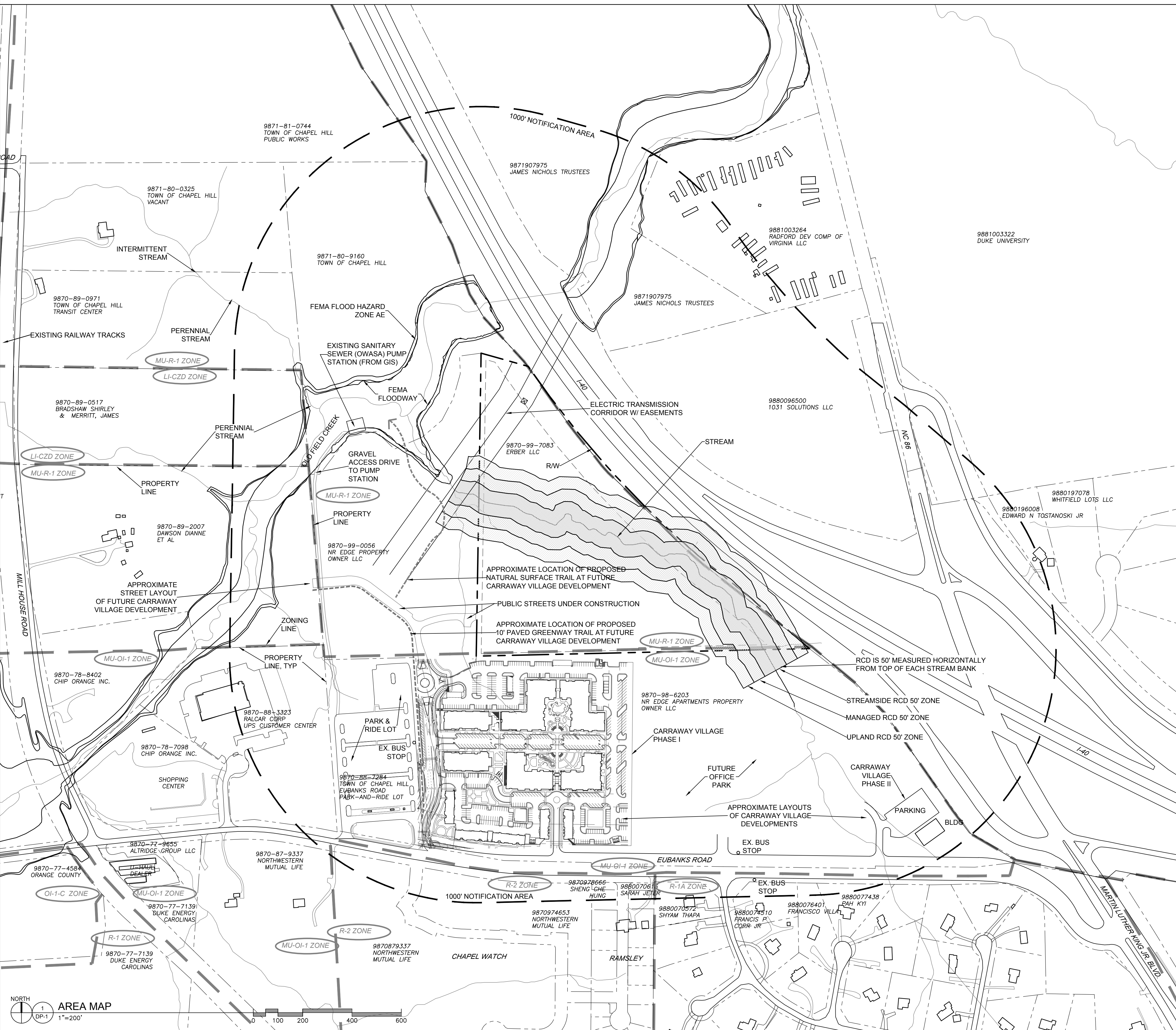


# PUTT-PUTT FUN CENTER

## CHAPEL HILL, NC

### CONCEPT PLAN APPLICATION



## SITE DATA

PIN 9870997083

ENVIRONMENTAL JORDAN BUFFER  
CONSTRAINTS RESOURCE CONSERVATION DISTRICT

NET LAND AREA 844,031 SF / 19.376 AC

EXISTING ZONING: MU-R-1  
PROPOSED ZONING: OI-2 WITH PD-MU OVERLAY

EXISTING USE: VACANT, WOODED  
PROPOSED USES: INDOOR / OUTDOOR RECREATION SPACE  
CONDITIONED SELF-STORAGE

## CONTACT INFORMATION

OWNER  
ERBER LLC  
3055 BIG RIDGE ROAD  
BAKER, WV 26801

CONTRACT PURCHASER / DEVELOPER  
OPTIMAL VENTURES LLC  
194 FINLEY GOLF COURSE ROAD, SUITE 102  
CHAPEL HILL, NC 27517  
CONTACT: SCOTT MORRIS  
smorris@morriscommercial.com  
919-942-1141

APPLICANT / LANDSCAPE ARCHITECT  
COULTER JEWELL THAMES PA  
111 WEST MAIN STREET, DURHAM NC 27701  
919-682-0368  
CONTACT: WENDI RAMSDEN  
wramsdenc@cjtpa.com

## LIST OF SHEETS

- DP-1 COVER & AREA MAP  
DP-2 EXISTING CONDITIONS PLAN  
DP-3 CONCEPT PLAN



Coulter  
Jewell  
Thames<sup>PA</sup>

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NC BOARD OF EXAMINERS FOR  
ENGINEERS AND SURVEYORS  
LIC# C-1209

NC BOARD OF LANDSCAPE  
ARCHITECTS LIC#C-104



Project

Putt-Putt  
Fun Center

I-40 Frontage north of  
Eubanks Road  
Chapel Hill, NC

PIN 9870997083

Job Number 1952

|           |           |
|-----------|-----------|
| Drawn     | WLR, MTC  |
| Checked   | WLR       |
| Date      | 7/23/2019 |
| Revisions |           |

CONCEPT PLAN APPLICATION  
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FOR CONSTRUCTION

Sheet Title

COVER &  
AREA MAP

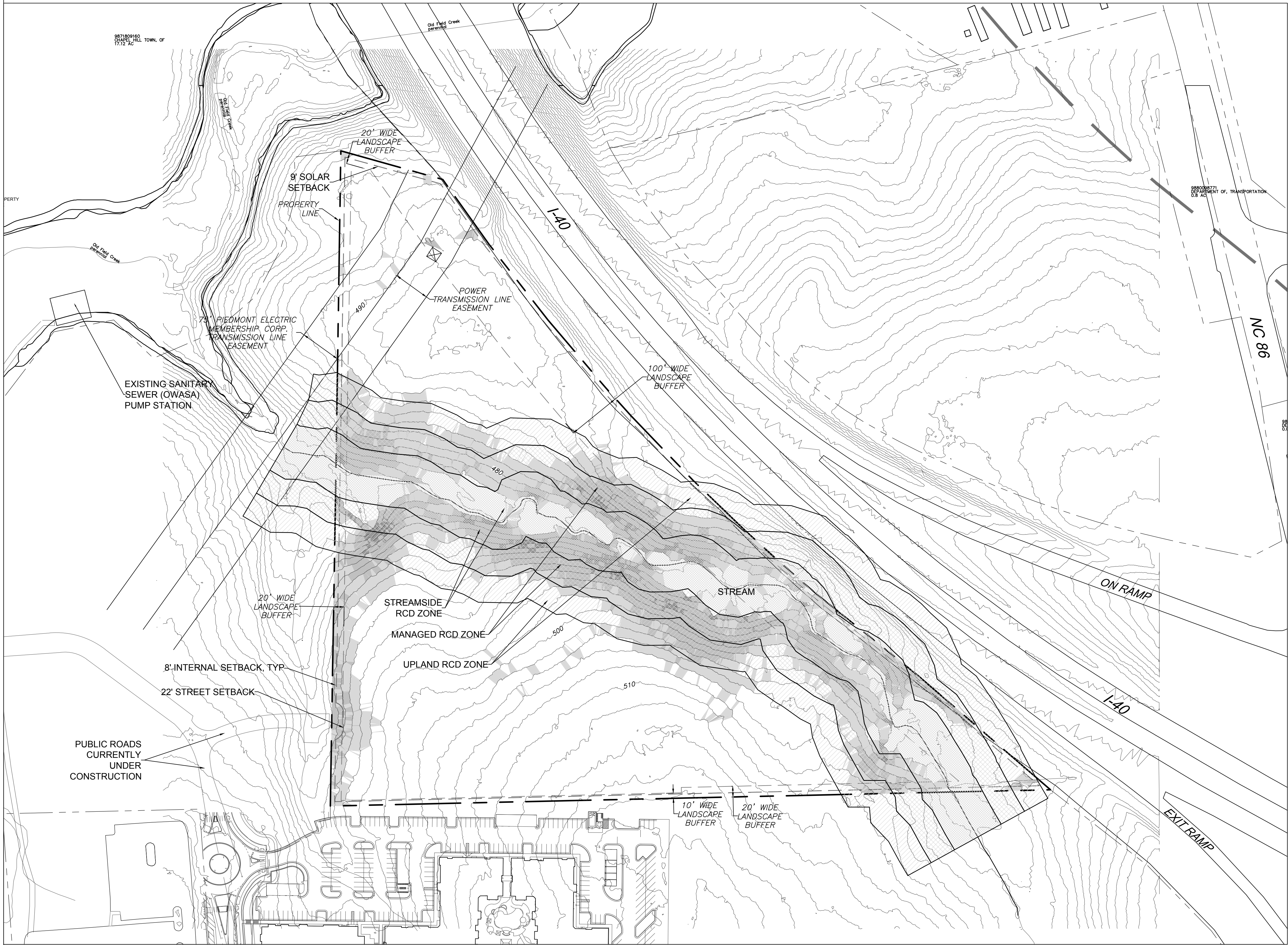
Sheet Number

DP-1



LEGEND

- PROPERTY LINE  
----- BUILDING ENVELOPE  
- . - PERENNIAL STREAM  
- - - INTERMITTENT STREAM  
● BREAKPOINT BETWEEN PERENNIAL/INTERMIT. STREAM  
----- FEMA FLOODWAY OR FLOOD HAZARD AREA  
▨ RESOURCE CONSERVATION DISTRICT STREAMSIDE ZONE  
▩ RESOURCE CONSERVATION DISTRICT MANAGED ZONE  
▧ RESOURCE CONSERVATION DISTRICT UPLAND ZONE



NORTH  
1 DP-2  
EXISTING CONDITIONS PLAN  
1"=100'

0 50 100 200 300

PIN 9870997083  
ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER RESOURCE CONSERVATION DISTRICT  
NET LAND AREA 844,031 SF / 19.376 AC  
EXISTING ZONING: MU-R-1  
PROPOSED ZONING: OI-2 WITH PD-MU OVERLAY

2 DP-2 PARCEL DATA

- POTABLE WATER IS AVAILABLE TO THE PARCEL WITH A WATER MAIN EXTENSION.
- SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION.
- NATURAL GAS IS AVAILABLE TO THE SITE.
- ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

3 DP-2 EXISTING SERVICES

The parcel is bisected by a perennial stream with floodplain and an RCD zone, 150' wide horizontally from the top of each stream bank. The developable land includes approximately 7 acres between the stream and the south property line, with a smaller buildable area approximately 2.5 acres north of the stream buffer.

Slopes: The steepest slopes are in the stream buffer and RCD zones. The south developable area has slopes of 5-15% with the steepest area located where the new public street meets the property. The area north of the stream buffer has slopes of 5-10%.

Vegetation: Site is entirely wooded except for the electric transmission corridor.

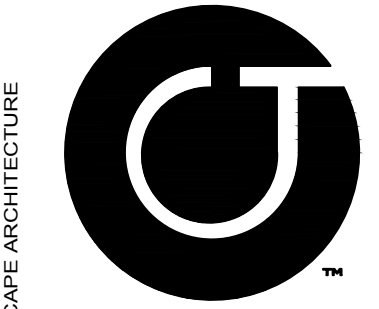
4 DP-2 SITE ANALYSIS

LEGEND

- ▨ SLOPES > 25%  
14,240 SF  
MINIMAL PROPOSED DISTURBANCE OF SLOPES >25%
- ▩ SLOPES 15%-25%  
106,279 SF  
PROPOSED 21,000 SF ESTIMATED DISTURBANCE (20%) OF SLOPES 15%-25%
- ▧ SLOPES 10%-15%  
153,160 SF  
PROPOSED 50,000 SF ESTIMATED DISTURBANCE (33%) OF SLOPES 10%-15%
- AREA NOT HATCHED  
REPRESENTS SLOPES <10%  
570,352 SF

5 DP-2 SLOPE SUMMARY

BASE INFORMATION  
TOPOGRAPHIC, PARCEL, AND SURROUNDING INFORMATION FROM ORANGE COUNTY AND CHAPEL HILL GIS AND FROM PLANS EITHER APPROVED OR CURRENTLY UNDER REVIEW BY THE TOWN OF CHAPEL HILL.



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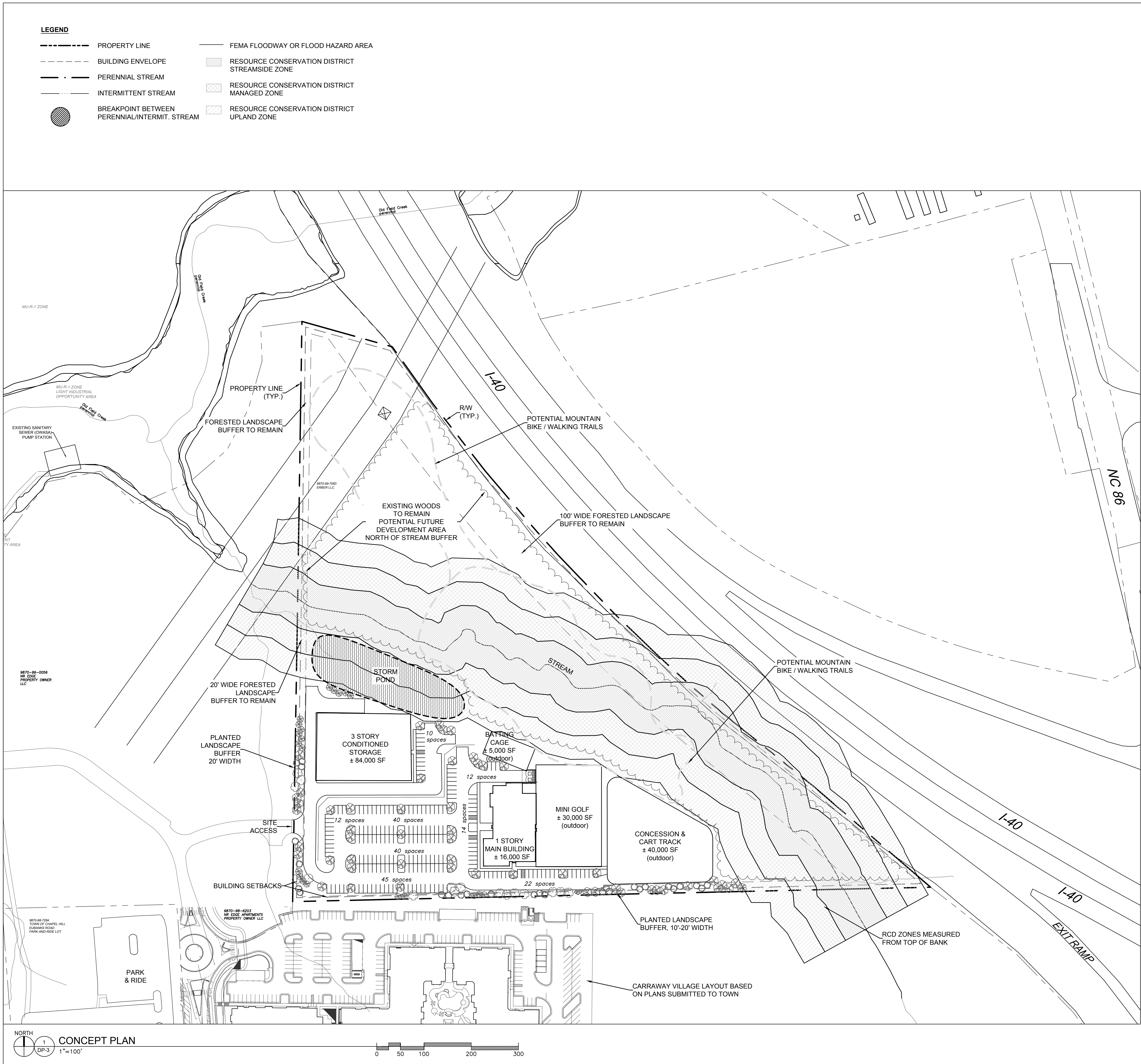
Sheet Title

EXISTING  
CONDITIONS

Sheet Number

DP-2





|  |  |
|--|--|
| PIN                                    | 9870997083   |
| ENVIRONMENTAL CONSTRAINTS              | JORDAN BUFFER<br>RESOURCE CONSERVATION DISTRICT  |
| LAND AREA                              | 844,031 SF / 19.376 AC<br>APPROX 148,920 SF IN STREAMSIDE RCD ZONE<br>APPROX 144,960 SF IN UPLAND RCD ZONE   |
| USE GROUP:<br>PROPOSED USES INCLUDE:   | B and C<br>- CONDITIONED SELF-STORAGE<br>- INDOOR AND OUTDOOR RECREATION USES<br>INCLUDING BUT NOT LIMITED TO: MINI GOLF, LASER TAG, BATTING CAGES, GO-KART TRACK, BUMPER CARS, BIKE AND WALKING TRAILS, AND ACCESSORY USES SUCH AS DINING AND EVENT SPACES WITHIN THE PROJECT |
| MAXIMUM FLOOR AREA:                    | 148,920 SF X .01<br>+ 144,960 SF X .19<br>± 550,171 SF X .264<br>174,275 SF MAXIMUM BASED ON GIS INFO  |
| PROPOSED FLOOR AREA:                   | 84,000 SF CONDITIONED SELF STORAGE<br>16,000 SF INDOOR RECREATION<br>PLUS OUTDOOR RECREATION SPACE   |
| MAXIMUM BUILDING HEIGHT:               | 60 FT.   |
| REQUIRED PARKING:                      | 33-56 SPACES FOR 84,000 SF CONDITIONED SELF-STORAGE<br>NO REQUIREMENTS FOR RECREATION USES   |
| PROPOSED PARKING:                      | APPROXIMATELY 200 SPACES<br>10-20 SPACES FOR SELF-STORAGE<br>150-180 SPACES FOR INDOOR-OUTDOOR RECREATION<br>BICYCLE PARKING WILL BE PROVIDED  |
| MAX. PROPOSED IMPERVIOUS SURFACE AREA: | MAXIMUM 60% OF SITE  |
| TREE COVERAGE AREA:                    | REQUIRED - 844,031 SF x 40% = 337,612 SF<br>PROVIDED - MINIMUM 400,000 SF TREE PRESERVATION AREA   |

2 DP-3 PROJECT DATA

**Coulter Jewell Thames**  
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LIC#C-104

7-23-2019

Project

**Putt-Putt Fun Center**

Eubanks Road  
Chapel Hill, NC

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Sheet Title

**CONCEPT PLAN**

Sheet Number

**DP-3**