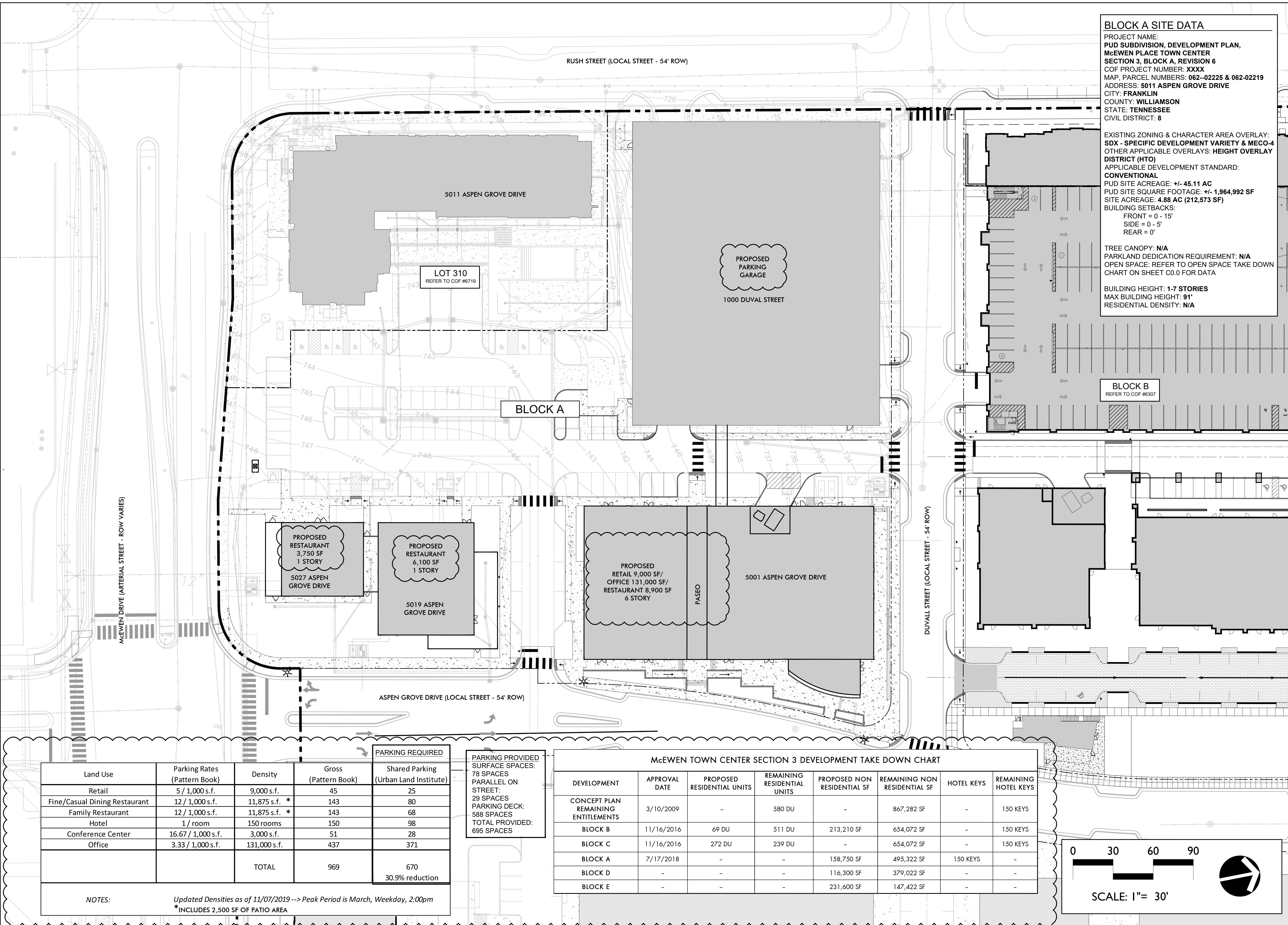




BLOCK A SITE DATA

PROJECT NAME:
**PUD SUBDIVISION, DEVELOPMENT PLAN,
McEWEN PLACE TOWN CENTER
SECTION 3, BLOCK A, REVISION 6**
COF PROJECT NUMBER: XXXX
MAP, PARCEL NUMBERS: 062-02225 & 062-02219
ADDRESS: 5011 ASPEN GROVE 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
SITE ACREAGE: 4.88 AC (212,573 SF)
BUILDING SETBACKS:
FRONT = 0 - 15'
SIDE = 0 - 5'
REAR = 0'

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 HEIGHT: 1-7 STORIES
MAX BUILDING HEIGHT: 91'
RESIDENTIAL DENSITY: N/A

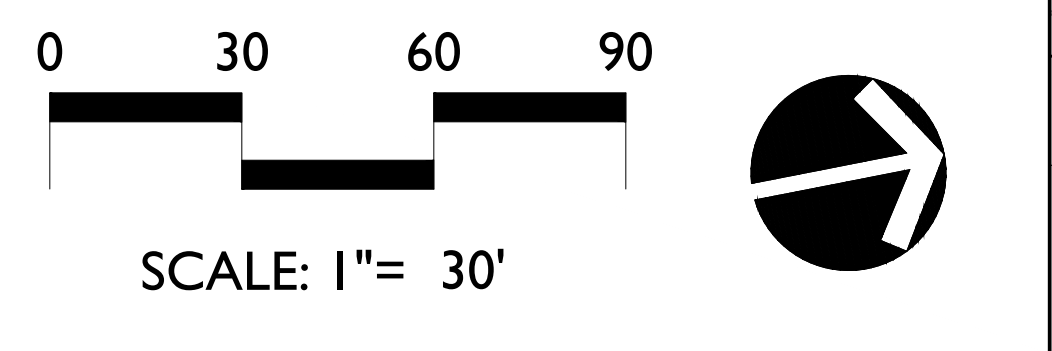
Land Use	Parking Rates (Pattern Book)	Density	Gross (Pattern Book)	Shared Parking (Urban Land Institute)
Retail	5 / 1,000 s.f.	9,000 s.f.	45	25
Fine/Casual Dining Restaurant	12 / 1,000 s.f.	11,875 s.f. *	143	80
Family Restaurant	12 / 1,000 s.f.	11,875 s.f. *	143	68
Hotel	1 / room	150 rooms	150	98
Conference Center	16.67 / 1,000 s.f.	3,000 s.f.	51	28
Office	3.33 / 1,000 s.f.	131,000 s.f.	437	371
TOTAL			969	670 30.9% reduction

NOTES:

Updated Densities as of 11/07/2019 --> Peak Period is March, Weekday, 2:00pm
*INCLUDES 2,500 SF OF PATIO AREA

PARKING PROVIDED
SURFACE SPACES:
78 SPACES
PARALLEL ON
STREET:
29 SPACES
PARKING DECK:
588 SPACES
TOTAL PROVIDED:
695 SPACES

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	69 DU	511 DU	213,210 SF	654,072 SF	-	150 KEYS
BLOCK C	11/16/2016	272 DU	239 DU	-	654,072 SF	-	150 KEYS
BLOCK A	7/17/2018	-	-	158,750 SF	495,322 SF	150 KEYS	-
BLOCK D	-	-	-	116,300 SF	379,022 SF	-	-
BLOCK E	-	-	-	231,600 SF	147,422 SF	-	-



KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.708.0547

GARY MICHAEL VOGRIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
LICENSE NO. 26857
MECHANICAL ENGINEERING
11.07.2019

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3
Block A, Revision 6
DEVELOPMENT PLAN
COF# 7107
Franklin, Williamson Co, TN

REVISIONS:

DATE: 10.14.2019	DESIGNED BY: GMY
DRAWN BY: KMR	CHECKED BY: GMY
Q.C. BY: CBW	SCALE: 1"=30'
PROJECT #: 17098	SHEET NUMBER:

C2.4



NORTHSIDE FROM RUSH ST.



HOTEL FROM MCEWEN INTERSECTION



NORTHSIDE ENTRY FROM MCEWEN



BLOCK A FROM ASPEN GROVE DRIVE

OPTIONAL ENCLOSED PATIO.