

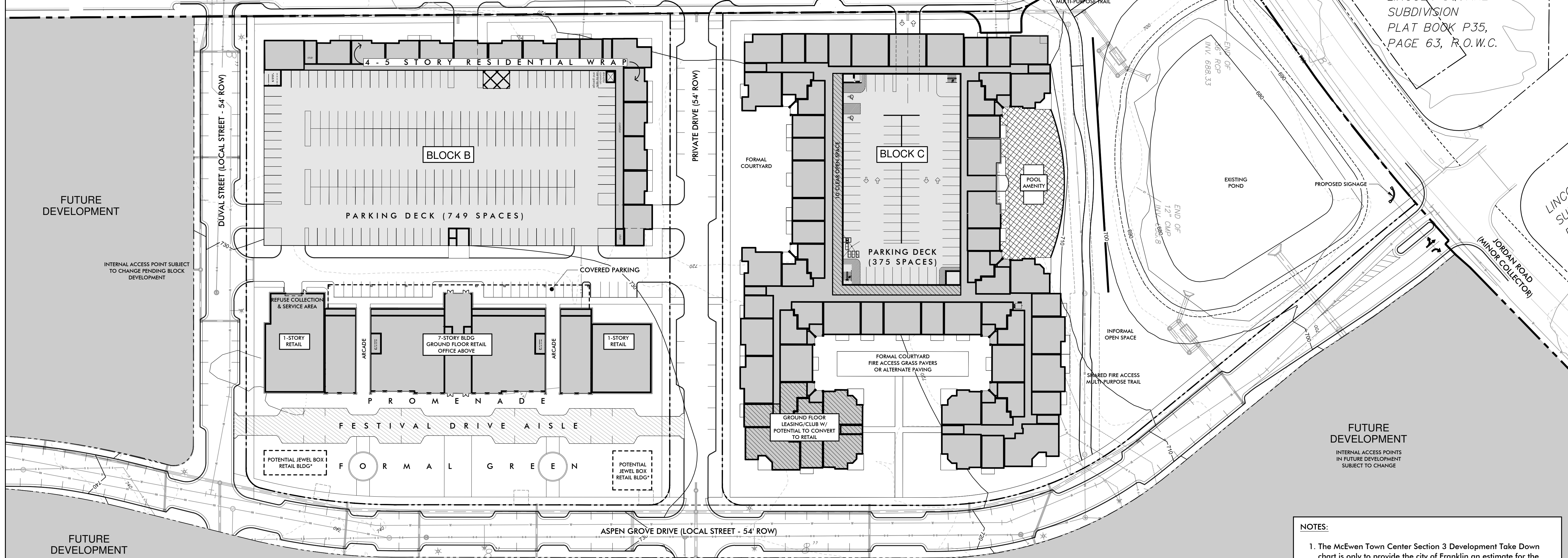
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 SF	-	150 KEYS

RDIVISION
7, R.O.W.C.

MCEWEN PLACE P.U.D. SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.

JORDAN ROAD RIGHT-OF-WAY
ABANDONMENT TO:
ASPEN GROVE OFFICE
PARTNERS, LLC
DEED BOOK 5906, PAGE 44,
R.O.W.C.

LINCOLN SQUARE
SUBDIVISION
PLAT BOOK P35,
PAGE 63, R.O.W.C.



SITE DATA - BLOCK B

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & DUVAL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 4.99 AC
SITE SQUARE FOOTAGE: +/- 217,453 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 17 STORIES
RESIDENTIAL DENSITY: 15.23 DU/AC
MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-6 FEET
REAR YARD: 0 FEET

OVERALL PARKING (REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (76 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 133 SPACES
RETAIL (27,600 SF):
MIN. PARKING REQUIREMENT: 7.5 SPACES PER 1000 SF OF RETAIL/COMMERCIAL = 207 SPACES
OFFICE (180,000 SF):
MIN. PARKING REQUIREMENT: 3.3 SPACES PER 1000 SF OF OFFICE = 599 SPACES

PARKING DECK = 749 SPACES
SURFACE PARKING:
PARALLEL SPACES = 68 SPACES
HEAD-IN PARKING = 27 SPACES
TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 798 SPACES
TOTAL PARKING PROVIDED: 844 SPACES

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGRIN.COM

*PROPOSED RETAIL, JEWEL BOXES ARE SUBJECT TO CHANGE PENDING MARKET DEMAND. FINAL INCLUSION & LOCATION SHALL BE DENOTED AT FUTURE SITE PLAN SUBMITTAL WITH UPDATED TAKEDOWN CHART.

SITE DATA - BLOCK C

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 7.23 AC
SITE SQUARE FOOTAGE: +/- 314,786 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 4-5 STORIES
RESIDENTIAL DENSITY: 36.24 DU/AC
MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-6 FEET
REAR YARD: 0 FEET

OVERALL PARKING (REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 459 SPACES

PARKING DECK = 375 SPACES
SURFACE PARKING:
PARALLEL SPACES = 35 SPACES
TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 390 SPACES
TOTAL PARKING PROVIDED: 410 SPACES

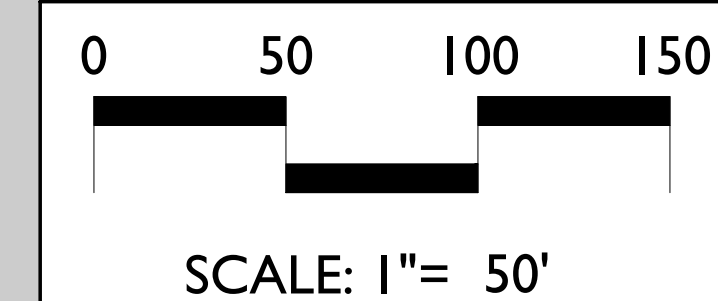
DEVELOPERS:
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2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
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NOTES:

- The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
- Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



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McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN STAFF COMMENTS
DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
G.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER:

C2.1