

Mid TN Soil, LLC

www.MidTnSoil.com

4935 Main St
Ste 7-303
Spring Hill, TN 37174

MidTnSoil@gmail.com
615 - 628 - 7033

Development Consultation for:
1234 Main St.
RockyTop, TN 39123

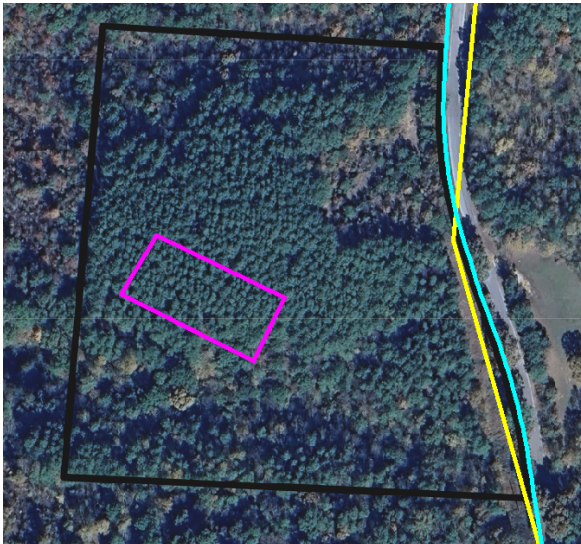
8.0 Acres
APN 012.34.00



Whether you are building your dream house, or cutting up a larger parcel, information is key to making intelligent decisions. The following information is meant to guide the decision making process and is not intended to be a stand alone development plan. Consider this a starting point to guide conversations, an antidote to wishful or unreasonable thinking, and a tool to help you shape your dreams.

The information found in this document is primarily customized to the request of the client and will take into account local rules, regulations, laws, and zoning whenever possible. Buyers, sellers, and developers should confirm with the relevant legislative bodies before making decisions that may impact them financially. Mid TN Soil, LLC takes no responsibility for financial risks taken by clients or their affiliates.

Utilities



Septic (magenta)	20,000 sqft	4-5 bedroom
------------------	-------------	-------------

Electricity (yellow) - Within property boundary - No foreseen issues

Electricity Company:
Tennessee Utilities
615-123-4567
1234 Main St.
RockyTop, TN 39123

Water (blue) - Within property boundary - No foreseen issues

Water Company:
Tennessee Water
615-123-4567
1234 Main St.
RockyTop, TN 39123

Cell Service

ATT	7 cell towers within 5 miles
T- Mobile	2 cell towers within 5 miles
Verizon	4 cell towers within 5 miles

Slope Analysis



Green	Gently sloping	1.75 acres
Yellow	Moderate slope	0.39 acres
Red	Steep	5.86 acres

Surface Drainage Analysis



Major drainage pathways on the northern and southern property lines

Economical Build Site



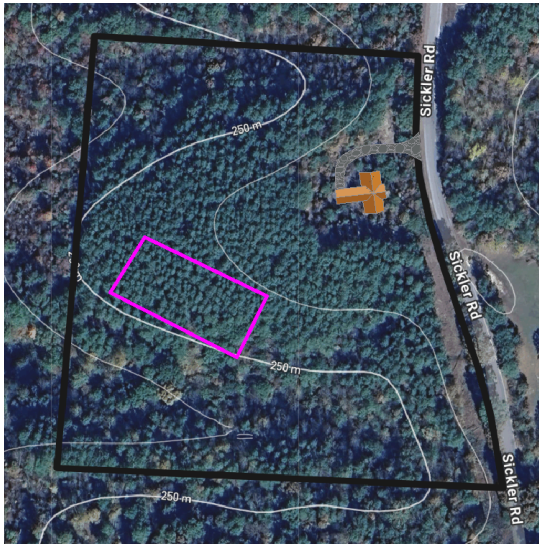
Home site 50 feet from road

Driveway approx 150 feet long. Minimal grading needed.

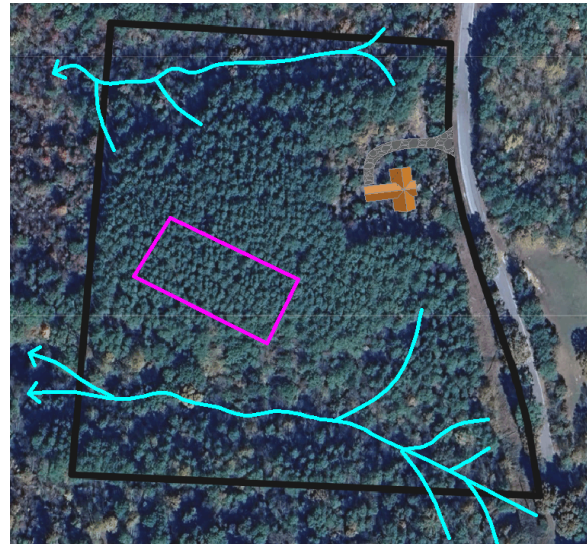
Pump will be required for septic

Minimal clearing - Only a few trees in the area

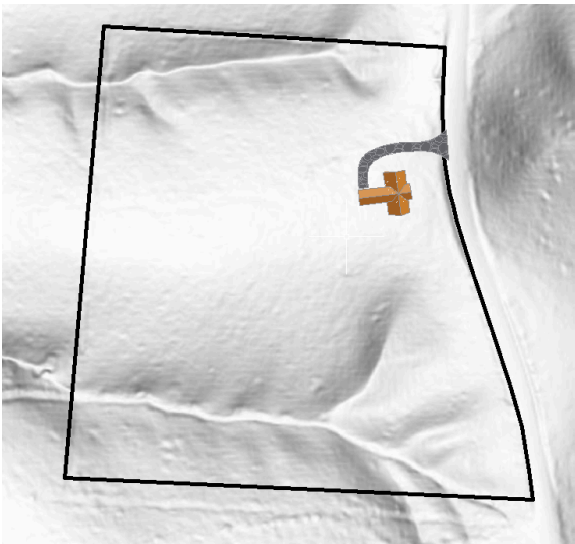
Economical Build Site



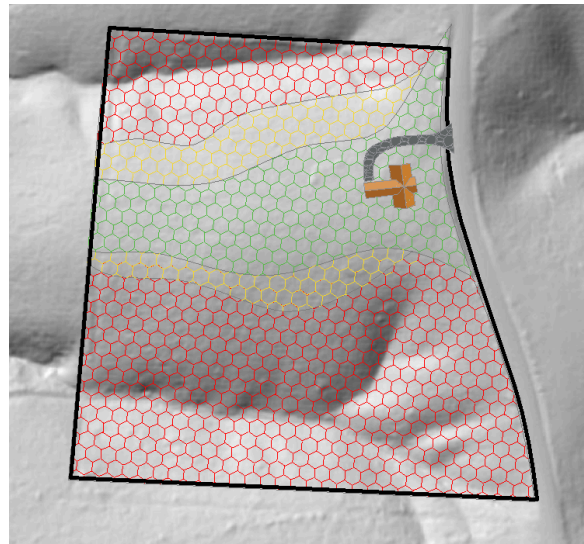
Topography



Drainage



LIDAR shaded slope relief



Slope analysis
Green - flat to gentle
Yellow - moderate
Red - steep

Best Potential View Build Site



Home site 325 feet from road

Driveway approx 400 feet long. Minimal grading needed.

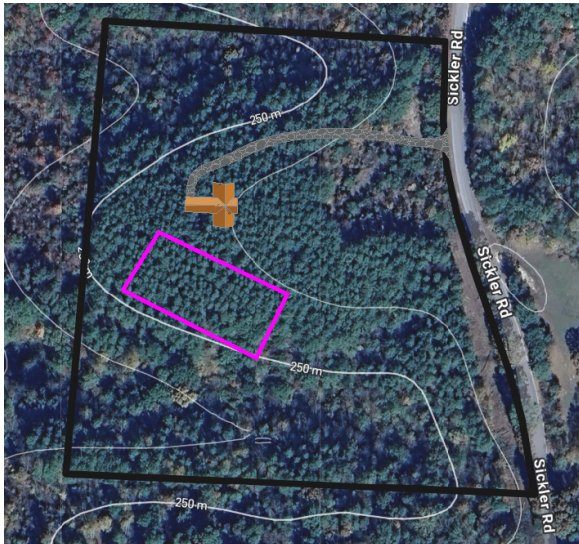
Septic will be gravity fed

Top of the hill, so no water diversion required

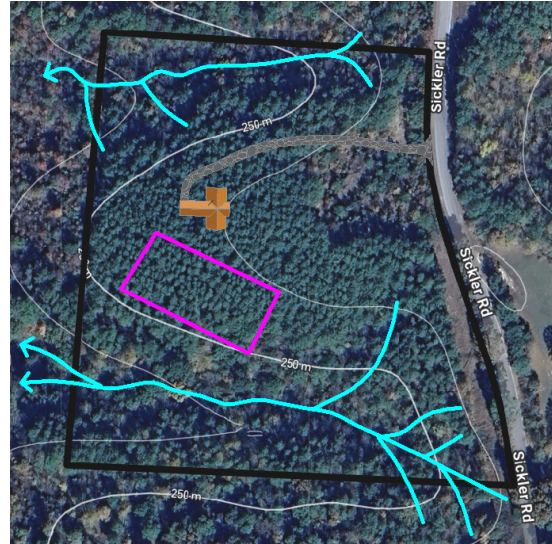
Substantial clearing - Many mature trees in the area

Potential for 360 degree view

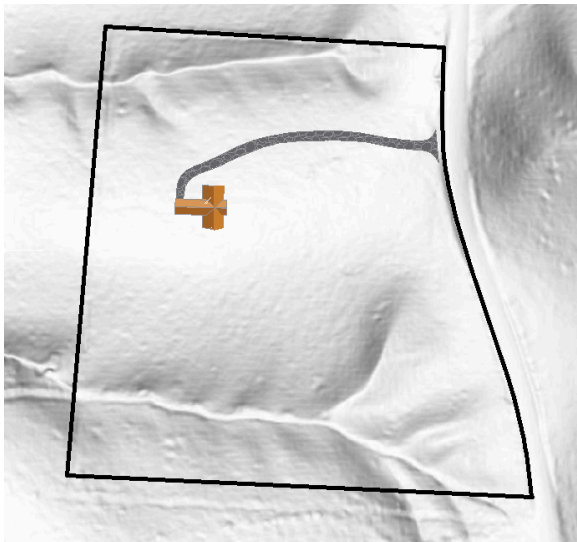
Best Potential View Build Site



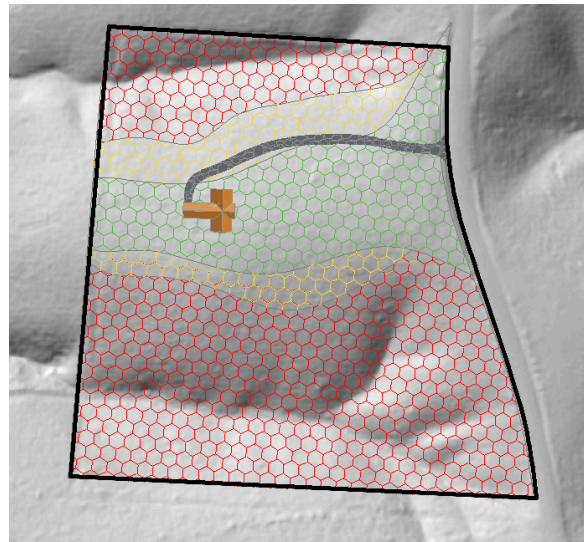
Topography



Drainage



LIDAR shaded slope relief



Slope analysis

Green - flat to gentle

Yellow - moderate

Red - steep

Approximately 1 acre of front yard

Approximately 1/4 acre of back yard

Land Development Consulting - Pricing

New Home Package (up to 10 acres with single home)

\$750

- 811 services (with or without address) to identify utilities onsite. A report showing the location of relevant utilities and the contact information for their providers.
- Homesite options. Up to 3 will be provided; most economical, best suited to the land, other as requested.
- Driveway options based on homesite options. Up to 3 will be provided with notes on grading or drainage improvement needed.
- Slope analysis. Shaded analysis of the suitability for various usage broken into gentle, moderate, and steep.
- Surface drainage study. Generalized map of creeks, wet weather conveyances, gullies and general direction of slope

Individual Services (up to 10 acres with single home)

811 services (with physical address) to identify utilities onsite. A report showing the location of relevant utilities and the contact information for their providers.	\$250
811 services (with NO physical address) to identify utilities onsite. A report showing the location of relevant utilities and the contact information for their providers.	\$300
Homesite options. Up to 3 will be provided; most economical, best suited to the land, other as requested.	\$250
Driveway options based on homesite options. Up to 3 will be provided with notes on grading or drainage improvement needed.	\$250
Slope analysis. Shaded analysis of the suitability for various usage broken into gentle, moderate, and steep.	\$250
Surface drainage study. Generalized map of creeks, wet weather conveyances, gullies and general direction of slope	\$250

Services not listed or services for larger projects available upon request