

# Timberlyne Offices

120 Banks Drive

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Town of Chapel Hill Environmental Stewardship Affairs Board

April 13, 2021

Applicant/Land Planning: TMTLA Associates

Developer: Parkway Holdings Phase 2, LLC



# VICINITY MAP



Walgreens

Timberlyne  
Animal  
Hospital

Timberlyne Shopping  
Center

**SITE**

20 BANKS DR, CH, NC, 27514

Mobile  
Home  
Park

1701  
North  
Apartments

Children's Campus  
Daycare

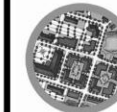
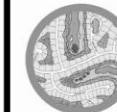
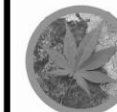
86 North Apartments

Site Information:  
Area: 1.89 AC  
Zone: CC  
Existing Use: Movie Theater  
Proposed Use: Medical Office



**OCWS Construction Waste Requirements:**

- 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 Materials Ordinance (RMO) and to assess the potential for decontamination and/or the reuse of materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 for assistance for the assessment.
- 2. Pursuant to the County's RMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- 3. Pursuant to the County's RMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
- 4. Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same construction meeting held with other development/enforcement officials.
- 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

REVISIONS:  
2/18/2021

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DEMO PLAN  
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) 484-8880 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 - 365 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

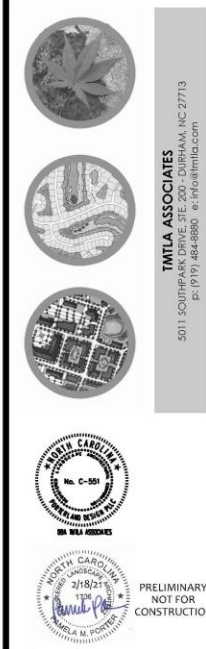
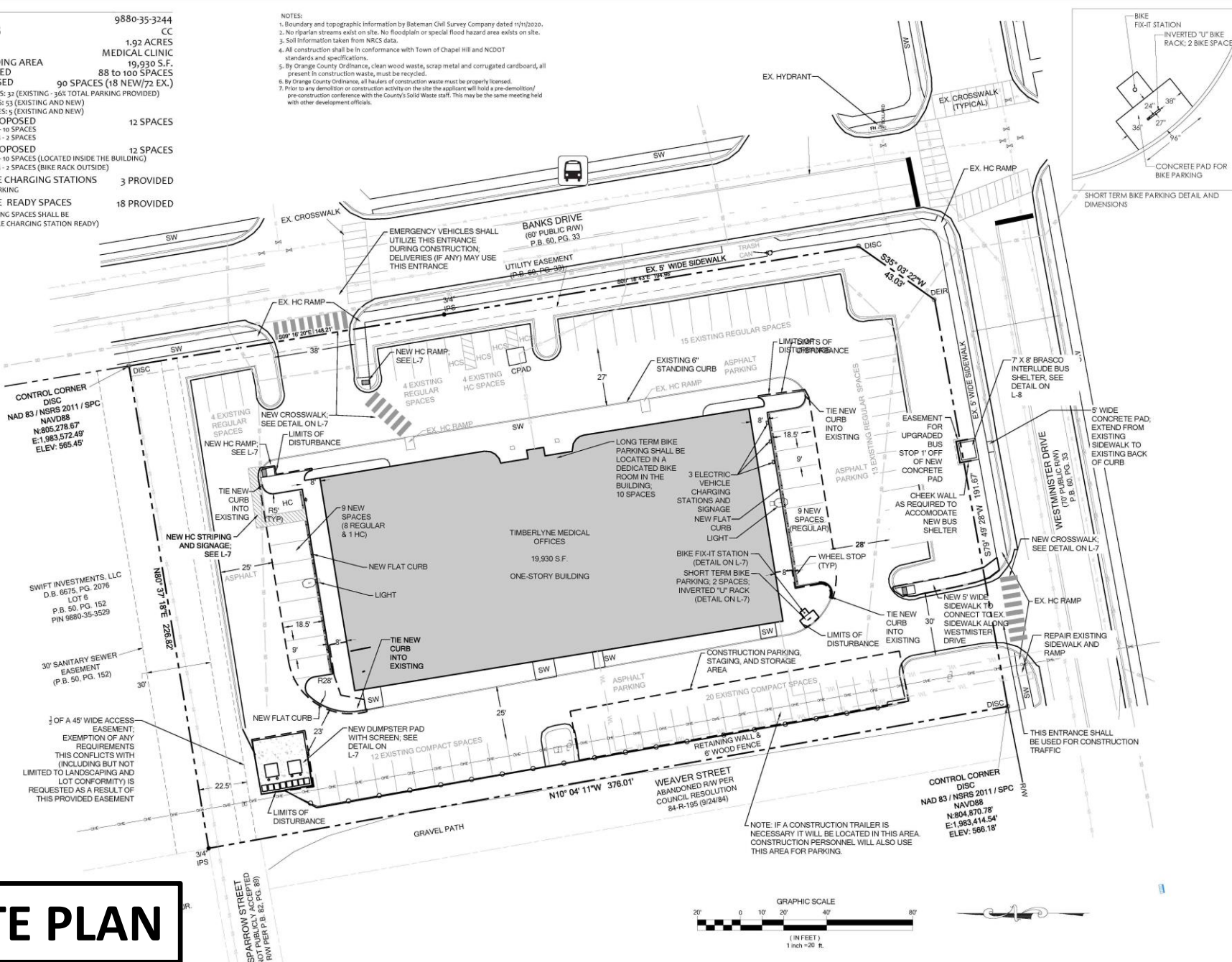
3% OF TOTAL PARKING

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 11/12/2020.
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.



**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

# SITE PLAN



SCALE:  
1" = 20'

DRAWN BY:  
PMP

PROJECT #  
20096

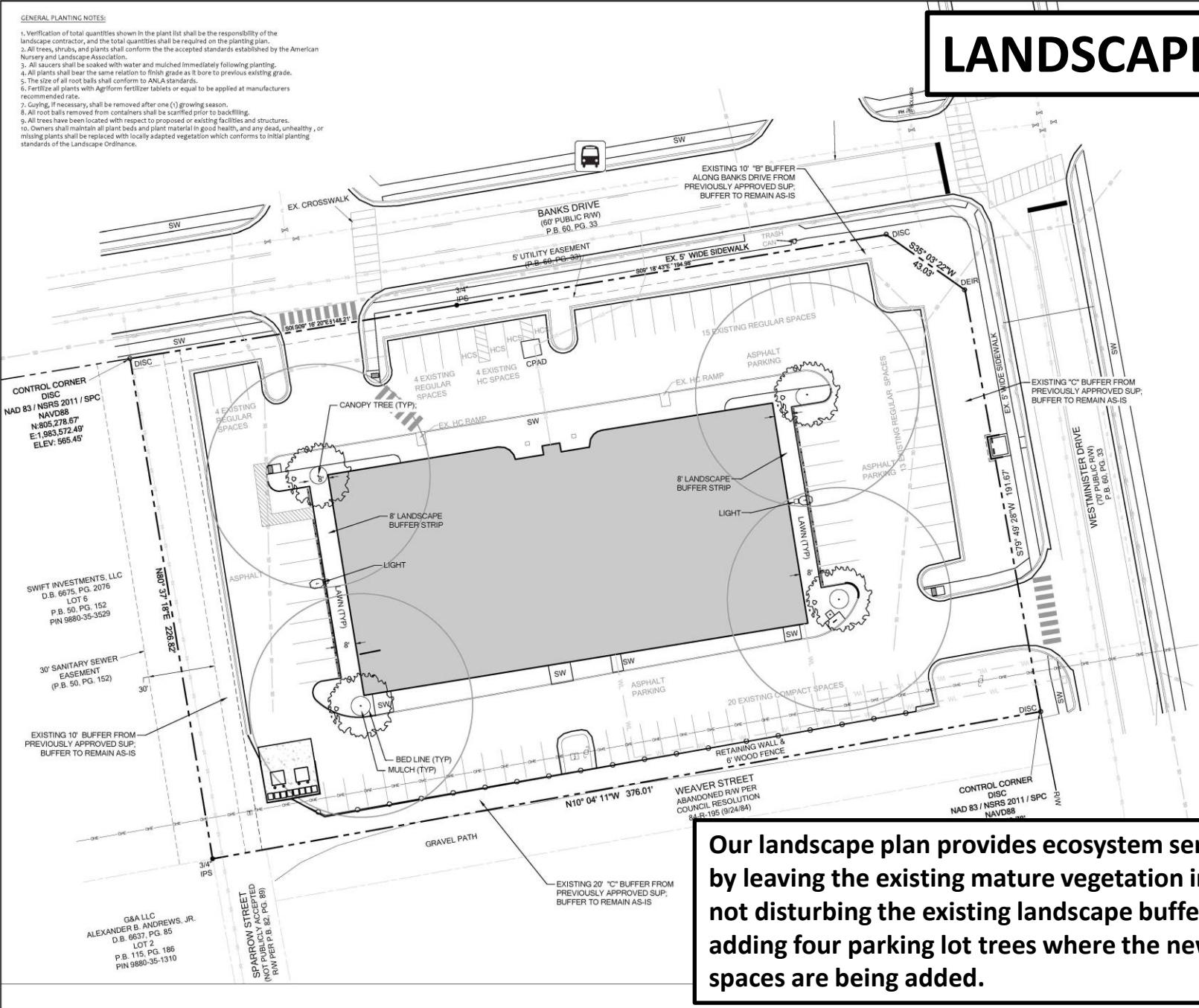
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11/30/2020

SHEET  
**L-4**  
OF

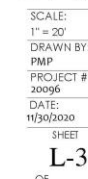
PRELIMINARY  
NOT FOR  
CONSTRUCTION

# LANDSCAPE PLAN

2. 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.
3. Shrubs, and plants, shall conform to the accepted standards established by the American Nursery and Landscape Association.
4. All saucers shall be soaked with water and graded immediately following planting.
5. Plants shall bear the same label as the plants in the nursery store to previous existing grade.
6. The size of all root balls shall conform to ANLA standards.
7. Fertilize all plants with AgriForm fertilizer tablets or equal to be applied at manufacturers recommendation.
8. Girdling, if necessary, shall be removed after one (1) growing season.
9. All root balls removed from containers shall be slowly spread to backfilling.
10. All trees have been located and marked with a surveyor's flag and structures.
11. 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.



**Our landscape plan provides ecosystem service benefits by leaving the existing mature vegetation intact. We are not disturbing the existing landscape buffers and we are adding four parking lot trees where the new parking spaces are being added.**



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

# **ENVIRONMENTAL SUSTAINABILITY ADVISORY BOARD REVIEW CRITERIA**

## **A. Does the project promote alternative modes of transportation?**

Our project will provide both short term and long-term bicycle parking and electric vehicle charging stations. We are also upgrading the bus stop on Westminster Drive to include a bus shelter. Pedestrians will be able to access and move through the property via a series of crosswalks and sidewalks. There is existing sidewalk along both frontages of our project. There are no greenway corridors identified as part of our project.

## **B. Does the project demonstrate a commitment to energy management?**

As noted in our Energy Management Plan this project commits to using LED lights throughout the building, using water saving fixtures to help save potable water, and having a highly efficient HVAC with high quality filters for any HVAC units that need to be replaced. We are maintaining existing mature vegetation around the perimeter of the site per the existing SUP for this site and we are also adding trees in the parking lot where the new parking spaces will be located. We are using an existing building and parking so other items for (B) may not apply like that would with new construction.

## **C. Are you pursuing Green Building Certification for this project?**

This project will not pursue Green Building Certification.

## **D. Will the project manage water quantity and improve water quality?**

As noted above this project will include water saving fixtures throughout the building. As this project is reusing an existing building, we were careful to not alter the existing drainage patterns on this site or add impervious above the allowable threshold of 500 s.f. that would trigger a stormwater device. This site is almost completely impervious so there would have not been room to accommodate a pond and meet the parking requirement necessary for our project.

## **E. Will the project incorporate green building materials?**

Less the small amount of demolition proposed we are reusing the existing building and parking on site. This greatly reduces the need for building materials. We will be reusing or repurposing materials as much as this project moves through construction. We also strive to use locally and sustainably sourced building materials wherever we are able. Foam plaster insulation will be applied to the whole building when it is refaced to make the building more energy efficient.

## **F. How is the project sustainable from a land development perspective?**

We are utilizing much of the existing site, including most of the building and the existing parking. As a result, our land disturbance is quite low. The existing vegetation around the perimeter of the site shall remain and we are adding trees in the parking lot as shown on the plans. We are adding impervious, but the amount is so low and we are well within the allowable increase of added impervious without triggering stormwater requirements. As far as we are aware there are no invasive species located on our project site but if determined there is we will mitigate as necessary by removing and, if a required plant per the Town of Chapel Hill, replacing.



## **ENVIRONMENTAL SUSTAINABILITY ADVISORY BOARD REVIEW CRITERIA CONT...**

### **G. How is this project working to manage and minimize waste?**

We are providing recycling facilities on the site and will encourage tenants to reuse and recycle as much as they can to minimize waste.

### **H. How is environmental equity and culture being incorporated into the project?**

Our proposal is reusing an existing building and parking, and our land disturbance is quite low, which helps to mitigate negative environmental issues that new construction has for the same type of facility. This project will not displace people as this site is not existing residential. This project will not displace any wildlife as this site was already disturbed with the construction of the existing movie theater. There are no natural resources located on site therefore there is no opportunity for access to any natural resources. In our Public Art Proposal we did note the inclusion of a piece of art on site (art and location TBD); it is a way to create a greater sense of community by including public art in our project.

## **TIMBERLYNE OFFICES STORMWATER MANAGEMENT**

Our proposal does not require any stormwater devices as we are reusing most of the site and we are within the allowable added impervious before stormwater requirements are triggered. We are maintaining the existing drainage patterns of the site.

## **TIMBERLYNE OFFICES CONNECTION TO TRANSIT AND BIKE FACILITIES/TRAILS/GREENWAYS**

Our proposal has an existing bus stop along the frontage of Westminster Drive. We will upgrade that bus stop with a Brasco International "Interlude" style shelter as called out on our SUP plans. We are also adding sidewalk and crosswalks to ensure pedestrians can walk to our site without vehicular conflict. Our proposal includes both long term and short-term bike parking and a bike fix-it station. No greenways were identified as being on our site per the Chapel Hill Greenways and Bike Map. Bike lanes already exist along Westminster Drive per the Chapel Hill Greenways and Bike Map.



# Any Questions?

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TMTLA Associates

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