TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.townofchapelhill.org

Project Fact Sheet

Project Information	**Project Name**	Lightbridge Project	***Application Number [Staff to Complete]***	**CZD-25-5**

Lot & Zoning Information	**Parcel Number(s)**	9880350595
	Property Address(es)	1165 Weaver Dairy Road
	Existing Zoning District(s)	OI-3-CZD
	Proposed Zoning District(s)	MU-V-CZD

						Evaluation [Staff to Complete]
Uses (LUMO Sec. 3.7 and 3.10)	**Existing Use(s)**	Vacant land, formerly a daycare center				See Staff Report
	Proposed Use(s)	Phase 1: Child daycare center and/or other non-residential use. Phase 2: Residential Townhomes. Surface and carport parking.				
	Number of Dwelling Units	**Existing**	0	**Proposed to be Removed**	0	
		Proposed New, Minimum	4	**Proposed New, Maximum**	12	
		Market-rate units	Min 4	**Affordable units**	0	
		For sale units	0	**Rental units**	100%	

					Evaluation [Staff to Complete]
Land Area	**Net Land Area (NLA) (sq. ft.)**	78,557 sf	**Net Land Area (acres)**	1.803 ac	See Staff Report

	Gross Land Area (GLA) (sq. ft.)	86,413 sf	**Gross Land Area (acres)**	1.984 ac	

					Evaluation [Staff to Complete]
Setbacks & Building Height (LUMO Sec. 3.8)	**Proposed street setback (ft.)**	20’	**Required street setback (ft.)**	0	See Staff Report
	Proposed interior setback (ft.)	19’	**Required interior setback (ft.)**	0	
	Proposed solar setback (ft.)	20’	**Required solar setback (ft.)**	20’	
	Proposed building height, setback (ft.)	20’	**Allowed building height, setback (ft.)**	70’	
	Proposed building height, core (ft.)	20’	**Allowed building height, core (ft.)**	114’	

					Evaluation [Staff to Complete]
Land Disturbance	**Total proposed land disturbance (sq. ft.)**	72,000 sf on site	**Total proposed land disturbance (acres)**	1.65 ac	See Staff Report

					Evaluation [Staff to Complete]
Impervious Surface Area (ISA) (LUMO Sec. 3.8)	**Existing ISA (sq. ft.)**	13,914 SF	**Removed ISA (sq. ft.)**	13,914 SF	See Staff Report
	New ISA (sq. ft.)	43,519 SF	**Total ISA (sq. ft.)**	43,519 SF	
	Proposed ISA ratio (% of GLA)	55.3%	**Allowed ISA ratio (% of GLA)**	70%	

					Evaluation [Staff to Complete]
Floor Area (LUMO Sec. 3.6, 3.8, 3.10)	**Existing floor area (sq. ft.)**	0	**Removed floor area (sq. ft.)**	0	See Staff Report
	New proposed floor area (sq. ft.)	19,720	**Total proposed floor area (sq. ft.)**	19,720	
	Maximum allowed floor area* (sq. ft.)	103,695 sf			
	*Calculated according to the floor area ratio for the proposed zoning district, plus transfer from resource conservation district and/or bonus for affordable units.				

							Evaluation [Staff to Complete]
Resource Conservation District (RCD) (LUMO 3.6)	**Total land area in RCD (sq. ft.)**	0		**Sewered** ☒ **Unsewered** ☐			See Staff Report
		Streamside Zone		**Managed use zone**		**Upland Zone**	
	Land area (sq. ft.)	0		0		0	
	Proposed use(s) **[Table 3.6.3-2]**	n/a		n/a		n/a	
		Proposed	**Allowed**	**Proposed**	**Allowed**	**Proposed**	**Allowed**
	ISA (sq. ft.)						
	ISA ratio (%)						
	Disturbed area (sq. ft.)						
	Disturbed area ratio (%)		**20%**		**40%**		**40%**
	Floor area (sq. ft.)						
	Floor area ratio (%)		**1%**		**1.9%**		

					Evaluation [Staff to Complete]
Steep Slopes (LUMO Sec. 5.3)	**Total steep slopes area (sq. ft.)**	6,107 sf	**Proposed disturbed area (sq. ft.)**	5,315	See Staff Report
	Proposed disturbed area (%)	87%	**Maximum allowed disturbance (%)**	**25%**	

					Evaluation [Staff to Complete]
Recreation Space (LUMO 5.5)	**Proposed recreation space (sq. ft.)**	0	**Required recreation space (sq. ft.)**	609 sf	See Staff Report
	Proposed payment ($)	7,380	**Payment-in-lieu calculation**	609 sf x $12/sf	

						Evaluation [Staff to Complete]
Landscape Buffers (LUMO Sec. 5.6 and Design Manual)		**Type**		**Width**		See Staff Report
	Direction *(North, South, East, West)*	**Proposed**	**Required**	**Proposed**	**Required**	
	North	C	C	Modified 20’	20’	
	North-West	B	B	Modified 10’	10’	
	South-West	C	C	20’	20’	
	South	C	C	Modified 10’	20’	
	South-East	C	C	Modified 8’	20’	
	North-East	B	B	Modified 8’	10’	

					Evaluation [Staff to Complete]
Tree Canopy Coverage (LUMO Sec. 5.7)	**Proposed tree canopy coverage (% of NLA)**	40% with modification of credit	**Required tree canopy coverage (% of NLA)**	40%	See Staff Report

					Evaluation [Staff to Complete]
Off-Street Vehicular Parking (LUMO Sec. 5.9)	**Existing vehicular parking spaces**	0	**Removed vehicular parking spaces**	0	See Staff Report
	New vehicular parking spaces	37	**Total proposed vehicular parking spaces**	37	
	Minimum required vehicular parking spaces	30	**Maximum allowed vehicular parking spaces**	38	
	Calculation for minimum requirement	23 daycare staff x 1 space + 5 2-bdrm x 1.4 = 23+7 = 30			
	Calculation for maximum allowance	23 daycare staff x 1.25 space + 5 2-bdrm x 1.75 = 29+9 = 38			

					Evaluation [Staff to Complete]
Loading Spaces (LUMO Sec. 5.9)	**Existing loading spaces**	0	**Removed loading spaces**	0	See Staff Report
	New loading spaces	0	**Total loading proposed spaces**	0	
	Minimum required loading spaces	n/a	**Calculation for minimum requirement**		

					Evaluation [Staff to Complete]
Off-Street Bicycle Parking (LUMO Sec. 5.9)	**Existing bicycle spaces**	0	**Removed bicycle spaces**	0	See Staff Report
	New bicycle spaces	4 outdoor covered + 4 garage spaces	**Total proposed bicycle spaces**	8	
	Minimum required bicycle spaces	31			
	Calculation for minimum requirement	1 bike parking per 10 students = 18 spaces, plus .25 parking per residential unit = 4 spaces			

Print Name	Wendi Ramsden
Date	January 22, 2026

CONDITIONAL ZONING
OF
LIGHTBRIDGE PROJECT

1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

PREPARED FOR:
COMPROP LLC
727 EASTOWNE DRIVE
SUITE 300D
CHAPEL HILL, NC 27514

PIN# 9880-35-0595

MAY 1, 2025

J-31857.0000

PREPARED BY:

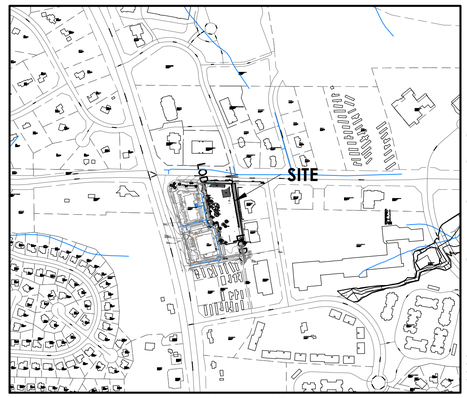
THOMAS & HUTTON

Project Manager's Seal

NORTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. F-0871
CERTIFICATE OF AUTHORIZATION

OCSW CONSTRUCTION WASTE REQUIREMENTS:

- *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 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.*
- *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 PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.*
- *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.*



VICINITY MAP
SCALE: 1" = 500'

LIGHTBRIDGE PROJECT
J-31857.0000
5/01/25

SHEET LIST TABLE

SHEET TITLE	SHEET NUMBER
COVER SHEET	C0.0
GENERAL NOTES AND INDEX	C0.1
AREA MAP	A1.1
EXISTING CONDITIONS & DEMOLITION PLAN	D1.1
SLOPE ANALYSIS & IMPACTS	D1.2
SITE PLAN	C1.1
~~DISTRICT SPECIFIC PLAN~~	~~C1.2~~
FIRE SAFETY PLAN	C1.3
TRASH MANAGEMENT	C1.4
SITE DETAILS	C1.5
SITE DETAILS	C1.6
UTILITY PLAN	C2.1
PAVING GRADING AND DRAINAGE PLAN	C3.1
STORM DRAINAGE DETAILS	C3.2
PLANTING PLAN	L1.1
LANDSCAPE PROTECTION PLAN	L1.2
PLANTING DETAILS	L1.3

REVISION HISTORY

REV. NO.	REVISION	BY	DATE
3	RESPONSE TO TOWN REVIEW	WR	12-16-2025
2	RESPONSE TO TOWN REVIEW	WR	10-20-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

SUBMITTAL HISTORY

SUBMITTED TO	DATE

811 Know what's below. Call before you dig.

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

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)		
11¼° BEND - HORIZONTAL		
22½° 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		SS	SANITARY SEWER
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE		TC	TOP OF CURB
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT		TH	THROAT ELEVATION
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT		TG	TOP OF GUTTER
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE		TP	TOP OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE		TW	TOP OF WALK
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET		TYP	TYPICAL
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE		VI	VALLEY INLET
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET		W	WATER
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE		W/	WITH
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY		WV	WATER VALVE
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE		YI	YARD INLET
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		
22½° BEND HORIZONTAL		
11¼° 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)	NN	NN

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		
22½° BEND - HORIZONTAL		
11¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

GENERAL INFORMATION

COUNTY ORANGE COUNTY
TOWN CHAPEL HILL
ZONING OI-3-CZD (OFFICE AND INSTITUTIONAL 3 CZD)

OWNERS:
COMPROP LLC
MAILING ADDRESS: 727 EASTOWNE DR STE 300D
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: 9880-35-0595

OWNER: COMPROP LLC

WATERSHED: JORDAN LAKE

RIVER BASIN: CAPE FEAR

FLOOD PLAIN DATA: MAP NO. 3710988000K (EFFECTIVE DATE 11/17/2017)

TOTAL PARCEL AREA: GROSS LAND AREA: 78,557 SF / 1.803 AC NET

FRONTAGE: 213 LF - WEAVER DAIRY RD

EXISTING ZONING: OI-3-CZD
PROPOSED ZONING: MU-V-CZD
EXISTING LAND USE: VACANT LOT

PROPOSED LAND USE: ALLOWED USES INCLUDE: CHILD DAY CARE and TOWNHOME RESIDENTIAL ADULT DAYCARE FACILITY, BANK, WALKUP AUTOMATED TELLER MACHINES, BARBER/BEAUTY SHOP, GENERAL BUSINESS (CONVENIENCE, GENERAL, WHOLESALE), OFFICE, CHILDCARE FACILITY, CLINIC, CLUB, ALL RESIDENTIAL USES AND MAY INCLUDE HOME OCCUPATION, ESSENTIAL SERVICES, FINE ART EDUCATION FACILITY, FUNERAL HOME, GROUP CARE FACILITY, HOTEL OR MOTEL, INDEPENDENT SENIOR LIVING FACILITY, PERSONAL SERVICES, PLACE OF ASSEMBLY, PLACE OF WORSHIP, PUBLIC CULTURAL FACILITY, PUBLISHING, PRINTING, COMMERCIAL OR NON-PROFIT RECREATION FACILITY, ELEMENTARY OR SECONDARY OR VOCATIONAL SCHOOL, DEDICATED SHORT TERM RENTAL, VETERINARY HOSPITAL OR CLINIC

TOTAL LIMITS OF DISTURBANCE: 69,235 SF/ 1.59 AC ON SITE + 1,164 SF OFFSITE

TREE CONSERVATION NO TREE PRESEVATION PROPOSED

PROPOSED LAND DISTURBANCE: 69,235 SF / 1.59 AC ON SITE + 1,164 SF OFFSITE

EXISTING IMPERVIOUS ON-SITE: 13,914 SF /0.32 AC/17.7% GLA

PROPOSED IMPERVIOUS ON-SITE: 43,519 SF/1.00 AC/55.3% GLA

EXISTING BUILDINGS ON SITE: 0 SF

PROPOSED BUILDING SQUARE FOOTAGE: 19,760 SF
DAYCARE BUILDING: 11,760
TOWNHOMES: 8,000 SF

RESIDENTIAL UNITS
2-BED 4 UNITS

TOTAL UNIT COUNT 4-12 UNITS

PARKING

11,760 SF DAYCARE - 1.00-1.25 SPACES/STAFF MEMBER (26 staff) = 26-32

4 X 2-BED X 1.4-1.75 SPACES/UNIT 6-7

MINIMUM REQUIRED: 32
MAXIMUM ALLOWED: 39

PARKING PROPOSED: 30 STANDARD SPACES + 2 ADA SPACES + 4 CARPORT SPACES

TOTAL PARKING PROPOSED: 36 SPACES

BICYCLE PARKING

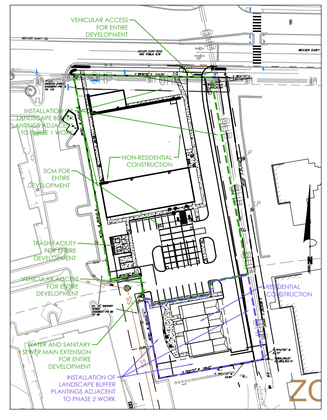
REQUIRED: 4 RESIDENTIAL UNITS X .25/UNIT = 1
1 PER 10 STUDENTS = 19
PROVIDED: 4 SPACES (2 LOOPS) IN FRONT OF DAYCARE
4 INTERIOR / 1 PER CARPORT
TOTAL: 8 BIKE PARKING SPACES

PROPOSED PHASING

PHASE 1
- *CONSTRUCTION OF BOTH VEHICULAR ACCESS DRIVES SERVING ALL PHASES*
- *SERVICING OF SITE FOR WATER AND SANITARY SEWER SERVING ALL PHASES*
- *PROVISION OF FIRE PROTECTION (FIRE HYDRANT ON SITE) SERVING ALL PHASES*
- *INSTALLATION OF STORMWATER MITIGATION SERVING ALL PHASES*
- *INSTALLATION OF TRASH COLLECTION FACILITY FOR ALL PHASES*
- *CONSTRUCTION OF ALL SURFACE PARKING*
- *CONSTRUCTION OF NON-RESIDENTIAL USES ON SITE*
- *INSTALLATION OF LANDSCAPE BUFFER PLANTINGS ADJACENT TO PHASE 1 DEVELOPMENT*

PHASE 2
- *CONSTRUCTION OF RESIDENTIAL USE AND ASSOCIATED OUTDOOR RESIDENTIAL USE AREA*
- *INSTALLATION OF LANDSCAPE BUFFER PLANTINGS ADJACENT TO PHASE 2 CONSTRUCTION*

NOTE THAT NO OFF-SITE IMPROVEMENTS ARE PROPOSED IN EITHER PHASE.



NO.	REVISIONS	BY	DATE
3	RESPONSE TO TOWN REVIEW	WR	12-16-2025
2	RESPONSE TO TOWN REVIEW	WR	10-20-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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

GENERAL NOTES AND INDEX

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 60'

C0.1

NO.	REVISIONS	BY	DATE
3	RESPONSE TO TOWN REVIEW	WR	12-16-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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

AREA MAP

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

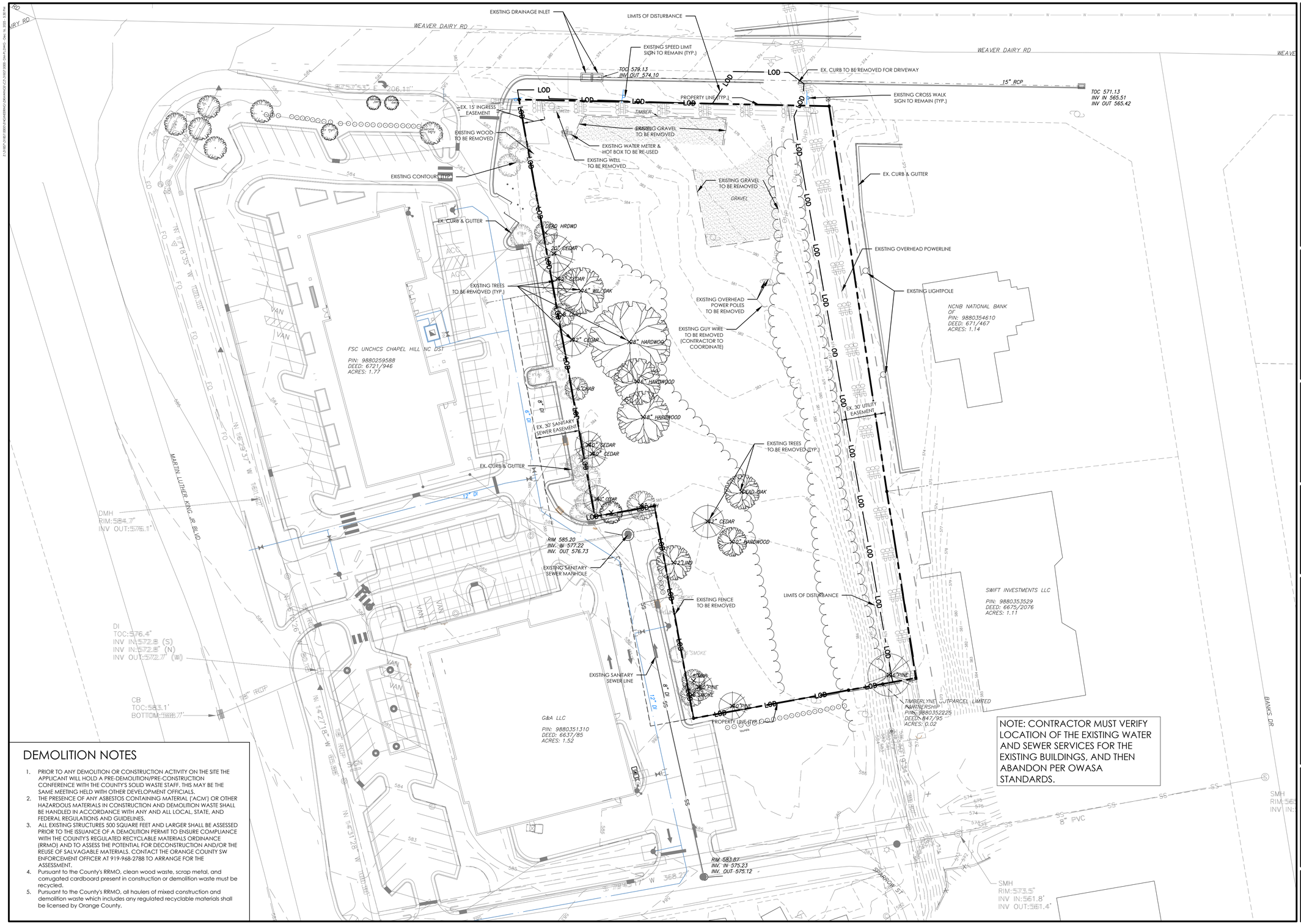
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

150 0 75 150
GRAPHIC SCALE:
1 INCH = 150 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 150'

A1.1


EXISTING DRAINAGE INLET
LIMITS OF DISTURBANCE
WEAVER DAIRY RD
EXISTING SPEED LIMIT SIGN TO REMAIN (TYP.)
TOC 579.13
INV OUT 574.10
EX. CURB TO BE REMOVED FOR DRIVEWAY
15" RCP
TOC 571.13
INV IN 565.51
INV OUT 565.42
PROPERTY LINE (TYP.)
EXISTING CROSS WALK SIGN TO REMAIN (TYP.)
EX. 15' INGRESS EASEMENT
TIMBER
EXISTING GRAVEL TO BE REMOVED
EXISTING WOOD TO BE REMOVED
EXISTING WATER METER & HOT BOX TO BE RE-USED
EXISTING WELL TO BE REMOVED
EXISTING CONTOURS (TYP.)
EX. CURB & GUTTER
EXISTING GRAVEL TO BE REMOVED
GRAVEL
EXISTING OVERHEAD POWERLINE
EXISTING LIGHTPOLE
EX. CURB & GUTTER
DEAD, HRDWD
30" CEDAR
EXISTING TREES TO BE REMOVED (TYP.)
16" WH. OAK
EXISTING OVERHEAD POWER POLES TO BE REMOVED
EXISTING GUY WIRE TO BE REMOVED (CONTRACTOR TO COORDINATE)
NCNB NATIONAL BANK OF
PIN: 9880354610
DEED: 671/467
ACRES: 1.14
FSC UNCHCS CHAPEL HILL NC DST
PIN: 9880259588
DEED: 6721/946
ACRES: 1.77
28" HARDWOOD
6" CRAB
36" HARDWOOD
48" HARDWOOD
EX. 30' SANITARY SEWER EASEMENT
EX. 30' UTILITY EASEMENT
EXISTING TREES TO BE REMOVED (TYP.)
DEAD, OAK
42" CEDAR
42" HARDWOOD
EX. CURB & GUTTER
12" DI
RIM 585.20
INV. IN 577.22
INV. OUT 576.73
EXISTING SANITARY SEWER MANHOLE
27" MD
EXISTING FENCE TO BE REMOVED
LIMITS OF DISTURBANCE
SWIFT INVESTMENTS LLC
PIN: 9880353529
DEED: 6675/2076
ACRES: 1.11
SMOKE
STUMP
42" PINE
EXISTING SANITARY SEWER LINE
8" DI SS
TIMBERLYNE OUTPARCEL LIMITED PARNERSHIP
PIN: 9880352225
DEED: 847/95
ACRES: 0.02
PROPERTY LINE (TYP.)
G&A LLC
PIN: 9880351310
DEED: 6637/85
ACRES: 1.52
RIM 583.87
INV. IN 575.23
INV. OUT 575.12
SHARON ST
BANKS DR
MARTIN LUTHER KING JR BLVD
8" PVC
DMH
RIM:584.7'
INV OUT:576.1'
DI
TOC:576.4'
INV IN:572.8' (S)
INV IN:572.8' (N)
INV OUT:572.7' (W)
CB
TOC:583.1'
BOTTOM:577.7'
SMH
RIM:573.5'
INV IN:561.8'
INV OUT:561.4'
SMH
RIM:562
INV IN:
N 14°27'18" W 165.88'
N 14°51'28" W 100.35'
S 77°31'17" W 368.27'
N 14°27'18" W 165.88'
N 14°51'28" W 100.35'
S 77°31'17" W 368.27'
N 14°51'28" W 100.35'
N 14°27'18" W 165.88

Z:\2025\25031000\DRAWINGS\CAD\SHEETS\C3-SLOPE ANALYSIS & IMPACTS.DWG - Dec 16, 2025 - 5:47PM

SLOPE TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	COLOR	AREA	PROPOSED DISTURBANCE (%)
1	0.00%	10.00%		68175.56	88%
2	10.00%	15.00%		2887.39	83%
3	15.00%	25.00%		1366.04	87%
4	25.00%	100.00%		6106.70	87%

WEAVER DAIRY RD

WEAVER DAIRY RD

WEAVER

TOC 579.13
INV OUT 574.10

15" RCP

TOC 571.13
INV IN 565.51
INV OUT 565.42

TIMBER

GRAVEL

GRAVEL

DEAD HRDWD

30" CEDAR

12" CEDAR

16" WILLOW OAK

8" CHERRY

12" CEDAR

18" HARDWOOD

8" CRAB

18" HARDWOOD

12" CEDAR

12" CEDAR

DEAD OAK

12" CEDAR

10" HARDWOOD

21" UNID

DEAD SMOKE

DEAD SMOKE

STUMP

12" PINE

8" SMOKE

12" PINE

12" PINE

PROPERTY LINE (TYP.)

FSC UNCHCS CHAPEL HILL NC DST

PIN: 9880259588
DEED: 6721/946
ACRES: 1.77

NCNB NATIONAL BANK OF
PIN: 9880354610
DEED: 671/467
ACRES: 1.14

SWIFT INVESTMENTS LLC

PIN: 9880353529
DEED: 6675/2076
ACRES: 1.11

G&A LLC

PIN: 9880351310
DEED: 6637/85
ACRES: 1.52

TIMBERLYNE OUTPARCEL LIMITED PARTNERSHIP
PIN: 9880352225
DEED: 847/95
ACRES: 0.02

MARTIN LUTHER KING JR BLVD

MARTIN LUTHER KING JR BLVD

BANKS DR

SMH
RIM: 565
INV IN: 5

8" PVC

ACC

VAN

1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025
NO.	REVISIONS	BY	DATE

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SLOPE ANALYSIS & IMPACTS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

D1.2

Z:\31857\31857.0000\ENGINEERING\DRAWINGS\C1\31857.0000-SITE PLAN - CMC - DEC 16, 2025 - 5:45 PM

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. 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.
6. REFERENCE EXISTING CONDITION SHEETS FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
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.
8. 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.
9. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS, 2012 NC FIRE CODE, SECTION 506.
10. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
11. PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
    a. APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO WEAVER DAIRY ROAD.
    b. APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH TOCH FOR PROPOSED/STIPULATED SIDEWALK AND APPURTENANCES.
    c. APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER CONNECTIONS.
12. 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.

2 C1.1 SITE NOTES

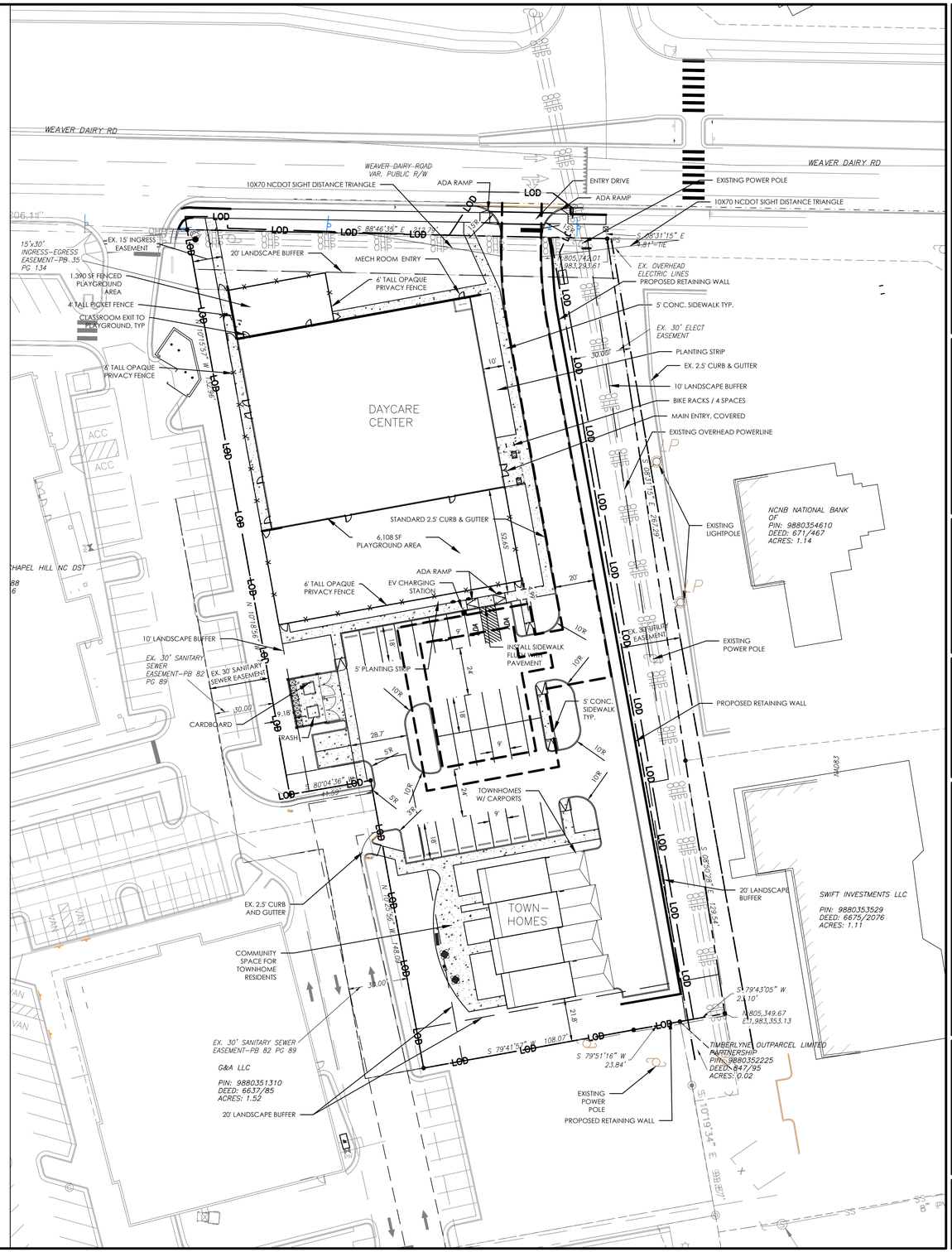
REQUIRED ACTIVE RECREATION SPACE:

GROSS SITE LAND AREA	86,743 SF
PORTION OF SITE THAT IS RESIDENTIAL	18%
REQUIRED ACTIVE RECREATION RATIO	.039
RECREATION SPACE REQUIRED	
86743 X .039 X .18	609 SF

PROPOSED ACTIVE RECREATION FACILITIES: 0

PAYMENT IN LIEU REQUIRED FOR 609 SF

3 C1.1 RECREATION SPACE CALCS



1 C1.1 SITE LAYOUT PLAN

NO.	REVISIONS	BY	DATE
3	RESPONSE TO TOWN REVIEW		12-16-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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SITE PLAN

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

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GRAPHIC SCALE:
1 INCH = 30 FEET

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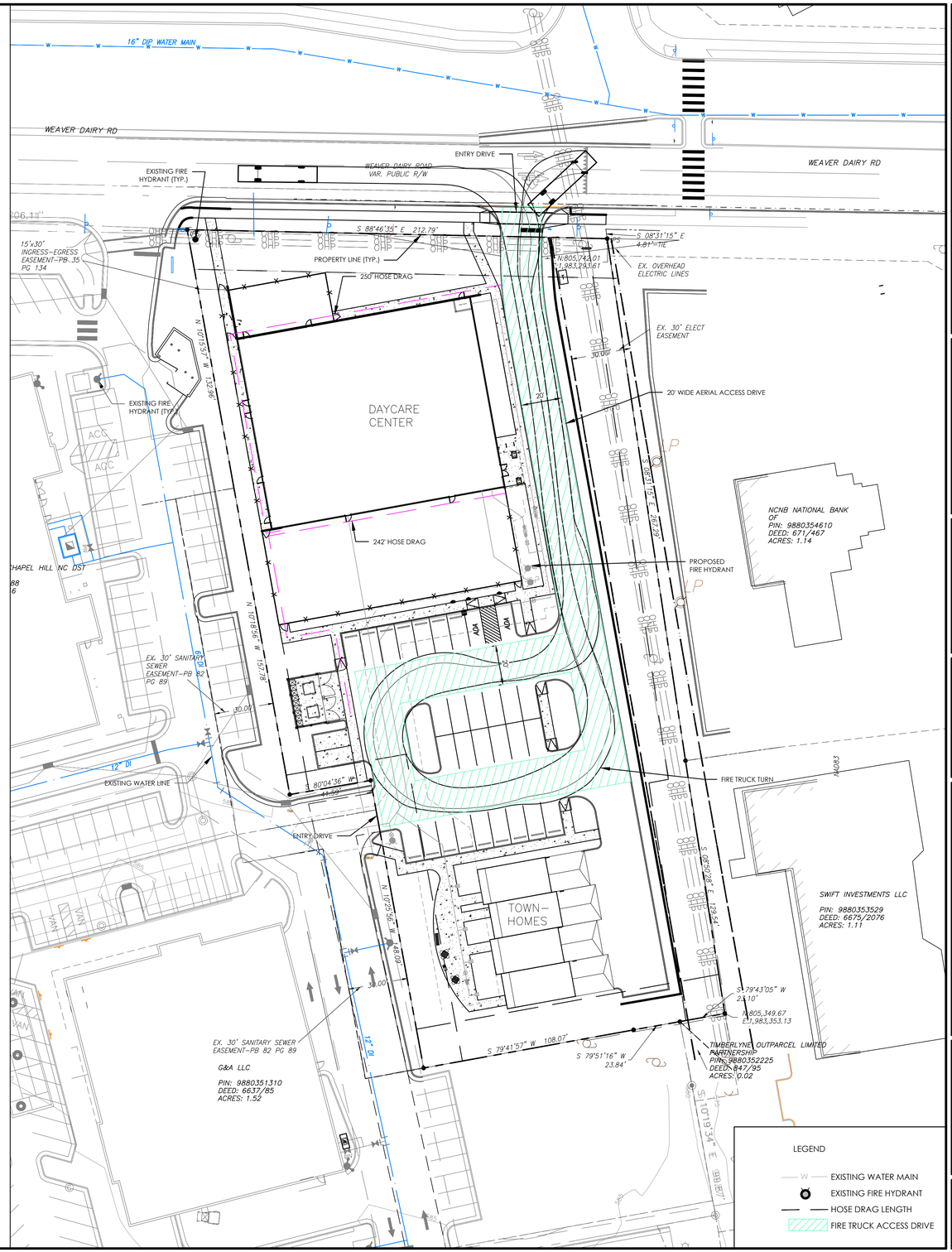
SCALE:	1" = 30'

C1.1

Z:\1857\1857.0000\ENGINEERING\DRAWINGS\C1.3 FIRE SAFETY PLAN.DWG - Dec 14, 2025 - 4:14 PM



NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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FIRE SAFETY PLAN

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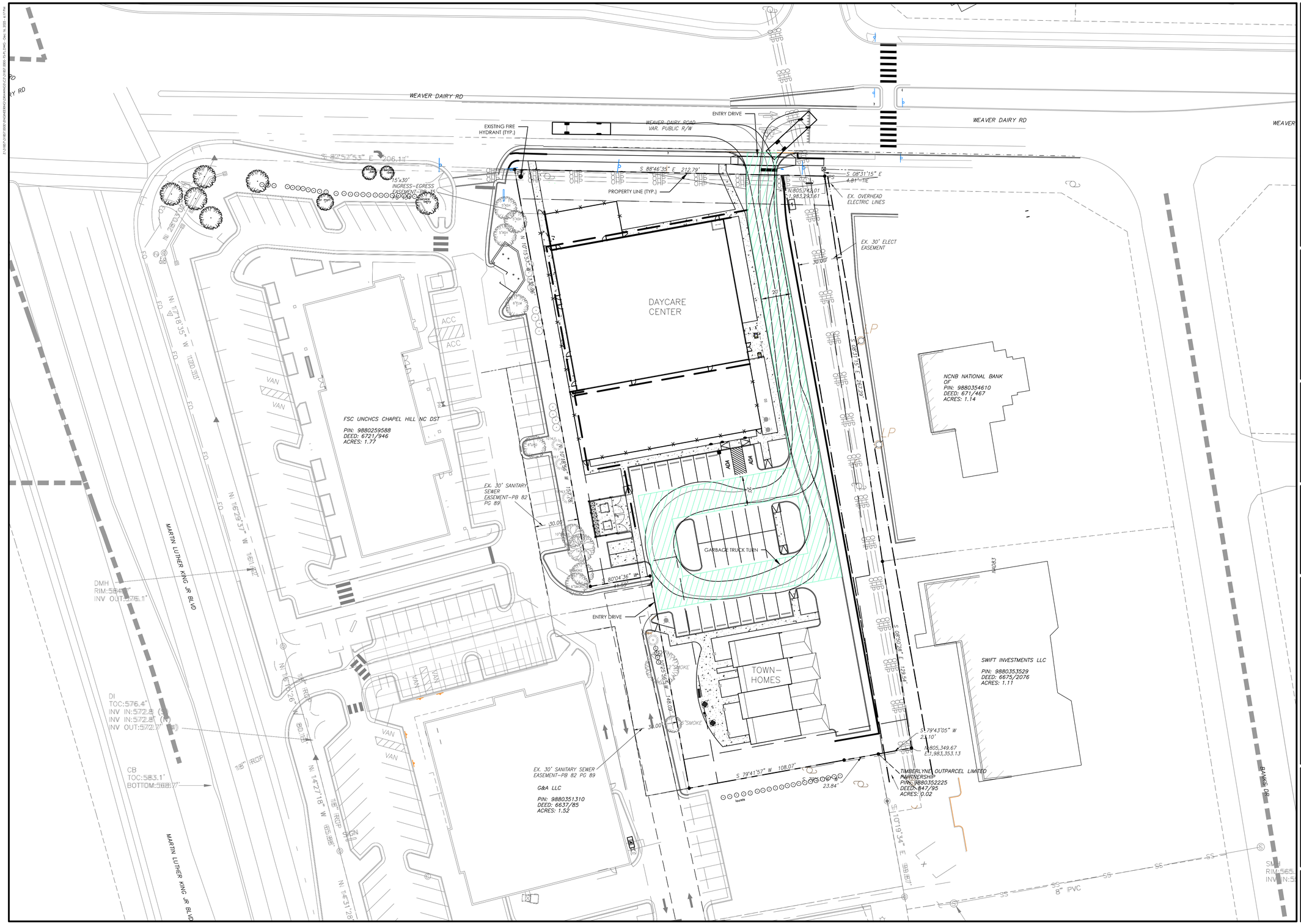

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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TRASH MANAGEMENT

LIGHTBRIDGE PROJECT

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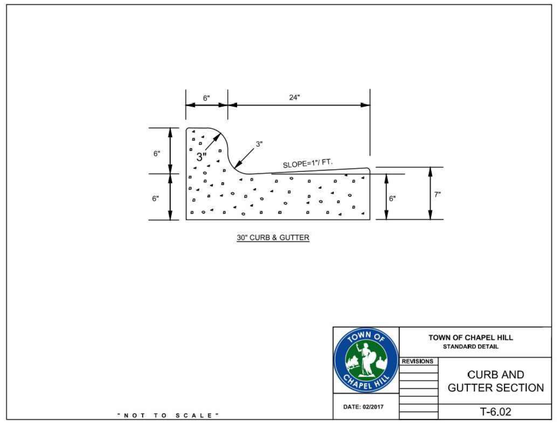
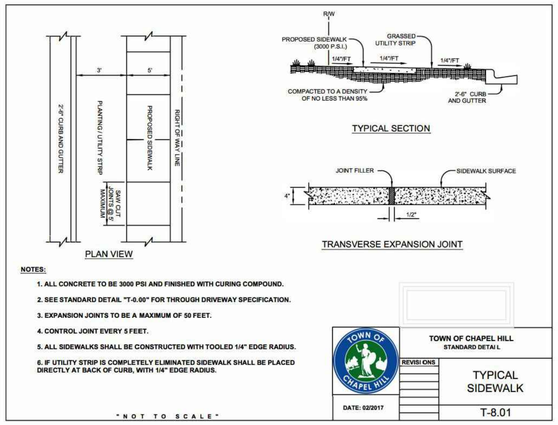
SCALE:	1" = 30'

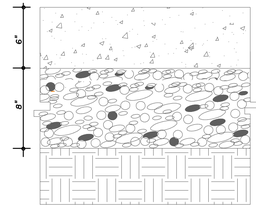
C1.4



1 C1.3 CURB & GUTTER DETAIL
NTS



2 C1.3 TYPICAL SIDEWALK DETAIL
NTS



NOTES:

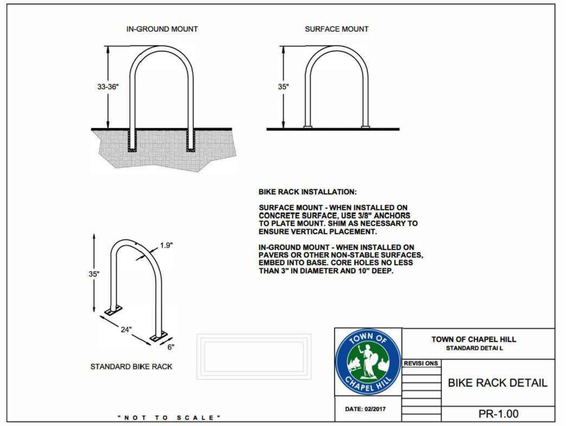
1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.

2. CABC BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MDD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROOFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.

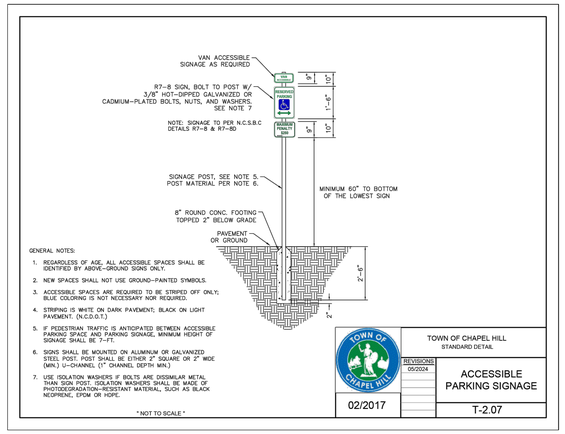
3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.

4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

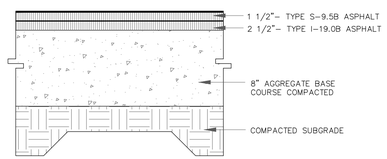
3 C1.3 HEAVY DUTY CONCRETE PAVING DETAIL
NTS



4 C1.3 OUTDOOR BIKE RACK DETAIL
NTS

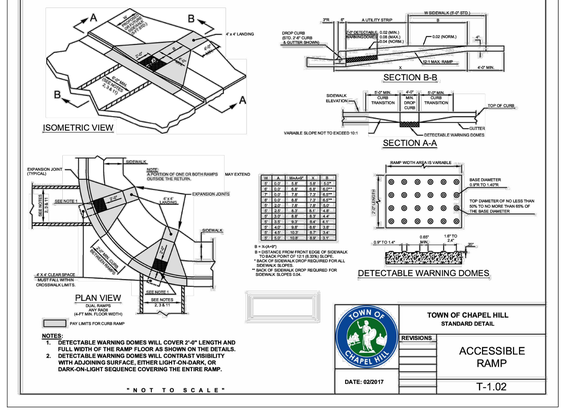


5 C1.3 ACCESSIBLE PARKING SIGNAGE
NTS

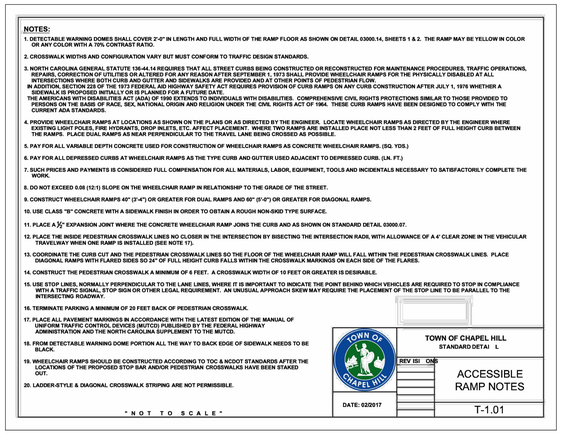


FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

7 C1.3 ASPHALT PAVING
NTS



6 C1.3 ACCESSIBLE RAMP
NTS



8 C1.3 ACCESSIBLE RAMP
NTS

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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SITE DETAILS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

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APPROVED:	
SCALE:	1" = 50'

C1.5

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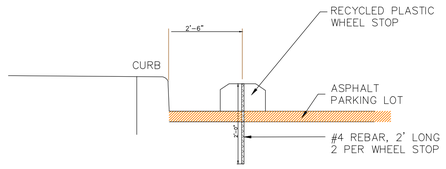
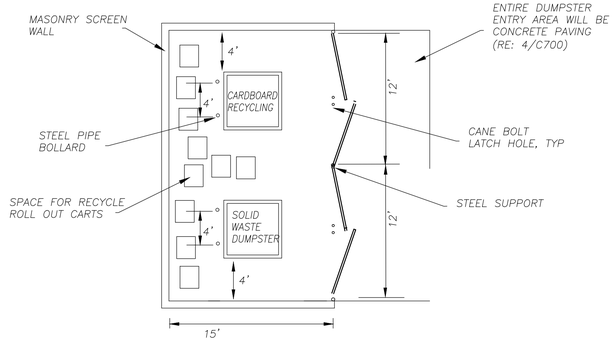


1 C1.4 WHEEL STOP
NTS



2 C1.4 DUMPSTER ENCLOSURE
NTS

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

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COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

50 0 25 50
GRAPHIC SCALE:
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APPROVED:	
SCALE:	1" = 50'

C1.6

GENERAL NOTES:

1. 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 SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. 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 GRADING 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.
7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

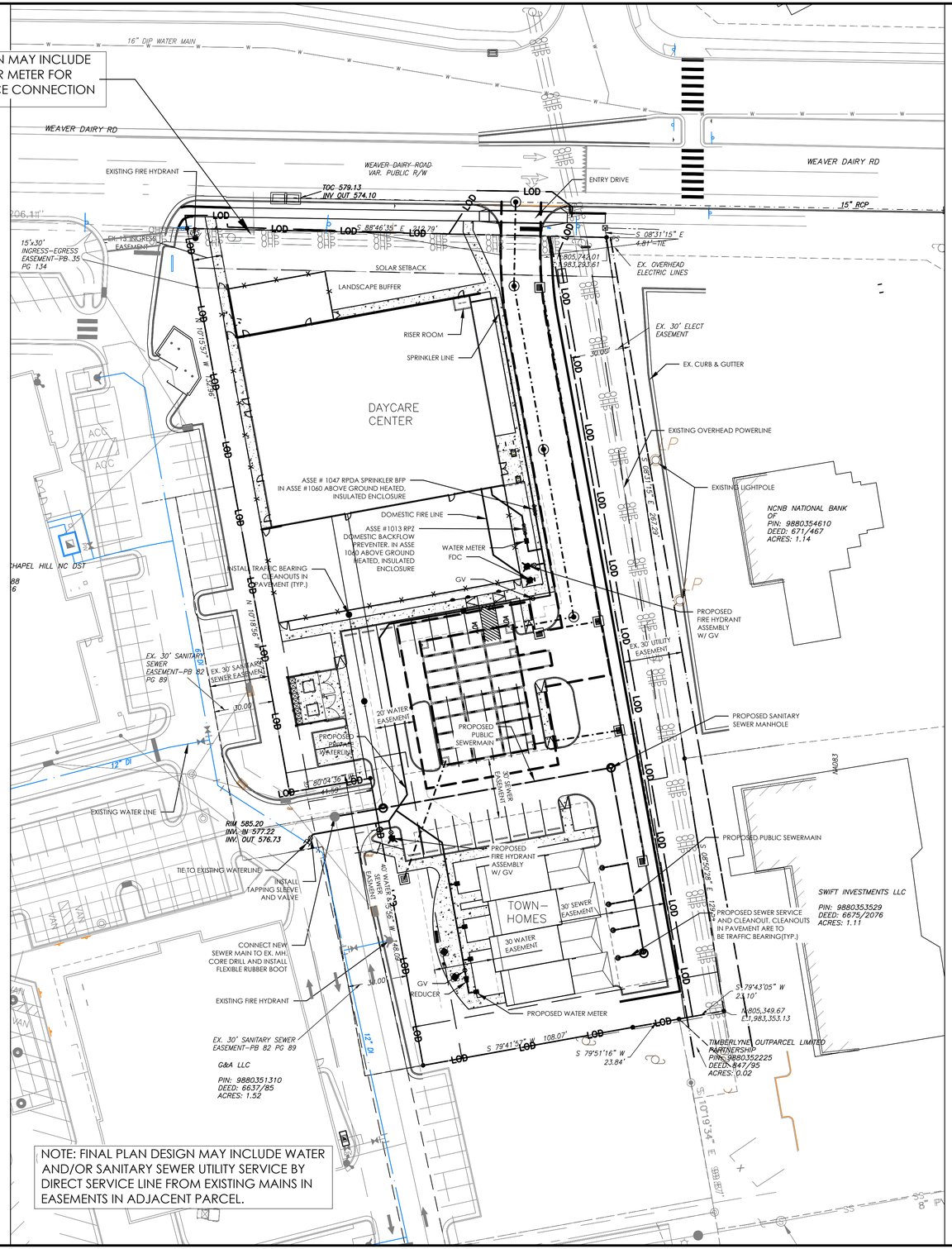
SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
3. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
4. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
5. MAINTAIN A MINIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
6. ALL FDC(S) AND HYDRANT(S) TO BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS.
7. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24. 2018 NCFC SECTION 507
8. FDC/STANDPIPES;3313.1 WHERE REQUIRED. IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED PRIOR TO CONSTRUCTION EXCEEDING 40 FEET (12192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRWAYS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. 2018 NCFC SECTION 313
9. POOL: BACKWASH FOR CHLORINATED, DECHLORINATED, OR FRESHWATER POOLS SHALL DISCHARGE TO THE SANITARY SEWER, PER OWASA GUIDANCE. IF POOL IS SALTWATER, BACKWASH SHALL BE REMOVED VIA PRIVATE, LICENSED HAULER; NOT DISCHARGED TO SANITARY SEWER.

NOTE: FINAL PLAN DESIGN MAY INCLUDE REUSE OF EXISTING WATER METER FOR DOMESTIC WATER SERVICE CONNECTION



NOTE: FINAL PLAN DESIGN MAY INCLUDE WATER AND/OR SANITARY SEWER UTILITY SERVICE BY DIRECT SERVICE LINE FROM EXISTING MAINS IN EASEMENTS IN ADJACENT PARCEL.

NO.	REVISIONS	BY	DATE
2	RESPONSE TO TOWN COMMENTS	WR	10-20-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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UTILITY PLAN

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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.*

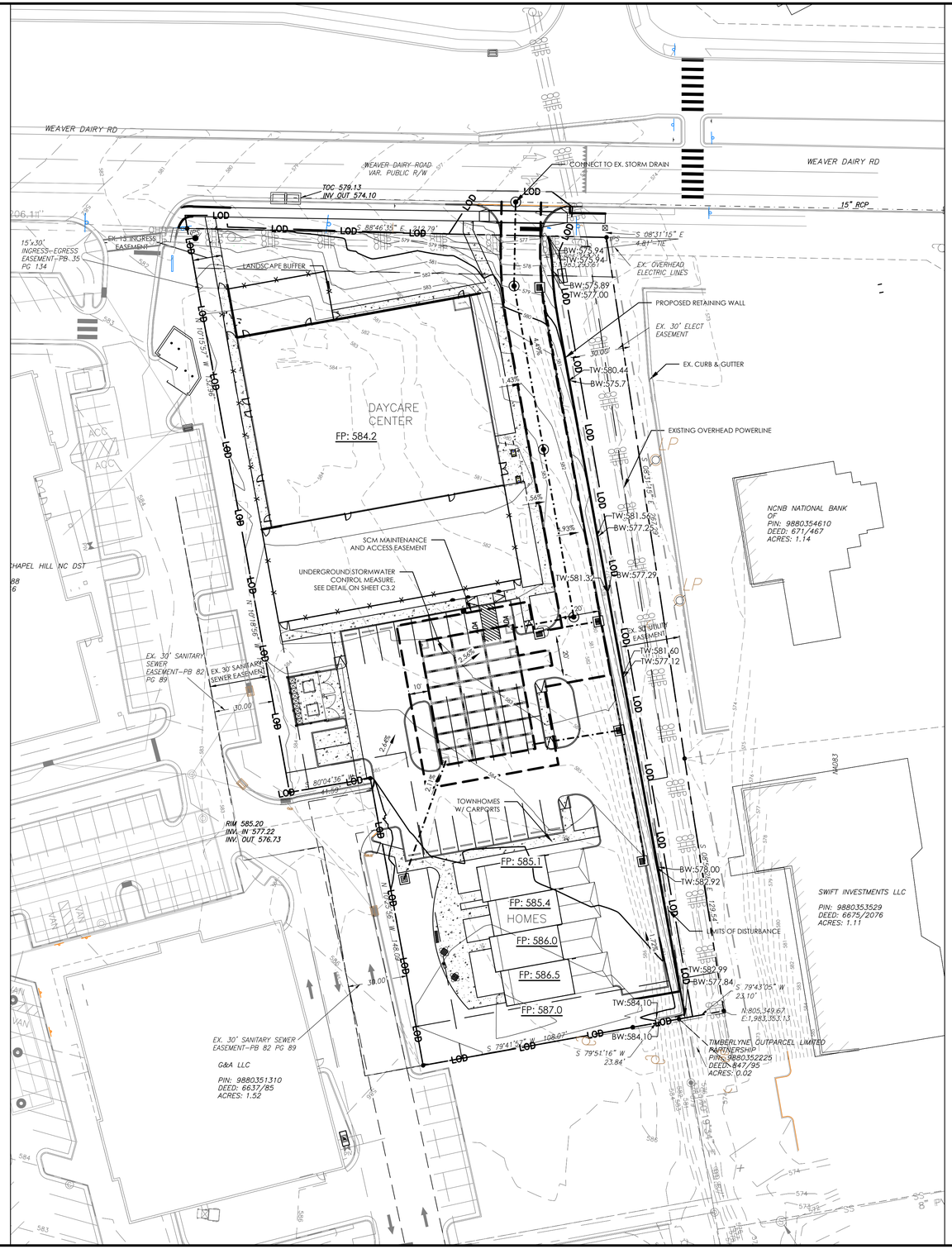
STORM DRAINAGE NOTES:

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.

FOR ALL SIDEWALKS/CURB RAMPS THE FOLLOWING APPLIES:

1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA – PARKING SPACES AND AISLES.
5. ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
6. PARKING – NUMBER OF SPACES TO COMPLY WITH NCBC 2012 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUTCD AND ICC A 117.1.
7. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
8. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
9. CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (12:1).
10. CONSTRUCT THE CURB RAMP SIDE FLARE SLOPE AT A MAXIMUM OF 10%, MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE CURB RAMP LANDINGS FOR A SIDEWALK AT A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
12. CONSTRUCT CURB RAMP DETECTABLE WARNING DOMES TO COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR.

SIDEWALK & CURB RAMP NOTES
(APPLIES TO ALL SHEETS)



NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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

PAVING GRADING AND DRAINAGE PLAN

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C3.1

STORMCAPTURE

GENERAL NOTES:

THE STORM CAPTURE™ SYSTEM BY OLDCASTLE PRECAST IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE, AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOW RATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS, COVER HEIGHT AND MODULE SIZE DETERMINE THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THEPROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

DESIGN NOTES:

1. DESIGN LOADINGS:
   - A. AASHTO HS-20-44 W/ IMPACT.
   - B. DEPTH OF COVER = 6" - 5'-0".
   - C. ASSUMED WATER TABLE = BELOW BOTTOM.
   - D. EQUIVALENT FLUID PRESSURE = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF.
   - F. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORM CAPTURE MODULE TYPE = DETENTION.
6. REQUIRED BEDDING LAYER DEPTH = 2" SAND BEDDING LAYER.
7. REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF.
8. REFERENCE STANDARDS:
   - A. ASTM C 890
   - B. ASTM C 891
   - C. ASTM C 913
9. LESS THAN 6" OR GREATER THAN 5' OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE.

INSTALLATION NOTES:

THE STORM CAPTURE™ MODULE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ASTM C891, INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES. PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.

1. A 2" SAND BEDDING LAYER IS REQUIRED ON ALL SITES.
2. WHERE SPECIFIED, AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER AROUND THE STORM CAPTURE SYSTEM.
3. PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLETS BEFORE MAKING PENETRATIONS FOR ANY INLETS.
4. ALL SUBGRADE MATERIALS IF SPECIFIED, MUST BE CLEAN, DURABLE CRUSHED AGGREGATE COMPACTED OR ROLLED TO ACHIEVE 95% STANDARD PROCTOR DENSITY. OLDCASTLE RECOMMENDS SIZE 5/56 OR 57 (PER ASTM C33).
5. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES.
6. MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 3/4". ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MIN. 9" JOINT WRAP (MIRAFI C-200 OR APPROVED EQUAL). FOR MULTI-ROW SYSTEMS, IN A CLAMSHELL DESIGN INSTALL ONE ROW CS-102 CONSEAL (OR EQUIVALENT) BETWEEN PRECAST PIECES.
7. AUTHORIZATION SHOULD BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE SYSTEM. CARE SHOULD BE TAKEN DURING PLACEMENT OF BACKFILL NOT TO DISPLACE MODULES OR JOINT WRAP. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHOULD NOT BE COMPACTED WITHIN 6" OF MODULE.
8. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE.
9. TERMINOUCTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS.

INLETS AND RISERS:

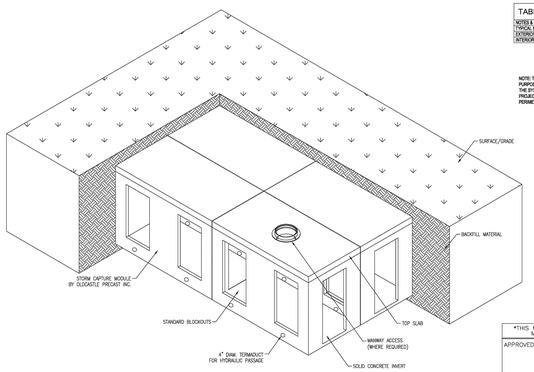
ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NON-METALIC GROUT, MIN. 3,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

REVISIONS

REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

TABLE OF CONTENTS

NOTES & GENERAL ISO	1
TYPICAL ELEVATION	2
EXTERIOR DETAILS	3
INTERIOR DETAILS	4



NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY TO SHOW FEATURES OF THE SYSTEM. ACTUAL LAYOUT VARIES BY PROJECT, SEE SITE PLAN LAYOUT. ALL PERIMETER WALLS ARE SOLID.

BOTTOM MODULE WITH TOP SLAB ISO VIEW
N.T.S.

THIS MUST BE FILLED OUT BEFORE MANUFACTURING BEGINS

APPROVED W/ NO EXCEPTIONS TAKEN: ☐
APPROVED AS NOTED: ☐
REVISE AND RESUBMIT: ☐

- PRELIMINARY - NOT FOR CONSTRUCTION

SIGNATURE DATE

Oldcastle® Stormwater Solutions
1501 SOUTHPARK PLAZA, SUITE 106, LITTLETON, COLORADO 80120
PHONE: 1.888.683.8637 FAX: 303.794.7097

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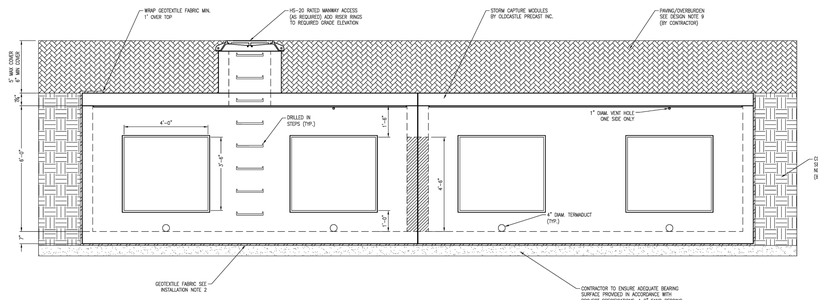
STORMCAPTURE
NOTES & GENERAL ISO

CUSTOMER:

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER: SC - 6 ft base with top slab | REVISION: REV DATE | SHEET: 1 OF 4

STORMCAPTURE



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
TERMINOUCT INSERTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS ONLY (BY OTHERS).

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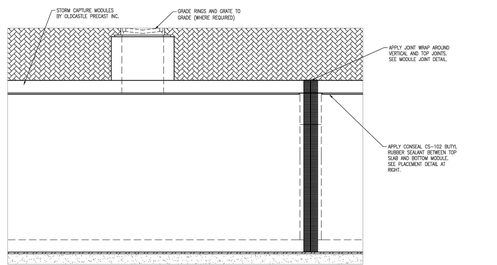
STORMCAPTURE
TYPICAL ELEVATION

CUSTOMER:

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

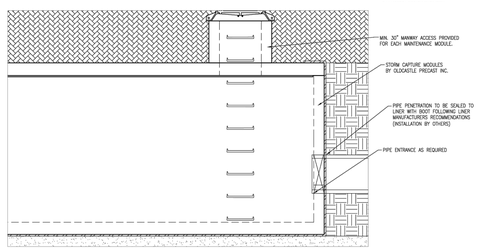
DRAWING NUMBER: SC - 6 ft base with top slab | REVISION: REV DATE | SHEET: 2 OF 4

STORMCAPTURE



GRATED INLET DETAIL
SCALE: 3/8" = 1'-0"

NOTE: WEIR PLATES, IF REQUIRED, MAY BE INSTALLED WITH RECESSED ANCHORS (BY OTHERS). ELEVATIONS TO BE DETERMINED BY PROJECT DESIGN ENGINEER.



MANWAY ACCESS DETAIL
SCALE: 3/8" = 1'-0"

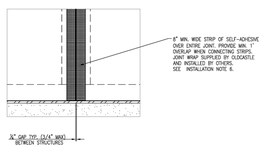
KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.

CORRECT – INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

INCORRECT – DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

INCORRECT – DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

CONSEAL CS-102 BUTYL RUBBER SEALANT PLACEMENT DETAIL
NTS



MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"

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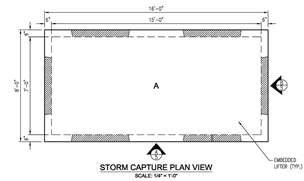
STORMCAPTURE
EXTERIOR DETAILS

CUSTOMER:

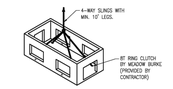
DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER: SC - 6 ft base with top slab | REVISION: REV DATE | SHEET: 3 OF 4

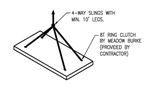
STORMCAPTURE



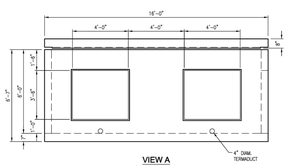
STORM CAPTURE PLAN VIEW
SCALE: 1/4" = 1'-0"



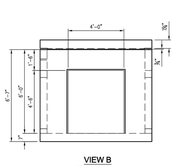
BOTTOM MODULE LIFTING DETAIL
N.T.S.



TOP SLAB LIFTING DETAIL
N.T.S.



VIEW A
SCALE: 1/4" = 1'-0"



VIEW B
SCALE: 1/4" = 1'-0"

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STORMCAPTURE
INTERIOR DETAILS

CUSTOMER:

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER: SC - 6 ft base with top slab | REVISION: REV DATE | SHEET: 4 OF 4

1 C-9.1 STANDARD MANUFACTURER DETAILS - OLDCASTLE STORMCAPTURE

NO SCALE

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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

STORM DRAINAGE DETAILS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

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

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 50'

C3.2

J:\PROJECTS\31857.0000\ENGINEERING\DRAWINGS\CIVIL\31857-0000-LSP.DWG - Dec 17, 2025 - 2:46 PM

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. 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.
7. 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 LOOSENED TO A DEPTH OF 12".
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. 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.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. 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.
13. 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.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
15. 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.
16. 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.

2 LANDSCAPING NOTES
L1.1

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

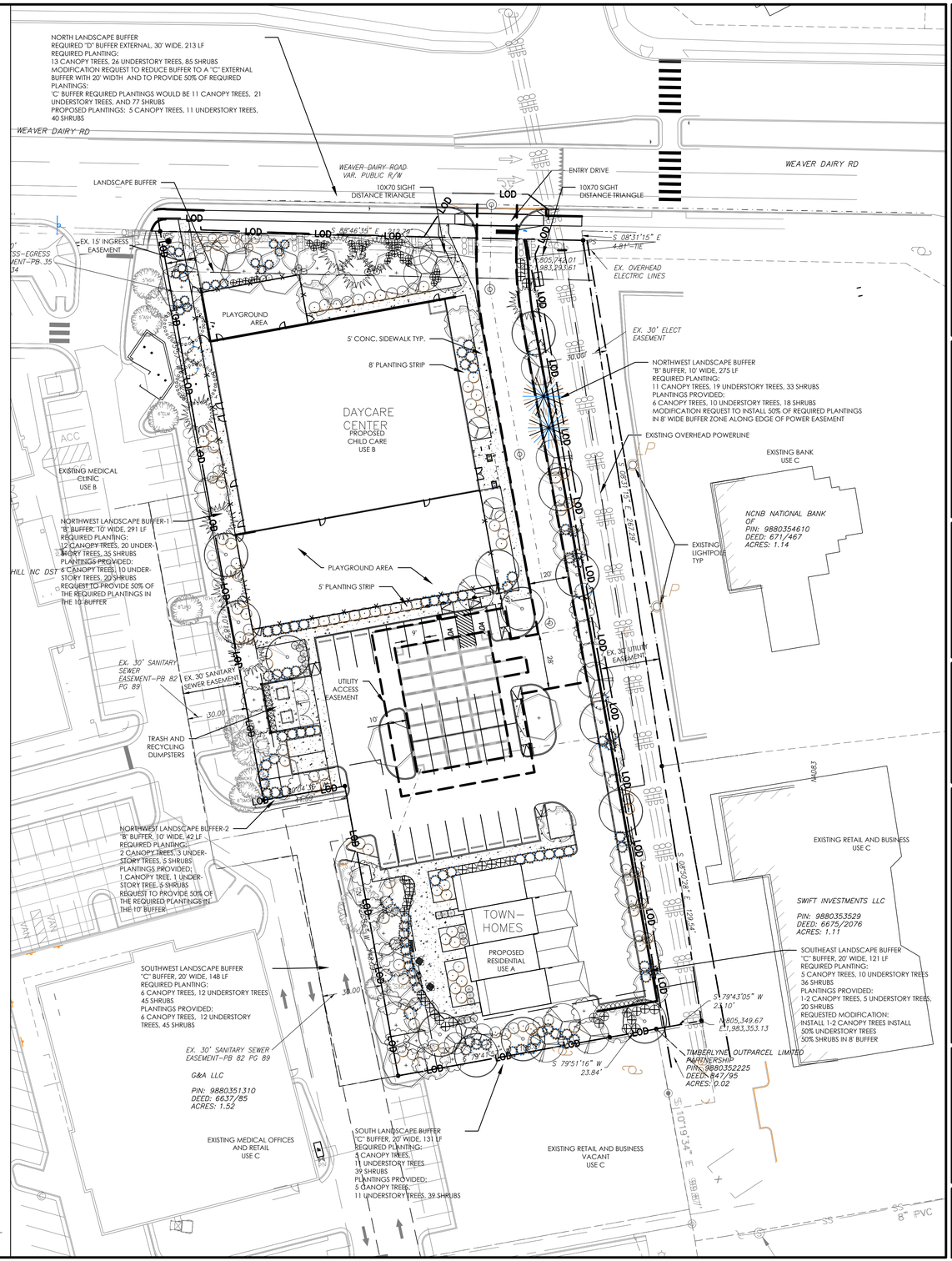
DECIDUOUS CANOPY TREE - min installation size 3"-3.5" caliper
- Acer rubrum 'Armstrong' - Columnar Red Maple
- Liquidamber styraciglua 'Slender Silhouette'
- Nyssa sylvatica - Black Gum
- Ulmus americana - American Elm

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 arborium - Soutwood

EVERGREEN UNDERSTORY TREE - min installation size 8'-10' height
- Ilex opaca - American Holly
- Juniperus virginaia - 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



1 PLANTING PLAN
L1.1
Scale: 1" = 30'

NO.	REVISIONS	BY	DATE
3	RESPONSE TO TOWN REVIEW	WR	12-16-2025
2	RESPONSE TO TOWN REVIEW	WR	10-20-2025
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

THOMAS & HUTTON
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Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

PLANTING PLAN

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	RESPONSE TO TOWN COMMENTS
APPROVED:	
SCALE:	1" = 30'

L1.1

TREE COVERAGE CALCULATIONS

Surveyed site area: 78,857 SF

Less area in storm easement: 10,244 SF

Less electric easement 9,465 SF

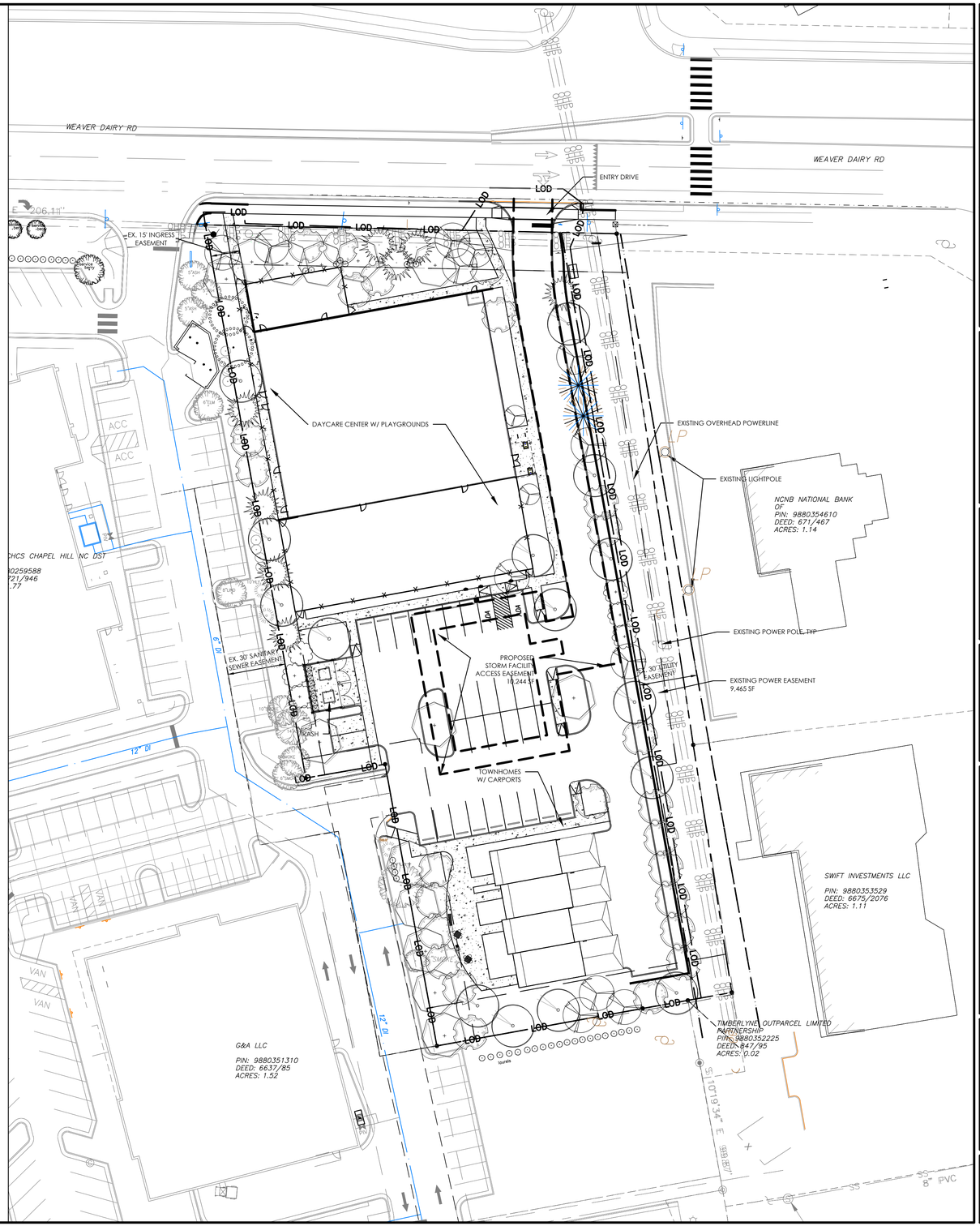
Net Land Area: 59,148 SF

REQUIRED TREE COVERAGE: 40% = 23,660 SF

TREE COVERAGE TO BE RETAINED: 0
REQUIRED NEW TREE INSTALLATION: 30 CANOPY TREES
AND 36 UNDERSTORY TREES

MODIFICATION REQUEST TO CREDIT UNDERSTORY TREES
AT 250 SF EACH TOWARD THE REQUIRED TREE COVERAGE

PROPOSED CANOPY TREE PLANTINGS:
CANOPY COVERAGE CREDIT: 30 CANOPY TREES X 500 SF = 15,000 SF
36 UNDERSTORY TREES X 250 SF = 9,000 SF
24,500 SF



1 L1.2 LANDSCAPE PROTECTION PLAN
Scale: 1" = 30'

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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LANDSCAPE PROTECTION PLAN

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

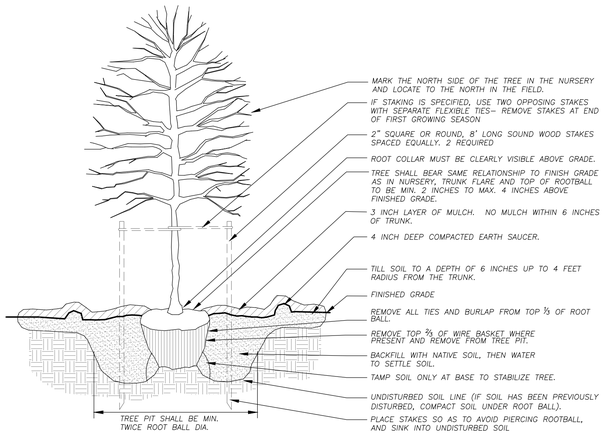
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

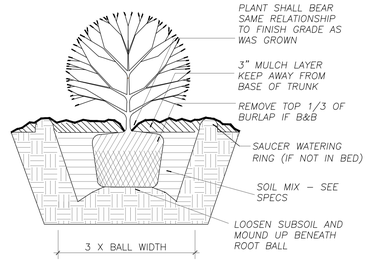
L1.2



NOTES:

1. THIS STANDARD APPLIES TO SINGLE AND MULTI–STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
5. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
6. SET TREE PLUMB IN ALL DIRECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR DIRECTED BY LANDSCAPE ARCHITECT. IF STAKED, STAKE ONLY AS SHOWN.

1 / L1.2 TREE PLANTING DETAIL
NTS



2 / L1.2 SHRUB PLANTING DETAIL
NTS

NO.	REVISIONS	BY	DATE
1	RESPONSE TO TOCH COMMENTS	JTH	08-21-2025

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PLANTING DETAILS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

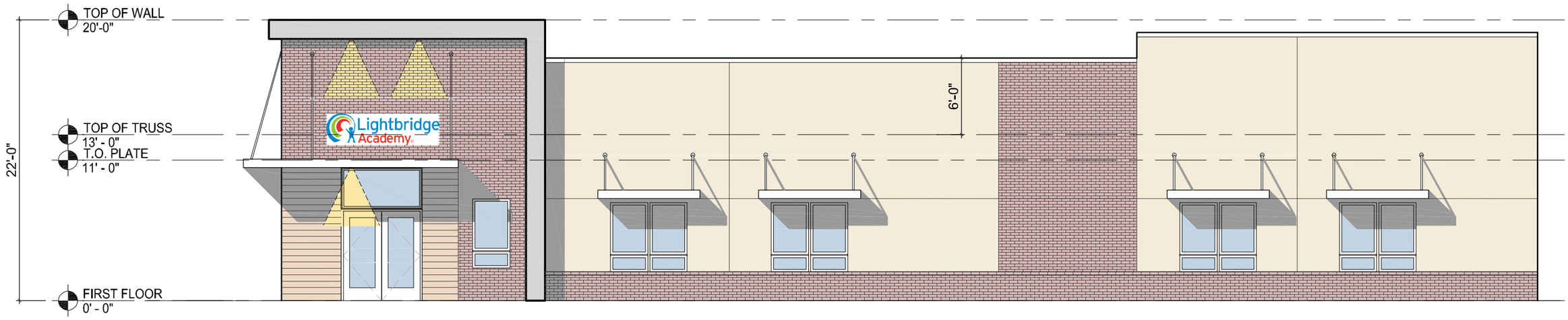
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514

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

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 50'

L1.3



BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"

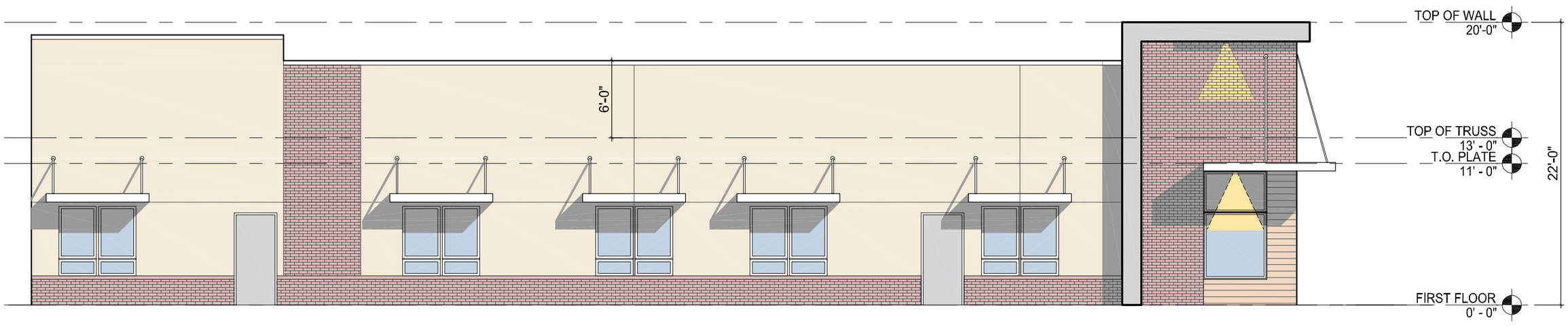
BRICK

STUCCO

COMPOSITE SIDING

METAL PANELS

GLAZING



BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

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Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., Inc.

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LIGHTBRIDGE ACADEMY - CHAPEL HILL NC - ELEVATION STUDIES

Elevations
1165 Weaver Dairy Rd
Chapel Hill, NC
04/25/2025

JOB NUMBER: 24012647A
JAM ARCH
IS NOW COLLIERS ENGINEERING & DESIGN
DRAWN BY: AS

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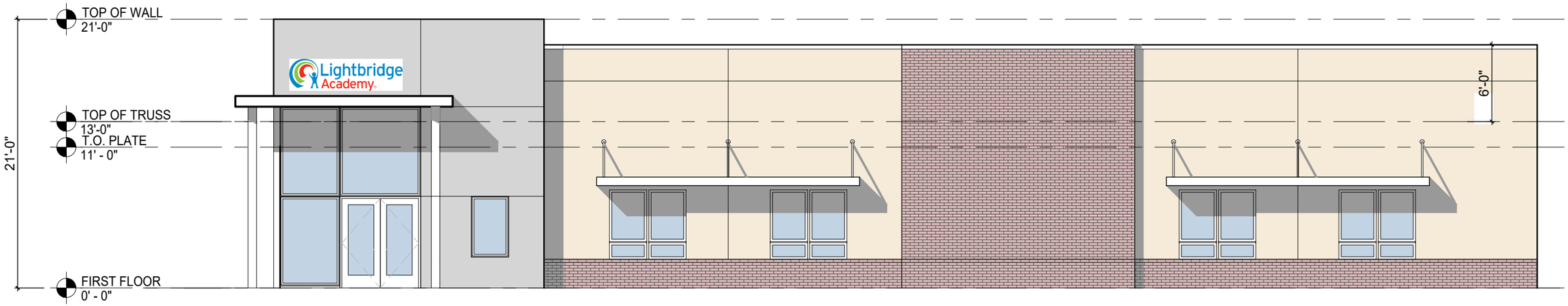

BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"

BRICK

STUCCO

METAL PANELS

GLAZING

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Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., Inc.

LIGHTBRIDGE ACADEMY - CHAPEL HILL NC - ELEVATION STUDIES

OPTION 2

1165 Weaver Dairy Rd

Chapel Hill, NC

04/11/2025

JOB NUMBER: 24012647A

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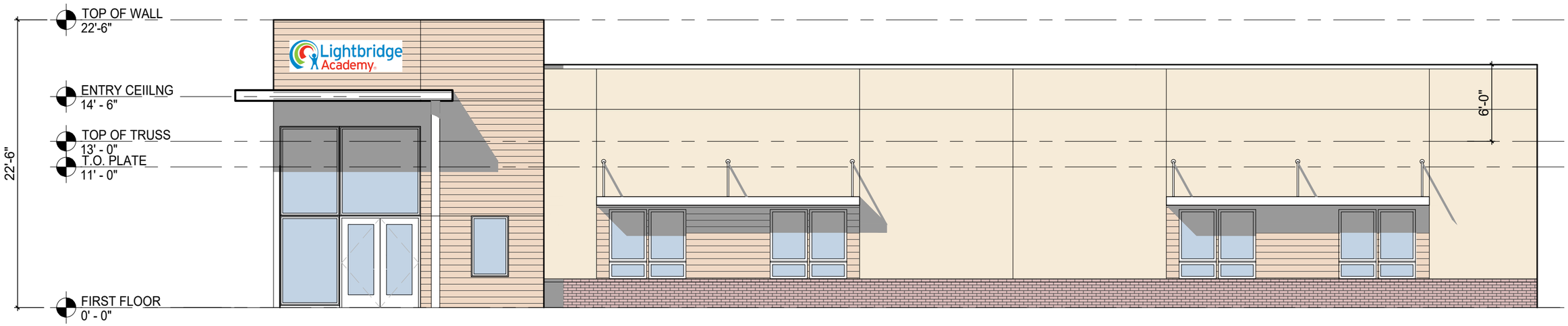

BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"

BRICK

STUCCO

COMPOSITE SIDING

METAL PANELS

GLAZING

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LIGHTBRIDGE ACADEMY - CHAPEL HILL NC - ELEVATION STUDIES

OPTION 3

1165 Weaver Dairy Rd
Chapel Hill, NC

04/11/2025

JOB NUMBER: 24012647A

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