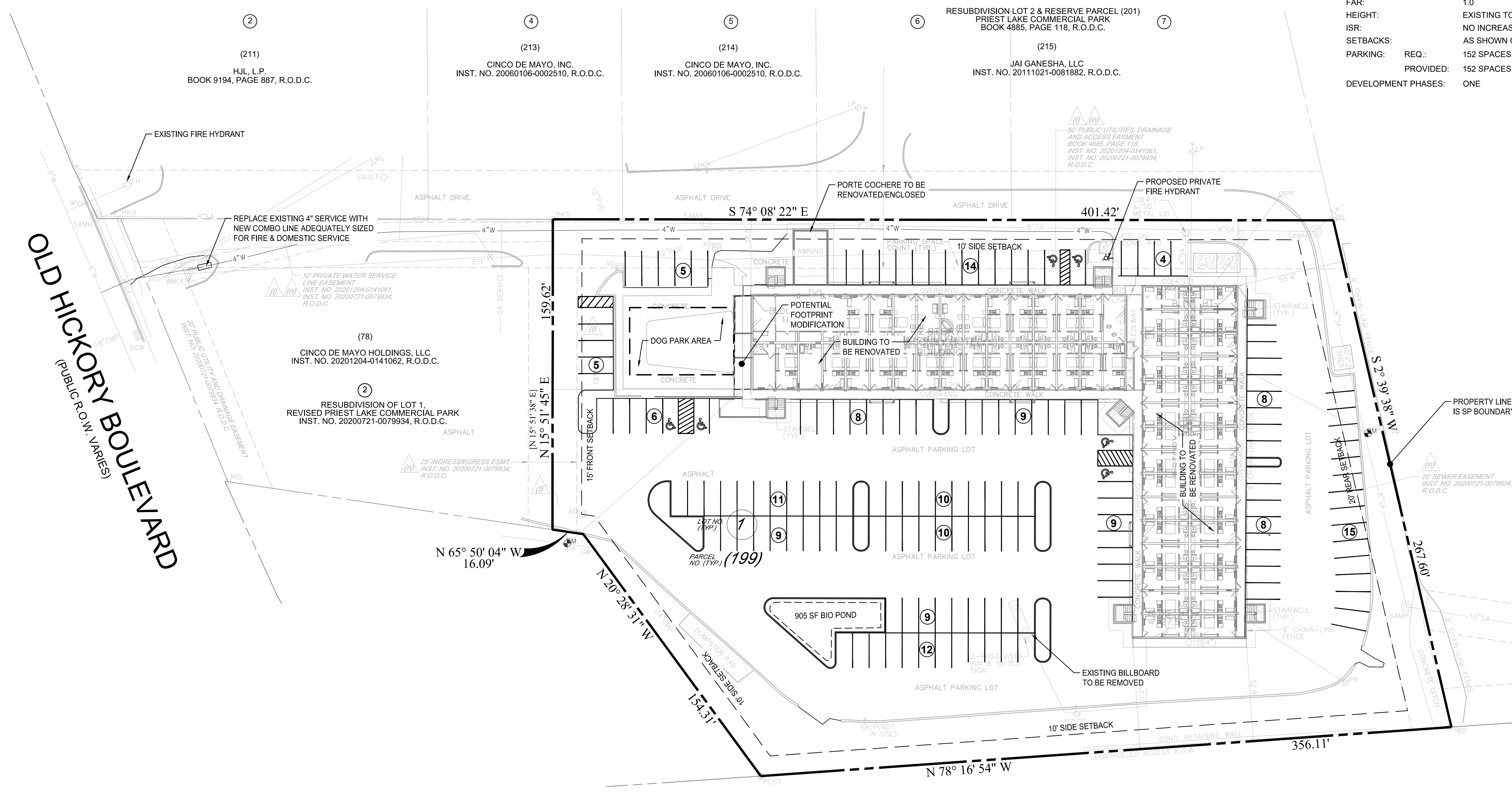
SP NAME: VISTA HERMITAGE
CASE NUMBER: 2021SP-085-001
PLAN DATE: 10/06/2021
COUNCIL DISTRICT: 12 - ERIN EVANS
DEVELOPER INFO: MOUNTAIN CLASSIC REAL ESTATE
OWNER INFO: KSHAMA HOTEL, LLC
FEMA FIRM MAP: ZONE X ON 47037C0286H (04/05/2017)
ENGINEER: JAY FULMER, PE
PHONE: (615) 345-3771

SITE DATA:

PARCEL ID: 08600019900
COMMUNITY PLAN: DONELSON - HERMITAGE - OLD HICKORY
EX LAND USE POLICY: T3 - CC (SUBURBAN COMMUNITY CENTER) (CO - CONSERVATION)
EXISTING ZONING: CS - COMMERCIAL SERVICE (OV-COM) WITH PUD
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: HOTEL
PROPOSED USE: MULTIFAMILY
ACREAGE: 2.58 ACRES (112,193 SF)
LOTS: 1 EXISTING / 1 PROPOSED
DENSITY: 150 UNITS EXISTING, 152 STUDIO APARTMENT UNITS PROPOSED
FAR: 1.0
HEIGHT: EXISTING TO REMAIN
ISR: NO INCREASE IS PERMITTED (0.9 MAX.)
SETBACKS: AS SHOWN ON SITE PLAN
PARKING: 152 SPACES (1 PER UNIT)
DEVELOPMENT PHASES: ONE



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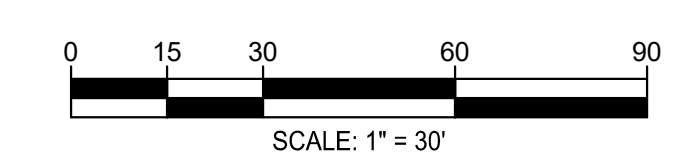


SITE DEVELOPMENT PLANS FOR:
5772 OLD HICKORY BLVD
HERMITAGE, DAVIDSON COUNTY, TENNESSEE 37076

Table with columns: OR, DATE, DESCRIPTION

SITE LAYOUT PLAN

SP



SURVEY INFO
PROVIDED BY: BARGE DESIGN SOLUTIONS
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)