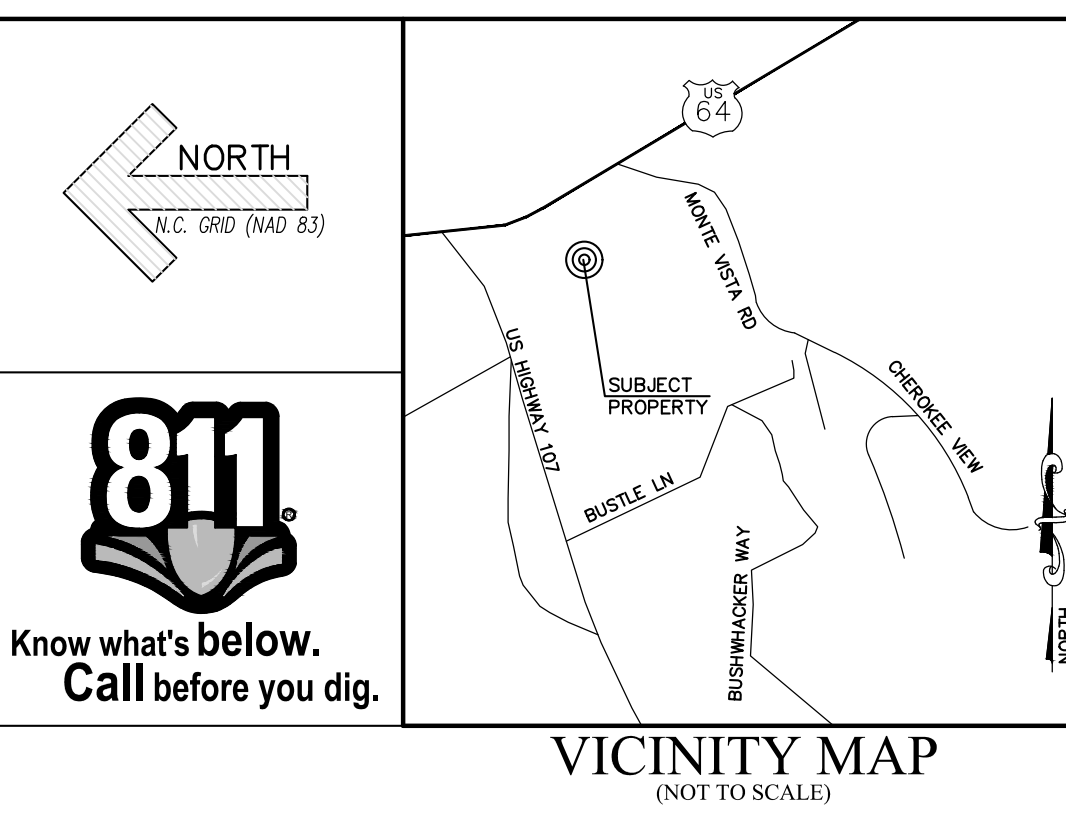


OWNER/DEVELOPER:	MACAULEY INVESTMENTS, LLC 2870 PEACHTREE RD. NW SUITE 331 ATLANTA, GEORGIA 30305 (678)696-4229
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 34 BIG BEAR TRAIL ASHEVILLE, NORTH CAROLINA 28805 MIKE ANDERSON, P.E. (828) 582-8970
SURVEYOR:	L. STEPHEN FOSTER & ASSOCIATES P.A. 1858 BULL PEN ROAD CASHIERS, NORTH CAROLINA 28717 STEPHEN FOSTER (828)743-4154

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. **SINGLE-PHASE 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 ULCOAT 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 CASHERS IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



<u>PROJECT DATA</u>		
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, 7572-40-8445, 7572-50-0232	
DEED BOOK/PAGE:	15/514, 2262/59, 16/210, 11/663, 1610/172, 10/274 492/672, 496/272, 514/33, 685/661, 1832/227	
SITE ACREAGE:	55.52 ACRES	
ZONING:	CASHIERS GENERAL COMMERCIAL DISTRICT CASHIERS VILLAGE COMMERCIAL DISTRICT	
<u>PARKING CALCULATIONS:</u>		
	SEE SHEET C.2.1	
<u>IMPERVIOUS CALCULATIONS:</u>		
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	8.51 ACRES (15%)	7.01 ACRES (13%)
POST-DEVELOPMENT:	33.51 ACRES (60%)	22.01 ACRES (40%)
(MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED: 70%)		
<u>OPEN SPACE CALCULATIONS:</u>		
REQUIRED: 483,690 SF (20%) PROVIDED: 530502 SF		
SOIL TYPE:	EdD, EdE, TwC, Ud, WB	
SOIL GROUP:	A, B, C	

CASHIERS VILLAGE

MASTER SUBDIVISION PLAN

	JACKSON COUNTY ZONING APPLICATION	10/13/20
1	CUP REV. W/ DENSITY REDUCTION AND UTILITY UPDATE	1/22/21
2	REV. ZONING APPLICATION SET	1/29/21
3		
REVISION #	DESCRIPTION	DATE

PROJECT NO.:	20003
DRAWN BY:	MTA
DATE:	07/10/2020
COA PROJECT NO.:	N/A
MSD PROJECT NO.:	N/A

C2.3

SHEET

AC.E.
Advantage Civil Engineering, PA

MICHAEL LOVOY, P.E.
34 BIG BEAR TRAIL
ASHEVILLE, NC 28805
(828) 545-5393
mlvoy@aceashville.com

JACKSON COUNTY

US HWY 107
CASHIERS, NORTH CAROLINA 28717