Collins Ridge

Hillsborough, North Carolina

Exhibit 1: Regional Area Exhibit

Exhibit 2: Contextual Neighborhood Exhibit

Exhibit 3: Parcel Exhibit

Exhibit 4: Existing Conditions

Exhibit 5: Aerial Imagery

Exhibit 6: Watershed Analysis

Exhibit 7: Slope Analysis

Exhibit 8: Soils Analysis

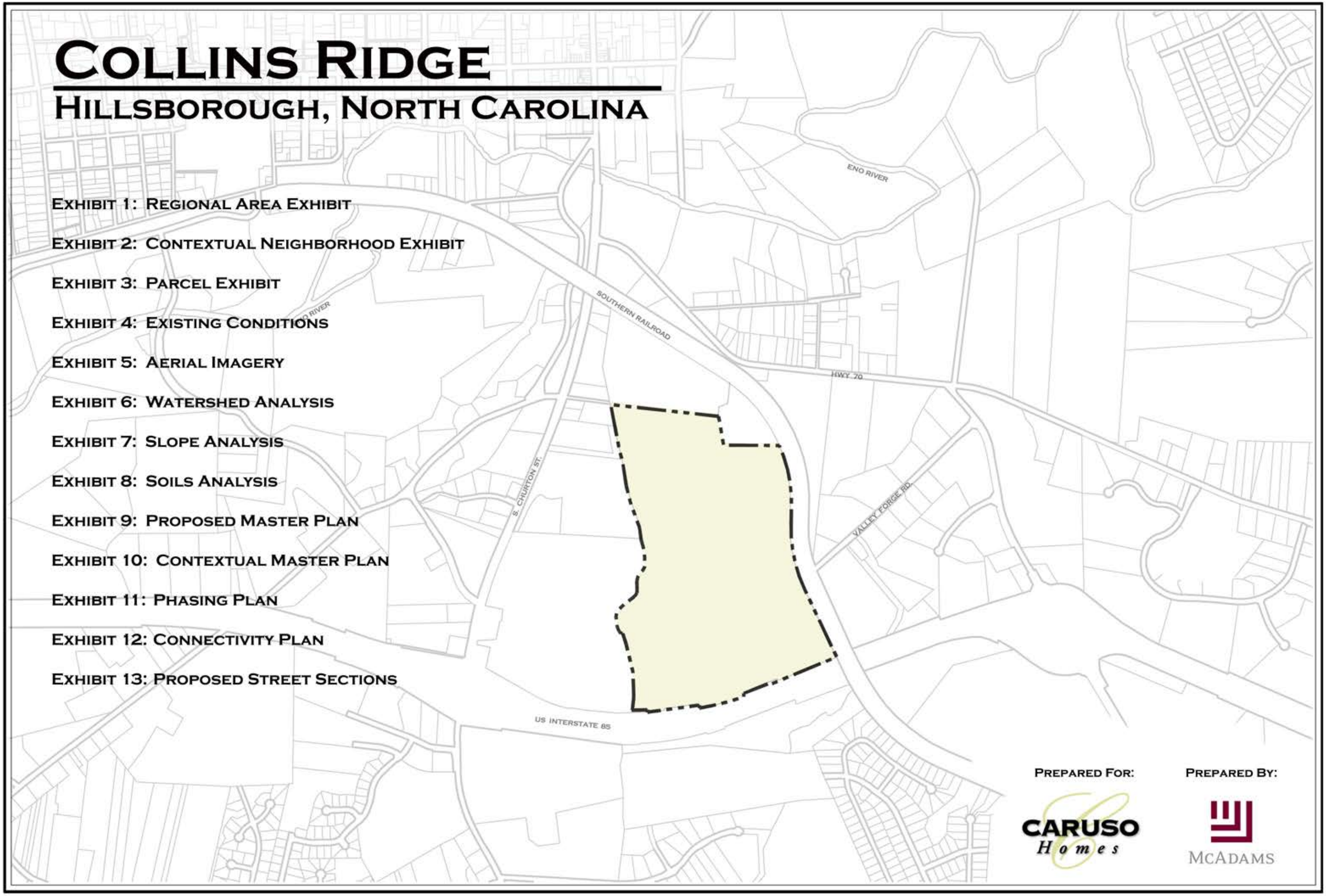
Exhibit 9: Proposed Master Plan

Exhibit 10: Contextual Master Plan

Exhibit 11: Phasing Plan

Exhibit 12: Connectivity Plan

Exhibit 13: Proposed Street Sections



Prepared For:

CARUSO Homes

Prepared By:

McAdams

EXHIBIT 1

REGIONAL AREA EXHIBIT

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

COLLINS RIDGE PROPERTY

Burlington
Mebane
Hillsborough
Orange Co.
Saxapahaw
Chapel Hill
Carrboro
UNC
Durham
Duke Univ.
Research Triangle Park
RDU Airport
Falls Lake
Durham Co.
Haw River
Chatham Co.
Wake Co.
Morrisville
Cary
NCSU
Raleigh
Apex
Garner
Holly Springs
Pittsboro
Jordan Lake

70 85 501 15 147 40 540 1 401 64 440

12-21-2015

NORTH N.T.S.

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PREPARED FOR:

CARUSO Homes

PREPARED BY:

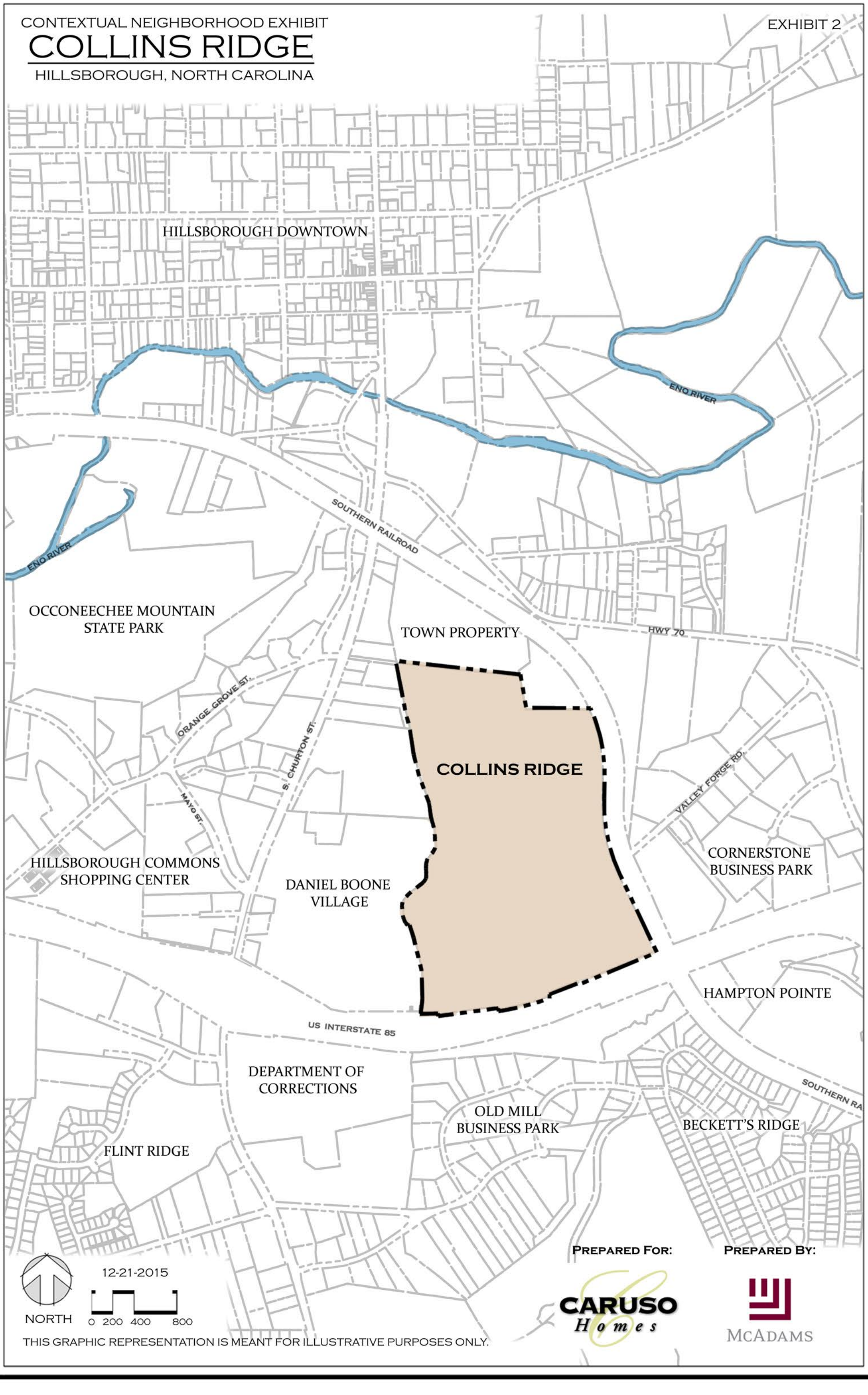
McADAMS

CONTEXTUAL NEIGHBORHOOD EXHIBIT

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

EXHIBIT 2



NORTH

12-21-2015

0 200 400 800

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CARUSO Homes

PREPARED BY:

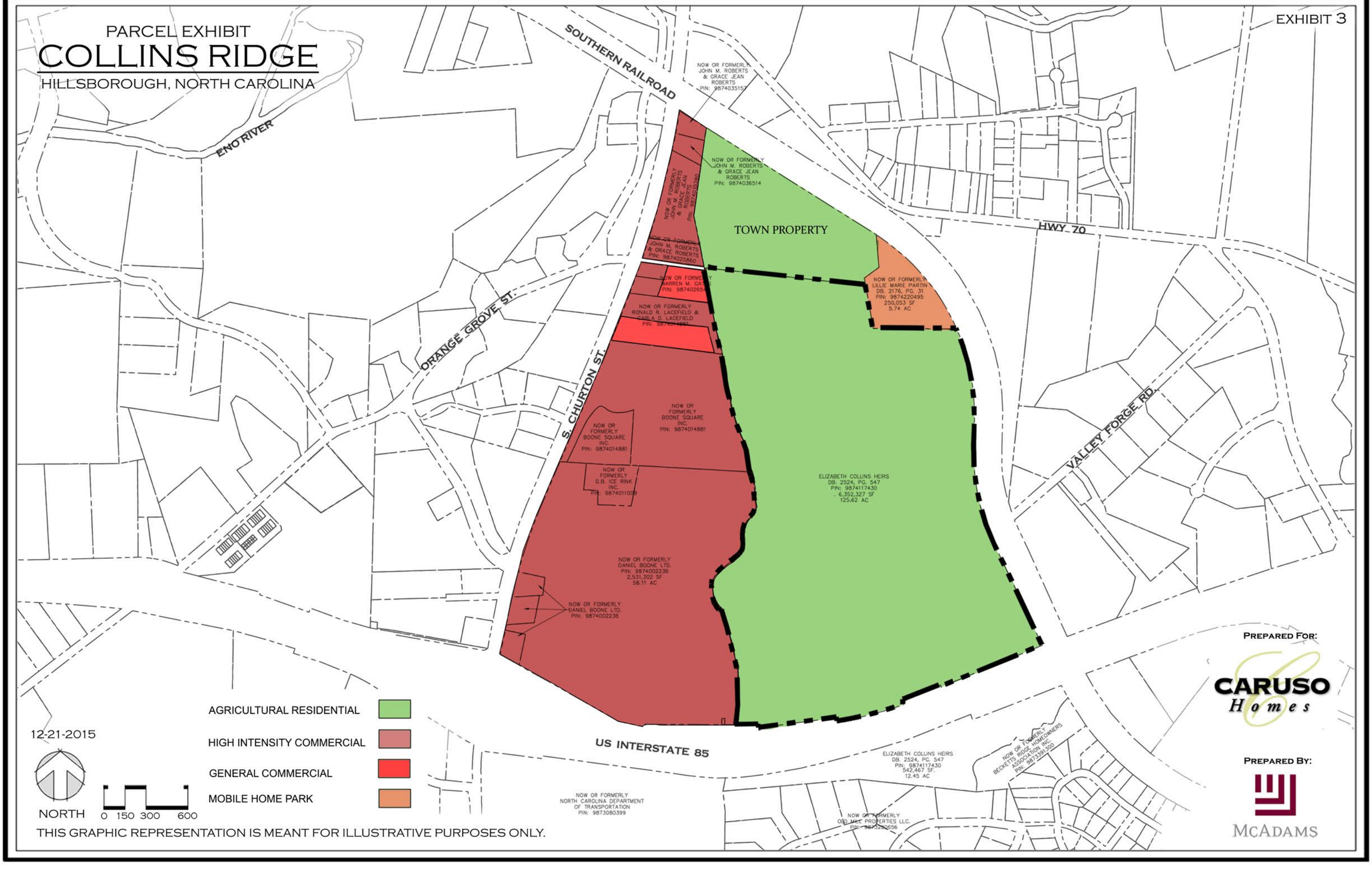
McADAMS

EXHIBIT 3

PARCEL EXHIBIT

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA



AGRICULTURAL RESIDENTIAL

HIGH INTENSITY COMMERCIAL

GENERAL COMMERCIAL

MOBILE HOME PARK

12-21-2015

NORTH

0 150 300 600

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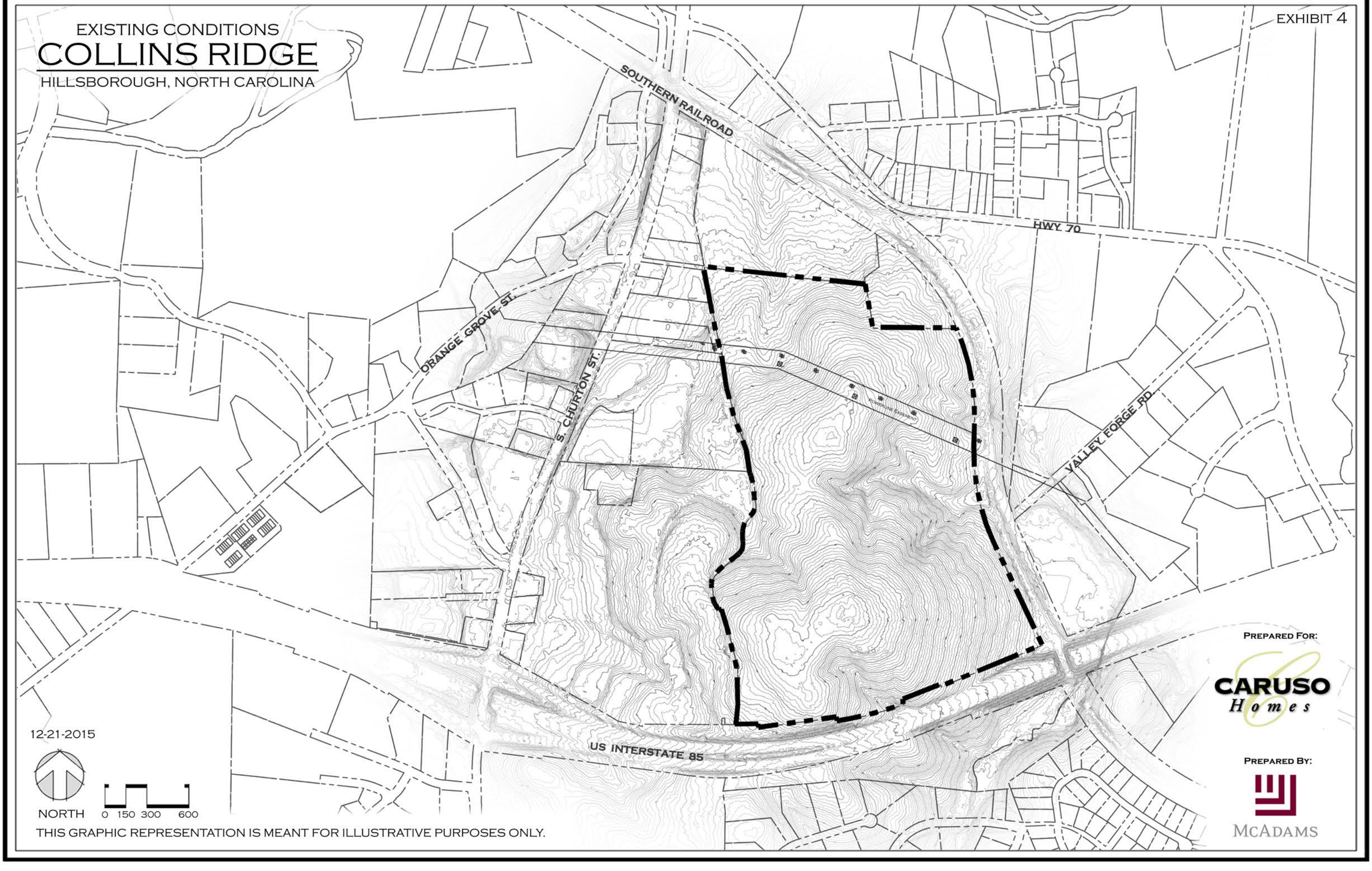
EXISTING CONDITIONS

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

EXHIBIT 4



12-21-2015

NORTH

0 150 300 600

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PREPARED FOR:

CARUSO Homes

PREPARED BY:

McADAMS

EXHIBIT 5

AERIAL IMAGERY

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

ENO RIVER

SOUTHERN RAILROAD

HWY 70

ORANGE GROVE ST.

S. CHURTON ST.

VALLEY FORGE RD.

COLLINS RIDGE

US INTERSTATE 85

12-21-2015

NORTH

0 150 300 600

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CARUSO Homes

PREPARED BY:

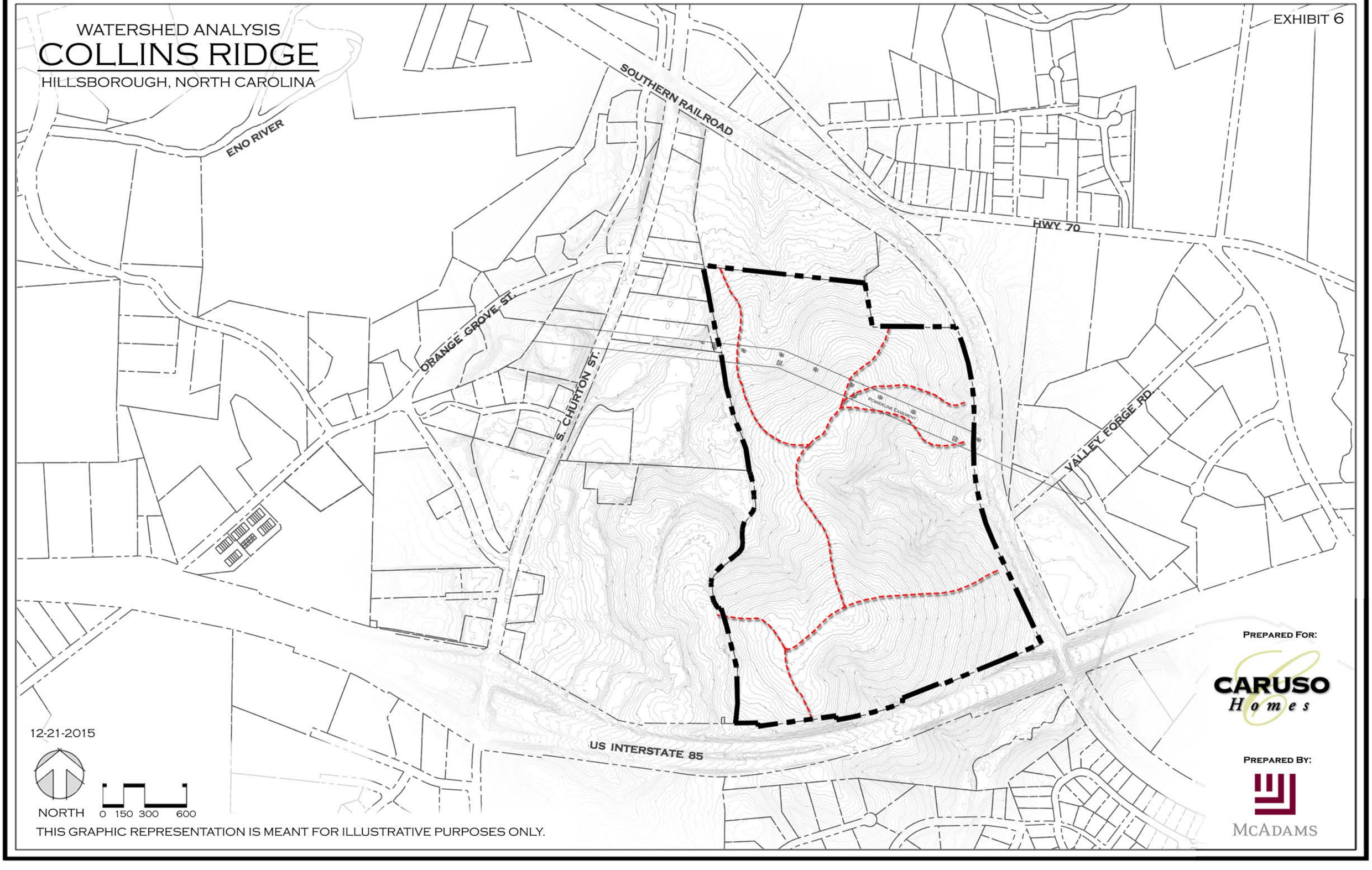
McADAMS

EXHIBIT 6

WATERSHED ANALYSIS

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA



12-21-2015

NORTH

0 150 300 600

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CARUSO Homes

PREPARED BY:

McADAMS

EXHIBIT 7

SLOPE ANALYSIS

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

ENO RIVER

SOUTHERN RAILROAD

HWY 70

ORANGE GROVE ST.

S. CHURTON ST.

POWERLINE EASEMENT

VALLEY FORGE RD.

US INTERSTATE 85

12-21-2015

NORTH

0 150 300 600

SLOPES > 25%

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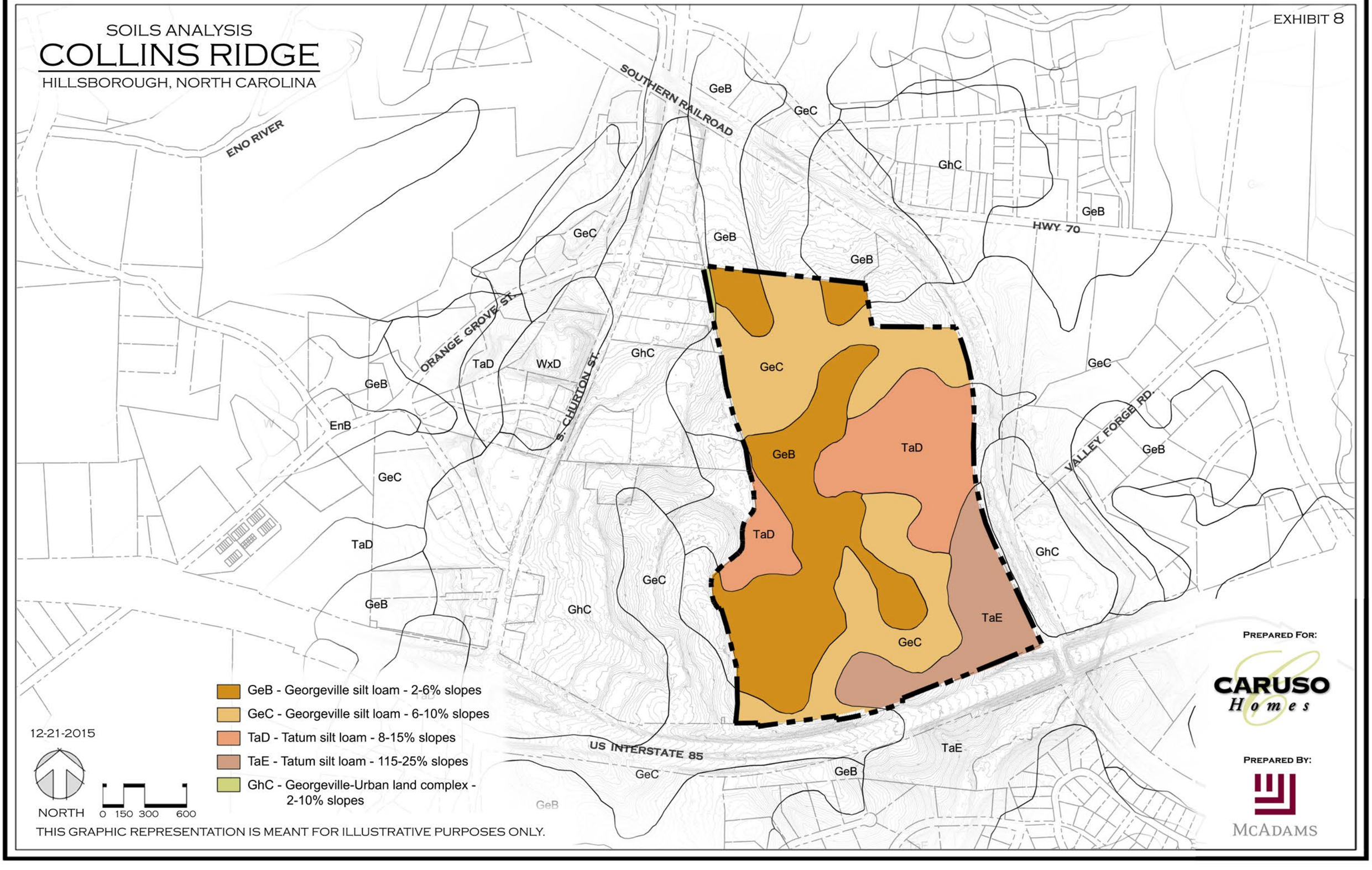
EXHIBIT 8

SOILS ANALYSIS

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA



GeB - Georgeville silt loam - 2-6% slopes

GeC - Georgeville silt loam - 6-10% slopes

TaD - Tatum silt loam - 8-15% slopes

TaE - Tatum silt loam - 115-25% slopes

GhC - Georgeville-Urban land complex - 2-10% slopes

12-21-2015

NORTH

0 150 300 600

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CARUSO Homes

PREPARED BY:

McADAMS

EXHIBIT 9

PROPOSED MASTER PLAN

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

SOUTHERN RAILROAD

S. CHURTON ST.

HWY 70

TOWN OF HILLSBOROUGH
+/- 20.2 AC.

ORANGE GROVE ST.

2 AC. PUBLIC PARK
(TO BE DEDICATED TO TOWN)

WALKING/BIKING
TRAIL (TYP.)
(TO BE DEDICATED
TO TOWN)

A
+/- 10.9 AC.
TOWNHOMES
APARTMENTS
24 UN./AC. (MAX)

F
+/- 8.1 AC.
TOWNHOMES
SINGLE FAMILY
16 UN./AC. (MAX)

PROPOSED CASA SITE
3 AC. (MIN.) 60-88 UNITS

+/- 9 AC.
TOWNHOMES
APARTMENTS
30 UN./AC. (MAX)
B

COMMUNITY
CENTER
+/-3 AC

C
+/- 17.4 AC.
SINGLE FAMILY
8 UN./AC. (MAX)

DANIEL BOONE VILLAGE
+/- 59.4 AC

E
+/- 33 AC.
TOWNHOMES
SINGLE FAMILY
16 UN./AC. (MAX)

SOUTHERN RAILROAD

D
+/- 14.6 AC.
APARTMENTS
24 UN./AC. (MAX)

S. CHURTON ST.

US INTERSTATE 85

PREPARED FOR:

CARUSO Homes

PREPARED BY:

McADAMS

12-21-2015

NORTH

0 200 400 800

NEIGHBORHOOD PARK

TRANSIT STOP

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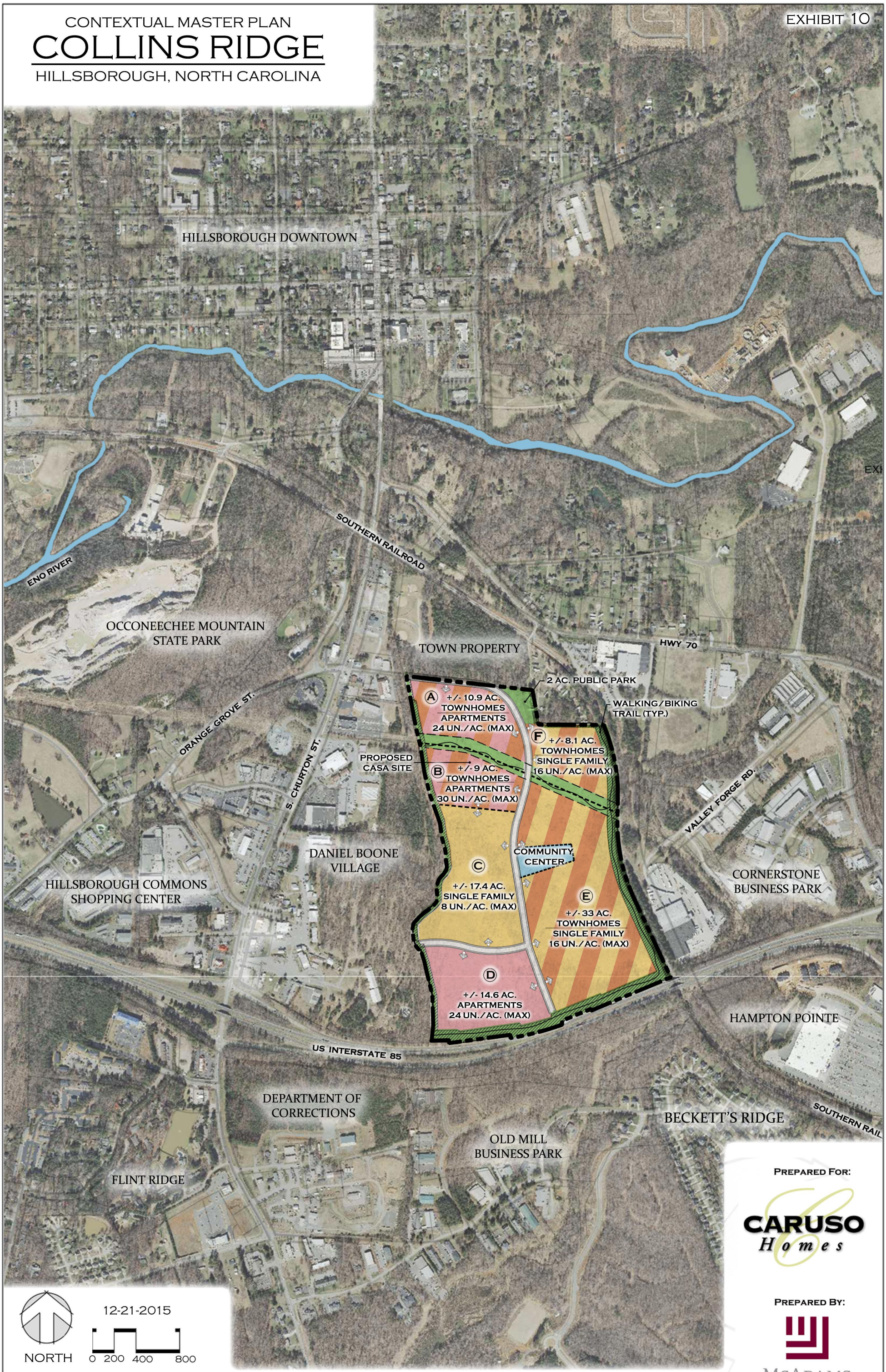
ELEMENTS SHOWN ARE APPROXIMATE IN LOCATION AND ARE SUBJECT TO CHANGE AT THE TIME OF SPECIAL USE PERMIT.

CONTEXTUAL MASTER PLAN

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

EXHIBIT 10



NORTH

12-21-2015

0 200 400 800

PREPARED FOR:

CARUSO Homes

PREPARED BY:

McADAMS

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PHASING PLAN

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

EXHIBIT 11

SOUTHERN RAILROAD

S. CHURTON ST.

HWY 70

ORANGE GROVE ST.

PUBLIC PARK

A

B

C

D

E

F

COMMUNITY CENTER

PHASE 1
PHASE 2

PHASE 1
PHASE 2

SOUTHERN RAILROAD

S. CHURTON ST.

US INTERSTATE 85

12-21-2015

NORTH

0 200 400 800

PREPARED FOR:

CARUSO Homes

PREPARED BY:

MCADAMS

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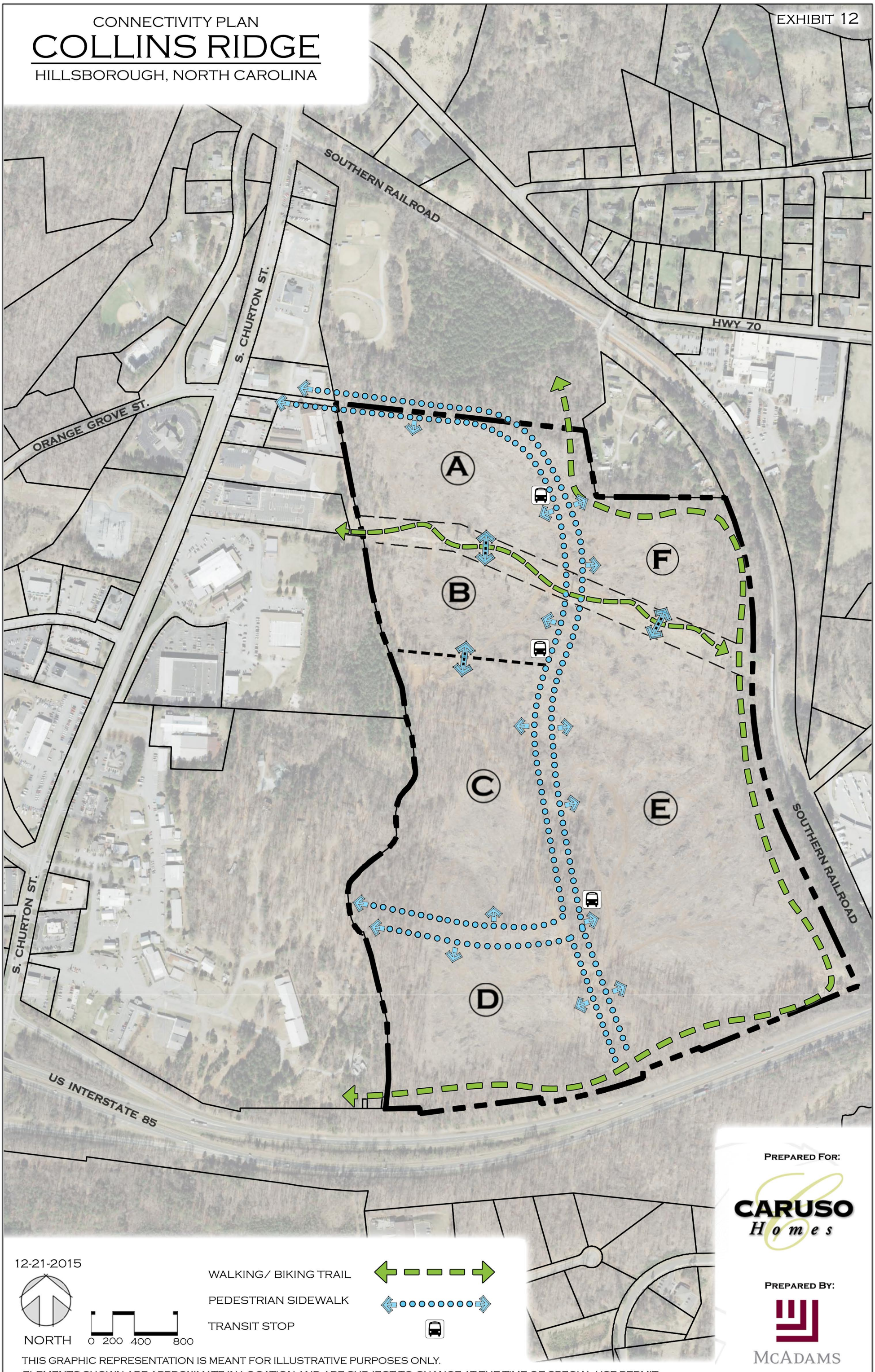
CONNECTIVITY PLAN

COLLINS RIDGE

HILLSBOROUGH, NORTH CAROLINA

EXHIBIT 12



12-21-2015

NORTH

0 200 400 800

WALKING/ BIKING TRAIL

PEDESTRIAN SIDEWALK

TRANSIT STOP

PREPARED FOR:

CARUSO Homes

PREPARED BY:

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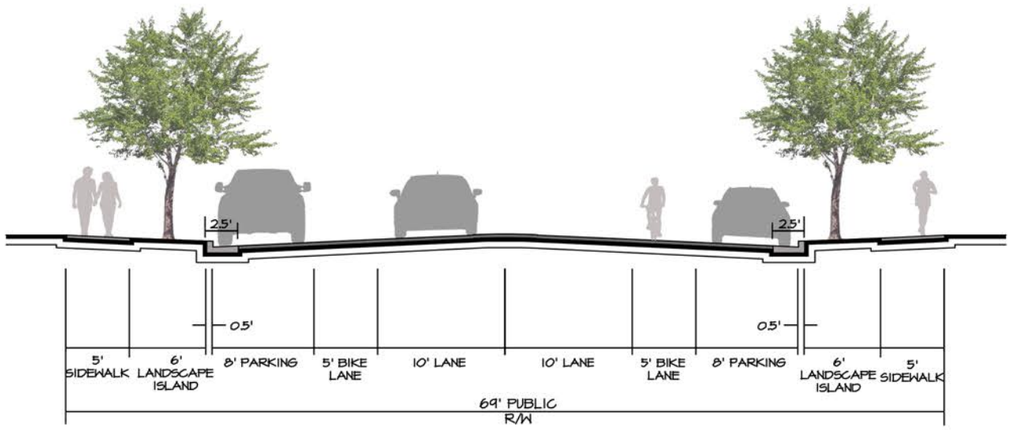
EXHIBIT 13

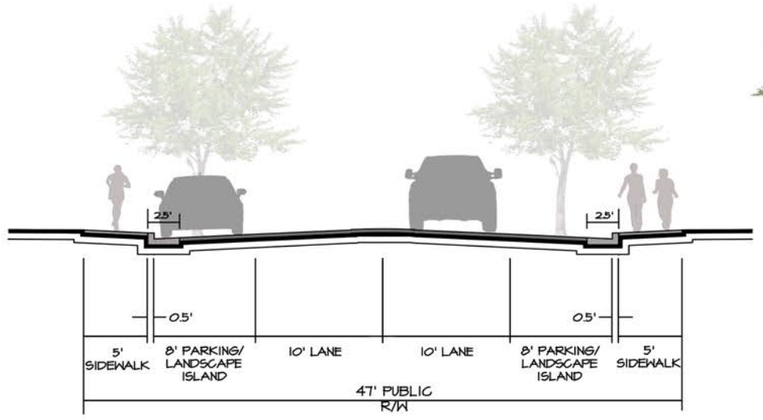
PROPOSED STREET SECTIONS

COLLINS RIDGE

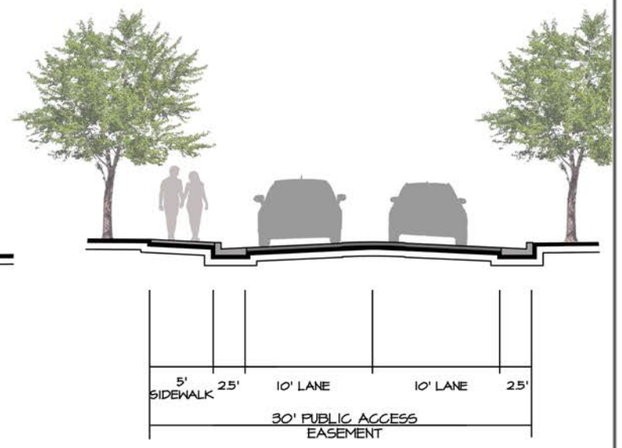
HILLSBOROUGH, NORTH CAROLINA



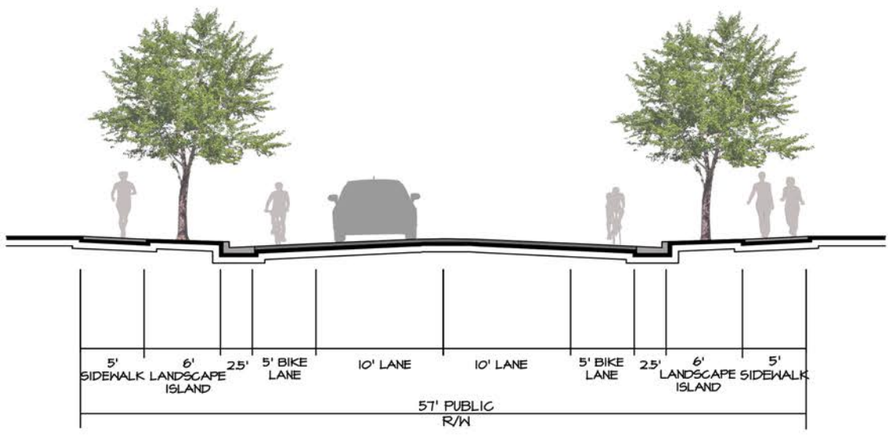
RESIDENTIAL COLLECTOR ROAD - A



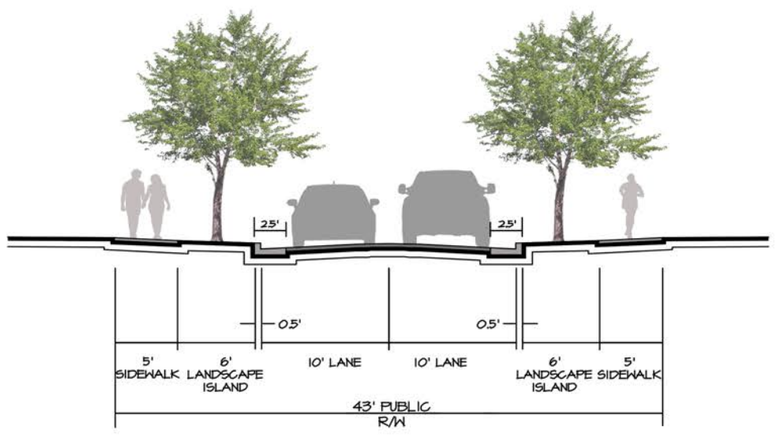
RESIDENTIAL LOCAL ROAD - A



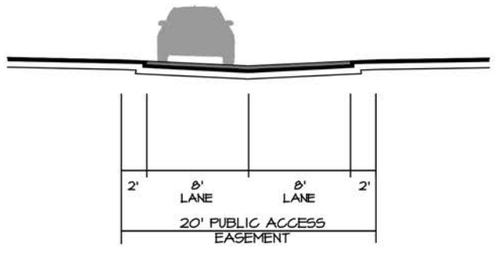
PRIVATE STREET



RESIDENTIAL COLLECTOR ROAD - B



RESIDENTIAL LOCAL ROAD - B



ALLEY

12-21-2015

NORTH

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