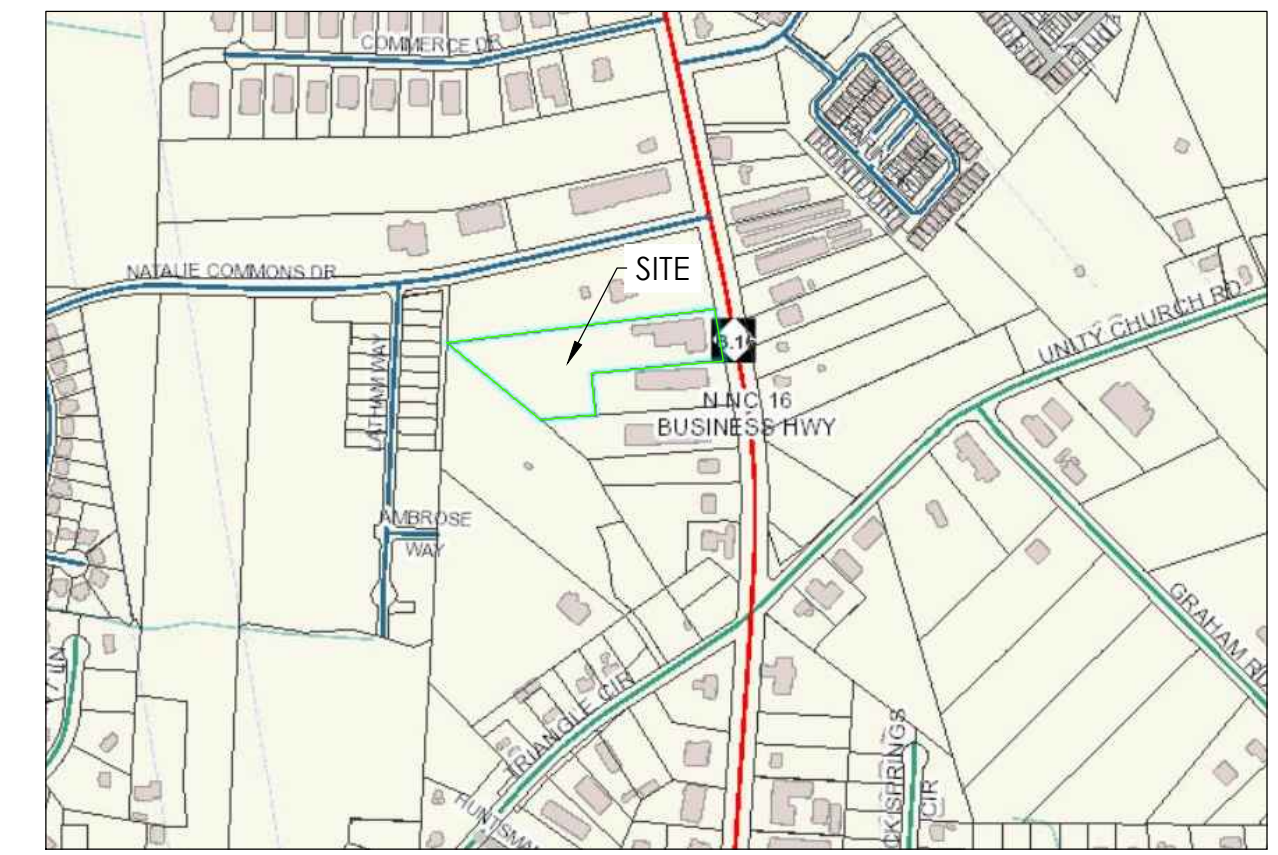


SITE DATA TABLE	
LOCATION:	1417 N HWY 16 BUSINESS DENVER, NC 28037
PARCEL SIZE:	4.494 AC
EXISTING ZONING:	B-G CZ
PROPOSED ZONING:	PD-1
OWNER:	PSA DENVER LLC 3850 FERNANDINA ROAD COLUMBIA SC 29201
EXISTING FRONT SETBACK:	15' MIN - 90' MAX
EXISTING SIDE SETBACK:	15'
EXISTING REAR SETBACK:	30'
FEMA MAP #	3710460300J
FEMA EFFECTIVE DATE	8/16/2007
SOIL TYPES	CeB2 AND Ud
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

LEGEND			
	PROJECT BOUNDARY		BUILDING HATCH
	PROPOSED BUILDING CURB AND GUTTER		FULL DEPTH ASPHALT
	BUILDING SETBACK		SIDEWALK
	IRRIGATION CONDUIT		HEAVY DUTY PAVEMENT
	EXISTING SURVEY		COMPACT CAR SPACE
	STOP SIGN W/ WHITE STOP BAR		PARKING ROW COUNT
	COMPACT CAR SPACE		HANDICAPPED PARKING SYMBOL

GENERAL NOTES:

- PART OF SITE LIES IN EASTERN LINCOLN DEVELOPMENT DISTRICT (ELDD)
- A 20' CLASS C LANDSCAPING BUFFER WILL BE REQUIRED AROUND THE PROJECT BOUNDARY



VICINITY MAP
SCALE: N.T.S.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



HensonFoley
 Landscape Architecture
 Civil Engineering
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
 p: 704.875.1615 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE #: C09181
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

N
 W E
 NORTH ARROW
 GRAPHIC SCALE 1"=30 FT.

DENVER DEFENSE
 PIN #/ PARCEL ID 4603-56-9084
 1417 N HWY 16 BUSINESS DENVER, NC

SITE PLAN

REVISIONS:

C03 - SITE PLAN.DWG	
PROJECT NUMBER:	221011
DATE:	04/08/2021
DRAWN BY:	KIW
SHEET	C01 OF 01