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1. ALL PLANTINGS SHALL MEET THE NCDOT GUIDELINES FOR PLANTING WITH HIGHWAY RIGHT-OF-WAY. STREET TREES (LARGE TREES) SHALL BE OF A MINIMUM OF 12" FROM PAVEMENT, UNLESS OTHERWISE NOTED ON PLAN.
2. NEW PLANTING STANDARDS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - (A) MINIMUM SIZE:
 - (1) DECIDUOUS CANOPY OR SHADE TREES SHALL HAVE A MINIMUM HEIGHT OF 8' AND A MINIMUM OF 2.5" IN CALIPER AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2 AS AMENDED.
 - (2) UNDERSTORY, SMALL, MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF 6' AND A MINIMUM OF 2" IN CALIPER AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2 AS AMENDED.
 - (3) EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6' AND BE A MINIMUM OF 2" IN CALIPER AT THE TIME OF PLANTING.
 - (4) SYSTEM TREES, EITHER BANYAN OR UNDERSTORY, SHALL HAVE AT LEAST THREE STALKS AND BE A MINIMUM OF EIGHT FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 - (5) LARGE SHRUBS SHALL BE AT LEAST 3' IN HEIGHT AT THE TIME OF PLANTING. SMALLER SHRUBS SHALL REACH THE REQUIRED MINIMUM PERFORMANCE HEIGHT WITHIN FOUR YEARS OF INSTALLATION.

- (6) SMALL SHRUBS SHALL BE AT LEAST 24" IN HEIGHT, AND 3 GALLON CONTAINER AT THE TIME OF PLANTING. TREES AND SHRUBS SHALL BE THE MINIMUM PERFORMANCE HEIGHT WITHIN FIVE YEARS OF INSTALLATION.
- (7) IN CASES WHERE AN AGGREGATE CALIPER INCH (ACI) REQUIREMENT IS USED TO DETERMINE THE REQUIRED AMOUNT OF VEGETATION, AND THE ACI FIGURE INCLUDES A FRACTION, AND APPLICANT MAY:
 - (A) USE A TREE OR SHRUB WITH A CALIPER INCH MEASUREMENT EXCEEDING THE MINIMUM SIZE AT TIME OF PLANTING TO MEET THE STANDARD OF THE MINIMUM SIZE, OR
 - (B) ROUND THE ACI FIGURE UPWARDS UNTIL THE FIGURE CORRESPONDS WITH A WHOLE NUMBER. TREES MEETING THE MINIMUM SIZE AT TIME OF PLANTING STANDARD.
- (8) IN CASES WHERE APPLICATION OF THE REQUIREMENTS IN THE SUBSECTION RESULT IN A FRACTION IN THE NUMBER OF SHRUBS TO BE PROVIDED, THE MINIMUM NUMBER OF SHRUBS TO BE PROVIDED SHALL BE ROUNDED UPWARDS TO THE NEXT HIGHEST WHOLE NUMBER.

PIN: 376304948473
BARBARA HUNSUCKER LA
D.B. 2626, PG. 561
ZONED: R-30
293,861.04 SF.

IRF
44.5914
45.7446

STREET TREES EVERY 50' ALONG
OUTSIDE OF ROW IN 10'x10' LAND
EASEMENT, 5' MIN BEHIND DIT
MIX OF BLACK G
NORTHERN R

CUL-DE-SAC PER
NCDOT STANDARD

SEWER LINE
WITH 25' EASEMENT

30' STREAM BUFFER
(TYPICAL)

OPEN SPACE
W/ WALKING TRAILS

CU
137

TYPICAL STREET SECTION
N.T.S.

TIE INTO COUNTY WATER SYSTEM, AND SEWER SYSTEM

LANDSCAPE EASEMENT TO
BE CREATED FOR ANY
STREET TREES PLANTED
OUTSIDE OF THE R/W

STANDARD DUTY PAVING SECTION

TYPICAL LOT LAYOUT
N.T.S.

TYPICAL STREET SECTION
N.T.S.

PROJECT LOCATION

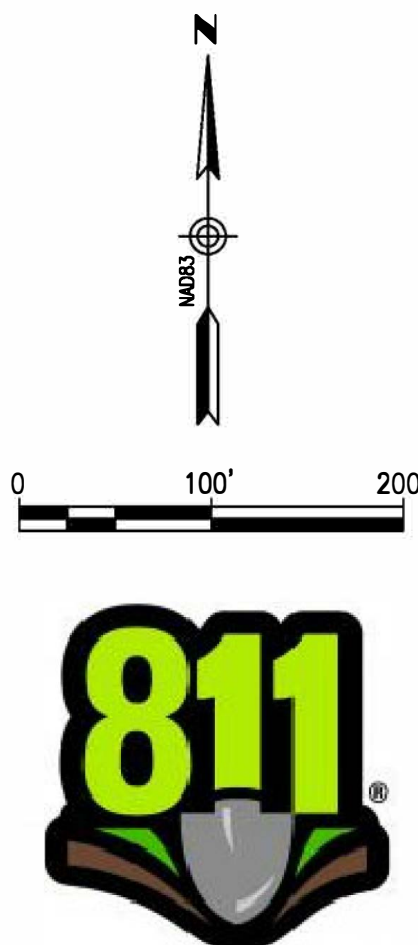
LOCATION MAP

1. OWNERS:
PARCELS: 377303049320, 377303038412
376304948473
BARBARA HUNSUCKER
2776 PLAYER CIR NE
CONOVER, NC 28613
PARCELS: 376304838423
STEWART H. DELANE
4086 DEAL RD
CLAREMONT, NC 28610
(26.893 ACRES SPLIT FROM THIS PROJECT)
3. SITE ZONING = R-30
TOTAL SITE ACREAGE:
146.85 - 26.893 = 119.957 ACRES
5. TOTAL DISTURBED AREA = ~50 ACRES
6. MINIMUM LOT SIZE: 7,500 SQFT (0.17 AC)
7. DESIGN LOT WIDTH: 60'
MINIMUM SETBACKS:
FRONT 25'
REAR 25'
SIDE 10'
SIDE ROAD 15'
9. WATERSHED DISTRICT:
WS-IV PROTECTED AREA
10. A PORTION OF THE SUBJECT PROPERTY IS
IN DESIGNATED FLOOD ZONE FIRM PANEL
#3710376300J
ALL WORK TO BE COMPLETED IN NCDOT
R/W TO BE COORDINATED WITH NCDOT.
12. ROADWAYS WITHIN THE SUBDIVISION TO BE
PUBLIC ROADS
13. SUBDIVISION TO BE SERVED BY PUBLIC
WATER AND PUBLIC SEWER.

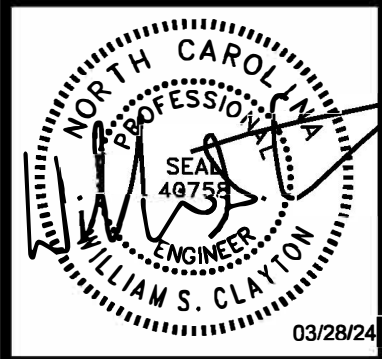
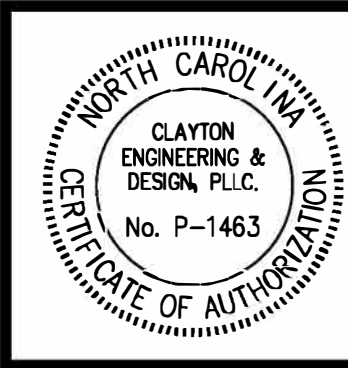
14. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.
15. NON-ACCESS EASEMENT TO BE CREATED ALONG OXFORD SCHOOL ROAD.
16. DEVELOPMENT IS WITHIN PROXIMITY OF AN AGRICULTURAL DISTRICT.
17. OFF-ROAD EROSION AND MAINTENANCE AGREEMENT TO BE PROVIDED.
18. NEW PLANTINGS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - (A) DECIDUOUS CANOPY OR SHADE TREES SHALL HAVE A MINIMUM HEIGHT OF 8' AND BE A MINIMUM OF 1 1/2" INCH CALIPER AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601.1-2004, AS AMENDED.
 - (B) UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF 8' AND BE A MINIMUM OF 1 1/4" IN CALIPER AT TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601.1-2004, AS AMENDED.
19. OPEN SPACE: 78.55 ACRES WITH WALKING TRAIL (16.54 ACRES SUBJECT)
20. AREA WITHIN NEW R/W 9.87 ACRES
AREA WITHIN SEWER EASEMENT 1.13 ACRES

SITE PLAN

SCALE: 1" = 100'



FOR AGENCY REVIEW



CLAYTON
ENGINEERING & DESIGN

1209 9TH AVE NE; PO BOX 2351
HICKORY, NC 28601

VR FARMS, LLC
CLAREMONT, NORTH CAROLINA
OWNER

PROJECT TITLE F

CIVIL

CIVIL SITE PLAN

JOB NUMBER:	2403
DATE:	03/15
DRAWN BY:	EMB
CHECKED BY:	WSC

REVISIONS		
NO.	DESCRIPTION	DATE
-	COMMENTS	03/28/24

CSN101

SHEET - OF -