

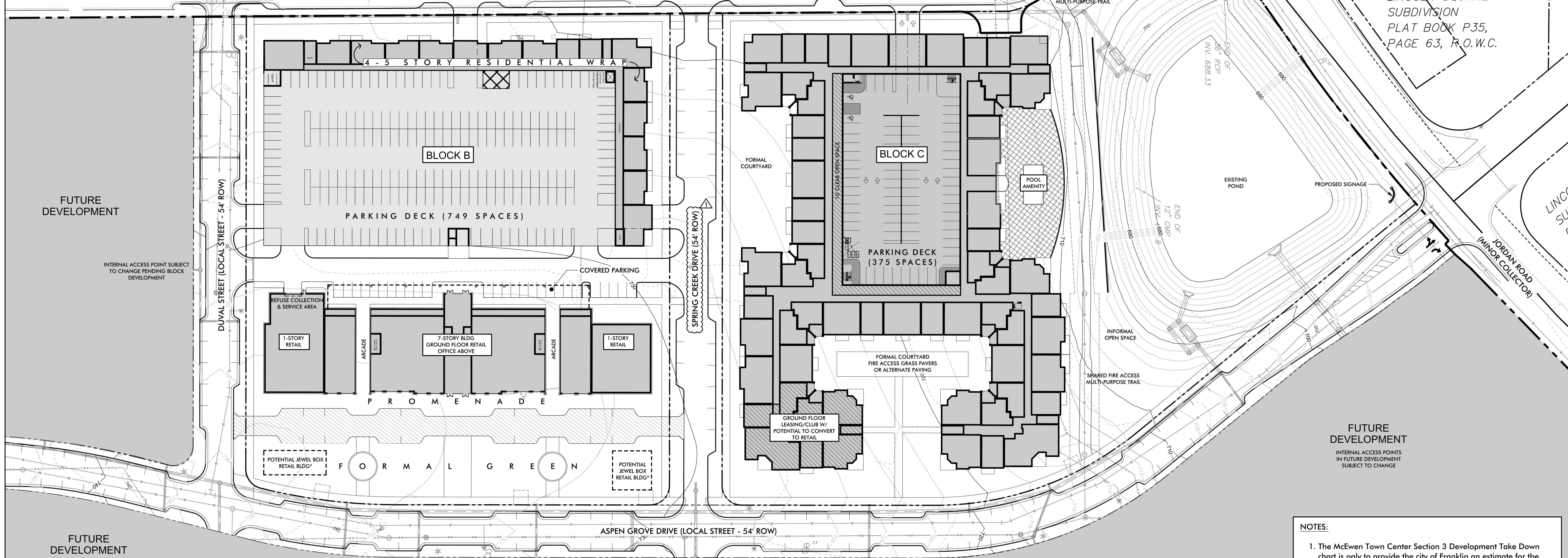
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS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

BDIVISION  
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/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):  
YARD FRONTING ON ANY STREET: 0-15 FEET  
SIDE YARD: 0-5 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

**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: +/- 1.23 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/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):  
YARD FRONTING ON ANY STREET: 0-15 FEET  
SIDE YARD: 0-5 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

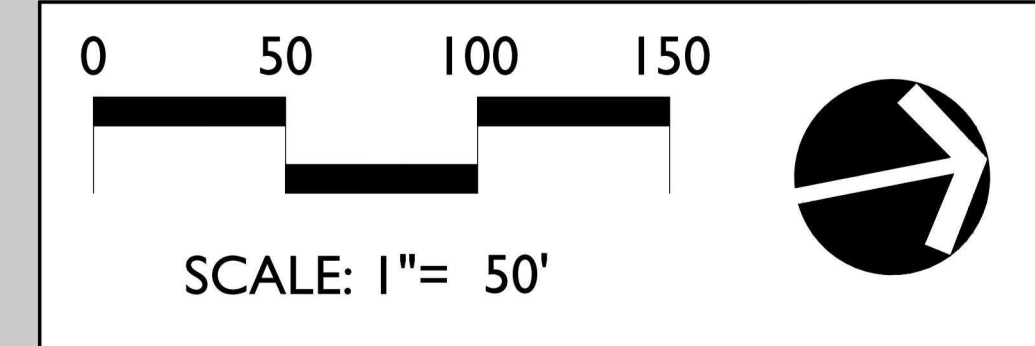
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**NOTES:**

- 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.



DATE: 09/12/2016  
DESIGNED BY: GAV  
DRAWN BY: KAR  
CHECKED BY: GAV  
G.C. BY: CBW  
SCALE: 1"=50'  
PROJECT #: 16056  
SHEET NUMBER:

REVISIONS:  
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN STAFF COMMENTS  
10.28.2016 ONE STOP SUBMITTAL: REVISIONS PER COF ADMIN. COMMENTS



**KV+D**  
KISER VOGGRIN DESIGN

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Franklin, TN 37067  
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**Kimley-Horn**

McEwen Town Center Section 3  
PUD DEVELOPMENT PLAN ONE STOP  
ENLARGED DEVELOPMENT PLAN - BLOCKS B & C  
COF# 6248  
Franklin, Williamson Co, TN

**C2.1**

APPROVED DEVELOPMENT PLAN - NOT FOR CONSTRUCTION