

# FREEDOM HOUSE SPECIAL USE PERMIT

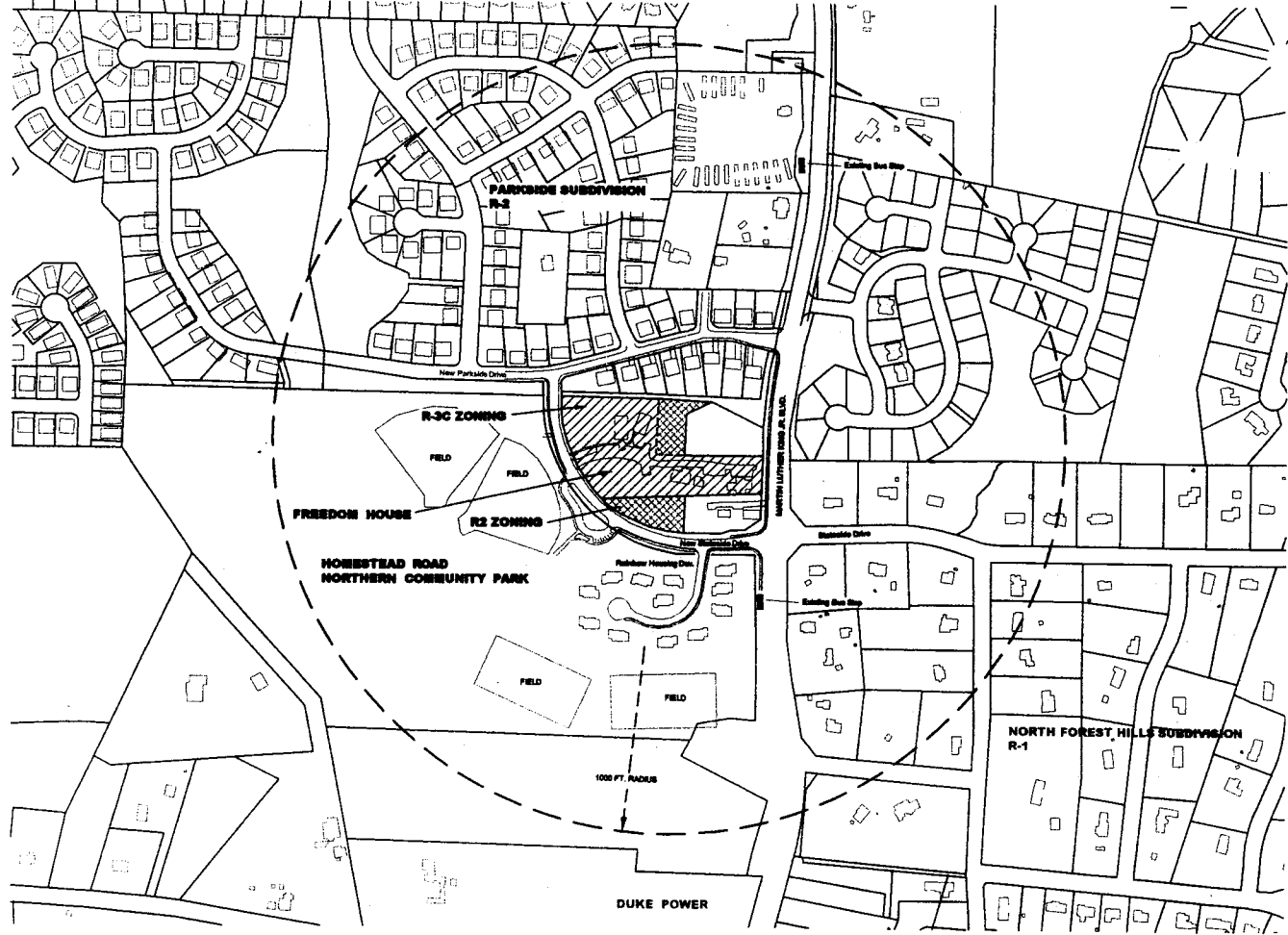
TOWN OF CHAPEL HILL, NORTH CAROLINA

**Project Description**

This facility was constructed with an existing Special Use Permit approved in 1987. There are 5 existing buildings consisting of residential, detox and stabilization, administration, offices, and dining facilities. The site has been developed according to the approved SUP with the exception of one residential building that was not constructed (see existing conditions plan). The applicant is asking to modify the existing SUP and add 3 additional buildings to the Campus. The existing detox and stabilization building will be demolished when the Building C is constructed but not before that Phase is planned. There are 2 zoning classifications on the Campus. This plan works within the 2 zoning classifications and the allowable floor area was computed accordingly.

C4

- C1 COVER SHEET
- C2 EXISTING CONDITIONS AND SITE ANALYSIS PLAN
- C3 SITE PLAN
- C4 UTILITY PLAN
- C5 GRADING, DRAINAGE AND LANDSCAPE PROTECTION PLAN
- L6 LANDSCAPE PLAN
- A1 BUILDING 'B' ELEVATIONS
- A2 BUILDING 'A' ELEVATIONS
- A3 BUILDING 'A' ELEVATIONS



MITCHELL WESTENDORF, P.A.  
ENGINEERING & SURVEYING  
1775 W. HARRIS BLVD., SUITE 100  
CHAPEL HILL, NC 27514



REVISIONS  
1. OCTOBER 15, 08

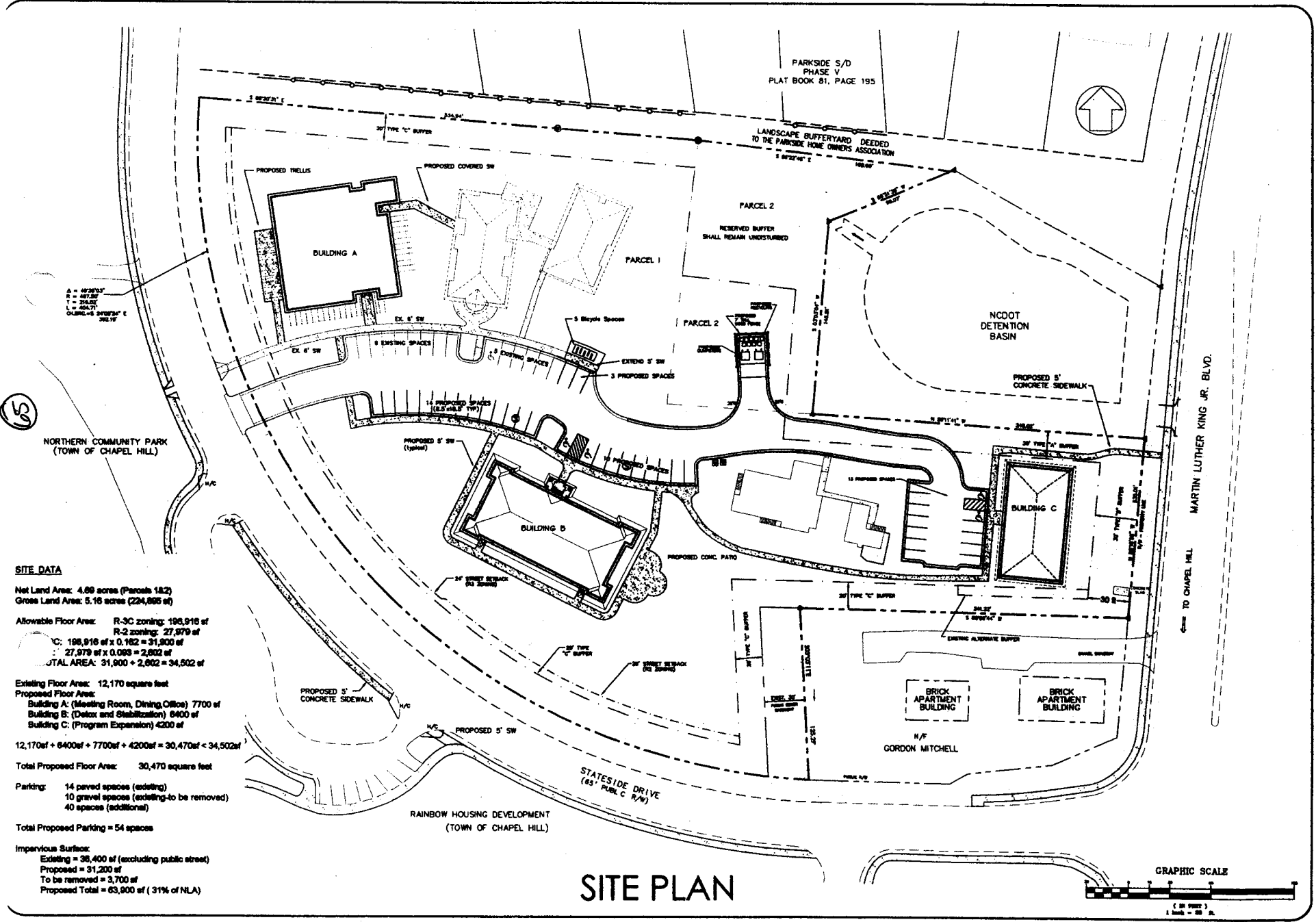
Freedom House Recovery Center  
Tish Henry, Executive Director  
104 West Main Street  
Chapel Hill, NC 27514

Owner

**FREEDOM HOUSE**  
Chapel Hill, North Carolina  
Special Use Permit

May 22, 2008  
SCALE: 1"=60'

C1



A = 49'50" x 75'  
 B = 48'50" x 75'  
 C = 24'50" x 75'  
 D = 48'50" x 75'  
 E = 48'50" x 75'  
 F = 48'50" x 75'  
 G = 48'50" x 75'  
 H = 48'50" x 75'  
 I = 48'50" x 75'  
 J = 48'50" x 75'  
 K = 48'50" x 75'  
 L = 48'50" x 75'  
 M = 48'50" x 75'  
 N = 48'50" x 75'  
 O = 48'50" x 75'  
 P = 48'50" x 75'  
 Q = 48'50" x 75'  
 R = 48'50" x 75'  
 S = 48'50" x 75'  
 T = 48'50" x 75'  
 U = 48'50" x 75'  
 V = 48'50" x 75'  
 W = 48'50" x 75'  
 X = 48'50" x 75'  
 Y = 48'50" x 75'  
 Z = 48'50" x 75'

**SITE DATA**

Net Land Area: 4.89 acres (Parcels 1&2)  
 Gross Land Area: 5.18 acres (224,865 sf)

Allowable Floor Area: R-3C zoning: 196,916 sf  
 R-2 zoning: 27,979 sf  
 NC: 196,916 sf x 0.182 = 31,900 sf  
 27,979 sf x 0.093 = 2,602 sf  
 TOTAL AREA: 31,900 + 2,602 = 34,502 sf

Existing Floor Area: 12,170 square feet  
 Proposed Floor Area:  
 Building A: (Meeting Room, Dining Office) 7700 sf  
 Building B: (Detox and Stabilization) 6400 sf  
 Building C: (Program Expansion) 4200 sf  
 12,170sf + 6400sf + 7700sf + 4200sf = 30,470sf < 34,502sf

Total Proposed Floor Area: 30,470 square feet

Parking: 14 paved spaces (existing)  
 10 gravel spaces (existing-to be removed)  
 40 spaces (additional)

Total Proposed Parking = 54 spaces

Impervious Surface:  
 Existing = 36,400 sf (excluding public street)  
 Proposed = 31,200 sf  
 To be removed = 3,700 sf  
 Proposed Total = 63,900 sf (31% of NLA)

# SITE PLAN



MITCHELL WESTENDORF, P.A.  
 ENGINEERS & SURVEYORS  
 1000 W. HARRIS STREET, SUITE 100, CHAPEL HILL, NC 27514  
 919-972-0000

NORTH CAROLINA  
 STATE BOARD OF EXAMINERS  
 2007  
 JOHN A. MITCHELL

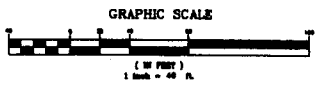
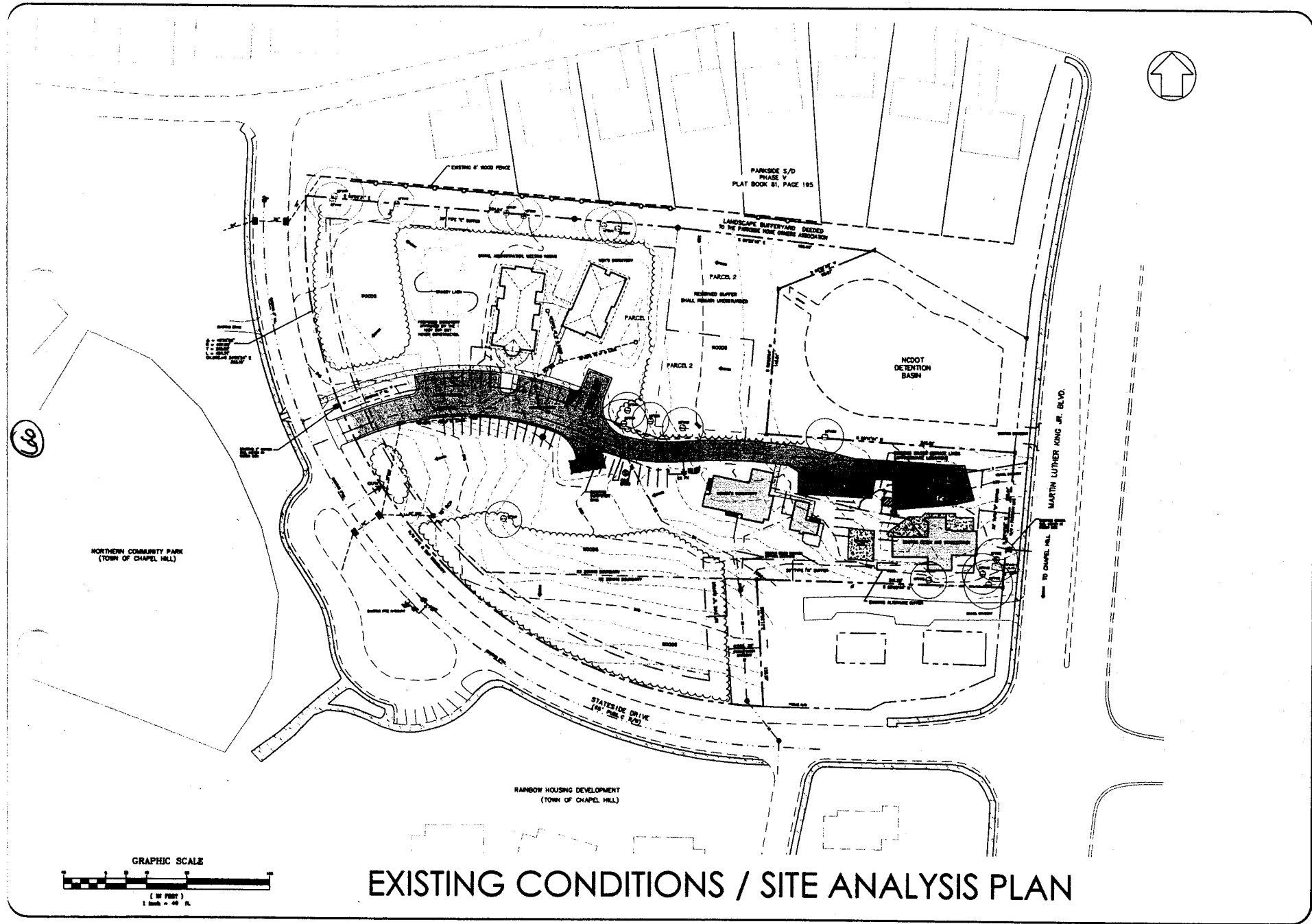
REVISIONS  
 1. OCTOBER 15, 08

Freedom House Business Center  
 1000 Harris Street, Suite 100  
 100 Harris Street, Suite 100  
 Chapel Hill, NC 27514

Owner  
**FREEDOM HOUSE**  
 Chapel Hill, North Carolina  
 Special Use Permit

May 22, 2008  
 Drawn by: MDM

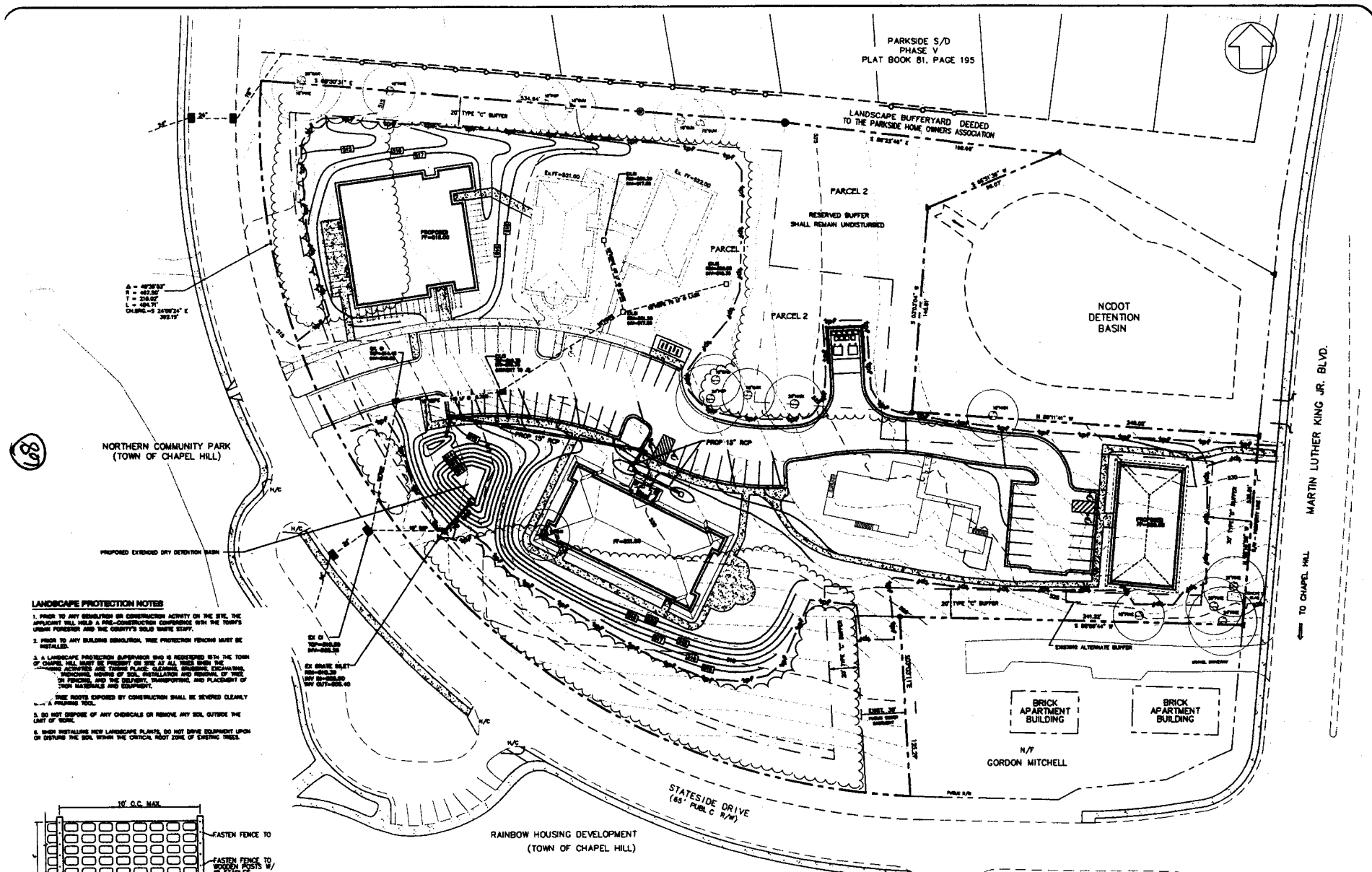
**C3**



# EXISTING CONDITIONS / SITE ANALYSIS PLAN

REVISIONS 1. OCTOBER 15, 08	Owner <b>FREEDOM HOUSE</b> Chapel Hill, North Carolina Special Use Permit
Prepared by: James R. Westendorf, Civil Engineer 104 West Main Street, Suite 101 Chapel Hill, NC 27514	
May 22, 2008 Sheet: 1 of 47	<b>C2</b>





A = 40'25" ±  
 B = 40'25" ±  
 C = 20'00" ±  
 D = 40'25" ±  
 CHANG = 2'30" ±  
 202.17'

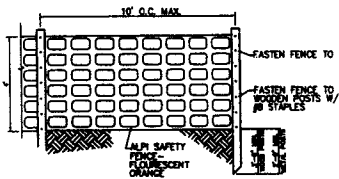
68

NORTHERN COMMUNITY PARK  
 (TOWN OF CHAPEL HILL)

PROPOSED EXTENDED DRY DETENTION BASIN

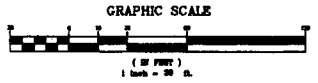
**LANDSCAPE PROTECTION NOTES**

1. PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S LANDSCAPE PROTECTION AND THE COUNTY'S SOILS SERVICE DEPT.
2. PRIOR TO ANY BUILDING OR CONSTRUCTION, TREE PROTECTION FENCES MUST BE INSTALLED.
3. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL MUST BE PRESENT ON SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. THE SUPERVISOR SHALL BE RESPONSIBLE FOR MONITORING, MAINTAINING, AND RECORDING THE LOCATION AND PLACEMENT OF TREE PROTECTION FENCES AND THE LOCATION OF TREE DAMAGE AND THE LOCATION OF TREE REMOVALS AND REPLANTINGS.
4. TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A HANDSAW TOOL.
5. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE ANY SOIL OUTSIDE THE LIMIT OF WORK.
6. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.



Tree Protection Fence

# GRADING, DRAINAGE and LANDSCAPE PROTECTION PLAN



PARKSIDE S/D  
 PHASE V  
 PLAT BOOK 81, PAGE 195

LANDSCAPE BUFFERYARD DEEDED  
 TO THE PARKSIDE HOME OWNERS ASSOCIATION

PARCEL 2

RESERVED BUFFER  
 SHALL REMAIN UNDISTURBED

PARCEL 1

PARCEL 2

NCDOT  
 DETENTION  
 BASIN

BRICK  
 APARTMENT  
 BUILDING

BRICK  
 APARTMENT  
 BUILDING

N/Y  
 GORDON MITCHELL

STATESIDE DRIVE  
 (65' PUB. C R/W)

RAINBOW HOUSING DEVELOPMENT  
 (TOWN OF CHAPEL HILL)

MARTIN LUTHER KING JR. BLVD.  
 TO CHAPEL HILL

**MITCHELL WESTENDORF, P.A.**  
 ENGINEERING & SURVEYING  
 1000 W. 10TH ST., SUITE 100  
 CHAPEL HILL, NC 27615



REVISIONS  
 1. OCTOBER 15, 08

Freedom House Necessary Center  
 1100 N. Hargett Street  
 Chapel Hill, NC 27610

Owner

**FREEDOM HOUSE**  
 Chapel Hill, North Carolina

May 22, 2008  
 Drawn by: WCM

C5

Special Use Permit

**Laura Moore Design**  
 Landscape Architecture and Design  
 442 Noyden Creek Road  
 Chapel Hill, North Carolina 27517  
 Tel: 919.521.1099  
 Cell: 919.578.1725  
 Fax: 919.564.4382



**MITCHELL WESTENDORF, P.A.**  
 ENGINEERING & SURVEYING  
 1701 W. WOODBURY AVENUE, SUITE 100  
 CHAPEL HILL, NC 27514



REVISIONS  
 1. OCTOBER 15, 08

Project: Freedom House  
 Client: Freedom House  
 Designer: Laura Moore  
 Date: 10/15/08

Owner:

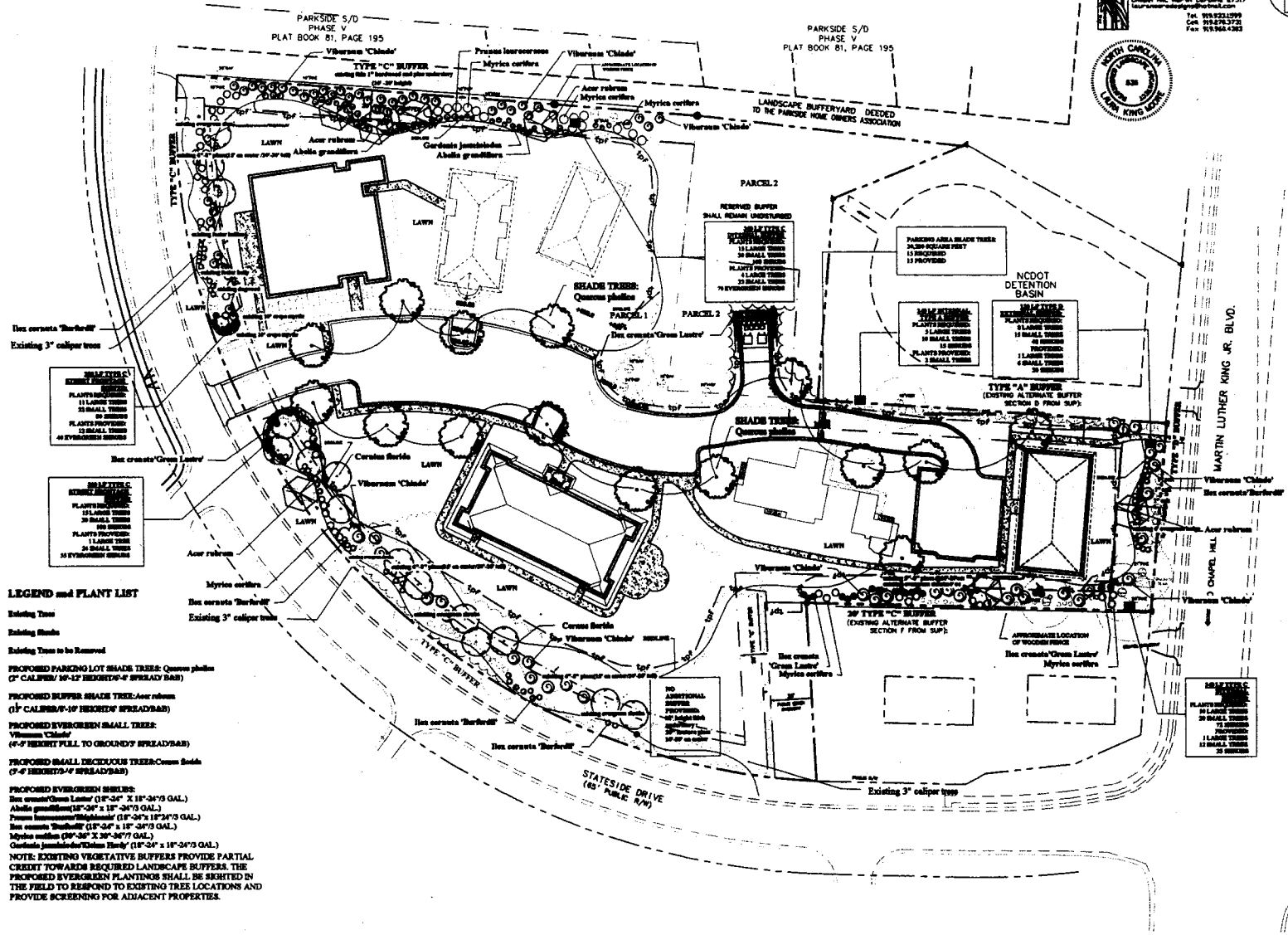
**FREEDOM HOUSE**  
 Chapel Hill, North Carolina

Special Use Permit

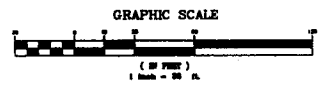
April 16, 2008

Drawn by: WCM

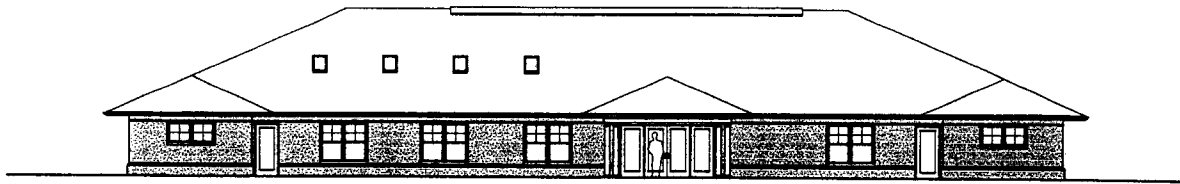
**L1**



- LEGEND and PLANT LIST**
- Existing Trees
  - Existing Shrubs
  - Existing Trees to be Removed
  - PROPOSED PARKING LOT SHADE TREES: Queen palm (8" CALIBER/10-12' HEIGHT/4" SPREAD/50)
  - PROPOSED BUFFER SHADE TREE: Acer rubrum (12" CALIBER/10-12' HEIGHT/10" SPREAD/50)
  - PROPOSED EVERGREEN SMALL TREE: Viburnum 'Chadler' (4'-5' HEIGHT FULL TO GROUND/9" SPREAD/50)
  - PROPOSED SMALL DECIDUOUS TREE: Cornus Florida (9'-9' HEIGHT/4" SPREAD/50)
  - PROPOSED EVERGREEN SHRUBS:
    - Box cactus 'Green Laser' (18"-24" X 18"-24"/3 GAL)
    - Abelia grandifolia (18"-24" X 18"-24"/3 GAL)
    - Forseya laevigata (18"-24" X 18"-24"/3 GAL)
    - Box cactus 'Barbetta' (18"-24" X 18"-24"/3 GAL)
    - Myrica carolinensis (20"-30" X 20"-30"/7 GAL)
    - Cordyline Jumbeloides 'Eldon Reed' (18"-24" X 18"-24"/3 GAL)
- NOTE: EXISTING VEGETATIVE BUFFERS PROVIDE PARTIAL CREDIT TOWARDS REQUIRED LANDSCAPE BUFFERS. THE PROPOSED EVERGREEN PLANTINGS SHALL BE SITED IN THE FIELD TO RESPOND TO EXISTING TREE LOCATIONS AND PROVIDE SCREENING FOR ADJACENT PROPERTIES.



**LANDSCAPE PLAN**



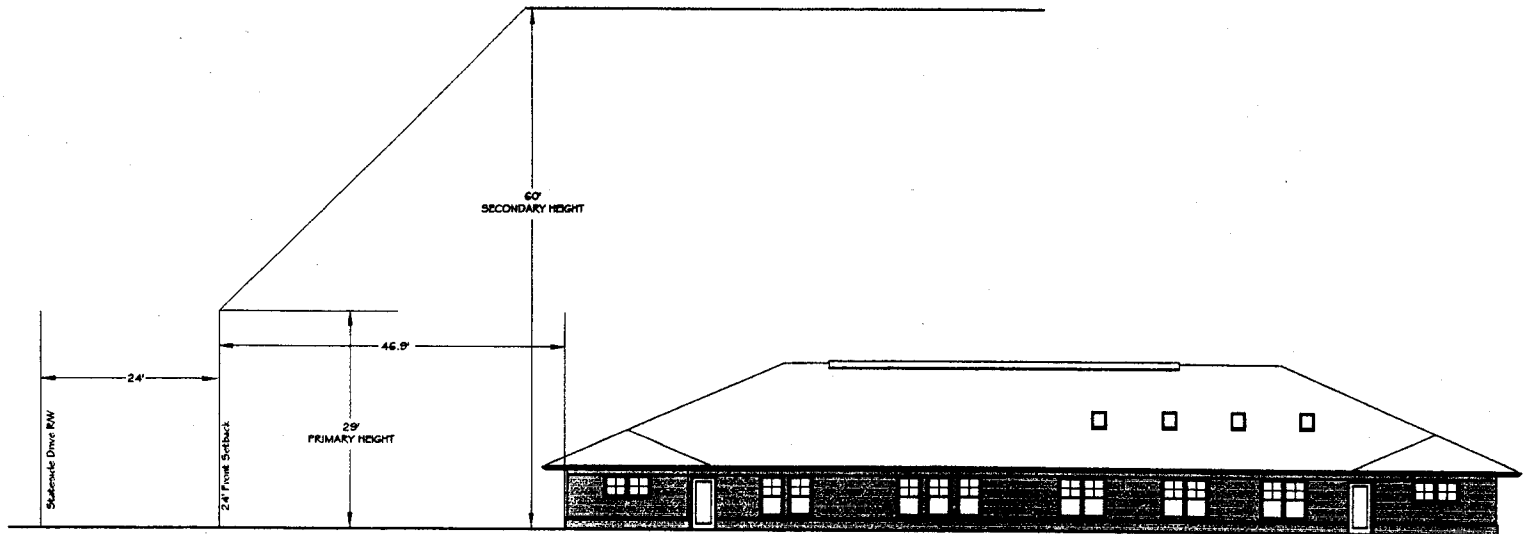
1 NORTH ELEVATION  
scale: 1/8" = 1'-0"



2 WEST ELEVATION  
scale: 1/8" = 1'-0"



3 EAST ELEVATION  
scale: 1/8" = 1'-0"



4 SOUTH ELEVATION  
scale: 1/8" = 1'-0"

JOHN B. HAWKINS AIA  
ARCHITECT

ARCHITECTURE  
PLANNING  
INTERIOR ARCHITECTURE  
26 WEST FRENCH STREET  
CHAPEL HILL, NC 27514  
919.887.8888

MITCHELL WEITENDORF, P.A.  
ENGINEERING & SURVEYING  
1775 LAUREL DRIVE, SUITE 200  
CHAPEL HILL, NC 27514



REVISIONS  
1. OCTOBER 15, 08

Freedom House Recovery Center  
1100 N. Salisbury Street  
Chapel Hill, NC 27514

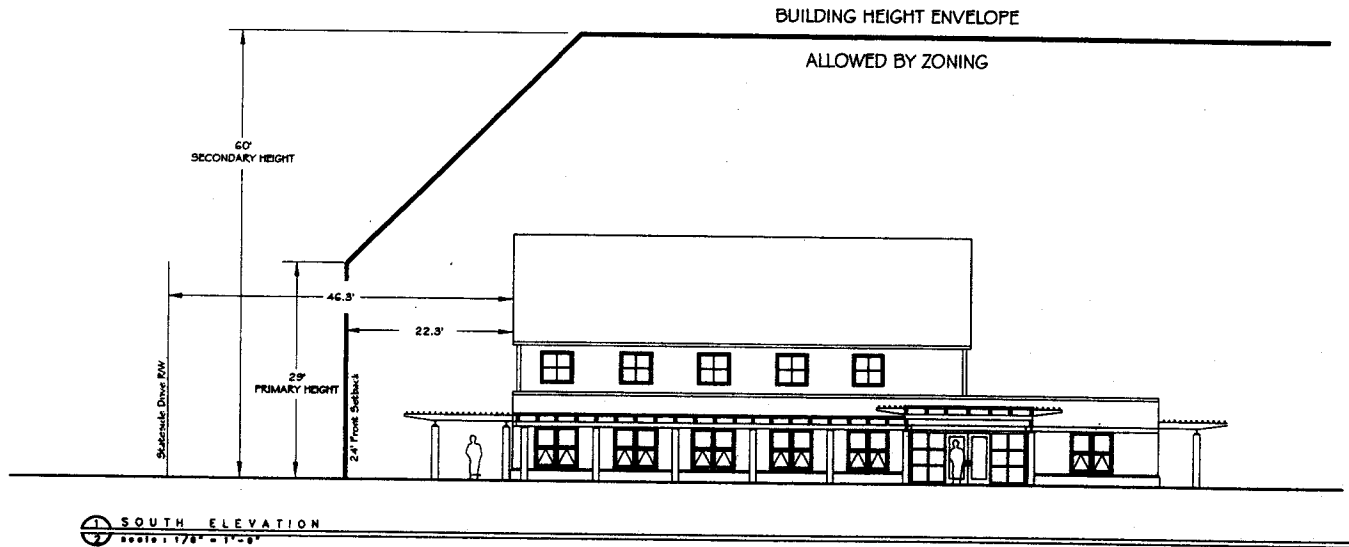
Freedom House  
Chapel Hill, North Carolina  
Elevations  
Facility Based Crisis Service  
and Detoxification Building

April 16, 2008

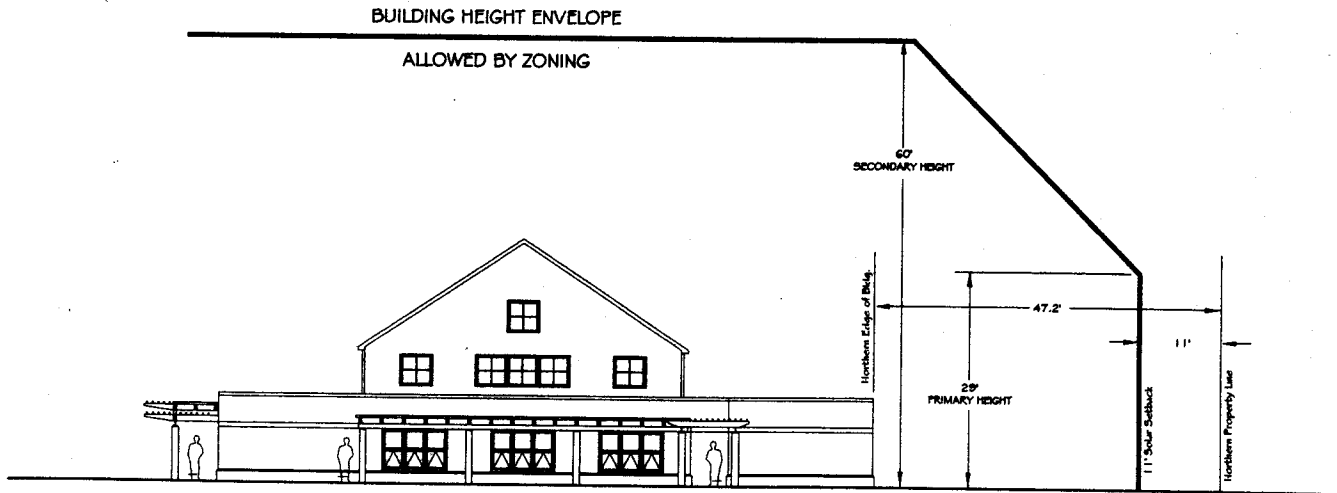
Drawn by: JSH

A1

71



1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"

JOHN B. HAWKINS AIA  
ARCHITECT

ARCHITECTURE  
PLANNING  
INTERIOR ARCHITECTURE  
25 WEST FREDERICK STREET  
CHAPEL HILL, NC 27516  
919.889.0889

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1701 W. BURNING TREE DRIVE, SUITE 100  
CHAPEL HILL, NC 27516  
919.889.0889



REVISIONS  
1. OCTOBER 13, 08

Freedom House Recovery Center  
Theodore M. Moore, Executive Director  
Chapel Hill, NC 27516

Owner

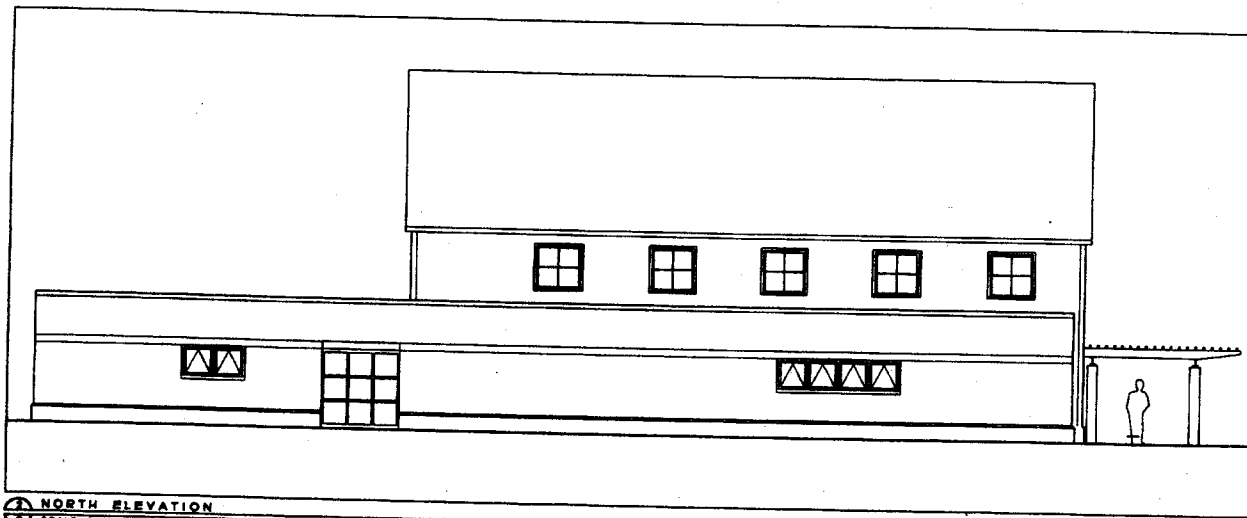
FREEDOM HOUSE  
Chapel Hill, North Carolina  
Special Use Permit

April 18, 2008

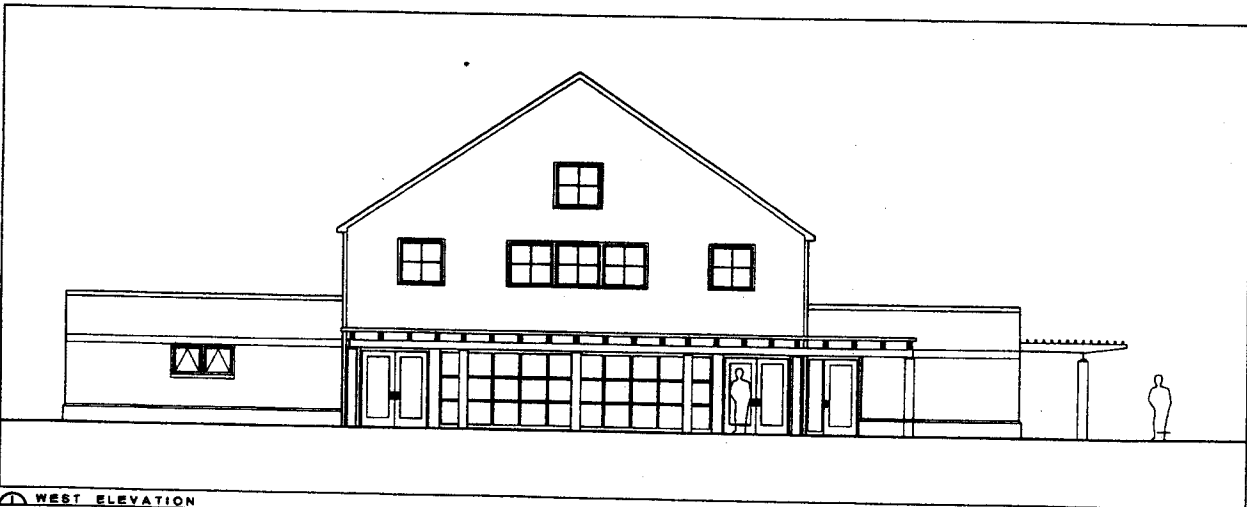
Drawn by: JBH

A2





**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/8" = 1'-0"

72

**JOHN B. HAWKINS AIA**  
ARCHITECT

ARCHITECTURE  
PLANNING  
INTERIOR ARCHITECTURE  
718 WEST FRANKLIN STREET  
CHAPEL HILL, NC 27614  
919.986.8888

**MITCHELL WESTENDORF, P.A.**  
ENGINEERS & SURVEYORS  
1701 PETERS DRIVE, SUITE 201, CHAPEL HILL, NC 27614  
919.986.8888



REVISIONS  
1. OCTOBER 15, 06

Freedom House Recovery Center  
110 West Franklin Street  
Chapel Hill, NC 27614

Owner

**FREEDOM HOUSE**  
Chapel Hill, North Carolina  
Elevations  
Group Meeting Building

April 18, 2006

Drawn by: JBH

**A3**