



# Soil & Environmental Consultants, PA

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## **PRELIMINARY WETLAND EVALUATION & STREAM EVALUATION FOR 6367 WADE STEDMAN RD., WADE, CUMBERLAND COUNTY, NC**

On **MARCH 30<sup>TH</sup>, 2021**, S&EC personnel completed a preliminary wetland delineation and stream evaluation on the 6367 Wade Stedman Rd. Site ( $\pm$ 15.25 acres). The site is located on Wade Stedman Rd. in Wade, NC. Figure 1 and Figure 2 show the location of the site on a USGS topographic quadrangle and NRCS County Soil Survey, respectively.

### **EXECUTIVE SUMMARY**

We have determined that wetlands generally account for the jurisdictional waters observed on the site. The attached wetland sketch map depicts the approximate locations of wetlands identified during our evaluation. Actual wetlands present on site are significantly less than what is shown on the National Wetland Inventory (NWI) maps. This is normal since NWI maps are known to be grossly inaccurate. Please refer to the sketch map and the results and recommendations section below for more detailed information.

### **SCOPE OF WORK**

The preliminary wetland delineation consisted of traversing the property to examine soils, vegetation, and hydrology across the site in search of areas that meet the criteria for jurisdictional wetlands as described by the procedures set forth in the Corps of Engineers Wetlands Delineation Manual (January 1987 – Final Report) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0, November 2010). Areas on the site with positive indicators of hydric soils, evidence of wetland hydrology, and presence of hydrophytic vegetation were approximated using a georeferenced Avenza base map. Proof of wetland hydrology would be the existence of hydric soils with oxidized root channels in the upper 12 inches of the soil profile, water borne deposits, drift lines, scour marks, drainage patterns, mucky soil texture, regional indicators of soil saturation, etc. Surface waters such as intermittent and perennial stream channels, ponds, and lakes, which are also subject to regulation by the US Army Corps of Engineers (USACE) as waters of the US, were also identified if present. These surface waters may also be referred to as jurisdictional waters to indicate that they are within the jurisdiction of the USACE. It is important to note that wetlands are also classified as waters of the US and regulated by the USACE under authority of the Clean Water Act (33 USC 1344).

### **RESULTS & RECOMMENDATIONS**

The results of the preliminary wetland evaluation and stream evaluation are discussed below.

***Wetlands and Jurisdictional Waters:***

We have determined that approximately 3.28 acres of jurisdictional waters (i.e. wetlands but not streams) exist on the site. Please refer to the attached “Wetland Sketch Map” for approximate locations.

No jurisdictional streams were observed during the site evaluation; but 2 ditches believed not to be jurisdictional were observed. The approximate locations of the ditches are illustrated on the attached wetland sketch map. The NWI map for this site indicates roughly 6.64 acres of wetland area to be present on the two parcels. It is not surprising that the NWI mapping is inaccurate because NWI produces maps by first interpreting wetlands from high-altitude aerial photography (i.e. no on the ground evaluations are performed) and because NWI does not use the same criteria for identifying wetlands that the US Army Corps of Engineers (USACE) uses to determine the presence of wetlands subject to federal regulation.

S&EC observed some wetland delineation flagging on the property closer to the existing off ramp of I95 (presumably done by NCDOT or their consultant). We could not really make any sense of the flagging because it clearly crossed out of wetland areas and into obvious upland (non-wetland areas).

**Regulations**

A general list of regulations that apply to jurisdictional wetlands and waters present on the site are discussed below. Please be aware that other local, state, and federal regulations not included in this list may also apply. S&EC personnel are available to discuss these regulations as they apply to your site.

***Isolated/Excluded Wetland Rules:***

The isolated wetland rules are administered by the NC Division of Water Resources (DWR) and apply only to features that do not possess a jurisdictional connection, as determined by the USACE per the 2020 Waters of the US Rules (WOTUS) and therefore are not regulated under Section 44 of the Clean Water Act. However, impacts surpassing the following thresholds will require written notification and approval by the DWR. These thresholds include impacts to isolated wetlands equal to or greater than 1 acre east of I-95. While there may be some small areas of isolated or excluded wetlands within the area not mapped as wetland on the parcels, S&EC believes that the total of such areas would be below the threshold for written approval and that no mitigation would be required to impact those areas.

***Wetland Permitting:***

The current Nationwide Permits were issued by the USACE on March 18, 2017 and March 15<sup>th</sup>, 2021.

Generally, wetland impact permits are issued on a per-project basis as determined by the USACE. Impacts to jurisdictional wetlands less than 0.1 acre do require a permit but do not require mitigation. Impacts up to 0.5 acre of impact are possible utilizing Nationwide permits but would require mitigation. Impacts in excess of 0.5 acre would require a Corps Individual/Standard permit and would also require mitigation.

### Limitations

Our evaluations, conclusions, and recommendations are based on project and site information available to us at the time of this report and may require modification if there are any changes in the project or site conditions, or if additional data about the project or site becomes available in the future. This report is intended for use by Poyner Spruill LLP in its representation of the landowner in the eminent domain action filed by the North Carolina Department of Transportation. These findings are not intended or recommended to be used for any other purpose. Reuse for any other purpose or by any other party shall be done only after written verification or adaptation by SOIL & ENVIRONMENTAL CONSULTANTS, PA, for the specific purpose intended.

### CONCLUSION

The preliminary wetland and stream delineation for the 6367 Wade Stedman Rd. Property was completed by S&EC on March 30<sup>th</sup>, 2021. This site contains approximately 3.28 acres of jurisdictional wetland areas that that may require preconstruction authorization for impacts, depending on the size and nature of the impact (i.e. road construction, lot fill, stormwater pond construction, etc.).

