

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9870 99 7083

Date: 3-30-2021 REV

Section A: Project Information

Project Name: Putt-Putt Fun Center

Property Address: 115/135 Chapel Point Road Zip Code: 27516

Use Groups (A, B, and/or C): C Existing Zoning District: MU-R-1

Project Description: indoor amusements w/ outdoor mini golf and go-karts, separate self-storage building

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Coulter Jewell Thames PA, Attn: Wendi Ramsden

Address: 111 West Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsdencjtpa.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is accurate.

Signature: on file Date: _____

Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: Optimal Venures LLC Attn: John Morris

Address: 194 Finley Golf Course Road, Suite 102

City: Chapel Hill State: NC Zip Code: 27517

Phone: 919-942-1141 Email: jmorris@morriscommercial.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is accurate.

Signature: on file Date: _____

Click [here](#) for application submittal instructions.



CONDITIONAL ZONING

TOWN OF CHAPEL HILL

Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

☐ Office/Institutional ☐ Residential ☒ Mixed-Use ☒ Other: _____

Overlay District: (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	842,609.63	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	84,261	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	926,893	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

☒ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	335,500 sf
Area of Land Disturbance within RCD	34,755 sf
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	0 sf	0 sf	180,911 sf	180,911 sf
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0%	0%	19.52%	19.52%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0			



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	0	0	3 bldg	114,900 sf
Number of Floors	0	0	4 stories mx	
Recreational Space	0	0	n/a	

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	n/a			
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other	0	114,900 sf			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'n	n/a	174'
	Interior (neighboring property lines)	8'	n/a	28'
	Solar (northern property line)	9'	n/a	>800'
Height (maximum)	Primary	34'	n/a	
	Secondary	60'	n/a	
Streets	Frontages	40'	none	58'
	Widths	40'	avg 614'	avg 614'



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Chapel Point Road	58'	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information				
Street Names	Dimensions	Surface	Handicapped Ramps	
Chapel Point Road	10' to match existing	Concrete	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	33	no maximum	164
Handicap Spaces	2	n/a	6
Total Spaces	35	no maximum	170
Loading Spaces	4	n/a	3
Bicycle Spaces	24	n/a	24
Surface Type	asphalt and concrete		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	20' (SW) 30' (SE)	10'(sw) 20'(SE)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
East	100'	100'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
OI-2-CZD	.264					30,211 sf	
CC-CZD	.429					208,630 sf	
RCD stream	.01					1,910 sf	
RCD managed	.019					2,567 sf	
TOTAL						243,318 sf	
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input type="checkbox"/> Private		



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL Planning Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at planning@townofchapelhill.org.

n/a	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	paid 7-27-20
n/a	Pre-application meeting –with appropriate staff		
X	Digital Files – provide digital files of all plans and documents		
n/a	Recorded Plat or Deed of Property		
X	Project Fact Sheet		
n/a	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
X	Description of Public Art Proposal , if applicable		
X	Statement of Justification		
X	Response to Community Design Commission and Town Council Concept Plan comments , if applicable		
n/a	Affordable Housing Proposal , if applicable		
X	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan		
n/a	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
n/a	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	paid 7-27-20
X	Written Narrative describing the proposal , including proposed land uses and proposed conditions		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
X	Jurisdictional Wetland Determination – if applicable		
X	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
n/a	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
n/a	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- Description of land uses and area (in square footage)
- Existing and proposed impervious surface area in square feet for all subareas and project area
- Ground cover and uses information
- Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- Time of concentration calculations and assumptions
- Topography (2-foot contours)
- Pertinent on-site and off-site drainage conditions
- Upstream and/or downstream volumes
- Discharges and velocities
- Backwater elevations and effects on existing drainage conveyance facilities
- Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- Water quality volume calculations
- Drainage areas and sub-areas delineated
- Peak discharge calculations and rates (1, 2, and 25-year storms)
- Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)



CJT P.A.

111 WEST MAIN STREET

DURHAM, NORTH CAROLINA 27701

919-682-0368 F 919-688-5646

Planning for the Future

March 30, 2021

Mr Jake Lowman
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

RE: CONDITIONAL ZONING PERMIT APPLICATION – PROJECT NARRATIVE
PUTT-PUTT FUN CENTER, 115 / 135 Chapel Point Road

Mr. Lowman:

Enclosed is the re-submittal for the Conditional Zoning Permit application for the Putt-Putt Fun Center multi-use project.

The project site is located north of the Carraway Village development west of I-40 at the end of a newly built street, Chapel Point Road. The site is currently wooded / vacant with a jurisdictional stream buffer running southeast to northwest leaving approximately 11.2 acres south of the stream. The only vehicular access to the site is via the new Chapel Point Road right of way, which ends at the parcel property line. There is a 10' wide sidewalk on that street, which dead ends near the parcel and will be extended into the project to connect to the site facilities and to the proposed trail easement.

The proposed development will include a 1.5 story building at the west end which will house amusements and public spaces for the Putt-Putt Fun Center. That area will also include outdoor facilities, specifically a mini-golf facility and a go-kart track. Further east on the site will be a 3-story self-storage building, set into the hillside so it is 2 stories on the west and south facades.

Total square footage for the buildings will not exceed 112,500 square feet broken down as approximately 28,500 sf for the amusement buildings, and 84,000 sf for the self-storage building. There will be sufficient parking on site distributed between both facilities. In the LUMO there is no specific parking ratio provided for the commercial outdoor recreation use. The operator has 5 other locations in North Carolina, and over 30 locations across the country. They have assessed the parking requirements at their other locations and compared them with the amusement facilities being located in the Chapel Hill location and have determined that they need approximately 135 parking spaces for the Fun Center in this location. Regarding bicycle parking, the applicant has looked at a number of ordinances in other locations and a fairly standard count is to provide 5% of the vehicular parking spaces in bicycle parking. Therefore the

base amount of 7 bike spaces, or 5% of 135 parking spaces, was determined to be a reasonable baseline. In fact the project will offer double that number as Chapel Hill is a Town where people use alternate transportation modes.

All parking will be in surface lots broken up by landscaped areas. The site has a high point near the southeast point and falls at a fairly even 5% slope toward the northwest. For this reason, all the new impervious on site will be treated in a single pond at the low point to the northwest of the built spaces. The bicycle parking will be broken up between the amusement use and the self-storage use, and includes a variety of options – indoor bicycle spaces, exterior bike parking at building entries, and bicycle lockers at the amusement center for employees.

Service for the amusement center will be located north of the amusement building. Trash for all site uses will be located at the south end of the project and not visible from the road. It will be located below a tall retaining wall that was built on the adjacent property, and therefore will not be visible from most of that development unless viewed from the top of the wall at the property line. The vehicular layout allows service and emergency vehicle access to all facilities. Bicycle parking will be accommodated at both building locations on site. The bike racks at the amusement center will be located under a roof canopy near the entry. For the self-storage use, there will be one bike rack in front of the office, and additional racks inside the building.

There is a requirement for 30% tree coverage on site. This project proposes to retain more than 50% of the site in existing trees. There will also be some additional trees saved on the southern and western property boundaries, and tree and shrub plantings will be added to the buffers along those two property lines. The eastern 100' wide landscape buffer against I-40 will remain undisturbed.

The conditional zoning being requested is Community Commercial (CC-CZD) for the recreation center, and OI-2-CZD for the self-storage building.

The applicant is requesting four modifications. The first is a reduction of the southern landscape buffer width by 10' as that portion of the buffer is being provided by the adjacent development, currently under construction. The second modification request is for construction of a portion of the storm pond in the managed and upland RCD zones. An RCD Encroachment application has been submitted concurrent with this CZ submittal. The third modification requested is for a higher FAR on the OI-2 portion of the site. This allows for a rectangular area to be zoned specifically for the self-storage building and to contain that use in one portion of the site, while still allowing for future outdoor recreation activities on the rest of the site. The fourth modification is for reduction of large loading spaces for the self-storage building. The applicant is working with one of the largest self-storage operators on the east coast and they do not have a need for loading spaces 55' long. The project proposes 2 loading spaces 30' in length instead of 3 loading spaces 55' long.

A traffic impact study has been completed for this project, and has been submitted with the initial application. There were no off-site improvements required or recommended.

The project has gone through the Town's Concept review process. It was presented to the Community Design Commission in August 2019 and there is a separate document responding to the board members'

comments. The project also was reviewed by Town Council in October 2019, and a separate document addresses and responds to their comments and concerns.

Sincerely,

Coulter Jewell Thames, PA

Wendi Ramsden RLA

A handwritten signature in blue ink, appearing to read "Wendi Ramsden", with a long horizontal flourish extending to the right.

cc. Scott Morris, John Morris, Optimal Ventures LLC
David Callahan, Teresa Greco, Putt-Putt Fun Centers

Putt-Putt Fun Center

Conditional Zoning Permit Application

30 March 2021

Statement of Justification

The proposed Putt-Putt Fun Center project is located north of the Carraway Village development, adjacent to I-40 and with vehicular access from the west via the new public street Chapel Point Drive. The triangular parcel is bisected by a stream running southeast to northwest, and the associated resource conservation district (RCD). This project proposes to develop the portion of the site south of the stream. The full build out being requested in this application is for an indoor/outdoor amusement center located on the majority of the development area, and also a self-storage building tucked away from the road toward the south-eastern corner of the site.

The specific findings and justification are provided below.

Required Findings of Fact (LUMO 4.4)

- **Zoning shall not be amended except to a) correct a manifest error in the appendix, or b) because of changed or changing conditions in a particular area or in the jurisdiction generally, or c) to achieve the purposes of the comprehensive plan.**

A conditional zoning amendment is being requested in response to changed conditions in this area. The proposed project is located on a site whose only right of way frontage was I-40. Without opportunity for vehicular access from a public street, and without water and sewer services, this site was not developable. In recent years the adjacent properties have been developed with multiple uses and have brought public streets and public utilities within reach of the project site.

This project will be developed in a way that achieves the purposes of the comprehensive plan. It supports many of the Comprehensive Plan's themes and goals. We believe the development will meet 5 of the 6 goals identified and will not contradict the 6th.

- *A Place for Everyone*

Putt-Putt Fun Center will provide in Town a unique and inclusive indoor and outdoor recreational and participatory experience for all age ranges of individuals, groups, organizations, schools (public, charter, and private)/faith-based centers, and families including such activities as go-karts, mini-golf, laser tag, other recreational activities, an arcade and redemption/prize area, as well as accessory uses such as dining and event spaces in a tobacco-free wholesome environment.(PFE.1) .

- *Community Prosperity and Engagement*

Putt-Putt Fun Center will provide recreation and entertainment facilities which are generally not offered elsewhere in town. Currently Chapel Hill residents travel to Durham, RTP and beyond for the proposed combination of activities. The project will apply for annexation into the Town and will be served by utilities from Eubanks Road and from the west. The project parcel is located outside Town limits but within the Urban Services boundary. The project will apply for annexation (CPE.1).

The project will provide wholesome and positive employment opportunities for teens and adults in the community, as well as provide access for local organizations to increase their fundraising and awareness efforts and outreach. The project site is close to public transit which makes it more accessible for all community members and potential employees.

- *Getting Around*

Putt-Putt Fun Center will be located near the new Carraway Village development. There will be sidewalks on site which connect to the new pedestrian systems recently constructed here. The site is a few minutes' walk / less than 1000' to the Town Park & Ride lot providing public transit access throughout Town and also to adjacent cities via the regional bus system. (GA.1, GA.2)

No greenway trails currently exist, but the project site would be designed to connect to planned greenways nearby and to the trails and pedestrian system within Carraway Village. The project will provide a 30' wide easement to the Town for future trail construction which aligns with proposed trail easements on the adjacent property to the south and connects with the existing street trail to the west.

- *Good Places, New Spaces*

This property has until recently lacked access to public utilities and was considered a rural part of Chapel Hill (although not in the rural buffer). With the construction of the CHCT Maintenance and CH Public Works operations center northwest of the site, and construction of Carraway Village to the south, the property is now accessible and provides an opportunity to create an entertainment accessory use for the other developments and a destination use for the rest of the Town population. (GPNS.6 and GPNS.8)

- *Nurturing Our Community*

The project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the Owner. These will include, but not be limited to the building materials, HVAC systems, lighting, and preservation of at least half of the existing forest. The project will install stormwater mitigation facility to treat runoff from

impervious surfaces and will also protect the buffer adjacent to the jurisdictional stream on site (NOC.2). The project will retain more than the required amount of tree coverage as well as installing additional plantings. (NOC.3)

In addition to the sustainable building and development efforts, the project will incorporate eco-friendly amusement attractions as the majority of these small-scale attractions are electric and battery-powered, including the go-kart equipment.

Putt-Putt Fun Center

Conditional Zoning Permit Application

30 March 2021

Statement of Consistency with Comprehensive Plan

The proposed Putt-Putt Fun Center project is located north of the Carraway Village development, adjacent to I-40 and with vehicular access from the west via the new public street Chapel Point Drive. The project will include an indoor/outdoor amusement center located on the majority of the development area, and also a self-storage building tucked away from the road toward the south-eastern corner of the site.

Chapel Hill 2020 Plan

This project conforms to the general plans for the physical development of the Town and it supports the Comprehensive Plan's themes and goals. We believe the development will meet 5 of the 6 goals identified and will not contradict the 6th.

- *A Place for Everyone*

Putt-Putt Fun Center will provide in Town a unique and inclusive indoor and outdoor recreational and participatory experience for all age ranges of individuals, groups, organizations, schools (public, charter, and private)/faith-based centers, and families including such activities as go-karts, mini-golf, laser tag, other recreational activities, an arcade and redemption/prize area, as well as accessory uses such as dining and event spaces in a tobacco-free wholesome environment.(PFE.1) .

- *Community Prosperity and Engagement*

Putt-Putt Fun Center will provide recreation and entertainment facilities which are generally not offered elsewhere in town. Currently Chapel Hill residents travel to Durham, RTP and beyond for the proposed combination of activities. The project will apply for annexation into the Town and will be served by utilities from Eubanks Road and from the west. The project parcel is located outside Town limits but within the Urban Services boundary. The project will apply for annexation (CPE.1).

The project will provide wholesome and positive employment opportunities for teens and adults in the community, as well as provide access for local organizations to increase their fundraising and awareness efforts and outreach.

- *Getting Around*

Putt-Putt Fun Center will be located near the new Carraway Village development. There will be sidewalks on site which connect to the new pedestrian systems recently constructed here. The

site is a few minutes' walk / less than 1000' to the Town Park & Ride lot providing public transit access throughout Town and also to adjacent cities via the regional bus system. (GA.1, GA.2)

No greenway trails currently exist, but the project site would be designed to connect to planned greenways nearby and to the trails and pedestrian system within Carraway Village. The project will provide a 30' wide easement to the Town for future trail construction which aligns with proposed trail easements on the adjacent property to the south and connects with the existing street trail to the west.

- *Good Places, New Spaces*

This property has until recently lacked access to public utilities and was considered a rural part of Chapel Hill (although not in the rural buffer). With the construction of the CHCT Maintenance and CH Public Works operations center northwest of the site, and construction of Carraway Village to the south, the property is now accessible and provides an opportunity to create an entertainment accessory use for the other developments and a destination use for the rest of the Town population. (GPNS.6 and GPNS.8)

- *Nurturing Our Community*

The project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the Owner. These will include, but not be limited to the building materials, HVAC systems, lighting, and preservation of at least half of the existing forest. The project will install stormwater mitigation facility to treat runoff from impervious surfaces and will also protect the buffer adjacent to the jurisdictional stream on site (NOC.2). The project will retain more than the required amount of tree coverage as well as installing additional plantings. (NOC.3)

In addition to the sustainable building and development efforts, the project will incorporate eco-friendly amusement attractions as the majority of these small-scale attractions are electric and battery-powered, including the go-kart equipment.

Future Land Use Map – Update to Chapel Hill 2020 Plan

This project is located in sub area B of the North Martin Luther King Jr Boulevard future focus area. The predominant land use goal is institutional/civic and light industrial uses, with a secondary use of parks and greenspace. The recreation center and self-storage uses conform to these desired uses.

The building heights suggested for this zone are 4-6 stories. The amusement center will be a lower building, but the self-storage building is anticipated to be 3 stories with one being a partial basement. This would conform to the desired massing.

The FLUM encourages connectivity between commercial and residential uses, parking strategies to encourage people to park and walk to multiple destinations, and multimodal links from

existing development to the new projects. The proposed Putt-Putt Fun Center project supports these goals. It is located near a public transit hub and close to multiple apartment buildings where residents will be able to walk to the facility. There is connectivity from the site to the street, the adjacent mixed-use development, and the greenway trail system along shaded sidewalks built to ADA standards.

Putt-Putt Fun Center

Conditional Zoning Permit Application

30 March 2021

Public Art Proposal

The proposed Putt-Putt Fun Center project proposes to offer public art near the site entry and associated with the amusement center. The project will offer recreation and entertainment facilities and is aimed at families and users of all ages. In the spirit of the project being activity based, the owners are investigating some kind of participatory art installation outside the building.



Coulter Jewell Thames, PA

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Planning for the Future

RESPONSE TO CONCEPT PLAN REVIEW, COMMUNITY DESIGN COMMISSION

PUTT-PUTT FUN CENTER

30 March 2021

Town File 9788-20-4502

July 27, 2020

The concept plan was original presented to the COMMUNITY DESIGN COMMISSION on AUGUST 27, 2019. The project as presented included 16,000 sf amusement center and an 84,000 sf 3-story self-storage building on the 19-acre site. Additional outdoor amusement areas include a mini-golf course, go-kart space, and other outdoor activities. Parking for 200 cars was shown, as well as a storm pond

Board Members in attendance: Chris Berndt, Susan Lyons, Polly Van de Velde, Susanna Dancy, Megan Patnaik, Ted Hoskins, John Weis

BOARD COMMENTS

John Weis

- Appreciates the recreation idea but doesn't see how it fits into the Town land use plan
- Concerned about signage for the project
- Wants to wait to see what Carraway village proposed for the eastern portion of their site so see if it's compatible with the fun center, especially where the go-karts will be located.
- Doesn't see how the use integrates into the community
- likes the 100' buffer against the highway

RESPONSE: The Town's Land Use 2020 plan calls out this area as a Development Opportunity Area. The development team feels that an indoor/outdoor activity family-friendly facility very much fits into the Town's plan for development. This type of facility is not currently available in Town and the large size requirement for the use lends itself to be located in a growing area.

Megan Patnaik

- would like to see a bigger buffer against the go-kart area
- would like a bigger buffer against the parking, or to put the parking in a stacked facility (deck??)
- likes the closeness of the park & ride
- likes that the view from the highway won't be "cheapened"
- wants to see what the pedestrian connectivity would be

RESPONSE: The go-kart area has been moved north and the current design proposes the property line buffer as well as an additional evergreen planted buffer between the parking and the mini-golf area to put multiple layers of uses between the adjacent property and the go-kart space.

The economics of this project do not support a parking deck. But the parking has been broken up into smaller lots with more landscaping opportunities.

This design continues to keep a 100' wide undisturbed buffer between the project and the I-40 property line.

The plans show pedestrian connections throughout the site and between this use and the nearby facilities, including the park & ride and the residential development to the south.

Ted Hoskins

- Likes that we want to be architecturally compatible with Carraway village but would like to see something distinctive to this site
- Architecture – primary use is the 1 story building – would like to see how we can make that stand out and reduce the presence of the 3 story self storage
- Site – troubled by the proximity of the parking lot to the Carraway Village parking lot
- Will want to see the non-car connectivity at the next phase

RESPONSE: The architecture will be more developed during the final plan phase of design.

The 1 story building representing the main use on this site has been moved forward so it is more visible to people entering the site. And it will be 1.5 stories, with a mezzanine in a portion of the building, thereby increasing the volume of that building visually. Additionally, the self-storage building has been moved to the far east end of the site so that it is not a large building mass visible as amusement customers enter the site.

The proposed parking lot has been broken down into smaller lots. Some of it will be near the existing Carraway Village parking, but those two lots have a 3'-15' vertical separation as well as a 25'-35' wide planted area spanning the upper and lower levels.

Non-vehicular connections are shown on the existing conditions and site plans.

Susanna Dancy

- Likes the use and thinks it highly appropriate and needed by the community
- Site design – concerns about the dominance of the parking at the entrance and would like to see cars come in and not be dumped into a huge lot
- Would like to see more of the active uses at the entrance
- Not concerned about future Carraway Village uses – they're not here tonight to comment or raise issues/concerns
- Town noise ordinance will apply
- At SUP stage will want to see elevations, signage, and architecture, and pedestrian plan with greenway trails, etc.
- Would like to see the pedestrian connections, likes the ability of non-drivers to have access to the fun center

RESPONSE: The site has been redesigned to bring the amusement center closer to the site entry, and the parking lots have been broken into smaller chunks with more opportunities for landscaping and for visibility of the outdoor activity uses.

Building elevations have been included in the application materials.

Pedestrian connections are shown on the plans, including connections to the park & ride and to the transit stops.

Polly Van De Walde

- Concerns about light and sound pollution
- Good that bumper cars will be indoors
- Gas go-kart engines produce pollution

RESPONSE: Some existing vegetation will be retained at the property line, and additional buffer vegetation added. Also the go-karts have been moved north so they are separated from adjacent properties. The go-karts will be battery operated, not diesel so that will reduce both noise and pollution.

Susan Lyons

- Would like to see the larger Carraway Village plan to see what's near the proposed Putt-Putt elements
- Would like to see the pond incorporated into the woodsy feel and nature trails
- Concerned about the sea of parking
- 20' buffer doesn't feel like enough between this use and the adjacent residential at Carraway Village

RESPONSE: The adjacent built and under construction layout is shown on the plans now. The whole extent of that development is best seen on the area plan. There are some blank spaces on the south side of our shared property line as Northwood Raven has not made a formal submittal to the Town indicating potential uses there. It is unlikely to be residential as the project is near its residential percentage limit. There is some landscape buffer on the Carraway Village side of the shared property line (10' width) and they have also construction a large retaining wall between their residential uses and the proposed Putt-Putt development. The proposed pond will be located at the northwest corner of the development, which is the low spot. The elevation of the pond needs to be such that it can collect all runoff from new impervious surfaces. There will be some additional plantings made to the non-dam areas of the disturbed pond area.

The parking has been broken up so that it is not all in one large lot. The smaller lots also have more opportunities for landscaping.

The buffer between the proposed development and the recently completed Carraway Village development is 25'-40' wide. Where it is narrower, there is also a 3'-25' vertical separation.

Chris Berndt

- Could parking go under buildings or amusement building be incorporated into the taller self-storage building?
- Would like to see the tree clearance and impervious area both reduced
- Likes that trees will be saved along the highway frontage
- This is a sensitive site and she wouldn't support rezoning of this parcel
- Wants parking under the buildings
- Would want the storage building to NOT be visible from the highway
- Wants us to look at the Town's gateway plan, p29 – old field trail – She'd like to see this space interconnected with paths and the greenway system

RESPONSE: The economics of the project do not allow for underground parking, but the parking lot has been broken up in to smaller chunks with more landscaping opportunities.

Tree clearance will be limited to less than half the site and impervious area is much below what is allowed by the LUMO.

The storage building has been moved east so that it is well into the site and not prominent to people and vehicles entering the site. There is a 100' wide landscape buffer between the building and the highway, and in fact at least 150' of undisturbed existing forest will remain after construction. The majority of the self-storage building will not be visible from the highway.

The project will provide an easement east around the amusement development for the portion of the old field trail greenway shown in the Town's Greenway master plan. This is the location requested by the Town Parks Dept and by Planning.



Coulter Jewell Thames, PA

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Planning for the Future

RESPONSE TO CONCEPT PLAN REVIEW, COUNCIL PUTT-PUTT FUN CENTER

30 March 2021

Town File 9788-20-4502

The concept plan was original presented to the TOWN COUNCIL on October 30, 2019

Council Members Present: Pam Hemminger, Donna Bell, Allen Buansi, Hongbin Gu, Nancy Oates, Michael Parker, Karen Stegman

Absent: Rachel Schaewitz

BOARD COMMENTS

Donna Bell

- Make sure the pedestrian route from the bus area into our site is safe.
- Would like to see the interior of the site softer – more park-like

RESPONSE: The existing sidewalk on Chapel Point Drive has been extended to our site and this project will extend the sidewalk through to the main entry. Planting areas have been added within the parking lot (between aisles) and also within the outdoor amusement areas.

Allen Buansi

- Also wants to see pedestrian connections
- Appreciates the commitment to the forest buffer against I-40
- Town will want to see electric charging stations
- Can we reduce parking as we're so close to transit?

RESPONSE: The many pedestrian routes are shown on the drawings, as are electric charging station locations. The project continues to keep 100' wide existing forest buffer against the I-40 property line. Parking proposed is based on the owner's experience at their other locations. They do anticipate some traffic reduction and use of public transit at this location.

Nancy Oates

- Pleased to see this use put forward – she thinks it's a good fit with the Town.
- Would like to see a commitment to a zone that will not be clear cut.
- Would like to see shade in the mini-golf area
- Pleased to see consideration of battery powered go-karts vs. diesel
- Would like to see any trails on site stay natural surface, or for mountain biking, not more paved trail.

RESPONSE: The area to be developed will be clear cut – there are large areas of cleared level space that are needed to accommodate the outdoor facilities proposed. But a large portion of the site (over half) is being

left undisturbed, and not just land within the RCD. There are accommodations for landscape areas and especially shade trees within the mini golf area.

The go-kart area as proposed is designed for battery power vehicles.

The project is not proposing any trail construction at this point. But the developer expects that any project-related trails on site will be unpaved nature trails.

There is an easement proposed for the Town's multimodal trail around the eastern side of the proposed development.

Michael P

- Would like to see some green space brought into the golf area.

RESPONSE: The golf area design allows for some tree and groundcover plantings, shown in the drawings.

Karen Stegman

- Feels the fun center is a good use for Chapel Hill
- Bikability and walkability to this facility is important
- Worried about the effect of light and noise against the Carraway Village residential uses

RESPONSE: The site will be accessible by bike routes and sidewalk, and covered bike facilities are proposed in front of the building so that first time visitors will be aware of bike parking accommodations.

Lighting will be directed toward the outdoor activities, not toward the property lines. There will be some buffer remaining between the new project and the recently constructed apartments at Carraway Village, and additional plantings will be installed.

Hongbin Gu

- Worried about the significant removal of trees and hopes we can preserve lots of green space and natural forest features
- Agree with the CDC comments that there is too much parking and not enough nature

RESPONSE: More than half the existing trees will remain on site so that much of the natural forest will be preserved. Parking has been broken up into smaller areas and many new trees and landscape areas are proposed within the parking areas.

Pam Hemminger

- Would like to see conduit for roof solar potential in the future
- Would like to see the pond more central to the project, more integrated
- Wants to see walkability and safe navigation for pedestrians on site
- Would like to see the site rearranged somewhat so that storage is closer to the apartments and elements with more light and noise further away

RESPONSE: The building and roof design will be developed during final plan processes.

The pond needs to be located at the low point of the site to be able to collect runoff from all new impervious areas, and that low point is at the northwest corner of the development. The pond area may be incorporated into future nature trails on site.

The site plan shows the pedestrian connections throughout the site.

The storage building has been moved toward the non-residential portion of the Carraway Village development, and the golf and go-karts moved further away from the property line. Additionally, some existing buffer will remain and be augmented with additional plantings, and a secondary evergreen buffer is proposed between the parking lot and the mini-golf space.

Putt-Putt Fun Center

115 / 135 Chapel Point Road

CONDITIONAL ZONING PERMIT APPLICATION

CHAPEL HILL, NORTH CAROLINA

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 / CONSULTANTS:

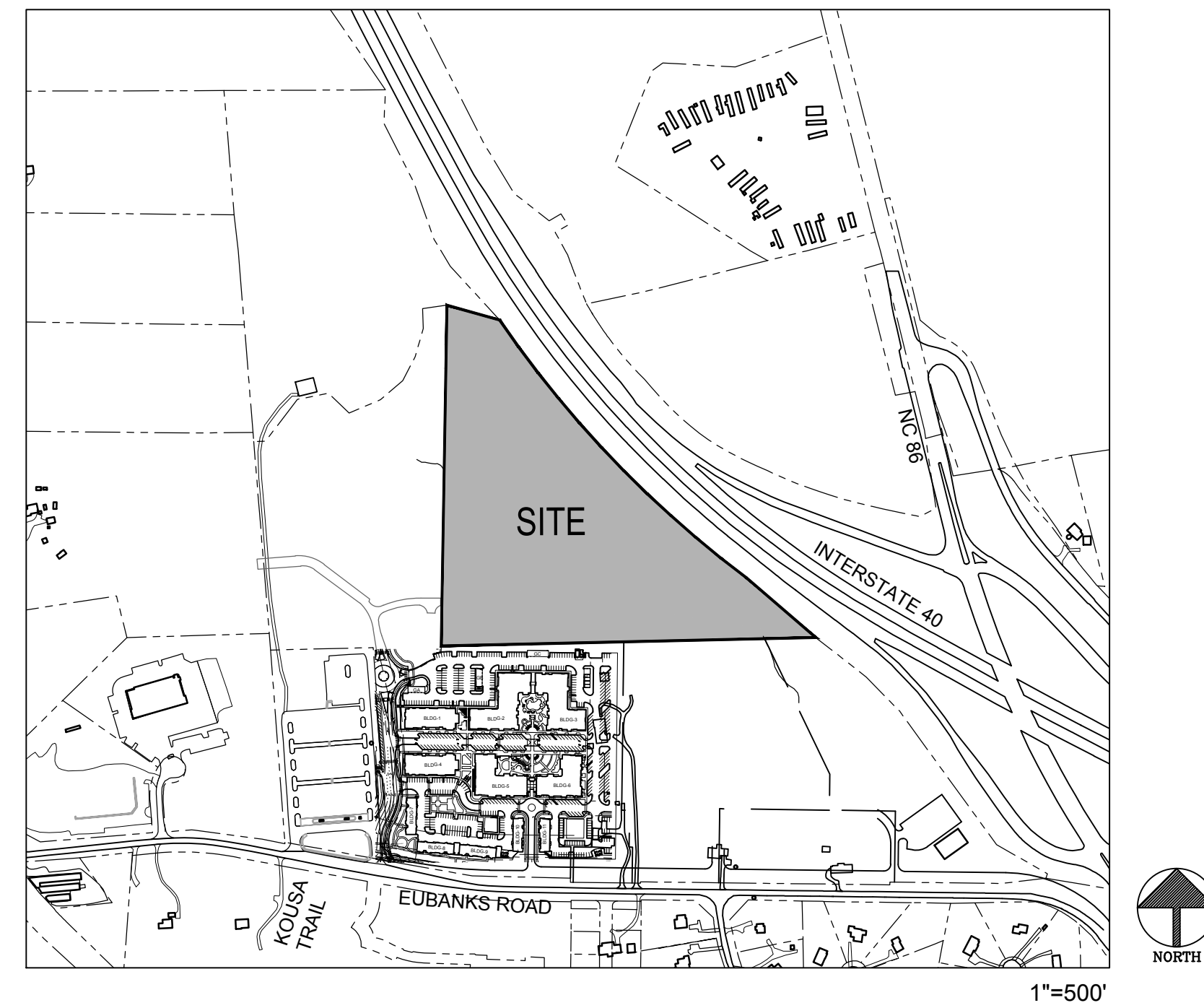
LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: WENDI RAMSDEN
WRAMSDEN@CJTPA.COM
919-682-0368

ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: PRESTON ROYSTER
PROYSTER@CJTPA.COM
919-682-0368

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.

VICINITY MAP



LIST OF SHEETS:

CZ-0	COVER SHEET
CZ-0.1	AREA MAP
CZ-1.0	EXISTING CONDITIONS PLAN
CZ-1.1	NOTES
CZ-1.2	TREE PROTECTION AND TREESAVE PLAN
CZ-2.0	SITE PLAN
CZ-3.0	GRADING PLAN
CZ-3.1	CROSS SECTION THROUGH RCD
CZ-4.0	reserved for Erosion Control
CZ-5.0	UTILITY PLAN
CZ-6.0	LIGHTING PLAN
CZ-7.0	LANDSCAPE PLAN
CZ-8.0	SITE DETAILS
CZ-8.1	SITE DETAILS
CZ-8.2	UTILITY SITE DETAILS
A-1	ARCHITECTURAL BUILDING SECTIONS

PROJECT DATA:

PARCEL:
ADDRESS: I-40 FRONTAGE NORTH OF EUBANKS ROAD
CHAPEL POINT ROAD
PIN: 9870997083
NET SITE SIZE: 842,609.63 SF / 19.344 AC
GROSS SITE SIZE: 926,870 SF / 21.278 AC

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

ZONING:
EXISTING: MU-R-1
PROPOSED: OI-2-CZD (183,672 SF NET, 202,039 SF GROSS)
AND CC-CZD (658,937 SF NET, 724,831 SF GROSS)

EXISTING BUILDINGS: N/A

PROPOSED BUILDINGS:
INDOOR RECREATION: 28,500 SF (1 STORY + MEZZANINE MAIN BUILDING, 16,500 SF FOOTPRINT
+ 4,500 SF 1 STORY CART SHOP)
SELF STORAGE: 84,000 SF (3 STORY / 28,000 SF FOOTPRINT)
TOTAL SQUARE FOOTAGE: 112,500 SF

TOTAL SITE AREA :	NET LAND AREA	GROSS LAND AREA
NON-RCD AREA	446,129 SF	490,741 SF
AREA IN STREAMSIDE RCD ZONE	173,620 SF	190,982 SF
AREA IN MANAGED RCD ZONE	122,851 SF	135,136 SF
AREA IN UPLAND RCD ZONE	100,010 SF	110,011 SF

ALLOWABLE BUILDING SF FOR:	OI-2-CZD FAR	SQUARE FOOTAGE	CC-CZD FAR	SQUARE FOOTAGE
PROPOSED ZONE:	114,434 sf @ .264	30,211 SF	486,318 sf @ .429	208,630 SF
STREAMSIDE RCD:	63,604 sf @ .010	636 SF	127,378 sf @ .010	1,274 SF
MANAGED RCD:	43,703 @ .019	830 SF	91,433 sf @ .019	1,737 SF
TOTAL MAXIMUM BUILT SQUARE FOOTAGE:		31,677 SF		211,641 SF

PROPOSED BUILT SQUARE FOOTAGE: 84,000 SF 28,500 SF

TOTAL BUILDING SQUARE FOOTAGE ALLOWED: 243,318 SF
TOTAL BUILDING SQUARE FOOTAGE PROPOSED: 112,500 SF
TOTAL SITE FAR: .1214

VEHICULAR PARKING:
REQUIRED: NO PARKING REQUIREMENT FOR INDOOR RECREATION
34 TO 56 - SELF STORAGE (MIN. 1/2500 SF, MAX. 1/1500 SF)
= 34 SPACES REQUIRED MIN, NO MAXIMUM

PROPOSED: 144 STANDARD SPACES
6 VAN ACCESSIBLE ADA SPACES
= 170 SPACES PROVIDED

ELECTRIC CHARGING STATIONS
REQUIRED: 3% OF TOTAL PARKING = 169 X 3% = 5.1 SPACES
6 SPACES SERVED BY 3 DUAL CHARGING STATIONS
PROVIDED: SPACES INCLUDE 2 ADA SPACES AND 4 STANDARD SPACES
2 DUAL STATIONS AT THE RECREATION PARKING, 1 DUAL STATION AT THE SELF STORAGE
CONDUIT TO AN ADDITIONAL 34 SPACES AT THE AMUSEMENT CENTER

BICYCLE PARKING:
REQUIRED: 0 - INDOOR/OUTDOOR RECREATION USE FACILITY
(bicycle parking for this use is not specified in the LUMO)
+ 7 OUTDOOR RECREATION SPACES @ 5% vehicular parking provided
80% SHORT TERM (5), 20% PROTECTED (2)
+ 4 - SELF STORAGE (MIN. 4, NO OTHER REQ.)
20% SHORT TERM (1), 80% PROTECTED (3)
= 11 SPACES REQUIRED
6 outdoor, 5 protected

OUTDOOR RECREATION BICYCLE PARKING = 5% OF VEHICULAR PARKING
136 VEHICULAR SPACES X 5% = 7 BICYCLE SPACES

PROPOSED: OUTDOOR RECREATION:
2 - PROTECTED SPACES (2 BIKE LOCKERS)
+ 12 - SHORT TERM SPACES (6 LOOPS UNDER ROOF)
14 SPACES

SELF-STORAGE BUILDING
3 PROTECTED SPACES (INDOOR SPACES IN SELF STORAGE)
+ 1 SHORT TERM SPACE (LOOP AT OFFICE ENTRY)
= 4 SPACES

TOTAL PROPOSED BIKE PARKING ON SITE: 18 SPACES

IMPERVIOUS SURFACE:

EXISTING: 0 SF
PROPOSED: 180,911 SF

DISTURBED AREA INCLUDING OFF SITE: 335,500 SF / 7.7 AC

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM
BUFFER LOCATED ON SITE. A DETERMINATION WAS
COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY
THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY
SOIL SURVEY EXISTS.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN
ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY
WITHIN THE RCD. STEEP SLOPES ARE NOTED ON THE
EXISTING CONDITIONS PLAN, CZ-1.0.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

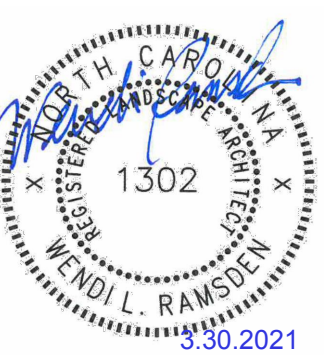
TREE PROTECTION:
REFER TO SHEET CZ-1.1



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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1289

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project

Putt-Putt Fun Center

115 / 135 Chapel Point
Road
Chapel Hill, NC

PIN 9870997083

Job Number 1952

Drawn	WLR, MTC
Checked	WLR, PBR
Date	7/27/2020
Revisions	12/10/2020 TRT REVIEW RESPONSE
	2/19/2021 TRT REVIEW RESPONSE
	3/30/2021 TRT FINAL CHANGES

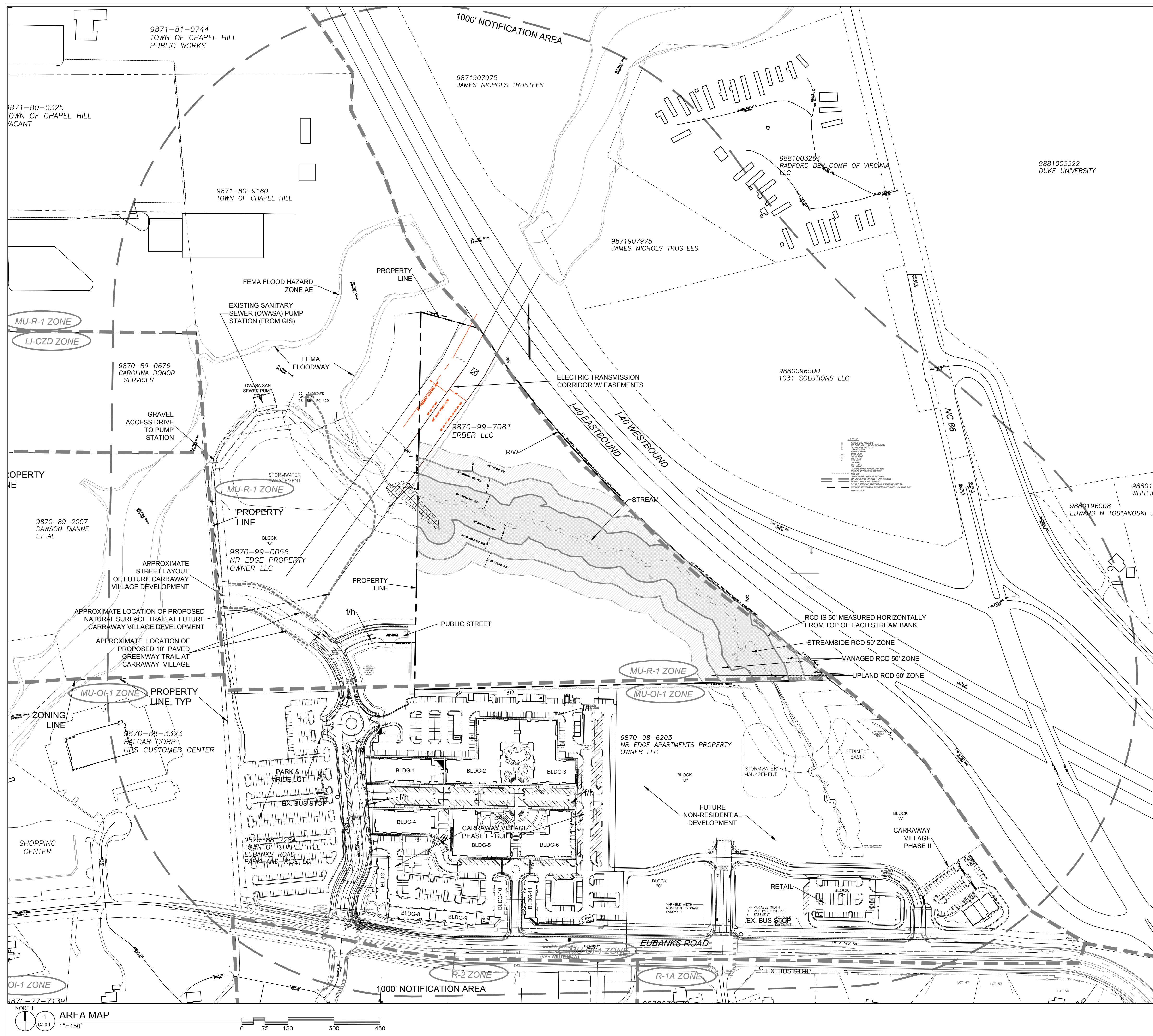
CONDITIONAL ZONING
PERMIT APPLICATION
NOT ISSUED
FOR CONSTRUCTION

Sheet Title

COVER SHEET

Sheet Number

CZ-0



PIN 9870997083

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

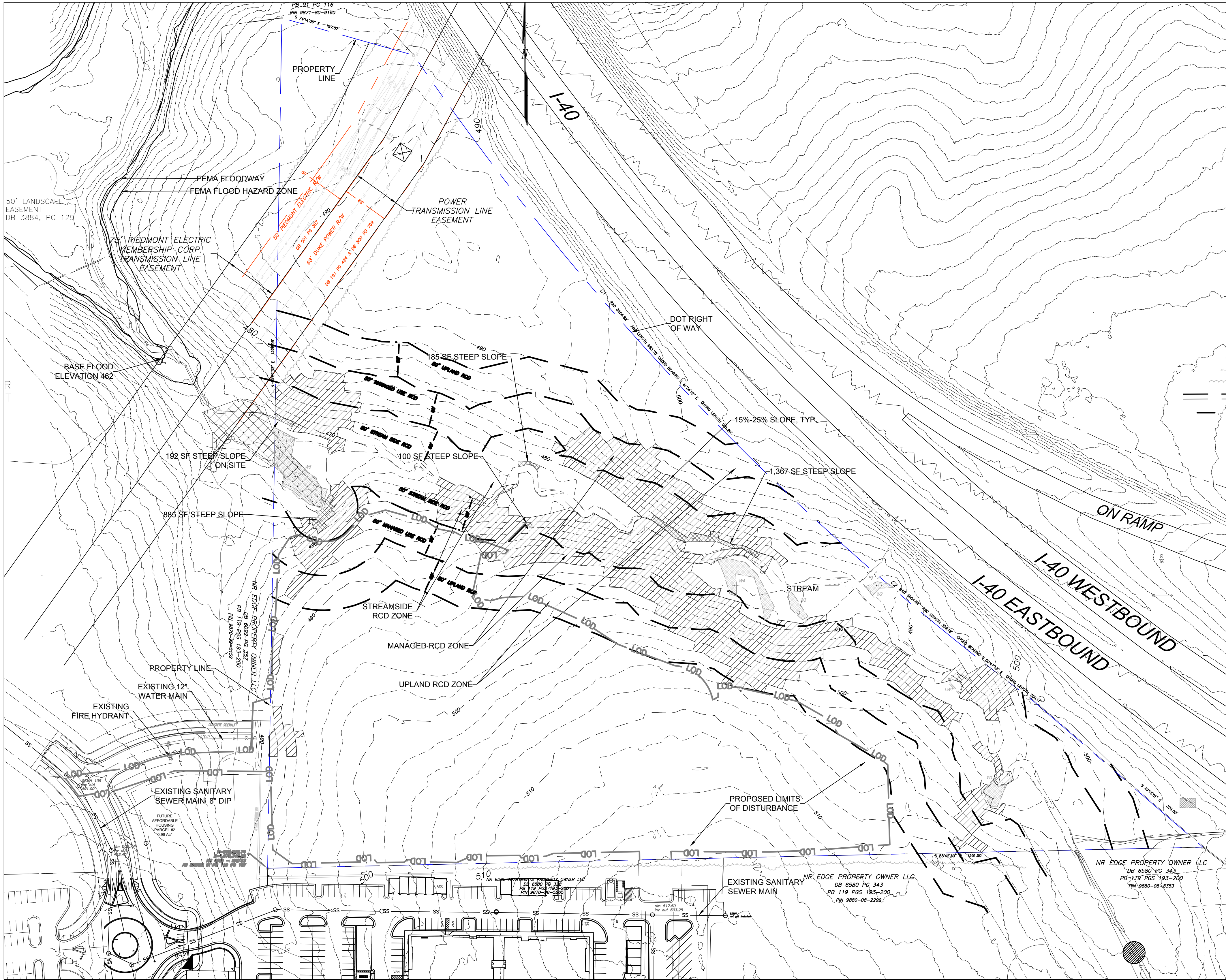
1. POTABLE WATER IS AVAILABLE TO THE PARCEL WITH A WATER MAIN EXTENSION.
2. SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION.
3. NATURAL GAS IS AVAILABLE TO THE SITE.
4. ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

- LEGEND
- PROPERTY LINE
 - BUILDING ENVELOPE
 - PERENNIAL STREAM
 - INTERMITTENT STREAM
 - BREAKPOINT BETWEEN PERENNIAL/INTERMIT. STREAM
 - FEMA FLOODWAY OR FLOOD HAZARD AREA ALL OFFSITE
 - RESOURCE CONSERVATION DISTRICT ZONES

- EXISTING IRON ROD(1/2")
- SET "MAG" NAIL - SURVEY BENCHMARK
- EXISTING IRON PIPE(1/2")
- COMPUTED POINT
- POSSIBLE SPRING
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- CURB INLET
- GUY WIRE
- WIRE FENCE
- SILT FENCE
- OVERHEAD POWER TRANSMISSION WIRES
- WATERLINE (APPROXIMATE LOCATION)
- TREE LINE
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- PROPERTY LINE - NOT SURVEYED
- POSSIBLE RESOURCE CONSERVATION DISTRICT(SEE NOTE #6)
- RESOURCE CONSERVATION DISTRICT(RCD)SEE CHAPEL HILL LUMO 3.6.3
- ROCK OUTCROP

2 PARCEL DATA

3 EXISTING SERVICES



The parcel is bisected by a perennial stream with floodplain and on 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 SITE ANALYSIS

LEGEND

- SLOPES > 25%
2,729 SF
NO PROPOSED DISTURBANCE OF SLOPES >25%
- SLOPES 15%-25%
107,192 SF
PROPOSED 8,890 SF ESTIMATED DISTURBANCE (8.3%) OF SLOPES 15%-25%
- AREA NOT HATCHED REPRESENTS SLOPES <15%

5 SLOPE SUMMARY

BASE INFORMATION
TOPOGRAPHIC PARCEL INFORMATION SURVEYED
SURROUNDING INFORMATION FROM ORANGE COUNTY AND CHAPEL HILL GIS

1 EXISTING CONDITIONS PLAN

SEE NOTES RE: 1/CZ-1.1



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NC BOARD OF EXAMINERS FOR
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LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project

Putt-Putt
Fun Center

115 / 135 Chapel Point
Road
Chapel Hill, NC

PIN 9870997083

Job Number 1952

Drawn WLR, MTC
Checked WLR, PBR
Date 7/27/2020
Revisions 7/27/2020
TRT REVIEW RESPONSE
2/19/2021
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3/30/2021
TRT FINAL CHANGES

CONDITIONAL ZONING
PERMIT APPLICATION
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Sheet Title

EXISTING
CONDITIONS

Sheet Number

CZ-1.0

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEET CZ-2.0 FOR LAYOUT DIMENSIONS AND CZ-1.0 FOR EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN CZ-5.0. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
9. A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING CONVENIENCE STORE AND 2 STORY STRUCTURE. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT.
10. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
11. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
12. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
13. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
14. DEMOLITION PERMIT REQUIRED TO REMOVE 5,200 SF STORE.
15. TREE PROTECTION SEMINAR TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM NICHOLSON AT 919-969-5006 TO ARRANGE.
16. ANY ACCESS TO THE PROJECT SITE THROUGH PRIVATE PROPERTY REQUIRES WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER.

1 DEMOLITION NOTES

CZ-1.1

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
7. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
8. PRIOR TO ISSUANCE OF THE DRIVEWAY PERMIT AND UTILITY EXTENSION PERMITS, THE APPLICANT WILL NEED TO OBTAIN ENCROACHMENT AGREEMENTS.

2 SITE PLAN NOTES

CZ-1.1

ADA route notes apply to all sheets

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
4. ADA PARKING TO BE A MAXIMUM 2% SLOPE IN ANY DIRECTION FOR ENTIRE AREA - PARKING SPACES AND AISLES.
5. ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
6. PARKING - NUMBER OF SPACES TO COMPLY WITH NCSC 2012 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE, NO SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUT-CD AND ICC A 117.1.
7. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
8. SLOPE GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING STRUCTURES, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
9. STORM STRUCTURES: PROVIDE CURB INLET HOODS AND COVERS, MANHOLE RINGS AND COVERS, AND INLET GRATES STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH ALL SPECIFICATIONS OF THE TOWN STANDARD DETAILS INCLUDING, BUT NOT LIMITED TO, SD-4A AND SD-5A, FOR ALL NEW CURB INLETS, JUNCTION BOXES, MANHOLES, AND YARD INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY. TOP PLANS MUST INCLUDE ALL APPLICABLE STANDARD DETAILS WITH JORDAN LAKE STAMP. SEE TOWN OF CHAPEL HILL DESIGN MANUAL AND STANDARD DETAILS.
10. BW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE, NOT THE FOOTING. REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING.
11. ANY DISTURBANCE WITHIN THE FORESTED "NO LAND DISTURBANCE AREA" WILL REQUIRE AN UPDATE TO THE JORDAN ACCOUNTING TOOL.
12. PRIOR TO COMPLETING POND GRADING, THE CONTRACTOR SHALL COORDINATE AN INFILTRATION TEST OF THE IN-SITU SOILS AT THE BOTTOM OF THE PROPOSED POND BY A QUALIFIED, LICENSED GEOTECHNICAL ENGINEER. THE MAXIMUM ALLOWABLE INFILTRATION RATE IS 0.01 IN/HR. A REPORT SHALL BE PROVIDED TO THE ENGINEER AND THE TOWN OF CHAPEL HILL FOR REVIEW PRIOR TO COMPLETING POND GRADING. IF THE INFILTRATION RATE IS GREATER THAN 0.01 IN/HR, AN IMPERMEABLE LINER (EITHER CLAY OR A SYNTHETIC PRODUCT) SHALL BE INSTALLED. DETAILS OF THE PROPOSED LINER SHALL BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, AND THE TOWN OF CHAPEL HILL.

3 GRADING NOTES

CZ-1.1

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. RISER STRUCTURES WITH MULTIPLE BARREL SECTIONS SHALL HAVE GASKETTED JOINTS, AND EACH SECTION SHALL BE BOLTED TO ADJACENT SECTIONS WITH STAINLESS STEEL STRAPS.

4 STORM DRAINAGE NOTES

CZ-1.1

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
9. PROVIDE 10'-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS

SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
3. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
4. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
5. MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
6. ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.
7. A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE SELF-STORAGE FACILITY.
8. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO INSTALL ANY NEW UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17.

5 UTILITY NOTES

CZ-1.1

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
7. IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION.
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL CZPLY QUANTITIES AS SHOWN ON THE PLANS.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
15. LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
16. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
17. THE AREA WITHIN THE SIGHT TRIANGLE AREA SHALL BE THINNED OF ALL SHRUBS, TREES LARGER THAN 1" CAL SHALL BE LIMBED UP TO 7' ABOVE EXISTING GRADE TO IMPROVE VISIBILITY.

6 LANDSCAPE NOTES

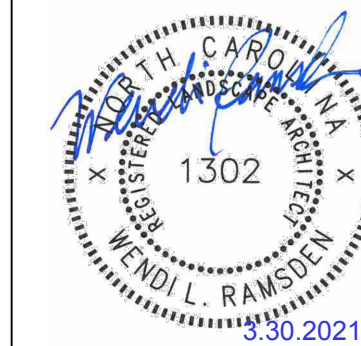
CZ-1.1



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LIC # C-104



Project

Putt-Putt
Fun Center

115 / 135 Chapel Point
Road
Chapel Hill, NC

PIN 9870997083

Job Number 1952

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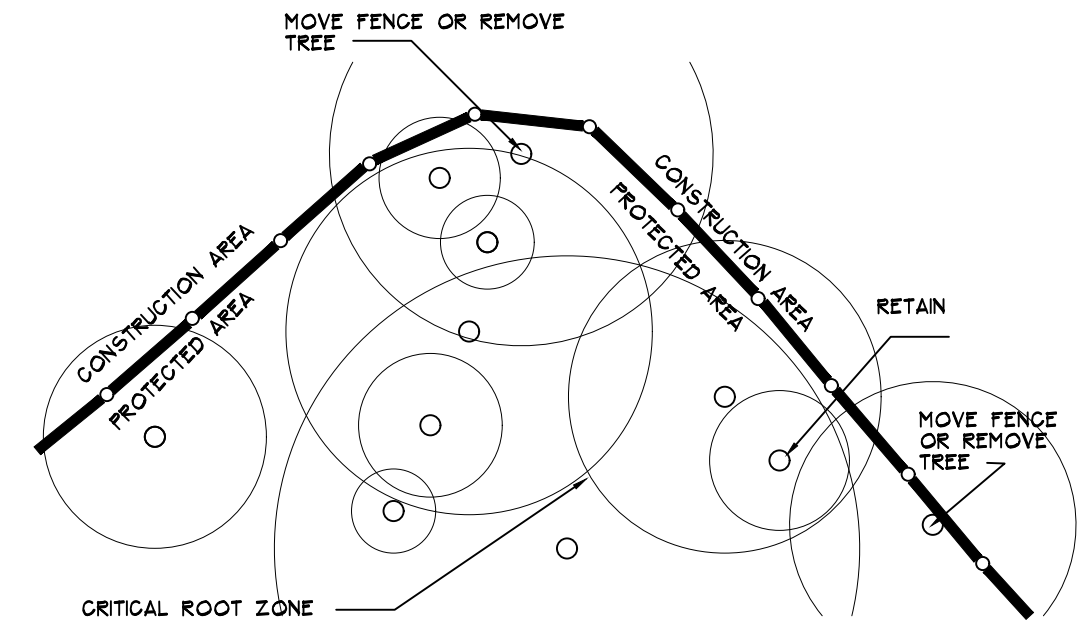
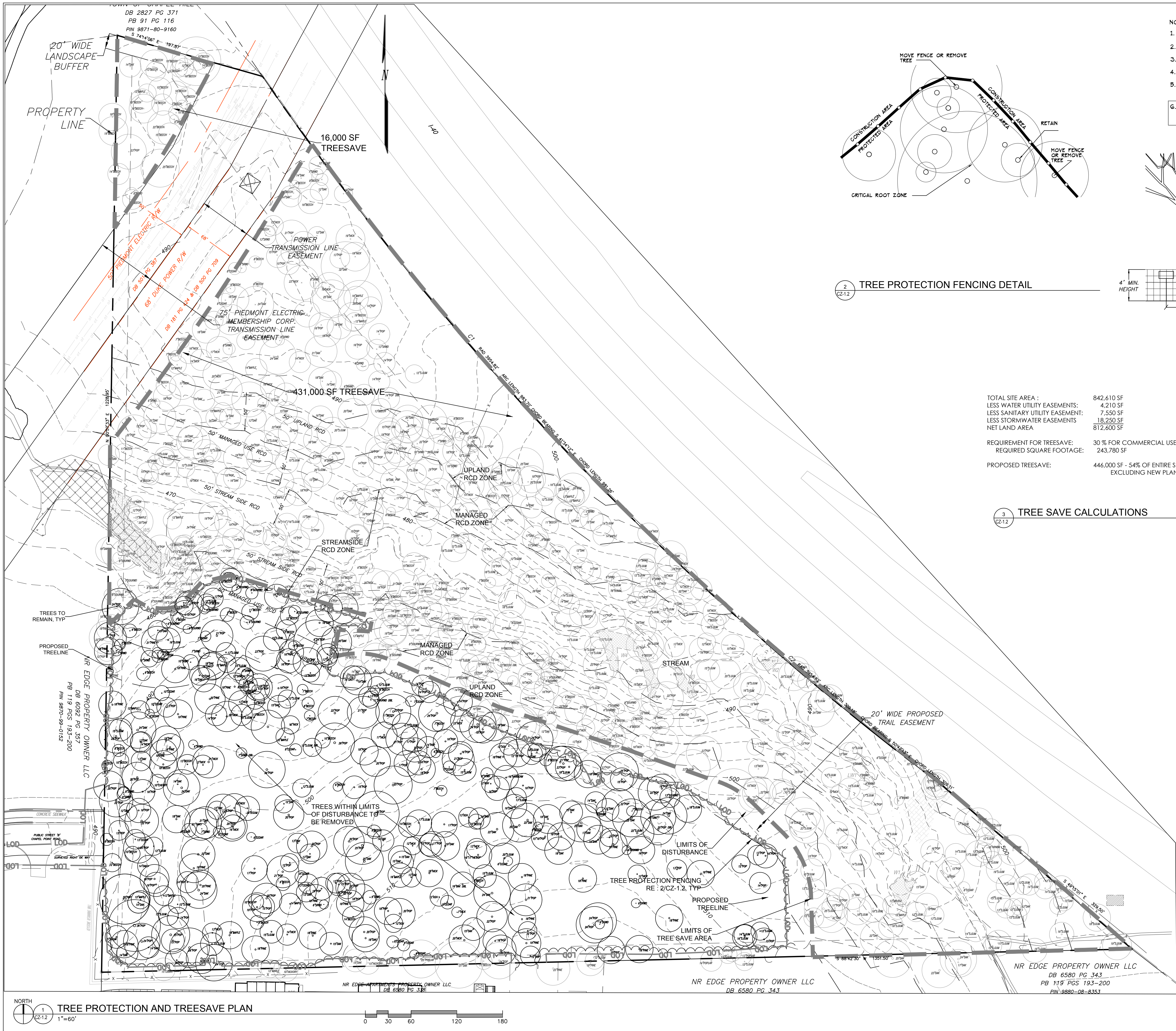
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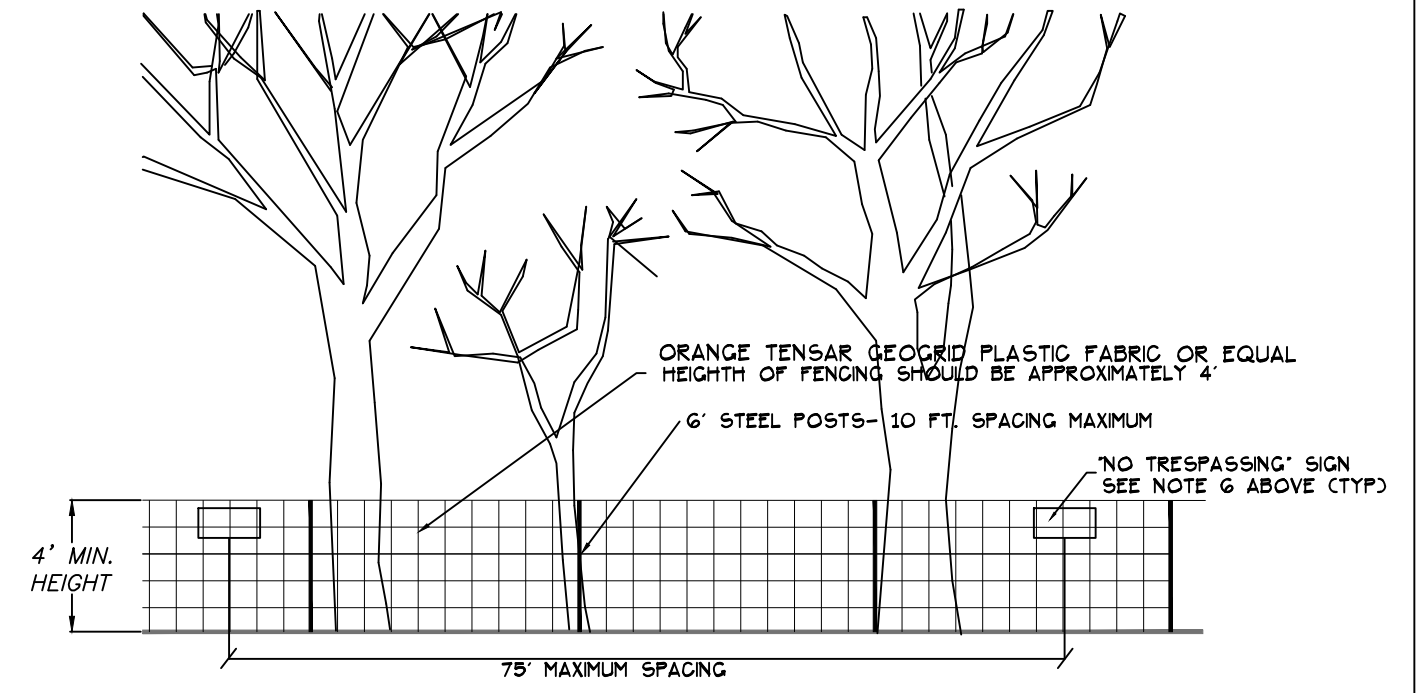
EXISTING
CONDITIONS

Sheet Number

CZ-1.1



2 TREE PROTECTION FENCING DETAIL



TOTAL SITE AREA :	842,610 SF
LESS WATER UTILITY EASEMENTS:	4,210 SF
LESS SANITARY UTILITY EASEMENT:	7,550 SF
LESS STORMWATER EASEMENTS	18,250 SF
NET LAND AREA	812,600 SF
REQUIREMENT FOR TREESAVE:	30 % FOR COMMERCIAL USE GROUP C
REQUIRED SQUARE FOOTAGE:	243,780 SF
PROPOSED TREESAVE:	446,000 SF - 54% OF ENTIRE SITE, EXCLUDING NEW PLANTINGS

3 TREE SAVE CALCULATIONS

- NOTES:
1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREA IS UNPROTECTED.
 2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
 3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL
 4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK
 5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES
 6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C. TO READ "TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE".

LEGEND

---	PROPERTY LINE
- - - -	LANDSCAPE BUFFER
— · — ·	PERENNIAL STREAM
- - - -	RESOURCE CONSERVATION DISTRICT
■ ■ ■ ■	TREESAVE AREA

BASE INFORMATION
ON SITE TOPOGRAPHIC AND TREE INFORMATION SURVEYED
BY RILEY SURVEYING, PARCEL, AND SURROUNDING
INFORMATION FROM ORANGE COUNTY GIS.

CJT PA.

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Sheet Title

**TREE
PROTECTION
AND TREESAVE
PLAN**

Sheet Number

CZ-1.2

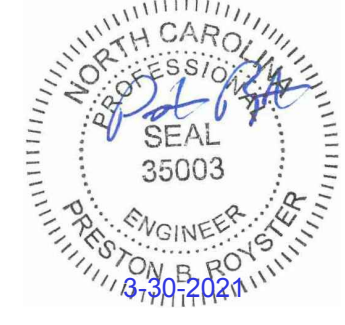




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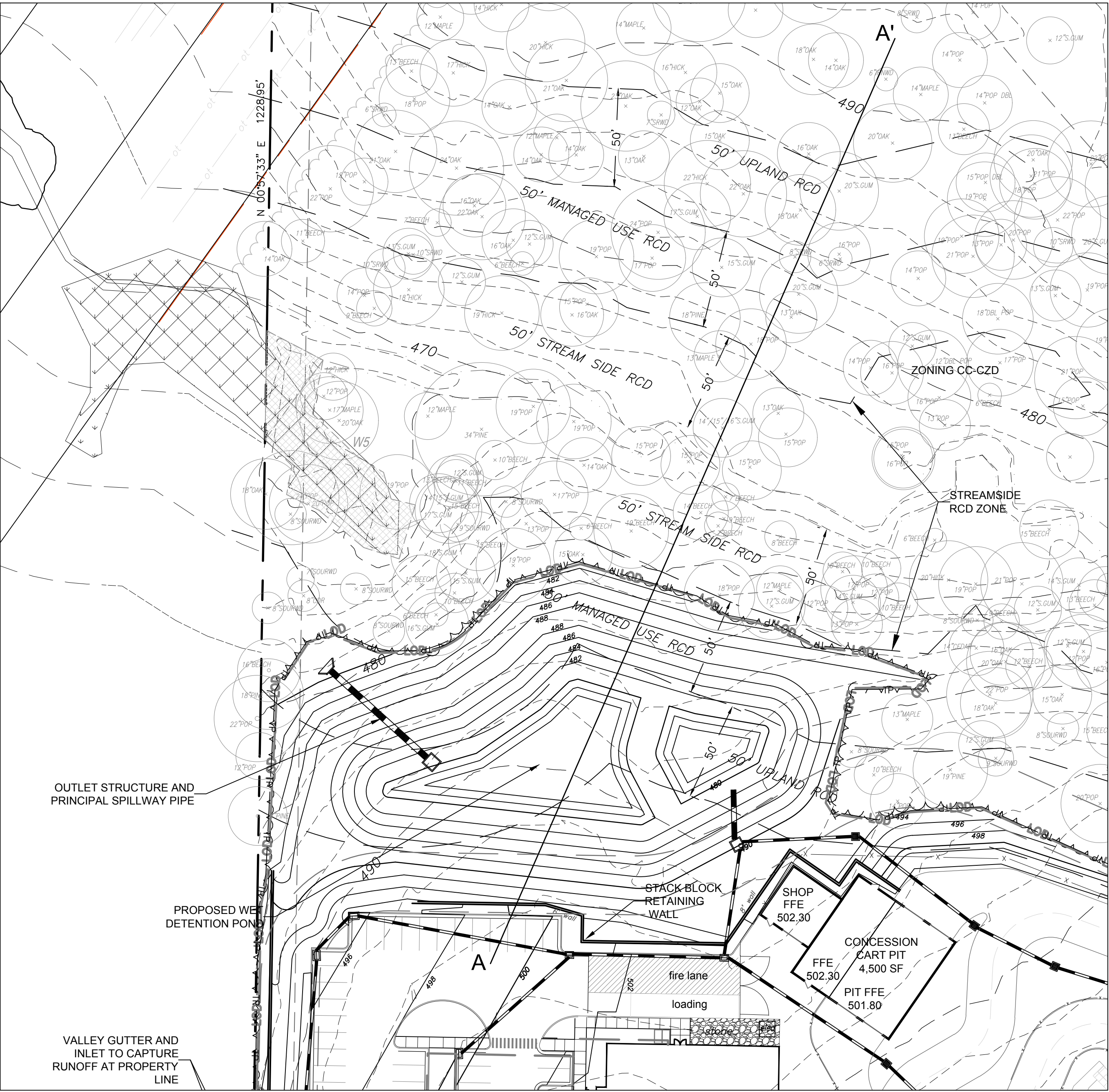
CONDITIONAL ZONING
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Sheet Title
**GRADING AND
DRAINAGE PLAN**

Sheet Number
CZ-3.0

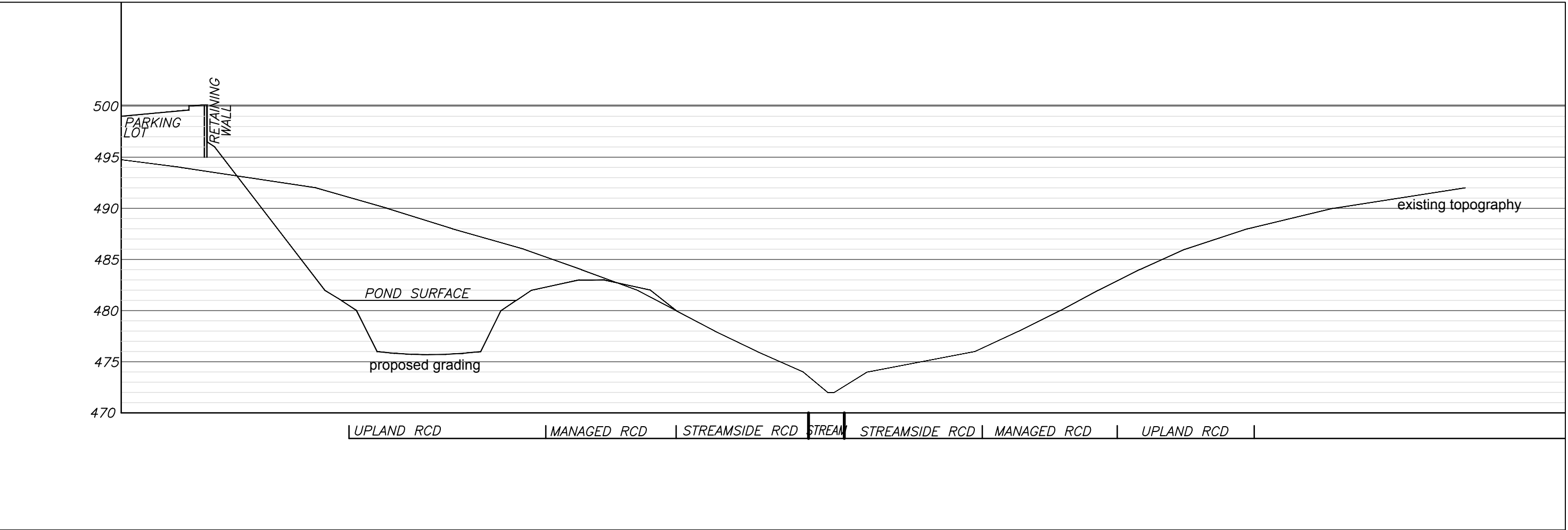
RCD IMPERVIOUS AND DISTURBED AREA					
zone	total area	proposed impervious	max allowed impervious	proposed disturbed	max allowed disturbance
STREAMSIDE	173,620 SF	0 SF 0%	10%	0 SF 0%	20%
MANAGED	122,851 SF	0 SF 0%	20%	15,255 SF 12.4%	40%
UPLAND	100,010 SF	0 SF 0%	20%	19,500 SF 19.5%	40%
TOTAL:	396,481 SF	0 SF 0%		34,755 SF 8.8%	

CALCULATIONS REPRESENT AREAS WITHIN PROPERTY BOUNDARY ONLY.



NOTE: THERE IS NO FLOODPLAIN ON SITE.

GRADING PLAN - AREA OF RCD ENCROACHMENT
1
CZ3.1
1"=40'



CROSS SECTION A-A'
2
CZ3.1
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



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LIC # C-104



Project

**Putt-Putt
Fun Center**

115 / 135 Chapel Point
Road
Chapel Hill, NC

PIN 9870997083

Job Number 1952

Drawn WLR, MTC
Checked WLR, PBR
Date 7/27/2020
Revisions 12/10/2020 TRT REVIEW RESPONSE
2/19/2021 TRT REVIEW RESPONSE
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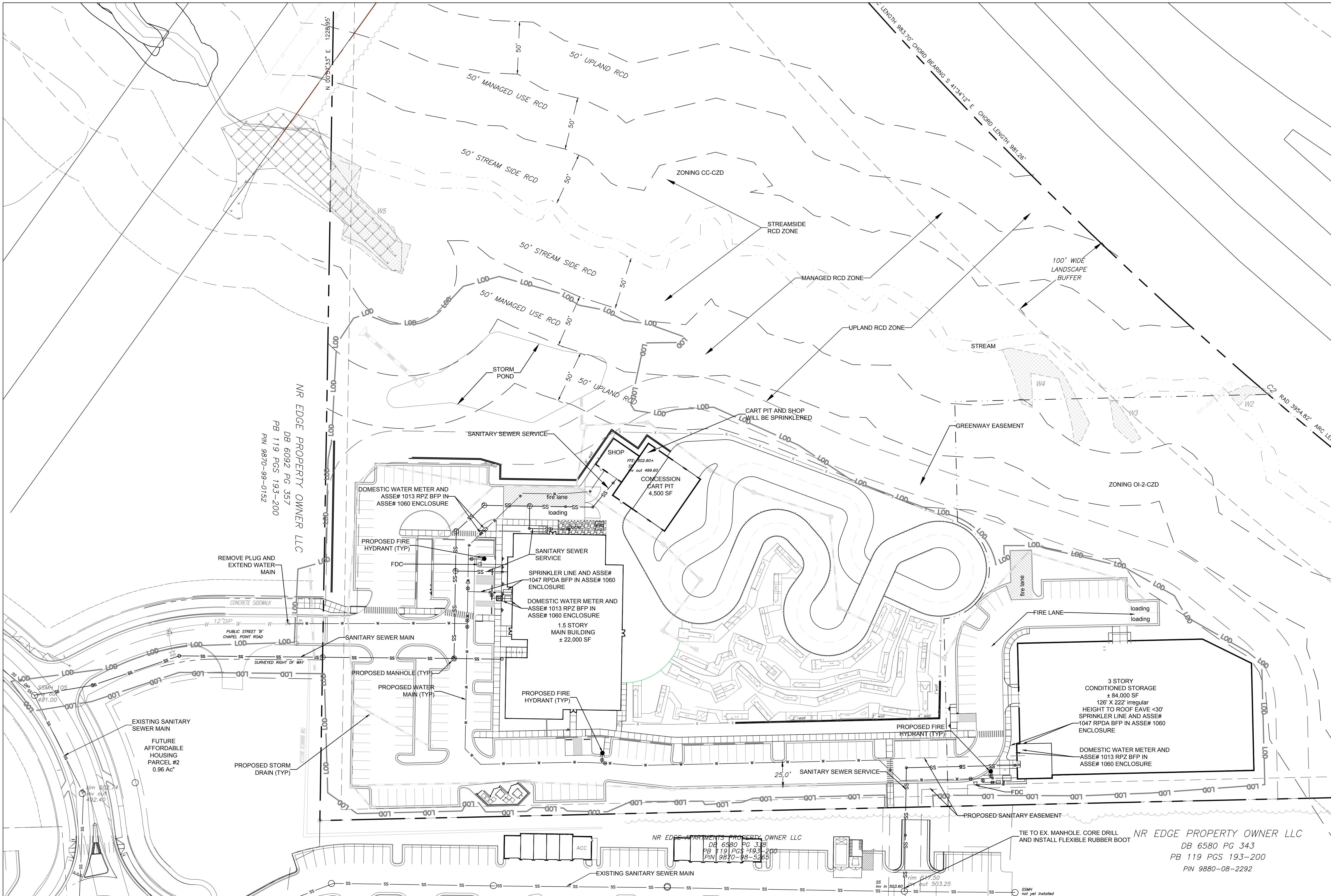
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**STREAM / RCD
CROSS SECTION**

Sheet Number

CZ-3.1



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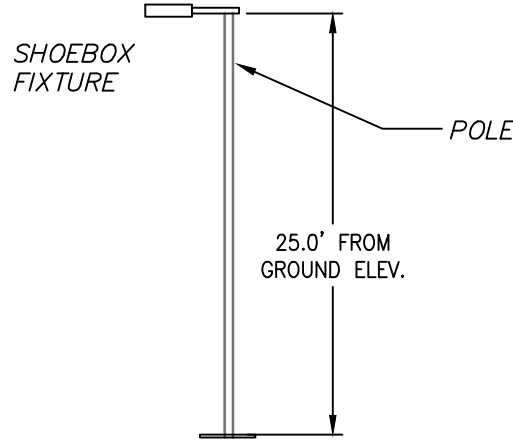
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Sheet Title
UTILITY PLAN

Sheet Number
CZ-5.0

lighting notes

1. CONTRACTOR TO PROVIDE 2" SCH 40 PVC GRAY ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATIONS.
2. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
3. ALL ELECTRICAL CONDUIT SHALL BE FURNISHED BY THE CONTRACTOR. PARKING LOT LIGHT POLES AND FIXTURES TO BE FURNISHED BY DUKE ENERGY AND LOCATIONS COORDINATED BY THE CONTRACTOR. EXTERIOR AMUSEMENT AREA AND BUILDING FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
4. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
5. ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
6. ALL JOINTS ARE TO BE SOLVENT WELDED.
7. LIGHTS MUST BE LOCATED AT LEAST 10' FROM EXISTING AND PROPOSED CANOPY TREES.



- NOTES:
1. DUKE ENERGY FIXTURE SHALL BE MOUNTED ON A 25' TALL POLE.
 2. CONTRACTOR SHALL COORDINATE LIGHT INSTALLATION WITH DUKE ENERGY.

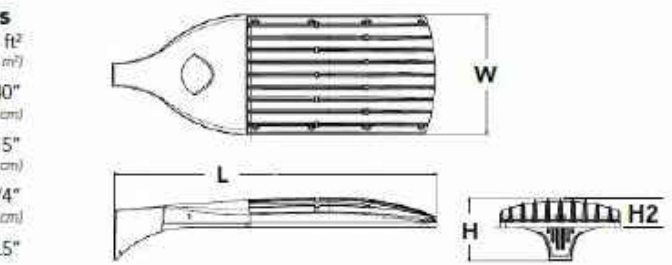


Product Number	
Notes	
Type	

Introduction

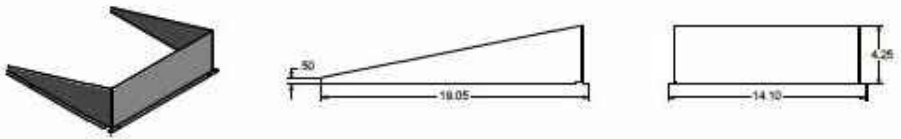
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.



Options

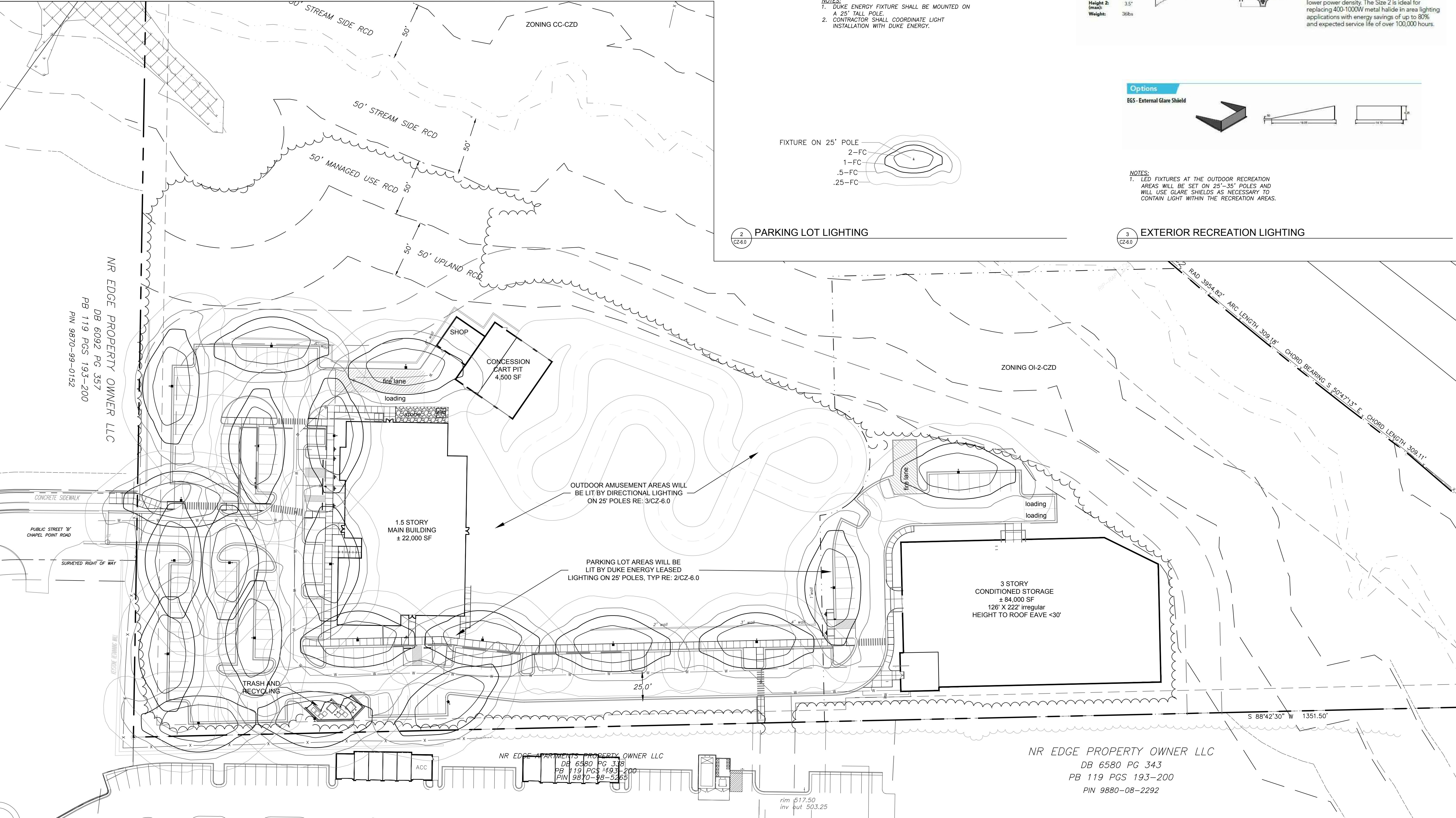
E65 - External Glare Shield



- NOTES:
1. LED FIXTURES AT THE OUTDOOR RECREATION AREAS WILL BE SET ON 25'-35' POLES AND WILL USE GLARE SHIELDS AS NECESSARY TO CONTAIN LIGHT WITHIN THE RECREATION AREAS.

2
CZ-6.0
PARKING LOT LIGHTING

3
CZ-6.0
EXTERIOR RECREATION LIGHTING



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LIGHTING PLAN

Sheet Number

CZ-6.0

West Buffer "C"		# Required per 100'		Required Plantings:		Existing Plantings	Plantings Provided	
20' Wide	4 Large Tree	=	17.4	18	Large Trees	-	0	= 18 Large Trees
435 LF	8 Small Tree	=	34.8	35	Small Trees	-	0	= 35 Small Trees
(Internal)	30 Shrubs	=	130.5	131	Shrubs	-	0	= 131 Shrubs

Southwest Buffer "C" - Adjacent to Outdoor Recreation Use

Modification request to plant half width as 10' is already planted on adjacent parcel

Plant half of:		# Required per 100'		Required Plantings:		Existing Plantings	Plantings Provided	
10' Wide	4 Large Tree	=	12.4	13	Large Trees	-	0	= 13 Large Trees
616 LF	8 Small Tree	=	24.7	25	Small Trees	-	0	= 25 Small Trees
(Internal)	30 Shrubs	=	92.4	93	Shrubs	-	0	= 93 Shrubs

Southeast Buffer "D" - Adjacent to Self Storage Use

Modification request to plant two thirds the width as 10' is already required on adjacent parcel

Plant 2/3 of:		# Required per 100'		Required Plantings:		Existing Plantings	Plantings Provided	
20' Wide	5 Large Tree	=	9.1	10	Large Trees	-	0	= 10 Large Trees
276 LF	10 Small Tree	=	18.2	19	Small Trees	-	0	= 19 Small Trees
(Internal)	30 Shrubs	=	54.6	55	Shrubs	-	0	= 55 Shrubs

North buffer (20' width) and west (1-40) buffer (100' width) will be left in undisturbed forest.

No additional plantings proposed.

Parking Lot Shading

Lot	Paved Area	# Required per 2000 Sf	Required Plantings:	Plantings Provided
Main	39,698 SF	1 Canopy Tree	19.9	20 Large Trees
Linear	19,010 SF	1 Canopy Tree	9.6	10 Small Trees
Storage	15,315 SF	1 Canopy Tree	7.7	8 Large Trees

NOTE:
CANOPY TREES TO BE
INSTALLED AT LEAST 10'
FROM LIGHT POLES

QTY	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY TREES							
3	N	AF	Acer freemanii	Freeman Maple	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
17	N	ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" CAL.		
8	N	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL total	14' ht.	AS SHOWN 3 TRUNK MINIMUM
6	N	NS	Nyssa sylvatica	Black gum	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
8	Y	PV	Pinus virginiana	Virginia Pine	2" cal.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
11	N	PI	Pistacia chinensis	Chinese Pistache	2.5" CAL.		AS SHOWN SINGLE TRUNK & LEADER
2	N	PS	Prunus sargentii	Sargent Cherry	2" cal.		AS SHOWN SINGLE TRUNK & LEADER
6	N	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
2	Y	QV	Quercus virginiana	Live Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
13	N	UP	Ulmus americana 'Princeton'	Princeton American Elm	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
76							
UNDERSTORY TREES							
9	N	AM	Amerlanchier arborea	Serviceberry	1" cal.	8' HT.	AS SHOWN MULTI-TRUNK
4	N	CC	Cercis canadensis 'Hears of Go	Hearts of Gold Redbud	1" cal.	8' HT.	AS SHOWN SINGLE TRUNK & LEADER
6	N	CF	Cornus florida	Dogwood	1" cal.	8' HT.	AS SHOWN
3	N	CV	Chionanthus virginiana	Fringetree	1" cal.	8' HT.	AS SHOWN
18	Y	INS	Ilex Nellie Stevens	Nellie Stevens Holly		8' ht.	AS SHOWN
7	Y	IO	Ilex opaca	American Holly	1" cal.	8' O.C.	SINGLE TRUNK & LEADER
17	Y	JV	Juniperus virginiana	Eastern Redcedar	8' HT.	AS SHOWN	FULL AND MATCHING
9	N	LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle		8-10' HT.	AS SHOWN MULTI-TRUNK
41	N	MC	Myrica cerifera	Eastern Waxmyrtle		8' HT.	AS SHOWN FULL
8	Y	MLG	Magnolia grandiflora 'Little Ge	Little Gem Magnolia	1.5" cal.	8' ht.	10' O.C. FULL AND MATCHING
10	Y	MV	Magnolia virginiana	Sweetbay Magnolia	1.5" cal.	8' ht.	AS SHOWN FULL
2	N	OA	Oxydendron arboreum	Sourwood	1.5" cal.	8' ht.	AS SHOWN FULL
11	Y	TGG	Thuja x Green Giant	Green Giant Arborvitae	1.5" cal.	8' ht.	10' O.C. FULL
145							
SHRUBS							
7	Y	CJ	Camellia japonica	Camellia	24" ht.		5' o.c. FULL AND MATCHING
22	Y	CHF	Cephalotaxus harringtonia 'Fas	Upright Plum Yew	24" ht		5' o.c. FULL AND MATCHING
8	N	DG	Deutzia gracilis	Slender Deutzia	24" ht		4' o.c. FULL
5	Y	GJ	Gardenia jasminoides	Gardenia	24" ht		5' o.c. FULL AND MATCHING
23	Y	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht		5' o.c. FULL AND MATCHING
59	Y	ICC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.		30" O.C. FULL AND MATCHING
19	Y	IG	Ilex glabra	Inkberry Holly	15" HT.		36" O.C. FULL AND MATCHING
6	Y	IL	Illicium parvifolia	Anise	24" ht		4' o.c. FULL AND MATCHING
12	Y	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" ht		
34	Y	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.		36" O.C. FULL AND MATCHING
3	N	LPL	Lagerstroemia i. 'Prairie Lace'	Prairie Lace Crape Myrtle	36" ht		5' o.c. FULL AND MATCHING
27	Y	LE	Loropetalum chinense 'Emeral	Emerald Loropetalum	15" HT.		36" O.C. FULL AND MATCHING
20	Y	LOR	Loropetalum chinense	Loropetalum	24" ht		42" O.C. FULL AND MATCHING
31	Y	PEN	Pennisetum	Fountain Grass	1 gal		36" O.C. FULL AND MATCHING
35	Y	PC	Prunus caroliniana 'Otto Luyke	Otto Luyken	18" HT.		36" O.C. FULL AND MATCHING
30	Y	SR	Sarcococca rustica	Sweetbox	18" HT.		36" O.C. FULL AND MATCHING
X	N	WS	Weigela 'Florida Variegata'	Variegated Weigela	18" HT.		36" O.C. FULL AND MATCHING
341							
GROUND COVER							
AR			LAWN Fescue	3 var improved seed mix			SEED

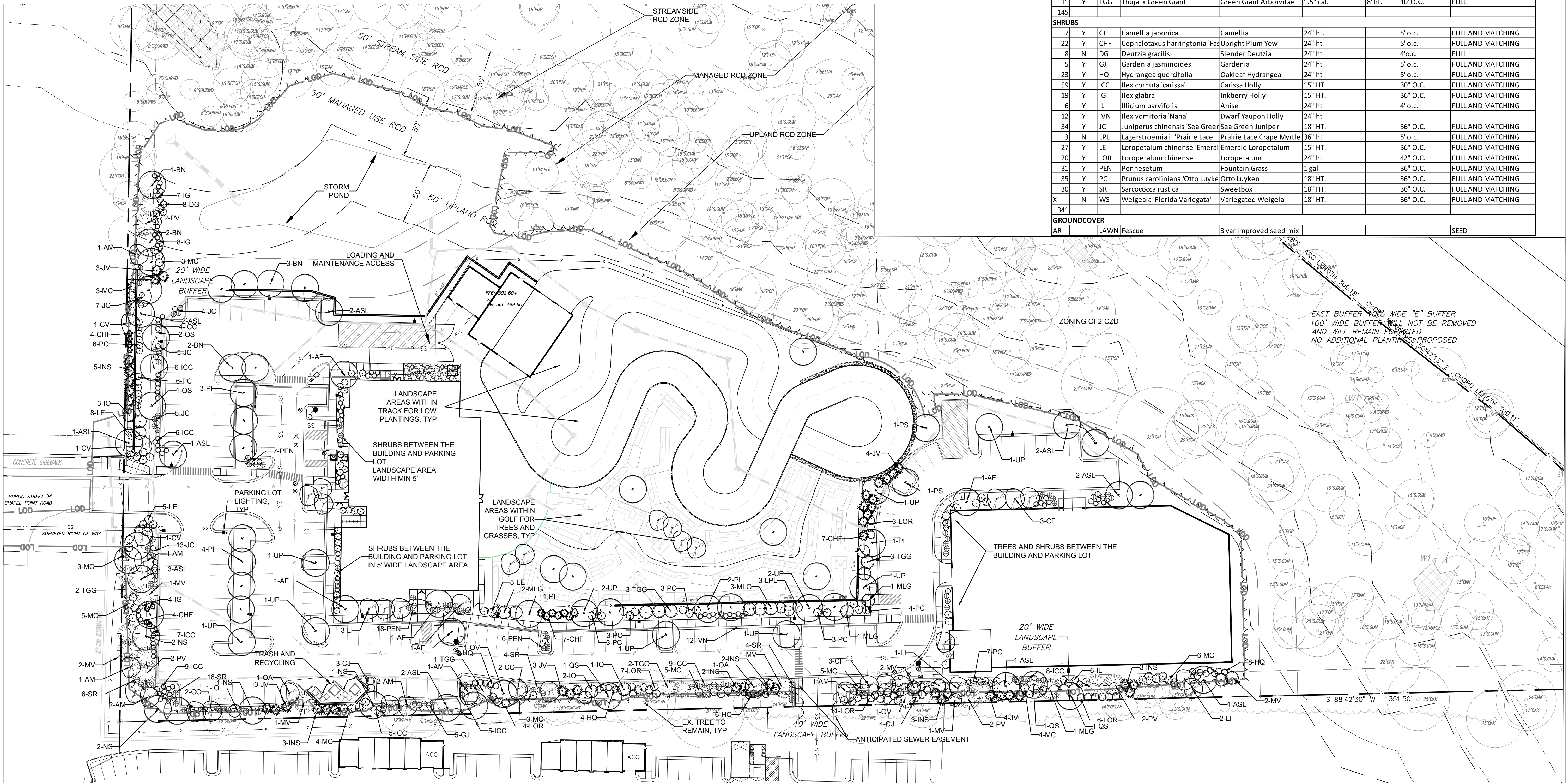


Diagram illustrating the cross-section of a 18" curb and gutter structure. The diagram shows the following layers and dimensions:

- FINISHED GRADE**: The top surface of the curb.
- BACKFILL**: The material behind the curb.
- ADJACENT PAVEMENT**: The surface adjacent to the curb.
- CAST-IN-PLACE CONCRETE 3000 PSI**: The curb structure.
- STONE BASE MATERIAL**: The base material under the pavement.
- COMPACTED SUBGRADE**: The base material under the stone base.

Dimensions and details:

- Vertical dimensions: 6" (curb height), 6" (stone base thickness), 12" (total depth).
- Horizontal dimensions: 6" (curb width), 6" (stone base width), 12" (total width).
- Radius: 3" R (curb top radius).
- Offset: 1" (distance from curb face to stone base edge).

18" CURB AND GUTTER

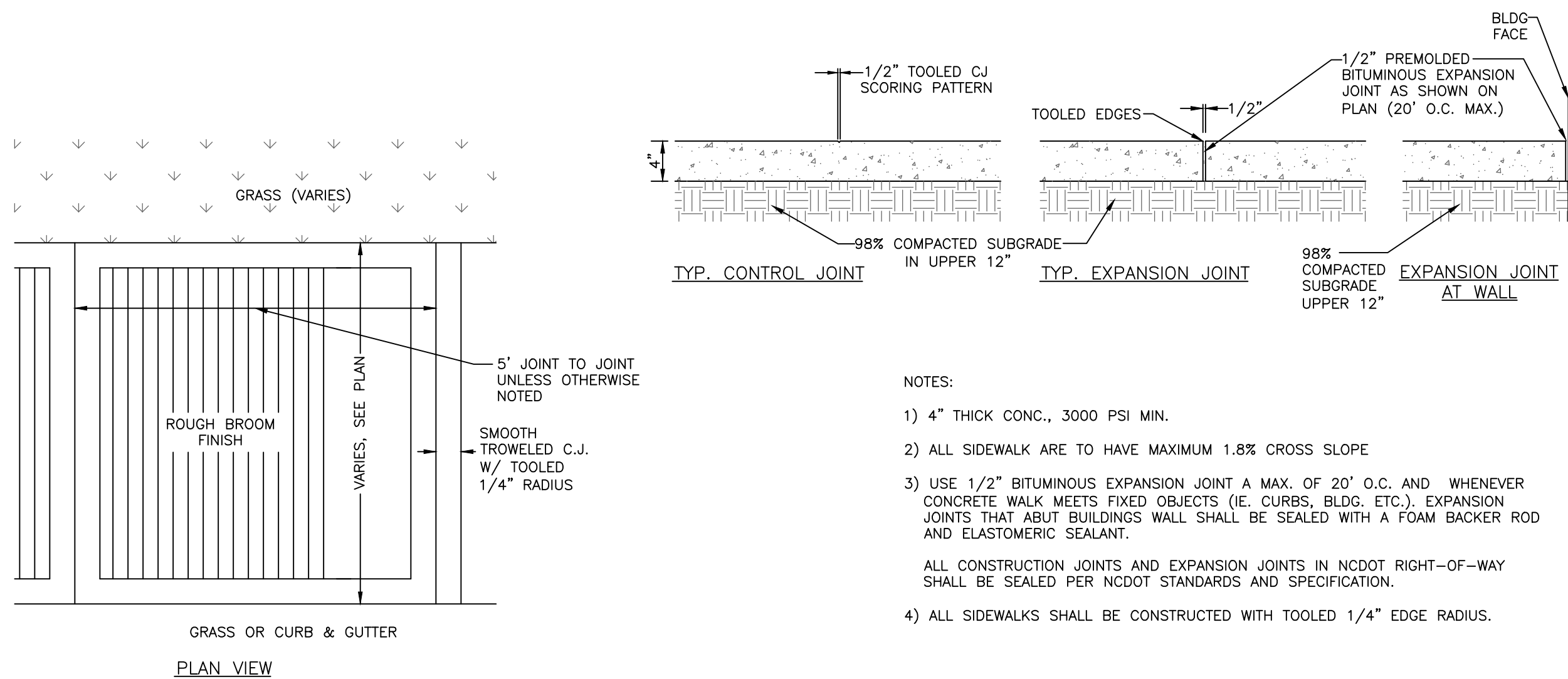
1 ON SITE CURB & GUTTER
CZ-8.0
no scale

Diagram illustrating the cross-section of a 30" curb and gutter. The diagram shows the following components and dimensions:

- FINISHED GRADE**: The top surface of the curb.
- BACKFILL**: The material behind the curb.
- ADJACENT PAVEMENT**: The surface adjacent to the curb.
- CAST-IN-PLACE CONC 3000 PSI**: The concrete curb, shown with a 3" R (radius) and 1" thickness.
- STONE BASE MATERIAL**: The base material beneath the concrete curb.
- COMPACTED SUBGRADE**: The base material beneath the stone base.

The curb width is 30". The gutter width is 6". The base width is 24". The curb top width is 6". The gutter width is 6". The base width is 24".

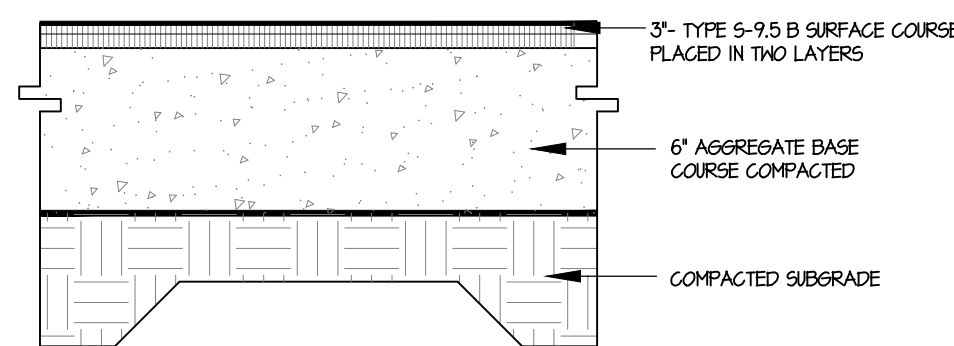
2 OFF SITE CURB & GUTTER
CZ-8.0
no scale



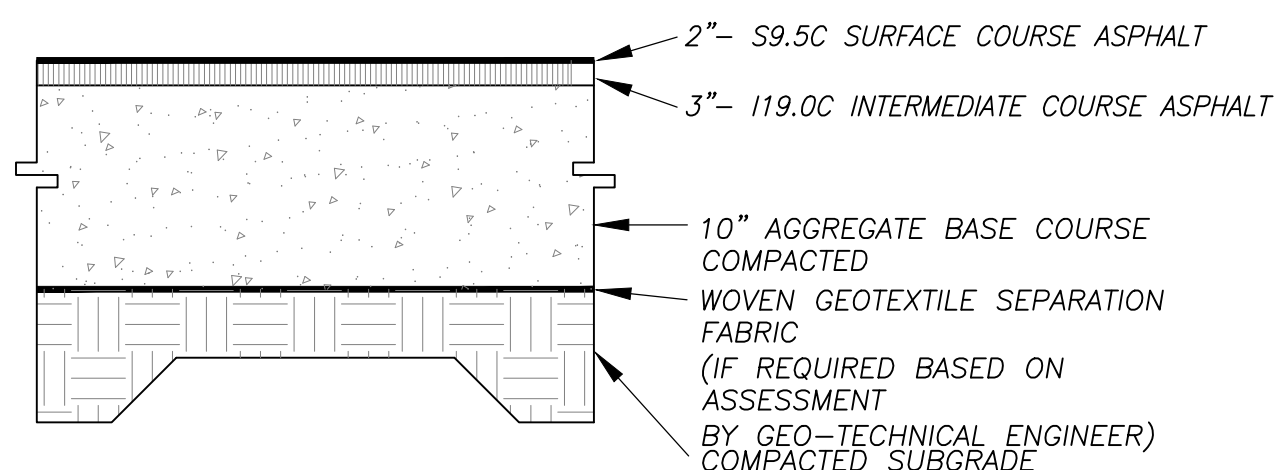
NOTES:

- 1) 4" THICK CONC., 3000 PSI MIN.
- 2) ALL SIDEWALKS ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
- 3) USE 1/2" BITUMINOUS EXPANSION JOINT (E. CURBS, D.O.C. AND WHENEVER CONCRETE WALL MEETS FIXED OBJECTS (IE. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
- 4) ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NC DOT STANDARDS AND SPECIFICATION.
- 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.

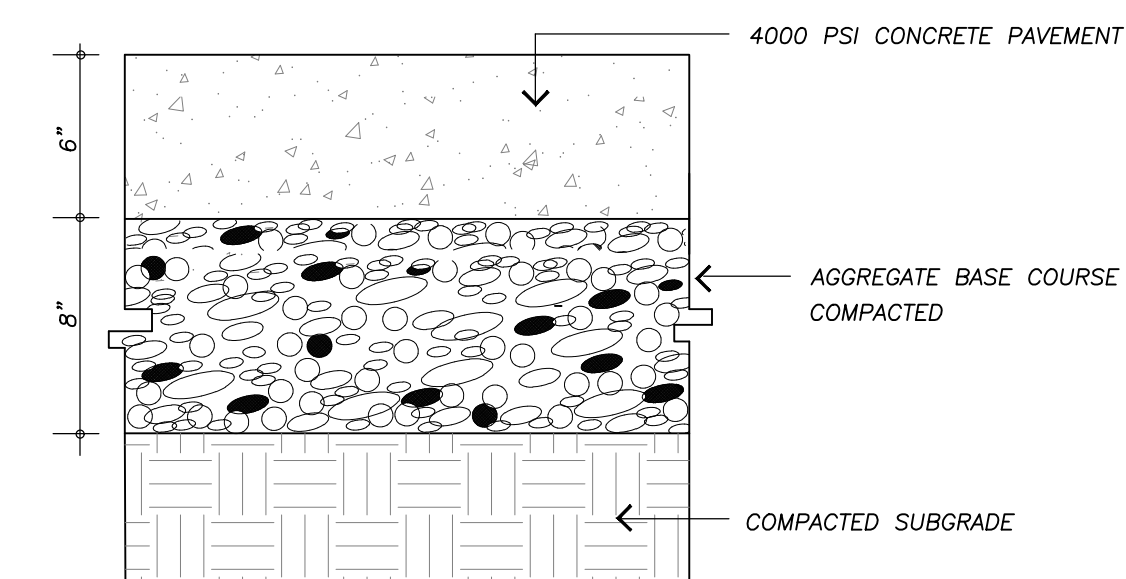
3 CONCRETE SIDEWALK
CZ-8.0
no scale



4 STANDARD ASPHALT PAVING
CZ-8.0 no scale



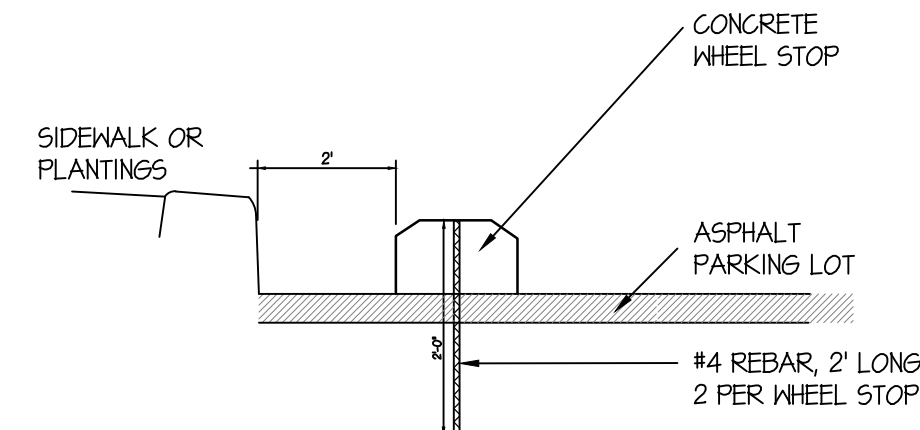
5 HEAVY DUTY ASPHALT PAVING
CZ-8.0 no scale



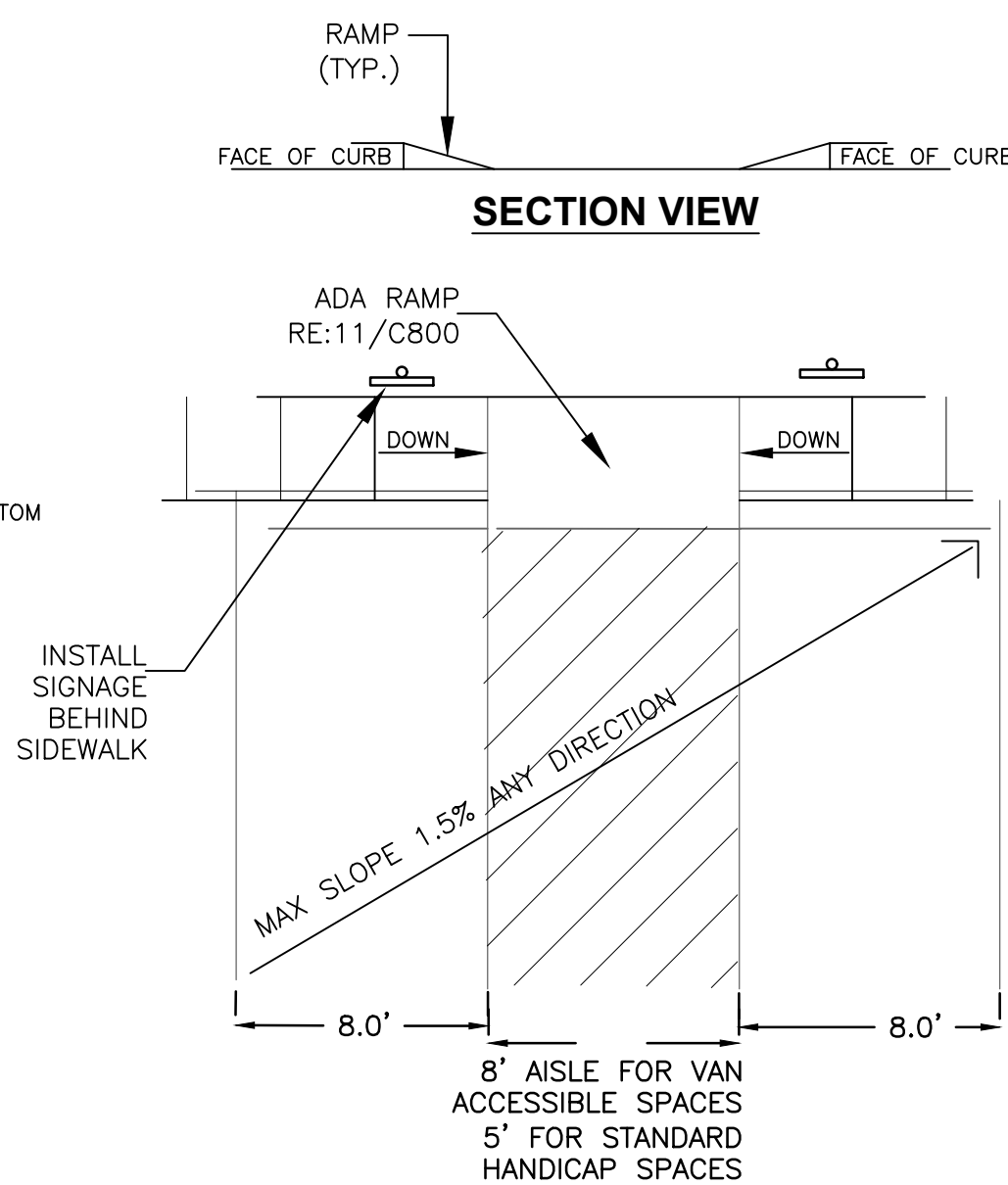
NOTES:

1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
2. C&B BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MOD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND APPROVED AND APPROVED BY GEOTECHNICAL PERSONNEL.
3. CONTRACTOR SHALL INSTALL CONSTRUCTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONSTRUCTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.
4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

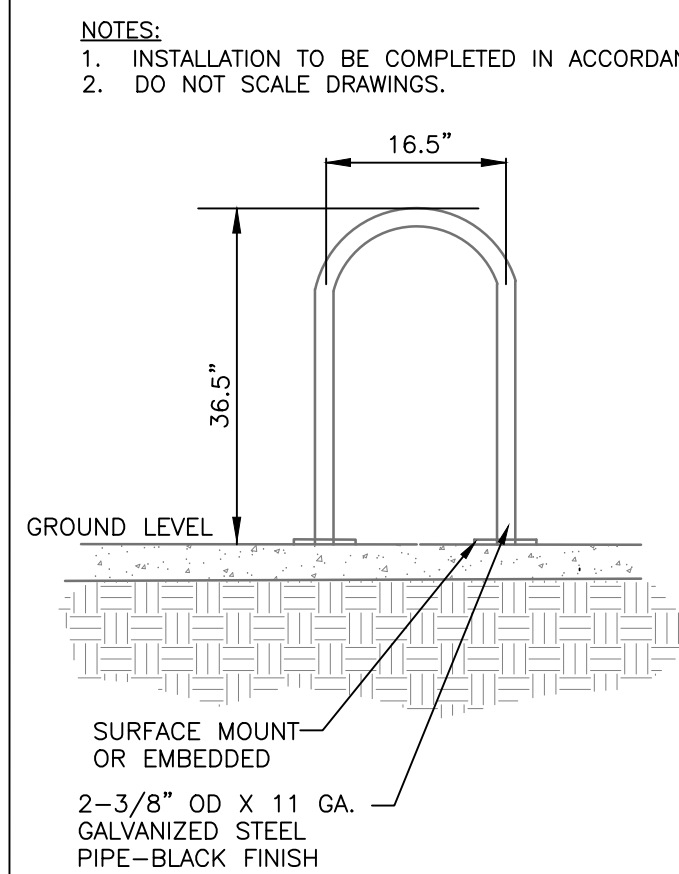
6 HEAVY DUTY CONCRETE PAVING
CZ-8.0 no scale



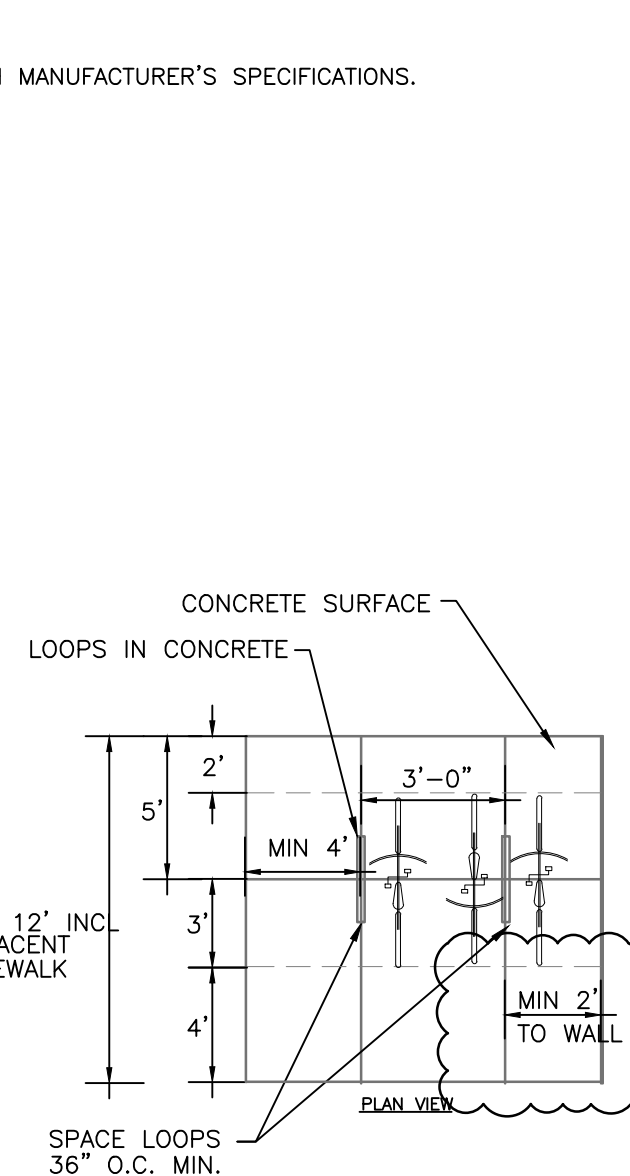
7 WHEELSTOP
CZ-8.0 no scale



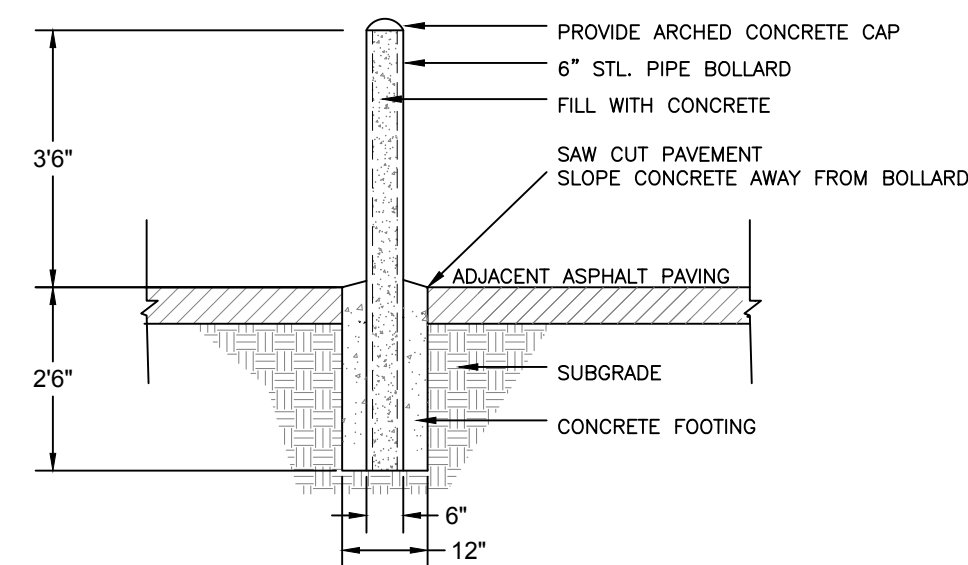
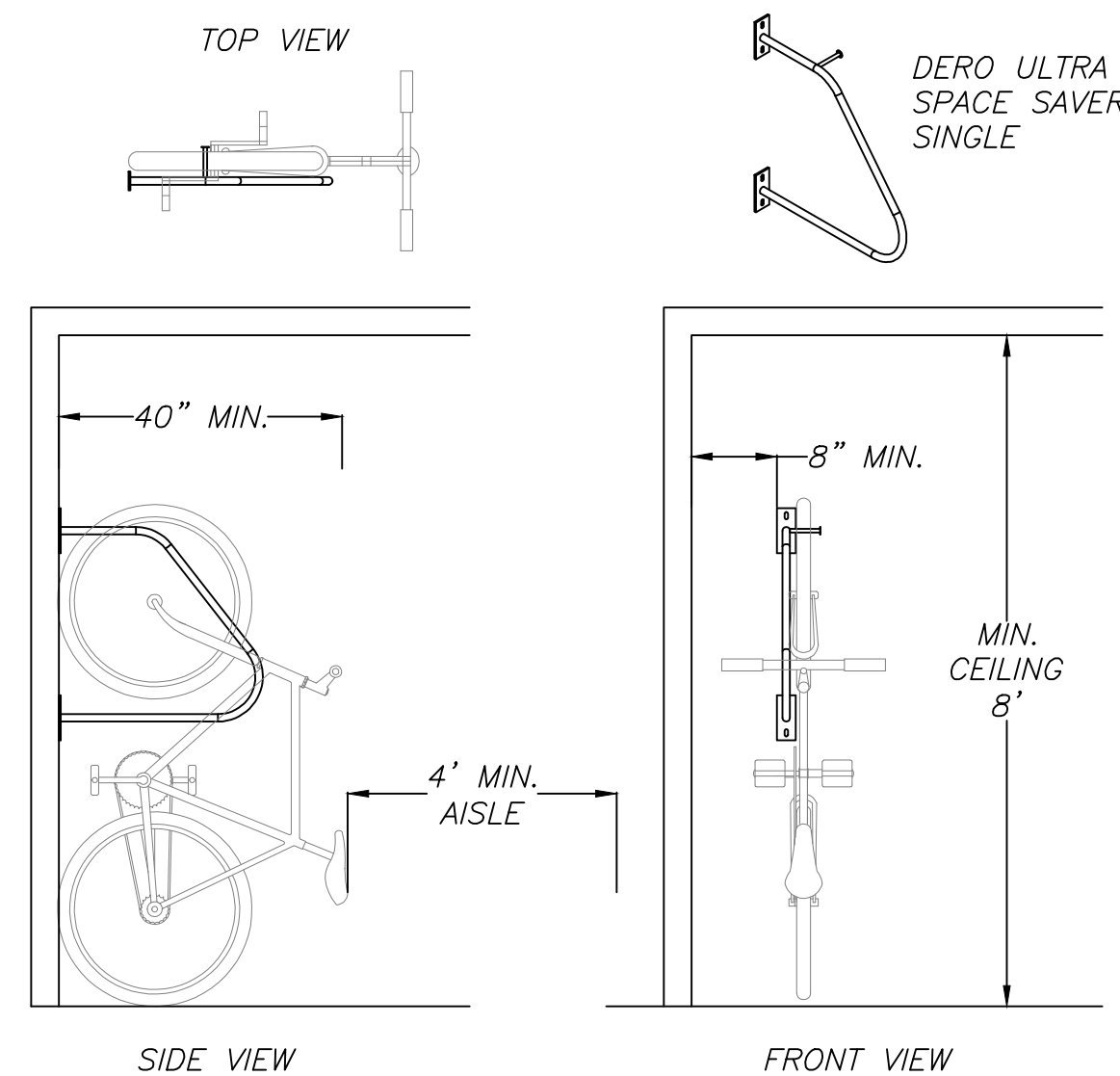
PLAN VIEW



9 EXTERIOR BICYCLE PARKING



10 INTERIOR WALL MOUNTED BICYCLE PARKING
CZ-8.0 no scale



11 BOLLARD
CZ-8.0 no scale

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SITE DETAILS

Sheet Number

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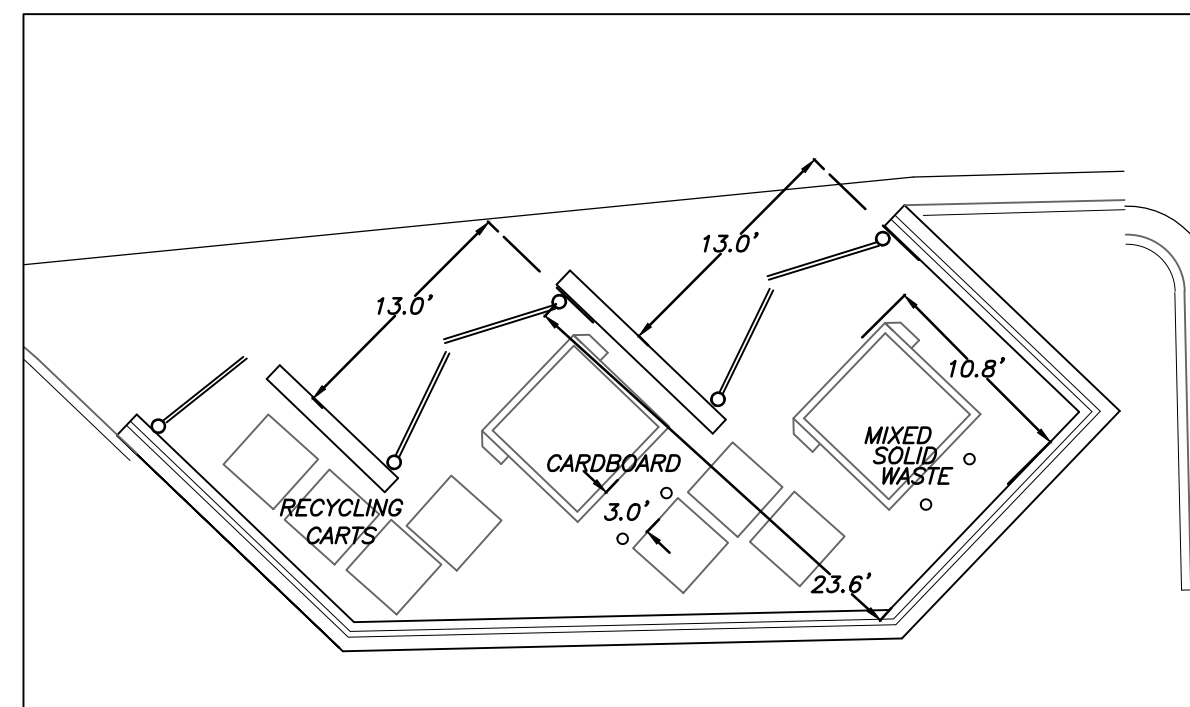
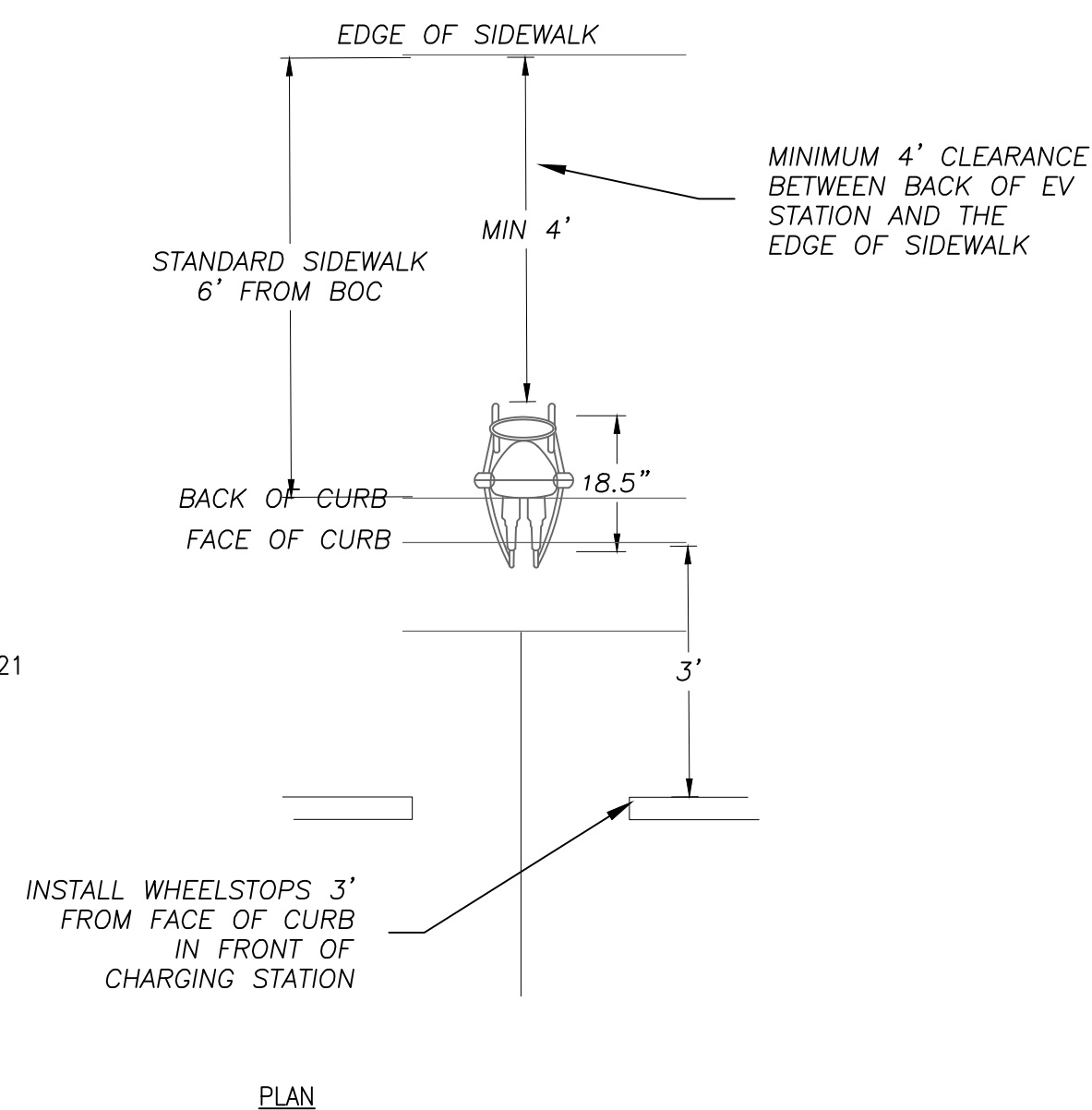
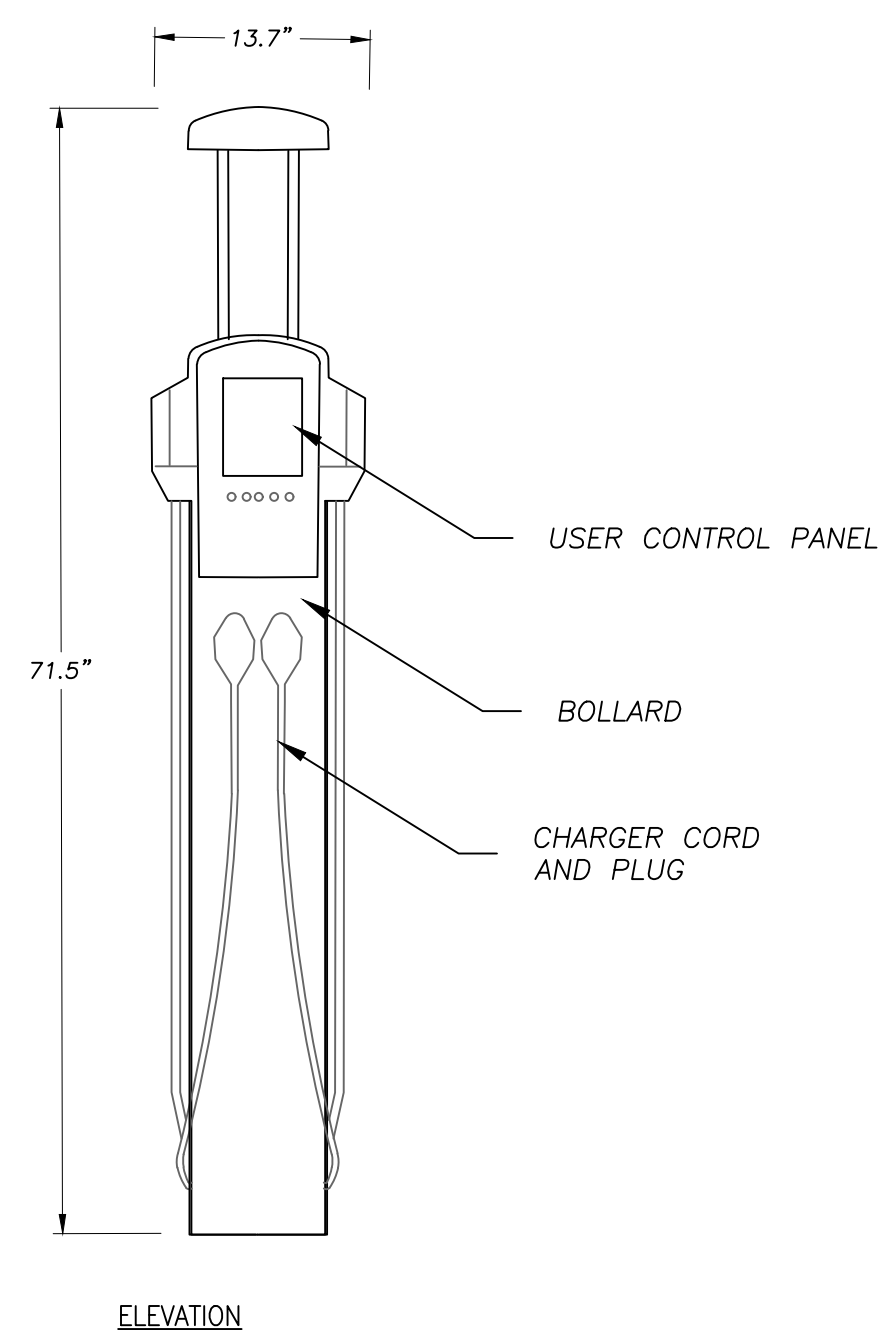
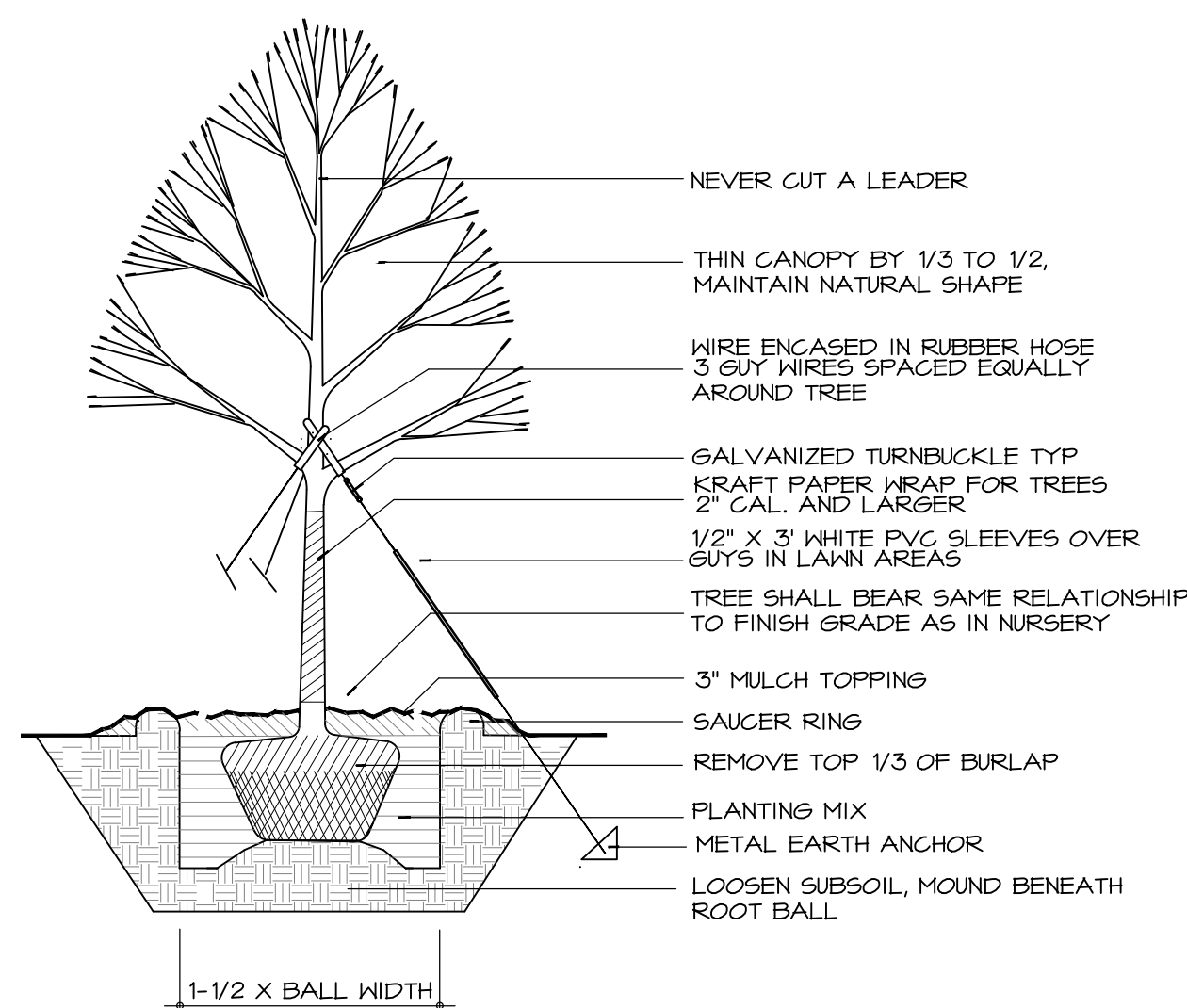


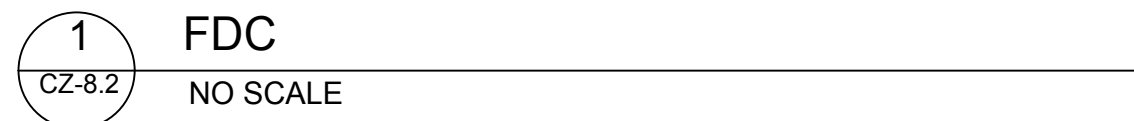
Diagram illustrating the planting of a tree in a bed. The diagram shows a cross-section of a tree trunk and root system within a bed structure. The following instructions are provided:

- PLANT SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS WAS GROWN
- 3" MULCH LAYER KEEP AWAY FROM BASE OF TRUNK
- REMOVE TOP 1/3 OF BURLAP IF B&B
- SAUCER WATERING RING (IF NOT IN BED)
- SOIL MIX - SEE SPECS
- LOOSEN SUBSOIL AND MOUND UP BENEATH ROOT BALL

The diagram also indicates the width of the bed as 3 X BALL WIDTH.



N



2 NOT USED
CZ-8.2 NO SCALE

3 NOT USED
CZ-8.2 NO SCALE



CZ-8.2