

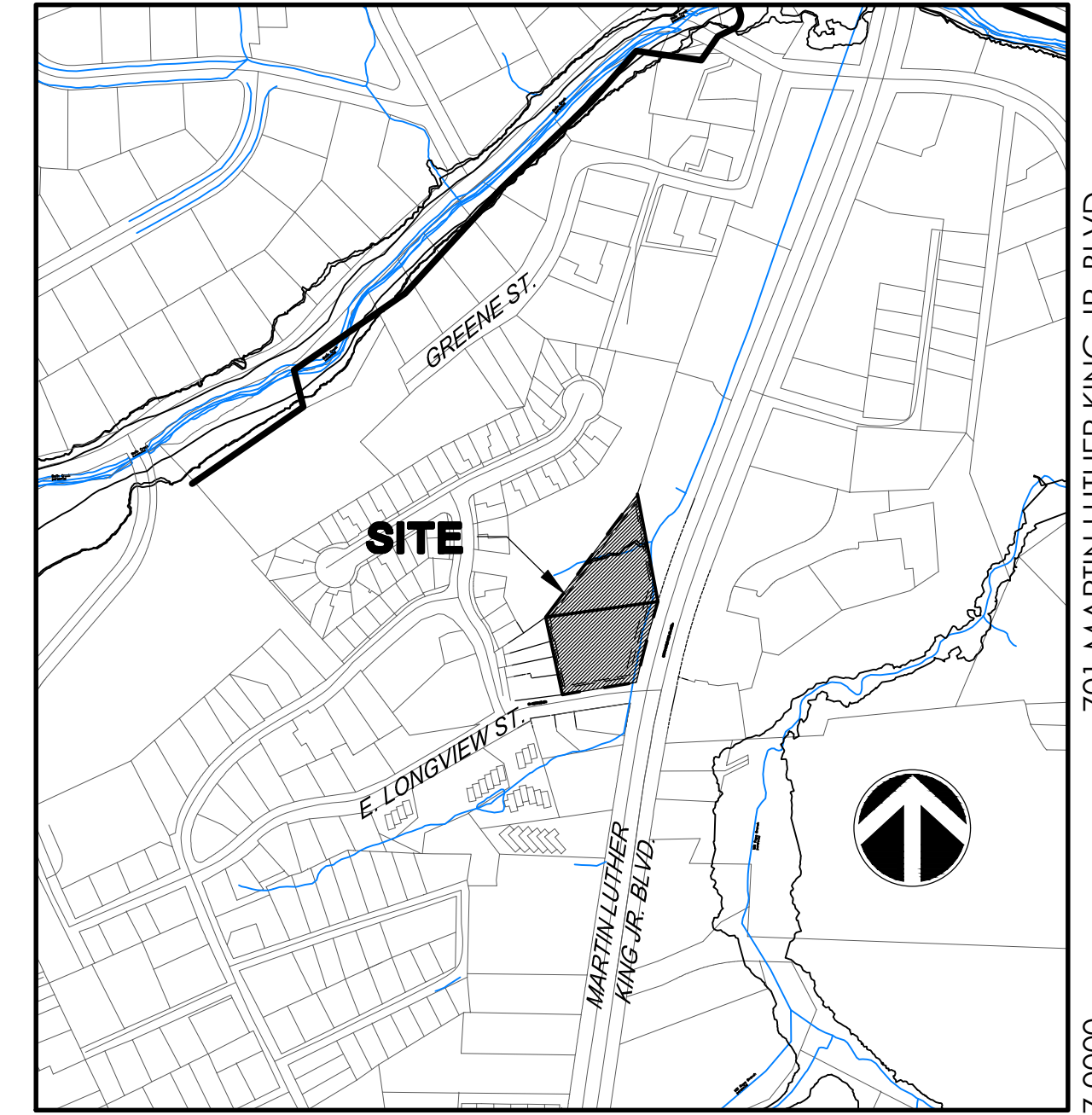
Z:\2024\701 MARTIN LUTHER KING JR. BLVD. RESIDENTIAL\CONCEPT PLAN\32417.0000-01-1.dwg - 04/1/2024 - 1:23 PM

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CONCEPT PLAN OF 701 MARTIN LUTHER KING JR. BLVD. RESIDENTIAL

CHAPEL HILL, NC

PREPARED FOR:
LCD ACQUISITIONS LLC
LANDMARK PROPERTIES, INC
315 OCONEE STREET
ATHENS, GA 30601



VICINITY MAP
SCALE: 1" = 400'

701 MARTIN LUTHER KING JR. BLVD.
J-32417.0000

PROJECT DATA:

PARCEL A ADDRESS:	201 EAST LONGVIEW STREET/ 701 MARTIN LUTHER KING JR BLVD
OWNER:	FAYE A. JOHNSON and LUKRI INVESTMENTS LLC
PIN: 9789302139	
NET SITE SIZE:	43,516.4 SF / 0.999 AC
GROSS SITE SIZE:	48,616.4 SF / 1.116 AC
ZONING:	NC
PARCEL B ADDRESS:	NONE LISTED
OWNER:	CAPKOV VENTURES INC
PIN: 9789302349	
NET SITE SIZE:	36,938.9 SF / 0.848 AC
GROSS SITE SIZE:	N/A
ZONING:	R-3
LAND USE: EXISTING PROPOSED	SINGLE-FAMILY RESIDENTIAL AND VACANT LAND MULTI-FAMILY RESIDENTIAL
ZONING: EXISTING PROPOSED	NC & R-3 R-6
EXISTING BUILDINGS:	SINGLE-FAMILY HOUSE & STANDALONE GARAGE
PROPOSED UNITS:	175 UNITS - 1-4 BEDROOMS
PROPOSED PARKING:	290 SPACES, ALL STRUCTURED PARKING

Sheet List Table	
Sheet Number	Sheet Title
	COVER SHEET
C1.0	AREA MAP
C1.1	EXISTING CONDITIONS PLAN
	CONCEPTUAL PLAN - BKV GROUP

CONTRACT PURCHASER / CLIENT:

LCD ACQUISITIONS LLC
LANDMARK PROPERTIES, INC
315 OCONEE STREET
ATHENS, GA 30601
706-543-1910
CONTACT: JASON DOORNOS

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27713
919-682-0368
CONTACT: WENDI RAMSDEN

J-32417.0000

PREPARED BY:



SUBMITTAL HISTORY	
CONCEPT PLAN SUBMITTAL #1	10/1/24
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE MAPPED EPHEMERAL STREAMS LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY SPANGLER ENVIRONMENTAL, INC ON JULY 12, 2024.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 3710978900J (FEB. 2 2007).

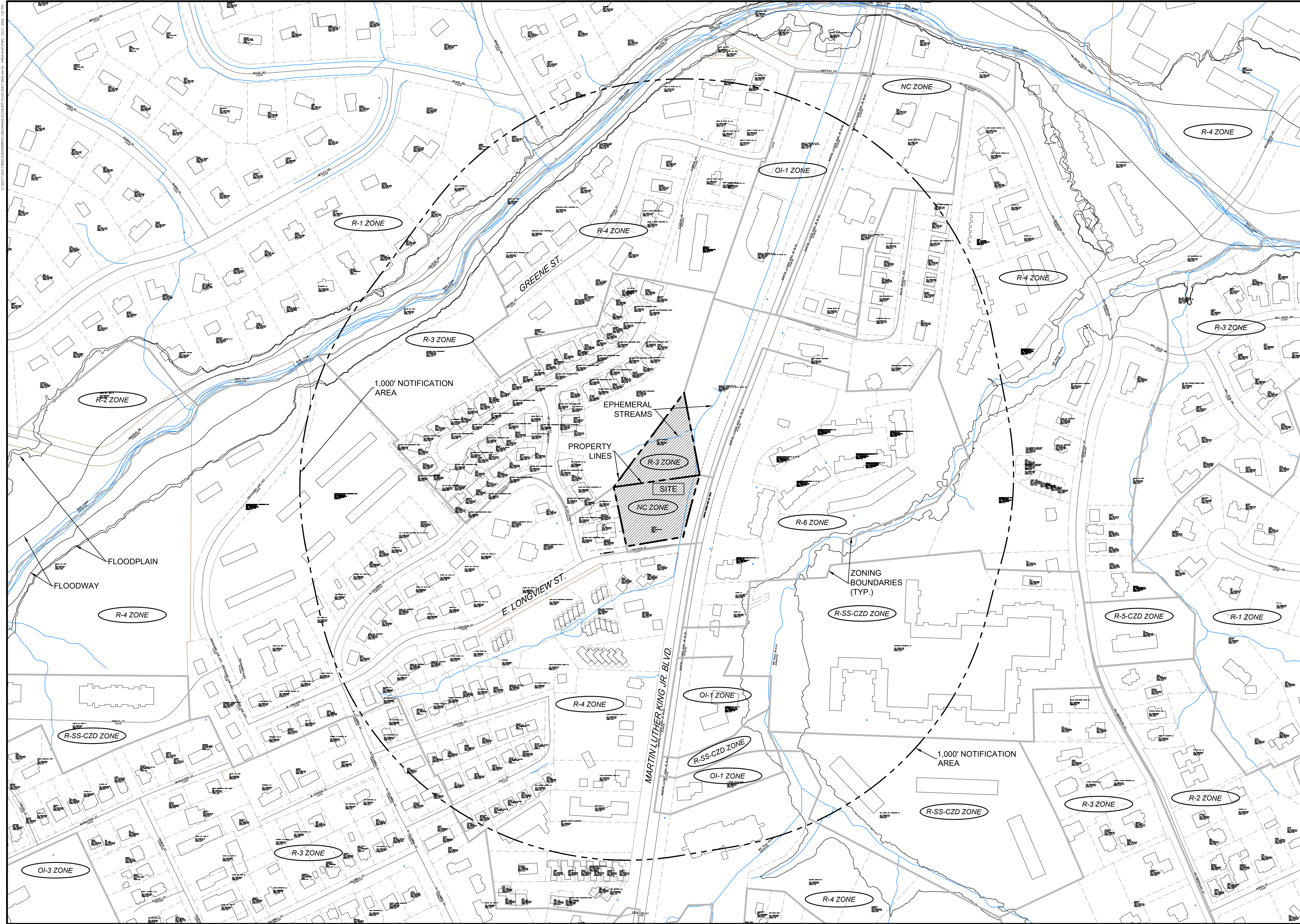
STEEP SLOPE PROTECTION:
THERE ARE MAN-MADE STEEP SLOPES ON SITE. STEEP SLOPES ARE NOTED ON THE EXISTING CONDITIONS PLAN, C-1.1.

PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION PER CHAPEL HILL AND ORANGE COUNTY GIS

**PRELIMINARY
- NOT FOR
CONSTRUCTION**





NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

AREA MAP

701 MARTIN LUTHER KING JR. BLVD. RESIDENTIAL

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LCD ACQUISITIONS LLC
LANDMARK PROPERTIES INC
315 O'CONNOR STREET
ATHENS, GA 30601

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32417.0000

DATE: _____

DRAWN: _____

DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 140'

C1.0

CONCEPT PLAN BUBBLE DIAGRAM

