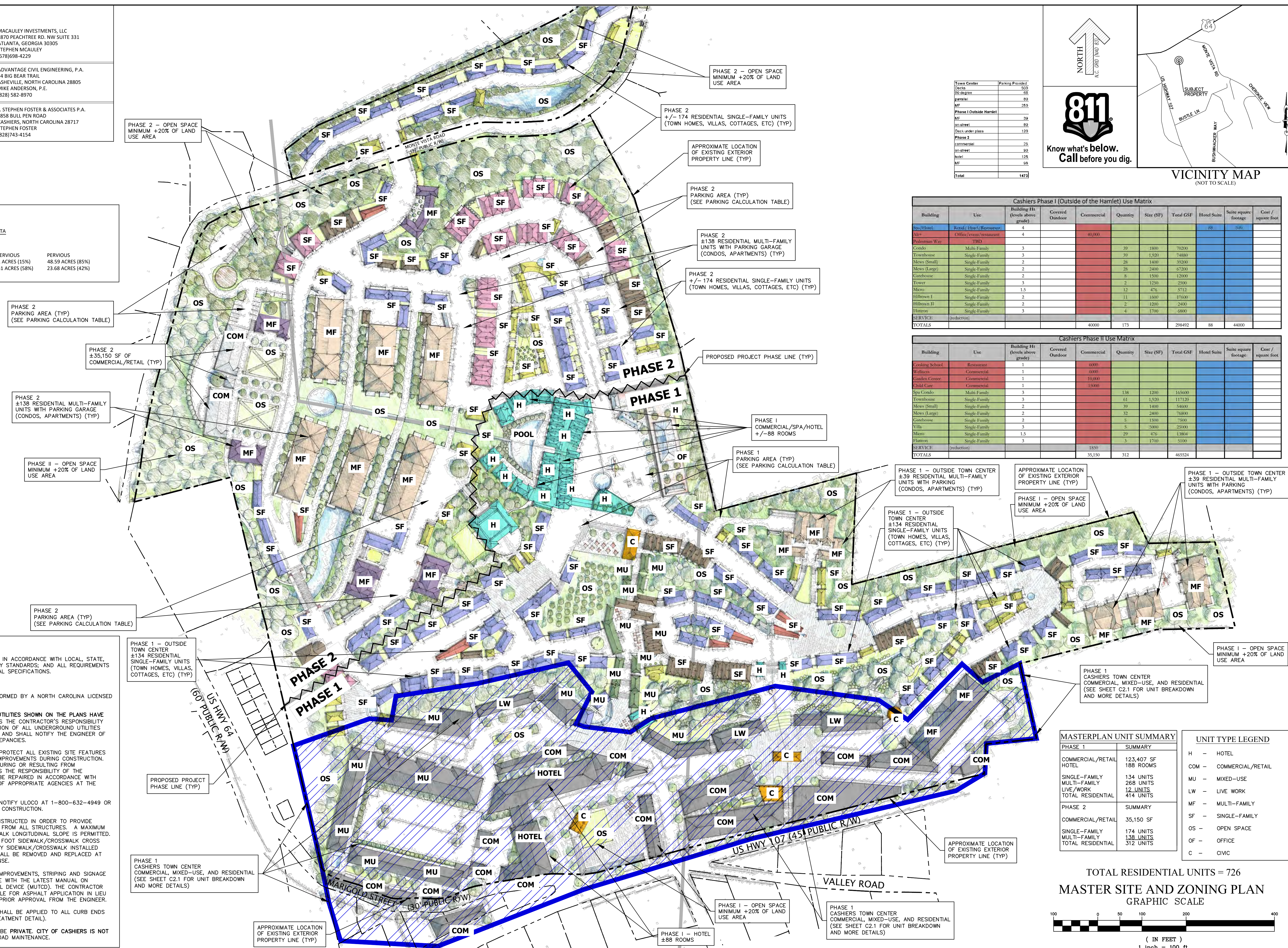


OWNER/DEVELOPER:	MACAULEY INVESTMENTS, LLC 2870 PEACHTREE RD. NW SUITE 331 ATLANTA, GEORGIA 30305
CONTACT:	STEPHEN MACAULEY (678)698-4229
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 34 BIG BEAR TRAIL ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	MIKE ANDERSON, P.E. (828) 582-8970
SURVEYOR:	L. STEPHEN 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%)	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.
2. PHASED CONSTRUCTION.
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6. THE CONTRACTOR SHALL NOTIFY ULCOCA 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.



Town Center	Parking Provided
Decks	500
90 degree	66
parallel	80
MF	25.0
<b>Phase I Outside Hamlet</b>	
MF	39
on-street	80
Decks under plaza	120
<b>Phase 2</b>	
commercial	25
on-street	90
hotel	125
MF	98
<b>Total</b>	<b>1473</b>

Cashiers Phase I (Outside of the Hamlet) Use Matrix										
Building	Use	Building Hs (levels above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Hotel Suite	Suite square footage	Cost / square foot
Sho/Hotel	Retail / Hotel/Restaurant	4						88	500	
Sho	Office/event/restaurant	4		0/100						
Pedestrian Way	THD									
Grondo	Multi-Family	3			39	1800	70200			
Townhouse	Single-Family	3			39	1520	74880			
Mews (Small)	Single-Family	2			28	1400	39200			
Mews (Large)	Single-Family	2			28	2400	67200			
Sho	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	1500	2400			
Hilltown	Single-Family	3			4	1700	6800			
SERVICE	(redaction)	2								
TOTALS				40000	173		298407	88	44000	

Cashiers Phase II Use Matrix										
Building	Use	Building Ht (levels above grade)	Covered Outdoor	Commercial	Quantity	Size (SF)	Total GSF	Hotel Suite	Suite square footage	Cost / square foot
Cooking School	Restaurant	1		6000						
Wallaces	Commercial	1		2400						
Garage	Commercial	1		10000						
Child Care	Commercial	1		15000						
Spa Condo	Multi-Family	3			138	1200	165600			
Townhouse	Single-Family	3			61	1,520	117120			
Mews (Small)	Single-Family	2			39	1400	54600			
Mews (Large)	Single-Family	2			32	2400	76800			
Greenhouse	Single-Family	2			3	1500	7500			
Villa	Single-Family	3			5	5000	25000			
Micro	Single-Family	1.5			29	475	13800			
Platonic	Single-Family	3			3	1700	5100			
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	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


### UNIT TYPE LEGEND

H	—	HOTEL
COM	—	COMMERCIAL/RETAIL
MU	—	MIXED—USE
LW	—	LIVE WORK
MF	—	MULTI—FAMILY
SF	—	SINGLE—FAMILY
OS	—	OPEN SPACE
OF	—	OFFICE
C	—	CIVIC

TOTAL RESIDENTIAL UNITS = 726

**MASTER SITE AND ZONING PLAN**

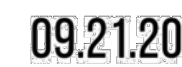
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.



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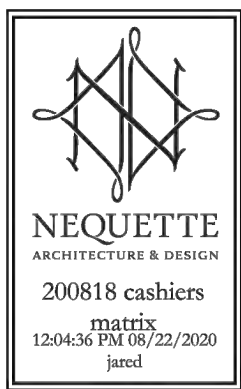
PARKING	
STRUCTURED	500
SURFACE - PARALLEL	36
SURFACE - NINETY	66
TOTAL	602

COMMERCIAL	
PHASE I TOTAL	123,407
PHASE II TOTAL	35,150
Phase I Total	158,557

RESIDENTIAL-PHASE I	
APARTMENTS	191
LIVE WORK	12
CONDOMINIUM	77
SINGLE-FAMILY	134

RESIDENTIAL-PHASE II	
CONDOMINIUM	138
SINGLE-FAMILY	174

HOSPITALITY		
TYPE	KEYS	GSF
Family	100	46800
Luxury	88	44000
Phase I Total	188	90800



# CASHIERS TOWN CENTER RETAIL PLAN

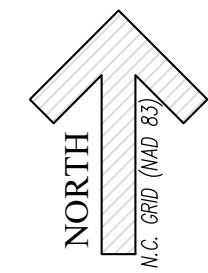
**LIVE WORK**

**RESIDENTIAL**

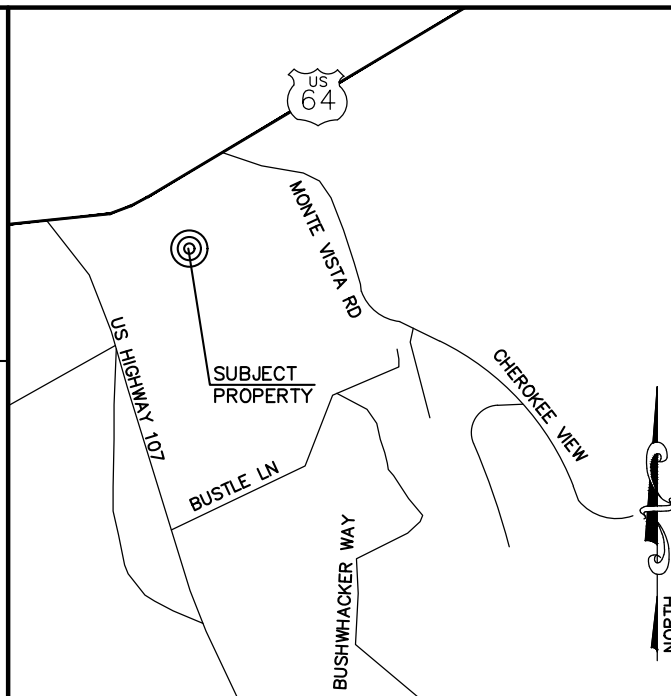
**HOTEL**

**RETAIL**

**STRUCTURED PARKING**



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



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,  
7572-40-9539, 7572-40-9466, 7572-40-8445,  
7572-50-0232

DEED BOOK/PAGE: 15/514, 2262/259, 16/210, 11/663,  
1610/172, 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:

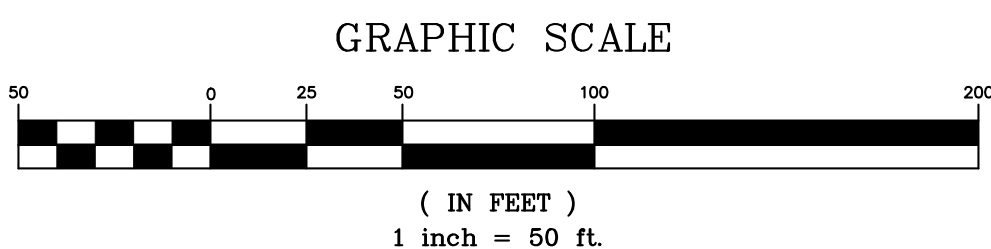
REQUIRED: 483,690 SF (20%) PROVIDED: 512,000 SF

SOIL TYPE: Ed, E<sub>2</sub>, E<sub>3</sub>, T<sub>2</sub>W, U<sub>2</sub>, W<sub>2</sub>B  
SOIL GROUP: A, B, C

MASTERPLAN UNIT SUMMARY	
PHASE 1	SUMMARY
COMMERCIAL/RETAIL HOTEL	123,407 SF 188 ROOMS
SINGLE-FAMILY	134 UNITS
MULTI-FAMILY	268 UNITS
LIVE/WORK UNITS	12 UNITS
TOTAL RESIDENTIAL	414 UNITS
PHASE 2	SUMMARY
COMMERCIAL/RETAIL	35,150 SF
SINGLE-FAMILY	174 UNITS
MULTI-FAMILY	<u>138 UNITS</u>
TOTAL RESIDENTIAL	312 UNITS

TOTAL RESIDENTIAL UNITS = 726

## TOWN CENTER PHASE 1 MASTER PLAN



# CASHIERS VILLAGE

## SITE AND ZONING PLAN

10/13/20

JACKSON COUNTY ZONING APPLICATION

PROJECT NO.: 20003

DRAWN BY: MTA

DATE: 07/10/2020

COA PROJECT NO.: N/A

MSD PROJECT NO.: N/A



21

021

SHEET



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



Residential Type		Design Parameter	Rate #1	# of Units Rate #1	Rate #2	# of Units Rate #2	Min Req'd
1	Multi-family dwellings - Hamlet	Per Bedroom	1	Parking Space	387	Bedrooms	387
	Multi-family dwellings - PH1 outside Hamlet	Per Bedroom	1	Parking Space	276	Bedrooms	276
	Multi-family Dwellings - Phase 2	Per Bedroom	1	Parking Space	98	Bedrooms	98
	Single-family dwellings	N/A (Garage Parking Provided)	-	-	-	-	-
RESIDENTIAL SUBTOTAL:							761
2	Restaurant, Full Service	1 space per 3 seats plus 1 space per 2 employees on shift of greatest employment	0.33	Parking Spaces Per Seat	300	Seats in Restaurant	110
	Resort Hotels	1 space per 2 guest rooms plus additional spaces as required for other uses within the hotel/motel	0.50	Parking Spaces Per Room	156	Rooms in Hotel	94
3a)	Resort Hotels (additional uses) Laundry	1 space per 300 SF	0.003	Parking Spaces per SF	300	Laundry SF	1
4	Day Care and Preschool Facilities	1 space per 2 employees plus 1 space per 10 children	0.50	Parking Spaces Per Employee	15	Employees	21
5	Retail sales (PH1 Hamlet Commercial)	1 space per 300 SF	0.003	Parking Spaces per SF	74,955	Common Area SF of Retail	225
6	Retail sales (PH1 Non-Hamlet Commercial)	1 space per 300 SF	0.003	Parking Spaces per SF	40,000	Common Area SF of Retail	120
7	Retail sales (PH2 Commercial)	2 space per 300 SF	0.003	Parking Spaces per SF	22,000	Common Area SF of Retail	66
COMMERCIAL SUBTOTAL:							646
REQUIRED							1,406

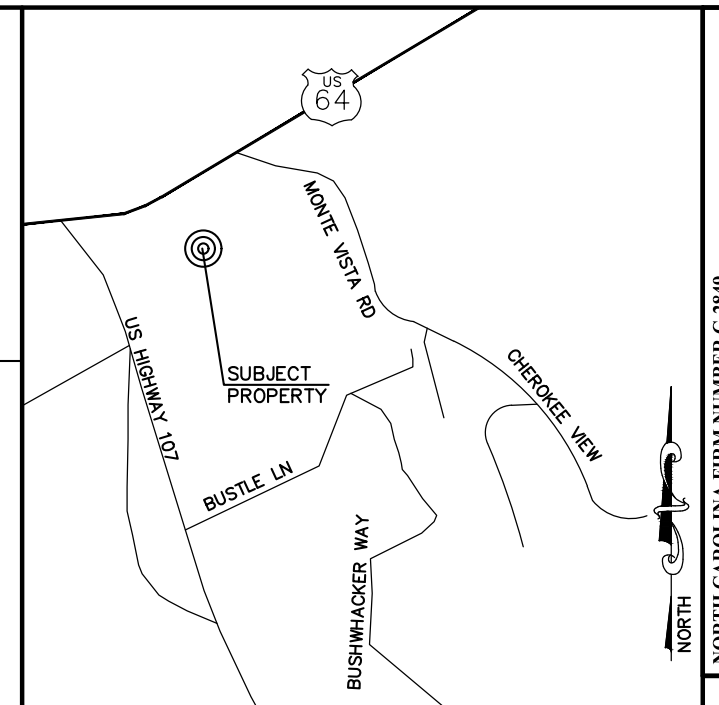
Town Center	Parking Provided
Decks	509
PH1 Hamlet	95
Hamlet	93
MF	250
Phase 1 Outside Hamlet	
MF	39
Hamlet	93
Decks under plaza	125
Phase 2	
Commercial	25
Hamlet	93
Hotel	125
MF	98
Total	1473

MASTERPLAN UNIT SUMMARY	
PHASE 1	SUMMARY
COMMERCIAL/RETAIL	123,407 SF
HOTEL	188 ROOMS
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(NOT TO SCALE)

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7572-40-8445, 7572-90-0132

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11/663, 1610/172, 10/274 492/672, 496/272,  
514/33, 685/661, 683/277  
57.19 ACRES

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

PARKING CALCULATIONS: SEE MASTER SITE PLAN FOR DETAILS

IMPERVIOUS CALCULATIONS:

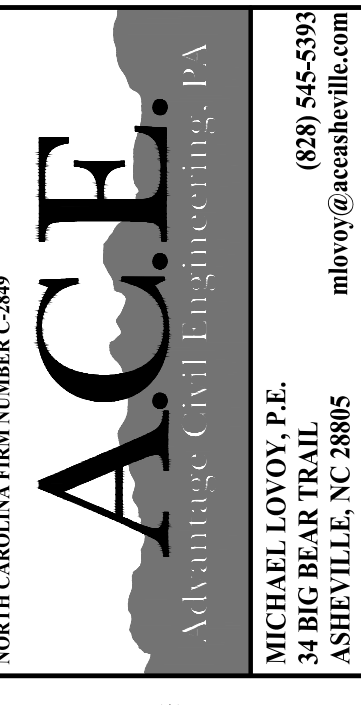
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	8.51 ACRES (15%)	48.59 ACRES (85%)
POST-DEVELOPMENT:	32.97 ACRES (58%)	24.13 ACRES (42%)

(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

