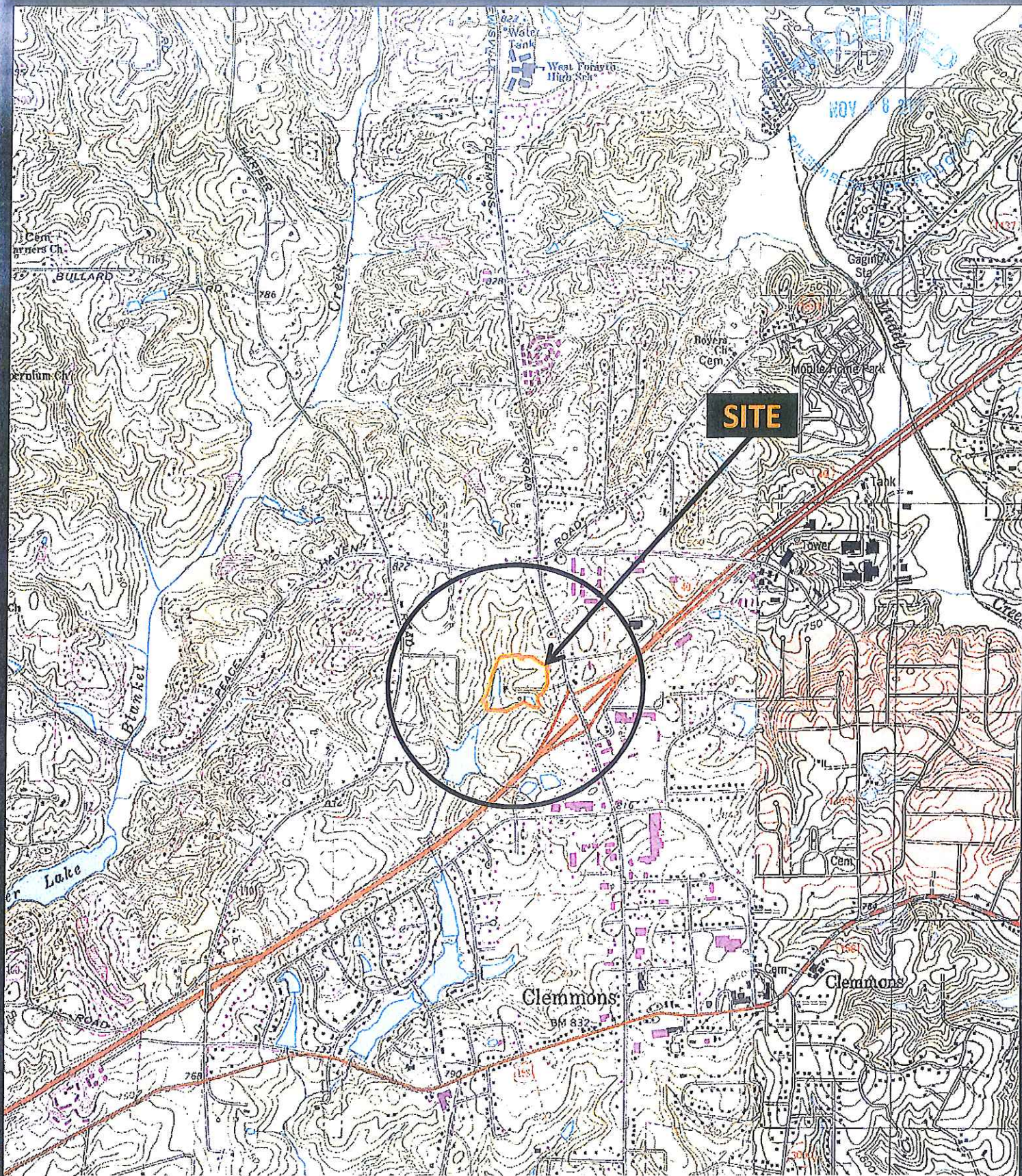




Drawing 1

USGS Topographic Map
Clemmons & Winston-Salem West,
NC Quadrangles

Scale: 1" = 2,000'



USGS Topographic Map
Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1



Drawing 2

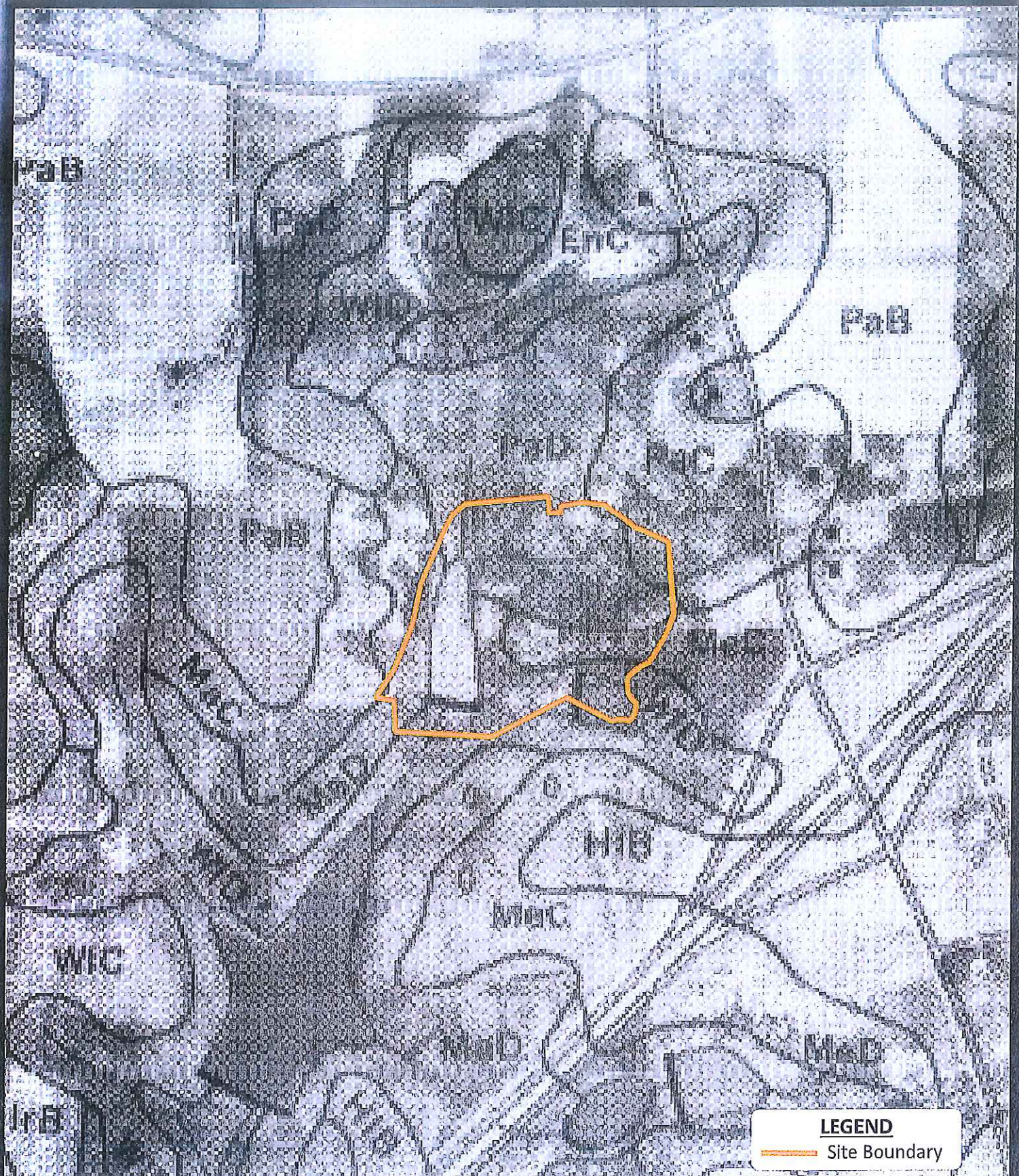
USDA Web Soil Survey
Of Forsyth County

Not to Scale



USDA Soils Map

Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1



LEGEND
— Site Boundary

Drawing 2A
USDA Soil Survey of
Forsyth County, Published 1976
Sheet Number 43
Not to Scale



USDA Soils Map
Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1

LEGEND

Site Boundary

NWI Designations

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Rivoline
- Other

LEGEND

Site Boundary

NWI Map

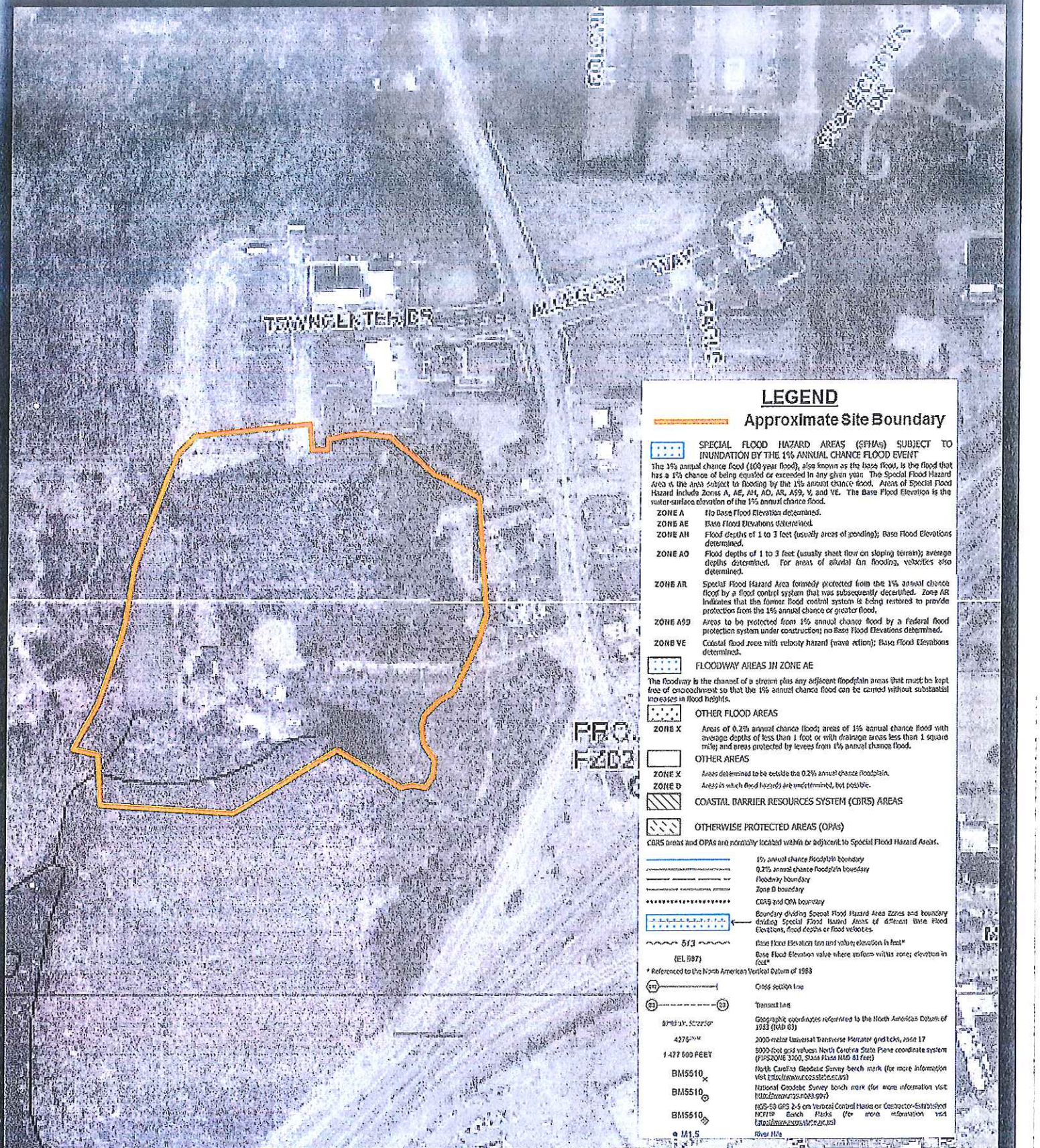
Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1

Drawing 3

USFWS NWI
Wetlands Mapper

Not to Scale





LEGEND

Approximate Site Boundary

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevation determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of lateral fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation and velocity elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1983
- Transsect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 2000-meter Universal Transverse Mercator grid ticks, zone 17
- 2000-foot grid values: North Carolina State Plane coordinate system (NAD 83)
- North Carolina Geologic Survey bench mark (for more information visit <http://www.ncgs.state.nc.us>)
- National Geodetic Survey bench mark (for more information visit <http://www.ngs.noaa.gov>)
- NCEP 2.5 m Vertical Control Data or Contractor-established NCEP Bench Marks (for more information visit <http://www.ngs.noaa.gov>)
- 1:12.5
- River H20

Drawing 4

FEMA FIRM Panel
3710588300J
Effective 01.02.09
Not to Scale



FEMA FIRM

Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1

LEGEND

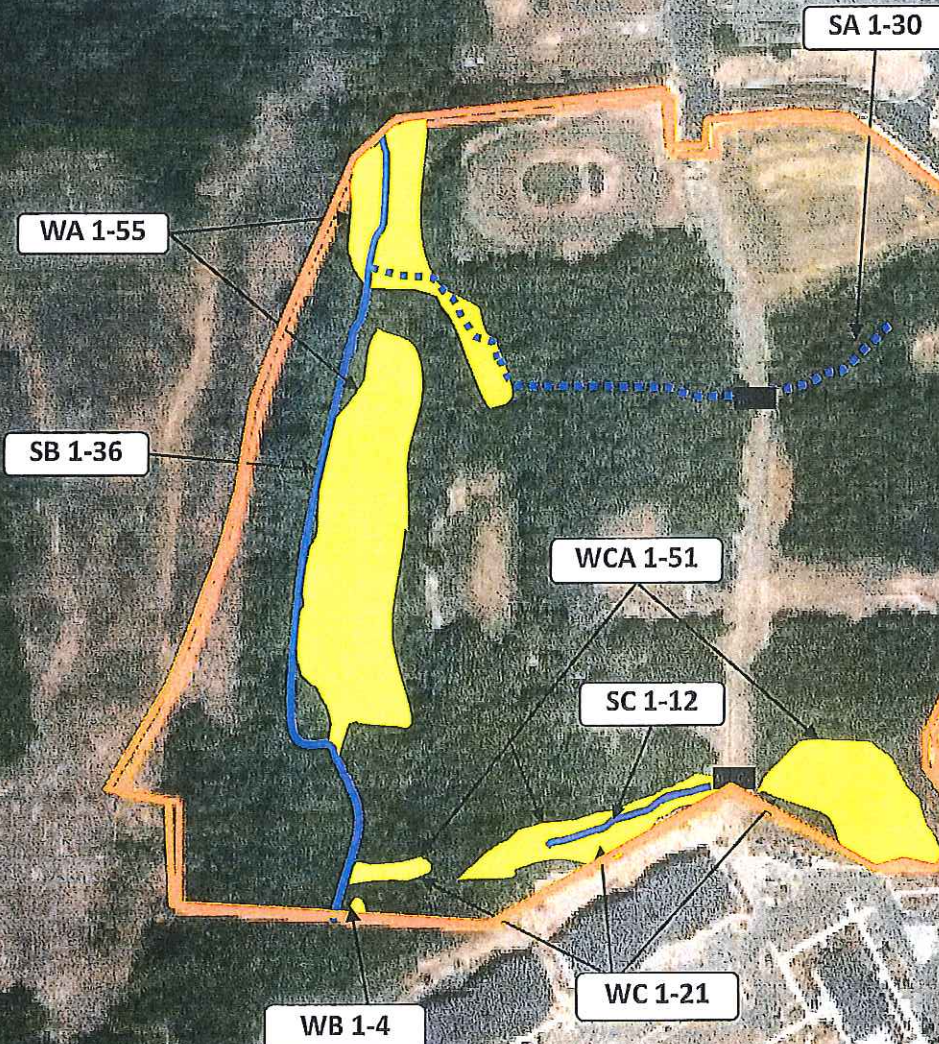
-  Site Boundary
-  Intermittent Stream
-  Perennial Stream
-  Wetlands
-  Flag Number
-  Culvert

FLAG NUMBERS/INFO

WETLAND FLAGS = 

STREAM FLAGS = 

Stream Flags = 78
Wetland Flags = 131
Total Flags = 201



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE APPROXIMATE. THEY HAVE BEEN VERIFIED BY MR. JOHN THOMAS WITH THE USACE AND MS. SUE HOMEWOOD WITH THE NCDEQ-DWR ON OCTOBER 28, 2015. THEY HAVE NOT BEEN SURVEYED.

Drawing 5

2015 Aerial Photograph from
Google Earth and PEI Field Notes

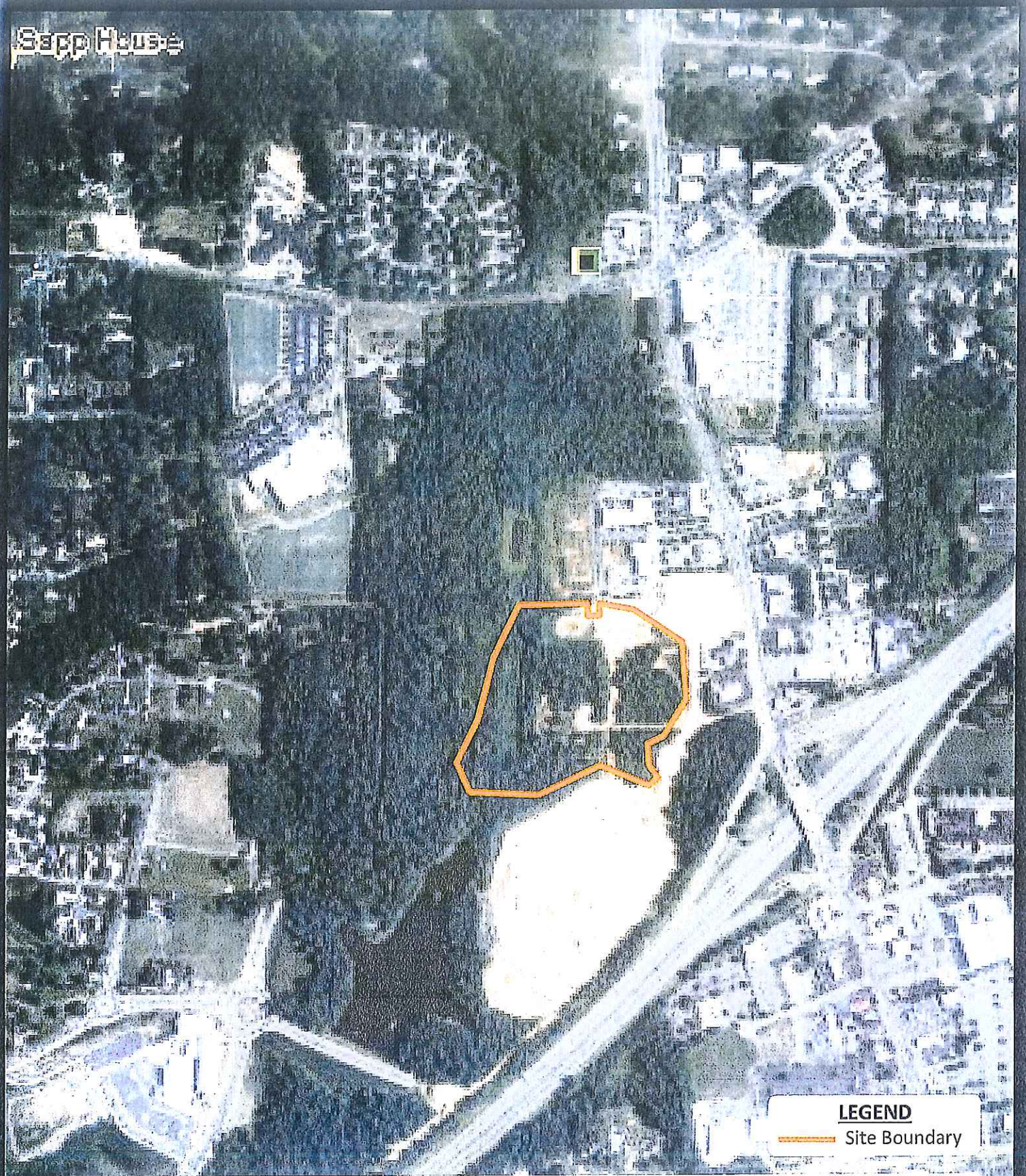
Scale: 1" = 100'



Wetland Map

Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1

8app H203-0



LEGEND

— Site Boundary

Drawing 6

N.C. SHPO HPO GIS Website

Not to Scale



N.C. SHPO HPO GIS Map
Clemmons Town Center
Approximate 16.3 Acre Site
2394 Lewisville-Clemmons Road
Clemmons, Forsyth County, NC
PEI Project 1298.1

Building Legend	
Use	
Residential (7 Units)	9.6C
Hotel (105 Rooms)	77.0C
Office/Retail (Live/Work)	4.8C
Retail/Restaurant	62.5C
Food Store	22.0C
/ Rec. Facility (Indoors)	

Parking Requirement	
Parking Required:	667 S
PB Parking Reduction: -200 S	
Total Required:	467 S
Parking Provided:	469 Sp

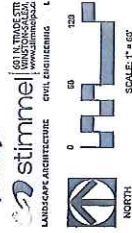
SITE DATA	
Metropolitan	Clemmons, NC
Zoning	PB-S
Building Zoning:	
Site Address:	
Site Boundary:	
Area of Disturbance:	11.1
Watermarked Data	
Site is Located Within The Yadkin River Watershed	
Supply Watermarked District	

Clemmons Town Centre

Clemmons, NC

Alternative B

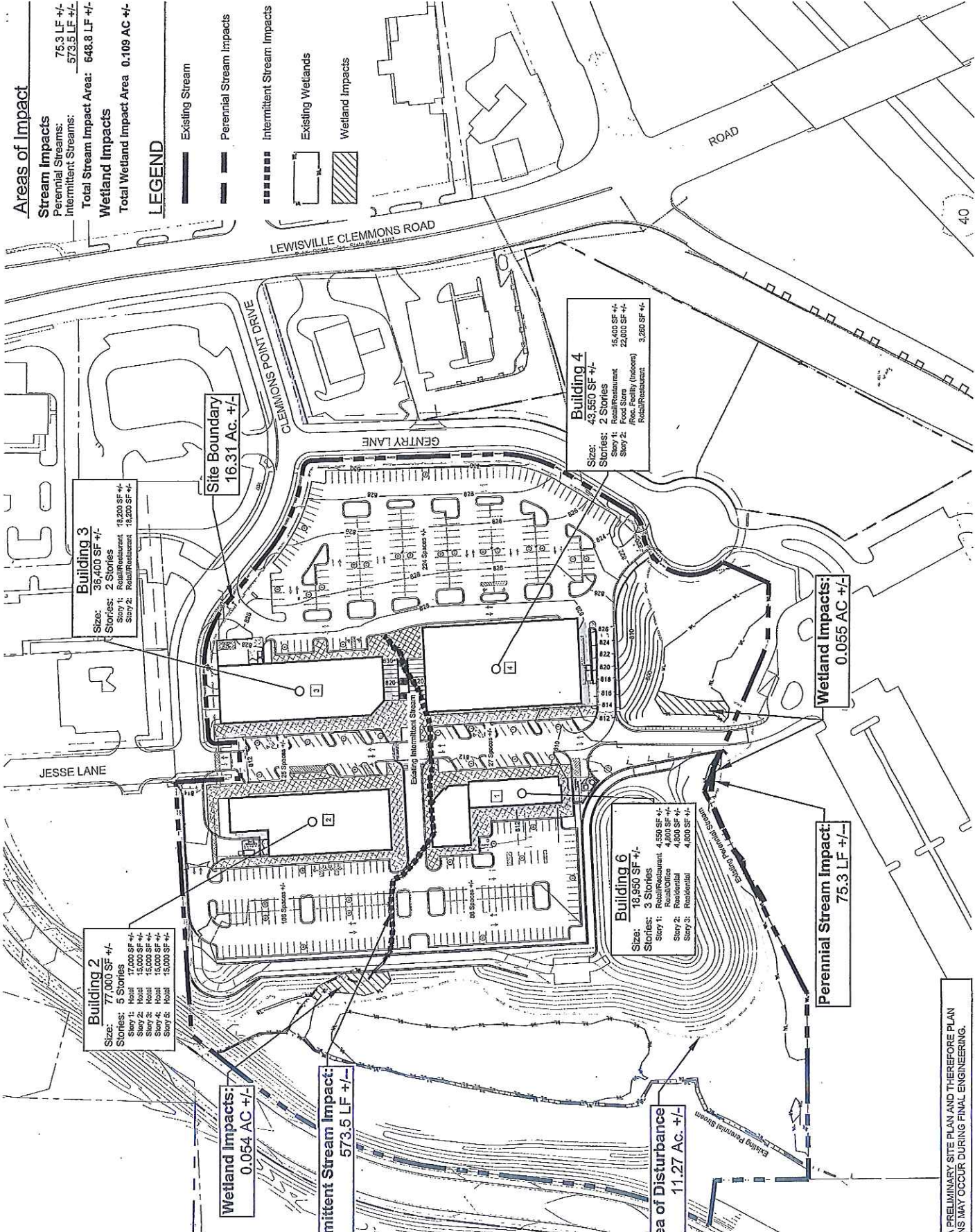
Project #: 15-177
Prepared by:



Areas of Impact	
Stream Impacts	
Perennial Streams:	75.3 LF +/-
Intermittent Streams:	573.5 LF +/-
Total Stream Impact Area:	648.8 LF +/-
Wetland Impacts	
Total Wetland Impact Area:	0.109 AC +/-

LEGEND

- Existing Stream
- Perennial Stream Impacts
- Intermittent Stream Impacts
- Existing Wetlands
- Wetland Impacts



PRELIMINARY SITE PLAN AND THEREFORE PLAN
NS MAY OCCUR DURING FINAL ENGINEERING.