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# CONCEPT PLAN OF 271 ERWIN ROAD

271 ERWIN ROAD  
CHAPEL HILL, NC 27514

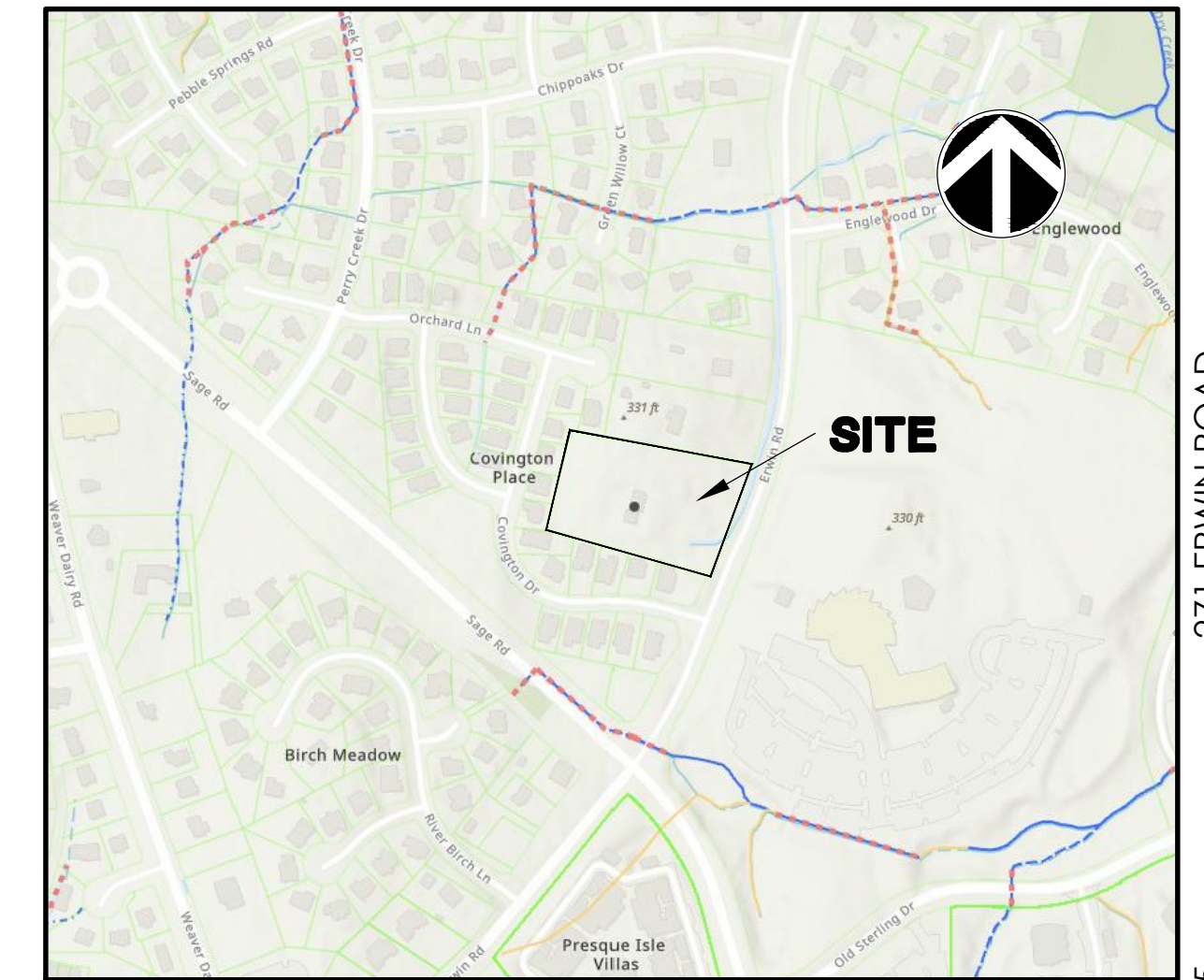
PREPARED FOR:

DURHAMITE HOLDINGS, LLC  
321 E CHAPEL HILL ST  
DURHAM, NCC 27701  
ATTN: JONATHAN DAYAN

08/02/2024

J-31825

PREPARED BY:



VICINITY MAP  
SCALE: 1" = 2000'

J-31825  
08/02/2024

## PROJECT DATA

PARCEL INFO: OWNER	DURHAMITE LESHAR LLC 321 E CHAPEL HILL ST DURHAM, NC 27701
PARCEL 1 PIN ACREAGE ZONING	271 ERWIN ROAD 9890512638 2.61 ACRES / 113,691 SF R-2
TREE COVERAGE: REQUIRED: PROPOSED:	30% 30%
OPEN SPACE:	TBD
BUILDING PROGRAM: TOWNHOMES:	20
PARKING: TOWNHOMES:	40 SPACES (2 PER UNIT) GARAGE OR DRIVEWAY LOCATED

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
SUBMITTED TO	DATE



Know what's below.  
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p.919.682.0368  
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2:\3825\3825\_0000\DRAWINGS\08\AM1.1\AM1.1\_0000 - AREA MAP.dwg - 08/12/2024 - 10:48 PM



NO.	REVISIONS	BY	DATE



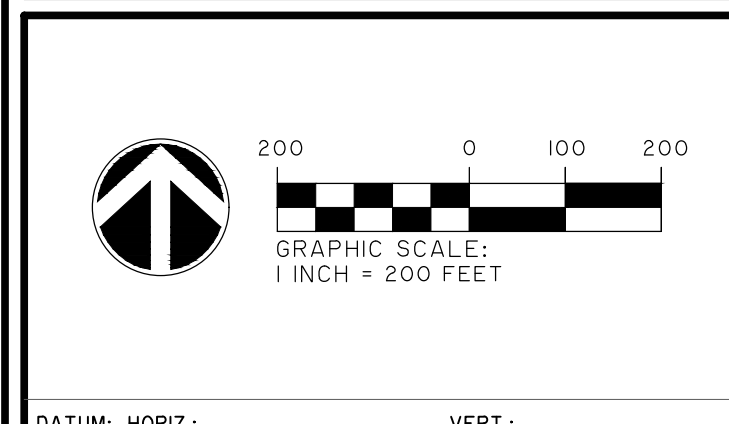
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**AREA MAP**

**271 ERWIN ROAD**

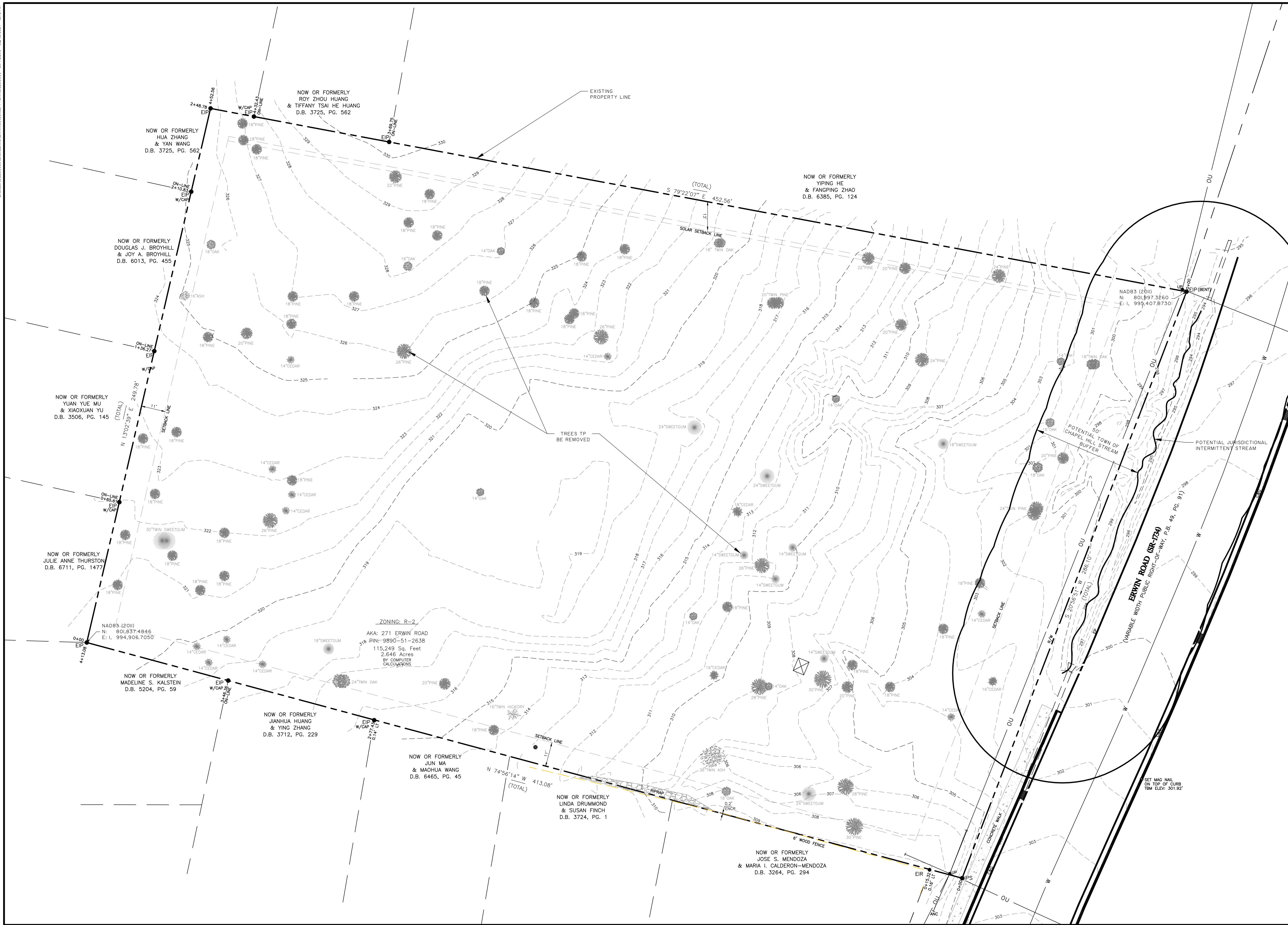
**PROJECT LOCATION:**  
 271 ERWIN ROAD  
 CHAPEL HILL, NC 27514

**CLIENT/OWNER:**  
 DURHAMITE HOLDINGS, LLC  
 321 E CHAPEL HILL ST  
 DURHAM, NCC 27701  
 ATTN: JONATHAN DAYAN



JOB NO:	31825
DATE:	08/02/2024
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 200'

**AM1.1**



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

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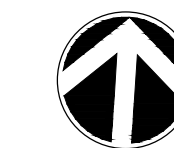
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**EXISTING CONDITIONS & DEMOLITION PLAN**

**271 ERWIN ROAD**

**PROJECT LOCATION:**  
271 ERWIN ROAD  
CHAPEL HILL, NC 27514

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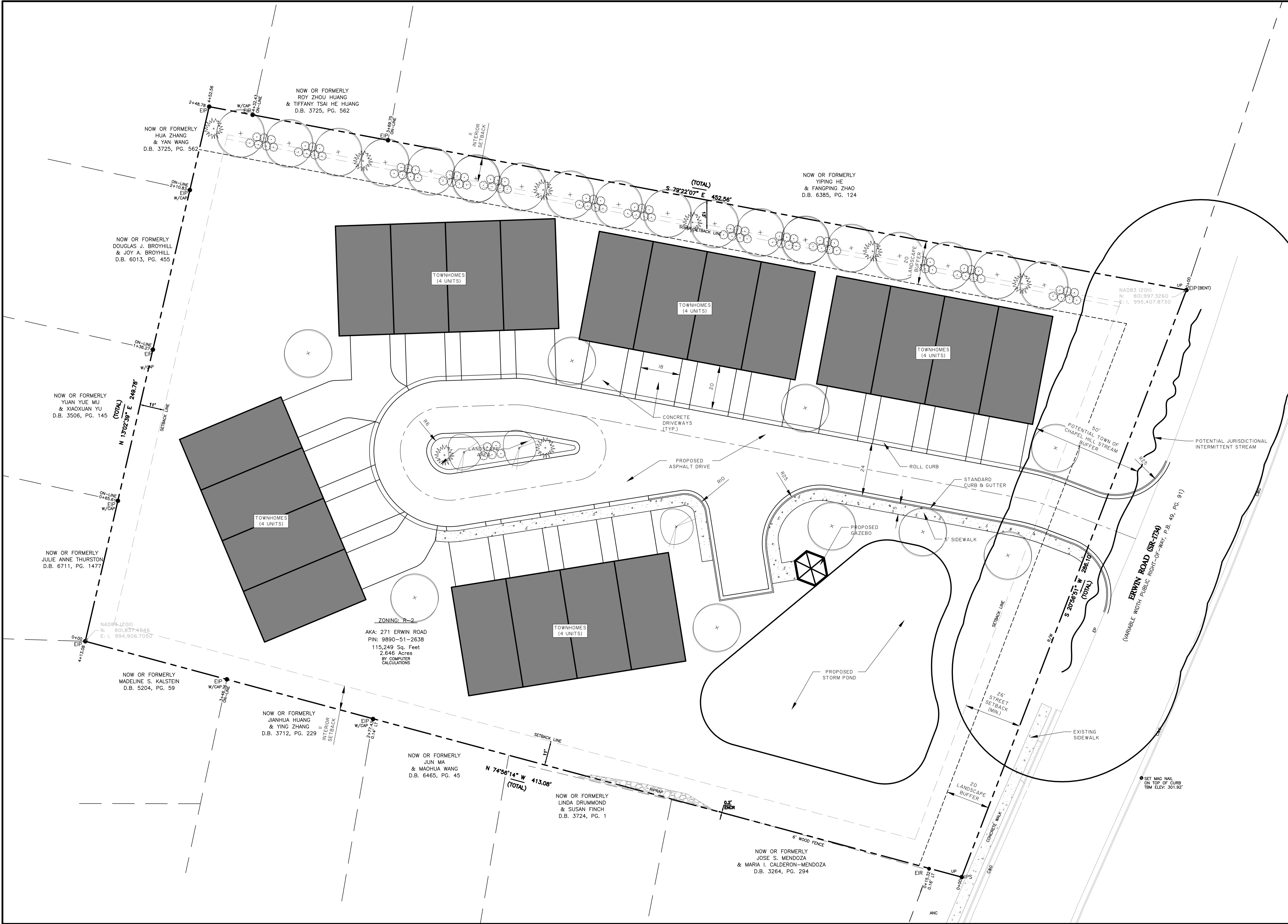
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GRAPHIC SCALE: 1 INCH = 20 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	31825
DATE:	08/02/2024
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 20'

**CD1.1**

20/30/2024 11:00 AM D:\PROJECTS\2024\20240802\20240802\_271\_ERWIN\_CD.PLT - PLOT DATE: 08/15/2024 11:00 AM



NO.	REVISIONS	BY	DATE

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**SITE LAYOUT PLAN**

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**271 ERWIN ROAD**

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**PROJECT LOCATION:**  
271 ERWIN ROAD  
CHAPEL HILL, NC 27514

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**CLIENT/OWNER:**  
DURHAMITE HOLDINGS, LLC  
321 E CHAPEL HILL ST  
DURHAM, NCC 27701  
ATTN: JONATHAN DAYAN

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GRAPHIC SCALE:  
1 INCH = 20 FEET

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DATUM: HORIZ.: \_\_\_\_\_ VERT.: \_\_\_\_\_

JOB NO: 31825  
DATE: 08/02/2024

DRAWN: \_\_\_\_\_  
DESIGNED: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
SCALE: 1" = 20'

**C1.1**