Southern Environmental Group, Inc.
5315 South College Road, Suite E Wilmington, NC 28412
Phone: 910.452.2711 Fax: 910.452.2899 Email: office@segi.us

20 June 2016

Mr. D Logan
Logan Homes
60 Gregory Rd
Suite 1
Belville, NC 28451

Re: Lea Tract
Access Road Wetlands and Permitting

Dear Mr. Logan:

Southern Environmental Group, Inc. (SEGi) reviewed the feasibility of constructing an access road along the eastern property line of your Lea Tract Subdivision in Hampstead, Pender County, North Carolina. Specifically in regard to the constraints you may encounter due to wetlands (on-site and adjacent) and subsequent wetland permitting.

SEGi previously delineated the wetlands within the Lea Tract and obtained US Army Corps of Engineers (USACE) concurrence. This included the delineation of a cypress – gum swamp or bottomland system along the northern property line. This wetland system extends north onto the adjacent property and also runs east-west along the length of the property line. (see Exhibit)

Based on the Pender County Collector Street Plan (CSP) the access road will require a USACE wetland permit or the construction of a pile supported bridge. It is my understanding that the size and construction of a bridge in this location is not economically practical and a traditional earthen filled wetland crossing would be more suitable. The wetland impact area for the roadway would be approximately 2.0 acres which is a significant impact for a road crossing and would require adequate justification. (see Exhibit)

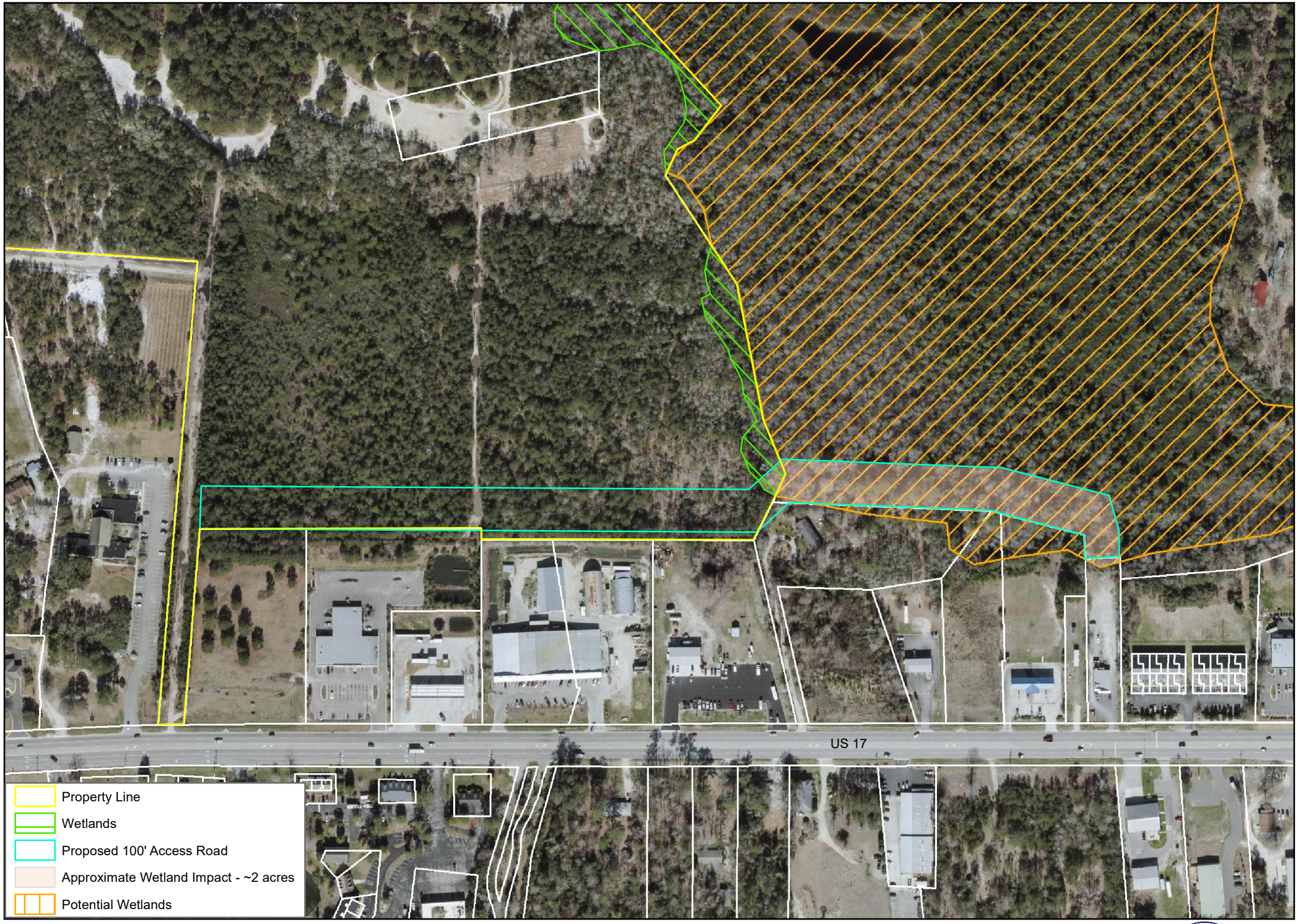
The USACE requirements for this type of road crossing require a purpose and need for the impact that is clearly definable and defendable. After reviewing the Pender Street Collector Plan the proposed access road would provide access to residents and businesses which are already accessed from Highway 17, which questions the need for additional access. Future development within the wetlands to the west of the proposed road (adjacent to the impact area) is also unlikely as both construction restrains and significant wetland impacts would be required. This also limits the need for the access road and therefore the purpose of the proposed wetland impact.

In summary, due to the significant size of the proposed impact and unclear need for additional access to existing and future residents and businesses; it is my opinion that the USACE would not issue a permit for the access road as proposed.

It is SEGi's hope the information found within and attached are adequate to address your questions regarding the access road feasibility. However, should you have questions or need additional information, please feel free to contact me at 910.452.2711.

Thank you,

President



0 55 110 220 330 440 Feet

1 inch = 279 feet

Map source: NCOneMap Orthoimagery

Lea Tract Access Road
Jesse Lea Property
Hampstead, Pender County, NC
6/20/2016 Project #: 012-035.01