NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE TAX MAP 127, PARCEL 41.06, DEED BOOK R2716, PAGE 1444, PLAT BOOK P6, PAGE 487B (TRACT-4). THIS SURVEY IS PROVIDED TO CBC PROPERTIES LLC. (OWNER).

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, CONFORMING WITH STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A. TYPE OF SURVEY: RTK
B. POSITIONAL ACCURACY: 0.05'
C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
D. GEOID MODEL: GEOID 18
E. DATUM/EPOCH: NAD83(2011-EPOCH 2010)
F. DISTANCE: GRID
G. GPS: CARLSON BRX7 (BASE/ROVER)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0270E DATED 4/16/2007.

4. PROPERTY IS ZONED IL CITY OF MT. PLEASANT ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 50'
REAR 50'
SIDE 50'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:
N MAIN ST
MOUNT PLEASANT TN 38474

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. UTILITIES PROVIDED BY
CITY OF MT. PLEASANT UTILITIES
100 PUBLIC SQUARE
MT. PLEASANT, TN 38474

9. OWNERS AND ADDRESS
CBC PROPERTIES LLC
P O BOX 369
MT PLEASANT TN 38474

10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

SURVEYOR'S CERTIFICATE

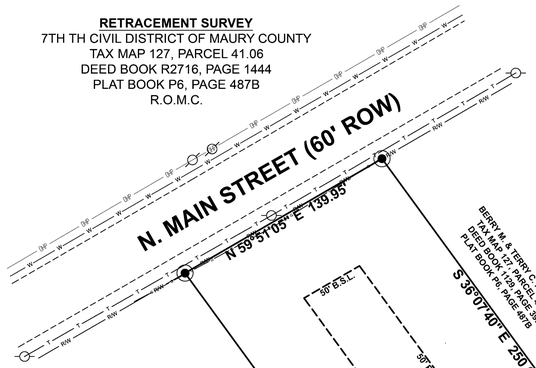
I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" Survey having an unadjusted ratio of precision of 1: 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

DATE

TRACY SEIBER, RLS 2397

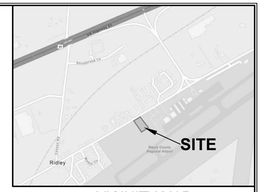
TRACY K SEIBER
REGISTERED LAND SURVEYOR
AGRICULTURE
COLUMBIA
TENNESSEE NO. 2397

RETRACEMENT SURVEY
7TH TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 127, PARCEL 41.06
DEED BOOK R2716, PAGE 1444
PLAT BOOK P6, PAGE 487B
R.O.M.C.



N

TN-NAD83



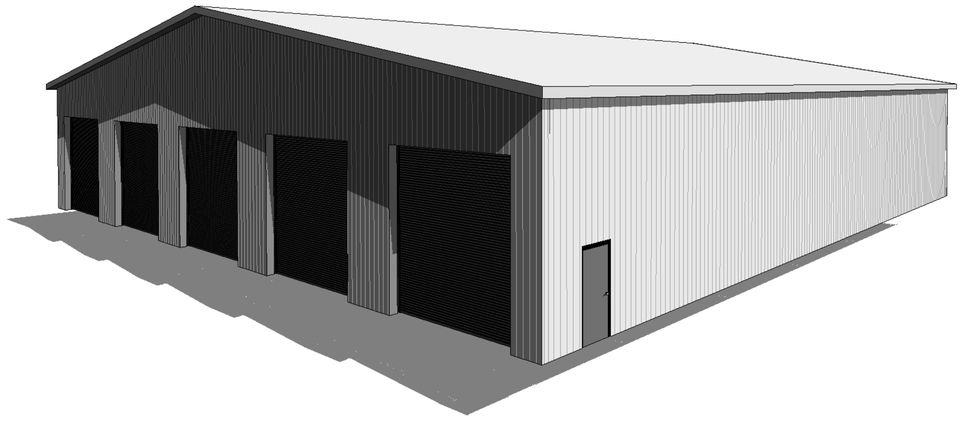
VICINITY MAP
(NOT TO SCALE)

LEGEND
- 1" IRON PIPE
- UTILITY POLE
- ADJOINER-LINE
- FENCE
- BUILDING SETBACK LINE (B.S.L.)
- RIGHT-OF-WAY
- OVERHEAD POWER
- OVERHEAD DATA (TELE)
- GAS LINE
- WATER-LINE

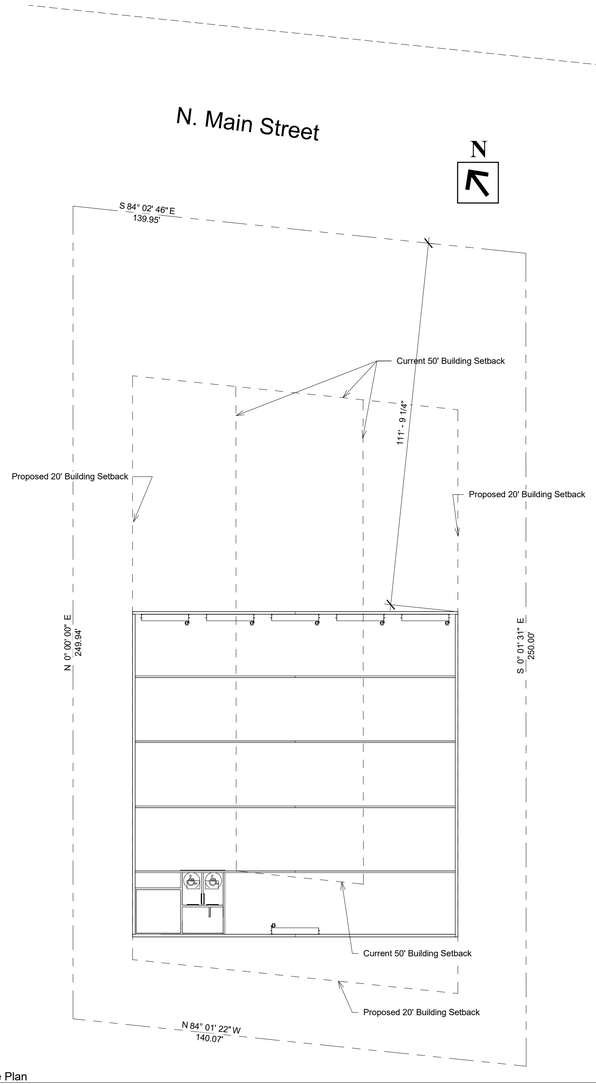
TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677
DRAWING BY: T. SEIBER DATE: 12/12/2025
SCALE:1"=40' JOB NO.:93-2025
R0

② Site Survey
1" = 40'-0"



③ Front Elevation
1/16" = 1'-0"



① Site Plan
1" = 20'-0"

Zoning & Code Data

2018 IBC w / Mount Pleasant, TN Amendments
Building Occupancy Classification - F-2
Zoning - IL - Light Industrial

Proposed Building - Type IIIB NS 10,000 SF
Total Allowable Area - Per IBC Table 506.2 = 18,000 SF OK

Buildings is one story and are less than the 55' allowable height, therefore satisfying the requirements of Tables 504.3 and 504.4.

Fire Resistance Ratings for Building Elements - Table 601

Primary Structural Frame	0 Hours
Bearing Walls	Proposed FSD 10'-0" to 30'-0" - 1 Hr. rating required per Table 602
Non-Bearing Walls - Exterior	Proposed FSD 10'-0" to 30'-0" - 1 Hr. rating required per Table 602
Non-Bearing Walls - Interior	0
Floor Construction	0
Roof Construction	0

Zoning:

IL - Light Industrial

	Required	Proposed
Front setback required	50'	110'
Side Setback required	50' (not adjacent to residential)	20'
Side Setback required	50' (not adjacent to residential)	20'
Rear Setback required	50'	20"
Max. Bldg. Height	60'	26' to Roof Ridge
Min. Lot Size (IL)	40,000 SF	34,808 SF

Parking Spaces Required Per 10.22.040 - 1 per each employee on maximum shift = 1 space required

PRELIMINARY NOT FOR CONSTRUCTION

CFS&A
Residential Design

C. F. Starck & Associates, LLC
2101 Callaway Park Place
Thompson's Station, TN 37179
678.575.6260

charles@starckarchitecture.com

www.starckarchitecture.com

Do not scale the drawings, verify all dimensions before commencing any work. This drawing and design herein shall remain the property of the Designer and is not to be copied or reproduced without written permission.

Revision	Description	Date
1	OWNER REVIEW	4-7-2026
2	Owner review	4-13-2026

Client:
Matt Zeiner

Project Description:
Workshop
N. Main Street
Mt. Pleasant, TN 38474

Drawing Description:
Site Plan

Project Number	26035
Date	4/12/2026
Drawn By	CFS
Checked By	CFS

Drawing No.
C1

Scale at ARCH Standard D: As indicated