

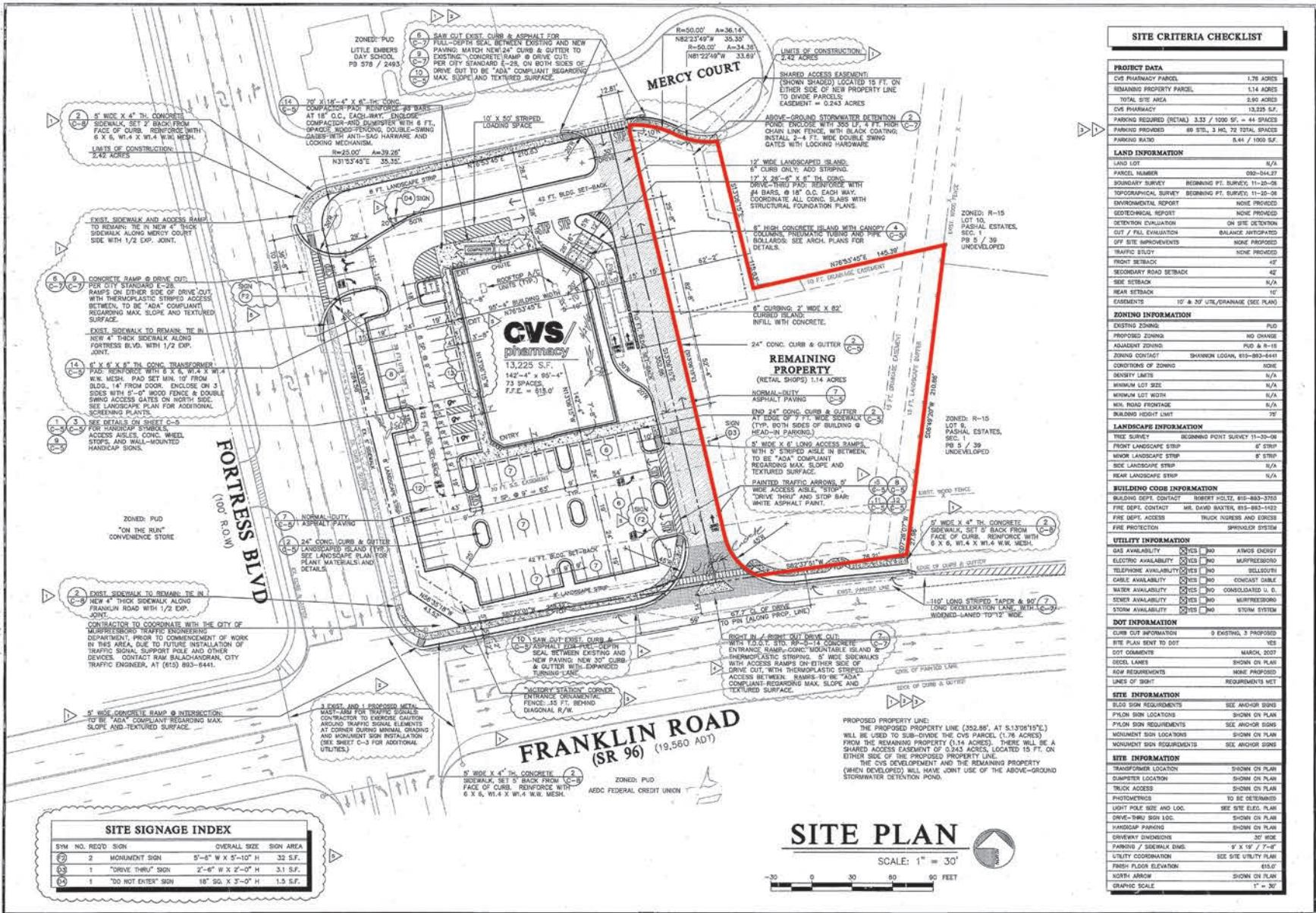
**4058 Franklin Road | Murfreesboro, TN 37128**



Arthur Perlen, CCIM  
615.234.4919 direct  
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Joey Valenti  
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SITE CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
CVS PHARMACY PARCEL	1.76 ACRES
REMANING PROPERTY PARCEL	1.14 ACRES
TOTAL SITE AREA	2.90 ACRES
CVS PHARMACY	13,225 S.F.
PARKING REQUIRED (RETAIL) 3.33 / 1000 SF. = 44 SPACES	
PARKING PROVIDED	68 STLS, 2 HO. 72 TOTAL SPACES
PARKING RATIO	0.44 / 1000 S.F.
<b>LAND INFORMATION</b>	
LAND LOT	N/A
PARCEL NUMBER	090-044.37
BOUNDARY SURVEY	BEGINNING PT. SURVEY, 11-20-08
TOPOGRAPHICAL SURVEY	BEGINNING PT. SURVEY, 11-20-08
ENVIRONMENTAL REPORT	NONE PROVIDED
GEOTECHNICAL REPORT	NONE PROVIDED
DETECTION EVALUATION	ON SITE DETECTION
CUT / FILL EVALUATION	BALANCE ANTICIPATED
OFF SITE IMPROVEMENTS	NONE PROVIDED
TRAFFIC STUDY	NONE PROVIDED
FRONT SETBACK	45'
SECONDARY ROAD SETBACK	45'
SIDE SETBACK	N/A
REAR SETBACK	10'
EASEMENTS	10' & 30' UTIL/DRAINAGE (SEE PLAN)
<b>ZONING INFORMATION</b>	
EXISTING ZONING	PUD
PROPOSED ZONING	NO CHANGE
ADJACENT ZONING	PUD & R-15
ZONING CONTACT	SHANNON LOGAN, 615-893-6441
CONDITIONS OF ZONING	NONE
DENSITY LIMITS	N/A
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MIN. ROAD FRONTAGE	N/A
BUILDING HEIGHT LIMIT	70'
<b>LANDSCAPE INFORMATION</b>	
TREE SURVEY	BEGINNING POINT SURVEY 11-20-08
FRONT LANDSCAPE STRIP	8' STRIP
REAR LANDSCAPE STRIP	8' STRIP
SIDE LANDSCAPE STRIP	N/A
REAR LANDSCAPE STRIP	N/A
<b>BUILDING CODES INFORMATION</b>	
BUILDING DEPT. CONTACT	ROBERT HOLTZ, 615-883-3753
FIRE DEPT. CONTACT	MR. DAVID BAXTER, 615-883-1823
FIRE DEPT. ACCESS	TRUCK APPROX AND ENGINE
FIRE PROTECTION	SPRINKLER SYSTEM
<b>UTILITY INFORMATION</b>	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ATMS ENERGY
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO MURFREESBORO
TELEPHONE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO BELLSOUTH
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO COMCAST CABLE
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO CONSOLIDATED UT.
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO MURFREESBORO
STORM INFORMATION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO STORM SYSTEM
<b>DOT INFORMATION</b>	
CURB CUT INFORMATION	9 EXISTING, 3 PROPOSED
DRIVE THRU TO DOT	YES
DOT COMMENTS	MINOR, SIGN
DESIGN LINES	SHOWN ON PLAN
ROW REQUIREMENTS	NONE PROPOSED
LINES OF SIGHT	REQUIREMENTS MET
<b>SITE INFORMATION</b>	
BLDG SIGN REQUIREMENTS	SEE ANCHOR SIGNS
FLIGHT SIGN LOCATIONS	SHOWN ON PLAN
FROM SIGN REQUIREMENTS	SEE ANCHOR SIGNS
MONUMENT SIGN LOCATIONS	SHOWN ON PLAN
MONUMENT SIGN REQUIREMENTS	SEE ANCHOR SIGNS
<b>SITE INFORMATION</b>	
TRANSFORMER LOCATION	SHOWN ON PLAN
CUMPUTER LOCATION	SHOWN ON PLAN
TRUCK ACCESS	SHOWN ON PLAN
PHOTOMETRICS	TO BE DETERMINED
LIGHT POLE SIZE AND LOC.	SEE SITE UTILITY PLAN
DRIVE-THRU SIGN LOC.	SHOWN ON PLAN
PANORAMA PARKING	SHOWN ON PLAN
DRIVEWAY DIMENSIONS	30' WIDE
PARKING / SIDEWALK DIMS	8' x 10' / 7'-2"
UTILITY COORDINATION	SEE SITE UTILITY PLAN
FINISH FLOOR ELEVATION	615.0'
NORTH ARROW	SHOWN ON PLAN
GRAPHIC SCALE	1" = 30'

**Robertson Loia Roof ARCHITECTS & ENGINEERS**  
3460 Franklin Ridge Road - Suite 275 - Alpharetta, Georgia 30005  
770-674-2600 Fax 770-618-0745

CONSULTANT:

SEAL:

**CVS pharmacy**

**FORTNESS BLVD CVS**

STORE NUMBER: 02179  
FRANKLIN ROAD  
MURFREESBORO, TN

**DEVELOPER:**

**REDD REALTY SERVICES**  
1201 OLD MILL BROAD RD  
FRANKLIN, TN 37069  
TEL (615) 891-8525  
FAX (615) 891-8688

8-28-07 VICTORY STA. COMM  
5-28-07 CITY COMMENTS  
6-14-07 CITY COMMENTS  
5-2-07 CITY COMMENTS  
4-18-07 CITY COMMENTS

LAYOUT COORD: 0000  
PLANNING MGR: 0000  
DRAWING BY: MAM  
DATE: FEBRUARY 28, 2007  
JOB NUMBER: 0000

**RLR PROJECT # 06-309**

TITLE: **SITE PLAN**

SHEET NUMBER: **C-1**

COMMENTS:

PROPOSED

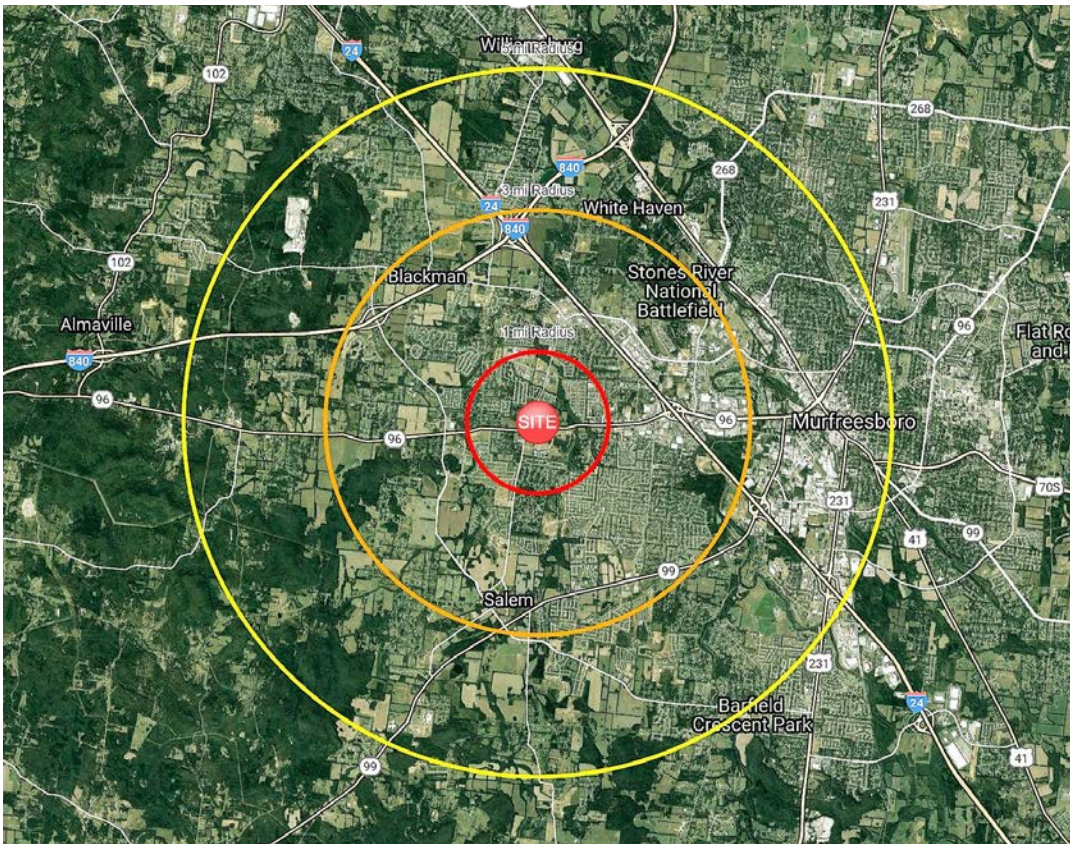
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**Located near the corner of Franklin Road (Hwy 96) and Fortress Blvd., this property fronts Franklin Road with approximately 140 ft of frontage. Access to the site is available from Franklin Rd. or Fortress Blvd. via Mercy Court. The market is experiencing steady growth with new retail and residential, planned or under construction.**

- Located in one of the fastest-growing markets in Tennessee
- Near a signalized intersection
- On a major east/west corridor within a fast-growing local market



	1 Mile	3 Mile	5 Mile
Population	9,881	59,442	105,654
Households	3,762	22,023	39,714
Avg HH Income	\$ 76,441	\$ 76,519	\$ 77,617

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