



Development Agreement Application Form

433 Hay Street, Fayetteville, North Carolina 28301

Submittal Date: 8-14-18 Approval/Denial Date: _____

910-433-1612 Fax# 910-433-1776

Updated As of: 9-4-18

Notes:

1. Lands subject to a development agreement must include at least 25 buildable acres.
2. Development agreements apply to all successors in interest during the term of the agreement.
3. Development agreements may include detailed phasing plans to facilitate coordination with the City's capital improvement planning.

1. General Project Information

Project Address:	<u>ELLIOT BRIDGE RD + US 401</u>		
Tax Parcel Identification Number:	<u>SEE EXHIBIT B</u>	☒ EXHIBIT B is the Proposed Annexation Map prepared by City.	
Total site size (in acres):	<u>253 +/-</u>	Acres of developable land subject to agreement:	<u>253 +/-</u>
Anticipated agreement start date (mo/yr):	<u>9/18</u>	Anticipated agreement completion date (mo/yr)	<u>9/38</u>
Zoning district(s):	<u>MU/CZ</u>	Overlay zoning district(s):	<u>N/A</u>
Please identify any additional development applications to be submitted:	<u>N/A</u>		

2. Development Agreement Description

A) Provide a written description of the proposed development and why a development agreement is being requested. Include a description of all development agreements required by the UDO and the North Carolina General Statutes (attach additional sheets as necessary).

DEVELOPER REQUESTS AGREEMENT BECAUSE OF THE SCALE, DURATION, AND PRIVATE CAPITAL COMMITMENT IN ORDER TO ASSURE STABLE DEVELOPMENT STANDARDS

3. Draft Development Agreement

A) Please attach a paper and digital copy of the proposed development agreement.

B) Please attach a concept plan depicting the project subject to the development agreement.

C) Please attach a phasing schedule, if proposed.

4. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

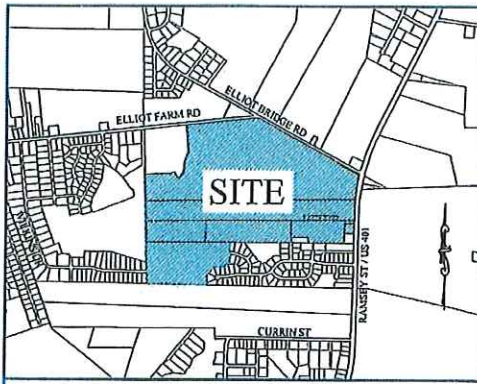
☒	Application fee
☒	A legal description of the property subject to the agreement and the names of its legal and equitable property owners <i>Revised 05</i>
☒	A development schedule, including commencement dates and interim completion dates at no greater than five year intervals <i>8-22-18</i>
☒	The development uses permitted on the property, including population densities and building types, intensities, placement on the site, and design
☒	A description of public facilities that will service the development, including who provides the facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development
☒	A description of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property, if appropriate
☒	A description of all local development permits approved or needed to be approved for the development of the land together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions
☒	A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens
☒	A description, where appropriate, of any provisions for the preservation and restoration of historic structures
☒	An indemnification and "hold harmless" clause whereby the developer/property owner holds the City and its agents harmless from liability for damages, injury, or death that may arise from the direct or indirect operations of the owner, developers, contractors, and subcontractors that relate to the project

Primary Point of Contact Information for the Pre-application Conference

Primary Point of Contact Name:	DOHN B. BROADWELL, JR.		
Mailing Address:	PO BOX 53587	Fax No.:	910 484 2036
Phone No.:	910 484 5193	Email:	DBBWELL@GMAIL.COM

Owner Contact Information

Owner Name:	BROADWELL LAND COMPANY		
Mailing Address:	PO BOX 53587	Fax No.:	910 484 2036
Phone No.:	910 484 5193	Email:	DBBWELL@GMAIL.COM
Signature:	<i>D. Broadwell, Jr.</i>	Date:	AUGUST 13, 2018



VICINITY MAP (N.T.S.)

ANNEXATION AREA

o EIP

Curve Table

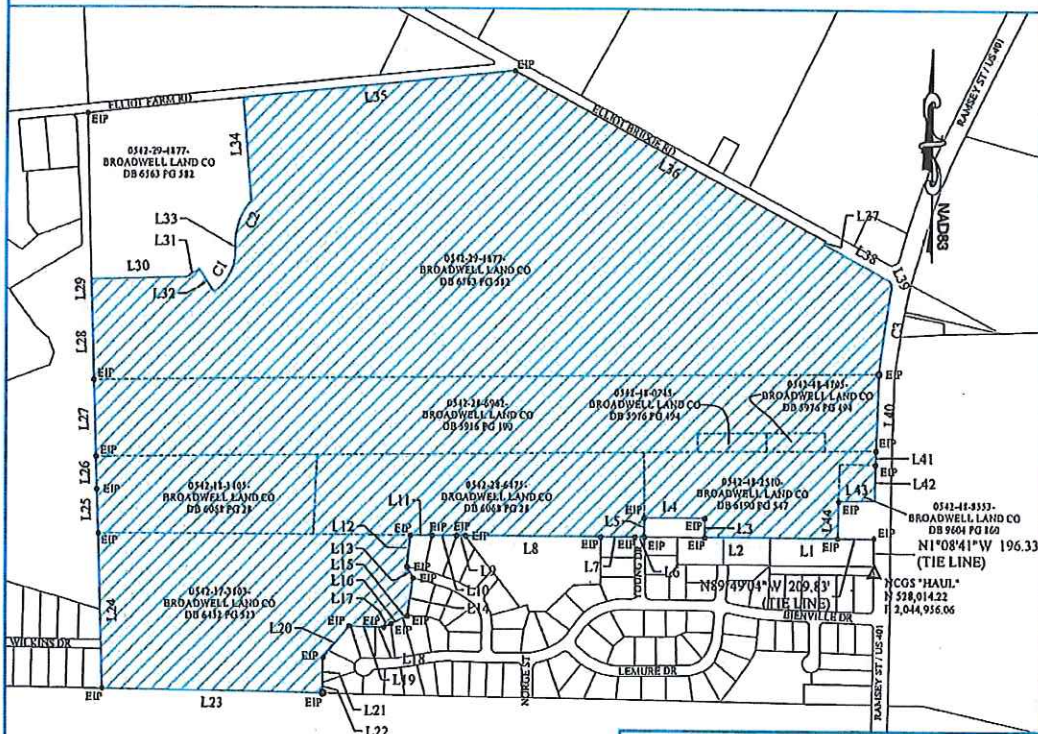
Curve #	Length	Radius	Chord Direction	Chord Length
C1	278.75	275.00	N27° 39' 06"E	266.97
C2	277.67	375.00	N19° 49' 30"E	271.37
C3	510.53	9875.69	S8° 06' 58"W	510.48

Parcel Line Table

Line #	Length	Direction
L1	390.16	N89° 52' 50"W
L2	378.64	N89° 58' 57"W
L3	109.89	N0° 08' 15"E
L4	349.73	N89° 53' 12"W
L5	109.81	S0° 07' 40"W
L6	60.12	S89° 57' 40"W
L7	199.97	N89° 49' 32"W
L8	772.36	N89° 46' 52"W
L9	53.56	N89° 32' 42"W
L10	140.28	N89° 50' 05"W
L11	125.46	N89° 53' 00"W
L12	179.82	S6° 29' 52"W
L13	74.63	S28° 28' 48"E
L14	216.27	S8° 47' 01"W
L15	27.46	S63° 27' 20"W
L16	75.39	S63° 46' 53"W
L17	44.56	S63° 22' 49"W
L18	48.95	N87° 56' 48"W
L19	147.98	N88° 51' 18"W
L20	234.77	S40° 02' 17"W
L21	142.10	S0° 24' 34"W
L22	58.73	S0° 27' 42"W

Parcel Line Table

Line #	Length	Direction
L23	1279.58	N88° 58' 27"W
L24	882.75	N1° 40' 38"W
L25	252.13	N2° 10' 28"W
L26	185.61	N1° 18' 03"W
L27	439.39	N1° 46' 47"W
L28	444.30	N1° 38' 07"W
L29	127.89	N1° 38' 28"W
L30	550.01	N88° 36' 46"E
L31	85.39	N56° 41' 26"E
L32	157.36	S33° 18' 34"E
L33	32.86	N1° 23' 14"W
L34	588.61	N4° 56' 47"W
L35	1580.12	N84° 12' 14"E
L36	2040.86	S61° 48' 08"E
L37	22.00	S28° 11' 52"W
L38	434.60	S61° 48' 08"E
L39	31.19	S24° 39' 35"E
L40	438.94	S2° 05' 23"W
L41	79.98	S1° 15' 39"W
L42	203.37	S1° 24' 51"W
L43	210.19	S88° 27' 29"W
L44	209.83	S1° 21' 26"W



Fayetteville
North Carolina

CIVIL ENGINEERING DIVISION
433 HAY STREET
FAYETTEVILLE, NC 28301
(910) 433-1656

PROPOSED ANNEXATION
BROADWELL LAND CO PROPERTY
ELLIOT BRIDGE RD & US 401
± 263.32 ACRES

DATE 8/22/2018 DRAWN BY CSA
SCALE 1" = 800' CK'D BY CSA

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

EXHIBIT B

Revised
as of
8-22-18

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY (Revised as of 8/22/18)

Beginning at an existing iron pipe in the southeastern corner of Lot 1 as shown on that certain plat entitled "Recombination of Daniel T. Bowman & T. W. Huff" as recorded in Plat Book 110, Page 21 of the Cumberland County Registry and continuing thence North 89 degrees 49 minutes 04 seconds West 209.83 feet to the TRUE POINT AND PLACE OF BEGINNING and continuing thence North 89 degrees 52 minutes 50 seconds West 390.16 feet to a point, thence North 89 degrees 58 minutes 57 seconds West 378.64 feet to a point thence North 00 degrees 08 minutes 15 seconds East 109.89 feet to a point, thence North 89 degrees 53 minutes 12 seconds West 349.73 feet to a point, thence South 00 degrees 07 minutes 40 seconds West 109.81 feet to a point, thence South 89 degrees 57 minutes 40 seconds West 60.12 feet to a point, thence North 89 degrees 49 minutes 32 seconds West 199.97 feet to a point, thence North 89 degrees 46 minutes 52 seconds West 772.36 feet to a point, thence North 89 degrees 32 minutes 42 seconds West 53.56 feet to a point, thence North 89 degrees 50 minutes 05 seconds West 140.28 feet to a point, thence North 89 degrees 53 minutes 00 seconds West 125.46 feet to a point, thence South 06 degrees 29 minutes 52 seconds West 179.82 feet to a point, thence South 28 degrees 28 minutes 48 seconds East 74.63 feet to a point, thence South 08 degrees 47 minutes 01 seconds West 216.27 feet to a point, thence South 63 degrees 27 minutes 20 seconds West 27.46 feet to a point, thence South 63 degrees 46 minutes 53 seconds West 75.39 feet to a point, thence South 63 degrees 22 minutes 49 seconds West 44.56 feet to a point, thence North 87 degrees 56 minutes 48 seconds West 48.95 feet to a point, thence North 88 degrees 51 minutes 18 seconds West 147.98 feet to a point, thence South 40 degrees 02 minutes 17 seconds West 234.77 feet to a point, thence South 00 degrees 24 minutes 34 seconds West 142.10 feet to a point, thence South 00 degrees 27 minutes 42 seconds West 58.73 feet to a point, thence North 88 degrees 58 minutes 27 seconds West 1279.58 feet to a point, thence North 01 degrees 40 minutes 38 seconds West 882.75 feet to a point, thence North 02 degrees 10 minutes 28 seconds West 252.13 feet to a point, thence North 01 degrees 18 minutes 03 seconds West 185.61 feet to a point, thence North 01 degrees 46 minutes 47 seconds West 439.39 feet to a point, thence North 01 degrees 38 minutes 07 seconds West 444.30 feet to a point, thence North 01 degrees 38 minutes 28 seconds West 127.89 feet to a point, thence North 88 degrees 36 minutes 46 seconds East 550.01 feet to a point, thence North 56 degrees 41 minutes 26 seconds East 85.39 feet to a point, thence South 33 degrees 18 minutes 34 seconds East 157.36 feet to a point in a curve to the Left having a radius of 275.00 and an arc length of 278.75 with a chord bearing and distance of North 27 degrees 39 minutes 06 seconds East 266.97 feet to a point, thence North 01 degrees 23 minutes 14 seconds West 32.86 feet and thence with a curve to the Right having a radius of 375.00 and an arc length of 277.67 with a chord bearing and distance of North 19 degrees 49 minutes 30 seconds East 271.37 feet to a point, thence North 04 degrees 56 minutes 47 seconds West 588.61 feet to a point in the southern right of way margin of Elliot Farm Road and continuing thence North 84 degrees 12 minutes 14 seconds East 1580.12 feet to an existing iron pipe in the western margin of Elliot Bridge Road and continuing with said right of way margin South 61 degrees 48 minutes 08 seconds East 2040.86 feet to a point and continuing thence South 28 degrees 11 minutes 52 seconds West 22 feet to a point thence South 61 degrees 48 minutes 08 seconds East 434.60 feet to a point, thence South 24 degrees 39 minutes 35 seconds East 31.19 feet to a point in the western right of way margin of Ramsey Street and continuing along said margin of Ramsey Street with a curve to the left having a radius of 9875.69 with an arc length of 510.53 and a chord bearing and distance of South 08 degrees 06 minutes 58 seconds West 510.48 feet to an existing iron pipe, thence South 02 degrees 05 minutes 23 seconds West 438.94 feet to a point, thence

South 01 degrees 15 minutes 39 seconds West 79.98 feet to a point, thence South 01 degree 24 minutes 51 seconds West 203.37 feet to a point, continuing thence leaving said Ramsey Street western right of way margin South 88 degrees 27 minutes 29 seconds West 210.19 feet to a point, thence South 01 degrees 21 minutes 26 seconds West 209.83 feet to the TRUE POINT AND PLACE OF BEGINNING, and containing approximately 253.32 acres more or less.