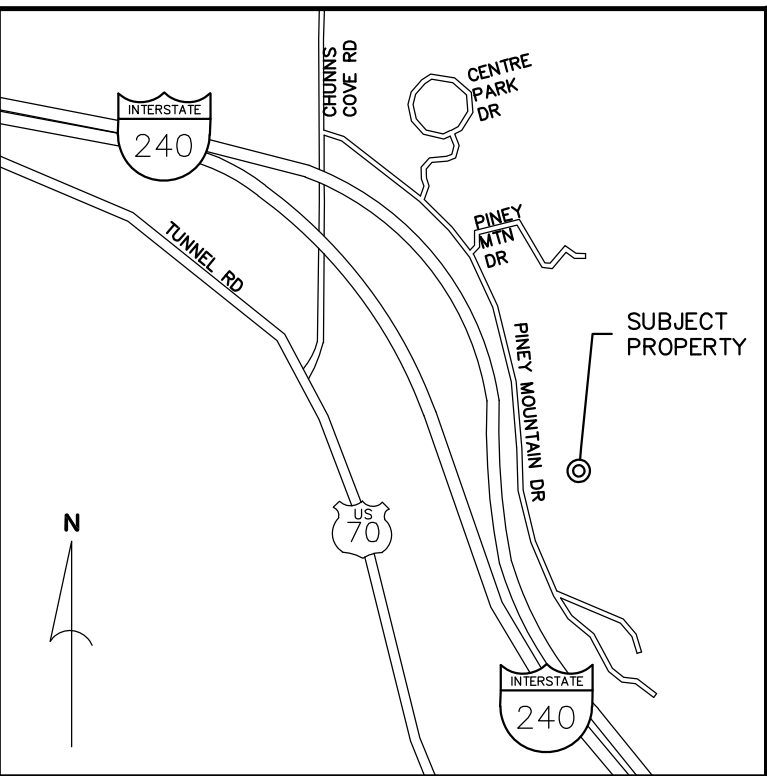


ENCLAVE PHASE II

BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:
MCCALL CAPITAL, LLC
531 S. MAIN STREET, SUITE 207
GREENVILLE, SC 29601
MARCUS MCCALL
(864) 370-0037

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER SITE PLAN
C201	SITE PLAN
C300	MASTER GRADING & EROSION CONTROL PLAN
C301	GRADING & EROSION CONTROL PLAN
C400	MASTER STORM DRAINAGE PLAN
C401	STORM DRAINAGE PLAN
C600	MASTER UTILITY PLAN
C601	UTILITY PLAN ELEVATIONS



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

DEVELOPMENT DATA	
OWNER/DEVELOPER:	MCCALL CAPITAL, LLC 531 S. MAIN STREET, SUITE 207 GREENVILLE, SC 29601
CONTACT:	MARCUS MCCALL (864) 370-0037
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

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

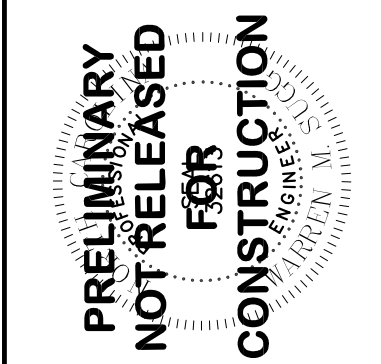
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 455-5400
FAX (828) 455-5455

Civil Design Concepts, PA

www.civildesignconcepts.com

NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	10/19/2020	BUNCOMBE COUNTY BOA SUBMITTAL	MAD



COVER FOR:

ENCLAVE
PHASE II

MCCALL CAPITAL, LLC – BUNCOMBE COUNTY, NORTH CAROLINA

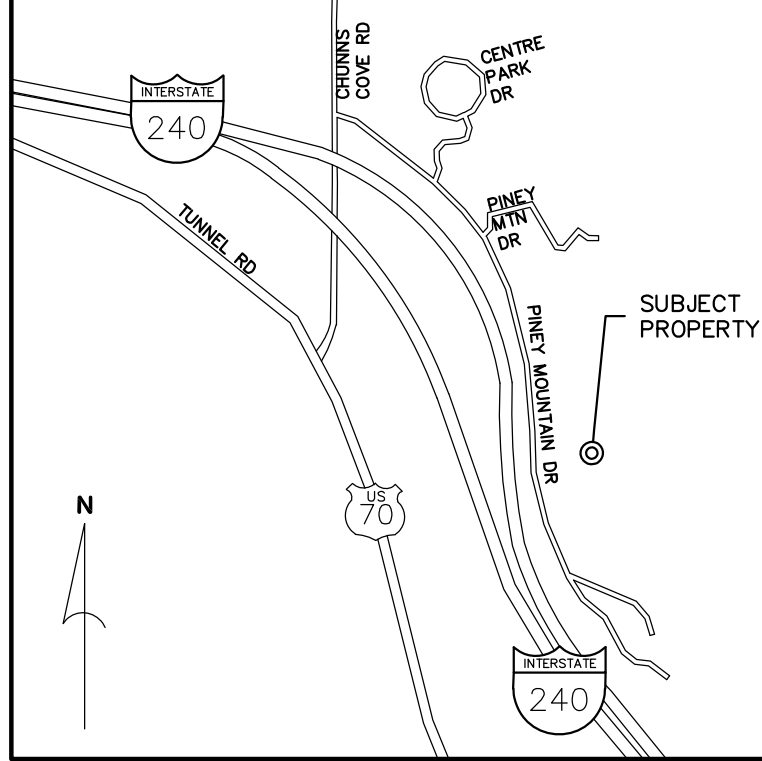
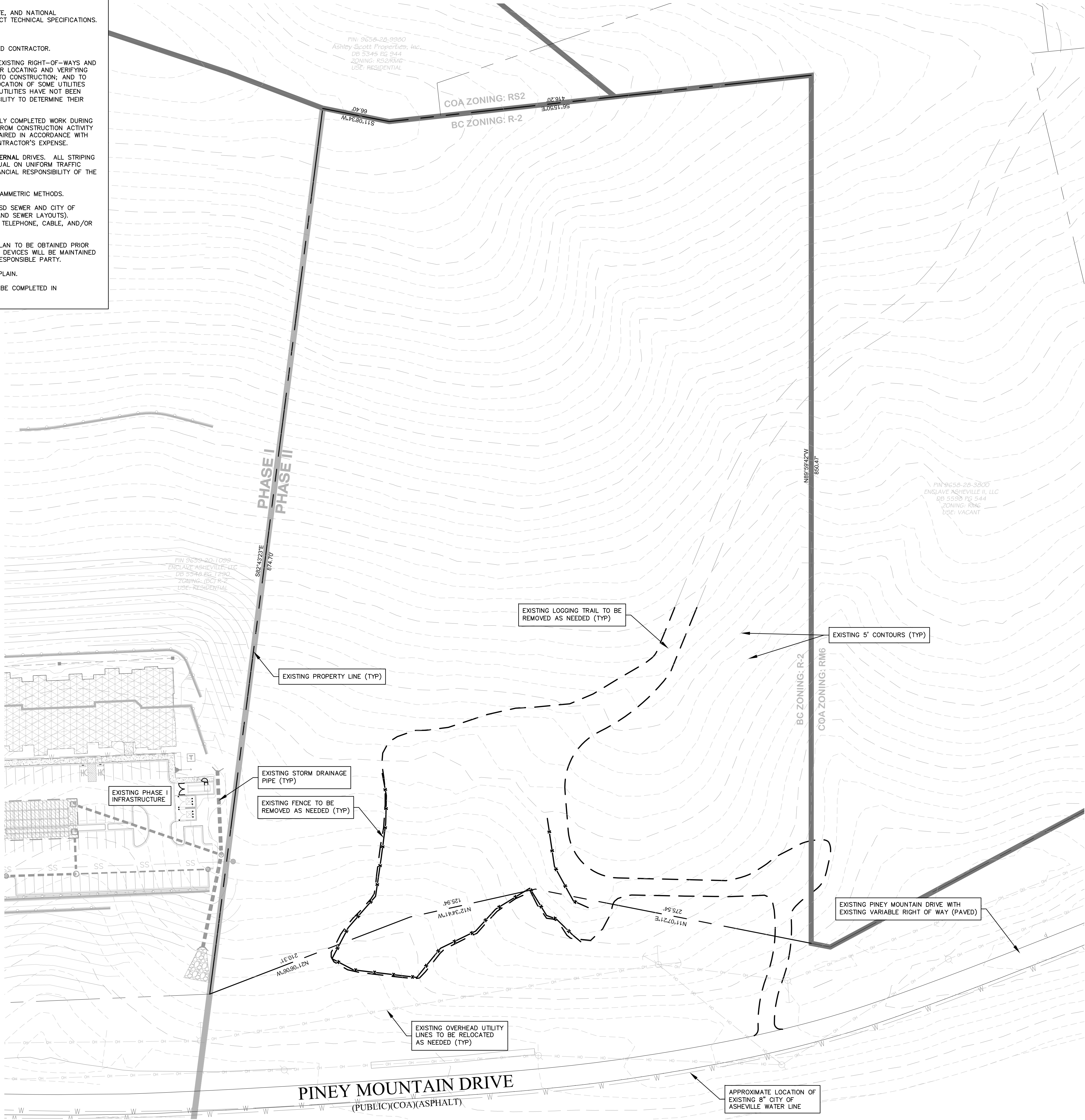
DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
11662
xxx

SHEET
C000

NOTES

- 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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VICINITY MAP
(NOT TO SCALE)

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531 S. MAIN STREET, SUITE 207
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MARCUS MCCALL
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CONTACT:

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

CONTACT:

SURVEYOR: MCABEE & ASSOCIATES, P.A.
3 MCABEE TRAIL
FAIRVIEW, NC 28730
J. BARRY WEST, P.L.S.
(828) 628-1295

CONTACT:

PROJECT DATA

PIN: 9658-29-2204
ADDRESS: PINEY MOUNTAIN ROAD
DEED BOOK/PAGE: 5598/544
SITE ACREAGE: 9.83 ACRES
PIN: R-2 (BUNCOMBE COUNTY)

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

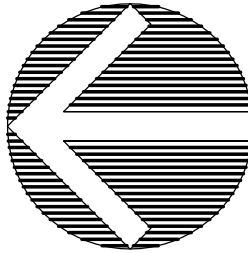
DISTURBED AREA: 5.90 AC
AVERAGE NATURAL SLOPE: 36.3%

EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED UNITS: 116

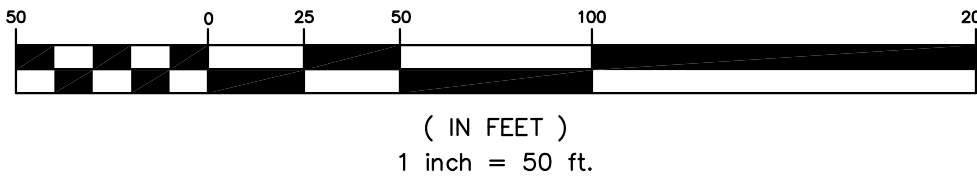
DENSITY SUMMARY
PROPOSED: 11.8 UNITS PER ACRE

PARKING SUMMARY
PROPOSED: 1.5 SPACES/UNIT
(MIN. 7 HC SPACES; 8 PROVIDED)



EXISTING CONDITIONS &
DEMOLITION PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

ENCLAVE
PHASE II

DRAWN BY: CDC PROJECT NO.: 11662
XXX PERMIT NO. xxx

SHEET

C101

168 PATTON AVENUE
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PHONE (828) 252-5388
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52 WALNUT STREET - SUITE 9
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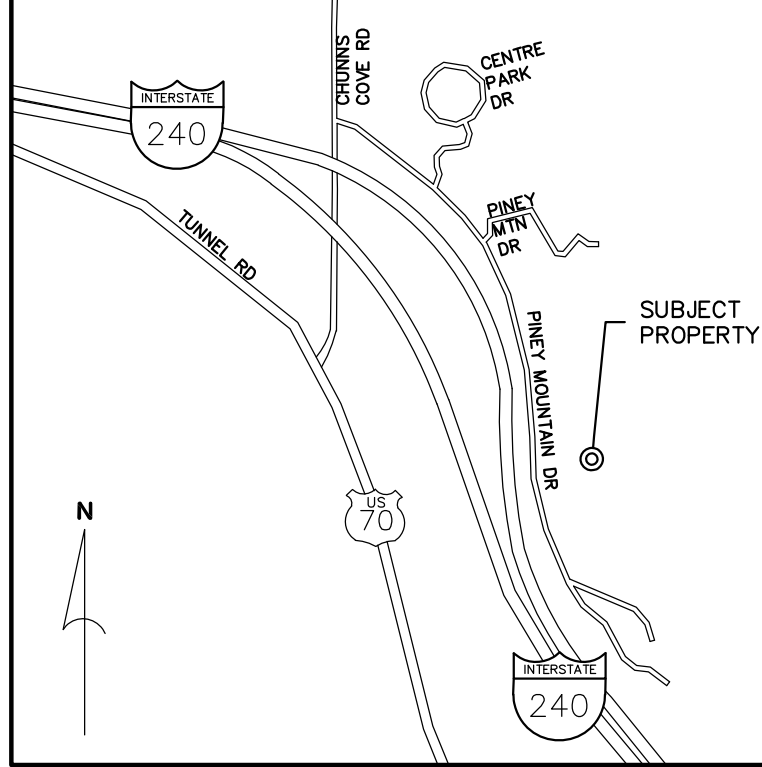
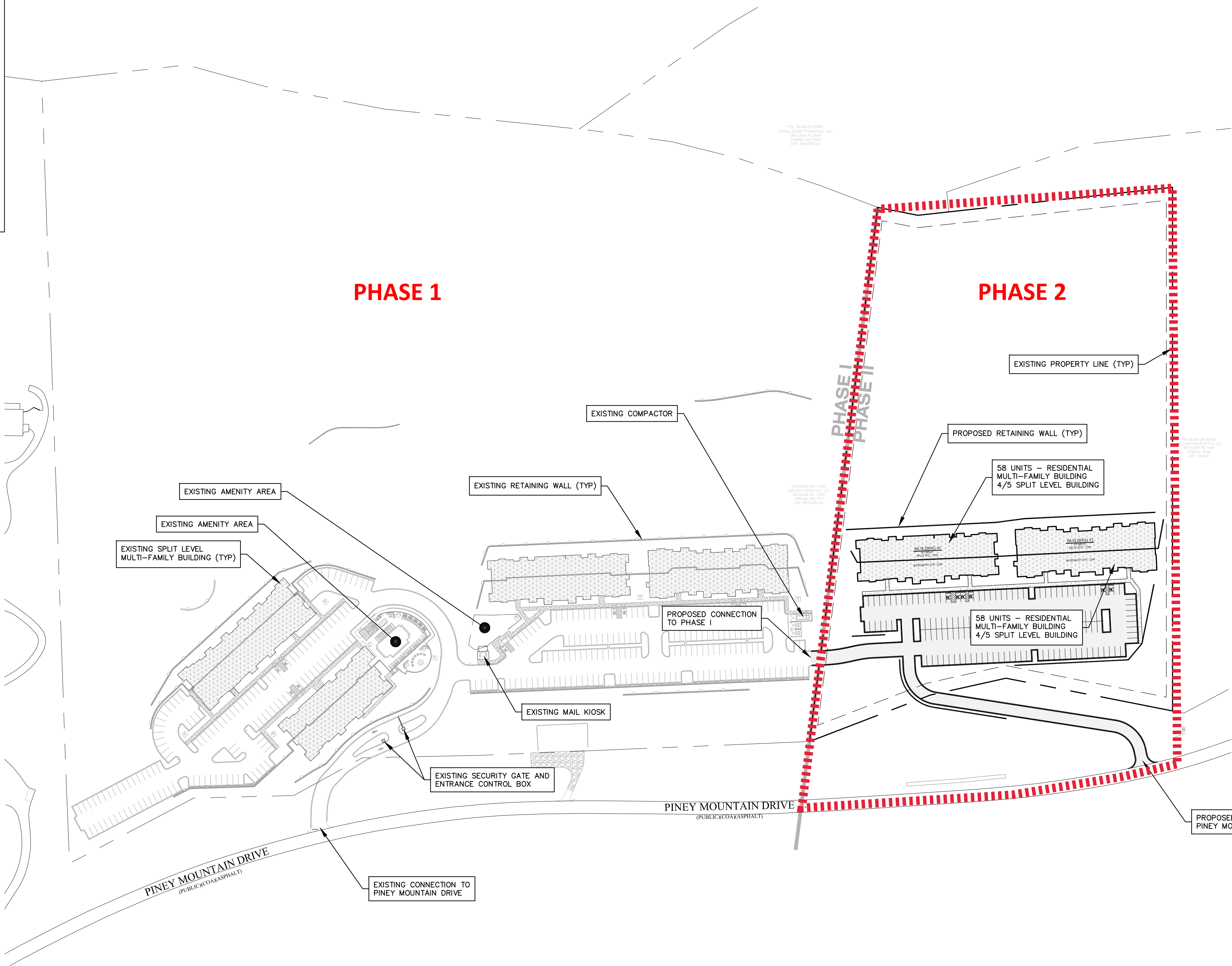
CDC Civil Design Concepts, PA

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NCBELS LICENSE # C-2184

MAD	BUNCOMBE COUNTY BOA SUBMITTAL	DESCRIPTION	DATE	NO.	BY
1	10/19/2020				

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VICINITY MAP
(NOT TO SCALE)

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OWNER/DEVELOPER:	MCCALL CAPITAL, LLC 531 S. MAIN STREET, SUITE 207 GREENVILLE, SC 29601 MARCUS MCCALL (864) 370-0037
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730 J. BARRY WEST, P.L.S. (828) 628-1295
CONTACT:	
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ADDRESS:	PINEY MOUNTAIN ROAD
DEED BOOK/PAGE:	5598/544
SITE ACREAGE:	9.83 ACRES
PIN:	R-2 (BUNCOMBE COUNTY)
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
DISTURBED AREA:	5.90 AC
AVERAGE NATURAL SLOPE:	36.3%
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED UNITS:	116
DENSITY SUMMARY PROPOSED:	11.8 UNITS PER ACRE
PARKING SUMMARY PROPOSED:	1.5 SPACES/UNIT (MIN. 7 HC SPACES; 8 PROVIDED)



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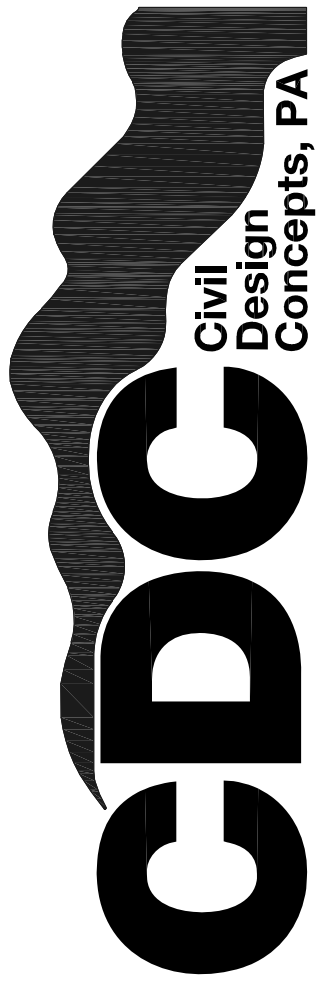
NORTH

MASTER SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Civil Design Concepts, PA

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FAX (828) 252-5385

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www.civildesignconcepts.com

NCBELS LICENSE # C-2184

MAD	NO.	DATE	DESCRIPTION	BY
1	10/19/2020		BUNCOMBE COUNTY BOA SUBMITTAL	

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FOR
CONSTRUCTION

MASTER SITE PLAN FOR:

ENCLAVE
PHASE II

MCCALL CAPITAL, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

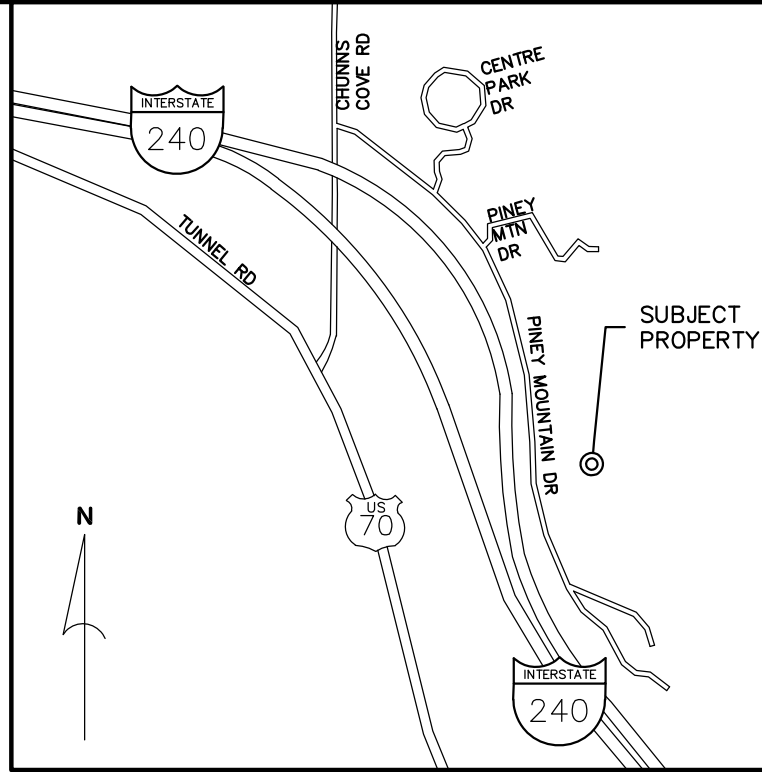
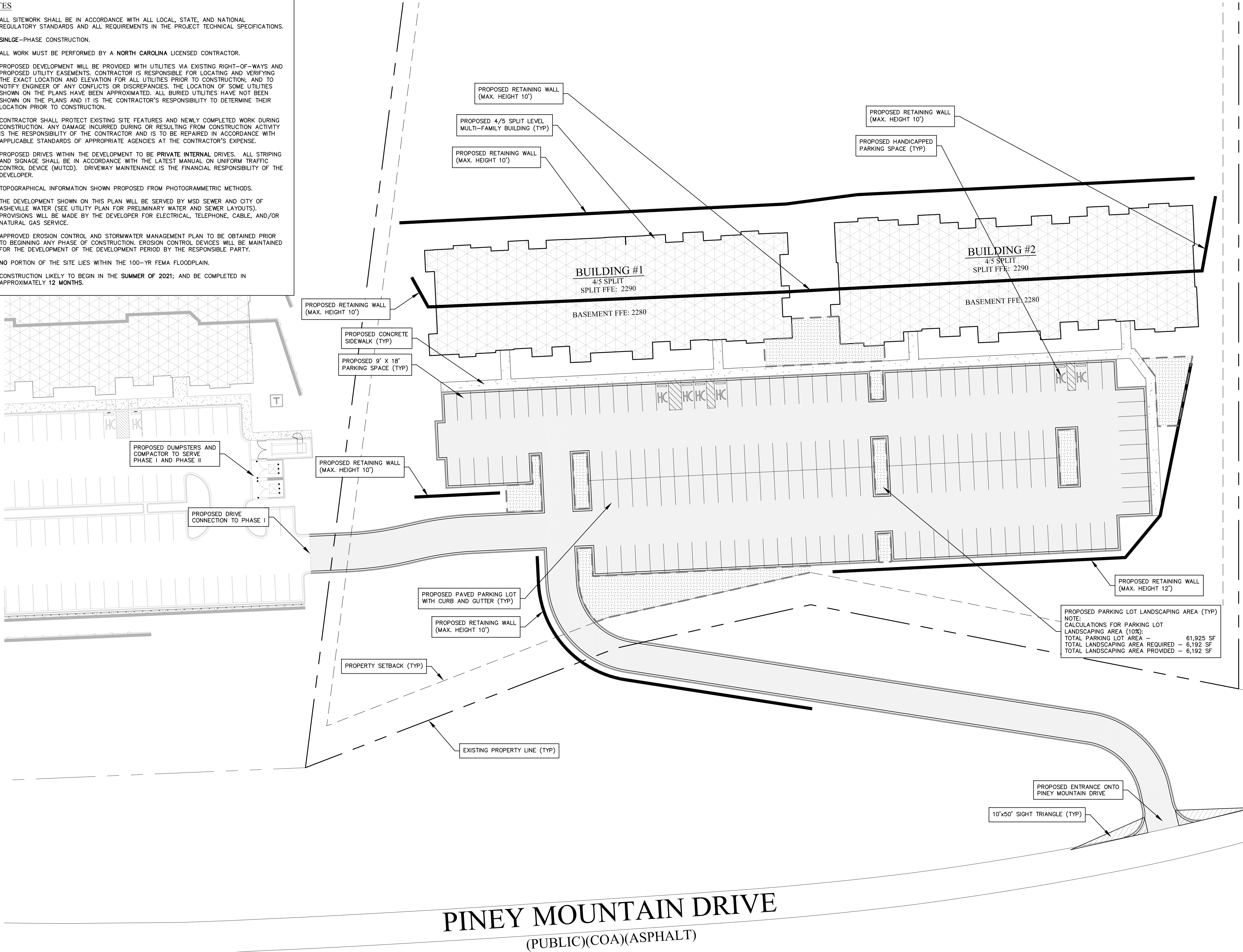
DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
11662
xxx

SHEET

C200

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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

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GREENVILLE, SC 29601
MARCUS MCCALL
(864) 370-0037

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
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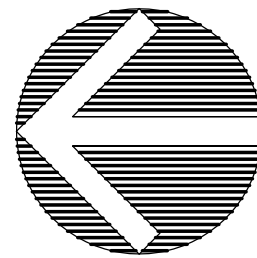
PROPOSED UNITS: 116

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FOR REVIEW ONLY

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CONSTRUCTION



NORTH

SITE PLAN

GRAPHIC SCALE



1 inch = 30 ft.

SITE PLAN FOR:

ENCLAVE
PHASE II

MCCALL CAPITAL, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 11662
XXX PERMIT NO. xxx

SHEET

C201

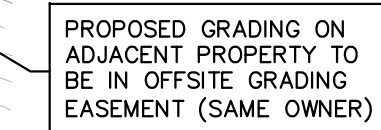
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CONTACT:	WARREN SUGG, P.E. (828) 252-5388
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CONTACT:	J. BARRY WEST, P.L.S. (828) 628-1295

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PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
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FOR REVIEW ONLY

ENCLAVE PHASE II

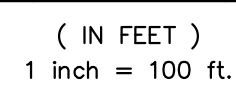
MCCALL CAPITAL LLC - BLINCOMBE COUNTY, NORTH CAROLINA

AMF
11662
XXX

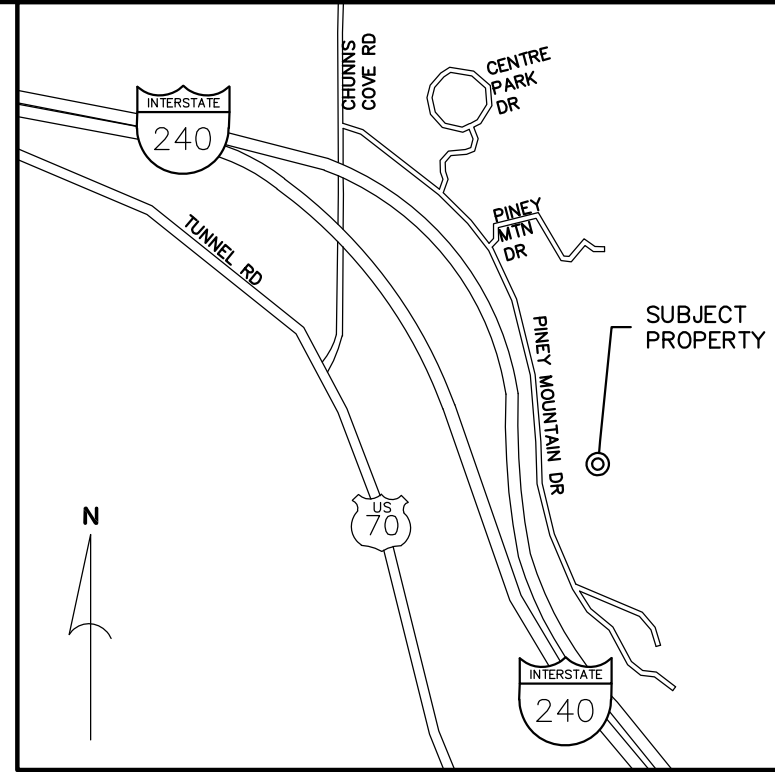
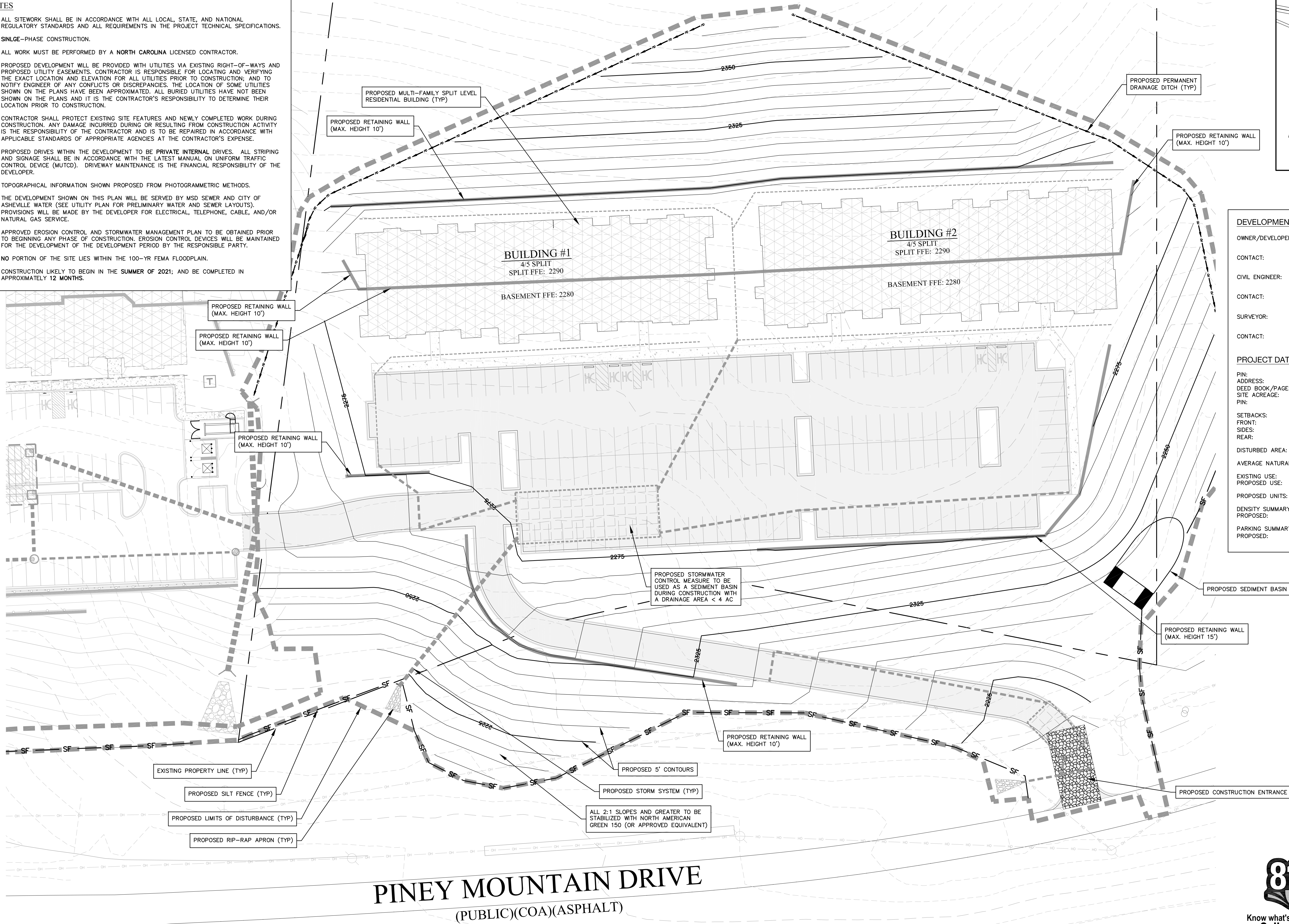
C300



GRAPHIC SCALE



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DEVELOPMENT DATA

OWNER/DEVELOPER: MCCALL CAPITAL, LLC
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CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: MCABEE & ASSOCIATES, P.A.
3 MCABEE TRAIL
FAIRVIEW, NC 28730
J. BARRY WEST, P.L.S.
(828) 628-1295

CONTACT:

PROJECT DATA

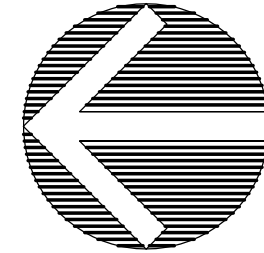
PIN: 9658-29-2204
ADDRESS: PINEY MOUNTAIN ROAD
DEED BOOK/PAGE: 5598/544
SITE ACREAGE: 9.83 ACRES
PIN: R-2 (BUNCOMBE COUNTY)

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

DISTURBED AREA: 5.90 AC
AVERAGE NATURAL SLOPE: 36.3%

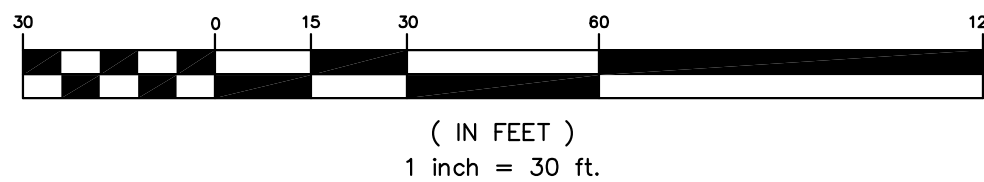
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED UNITS: 116
DENSITY SUMMARY PROPOSED: 11.8 UNITS PER ACRE
PARKING SUMMARY PROPOSED: 1.5 SPACES/UNIT (MIN. 7 HC SPACES; 8 PROVIDED)

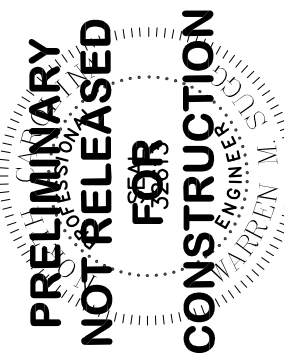


GRADING & EROSION CONTROL
PLAN

GRAPHIC SCALE



FOR REVIEW ONLY



GRADING & EROSION CONTROL PLAN FOR:

ENCLAVE
PHASE II

DRAWN BY: AMP
CDC PROJECT NO.: 11662
XXX PERMIT NO. xxx

SHEET

C301

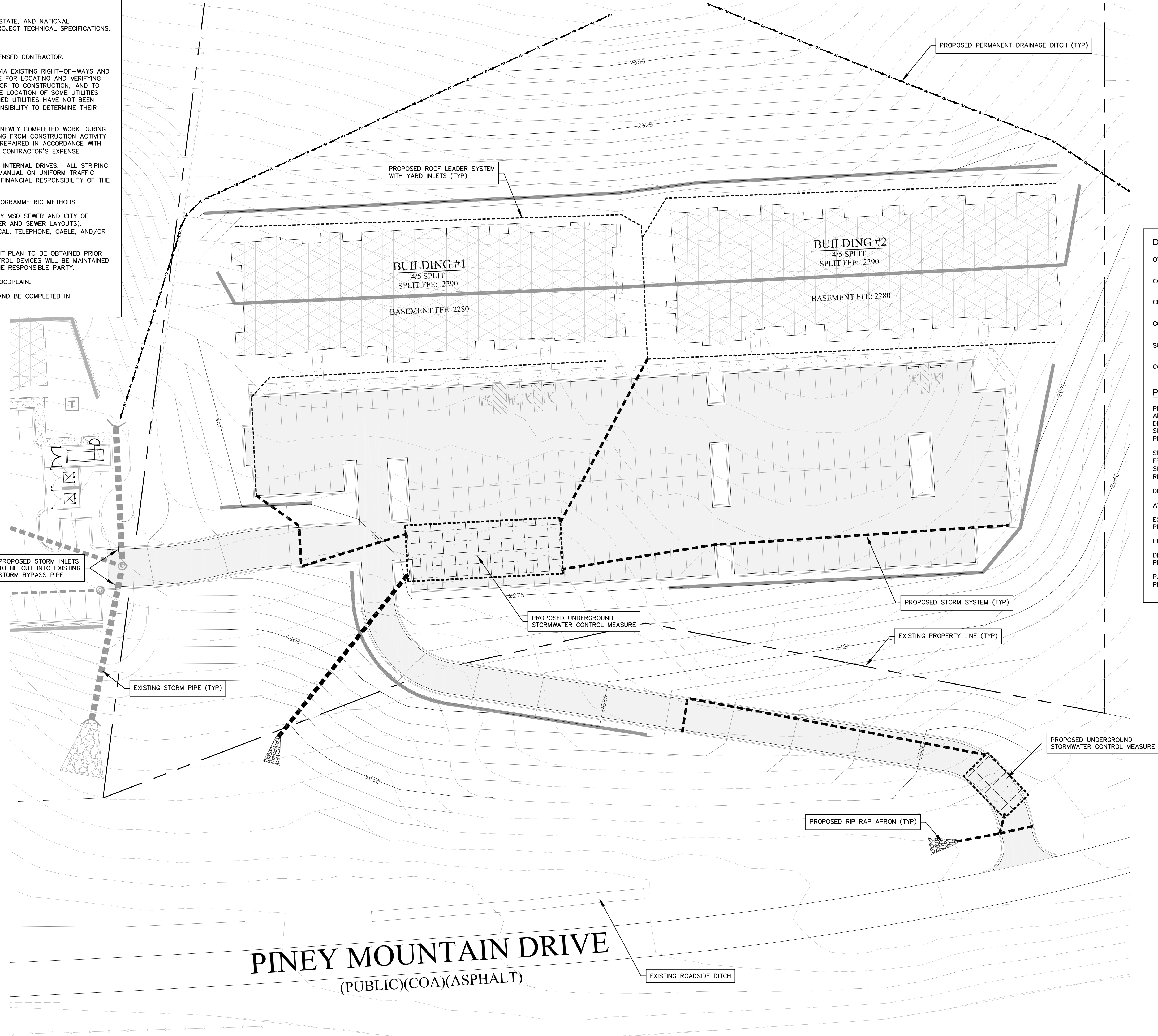
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

Civil Design Concepts, PA
www.civildesignconcepts.com

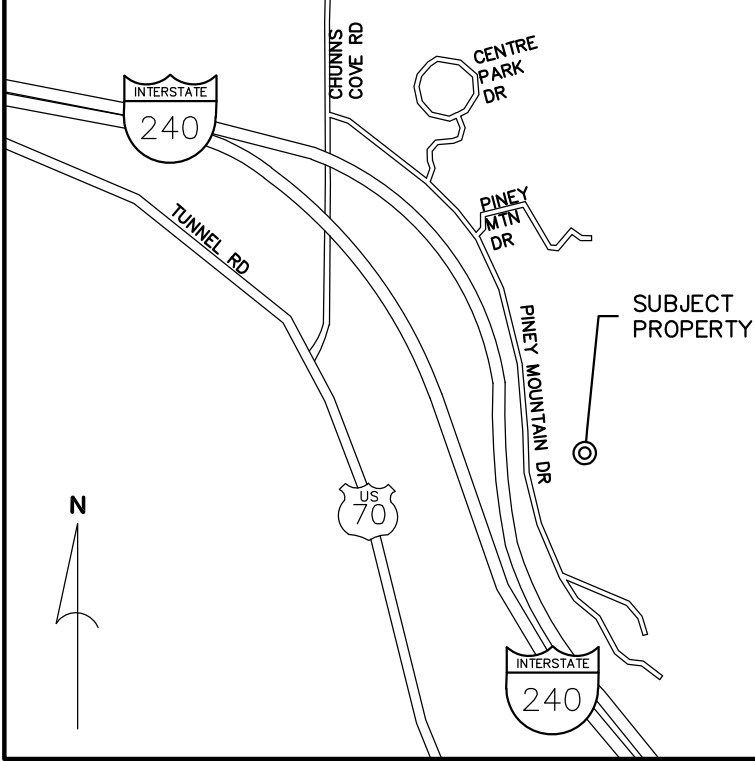
NO.	DATE	DESCRIPTION	BY
1	10/19/2020	BUNCOMBE COUNTY BOA SUBMITTAL	MAD

MCCALL CAPITAL, LLC - BUNCOMBE COUNTY, NORTH CAROLINA


- 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. SINLGE-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 SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 8. 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.
 9. 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.
 10. NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 11. CONSTRUCTION LIKELY TO BEGIN IN THE SUMMER OF 2021; AND BE COMPLETED IN APPROXIMATELY 12 MONTHS.



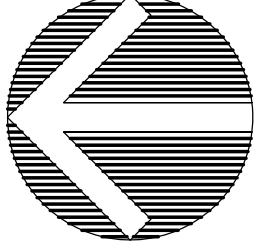
DEVELOPMENT DATA	
OWNER/DEVELOPER:	MCCALL CAPITAL, LLC 531 S. MAIN STREET, SUITE 207 GREENVILLE, SC 29601 MARCUS MCCALL (864) 370-0037
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730 J. BARRY WEST, P.L.S. (828) 628-1295
CONTACT:	
PROJECT DATA	
PIN:	9658-29-2204
ADDRESS:	PINEY MOUNTAIN ROAD
DEED BOOK/PAGE:	5598/544
SITE ACREAGE:	9.83 ACRES
PIN:	R-2 (BUNCOMBE COUNTY)
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
DISTURBED AREA:	5.90 AC
AVERAGE NATURAL SLOPE:	36.3%
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED UNITS:	116
DENSITY SUMMARY	
PROPOSED:	11.8 UNITS PER ACRE
PARKING SUMMARY	
PROPOSED:	1.5 SPACES/UNIT (MIN. 7 HC SPACES; 8 PROVIDED)



VICINITY MAP
(NOT TO SCALE)




Know what's below.
Call before you dig.



NORTH

STORM DRAINAGE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

STORM DRAINAGE PLAN FOR:

ENCLAVE
PHASE II

MCCALL CAPITAL, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

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

AMP
11662
xxx

SHEET

C401

10/19/2020

NO.	DATE	DESCRIPTION
1		

10/19/2020

BUNCOMBE COUNTY BOA SUBMITTAL

MAD

BY

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

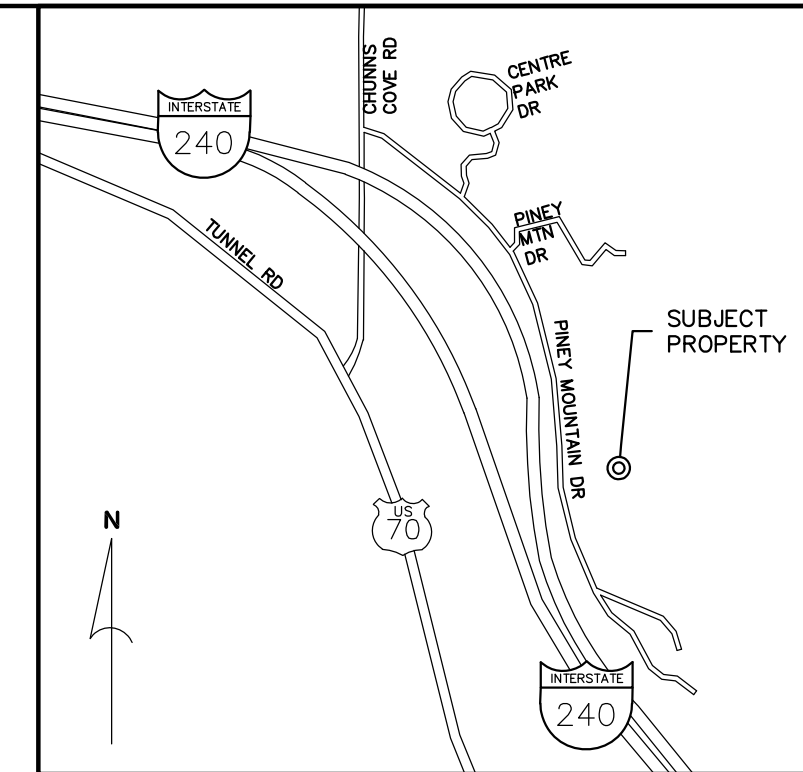
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 455-5455

www.civildesignconcepts.com

NCBELS LICENSE # C-2184

Civil Design Concepts, PA

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VICINITY MAP

OWNER/DEVELOPER:	MCALL CAPITAL, LLC 531 S. MAIN STREET, SUITE 207 GREENVILLE, SC 29601
CONTACT:	MARCUS MCALL, P.E. (864) 370-0037
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730
CONTACT:	J. BARRY WEST, P.L.S. (828) 628-1295

PIN:	9658-29-2204
ADDRESS:	PINEY MOUNTAIN ROAD
DEED BOOK/PAGE:	5598/544
SITE ACREAGE:	9.83 ACRES
PIN:	R-2 (BUNCOMBE COUNTY)
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
DISTURBED AREA:	5.90 AC
AVERAGE NATURAL SLOPE:	36.3%
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED UNITS:	116
DENSITY SUMMARY	
PROPOSED:	11.8 UNITS PER ACRE
PARKING SUMMARY	
PROPOSED:	1.5 SPACES/UNIT (MIN. 7 HC SPACES; 8 PROVIDED)

CDC Civil Design Concepts, PA

168 PATTON AVENUE
ASHFORD, AL 36201
PHONE (858) 956-5440
FAX (858) 956-5465

52 WALNUT STREET - SUITE 9
WILMINGTON, DE 19804
PHONE (858) 952-4410
FAX (858) 952-4410

www.civildesignconcepts.com

NCELS LICENSE #: C-2164

[illegible]

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER UTILITY PLAN FOR:

ENCLAVE PHASE II

MCCALL CAPITAL, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

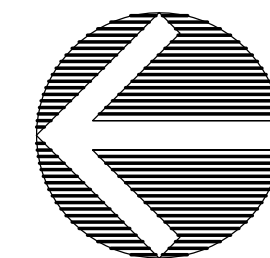
DRAWN BY:	AMP
CDC PROJECT NO.:	11662
XXX PERMIT NO.	xxx

SHEET

C600



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



NORTH

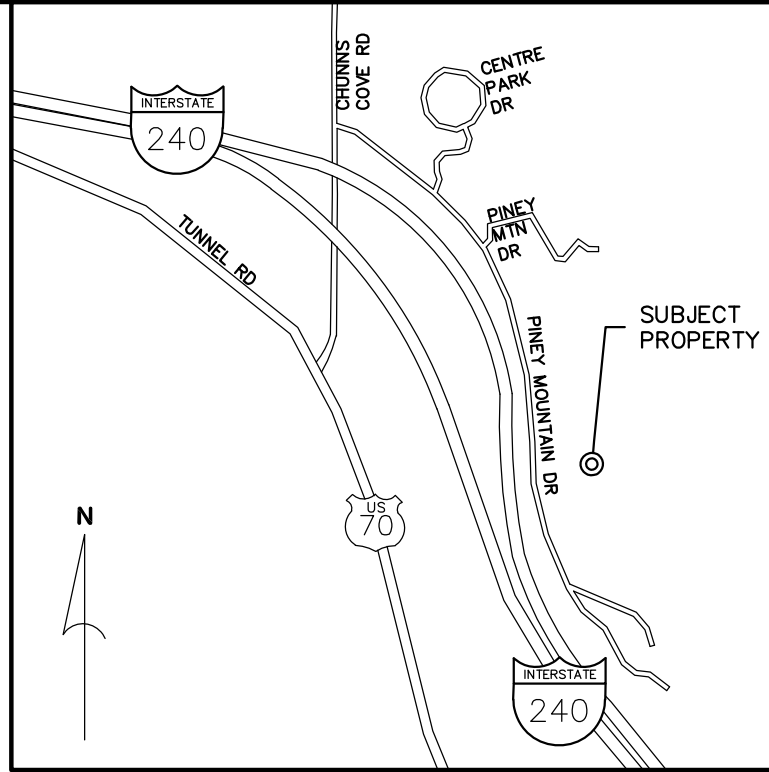
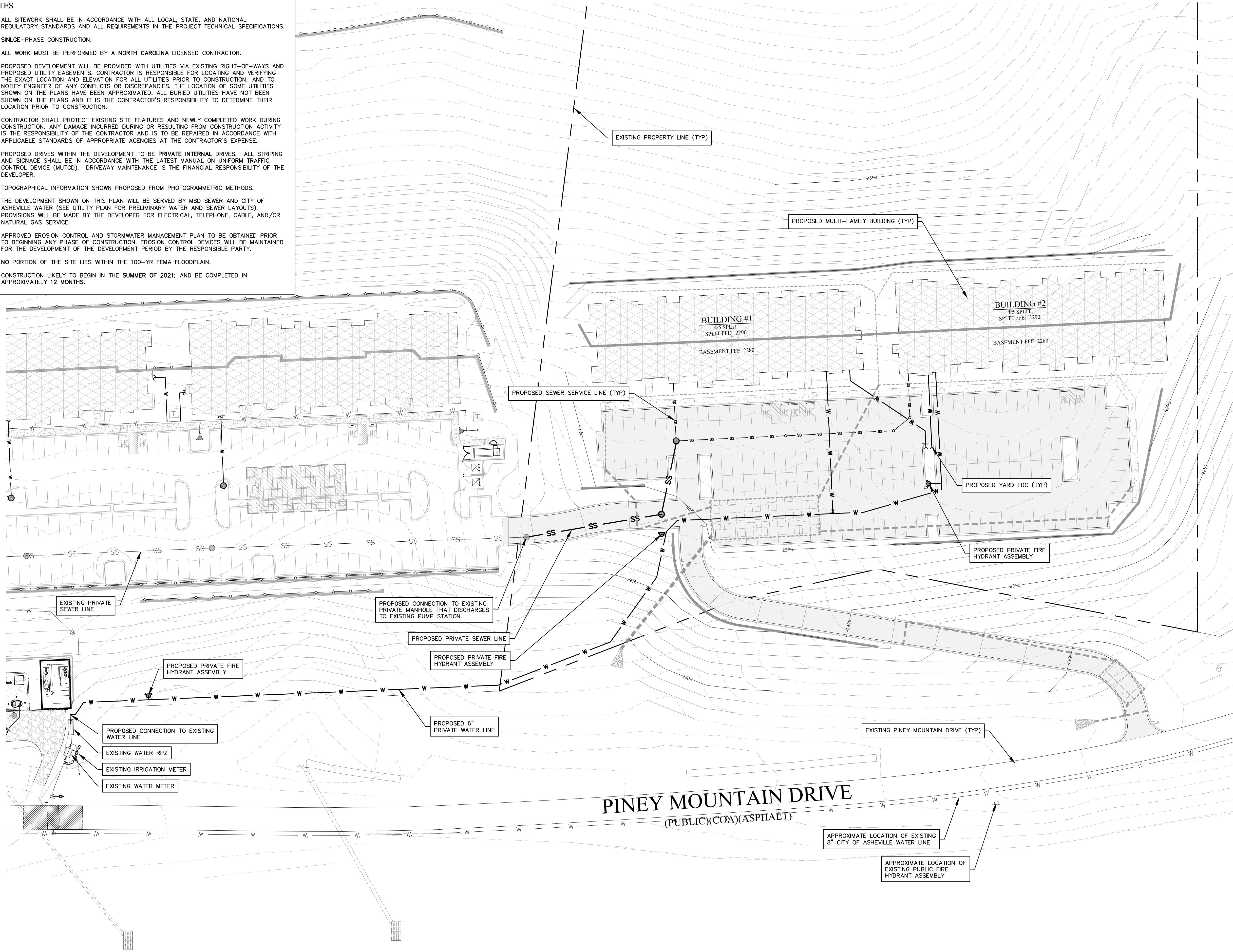
MASTER UTILITY PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- NOTES
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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: MCCALL CAPITAL, LLC
531 S. MAIN STREET, SUITE 207
GREENVILLE, SC 29601
MARCUS MCCALL
(864) 370-0037

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
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CONTACT:

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3 MCABEE TRAIL
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DEED BOOK/PAGE: 5598/544
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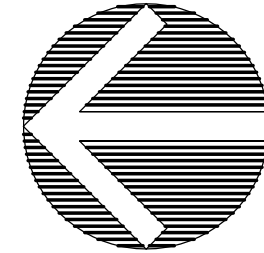
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AVERAGE NATURAL SLOPE: 36.3%

EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

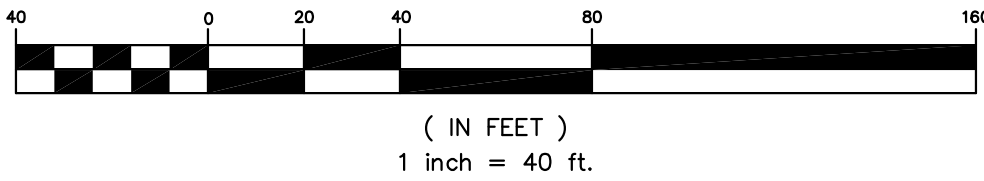
PROPOSED UNITS: 116
DENSITY SUMMARY
PROPOSED: 11.8 UNITS PER ACRE

PARKING SUMMARY
PROPOSED: 1.5 SPACES/UNIT
(MIN. 7 HC SPACES; 8 PROVIDED)



UTILITY PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

UTILITY PLAN FOR:

ENCLAVE
PHASE II

DRAWN BY: AMP
CDC PROJECT NO.: 11662
XXX PERMIT NO.: xxx

SHEET

C601

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5400
FAX (828) 459-5455

Civil Design Concepts, PA

www.civildesignconcepts.com

NCBELS LICENSE # C-2184



1 BLDG A - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"

FOR REVIEW
ONLY



ENCLAVE ASHEVILLE

PREPARED FOR :
MCCALL CAPITAL, LLC
50 UNIT BUILDING

REVISIONS

NO.	REMARKS	DATE

NOT FOR
CONSTRUCTION

DATE:
3/7/19

SHEET TITLE:

BUILDING
ELEVATIONS - BLDG
A SHEET NO.

A5.1A



1 BLDG B - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG B - SOUTH ELEVATION
1/8" = 1'-0"



ENCLAVE ASHEVILLE

PREPARED FOR:
MCCALL CAPITAL, LLC
50 UNIT BUILDING

REVISIONS

NO.	REMARKS	DATE

NOT FOR
CONSTRUCTION

DATE:

3/7/19

SHEET TITLE:

BUILDING
ELEVATIONS - BLDG
B SHEET NO.

A5.1B

FOR REVIEW
ONLY



1 BLDG B - WEST ELEVATION
1/8" = 1'-0"



4 BLDG A - WEST ELEVATION
1/8" = 1'-0"



2 BLDG B - EAST ELEVATION
1/8" = 1'-0"



3 BLDG A - EAST ELEVATION
1/8" = 1'-0"



ENCLAVE ASHEVILLE

PREPARED FOR :
MCCALL CAPITAL, LLC
50 UNIT BUILDING

REVISIONS		
NO.	REMARKS	DATE

NOT FOR
CONSTRUCTION

DATE:
3/7/19
SHEET TITLE:

BUILDING
ELEVATIONS
SHEET NO.

A5.2

FOR REVIEW
ONLY