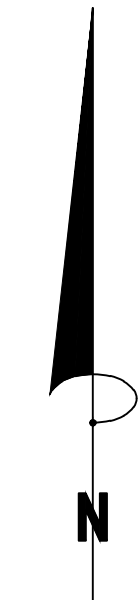


HUSE STREET RESIDENTIAL CONCEPT PLAN APPLICATION

Town of Chapel Hill
Durham County



1 / CP-100
AREA MAP
SCALE: 1" = 150'

CONTACT INFORMATION

OWNER
HUSE STREET PROPERTIES
21 YOST STREET
NORWALK, CT 06854

DEVELOPER
EB CAPITAL PARTNERS
100 SILERS FEN COURT
CHAPEL HILL, NC 27517
CONTACT: Ernest Brown, 205-586-3062
ebrown@ebcapitalpartners.com

APPLICANT / LANDSCAPE ARCHITECT
CJT PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: Wendi Ramsden, 919-682-0368
wramsden@cjtpa.com

ARCHITECT
FIFTH DIMENSION
1800 E 4TH STREET, UNIT 102
AUSTIN, TX 78702
CONTACT: Rob Hellams, 512-596-2917
rob@5da-i.com

SITE DATA

PIN 0709-01-18-0995
0709-01-18-1813
0709-01-18-0689
0709-01-18-2643
0709-01-08-9484
0709-01-08-8896

NET LAND AREA 422,317 SF / 9.695 AC NET
GROSS LAND AREA 464,549 SF / 10.665 AC GROSS

EXISTING ZONING: R-2
PROPOSED ZONING: CZ-01-3

EXISTING USE: SINGLE FAMILY RESIDENTIAL, WOODED
PROPOSED USES: MULTI-FAMILY RESIDENTIAL

LIST OF SHEETS

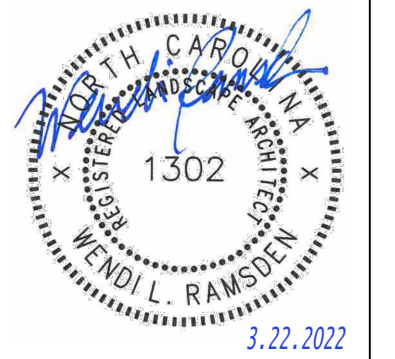
CP-100 COVER & AREA MAP
CP-110 EXISTING CONDITIONS PLAN
P-200 CONCEPT PLAN



111 West Main Street
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www.cjtpa.com

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ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**HUSE STREET
RESIDENTIAL**

99 HUSE STREET
DURHAM, NC
DURHAM COUNTY, NC
PLANNING JURISDICTION:
TOWN OF CHAPEL HILL

PIN
0709-01-18-0995
0709-01-18-1813
0709-01-18-0689
0709-01-18-2643
0709-01-08-9484
0709-01-08-8896

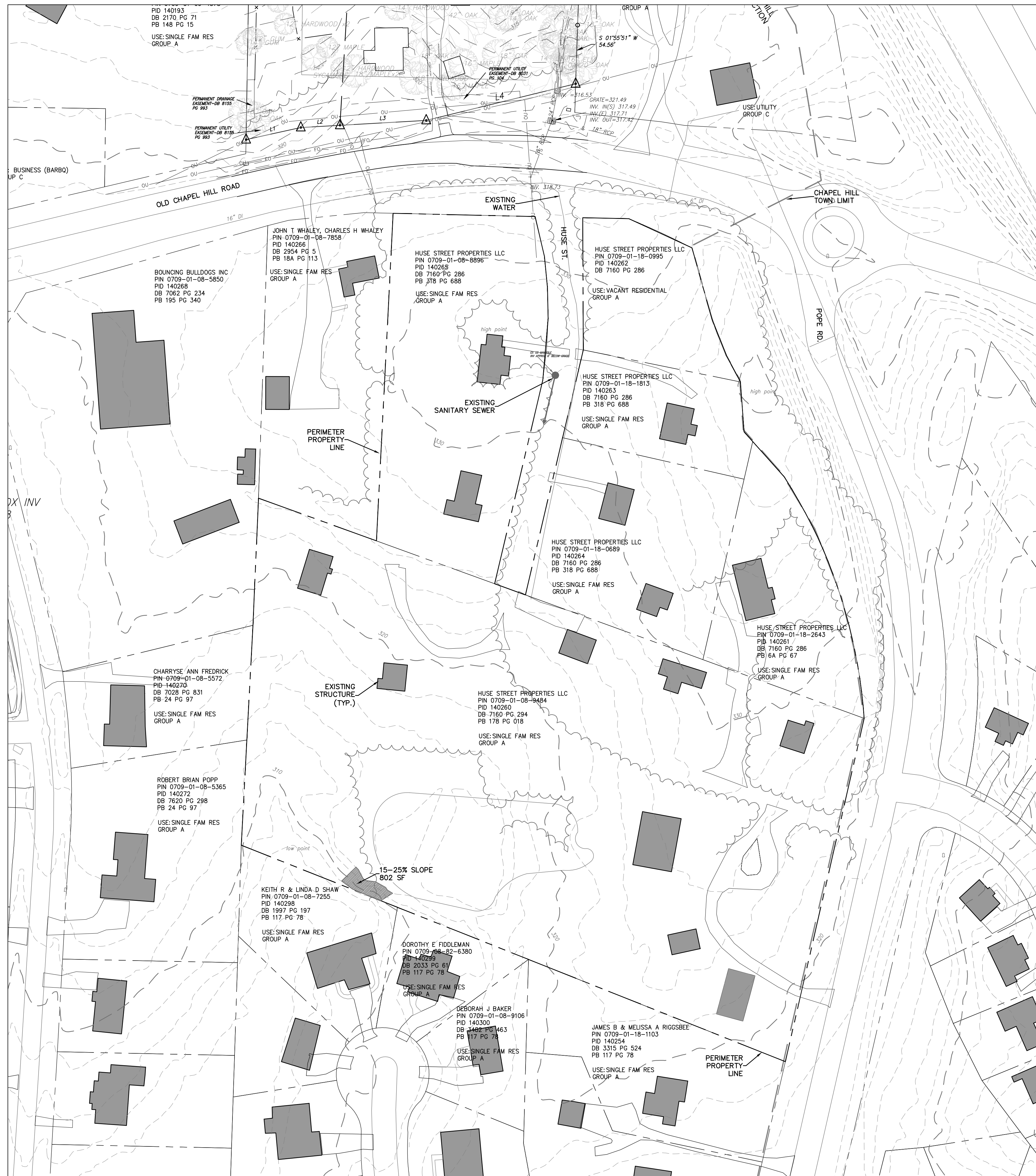
Job Number 2204

Drawn WLR, MTC
Checked WLR
Date 03.22.2022 CP SUB. #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**COVER &
AREA MAP**

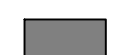
Sheet Number
CP-100



SITE DATA

ENVIRONMENTAL CONSTRAINTS

N/A

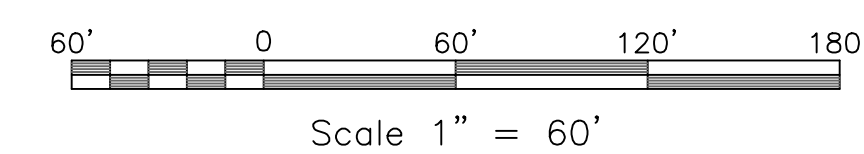


SLOPES > 25%
NONE ON SITE



SLOPES 15-25%
802 SF ON SITE

1 / CP-110
EXISTING CONDITIONS
SCALE: 1" = 60'



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Project
**HUSE STREET
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Drawn WLR, MTC
Checked WLR
Date 03.22.2022 CP SUB. #1

Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title

**EXISTING
CONDITIONS**

Sheet Number

CP-110

ZONING CODE SUMMARY

ZONING INFORMATION

CURRENT ZONING R-2
 PROPOSED ZONING OI-3
 FUTURE LAND USE NORTH 15-501 CORRIDOR

USE REGULATIONS?

DIMENSIONAL STANDARDS

SITE AREA (AC.) 9.695 ACRES
 SITE AREA (SF) 422,317 SF
 FLOOR AREA RATIO, MAX. 0.566
 FLOOR AREA, MAX. 239,031 SF
 DENSITY RATIO, MAX. N/A
 IMPERVIOUS COVER, MAX. 0.5 RESIDENTIAL / 0.7 NON-RESIDENTIAL
 BUILDING HEIGHT, SETBACK N/A
 BUILDING HEIGHT, CORE N/A
 STREET SETBACK 0'
 INTERIOR SETBACK 0'
 SOLAR SETBACK 0'
 LANDSCAPE BUFFER, STREET 20'
 LANDSCAPE BUFFER, INTERIOR 10'

UNITS

STACKED TOWNHOUSES 64
 TOWNHOUSES 40
 COTTAGES 10
 APARTMENT BUILDINGS 150
TOTAL UNITS 264

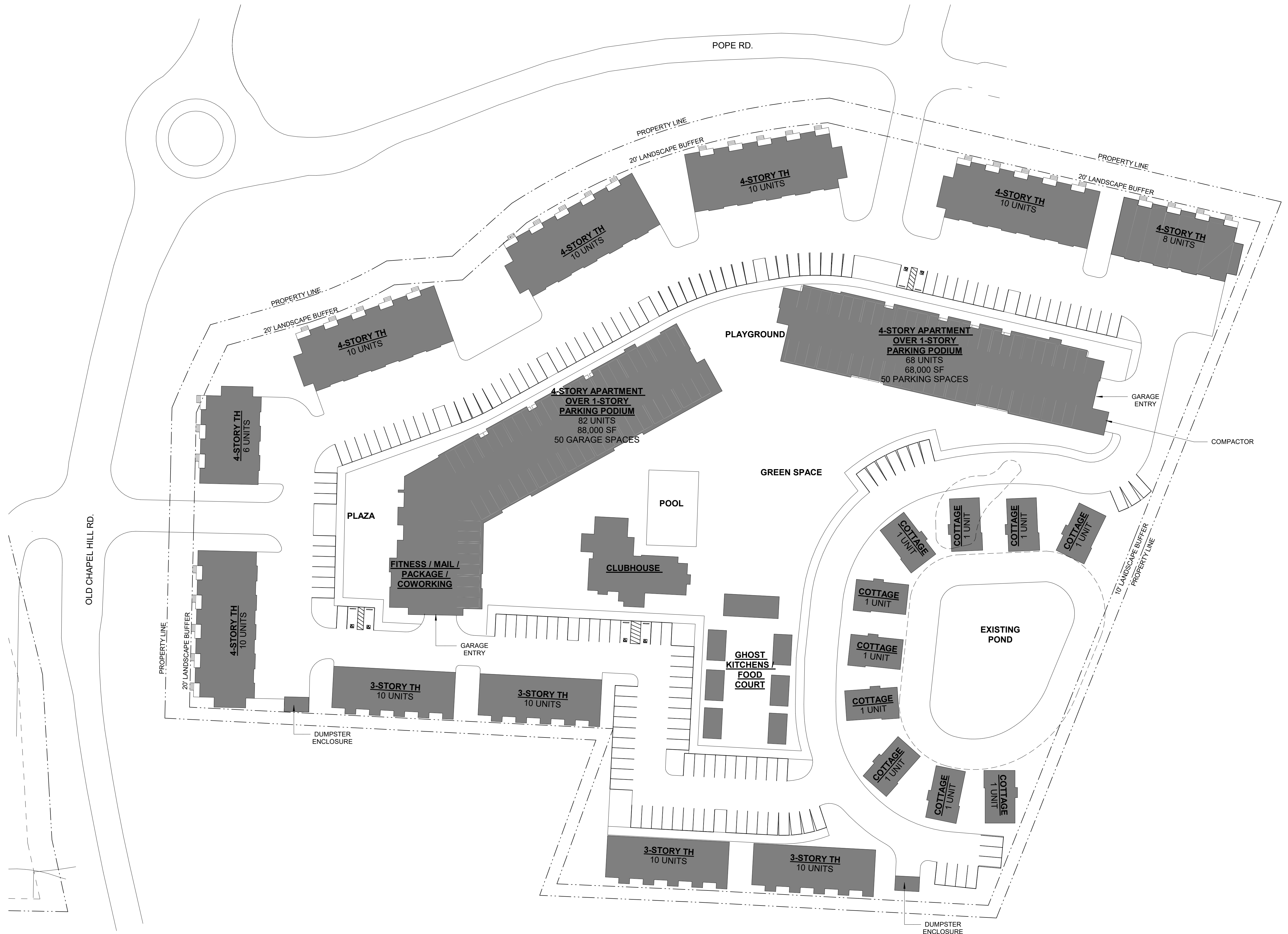
PARKING REQUIREMENTS	UNITS	SPACES, MIN.	SPACES, MAX.
SPACES PER UNIT, EFFICIENCY	-30	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 1 BEDROOM	-95	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 2 BEDROOM	-107	1.25 / UNIT	1.75 / UNIT
SPACES PER UNIT, 3 BEDROOM	-32	1.75 / UNIT	2.25 / UNIT

TOTAL 264 UNITS -307 SPACES -415 SPACES

SPACES PROVIDED

SURFACE, RESIDENT 147
 GARAGE, PODIUM 100
 GARAGE, PRIVATE @ TOWNHOMES 104
 SURFACE, TANDEM @ TOWNHOMES 64

**TOTAL -415 RESIDENT SPACES
 -15 VISITOR SPACES**



HUSE STREET RESIDENTIAL CONCEPTUAL SITE PLAN

