

# PRELIMINARY SP DEVELOPMENT PLAN FOR HILLSHIRE GROVE MERITAGE HOMES

## CONTACTS

### DEVELOPER

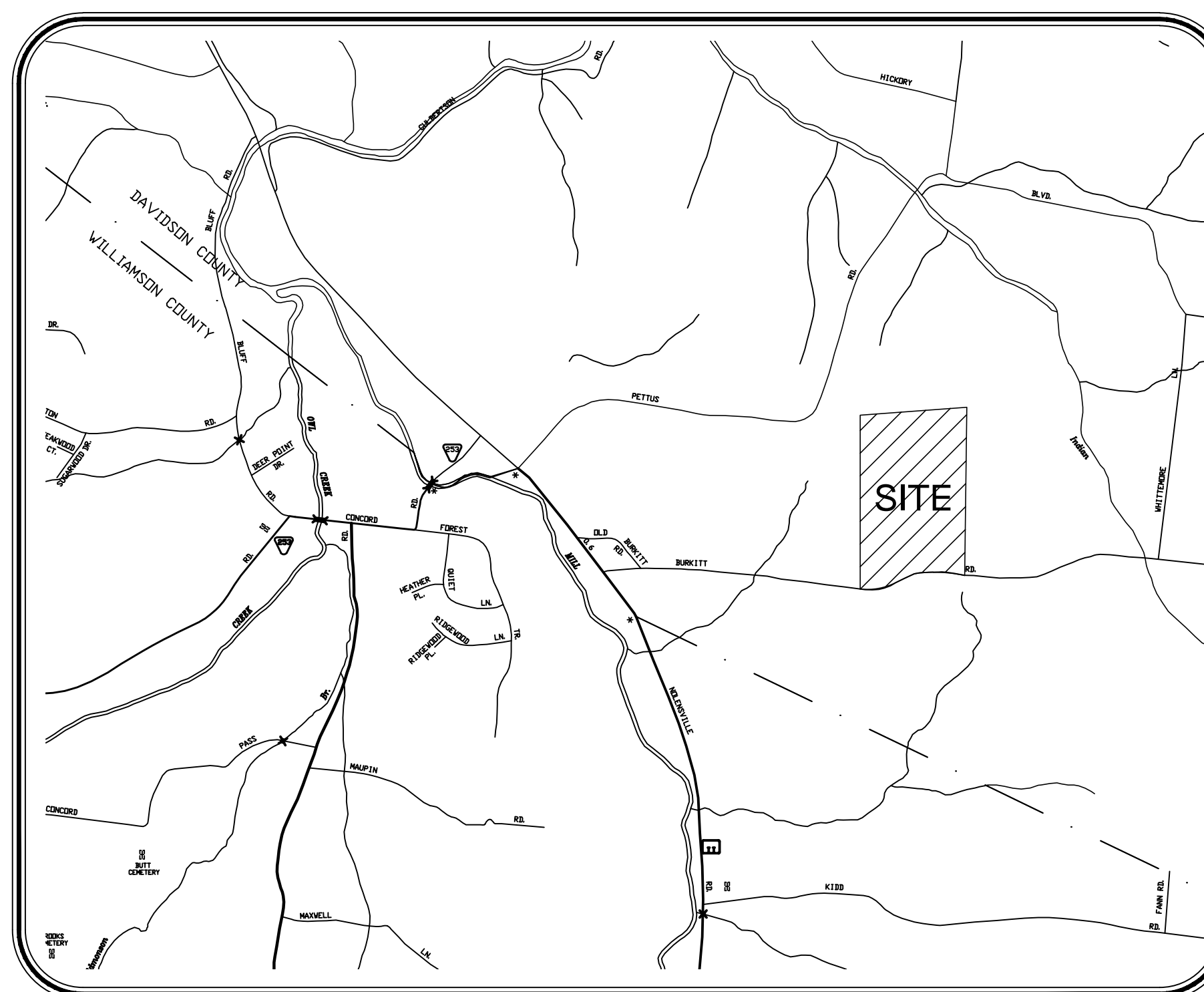
LYNN EALEY  
MERITAGE HOMES COMPANY  
3000 BUSINESS PARK CIR, #300  
GOODLETTSVILLE, TN  
(615) 758-7769

### CIVIL

WES HARRIS  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
WHARRIS@RAGANSMITH.COM

### LANDSCAPE ARCHITECTURE

SCOTTY BERNICK  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
SBERNICK@RAGANSMITH.COM



LOCATION MAP  
NTS

## INDEX OF SHEETS

### SHEET DESCRIPTION

CVR COVER SHEET

### CIVIL PLANS

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### LANDSCAPE ARCHITECTURAL PLANS

L1.0 OVERALL LANDSCAPE PLAN  
L1.1 ENLARGED LANDSCAPE PLAN  
L1.2 ENLARGED LANDSCAPE PLAN

### ARCHITECTURAL PLANS

A1.0 ARCHITECTURAL IMAGES

### PURPOSE NOTE:

The purpose of this SP is to receive preliminary approval to permit a single-family and multi-family (townhome) development.

### SPECIAL NOTE:

For any development standards, regulations, and requirements not specifically shown on the Preliminary SP Development Plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and applicable requirements of the RS5 Zoning District for the single-family component of the development and RM15 for the multi-family component of the development as of the date of the request or application.

### GENERAL PLAN CONSISTENCY:

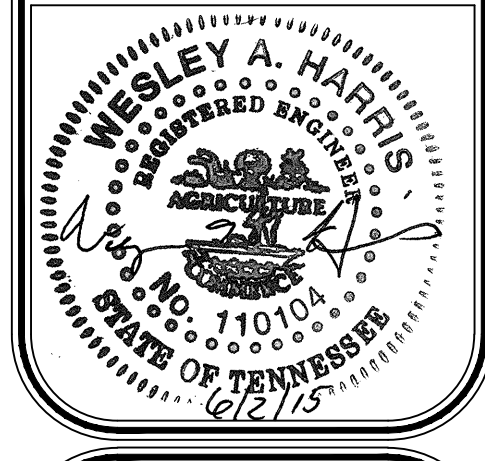
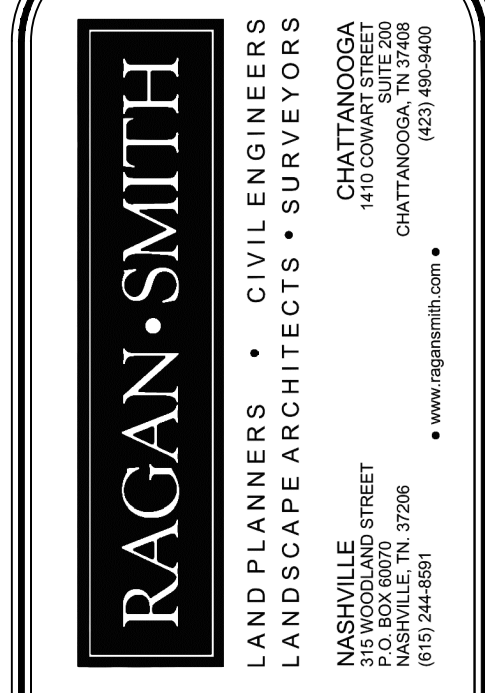
#### Land Use Policy:

The proposed development is consistent with the principles, policies, and objectives of the general plan T3NM (T3 Suburban Neighborhood Maintenance). The proposed development provides curvilinear blocks with low-moderate density. Open space has been provided as an integral part of the development as an amenity for the development and to preserve the rural character of the land.

#### Community Plan Compliance:

The proposed development accomplishes the following critical goals identified in the Southeast Community Plan:

- The proposed plan accommodates growth while preserving a significant amount of rural character of the property.
- The proposed development will provide additional living options to serve the needs of a diverse variety of residents, open spaces to enhance the quality of life, and new street networks to provide connectivity with future development.



HILLSHIRE GROVE  
FOR  
MERITAGE HOMES

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	14153	DESIGNED:	K. JACOBSON	SCALE:	N/A	DATE:	APRIL 30, 2015
W.K. ORDER	0096	DRAWN:	K. JACOBSON	REVISIONS	06-02-15 Rev. per City Comments. 07-02-15 Rev. per City Comments.		

COVER SHEET

CVR

31ST COUNCIL DISTRICT, METROPOLITAN  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

METRO CASE # 2015SP-061-001

0144580004 PLANNING/ARCHITECTURE/SP/PLAN SHEETS/0006 - CIVIL - 06/23/15  
PLOTTED BY PYLE, JACOBSON/ARCHITECTURE/SP/PLAN SHEETS/0006 - CIVIL - 06/23/15  
LAST UPDATED BY KJACOBSON 06/23/15 14:47 PM

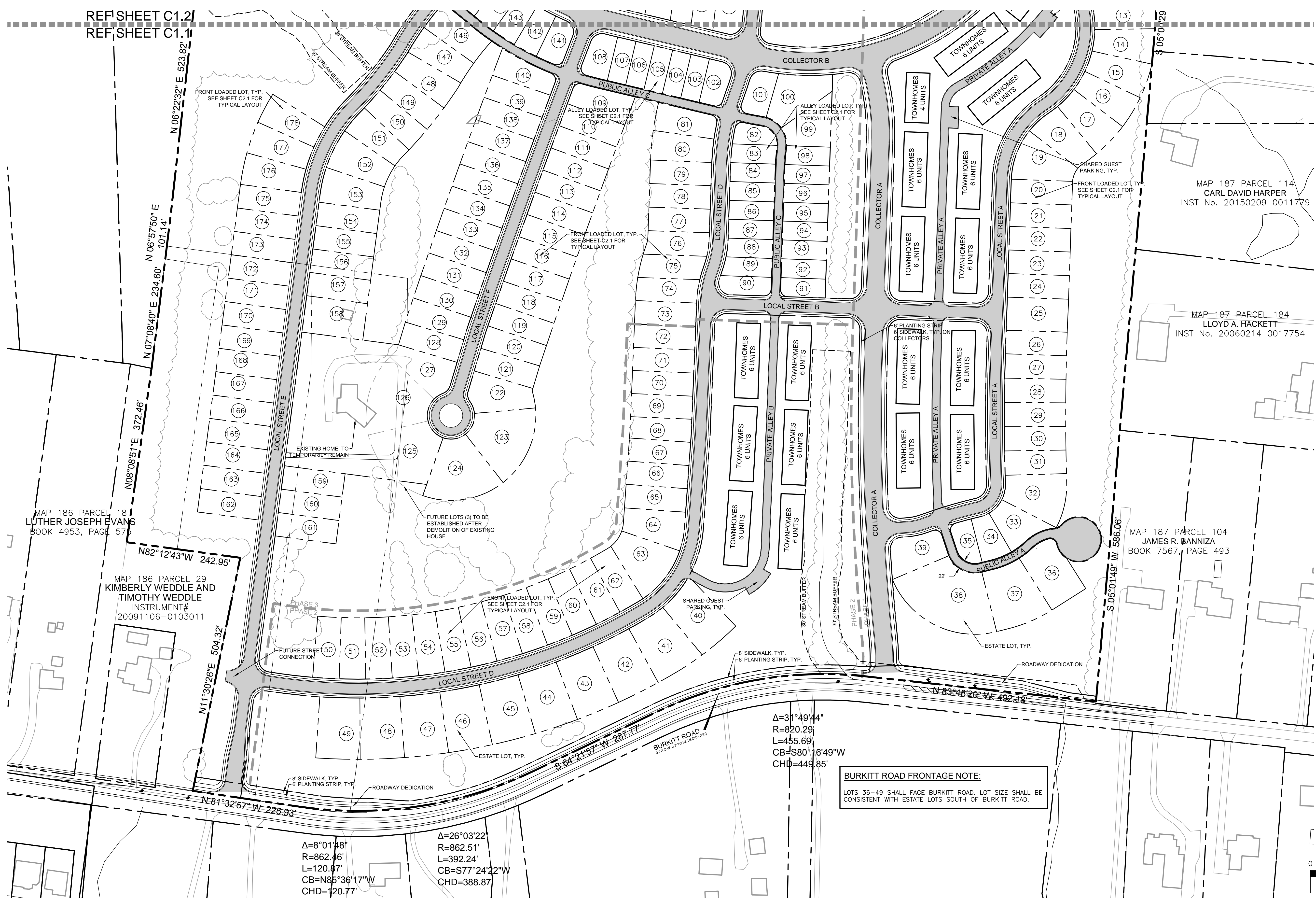






**HILLSHIRE GROVE**  
 FOR  
**MERITAGE HOMES**

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



MAP 187 PARCEL 114  
 CARL DAVID HARPER  
 INST No. 20150209 0011779

MAP 187 PARCEL 184  
 LLOYD A. HACKETT  
 INST No. 20060214 0017754

MAP 187 PARCEL 104  
 JAMES R. BANNIZA  
 BOOK 7567, PAGE 493

MAP 186 PARCEL 18  
 LUTHER JOSEPH EVANS  
 BOOK 4953, PAGE 57

MAP 186 PARCEL 29  
 KIMBERLY WEDDLE AND  
 TIMOTHY WEDDLE  
 INSTRUMENT #  
 20091106-0103011

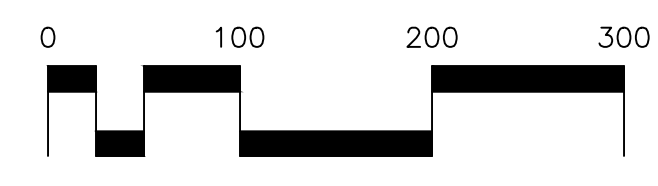
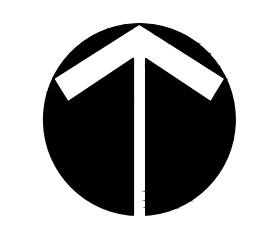
$\Delta=31^{\circ}49'44''$   
 $R=820.29'$   
 $L=455.69'$   
 $CB=S80^{\circ}16'49''W$   
 $CHD=449.85'$

$\Delta=8^{\circ}01'48''$   
 $R=862.46'$   
 $L=120.87'$   
 $CB=N86^{\circ}36'17''W$   
 $CHD=120.77'$

$\Delta=26^{\circ}03'22''$   
 $R=862.51'$   
 $L=392.24'$   
 $CB=S77^{\circ}24'22''W$   
 $CHD=388.87'$

**BURKITT ROAD FRONTAGE NOTE:**  
 LOTS 36-49 SHALL FACE BURKITT ROAD. LOT SIZE SHALL BE CONSISTENT WITH ESTATE LOTS SOUTH OF BURKITT ROAD.

**PAVEMENT LEGEND**



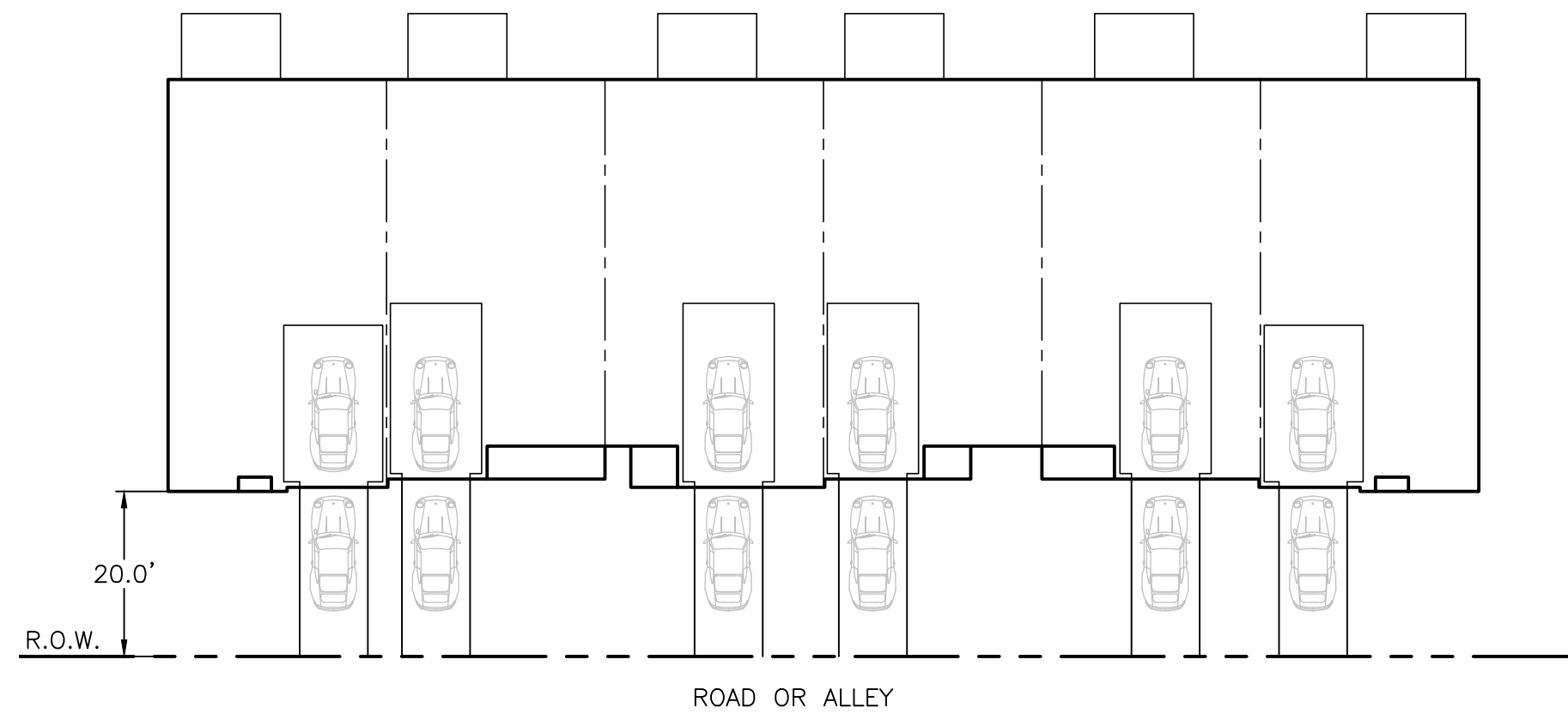
WK. ORDER	0096
DESIGNED:	JACOBSON
DRAWN:	JACOBSON
SCALE:	1"=100'
DATE:	APRIL 30, 2015

**SITE LAYOUT ENLARGEMENT**

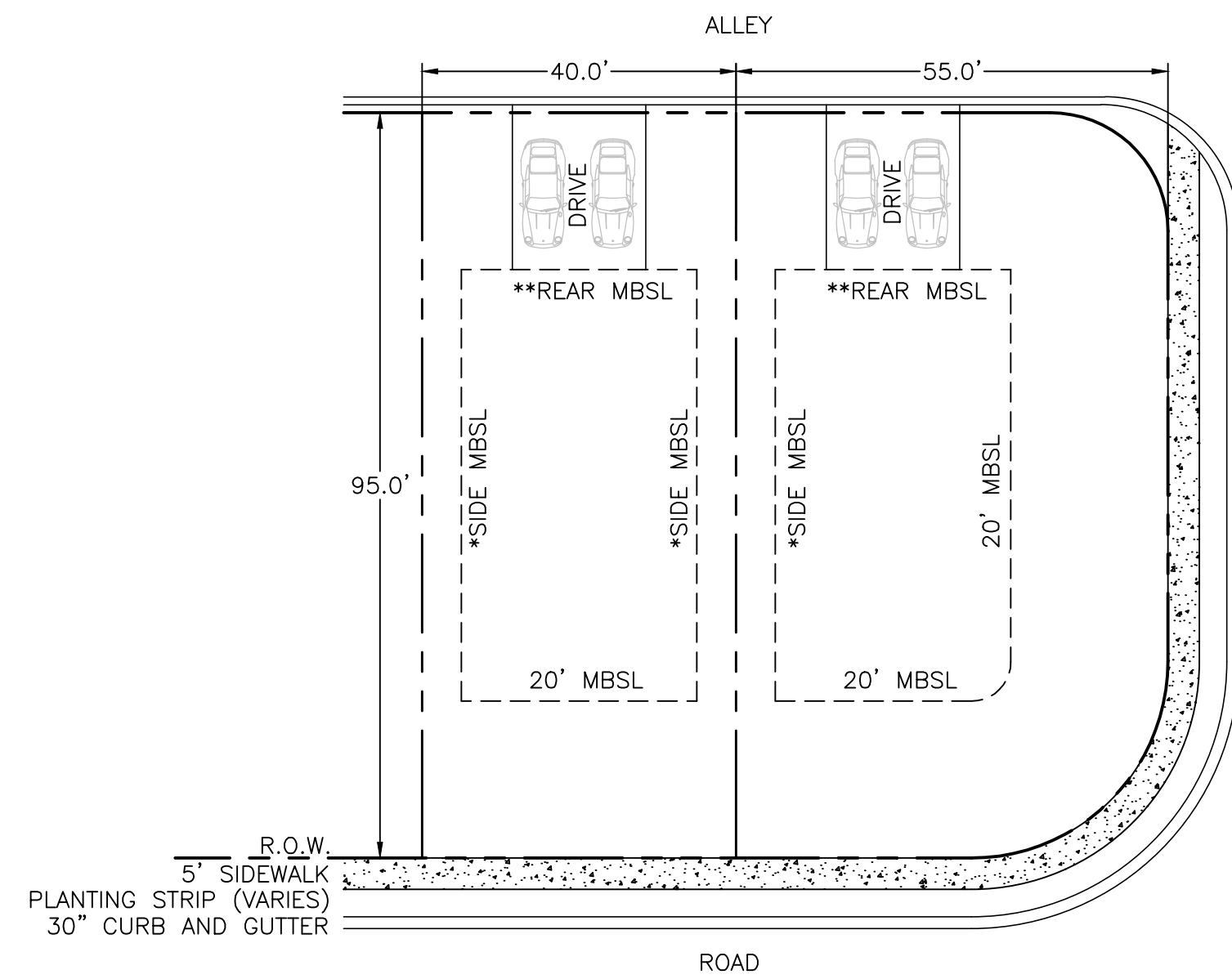
**C1.1**

011415000145 - JACOBSON/SMITH/PLANNERS ARCHITECTS/SURVEYORS - C:\15-061-001\2015-04-30\2015-04-30-15-061-001-001.dwg  
 PLOTTED BY PYLE, JACOBSON/SMITH/PLANNERS ARCHITECTS/SURVEYORS - LAST UPDATED BY KALON, 05/20/15 1:31 PM

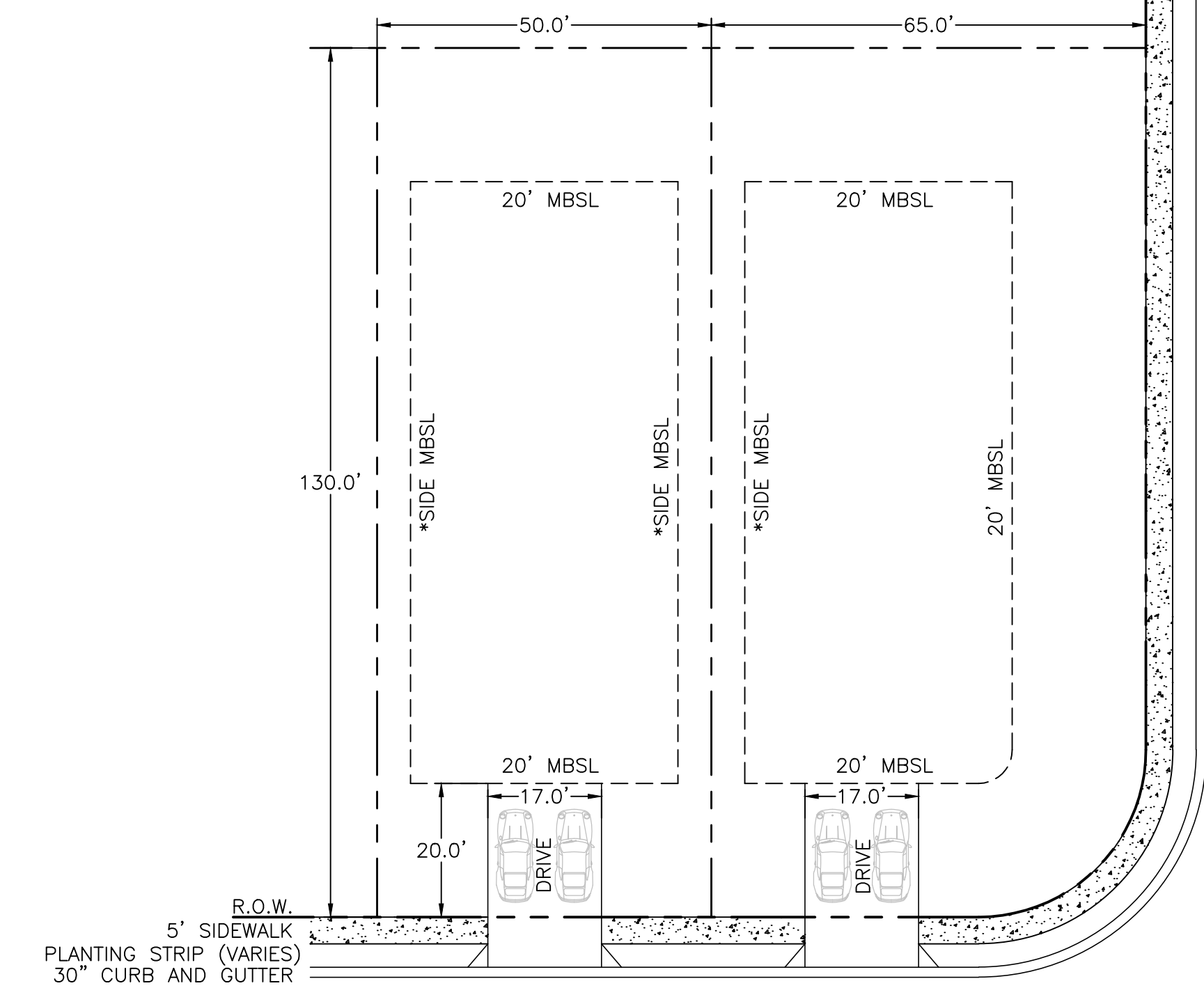




**TYPICAL TOWNHOME LAYOUT**



**TYPICAL ALLEY LOADED LOT LAYOUT**



**TYPICAL FRONT LOADED LOT LAYOUT**

ASST. DIR. ENGR. *Mark May* DATE: 5/18/01  
 DIRECTOR: *Mark May* DATE: 5/18/01

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS LOCAL STREET (50' R.O.W.)

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.)

DWG. NO. ST-252

REVISED: 04/09/01

**HALF - SECTION**

General Notes

- Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
- Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

**PAVEMENT SCHEDULE**

- 1-1/2" ASPHALTIC CONCRETE SURFACE (4110)
- TACK COAT (SS-1)
- 2" BITUMINOUS BINDER (B-M2)
- PRIME COAT (RS-2)
- 8" STONE (GRADING D PUG MILL MIX)

**PAVEMENT COURSES**

NOT TO SCALE

**TYPICAL LOCAL STREET SECTION**

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL (50' ROW)

ASST. DIR. ENGR. *Mark May* DATE: 5/18/01  
 DIRECTOR: *Mark May* DATE: 5/18/01

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS LOCAL STREET OR HIGH DENSITY COLLECTOR (60' R.O.W.)

RESIDENTIAL-MEDIUM DENSITY COLLECTOR OR HIGH DENSITY LOCAL STREET (60' R.O.W.)

DWG. NO. ST-253

REVISED: 04/09/01

**HALF - SECTION**

General Notes

- Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
- Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

**PAVEMENT SCHEDULE**

- 1-1/2" ASPHALTIC CONCRETE SURFACE (4110)
- TACK COAT (SS-1)
- 2" BITUMINOUS BINDER (B-M2)
- TACK COAT (SS-1)
- 4" BITUMINOUS BASE (307A)
- PRIME COAT (RS-2)
- 10" STONE (GRADING D PUG MILL MIX)

**PAVEMENT COURSES**

NOT TO SCALE

**COLLECTOR A STREET SECTION**

RESIDENTIAL-HIGH DENSITY MINOR LOCAL (60' ROW)  
 \*6" SIDEWALK AND 6" PLANTING STRIP TO BE USED ON COLLECTORS

DIR. OF ENGR. *Mark May* DATE: 12/16/09  
 REVISED: 11/11/09

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS RESIDENTIAL PARKING BOTH SIDES (55' R.O.W.)

RESIDENTIAL STREET PARKING BOTH SIDES (55' R.O.W.)

DWG. NO. ST-252B

**HALF - SECTION**

General Notes

- Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
- Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

**PAVEMENT SCHEDULE**

- 1-1/2" ASPHALTIC CONCRETE SURFACE (4110)
- TACK COAT (SS-1)
- 2" BITUMINOUS BINDER (B-M2)
- PRIME COAT (RS-2)
- 8" STONE (GRADING D PUG MILL MIX)

**PAVEMENT COURSES**

NOT TO SCALE

**COLLECTOR B STREET SECTION**

RESIDENTIAL-PARKING BOTH SIDES (55' ROW)  
 \*6" SIDEWALK AND 6" PLANTING STRIP TO BE USED ON COLLECTORS

ASST. DIR. ENGR. *Mark May* DATE: 8/25/00  
 DIRECTOR: *Mark May* DATE: 8/25/00

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD ALLEY SECTION

RESIDENTIAL-HIGH DENSITY MINOR LOCAL (60' ROW)

DWG. NO. ST-263

REVISED: 08/25/00

**HALF - SECTION**

General Note

- Alley width shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
- Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

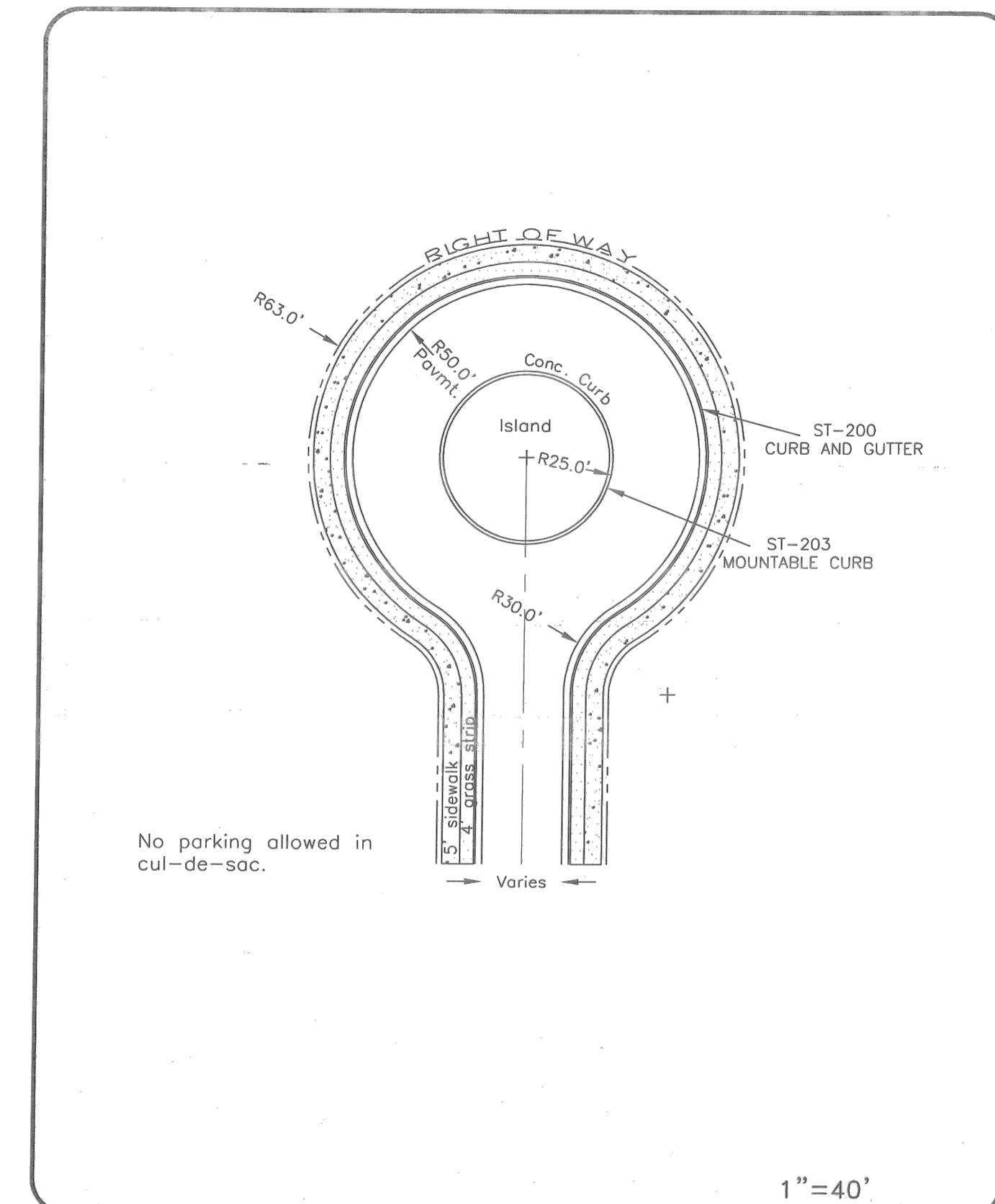
**PAVEMENT SCHEDULE**

- 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
- TACK COAT (SS-1)
- 2" BITUMINOUS LEVELER (CW)
- PRIME COAT (RS-2)
- 8" STONE (GRADING D PUG MILL MIX)

**PAVEMENT COURSES**

NOT TO SCALE

**TYPICAL PUBLIC ALLEY STREET SECTION**



**TYPICAL RESIDENTIAL TURNAROUND CUL-DE-SAC (50' R)**

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

RESIDENTIAL TURNAROUND CUL-DE-SAC 50' R

DWG. NO. ST-331

DIR. OF ENGR. *Mark May* DATE: 11/28/05

REVISED: 11/28/05

**RAGAN SMITH**

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 LANDSCAPE ARCHITECTS • SURVEYORS

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 NASHVILLE, TN 37206  
 (615) 244-8991  
 www.ragan-smith.com

**WESLEY A. HARRIS**

REGISTERED SURVEYOR

STATE OF TENNESSEE

NO. 110104

12/15

**HILLSHIRE GROVE**

FOR

**MERITAGE HOMES**

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER NO. 0096

DESIGNED: K. JACOBSON

DRAWN: K. JACOBSON

SCALE: N/A

DATE: APRIL 30, 2015

REVISIONS

06-02-15 Rev. Per City Comments.

05-19-15 Rev. Per City Comments.

TYPICAL LOT LAYOUTS AND STREET SECTIONS

**C2.1**



**PRELIMINARY DRAWING NOTE:**

THE DRAWINGS IN THIS PRELIMINARY SP DEVELOPMENT PLAN BOOKLET ARE FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THIS PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. THIS PRELIMINARY SP SHALL ALLOW FLEXIBILITY TO LAYOUT AND BUILDING TYPOLOGY (CONSISTENT WITH THE PROPOSED USES) FOR FINAL SP DEVELOPMENT PLANS. PLANNING STAFF SHALL BE ALLOWED TO APPROVE MODIFICATIONS TO THE LAYOUT, REGULATIONS, & LOT COUNT IN THIS PRELIMINARY SP DEVELOPMENT PLAN FOR FINAL SP DEVELOPMENT PLANS.

**WATER QUALITY/QUANTITY NOTES:**

1. METRO STORMWATER WATER QUANTITY/QUALITY REQUIREMENTS SHALL BE MET VIA ONE OR MORE OF THE FOLLOWING OPTIONS: PERMEABLE PAVEMENT/UNDERGROUND DETENTION, WATER QUALITY PONDS, WET DETENTION PONDS, BIO-RETENTION, VEGETATED SWALES, ETC.
2. STORMWATER QUANTITY/QUALITY WILL BE CONNECTED TO THE WILLIAMSON COUNTY PORTION OF THE DEVELOPMENT AND WILL ADDRESS STORMWATER REQUIREMENTS REGIONALLY.
3. FINAL SP DEVELOPMENT PLANS SHALL PROVIDE CALCULATIONS AND PLANS FOR ANY ON/ OFF-SITE STORMWATER AREAS.
4. BUFFER NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
5. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

**BUFFER NOTE:**

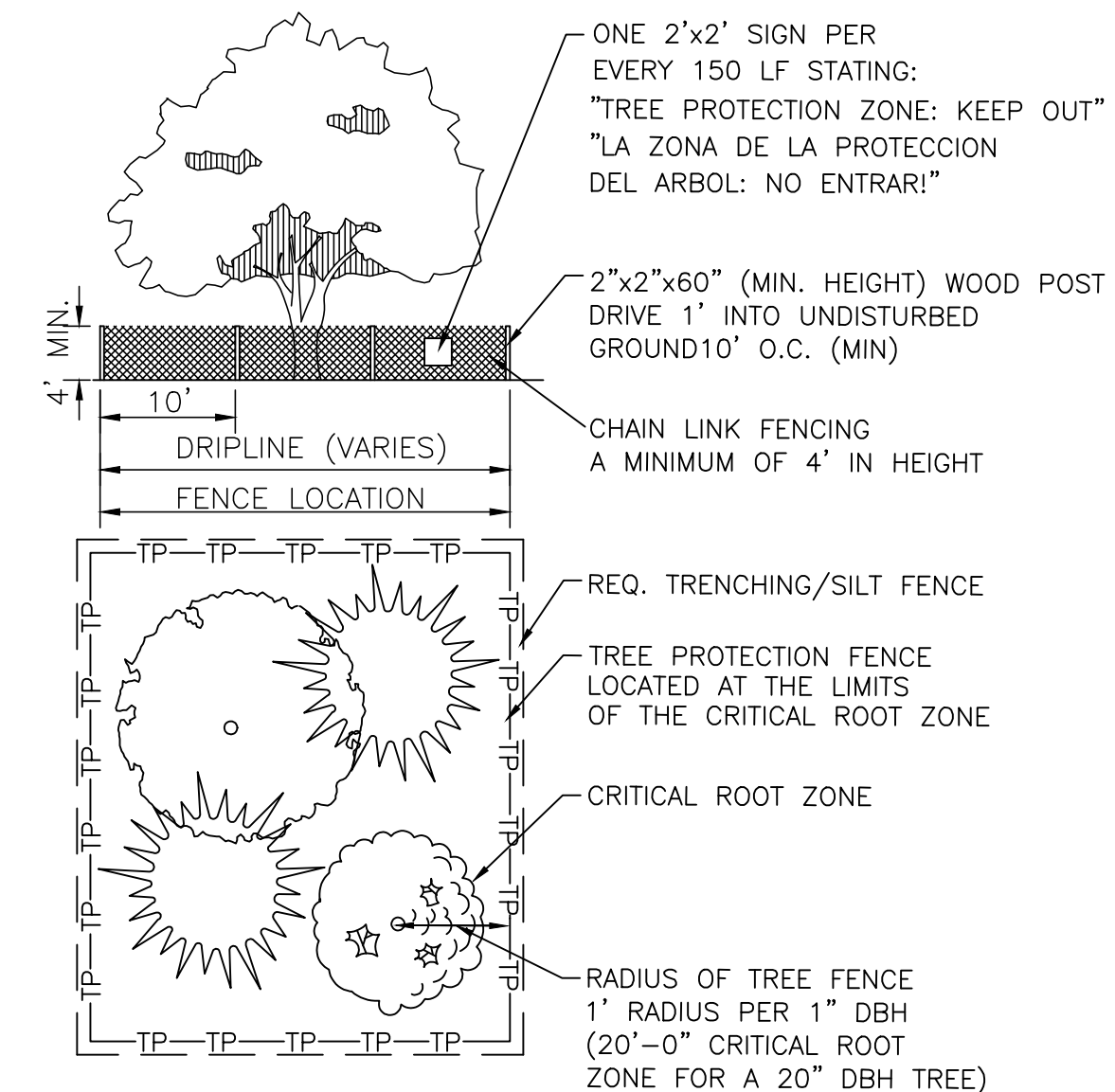
THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

**STREAM AND STREAM BUFFER NOTE**

STREAMS SHOWN ON THIS PRELIMINARY SP DEVELOPMENT PLAN WERE TAKEN FROM METRO GIS. A FIELD DETERMINATION SHALL BE CONDUCTED PRIOR TO FINAL SP DEVELOPMENT PLANS TO DETERMINE THE APPLICABILITY OF THE STREAMS AND BUFFERS SHOWN ON THIS PLAN. STREAMS/BUFFERS ARE SUBJECT TO CHANGE.

**FLOOD INFORMATION:**

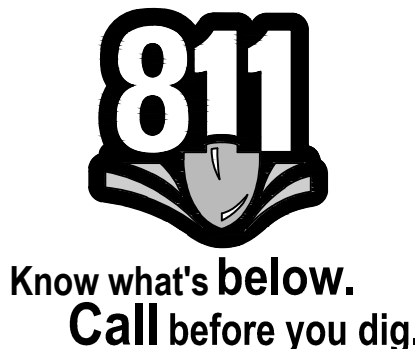
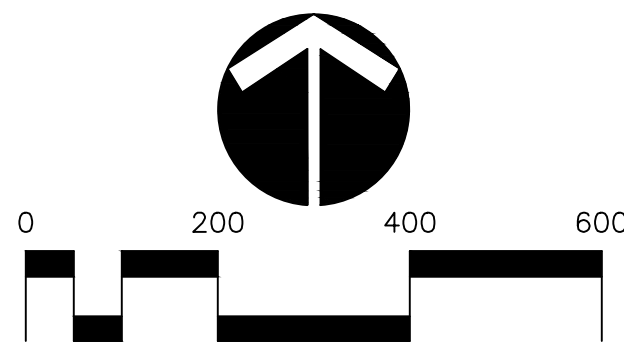
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON THE PRELIMINARY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0456H AND 47037C0393H, WITH A PRELIMINARY DATE OF NOV 22, 2013, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0456 & 0393, SUFFIX H, WHICH IS THE PRELIMINARY FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "A" UNDER "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD" AS NO BASE FLOOD ELEVATIONS DETERMINED.



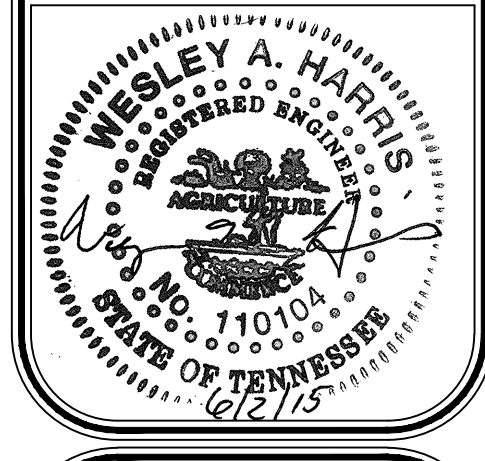
**TREE PROTECTION**

NOT TO SCALE

**NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
CHATTANOOGA  
1000 BENTLEY STREET  
NASHVILLE, TN 37203  
P.O. BOX 6000  
CHATTANOOGA, TN 37402  
TEL: 615.244.5561  
WWW.RAGANSMITH.COM



**HILLSHIRE GROVE**  
FOR  
**MERITAGE HOMES**

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0096
DESIGNED:	JACOBSON
DRAWN:	JACOBSON
SCALE:	1"=200'
DATE:	APRIL 30, 2015

06-02-15 Rev. per City Comments.  
07-02-15 Rev. per City Comments.

REVISIONS

**SITE GRADING AND UTILITIES**

**C3.0**

01/15/2015 10:45 AM... PLOTTED BY PWT... LAST UPDATED BY KALON... 05/20/15 14:10 PM



**HILLSHIRE GROVE**  
 FOR  
**MERITAGE HOMES**

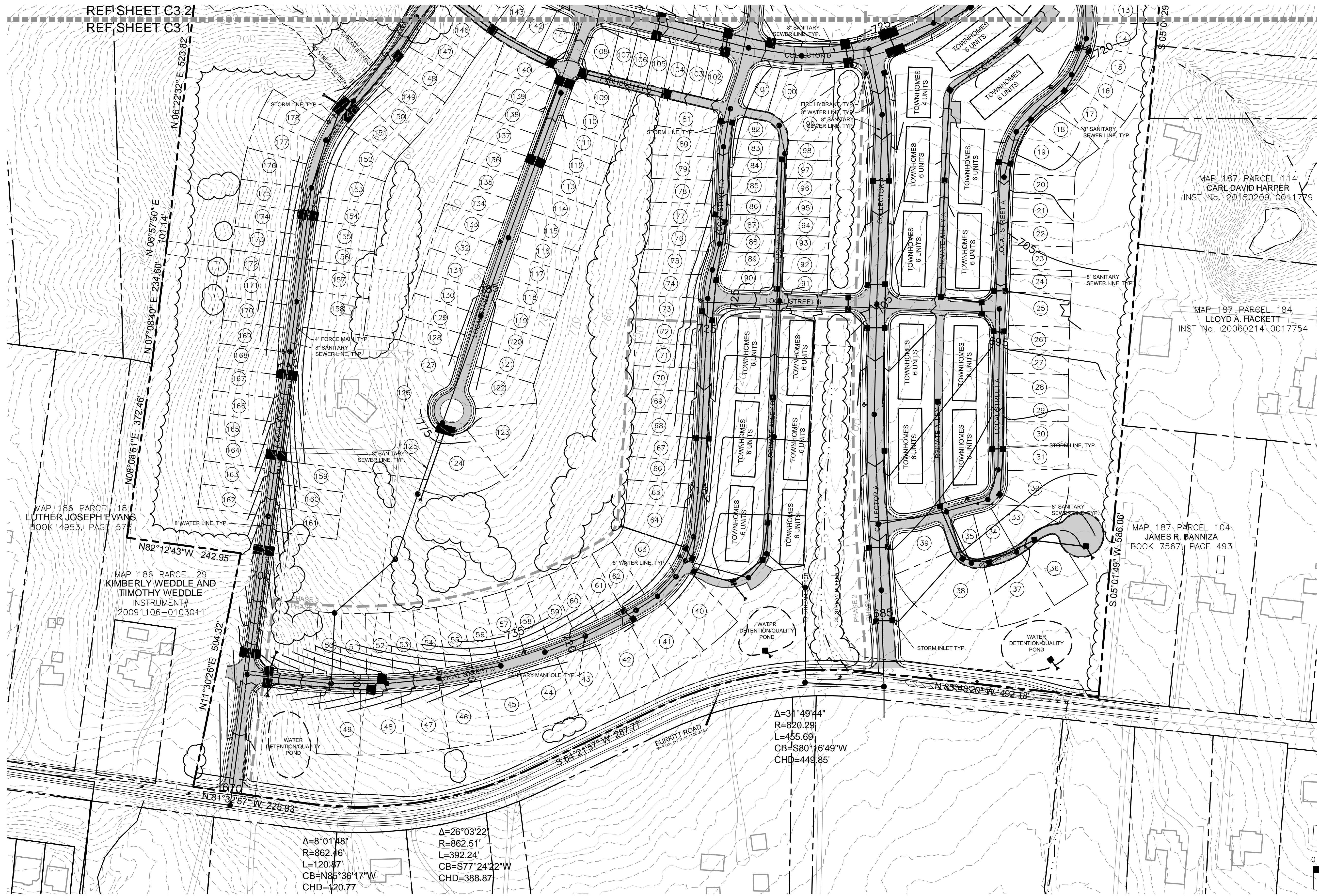
31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0096
DESIGNED:	JACOBSON
DRAWN:	JACOBSON
SCALE:	1"=100'
DATE:	APRIL 30, 2015

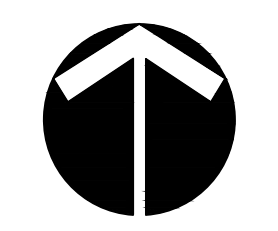
06-02-15 Rev. per City Comments.  
 07-02-15 Rev. per City Comments.  
 REVISIONS

**SITE GRADING AND UTILITIES ENLARGEMENT**

**C3.1**



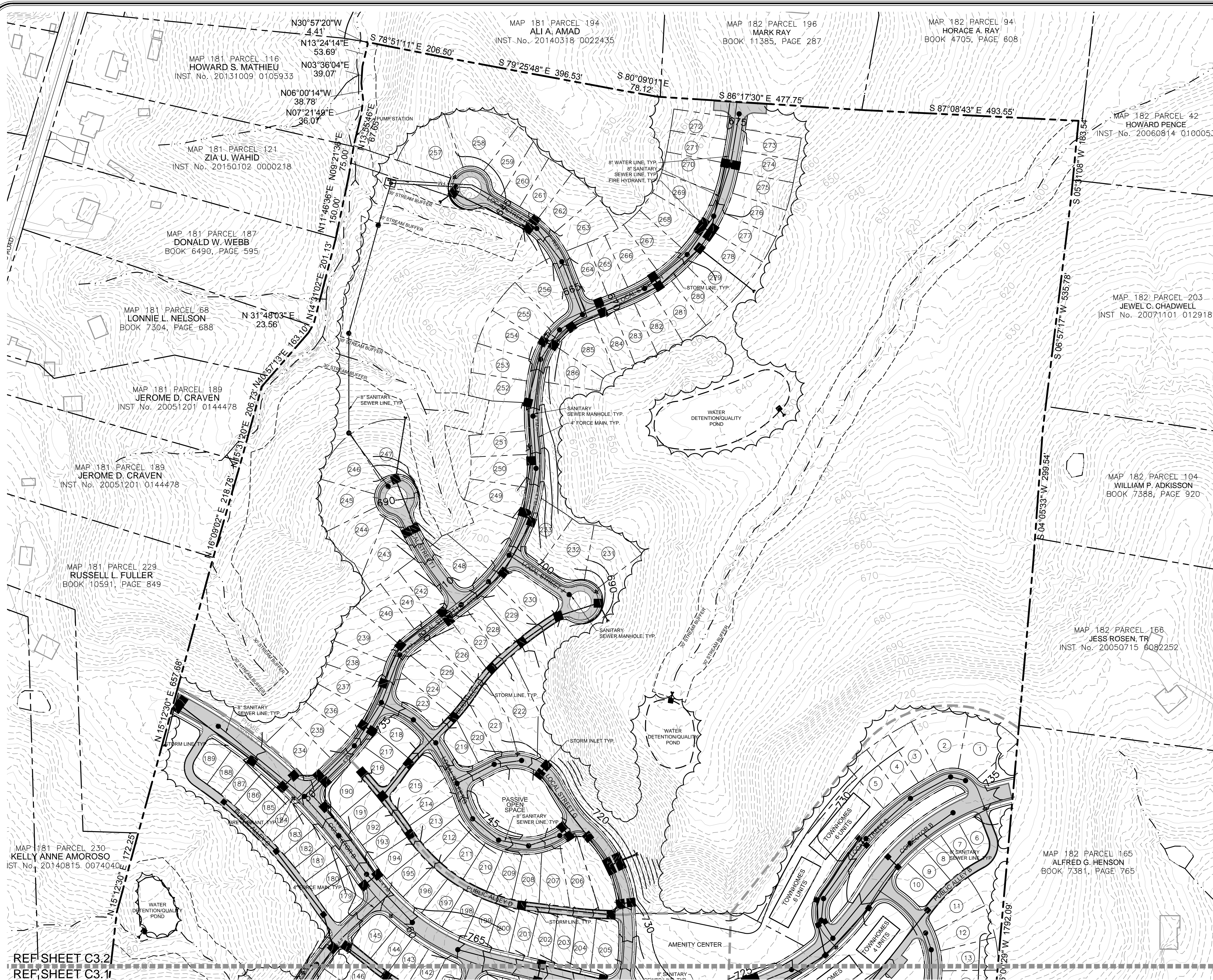
**PAVEMENT LEGEND**



METRO CASE # 2015SP-061-001

01/15/2015 11:45 AM J:\PROJECTS\2015\2015SP-061-001\CADD\DWG\2015SP-061-001-C3.1.dwg PLOTTED BY PVE/JACOBSON/ISSUES/ISSUES.PLOT DATE: 04/30/2015 11:45 AM





MAP 181 PARCEL 116 HOWARD S. MATHIEU INST. No. 20131009 0105933  
 N30°57'20"W 4.41'  
 N13°24'14"E 53.69'  
 N03°36'04"E 39.07'  
 N06°00'14"W 38.78'  
 N07°21'49"E 36.07'

MAP 181 PARCEL 121 ZIA U. WAHID INST. No. 20150102 0000218  
 N11°48'36"E N09°21'34"E 150.00'  
 N13°55'46"E 67.65'

MAP 181 PARCEL 187 DONALD W. WEBB BOOK 6490, PAGE 595  
 N11°48'36"E N09°21'34"E 150.00'  
 N14°31'02"E 201.13'

MAP 181 PARCEL 68 LONNIE L. NELSON BOOK 7304, PAGE 688  
 N31°48'03"E 23.56'

MAP 181 PARCEL 189 JEROME D. CRAVEN INST. No. 20051201 0144478  
 N15°31'20"E 206.73'  
 N15°31'20"E 206.73'  
 N16°09'02"E 218.78'

MAP 181 PARCEL 229 RUSSELL L. FULLER BOOK 10591, PAGE 849  
 N15°12'30"E 657.68'

MAP 181 PARCEL 230 KELLY ANNE AMOROSO INST. No. 20140815 0074040  
 N15°12'30"E 172.23'

MAP 181 PARCEL 194 ALI A. AMAD INST. No. 20140318 0022435  
 S78°51'11"E 206.50'

MAP 182 PARCEL 196 MARK RAY BOOK 11385, PAGE 287  
 S80°09'01"E 78.12'

MAP 182 PARCEL 94 HORACE A. RAY BOOK 4705, PAGE 608  
 S79°25'48"E 396.53'  
 S86°17'30"E 477.75'

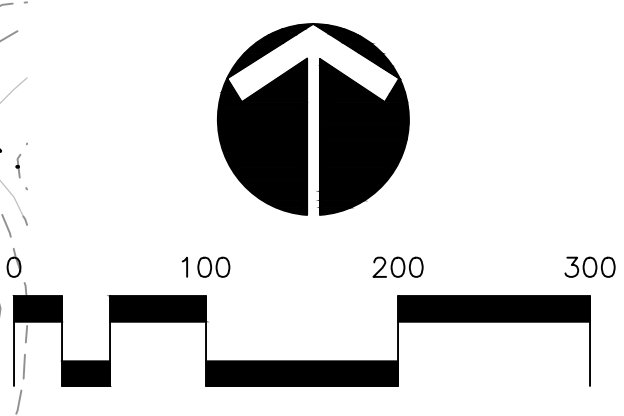
MAP 182 PARCEL 42 HOWARD PENCE INST. No. 20060814 0100053  
 S87°08'43"E 493.55'

MAP 182 PARCEL 203 JEWEL C. CHADWELL INST. No. 20071101 0129187  
 S06°57'17"W 535.78'

MAP 182 PARCEL 104 WILLIAM P. ADKISSON BOOK 7388, PAGE 920  
 S06°57'17"W 535.78'

MAP 182 PARCEL 166 JESS ROSEN, TR INST. No. 20050715 0082252  
 S04°05'33"W 299.54'

MAP 182 PARCEL 165 ALFRED G. HENSON BOOK 7381, PAGE 765  
 S01°29'28"W 1792.05'



REF SHEET C3.1  
 REF SHEET C3.2

**RAGAN SMITH**  
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 CHATTANOOGA, TN 37403  
 (423) 249-4661  
 www.ragan-smith.com

**WESLEY A. HARRIS**  
 SURVEYOR  
 No. 110104  
 STATE OF TENNESSEE  
 6/21/15

HILLSHIRE GROVE  
 FOR  
 MERITAGE HOMES  
 31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

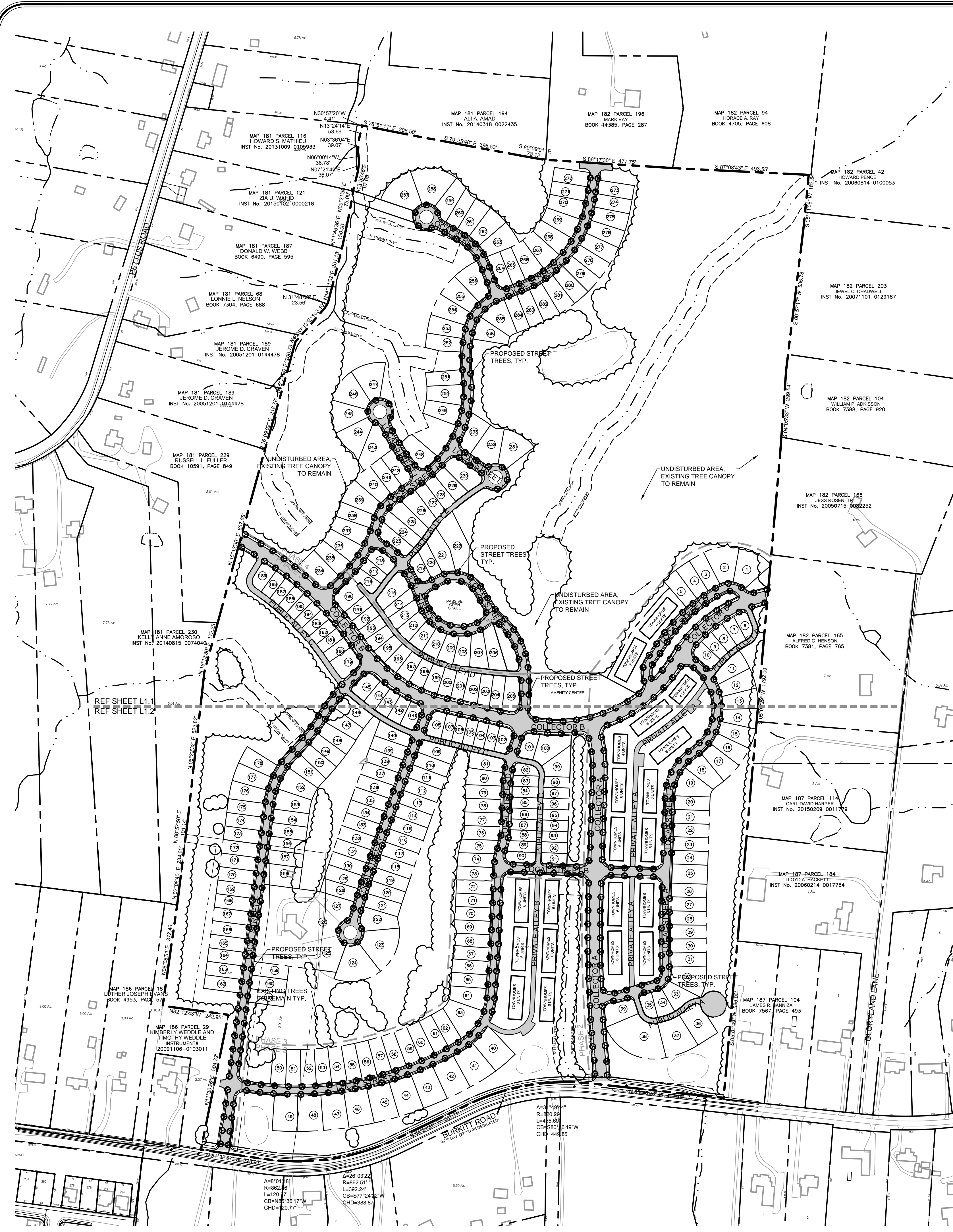
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REVISIONS

1	06-02-15	Rev.	Per City Comments.
2	07-15-15	Rev.	Per City Comments.

**SITE GRADING AND UTILITIES ENLARGEMENT**  
**C3.2**

METRO CASE # 2015SP-061-001



**SITE DATA:**

**PROPERTY INFORMATION:**  
 COUNCIL DISTRICT NUMBER: 31  
 DISTRICT COUNCIL MEMBER: MR. FABIAN BEDNE  
 SP NAME: HILLSHIRE GROVE  
 PROPERTY OWNER(S): STACEY J. CARTER  
 STARKER SERVICES, INC. & GARY L. PRICE  
 TIMOTHY & KIMBERLY WEDDLE

**PARCEL/S ACREAGE:** 155.31  
**EX. BUILDING USE:** SINGLE FAMILY  
**TAX MAP/S:** 186 / 187  
**PARCELS:** 27, 28, PART OF 29 / 1  
**STREET ADDRESS:** 0 BURKITT ROAD

**DEVELOPER:** LYNN EALEY  
 MERITAGE HOMES COMPANYS  
 3000 BUSINESS PARK CIR, #300  
 GOODLETTSVILLE, TN 37206  
 (615) 758-7769

**PROJECT LANDSCAPE ARCHITECT:**  
 SCOTTY BERNICK  
 RAGAN SMITH ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591

**ZONING INFORMATION:**  
**ZONING CLASSIFICATION:** AR2A, AGRICULTURAL  
**LAND USE POLICY:** SOUTHEAST: T3NM  
 (T3 SUBURBAN - NEIGHBORHOOD MAINTENANCE)  
**PROPOSED ZONING:** SP

**PRELIMINARY DRAWING NOTE:**

THE DRAWINGS IN THIS PRELIMINARY SP DEVELOPMENT PLAN BOOKLET ARE FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THIS PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. THIS PRELIMINARY SP SHALL ALLOW FLEXIBILITY TO LAYOUT AND BUILDING TYPOLOGY (CONSISTENT WITH THE PROPOSED USES) FOR FINAL SP DEVELOPMENT PLANS. PLANNING STAFF SHALL BE ALLOWED TO APPROVE MODIFICATIONS TO THE LAYOUT, REGULATIONS, & LOT COUNT IN THIS PRELIMINARY SP DEVELOPMENT PLAN FOR FINAL SP DEVELOPMENT PLANS.

**LANDSCAPE NOTES:**

1. THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE SP AND ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24).
2. STREET TREES SHALL BE PROVIDED ALONG ALL STREET FRONTAGES AT A CONSISTENT SPACING AVERAGE EXCEPT THAT STREETS WITH NO LOTS FRONTING SHALL NOT BE REQUIRED TO HAVE STREET TREES.
3. ALL REQUIRED LANDSCAPING SHALL BE PROPERLY IRRIGATED AND MAINTAINED (DROUGHT TOLERANT LANDSCAPE SHALL NOT BE REQUIRED TO RECEIVE IRRIGATION).
4. CANOPY TREES SHALL HAVE A STRONG, STRAIGHT CENTRAL LEADER AND EVENLY BRANCHED, SYMMETRICAL CROWN, WITH MATCHED CANOPIES.
5. PLANT LOCATIONS SHOWN ON THE CONCEPT PLANS MAY BE ADJUSTED ON THE FINAL SP DEVELOPMENT PLANS AND IN THE FIELD.
6. FINAL SP DEVELOPMENT PLANS SHALL INCLUDE URBAN FORESTRY CHECKLIST.
7. ALL PARKING AREAS WITHIN THE AMENITY CENTER LOT VISIBLE FROM ADJACENT R.O.W.'S AND/OR PARCELS SHALL BE SCREENED WITH EVERGREEN SHRUBS PER METRO CODE 17.24.
8. EXISTING VEGETATION TO REMAIN NEAR CONSTRUCTION AREAS SHALL BE PROTECTED WITH TREE PROTECTION FENCING AND APPROVED BY METRO'S URBAN FORESTER PRIOR TO ANY TREE REMOVAL, CONSTRUCTION, OR GRADING ON-SITE.

**STREAM AND STREAM BUFFER NOTE**

STREAMS SHOWN ON THIS PRELIMINARY SP DEVELOPMENT PLAN WERE TAKEN FROM METRO GIS. A FIELD DETERMINATION SHALL BE CONDUCTED PRIOR TO FINAL SP DEVELOPMENT PLANS TO DETERMINE THE APPLICABILITY OF THE STREAMS AND BUFFERS SHOWN ON THIS PLAN. STREAMS/BUFFERS ARE SUBJECT TO CHANGE.

**TREE VEGETATION NOTE**

EXISTING TREE VEGETATION SHOWN ON THIS PLAN IS SUBJECT TO CHANGE BASED ON FIELD SURVEY INFORMATION AND THE FINAL GRADING PLAN.

**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
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 1000 BIRCHWOOD DRIVE  
 CHATTANOOGA, TN 37405  
 (423) 300-8000  
 www.ragan-smith.com

**MICHAEL BERNICK**  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 1000 BIRCHWOOD DRIVE  
 CHATTANOOGA, TN 37405  
 (423) 300-8000

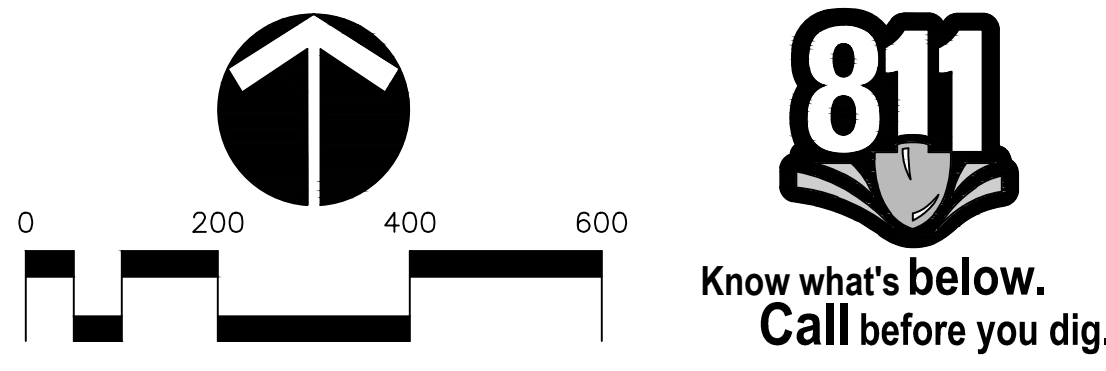
**HILLSHIRE GROVE**  
 FOR  
**MERITAGE HOMES**  
 31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0096
JOB NO.	14153
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=200'
DATE:	APRIL 30, 2015

06-02-15 Rev. per City Comments.  
 07-02-15 Rev. per City Comments.

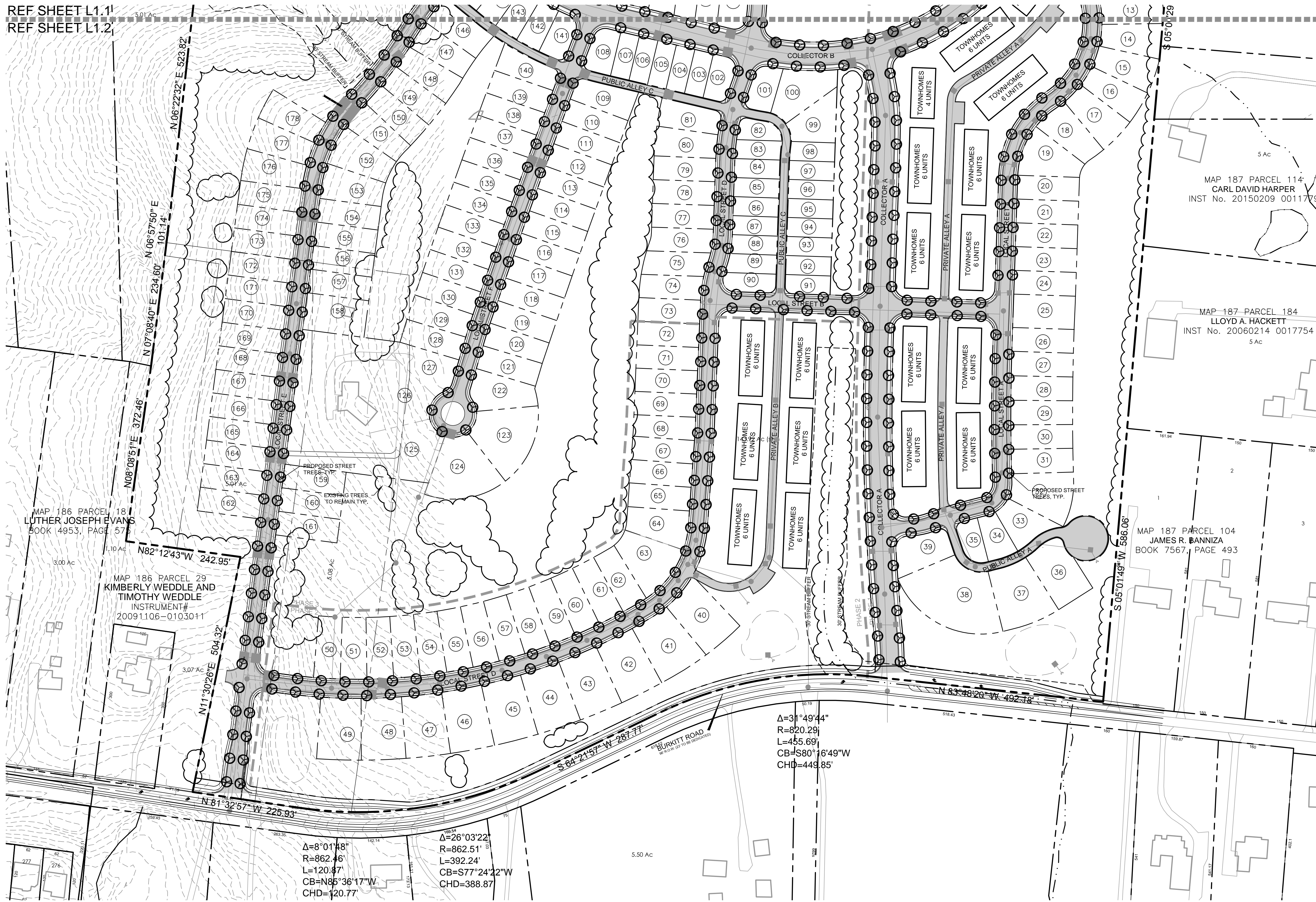
**OVERALL LANDSCAPE PLAN**

**L1.0**



01/15/2015 10:45 AM C:\PROJECTS\14153\14153.DWG PLOT BY PLOTTER: HP DesignJet T1100PS (PCL6) LAST UPDATED BY: KJACOBSON 05/20/15 4:47 PM

REF SHEET L1.1  
REF SHEET L1.2



MAP 186 PARCEL 18  
LUTHER JOSEPH EVANS  
BOOK 4953, PAGE 57

MAP 186 PARCEL 29  
KIMBERLY WEDDLE AND  
TIMOTHY WEDDLE  
INSTRUMENT#  
20091106-0103011

MAP 187 PARCEL 104  
JAMES R. BANNIZA  
BOOK 7567, PAGE 493

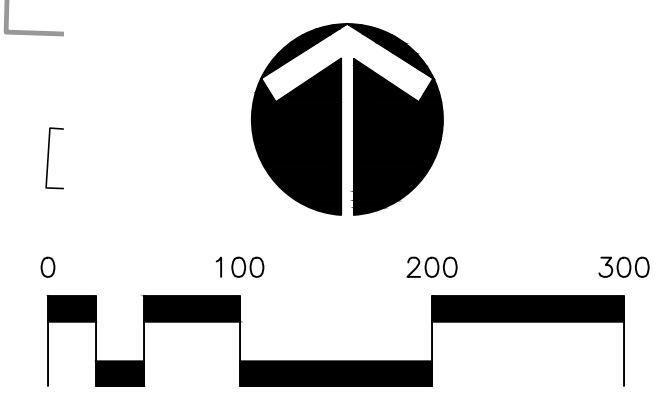
MAP 187 PARCEL 114  
CARL DAVID HARPER  
INST No. 20150209 0011779

MAP 187 PARCEL 184  
LLOYD A. HACKETT  
INST No. 20060214 0017754

$\Delta=8^{\circ}01'48''$   
 $R=862.46'$   
 $L=120.87'$   
 $CB=N85^{\circ}36'17''W$   
 $CHD=120.77'$

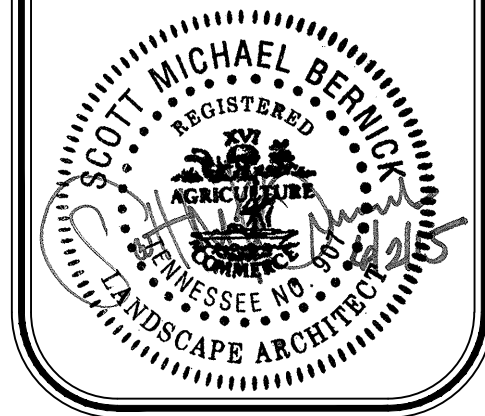
$\Delta=26^{\circ}03'22''$   
 $R=862.51'$   
 $L=392.24'$   
 $CB=S77^{\circ}24'22''W$   
 $CHD=388.87'$

$\Delta=31^{\circ}49'44''$   
 $R=820.29'$   
 $L=455.69'$   
 $CB=S80^{\circ}16'49''W$   
 $CHD=449.85'$



METRO CASE # 2015SP-061-001

**RAGAN SMITH**  
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FAX: 615-244-5561  
WWW.RAGANSMITH.COM



**HILLSHIRE GROVE**  
FOR  
**MERITAGE HOMES**

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

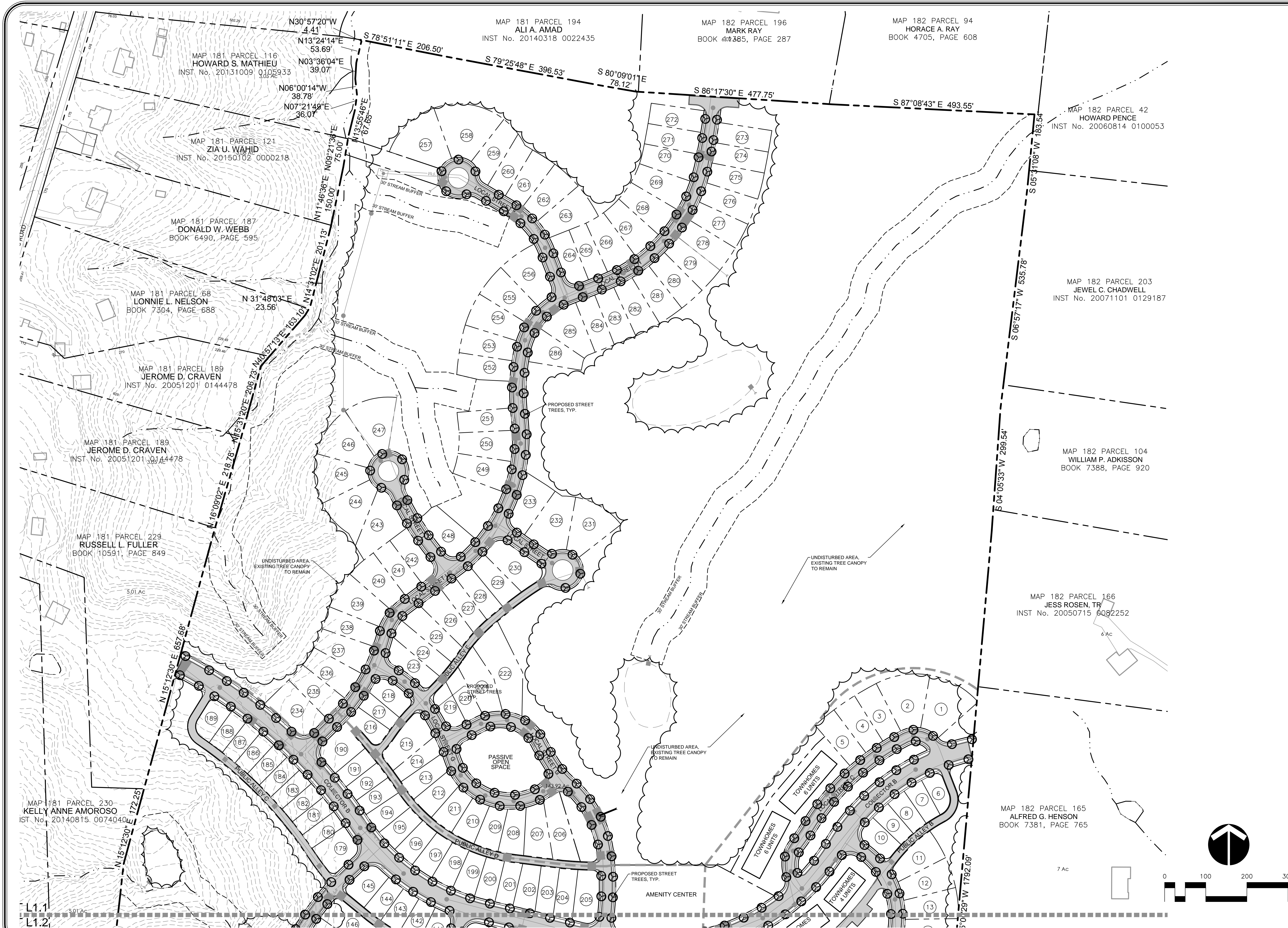
REVISIONS	
2	06-02-15 Rev. per City Comments.
1	05-15-15 Rev. per City Comments.

WK. ORDER	0096
JOB NO.	14153
DESIGNED:	K. JACOBSON
DRAWN:	H. GRIMES
SCALE:	1"=100'
DATE:	APRIL 30, 2015

LANDSCAPE PLAN  
ENLARGEMENT

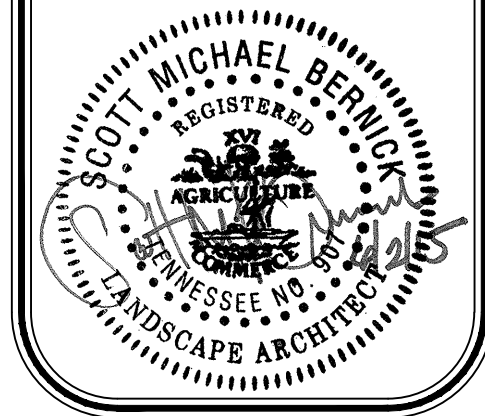
**L1.1**

0114153.DWG (L) LANDSCAPE PLAN (REV. 04/30/15) 1:100 (SCALE) 1100 BURNING TREE DRIVE, FRANKLIN, TN 37067  
PLOTTER: PLOT01 (PLOT) DATE: 05/01/15 10:00 AM  
PLOT: L1.1 (L1.1) DATE: 05/01/15 10:00 AM



**RAGAN SMITH**  
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WWW.RAGANSMITH.COM



**HILLSHIRE GROVE**  
FOR  
**MERITAGE HOMES**

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0096
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SCALE:	1" = 100'
DATE:	APRIL 30, 2015

**REVISIONS**

1	06-02-15 Rev.	Per City Comments.
2	06-02-15 Rev.	Per City Comments.
3	06-02-15 Rev.	Per City Comments.

**LANDSCAPE PLAN ENLARGEMENT**

**L1.2**

METRO CASE # 2015SP-061-001

CG 11/15/00/CAD/AMOROSOK/JACOBSON/GRIMES/SMITH/BERWICK/SMITH  
PLOTTED BY P. V. JACOBSON/06/03/15 11:29 AM. LAST UPDATED BY P. V. JACOBSON 06/03/15 4:17 PM



TYPICAL FRONT LOADED TOWNHOME



TYPICAL FRONT LOADED LOT



TYPICAL ALLEY LOADED TOWNHOME



ELEVATION 1-2



ELEVATION 3-4



TYPICAL ALLEY LOADED LOT



HILLSHIRE GROVE  
FOR  
MERITAGE HOMES

31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	14153	WK. ORDER	0096
DESIGNED:		DRAWN:	
SCALE:		NO SCALE	
DATE:	APRIL 30, 2015	REVISIONS	

ARCHITECTURAL IMAGES

A1.0

GLASBORO, PA. PRELIMINARY PLAN SHEET 061-001-001 ARCHITECTURAL IMAGES  
PLOTTED BY: KYLE JACOBSON, 6/22/2015 10:34 AM