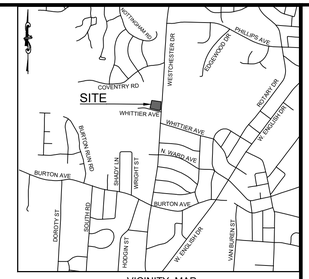
NAD 83(2011)
NC STATE PLANE GRID



VICINITY MAP
NTS

CITY OF HIGH POINT
PIN: 6890306725
DB 8085 PG 1300
PB 184 PG 14
ZONING: OI

EXISTING CREEK
PER NCFRIS

30' STREAM BUFFER

PROPOSED PARALLEL
PARKING (9' X 20' TYP.)

PROPOSED INTERIOR
PARKING LOT LANDSCAPING

PROPOSED CANOPY
TREE (TYP.)

100 YR FLOOD LIMITS
PER NCFRIS

PROPOSED RETAINING WALL W/
GUARDRAIL (DESIGN BY OTHERS)

JAMES EDWARD RUDDOCK
PIN: 6890305583
DB 8363 PG 814
ZONING: GB
VACANT

EXISTING UTILITY POLE
TO REMAIN

PROPOSED
CARGO DOOR

BUILDING
ENTRANCE

EXISTING CONCRETE
AND BOLLARDS TO BE
DEMOLISHED

PROPOSED 25' WIDE CONCRETE
DRIVEWAY APRON W/ 5' FLARES PER
CITY OF HIGH PONT STANDARD DETAILS

EXISTING WATER
CONNECTION TO REMAIN

EXISTING 2'
CONTOUR

EXISTING BUILDING TO
REMAIN AND BE REMODELED
AND SECOND FLOOR ADDED

PROPOSED 90°
PARKING (9' X 18' TYP.)

PROPOSED PARKING LOT
PERIMETER LANDSCAPING

PROPOSED 5' CONCRETE
SIDEWALK AT PARKING
LOT GRADE (TYP.)

PROPERTY
BOUNDARY

PROPOSED UNDERSTORY
TREE (TYP.)

PROPOSED EVERGREEN
SHRUB (TYP.)

OVERHEAD BALCONY
ON SECOND FLOOR

PROPOSED
DUMPSTER PAD

EXISTING UTILITY POLE
TO BE RELOCATED

PROPOSED RETAINING WALL W/
GUARDRAIL (DESIGN BY OTHERS) NO
GEO-GRID TO BE LOCATED WITHIN R/W

WHITTIER AVE
PUBLIC 60' R/W
PER PB 50 PG 25

PROPOSED 25' WIDE CONCRETE
DRIVEWAY APRON W/ 5' FLARES PER
CITY OF HIGH PONT STANDARD DETAILS

EXISTING EDGE OF
PARKING LOT ASPHALT
TO BE DEMOLISHED

NCDOT R/W

WESTCHESTER DR
R/W VARIES

S & S LOOZ PROPERTIES LLC
PIN: 6890307262
DB 6361 PG 50
PB 45 PG 68
ZONING: GB

NOTE: NO ADDITIONAL [illegible]HT-OF-WAY FOUND FOR
WESTCHESTER DRIVE. SURVEYOR RECOMMENDS AN
ATTORNEY'S TITLE SEARCH.

PRELIMINARY SKETCH PLAN DISCLAIMER
1. THIS PRELIMINARY SKETCH PLAN IS PROVIDED FOR INITIAL CONCEPTUAL PURPOSES ONLY. IT IS NOT INTENDED TO SERVE AS A FINAL DESIGN OR DETAILED ENGINEERING PLAN. THE INFORMATION HEREIN IS SUBJECT TO CHANGE AS MORE DATA BECOMES AVAILABLE AND AS PROJECT REQUIREMENTS EVOLVE.

NON-BINDING AND SUBJECT TO CHANGE
2. THE LAYOUT, DIMENSIONS, AND OTHER FEATURES SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO SIGNIFICANT MODIFICATION DURING THE DETAILED DESIGN PHASE. THIS INCLUDES, BUT IS NOT LIMITED TO, CHANGES DUE TO REGULATORY APPROVALS, ENVIRONMENTAL IMPACT ASSESSMENTS, SITE-SPECIFIC SURVEYS, SOIL STUDIES, AND CLIENT PREFERENCES.

REGULATORY COMPLIANCE
3. THIS SKETCH DOES NOT REPRESENT AN EXHAUSTIVE REVIEW OF ZONING, PERMITTING, OR OTHER REGULATORY REQUIREMENTS. FURTHER INVESTIGATION WILL BE NECESSARY TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT, UTILITY EASEMENTS, SETBACK REQUIREMENTS, AND ENVIRONMENTAL RESTRICTIONS.

SURVEY AND FIELD VERIFICATION REQUIRED
4. THIS PLAN IS BASED ON AVAILABLE DATA AND MAY NOT REFLECT THE ACTUAL FIELD CONDITIONS. NO LIABILITY IS ASSUMED FOR INACCURACIES IN THE INITIAL DATA.

GEOTECHNICAL AND ENVIRONMENTAL ASSESSMENTS PENDING
5. THIS PRELIMINARY PLAN DOES NOT ACCOUNT FOR SUBSURFACE CONDITIONS SUCH AS SOIL STABILITY, CONTAMINATION, GROUNDWATER LEVELS, OR OTHER GEOTECHNICAL FACTORS. A GEOTECHNICAL INVESTIGATION AND ENVIRONMENTAL STUDY WILL BE NECESSARY TO VERIFY THE SITE'S SUITABILITY FOR THE PROPOSED DEVELOPMENT.

UTILITY LOCATIONS AND AVAILABILITY
6. THE LOCATION AND CAPACITY OF EXISTING UTILITIES (WATER, SEWER, ELECTRICAL, ETC.) SHOWN ON THIS PLAN ARE BASED ON PRELIMINARY ASSUMPTIONS AND MAY NOT BE ACCURATE. FINAL DESIGN WILL REQUIRE COORDINATION WITH UTILITY PROVIDERS TO CONFIRM UTILITY LOCATIONS, CAPACITY, AND THE NEED FOR EXTENSIONS OR UPGRADES.

NO ASSUMPTION OF CONSTRUCTION COSTS
7. THE COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS HAVE NOT BEEN ESTIMATED AND WILL VARY BASED ON FINAL DESIGN, MATERIAL SELECTION, CONTRACTOR BIDDING, MARKET CONDITIONS, AND UNFORESEEN FIELD CONDITIONS. PRELIMINARY BUDGETARY FIGURES SHOULD NOT BE RELIED UPON FOR FINANCING OR DEVELOPMENT DECISIONS.

EASEMENTS, RIGHTS-OF-WAY, AND OTHER LEGAL ENCUMBRANCES
8. THE EXISTENCE OF EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES ON THE PROPERTY IS NOT FULLY REPRESENTED IN THIS PLAN. A TITLE SEARCH AND LEGAL REVIEW ARE NECESSARY TO IDENTIFY ANY SUCH RESTRICTIONS THAT MAY AFFECT THE DEVELOPMENT.

APPROVAL CONTINGENT ON LOCAL AUTHORITIES
9. THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE RELEVANT MUNICIPAL AUTHORITIES, INCLUDING PLANNING BOARDS, ZONING BOARDS, AND PUBLIC UTILITY COMMISSIONS. NO GUARANTEE IS PROVIDED THAT THE PROJECT WILL RECEIVE THE NECESSARY APPROVALS WITHOUT REVISION OR THAT APPROVAL WILL BE GRANTED AT ALL.

RISK OF RELIANCE ON PRELIMINARY PLAN
10. AS THIS PLAN IS PRELIMINARY, IT SHOULD NOT BE RELIED UPON FOR FINAL DECISION-MAKING. ANY RELIANCE ON THIS PLAN FOR INVESTMENT, PURCHASE, OR DEVELOPMENT WITHOUT FURTHER INVESTIGATION AND APPROVAL IS UNDERTAKEN AT THE CLIENT'S OWN RISK. FINAL APPROVALS, PERMITS, AND CONSTRUCTION DOCUMENTATION WILL SUPERSEDE THIS PLAN.

CLIENT ACKNOWLEDGMENT OF PRELIMINARY NATURE
11. THE CLIENT ACKNOWLEDGES THAT THIS PRELIMINARY SKETCH PLAN IS FOR INITIAL REVIEW AND FEEDBACK ONLY. THE FINAL ENGINEERING DESIGN AND CONSTRUCTION DOCUMENTATION WILL BE REQUIRED BEFORE ANY DEVELOPMENT, PERMITTING, OR CONSTRUCTION BEGINS.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG
CONTACT ONE-CALL CENTER

SITE DATA:
SANCA INC.
PIN: 6890307489
D.B. 8873 Pg. 2699
P.B. 45 Pg. 68
AREA: 1.35 ACRES
ADDRESS: 1744 WESTCHESTER DR, HIGH POINT, NC 27262

PRE-DEVELOPMENT IMPERVIOUS: 0.88 ACRES (65.2%)
POST-DEVELOPMENT IMPERVIOUS: 0.88 ACRES (65.2%)

ZONING:
EXISTING ZONING: GENERAL BUSINESS (GB)
PROPOSED ZONING: GENERAL BUSINESS (GB)
DEVELOPMENT STANDARDS: HIGH POINT
MINIMUM LOT SIZE: 8,000 SF
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 10'

BUILDING USES:
1ST FLOOR: LEASABLE COMMERCIAL SPACE
2ND FLOOR: COMMERCIAL OFFICE SPACE

PARKING:
PARKING SPACES REQUIRED:
1 SPACE PER 800 GFA X 11,980 GFA = 28 SPACES
PARKING SPACES PROVIDED: 45 SPACES
HANDICAP SPACES REQUIRED: 2 SPACES
HANDICAP SPACES PROVIDED: 2 SPACES

LANDSCAPING:
INTERIOR PARKING LOT LANDSCAPING:
REQUIRED- 1 CANOPY TREE PER 12 SPACES X 45 SPACES = 4 CANOPY TREES
PROVIDED- 6 CANOPY TREES, 4 UNDERSTORY TREES, AND 22 SHRUBS
PERIMETER PARKING LOT LANDSCAPING/STREET YARD LANDSCAPING
REQUIRED-
UNDERSTORY TREES- 2 TREES PER 100 LF X 608 LF = 13 TREES
SHRUBS- 15 SHRUBS PER 100 LF X 608 LF = 92 SHRUBS
PROVIDED-
UNDERSTORY TREES- 14 TREES
SHRUBS- 109 SHRUBS

WATERSHED DATA:
WATERSHED: NONE
WATERSHED CLASSIFICATION: NONE
RIVER BASIN: YADKIN PEE-DEE
SOIL TYPES:
- CHEWACLA LOAM, 0 TO 2 PERCENT SLOPES (ChA)
- ENON FINE SANDY LOAM, 6 TO 10 PERCENT SLOPES (EnC)
- ENON-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES (EuB)
DISTURBED AREA: TBD

20' 0 20' 40' 60' 80'
SCALE: 1" = 20'

Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

1744 WESTCHESTER DR SITE IMPROVEMENTS

CONCEPT PLAN

PROJECT LOCATION:
TOWNSHIP: CITY OF HIGH POINT
COUNTY: GUILFORD
STATE: NORTH CAROLINA

DEVELOPER INFORMATION:
SANCA INC.
1744 WESTCHESTER DR
HIGH POINT, NC 27262
743-345-0032

NO	DATE	REVISION NOTE
1	5/2/25	PARKING LOT REVISION

J:\19092.001 1744 Westchester Dr Site Improvements\Drawings\Sheets

DRAWN BY: JHE
CHECKED BY: TJW
DATE: 3/7/2025
PROJECT NO.: 19092.001
REF. NO.:
SCALE: 1" = 20'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16221 TYLER J. WAGNER

PRELIMINARY NOT FOR CONSTRUCTION

SHEET
C-4

PRELIMINARY-NOT FOR CONSTRUCTION