

S:\PROJECTS\2020-2021\WATERSTONE SOUTH\DWG\MP1.DWG (J-92037) - J-92037 - 01/17/24 10:18 AM

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

99.14 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'

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
MP 1.3	UTILITY PLAN

APPROVAL STAMPS



S:\PROJECTS\2025\2025 WATERSTONE CAPKOV.DWG (D:\HATCHING) OF 816 CONVB SHEET AND NOTED.DWG - MAY 6, 2024 - 10:18 AM

SITE DATA

TRACT 1		TRACT 6	
ADDRESS:	None Listed	ADDRESS:	None Listed
OWNER(S):	Capkov Ventures Inc.	OWNER(S):	Capkov Ventures Inc.
PIN:	9872490872	PIN:	9873415972
SIZE (SF):	2,379,509	SIZE (SF):	174,806
SIZE (AC):	54.626	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
TRACT 2		TRACT 7	
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
TRACT 3		TRACT 8	
ADDRESS:	3411 NC 86 South	ADDRESS:	None Listed
OWNER(S):	Capkov Ventures Inc.	OWNER(S):	Capkov Ventures Inc.
PIN:	9873502573	PIN:	9873425271
SIZE (SF):	627,656	SIZE (SF):	193,929
SIZE (AC):	14.409	SIZE (AC):	4.452
DEED BK / PG:	6540 / 1	DEED BK / PG:	6653 / 1382
PLAT BK / PG:	7 / 91	PLAT BK / PG:	1 / 3
EX. ZONING:	R1 (Orange County)	EX. ZONING:	EDH-2 (Orange County)
EXISTING USE:	SF Residential	EXISTING USE:	Vacant
TRACT 4		TRACT 9	
ADDRESS:	1622 Worth Street	ADDRESS:	None Listed
OWNER(S):	Capkov Ventures Inc.	OWNER(S):	Capkov Ventures Inc.
PIN:	9873510737	PIN:	9873422375
SIZE (SF):	39,596	SIZE (SF):	92,957
SIZE (AC):	0.909	SIZE (AC):	2.134
DEED BK / PG:	6822 / 2314	DEED BK / PG:	6718 / 1700
PLAT BK / PG:	36 / 51	PLAT BK / PG:	122 / 71
EX. ZONING:	R1 (Orange County)	EX. ZONING:	Entranceway / Special Use (Hillsborough)
EXISTING USE:	SF Residential	EXISTING USE:	Vacant
TRACT 5			
ADDRESS:	1606 Worth Street		
OWNER(S):	Capkov Ventures Inc.		
PIN:	9873416716		
SIZE (SF):	40,075		
SIZE (AC):	0.92		
DEED BK / PG:	6728 / 231		
PLAT BK / PG:	36 / 143		
EX. ZONING:	R1 (Orange County)		
EXISTING USE:	SF Residential		

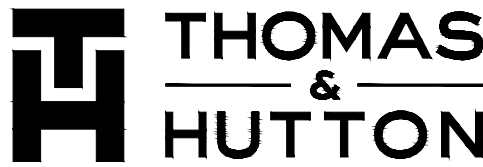
Total SF = 4,318,538  
Total AC = 99.14  
(after land swap)

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	3
Yard Inlet	⊞	Light Pole	○LP
Curb Inlet/Catch Basin	⊞	Sewer Cleanout	○CO
Mail Box	MB	Flared End Section	▽
Traffic Signal Box	TSB	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	●	Fence	=====
Fire Department Connection	⊞ FDC	Underground Electric	--- UE --- UE
Post Indicator Valve	⊞ V	Underground Telephone	--- UT --- UT
Water Manhole	⊞	Gas Line	--- GAS ---
Water Meter	⊞	Water Line	--- W --- W
Hot Box	⊞	Overhead Utilities	--- OU --- OU
Utility Pole	⊞	Storm Sewer	--- S --- S
FEMA ZONE AE--FLOODWAY	⊞	Sanitary Sewer	--- SS --- SS
		Adjacent Property Line	=====
		Wood Framed Dwelling	WFD
		FEMA ZONE AE	⊞
		FEMA ZONE X--FUTURE	⊞



2510 Meridian Parkway • Suite 100  
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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







		Medical Office / Outpatient Serv.	Commercial & Amenities	Residential	
Block Element	Overall AC	Gen. Office / Hospital SF Range	Square Footage	Apartment DU	Townhomes (TH) DU
A	6.7				60
B	12.4				70
C	6.9				50
D	1.8				25
E	11.0			225	
F	10.5			225	
G	5.0		40,000		
H	6.7	100,000			
I	7.1	100,000			
	+/- 67.1 AC	+/- 200,000 SF	40,000	450 Units	205 Units

## KEY

REZONING  
BOUNDARY

INTERNAL PUBLIC  
ROADS

TRAILS

RURAL BUFFER  
BOUNDARY

OPEN SPACE ~32 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

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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# MASTER DEVELOPMENT 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  
ericbchupp@bellsouth.net



200 0 100 20

GRAPHIC SCALE:  
1 INCH = 200 FEET

DATUM: HORIZ.: NAD 83

[illegible]

JOB NO: 92037  
DATE: 01/17/24

DRAWN:	DAJ, MTC
--------	----------

DESIGNED: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_

APPROVED:

## MP1.1











1  
MP1.3


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)

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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UTILITY PLAN

WATERSTONE SOUTH

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Chapel Hill, NC 27516  
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Contact: Eric Chupp  
ericbchupp@bellsouth.net



DATUM:	HORIZ.:	NAD 83	VERT.:	NAVD 88
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JOB NO:	92037
DATE:	01/17/24
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 200'

## MP1.3



