

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, November 21st, 2017

SUBJECT: Combined Master and Development Plan for Brickton Associates, LLC,
Industrial Major Subdivision (M-2017-10)

STAFF CONTACT: Stedman Smith, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master and Development Plan

SUMMARY OF REQUEST:

Brickton Associates, LLC, owner, submitted a Combined Master and Development Plan for the project known as the Brickton Associates, LLC Industrial major subdivision. The project is located on approximately 6.92 acres of land off of Old Hendersonville Rd (S.R. 1536).

The Combined Master and Development Plan proposes the creation of 2 lots. The property is serviced by public Water and Sewer.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master and Development Plan appears to meet the technical standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

Staff recommends approval of the Combined Master and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the TRC approve the Combined Master and Development Plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report

**Combined Master and Development Plan Review For
Brickton Associates, LLC
Old Hendersonville Rd. (S.R. 1536), Hoopers Creek Township**

**File #M-2017-10
Henderson County**

Combined Master and Development Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Combined Master and Development Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Combined Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Combined Master and Development Plan, it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted the Combined Master and Development Plan for the Brickton Associates, LLC Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

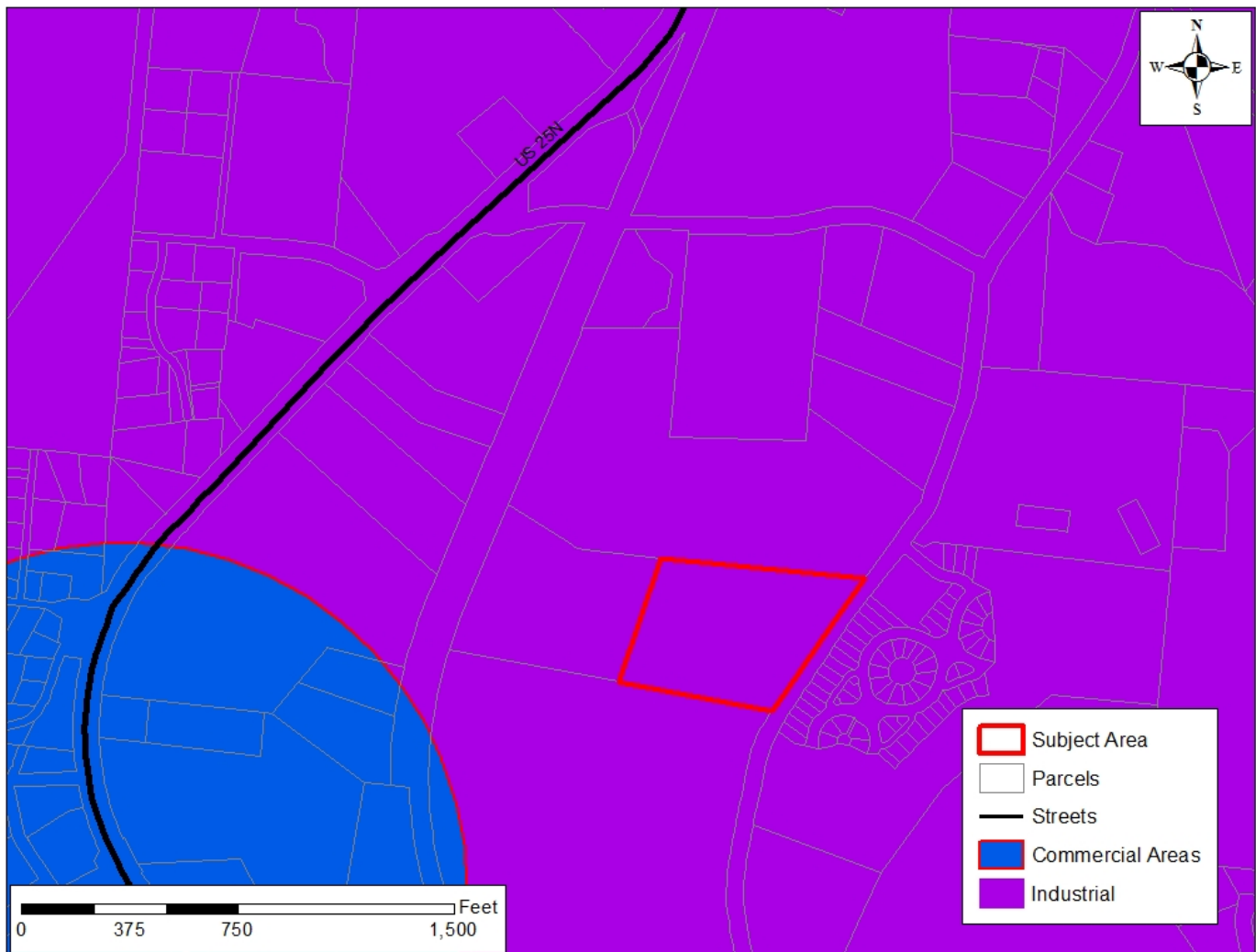
Map A: Aerial Map



1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Industrial Areas. (See Map B: CCP Future Land Use Map).

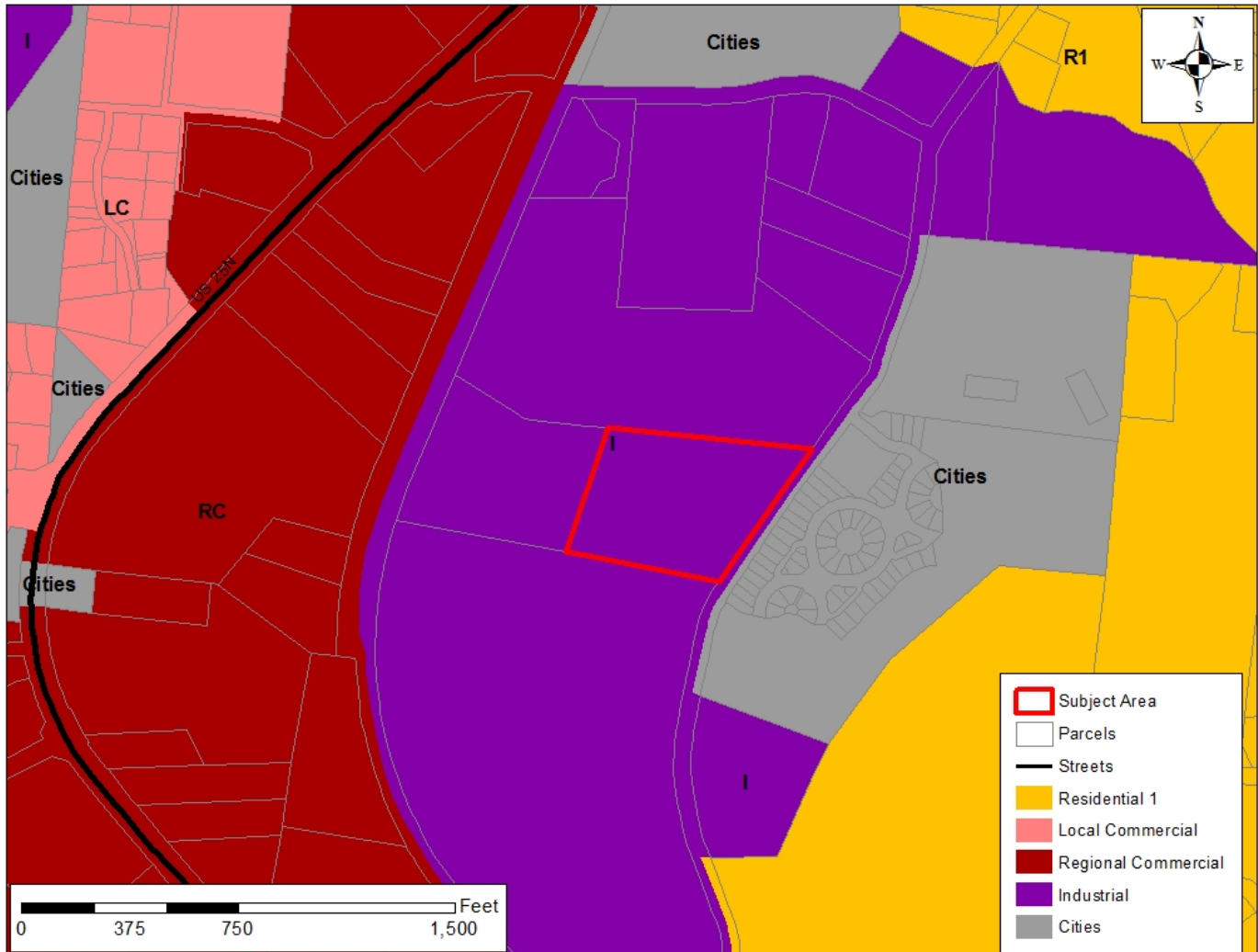
- (a) Industrial: Most industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial Uses. Industrial areas depicted on Map #24, Future Land Use Map, are derived from existing industrial zoning districts.

Map B: County Comprehensive Plan Future Land Use Map



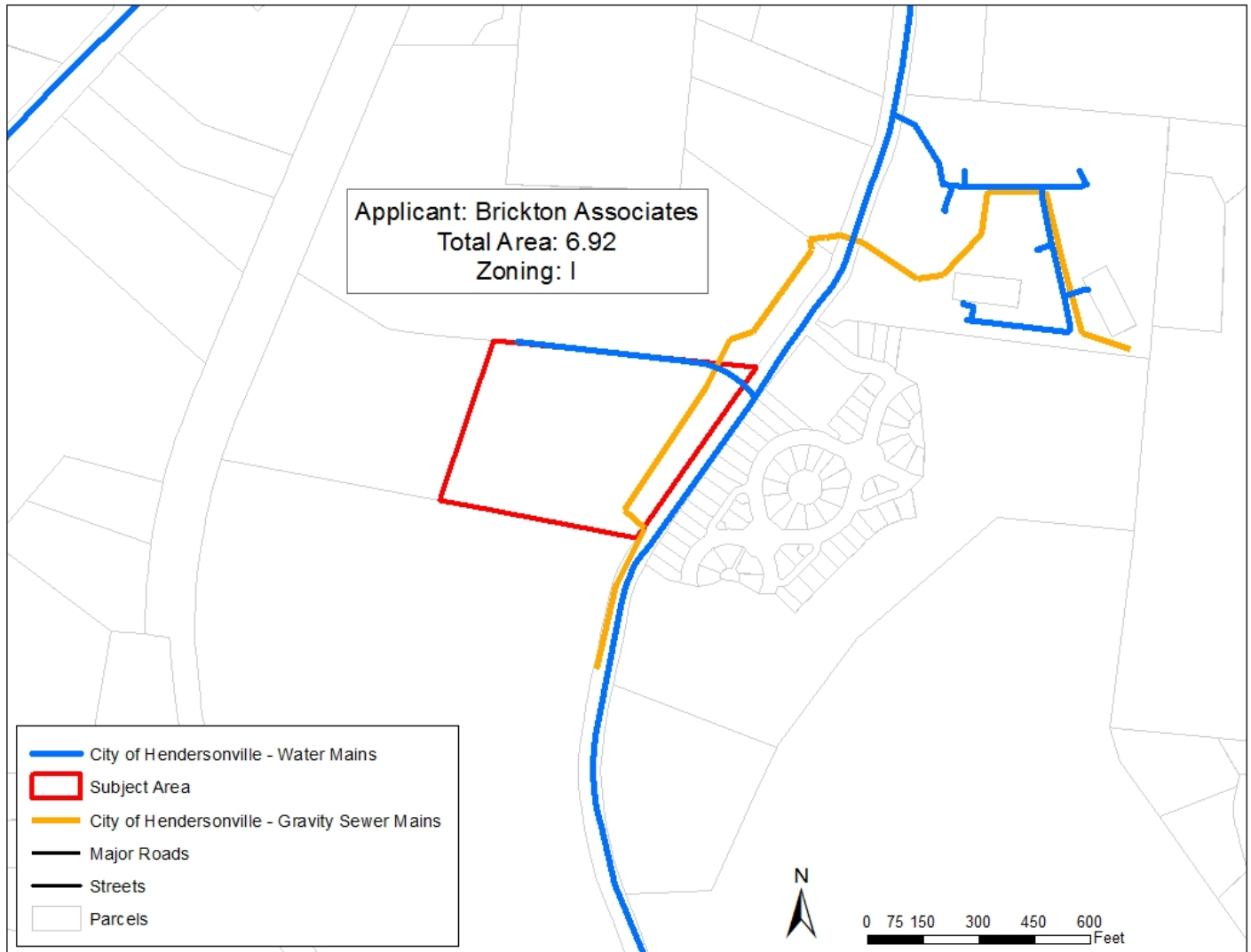
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Industrial zoning district. (See Map C: Official Zoning Map). Across Old Hendersonville Rd. is a conditional zoning district administrated by the Town of Fletcher. The applicant is proposing 2 lots, along with a 40' private driveway easement, a 20' drainage easement, a 20' sewer easement, and a 20' utility easement.

Map C: Official Zoning Map



3. **Water and Sewer Availability.** The applicant is not proposing new public water or public sewer connections. The subject area already has access to public water and sewer. (Map D: Utilities Map).

Map D: Public Utilities



Combined Master and Development Plan Comments:

1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A- 113B).
2. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).

[illegible][illegible][illegible]

PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

CURVE TABLE

Course	Bearing	Distance
C1	Rod: 1796.99'	A: 160.40'
	Tan: 80.25'	CA: 5°06'51"
	Chd: S 36°13'07" W	160.35'
C2	Rod: 247.98'	A: 139.75'
	Tan: 71.79'	CA: 32°17'25"
	Chd: S 67°24'16" E	137.91'

CALLS ALONG CENTERLINE OF PROPOSED 20' SEWER EASEMENT

Course	Bearing	Distance
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2	N 68°20'18" W	21.44'
3	N 48°47'53" W	74.55'
4	N 33°40'07" E	226.10'
5	N 33°40'07" E	176.92'
6	N 23°45'04" E	72.79'

NOTES:

- AREAS BY COORDINATE COMPUTATION.
- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED I BY HENDERSON COUNTY.
SETBACKS:
FRONT— 20' LOCAL, 30' COLLECTOR (FROM RIGHT OF WAY)
SIDE— 20'
REAR— 20'
- BRICKTON DRIVE SHOWN AS PUBLIC AND SIGNED OFF BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PER SLIDE 3705.
- THE PRIVATE DRIVES SHOWN HEREON MAY NOT MEET REQUIREMENTS FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.
- THE 30' DRIVEWAY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS TO ALLOW FOR CLEAR PASSAGE OF EMERGENCY RESPONSE VEHICLES AND MAINTENANCE RESPONSIBILITY OF THE EASEMENT IS CONVEYED TO THE PROPERTY OWNERS UTILIZING IT TO ACCESS THEIR PROPERTY.
- THE CURRENT OWNER OF RECORD IS BRICKTON ASSOCIATES, LLC.

LEGEND

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1091 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
PHONE: (828)274-2479

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- PROPOSED UNITS DENSITY— 0.4 PER ACRE
- SLOPE ADJUSTMENT— N/A
- MINIMUM LOT SIZE— 3.57 ACRES
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- PROPOSED PUBLIC ROADS— NONE, BRICKTON DRIVE
- PUBLIC PER SLIDE 3705.
- PROPOSED PRIVATE DRIVE EASEMENT— 379 LF
- WATER SYSTEM— PUBLIC, ONSITE
- SEWER SYSTEM— PUBLIC, ONSITE

LOCATION MAP (NTS)

DEED REFERENCES:
D.B. 1005, PG. 268
SLIDE 3705
SLIDE 6070
SLIDE 3220

TAX REFERENCES:
9652-52-4227

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28031
(828) 693-1409

CHECKED BY: DHH DRAWING: 2017099

DATE: NOVEMBER XXXX, 2017 DRAWN BY: DHH FILE: 2017099

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The figure is a complex survey plat for a combined master-development plat. It depicts two main parcels, 3A and 3B, which are currently preliminary. Parcel 3A covers 3.57 acres and parcel 3B covers 3.34 acres. The plat is characterized by several key features:

- Easements:** Multiple easements are shown, including a 20-foot drainage easement running from the northwest corner, a 40-foot private drive easement on the western side of parcel 3A, a 20-foot sewer easement along the southern boundary, and a 20-foot utility easement at the bottom.
- Boundaries and Adjacent Properties:** To the northwest are Norfolk-Southern railroad tracks with a claimed 200-foot right-of-way. To the east is Fletcher City Limits. Other adjacent owners include Windsor Built Homes, Inc., Caney Creek Vistas, LLC, and Grove Stone & Sand Company.
- Infrastructure:** The plat shows a proposed 22-foot paved road (Brickton Drive), existing sewer lines, water meters, and utility poles. Several points are marked with "P.K. NAIL" (Point of Beginning).
- Tables:** There are three tables provided: a Curve Table for curves C1 and C2, a Call Along Centerline table for the proposed 20-foot sewer easement, and another Call Along Centerline table for the proposed 20-foot utility easement.
- Notes and Legend:** Notes specify areas by coordinate computation, easement restrictions, and setbacks. The legend defines symbols for monuments found or set, point staking, and various utility markers (pedestal, pole, transformer, etc.).
- Scale and Date:** The scale is 1 inch equals 50 feet. The date is November XXXX, 2017.

The overall layout is oriented with North at the top. The plat is signed by David H. Hill, NCPLS L-3863, and includes a location map (NTS) showing the site's position relative to US Highway 25 and State Routes SR 1537 and SR 1546.

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I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES). that the boundaries not surveyed are clearly indicated as shown from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature, registration number and seal this XXXXXX day of NOVEMBER, A.D., 2017.

David H. Hill, NCPLS L-3863

GRAPHIC SCALE — FEET

50 0 50 100 150

SURVEY BY
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LICENSE NUMBER: C-1991

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CHECKED BY: DHH
DRAWING: 2017099

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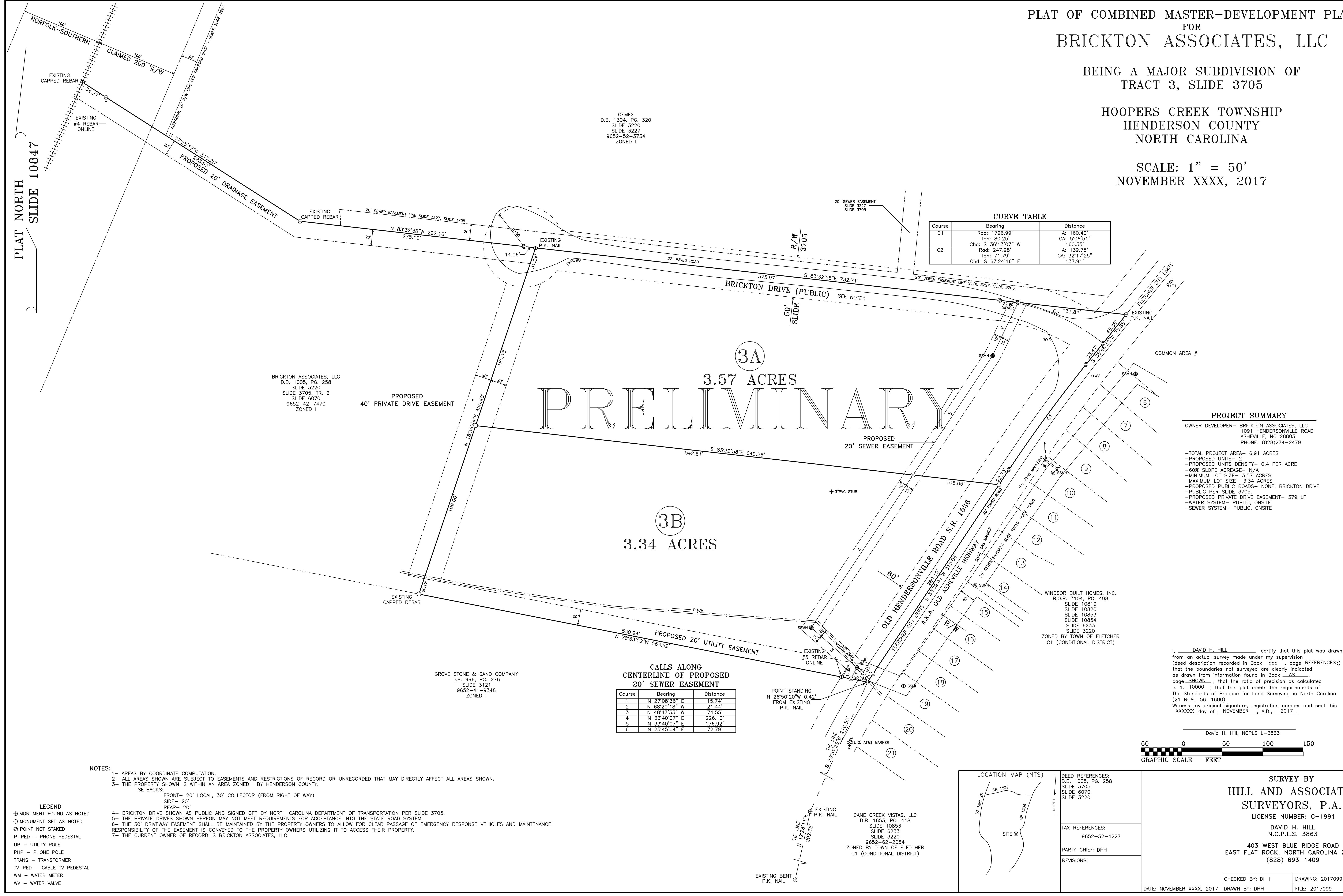
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The figure is a complex survey plat for a combined master-development plat. It depicts two primary lots, 3A and 3B, which are currently preliminary. Lot 3A covers 3.57 acres and Lot 3B covers 3.34 acres. The plat is characterized by several key easements: a proposed 20-foot drainage easement running from the northwest corner; a proposed 40-foot private drive easement on the western side; a proposed 20-foot sewer easement and a proposed 20-foot utility easement located between the two lots and extending towards the southeast. Existing infrastructure includes capped rebar, public brickton drive, and various survey points marked with P.K. nails and monument symbols. The plat is bordered by Norfolk-Southern railroad tracks to the northwest and the Fletcher City Limits to the east. Two tables are provided: a Curve Table detailing course bearings, distances, and curve data for C1 and C2; and a Call Along Centerline table for the proposed 20-foot sewer easement. A project summary on the right outlines the owner-developer information, total project area, and other relevant details. The plat is signed by David H. Hill, NCPLS L-3863, dated November XXXX, 2017.

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- WV - WATER VALVE

PROJECT SUMMARY

OWNER DEVELOPER- BRICKTON ASSOCIATES, LLC
1091 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
PHONE: (828)274-2479

- TOTAL PROJECT AREA- 6.91 ACRES
- PROPOSED UNITS- 2
- PROPOSED UNITS DENSITY- 0.4 PER ACRE
- 60% SLOPE ADJUSTMENT- N/A
- MINIMUM LOT SIZE- 3.57 ACRES
- MAXIMUM LOT SIZE- 3.34 ACRES
- PROPOSED PUBLIC ROADS- NONE, BRICKTON DRIVE
- PUBLIC PER SLIDE 3705.
- PROPOSED PRIVATE DRIVE EASEMENT- 379 LF
- WATER SYSTEM- PUBLIC, ONSITE
- SEWER SYSTEM- PUBLIC, ONSITE

LOCATION MAP (NTS)

DEED REFERENCES:
D.B. 1005, PG. 268
SLIDE 3705
SLIDE 6070
SLIDE 3220

TAX REFERENCES:
9652-52-4227

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28031
(828) 693-1409

CHECKED BY: DHH DRAWING: 2017099

DATE: NOVEMBER XXXX, 2017 DRAWN BY: DHH FILE: 2017099

- PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC
- BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705
- HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
- SCALE: 1" = 50'
NOVEMBER XXXX, 2017
- PLAT NORTH
SLIDE 10847
-
- | CURVE TABLE | | |
|-------------|--------------------|---------------|
| Course | Bearing | Distance |
| C1 | Rod: 1796.99' | A: 160.40' |
| | Tan: 80.25' | CA: 5'06'51" |
| | Chd: S 36°13'07" W | 160.35' |
| C2 | Rod: 247.98' | A: 139.75' |
| | Tan: 71.79' | CA: 32°17'25" |
| | Chd: S 67°24'16" E | 137.91' |
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1091 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
PHONE: (828)274-2479
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- I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my original signature, registration number and seal this XXXXXX day of NOVEMBER, A.D., 2017.
- David H. Hill, NCPLS L-3863
50 0 50 100 150
GRAPHIC SCALE - FEET
- NOTES:

 - 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED I BY HENDERSON COUNTY.
SETBACKS:
FRONT- 20' LOCAL, 30' COLLECTOR (FROM RIGHT OF WAY)
SIDE- 20'
REAR- 20'
 - 4- BRICKTON DRIVE SHOWN AS PUBLIC AND SIGNED OFF BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PER SLIDE 3705.
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 - 7- THE CURRENT OWNER OF RECORD IS BRICKTON ASSOCIATES, LLC.

LEGEND
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○ MONUMENT SET AS NOTED
⊙ POINT NOT STAKED
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UP - UTILITY POLE
PHP - PHONE POLE
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WM - WATER METER
WV - WATER VALVE
- CALLS ALONG
CENTERLINE OF PROPOSED
20' SEWER EASEMENT
- | Course | Bearing | Distance |
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| 1 | N 27°08'36" E | 15.74' |
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| 3 | N 48°47'53" W | 74.55' |
| 4 | N 33°40'07" E | 226.10' |
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| 6 | N 23°45'04" E | 72.79' |
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9652-52-4227

PARTY CHIEF: DHH

REVISIONS:
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HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991
- DAVID H. HILL
N.C.P.L.S. 3863
- 403 WEST BLUE RIDGE ROAD
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(828) 693-1409
- CHECKED BY: DHH
DATE: NOVEMBER XXXX, 2017
DRAWING: 2017099
FILE: 2017099

PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

CURVE TABLE

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	Chd: S 36°13'07" W	160.35'
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CALLS ALONG CENTERLINE OF PROPOSED 20' SEWER EASEMENT

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ASHEVILLE, NC 28803
PHONE: (828)274-2479

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David H. Hill, NCPLS L-3863

GRAPHIC SCALE — FEET

50 0 50 100 150

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991
DAVID H. HILL
N.C.P.L.S. 3863
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28601
(828) 693-1409

CHECKED BY: DHH DRAWING: 2017099
DATE: NOVEMBER XXXX, 2017 DRAWN BY: DHH FILE: 2017099

[illegible]

PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

PLAT NORTH
SLIDE 10847

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TV-PED - CABLE TV PEDESTAL
WM - WATER METER
WV - WATER VALVE

CALLS ALONG
CENTERLINE OF PROPOSED
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LOCATION MAP (NTS)

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SLIDE 3220

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9652-52-4227

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28033
(828) 693-1409

CHECKED BY: DHH
DRAWING: 2017099
DATE: NOVEMBER XXXX, 2017
DRAWN BY: DHH
FILE: 2017099

PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

The figure is a complex survey plat for a subdivision project. It features two main lots, 3A and 3B, which are currently preliminary. Lot 3A covers 3.57 acres and Lot 3B covers 3.34 acres. The plat details several key easements: a 20-foot drainage easement along the northern boundary, a 40-foot private drive easement on the western side, a 20-foot sewer easement running through the center, and a 20-foot utility easement along the southern boundary. Existing infrastructure is marked, including capped rebar, a streetlight stub, and various survey monuments like iron pins and nails. The plat also identifies adjacent properties and owners, such as Brickton Associates, LLC, Windsor Built Homes, Inc., and Grove Stone & Sand Company. Two tables are included: a Curve Table for lot 3A and a Call Along Centerline table for the proposed sewer easement. A location map in the bottom right corner shows the site's position relative to local roads SR 1537 and SR 1546. The entire document is dated November XXXX, 2017, and is prepared by Hill and Associates Surveyors, P.A.

Course	Bearing	Distance
C1	Rod: 1796.99'	A: 160.40'
	Tan: 80.25'	CA: 5°06'51"
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LEGEND

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PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

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PROJECT SUMMARY

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1091 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
PHONE: (828)274-2479

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GRAPHIC SCALE — FEET

50 0 50 100 150

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HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

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CHECKED BY: DHH DRAWING: 2017099
DATE: NOVEMBER XXXX, 2017 DRAWN BY: DHH FILE: 2017099

[illegible]

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FOR
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BEING A MAJOR SUBDIVISION OF
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HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

PLAT NORTH 10847

BRICKTON ASSOCIATES, LLC
D.B. 1304, PG. 320
SLIDE 3220
SLIDE 3227
9652-52-3734
ZONED I

BRICKTON ASSOCIATES, LLC
D.B. 1005, PG. 258
SLIDE 3220
SLIDE 3705, TR. 2
SLIDE 6070
9652-42-7470
ZONED I

GROVE STONE & SAND COMPANY
D.B. 996, PG. 276
SLIDE 3121
9652-41-9348
ZONED I

CANE CREEK VISTAS, LLC
D.B. 1653, PG. 448
SLIDE 10853
SLIDE 6233
SLIDE 3220
9652-62-2054
ZONED BY TOWN OF FLETCHER
C1 (CONDITIONAL DISTRICT)

WINDSOR BUILT HOMES, INC.
B.O.R. 3104, PG. 498
SLIDE 10819
SLIDE 10820
SLIDE 10853
SLIDE 10854
SLIDE 6233
SLIDE 3220
ZONED BY TOWN OF FLETCHER
C1 (CONDITIONAL DISTRICT)

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-SEWER SYSTEM- PUBLIC, ONSITE

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Witness my original signature, registration number and seal this XXXXXX day of NOVEMBER, A.D., 2017.

David H. Hill, NCPLS L-3863

50 0 50 100 150
GRAPHIC SCALE - FEET

LOCATION MAP (NTS)

DEED REFERENCES:
D.B. 1005, PG. 268
SLIDE 3705
SLIDE 6070
SLIDE 3220

TAX REFERENCES:
9652-52-4227

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28031
(828) 693-1409

CHECKED BY: DHH
DRAWING: 2017099

DATE: NOVEMBER XXXX, 2017
DRAWN BY: DHH
FILE: 2017099

PLAT OF COMBINED MASTER-DEVELOPMENT PLAT
FOR
BRICKTON ASSOCIATES, LLC

BEING A MAJOR SUBDIVISION OF
TRACT 3, SLIDE 3705

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
NOVEMBER XXXX, 2017

CURVE TABLE

Course	Bearing	Distance
C1	Rod: 1796.99'	A: 160.40'
	Tan: 80.25'	CA: 5°06'51"
	Chd: S 36°13'07" W	160.35'
C2	Rod: 247.98'	A: 139.75'
	Tan: 71.79'	CA: 32°17'25"
	Chd: S 67°24'16" E	137.91'

CALLS ALONG CENTERLINE OF PROPOSED 20' SEWER EASEMENT

Course	Bearing	Distance
1	N 27°08'36" E	15.74'
2	N 68°20'18" W	21.44'
3	N 48°47'53" W	74.55'
4	N 33°40'07" E	226.10'
5	N 33°40'07" E	176.92'
6	N 23°45'04" E	72.79'

NOTES:

- AREAS BY COORDINATE COMPUTATION.
- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED I BY HENDERSON COUNTY.
SETBACKS:
FRONT— 20' LOCAL, 30' COLLECTOR (FROM RIGHT OF WAY)
SIDE— 20'
REAR— 20'
- BRICKTON DRIVE SHOWN AS PUBLIC AND SIGNED OFF BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PER SLIDE 3705.
- THE PRIVATE DRIVES SHOWN HEREON MAY NOT MEET REQUIREMENTS FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.
- THE 30' DRIVEWAY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS TO ALLOW FOR CLEAR PASSAGE OF EMERGENCY RESPONSE VEHICLES AND MAINTENANCE RESPONSIBILITY OF THE EASEMENT IS CONVEYED TO THE PROPERTY OWNERS UTILIZING IT TO ACCESS THEIR PROPERTY.
- THE CURRENT OWNER OF RECORD IS BRICKTON ASSOCIATES, LLC.

LEGEND

○ MONUMENT FOUND AS NOTED
○ MONUMENT SET AS NOTED
● POINT NOT STAKED
P-PED - PHONE PEDESTAL
UP - UTILITY POLE
PHP - PHONE POLE
TRANS - TRANSFORMER
TV-PED - CABLE TV PEDESTAL
WM - WATER METER
WV - WATER VALVE

PROJECT SUMMARY

OWNER DEVELOPER— BRICKTON ASSOCIATES, LLC
1091 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803
PHONE: (828)274-2479

-TOTAL PROJECT AREA— 6.91 ACRES
-PROPOSED UNITS— 2
-PROPOSED UNITS DENSITY— 0.4 PER ACRE
-60% SLOPE ADJUSTMENT— N/A
-MINIMUM LOT SIZE— 3.57 ACRES
-MAXIMUM LOT SIZE— 3.34 ACRES
-PROPOSED PUBLIC ROADS— NONE, BRICKTON DRIVE
-PUBLIC PER SLIDE 3705.
-PROPOSED PRIVATE DRIVE EASEMENT— 379 LF
-WATER SYSTEM— PUBLIC, ONSITE
-SEWER SYSTEM— PUBLIC, ONSITE

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES). that the boundaries not surveyed are clearly indicated as shown from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Witness my original signature, registration number and seal this XXXXXX day of NOVEMBER, A.D., 2017.

David H. Hill, NCPLS L-3863

GRAPHIC SCALE — FEET

50 0 50 100 150

SURVEY BY
HILL AND ASSOCIATES SURVEYORS, P.A.
LICENSE NUMBER: C-1991
DAVID H. HILL
N.C.P.L.S. 3863
403 WEST BLUE RIDGE ROAD
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