

**CASHIERS EAST VILLAGE**  
Estimate of Parking Requirements

Building #	Phase	Uses	Approximate Net Usable Sq. Ft.	Notes	Number of Stories	Basis of Required Spaces	ESTIMATED Phase 1 PARKING NEEDS	ESTIMATED Phase 2 PARKING NEEDS
1	1	Restaurant	3,200	118 Seat Restaurant and 6 Employees Estimated	1	1 per 3 seats + 1 per 2 employees	42.33	0.00
2	1	Retail	1,750	1,750 of Retail and 2 Employees Estimated	2	1 per 300 sf	5.83	0.00
		Residential	1,750	2 Each - 1 Bedroom = 2 Bedrooms	2	1 per bedroom	2.00	0.00
8	1	Spa & Fitness	7,500	Lodge guests plus 4 additional non-lodge guest clients	2	clients in addition to lodge guests	4.00	0.00
9	1	Restaurant & Bar	8,100 excluding meeting space	125 Seat Restaurant & 8 Seat Bar and 6 Employees Estimated	2	1 per 3 seats + 1 per 2 employees	47.33	0.00
		Meet Space/Event Space 1st Floor	1,800	Meeting and Special Event Area	2	1 per 350 sf	5.14	0.00
10	1	Meeting Space/Event Space	7,400	2500 of Meeting Space and 4 Employees Estimated	2	1 per 350 sf	7.14	0.00
		Hospitality Lodging		4 Bedrooms	2	1 per 2 guest rooms	2.00	0.00
12-15	2	East Village Residential		32 bedrooms	2	1 per bedroom	0.00	32.00
17	1	Lodge	85,000	96 Bedrooms, 95 Seat Bar, 1020 of Meeting Space and 71 Employees Estimated	3 plus Loft with Bar and Partial Basement	1 per 2 guest rooms	48.00	0.00
18 & 19	2	Lodging/Glamping Cabins	600/each	18 each	1	1 per glamping cabin	0.00	18.00
20 & 21	2	Lodging/Single Cottages	1200/each	8 each	1	1 per cottage	0.00	8.00
22 & 23	2	Lodging/Double Cottages	1500/each	7 each	1-2	2 per cottage	0.00	14.00
32	2	Pavilion & Amenity Center (Pool, Meeting Space, Concession Stand, Play Courts, Etc.)	5,500	Ancillary use to Lodge & Hospitality	2	Estimate 8 spaces for non-lodge guests	0.00	8.00
33	2	Employee Housing	15,000	25 employees	3	Estimate similar to Colleges: 1 per 3 students	0.00	8.33
34	2	Employee Housing	15,000	25 employees	3	Estimate similar to Colleges: 1 per 3 students	0.00	8.33
35	2	Maintenance Shed	4,600	12 employees	1	1 per 2 employees	0.00	6.00
<b>Total Phase 1 Parking Spaces Required:</b>							<b>163.78</b>	
<b>Total Phase 2 Parking Spaces Required:</b>							<b>102.67</b>	
<b>TOTAL PROJECT PARKING SPACES REQUIRED (All of Phase 1 + Phase 2):</b>							<b>266.45</b>	

**NOTE: PARKING SPACES SHOWN ON CONCEPTUAL LAND PLAN ARE 9 FT X 18 FT.**

**SUMMARY OF PARKING SHOWN ON CONCEPTUAL LAND PLAN:**  
 TOTAL VILLAGE PARKING SHOWN (INCLUDING ADA SPACES) = 168  
 TOTAL HOSPITALITY PARKING SHOWN (INCLUDING ADA SPACES) = 99  
 TOTAL PARKING SHOWN ENTIRE PROJECT = 267

**PROJECT PARKING SPACE SUMMARY**

**CASHIERS EAST VILLAGE**  
ESTIMATED AVERAGE DAILY SANITARY WASTEWATER FLOWS

Building #	Uses	Approximate Net Usable Sq. Ft.	Notes	Number of Stories	Sewage Flow Design Basis	Subtotal (GPD)	PHASE 1 - Estimated Average Daily Flow (gpd)	PHASE 2 - Estimated Average Daily Flow (gpd)
1	Restaurant	3,200	118 Seat Restaurant and 6 employees	1	40 gpd/seat restaurant	4,720	4,720	0
2	Retail	1,750	1,750 of retail and 2 employees	2	100 GPD/1000 SF	175		175
	Residential	1,750	2 Each - 1 Bedroom = 2 Bedrooms	2	75 GPD/Bedroom	150		325
8	Spa and Fitness	7,500	80 clients per day spa, 1500 of fitness center, 16 bathing hot tub capacity, 8 employees	2	10 gpd/spa client, 50 gpd/100 of fitness, 30 gpd/bathing hot tub, 25 gpd/employee	1,410	1,410	0
9	Restaurant & Rooftop Dining and meeting space	9,900	125 Seat Restaurant & 8 Seat Bar, 6 Employees, 2100 of meeting space	2	40 gpd/seat restaurant, 20 gpd/seat bar, 5 gpd/employee & 15 sf/person meeting space, 25 gpd/employee	6,010	6,010	0
10	Meeting Space	7,400 total	2500 of Meeting Space	2	5 gpd/person & 15 sf/person meeting space	834		1,314
	Hospitality Lodging		4 Bedrooms	2	120 gpd/room	480		
17	Lodge	85,000 total	96 Rooms and 63 employees	3 plus Loft Bar and Partial Basement	120 gpd/room, 25 gpd/employee	13,095		17,435
	Meeting Space		1020 of Meeting Space	2	5 gpd/person & 15 sf/person meeting space	340		
	Bar/Restaurant		95 seats, 8 employees	2	40 gpd/seat, 25 gpd/employee	4,000		
12-15	East Village Residential		16 Ea - 3 Bedroom Residences	2.5	75 GPD/Bedroom	2,400	0	2,400
32	Pavilion and Amenity Center (Pool, Concession Stand, Play Courts)	5,500	300 person capacity pool, 1000 of food stand, 1500 of meeting space, 4 play courts	2	10 gpd/person pool capacity, 50 gpd/100 of food stand, 15 sf/person @ 5 gpd/person meeting space, 50 gpd/play court	4,200	0	4,200
18 & 19	Lodging/Glamping Cabins		18 each	1	120 gpd/bedroom	2,160	0	2,160
20 & 21	1 Bedroom Cottages/Lodging		8 each	1	120 gpd/bedroom	960	0	960
22 & 23	2 Bedroom Cottages/Lodging		7 each	1	120 gpd/bedroom	1,680	0	1,680
33	Employee Housing		25 employees	3	60 gpd/employee	1,500	0	1,500
34	Employee Housing		25 employees	3	60 gpd/employee	1,500	0	1,500
35	Maintenance Shed		12	1	25 gpd per employee	300	0	300
<b>Total Estimated Average Daily Sanitary Sewer Flow =</b>							<b>31,214</b>	<b>14,700</b>
<b>Total Estimated Average Daily Sanitary Sewer Flow PHASE 1 + PHASE 2 =</b>							<b>45,914</b>	
<b>Less Existing TWSA Sanitary Sewer Allocation for Project Property =</b>							<b>12,528</b>	
<b>Less Estimated On-Site Drip Irrigation Sanitary Sewage System =</b>							<b>13,500</b>	
<b>Additional Purchased TWSA Capacity =</b>							<b>20,000</b>	
<b>Total Estimated Sanitary Sewer Capacity Available =</b>							<b>46,028</b>	

**PROJECT SANITARY WASTEWATER DESIGN BASIS SUMMARY**

**PHASE 1 SANITARY WASTEWATER WILL BE DISPOSED OF USING A COMBINATION OF EXISTING TUCKASEGEE WATER AND SEWER AUTHORITY (TWSA) ALLOCATION PLUS THE CONSTRUCTION OF AN ON-SITE, SUBSURFACE DRIP IRRIGATION DISPOSAL SYSTEM WITH PRE-TREATMENT AND THE PURCHASE OF ADDITIONAL EXISTING TWSA ALLOCATIONS FROM PRIVATE SOURCES.**

**AVERAGE DAILY WATER DEMAND IS ESTIMATED AS SANITARY WASTEWATER AVERAGE DAILY FLOW PLUS 5% POTABLE WATER SYSTEM WILL NOT BE USED FOR IRRIGATION. RAINWATER HARVESTING FROM ROOFS WILL BE STORED IN CISTERNS AND WILL HAVE A SEPARATE DISTRIBUTION SYSTEM(S) FOR IRRIGATION NEEDS.**

**PHASE 1 AVERAGE DAILY WATER DESIGN DEMAND = 1.05 X 31,214 GPD = 32,775 GPD**  
**PHASE 1 TOTAL WELL YIELD NEEDS = 46 GPM ±**  
**PHASE 1 MINIMUM TOTAL GROUND STORAGE NEEDS = 17,000 GAL ±**

**PHASE 2 ADDITIONAL AVERAGE DAILY WATER DESIGN DEMAND = 1.05 X 14,700 GPD = 15,435 GPD**  
**PHASE 2 TOTAL ADDITIONAL WELL YIELD NEEDS = 22 GPM ±**  
**PHASE 2 MINIMUM ADDITIONAL GROUND STORAGE NEEDS = 8,000 GAL ±**

**THEREFORE, TOTAL PHASE 1 + PHASE 2 DAILY WATER DESIGN DEMAND = 48,210 GPD**  
**TOTAL PHASE 1 + PHASE 2 WELL YIELD NEEDS = 67 GPM ±**  
**TOTAL PHASE 1 + PHASE 2 MINIMUM GROUND STORAGE NEEDS = 25,000 GAL ±**

**POTABLE WATER SOURCE STRATEGY: THE DEVELOPER HAS ACQUIRED 2 OFFSITE WELLS WITH A COMBINED SAFE YIELD OF 76 GPM WHICH THE DEVELOPER WILL PERMIT OR ALTERNATELY THE DEVELOPER MAY EXPLORE MERGING THESE WELLS WITH AN EXISTING PUBLIC WATER PROVIDER IN THE AREA TO SERVE CASHIERS EAST VILLAGE.**

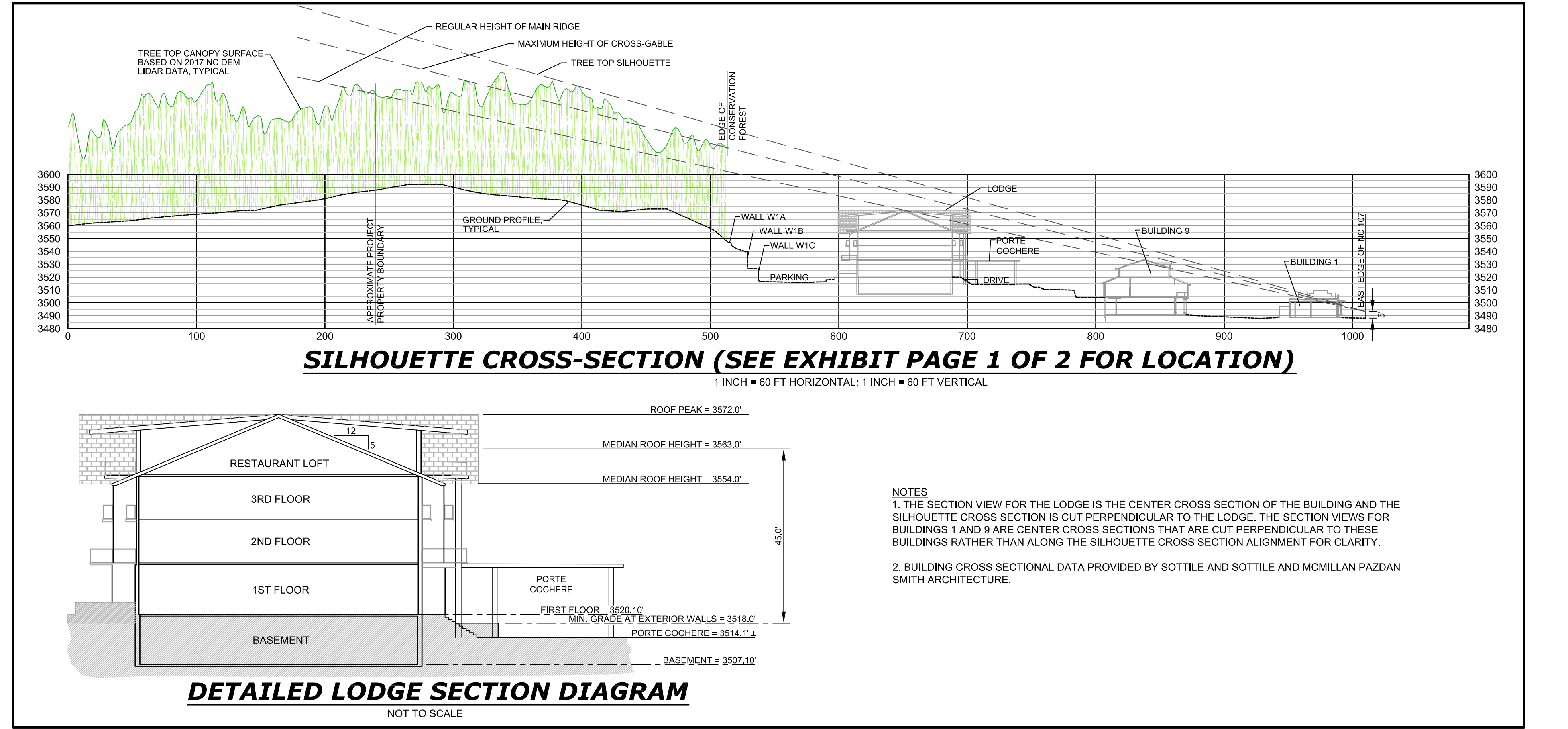
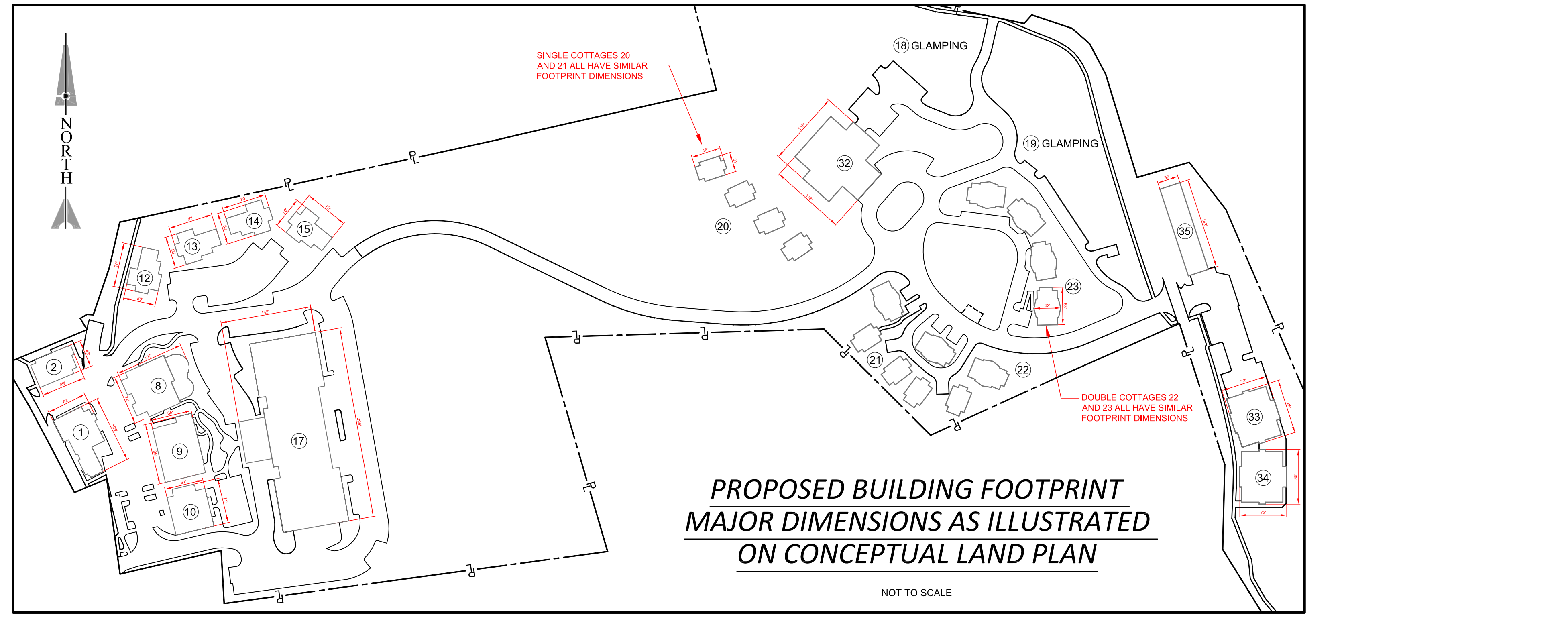
**PROJECT POTABLE WATER DESIGN BASIS SUMMARY**

**PROJECT SANITARY WASTEWATER DESIGN BASIS SUMMARY**

**PHASE 1 SANITARY WASTEWATER WILL BE DISPOSED OF USING A COMBINATION OF EXISTING TUCKASEGEE WATER AND SEWER AUTHORITY (TWSA) ALLOCATION PLUS THE CONSTRUCTION OF AN ON-SITE, SUBSURFACE DRIP IRRIGATION DISPOSAL SYSTEM WITH PRE-TREATMENT AND THE PURCHASE OF ADDITIONAL EXISTING TWSA ALLOCATIONS FROM PRIVATE SOURCES.**

**LOW LEVEL AND DARK SKY SITE LIGHTING FIXTURES WILL BE PROVIDED FOR SAFETY AND SECURITY WHILE REDUCING GLARE AND LIGHT TRESPASS TO OTHER PROPERTIES IN ACCORDANCE WITH SECTION 9.3.8 OF THE JACKSON COUNTY CASHIERS COMMERCIAL AREA REGULATED DISTRICT STANDARDS.**

**SITE LIGHTING DESIGN BASIS**



**PRELIMINARY SITE DESIGN DATA SUMMARY**  
for  
**CASHIERS EAST VILLAGE**

*The Kessler Collection*  
Cashiers, North Carolina  
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