

Putt-Putt Fun Center

Concept Plan Application

23 July 2019

Statement of Compliance with Design Guidelines

The project site is a triangular parcel located on I-40 frontage just outside the Town limits in the northwest extents of Chapel Hill's jurisdiction. With the development of Carraway Village nearly complete, the parcel now has vehicular access from a new street known as Myrica Street and a short connector right of way still to be dedicated.

The Town has a Design Manual which regulates site design as it relates to services, utilities and landscaping.

Stormwater Treatment - The project will meet stormwater quantity and quality controls at the time of final plan development and approval. At the least it is expected that a surface pond will be required and this facility has been accommodated on the proposed layout plan.

Landscaping and tree protection - The project will meet all parts of this guideline including but not limited to: total tree coverage, parking lot screening, perimeter landscape buffers, landscaping around the building, street tree installation where needed, and storm pond plantings. It is expected that the retained tree coverage on site will be about 50%, exceeding the minimum requirement. Possible proposed uses for the RCD area and land to the north of the stream currently include trail uses which would be field located to avoid tree removal and grading. That area may be developed in compatible uses in the future, but tree coverage would be maintained to meet ordinance requirements.

Access and circulation - The project will be designed to comply with Town standards for circulation, parking, emergency access, and access for services such as utility maintenance and trash collection.

Parking and loading - The LUMO does not specify parking requirements for indoor and outdoor recreation uses. The owners expect the Putt-Putt Fun Center to function with 150-180 parking spaces, and the self-storage building to function with 10-20 parking spaces. The concept plan shows 195 parking spaces total.

Street lights, signs and markings - It is not anticipated that public street improvements will be required.

Utilities and easements - There is a major electric service corridor running diagonally through the northwest corner of the site. Development is not expected to intrude into that existing easement except for pedestrian and bike trails as allowed by Duke Energy and Piedmont Energy. New easements will be recorded as necessary for utility mains and stormwater mitigation facilities on site.

Solid waste management - Trash and recycling collection facilities will be provided on site and the facility and access to the facility will meet Town and County access and collection requirements. It is expected that the self-storage building will share trash and recycling facilities located on the Putt-Putt Fun Center portion of the site.