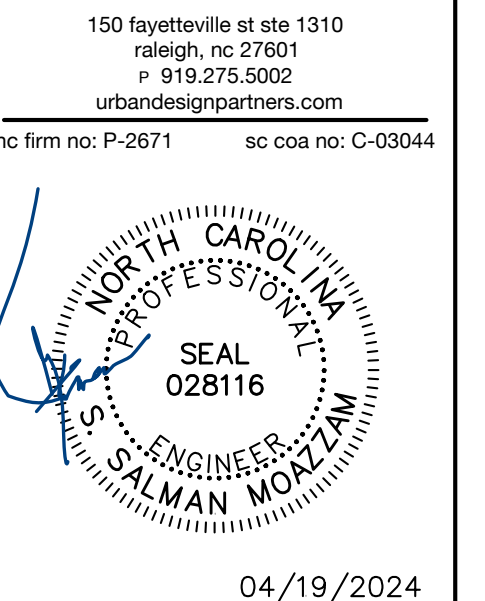
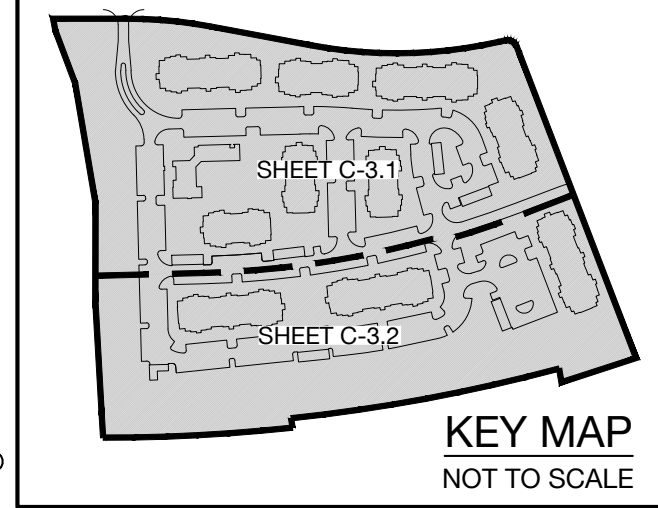


- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: MCADAMS 2905 MERIDIAN PARKWAY DURHAM, NC 27713 (919) 361-5000
  - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: J.DAVIS 510 WILMINGTON STREET RALEIGH, NC (919) 835-1500
  - CONTRACTOR TO CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW.
  - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
  - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO PHOTOMETRIC PLAN FOR ADDITIONAL LIGHT INFORMATION.
  - ALL UTILITIES WILL BE UNDERGROUND.
  - ALL RETAINING WALLS DESIGNED BY OTHERS.
  - ALL RETAINING WALLS OVER 30" SHALL HAVE A 4" BLACK ALUMINUM FENCE AT TOP OF WALL. REFER TO SHEET C-8.1 FOR FENCE DETAILS.
  - REFER TO LANDSCAPE SHEET LS-1.0 FOR TREE LINE.
  - 18" CLEARANCE AT ALL GATE OPENINGS.
  - ALL GATES ARE 3" WIDE UNLESS OTHERWISE NOTED.
  - ALL ADA SPACES ARE VAN ACCESSIBLE.
  - FOR ADDITIONAL DETAILS AND SPECIFICATIONS FOR CLUBHOUSE OUTDOOR AMENITIES, REFER TO THE ENHANCED HARDSCAPE AND LANDSCAPE CONSTRUCTION DOCUMENTS BY URBAN DESIGN PARTNERS.
  - ALL BIKE RACK PADS SHALL BE 4" THICK 3000 PSI CONCRETE. EACH BIKE RACK SHALL HAVE A MINIMUM OF 30" OF SEPARATION.



**SITE INFORMATION**

TAX PARCEL ID #:	9874-10-4417
TOTAL SITE AREA:	18.73 AC (815,764 SF)
EXISTING ZONING:	RSU
PROPOSED USE:	MULTIFAMILY
MAX RESIDENTIAL DENSITY:	24 UNITS/ACRE
PROPOSED RESIDENTIAL DENSITY:	17 UNITS/ACRE
	(326 TOTAL UNITS/18.73 TOTAL ACRES = 17 UNITS/ACRE)

**SETBACKS:**  
 FRONT: 5' FROM PUBLIC R.O.W., 10' FROM B.O.C. OF PARKING AREA  
 SIDE/CORNER: 5' FROM PUBLIC R.O.W., 10' FROM B.O.C. OF PARKING AREA, 10' FROM PROP. LINE  
 REAR: 5' FROM PUBLIC R.O.W., 10' FROM B.O.C. OF PARKING AREA, 10' FROM PROP. LINE

**BUILDING NOTES:**  
 MINIMUM BUILDING SEPARATION: 20'  
 MAX. BUILDING STORY LIMIT: 4 STORIES  
 PROPOSED BUILDING STORIES:  
 BUILDINGS 1, 3, 5: TYPE 5\* (SPLIT 3 & 4 STORIES)  
 BUILDINGS 2, 4: TYPE 3\* (SPLIT 3 & 4 STORIES)  
 BUILDINGS 6, 7: TYPE 6\* (3 STORIES)  
 BUILDINGS 8, 9, 10: TYPE 1\* (3 STORIES)  
 BUILDING 11: CLUBHOUSE\* (1 STORY)  
 \*REFER TO EXTERIOR ELEVATIONS SHEETS

**IMPERVIOUS AREA:** 401,088 SF

**VEHICULAR PARKING:**

REQUIRED:	559 SPACES
1 SPACE/1 BEDROOM (144 'A' UNITS)	144 SPACES
2 SPACES/2 BEDROOM (147 'B' UNITS)	294 SPACES
2.5 SPACES/3 BEDROOM (35 'C' UNITS)	88 SPACES
1 VISITOR SPACE**/10 UNITS (326 UNITS)	33 SPACES**
TOTAL REQUIRED:	559 SPACES
TOTAL ADA REQUIRED (2% OF TOTAL SPACES)	11 SPACES

\*\*OFF-STREET PARKING MAY COUNT TOWARD THE REQUIRED NUMBER

**PROPOSED:**

STANDARD SPACES (90° ANGLE)	560 SPACES
STANDARD ADA SPACES (90° ANGLE)	475 SPACES**
GARAGE SPACES (90° ANGLE)	31 SPACES
ACCESSIBLE GARAGE SPACES (90°)	1 SPACE
ELECTRIC VEHICLE SPACES (90° ANGLE)	2 SPACES
STREET PARKING SPACES (0° ANGLE)	34 SPACES

\*\*\*ALL ADA SPACES ARE VAN ACCESSIBLE

**BIKE RACK PARKING:**

REQUIRED:	12 BIKE RACK STATIONS
PROPOSED:	4 BIKE RACK STATIONS
OFFSITE:	8 BIKE RACK STATIONS

ALL PROPOSED ROADS WITHIN PARCEL D ARE PRIVATE

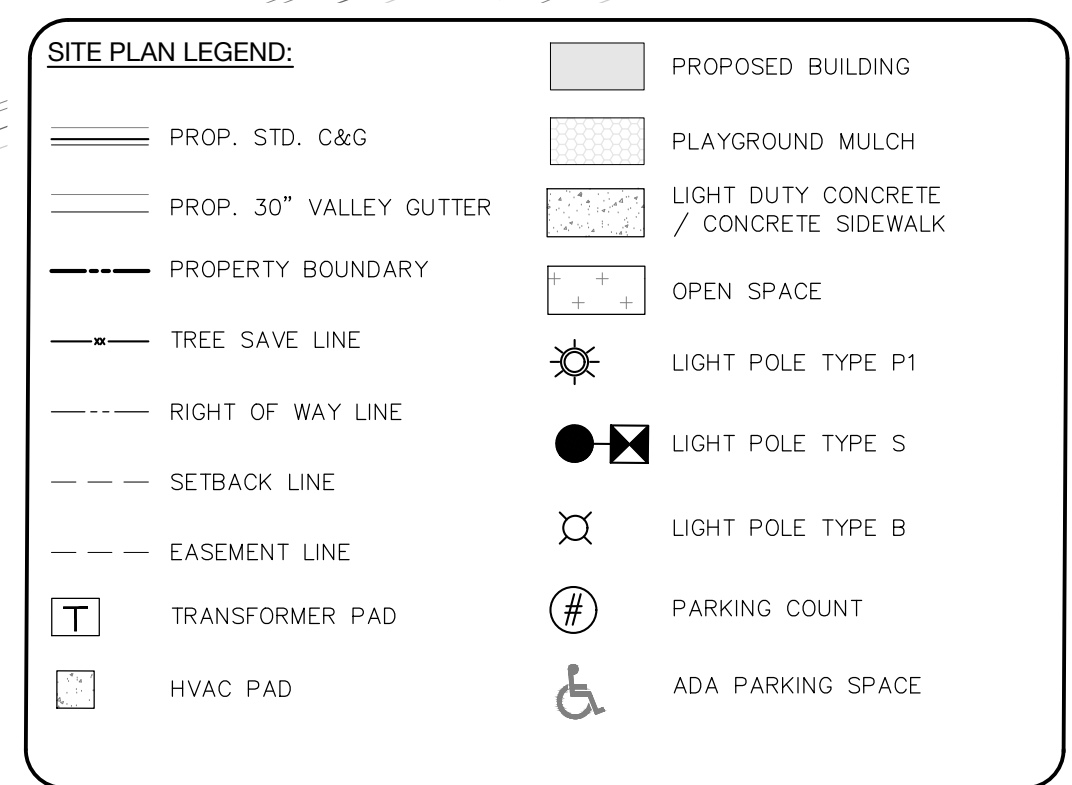
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 10°49'40" E	24.61'
L2	N 20°58'31" W	14.06'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	984.50'	400.64'	N 88°56'57" E	397.88'	
C2	965.50'	178.75'	N 84°41'46" W	178.49'	
C3	3710.00'	401.62'	N 86°59'03" E	401.42'	
C4	3690.00'	577.69'	N 79°28'43" E	577.10'	
C5	20.00'	28.82'	N 62°15'31" W	26.39'	
C6	984.50'	14.32'	N 76°52'28" E	14.32'	

- PLAYGROUND NOTES:**
- PLAYGROUND EQUIPMENT ELEMENTS ARE SHOWN SCHEMATICALLY.
  - EQUIPMENT WILL BE SELECTED AND PROVIDED BY THE OWNER.
  - PLACEMENT OF EQUIPMENT WILL NEED TO TAKE UTILITIES IN THE AREA INTO CONSIDERATION.
  - PLAYGROUND AREA SHALL BE MULCHED.



**811**

BEFORE YOU DIG!  
 CALL 811 OR 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!

GRAPHIC SCALE  
 0 30 60 120 240  
 ( IN FEET )  
 1 inch = 60 ft.

**DHI COMMUNITIES, INC.**

**Collins Ridge - Parcel D**  
**Construction Documents**  
**Overall Site Plan**

1341 HORTON CIRCLE  
 ARLINGTON, TEXAS 76011

258 ORANGE GROVE STREET, HILLSBOROUGH, NC 27278

NO. DATE: BY: REVISIONS:  
 1 11/07/2023 LRWV TOWN OF HILLSBOROUGH COMMENTS  
 2 01/10/2024 LRWV TOWN OF HILLSBOROUGH COMMENTS  
 3 03/13/2024 LRWV TOWN OF HILLSBOROUGH COMMENTS  
 4 04/19/2024 MHWV TOWN OF HILLSBOROUGH COMMENTS

Project No: 23-RDU-003  
 Date: 09.06.2023  
 Sheet No:  
**C-3.0**