GENERAL NOTES:

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO PROVIDE PLAN CONCEPTS, DETAILS, STRUCTURE, AND DEVELOPMENT INTENT FOR CONSIDERATION BY JACKSON COUNTY IN THE SPECIAL USE PERMITTING AND ENTITLEMENT PROCESS FOR THE SITE. THESE PLANS ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ED HOLMES & ASSOCIATES, LAND SURVEYORS, PA
3. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE JACKSON COUNTY UNIFIED DEVELOPMENT ORDINANCE, LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND PERMIT REQUREMENTS.
4. PHASED CONSTRUCTION
5. THE LOCATION OF EXISTING UTILITIES ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
6. ROADWAYS, DRIVEWAYS AND PARKING LOT IMPROVEMENTS ON SITE ARE "PRIVATE". OWNED AND MAINTAINED BY THE DEVELOPMENT. JACKSON COUNTY AND THE TOWN OF CASHIERS ARE NOT RESPONSIBLE FOR MAINTENANCE.
7. ALL ROADS AND PARKING LOT STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. SIDEWALKS SHALL PROVIDE PEDESTRIAN ACCESS AND ADA ACCESSIBILITY THROUGHOUT THE PROJECT ALONG THE ROADWAYS AND PUBLIC AREAS.
9. THE CONTRACTOR SHALL PROTECT AND PREVENT ANY DAMAGE TO PRIVATE PROPERTY OR UTILITIES. NOTIFY 811 FOR UTILITY LOCATION SERVICES PRIOR TO CONSTRUCTION.

**Cashiers Marketplace**

| Building Details | | | | | | |
|---|---|---|---|---|---|---|
| Building Number | Phase | Description Use | Approximate Net Useable Size (SF) | Estimated Capacities and Usage | Number of Stories | Notes |
| *West Side* | | | | | | |
| R2 &R3 | | **Retail/Restaurant Area** | | | | |
| R2 | 1 | Retail Two | 6,000 | Retail | 2 | Surface Parking Behind |
| R2 | 1 | Restaurant Two | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | |
| R3 | 1 | Retail Three | 6,000 | Retail | 2 | Surface Parking Behind |
| R3 | 1 | Restaurant 1 | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | |
| *East Side* | | | | | | |
| H1 | 1 | **Hotel** | 90,000 | 110 Rooms, 25 employees | 4 | Valet Parking Basement Lev |
| | | Restaurant | 7,000 | 100 Seats w/20 bar seats, 20 employee's | | |
| H2 | 1 | Spa/Fitness | 7,000 | 125 daily users | 2 | |
| | 1 | Conf/Meeting Rooms | 5,500 | 100 daily outside visitors | 1 | |
| HC1-HC30 | 1 | Residence Cabins | 1,000 | 30-Hotel Cabins | 1, 2, & 3 | Driveway/Surface Parking |

Additional buildings in **Phase 2 Buildout Plan**

| Building Number | Phase | Description Use | Approximate Net Useable Size (SF) | Estimated Capacities and Usage | Number of Stories | |
|---|---|---|---|---|---|---|
| *West Side* | | | | | | |
| R1 & R4 | | **Retail/Restaurant/Office Area** | | | | |
| R1 | 2 | Retail One | 6,000 | Retail | 2 | Surface Parking Behind |
| R1 | 2 | Restaurant Three | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | |
| R4 | 2 | Retail Four | 6,000 | Retail | 2 | Surface Parking Behind |
| R4 | 2 | Offices | 6,000 | Office | 2 | |
| C1-C21 | 2 | **Residential Cottages** | 2,400 | **21 Lots** | 1-3 | Driveway Parking |
| | | **Residential Flats** | | **24 Units Total** | | |
| F1 | 2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | Parking Basement Level |
| F2 | 2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | Parking Basement Level |
| F3 | 2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | Parking Basement Level |
| F4 | 2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | Parking Basement Level |
| *East Side* | | | | | | |
| | | **Workforce Housing** | | **30 Apts.** 16-1/BR and 14-2/BR | | |
| A1 | 2 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | Surface Parking |
| A2 | 2 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | Surface Parking |

**Cashiers Marketplace Stormwater Notes**

Stormwater on the Cashiers Marketplace site will be designed in accordance with the NC Title 15A NCAC 2H Regulations & Requirements and the Jackson County UDO. Stormwater will employed by providing by a combination of water quality, water quantity and reuse Stormwater Control Measures (SCM) strategies. These strategies will meet or exceed the Minimum Design Criteria per 15A NCAC 02H .1050 for all Stormwater Control Measures. These SCM's are likely to include:

- Rainwater Harvesting and Reuse Cisterns - above and below ground tanks and pumps to capture store runoff and reuse rainwater runoff from impervious surfaces in providing supplemental water for irrigating the landscaping around and within the development.
- Vegetated conveyances where appropriate
- Underground Infiltration Recharge Chambers
- Underground Detention Storage Tanks & Chambers
- Outlet Metering Devices
- Level spreaders to encourage sheet flow and infiltration
- Energy Dissipaters to reduce flow velocity

Building Contractor shall direct runoff from all impervious site areas into the stormwater/ storm drainage collection and the appropriate (SCM) stormwater control measures.

DEVELOPMENT DATA

NAME OF PROJECT:
CASHIERS MARKETPLACE
PROJECT ADDRESS:
179 HWY 107 S
ASHEVILLE, NC 28806
PROPERTY OWNER(S):
CASHIERS MARKETPLACE LLC
PIN: 7572-40-9584
DB/PG: 2323/350
PROJECT AREA: 30.73 Ac.
ZONES:
VILLAGE CENTER (VC) (23.69 Acres)
GENERAL COMMERCIAL (GC) (7.04 Acres)

| SETBACKS: | (VC) | (GC) |
|---|---|---|
| FRONT: | 10'min. 20'max. | 15'min. 25'max. |
| SIDE: | 0' | 0' |
| REAR: | 0' | 0' |
| MAX HEIGHT: | 45' | 45' |

PROJECT DATA 3

TOTAL PROJECT "OPEN SPACE" SHOWN = 13.83 ACRES±

TOTAL PROJECT PERCENTAGE OPEN SPACE SHOWN = (13.83/30.73)x100= 45.02%±

4,932 LF ROADS TOTAL (DOES NOT INCLUDE PARKING LOTS)
6,001 LF SIDEWALKS TOTAL
1,500 LF TRAILS TOTAL

PHASE 2 IMPERVIOUS CALCULATIONS: 3

| | IMPERVIOUS | PERVIOUS |
|---|---|---|
| PRE-DEVELOPMENT: | 2.47 AC. (8.04%) | 28.26 AC. (91.96%) |
| POST-DEVELOPMENT: | 10.11 AC. (32.91%) | 20.62AC. (67.09%) |

MAXIMUM ALLOWED IMPERVIOUS 70%

| | |
|---|---|
| BUFFER PLANTING | 10 FEET |
| TOTAL NUMBER OF PLANTS PER 100 LINEAR FEET | 15 |
| NUMBER OF EVERGREEN TREES | 4 |
| NUMBER OF LARGE DECIDUOUS TREES | 2 |
| NUMBER OF SMALL DECIDUOUS TREES | 2 |
| NUMBER OF SHRUBS (AT LEAST 75% MUST BE EVERGREEN) | 6 |

BUILDING FOOTPRINTS

BUILDING FOOTPRINTS SHOWN ARE PLACE HOLDERS "BUILDING ENVELOPES" AND AREA NOT INTENDED TO BE THE FINAL SHAPE OR FOOTPRINT OF THE BUILT STRUCTURE,

RETAINING WALLS

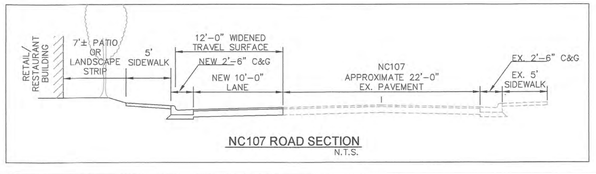
RETAINING WALLS ON THIS SITE ARE PLACED, SPACED & DESIGNED TO COMPLY WITH UDO SECTION 9.3.5,(b),(c),(ii),c .

SITE LIGHTING

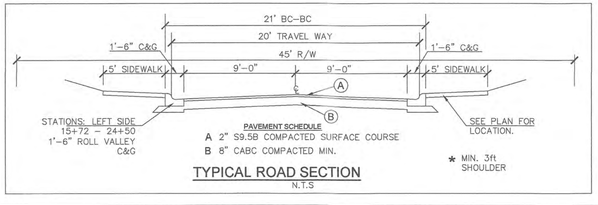
SITE LIGHTING FIXTURES WILL BE PROVIDED FOR SAFETY AND SECURITY WITH "BUG" (BACKLIGHT, UP, GLARE) RATINGS THAT ELIMINATE "UP LIGHT" TO REDUCE GLARE AND LIGHT TRESPASS INTO THE NIGHT SKY AND NEIGHBORING PROPERTIES IN ACCORDANCE WITH SECTION 9.3.8 OF THE JACKSON COUNTY CASHIERS COMMERCIAL AREA REGULATED DISTRICT STANDARDS.

LEGEND

- PROPOSED ASPHALT AND CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED ACCESS TO ADJACENT PROPERTY
- PROPOSED TUNNEL TO UNDERGROUND PARKING
- UNDERGROUND STORM WATER
- STORM DRAINAGE LINES
- PROPOSED ASPHALT AND CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED ACCESS TO ADJACENT PROPERTY
- PROPOSED TUNNEL TO UNDERGROUND PARKING
- RETAINING WALL
- PROPERTY LINE
- LANDSCAPED BUFFER AREAS
- ZONING LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- PROPOSED TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 2 FT CONTOURS
- RIGHT OF WAY
- EXISTING WELL SITE
- EXISTING SIGNAL LIGHT
- SEWER LINE
- SEWER MANHOLE
- OVERHEAD UTILITY LINE
- UTILITY POLE




NC107 ROAD SECTION
N.T.S.




TYPICAL ROAD SECTION
N.T.S

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

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.


LandWorks Engineering
Land Planning & Civil Engineering
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7358
NC Engineering License # P0828


☒ Not for Construction
☒ Issued for Permitting
☐ Issued for Pricing
☐ Issued for Construction

PRELIMINARY NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked enough for general information or comment only.

# CASHIERS MARKETPLACE

CASHIERS TOWNSHIP, JACKSON CO , NC

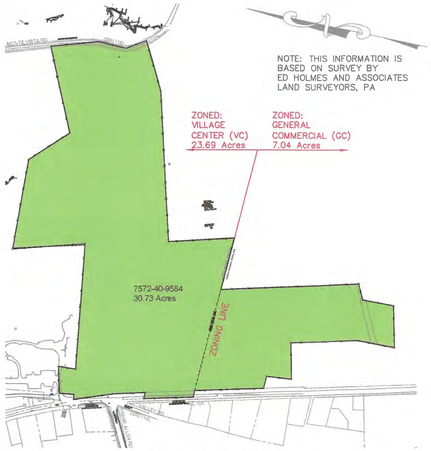
CASHIERS MARKETPLACE, LLC
PHASE 2 MASTER SITE PLAN

REVISIONS:
3 12/12/2023–REVISE PER WASTE WATER AGREEMENT w/ LOCAL UTILITY.

DATE: 01/17/2023
DESIGNED BY: MAK
DRAWN BY: RD
CHECKED BY: MAK
Q.C. BY: MAK
SCALE: 1"=100'
PROJECT #0202221

SHEET NUMBER:
C0

Z:\2022 Projects\0202221 Cashiers Marketplace – Peachtreegroup\Civil\Plans\Submitted Plans\Phase 2 Plans\Ph2 Master Site Plan–Rev.dwg Dec 13, 2023 – 02:47PM User




APPROXIMATE TOTAL PROJECT AREA=30.73 Acres±

## PROJECT AREA LAND TRACTS

NOT TO SCALE

TOTAL EXISTING IMPERVIOUS AREA WITHIN HORSEPASTURE RIVER DRAINAGE PORTION OF SITE = 0.51 ACRES±

TOTAL PROPOSED IMPERVIOUS AREA WITHIN HORSEPASTURE RIVER DRAINAGE PORTION OF SITE = 3.74 ACRES±

PORTION OF TOTAL PROJECT AREA WITHIN HORSEPASTURE RIVER WATERSHED = 11.16 ACRES±

THEREFORE PROPOSED PROJECT DENSITY OF PORTION IN HORSEPASTURE RIVER WATERSHED= (3.74−0.51)/(11.16−0.51)=30.33%

THEREFORE, WATER QUALITY CONTROL VOLUME FOR HORSEPASTURE WATERSHED (BASED ON 1" STORM DEPTH FOR ORW WATERSHEDS)= (3.74−0.51)X 3630 = 11,724.9 CF±

TOTAL EXISTING IMPERVIOUS AREA WITHIN CHATTOOGA RIVER DRAINAGE PORTION OF SITE = 1.96 ACRES±

TOTAL PROPOSED IMPERVIOUS AREA WITHIN CHATTOOGA RIVER DRAINAGE PORTION OF SITE = 6.19 ACRES±

PORTION OF TOTAL PROJECT AREA WITHIN CHATTOOGA RIVER WATERSHED = 19.57 ACRES±

THEREFORE PROPOSED PROJECT DENSITY OF PORTION IN CHATTOOGA RIVER WATERSHED= (6.19−1.96)/(19.57−1.96)=24.02%

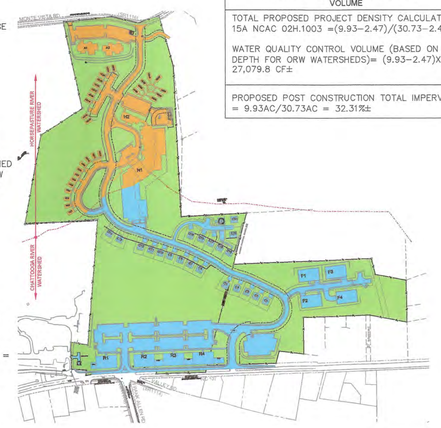
THEREFORE, WATER QUALITY CONTROL VOLUME FOR CHATTOOGA WATERSHED (BASED ON 1" STORM DEPTH FOR ORW WATERSHEDS)= (6.19−1.96)X 3630 = 15,354.9 CF±

**BUILD OUT PROJECT DENSITY & WATER QUALITY VOLUME**

TOTAL PROPOSED PROJECT DENSITY CALCULATIONS PER 15A NCAC 02H.1003 =(9.93−2.47)/(30.73−2.47)= 26.4%

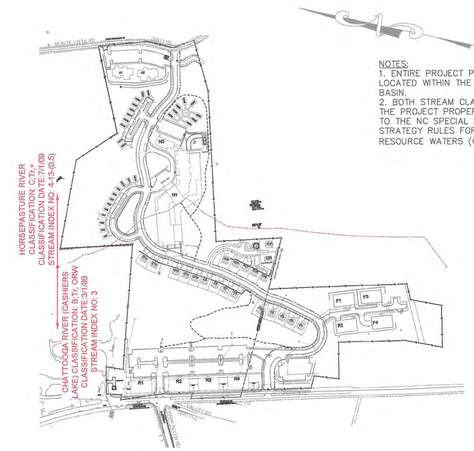
WATER QUALITY CONTROL VOLUME (BASED ON 1" STORM DEPTH FOR ORW WATERSHEDS)= (9.93−2.47)X 3630= 27,079.8 CF±

PROPOSED POST CONSTRUCTION TOTAL IMPERVIOUS AREA = 9.93AC/30.73AC = 32.31%±




## POST - CONSTRUCTION STORMWATER MANAGEMENT DATA

NOT TO SCALE




NOTES:
1. ENTIRE PROJECT PROPERTY IS LOCATED WITHIN THE SAVANNAH RIVER BASIN.
2. BOTH STREAM CLASSIFICATIONS FOR THE PROJECT PROPERTY ARE SUBJECT TO THE NC SPECIAL MANAGEMENT STRATEGY RULES FOR OUTSTANDING RESOURCE WATERS (ORW).

## PROJECT AREA SURFACE WATER CLASSIFICATIONS

NOT TO SCALE

3 TOTAL "OPEN SPACE" SHOWN = 13.83 ACRES±

TOTAL PERCENTAGE OPEN SPACE SHOWN = (13.83/30.73)x100= 45.02%±

## PROJECT AREA OPEN SPACE ESTIMATE

NOT TO SCALE

**Cashiers Marketplace Estimated Parking Counts** — revised 12-29-23

| Building Number | Description Use | Approximate Net Useable Size (SF) | Estimated Capacities and Usage | JC Ordinance Parking Requirements | Number of Parking Spaces Required | Number of Parking Spaces Provided |
|---|---|---|---|---|---|---|
| **Building Details** | | | | | | |
| R1 | Retail One | 6,000 | Retail Shops | 1 space /300 SF | 20 | 20 |
| | Restaurant Three | 4,500 | 60 Seats w/20 bar seats, 10 employee's | 1/ space/3 seats, plus 1 space/2 employees on the greatest shift | 32 | 32 |
| R2 | Retail Two | 6,000 | Retail Shops | 1 space /300 SF | 20 | 20 |
| | Restaurant One | 4,500 | 60 Seats w/20 bar seats, 10 employee's | 1 pkg. space/3 seats, plus 1 space/2 employees on the greatest shift | 32 | 32 |
| R3 | Retail Three | 6,000 | Retail Shops | 1 space /300 SF | 20 | 20 |
| | Restaurant Two | 4,500 | 60 Seats w/20 bar seats, 10 employee's | 1 pkg. space/3 seats, plus 1 space/2 employees on the greatest shift | 32 | 32 |
| R4 | Retail Four | 6,000 | Retail Shops | 1 space /300 SF | 20 | 20 |
| | Offices | 6,000 | Office | 1 space /300 SF | 20 | 20 |
| | | | | | | |
| | | | | *Req'd/Provided* | 196 | 196 |
| | | | 43 Total Spaces in the Overflow Lot, 6 utilized for req'd parking. | *Extra Spaces (above req'd) in Overflow Lot* | | 37 |
| | **Retail Area** | | | **Sub-Total** | 196 | 233 |
| H1 | **Hotel** | 90,000 | 110 Rooms, 25 employees | 1 space/2 guest rooms plus 1 space/2 employees on the greatest shift | 68 | 69 |
| | Restaurant | 7,000 | 100 Seats w/ 20 bar seats , 20 employee's | 1/ space/3 seats, plus 1 space/2 employees on the greatest shift | 50 | 50 |
| | Meeting Rooms | 5,500 | | 1space/200 SF | 28 | 28 |
| H2 | Spa/Fitness | 7,000 | | 1space/200 SF | 35 | 35 |
| 6 ADA H/C Spaces out front & 156 Valet Spaces min. below Hotel, +20 surface at Spa = 182 space | | | | **Sub-total** | 181 | 182 |
| | | | | | | |
| HC1-HC30 | Hotel Residence Cabins | 1,000 | 30 Cabins | 1 space /cabin | 30 | 30 |
| | | | | | | |
| C1-C21 | **Residential Cottages*** | | **21 single family Lots Total** | 2/driveway * | 42 | 42 |
| | | | * Not regulated, shown for information only | | | |
| | **Residential Flats** | | **24-Units Total** | | | |
| F1 | Flat Building | | 6-3 Bedroom Flats | 1 space/bedroom | 18 | 18 |
| F2 | Flat Building | | 6-3 Bedroom Flats | 1 space/bedroom | 18 | 18 |
| F3 | Flat Building | | 6-3 Bedroom Flats | 1 space/bedroom | 18 | 18 |
| F4 | Flat Building | | 6-3 Bedroom Flats | 1 space/bedroom | 18 | 18 |
| | | | | | | |
| A1 & A2 | **Workforce Housing** | | **30 Apts. 16-1 BR & 14-2 BR** | 1 space/bedroom | 44 | 51 |
| | | | **Project totals without Residential Cottages** | | 523 | 568 |
| | | | | **Project Total** | 565 | 610 |

## PROJECT PARKING SUMMARY


*LandWorks Engineering*
*Land Planning & Civil Engineering*
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P0828


**Estimated Average Daily Sanitary Wastewater Flows**

| Building Number | Description Use | Approximate Net Useable Size (SF) | Estimated Capacities and Usage | Number of Stories | 15A NCAC 18A.1949 Projected Daily Sewer Flow: Design Basis | Estimated Flow (GPD) |
|---|---|---|---|---|---|---|
| **Retail/Restaurant Area** | | | | | | |
| R1 | Retail One | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| R2 | Retail Two | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| R3 | Retail Three | 6,000 | Retail | 2 | Surface Parking Behind | 600 |
| R4 | Retail Four | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| | | | | | | |
| R1 | Restaurant 1 | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R2 | Restaurant 2 | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R3 | Restaurant 3 | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R4 | Offices | 6,000 | Office | 2 | 1 person/200 SF x 25 gpd/person | 750 |
| | | | | | | |
| H1 | **Hotel** | 90,000 | 110 Rooms | 4 | 120 gpd/room | 13,200 |
| | Office & Staff | | 25 employees | | 25 gpd/employee | 625 |
| | Restaurant | 7,000 | 100 Seats w/20 bar seats, 20 employee's | | 40 gal/seat | 4,800 |
| | Conf/Meeting Rooms | 5,500 | 100 daily outside visitors | 1 | 10 gpd/person | 1,000 |
| H2 | Spa/Fitness | 7,000 | 125 daily users | 2 | 10 gpd/person | 1,250 |
| | | | | | | |
| HC1-HC30 | Hotel Cabins | 1,000-1,200 | Hotel Residence Cabins, 10-1/BR | 1-2 | 240 gpd/unit | 2,400 |
| | | | Hotel Residence Cabins, 20-2/BR | 1-3 | 360 gpd/unit | 7,200 |
| C1-C21 | **Residential Cottages** | 2,400 | **21 Lots** | 1-3 | 360 gpd/residence | 7,560 |
| | **Residential Flats** | | **24 Units Total** | | | |
| F1 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 120 gpd/bedroom | 2,160 |
| F2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 120 gpd/bedroom | 2,160 |
| F3 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 120 gpd/bedroom | 2,160 |
| F4 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 120 gpd/bedroom | 2,160 |
| | **Workforce Housing** | | **30 Apts.** 16-1/BR and 14-2/BR | | | |
| A1 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | 120 gpd/BR, min. 240 | 3,600 |
| A2 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | 120 gpd/BR, min. 240 | 3,600 |
| | | | **Total directed to Public Utility** | | | **65,425** |

Two wastewater pump stations will be constructed at the project. The first is within the horsepasture river watershed along Monte Vista Road and collects wastewater generated by the east side of the project (estimated at 18,050 gpd) and directs it via force main over the ridge into the sewer system which drains by gravity flow to the second wastewater pump station along NC 107. The second sewer pump station is within the Chattooga river basin and collects and directs the wastewater flow generated by the total project (estimated at 65,425 gpd) via forcemain to the Public Utility Operators Wastewater Treatment Plant where it is treated and disposed. Both sewage pump stations are designed and permitted in accordance with the NCDEQ Division of Water Quality requirements 15A NCAC 2T .0305 rules for wastewater pump stations and force mains. Both pump stations are below grade, screened by landscaping, and provide back up power and odor control.

## PROJECT SANITARY WASTEWATER DESIGN BASIS SUMMARY

**Estimated Water Demands**

| Building Number | Description Use | Approximate Net Useable Size (SF) | Estimated Capacities and Usage | Number of Stories | Projected Daily Flow Requirements: Design Basis Ave. Daily Sewer Flow | Estimated Demand (GPD) |
|---|---|---|---|---|---|---|
| *West Side* | | | | | | |
| | **Retail/Restaurant Area** | | | | | |
| R1 | Retail One | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| R2 | Retail Two | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| R3 | Retail Three | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| R4 | Retail Four | 6,000 | Retail | 2 | 100gpd/1000 Sf | 600 |
| | | | | | | |
| R1 | Restaurant 1 | 4,500 | 60 Seats w/ 20 bar seats 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R2 | Restaurant 2 | 4,500 | 60 Seats w/ 20 bar seats, 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R3 | Restaurant 3 | 4,500 | 60 Seats w/ 20 bar seats, 10 employee's | | 40 gal/restaurant seat, + 20 gal/bar seat | 2,800 |
| R4 | Offices | 6,000 | Office | 2 | 1 person/200 SF x 25 gpd/person | 750 |
| H1 | **Hotel** | 90,000 | 110 Rooms | 4 | 120 gpd/room | 13,200 |
| | Office & Staff | | 25 employees | | 25 gpd/employee | 625 |
| | Restaurant | 7,000 | 100 Seats w/20 bar seats, 20 employee's | | 40 gal/seat | 4,800 |
| | Conf/Meeting Rooms | 5,500 | 100 daily outside visitors | 1 | 10 gpd/person | 1,000 |
| H2 | Spa/Fitness | 7,000 | 125 daily users | 2 | 10 gpd/person | 1,250 |
| | | | | | | |
| HC1-HC30 | Residence Cabins | 1,000 | 30-Hotel Cabins, 10-1/BR & 20-2/BR | 1-3 | 1-BR = 240 gpd, 2-BR 360 gpd | 9,600 |
| | | | | | | |
| C1-C21 | **Residential Cottages** | 2,400 | **21 Lots** | 1-3 | 400 gpd/residence | 8,400 |
| | **Residential Flats** | | **24 Units Total** | | | |
| F1 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 360 gpd/unit | 2,160 |
| F2 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 360 gpd/unit | 2,160 |
| F3 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 360 gpd/unit | 2,160 |
| F4 | Flat Building | 14,400 | 6- 3 Bedroom Flats | 3 | 360 gpd/unit | 2,160 |
| | **Workforce Housing** | | **30 Apts.** 16-1/BR and 14-2/BR | | | |
| A1 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | 1-BR = 240 gpd, 2-BR 360 gpd | 4,400 |
| A2 | Workforce Housing | 21,000 | 8-1/BR Units and 7- 2/BR Units | 3 | 1-BR = 240 gpd, 2-BR 360 gpd | 4,400 |
| | | | **Project Total Domestic Water Demand at buildout** | | | **67,865** |

Daily water demand projections for the water system are based upon projected wastewater daily flow plus approximately 4% additional potable demand based upon the seasonal and transient nature of the project.
Water service will be extended to the site by a NC licensed Utility Company by agreement to provide sufficient quantity and quality potable water for the Private Water System project.
The potable water system is not intended to provide water for irrigation. Rainwater harvesting and re-use will be employed to provide water for Landscape irrigation.
Instantaneous Peak Demand = 68,000/ 24 h/day/ 60 min/h = 47.2 x PF of 2.5 = 118 GPM
Fire Storage = 750 GPM x 2 Hours duration = 90,000 Gallons
Ground Storage Tank = 90,000 + ½ x 68,000 = 124,000 Gallons
An AquaStor 130,000 gallon ground storage tank (aprox. dimension 28 ft. dia x 29 ft. high) will be used for supplemental water storage for domestic and fire storage.
Note: Based upon the water storage tank positioning and the trees to remain at the site, the tank is not expected to be visible from NC107 or SR 1116 (Monte Vista Rd.)

## PROJECT POTABLE WATER DESIGN BASIS SUMMARY

$$S\% = \frac{0.0023 \times (I) \times (L)}{A \text{ ACRES}}$$

$$22.86\% = \frac{0.0023 \times 1 \times 305.479}{30.73 \text{ ACRES}}$$

Per Jackson County Mountain & Hillside Development Ordinance Section 14.7.4:

S= Existing grade of parcel in percent.
I= Contour interval of map in feet
L=Total length of contour lines
A= Area of parcels in acres

## AVERAGE NATURAL SLOPE CALCS

**Building Height Calculations** — Maximum Building Height for VC & GC = 45 ft. per Jackson County UDO

| | Lowest Adjacent Grade | | | | | | | | | 6:12 Gable Roof | | | Building Height |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LAG | Garage | Δ (ft.) | Level 1 | Δ (ft.) | Level 2 | Δ (ft.) | Level 3 | | Roof Base (+12 ft.) | Roof Mid Height (+7.5 ft.) | Roof Ridge Peak (+15 ft. | (ft.) |
| R1 | 3494.0 | - | | 3494.8 | 12 | 3506.8 | | - | | 3518.8 | 3526.3 | 3533.8 | 32.3 |
| R2 | 3496.0 | - | | 3496.5 | 14 | 3510.5 | | - | | 3522.5 | 3530 | 3537.5 | 34 |
| R3 | 3498.0 | - | | 3500.5 | 14 | 3514.5 | | - | | 3526.5 | 3534 | 3541.5 | 36 |
| R4 | 3500.0 | - | | 3502.5 | 14 | 3516.5 | | - | | 3528.5 | 3536 | 3543.5 | 36 |
| | | Garage | | Level 1 | | Level 2 | | Level 3 | | Roof Base (+11 ft.) | Roof Mid Height (+7.5 ft.) | Roof Ridge Peak (+15 ft.) | |
| F1 | 3582.0 | 3583.0 | 14 | 3597.0 | 11 | 3608.0 | | - | | 3619.0 | 3626.5 | 3634 | 44.5 |
| F2 | 3572.0 | 3573.0 | 14 | 3587.0 | 11 | 3598.0 | | - | | 3609.0 | 3616.5 | 3624 | 44.5 |
| F3 | 3600.0 | 3601.0 | 14 | 3615.0 | 11 | 3626.0 | | - | | 3637.0 | 3644.5 | 3652 | 44.5 |
| F4 | 3587.0 | 3588.0 | 14 | 3602.0 | 11 | 3613.0 | | - | | 3624.0 | 3631.5 | 3639 | 44.5 |
| | | Gar./Service | | | | | | | | | Roof Mid Height (+10.0 ft. | Roof Ridge Peak | |
| H1-Hotel | 3638.0 | 3624.5 | 16 | 3640.5 | 11.5 | 3652.0 | 10 | 3662.0 | | 3672.0 | 3682.0 | 3692.0 | 44 |
| H2-Fitness | 3611.4 | - | - | 3611.5 | 13 | 3624.5 | | - | | 3638.5 | 3643.5 | 3648.5 | 32.1 |
| | | | | | | | | | | | Roof Mid Height (+7.5 ft.) | Roof Ridge Peak (+15 ft.) | |
| A1 | 3554.0 | - | | 3555 | 10 | 3565 | 10 | 3575 | | 3575 | 3582.5 | 3590 | 28.5 |
| A2 | 3557.0 | - | | 3560 | 10 | 3570 | 10 | 3580 | | 3580 | 3587.5 | 3595 | 30.5 |

**SITE LIGHTING**

SITE LIGHTING FIXTURES WILL BE PROVIDED FOR SAFETY AND SECURITY WITH "BUG" (BACKLIGHT, UP, GLARE) RATINGS THAT ELIMINATE "UP LIGHT" TO REDUCE GLARE AND LIGHT TRESPASS INTO THE NIGHT SKY AND NEIGHBORING PROPERTIES IN ACCORDANCE WITH SECTION 9.3.8 OF THE JACKSON COUNTY CASHIERS COMMERCIAL AREA REGULATED DISTRICT STANDARDS.

**REVISIONS:**

1. 8/14/2023 – ADJUST PARKING TOTALS PER JCP.
2. 9/25/2023 – ADJUST PARKING TOTALS PER JCP.
3. 12/12/2023–REVISE PER WASTE WATER AGREEMENT w/ LOCAL UTILITY.
4. 12/29/2023 – ELIMINATE PHASING.

# PRELIMINARY SITE DESIGN DATA SUMMARY CASHIERS MARKETPLACE

Cashiers Marketplace, LLC
Cashiers, North Carolina

C1

Z:\2022 Projects\202221 Cashiers Marketplace – Peachtreegroup\Civil\Plans\Submittal Plans\Phase 2 Plans\DATA SUMMARY PLAN Ph-2.dwg Jan 02, 2024 – 11:57AM User

**BUILDING FOOTPRINTS**

BUILDING FOOTPRINTS SHOWN ARE PLACE HOLDERS "BUILDING ENVELOPES" AND AREA NOT INTENDED TO BE THE FINAL SHAPE OR FOOTPRINT OF THE BUILT STRUCTURE,

**RETAINING WALLS**

RETAINING WALLS ON THIS SITE ARE PLACED, SPACED & DESIGNED TO COMPLY WITH UDO SECTION 9.3.5,(b),(c),(ii),c

## NOTES

1. NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
2. SOIL TYPES: EDNEYVILLE CHESTNUT COMPLEX
3. RETAINING WALLS:
ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISHED GRADE ELEVATION. CONTRACTOR SHALL ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN SHALL ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.

WALL DESIGN SHALL INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.

ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30-inches OR MORE SHALL BE PROTECTED WITH A GUARDRAIL, THE GUARDRAIL SHALL BE 42-inch MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21-inch SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCE/BARRIER.

CONTRACTOR SHALL SUBMIT WALL PLANS TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.

ALL RETAINING WALLS 4' OR GREATER SHALL BE SUBMITTED TO JACKSON COUNTY BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY WALL ENGINEER UPON COMPLETION. RETAINING WALLS ARE SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.

*During Construction, Contractor shall direct all Stormwater runoff from disturbed or impervious areas into the appropriate Erosion Control measure.*

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

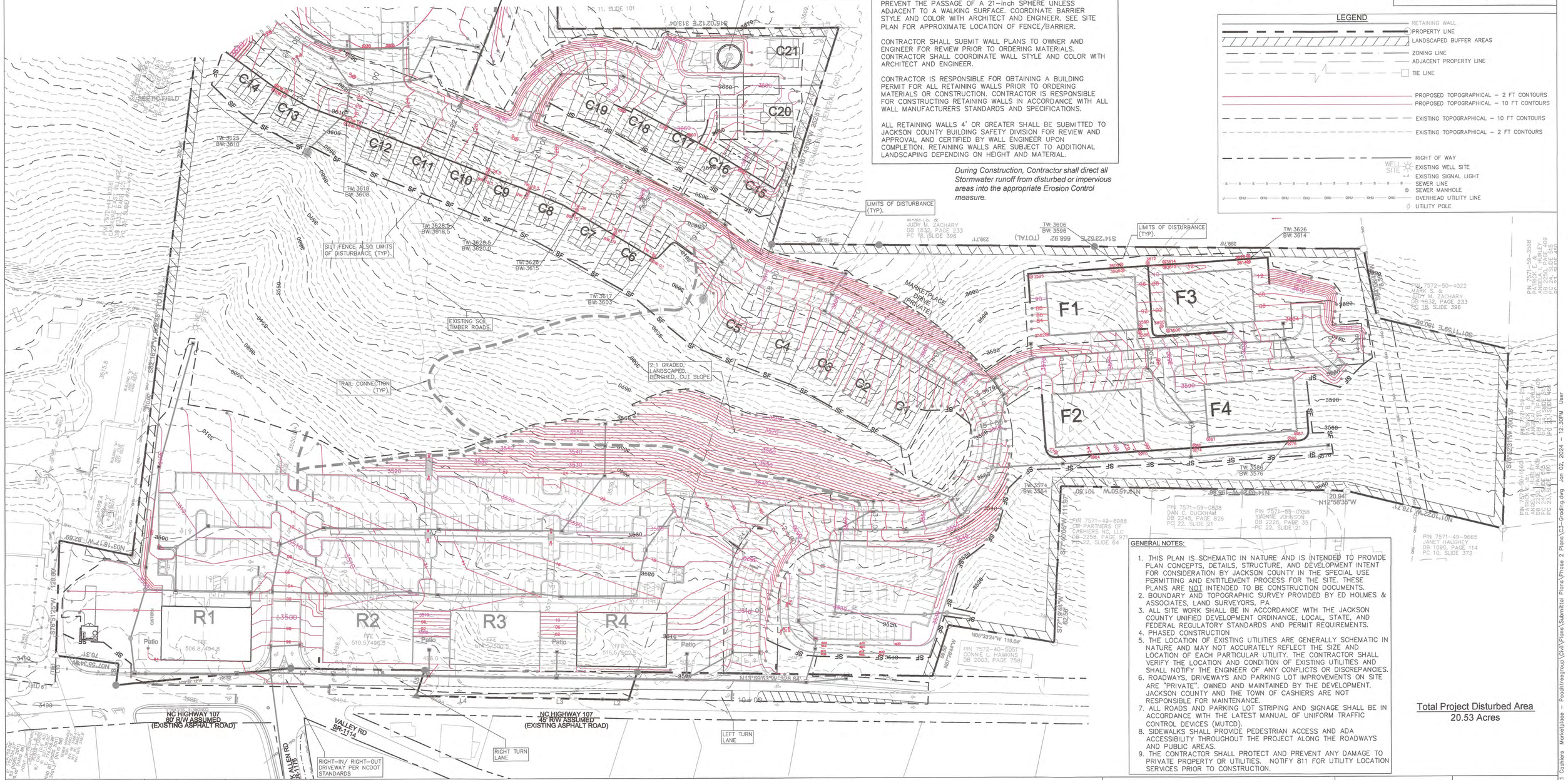
## DEVELOPMENT DATA

NAME OF PROJECT:
CASHIERS MARKETPLACE
PROJECT ADDRESS:
179 HWY 107 S
ASHEVILLE, NC 28806
PROPERTY OWNER(S):
CASHIERS MARKETPLACE LLC
PIN: 7572-40-9584
DB/PG: 2323/350
PROJECT AREA: 30.73 Ac.
ZONES:
VILLAGE CENTER (VC) (23.69 Acres)
GENERAL COMMERCIAL (GC) (7.04 Acres)

| SETBACKS: | (VC) | (GC) |
|---|---|---|
| FRONT: | 10'min. 20'max. | 15'min. 25'max. |
| SIDE: | 0' | 0' |
| REAR: | 0' | 0' |
| MAX HEIGHT: | 45' | 45' |

## LEGEND

- RETAINING WALL
- PROPERTY LINE
- LANDSCAPED BUFFER AREAS
- ZONING LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- PROPOSED TOPOGRAPHICAL – 2 FT CONTOURS
- PROPOSED TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 2 FT CONTOURS
- RIGHT OF WAY
- WELL SITE – EXISTING WELL SITE
- EXISTING SIGNAL LIGHT
- SEWER LINE
- SEWER MANHOLE
- OHU – OVERHEAD UTILITY LINE
- UTILITY POLE




**GENERAL NOTES:**

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO PROVIDE PLAN CONCEPTS, DETAILS, STRUCTURE, AND DEVELOPMENT INTENT FOR CONSIDERATION BY JACKSON COUNTY IN THE SPECIAL USE PERMITTING AND ENTITLEMENT PROCESS FOR THE SITE. THESE PLANS ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ED HOLMES & ASSOCIATES, LAND SURVEYORS, PA
3. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE JACKSON COUNTY UNIFIED DEVELOPMENT ORDINANCE, LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND PERMIT REQUIREMENTS.
4. PHASED CONSTRUCTION
5. THE LOCATION OF EXISTING UTILITIES ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
6. ROADWAYS, DRIVEWAYS AND PARKING LOT IMPROVEMENTS ON SITE ARE "PRIVATE". OWNED AND MAINTAINED BY THE DEVELOPMENT. JACKSON COUNTY AND THE TOWN OF CASHIERS ARE NOT RESPONSIBLE FOR MAINTENANCE.
7. ALL ROADS AND PARKING LOT STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. SIDEWALKS SHALL PROVIDE PEDESTRIAN ACCESS AND ADA ACCESSIBILITY THROUGHOUT THE PROJECT ALONG THE ROADWAYS AND PUBLIC AREAS.
9. THE CONTRACTOR SHALL PROTECT AND PREVENT ANY DAMAGE TO PRIVATE PROPERTY OR UTILITIES. NOTIFY 811 FOR UTILITY LOCATION SERVICES PRIOR TO CONSTRUCTION.

**Total Project Disturbed Area**
20.53 Acres


*LandWorks Engineering*
*Land Planning & Civil Engineering*
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P0828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# CASHIERS MARKETPLACE

## PHASE 2 GRADING PLAN - WEST SIDE

REVISIONS:
12/29/2023 – ELIMINATE PHASING.

CLIENT:
CASHIERS MARKETPLACE, LLC
LOCATION:
CASHIERS TOWNSHIP,
JACKSON COUNTY, NC

DATE: 07/07/2023
DESIGNED BY: MAK
DRAWN BY: RD
CHECK BY: MAK
SCALE:
PROJECT #: 0202221

C4

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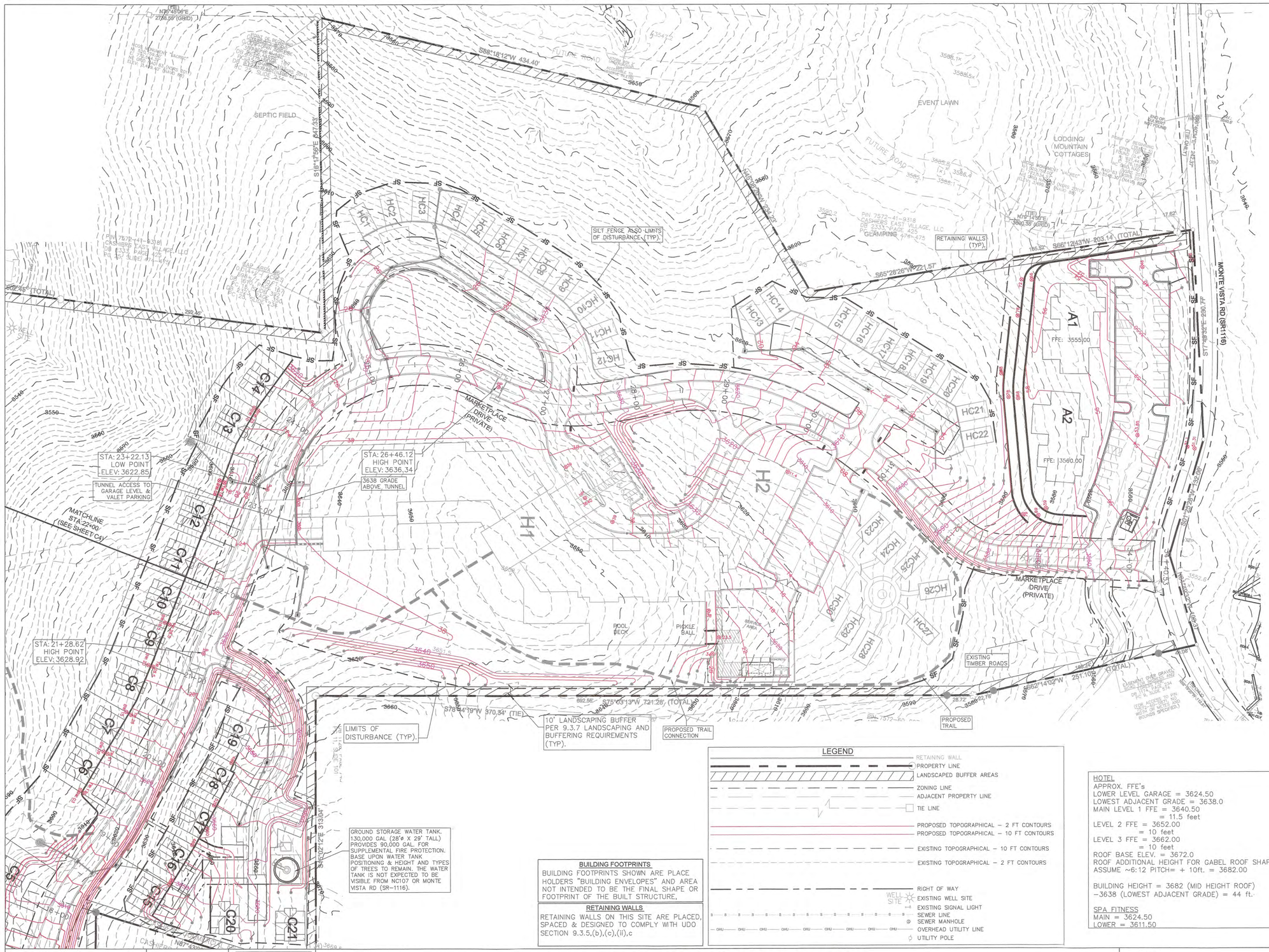


## DEVELOPMENT DATA

NAME OF PROJECT:
CASHIERS MARKETPLACE
PROJECT ADDRESS:
179 HWY 107 S
ASHEVILLE, NC 28806
PROPERTY OWNER(S):
CASHIERS MARKETPLACE LLC
PIN: 7572-40-9584
DB/PG: 2323/350
PROJECT AREA: 30.73 Ac.
ZONES:
VILLAGE CENTER (VC) (23.69 Acres)
GENERAL COMMERCIAL (GC) (7.04 Acres)

| SETBACKS: | (VC) | (GC) |
|---|---|---|
| FRONT: | 10'min. 20'max. | 15'min. 25'max. |
| SIDE: | 0' | 0' |
| REAR: | 0' | 0' |
| MAX HEIGHT: | 45' | 45' |

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## NOTES

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## LEGEND

- RETAINING WALL
- PROPERTY LINE
- LANDSCAPED BUFFER AREAS
- ZONING LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- PROPOSED TOPOGRAPHICAL – 2 FT CONTOURS
- PROPOSED TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 10 FT CONTOURS
- EXISTING TOPOGRAPHICAL – 2 FT CONTOURS
- RIGHT OF WAY
- WELL SITE — EXISTING WELL SITE
- EXISTING SIGNAL LIGHT
- SEWER LINE
- SEWER MANHOLE
- OVERHEAD UTILITY LINE
- UTILITY POLE

**BUILDING FOOTPRINTS**

BUILDING FOOTPRINTS SHOWN ARE PLACE HOLDERS "BUILDING ENVELOPES" AND AREA NOT INTENDED TO BE THE FINAL SHAPE OR FOOTPRINT OF THE BUILT STRUCTURE,

**RETAINING WALLS**

RETAINING WALLS ON THIS SITE ARE PLACED, SPACED & DESIGNED TO COMPLY WITH UDO SECTION 9.3.5,(b),(c),(ii),c

**HOTEL**

APPROX. FFE's
LOWER LEVEL GARAGE = 3624.50
LOWEST ADJACENT GRADE = 3638.0
MAIN LEVEL 1 FFE = 3640.50
= 11.5 feet
LEVEL 2 FFE = 3652.00
= 10 feet
LEVEL 3 FFE = 3662.00
= 10 feet
ROOF BASE ELEV. = 3672.0
ROOF ADDITIONAL HEIGHT FOR GABEL ROOF SHAPE ASSUME ~6:12 PITCH= + 10ft. = 3682.00

BUILDING HEIGHT = 3682 (MID HEIGHT ROOF) -3638 (LOWEST ADJACENT GRADE) = 44 ft.

**SPA FITNESS**

MAIN = 3624.50
LOWER = 3611.50

**Total Project Disturbed Area**
20.53 Acres

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.


**LandWorks Engineering**
*Land Planning & Civil Engineering*
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P0828


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

# CASHIERS MARKETPLACE

## PHASE 2 GRADING PLAN - EAST SIDE

REVISIONS:
12/29/2023 – ELIMINATE PHASING.

CLIENT:
CASHIERS MARKETPLACE, LLC
LOCATION:
CASHIERS TOWNSHIP,
JACKSON COUNTY, NC

DATE: 07/07/2023
DESIGNED BY: MAK
DRAWN BY: RD
CHECK BY: MAK
SCALE:
PROJECT #: 0202221

C5

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## UTILITY LEGEND

- 8-inch GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- SEWER LATERALS
- SEWER MANHOLE
- 2-inch WATER MAIN
- 8-inch WATER MAIN
- 6-inch WATER MAIN
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER METER

## DEVELOPMENT DATA

NAME OF PROJECT:
CASHIERS MARKETPLACE
PROJECT ADDRESS:
179 HWY 107 S
ASHEVILLE, NC 28806
PROPERTY OWNER(S):
CASHIERS MARKETPLACE LLC
PIN: 7572-40-9584
DB/PG: 2323/350
PROJECT AREA: 30.73 Ac.
ZONES:
VILLAGE CENTER (VC) (23.69 Acres)
GENERAL COMMERCIAL (GC) (7.04 Acres)

| SETBACKS: | (VC) | (GC) |
|---|---|---|
| FRONT: | 10'min. 20'max. | 15'min. 25'max. |
| SIDE: | 0' | 0' |
| REAR: | 0' | 0' |
| MAX HEIGHT: | 45' | 45' |

## LEGEND

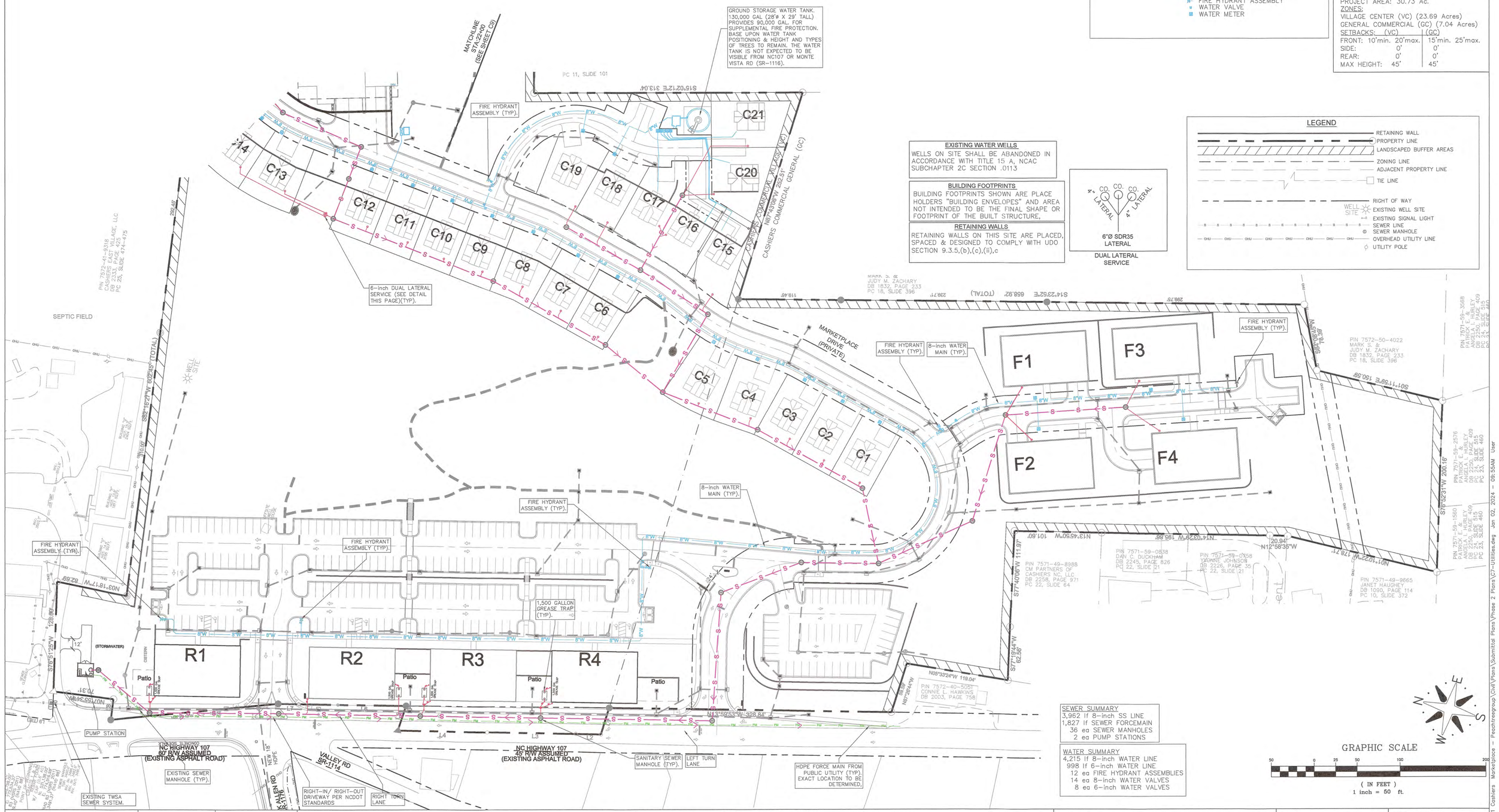
- RETAINING WALL
- PROPERTY LINE
- LANDSCAPED BUFFER AREAS
- ZONING LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- RIGHT OF WAY
- WELL SITE — EXISTING WELL SITE
- EXISTING SIGNAL LIGHT
- SEWER LINE
- SEWER MANHOLE
- OVERHEAD UTILITY LINE
- UTILITY POLE

**EXISTING WATER WELLS**
WELLS ON SITE SHALL BE ABANDONED IN ACCORDANCE WITH TITLE 15 A, NCAC SUBCHAPTER 2C SECTION .0113

**BUILDING FOOTPRINTS**
BUILDING FOOTPRINTS SHOWN ARE PLACE HOLDERS "BUILDING ENVELOPES" AND AREA NOT INTENDED TO BE THE FINAL SHAPE OR FOOTPRINT OF THE BUILT STRUCTURE,

**RETAINING WALLS**
RETAINING WALLS ON THIS SITE ARE PLACED, SPACED & DESIGNED TO COMPLY WITH UDO SECTION 9.3.5.(b),(c),(ii),c

4" LATERAL — CO. CO. CO. — 4" LATERAL
6"Ø SDR35 LATERAL
DUAL LATERAL SERVICE




**SEWER SUMMARY**
3,962 lf 8-inch SS LINE
1,827 lf SEWER FORCEMAIN
36 ea SEWER MANHOLES
2 ea PUMP STATIONS

**WATER SUMMARY**
4,215 lf 8-inch WATER LINE
998 lf 6-inch WATER LINE
12 ea FIRE HYDRANT ASSEMBLIES
14 ea 8-inch WATER VALVES
8 ea 6-inch WATER VALVES

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.


**LandWorks Engineering**
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# CASHIERS MARKETPLACE

## PHASE 2 SCHEMATIC UTILITY PLAN - WEST SIDE

**REVISIONS:**
12/12/2023-REVISE PER WASTE WATER AGREEMENT w/ LOCAL UTILITY.
4 12/29/2023 – ELIMINATE PHASING.

CLIENT:
CASHIERS MARKETPLACE, LLC
LOCATION:
CASHIERS TOWNSHIP, JACKSON COUNTY, NC

DATE: 07/07/2023
DESIGNED BY: MAK
DRAWN BY: RD
CHECK BY: MAK
SCALE:
PROJECT #: 0202221

C8

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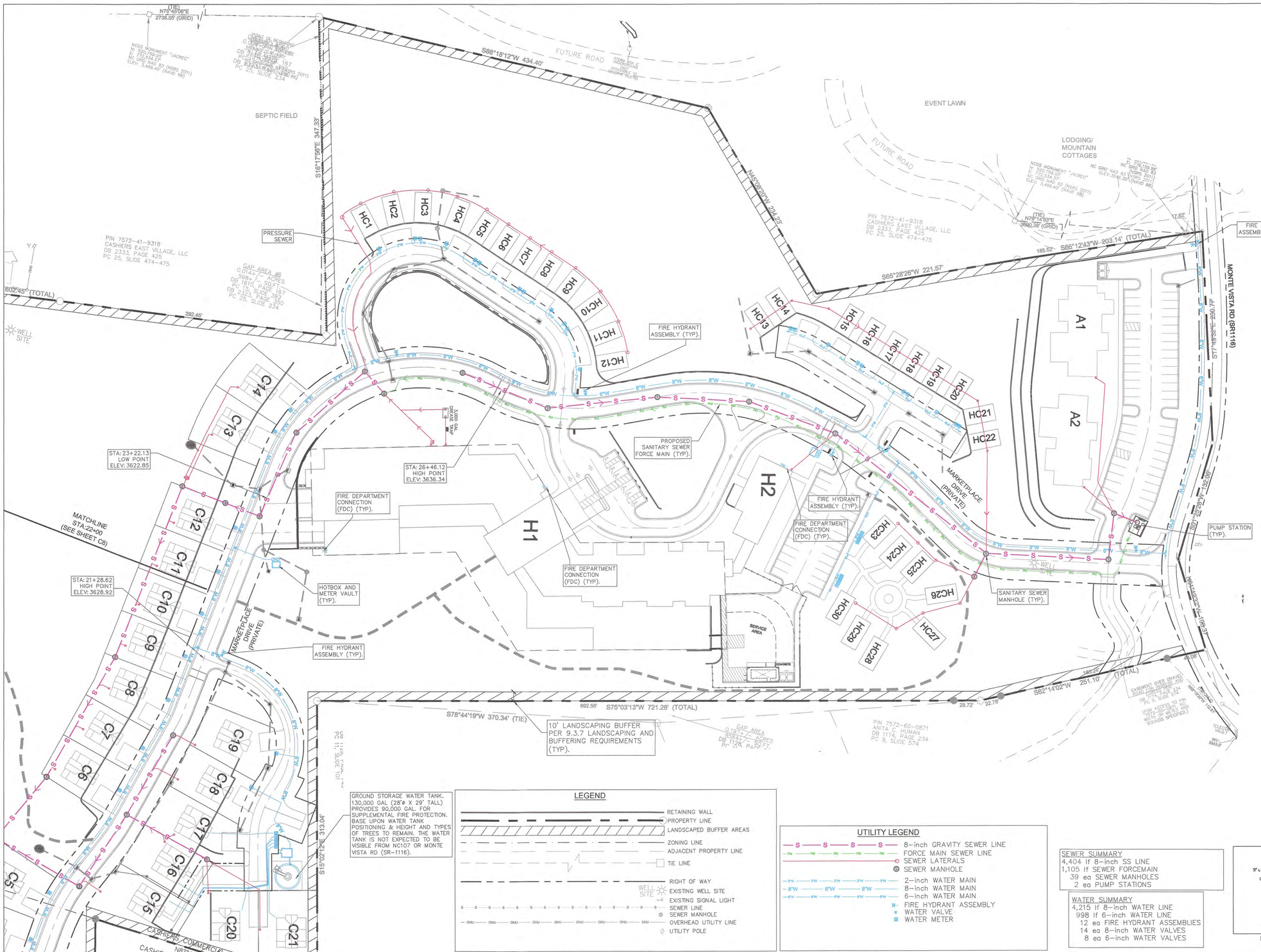



## DEVELOPMENT DATA

NAME OF PROJECT:
CASHIERS MARKETPLACE
PROJECT ADDRESS:
179 HWY 107 S
ASHEVILLE, NC 28806
PROPERTY OWNER(S):
CASHIERS MARKETPLACE LLC
PIN: 7572-40-9584
DB/PG: 2323/350
PROJECT AREA: 30.73 Ac.
ZONES:
VILLAGE CENTER (VC) (23.69 Acres)
GENERAL COMMERCIAL (GC) (7.04 Acres)

| SETBACKS: | (VC) | (GC) |
|---|---|---|
| FRONT: | 10'min. 20'max. | 15'min. 25'max. |
| SIDE: | 0' | 0' |
| REAR: | 0' | 0' |
| MAX HEIGHT: | 45' | 45' |

HOTEL
APPROX. FFE's
LOWER LEVEL GARAGE = 3624.50
LOWEST ADJACENT GRADE = 3638.0
MAIN LEVEL 1 FFE = 3640.50
= 11.5 feet
LEVEL 2 FFE = 3652.00
= 10 feet
LEVEL 3 FFE = 3662.00
= 10 feet
ROOF BASE ELEV. = 3672.0
ROOF ADDITIONAL HEIGHT FOR GABEL ROOF SHAPE
ASSUME ~6:12 PITCH= + 10ft. = 3682.00

BUILDING HEIGHT = 3682 (MID HEIGHT ROOF)
−3638 (LOWEST ADJACENT GRADE) = 44 ft.

SPA FITNESS
MAIN = 3624.50
LOWER = 3611.50

GROUND STORAGE WATER TANK. 130,000 GAL (28'± X 29' TALL) PROVIDES 90,000 GAL. FOR SUPPLEMENTAL FIRE PROTECTION. BASE UPON WATER TANK POSITIONING & HEIGHT AND TYPES OF TREES TO REMAIN. THE WATER TANK IS NOT EXPECTED TO BE VISIBLE FROM NC107 OR MONTE VISTA RD (SR-1116).

## LEGEND

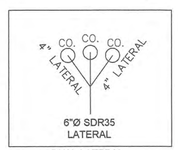
- RETAINING WALL
- PROPERTY LINE
- LANDSCAPED BUFFER AREAS
- ZONING LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- RIGHT OF WAY
- EXISTING WELL SITE
- EXISTING SIGNAL LIGHT
- SEWER LINE
- SEWER MANHOLE
- OVERHEAD UTILITY LINE
- UTILITY POLE

## UTILITY LEGEND

- 8-inch GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- SEWER LATERALS
- SEWER MANHOLE
- 2-inch WATER MAIN
- 8-inch WATER MAIN
- 6-inch WATER MAIN
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER METER

SEWER SUMMARY
4,404 lf 8-inch SS LINE
1,105 lf SEWER FORCEMAIN
39 ea SEWER MANHOLES
2 ea PUMP STATIONS

WATER SUMMARY
4,215 lf 8-inch WATER LINE
998 lf 6-inch WATER LINE
12 ea FIRE HYDRANT ASSEMBLIES
14 ea 8-inch WATER VALVES
8 ea 6-inch WATER VALVES




DUAL LATERAL SERVICE

GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.

**BUILDING FOOTPRINTS**
BUILDING FOOTPRINTS SHOWN ARE PLACE HOLDERS "BUILDING ENVELOPES" AND AREA NOT INTENDED TO BE THE FINAL SHAPE OR FOOTPRINT OF THE BUILT STRUCTURE.

**RETAINING WALLS**
RETAINING WALLS ON THIS SITE ARE PLACED, SPACED & DESIGNED TO COMPLY WITH UDO SECTION 9.3.5,(b),(c),(ii),c

**EXISTING WATER WELLS**
WELLS ON SITE SHALL BE ABANDONED IN ACCORDANCE WITH TITLE 15 A, NCAC SUBCHAPTER 2C SECTION .0113


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

# CASHIERS MARKETPLACE

## PHASE 2 SCHEMATIC UTILITY PLAN - EAST SIDE

REVISIONS:
12/12/2023–REVISE PER WASTE WATER AGREEMENT w/ LOCAL UTILITY.
4 12/29/2023 – ELIMINATE PHASING.

CLIENT:
CASHIERS MARKETPLACE, LLC
LOCATION:
CASHIERS TOWNSHIP,
JACKSON COUNTY, NC

DATE: 07/07/2023
DESIGNED BY: MAK
DRAWN BY: RD
CHECK BY: MAK
SCALE:
PROJECT #: 0202221

C9

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