

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: May 5, 2025

SUBJECT: Major Subdivision for Brickton Industrial Park Major Subdivision
(02-2026-M)

STAFF CONTACT: Carlos Martinez, Planner

ATTACHMENTS:

1. Staff Report
2. Subdivision Survey

SUMMARY OF REQUEST:

A Major Subdivision application was submitted by Jordan Skellie to create three lots in the Industrial (I) zoning district. The subject area is located off Old Hendersonville Rd (SR 1536) in Hoopers Creek Township. The parcel consists of 15.99 acres. The proposed subdivision will be accessed from Brickton Drive and Guaranteed Way.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master Plan meets the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan be subject to the property owner addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve the Combined Master Plan and Development Plan for the Brickton Industrial Park Subdivision, subject to the conditions listed in the staff report or as discussed by the TRC.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:
Carlos Martinez, Planner

APPLICATION #
02-2026-M

TECHNICAL REVIEW COMMITTEE MEETING DATE:
May 5, 2026

PROPERTY OWNER
FLETCHER IOS LLC

PROPERTY LOCATION/ADDRESS
142 BRICKTON DR

APPLICANT
JORDAN SKELLIE

PIN(S):
9652-52-3734

SUMMARY OF REQUEST

To be subdivided into three lots of the above-referenced PIN (hereafter the subject area) within Henderson County's Regional Commercial (RC) district.

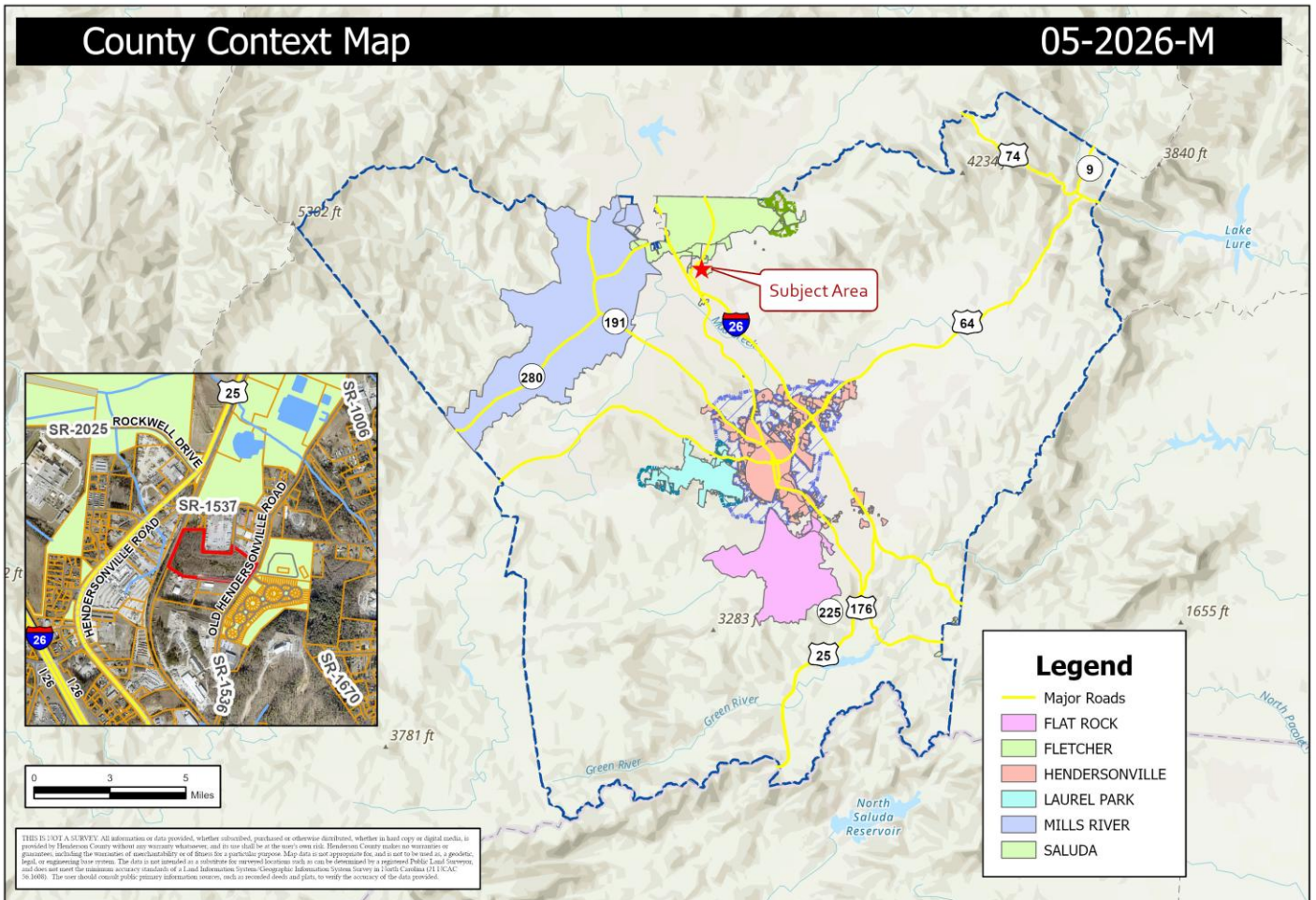
Existing Zoning	Industrial (I)
FLUM Character Area	Employment Industry
Existing Land Use	Vacant
Site Improvements	NA
Request Acreage	15.99

ADJACENT ZONING

PROPERTY CLASS

North	I	Industrial
East	Town of Fletcher C-1	Residential
South	I	Industrial
West	RC	Commercial

Map A: County Context



Property Owner(s): FLETCHER IOS LLC
 Total Acreage: 15.99
 Zoning District: Industrial (I)



BACKGROUND:

The subdivision request, for application #05-2026-M, is for PIN: 9652-52-3734 that is owned by FLETCHER IOS LLC. The subject area is located on Old Hendersonville Rd (SR 1536). The applicant has requested that the 15.99-acre tract of the property be subdivided into 3 lots. The property is not in the present use value program and is not considered agriculture. The property current use is considered industrial.

Map B: Subject Area



Property Owner(s): FLETCHER IOS LLC
 Total Acreage: 15.99
 Zoning District: Industrial (I)



SUBJECT AREA & ADJACENT PROPERTIES:

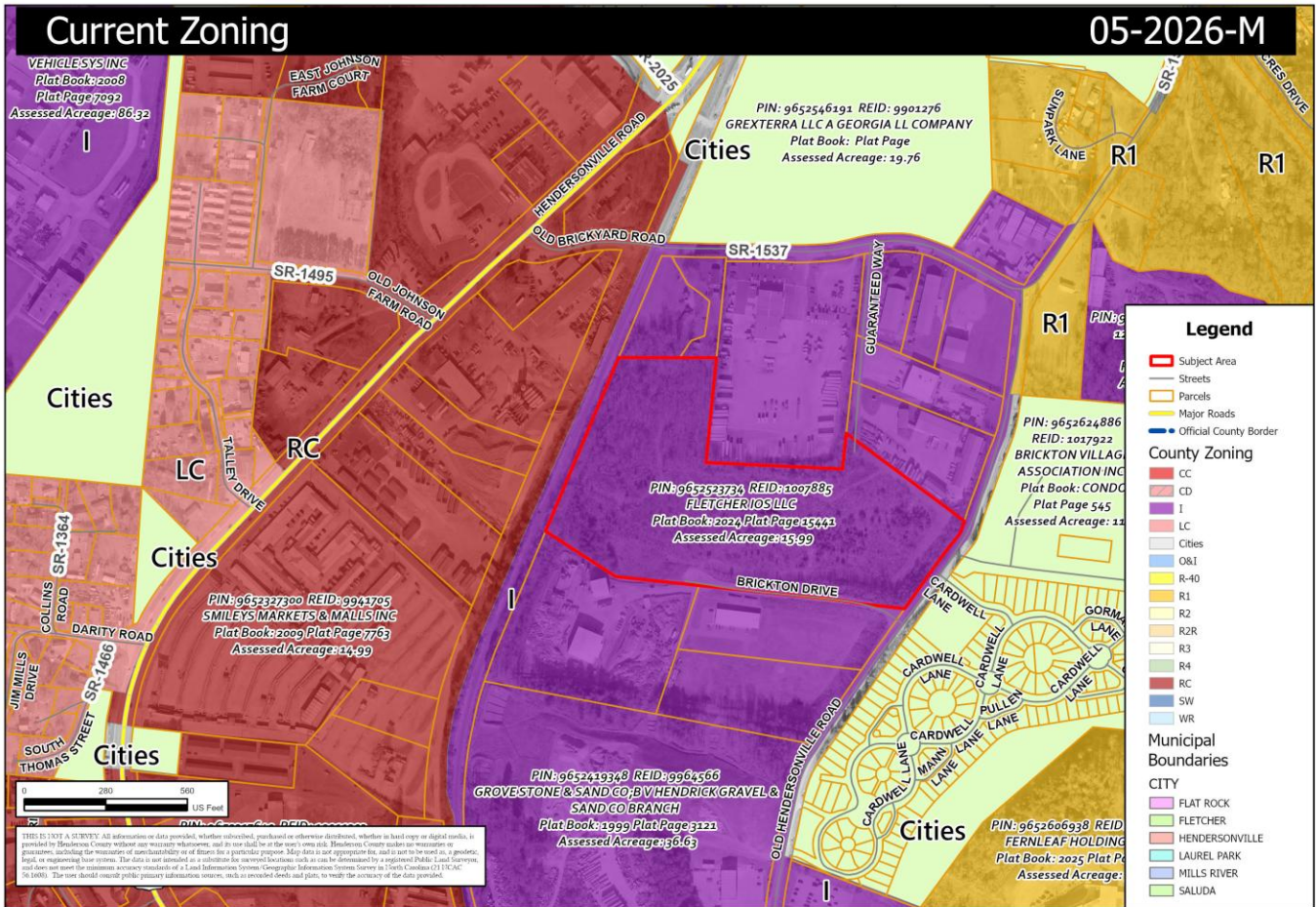
West: The property is bordered by an active railroad. Several commercial uses, including auto repair and mobile home sales, are beyond that.

South: South of the subject area are commercial uses, including dumpster rental and a sewing company. There are more commercial uses beyond that.

East: The property is bordered by Old Hendersonville Rd. Brickton village, a residential community, is on the other side of the Road.

North: To the north of the subject area are commercial uses, including truck rentals and construction-related uses. Old Brickyard Road intersects with Old Hendersonville Road beyond that.

Map C: Current Zoning



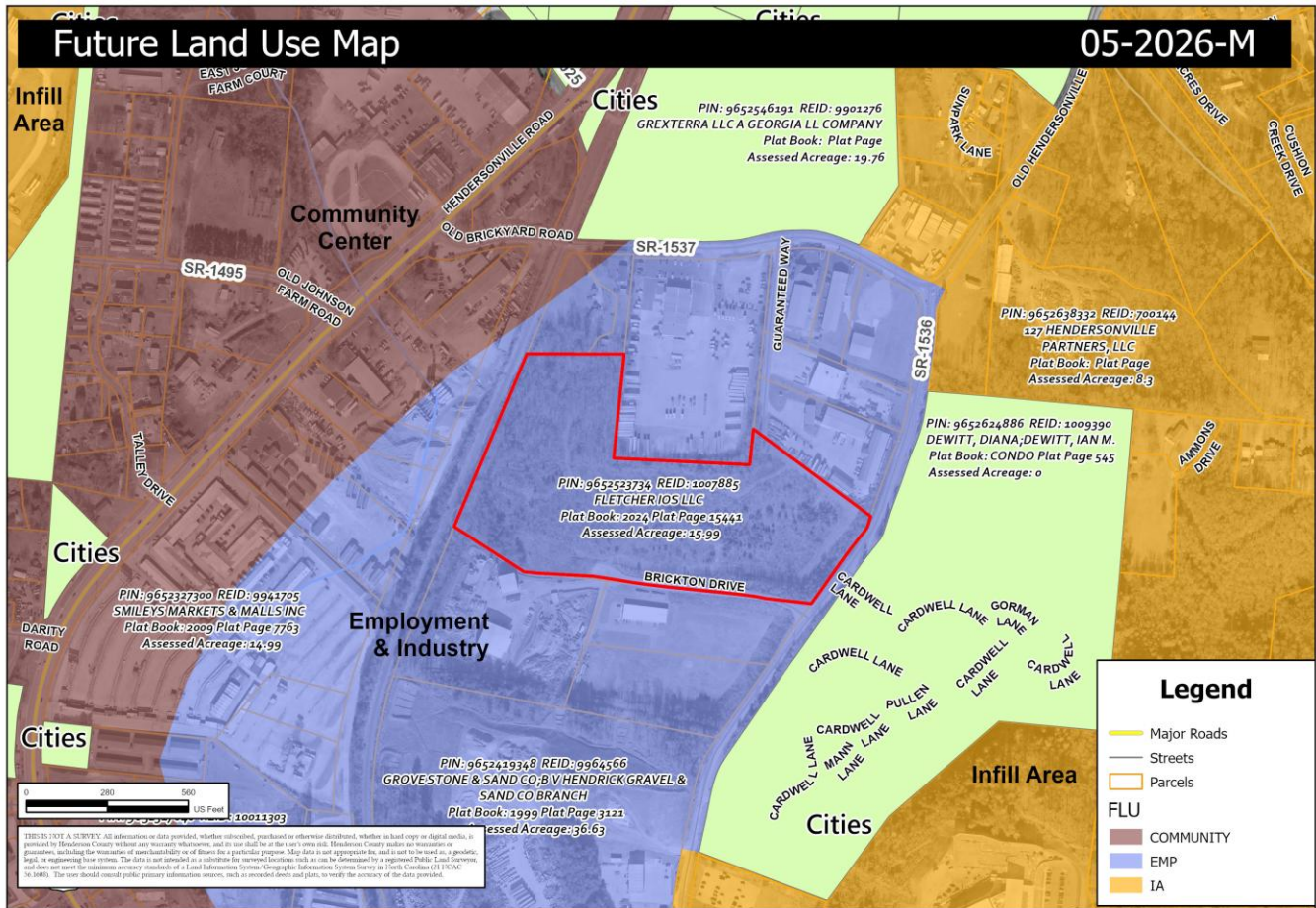
Property Owner(s): FLETCHER IOS LLC
 Total Acreage: 15.99
 Zoning District: Industrial (I)



Zoning

The subject area is located in the Industrial (I) zoning district. According to the Land Development Code, the purpose of the Industrial District is to “foster orderly growth where the *principal use* of land is a mixture of *industrial* and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land *uses*; and (3) is sensitive to its impact on surrounding land *uses* and the environment (natural and man-made). This general *use district* is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan.*” (LDC §42-36)

Map D: 2045 Future Land Use Map



Property Owner(s): FLETCHER IOS LLC
 Total Acreage: 15.99
 Zoning District: Industrial (I)



2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Employment and Industry** character area.

Employment and Industry : “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms, including manufacturing, agriculture, distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.”

Where: Strategic areas with highway and utility access, large available parcels

Uses: Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate

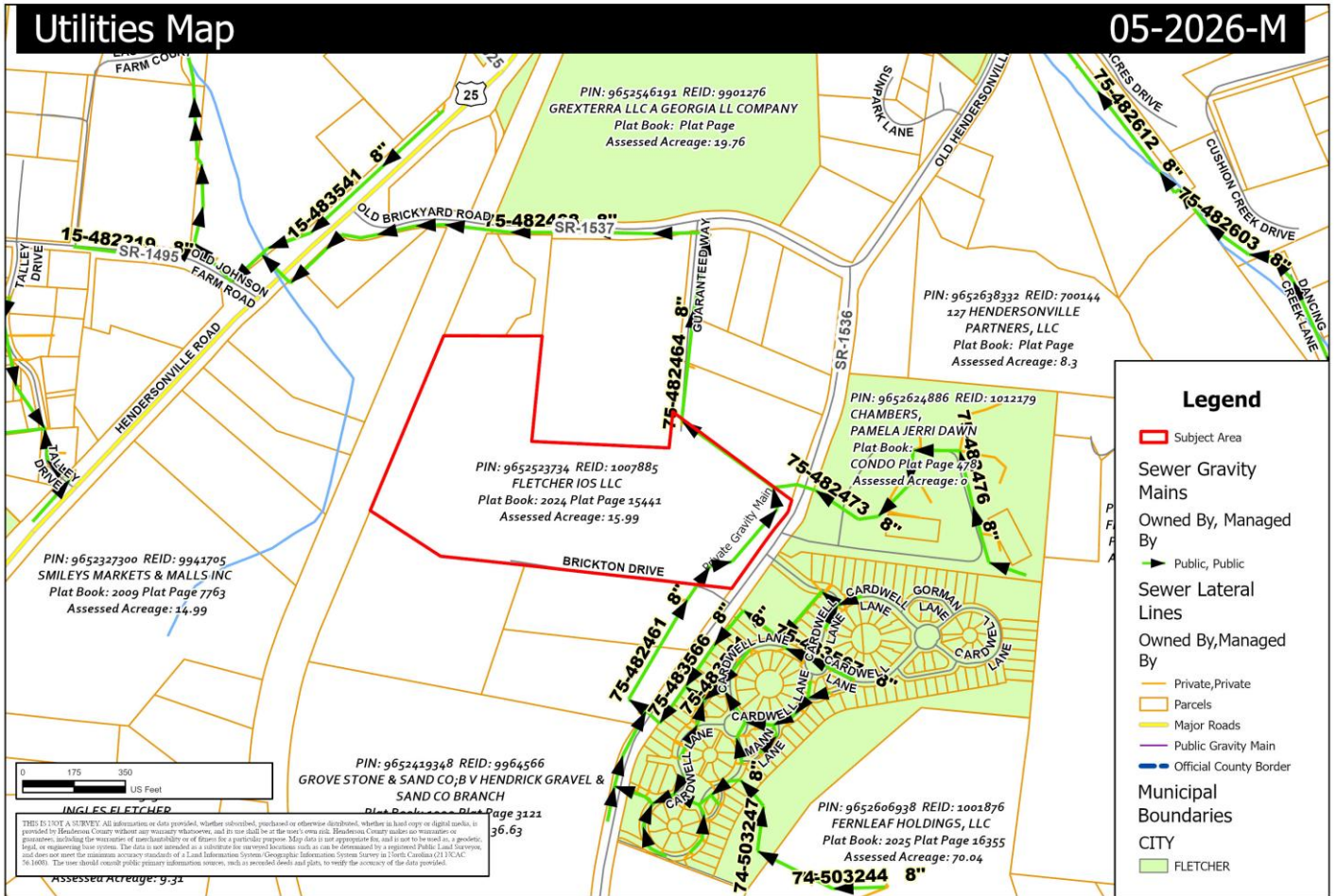
Utility Access: The majority of these areas will be served by utilities

Goal 1: Coordinate Development Near Existing Community Anchors

Rec 1.2: Use available zoning tools to encourage context-appropriate rural businesses.

C. Encourage redevelopment of underutilized industrial and/or commercial properties.

Map F: Utility Map



Property Owner(s): FLETCHER IOS LLC
 Total Acreage: 15.99
 Zoning District: Industrial (I)



The subject area has access to public water and sewer.

ANALYSIS:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-340, the purpose of a Master 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 Master Plan, the Technical Review Committee should consider applicable recommendations of the *Henderson County 2045 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 Master 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 §42-74).

Staff has reviewed the submitted Master Plan for the Brickton Industrial Park Subdivision, taking into consideration the recommendations of the *Henderson County 2045 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

Staff Comments:

1. **Water and Sewer Availability:** The site is proposed to be served by MSD water and sewer.
2. **Open Space Requirements:** 2 lots are proposed; there are no requirements for open space.
3. **Road System:** The subject area currently has access to Hendersonville Road (SR 1536).
4. **Dead Ends, Culs-de-sac, Turnarounds:** All turnarounds must meet the requirements of the LDC §42-110(D).
5. **Perennial and Intermittent Surface Water Buffers:** The project site is outside of the perennial stream buffer. Section §42-250 of the LDC regulates construction and permitting within the surface water buffer, requiring all built-upon areas 30 feet landward of all perennial and intermittent surface waters.
6. **Soil Erosion and Sedimentation Control Plan:** The Applicant shall submit written notice from 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 §42-113B).

7. **Stormwater/Water Quality:** The Applicant shall submit a written notice from the appropriate local agencies verifying that a Stormwater Control Plan is not required.
8. **Drainage, Culverts, Shoulder Stabilization:** Road or drainage structures shall be constructed in accordance with state road standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42-105). All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders, and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-102).
9. **Miscellaneous Advisory Provisions:** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
10. **Final Plat Requirements:** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-342).
11. **NCDOT Driveway Permit.** An NCDOT Driveway permit will be required, as no new access to a state-maintained road is being proposed.
12. **Site Plan Approval.** Any Site Plan received in the subject area will be required to seek Major Site Plan approval due to the Industrial District.

STAFF CONCLUSION

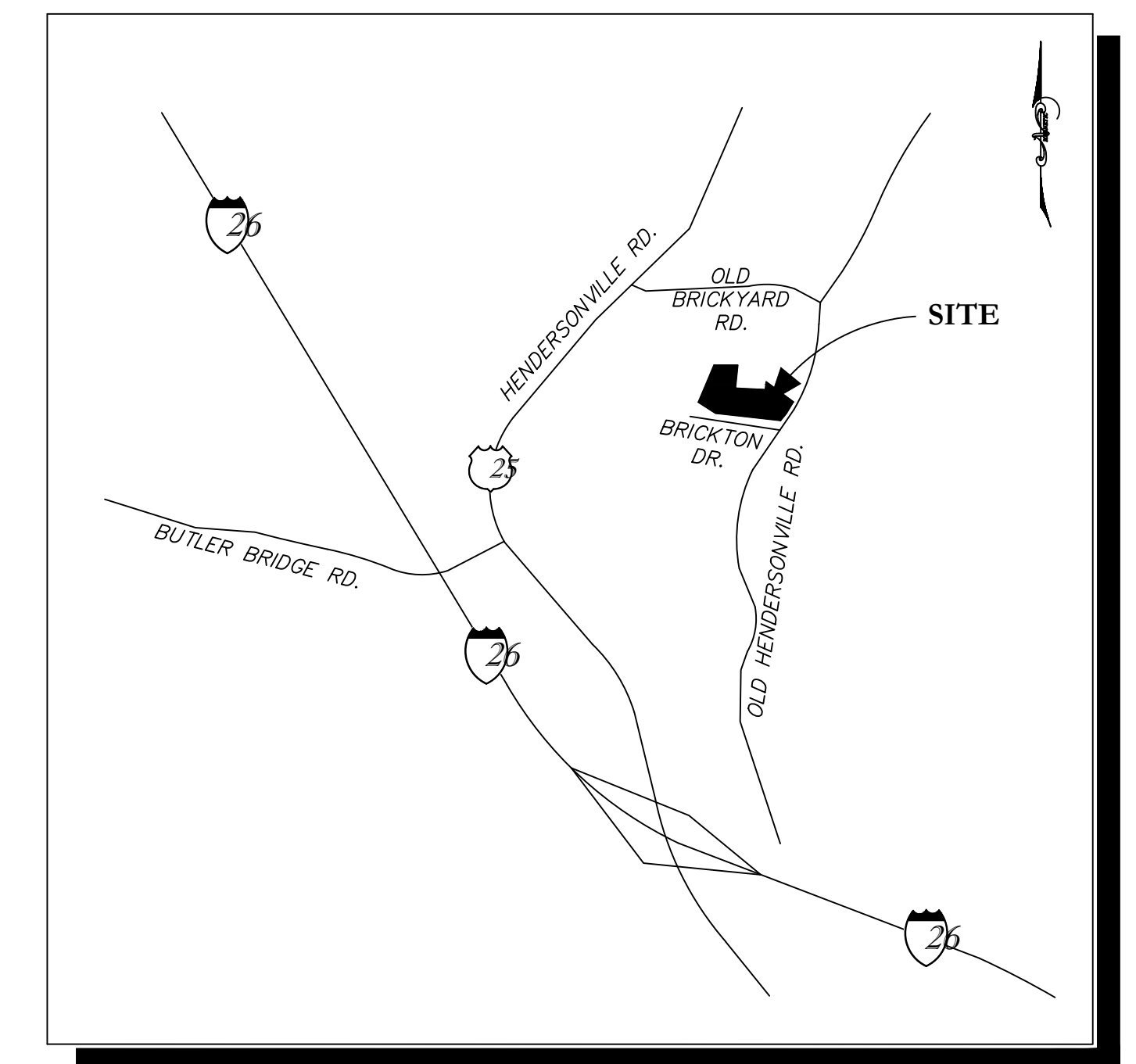
Per Chapter 42 of the Henderson County Land Development Code LDC §42-337, the Technical Review Committee is the final approval authority for this proposed Major Subdivision. The Technical Review Committee may approve, approve with conditions, or deny the proposed Master and/or Development plan if it exhibits deficiencies or is not in compliance with any statute, ordinance, or regulation of the Henderson County Code of Ordinances.

Master Plan for **BRICKTON INDUSTRIAL PARK**

Old Hendersonville Rd. Fletcher, North Carolina

INDEX

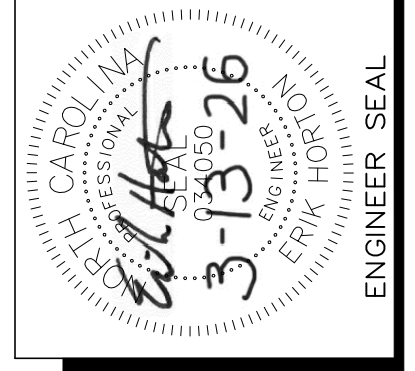
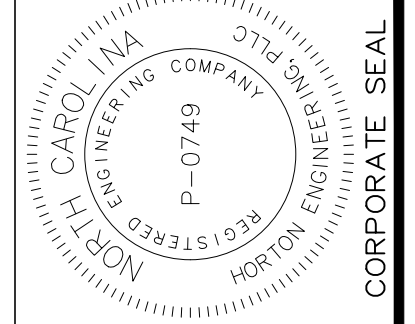
DESCRIPTION	SHEET
TITLE SHEET	T-1
PRELIMINARY PLAT	PP-1
MASTER PLAN	CV-1
EXISTING CONDITIONS PLAN	CV-2
PH 1 EROSION CONTROL PLAN	CV-3
GRADING AND EROSION CONTROL PLAN	CV-4
UTILITY PLAN	CV-5



SITE LOCATION MAP
NTS

SITE ANALYSIS

- 3-13-2026
- BRICKTON INDUSTRIAL PARK
 - OWNER/DEVELOPER
 - JORDAN SKELLIE
 - FLETCHER 105, LLC
 - 236 MAYFIELD ST.
 - GREENVILLE, SC 29601
 - ENGINEER
 - ERIK HORTON, PE
 - BLUE LINE CONSULTING, LLC
 - dba: HORTON ENGINEERING, PLLC
 - 108 RIDGE RD.
 - LANDRUM, SC 29356
 - REID 1007885
 - PIN 9652-52-3734
 - PLAT 2024 15441
 - DEED 4384/548
 - PROPOSED WAREHOUSING & STORAGE
 - COUNTY ZONING - I - INDUSTRIAL
 - FIRE DISTRICT - FLETCHER
 - PARCEL AREA 16.66 ACRES - 725,521 FT²
 - TOTAL PROPOSED IMP. SURF. 9.72 ACRES - 423,519 FT²
 - EXISTING IMPERVIOUS AREA 0.0%
 - PROPOSED IMPERVIOUS AREA 58.4%
 - NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.
 - FRENCH BROAD RIVER BASIN
 - PROJECT WILL BE COMPLETED IN ONE PHASE.



BLUE LINE
CONSULTING, LLC

900 N. TRADE AVENUE EXT.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

PROJECT: Brickton Industrial Park
Master Plan
Henderson County, North Carolina

SHEET TITLE:	Title Sheet
SCALE:	NTS PROJECT NO. 24007
DRAWN:	MEH SHEET NO.
DATE:	3-13-2026

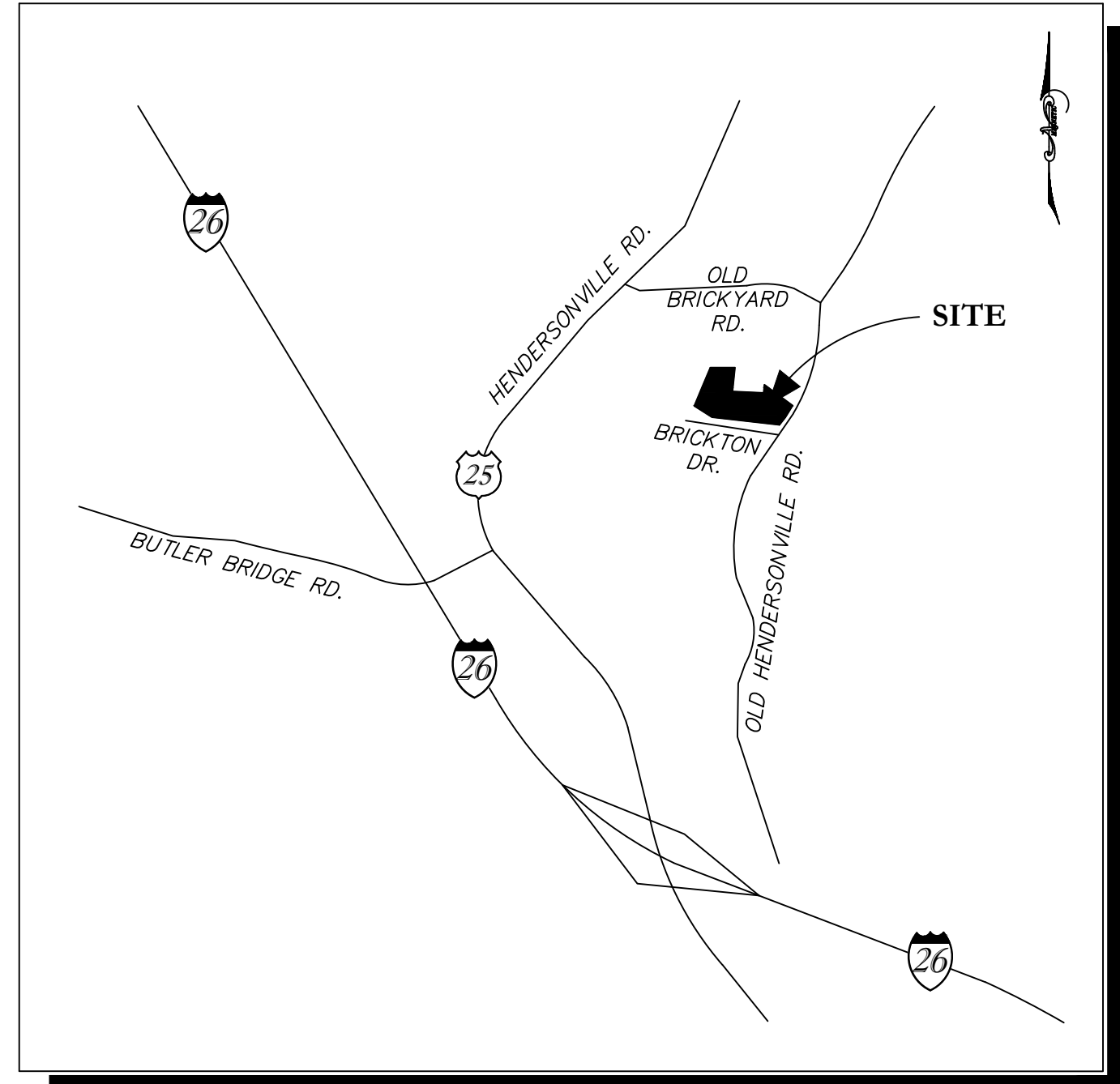
T-1

LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊙
GRATE INLET	⊙
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊙
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊙ TP
GAS SERVICE METER	⊙ GM
FIRE HYDRANT	⊙
WATER VALVE	⊙ WV
WATER METER	⊙ WM
OVERHEAD ELECTRIC	--- OHP
UNDERGROUND ELECTRIC	---
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
GUY WIRE ANCHOR	--- GWA
ELECTRIC TRANSFORMER	⊙ ETR
CHAIN LINK FENCE	---

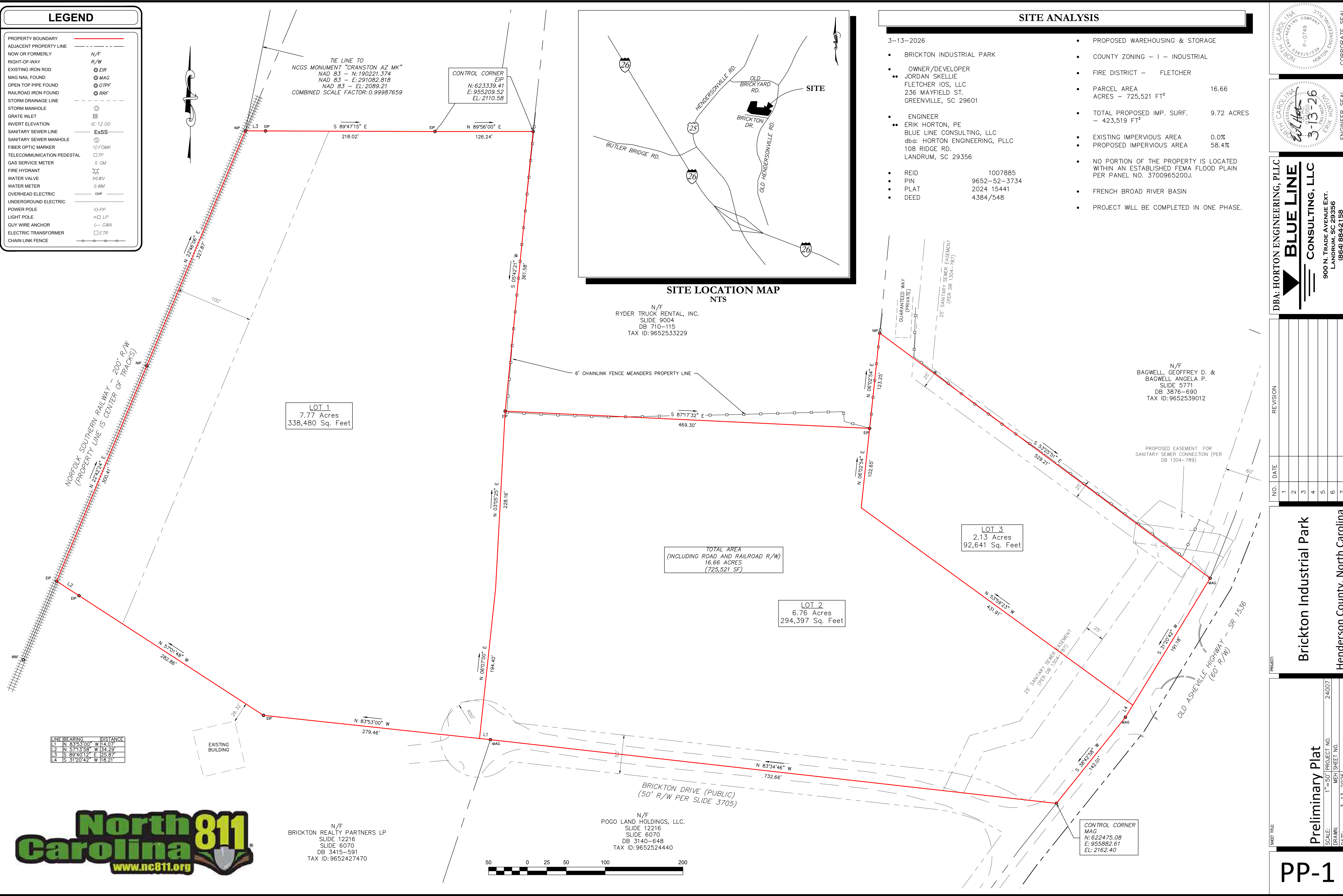
SITE ANALYSIS

- 3-13-2026
- BRICKTON INDUSTRIAL PARK
 - OWNER/DEVELOPER
JORDAN SKELLIE
FLETCHER IOS, LLC
236 MAYFIELD ST.
GREENVILLE, SC 29601
 - ENGINEER
ERIK HORTON, PE
BLUE LINE CONSULTING, LLC
dba: HORTON ENGINEERING, PLLC
108 RIDGE RD.
LANDRUM, SC 29356
 - REID 1007885
 - PIN 9652-52-3734
 - PLAT 2024 15441
 - DEED 4384/548
 - PROPOSED WAREHOUSING & STORAGE
 - COUNTY ZONING - I - INDUSTRIAL
 - FIRE DISTRICT - FLETCHER
 - PARCEL AREA 16.66 ACRES - 725,521 FT²
 - TOTAL PROPOSED IMP. SURF. - 423,519 FT² 9.72 ACRES
 - EXISTING IMPERVIOUS AREA 0.0%
 - PROPOSED IMPERVIOUS AREA 58.4%
 - NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.
 - FRENCH BROAD RIVER BASIN
 - PROJECT WILL BE COMPLETED IN ONE PHASE.



SITE LOCATION MAP NTS

N/F
RYDER TRUCK RENTAL, INC.
SLIDE 9004
DB 710-115
TAX ID: 9652533229



LOT 1
7.77 Acres
338,480 Sq. Feet

LOT 2
6.76 Acres
294,397 Sq. Feet

LOT 3
2.13 Acres
92,641 Sq. Feet

TOTAL AREA
(INCLUDING ROAD AND RAILROAD R/W)
16.66 ACRES
(725,521 SF)

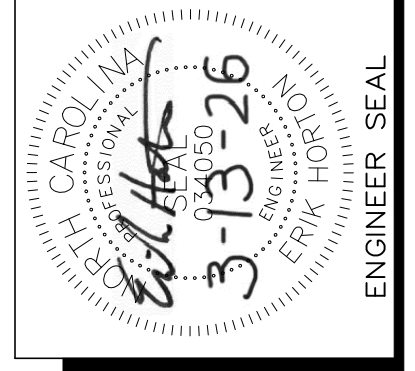
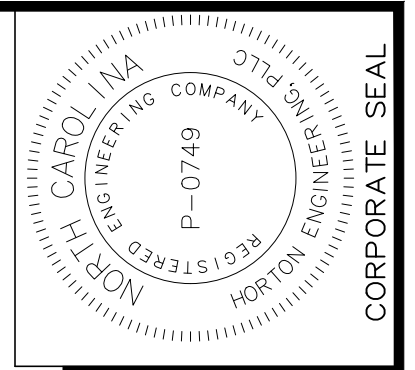
N/F
BRICKTON REALTY PARTNERS LP
SLIDE 12216
SLIDE 6070
DB 3415-591
TAX ID: 9652427470

N/F
POGO LAND HOLDINGS, LLC.
SLIDE 12216
SLIDE 6070
DB 3140-648
TAX ID: 9652524440

CONTROL CORNER
MAG
N: 622475.08
E: 955882.61
EL: 2162.40



LINE BEARING	DISTANCE
L1 N 83°53'00" W	14.07
L2 N 57°13'58" W	54.29
L3 S 89°40'12" E	28.67
L4 S 31°20'42" W	18.21



DBA: HORTON ENGINEERING, PLLC
BLUE LINE CONSULTING, LLC
900 N. TRADE AVENUE EXT.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

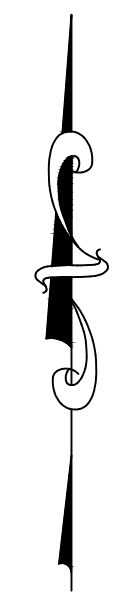
PROJECT: Brickton Industrial Park
Henderson County, North Carolina

SHEET TITLE: Preliminary Plat
SCALE: 1"=50'
PROJECT NO.: 24007
DRAWN: MEH
SHEET NO.:
DATE: 3-13-2026

PP-1

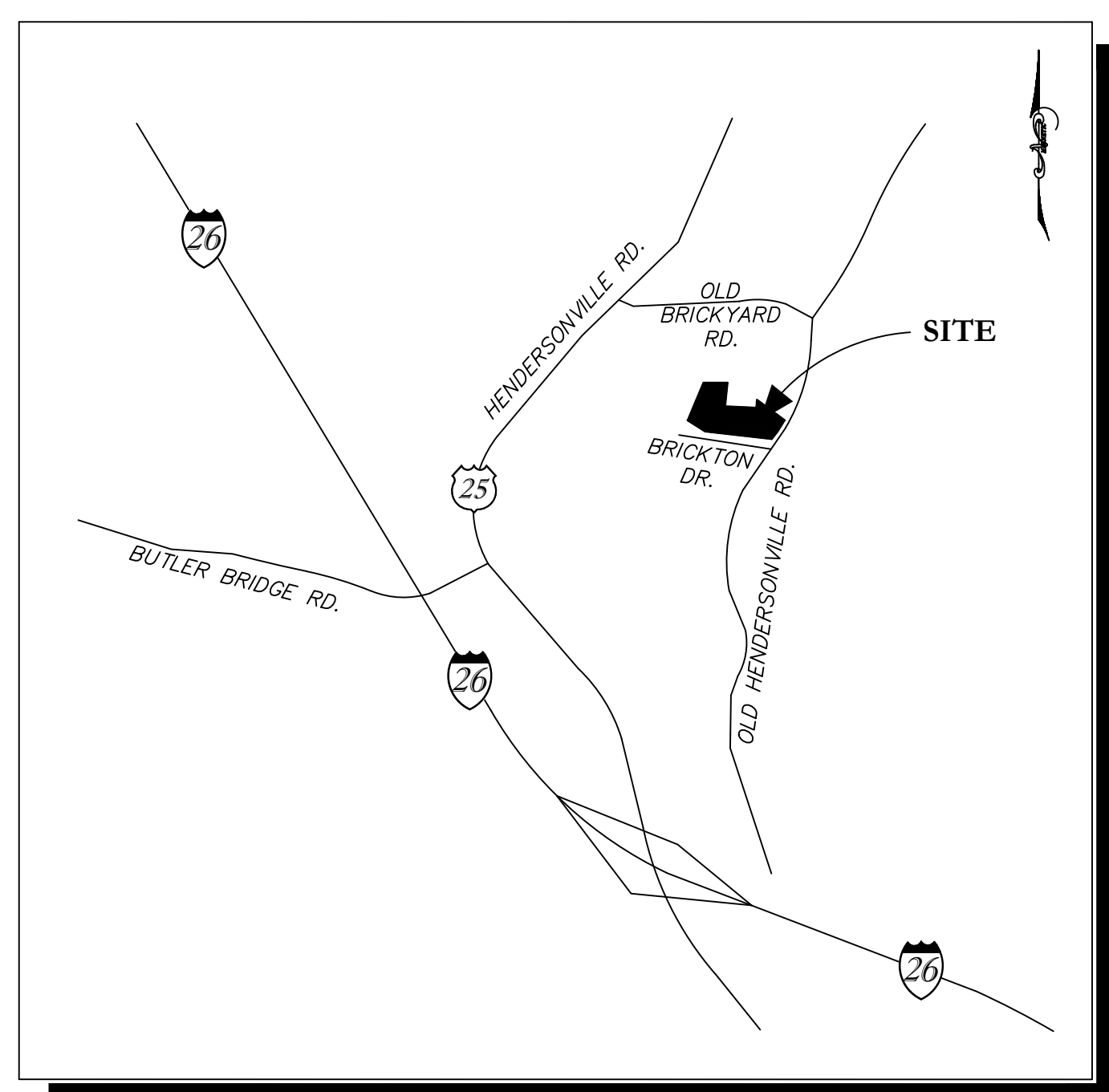
LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTFP
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊙
GRATE INLET	⊙
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊙
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊙ TP
GAS SERVICE METER	⊙ GM
FIRE HYDRANT	⊙
WATER VALVE	⊙
WATER METER	⊙ WM
OVERHEAD ELECTRIC	--- OHP
UNDERGROUND ELECTRIC	---
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
GUY WIRE ANCHOR	---
ELECTRIC TRANSFORMER	⊙ ETR
CHAIN LINK FENCE	---



TIE LINE TO
NCGS MONUMENT "CRANSTON AZ MK"
NAD 83 - N: 190221.374
NAD 83 - E: 291082.818
NAD 83 - EL: 2089.21
COMBINED SCALE FACTOR: 0.99987659

CONTROL CORNER
EIP
N: 623339.41
E: 955208.52
EL: 2110.58



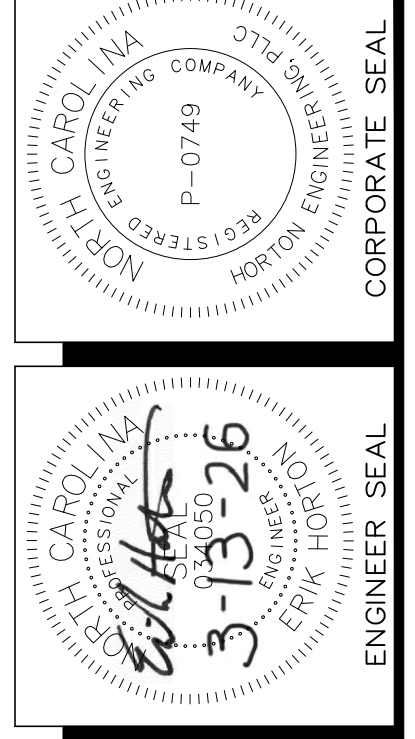
**SITE LOCATION MAP
NTS**

N/F
RYDER TRUCK RENTAL, INC.
SLIDE 9004
DB 710-115
TAX ID: 9652533229

GATED ENTRANCE
W/ KNOX BOX

SITE ANALYSIS

- 3-13-2026
- BRICKTON INDUSTRIAL PARK
 - OWNER/DEVELOPER
JORDAN SKELLIE
FLETCHER IOS, LLC
236 MAYFIELD ST.
GREENVILLE, SC 29601
 - ENGINEER
ERIK HORTON, PE
BLUE LINE CONSULTING, LLC
dba: HORTON ENGINEERING, PLLC
108 RIDGE RD.
LANDRUM, SC 29356
 - REID 1007885
 - PIN 9652-52-3734
 - PLAT 2024 15441
 - DEED 4384/548
 - PROPOSED WAREHOUSING & STORAGE
 - COUNTY ZONING - I - INDUSTRIAL
 - FIRE DISTRICT - FLETCHER
 - PARCEL AREA 16.66
ACRES - 725,521 FT²
 - TOTAL PROPOSED IMP. SURF. 9.72 ACRES
- 423,519 FT²
 - EXISTING IMPERVIOUS AREA 0.0%
 - PROPOSED IMPERVIOUS AREA 58.4%
 - NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.
 - FRENCH BROAD RIVER BASIN
 - PROJECT WILL BE COMPLETED IN ONE PHASE.



DBA: HORTON ENGINEERING, PLLC
BLUE LINE CONSULTING, LLC
900 N. TRADE AVENUE EXT.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

PROJECT: Brickton Industrial Park
Master Plan
Henderson County, North Carolina

SHEET TITLE: Master Plan
SCALE: 1"=50'
PROJECT NO. 24007
DRAWN: MEH
DATE: 3-13-2026

MP-1

NORFOLK SOUTHERN RAILWAY - 200' R/W
(PROPERTY LINE IS CENTER OF TRACKS)

CONCRETE TRUCK YARD
W/ 4' TRUCK DOCKS

16'X16' CONCRETE
DUMPSTER PAD

5' CLASS III SCREENING

EXISTING BUILDING

±19,000 FT²
OFFICE/
WAREHOUSE

CONCRETE
PARKING AREA

35'24"36" N
-82'30"27" W

LOT 1
7.77 Acres
338,480 Sq. Feet

HEAVY DUTY
ASPHALT
DRIVES

±75,000 FT²
OUTDOOR
STORAGE

LIGHT DUTY
ASPHALT
DRIVES

18" CONCRETE
CURB & GUTTER
AROUND PARKING
AND ENTRY DRIVES

ADA VAN ACCESSIBLE
PARKING SPACE AND AISLE

±206,000 FT²
OUTDOOR
STORAGE

STONE DRIVE/PARKING
BASE TO CONSIST OF
MINIMUM 8" CRUSHER RUN

LOT 2
6.76 Acres
294,397 Sq. Feet

TOTAL AREA
(INCLUDING ROAD AND RAILROAD R/W)
16.66 ACRES
(725,521 SF)

6" CHAIN LINK SECURITY
FENCE AROUND PERMETER
W/ SLIDING GATES AT
EACH ENTRANCE

5' CLASS III SCREENING
(EXISTING VEGETATION
ON SLOPES TO REMAIN)

ACCESS DRIVE TO
GUARANTEED WAY
(MATCH WIDTH)

ADA VAN ACCESSIBLE
PARKING SPACE AND AISLE

LOT 3
2.13 Acres
92,641 Sq. Feet

±530 FT² MODULAR
OFFICE BUILDING W/
CONCRETE PARKING
AREA

5' CLASS III SCREENING
(TO BEGIN OUTSIDE OF
EXISTING SANITARY EASEMENT)

PROPOSED EASEMENT FOR
SANITARY SEWER CONNECTION (PER
DB 1304-789)

N/F
BAGWELL, GEOFFREY D. &
BAGWELL ANGELA P.
SLIDE 5771
DB 3876-890
TAX ID: 9652539012

OLD ASHEVILLE-HIGHWAY - SR 1536
(60' R/W)

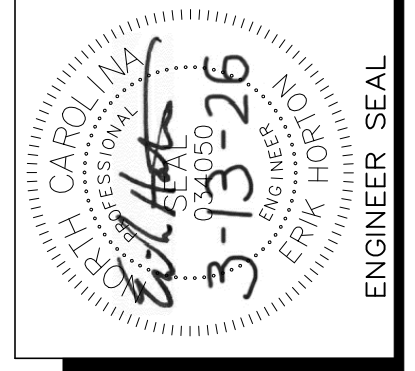
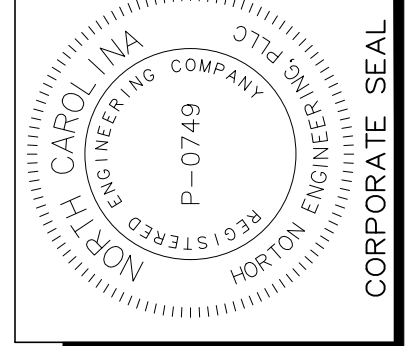
BRICKTON DRIVE (PUBLIC)
(50' R/W PER SLIDE 3705)

N/F
POGO LAND HOLDINGS, LLC.
SLIDE 12216
SLIDE 6070
DB 3140-648
TAX ID: 9652524440

CONTROL CORNER
MAG
N: 622475.08
E: 955882.61
EL: 2162.40



LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	N/F
NOW OR FORMERLY RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊕
GRATE INLET	⊕
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊕
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊙ TP
GAS SERVICE METER	⊙ GM
FIRE HYDRANT	⊙ HW
WATER VALVE	⊙ WM
WATER METER	⊙ WM
OVERHEAD ELECTRIC	--- OHP
UNDERGROUND ELECTRIC	---
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
GUY WIRE ANCHOR	--- GWA
ELECTRIC TRANSFORMER	⊙ ETR
CHAIN LINK FENCE	---



DBA: HORTON ENGINEERING, PLLC
BLUE LINE
 CONSULTING, LLC
 900 N. TRADE AVENUE EXT.
 LAYDRUM, SC 29356
 (864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

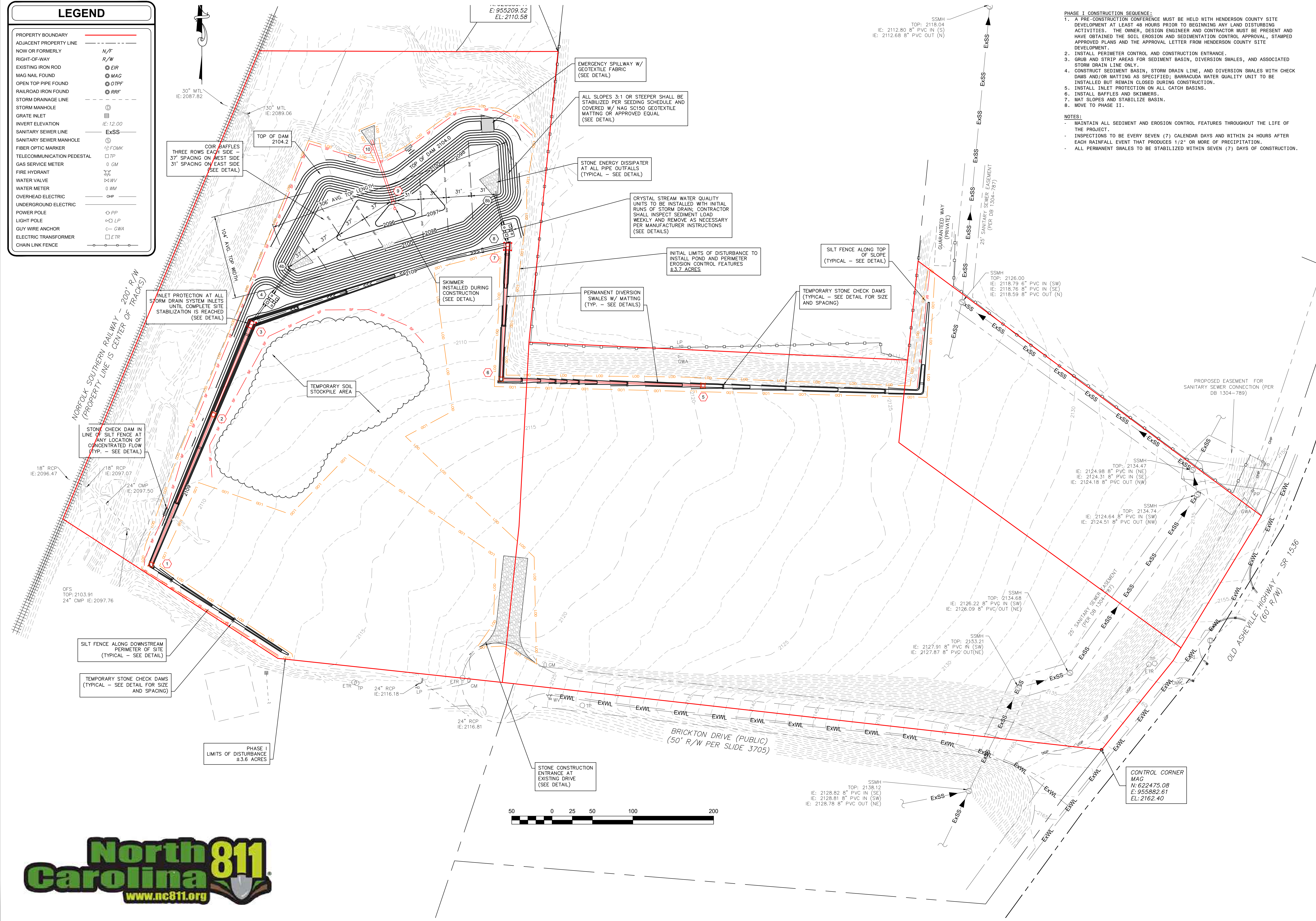
PROJECT: **Brickton Industrial Park Master Plan**
 LOCATION: **Henderson County, North Carolina**

SHEET TITLE: **Existing Conditions**
 SCALE: 1"=50'
 PROJECT NO.: 24007
 DRAWN: MEH
 SHEET NO.: 3-13-2026

CV-2



LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊙
GRATE INLET	⊙
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊙
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊙ TP
GAS SERVICE METER	⊙ GM
FIRE HYDRANT	⊙ HW
WATER VALVE	⊙ WM
WATER METER	⊙ WM
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
GUY WIRE ANCHOR	---
ELECTRIC TRANSFORMER	⊙ ETR
CHAIN LINK FENCE	---



- PHASE I CONSTRUCTION SEQUENCE:**
1. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH HENDERSON COUNTY SITE DEVELOPMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. THE OWNER, DESIGN ENGINEER AND CONTRACTOR MUST BE PRESENT AND HAVE OBTAINED THE SOIL EROSION AND SEDIMENTATION CONTROL APPROVAL, STAMPED APPROVED PLANS AND THE APPROVAL LETTER FROM HENDERSON COUNTY SITE DEVELOPMENT.
 2. INSTALL PERIMETER CONTROL AND CONSTRUCTION ENTRANCE.
 3. GRUB AND STRIP AREAS FOR SEDIMENT BASIN, DIVERSION SWALES, AND ASSOCIATED STORM DRAIN LINE ONLY.
 4. CONSTRUCT SEDIMENT BASIN, STORM DRAIN LINE, AND DIVERSION SWALES WITH CHECK DAMS AND/OR MATTING AS SPECIFIED; BARRACUDA WATER QUALITY UNIT TO BE INSTALLED BUT REMAIN CLOSED DURING CONSTRUCTION.
 5. INSTALL INLET PROTECTION ON ALL CATCH BASINS.
 6. INSTALL BAFFLES AND SKIMMERS.
 7. MAT SLOPES AND STABILIZE BASIN.
 8. MOVE TO PHASE II.
- NOTES:**
- MAINTAIN ALL SEDIMENT AND EROSION CONTROL FEATURES THROUGHOUT THE LIFE OF THE PROJECT.
 - INSPECTIONS TO BE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION.
 - ALL PERMANENT SWALES TO BE STABILIZED WITHIN SEVEN (7) DAYS OF CONSTRUCTION.

PROJECT: 24007
 DRAWN: MESH
 DATE: 3-13-2026

BLUE LINE CONSULTING, LLC
 900 N. TRADE AVENUE EXT.
 LANDRUM, SC 29356
 (864) 884-2158

DBA: HORTON ENGINEERING, PLLC

ENGINEER SEAL
 CORPORATE SEAL

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Brickton Industrial Park
Master Plan
 Henderson County, North Carolina

Phase 1 Grading and Erosion Control Plan

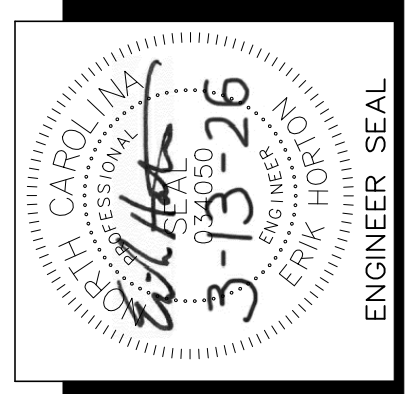
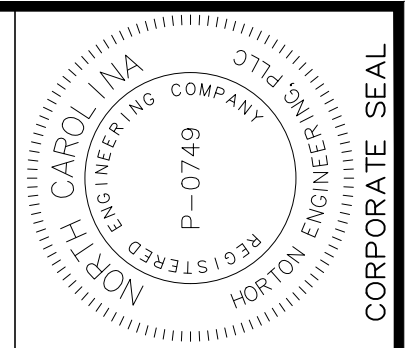
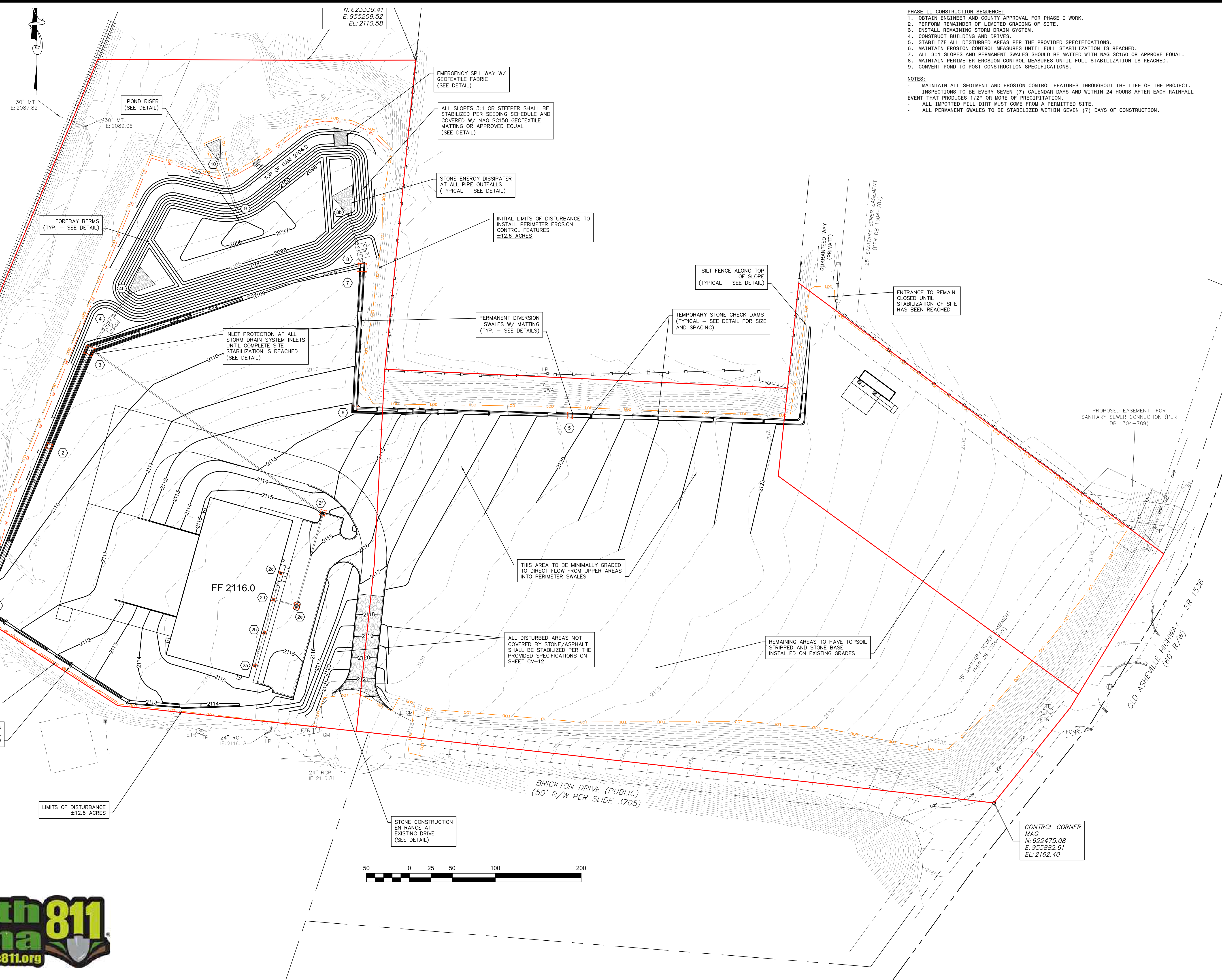
SCALE: 1"=50'
 DRAWN: MESH
 DATE: 3-13-2026

PROJECT NO. 24007
 SHEET NO. CV-3



LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊕
GRATE INLET	⊕
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊕
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊕ TP
GAS SERVICE METER	⊙ GM
FIRE HYDRANT	⊙ HW
WATER VALVE	⊙ WV
WATER METER	⊙ WM
OVERHEAD ELECTRIC	--- OHP
UNDERGROUND ELECTRIC	---
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
GUY WIRE ANCHOR	--- GWA
ELECTRIC TRANSFORMER	⊕ ETR
CHAIN LINK FENCE	---



DBA: HORTON ENGINEERING, PLLC
BLUE LINE
 CONSULTING, LLC
 900 N. TRADE AVENUE EXT.
 LANDRUM, SC 29356
 (864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

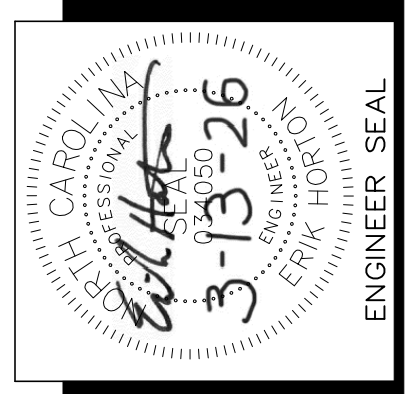
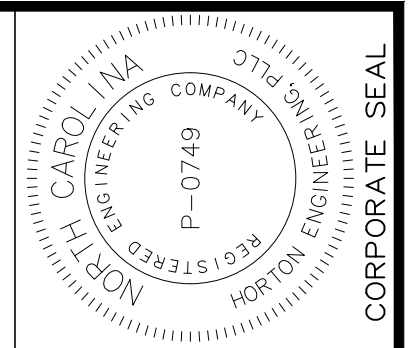
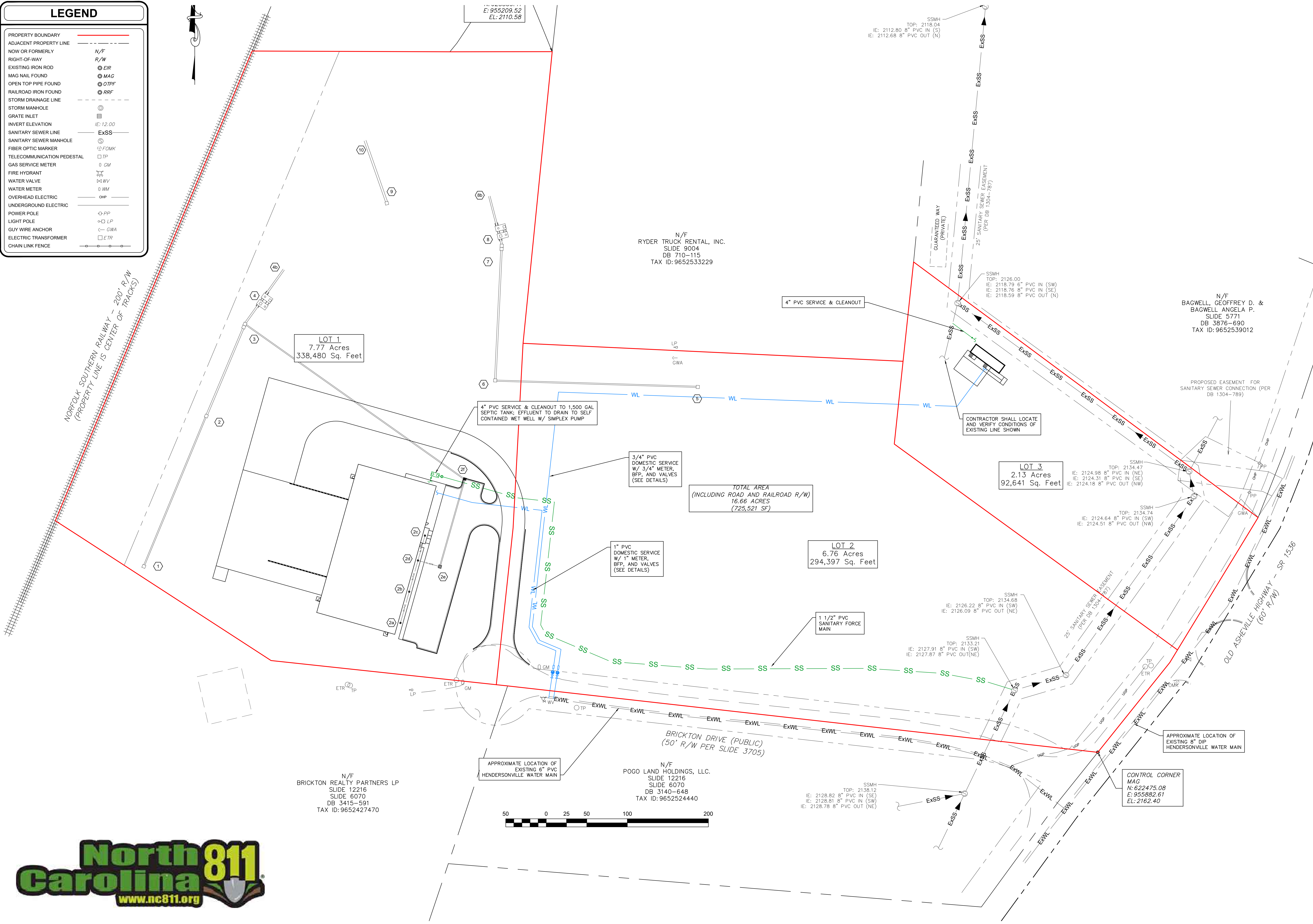
PROJECT: **Brickton Industrial Park Master Plan**
 LOCATION: **Henderson County, North Carolina**

SHEET TITLE: **Grading and Erosion Control Plan**
 SCALE: 1"=50'
 PROJECT NO.: 24007
 DRAWN: MEH
 SHEET NO.: 3-13-2026

CV-4



LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊕
GRATE INLET	⊕
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊕
FIBER OPTIC MARKER	⊕ FOMK
TELECOMMUNICATION PEDESTAL	⊕ TP
GAS SERVICE METER	⊕ GM
FIRE HYDRANT	⊕ FH
WATER VALVE	⊕ WV
WATER METER	⊕ WM
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
POWER POLE	⊕ PP
LIGHT POLE	⊕ LP
GUY WIRE ANCHOR	---
ELECTRIC TRANSFORMER	⊕ ETR
CHAIN LINK FENCE	---



DBA: HORTON ENGINEERING, PLLC
BLUE LINE
 CONSULTING, LLC
 900 N. TRADE AVENUE EXT.
 LAYDRUM, SC 29356
 (864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

PROJECT: **Brickton Industrial Park Master Plan**
 LOCATION: **Henderson County, North Carolina**

SHEET TITLE: **Utility Layout**
 SCALE: 1" = 50'
 PROJECT NO.: 24007
 DRAWN: MSH
 SHEET NO.: 3-13-2026

CV-5