

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. SLOMIANYJ 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

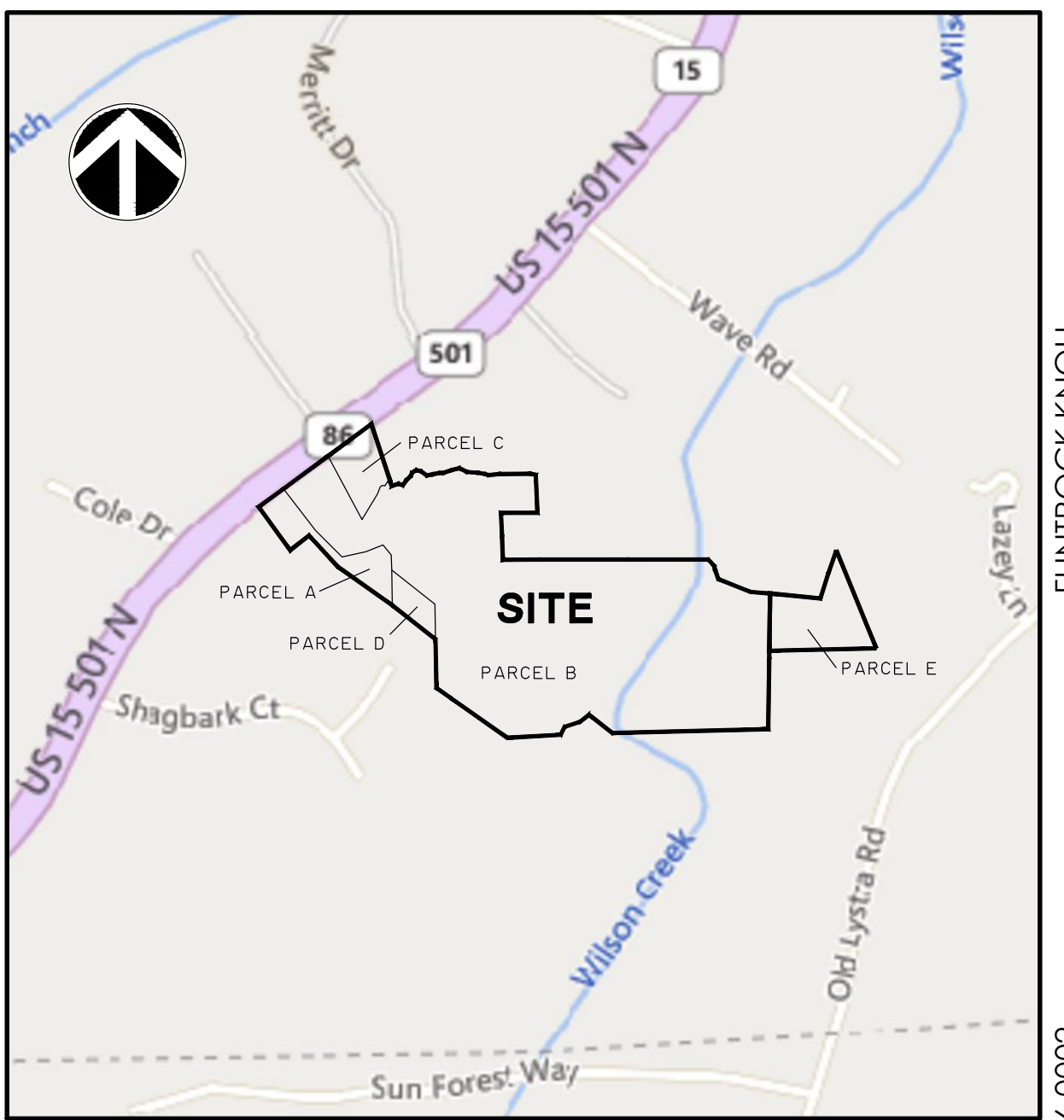


PREPARED BY:

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:

PARCEL A ADDRESS: 1609 US 15-501 SOUTH OWNER(S): PETER S SLOMIANYJ LLC PIN: 9777809133 SIZE (SF): 69,744.70 SIZE (AC): 1.6011 DEED BOOK: DB 6132, PG 526 ZONE: R-LD1 (CHAPEL HILL)	PARCEL D ADDRESS: 1613 US 15-501 SOUTH OWNER(S): PETER S SLOMIANYJ LLC PIN: 9776991927 SIZE (SF): 27,277.70 SIZE (AC): 0.6262 DEED BOOK: DB 6010, PG 233 ZONE: R-LD1 (CHAPEL HILL & JOINT PLANNING AREA)
PARCEL B ADDRESS: 1641 US 15-501 SOUTH OWNER(S): PETER S SLOMIANYJ LLC PIN: 9777904196 SIZE (SF): 1,312,849.80 SIZE (AC): 30.1389 DEED BOOK: DB 4880, PG 352 ZONE: R-LD1 (CHAPEL HILL)	PARCELE ADDRESS: 1651 OLD LYSTRA ROAD OWNER(S): PETER S SLOMIANYJ LLC PIN: 9787008466 SIZE (SF): 648,822.50 SIZE (AC): 14.8949 DEED BOOK: DB 6598, PG 29 ZONE: R-LD1 (CHAPEL HILL & JOINT PLANNING AREA)
PARCELC ADDRESS: 1555 US 15-501 SOUTH OWNER(S): PETER S SLOMIANYJ 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

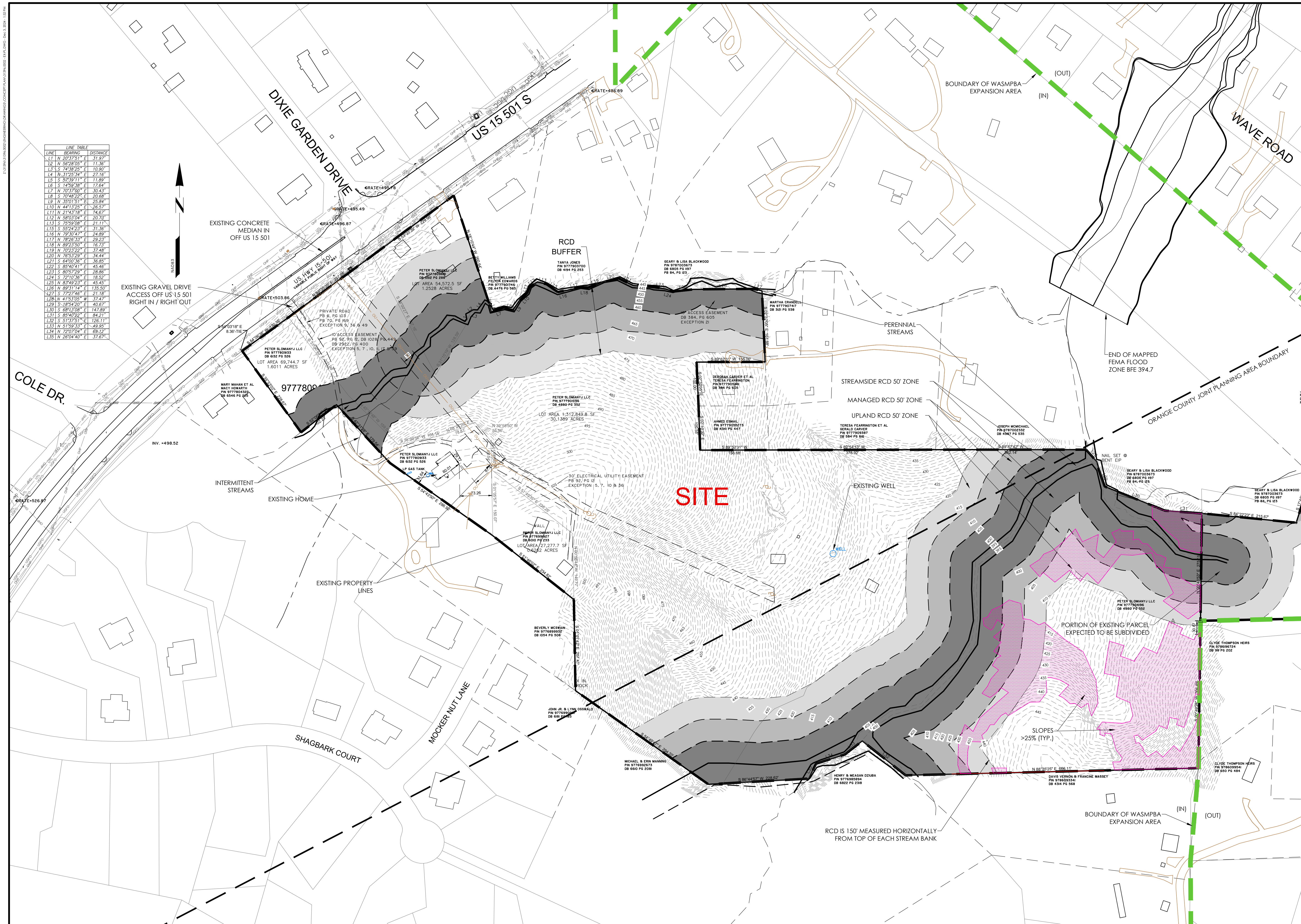
TOWN OF CHAPEL HILL NOTES

- 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



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



NO.	REVISIONS	BY	DATE



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EXISTING CONDITIONS & STREEP SLOPES

FLINTROCK KNOLL

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100 0 50 10

GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.: NAD 83

VERT.: NAVD 88

JOB NO:	31396.000
DATE:	12/03/24
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 100'

C1.1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20° 25' E	31.9
L2	S 72° 50' E	20.6
L3	S 74° 28' E	10.90
L4	N 31° 25' S4	22.16
L5	S 97° 31' E	11.88
L6	S 70° 37' E	30.43
L7	S 70° 37' E	30.43
L8	S 70° 48' E	20.68
L9	N 35° 01' S1	25.84
L10	S 70° 37' E	30.43
L11	N 21° 43' E	14.67
L12	S 88° 03' S4	20.73
L13	S 75° 59' E	21.11
L14	S 95° 24' E	31.38
L15	S 70° 37' E	30.43
L16	N 78° 26' S3	29.23
L18	N 89° 23' S0	16.73
L19	N 70° 23' E	37.48
L20	S 70° 37' E	30.43
L21	S 64° 00' S6	36.85
L22	S 85° 40' S1	45.46
L23	S 80° 57' E	28.86
L24	S 72° 10' S6	18.52
L25	S 70° 37' E	30.43
L26	N 89° 31' S4	135.50
L27	S 72° 22' S6	21.18
L28	N 41° 05' W	37.47
L29	S 70° 37' E	30.43
L30	S 68° 15' S0	14.89
L31	S 85° 40' E	84.21
L32	S 51° 37' S1	126.11
L33	S 51° 59' S3	49.95
L34	S 70° 37' E	30.43
L35	N 26° 04' S0	37.67

NO.	REVISIONS	BY	DATE



THOMAS
&
HUTTON

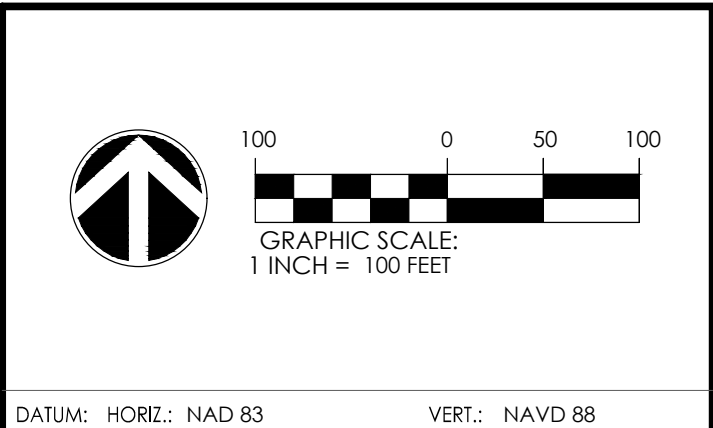
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CONCEPT PLAN

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JOB NO: 31394.0002	C2.0	
DATE: 12/03/24		
DRAWN:		
DESIGNED:		
REVIEWED:		
APPROVED:		
SCALE: 1" = 100'		

C2.0