

SITE DATA

1.1 ACRES TOTAL
 PARCEL/PIN # 371209170030 AND 371209160990
 ADDRESS: 655 LENOIR RHYNE BLVD SE
 HICKORY, NC 28602

ZONED : C-2
 OVERLAY: REVITALIZATION DISTRICT OVERLAY
 EXISTING USE: VACANT COMMERCIAL BUILDING
 PROPOSED USE: DENTAL OFFICE

REQUIRED PARKING: 2 SPACES PER 1,000 SF
 10,201SF / 1,000 X 2 = 21 SPACES

PROVIDED PARKING : 48 TOTAL
 (45 STD., 3 ADA)

REQUIRED SETBACKS
 FRONT - 20'
 SIDE - 10'
 SIDE (CORNER) - 15'
 REAR - 20'

REQUIRED BUFFERS
 5 FT. PERIMETER PARKING

SITE NOTE

1. SIDEWALK WITHIN LENOIR-RHYNE BLVD S.E. RIGHT OF WAY IS REQUIRED. HOWEVER CITY OF HICKORY HAS PLANNED STREETSCAPE IMPROVEMENTS FOR THE AREA. THE CITY REQUESTED A FEE-IN-LIEU BE PAID INSTEAD OF INSTALLING SIDEWALK AT A RATE OF \$25.25 FOR EVERY LINEAR FOOT OF SIDEWALK THAT WOULD HAVE BEEN INSTALLED.
2. A PHOTOMETRIC PLAN WILL BE REQUIRED WITH THE FULL SITE PLAN SUBMITTAL.
3. ALL HVAC EQUIPMENT MUST BE SCREENED FROM VIEW EITHER BY FENCING OR LANDSCAPING FOR GROUND UNITS OR BY FENCING OR PARAPETS FOR ROOF UNITS.
4. ALL EXISTING STORM DRAINAGE STRUCTURES AND PIPING WILL BE ANALYZED AS PART OF THE DETAILED DESIGN AND REPLACEMENT AND/OR RELOCATION MAY BE REQUIRED.

SEAL:

*PRELIMINARY DESIGN
NOT FOR CONSTRUCTION*

SUBMITTALS	
DATE	PURPOSE
11/14/19	SKETCH PLAN

OWNER/DEVELOPER
 RR INVESTMENTS, LLC
 1538-A UNION ROAD
 GASTONIA, NC 28054

PROJECT DESCRIPTION:
HICKORY DENTAL OFFICE
 655 LENOIR RHYNE BLVD SE
 HICKORY, NC 28602

PROJECT NO:
7329 - 1119

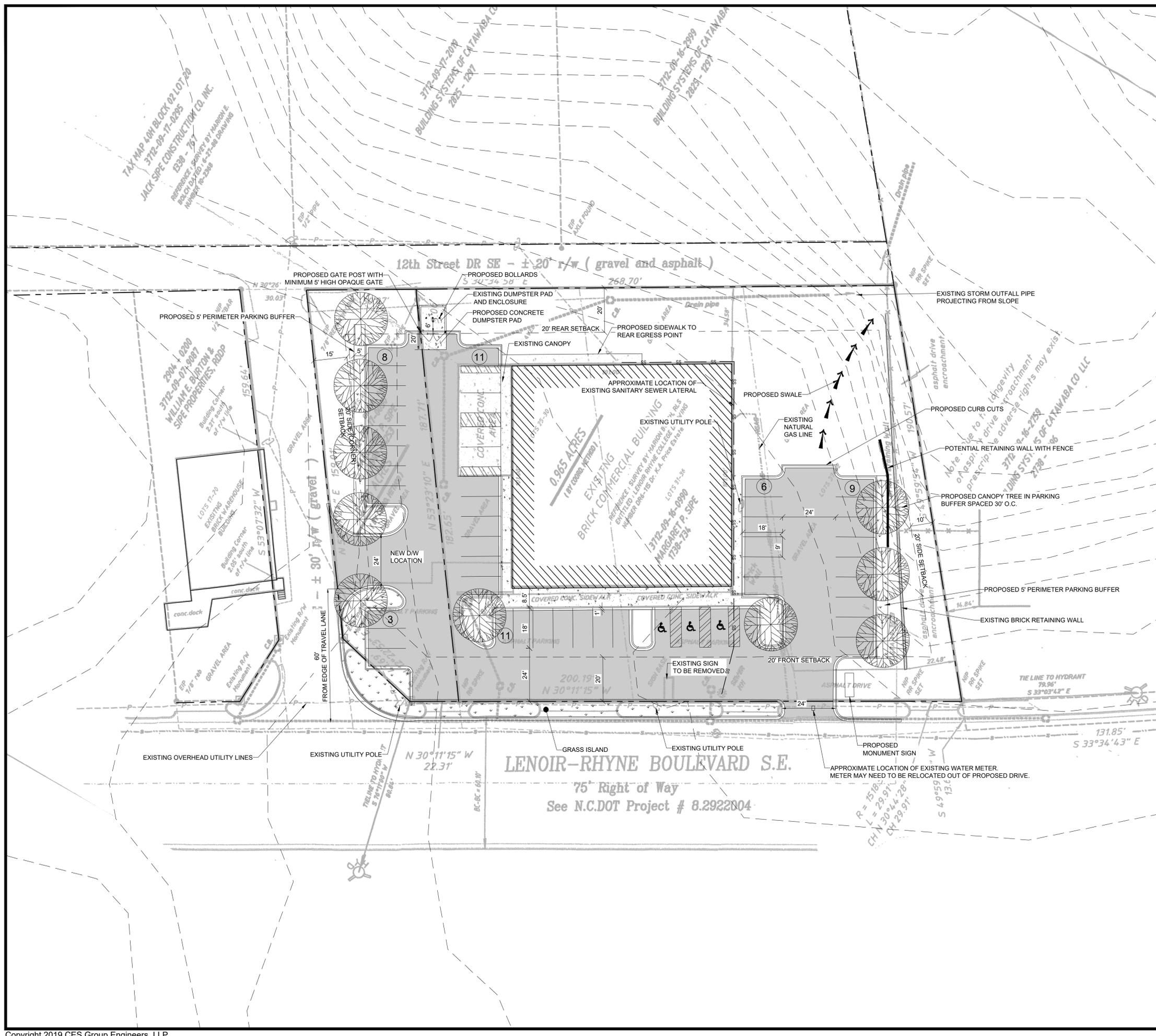
DRAWING REVISIONS

NO.	REVISION DESC.	DATE

DRAWN BY: MK REVISOR BY: —
 CHECKED BY: SC ISSUED BY: SC

DRAWING TITLE:
SKETCH PLAN

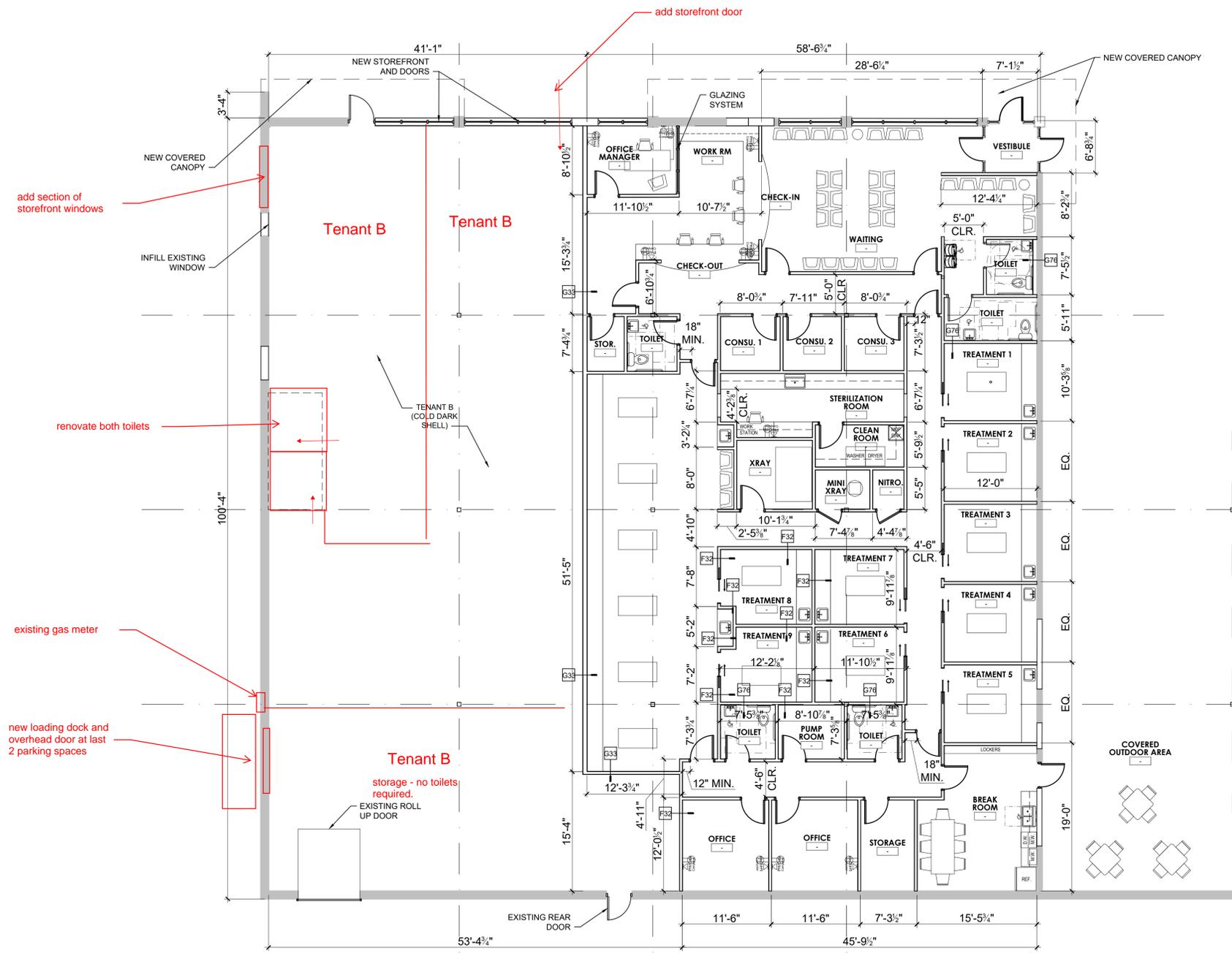
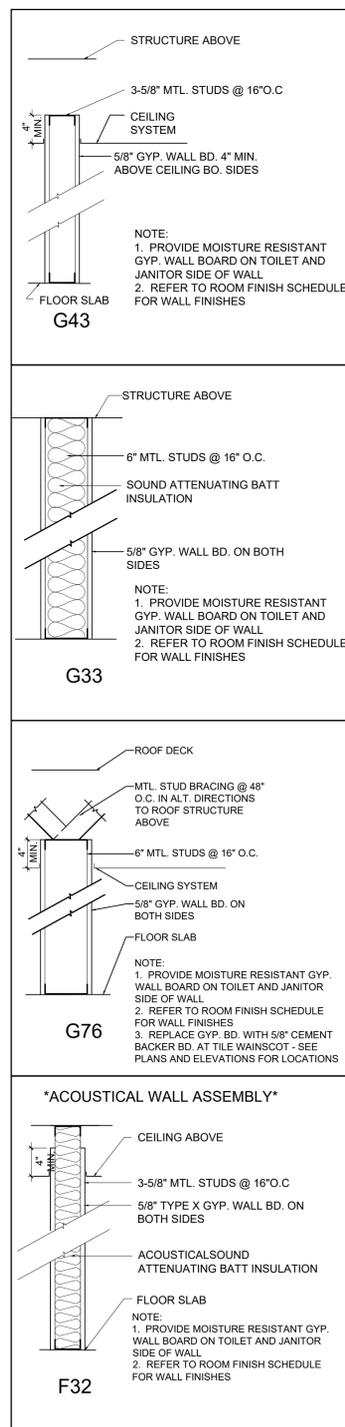
DRAWING NUMBER:
SP-1





Smile  Starters

Tenant Sign



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REVISIONS

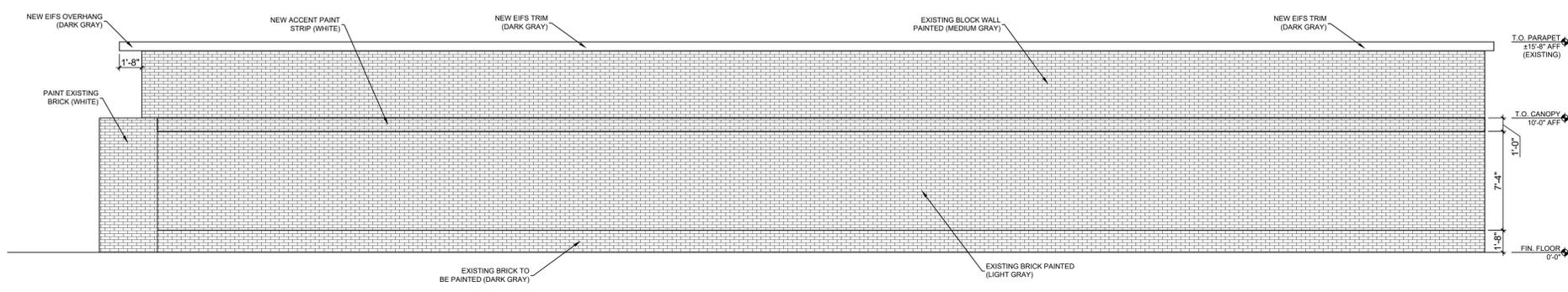
INTERIOR RENOVATION
SMILE STARTERS
 LR BLVD.
 HICKORY, NC

PROJECT NO.: P1987
 CONTACT: L. SCHAEFFER
 DRAWN BY: SC
 DATE: 9-23-2020

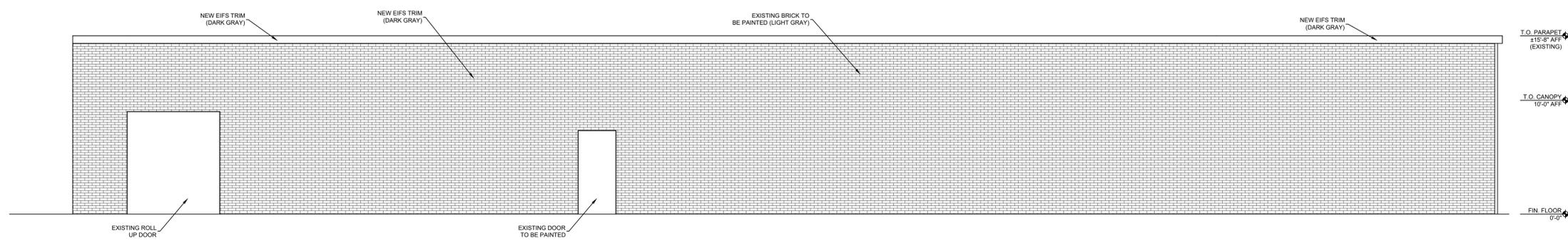
SHEET:
 FLOOR & REFLECTED CEILING PLANS, WALL TYPES
 A101

WALL TYPES; TYP
 SCALE: NTS
1

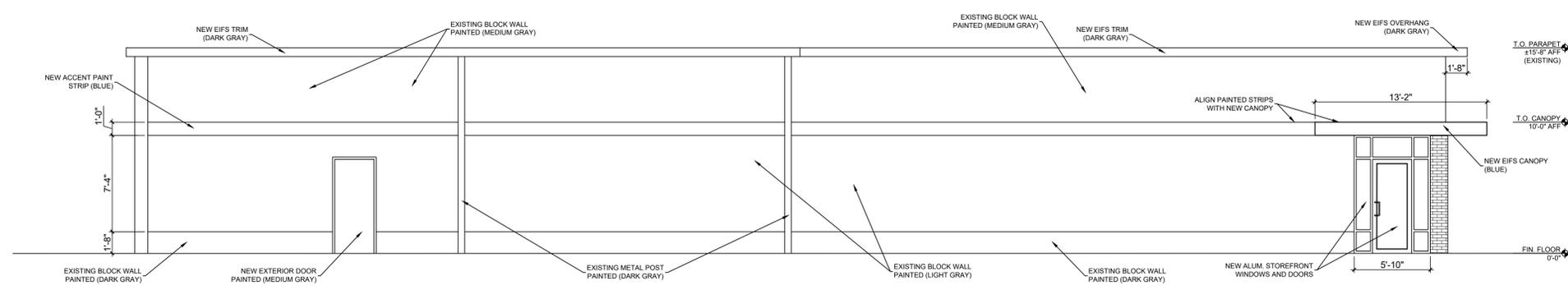
FLOOR PLAN
 SCALE: 1/8" = 1'-0"
1



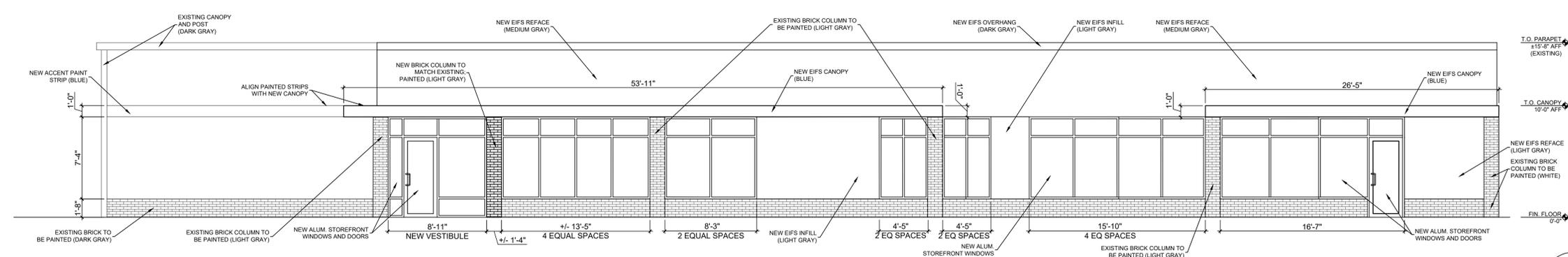
RIGHT EXTERIOR ELEVATIONS **4**
 SCALE: NTS



BACK EXTERIOR ELEVATIONS **3**
 SCALE: NTS



LEFT EXTERIOR ELEVATIONS **2**
 SCALE: NTS



FRONT EXTERIOR ELEVATIONS **1**
 SCALE: NTS

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REVISIONS

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 HICKORY, NC

PROJECT NO.: P1987
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SHEET:
 EXTERIOR
 ELEVATIONS

A200