

# CONCEPT PLAN OF FLINTROCK KNOLL

1641 US 15-501 SOUTH  
ORANGE COUNTY, NC

PREPARED FOR:  
**BOLD CONSTRUCTION**  
50051 GOVERNORS DRIVE  
CHAPEL HILL, NC 27517

J-31396.0002

**OWNER:**

PETER S. SLOMIANY LLC  
727 EASTOWNE DRIVE, STE 300D  
CHAPEL HILL, NC 27514

**CLIENT / CONTRACT PURCHASER:**

BOLD CONSTRUCTION, INC.  
50051 GOVERNORS DRIVE  
CHAPEL HILL, NC 27517  
919-929-6288  
CONTACT: JASON DELL

**APPLICANT / CONSULTANT:**

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

**CIVIL ENGINEER:**

CIVIL ENGINEER:  
THOMAS & HUTTON  
2510 MERIDIAN PARKWAY, STE 100  
DURHAM, NC 27713  
919-682-0368  
CONTACT: CHARLES HILL

SUBMITTAL HISTORY	
CONCEPT PLAN SUBMITTAL #1	12/3/24
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

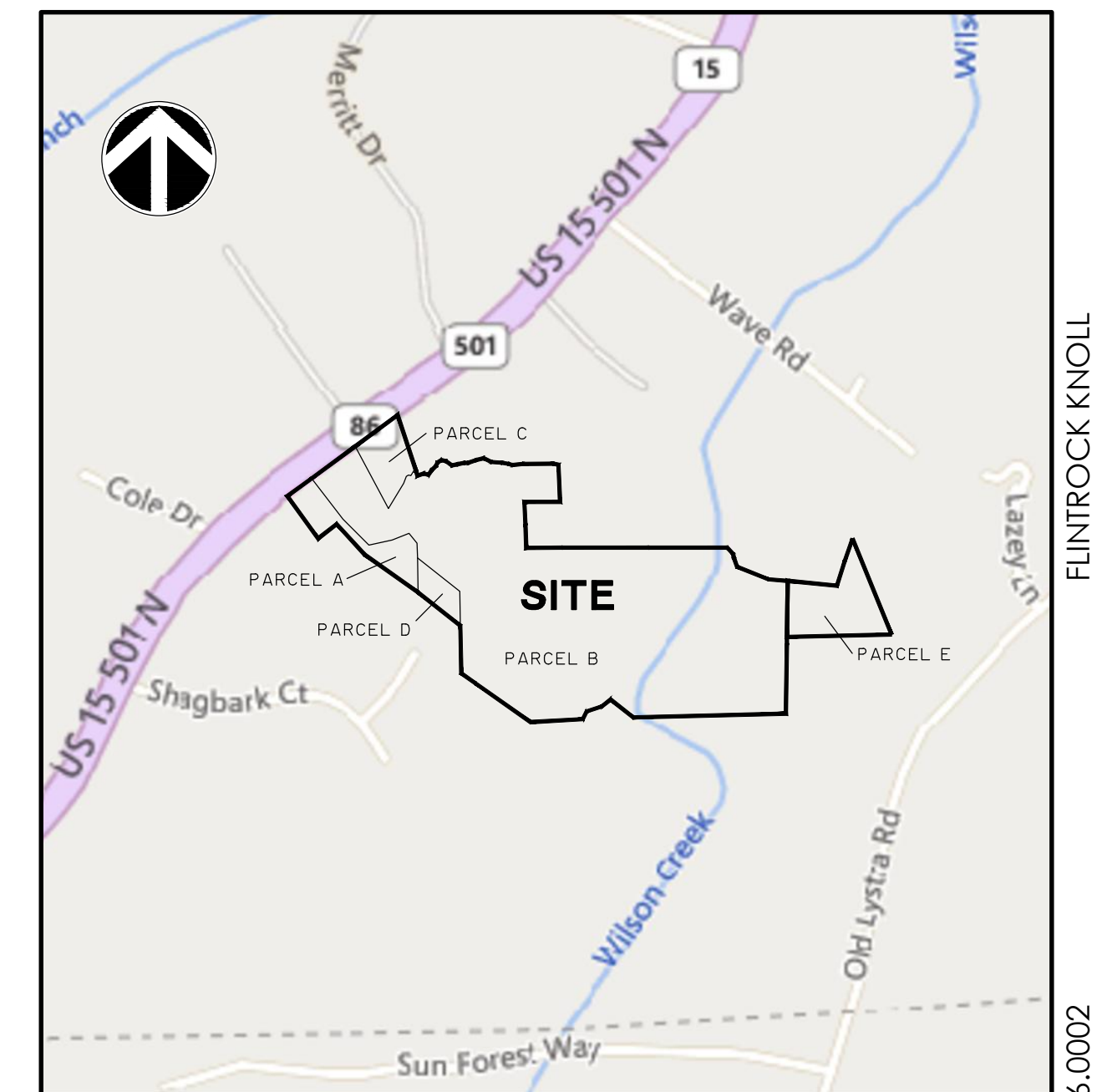
PREPARED BY:



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

**PROJECT DATA:**

<b>PARCEL A</b>	<b>PARCEL D</b>
ADDRESS: 1609 US 15-501 SOUTH	ADDRESS: 1613 US 15-501 SOUTH
OWNER(S): PETER S SLOMIANY LLC	OWNER(S): PETER S SLOMIANY LLC
PIN: 9777809133	PIN: 9776991927
SIZE (SF): 69,744.70	SIZE (SF): 27,277.70
SIZE (AC): 1.6011	SIZE (AC): 0.6262
DEED BOOK: DB 6132, PG 526	DEED BOOK: DB 6010, PG 233
ZONE: R-LD1 (CHAPEL HILL)	ZONE: R-LD1 (CHAPEL HILL & JOINT PLANNING AREA)
<b>PARCEL B</b>	<b>PARCEL E</b>
ADDRESS: 1641 US 15-501 SOUTH	ADDRESS: 1651 OLD LYSTRA ROAD
OWNER(S): PETER S SLOMIANY LLC	OWNER(S): PETER S SLOMIANY LLC
PIN: 9777904196	PIN: 9787008466
SIZE (SF): 1,312,849.80	SIZE (SF): 648,822.50
SIZE (AC): 30.1389	SIZE (AC): 14.8949
DEED BOOK: DB 4880, PG 352	DEED BOOK: DB 6598, PG 29
ZONE: R-LD1 (CHAPEL HILL)	ZONE: R-LD1 (CHAPEL HILL & JOINT PLANNING AREA)
<b>PARCEL C</b>	
ADDRESS: 1555 US 15-501 SOUTH	
OWNER(S): PETER S SLOMIANY LLC	
PIN: 9777809681	
SIZE (SF): 54,572.50	
SIZE (AC): 1.2528	
DEED BOOK: DB 5512, PG 88	
ZONE: R-LD1 (CHAPEL HILL)	
TOTAL SF: 2,113,267.20	
TOTAL ACREAGE: 48.51	
OVERLAY DISTRICT: JORDAN LAKE WATERSHED PROTECTION	
LAND USE:	
EXISTING: VACANT SINGLE FAMILY RESIDENTIAL	
PROPOSED: MULTI-FAMILY RESIDENTIAL (TOWNHOMES)	
TOTAL SITE SF: 2,113,267	
STREAMSIDE RCD: 292,798	
MANAGED RCD: 199,886	
UPLAND RCD: 192,567	
NON-RCD: 1,428,016	



VICINITY MAP  
SCALE: 1" = 700'

**RESOURCE CONSERVATION NOTES**

**STREAM BUFFERS:**  
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY EXISTS.

**FLOODPLAIN PROTECTION:**  
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978700K (11/17/2017).

**STEEP SLOPE PROTECTION:**  
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN THE RCD. STEEP SLOPES ARE NOTED ON THE EXISTING CONDITIONS PLAN, C-1.1.

**WETLANDS:**  
THERE ARE MAPPED WETLANDS ONSITE AS SHOWN IN THE EXISTING CONDITIONS PLAN. THERE IS NO CONSTRUCTION PLANNED FOR THE WETLAND AREAS.

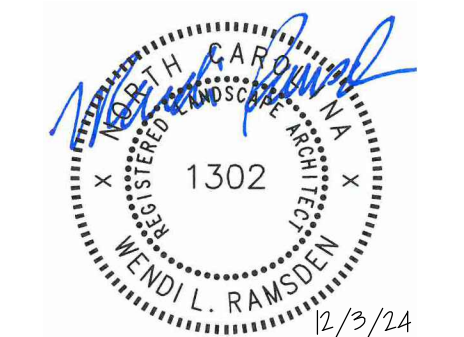
**PROJECT NOTES**

BOUNDARY AND TOPOGRAPHIC INFORMATION PER SURVEY AND CHAPEL HILL AND ORANGE COUNTY GIS

**TOWN OF CHAPEL HILL NOTES**

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

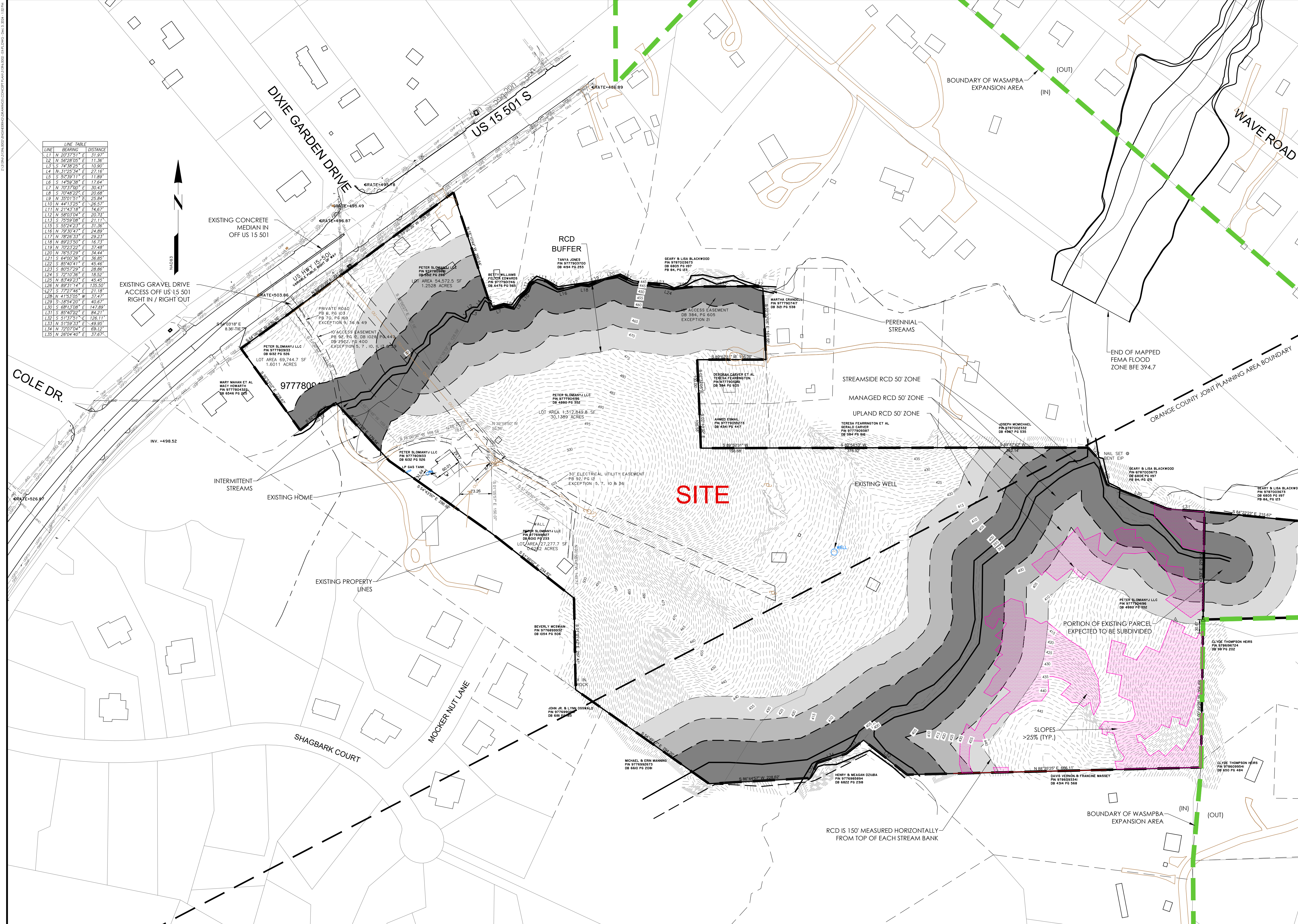


2510 Meridian Parkway • Suite 100  
Durham, NC 27713  
p.919.682.0368  
www.thomasandhutton.com









LINE	BEARING	DISTANCE
L1	N 20°37'51" E	31.97
L2	N 36°28'05" E	11.38
L3	S 74°38'25" E	10.90
L4	N 31°25'34" E	27.16
L5	S 32°39'17" E	11.89
L6	S 14°52'30" E	17.64
L7	N 70°37'50" E	30.43
L8	S 70°48'22" E	20.68
L9	N 15°01'51" E	29.84
L10	N 44°13'25" E	26.57
L11	N 21°43'18" E	14.67
L12	N 38°03'04" E	20.33
L13	S 75°59'08" E	21.11
L14	S 55°24'23" E	37.36
L15	N 79°50'47" E	24.89
L16	N 78°26'53" E	29.23
L17	N 89°23'50" E	16.73
L18	N 70°23'22" E	37.48
L19	N 76°53'29" E	34.44
L20	N 64°00'38" E	36.85
L21	N 25°40'41" E	45.88
L22	N 80°57'29" E	28.86
L23	S 72°10'36" E	18.52
L24	N 83°49'23" E	45.43
L25	N 89°31'14" E	115.50
L26	S 77°27'46" E	21.18
L27	N 41°53'05" W	37.47
L28	S 18°54'20" E	40.67
L29	S 68°13'08" E	147.89
L30	S 85°40'22" E	84.21
L31	S 11°32'51" E	126.11
L32	S 51°59'33" E	48.95
L33	N 22°07'04" E	69.12
L34	N 26°04'40" E	37.62

NO.	REVISIONS	BY	DATE



**THOMAS & HUTTON**  
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**EXISTING CONDITIONS & STREEP SLOPES**

**FLINTROCK KNOLL**

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DATUM: HORIZ: NAD 83      VERT: NAVD 88

100 0 50 100  
GRAPHIC SCALE:  
1" = 100 FEET

JOB NO: 31396.0002  
DATE: 12/03/24  
DRAWN:  
DESIGNED:  
REVIEWED:  
APPROVED:  
SCALE: 1" = 100'

**C1.1**

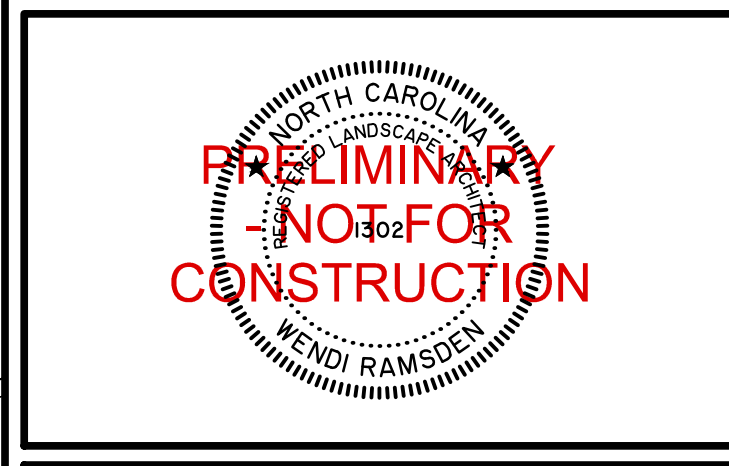


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