

# OWNER AFFIDAVIT

## City of Franklin, Tennessee

We/I NR McEwen Property Owner, LLC, Phil Fawcett, as manager  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

TAX MAP 062, PARCEL 02223

(Property Parcel/Tax ID Number)

and located at:

INTERSECTION OF ASPEN GROVE DR, McEWEN DR, & SPRING CREEK DR

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gary Vogrin at Kiser Vogrin Design  
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Phil Fawcett, Manager  
Signature

2000 Meridian Blvd #250  
Property Owner Mailing Address

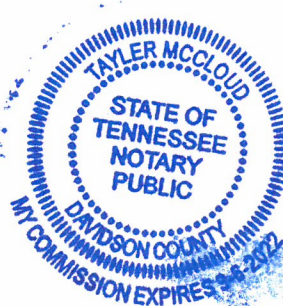
Franklin, TN 37067  
City, State & Zip

Subscribed and sworn to before me this

4<sup>th</sup> day of March, 2019.

Taylor McCloud  
Notary Public

My Commission Expires: 9-4-22





McEWEN PLACE TOWN CENTER SECTION 3  
PUD DEVELOPMENT PLAN SUBMITTAL - BLOCKS D & E  
APPLICATION SUBMITTAL  
TAX MAP 062, PARCEL 02223  
COF # 6915  
INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE,  
& SPRING CREEK DRIVE  
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP  
N.T.S

DEVELOPER

**BOYLE.**

LANDSCAPE ARCHITECT  
/ APPLICANT

**KV+D**

KISER VOGRIN DESIGN

ARCHITECT

**906** STUDIO

ARCHITECTS

CIVIL ENGINEER

**Kimley»Horn**

SURVEYOR

Boyle Nashville LLC  
2000 Meridian Blvd.  
Suite 250  
Franklin, TN 37067  
Contact: Adam Ballash  
615.550.5583

Kiser+Vogrin Design  
5005 Meridian Blvd  
Suite 100  
Franklin, TN 37067  
Contact: Gary Vogrin  
615.708.0567

906Studio  
143 Fifth Avenue South  
Franklin, TN 37064  
Contact: Mike Hathaway  
615.988.9065

Kimley-Horn Assoc.  
214 Oceanside Drive  
Nashville, TN 37204  
Contact: Ryan McMaster  
615.564.2876

Harrah & Associates  
1722A General George Patton  
Drive  
Suite 400  
Brentwood, TN. 37207  
Contact: Roger Harrah  
615.778.0863

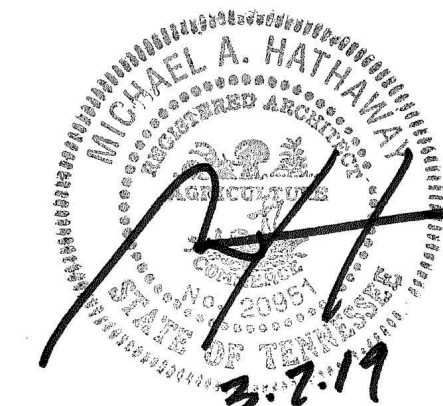
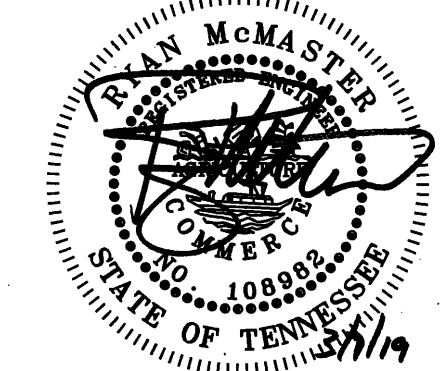
SHEET INDEX:		Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal
COVER		CVR	1-28-2019	2-11-2019	3-07-2019
EXISTING CONDITIONS PLAN		C1.0	1-28-2019	2-11-2019	3-07-2019
EXISTING CONDITIONS w/ AERIAL		C1.1	1-28-2019	2-11-2019	3-07-2019
DEVELOPMENT PLAN		C2.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED DEVELOPMENT PLAN		C2.1	1-28-2019	2-11-2019	3-07-2019
OVERALL GRADING, DRAINAGE, & UTILITY PLAN		C3.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED GRADING, DRAINAGE, & UTILITY PLAN		C3.1	1-28-2019	2-11-2019	3-07-2019
ENLARGED ROW AND ACCESS PLAN		C4.1	1-28-2019	2-11-2019	3-07-2019
ENLARGED ROW AND ACCESS PLAN		C4.2			3-07-2019
OVERALL UTILITY PLAN		C5.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED UTILITY PLAN		C5.1	1-28-2019	2-11-2019	3-07-2019
ARCHITECTURAL MASSINGS		VIEWS 1-8		2-11-2019	3-07-2019

McEwen Place Town Center Section 3 OPEN SPACE DATA MINIMUM COMMON SPACE: 13.998 ACRES 15% (10 % INFORMAL, 5% FORMAL)												
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	OPEN SPACE ACRES CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		
Lot 102 (McEwen Apartments)	9/26/2006	10.783	10.783	1.617	1.617	2.97	2.97	22.49%	10.236	0.539	0.571	1.078
Lot 101, 104-143 (McEwen Townhomes)	4/26/2007	4.03	14.813	0.605	2.222	1.831	4.801	36.36%	8.405	0.202	0.811	1.403
Lots 144-147 (Office/Retail Building)	7/26/2007	12.03	26.843	1.805	4.026	3.85	8.651	65.51%	4.555	0.402	0.293	1.203
Lots 151-154 (Town Center)	3/27/2008	13.5	40.343	2.025	6.051	0.46	9.111	68.99%	4.095	0.675	0	1.35
Lots 155 (Town Center)	7/25/2008	0.94	41.283	0.141	6.192	0.24	9.351	70.81%	3.855	0.047	0.24	0.094
Lots 158 (Town Center)	7/25/2008	4.51	45.793	0.677	6.869	0	9.351	70.81%	3.855	0.226	0	0.451
Lots 151- Rev 1 (California Pizzo Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031
Lot 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.31	10.661	80.73%	2.545	0.282	0	0.564
Required Open Space Remaining: 3.337												
NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 13.998 acres of open space. 10.661 acres has been accommodated on approximately 51 of the 93 +/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum.												
NORTHSIDE AT McEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)												
Lot B (Northside McEwen Town Center)	11/16/2016	4.99	56.425	0.748	8.463	0.77	11.431	86.56%	2.567	0.249	0.77	0.500
Lot C (Northside McEwen Town Center)	11/16/2016	7.23	63.655	1.084	9.548	5.01	16.441	100.00%	0	0.361	1.47	0.723
Lot A (Northside McEwen Town Center)	7/17/2018	4.88	68.532	0.731	10.279	0	16.441	100.00%	0	0.243	0	0.488
Lot D (Northside McEwen Town Center)	--	5.75	74.285	0.863	11.142	1.76	18.201	100.00%	0	0.288	0	0.575
Lot E (Northside McEwen Town Center)	--	4.46	78.745	0.669	11.811	1.11	19.311	100.00%	0	0.223	0	0.446

CONDITIONS OF APPROVAL (PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F.#2150 FMPC 01.22.09):	
1. Modification of Standards:	
1.a. MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.	
1.b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)	
1.c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.	
1.d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: Since this is the least developed corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan): Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site (Plan).	
1.e. MOS5 Fences and Walls Used for Screening Vehicular Use Areas: Approve the request to remove the requirement for a 3'-6" solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)	
1.f. MOS6 Maximum Lighting Height: Deny Approve the request to increase the maximum height limit for lighting fixtures to 30 feet.	
1.g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOS8. (Codes)	
1.h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):	

1.h.a.	The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage modifications would apply to Special Signage District 2. All signage modifications with the exception of 2m. Specialty Billboards and Video Monitors, 3e. Neon/LED/Small Bulb Lighting, and 3f. Scrolling/Ticker-tape Style Signage would be allowed in Special Signage District 1.
1.h.b.	Signage located within Special Signage District 2 shall not be visible from Mallory Lane or West McEwen Drive.
1.h.c.	Deny the part of item 1c, Monument/Ground-Mounted Signs, that sets separate dimensional standards for a multi-tenant sign. The first part of this item that increases the size and height that is allowed for monument signs shall apply to single and multi-tenant signs. There is not justification to support that the standards for single and multi-tenant signs should be differentiated by a Modification of Standards.
1.h.d.	Deny item 2j, Building Top Signs. No rooftop or building top signs will be allowed in the McEwen PUD.
1.h.e.	Deny the portion of item 1b, Gateway/Entry Signage that allows gateway or entry signage to span a roadway. No signage shall be allowed to span or be located above a public roadway.
2.	Street names on all sheets (including exhibits) shall be coordinated. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3.	Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4.	The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5.	Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6.	The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
7.	The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)
8.	The applicant shall label adjacent property owners. (Eng)
9.	The applicant shall label right-of-way for McEwen Drive and Mallory Lane. (Eng)
10.	On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is on that lot is not built over and whoever it serves has another source of sanitary sewer. (Eng)

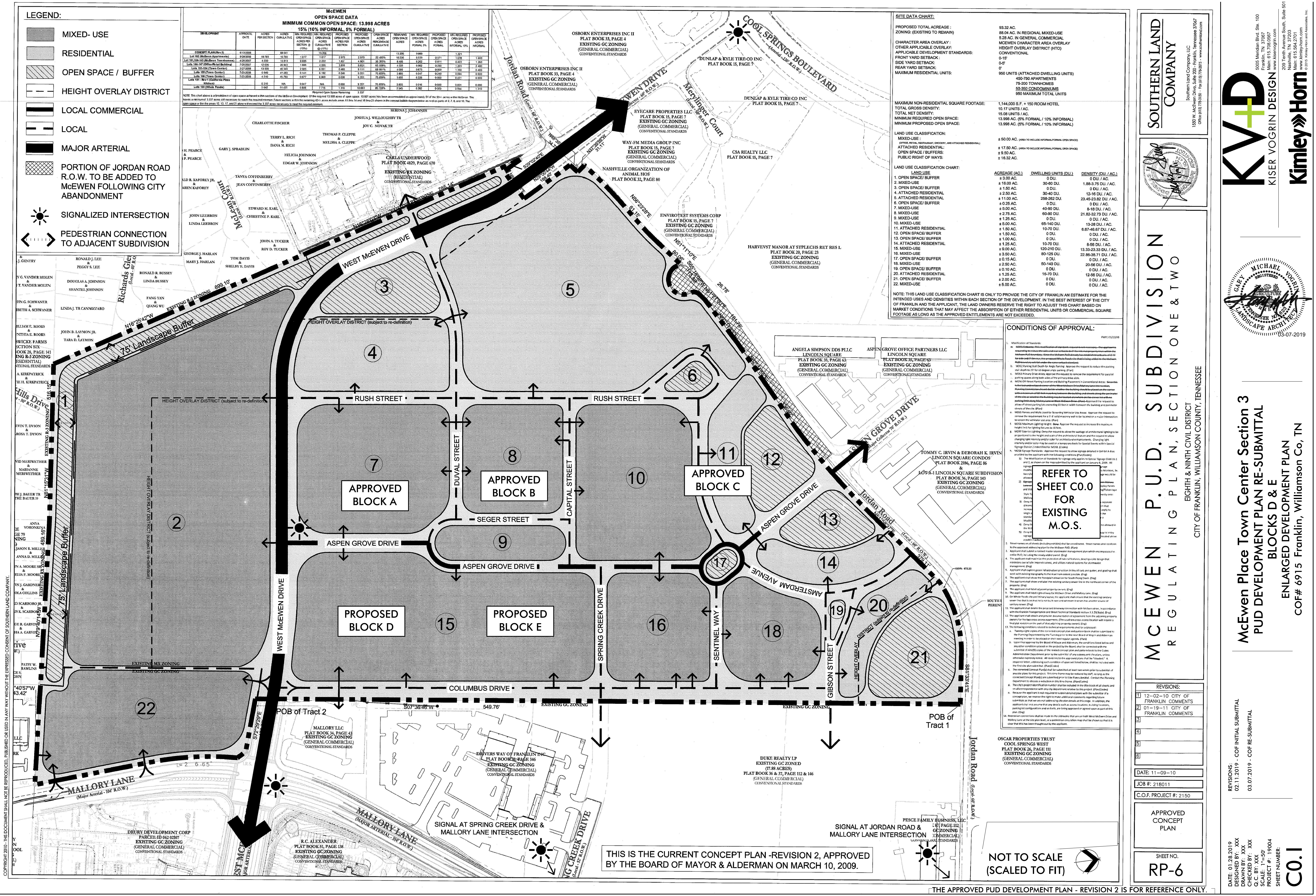
- General Notes
- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
  - Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.
  - The applicant shall delete the proposed driveway connection with McEwen Drive, in accordance with the Franklin Transportation and Street Technical Standards section 3.3.25(3)a(v). (Eng)
  - The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross-access easements. (The southern cross-access location will require a final plat revision on the part of that adjoining property owner). (Eng)
  - The following conditions related to technical requirements shall be addressed:
    - Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
    - Upon final approval by the Board of Mayor and Aldermen, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine (9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
    - The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame (Plan/Codes).
    - The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project (Plan/Codes).
    - Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)
  - Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.



KVD PROJECT# : 19004  
COF # : TBD  
Sheet #:  
**CVR**  
DATE: 03-07-2019

NOT FOR CONSTRUCTION





**SOUTHERN LAND COMPANY**  
Southern Land Company, LLC  
1550 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067  
Office (615) 778-3100 - Fax (615) 778-3101 - www.southernland.com

**KV+D**  
KISER VOGRIN DESIGN

**Kimley»Horn**  
5505 Meridian Blvd. Ste. 100  
Nashville, TN 37203  
Main: (615) 554-2701  
www.kimleyhorn.com  
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**MCEWEN P.U.D. SUBDIVISION**  
**REGULATING PLAN, SECTION ONE & TWO**  
EIGHTH & NINTH CIVIL DISTRICT  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**McEwen Place Town Center Section 3**  
**PUD DEVELOPMENT PLAN RE-SUBMITTAL**  
**BLOCKS D & E**  
**ENLARGED DEVELOPMENT PLAN**  
**COF# 6915 Franklin, Williamson Co, TN**

**REVISIONS:**  
1 12-02-10 CITY OF FRANKLIN COMMENTS  
2 01-19-11 CITY OF FRANKLIN COMMENTS  
3  
4  
5  
6

DATE: 11-09-10  
JOB #: 218011  
C.O.F. PROJECT #: 2150

**APPROVED CONCEPT PLAN**

SHEET NO.  
**RP-6**

DATE: 01.28.2019  
DESIGNED BY: XXX  
DRAWN BY: XXX  
CHECKED BY: XXX  
SCALE: XXX  
PROJECT #: 19004  
SHEET NUMBER:  
**C0.1**

**SITE DATA CHART:**

PROPOSED TOTAL ACREAGE:  
ZONING (EXISTING TO REMAIN)  
CHARACTER AREA OVERLAY:  
OTHER APPLICABLE OVERLAY:  
APPLICABLE DEVELOPMENT STANDARDS:  
FRONT YARD SETBACK:  
SIDE YARD SETBACK:  
REAR YARD SETBACK:  
MAXIMUM RESIDENTIAL UNITS:  
MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE:  
TOTAL GROSS DENSITY:  
TOTAL NET DENSITY:  
MINIMUM REQUIRED OPEN SPACE:  
MINIMUM PROPOSED OPEN SPACE:

93.32 AC.  
88.04 AC. IN REGIONAL MIXED-USE  
5.28 AC. IN GENERAL COMMERCIAL  
MCEWEN CHARACTER AREA OVERLAY  
HEIGHT OVERLAY DISTRICT (H/O)  
CONVENTIONAL  
0-17'  
0-7'  
950 UNITS (ATTACHED DWELLING UNITS)  
450-750 APARTMENTS  
75-200 TOWNHOMES  
50-550 CONDOMINIUMS  
950 MAXIMUM TOTAL UNITS  
1,144,000 S.F. + 1500 HOTEL  
10.17 UNITS / AC.  
15.00 UNITS / AC.  
13.988 AC. (8% FORMAL / 10% INFORMAL)  
13.988 AC. (10% FORMAL / 10% INFORMAL)

LAND USE CLASSIFICATION:  
MIXED-USE:  
OFFICE, RETAIL, RESTAURANT, GROCERY, AND ATTACHED RESIDENTIAL:  
ATTACHED RESIDENTIAL:  
OPEN SPACE / BUFFERS:  
PUBLIC RIGHT OF WAYS:

± 50.00 AC. (USED TO INCLUDE INFORMATIONAL OPEN SPACE)  
± 17.50 AC. (USED TO INCLUDE INFORMATIONAL OPEN SPACE)  
± 9.50 AC.  
± 16.32 AC.

LAND USE CLASSIFICATION CHART:  
LAND USE  
1. OPEN SPACE / BUFFER  
2. MIXED-USE  
3. OPEN SPACE / BUFFER  
4. ATTACHED RESIDENTIAL  
5. ATTACHED RESIDENTIAL  
6. OPEN SPACE / BUFFER  
7. MIXED-USE  
8. MIXED-USE  
9. MIXED-USE  
10. MIXED-USE  
11. ATTACHED RESIDENTIAL  
12. OPEN SPACE / BUFFER  
13. OPEN SPACE / BUFFER  
14. ATTACHED RESIDENTIAL  
15. MIXED-USE  
16. MIXED-USE  
17. OPEN SPACE / BUFFER  
18. MIXED-USE  
19. OPEN SPACE / BUFFER  
20. ATTACHED RESIDENTIAL  
21. OPEN SPACE / BUFFER  
22. MIXED-USE

ACREAGE (AC.)  
± 3.00 AC.  
± 18.00 AC.  
± 1.50 AC.  
± 2.50 AC.  
± 11.00 AC.  
± 0.25 AC.  
± 5.00 AC.  
± 2.75 AC.  
± 1.25 AC.  
± 5.00 AC.  
± 1.50 AC.  
± 1.50 AC.  
± 1.00 AC.  
± 1.25 AC.  
± 9.00 AC.  
± 3.50 AC.  
± 0.15 AC.  
± 2.50 AC.  
± 0.10 AC.  
± 1.25 AC.  
± 2.00 AC.  
± 5.00 AC.

DWELLING UNITS (DU)  
0 DU  
30-40 DU  
0 DU / AC  
30-40 DU  
258-262 DU  
0 DU / AC  
40-80 DU  
60-80 DU  
0 DU / AC  
10-20 DU  
10-20 DU  
0 DU / AC  
10-20 DU  
120-210 DU  
80-125 DU  
0 DU  
50-140 DU  
0 DU  
15-70 DU  
0 DU  
0 DU / AC

DENSITY (DU / AC.)  
0 DU / AC.  
1.85-75 DU / AC.  
0 DU / AC.  
12-16 DU / AC.  
23.45-23.82 DU / AC.  
0 DU / AC.  
8-18 DU / AC.  
21.82-32.73 DU / AC.  
0 DU / AC.  
13-28 DU / AC.  
6.67-46.67 DU / AC.  
0 DU / AC.  
0 DU / AC.  
0 DU / AC.  
8-55 DU / AC.  
13.53-23.33 DU / AC.  
22.86-35.71 DU / AC.  
0 DU / AC.  
20-56 DU / AC.  
0 DU / AC.  
12-56 DU / AC.  
0 DU / AC.  
0 DU / AC.

**CONDITIONS OF APPROVAL:**

1. Modification of Standards:  
a. All modifications to the standards of the subdivision shall be made in accordance with the provisions of the Comprehensive Zoning Ordinance of the City of Franklin, Tennessee, and shall be subject to the approval of the Board of Mayor and Aldermen.  
b. All modifications to the standards of the subdivision shall be made in accordance with the provisions of the Comprehensive Zoning Ordinance of the City of Franklin, Tennessee, and shall be subject to the approval of the Board of Mayor and Aldermen.  
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z. All modifications to the standards of the subdivision shall be made in accordance with the provisions of the Comprehensive Zoning Ordinance of the City of Franklin, Tennessee, and shall be subject to the approval of the Board of Mayor and Aldermen.

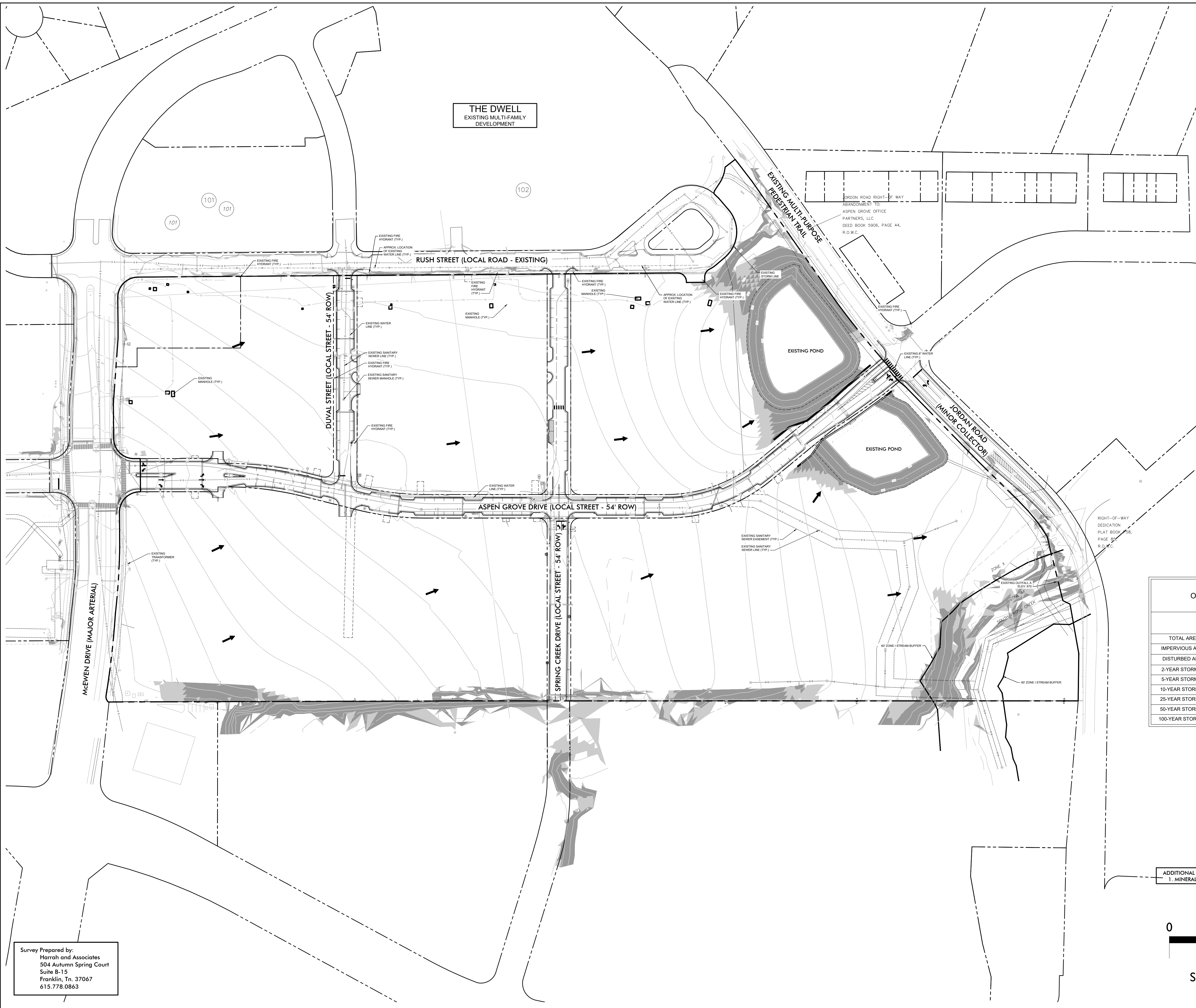
2. Street Names and Allotments:  
a. The Board of Mayor and Aldermen shall have the authority to change the names of the streets shown on this plan.  
b. The Board of Mayor and Aldermen shall have the authority to change the widths of the streets shown on this plan.  
c. The Board of Mayor and Aldermen shall have the authority to change the locations of the streets shown on this plan.  
d. The Board of Mayor and Aldermen shall have the authority to change the grades of the streets shown on this plan.  
e. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
f. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
g. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
h. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
i. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
j. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
k. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
l. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
m. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
n. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
o. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
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r. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
s. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
t. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
u. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
v. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
w. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
x. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
y. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
z. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.

3. Other Conditions:  
a. The Board of Mayor and Aldermen shall have the authority to change the names of the streets shown on this plan.  
b. The Board of Mayor and Aldermen shall have the authority to change the widths of the streets shown on this plan.  
c. The Board of Mayor and Aldermen shall have the authority to change the locations of the streets shown on this plan.  
d. The Board of Mayor and Aldermen shall have the authority to change the grades of the streets shown on this plan.  
e. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
f. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
g. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
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v. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.  
w. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
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y. The Board of Mayor and Aldermen shall have the authority to change the locations of the lots shown on this plan.  
z. The Board of Mayor and Aldermen shall have the authority to change the widths of the lots shown on this plan.

THIS IS THE CURRENT CONCEPT PLAN - REVISION 2, APPROVED BY THE BOARD OF MAYOR & ALDERMAN ON MARCH 10, 2009.

NOT TO SCALE  
(SCALED TO FIT)





OVERALL SITE DATA

PROJECT NAME:  
**McEWEN TOWN CENTER SECTION 3**  
COF PROJECT NUMBER: **TBD**  
MAP, PARCEL NUMBER: **062-02223**  
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**  
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**  
PUD SITE ACREAGE: **+/- 45.11 AC**  
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

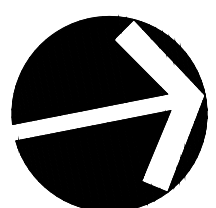
OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

ADDITIONAL NOTES:  
1. MINERAL RIGHTS OWNED BY OWNER.



SCALE: 1"= 100'



Survey Prepared by:  
Harrah and Associates  
504 Autumn Spring Court  
Suite B-15  
Franklin, Tn. 37067  
615.778.0863





**OVERALL SITE DATA**  
PROJECT NAME:  
**McEWEN TOWN CENTER SECTION 3**  
COF PROJECT NUMBER: **6915**  
MAP, PARCEL NUMBER: **062-02223**  
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**  
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**  
PUD SITE ACREAGE: **+/- 45.11 AC**  
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

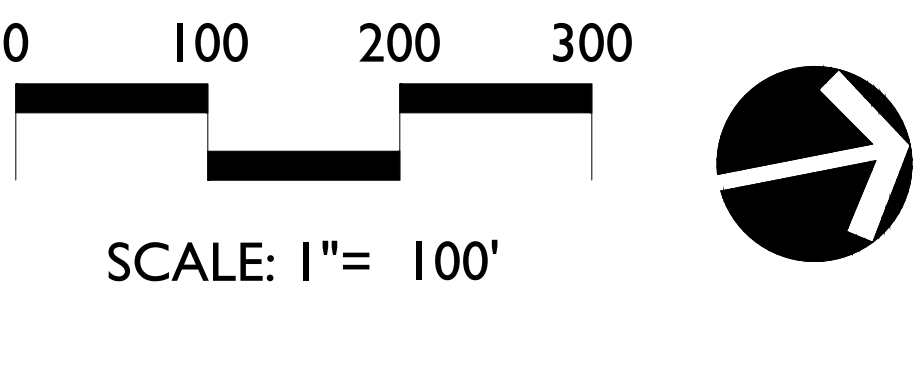
- SURVEY NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
  2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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  4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

**STORMWATER NARRATIVE**  
IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION - 689.3.

**PLANNED ROADWAY NETWORK NOTE**  
1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

SLOPE LEGEND	
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

OUTFALL A GRADING AND DRAINAGE CHART		
	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
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100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS



Survey Prepared by:  
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Suite B-15  
Franklin, Tn. 37067  
615.778.0863

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www.khvogrin.com

**KV+D**  
KISER VOGGRIN DESIGN

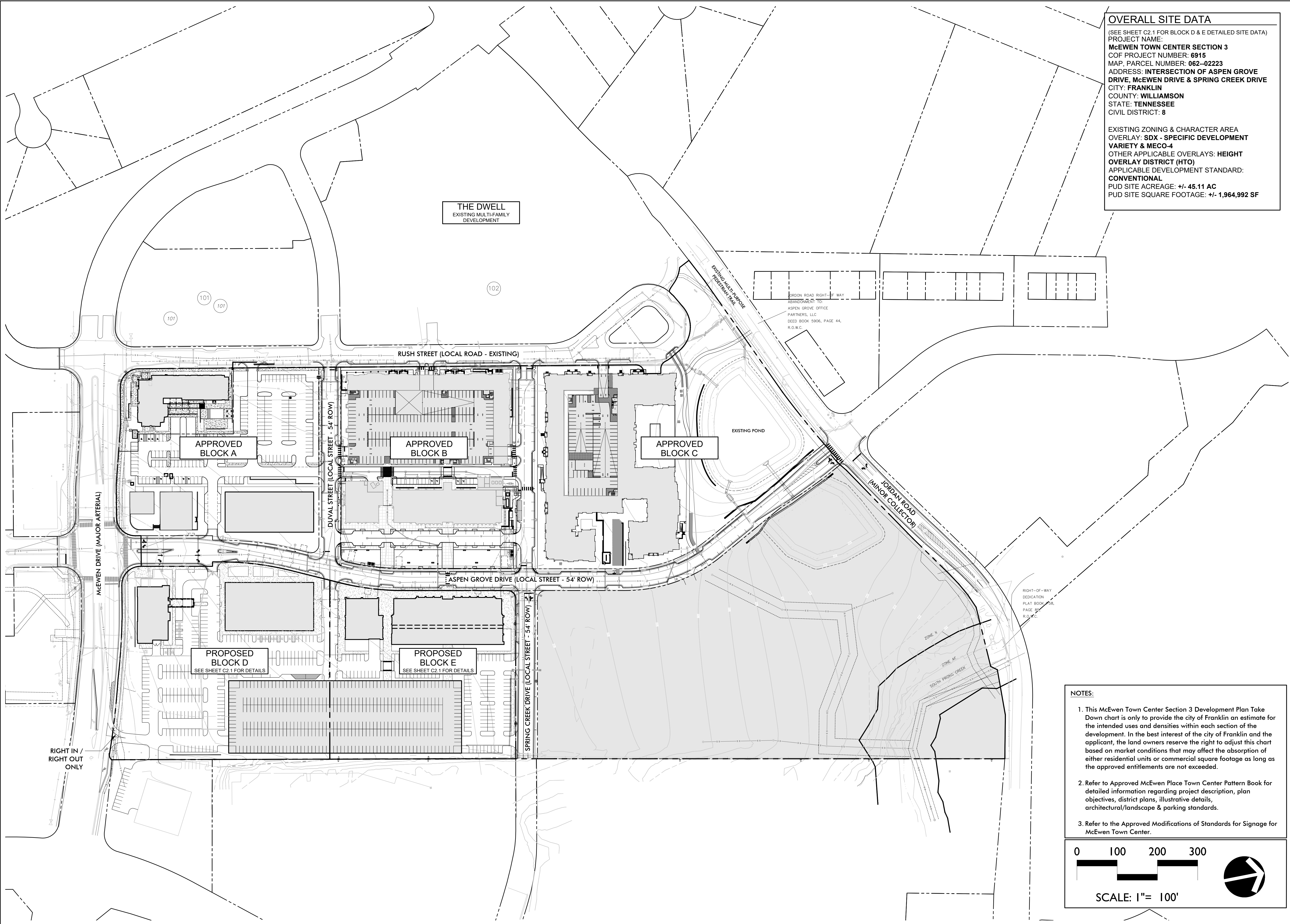
DATE: 01.28.2019  
DESIGNED BY: GMY  
DRAWN BY: KMR  
CHECKED BY: GMY  
C.C. BY: CBW  
SCALE: 1"= 100'  
PROJECT #: 17004  
SHEET NUMBER:

REVISIONS:  
02.11.2019 - COF INITIAL SUBMITTAL  
03.07.2019 - COF RE-SUBMITTAL

**McEwen Place Town Center Section 3**  
**PUD DEVELOPMENT PLAN RE-SUBMITTAL**  
**BLOCKS D & E**  
**ENLARGED DEVELOPMENT PLAN**  
**COF# 6915 Franklin, Williamson Co, TN**

**C.I.1**

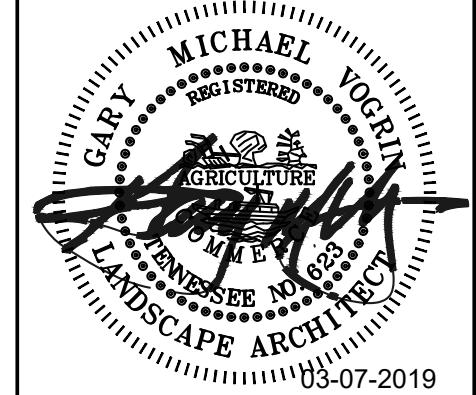




OVERALL SITE DATA

(SEE SHEET C2.1 FOR BLOCK D & E DETAILED SITE DATA)  
PROJECT NAME:  
**McEWEN TOWN CENTER SECTION 3**  
COF PROJECT NUMBER: **6915**  
MAP, PARCEL NUMBER: **062-02223**  
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**  
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**  
PUD SITE ACREAGE: +/- **45.11 AC**  
PUD SITE SQUARE FOOTAGE: +/- **1,964,992 SF**



**McEwen Place Town Center Section 3**  
**PUD DEVELOPMENT PLAN RE-SUBMITTAL**  
**BLOCKS D & E**  
**ENLARGED DEVELOPMENT PLAN**  
**COF# 6915 Franklin, Williamson Co, TN**

REVISIONS:  
02.11.2019 - COF INITIAL SUBMITTAL  
03.07.2019 - COF RE-SUBMITTAL

DATE: 01.28.2019  
DESIGNED BY: GMY  
DRAWN BY: KMR  
CHECKED BY: GMY  
SCALE: 1"=100'  
PROJECT #: 17004  
SHEET NUMBER:

**C2.0**

**Kimley»Horn**

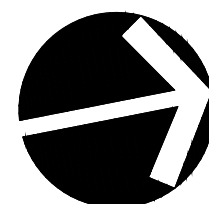
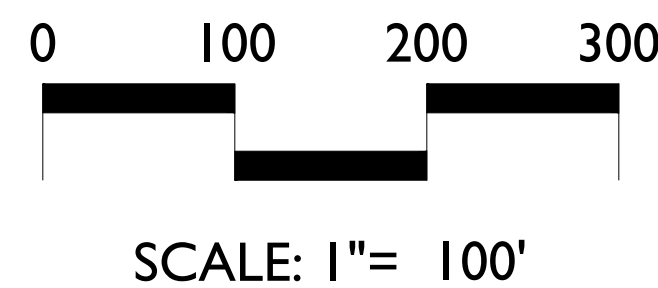
**KV+D**  
KISER VOGGIN DESIGN

209 Tenth Avenue South, Suite 501  
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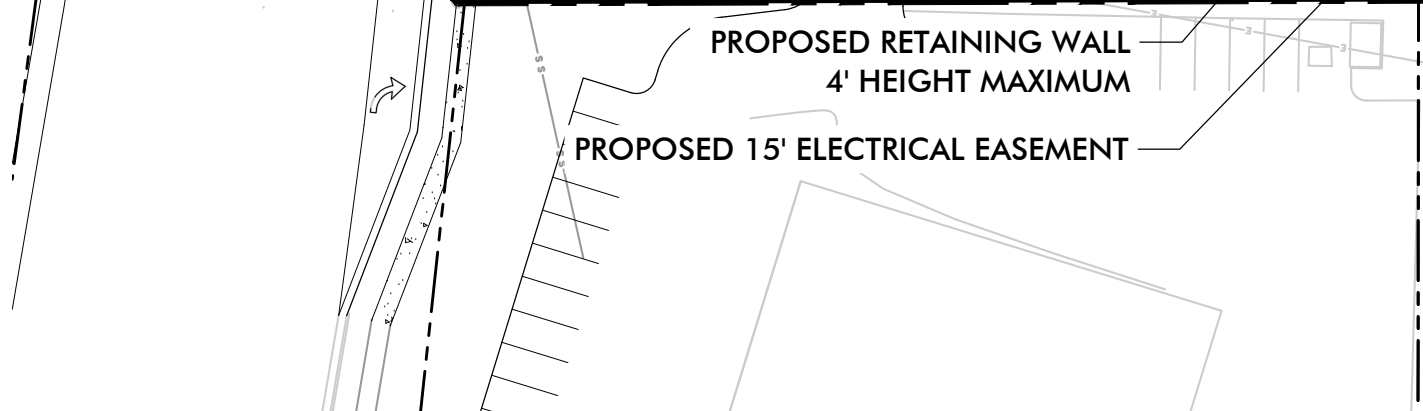
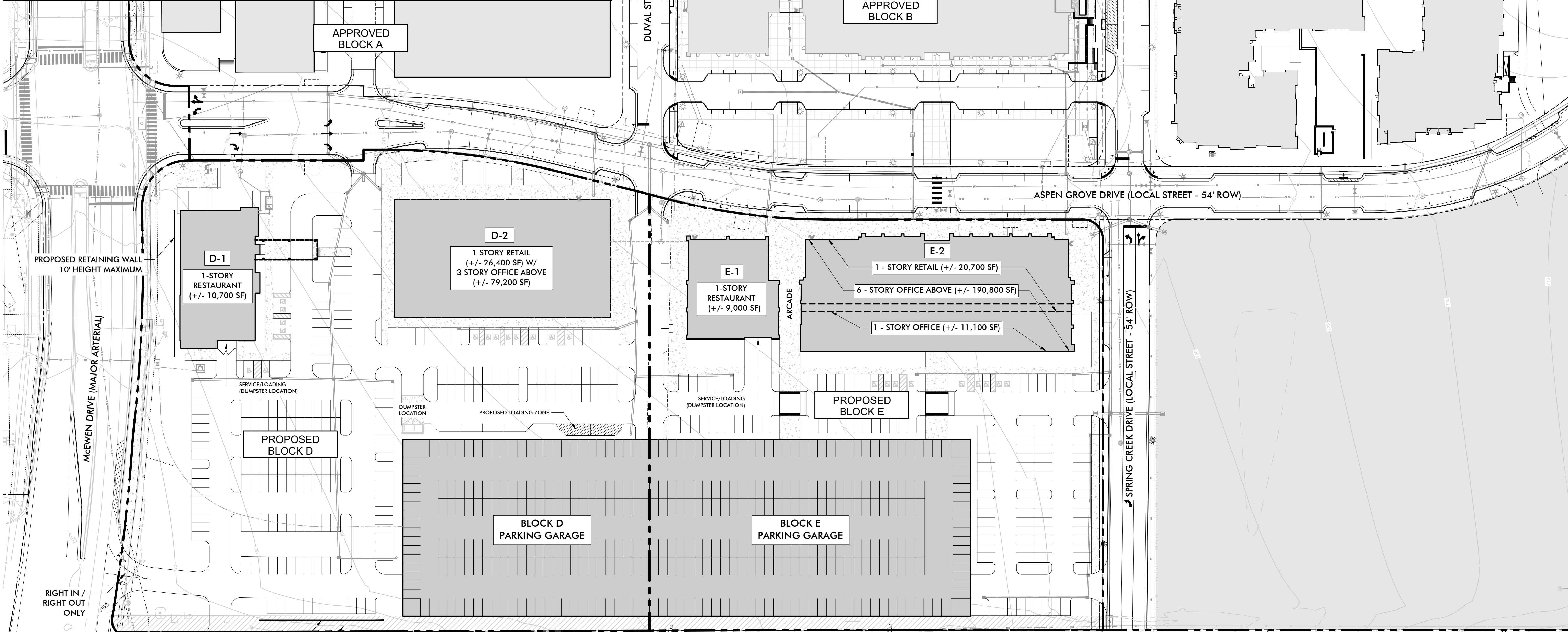
NOTES:

1. This McEwen Town Center Section 3 Development Plan 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.
2. 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.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.





McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
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	11/16/2016	62 DU	518 DU	218,545 SF	648,737 SF	-	150 KEYS
BLOCK C	11/16/2016	274 DU	244 DU	-	648,737 SF	-	150 KEYS
BLOCK A	7/17/2018	-	244 DU	96,900 SF	551,837 SF	150 KEYS	-
BLOCK D	-	-	-	116,300 SF	435,537 SF	-	-
BLOCK E	-	-	-	231,600 SF	203,937 SF	-	-



<b>SITE DATA - BLOCK D</b> PROJECT NAME: McEWEN TOWN CENTER SECTION 3 COF PROJECT NUMBER: 6915 MAP, PARCEL NUMBER: 062-02223 ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE 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: +/- 5.75 AC SITE SQUARE FOOTAGE: +/- 250,392.72 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	<b>SITE DATA - BLOCK D</b> BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA BUILDING HEIGHT: 1-4 STORIES  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  DEVELOPERS: BOYLE NASHVILLE LLC 2000 MERIDIAN BLVD, STE 250 FRANKLIN, TN 37067 CONTACT: ADAM BALLASH 615.550.5583 ABALLASH@BOYLE.COM  APPLICANT: KISER & VOGGRIN DESIGN 5005 MERIDIAN BLVD, STE 100 FRANKLIN, TN 37067 CONTACT: GARY VOGGRIN 615.708.0567 GARY@KISERVOGGRIN.COM
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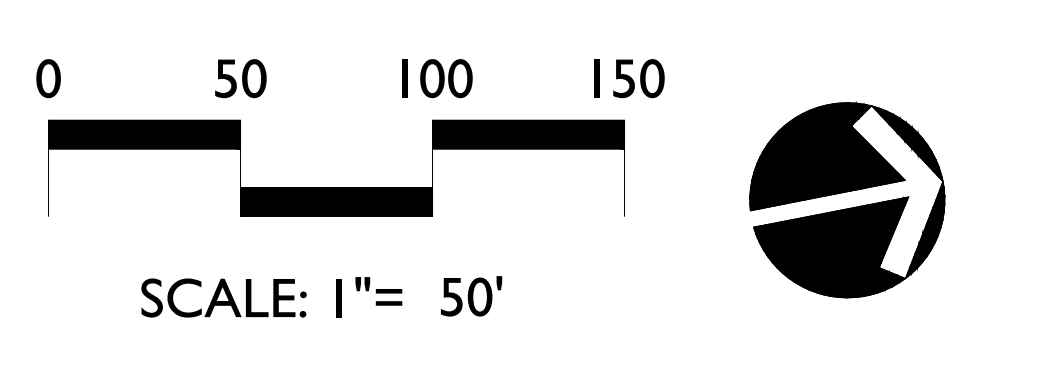


<b>SITE DATA - BLOCK E</b> PROJECT NAME: McEWEN TOWN CENTER SECTION 3 COF PROJECT NUMBER: 6915 MAP, PARCEL NUMBER: 062-02223 ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE CITY: FRANKLIN COUNTY: WILLIAMSON STATE: TENNESSEE CIVIL DISTRICT: 8  EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4 OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO) APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL SITE ACREAGE: +/- 4.46 AC SITE SQUARE FOOTAGE: +/- 194,477.55 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	<b>SITE DATA - BLOCK E</b> BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA BUILDING HEIGHT: 1-7 STORIES  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  DEVELOPERS: BOYLE NASHVILLE LLC 2000 MERIDIAN BLVD, STE 250 FRANKLIN, TN 37067 CONTACT: ADAM BALLASH 615.550.5583 ABALLASH@BOYLE.COM  APPLICANT: KISER & VOGGRIN DESIGN 5005 MERIDIAN BLVD, STE 100 FRANKLIN, TN 37067 CONTACT: GARY VOGGRIN 615.708.0567 GARY@KISERVOGGRIN.COM
---	---

#### PARKING DATA - BLOCKS D & E

<b>REQUIRED OVERALL SHARED PARKING:</b> *APPLYING THE ULI SHARED PARKING MODEL TO THE BASE PARKING RATES PROVIDED IN THE McEWEN PLACE TOWN CENTER PATTERN BOOK, 1,227 PARKING SPACES ARE NEEDED.  THIS IS AN APPROXIMATE 25.5% REDUCTION IN THE NUMBER OF PARKING SPACES (I.E. A REDUCTION OF 421 PARKING SPACES PER THE McEWEN PLACE TOWN CENTER PATTERN BOOK USING A 15% SHARING FACTOR).  <b>BLOCK D PROVIDED PARKING:</b> PARKING DECK = 556 SPACES SURFACE PARKING: PARALLEL SPACES = 22 SPACES HEAD-IN PARKING = 182 SPACES HANDICAP PARKING = 14 SPACES TOTAL PARKING PROVIDED: 774 SPACES  <b>BLOCK E PROVIDED PARKING:</b> PARKING DECK = 725 SPACES SURFACE PARKING: PARALLEL SPACES = 23 SPACES HEAD-IN PARKING = 105 SPACES HANDICAP PARKING = 9 SPACES TOTAL PARKING PROVIDED: 862 SPACES  <b>BLOCK D &amp; E OVERALL PARKING:</b> TOTAL REQUIRED PARKING: 1,227 SPACES TOTAL PROVIDED PARKING: 1,635 SPACES  * REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 02/11/2019 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.
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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.
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5005 Meridian Blvd, Ste. 100  
Franklin, TN 37067  
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www.kiservoggrin.com

**KV+D**  
KISER VOGGRIN DESIGN

GARY MICHAEL VOGGRIN  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
03-07-2019

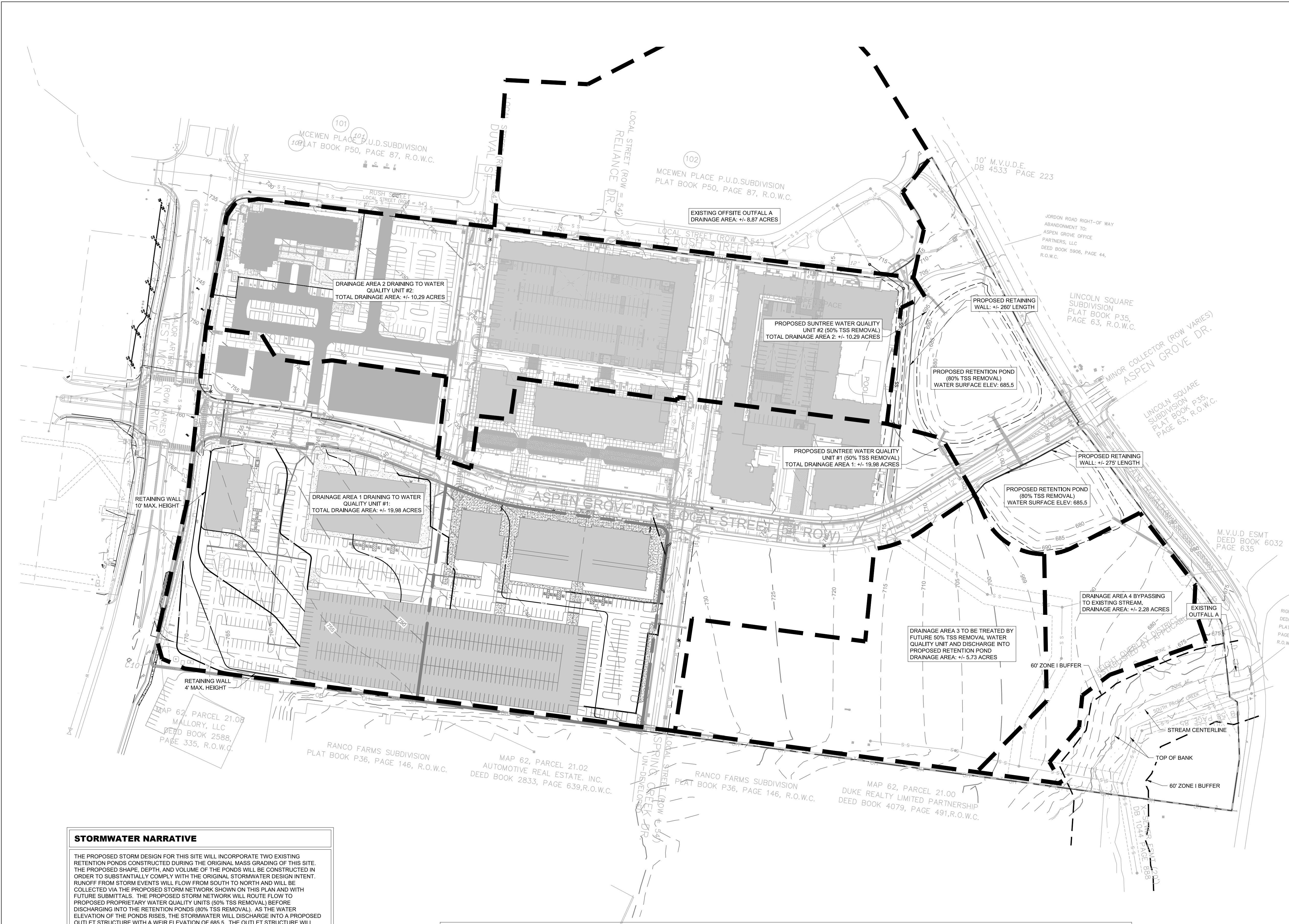
**McEwen Place Town Center Section 3**  
**PUD DEVELOPMENT PLAN RE-SUBMITTAL**  
**BLOCKS D & E**  
**ENLARGED DEVELOPMENT PLAN**  
**COF# 6915 Franklin, Williamson Co, TN**

REVISIONS:  
02.11.2019 - COF INITIAL SUBMITTAL  
03.07.2019 - COF RE-SUBMITTAL

DATE: 01.28.2019  
DESIGNED BY: GAV  
DRAWN BY: KMR  
CHECKED BY: GAV  
C.C. BY: GBW  
SCALE: 1"=50'  
PROJECT #: 17004  
SHEET NUMBER:

**C2.1**





STORMWATER NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.58 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	3.90 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	6.35 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	8.57 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	11.97 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	14.93 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	18.07 CFS	690.71

GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATION.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.

WATER QUALITY BMP NOTE

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

TREE PROTECTION 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.

RETENTION POND NOTE

THE RETENTION PONDS ON THIS SITE ARE DESIGNED TO HANDLE THE RUNOFF FROM EXISTING LOT 102, AND ALL OF THE FUTURE DEVELOPMENT ON SITE.

PIPE NOTE

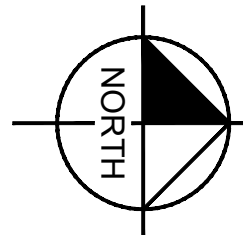
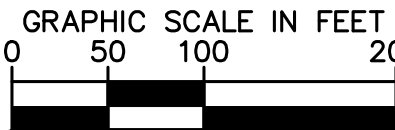
1. ALL RCP TO BE CLASS III
2. ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE, OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
3. ALL PERMANENT STORMWATER BMPs ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
5. SEE SHEET C3.4 FOR STORM PIPE & STRUCTURE CHARTS.

PROPOSED STORM NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

STREAM BUFFER NOTE

THERE SHALL BE NO MOVING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE



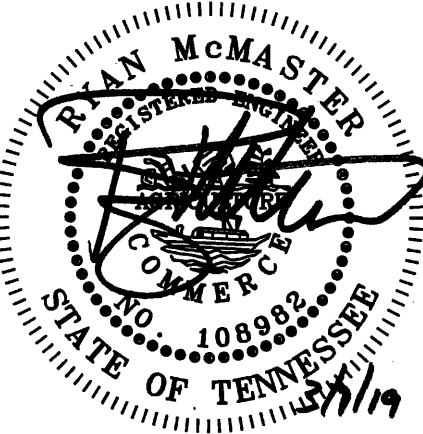
REVISIONS:  
02.11.2019 RESUBMITTAL FOR COF COMMENTS  
03.07.2019 RESUBMITTAL FOR COF COMMENTS

DATE: 01.22.2019  
DESIGNED BY: JVB  
DRAWN BY: JVB  
CHECKED BY: RLM  
Q.C. BY: RLM  
SCALE: 1"=100'  
PROJECT #: 116 02003  
SHEET NUMBER:

C3.0

McEwen Place Town Center Section 3  
PUD DEVELOPMENT PLAN SUBMITTAL  
BLOCKS D & E

OVERALL GRADING & DRAINAGE PLAN  
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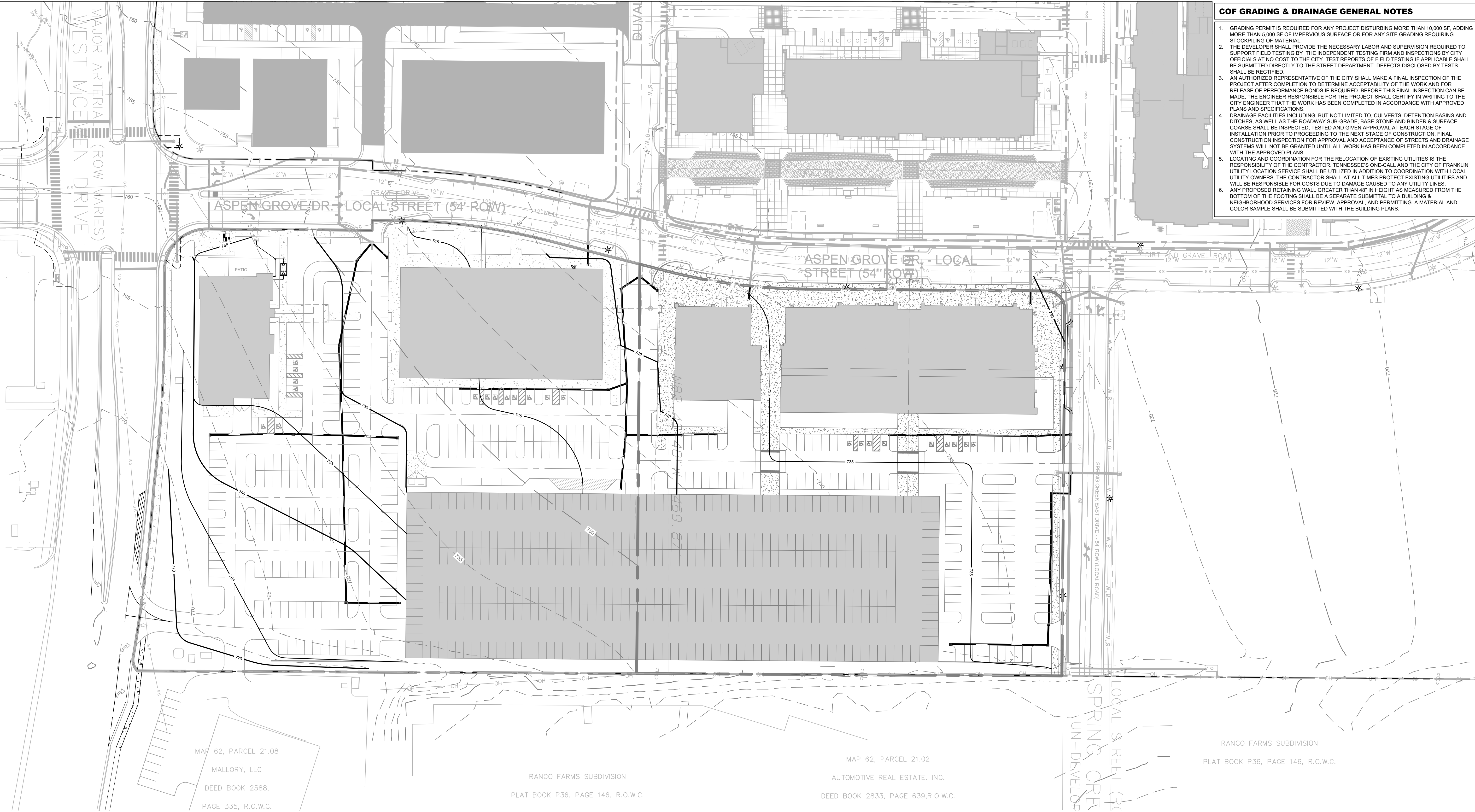
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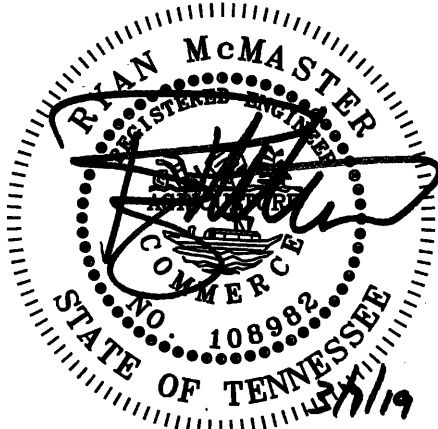
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COF GRADING & DRAINAGE GENERAL NOTES

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6. ANY PROPOSED RETAINING WALL GREATER THAN 4' IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.



McEwen Place Town Center Section 3  
PUD DEVELOPMENT PLAN SUBMITTAL  
BLOCKS D & E  
ENLARGED GRADING AND DRAINAGE PLAN  
COF# TBD Franklin, Williamson Co, TN

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PROJECT #: 118102003  
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C3.1

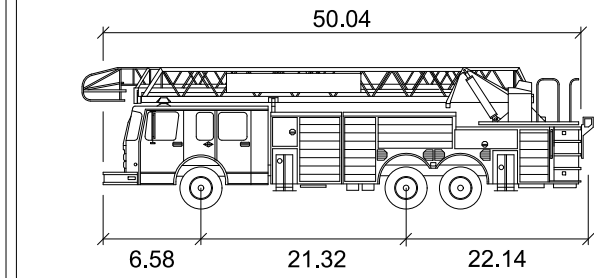
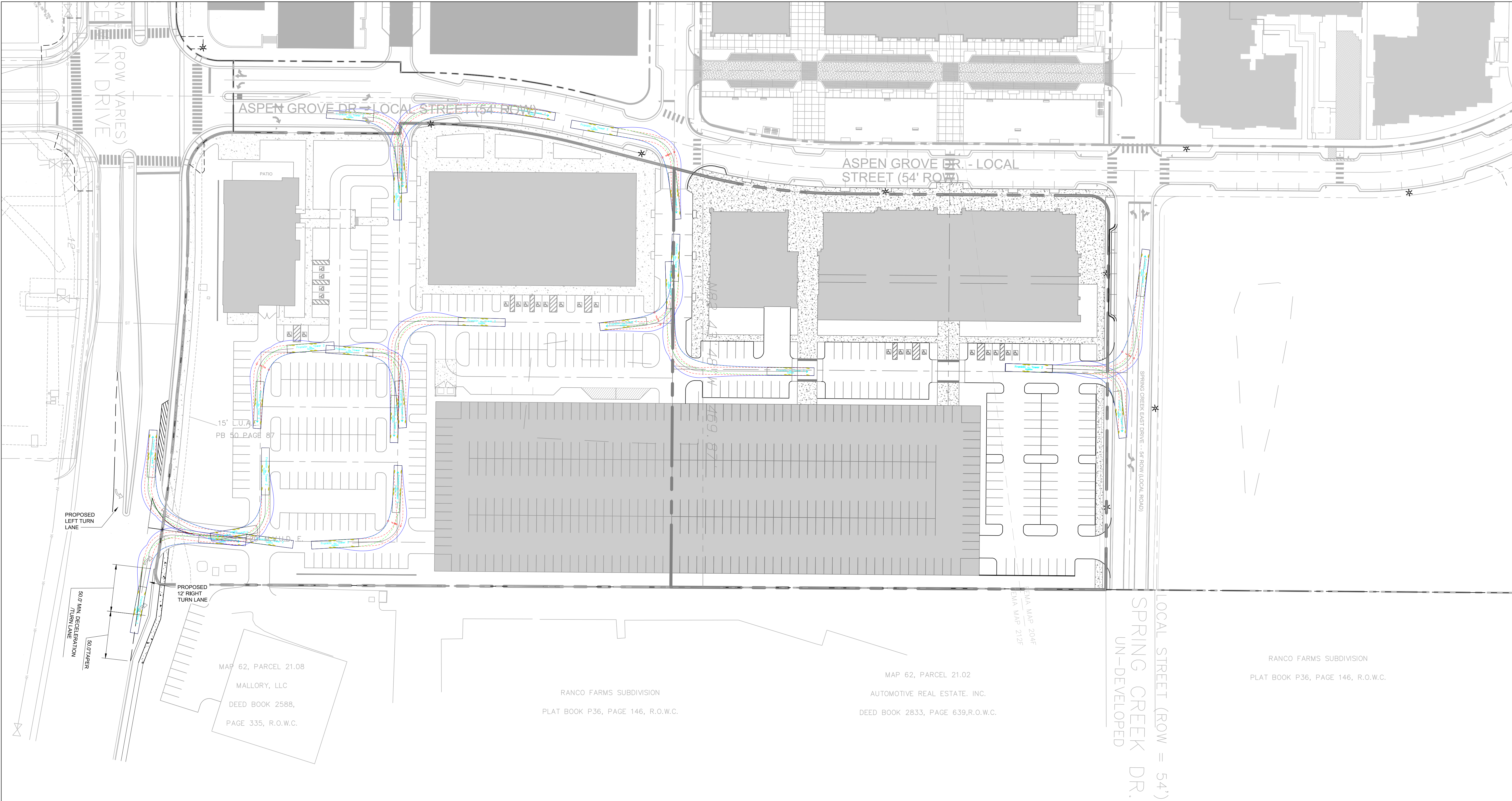
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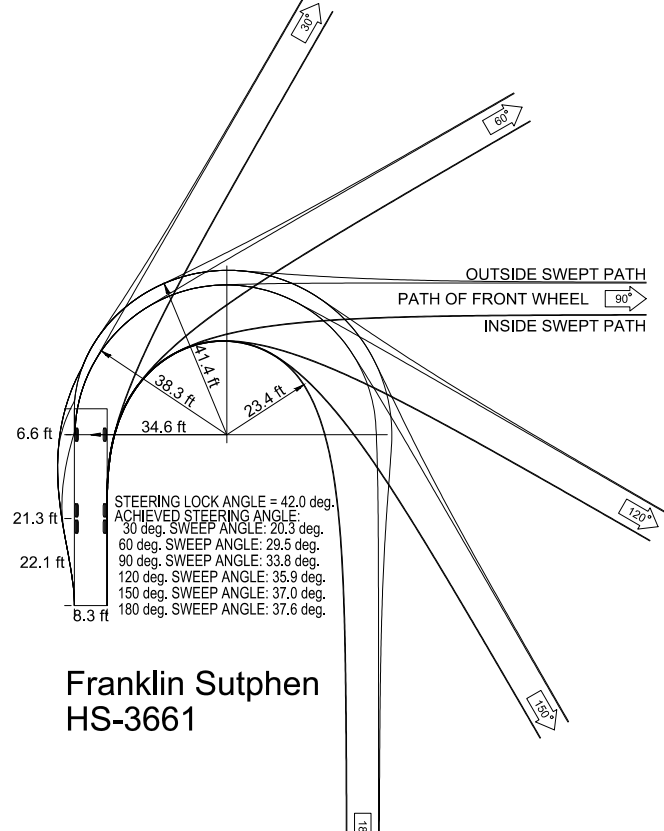
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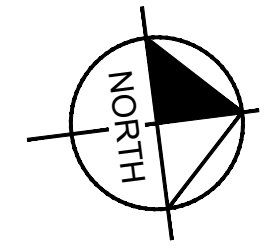
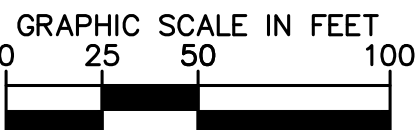


**Franklin Sutphen HS-3661**  
Width : 8.33 feet  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 42.0  
Turning Radius Wall to Wall : 42.0  
NOTE: MINIMUM 5 MPH DESIGN SPEED

CITY OF FRANKLIN FIRE TRUCK DETAIL  
NOT TO SCALE



Franklin Sutphen  
HS-3661

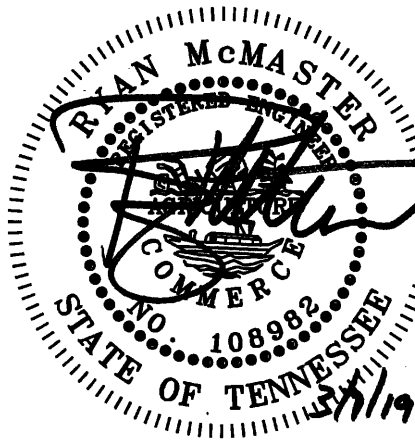


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SCALE: 1"=50'  
PROJECT #: 11610203  
SHEET NUMBER:

**C4.1**

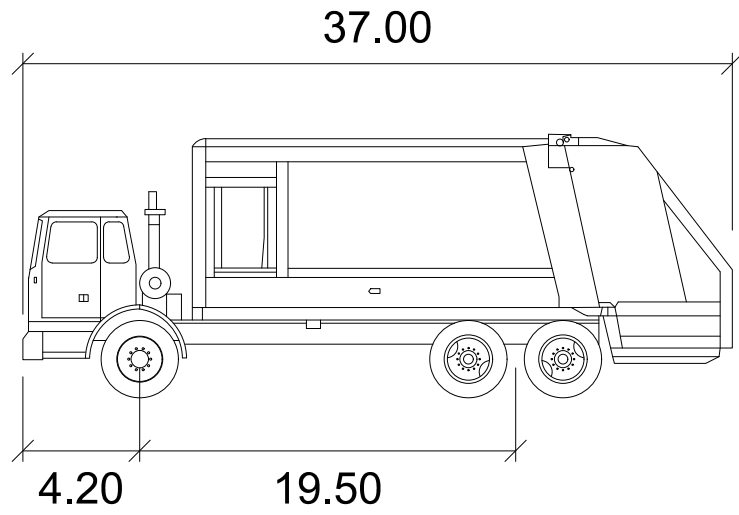
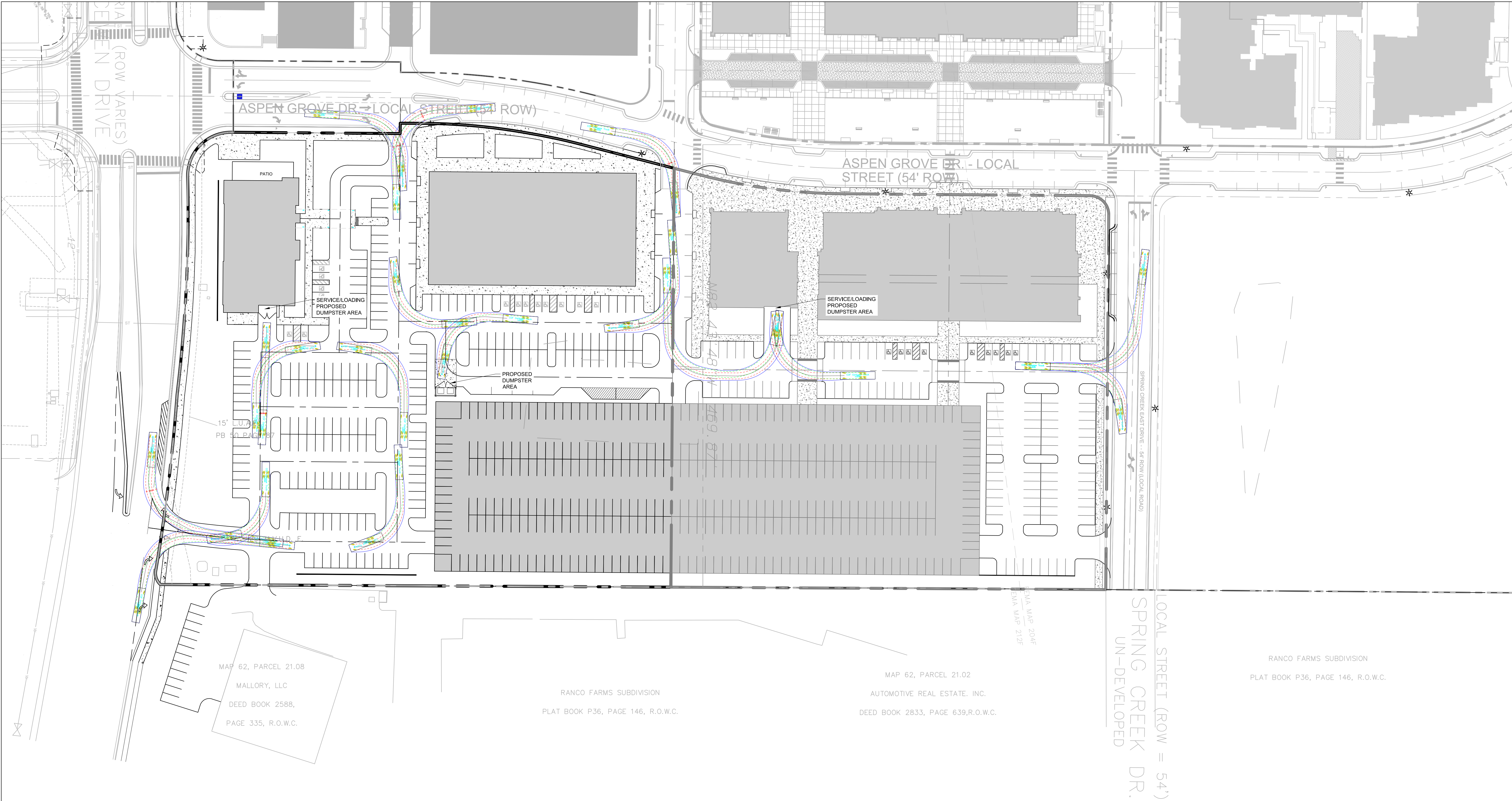
**McEwen Place Town Center Section 3**  
**PUD DEVELOPMENT PLAN SUBMITTAL**  
**BLOCKS D & E**  
**ENLARGED ROW AND ACCESS PLAN**  
COF# TBD Franklin, Williamson Co, TN



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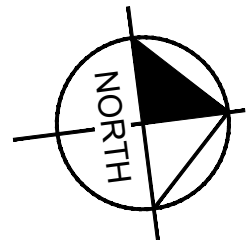
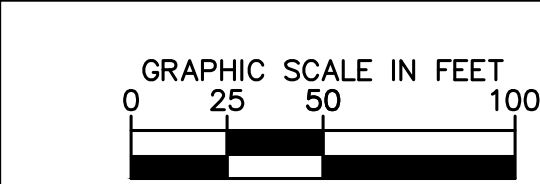




PRIVATE Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

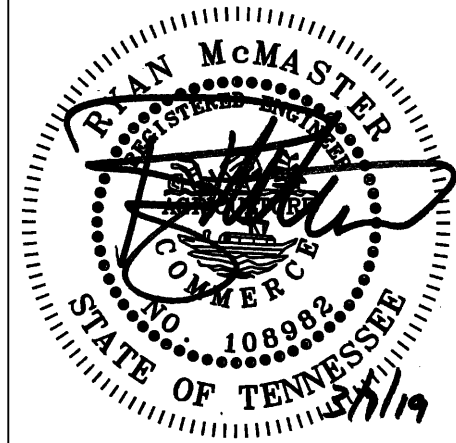


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G.C. BY: RLM  
SCALE: 1"=50'  
PROJECT #: 11610203  
SHEET NUMBER:

C4.2

McEwen Place Town Center Section 3  
PUD DEVELOPMENT PLAN SUBMITTAL  
BLOCKS D & E  
ENLARGED ROW AND ACCESS PLAN  
COF# TBD Franklin, Williamson Co, TN



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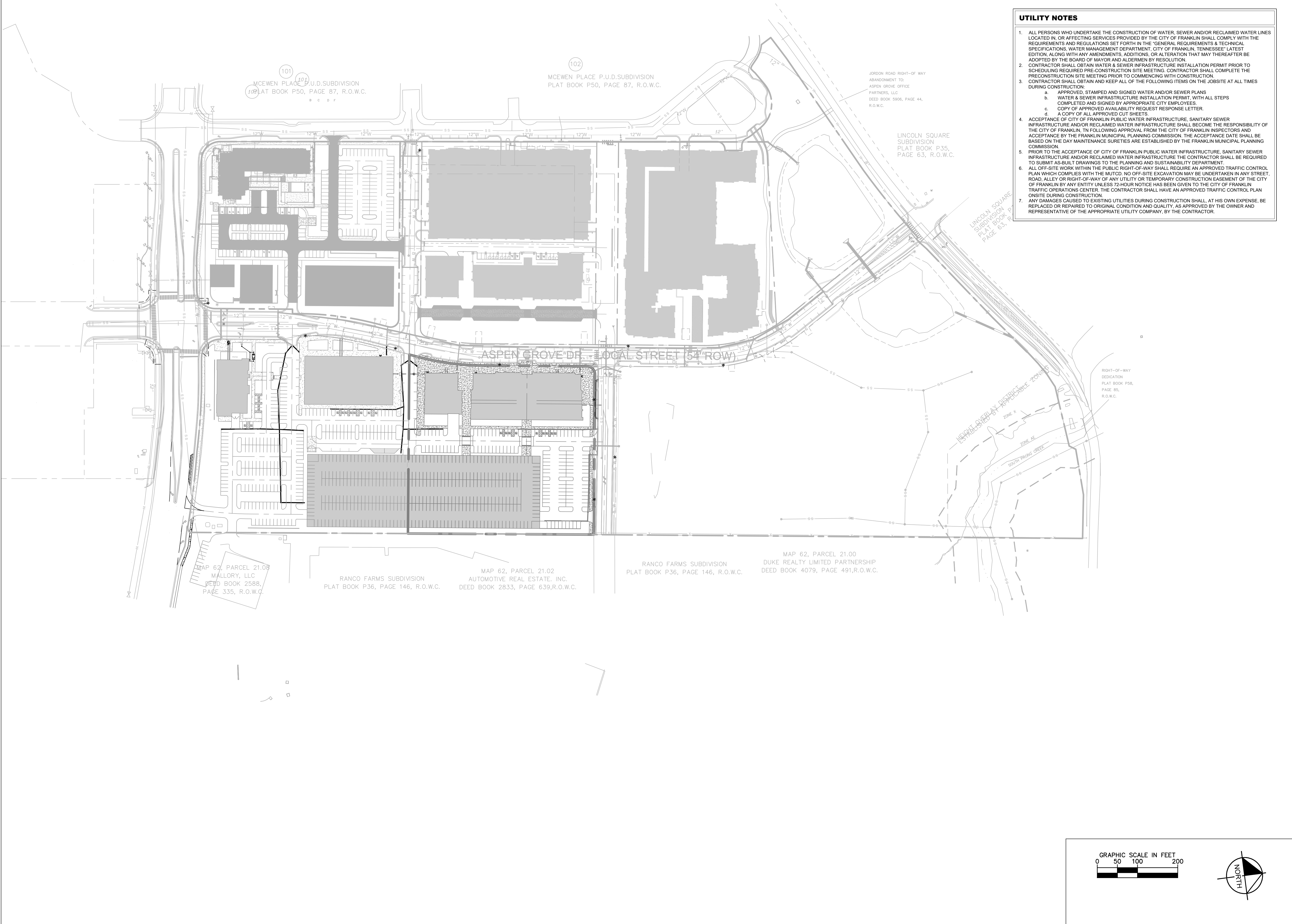
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- UTILITY NOTES**
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  - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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    - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
    - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
    - A COPY OF ALL APPROVED CUT SHEETS
  - ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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**C5.0**

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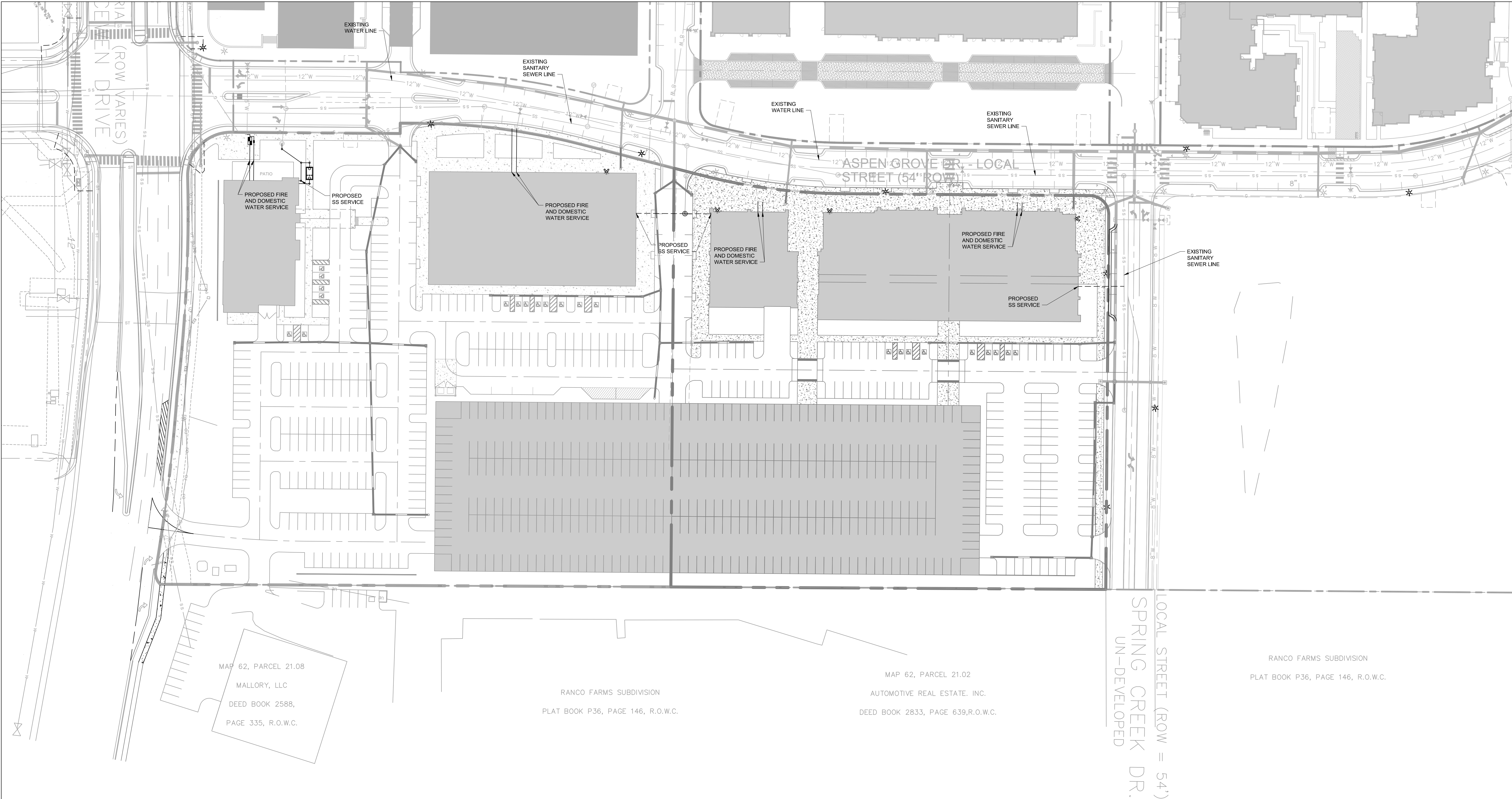
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SEAL OF THE CITY OF FRANKLIN, TENNESSEE  
PLANNING COMMISSION  
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STATE OF TENNESSEE  
JYB



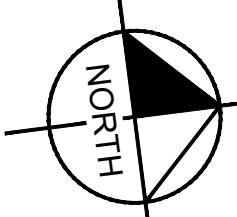
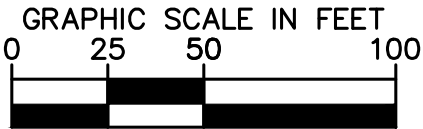


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UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 734-2596 CONTACT:	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	SANITARY SEWER	CABLE
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT:	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS



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DESIGNED BY: JVB  
DRAWN BY: JVB  
CHECKED BY: RLM  
Q.C. BY: RLM  
SCALE: 1"=50'  
PROJECT #: 11610203  
SHEET NUMBER:

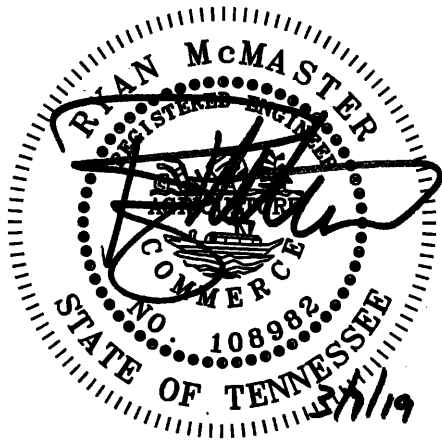
C5.1

McEwen Place Town Center Section 3  
PUD DEVELOPMENT PLAN SUBMITTAL

BLOCKS D & E

ENLARGED UTILITY PLAN

COF# TBD Franklin, Williamson Co, TN



**Kimley»Horn**

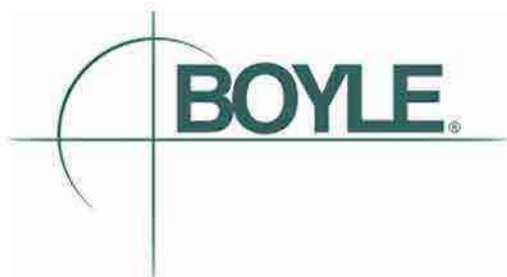
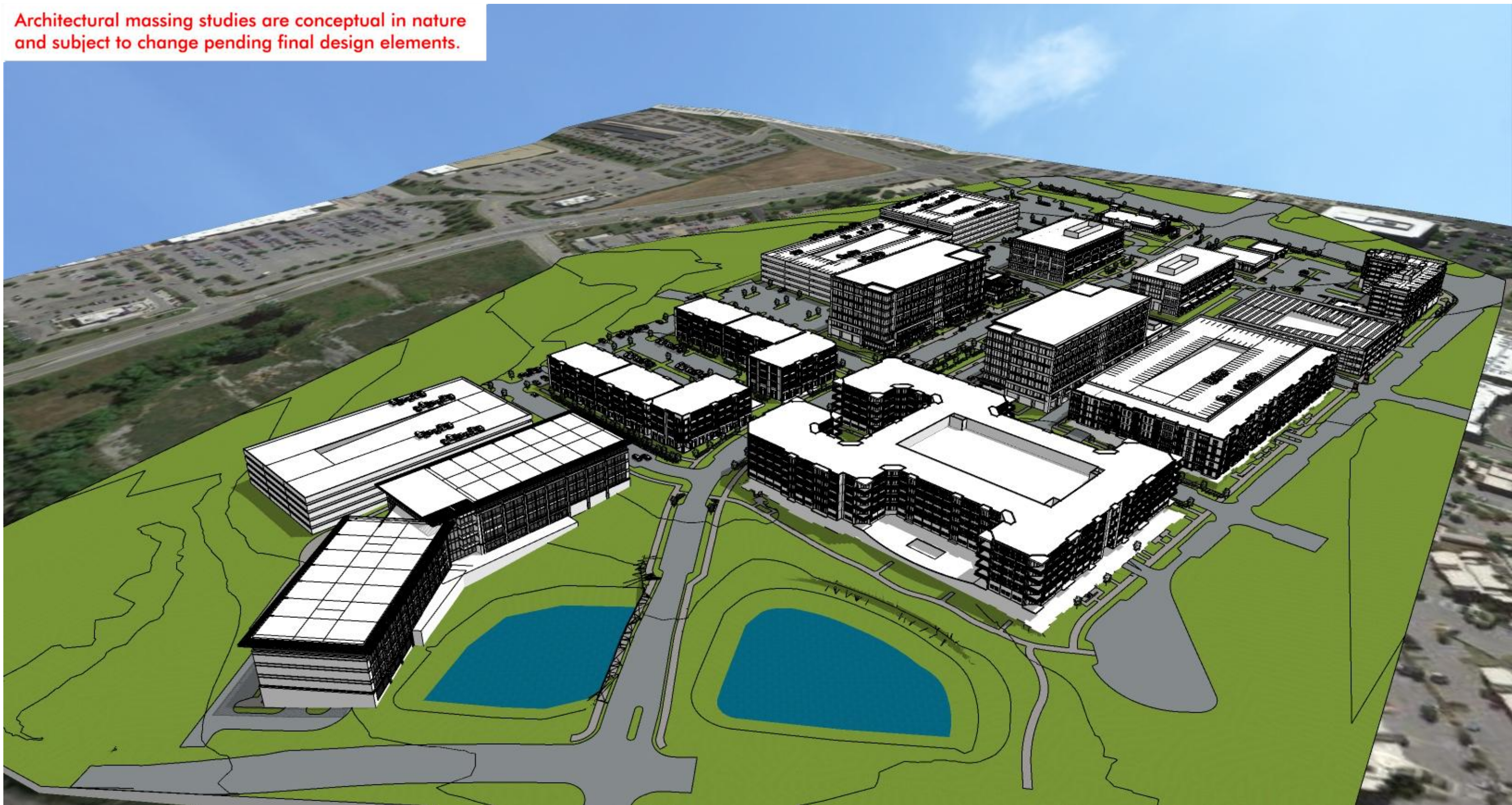
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**KV+D**  
KISER VOGKIN DESIGN

5005 Meridian Blvd, Ste. 100  
Franklin, TN 37067  
Main: 615.708.0657  
www.kiservogkin.com



Architectural massing studies are conceptual in nature  
and subject to change pending final design elements.



VIEW ONE

## McEWEN NORTHSIDE

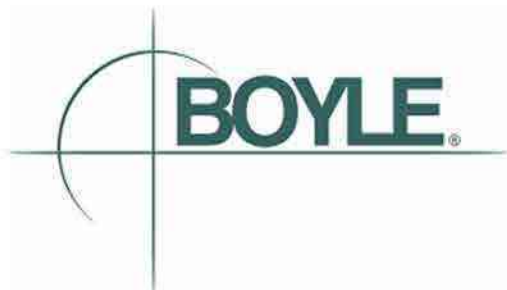
FRANKLIN, TN

FEBRUARY 11, 2019





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and subject to change pending final design elements.



VIEW TWO

**McEWEN NORTHSIDE**

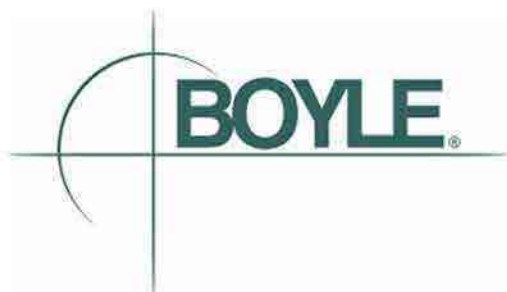
FRANKLIN, TN

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and subject to change pending final design elements.



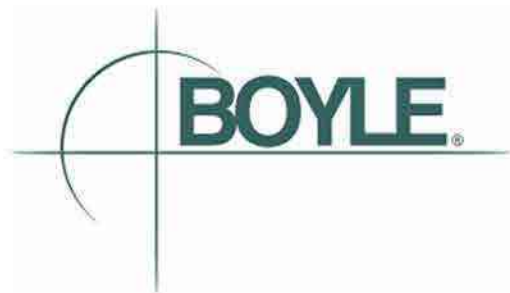
VIEW THREE  
**McEWEN NORTHSIDE**  
FRANKLIN, TN

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VIEW FOUR

## McEWEN NORTHSIDE

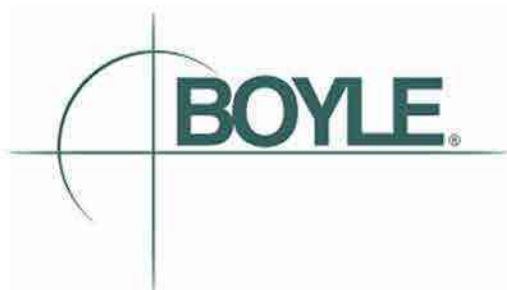
FRANKLIN, TN

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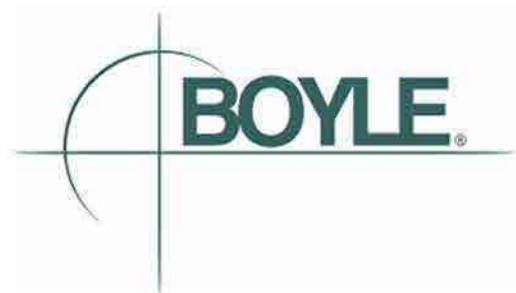
VIEW FIVE  
**McEWEN NORTHSIDE**  
FRANKLIN, TN

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VIEW SIX

**McEWEN NORTHSIDE**

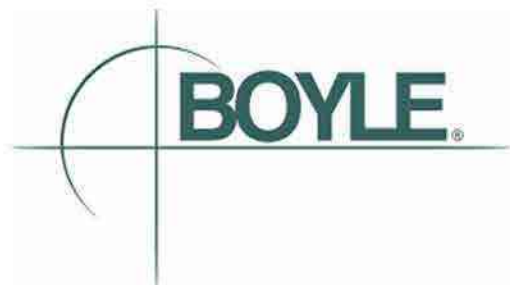
FRANKLIN, TN

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VIEW SEVEN

## McEWEN NORTHSIDE

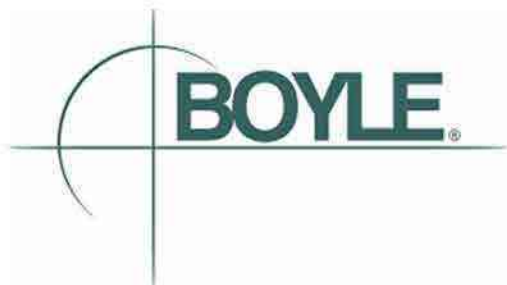
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VIEW EIGHT

**McEWEN NORTHSIDE**

FRANKLIN, TN

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