

NOTE:  
THIS SITE PLAN HAS BEEN GENERATED USING MULTIPLE COUNTY & STATE GIS SOURCES ALONG WITH 2014 AERIAL IMAGERY. PROPERTY BOUNDARIES, LOCATIONS OF EXISTING SITE FEATURES AND TOPOGRAPHY ARE APPROXIMATE BASED UPON THE AVAILABLE GIS INFORMATION. SURVEY INFORMATION OF THE PROPERTY HAS NOT BEEN USED IN DEVELOPING THIS SPECIAL USE EXHIBIT.

Farmington Community Association  
Special Use Exhibit - Master Plan

1723 Farmington Road  
Mocksville, North Carolina 27028

Date: 6 October 2017  
For Special Use Permit

Revisions:

11/28/17 BOA Comments

Drawn By PF

Checked By GSM

Project # -

Sheet Title

Special Use Exhibit

Sheet SU-1 of 1

Approved Special Use Permit Conditions

- PREVIOUSLY APPROVED CONDITIONS PROPOSED TO REMAIN (FROM APRIL 1, 2016):**
- THE SPECIAL USE PERMIT FOR THE PRIVATE RECREATION FACILITY SHALL NOT INCLUDE THE USE OF A MOTOR CROSS COURSE. THIS USE INCLUDE BICYCLES WITHOUT MOTORS AND IS ALLOWED IN THE R-1A ZONING DISTRICT WITH THE ISSUANCE OF ITS OWN SPECIAL USE PERMIT.
  - ADEQUATE SIGNAGE SHALL BE POSTED ALONG PROPERTY BOUNDARIES TO IDENTIFY SUCH BOUNDARIES. THIS IS TO INCLUDE POSTING ONE SIGN DESIGNATING THE BOUNDARY ON EACH PROPERTY LINE.
  - ALL PARK AMENITIES (STRUCTURES, CAMPSITES, GATHERING AREAS) SHALL BE SETBACK FIFTY (50) FEET FROM ALL PROPERTY LINES. ALL PARK TRAILS AND DRIVES SHALL HAVE A TWENTY FOOT WOODED VEGETATED SETBACK. THIS SHALL FOLLOW THE STANDARDS SET OUT IN THE ZONING ORDINANCE FOR A TYPE C BUFFER. THE GROWTH PERIOD FOR TREES ON THE PROPERTY TO REACH 6' IN HEIGHT IS EXTENDED FROM APRIL 2015 TO APRIL 2018. THE EXISTING 6' PRIVACY FENCE AND THE EXISTING TREES IN THEIR CURRENT LOCATIONS ARE CONSIDERED ADEQUATE FOR A TYPE C BUFFER. A MAINTAINED, UNDISTURBED 20' VEGETATED BUFFER IS REQUIRED.
  - A FINAL LIGHTING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES OFFICE FOR APPROVAL.
  - LIGHTING SHALL BE LIMITED TO TWENTY FEET IN HEIGHT AND DARK SKY LIGHTING SHALL BE USED.
  - THE USE OF ELECTRONIC SOUND EQUIPMENT SHALL BE PROHIBITED AFTER 10PM.
  - NO OUTDOOR STORAGE SHALL BE ALLOWED WITHIN VIEW OF THE PUBLIC.
  - NO PERMANENT COMMERCIAL RETAIL ACTIVITY SHALL BE ALLOWED.
  - AN EMERGENCY PLAN SHALL BE SUBMITTED TO DAVIE COUNTY EMERGENCY MANAGEMENT SERVICES.
  - NO ALCOHOL SHALL BE PERMITTED.

**PREVIOUSLY APPROVED PARK AMENITIES & ACTIVITIES SHOWN ON THE SPECIAL USE EXHIBIT DATED MAY 22, 2012 TO REMAIN:**

- AMENITIES INCLUDE GENERAL PARKING (PAVED) WITHIN NORTHEAST PORTION OF THE PROPERTY WITH PAVED ACCESS DRIVE, FARMER MARKET VENDOR PARKING, PICNIC SHELTERS, PICNIC SHELTERS WITH RESTROOMS, RESTROOMS (WATERLESS AND STANDARD), CIVIC GROUP CAMPING, AND AN AMPHITHEATER WITH SEATING.
- RECREATION TYPES TO INCLUDE EQUESTRIAN ACTIVITIES, FISHING, BOATING, PLAYGROUNDS OR TOT LOTS, VOLLEYBALL PITS, HORSESHOE PITS, AND WALKING & BIKING TRAILS.

Additional Special Use Permit Conditions

- ADDITIONAL CONDITIONS PROPOSED:**
- GENERAL PARK HOURS SHALL BE FROM DAWN TO DUSK AND THE PARK WILL CLOSE AT DARK WITH PROPOSED GATES ACROSS ACCESS TRAILS AND DRIVES BEING LOCATED AT THIS TIME. THESE OPERATING HOURS SHALL BE EXTENDED DURING USE OF THE PROPOSED AMPHITHEATER AND GROUP CAMPING AREAS. WHILE THE AMPHITHEATER AND/OR GROUP CAMPING AREA IS IN USE, THE ACCESS DRIVE TO THE NORTH OF THE PROPERTY SHALL REMAIN OPEN AND PARK HOURS EXTENDED UNTIL 10:00 P.M. ALL OTHER PARK ACTIVITIES WILL CLOSE AT DUSK.
  - NO PERMANENT SPEAKERS OR PERMANENT SOUND AMPLIFICATION EQUIPMENT WILL BE INSTALLED AT THE AMPHITHEATER.
  - PARK SIGNAGE SHALL BE POSTED IN PROMINENT AREAS (MAIN PARK ENTRANCES) SHOWING PARK RULES AND LISTING PARK HOURS.

**PARK AMENITIES/ACTIVITIES CURRENTLY BEING PROPOSED IN ADDITION TO PREVIOUSLY APPROVED AMENITIES/ACTIVITIES:**

- BIKING AND FITNESS TRAILS, LOW ROPES COURSE, CROSS-COUNTRY, DIRT PUMP TRACK FOR BICYCLES, OPEN FIELD FOR VARIOUS ACTIVITIES (IE, GROUP EVENTS, REENACTMENTS, DRONE RACING, ETC.), FRISBEE GOLF COURSE, SENIOR VEHICULAR ACCESS TO AMPHITHEATER/PICNIC SHELTER AREA AND ADDITIONAL WOODLAND WALKING TRAILS.

Legend

- 20' TYPE 'C' LANDSCAPE BUFFER
- PARK PROPERTY LINE
- ADJACENT PROPERTY/RA BOUNDARY
- EXISTING CONTOUR
- OPEN FIELD AREA
- EX. TREE CANOPY (WOOD EDGE)
- FRISBEE GOLF HOLE (CONCEPTUAL)
- EXISTING BIKE AND HIKING TRAIL
- COMBINATION OF EX. AND PROPOSED PERIMETER TRAILS
- PICNIC SHELTER
- CONCEPTUAL CANOPY TREE LOCATION

Site Information

- OWNER/DEVELOPER:**  
FARMINGTON COMMUNITY ASSOCIATION  
CONTACT: ALLYSON SANTELLE  
PHONE: 336.655.2700  
EMAIL: ASANTELLE@XXIICENTURY.COM
- LANDSCAPE ARCHITECT/CIVIL ENGINEER/SURVEYOR:**  
MLA DESIGN GROUP  
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104  
CONTACT/PHONE NUMBER: SCOTT MILLER, RLA, PRESIDENT, (336) 765-1923
- PROPERTY LOCATION & ZONING:**  
PROPERTY ADDRESS: 1723 FARMINGTON ROAD, S.R. 1410, MOCKSVILLE, NC 27028  
TOTAL ACREAGE: 64.221 ACRES  
THE CODE OF "DAVIE COUNTY" GOVERNS THE ZONING RESTRICTIONS  
PIN NUMBER: 84-2551226 PAGE: 301  
RECORD BOOK: 696 TAX LOT: 94 TAX MAP: D-5  
EXISTING ZONING: RESIDENTIAL - AGRICULTURE, R-20, AND R-12
- INFRASTRUCTURE:**  
WATER: PUBLIC SEWER: SEPTIC FIELD  
STREET: FARMINGTON ROAD - PUBLIC (STATE ROAD)

