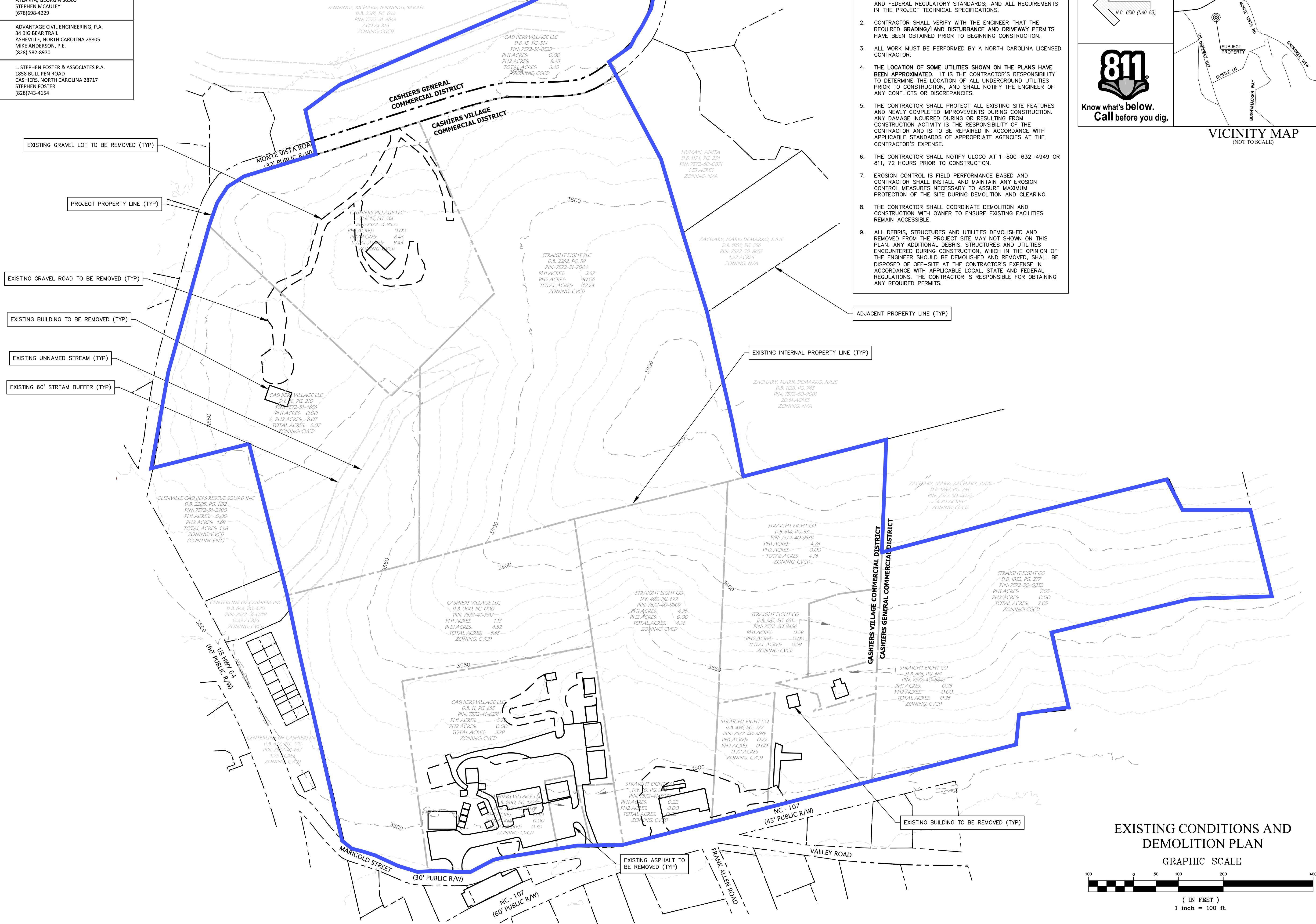




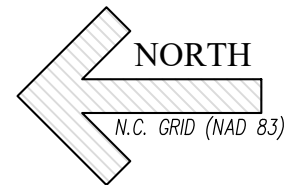
OWNER/DEVELOPER:	MACAULEY INVESTMENTS, LLC 2870 PEACHTREE RD. NW SUITE 331 ATLANTA, GEORGIA 30305
CONTACT:	STEPHEN MACAULEY (678)698-4229
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 34 BIG BEAR TRAIL ASHVILLE, NORTH CAROLINA 28805
CONTACT:	MIKE ANDERSON, P.E. (828) 582-8970
SURVEYOR:	L. STEPHEN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

CASHIERS VILLAGE COMMERCIAL DISTRICT: CVCD  
CASHIERS GENERAL COMMERCIAL DISTRICT: CGCD

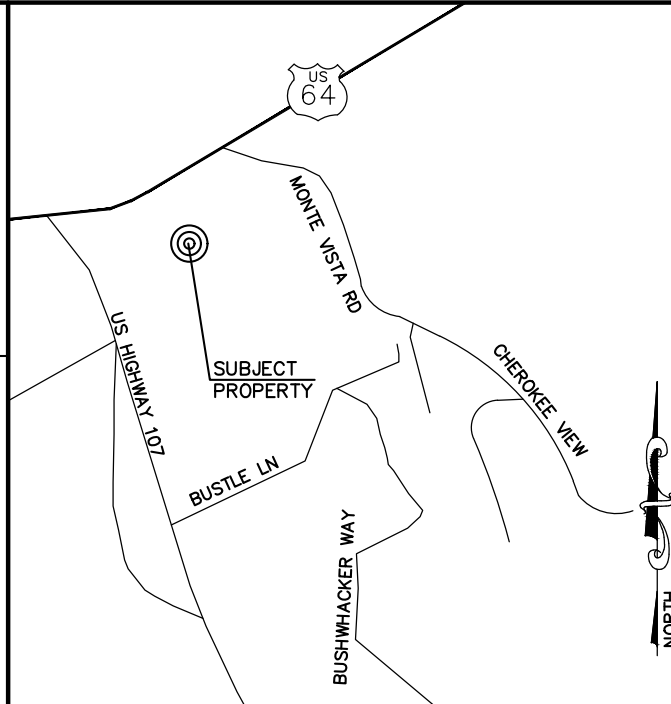
CASHIERS VILLAGE COMMERCIAL DISTRICT: CVCD  
CASHIERS GENERAL COMMERCIAL DISTRICT: CGCD



1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE REQUIRED **GRADING/LAND DISTURBANCE AND DRIVEWAY** PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING 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 SHALL 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. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
8. THE CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
9. ALL DEBRIS, STRUCTURES AND UTILITIES DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF ON-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

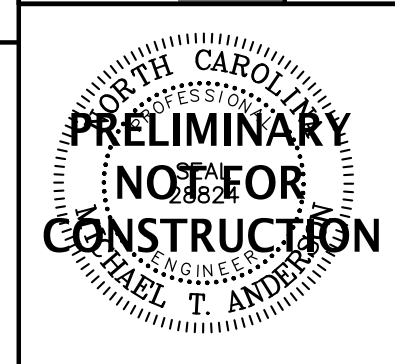
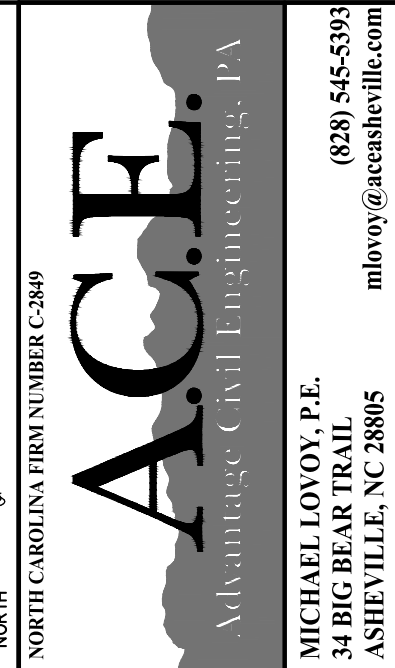


Know what's **below**.  
**Call** before you dig.



VICINITY MAP  
(NOT TO SCALE)

(NOT TO SCALE)



# CASHIERS VILLAGE

## EXISTING CONDITIONS AND DEMOLITION PLAN

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

JACKSON COUNTY

US HWY 107  
CASHIERS, NORTH CAROLINA 28717

JACKSON COUNTY ZONING APPLICATION	10/13/20

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

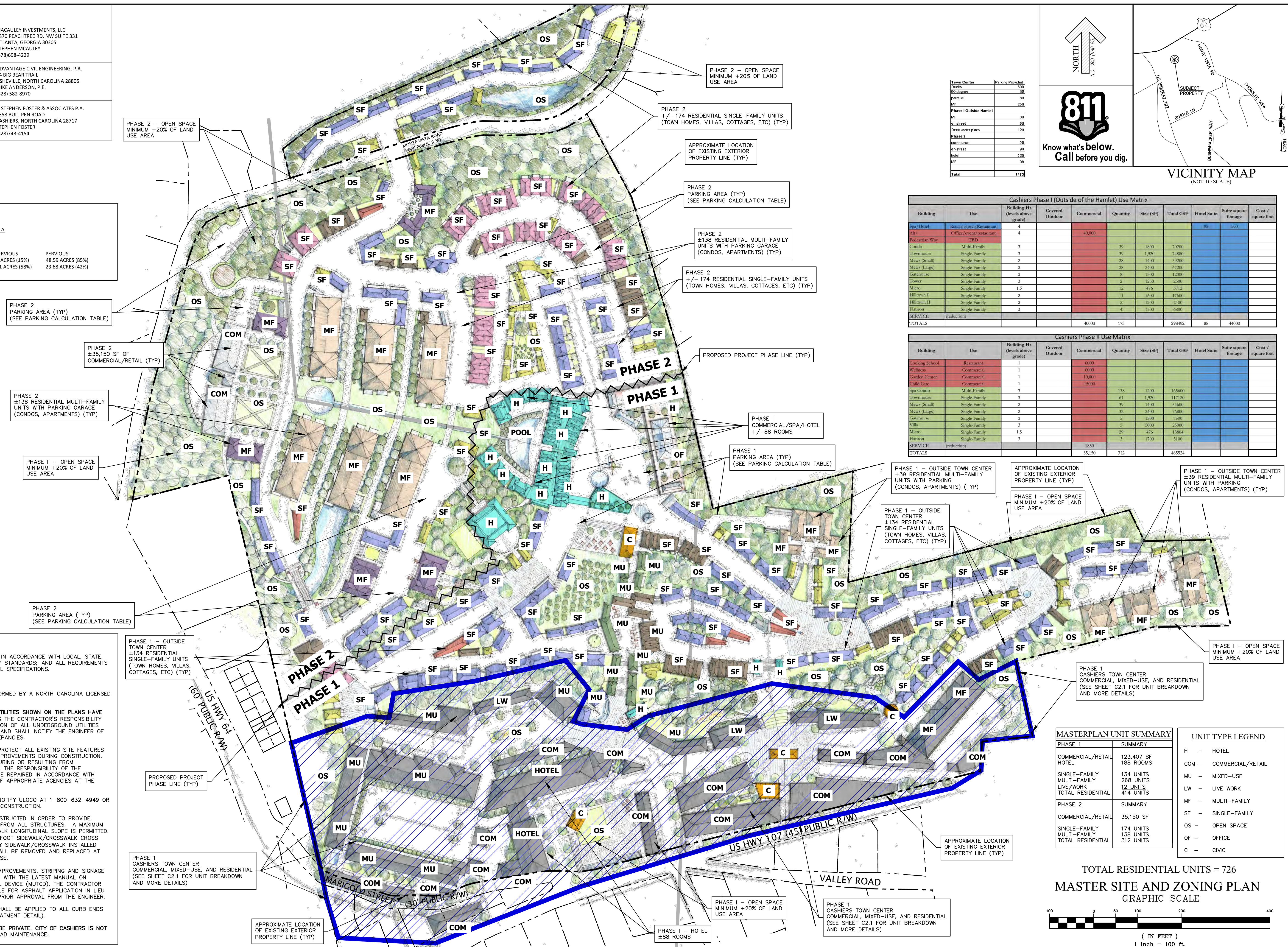
C1.0  
SHEET



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

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	8.51 ACRES (15%)	48.59 ACRES (85%)
POST-DEVELOPMENT:	33.51 ACRES (58%)	23.68 ACRES (42%)

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
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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 5X 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 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'S IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



Town Center	Parking Provided
Decks	500
90 degree	65
parallel	80
MF	25.0
<b>Phase 1 Outside Hamlet</b>	
MF	39
on-street	80
Deck under plaza	120
<b>Phase 2</b>	
commercial	75
on-street	90
hotel	125
MF	68
<b>Total</b>	<b>1473</b>

Cashiers Phase I (Outside of the Hamlet) Use Matrix										
Building	Use	Building Ht (feet above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Hotel Suite	Suite square footage	Cost / square foot
Sss/Hotel	Rec'd / Hotel/Restaurant	4						88	596	
Alv*	Office/event/restaurant	4		40,000						
Robertson War	TBD									
Condo	Multi-Family	3			39	1800	70200			
Townhouse	Single-Family	3			39	1,920	74880			
News (Small)	Single-Family	2			28	1440	32640			
News (Large)	Single-Family	2			28	2400	67200			
Gatehouse	Single-Family	2			8	1500	12000			
Tower	Single-Family	3			2	1250	2500			
Micro	Single-Family	1.5			12	476	5712			
Hilltown I	Single-Family	2			11	1600	17600			
Hilltown II	Single-Family	2			2	1200	2400			
Blairton	Single-Family	3			4	1700	6800			
SERVICE	(reduction)									
TOTALS				40000	173		28492	88	44000	

Building	Use	Building Hrs (levels above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Hotel Suite	Suite square footage	Cost / square foot
Cashiers School	Restaurant	1		0800						
Wellness	Commercial	1		0800						
Cashiers Center	Commercial	1		10,000						
Child Care	Commercial	1		15,000						
Spa Condo	Multi-Family	3			138	1200	165600			
Townhouse	Single-Family	3			61	1,920	117,120			
Mews (Small)	Single-Family	2			39	1,400	54,600			
Mews (Large)	Single-Family	2			32	2,400	76,800			
Garagehouse	Single-Family	2			5	1,700	7,200			
Villa	Single-Family	3			5	5000	25,000			
Micro	Single-Family	1.5			29	476	13,804			
Platino	Single-Family	3			3	1700	5,100			
SERVICE (reduction)				1850						
TOTALS				35,150	312		465524			

MASTERPLAN UNIT SUMMARY	
PHASE 1	SUMMARY
COMMERCIAL/RETAIL HOTEL	123,407 SF 188 ROOMS
SINGLE-FAMILY	134 UNITS
MULTI-FAMILY	26 UNITS
LIVE/WORK	12 UNITS
TOTAL RESIDENTIAL	414 UNITS
PHASE 2	SUMMARY
COMMERCIAL/RETAIL	35,150 SF
SINGLE-FAMILY	174 UNITS
MULTI-FAMILY	138 UNITS
TOTAL RESIDENTIAL	312 UNITS


**UNIT TYPE LEGEND**

—	HOTEL
OM —	COMMERCIAL/RETAIL
U —	MIXED—USE
W —	LIVE WORK
F —	MULTI—FAMILY
F —	SINGLE—FAMILY
S —	OPEN SPACE
F —	OFFICE
—	CIVIC

TOTAL RESIDENTIAL UNITS = 726

**MASTER SITE AND ZONING PLAN**

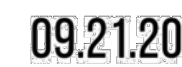
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



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
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NEQUETTE  
ARCHITECTURE & DESIGN  
200818 cashiers  
matrix  
12:04:36 PM 08/22/2020  
jared

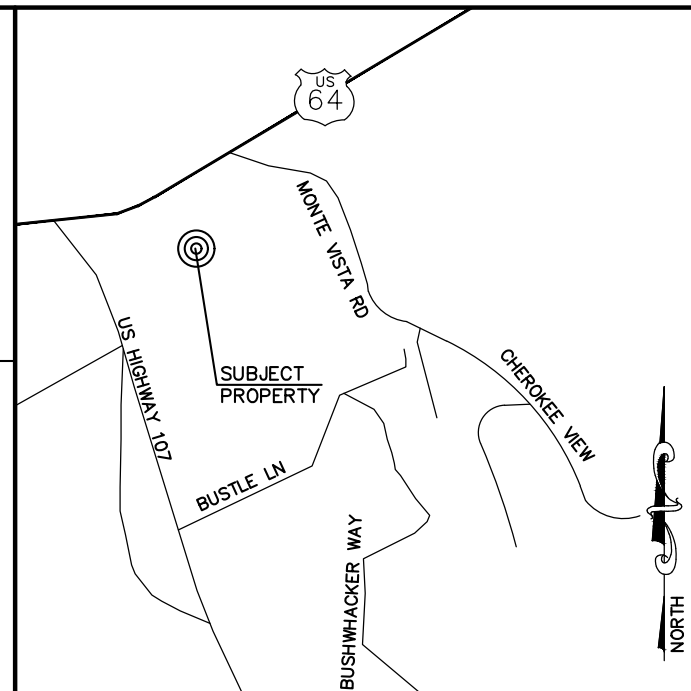
**LIVE WORK**

**RESIDENTIAL**

**HOTEL**

**RETAIL**

**STRUCTURED PARKING**



VICINITY MAP  
(NOT TO SCALE)

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,  
7572-40-0539, 7572-40-9466, 7572-40-8445,  
7572-50-0232

DEED BOOK/PAGE: 1615/154, 2262/159, 16/210, 11/663,  
1670/172, 10/274 492/672, 496/272,  
514/33, 685/661, 1832/277

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

PARKING CALCULATIONS: SEE MASTER SITE PLAN FOR DETAILS

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: 512,000 SF

SOIL TYPE:	EDD, Ede, TWc, UD, Wtb
SOIL GROUP:	A, B, C

# CASHIERS TOWN CENTER RETAIL PLAN

# CASHIERS VILLAGE

## SITE AND ZONING PLAN

	JACKSON COUNTY ZONING APPLICATION	10/13/20
REVISION #	DESCRIPTION	DATE

PHASE 1	SUMMARY
COMMERCIAL/RETAIL HOTEL	123,407 SF 88 ROOMS
SINGLE-FAMILY	134 UNITS
MULTI-FAMILY	268 UNITS
LIVE/WORK	12 UNITS
TOTAL RESIDENTIAL	414 UNITS
PHASE 2	SUMMARY
COMMERCIAL/RETAIL	35,150 SF
SINGLE-FAMILY	174 UNITS
MULTI-FAMILY	138 UNITS
TOTAL RESIDENTIAL	312 UNITS

TOTAL RESIDENTIAL UNITS = 726

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

**ACCE.**  
Advantage Civil Engineering, PA  
NORTH CAROLINA FIRM NUMBER C-2849

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

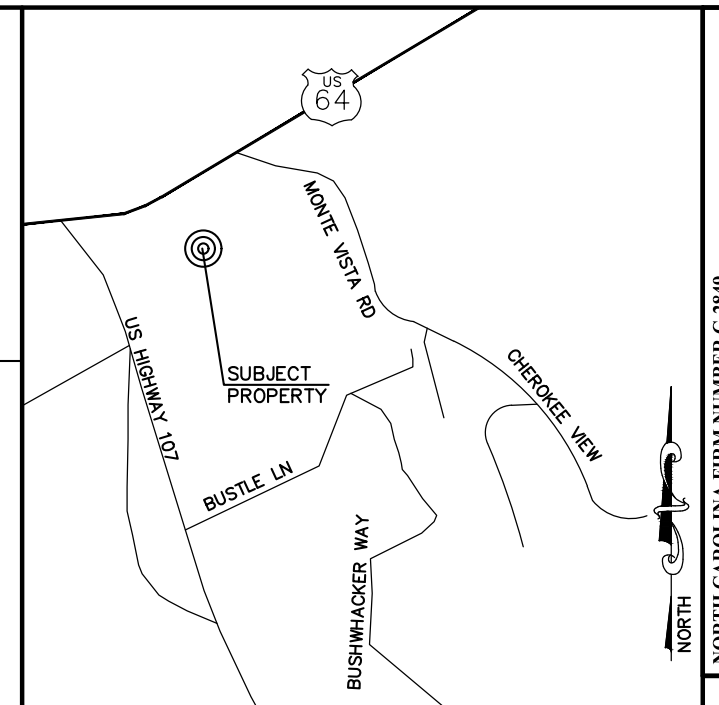
JACKSON COUNTY

US HWY 107  
CASHIERS, NORTH CAROLINA 28717

PROJECT NO.:	20003
DRAWN BY:	MTA
DATE:	07/10/2020
COA PROJECT NO.:	N/A
MSD PROJECT NO.:	N/A
<h1>C2.1</h1> <h2>SHEET</h2>	



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
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VICINITY MAP  
(NOT TO SCALE)

PIN: 7572-41-8525, 7572-41-4656, 7572-41-9317  
7572-41-6231, 7572-41-5028, 7572-51-2980  
7572-51-7004, 7572-41-5031, 7572-40-6689  
7572-40-9807, 7572-40-9539, 7572-40-9466  
7572-40-8445, 7572-90-0132

DEED BOOK/PAGE: 15/514, 2262/59, 16/210, 2205/1132,  
11/663, 1610/172, 10/274 492/672, 496/272,  
514/33, 685/661, 1832/277  
57.19 ACRES

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

PARKING CALCULATIONS: SEE MASTER SITE PLAN FOR DETAILS

IMPERVIOUS CALCULATIONS:

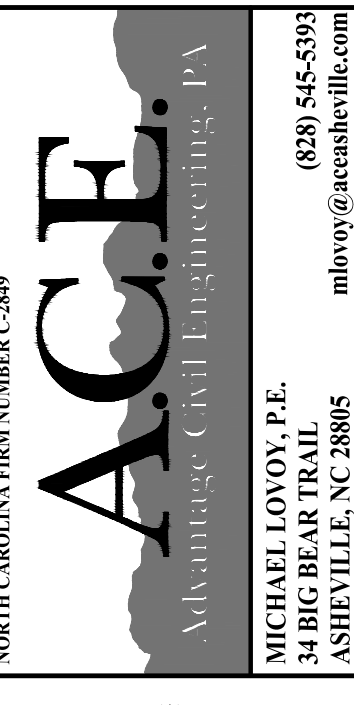
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	8.51 ACRES (15%)	48.59 ACRES (85%)
POST-DEVELOPMENT:	32.97 ACRES (58%)	24.13 ACRES (42%)

(MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED: 70%)

OPEN SPACE CALCULATIONS:

REQUIRED: 498,239 SF (20%) PROVIDED: 499,819 SF

SOIL TYPE: E4D, E4E, T4d, U4, V4B  
SOIL GROUP: A, B, C



## JACKSON COUNTY

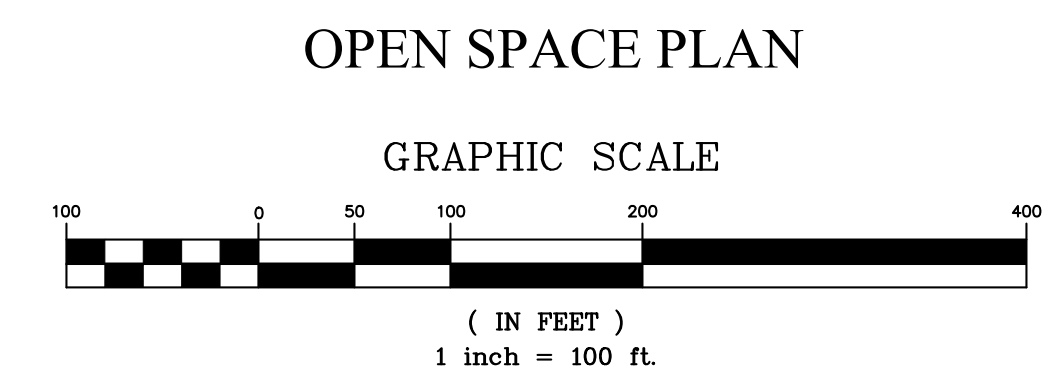
US HWY 107  
CASHIERS, NORTH CAROLINA 28717

REVISION #	DESCRIPTION	DATE
1	JACKSON COUNTY ZONING APPLICATION	08/24/20
1	JACKSON COUNTY ZONING APPLICATION	08/24/20

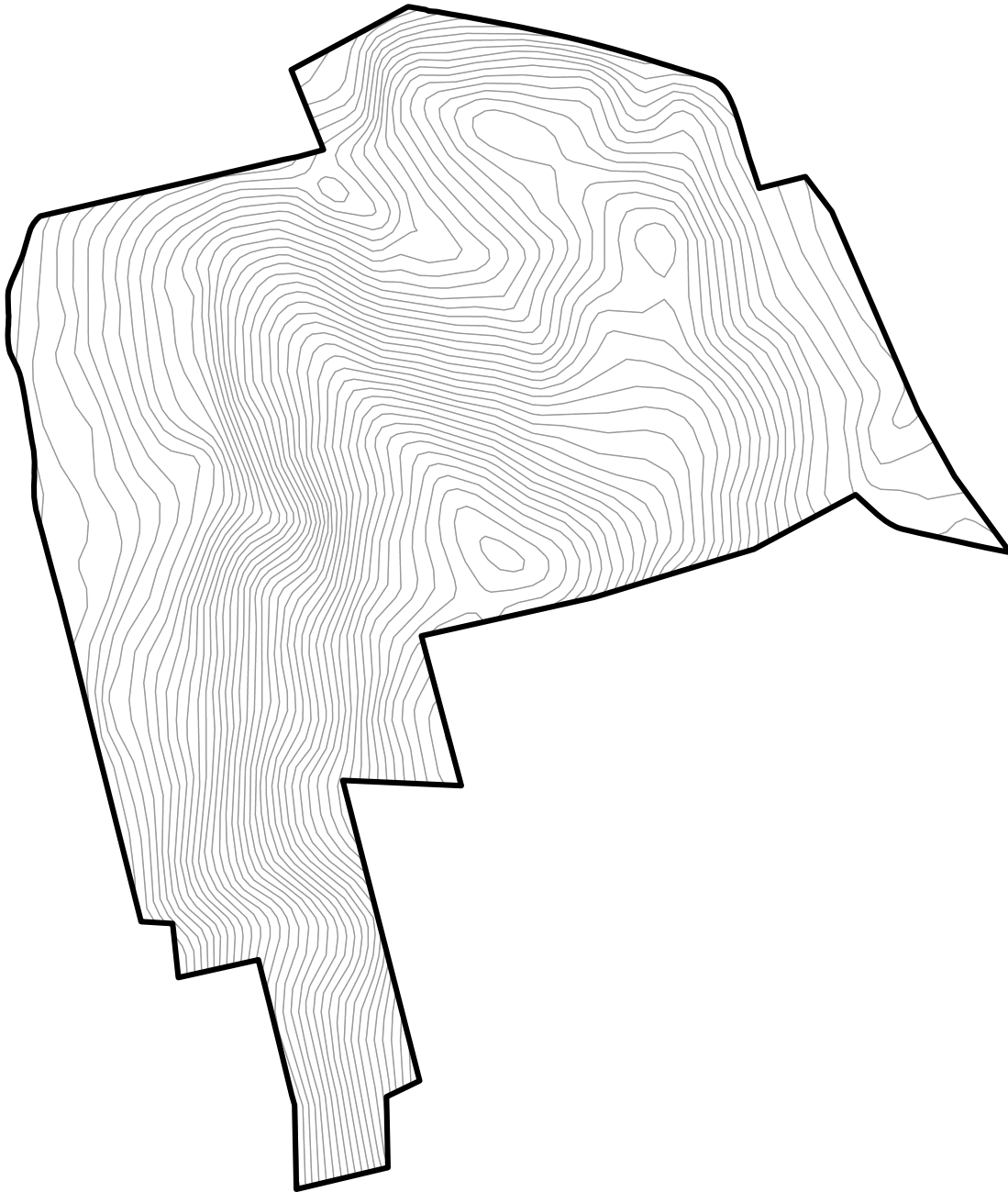
PROJECT NO.:	20003
DRAWN BY:	MTA
DATE:	07/10/2020
COA PROJECT NO.:	N/A
MSD PROJECT NO.:	N/A

# C2.0

## SHEET







#### General

Revision number	0
Number of points	2537
Minimum X coordinate	774512.559'
Minimum Y coordinate	519555.342'
Maximum X coordinate	776596.339'
Maximum Y coordinate	522061.375'
Minimum elevation	3492.000'
Maximum elevation	3668.000'
Mean elevation	3565.618'

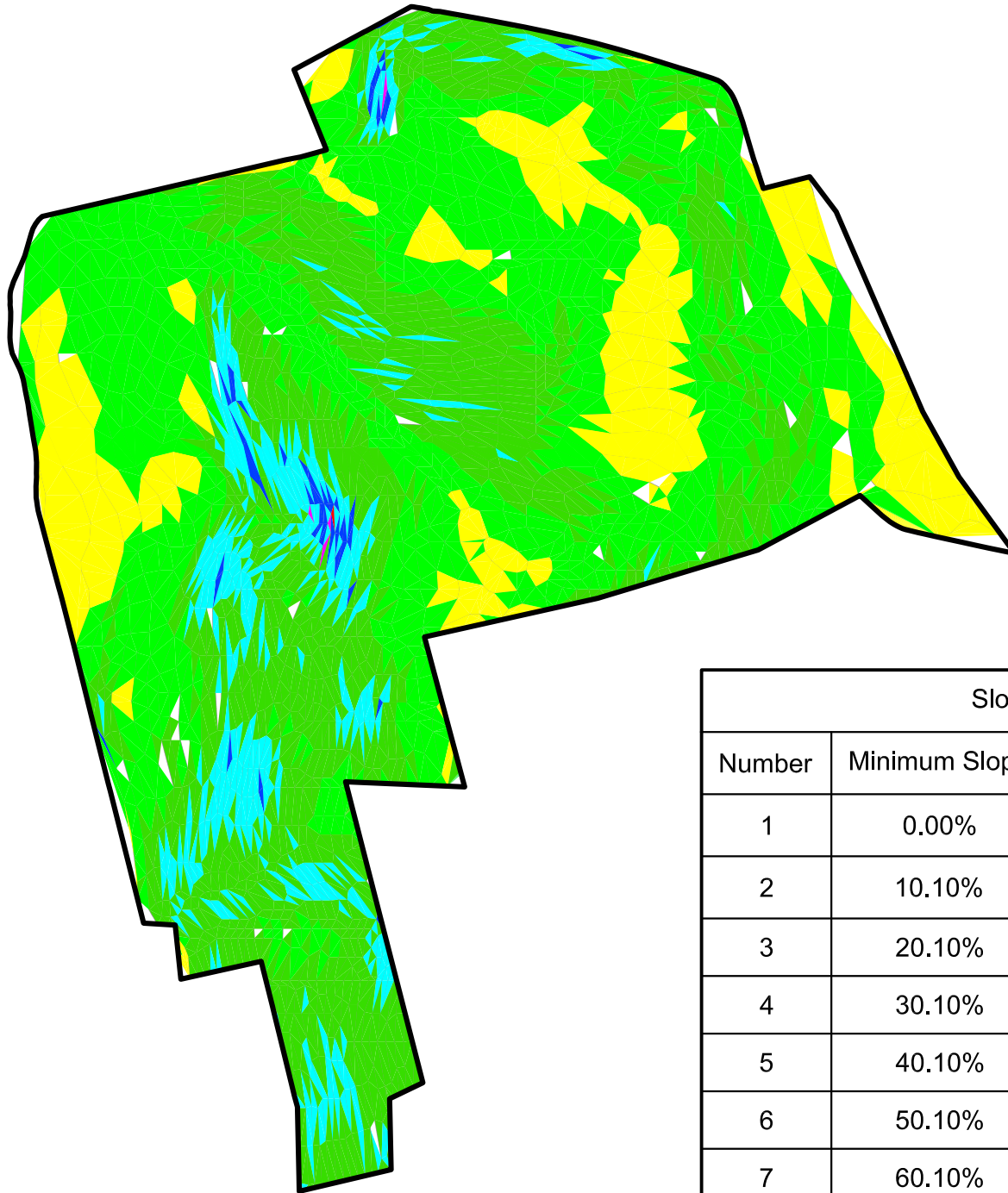
#### Extended

2D surface area	2422182.24 Sq. Ft.
3D surface area	2471985.02 Sq. Ft.
Minimum grade/slope	0.00%
Maximum grade/slope	73.20%
Mean grade/slope	18.77%

#### TIN

Number of triangles	4753
Maximum triangle area	4316.62 Sq. Ft.
Minimum triangle area	0.00 Sq. Ft.
Minimum triangle length	0.028'
Maximum triangle length	304.090'





Slope Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Yellow
2	10.10%	20.00%	Light Green
3	20.10%	30.00%	Green
4	30.10%	40.00%	Cyan
5	40.10%	50.00%	Blue
6	50.10%	60.00%	Magenta
7	60.10%	73.20%	Red





- VERTICAL RETAIL
- HOTEL
- CIVIC
- STAIRSTEP
- TOWER, GATE, MICRO
- LG. TOWNHOUSE
- SM. TOWNHOUSE
- MEWS
- FLATIRONS
- VILLAS
- CONDOS



# CASHIERS



## SPA CONDOS



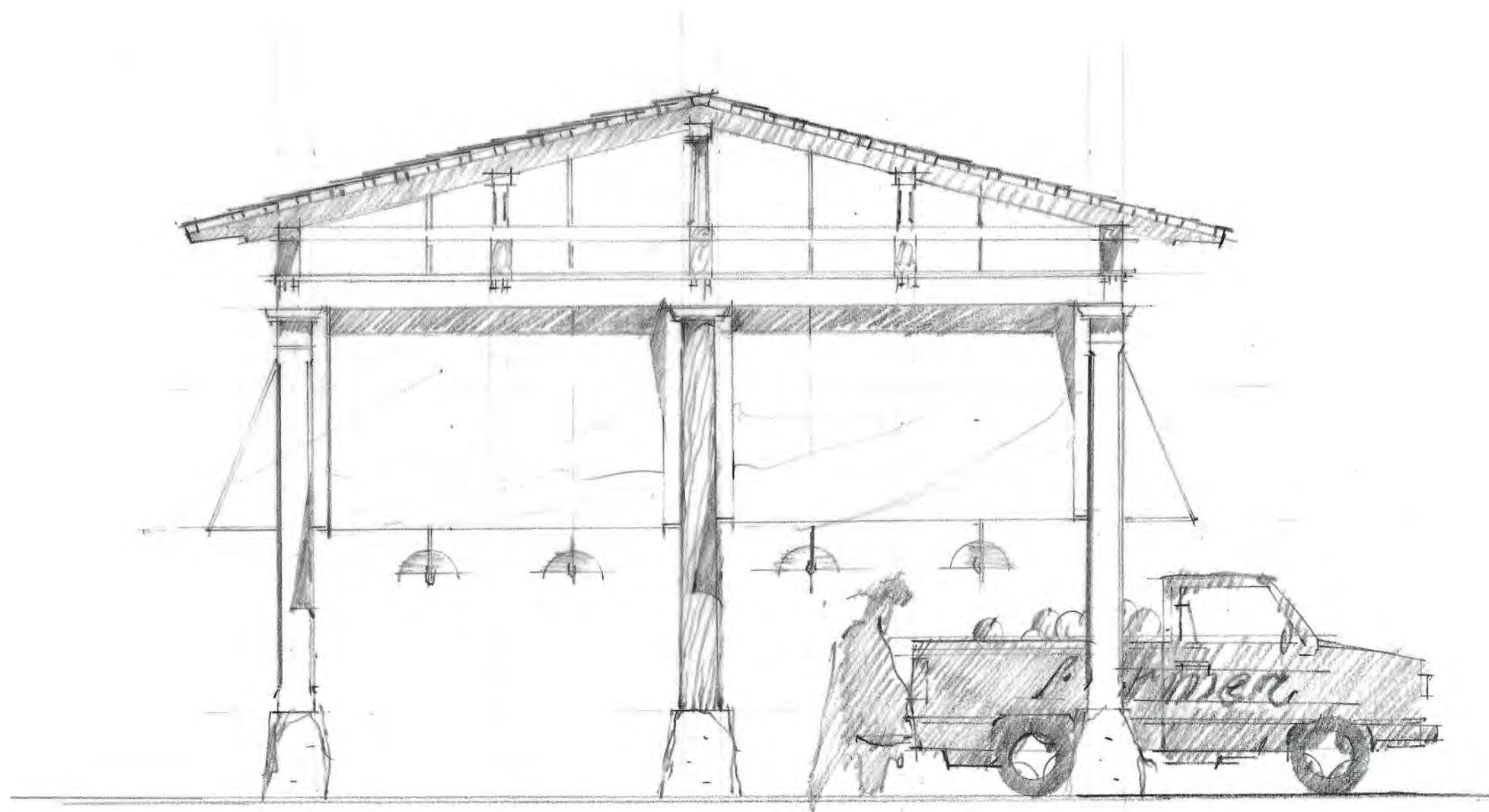
# CASHIERS



MARKET HOTEL WITH RETAIL ON PLAZA



# CASHIERS



## MARKET LOGGIA



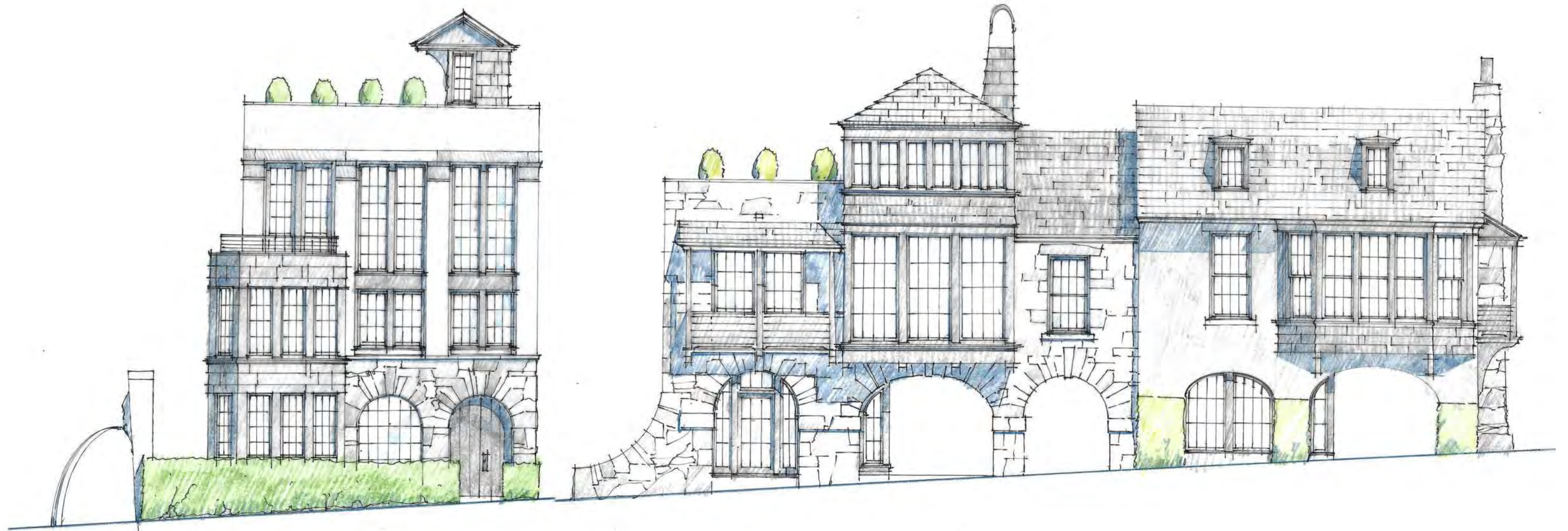
# CASHIERS



BOTANICAL GARDEN GATE HOUSE



# CASHIERS



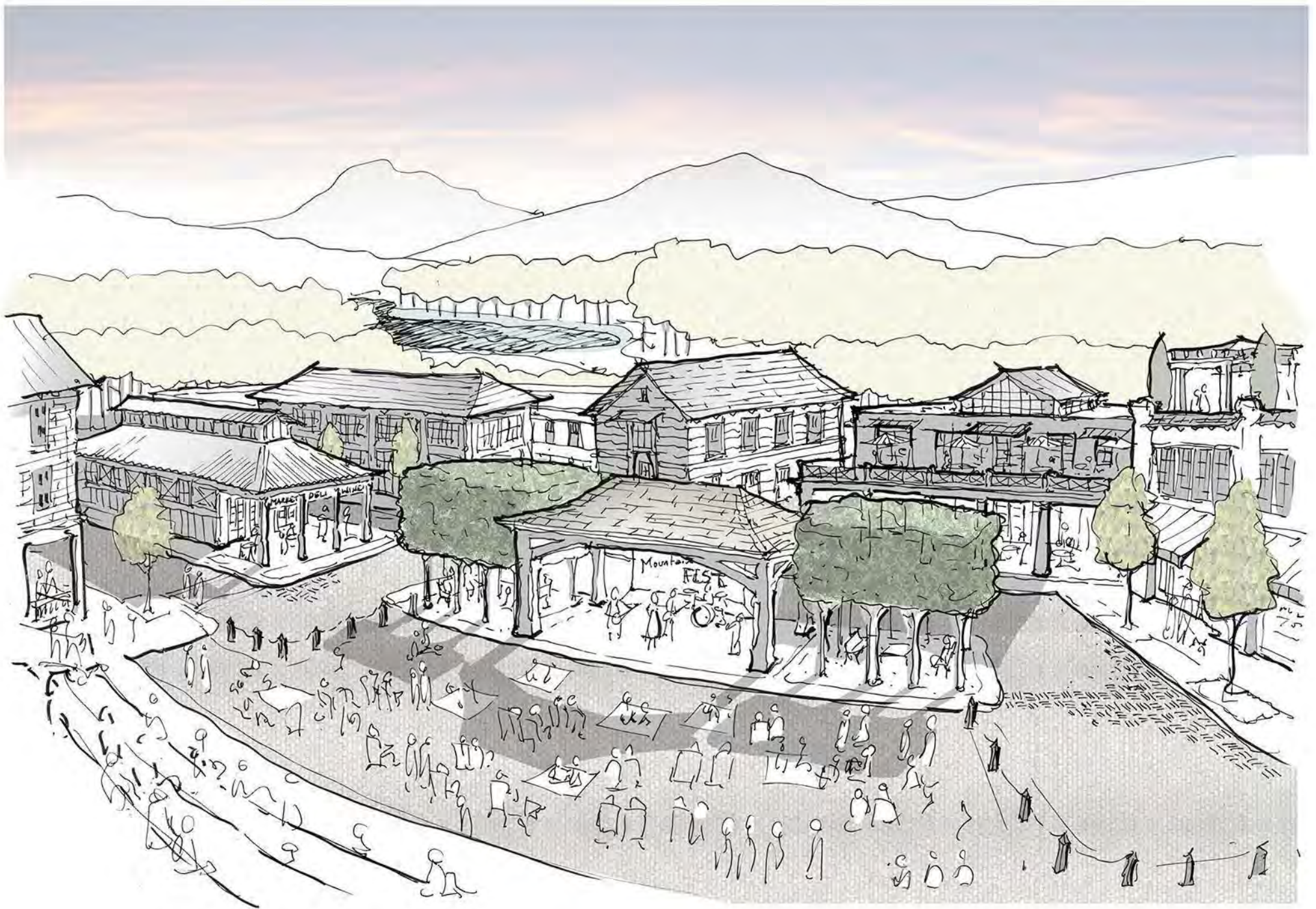
## HOUSING





View from Hwy 107 & Frank Allen

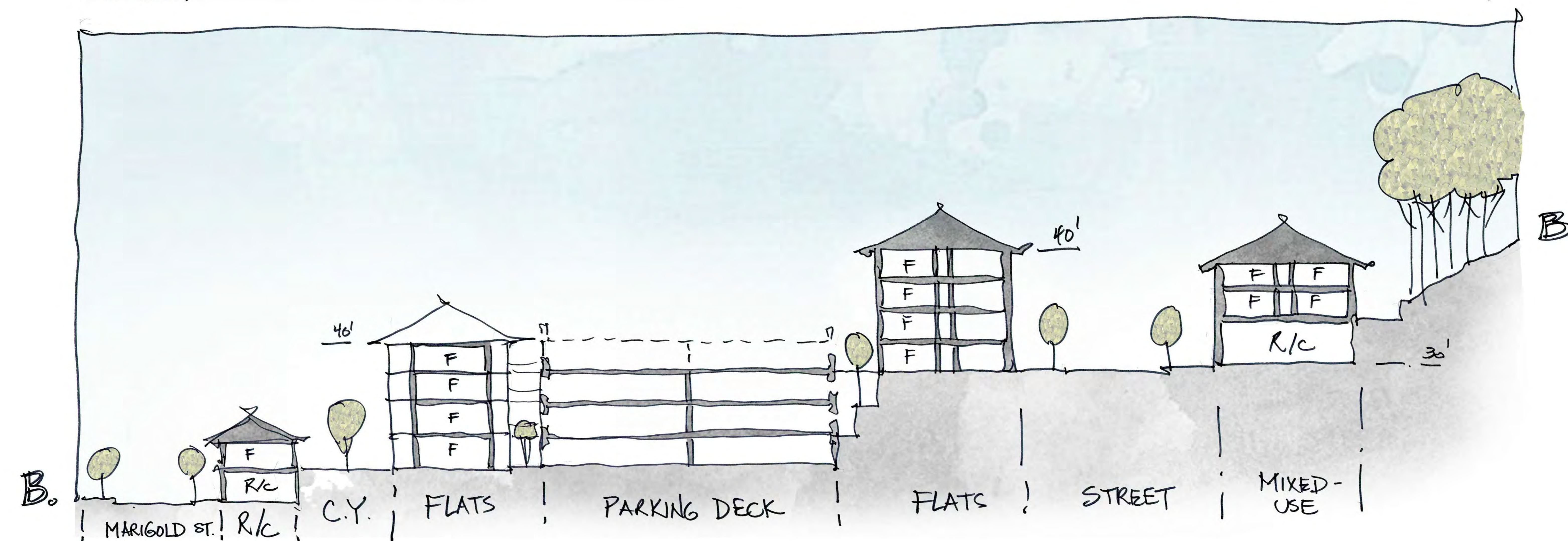








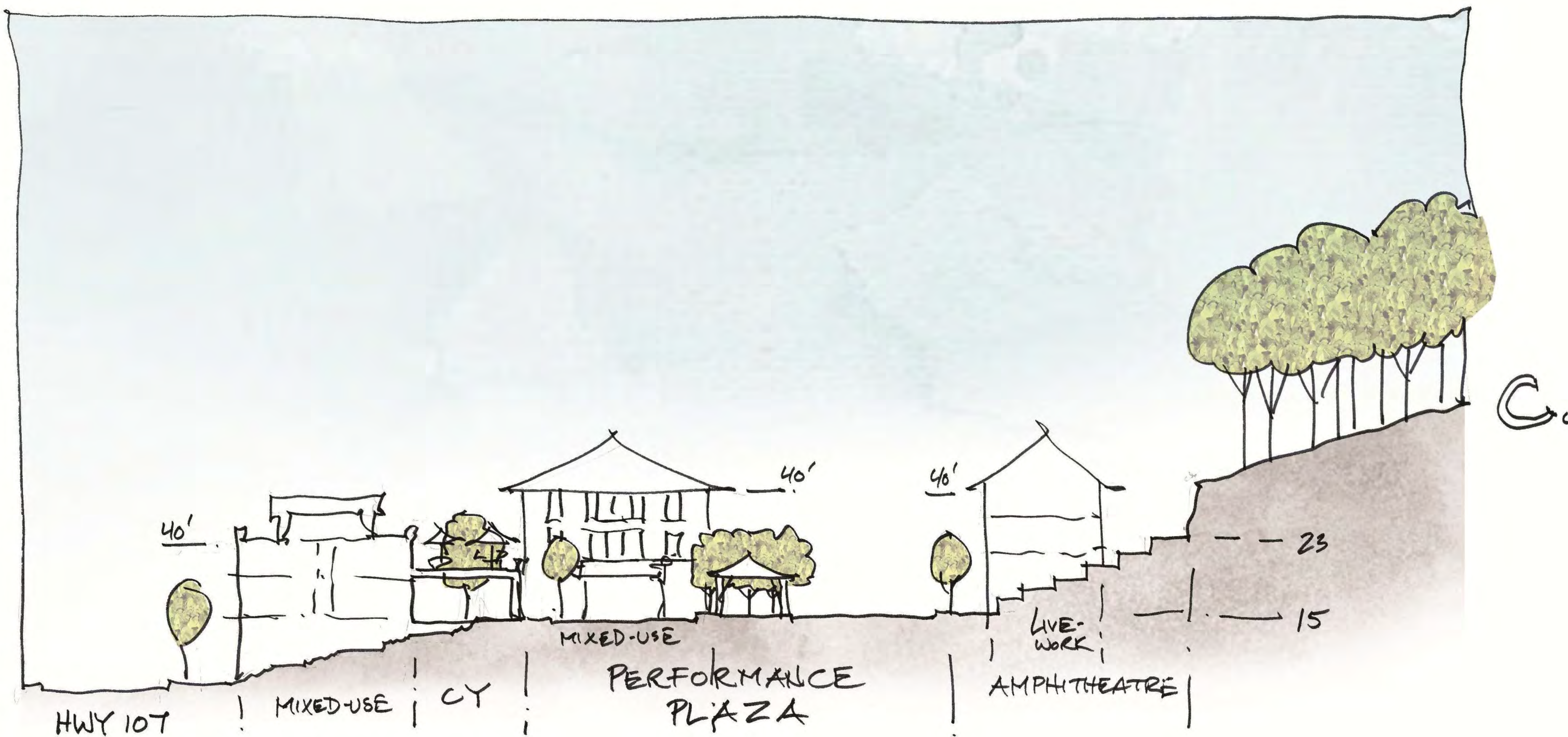
SITE SECTION  
@  
TOWN  
CENTER  
PLAZA



SITE SECTION  
@  
NORTH  
DECK  
&  
APT FLATS

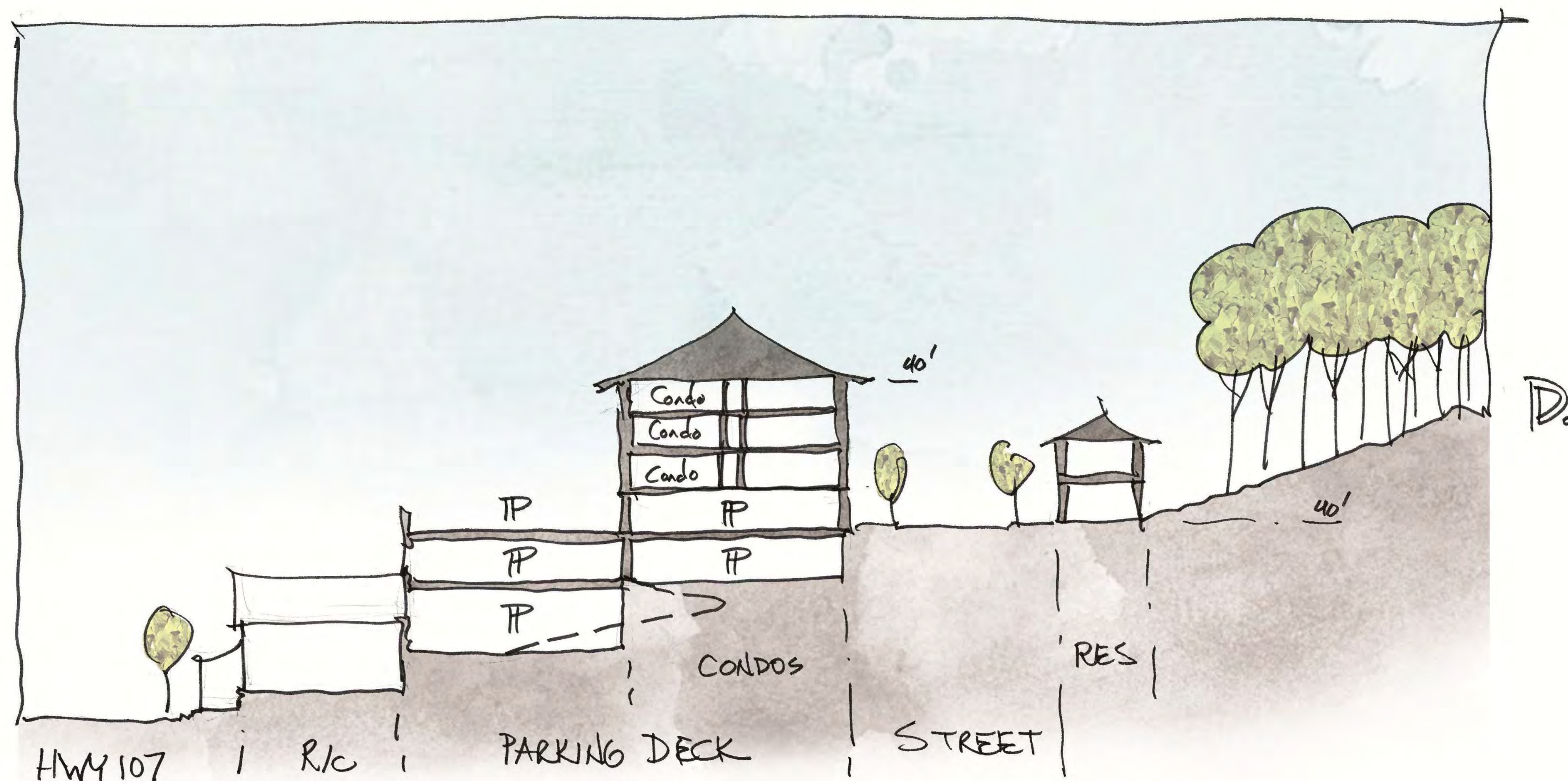


C.



SITE SECTION  
C  
SOUTH PLAZA

D.



SITE SECTION  
D  
SOUTH DECK