

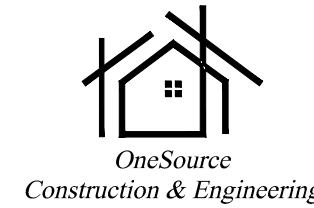
LOCATION MAP
SCALE: 1"=~700'
SOURCE: GOOGLE MAPS 2026

SITE PLAN

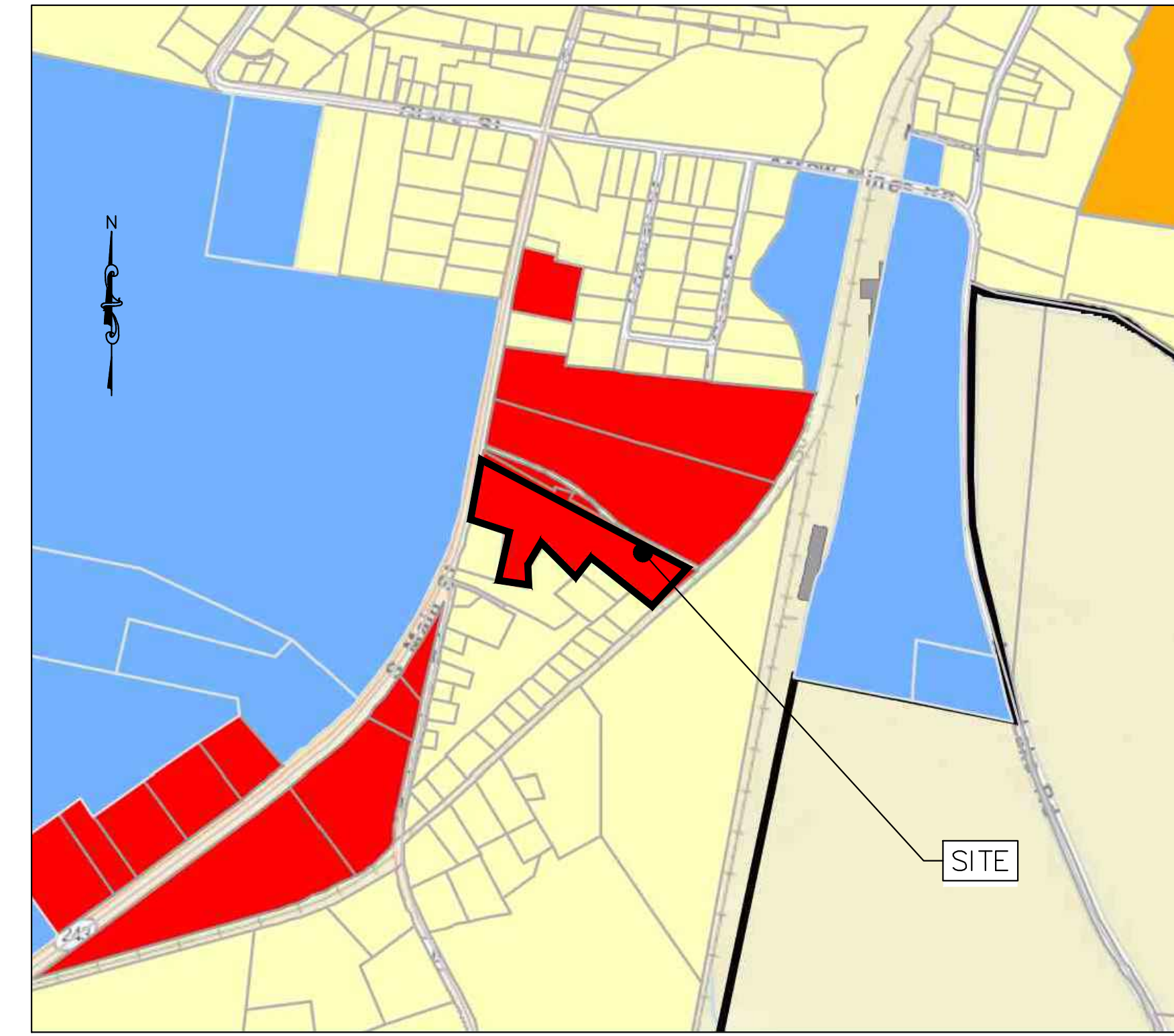
739 SOUTH MAIN PLAZA

739 SOUTH MAIN STREET

MT. PLEASANT, TENNESSEE 38474



SITE ENGINEER:
ZAHEER AHMED
ONESOURCE CONSTRUCTION AND
ENGINEERING
(865) 660-4959



ZONING MAP
SCALE: 1"=~400'
SOURCE: MT PLEASANT PLANNING 2026

SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-3 DEMOLITION AND SITE PREP PLAN
- C-4 OVERALL SITE PLAN
- C-5 ENLARGED SITE PLAN
- C-5A FIRE ACCESS PLAN
- C-6 GRADING AND DRAINAGE PLAN
- C-7 ENLARGED RAINAGE PLAN
- C-8 ELECTRICAL AND LIGHTING PLAN
- C-9 UTILITY PLAN
- C-10 UTILITY TIE-IN PLAN
- C-11 STRIPING AND SIGNAGE PLAN
- C-12 CONCEPTUAL LANDSCAPE AND LIGHTING PLAN
- C-13 SOIL EROSION AND SEDIMENT CONTROL PLAN
- C-14 STORM STORM-SOUTH PROFILE
- C-15 SANITARY SEWER AND STORM-NORTH PROFILES
- C-16 SITE PROFILES
- C-17 SOIL EROSION AND SEDIMENT CONTROL DETAILS
- C-18-22 CONSTRUCTION DETAILS
- R-1 SITE RENDERINGS

BUILDING SUMMARY:

BUILDING AREA 5,100 SF
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: COMMERCIAL
ONE-HOUR PROTECTED: YES
BUILDING SPRINKLERED: NO

NOTE: ALL POINTS OF THE BUILDING ARE WITHIN 250 FEET OF A FIRE HYDRANT. SEE SHEET C-5A FOR FIRE ACCESS PLAN

GENERAL NOTES

1. THE PROPERTY IS KNOWN AS MAURY COUNTY PARCEL ID 150B-A-012.00 IN THE CITY OF MT. PLEASANT, TN 38474, WITH THE ADDRESS OF 739 SOUTH MAIN STREET IN MT. PLEASANT.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR PROVIDING SUPPLEMENTAL MAPS TO SUPPORT THE APPLICATION FOR THE PURPOSES OF MUNICIPAL APPROVAL. THIS PLAN IS NOT A SURVEY OR A CONSTRUCTION DOCUMENT. THIS PLAN REFERENCES THE SURVEY DRAWINGS TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOMELAND SURVEYING AND MAPPING LLC, DATED 4/3/26 OR LAST REVISED.
3. THESE PLANS ARE NOT TO BE USED AS SURVEYS. MAPPING SHOWN ON THIS PLAN FOR PORTIONS OF THE SITE AND BEYOND THE PROPERTY LIMITS, REFERENCES AERIAL MAPPING PROVIDED BY ONLINE DATA FROM ESRI AND/OR BING MAPPING. REFER TO ALL REFERENCE SOURCES (NOTE #2 ABOVE) FOR BOUNDARY AND OTHER SURVEY INFORMATION.
4. IT IS THE OWNERS RESPONSIBILITY TO OBTAIN ALL AND ANY REQUIRED MUNICIPAL AND OUTSIDE AGENCY APPROVALS FOR THE PROPERTY PRIOR TO APPLICATION FOR A BUILDING PERMIT. AS THIS PLAN IS NOT A CONSTRUCTION DOCUMENT, ANY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACCURATE CONSTRUCTION PLANS.
5. SITE DOES NOT CONTAIN ANY ROCK OUTCROPS, WETLANDS, FLOODPLAINS OR STREAMS WITHING THE PROPOSED DEVELOPMENT AREA PER AVAILABLE DATA ON KGIS. THE SITE IS NOT LOCATED IN A HISTORIC PRESERVATION DISTRICT.
6. ALTHOUGH NOT PROPOSED AS PART OF THIS PLAN, IF ANY EXTENSION OF THE WATER MAIN IS REQUIRED, THE SPACING AND LOCATION OF HYDRANTS WILL COMPLY WITH THE STANDARDS OF MT PLEASANT AND MAURY COUNTY FIRE CODE, AND AS APPROVED BY THE MUNICIPAL ENGINEER AND FIRE PREVENTION OFFICIAL.
7. ALL PROPOSED WIRED SERVICES AND UTILITY EXTENSIONS SHALL BE UNDERGROUND INCLUDING CATV, ELECTRIC AND PHONE IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND AS APPROVED BY THE MUNICIPAL ENGINEER.
8. ALL DRAINAGE AND SEWER EASEMENTS FOR PUBLIC PURPOSE SHALL BE DEDICATED TO THE MUNICIPALITY UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL LAND USE ENGINEER.
10. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF BLAZE ORANGE SNOW FENCE AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TWP ENGINEER AND WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE LAND USE ENGINEER.
11. THE CONTRACTOR SHALL CONFIRM AND VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLAN INCLUDING BUT NOT LIMITED TO FF, BF AND RIDGE GRADES PRIOR TO CONSTRUCTION AND STAKEOUT.
12. SUMP PUMP SYSTEM, IF REQUIRED, PER ARCHITECT. SUMP DISCHARGES SHALL NOT BE DIRECTED TO DISCHARGE ONTO THE STREET OR IN A MANNER THAT WOULD IMPACT AN ADJACENT PROPERTY. CONNECT TO UNDERGROUND ROOF LEADER DRAINS. THE ARCHITECT SHALL SPECIFY AND IMPLEMENT THE NECESSARY SPECIFIC FOUNDATION WATERPROOFING SYSTEM AS PART OF THE FOUNDATION DESIGN AS REQUIRED TO SUIT THE SITE CONDITIONS.
13. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE AND HAVE BEEN SHOWN BASED UPON VARIOUS REFERENCE SOURCES AND ARE NOT GUARANTEED FOR ACCURACY OR COMPLETENESS. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. UTILITY LOCATION, MARKOUT, TEST PITS OR OTHER METHODS SHALL BE EMPLOYED TO ASCERTAIN INVERTS, SIZES AND MATERIALS. THE INFORMATION SHOULD BE PROVIDED TO THE DESIGN ENGINEER IN ORDER TO ADDRESS ANY NECESSARY ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICTS PRIOR TO CONSTRUCTION.

BUILDING COVERAGE

EXISTING LOT		
EXISTING NON-RES. BUILDING	1,416SF / 119,618 SF	
EXISTING COVERAGE	= 1.2% < 60%	
PROPOSED NON-RES. BUILDING	5,100 SF	
PROPOSED COVERAGE	1,416 SF + 5,100SF / 119,618 SF = 5.45%	

IMPERVIOUS COVERAGE:

EXISTING			
BLOCK BUILDINGS TO REMAIN	1,416 SF		
METAL SHED AND CONCRETE TO BE REMOVED	454.25 SF		
DRIVEWAY AND PARKING AREA	NONE		
TOTAL	1,870.25 SF		
IMPERVIOUS COVERAGE	1,870 SF / 119,618 SF		= 1.56%
PROPOSED			
BUILDINGS (5,100+1,416)	6516 SF		
SIDEWALKS/PADS/ETC	2,285 SF		
DRIVEWAY, PARKING AREA & TRASH/RECYCLING AREA	19,110 SF		
TOTAL	27,911 SF		
IMPERVIOUS COVERAGE	27,911 SF / 119,618 SF		= 23.33%
NET CHANGE IN IMPERVIOUS COVERAGE:	27,911 SF - 1,870 SF = +26,041 SF SITE INCREASE		= 21.77%

ZONING BULK REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	NOTES
ZONE DESIGNATION	CH			
MIN LOT SIZE (SF)	20,000SF	C	2.75AC.	
MIN LOT WIDTH	100'	C		
MIN LOT DEPTH	N/A	C		
MAX LOT DENSITY (DU/AC)	N/A	C		
FRONT SETBACK	20'	C		
SIDE SETBACK (BOTH)	0'	C		
SIDE SETBACK (ONE)	0'	C		(3)
REAR SETBACK	20'	C		
MAX BLDG COVERAGE	N/A	C		
MAX IMPERVIOUS COVERAGE	N/A	C		
MIN BLDG-BLDG SEPARATION	N/A	C		
MAX BLDG HEIGHT	50'	C		
PARKING - RESIDENTIAL	N/A	C		
PARKING COMMERCIAL	1 PER 200SF	C	34+2	(1)
ADA	2	C		(4)
MIN PARKING TO SIDE LOT	N/A	C		
LIGHTING - PARKING	0.2/c	C		
GROUND SIGN	<80SF	C		(2)

NOTES
 EO= EXISTING CONDITION VIOLATION
 N/A= NOT REQUIRED OR SPECIFIED
 V= VARIANCE REQUIRED
 C= IN COMPLIANCE
 1. 9x18 ISLANDS REQUIRED FOR MORE THAN 10 CONTIGUOUS SPACES
 2. FOR MULTIPLE TENANTS, OTHERWISE <40SF
 3. 20' SETBACK NEXT TO RESIDENTIAL
 4. PER ADA GOV.LOTS WITH 26-50 SPACES REQUIRE 2 ADA SPACES

OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE ABOVE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE MAURY COUNTY PLANNING BOARD.

4/24/2026 _____ (*)
DATE PROPERTY OWNER

(*) SIGNATURE ATTACHED SEPARATELY IF NOT SIGNED HEREON.

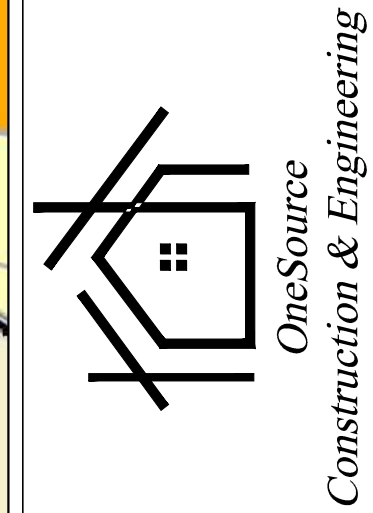
APPROVALS OF THE MUNICIPALITY

THIS PLAN IS HEREBY APPROVED BY THE KNOX COUNTY PLANNING BOARD KNOX COUNTY, TN AS A MAJOR SITE PLAN

DATE	CHAIRPERSON
DATE	SECRETARY
DATE	LAND USE ENGINEER

OWNER/ APPLICANT:

ANTHONY AND MELISSA MARTIN
739 S. MAIN STREET
MT PLEASANT, TN 38474
Phone: (561) 248-2024



CLIENT: MELISSA AND ANTHONY MARTIN
PROJECT LOCATION:
739 SOUTH MAIN STREET
MT. PLEASANT, TN 38474
MAURY COUNTY PLANNING FILE NO. T.B.D

739 SOUTH MAIN PLAZA
COVER SHEET
739 SOUTH MAIN STREET
MT. PLEASANT, TENNESSEE

REVISIONS

DATE	DESCRIPTION
0 3/23/26	ORIGINAL ISSUE
4/22/26	REVISED PER CITY AND FIRE COMMENTS

DRAWN	MJF	2/20/26
CHECKED	ZA	3/30/26

SCALE: **AS NOTED**

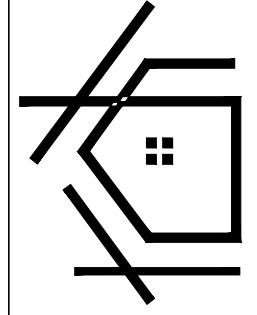
PROJECT: **26005**

SHEET	DRAWING NUMBER
1	C-1
OF	23

REVISIONS THIS SHEET
1-4/25/26 UPDATED GENERAL NOTES, IMPERVIOUS CALCS, OWNER AND ENGR INFORMATION, ADDED SHEET C-5A

4/29/26

**** XREFS: 739 S MAIN STREET CAD.dwg(1) ****
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 739 SOUTH MAIN STREET
 MT. PLEASANT, TN 38474
 MAURY COUNTY PLANNING FILE NO. T.B.D

739 SOUTH MAIN PLAZA
 EXISTING CONDITIONS PLAN

739 SOUTH MAIN STREET
 MT. PLEASANT, TENNESSEE

PROJECT ADDRESS

REVISIONS

DATE	DESCRIPTION
0 3/23/26	ORIGINAL ISSUE
4/22/26	REVISED PER CITY AND FIRE COMMENTS

DRAWN	MJF	2/20/26
CHECKED	ZA	3/30/26

SCALE AS NOTED

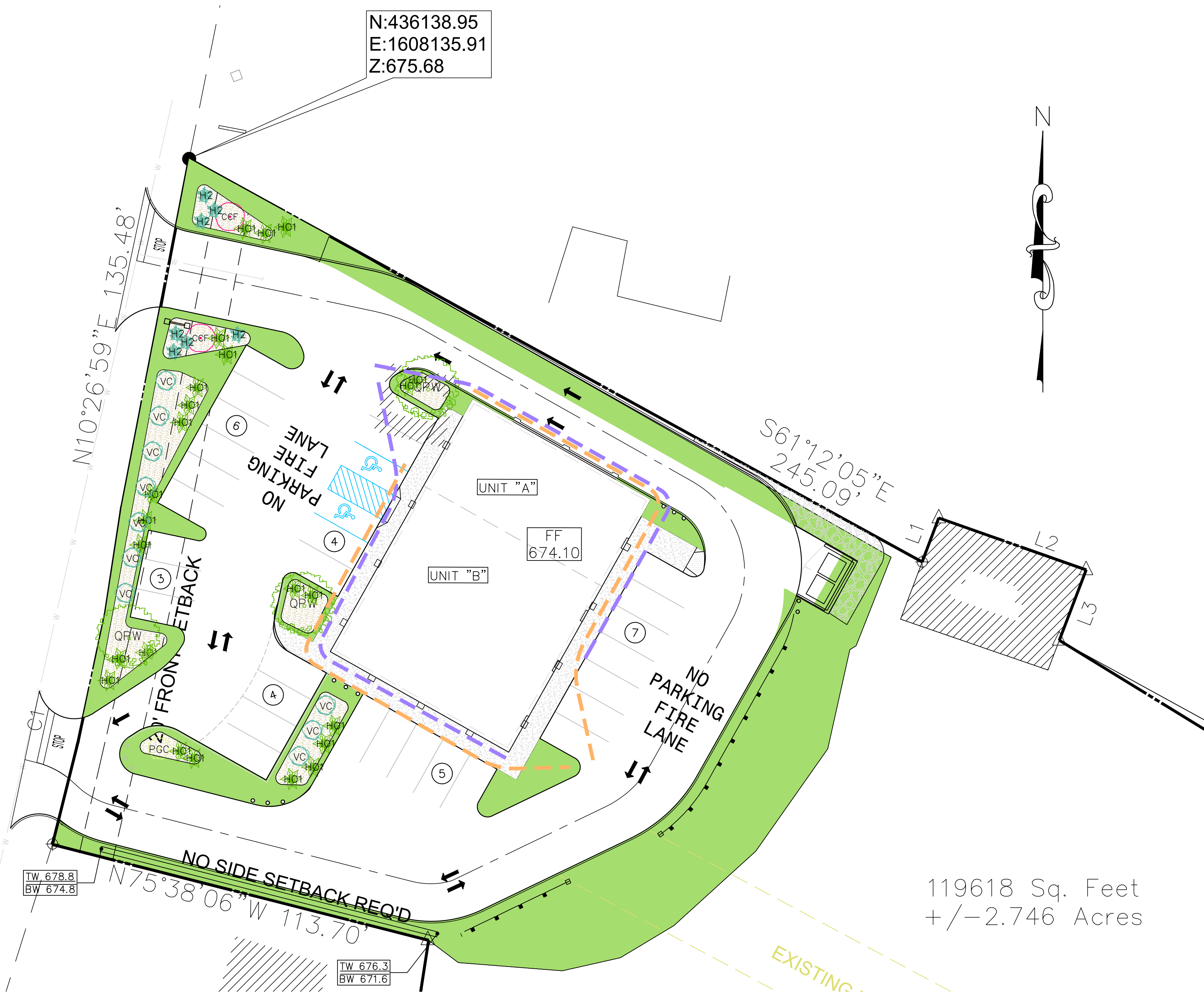
PROJECT 26005

SHEET	2	DRAWING NUMBER	3
OF	23		C-2

REVISIONS THIS SHEET
 1-4/25/26 NO REVISIONS THIS SHEET

4/29/26

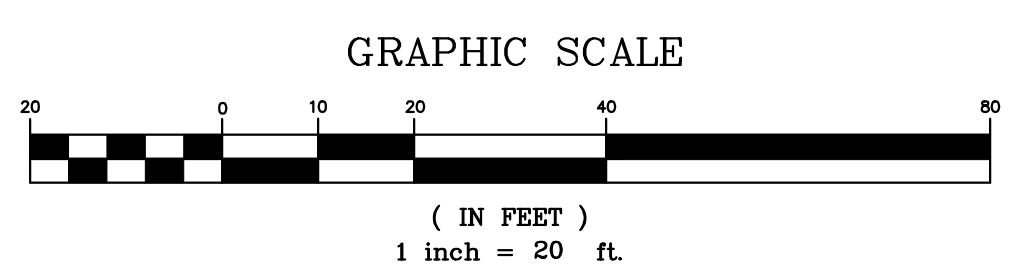
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N:436138.95
 E:1608135.91
 Z:675.68



119618 Sq. Feet
+/-2.746 Acres



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		SURFACE FLOW
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		ELECTRIC
		OVERHEAD ELECTRIC
		CABLE/TELECOM
		GAS VALVE
		WATER VALVE
		UTILITY POLE
		LIGHT POLE
		SIGN
		WATER METER
		FIRE HYDRANT
		LIMIT OF DISTURBANCE
		SILT FENCING
		CURB
		CATCH BASIN

TYPE	KEY	QUANTITY	BOTANICAL NAME		SIZE	REMARK
			COMMON NAME	ROOT	MATURE SIZE	
SHADE	QRW	3	Quercus phellos	Willow oak	2 1/2-3"	50-75'
ORNAMENTAL	CCF	2	Cercis chinensis	Chinese Redbud	8-10'	8'-10'
CONIFERS	PGC	1	Picea glauca "Conica"	Dwarf Alberta Spruce	6-8'	4-6'
SHRUBS	VC	10	Viburnum carlesii	Fragrant viburnum	2-2 1/2'	4-6'
PERENNIALS	H2	7	Hemerocallis stella d'oro	Dwarf gold Daylily	9"-12"	1 Gal
PERENNIALS	HO1	24	Hosta plantagenia	Aphrodite Hosta	9"-12"	1 Gal.
LAWN		~9,115 SF	FESCUE BLEND	PLUS 4-6" TOPSOIL BASE		
MULCH		~2,385 SF	PINE BARK MULCH OR EQUAL	3-4" THICK		

REVISIONS THIS SHEET
 1-4/25/26 DISPLAYED REVISIONS NOTED ON OTHER SHEETS. NO SPECIFIC REVISIONS TO THIS SHEET.

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 MT. PLEASANT, TN 38474
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739 SOUTH MAIN PLAZA
LANDSCAPE PLAN
739 SOUTH MAIN STREET
MT. PLEASANT, TENNESSEE

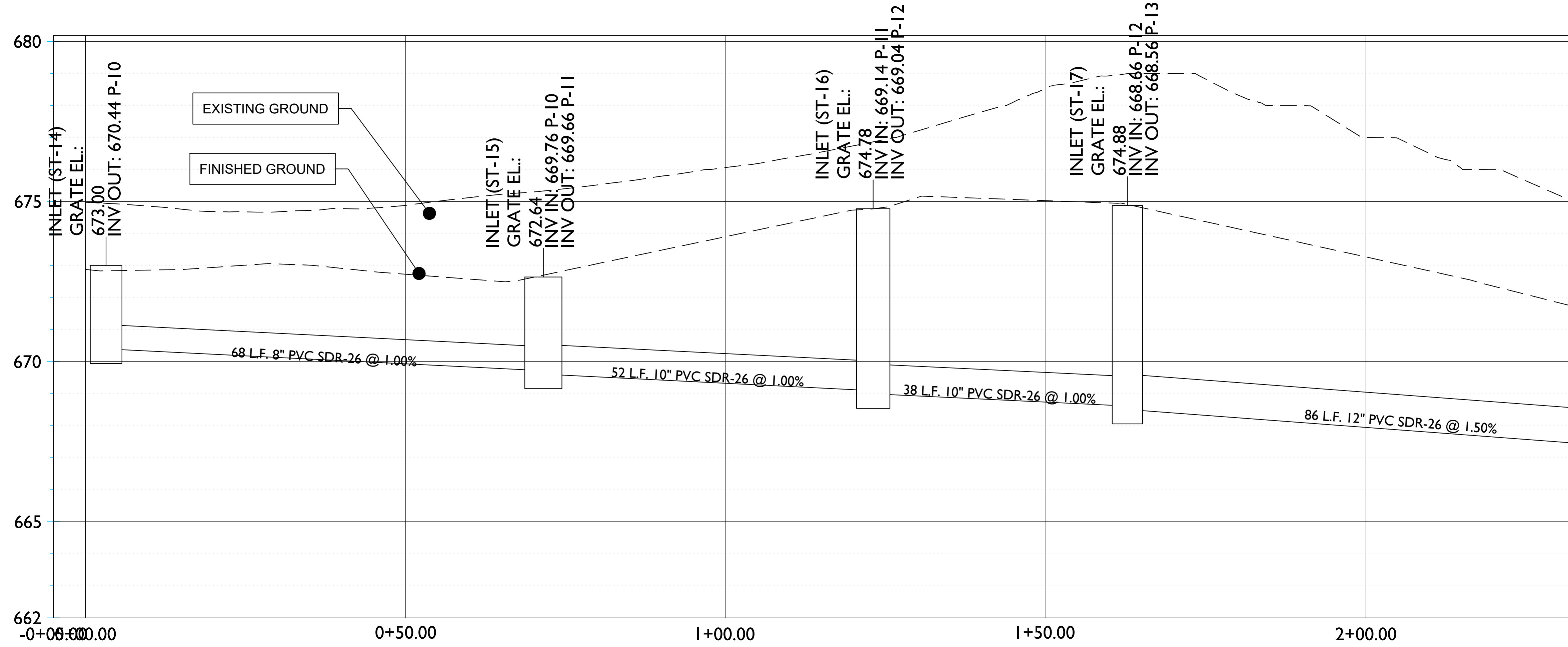
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DATE	DESCRIPTION
0 3/23/26	ORIGINAL ISSUE
4/22/26	REVISED PER CITY AND FIRE COMMENTS

DRAWN: MJF
 CHECKED: ZA
 DATE: 2/20/26
 DATE: 3/30/26

SCALE: AS NOTED
 PROJECT: 26005

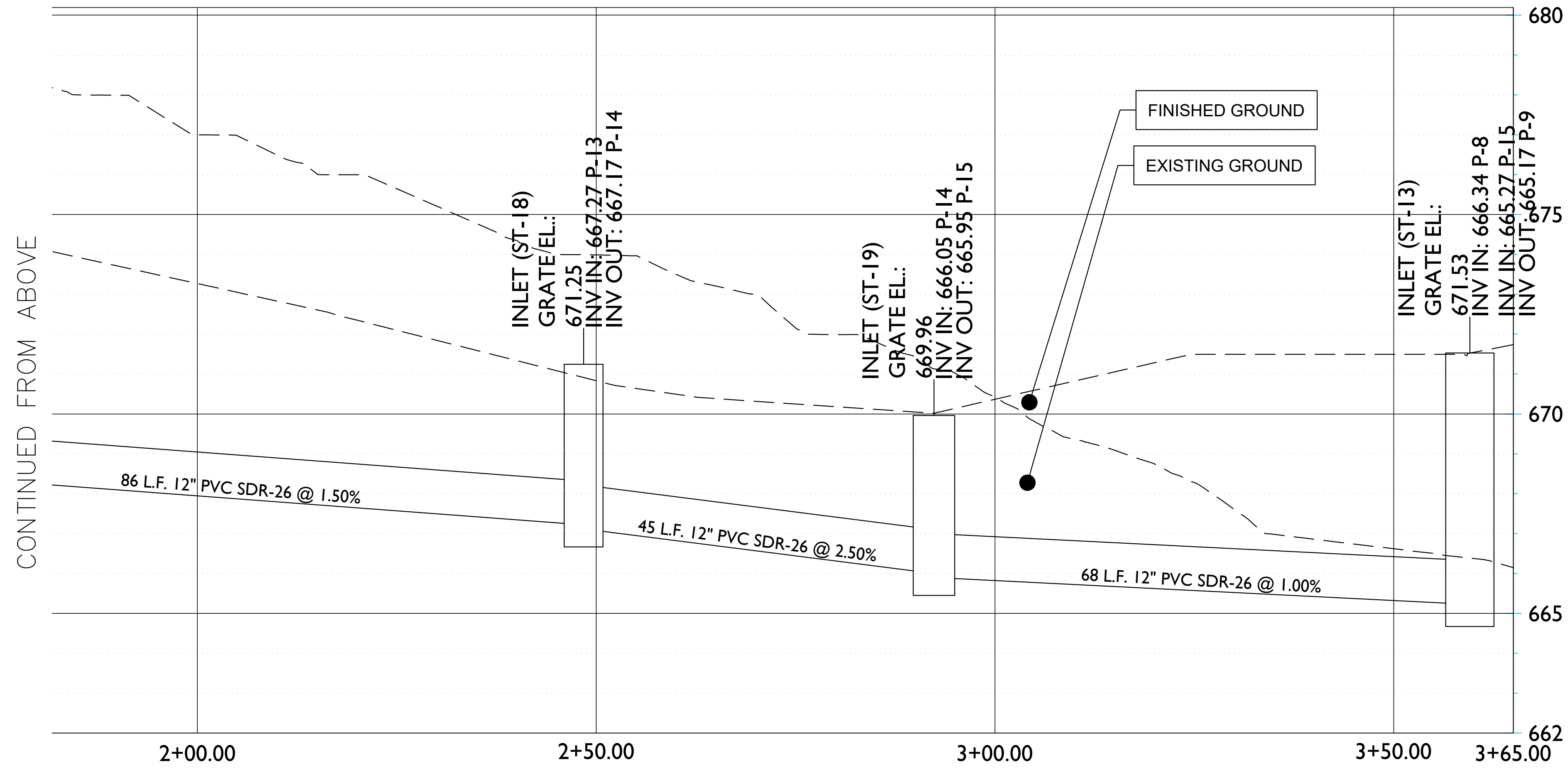
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12	C-12
OF 23	

4/29/26



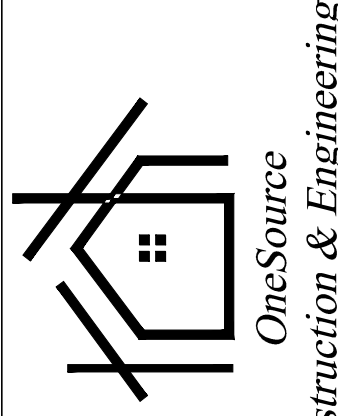
PROFILE OF STORM-SOUTH
 1" = 30' HORIZ. / 1" = 6' VERT.

CONTINUED BELOW



CONTINUED FROM ABOVE

REVISIONS THIS SHEET
 1-4/25/26 PIPE AND STRUCTURES
 ADJUSTED PER GRADING AND DRAINAGE
 PLAN



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739 SOUTH MAIN PLAZA
 STORM PROFILE - SOUTH SIDE

739 SOUTH MAIN STREET
 MT. PLEASANT, TENNESSEE

PROJECT ADDRESS

REVISIONS

DATE	DESCRIPTION
0 3/23/26	ORIGINAL ISSUE
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DRAWN	MJF	2/20/26
CHECKED	ZA	3/30/26

SCALE AS NOTED

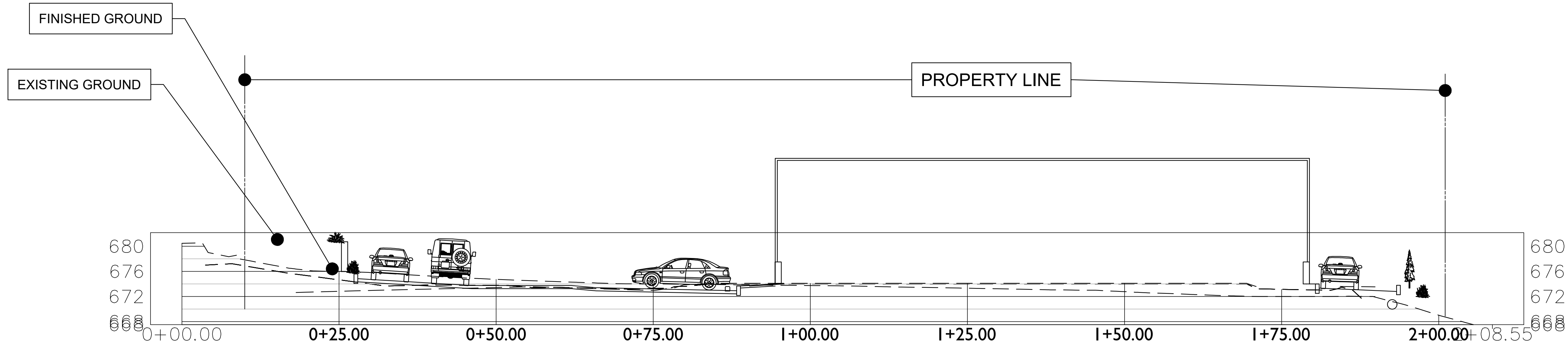
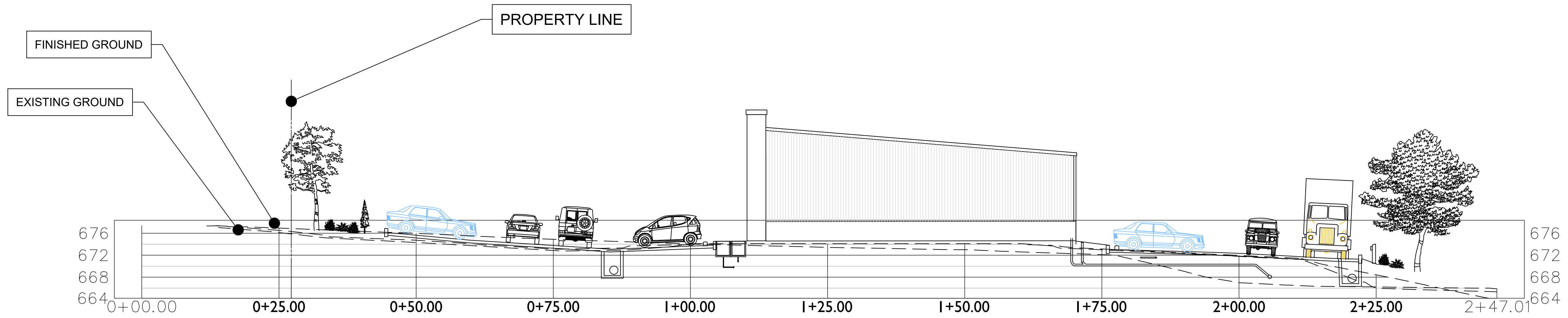
PROJECT 26005

SHEET	14	DRAWING NUMBER
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OF	23	C-14
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PROJECT
 739 SOUTH MAIN PLAZA

SITE PROFILES

ADDRESS
 739 SOUTH MAIN STREET
 MT. PLEASANT, TENNESSEE

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0	ORIGINAL ISSUE
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CHECKED	ZA	3/30/26

SCALE AS NOTED

PROJECT 26005

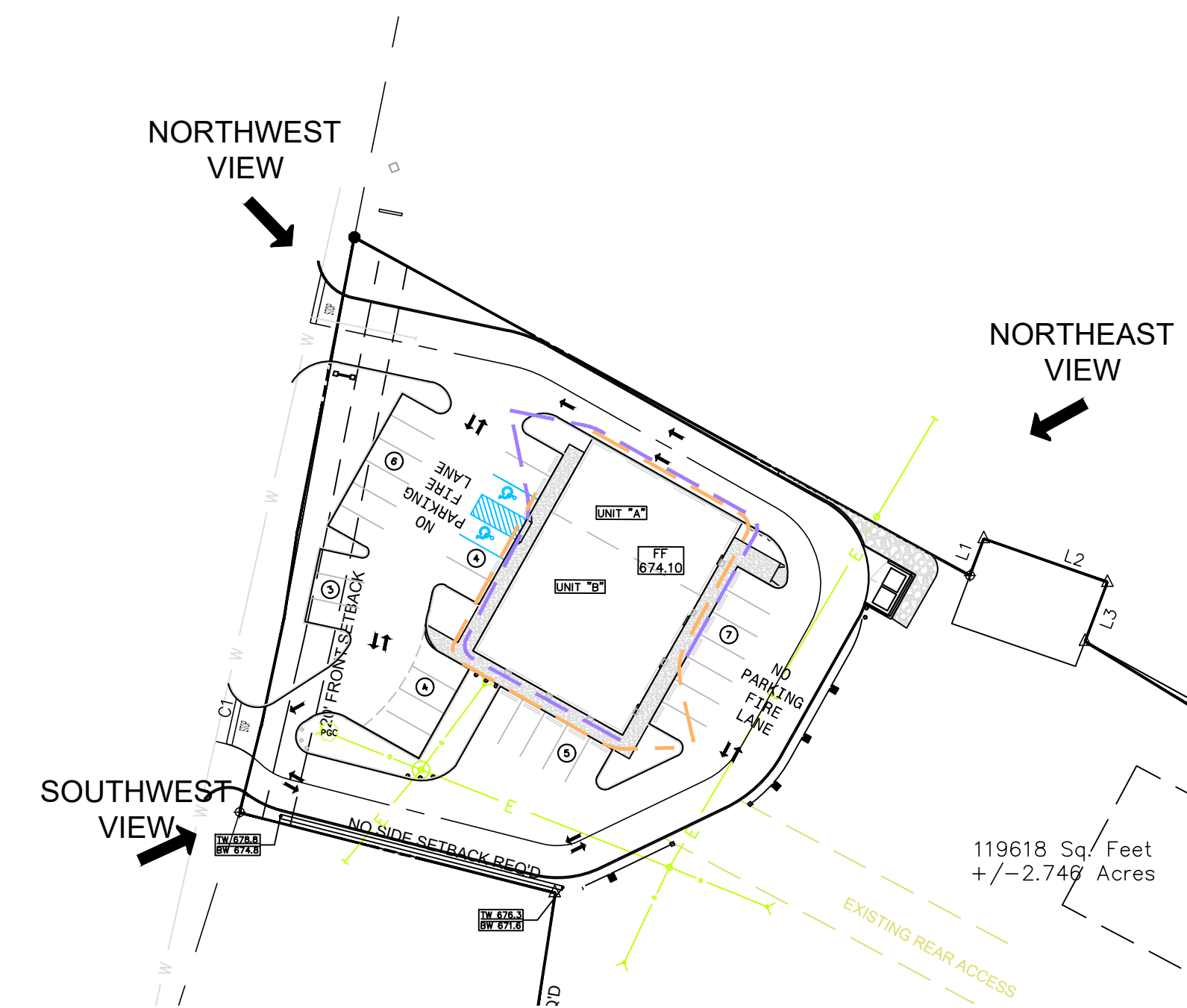
SHEET	16	DRAWING NUMBER
OF	23	C-16

REVISIONS THIS SHEET
 1-4/25/26 NO REVISIONS THIS SHEET

4/29/26



NORTHWEST
VIEW



RENDERING NOTES:

1. RENDERINGS DEVELOPED FROM SITE CONSTRUCTION PLANS AS SHOWN ABOVE.
2. LIGHTING AND SHADOWS APPROXIMATE MIDDAY CONDITIONS IN SPRING.
3. ALL MATERIALS SHOWN ARE ESTIMATED. REFER TO ARCHITECTURAL PLANS FOR ACTUAL MATERIAL COLORS.
4. LANDSCAPING SHOWN IS FOR REFERENCE ONLY AND APPROXIMATES FINAL LANDSCAPE ITEMS AND LOCATIONS AS SHOWN ON THE LANDSCAPE PLAN THAT IS PART OF THE SITE PLAN CONSTRUCTION SET.
5. VERTICAL SCALE OF RENDERED VIEWS IS ACCURATE AS SHOWN ON THE SITE PLAN CONSTRUCTION SET.



SOUTHWEST
VIEW



NORTHEAST
VIEW

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739 SOUTH MAIN PLAZA
SITE RENDERINGS

739 SOUTH MAIN STREET
MT. PLEASANT, TENNESSEE

PROJECT

ADDRESS

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SCALE: NONE

PROJECT: 26005

SHEET	R1	DRAWING NUMBER	R-1
OF	23		

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