

PROPERTY INTELLIGENCE REPORT

Subject Parcel 14908 - 0 Mills Rd

Pitt County, North Carolina

REPORT TYPE	Demonstration / Screening-Level GIS Review
ANALYSIS AREA	Subject parcel plus 1-mile study area
ANALYSIS CRS	EPSG:32119 - NAD83 / North Carolina
PREPARED	August 20, 2026

REPORT SCOPE

This report summarizes a demonstration GIS screening of the subject property and surrounding area using available parcel, aerial imagery, terrain, drainage, wetland, flood, soil, road, and related mapped information. It is designed to identify questions for deeper verification - not to replace a survey, engineering study, jurisdictional wetland delineation, Phase I Environmental Site Assessment, appraisal, title opinion, or official buildability determination.

Prepared by GeoSite Intel

Screening-level property research and professional GIS mapping

DECISION SUMMARY

Executive Summary

What the screening indicates and what still needs verification

OVERALL SCREENING IMPRESSION

The subject parcel remains largely undeveloped in the available imagery, but multiple mapped site constraints intersect the property. The strongest follow-up items are mapped wetlands, FEMA flood-zone coverage, mapped drainage, and soil/septic suitability. A nearby imagery-observed agricultural/livestock site and apparent lagoon are also worth noting, although this screening did not confirm contamination, a regulatory violation, or a direct drainage connection to the subject parcel.

- Subject Parcel 14908 was reviewed within a 1-mile GIS study area using current/historical imagery, parcel context, structures, roads/access, terrain, hydrology, FEMA flood data, NWI wetlands, and NRCS soils.
- The subject parcel is shown as largely open/cultivated ground with wooded portions or edges; no mapped structure points are shown inside the subject parcel in the automated structure layer.
- Mapped NWI wetlands intersect the parcel. FEMA mapped zones on the parcel include AE and X. Mapped hydrology/drainage also intersects the parcel.
- NRCS soil map-unit symbols shown on the subject parcel are ExA, ExB, and Bd. Descriptive soil names were not available in the downloaded tabular files used for this demonstration.
- A nearby site east of the subject contains imagery-observed structures consistent with agricultural/livestock use and an elongated apparent lagoon/pond. Parcel-use information reviewed for that site indicates mobile-home use, which does not fully describe the development visible in imagery.
- The shortest mapped lagoon-to-subject distance is 2,186.56 ft (approximately 0.414 mi), measured edge to edge.
- The entire mapped lagoon is within FEMA Zone X - Area of Minimal Flood Hazard - and is not within a Special Flood Hazard Area (SFHA_TF = F).
- The lagoon and subject parcel occur in the same broad low-relief corridor near the 12 m contour, but the available contours do not establish flow direction between them. A direct drainage connection was not confirmed.

Recommended priority: Before relying on the property for development or purchase decisions, verify mapped wetland/flood conditions, site drainage, soil/septic suitability, and legal access. If the nearby agricultural operation is material to the decision, confirm its current use and regulatory/permit status through appropriate public records.

SITE BASELINE

Latest Available Site Imagery (2022)

Aerial-imagery baseline for the subject parcel

Latest Available Site Imagery (2022)

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 1. Latest available aerial imagery used for the subject parcel screening (2022).

Observation: The subject parcel appears predominantly open/cultivated with wooded cover along the western and southern portions/edges. No obvious building development is visible within the subject boundary in this image.

Use of this map: The imagery provides a visual baseline only. It does not confirm legal land use, boundary location, utilities, septic suitability, or environmental conditions.

BUILT ENVIRONMENT

Parcel & Existing Development

One-mile context for structures, roads, and surrounding parcels

Parcel & Existing Development

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 2. Subject parcel, surrounding parcels, mapped structure points, roads/access, and close-up parcel inset.

- Mapped structures are concentrated along surrounding roads and developed properties within the 1-mile study area.
- The subject parcel itself does not show mapped structure points in the displayed structure layer.
- The inset confirms the subject parcel remains visually dominated by open/cultivated and wooded land rather than established building development.

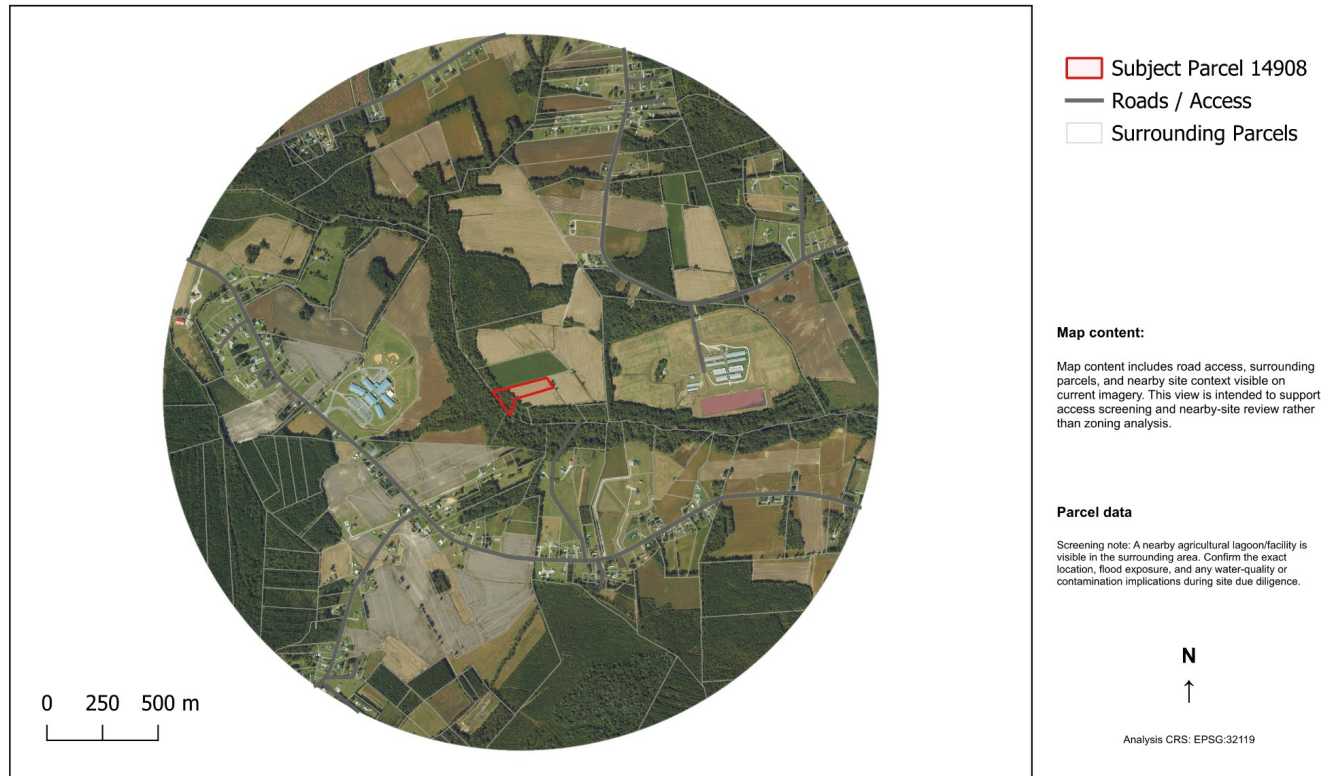
ACCESS & SURROUNDINGS

Access & Planning Context

Road access, parcel pattern, and surrounding-site context

Access & Planning Context

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 3. One-mile access and parcel-context map with the subject parcel highlighted.

- Mapped roads provide orientation to the subject and surrounding properties; a mapped road is adjacent to the northeastern side of the subject parcel.
- The surrounding area is a mix of agricultural/open land, wooded tracts, rural residential development, and other developed sites.
- This map supports access and nearby-site screening. It is not a determination of legal frontage, easement rights, zoning, or buildability.

ACCESS FOLLOW-UP

Confirm legal access, frontage, easements, and any private-road or maintenance obligations through survey/title records and the appropriate local authority before relying on mapped road proximity.

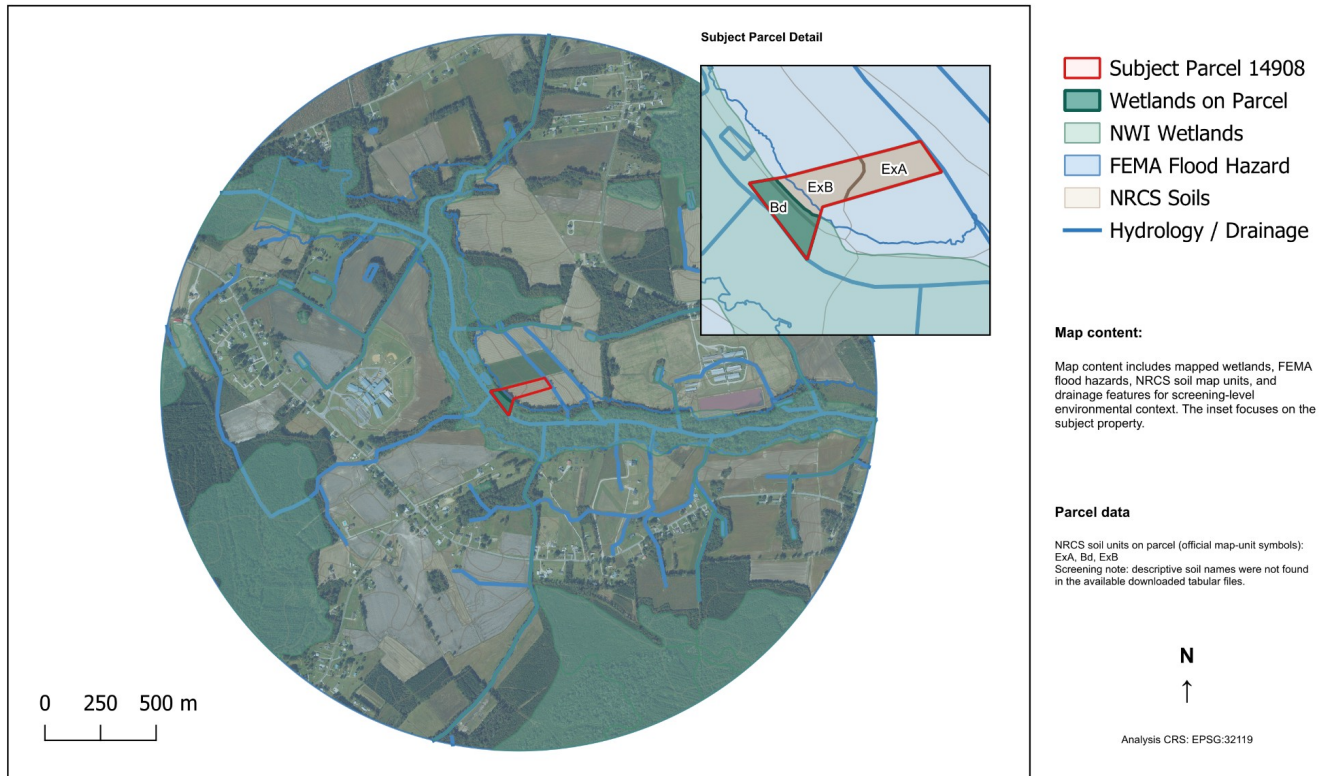
ENVIRONMENTAL CONTEXT

Environmental Screening

Mapped wetlands, flood hazards, soils, and drainage within the study area

Environmental Screening

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 4. Environmental screening map combining NWI wetlands, FEMA flood hazards, NRCS soils, drainage, and the subject parcel.

- Mapped wetland and drainage features are common within the 1-mile study area and intersect or closely adjoin the subject parcel.
- FEMA mapped flood-hazard polygons cross portions of the subject and surrounding low-lying corridor.
- NRCS soil map units are present across the parcel and should be interpreted with the detailed soil survey and site-specific testing when development or septic suitability is a concern.

PARCEL-LEVEL DETAIL

Subject Parcel Constraints Detail

Mapped conditions that directly intersect or overlap the subject parcel

Subject Parcel Constraints Detail

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 5. Close-up parcel screening showing mapped wetlands, FEMA flood hazard, NRCS soil map units, and drainage.

Screening item	Mapped result
NRCS soil symbols	ExA, ExB, Bd
Mapped NWI wetlands	Intersect subject parcel: Yes
FEMA zones on parcel	AE and X
Mapped drainage	Intersects subject parcel: Yes

Interpretation: These are screening flags, not final jurisdictional or engineering determinations. The mapped overlap is sufficient to justify closer wetland, flood/elevation, drainage, and soil/septic review before development decisions.

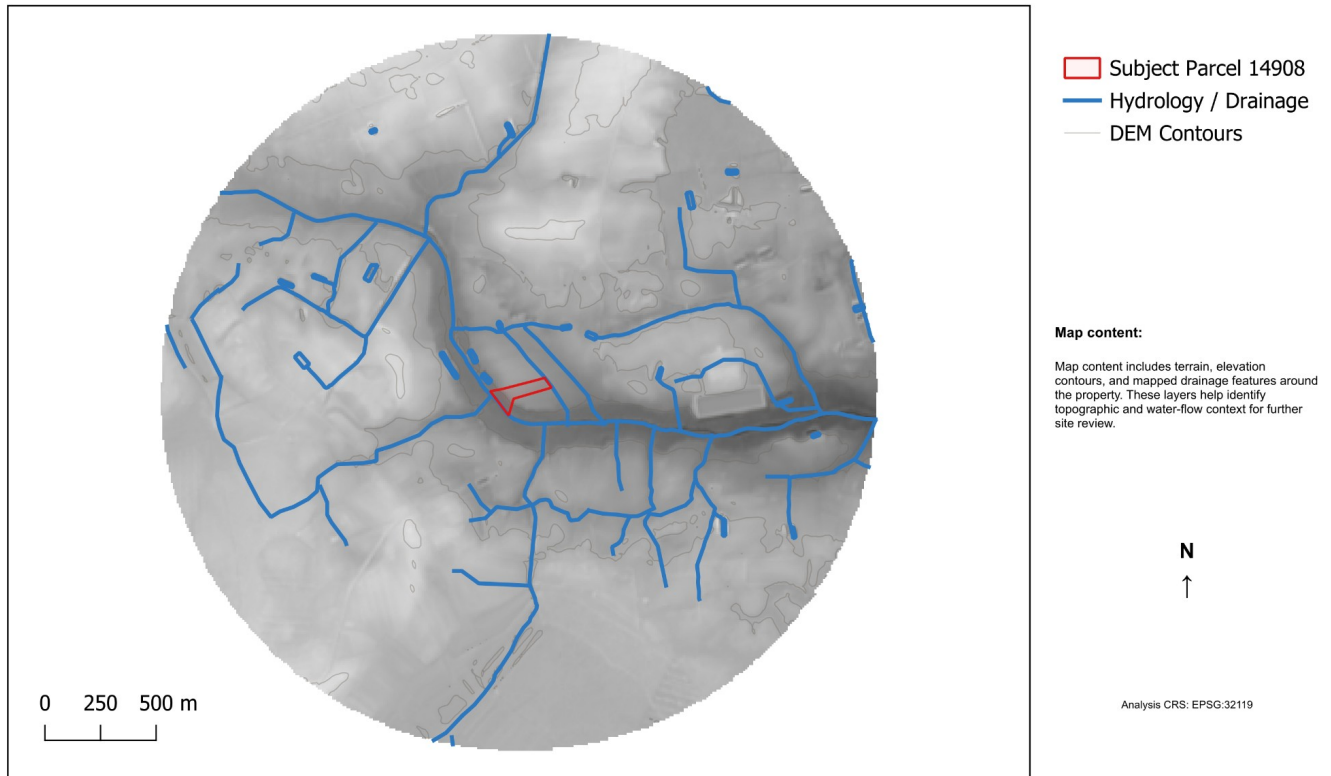
TERRAIN & WATER

Terrain & Drainage Context

Low-relief topography and mapped drainage surrounding the subject

Terrain & Drainage Context

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 6. DEM hillshade, elevation contours, and mapped drainage within the one-mile study area.

- The study area is low-relief. Contours shown across the broader area are generally within a narrow elevation range, with multiple mapped drainage features crossing low areas.
- The subject lies near a broad drainage corridor visible in the hillshade and hydrology layers.
- Because relief is limited, coarse contours alone are not sufficient to establish local flow direction or drainage performance at development scale.

IF DRAINAGE IS DECISION-CRITICAL

Use higher-resolution elevation/LiDAR data, field elevations, and professional drainage review rather than inferring flow direction solely from the screening contours shown here.

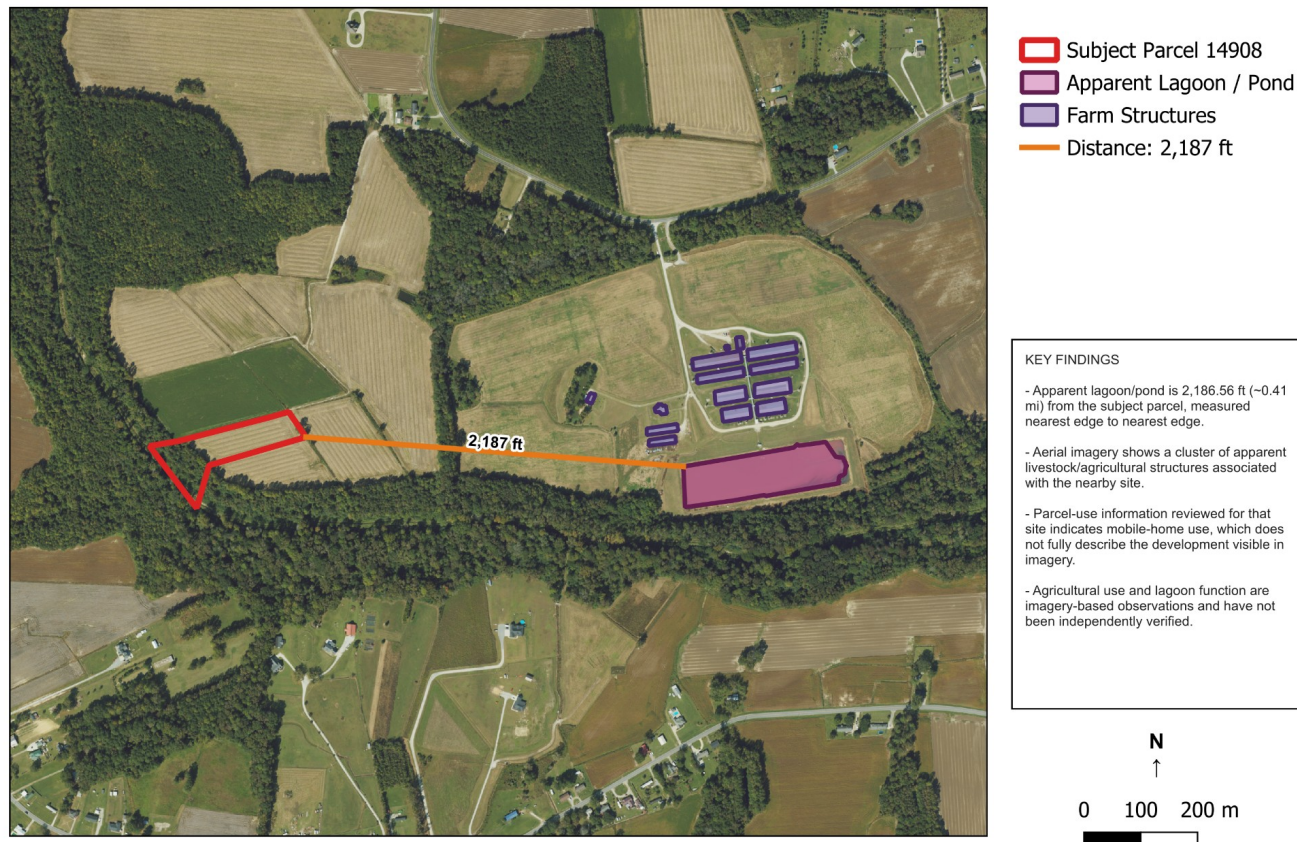
INVESTIGATIVE SCREENING

Nearby Environmental Screening

Imagery-observed agricultural features and measured distance to the subject parcel

Nearby Environmental Screening

Imagery-observed agricultural features and distance to Subject Parcel 14908



GeoSite Intel screening map | Subject Parcel 14908 | Pitt County, NC | Project CRS: EPSG:32119 (NAD83 / North Carolina). Imagery-observed features are screening observations, not a determination of contamination, regulatory status, or environmental compliance.

Figure 7. Digitized imagery-observed farm structures and apparent lagoon/pond with shortest edge-to-edge distance to the subject parcel.

- Aerial imagery shows a cluster of structures consistent with agricultural/livestock use on a nearby property east of the subject.
- An elongated pond/lagoon feature was digitized separately from the structures so it could be evaluated as an independent screening feature.
- The shortest lagoon-to-subject distance is 2,186.56 ft (approximately 0.414 mi), measured nearest edge to nearest edge.
- Parcel-use information reviewed for the nearby site indicates mobile-home use, which does not fully describe the current development visible in imagery.
- Agricultural use, livestock type, lagoon function, regulatory status, and any environmental impact have not been independently verified by this screening.

IMPORTANT DISTINCTION

This map identifies a nearby feature worth investigating. It does not establish contamination, a release, environmental noncompliance, or impact to the subject property.

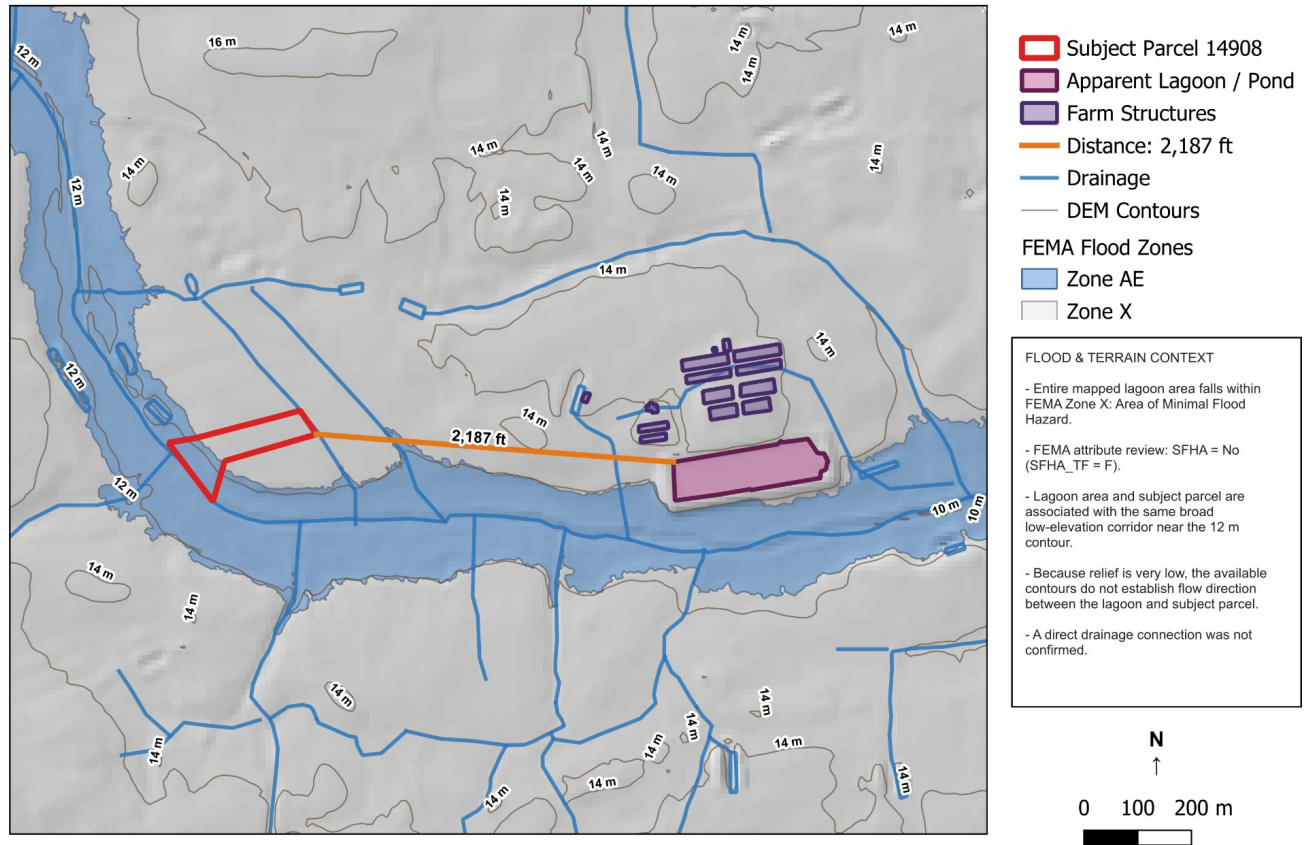
INVESTIGATIVE SCREENING

Nearby Concern - Flood & Terrain Context

FEMA relationship and terrain context for the apparent lagoon/pond

Nearby Concern — Flood & Terrain Context

FEMA flood-zone relationship and low-relief terrain between the apparent lagoon and subject parcel



GeoSite Intel screening map | FEMA mapped flood hazard, DEM hillshade/contours, and available drainage data. FEMA Zone X indicates minimal mapped flood hazard at the lagoon. Terrain screening alone does not demonstrate contaminant transport or a hydrologic connection.

Figure 8. FEMA flood zones, DEM contours, drainage, nearby farm features, and the subject parcel.

- The entire mapped lagoon area falls within FEMA Zone X - Area of Minimal Flood Hazard.
- The FEMA attribute reviewed for the lagoon indicates it is not within a Special Flood Hazard Area (SFHA_TF = F).
- The lagoon area and subject parcel are associated with the same broad low-elevation corridor near the 12 m contour.
- Because the available terrain is very flat, the contours do not establish flow direction between the lagoon and the subject parcel.
- A direct drainage connection was not confirmed from the available screening data.

Screening conclusion: The nearby lagoon remains a relevant land-use observation because of its proximity, but the available FEMA and terrain data do not support a conclusion that it is a mapped high-flood-hazard source or that runoff from it reaches the subject parcel.

TIME CONTEXT

Historical Site Context (2016)

Earlier aerial imagery for comparison with the 2022 site baseline

Historical Site Context (2016)

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GeoSite Intel | Screening-level GIS context. Verify mapped constraints with authoritative sources and appropriate professional review.

Figure 9. Historical aerial imagery (2016) with the subject parcel boundary.

- The 2016 image shows the subject parcel in a broadly similar agricultural/open and wooded setting to the 2022 image.
- No obvious building development on the subject parcel is apparent in the two imagery vintages presented in this report.
- This comparison uses two available image dates only and is not a complete historical land-use investigation.

DECISION SUPPORT

Conclusions & Recommended Follow-Up

How to use the screening results

BOTTOM LINE

The screening identifies meaningful parcel-level wetland, flood, drainage, and soil questions that should be verified before development or purchase decisions. The nearby apparent agricultural/livestock site and lagoon are worth documenting because they are not apparent from parcel-use classification alone, but this review did not establish contamination or a direct hydrologic connection to the subject parcel.

1. Wetlands

Because mapped NWI wetlands intersect the parcel, confirm whether proposed use would affect mapped wet areas. A jurisdictional determination or professional wetland delineation may be appropriate for development planning.

2. Flood & elevation

Confirm FEMA mapping and site elevations through authoritative flood information, survey/elevation work, and engineering review when structures or fill are proposed in or near mapped flood-prone areas.

3. Drainage

Evaluate site-scale drainage with higher-resolution elevation data and field review if grading, driveway placement, septic, or building location depends on local flow direction.

4. Soils & septic

Use the full NRCS soil survey and local health/environmental requirements to evaluate septic suitability and other soil limitations. Map-unit symbols alone are not a site-specific suitability test.

5. Access & title

Confirm legal access, frontage, easements, setbacks, and ownership/boundary conditions through survey/title documents and local authorities.

6. Nearby operation

If the apparent agricultural/livestock operation is material to a transaction, confirm current use and any relevant animal-waste or facility permits through appropriate state/local records. Do not infer contamination or noncompliance from imagery alone.

DOCUMENTATION

Data Sources, Methods & Limitations

What the report used - and what it does not establish

Analysis framework: Subject Parcel 14908 and a 1-mile study area were processed in QGIS using EPSG:32119 (NAD83 / North Carolina). Spatial layers were clipped/reprojected for screening and map production. Nearby structures and the apparent lagoon/pond were manually digitized from aerial imagery for investigative screening.

Primary data used

- Pitt County parcel data for the subject and surrounding parcel context.
- Mapped roads/access and hydrology/drainage data used in the property demo.
- FEMA National Flood Hazard Layer / county flood-hazard polygons.
- U.S. Fish & Wildlife Service / National Wetlands Inventory wetland mapping.
- NRCS Web Soil Survey / soil map units for the study area.
- USGS 1/3 arc-second DEM with derived hillshade and contours.
- Available aerial imagery vintages used in the project, including 2016 and 2022 coverage shown in this report.
- Manual imagery interpretation and digitization of the nearby apparent farm structures and apparent lagoon/pond.

Key limitations

- GIS layers can be generalized, outdated, incomplete, or spatially offset. Mapped conditions should be verified against authoritative records and current field conditions.
- NWI wetlands are not a jurisdictional wetland delineation. FEMA mapping is not a survey-grade flood/elevation determination. NRCS soils are generalized map units and do not replace site testing.
- Mapped roads do not prove legal access. Parcel boundaries are not a substitute for a boundary survey or title review.
- Imagery interpretation cannot establish the legal use, contents, compliance status, or environmental condition of the nearby apparent agricultural facility or lagoon.
- The terrain/drainage screening does not demonstrate contaminant transport, groundwater flow, or a direct hydrologic connection between the nearby lagoon and subject parcel.
- This report is not a Phase I Environmental Site Assessment, engineering opinion, legal opinion, appraisal, official zoning/buildability determination, permit approval, or guarantee of suitability for any intended use.

GeoSite Intel - Screening-Level Property Intelligence

The value of this screening is to identify what deserves deeper verification, not to overstate what public GIS can prove.