

# 2201 WEST CORNWALLIS

**CONSULTANT:**



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 PROJECT # L20011

**APPLICANT:**

**EB CAPITAL PARTNERS**

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

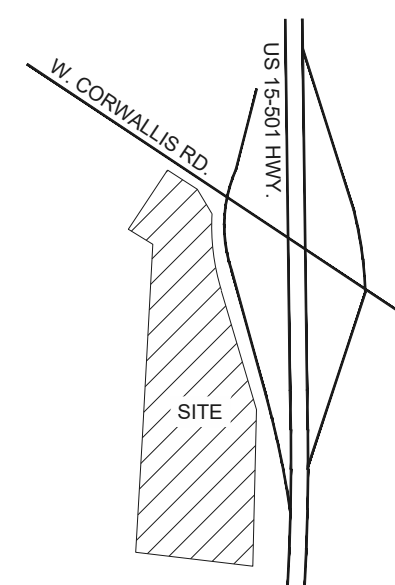
**OWNER INFO:**

<b>PID 137103</b> NC DURHAM WCL LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517	<b>PID 137100</b> NC DURHAM WCL LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517
<b>PID 137102</b> NC DURHAM WCL LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517	<b>PID 137105</b> NC DURHAM WCL LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517
<b>PID 137101</b> NC DURHAM WCL LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517	<b>PID 231281</b> LAND PLANNING & ENTITLEMENTS LLC 100 SILERS FEN CT CHAPEL HILL, NC 27517

**DEVELOPMENT PLAN**

02.21.2023  
**CASE # Z2200008**  
 2201 W CORNWALLIS RD  
 DURHAM, NORTH CAROLINA

**VICINITY MAP**



NTS

**TEXT COMMITMENTS:**

- PROPOSED APARTMENT BUILDING SHALL BE A MAXIMUM OF 60' IN HEIGHT.
- A MAXIMUM OF 90 APARTMENT UNITS SHALL BE DEVELOPED ON THIS SITE.
- A MINIMUM OF 65% OF APARTMENT UNITS PROPOSED SHALL BE ONE-BEDROOM OR STUDIO UNITS.
- AT LEAST 50% OF PLANTS REQUIRED FOR VEHICULAR USE AREAS VISIBLE FROM STREETS SHALL CONSIST OF BROADLEAF EVERGREENS. EXAMPLES OF BROADLEAF EVERGREENS INCLUDE MAGNOLIAS, HOLLIES, AND OSMANTHUS. ANY PLANTED SPECIES SHALL BE SPECIES PERMITTED PER THE DURHAM LANDSCAPE MANUAL.
- 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 LANDSCAPE MANUAL.
- PRIOR TO CERTIFICATE OF OCCUPANCY:
  - A NEW GREENWAY TRAIL CONNECTION WILL BE CONSTRUCTED TO CONNECT APARTMENT BUILDING(S) TO THE ADJACENT GREENWAY TRAIL EASEMENT.
  - AN APPROVED DESIGN DETAIL/TYPICAL SECTION FOR THE 10' WIDE SHARED FACILITY GREENWAY TRAIL CONNECTION SHALL BE INCLUDED AS PART OF SITE PLAN SUBMITTAL.
- 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 THE FIRST 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.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
 

CORNWALLIS ROAD AT SITE DRIVE

  - CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON CORNWALLIS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
  - 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.
- 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 APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.
- 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.
- 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 GREENWAY EASEMENT.
- A 5' CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE PROPERTY'S NORTHERN PROPERTY LINE ALONG W. CORNWALLIS ROAD.
- THE SITE WILL NOT BE MASS GRADED AS DEFINED BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO).

**DESIGN COMMITMENTS:**

- GENERAL ARCHITECTURAL STYLE:  
THERE WILL BE NO GENERAL ARCHITECTURAL STYLES CHOSEN AT THIS TIME
- PROPOSED ROOF LINES:  
PRIMARY ROOF LINE WILL BE FLAT WITH A PARAPET; SECONDARY ROOF LINES MAY BE FLAT OR PITCHED.
- PROPOSED BUILDING(S) MATERIALS:  
EXTERIOR WALL AREA WILL BE FINISHED IN ONE OR MORE OF THE FOLLOWING MATERIALS:
  - BRICK, STONE, CAST STONE, OR OTHER MASONRY PRODUCT.
  - STUCCO OR PLASTER
  - SPLIT-FACED CONCRETE BLOCK
  - GLASS
  - FIBER-REINFORCED CEMENT PANELS OR LAP SIDING.
  - PREFINISHED METAL WALL PANELS
 THE FOLLOWING MATERIALS ARE PROHIBITED:
  - VINYL SIDING OR TRIM
  - EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
  - GALVANIZED CORRUGATED METAL SIDING.
- 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.
- HOW THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA:  
THE PROPERTY SHALL BE DEVELOPED AS APARTMENTS TO SERVE AS A TRANSITION BETWEEN  $\frac{45}{501}$  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.

SITE DATA	
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.

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

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

APPLICANT PRINT NAME

APPLICANT SIGNATURE







