# 2201 WEST CORNWALLIS

## **CONSULTANT:**



## APPLICANT:

# EB CAPITAL PARTNERS

ERNEST E. BROWN, II 2201 CORNWALLIS ROAD Durham, North Carolina

## **OWNER INFO:**

CHAPEL HILL, NC 27517

PID 137100 NC DURHAM WCL LLC NC DURHAM WCL LLC 100 SILERS FEN CT 100 SILERS FEN CT CHAPEL HILL, NC 27517 CHAPEL HILL, NC 27517 PID 137102 PID 137105 NC DURHAM WCL LLC NC DURHAM WCL LLC 100 SILERS FEN CT 100 SILERS FEN CT CHAPEL HILL, NC 27517 CHAPEL HILL, NC 27517 PID 137101 PID 231281 NC DURHAM WCL LLC LAND PLANNING & ENTITLEMENTS LLC 100 SILERS FEN CT 100 SILERS FEN CT

SITE D.	ATA		
PROJECT NAME:	2201 WEST CORNWALLIS		
SITE ADDRESS:	2201 W CORNWALLIS RD		
COUNTY:	DURHAM		
PARCEL PID #:	137102, 137101, 137100, 137105, 137103, 231281		
PARCEL AREA:	7.487		
TOTAL SITE GROSS ACREAGE:	7.487		
CURRENT ZONING:	RS-20 (3.415 AC) + CG (4.072 AC)		
PROPOSED ZONING:	PDR - 13.024		
EXISTING FUTURE LAND USE:	COMMERCIAL + OPEN SPACE		
PROPOSED FUTURE LAND USE:	MEDIUM HIGH DENSITY RESIDENTIAL + OPEN SPACE		
FLOOD PLAIN DATA:	ZONE AE (FLOODWAY) FEMA MAP 3720081100K		
TREE CONSERVATION AREA::	65,222 SF (20% OF PARCEL AREA)		
AREA EXCLUDING FLOODWAY & 50% FLOODWAY FRINGE FOR DENSITY CALCULATIONS:	6.91 AC.		

CHAPEL HILL, NC 27517

ALL COMMITTED ELEMENTS (BOTH GRAPHICAL AND TEXT) DESCRIBED ON THIS PLAN HAVE BEEN CONSENTED TO BY THE UNDERSIGNED APPLICANT.

APPLICANT PRINT NAME

APPLICANT SIGNATURE

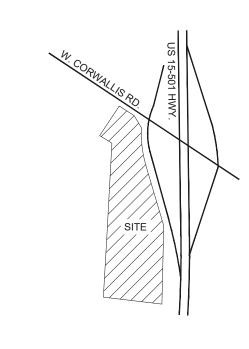
# DEVELOPMENT PLAN

02.21.2023

# **CASE # Z2200008**

2201 W CORNWALLIS RD DURHAM, NORTH CAROLINA

## VICINITY MAP





NTS		

INDEX OF DRAWINGS					
Sheet #	SHEET NAME				
DP0.00	COVER SHEET				
DP1.0	EXISTING CONDITIONS PLAN				
DP2.0	DEVELOPMENT PLAN				

# **TEXT COMMITMENTS:**

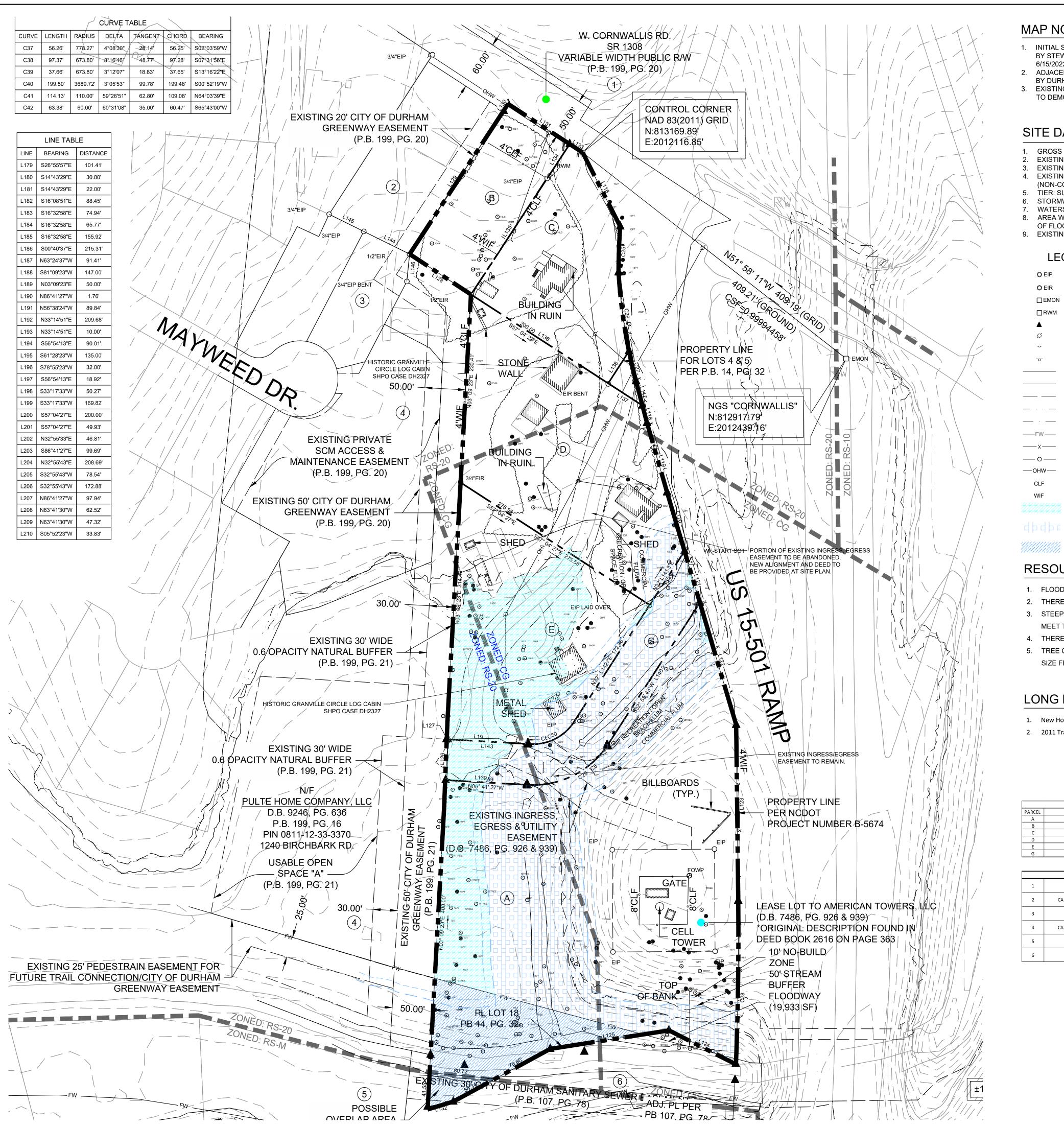
- 1. PROPOSED APARTMENT BUILDING SHALL BE A MAXIMUM OF 60' IN HEIGHT
- 2. A MAXIMUM OF 90 APARTMENT UNITS SHALL BE DEVELOPED ON THIS SITE
- 3. A MINIMUM OF 65% OF APARTMENT UNITS PROPOSED SHALL BE ONE-BEDROOM OR STUDIO UNITS
- 5. ENHANCED BUFFER AREAS SHOWN ON D2.0 SHALL CONSIST OF EVERGREEN SHRUBS AND/OR TREES THAT ARE PLANTED AT AN AVERAGE OF 5 FEET ON CENTER WITH AN INSTALL HEIGHT OF 8-10'. THESE PLANTINGS MAY BE PROVIDED WITHIN 8' OF THE PROPERTY LINE ON THE SITE BEING REZONED OR WITHIN THE 30' NATURAL BUFFER LOCATED ON ADJACENT PROPERTY WITH PID 137099. SUBJECT TO AGREEMENT OF ADJACENT PROPERTY OWNER. ANY PLANTED SPECIES SHALL BE SPECIES PERMITTED PER THE DURHAM LANDSCAPI MANUAL
- 6. PRIOR TO CERTIFICATE OF OCCUPANCY:
- a. A NEW GREENWAY TRAIL CONNECTION WILL BE CONSTRUCTED TO CONNECT APARTMENT BUILDING(S) TO THE ADJACENT GREENWAY TRAIL EASEMENT
- b. AN APPROVED DESIGN DETAIL/TYPICAL SECTION FOR THE 10' WIDE SHARED FACILITY GREENWAY TRAIL CONNECTION SHALL BE INCLUDED AS PART OF SITE PLAN SUBMITTAL.
- 7. PRIOR TO FIRST BUILDING PERMIT ISSUANCE
- A NEW 25' WIDE GREENWAY TRAIL EASEMENT SHALL BE CONVEYED TO THE CITY OF DURHAM CONNECTING CORNWALLIS RD TO THE EXISTING 50' GREENWAY EASEMENT ADJACENT TO THIS SITE ON THE WESTERN PROPERTY LINE. THE NEW GREENWAY TRAIL EASEMENT MUST BE RECORDED AND EVIDENCE OF RECORDATION SHALL BE PROVIDED AT THE TIME OF ISSUANCE OF 1 BUILDING PERMIT. THE DIGITAL DATA FOR THE EASEMENT LOCATION AND GEOMETRY (CAD LINE WORK OR GIS DATA) SHALL BE PROVIDED IN THE AS-BUILT PACKAGE SUBMITTAL TO PUBLIC WORKS
- 8. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

#### CORNWALLIS ROAD AT SITE DRIVE

- a. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON CORNWALLIS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER
- b. THE SITE DRIVE SHALL BE CONSTRUCTED AS A LIMITED MOVEMENT INTERSECTION WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT-TURN ONLY) WITH ADEQUATE INTERNAL PROTECTED STORAGE. IF THE NCDOT DETERMINES THAT THE LEFT-TURN LANE ON CORNWALLIS DOES NOT PROVIDE ADEQUATE STORAGE IN THE FUTURE, THE OWNER SHALL MAKE REVISIONS AS DETERMINED BY THE NCDOT TO RESTRICT THE DRIVEWAY TO RIGHT IN/RIGHT OUT ACCESS ONLY.
- 9. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE
- 10. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. A MINIMUM OF 5 FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE SOUTH SIDE OF CORNWALLIS ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
- 11. THE SITE WILL PROVIDE ACCESSIBLE PEDESTRIAN ROUTES AS AN INTERNAL CIRCULATION SYSTEM CONNECTING THE BUILDING TO THE RIGHT OF WAY ALONG CORNWALLIS AND TO THE
- 12. A 5' CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE PROPERTY'S NORTHERN PROPERTY LINE ALONG W. CORNWALLIS ROAD.
- 13. THE SITE WILL NOT BE MASS GRADED AS DEFINED BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO).

# **DESIGN COMMITMENTS:**

- 1A. GENERAL ARCHITECTURAL STYLE:
- THERE WILL BE NO GENERAL ARCHITECTURAL STYLES CHOSEN AT THIS TIME
- 1B. PROPOSED ROOF LINES:
- PRIMARY ROOF LINE WILL BE FLAT WITH A PARAPET; SECONDARY ROOF LINES MAY BE FLAT OR PITCHED. 1C. PROPOSED BUILDING(S) MATERIALS:
- EXTERIOR WALL AREA WILL BE FINISHED IN ONE OR MORE OF THE FOLLOWING MATERIALS:
- 1. BRICK, STONE, CAST STONE, OR OTHER MASONRY PRODUCT.
- 2. STUCCO OR PLASTER
- 3. SPLIT-FACED CONCRETE BLOCK
- 4. GLASS 5. FIBER-REINFORCED CEMENT PANELS OR LAP SIDING.
- 6. PREFINISHED METAL WALL PANELS
- THE FOLLOWING MATERIALS ARE PROHIBITED: 1. VINYL SIDING OR TRIM
- 2. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- 3. GALVANIZED CORRUGATED METAL SIDING. 1D. DISTINCTIVE ARCHITECTURAL FEATURES:
- APARTMENT UNITS PROPOSED SHALL BE ACCESSED VIA A CENTRAL CORRIDOR. NO EXTERIOR STAIRWELL SHALL SERVE
- AS THE PRIMARY ENTRANCE FOR PROPOSED APARTMENTS.
- 2A. HOW THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA:
- THE PROPERTY SHALL BE DEVELOPED AS APARTMENTS TO SERVE AS A TRANSITION BETWEEN  $\frac{15}{501}$  AND THE SINGLE FAMILY RESIDENTIAL TO THE WEST. THE DEVELOPMENT WILL ALSO CONCENTRATE DEVELOPMENT ON THE NORTHERN PORTION OF THE SITE TO PROTECT THE ENVIRONMENTALLY SENSITIVE PORTION OF THE SITE ON THE SOUTH.



#### MAP NOTES:

- 1. INITIAL SITE SURVEY & BOUNDARY MAP PREPARED
- BY STEWART DATED 4/22/2020 AND UPDATED ON
- 2. ADJACENT PLANIMETRIC DATA AND TOPO PROVIDED
- BY DURHAM GIS.
- 3. EXISTING RESIDENTIAL BUILDINGS ONSITE SUBJECT TO DEMOLITION.

#### SITE DATA:

- GROSS SITE ACREAGE: 7.487 AC
- EXISTING FUTURE LAND USE MAP: COMMERCIAL + OPEN SPACE
- EXISTING ZONING: RS-20 (3.415 AC) CG (4.072 AC)
- EXISTING USES: RESIDENTIAL, CELL TOWER (NON-CONFORMING), VACANT, BILLBOARD (NON-CONFORMING)
- TIER: SUBURBAN
- STORMWATER RIVER BASIN: JORDAN LAKE, CAPE FEAR
- WATERSHED OVERLAY: N/A
- AREA WITHIN FLOODWAY (0.42 AC), FLOODWAY FRINGE (1.7 AC) AND BUFFERS OUTSIDE
- OF FLOODWAY FRINGE (0.37 AC)= 2.49 AC 9. EXISTING IMPERVIOUS: 0.6 AC

# LEGEND

© EIP EXISTING IRON PIPE

EXISTING IRON ROD

GEODETIC MONUMENT

EXISTING RIGHT-OF-WAY MONUMENT

COMPUTED POINT UTILITY POLE

**GUY WIRE** 

SIGN

PROPERTY LINE SURVEYED

PROPERTY LINE NOT SURVEYED

EASEMENT LINE

0.2% CHANCE FLOOD LINE

1% CHANCE FLOOD LINE ----FW----- FLOODWAY LINE

WIRE FENCE ——×——

CHAIN LINK FENCE

—ОНW— **OVERHEAD WIRES** 

CHAIN LINK FENCE CLF WIRE FENCE

STREAM BUFFER

100 YEAR FLOODPLAIN

fLOODWAY

#### RESOURCE PROTECTION ORDINANCE COMPLIANCE:

- 1. FLOODPLAIN SHOWN AS PER FEMA MAP # 3720081100K, EFFECTIVE DATE 10/19/18.
- 2. THERE ARE NO KNOWN WETLANDS ON THE PROPOSED SITE.
- 3. STEEP SLOPES: A STEEP SLOPES ANALYSIS HAS BEEN PERFORMED. THERE ARE NO STEEP SLOPES THAT MEET THE REQUIREMENTS OF THE UDO FOR PROTECTION.
- 4. THERE ARE NO NATURAL HERITAGE AREAS ON THE PROPERTY.
- TREE COVERAGE: THE MAJORITY OF THE SITE CONTAINS MIXED HARDWOOD SPECIES AND PINE RANGING IN SIZE FROM UNDERSTORY TREES TO LARGE CANOPY TREES.

#### LONG RANGE PLANS:

- 1. New Hope Open Space Plan (Sandy Creek- Component 3)- Floodplain and Trail
- 2. 2011 Trails and Greenways Master Plan- Sandy Creek Trail

SUBJECT PARCELS						
PARCEL	OWNER	PID	ADDRESS	ACREAGE	ZONING	CURRENT USE
Α	NC DURHAM WCL, LLC	137105	2207 W CORNWALLIS RD	±148,098 SQ. FT., ±3.400 AC.	RS-20/ CG	COM/CELL TOWER
В	NC DURHAM WCL, LLC	137103	2209 W CORNWALLIS RD	±19,773 SQ. FT., ±0.454 AC.	RS-20	VAC RES/LOT-SML
С	NC DURHAM WCL, LLC	137102	2201 W CORNWALLIS RD	±31,869 SQ. FT, ±0.732 AC.	RS-20	RES/1-FAMILY
D	NC DURHAM WCL, LLC	137101	2203 W CORNWALLIS RD	±57,978 SQ. FT., ±1.331 AC.	RS-20/ CG	COM/CONVERTED RES
Е	NC DURHAM WCL, LLC	137100	2205 W CORNWALLIS RD	±49,669 SQ. FT., ±1.140 AC.	RS-20/ CG	RES/1-FAMILY
G	LAND PLANNING & ENTITLEMENTS, LLC	231281	0 GRANVILLE RD	±20,876 SQ. FT., ±0.479 AC.	RS-20/ CG	LR CONVEYANCE/REF ONLY

ADJACENT OWNERS						
1	DUKE UNIVERSITY	137545	324 BLACKWELL ST STE 850 DURHAM , NC 27701	14,254,637 SQ. FT., 327.24 AC.	RS-20	LEMUR CENTER
2	CANTERBURY HOMEOWNERS ASSOCIATION OF DURHAM INC	223465	1225 CRESCENT GREEN DR STE 250 CARY , NC 27518	±23,681 ft SQ. FT., ±0.544 AC.	RS-20	RESIDENTIAL HOA
3	RICHARD RUMBAUGH	223444	211 MAYWEED DR DURHAM , NC 27705	±148,098 SQ. FT., ±3.400 AC.	RS-20	RESIDENTIAL
4	CANTERBURY HOMEOWNERS ASSOCIATION OF DURHAM INC	137099	1225 CRESCENT GREEN DR STE 250 CARY , NC 27518	±744,876 ft SQ. FT., ±17.10 AC.	RS-20/ CG	RESIDENTIAL HOA
5	BEECH HILL OWNERS INC	137321	40 STONERIDGE RD DURHAM, NC 27705	±54,851 SQ. FT., ±1.259 AC.	RS-M	RESIDENTIAL HOA
6	BEECH HILL OWNERS INC	137227	40 STONERIDGE RD	±47,744 SQ. FT., ±1.096 AC.	RS-M	RESIDENTIAL HOA

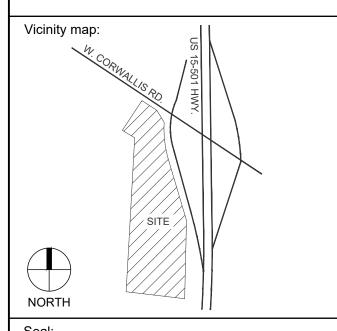
CASE #Z2200008



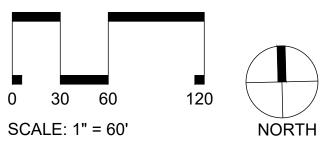
APPLICANT:

#### **EB CAPITAL PARTNERS**

ERNEST E. BROWN, II 2201 CORNWALLIS ROAD Durham, North Carolina



PRELIMINARY - DO NOT **USE FOR CONSTRUCTION** 



2201 WEST CORNWALLIS

Issued for:

Project:

# **DEVELOPMENT PLAN**

No. Date Description

**EXISTING CONDITIONS PLAN** 

Project number: L20011 Sheet #:

Issued Date: 02.21.2023 SM DP1.0 Drawn by: Approved by:

