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Developer's Program

Existing Conditions

Surrounding Land Uses and Access: The 120 acre Obey Creek site is situated to the east of NC 15/501 and extends approximately 2,700 feet south from the Main Street entrance to Southern Village, almost to the southern end of Southern Park athletic fields at Dogwood Acres Drive. The site is also located in close proximity to the recently developed Park & Ride Lot adjacent to Mary Scroggs Elementary School. North and east of the property is the Town Fire Station and several established homes and smaller neighborhoods accessed off of Old Lystra Road. No other land uses adjoin the property.

Site Conditions: Wilson Creek, the most notable physical feature bisecting the property meanders northward to join with Morgan Creek. Land on both sides of the creek is characterized by moderate to steep slopes (12% - 30%) within the stream buffers and adjacent to the alluvial zone. Areas planned for development are dominated by slopes ranging from 5% to 17%. Soils types that persist over much of the area include Appling sandy loam, Louisburg sandy loam and Wedowee sandy loam which pose only moderate constraints for development.

Vegetation includes a mixture of hardwoods and pines with younger growth pines throughout the area west of Wilson Creek. Larger hardwoods occur along the stream buffer and to the east of Wilson Creek. With the exception of several houses (vacant) and the abandoned quarry located east of Wilson Creek the site is undeveloped.

The Vision for Development

Obey Creek is envisioned to provide essential retail, services and housing into the future without the need to sprawl beyond the Town's Urban Services Boundary. By utilizing state of the art building concepts and alternative transportation programs, Obey Creek will seek to balance the economic, social and environmental needs of the community in a sustainable footprint. The opportunity to provide for future retail, office/ research and housing space in close proximity to the Town coupled with the existing infrastructure (Southern Park, Mary Scroggs Elementary School, CH Fire Station, CH Transit, Southern Park & Ride, etc.) makes Obey Creek optimally located.

The Conceptual Plan for Obey Creek proposes a mixed-use, transit oriented community designed to provide a lively, pedestrian and family friendly and sustainable living environment. An urban streetscape which consists of retail shops, offices, a possible hotel and residential units are planned for the western 35 acres (30% of the property) leaving the eastern 82 acres (70% of the property) undeveloped. The 82 acres is proposed to be dedicated to the Town for a Town park or other recreational facilities (i.e. putt-putt, etc.) and to remain predominately in its natural state. This concept protects the RCD and concentrates uses at a density that will support transit use. Obey Creek will be designed and developed to achieve a minimum Silver Level Certification as established by the Green Building Council. In addition Obey Creek will utilize state-of-the-art stormwater treatment technologies during and after construction. This insure that the water within Wilson Creek is as clean or cleaner upon completion as it is today. The design proposed will embrace concepts that will ensure that Obey Creek becomes a leading example of sustainable development and one that is worthy of the Chapel Hill address.

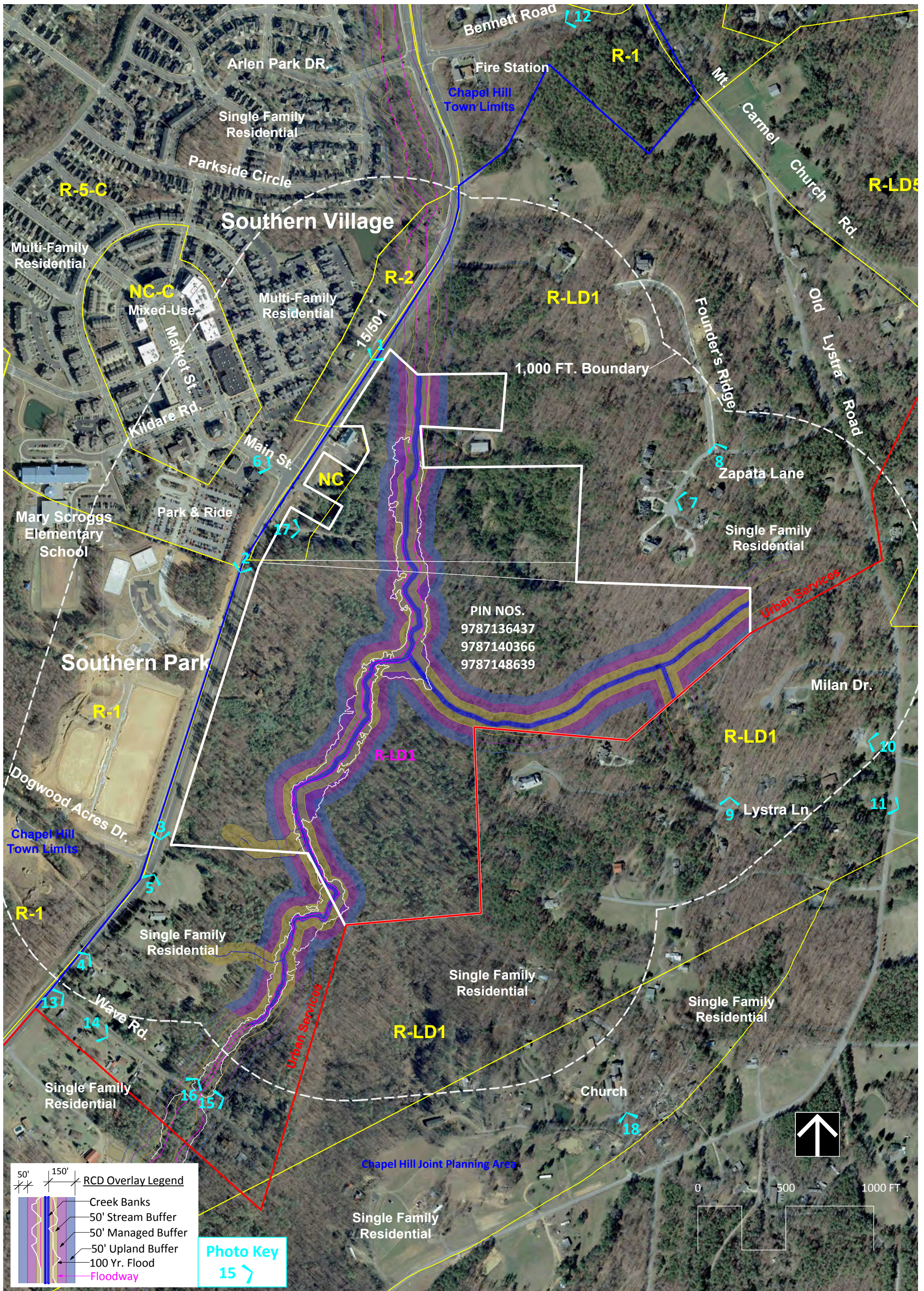
The entire development footprint is proposed to be clustered on the land area adjacent to 15/501. This strategy provides for more efficient delivery of urban services and allows for a more compact vertical development of uses while preserving the adjacent open space. Structured parking is planned to be stepped up the slope in order to create a central main street. This street is to become a multi-modal, public realm for shop fronts, sidewalks, and pedestrian plazas which serve as portals to the greenway and residential lane proposed along the eastern boundary.

A linear north-south greenway and park formed by this residential service lane and the adjacent green space will provide a more relaxed setting for strolling and gathering. The parks linear character enables easy access for all residents and visitors at numerous points along its length. Adjacent to this area proposed for a Town Park, pedestrian and bicycle connections across Wilson Creek are planned at key points. Additional Town Park facilities may be provided at the Town's discretion, however, the larger 82+ac park is envisioned to remain predominately in its natural state. A grade-separated crossing to Southern Village, the Southern Park and the Town's Park and Ride lot will provide connectivity across 15/501.

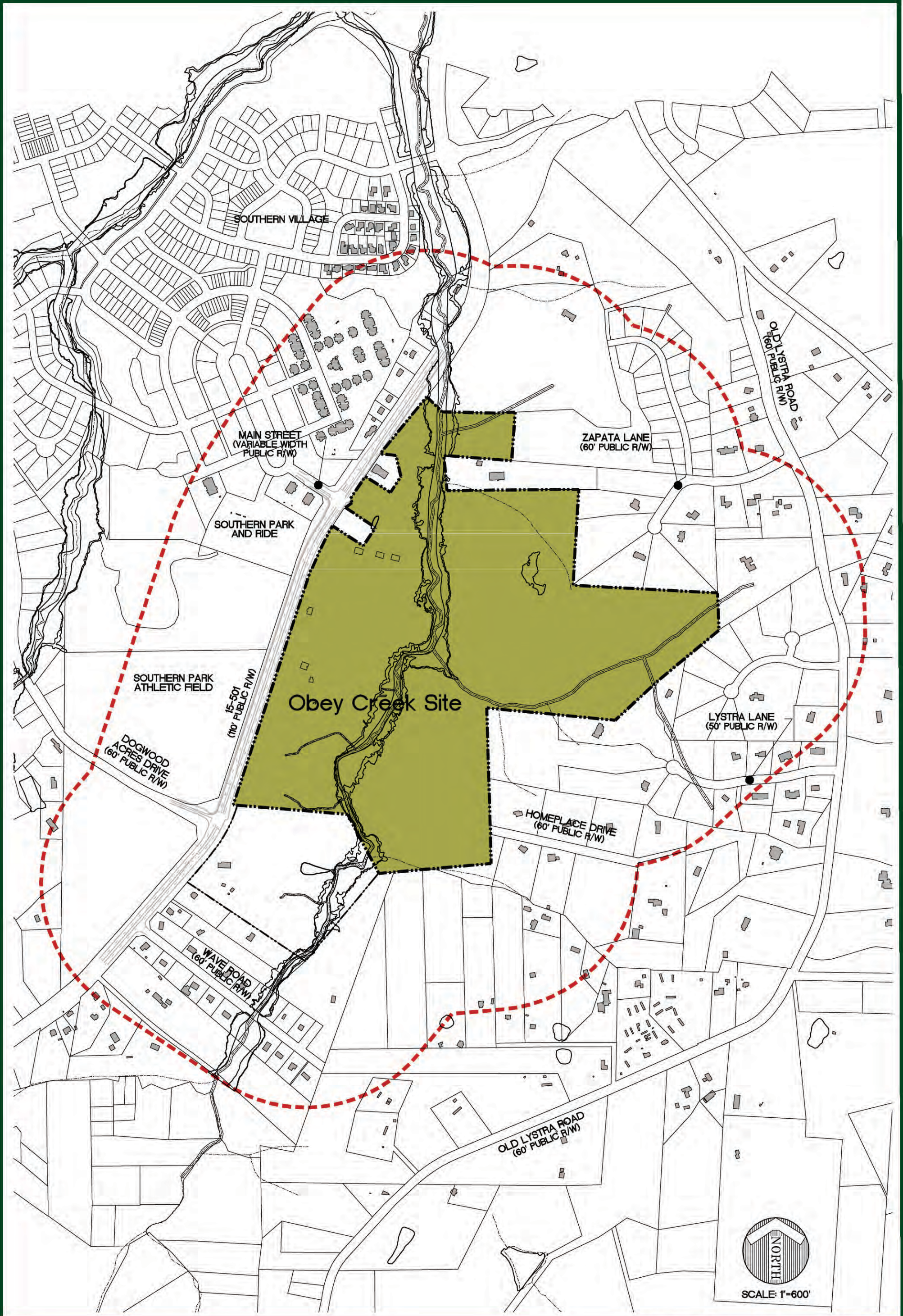
How these concepts and development strategies fulfill the Town's Design Guidelines and Comprehensive Plan Principals are described in more detail in the Statements of Compliance beginning on page 7.

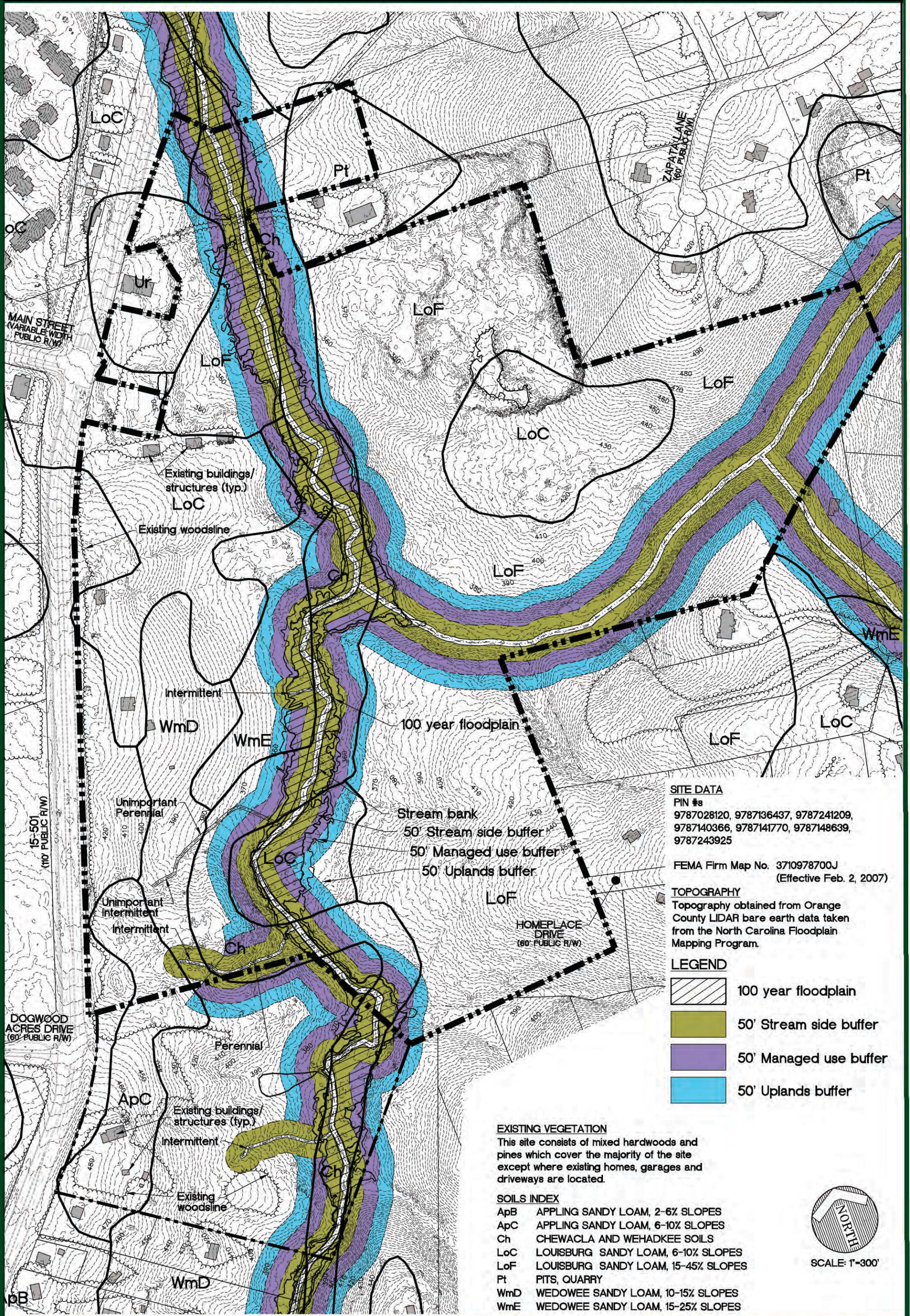
Proposed Land Uses:

| | |
|-----------------------------|---|
| Retail | 350,000 sf |
| Office-Commercial and Civic | 375,000 sf |
| Hotel | 100,000 sf (130 rooms) |
| Residential - Multi-Family | 600 du (For-Sale & For-Rent/Market Rate & Affordable) |



WS- This Site and the area bounded by Smith Level Road (west) and Cameron Ave (north) is within the Jordan Watershed Protection Area.



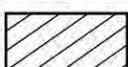





SITE DATA
 PIN #s
 9787028120, 9787136437, 9787241209,
 9787140366, 9787141770, 9787148639,
 9787243925

FEMA Firm Map No. 3710978700J
 (Effective Feb. 2, 2007)

TOPOGRAPHY
 Topography obtained from Orange
 County LIDAR bare earth data taken
 from the North Carolina Floodplain
 Mapping Program.

LEGEND

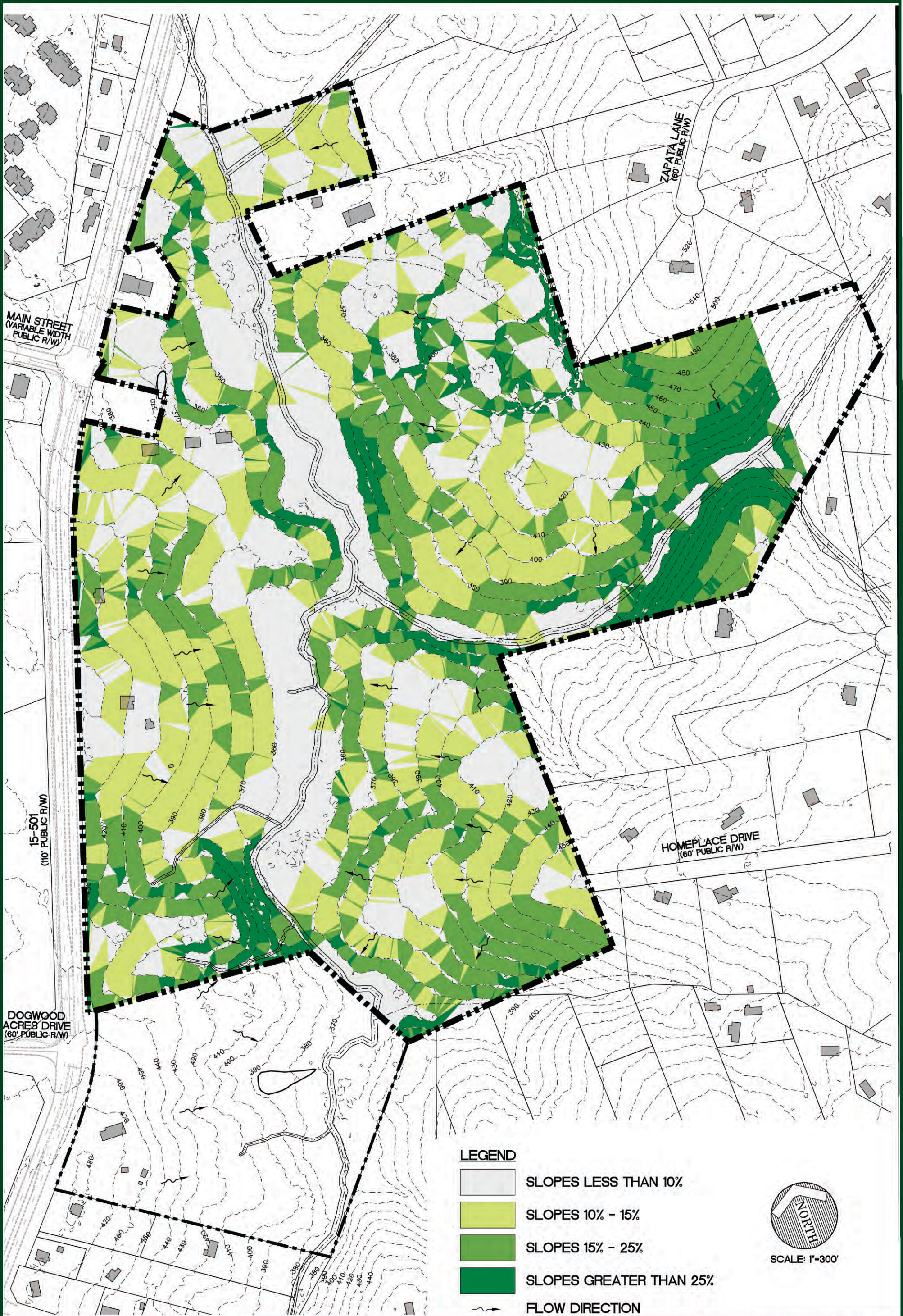
-  100 year floodplain
-  50' Stream side buffer
-  50' Managed use buffer
-  50' Uplands buffer

EXISTING VEGETATION
 This site consists of mixed hardwoods and
 pines which cover the majority of the site
 except where existing homes, garages and
 driveways are located.

SOILS INDEX

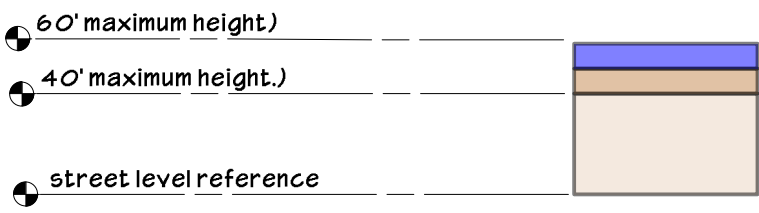
- ApB APPLING SANDY LOAM, 2-6% SLOPES
- ApC APPLING SANDY LOAM, 6-10% SLOPES
- Ch CHEWACLA AND WEHADKEE SOILS
- LoC LOUISBURG SANDY LOAM, 6-10% SLOPES
- LoF LOUISBURG SANDY LOAM, 15-45% SLOPES
- Pt PITS, QUARRY
- WmD WEDOWEE SANDY LOAM, 10-15% SLOPES
- WmE WEDOWEE SANDY LOAM, 15-25% SLOPES



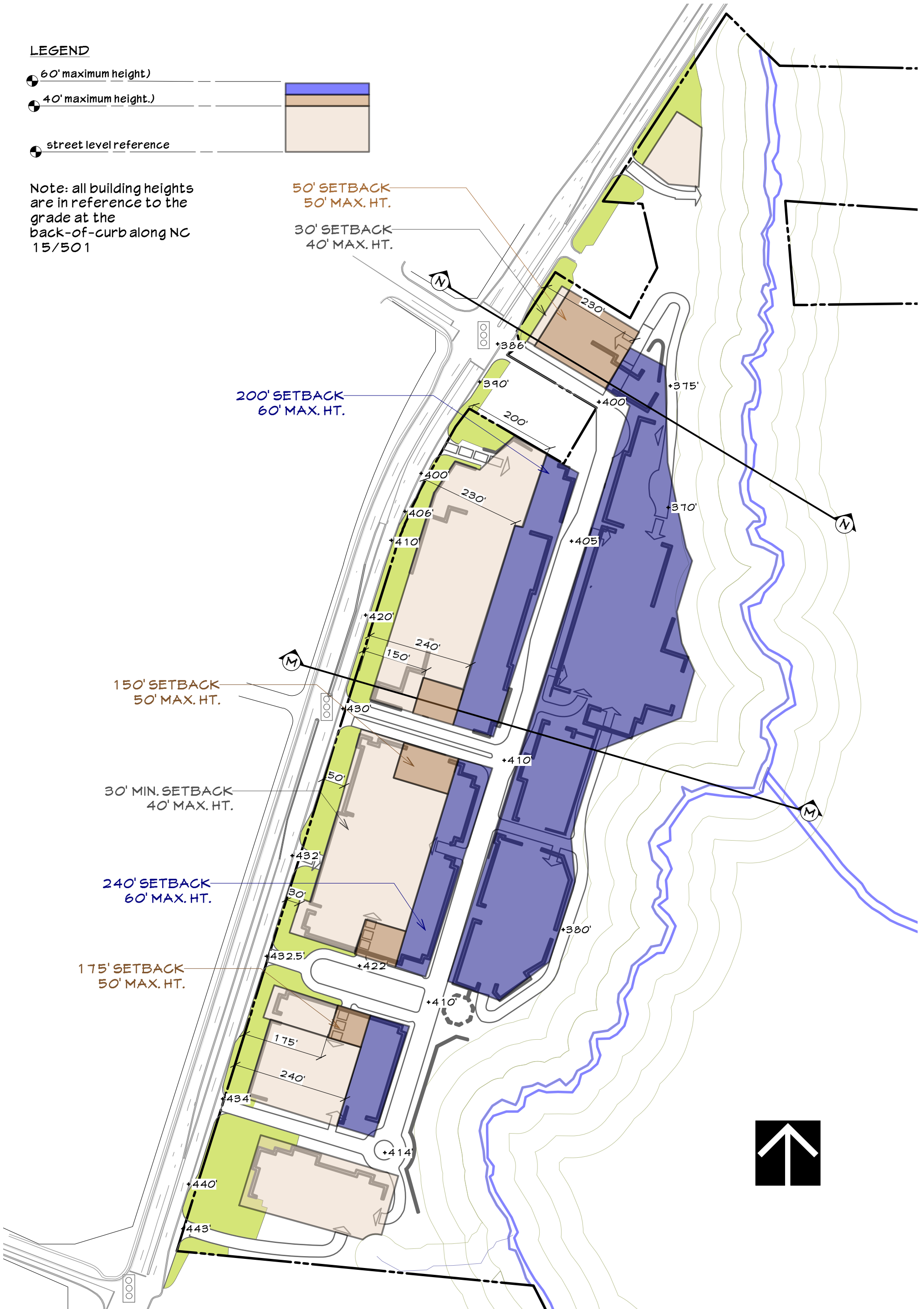


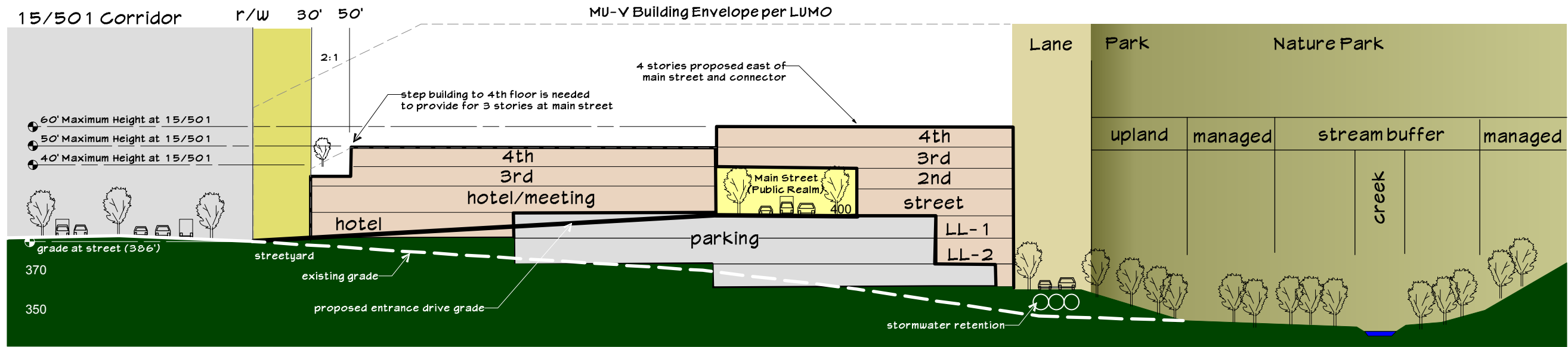


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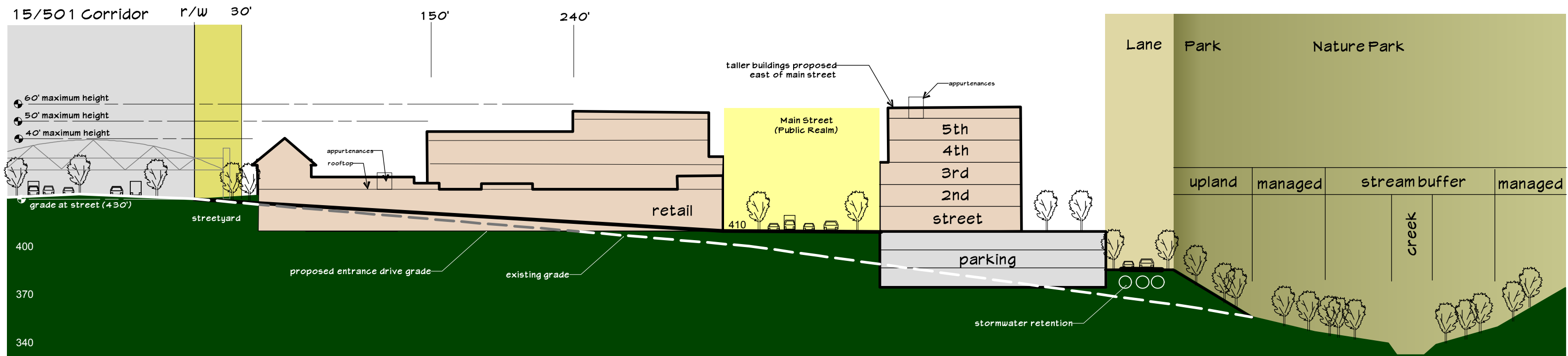


Note: all building heights are in reference to the grade at the back-of-curb along NC 15/501





North Entrance Section N-N



Note 2: Setbacks noted above are measured from the existing right-of-way or future back of curb which ever is most stringent.

Mid-Entrance Section M-M

7b

Obey Creek

Sections Through Site Looking North

July 17, 2012

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919.929.0660

Scott Murray Land Planning, Inc.
Landscape Architecture . LEED

The John R. McAdams Co. Inc.
Engineers . Planners . Surveyors . Environmental