

City of Belmont Transportation Mitigation Agreement

Rev. 11/13/2023

Project InformationProject Name: Henry Chapel Single Family ResidentialProject Location: Henry Chapel Rd, Belmont, NC 28012Project Owner: ASF TAP NC II LLCProject Number: MDP2022.05**Applicant Information**Applicant Name: Turnstone Group LLC
C/O Jacquie RencurrellApplicant Telephone: 404.477.6805Applicant Address: 1170 Peachtree St NE,
Suite 1150, Atlanta, GA 30309Applicant Email: jrencurrell@turnstonegroup.com

The City of Belmont, with concurrence from the North Carolina Department of Transportation (NCDOT), and the applicant hereby agree that the information documented herein accurately and completely describes the development project and mitigation measures required to mitigate the site-specific impacts to the public transportation system. The applicant is responsible for the complete implementation of the mitigation measures as a condition of development.

Development InformationParcel Size: 275 acresDevelopment Size: 275 acres

Proposed development program (include the square footage of each use or the number and size of dwelling units proposed): 622 single-family homes.

Project Phasing and Anticipated Build-Out:Phase 1A – 127 homes (119 – 65'x135' Lots) (8 – 55'x135' Lots)Phase 1B – 119 homes (119 – 55'x130' Lots)Phase 2 – 203 homes (8 – 55'x135' Lots)Phase 3 – 173 homes (8 – 55'x135' Lots)**Site Access**

Inventory and description of ingress/egress of the site including number of driveways, their locations, distances between driveways and intersections, types of driveways (two-way, one-way, etc.), and traffic controls serving the driveways. Internal streets, parking lots, sidewalks and bicycle lanes, and designated loading/unloading areas should also be described, if needed. Attach a plan if necessary.

Phase 1A: Access 1 – full-movement (FM) connection to Henry Chapel Rd approx. 1500' east of NC 273Phase 1A: Access 2 – FM connection to Henry Chapel Rd approx. 1400' east of Access 1Phase 2: Access 3 – Extension of Timber Ridge Rd east of its current terminus to connect to Proposed Public Street "K" within and to the extent of existing publicly dedicated and accepted right-of-way.

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Mitigation Measures

Describe the location, nature, extent, and phasing of all transportation improvements required of the applicant by City staff and NCDOT to meet the mitigation improvements authorized by N.C. Gen. Stat. §§ 160A-307 and 160D-804 through phasing and ultimate build-out of the project. Attach additional pages if needed.

Location: Henry Chapel Rd and Access 1

Required Mitigation(s): Single southbound egress lane and single ingress lane with a 100' internal protected stem (IPS) along Access 1

Phasing: Phase 1A (prior to issuance of first certificate of occupancy)

Location: Henry Chapel Rd and Access 2

Required Mitigation(s): Single southbound egress lane and single ingress lane with a 100' IPS along Access 2

Phasing: Phase 1A (prior to issuance of first certificate of occupancy)

Location: Colonial Dr and Timber Ridge Rd/Access 3

Required Mitigation(s): Extension of Timber Ridge Rd east of its current terminus to connect to Proposed Public Street "K" within and to the extent of existing publicly dedicated and accepted right-of-way.

Phasing: Phase 2 (prior to issuance of first certificate of occupancy for Phase 2)

Deferred Mitigation and Bonding Requirements

The applicant must issue a bond or letter of credit in the name of the City of Belmont for the estimated cost of analysis and implementation for any deferred requirements. Attach additional pages if needed.

Required Mitigation(s): N/A

Location: _____

Date of Completion: _____ Bonded Amount: _____

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Agreement by All Parties

The undersigned agree that the final transportation mitigation measures described herein mitigate the site-specific impacts to the public transportation system for the development identified herein and the applicant is responsible for complete implementation of all transportation mitigation measures as a condition of development approval.

Agreed to this 13th day of November, 2023

APPLICANT

DocuSigned by:

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Todd M. Terwilliger

(Signature)

(Print Name)

CITY OF BELMONT STAFF

(Signature)

(Print Name)

Concurrence by the North Carolina Department of Transportation, Division 12, District 1 on this _____ day of _____, 20____.

NCDOT DISTRICT REPRESENTATIVE

(Signature)

(Print Name)