

# SOUTHPOINT—ROAD IMPROVEMENT PLAN-EXHIBIT A

## SOUTHPOINT ROAD IMPROVEMENT SCHEDULE

- Spine Road** (Right of Way and Access Easements to be dedicated in 2023)  
*Phase 1 projected 2024*
- US 278 intersection-Signal, approach and approximately 500' into site-SCCO begin in 2024. Access Point 1 eliminated
  - Access Point 2 installed by SCDDT 1-95 improvement plan (1-95 Widening)
  - Spine Road & John Smith Road-intersection improvements (Access Point 6) include widening and approximately 500' interior of site
  - Phase II projected 2024-2024 upon start-up commencement of named Large Retail Tenant*
  - Complete the internal link of the Spine Road and adjacent Pedestrian Trail (see exhibit)
  - Potential for Public/Private Partnership between COH and Developer

- US 278 & John Smith Road Intersection** (see REA Traffic Study dated 10/22)
- Traffic Signal projected 2024-2025*
- Warrant analysis application and approval, engineering, permitting, construction
  - DA Road improvements fees will be designated to off-set costs (estimate \$616,000)
  - Turn Lane Improvements projected 2024-2026*
  - Additional US 278 turn lanes onto John Smith per TIA
  - DA Road improvements fees will be designated to off-set costs (estimate \$200,000)
  - Widening and addition of Right Turn onto US 278-*Forma Homes obligation in 2023*

- Access 3 and 4** (projected 2025)
- Widening, approach and entrance to be installed by Developer simultaneous with the Building Permit and prior to Certificate of Occupancy
- Access 5** (projected 2023-2024)
- Widening, approach and entrance to be installed by the Developer of Southpoint East Residential Tract 1 simultaneous with the Building Permit and prior to Certificate of Occupancy

- Access 6, Spine Road and John Smith** (projected 2023-2024)
- Right of Way and Access Easements to be dedicated in 2023
  - Widening, approach and entrance of approximately 500' to be installed by the Developers of the respective parcels simultaneous with Building Permit and prior to Certificate of Occupancy

- Pine Arbor Road & John Smith Intersection-Access 7** (projected 2023-2024)
- Widening and addition of ROW along John Smith Road as needed-2023
  - Widening and addition of NB left turn on John Smith Road installed by the Developer of Southpoint East Residential Tracts 2 & 4 simultaneous with Building Permit and prior to Certificate of Occupancy
  - Developer to dedicate ROW and Access Easement in 2023 and Developer of Residential Tracts 2 & 4 to install approximately 500' interior of site

- Access 8** (projected 2026)
- Widening, approach and entrance to be installed by Developer simultaneous with the Building Permit and prior to Certificate of Occupancy

