VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE

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DEVELOPER
CSP Associates
2000 Mallory Lane, #130-381
Franklin, Tennessee 37067
615.351.5735

LANDSCAPE ARCHITECT
LandDesign, Inc.
135 Second Avenue North
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CIVIL ENGINEER
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Franklin, TN 37067
(615) 771-8022

TRAFFIC ENGINEER
The Villages of Riverwood is located along the Stones River, just north of the Percy Priest Dam and I-40. The primary access to the site will be located on Dodson Chapel Road. Secondary points of access will be located along Hoggett Ford Road. The community is comprised of approximately 219.8 acres.
EXISTING VEGETATION

INTERSTATE 40
STONE'S RIVER
HOGGETT FORD ROAD
DODSON CHAPEL ROAD
FLOOD PLAIN
FLOOD WAY

EXISTING TREE CANOPY
STREAM BUFFER

VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE

LEGEND

AmB  Armor silt loam; 2 to 5 percent slopes
AmC  Armour silt loam; 5 to 12 percent slopes
Ar   Arrington silt loam
Eg   Egam silty clay loam
Ld   Lindell silt loam
MaB  Maury silt loam; 2 to 7 percent slopes
ScC  Stiversville loam; 3 to 12 percent slopes
ScD  Stiversville loam; 12 to 25 percent slopes
 TbC  Talbott silt loam; 2 to 10 percent slopes
TrC  Talbott - Rock outcrop complex
W    Water
REGULATING PLAN GOALS AND OBJECTIVES:

1. The regulatory plan is representative of the intended development. Actual plan may differ in product mix, location, density, and size, not exceeding minimums or maximums established as part of this plan.
2. A mix of home types will be built, and may include detached single family homes, attached single family homes, townhomes, live-work townhomes, multifamily apartments, and assisted living rooms.
3. Plan zoning is provided to allow for neighborhood support office and retail. The mixed-use area provides resident access to neighborhood services within the community.

REGULATING PLAN DATA:

ZONE AREA
RM9+ 1978 MAX DU +/− 45,000 AC
PUN 45,000 MAX SF +/− 3,5 AC
C6 +/− 2,9 AC
TOTAL UDO +/− 219.8 AC
APPROXIMATE OPEN SPACE & PARKS = +/− 80AC
APPROXIMATE PUBLIC R.O.W. = +/− 75AC (including access)

Total maximum residential units = 1978
Total single family detached units = 411
Total single family attached/town homes = 291
Total multifamily apartments = 500
Total assisted living units = 776 (3230 bed)

Notes:
1. These notes are representative of the intent of the master plan. Actual development may differ from the plan due to the flexibility of the development plan. No rezonings to the planning commission are required if the total use is within the 15% flexibility allowance. The maximum developable units for the UDO is 1978 units.
2. The street and block layout illustrated on the plan are conceptual. Final construction plans may differ from this layout as necessary to comply with required engineering standards and to make adjustments to market conditions.

BUILDING TYPOLOGIES:

SYM TYPE
A ASSISTED LIVING
B MIXED USE
C RECREATION CENTER
D 30’ WIDE SINGLE FAMILY DETACHED STREET
E 30’ WIDE SINGLE FAMILY DETACHED ALLEY
F 40’ WIDE SINGLE FAMILY DETACHED
G 60’ WIDE SINGLE FAMILY DETACHED
H TOWN HOME
I MULTI-FAMILY BUILDINGS
J
K
L
M
N
O

LIMIT OF CSZONING
LIMIT OF LIMIT OF
ZONING

NOTES:
1. See pages 4-7 for regulations and design guidelines associated with each building typology. BLA Standards provided shall supersede the corresponding base zoning BLA standards.
2. Pod 15 is intended as a recreational club site within RM9 zoning. Uses may include recreational club up to 10,000 square feet with community offices (HOA, garden club maintenance, etc) and event rooms and pool. Similar community support uses permitted in RM9 zone are allowed.
3. Pods 1 & 8 are designed for CS zoning and are intended for type B billboards only. The intended billboards are located within the property boundary adjacent to Interstate 40.

MAP LEGEND:
A Pod Number
B-Building Typology

VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE
**ZONING - BULK STANDARDS:**

**GOALS AND OBJECTIVES:**
1. All portions of this Preliminary UDO Overlay will meet the established land uses for the underlying zoning category.
2. Mixed use buildings and community recreation facilities should include services that support the community residents and provide conveniences that will reduce traffic impacts to roads outside the UDO area.

**PROPOSED USES:**

<table>
<thead>
<tr>
<th>ZONE</th>
<th>USES TO INCLUDE:</th>
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<tbody>
<tr>
<td>B.B</td>
<td>Single family, town homes, multi-family, assisted living facility, meditation chapel, park, and greenway</td>
</tr>
<tr>
<td>MUN</td>
<td>Single family homes, town homes, live/work town homes, neighborhood office and retail uses as permitted in MUN zoning including medical office, rehabilitation services, etc.</td>
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**PARKING REQUIREMENTS:**

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED PARKING</th>
</tr>
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<tbody>
<tr>
<td>Single Family</td>
<td>1 Car per 3 beds</td>
</tr>
<tr>
<td>Town Home</td>
<td>1 Car per bedroom for up to 2 bedrooms, .5 for each additional bedroom</td>
</tr>
<tr>
<td>Multi Family</td>
<td>1 Car per bedroom for up to 2 bedrooms, .5 for each additional bedroom</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>1 Car per 3 beds</td>
</tr>
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1. Where alleys are located at the rear of the lot, lots will only be accessed from the alley.
2. Tandem parking behind a garage space shall be permitted toward meeting these requirements.

**ZONING - BUILDING TYPOLOIES:**

**GOALS AND OBJECTIVES:**
1. The building typology regulations listed vary from the underlying zoning to provide guidelines that allow for the developments of lots with the character of traditional neighborhoods.
2. Mixed use buildings and community buildings should be located close to the sidewalk for easy pedestrian access to encourage walking, bicycling, and on street parking.

**Assisted Living Facilities**

- **Building Typology 1**
  - Development Standards
  - Minimum Lot Area: None
  - Maximum FAR: None
  - Maximum ISR: None
  - Front Setback: 20' to edge of pavement
  - Side Setback: 0 Feet
  - Rear Setback: 0 Feet
  - Maximum Height: 6 - stories maximum
  - Required Off-Street Parking: 1 Car per 3 beds

**Neighborhood Mixed-use**

- **Building Typology 2**
  - Development Standards
  - Minimum Lot Area: None
  - Maximum FAR: None
  - Maximum ISR: None
  - Front Setback: 0 Feet
  - Side Setback: 0 Feet
  - Rear Setback: 0 Feet
  - Maximum Height: 3 - stories maximum
  - Required Off-Street Parking: None

**Recreational Facilities**

- **Building Typology 3**
  - Development Standards
  - Minimum Lot Area: None
  - Maximum FAR: None
  - Maximum ISR: None
  - Front Setback: 10 Feet
  - Side Setback: 0 Feet
  - Rear Setback: 0 Feet
  - Maximum Height: 3 - stories maximum
  - Required Off-Street Parking: None
POSSIBLE CORNER LOT GARAGE LOCATION WITH 2’ REAR SETBACK IF GARAGE IS SIDE ENTRY WITH ALLEY ACCESS. WHEN GARAGE IS NOT SIDE ENTRY, THE GARAGE SHALL BE LOCATED AT THE TYPICAL GARAGE SETBACKS.

INTERIOR LOT
Minimum Lot Area: 5800 SF
Maximum Building Coverage: 75%
Minimum Lot Width at Front Setback: 40 FT
Minimum Lot Depth: 100 FT
Front Facade Zone: 10’ to 20’ From Front Property Line.
Porch Setback: 5’ Minimum
Rear Setback: 5’ Minimum. Garages must be setback 5’ or not less than 18’. No Garage may face the street.
Maximum Height: 3 - Stories
Minimum Raised Foundation at Front Facade: 18”
Required Off-Street Parking: Off street parking and garage access shall be from service lane. Minimum 2 cars per unit.
Porch Depth: 6’ Minimum.

CORNER LOT
Minimum Lot Area: 6000 SF
Maximum Building Coverage: 75%
Minimum Lot Width at Front Setback: 48 FT
Minimum Lot Depth: 100 FT
Front Facade Zone: 10’ to 20’ From Front Property Line; Applies to any portion of home facing a street.
Porch Setback: 5’ Minimum
Rear Setback: 5’ Minimum. Garages must be setback 5’ or not less than 18’. Exception: Garage turned perpendicular to Service Lane, Side Entry, must be setback 2’. No Garage may face the street.
Maximum Height: 3 - Stories
Minimum Raised Foundation at Front Facade: 18”
Required Off-Street Parking: Off street parking and garage access shall be from service lane. Minimum 2 cars per unit.
Porch Depth: 6’ Minimum.

MINIMUM CORNER LOT AREA: 5,000 SF
FRONT PORCH SETBACK
FRONT FACADE ZONE
LANDSCAPE STRIP
SIDEWALK
TWO-WAY ALLEY
RIGHT-OF-WAY LINE
FRONT PORCH SETBACK
FRONT FACADE ZONE
INTERIOR LOT
Minimum Lot Area: 6000 SF
Maximum Building Coverage: 75%
Minimum Lot Width at Front Setback: 48 FT
Minimum Lot Depth: 100 FT
Front Facade Zone: 10’ to 20’ From Front Property Line.
Porch Setback: 5’ Minimum
Rear Setback: 5’ Minimum. Garages must be setback 5’ or not less than 18’. Exception: Garage turned perpendicular to Service Lane, Side Entry, must be setback 2’. No Garage may face the street.
Maximum Height: 3 - Stories
Minimum Raised Foundation at Front Facade: 18”
Required Off-Street Parking: Off street parking and garage access shall be from service lane. Minimum 2 cars per unit.
Porch Depth: 6’ Minimum.

MINIMUM INTERIOR LOT AREA: 4,800 SF
INTERIOR LOT Minimum Lot Area: 5800 SF
Maximum Building Coverage: 75%
Minimum Lot Width at Front Setback: 60 FT
Minimum Lot Depth: 100 FT
Front Facade Zone: 10’ to 20’ From Front Property Line.
Porch Setback: 5’ Minimum
Side Setback: 5’ Minimum adjacent an Interior Lot; Use Front Facade Zone for side facing street.
Rear Setback: 5’ Minimum. Garages must be setback 5’ or not less than 18’. Exception: Garage turned perpendicular to Service Lane, Side Entry, must be setback 2’. No Garage may face the street.
Maximum Height: 3 - Stories
Minimum Raised Foundation at Front Facade: 18”
Required Off-Street Parking: Off street parking and garage access shall be from service lane. Minimum 2 cars per unit.
Porch Depth: 6’ Minimum.

VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE
BUILDING TYPOLOGIES
Development Standards

Minimum Lot Area: None

Maximum FAR: None

Maximum ISR: None

Front Setback: 20' to edge of pavement, either roadway or parking lot.

Porch Setback: 15' to edge of pavement, either roadway or parking lot.

Side Setback: 10', Minimum 20' between buildings.

Rear Setback: 20' Minimum

Maximum Height: 4 - stories maximum.

Required Off-Street Parking:
- Multi-Family: Minimum 1 car per bedroom for up to 2 bedrooms. .5 per bedroom for each additional bedroom.

Notes:
- Maximum 10 units per building
- Minimum 15' between buildings
Street Network Plan

Hoggett Ford Boulevard Divided Street (69' ROW)
Main Entry - Residential Divided Local Street (77' ROW)
Residential Divided Minor Local Street (72' ROW)
Local Street (51' ROW)
Minor Local Street (49' ROW)
One-Way Street (40' ROW)
Residential Alley (20' ROW)

General Notes:
1. All streets and alleys will be deeded to the City as public rights-of-way, and thus will be maintained by Metro Nashville Davidson County. All private drives will be maintained by the property owners or private organizations.
2. Each street type is designed for a specific condition based on traffic volumes, frequency of trips, desired parking conditions, traffic calming relationship to volume, and access for emergency vehicles. The street network plan illustrates the design. The plan shall be flexible to respond to physical site conditions, adjustments in park conditions, engineering standards, and community desires. The U.O.C. shall allow for variations in the design of the street network, street sections, and block layout to long as it meets the intent of the regulations and guidelines within.
3. Final development construction plans shall be reviewed and approved by Metro Public Works prior to any construction.
4. Site triangle at intersections within the U.O.C. shall conform to A.A.S.H.O. Standards as shown in Exhibit 9-55.

Goals and Objectives:
1. The network of interconnected streets is designed to disperse traffic and provide multiple entrances and access points for residents and emergency vehicles.
2. Streets should accommodate on-street parking where possible to provide guest parking within the community.
3. Streets should be designed with respect to the existing terrain and with consideration of the existing drainage patterns of the site. Trees should be saved where possible.

Villages of Riverwood
Davidson County, Hermitage, Tennessee
30 MPH Design Speed
Parking Sidewalk
Minimum Curb Radius
Drainage
Informal, Both Sides
Both Sides Curb & Gutter
To be Established with the Construction Plans

WITH STREET TREES
INFORMAL ON-STREET
51' ROW
5' 6'
29' 6'
5' 5'

PARKING BOTH SIDES
29' 6'
5'

TRAVEL LANES
MEDIAN
12.5'
8' 6.5'
5'

SIDEWALK
5' 6'
R=18'

RIGHT-OF-WAY
LANDSCAPE STRIP
WITH STREET TREES & CURB

Design Speed
Minimum Curb Radius
Drainage
Parking
Sidewalk.

30 MPH
To be Established with the Construction Plans
Curb & Gutter
Informal, Both Sides
Both Sides

HAGGETT FORD BOULEVARD
Divided Street - (68' ROW)

DAVIDSON COUNTY, HERMITAGE, TENNESSEE

VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE

DAVIDSON COUNTY, HERMITAGE, TENNESSEE
VILLAGES OF RIVERWOOD
DAVIDSON COUNTY, HERMITAGE, TENNESSEE

Street Sections page 10
GOALS AND OBJECTIVES:

1. THE EXISTING VEGETATION AND TREE CANOPY WILL BE PRESERVED AS SHOWN. THE EXACT LOCATIONS ARE PRELIMINARY AS SHOWN ON THE PLAN AND ARE SUBJECT TO CHANGE WITH THE FINAL DESIGN.

2. ALL STREET TREES WILL BE LOCATED A MINIMUM OF 40' D.C. THE EXACT LOCATIONS AS SHOWN ON THE PLAN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE FINAL DESIGN. POTENTIAL CONFLICTS WITH UNDERGROUND UTILITIES WILL BE AVOIDED. STREET TREES MAY NOT BE REQUIRED IN PROXIMITY TO INSTALLED UNDERGROUND UTILITIES.

3. WITHIN THE UDO NO ADDITIONAL BUFFERS ARE REQUIRED BETWEEN USES.

4. REAR YARDS ADJACENT THE UDO BOUNDARY SHALL CONSIST OF PRESERVED EXISTING TREES AND VEGETATION WHEREVER POSSIBLE.

5. EXISTING TREES ARE TO BE PRESERVED WITHIN ROADWAY MEDIANs WHERE POSSIBLE. EXISTING TREES ARE INTENDED TO BE PRESERVED WITHIN THE HOGGETT FORD ROAD MEDIAN TO SERVE AS A BUFFER BETWEEN ADJACENT PROPERTIES.

GREENWAY TRAIL CONNECTIONS

1. ALL TRAIL LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH THE FINAL DESIGN. FINAL LOCATIONS OF TRAILS WILL BE COORDINATED BY THE OWNER.

2. THE OWNER WILL DEDICATE EASEMENTS AS SPECIFIED ON THE PLAN FOR THE GREENWAY TRAIL CONNECTIONS. TRAILS NOTED ARE AS FOLLOWS: 1. 12' EASEMENT ALONG THE STONE'S RIVER. 2. 10' EASEMENT ALONG DODSON CHAPEL. 3. 10' EASEMENT ALONG HOGGETT FORD ROAD.

LEGEND

EXISTING TREES TO REMAIN
PROPOSED STREET TREES