

**Item 5C
Attachment 3**

S:\PROJECTS\2020\207-14-REPTOFCAPROV\DWG\REDO\NO OF 13.COV BY SHEET AND NOELDMS-102-18-2024-017.AIM

MASTER DEVELOPMENT PLAN OF WATERSTONE SOUTH

3411 NC 86 SOUTH
HILLSBOROUGH, NC

PIN: 9872490872, 9873504152, 9873502573,
9873510737, 9873416716, 9873415972,
9873425076, 9873425271, 9873422375

99.14 ACRES

PREPARED FOR:
CAPKOV VENTURES
PO BOX 16815
CHAPEL HILL, NC 27516
919-260-7262
ERIC@ERICCHUPP.COM
ERIC@ERICHUPP.COM

PREPARED BY:
ERIC CHUPP
ERICBCHUPP@BELLSOUTH.NET

APPLICANT:
CAPKOV VENTURES INC.
PO BOX 16815
CHAPEL HILL, NC 27516
919-260-7262
ERIC@ERICCHUPP.COM
ERIC@ERICHUPP.COM

CONSULTANTS:
LANDSCAPE ARCHITECT / LAND PLANNER:
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27713
919-682-0368
CONTACT: DANIEL JEWELL, PIA
JEWELLD@TANDH.COM

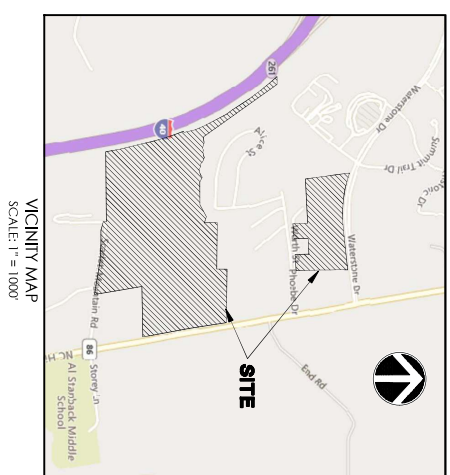
CIVIL ENGINEER:
ERIC CHUPP
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27713
919-682-0368
CONTACT: PRESTON ROYSTER, PE
ROYSTER@TANDH.COM

SUBMITTAL HISTORY

NO.	DESCRIPTION	DATE
1	MASTER DEVELOPMENT PLAN SUBMITTAL #2	03-18-24
2	MASTER DEVELOPMENT PLAN SUBMITTAL #1	01-22-24
3	SUBMITTED TO THE TOWN OF HILLSBOROUGH	

PREPARED BY:

J-92037



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
MP0.0	COVER SHEET
MP0.1	SITE DATA
MP1.0	EXISTING CONDITIONS
MP1.1	MASTER DEVELOPMENT PLAN

APPROVAL STAMPS

Know what's below.
before you dig.

2510 Meridian Parkway • Suite 100
Durham, NC 27713
919.682.0368
www.thomasandhutton.com

NO.	REVISIONS	BY	DATE
1	TOWN COMMENTS		T&H 03/15/24

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THOMAS & HUTTON
 5115 Middle Parkway, Suite 105
 Durham, NC 27713 • 919.882.6388
www.thomashutton.com

EXISTING CONDITIONS

WATERSTONE SOUTH

PROJECT LOCATION:
 3411 NC 86 SOUTH
 HILLSBOROUGH, NC

CLIENT/OWNER:
 Caprow Ventures
 10000 W. 10th St., Suite 100
 Charlotte, NC 28203
 Contact: Eric Chapp
 eric@caprowventures.com

DATE: 03/15/24
DRAWN BY: DAN, MTC
REVIEWED BY: MTC
APPROVED BY: MTC

SCALE: 1" = 200'

VERT.: NAD 83

DATE: 01/17/24
DRAWN BY: DAN, MTC
REVIEWED BY: MTC
APPROVED BY: MTC

SCALE: 1" = 200'



15:\PROJECTS\2023\2023 AMBERLY (MTC)\DRAWING\24-0010 CONSTRUCTION - 1511.dwg -- 15:11:15

Block/Element	Overall AC	SF Range	Commercial & Amenities	Medical Office / Outpatient Serv.	Apartment / Senior Living	Townhomes (TH)
A	3.8	225			225	60
B	7.1	225			225	70
C	2.3		40,000			50
D	1.8					25
E	3.8			130,000		50
F	1.8					25
G	5.8					50
H	4.3		40,000	130,000 SF	440 Units	205 Units

NO.	REVISIONS	BY	DATE
1	TOWN COMMENTS	T&H	03/15/24

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NOT FOR
CONSTRUCTION**

**THOMAS
&
HUTTON**

1519 Middle Parkway, Suite 102
Durham, NC 27713 • 919.882.6388
www.thomashutton.com

**MASTER DEVELOPMENT
PLAN**

WATERSTONE SOUTH

PROJECT LOCATION:
3411 NC 86 SOUTH
HILLSBOROUGH, NC

CLIENT/OWNER:
Capeview Ventures
PO Box 18315
Durham, NC 27716
919-260-7262
Contact: Eric Chapp
eric@capeviewllc.com

DATUM: HORIZ.: NAD 83 VERT.: NVD 88

JOB NO.: 20037

DATE: 01/17/24

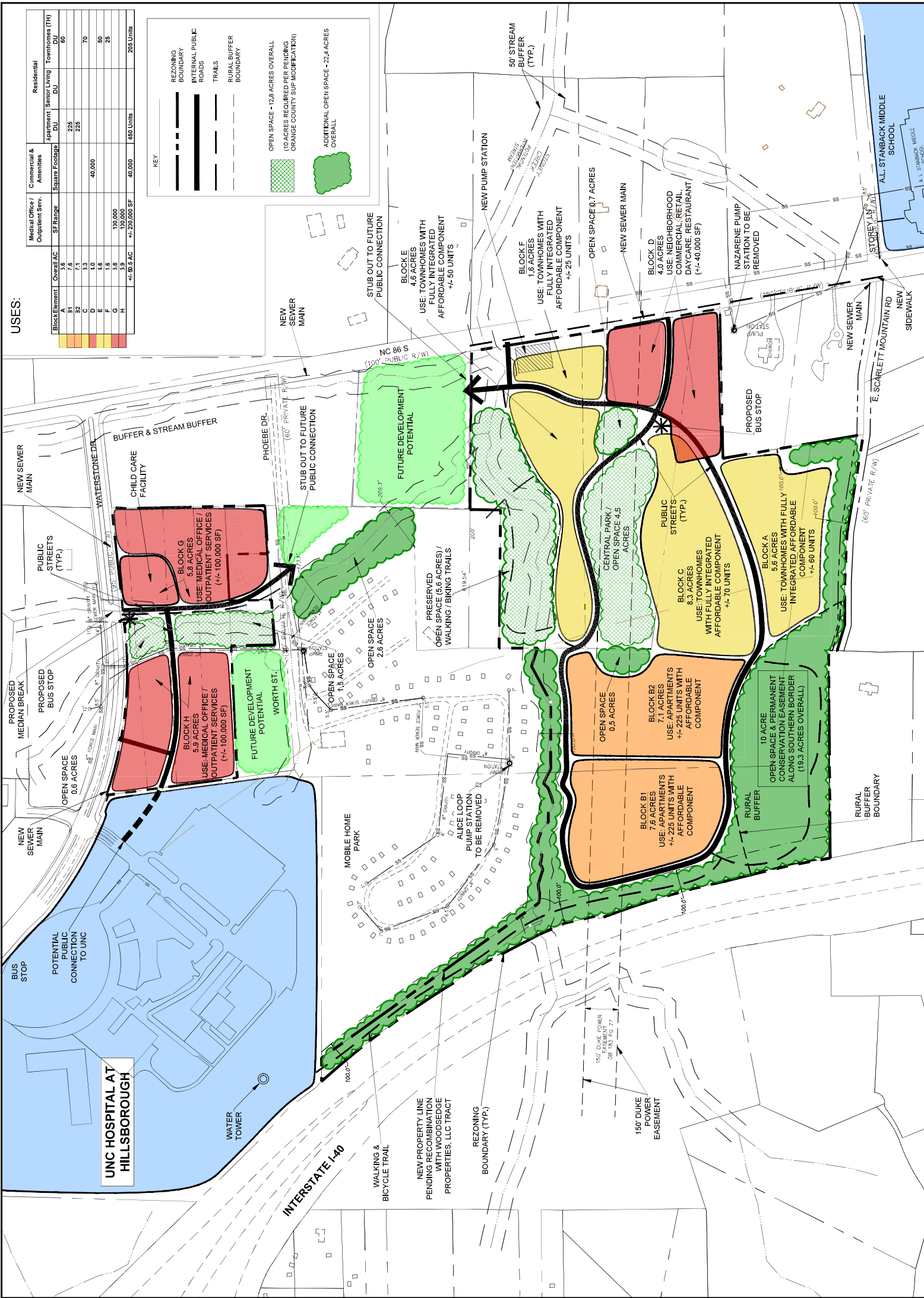
DRAWN BY: DAN, WJC

CHECKED BY:

APPROVED BY:

SCALE: 1" = 200'

C1.1



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