

# BRADLEY RIDGE

## CONCEPT PLAN - CLUSTER SUBDIVISION

### TOWN OF CHAPEL HILL, NORTH CAROLINA

- C1 COVER SHEET
- C2 SITE ANALYSIS / EX. CONDITIONS PLAN
- C3.1 CONCEPT PLAN #1
- C3.2 CONCEPT PLAN #2
- C3.3 CONCEPT PLAN #3

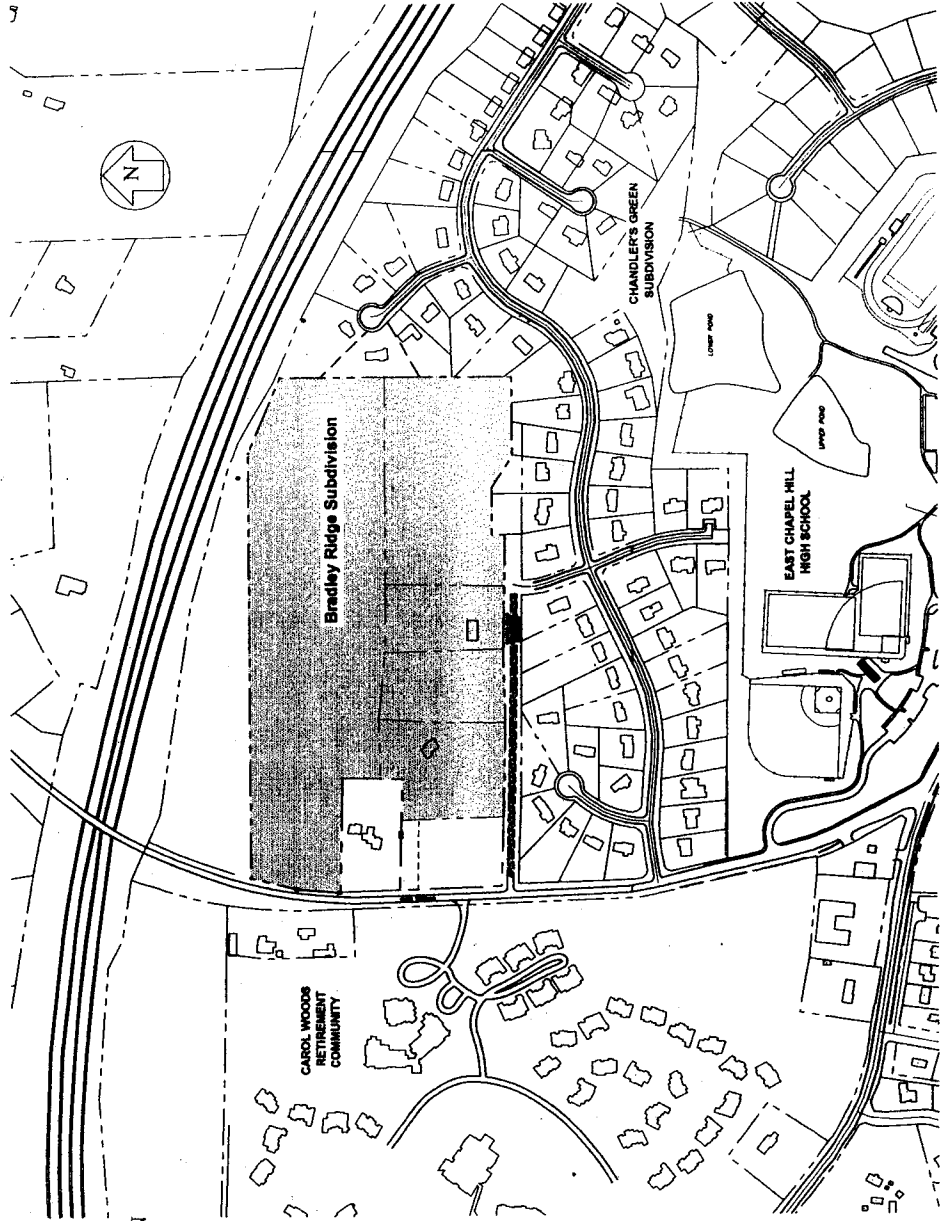
**SITE DATA**

- Parcel 1 - 980005029 17.39 acres
- Parcel 2 - 980100127 7.01 acres
- Parcel 3 - 980003350 2.23 acres
- Parcel 5 - 980000413 3.16 acres
- Net Land Area: 31.80 acres
- Gross Land Area: 31.90 ac. \* 1.07 ac. = 33.93 acres (Includes half of Sunrise, Ginger and 1-40 RVM)
- Allowable Density: 4 units per gross acre
- Total Proposed Density:
  - 50 single family res. (Concept 1)
  - 50 single family res. (Concept 2)
  - 80 single family res. (Concept 3)
- Minimum Lot Size = 5,750 net (7,250 gross)

**CLUSTER SUBDIVISION CRITERIA**

- Minimum Lot Size = 5500 square feet gross
- Minimum Lot Width = 50 feet (50 feet provided)
- Minimum Street Right-of-Way = 40 feet (10 feet provided)
- Minimum Frontage Width = 40 feet (0 feet provided)
- Minimum Frontage Width = 52 feet

**GRAPHIC SCALE**



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ATTACHMENT 13

DEVELOPER Habitat for Humanity Orange County, Inc. 1029 East Franklin St. #1200B Chapel Hill NC 27514	REVISIONS		COVER SUNRISE RIDGE Chapel Hill, North Carolina	July, 2008	C1
				Drawn By: NCMJ	
ENGINEERING & SURVEYING MITCHELL WESTENDORF, P.A. 1709 LEIGH ROAD, SUITE 201 CHAPEL HILL, NORTH CAROLINA (919) 982-4827 • FAX (919) 982-8214 WWW.MITCHELLWESTENDORF.COM					



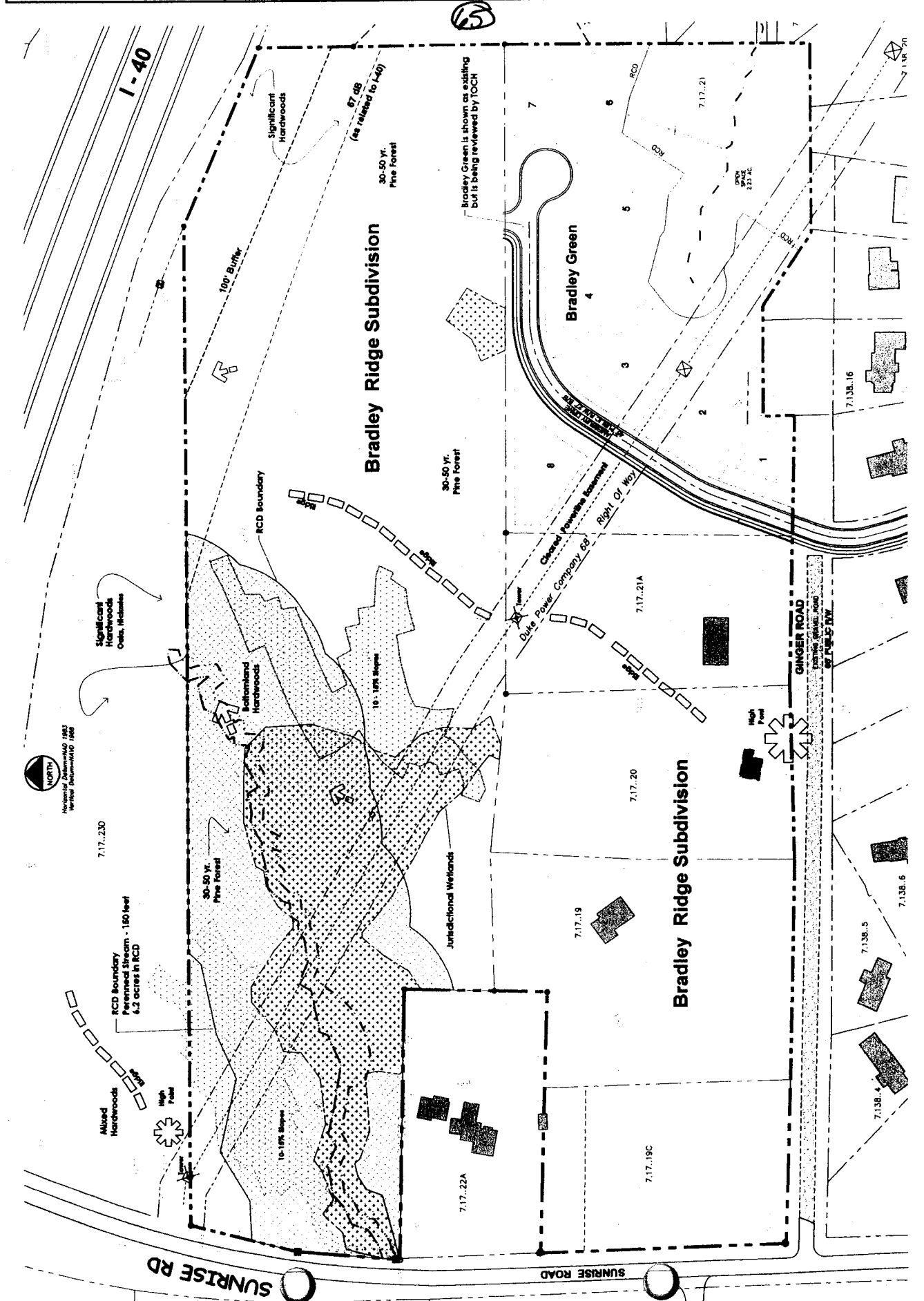
NO.	REVISIONS

Developer:  
Kilgus Commercial Properties, LLC  
3011 Sandhills Drive, S# 210  
Durham, North Carolina 27713  
kpr@kilgus.com  
(919) 272-5700

Bradley Ridge  
Chapel Hill, North Carolina  
Site Analysis  
Existing Conditions Plan

October, 2008  
Scale: 1"=40'  
Drawn By: WDM

C2



# BRADLEY RIDGE

Chapel Hill, North Carolina

CONCEPT PLAN 1

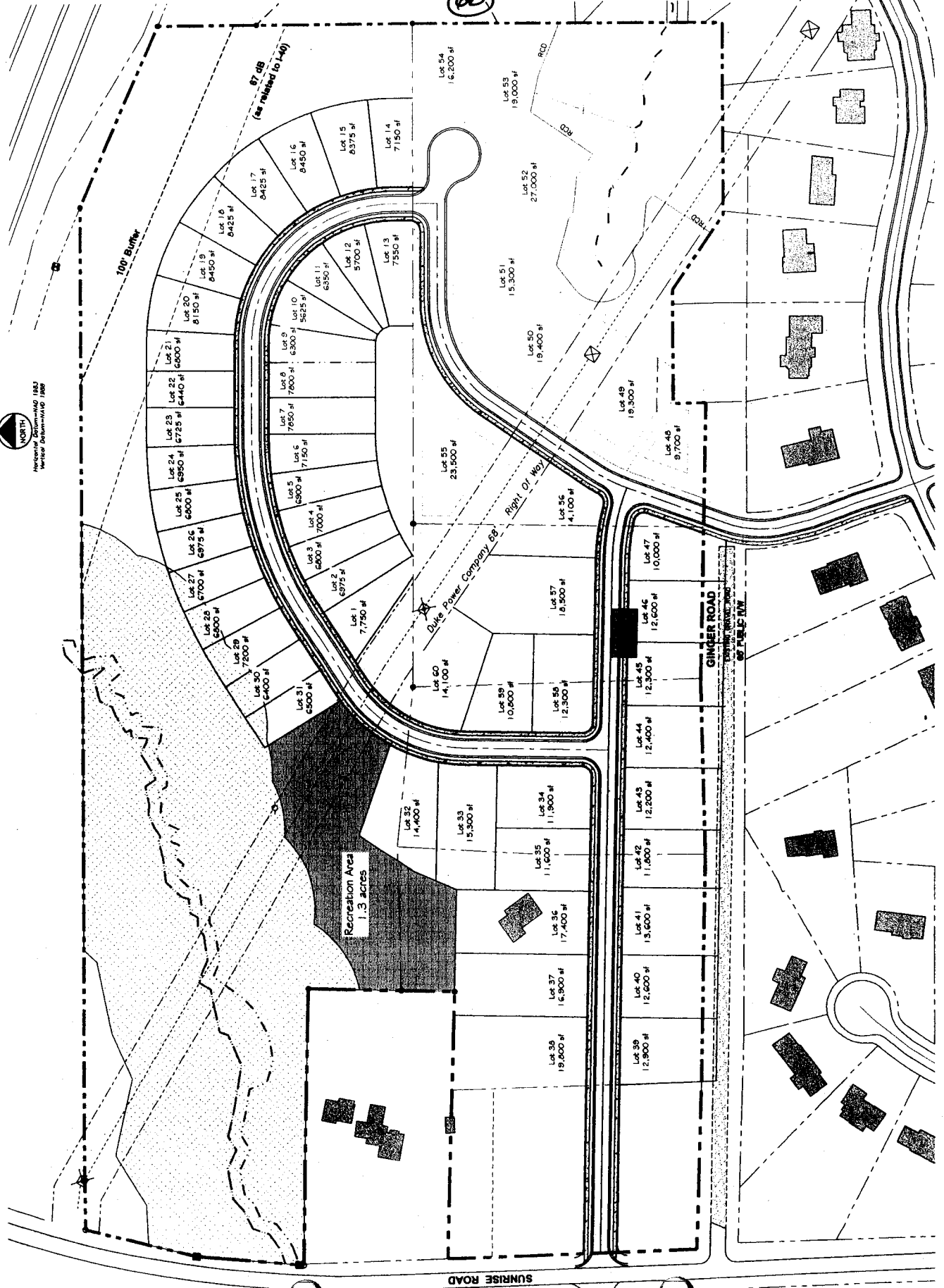
Developer:  
Millstream Commercial Properties, LLC  
3011 Southeast Chyrac, Ste 200  
Durham, North Carolina 27713  
(919) 272-5700  
mjpyl@millstream.com

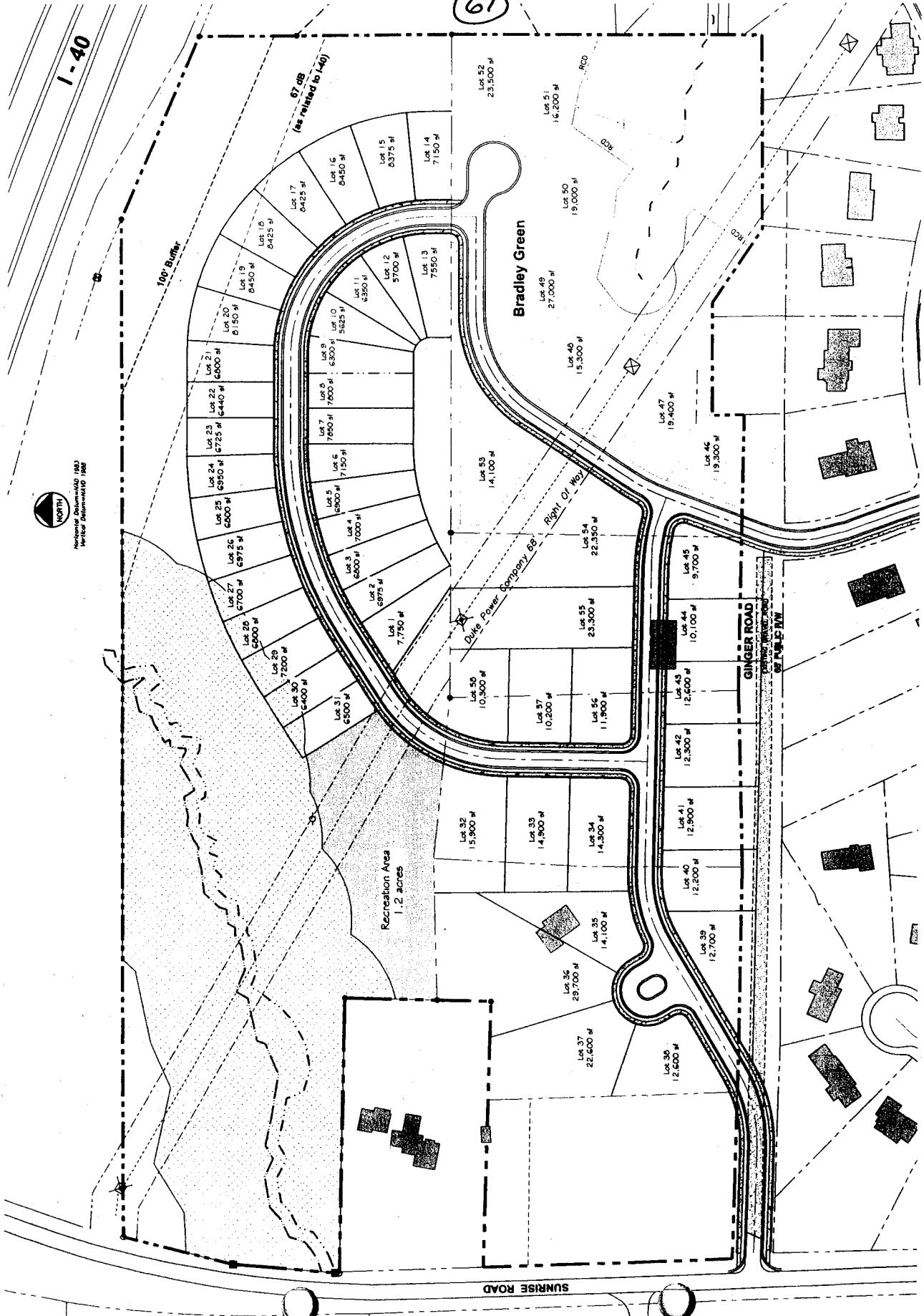


Mitchell Westendorff, P.A.  
ENGINEERING & SURVEYING  
1709 LEIGH ROAD, SUITE 201  
CHAPEL HILL, NORTH CAROLINA  
#1-813-447-7181 #1-813-447-1111  
WWW.MITCHELLWESTENDORF.COM

REVISIONS

99





Horizontal Datum: 1983  
Vertical Datum: NAVD 83

MITCHELL WESTENDORF, P.A.  
 ENGINEERS & SURVEYORS  
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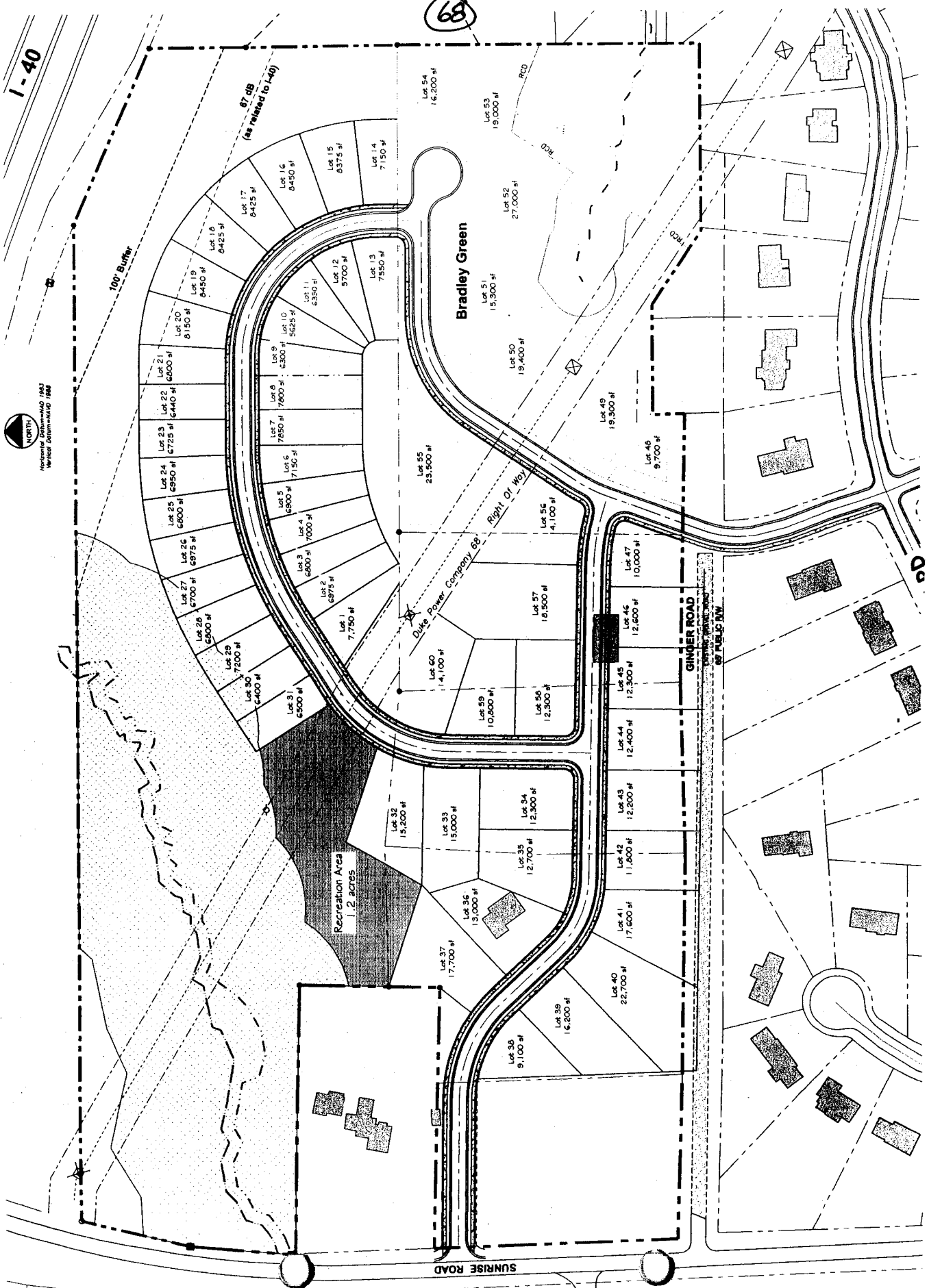
REVISIONS

Developer:  
 Millennium Commercial Properties, LLC  
 3011 Sedgefield Drive, Suite 200  
 Raleigh, North Carolina 27713  
 (919) 272-5700  
 info@millenniumcp.com

BRADLEY RIDGE  
 Chapel Hill, North Carolina  
 CONCEPT PLAN 3

October, 2008  
 Scale: 1"=40'  
 Drawn By: HCDM

C3.3



(89)