

CASHIERS EAST VILLAGE						
Estimate of Parking Requirements						
Building #	Phase	Uses	Approximate Net Usable Sq. Ft.	Notes	Number of Stories	Estimated Parking Space Needs
1	1	Restaurant	3000	50 seat Bar, 6 Employees Estimated	1	1 per 3 seats + 1 per 2 employees
2	1	Retail	1600		2	1 per 300 sf
3	2	Restaurant	3000	80 Seat Restaurant, 10 Employees Estimated	1	1 per 3 seats + 1 per 2 employees
4	1	East Village Retail	2400		2	1 per 300 sf
5	1	East Village Retail	2000		2	1 per 300 sf
6	2	East Village Retail	2500	2 Bedrooms	2	1 per 300 sf
7	2	East Village Retail	2500	4 Bedrooms	2	1 per 300 sf
8	1	East Village Retail	2400	4 Bedrooms	2	1 per 300 sf
9	1	Restaurant & Rooftop	8000	40 Seat Restaurant & 60 Seat Bar, 12 Employees Estimated	2	1 per 3 seats + 1 per 2 employees
10	2	East Village Retail	1600		2	1 per 300 sf
11	2	East Village Retail	2000	2 Bedrooms	2	1 per 300 sf
12-15	2	East Village Residential	28000	32 Bedrooms	2.5	1 per bedroom
16	1	Cashiers Village Hall - Retail/Food Stand	15000	Retail and 500 SF Food Stand Floor Area	1	1 per 300 sf + 6 spaces for Food Stand
17	1	Lodge/Massage Rooms for Guests/Restaurant	90000	90 Bedrooms/50 Seat Restaurant/20 Seat Bar	3 plus Partial Basement	1 per 2 guest rooms + 1 per 3 restaurant/bar seats with 20 employees
18-19	1	Lodging/Glamping Cabins	8000	6 Bedrooms	1	1 per 2 guest rooms
20-31	1	Lodging/Mountain Cottages	15000	6 Bedrooms	1-2	1 per 2 guest rooms
32	1	Pavillion	3200	Estimate as Community Center	1	1 per 350 sf
33	1	Employee Housing	15000	25 Single Bedrooms	3	Estimate similar to Colleges: 1 per 3 students
34	2	Employee Housing	15000	25 Single Bedrooms	3	Estimate similar to Colleges: 1 per 3 students
35	1	Maintenance Shed	2400	3 employees	1	1 per 2 employees
Total Parking Spaces Required:						389.64

NOTE: PARKING SPACES SHOWN ON CONCEPTUAL LAND PLAN ARE 9 FT X 18 FT WITH 20 FT PARKING SPACE LENGTH FOR ADA SPACES.

SUMMARY OF PARKING SHOWN ON CONCEPTUAL LAND PLAN:
TOTAL VILLAGE PARKING SHOWN (INCLUDING ADA SPACES) = 183
TOTAL HOSPITALITY PARKING SHOWN (INCLUDING ADA SPACES) = 207

TOTAL PARKING SHOWN ENTIRE PROJECT = 390

PROJECT PARKING SPACE SUMMARY

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.

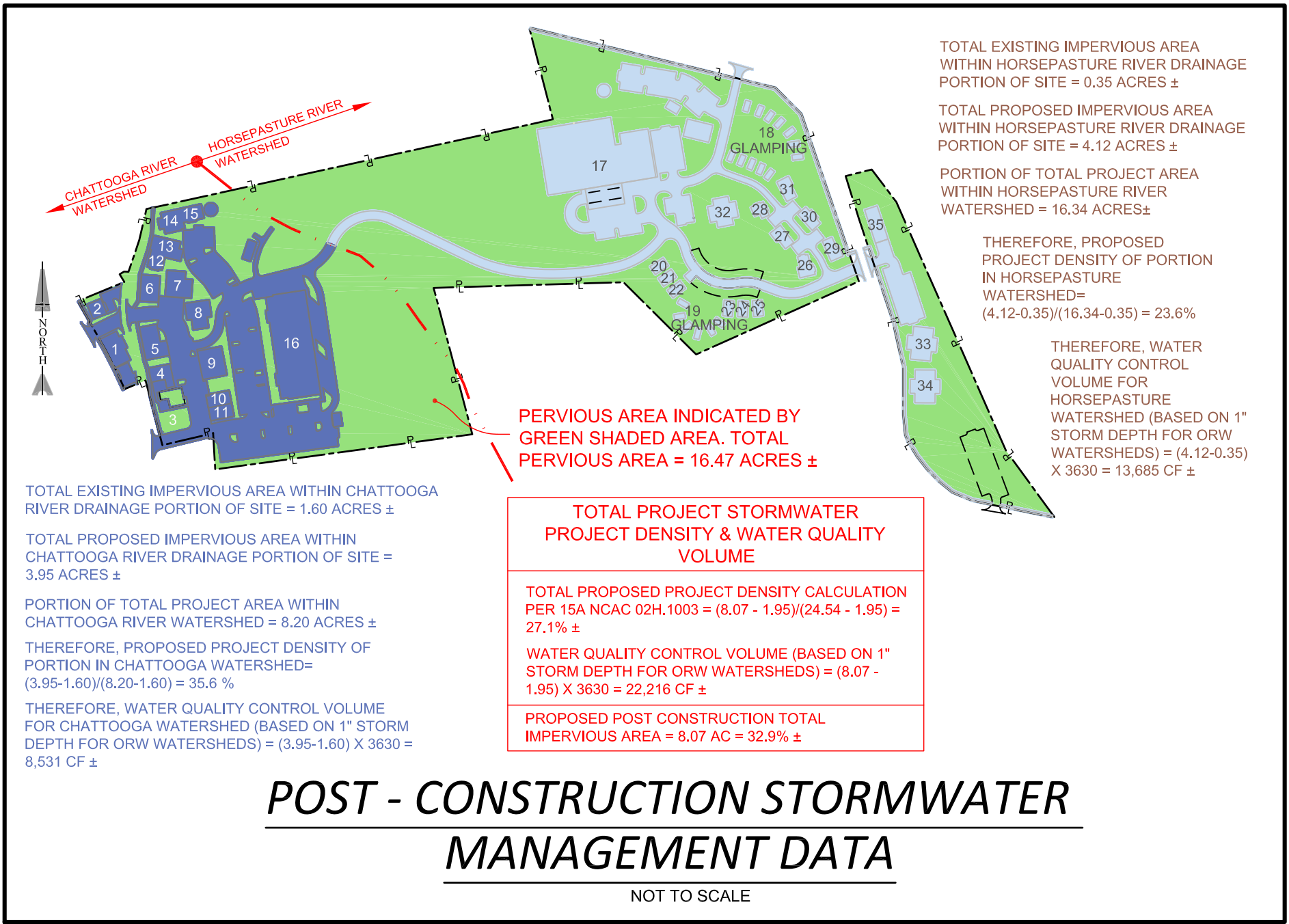
PHASE 1 AVERAGE DAILY WATER DESIGN DEMAND = 1.05 X 25,786 GPD = 27,076 GPD
PHASE 1 TOTAL WELL YIELD NEEDS = 38 GPM ±
PHASE 1 MINIMUM TOTAL GROUND STORAGE NEEDS = 13,600 GAL ±

PHASE 2 ADDITIONAL AVERAGE DAILY WATER DESIGN DEMAND = 1.05 X 13,740 GPD = 14,427 GPD
PHASE 2 TOTAL ADDITIONAL WELL YIELD NEEDS = 21 GPM ±
PHASE 2 MINIMUM ADDITIONAL GROUND STORAGE NEEDS = 7,215 GAL ±

THEREFORE, TOTAL PHASE 1 + PHASE 2 DAILY WATER DESIGN DEMAND = 41,503 GPD
TOTAL PHASE 1 + PHASE 2 WELL YIELD NEEDS = 59 GPM ±
TOTAL PHASE 1 + PHASE 2 MINIMUM GROUND STORAGE NEEDS = 20,815 GAL ±

POTABLE WATER SOURCE STRATEGY: A MULTIPLE SOLUTION STRATEGY IS BEING PURSUED FOR POTABLE WATER SOURCES. FIRST, COMMUNITY WATER SYSTEM WELL SITES HAVE BEEN IDENTIFIED ON THE CONCEPTUAL LAND PLAN AND HAVE VERBAL APPROVAL FROM NC PUBLIC WATER SUPPLY. THE POTENTIAL COMMUNITY WELL LOCATIONS ON THE PROJECT PROPERTY WILL BE DRILLED IN THE NEAR FUTURE. ADDITIONALLY, THERE ARE 3 EXISTING NON-COMMUNITY WELLS ON SITE THAT WILL BE TESTED IN THE NEAR FUTURE. THE WATER SOURCE TO SERVE THE PROJECT COULD BE A COMMUNITY WATER SYSTEM WITH COMMUNITY WELL(S) OR MULTIPLE NON-COMMUNITY WATER SYSTEMS WITH MULTIPLE NON-COMMUNITY WELLS OR A COMBINATION OF COMMUNITY WATER SYSTEMS AND NON-COMMUNITY WATER SYSTEMS. AS AN ALTERNATIVE, UTILITIES, INC. HAS BEEN CONTACTED AND HAVE INDICATED THEY WILL ALLOW EXPANSION OF THEIR SYSTEM PROVIDED THE DEVELOPER PROPERLY CONSTRUCTS THE NECESSARY DISTRIBUTION, STORAGE AND WATER WELL TO SERVE THE DEVELOPMENT IN ACCORDANCE WITH REGULATORY STANDARDS. AN OFFSITE COMMUNITY WELL IS AVAILABLE FOR PURCHASE TO INCORPORATE INTO THE UTILITIES, INC. SYSTEM OR, ALTERNATELY THE DEVELOPER MAY EXPLORE FORMING A NEW PUBLIC UTILITY TO SERVE THE DEVELOPMENT.

PROJECT POTABLE WATER DESIGN BASIS SUMMARY



CASHIERS EAST VILLAGE						
ESTIMATED AVERAGE DAILY SANITARY WASTEWATER FLOWS						
Building #	Phase	Uses	Approximate Net Usable Sq. Ft.	Notes	Number of Stories	ESTIMATED AVERAGE DAILY SANITARY SEWER FLOWS (gal per Day)
						PHASE 1
1	1	Restaurant	3000	50 seat Bar, 6 Employees Estimated	1	40 gpd per bar seat
2	1	Retail	1600		2	100 gpd per 1000 sf
3	2	Restaurant	3000	80 Seat Restaurant, 10 Employees Estimated	1	12 gpd per employee x 8
4	1	East Village Retail	2400		2	100 gpd per 1000 sf
5	1	East Village Retail	2000		2	100 gpd per 1000 sf
6	1	East Village Retail	2500	2 Bedrooms	2	120 gpd per bedroom + 12 gpd per employee x 6
7	1	East Village Retail	2500	4 Bedrooms	2	120 gpd per bedroom + 12 gpd per employee x 6
8	1	East Village Retail	2400	4 Bedrooms	2	100 gpd per 1000 sf
9	1	Restaurant & Rooftop	8000	40 Seat Restaurant & 60 Seat Bar, 12 Employees Estimated	2	40 gpd per restaurant seat + 20 gpd per bar seat
10	2	East Village Retail	1600		2	100 gpd per 1000 sf
11	2	East Village Retail	2000	2 Bedrooms	2	120 gpd per bedroom + 12 gpd per employee x 4
12	2	East Village Retail	2000	2 Bedrooms	2	100 gpd per 1000 sf
12-15	2	East Village Residential	28000	32 Bedrooms	2.5	120 gpd per bedroom + 12 gpd per employee x 6
16	1	Cashiers Village Hall - Retail/Food Stand	15000	Retail and 500 SF Food Stand Floor Area	1	100 gpd per 1000 sf + 50 gpd per 100 sf of food stand + 12 gpd per food stand employee x 4
17	1	Lodge/Massage Rooms/Restaurant	90000	90 Bedrooms/50 Seat Restaurant/20 Seat Bar	3 plus Partial Basement	120 gpd per room + 40 gpd per restaurant seat + 20 gpd per bar seat
18-19	1	Lodging/Glamping	8000	6 Bedrooms	1	120 gpd/bedroom
20-31	1	Lodging/Cottages	15000	6 Bedrooms	1-2	120 gpd/bedroom
32	1	Pavillion	3200	Community Center	1	5 gpd per person x 200 + 12 gpd per employee x 3
33	1	Employee Housing	15000	25 Single Bedrooms	3	60 gpd/person
34	2	Employee Housing	15000	25 Single Bedrooms	3	60 gpd/person
35	1	Maintenance Shed	2400	3 employees	1	20 gpd per employee
Total Average Daily Estimated Sanitary Sewer Flows:						25786
Total Average Daily Estimated Phase 1 + Phase 2 Sanitary Sewer Flows:						39526 GPD

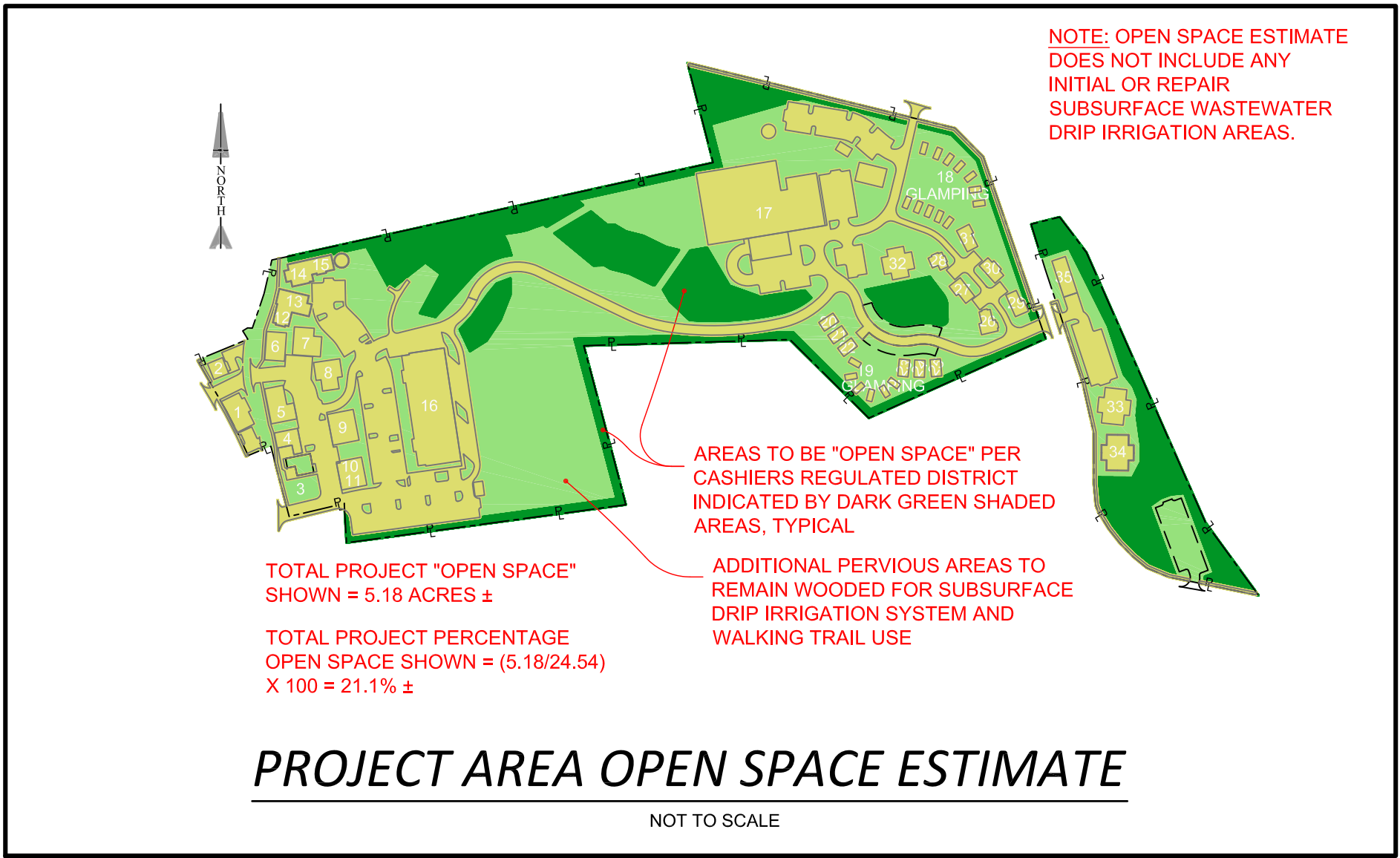
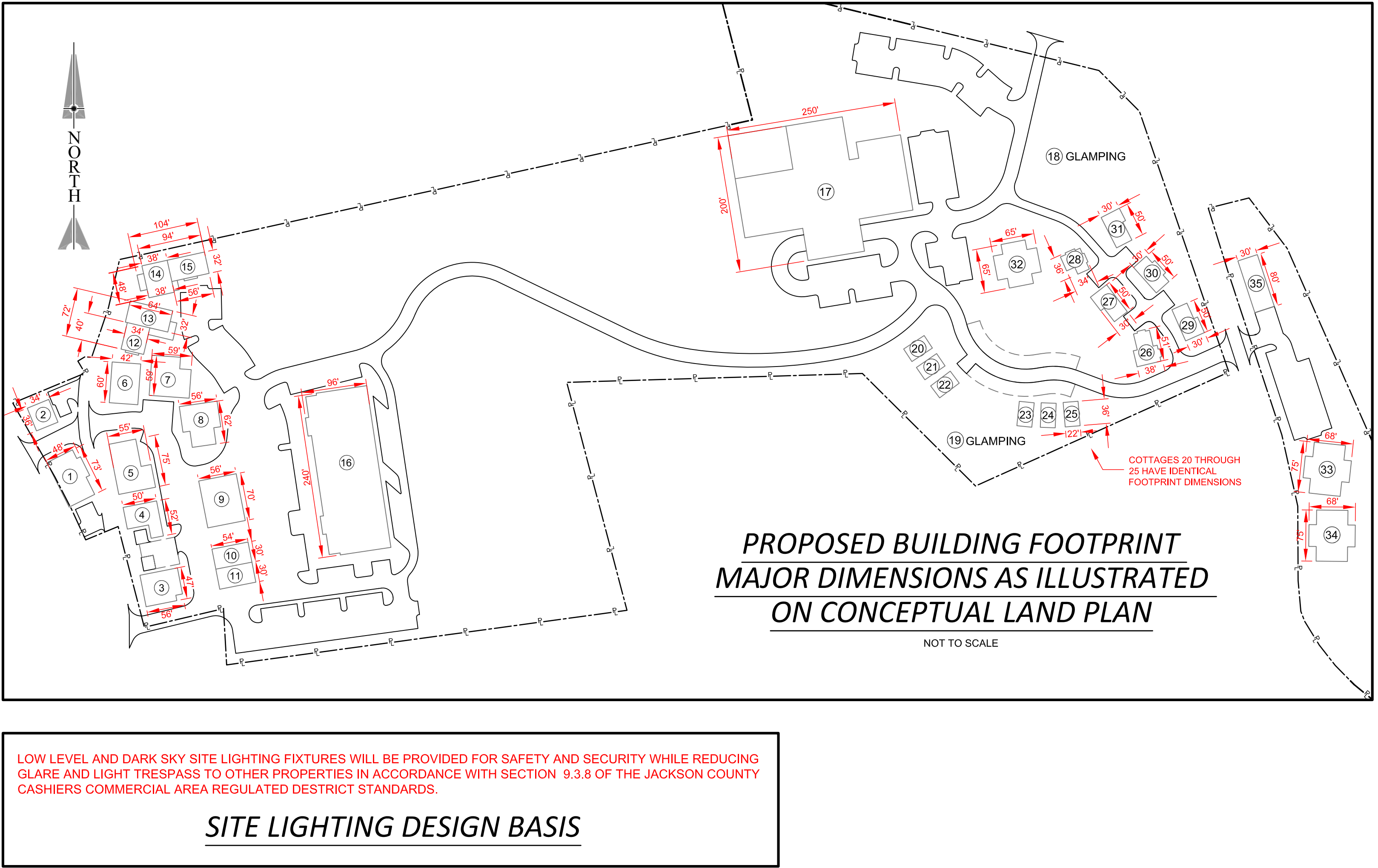
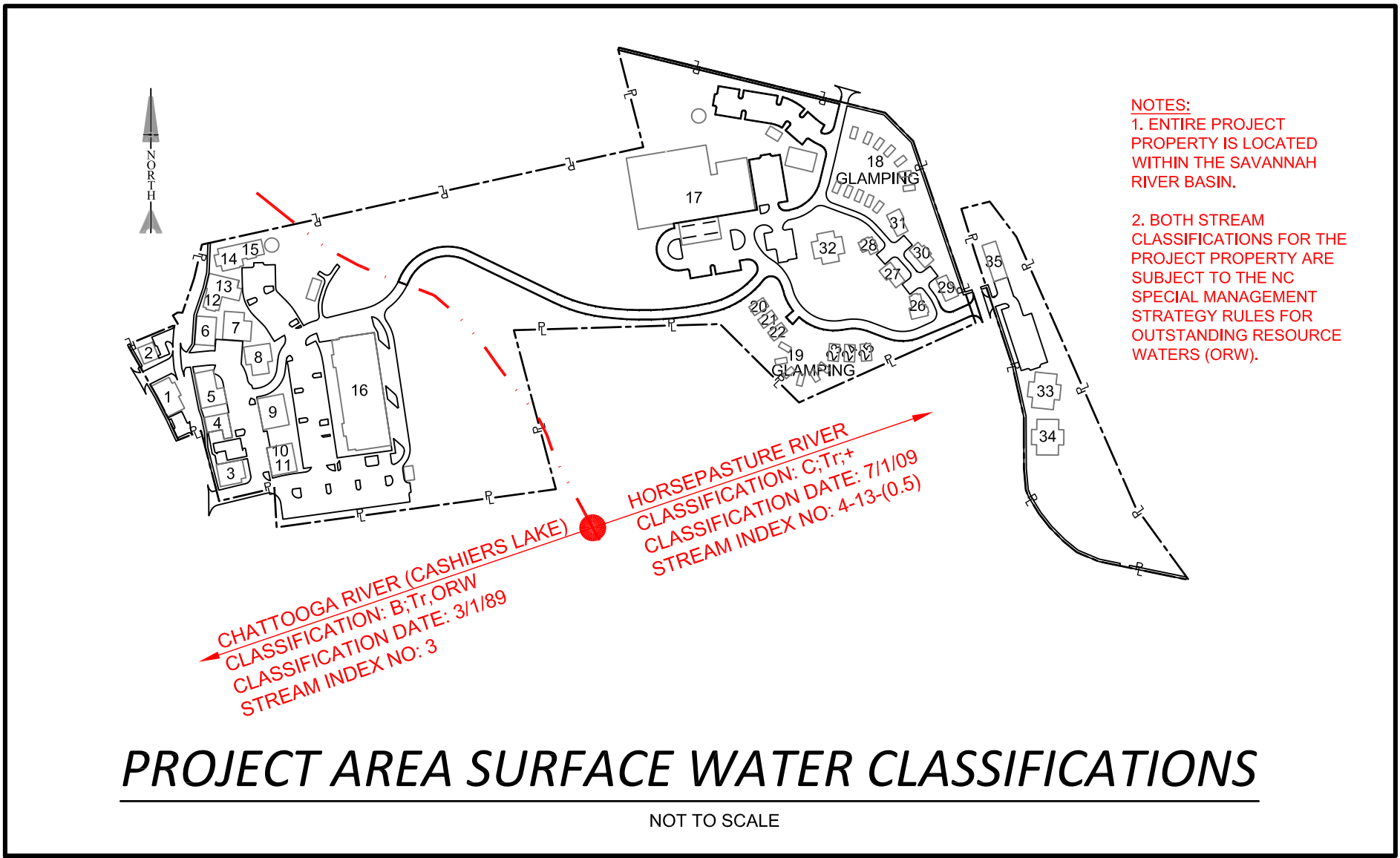
PHASE 1 SANITARY WASTEWATER WILL BE DISPOSED OF USING A COMBINATION OF EXISTING TUCKASEIGEE WATER AND SEWER AUTHORITY (TWSA) ALLOCATION PLUS THE CONSTRUCTION OF AN ON SITE, SUBSURFACE DRIP IRRIGATION DISPOSAL SYSTEM WITH PRETREATMENT.

EXISTING TWSA SEWER CAPACITY ALLOCATED TO PROJECT PROPERTIES = 12,528 GPD
PROPOSED SUBSURFACE DRIP IRRIGATION DISPOSAL SYSTEM CAPACITY = 13,500 GPD ±

TOTAL PHASE 1 SEWAGE DISPOSAL CAPACITY = 26,028 GPD

THE BALANCE OF PHASE 2 SANITARY WASTEWATER CAPACITY NEEDED, IN THE AMOUNT OF APPROXIMATELY 13,498 GPD WILL BE APPLIED FOR THROUGH TWSA ONCE CAPACITY APPLICATION IS AVAILABLE FOR THEIR FUTURE WASTEWATER TREATMENT FACILITY. THE PORTION OF THE EXISTING TWSA COLLECTION SYSTEM WHICH WILL BE CONVEYED TO THE FUTURE TREATMENT FACILITY IS CURRENTLY SERVING THE PROJECT PROPERTY.

PROJECT SANITARY WASTEWATER DESIGN BASIS SUMMARY



PRELIMINARY SITE DESIGN DATA SUMMARY

for

CASHIERS EAST VILLAGE

The Kessler Collection
Cashiers, North Carolina