

SITE LEGEND

	OPEN SPACE
	RECREATION AREA

OPEN SPACE CALCULATIONS

TOTAL SITE AREA:	100.86 AC
OPEN SPACE REQUIRED:	10.09 AC (10%)
OPEN SPACE PROVIDED:	13.17 AC (13%)

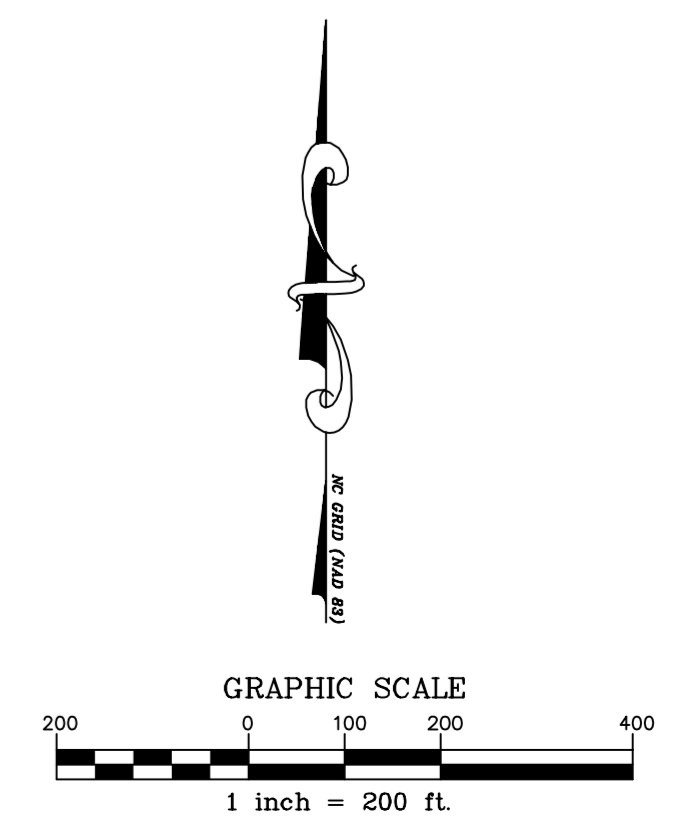
RECREATION POINT TABLE

Recreation Elements	SF	Multiplier	Credit
Community clubhouse	3524	0.508	1790.192
Community pool	2565	0.463	1187.595
Community pool deck	5257	0.02	105.14
Apartment clubhouse	4800	0.508	2438.4
Apartment pool	1694	0.463	784.322
Apartment pool deck	6910	0.02	138.2
playgrounds (3)	8384	0.216	1810.944
tennis courts (2)	13680	0.028	383.04
Greenway (includes 20' easement)*	111740	0.016	1787.84
TOTAL POINTS PROVIDED			10,425.67
TOTAL POINTS REQUIRED			6,923.00

DENSITY CALCULATIONS

TOTAL UNITS (PHASE 1):	672
TOTAL SITE AREA (PHASE 1):	100.86 ACRES
POD B: NO UNITS AT THIS TIME	9.21 ACRES
=0.00 UNITS/ACRE	
POD C: 107 SINGLE-FAMILY UNITS	21.96 ACRES
=4.87 UNITS/ACRE	
POD D: 326 APARTMENT UNITS	20.36 ACRES
=16.01 UNITS/ACRE	
POD E: 239 UNITS (152 TOWNHOMES & 87 SINGLE-FAMILY)	49.33 ACRES
=4.84 UNITS/ACRE	

SEE SHEET C-2A FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



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REVISIONS:

NO.	DATE	DESCRIPTION
1	2016-12-20	PER TOWN OF HILLSBOROUGH COMMENTS
2	2017-01-10	PER TOWN OF HILLSBOROUGH COMMENTS

DEVELOPER:
CARUSO HOMES
1655 CROFTON BOULEVARD
SUITE 200
CROFTON, MD 21114

COLLINS RIDGE
SPECIAL USE PERMIT DRAWINGS - PHASE 1
HILLSBOROUGH, NORTH CAROLINA
CONTEXTUAL MASTER SITE PLAN

PROJECT NO:	RAQ-16000
FILENAME:	RAQ16000-OAS1
CHECKED BY:	FVB
DRAWN BY:	KWH
SCALE:	1"=200'
DATE:	11-21-16
SHEET NO.	C-3A

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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