

CONDITIONAL ZONING OF 701 MLK

701 MARTIN LUTHER KING JR BOULEVARD
CHAPEL HILL, NC 27516

PREPARED FOR:
LCD ACQUISITIONS, LLC
3060 PEACHTREE ROAD NW
SUITE 500
ATLANTA, GA 30305

PIN# 9789-30-2139

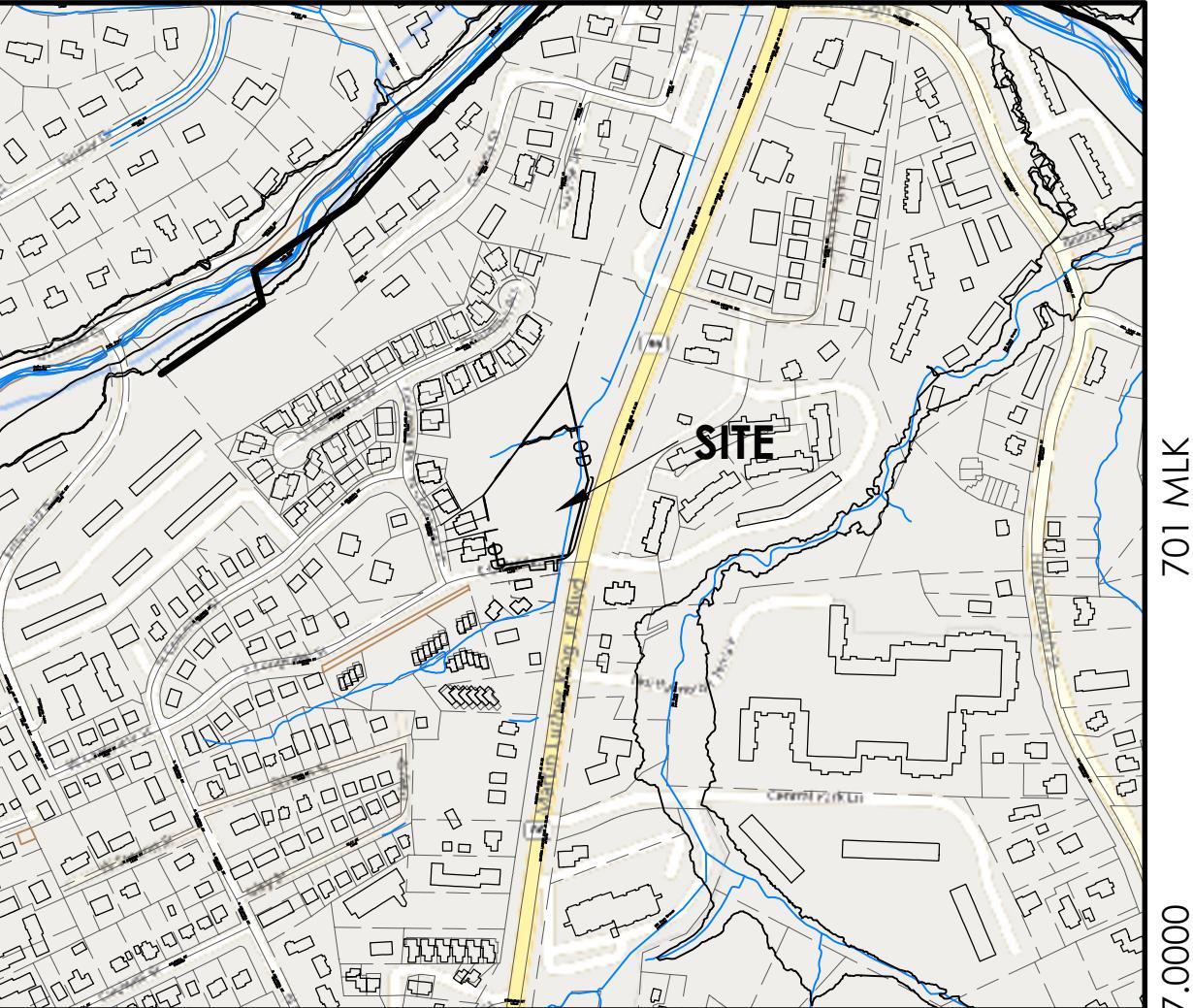
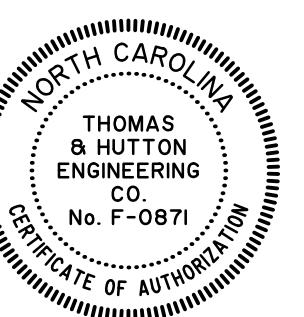
FEBRUARY 13, 2025

J-32417.0000

PREPARED BY:



Project Manager's Seal



VICINITY MAP

100

2/13/25

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Know what's below.
Call before you dig.



DRAINAGE LEGEND

	EXISTING	PROPOSED
PIPE	— - - - -	— - - - -
DITCH		→ - - - -
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)		
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)		
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)		
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)		
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 1/4° BEND - HORIZONTAL	/	/
22 1/2° BEND - HORIZONTAL	/	/
45° BEND - HORIZONTAL	/	/
90° BEND - HORIZONTAL	/	/
CLEANOUT		
PLUG		
TEE	-	-
WYE		

	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	SS
PIPE	— - - - -	FP	FINISH PAD	PC	POINT OF CURVE	TC
CB	CATCH BASIN	FPW	FIRE PROTECTION	PH	POST HYDRANT	TH
CI	CURB INLET	FR	FRAME	PT	POINT OF TANGENT	TG
CO	CLEAN OUT	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP
CPP	CORRUGATED PLASTIC PIPE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW
DBL	DOUBLE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP
DI	DITCH INLET	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI
DIP	DUCTILE IRON PIPE	INV	INVERT ELEVATION	RI	ROOF INLET	W
EL	ELEVATION	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	W/
ES	END SECTION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV
FES	FLARED END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE	YI
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 1/4° 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		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
FORCEMAIN		
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 1/4° BEND HORIZONTAL	-	-
BEND VERTICAL		
PLUG \ CAP		

WATER LEGENDWATER LEGEND

	EXISTING	PROPOSED
WATER METER (WM)		
TRACER WIRE ACCESS BOX (TWAB)		■
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		
CAP		

GENERAL INFORMATION

COUNTY: ORANGE COUNTY
TOWN: CHAPEL HILL
ZONING: R-3/NC

OWNERS:
LOT 1:
CAPKOV VENTURES INC
MAILING ADDRESS: PO BOX 16815
CHAPEL HILL, NC 27516-6815

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	EXISTING BUILDINGS ON SITE: 4,670 SF APPROXIMATELY ALL TO BE REMOVED
OWNER:	CAPKOV VENTURES INC (NORTH PARCEL)/ JOHNSON FAYE A (LUKRI INVESTMENTS LLC) (SOUTH PARCEL)	PROPOSED BUILDING SQUARE FOOTAGE: 245,000 SF
WATERSHED:	JORDAN LAKE	<u>RESIDENTIAL UNITS</u>
RIVER BASIN:	CAPE FEAR	STUDIO 11 1-BED 27 2-BED 45 3-BED 29 4-BED 66
FLOOD PLAIN DATA:	MAP NO. 12011C0556J (EFFECTIVE DATE 7/31/2024)	TOTAL UNIT COUNT 178 EXPECTED FINAL COUNT 175-200 UNITS
TOTAL PARCEL AREA:	83,272 SF / 1.911 AC (NET)	PARKING
FRONTAGE:	190 LF LONGVIEW, 208 LF MLK	11 STUDIO X 1.00-1.25 SPACES/UNIT 27 1-BED X 1.00-1.25 SPACES/UNIT 45 2-BED X 1.4-1.75 SPACES/UNIT 29 3-BED X 1.75-2.25 SPACES/UNIT 66 4-BED X 2-2.5 SPACES/UNIT MINIMUM REQUIRED: 284 MAXIMUM ALLOWED: 357
GROSS LAND AREA:	91,599 SF/2.102 AC	PARKING PROPOSED: 63 STANDARD SPACES + 3 ADA
NET (SURVEYED) LAND AREA:	83,272 SF/1.911 AC	GROUND LEVEL: 100 STANDARD SPACES + 5 ADA
EXISTING ZONING:	R-3/NC	SECOND FLOOR: 57 STANDARD SPACES + 4 ADA INCL 2 VAN ACCESSIBLE SPACES
PROPOSED ZONING:	MU-V	TOTAL PARKING PROPOSED: 232 SPACES
EXISTING LAND USE:	VACANT CAR REPAIR AND OCCUPIED RESIDENTIAL	BICYCLE PARKING
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL WITH SMALL AMOUNT OF GROUND FLOOR RETAIL SPACE	REQUIRED: 178 RESIDENTIAL UNITS X .25/UNIT = 45 PROVIDED: 8 SPACES (4 LOOPS) IN PLAZA AREA 49 INTERIOR BIKE ROOM SPACES TOTAL: 57 BIKE PARKING SPACES
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:	15,024 SF / 0.34 AC/16.4% GLA	
PROPOSED IMPERVIOUS ON-SITE:	70,035 SF/1.6 AC/76.5% GLA	

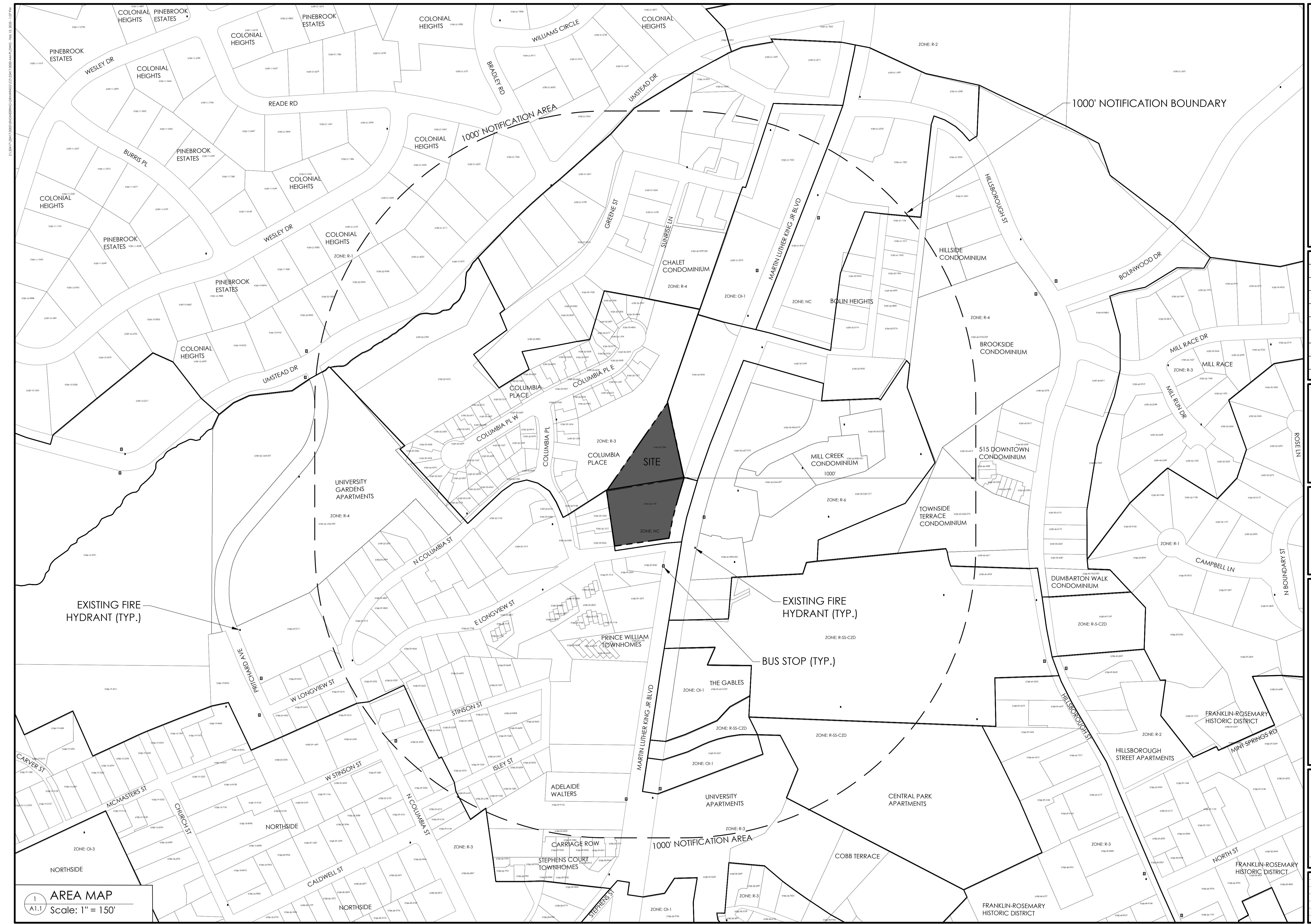
THOMAS & HUTTON
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

GENERAL NOTES AND INDEX

701 MLK

PROJECT LOCATION:
701 Martin Luther King Jr Boulevard
Chapel Hill, NC 27516CLIENT/OWNER:
LCD ACQUISITIONS, LLC
3040 Peachtree Road NW
Suite 500
Atlanta, GA 30305

DATUM: HORIZ: NAD83 VERT: NAVD88
JOB NO: 32417-0000 DATE



REVISIONS	BY	DATE
0.		

The logo for Thomas & Hutton. It features a large, bold, black 'T' on the left. To its right, the word 'THOMAS' is written in a large, black, sans-serif font. A thin horizontal line extends from the right side of 'THOMAS' to the right. Below 'THOMAS' and under the line, the word '&' is written in a smaller, black, sans-serif font. To the right of '&', the word 'HUTTON' is written in a large, black, sans-serif font.

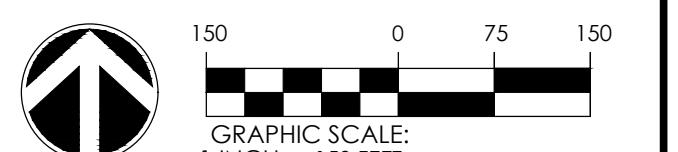
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MAP

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HUM: HORIZ: NAD83 VERT: NAVD88

NO: 32417.0000

E: 2/13/25
WN: ACI

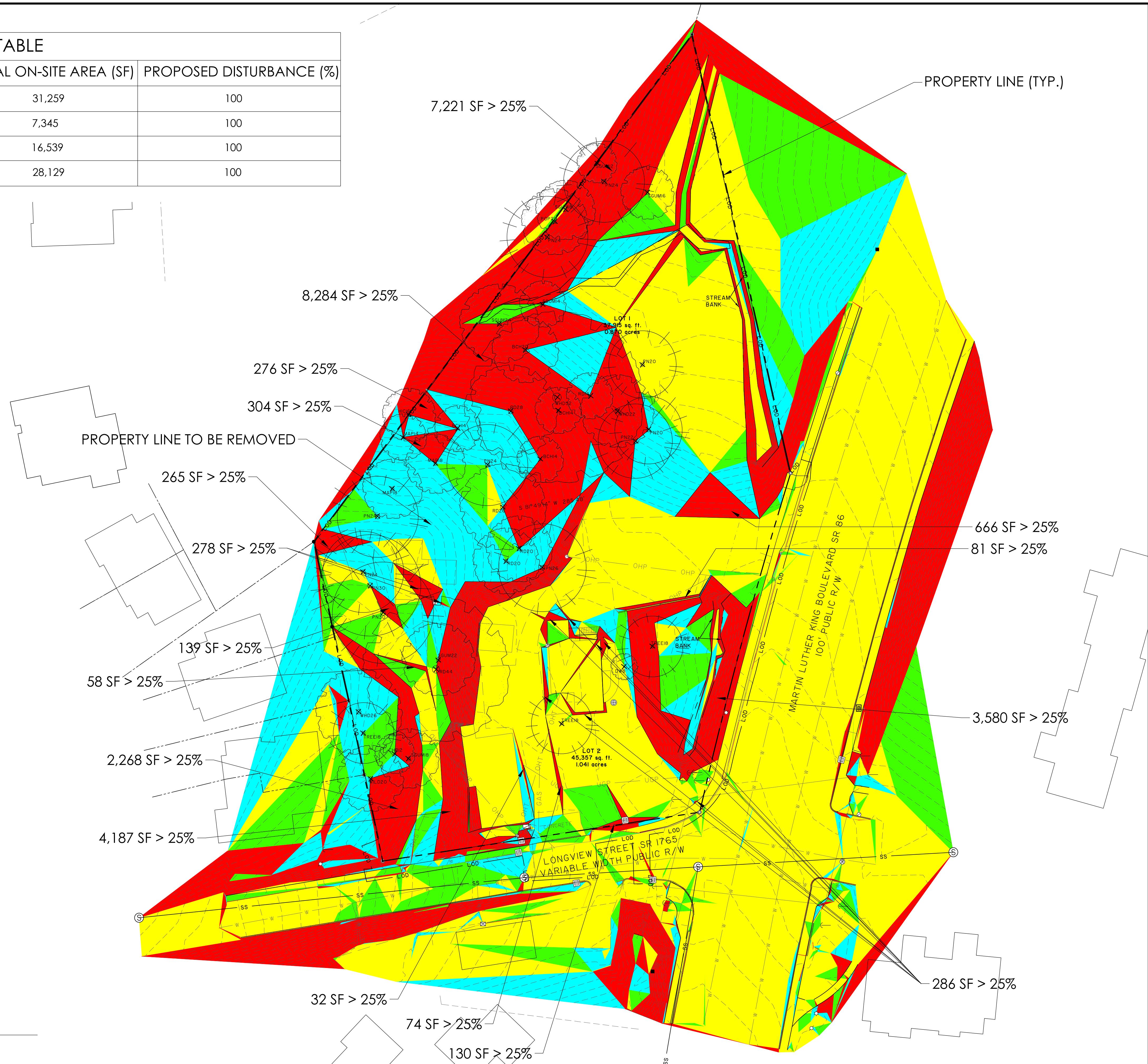
SIGNED: _____ A. _____
IFWFD: _____

ROVED:
N E: 1" = 150'

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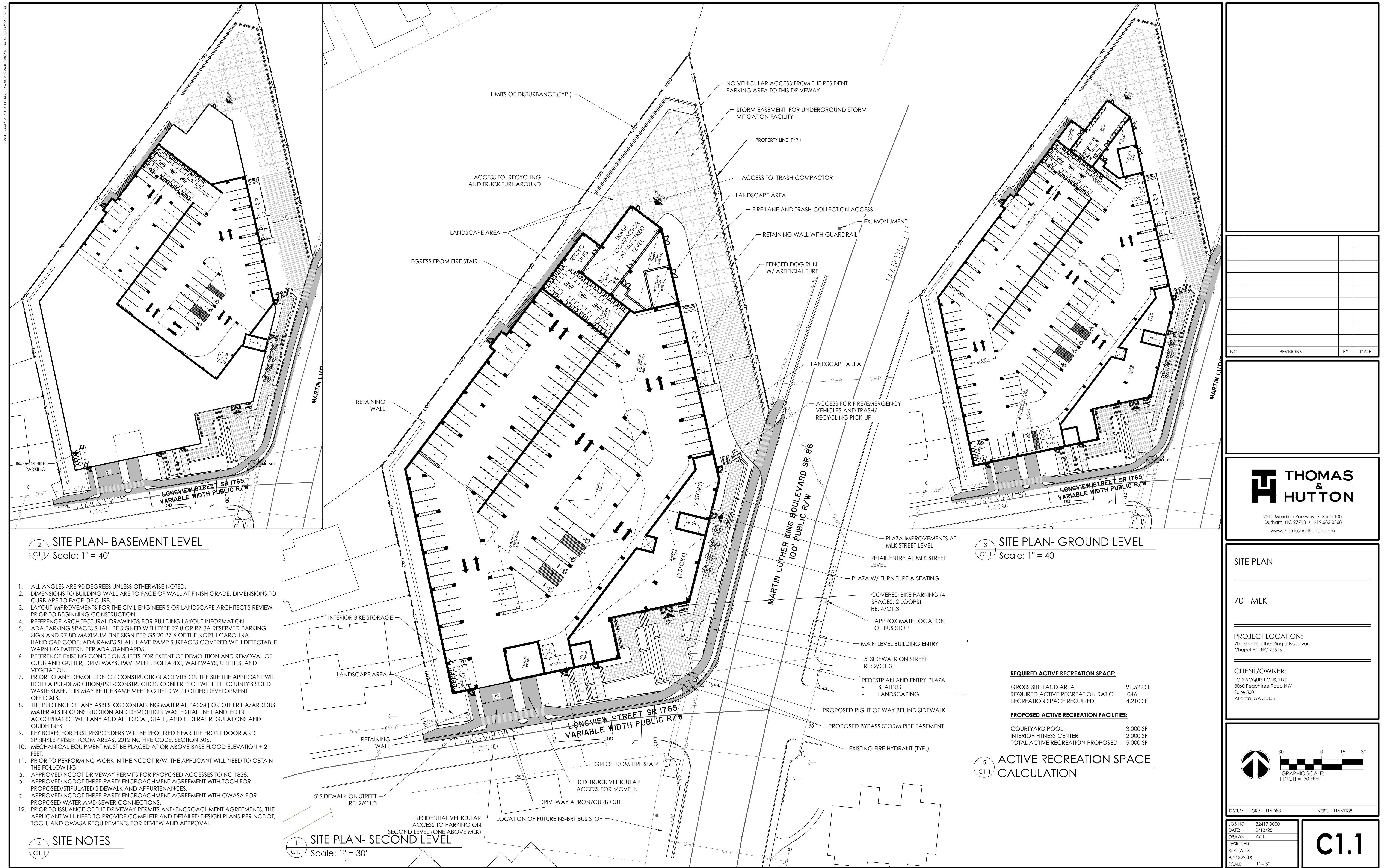
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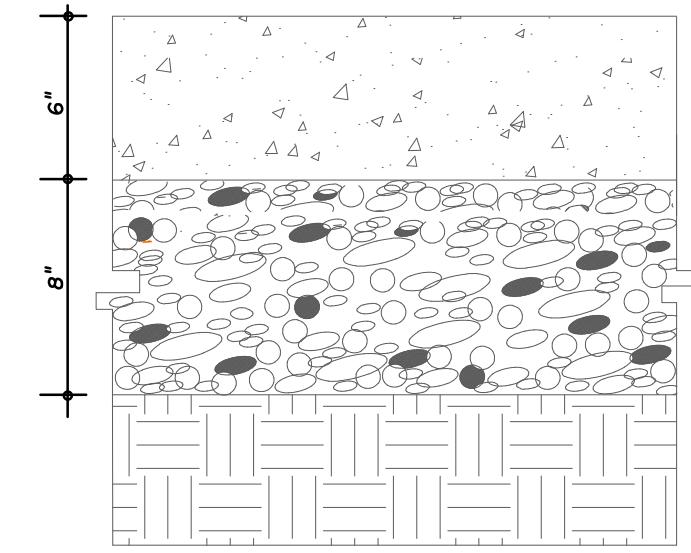
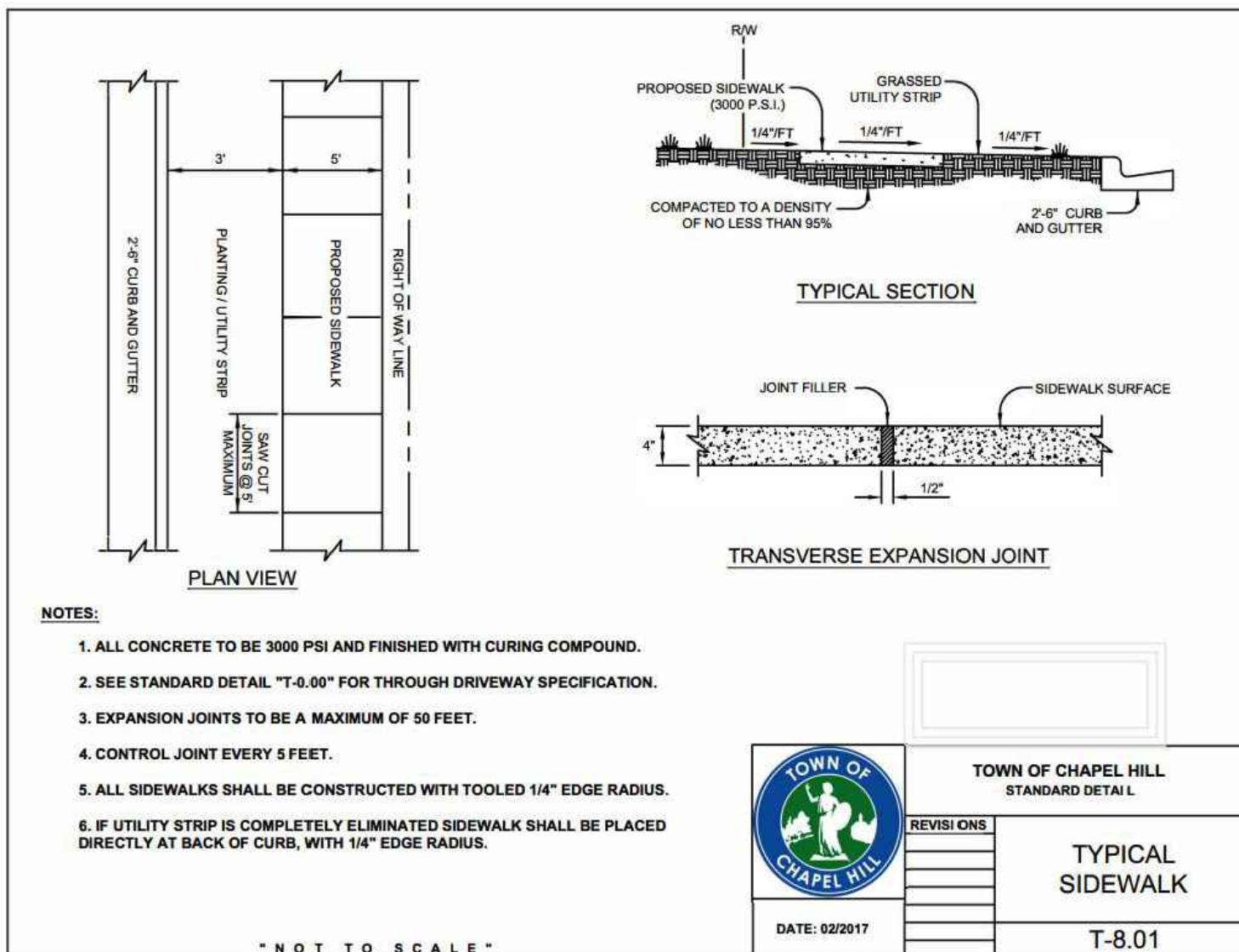
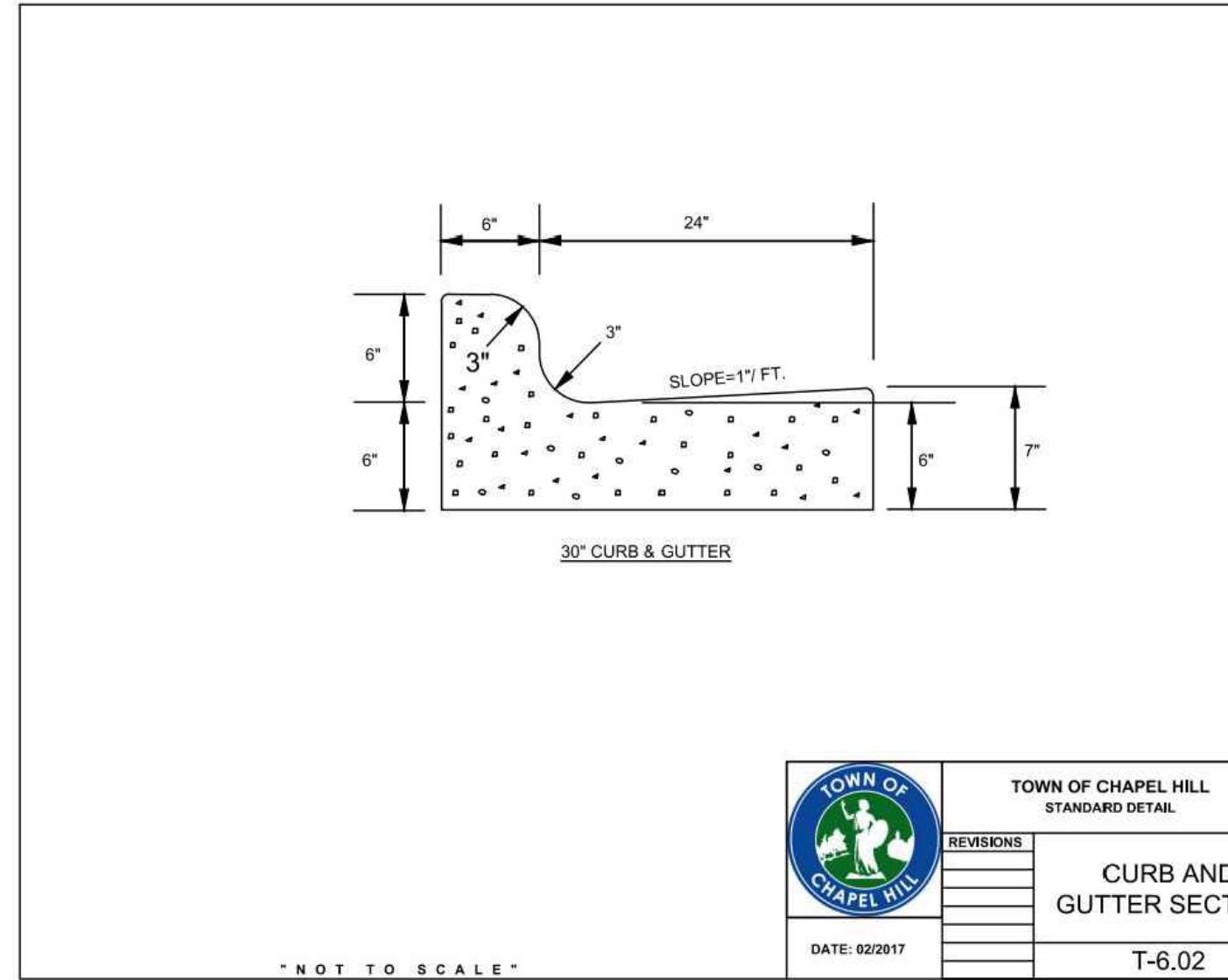
SLOPES TABLE				
MIN SLOPE	MAX SLOPE	COLOR	TOTAL ON-SITE AREA (SF)	PROPOSED DISTURBANCE (%)
0.00%	10.00%		31,259	100
10.00%	15.00%		7,345	100
15.00%	25.00%		16,539	100
25.00%	100.00%		28,129	100



SLOPE ANALYSIS AND IMPACTS

D1.2

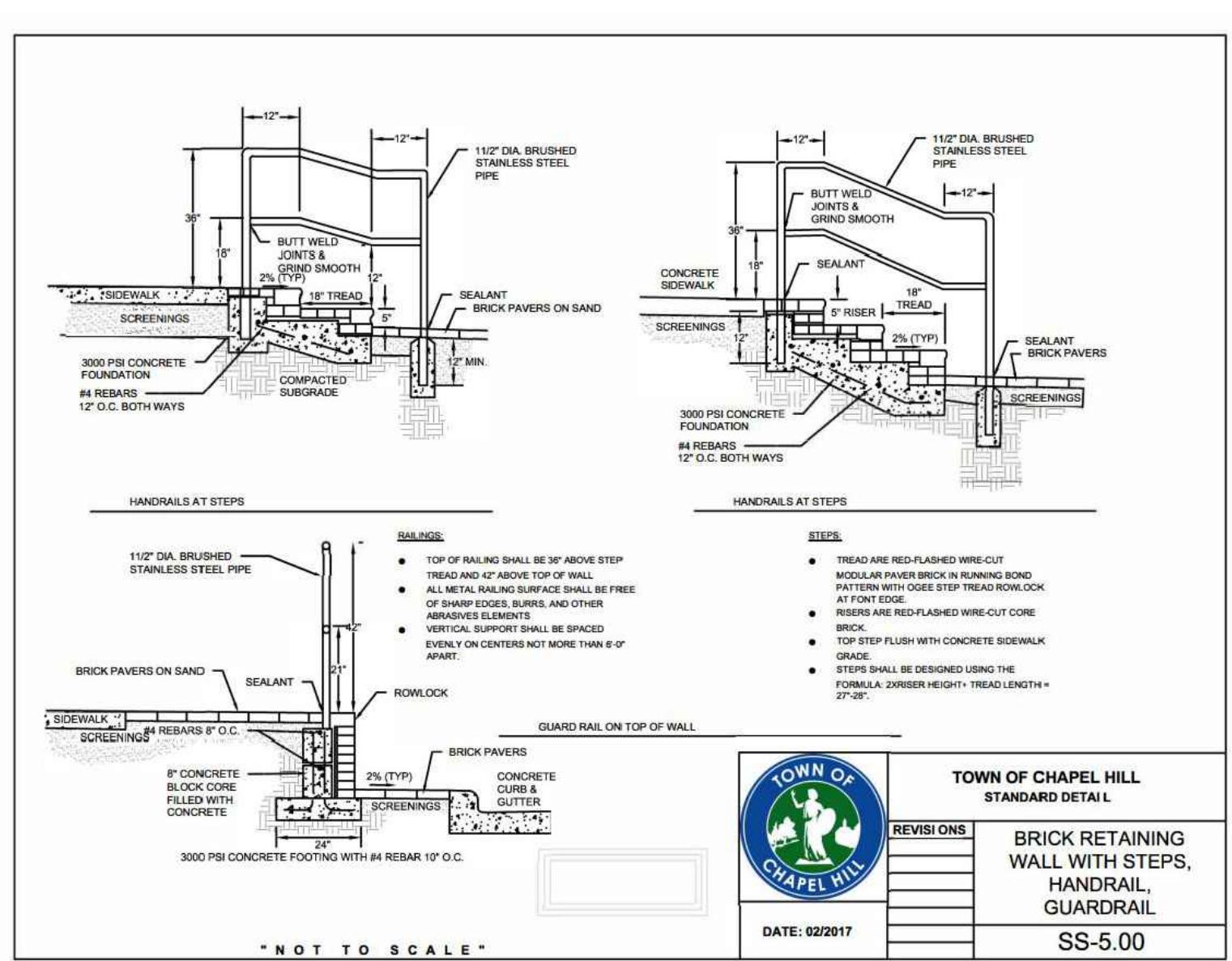
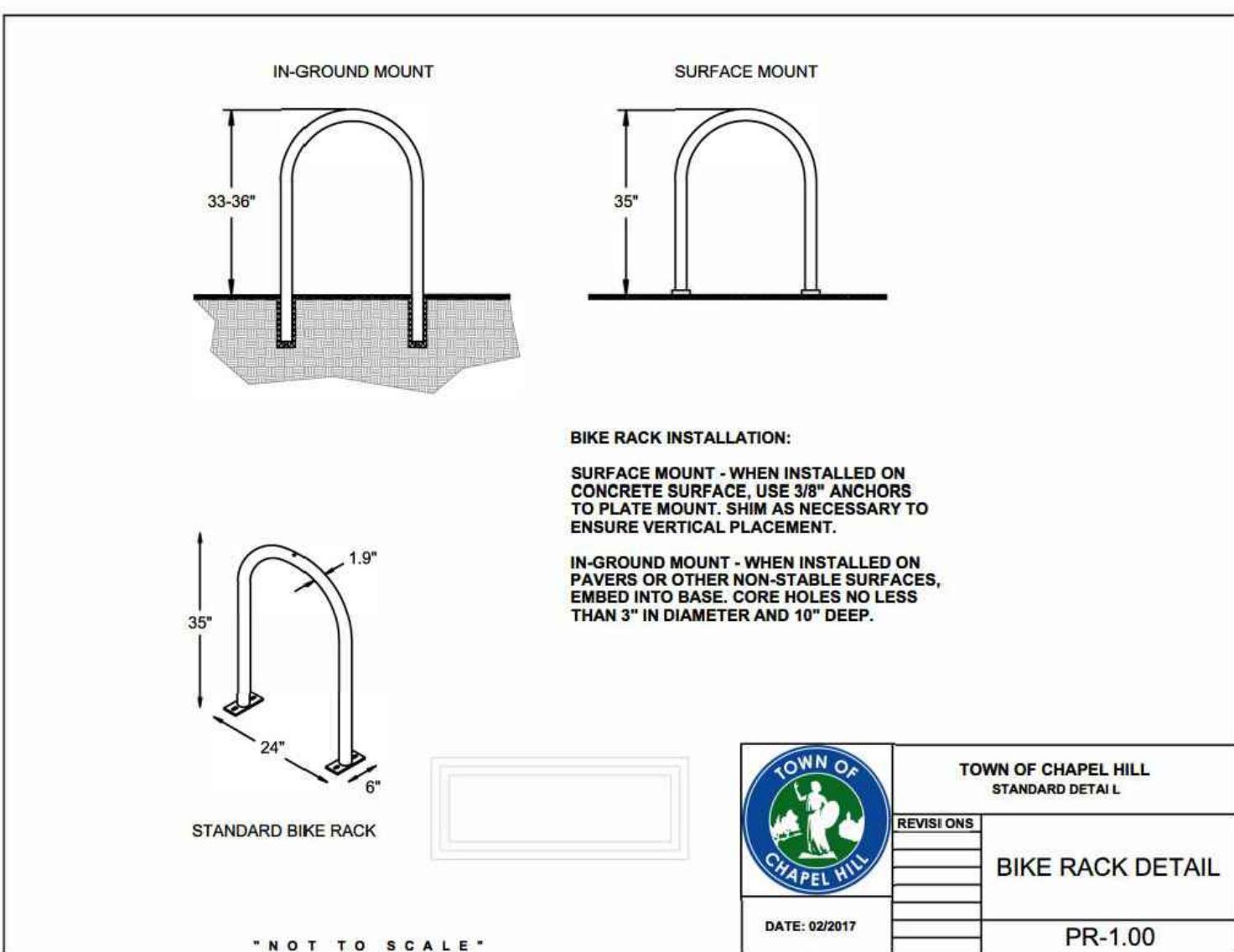




1 C1.3 CURB & GUTTER DETAIL
NTS

2 C1.3 TYPICAL SIDEWALK DETAIL
NTS

3 C1.3 HEAVY DUTY CONCRETE PAVING DETAIL
NTS



4 C1.3 OUTDOOR BIKE RACK DETAIL
NTS

5 C1.3 BRICK RETAINING WALL WITH STEPS, HANDRAIL, GUARDRAIL
NTS

NO. REVISIONS BY DATE



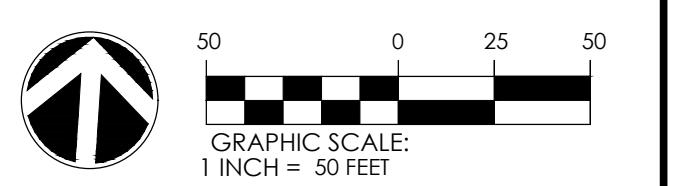
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C1.3

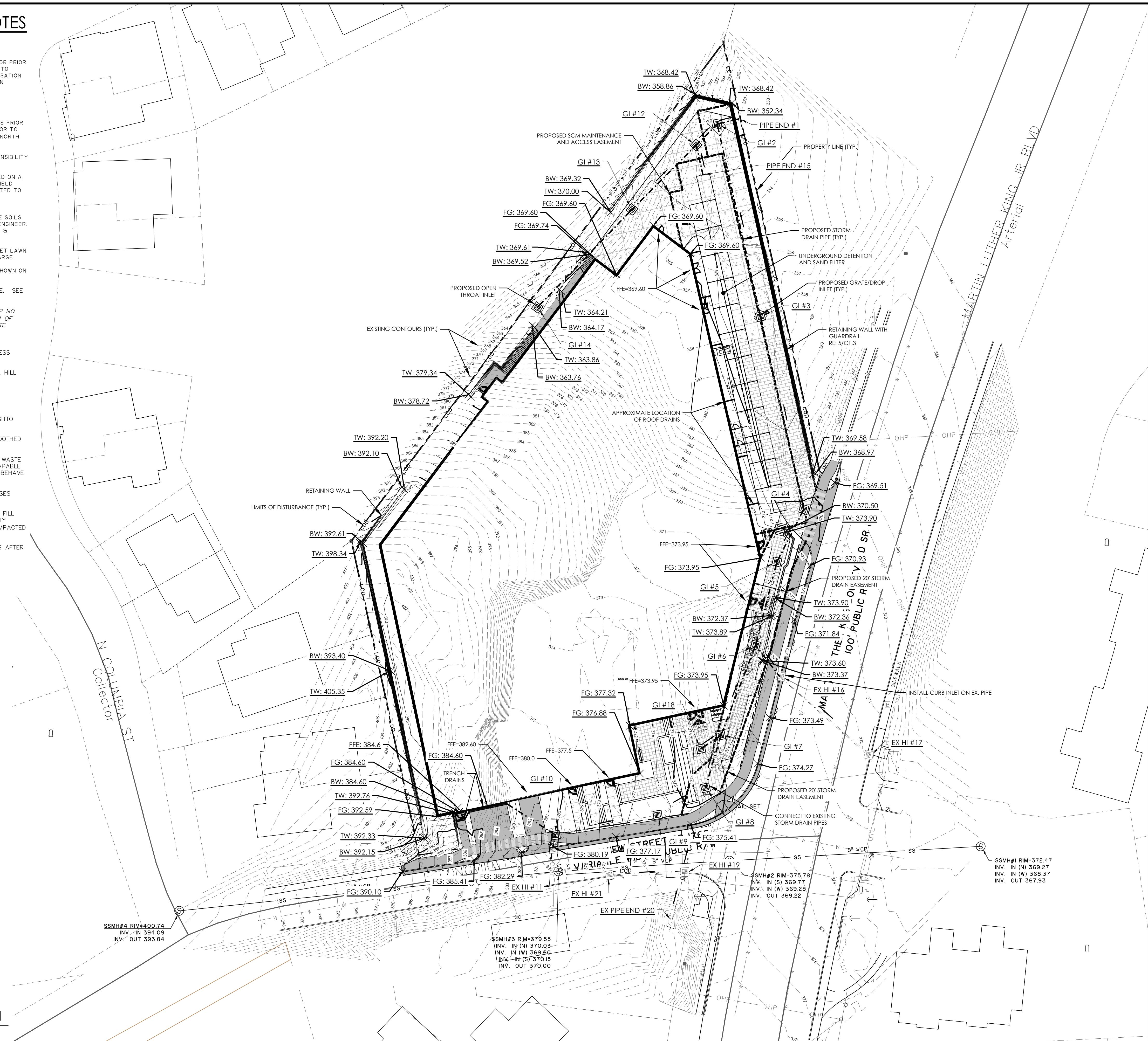
GRADING AND STORM DRAINAGE NOTES

GRADING NOTES:

- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 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".
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 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.
- SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED PLACED AND COMPAKTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPAKTED 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 QUANTITY BY THE GEOTECHNICAL ENGINEER.
- 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.
- ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
- CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- 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:

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



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

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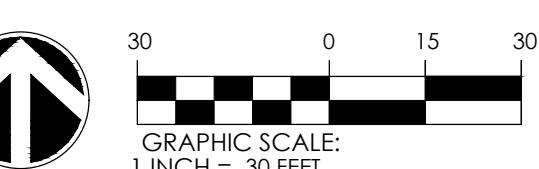
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C3.1

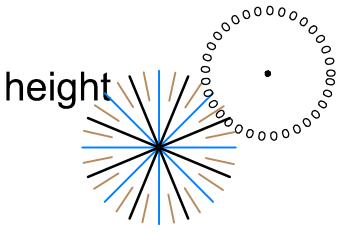
- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION. ALL COMPACTED SOIL IS TO BE LOOSENERED TO A DEPTH OF 12".
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT Maturity. ANY NEW TREES SHALL BE LIMBED TO 6' ABOVE FINISHED GRADE.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED FROM LANDSCAPE BUFFERS. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.

LANDSCAPING NOTES

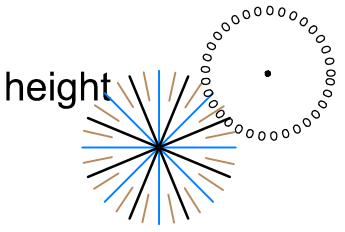
PLANTINGS WILL BE NATIVE.
REQUIRED LANDSCAPE MATERIALS WILL BE SELECTED FROM THIS LIST.
PLANTINGS WILL MEET MINIMUM INSTALLATION SIZE AS DICTATED IN THE TOWN'S DESIGN MANUAL.

LEGEND

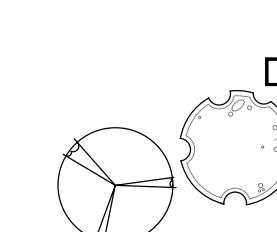
DECIDUOUS CANOPY TREE - min installation size 3"-3.5" caliper
Acer rubrum 'Armstrong' - Columnar Red Maple
Nyssa sylvatica - Black Gum
Ulmus americana - American Elm



EVERGREEN CANOPY TREE - min installation size 14"-16' height
Magnolia grandiflora - Southern Magnolia
Pinus virginiana - Virginia Pine



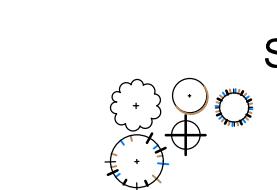
DECIDUOUS UNDERSTORY TREE - min installation size 1.5"-2" caliper
Cercis canadensis - Redbud
Cornus florida - Dogwood
Ostrya virginiana - American Hop Hornbeam
Oxydendrum arboreum - Soutwood



EVERGREEN UNDERSTORY TREE - min installation size 8"-10' height
Ilex opaca - American Holly
Juniperus virginiana - Eastern Redcedar
Magnolia virginiana - Sweetbay Mangolia
Prunus caroliniana - Carolina Cherry Laurel

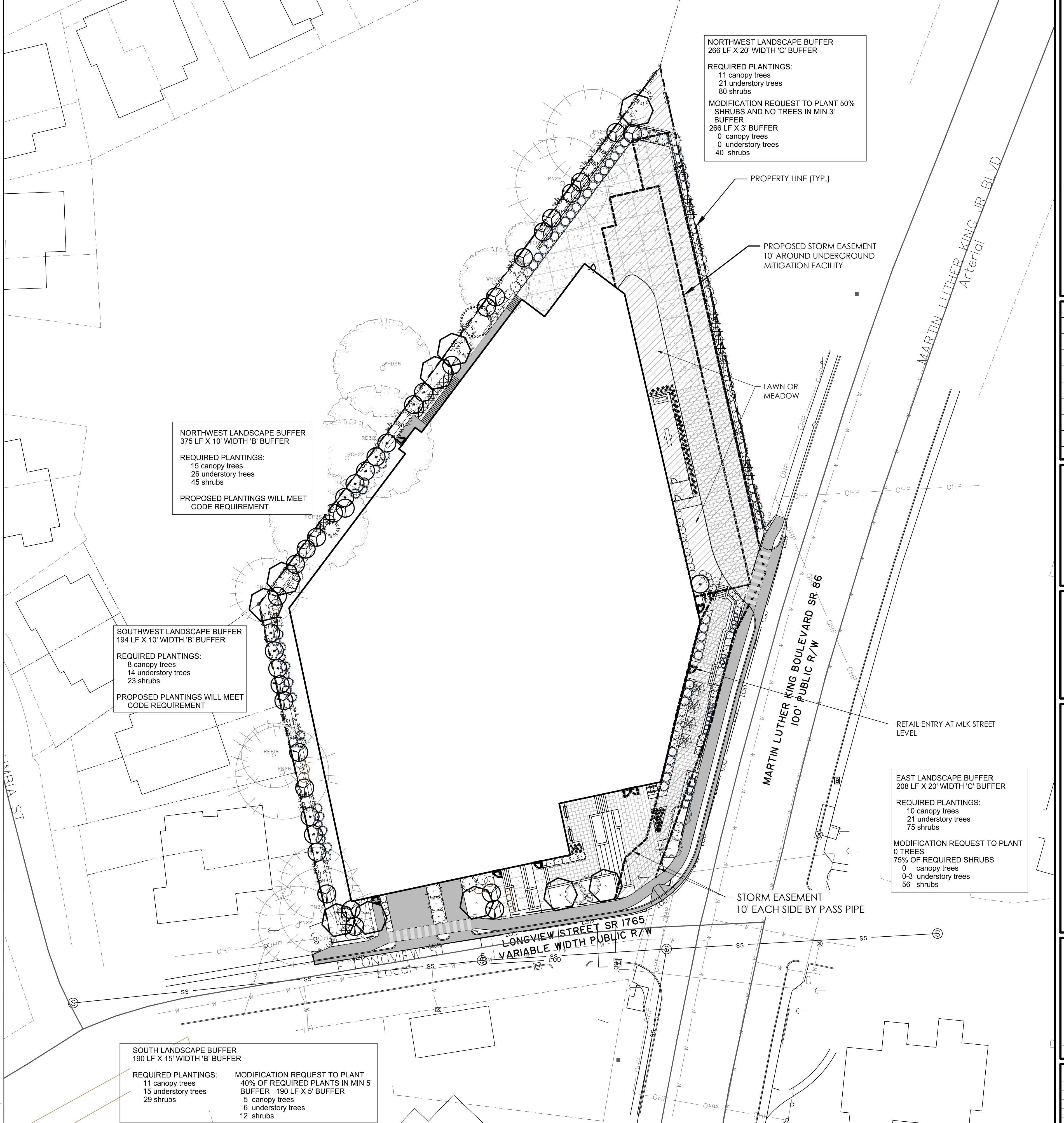


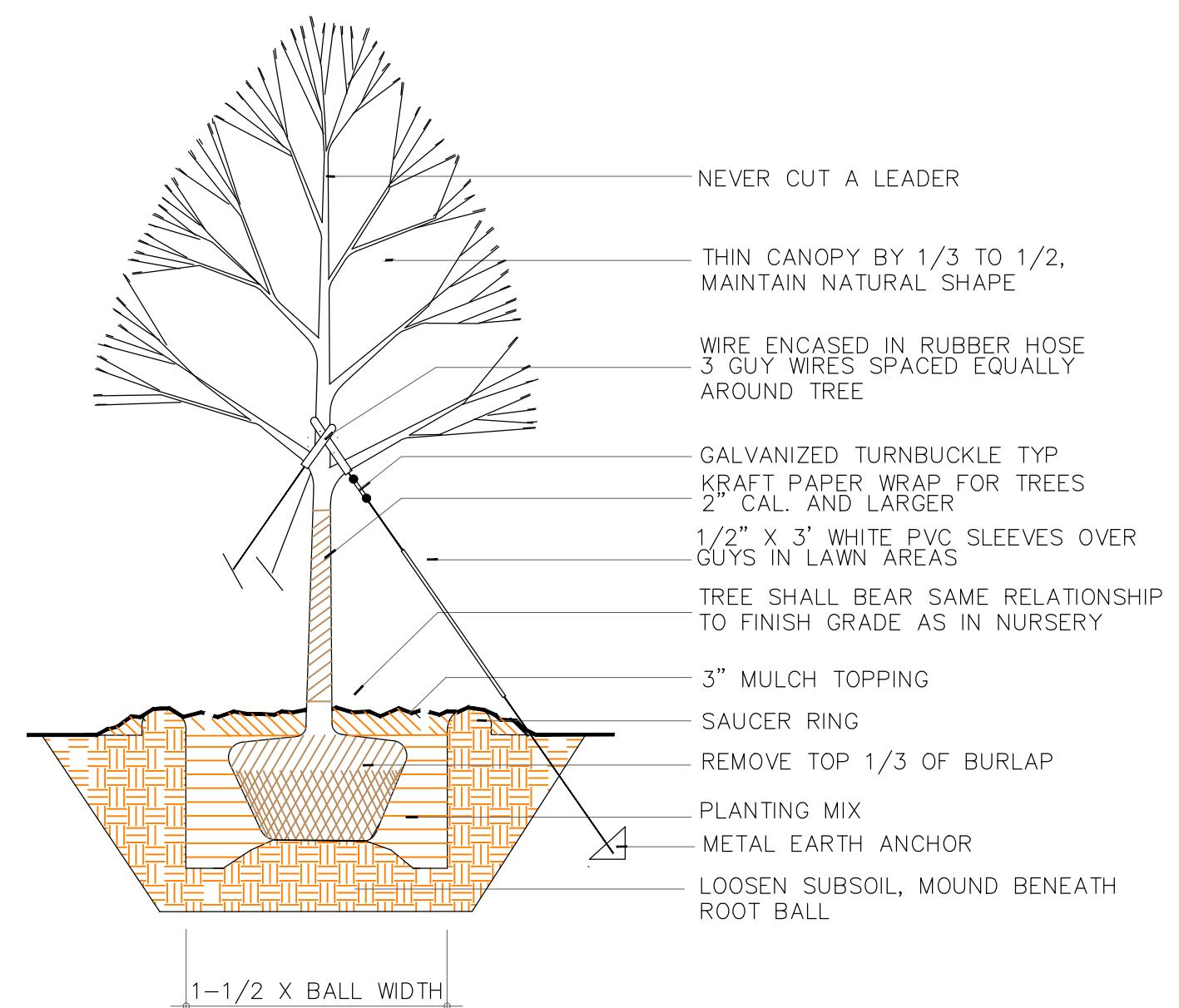
SHRUB - min installation size 18"-24" height
Ilex verticillata - Winterberry
Ilex vomitoria - Yaupon Holly



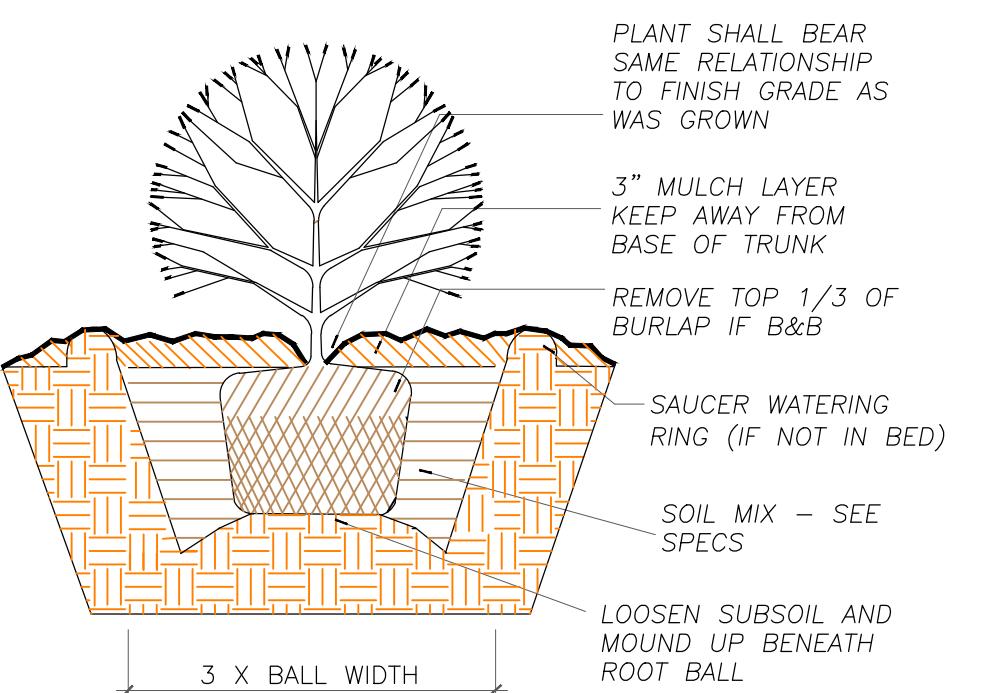
PLANTING PLAN

Scale: 1" = 30'



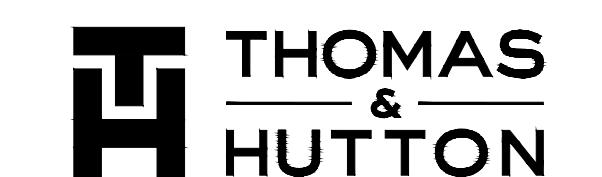


1 L1.2 TREE PLANTING DETAIL
NTS



2 L1.2 SHRUB PLANTING DETAIL
NTS

NO. REVISIONS BY DATE



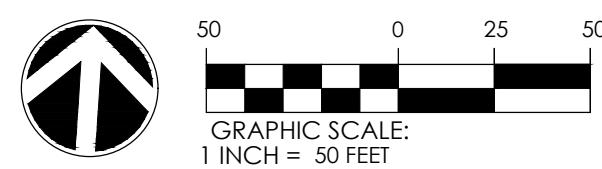
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

PLANTING DETAILS

701 MLK

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

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



DATUM: HORIZ: NAD83

VERT: NAVD88

JOB NO: 32417-0000
DATE: 2/13/25
DRAWN: ACL
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 50'

L1.2

TREE COVERAGE CALCULATIONS

Surveyed site area: 83,272 SF

Less area in storm
easement: 13,819 SF

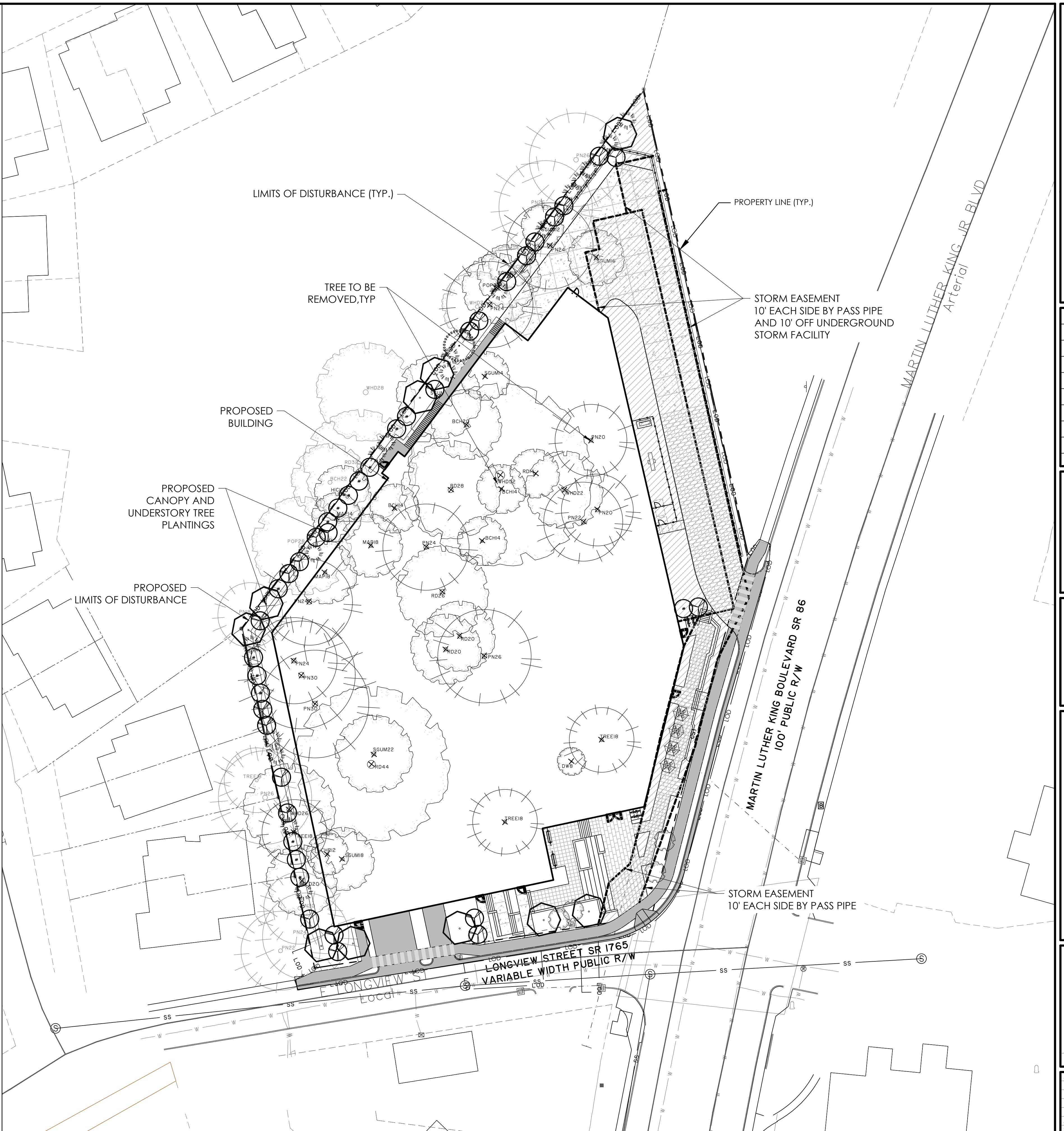
Net Land Area: 69,453 SF

REQUIRED TREE COVERAGE: 40% = 27,781 SF

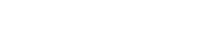
TREE COVERAGE TO BE RETAINED: 0
REQUIRED NEW TREE INSTALLATION: 56 TREES

PROPOSED CANOPY TREE PLANTINGS: 24
CANOPY COVERAGE CREDIT: $24 \times 500 \text{ SF} = 12,000 \text{ SF}$
PROPOSED CANOPY COVERAGE: 17%

MODIFICATION REQUEST TO PROVIDE LESS TREE COVERAGE THAN LUMO MINIMUM REQUIREMENT.



LANDSCAPE PROTECTION PLAN

UM: HORIZ.: NAD83	VERT.: NAVD88
NO: 32417.0000	
E: 2/13/25	
AWN: ACL	
IGNED:	
IEWED:	
ROVED:	
LE: 1" = 30'	
	

L1.3