



FIGURE 1
 HATCHED AREA 0 - 10% SLOPES

The Site

Preliminary Data

Approximately 616 Acres in 2 tracts

LOCATION

County: Cumberland
Nearest Cities: Crossville, TN (2.8 miles west)
Knoxville, TN (70 miles east)
Chattanooga, TN (74 miles south)
Nashville, TN (115 miles west)

TRANSPORTATION

Interstate Highway: I-40 (adjacent to the site on the south side)
I-75 (approximately 47 miles east)
U.S. Highway: U.S. 70 (approximately 5000 ft southwest)
Local Roads: Peavine Road/S.R. 101 (approx. 500 ft. to the west side)
Albert Frye Road (adjacent to the site on north side)
Air: Crossville Municipal Airport (approx. 7 miles west)

FRONTAGE & VISIBILITY

Road Frontage: Approximately 5500 feet along Albert Frye Road
Approximately 1400 feet along I-40
Site Visibility: Visible from I-40 and Albert Frye Road

UTILITIES

Electricity: See attached matrix.
Supplier: Volunteer Energy Cooperative
Water: 6" line along Peavine Road/S.R. 101
Supplier: City of Crab Orchard
Sewer: 4" low pressure force main along Peavine Road/S.R. 101
Supplier: City of Crossville
Natural Gas: 4" line along Peavine Road/S.R. 101 and Albert Frye Road
Supplier: Upper Cumberland Gas Utility District

TOPOGRAPHY

Elevation Range: 1700 – 1860
Predominate Terrain: The terrain is rolling, with 3 gullies running through it. Slopes range from 4% to 30%.

GEOTECHNICAL DATA

Soil Types: There are 10 soil types associated with this site. Of the various soil types, none are considered to be subject to flooding or ponding of water. None of the soil types are classified as prime farmland soils. None of the soils types are considered hydric, which are associated with wetlands. Five of the soil types are considered unsuitable for building sites due to the steep slopes associated with them.

Depth to Bedrock: Depths range from 18" to 60"+.

LAND OWNERSHIP (Cumberland County Tax Map 101)
Number of Parcels: 2
Parcel # (acres): 46.01 (approx. 368 acres), 47 (approx. 246 acres)