

**REQUEST FOR BOARD ACTION
HENDERSON COUNTY
BOARD OF ADJUSTMENT**

MEETING DATE: ZBA May 27th

SUBJECT: Trans-Tech, Inc Trade School Special Use Permit (SUP-26-01)

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Oblique Photos
3. Site Plan & Applications

SUMMARY OF REQUEST:

Special use permit review for a SR 6.10 School (Technical, Trade, and Business).

Suggested Motion:

I move to approve SUP-26-01 because the use will:

- a. Not materially endanger the public health, safety or welfare;
- b. Not substantially injure the value of property or improvements in the area; and
- c. Be in harmony with the surrounding area.

I move to deny SUP-26-01 because the use will:

- a. Materially endanger the public health, safety or welfare;
- b. Substantially injure the value of property or improvements in the area; and
- c. Not be in harmony with the surrounding area.



**Henderson County, North Carolina
Code Enforcement Services**

1. Board Request

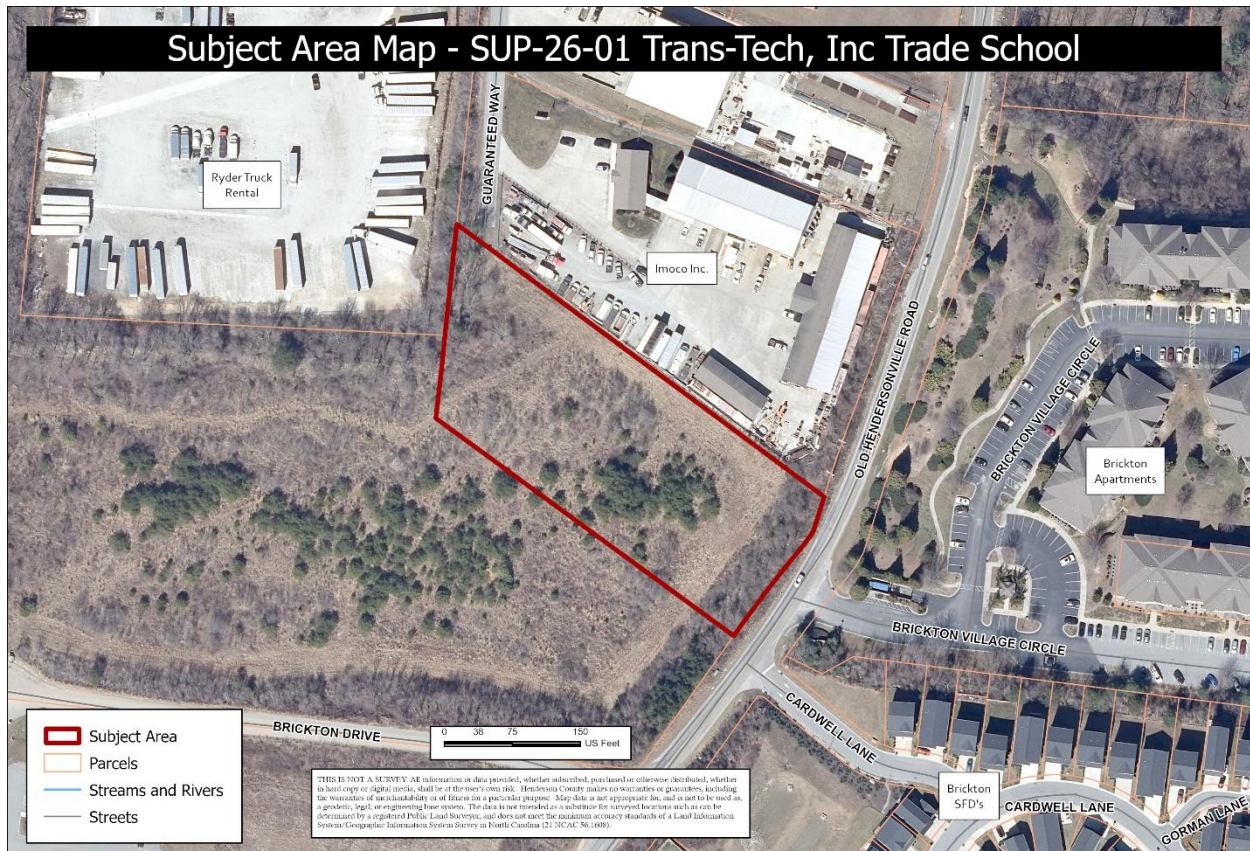
- 1.1. **Applicant:** Trans-Tech, Inc
- 1.2. **Request:** Trade School
- 1.3. **Portion of REID:** 1007885
- 1.4. **Size:** 2.13 acres +/-
- 1.5. **Location:** The subject area located at 142 Brickton Dr
- 1.6. **Supplemental Requirements:**

SR 6.10. *School (Technical, Trade and Business)*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. Mechanical equipment shall not be placed within 300 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Outdoor Training Facilities. A *school* which contains an outdoor training facility shall place such facility in the *side* or *rear yard*.

School (Technical, Trade and Business). An establishment primarily engaged in offering vocational, technical and business training in a variety of technical and/or business subjects and trades. Business schools are primarily engaged in offering courses in: office procedures, secretarial skills, stenographic skills, and basic office skills (i.e. word processing, office machine operation, reception, communications, and other skills designed for individuals pursuing a clerical or secretarial career). Technical and trade schools offer a variety of courses often leading to job-specific certification.

Map B: Aerial Map



Property Owner: Fletcher IOS, LLC / Applicant: Trans-Tech, Inc.
 Assessed Acreage: 2.13 Acres / Portion of REID: 1007885
 Current Zoning: Industrial (I) / Requested Use: SR 6.10 School (Technical, Trade, & Business)

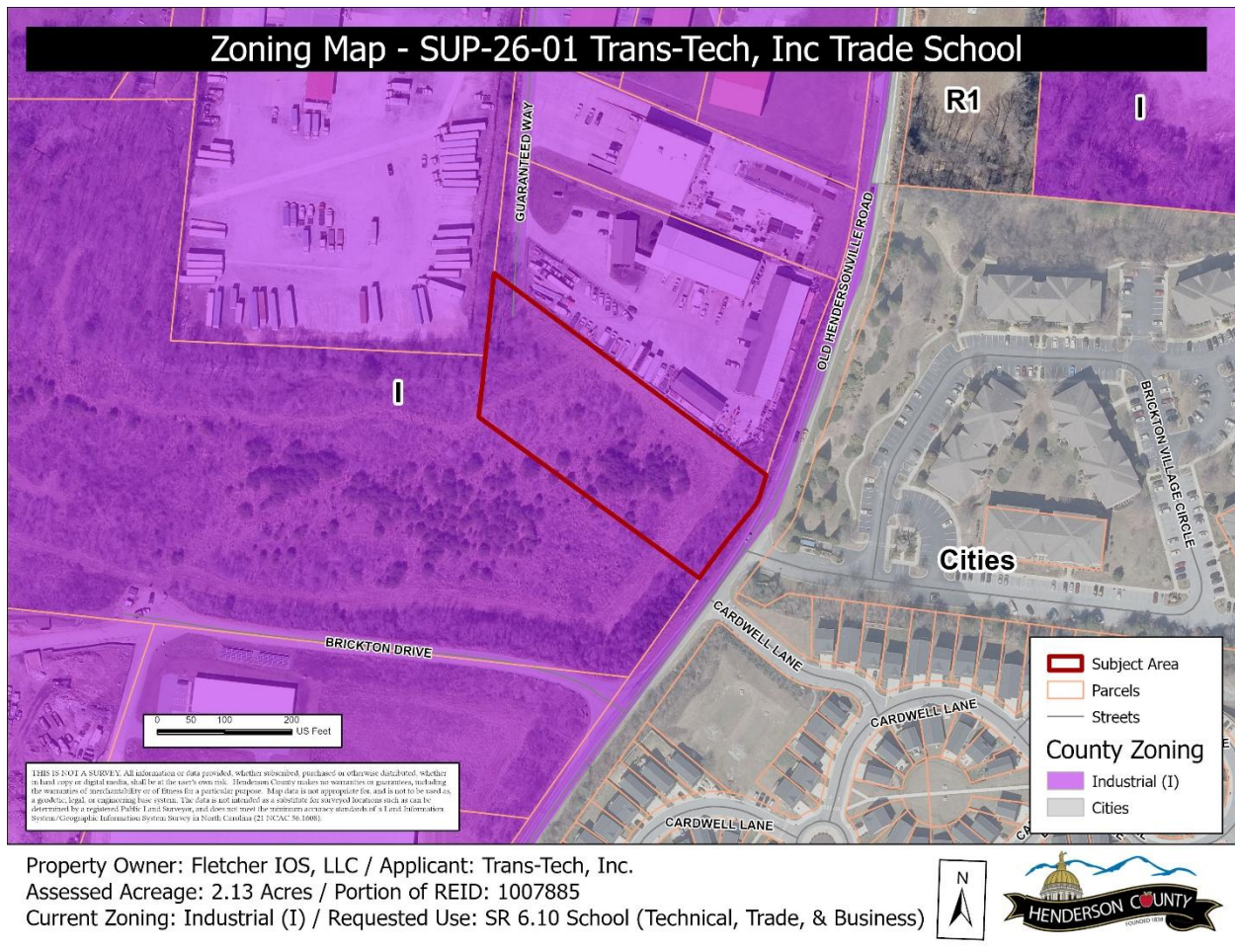


3. Current Conditions

3.1. **Current Use:** The subject area is currently vacant. The parent parcel received major site plan approval from the Technical Review Committee on May 21, 2024. The original major site plan approval was for a 12,000SQFT structure to be used for warehousing and storage. The major site plan also showed large areas of outdoor storage of goods and materials. The subject area included with this application originally showed a 750SQFT modular office accessed by Guaranteed Way.

3.2. **Adjacent Area Uses:** The surrounding properties consist of commercial and industrial uses. Some residential uses are found east of the subject area across Old Hendersonville Rd. Brickton Industrial Park is found south of the subject area across Brickton Dr.

Map C: Zoning Map



4. Existing Zoning

4.1.1. **Subject Area Zoning:** The subject area is currently zoned Industrial (I) by Henderson County.

4.1.2. **Adjacent Area Zoning:** The subject area is surrounded by properties that are also zoned Industrial (I) to the north and south. Regional Commercial (RC) is found west of the subject area. Town of Fletcher’s C-1 Conditional zoning is found east of the subject area.

4.1.2.1. **Industrial (I):** “The purpose of the Industrial District (I) 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*. The Industrial District (I) has a maximum impervious surface area of 80% but does not have a maximum floor area requirement. (LDC §42-36).

5. **Floodplain /Watershed Protection** The subject area is not located within a Special Flood Hazard Area. The subject area is not located within a Water Supply Watershed district.
- 5.1. The subject area does not have any surface water sources.

Map E: Utilities Map

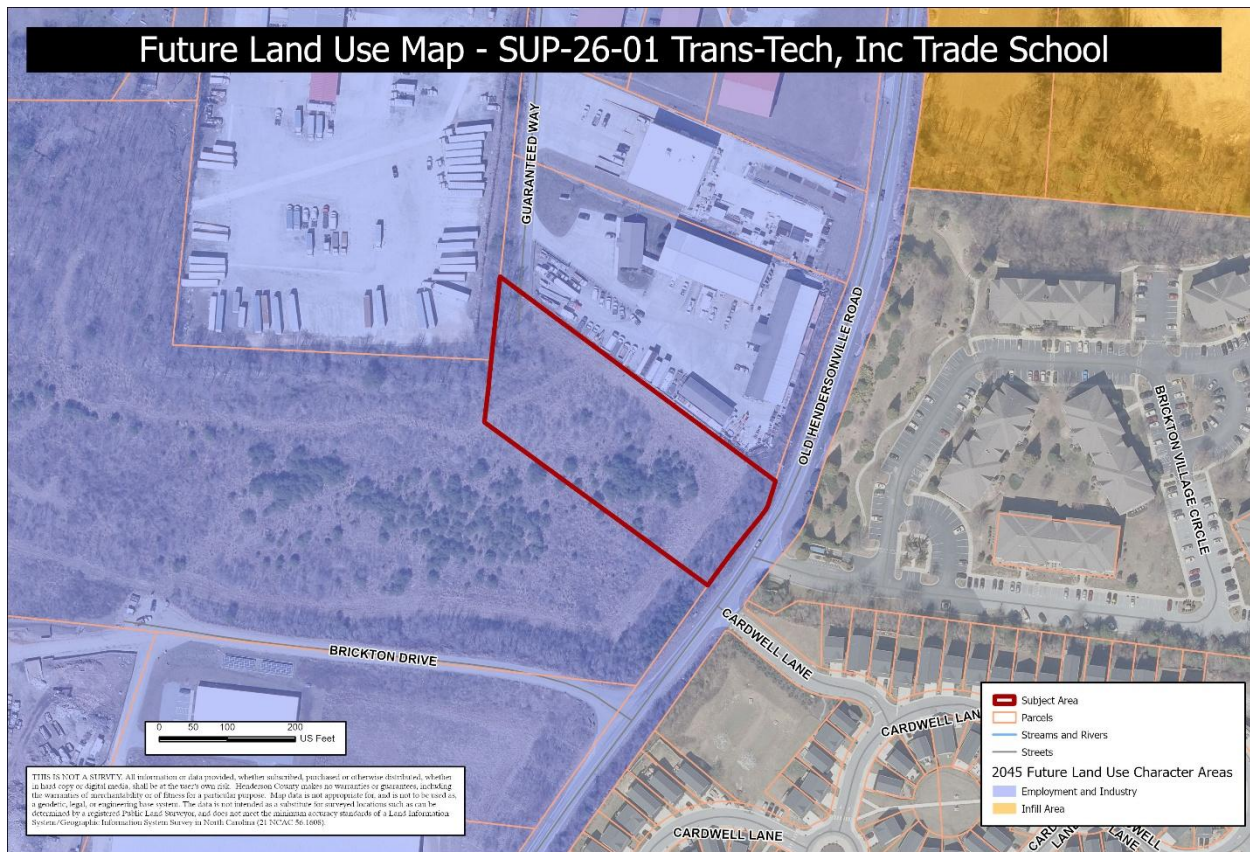


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6. **Water and Sewer** The applicant is proposing connection to the City of Hendersonville public water and MSD public sewer to serve this property.
- Public Water:** Yes
- Public Sewer:** Yes

Map F: 2045 Future Land Use Map



Property Owner: Fletcher IOS, LLC / Applicant: Trans-Tech, Inc.

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7. The Henderson County 2045 Comprehensive Plan (2045 Plan): The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in an Employment and Industry character area (See Map E).

- a. **Employment and Industry:** From Part 2 page 46, “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, and 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.
 - i. **Where:** Strategic areas with highway and utility access, large available parcels
 - ii. **Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate
 - iii. **Utility Access:** The majority of these areas will be served by utilities

8. Proposal

8.1. The applicant is proposing to develop the subject area for a truck-driving school. The major site plan shows a new 1,493SQFT modular office building with 3 concrete parking spaces. 1 of the proposed parking spaces will be ADA van accessible. The major site plan also shows an area for tractor trailer parking. The rest of the subject area, excluding the Class III screening and remaining vegetation along Old Hendersonville Rd, will be

graveled. The subject area will be accessed through the 30' private right-of-way over Guaranteed Way. The subject area will not have access to Old Hendersonville Rd or Brickton Dr. The major site plan shows a total area of impervious surfaces as 1.25 acres or 79.97%.

9. **Landscaping & Buffering Requirements** The subject area will have to provide a landscaping plan for the following elements:
 - 9.1. Buffers will be required depending on the level of vegetation removed from the subject area. If there is not sufficient vegetation on subject area to satisfy the buffering requirement, a B1 Buffer is required. A B1 Buffer consists of 1 large and 2 small deciduous trees or 2 larger and 6 small evergreen trees. The B1 Buffer width is 20'. No B1 Buffer is required along the subject area boundaries that are adjacent to Industrial (I).
10. **Technical Review Committee:** The TRC will review this application during their May 5, 2026, meeting. Any conditions placed on the project will be forwarded to the Board of Adjustment.
11. **Oblique Photographs**

View from East



SUP-26-01

View from North



01/11/2024

View from South



SUP-26-01

View from West



01/05/2024

**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 3-13-2026
Previously Submitted (Circle One): Yes No
Date of Pre-Application Conference: _____
Site Plan Attached (Circle One): Yes No
Traffic Impact Study Required (Circle One): Yes No

SPECIAL USE PERMIT INFORMATION

Type of use to be permitted: School (Technical, Trade & Business) SR #: 6.10
Existing Structures or Uses on property: None
Road System (Circle): Public Private
Water System (Circle): Individual Community Public (Municipal or County)
Sewer System (Circle): Individual Community Public (Municipal or County)

SITE PLAN REQUIREMENTS

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

PARCEL INFORMATION

PIN: 9652-52-3734 **Deed Book/Page:** 4384/548 **Tract Size (Acres):** 15.99
Zoning District: Industrial **Fire District:** FLETCHER **Watershed:** _____ **Floodplain:** N/A
Location of property to be developed: Located between Brickton Drive and Guaranteed Way

CONTACT INFORMATION

Property Owner:
Name: Fletcher IOS, LLC **Phone:** (864) 238-2188
Address: 236 Mayfield St **City, State, and Zip:** Greenville, SC 29601
Applicant:
Name: Trans-Tech, Inc. **Phone:** (828) 464-8001

Address: 3051 Aberdeen Blvd City, State, and Zip: Gastonia, NC 28054 Application No. _____

Agent:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Erik Horton, PE Phone: 864-884-2158
Address: 900 N. Trade Avenue Ext. City, State, and Zip: Landrum, SC 29356

STANDARDS FOR REVIEW

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:
Trans-Tech operates a licensed commercial driver training facility that provides classroom instruction and controlled, supervised behind-the-wheel training. All activities are conducted in compliance with local, state and federal safety standards, including DMV and DOT requirements.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
The facility is a low-intensity, professionally managed workforce training use that operates primarily during standard business hours and does not involve retail traffic, late-night activity, or industrial processing. The use is compatible with surrounding commercial and industrial properties in terms of scale, traffic, noise, and visual appearance.

C. General Requirement #3. The use will be in harmony with the surrounding area.
The adjacent uses are industrial and trucking related. Our use is similar but specialized.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

a. Comply with all applicable local, state and federal statutes, ordinance and regulations.
The proposed use will be located, developed and operated in compliance with all applicable local, State of North Carolina, and federal statutes, ordinances and regulations.

b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.
The proposed use is in accordance and consistent with the Henderson County Comprehensive Plan, the County's Long-Range Transportation Plan, and supports the orderly growth and development objectives set forth therein. FLUM: Employment & Industry

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

The proposed use will be designed and operated to minimize potential impacts related to noise, glare, dust, solar access and odor(s) on persons or property in the vicinity of the site.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

No hazardous materials will be stored on site. Vehicle fueling and maintenance will not occur at the property, reducing any risk of groundwater contamination. Stormwater will be managed in accordance with Henderson County and the State of North Carolina requirements to control runoff and prevent infiltration of pollutants.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

Ingress/egress to the property will be via Guaranteed Way to the north. A 30' R/W exists for this access point. No pedestrian traffic will be allowed to enter the site.

- b. Off-street parking and loading areas.

The site will have designated parking areas at the modular building. Much of the remainder of the site will have a stone drive base and may be used for overflow parking as needed.

- c. Utilities (with particular reference to locations, availability and compatibility).

There is an existing sanitary main on the southeast & northeast perimeters of the site. Domestic water will be made available through the adjacent properties in the common industrial park via easements.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

The site will have a Class III screening along Old Hendersonville Rd. and both properties to the north by the preservation of existing vegetation.

- e. Structures (with particular reference to location, size and use).

There will be a ±1,493 ft² modular office/classroom building installed along the northern boundary of the site.

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Jordan Skellie

Print Applicant (Owner or Agent)

Jordan Skellie

Signature Applicant (Owner or Agent)

3-13-2026

Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

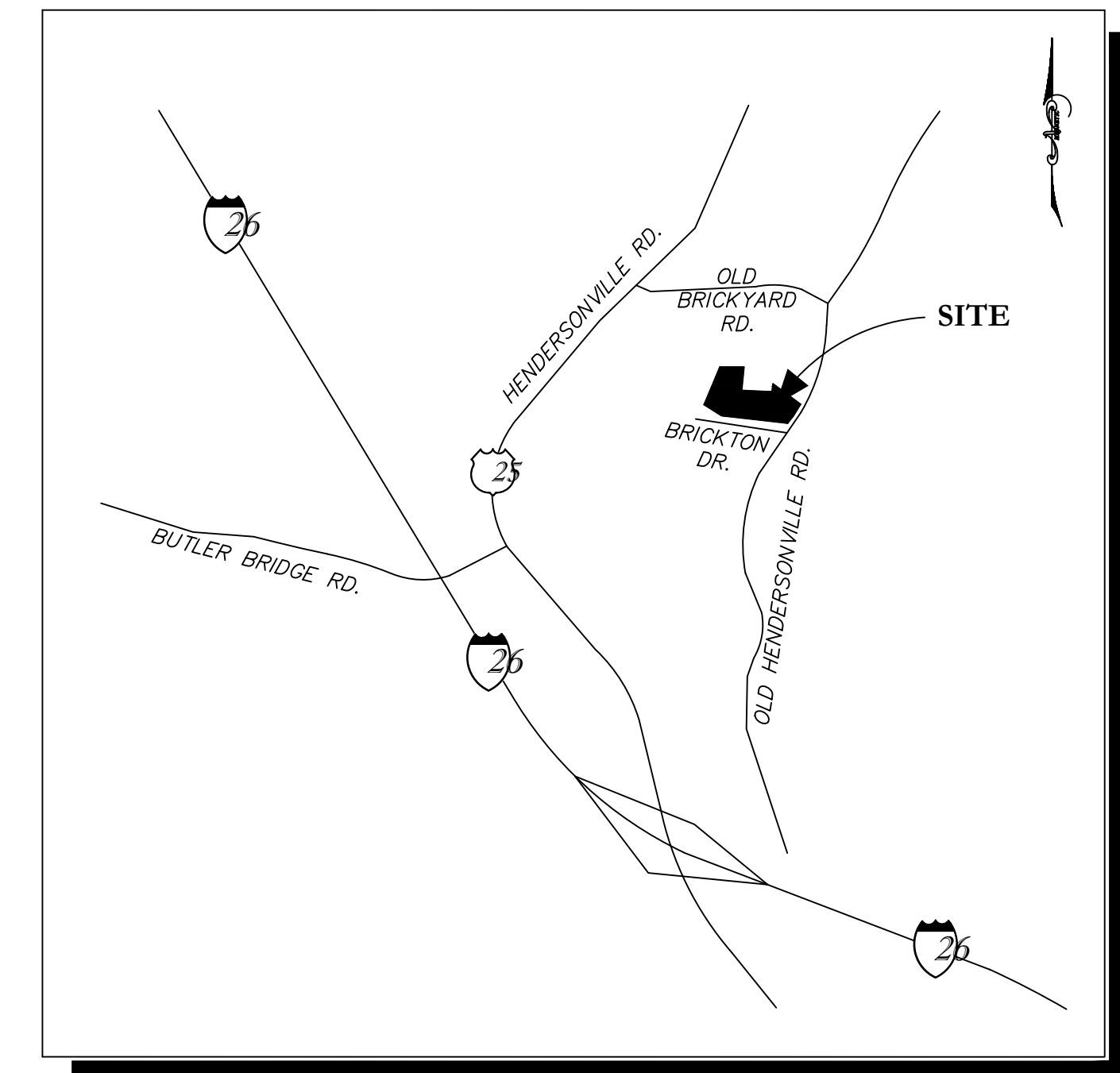
Site Plan for Special Use Permit

BRICKTON INDUSTRIAL PARK Lot 3

Old Hendersonville Rd. Fletcher, North Carolina

INDEX

| DESCRIPTION | SHEET |
|----------------------------------|-------|
| TITLE SHEET | T-1 |
| SITE PLAN | CV-1 |
| EXISTING CONDITIONS PLAN | CV-2 |
| GRADING AND EROSION CONTROL PLAN | CV-4 |
| UTILITY PLAN | CV-5 |



SITE LOCATION MAP
NTS

SITE ANALYSIS

4-20-2026

- BRICKTON INDUSTRIAL PARK
- OWNER/DEVELOPER/APPLICANT
 - 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
- 50' FRONT SETBACK OFF OLD ASHEVILLE HWY.
- 20' FRONT SETBACK OFF BRICKTON RD.
- 20' SIDE SETBACK
- 20' REAR SETBACK

- FIRE DISTRICT - FLETCHER
- PARCEL AREA 2.13 ACRES - 92,641 FT²
- TOTAL PRO. IMP. 1.52 ACRES - 66,087 FT²

- EXISTING IMPERVIOUS AREA 0.0%
- PROPOSED IMPERVIOUS AREA 79.97%
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.

- FRENCH BROAD RIVER BASIN
- FLETCHER FIRE DISTRICT
- PROJECT WILL BE COMPLETED IN ONE PHASE.

| | |
|---|------------------------|
| BLUE LINE | CONSULTING, LLC |
| 900 N. TRADE AVENUE EXT. LANDRUM, SC 29356 (864) 884-2158 | |
| CORPORATE SEAL | ENGINEER SEAL |
| NO. | REVISION |
| DATE | NO. |
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| Brickton Industrial Park Master Plan Henderson County, North Carolina | |
| SHEET TITLE: | Title Sheet |
| SCALE: | NTS PROJECT NO. 24007 |
| DRAWN: | MEH SHEET NO. |
| DATE: | 4-20-2026 |
| 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 | ⊕ FH |
| 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

4-20-2026

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FLETCHER IOS, LLC
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GREENVILLE, SC 29601

- ENGINEER
ERIK HORTON, PE
BLUE LINE CONSULTING, LLC
dba: HORTON ENGINEERING, PLLC
108 RIDGE RD.
LANDRUM, SC 29356

- REID 1007885
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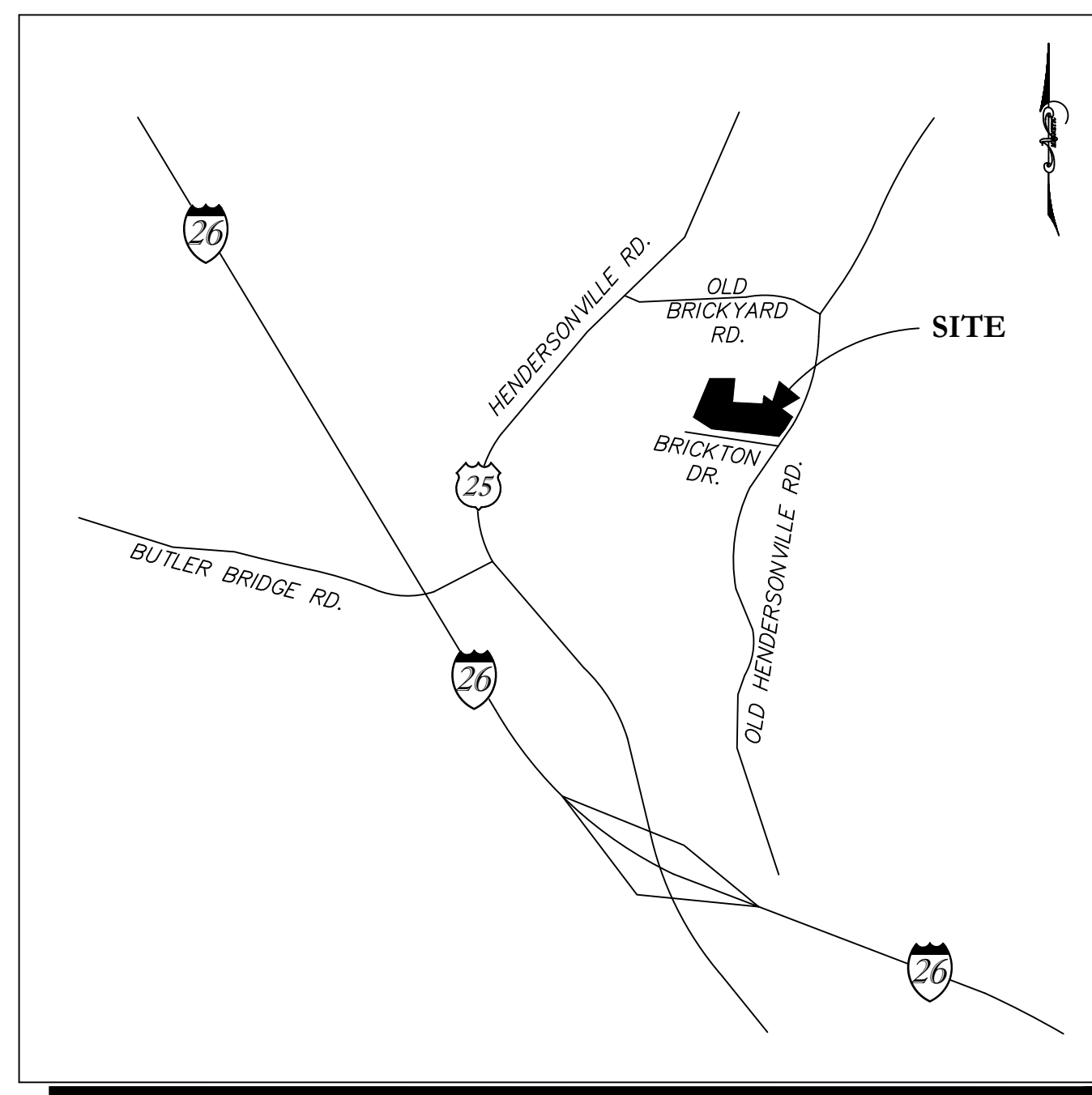
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- 50' FRONT SETBACK OFF OLD ASHEVILLE HWY.
- 20' FRONT SETBACK OFF BRICKTON RD.
- 20' SIDE SETBACK
- 20' REAR SETBACK

- FIRE DISTRICT - FLETCHER
- PARCEL AREA 2.13 ACRES - 92,641 FT²
- TOTAL PRO. IMP. 1.52 ACRES - 66,087 FT²

- EXISTING IMPERVIOUS AREA 0.0%
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- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.

- FRENCH BROAD RIVER BASIN
- FLETCHER FIRE DISTRICT
- 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

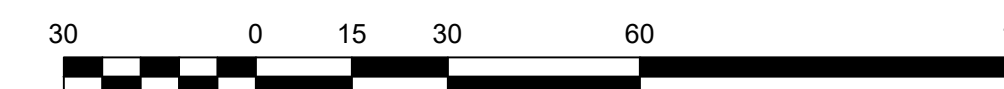
N/F
BAGWELL, GEOFFREY D. &
BAGWELL ANGELA P.
SLIDE 5771
DB 3876-690
TAX ID: 9652539012

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

LOT 2
6.76 Acres
294,397 Sq. Feet

LOT 3
2.13 Acres
92,641 Sq. Feet

N/F
FLETCHER IOS, LLC
DB 4384-548
PB 2024-15441
TAX ID: 9652523734



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: **Site Plan**
SCALE: 1"=30'
DRAWN: MSH
DATE: 4-20-2026
PROJECT NO. 24007
SHEET NO.

CV-1

CORPORATE SEAL
ENGINEER SEAL

| LEGEND | |
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| PROPERTY BOUNDARY | --- |
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 DB 710-115
 TAX ID: 9652533229

N/F
 BAGWELL, GEOFFREY D. &
 BAGWELL ANGELA P.
 SLIDE 5771
 DB 3876-690
 TAX ID: 9652539012

SSMH
 TOP: 2126.00
 IE: 2118.79 6" PVC IN (SW)
 IE: 2118.76 8" PVC IN (SE)
 IE: 2118.59 8" PVC OUT (N)

SSMH
 TOP: 2134.47
 IE: 2124.98 8" PVC IN (NE)
 IE: 2124.31 8" PVC IN (SE)
 IE: 2124.18 8" PVC OUT (NW)

SSMH
 TOP: 2134.74
 IE: 2124.64 8" PVC IN (SW)
 IE: 2124.51 8" PVC OUT (NW)

LOT 3
 2.13 Acres
 92,641 Sq. Feet

N/F
 FLETCHER IOS, LLC
 DB 4384-548
 PB 2024-15441
 TAX ID: 9652523734

SSMH
 TOP: 2133.21
 IE: 2127.91 8" PVC IN (SW)
 IE: 2127.87 8" PVC OUT (NE)

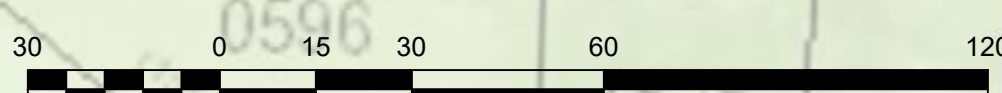
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PROPOSED EASEMENT FOR
 SANITARY SEWER CONNECTION (PER
 DB 1304-789)

25' SANITARY SEWER EASEMENT
 (PER DB 1304-787)

OLD HENDERSONVILLE RD
 (60' R/W) - SR 1536



| | |
|---|--|
| DBA: HORTON ENGINEERING, PLLC BLUE LINE CONSULTING, LLC 900 N. TRADE AVENUE EXT. LAYDUIM, SC 29356 (864) 884-2158 | |
| PROJECT: Brickton Industrial Park Master Plan Henderson County, North Carolina | SHEET TITLE: Existing Conditions SCALE: 1"=30' DRAWN: MSH DATE: 4-20-2026 |
| NO. DATE 1 2 3 4 5 6 7 | REVISION |
| ENGINEER SEAL CORPORATE SEAL | PROJECT NO. 24007 SHEET NO. CV-2 |

LEGEND

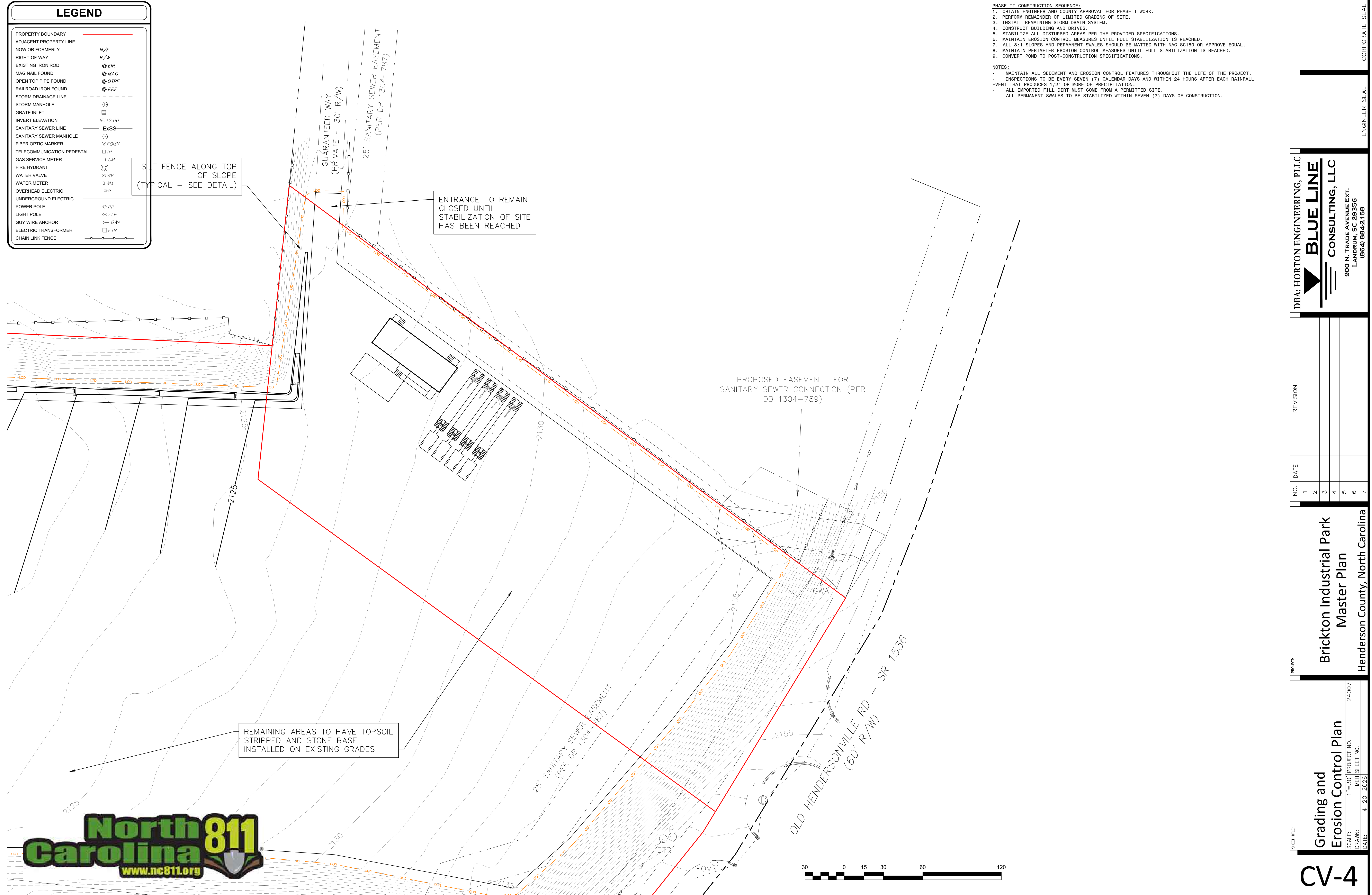
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| GUY WIRE ANCHOR | --- GWA |
| ELECTRIC TRANSFORMER | ⊙ ETR |
| CHAIN LINK FENCE | --- |

SILT FENCE ALONG TOP OF SLOPE (TYPICAL - SEE DETAIL)

ENTRANCE TO REMAIN CLOSED UNTIL STABILIZATION OF SITE HAS BEEN REACHED

REMAINING AREAS TO HAVE TOPSOIL STRIPPED AND STONE BASE INSTALLED ON EXISTING GRADES

- PHASE II CONSTRUCTION SEQUENCE:**
- OBTAIN ENGINEER AND COUNTY APPROVAL FOR PHASE I WORK.
 - PERFORM REMAINDER OF LIMITED GRADING OF SITE.
 - INSTALL REMAINING STORM DRAIN SYSTEM.
 - CONSTRUCT BUILDING AND DRIVES.
 - STABILIZE ALL DISTURBED AREAS PER THE PROVIDED SPECIFICATIONS.
 - MAINTAIN EROSION CONTROL MEASURES UNTIL FULL STABILIZATION IS REACHED.
 - ALL 3:1 SLOPES AND PERMANENT SWALES SHOULD BE MATTED WITH NAG SC150 OR APPROVE EQUAL.
 - MAINTAIN PERIMETER EROSION CONTROL MEASURES UNTIL FULL STABILIZATION IS REACHED.
 - CONVERT POND TO POST-CONSTRUCTION SPECIFICATIONS.
- 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 IMPORTED FILL DIRT MUST COME FROM A PERMITTED SITE.
 - ALL PERMANENT SWALES TO BE STABILIZED WITHIN SEVEN (7) DAYS OF CONSTRUCTION.



| <p>DBA: HORTON ENGINEERING, PLLC</p> <p>BLUE LINE</p> <p>CONSULTING, LLC</p> <p>900 N. TRADE AVENUE EXT.</p> <p>LANDRUM, SC 29356</p> <p>(864) 884-2158</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|----------|----------|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|--|
| <p>PROJECT:</p> <p>Brickton Industrial Park</p> <p>Master Plan</p> <p>Henderson County, North Carolina</p> | <p>SHEET TITLE:</p> <p>Grading and Erosion Control Plan</p> <p>SCALE: 1"=30'</p> <p>PROJECT NO. 24007</p> <p>DATE: 4-20-2026</p> <p>MEH SHEET NO.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> </tbody> </table> | NO. | DATE | REVISION | 1 | | | 2 | | | 3 | | | 4 | | | 5 | | | 6 | | | 7 | | | <p>ENGINEER SEAL</p> <p>CORPORATE SEAL</p> |
| NO. | DATE | REVISION | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>CV-4</p> | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | --- OHP |
| UNDERGROUND ELECTRIC | --- |
| POWER POLE | ⊙ PP |
| LIGHT POLE | ⊙ LP |
| GUY WIRE ANCHOR | --- GWA |
| ELECTRIC TRANSFORMER | ⊙ ETR |
| CHAIN LINK FENCE | --- |

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

N/F
 BAGWELL, GEOFFREY D. &
 BAGWELL ANGELA P.
 SLIDE 5771
 DB 3876-690
 TAX ID: 9652539012

SSMH
 TOP: 2126.00
 IE: 2118.79 6" PVC IN (SW)
 IE: 2118.76 8" PVC IN (SE)
 IE: 2118.59 8" PVC OUT (N)

SSMH
 TOP: 2134.47
 IE: 2124.98 8" PVC IN (NE)
 IE: 2124.31 8" PVC IN (SE)
 IE: 2124.18 8" PVC OUT (NW)

SSMH
 TOP: 2134.74
 IE: 2124.64 8" PVC IN (SW)
 IE: 2124.51 8" PVC OUT (NW)

LOT 3
 2.13 Acres
 92,641 Sq. Feet

N/F
 FLETCHER IOS, LLC
 DB 4384-548
 PB 2024-15441
 TAX ID: 9652523734

SSMH
 TOP: 2133.21
 IE: 2127.91 8" PVC IN (SW)
 IE: 2127.87 8" PVC OUT (NE)

1 1/2" PVC
 SANITARY FORCE
 MAIN

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

LOT 2
 6.76 Acres
 294,397 Sq. Feet

4" PVC SERVICE & CLEANOUT

CONTRACTOR SHALL LOCATE
 AND VERIFY CONDITIONS OF
 EXISTING LINE SHOWN

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



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

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| 1 | | |
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| 6 | | |
| 7 | | |

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

SHEET TITLE:
Utility Layout
 SCALE: 1"=30'
 PROJECT NO. 24007
 DRAWN: MEH
 SHEET NO. 4-20-2026

CV-5

CORPORATE SEAL
 ENGINEER SEAL