

FLINTROCK KNOLL RESIDENTIAL

Concept Plan

Chapel Hill Town Council
15 January 2025





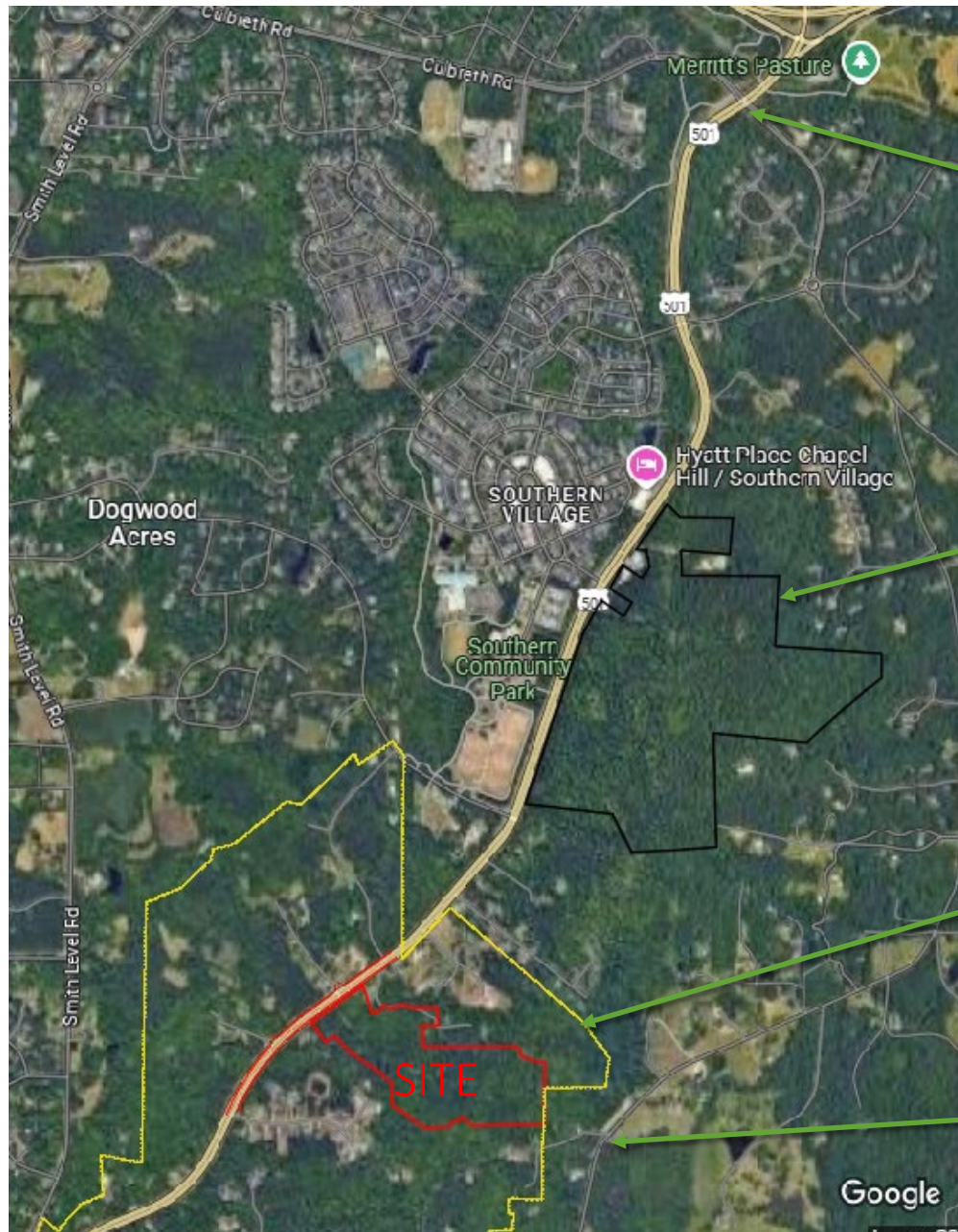
BOLD Development Group is a local developer who has 25 years experience in the Chapel Hill market

Owners are Chris Ehrenfeld and Jason Dell who both live in the Chapel Hill area

- Owners are active in the local community serving on many local non-profit boards
- BOLD donates a portion of all projects to the BOLD Foundation(501(c)(3) foundation) dedicated to serving children in need in Orange and Chatham Counties.

The Developer
Flintrock Knoll Residential





MT CARMEL CHURCH ROAD

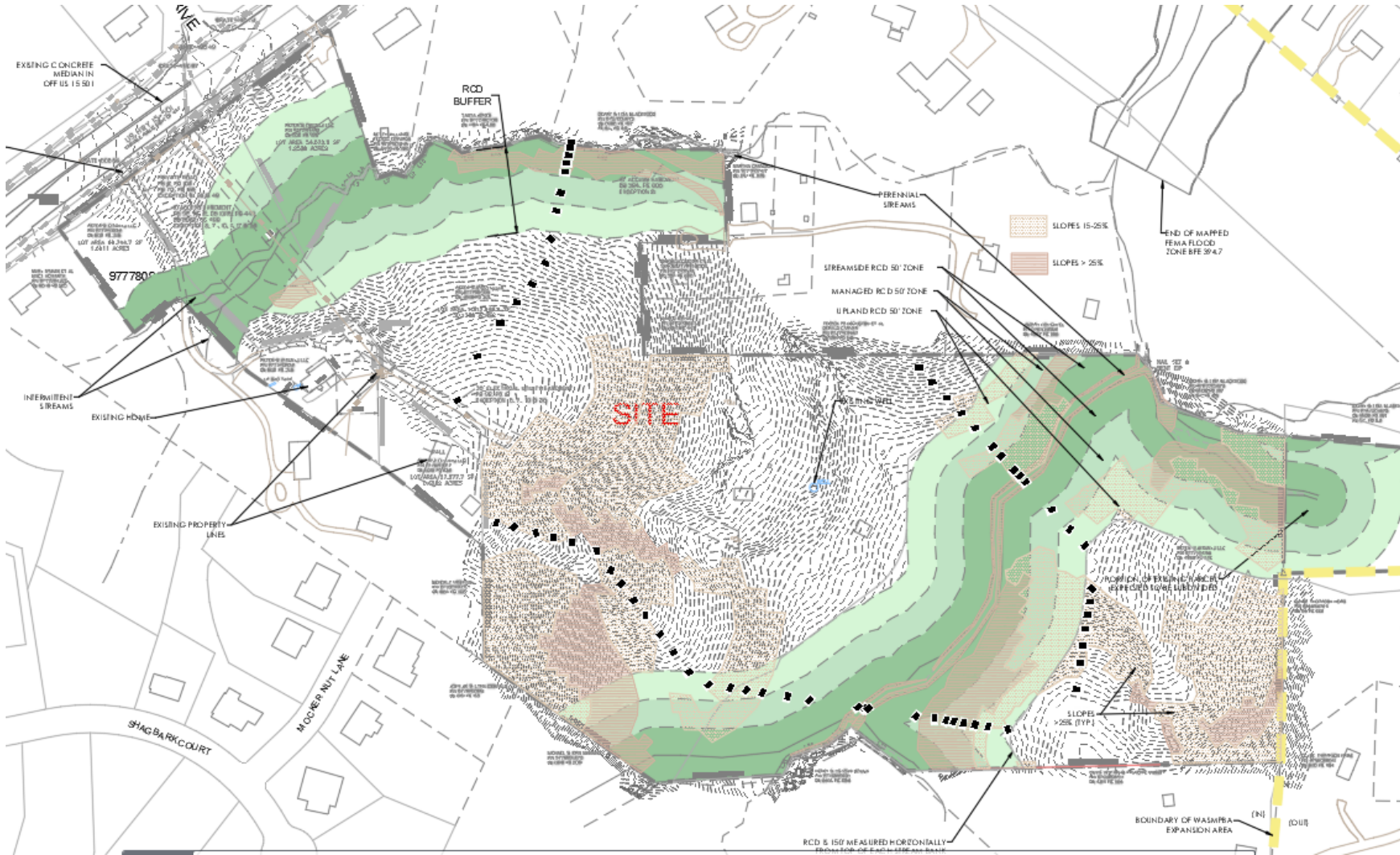
SOUTH CREEK
UNDER CONSTRUCTION

OWASA EXPANSION LIMITS

OLD LYSTRA RD

Area Map Flintrock Knoll Residential





Development will be concentrated in the area between the two streams.

Development will cross streams – a single crossing for each stream.

Large areas of slopes 15-25%, and over 25%.

Proposed development in the RCD zones will be for stormwater mitigation, utility extension, and greenway trail.

Use existing break in 15/501 median for the main project vehicular entry.

Existing Conditions Flintrock Knoll Residential



- 155 TOWNHOME UNITS (20 affordable units)
- 7,500 SF NON-RESIDENTIAL ON 15/501 FRONTAGE
- SANITARY SEWER EXTENSION
- GREENWAY TRAIL CONSTRUCTION

FUTURE ROAD CONNECTION

Concept Layout Plan Flintrock Knoll Residential

