



US Army Corps  
Of Engineers  
Wilmington District

# PUBLIC NOTICE

Issue Date: May 9, 2007  
Comment Deadline: June 8, 2007  
Corps Action ID #: SAW-2006-41551-065

The Wilmington District, Corps of Engineers (Corps) has received an application from **Alliance Commercial Investments, LLC** seeking Department of the Army authorization for the discharge of fill material into 5.9 acres of Section 404 jurisdictional wetlands adjacent to an unnamed tributary to Island Creek, associated with the proposed **Porter's Neck Shopping Center** commercial development. The 55.12-acre project area is located west of the intersection of Porter's Neck Road and U.S. Highway 17 (Market Street), south of the I-140 Wilmington Bypass, northwest of the City of Wilmington, New Hanover County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at [www.saw.usace.army.mil/wetlands](http://www.saw.usace.army.mil/wetlands)

**Applicant:** Alliance Commercial Investments, LLC  
Attn: Mr. James Black  
Post Office Box 9537  
Greensboro, North Carolina 27429

**Agent (if applicable):** Land Management Group, Inc.  
Attn: Ms. Kim Williams  
Post Office Box 2522  
Wilmington, North Carolina 28402

## Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (33 U.S.C. 1344).

## Location

The 55.12-acre project area is located west of the intersection of Porter's Neck Road and U.S. Highway 17 (Market Street), south of the I-140 Wilmington Bypass, northwest of the City of Wilmington, New Hanover County, North Carolina. The site contains approximately 16.58 acres of jurisdictional non-riparian wetlands which are adjacent to unnamed tributaries to Island Creek, a tributary to the Northeast Cape Fear River, a

Navigable Water of the United States. No streams exist within the site. Site coordinates are 34.3021°N, 77.7897°W.

### **Existing Site Conditions**

This site is mostly undeveloped and forested land, with several dirt roads carved throughout. There are two residential homes, four small sheds, and two non-jurisdictional ponds (those created in uplands and without a hydrological connection to Waters of the United States) located within the southern portion of the site, and two small buildings located within the northeastern portion of the site.

According to the United States Department of Agriculture Soil Survey of New Hanover County (April 1977), wetlands within the site are classified as Murville fine sand and Leon fine sand, very poorly drained and poorly drained respectively, and have been classified as hydric soils for New Hanover County. These wetlands support vegetation which mainly consists of loblolly bay (*Gordonia lasianthus*), gallberry (*Ilex glabra*), fetterbush (*Lyonia lucida*), titi (*Cyrilla racemiflora*) and arrow arum (*Peltandra Virginiana*). Upland soils are classified as Lynn Haven fine sand (poorly drained, hydric) and Wakulla sand (somewhat excessively drained, non-hydric), and support loblolly pine (*Pinus taeda*), sweet pepperbush (*Clethra alnifolia*), blueberry (*Vaccinium crassifolium*), and wiregrass (*Aristida stricta*).

Surrounding land use currently consists of undeveloped, wooded residential lots to the west (Greenview Ranches), an apartment complex and shopping center to the southwest, Highway 17 to the east and southeast, and Interstate I40 (Wilmington Bypass) to the north.

### **Applicant's Stated Purpose**

The purpose of the project is to provide a commercial/retail development within an expanding section of northern New Hanover County.

### **Project Description**

The applicant has proposed to discharge fill material into 5.9 acres of jurisdictional wetlands to construct 36.6 acres of commercial/retail space, associated parking, and access roads within the property. Two large buildings will be constructed, along with twenty small retail shops, and three medium sized buildings. In addition, six out parcels that are each approximately 8,000 square feet in size will be constructed and sold. The site plan contains, on average, five parking spaces per 1,000 square feet of building space. Project plans and narrative have been included with this Public Notice.

The applicant has also submitted an Alternatives Analysis that includes both on-site and off-site alternatives. This information has been included with this Public Notice.

The applicant has also submitted a mitigation proposal with their application that entails on-site preservation of 10.68 acres of non-riparian wetlands, off-site purchase and preservation of approximately twelve acres of wetlands within the Greenview Ranches area, and payment into the Ecosystem Enhancement Program (EEP) for restoration of six acres of non-riparian wetlands within the Cape Fear River watershed.

### **Other Required Authorizations**

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State Certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice combined with appropriate application fee at the North Carolina Division of Water Quality central office in Raleigh will constitute initial receipt of an application for a 401 Water Quality Certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 2321 Crabtree Boulevard, Suite 250, Raleigh, North Carolina 27604-2260; Attention: Ms Cyndi Karoly by June 1, 2007.

### **Coastal Zone Management**

The applicant has certified that the proposed work complies with and will be conducted in a manner that is consistent with the approved North Carolina Coastal Zone Management Program. Pursuant to 33 CFR 325.2 (b)(2) the Corps is, by this notice, forwarding this certification to the North Carolina Division of Coastal Management (NCDCM) and requesting its concurrence or objection. Generally, the Corps will not issue a Department of the Army (DA) permit until the NCDCM notifies the Corps that it concurs with the applicant's consistency certification.

### **Essential Fish Habitat**

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

## **Cultural Resources**

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

## **Endangered Species**

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps has determined pursuant to the Endangered Species Act of 1973 (ESA), that the proposed project may affect federally listed endangered or threatened species or their formally designated critical habitat. This includes the endangered red-cockaded woodpecker (*Picoides borealis*) and rough-leaved loosestrife (*Lysimachia asperulaefolia*). In addition, this project may also affect the Venus flytrap (*Dionaea muscipula*), a Federal Species of Concern. The Corps of Engineers will initiate consultation under Section 7 of the ESA and will not issue a permit until the consultation process is complete.

## **Evaluation**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

## **Commenting Information**

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the

Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, June 8, 2007. Comments should be submitted to Jennifer S. Frye, Post Office Box 1890, Wilmington, North Carolina, 28402-1890, telephone (910) 251-4923.

## **PROJECT NARRATIVE**

**April 2007**

### **Porter's Neck Shopping Center**

Alliance Commercial Investments  
New Hanover County, NC

## **INTRODUCTION**

Alliance Commercial Investments proposes to develop the Porter's Neck Shopping Center in the northern part of New Hanover County, NC, west of the intersection of US Highway 17 (Market Street) and Porter's Neck Road. This proposed project will contain 36.6 acres of commercial/retail space and will impact 5.9 acres of 404 wetlands. To compensate for wetland impacts, the applicant proposes to buy into the Ecosystem Enhancement Program (EEP) for the restoration of six acres of non-riparian wetlands. In addition, both on-site and off-site wetland preservation is offered.

## **EXISTING CONDITIONS**

The 55.12-acre project site is located in New Hanover County, west of the intersection of Porter's Neck Road and Highway 17 in Wilmington, NC (Figures 1 & 2). This project area is a combination of thirteen tracts. A site delineation of 404 wetlands was performed by Land Management Group, Inc. and was approved in the field by Ms. Jennifer Frye of the U.S. Army Corps of Engineers on November 8<sup>th</sup>, 2006. The site contains a total of 16.58 acres of 404 wetlands. Most of the wetlands can be classified as non-riparian. No streams exist within the site.

The site is mostly undeveloped and forested. Several dirt roads exist throughout the project area. There are two homes, four small sheds, and two ponds located within the southern part of the site. In addition, two small buildings are located within the northeastern part of the site. All of these structures will be removed prior to the proposed construction.

According to the New Hanover County Generalized Soil Survey, uplands within the site are classified as Leon fine sand, Lynn Haven fine sand, and Wakulla sand (Figure 3). Wetlands within the site are shown as Murville fine sand and Leon fine sand. Uplands support loblolly pine (*Pinus taeda*), sweet pepperbush (*Clethra alnifolia*), blueberry (*Vaccinium crassifolium*), gallberry (*Ilex glabra*), and wiregrass (*Aristida stricta*). Wetlands support loblolly bay (*Gordonia lasianthus*), gallberry, fetterbush (*Lyonia lucida*), and titi (*Cyrilla racemiflora*). Surrounding land use currently consists of undeveloped residential lots to the west (Greenview Ranches), an apartment complex and shopping center to the southwest, Highway 17 to the east and southeast, and Interstate 140 (Wilmington Bypass) to the north.

Habitat with the potential for supporting listed species was identified by reviewing aerial photographs, soils maps, and topographic maps of the property and by walking throughout the site. A search of the North Carolina Natural Heritage Program database was conducted to determine whether any state or federally listed rare species have previously been observed within or near the project area (1/2 mile radius). Although no rare species were noted within the site, this search found one rare animal and two rare plant sightings near the tract. In 1996, an abandoned red-cockaded woodpecker cavity (*Picoides borealis*; state-listed and federal-listed as Endangered) was observed approximately 2000 feet west of the site. This cavity was noted to be occupied by a bluebird at the time. In addition, five rough-leaf loosestrife plants (*Lysimachia asperulifolia*; state-listed and federal-listed as Endangered) were observed approximately 2500 feet northeast of the site. These plants have not been seen since 1997. Finally, several Venus flytrap plants (*Dionaea muscipula*; state-listed Significantly Rare-Limited (also as Special Concern) and federal-listed as Federal Species of Concern) were seen approximately 3000 feet northeast of the site (year unknown).

On April 10, 2007, staff of Land Management Group, Inc. evaluated the project area for its potential to support federally-listed threatened or endangered species (Table 1). Because this survey was conducted outside of the flowering period of the rare plant species, conclusions drawn about the presence or absence of these species within this project area were based on the existence of appropriate habitat. The red-cockaded woodpecker (RCW) is generally found in old-growth pine forests and prefers mature longleaf pines with at least a 15" DBH for nesting and

foraging. Dense stands (stands that are primarily hardwood, or that have a dense hardwood understory) are avoided. In mature pine habitat, sufficient substrate can be provided on 80 to 125 acres. All large (>12" DBH) pines that were encountered on the tract were inspected for RCW cavities. No cavities or red-cockaded woodpeckers were observed during the survey. Most of the uplands within this tract contain young loblolly pine (*Pinus taeda*) and longleaf pine (*P. palustris*) trees, 4" to 8" diameter at breast height. These trees are too small to provide suitable nesting or foraging habitat for the RCW. Several larger pine trees were observed in the upland area located in the center of the tract and around home sites located in the southeast section of the project area. These trees were inspected for RCW cavities, but none were observed.

The American alligator lives primarily in freshwater swamps and marshes, but also in rivers, lakes, and smaller bodies of water. The shortnose sturgeon inhabits the lower sections of larger rivers and coastal waters along the Atlantic coast (USFWS, 1999). Appropriate habitat for these species does not exist within this site.

Both of the federally-protected plants known to occur in this area prefer moist habitats that are exposed to sunlight. Wetlands located within the project area were inspected for these plant species. The wetlands located in the western part of the tract consists of a Carolina bay system that is heavily vegetated with pond pine (*P. serotina*), red maple (*Acer rubrum*), sweet pepperbush (*Clethra alnifolia*), wax myrtle (*Myrica cerifera*), loblolly bay (*Gordonia lasianthus*), and gallberry (*Ilex glabra*). This area would not provide suitable habitat for these rare plant species. The wetlands located in the northern part of the property have been disturbed through the years. They contain a canopy of loblolly pine trees, but the shrub and herbaceous layers have been thinned out through mowing. Since these wetlands are sparsely vegetated, they could provide suitable habitat for both Cooley's meadowrue and roughleaf loosestrife (Table 1). We plan to reevaluate these wetland areas during their flowering period (May and June) in the areas of proposed disturbance.

No rare species were observed within this site during the survey. Based on the current conditions of the site and adjacent tracts, this site does not appear to contain appropriate habitat to support any of the threatened or endangered animal species known to occur in New Hanover

County (Table 1). However, because the wetland areas located in the northern part of the property may provide suitable habitat for federally protected plant species, these wetlands will be reevaluated during the plants' flowering period.

Table 1. Federally-listed endangered and threatened species known to occur in New Hanover County, NC, excluding coastal and marine species.

Common Name	Scientific Name	Status
<b>Animals</b>		
American alligator	<i>Alligator mississippiensis</i>	T(S/A)
Red-cockaded woodpecker	<i>Picoides borealis</i>	E
Shortnose sturgeon	<i>Acipenser brevirostrum</i>	E
<b>Plants</b>		
Cooley's meadowrue	<i>Thalictrum cooleyi</i>	E
Rough-leaf loosestrife	<i>Lysimachia asperulaefolia</i>	E

**KEY:**

Status	Definition
Endangered	A taxon "in danger of extinction throughout all or a significant portion of its range."
Threatened	A taxon "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."
T(S/A)	Threatened due to similarity of appearance - a species that is threatened due to similarity of appearance with other rare species and is listed for its protection.

The property is zoned B-1 Business District by New Hanover County. The purpose of this zoning classification is to provide convenient shopping facilities primarily of necessity goods and personal service required to serve a neighborhood.

The New Hanover County CAMA Land Use Plan classifies a majority of the tract as 'Transition'. The northwestern tip of this tract appears to be located within the 'Wetland Resource Protection Area'. The Land Use Plan states "The purpose of the Transition class is to provide for future intensive urban development on lands that have been or will be provided with necessary urban services. The location of these areas is based upon land use planning policies requiring optimum efficiency in land utilization and public service delivery. Residential development can exceed 2.5 units per acre within the Transition area provided the development

is adequately designed to be compatible with existing and proposed surrounding land uses and it is served by:

1. Sewer - the development shall be served by City or County sewer systems.
2. Municipal or County water system - the development shall be served by City or County water systems or a private water system constructed in accordance with City of Wilmington standards.
3. Direct access to a minor arterial or larger access road, as classified under the New Hanover County Thoroughfare Classification System - the development may be required to fully provide or to share in the cost of the provision of roadway improvements needed to adequately serve the proposed development and the community in general.”

“The Wetland Resource Protection subclass is primarily in the northeastern part of the county. The impact from which protection is needed is loss of wetland areas to development. The primary resources protection strategies focus on encouraging preservation of wetlands and wetland functions.”

## **ALTERNATIVES ANALYSIS**

The alternatives evaluated include a no-action alternative, off-site alternatives, on-site alternative site layouts, and the preferred project.

### **No-Action Alternative**

The no-action alternative would keep the site in its current, undeveloped condition and would prevent the applicant from developing it. The no-action alternative is not considered feasible for several reasons. The northern part of New Hanover County is experiencing rapid growth. This alternative would leave approximately 38.54 acres of uplands that are zoned for commercial/retail use undeveloped. This would cost the current owners of the tracts approximately \$13,000,000 in potential revenue (assuming a selling price of \$350,000/acre, which is the purchasing price). The inability to expand development within this tract of land would be a significant loss of return for the applicant and a loss of a retail shopping center for people living in this area.

## **Alternate Sites**

When selecting a site for this project, the applicant was evaluating properties that were at least thirty acres in size, could tap into local water and sewer lines, and were already zoned for commercial use. The applicant evaluated tracts that were located off of Highway 17 in northern New Hanover County and southern Pender County. Tracts in Pender County did not have access to local water or sewer utilities. Tracts in New Hanover County were limited by zoning and traffic issues. New Hanover County has designated a commercial pod in the Porter's Neck area in which the applicant focused its search. Besides the preferred project location, only one other site was identified as a potential location for this project.

### Ogden Tract

This 31.13-acre tract is located in New Hanover County, off of Market Street near Ogden Park (Figure 5). It is zoned commercial, has connections to utilities, and has minimal wetland issues, with only one wetland pocket that is approximately 5.5 acres in size. However, this site has traffic-related issues. During a previous attempt at commercial development of this tract, the NC Department of Transportation would not allow a stop light from Market Street into this tract. Therefore, development would have been restricted to a 'right-in, right-out' traffic pattern, which would have made access to the site difficult. Furthermore, neighbors of this tract have been adamantly opposed to development of this site and the potential for added congestion it would likely cause. Because of these concerns, this site was not considered a feasible alternative.

## **On-site Alternatives**

The project engineer evaluated several different site plans during the design phase of this project. In order to make this shopping center economically viable, at least one large retail building, considered an anchor tenant, is needed. The footprint of this building and number of associated parking spaces has already been established by the tenant. However, there was some flexibility in the size and location of the smaller buildings.

1. Alternate Site Plan #1 (No Wetland Impacts)

An alternate site plan was evaluated in which no wetlands would be disturbed (Figure 6). This site plan would allow the development of one large retail building and several small retail stores and outparcel buildings. This site plan would develop fewer buildings than the preferred project and would present a financial loss to the developer. Because of this financial loss, this site plan is not considered a viable alternative.

2. Alternate Site Plan #2 (Connecting into Plantation Road)

Initial discussions with New Hanover County regarding this project called for the applicant to tie the development into Plantation Road. Currently, this dirt road ends in the Greenview Ranches area, directly behind the property. The County and NCDOT had requested the applicant to connect this road to the Porter's Neck/Market Street intersection. This would allow direct access from the Murrayville area to the Porter's Neck area and could alleviate traffic along Market Street. However, it would create direct and indirect environmental impacts. Plantation Road is approximately fifteen to twenty feet wide in its current condition and is mostly bordered by wetlands. Widening this road would impact several acres of wetlands. Furthermore, many of the lots in the Greenview Ranches area are considered wetlands. Currently, there is limited access to these lots. Widening this road would likely provide the opportunity for lot owners to request permits for wetland fill to develop these parcels. The potential cumulative wetland impacts that could occur with this proposed site plan are immense. Preliminary discussions with regulatory agencies indicated that this site plan would require an Environmental Assessment, which could significantly delay the project. Because of the potential wetland impacts and time delays, this alternative was not considered feasible.

3. Alternate Site Plan #3 (Relocation of Buildings)

An alternate site plan was evaluated in which the buildings within the project area were rearranged (Figure 7) to determine if wetland impacts could be minimized. However, the size of the proposed buildings, need for access around the buildings, and parking requirements limited the configuration. Proposed wetland impacts with this alternate site plan showed approximately six acres of wetland impacts, which was similar to the preferred

alternative. Because there was no environmental benefit to this site plan, it was rejected.

### **Preferred Project**

The applicant's purpose and need is to develop an economically viable community shopping center with at least one anchor tenant with complimentary business services, being primarily retail in nature to serve the population located in the northern part of New Hanover County and the southern part of Pender County.

The preferred project consists of constructing approximately 36.6 acres of commercial/retail space, associated parking, and access roads within the property (Figure 8). Two large buildings will be constructed, along with twenty small retail shops, and three medium sized buildings. In addition, six outparcels that are each approximately 8,000 square feet in size will be constructed and sold. The site plan contains on average of five parking spaces per 1000 square feet of building space. The number of buildings planned within the project area is based on the price of the tracts, development costs, and the applicant's anticipated profit margin.

### **POTENTIAL ENVIRONMENTAL IMPACTS**

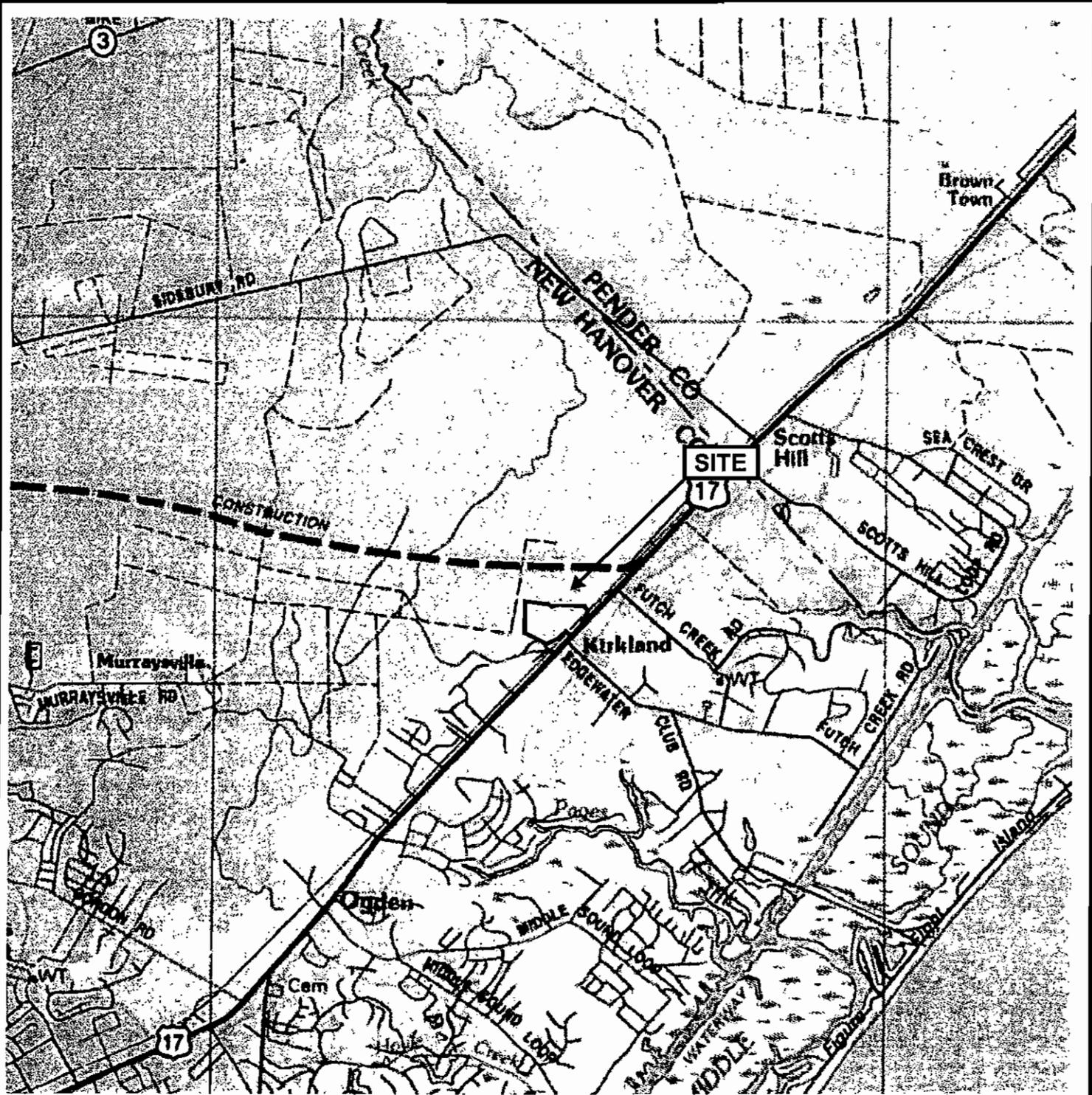
Several tracts and site plans were evaluated in order to select the option that minimized environmental impacts yet still provided an economically feasible project. The developer was unable to completely avoid impacts to wetlands because of their location within the property. The proposed project will impact 5.9 acres of 404 wetlands. Because the site does not contain appropriate habitat to support federally-listed animal species, this project will not affect protected animals. Wetlands located in the northern part of the property could potentially support rare plant species and will be reevaluated during their flowering period (mid May to June). If any rare plants are observed, they will be relocated to adjacent wetlands that will not be disturbed. Therefore, no federally-protected species will be negatively impacted by the proposed development.

Secondary impacts to wetlands and water quality could occur during and after construction of the project through erosion and stormwater runoff. These potential impacts will

be minimized by the development and implementation of a Stormwater Plan and a Sedimentation and Erosion Control Plan. These plans will reduce the potential for erosion or runoff into wetlands and other water bodies located off site.

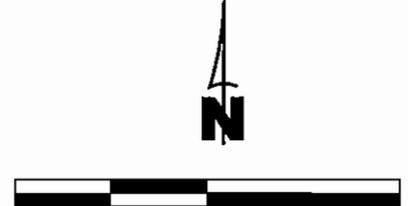
## **MITIGATION**

To mitigate for proposed wetland impacts, 10.68 acres of wetlands within the project area will be preserved to prohibit any wetland fill beyond what is being requested here. In addition, the applicant plans to purchase and preserve twelve acres of wetlands located in adjacent lots in the Greenview Ranches area. These lots are in a rapidly-expanding area of Wilmington and are threatened by development. Finally, the applicant plans to buy into the Ecosystem Enhancement Program (EEP) for the restoration of six acres of non-riparian wetlands within the Cape Fear River watershed. A request to buy into the EEP has been made.



\*Boundaries are approximate and are not meant to be absolute.

Map Source: North Carolina Atlas & Gazetteer. Pg 84.2003



SCALE 1" = 1 Mile

Porter's Neck Shopping Center  
 Alliance Commercial Investments  
 New Hanover County, NC  
 01-06-317



April 2007

Figure 1  
 Vicinity Map



\*Boundaries are approximate and are not meant to be absolute.

Map Source: Scotts Hill Quadrangle 7.5 minute (topographic) 1990.



SCALE 1" = 1200'

Porter's Neck Shopping Center  
 Alliance Commercial Investments  
 New Hanover County, NC  
 01-06-317



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 LAND MANAGEMENT GROUP LINC.  
 Environmental Consultants

April 2007

**Figure 2**  
**USGS Topographic Map**



\*Boundaries are approximate and are not meant to be absolute.

Map Source: NRCS Soil Survey.

SITE



SCALE 1" = 400'

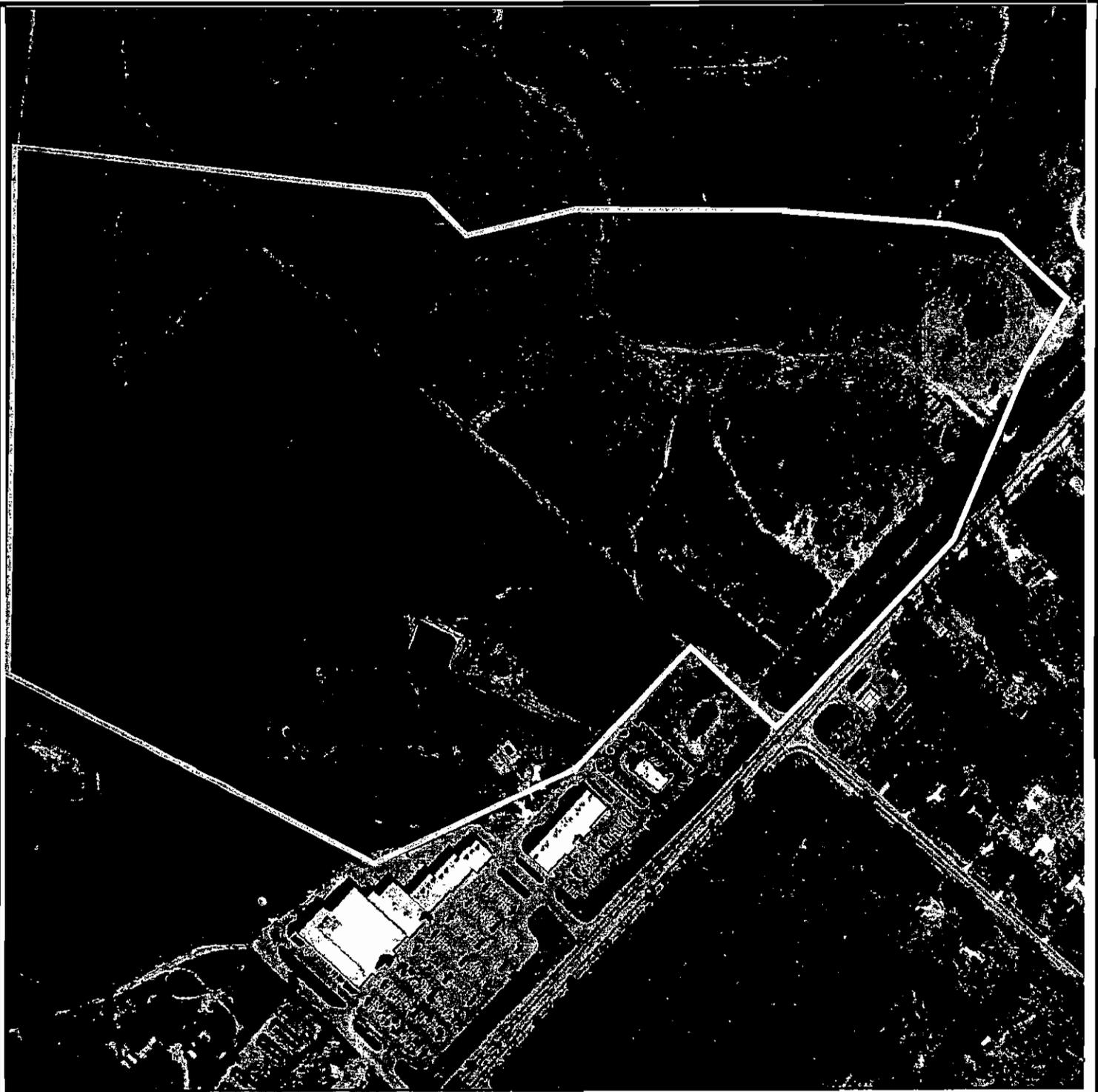
Porter's Neck Shopping Center  
Alliance Commercial Investments  
New Hanover County, NC  
01-06-317



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LAND MANAGEMENT GROUP INC.  
Environmental Consultants

April 2007

**Figure 3**  
**Soils Map**



\*Boundaries are approximate and are not meant to be absolute.

Map Source: 2002 NAPP aerial photography



SCALE 1" = 300'

Porter's Neck Shopping Center  
Alliance Commercial Investments  
New Hanover County, NC  
01-06-317



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April 2007

**Figure 4**  
**Aerial Photograph**



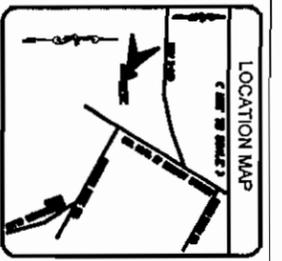
SCALE 1" = 1000'

Porter's Neck Shopping Center  
Alliance Commercial Investments  
New Hanover County, NC  
01-06-317



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*Environmental Consultants*  
April 2007

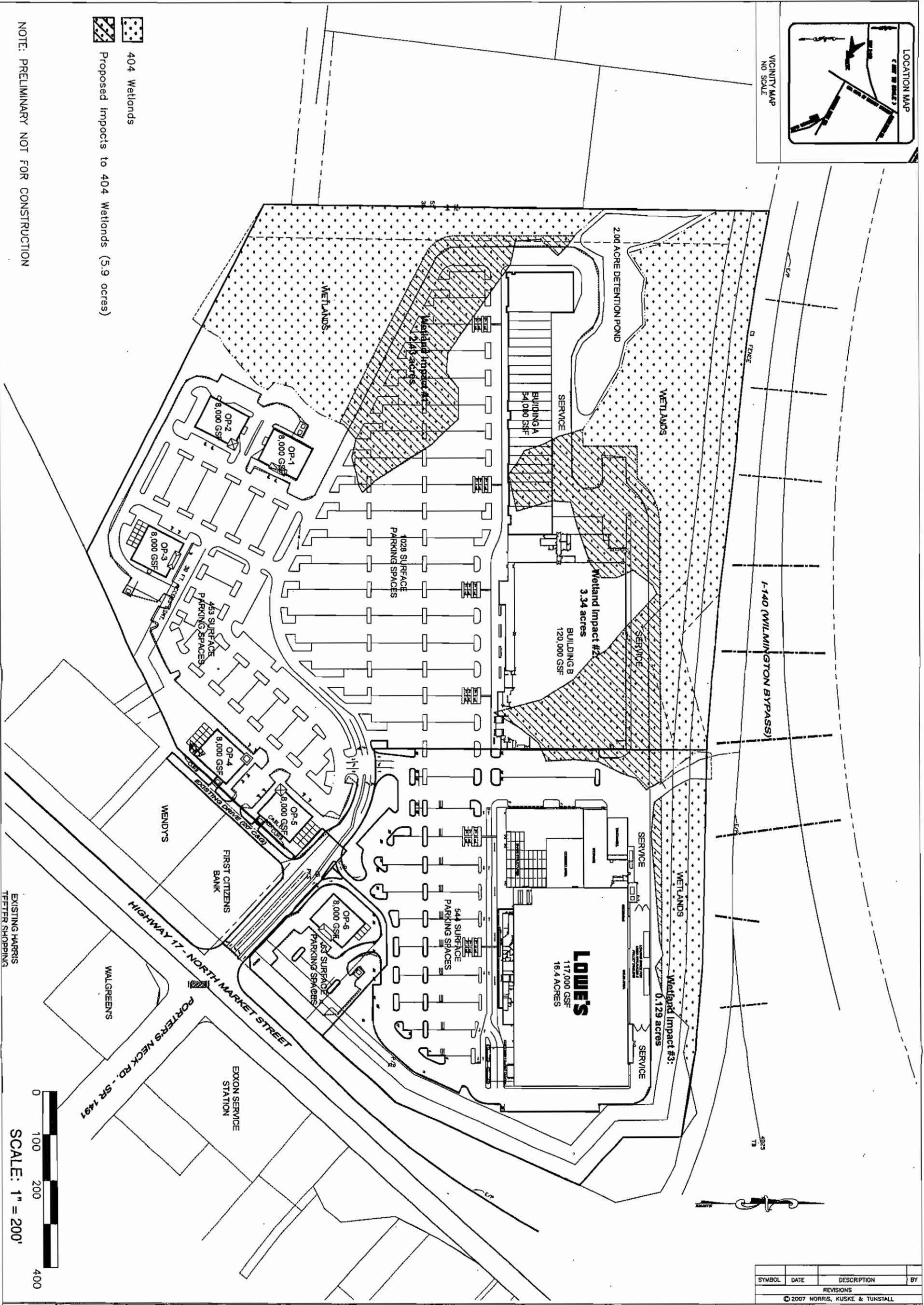
Figure 5. Alternate Site:  
Ogden



VICINITY MAP  
NO SCALE

-  404 Wetlands
-  Proposed Impacts to 404 Wetlands (5.9 acres)

NOTE: PRELIMINARY NOT FOR CONSTRUCTION



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2007 NORRIS, KUSKE & TUNSTALL			

**C1**

DATE: JPH  
 COOL: JST  
 DRAWN: BLC  
 DATE: 2/9/07

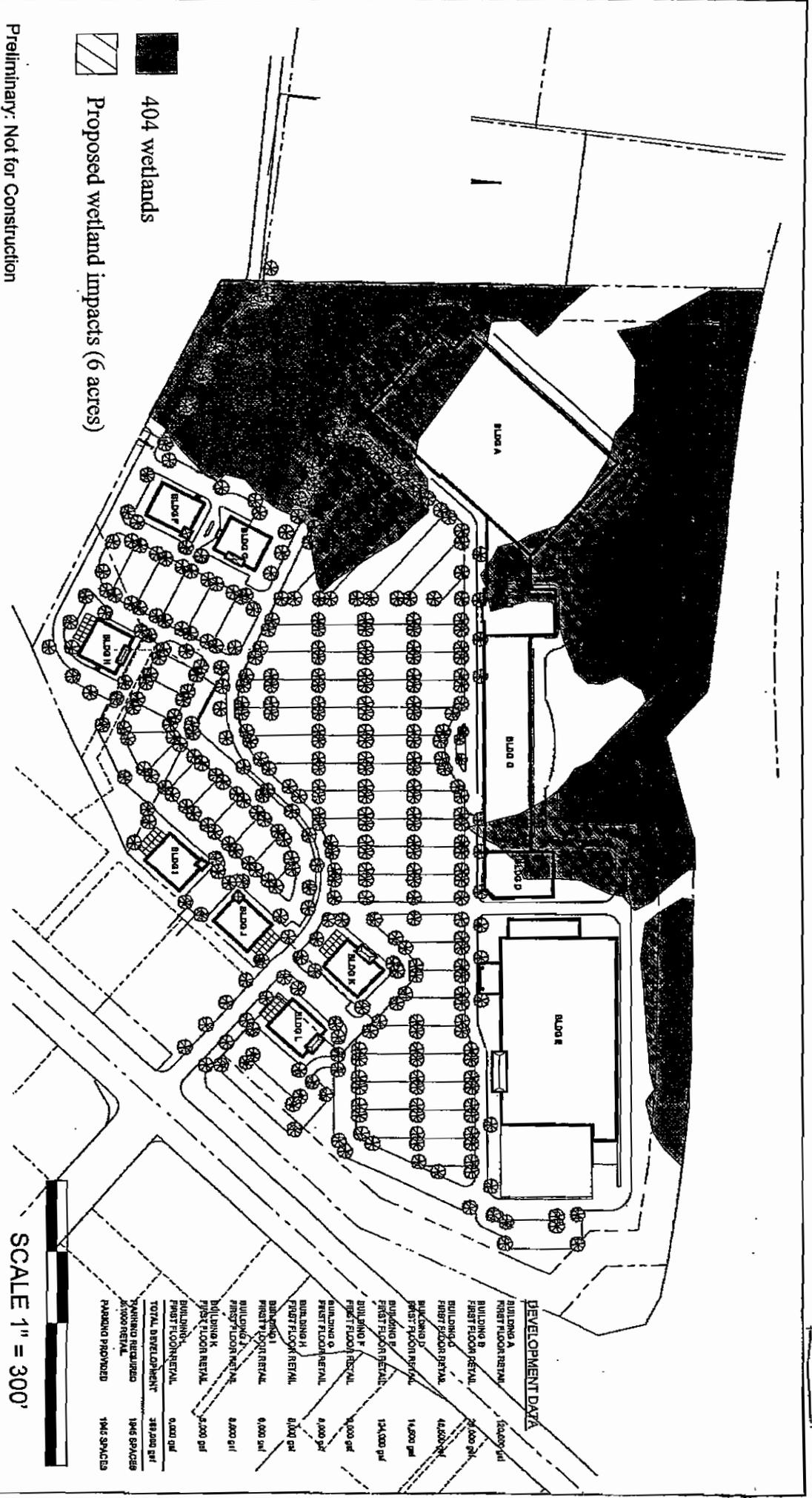
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**NORRIS, KUSKE & TUNSTALL**  
 CONSULTING ENGINEERS, INC.

902 MARKET STREET    PHONE (910) 343-0653  
 WILMINGTON, NC, 28401    FAX (910) 343-9804  
 office@nklang.com

OWNER:  
 NAME:  
 ADDRESS:  
 CITY/STATE:  
 TELE:

**FIGURE 8. SITE PLAN**  
**PORTER'S NECK SHOPPING CENTER**  
 NEW HANOVER COUNTY, N. C.



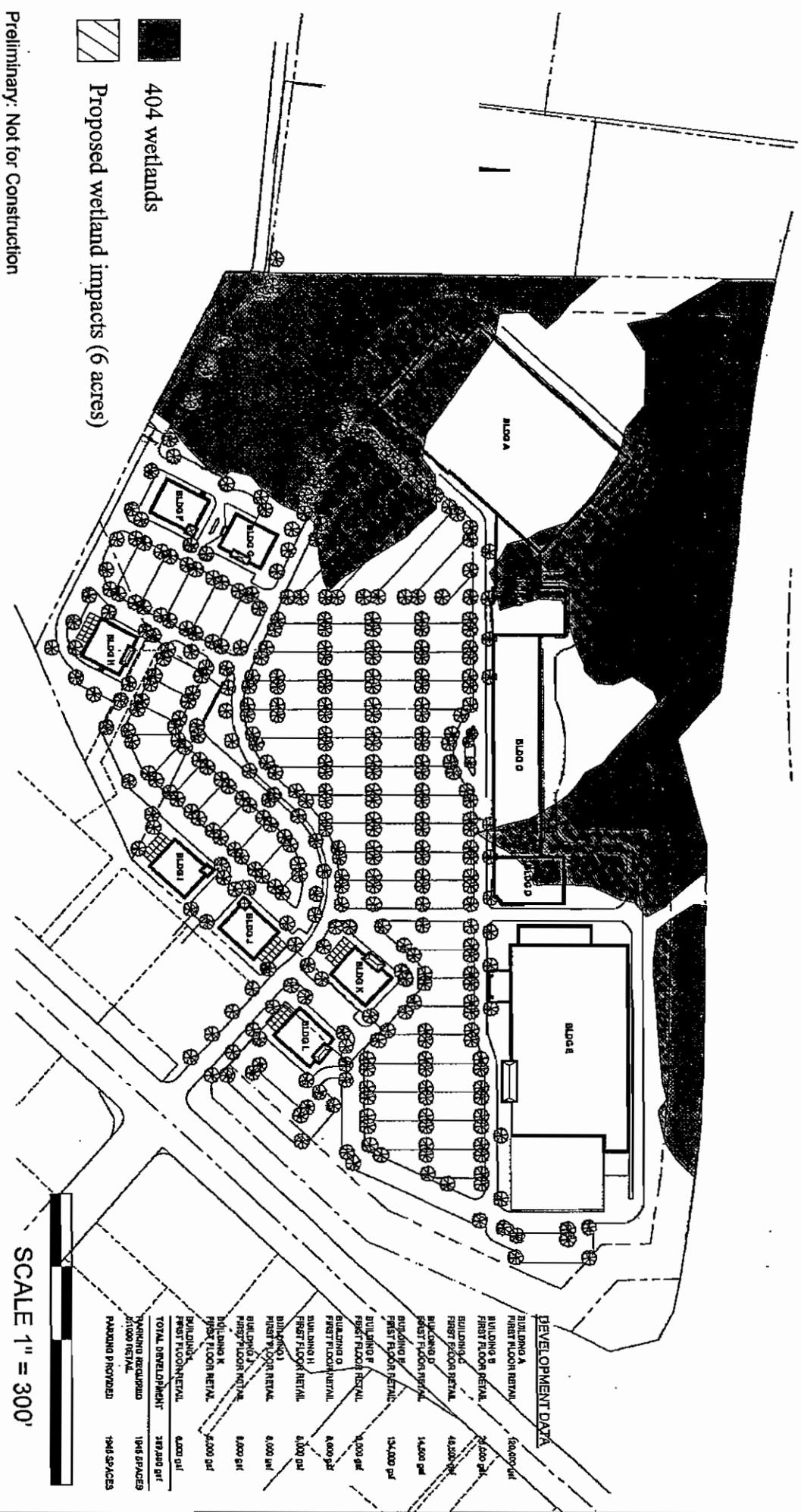
**ALLIANCE**  
COMMERCIAL PROPERTIES

**HWY 17 & PORTER'S NECK ROAD DEVELOPMENT**

WILMINGTON, NORTH CAROLINA  
25 OCTOBER 1998



Figure 7. Alternate Site Plan with Relocated Buildings



404 wetlands  
 Proposed wetland impacts (6 acres)

Preliminary: Not for Construction

SCALE 1" = 300'

**DEVELOPMENT DATA**

BUILDING A	60,000 sq ft
BUILDING B	14,000 sq ft
BUILDING C	14,000 sq ft
BUILDING D	14,000 sq ft
BUILDING E	14,000 sq ft
BUILDING F	14,000 sq ft
BUILDING G	14,000 sq ft
BUILDING H	14,000 sq ft
BUILDING I	14,000 sq ft
BUILDING J	14,000 sq ft
BUILDING K	14,000 sq ft
<b>TOTAL DEVELOPMENT</b>	<b>430,000 sq ft</b>
<b>PARKING REQUIRED</b>	<b>1945 SPACES</b>
<b>PARKING PROVIDED</b>	<b>1945 SPACES</b>

**ALLIANCE**  
 COMMERCIAL PROPERTIES

**HWY 17 & PORTER'S NECK ROAD DEVELOPMENT**  
 WILMINGTON, NORTH CAROLINA  
 21 OCTOBER 2008

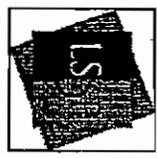
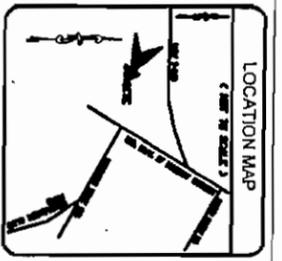


Figure 7. Alternate Site Plan with Relocated Buildings



VICINITY MAP  
NO SCALE

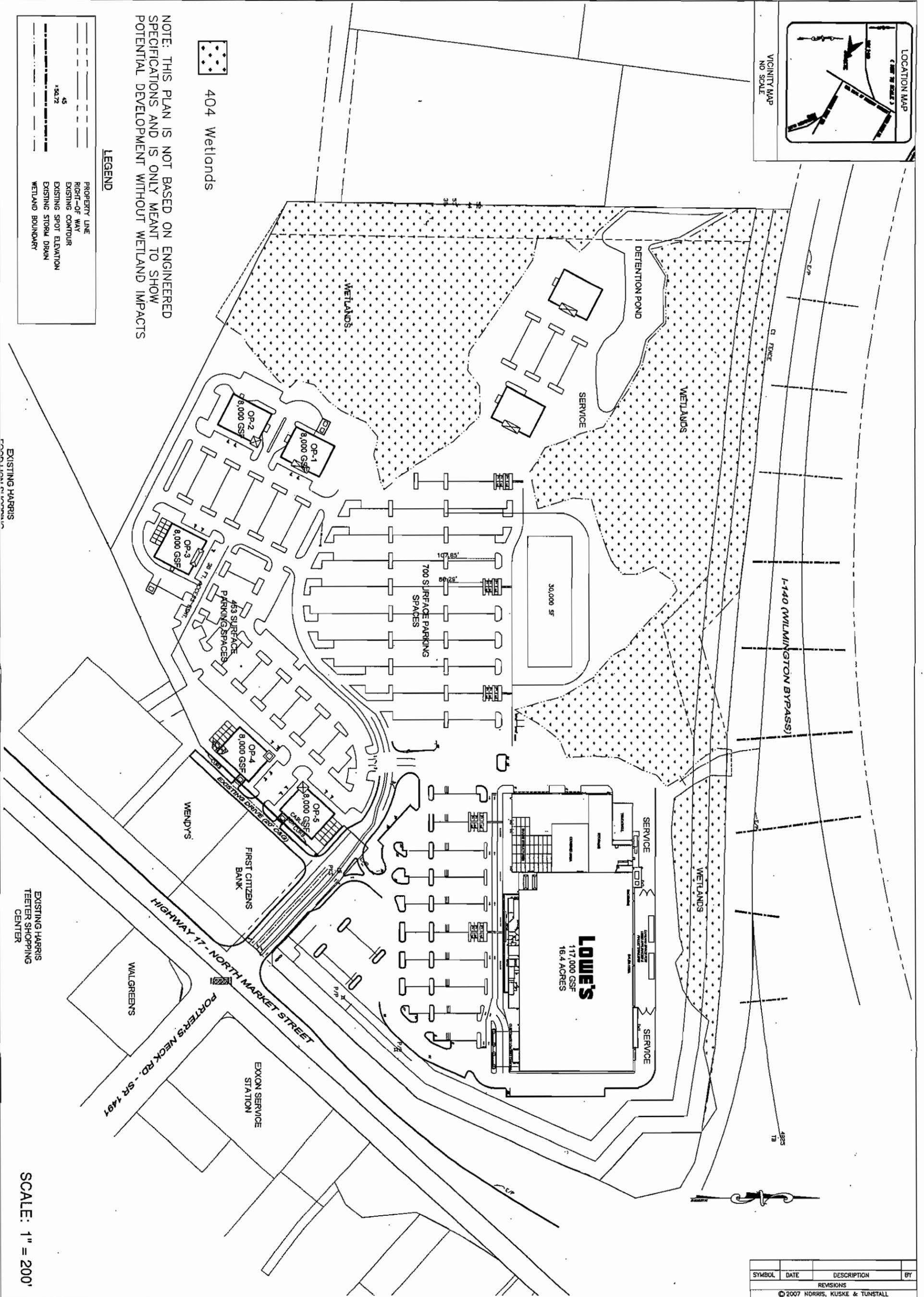
NOTE: THIS PLAN IS NOT BASED ON ENGINEERED SPECIFICATIONS AND IS ONLY MEANT TO SHOW POTENTIAL DEVELOPMENT WITHOUT WETLAND IMPACTS



404 Wetlands

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING STORM DRAIN
---	WETLAND BOUNDARY



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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**FIGURE 6. ALTERNATE SITE PLAN  
WITH NO WETLAND IMPACTS  
PORTER'S NECK SHOPPING CENTER  
NEW HANOVER COUNTY, N. C.**

OWNER:  
NAME:  
ADDRESS:  
CITY/STATE:  
TELE:

06036  
JPM  
JST  
BLC  
2/9/07

SCALE: 1" = 200'

C1