

Waterstone South  
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

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

J-92037

PREPARED BY:



WATERSTONE SOUTH  
J-92037  
01/17/24

### 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
MP1.3	UTILITY PLAN

### APPROVAL STAMPS



Know what's below.  
before you dig.



2510 Meridian Parkway • Suite 100  
Durham, NC 27713  
p.919.482.0368  
www.thomasandhutton.com

#### 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  
919-482-0368  
CONTACT: DANIEL JEWELL, RLA  
JEWELLD@TANDH.COM

CIVIL ENGINEER:  
THOMAS & HUTTON  
2510 MERIDIAN PARKWAY, SUITE 100  
DURHAM, NC 27713  
919-482-0368  
CONTACT: PRESTON ROYSTER, PE  
ROYSTER.P@TANDH.COM

#### SUBMITTAL HISTORY

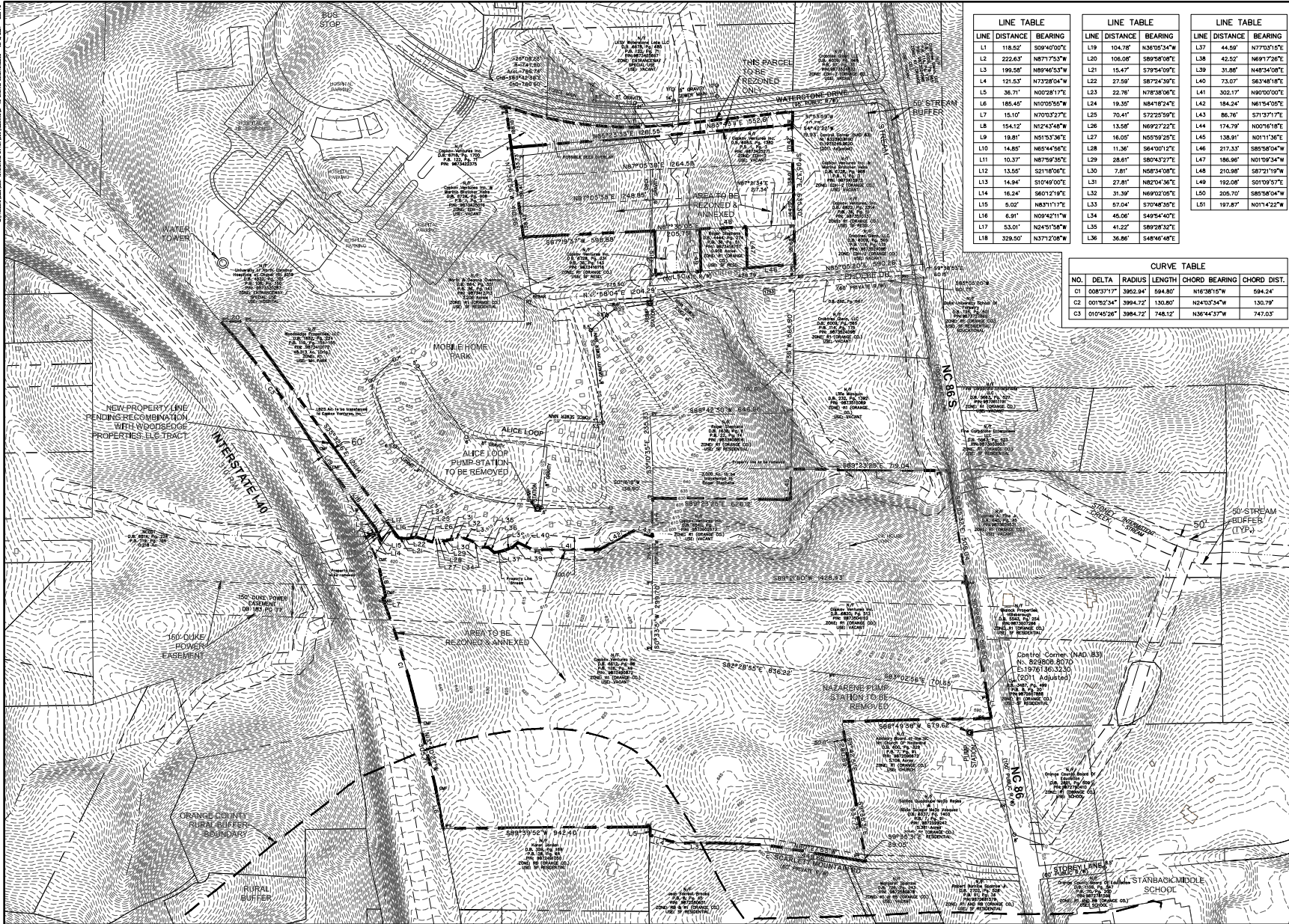
DESCRIPTION	DATE
MASTER DEVELOPMENT PLAN SUBMITTAL #3	05-08-24
MASTER DEVELOPMENT PLAN SUBMITTAL #2	03-18-24
MASTER DEVELOPMENT PLAN SUBMITTAL #1	01-22-24
SUBMITTED TO THE TOWN OF HILLSBOROUGH	DATE







DATE PLOTTED: 05/11/2016 10:58:11 AM



LINE	DISTANCE	BEARING
L1	118.52	S09°40'00"E
L2	222.63	N87°17'53"W
L3	199.58	N89°46'53"W
L4	121.53	N73°28'04"W
L5	38.97	N00°28'17"E
L6	186.48	N10°03'57"E
L7	15.10	N70°03'37"E
L8	154.12	N52°43'48"W
L9	19.81	N01°53'36"E
L10	14.85	N65°44'56"E
L11	10.37	N87°59'35"E
L12	13.55	S21°18'06"E
L13	14.94	S10°49'00"E
L14	18.24	S60°12'19"E
L15	5.02	N83°11'17"E
L16	6.91	N08°42'11"W
L17	53.01	N24°51'58"W
L18	329.50	N37°12'08"W

LINE	DISTANCE	BEARING
L19	104.78	N36°05'34"W
L20	106.08	S89°58'08"E
L21	15.47	S79°54'09"E
L22	27.59	S87°24'59"E
L23	22.76	N78°38'09"E
L24	19.35	N84°18'24"E
L25	70.41	S72°25'36"E
L26	13.58	N69°27'22"E
L27	16.05	N05°29'25"E
L28	11.36	S64°00'12"E
L29	28.61	S80°43'27"E
L30	7.81	N05°43'08"E
L31	27.81	N82°04'36"E
L32	31.39	N69°02'05"E
L33	57.04	S70°48'35"E
L34	45.06	S49°54'40"E
L35	41.22	S89°28'32"E
L36	36.86	S48°46'48"E

LINE	DISTANCE	BEARING
L37	44.59	N77°03'15"E
L38	42.52	N69°17'26"E
L39	31.86	N49°34'08"E
L40	73.07	S63°48'18"E
L41	302.77	N49°07'07"E
L42	184.24	N61°54'05"E
L43	86.78	S71°37'17"E
L44	174.79	N00°16'18"E
L45	138.91	N01°11'36"E
L46	217.33	S89°58'04"W
L47	186.96	N01°09'34"W
L48	210.88	S87°21'19"W
L49	192.08	S01°09'57"E
L50	206.70	S85°58'04"W
L51	197.87	N01°14'32"W

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	008°37'17"	3962.94	594.80	N16°38'16"W	594.24
C2	001°52'34"	3994.72	130.80	N24°03'34"W	130.79
C3	010°40'26"	3984.72	748.12	N36°44'37"W	747.03

NO.	REVISIONS	BY	DATE
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

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

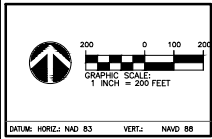
**THOMAS & HUTTON**  
2510 Meridian Parkway • Suite 100  
Columbus, NC 27518 • 919.682.0588  
www.thomashutton.com

**EXISTING CONDITIONS**

**WATERSTONE SOUTH**

**PROJECT LOCATION:**  
3411 NC 86 SOUTH  
HILLSBOROUGH, NC

**CLIENT/OWNER:**  
Caitlyn Venturo  
PO Box 16816  
Chapel Hill, NC 27516  
919-260-7262  
Contact: Eric Chapp  
erichapp@thomashutton.com



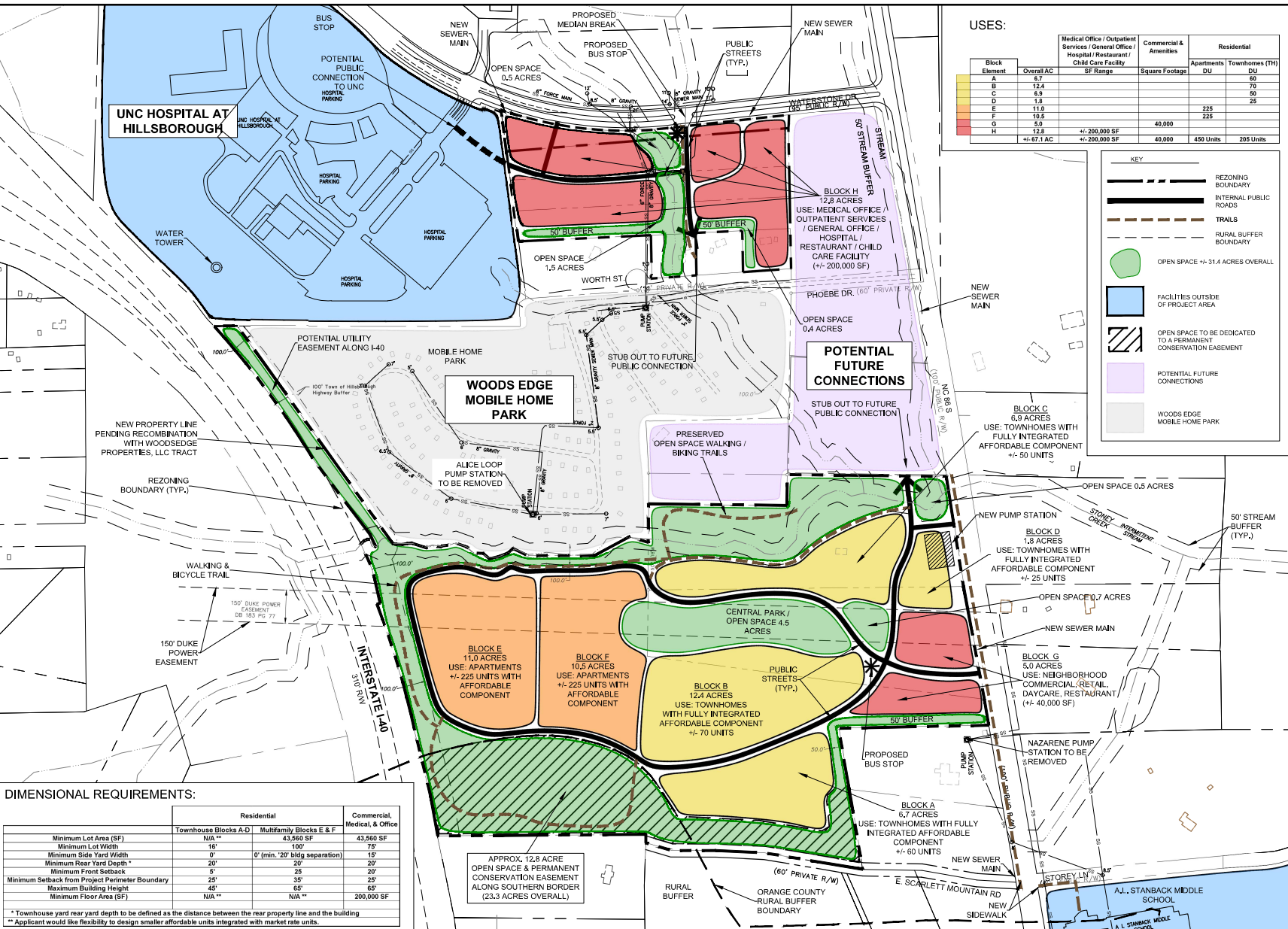
**DATUM:** HORIZ: NAD 83 VERT: NAVD 88

**JOB NO:** 92037  
**DATE:** 01/17/24  
**DRAWN:** DAL, MTC  
**DESIGNED:**  
**REVIEWED:**  
**APPROVED:** 1" = 200'

MP1.0

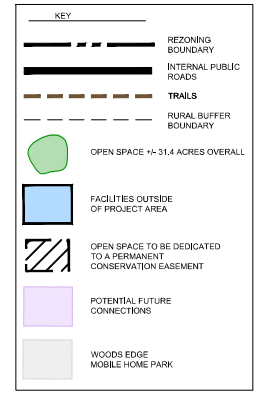


UNCLE TOM'S COUNTRY CLUB DEVELOPMENT, LLC, 11000 WOODS EDGE DRIVE, WOODS EDGE, NC 27687



**USES:**

Block Element	Overall AC	Medical Office / Outpatient Services / General Office / Hospital / Restaurant / Child Care Facility		Commercial & Amenities		Residential	
		SF Range	Square Footage	Apartment DU	Townhomes (TH) DU		
A	6.7				60		
B	12.4				70		
C	6.9				50		
D	1.9				25		
E	11.0				225		
F	10.5				225		
G	5.0		40,000				
H	12.8	+/- 200,000 SF					
<b>TOTAL</b>	<b>+/- 67.3 AC</b>		<b>40,000</b>		<b>450 Units</b>		<b>205 Units</b>



**DIMENSIONAL REQUIREMENTS:**

	Residential		Commercial, Medical, & Office
	Townhouse Blocks A-D	Multifamily Blocks E & F	
Minimum Lot Area (SF)	N/A**	43,560 SF	43,560 SF
Minimum Lot Width	16'	100'	75'
Minimum Side Yard Width	0'	0' (min. 20' bldg separation)	15'
Minimum Rear Yard Depth*	20'	20'	20'
Minimum Front Setback	5'	25'	20'
Minimum Setback from Project Perimeter Boundary	25'	35'	25'
Maximum Building Height	45'	65'	65'
Minimum Floor Area (SF)	N/A**	N/A**	200,000 SF

\* Townhouse yard rear yard depth to be defined as the distance between the rear property line and the building.  
 \*\* Applicant would like flexibility to design smaller affordable units integrated with market rate units.

**PRELIMINARY NOT FOR CONSTRUCTION**

**THOMAS & HUTTON**  
 2310 American Parkway • Suite 100  
 Durham, NC 27713 • 919.462.0508  
 www.thomasandhutton.com

**MASTER DEVELOPMENT PLAN WITH CONNECTIONS**

**WATERSTONE SOUTH**

**PROJECT LOCATION:**  
 3411 NC 86 SOUTH  
 HILLSBOROUGH, NC

**CLIENT/OWNER:**  
 Caplow Ventures  
 PO Box 16816  
 Chapel Hill, NC 27516  
 919-260-7262  
 Contact: Eric Chapp  
 ericchapp@thomasandhutton.net

**DATE:** HORIZ: NAD 83 VERT: NAVD 88

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**APPROVED:**

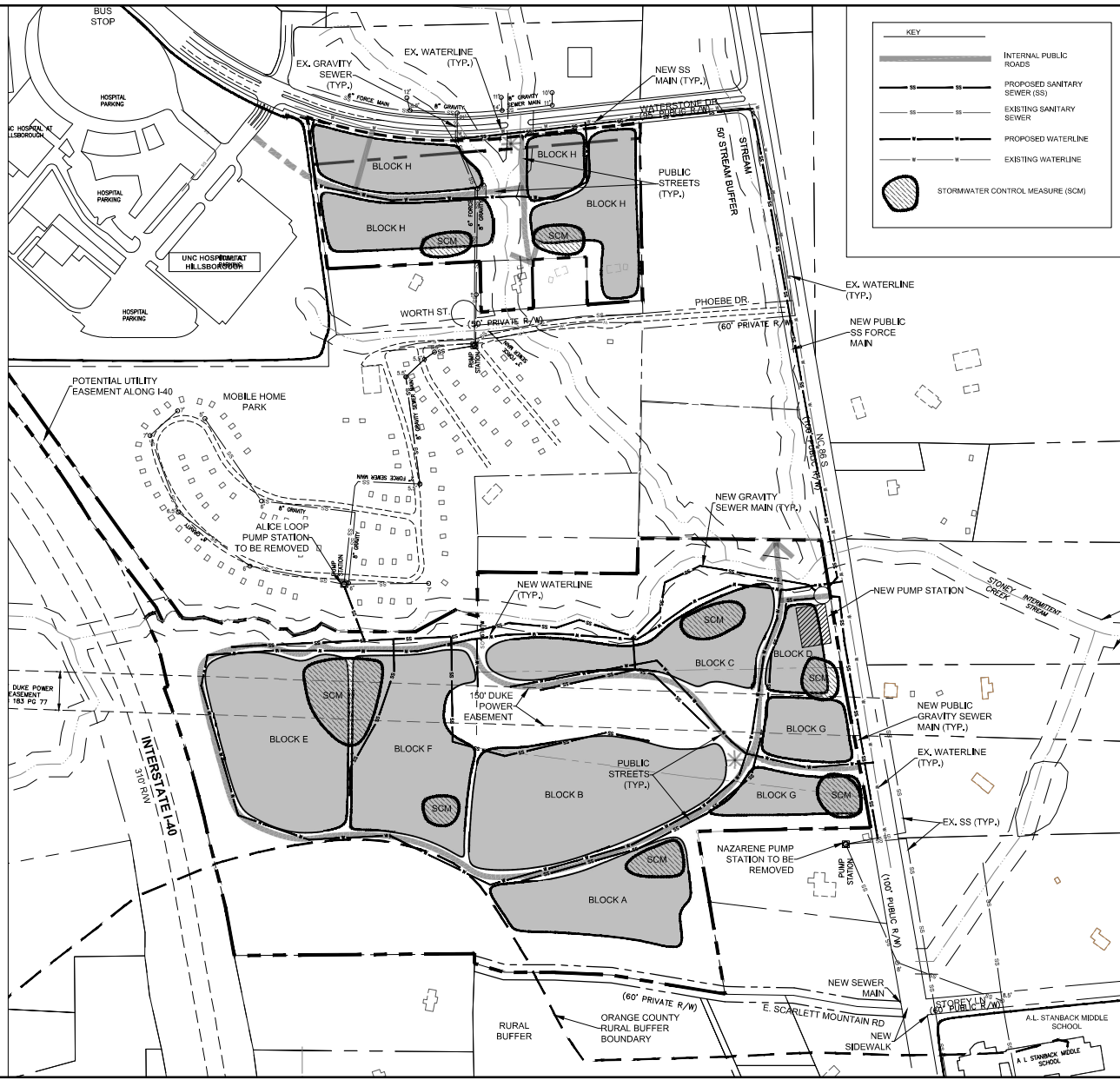
**MP1.1**  
 SCALE: 1" = 200'



5/20/2024 11:58 AM  
 PROJECT: 202307 PRELIMINARY UTILITY PLAN FOR MP1.3  
 DATE: 05/16/24  
 TIME: 11:58 AM



TYPICAL PUBLIC STREET SECTIONS TO BE USED IN PROJECT  
 SCALE: NTS



**KEY**

- INTERNAL PUBLIC ROADS
- PROPOSED SANITARY SEWER (SS)
- EXISTING SANITARY SEWER
- PROPOSED WATERLINE
- EXISTING WATERLINE
- STORMWATER CONTROL MEASURE (SCM)

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

**PRELIMINARY NOT FOR CONSTRUCTION**

**THOMAS & HUTTON**

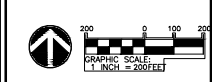
2310 American Parkway • Suite 100  
 Durham, NC 27713 • 919.482.0368  
 www.thomasandhutton.com

**UTILITY PLAN**

**WATERSTONE SOUTH**

**PROJECT LOCATION:**  
 3411 NC 86 South  
 HILLSBOROUGH, NC

**CLIENT/OWNER:**  
 Colwell Ventures  
 PO Box 16816  
 Chapel Hill, NC 27516  
 919-260-7262  
 Contact: Eric Chapp  
 ericchapp@colwell.net



DATE: HORIZ: NAD 83 VERT: NAVD 88

JOB NO:	92037
DATE:	01/17/24
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	

SCALE: 1" = 200'

**MP1.3**