

RIDGELINE NORTH PROPERTIES LLC
YIELD PLAN
CHEROKEE COUNTY, ALABAMA

Aug 2, 2014

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1200 FEET

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Mark W. McCurdy
MARK W. McCURDY, AL. Reg. No. 6438
Aug. 2, 2014



PROJECT AREA 386.92± ACRES
21,500 LIN FT ROADWAY

INDICATES VIEW LOTS [343.89 ACRES] [117 LOTS] [2.94 ACRES AVG]

COMMON AREA [7.64 ACRES]

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08/01/14

Ridgeline North, LLC
15 Professional Court
Rome, Ga. 30165

Re: Ridgeline North, LLC
Cherokee County, Alabama
Soil Report

The Cherokee County and Alabama Departments of Public Health have rules and regulations for installing Onsite Sewage Disposal Systems which have to be adhered to. Soil conditions, permeability, terrain and etc. dictate the feasibility of Onsite Sewage Disposal Systems.

Soil Types:

- Hartsells-Linker – Fine sandy loam with depths of 1 ½ to 3 ft. deep to bedrock
Moderate permeability-Slopes 5 to 30 %-Outcrop fragments
- Firestone - Firestone-Montevallo Series – upper 12 inches brown gravelly
Silt loam with moderately slow permeability – below 12 inches
Yellowish red silt loam with slow permeability- slopes 5 to 20 %
- Chewacla - The upper 24 inches brown silt clay loam, Below 24 inches grayish
Brown silt clay loam- found along streams-Moderate permeability-
Flooding and high ground water table.

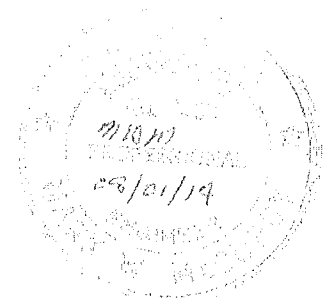
Hartsell-Linker soils comprise approximately 92 % of the area of Ridgeline North and has adequate permeability for Septic Tanks and Fields. Each lot will have to be evaluated to determine Conventional or Engineered Fields. Shallow placement or Engineered Mound type fields will be required for lots having shallow depths of soil.

Firestone soils comprise approximately 18 acres (4 % of area) in the northwest corner of Ridgeline North lying northwest of the stream. These soils have low permeability and normally require Engineered type Onsite Sewage Disposal Systems.

Chewacla Soils comprise approximately 16 acres (4 % of area) along the stream in the northwest corner of Ridgeline North (300 ft. wide strip along stream). These soils have moderate permeability but are subject to flooding and high ground water table. Fields should be located outside this area on the Lot.

Respectfully Submitted


Mark W. McCurdy, Al. Reg. Engineer No. 6438



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Ridgeline North, LLC;

Mark W McCurdy has prepared a Conceptual Development Plan and Conservation Plan for the property known as Ridgeline North, LLC, encompassing approximately 386.92 acres more or less in Cherokee County, AL. These plans were based on a boundary sketch provided by the landowner and existing topographic information from the Region, State USGS Quadrangle Sheets, which were rendered to 20-foot contour intervals.

The Development Plan contemplates 117 single family lots on 386.92 acres, and is served by individual septic systems and private wells for Potable water supply. The plan includes walking trails, panoramic views, great views of Lake Weiss and other amenities.

The Regulatory agency for the individual septic systems and private wells for Potable water supply is the State Health Department. This plan as proposed will conform to those Rules and Regulations. See attached Soils Report.

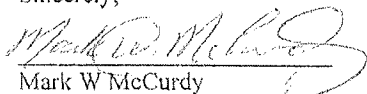
The Development Plan was derived following standard subdivision guidelines and development regulations. The Rural area of Cherokee County, AL currently has no zoning, although a zoning of residential was assumed for this plan. This is felt to be a reasonable assumption for zoning, given the presence of other similar developments in the area.

In Cherokee County, AL, there are no building restrictions, ordinances, or regulations regarding construction of homes, placement of mobile homes, towers or other structures in the unincorporated areas. There are no permits required for building structures in the unincorporated areas of the county. (See attached Cherokee County commission letter)

The access to the project is via county maintained roadway within a 60 foot wide Right-of-Way Easement. The county regulations allows developments to access via Right-of-Way Easements. The roadways within this project are designed to meet county standards and regulations. The estimated construction costs for the roads is \$65.00 per linear foot.

I do hereby certifies that, to the best of my knowledge, information and belief, the Conceptual Development Plan is feasible based on all known site conditions and with regards to all known physical and regulatory conditions. Notwithstanding this certification, in order for this site to be developed, all information must be verified in the field and adjusted accordingly.

Sincerely,


Mark W McCurdy

08/02/14
Date

