

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

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

J-92037

PREPARED BY:



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



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

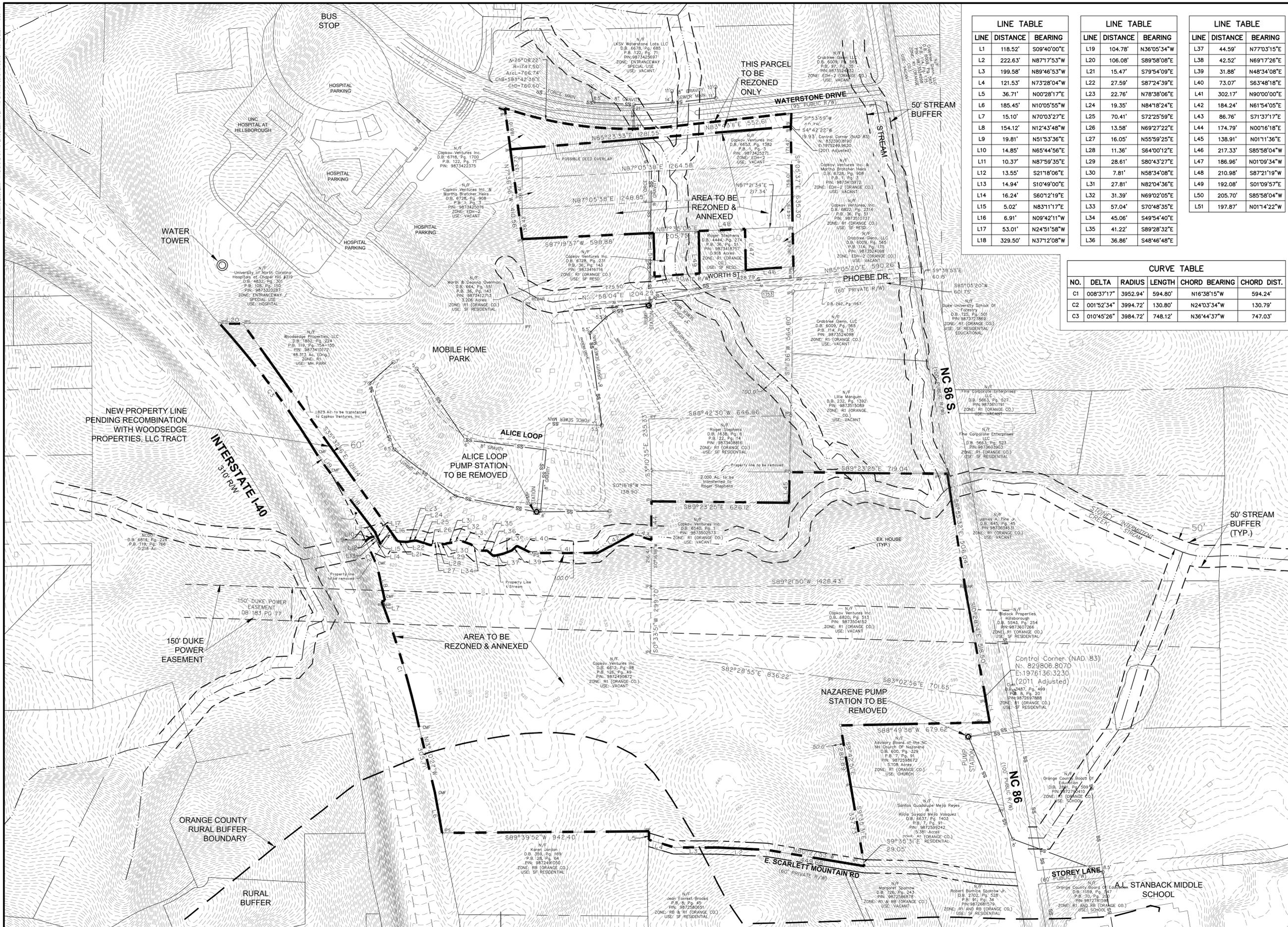
CIVIL ENGINEER:  
THOMAS & HUTTON  
2510 MERIDIAN PARKWAY, SUITE 100  
DURHAM, NC 27713  
919-682-0368  
CONTACT: PRESTON ROYSTER, PE  
ROYSTER.P@TANDH.COM

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



S:\PROJECTS\2020\2020 WATERSTONE CAPKOV\REZONING\1.0 EXISTING CONDITIONS.dwg - 01/09/2024 - 4:50 PM



LINE TABLE		
LINE	DISTANCE	BEARING
L1	118.52'	S09°40'00"W
L2	222.63'	N87°17'53"W
L3	199.58'	N89°46'53"W
L4	121.53'	N73°28'04"W
L5	36.71'	N00°28'17"E
L6	185.45'	N10°05'55"W
L7	15.10'	N70°03'27"E
L8	154.12'	N12°43'48"W
L9	19.81'	N51°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	16.24'	S60°12'19"E
L15	5.02'	N83°11'17"E
L16	6.91'	N09°42'11"W
L17	53.01'	N24°51'58"W
L18	329.50'	N37°12'08"W

LINE TABLE		
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°24'39"E
L23	22.76'	N78°38'06"E
L24	19.35'	N84°18'24"E
L25	70.41'	S72°25'59"E
L26	13.58'	N69°27'22"E
L27	16.05'	N55°59'25"E
L28	11.36'	S64°00'12"E
L29	28.61'	S80°43'27"E
L30	7.81'	N58°34'08"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 TABLE		
LINE	DISTANCE	BEARING
L37	44.59'	N77°03'15"E
L38	42.52'	N69°17'26"E
L39	31.88'	N48°34'08"E
L40	73.07'	S63°48'18"E
L41	302.17'	N90°00'00"E
L42	184.24'	N61°54'05"E
L43	86.76'	S71°37'17"E
L44	174.79'	N00°16'18"E
L45	138.91'	N01°11'36"E
L46	217.33'	S85°58'04"W
L47	186.96'	N01°09'34"W
L48	210.98'	S87°21'19"W
L49	192.08'	S01°09'57"E
L50	205.70'	S85°58'04"W
L51	197.87'	N01°14'22"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	008°37'17"	3952.94'	594.80'	N16°38'15"W	594.24'
C2	001°52'34"	3994.72'	130.80'	N24°03'34"W	130.79'
C3	010°45'26"	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  
Durham, NC 27713 • 919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

**EXISTING CONDITIONS**

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**WATERSTONE SOUTH**

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**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

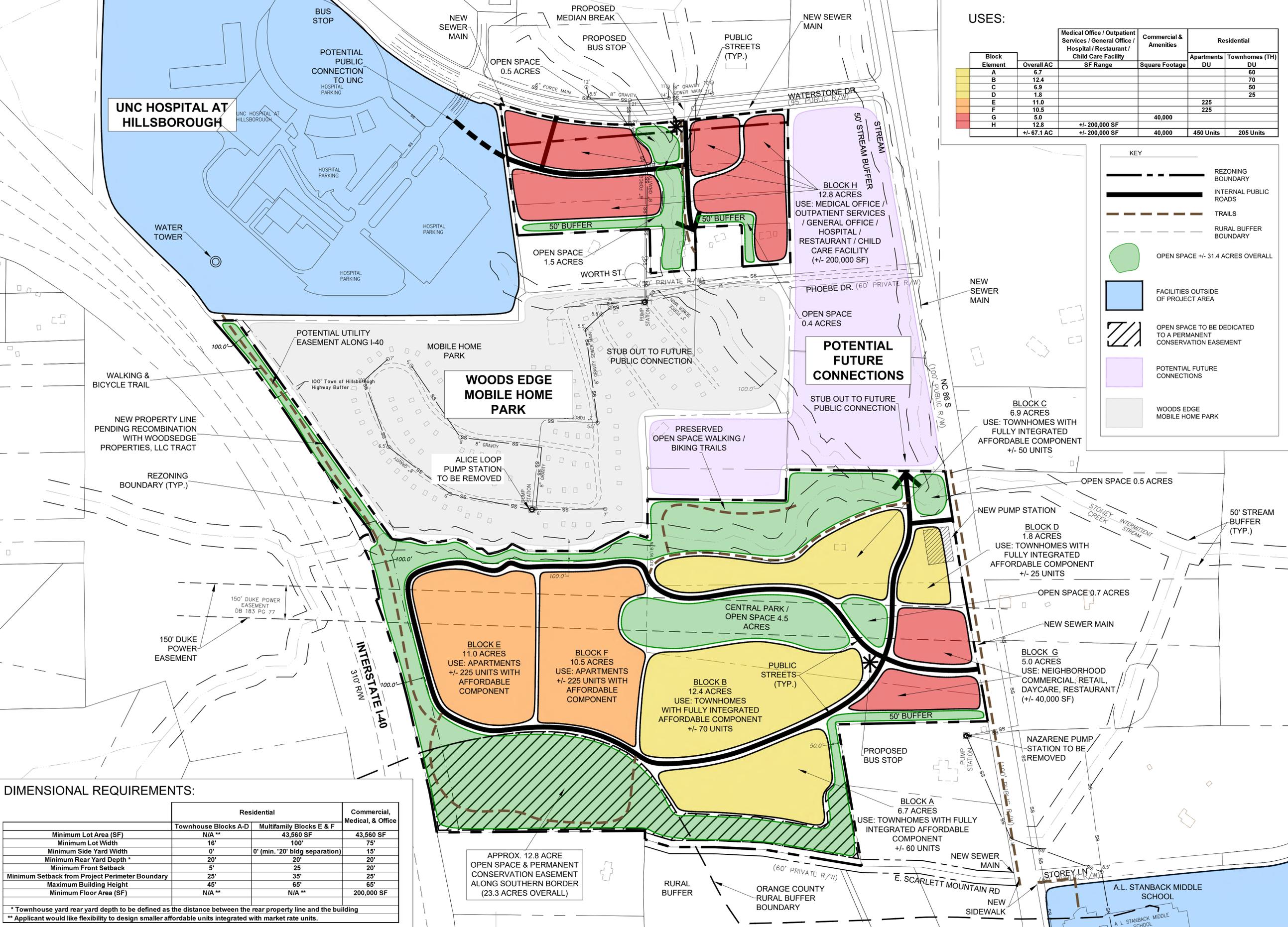
GRAPHIC SCALE:  
1 INCH = 200 FEET

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

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

MP1.0

S:\PROJECTS\2020\2023\WATERSTONE SOUTH\REZONING\1.1 CONCEPT PLAN WITH CONNECTIONS.DWG - JUL 9, 2024 - 4:53 PM



**USES:**

Block Element	Overall AC	Medical Office / Outpatient Services / General Office / Hospital / Restaurant / Child Care Facility SF Range	Commercial & Amenities		Residential	
			Square Footage	Apartments DU	Townhomes (TH) DU	
A	6.7				60	
B	12.4				70	
C	6.9				50	
D	1.8				50	25
E	11.0				225	
F	10.5				225	
G	5.0		40,000			
H	12.8	+/- 200,000 SF				
	+/- 67.1 AC	+/- 200,000 SF	40,000		450 Units	205 Units

**KEY**

- REZONING BOUNDARY
- INTERNAL PUBLIC ROADS
- TRAILS
- RURAL BUFFER BOUNDARY
- OPEN SPACE +/- 31.4 ACRES OVERALL
- FACILITIES OUTSIDE OF PROJECT AREA
- OPEN SPACE TO BE DEDICATED TO A PERMANENT CONSERVATION EASEMENT
- POTENTIAL FUTURE CONNECTIONS
- WOODS EDGE MOBILE HOME PARK

NO.	REVISIONS	BY	DATE
2	TOWN COMMENTS	T&H	05/07/24
1	TOWN COMMENTS	T&H	03/15/24

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**MASTER DEVELOPMENT  
PLAN WITH CONNECTIONS**

**WATERSTONE SOUTH**

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3411 NC 86 SOUTH  
HILLSBOROUGH, NC

**CLIENT/OWNER:**  
Capkov Ventures  
PO Box 16815  
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Contact: Eric Chupp  
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GRAPHIC SCALE:  
1 INCH = 200 FEET

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

**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.

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

MP1.1



