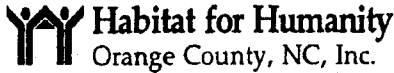


24



RECEIVED  
MAY 24 2005  
BY: *[Signature]*

1829 E. Franklin St. #1200B • Chapel Hill, NC 27514 • (919)932.7077, FAX (919)932.7079 • info@orangehabitat.org

ATTACHMENT 4

May 23, 2005

Mr. Cal Horton, Town Manager  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

Dear Mr. Horton:

At the Board of County Commissioners' meeting on May 17, 2005, Commissioner Jacobs asked me to provide the County with an estimate of the infrastructure costs for our proposed development of affordable homes, Sunrise Ridge, on Sunrise Road. He did so in response to members of the Sunrise Coalition who spoke at that meeting and expressed the desire to see our cost estimates. Since Habitat for Humanity has also received funding from the Town of Chapel Hill Housing Trust Fund for Sunrise Ridge, I am sending you the same information that has been sent to John Link.

I am attaching a "preliminary estimate of probable construction cost" for Sunrise Ridge, prepared by the project engineer, Warren Mitchell, in August 2004. Mr. Mitchell based his estimate on the concept plan design that Habitat submitted to the Town in July 2004. As I mentioned to the Commissioners at the May 17<sup>th</sup> meeting, these numbers are very preliminary, and do not reflect any changes that may be made in the design of the development prior to submission of a development application to the Town of Chapel Hill. For example, we are hopeful that we can avoid the construction of a sewer pump station by connecting to sewer from an adjacent property. The developer of this property has submitted a development application that is currently being reviewed by the Town of Chapel Hill. We also anticipate making other design changes based on comments received at the public hearing before the Town Council last October, and at the meetings of the Community Design Commission that preceded it. We will also incorporate any design recommendations that our sound consultant may make as a result of his study.

As we move forward with the development application and review process, and are able to produce more accurate cost estimates, we will be happy to share those with the Town staff and Council.

Sincerely,

*[Signature: Susan Levy]*  
Susan Levy, Executive Director  
Habitat for Humanity, Orange County  
1829 E. Franklin Street #1200B  
Chapel Hill, NC 27514  
919-932-7077



**PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST**

Sunrise Road Subdivision, Chapel Hill, NC

Prepared by Mitchell + Westendorf, PA

**MITCHELL WESTENDORF, P.A.**



Engineering and Surveying

1709 Legion Road Suite 201  
Chapel Hill, NC 27817  
Phone (919) 832-4587  
FAX (919) 832-8326

3-Aug-04

Item	Description	Takeoff	Qty	Material per unit	Material	Other	SUBTOTAL	TOTAL
2100	Site Clearing							
10	clearing		8 acres	\$ 6,000.00	\$ 48,000.00		\$ 48,000.00	
	<b>SUBTOTAL</b>						\$	\$ 48,000.00
2101	Tree Protection							
	Tree Protection		4000 ft	\$ 3.50	\$ 14,000.00		\$ 14,000.00	
	Tree Protection and Sit Fence		1500 ft	\$ 5.00	\$ 7,500.00		\$ 7,500.00	
	<b>SUBTOTAL</b>				\$ 21,500.00		\$	\$ 21,500.00
2210	Grading							
	100 machine grading Cut to Fill		8000 CY	\$ 8.00	\$ 48,000.00		\$ 48,000.00	
	150 Fill Material Hauled In		0 CY	\$ 8.00	\$ -		\$ -	
	200 strip-stockpile topsoil		4500 CY	\$ 4.00	\$ 18,000.00		\$ 18,000.00	
	210 re-spread topsoil		4500 CY	\$ 2.00	\$ 9,000.00		\$ 9,000.00	
	<b>SUBTOTAL</b>						\$	\$ 75,000.00
2551	Water System							
	150 Hydrants		5	\$ 2,700.00	\$ 13,500.00		\$ 13,500.00	
	510 8" D.I.P.		2500	\$ 28.00	\$ 70,000.00		\$ 70,000.00	
	8" valves		10	\$ 550.00	\$ 5,500.00		\$ 5,500.00	
	4" valve and blowoff		1	\$ 8,000.00	\$ 8,000.00		\$ 8,000.00	
	dual water services		20	\$ 750.00	\$ 15,000.00		\$ 15,000.00	
	water services		10	\$ 500.00	\$ 5,000.00		\$ 5,000.00	
	8"x8" TS&V		1	\$ 4,000.00	\$ 4,000.00		\$ 4,000.00	
	<b>SUBTOTAL</b>						\$	\$ 121,000.00
2552	Storm Drain							
	110 Storm Drainage (18" RCP)		2000 LF	\$ 32.00	\$ 64,000.00		\$ 64,000.00	
	60" Culvert		60 LF	\$ 70.00	\$ 4,200.00		\$ 4,200.00	
	200 Curb Inlets and catch basins		16 EA	\$ 1,200.00	\$ 19,200.00		\$ 19,200.00	
	205 Flared End Section		2 EA	\$ 1,000.00	\$ 2,000.00		\$ 2,000.00	
	215 Yard Inlet		1	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00	
	Retention Basins		3 LS	\$ 6,000.00	\$ 18,000.00		\$ 18,000.00	
	<b>SUBTOTAL</b>						\$	\$ 108,400.00
2553	Sanitary Sewer							
	10 8" DIP @ 6' average		1650	\$ 28.00	\$ 46,200.00		\$ 46,200.00	
	4' dia Concrete Manholes		12	\$ 1,500.00	\$ 19,200.00		\$ 19,200.00	
	4" services to each house		50	\$ 1,600.00	\$ 80,000.00		\$ 80,000.00	
	4" DIP Forcemain		2400	\$ 18.00	\$ 43,200.00		\$ 43,200.00	
	Pump Station		1	\$ 200,000.00	\$ 200,000.00		\$ 200,000.00	
	<b>SUBTOTAL</b>						\$	\$ 388,600.00
2570	Erosion Control							
	50 Construction Entrance		1	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00	
	70 Sediment Traps		3	\$ 3,500.00	\$ 10,500.00		\$ 10,500.00	
	Rip-rap		40 tons	\$ 155.00	\$ 6,200.00		\$ 6,200.00	
	Seeding		150000 SF	\$ 0.12	\$ 18,000.00		\$ 18,000.00	
	<b>SUBTOTAL</b>						\$	\$ 35,700.00
2600	Asphalt Paving							
	5 8" Stone & 3" Asphalt		9,400 SQ YD	\$ 18.00	\$ 169,200.00		\$ 169,200.00	
	24" Curb and Gutter		7,200 Ln FL	\$ 15.00	\$ 108,000.00		\$ 108,000.00	
	5" Concrete Sidewalk		4,500 Ln FL	\$ 15.00	\$ 67,500.00		\$ 67,500.00	
	<b>SUBTOTAL</b>						\$	\$ 344,700.00
2800	Landscaping							
	PLANT ALLOWANCE			\$ 60,000.00			\$ 60,000.00	
	FRONT ENTRANCE (Sign)			\$ 20,000.00			\$ 20,000.00	
	Recreation Amenities			\$ 40,000.00			\$ 40,000.00	
	Foot Path			\$ 5,000.00			\$ 5,000.00	
	<b>SUBTOTAL</b>						\$	\$ 125,000.00
2810	Contingency							
	Rock		500 CU YD	\$ 90.00	\$ 45,000.00		\$ 45,000.00	
	Unsuitable Soil		1,000 CU YD	\$ 15.00	\$ 15,000.00		\$ 15,000.00	
	<b>SUBTOTAL</b>						\$	\$ 60,000.00
	<b>OTHERS</b>							
	Permitting Fees			\$ 25,000.00			\$ 25,000.00	
	<b>SUBTOTAL</b>						\$	\$ 25,000.00
	<b>TOTAL Preliminary Estimate of Probable Construction Cost</b>						\$	\$ 1,352,900.00
	<b>PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST (Amount plus 10%)</b>						\$	\$ 1,488,190.00



**PETITION REGARDING ACCESS TO THE PROPOSED BRADLEY GREEN DEVELOPMENT THROUGH CHANDLER'S GREEN DEVELOPMENT**

**Point 1**

**No construction traffic for Bradley Green through Chandler's Green.**

- **Chandler's Green is a family neighborhood with many children.**
- **School bus stops at the corner of Justin Place & Sweeten Creek Road and Amesbury Drive & Sweeten Creek Road put numerous elementary and middle school children in harm's way with construction trucks rolling through.**
- **In addition, a special needs bus stops at Justin Place & Sweeten Creek twice each day.**
- **All neighbors with immediate impact signed petition to divert construction traffic down Ginger Road.**

**Construction Traffic Should Access via Ginger Road**

- **The potted Plant property (site of Bradley Green Development) was a commercial development serviced solely by Ginger Road for all the years it operated.**
- **Ginger Road has only two existing homes and no children living in them.**
- **Most homes in Chandler's Green abutting Ginger Road have a six foot high fence preventing their children's access to that area.**
- **No safety issues associated with children and school busses would apply.**

**Point 2**

**Ginger Road Should be Paved by the Developer**

- **Developer has expressed a willingness to pave Ginger Road at his expense.**
- **Bradley Green will be located in Orange County, outside Chapel Hill City limits. Therefore, the main egress should be gained via Ginger Road, which is also outside city limits.**
- **Amesbury Drive should be a secondary access and not the primary one. Not paving Ginger Road will direct all traffic through Chandler's Green which is maintained by city taxes.**
- **Budgets are strained for everyone today. Chapel Hill city taxpayers would not have to pay for the paving of Ginger Road at a later date if the developer paves it now.**

**Ginger Road Should be Paved by the Developer Continued**

- **The construction of the proposed Habitat development would require paving of Ginger Road. The sheer volume of traffic generated by this high density development would necessitate several access roads. Connecting Ginger Road with the Road into the Habitat development would create a handy loop for access into and out of the development.**
- **The Habitat for Humanity Board is in support of the developer of Bradley Green paving Ginger Road and supplying water/sewer hook-up to the Habitat project as payment-in-lieu for affordable housing.**
- **The two current residents of Ginger Road have expressed a desire to have the road paved.**
- **Majority of residents of Chandler's Green with immediate impact signed petition.**

**PETITION REGARDING ACCESS TO THE PROPOSED  
BRADLEY GREEN DEVELOPMENT THROUGH  
CHANDLER'S GREEN DEVELOPMENT**

1. As a residents of Chandler's Green Development, for reasons of public safety we strenuously object to the access of construction traffic through Chandler's Green via Sweeten Creek Road and Amesbury Drive to Bradley Green. There are two school bus stops located on the corner of Justin Place/Sweeten Creek Road and Amesbury Drive/Sweeten Creek Road. In addition, a special needs school bus makes a stop at the corner of Justin Place and Sweeten Creek Road twice each day. Having construction traffic move through this stretch of the neighborhood would place many elementary and middle school students in danger walking to and waiting at bus stops.

Common sense should dictate that construction traffic to the Bradley Green Development ought to travel via Ginger Road. The Potted Plant Green House (purchased site for Bradley Green) was served by Ginger Road for all of the years that it existed. It is a gravel road with two existing homes and no children. In addition, most homes abutting Ginger Road from Chandler's Green have a six foot high fence preventing neighborhood children from accessing that area. There would be no safety concerns for the construction traffic to travel through Ginger Road.

2. The developer of Bradley Green has expressed a willingness to pave Ginger Road at his expense. It makes economic sense for the town of Chapel Hill to allow him to do so. The proposed development will have a maximum of seven to eight homes generating approximately 100 trips daily in and out of the neighborhood. For the following reasons we support paving of Ginger Road:

- Bradley Green will be located in Orange County, not Chapel Hill City limits. Therefore, the main egress to the development should be gained via Ginger Road, which is also outside the Chapel Hill city limits.
- The Amesbury Drive access should be a secondary access and not the primary one. If Ginger Road remains unpaved the residents of Bradley Green will be directed through Chandler's Green thereby increasing maintenance of city streets at taxpayer expense and causing a safety concern for the neighbors with the increased traffic.
- The proposed Habitat Development would require paving of Ginger Road. The high density of this proposed development and the number of vehicle trips per day would necessitate another access point. The proposed road into the Habitat development from Sunrise Road could connect to Ginger Road making a loop for easy access into and out of the development.
- Chapel Hill city taxpayers would not have to pay for the paving of Ginger Road in the future if the Bradley Green developer paves it now.
- The residents of Ginger Road have been waiting patiently for years to have it paved and would like it done.
- The board for Habitat for Humanity is in support of the developer for Bradley Green paving Ginger Road and supplying water/sewer hook-up to the Habitat project as payment-in-lieu for affordable housing.

Please sign with your name and address if you are in agreement with points 1 & 2.

1. Mae Mascumina, 7600 Amesbury Drive Chapel Hill
2. Ardian Schwan, 7614 Amesbury
3. MADIE-PAULE INOUE 3708 Sweeten Creek NC CH
4. NORIYOSHI INOUE 3708 Sweeten Creek Rd, Chapel Hill N.C.
5. Murphy Kathryn 3818 Sweeten Creek Rd Chapel Hill NC
6. Murphy Michael 3808 Sweeten Creek Rd Chapel Hill NC
7. Williams R. Dantre 3609 Sweeten Creek Rd Chapel Hill NC
8. Jack Brown 3701 Sweeten Creek Rd Chapel Hill, NC
9. Heidi Kramon 7620 Justin Place C.H. 27514
10. David Vancil 7621 JUSTIN PL C-H 27514
11. Leigh Vancil 7621 Justin Pl. CH. 27514
12. [Signature] 7607 Justin pl. CH 27514
13. Michelle Shuff 3616 Sweeten Creek 27514
14. Jeff Krutler 3616 Sweeten Creek 27514
15. Alexandra Pickering 3700 Sweeten Creek 27514
16. Jeff P. Harms 3700 Sweeten Creek 27514
17. Kelly York 3709 Sweeten Creek 27514
18. [Signature] 3709 Sweeten Creek 27514
19. [Signature] 7760 Amesbury Drive 27514
20. [Signature] 3804 Sweeten Creek 27514
21. [Signature] 7614 Amesbury 27514
22. Anne C. Burkhardt 3801 Sweeten Creek Rd Chapel Hill NC 27514
23. David J. Burkhardt 3801 Sweeten Creek Rd Chapel Hill NC 27514
24. Sandra P. Co 3804 Sweeten Creek Rd CH 27514
25. Sarah P. Wilson 3601 Sweeten Creek Rd CH 27514
26. Liang Li 3613 Sweeten Creek Rd CH, NC 27514
27. Helen Furtth 3621 Sweeten Creek Rd CH, NC 27514
28. [Signature] (Garza) 3705 Sweeten Crk Rd CH NC 27514
29. S. Brown 3701 Sweeten Crk Rd CH NC 27514
30. Tim Richmond [Signature] 3617 Sweeten Creek Rd CH NC 27514
31. [Signature] 3617 Sweeten Creek CH NC 27514
32. Teresa J. [Signature] 3605 Sweeten Creek Rd CH NC 27514
33. [Signature] 7600 Amesbury Drive Chapel Hill, NC 27514
- 34.
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- 50.



Highlighted areas represent residents signing petition.

\* Only polled those with direct impact.

Chandler's Green  
Not to Scale

