

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, 205-596-3062
ebrown@ebcapitalpartners.com

APPLICANT / LANDSCAPE ARCHITECT
CJT PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: Wendi Ramsden, 919-682-0368
wramsdn@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
Durham, N.C. 27701
p 919.682.0368
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NC BOARD OF EXAMINERS FOR
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
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Job Number 2204

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

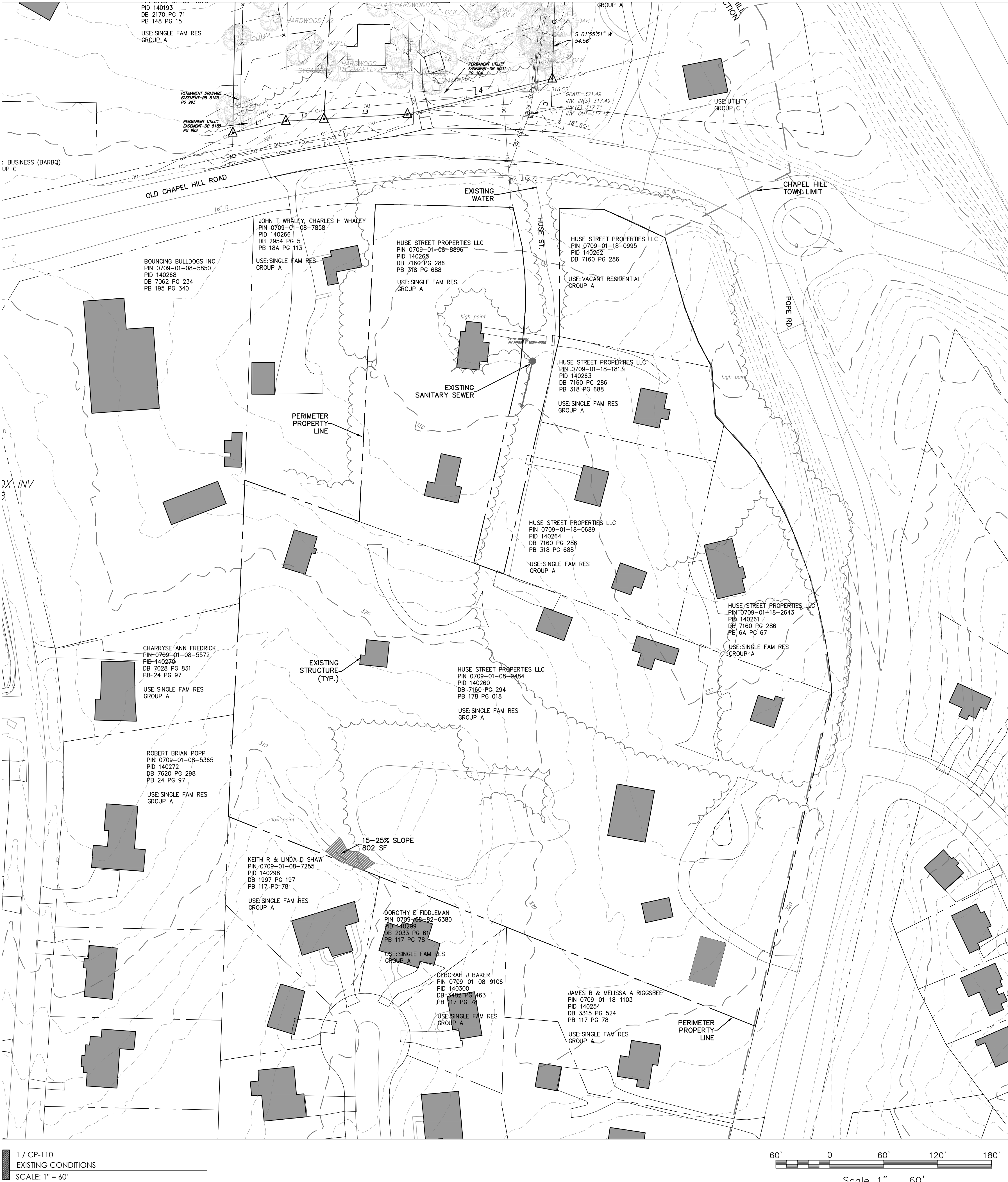
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

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'

60' 0 60' 120' 180'
Scale 1" = 60'

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE



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EXISTING CONDITIONS

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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

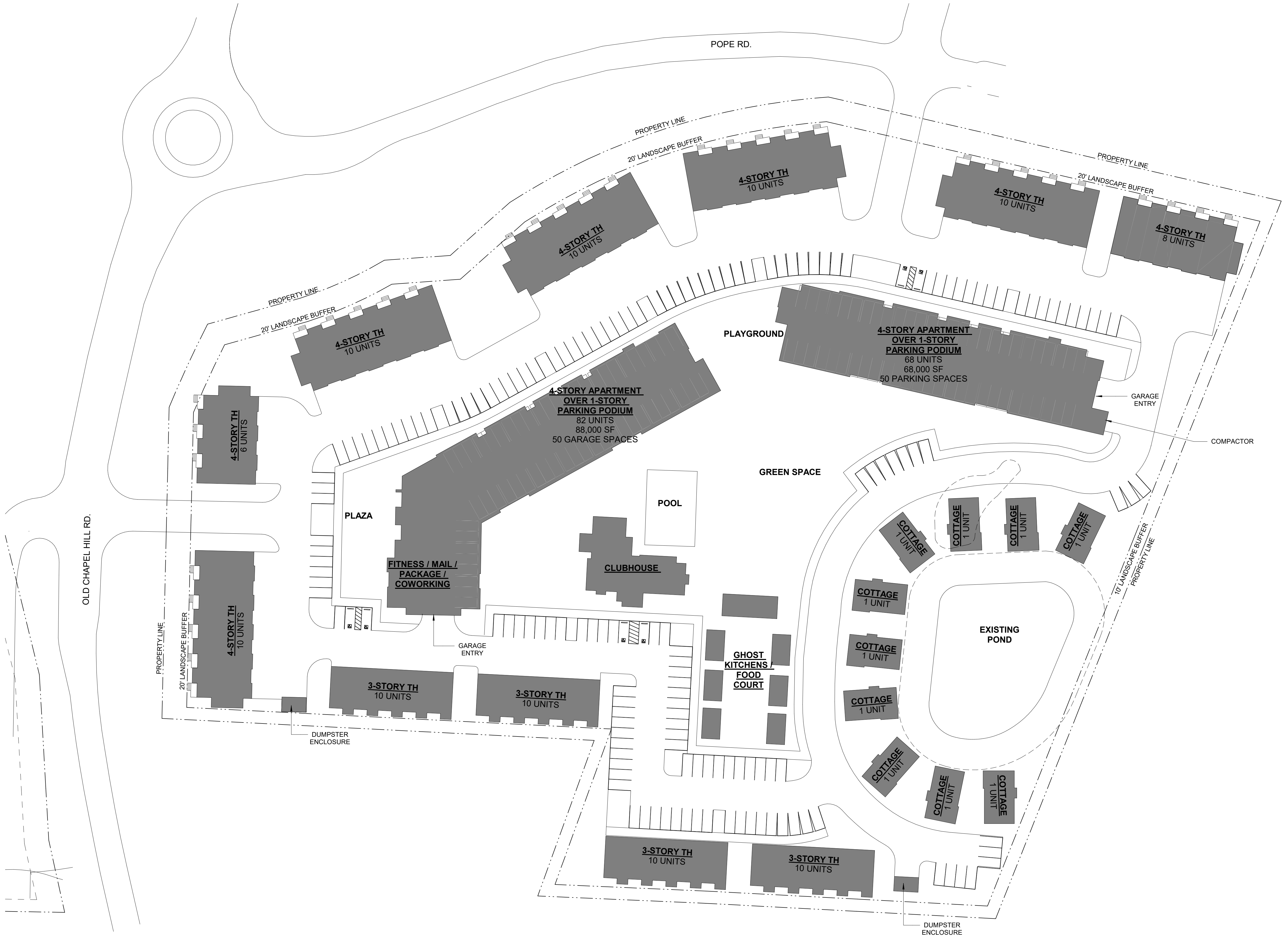
PARKING REQUIREMENTS	UNITS	SPACES, MIN.	SPACES, MAX
SPACES PER UNIT, EFFICIENCY	~30	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 1 BEDROOM	~85	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 2 BEDROOM	~107	1.25 / UNIT	1.75 / UNIT
SPACES PER UNIT, 3 BEDROOM	~32	1.75 / UNIT	2.25 / UNIT

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