

TIMBERLYNE OFFICES

CONCEPT PLAN APPLICATION

120 Banks Drive Chapel Hill, North Carolina

developer:
Parkway Holdings Phase II LLC
220 Tals Rock Way, Unit 3
Cary, NC 27519

landscape architect:
TMTLA Associates
5011 Southpark Drive Suite 200
Durham, North Carolina 27713
(919) 484-8880
pam@tmtla.com

owners:
Regal Cinemas, Inc
101 East Blount Avenue
Knoxville, TN 37920



VICINITY MAP

1"=300'

SITE DATA

PIN 9880-35-3244

EXISTING ZONING

CC

EXISTING USE
SITE AREA
PROPOSED USE
PARKING REQUIRED
BICYCLE PARKING REQ'D.
BICYCLE PARKING TO BE PROVIDED

MOVIE THEATER
1.89 ACRES
MEDICAL OFFICES
88-100
12 SPACES
12 SPACED

PARKING PROVIDED
87 REGULAR SPACES (18 NEW/69 EXISTING)
4 HANDICAP SPACES (EXISTING)

91 SPACES

EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
MAX. FLOOR AREA RATIO ALLOWED
PROPOSED FLOOR AREA RATIO

62,470 S.F. (76%)
62,225 S.F. (76%)
.429
.243

NOTES:

1. Boundary taken from Orange County GIS.
2. Topographic information taken from Town of Chapel Hill GIS.
3. No riparian streams exist on site. No floodplain or special flood hazard area exists on site.
4. Soil information taken from NRCS data.

SUBMITTALS
Concept Plan Submittal _____ 08/11/2020

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PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

COVER
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:
N/A
DRAWN BY:
PMP
PROJECT #
19207
DATE:
8/7/2020
SHEET

COVER
OF

TMTLA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

DATA
APPLICANT

TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE. 200
DURHAM, NC 27713

OWNER:

REGAL CINEMAS, INC
101 EAST BLOUNT AVENUE
KNOXVILLE, TN 37920

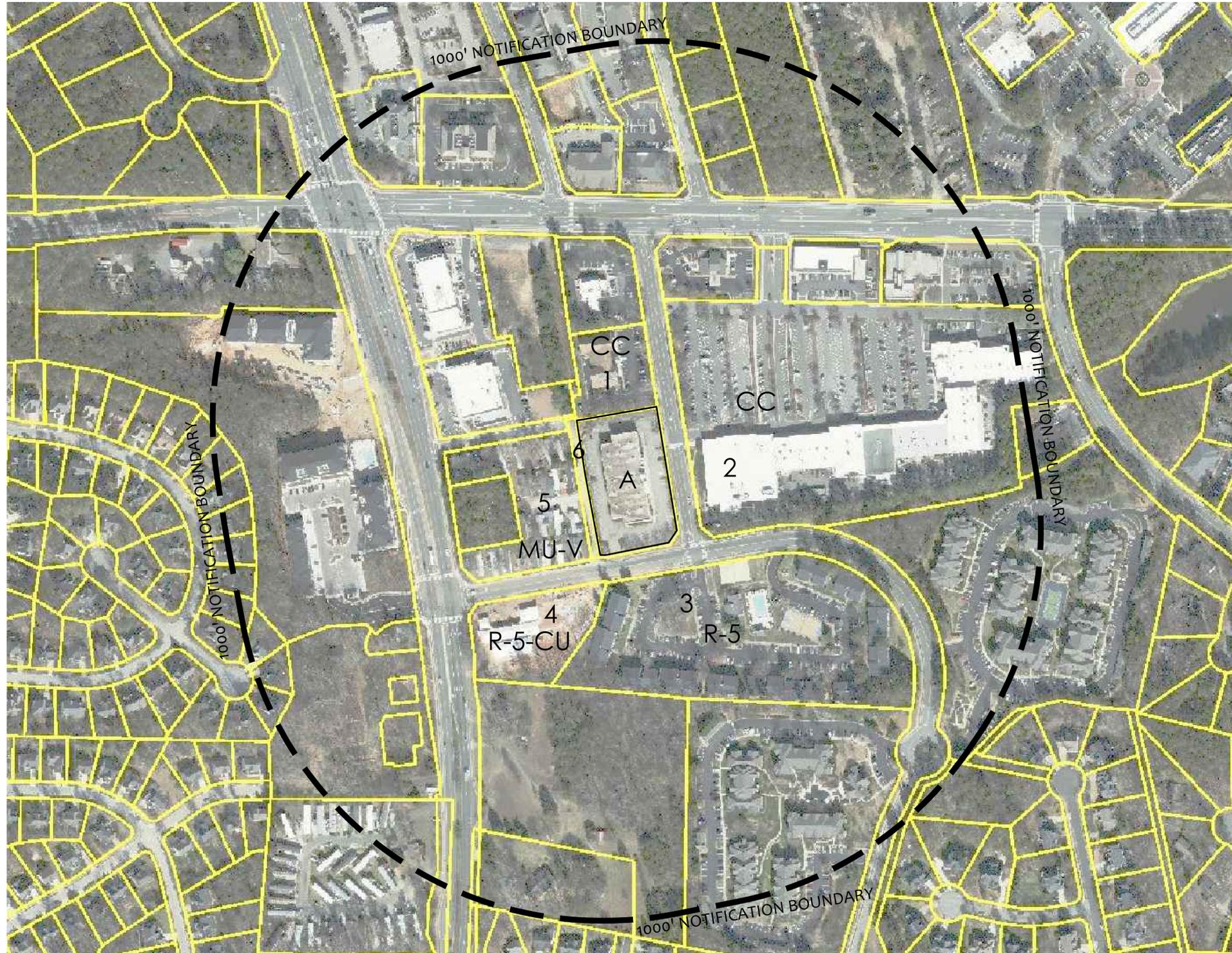
PROJECT AREA
EXISTING ZONING

1.89 ACRES
CC

NOTE: ALL PROPERTIES SHOWN ON THIS MAP ARE WITHIN THE TOWN OF
CHAPEL HILL CORPORATE LIMITS

APPLICANT/OWNERS INFORMATION					
OWNERS NAME	ADDRESS	PARCEL NUMBER	ACREAGE	ZONING	MAP NO.
Regal Cinemas, Inc	101 East Blount Avenue, Knoxville TN 37920	9880-35-3244	1.89 AC	CC	A
TOTAL AREA			1.89 AC		

ADJACENT OWNERS INFORMATION					
NAME	ADDRESS	PIN	ZONE	USE	MAP NO.
Dorylu Timberlyne LLC	2934 1/2 Beverly Glen Circle, Ste. 265 Los Angeles, CA 90077	9880-35-3529	CC	Office/Restaurant	1
Chapel Hill Timberlyne LLC	8816 Six Forks Road, Ste. 201 Raleigh, NC 27615	9880-45-1236	CC	Shopping Center	2
86 North CGC LLC	888 Woodmere Place, Ste. C Woodmere, NY 11598	9880-34-6537	R-5	Apartments	3
Rucker Properties LLC	PO Box 16656 Chapel Hill, NC 27516	9880-34-2636	R-5-CU	Daycare	4
Weaver Dairy Associates Partnership	2607 Oberlin Road, Ste. 101 Raleigh, NC 27608	9880-34-1963	MU-V	Trailer Park	5
Weaver Dairy Associates	2601 Oberlin Road, Ste. 101 Raleigh, NC 27608	9880-35-2032	CC	Access Road	6



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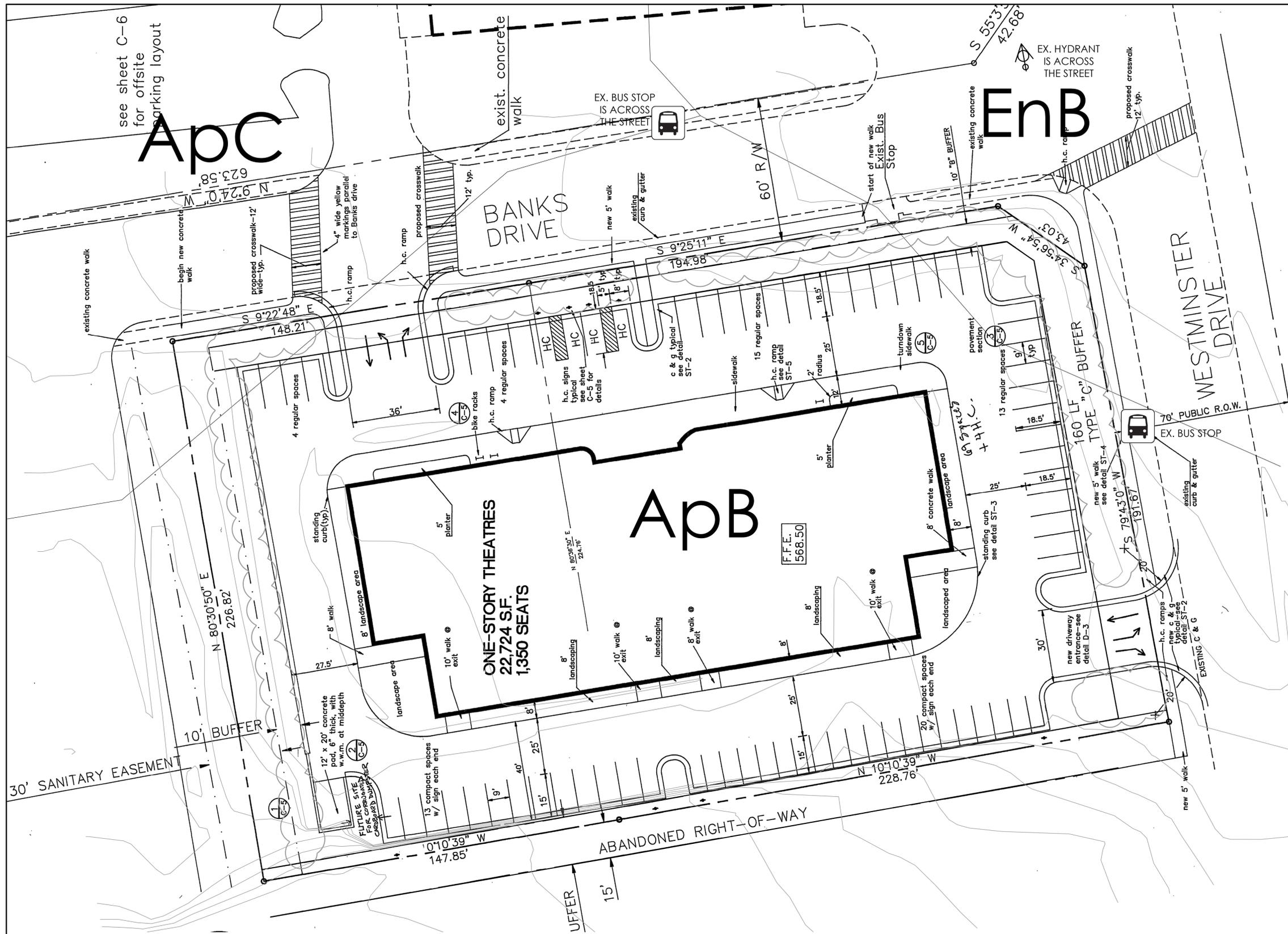
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REVISIONS:

AREA MAP
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:
1" = 20'
DRAWN BY:
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SHEET
A-1
OF



see sheet C-6
for offsite
marking layout

ApC

EnB

ApB

ONE-STORY THEATRES
22,724 SF.
1,350 SEATS

- NOTES:**
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 4. Soil information taken from NRCS data.

SOILS

ApB - Appling Sandy Loam, 0-3% slopes
 ApC - Appling Sandy Loam, 6-10% slopes
 EnB - Enon Loam, 2-6% slopes

SLOPES

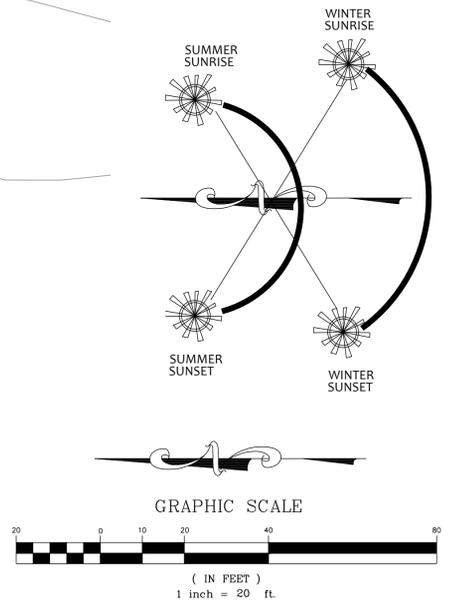
This site consists of slopes of man made origin and are per the previously approved ZCP plans for Timberlyne Cinemas. Site is relatively flat where existing parking and building are located. There is a slight downward slope from the existing parking down to the surrounding streets.

HYDROLOGY

No riparian streams exist on site.
 No floodplain or special flood hazard area exists on site.

VEGETATION

Site has existing parking and building on it. There are existing plants around the perimeter of the site along the roadway frontages as well as around the building and in the parking lot islands. There appears to be existing plant material as part of a landscape buffer along the northern property line. There is an existing wooden fence along the west property line and it may have been installed in lieu of a landscape buffer as it is on top of an existing retaining wall. Plant composition for existing plants is mixed but appears that most trees are deciduous and most shrubs are evergreen.



REVISIONS:

EXISTING CONDITIONS PLAN
TIMBERLYNE OFFICES
 Chapel Hill, North Carolina

SCALE:
 1" = 20'
 DRAWN BY:
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SHEET
L-1
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- NOTES:
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 3. No riparian streams exist on site. No floodplain or special flood hazard area exists on site.
 4. Soil information taken from NRCS data.
 5. All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.
 6. Handicap parking shall be provided in accordance with State and local requirements.
 7. Prior to any construction on this site, the applicant shall hold a pre-construction and pre-demolition conference with the Town's solid waste planner, urban forester and OWASA.

SITE DATA:
 PIN: 9880-35-3244
 ADDRESS: 120 BANKS DRIVE
 BUILDING: 19,857 S.F. (AFTER DEMO OF END PORTIONS)

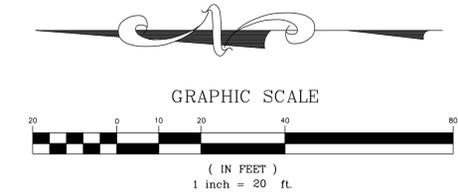
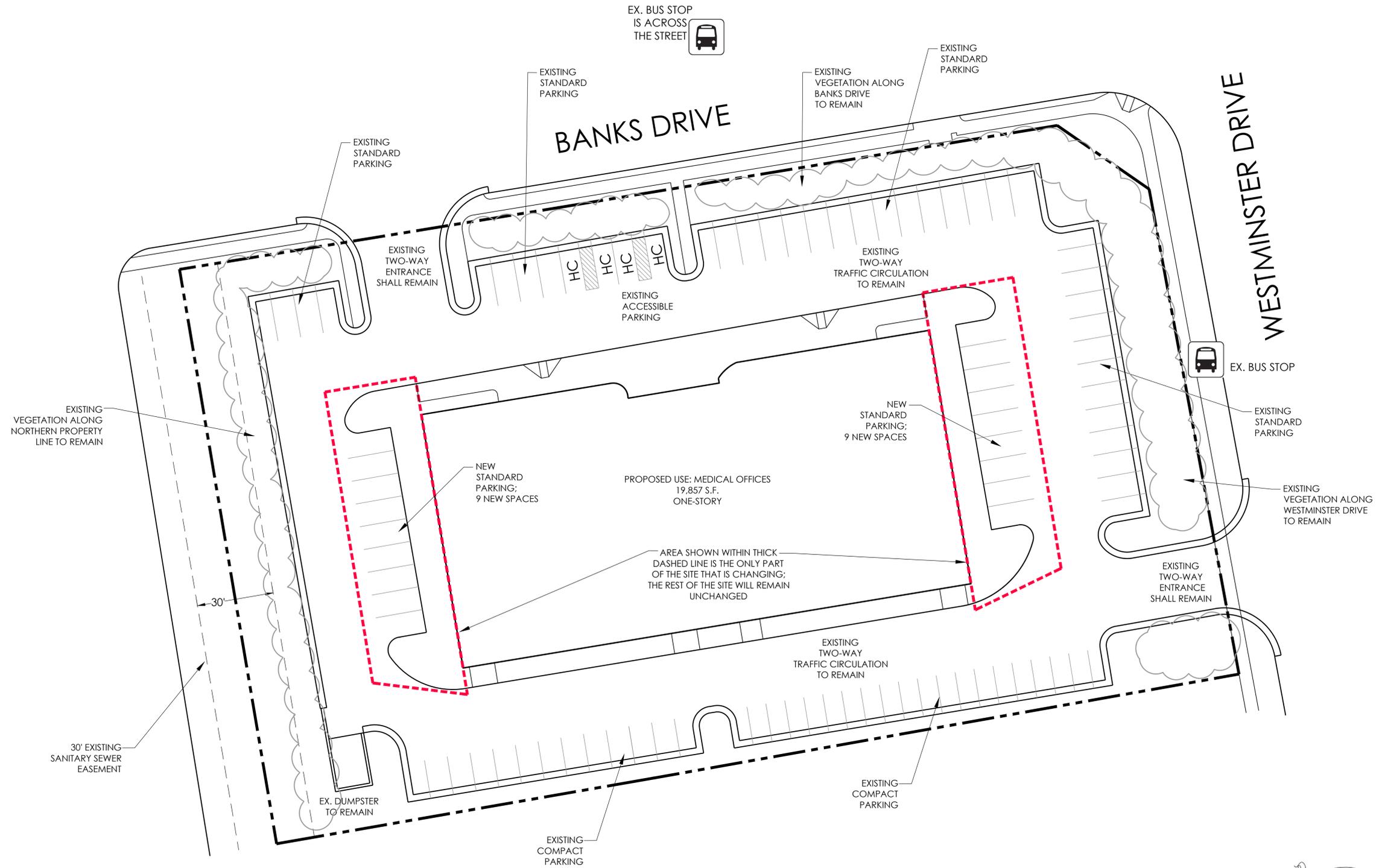
CAR PARKING REQUIRED (BASED ON 19,857 S.F. BUILDING):
 CLINIC: 88 MIN. TO 100 MAX

EXISTING PARKING: 73 SPACES
 PROPOSED PARKING: 91 SPACES (+18 NEW WHERE BUILDING DEMO'ED)

BIKE PARKING REQUIRED: 12 SPACES

PROJECT SCOPE:
 EXISTING MOVIE THEATER TO BE CONVERTED INTO MEDICAL OFFICE. A PORTION OF THE BUILDING WILL BE REMOVED ON EACH END AND PARKING WILL BE ADDED. AN ADDITIONAL 18 SPACES ARE BEING ADDED. THE REST OF THE SITE SHALL REMAIN AS-IS.

EX. HYDRANT IS ACROSS THE STREET



TMILA ASSOCIATES
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REVISIONS:

PROPOSED SITE PLAN
TIMBERLYNE OFFICES
 Chapel Hill, North Carolina

SCALE: 1" = 20'
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SHEET
L-2
 OF