

VICINITY MAP  
(NOT TO SCALE)

**SITE DATA**  
**JURISDICTION:**  
 DAVIE COUNTY, NC  
 MOCKVILLE, NC  
**SITE ADDRESS:**  
 DALTON BUSINESS COURT  
 MOCKVILLE, NC  
**TAX DATA:**  
 TAX NO.: 5757-29-5907  
 DB: 693 PG: 768  
 PB: 13 PG: 279  
 LAT.: 36.885786° N  
 LONG.: -80.513177° W  
**ZONING:**  
 GI-CD  
 INDUSTRIAL  
 (DAVIE COUNTY)  
**FLOOD INFORMATION:**  
 SPECIAL FLOOD HAZARD AREA  
 SUBJECT TO INUNDATION BY THE 1%  
 ANNUAL CHANCE FLOOD EVENT  
 ZONE: AE  
 FEMA - FLOOD INSURANCE RATE MAP  
 PANEL 5758  
 MAP NUMBER: 3710575800J  
 DATED: September 17, 2008

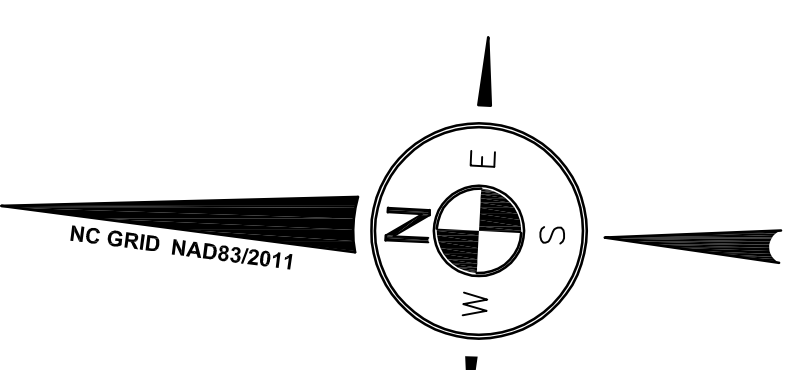
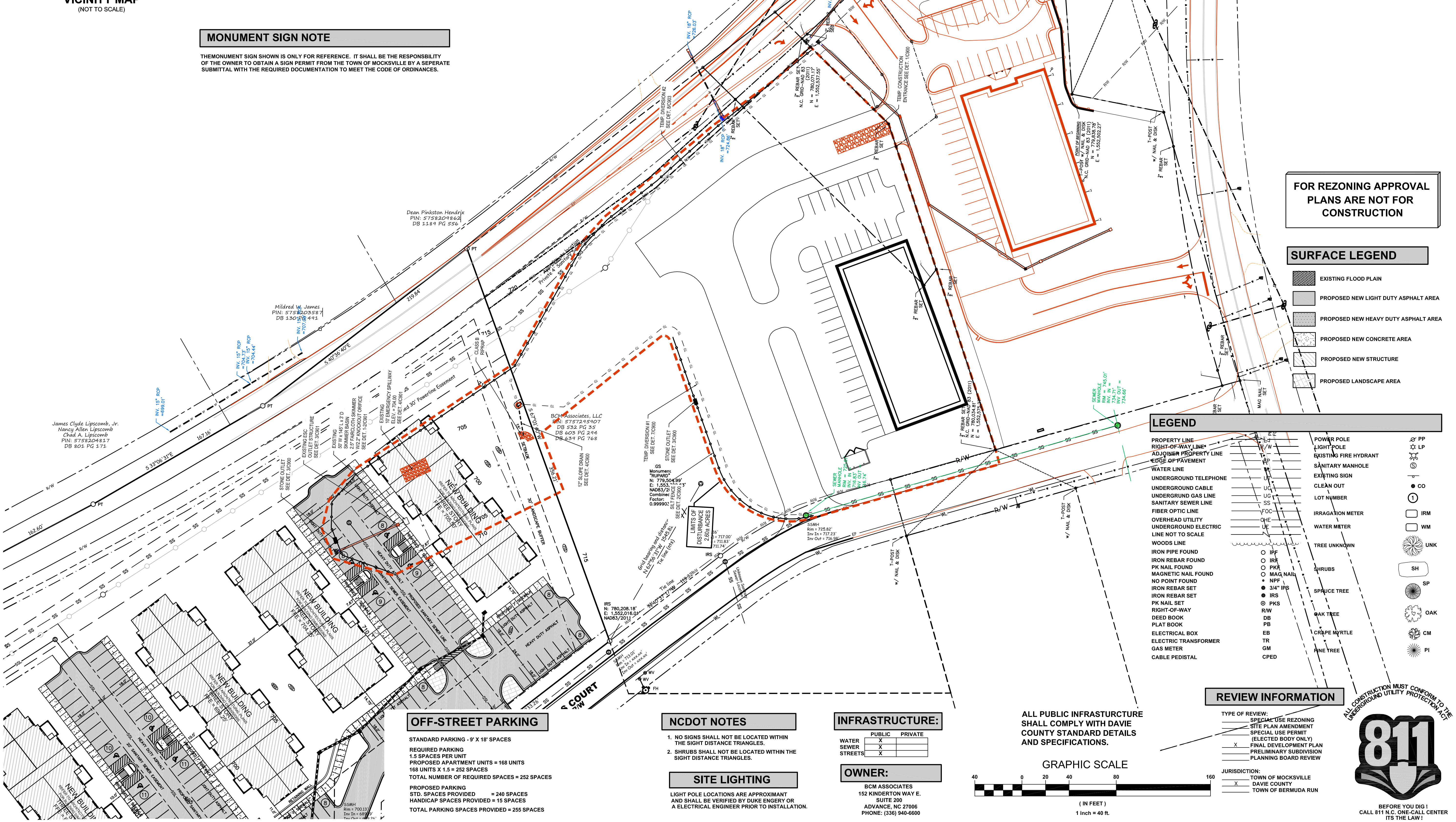
**MAXIMUM BUILDING HEIGHT:**  
 MAXIMUM BUILDING HEIGHT = 50'  
**UTILITIES:**  
 WATER: PUBLIC  
 SEWER: PUBLIC  
**SETBACKS:**  
 FRONT - 50'  
 REAR - 30'  
 SIDE - 15'  
**WATERSHED INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED IN A  
 PROTECTED WATERSHED  
**SITE ACRES:**  
 AREA TOTAL: 10.812 ACRES  
**PROPOSED USE:**  
 RESIDENTIAL - MULTIFAMILY  
**SURVEY INFORMATION:**  
 BOUNDARY SURVEY AND TOPOGRAPHIC  
 INFORMATION PROVIDED BY  
 ALLEN GEOMATICS, INC.

**UTILITY CONTACTS**  
**UTILITIES DEPARTMENT**  
 DAVIE COUNTY UTILITY DEPT  
 235 EAST DEPOT STREET  
 SUITE 200  
 MOCKVILLE, NC 27028  
 336-753-6090  
**BELLSOUTH BUSINESS SALES** 1-800-653-5307  
 1-800-782-7258  
**TIME WARNER CABLE**  
 1410 TRADEMART BLVD  
 WINSTON SALEM, N.C. 27127  
 336-785-3390  
**DUKE POWER COMPANY**  
 BUSINESS CUSTOMER SERVICE  
 1-800-653-5307

**IMPERVIOUS AREA**  
 TOTAL ACREAGE: 470,970.72 S.F., 10.812 ACRES  
 SITE COVERAGES:  
 EXISTING IMPERVIOUS AREA 0.00 S.F.  
 NEW IMPERVIOUS AREA 182,345.11 S.F.  
**TOTAL NET NEW IMPERVIOUS COVERAGE: 182,345.11 S.F.**  
**TOTAL NET IMPERVIOUS COVERAGE: 38.72 %**

**SITE SIGNAGE NOTES**  
 1. ALL PROPOSED SIGNS SHALL CONFORM TO THE DAVIE COUNTY DEVELOPMENT ORDINANCE. SIGN PERMIT WILL BE REQUIRED BEFORE INSTALLATION AND IS NOT INCLUDED WITHIN THESE CONST. DOCUMENTS.  
 2. STOP SIGN NCDOT R-1  
 3. PEDESTRIAN CROSSING NCDOT W11-2  
 4. ALL SIGN SHALL MEET MUTCH AND NCDOT STANDARDS.

**MONUMENT SIGN NOTE**  
 THE MONUMENT SIGN SHOWN IS ONLY FOR REFERENCE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN A SIGN PERMIT FROM THE TOWN OF MOCKVILLE BY A SEPARATE SUBMITTAL WITH THE REQUIRED DOCUMENTATION TO MEET THE CODE OF ORDINANCES.



FOR REZONING APPROVAL  
 PLANS ARE NOT FOR  
 CONSTRUCTION

**SURFACE LEGEND**

[Pattern]	EXISTING FLOOD PLAIN
[Pattern]	PROPOSED NEW LIGHT DUTY ASPHALT AREA
[Pattern]	PROPOSED NEW HEAVY DUTY ASPHALT AREA
[Pattern]	PROPOSED NEW CONCRETE AREA
[Pattern]	PROPOSED NEW STRUCTURE
[Pattern]	PROPOSED LANDSCAPE AREA

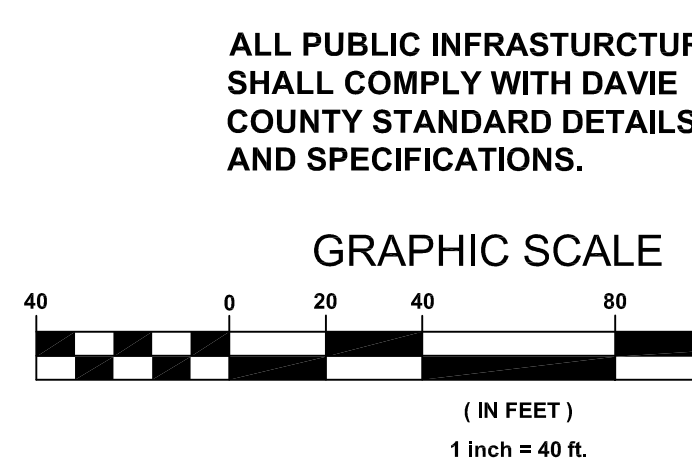
**LEGEND**

---	PROPERTY LINE	PP	POWER POLE
---	RIGHT-OF-WAY LINE	LP	LIGHT POLE
---	ADJACENT PROPERTY LINE	FF	EXISTING FIRE HYDRANT
---	EDGE OF PAVEMENT	SM	SANITARY MANHOLE
---	WATER LINE	ES	EXISTING SIGN
---	UNDERGROUND TELEPHONE	CO	CLEAN OUT
---	UNDERGROUND CABLE	UN	LOT NUMBER
---	UNDERGROUND GAS LINE	IR	IRRIGATION METER
---	SANITARY SEWER LINE	WM	WATER METER
---	FIBER OPTIC LINE	UNK	TREE UNKNOWN
---	OVERHEAD UTILITY	SH	SHRUBS
---	UNDERGROUND ELECTRIC LINE NOT TO SCALE	SP	SPRUCE TREE
---	WOODS LINE	OAK	OAK TREE
---	IRON PIPE FOUND	CM	CRAP MYRTLE
---	IRON REBAR FOUND	PI	PINE TREE
---	PK NAIL FOUND		
---	MAGNETIC NAIL FOUND		
---	NO POINT FOUND		
---	IRON REBAR SET		
---	PK NAIL SET		
---	RIGHT-OF-WAY		
---	DEED BOOK		
---	PLAT BOOK		
---	ELECTRICAL BOX		
---	ELECTRIC TRANSFORMER		
---	GA METER		
---	CABLE PEDISTAL		

**REVIEW INFORMATION**

TYPE OF REVIEW:	SPECIAL USE REZONING
	SITE PLAN AMENDMENT
	SPECIAL USE PERMIT (ELECTED BODY ONLY)
	FINAL DEVELOPMENT PLAN
	PRELIMINARY SUBDIVISION
	PLANNING BOARD REVIEW

JURISDICTION: TOWN OF MOCKVILLE  
 DAVIE COUNTY  
 TOWN OF BERMUDA RUN



ALL PUBLIC INFRASTRUCTURE SHALL COMPLY WITH DAVIE COUNTY STANDARD DETAILS AND SPECIFICATIONS.

**OFF-STREET PARKING**  
 STANDARD PARKING - 9' X 18' SPACES  
 REQUIRED PARKING  
 1.5 SPACES PER UNIT  
 PROPOSED APARTMENT UNITS = 168 UNITS  
 168 UNITS X 1.5 = 252 SPACES  
 TOTAL NUMBER OF REQUIRED SPACES = 252 SPACES  
 PROPOSED PARKING  
 STD. SPACES PROVIDED = 240 SPACES  
 HANDICAP SPACES PROVIDED = 15 SPACES  
 TOTAL PARKING SPACES PROVIDED = 255 SPACES

**NCDOT NOTES**  
 1. NO SIGNS SHALL NOT BE LOCATED WITHIN THE SIGHT DISTANCE TRIANGLES.  
 2. SHRUBS SHALL NOT BE LOCATED WITHIN THE SIGHT DISTANCE TRIANGLES.  
**SITE LIGHTING**  
 LIGHT POLE LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY DUKE ENERGY OR A ELECTRICAL ENGINEER PRIOR TO INSTALLATION.

**INFRASTRUCTURE:**

	PUBLIC	PRIVATE
WATER	X	
SEWER	X	
STREETS	X	

**OWNER:**  
 BCM ASSOCIATES  
 152 KINDERTON WAY E.  
 SUITE 200  
 ADVANCE, NC 27006  
 PHONE: (336) 940-6600



**Professional Engineer Seal:** MICHAEL L. GUNNEL, ENGINEER, 17278, 04/29/22

**PROJECT:** DALTON APARTMENTS, Mocksville, NC

**SHEET TITLE:** REZONING PLAN

**Design For:** DAVIE CONSTRUCTION CO., 152 KINDERTON WAY E., SUITE 200, ADVANCE, NC 27006, PHONE: (336) 940-6600, FAX: (336) 940-6699, ccarney@davieconstruction.com

NO.	DATE	DESCRIPTION

**DRAWN:** MLG  
**DATE:** 04/29/22  
**SCALE:** 1" = 40'

**JOB NO.:** MG1421  
**SHEET NO.:** Z-1