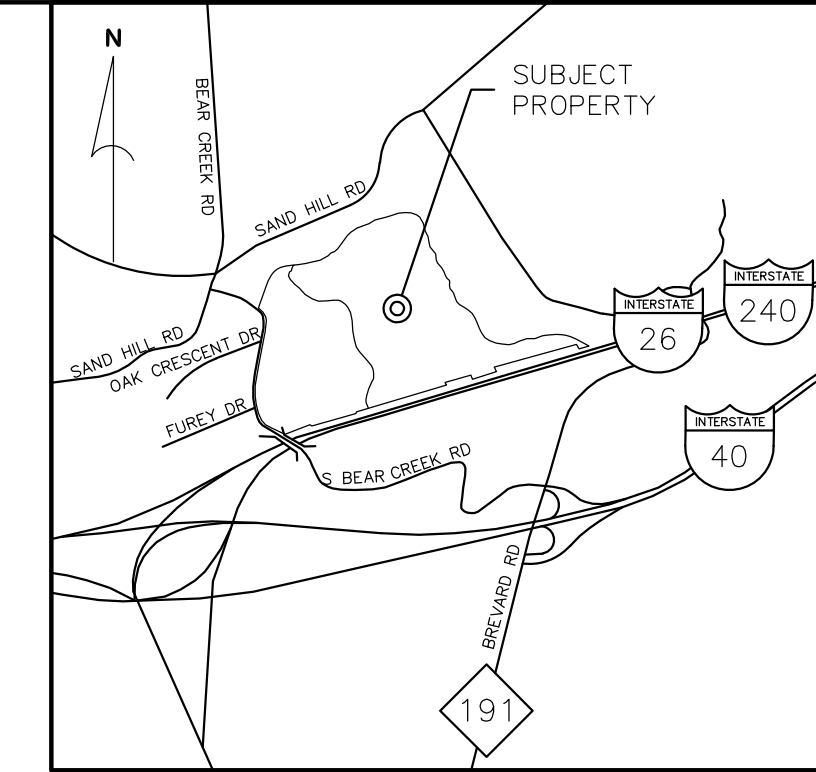
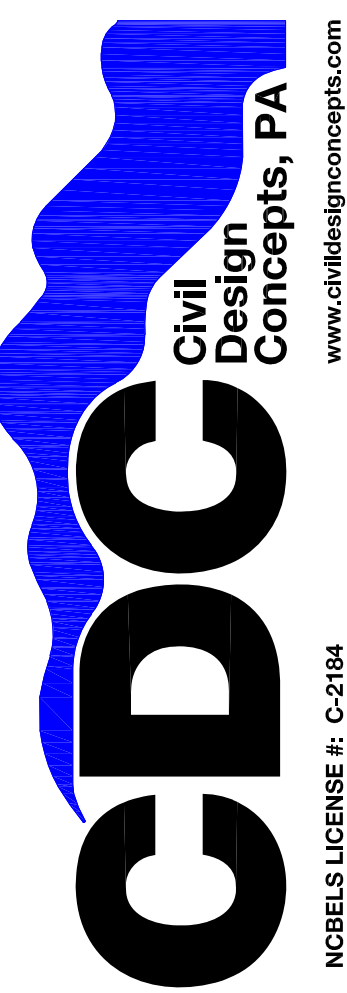


IMPERVIOUS SUMMARY		
	FLOODWAY IMPERVIOUS SURFACES	FLOODPLAIN IMPERVIOUS SURFACES
PHASE 1	0.0 AC (0%)	2.4 AC (3.5%)
PHASE 2	0.0 AC (0%)	0.0 AC (0%)
PHASE 3	0.0 AC (0%)	2.2 AC (3.2%)
TOTAL SITE	0.0 AC (0%)	4.6 AC (6.7%)



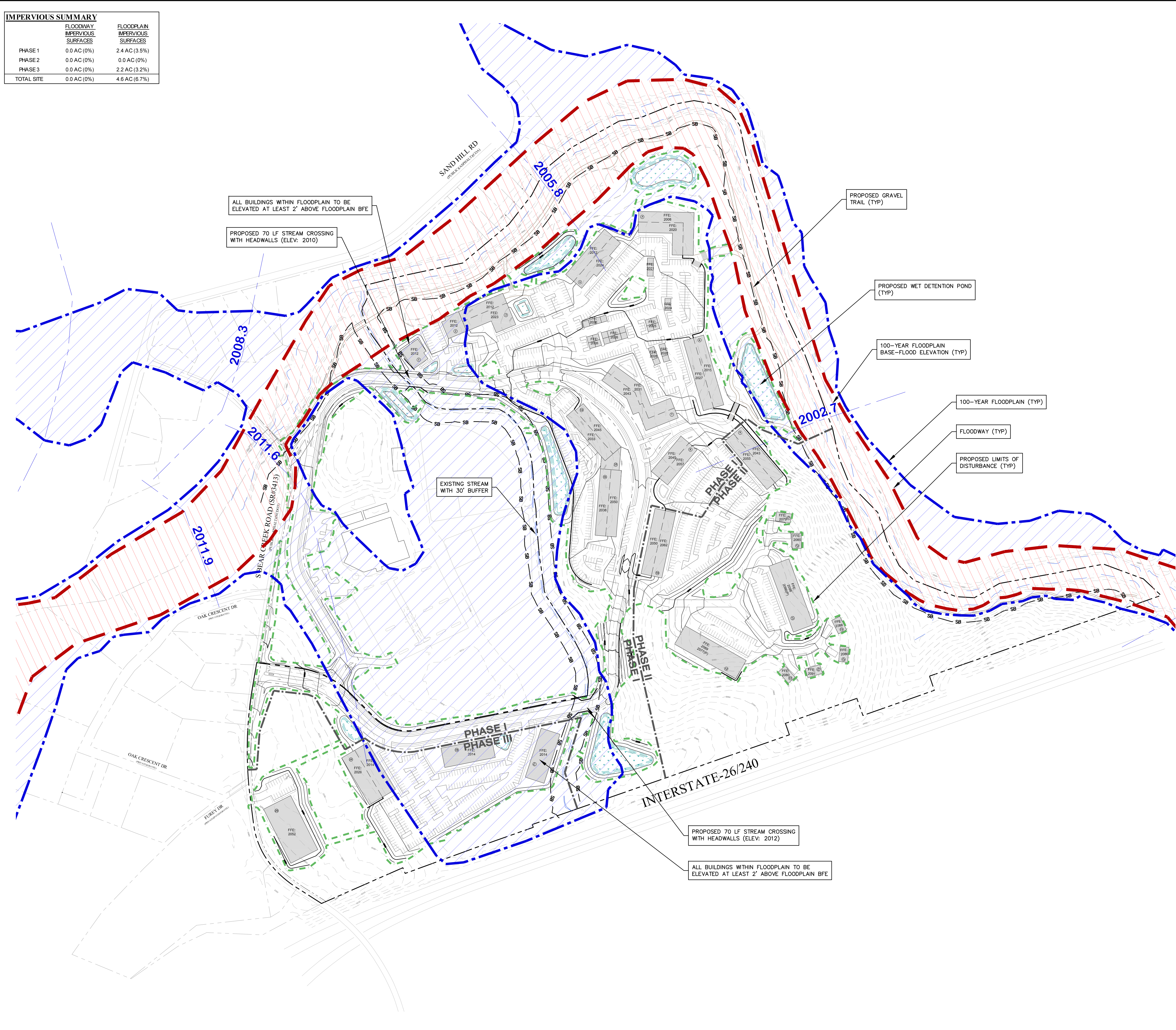
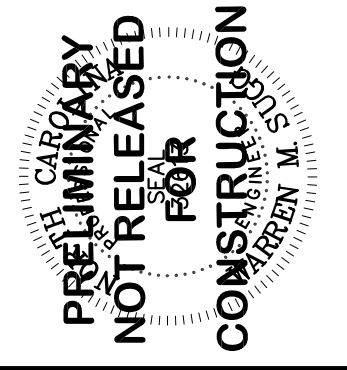
180 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27686
PHONE (828) 252-5400
FAX (828) 455-5455



NO.	DATE	DESCRIPTION

DEVELOPMENT DATA	
OWNER/DEVELOPER:	CATALYST CAPITAL PARTNERS 1600 CAMDEN ROAD, SUITE 200 CHARLOTTE, NC 28203 BEAU MCINTOSH (704) 877-5681
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 158 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, 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, A.I.A. (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; 9627-79-7125
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:	1.67:1 SPACES/UNIT 1:300 SPACE/SF RETAIL 1:300 SPACE/SF OFFICE WITH PARKING SHARING FOR COMMERCIAL (MIN. 24 HC SPACES)



811
Know what's below.
Call before you dig.

NORTH

MASTER FLOODPLAIN AND FLOODWAY PLAN
GRAPHIC SCALE

0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

MASTER FLOODPLAIN AND FLOODWAY 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
C201