



We build strength, stability, self-reliance and shelter.

225 Knolls St Project Narrative

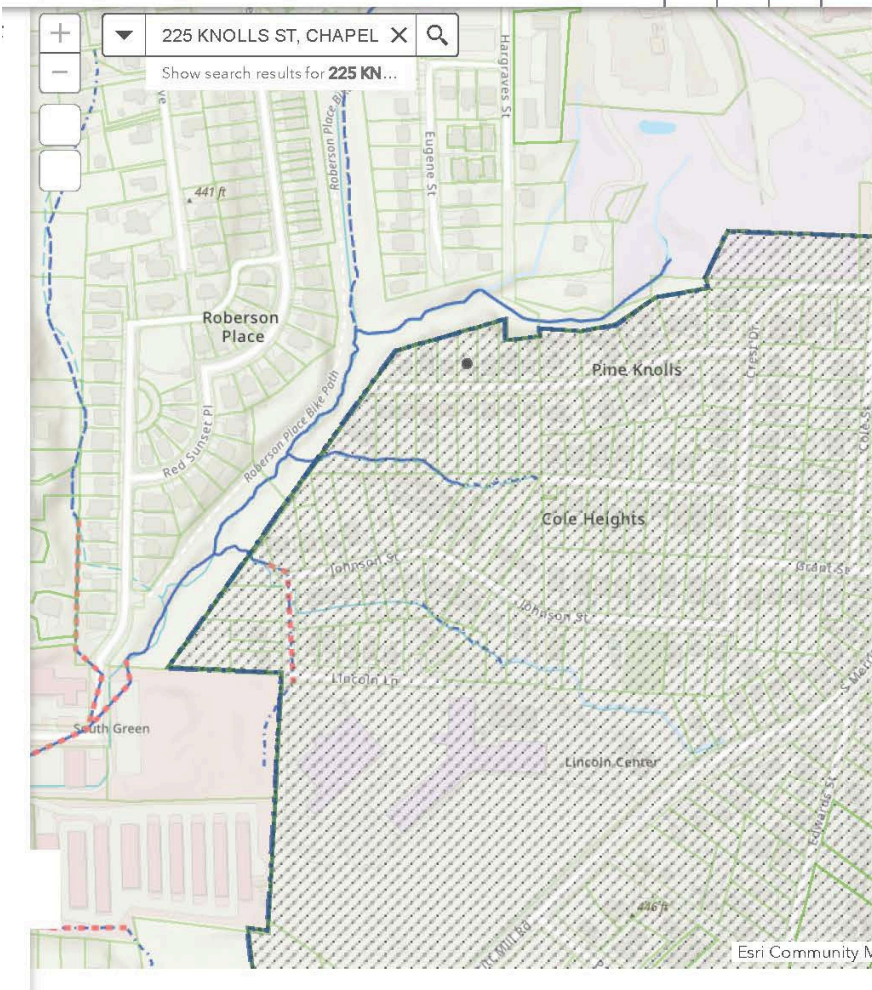
As part of its new Comprehensive Repair Program, Habitat is planning on re-building an addition with comprehensive ADA accessibility modifications for a mother with two children residing in Northside. One of the children has significant physical disabilities and currently occupies the living room of the home because of the space required for her medical equipment. The home is otherwise not wheelchair accessible.

A previous attempt was made by an outside contractor to create an accessible bathroom and addition to the home, but it was not properly waterproofed, and the floor is now collapsing. The existing addition is not built to code and has numerous structural problems. Habitat plans to demolish the existing addition and enclosed side porch, and build a new addition, which will accommodate the specific needs of the family. The new addition will include a bathroom, bedroom and laundry room.

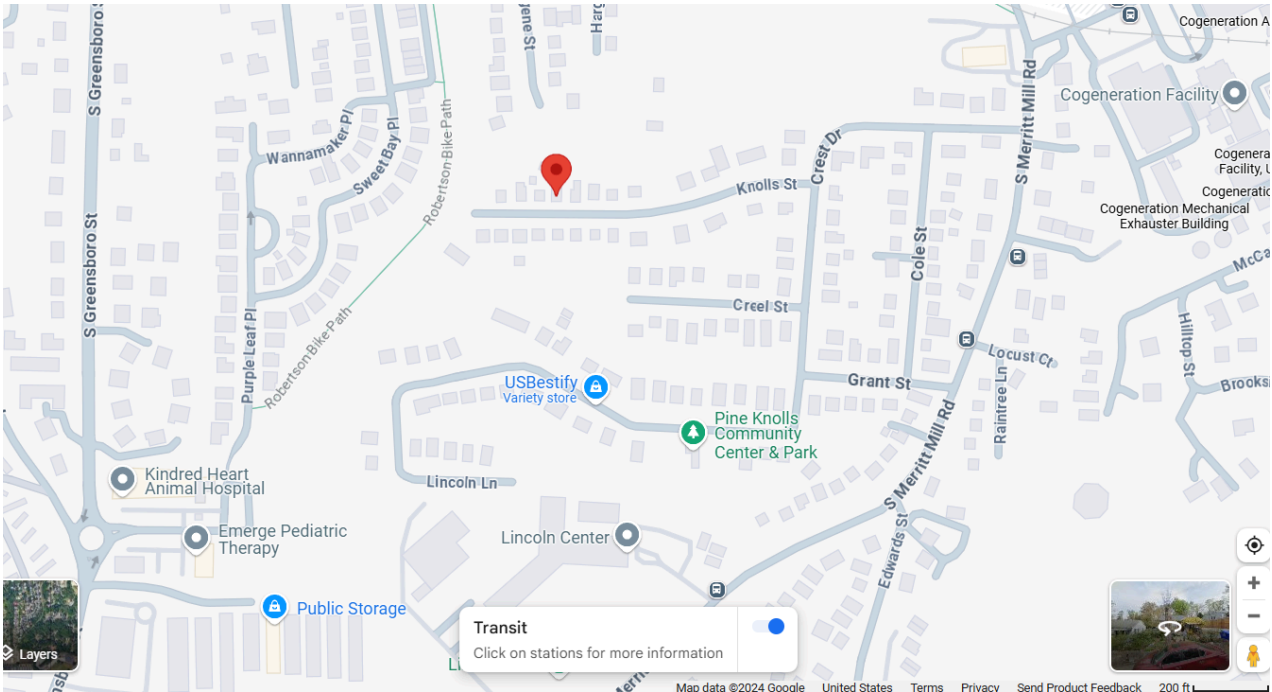
The current addition has multiple uneven floor heights, making it impossible to navigate with a wheelchair. All of the floor heights will be made even and accessible from an exterior concrete ramp that will be integrated with the driveway. All doorways in the addition will be widened to 3 ft. The proposed bathroom for the addition will be significantly larger with enough space for someone pushing a wheelchair to rotate. A new shower will be installed with a flush curb that is large enough for both an individual and a caretaker.

The project will utilize advanced framing with 2x6 walls for added insulation and the Huber Zip system for its air and water barrier. Windows in the proposed addition will be updated to new energy efficient windows. The water heater will need to be removed for construction and will be replaced with a heat pump unit

SITE PLAN REVIEW APPLICATION
FOR 225 KNOLLS ST CHAPEL HILL NC 27516
VICINITY MAPS



225 KNOLLS AREA MAP
W/ZONING

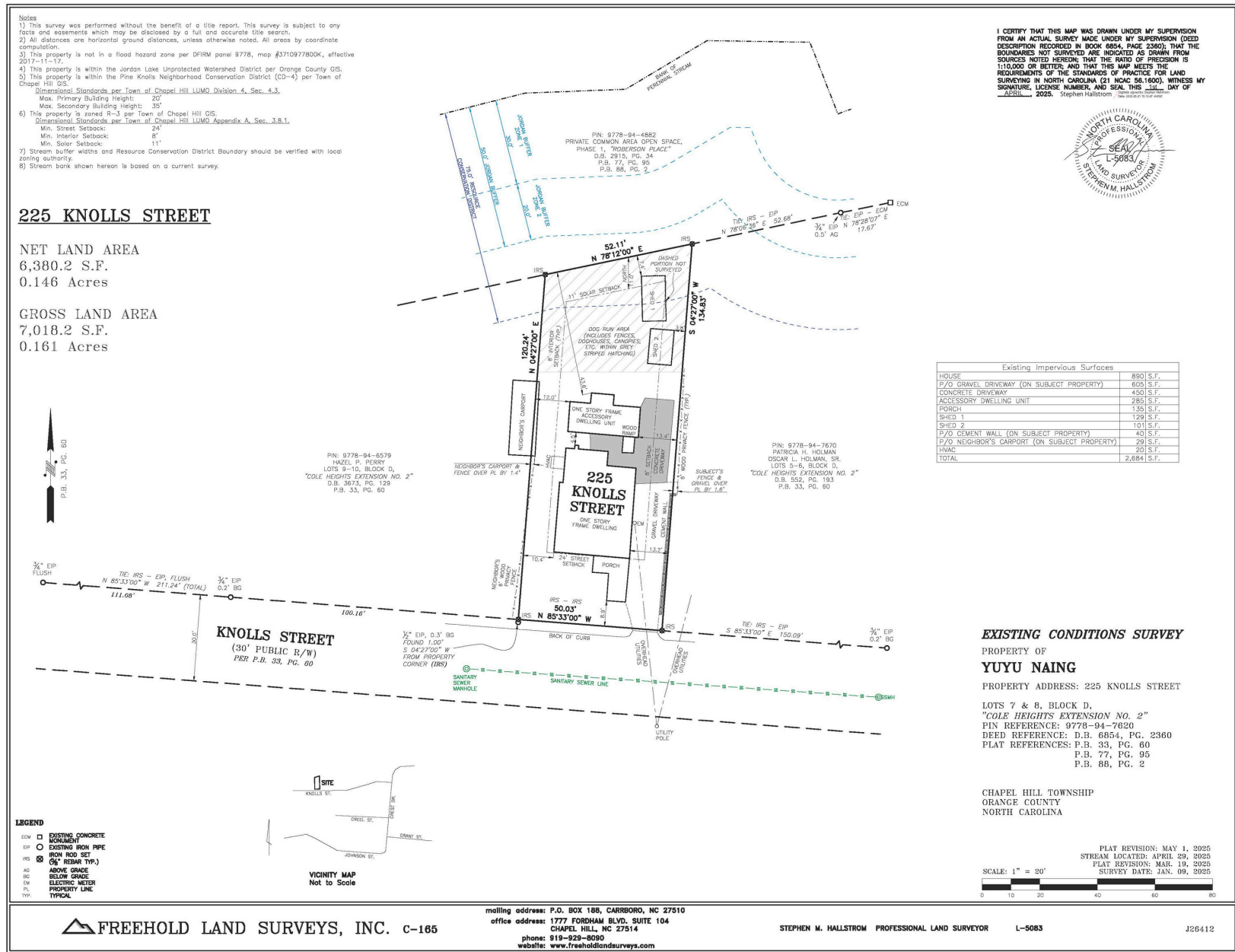


BUS STOPS

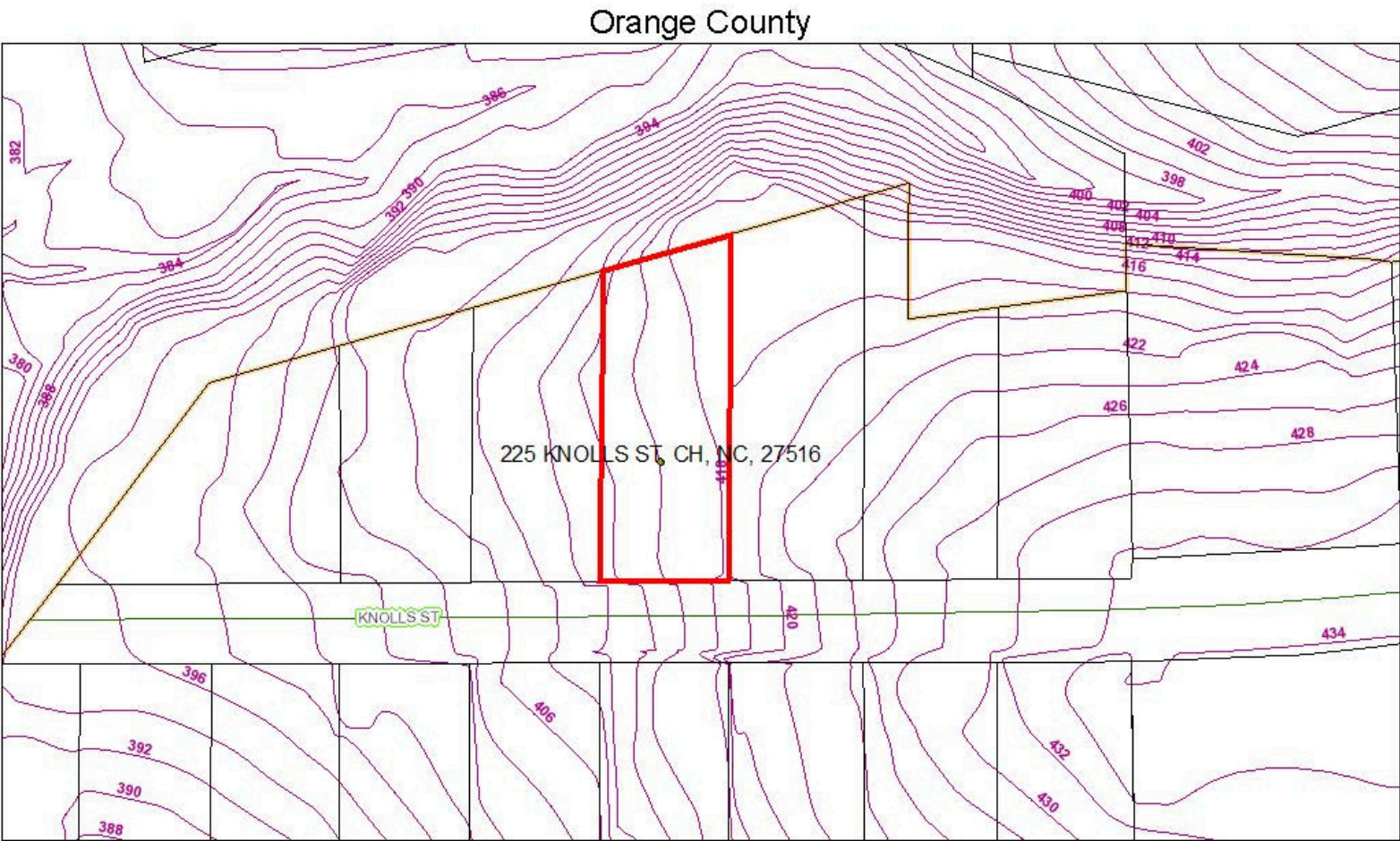


HYDRANTS

SITE PLAN REVIEW APPLICATION FOR 225 KNOLLS ST CHAPEL HILL NC 27516 EXISTING CONDITIONS



225 KNOLLS SURVEY

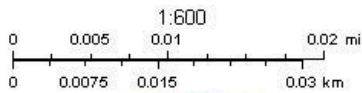


February 4, 2025. This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9778947620
OWNER 1: NAING YUYU
OWNER 2:
ADDRESS 1: 225 KNOLLS ST
ADDRESS 2:
CITY: CHAPEL HILL
STATE, ZIP: NC 27516
LEGAL DESC: 7-8 BL D COLE HEIGHTS EXT 2

SIZE: 0.15 A
DEED REF: 6854/2360
RATECODE: 22
TOWNSHIP: CHAPEL HILL
BLDG SQFT: 874
YEAR BUILT: 1942

BUILDING COUNT: 1
LAND VALUE: \$92,000
BLDG VALUE: \$84,600
USE VALUE: \$0
TOTAL VALUE: \$176,600
DATE SOLD: 08/18/2024
TAX STAMPS:



225 KNOLLS TOPOGRAPHY

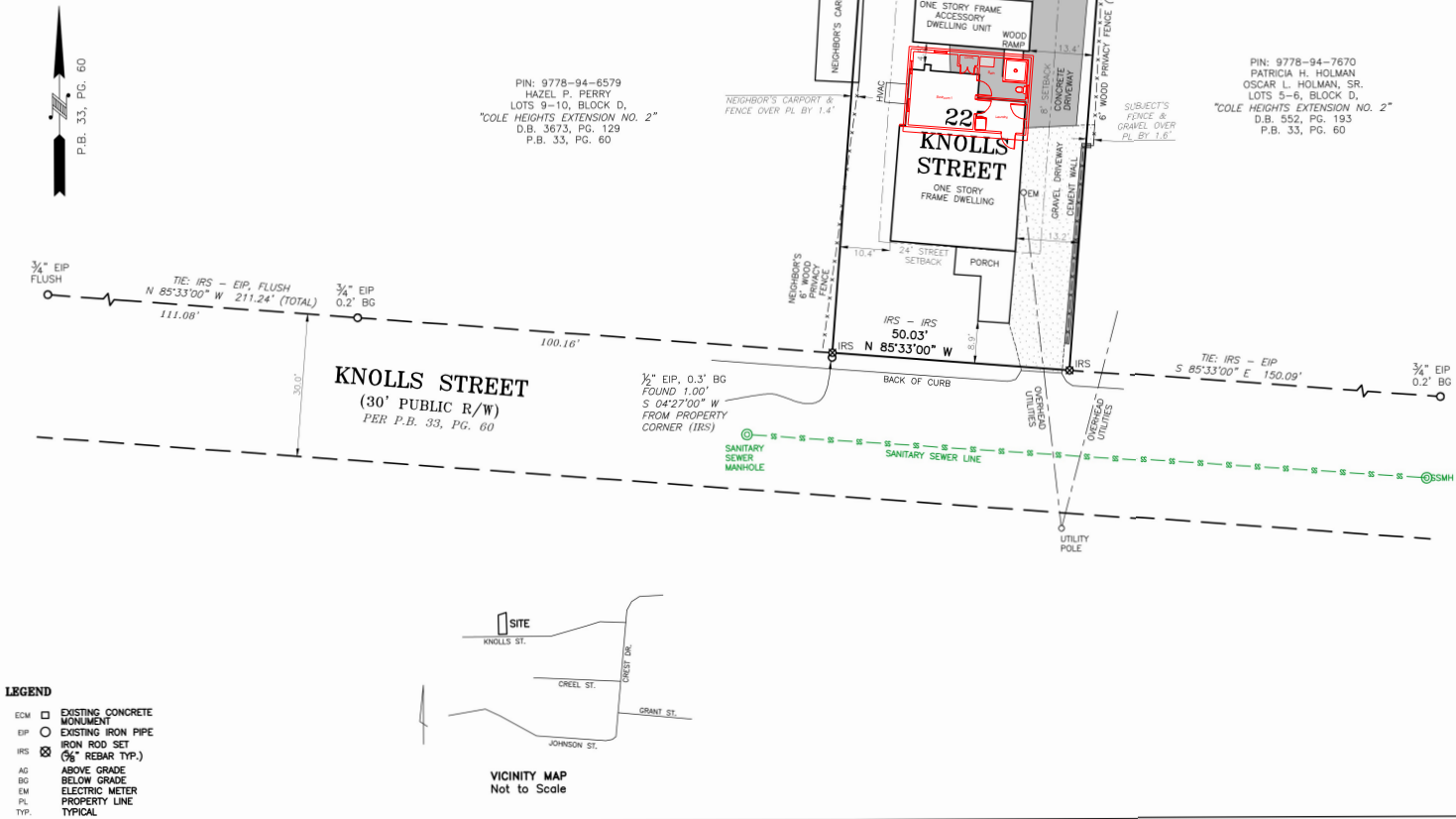
Site Plan Review Application
For 225 Knolls, Chapel Hill
Site Plan

- Notes
- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
 - 2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
 - 3) This property is not in a flood hazard zone per DFIRM panel 9778, map #3710977800K, effective 2017-11-17.
 - 4) This property is within the Jordan Lake Unprotected Watershed District per Orange County GIS.
 - 5) This property is within the Pine Knolls Neighborhood Conservation District (CD-4) per Town of Chapel Hill GIS.
- Dimensional Standards per Town of Chapel Hill LUMD Division 4, Sec. 4.3.
- Max. Primary Building Height: 20'
Max. Secondary Building Height: 35'
- 6) This property is zoned R-3 per Town of Chapel Hill GIS.
Dimensional Standards per Town of Chapel Hill LUMD Appendix A, Sec. 3.8.1.
- Min. Street Setback: 24'
Min. Interior Setback: 8'
Min. Solar Setback: 11'
- 7) Stream buffer widths and Resource Conservation District Boundary should be verified with local zoning authority.
- 8) Stream bank shown hereon is based on a current survey.

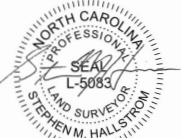
225 KNOLLS STREET

NET LAND AREA
6,380.2 S.F.
0.146 Acres

GROSS LAND AREA
7,018.2 S.F.
0.161 Acres



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6854, PAGE 2360); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 1st DAY OF APRIL, 2025.



Existing Impervious Surfaces	
HOUSE	890 S.F.
P/O GRAVEL DRIVEWAY (ON SUBJECT PROPERTY)	605 S.F.
CONCRETE DRIVEWAY	450 S.F.
ACCESSORY DWELLING UNIT	285 S.F.
PORCH	135 S.F.
SHED 1	129 S.F.
SHED 2	101 S.F.
P/O CEMENT WALL (ON SUBJECT PROPERTY)	40 S.F.
P/O NEIGHBOR'S CARPORT (ON SUBJECT PROPERTY)	29 S.F.
HVAC	20 S.F.
TOTAL	2,684 S.F.

EXISTING CONDITIONS SURVEY

PROPERTY OF
YUYU NAING
PROPERTY ADDRESS: 225 KNOLLS STREET
LOTS 7 & 8, BLOCK D,
"COLE HEIGHTS EXTENSION NO. 2"
PIN REFERENCE: 9778-94-7620
DEED REFERENCE: D.B. 6854, PG. 2360
PLAT REFERENCES: P.B. 33, PG. 00
P.B. 77, PG. 95
P.B. 88, PG. 2

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

PLAT REVISION: MAY 1, 2025
STREAM LOCATED: APRIL 29, 2025
PLAT REVISION: MAR. 19, 2025
SURVEY DATE: JAN. 09, 2025
SCALE: 1" = 20'
0 10 20 40 60 80

FREEHOLD LAND SURVEYS, INC. C-165

mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD., SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J26412

Existing Conditions

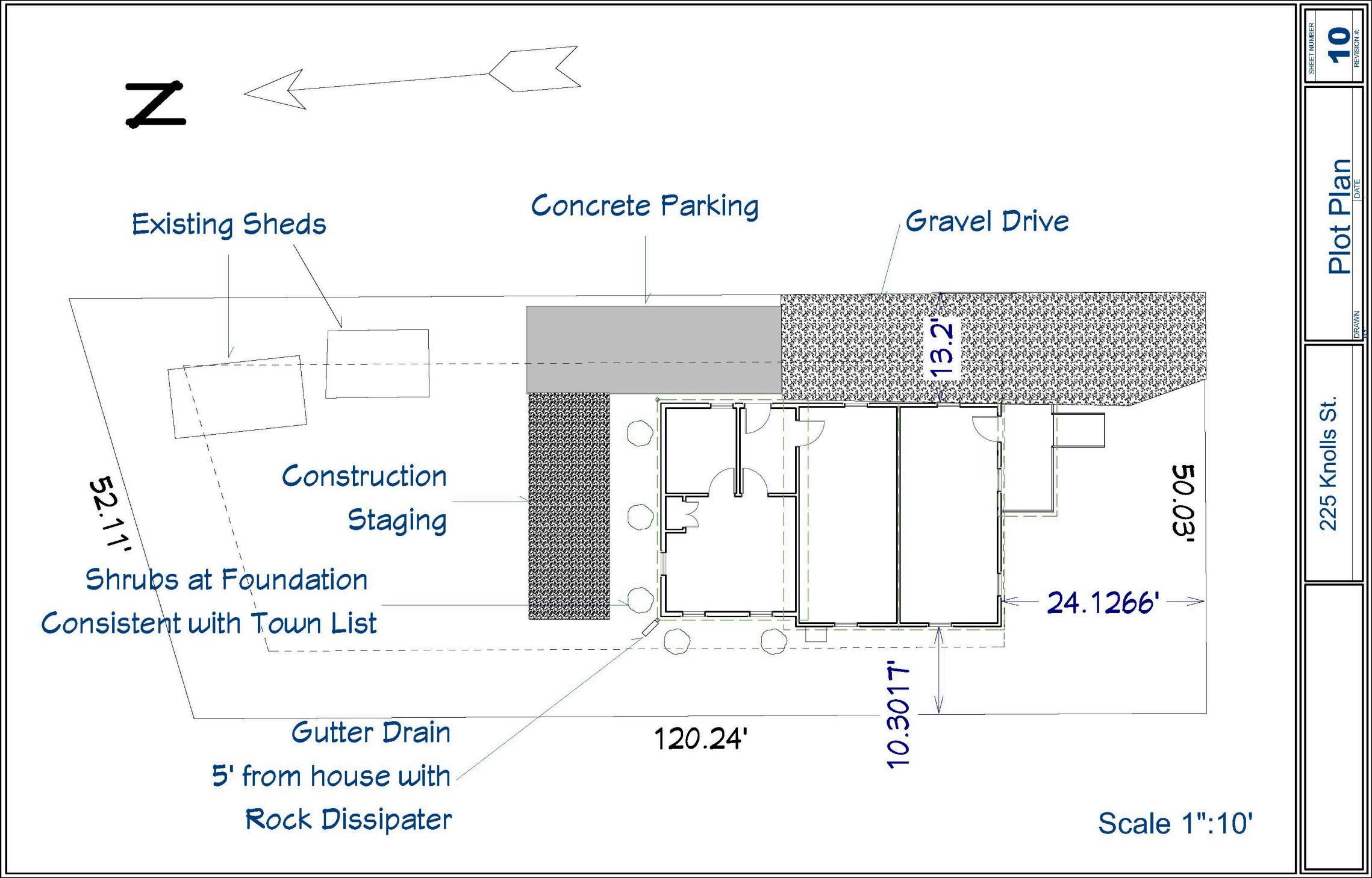
1":40'

SHEET NUMBER
1
REVISION #

DATE
DRAWN BY

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SITE PLAN REVIEW APPLICATION
FOR 225 KNOLLS ST CHAPEL HILL NC 27516
SITE PLAN



SITE PLAN REVIEW APPLICATION
FOR 225 KNOLLS ST CHAPEL HILL NC 27516
ELEVATIONS



- EXISTING HOUSE
- PROPOSED ADDITION

SITE PLAN REVIEW APPLICATION
FOR 225 KNOLLS ST CHAPEL HILL NC 27516
ELEVATIONS CONTD

