

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880-35-3244

Date: 11/19/2020

Section A: Project Information

Project Name: Timberlyne Offices

Property Address: 120 Banks Drive, Chapel Hill NC Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: CC

Project Description: Turning existing movie theater into medical offices, The wings of the building will be demolished (rest of the building to remain) and parking will be added.

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

Applicant Information (to whom correspondence will be mailed)

Name: Pamela Porter - TMTLA Associates

Address: 5011 Southpark Drive, Ste. 200

City: Durham State: NC Zip Code: 27713

Phone: (919) 484-8880 Email: pam@tmtla.com

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

Signature: Pamela Porter Date: 11/19/2020

Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: Parkway Holdings Phase 2 LLC

Address: 220 Tals Rock Way, Unit 3

City: Cary State: NC Zip Code: 27519

Phone: 919-418-3014 Email: ez@nc.rr.com

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

Signature: Ed Zelant Date: 12-3-2020



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Application type: Special Use Permit Modification- Site Plan

Date: 11/19/2020

Project Name: Timberlyne Offices

Use Type: (check/list all that apply)

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

Overlay District: (check all those that apply) N/A

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	83,649	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=	8,365 (10% max)	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	n/a	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	92,014	sq. ft.

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

Special Protection Areas: (check all those that apply) N/A

☐ 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, all grading, including off-site clearing)	6,000 s.f.
Area of Land Disturbance within RCD	0 s.f.
Area of Land Disturbance within Jordan Buffer	0 s.f.

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	62,558 s.f.	3,290.64	3,126.51	62,393.87
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	67.99%	3.58%	3.50%	67.81%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	n/a	n/a	n/a	n/a



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Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	22,472 s.f.	2,542 s.f.	19,930 s.f.	19,930 s.f.
Number of Floors	1	n/a	1	1
Recreational Space	n/a	n/a	n/a	n/a

Residential Space N/A

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)				
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	22,472 s.f.				
Restaurant			# of Seats		
Government					
Institutional					
Medical		19,930 s.f.			
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'	22'	n/a
	Interior (neighboring property lines)	8'	8'	n/a
	Solar (northern property line)	9'	9'	n/a
Height (maximum)	Primary	34' @ setback		n/a
	Secondary	60' @ core	40'	60' max.
Streets	Frontages	40'	343.19' & 191.67'	n/a
	Widths	50'	374.26' & 223.00'	n/a



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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
Banks Drive	60'	40' b-b	3	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Westminster Drive	70'	40' b-b	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): All points of access are existing (one off Banks Dr. and one off Westminster Dr.) and no additional points of access proposed.

*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
Banks Drive	5'	concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Westminster Drive	5'	concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Note: sidewalks along both streets are existing.

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	84	96	87
Handicap Spaces	4	4	4
Total Spaces	88	100	91 (18 new, 73 existing)
Loading Spaces	0	0	0
Bicycle Spaces	12	12	12 (existing)
Surface Type	asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Street (east)- Banks Drive	ex. 10' "B" buffer	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Street (south)- Westminster Drive	ex. 10' "C" buffer	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
North	ex. 10' buffer	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	ex. 20' "C" buffer	n/a	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

Note: Buffers to remain the same as part of this SUP. No changes to the buffers are proposed.



PROJECT FACT SHEET

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Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

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
CC	.243	n/a	n/a	n/a	0.70	22,359	n/a
TOTAL	.243				0.70		
RCD Streamside	n/a	0.01					
RCD Managed	n/a	0.019					
RCD Upland	n/a						

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 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 checked="" type="checkbox"/> Above Ground		
Telephone	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		

Note: All utilities are existing and there are no proposed changes or additions as part of this SUP request.



**SPECIAL USE PERMIT 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.

X	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$ <input type="text"/>
X	Pre-application meeting – with appropriate staff	
X	Digital Files - provide digital files of all plans and documents	
X	Recorded Plat or Deed of Property	
X	Project Fact Sheet	
X	Traffic Impact Statement – completed by Town’s consultant (or exemption)	
X	Description of Public Art Proposal This is in the project statement document.	
X	Statement of Justification This is in the project statement document.	
X	Response to Community Design Commission and Town Council Concept Plan comments This is in the project statement document.	
N/A	Affordable Housing Proposal, if applicable	
X	Provide existing Special Use Permit, if Modification	
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
X	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$ <input type="text"/>
X	Written Narrative describing the proposal This is in the project statement document.	
N/A	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
N/A	Jurisdictional Wetland Determination – if applicable	
N/A	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"x11") Note this is being submitted digitally	

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas



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- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- 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"x36")

Plans should be legible and clearly drawn. All plan sets 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, 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



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- 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

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 & 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



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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
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

- a) Dimensioned and labeled perimeter landscape bufferyard
- b) Off-site buffer
- 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 details



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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

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).



**Timberlyne Offices
Special Use Permit Modification
November 31, 2020**

Special Use Permit Narrative

We are proposing a Special Use Permit modification for the change of use for the site located at 120 Banks Drive in Chapel Hill. The site is currently used as a movie theater. Our proposal is to change it to medical office/clinics with the lead anchor being a radiology clinic.

Our proposal includes minimal revisions to the existing site. The two ends of the building will be removed and a total of 18 parking spaces will be added in their place. The building will be just under 20,000 s.f. in area and will remain one-story. Parking lot landscaping will be added as required for the newly added parking spaces. The change of use will result in a building that is slightly smaller than what currently exists on the site but with updated facades, including additional fenestration not typically associated with movie theater uses.

The project will offer many benefits to the larger community. Medical office is a needed use and will fit well with the other medical offices that are within close proximity. There is already an anchor tenant on board so the site will not sit vacant once the change of use is complete. The new use will not negatively impact traffic volumes or patterns on the surrounding roads. Existing mature landscaping around the perimeter of the site will not be removed. Due to the minimal work on this site our proposal will blend in seamlessly with surrounding adjacent uses.

Our proposal for a modification to the current Special Use Permit on this property (Book 1048 Page 274) will no longer require a shared parking agreement with the Timberlyne Shopping Center. All of the parking we need will be contained on our site.

Response to Community Design Commission Concept Plan Comments

Our project was on the September 22nd Community Design Commission (CDC) agenda. Overall, the CDC was receptive to our proposal for the change of use from movie theater to medical offices and the modifications to the building to

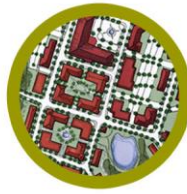


accommodate the new use. It was noted by one member of the CDC that they were pleased with us reusing an existing building rather than tearing it down and building new. Because the site is an existing theater and our scope is so small with the site work there wasn't much to discuss with regards the vehicular and pedestrian access to the site as there are provisions for both currently and they won't change as part of our proposal. Several members of the CDC commented on the design of the building and liked the modern look and addition of fenestration for increased natural light to the building. The entrance was discussed some and a couple CDC members noted they would like to see the entrance covered or protected so patrons standing outside won't have to stand in the elements waiting for a ride. As the building is currently shown we do have a covered entrance to protect patrons from the elements. One CDC member asked about the existing retaining wall along the east side of our project. The existing wall, which is currently concrete block, will be resurfaced to give it a more modern look. Last item that was discussed was providing pedestrian access to the Walgreens which is located northwest of our site. After further review of this Walgreens has not provided a place for us to connect to and the connection would require off-site sidewalk construction. Also we are being cognizant of how much proposed impervious our project will have as there is no room to add a stormwater control measure to our site for any increase in impervious over the existing site impervious area. There is existing pedestrian access via sidewalk along Westminster Drive and Martin Luther King Jr. Pkwy. This route is less than a quarter of a mile.

Public Art Proposal

We appreciate the Town of Chapel Hill's commitment to public art as it adds a uniqueness to the community and helps to humanize the built environment. The modern look of the building post-renovation was designed with this goal in mind. Clean lines and modern materials give it a unique look among the more traditional buildings in the area.

We are also committed to providing a piece of public art on our site. We do not have a specific piece of art chosen yet but the art will be a small modern sculpture (similar to what is shown below) to reflect the modern look of the building. We are also still contemplating the location of the art on our site.



Statement of Justification

Statement of Compliance with Design Guidelines:

There are no design guidelines of note for this site. The project placement and design will be consistent with the design and use of the surrounding area with regards to the building and parking placement as well as landscaping and façade treatment.

Statement of Compliance with Comprehensive Plan:

Our site is located in the general study corridor as shown on the Area 2: North Martin Luther King Jr. Blvd./I-40 map in the Chapel Hill 2020 Comprehensive Plan. This focus area speaks to creating development opportunities the area that are currently constrained by circulation and limited access as well as creating development along existing transit service routes. Our site has frontage on two roads – Westminster Drive and Banks Drive. There is currently adequate access to our project. There are also two bus stops immediately adjacent to our site – one along Westminster Drive on our side of the street and one on Banks Drive on the opposite side of the street. Our site is adequately serviced by existing public transit which will help to mitigate car traffic to our site.

The Area 2 Community Comments speak to a mix of uses in this area as well as creating balanced walkable scale and responsive development, not standalone retail. Our site has existing sidewalk along both Westminster Drive



and Banks Drive, as well as adequate cross walks, providing existing built-in walkability to the adjacent shopping center as well as the adjacent apartment complex and surrounding neighborhood. Our proposed use of medical offices, which is a needed use, will not create a situation where a standalone commercial use is being utilized.

The existing zoning, CC, supports this change of use so no incompatible zoning request is being made to accommodate this change.

Developers Program:

This development, located at the corner of Banks Drive and Westminster Drive, contains an existing building and parking. As a result the site is relatively flat and slopes gently towards the two streets. There are no existing natural features, such as streams or wetlands, existing on the site.

There are two existing site access points that will remain – one off of each frontage street. No new site accesses are planned with this change of use. Vehicular circulation shall remain as it currently exists.

The existing building shall remain with one exception – the two wings of the buildings (north and south side of the buildings) shall be removed and parking to be added in their place.

Existing vegetation is located in the north, east, and south buffers. There is a retaining wall with a fence on top along the west side of the site. There is also existing vegetation in landscape islands as well as around the foundation of the building. All vegetation on site will remain except where foundation landscaping needs to be removed for the parts of the building that will be removed. All existing vegetation is a result of what was on the approved plans for the Timberlyne Cinemas.

We propose this medical office project to fill in a gap that is needed with medical office space. The location of this project is suitable for this change of use as it is adjacent to other medical office and clinic uses. Examples of other medical uses in this area include UNC Orthopedics at the corner of Weaver Dairy Road and Martin Luther King Jr. Blvd., UNC Home Health on Weaver Dairy Road, EmergoOrtho and Comprehensive Physical Therapy – also both on Weaver Dairy Road.



This proposed development is adjacent to the Timberlyne Shopping Center, which has uses that include a grocery store, coffee shop, a handful of restaurants, and the Chelsea Theater as well as other uses on the outparcels with frontage on Weaver Dairy Road. In the spirit of maintaining the mixed-use element adjacent to the mobile home park on west side of our site, the proposed use supports the mixed-use nature of the area.

The aforementioned items note the benefit to local business, neighbors, and the community at large.

Due to the small scope of work no erosion and sediment control or proposed stormwater devices are anticipated as being required. If, however, they will be required those items will meet the requirements of the Town of Chapel Hill and Orange County.

Energy Management Plan

Timberlyne Offices supports the Town of Chapel Hill policy for energy efficiency and for promoting carbon reduction. The Energy Management Plan (EMP) will be binding on the Owner.

Timberlyne Offices has a commitment to energy efficiency throughout the building by utilizing LED lights throughout the building, using water saving fixtures to help save potable water, and having a highly efficient HVAC system with high quality filters. All utilities to the building are existing, so we aren't proposing any new water or sewer services to the site. We are also not exceeding the amount of existing impervious on site with our scope so we aren't adding any unnecessary impervious surfaces to our project.

Our project consists of using the majority of an existing building rather than tearing down an existing building and building new. Unfortunately this means we cannot choose the location of our building on the site. We are, however, adding many new windows which will help increase the natural lighting available to the building. This will also help to increase solar exposure and reduce strain on the heating system in the winter.

Because we are utilizing an existing structure we are reducing the amount of building material that would normally be associated with new construction. This



helps to reduce carbon footprint by using less new construction material and having less delivery and construction vehicle traffic to the site.

Our project is located next to two existing transit stops which allows visitors to utilize public transit rather driving to the site, further reducing energy consumption and carbon footprint.

Most of the existing plant material is established and will remain so there is no need for irrigation. Any new plant material we use will be suitable for the local climate and not require additional irrigation once established.



TO: Town of Chapel Hill Mayor and Council Members
FROM: Pamela Porter, PLA – TMTLA Associates
CC: Town of Chapel Hill Planning Department
File
Date: December 1, 2020
RE: Timberlyne Offices – Limited Scope SUP

On behalf of Parkway Holdings Phase 2 LLC, TMTLA Associates is requesting the Chapel Hill Town Council to consider an expedited limited scope Special Use Permit Modification for the Timberlyne Offices located at 120 Banks Drive in Chapel Hill. Below is a summary of the specific items we are modifying from the originally approved Special Use Permit for this site:

1. Modification of the approved SUP to revise the use to medical offices. The site is currently a movie theater.
2. Modification of the approved SUP to remove the shared parking agreement with Timberlyne Shopping Center and to revise the on-site parking from 73 spaces to 91 spaces. The new use will only require the 91 parking spaced shown on site per our SUP Modification plan set.
3. Modification of the approved SUP to remove the requirement for 20 bicycle parking spaces. We will only require 12 bicycle parking spaces for this site.
4. Modification of the approved SUP to revise the floor area of the building from 22,724 s.f. to 19,930 s.f..
5. Modification of the approved SUP to remove reference to recombination of lots as this recombination occurred when the first SUP on this site was approved.

Thank you for your consideration of this correspondence.
Please let me know should you have any questions regarding our request.

Regards,

Pamela Porter, PLA

TOWN OF CHAPEL HILL

306 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA 27516

BOOK 1048 PAGE 274

Telephone (919) 968-2700

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s) Eastern Federal Corporation having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was granted by the Town of Chapel Hill on July 6, 1992, the terms of which are as follows:

NAME OF PROJECT: The Movies at Timberlyne

NAME OF DEVELOPER: Eastern Federal Corporation

DESCRIPTION OF PREMISE

LOCATION: Banks Drive at Westminster Drive - Timberlyne Shopping Center

TAX MAP REFERENCE : Chapel Hill Township Tax Map 24K, Lots 17 and 16 = 9880-35-3244
7.24K..16
PB

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 120,245 sq. ft.	RECREATION SPACE: N/A
NUMBER OF BUILDINGS: 1	NUMBER OF PARKING SPACES (ON SITE): 73
NUMBER OF DWELLING UNITS: N/A	NUMBER OF PARKING SPACES (BORROWED OFF SITE): 141
FLOOR AREA: 22,724 sq. ft.	NUMBER OF PARKING SPACES (SHARED OFF SITE): 124
OPEN SPACE: 97,521 sq. ft.	TOTAL NUMBER OF PARKING SPACES: 338
LIVABILITY SPACE: 36,444 sq. ft.	

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated April 6, 1992 on file in the Chapel Hill Planning Department and the conditions set forth below:

Stipulations Specific to the Development

1. That construction begin by July 6, 1994 and be completed by July 6, 1995.
2. That Lots 16 and 17 be combined to form a single lot, and that the recombination plat be recorded in the Orange County Register of Deeds Office prior to issuance of a Zoning Compliance Permit.
3. That the internal traffic circulation pattern be two-way rather than one-way.
4. That the parking arrangement complies with Subsections 14.6.2 and 14.6.3 of the Development Ordinance, and that a longterm parking/access agreement between the owners of the theater and of Timberlyne Shopping Center be approved by the Town Manager and recorded at the Orange County Register of Deeds Office prior to issuance of a Zoning Compliance Permit.

Required Improvements:

5. a. That a sidewalk be constructed along the property frontage along Westminster Drive and Banks Drive.
- b. That two crosswalks be constructed across Banks Drive just north and south of the proposed driveway to the theater site. Appropriate signage and lighting shall be installed to create a safe, well-lit pedestrian link between the two sites. Also, that a crosswalk be provided across Westminster Drive.
- c. That bike rack(s) be installed near the front entrance of the building to accommodate at least 20 bikes.

FILED

04 NOV 1992, at 03:57:50PM
Book 1048, Page 274 - 277
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

Stipulations related to State and Federal Government Approvals

6. State or Federal approval(s): That any required State or Federal permits or encroachment agreements be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to Landscape Elements

7. Landscape Plan Approval: That a detailed landscape plan and landscape maintenance schedule be approved by the Appearance Commission prior to the issuance of a Zoning Compliance Permit. The landscape plan shall include:
 - Type "B" buffers along the northern and eastern property lines
 - Type "C" buffers along the southern and western property lines
 - A landscaping strip (minimum 8 (eight) feet in width) around all sides of the proposed building

Stipulations Related to Building Elevations

8. Building Elevation Approval: That detailed building elevations be approved by the Appearance Commission prior to issuance of the Zoning Compliance Permit.

Stipulations Related to Water, Sewer and Other Utilities

9. Fire Flow: That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved prior to issuance of a Zoning Compliance Permit.
10. Utility/Lighting Plan Approval: That the final utility/lighting plan be approved by Orange Water and Sewer Authority, Duke Power, Cablevision, Public Service Company, Southern Bell, and the Town Manager, before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring these utilities, including cable television, are extended to serve the development.

Miscellaneous Stipulations

11. Solid Waste Management Plan: That a detailed solid waste management plan, including a recycling plan and plan for management of construction debris, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
12. Detailed Plans: That final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), and landscape plans and landscape maintenance plans be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.
13. Certificates of Occupancy: That no Certificate of Occupancy be issued until all required public improvements are complete.
14. Erosion Control: That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control Officer before issuance of a Zoning Compliance Permit.
15. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
16. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
17. Non-severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

* * * * *

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit and the covenant running with the land.

ATTEST

Peter M. Richardson
Town Clerk

ACCEPTED Eastern Federal Corporation
Ira S. Meiselman
Owner President



W. Calvin Horton
Town Manager KB

ATTEST

Paul E. Lloyd
Secretary

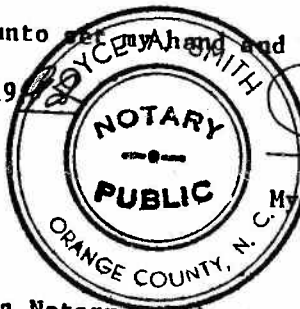
Eastern Federal Corporation
Corporate Name
BY President
Title

ORANGE COUNTY

NORTH CAROLINA

I, Joyce A. Smith, a Notary Public in and for said County and State do hereby certify that W. Calvin Horton, Town Manager of the Town of Chapel Hill, and Peter M. Richardson, Town Clerk, duly sworn says each for himself that he knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that W. Calvin Horton, Town Manager of said Town of Chapel Hill, and Peter M. Richardson, Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, all by virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 24th day of August, 1992



Joyce A. Smith
Notary Public
My commission expires: 5-25-93

ORANGE COUNTY

NORTH CAROLINA

I, _____, a Notary Public in and for said State and County do hereby certify that _____ owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Notarial Seal, this _____ day of _____, 19____

Notary Public

My commission expires: _____

MECKLENBURG COUNTY

BOOK 1048 PAGE 277

NORTH CAROLINA

THIS 26th day of August, 1992, personally come before me,

Alice W. Hunter, a Notary Public of Lincoln County, North Carolina,

Paul E. Lloyd, who being by me duly sworn, says that he knows the common seal of the Eastern Federal Corp., and is acquainted with

Ira S. Meiselman, who is President of said corporation and he,

Paul E. Lloyd, who is Secretary of said corporation, and saw the President sign the foregoing instrument and he, the said Paul E. Lloyd, signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

WITNESS my hand and Notarial Seal, this the 26th day of August, 1992.

Alice W. Hunter
Notary Public

My commission expires: March 24, 1994

(Not valid until fully executed and recorded)

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of

Joyce A. Smith

20050729000272720 DEED
Bk:RB3822 Pg:113
07/29/2005 01:08:01PM 1/6

WAKE COUNTY, NC 688
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/26/2005 AT 16:23:08
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$3238
BOOK:011489 PAGE:00952 - 00956

FILED Joyce H. Pearson
Register of Deeds Orange COUNTY, NC
BY

[Signature]
ASSI.

Orange County NC 07/29/2005
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$3238.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,238.00

Parcel Identifier No. 9880-35-3244 Verified by msb County on the ____ day of ____, 2005
By: _____

Mail/Box to: BTM, PA attn: GEH PO Box 25008 Winston-Salem, NC 27114-5008

This instrument was prepared by: Johnston, Allison & Hord, P.A. (JAM), Charlotte NC

Brief description for the Index: 120 Banks Drive (Timberlyne)

THIS DEED made this 21st day of July, 2005, by and between

GRANTOR

GRANTEE

EASTERN FEDERAL CORPORATION
a North Carolina corporation

901 East Boulevard
Charlotte, NC 28203

REGAL CINEMAS, INC.
a Tennessee corporation

7132 Regal Lane
Knoxville, Tennessee 37918

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1048, page 263.

A map showing the above described property is recorded in Plat Book 60, page 33.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Taxes for the tax year 2005 and subsequent years, zoning and subdivision laws, restrictions, reservations, covenants, and easements of record which specifically are not reimposed or extended hereby.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

EASTERN FEDERAL CORPORATION

(Entity Name)

By: _____

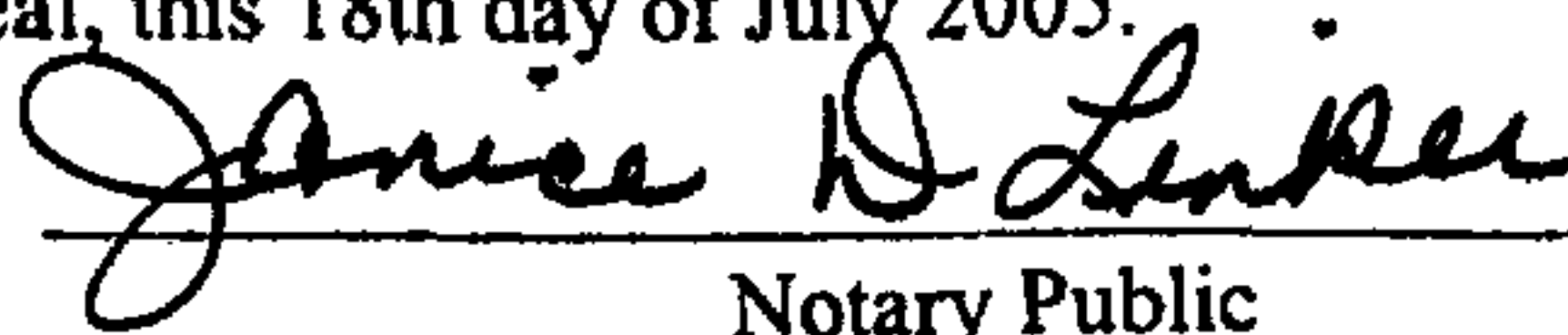
Carter D. Meiselman

Title: President

State of North Carolina - County of Mecklenburg

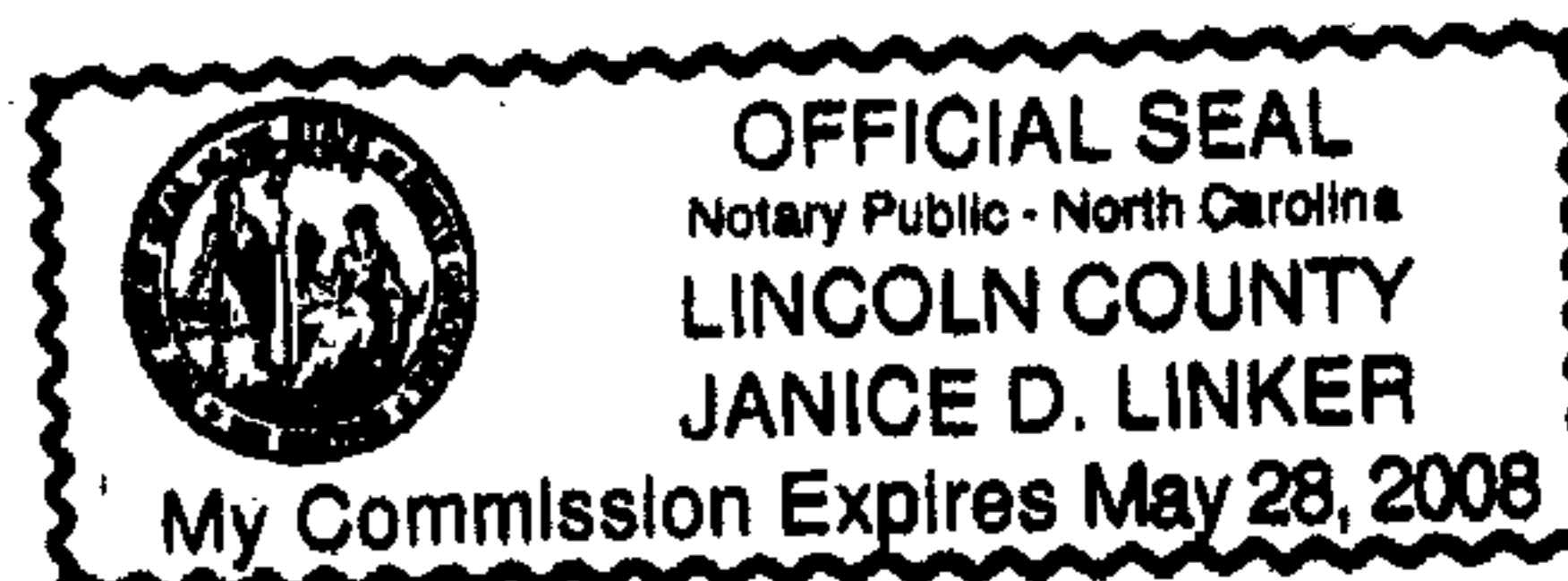
I, the undersigned Notary Public of the County of Lincoln and State aforesaid, certify that Carter D. Meiselman personally came before me this day and acknowledged that he is the President of EASTERN FEDERAL CORPORATION, a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of July 2005.

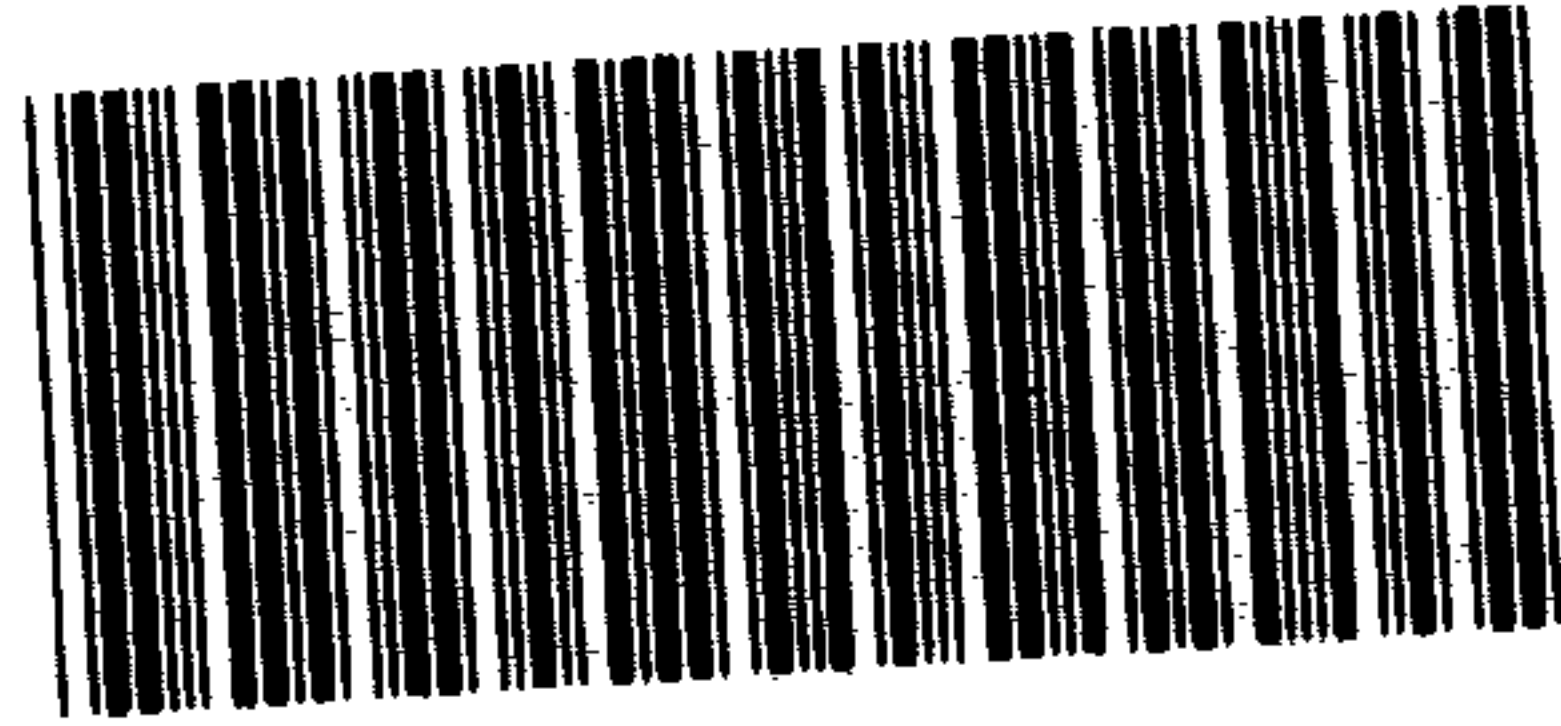
My Commission Expires: 05/28/08


Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds





BOOK:011489 PAGE:00952 - 00956

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate___ of _____

James D. Linker

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: Frederick C. Baymon

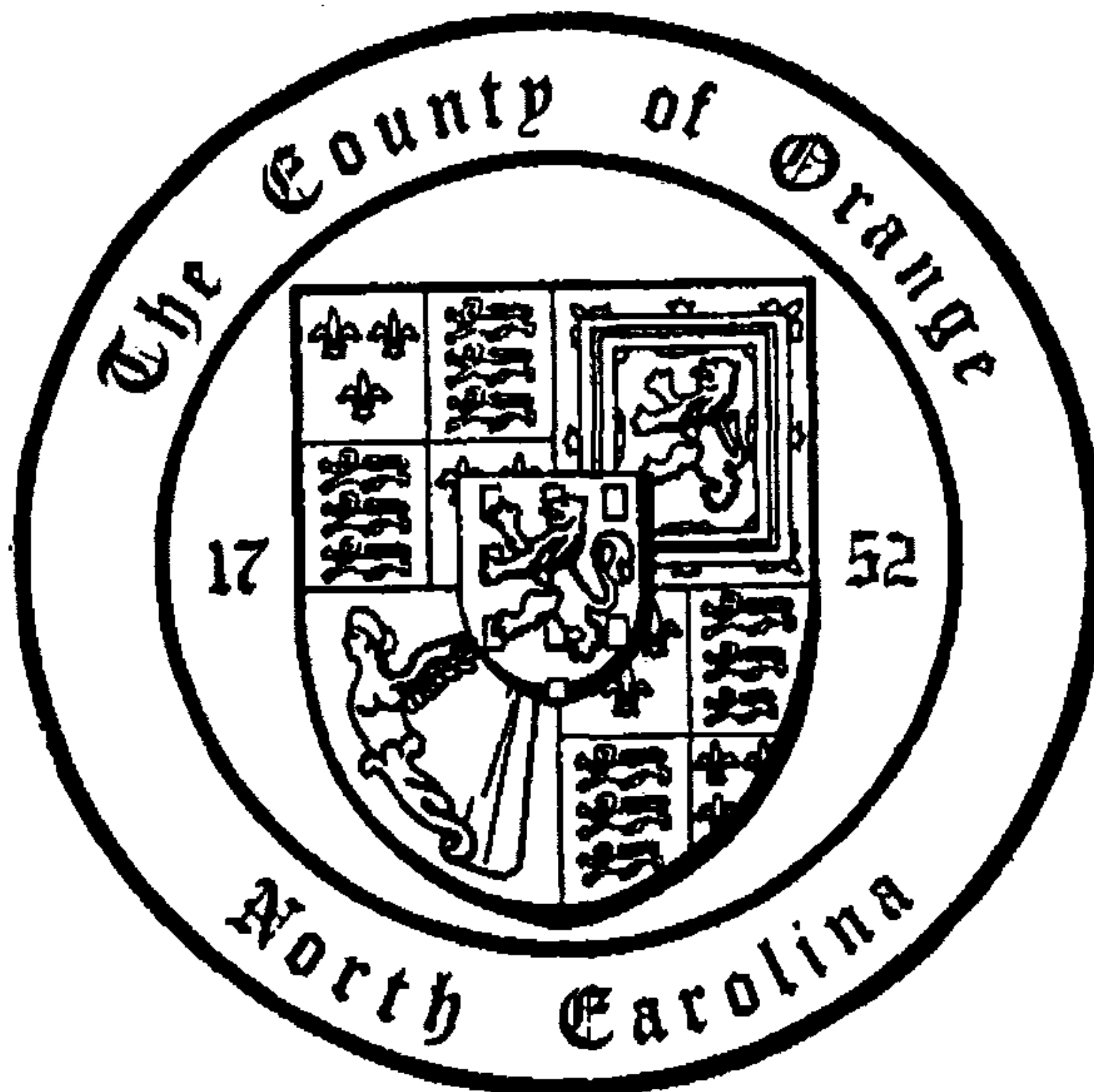
DEPUTY
Assistant/Deputy Register of Deeds

This Customer Group

_____ # of Time Stamps Needed

This Document

_____ New Time Stamp
5 # of Pages



20050729000272720 DEED
Bk:RB3822 Pg:116
07/29/2005 01:08:01PM 4/6

Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

State of North Carolina, County of Orange

The foregoing certificate(s) of JANICE D LINKER, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day July 29, 2005.

Joyce H. Pearson, Register of Deeds

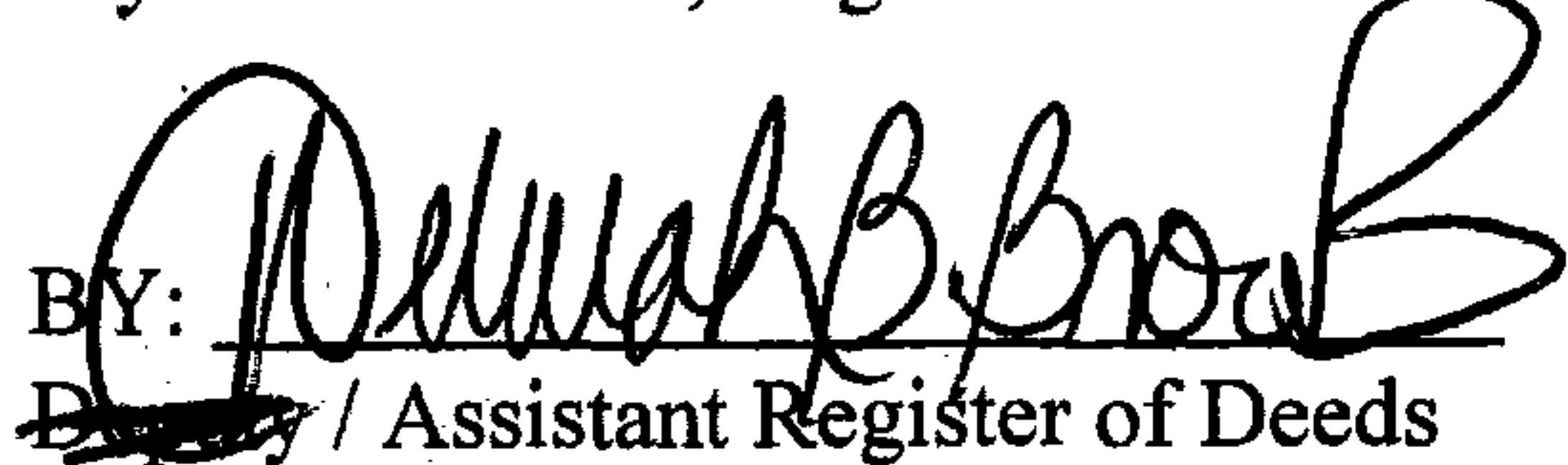
BY: 
~~Deliah B. Brown~~ / Assistant Register of Deeds

Exhibit A.

Timberlyne

PARCEL I:

A PARCEL OF LAND IN THE CITY OF CHAPEL HILL, COUNTY OF ORANGE, STATE OF NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF "TRACT A", ACCORDING TO A PLAT PREPARED BY PHILIP POST & ASSOCIATES, INC. DATED SEPTEMBER 2, 1992, ENTITLED "COMBINATION PLAT, TIMBERLYNE VILLAGE", HAVING JOB NUMBER A72102AA115BP01, RECORDED IN PLAT BOOK 60, PAGE 33, ORANGE COUNTY REGISTRY.



HORVATH ASSOCIATES

CIVIL ENGINEERS · PLANNERS · LANDSCAPE ARCHITECTS

16 Consultant Place, Suite 201
Durham, NC 27707
919-490-4990

Date: February 19th, 2021

To: Stormwater Management Division
Town of Chapel Hill – Public Works Department

From: Matt Jones, PE
Ph: (919) 490-4990
Email: matt.jones@horvathassociates.com

Subject: Stormwater Impact Letter

Ref: Timberlyne Offices
PIN: 9880353244

The subject plan is related to a re-development of the Regal Timberlyne Cinema Property located at the intersection of Banks Drive and Westminster Drive. The renovations will involve demolishing the northern and southern wings of the building and installing a total of 18 parking spaces in their place. As a result of the development, there will be a slight increase (less than 500 sf) of impervious area located on the property.

- Existing Impervious: 62,692 SF
- Total Proposed Impervious: 62,925 SF (Net increase of 233 sf Impervious)

No changes in the overall drainage patterns for this project are proposed. The roof of the existing building flows to drains located at the rear. The drains flow into the parking lot at the rear of the building which has a highpoint at about the middle of the building, with approximately half of the runoff from the rear parking lot flowing north and half flowing south. Ultimately, All the runoff from the areas that will be disturbed either drains to a 15" RCP that leaves the site flowing east from the northeast property corner, or a 15" RCP that leaves the site flowing southeast from the southeast property corner. The total drainage area to each of these pipes will not change from pre- to post-development, and the increase of impervious surface in each drainage area will be minimal; therefore, there will be no appreciable increase in peak flow directed to any stormwater conveyance outside of the property. A calculation is provided that demonstrates the small increase in impervious surface will not increase the composite curve number for the development.

Please do not hesitate to contact me if you have any questions related to this information.

Matthew L. Jones, PE

Attachments: (1) Composite Curve Number Calculation
(2) Drainage Patterns Exhibit
(3) Hydrologic Soil Group Map



NCBELS NO: C-0676

Timberlyne Offices Curve Number Calculations

Total Project Area = 1.92 acres
Total Project Area = 83,635 sf

Pre-Development - Composite CN Calculation

Cover Condition	CN	Area (sf)	Portion of Total Area	Weighted CN
Open Space - Good Condition - HSG 'B'	61	20,943	0.25	15
Impervious	98	62,692	0.75	73
Total		83,635	Total	89

Pre-Development Composite CN =	89
---------------------------------------	-----------

Post-Development - Composite CN Calculation

Cover Condition	CN	(sf) (sf)	Portion of Total Area	Weighted CN
Open Space - Good Condition - HSG 'B'	61	20,710	0.25	15
Impervious	98	62,925	0.75	74
Total		83,635	Total	89

Post-Development Composite CN =	89
--	-----------

Per the NRCS Web Soil Survey, approximately 91% of the on-site soils are in Hydrologic Soil Group 'B' and 9% are HSG 'C'. For the composite curve number calculation, all on-site soils are assumed to be HSG 'B'. This produces a lower curve number in the pre-development condition, which results in a conservative calculation for the increase in curve number.


Hydrologic Soil Group—Orange County, North Carolina
(Web Soil Survey)



Hydrologic Soil Group—Orange County, North Carolina
(Web Soil Survey)

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, North Carolina
 Survey Area Data: Version 20, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2019—Oct 19, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ApB	Appling sandy loam, 2 to 6 percent slopes	B	1.7	87.4%
ApC	Appling sandy loam, 6 to 10 percent slopes	B	0.1	3.7%
EnB	Enon loam, 2 to 6 percent slopes	C	0.2	8.9%
Totals for Area of Interest			2.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

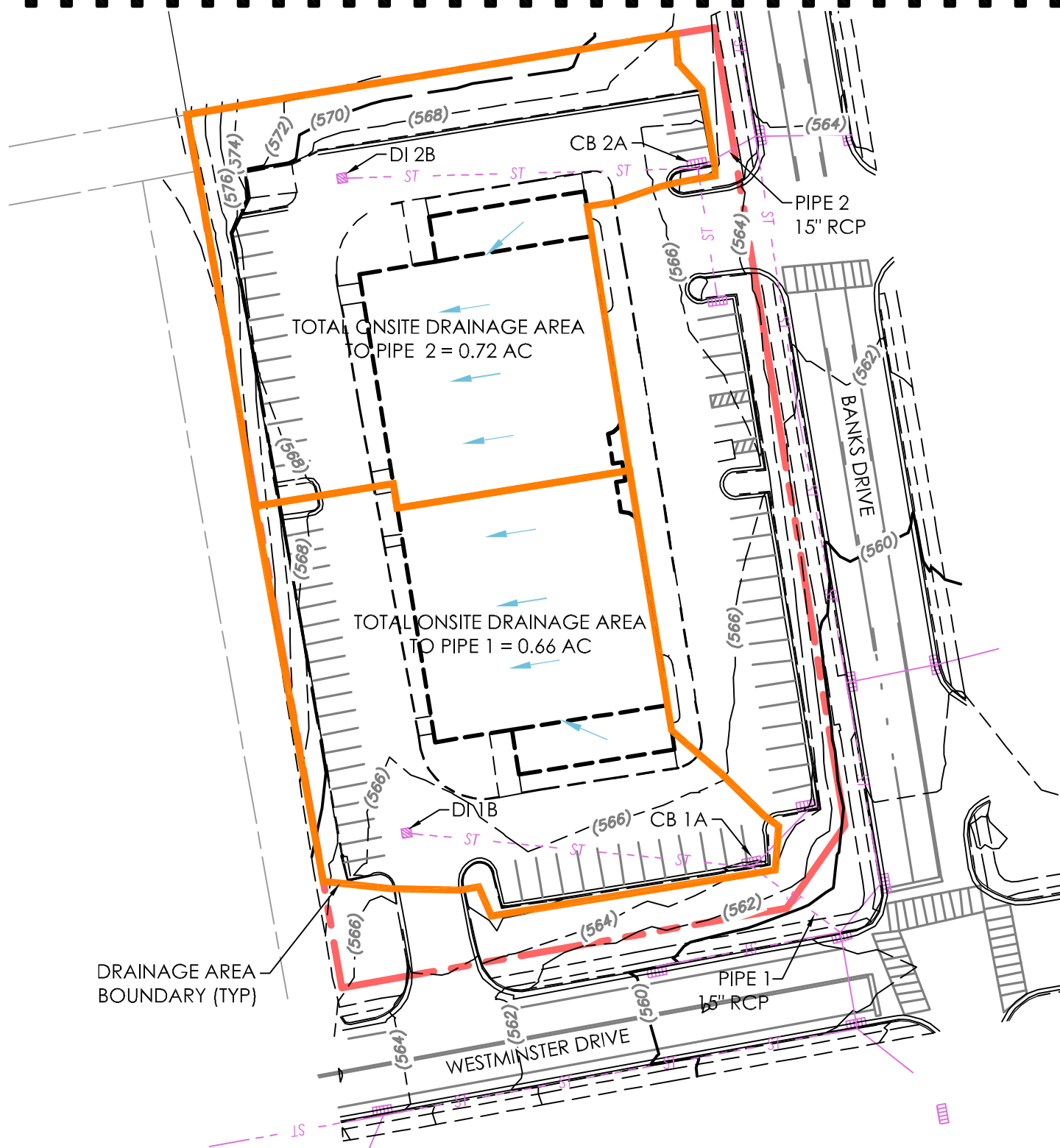
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

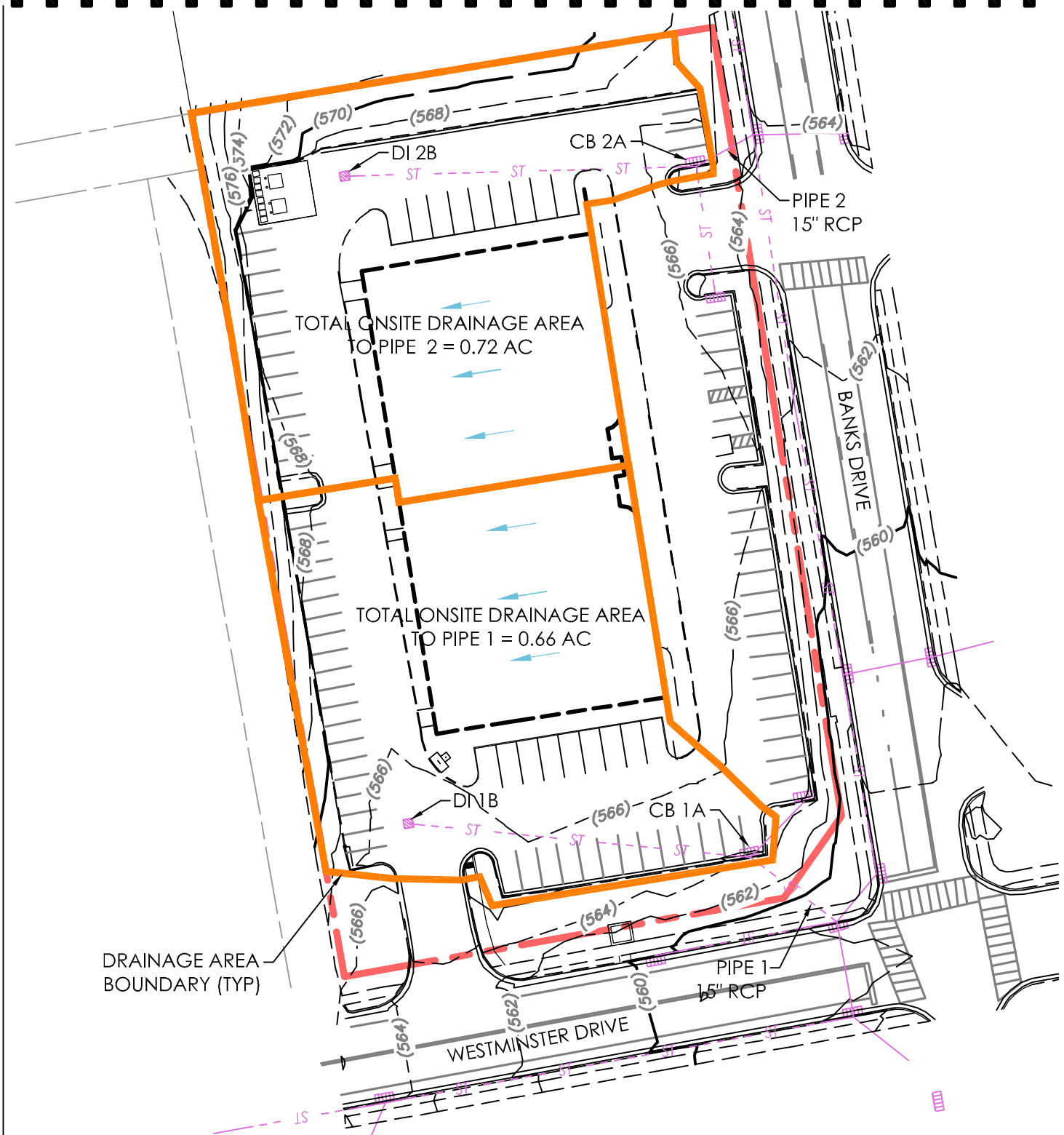
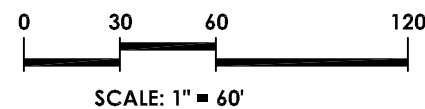
Tie-break Rule: Higher



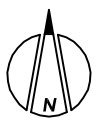
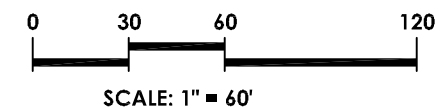
HORVATH ASSOCIATES
CIVIL ENGINEERING LAND PLANNING LANDSCAPE ARCHITECTURE STORMWATER MANAGEMENT
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
www.horvathassociates.com



PRE-DEVELOPMENT



POST-DEVELOPMENT



TIMBERLYNE OFFICES

DRAINAGE PATTERNS EXHIBIT

Transportation Management Plan

Timberlyne Offices

120 Banks Drive
Chapel Hill, NC
January 26, 2021

This Transportation Management Plan (TMP) is being prepared for the Timberlyne Offices at 120 Banks Drive in Chapel Hill. The site is currently a movie theater and it will be renovated to become medical clinics. A modification to the existing Special Use Permit was recently submitted for this site.

The new building will contain 19,930 square feet. This Transportation Management Plan will be a working document and the responsibility of the designated TMP Champion. The TMP Champion shall annually submit a report to the Designated TMP Manager at the Town of Chapel Hill to confirm elements in this TMP are being implemented.

The TMP Champion is responsible for administering and reporting as designed by the Owner. The Town will receive an annual update of the name and contact information from the TMP Champion.

TMP Champion responsibilities include:

- a. Required attendance of annual Go Chapel Hill TMP Conference
- b. Conduct Employee and Business Surveys as called for by Town (usually bi-annually)
- c. Regular employee communication regarding TMP information sent by Town
- d. Attendance & Support of related TMP Trainings or Information
- e. Coordinate TMP implementation with tenants or employees.
- f. Discuss the TMP, annually, with all employees to encourage alternative transportation use.

The contact information for the TMP Champion is below:

Carmen Geerlings, MBA, RT-R, DTM

Corporate Compliance Officer
Senior Manager Administrative Services & Quality Assurance
Raleigh Radiology – Business Support Services
5220 Greens Dairy Rd.
Raleigh, NC 27616
Carmen.Geerlings@RaleighRad.com
P: 919-256-3563
C: 919-810-4405
F: 919-787-4870

The goals of this Transportation Management Plan are to provide methods of alternate transportation for those who would like to utilize them. This alternate methods of transportation, such as public transit, pedestrian, and bicycle use, will help to reduce carbon emissions and keep water and air clean. Please

note the Owner of the building will provide some transportation items and encourage the tenants over 3,000 s.f. to provide other transportation items.

The Owner of the building shall provide both long-term and short-term bicycle parking, designed to the Town of Chapel Hill Standards, as well as a bike fix-it station somewhere on site. The Owner shall also provide 3 electric vehicle charging stations for employees and patients. The remaining new parking spaces will be EV charging station ready for future added charging stations.

Owner will also improve the transit stop along Westminister Drive by adding a 7' x 8' Brasco Interlude shelter.

The Owner will encourage tenants over 3,000 s.f. to provide the following items:

- Recommend tenants provide bus passes to employees who chose to take public transit to work.
- Recommend tenants provide lockers, breakroom, and shower for those employees who choose to walk or bike to work.

All tenants shall provide the following communications:

- Send to all employees in building Go Chapel Hill Newsletters, Promotional Campaigns/Contests, Special Events, Announcements, etc.
- Provide a communication board for posting information from the Town and Go Chapel Hill program related to using alternative transportation such as Carpooling (Rideshare NC) and Bicycling including Maps, Safety Guides, healthy living and other green tips, etc.
- Communicate route, schedule, holiday and changes information regarding:
 - Chapel Hill Transit
 - Go Triangle
 - Go Raleigh
 - Go Durham

We do want to note that promoting employees to bicycle to work and patient to bicycle to appointments, although a great alternative to driving a car, does open up potential issues with liability if anyone gets injured during this commute. While we are excited that bicycling is so highly encouraged by the Town we request the Town provide the Owner and Tenants indemnifying them and holding them harmless if someone gets injured riding their bike to work or an appointment. We want to encourage bicycling as a transportation alternate to vehicular use - but not to the point where it could be a potential liability.

TIMBERLYNE OFFICES MEDICAL CLINIC

SPECIAL USE PERMIT MODIFICATION

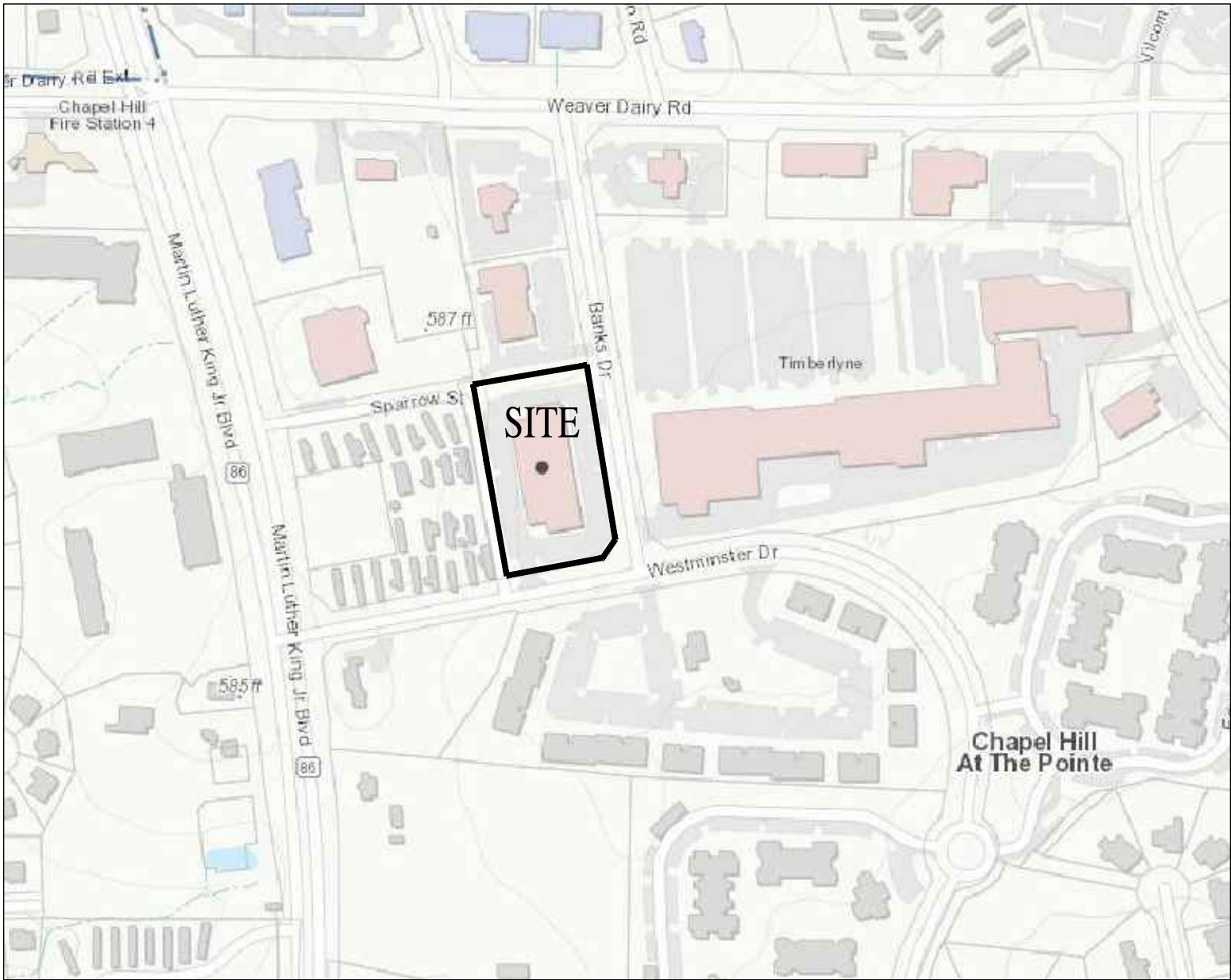
120 Banks Drive Chapel Hill, North Carolina

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



VICINITY MAP

1"=300'

INDEX	
COVER SHEET	
AREA MAP	A-1
EXISTING CONDITIONS	L-1
DEMO PLAN	L-1b
DETAILED SITE PLAN	L-2
LANDSCAPE PLAN	L-3
GRADING PLAN	L-4
BUILDING ELEVATIONS	L-5
LIGHTING PLAN	L-6
DETAILS	L-7
DETAILS	L-8

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

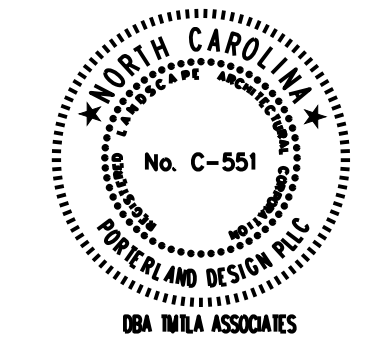
1. Boundary and topographic information by Bateman Civil Survey Company dated 11/11/2020.

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



REVISIONS:

2/18/2021	

COVER
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:
N/A
DRAWN BY:
PMP
PROJECT #
19999
DATE:
2/18/2021

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

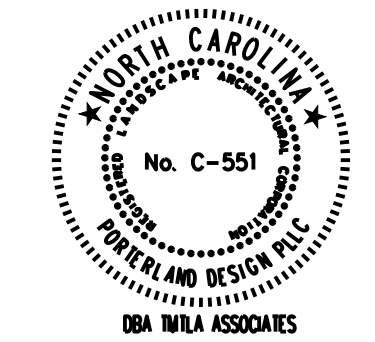
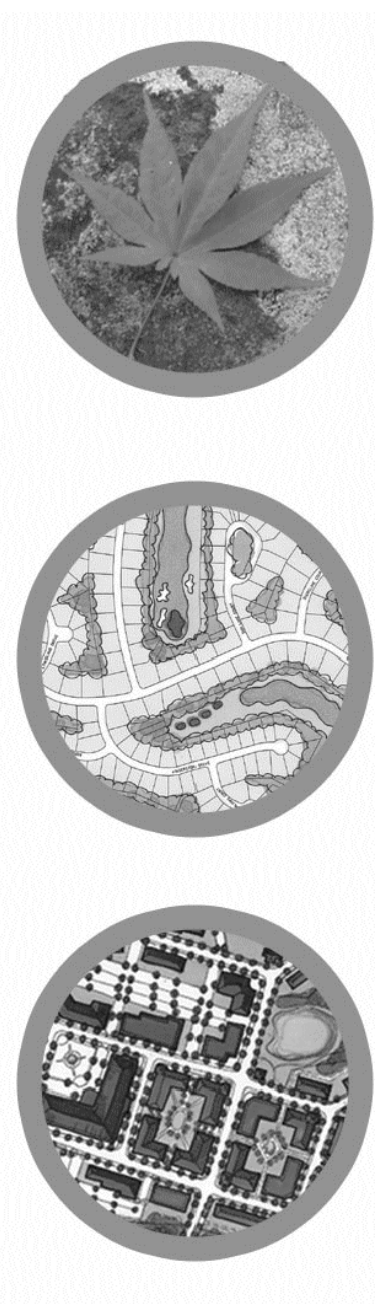
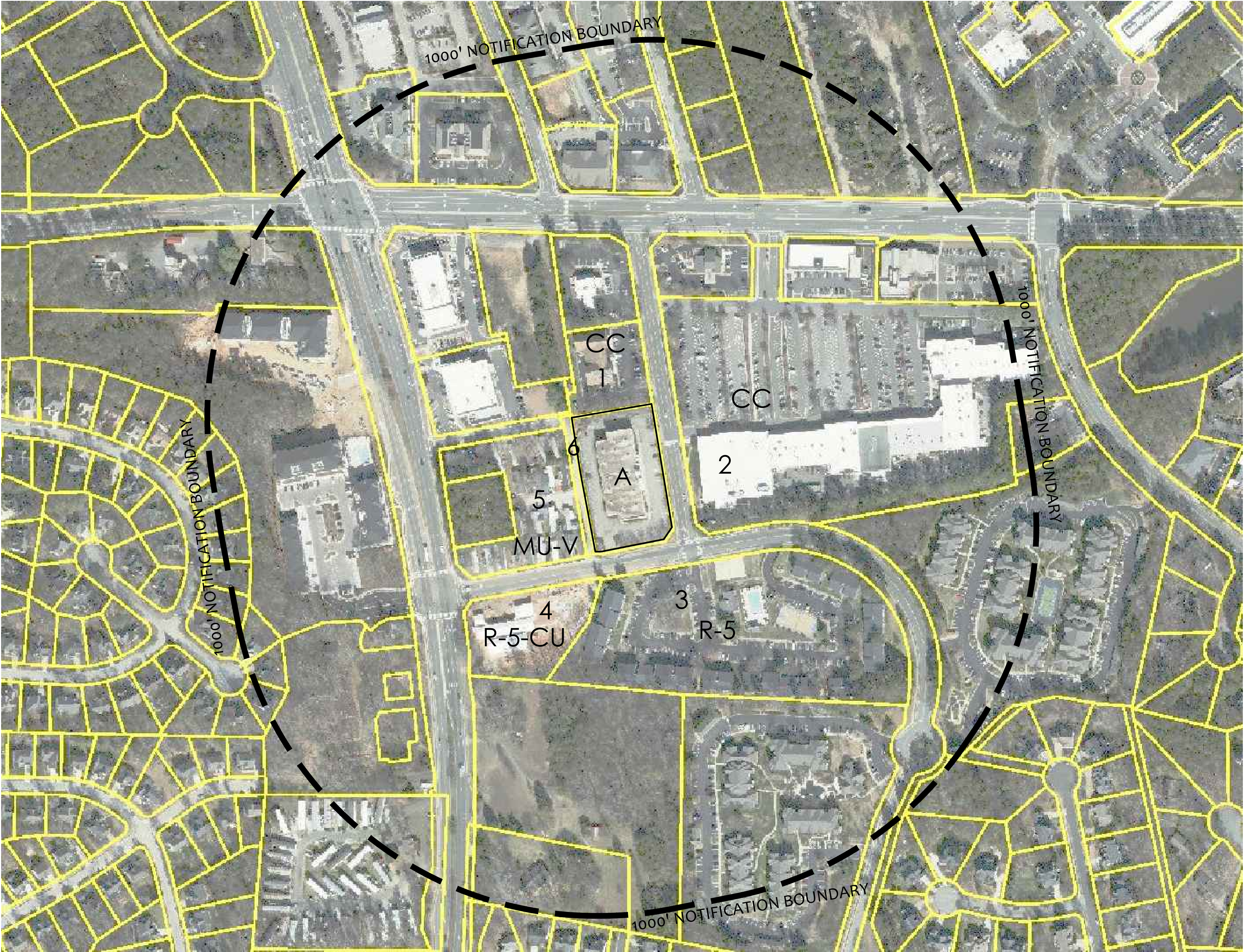
OWNER:
REGAL CINEMAS, INC
101 EAST BLOUNT AVENUE
KNOXVILLE, TN 37920

PROJECT AREA
EXISTING ZONING
1.92 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
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



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

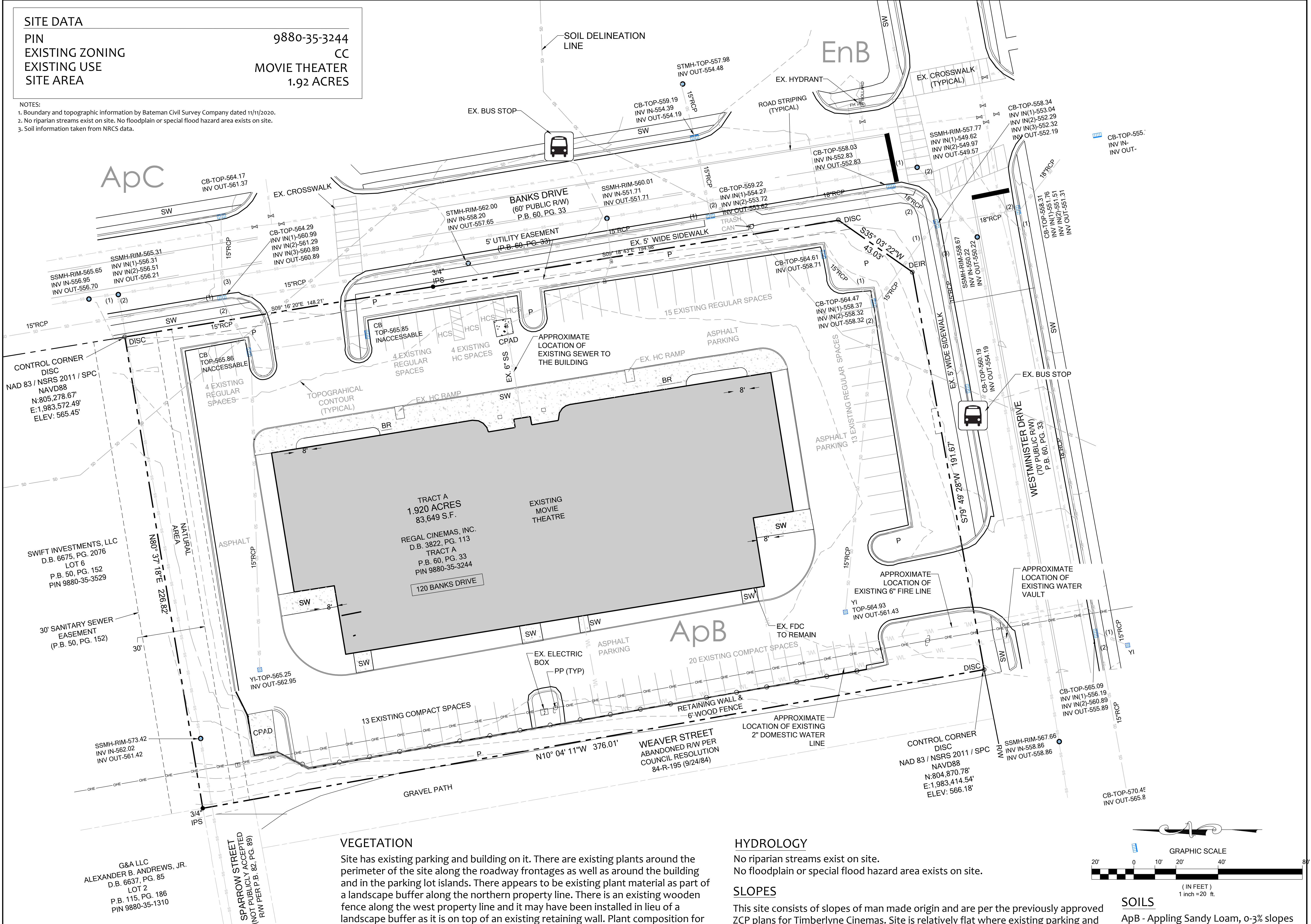
TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

SITE DATA

PIN	9880-35-3244
EXISTING ZONING	CC
EXISTING USE	MOVIE THEATER
SITE AREA	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

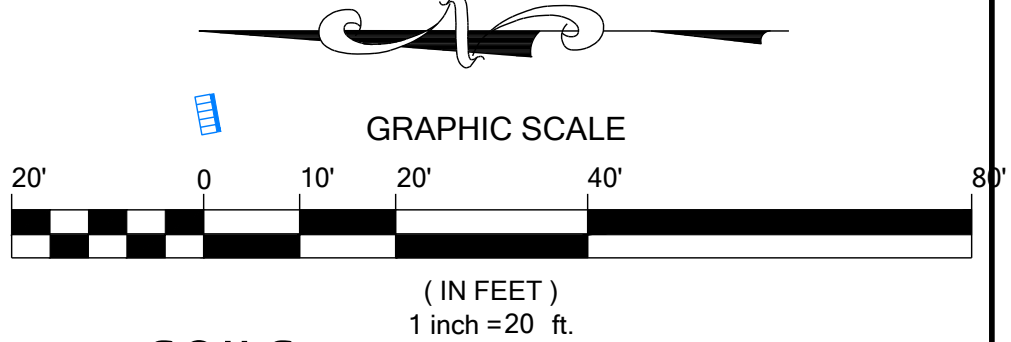
Site has existing parking and building on it. There are existing plants around the perimeter of the site along the roadway frontages as well as around the building and in the parking lot islands. There appears to be existing plant material as part of a landscape buffer along the northern property line.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

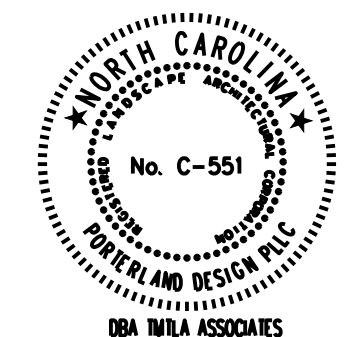
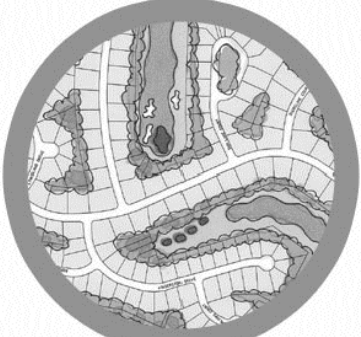
SLOPES

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



PRELIMINARY
NOT FOR
CONSTRUCTION



REVISIONS:
2/18/2021

EXISTING CONDITIONS
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

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

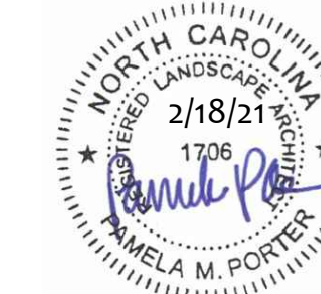
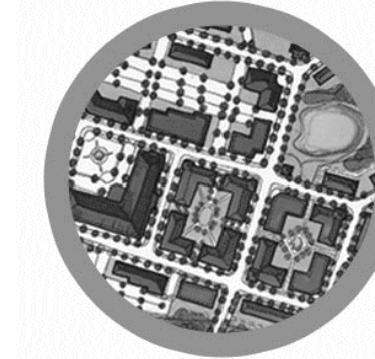
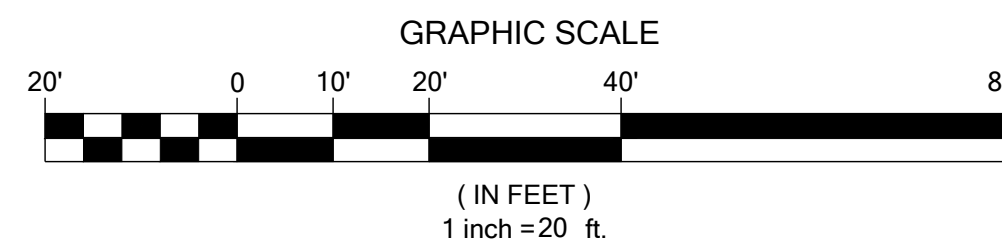
SHEET
L-1
OF

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

1. All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. **Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.**

3. Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.

5. The presence if any asbestos containing materials ('ACM') and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.



Know what's **below**.
Call before you dig.

2/18/2021

DEMO PLAN
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:
1" = 20'

DRAWN BY:
PMP

PROJECT #
20096

DATE:
11/30/2020

SHEET
L-1b
OF

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

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

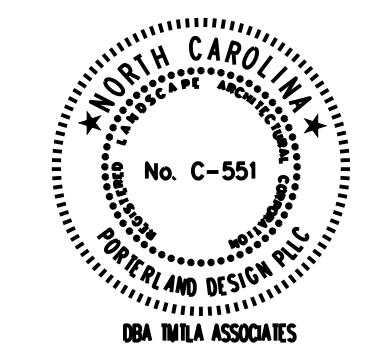
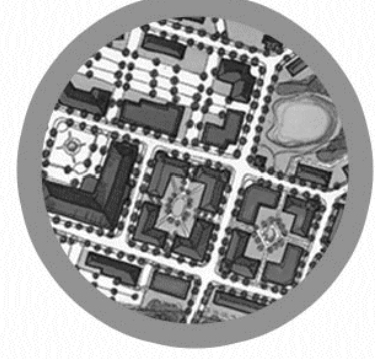
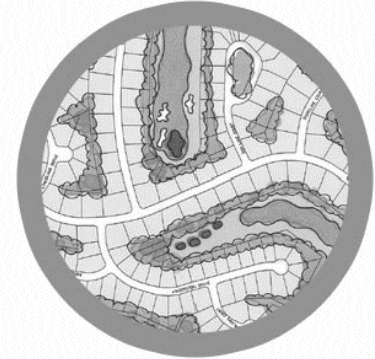
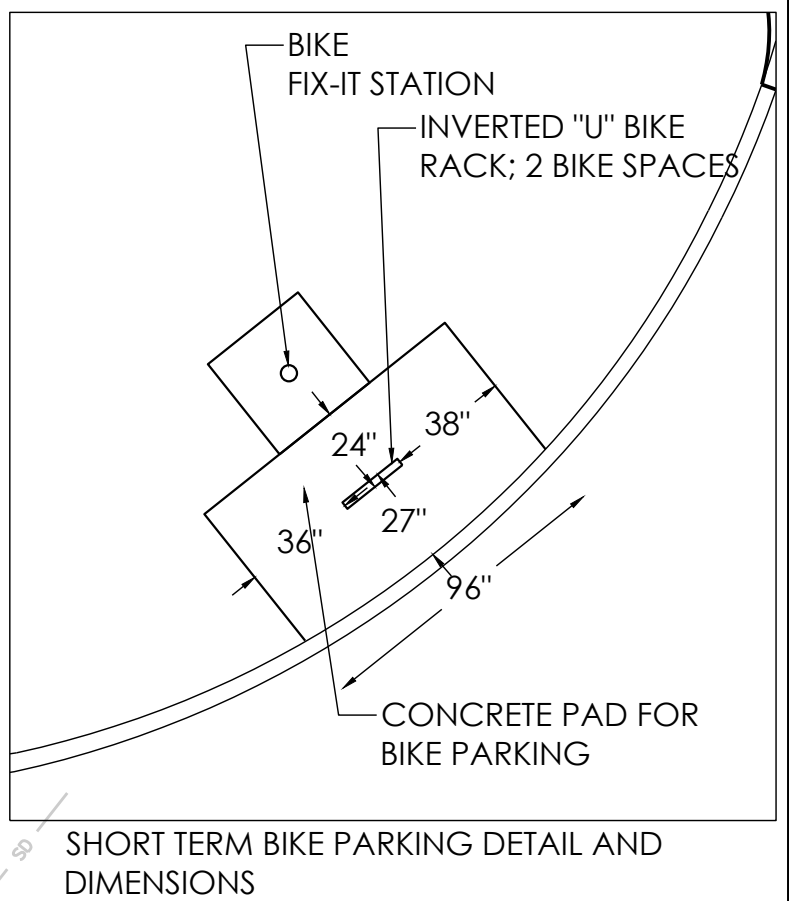
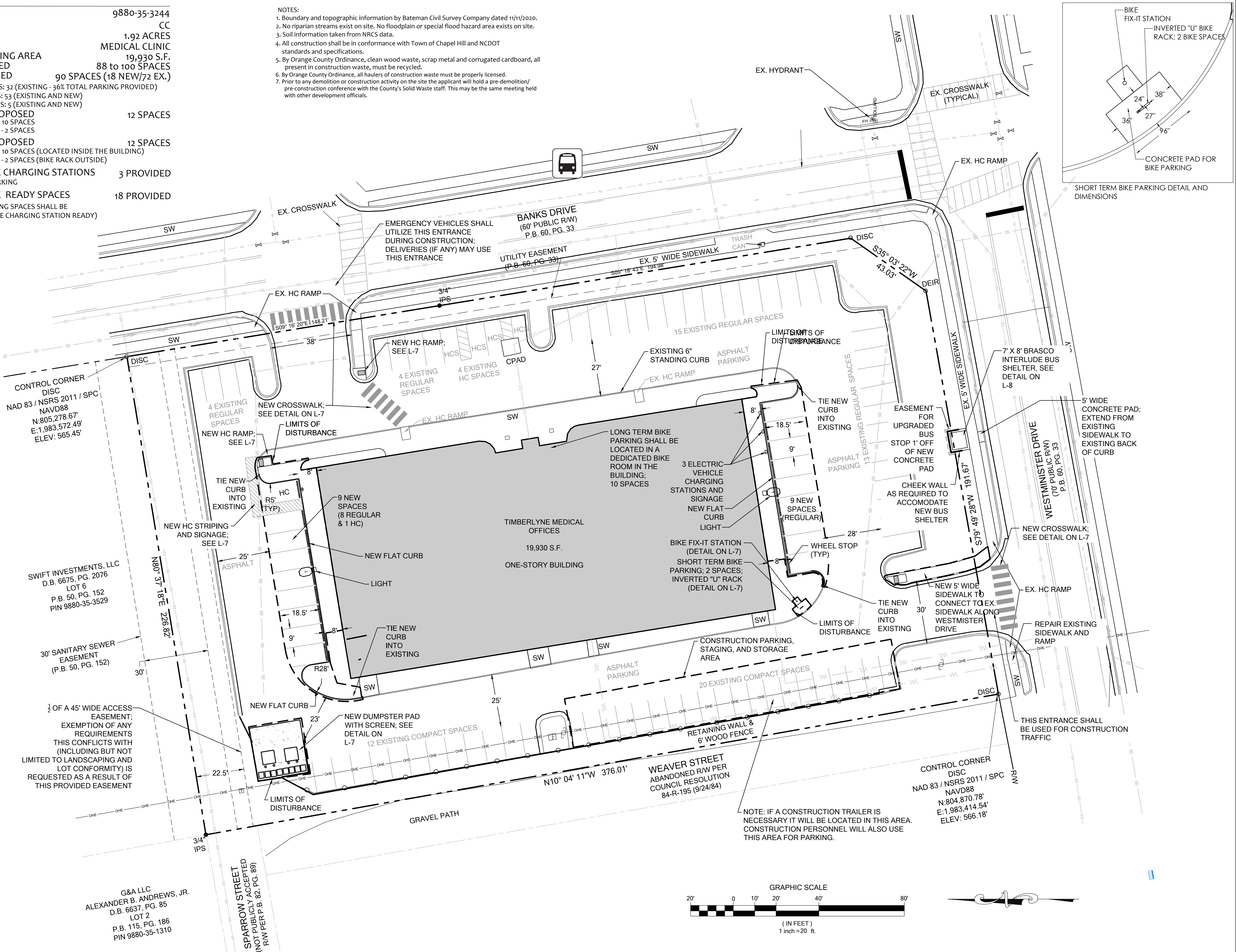
BIKE PARKING PROPOSED 12 SPACES
80% LONG TERM - 10 SPACES (LOCATED INSIDE THE BUILDING)
20% SHORT TERM - 2 SPACES (BIKE RACK OUTSIDE)

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.



Know what's below.
Call before you dig.

REVISIONS:

2/18/2021

DETAILED SITE PLAN
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:

1" = 20'

DRAWN BY:

PMP

PROJECT #

20096

DATE:

11/30/2020

SHEET

L-2

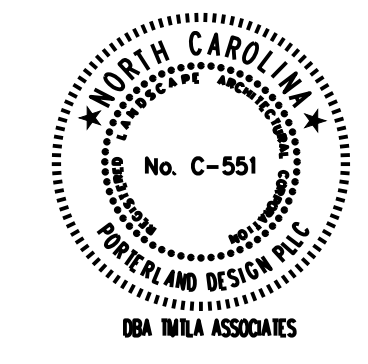
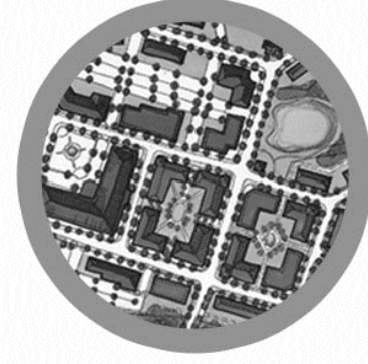
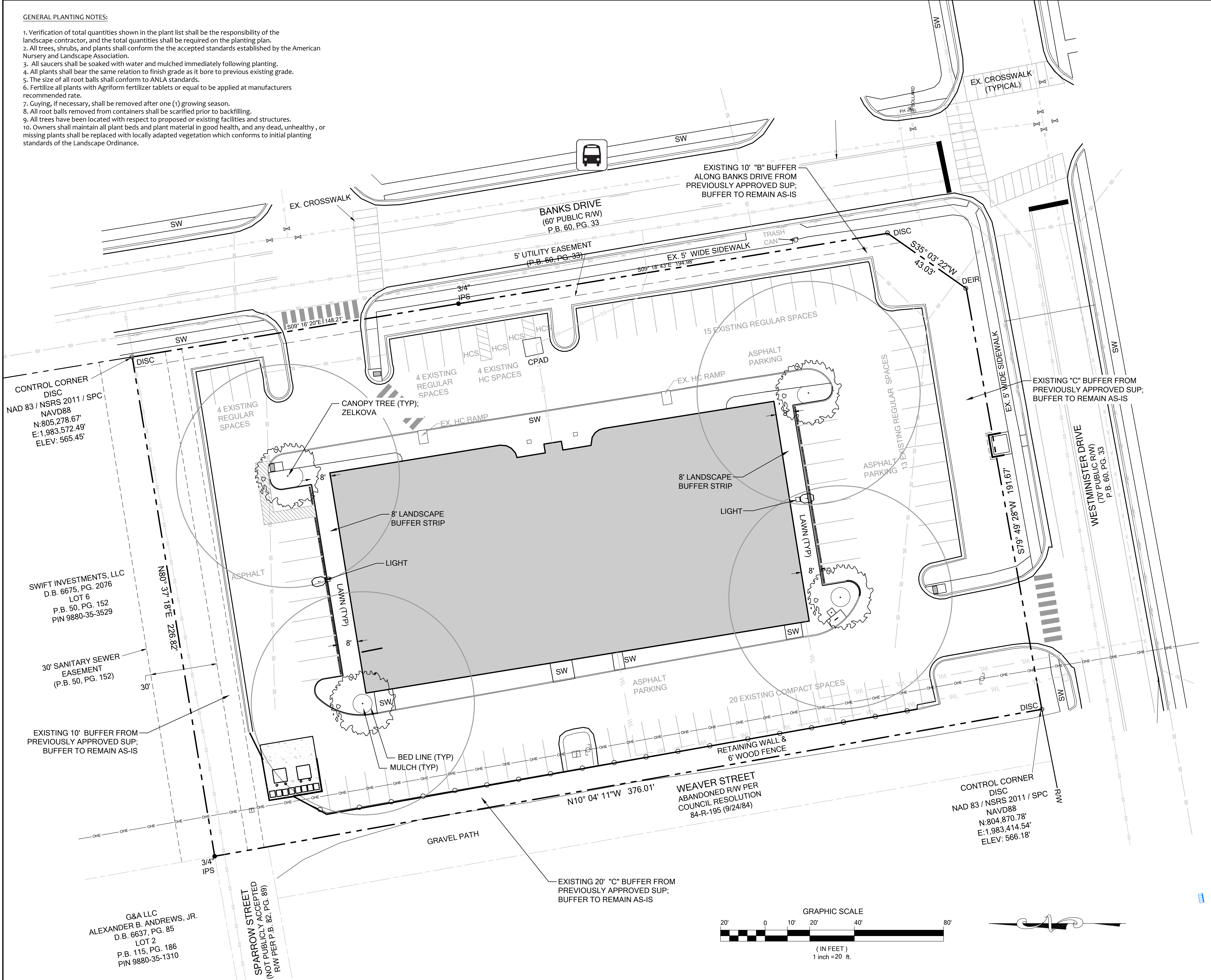
OF

TMILA ASSOCIATES

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

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 the 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 previous 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.



PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

REVISIONS:

2/18/2021

LANDSCAPE PLAN
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:

1" = 20'

DRAWN BY:

PMP

PROJECT #

20096

DATE:

11/30/2020

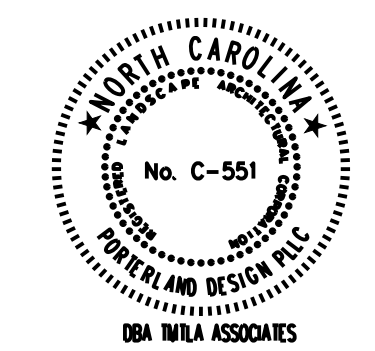
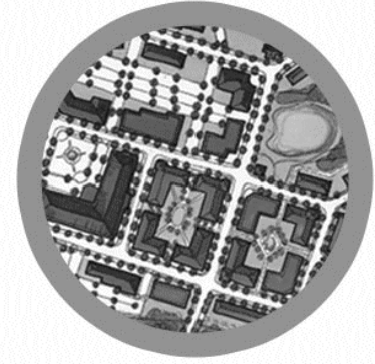
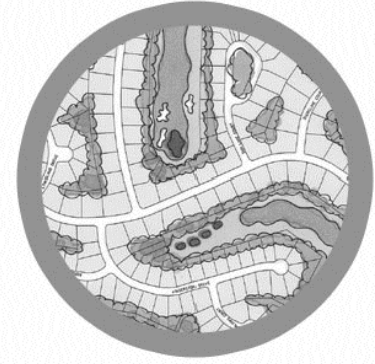
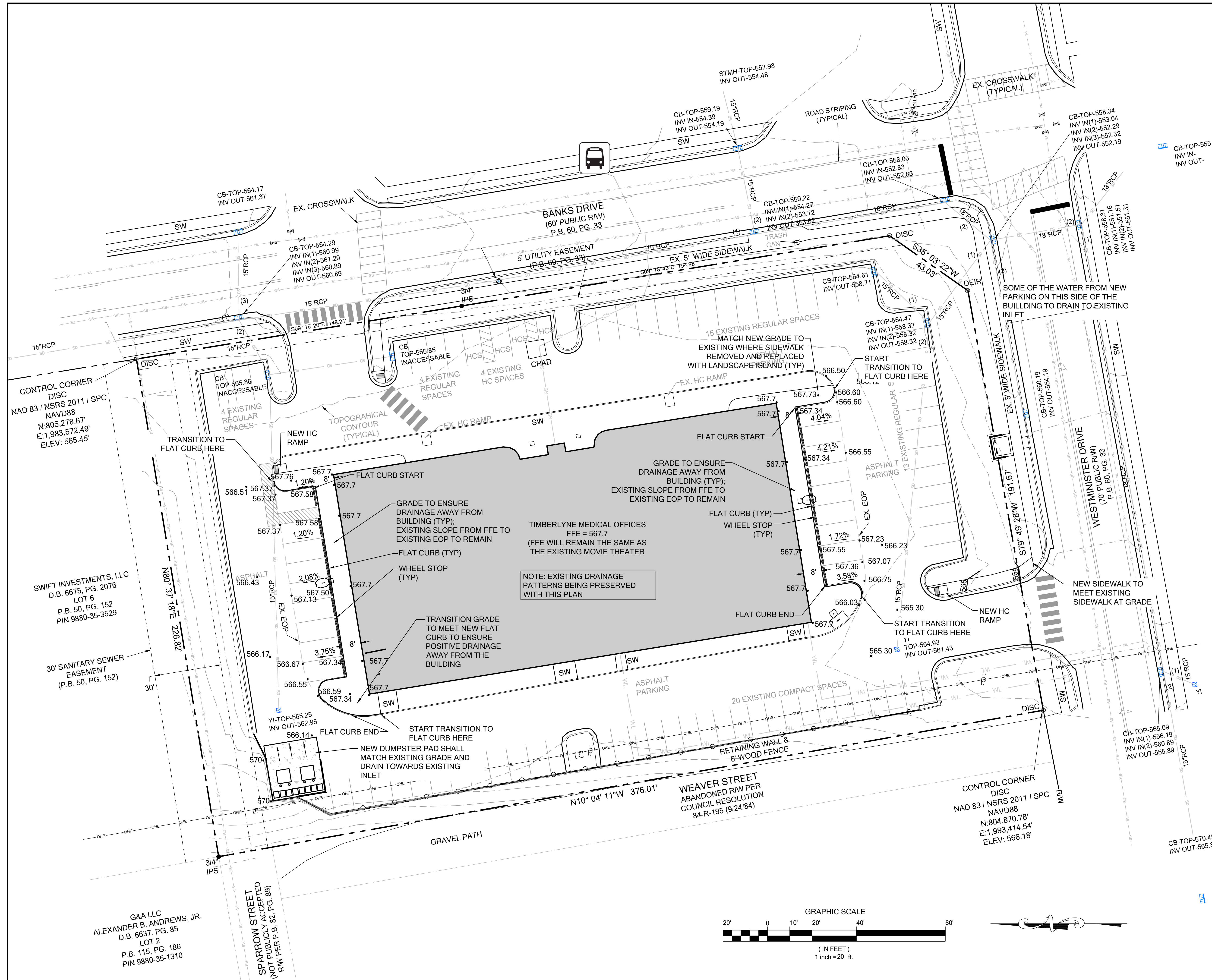
SHEET

L-3

OF

TMTLA ASSOCIATES

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



PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

REVISIONS:

2/18/2021

GRADING PLAN
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

SCALE:

1" = 20'

DRAWN BY:

PMP

PROJECT #

20096

DATE:

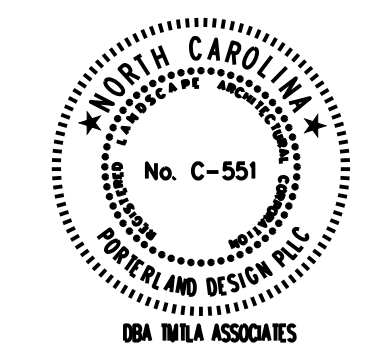
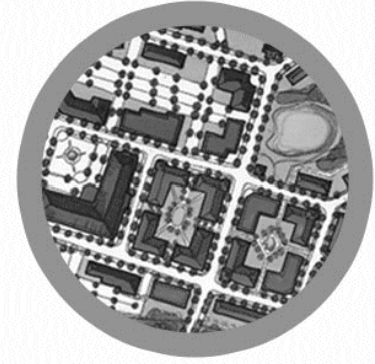
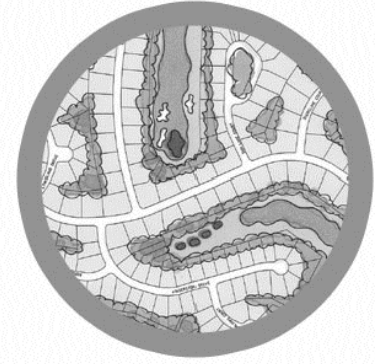
11/30/2020

SHEET

L-4

OF

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



PRELIMINARY
NOT FOR
CONSTRUCTION



REVISIONS:

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

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



Luminaire Schedule		Label	Arrangement	Total Lamp Lumens LLF	
Symbol	Qty	150 watt LED Area	SINGLE	N.A.	0.850
	2				

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
site	Illuminanc	Fc	0.16	3.2	0.0

Luminaire Location Summary			
LumNo	Label	Mounting Height	Orient
9	150 watt LED Area	25	103.392
10	150 watt LED Area	25	277.253

Roadway

15'
20'
25'
30'
35'

50W
70W
110W
150W
220W
280W

POLE STYLE A

Description:
Pole Style A is a round, smooth tapered shaft available in varying heights, anchor based or direct buried.
Colors: Bronze, Black, Gray, Green (not available in all mounting heights)
Material: Fiberglass
Mounting heights:
Anchor Based Flush Mount: 12ft
Anchor Based with Concrete reveal: 25ft, 30ft, 35ft
Direct Buried: 12ft, 15ft, 20ft, 25ft, 30ft, 35ft

#	Date	Comments

Revisions

Drawn By: Tom Grantham, LC, CEM

Checked By:

Date: 11/20/2020

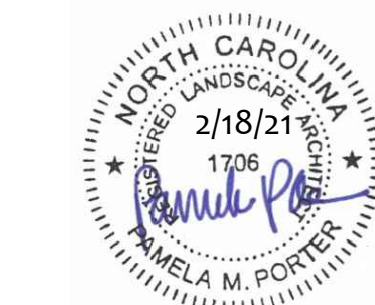
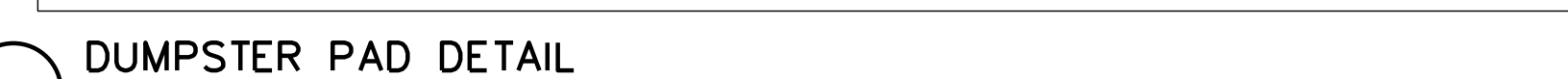
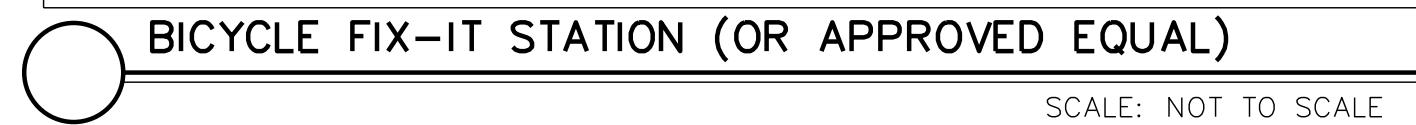
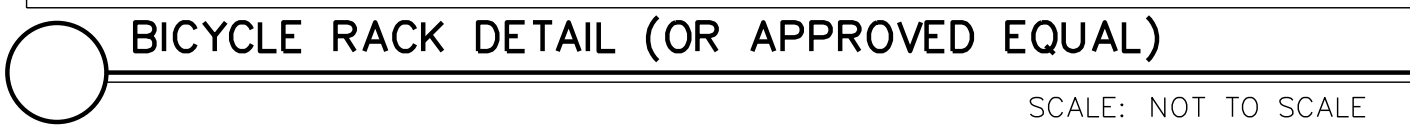
Scale: 1" = 30'

Timberlyne

Chapel Hill

Page M of 1

L-6



PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's **below**.
Call before you dig.

REVISIONS:
2/18/2021

DETAILS
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

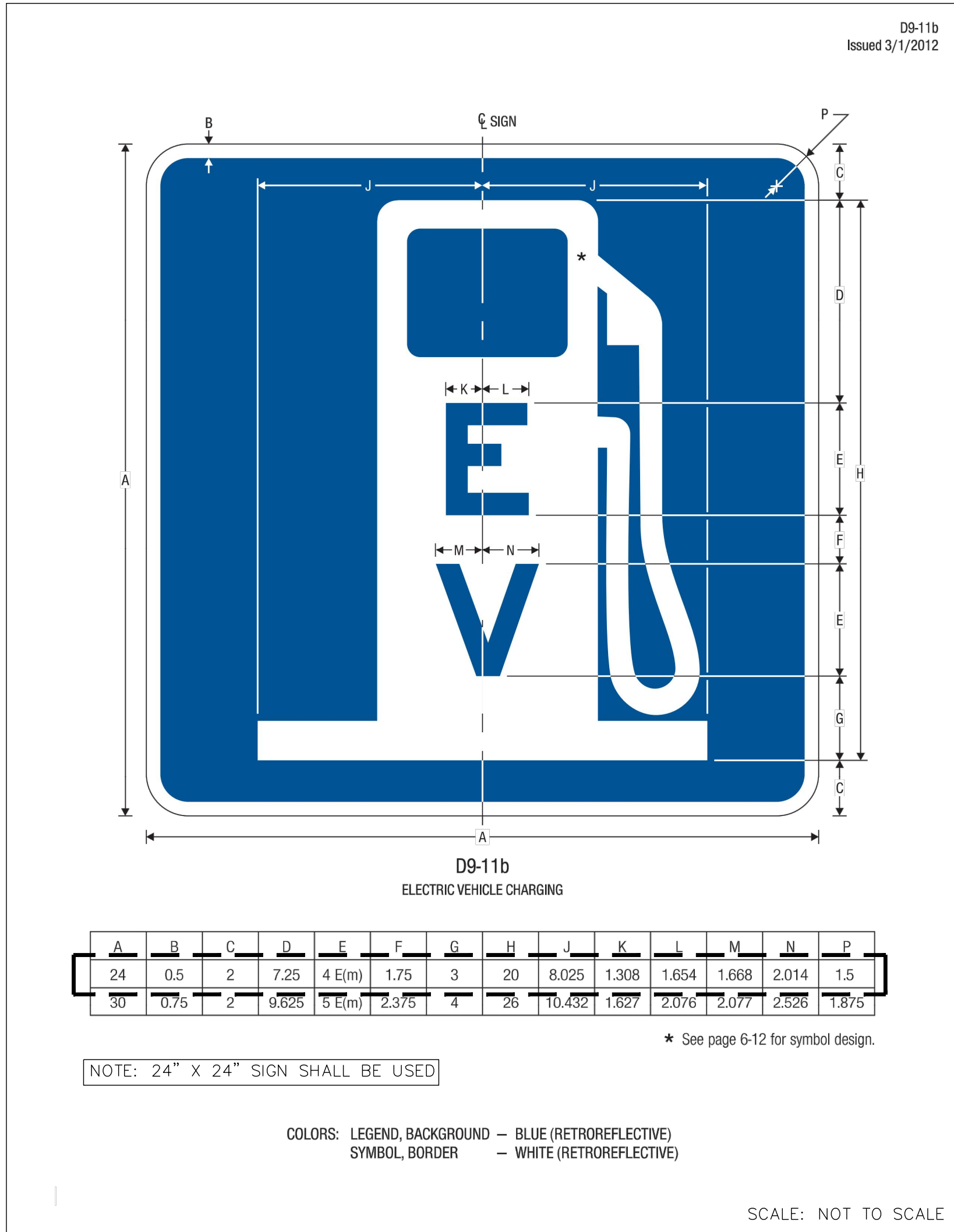
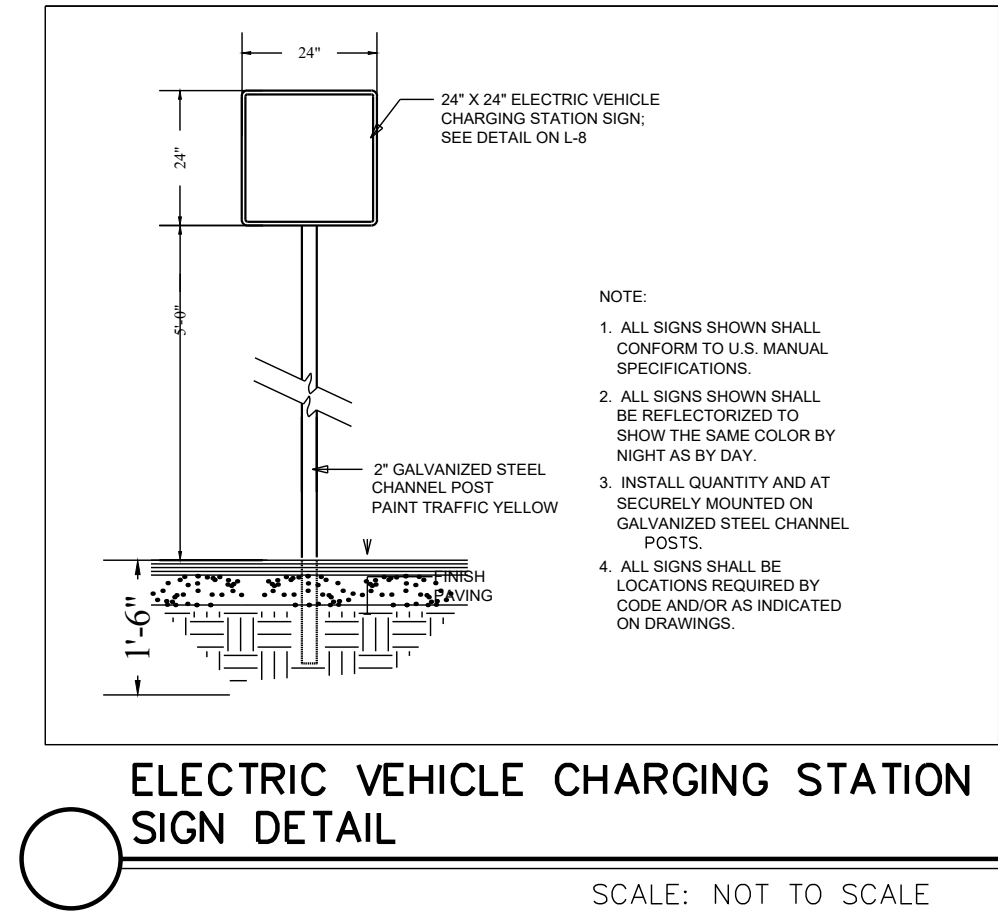
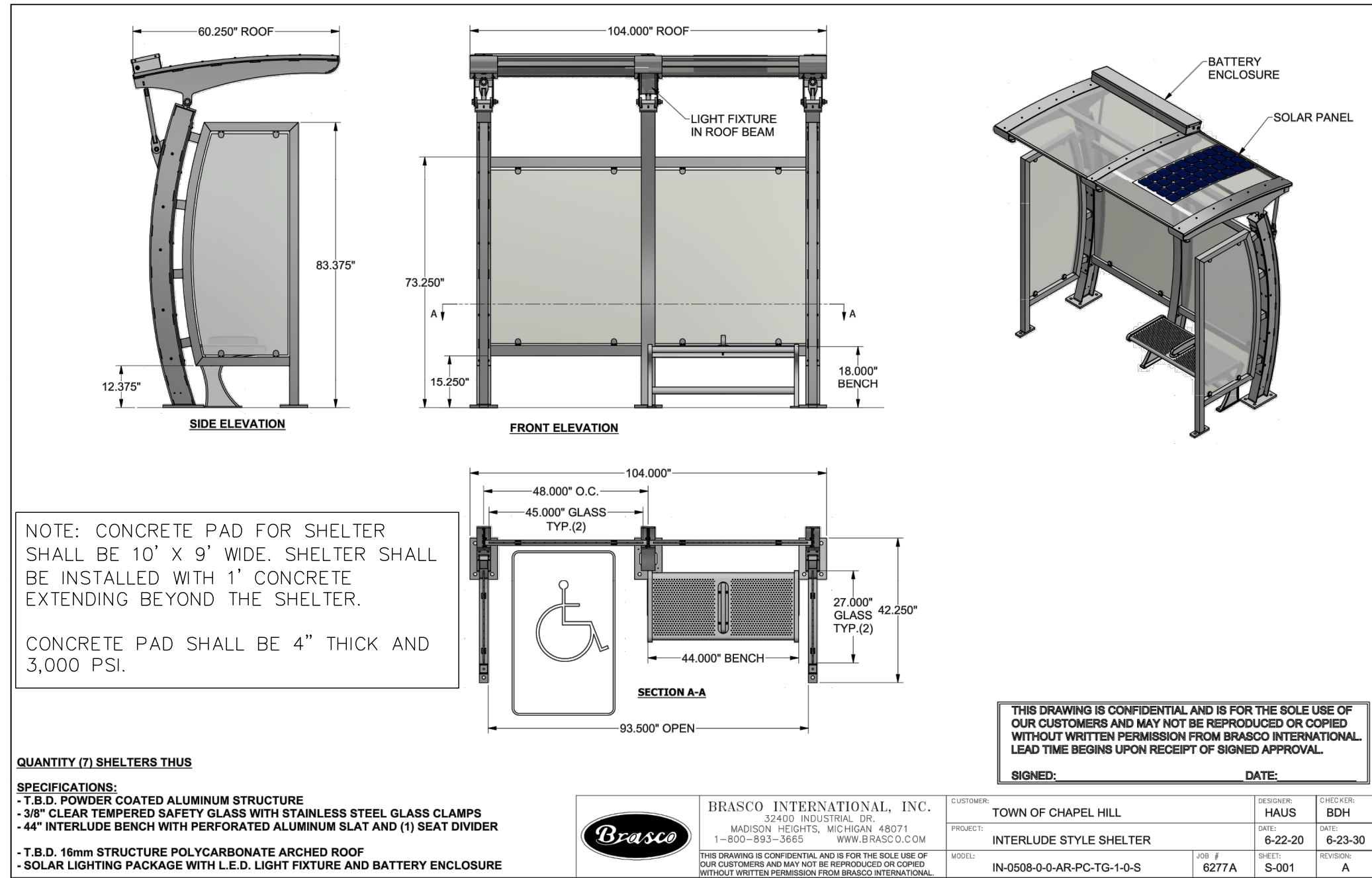
SCALE:
1" = 20'

DRAWN BY:
PMP

PROJECT #
20096

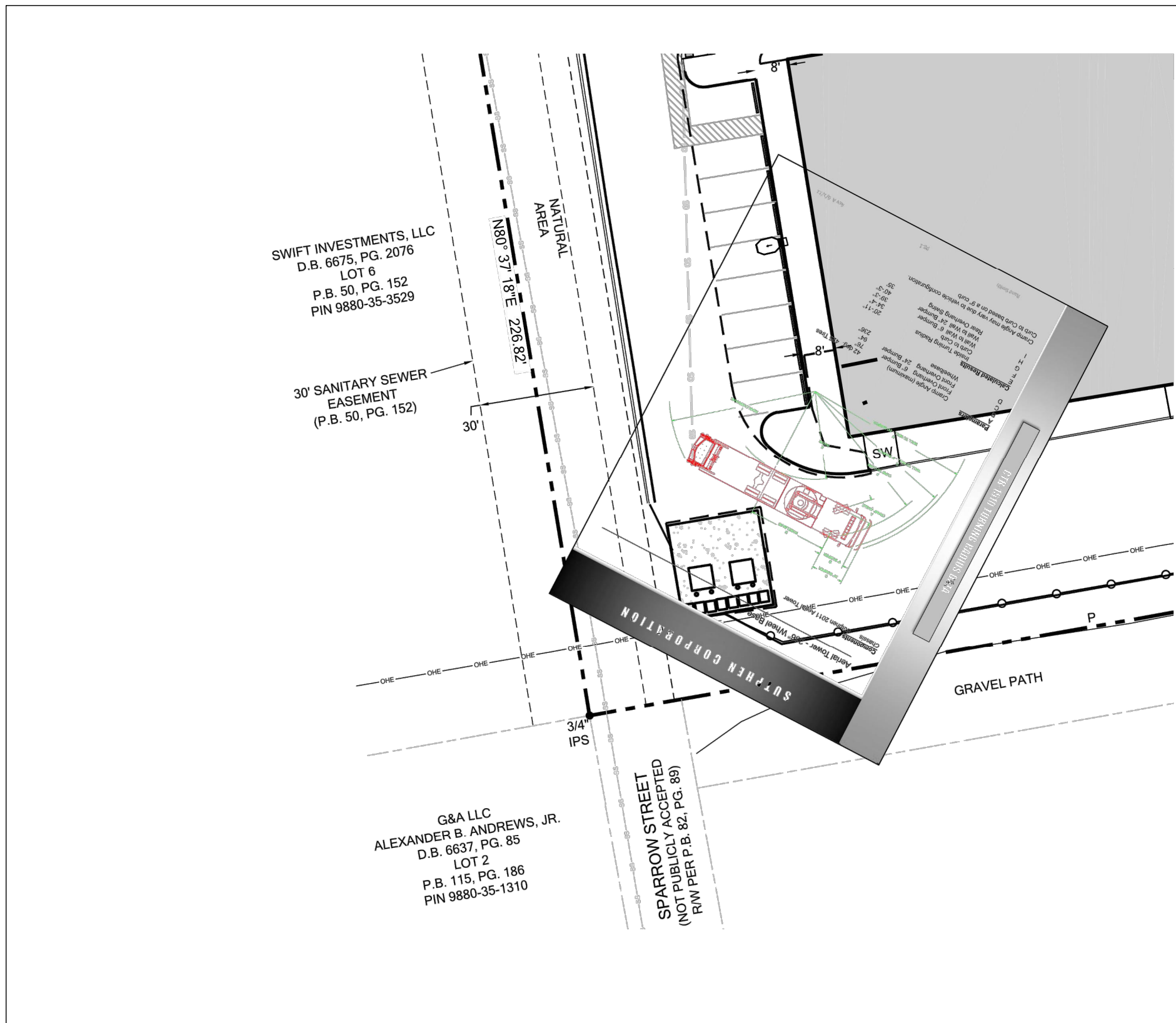
DATE:
11/30/2020

SHEET
L-7
OF



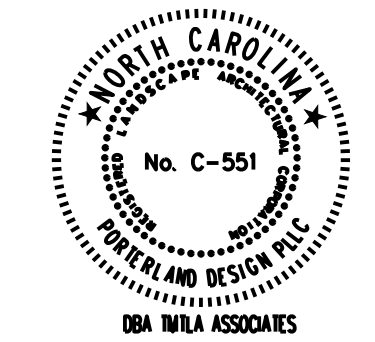
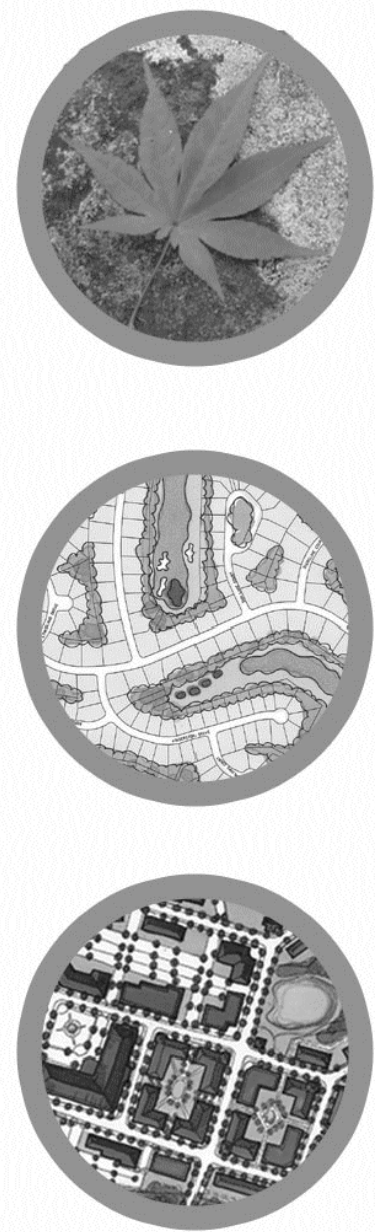
EXAMPLES OF ELECTRIC VEHICLE CHARGING STATION (EXACT CHARGING STATION TBD)

SCALE: NOT TO SCALE



AERIAL TRUCK TURNING TEMPLATE DETAIL

SCALE: NOT TO SCALE



PRELIMINARY
NOT FOR
CONSTRUCTION



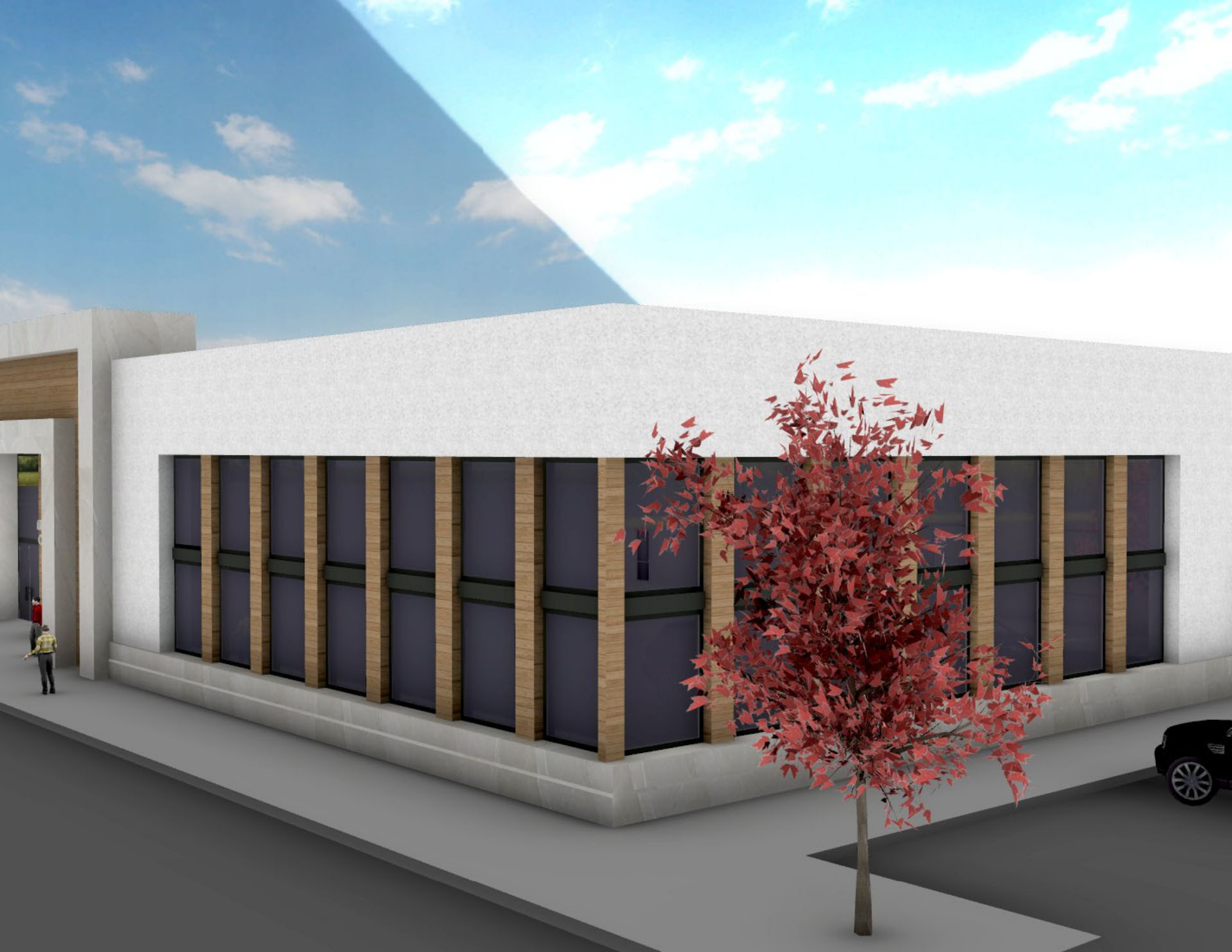
REVISIONS:
2/18/2021

DETAILS
TIMBERLYNE OFFICES
Chapel Hill, North Carolina

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

SHEET
L-8
OF

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





MEDICAL
CENTER









MEDICAL
CENTER





MEDICAL
CENTER



MEDICAL
CENTER





MEDICAL
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MEDICAL
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