

# TIMBERLYNE OFFICES MEDICAL CLINIC

## SPECIAL USE PERMIT MODIFICATION

### 120 Banks Drive Chapel Hill, North Carolina

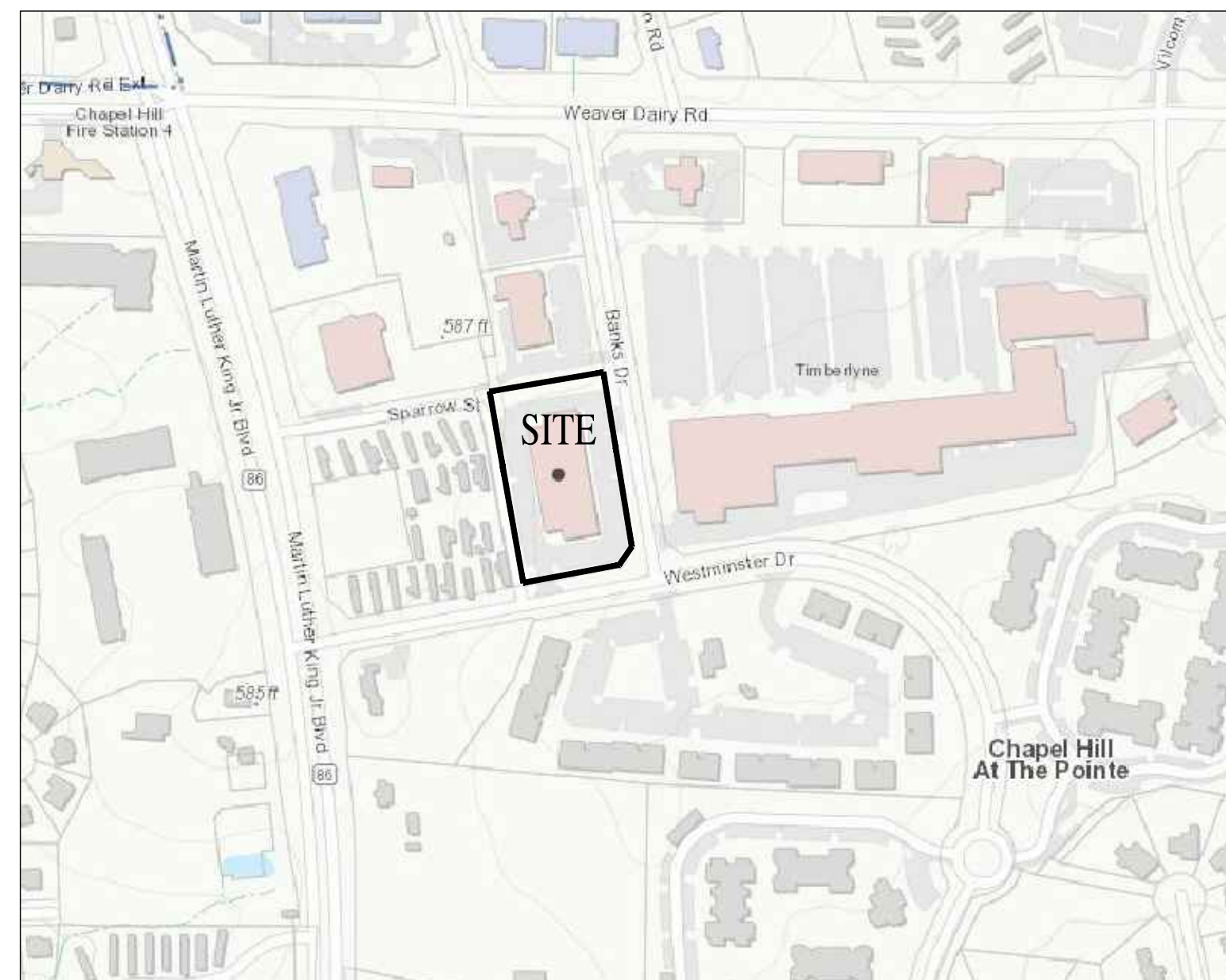
developer:  
Parkway Holdings Phase II LLC  
220 Tals Rock Way, Unit 3  
Cary, NC 27519

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

civil engineer:  
Horvath Associates  
16 Consultant Place, Ste. 201  
Durham, North Carolina 27707  
(919) 490-4990  
matt.jones@horvathassociates.com

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VICINITY MAP  
1"=300'

#### SITE DATA

PIN 9880-35-3244

EXISTING ZONING CC

EXISTING USE MOVIE THEATER  
 SITE AREA 1.92 ACRES  
 PROPOSED USE MEDICAL CLINIC  
 EXISTING IMPERVIOUS AREA 62,692 S.F. (75%)  
 PROPOSED IMPERVIOUS AREA 62,925 S.F. (75%)  
 IMPERVIOUS INCREASE OF 233 S.F.

MAX. FLOOR AREA RATIO ALLOWED .429  
 PROPOSED FLOOR AREA RATIO .243  
 PARKING REQUIRED 88 to 100 SPACES  
 PARKING PROPOSED 90 SPACES (18 NEW/72 EX.)

COMPACT SPACES: 32 (EXISTING - 36% TOTAL PARKING PROVIDED)  
 REGULAR SPACES: 53 (EXISTING AND NEW)  
 HANDICAP SPACES: 5 (EXISTING AND NEW)

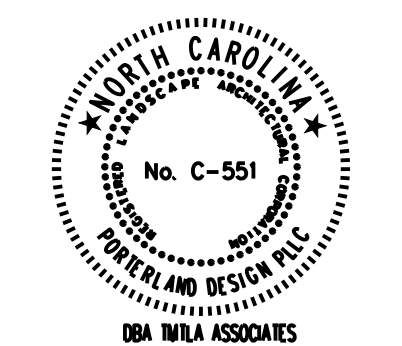
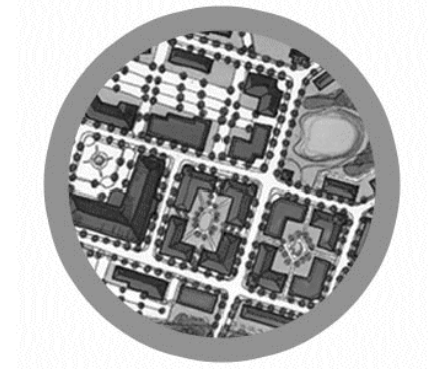
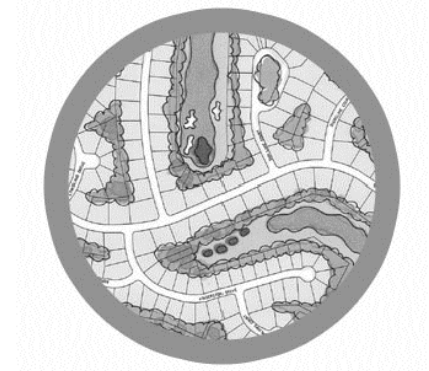
BIKE PARKING PROPOSED 12 SPACES  
 80% LONG TERM - 10 SPACES  
 20% SHORT TERM - 2 SPACES

BIKE PARKING PROPOSED 12 SPACES  
 80% LONG TERM - 10 SPACES (LOCATED INSIDE THE BUILDING)  
 20% SHORT TERM - 2 SPACES (BIKE RACK OUTSIDE)

- NOTES
1. Boundary and topographic information by Bateman Civil Survey Company dated 11/11/2020.
  2. No riparian streams exist on site. No floodplain or special flood hazard area exists on site.
  3. Soil information taken from NRCS data.
  4. All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.

#### SUBMITTALS

Concept Plan Submittal 08/11/2020  
 SUP Plan Submittal 11/30/2020  
 SUP Plan Resubmittal 2/18/2021



PRELIMINARY  
NOT FOR  
CONSTRUCTION



Know what's below.  
Call before you dig.

#### REVISIONS:

2/18/2021  
 \_\_\_\_\_  
 \_\_\_\_\_

COVER  
TIMBERLYNE OFFICES  
Chapel Hill, North Carolina

SCALE:  
N/A  
 DRAWN BY:  
PMP  
 PROJECT #  
19999  
 DATE:  
8/31/2020

SHEET  
COVER  
OF

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

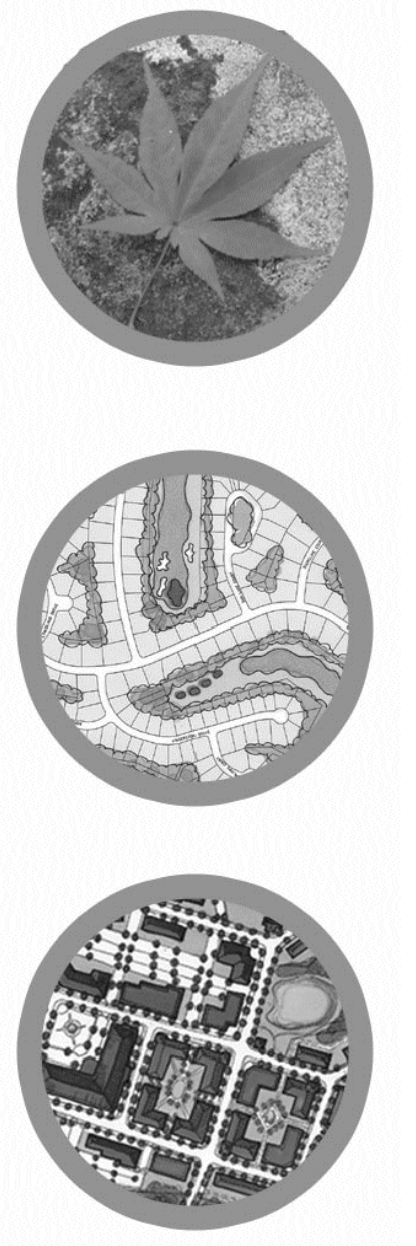
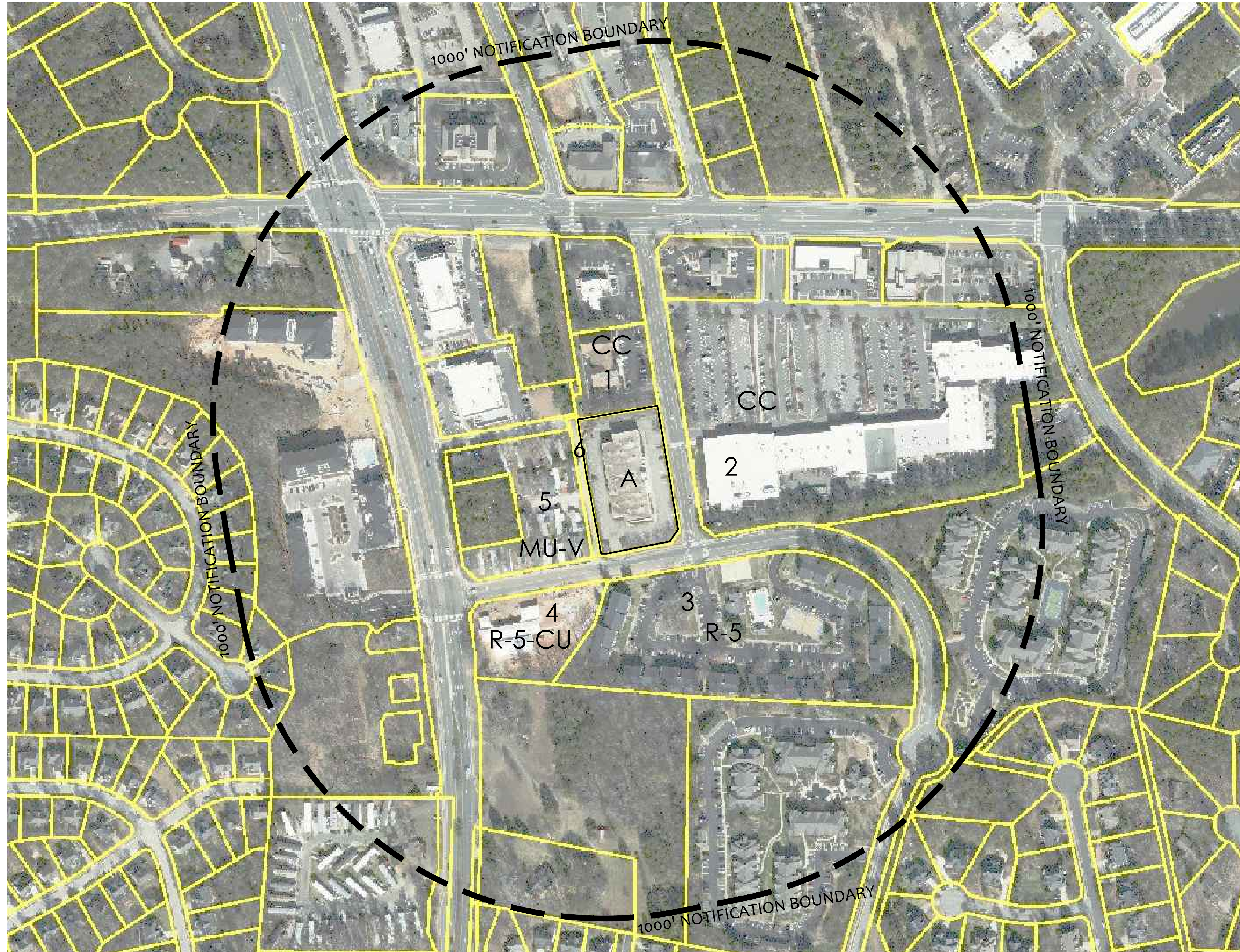
1.92 ACRES  
CC

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

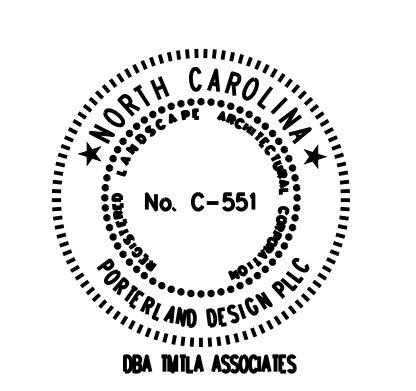
APPLICANT/OWNERS INFORMATION					
OWNERS NAME	ADDRESS	PARCEL NUMBER	ACREAGE	ZONING	MAP NO.
Regal Cinemas, Inc	101 East Blount Avenue, Knoxville TN 37920	9880-35-3244	1.89 AC	CC	A
<b>TOTAL AREA</b>			<b>1.89 AC</b>		

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



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



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REVISIONS:  
2/18/2021

AREA MAP  
TIMBERLYNE OFFICES  
Chapel Hill, North Carolina

SCALE:  
1" = 20'  
DRAWN BY:  
PMP  
PROJECT #  
19999  
DATE:  
8/31/2020

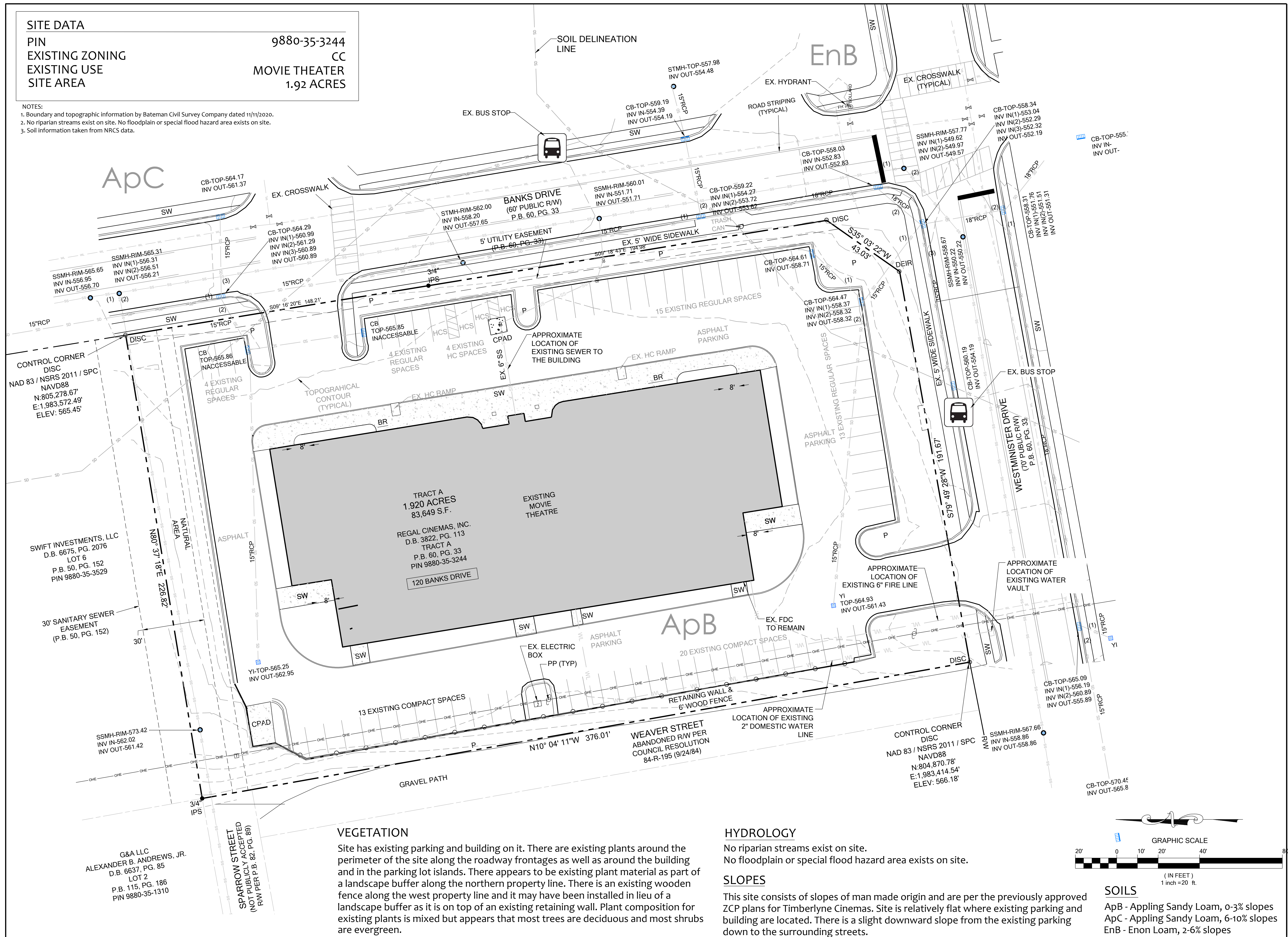
SHEET  
A-1  
OF

**SITE DATA**

PIN  
EXISTING ZONING  
EXISTING USE  
SITE AREA

9880-35-3244  
CC  
MOVIE THEATER  
1.92 ACRES

NOTES:  
1. Boundary and topographic information by Bateman Civil Survey Company dated 11/11/2020.  
2. No riparian streams exist on site. No floodplain or special flood hazard area exists on site.  
3. Soil information taken from NRCS data.



**VEGETATION**

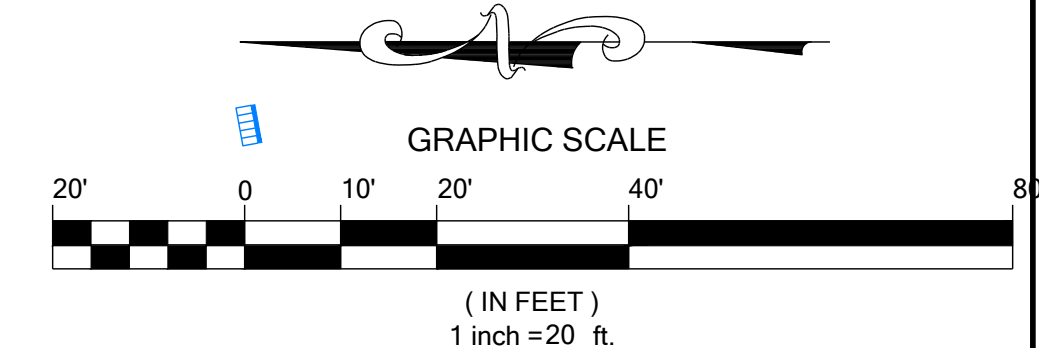
Site has existing parking and building on it. There are existing plants around the perimeter of the site along the roadway frontages as well as around the building and in the parking lot islands. There appears to be existing plant material as part of a landscape buffer along the northern property line. 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.

**HYDROLOGY**

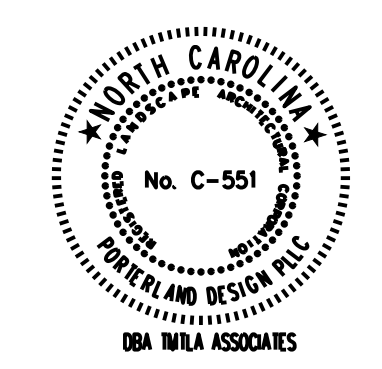
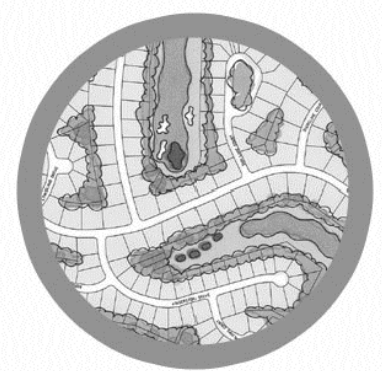
No riparian streams exist on site.  
No floodplain or special flood hazard area exists on site.

**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.



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



REVISIONS:

2/18/2021	

EXISTING CONDITIONS  
**TIMBERLYNE OFFICES**  
Chapel Hill, North Carolina

SCALE:  
1" = 20'  
DRAWN BY:  
PMP  
PROJECT #  
20096  
DATE:  
11/30/2020  
SHEET  
**L-1**  
OF

**TMTLA ASSOCIATES**  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8800 e: info@tmtla.com

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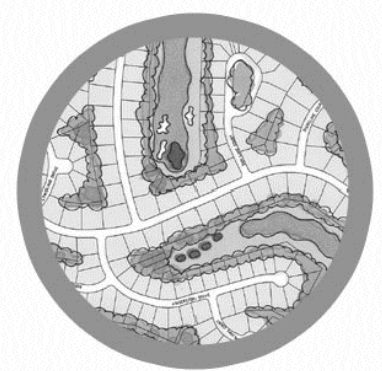
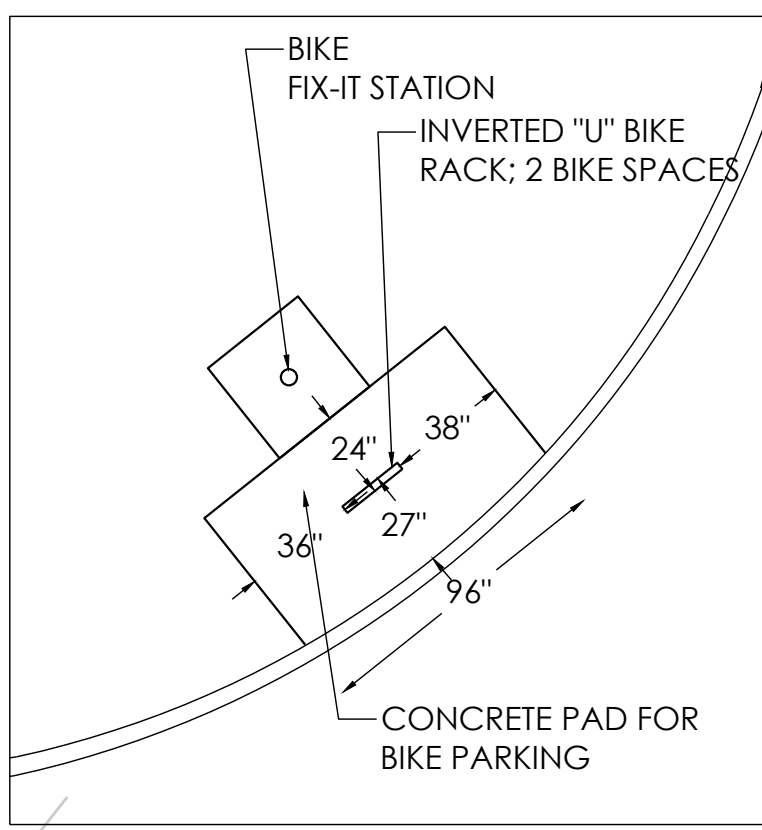
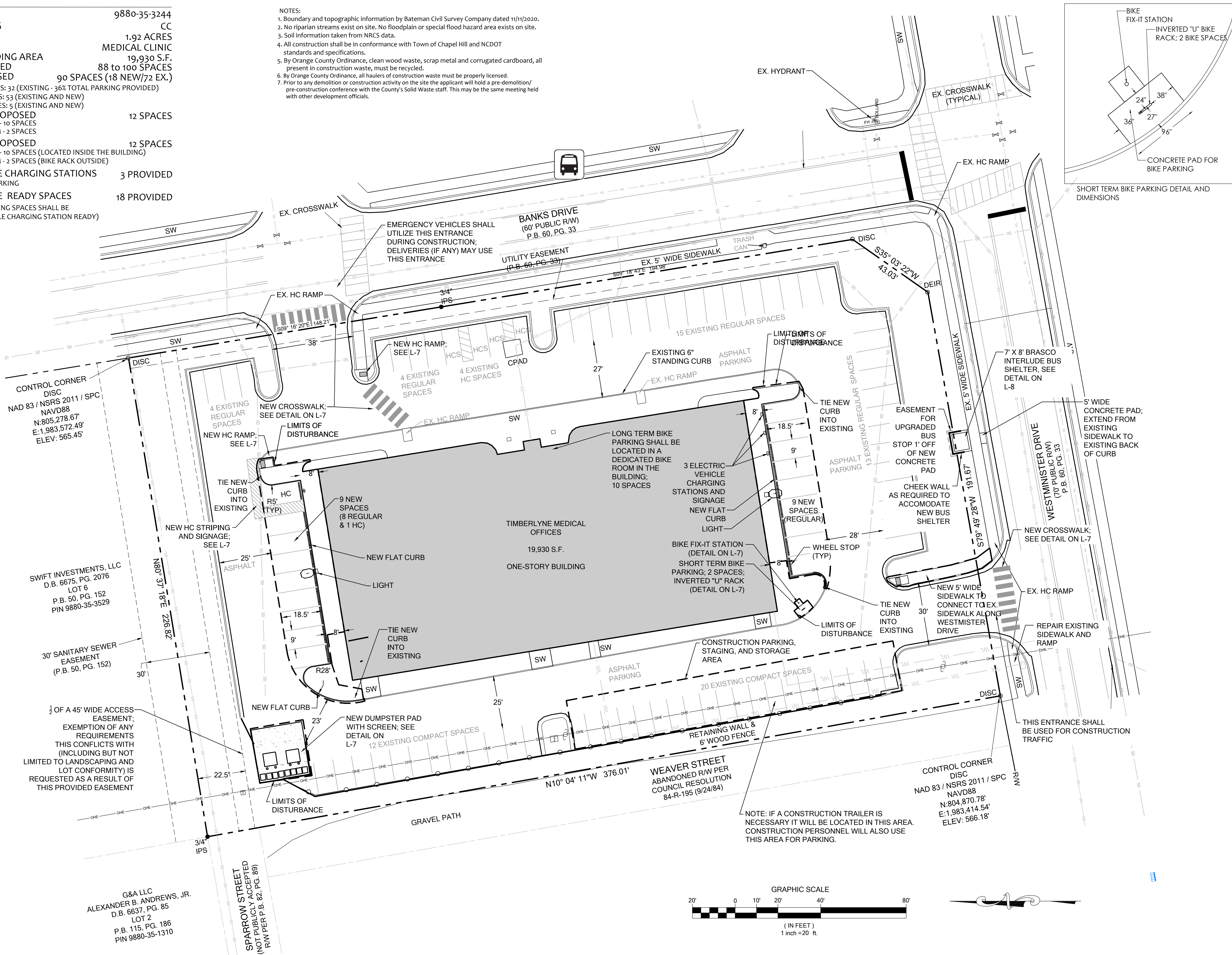


**SITE DATA**

PIN	9880-35-3244
EXISTING ZONING	CC
SITE AREA	1.92 ACRES
PROPOSED USE	MEDICAL CLINIC
PROPOSED BUILDING AREA	19,930 S.F.
PARKING REQUIRED	88 TO 100 SPACES
PARKING PROPOSED	90 SPACES (18 NEW/72 EX.)
COMPACT SPACES: 32 (EXISTING - 36% TOTAL PARKING PROVIDED)	
REGULAR SPACES: 53 (EXISTING AND NEW)	
HANDICAP SPACES: 5 (EXISTING AND NEW)	
BIKE PARKING PROPOSED	12 SPACES
80% LONG TERM - 10 SPACES	
20% SHORT TERM - 2 SPACES	
BIKE PARKING PROPOSED	12 SPACES
80% LONG TERM - 10 SPACES (LOCATED INSIDE THE BUILDING)	
20% SHORT TERM - 2 SPACES (BIKE RACK OUTSIDE)	
ELECTRIC VEHICLE CHARGING STATIONS	3 PROVIDED
3% OF TOTAL PARKING	
ELECTRIC VEHICLE READY SPACES	18 PROVIDED
(ALL NEW PARKING SPACES SHALL BE ELECTRIC VEHICLE CHARGING STATION READY)	

**NOTES:**

1. Boundary and topographic information by Bateman Civil Survey Company dated 11/11/2020.
2. No riparian streams exist on site. No floodplain or special flood hazard area exists on site.
3. Soil information taken from NRCS data.
4. All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.
5. By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled.
6. By Orange County Ordinance, all haulers of construction waste must be properly licensed.
7. 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.



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REVISIONS:  
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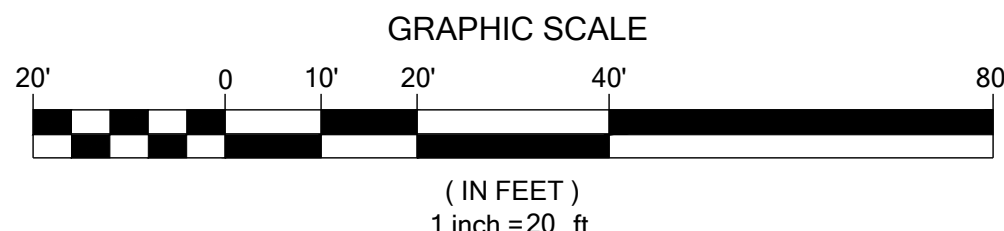
DETAILED SITE PLAN  
**TIMBERLYNE OFFICES**  
Chapel Hill, North Carolina

SCALE:  
1" = 20'  
DRAWN BY:  
PMP  
PROJECT #  
20096  
DATE:  
11/30/2020

SHEET  
**L-2**  
OF

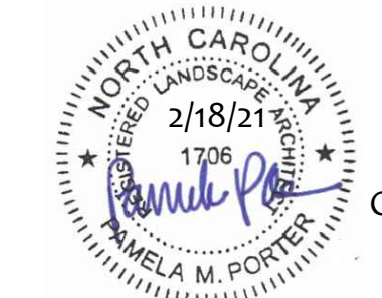
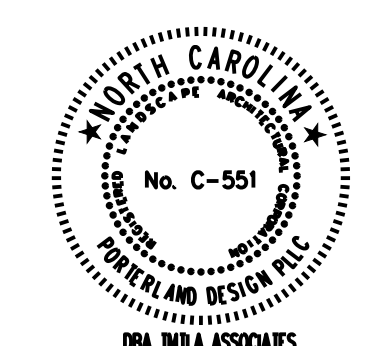
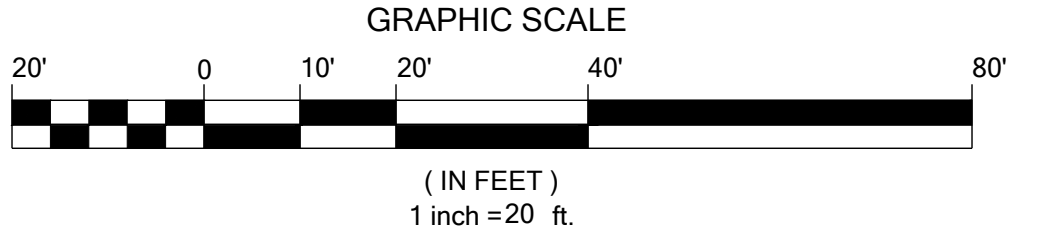
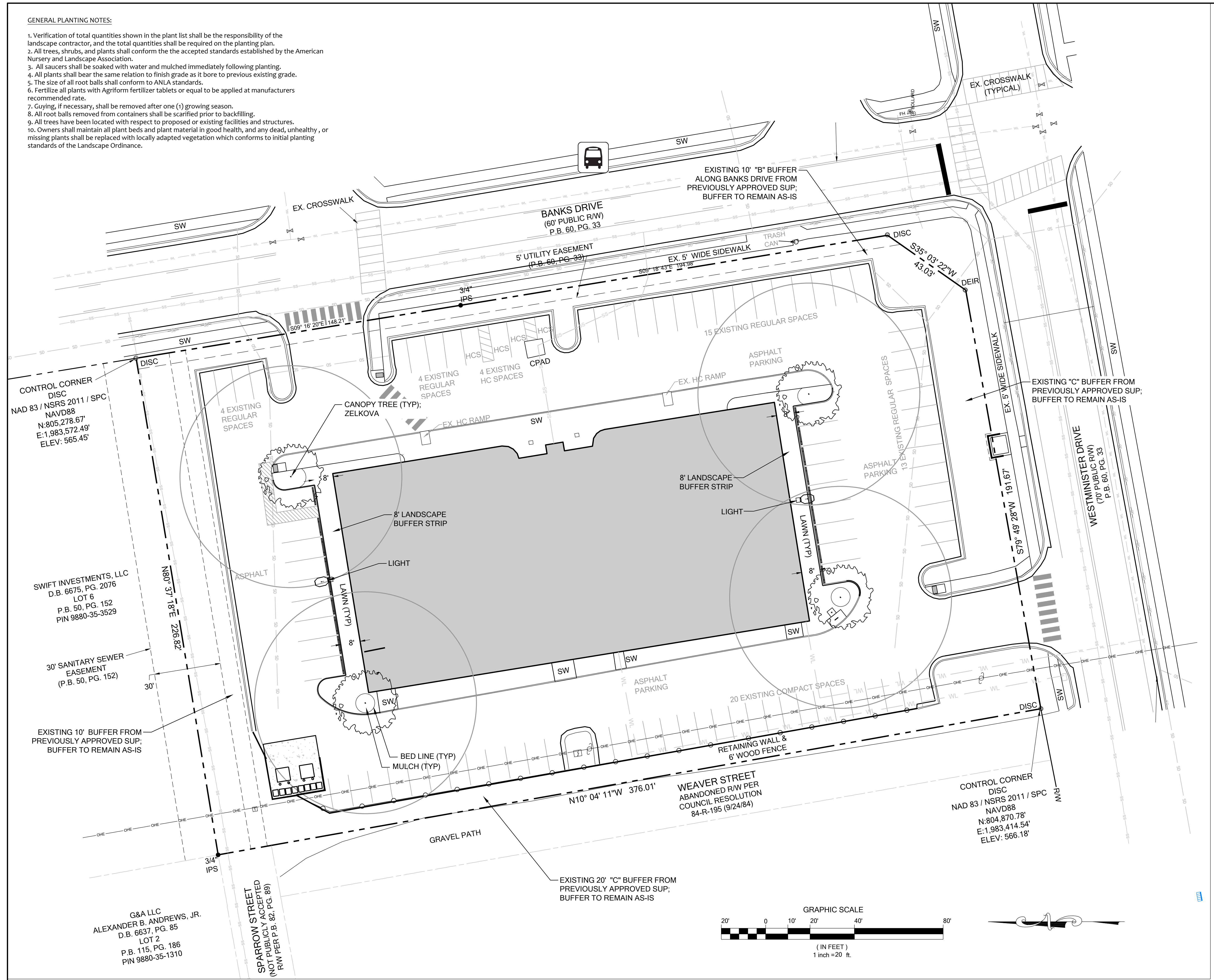
**TMTLA ASSOCIATES**  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
P: (919) 484-8880 E: info@tmtla.com

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CONSTRUCTION



GENERAL PLANTING NOTES:

1. Verification of total quantities shown in the plant list shall be the responsibility of the landscape contractor, and the total quantities shall be required on the planting plan.
2. All trees, shrubs, and plants shall conform to the accepted standards established by the American Nursery and Landscape Association.
3. All saucers shall be soaked with water and mulched immediately following planting.
4. All plants shall bear the same relation to finish grade as it bore to previously existing grade.
5. The size of all root balls shall conform to ANLA standards.
6. Fertilize all plants with Agriform fertilizer tablets or equal to be applied at manufacturers recommended rate.
7. Guying, if necessary, shall be removed after one (1) growing season.
8. All root balls removed from containers shall be scarified prior to backfilling.
9. All trees have been located with respect to proposed or existing facilities and structures.
10. Owners shall maintain all plant beds and plant material in good health, and any dead, unhealthy, or missing plants shall be replaced with locally adapted vegetation which conforms to initial planting standards of the Landscape Ordinance.



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LANDSCAPE PLAN  
TIMBERLYNE OFFICES  
Chapel Hill, North Carolina

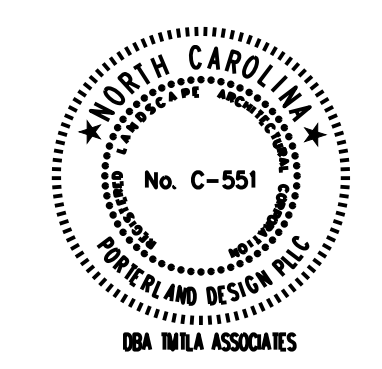
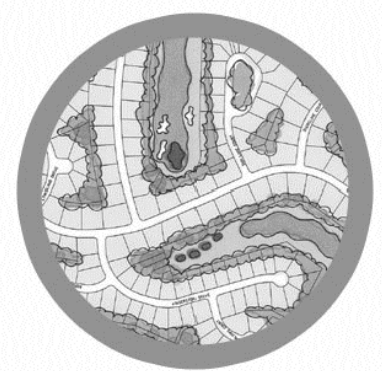
SCALE:  
1" = 20'  
DRAWN BY:  
PMP  
PROJECT #  
20096  
DATE:  
11/30/2020

SHEET  
L-3  
OF

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2/18/2021	

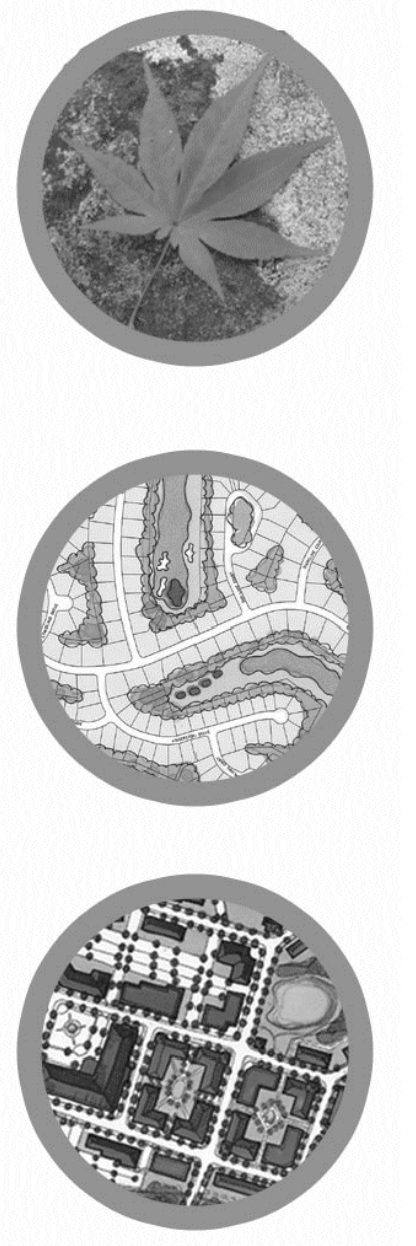
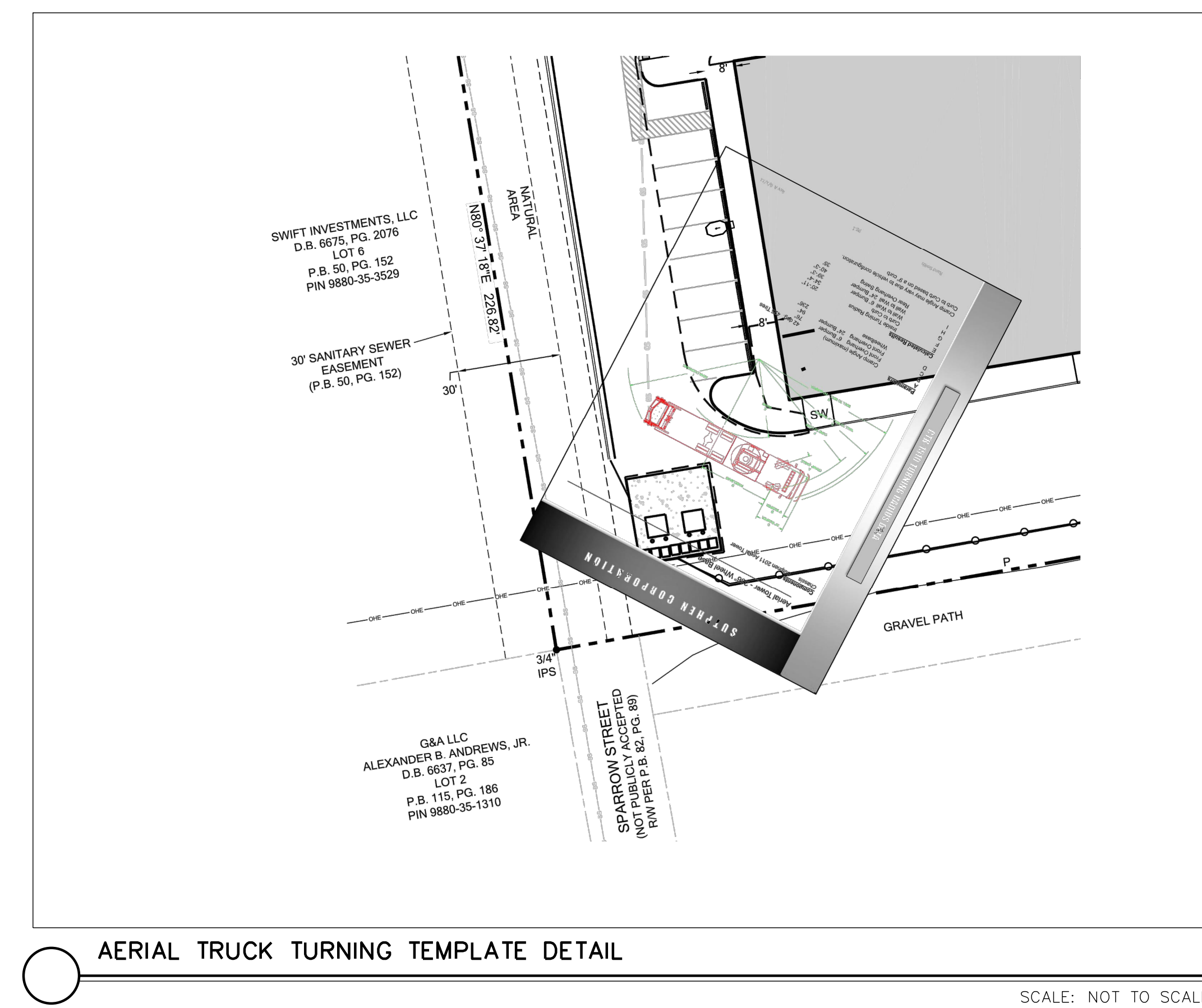
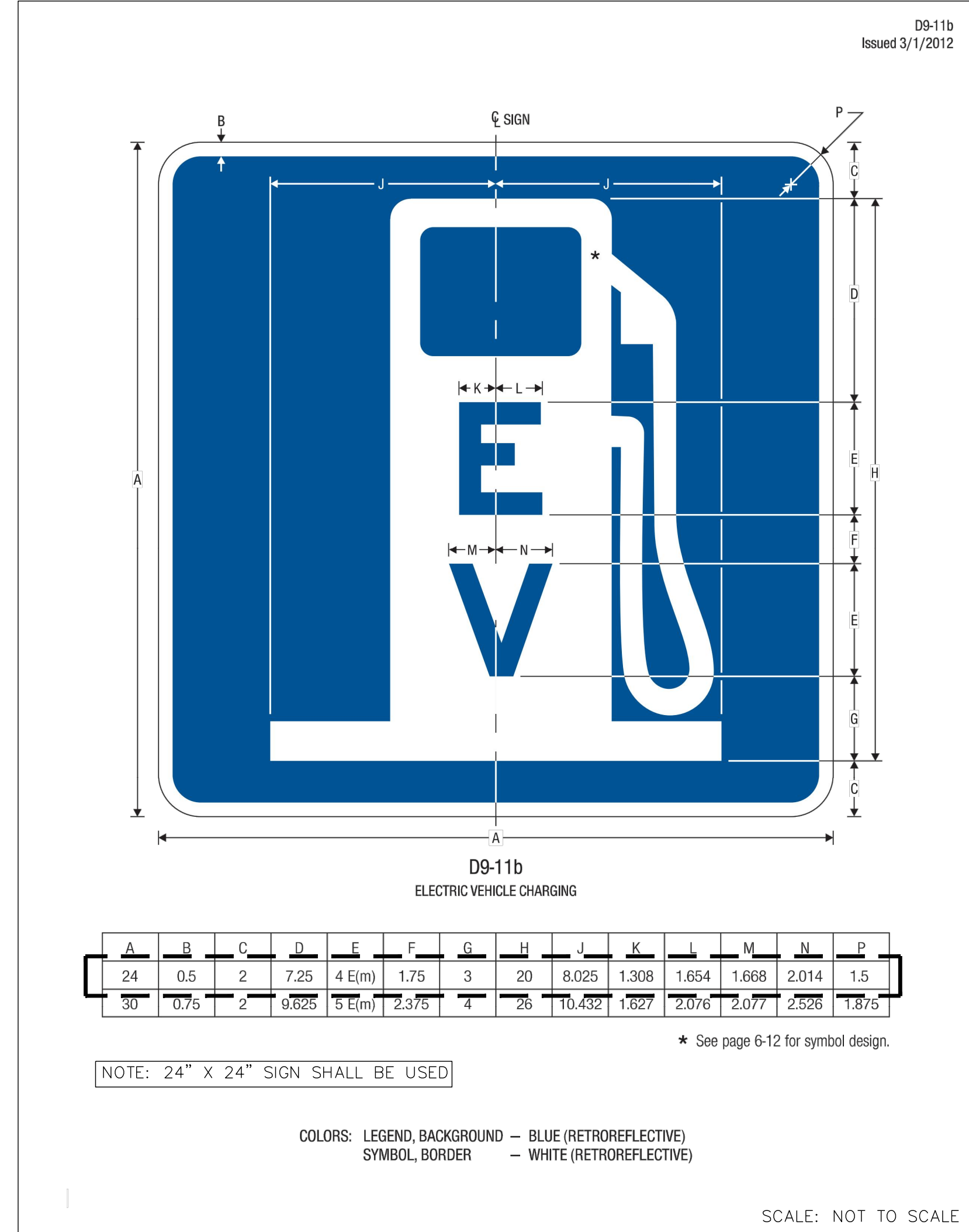
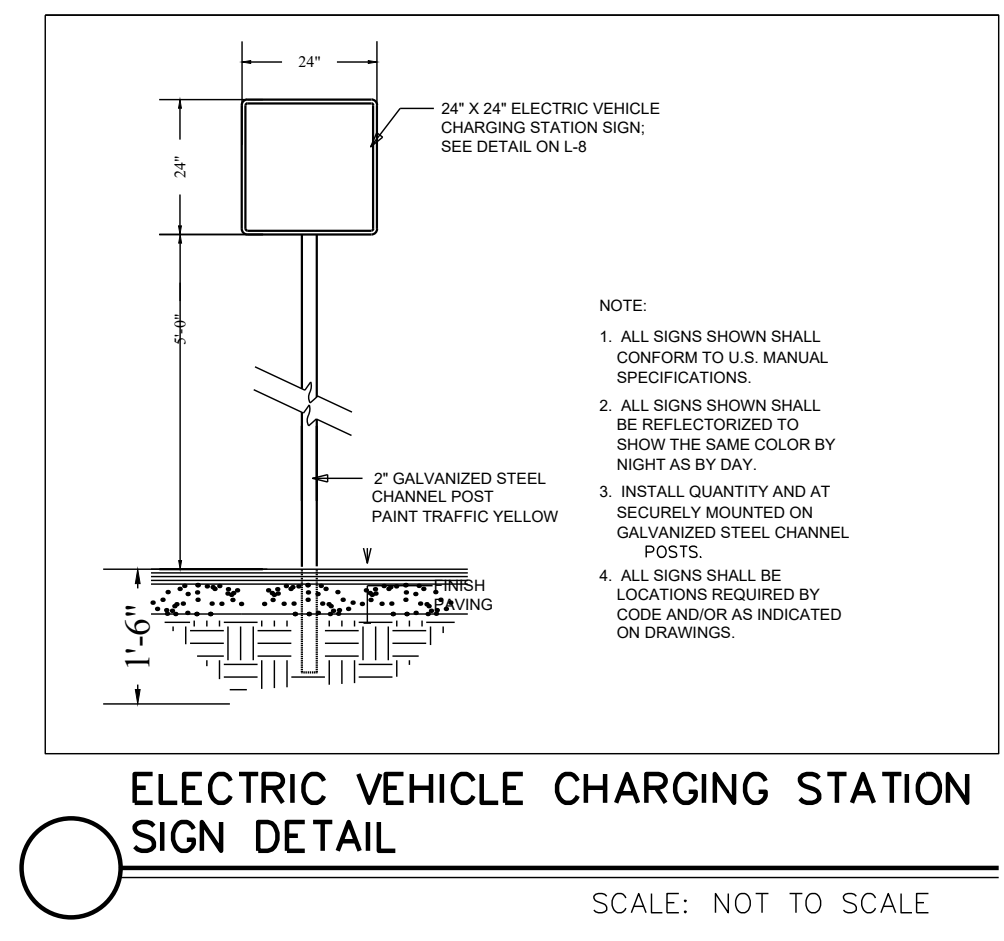
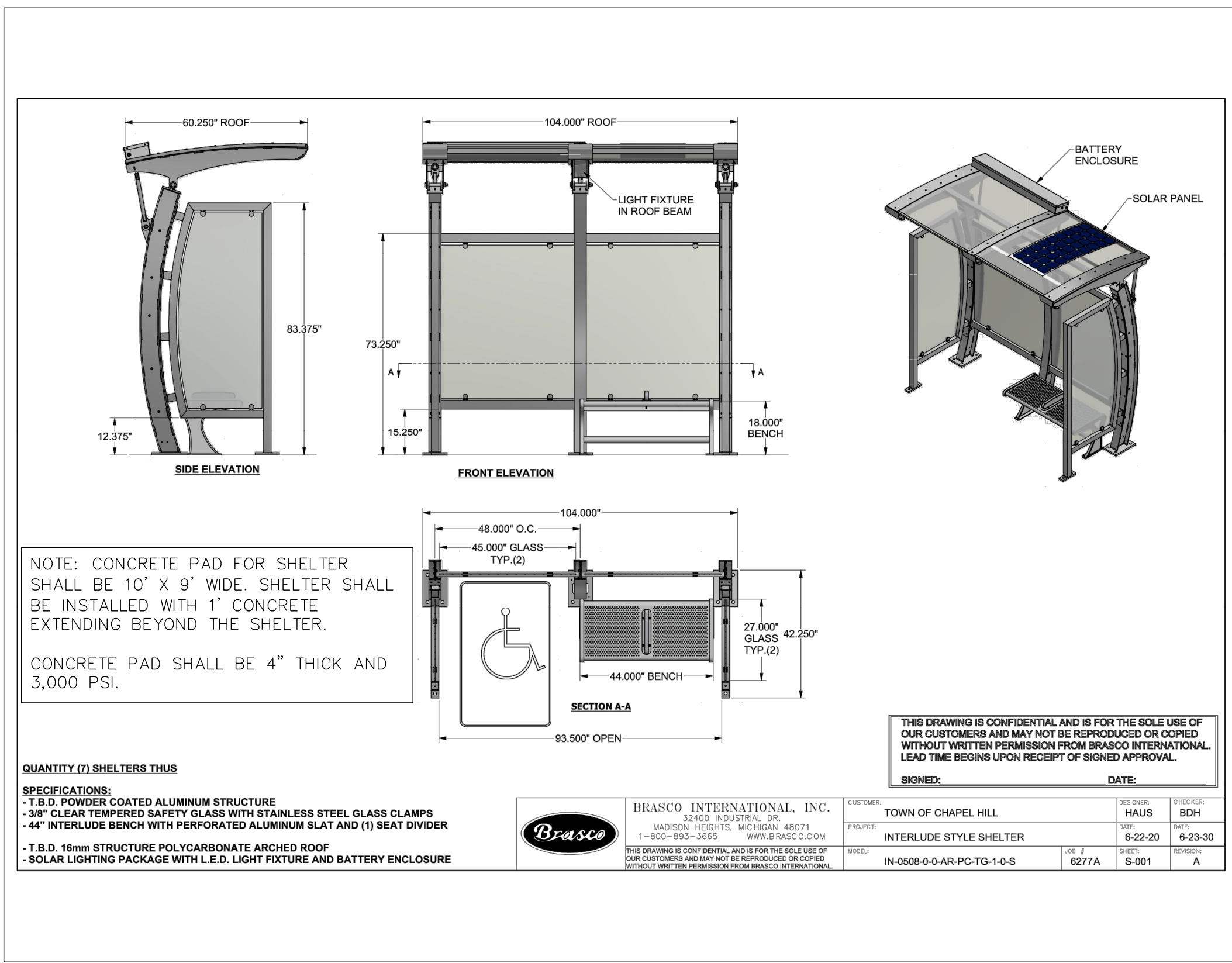
BUILDING ELEVATIONS (BY OTHERS)  
**TIMBERLYNE OFFICES**  
 Chapel Hill, North Carolina

SCALE:  
 1" = 20'  
 DRAWN BY:  
 PMP  
 PROJECT #  
 20096  
 DATE:  
 11/30/2020

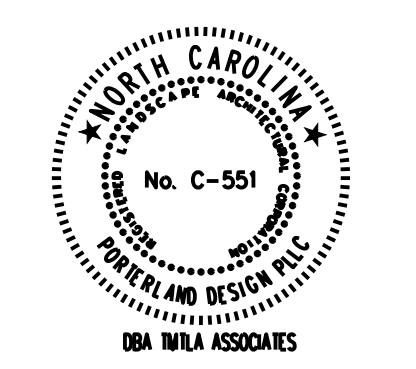
SHEET  
**L-5**  
 OF







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2/18/2021

**DETAILS**  
**TIMBERLYNE OFFICES**  
 Chapel Hill, North Carolina

SCALE:  
1" = 20'  
 DRAWN BY:  
PMP  
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 DATE:  
11/30/2020

SHEET  
**L-8**  
 OF