

# MASTER DEVELOPMENT PLAN OF WATERSTONE SOUTH

3411 NC 86 SOUTH  
HILLSBOROUGH, NC

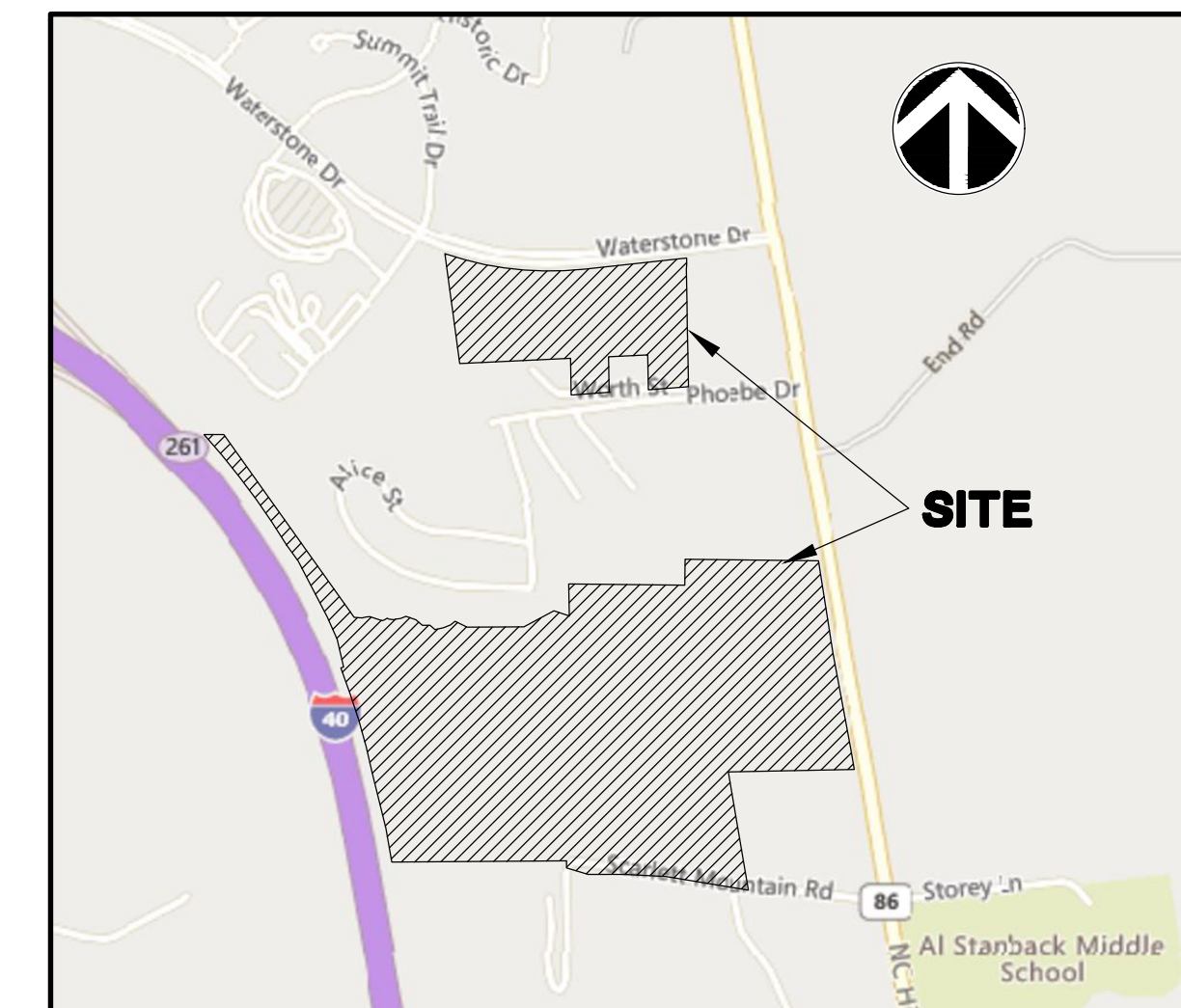
PIN: 9872490872, 9873504152, 9873502573,  
9873510737, 9873416716, 9873415972,  
9873425076, 9873425271, 9873422375

99.14 ACRES

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

J-92037

PREPARED BY:



VICINITY MAP  
SCALE: 1" = 1000'

WATERSTONE SOUTH

J-92037  
01/17/24

### 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

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



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

SITE DATA

<b>TRACT 1</b>		<b>TRACT 6</b>	
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	PLAT BK / PG:	1 / 3
EX. ZONING:	R1 / Rural Buffer (Orange County)	EX. ZONING:	EDH-2
EXISTING USE:	Vacant	EXISTING USE:	Vacant
<b>TRACT 2</b>		<b>TRACT 7</b>	
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:	None Listed	PLAT BK / PG:	1 / 3
EX. ZONING:	R1 (Orange County)	EX. ZONING:	EDH-2 (Orange County)
EXISTING USE:	Vacant	EXISTING USE:	Vacant
<b>TRACT 3</b>		<b>TRACT 8</b>	
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:	None Listed	PLAT BK / PG:	1 / 3
EX. ZONING:	R1 (Orange County)	EX. ZONING:	EDH-2 (Orange County)
EXISTING USE:	Vacant	EXISTING USE:	Vacant
<b>TRACT 4</b>		<b>TRACT 9</b>	
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
<b>TRACT 5</b>			
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		

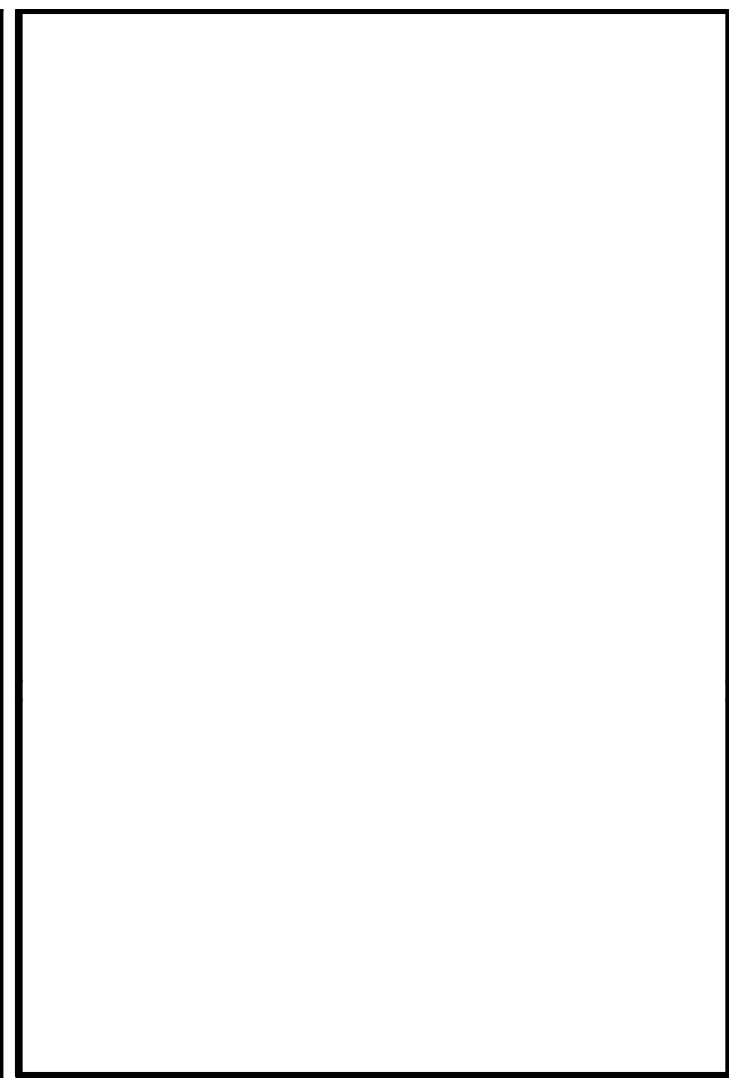
Total SF = 4,318,538  
 Total AC = 99.14  
 (after land swap)

ABBREVIATIONS

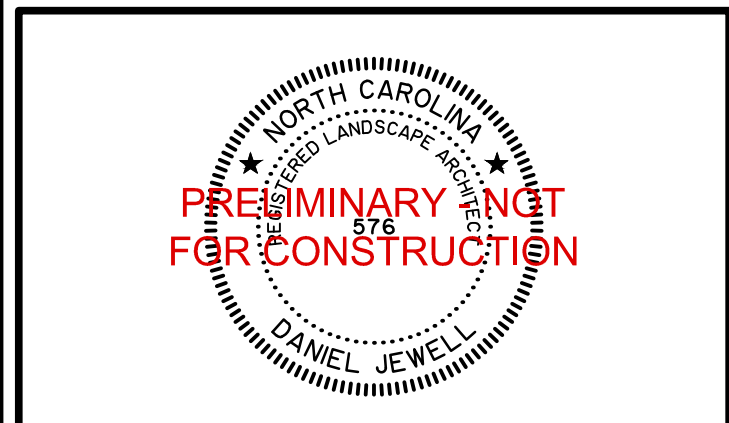
DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	PC	POINT OF CURVE	TC	TOP OF CURB
BOT	BOTTOM	FP	FINISH PAD	PH	POST HYDRANT	TH	THROAT ELEVATION
CB	CATCH BASIN	FR	FRAME	PT	POINT OF TANGENT	TG	TOP OF GUTTER
CI	CURB INLET	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CO	CLEAN OUT	GV	GATE VALVE	RCP	REINFORCED 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	
Yard Inlet		Light Pole	
Curb Inlet/Catch Basin		Sewer Cleanout	
Mail Box		Flared End Section	
Traffic Signal Box		Bollard	
Electric Transformer		Gas Valve	
Electric Junction Box		Existing Iron Pipe (3/4" unless noted)	
Gas Meter		1/2" Rebar	
Sanitary Sewer Manhole		1/2" Iron Pipe Set	
Storm Sewer Manhole		Existing PK Nail	
Telephone Manhole		PK Nail Set	
Electric Manhole		Computed Point	
Sign		Concrete Monument	
Telephone Pedestal		Tree Line	
Fire Hydrant		Fence	
Fire Department Connection		Underground Electric	
Post Indicator Valve		Underground Telephone	
Water Manhole		Gas Line	
Water Meter		Water Line	
Hot Box		Overhead Utilities	
Utility Pole		Storm Sewer	
FEMA ZONE AE-FLOODWAY		Sanitary Sewer	
		Adjacent Property Line	
		Wood Framed Dwelling	
		FEMA ZONE AE	
		FEMA ZONE X-FUTURE	



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



**THOMAS & HUTTON**

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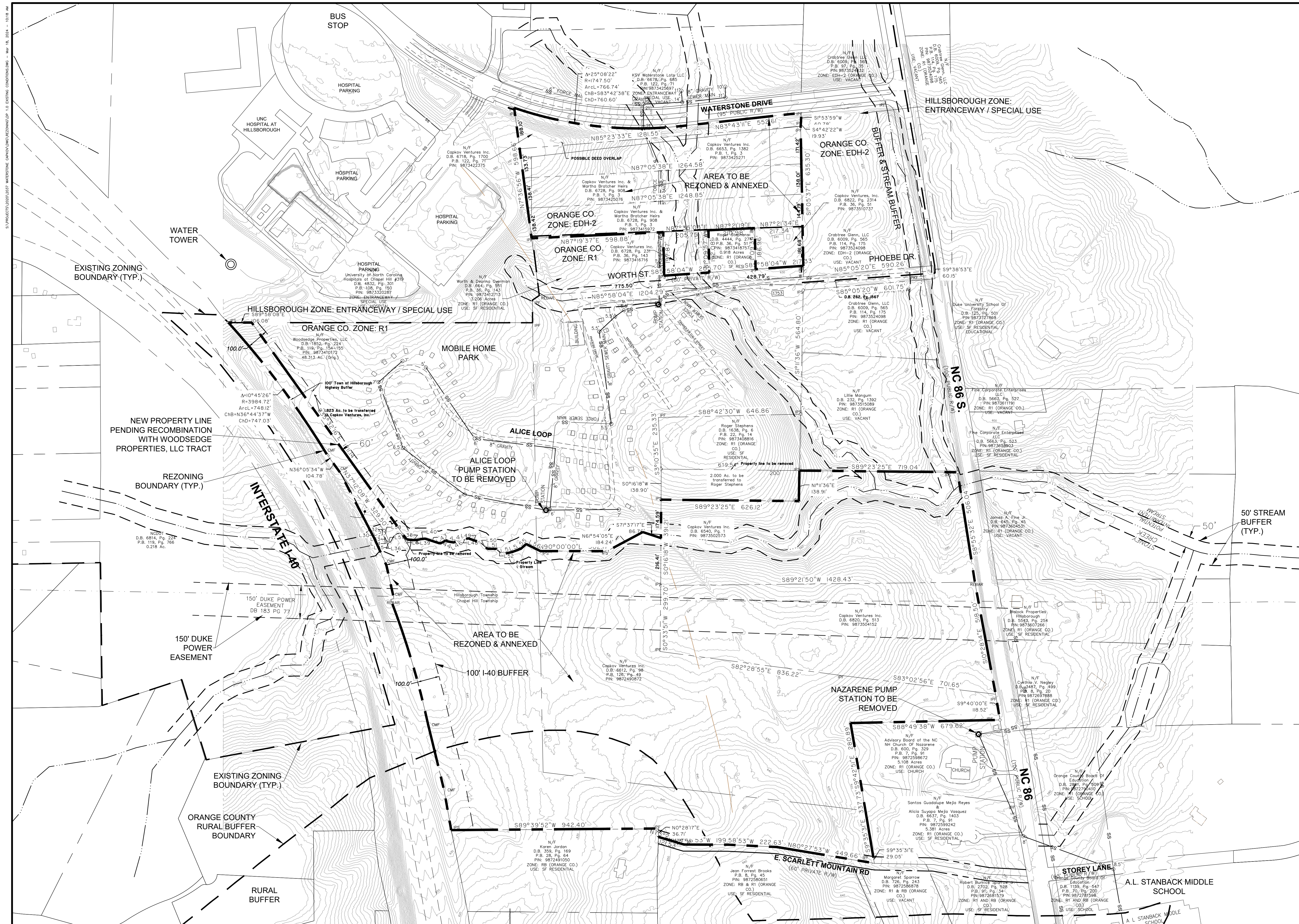
WATERSTONE SOUTH

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 HILLSBOROUGH, NC

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

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

**C0.1**




1	TOWN COMMENTS	T&H	03/15/24
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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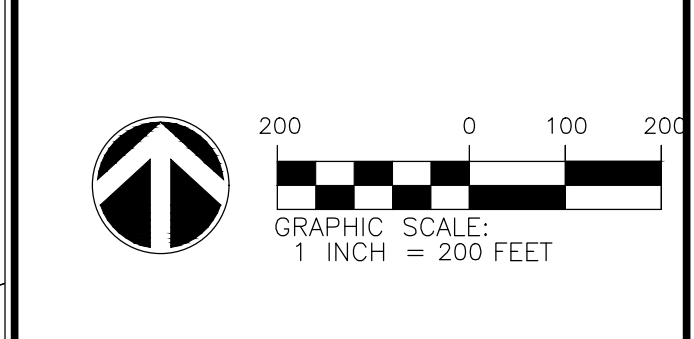
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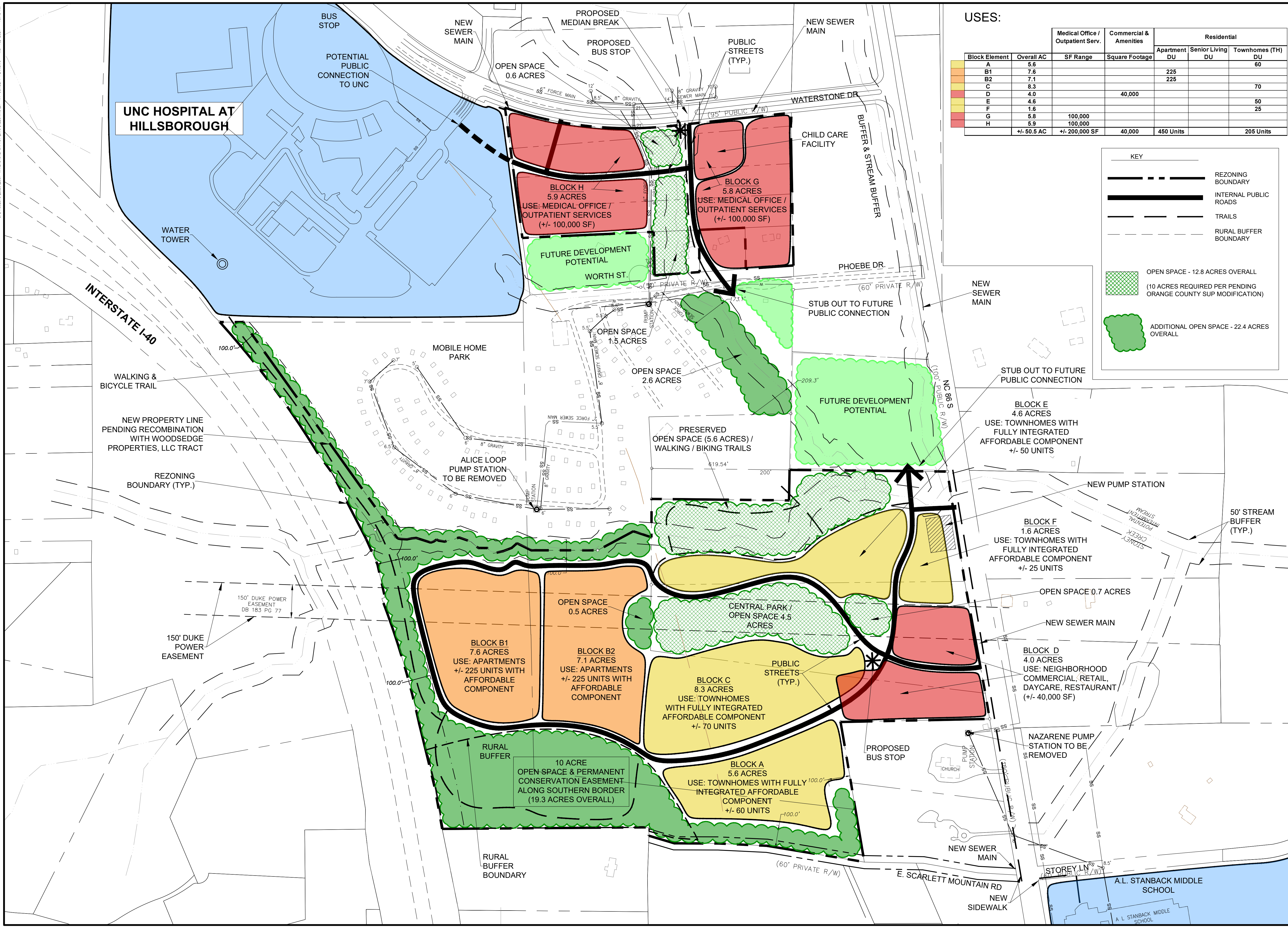


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JOB NO:	92037
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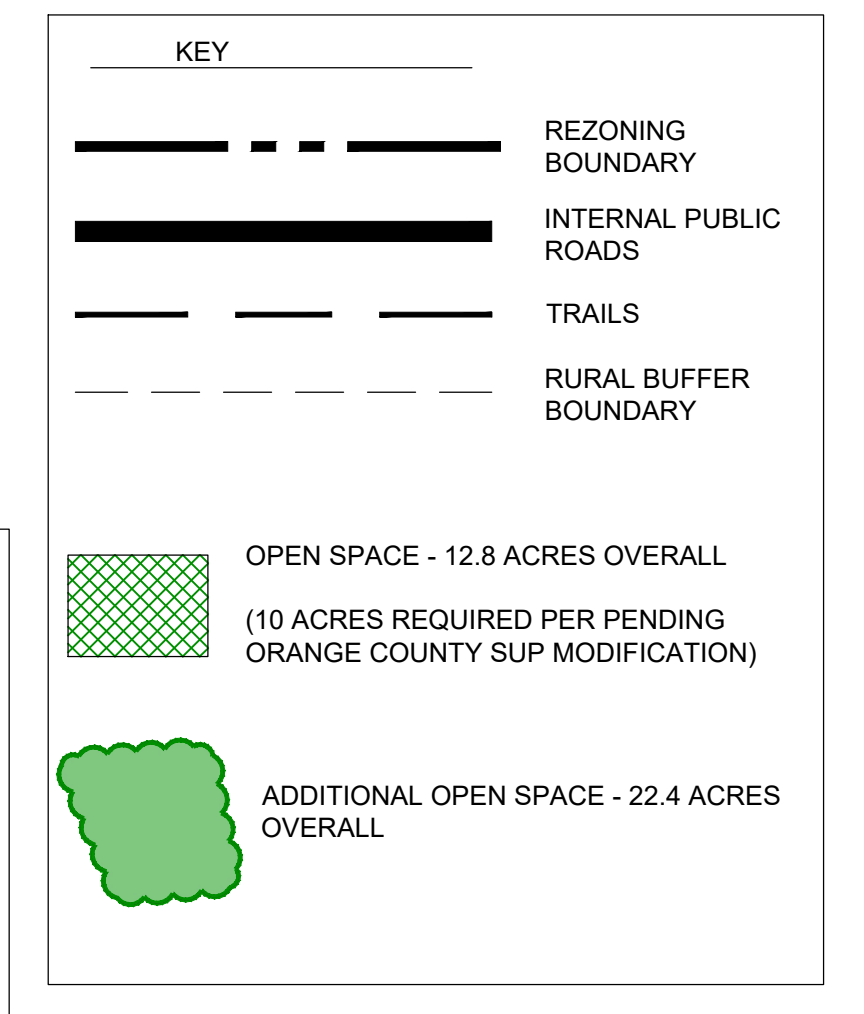
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S:\PROJECTS\2020\2024\WATERSTONE SOUTH\1.1 CONCEPT PLANNING - Mar 16, 2024 - 10:18 AM



**USES:**

Block Element	Overall AC	Medical Office / Outpatient Serv. SF Range	Commercial & Amenities Square Footage	Residential		
				Apartment DU	Senior Living DU	Townhomes (TH) DU
A	5.6					60
B1	7.6			225		
B2	7.1			225		
C	8.3		40,000			70
D	4.0					
E	4.6					50
F	1.6					25
G	5.8	100,000				
H	5.9	100,000				
<b>TOTAL</b>	<b>+/- 50.5 AC</b>	<b>+/- 200,000 SF</b>	<b>40,000</b>	<b>450 Units</b>		<b>205 Units</b>



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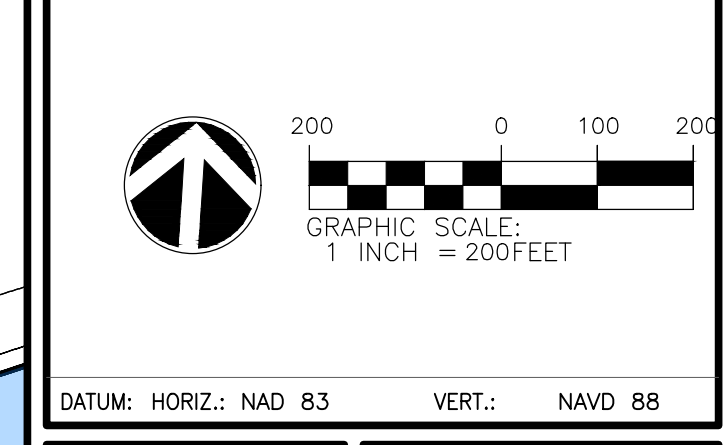
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