

SITE DATA TABLE		
NAME:	DOSAN CORP	PROPOSED BLDG. SQ. FT.: (217,800 SQ. FT. EA
PARCEL ID (PIN NUMBER):	07-066-993	PROPOSED BLDG. UNIT SIZE = 1,950 SQ. FT. EA.
PROPERTY ZONE:	121,188 SQ. FT. OR 2.7823 ACRES	FLOOR AREA RATIO: 15,600/121,188 = 0.128
PROPERTY LOCATION:	TOWN OF INDIAN TRAIL	BLDG. COVERAGE: 15,600/121,188 = 0.128
EXIST./PROP. ZONING DISTRICT:	L-1/L-1	PERVIOUS SURFACE: 79,389 SQ. FT. (65.50%)
FEMA ZONE AE:		IMPERVIOUS SURFACE: 41,809 SQ. FT. (34.50%)
EXISTING USE:	VACAN LAND	TOTAL DISTURBED AREA = 87,400 SQ. FT.
PROPOSED USE:	FLEX SPACE	BUILDING HEIGHT: 1-STORY/20 FT.
PROPOSED BLDG. No. of UNITS = 4 PER BLDG.		

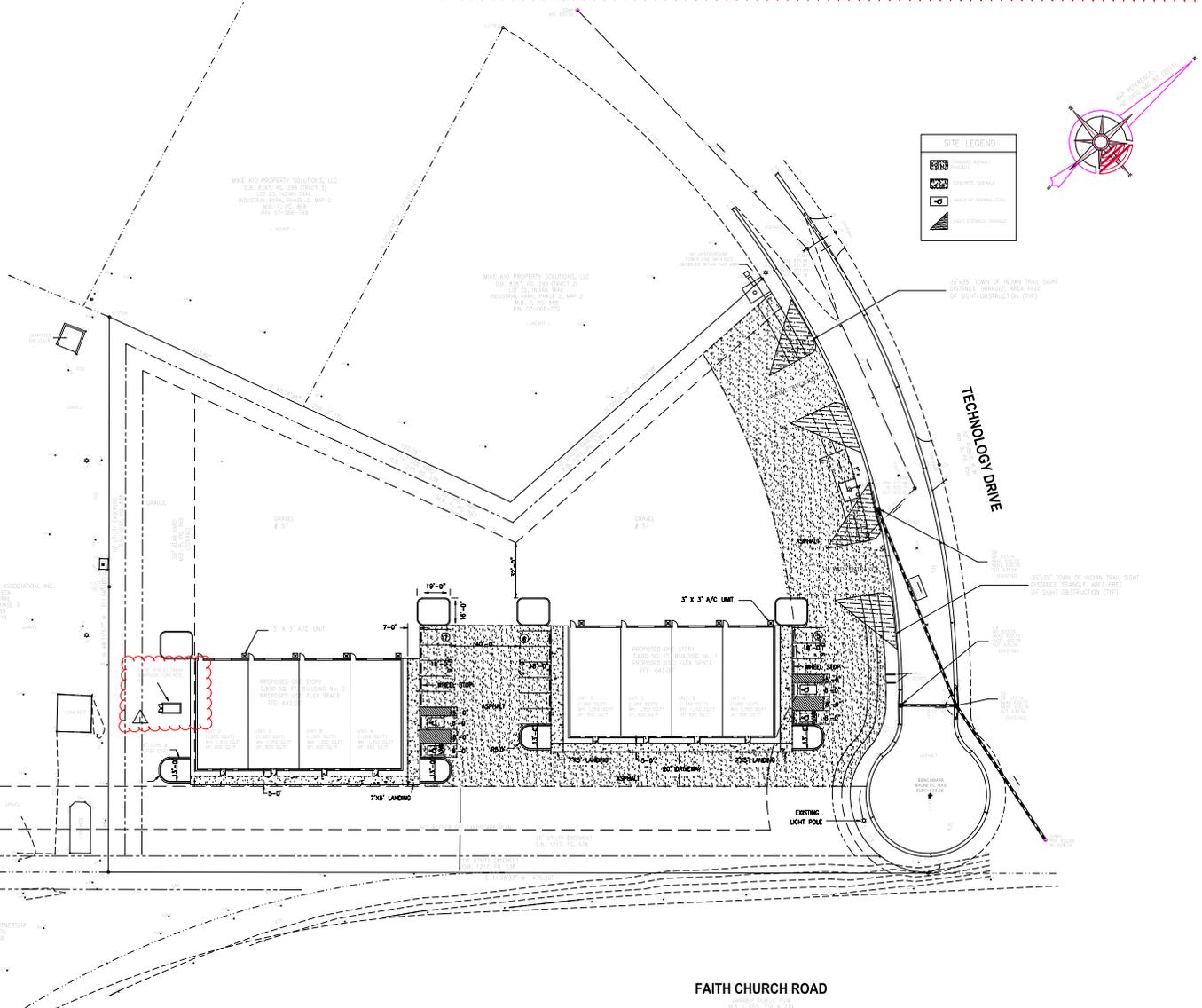
PARKING DATA TABLE		
TYPE	REQUIRED	PROVIDED
WAREHOUSE:	1 SPACE PER 2,000 SF (1,338 SF / 2,000 = 0.66 (1)	
OFFICE:	2 SPACES PER 1,000 SF (600 x 2 / 1,000 = 1.2 (1)	9 SPACES PER BUILDING
FLEX SPACE:	TOTAL SPACE REQUIRED PER UNIT = 2	
	TOTAL No. OF UNIT = 4 (6x2 = 8) 8 SPACES PER BUILDING	
HANDICAP SPACES:	1 PER 25 PARKING SPACES = 1	2

SETBACKS	
FRONT	50 FEET
SIDE INTERIOR	20 FEET
SIDE STREET	25 FEET
REAR	50 FEET

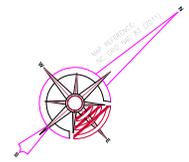
UTILITIES:
 POWER:
 SAVAN POWER COOPERATIVE
 1-800-794-4423
 TELEPHONE:
 WINDSTREAM COMMUNICATIONS, INC.
 1-800-289-1901
 WATER & SEWER:
 SAVAN COUNTY WATER & WASTEWATER
 704-506-1668
 GAS:
 PIEDMONT NATURAL GAS CO.
 1-800-752-7084
 CABLE TELEVISION:
 CHARTER COMMUNICATIONS
 1-800-179-9140



Know what's below.
 Call before you dig.



SITE LEGEND	
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	HANDICAP PARKING SPAC.
[Symbol]	EXIST. DRIVE CHANG.



PROJECT No. DC2022-04
 DATE: 09/06/2022
 DRAWN BY: J. DOMINGUEZ
 CHECKED BY:
 REVISED BY:

REVISIONS	
10/25/2022	[Symbol]

DOSAN CORP
 GENERAL CONTRACTING & DESIGN SERVICES
 270 UNIONVILLE INDIAN TRAIL ROAD, W.
 INDIAN TRAIL, NC 28079
 PHONE: 704-243-0254 FAX: 704-621-6577
 jhm@doscancorp.com

PROJECT NAME:
DOSAN CORP BUILDINGS
 INDIAN TRAIL, NC 28079

SHEET TITLE:

SITE PLAN

SHEET No.

C-3.0

MSW
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