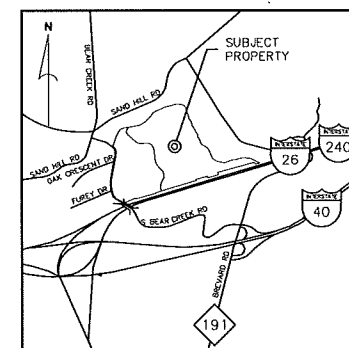


CROSSROADS AT WEST ASHEVILLE

BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:
CATALYST CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
BEAU MCINTOSH
(704) 877-5681

INDEX OF SHEETS	
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C001	COVER
	SURVEY
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER PHASE PLAN
C201	MASTER SITE PLAN
C300	MASTER GRADING & EROSION CONTROL PLAN
C500	MASTER STORM DRAINAGE PLAN
C600	MASTER SEWER PLAN
C700	MASTER WATER PLAN
	ELEVATIONS



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

DEVELOPMENT DATA

OWNER/DEVELOPER: CATALYST CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
CONTACT: BEAU MCINTOSH
(704) 877-5681

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
108 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

ARCHITECT: LAND DESIGN
223 N. GRAHAM STREET
CHARLOTTE, NC 28202
CONTACT: RICHARD PETERSHEIM, P.L.A.
(704) 333-0325



NO.	DATE	DESCRIPTION	BY
1	09/09/2019	BUNCOMBE COUNTY BOX SUBMITTAL	MAD



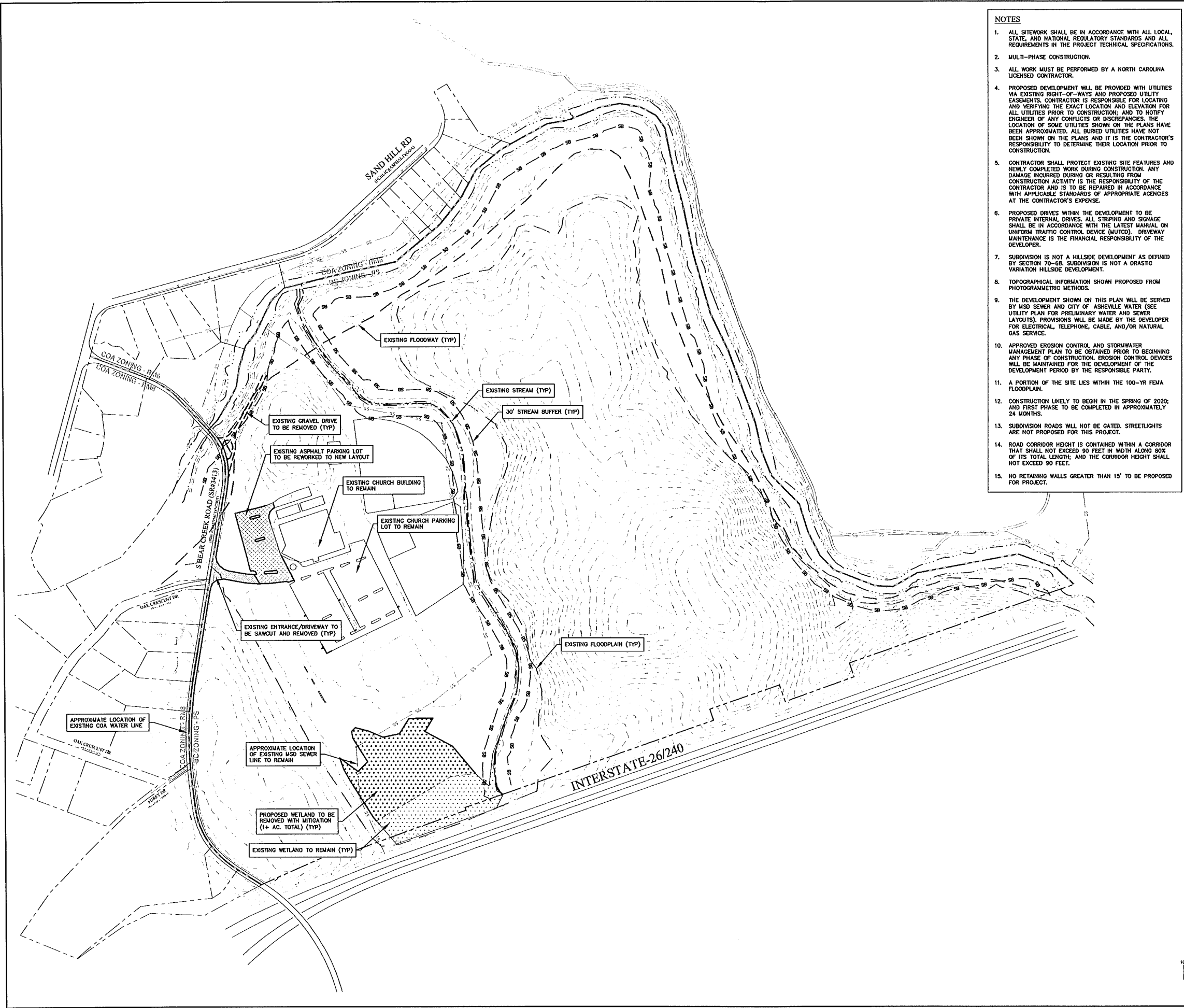
COVER FOR
**CROSSROADS AT
WEST ASHEVILLE**
CATALYST CAPITAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AWP
CDC PROJECT NO.: 119225
BC PERMIT NO.: IWA

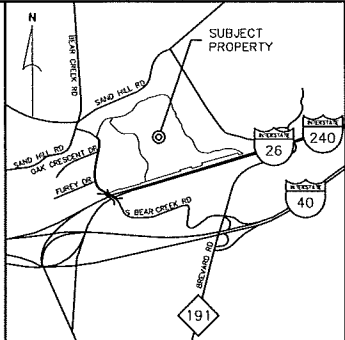
SHEET

C001





- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. MULTI-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL DRIVES. ALL STRIPING AND SIGRAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 7. SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
 8. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROMISONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
 10. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
 11. A PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 12. CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2020; AND FIRST PHASE TO BE COMPLETED IN APPROXIMATELY 24 MONTHS.
 13. SUBDIVISION ROADS WILL NOT BE GATED. STREETLIGHTS ARE NOT PROPOSED FOR THIS PROJECT.
 14. ROAD CORRIDOR HEIGHT IS CONTAINED WITHIN A CORRIDOR THAT SHALL NOT EXCEED 90 FEET IN WIDTH ALONG 80% OF ITS TOTAL LENGTH; AND THE CORRIDOR HEIGHT SHALL NOT EXCEED 90 FEET.
 15. NO RETAINING WALLS GREATER THAN 15' TO BE PROPOSED FOR PROJECT.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: CATALYST CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
(704) 877-5681

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUOZ, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA E. HOLMES
(828) 225-6562

CONTACT:

ARCHITECT: BB+M ARCHITECTURE
1435 WEST MOREHEAD ST., SUITE 160
CHARLOTTE, NC 28208
TRIPP BEACHAM, AIA
(704) 334-1716 EXT. 201

CONTACT:

LANDSCAPE ARCHITECT: LAND DESIGN
223 N. GRAHAM STREET
CHARLOTTE, NC 28202
RICHARD PETERSHEM, P.L.A.
(704) 333-0325

PROJECT DATA

PIN: 9827-89-0780; 9827-79-7125

ADDRESS: 20 BEAR CREEK ROAD

DEED BOOK/PAGE: 5453/965; 1679/748

SITE ACREAGE: 68 ACRES

ZONING: PS - PUBLIC SERVICE

SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

DISTURBED AREA: 40 AC

PROPOSED UNITS:
*802 MULTI-FAMILY RESIDENTIAL UNITS
*14,400 SF RETAIL
*50,400 SF OFFICE
*64,000 SF SELF STORAGE

DENSITY SUMMARY:
ALLOWED: 12.0 UNITS/ACRE
PROPOSED: 11.8 UNITS/ACRE = 802 UNITS

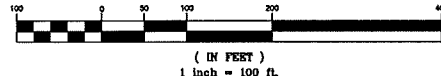
EXISTING USE: RESIDENTIAL/VACANT

PROPOSED USE: MULTI-USE
(MULTI-FAMILY RESIDENTIAL/COMMERCIAL)

PARKING CALCULATIONS:
1:72 SPACES/UNIT
1:300 SPACE/SF RETAIL
1:200 SPACE/SF OFFICE
WITH PARKING SHARING FOR COMMERCIAL
(MIN. 24 HO SPACES)
1:42 SHARED PARKING RATIO



EXISTING CONDITIONS & DEMOLITION PLAN
GRAPHIC SCALE



CDC Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

53 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27894
PHONE (828) 452-4410
FAX (828) 452-4405

NOBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	05/09/2019	BUNCOMBE COUNTY BOA SUBMITTAL	

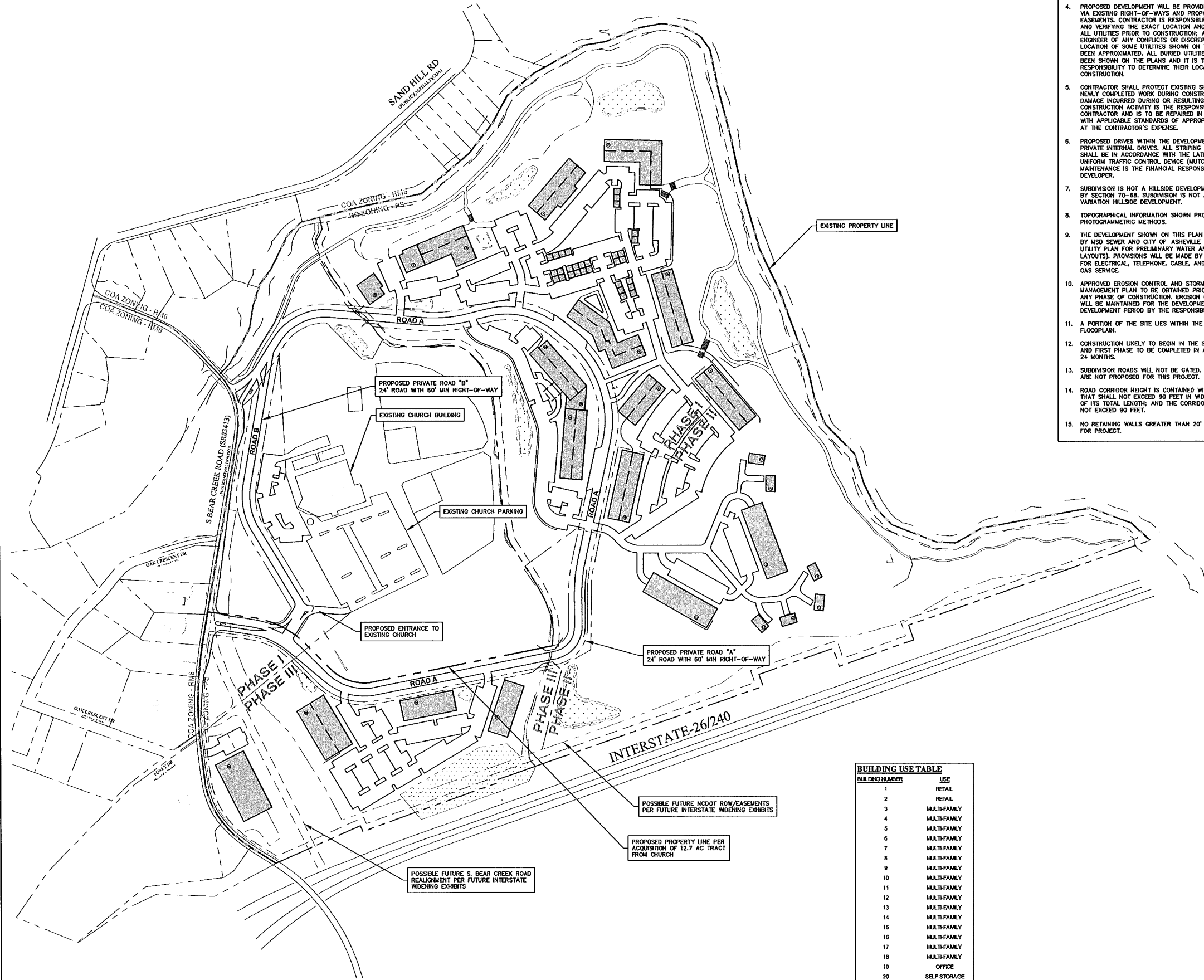
FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

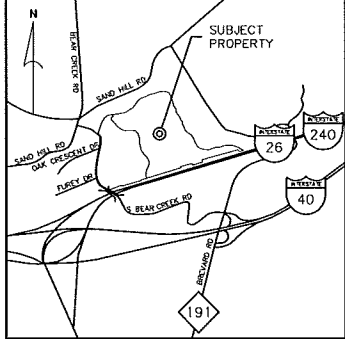
EXISTING CONDITIONS & DEMOLITION PLAN FOR:
CROSSROADS AT WEST ASHEVILLE
CATALYST CAPITAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: CDP PROJECT NO.: 11925
BC PERMIT NO. N/A

SHEET
C100



- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
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 8. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY WSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
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 15. NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.



DEVELOPMENT DATA	
OWNER/DEVELOPER:	CATALYST CAPITAL PARTNERS 1600 CAMDEN ROAD, SUITE 200 CHARLOTTE, NC 28203 BEAU MONTOSH (704) 877-5681
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGO, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA E. HOLMES (828) 225-6582
CONTACT:	
ARCHITECT:	BB+M ARCHITECTURE 1435 WEST MOREHEAD ST., SUITE 160 CHARLOTTE, NC 28202 TRIPP BEACHAM, AIA (704) 334-1716 EXT. 201
CONTACT:	
LANDSCAPE ARCHITECT:	LAND DESIGN 223 N. GRAHAM STREET CHARLOTTE, NC 28202 RICHARD PETERSHEIM, P.L.A. (704) 333-0325
CONTACT:	
PROJECT DATA	
PIN:	9627-89-6780; 9627-78-7125
ADDRESS:	20 BEAR CREEK ROAD
DEED BOOK/PAGE:	5453/983; 1679/748
SITE ACREAGE:	68 ACRES
ZONING:	PS - PUBLIC SERVICE
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
DISTURBED AREA:	40 AC
PROPOSED UNITS:	*802 MULTI-FAMILY RESIDENTIAL UNITS 114,400 SF RETAIL 150,400 SF OFFICE *64,000 SF SELF STORAGE
DENSITY SUMMARY:	
ALLOWED:	12.0 UNITS/ACRE
PROPOSED:	11.8 UNITS/ACRE = 802 UNITS
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE:	MULTI-USE (MULTI-FAMILY RESIDENTIAL/COMMERCIAL)
PARKING CALCULATIONS:	1:72 SPACES/UNIT 1:300 SPACE/SF RETAIL 1:200 SPACE/SF OFFICE WITH PARKING SHARING FOR COMMERCIAL (MIN. 24 HC SPACES) 1.42 SHARED PARKING RATIO

BUILDING USE TABLE	
BUILDING NUMBER	USE
1	RETAIL
2	RETAIL
3	MULTI-FAMILY
4	MULTI-FAMILY
5	MULTI-FAMILY
6	MULTI-FAMILY
7	MULTI-FAMILY
8	MULTI-FAMILY
9	MULTI-FAMILY
10	MULTI-FAMILY
11	MULTI-FAMILY
12	MULTI-FAMILY
13	MULTI-FAMILY
14	MULTI-FAMILY
15	MULTI-FAMILY
16	MULTI-FAMILY
17	MULTI-FAMILY
18	MULTI-FAMILY
19	OFFICE
20	SELF STORAGE



Know what's below.
Call before you dig.




NORTH

MASTER PHASE PLAN

GRAPHIC SCALE



(IN FEET)
1 Inch = 160 Ft.



Civil Design Concepts, PA
www.civildesignconcepts.com

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

68 VANDUKE STREET, SUITE 200
WAYNESVILLE, NC 28786
PHONE (828) 455-4410
FAX (828) 455-4400

NO.	DATE	DESCRIPTION	BY
1	09/09/2019	BUNCOMBE COUNTY BOA SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER PHASE PLAN FOR:

CROSSROADS AT
WEST ASHEVILLE

CATALYST CAPITAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

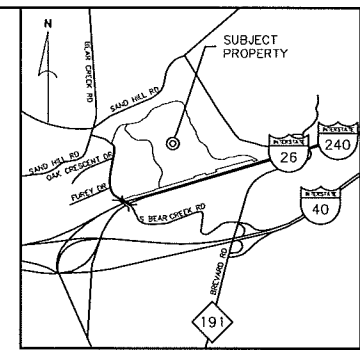
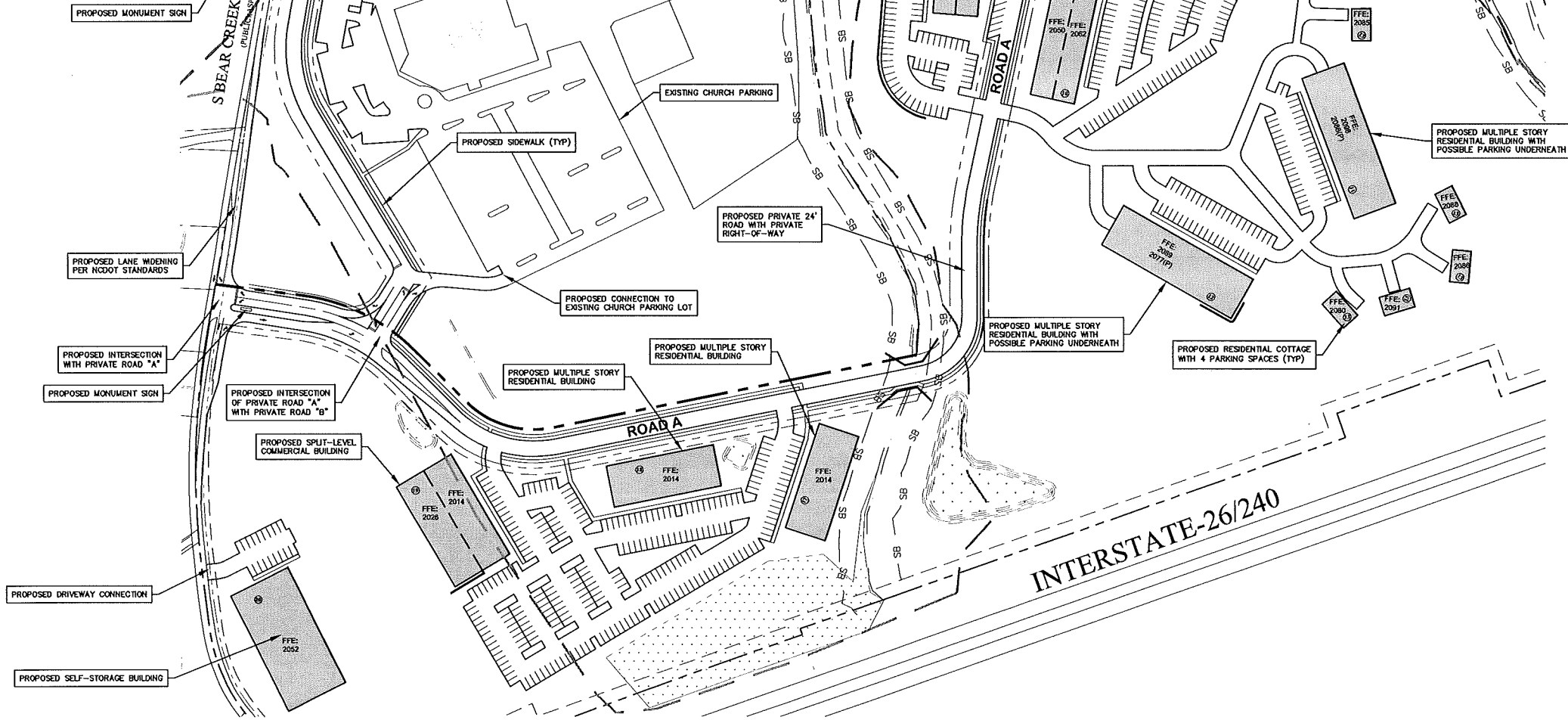
DRAWN BY: AMP
CDC PROJECT NO.: 11925
BC PERMIT NO.: N/A

SHEET

C200

NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION.
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- SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-88. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
- TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
- THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
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- NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.

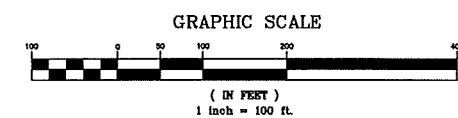


VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	CATALYST CAPITAL PARTNERS 1600 CAMDEN ROAD, SUITE 200 CHARLOTTE, NC 28203 (704) 877-5681
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUCC. P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA E. HOLMES (828) 225-6562
CONTACT:	
ARCHITECT:	BB+M ARCHITECTURE 1435 WEST MOREHEAD ST., SUITE 160 CHARLOTTE, NC 28208 TRIPP BEACHAM, AIA (704) 334-1718 EXT. 201
CONTACT:	
LANDSCAPE ARCHITECT:	LAND DESIGN 223 N. GRAHAM STREET CHARLOTTE, NC 28202 RICHARD PETERSHEIM, P.L.A. (704) 333-0325
CONTACT:	
PROJECT DATA	
FIN. ADDRESS:	9827-89-8780; 9827-79-7125 20 BEAR CREEK ROAD 5453/963; 1679/748 68 ACRES PS - PUBLIC SERVICE
DEED BOOK/PAGE:	
SITE ACREAGE:	
ZONING:	
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
DISTURBED AREA:	40 AC
PROPOSED UNITS:	*802 MULTI-FAMILY RESIDENTIAL UNITS *14,400 SF RETAIL *50,400 SF OFFICE *64,000 SF SELF STORAGE
DENSITY SUMMARY:	
ALLOWED:	12.0 UNITS/ACRE
PROPOSED:	11.8 UNITS/ACRE = 802 UNITS
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE:	MULTI-USE (MULTI-FAMILY RESIDENTIAL/COMMERCIAL)
PARKING CALCULATIONS:	1:72 SPACES/UNIT 1:300 SPACE/SF RETAIL 1:200 SPACE/SF OFFICE WITH PARKING SHARING FOR COMMERCIAL (MIN. 24 HO SPACES) 1.42 SHARED PARKING RATIO



MASTER SITE PLAN



Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

32 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 27886
PHONE (828) 452-4410
FAX (828) 452-4405

NO.	DATE	DESCRIPTION	BY
1	09/19/2019	BUNCOMBE COUNTY BOA SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER SITE PLAN FOR:

CROSSROADS AT
WEST ASHEVILLE

CATALYST CAPITAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
BC PERMIT NO.

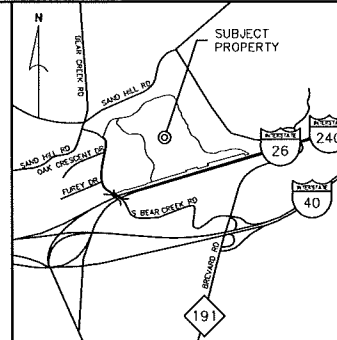
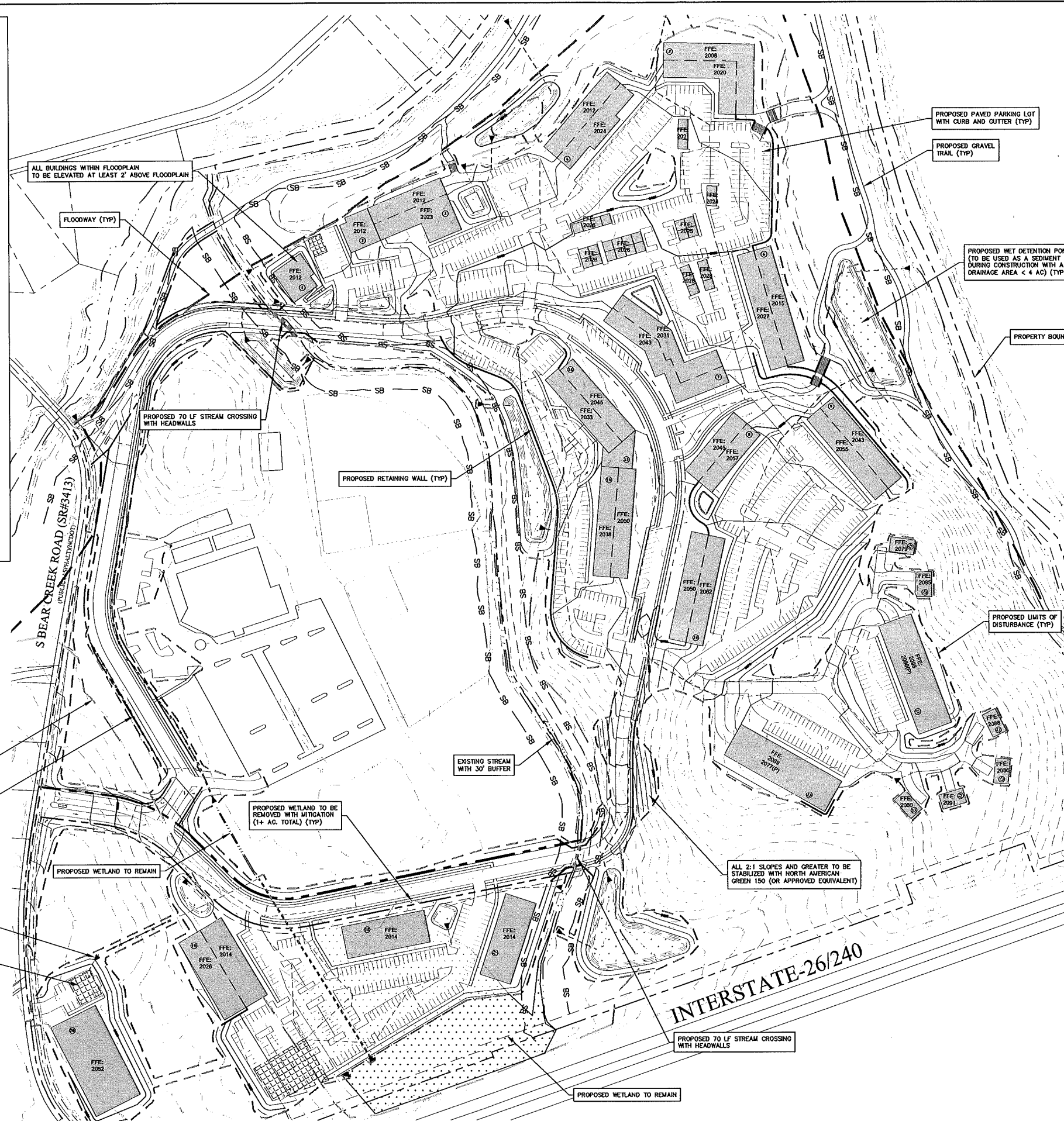
APP
11925
N/A

SHEET

C201

NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION.
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- NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: CATALYST CAPITAL PARTNERS
1600 CAUDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
BEAU MONTOSH
(704) 877-5681

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUZQ, P.E.
(828) 252-5389

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA E. HOLMES
(828) 225-6562

CONTACT:

ARCHITECT: BB+M ARCHITECTURE
1435 WEST MOREHEAD ST., SUITE 160
CHARLOTTE, NC 28208
TRIPP BEACHAM, AIA
(704) 334-1716 EXT. 201

CONTACT:

LANDSCAPE ARCHITECT: LAND DESIGN
223 N. GRAMM STREET
CHARLOTTE, NC 28202
RICHARD PETERSHEIM, P.L.A.
(704) 333-0325

PROJECT DATA

PI#: 9827-89-6780; 9827-78-7125
ADDRESS: 20 BEAR CREEK ROAD
DEED BOOK/PAGE: 5453/963; 1679/748
SITE ACREAGE: 68 ACRES
ZONING: PS - PUBLIC SERVICE

SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

DISTURBED AREA: 40 AC

PROPOSED UNITS:
*802 MULTI-FAMILY RESIDENTIAL UNITS
*14,400 SF RETAIL
*50,400 SF OFFICE
*64,000 SF SELF STORAGE

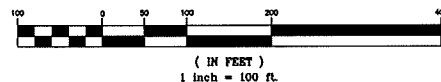
DENSITY SUMMARY:
ALLOWED: 12.0 UNITS/ACRE
PROPOSED: 11.8 UNITS/ACRE = 802 UNITS

EXISTING USE: RESIDENTIAL/VACANT
PROPOSED USE: MULTI-USE
(MULTI-FAMILY RESIDENTIAL/COMMERCIAL)

PARKING CALCULATIONS:
1:72 SPACES/UNIT
1:300 SPACE/SF RETAIL
1:200 SPACE/SF OFFICE
WITH PARKING SHARING FOR COMMERCIAL
(MIN. 24 HO SPACES)
1:42 SHARED PARKING RATIO



MASTER GRADING & EROSION CONTROL PLAN GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5389
FAX (828) 252-5385

63 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27704
PHONE (828) 452-4410
FAX (828) 456-4405

www.cdconcepts.com

FOR REVIEW ONLY		SUBMITTAL		BY	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/09/2019	BUNCOMBE COUNTY BOA SUBMITTAL			

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER GRADING & EROSION CONTROL PLAN FOR:

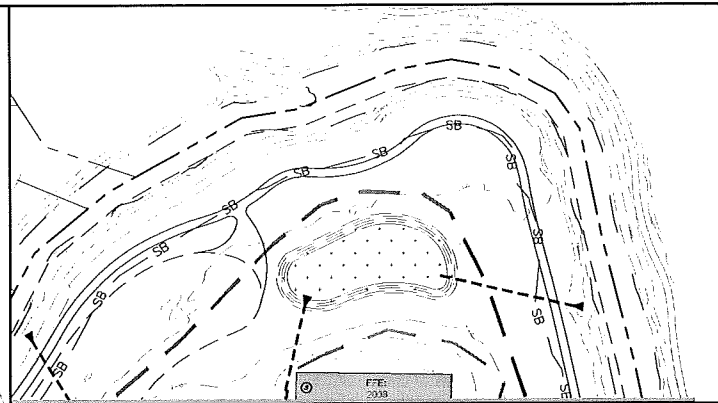
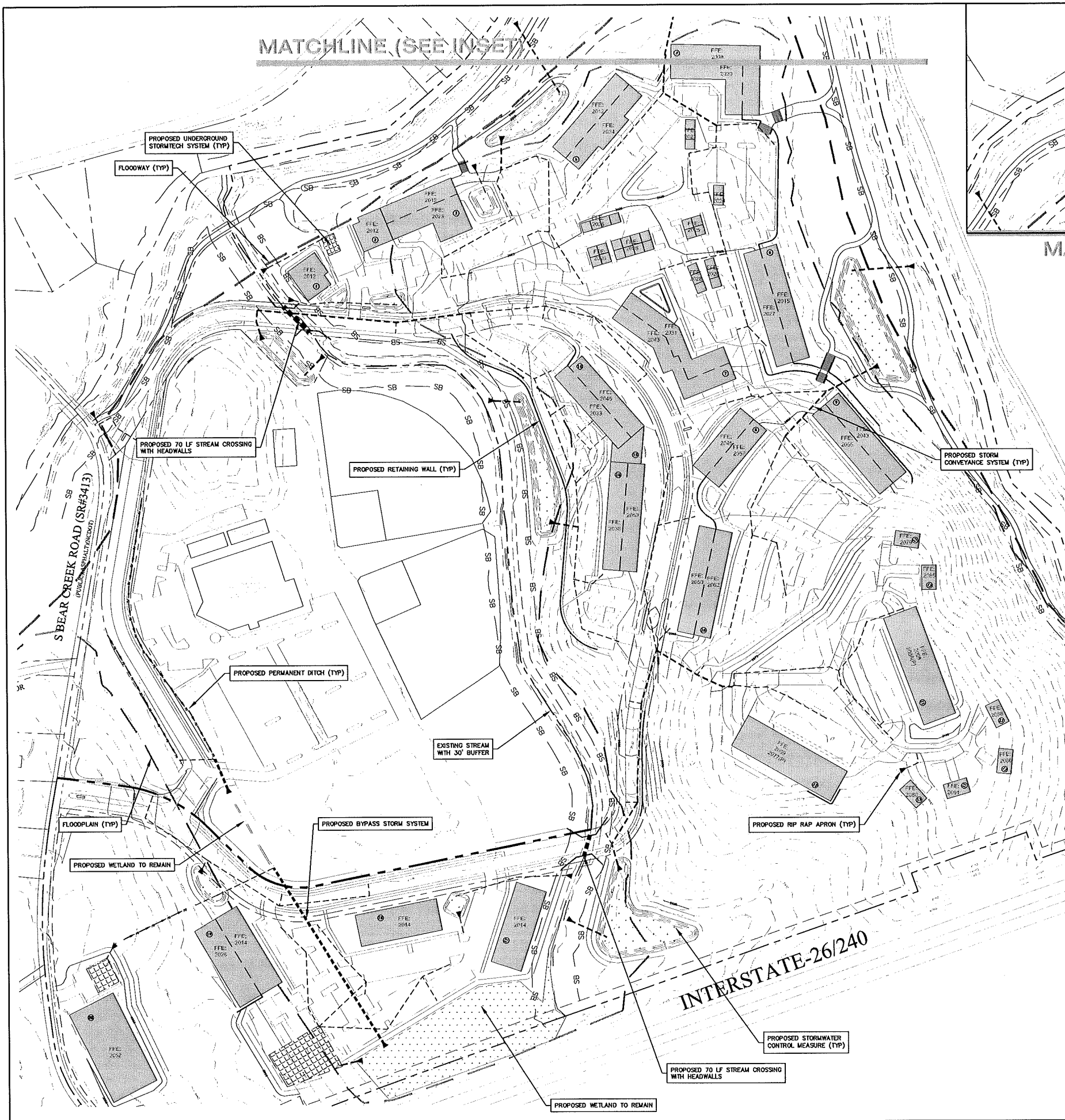
CROSSROADS AT WEST ASHEVILLE

CATALYST CAPITAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.: BC PERMIT NO.

AMP: 11/19/25 N/A

SHEET
C300



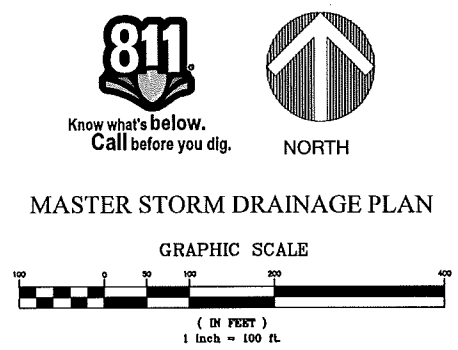
- ## NOTES
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. MULTI-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES W/ADJUSTED RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL DRIVES. ALL STRIPPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 7. SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
 8. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
 10. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
 11. A PORTION OF THE SITE USES WITHIN THE 100-YR FEMA FLOODPLAIN.
 12. CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2020; AND FIRST PHASE TO BE COMPLETED IN APPROXIMATELY 24 MONTHS.
 13. SUBDIVISION ROADS WILL NOT BE GATED. STREETLIGHTS ARE NOT PROPOSED FOR THIS PROJECT.
 14. ROAD CORRIDOR HEIGHT IS CONTAINED WITHIN A CORRIDOR THAT SHALL NOT EXCEED 90 FEET IN WIDTH ALONG 80% OF ITS TOTAL LENGTH; AND THE CORRIDOR HEIGHT SHALL NOT EXCEED 90 FEET.
 15. NO RETAINING WALLS GREATER THAN 15' TO BE PROPOSED FOR PROJECT.

DEVELOPMENT DATA

OWNER/DEVELOPER:	CATALYST CAPITAL PARTNERS 1600 CAMDEN ROAD, SUITE 200 CHARLOTTE, NC 28203
CONTACT:	BEAU MONTOSH (704) 877-5681
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEBELD COURT, SUITE 301 ASHEVILLE, NC 28806
CONTACT:	JOSHUA E. HOLMES (828) 225-0562
ARCHITECT:	BB+M ARCHITECTURE 1435 WEST WOREHEAD ST., SUITE 160 CHARLOTTE, NC 28208
CONTACT:	TRIPP BEACHAM, A.I.A. (704) 334-1716 EXT. 201
LANDSCAPE ARCHITECT:	LAND DESIGN 223 N. GRAHAM STREET CHARLOTTE, NC 28202
CONTACT:	RICHARD PETERSEN, P.L.A. (704) 333-0325

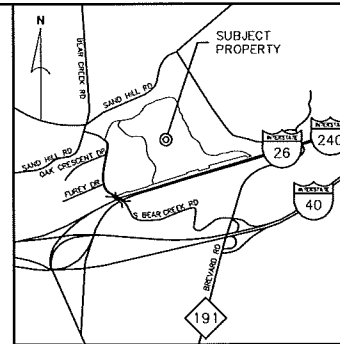
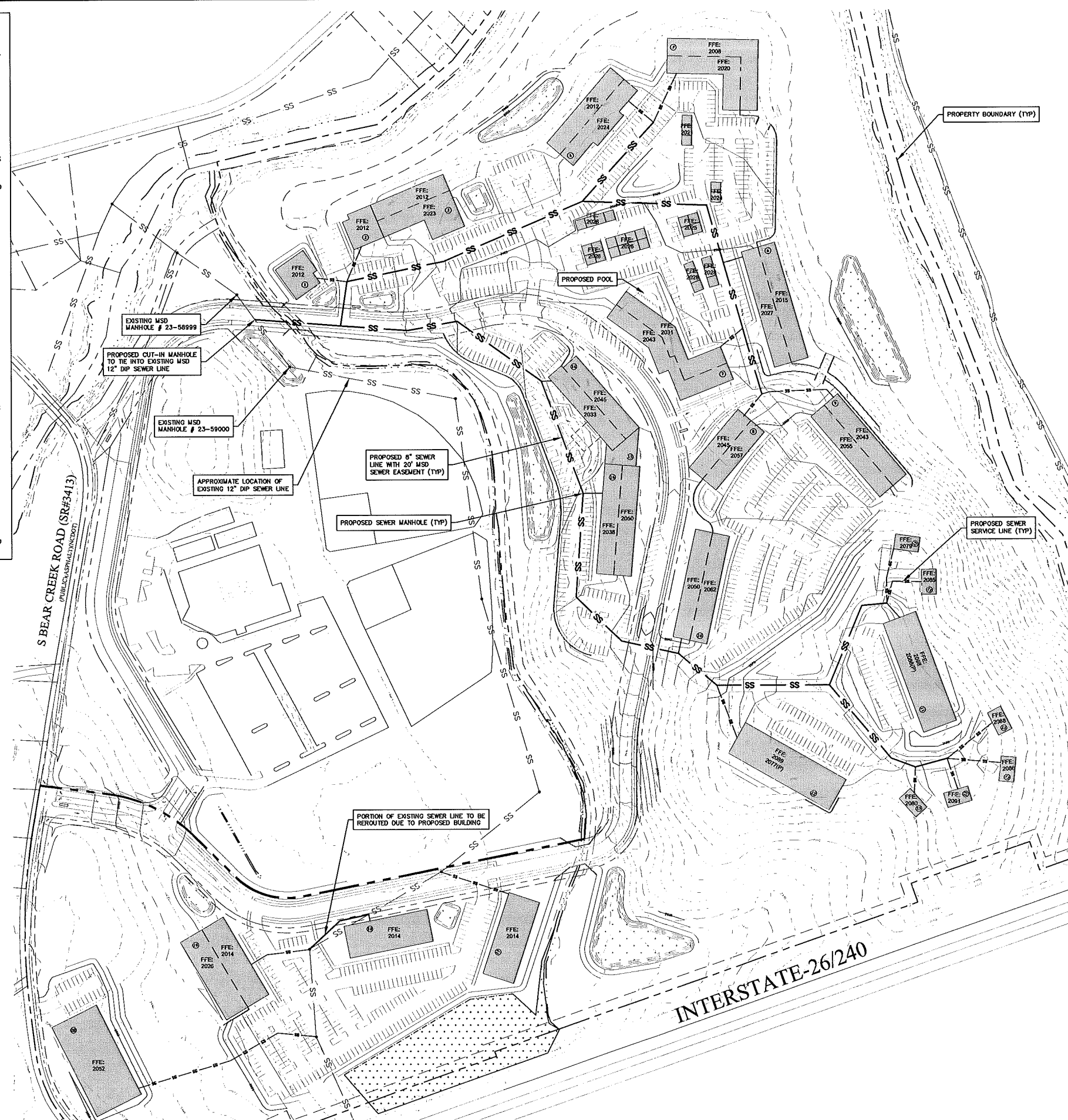
PROJECT DATA

PIN:	9627-89-8780; 9627-79-8125
ADDRESS:	20 BEAR CREEK ROAD
DEED BOOK/PAGE:	5453/963; 1679/748
SITE ACREAGE:	66 ACRES
ZONING:	PS - PUBLIC SERVICE
SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
DISTURBED AREA:	40 AC
PROPOSED UNITS:	*802 MULTI-FAMILY RESIDENTIAL UNITS *14,400 SF RETAIL *50,400 SF OFFICE *64,000 SF SELF STORAGE
DENSITY SUMMARY:	
ALLOWED:	12.0 UNITS/ACRE
PROPOSED:	11.8 UNITS/ACRE = 802 UNITS
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL/COMMERCIAL
PARKING CALCULATIONS:	1:72 SPACES/UNIT 1:300 SPACE/SF RETAIL 1:200 SPACE/SF OFFICE WITH PARKING SHARING FOR COMMERCIAL (MIN. 24 HC SPACES) 1:42 SHARED PARKING RATIO



<p>MASTER STORM DRAINAGE PLAN FOR:</p> <p>CROSSROADS AT WEST ASHEVILLE</p> <p>CATALYST CAPITAL PARTNERS - WINCOMBE COUNTY, NORTH CAROLINA</p>		<p>FOR REVIEW ONLY</p>		<p>1 09/09/2019</p>		<p>WINCOMBE COUNTY BOA SUBMITTAL</p>	<p>4/4/3</p>
<p>DRAWN BY: CDC PROJECT NO.: BO PERMIT NO.</p>		<p>PRELIMINARY NOT RELEASED FOR CONSTRUCTION</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	<p>BY</p>
<p>SHEET</p> <p>C500</p>		<p>CDC PROJECT NO. 11825 BO PERMIT NO. N/A</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	<p>BY</p>

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. MULTI-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN DISCONTINUED. ALL SPOILED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING CONSTRUCTION AS A RESULT OF CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE PROVIDED WITH INTERIOR FINISHES, ALL STRIPPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
7. SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY 106A-107-108 SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
8. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
10. APPROVED DROSGON CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
11. A PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
12. CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2020; AND FIRST PHASE TO BE COMPLETED IN APPROXIMATELY 24 MONTHS.
13. SUBDIVISION ROADS WILL NOT BE GATED. STREETLIGHTS ARE NOT PROPOSED FOR THIS PROJECT.
14. ROAD CORRIDOR HEIGHT IS CONTAINED WITHIN A CORRIDOR THAT SHALL NOT EXCEED 30 FEET IN WIDTH ALONG BOX OR CULVERT LENGTH, AND THE CORRIDOR HEIGHT SHALL NOT EXCEED 90 FEET.
15. NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.



VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER: CATALYSTS CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
BEAL MONTOSH
(704) 877-5681

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
CONTACT: JOSHUA E. HOLMES
(828) 225-6562

ARCHITECT: BB+M ARCHITECTURE
1435 WEST MOREHEAD ST., SUITE 160
CHARLOTTE, NC 28208
CONTACT: TRIPP DEAGHAM, AIA
(704) 334-1716 EXT. 201

LANDSCAPE ARCHITECT: LAND DESIGN
223 N. GRAHAM STREET
CHARLOTTE, NC 28202
CONTACT: RICHARD PETERSHEIM, P.L.A.
(704) 333-0325

PROJECT DATA

PH: 9627-89-6780; 9627-79-7125
ADDRESS: 20 BEAR CREEK ROAD
DEED BOOK/PAGE: 5453/983; 1679/745
SITE ACREAGE: 68 ACRES
ZONING: S - PUBLIC SERVICE

SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

DISTURBED AREA: 40 AC

PROPOSED UNITS: *802 MULTI-FAMILY RESIDENTIAL UNITS
114,400 SF RETAIL
118.8 ACRES
*50 OFFICE
*84,000 SF SELF STORAGE

DENSITY SUMMARY:
ALLOWED: 12.0 UNITS/ACRE
PROPOSED: 11.8 UNITS/ACRE = 802 UNITS

EXISTING USE: RESIDENTIAL/VACANT
PROPOSED USE: MULTI-USE
(MULTI-FAMILY RESIDENTIAL/COMMERCIAL)

PARKING CALCULATIONS: 1.72 SPACES/UNIT
1:300 SPACE/SF RETAIL
1:200 SPACE/SF OFFICE
WITH PARKING SHARING FOR COMMERCIAL
(MIN. 24 HC SPACES)
1.47 SHARED PARKING RATIO

160 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28788
PHONE (828) 452-4410
FAX (828) 456-5455

**Civil
Design
Concepts, PA**

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Figure 1

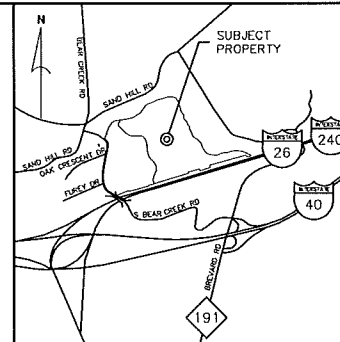
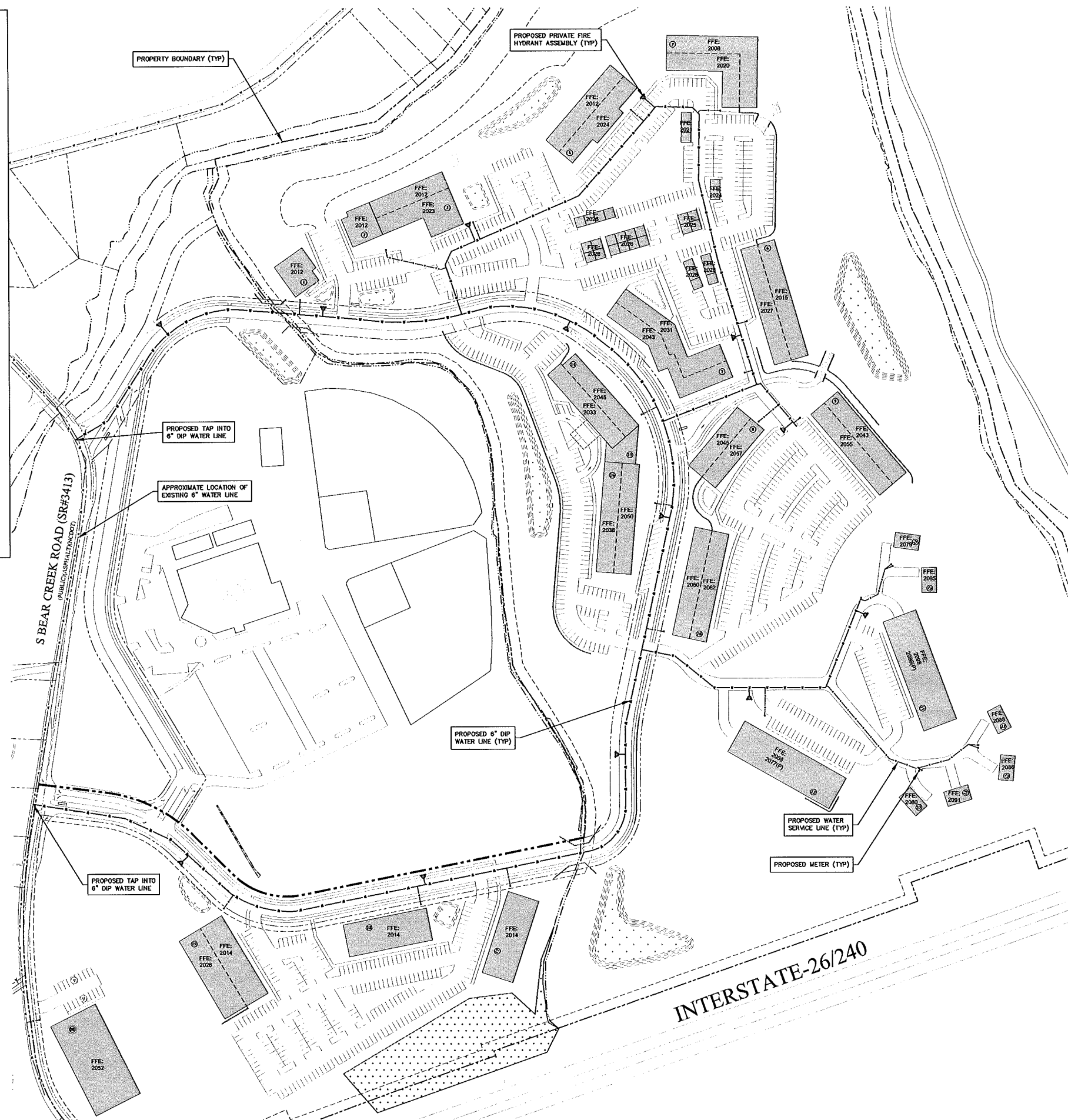
1. **Yes**

1

N/A

NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION.
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- SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
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- NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: CATALYST CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
(704) 877-5681

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUO, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA E. HOLMES
(828) 225-6562

CONTACT:

ARCHITECT: BB+M ARCHITECTURE
1435 WEST MOREHEAD ST., SUITE 160
CHARLOTTE, NC 28208
TRIPP BEACHAM, AIA
(704) 334-1716 EXT. 201

CONTACT:

LANDSCAPE ARCHITECT: LAND DESIGN
223 N. GRAHAM STREET
CHARLOTTE, NC 28202
RICHARD PETERSHEIM, P.L.A.
(704) 333-0325

PROJECT DATA

PIN: 9827-89-6780; 9827-79-7125
ADDRESS: 20 BEAR CREEK ROAD
DEED BOOK/PAGE: 5453/963; 1679/748
SITE ACREAGE: 68 ACRES
ZONING: PS - PUBLIC SERVICE

SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

DISTURBED AREA: 40 AC

PROPOSED UNITS:
*802 MULTI-FAMILY RESIDENTIAL UNITS
*14,400 SF RETAIL
*50,400 SF OFFICE
*64,000 SF SELF STORAGE

DENSITY SUMMARY:
ALLOWED: 12.0 UNITS/ACRE
PROPOSED: 11.8 UNITS/ACRE = 802 UNITS

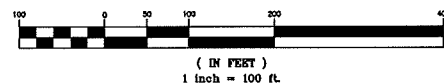
EXISTING USE: RESIDENTIAL/VACANT
PROPOSED USE: MULTI-USE
(MULTI-FAMILY RESIDENTIAL/COMMERCIAL)

PARKING CALCULATIONS:
1:72 SPACES/UNIT
1:300 SPACE/SF RETAIL
1:200 SPACE/SF OFFICE
WITH PARKING SHARING FOR COMMERCIAL
(MIN. 24 HO SPACES)
1:42 SHARED PARKING RATIO



MASTER WATER PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27678
PHONE (828) 482-4410
FAX (828) 482-4405

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NOBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	09/09/2019	BUNCOMBE COUNTY BOA SUBMITAL

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER WATER PLAN FOR:
**CROSSROADS AT
WEST ASHEVILLE**

DRAWN BY: CDC PROJECT NO.: 11925
BC PERMIT NO. N/A

AUP
11925
N/A

SHEET
C700

**PRELIMINARY
ELEVATIONS**

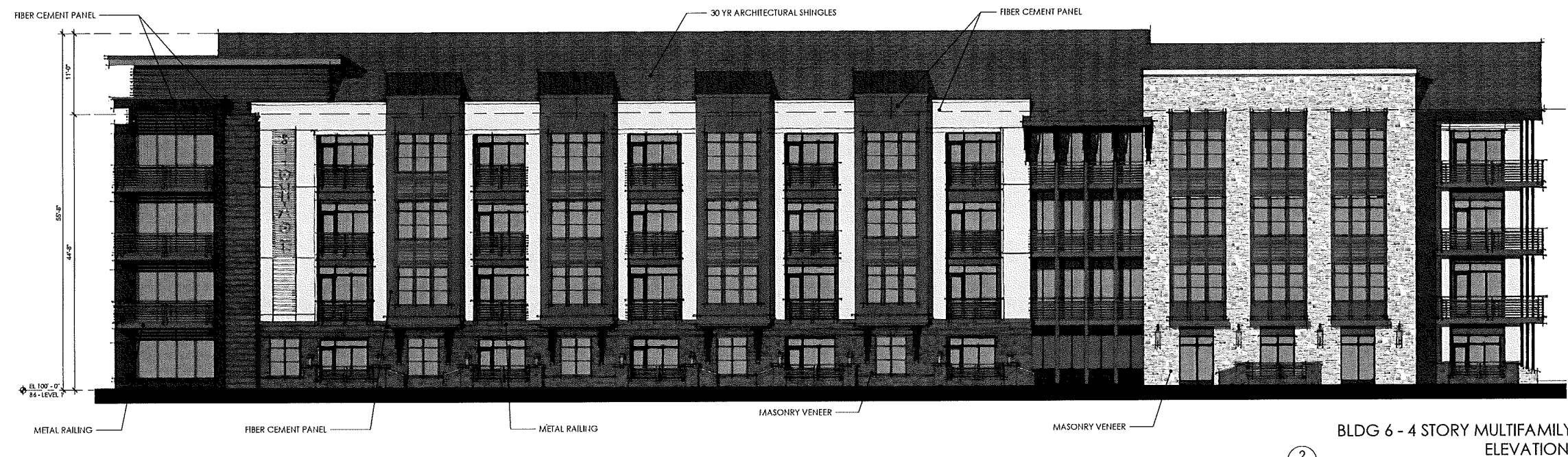
**CROSSROADS AT WEST
ASHEVILLE**

LOCATION / CHARLOTTE, NC
PROJECT # / 19CAT400
DATE / 08.05.2019
DRAWN / Author

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Revisions		
No.	Description	Date

**BUILDING ELEVATIONS -
BUILDINGS 3 & 6**



BLDG 6 - 4 STORY MULTIFAMILY -
ELEVATION 1

2
A4.01



BLDG 3 - 3 STORY RESIDENTIAL -
ELEVATION 1

1
A4.01

A4.01

**PRELIMINARY
ELEVATIONS**

**CROSSROADS AT WEST
ASHEVILLE**

LOCATION / CHARLOTTE, NC
PROJECT # / 19CAT400
DATE / 03.05.2019
DRAWN / Author

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Revisions		
No.	Description	Date

**BUILDING ELEVATIONS -
BUILDING 14**

A4.02



BLDG 14 - 4 STORY RESIDENTIAL -
PARTIAL ELEVATION 2

2
A4.02



BLDG 14 - 4 STORY RESIDENTIAL -
PARTIAL ELEVATION 1

1
A4.02

**PRELIMINARY
ELEVATIONS**

CROSSROADS AT WEST
ASHEVILLE

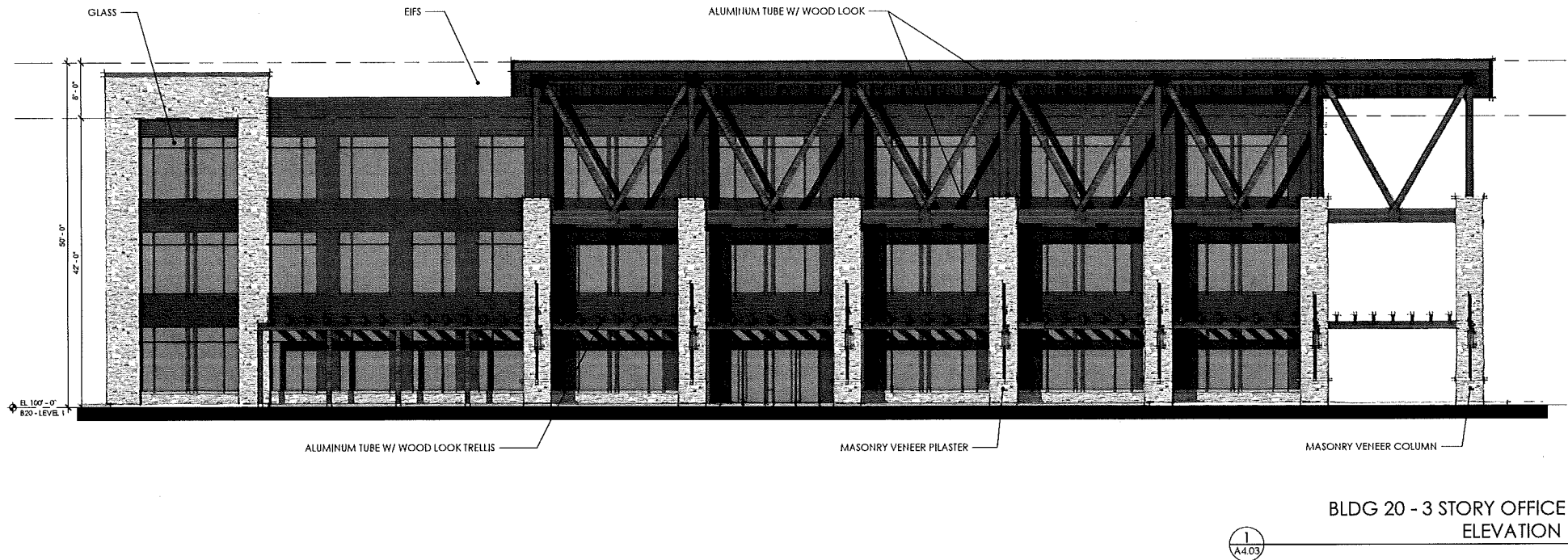
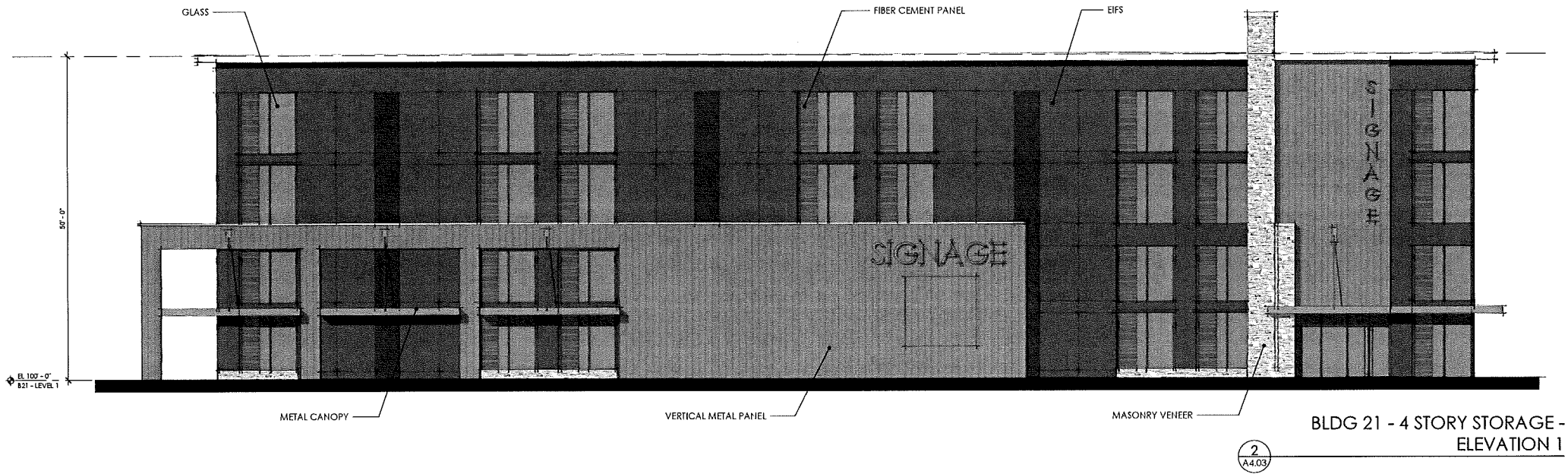
LOCATION / CHARLOTTE, NC
PROJECT # / 19CAT403
DATE / 09.05.2019
DRAWN / Author

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Revisions		
No.	Description	Date

**BUILDING ELEVATIONS -
BUILDINGS 20 & 21**

A4.03



**PRELIMINARY
ELEVATIONS**

**CROSSROADS AT WEST
ASHEVILLE**

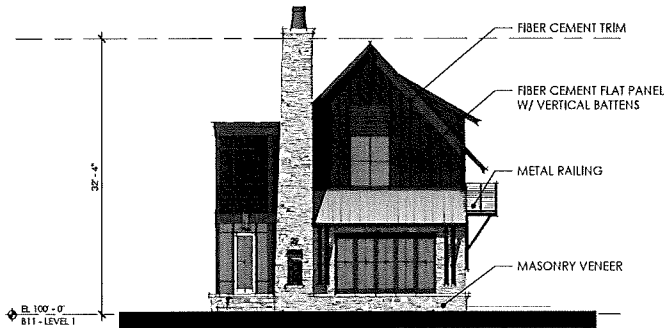
LOCATION / CHARLOTTE, NC
PROJECT # / 13CAT400
DATE / 09.05.2019
DRAWN / Author

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Revisions		
No.	Description	Date

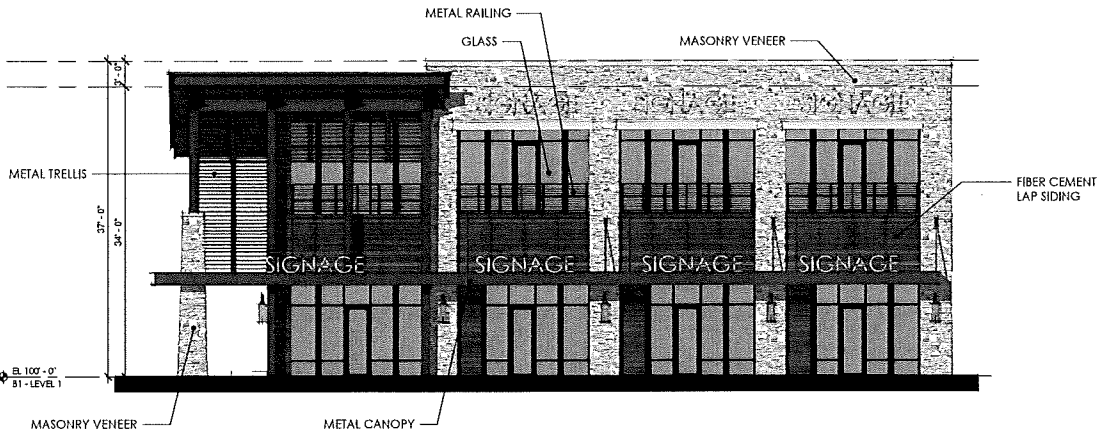
**BUILDING ELEVATIONS -
BUILDINGS 1 & 11**

A4.04



BLDG 11 - 2 STORY RESIDENTIAL -
ELEVATION 1

2
A4.04



BLDG 1 - 2 STORY RETAIL -
ELEVATION 1

1
A4.04