

21 June 2019

Turner Properties

4851 Olde Village Ct.
Dunwoody, GA 30338

c/o Cardinal Points Group, LLC
Warren Turner

Mr. Turner,

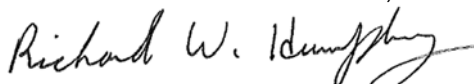
At your request Pugh Wright McAnally, Inc. prepared map overlays and acreage estimations of potential impacts to development on a tract of property (approximately 95 acres) at the southwest corner of the intersection of Wall Triana Highway with Capshaw Road. The tract is partially wooded/undeveloped and partially agricultural and includes two natural drainage ways collecting stormwater runoff. We collected mapping information from the City of Huntsville, the Federal Emergency Management Agency (FEMA), and the U.S. Fish and Wildlife Services for this preliminary review.

Based on these map overlays, attached as Exhibit "A" and Exhibit "B", approximately 73.3 acres lies within Special Flood Hazard Area (SFHA) "AE". It will be necessary to raise the elevations in this area in order to develop this portion of the property. A portion of the SFHA (approximately 11.9 acres) is also designated as a regulated Floodway. Development within the Floodway will require detailed hydraulic studies of the proposed work and would be restricted to having no negative impacts on the flood elevations upstream from the property. Any development within the Floodway would require FEMA approval. Development outside the Floodway but within the SFHA would require permitting through the local government agency. Based on these map overlays, fill depths of approximately 2 feet to 6 feet would be required to raise this area to the current Base Flood Elevation as determined by FEMA.

There is also an area of approximately 9.7 acres that is mapped as potential wetlands on the US Fish and Wildlife National Wetlands Inventory Map. Approximately 5.1 acres of this area lies within the Floodway with the remainder outside the Floodway and within the SFHA. The actual wetland area should be delineated by an environmental professional. Any development within a designated wetland area will require permitting through the US Army Corps of Engineers (USACE). The current drainage ways crossing the property are also shown on the USGS Quad sheets and may require permitting through USACE for any construction activity within the normal flow area of these ditches.

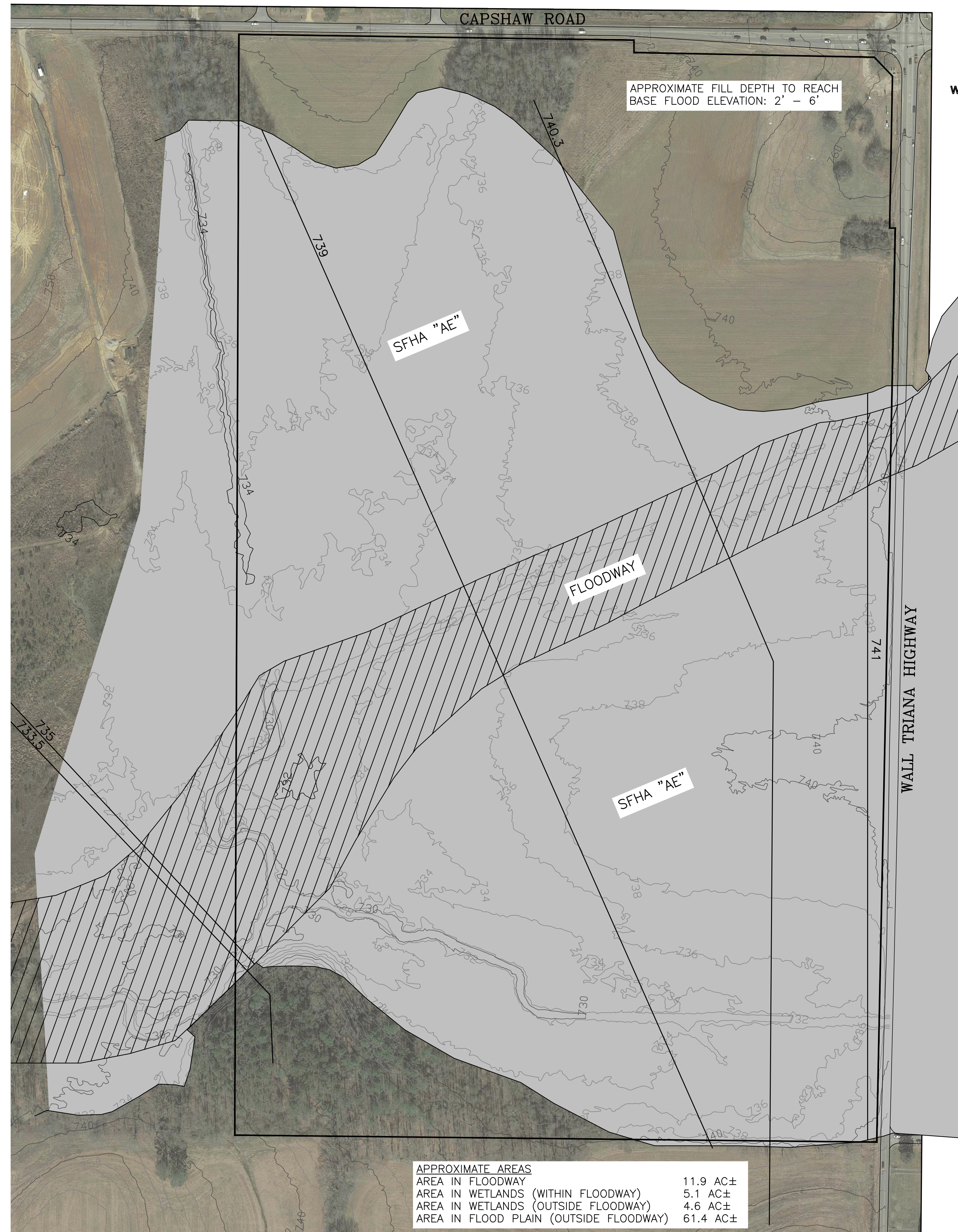
This is only a brief summary based on map overlays and does not constitute a detailed study of the property. Additional field investigation and communication with government officials will be required to determine the actual impacts of these items on potential development. If you have any questions or need any other information, please don't hesitate to contact us.

Sincerely,
PUGH WRIGHT McANALLY, INC

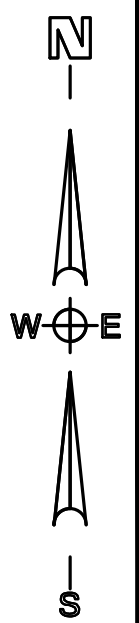
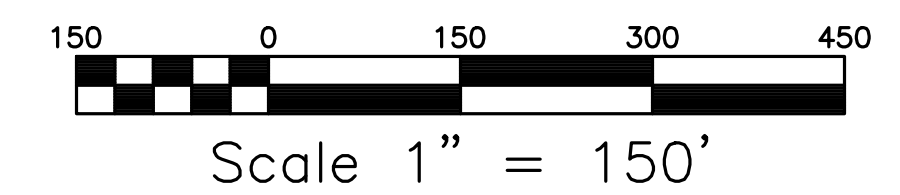


Richard W. Humphrey, PE/PLS

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FEMA FLOOD INSURANCE
RATE MAP OVERLAY



**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**

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PughWrightMcAnally, Inc. www.pughwrightmcanally.com

Rev#	Description	Date
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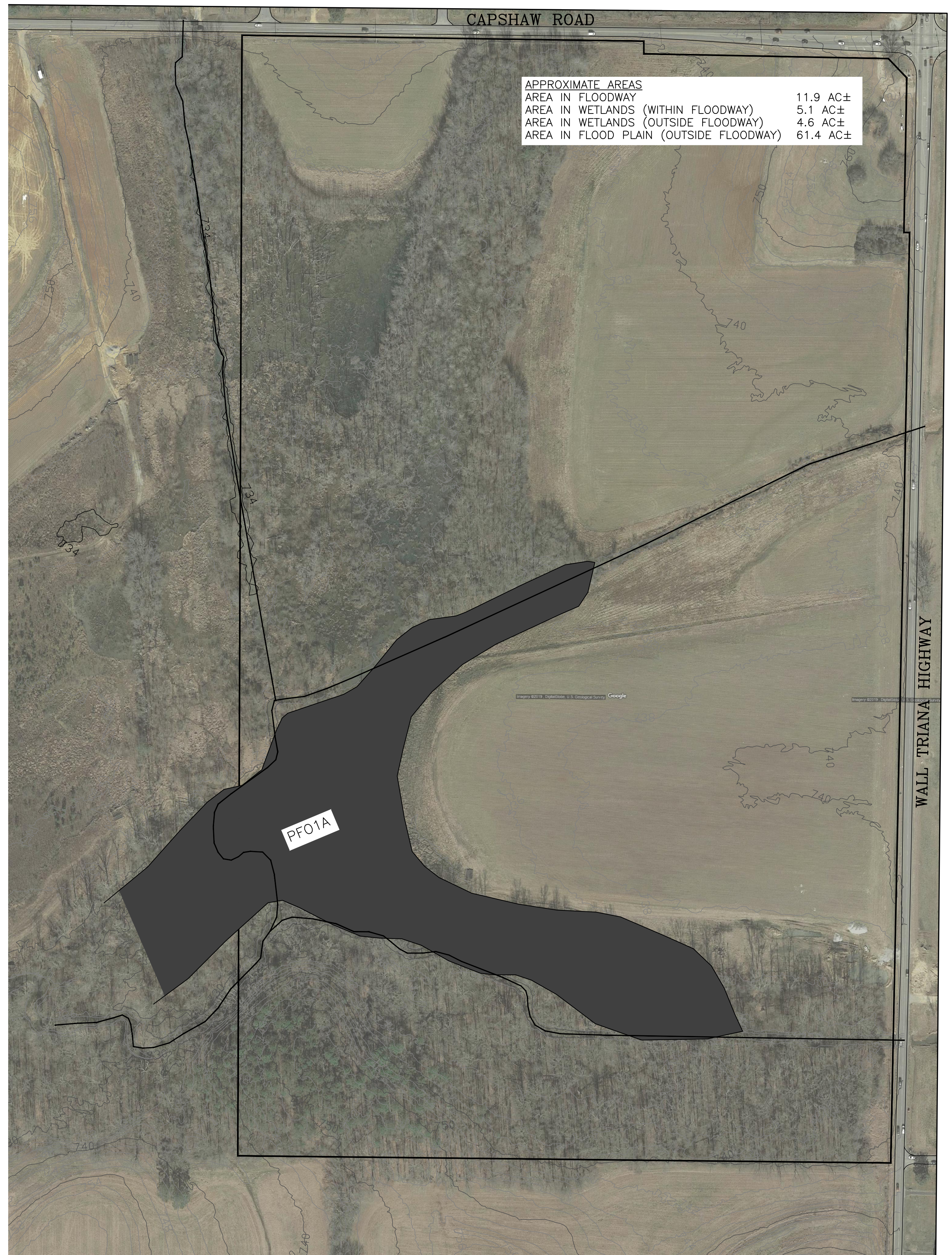
TURNER PROPERTIES
CAPSHAW ROAD
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 2 WEST
MADISON COUNTY, ALABAMA
MAP OVERLAYS - EXHIBIT A

Date: 06/19/2019
Drawn By: RWH
Approved By: RWH
Scale: 1"=150'

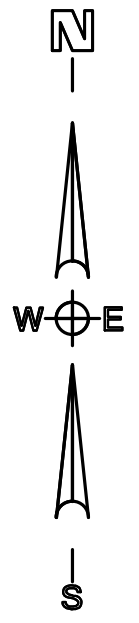
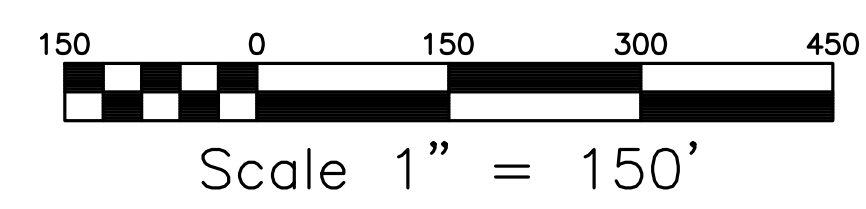
Sign/Seal
DRAFT

Job Number:
587-19

Sheet Number:
1 OF 2



WETLANDS INVENTORY MAPPER
MAP OVERLAY



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TURNER PROPERTIES
CAPSHAW ROAD
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 2 WEST
MADISON COUNTY, ALABAMA
MAP OVERLAYS - EXHIBIT B

Date: 06/19/2019
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Approved By: RWH
Scale: 1"=150'

Sign/Seal

Job Number:
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Sheet Number:
2 OF 2