

E:\PROJECTS\2020\2021\WATERSTONE SOUTH\WORKSHEETS\COVER SHEET AND NOTES.DWG - JAW 2024-04-04 PM

Item 5A
Attachment 2

MASTER DEVELOPMENT PLAN
OF
WATERSTONE SOUTH

3411 NC 86 SOUTH
HILLSBOROUGH, NC

PIN: 9872490872, 9873504152, 9873502573,
9873510737, 9873416716, 9873415972,
9873425076, 9873425271, 9873422375, AND A
PORTION OF 9873410172

99.149 ACRES

APPLICANT:

CAPKOV VENTURES INC.
PO BOX 16815
CHAPEL HILL, NC 27516
919-260-7262
CONTACT: ERIC CHUPP
ERICBCHUPP@BELLSOUTH.NET

CONSULTANTS:

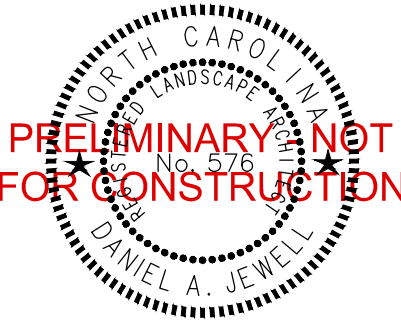
LANDSCAPE ARCHITECT / LAND PLANNER:
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27713
919-682-0368
CONTACT: DANIEL JEWELL, RLA
JEWELL.D@TANDH.COM

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

PREPARED FOR:
CAPKOV VENTURES
PO BOX 16815
CHAPEL HILL, NC 27516
919-260-7262
CONTACT: ERIC CHUPP
ERICBCHUPP@BELLSOUTH.NET

J-92037

PREPARED BY:



| SUBMITTAL HISTORY | |
|---------------------------------------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| MASTER DEVELOPMENT PLAN SUBMITTAL #3 | 05-08-24 |
| MASTER DEVELOPMENT PLAN SUBMITTAL #2 | 03-18-24 |
| MASTER DEVELOPMENT PLAN SUBMITTAL #1 | 01-22-24 |
| SUBMITTED TO THE TOWN OF HILLSBOROUGH | DATE |



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|-------------------------|
| | COVER SHEET |
| MP0.1 | SITE DATA |
| MP1.0 | EXISTING CONDITIONS |
| MP1.1 | MASTER DEVELOPMENT PLAN |
| MP1.2 | PHASING PLAN |
| MP 1.3 | UTILITY PLAN |

APPROVAL STAMPS



N:\PROJECTS\2020-2021\INTERIOR\CAPKOV VENTURES\DWG 01 COVER SHEET AND NOTES.DWG - AJP - 2024 - 4:41 PM

SITE DATA

| | | | |
|----------------|-----------------------------------|-----------------|--|
| <u>TRACT 1</u> | | <u>TRACT 6</u> | |
| ADDRESS: | None Listed | ADDRESS: | None Listed |
| OWNER(S): | Capkov Ventures Inc. | OWNER(S): | Capkov Ventures Inc. |
| PIN: | 9872490872 | PIN: | 9873415972 |
| SIZE (SF): | 2,300,099 | SIZE (SF): | 174,806 |
| SIZE (AC): | 52.803 | SIZE (AC): | 4.013 |
| DEED BK / PG: | 6612 / 98 | DEED BK / PG: | 6728 / 908 |
| PLAT BK / PG: | 126 / 49 & 119 / 154-155 | PLAT BK / PG: | 1 / 3 |
| EX. ZONING: | R1 / Rural Buffer (Orange County) | EX. ZONING: | EDH-2 (Orange County) |
| EXISTING USE: | Vacant | EXISTING USE: | Vacant |
| <u>TRACT 2</u> | | <u>TRACT 7</u> | |
| ADDRESS: | None Listed | ADDRESS: | None Listed |
| OWNER(S): | Capkov Ventures Inc. | OWNER(S): | Capkov Ventures Inc. |
| PIN: | 9873504152 | PIN: | 9873425076 |
| SIZE (SF): | 596,641 | SIZE (SF): | 173,369 |
| SIZE (AC): | 13.697 | SIZE (AC): | 3.98 |
| DEED BK / PG: | 6820 / 513 | DEED BK / PG: | 6728 / 908 |
| PLAT BK / PG: | 7 / 91 | PLAT BK / PG: | 1 / 3 |
| EX. ZONING: | R1 (Orange County) | EX. ZONING: | EDH-2 (Orange County) |
| EXISTING USE: | Vacant | EXISTING USE: | Vacant |
| <u>TRACT 3</u> | | <u>TRACT 8</u> | |
| (partial) | | | |
| ADDRESS: | 3411 NC 86 South | ADDRESS: | None Listed |
| OWNER(S): | Capkov Ventures Inc. | OWNER(S): | Capkov Ventures Inc. |
| PIN: | 9873502573 | PIN: | 9873425271 |
| SIZE (SF): | 714,776 | SIZE (SF): | 193,886 |
| SIZE (AC): | 16.409 (overall) | SIZE (AC): | 4.451 |
| | 14.409 (area to be rezoned) | DEED BK / PG: | 6653 / 1382 |
| DEED BK / PG: | 6540 / 1 | PLAT BK / PG: | 1 / 3 |
| PLAT BK / PG: | 7 / 91 | EX. ZONING: | EDH-2 (Orange County) |
| EX. ZONING: | R1 (Orange County) | EXISTING USE: | Vacant |
| EXISTING USE: | SF Residential | <u>TRACT 9</u> | |
| <u>TRACT 4</u> | | ADDRESS: | None Listed |
| ADDRESS: | 1622 Worth Street | OWNER(S): | Capkov Ventures Inc. |
| OWNER(S): | Capkov Ventures Inc. | PIN: | 9873422375 |
| PIN: | 9873510737 | SIZE (SF): | 92,957 |
| SIZE (SF): | 40,032 | SIZE (AC): | 2.134 |
| SIZE (AC): | 0.919 | DEED BK / PG: | 6718 / 1700 |
| DEED BK / PG: | 6822 / 2314 | PLAT BK / PG: | 122 / 71 |
| PLAT BK / PG: | 36 / 51 | EX. ZONING: | Entranceway / Special Use (Hillsborough) |
| EX. ZONING: | R1 (Orange County) | EXISTING USE: | Vacant |
| EXISTING USE: | SF Residential | <u>TRACT 10</u> | |
| <u>TRACT 5</u> | | (partial) | |
| ADDRESS: | 1606 Worth Street | ADDRESS: | 114 Chandler Dale Street |
| OWNER(S): | Capkov Ventures Inc. | OWNER(S): | Woods Edge Properties LLC |
| PIN: | 9873416716 | PIN: | 9873410172 |
| SIZE (SF): | 40,075 | SIZE (SF): | 2,104,514 |
| SIZE (AC): | 0.92 | SIZE (AC): | 48.313 (overall) |
| DEED BK / PG: | 6728 / 231 | | 1.823 (area to be rezoned) |
| PLAT BK / PG: | 36 / 143 | DEED BK / PG: | 1852 / 224 |
| EX. ZONING: | R1 (Orange County) | PLAT BK / PG: | 119 / 154-155 |
| EXISTING USE: | SF Residential | EX. ZONING: | R1 |
| | | EXISTING USE: | Trailer Park |

Area to be Rezoned
Total SF = 4,318,930
Total AC = 99.149

ABBREVIATIONS

| | | | | | | | |
|-----|-------------------------|------|-----------------------------|------|--------------------------|-----|------------------|
| DBL | DOUBLE | FM | FORCE MAIN (SANITARY SEWER) | PC | POINT OF CURVE | TC | TOP OF CURB |
| BOT | BOTTOM | FP | FINISH PAD | PH | POST HYDRANT | TH | THROAT ELEVATION |
| CB | CATCH BASIN | FR | FRAME | PT | POINT OF TANGENT | TG | TOP OF GUTTER |
| CI | CURB INLET | GI | GRATE INLET | PVC | POLYVINYL CHLORIDE | TP | TOP OF PAVEMENT |
| CO | CLEAN OUT | GV | GATE VALVE | RCP | REINFORCED CONCRETE PIPE | TW | TOP OF WALK |
| CPP | CORRUGATED PLASTIC PIPE | HDPE | HIGH DENSITY POLYETHYLENE | RC | ROLL CURB INLET | TYP | TYPICAL |
| DBL | DOUBLE | HI | HOODED INLET | RCP | REINFORCED CONCRETE PIPE | VI | VALLEY INLET |
| DI | DITCH INLET | INV | INVERT ELEVATION | RI | ROOF INLET | W | WATER |
| DIP | DUCTILE IRON PIPE | JB | JUNCTION BOX | RJP | RESTRAINED JOINT PIPE | W/ | WITH |
| EL | ELEVATION | LF | LINEAR FEET | R/W | RIGHT-OF-WAY | WV | WATER VALVE |
| ES | END SECTION | MAX | MAXIMUM | SD | STORM DRAINAGE | YI | YARD INLET |
| FES | FLARED END SECTION | MIN | MINIMUM | SDMH | STORM DRAINAGE MANHOLE | YI | YARD INLET |
| FG | FINISH GRADE | MH | MANHOLE | SF | SQUARE FEET | | |
| FH | FIRE HYDRANT | OC | ON CENTER | SS | SANITARY SEWER | | |

LEGEND

| | | | |
|----------------------------|------|--|-----------|
| Water Valve | ⊗ | Guy Wire | ⋈ |
| Yard Inlet | ⊞ | Light Pole | ○LP |
| Curb Inlet/Catch Basin | ⊞ | Sewer Cleanout | ○CO |
| Mail Box | ⊞ | Flared End Section | ⊞ |
| Traffic Signal Box | ⊞ | Bollard | ⊞ |
| Electric Transformer | ⊞ | Gas Valve | ⊞GV |
| Electric Junction Box | ⊞ | Existing Iron Pipe (3/4" unless noted) | ○ |
| Gas Meter | ⊞ | 1/2" Rebar | ● |
| Sanitary Sewer Manhole | ⊞ | 1/2" Iron Pipe Set | ○IPS |
| Storm Sewer Manhole | ⊞ | Existing PK Nail | ●PK |
| Telephone Manhole | ⊞ | PK Nail Set | ●PKS |
| Electric Manhole | ⊞ | Computed Point | △ |
| Sign | ⊞ | Concrete Monument | ⊞ |
| Telephone Pedestal | ⊞TEL | Tree Line | ~~~~~ |
| Fire Hydrant | ●FHD | Fence | ===== |
| Fire Department Connection | ⊞FDC | Underground Electric | ---UE--- |
| Post Indicator Valve | ⊞V | Underground Telephone | ---UT--- |
| Water Manhole | ⊞ | Gas Line | ---GAS--- |
| Water Meter | ⊞ | Water Line | ---W--- |
| Hot Box | ⊞ | Overhead Utilities | ---OU--- |
| Utility Pole | ⊞ | Storm Sewer | ---S--- |
| FEMA ZONE AE--FLOODWAY | ⊞ | Sanitary Sewer | ---SS--- |
| | | Adjacent Property Line | --- |
| | | Wood Framed Dwelling | WFD |
| | | FEMA ZONE AE | ⊞ |
| | | FEMA ZONE X--FUTURE | ⊞ |



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

SITE DATA

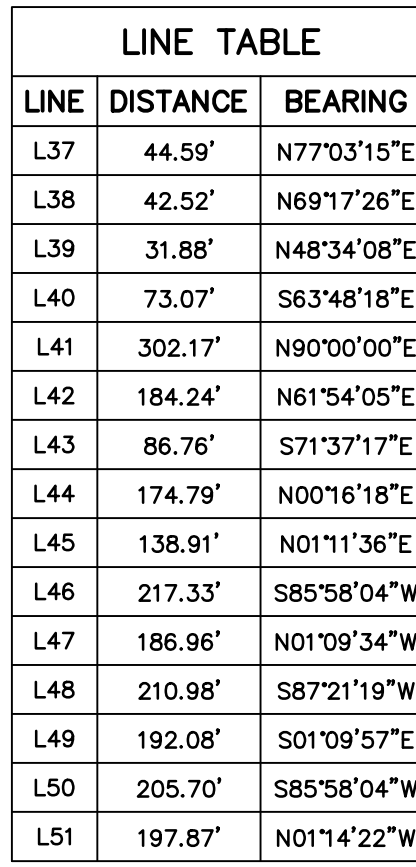
WATERSTONE SOUTH

PROJECT LOCATION:
3411 NC 86 SOUTH
HILLSBOROUGH, NC

CLIENT/OWNER:
Capkov Ventures
PO Box 16815
Chapel Hill, NC 27516
919-260-7262
Contact: Eric Chupp
ericchupp@bellsouth.net

| | | |
|-----------|----------------|----------------|
| DATUM: | HORIZ.: NAD 83 | VERT.: NAVD 88 |
| JOB NO: | 92037 | |
| DATE: | 01/17/24 | |
| DRAWN: | DAJ, MTC | |
| DESIGNED: | | |
| REVIEWED: | DAJ | |
| APPROVED: | | |
| SCALE: | | |

MPO.1

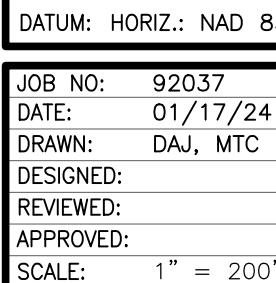


| | | | |
|-----|---------------------------|-----|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 3 | AREA AND LINE ADJUSTMENTS | T&H | 07/08/24 |
| 2 | TOWN COMMENTS | T&H | 05/07/24 |
| 1 | TOWN COMMENTS | T&H | 03/15/24 |
| NO. | REVISIONS | BY | DATE |

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

PROJECT LOCATION:
3411 NC 86 SOUTH
HILLSBOROUGH, NC

Capkov Ventures
PO Box 16815
Chapel Hill, NC 27516
919-260-7262
Contact: Eric Chupp
ericbchupp@bellsouth.net

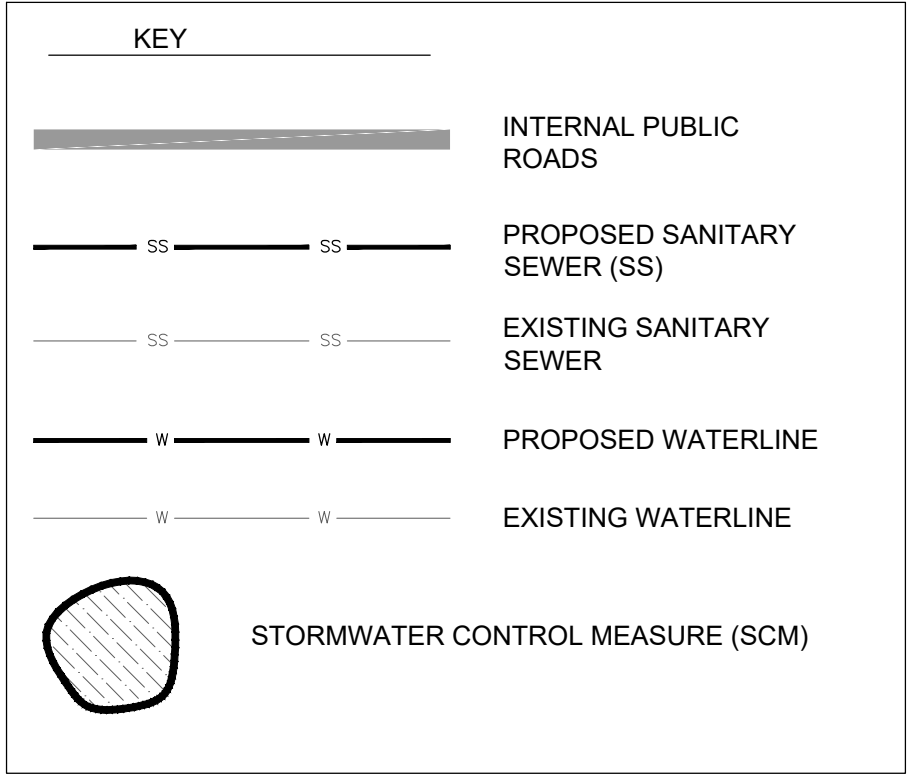


MP1.0

S:\PROJECTS\2020\2027 WATERSTONE SOUTH\20270813 UTILITY PLAN.dwg - Jul 9, 2024 - 7:01 PM



1
MP1.3
TYPICAL PUBLIC STREET SECTIONS TO BE USED IN PROJECT
SCALE: NTS



| | | | |
|-----|-----------------|-----|----------|
| 1 | NEW PLAN IN SET | T&H | 05/08/24 |
| NO. | REVISIONS | BY | DATE |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**THOMAS
&
HUTTON**

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

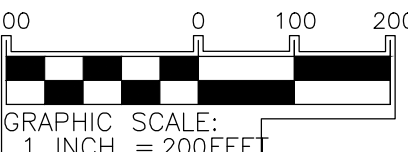
UTILITY PLAN

WATERSTONE SOUTH

PROJECT LOCATION:
3411 NC 86 SOUTH
HILLSBOROUGH, NC

CLIENT/OWNER:

Capkov Ventures
PO Box 16815
Chapel Hill, NC 27516
919-260-7262
Contact: Eric Chupp
ericchupp@bellsouth.net



GRAPHIC SCALE:
1 INCH = 200 FEET

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

JOB NO.: 92037
DATE: 01/17/24
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 200'

MP1.3