



2510 Meridian Parkway, Suite 100
Durham, NC 27713 | 919-682-0368
www.thomasandhutton.com

February 13, 2025

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for 701 MLK

701 Martin Luther King Jr Blvd on the northwest corner at E Longview Street

On behalf of the land developer LCD Acquisitions, LLC, enclosed is a conditional zoning application for the 701 Martin Luther King Jr Blvd project.

The proposed 701 Martin Luther King Jr Blvd Residential project aims to deliver 175 - 200 new residential units at the intersection of E Longview Street and Martin Luther King Jr Blvd. The proposed development will help address the Town's need for housing as noted in Chapel Hill's Projected Housing Needs for 2020-2040, as the report calls for Chapel Hill to increase average annual household production by 35% over that of the 2010s, which will require completing about 485 units per year.

This development will feature up to six stories of residential units built over three levels of structured parking, of which one level is entirely below grade. The project will include a spacious interior courtyard equipped with recreational amenities for residents, alongside a public plaza at the corner of E Longview and Martin Luther King Jr Blvd. This plaza is intended to be a community asset that will complement the planned Bus Rapid Transit stop and feature ground level retail to help activate the public outdoor amenity area.

Spanning just under two acres, the project site currently houses a vacated automotive repair facility and two dilapidated residential structures, all of which will be redeveloped. The concept plan, reviewed by the Council in November 2024, garnered support for its proposed density, public plaza, and residential use. Feedback from the review included requests for upper floor step backs, retail/coffee service space to activate the plaza, and a reduction in on-site parking, all of which have been incorporated into the design development. The project's affordable housing component will align with Chapel Hill's goal of fostering a more inclusive community by offering accessible housing options for a diverse population. The development of this affordable housing offering is progressing but will involve on-site affordable housing units.

This project will offer a varying unit mix that will attract a diversity of tenants. The location of this development will encourage use of alternative transportation modes and will support the existing and proposed public transit in town. The project adds to the overall variety of uses in the neighborhood, thereby adding to the complete community elements.

The applicant is seeking MU-V-CZD zoning, as advised by Planning staff, with a modification request to significantly reduce the non-residential component. This zoning choice is justified by the project's location along an arterial street near downtown Chapel Hill, with the predominantly residential use serving as a buffer between the busy Martin Luther King Jr Blvd and the interior residential neighborhoods.

Lastly, the proposed project is being designed to comply with the Chapel Hill Comprehensive Plan. The proposed multi-family use is consistent with the primary uses encouraged by the Town of Chapel Hill in the subject's South MLK Focus Area, Sub-Area C per the Future Land Use Map and the Town's land use initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendi Ramsden", with a stylized flourish at the end.

Wendi Ramsden
Project Manager

Conditional Zoning Application - Developer's Program

Project Location and Layout

This project is situated on the northwest corner of Martin Luther King Jr Blvd and E Longview Street, just north of the Town Hall. Covering just under two acres, the development will primarily consist of multi-family residential units with a small retail space on the ground floor. The intended design includes an interior courtyard featuring a pool and various amenities, as well as a fitness center for tenant use. Additionally, there will be a public plaza that serves both residents and the general public.

The project comprises 175 - 200 apartment rental units within a single, eight-story building and an additional parking level entirely underground. Approximately 250 parking spaces will be provided within the urban-style structure. The main pedestrian lobby will be located at the corner of E Longview and Martin Luther King, Jr. Blvd., directly accessible from the community plaza. The building's design leverages the 30-foot elevation difference across the site to conceal the lowest three levels (parking), thereby minimizing the building's visual impact on the neighboring properties to the west.

The layout emphasizes multi-modal transportation, reducing the need for on-site parking while ensuring excellent pedestrian connections to the adjacent sidewalk network and bus stops. The project is conveniently located within 100 feet of a bus stop on the proposed NS BRT route.

Transportation and Services

The site fronts two rights of way: E Longview Street and Martin Luther King Jr Blvd. A bus stop located just south of E Longview is served by four Chapel Hill Transit routes. All tenant vehicular access to the garage will be from E Longview Street, while the service area on the north side of the building will be accessed via the emergency drive off Martin Luther King Jr Blvd. There will not be any vehicular connectivity between tenant parking and the service drive.

Fire and emergency access to the building will be available from Martin Luther King Jr Blvd, with the fire lane accessed from that frontage. Trash service will be managed internally at the ground level on the north side of the building, accessible from the emergency lane. This service will include recycling collection facilities. The project plans to use a private hauler for trash removal and County Solid Waste for recycling pickup.

Streams and Impervious Surface Mitigation

There are no jurisdictional streams on site. Currently, 16% of the site is impervious and lacks stormwater treatment. The project will introduce a new underground mitigation facility designed to control peak flow during a 100-year storm event and improve water quality through treatment.

Tree Coverage and Landscape Buffers

The developer will request a reduction in the minimum tree coverage requirements and landscape buffers along the E Longview Street and Martin Luther King Jr Blvd frontages. However, the buffers between the project and the adjacent residential neighborhood will be fully planted to comply with ordinance requirements.

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DRAINAGE LEGEND		
	EXISTING	PROPOSED
PIPE	- - - - -	- - - - -
DITCH		➔ - - - -
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
VALLEY INLET (VI)		
YARD INLET (YI)		
BEVELED END SECTION (BES)		
END SECTION (ES)		
FLARED END SECTION (FES)		
11 1/2° BEND - HORIZONTAL		
22 1/2° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
90° BEND - HORIZONTAL		
CLEANOUT		
PLUG		
TEE		
WYE		

OTHER UTILITIES LEGEND	
	EXISTING
NATURAL GAS	— UGG —
TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UTL —
ELECTRICITY	— OHP —
UNDERGROUND ELECTRICITY	— UGP —

ABBREVIATIONS							
DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)		OC	ON CENTER
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE
FG	FINISH GRADE		MIN	MINIMUM		SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT		MH	MANHOLE		SF	SQUARE FEET

SEWER LEGEND		
	EXISTING	PROPOSED
GRAVITY PIPE	— SS —	— — —
SINGLE SERVICE LATERAL	— — —	— — —
DOUBLE SERVICE LATERAL		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
FORCEMAIN	- - 10" FM - -	- - 10" FM - -
AIR RELEASE VALVE (ARV)		
CHECK VALVE (CV)		
PLUG VALVE AND BOX (PV)		
FLUSH HYDRANT		
PUMP CONNECTION (PC)		
REDUCER		
TRACER WIRE ACCESS BOX (TWAB)		
CROSS		
TEE		
TAPPING SLEEVE (TS)		
90° BEND HORIZONTAL		
45° BEND HORIZONTAL		
22 1/2° BEND HORIZONTAL		
11 1/2° BEND HORIZONTAL		
BEND VERTICAL		
PLUG \ CAP		

WATER LEGEND		
	EXISTING	PROPOSED
FIRE PROTECTION	— 10" FPW —	— 10" FPW —
WATER MAIN	— 10" W —	— 10" W —
SINGLE SERVICE LATERAL	- - - - -	- - - - -
DOUBLE SERVICE LATERAL		
BUTTERFLY VALVE (BV)		
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		

WATER LEGEND		
	EXISTING	PROPOSED
WATER METER (WM)		
TRACER WIRE ACCESS BOX (TWAB)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22 1/2° BEND - HORIZONTAL		
11 1/2° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

GENERAL INFORMATION

COUNTY	ORANGE COUNTY	OWNERS: LOT 1: CAPKOV VENTURES INC. MAILING ADDRESS: PO BOX 16815 CHAPEL HILL, NC 27516-6815
TOWN	CHAPEL HILL	
ZONING	R-3/NC	LOT 2: JOHNSON FAYE A (LUKRI INVESTMENTS LLC) 1187 MARTIN LUTHER KING JR BLVD UNIT A CHAPEL HILL, NC 27514

ENGINEER: THOMAS & HUTTON 2510 MERIDIAN PARKWAY, SUITE 100 DURHAM, NC 27719 919.682.0368	
SURVEYOR:	THOMAS & HUTTON 2510 MERIDIAN PARKWAY, SUITE 100 DURHAM, NC 27719 919.682.0368

SITE DATA

PIN:	9789-30-2349/9789-30-2139
OWNER:	CAPKOV VENTURES INC (NORTH PARCEL)/ JOHNSON FAYE A (LUKRI INVESTMENTS LLC) (SOUTH PARCEL)
WATERSHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR
FLOOD PLAIN DATA:	MAP NO. 12011C0556J (EFFECTIVE DATE 7/31/2024)
TOTAL PARCEL AREA:	83,272 SF / 1.911 AC (NET)
FRONTAGE:	190 LF LONGVIEW, 208 LF MLK
GROSS LAND AREA:	91,599 SF/2.102 AC
NET (SURVEYED) LAND AREA:	83,272 SF/1.911 AC
EXISTING ZONING:	R-3/NC
PROPOSED ZONING:	MU-V-CZD ARTERIAL
EXISTING LAND USE:	VACANT CAR REPAIR AND OCCUPIED RESIDENTIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL WITH SMALL AMOUNT OF GROUND FLOOR RETAIL SPACE
TOTAL LIMITS OF DISTURBANCE:	83,272 SF/ 1.911 AC ON SITE
TREE CONSERVATION AREA:	SEE SHEET L1.3
PROPOSED LAND DISTURBANCE:	83,272 SF / 1.911 AC ON SITE
EXISTING IMPERVIOUS ON-SITE:	15,424 SF /0.35 AC/16.8% GLA
PROPOSED IMPERVIOUS ON-SITE:	69,884 SF/1.6 AC/76.3% GLA

EXISTING BUILDINGS ON SITE: 4,670 SF APPROXIMATELY
ALL TO BE REMOVED

PROPOSED BUILDING SQUARE FOOTAGE: 245,000 SF
INCLUDING 1,225 SF RETAIL ON THE PLAZA FRONTAGE

RESIDENTIAL UNITS
STUDIO, 1-BED, 2-BED, 3-BED, 4-BED
TOTAL UNIT COUNT 175-200 UNITS

PARKING
UNIT COUNT IS APPROXIMATE. PARKING REQUIREMENT BASED ON:
STUDIO X 1.00-1.25 SPACES/UNIT
1-BED X 1.00-1.25 SPACES/UNIT
2-BED X 1.4-1.75 SPACES/UNIT
3-BED X 1.75-2.25 SPACES/UNIT
4-BED X 2-2.5 SPACES/UNIT
MINIMUM REQUIRED: APPROX 260 SPACES
MAXIMUM ALLOWED: APPROX 360 SPACES

PARKING PROPOSED:

BASEMENT LEVEL: 63 STANDARD SPACES + 3 ADA
GROUND LEVEL: 100 STANDARD SPACES + 5 ADA
SECOND FLOOR: 57 STANDARD SPACES + 4 ADA INCL
2 VAN ACCESSIBLE SPACES
TOTAL PARKING PROPOSED: 232 SPACES

BICYCLE PARKING

REQUIRED: 175-200 RESIDENTIAL UNITS X .25/UNIT = 44-50
PROVIDED: 6 SPACES (3 LOOPS) IN PLAZA AREA
44 INTERIOR BIKE ROOM SPACES
TOTAL: 50 BIKE PARKING SPACES

1	COMMENT REVISIONS - RESUBMITTAL		5-30-25
NO.	REVISIONS	BY	DATE



THOMAS
&
HUTTON

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GENERAL NOTES AND INDEX	
701 MLK	
PROJECT LOCATION: 701 Martin Luther King Jr Boulevard Chapel Hill, NC 27516	
CLIENT/OWNER: LCD ACQUISITIONS, LLC 3060 Peachtree Road NW Suite 500 Atlanta, GA 30305	

DATUM: HORIZ.: NAD83	VERT.: NAVD88
JOB NO: 32417.0000 DATE: 4/10/25 DRAWN: ACL DESIGNED: REVIEWED: APPROVED: SCALE: 1" = 60'	C0.1

DEMOLITION NOTES

1. 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.
2. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
3. 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 SALVAGABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
4. Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
5. 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.

1 D1.1 EXISTING CONDITIONS & DEMOLITION PLAN
Scale: 1" = 30'

NOTE: CONTRACTOR MUST VERIFY LOCATION OF THE EXISTING WATER AND SEWER SERVICES FOR THE EXISTING BUILDINGS, AND THEN ABANDON PER OWASA STANDARDS.

DEMOLITION LEGEND:

SYMBOL	DESCRIPTION
[Cross-hatch pattern]	REMOVE BUILDING
[Stippled pattern]	REMOVE GRAVEL
[Dotted pattern]	REMOVE CONCRETE

REVISIONS			
NO.	REVISIONS	BY	DATE
1	COMMENT REVISIONS - RESUBMITTAL		5-30-25



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EXISTING CONDITIONS & DEMOLITION PLAN

701 MLK

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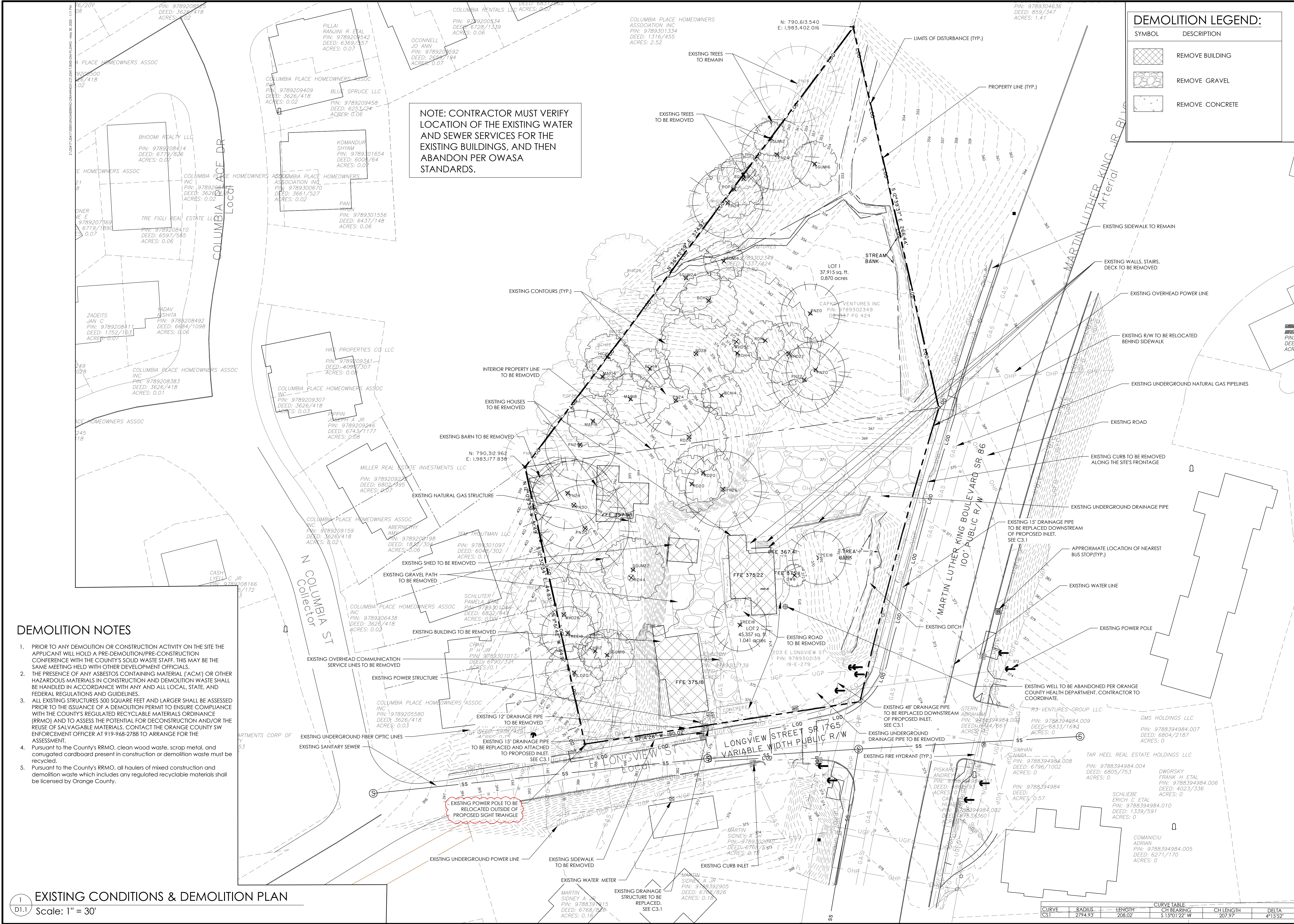
CLIENT/OWNER:
LCD ACQUISITIONS, LLC
3040 Peachtree Road NW
Suite 500
Atlanta, GA 30305



DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 32417.0000
DATE: 4/10/25
DRAWN: ACL
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

D1.1



CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
CS1	2794.93	208.02	S 15°01'22" W	207.97

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2 SITE PLAN- BASEMENT LEVEL

C1.1 Scale: 1" = 40'

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
- ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
- REFERENCE EXISTING CONDITION SHEETS FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
- 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.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
- MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
- PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
 - APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO NC 1838.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH TOCH FOR PROPOSED/STIPULATED SIDEWALK AND APPURTENANCES.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER AND SEWER CONNECTIONS.
- PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS PER NCDOT, TOCH, AND OWASA REQUIREMENTS FOR REVIEW AND APPROVAL.
- All existing structures 500 square feet and larger shall be assessed prior to the issuance of 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.
- Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- 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.

4 SITE NOTES

C1.1



1 SITE PLAN- SECOND LEVEL

C1.1 Scale: 1" = 30'



3 SITE PLAN- GROUND LEVEL

C1.1 Scale: 1" = 40'

REQUIRED ACTIVE RECREATION SPACE:

GROSS SITE LAND AREA	91,522 SF
REQUIRED ACTIVE RECREATION RATIO	.046
RECREATION SPACE REQUIRED	4,210 SF

PROPOSED ACTIVE RECREATION FACILITIES:

AMENITY COURTYARD WITH ACTIVE RECREATION SPACE (LOCATED ON LEVEL 4 ABOVE PARKING)	3,000 SF
INTERIOR FITNESS CENTER	2,000 SF
TOTAL ACTIVE RECREATION PROPOSED	5,000 SF

5 ACTIVE RECREATION SPACE CALCULATION

C1.1

1	COMMENT REVISIONS - RESUBMITTAL	5-30-25
NO.	REVISIONS	BY DATE

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SITE PLAN

701 MLK

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Chapel Hill, NC 27516

CLIENT/OWNER:
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3040 Peachtree Road NW
Suite 500
Atlanta, GA 30305

30 0 15 30

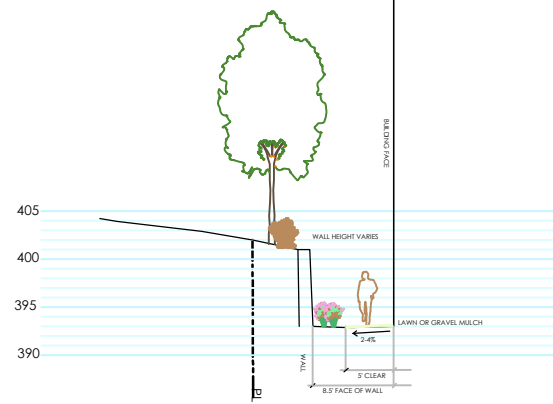
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32417.0000
DATE:	4/10/25
DRAWN:	ACL
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C1.1

2:32AM 1/24/17 0:000 ENGINEERING DRAWING(S) 2:32AM 1/24/17 0:000 RPT DWG - 1/24/17 1:13 PM



2
C1.2 ACCESS CLEARANCE
Scale: 1" = 20'

1
C1.2 FIRE SAFETY PLAN
Scale: 1" = 30'

REFER TO SHEET C1.2a FOR DETAILS

1. FIRE TRUCK TURN
2. FIRE ACCESS ROAD
3. FIRE AERIAL APPARATUS ACCESS ROAD

FIRE APPARATUS ACCESS ROAD

903.1.1 Approved access road required to within 150' of any part of the exterior.

Proposed:
Fully sprinklered building in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3. Fire truck access within 200' of any part of the exterior as shown on this sheet. Wall-mounted fire hydrant at rear of building at location shown on this sheet.

FIRE AERIAL APPARATUS ACCESS

903.1.4.3 Aerial apparatus access road required to within 150' of any part of the exterior.

Proposed:
Two 26' wide access areas within 30' of building:
Length along MLK Jr Blvd: 110 LF
Length along access lane northeast side of building: 214 LF

EXISTING FIRE HYDRANT

EXISTING OVERHEAD POWER LINES TO REMAIN

PARKED FIRE TRUCK

OVERHEAD SIGNAL LINES POTENTIAL REDESIGN TO MAST ARMS

OHP OHP

EXISTING FIRE HYDRANT (TYP.)

OVERHEAD SIGNAL LINES POTENTIAL REDESIGN TO MAST ARMS

OVERHEAD ELECTRIC LINES TO BE UNDERGROUNDED

OVERHEAD ELECTRIC LINES TO BE UNDERGROUNDED

FIRE/EMERGENCY VEHICLE ACCESS

FIRE TRUCK LOCATION FOR AERIAL ACCESS

EXISTING OVERHEAD POWER LINES TO REMAIN

FIRE TRUCK TURN

PROPERTY LINE (TYP.)

26' WIDE AERIAL ACCESS DRIVE

RETAINING WALL WITH GUARDRAIL

PARKED FIRE TRUCK

200' HOSE DRAG FROM PARKED FIRE TRUCK

5' WIDE CONCRETE SIDEWALK WITH STAIRS

RETAINING WALL

200' HOSE DRAG FROM PARKED FIRE TRUCK

WALL HEIGHT 0.5'

WALL HEIGHT 6.0'

LOCATION OF WALL HYDRANT

200' HOSE DRAG FROM PARKED FIRE TRUCK SEE DETAIL 2/C1.2 FOR CLEARANCE ALONG HOSE PULL PATH

WALL HEIGHT 12.0' MAX HEIGHT LOCATION

PEDESTRIAN GARAGE ACCESS

PARKING GARAGE ENTRANCE

MOVING TRUCK ENTRY

SPRINKLER ASSE #1047 RPDA BFP INSIDE BUILDING; SEE PLUMBING/SPRINKLER PLANS.

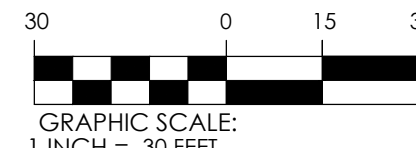
WALL MOUNTED FDC

LONGVIEW STREET SR 1765 VARIABLE WIDTH PUBLIC R/W

MARTIN LUTHER KING BOULEVARD SR 86 100' PUBLIC R/W

LEGEND

- W EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- HOSE DRAG LENGTH
- AERIAL ACCESS DRIVE



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C1.2



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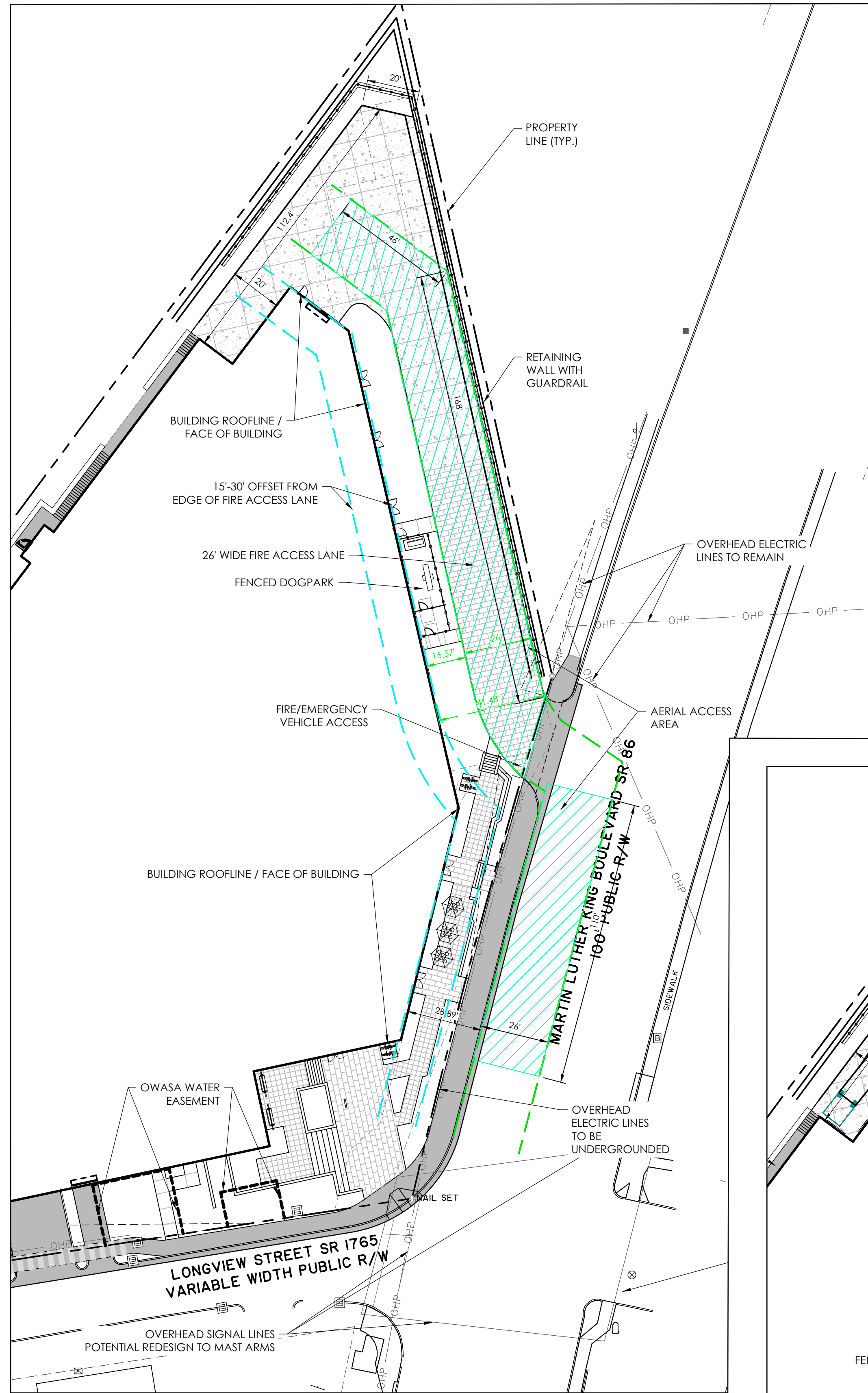
FIRE SAFETY PLAN

701 MLK

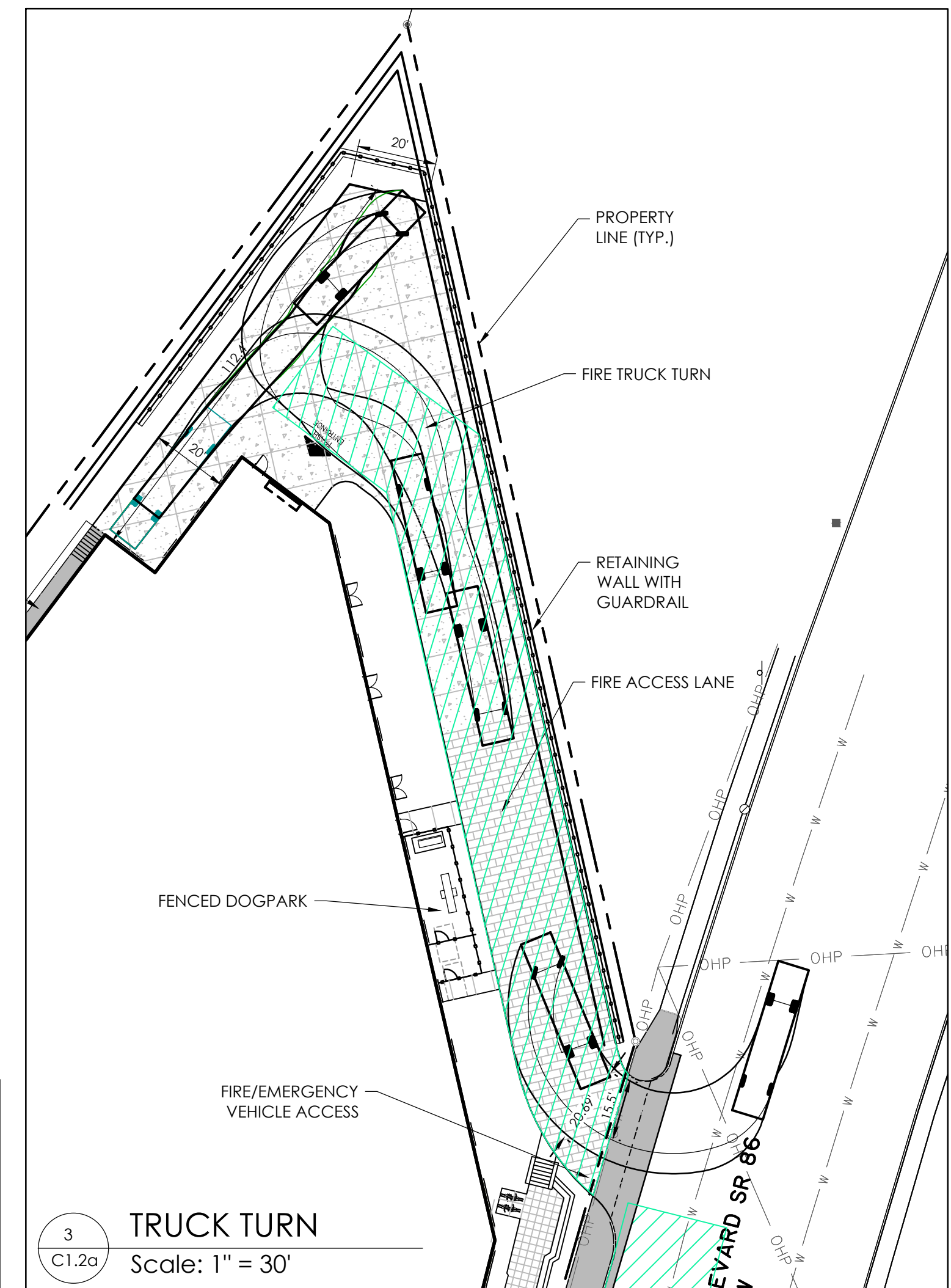
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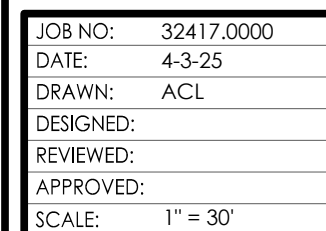
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Proposed:
Two 26' wide access areas within 30' of building:
Length along MLK Jr Blvd: 110 LF
Length along access lane northeast side of building: 214 LF

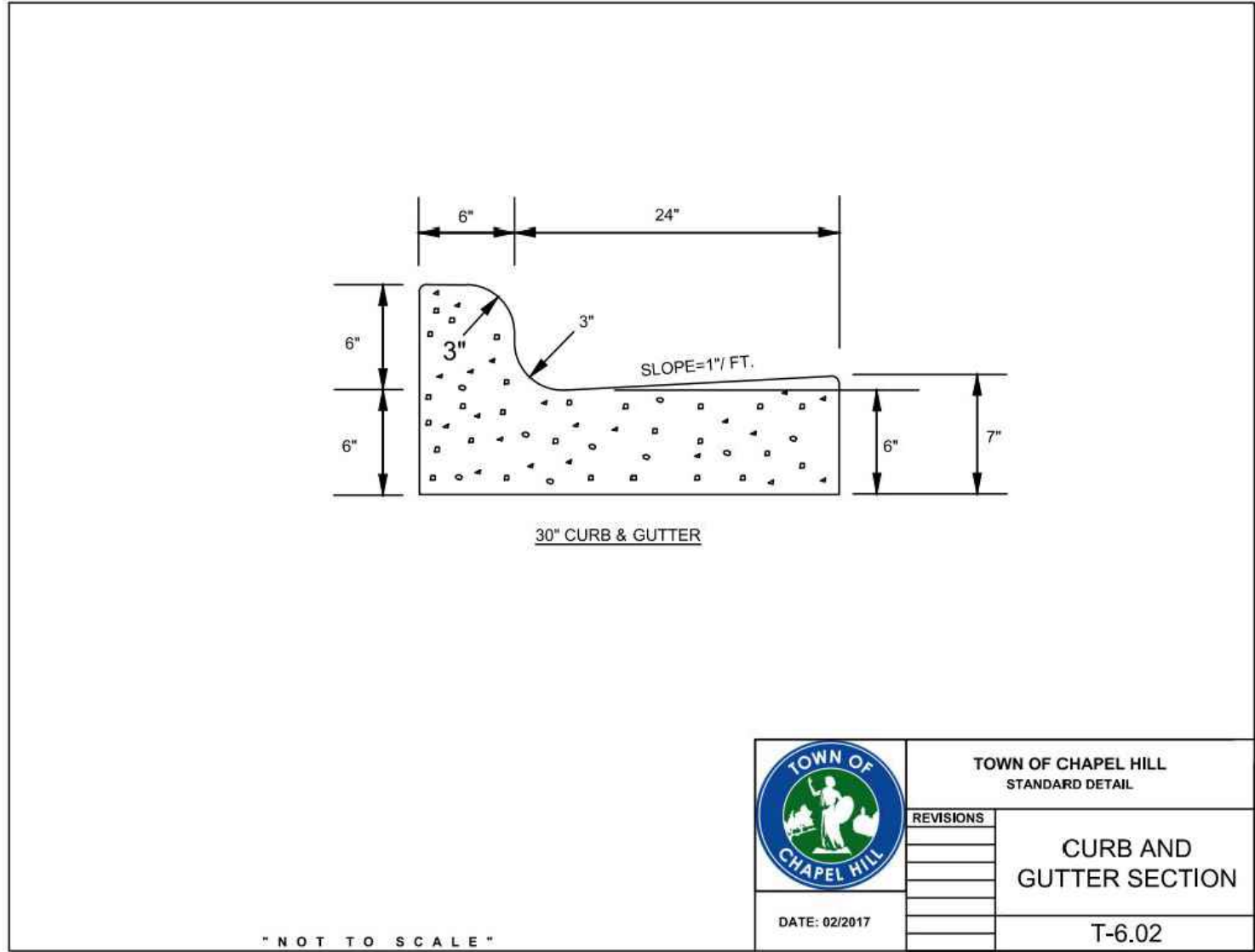


3 TRUCK TURN
C1.2a Scale: 1" = 30'

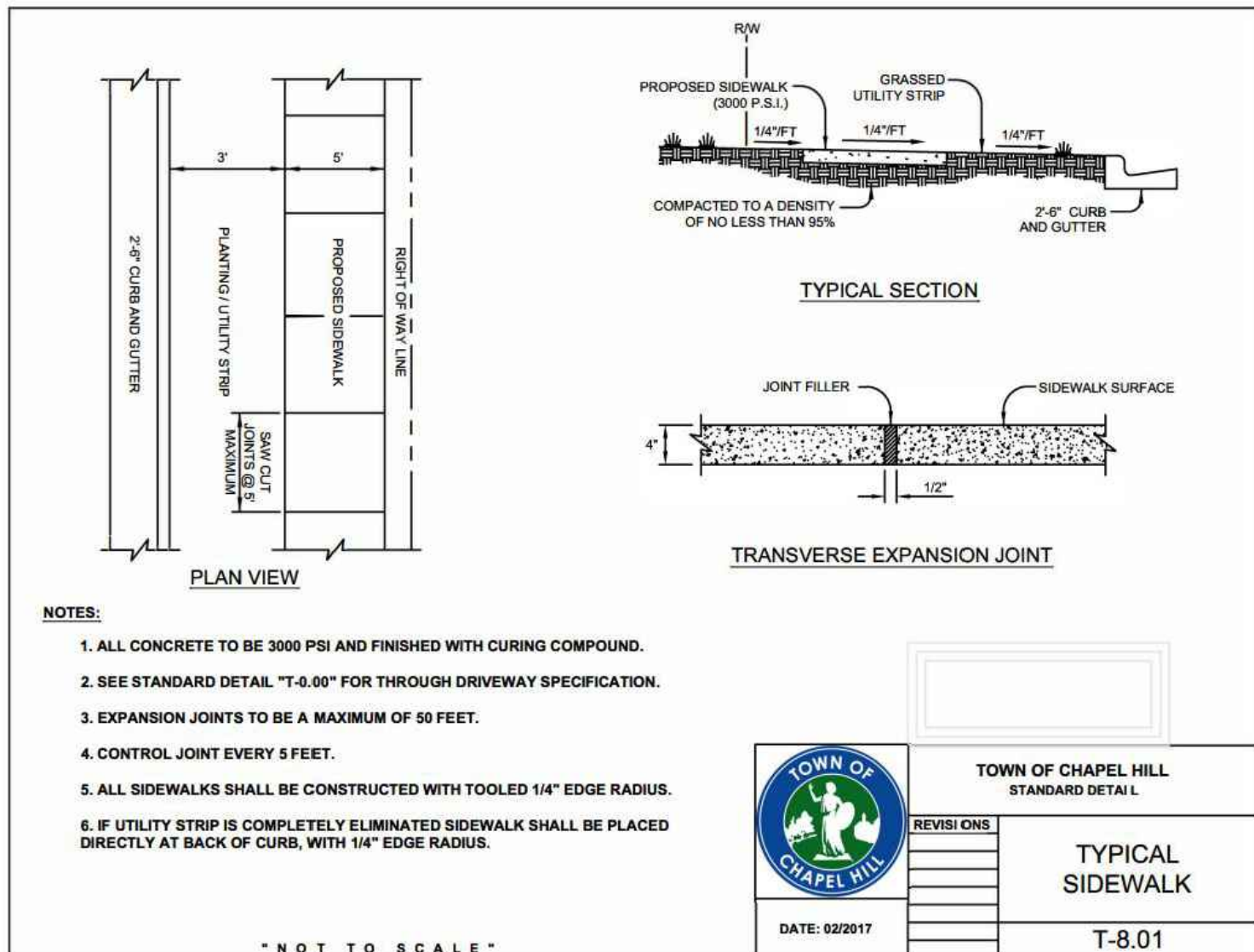
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C1.2A

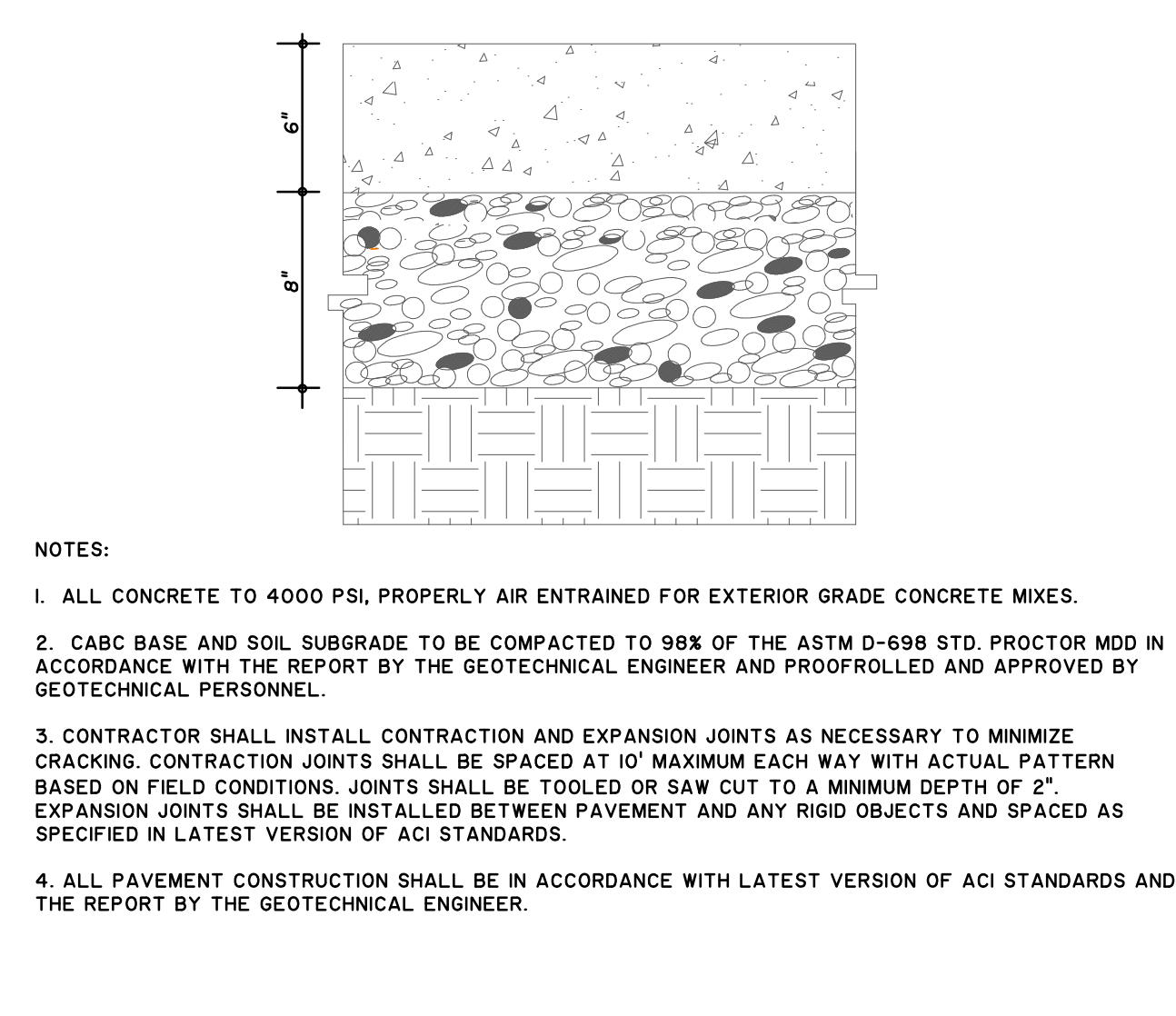
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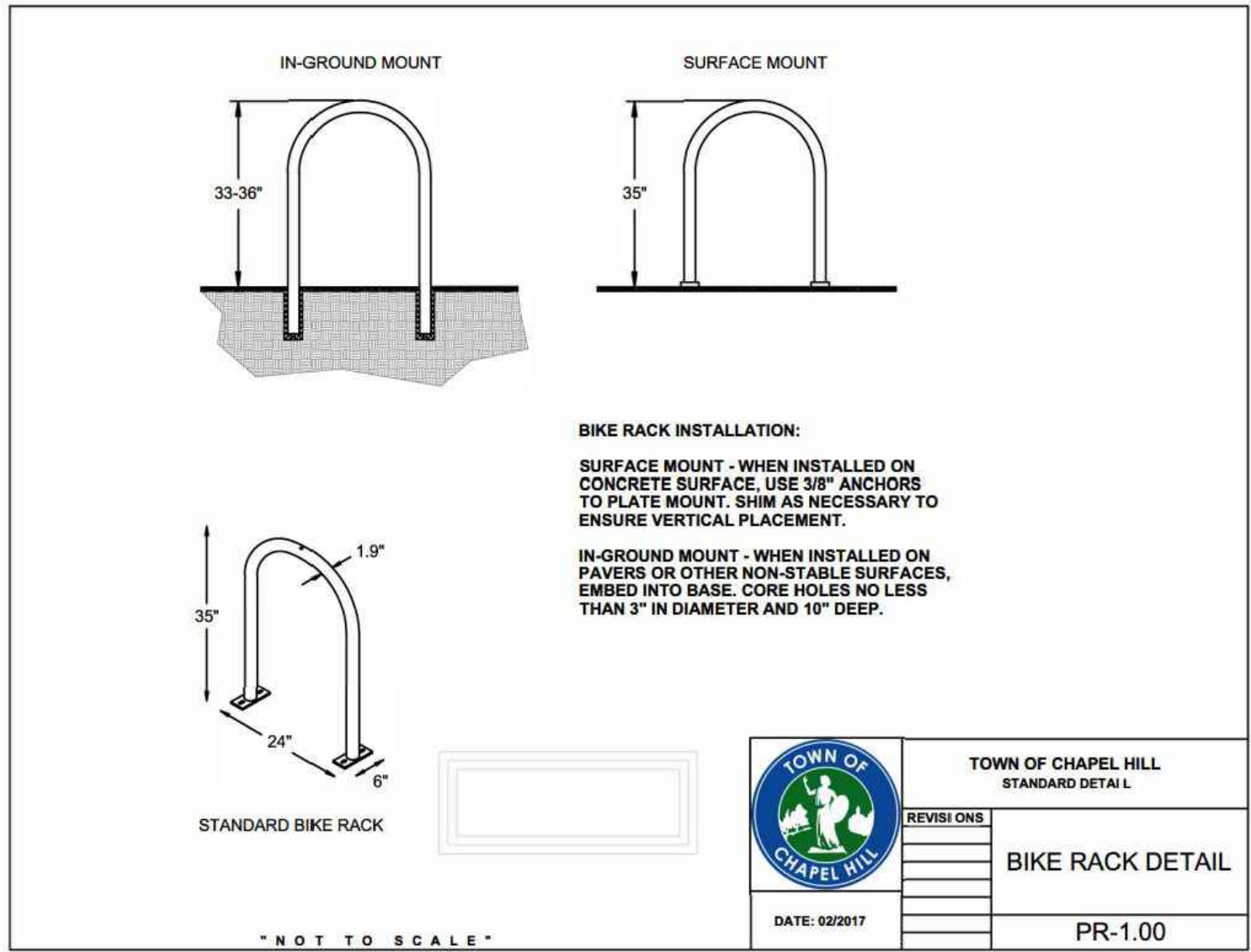
1 CURB & GUTTER DETAIL
NTS



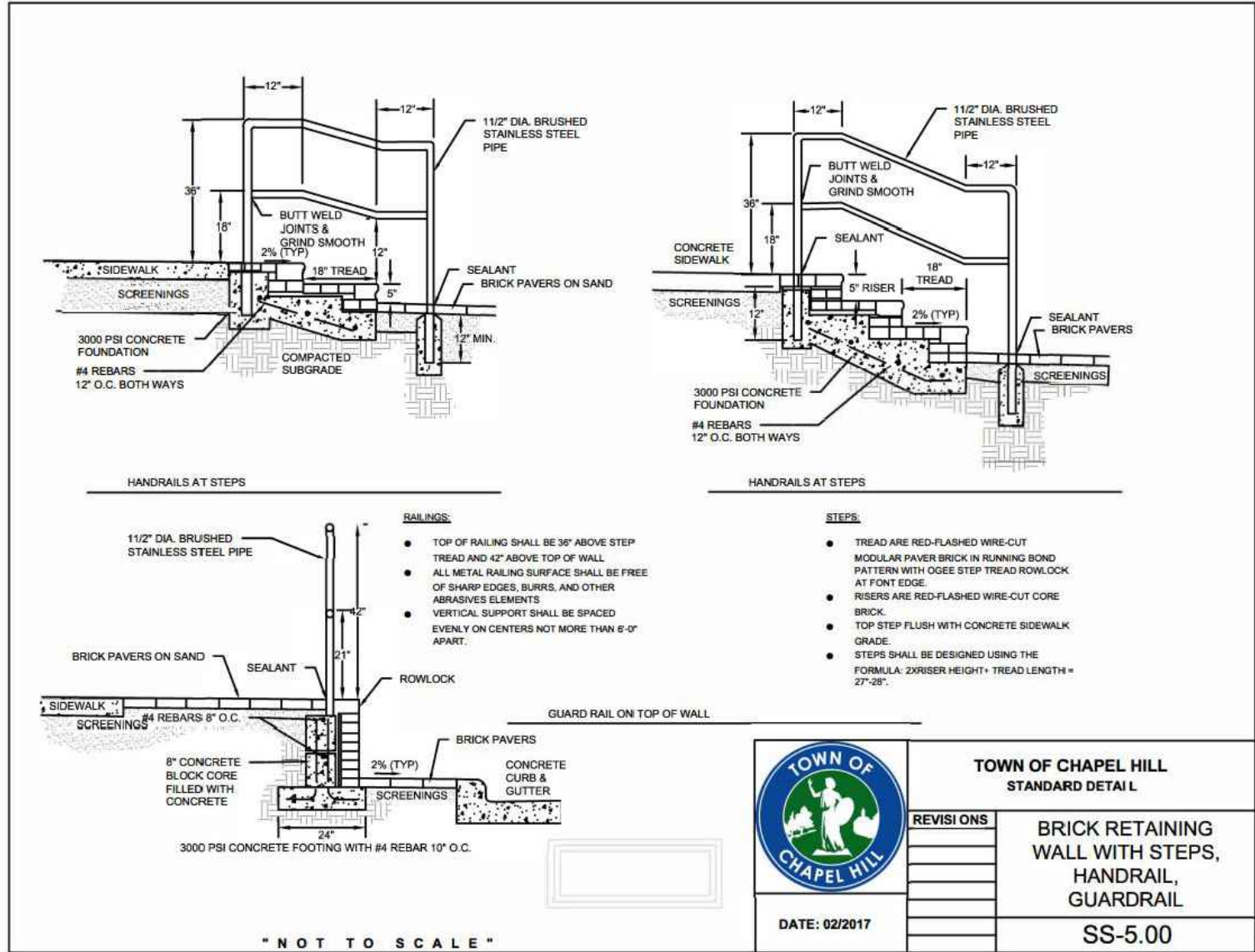
2 TYPICAL SIDEWALK DETAIL
NTS



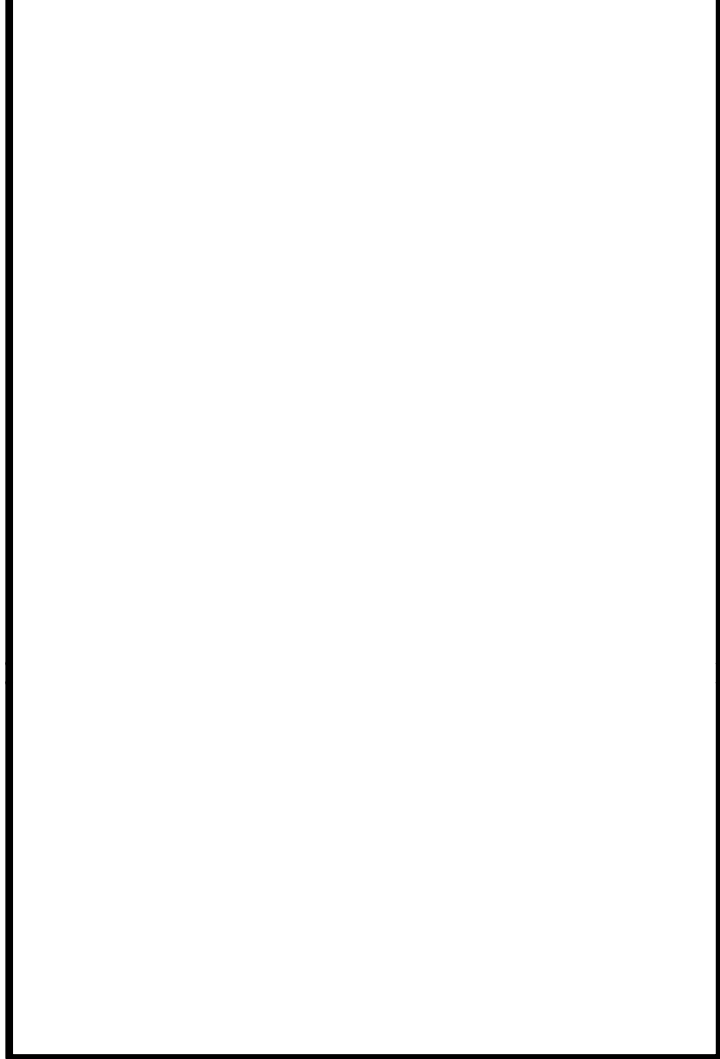
3 HEAVY DUTY CONCRETE PAVING DETAIL
NTS



4 OUTDOOR BIKE RACK DETAIL
NTS



5 BRICK RETAINING WALL WITH STEPS, HANDRAIL, GUARDRAIL
NTS



NO.	REVISIONS	BY	DATE



THOMAS
&
HUTTON

2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

SITE DETAILS

701 MLK

PROJECT LOCATION:
701 Martin Luther King Jr Boulevard
Chapel Hill, NC 27516

CLIENT/OWNER:
LCD ACQUISITIONS, LLC
3060 Peachtree Road NW
Suite 500
Atlanta, GA 30305

500
0
25
50
GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32417.0000
DATE: 4/10/25
DRAWN: ACL
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 50'

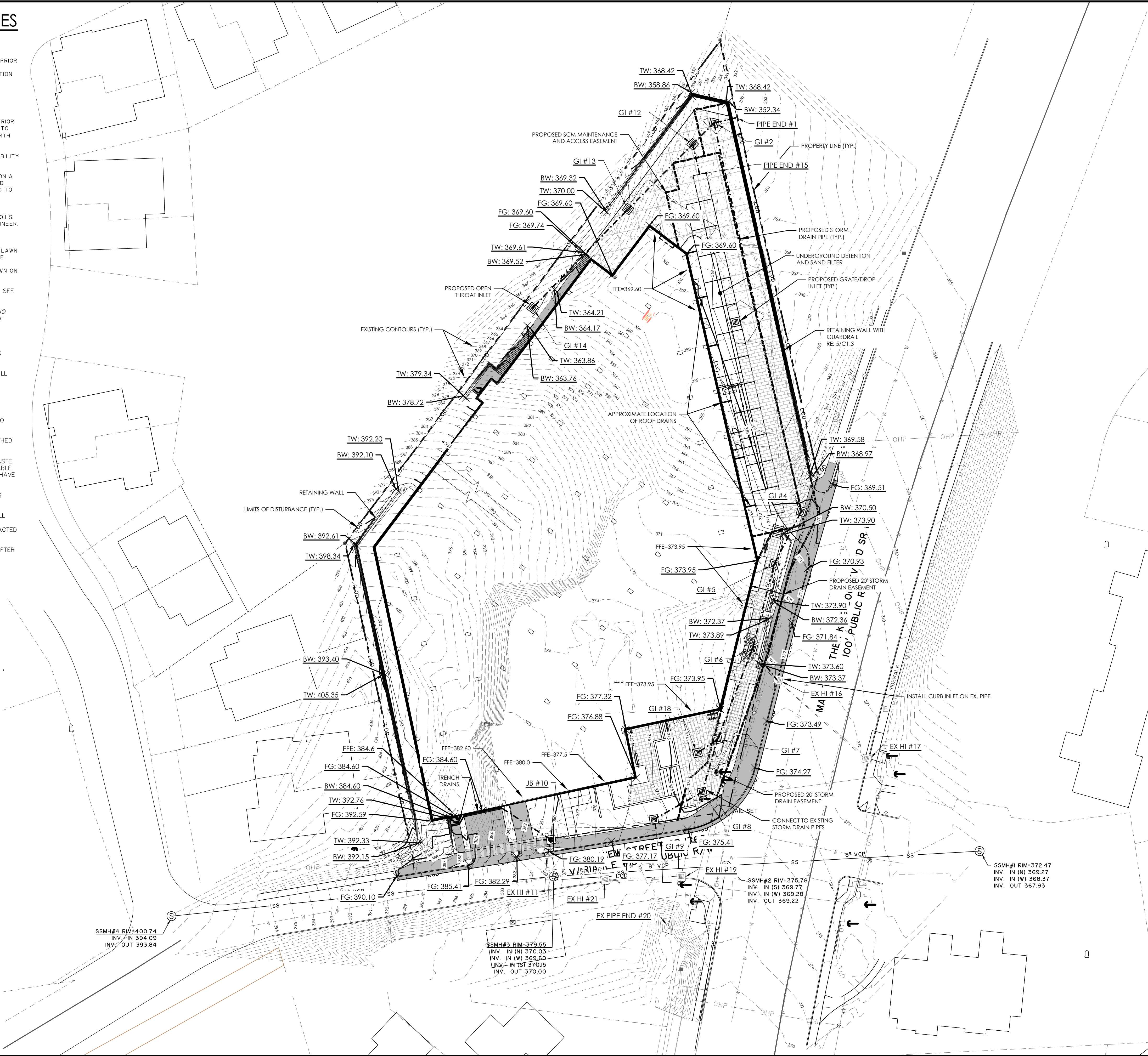
C1.3

GRADING AND STORM DRAINAGE NOTES

- GRADING NOTES:
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
 3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
 4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
 6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
 7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
 8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
 9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
 10. STORM STRUCTURES: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF CHAPEL HILL STANDARD DETAILS, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

STORM DRAINAGE NOTES:

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



1 PAVING GRADING AND DRAINAGE PLAN
C3.1 Scale: 1" = 30'

REVISIONS			
NO.	REVISIONS	BY	DATE
1	COMMENT REVISIONS - RESUBMITTAL		5-30-25

THOMAS & HUTTON

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PAVING GRADING AND DRAINAGE PLAN

701 MLK

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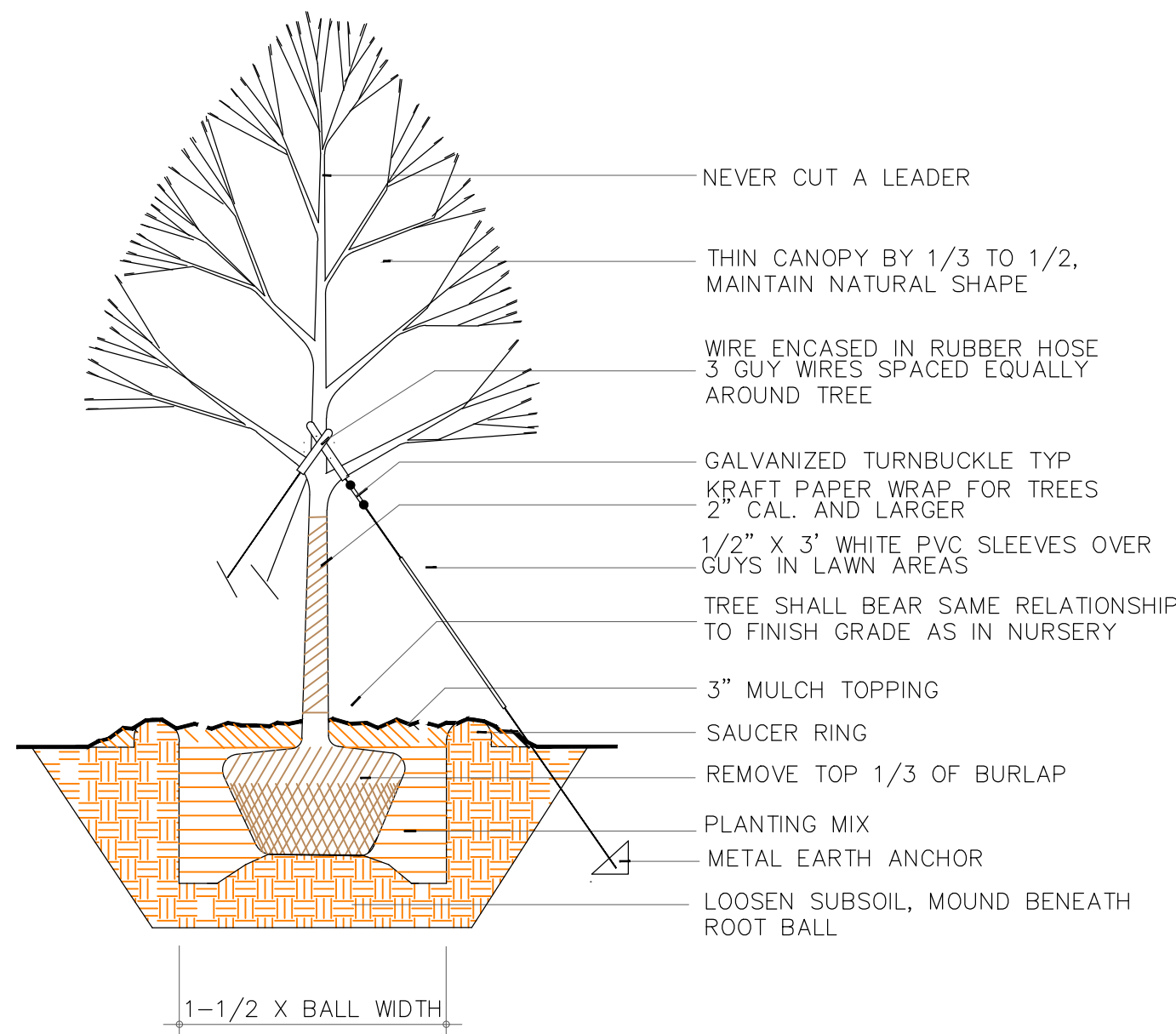
CLIENT/OWNER:
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3040 Peachtree Road NW
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Atlanta, GA 30305

DATUM: HORIZ.: NAD83 VERT.: NAVD83

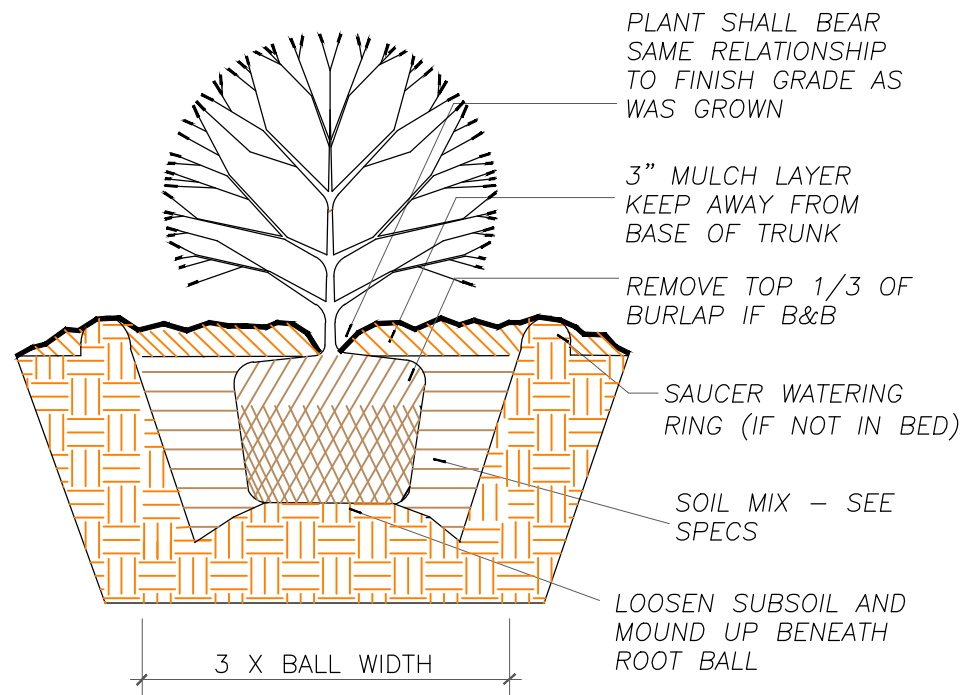
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DATE:	4/10/25
DRAWN:	ACL
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C3.1

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1 TREE PLANTING DETAIL
L1.2 NTS



2 SHRUB PLANTING DETAIL
L1.2 NTS



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L1.2