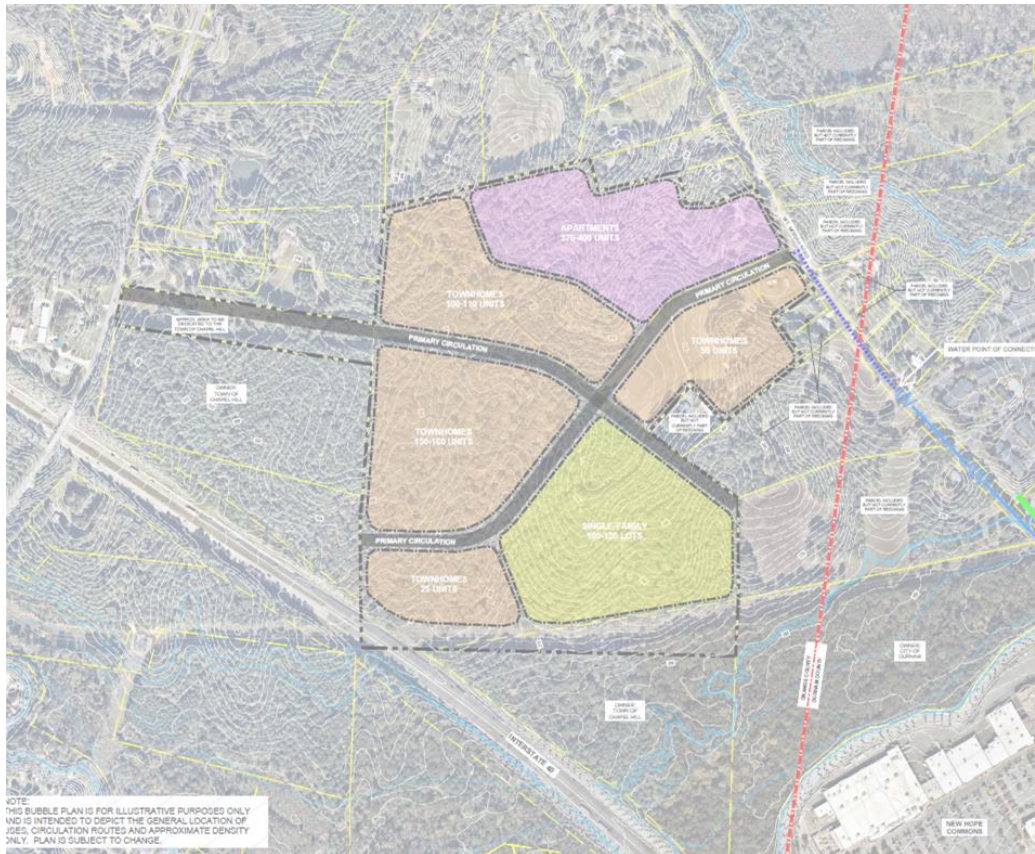


# MORIAH RIDGE / Town Council Meeting April 26, 2023



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

PARCEL INCLUDES  
BUT NOT CURRENTLY  
PART OF RECORD

SINGLE-FAMILY  
100-120 LOTS

PRIMARY CIRCULATION

TOWNHOMES  
25 UNITS

PARCEL INCLUDES  
BUT NOT CURRENTLY  
PART OF RECORD

WATER POINT OF CONNECTION

UNBUILT  
TOWN OF  
CHAMPLAIN HILL

ORANGE COUNTY /  
OSWEGO COUNTY

CHAMPLAIN  
CITY OF  
CLERMONT

INTERSTATE

SPECIAL AREA TO BE  
EXCLUDED TO THE  
TOWN OF CHAMPLAIN HILL

UNBUILT  
TOWN OF  
CHAMPLAIN HILL

PARCEL INCLUDES  
BUT NOT CURRENTLY  
PART OF RECORD

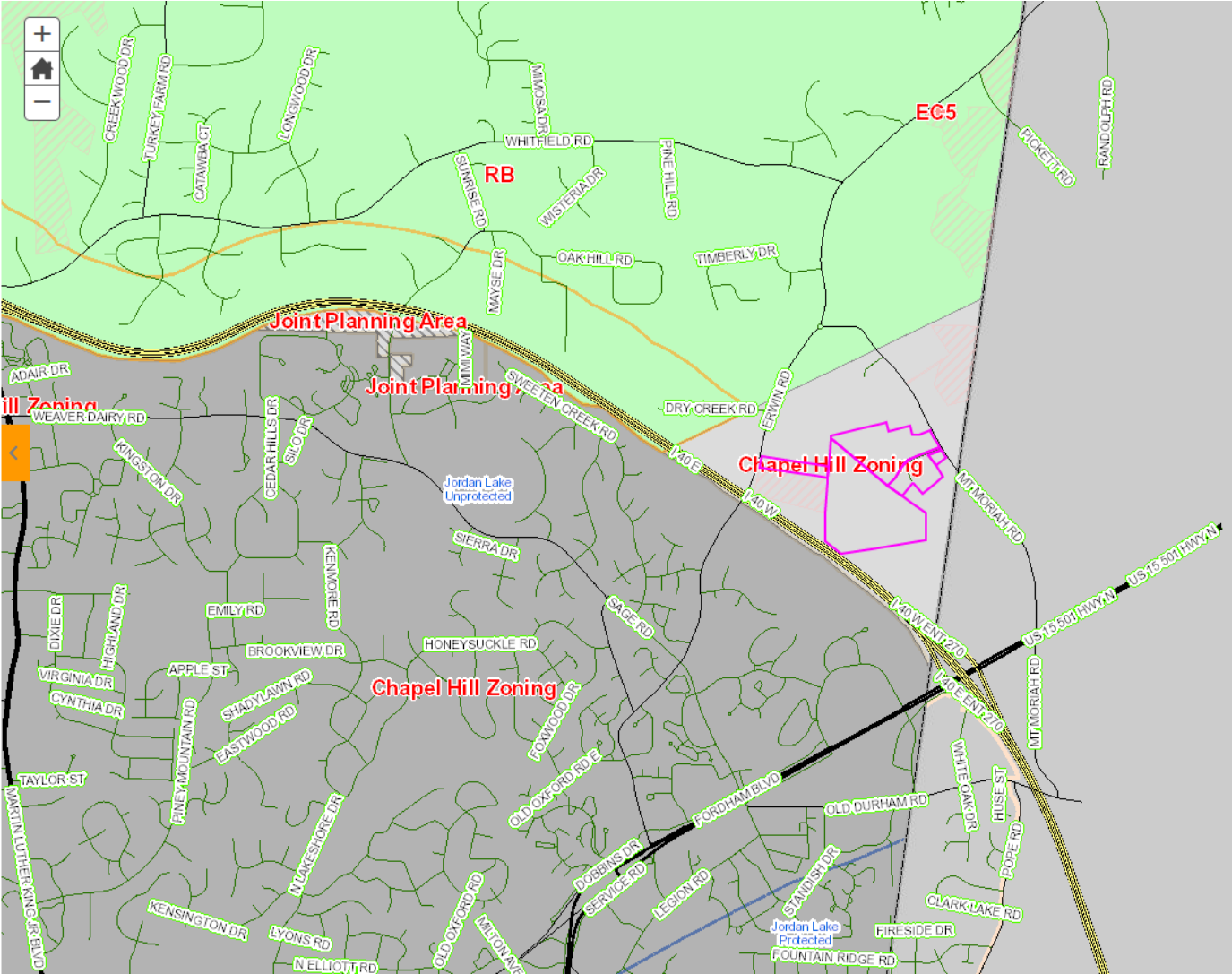
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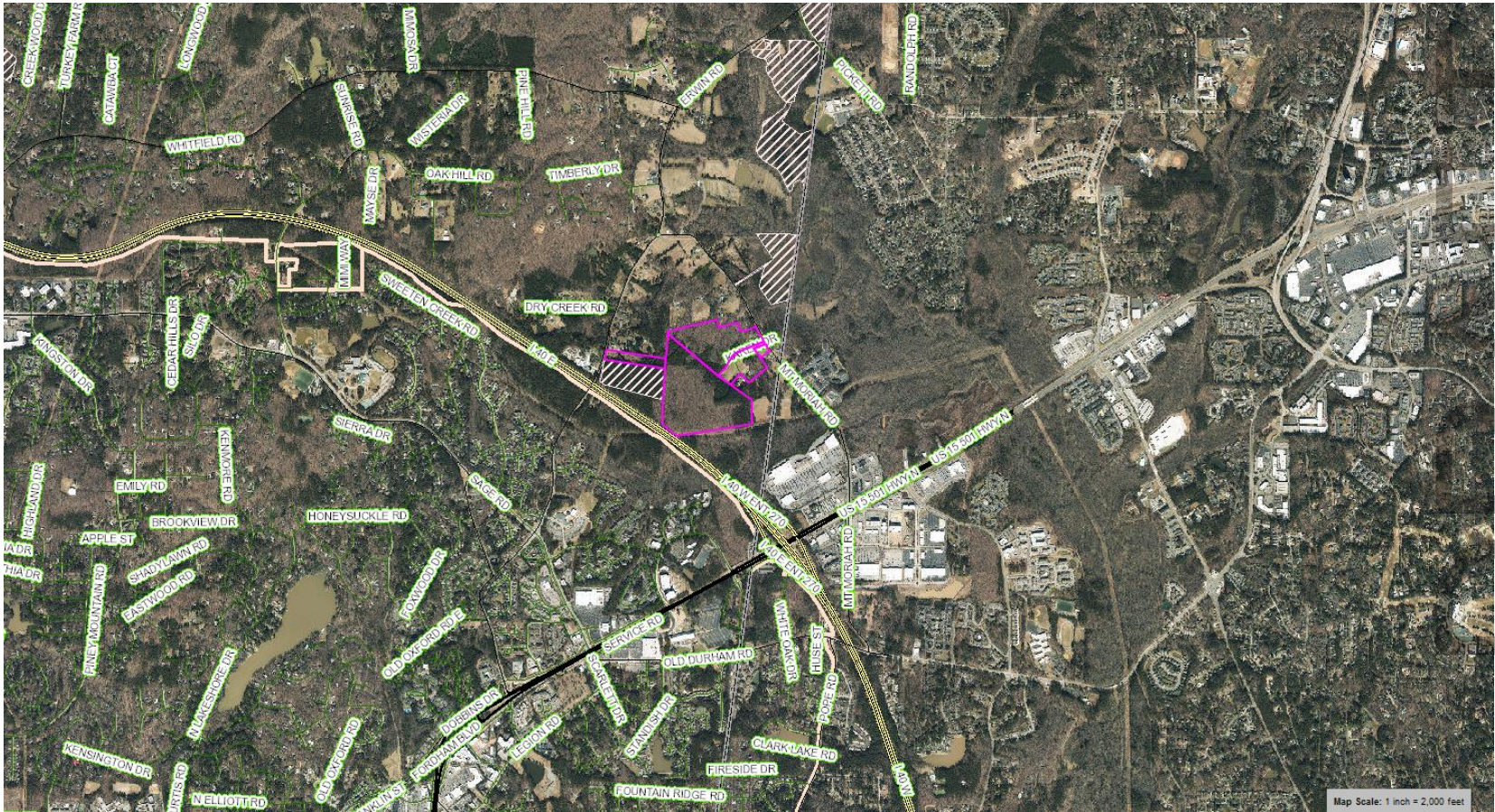
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BUT NOT CURRENTLY  
PART OF RECORD

# Town of Chapel Hill ETJ



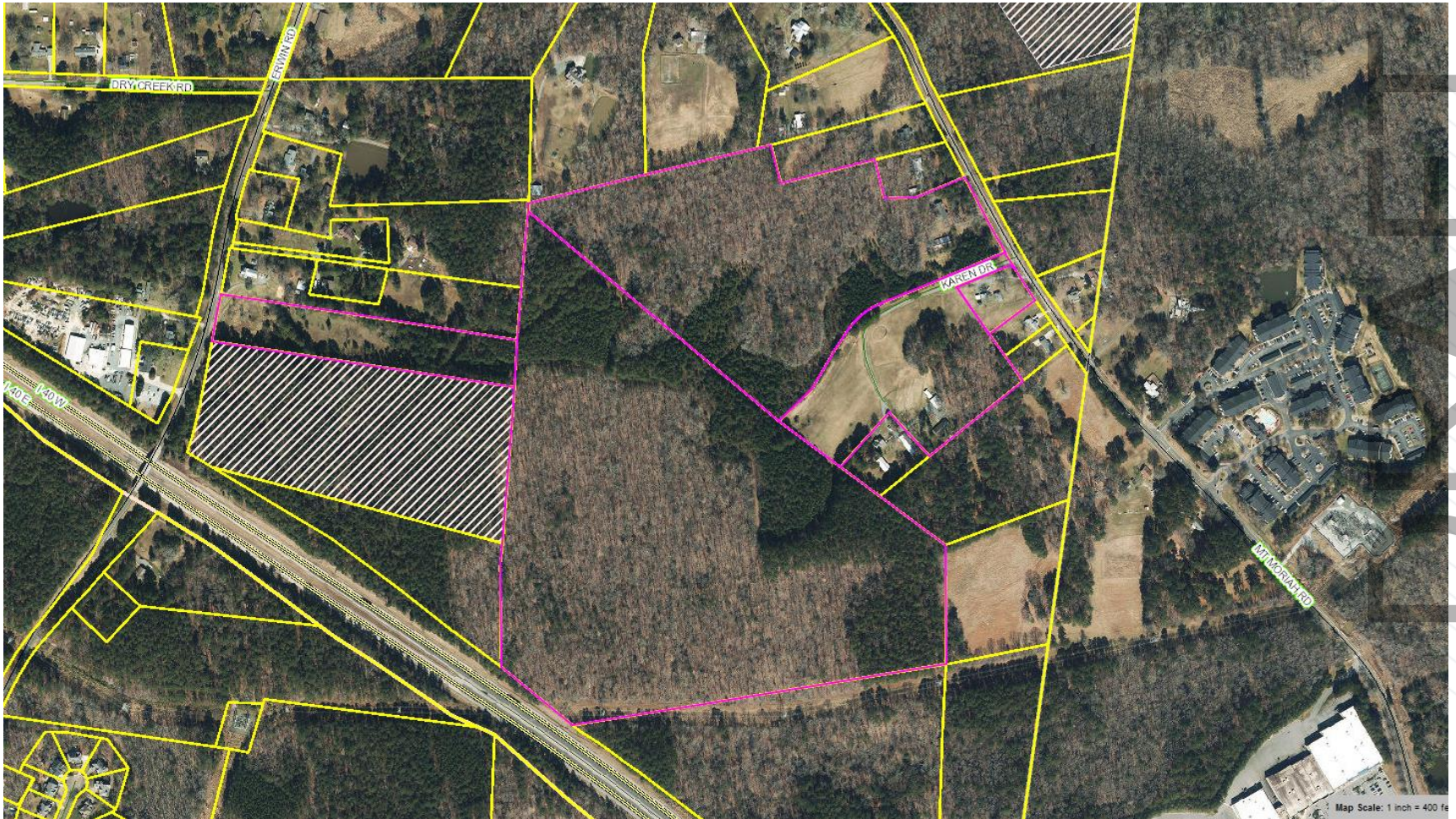
DRAFT

# Vicinity Map

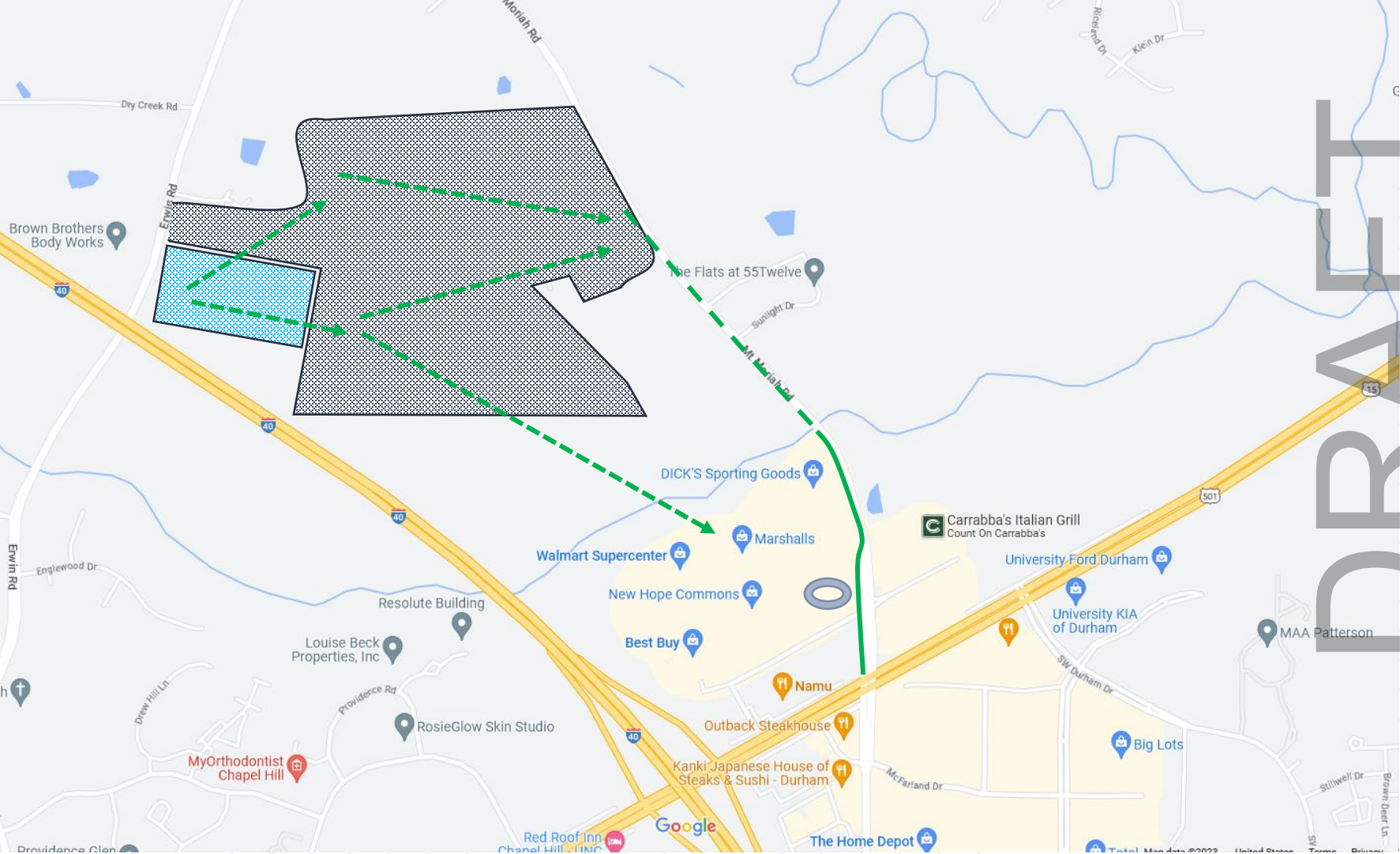


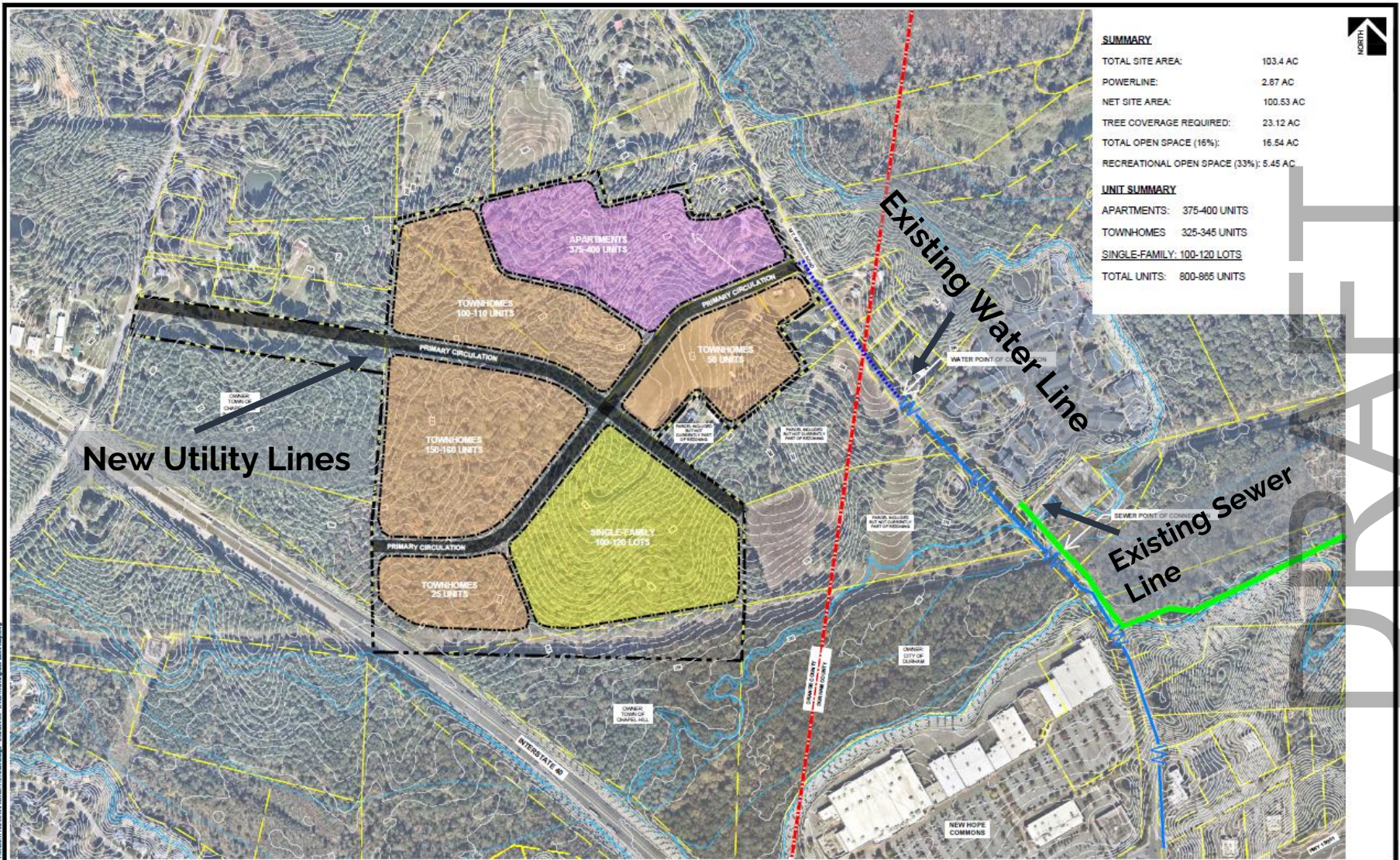
DRAFT

# 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
<u>SINGLE-FAMILY:</u>	<u>100-120 LOTS</u>
TOTAL UNITS:	800-865 UNITS



**New Utility Lines**

**Existing Water Line**

**Existing Sewer Line**

**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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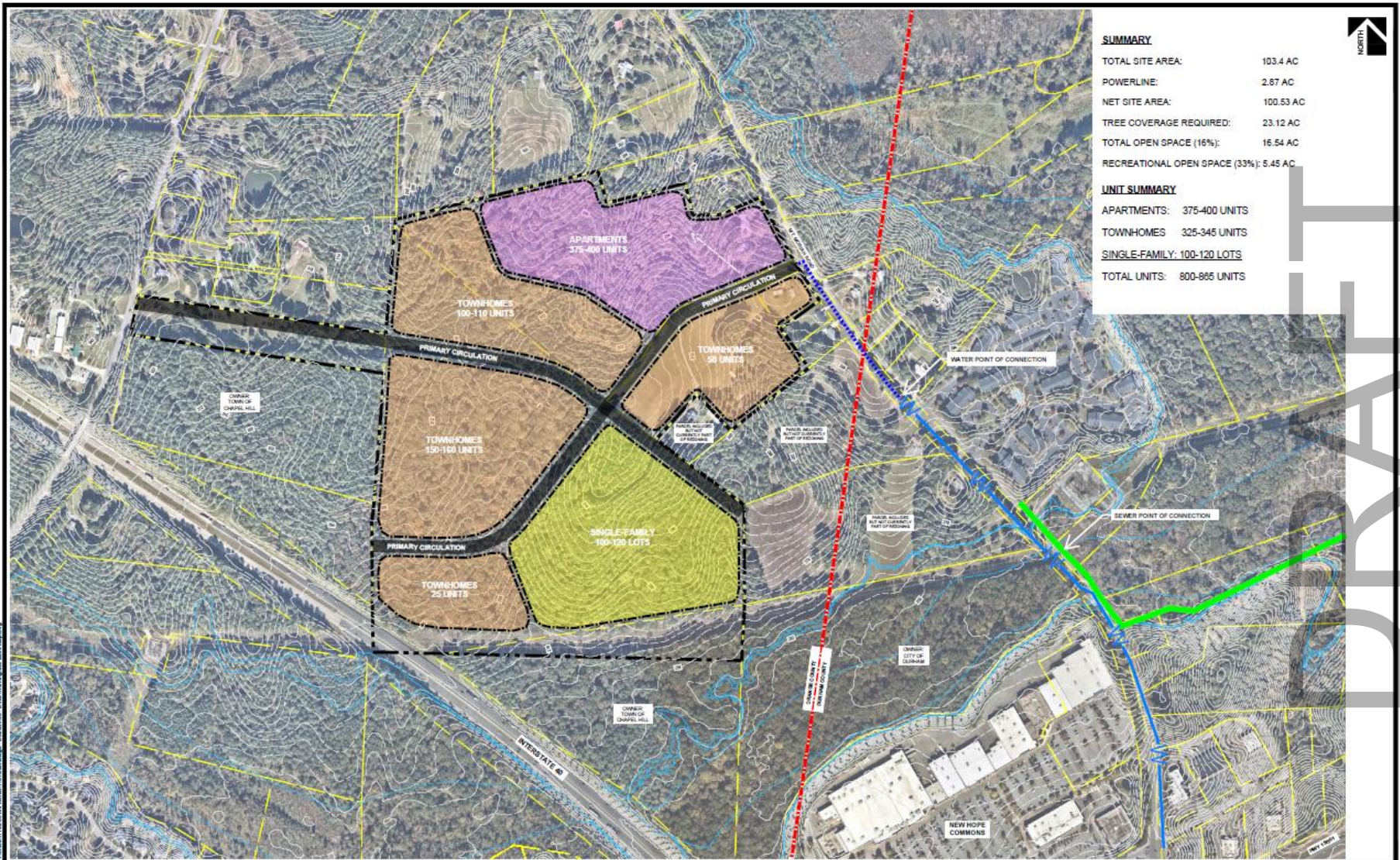


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APARTMENTS  
375-400 UNITS

This is a topographic map showing a development site. The site is divided into three main zones: a central purple-shaded area for apartments, a brown-shaded area for townhomes, and a dark grey area for primary circulation. The map includes contour lines, a dashed black boundary, and a large 'DRAFT' watermark.

TOWNHOMES  
100-110 UNITS

PRIMARY CIRCULATION

TOWNHOMES  
50 UNITS

TOWNHOMES  
100-110 UNITS

PRIMARY CIRCULATION

TOWNHOMES  
150-160 UNITS

PRIMARY CIRCULATION

SINGLE-FAMILY  
100-120 LOTS

TOWNHOMES  
50 UNITS

PRIMARY C

PROJECT: [unreadable]  
DATE: [unreadable]  
DRAWN BY: [unreadable]

DRAFT

PARCELS, INCLUDING  
BUT NOT  
CURRENTLY PART  
OF REZONING

SINGLE-FAMILY  
100-120 LOTS

DRAFT





APARTMENTS  
375-400 UNITS

TOWNHOMES  
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## 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