



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Monday, November 7, 2016

4:15 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a special meeting on Monday, November 7, at 4:15 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

- 1. Staff presentation,*
- 2. Public comments,*
- 3. Applicant presentation, and*
- 4. Motion/discussion/vote.*

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

REZONINGS AND DEVELOPMENT PLANS

[16-0890](#)

McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

Sponsors:

Franklin Municipal Planning Commission and Josh King

Attachments:

[MAP_McEwen Town Center.pdf](#)

[McEwenPlace_DP_COA](#)

[Elevations.pdf](#)

[Layout.pdf](#)

[Layout_Closer.pdf](#)

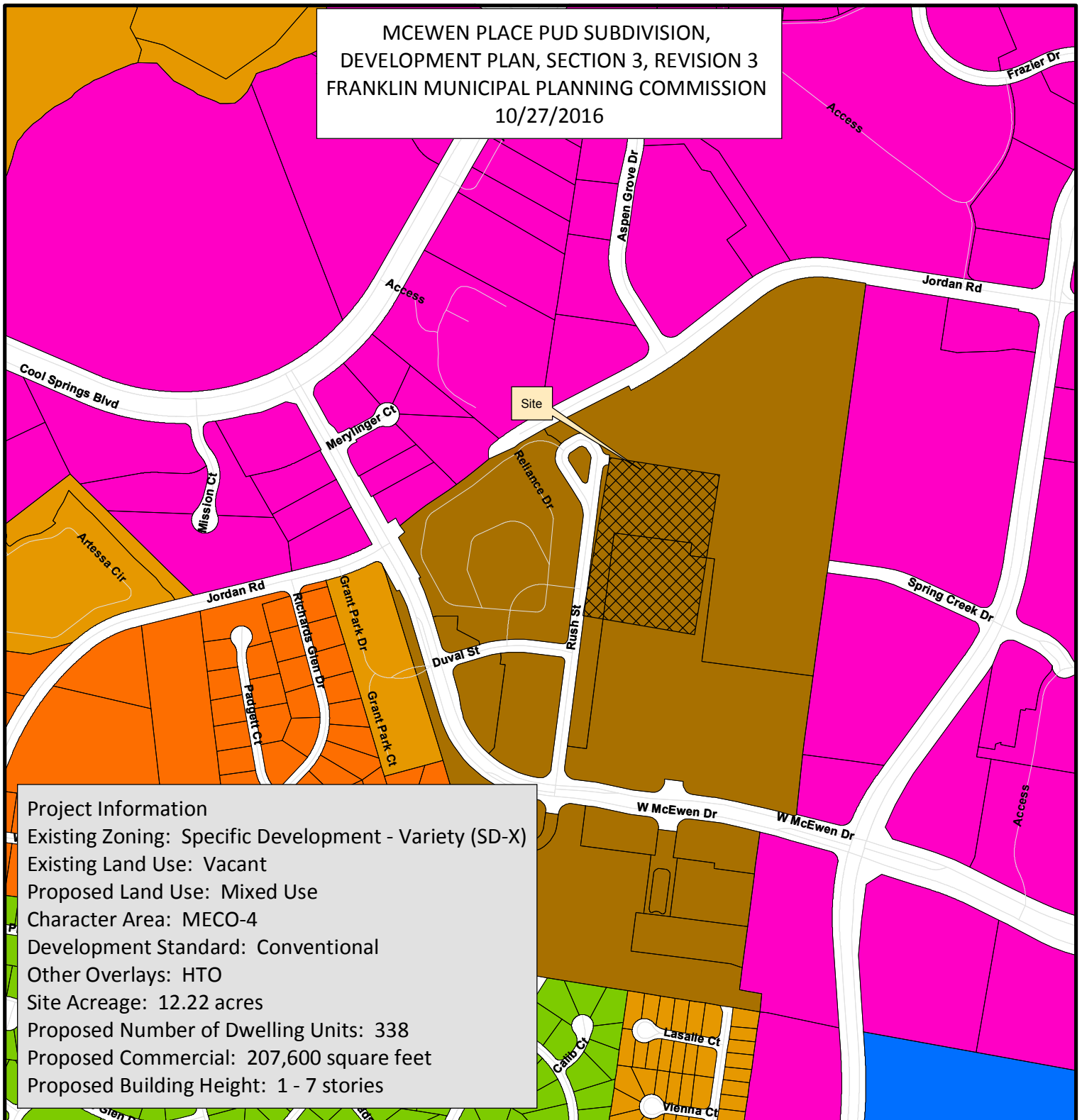
[McEwenPlace_PlanSet.pdf](#)

Legislative History

10/27/16	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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ADJOURN

MCEWEN PLACE PUD SUBDIVISION,
DEVELOPMENT PLAN, SECTION 3, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016



Project Information

Existing Zoning: Specific Development - Variety (SD-X)

Existing Land Use: Vacant

Proposed Land Use: Mixed Use

Character Area: MECO-4

Development Standard: Conventional

Other Overlays: HTO

Site Acreage: 12.22 acres

Proposed Number of Dwelling Units: 338

Proposed Commercial: 207,600 square feet

Proposed Building Height: 1 - 7 stories

- | | |
|--|---------------------------------------|
| Rizer Point PUD Subdivision | SD-R Specific Development-Residential |
| Harpeth River (Polygon) | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

– Open Issues: 3 These issues are currently being filtered

– Addressing

– 16056 PUD Development Plan Pre-App Submittal Package.pdf

– 1. Addressing

If the drive aisle will not need a street name then Festival Drive needs to be removed from the plans. The private drive between block B and block C will need a street name.

– Planning

– 16056 McEwen Place Re-submittal 161006 Package.pdf

– 2. Title Blocks Sheet C2.0 and C2.1

Applicant shall revise the title blocks of sheets C2.0 and C2.1 to remove the label of "existing conditions" plan and properly label these site layout plans.
[Edited By Joshua King]

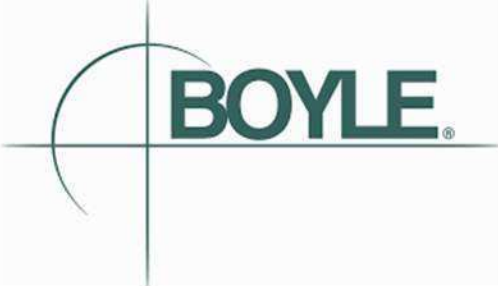
– Planning (Landscape)

– General Issues

– 3. Detention Area

At site plan the detention area shall include the landscape plan and be installed for this area.

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



VIEW ELEVEN
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016

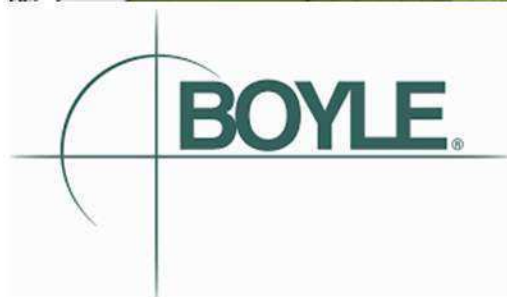


Architectural massing studies are conceptual in nature and are subject to change pending final design elements



FORMAL
COURTYARD

ASPEN GROVE DRIVE



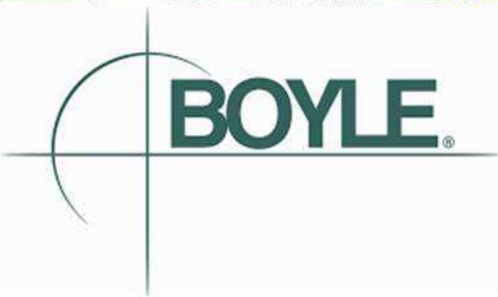
VIEW TEN
BLOCK C
MCEWEN NORTHSIDE

FRANKLIN, TN

SEPTEMBER 09, 2016



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

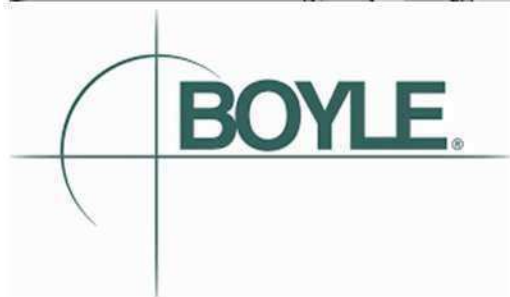


VIEW NINE
BLOCK C
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



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



VIEW EIGHT
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



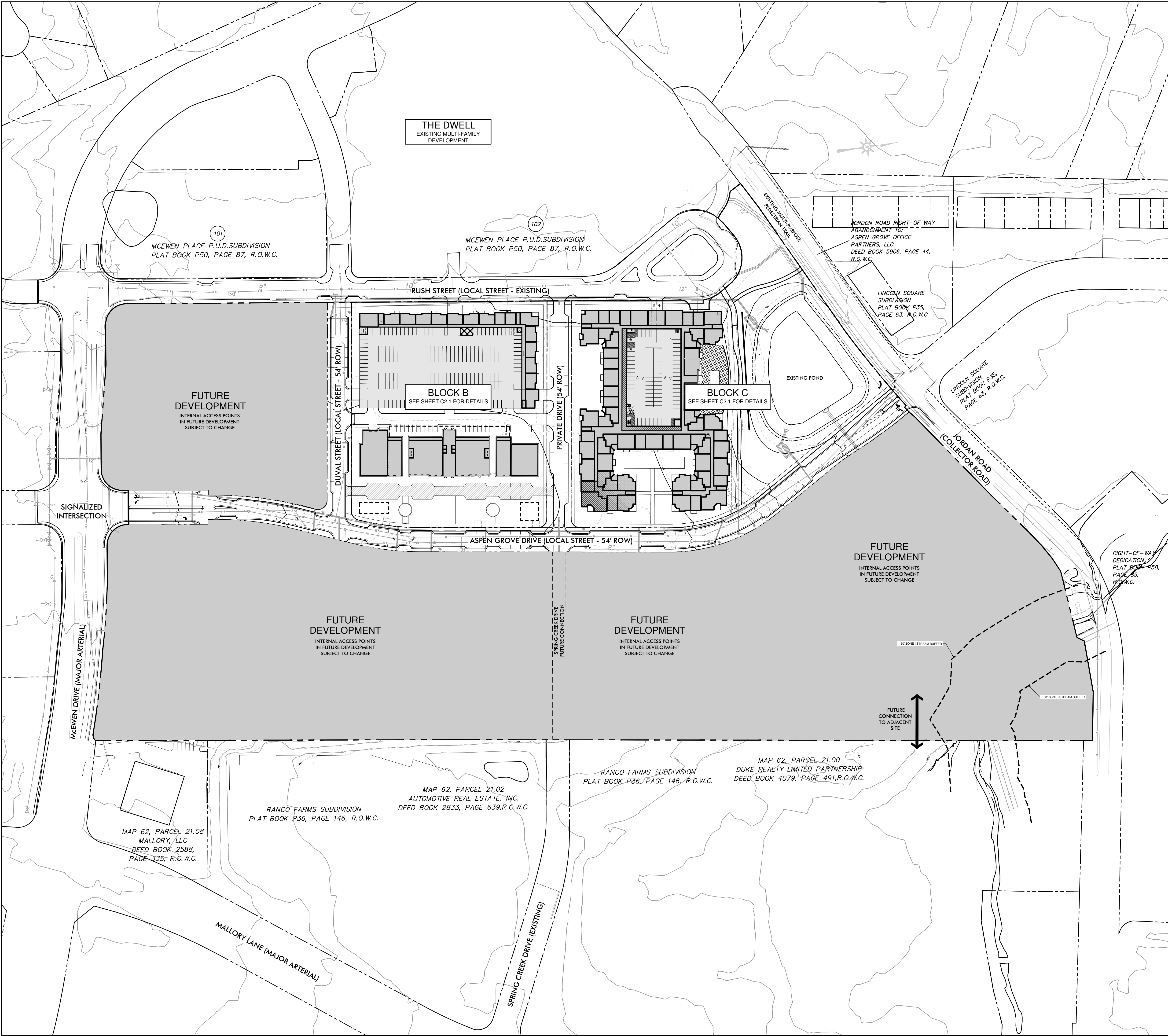
Architectural massing studies are conceptual in nature and are subject to change pending final design elements.



VIEW FIVE
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

OCTOBER 6, 2016



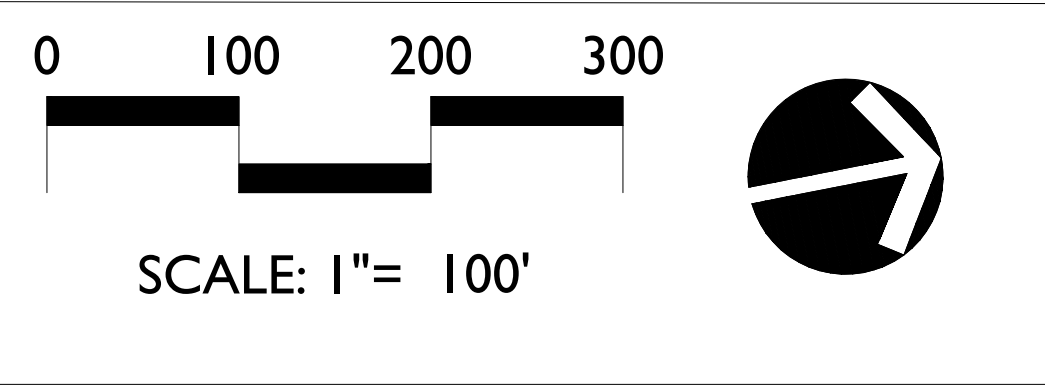


OVERALL SITE DATA
(SEE SHEET C2.1 FOR BLOCK B & C DETAILED SITE DATA)

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**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

- 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.



KV+D
KISER VOGGIN DESIGN

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
www.kiservoggin.com

Kimley»Horn

200 Fifth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
G.C. BY: CBW
SCALE: 1"= 100'
PROJECT #: 16056
SHEET NUMBER:

C2.0

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

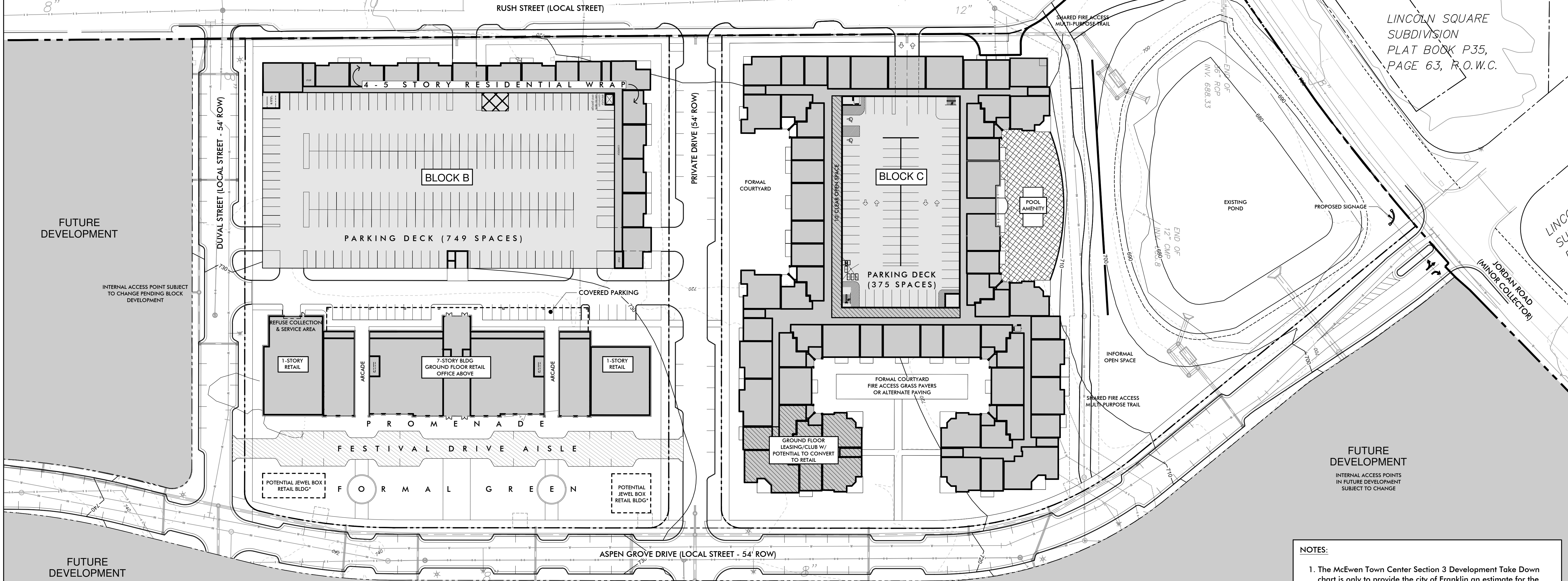
McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	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: 1-7 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@KISERVOGGRIN.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/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

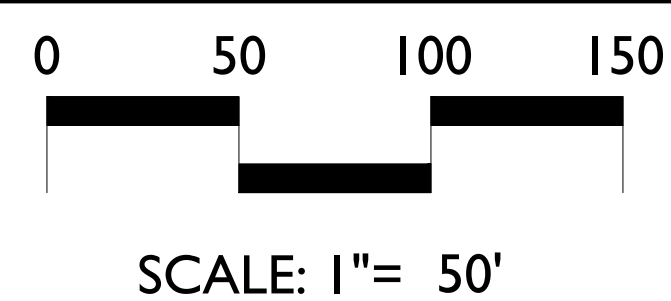
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NOTES:

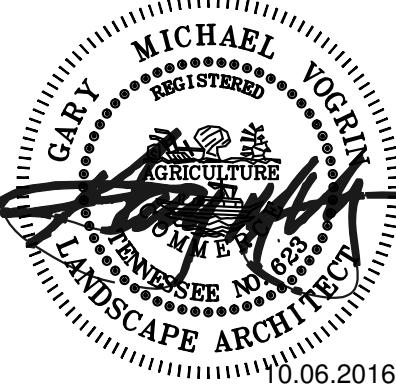
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- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
- Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



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10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

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DRAWN BY: KMR
CHECKED BY: GAV
C.C. BY: CBW
SCALE: 1"= 50'
PROJECT #: 16056
SHEET NUMBER:

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McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
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McEwen Place Town Center Section 3 PUD DEVELOPMENT PLAN, Lots B and C

APPLICATION SUBMITTAL

TAX MAP 062, PARCELS 02203 & 02218

COF # 6248

INTERSECTION OF ASPEN GROVE DRIVE & DUVAL STREET

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S.

DEVELOPERS

BOYLE.



Boyle Nashville LLC
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Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

Northwood Ravin
1057 East Morehead Street
Suite 300
Charlotte, NC 28204
Contact: David Ravin
704.714.9643

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGGRIN DESIGN

ARCHITECTS

906 STUDIO
ARCHITECTS

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.813.0862

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



CIVIL ENGINEER

Kimley»Horn

SURVEYOR

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	Preapp Submittal	Initial Submittal	Second Submittal
COVER	C0.0	8-29-2016	9-12-2016	10-06-2016
APPROVED PUD DEVELOPMENT PLAN	C0.1		9-12-2016	10-06-2016
OVERALL EXISTING CONDITIONS PLAN	C1.0	8-29-2016	9-12-2016	10-06-2016
EXISTING CONDITIONS w/ AERIAL	C1.1	8-29-2016	9-12-2016	10-06-2016
DEVELOPMENT PLAN	C2.0	8-29-2016	9-12-2016	10-06-2016
ENLARGED DEVELOPMENT PLAN	C2.1	8-29-2016	9-12-2016	10-06-2016
OVERALL GRADING & DRAINAGE	C3.0	8-29-2016	9-12-2016	10-06-2016
OVERALL ROW & ACCESS PLAN	C4.0		9-12-2016	10-06-2016
OVERALL UTILITY PLAN	C5.0	8-29-2016	9-12-2016	10-06-2016

OPEN SPACE DATA MINIMUM COMMON SPACE: 13.998 ACRES 15% (10 % INFORMAL, 5% FORMAL)														
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE ACRES 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%	PROPOSED OPEN SPACE ACRES INFORMAL	
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		1.321		
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	1.6	
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	0.403	1.26	
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	0.602	0.293	1.203	2.4	
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	0.46	
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	0	
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	0	
Lots 151- Rev 1 (California Pizza Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031	0	
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	1.31	
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)	--	4.99	56.425	0.748	8.463	0.77	11.431	86.56%	2.567	0.249	0.77	0.50	0	
Lot C (Northside McEwen Town Center)	--	7.23	63.655	1.084	9.548	5.01	16.441	100.00%	0	0.361	1.47	0.723	3.54	

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 last undeveloped 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. Street names on all sheets (including exhibits) shall be coordinated.
2. 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 curbs 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)
11. 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)(v). (Eng)
12. 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)
13. The following conditions related to technical requirements shall be addressed:
 - 13.a. 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)
 - 13.b. 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)
 - 13.c. 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).

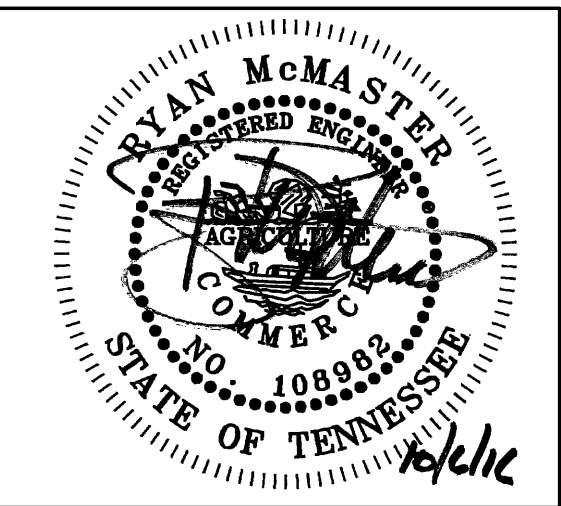
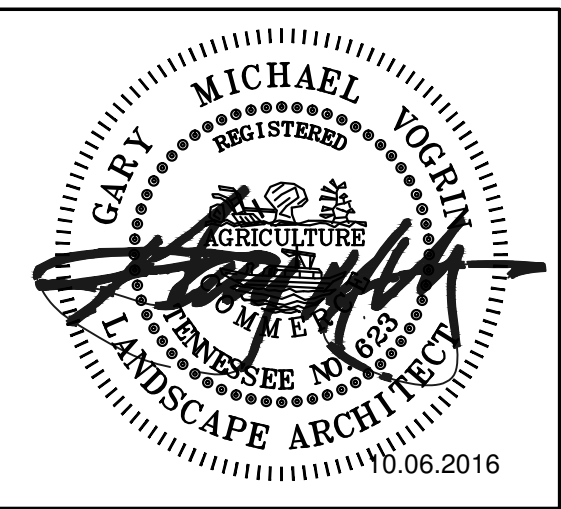
NOTES:

1. This land use classification 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.



Know what's below.
Call before you dig.

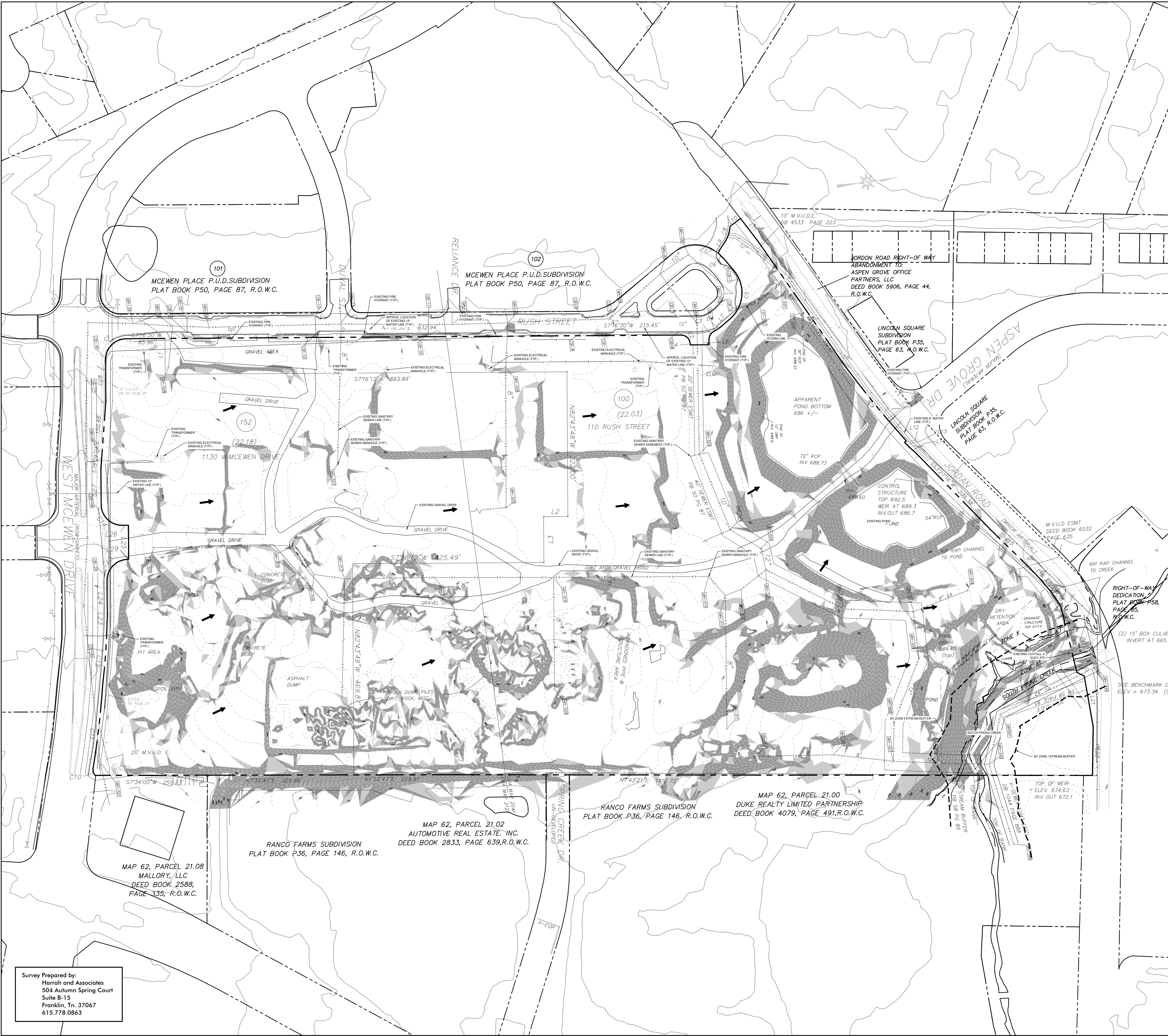
THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.



KVD PROJECT# : 16056
COF # : 6248
Sheet #:

C0.0

DATE: 09-12-2016



OVERALL SITE DATA

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
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.

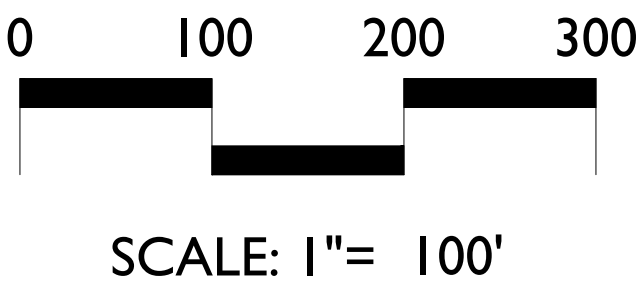
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

OUTFALL A GRADING AND DRAINAGE CHART

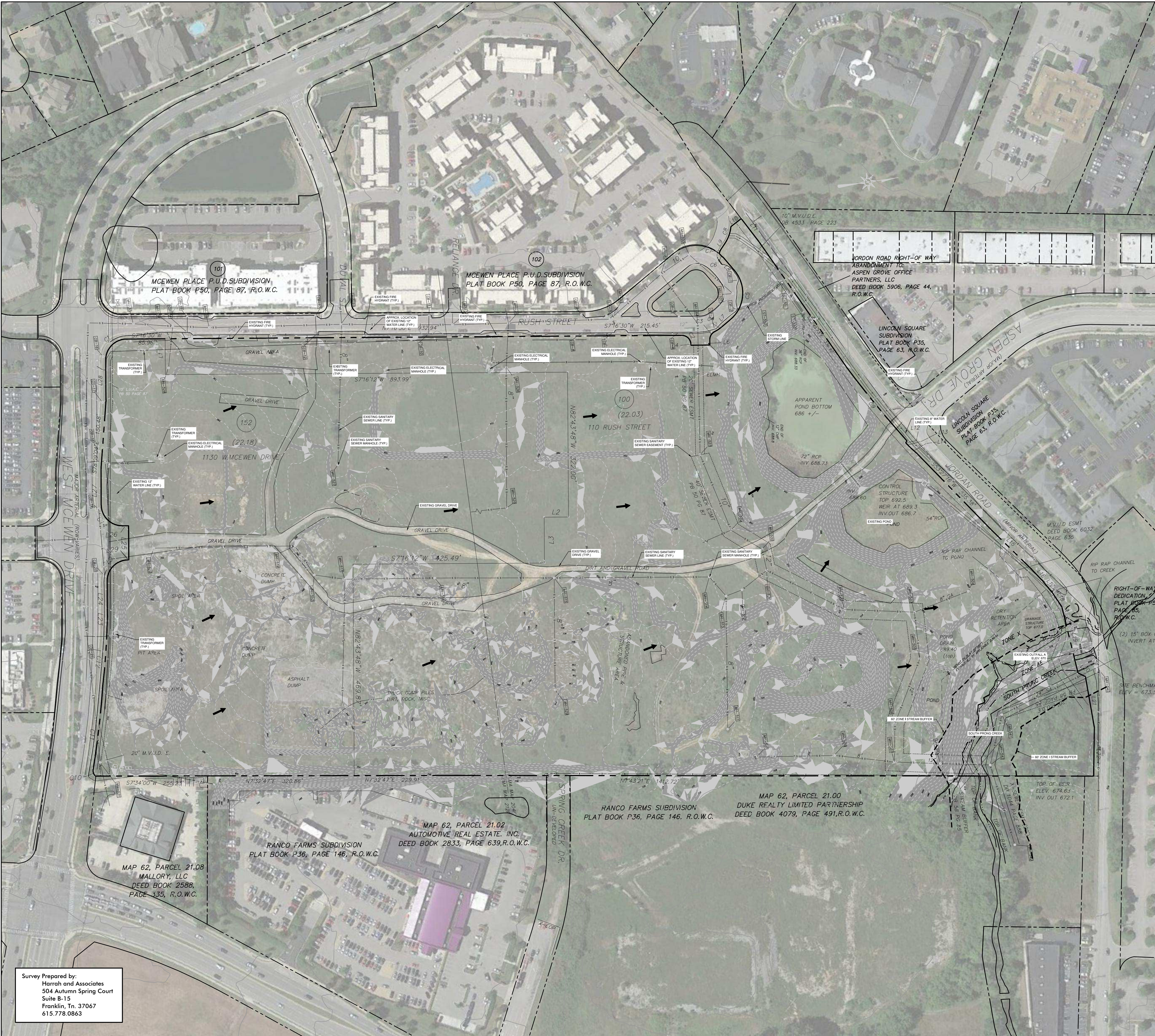
	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64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



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: **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**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

SURVEY NOTES

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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

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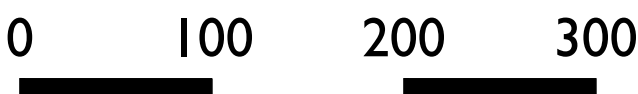
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

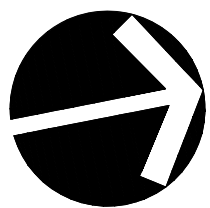
OUTFALL A GRADING AND DRAINAGE CHART

	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

ADDITIONAL NOTES:
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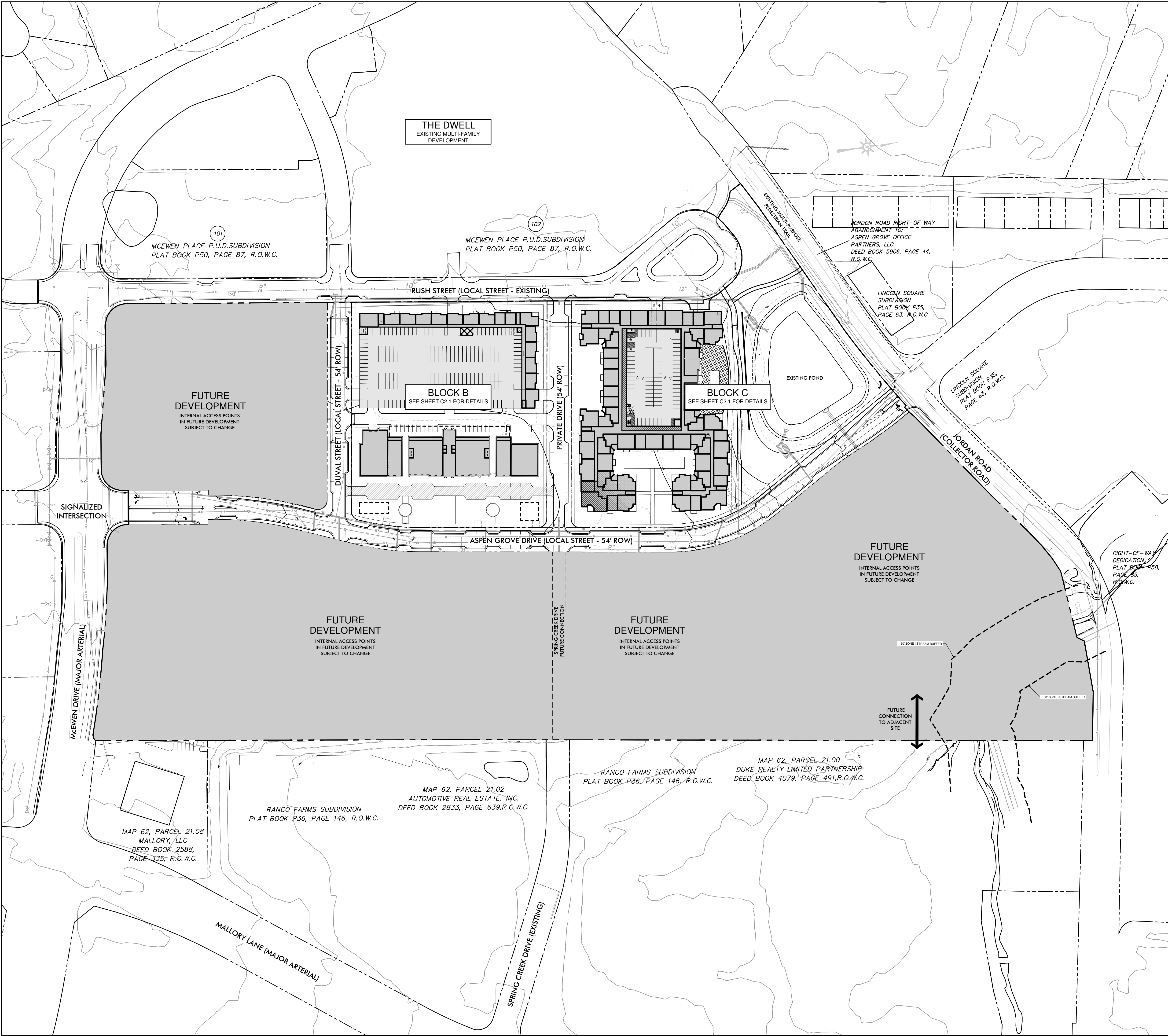


SCALE: 1"= 100'



Survey Prepared by:
Harrah and Associates
504 Autumn Spring Court
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Franklin, Tn. 37067
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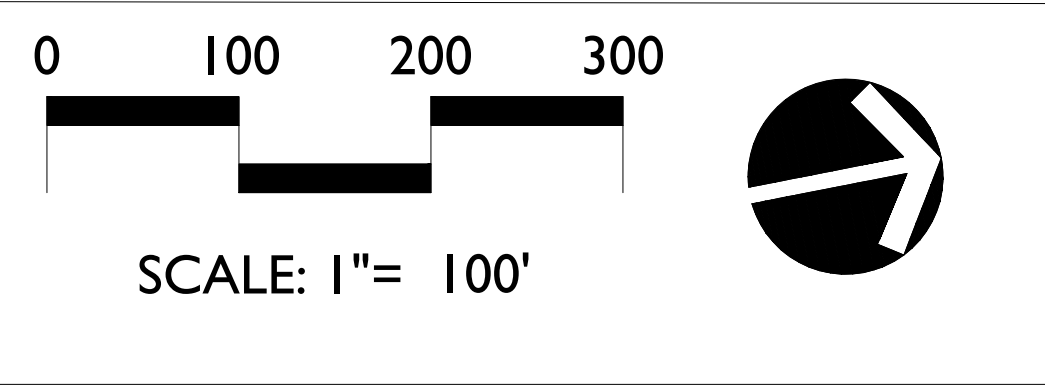


OVERALL SITE DATA
(SEE SHEET C2.1 FOR BLOCK B & C DETAILED SITE DATA)

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**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

- 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.





KISER VOGGIN DESIGN

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
www.kiservoggin.com



Kimley-Horn

200 Fifth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
© 2015 Kimley-Horn and Associates, Inc.



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

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
G.C. BY: CBW
SCALE: 1"= 100'
PROJECT #: 16056
SHEET NUMBER:

C2.0

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

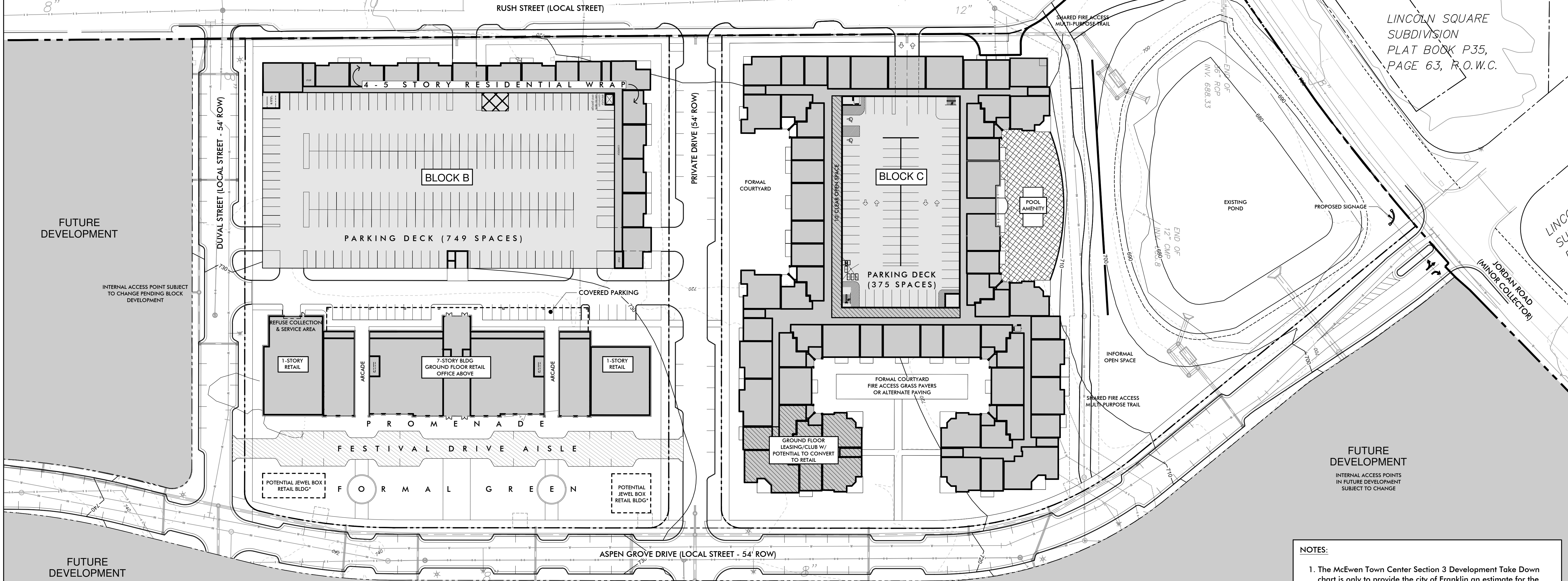
McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	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: 1-7 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@KISERVOGGRIN.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/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

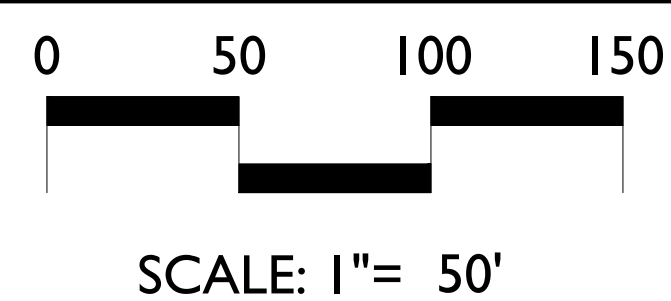
DEVELOPERS:
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2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
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NOTES:

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- Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



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
C.C. BY: CBW
SCALE: 1"= 50'
PROJECT #: 16056
SHEET NUMBER:

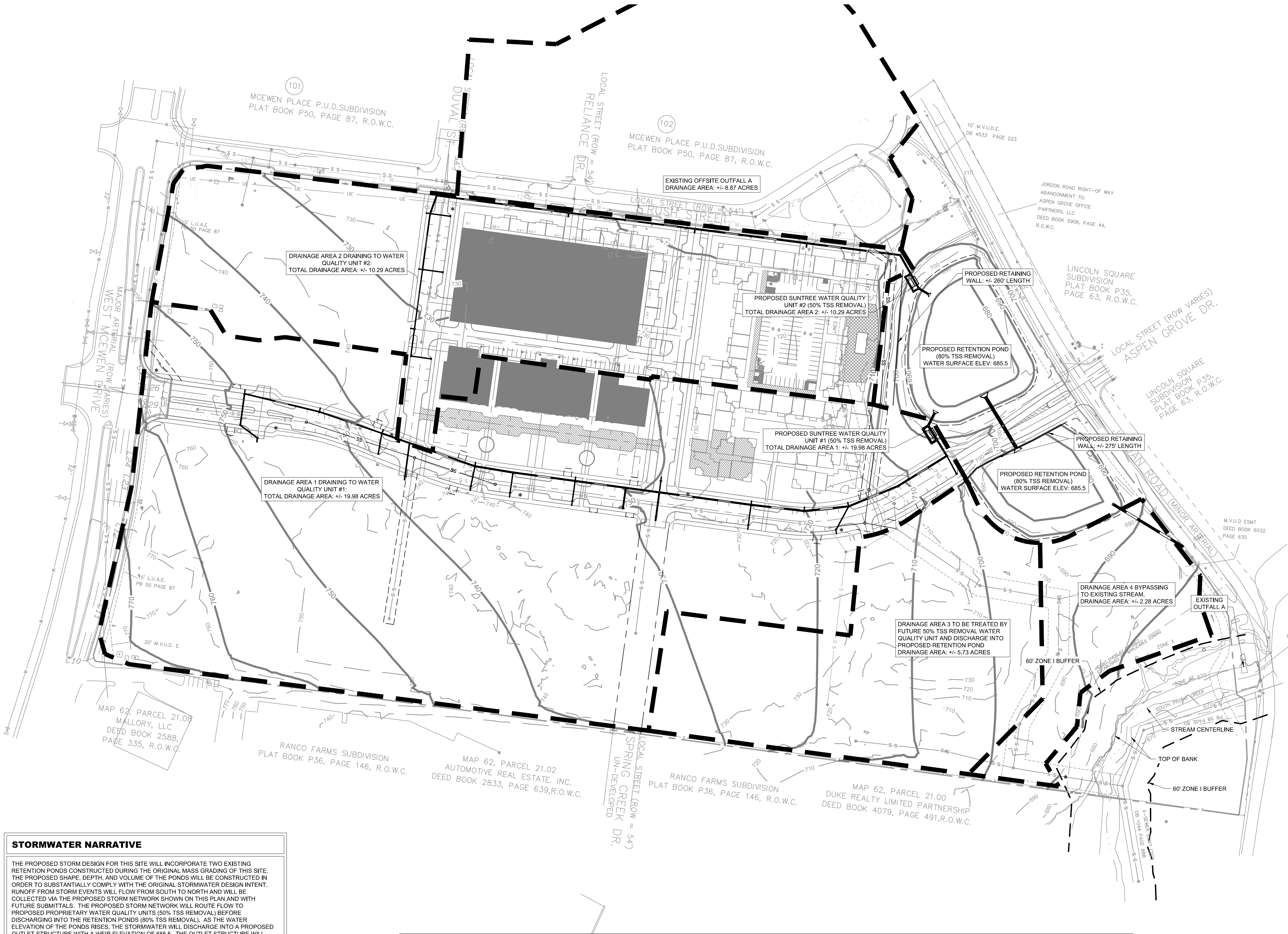
C2.1



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

KV+D
KISER VOGGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
www.kiservoggrin.com
200 Fifth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimleyhorn.com
© 2015 Kimley-Horn and Associates, Inc.

Kimley»Horn



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

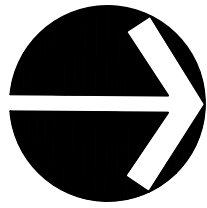
THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM 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 MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

0 100 200 300

SCALE: 1"= 100'



REVISIONS:

DATE: DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: C.C. BY:
KVD PROJECT #:
SHEET NUMBER:

C3.0

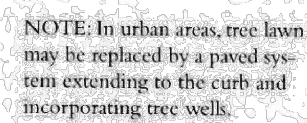
McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
OVERALL GRADING & DRAINAGE PLAN
COF# 6248

Franklin, Williamson Co, TN



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Nashville, TN 37204
Main: 615.564.2701
www.kimleyhorn.com
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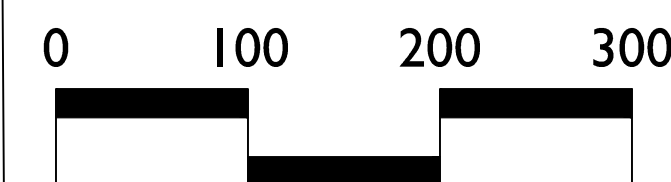
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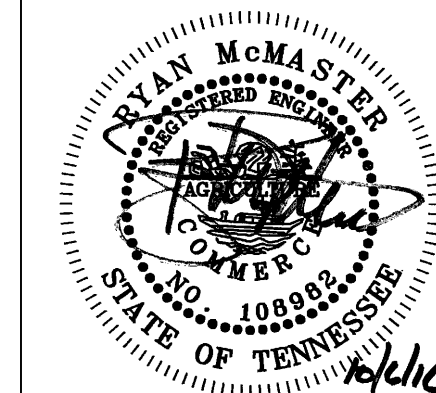
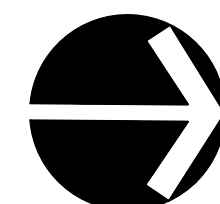
• McEWEN PLACE TOWN CENTER • PATTERN BOOK •

DESIGN
STANDARDS

- THE FIRE FLOW TEST DATA FOR THIS SITE WILL BE UPDATED
AS FUTURE SITE PLAN SUBMITTALS COME ON BOARD



SCALE: 1"= 100'



COF# 6248
Franklin, Williamson Co, TN

REVISIONS:

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SCALE:
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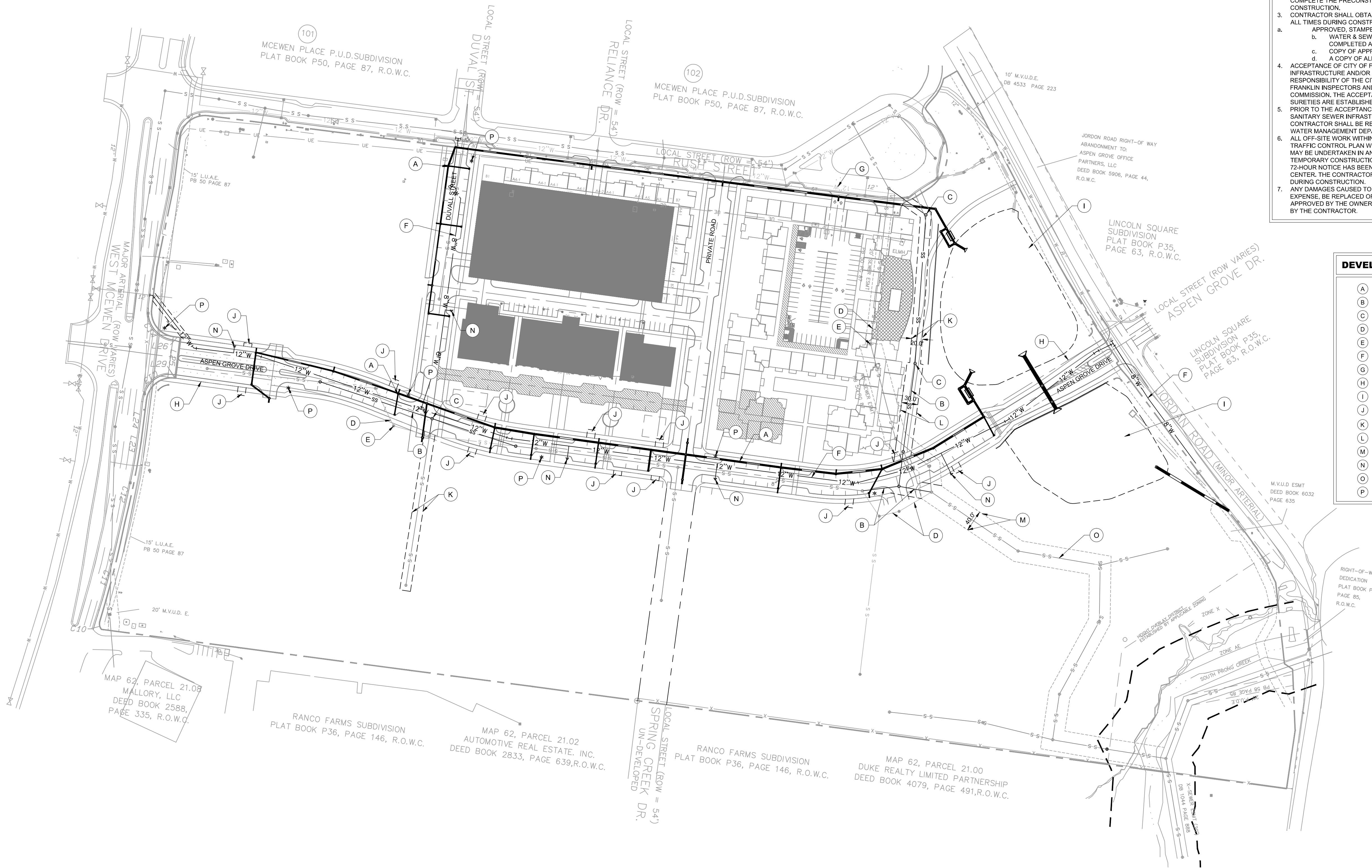
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UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
4. 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.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES WITH THE CITY OF FRANKLIN. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

DEVELOPMENT PLAN KEYNOTE LEGEND

- | | |
|-----|--|
| (A) | STORM DRAINAGE SYSTEM |
| (B) | SANITARY SEWER LINE |
| (C) | SANITARY SEWER MANHOLE (TYP.) |
| (D) | EXISTING SANITARY SEWER LINE TO BE RELOCATED |
| (E) | EXISTING SANITARY SEWER MANHOLE TO BE RELOCATED (TYP.) |
| (F) | WATERLINE |
| (G) | EXISTING WATERLINE |
| (H) | PROPOSED RIGHT OF WAY |
| (I) | PROPOSED RETENTION POND |
| (J) | APPROXIMATE LOCATION OF FUTURE MVUD WATERLINE EASEMENT (SUBJECT TO CHANGE) |
| (K) | PROPOSED 20' SANITARY SEWER EASEMENT |
| (L) | PROPOSED 30' SANITARY SEWER EASEMENT |
| (M) | EXISTING SANITARY SEWER EASEMENT |
| (N) | PROPOSED FIRE HYDRANT ASSEMBLY |
| (O) | EXISTING SANITARY SEWER LINE (TYP.) |
| (P) | PROPOSED LIGHT POLE |

FIRE FLOW NOTE

THE FIRE FLOW TEST DATA FOR THIS SITE WILL BE UPDATED AS FUTURE SITE PLAN SUBMITTALS COME ON BOARD.

HYDRANT FLOW TEST REPORT:
DATE: 03/02/2015
TIME: 9:35 AM
COMPLETED BY: KEITH DAVIS AND ERIC BROOMFIELD, H&D.
STATIC PRESSURE: 102 PSI
RESIDUAL PRESSURE: 95 PSI
FLOW: 975 GPM

SANITARY SEWER EASEMENT

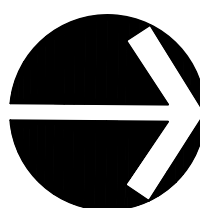
1. SANITARY SEWER LINES AT DEPTHS OF 0' - 12' REQUIRED TO HAVE AN EASEMENT OF 20'.
2. SANITARY SEWER LINES AT DEPTHS OF GREATER THAN 12' - 20' REQUIRED TO HAVE AN EASEMENT OF 30'.
3. ANY SEWER LINES GREATER THAN 20' REQUIRED PRIOR APPROVAL FROM THE CITY OF FRANKLIN.
4. NO TREES SHALL BE PLANTED WITHIN EXCLUSIVE SANITARY SEWER EASEMENTS.



THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.

0 100 200 300

SCALE: 1"= 100'



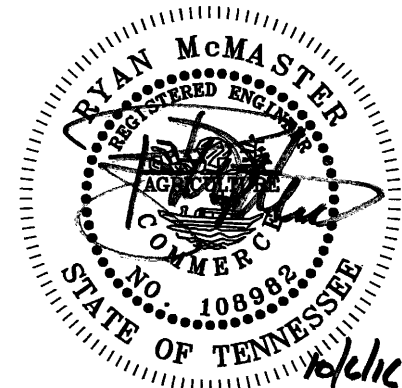
REVISIONS:

DATE: DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: Q.C. BY:
KYD PROJECT #:
SHEET NUMBER:

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McEwen Town Center Section 3 PUD DEVELOPMENT PLAN RE-SUBMITTAL OVERALL UTILITY PLAN

COF# 6248
Franklin, Williamson Co, TN



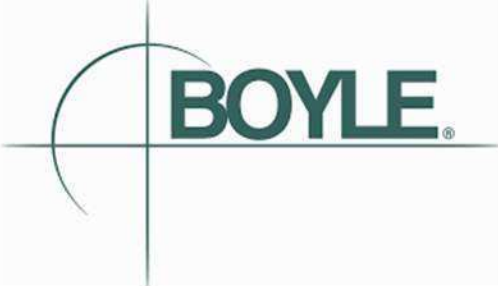
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Architectural massing studies are conceptual in nature and are subject to change pending final design elements



VIEW ELEVEN
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016

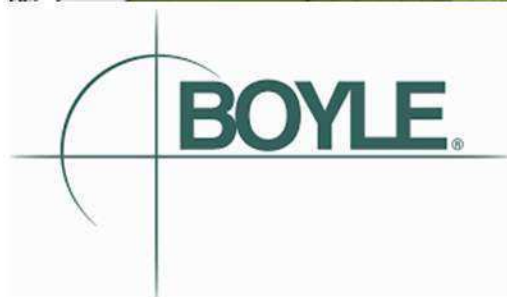


Architectural massing studies are conceptual in nature and are subject to change pending final design elements



FORMAL
COURTYARD

ASPEN GROVE DRIVE



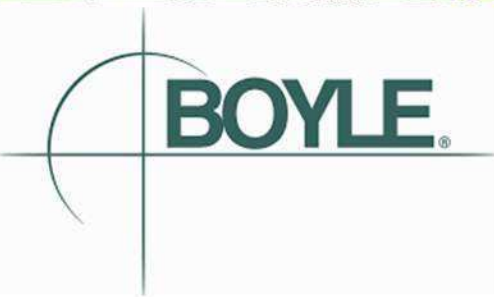
VIEW TEN
BLOCK C
MCEWEN NORTHSIDE

FRANKLIN, TN

SEPTEMBER 09, 2016



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

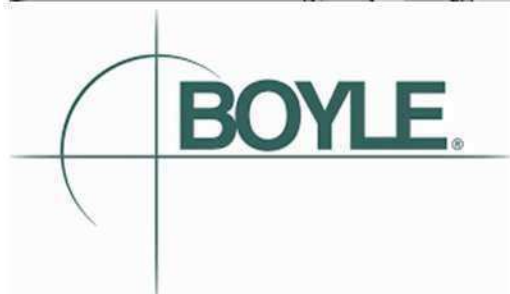


VIEW NINE
BLOCK C
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



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



VIEW EIGHT
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



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



VIEW FIVE
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

OCTOBER 6, 2016

