

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 CASHIER, NORTH CAROLINA 28717
CONTACT:	STEPHEN FOSTER (828)743-4154



PIN: 7572-51-8525, 7572-51-4656, 7572-41-9317
7572-41-6231, 7572-41-5028, 7572-51-7004
7572-41-5031, 7572-40-6689, 7572-40-9807
7572-40-9539, 7572-40-9466, 7572-40-8645
7572-50-0232

DEED BOOK/PAGE: 15/514, 2262/59, 16/210, 11/663,
16/101/172, 10/274 492/672, 496/272,
514/13, 685/661, 1832/177

SITE ACREAGE: 55.52 ACRES
ZONING: CASHIERS GENERAL COMMERCIAL DISTRICT
CASHIERS VILLAGE COMMERCIAL DISTRICT

PARKING CALCULATIONS: SEE SHEET C.2 I

IMPERVIOUS CALCULATIONS:

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

(MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED: 70%)

OPEN SPACE CALCULATIONS:

REQUIRED: 483,690 SF (20%) PROVIDED: 535022 SF

SOIL TYPE: EdE, EdE, TwC, Ud, WB
SOIL GROUP: A, B, C

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 DEVICE (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.

Residential Parking Requirements							
Residential Type	Design Parameter	Required Spaces		# of Units Rate #1	Min Req'd	Provided	
Multi-family dwellings - Hamlet	Per Bedroom	1	Parking Space	387	Bedrooms	387	390
Multi-family dwellings - Ph1 outside Hamlet	Per Bedroom	1	Parking Space	276	Bedrooms	276	280
Multi-family Dwellings - Phase 2	Per Bedroom	1	Parking Space	98	Bedrooms	98	100
Single-family dwellings	N/A (Garage Parking Provided)	-		-			
RESIDENTIAL SUBTOTAL:						761	770

Commercial Parking Requirements									
Use	Ordinance	Parking Required #1	Proposed Use #1	Parking Required #2	Proposed Use #2	Total Required	Parking Provided		
Restaurant, Full Service	1 space per 3 seats plus 1 space per 2 employees on shift of greatest employment	0.33 Spaces/Seat	300 Seats in Restaurant	0.50 Parking Spaces Per Employee	40 Employees	119	125		
Resort Hotels	1 space per 2 guest rooms plus additional spaces as required for other uses within the hotel/motel	Parking Spaces Per Room 0.50	188 Rooms in Hotel	-	-	94	100		
Resort Hotels (additional uses)	Laundry	Parking Spaces per SF 0.003	300 Hotel Laundry SF	-	-	1	2		
Day Care and Preschool Facilities	1 space per 2 employees plus 1 space per 10 children	Parking Spaces Per Employee 0.50	15 Employees	0.10 Parking Spaces Per Child	135 Children	21	25		
Retail sales (PH1 Hamlet Commercial)	1 space per 300 SF	Parking Spaces per SF 0.003	74,995 SF of Retail /Comm Area	-	-	225	230		
Retail sales (PH1 Non-Hamlet Commercial)	1 space per 300 SF	Parking Spaces per SF 0.003	40,000 SF of Retail /Comm Area	-	-	120	130		
Retail sales (PH2 Commercial)	2 space per 300 SF	Parking Spaces per SF 0.003	22,000 SF of Retail /Comm Area	-	-	66	80		
COMMERCIAL TOTAL:						646	692		



(IN FEET)
1 inch = 50 ft.

[illegible]