High Intensity Soil Map – Sketch Map

County: Cumberland
For: Land Partner Funding LLC
Contact: (773) 399-9426 | vacanrealty@gmail.com
Property: Cornerstone Dr Rockwood, TN **Parcel ID:** 120 012.27
Subdivision: Piney Creek Acres Lot 26
Date: 08/30/2026

Soil Map Legend
LyC – Lily loam, 5 to 15 percent slopes, 27 to 30 inches to bedrock
LmC – Lily loam, 5 to 15 percent slopes, 30 to 40 inches to bedrock
Ce – Hendon loam, 5 to 15 percent slopes
NE – Not Evaluated

Map Unit Symbol	Estimated Absorption Rate (MPI)	Depth to Restrictive Layer	Soil Notes and Improvement Practices
LyC	0 to 27 inches = 30 MPI 27 to 48 inches = >75 MPI	Average depth to R indurated sandstone is 27 to 29 inches to bedrock.	Moderately deep, well drained soils formed in residuum weathered primarily from sandstone. Good structure throughout. Observed average contact to R indurated sandstone bedrock at 27 to 29 inches.
LmC	0 to 35 inches = 30 MPI 35 to 48 inches = >75 MPI	Average depth to R indurated sandstone is 35 to 40 inches.	Moderately deep, well drained soils formed in residuum weathered primarily from sandstone. Good structure throughout. Observed contact to R indurated sandstone bedrock at 35 to 40 inches.
Ce	0 to 24 inches = 75 MPI (WID) 24 to 48 inches = >75 MPI	Depth to redox features (depletions and iron accumulations) 24 inches. Depth to Fragic properties (areas of brittleness) 34 inches.	Deep and very deep, moderately well drained soils formed in residuum of shale and sandstone uplands. Good structure throughout. Observed redox features (depletions and iron accumulations) at a depth of 24 inches. Observed Fragic features (areas of brittleness) at 34 inches. ***Soil Improvement Practice: Interceptor drain is required. Install interceptor drain 15 ft upslope from SSDS to a minimum depth of 36 inches. A positive outlet is required.***
NE			Not Evaluated

A surveyor was not involved in locating this soil area.
All distances, areas, and bearings are approximate by taping. Scale 1" =100'
Setback 10 feet from property boundary.
Setback is 15ft from one dot drains.
Setback from two dot drains is 25ft.

The survey base map was resized to 1" =100' scale.
Manage surface water (gutter downspouts) appropriately on all map units.
Metal Soil Stakes Marked [X] leave in place until final inspection.

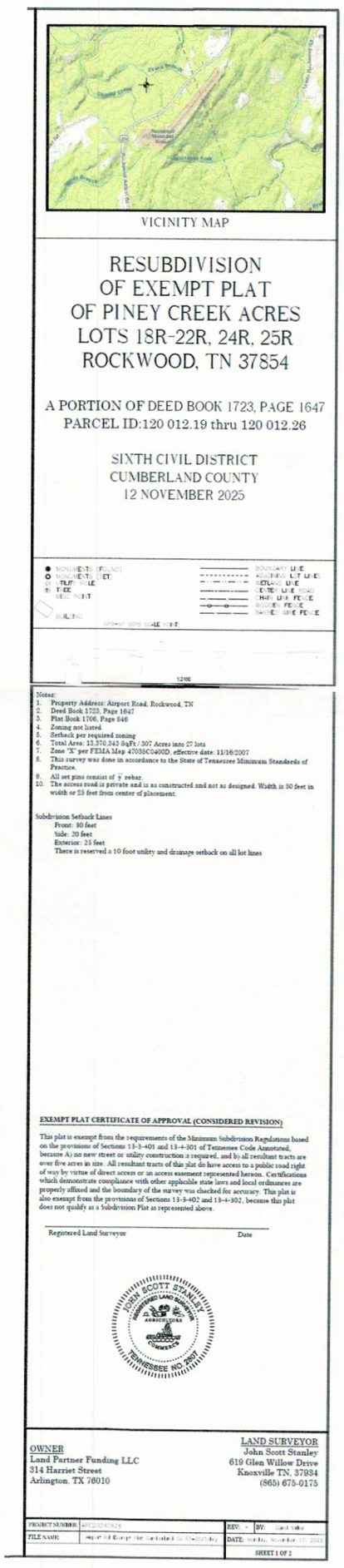
High Intensity Soil Map Sketch - Competed By:

Signature: _____ **Date:** 08/30/2026

Jennifer Yaeger Mason, Soils Consultant
TN-TERRA Soil and Land Consulting Services
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Clinton, TN 37716
Contact:
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Any cutting, filling, or compacting will void this map.
Signature of a soil scientist is no guarantee of a septic permit.
I, Jennifer Yaeger Mason, affirm that this soil map meets the standards established in the Regulations to Govern Subsurface Sewage Disposal, the Soils Handbook, and the Soil Taxonomy.
No other warranties are made or implied. This soil map is to evaluate the site for a subsurface sewage disposal system only.

Signature of Soil Consultant does not constitute approval of this map by the Division of Water Resources.


VICINITY MAP

RESUBDIVISION
OF EXEMPT PLAT
OF PINEY CREEK ACRES
LOTS 18R-22R, 24R, 25R
ROCKWOOD, TN 37854

A PORTION OF DEED BOOK 1723, PAGE 1647
PARCEL ID:120 012.19 thru 120 012.26

SIXTH CIVIL DISTRICT
CUMBERLAND COUNTY
12 NOVEMBER 2025

Notes:
1. Property Address: Airport Road, Rockwood, TN
2. Deed Book 1723, Page 1647
3. Plat Book 1706, Page 846
4. Zoning not listed
5. Setback per required zoning
6. Total Area: 13,370,343 SqFt / 307 Acres into 27 lots
7. Zone "X" per FEMA Map 47035C0400D effective date: 11/16/2007
8. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
9. All set pins consist of ½" rebar.
10. The access road is private and is as constructed and not as designed. Width is 50 feet in width or 25 feet from center of placement.

Subdivision Setback Lines
Front: 30 feet
Side: 20 feet
Exterior: 25 feet
There is reserved a 10 foot utility and drainage setback on all lot lines

EXEMPT PLAT CERTIFICATE OF APPROVAL (CONSIDERED REVISION)

This plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of Sections 13-3-401 and 13-4-301 of Tennessee Code Annotated, because A) no new street or utility construction is required, and b) all resultant tracts are over five acres in size. All resultant tracts of this plat do have access to a public road right of way by virtue of direct access or an access easement represented hereon. Certifications which demonstrate compliance with other applicable state laws and local ordinances are properly affixed and the boundary of the survey was checked for accuracy. This plat is also exempt from the provisions of Sections 13-3-402 and 13-4-302, because this plat does not qualify as a Subdivision Plat as represented above.

Registered Land Surveyor Date

JOHN SCOTT STANLEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2601

OWNER
Land Partner Funding LLC
314 Harriet Street
Arlington, TX 76010

LAND SURVEYOR
John Scott Stanley
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SHEET 1 OF 2

