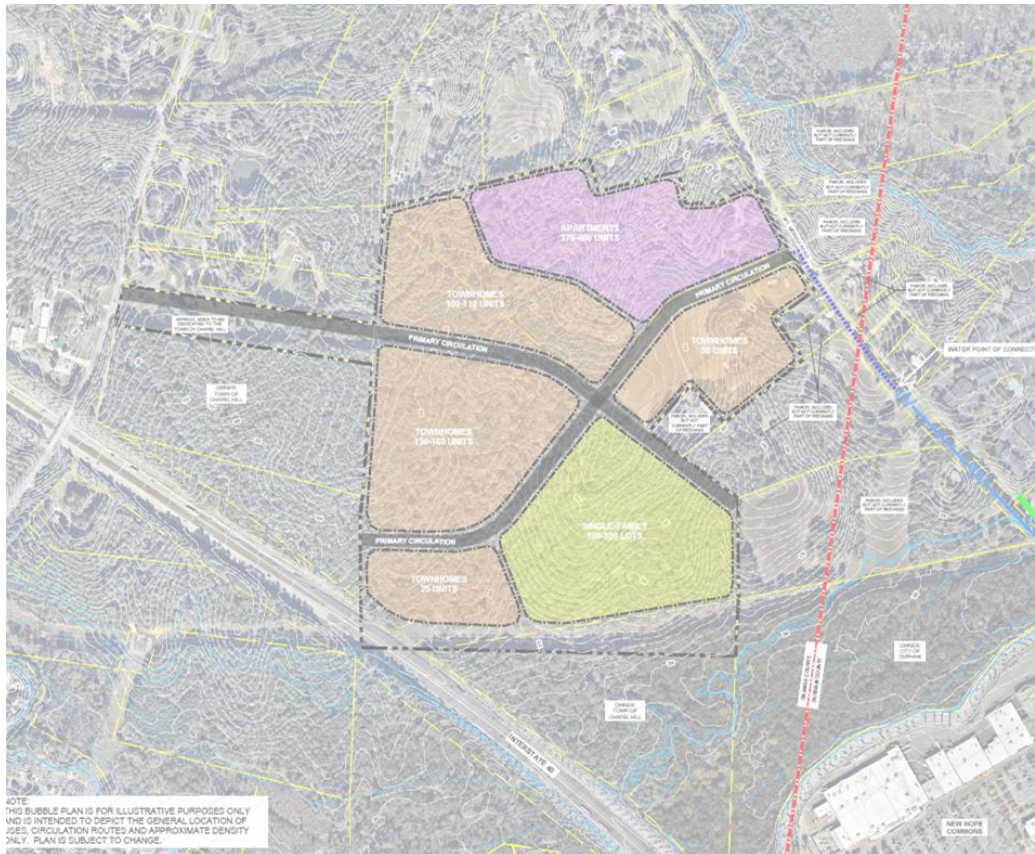


MORIAH RIDGE / Town Council Meeting April 26, 2023



DRAFT



M/I HOMES

MORRIAM

RIDGE

DRAFT



APARTMENTS
375-400 UNITS

TOWNHOMES
100-110 UNITS

PRIMARY CIRCULATION

TOWNHOMES
50 UNITS

PRIMARY CIRCULATION

TOWNHOMES
150-160 UNITS

PRIMARY CIRCULATION

SINGLE-FAMILY
100-120 LOTS

PRIMARY CIRCULATION

TOWNHOMES
25 UNITS

SPECIAL AREA TO BE EXCLUDED FROM THE TOWN OF CHAMPLAIN HILL

TOWN OF CHAMPLAIN HILL

PARCELS INCLUDED BUT NOT CURRENTLY PART OF RECORDS

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WATER POINT OF CONNECTION

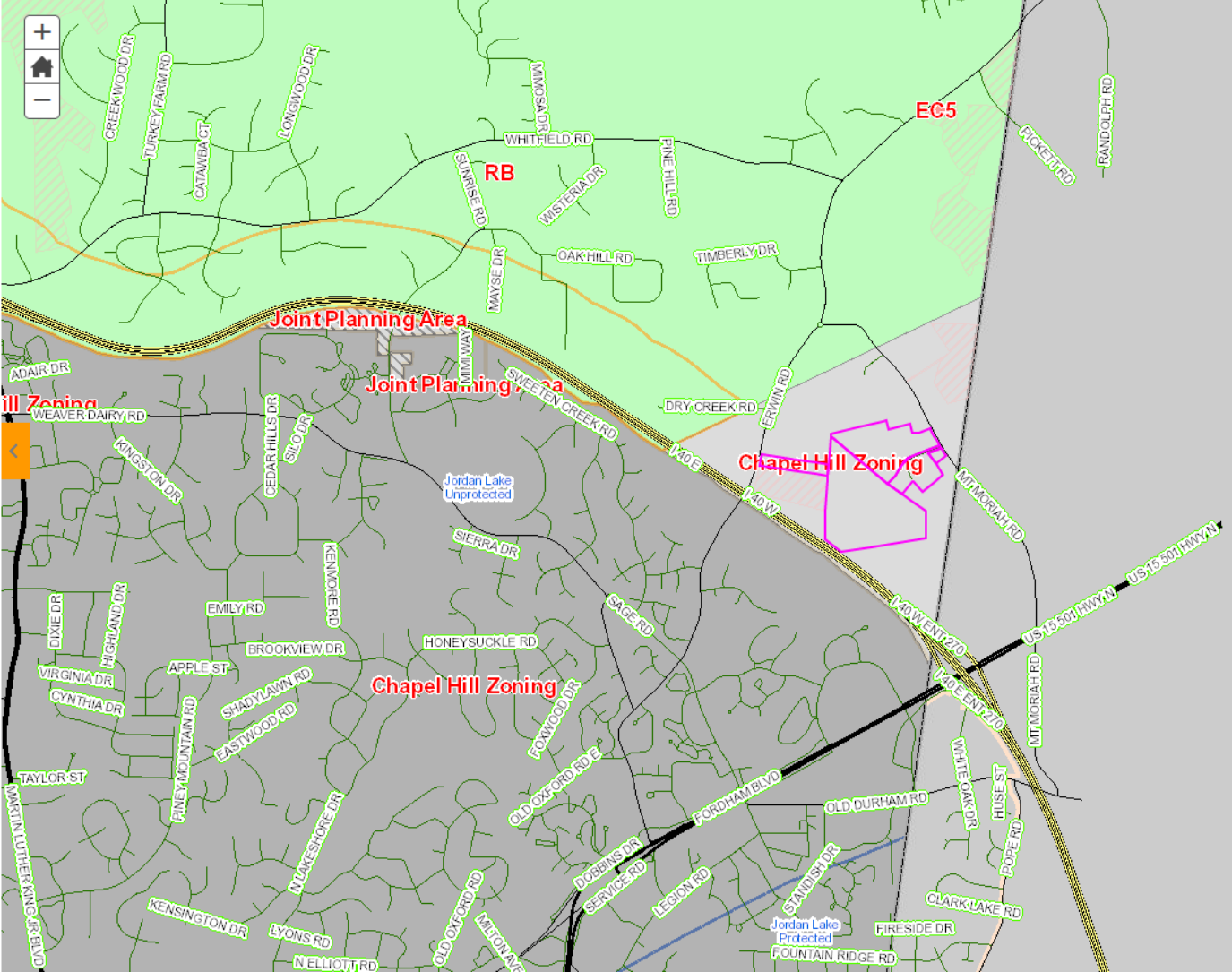
CHAMPLAIN CITY OF DUNHAM

CHAMPLAIN TOWN OF CHAMPLAIN HILL

ORANGE COUNTY
DUNHAM COUNTY

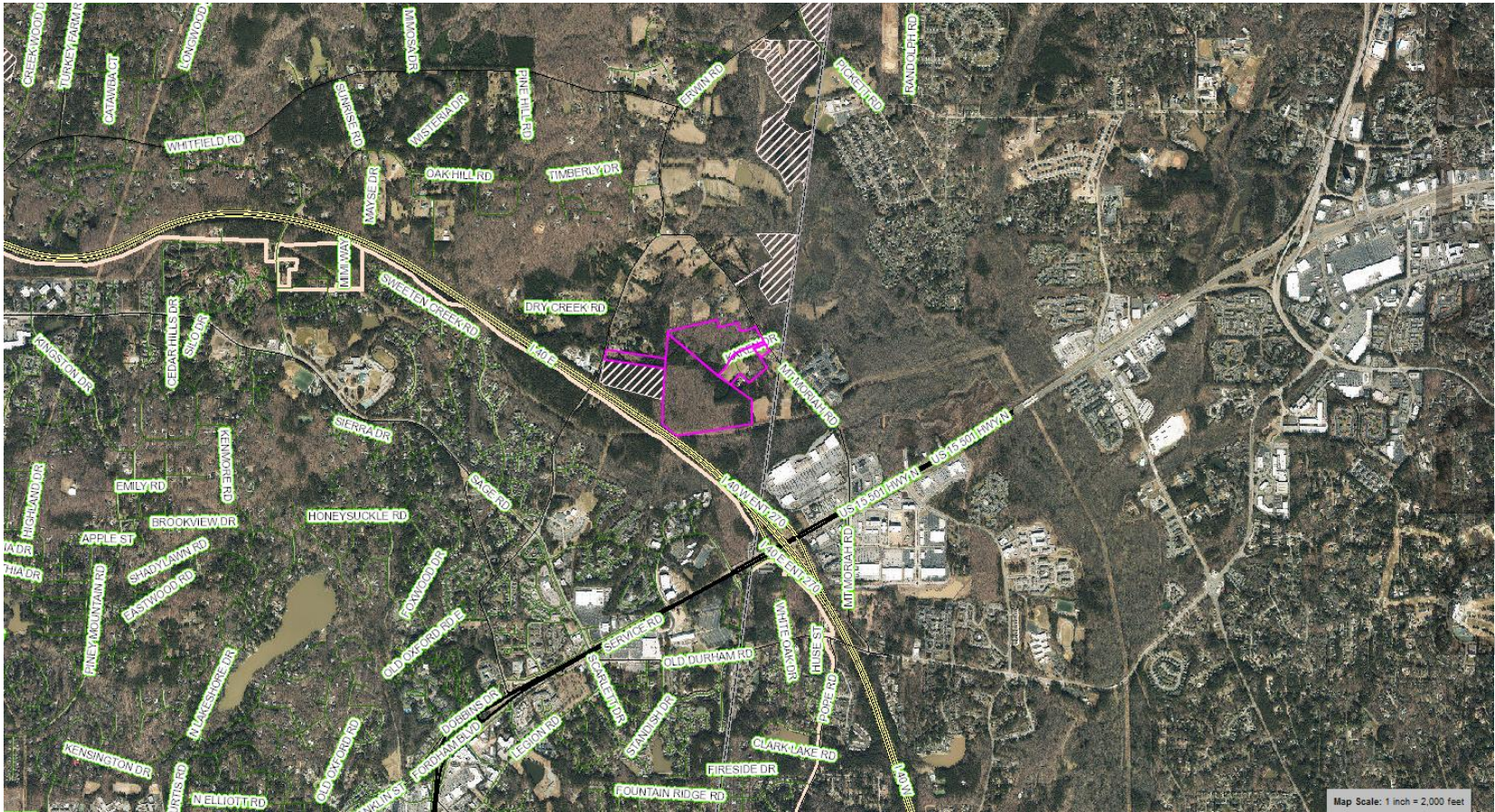
INTERSTATE 49

Town of Chapel Hill ETJ



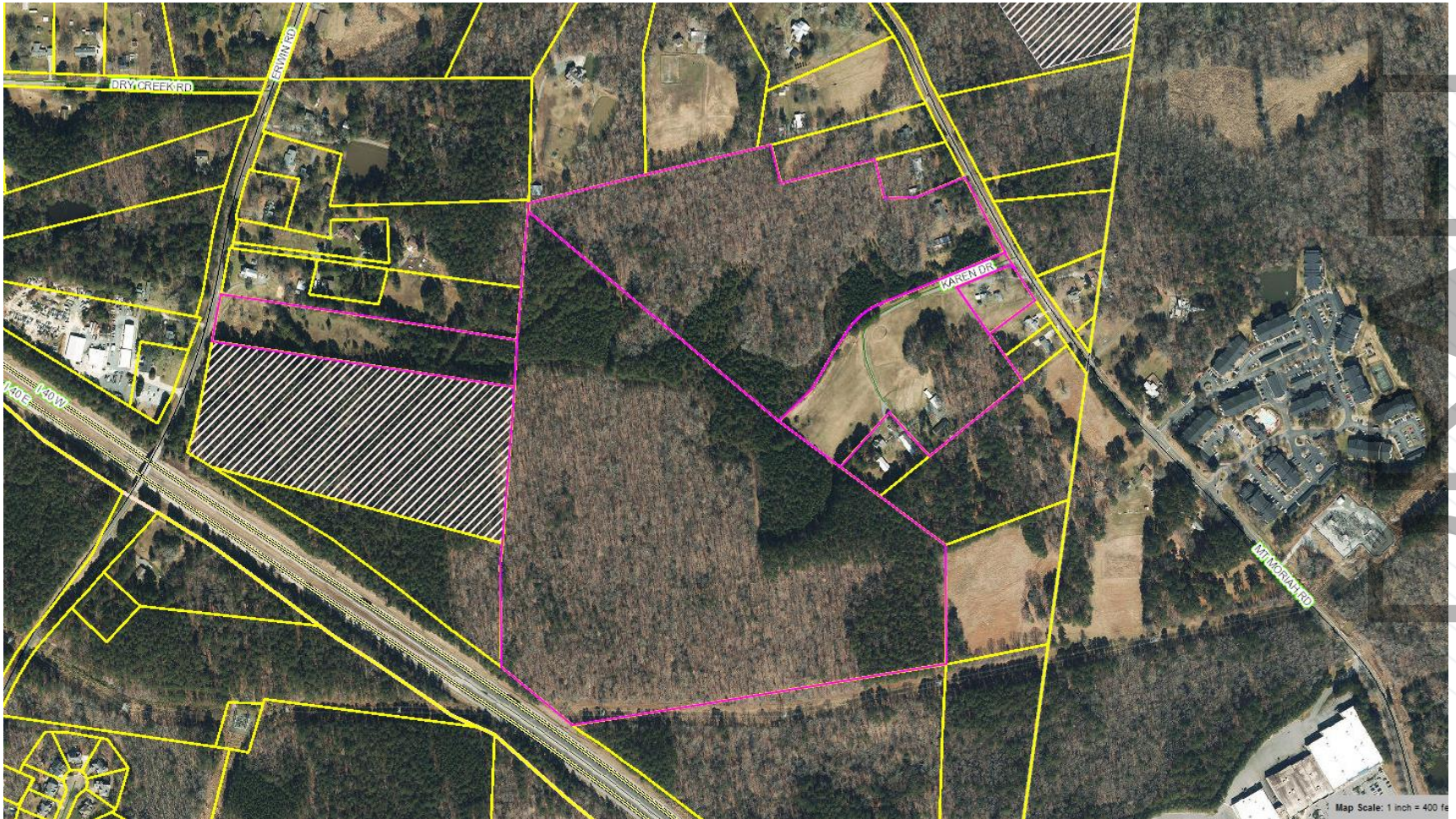
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Vicinity Map

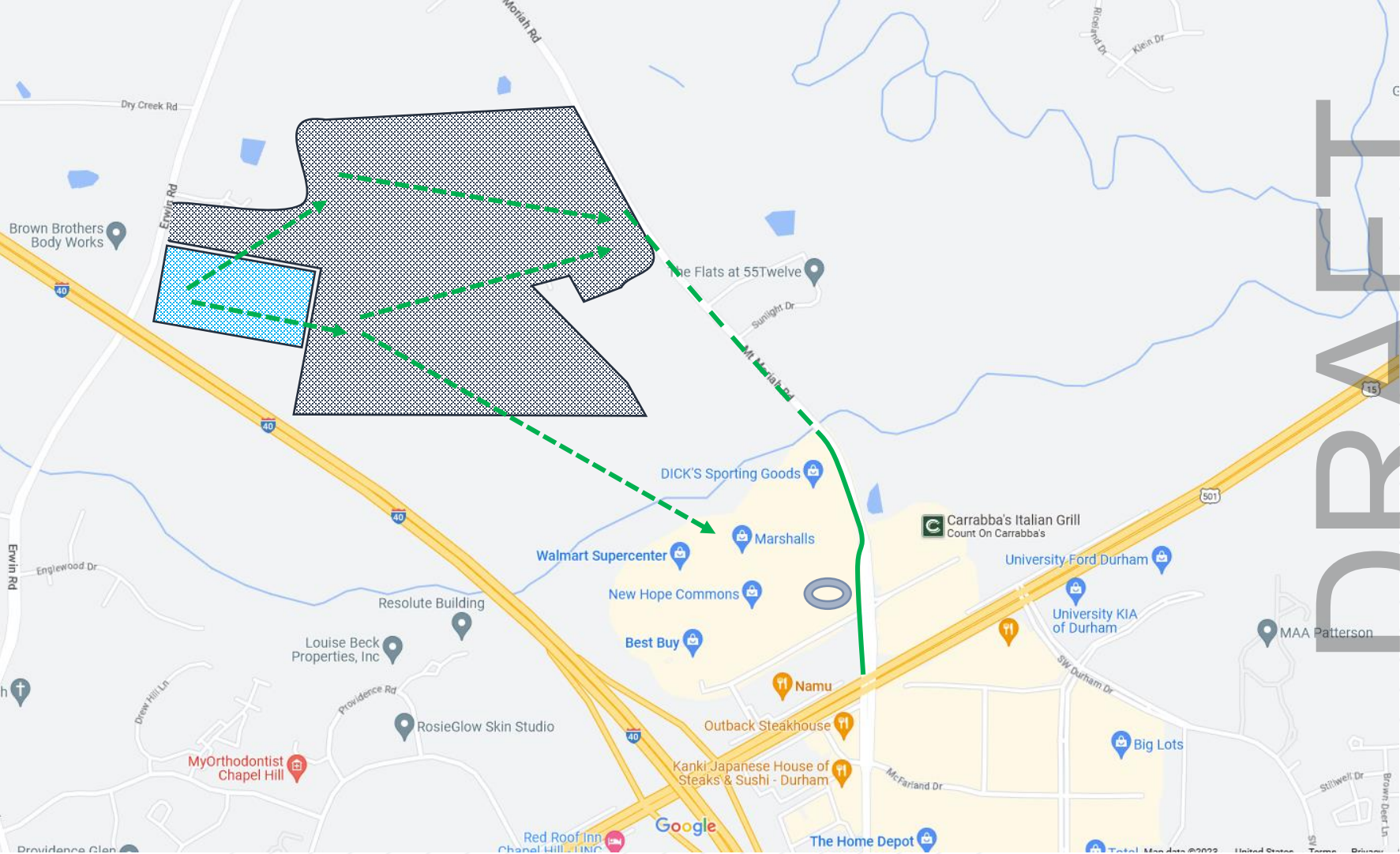


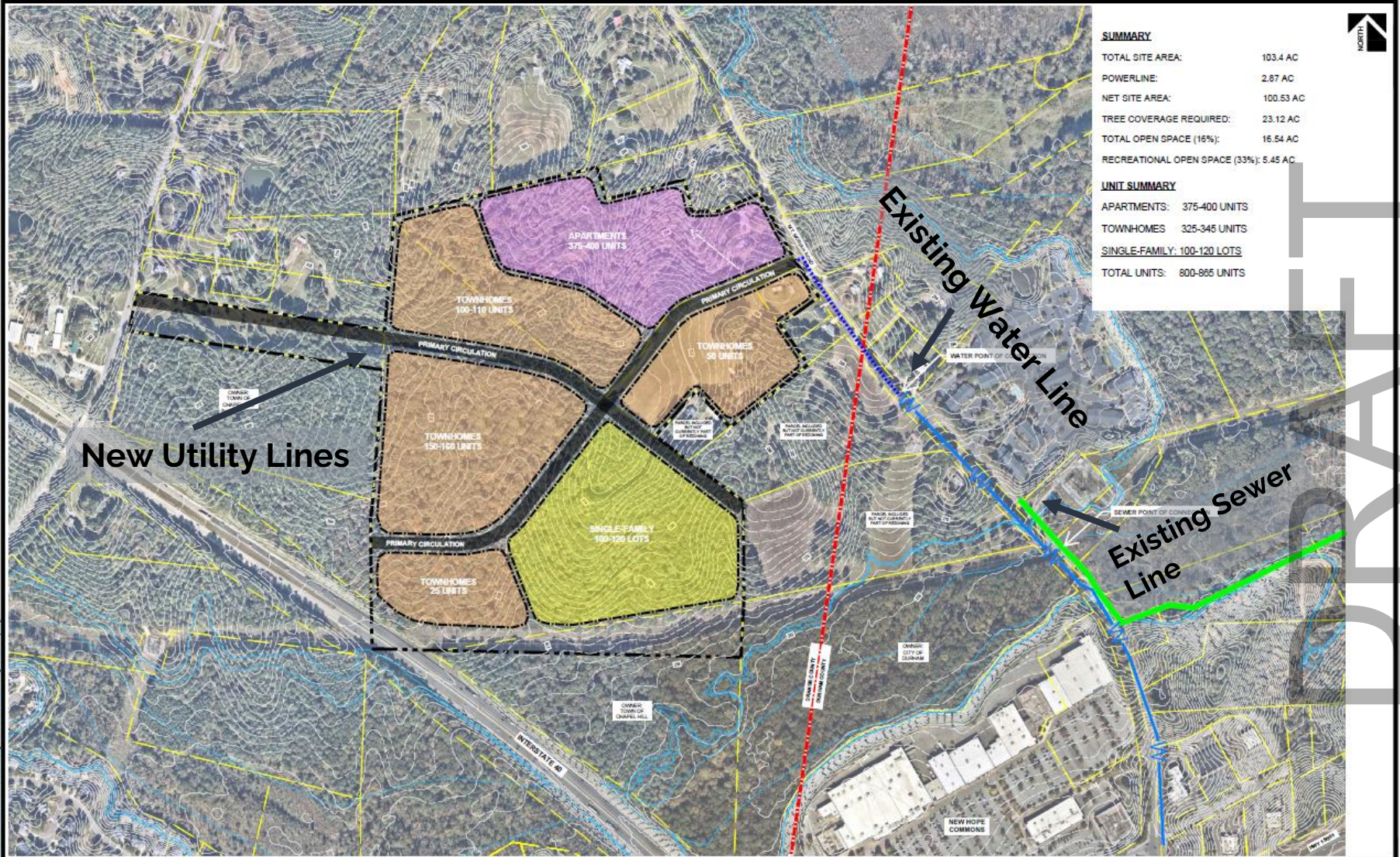
DRAFT

Primary Development Area



Connectivity





SUMMARY

TOTAL SITE AREA:	103.4 AC
POWERLINE:	2.67 AC
NET SITE AREA:	100.53 AC
TREE COVERAGE REQUIRED:	23.12 AC
TOTAL OPEN SPACE (16%):	16.54 AC
RECREATIONAL OPEN SPACE (33%):	5.45 AC

UNIT SUMMARY

APARTMENTS:	375-400 UNITS
TOWNHOMES:	325-345 UNITS
SINGLE-FAMILY:	100-120 LOTS
TOTAL UNITS:	800-865 UNITS



BGE 5440 WADE PARK BLVD, SUITE 102
 RALEIGH NC 27607
 www.bgeinc.com
 NC LICENSE #C-4397

MT. MORIAH ROAD PROPERTY

NOTE: PLAN IS ILLUSTRATIVE AND SUBJECT TO CHANGE

DATE: 3/07/2023

SCALE: 1" = 200'

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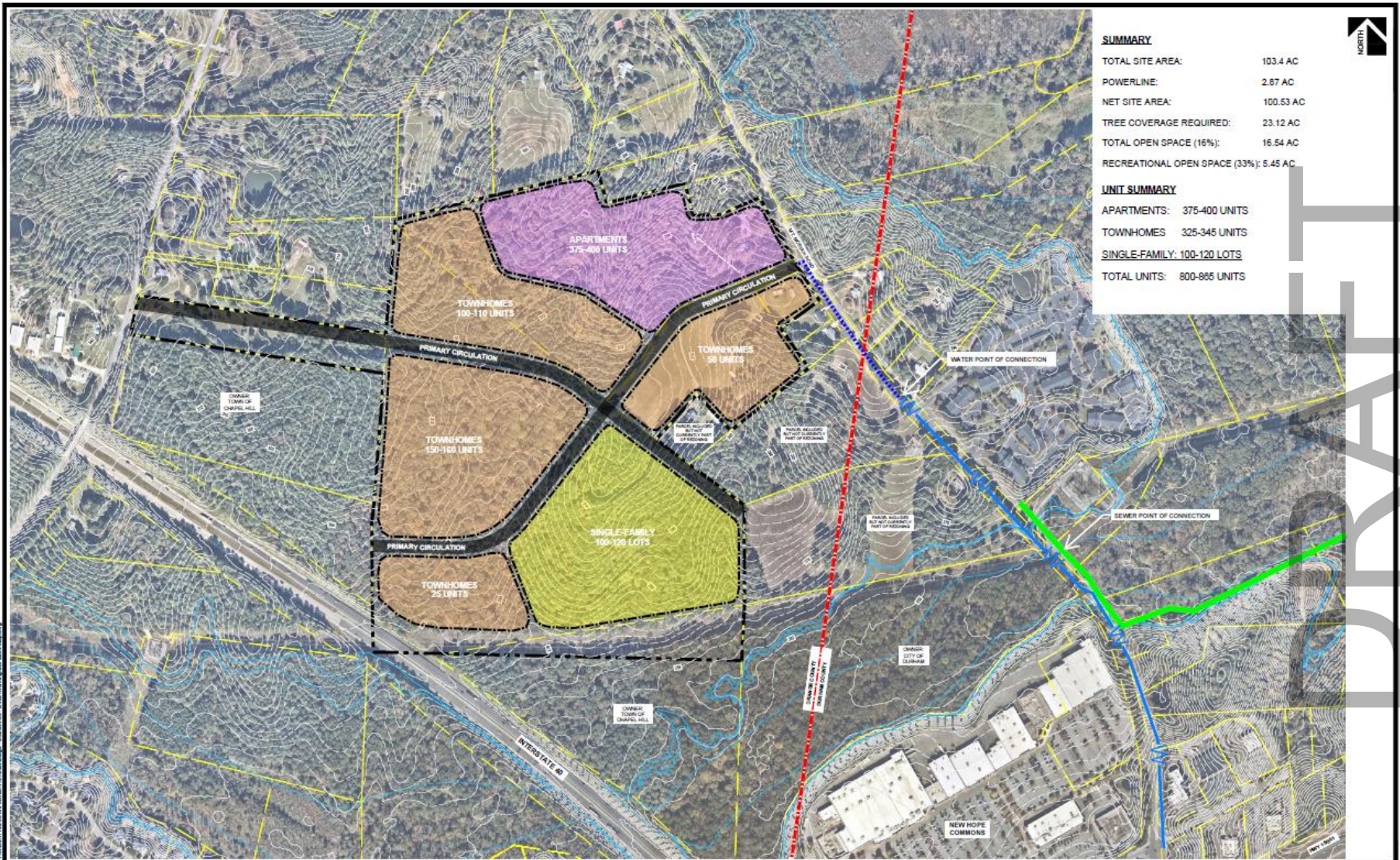


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APARTMENTS
375-400 UNITS

The image is a topographic map with contour lines. A large area in the center is shaded purple and labeled 'APARTMENTS 375-400 UNITS'. To the left, a brown-shaded area is labeled 'TOWNHOMES 100-110 UNITS'. A road labeled 'PRIMARY CIRCULATION' runs along the bottom left. A road on the right is labeled 'TOWN 50 U'. A large 'DRAFT' watermark is oriented vertically on the right side of the map.

TOWNHOMES
100-110 UNITS

PRIMARY CIRCULATION

TOWN
50 U

DRAFT

TOWNHOMES
100-110 UNITS

PRIMARY CIRCULATION

TOWNHOMES
150-160 UNITS

PRIMARY CIRCULATION

SINGLE-FAMILY
100-120 LOTS

TOWNHOMES
50 UNITS

PRIMARY C

PROJECT INFORMATION
DATE: 10/15/2010
DRAWN BY: [unreadable]
CHECKED BY: [unreadable]

DRAFT

PARCELS, INCLUDING
BUT NOT
CURRENTLY PART
OF REZONING

SINGLE-FAMILY
100-120 LOTS

DRAFT





APARTMENTS
375-400 UNITS

TOWNHOMES
100-110 UNITS

PRIMARY CIRCULATION

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TOWNHOMES
25 UNITS

INTERSTATE

ORANGE COUNTY
CURRAN COUNTY

WATER POINT OF CONNECTION

SPECIAL AREA TO BE
EXCLUDED FROM THE
TOWN OF CHAPPEL HILL

UNPAID
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PART OF RECORD

UNPAID
CITY OF
CURRAN



COMPLETE COMMUNITIES

Diversity of housing types, including missing middle density. Both rental and ownership tenures.

Living, working, learning, and playing occur in the same walkshed. Active transportation and transit connections are abundant.

Diversity of tenures for a diversity of households: both units and secondary suites add gentle density.

Designed for walking and cycling, first: 'green' mobility. Parking lots are secondary, rather than prominent, since pedestrian infrastructure is prioritized.

'Eyes on the street' in all areas of the community, as a result of 'sufficient' density. Pedestrian-oriented design.

Buildings are used for multiple uses: housing, community, office, and retail uses can be mixed.

Lower costs for infrastructure and buildings due to higher density, higher use, and lessened need for driving/parking.

- Affordable Housing
- Address Housing Shortage
- Facilitate development of Town parcel
- Provide Chapel Hill residents with home ownership opportunities