CONCEPT PLAN

LIGHTBRIDGE PROJECT

1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC

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

J-31857.0000

CLIENT / OWNER:

COMPROP LLC
727 EASTOWNE DRIVE, SUITE 300D
CHAPEL HILL, NC 27514
919-949-1014
CONTACT: MICHAEL AND PETER SLOMIANYJ

APPLICANT / CONSULTANT:

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

CIVIL ENGINEER:

CIVIL ENGINEER:
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27713
919-682-0368
CONTACT: ANDREW M. OAKLEY

SUBMITTAL HISTORY	
CONCEPT PLAN SUBMITTAL #1	2/4/25
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

PREPARED BY:

THOMAS & HUTTON

PROJECT DATA:

PARCEL:	
ADDRESS	1165 WEAVER DAIRY ROAD
PIN	9880350595
NET LAND AREA:	77,439 SF / 1.78 AC
LAND USE:	
EXISTING	VACANT
PROPOSED	EARLY CHILDHOOD EDUCATION CENTER and RESIDENTAIL TOWNHOMES
ZONING:	
EXISTING	OI-3-CZD
PROPOSED	MU-V
EXISTIING BUILDINGS:	NONE
PROPOSED BUILDINGS:	EDUCATION CENTER (+/- 11,500 SF) AND RESIDENTIAL TOWNHOMES (+/- 5)
TOTAL SITE AREA :	77,439 SF NET LAND AREA
NON-RCD AREA	77,439 SF
AREA IN STREAMSIDE RCD ZONE	0 SF
AREA IN MANAGED RCD ZONE	0 SF
AREA IN UPLAND RCD ZONE	0 SF

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE NO MAPPED STREAMS ON THE SITE.

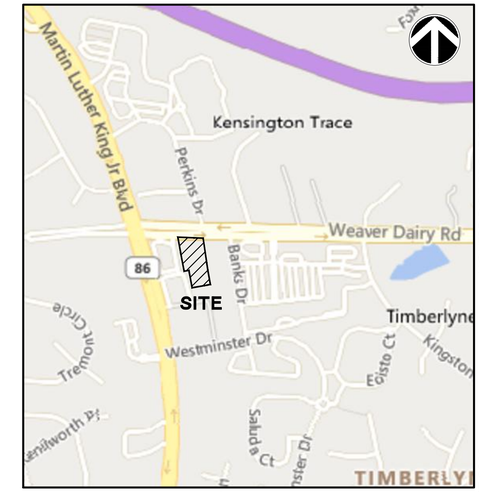
FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 3710988000K (11/17/2017).

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

WETLANDS:
THERE ARE NO WETLANDS ON SITE.

PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION PER SURVEY COMPLETED BY CJT, PA - OCTOBER 2017.



VICINITY MAP
SCALE: 1" = 600'

Sheet List Table	
Sheet Number	Sheet Title
--	COVER SHEET
C1.0	AREA MAP
C1.1	EXISTING CONDITIONS PLAN
C2.0	CONCEPT PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

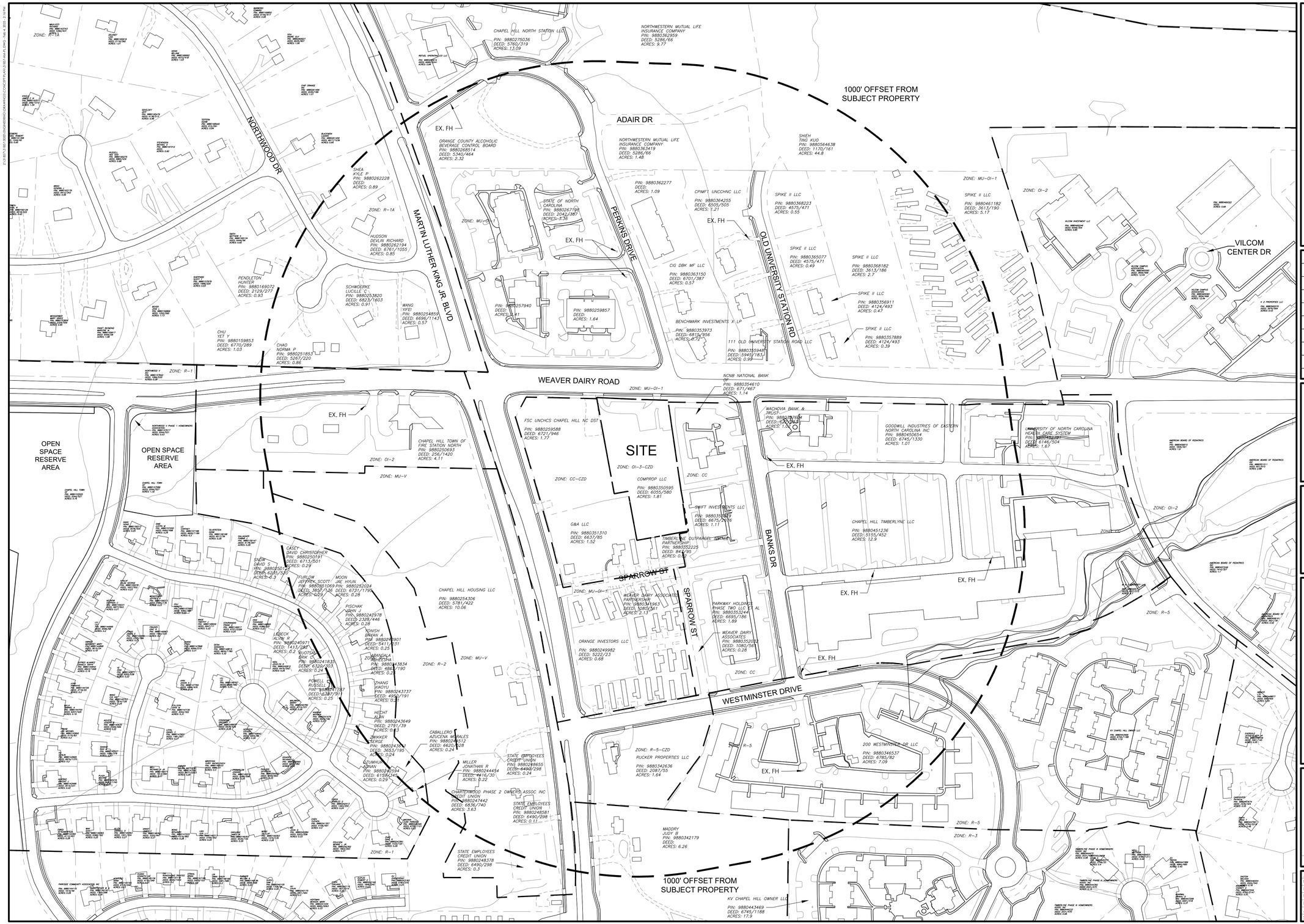
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 WENDI L. RAMSDEN 2/4/25

NC 811 ORG
Know what's below. 811 before you dig.

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

LIGHTBRIDGE PROJECT
J-31857.0000

Z:\31857\31857.0000\ENGINEERING\DRAWINGS\CONCEPT PLAN\31857-CS-PL.DWG - Feb 4, 2025 - 3:52 PM



NO.	REVISIONS	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

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

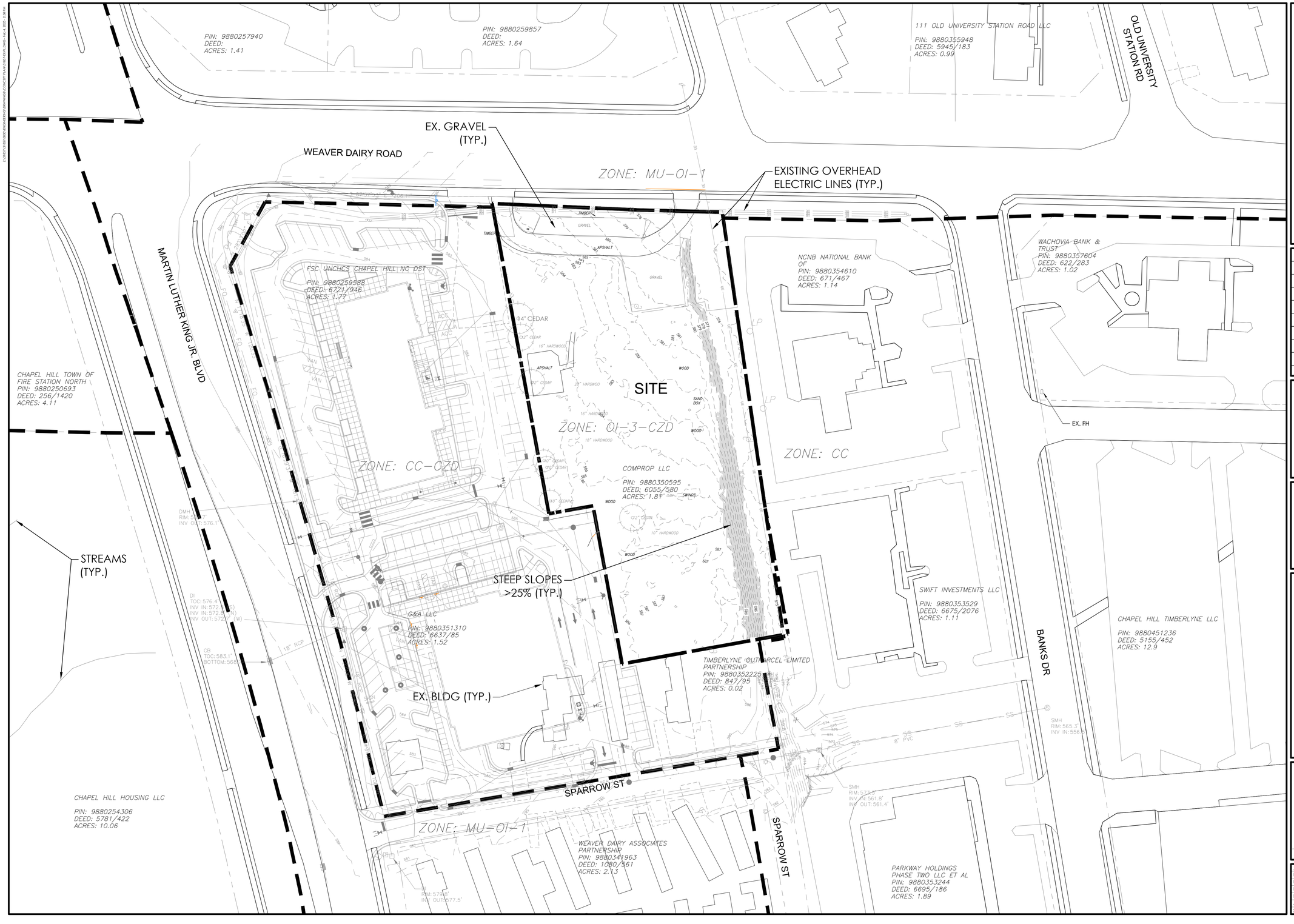
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE, SUITE 300D
CHAPEL HILL, NC 27514

130 0 65 130
GRAPHIC SCALE:
1 INCH = 130 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	31857.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 130'

C1.0



NO.	REVISIONS	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

THOMAS & HUTTON

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

EXISTING CONDITIONS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC

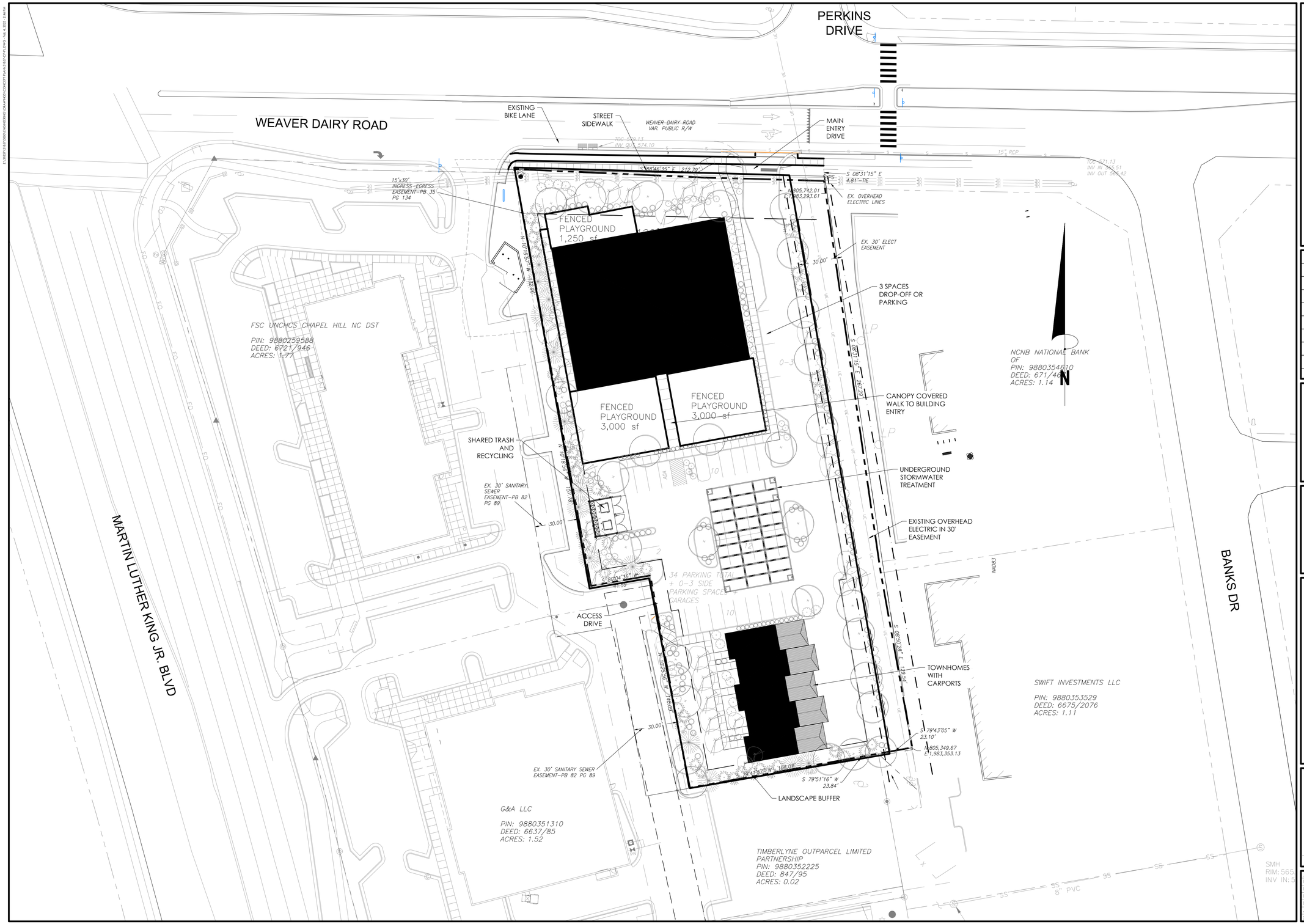
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE, SUITE 300D
CHAPEL HILL, NC 27514

40 0 20 40
GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	31857.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 40'

C1.1



NO.	REVISIONS	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS & HUTTON

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

CONCEPT PLAN

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC

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.: VERT.:

JOB NO:	31857.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C2.0