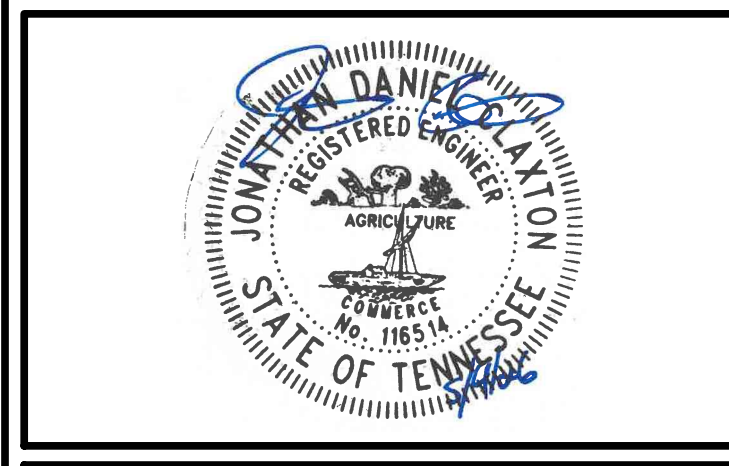


3/28/21 11:00 AM (NORTHING) CONSTRUCTION PLANS 0000 - OVERALL EXISTING CONDITIONS & DEMOLITION PLANS - 10/14/2024 - 10/14/2024



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

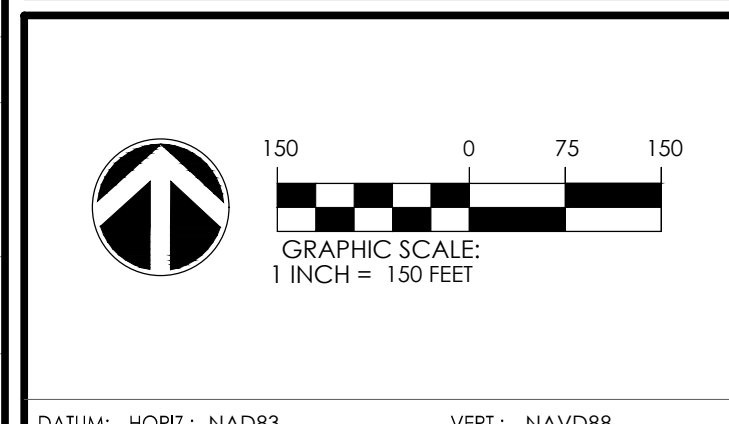
500 11th Avenue, N. • Suite 600
Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY SP CASE #2026SP-019-001
RIDGESIDE HEIGHTS

PROJECT LOCATION:
5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
ANTIOCH, TN 37013

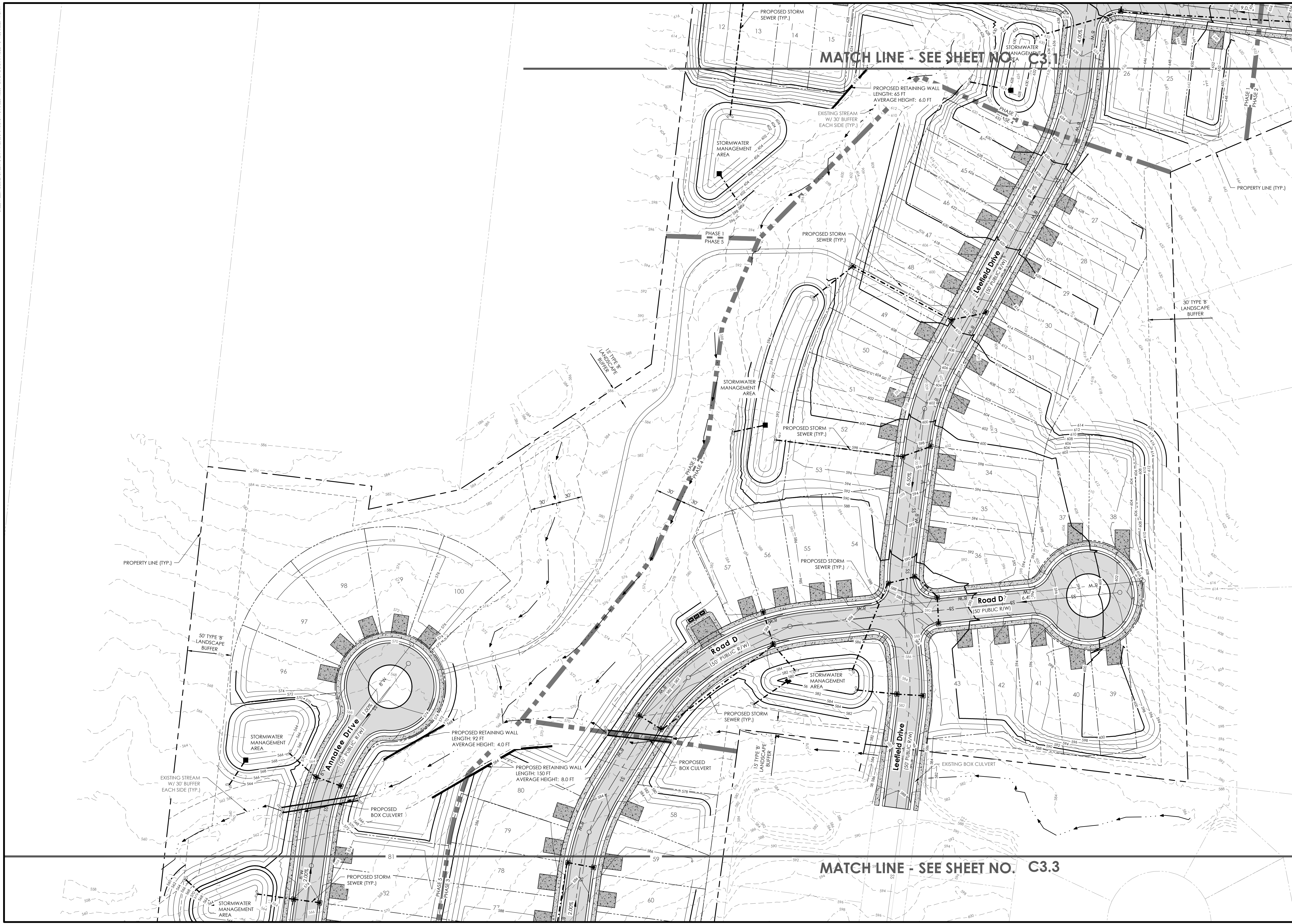
CLIENT/OWNER:
M/I HOMES OF NASHVILLE, LLC
725 COOL SPRINGS BLVD., SUITE 180
FRANKLIN, TN 37067



DATUM:	HORIZ.: NAD83	VERT.: NAVD88
JOB NO:	32811.0000	
DATE:	05/04/2026	
DRAWN:	WCS	
DESIGNED:	CAD	
REVIEWED:	JDC	
APPROVED:	JDC	
SCALE:	1" = 150'	

C1.0

Z:\31811.0000\31811.0000\DWG\31811.0000 - GRADING & DRAINAGE.DWG, 1/14/24, 2:42 AM



MATCH LINE - SEE SHEET NO. C3.1

MATCH LINE - SEE SHEET NO. C3.3

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

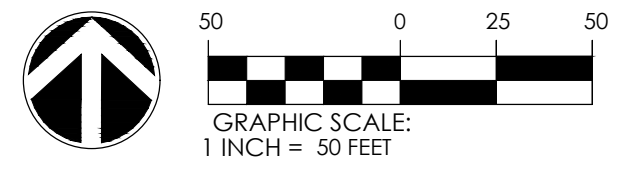
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Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

GRADING & DRAINAGE PLAN

PRELIMINARY SP CASE #2026SP-019-001
RIDGESIDE HEIGHTS

PROJECT LOCATION:
5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
ANTIOCH, TN 37013

CLIENT/OWNER:
M/I HOMES OF NASHVILLE, LLC
725 COOL SPRINGS BLVD.,
SUITE 180
FRANKLIN, TN 37067

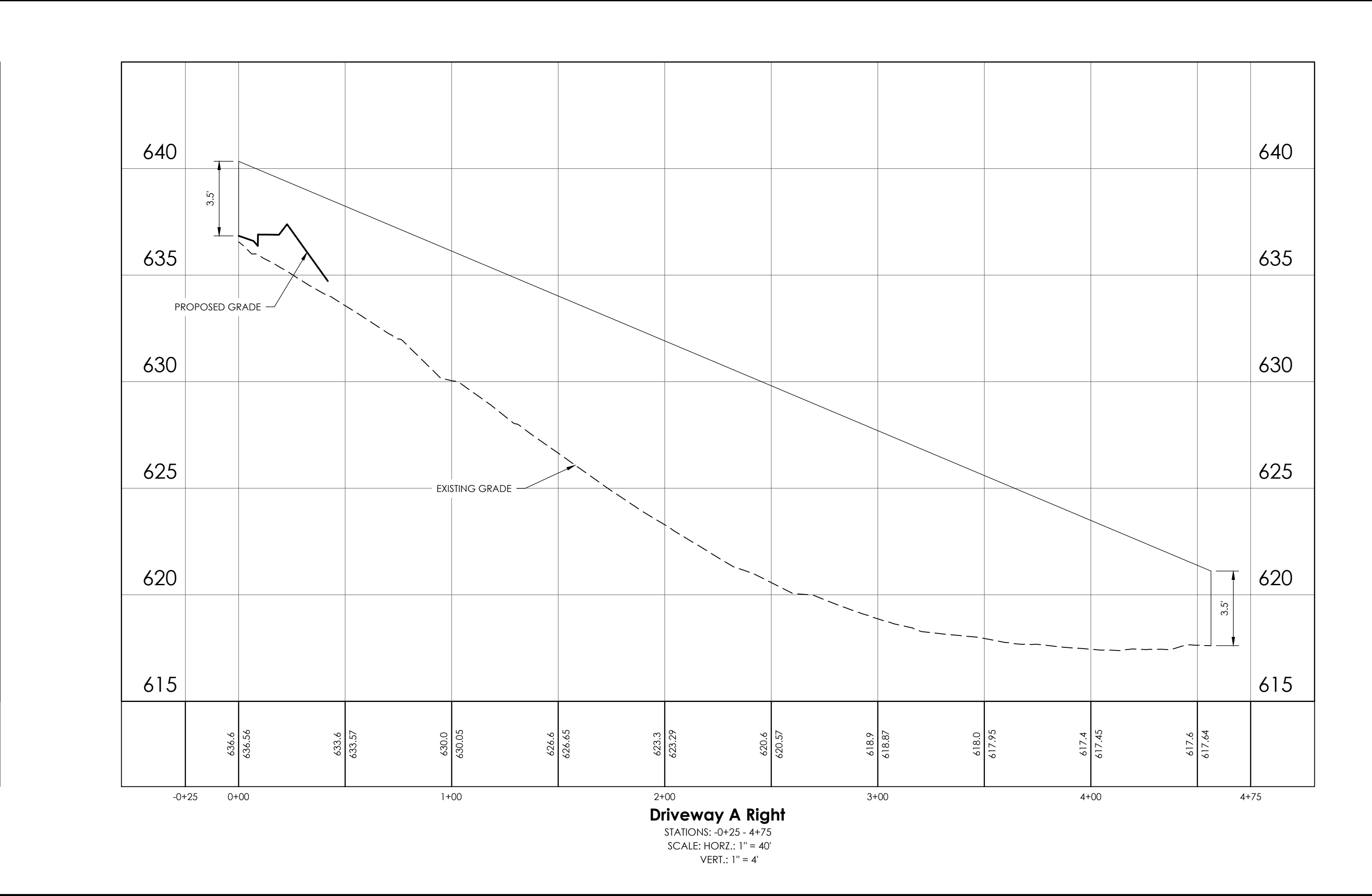
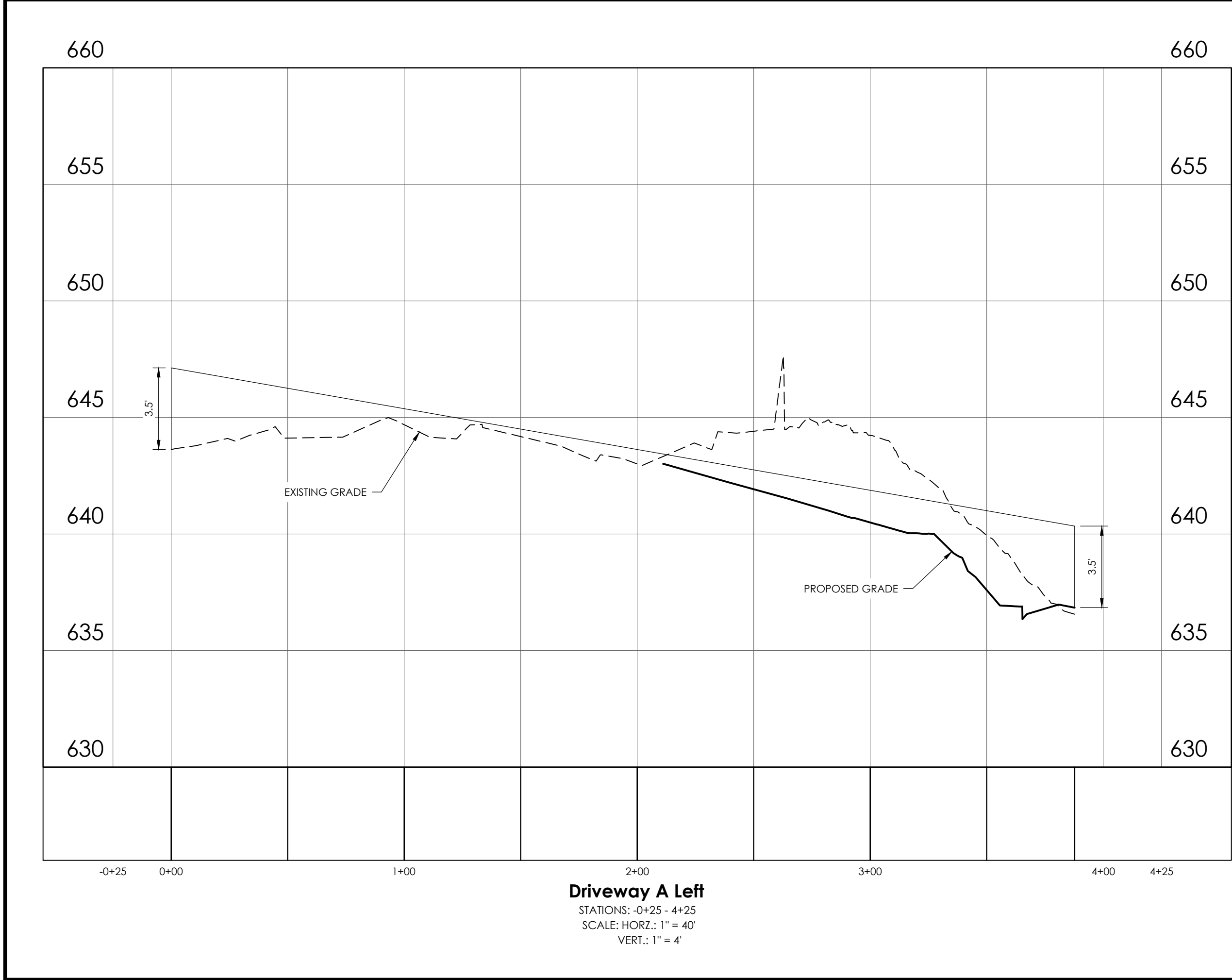
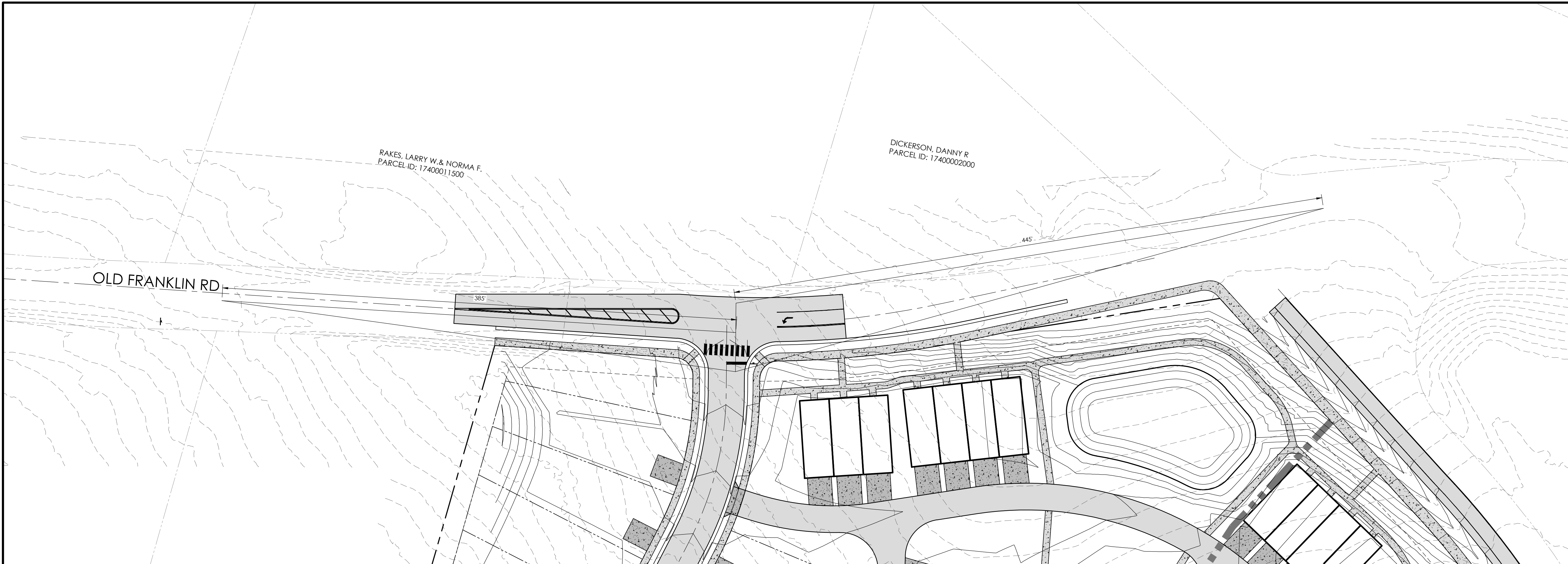


DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32811.0000
DATE: 05/04/2026
DRAWN: WDS
DESIGNED: CAD
REVIEWED: JDC
APPROVED: JDC
SCALE: 1" = 50'

C3.2

P:\32811\32811.000\HATCH\DWG\SP2026\SP2026-019-001.DWG, 05/04/2026, 10:44:26 AM



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE



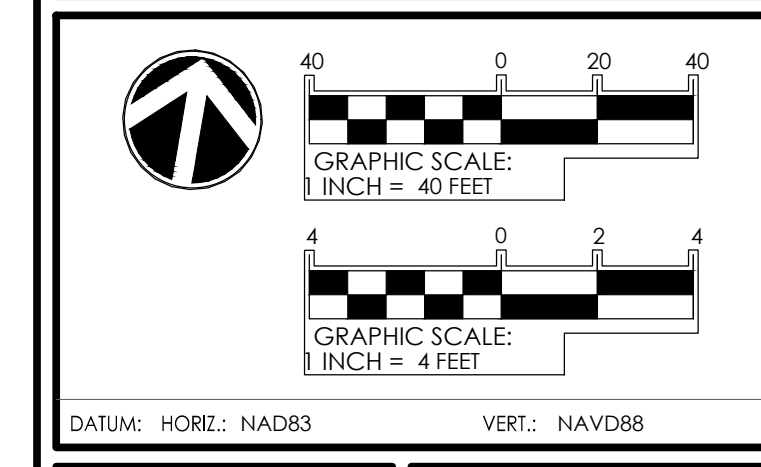
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OLD FRANKLIN ROAD SIGHT DISTANCE EXHIBIT

PRELIMINARY SP CASE #2026SP-019-001
RIDGESIDE HEIGHTS

PROJECT LOCATION:
5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
ANTIOCH, TN 37013

CLIENT/OWNER:
M/I HOMES OF NASHVILLE, LLC
725 COOL SPRINGS BLVD.,
SUITE 180
FRANKLIN, TN 37067



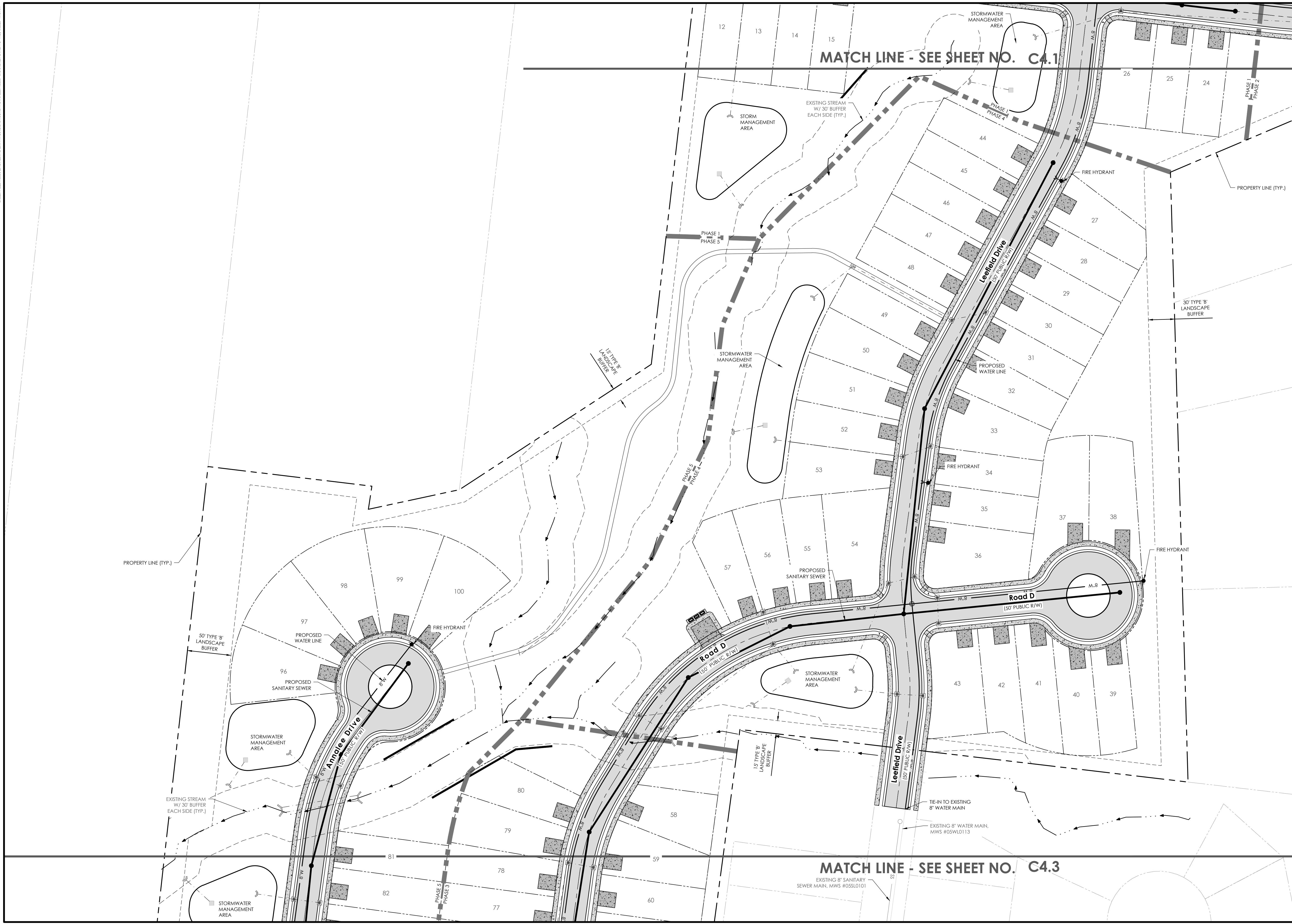
JOB NO:	32811.0000
DATE:	05/04/2026
DRAWN:	WOS
DESIGNED:	CAD
REVIEWED:	JDC
APPROVED:	JDC
SCALE:	SEE SCALE BAR

C3.4

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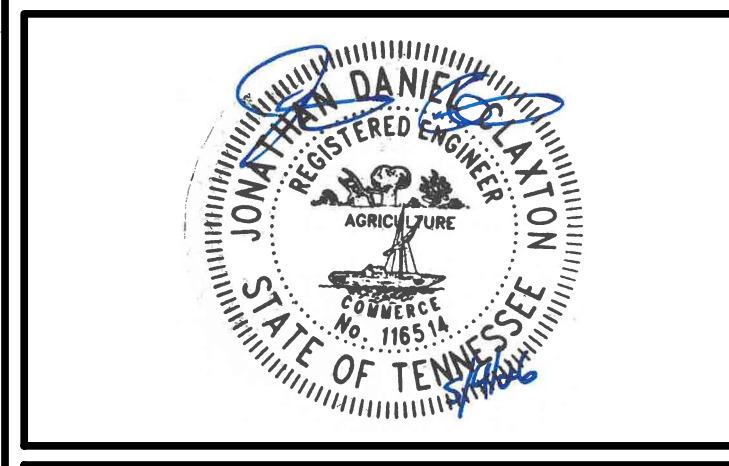
MATCH LINE - SEE SHEET NO. C4.1

MATCH LINE - SEE SHEET NO. C4.3



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE



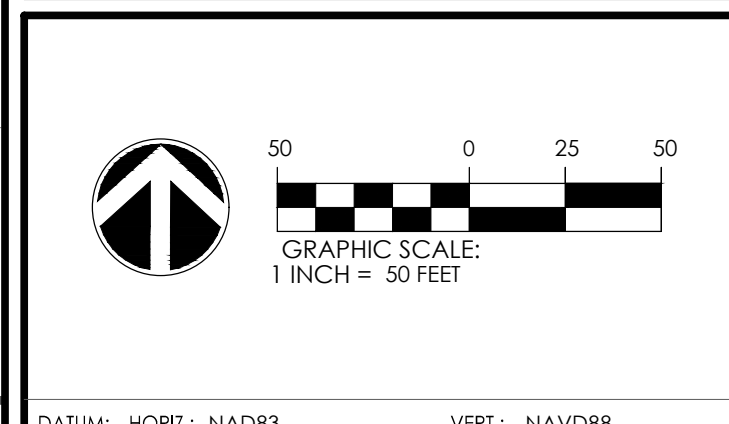
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SITE UTILITIES PLAN

PRELIMINARY SP CASE #2026SP-019-001
 RIDGESIDE HEIGHTS

PROJECT LOCATION:
 5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
 ANTIPOCH, TN 37013

CLIENT/OWNER:
 M/I HOMES OF NASHVILLE, LLC
 725 COOL SPRINGS BLVD.,
 SUITE 180
 FRANKLIN, TN 37067

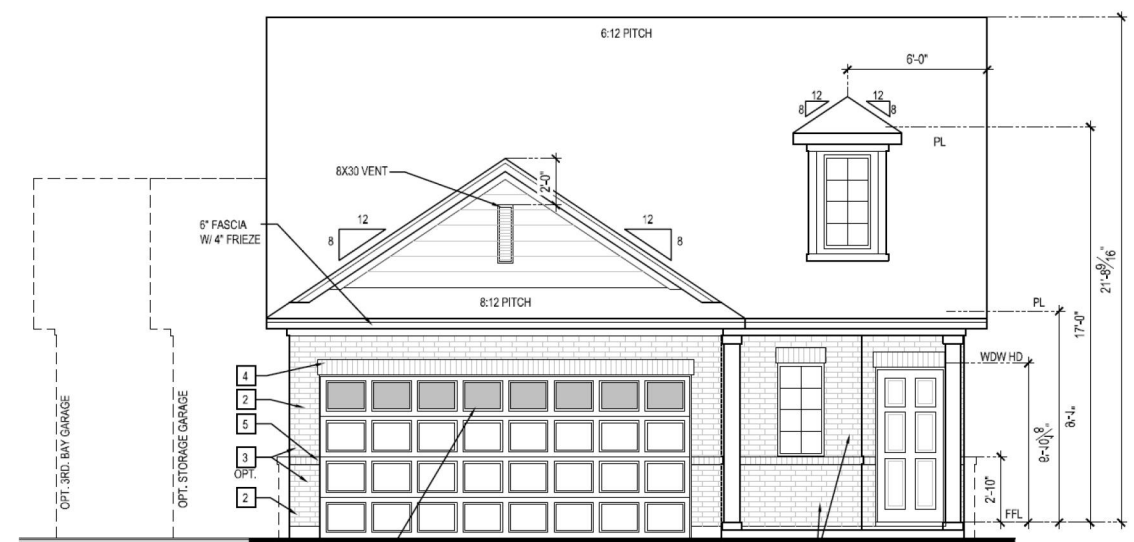


DATUM:	HORIZ.: NAD83	VERT.: NAVD88
JOB NO.:	32811.0000	
DATE:	05/04/2026	
DRAWN:	WOS	
DESIGNED:	CAD	
REVIEWED:	JDC	
APPROVED:	JDC	
SCALE:	1" = 50'	

C4.2

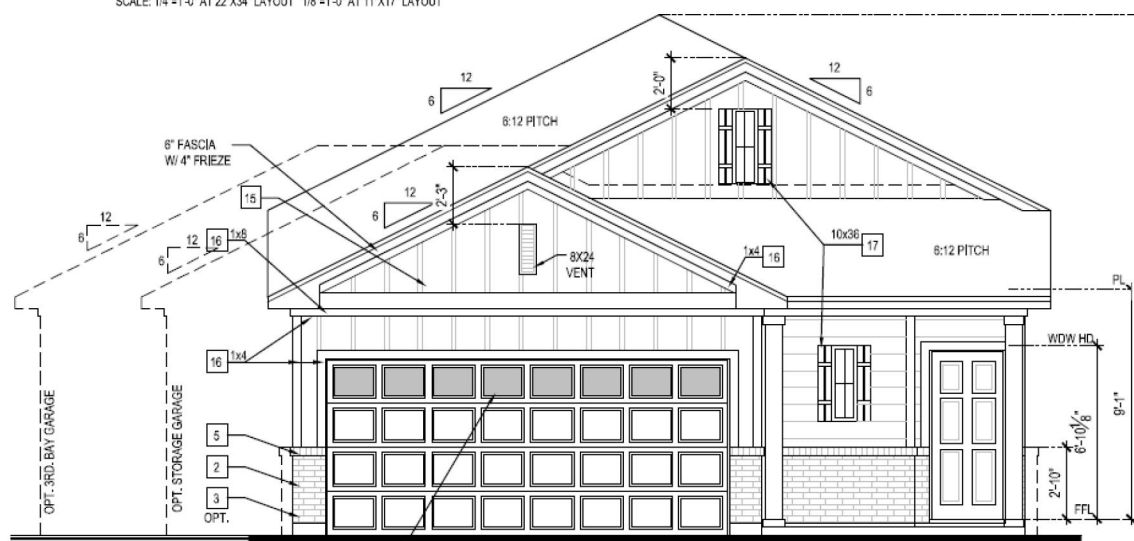
Ridgeside Heights SP Aster Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate

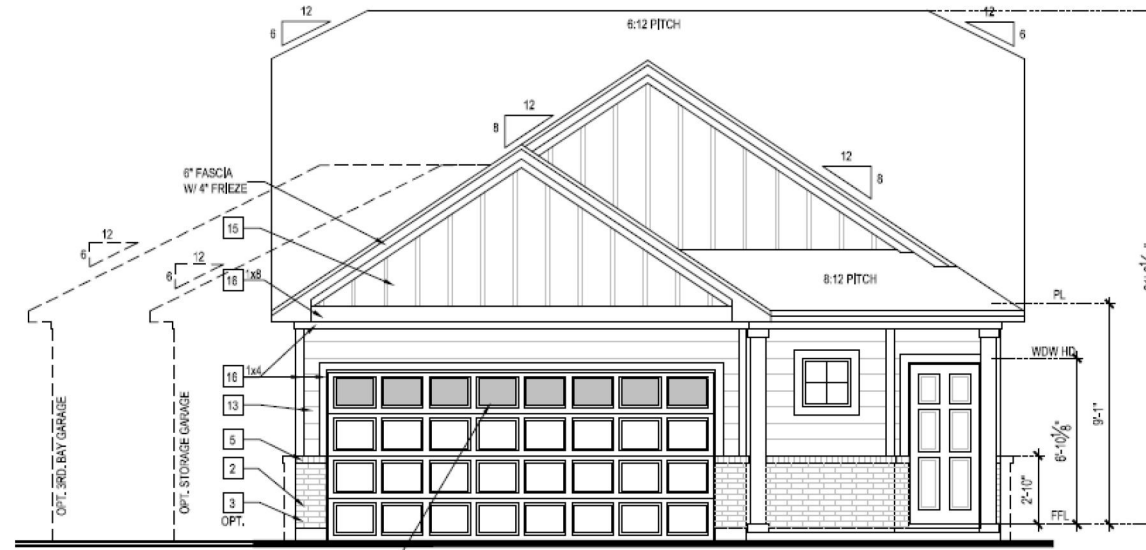


Front Elevation 'D'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)

- Size = 1598 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- Architectural Asphalt Shingles
- All Garage Doors to Include Windows
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 22'



Front Elevation 'C'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 6%
(Inc. Eight Glass Inserts in Garage)

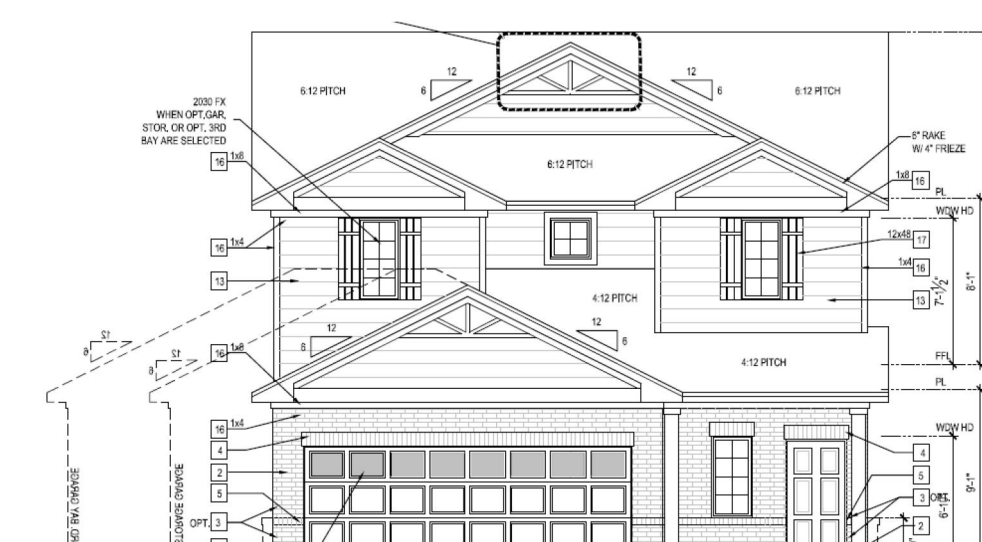


Front Elevation 'B'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 6%
(Inc. Eight Glass Inserts in Garage)

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

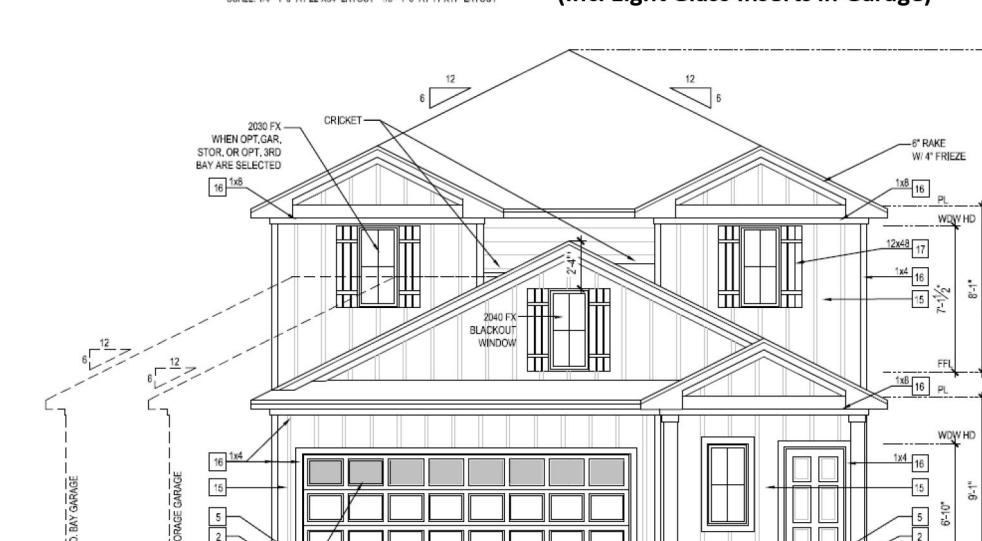
Ridgeside Heights SP Petoskey Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate

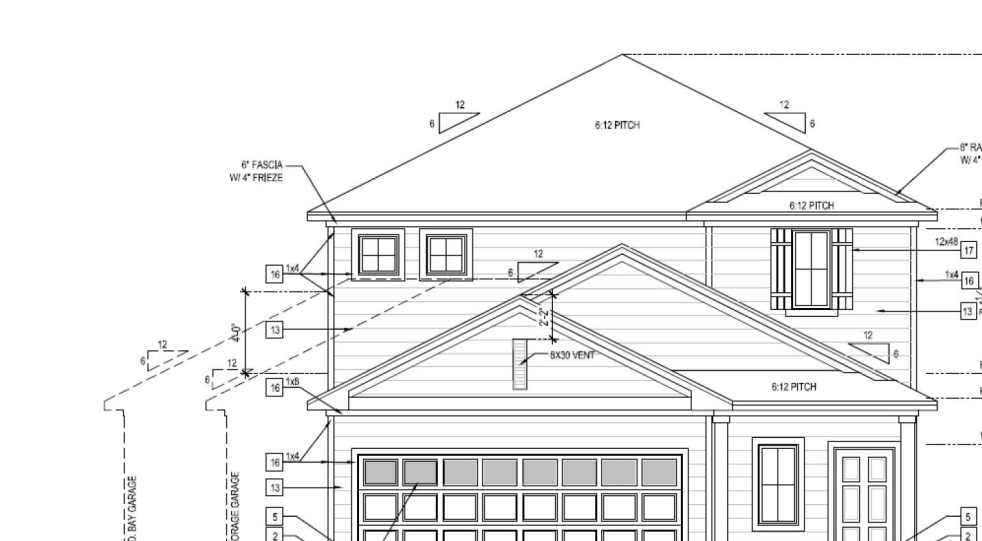


Front Elevation 'D'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 6%
(Inc. Eight Glass Inserts in Garage)

- Size = 1907 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 27'



Front Elevation 'C'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 7%
(Inc. Eight Glass Inserts in Garage)

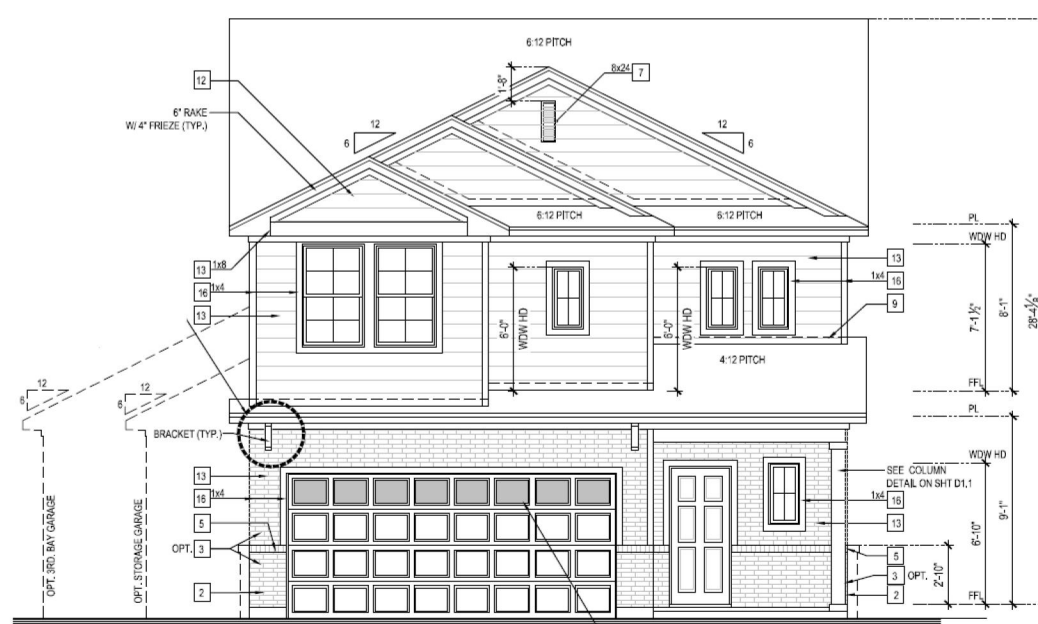


Front Elevation 'B'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 5%
(Inc. Eight Glass Inserts in Garage)

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

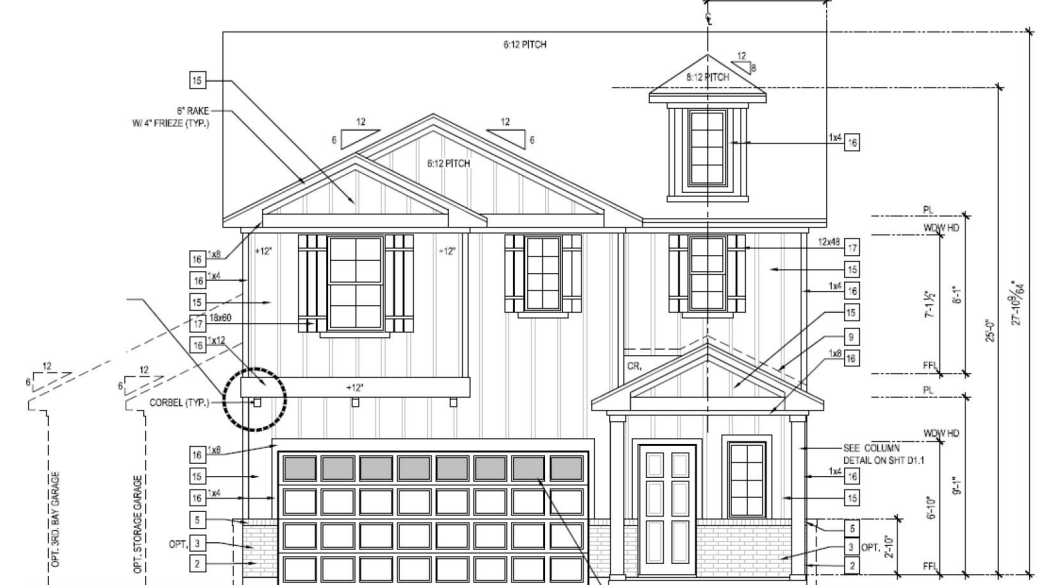
Ridgeside Heights SP Archdale Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate



Front Elevation 'D'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)

- Size = 1925 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'



Front Elevation 'C'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)

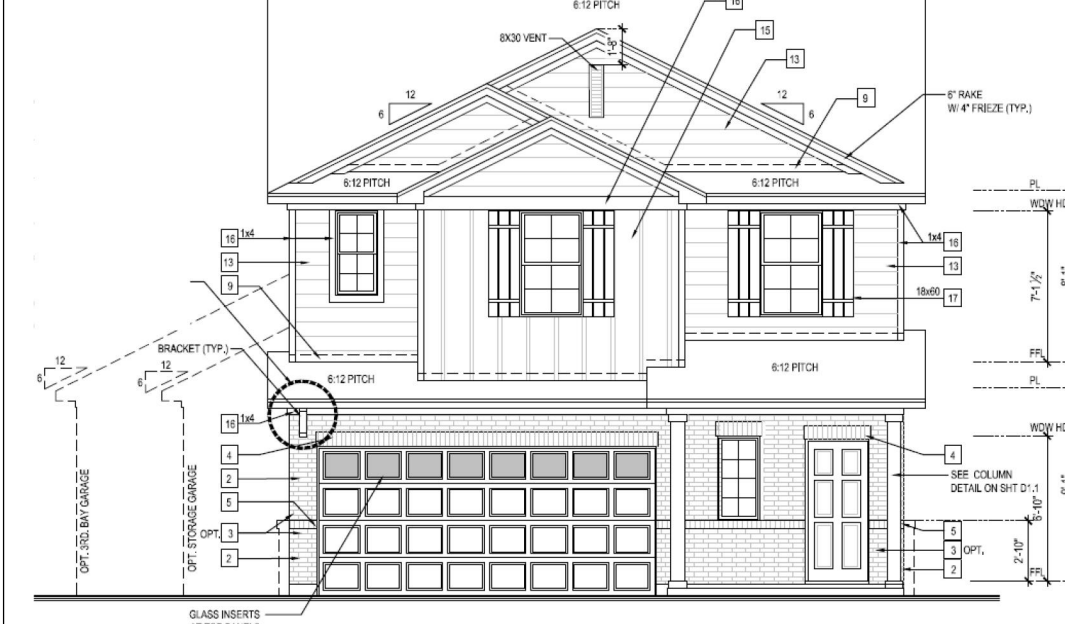


Front Elevation 'B'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

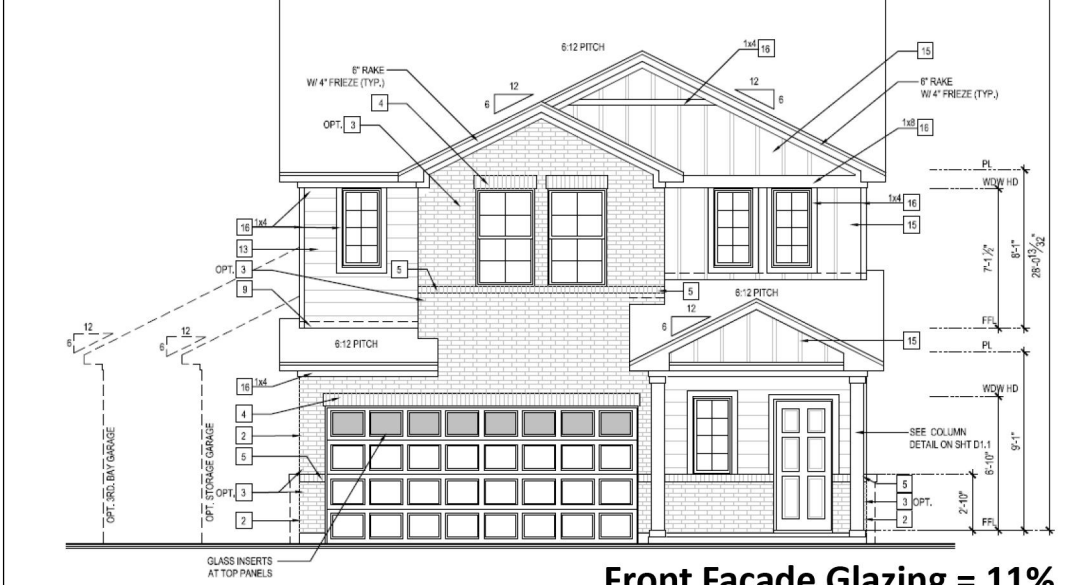
Ridgeside Heights SP Dogwood Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate

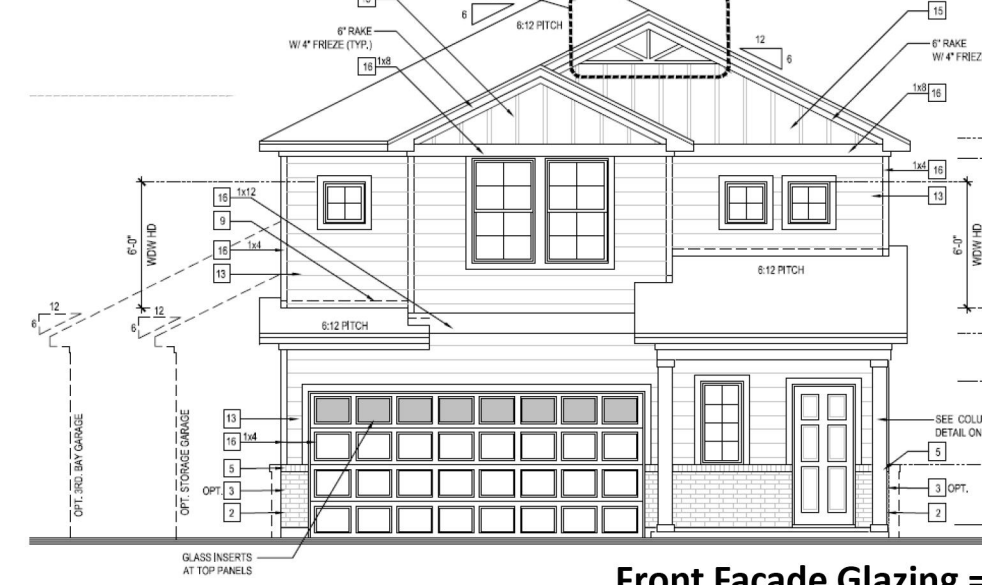


Front Elevation 'D'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)

- Size = 2337 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'



Front Elevation 'C'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 11%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'B'
SCALE: 1/4"=1'-0" AT 22'00" LANDSCAPE 1/8"=1'-0" AT 11'00" LANDSCAPE
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

NO.	REVISIONS	BY	DATE



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ARCHITECTURAL ELEVATIONS
PRELIMINARY SP CASE #2026SP-019-001
RIDGESIDE HEIGHTS
PROJECT LOCATION:
5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
ANTIOCH, TN 37013
CLIENT/OWNER:
M/I HOMES OF NASHVILLE, LLC
725 COOL SPRINGS BLVD.,
SUITE 180
FRANKLIN, TN 37067

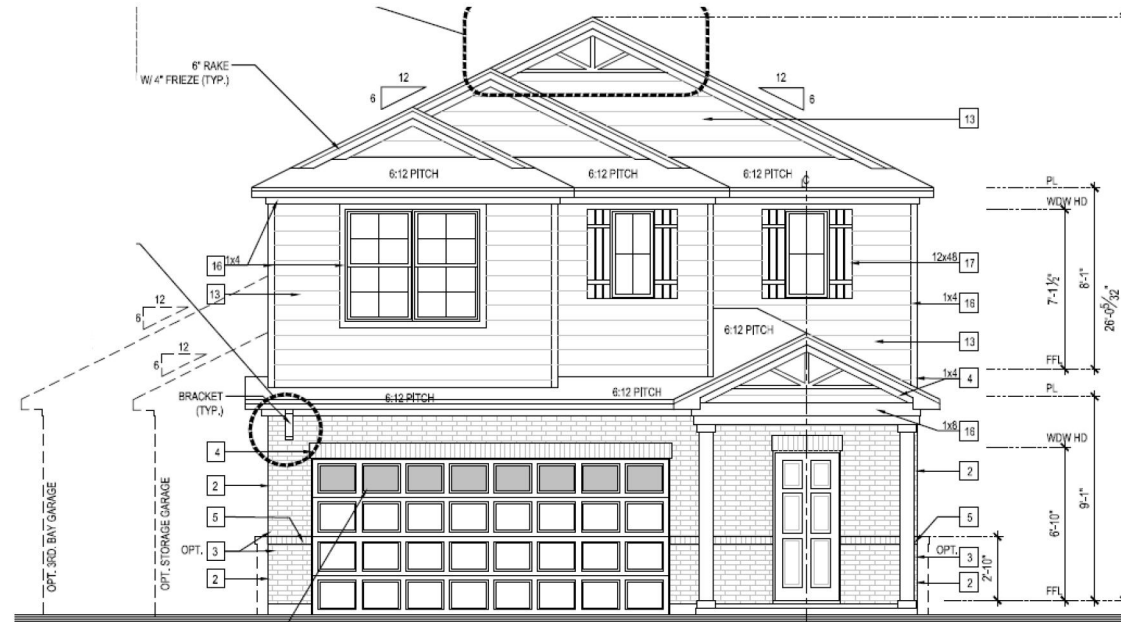
DATUM: HORIZ: NAD83 VERT: NAVD88
JOB NO: 32811.0000
DATE: 05/04/2026
DRAWN: WCS
DESIGNED: CAD
REVIEWED: JDC
APPROVED: JDC
SCALE: N/A

C5.1

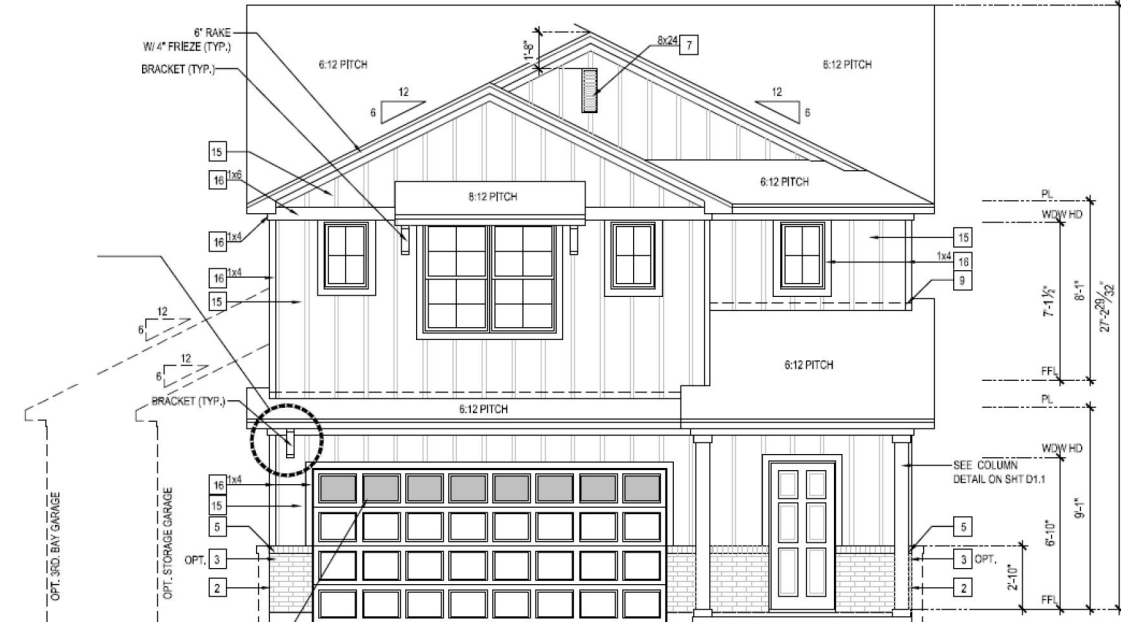


Ridgeside Heights SP Marion Elevations

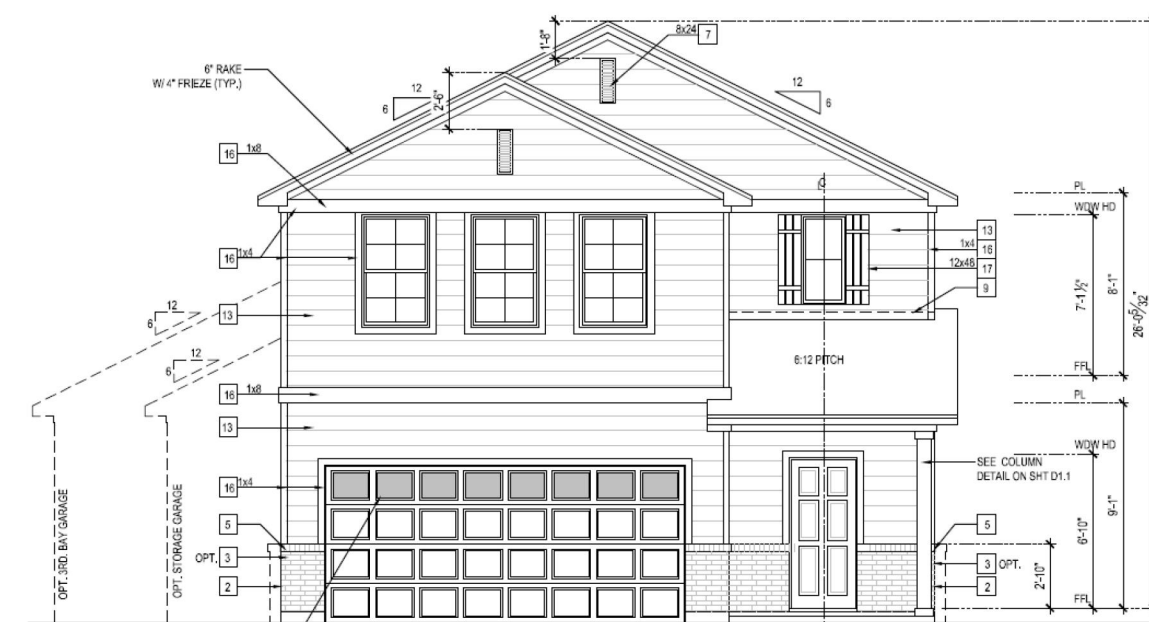
Note: Façade Area is Calculated from Grade to Upper Floor T/Plate



Front Elevation 'D'
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'C'
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'B'
Front Façade Glazing = 10%
(Inc. Eight Glass Inserts in Garage)

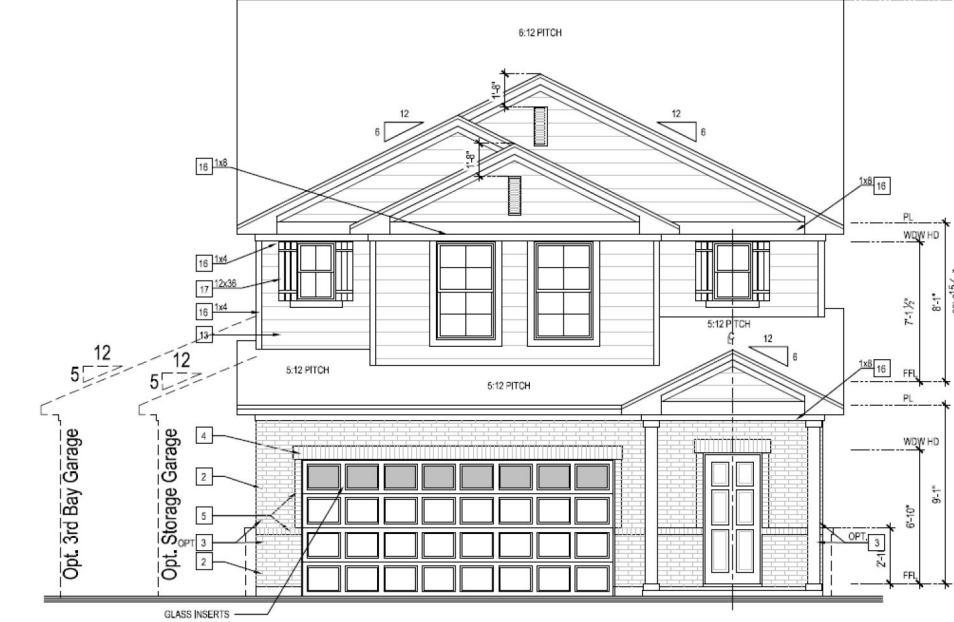
- Size = 2221 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 28'

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

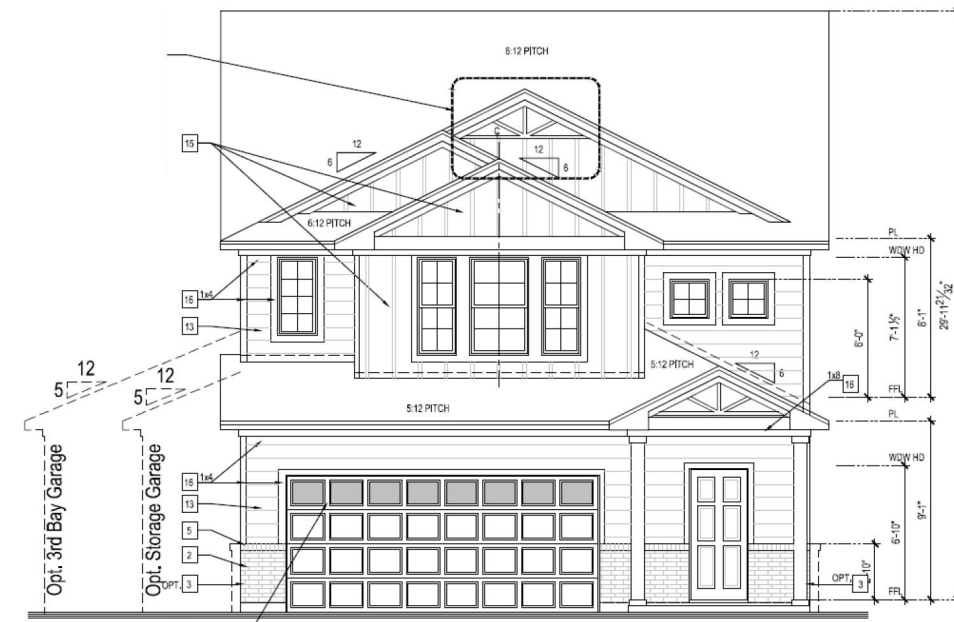


Ridgeside Heights SP Arcadia Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate



Front Elevation 'D'
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'C'
Front Façade Glazing = 9%
(Inc. Eight Glass Inserts in Garage)

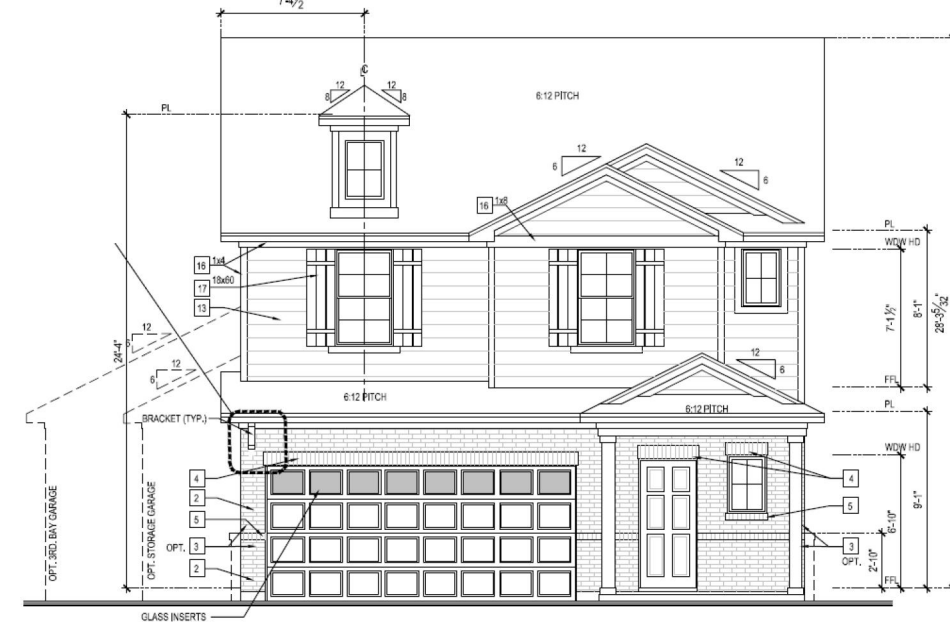
- Size = 2442 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 30'

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

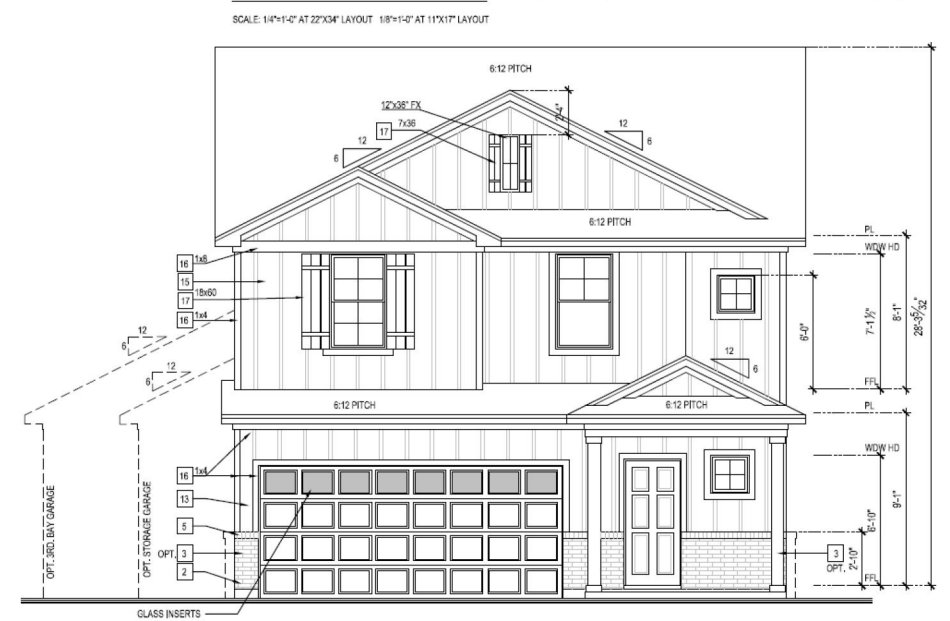


Ridgeside Heights SP Deerfield Elevations

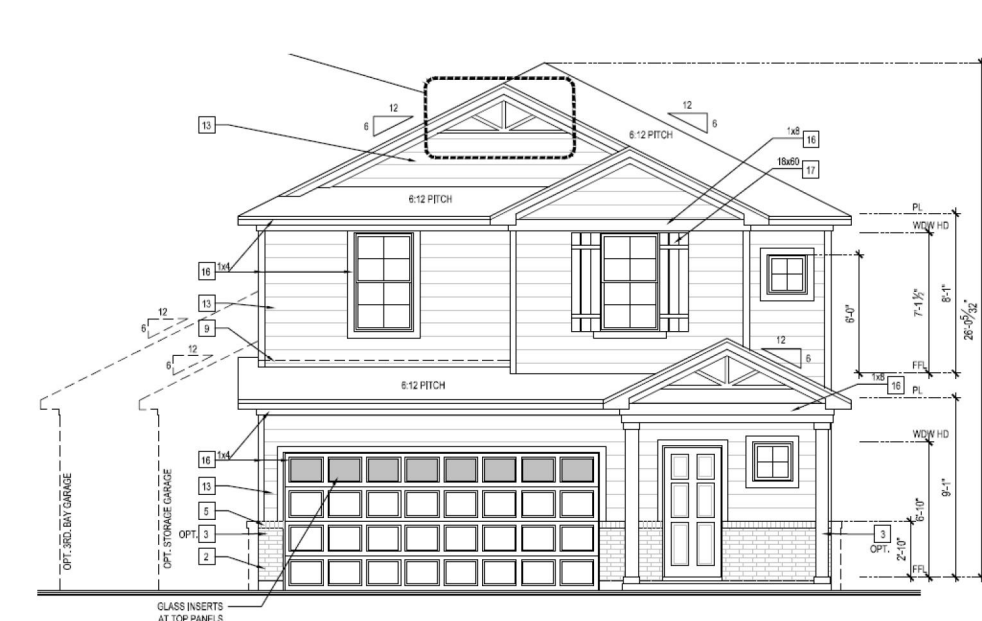
Note: Façade Area is Calculated from Grade to Upper Floor T/Plate



Front Elevation 'D'
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'B'
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'B'
Front Façade Glazing = 8%
(Inc. Eight Glass Inserts in Garage)

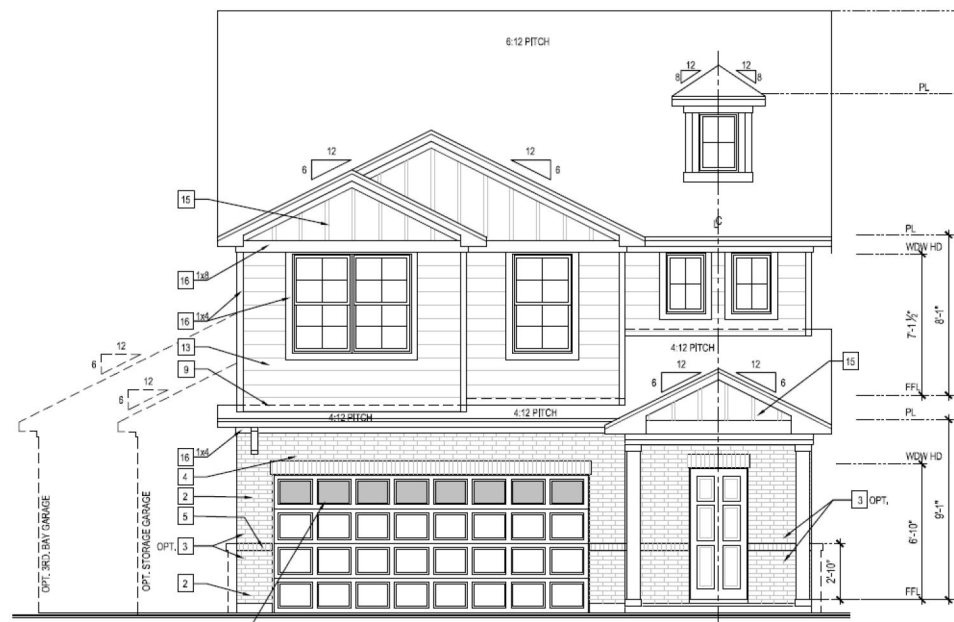
- Size = 2784 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

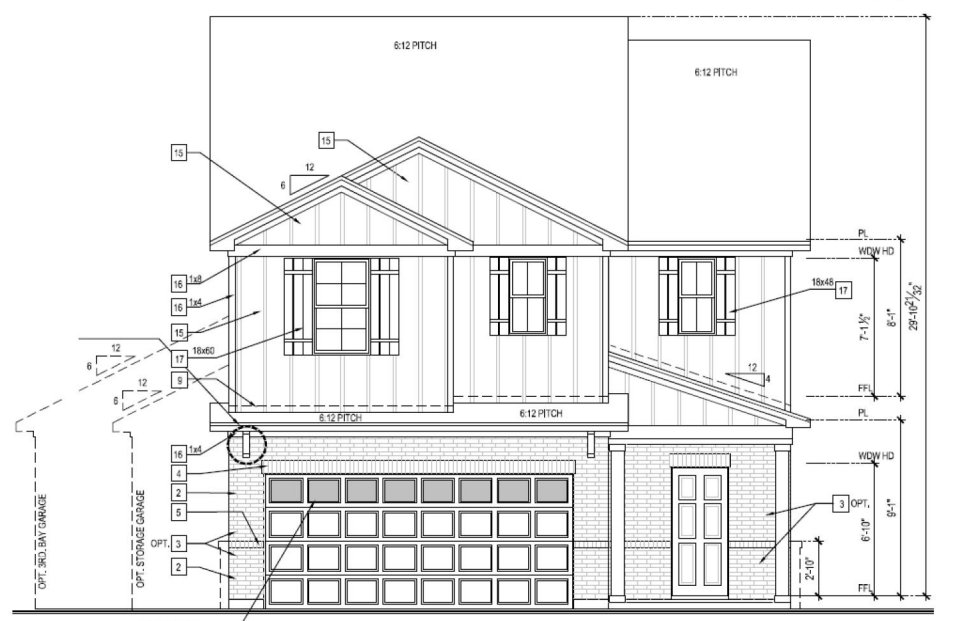


Ridgeside Heights SP Guildford Elevations

Note: Façade Area is Calculated from Grade to Upper Floor T/Plate



Front Elevation 'D'
Front Façade Glazing = 11%
(Inc. Eight Glass Inserts in Garage)



Front Elevation 'C'
Front Façade Glazing = 7%
(Inc. Eight Glass Inserts in Garage)

- Size = 2904 SF
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Brick = 2'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 32'

Note: Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

NO.	REVISIONS	BY	DATE



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 Nashville, TN 37203 • 615.349.4990
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ARCHITECTURAL ELEVATIONS
 PRELIMINARY SP CASE #2026SP-019-001
 RIDGESIDE HEIGHTS
 PROJECT LOCATION:
 5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
 ANTIPOCH, TN 37013
 CLIENT/OWNER:
 M/I HOMES OF NASHVILLE, LLC
 725 COOL SPRINGS BLVD.,
 SUITE 180
 FRANKLIN, TN 37067

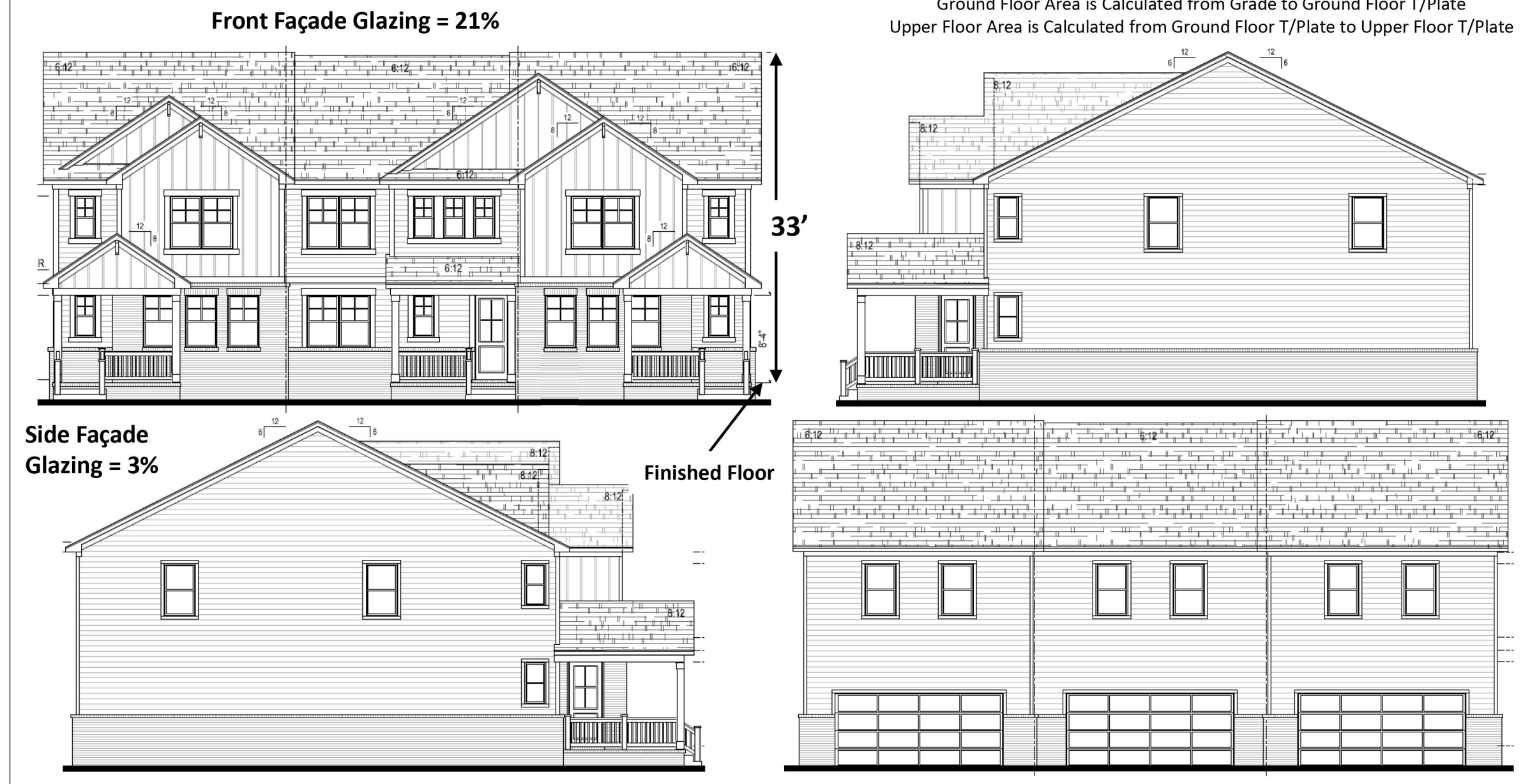
DATUM: HORIZ: NAD83 VERT: NAVD88
 JOB NO: 32811.0000
 DATE: 05/04/2026
 DRAWN: WOS
 DESIGNED: CAD
 REVIEWED: JDC
 APPROVED: JDC
 SCALE: N/A

C5.2



Ridgeside Heights SP

2-Story Townhome Elevations (3-Unit)
 Note: 4-Unit, 5-Unit and 6-Unit Building Elevations to be Similar in Character
 Ground Floor Area is Calculated from Grade to Ground Floor T/Plate
 Upper Floor Area is Calculated from Ground Floor T/Plate to Upper Floor T/Plate



- Size = 1489 SF (Braxton) and 1677 SF (Briley)
- Alley Loaded 2-Car Garage
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1.0'
- Minimum Porch Depth = 6.0'
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 33'

NO.	REVISIONS	BY	DATE



ARCHITECTURAL ELEVATIONS
 PRELIMINARY SP CASE #2026SP-019-001
 RIDGESIDE HEIGHTS
 PROJECT LOCATION:
 5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
 ANTIPOCH, TN 37013
 CLIENT/OWNER:
 M/I HOMES OF NASHVILLE, LLC
 725 COOL SPRINGS BLVD.,
 SUITE 180
 FRANKLIN, TN 37067

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32811.0000
DATE:	05/04/2026
DRAWN:	WCS
DESIGNED:	CAD
REVIEWED:	JDC
APPROVED:	JDC
SCALE:	N/A

C5.3



Ridgeside Heights SP

3-Story Townhome Elevations (3-Unit)
 Note: 4-Unit, 5-Unit and 6-Unit Building Elevations to be Similar in Character
 Ground Floor Area is Calculated from Grade to Ground Floor T/Plate
 Upper Floor Area is Calculated from Ground Floor T/Plate to Upper Floor T/Plate



- Size = 1722 SF (Madison)
- Alley Loaded 2-Car Garage
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 4:12
- Minimum Soffit Overhang = 1.0'
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 38'



Ridgeside Heights SP



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PLANT SCHEDULE

TREES					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
20	ARO	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B & B OR CONT. : 2" CAL. MIN.	AS SHOWN Full, Well Formed
15	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT. : 2" CAL. MIN.	AS SHOWN Full, Well Formed
41	CR	Chionanthus retusus	Chinese Fringe Tree	B & B OR CONT. : 2" CAL. MIN.	AS SHOWN Specimen, single trunk
18	GB	Ginkgo biloba	Ginkgo	B & B OR CONT. : 2" CAL. MIN.	AS SHOWN Specimen, Male cultivars only
42	QS	Quercus shumardii	Shumard Oak	B & B OR CONT. : 2" CAL. MIN.	AS SHOWN Full, Well Formed

SHRUBS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
174	HQSQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	CONT. : 18" HT. MIN.	AS SHOWN Full to ground and well formed
198	ICB	Ilex cornuta 'Burfordii'	Burford Holly	CONT. : 18" HT. MIN.	AS SHOWN Full to ground and well formed

DICKERSON, DANNY R
PARCEL ID: 1740002000

RAKES, LARRY W. & NORMA F.
PARCEL ID: 1740601500

STJ PARTNERS, LLC
PARCEL ID: 17400025500

1104 RESIDENCES COMMUNITY
ASSOCIATION, INC
PARCEL ID: 17411009000000



15' TYPE 'B' BUFFER REQUIRED
TOTAL BUFFER LENGTH : 1,183 LF
REQUIRED CANOPY TREES: 48
PROVIDED CANOPY TREES: 48
REQUIRED UNDERSTORY TREES: 18
PROVIDED UNDERSTORY TREES: 18
REQUIRED SHRUBS: 190
PROVIDED SHRUBS: 190

15' TYPE 'B' BUFFER REQUIRED
TOTAL BUFFER LENGTH : 258 LF
REQUIRED CANOPY TREES: 11
PROVIDED CANOPY TREES: 11
REQUIRED UNDERSTORY TREES: 4
PROVIDED UNDERSTORY TREES: 4
REQUIRED SHRUBS: 42
PROVIDED SHRUBS: 42

15' TYPE 'B' BUFFER REQUIRED
EXISTING VEGETATION TO COUNT TOWARD REQUIREMENTS; ADDITIONAL PLANTINGS TO SUPPLEMENT WHERE NECESSARY

- ARO 5
- CR 4
- ICB 21
- QS 6
- HQSQ 21

- CR 7
- GB 38
- ICB 31
- QS 5
- HQSQ 31

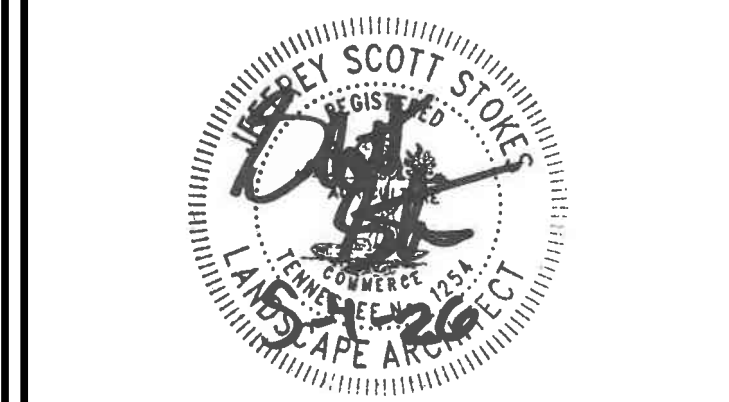
VEDDERS, KEVIN D. & WENDY
PARCEL ID: 17400015900

DEVELOPER TO COORDINATE
STREAM BUFFER RESTORATION
AND ENHANCEMENT WITH MWS
DURING FINAL SP

MATCH LINE - SEE SHEET NO. L1.2

15' TYPE 'B' BUFFER REQUIRED
TOTAL BUFFER LENGTH : 431 LF
REQUIRED CANOPY TREES: 18
PROVIDED CANOPY TREES: 18
REQUIRED UNDERSTORY TREES: 7
PROVIDED UNDERSTORY TREES: 7
REQUIRED SHRUBS: 69
PROVIDED SHRUBS: 69

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

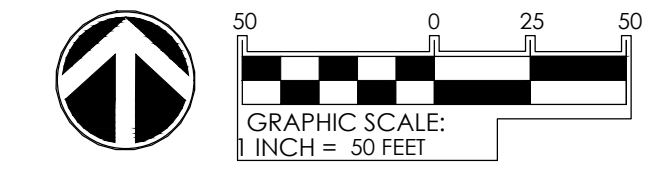
500 11th Avenue, N. • Suite 800
Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

LANDSCAPE PLAN

PRELIMINARY SP CASE #2026SP-019-001
RIDGESIDE HEIGHTS

PROJECT LOCATION:
5621, 5601 CANE RIDGE ROAD; 3314 OLD FRANKLIN ROAD
ANTIOCH, TN 37013

CLIENT/OWNER:
M/I HOMES OF NASHVILLE, LLC
725 COOL SPRINGS BLVD.,
SUITE 180
FRANKLIN, TN 37067



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32811.0000
DATE:	05/04/2026
DRAWN:	RMM
DESIGNED:	RMM
REVIEWED:	JSS
APPROVED:	JSS
SCALE:	1" = 50'

L1.1

