

Kimley»»Horn

June 26, 2014

Lee Bowman
Newland Communities
16 Windy Knoll Circle
Chapel Hill, NC 27516

Dear Mr. Bowman:

Per your request, we have reviewed the potential development scenario for Briar Chapel with a moderate amount of additional residential units, and the impact of this change on the traffic conditions for the development. In order to do this, we have calculated the trip generation potential for the development as a whole with the additional residential units and a likely commercial land use mix based on current and anticipated market conditions. This information was compared to the trip generation potential of the development currently approved for Briar Chapel and previously analyzed in the approved traffic impact analysis (TIA) by Kimley-Horn (June 2004). Attached is a table summarizing the trip generation scenario with the additional residential units, with a comparison to the trip generation of Briar Chapel as previously approved. Additional details on trip generation calculations are available upon request. Please note that the neighborhood references shown on the attachments were taken from the original Briar Chapel TIA for simplicity. The neighborhood nomenclature has changed with the latest Briar Chapel approvals. The Briar chapel site plan from the original TIA (with the original neighborhoods outlined) is included for reference.

Based on our review of the approved TIA and the likely development scenario proposed, it is our opinion that increasing the number of residential units in Briar Chapel from the currently approved 2,389 units to 2,500 units, and projecting a reasonable and likely array of commercial development at Briar Chapel, the existing TIA will continue to be a reasonable estimate of the traffic impact of the development, and would not require modification if the amount of commercial square footage actually implemented does not exceed 474,400 s.f. Our understanding is that the developer views it as unlikely to develop 2,500 residential units and more than 474,400 s.f. of commercial development (but no more than the approved 510,000 s.f.). However, if such a scenario should arise, we expect that the developer would be required to seek approval of a revised TIA from the North Carolina Department of Transportation.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Richard C. Adams, P.E.
Vice President



6-26-14

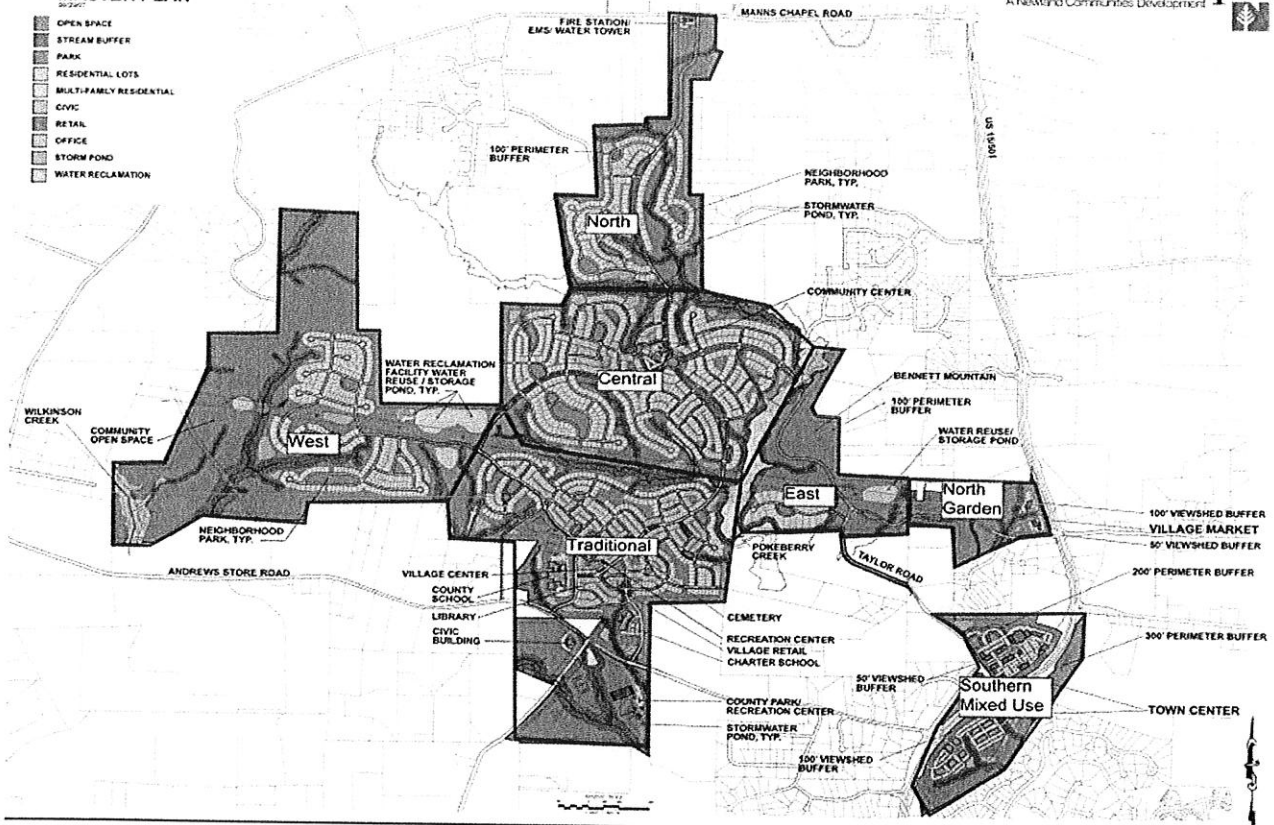
Briar Chapel

A Newland Communities Development



MASTER PLAN

- OPEN SPACE
- STREAM BUFFER
- PARK
- RESIDENTIAL LOTS
- MULTI-FAMILY RESIDENTIAL
- CIVIC
- RETAIL
- OFFICE
- STORM POND
- WATER RECLAMATION



Briar Chapel
Trip Generation Summary

Neighborhood	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
North Neighborhood							
Net New Traffic - Proposed Land Uses	2,389	156	37	119	234	148	86
Net New Traffic - From TIA*	2,057	161	39	122	210	132	78
Difference	332	-5	-2	-3	24	16	8
Central Neighborhood							
Net New Traffic - Proposed Land Uses	7,420	514	120	394	712	450	262
Net New Traffic - From TIA*	6,743	559	130	429	665	422	243
Difference	677	-45	-10	-35	47	28	19
West Neighborhood							
Net New Traffic - Proposed Land Uses	2,780	168	45	123	263	165	98
Net New Traffic - From TIA*	2,509	197	48	149	254	160	94
Difference	271	-29	-3	-26	9	5	4
East Neighborhood							
Net New Traffic - Proposed Land Uses	436	33	8	25	44	28	16
Net New Traffic - From TIA*	797	65	15	50	82	52	30
Difference	-361	-32	-7	-25	-38	-24	-14
Traditional Neighborhood							
Net New Traffic - Proposed Land Uses	8,929	1,360	684	676	758	439	319
Net New Traffic - From TIA*	9,742	1,329	622	707	870	510	360
Difference	-813	31	62	-31	-112	-71	-41
North Garden							
Net New Traffic - Proposed Land Uses	1,123	189	128	61	163	56	107
Net New Traffic - From TIA*	1,484	312	150	162	95	43	52
Difference	-361	-123	-22	-101	68	13	55
Southern Mixed Use Village							
Net New Traffic - Proposed Land Uses	9,026	491	340	151	1,014	508	506
Net New Traffic - From TIA*	9,371	695	519	176	1,015	384	631
Difference	-345	-204	-179	-25	-1	124	-125
Total Project Generated Trips - Proposed Land Uses	32,103	2,911	1,362	1,549	3,188	1,794	1,394
Total Project Generated Trips - From TIA	32,703	3,317	1,523	1,794	3,192	1,704	1,488
Difference	-600	-406	-161	-245	-4	90	-94

* TIA trips generated using 7th Edition of ITE Trip Generation Manual (2003)