

**TALLYWOOD
FINAL ADDRESSING EXHIBIT
SEPTEMBER 23, 2016**

**COMPLETE ADDRESS
FOR ALL BUILDINGS:**
[] RAEFORD ROAD
SUITE # [if applicable]
FAYETTEVILLE, NC 28303T

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1079.13'	109.71'	N79°23'05"E	109.66'	5°49'30"	54.90'
C2	30.00'	50.45'	S49°31'36"E	44.71'	96°21'09"	33.53'
C3	1488.84'	97.90'	N9°35'12"W	97.88'	3°46'03"	48.97'
C4	1488.84'	29.86'	N12°02'42"W	29.86'	1°08'57"	14.93'
C5	70.00'	108.85'	N31°55'41"E	98.21'	89°05'42"	68.90'

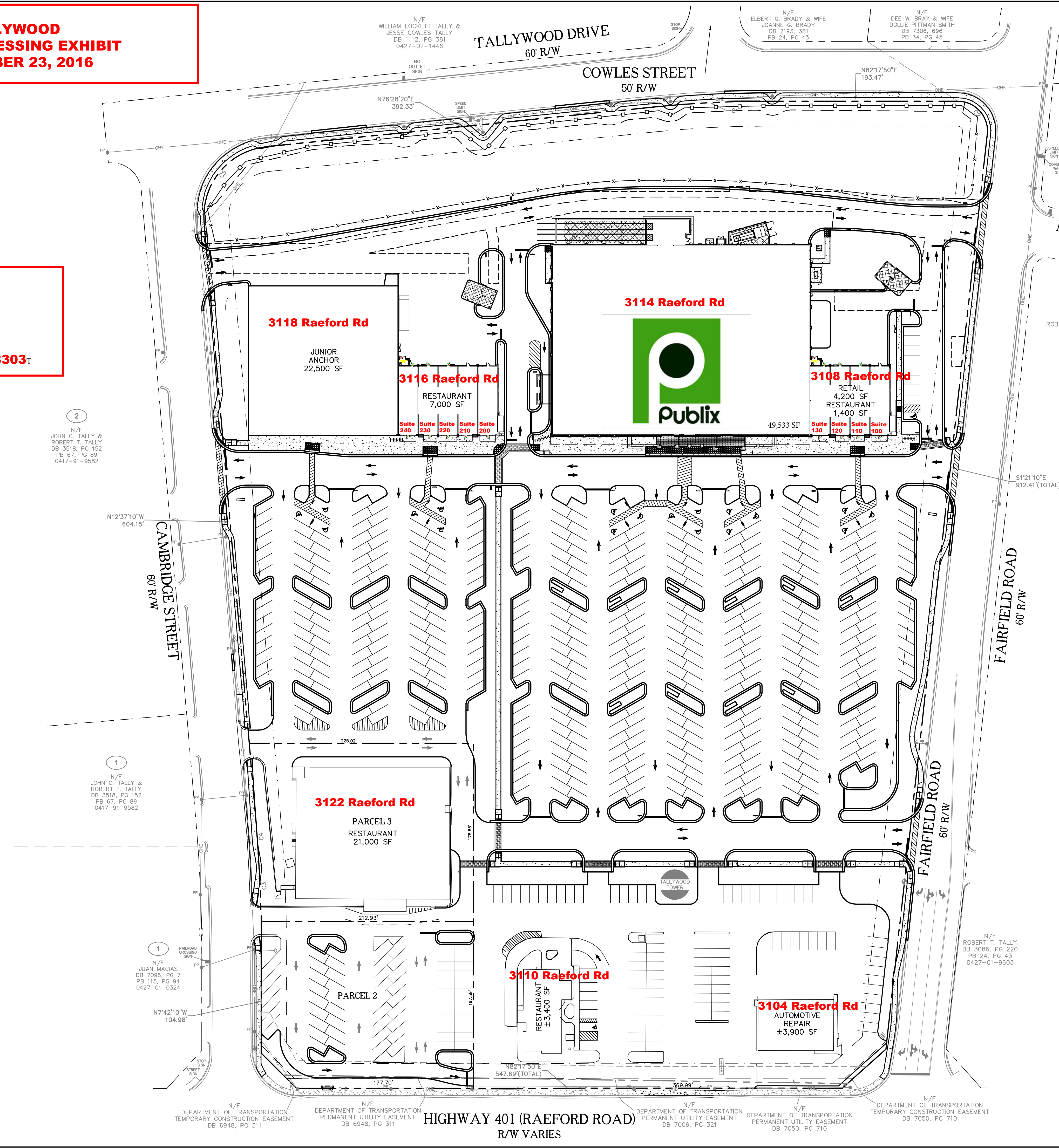
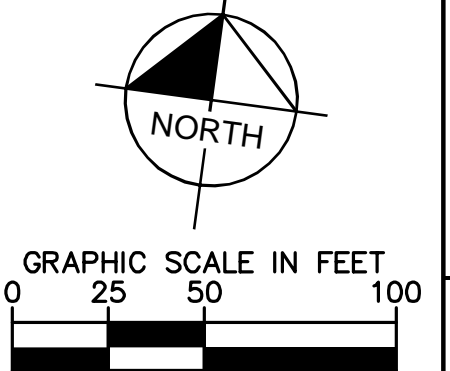
LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE
- DECORATIVE STAMPED CROSSWALK PAVING
- EXPOSED AGGREGATE DETECTABLE WARNING SURFACE

SITE DATA		
PROPERTY INFORMATION		
EXISTING ZONING:	CC	
EXISTING USE:	SHOPPING CENTER	
TOTAL SITE AREA:	15.62 ACRES (680,407 SF)	
PARCEL 1-	13.93 ACRES (606,791 SF)	
PARCEL 2-	0.80 ACRES (34,848 SF)	
PARCEL 3-	0.89 ACRES (38,768 SF)	
PROPERTY SETBACKS:	FRONT = 25' SIDE = 3' REAR = 3'	
PROJECT DATA		
PROPOSED USE:	SHOPPING CENTER	
PIN#	0427-01-4833	
PROPOSED # OF BUILDINGS:	6 (91,933 GSF) 1 (±21,000 GSF)	
BUILDING LOT COVERAGE:	PARCEL 1- 15.2% (91,933 SF/606,791 SF) PARCELS 2&3- 28.5% (21,000 SF/73,616 SF)	
PARKING:	REQUIRED	PROVIDED
PARCEL 1- GROCERY STORE-(1/250 SF) RETAIL-(1/300 SF) RESTAURANT-(1/125 SF) AUTOMOBILE SERVICE-(1/300 SF)	(49,533 SF/250)=198 (26,700 SF/300)=89 (11,800 SF/125)=95 (3,900 SF/300)=13 TOTAL REQUIRED=396	532 SPACES
PARCELS 2&3- RESTAURANT-(1 PER EVERY 4 SEATS)	(180 SEATS/4)=45	66 SPACES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF FAYETTEVILLE, PWC AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

- EXISTING CONDITIONS NOTE:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM SURVEY PROVIDED BY 4D SITE SOLUTIONS AND DATED MAY 09, 2016.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720042700J DATED JANUARY 5, 2007.



Plotted By: Bill, J. Sheet Set: TALLYWOOD SHOPPING CENTER - Layout.C2.2 - OVERALL PHASING PLAN - September 15, 2016 03:55:56pm K:\RED - LDEV\017437000 - Publix - Fayetteville Planning Phase V5 - CAD - File\PlanSheets\C2.2 - OVERALL PHASING PLAN.dwg
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 NC CERTIFICATE OF AUTHORIZATION: F-0102

OVERALL PHASING PLAN

TALLYWOOD SHOPPING CENTER DEVELOPMENT
 PREPARED FOR
 WELCOR HARRIS DEVELOPMENT SERVICES, LLC.
 CITY OF FAYETTEVILLE NORTH CAROLINA

SHEET NUMBER
C2.2

NO.	REVISIONS	DATE	BY