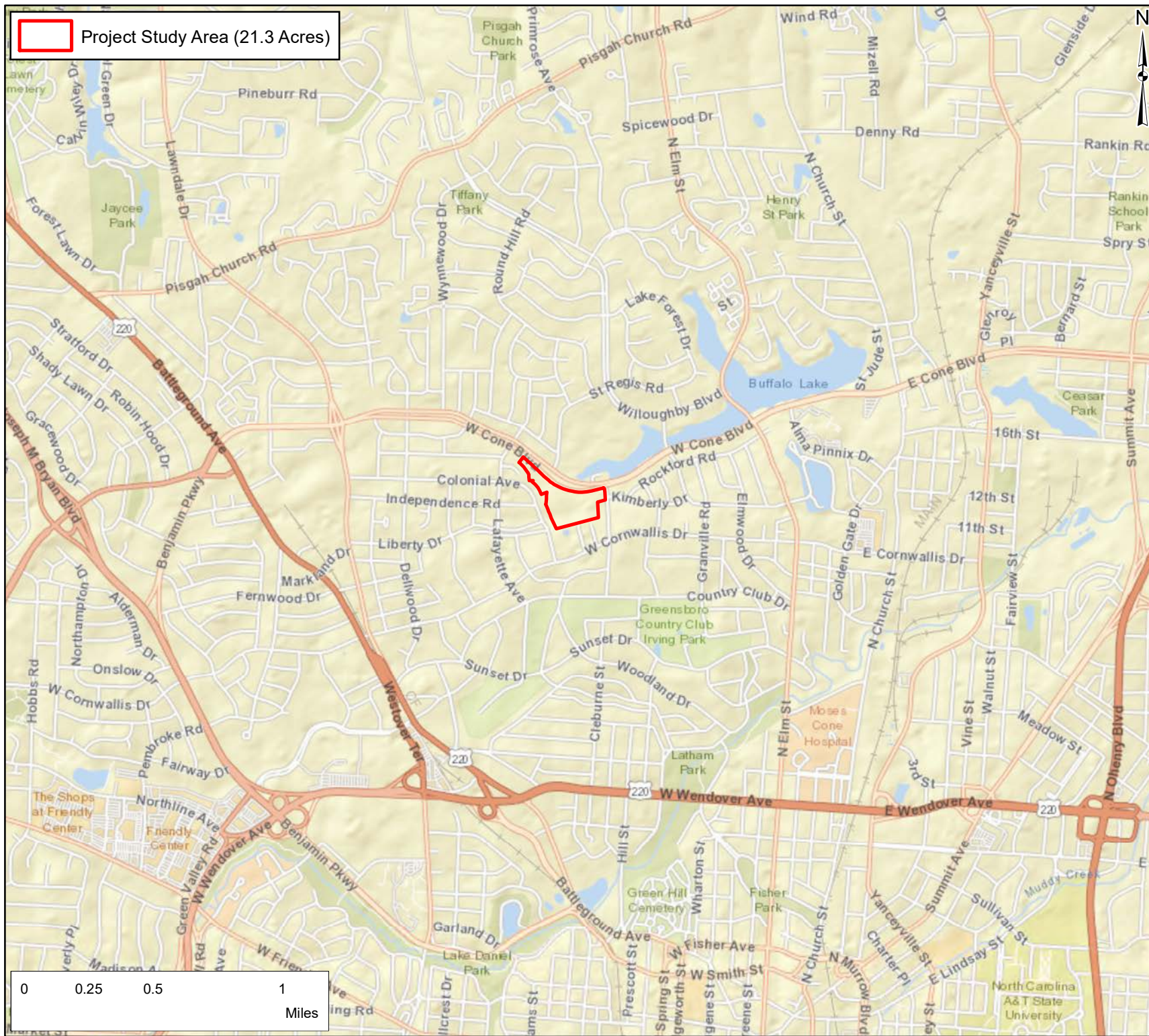


 Project Study Area (21.3 Acres)



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**SITE
LOCATION
MAP**

GUILFORD COUNTY



Drawn By:

KEW

Scale:

1"=0.5MI

Approved By:

WBF

Date:

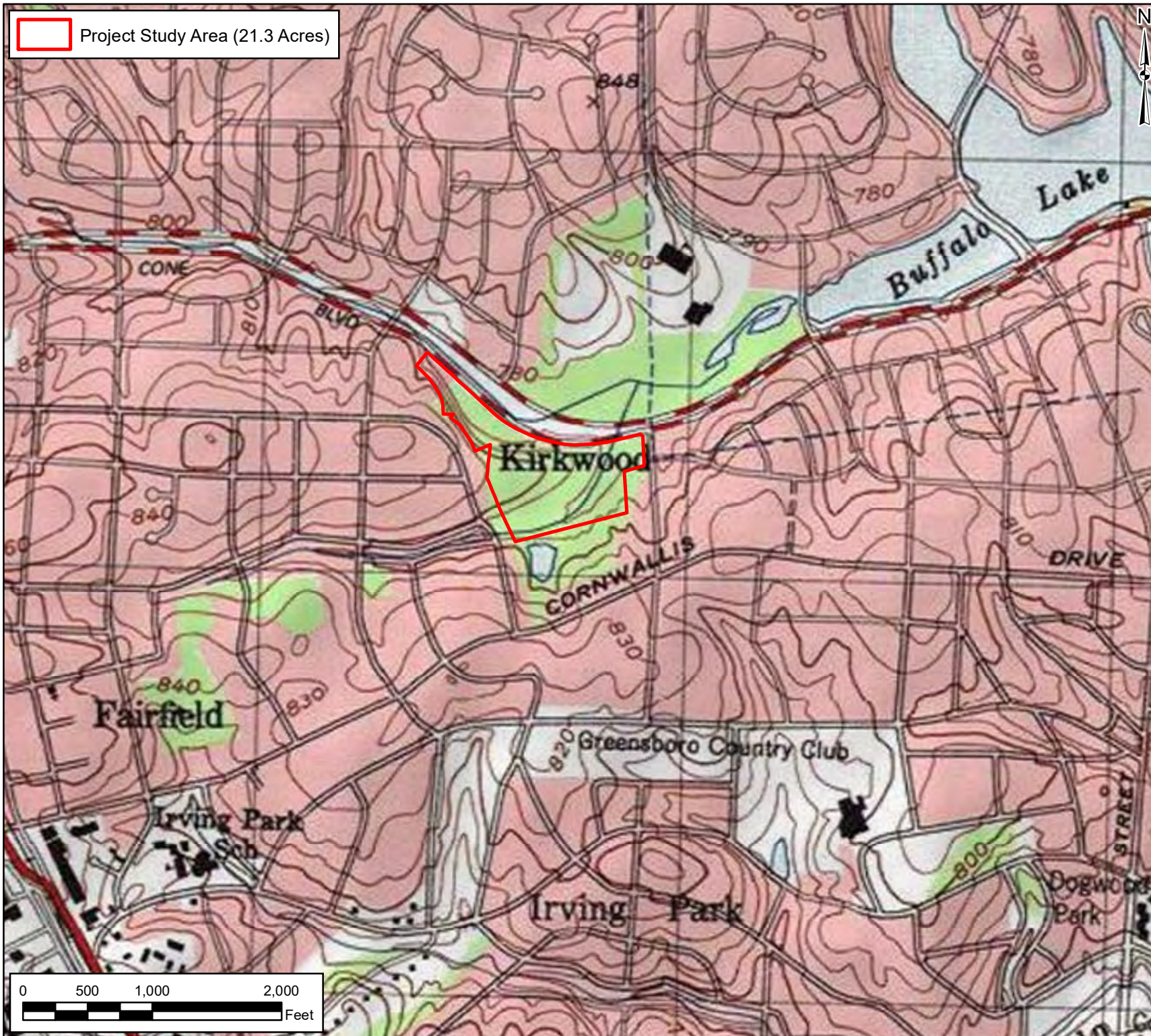
08/19/2022

ECS Project No.

49: 18133

FIGURE 1

 Project Study Area (21.3 Acres)



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

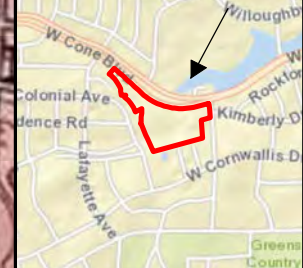
1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**USGS TOPOGRAPHIC
MAP**

**MCLEANSVILLE, NC
QUADRANGLE
DATED:1970**

PROJECT STUDY AREA



Drawn By:

KEW

Scale:

1" = 1,000'

Approved By:

WBF

Date:

08/19/2022

ECS Project No.

49: 18133

FIGURE 2

 Project Study Area (21.3 Acres)

Soil Unit Type

-  CfB- Cecil-Urban land complex, 2-10% slopes
-  ChA- Chewacla loam, 0-2% slopes
-  EuB- Enon-Urban land complex, 2-10%



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**USDA-NRCS
SPATIAL SOIL
SURVEY**

DATED: 2019

PROJECT STUDY AREA



Drawn By:

KEW

Scale:

1" = 1,000'

Approved By:

WBF

Date:

08/19/2022

ECS Project No.

49: 18133

FIGURE 3

0 500 1,000 2,000
Feet

 Project Study Area (21.3 Acres)

Wetland Type

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

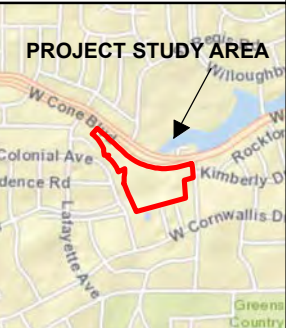


Client:
KOURY
CORPORATION
BUILDER & DEVELOPER

Project:
CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:
**USFWS
NATIONAL
WETLAND
INVENTORY
MAP**

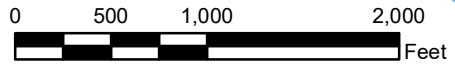
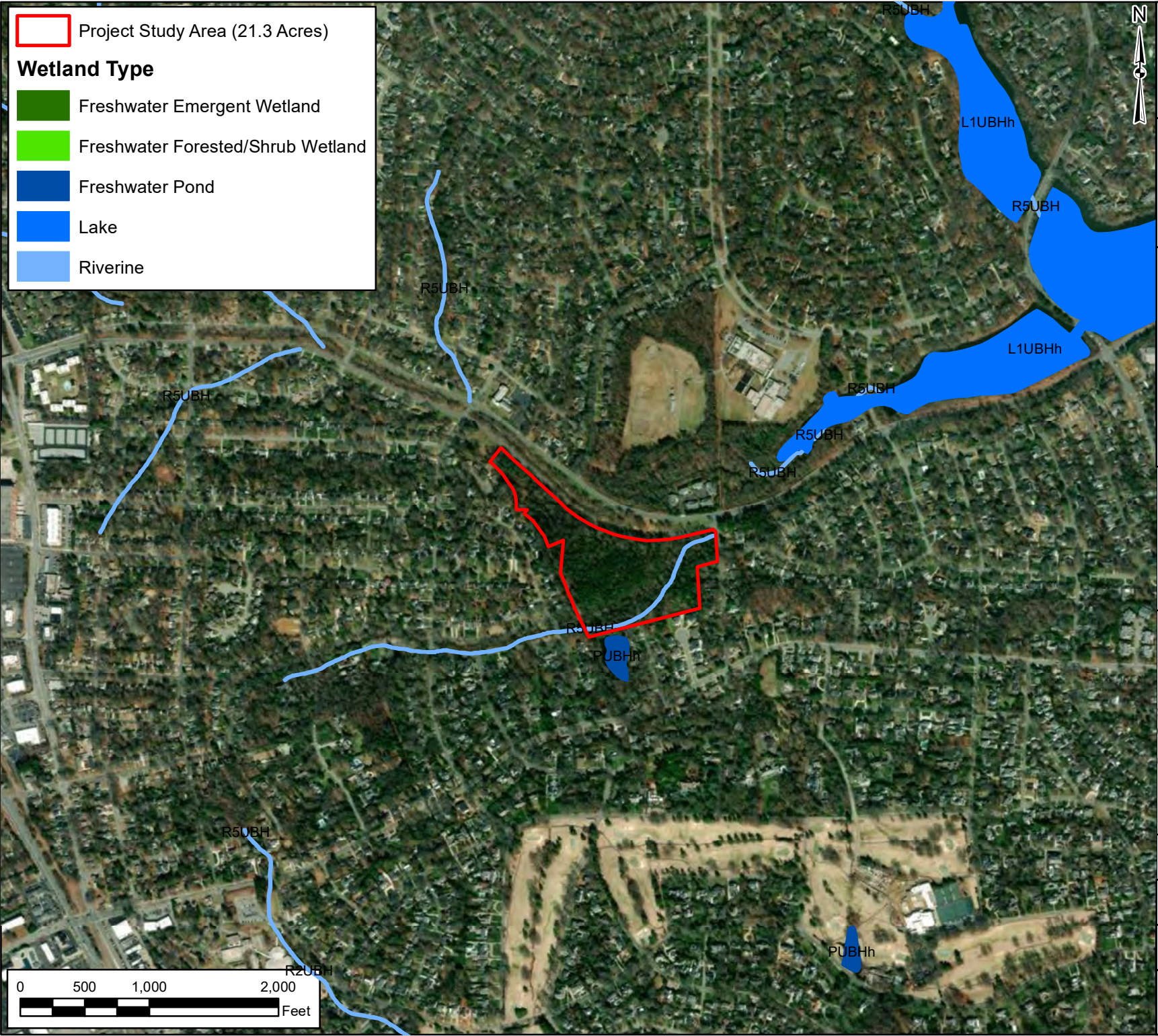


Drawn By: KEW
Scale: 1" = 1,000'

Approved By: WBF
Date: 08/19/2022

ECS Project No.
49: 18133

FIGURE 4



 Project Study Area (21.3 Acres)

Flood Hazard Zones

Zone Type

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**FEMA
FLOOD HAZARD
ZONE MAP**

**PANEL:310785600J
DATED: 6/18/2007**

PROJECT STUDY AREA



Drawn By:

KEW

Scale:

1" = 1,000'

Approved By:

WBF

Date:

08/19/2022

ECS Project No.

49: 18133

FIGURE 5

0 500 1,000 2,000
Feet

**PANEL
3710785500J
eff. 6/18/2007**

**PANEL
3710785500J
eff. 6/18/2007**

**PANEL
3710786600J
eff. 6/18/2007**

**PANEL
3710786500J
eff. 6/18/2007**

**PANEL
3710786500J
eff. 6/18/2007**

Zone AE

 Project Study Area (21.3 Acres)

LiDAR Elevation Data

Value

 High : 827.937
Low : 764.888



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

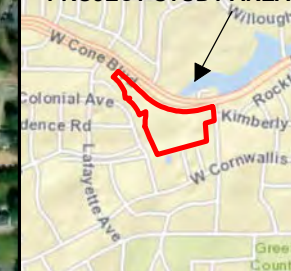
CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD.
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**NOAA
LIDAR
ELEVATION
DATA**

PROJECT STUDY AREA



Drawn By:

KEW

Scale:

1" = 500'

Approved By:

WBF

Date:

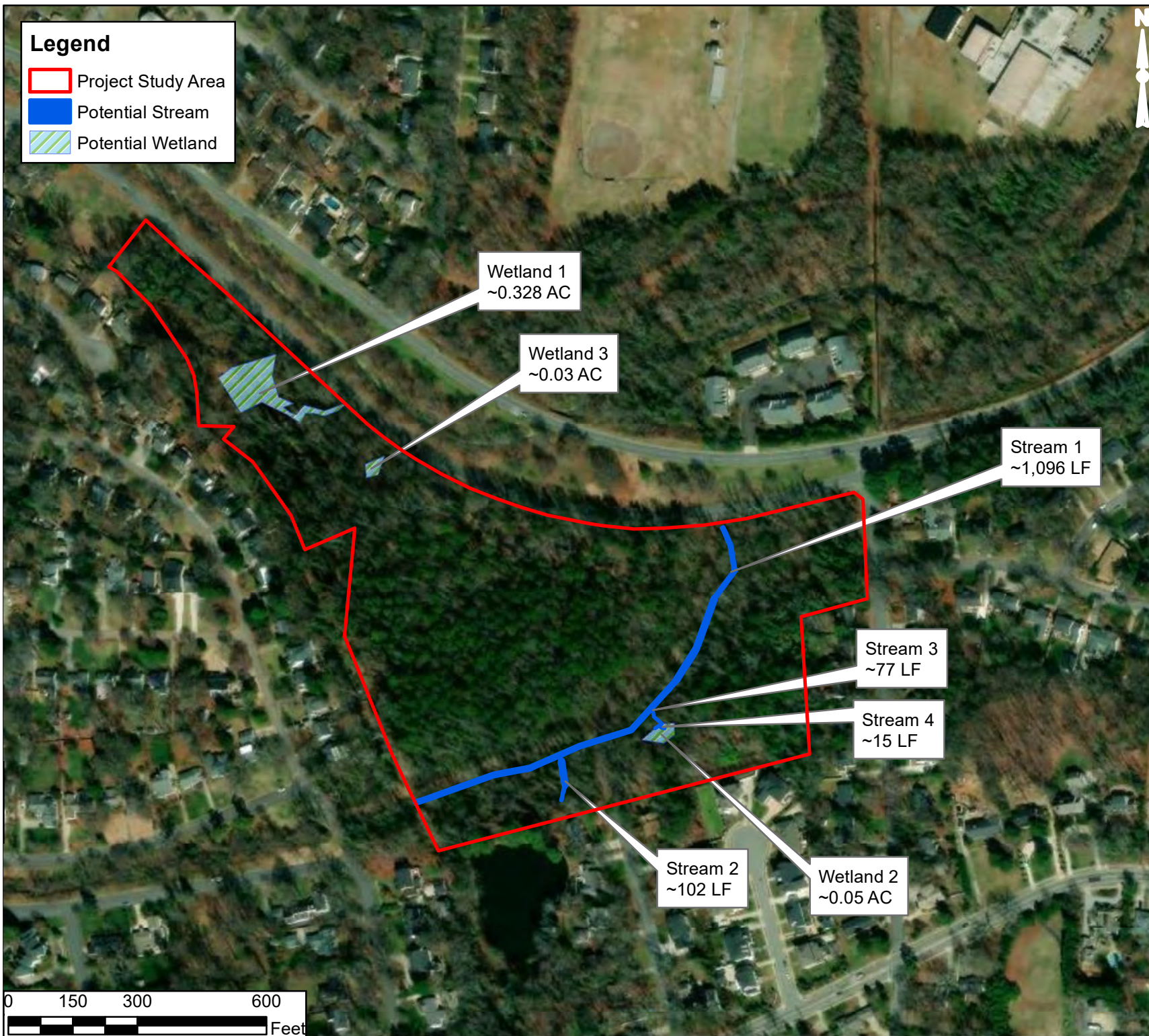
08/19/2022

ECS Project No.

49: 18133

FIGURE 6

0 250 500 1,000
 Feet



Client:

KOURY
CORPORATION
BUILDER & DEVELOPER

Project:

CLEBURNE MULTI-FAMILY
DEVELOPMENT SITE

1414 WEST CONE BLVD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

**POTENTIAL WATERS
OF THE US MAP**

NOTES:

1. WATERS OF THE US WERE
OBSERVED BY ECS ON
SEPTEMBER 1, 2, AND NOVEMBER
21, 2022.

2. FEATURES DEPICTED ON THIS
MAP HAVE NOT BEEN VERIFIED BY
THE USAGE AND/OR NCDWR. THE
DELINEATION FINDINGS ARE
SUBJECT TO CHANGE BASED ON
AGENCY VERIFICATION.

3. THIS MAP SHOULD BE USED
FOR PRELIMINARY PLANNING
PURPOSES.

Drawn By:

KEW

Scale:

1 in = 300 ft

Approved By:

WBF

Date:

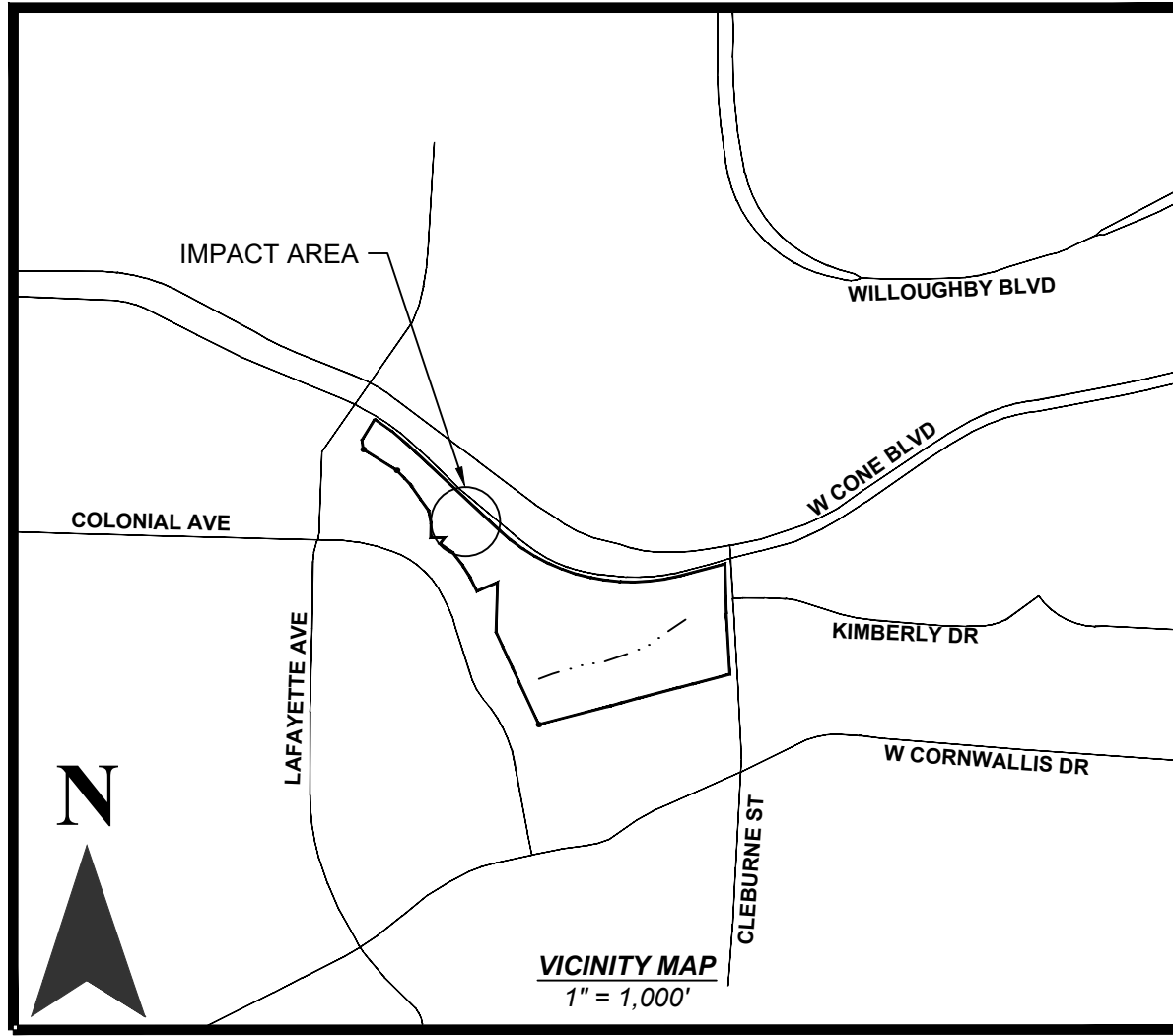
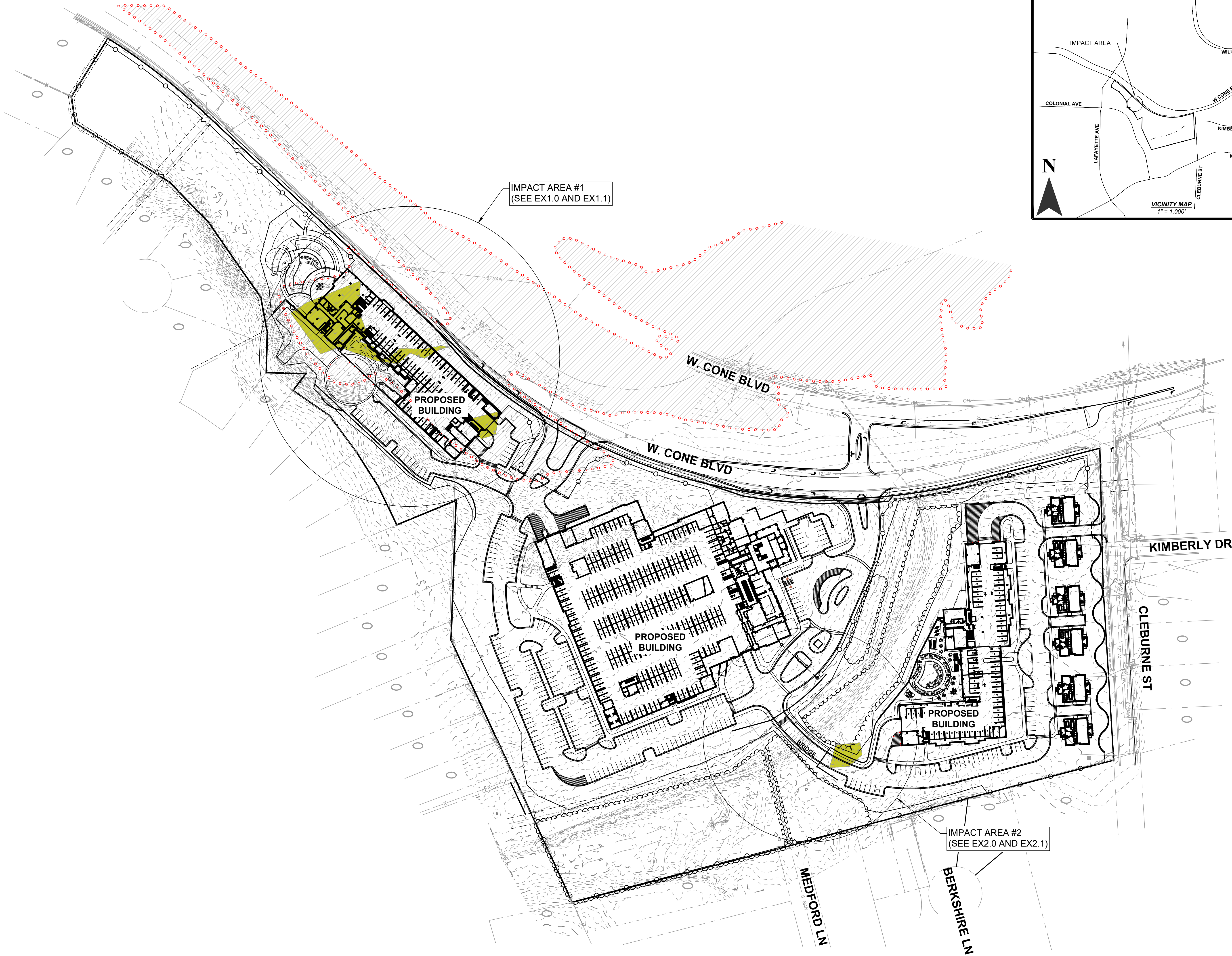
9/2/2022

ECS Project No.

49:18133

FIGURE 7

S:\10754305-Cleburne_Apartments\DWG\Sheet\Exhibit\Environmental\2023-06-05 Impacts Map\Cleburne Impacts Map.dwg | Plotted on 6/18/2024 10:57 AM | by Jacob Moore



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JOB NO.
54305
SHEET NO.
OVERALL

CLEBURNE MULTI-FAMILY DEVELOPMENT
1414 W. CONE BLVD - GREENSBORO, NC 27408
OVERALL IMPACTS MAP

SCALE
1"=80'

CHECKED BY
J. MOORE

DESIGNED BY
M. MARTIN

DRAWN BY
M. MARTIN

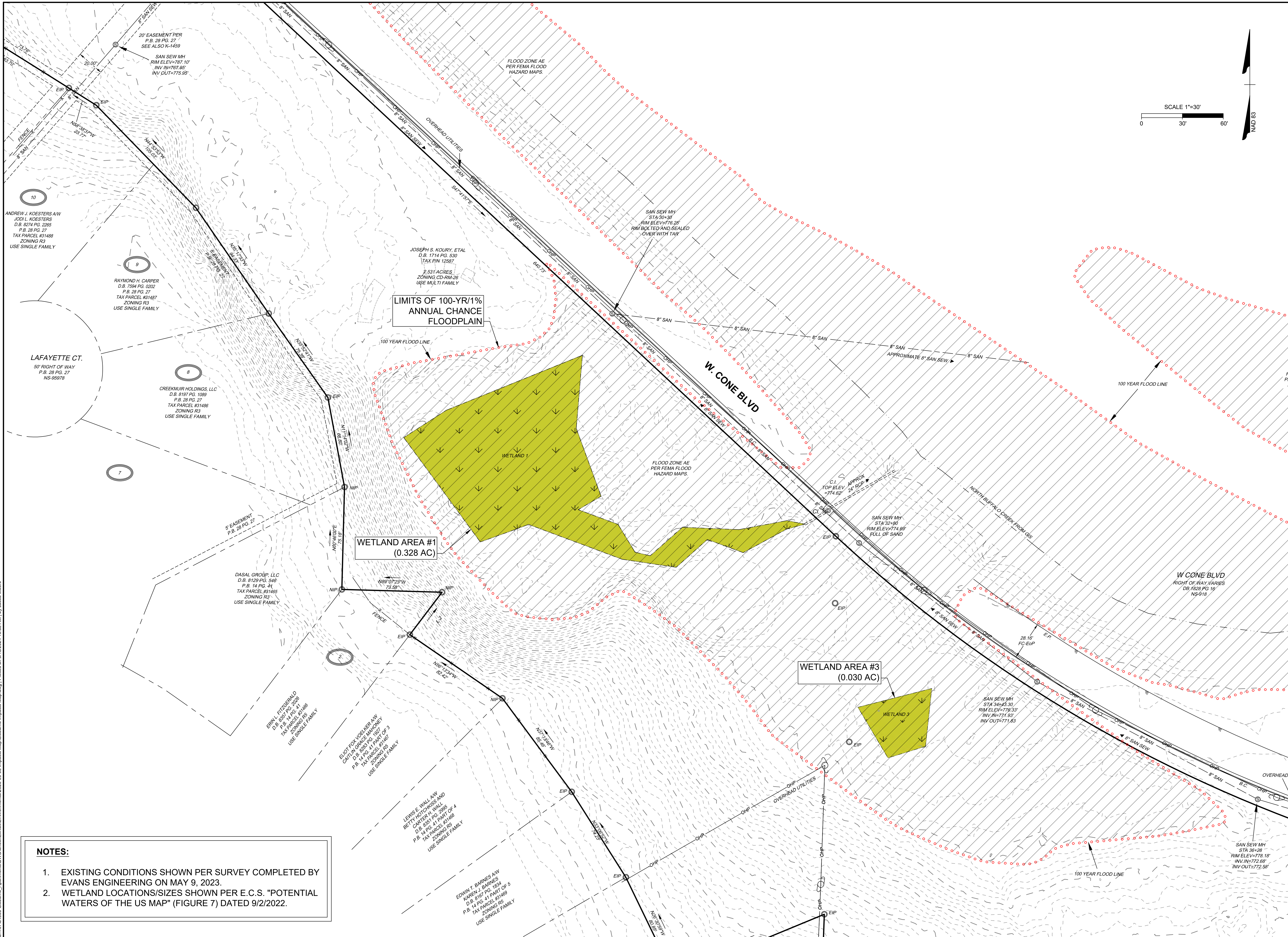
DATE
06/18/2024

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION

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NOTES:

- EXISTING CONDITIONS SHOWN PER SURVEY COMPLETED BY EVANS ENGINEERING ON MAY 9, 2023.
- WETLAND LOCATIONS/SIZES SHOWN PER E.C.S. "POTENTIAL WATERS OF THE US MAP" (FIGURE 7) DATED 9/2/2022.

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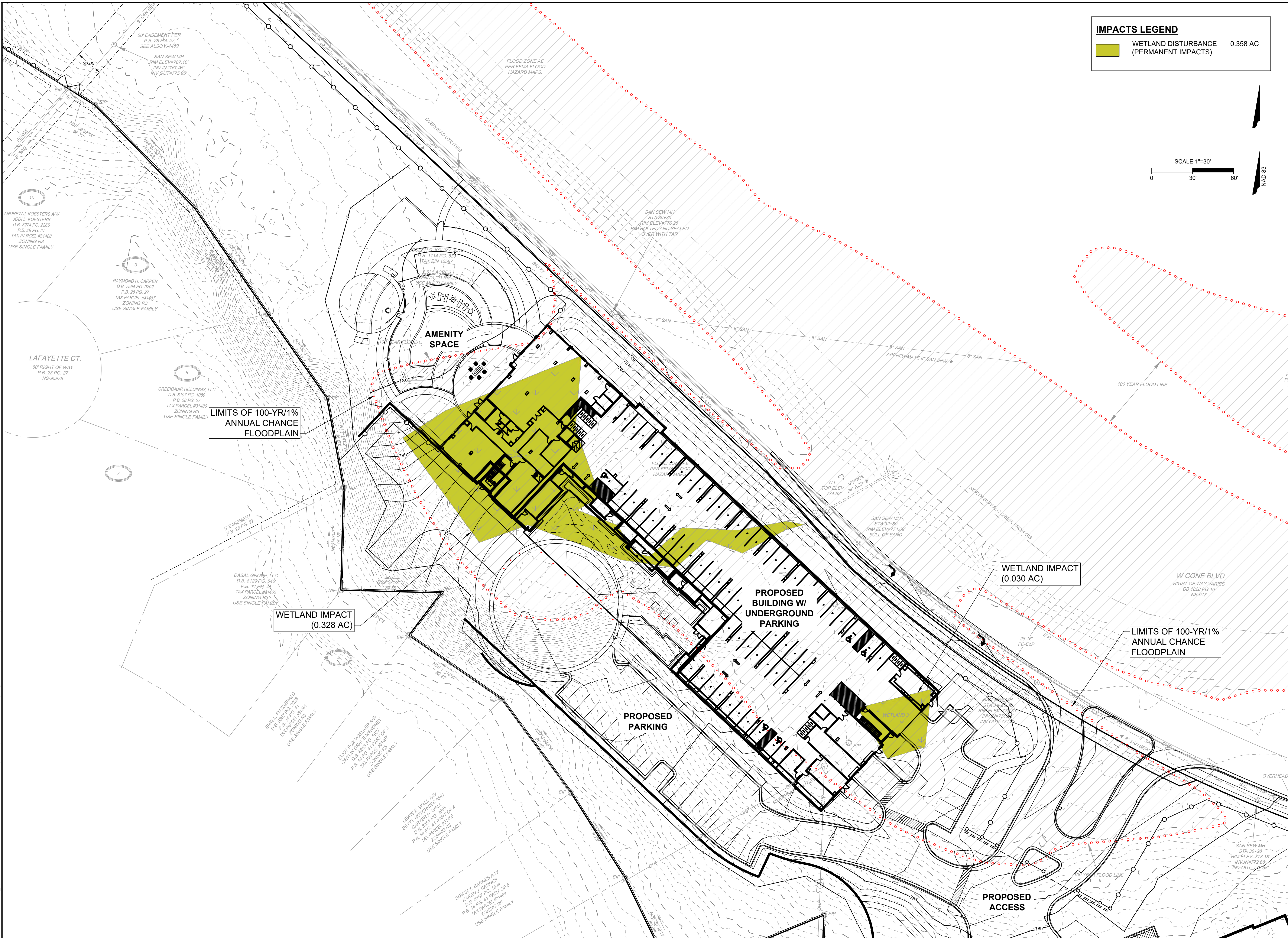
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CLEBURNE MULTI-FAMILY DEVELOPMENT
1414 W. CONE BLVD - GREENSBORO, NC 27408
IMPACT AREA # 1 - EXISTING CONDITIONS

JOB NO.
54305
SHEET NO.
EX1.0

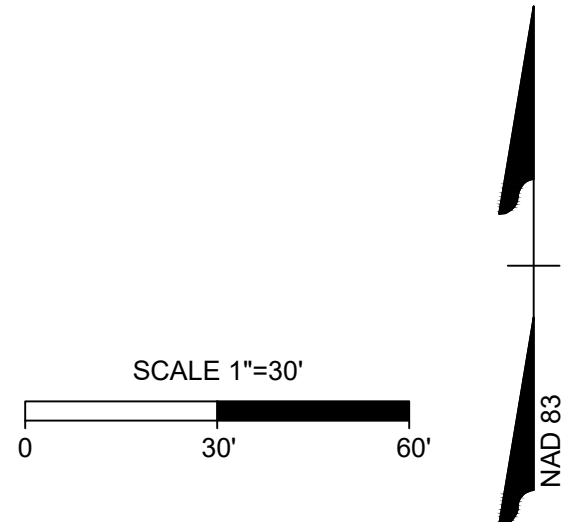
REVISION DESCRIPTION	
DATE	
06/18/2024	
DRAWN BY	M. MARTIN
DESIGNED BY	M. MARTIN
CHECKED BY	J. MOORE
SCALE	1"=30'

S:\10754505-Cleburne_Apartments\DWG\Sheet\Exhibit\Environmental\2023-06-05 Impacts Map\Cleburne Impacts Map.dwg | Plotted on 6/18/2024 10:58 AM | by Jacob Moore



IMPACTS LEGEND

	WETLAND DISTURBANCE (PERMANENT IMPACTS)	0.358 AC
--	---	----------



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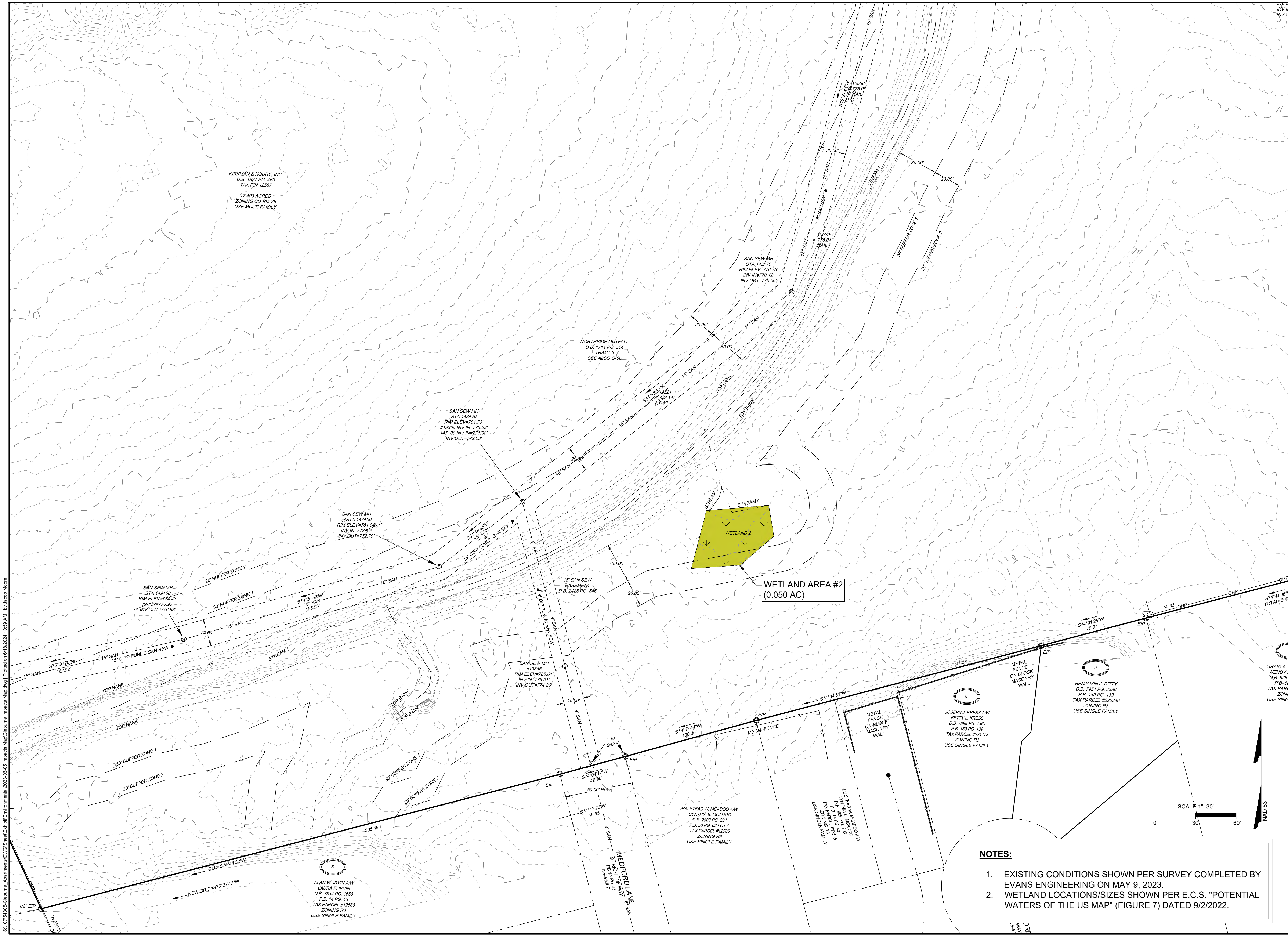
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CLEBURNE MULTI-FAMILY DEVELOPMENT
1414 W. CONE BLVD - GREENSBORO, NC 27408
IMPACT AREA #1 - PROPOSED CONDITIONS

JOB NO.
54305
SHEET NO.
EX1.1

REVISION DESCRIPTION	
DATE	
06/18/2024	
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DESIGNED BY	M. MARTIN
CHECKED BY	J. MOORE
SCALE	1"=30'

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DATE

06/18/2024

DRAWN BY

M. MARTIN

DESIGNED BY

M. MARTIN

CHECKED BY

J. MOORE

SCALE

1"=30'

TIMMONS GROUP

CLEBURNE MULTI-FAMILY DEVELOPMENT
1414 W. CONE BLVD - GREENSBORO, NC 27408
IMPACT AREA #2 - EXISTING CONDITIONS

JOB NO.

54305

SHEET NO.

EX2.0

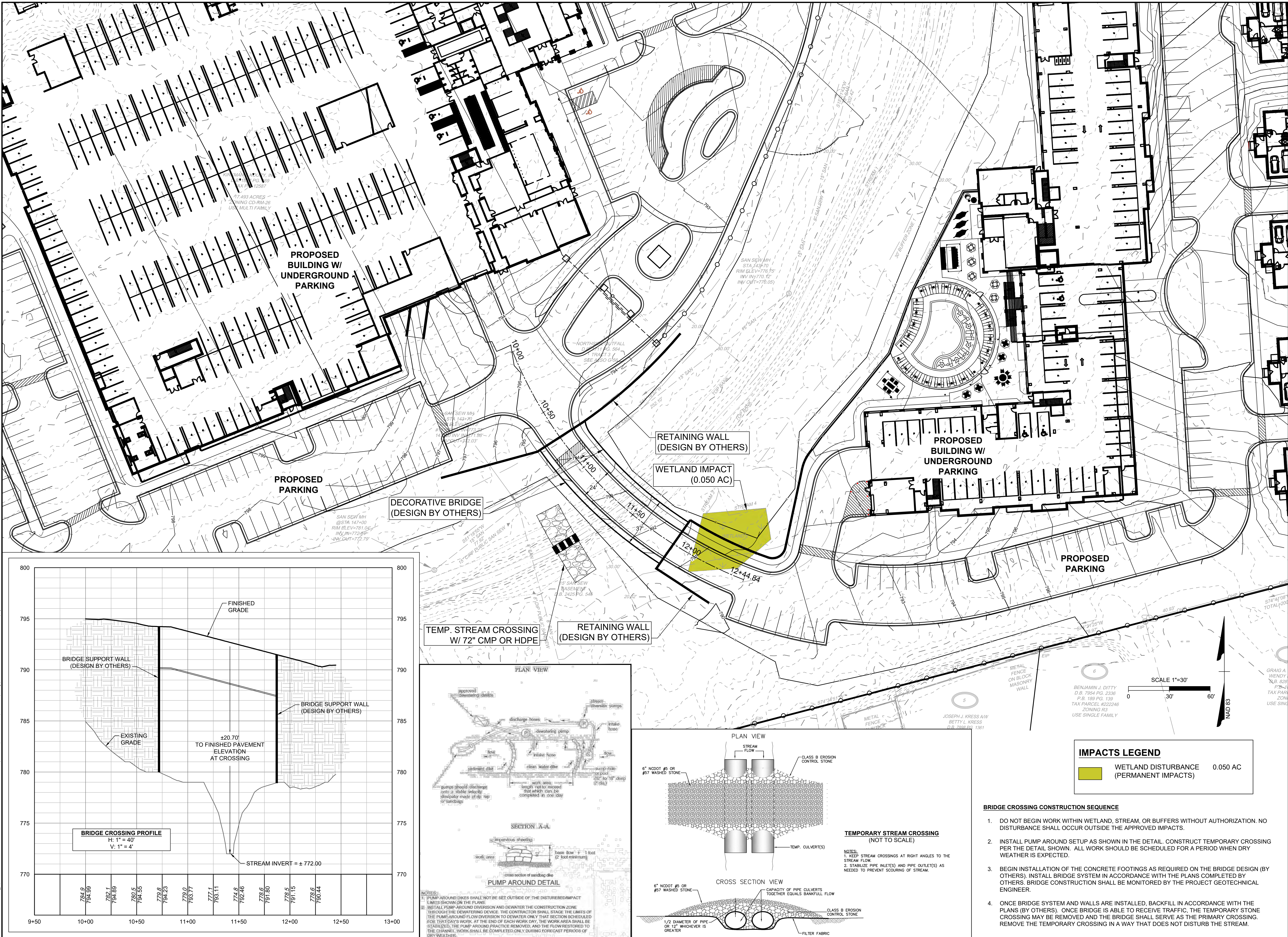
NOTES:

1. EXISTING CONDITIONS SHOWN PER SURVEY COMPLETED BY EVANS ENGINEERING ON MAY 9, 2023.

2. WETLAND LOCATIONS/SIZES SHOWN PER E.C.S. "POTENTIAL WATERS OF THE US MAP" (FIGURE 7) DATED 9/2/2022.

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KOURY CORPORATION
BUILDER & DEVELOPER

DATE

06/18/2024

DRAWN BY

M. MARTIN

DESIGNED BY

M. MARTIN

CHECKED BY

J. MOORE

SCALE

1"=30'

CLEBURNE MULTI-FAMILY DEVELOPMENT
1414 W. CONE BLVD - GREENSBORO, NC 27408

IMPACT AREA # 1 - PROPOSED CONDITIONS

JOB NO.
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SHEET NO.
EX2.1

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