

CONDITIONAL ZONING OF LIGHTBRIDGE PROJECT

1165 WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514

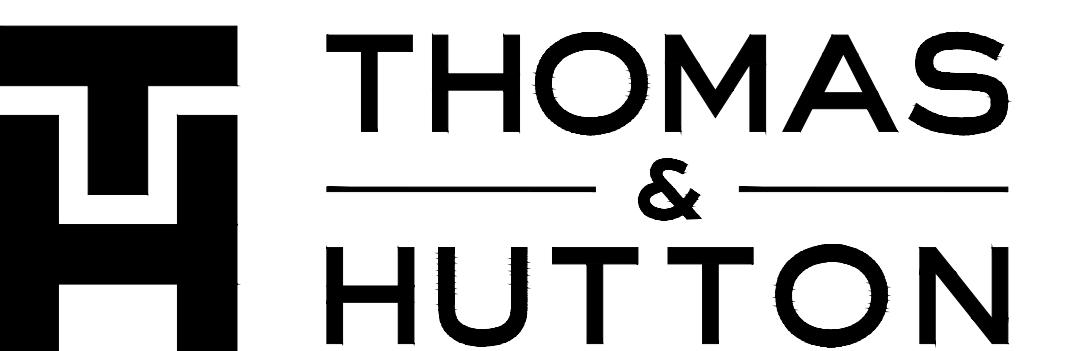
PREPARED FOR:
COMPROP LLC
727 EASTOWNE DRIVE
SUITE 300D
CHAPEL HILL, NC 27514

PIN# 9880-35-0595

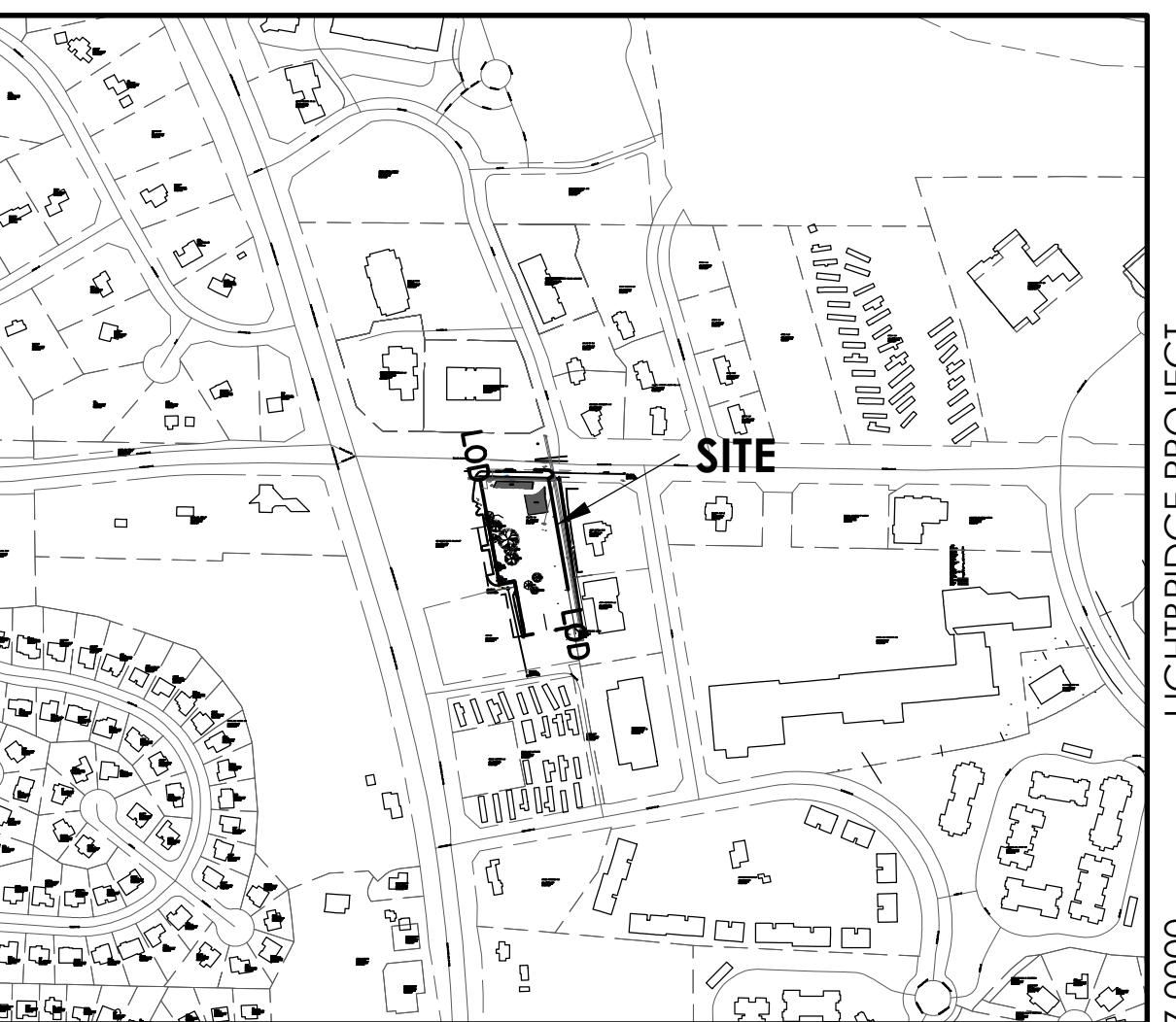
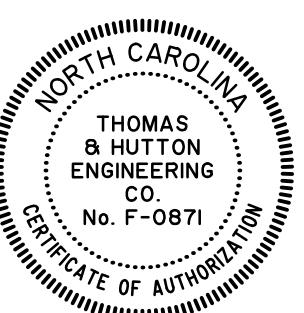
MAY 1, 2025

-31857.0000

PREPARED BY:



Project Manager's Seal



VICINITY MAP

LIGHT BRIDGE PROJECT
J-3183/.0000
5/01/25

SHEET LIST TABLE

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REVISION HISTORY

SUBMITTAL HISTORY



Know what's below.
Call before you dig.



DRAINAGE LEGEND

	EXISTING	PROPOSED
PIPE	— - - - -	— - - - -
DITCH		→ - - - -
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)		
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)		
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)		
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)		
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		

	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	HDP	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	-	-
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		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
POST INDICATOR VALVE (PIV)		
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
WATER METER (WM)		
TRACER WIRE ACCESS BOX (TWAB)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
BUTTERFLY VALVE (BV)		
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)		
GATE VALVE AND BOX (GV)		
POST HYDRANT (PH)		
REDUCER		
CROSS	-	-
TEE	-	-
POB 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
919.682.0368

ENGINEER: THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27719
919.682.0368

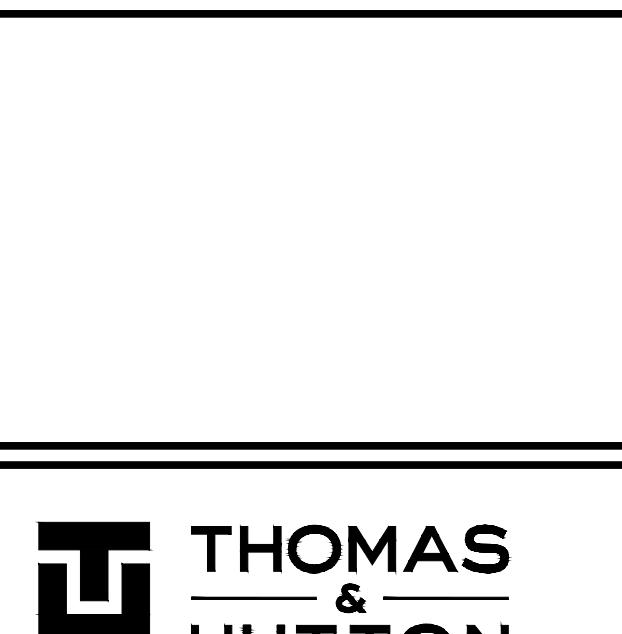
SURVEYOR: THOMAS & HUTTON
2510 MERIDIAN PARKWAY, SUITE 100
DURHAM, NC 27719
919.682.0368

SITE DATA

PIN:	9880-35-0595	EXISTING BUILDINGS ON SITE: 0 SF
OWNER:	COMPROM LLC	PROPOSED BUILDING SQUARE FOOTAGE: 19,760 SF DAYCARE BUILDING: 11,760 SF TOWNHOMES: 8,000 SF
WATERSHED:	JORDAN LAKE	RESIDENTIAL UNITS 2-BED 5 units
RIVER BASIN:	CAPE FEAR	TOTAL UNIT COUNT 4-6 UNITS
FLOOD PLAIN DATA:	MAP NO. 3710988000K (EFFECTIVE DATE 11/17/2017)	PARKING
TOTAL PARCEL AREA:	78,557 SF / 1.803 AC NET	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
FRONTAGE:	213 LF WEAVER DAIRY RD	MINIMUM REQUIRED: XXX MAXIMUM ALLOWED: XXX
EXISTING ZONING: OI-3-CZD PROPOSED ZONING: NC-CZD EXISTING LAND USE: VACANT LOT	CHILD DAY CARE and TOWNHOME RESIDENTIAL	PARKING PROPOSED: 24 STANDARD SPACES + 6 COMPACT SPACES + 2 ADA SPACES + 5 CARGO SPACES
PROPOSED LAND USE:	69,235 SF / 1.59 AC ON SITE + 1,164 SF OFFSITE	TOTAL PARKING PROPOSED: 37 SPACES
TOTAL LIMITS OF DISTURBANCE:	NO TREE PRESERVATION PROPOSED	BICYCLE PARKING
TREE CONSERVATION	69,235 SF / 1.59 AC ON SITE +	



REVISIONS	BY	DATE

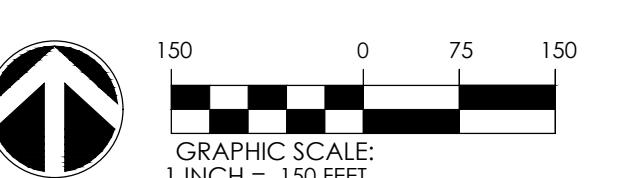


AREA MAP

IGHTBRIDGE PROJECT

PROJECT LOCATION:
5 WEAVER DAIRY ROAD
APEL HILL, NC 27514

ENT/OWNER:
MPROP LLC
EASTOWNE DRIVE
e 300D
APEL HILL, NC 27514

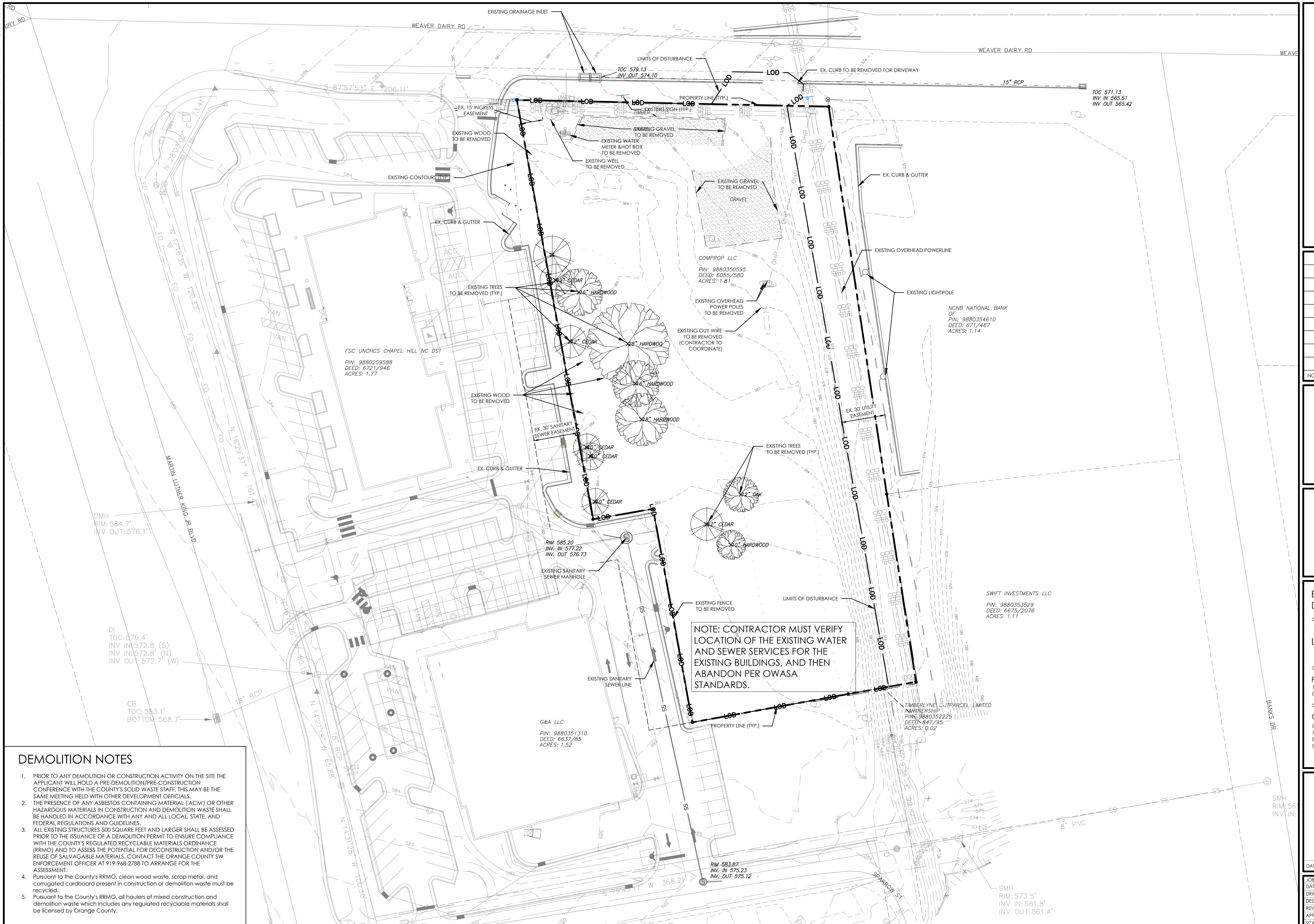


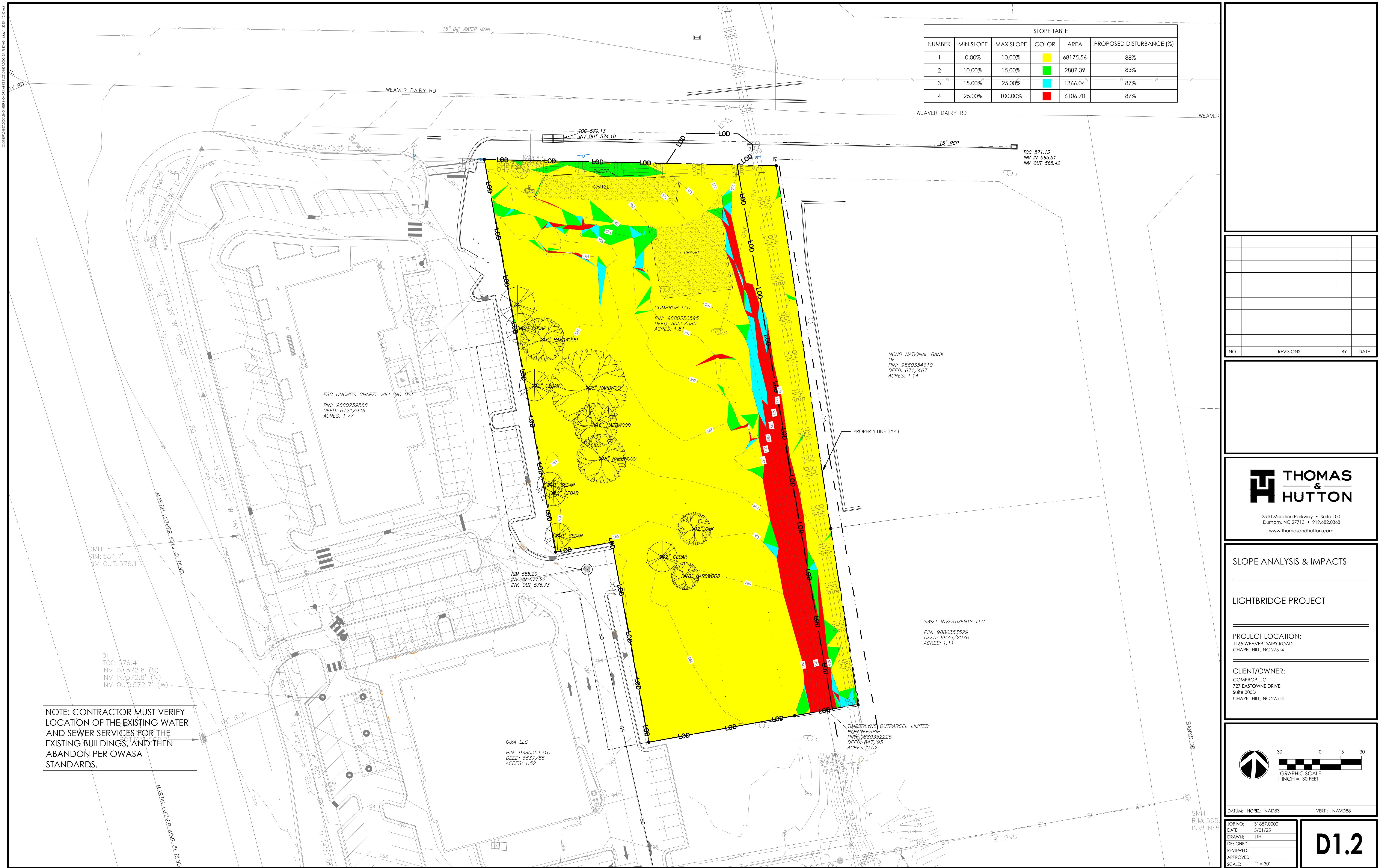
: HORIZ.: NAD83 VERT.: NAVD88

: 31857.0000
5/01/25
: JTH
ED:
ED:
VED:
1" = 150'

A1.1

A1.1





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.

REQUIRED ACTIVE RECREATION SPACES

GROSS SITE LAND AREA	86,1
PORTION OF SITE THAT IS RESIDENTIAL	18%
REQUIRED ACTIVE RECREATION RATIO	.039
RECREATION SPACE REQUIRED	
86743 X .039 X .18	609

PROPOSED ACTIVE RECREATION FACILITIES

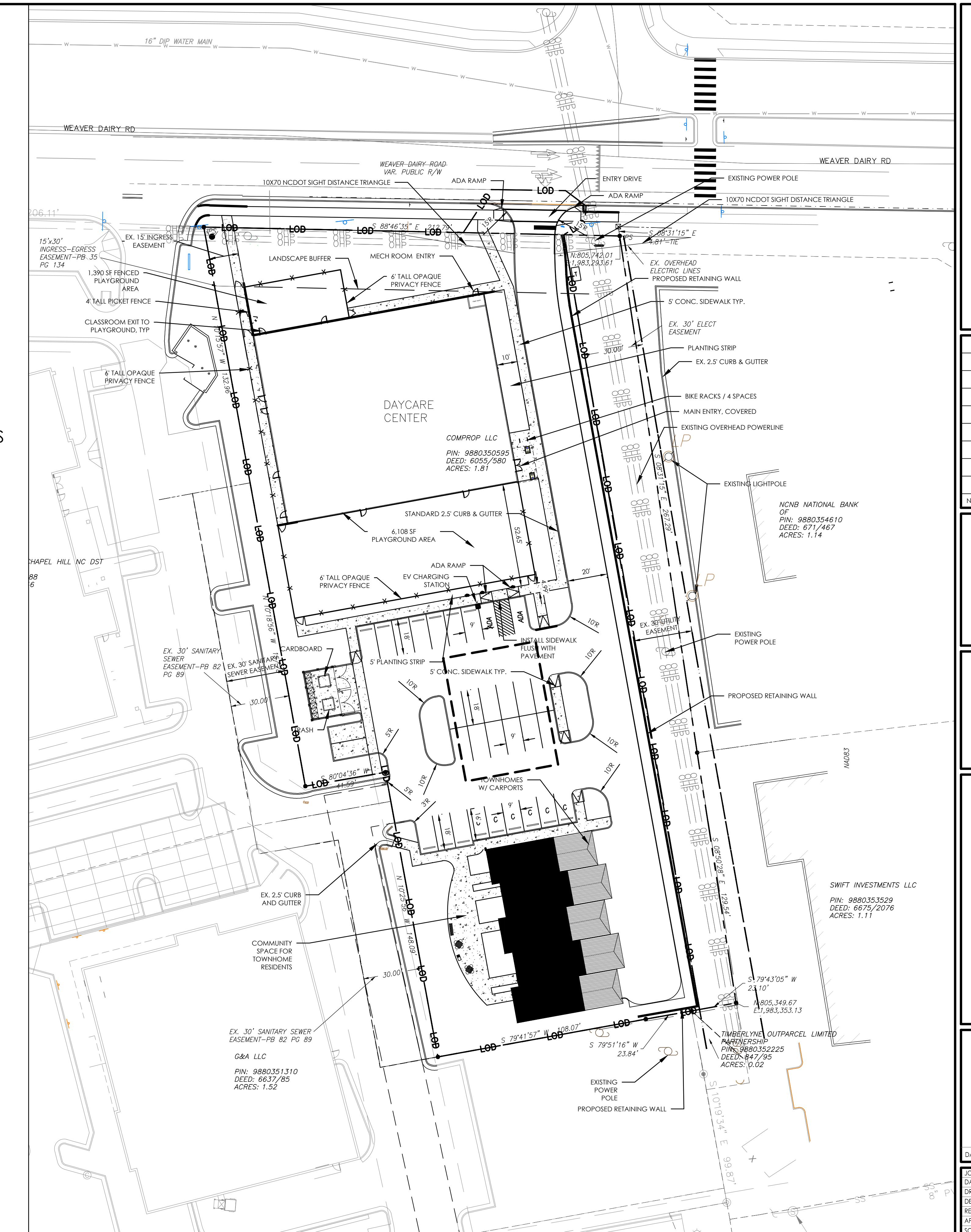
PAYMENT IN LIEU REQUIRED FOR 609 SF

3 RECREATION SPACE CALC

SITE NOTES

1 SITE LAYOUT PL

1



REVISIONS BY DATE

The logo for Thomas & Hutton. It features a large, bold, black 'T' on the left. To its right, the word 'THOMAS' is written in a large, black, sans-serif font. A thin horizontal line extends from the top of 'THOMAS' to the top of the ampersand. Below the ampersand, another thin horizontal line extends from the bottom of 'THOMAS' to the bottom of 'HUTTON'. To the right of the ampersand, the word 'HUTTON' is written in a large, black, sans-serif font.

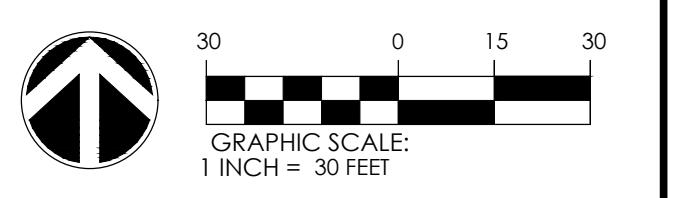
10 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandbutton.com

SITE PLAN

LIGHTBRIDGE PROJECT

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

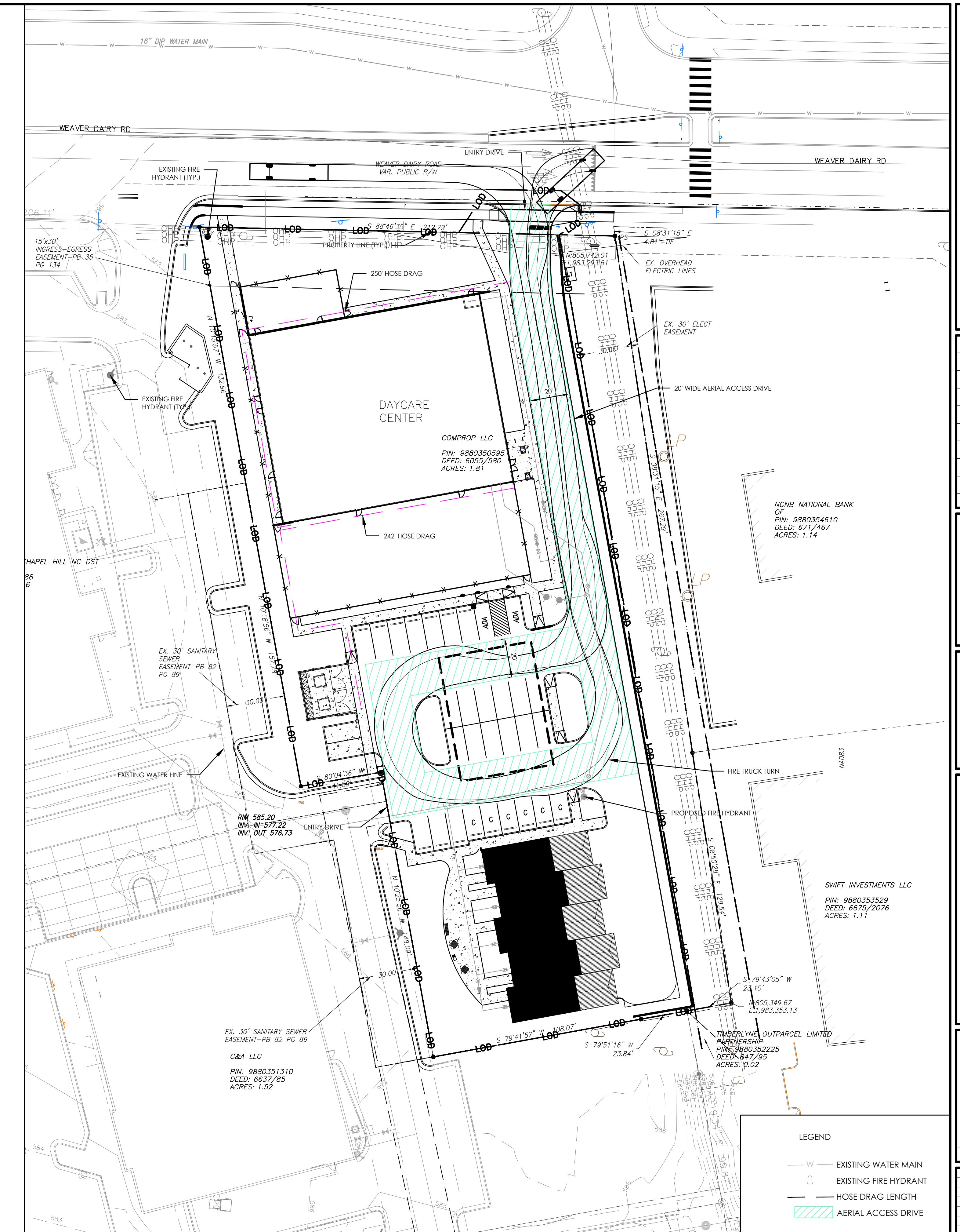
CLIENT/OWNER:
COMPROP LLC
727 EASTOWNE DRIVE
suite 300D
CHAPEL HILL, NC 27514



UTM: HORIZ: NAD83 VERT: NAVD88

NO:	31857.0000
E:	5/01/25
AWN:	JTH
IGNED:	
IEWED:	
ROVED:	
LE:	1" = 30'

C1.1



REVISIONS BY DATE

THOMAS
&
HUTTON

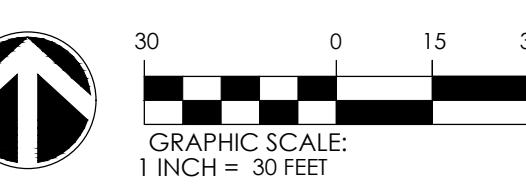
10 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandbutton.com

SAFETY PLAN

HTBRIDGE PROJECT

JECT LOCATION:
WEAVER DAIRY ROAD
L HILL, NC 27514

NT/OWNER:
PROP LLC
STOWNE DRIVE
00D
L HILL, NC 27514



ICR17 - NAVD88 VERT - NAVD88

URIZ.. NAD83

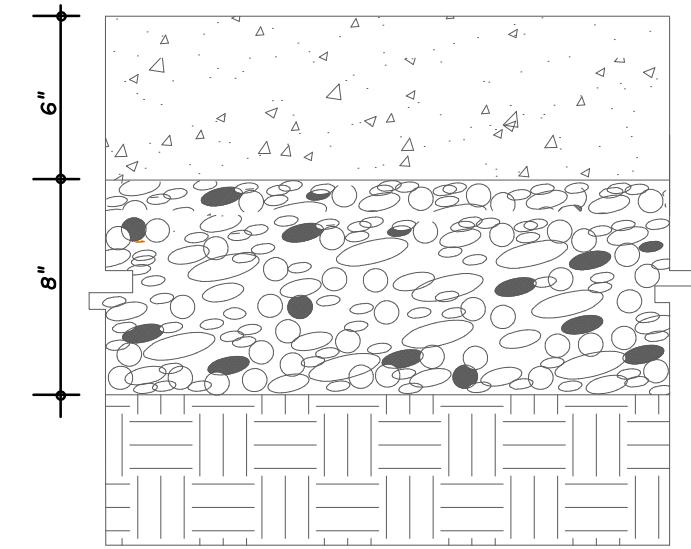
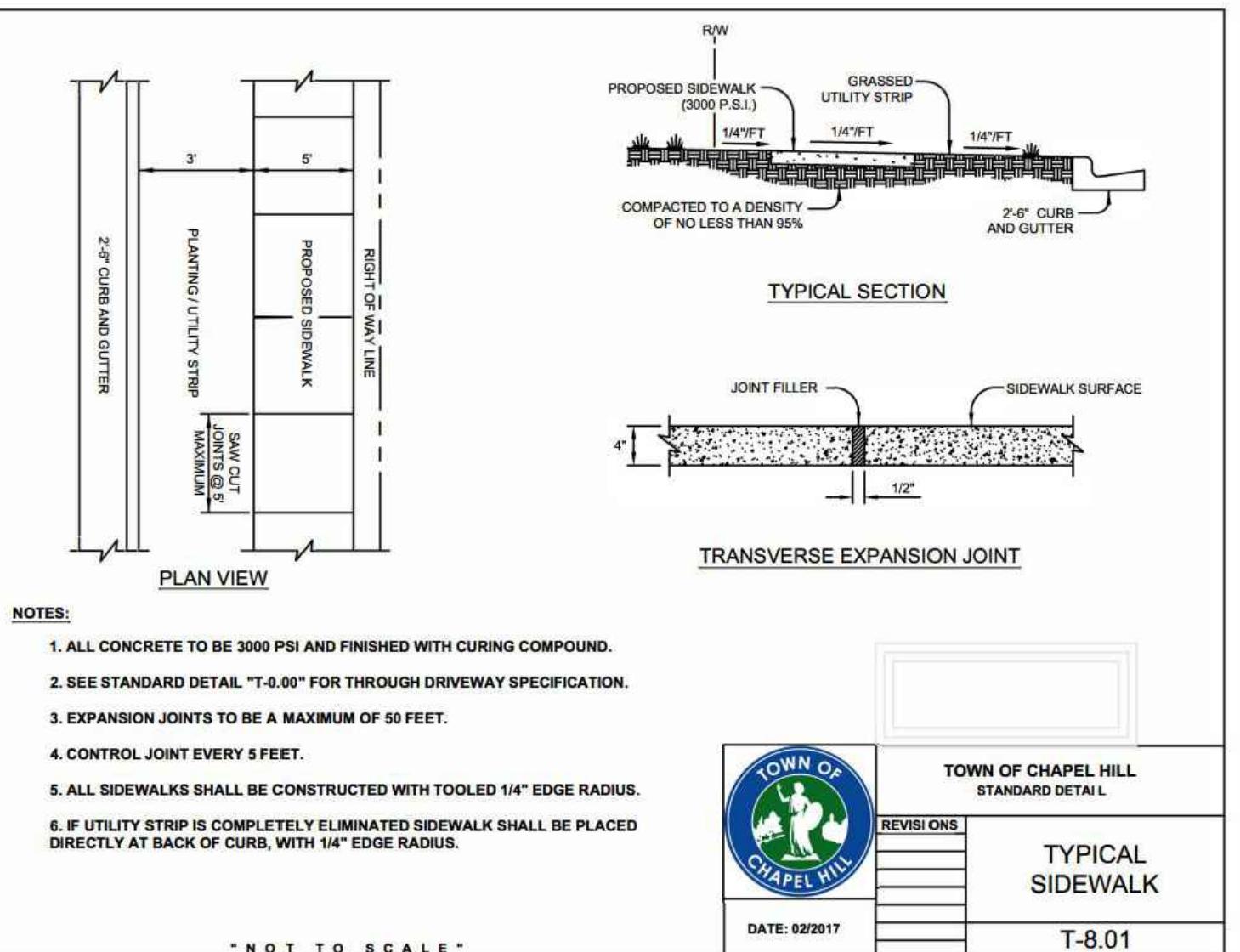
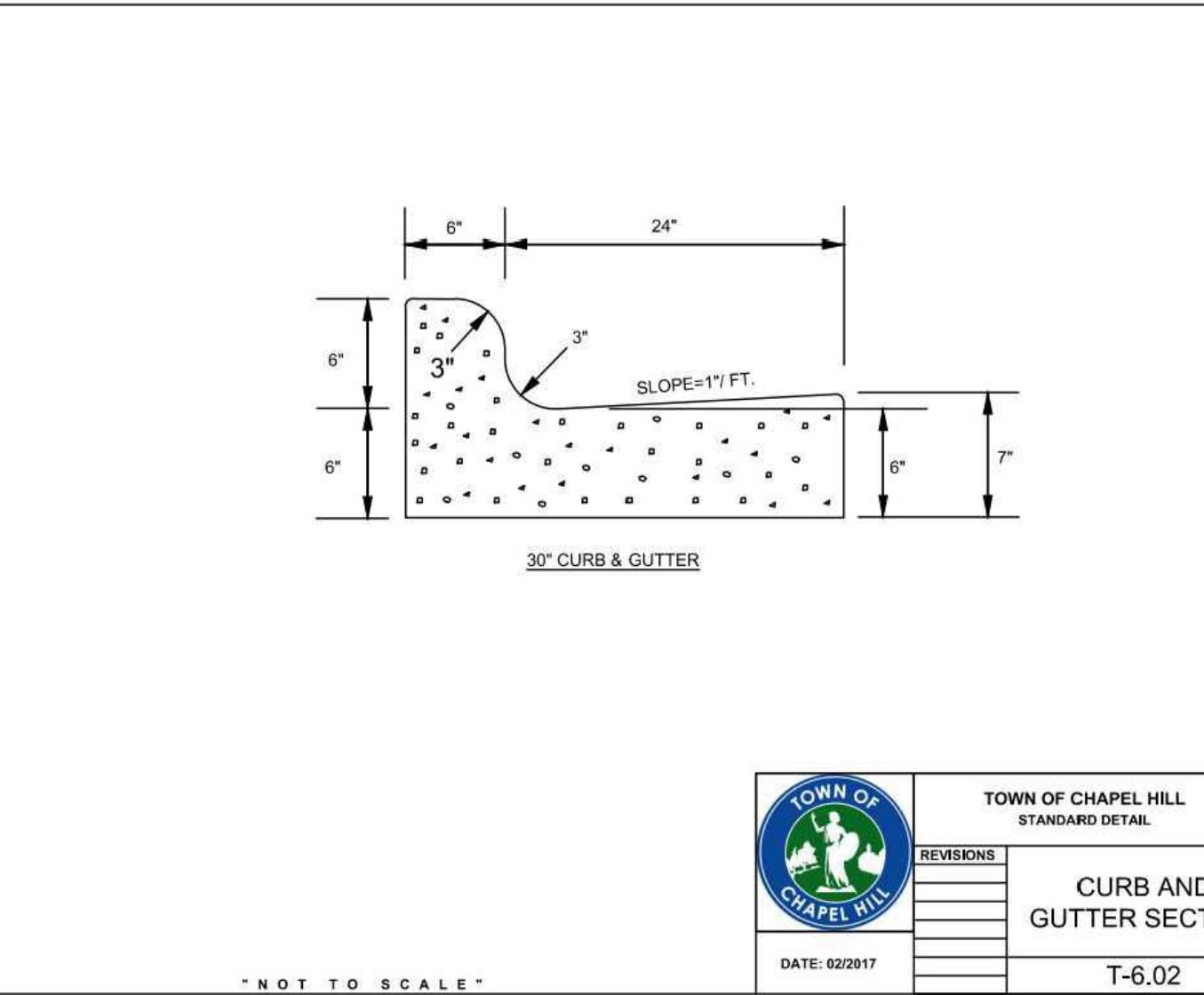
31857.0000
5/01/25

JTH

$$1'' \equiv 30'$$

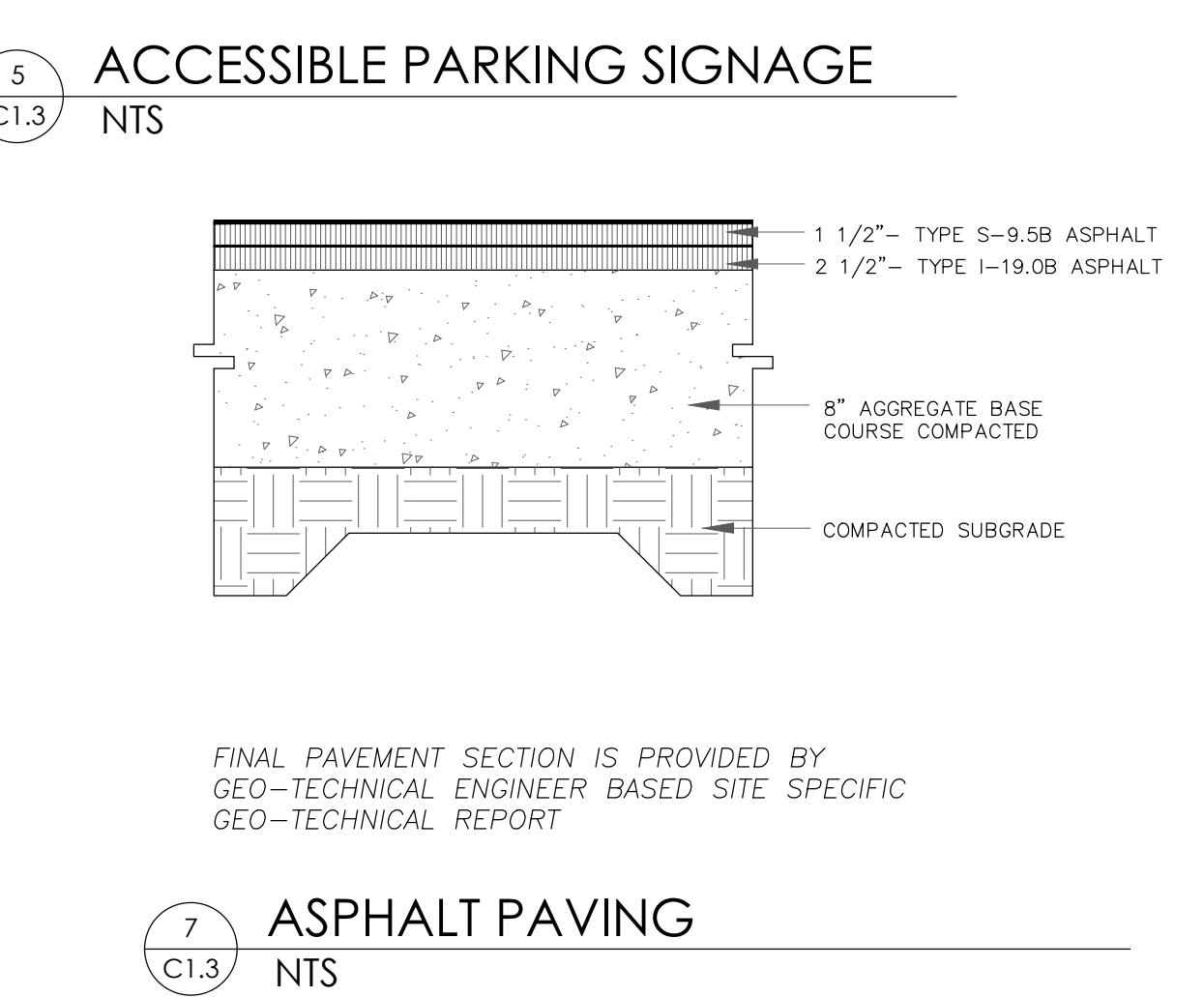
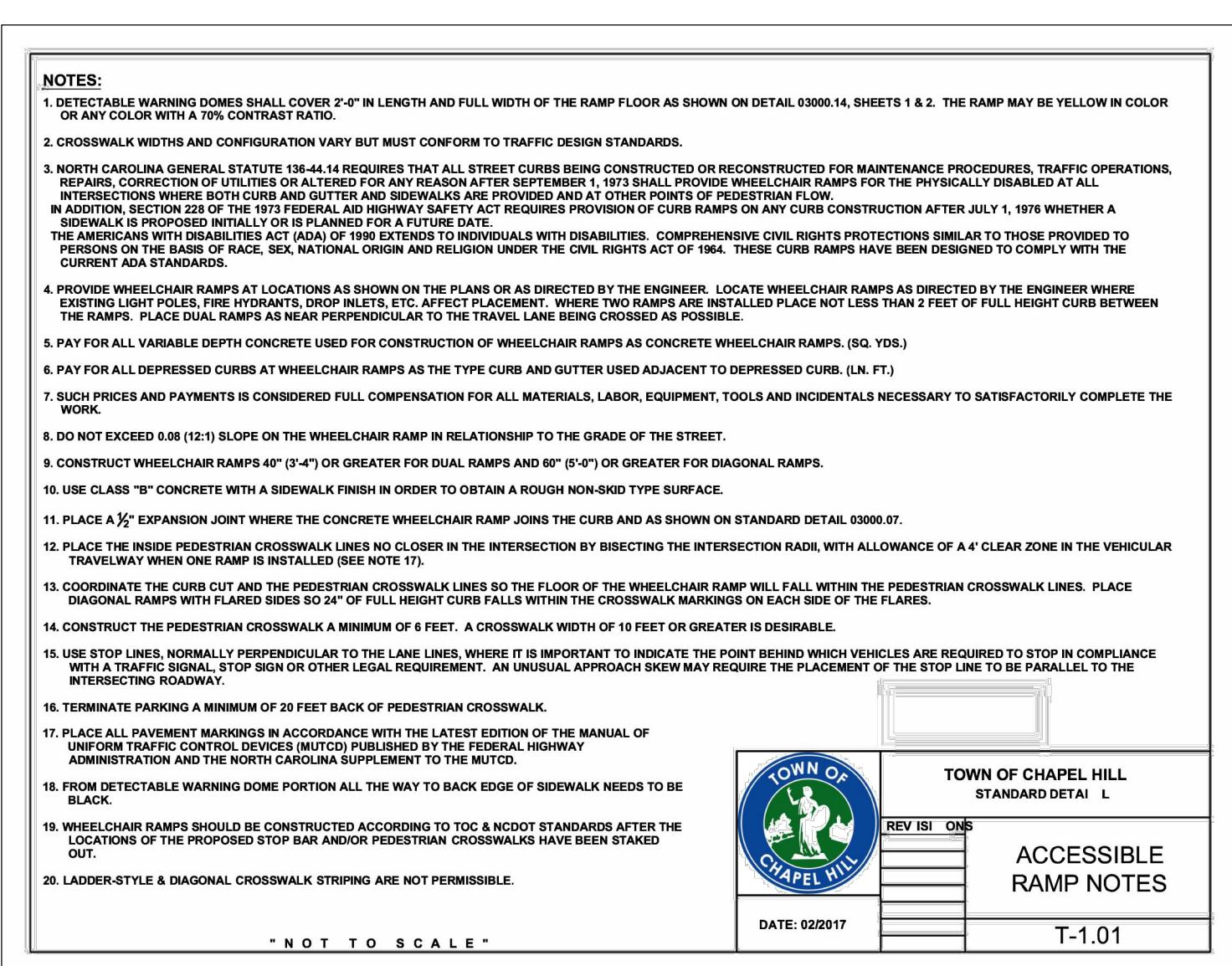
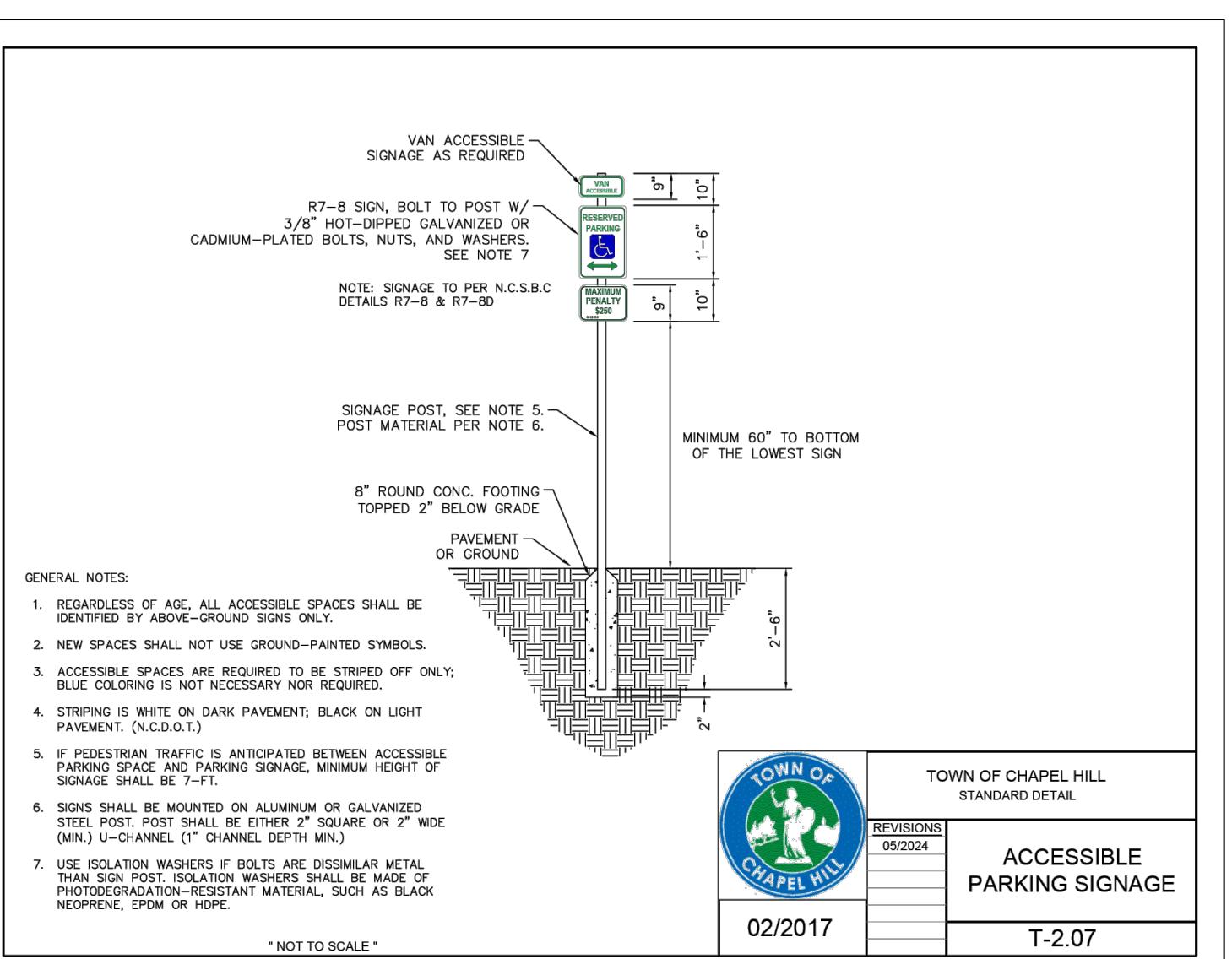
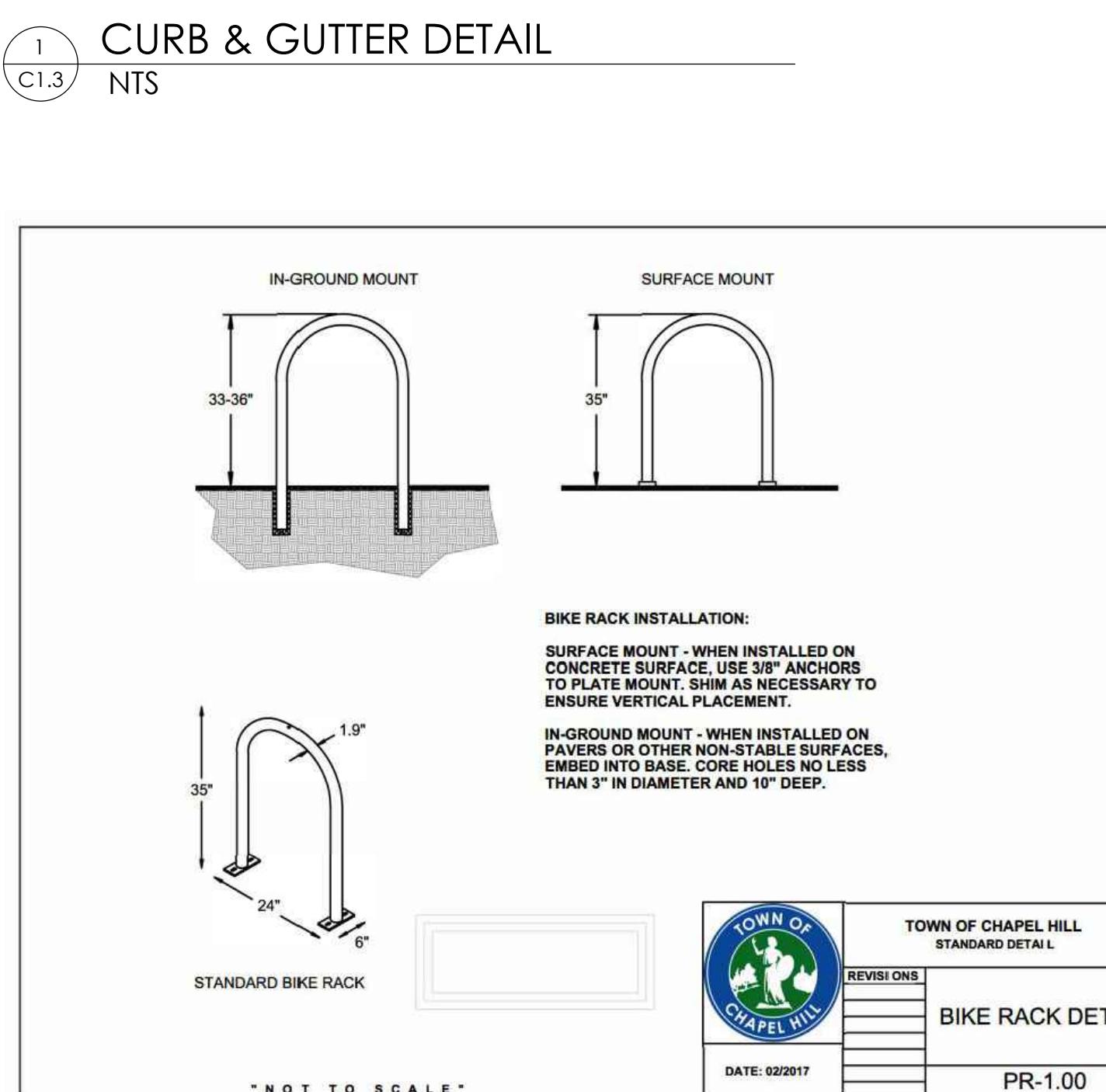
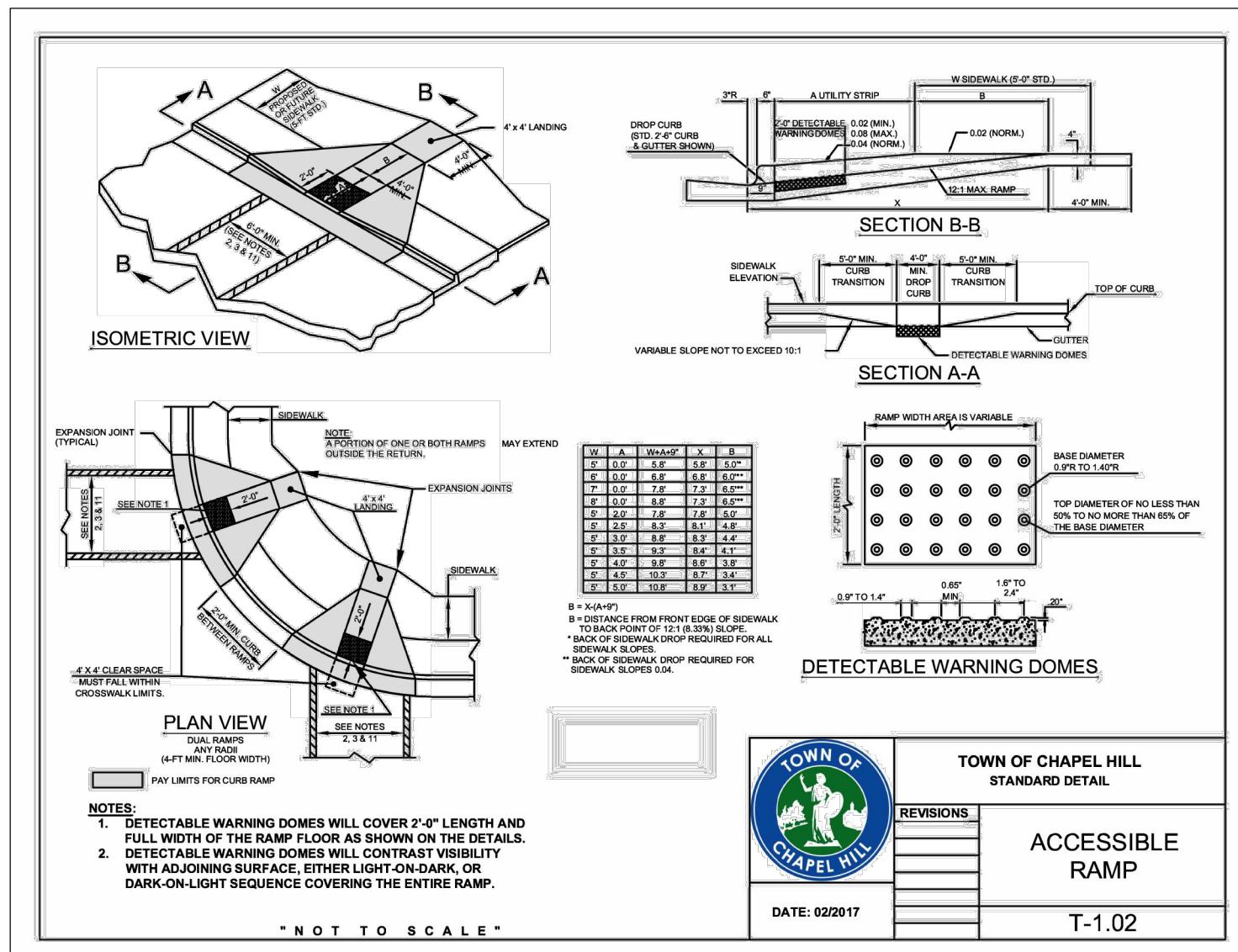
11. *What is the name of the author?*

C1.2



- I. 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.

HEAVY DUTY CONCRETE PAVING DETAIL

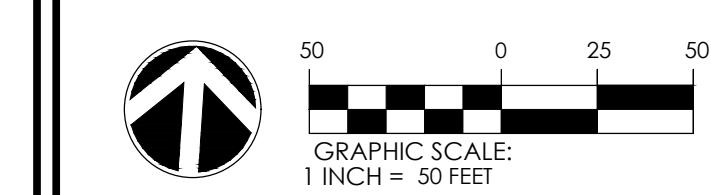


SITE DETAILS

LICHTBRIDGE PROJECT

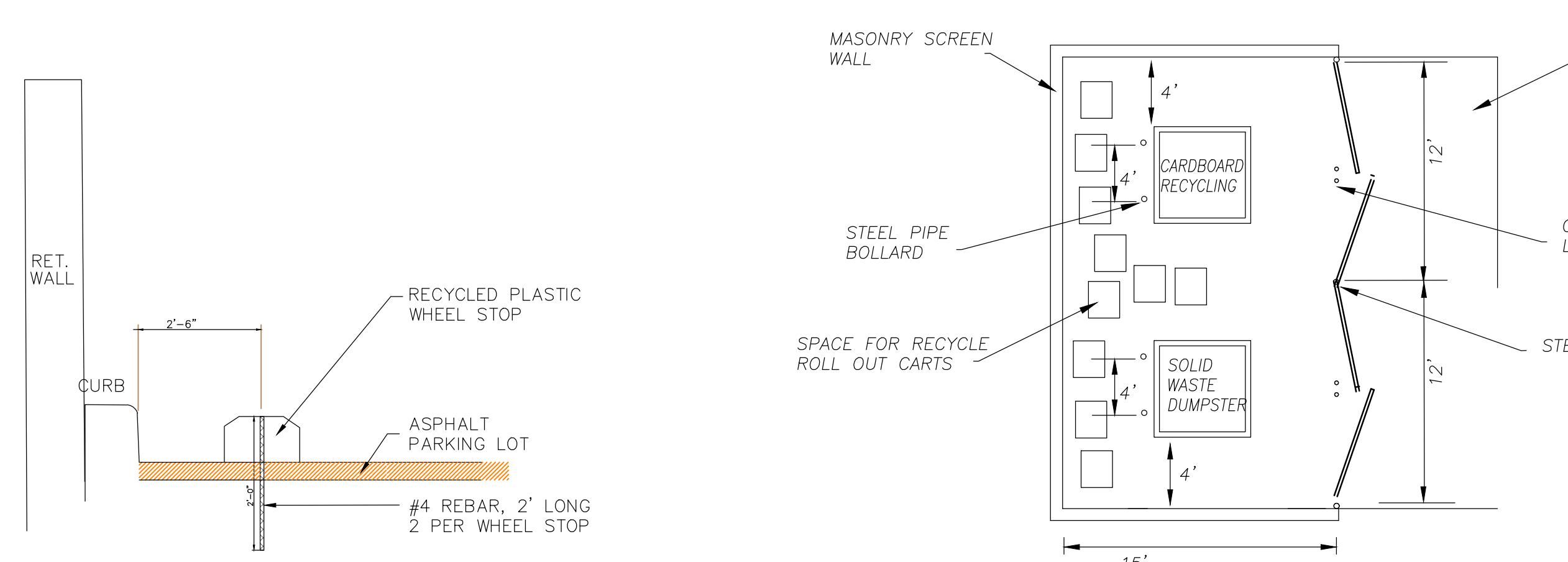
PROJECT LOCATION:
1165 WEAVER DAIRY ROAD

CLIENT/OWNER:
COMPROB LLC



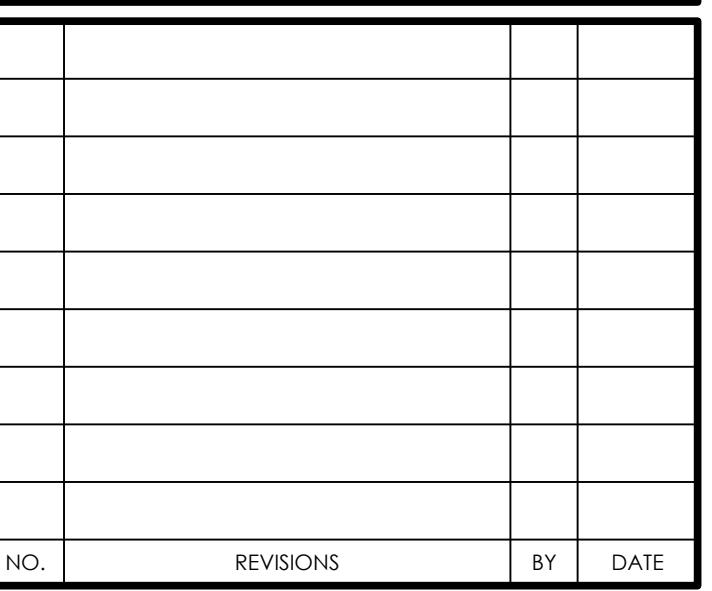
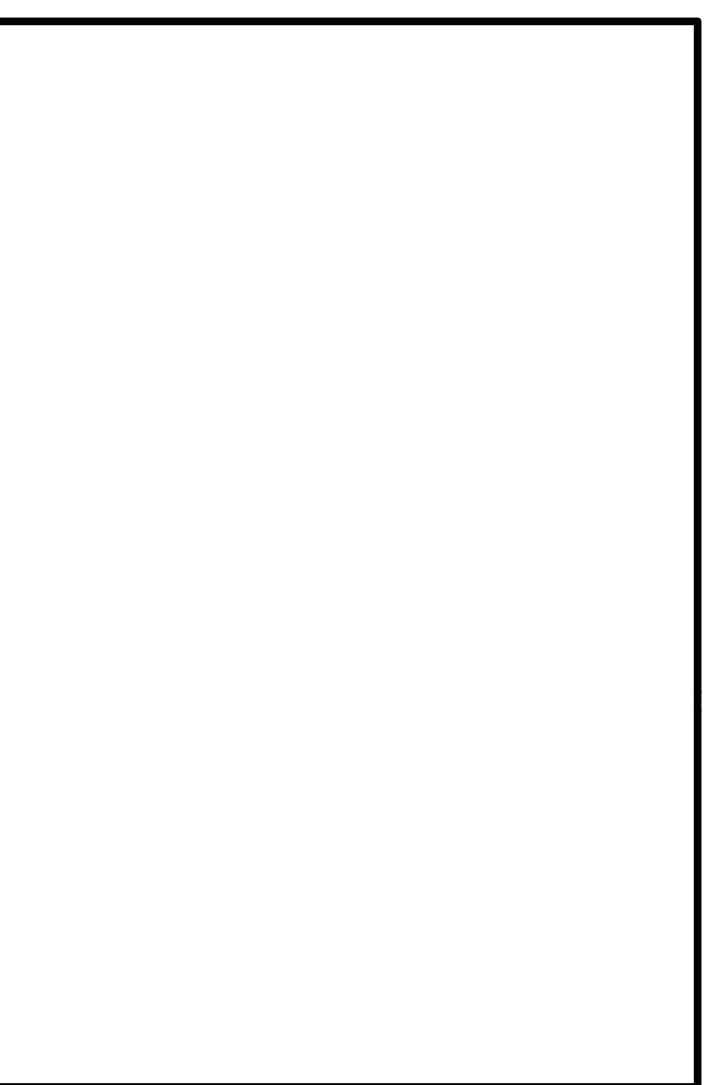
DATUM: HORIZ.: NAD83		VERT.: NAVD88																					
<table border="1"> <tr> <td>JOB NO:</td> <td colspan="2">31857.0000</td> </tr> <tr> <td>DATE:</td> <td colspan="2">5/01/25</td> </tr> <tr> <td>DRAWN:</td> <td colspan="2">JTH</td> </tr> <tr> <td>DESIGNED:</td> <td colspan="2"></td> </tr> <tr> <td>REVIEWED:</td> <td colspan="2"></td> </tr> <tr> <td>APPROVED:</td> <td colspan="2"></td> </tr> <tr> <td>SCALE:</td> <td colspan="2">1" = 50'</td> </tr> </table>			JOB NO:	31857.0000		DATE:	5/01/25		DRAWN:	JTH		DESIGNED:			REVIEWED:			APPROVED:			SCALE:	1" = 50'	
JOB NO:	31857.0000																						
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APPROVED:																							
SCALE:	1" = 50'																						
C1.3																							

C1.3



The logo consists of a circular emblem on the left containing the number '1' above the letters 'C1.4'. A horizontal line extends from the right side of the circle to the right edge of the image, where the words 'WHEEL STOP' are written in large, bold, sans-serif capital letters. Below 'WHEEL STOP', the letters 'NTS' are written in a slightly smaller, bold, sans-serif font.

2
C1.4 DUMPSTER ENCLOSURE
NTS

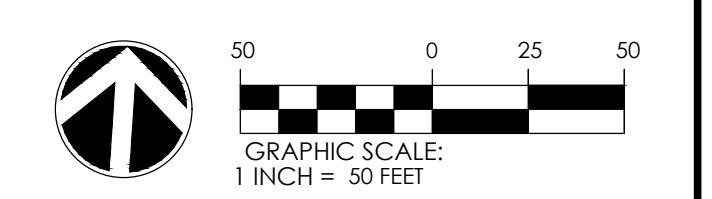


SITE DETAILS

LIGHTBRIDGE PROJECT

PROJECT LOCATION:
1165 WEAVER DAIRY ROAD

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" = 50'	
C1.4		

C1.4

GENERAL NOTES:

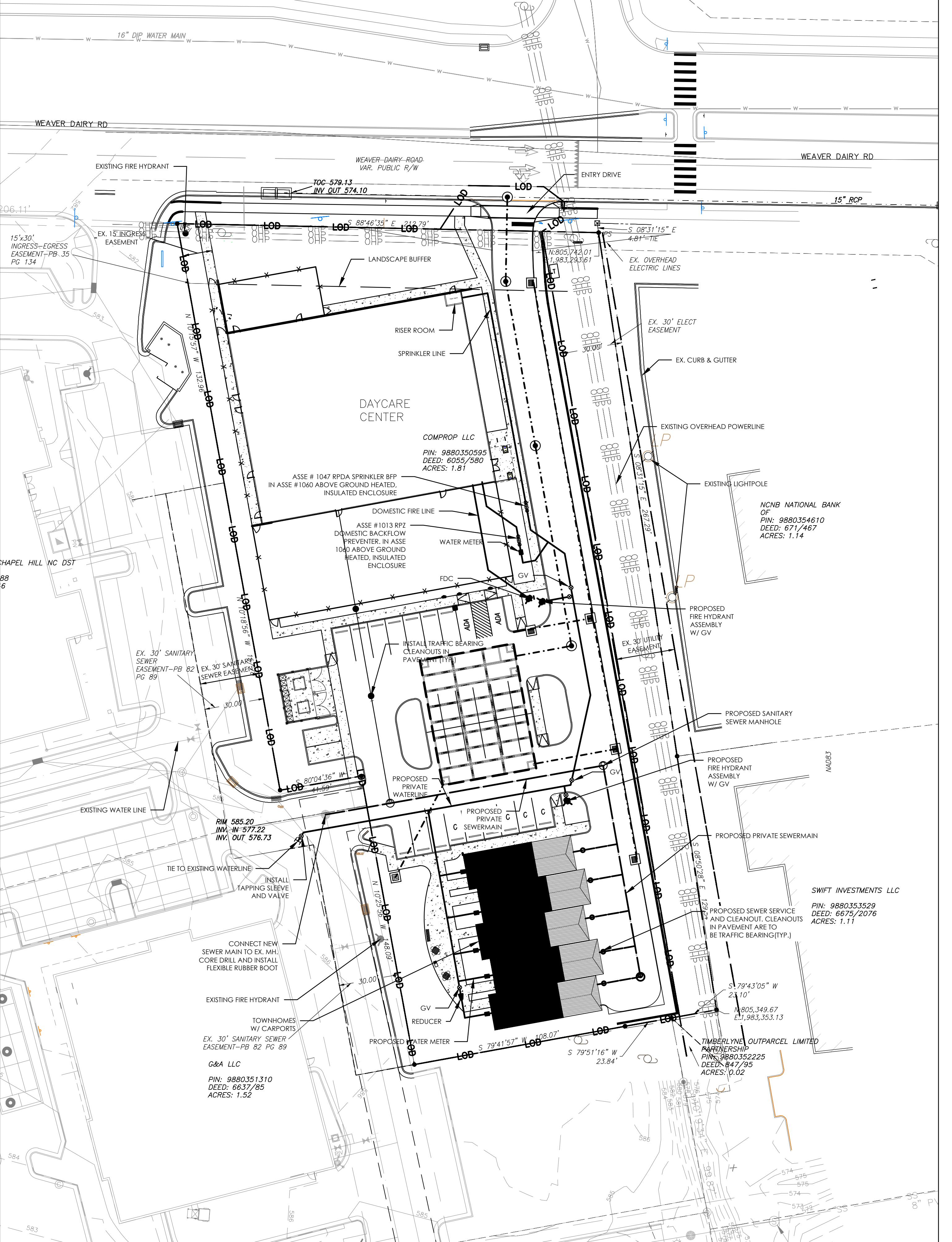
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- 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).
- 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 DISPARITIES EXIST. FOR EACH ITEM OF CONSTRUCTION FOR NECESSARY PLAN OR SPECIFICATIONS, 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.
- 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.
- 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:

- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- 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.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- 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.
- 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.
- 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.
- 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.
- ALL FDC(S) AND HYDRANT(S) TO BE PROVIDED WITH 5 INCH DIAMETER STORM CONNECTIONS.
- PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2018 NFCC SECTION 507.
- FDC/STANDPIPE(S) WHERE REQUIRED IN BUILDINGS REQUIRED TO HAVE STANDPIPE BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPE SHALL BE INSTALLED PRIOR TO CONSTRUCTION EXCEEDING 40 FEET (1229 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 DRAFTING POINTS FOR CONSTRUCTION AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRWAYS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. 2018 NFCC SECTION 313.
- 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.



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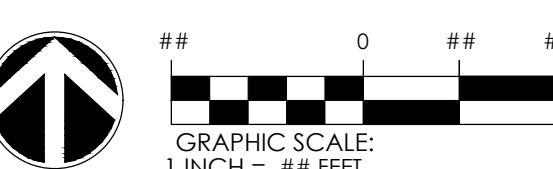
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UTILITY PLAN

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



DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 31857-0000
DATE: 5/01/25
DRAWN: JTH
DESIGNED:
REVIEWED:
APPROVED:
SCALE: #####

C2.1

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.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 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".
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 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.
- 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 IN SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTITY BY THE GEOTECHNICAL ENGINEER.
- 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.
- ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
- CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- 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.

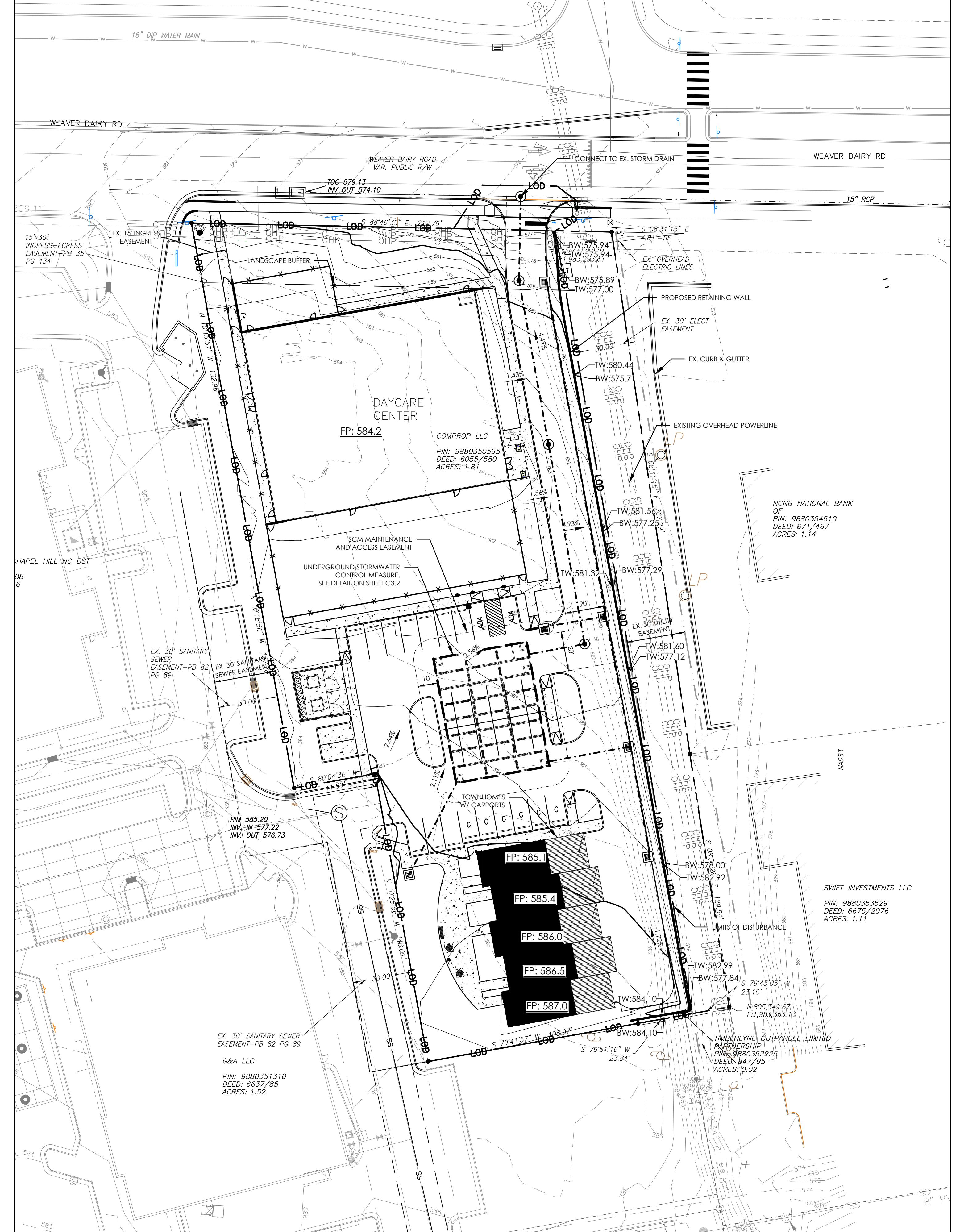
STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- 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.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBSTRUCTION MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 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.
- 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:

- SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
- SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
- MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
- ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA - PARKING SPACES AND ALLEYS.
- ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
- PARKING - NUMBER OF SPACES TO COMPLY WITH NBC 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.
- CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
- SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
- CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (12:1).
- CONSTRUCT THE CURB RAMP SIDE FLARE SLOPE AT A MAXIMUM OF 10%, MEASURED ALONG THE CURVE LINE.
- CONSTRUCT THE CURB RAMP LANDINGS FOR A SIDEWALK AT A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- 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)



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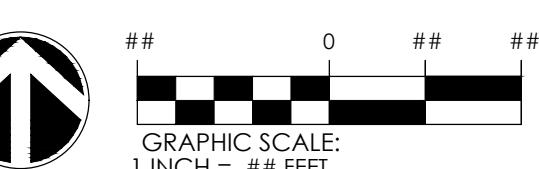
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PAVING, GRADING AND DRAINAGE PLAN

LIGHTBRIDGE PROJECT

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

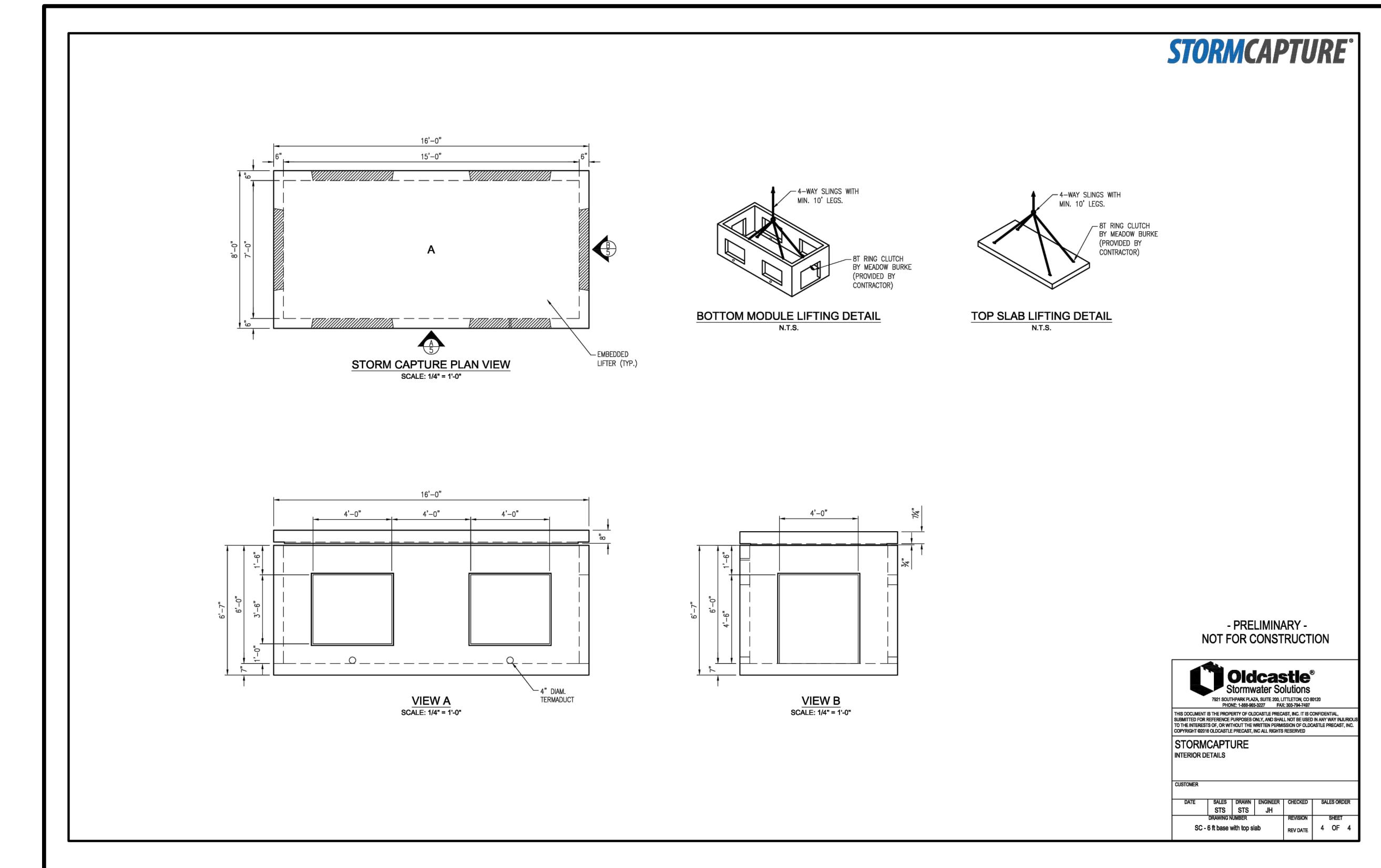
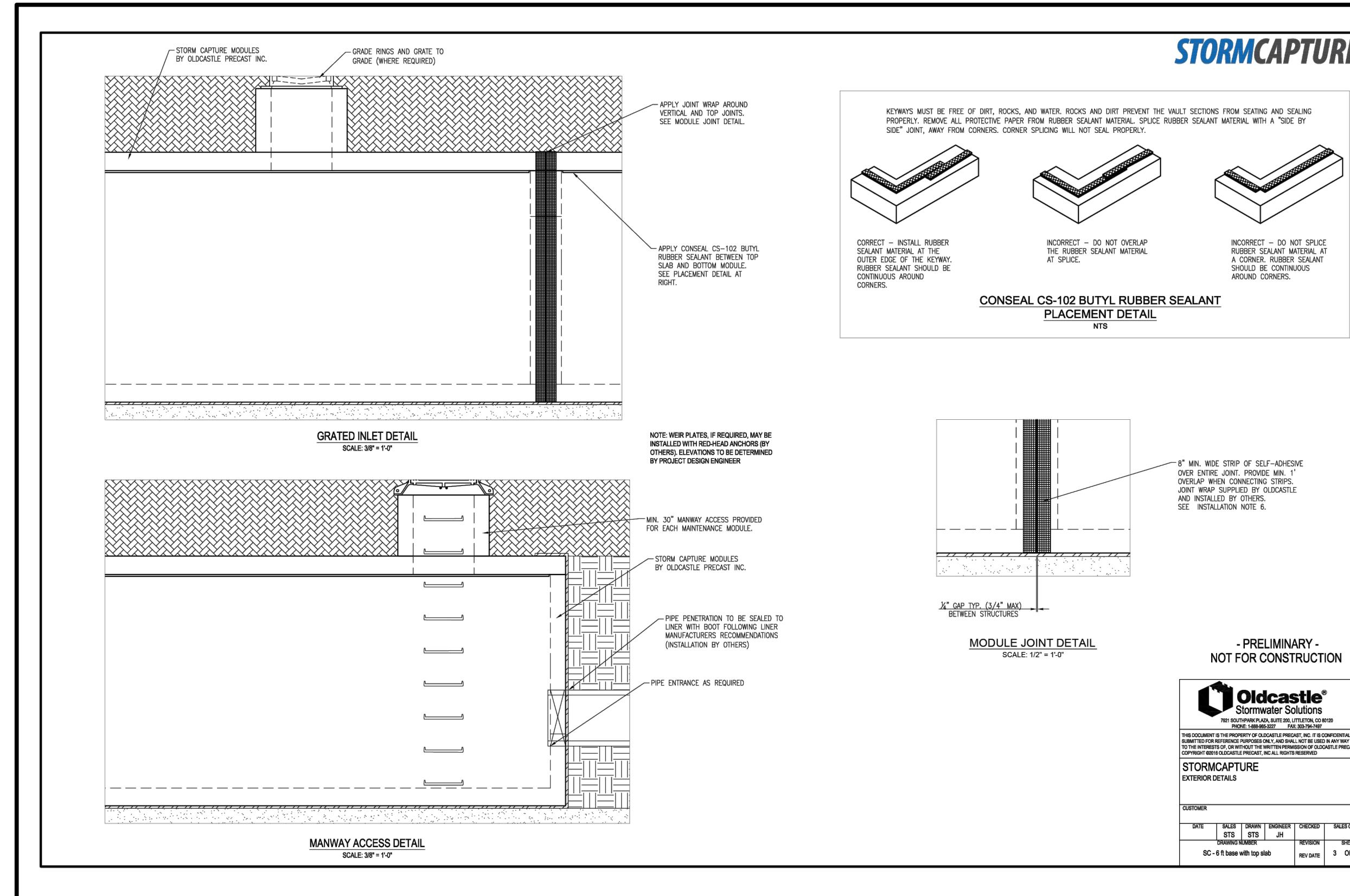
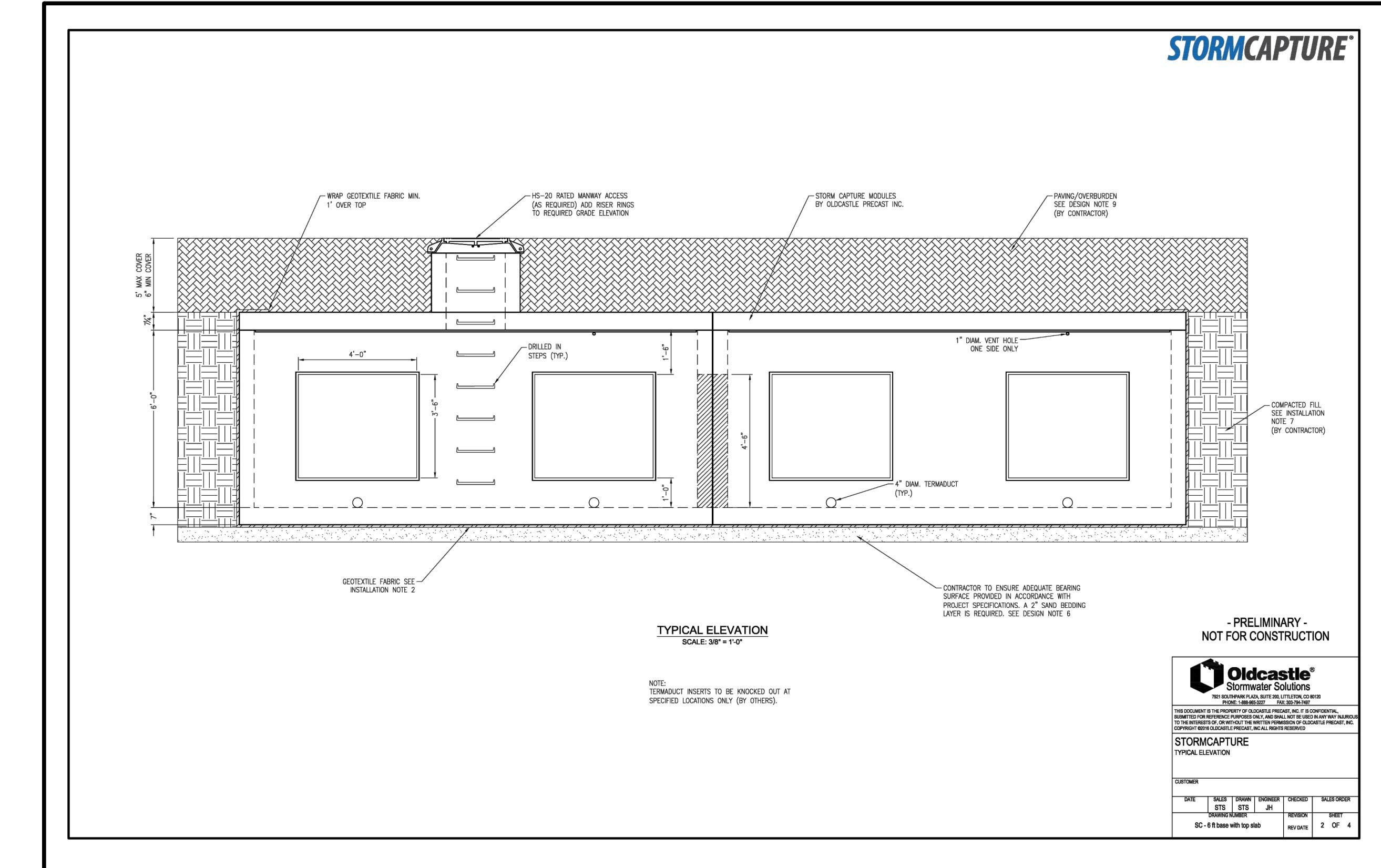
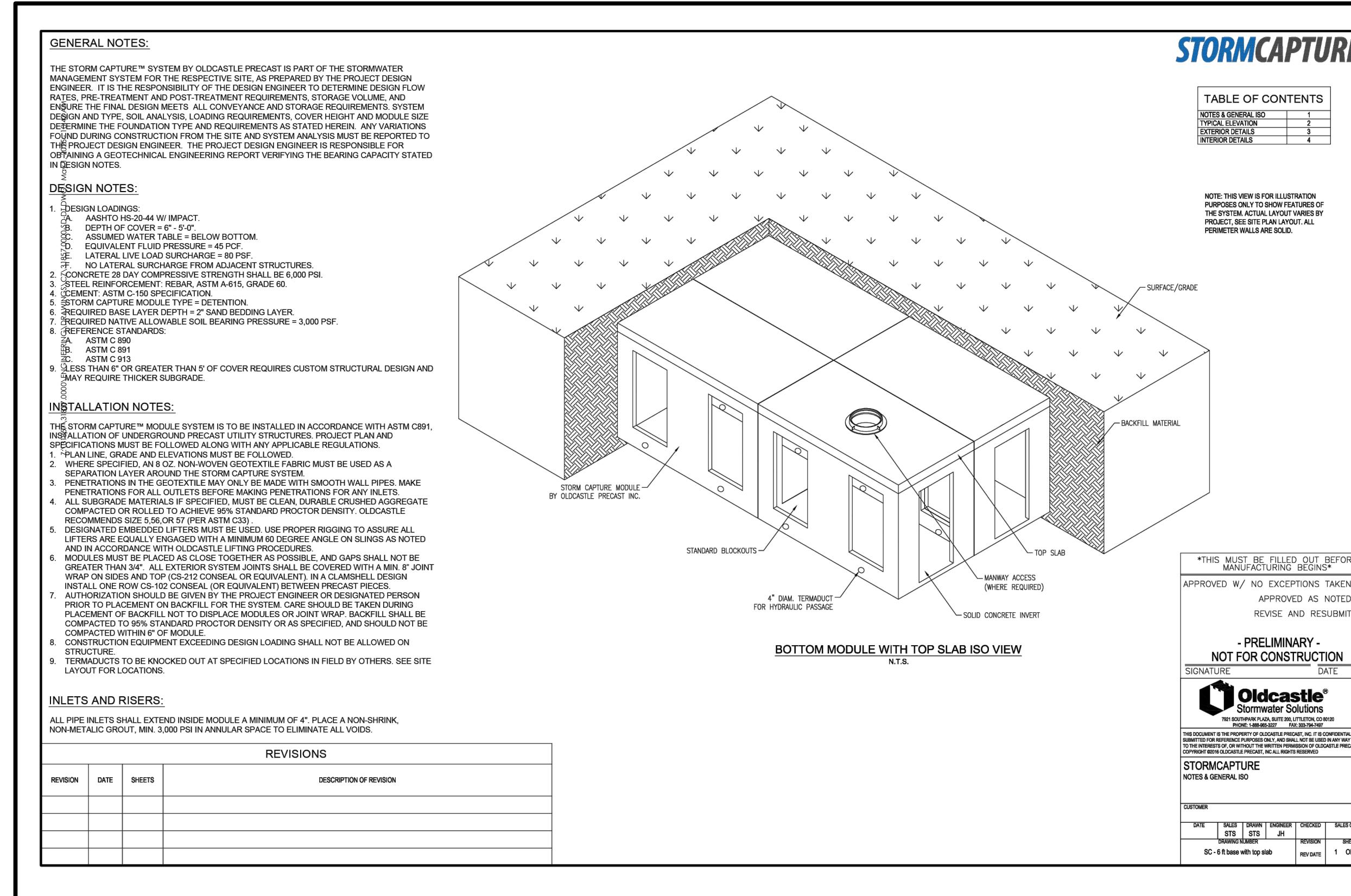
CLIENT/OWNER:
COMPROM LLC
727 EASTOWNE DRIVE
Suite 300D
CHAPEL HILL, NC 27514



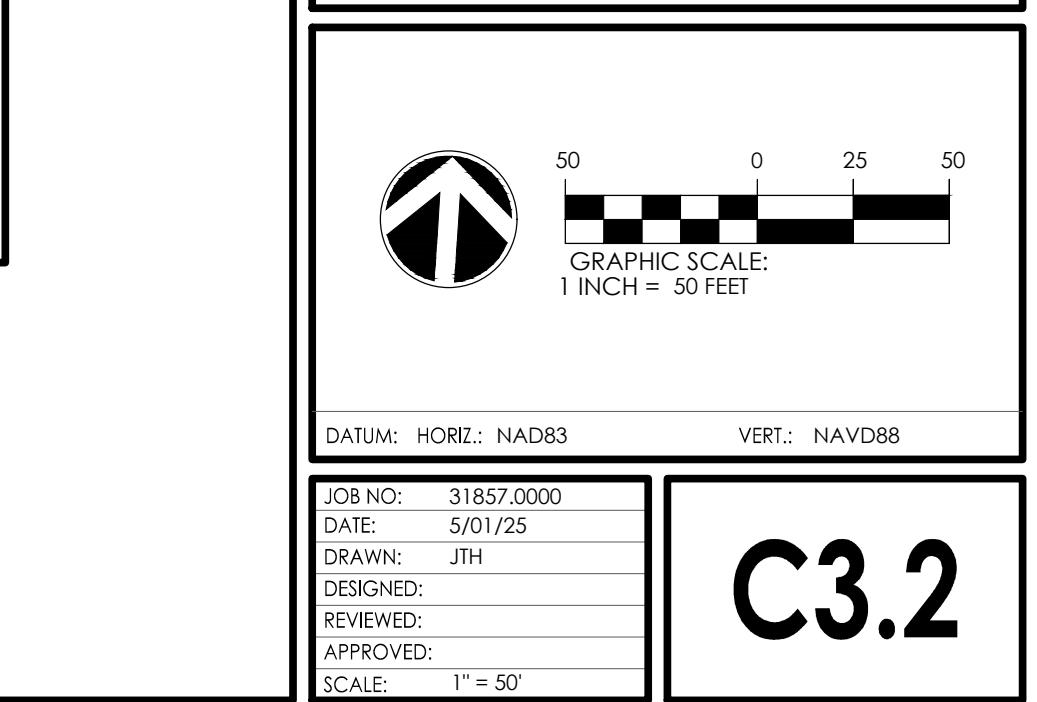
DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 31857-0000
DATE: 5/01/25
DRAWN: JTH
DESIGNED:
REVIEWED:
APPROVED:
SCALE: #####

C3.1



1 STANDARD MANUFACTURER DETAILS - OLDCASTLE STORMCAPTURE
C-9.1 NO SCALE



STORM DRAINAGE DETAILS

LIGHTBRIDGE PROJECT

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CLIENT/OWNER:
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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	

C3.2

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

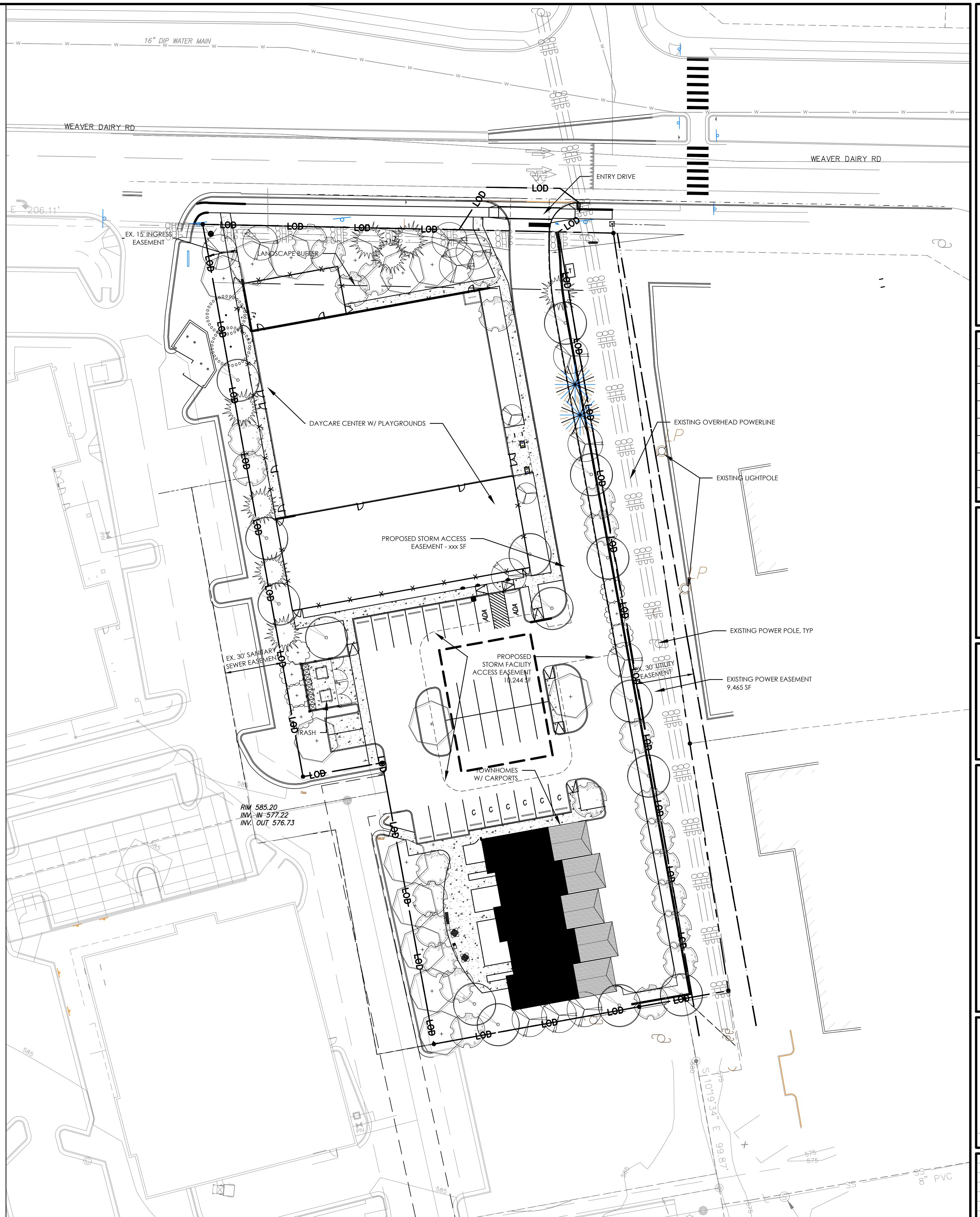
REQUIRED TREE COVERAGE: 40% = 23,660 SF

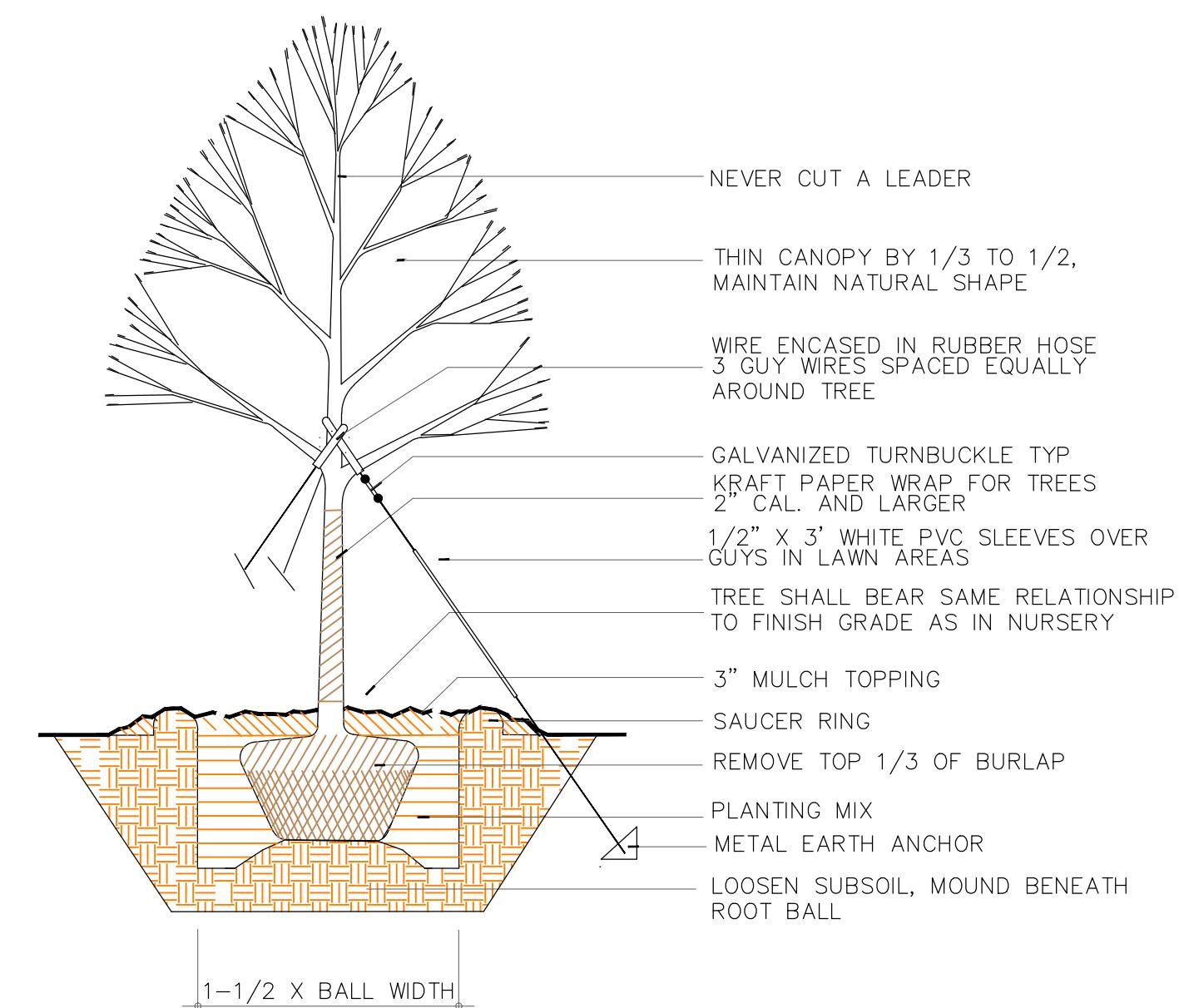
TREE COVERAGE TO BE RETAINED: 0

REQUIRED NEW TREE INSTALLATION: 48 CANOPY TREES AND 44 UNDERSTORY TREES

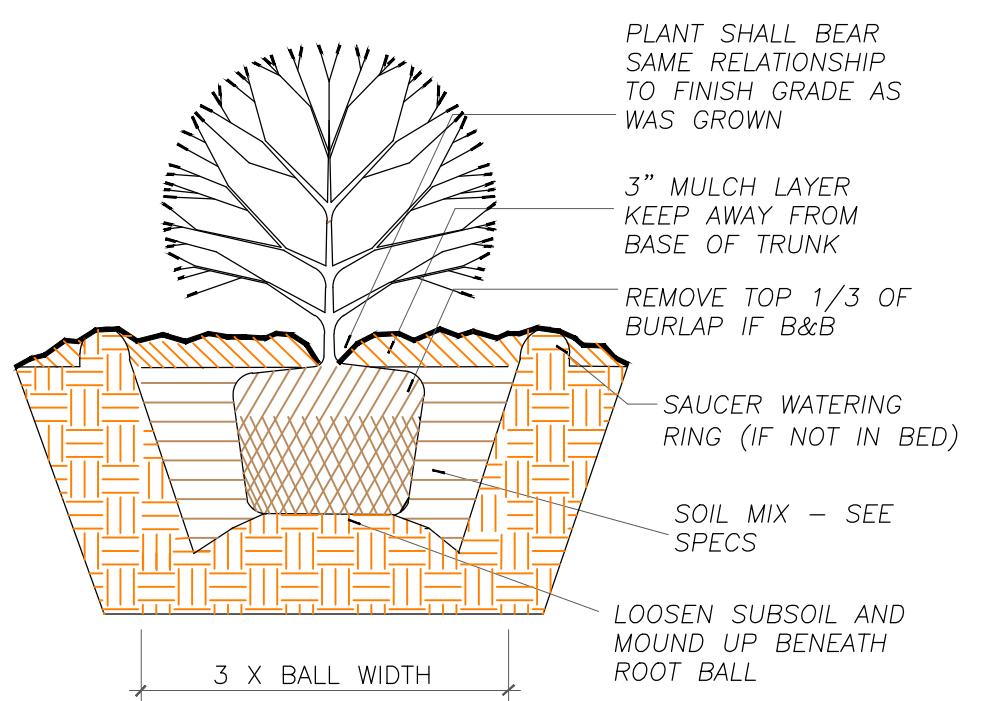
MODIFICATION REQUEST TO CREDIT UNDERSTORY TREES 250 SF EACH TOWARD THE REQUIRED TREE COVERAGE

PROPOSED CANOPY TREE PLANTINGS:

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

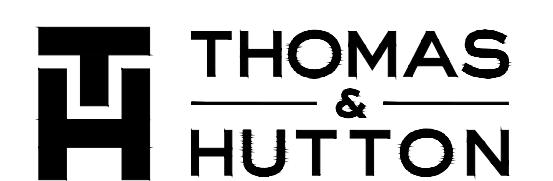


1
L1.2
TREE PLANTING DETAIL
NTS



2
L1.2
SHRUB PLANTING DETAIL
NTS

NO.	REVISIONS	BY	DATE



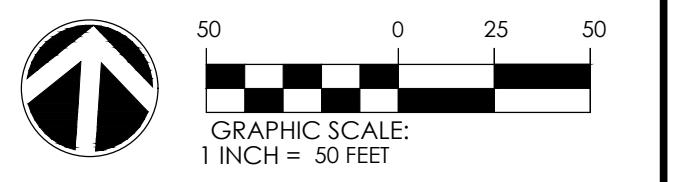
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PLANTING DETAILS

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L1.3