

DEVELOPER
SUBMITTED
12/20/21
TET, D.

Transportation Conditions (Proposed 12/20/2021)

C. Transportation Conditions.

1. Right-of-way Dedication

- a) Samet Drive Extension: Provided that City constructs Same Drive Extension, the property owner shall dedicate sufficient right-of-way from land that it owns or controls to achieve 10 feet of right-of-way from the back of curb on each side of the proposed Samet Drive Extension in accordance with a separate Dedication Agreement between the City and the owner. The right-of-way shall be enough to include all necessary lane configurations at intersections and to accommodate sidewalks and planting strips on both sides of Samet Drive Extension.
- b) West Wendover Avenue: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.
- c) Penny Road: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.

2. Access

- a) West Wendover Avenue: The project shall have three points of access to West Wendover Avenue (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (Samet Drive Extension, not constructed by the owner)
 - ii. One right-in/right-out between Penny Road and Samet Drive Extension (Site Access 1, constructed by the owner).
 - iii. One right-in/right-out with a left-over on westbound Wendover Avenue across from Brian Jordan Place (Site Access 2, constructed by the owner).
- b) Penny Road: The project shall have two points of access to Penny Road (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (existing Samet Drive, not constructed by the owner)
 - ii. One right-in/right-out across from the Walmart Neighborhood Market Driveway (Site Access 3, constructed by the owner).
- c) Samet Drive Extension: The Project shall have five points of full access to Samet Drive Extension, substantially as depicted on Exhibit B of the TIA. The exact location and design of these access points will be determined during the plan submittal process and is not a requirement of the owner.

3. Improvements:

- a) West Wendover Avenue and Site Access 1 – As described in Table B and Exhibit B of the TIA, right-in/right-out.
 - i. The owner shall construct an east bound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.

b) West Wendover Avenue and Site Access 2 – As described in Table B and Exhibit B of the TIA, right-in/right-out with a left-over.

i. The owner shall construct an eastbound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.

ii. The owner shall construct a westbound left-over on West Wendover Avenue with 200 feet of storage and appropriate taper.

c) Penny Road and Site Access 3 – As described in Table B and Exhibit B of the TIA, right-in/right-out.

i. The owner shall construct a northbound right turn lane on Penny Road with 100 feet of storage and appropriate taper.

ii. The owner shall construct a minimum four (4) foot wide monolithic median island on Penny Road in front of Access 3. The design and length of this median will be determined by NCDOT during the plan submittal process.

4. Other Transportation Conditions: The City of High Point Transportation Department and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA. The owner's obligations under this ordinance are limited to conveying the land as described above and construction of improvements listed above in section 3.a through c of these conditions, further described as Site Accesses 1, 2, 3 in Table B and depicted on Exhibit B of the TIA. Design and construction of Samet Drive Extension are not obligations of the developer.