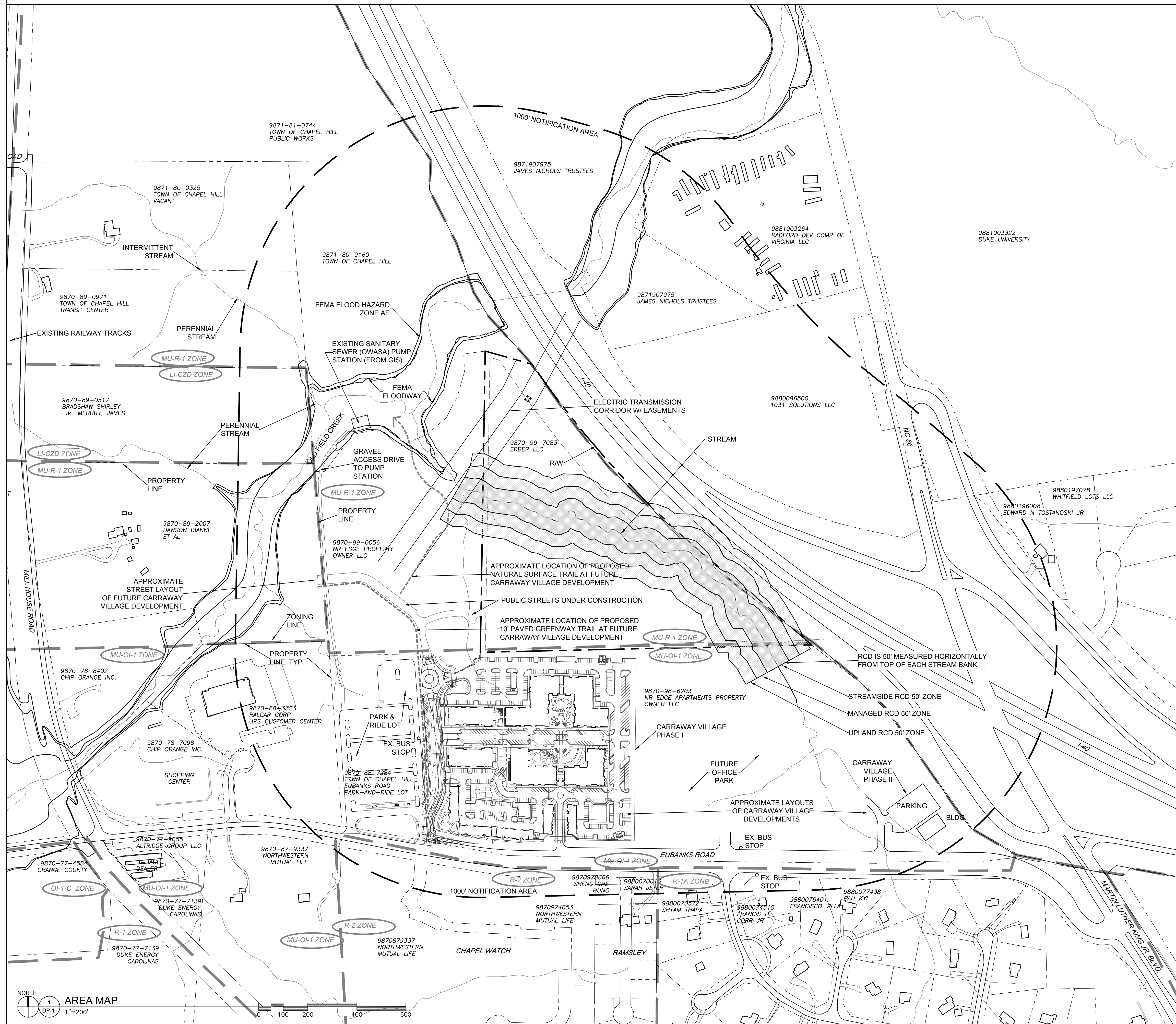


PUTT-PUTT FUN CENTER CHAPEL HILL, NC

CONCEPT PLAN APPLICATION



SITE DATA

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
 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

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
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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 NOT ISSUED FOR CONSTRUCTION

LIST OF SHEETS

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

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



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2 DP-2 PARCEL DATA

1. POTABLE WATER IS AVAILABLE TO THE PARCEL WITH A WATER MAIN EXTENSION.
2. SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION.
3. NATURAL GAS IS AVAILABLE TO THE SITE.
4. 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

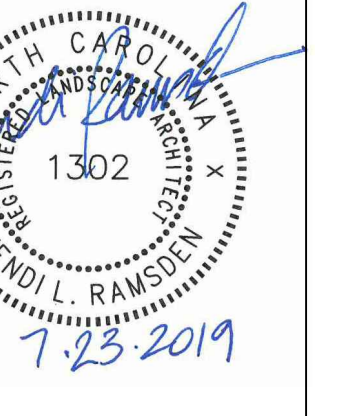
BASE INFORMATION
 TOPOGRAPHIC, PARCEL, AND SURROUNDING INFORMATION FROM ORANGE COUNTY AND CHAPEL HILL GIS AND FROM PLANS EITHER APPROVED OR CURRENTLY UNDER REVIEW BY THE TOWN OF CHAPEL HILL.



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Project
Putt-Putt Fun Center

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Sheet Title

EXISTING CONDITIONS

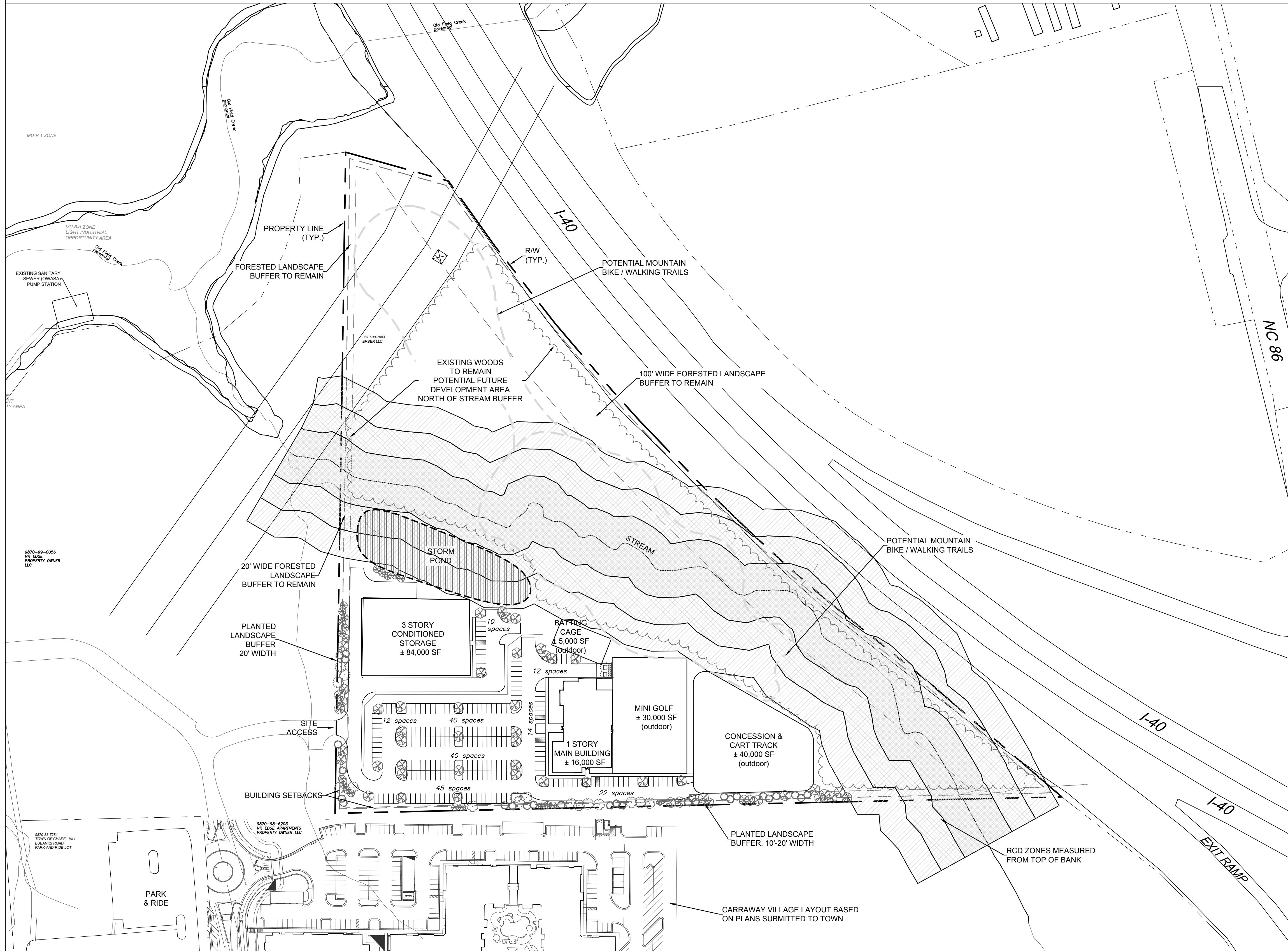
Sheet Number

DP-2

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



- 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



PIN	9870997083
ENVIRONMENTAL CONSTRAINTS	JORDAN BUFFER RESOURCE CONSERVATION DISTRICT
LAND AREA	844,031 SF / 19.376 AC APPROX 148,920 SF IN STREAMSIDE RCD ZONE APPROX 144,960 SF IN UPLAND RCD ZONE
USE GROUP:	B and C
PROPOSED USES INCLUDE:	- CONDITIONED SELF-STORAGE - INDOOR AND OUTDOOR RECREATION USES 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 + 144,960 SF X .19 ± 550,171 SF X .264 174,275 SF MAXIMUM BASED ON GIS INFO
PROPOSED FLOOR AREA:	84,000 SF CONDITIONED SELF STORAGE 16,000 SF INDOOR RECREATION PLUS OUTDOOR RECREATION SPACE
MAXIMUM BUILDING HEIGHT:	60 FT.
REQUIRED PARKING:	33-56 SPACES FOR 84,000 SF CONDITIONED SELF-STORAGE NO REQUIREMENTS FOR RECREATION USES
PROPOSED PARKING:	APPROXIMATELY 200 SPACES 10-20 SPACES FOR SELF-STORAGE 150-180 SPACES FOR INDOOR-OUTDOOR RECREATION 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 PROVIDED - MINIMUM 400,000 SF TREE PRESERVATION AREA

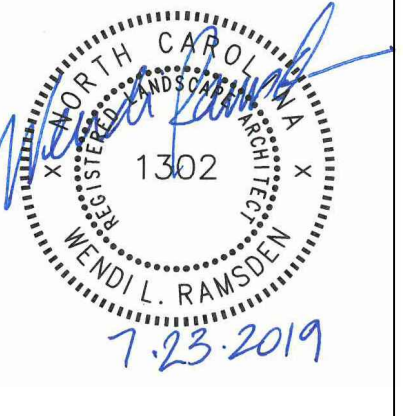
2 PROJECT DATA
DP-3



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Sheet Title

CONCEPT PLAN

Sheet Number

DP-3

