

J:\31857\31857.0000\LIGHTBRIDGE\DRAWINGS\CD\31857.0000 - CD.TB DWG - MAY 1, 2025 10:04 AM

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

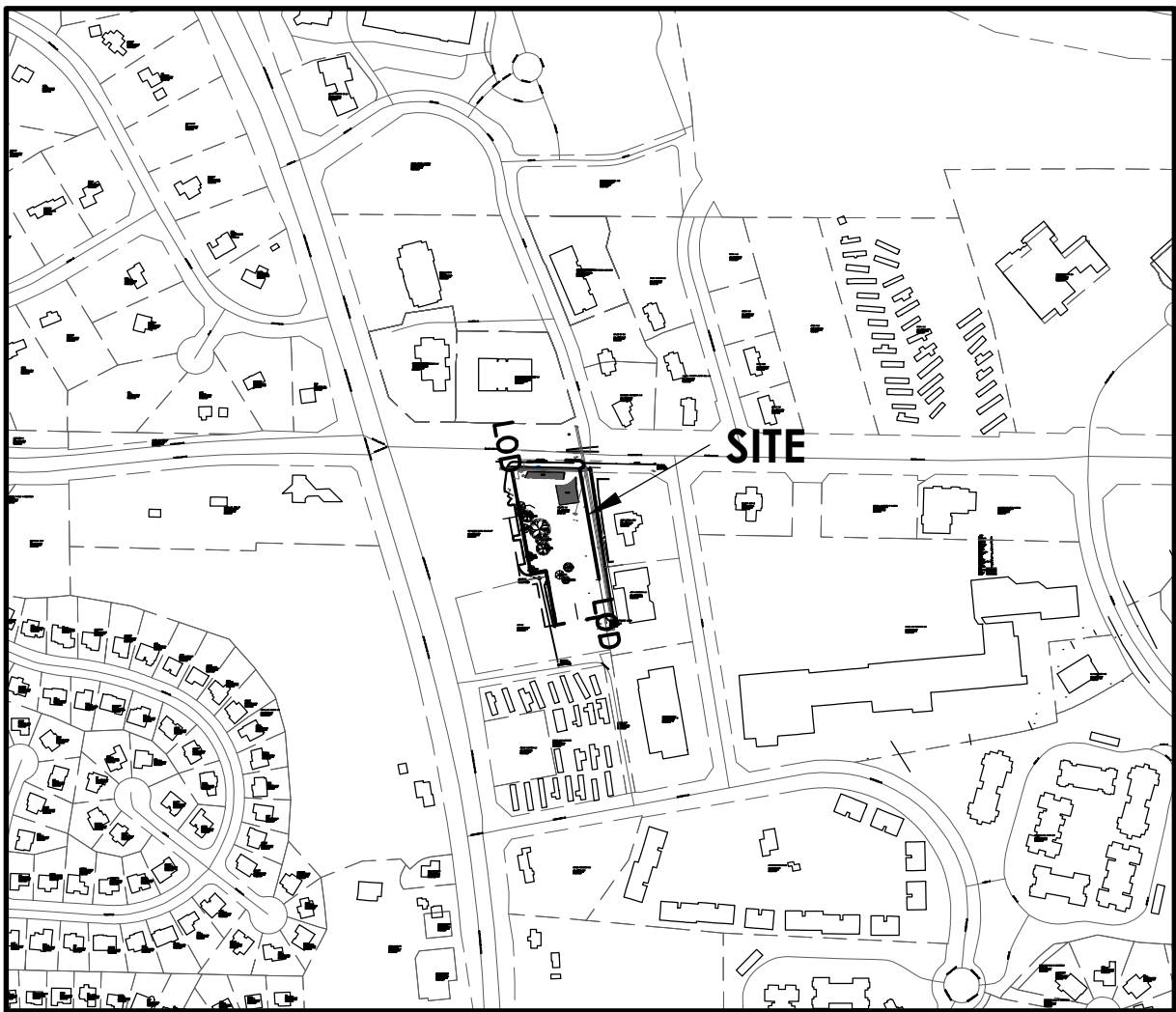
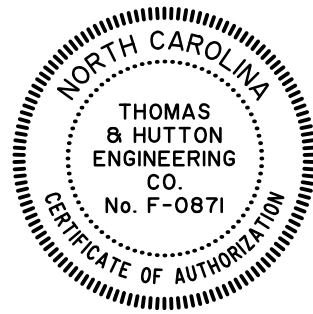
MAY 1, 2025

J-31857.0000

PREPARED BY:



Project Manager's
Seal



VICINITY MAP
SCALE: 1" = 500'

J-31857.0000
5/01/25
LIGHTBRIDGE PROJECT

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REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE



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PLAN 31857.0000 (ENGINEERED) DRAINAGE, CUL, RST, 2000, 03/16/2016, 11:42 AM, 11:42 AM, 11:42 AM

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)		
11 1/2° BEND - HORIZONTAL		
22 1/2° 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
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE
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 1/2° 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)		

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		
22 1/2° BEND - HORIZONTAL		
11 1/2° 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: 11/17/2017
MAP NO. 3710988000K (EFFECTIVE DATE

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

FRONTAGE: 213 LF WEAVER DAIRY RD

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

PROPOSED LAND USE: CHILD DAY CARE and TOWNHOME RESIDENTIAL

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 5 units

TOTAL UNIT COUNT 4-6 UNITS

PARKING

11,760 SF DAYCARE - 1.00-1.25 SPACES/STAFF MEMBER XX-XX
5 X 2-BED X 1.4-1.75 SPACES/UNIT 7-9

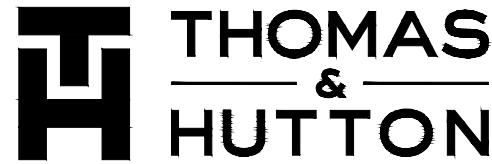
MINIMUM REQUIRED: XXX
MAXIMUM ALLOWED: XXX

PARKING PROPOSED: 24 STANDARD SPACES + 6 COMPACT SPACES
+ 2 ADA SPACES + 5 CARPORT SPACES

TOTAL PARKING PROPOSED: 37 SPACES

BICYCLE PARKING

REQUIRED: 5 RESIDENTIAL UNITS X .25/UNIT = 2
1 PER 10 STUDENTS =
X SPACES (X LOOPS) IN FRONT OF DAYCARE
PROVIDED: 5 INTERIOR / 1 PER CARPORT
TOTAL: XX BIKE PARKING SPACES



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GENERAL NOTES AND INDEX

LIGHTBRIDGE PROJECT

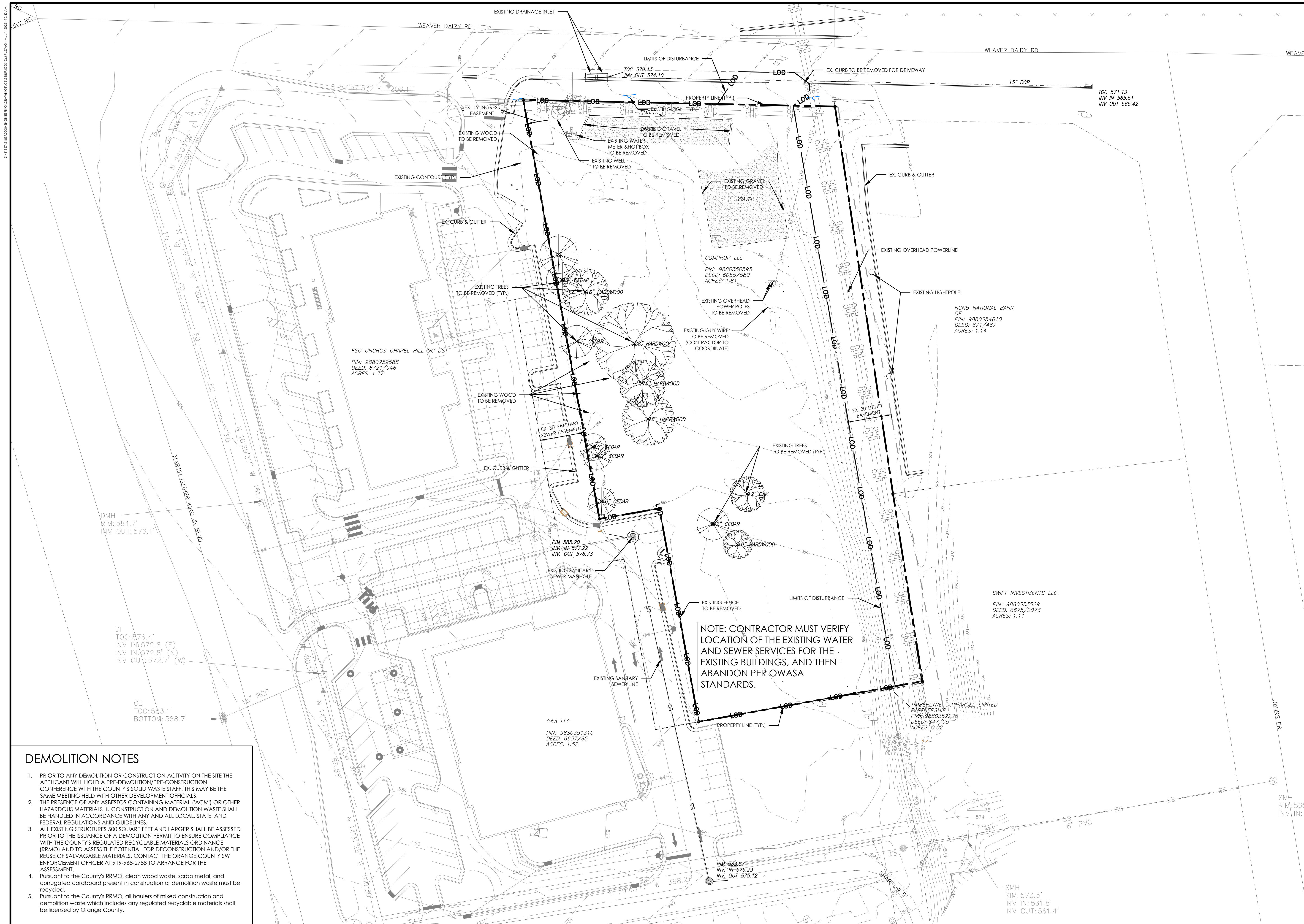
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CHAPEL HILL, NC 27514

CLIENT/OWNER:
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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



DEMOLITION NOTES

1. 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.
2. 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.
3. 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 (RRCMO) AND TO ASSESS THE POTENTIAL FOR CONSTRUCTION AND/OR THE REUSE OF SALVAGABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
4. Pursuant to the County's RRCMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
5. Pursuant to the County's RRCMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.

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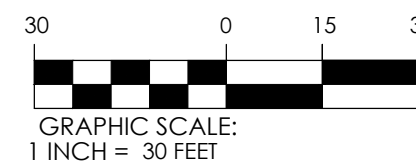
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EXISTING CONDITIONS & DEMOLITION PLAN

LIGHTBRIDGE PROJECT

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SCALE:	1" = 30'

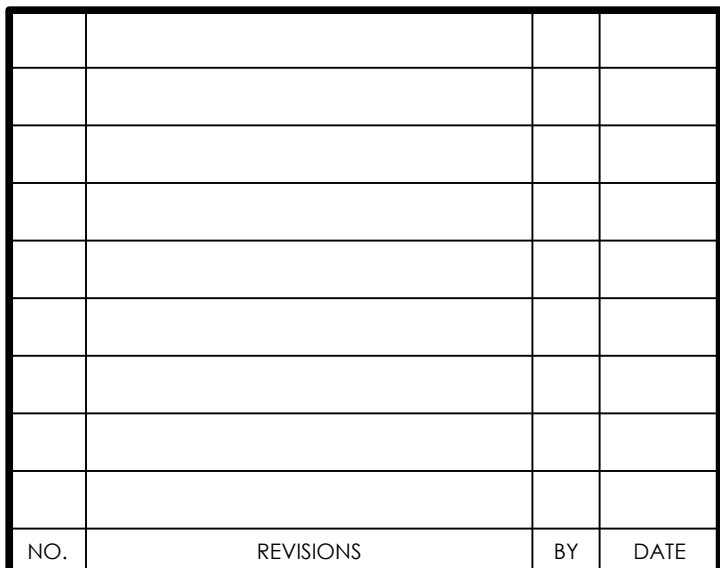
D1.1

- 2 SITE NOTES
C1.1

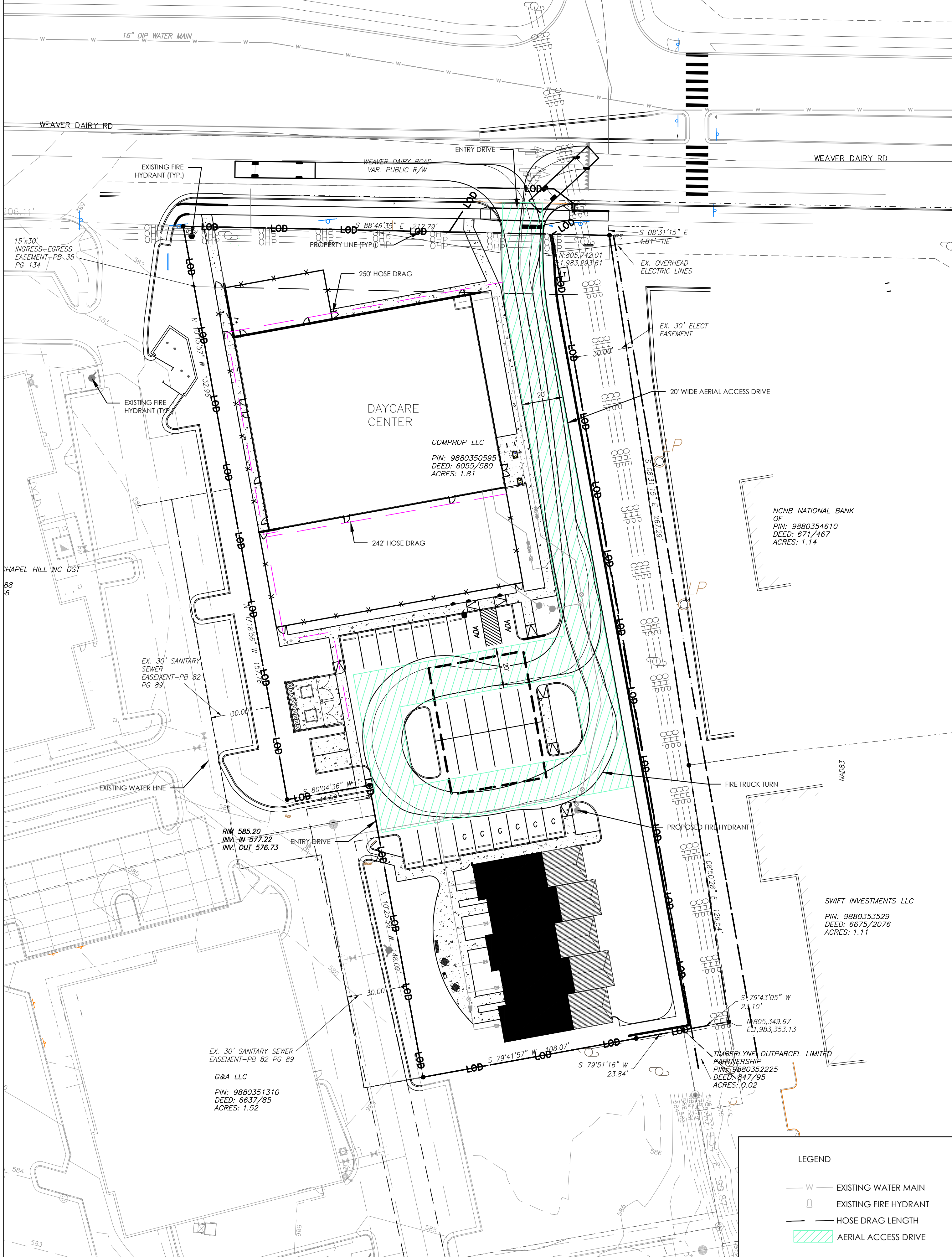
PAYMENT IN LIEU REQUIRED FOR 609 SF

RECREATION SPACE CALCS

1 SITE LAYOUT PLAN
C1.1



C1.1



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FIRE SAFETY PLAN

LIGHTBRIDGE PROJECT

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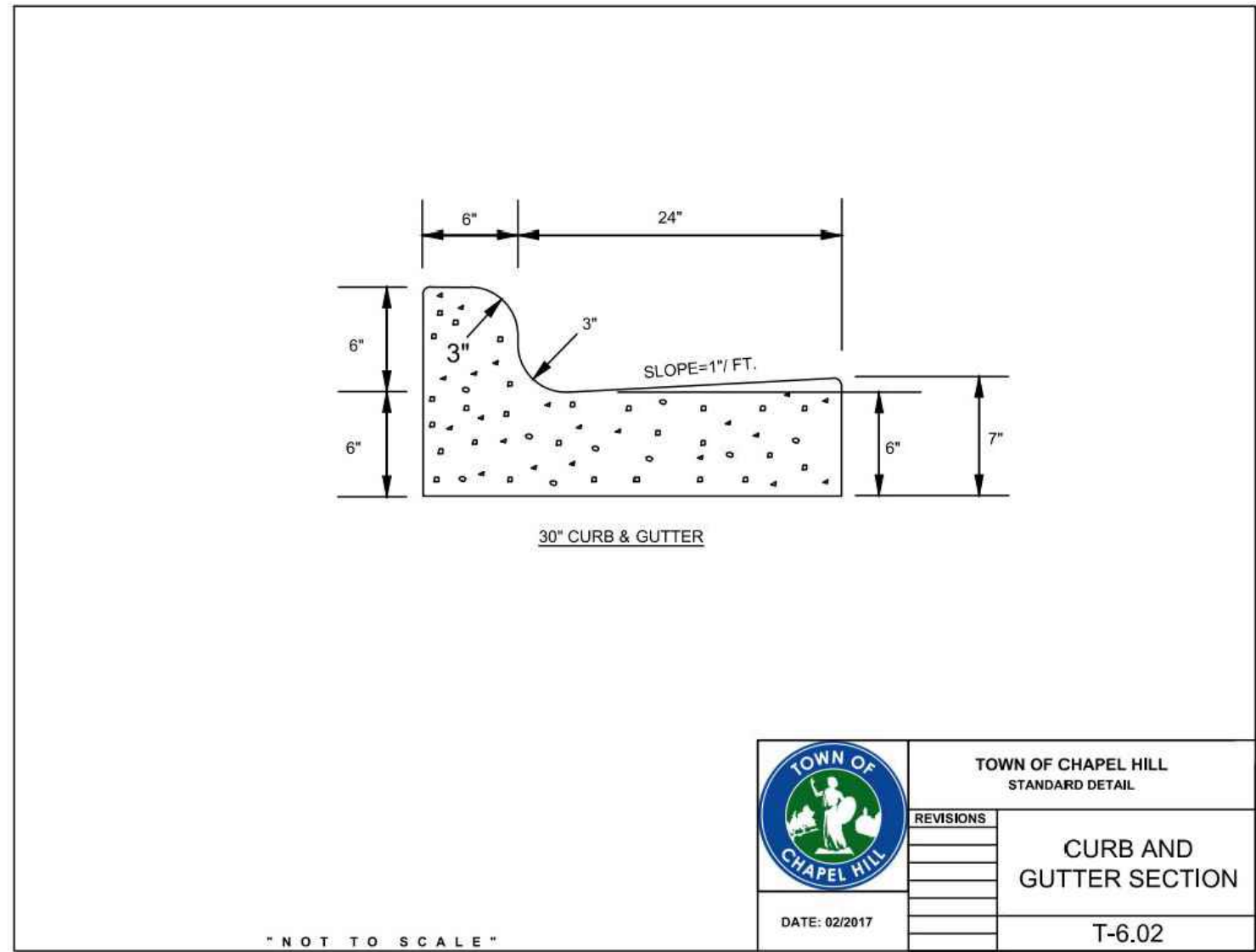
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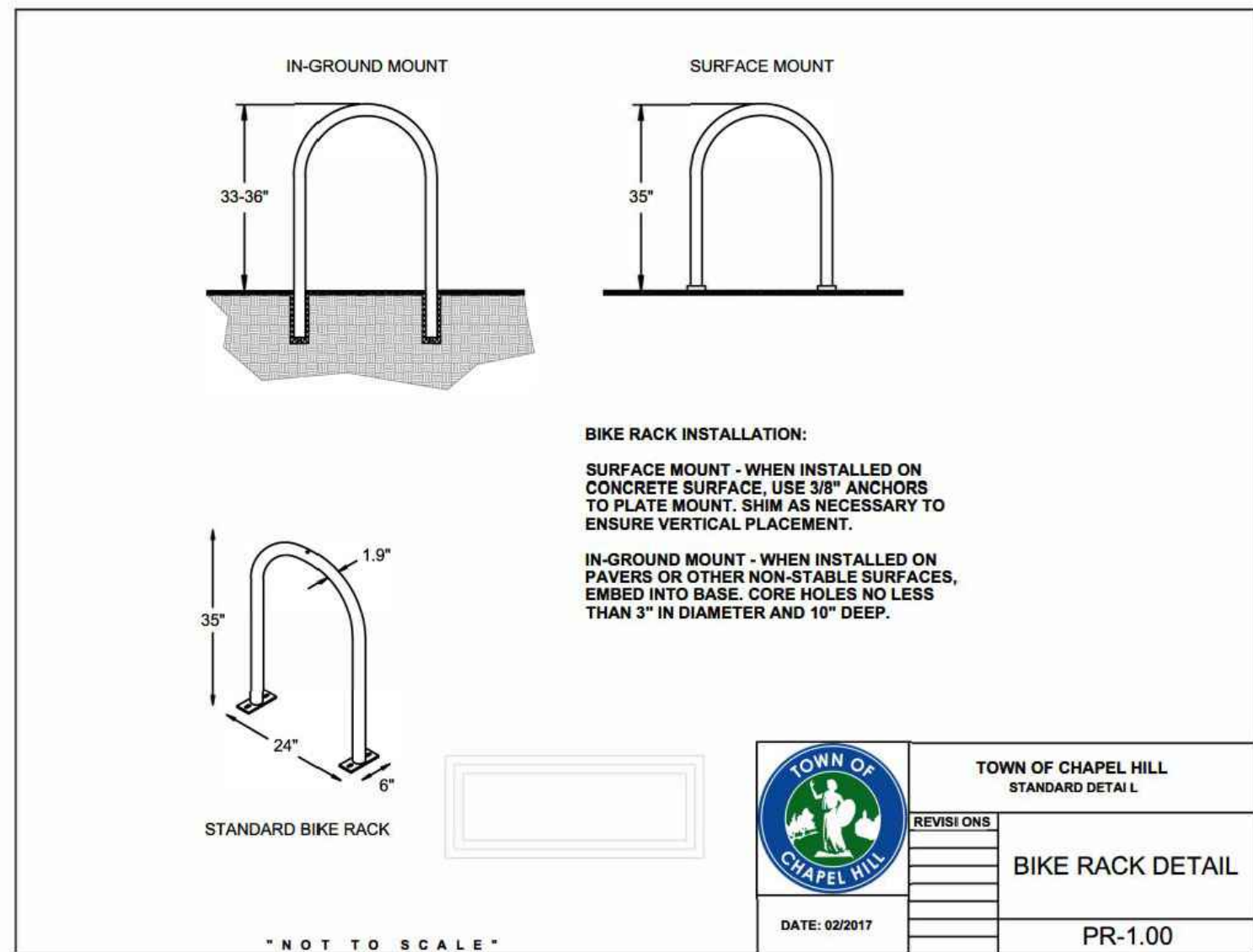
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C1.2

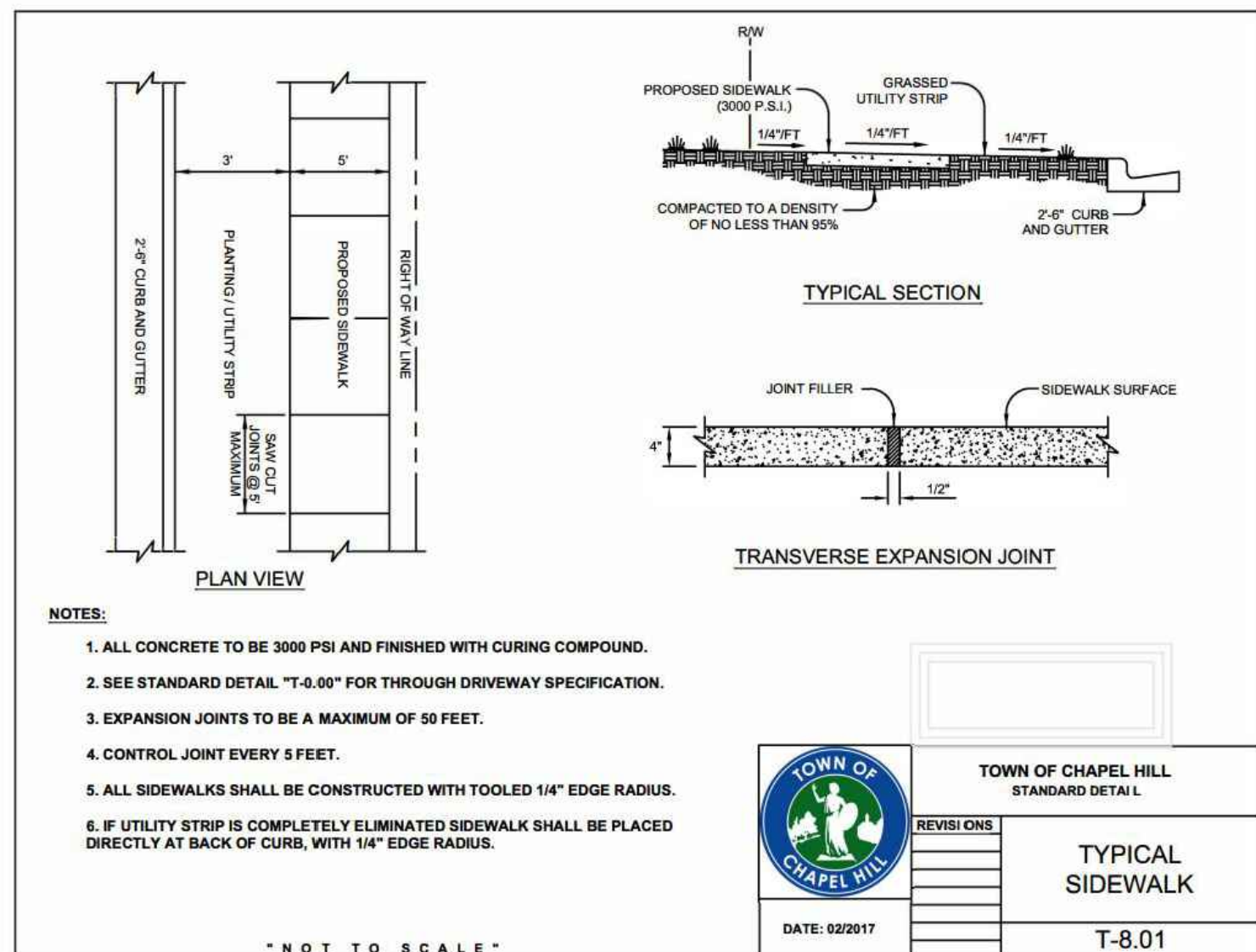
C1.2



1 CURB & GUTTER DETAIL
C1.3 NTS

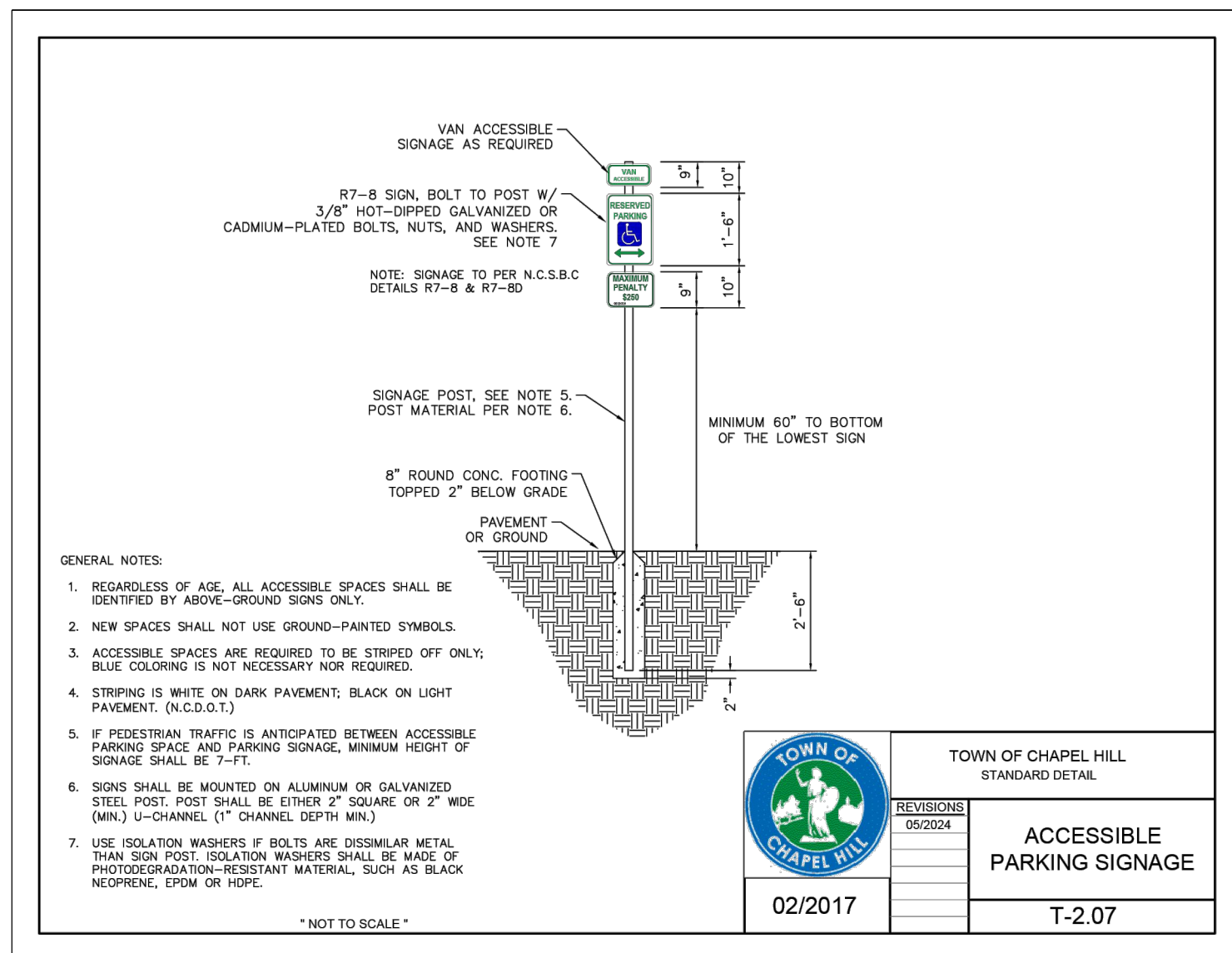


4 OUTDOOR BIKE RACK DETAIL
C1.3 NTS

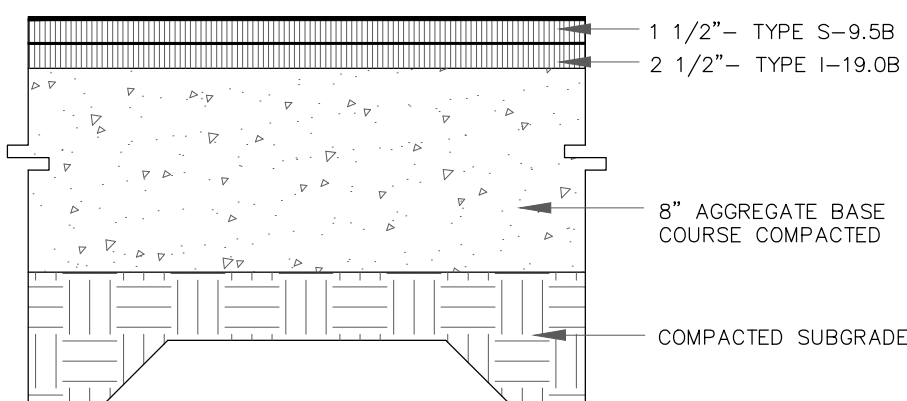


2
C1.3

TYPICAL SIDEWALK DETAIL
NTS

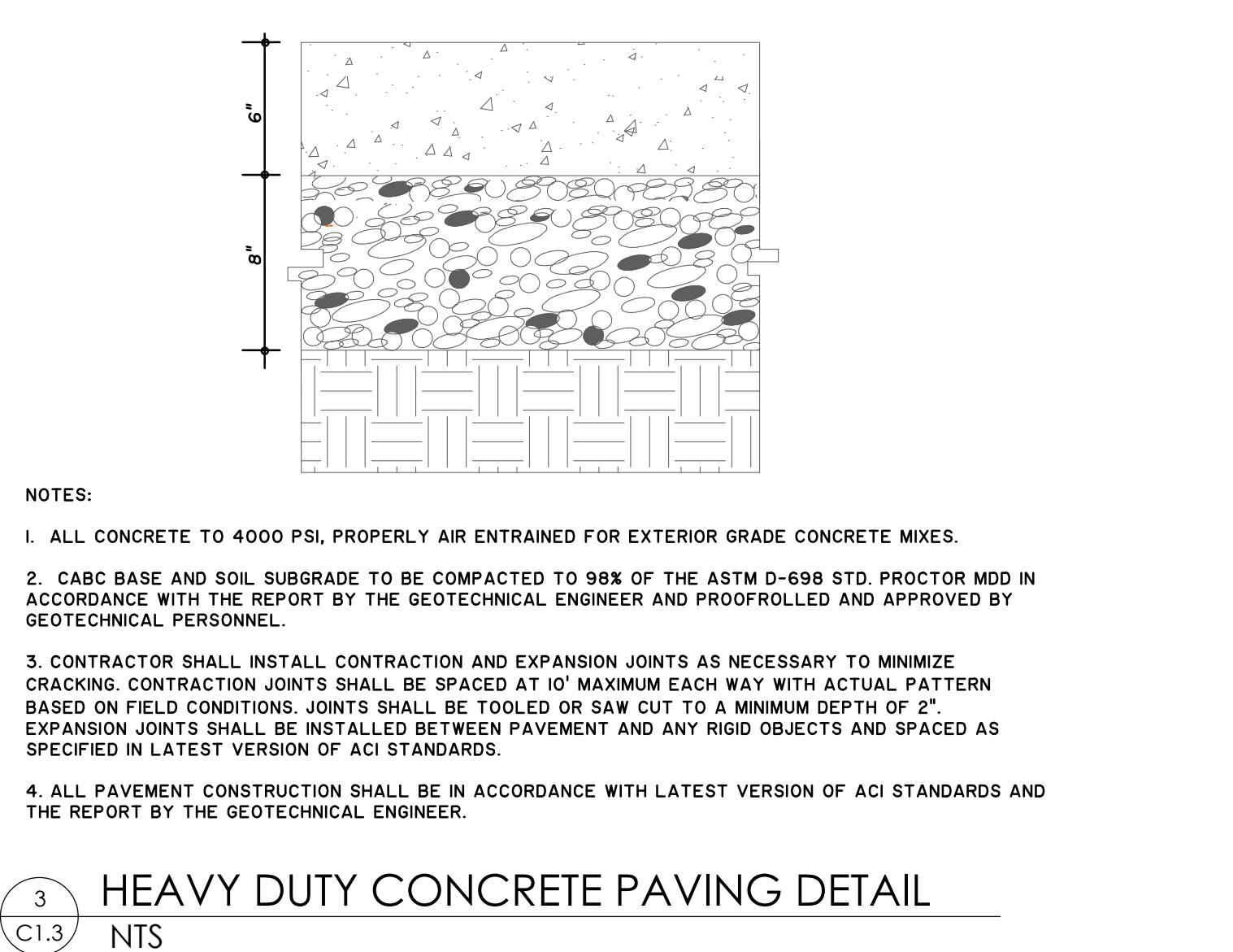


5	ACCESSIBLE PARKING SIGNAGE
C1.3	NTS

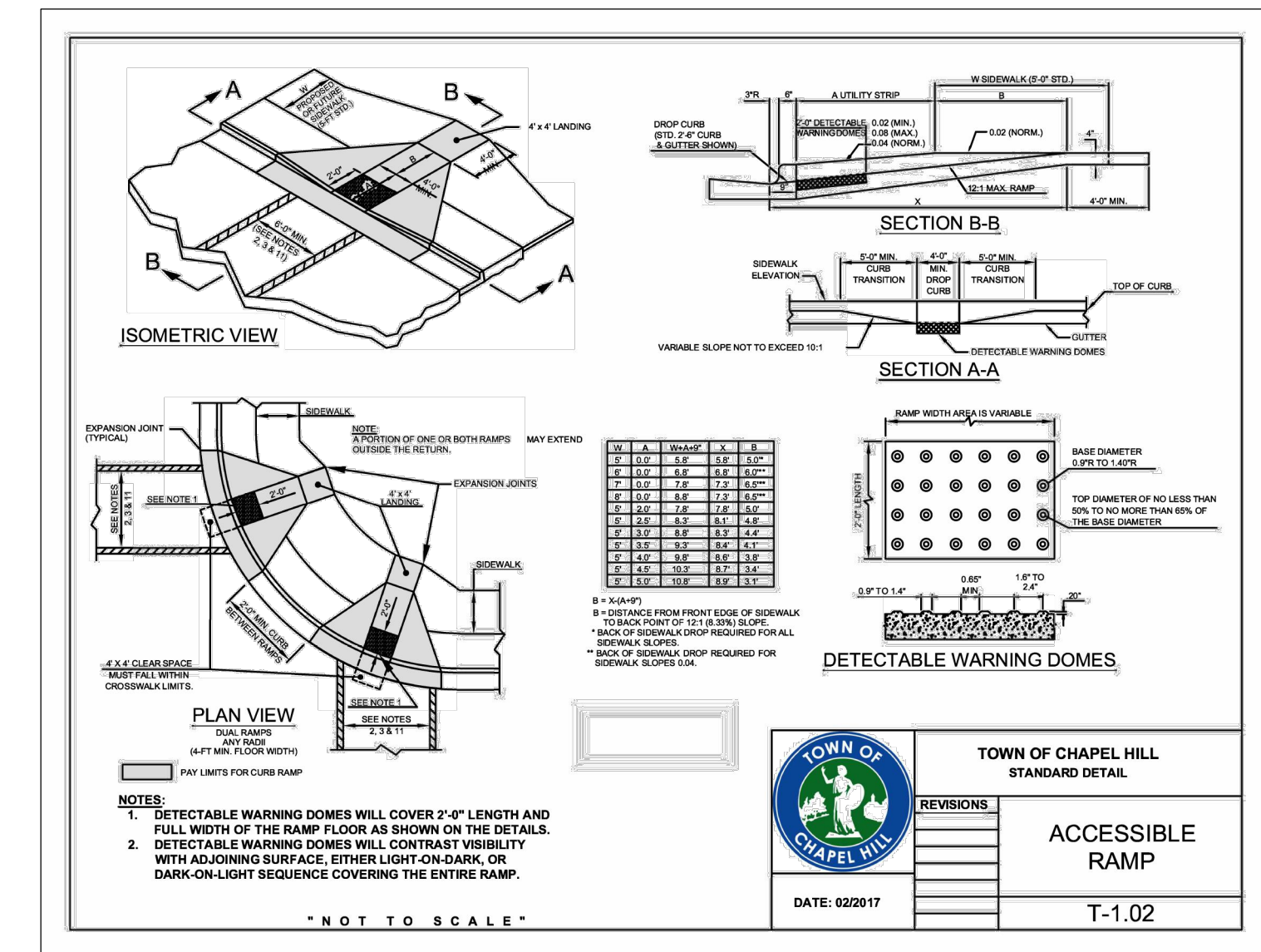


FINAL PAVEMENT SECTION IS PROVIDED BY
GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC
GEO-TECHNICAL REPORT

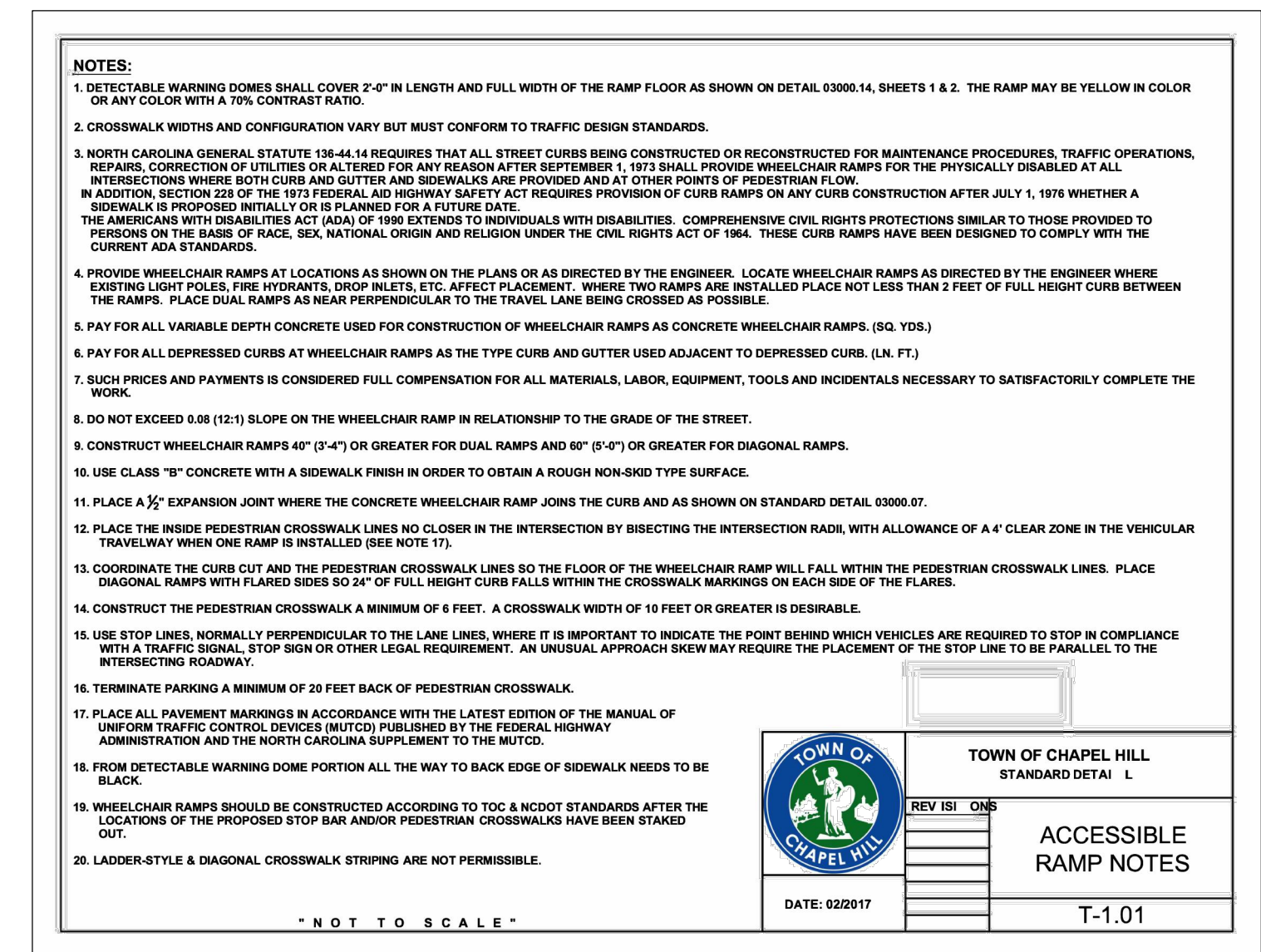
7
C1.3



HEAVY DUTY CONCRETE PAVING DETAIL



6 ACCESSIBLE RAMP
C1.3 NTS



8 ACCESSIBLE RAMP
C1.3 NTS

[illegible]

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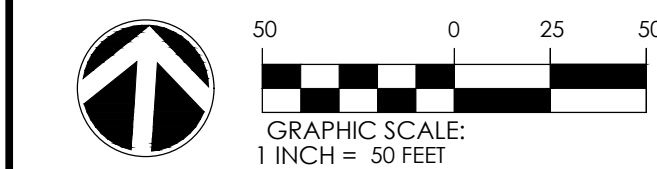
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SITE DETAILS

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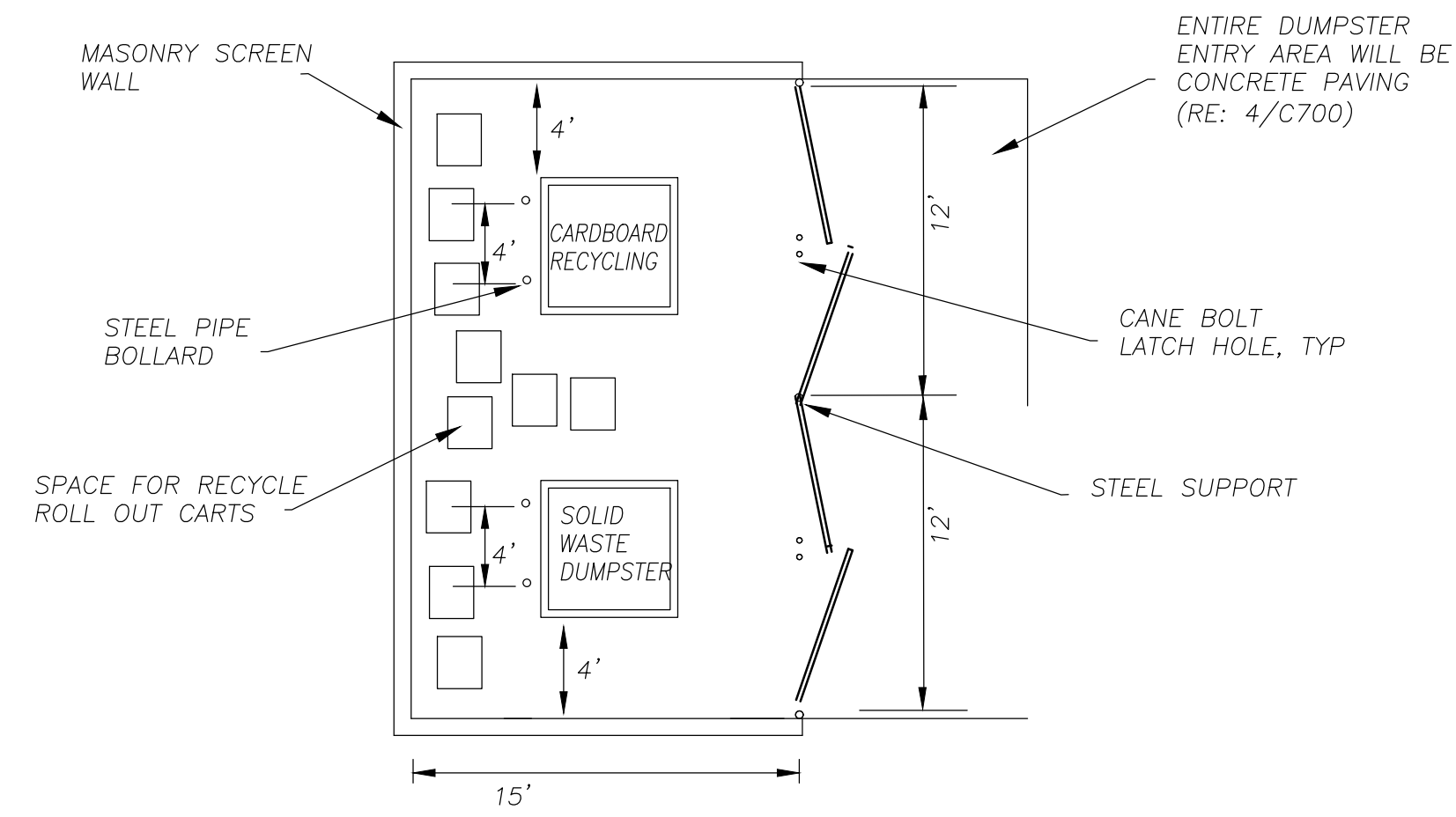
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C1.3

1
C1.4



2 DUMPSTER ENCLOSURE
C1.4 NTS

NO.	REVISIONS	BY	DATE



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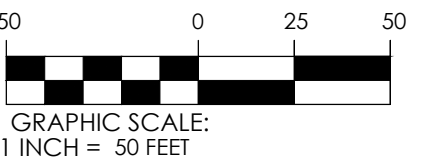
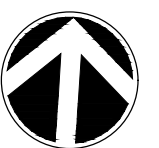
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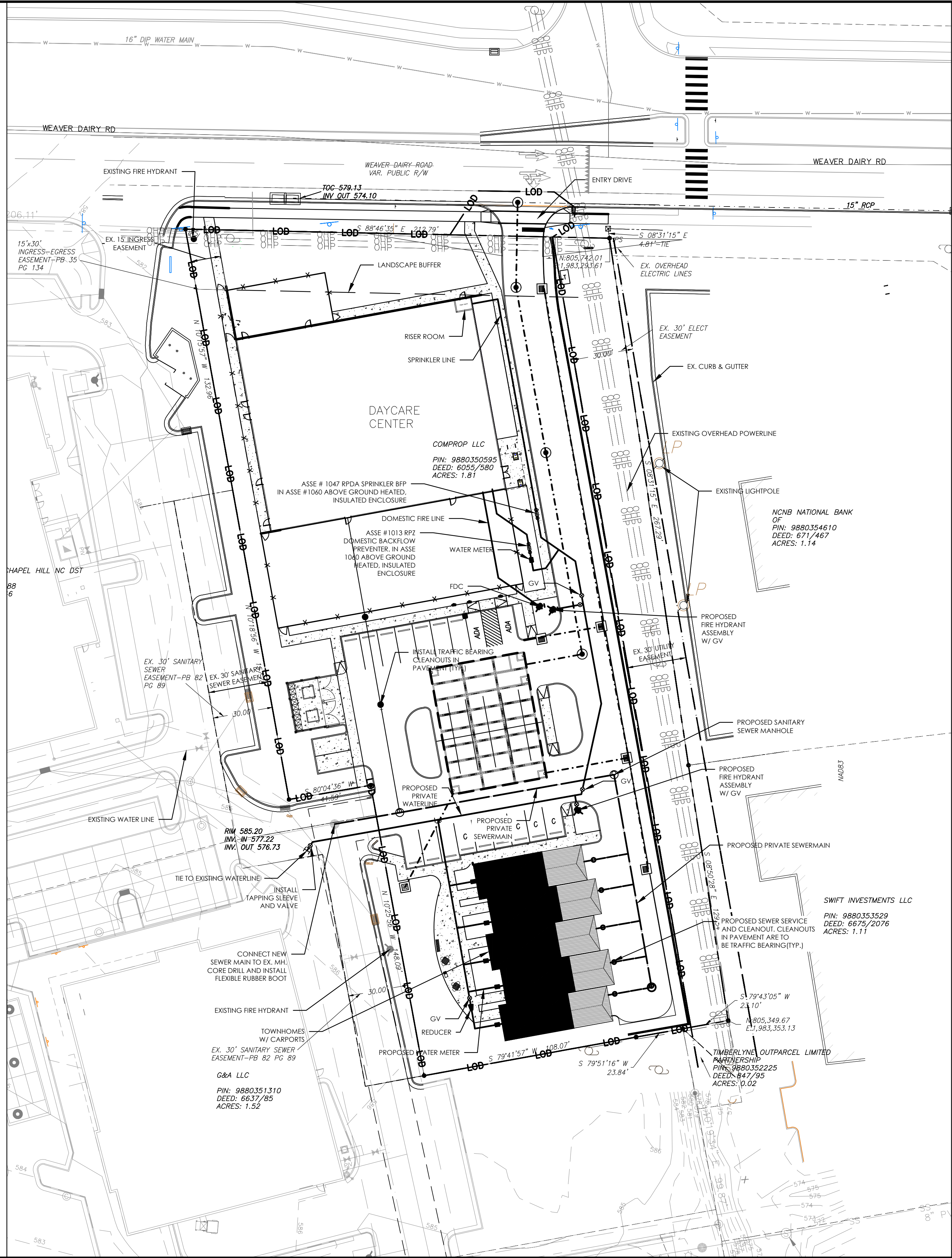
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C1.4

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 UNDERGROUND UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION 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).

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 2.0X WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0X WITH CLEANOUTS EVERY 75 LINEAL FEET.

- 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 UNDER 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 NFCC SECTION 507
8. FDC/STANDPIPES 3/31.31 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 HOSE CONNECTIONS. 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 THE FLOOR LEVEL OF THE NEXT STAGE OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. 2018 NFCC SECTION 313
9. POOL: BACKWASH FOR CHLORINATED, DECHLORINATED, OR FRESHWATER POOLS SHALL DISCHARGE TO THE SANITARY SEWER. PRIVATE OWASA GUIDANCE: IF POOL: SALT WATER BACKWASH SHALL BE REMOVED VIA PRIVATE, LICENSED HAULER, NOT DISCHARGED TO SANITARY SEWER.



NO.	REVISIONS	BY	DATE



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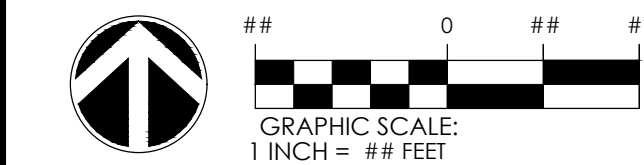
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UTILITY PLAN

LIGHTBRIDGE PROJECT

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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:	#####

C2.1

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.

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".

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.

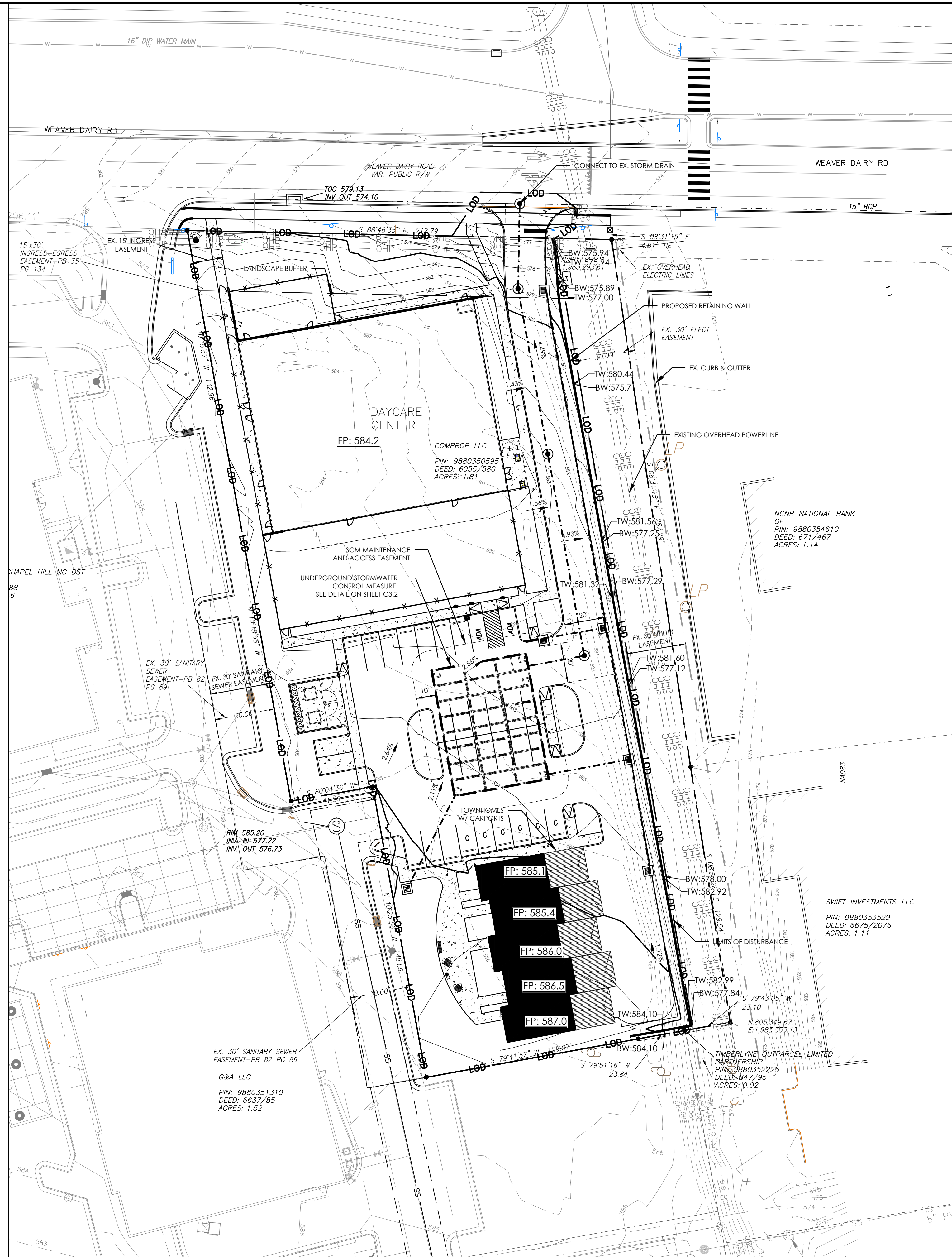
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.

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.

10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

SIDEWALK & CURB RAMP NOTES
(APPLIES TO ALL SHEETS)

(APPLIES TO ALL SHEETS)



NO.	REVISIONS	BY	DATE



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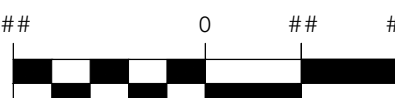

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PAVING GRADING AND
DRAINAGE PLAN

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

	
	<p>GRAPHIC SCALE: 1 INCH = ## FEET</p>
<p>DATUM: HORIZ.: NAD83 VERT.: NAVD88</p>	
<p>JOB NO: 21857 0000</p> <p>DATE: 5/01/25</p> <p>DRAWN: JTH</p> <p>DESIGNED:</p> <p>REVIEWED:</p> <p>APPROVED:</p> <p>SCALE: ## ## ## ## ##</p>	

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 THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

DESIGN NOTES:

- DESIGN LOADINGS:
 - ASHTO HS-20-44 W/ IMPACT.
 - DEPTH OF COVER = 6" - 8" (TYP).
 - ASSUMED WATER TABLE = BELOW BOTTOM.
 - EQUIVALENT FLOOD PRESSURE = 40 PSF.
 - LATERAL LIVE LOAD SURCHARGE = 10 PSF.
 - NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
 - CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
 - STEEL REINFORCEMENT: REBAR ASTM A-615, GRADE 60.
 - CEMENT: ASTM C-150 SPECIFICATION.
 - STORM CAPTURE MODULE TYPE: DETENTION.
 - REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
 - REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF.
- REFERENCE STANDARDS:
 - ASTM C 680
 - ASTM C 891
 - ASTM C 813
- LESS THAN 6" OR GREATER THAN 8" 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, PRODUCT PLANS AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.
- PELAGE LINE, GRADE AND ELEVATIONS MUST BE FOLLOWED.
 - WHERE SPECIFIED, AN 18 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER ABOVE THE STORM CAPTURE MODULE.
 - PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLET MANHOLES PENETRATING FOR ANY INLETS.
 - ALL SUBGRADE MATERIALS IF SPECIFIED, MUST BE CLEAN, DURABLE CRUSHED AGGREGATE COMPACTED OR ROLLED TO ACHIEVE 95% STANDARD PROCTOR DENSITY. OLDCASTLE RECOMMENDS SIZE 5/8 OR 3/4 (PER ASTM C33).
 - DESIGNATED EMBEDDED LIFTS 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.
 - MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE AND GAPS SHALL NOT BE GREATER THAN 3/8". ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MIN. 8" JOINT WRAP ON SIDES AND TOP (CS-212 CONSEAL OR EQUIVALENT) IN A CLAMHELL DESIGN.
 - 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.
 - CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADINGS SHALL NOT BE ALLOWED ON STRUCTURE.
 - TERMINALDENTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS.

INLETS AND RISERS:

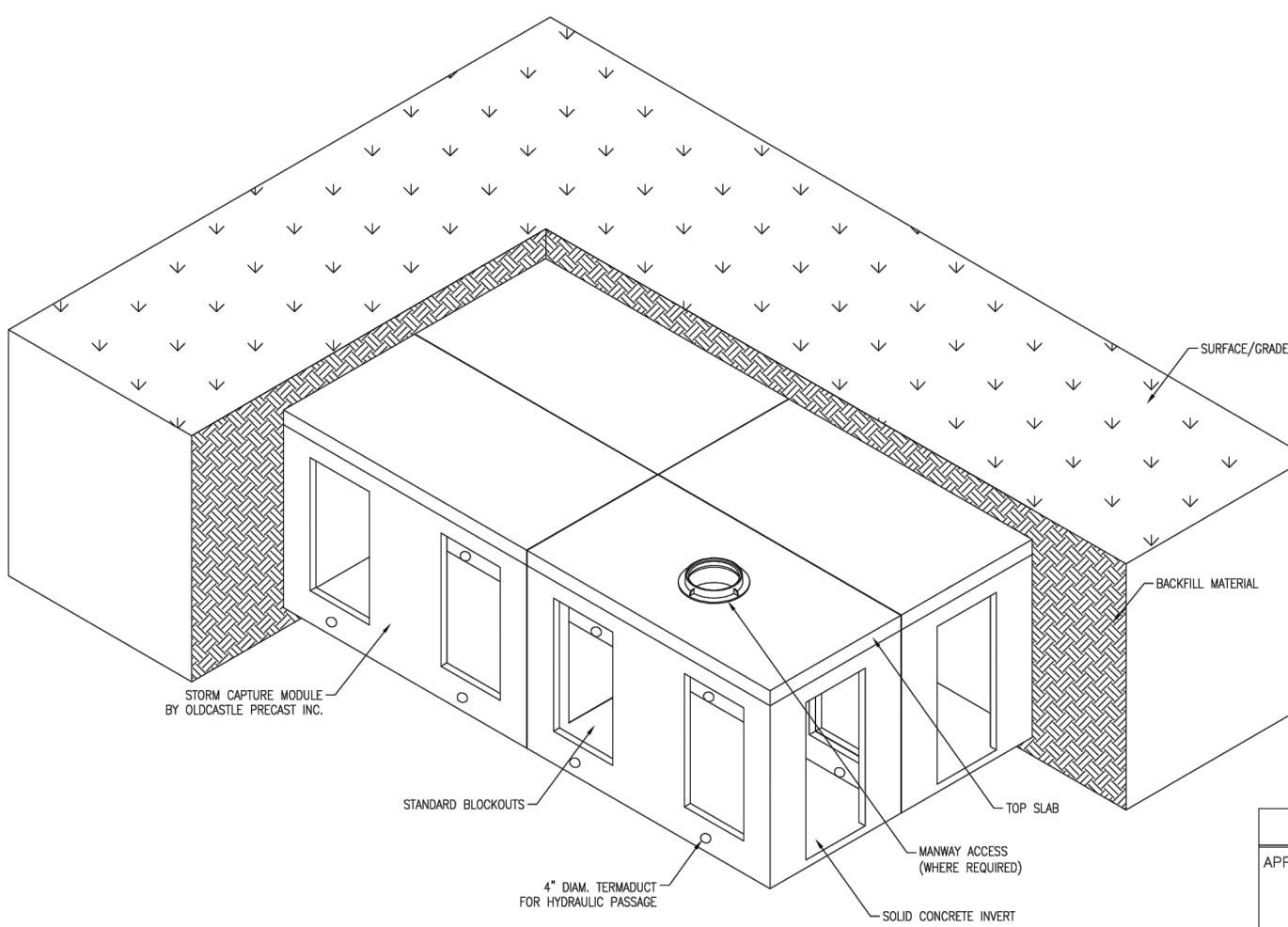
ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NORMEALC DROUT, MIN. 1,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

REVISIONS			
REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

STORMCAPTURE™

TABLE OF CONTENTS	
GENERAL ELEVATION	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 AND/ OR ALL FORMER WALLS ARE SOLID.



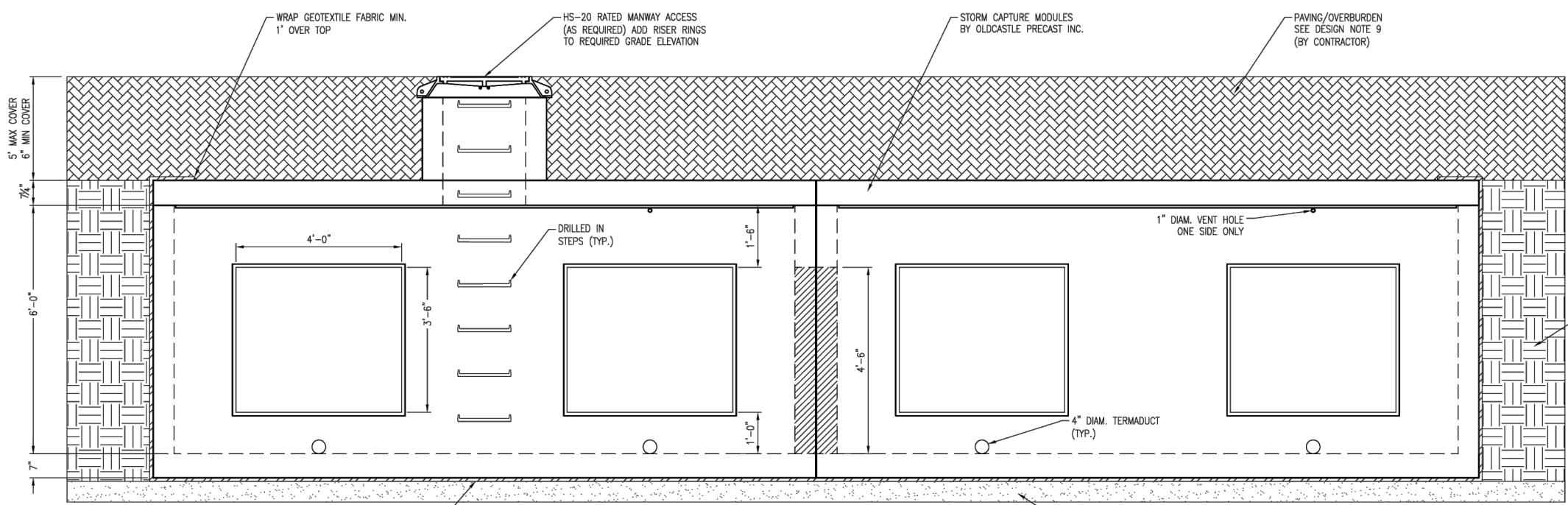
BOTTOM MODULE WITH TOP SLAB ISO VIEW
N.T.S.

THIS MUST BE FILLED OUT BEFORE MANUFACTURING BEGINS
APPROVED W/ NO EXCEPTIONS TAKEN: ☐
APPROVED AS NOTED: ☐
REVISE AND RESUBMIT: ☐

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STORMCAPTURE NOTES & GENERAL ISO	
DATE: 10/15/2024 BY: JTH CHECKED: JTH SCALE: 1/4\"/>	

STORMCAPTURE™



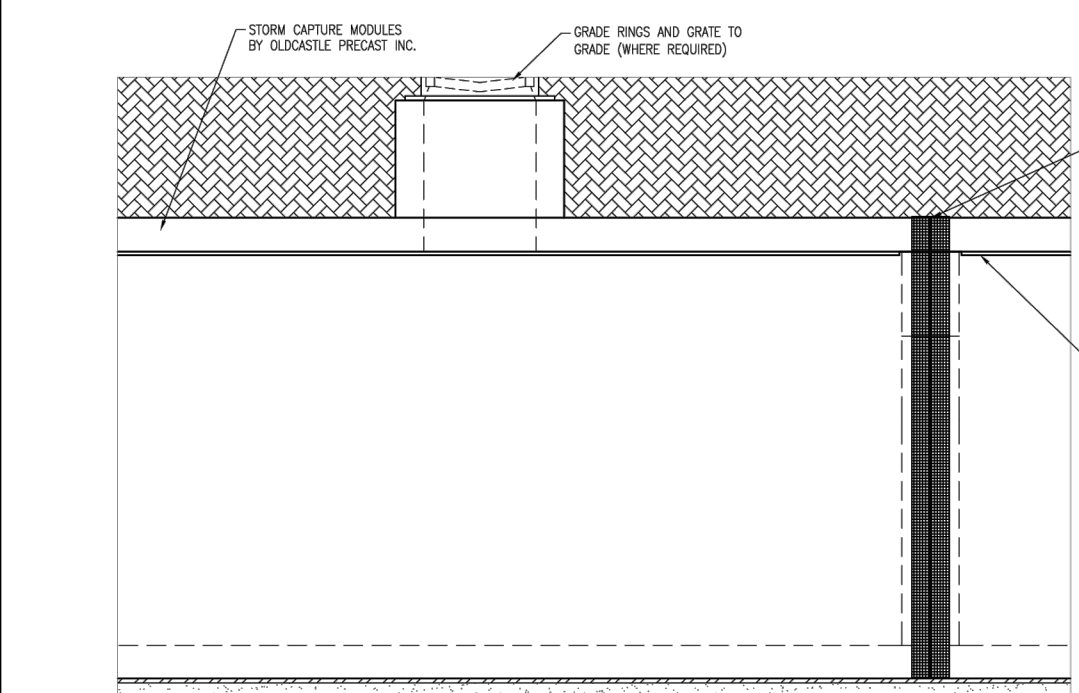
TYPICAL ELEVATION
SCALE: 3/8\"/>

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

- PRELIMINARY -
NOT FOR CONSTRUCTION

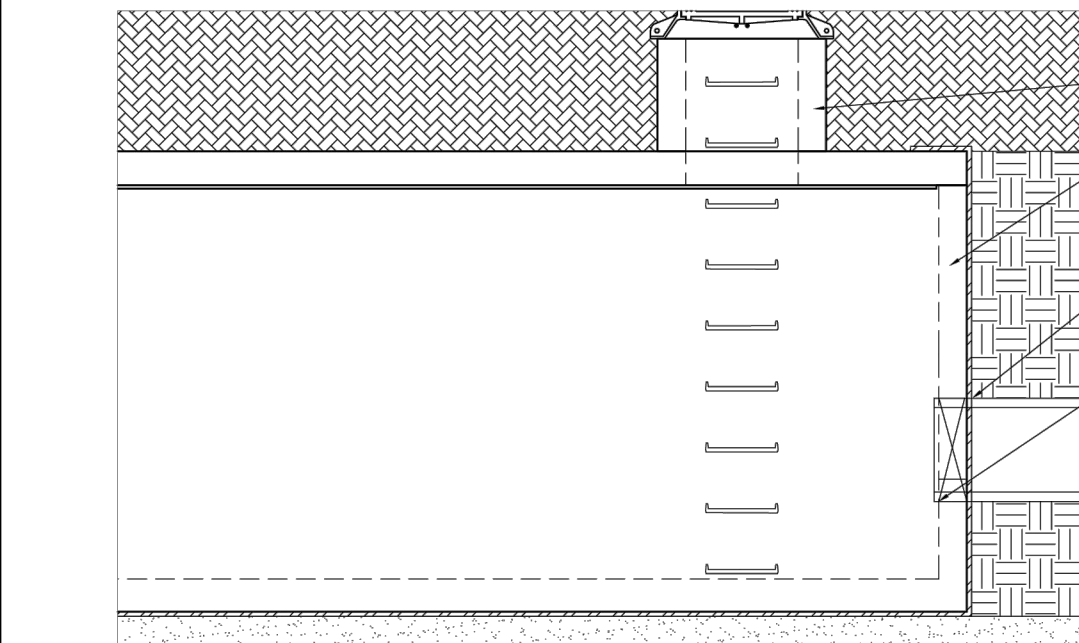
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STORMCAPTURE TYPICAL ELEVATION	
DATE: 10/15/2024 BY: JTH CHECKED: JTH SCALE: 3/8\"/>	

STORMCAPTURE™

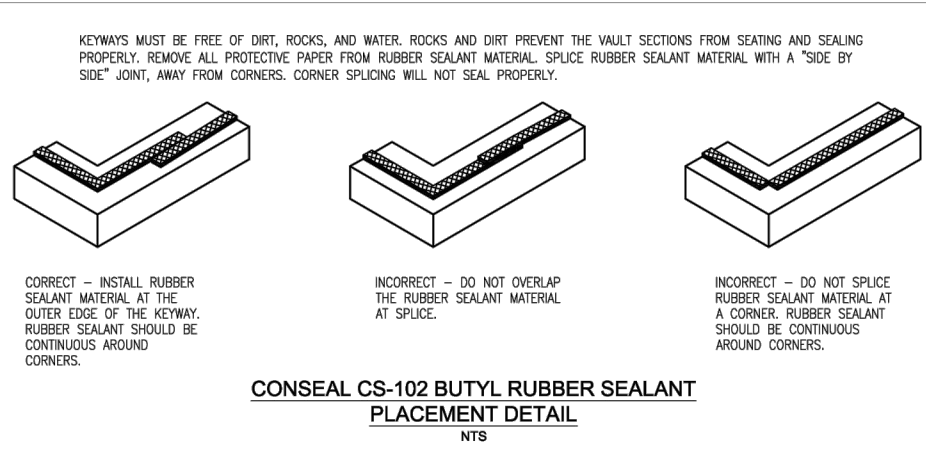


GRADED INLET DETAIL
SCALE: 3/8\"/>

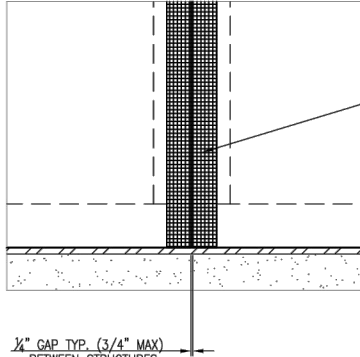
NOTE: WEIR PLATES, IF REQUIRED, MAY BE INSTALLED WITH REDHEAD ANCHORS BY OTHERS. ELEVATIONS TO BE DETERMINED BY PROJECT DESIGN ENGINEER.



MANWAY ACCESS DETAIL
SCALE: 3/8\"/>



CONSEAL CS-102 BUTYL RUBBER SEALANT
PLACEMENT DETAIL
N.T.S.

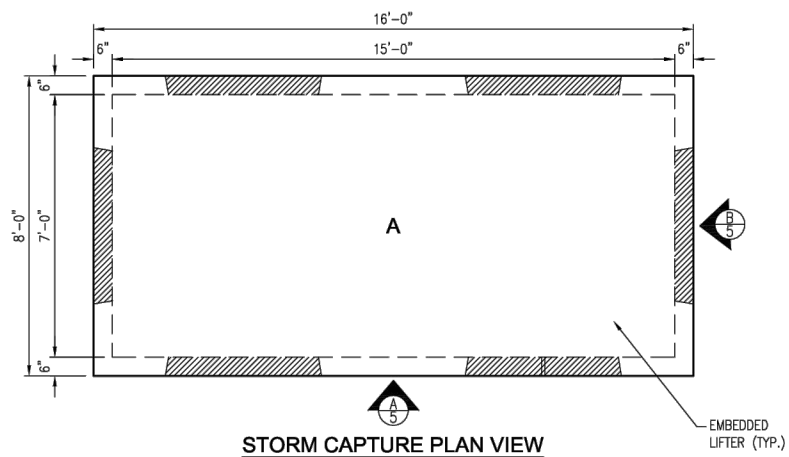


MODULE JOINT DETAIL
SCALE: 1/2\"/>

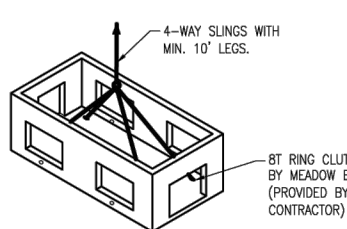
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STORMCAPTURE EXTERIOR DETAILS	
DATE: 10/15/2024 BY: JTH CHECKED: JTH SCALE: 1/2\"/>	

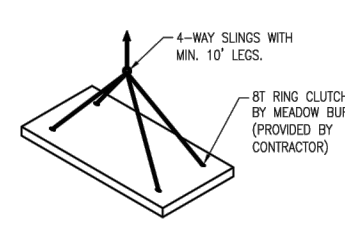
STORMCAPTURE™



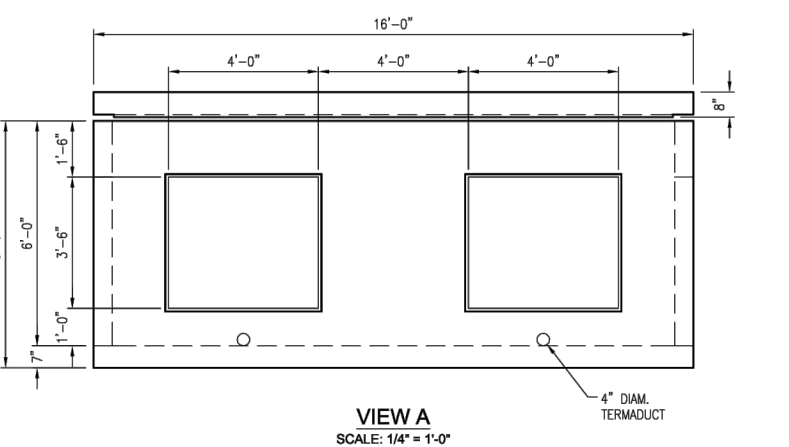
STORM CAPTURE PLAN VIEW
SCALE: 1/4\"/>



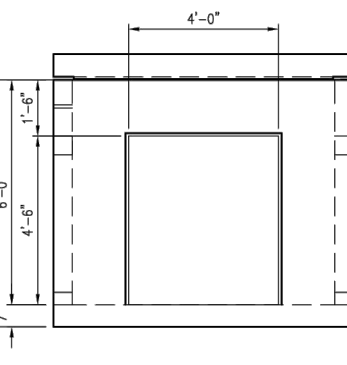
BOTTOM MODULE LIFTING DETAIL
N.T.S.



TOP SLAB LIFTING DETAIL
N.T.S.



VIEW A
SCALE: 1/4\"/>



VIEW B
SCALE: 1/4\"/>

- PRELIMINARY -
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STORMCAPTURE INTERIOR DETAILS	
DATE: 10/15/2024 BY: JTH CHECKED: JTH SCALE: 1/4\"/>	

1
C-9.1

STANDARD MANUFACTURER DETAILS - OLDCASTLE STORMCAPTURE
NO SCALE



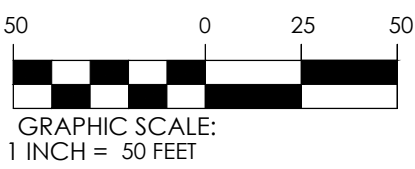
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STORM DRAINAGE DETAILS

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



DATUM: HORIZ: NAD83

VERT: NAVD83

JOB NO: 31857.0000
DATE: 5/01/25
DRAWN: JTH
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1\"/>

C3.2

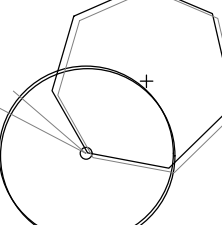
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1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING 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 LOOSENEED 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.

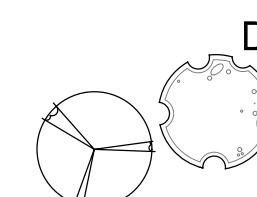
2 LANDSCAPING NOTES

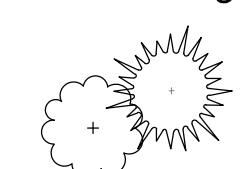
PLANTINGS WILL BE NATIVE.
REQUIRED LANDSCAPE MATERIALS WILL BE SELECTED FROM THIS LIST.
PLANTINGS WILL MEET MINIMUM INSTALLATION SIZE AS DICTATED IN THE TOWN'S DESIGN MANUAL.

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

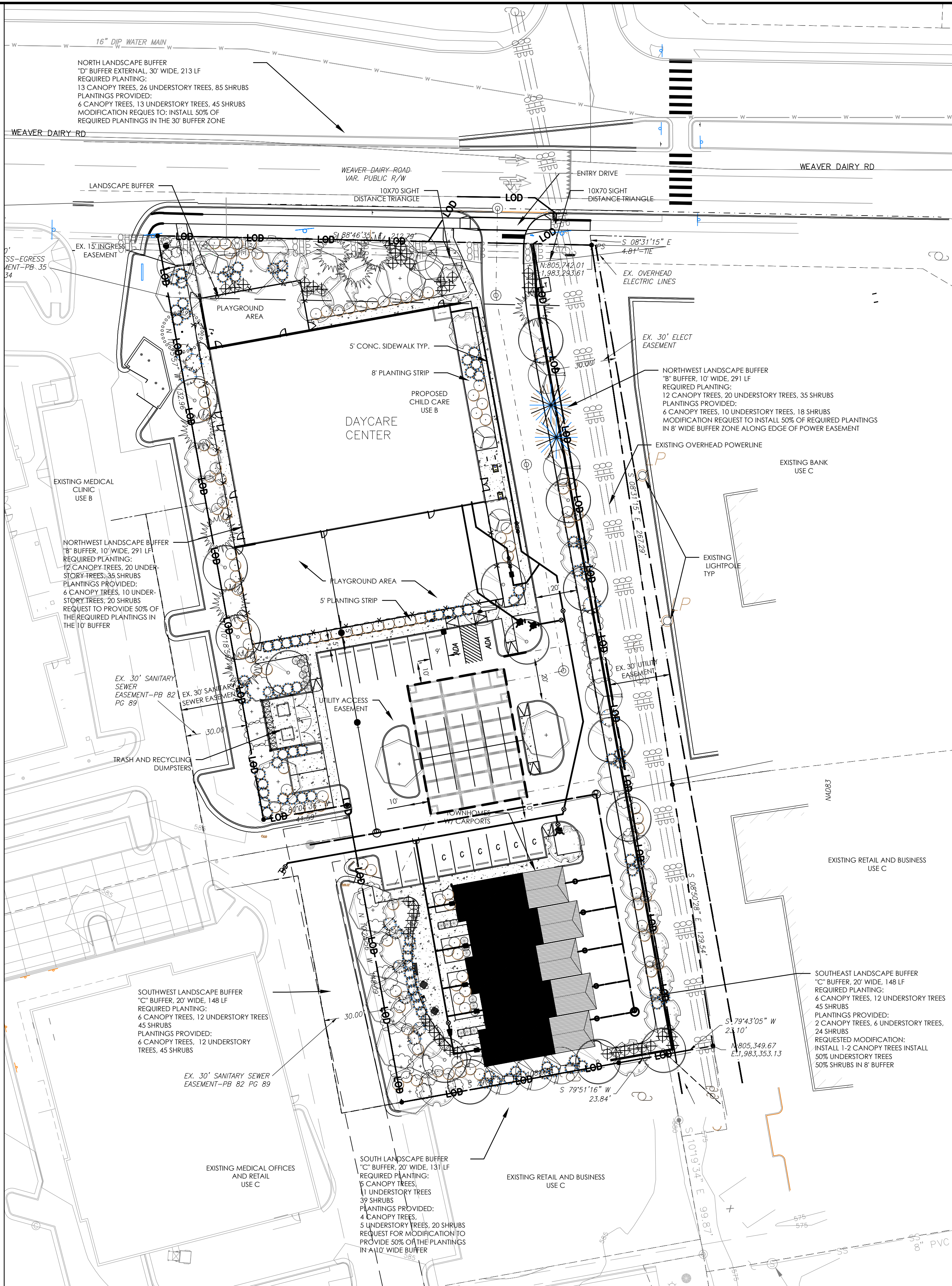
 **DECIDUOUS UNDERSTORY TREE** - min installation size 1.5"-2" caliper
Cercis canadensis - Redbud
Cornus florida - Dogwood
Ostrya virginiana - American Hop Hornbeam
Oxydendrum arborium - Soutwood

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

Scale: 1" = 30'



REVISIONS			
NO.	REVISIONS	BY	DATE



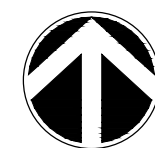
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PLANTING PLAN

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

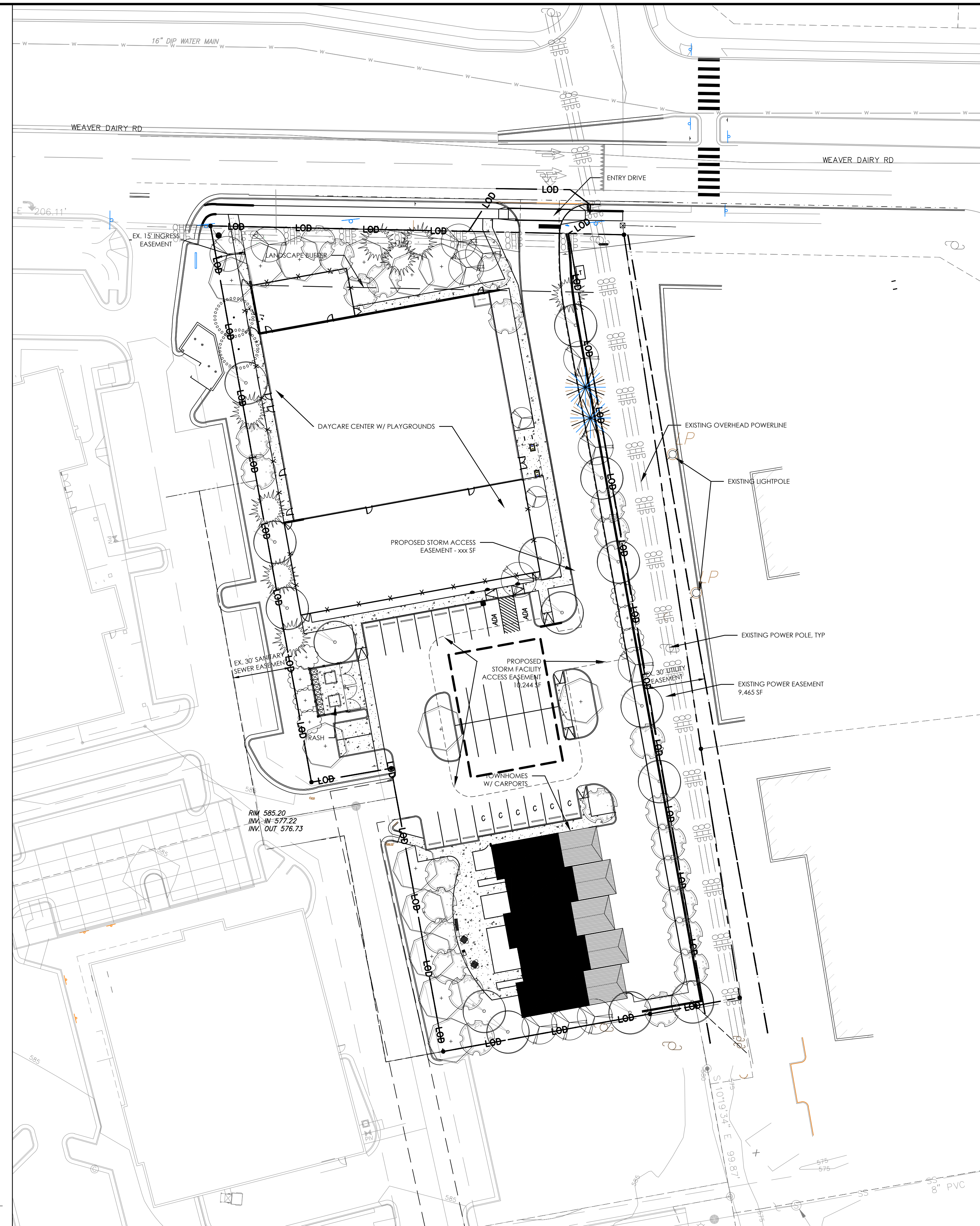


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JOB NO: 31857.0000
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DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

L1.1

CANOPY COVERAGE CREDIT: 33 X 500 SF = 16,500 SF
44 X 250 SF = 11,000 SF
27,500 SF



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

NO.	REVISIONS	BY	DATE



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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

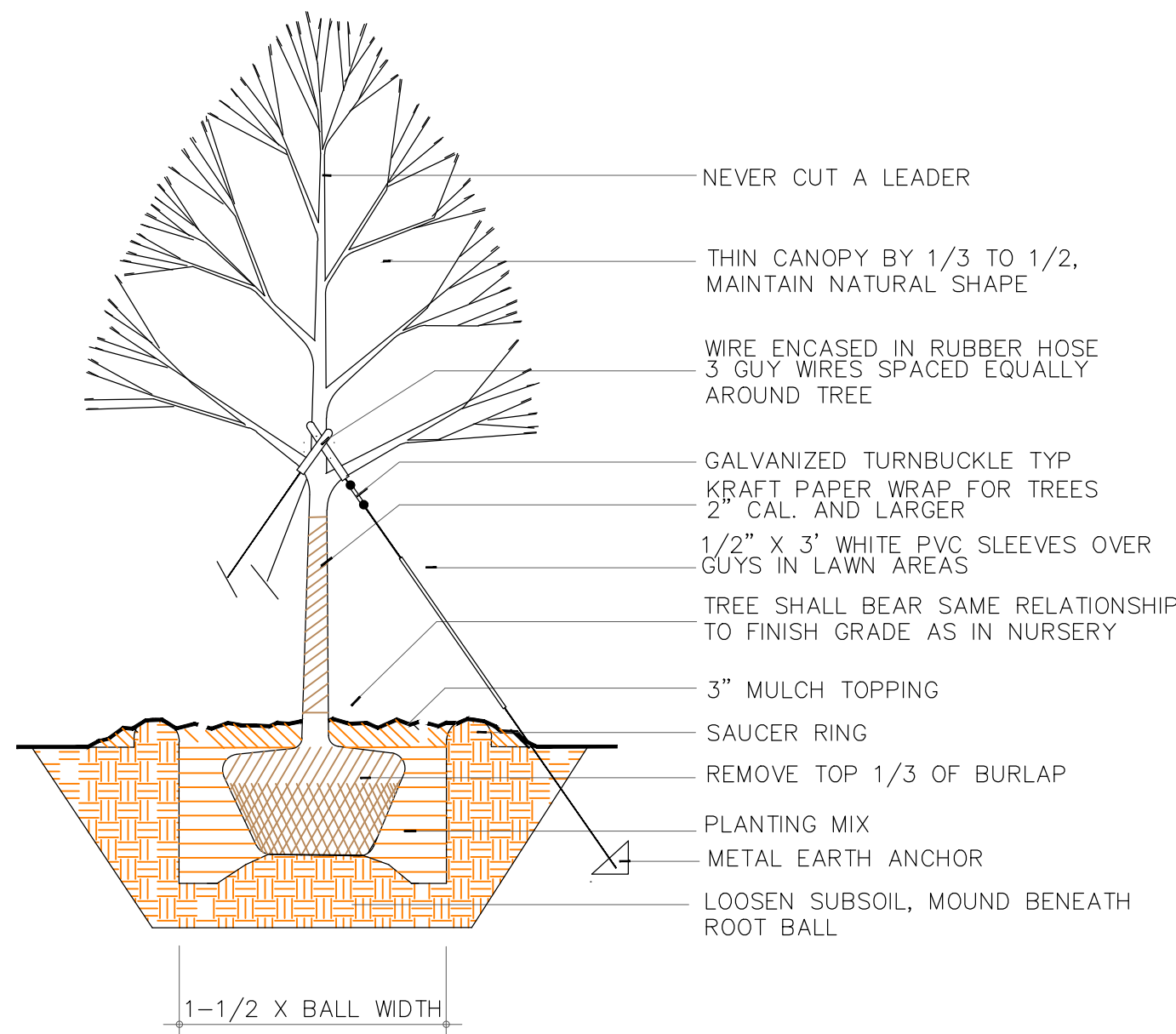


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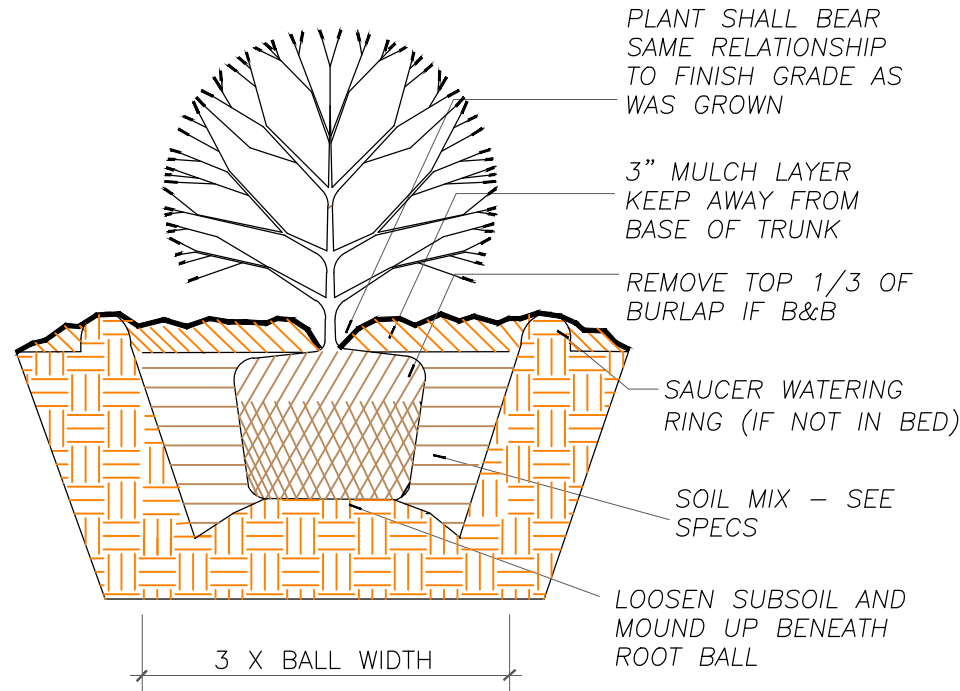
JOB NO:	31857.0000
DATE:	5/01/25
DRAWN:	JTH
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

L1.2

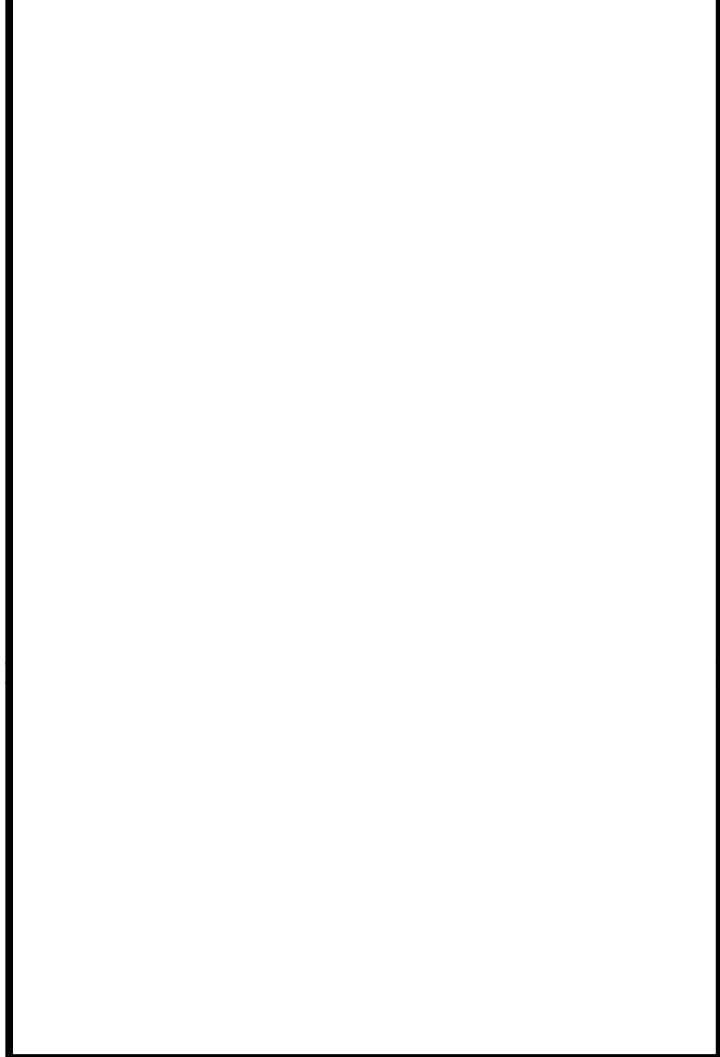
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1 TREE PLANTING DETAIL
L1.2 NTS



2 SHRUB PLANTING DETAIL
L1.2 NTS



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PLANTING DETAILS

LIGHTBRIDGE PROJECT

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CHAPEL HILL, NC 27514

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



500 0 250 500
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