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CONDITIONAL ZONING  
OF  
701 MLK

701 MARTIN LUTHER KING JR BOULEVARD  
CHAPEL HILL, NC 27516

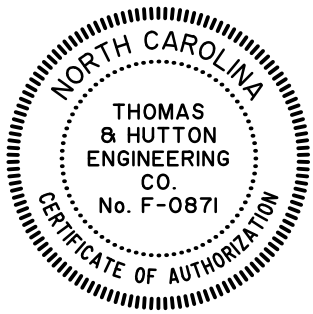
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LCD ACQUISITIONS, LLC  
3060 PEACHTREE ROAD NW  
SUITE 500  
ATLANTA, GA 30305

PIN# 9789-30-2139

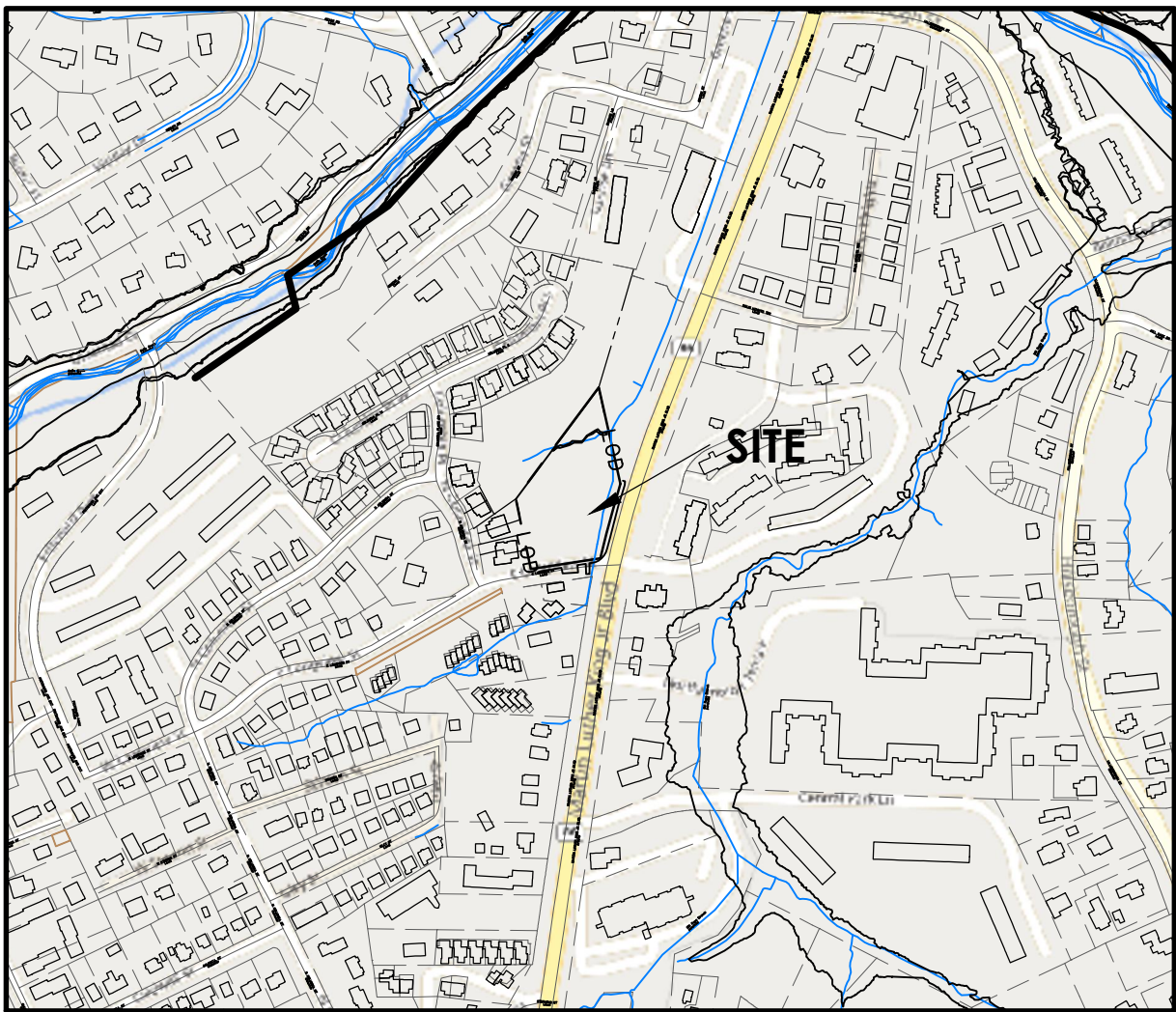
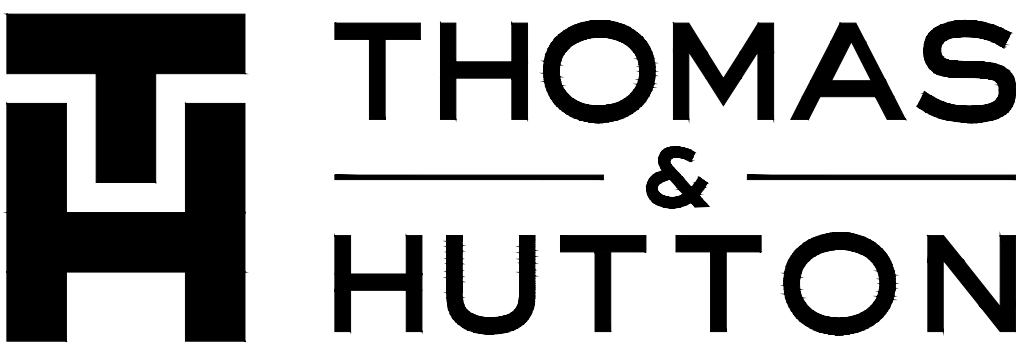
FEBRUARY 13, 2025

J-32417.0000

Project Manager's  
Seal



PREPARED BY:



VICINITY MAP  
SCALE: 1" = 500'

J-32417.0000  
2/13/25  
701 MLK

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REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE



Know what's below.  
Call before you dig.



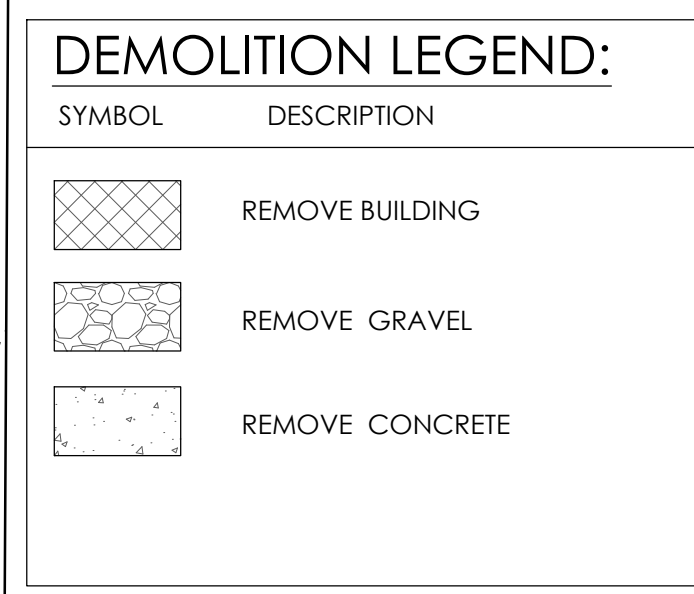
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[illegible]

**THOMAS  
&  
HUTTON**

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Durham, NC 27713 • 919.682.0368

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## EXISTING CONDITIONS & DEMOLITION PLAN

701 MLK

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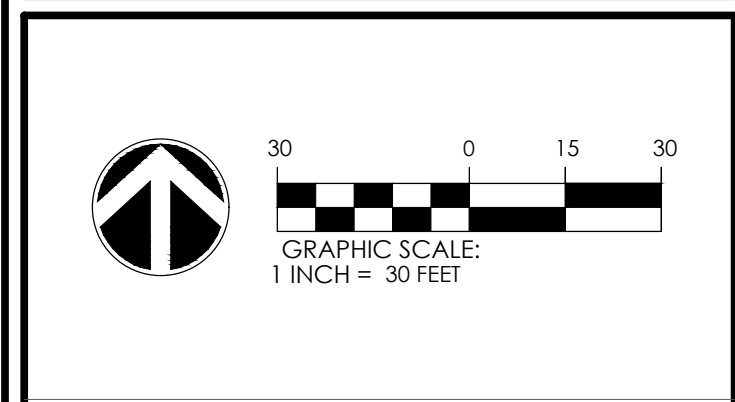
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**PROJECT LOCATION:**  
701 Martin Luther King Jr Boulevard  
Chapel Hill, NC 27516

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CLIENT/OWNER:  
LCD ACQUISITIONS, LLC  
3060 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" = 30'		<div style="font-size: 48pt; text-align: center;">D1.1</div>	

## D1.1







The site plan illustrates the second level of a building, featuring a central parking area with numerous stalls. The building's footprint is irregular, with various rooms and corridors. Key streets shown include Martin Luther King Boulevard SR 86 and Longview Street SR 1765. The plan includes detailed annotations for various features and access points.

**Annotations and Features:**

- Streets and Right-of-Way:**
  - MARTIN LUTHER KING BOULEVARD SR 86 (100' PUBLIC R/W)
  - LONGVIEW STREET SR 1765 (VARIABLE WIDTH PUBLIC R/W)
  - PROPOSED RIGHT OF WAY BE
  - PROPOSED BYPASS STORM
  - EXISTING FIRE HYDR.
- Building and Site Features:**
  - LANDSCAPE AREA
  - EGRESS FROM FIRE STAIR
  - ACCESS TO RECYCLING AND TRUCK TURNAROUND
  - TRASH COMPACTOR AT MLK STREET LEVEL
  - RECYCLING
  - RETAIL ENTRANCE
  - PLAZA W/ FURNITURE
  - COVERED DECK SPACES, 2' RE: 2/C1.3
  - APPROXIMATE OF BUS STOP
  - MAIN LEVEL BUILDING
  - 5' SIDEWALK ON STREET RE: 2/C1.3
  - PEDESTRIAN AND SEATING LANDSCAPE
  - PROPOSED BYPASS STORM
  - EXISTING FIRE HYDR.
  - LOCATION OF FUTURE NS-BRT BUS STOP
  - DRIVEWAY APRON/CURB CUT
  - BOX TRUCK VEHICULAR ACCESS FOR MOVE IN
  - EGRESS FROM FIRE STAIR
  - RESIDENTIAL VEHICULAR ACCESS TO PARKING ON SECOND LEVEL (ONE ABOVE MLK)
  - 5' SIDEWALK ON STREET RE: 2/C1.3
  - LANDSCAPE AREA
  - INTERIOR BIKE STORAGE
  - RETAIL ENTRANCE
  - PLAZA W/ FURNITURE
  - COVERED DECK SPACES, 2' RE: 2/C1.3
  - APPROXIMATE OF BUS STOP
  - MAIN LEVEL BUILDING
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  - PROPOSED BYPASS STORM
  - EXISTING FIRE HYDR.
  - LOCATION OF FUTURE NS-BRT BUS STOP

MARTIN LUTHER

## C1.1



[illegible]

The image shows the back of a business card for Thomas & Hutton. The top half of the card is a large, empty rectangular area, likely for a photograph or a signature. The bottom half of the card features the company logo on the left, which consists of a stylized 'TH' monogram. To the right of the logo, the company name 'THOMAS & HUTTON' is printed in a bold, serif, all-caps font. Below the company name, the contact information is listed: '2510 Meridian Parkway • Suite 100', 'Durham, NC 27713 • 919.682.0368', and the website 'www.thomasandhutton.com'.

FIRE SAFETY PLAN

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701 MLK

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

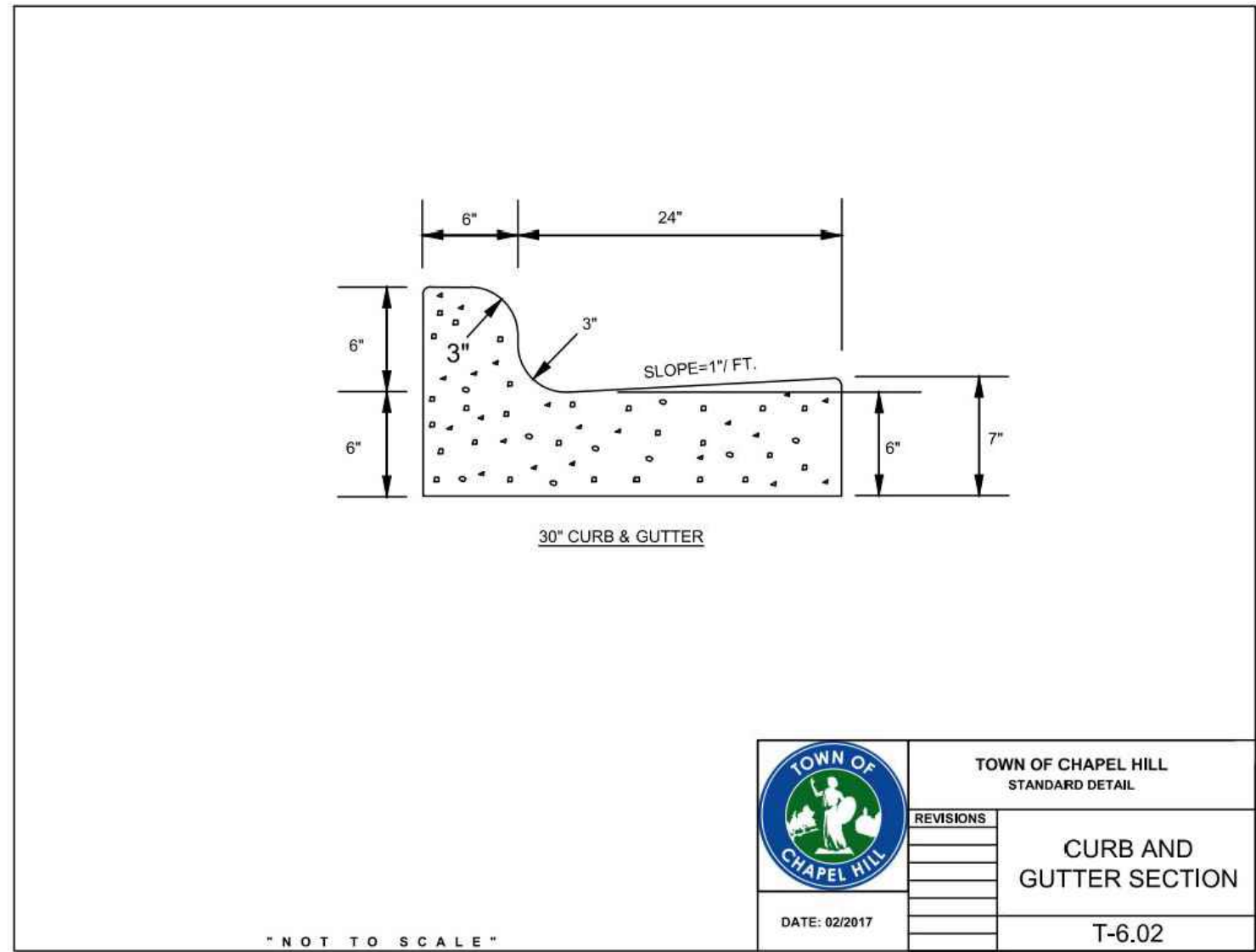
CLIENT/OWNER:  
LCD ACQUISITIONS, LLC  
3060 Peachtree Road NW  
Suite 500  
Atlanta, GA 30305

A graphic scale bar is shown, with markings for 0, 15, and 30 feet. The bar is divided into alternating black and white segments. To the left of the bar is a circular north arrow pointing upwards. Below the bar, the text reads: GRAPHIC SCALE: 1 INCH = 30 FEET.

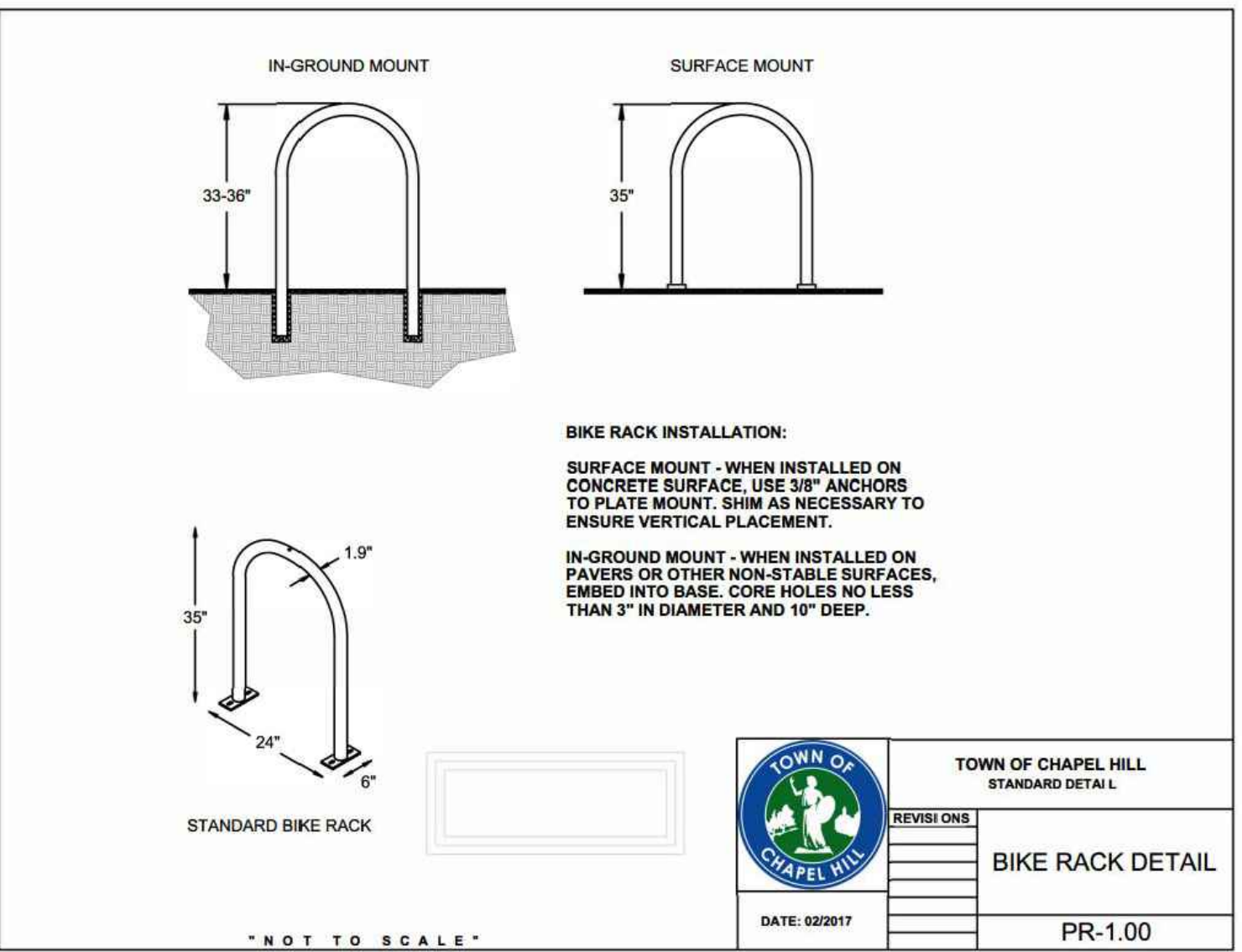
1 FIRE SAFETY PLAN  
C1.2 Scale: 1" = 30'

**C1.2**

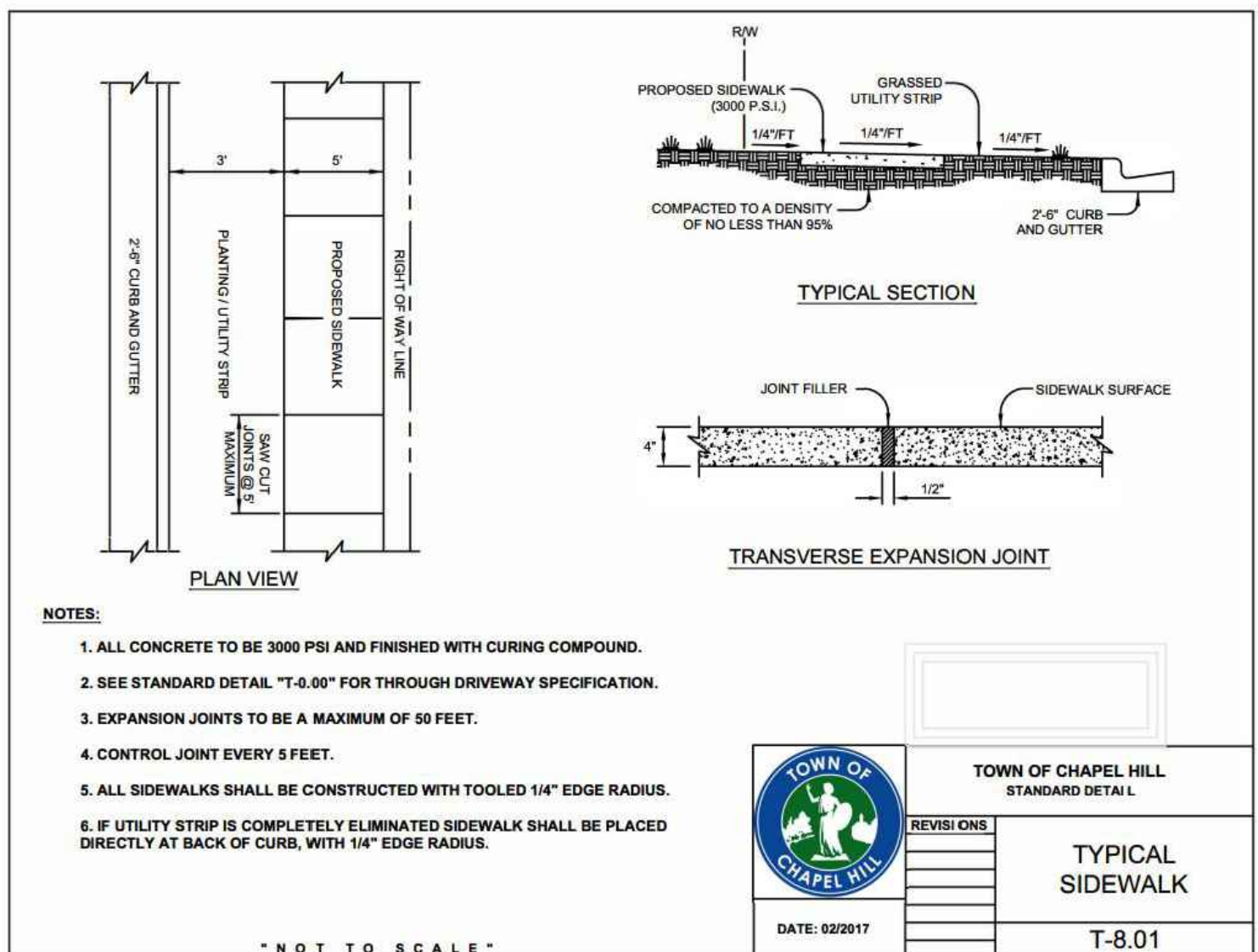




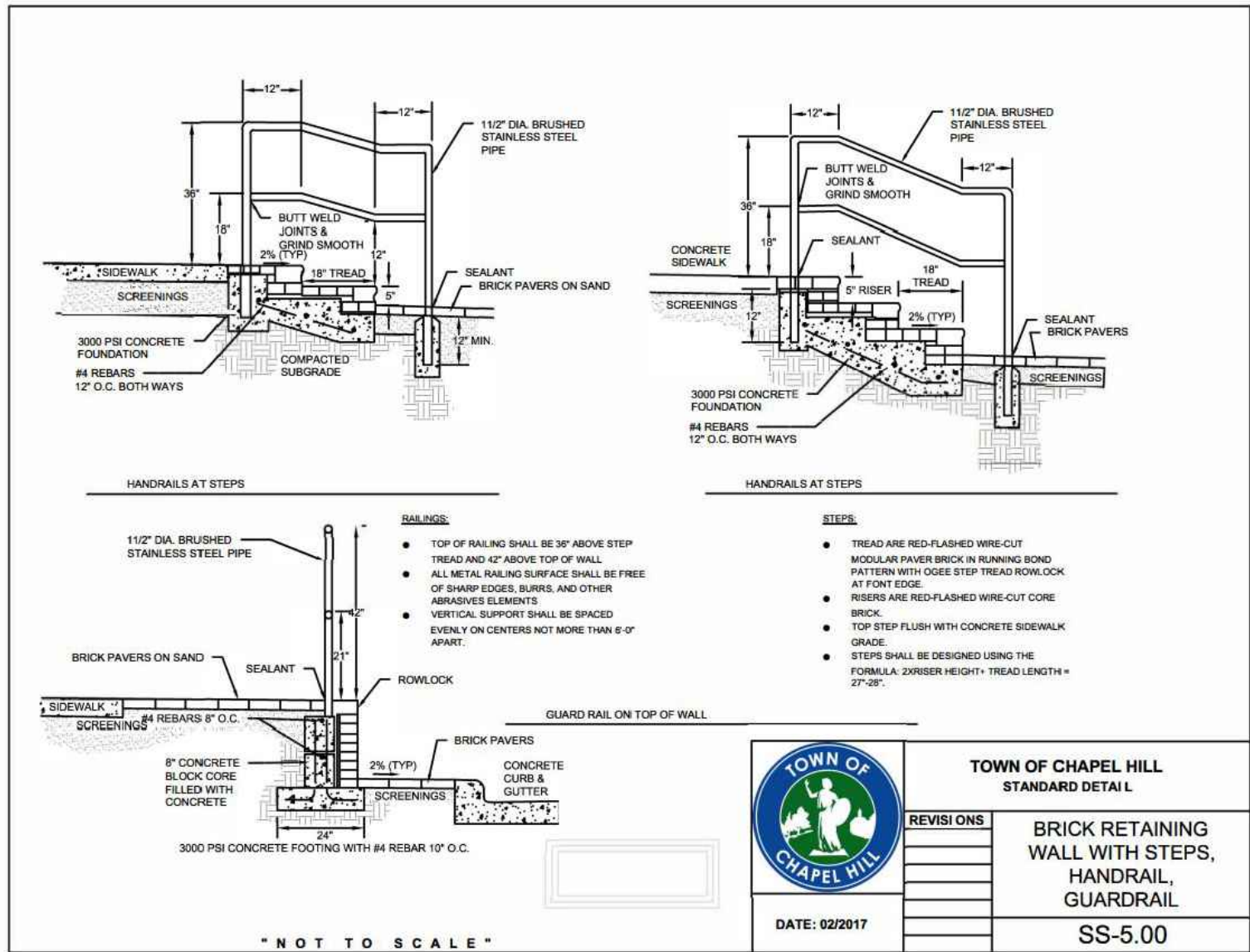
1 CURB & GUTTER DETAIL  
C1.3 NTS



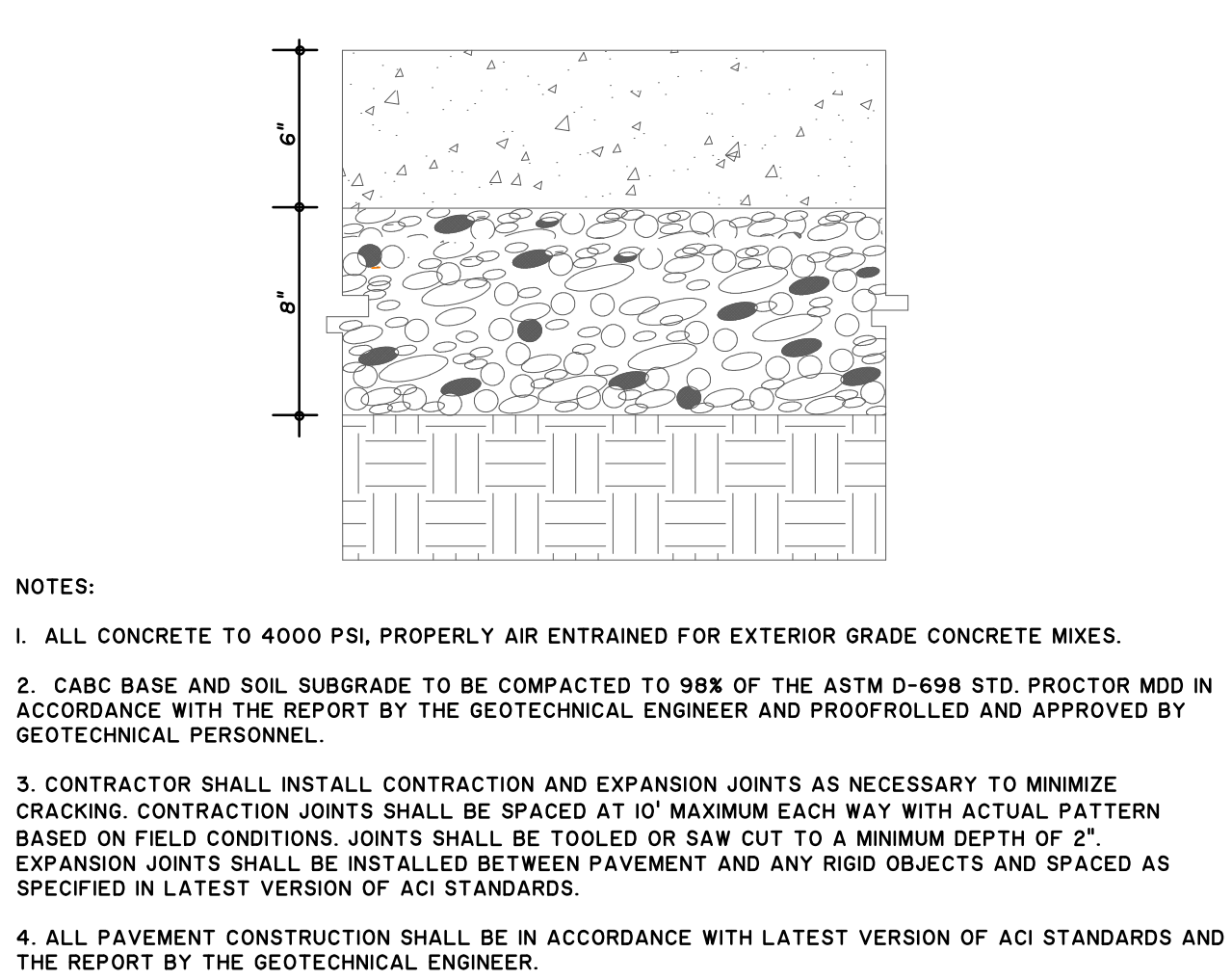
4 OUTDOOR BIKE RACK DETAIL  
C1.3 NTS



2 TYPICAL SIDEWALK DETAIL  
C1.3 NTS



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



## 3 HEAVY DUTY CONCRETE PAVING DETAIL

NO.	REVISIONS	BY	DATE

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**THOMAS  
&  
HUTTON**

2510 Meridian Parkway • Suite 100  
Durham, NC 27713 • 919.682.0368

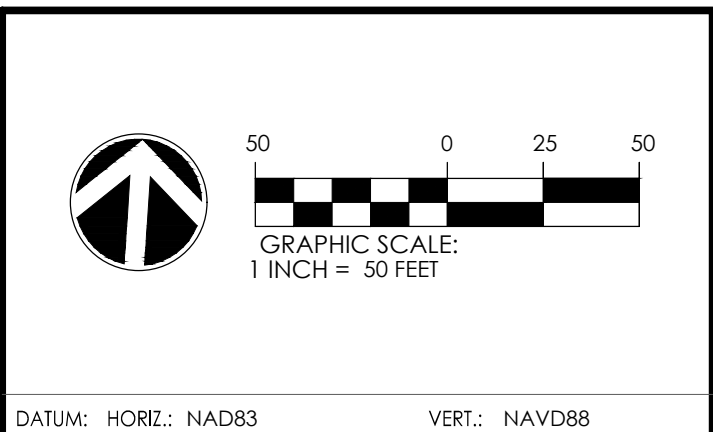
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## 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



JOB NO:	32417.0000
DATE:	2/13/25
DRAWN:	ACL
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 50'

# C1.3

## C1.3











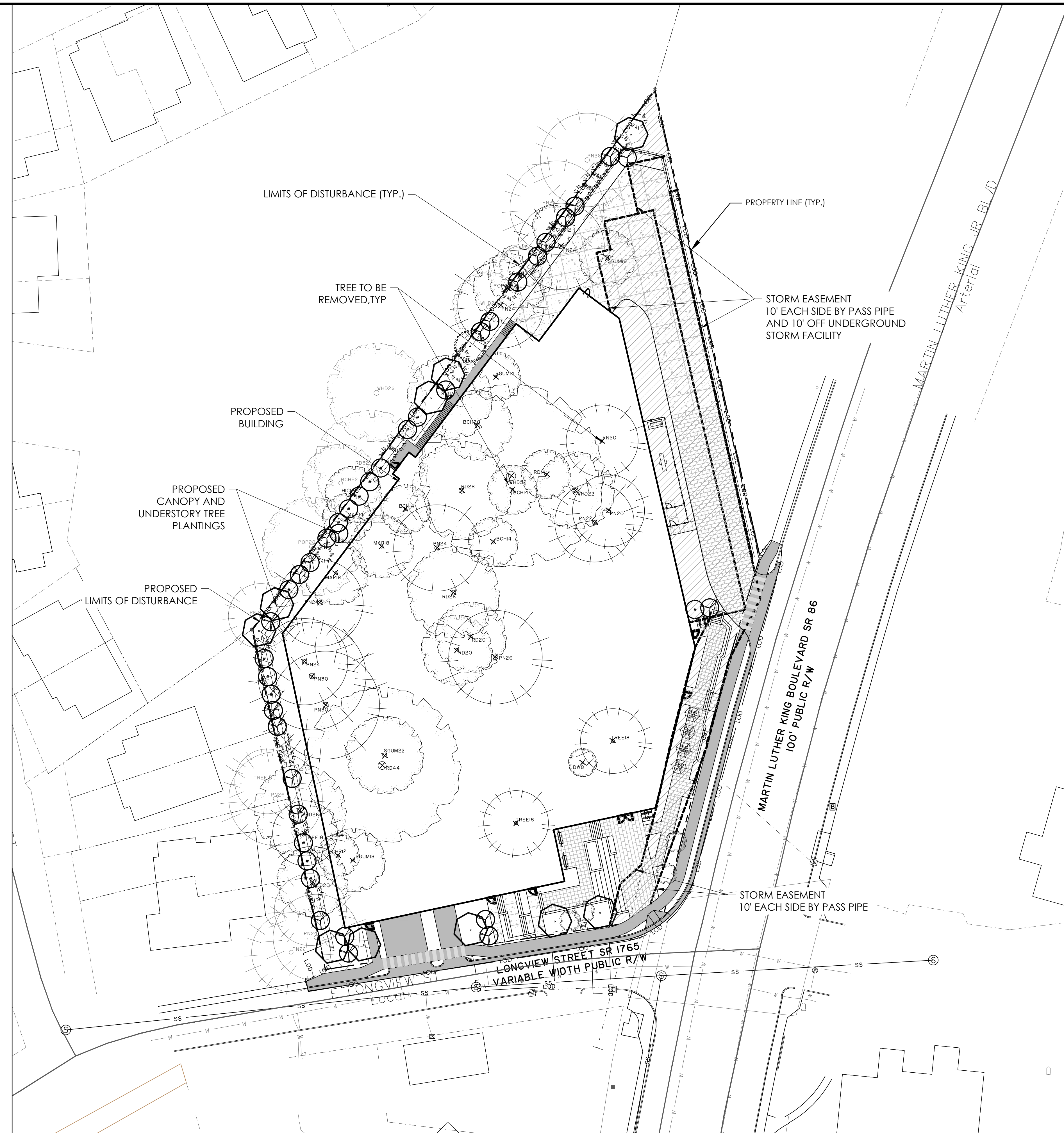
## L1.1







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



LANDSCAPE PROTECTION PLAN  
Scale: 1" = 30'

## L1.3