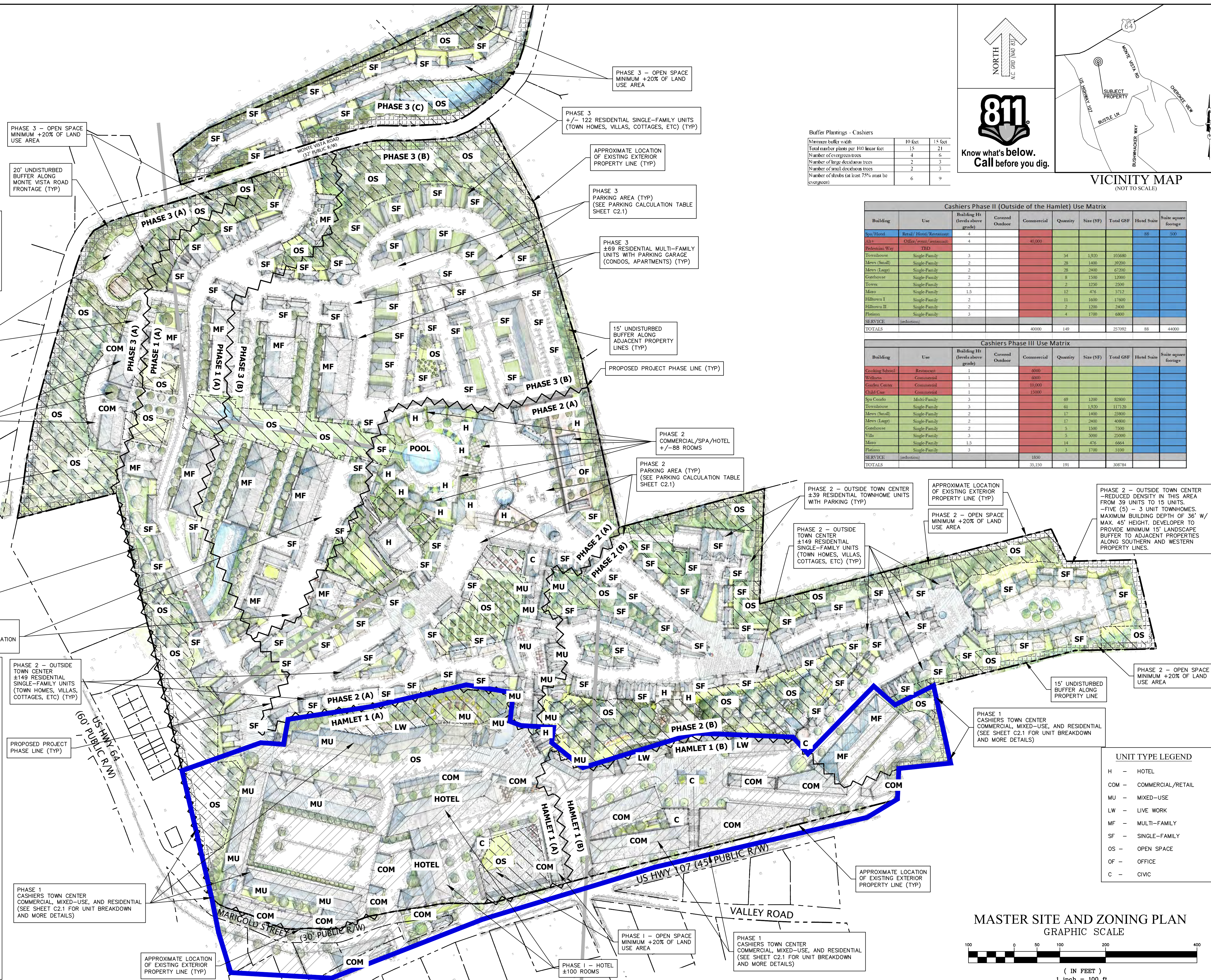


OWNER/DEVELOPER:	MACAULEY INVESTMENTS, LLC 2870 PEACHTREE RD. NW SUITE 331 ATLANTA, GEORGIA 30305
CONTACT:	STEPHEN MACAULEY (678)698-4229
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 34 BIG BEAR TRAIL ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	MIKE ANDERSON, P.E. (828) 582-8970
SURVEYOR:	L. STEPHEN FOSTER & ASSOCIATES P.A. 1858 BULL PEN ROAD CASHERS, NORTH CAROLINA 28717
CONTACT:	STEPHEN FOSTER (828)743-4154

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	8.51 ACRES (15%)	47.01 ACRES (85%)
POST-DEVELOPMENT:	33.51 ACRES (60%)	22.01 ACRES (40%)
*MAXIMUM ALLOWED IMPERVIOUS 70%		

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. PHASED CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND NEWLY COMPLETED IMPROVEMENTS 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. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS PRIOR TO CONSTRUCTION.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
9. CURB END TREATMENTS SHALL BE APPLIED TO ALL CURB ENDS (REFER TO CURB END TREATMENT DETAIL).
10. PROPOSED ROADS SHALL BE PRIVATE. CITY OF CASHIER IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



Minimum buffer width	10 feet	15 feet
Total number plants per 100 linear feet	15	21
Number of evergreen trees	4	6
Number of large deciduous trees	2	3
Number of small deciduous trees	2	3
Number of shrubs (at least 75% must be evergreen)	6	9

Cashiers Phase II (Outside of the Hamlet) Use Matrix								
Building	Use	Building Ht (feet above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Suite square footage
Sys./Hotel	Ball/Hotel/Restaurant	4						
Alt.	Office/rental/restaurant	4		40,000				88      500
Pedestrian Way	TOD							
Townhouse	Single Family	3			54	1,920	103,680	
Mews (Small)	Single Family	2			28	1,400	39,200	
Mews (Large)	Single Family	2			28	2,400	67,200	
Garthouse	Single Family	2			8	1,500	12,000	
Towers	Single Family	3			2	1,250	2,500	
Miscro	Single Family	1.5			12	416	5,712	
Hillview I	Single Family	2			11	1,600	17,600	
Hillview II	Single Family	2			2	1,200	2,400	
Pleasant	Single Family	3			4	1,700	6,800	
SERVICE	(reduction)							
TOTALS				40,000	149		27,092	88      44,000

Cashiers Phase III Use Matrix								
Building	Use	Building HJ (levels above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Hotel Suite Square footage
Cooking School	Restaurant	1		6000				
Walkway	Commercial	1		6000				
Garden Center	Commercial	1		10,000				
Child Care	Commercial	1		15000				
Spa Condo	Multi-Family	3			69	1200	82800	
Terracehouse	Single-Family	3			61	1,920	117,120	
Mews (Small)	Single-Family	2			17	1400	23800	
Mews (Large)	Single-Family	2			17	2400	40800	
Gardenhouse	Single-Family	2			5	1500	7500	
Villa	Single-Family	3			5	3000	15000	
Manso	Single-Family	13.5			14	475	6650	
Pleasure	Single-Family	3			3	1700	5100	
SERVICE (reductions)				1850				
TOTALS				33,150	191		308784	

[illegible]