

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: May 19, 2020

SUBJECT: Major Site Plan Product Processing and Storage

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Garbage Pal will have an office, sort construction debris and store dumpsters and portable toilets for lease.

Suggested Motion: I move that the TRC approve/deny the major site plan for Brickton Realty Partners



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Brickton Realty Partners LP/DBA Garbage Pal
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652427470
- 1.4. **Size:** 6.56 acres +/-
- 1.5. **Location:** The subject area is located off Old Hendersonville Rd at the end of Brickton Dr.
- 1.6. **Supplemental Requirements:**

SR 10.13. *Product Processing and Storage Facilities*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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.

Map A: Aerial Photo/Pictometry



2. Current Conditions

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of mixed residential, commercial and Industrial uses.

2.3 Zoning: The surrounding properties are Industrial.

Map B: Current Zoning



3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer Public water and sewer will serve this property.

Public Water: City of Hendersonville

Public Sewer: Cane Creek

Map C: CCP Future Land Use Map



5. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

A. **Purpose.** 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* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *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).

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



Google



Google



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Brickton Realty Partners LP Phone: 717-578-3095
Complete Address: 2506 Vintage Hill Court, Durham NC 27712

Applicant:

Name: Brickton Realty Partners LP Phone: 717-578-3095
Complete Address: 2506 Vintage Hill Court, Durham, NC 27712

Agent:

Name: Dennis G. Goodwin Phone: 717-578-3095
Complete Address: 2506 Vintage Hill Court Durham NC 27712
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Matthew Sprouse Phone: 828-713-9154
Complete Address: Sitework Studios, 352 Depot St., Suite 120 Asheville NC 28801

GENERAL INFORMATION

Date of Application: 5.5.2020
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9652-42-7470 Tract Size (Acres): 6.56
Zoning District: I-Industrial Fire District: Five Mile
Supplemental Requirement# None Watershed: None
Permitted by Right Yes Floodplain: Zone X
Special Use Permit No

Location / Property to be developed: The property is located off Old Hendersonville Hwy on a private road - Brickton Drive. The 6.56 acres will be developed into a Materials Recovery Facility with 2 structures, outdoor and indoor storage, and an office and maintenance building.

County Use Only

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

SITE DEVELOPMENT PLANS FOR BRICKTON DRIVE DEVELOPMENT (PHASE ONE)

PREPARED FOR:

BRICKTON REALTY PARTNERS, LP

DENNIS G. GOODWIN
2506 VINTAGE HILL COURT
DURHAM, NC 27712



LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801
828.225.4945 | siteworkstudios.com



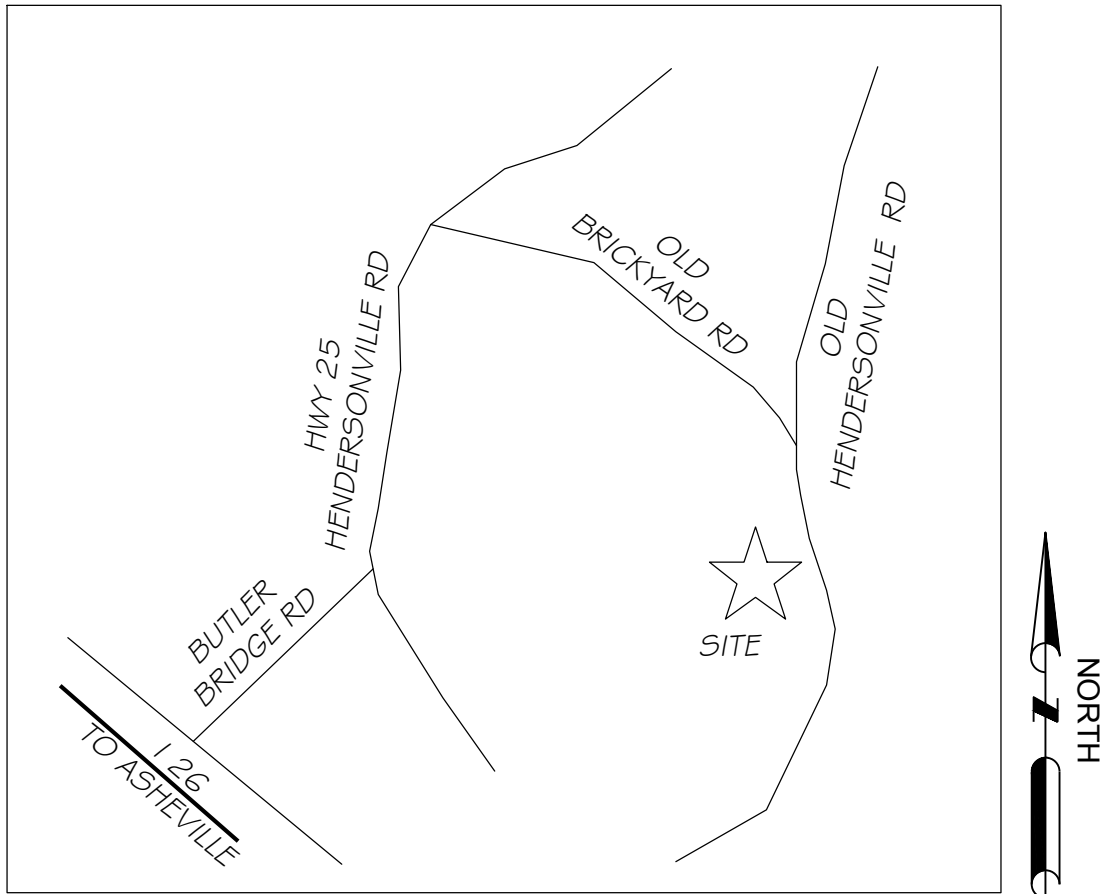
150 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5556
FAX (828) 252-5556

52 WALKLEY STREET - SUITE 9
WYNNEBORO, NC 28586
PHONE (828) 452-4410
FAX (828) 452-4410

PROJECT ADDRESS:

PIN #: 9652-42-7470
TOTAL PROPERTY SIZE: 6.56 AC (285,797 SF)
BRICKTON DRIVE
FLETCHER, NORTH CAROLINA, 28732

PROPERTY OWNER
BRICKTON REALTY PARTNERS, LP
DENNIS G. GOODWIN
2506 VINTAGE HILL COURT
DURHAM, NC 27712

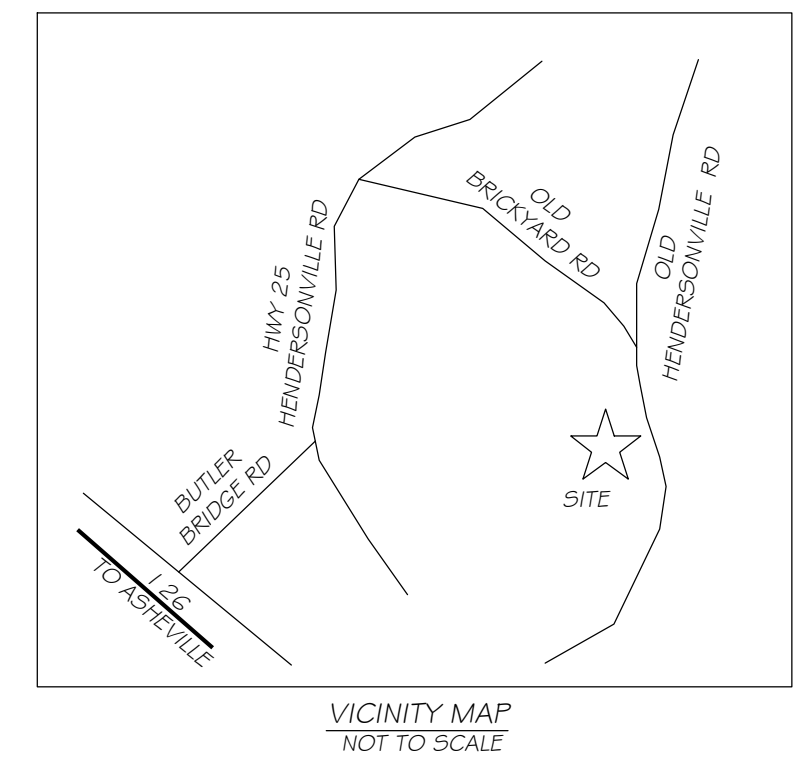
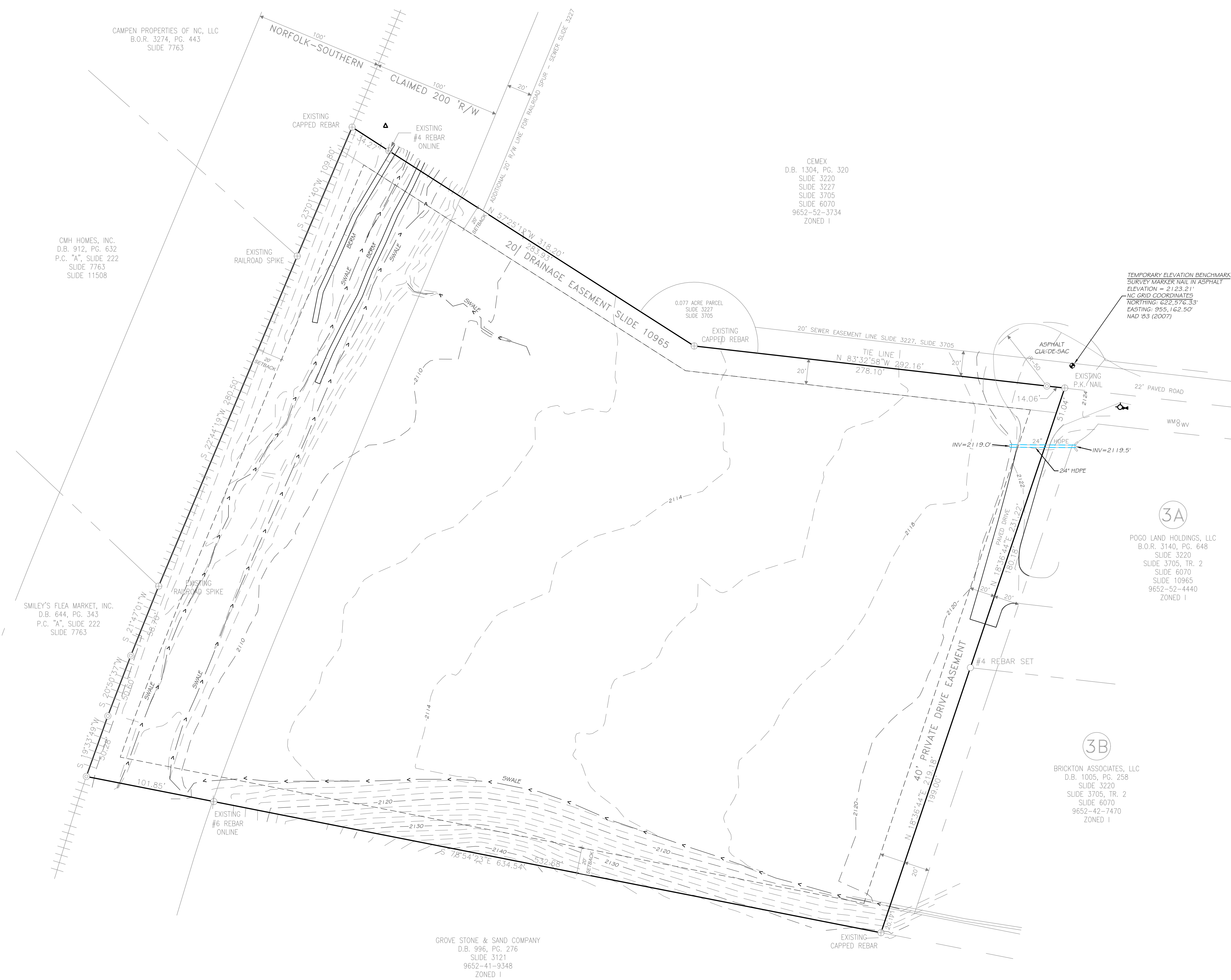


VICINITY MAP
NOT TO SCALE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L-100	EXISTING CONDITIONS PLAN
L-200	PHASE ONE SITE DEVELOPMENT PLAN
L-300	PHASE ONE LANDSCAPE PLAN
L-400	STORMWATER PLAN
L-401	SCHEMATIC GRADING AND EROSION CONTROL PLAN
L-402	SCHEMATIC UTILITIES PLAN
L-500	STORMWATER DETAILS





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CONTACT
 SITEMARK STUDIOS
 352 DEPOT ST.
 ASHEVILLE, NC 28801
 MATT SPROUSE P.L.A.
 828.225.4945

ZONING:
 I - INDUSTRIAL

CEMEX
 D.B. 1304, PG. 320
 SLIDE 3220
 SLIDE 3227
 SLIDE 3705
 SLIDE 6070
 9652-52-3734
 ZONED I

TEMPORARY ELEVATION BENCHMARK
 SURVEY MARKER NAIL IN ASPHALT
 ELEVATION = 2123.21'
 NC GRID COORDINATES
 NORTHING: 622,576.33'
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 NAD 83 (2007)

3A
 POGO LAND HOLDINGS, LLC
 B.O.R. 3140, PG. 648
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 SLIDE 3705, TR. 2
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 SLIDE 10965
 9652-52-4440
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3B
 BRICKTON ASSOCIATES, LLC
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GROVE STONE & SAND COMPANY
 D.B. 996, PG. 276
 SLIDE 3121
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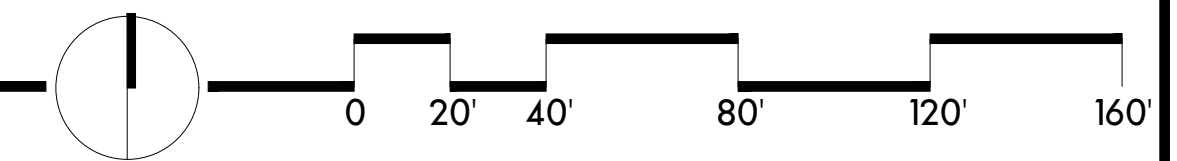
CONSULTANT

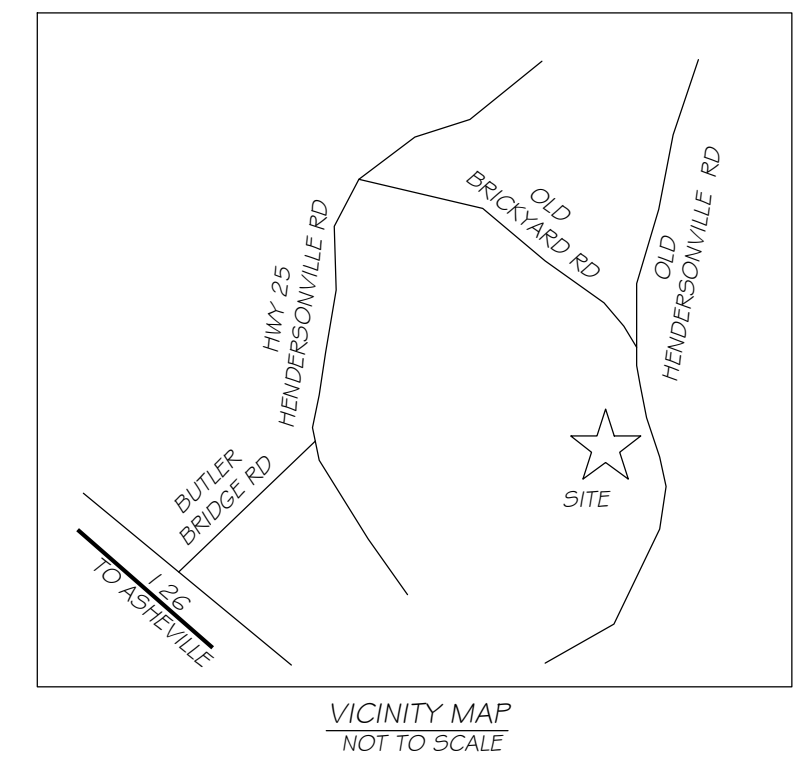
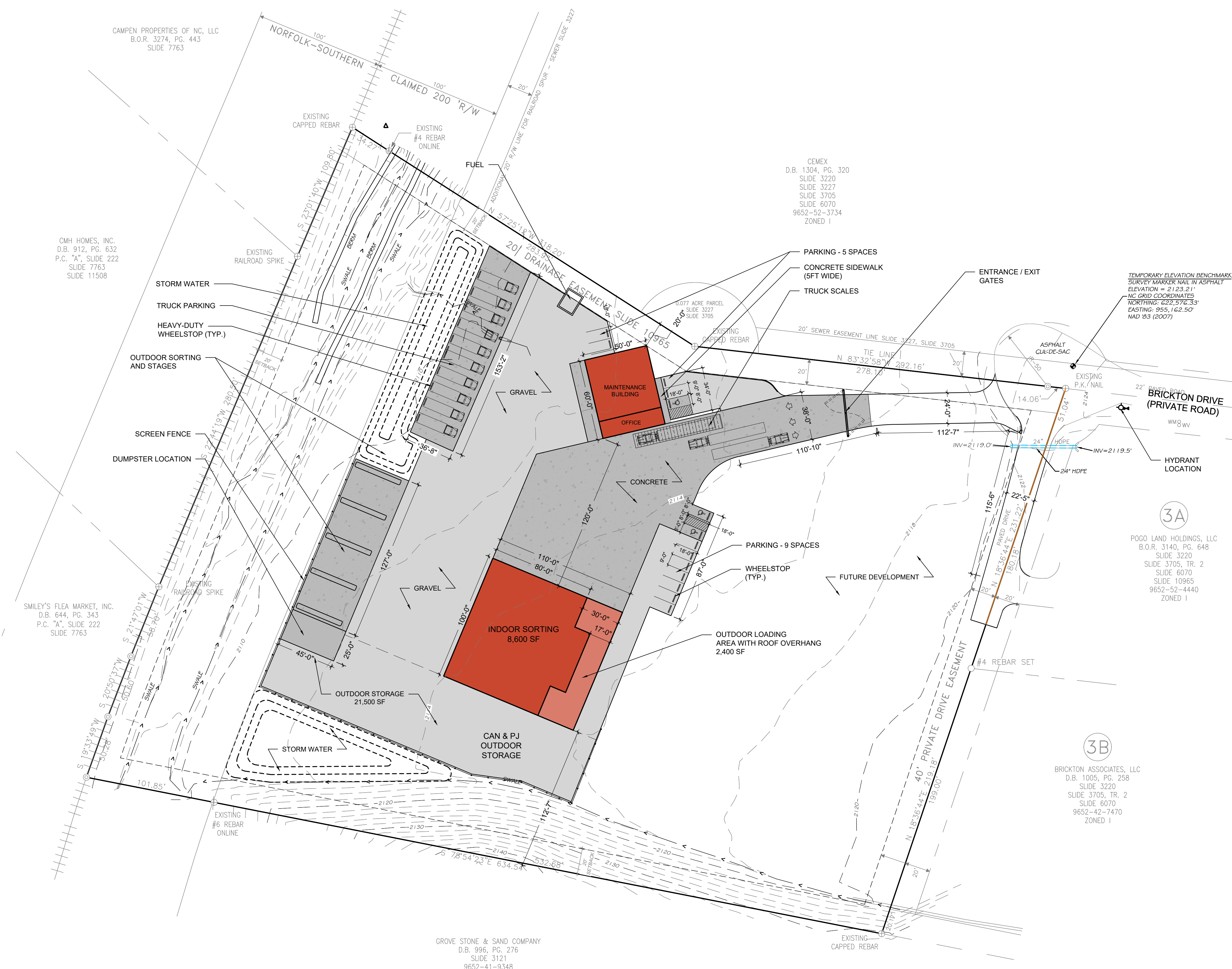
BRICKTON DRIVE DEVELOPMENT
 PREPARED FOR:
 BRICKTON REALTY PARTNERS, LP
 DENNIS G. GOODWIN
 2506 VINTAGE HILL COURT
 DURHAM, NC 27712

REVISIONS		
NO.	REMARKS	DATE

NOT FOR CONSTRUCTION
 DATE: 05.05.2020
 SHEET TITLE:

EXISTING CONDITIONS
 SHEET NO. **L-100**





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 828.225.4945

ZONING:
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SETBACKS FOR 'INDUSTRIAL' ZONING:
 FRONT (ROW): 20' FROM CENTERLINE OF EASEMENT
 SIDE: 20'
 REAR: 20'
 MAX. BLDG. HT.: 72'

TOTAL LENGTH OR ROAD FRONTAGE: 198 LF

PARKING REQUIREMENTS: 1 SPACE PER 4,000 SQ. FT. GFA

PARKING SPACES REQUIRED: 3 SPACES
PARKING SPACES PROVIDED: 14 SPACES

PROPOSED LOT TYPE AND FLOOR AREA (SQ. FT.):

INDUSTRIAL/WAREHOUSE
 MAXIMUM FLOOR AREA: UNLIMITED
 PROPOSED FLOOR AREA: 11,600 SQ. FT.

TOTAL NUMBER OF STRUCTURES / UNITS:
 1 - INDOOR STORAGE STRUCTURE/UNIT - 8,600 SF
 1 - MAINTENANCE AND OFFICE STRUCTURE/UNIT - 3,000 SF

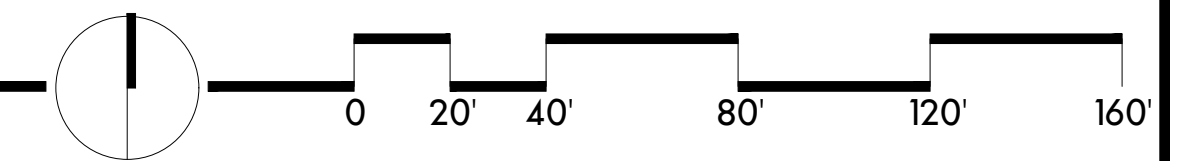
TOTAL ACERAGE OF SUBJECT AREA: 2.55 AC (110,916 SQ. FT.)

GENERAL NOTES:

1. SCREEN CLASS THREE (3). A FENCE OR WALL CONSTRUCTED WITH A MINIMUM HEIGHT OF SIX (6) FEET, THAT IS AT LEAST 75 PERCENT OPAQUE, WHERE ALL SPACES ARE EVENLY DISTRIBUTED, AND WITH THE FINISHED SIDE OF THE FENCE FACING THE ADJACENT PROPERTY OR ROAD. FENCES LONGER THAN 20 LINEAR FEET SHALL BE LANDSCAPED WITH: A ROW OF SHRUBS SPACED A MAXIMUM OF TEN (10) FEET APART, OR A ROW OF EVERGREEN TREES PLANTED NO MORE THAN 15 FEET APART (SEE FIGURE 5D).

2. SCREEN CLASS FOUR (4). A FENCE OR WALL CONSTRUCTED WITH A MINIMUM HEIGHT OF EIGHT (8) FEET DESIGNED TO FACILITATE THE MOVEMENT OF MAINTENANCE AND EMERGENCY RESPONSE EQUIPMENT TO AND FROM THE PROPOSED SITE. GATES SHOULD BE SECURED AT ALL TIMES (UNLESS FOR MAINTENANCE, INSPECTION, OR OTHER UNFORESEEN INSTANCES) FOLLOWING THE COMPLETION OF CONSTRUCTION. FENCING MAY BE IN COMMON WITH OTHER EXISTING USES ON SITE. FENCES LONGER THAN 20 LINEAR FEET SHALL BE LANDSCAPED (EXCLUDING THE GATE AREA) WITH: A CONTINUOUS HEDGE OF EVERGREEN SHRUBS PLANTED IN A FIVE (5) FOOT STRIP SPACED A MAXIMUM OF EIGHT (8) FEET APART. THE ZONING ADMINISTRATOR MAY REQUIRE ADDITIONAL SCREENING TO MINIMIZE ADVERSE IMPACTS OF GROUND LEVEL LIGHTING (WHERE INSTALLED) (SEE FIGURE 5E).

3. LIGHTING MITIGATION REQUIRED FOR EXTERIOR LIGHTING



CONSULTANT

BRICKTON DRIVE DEVELOPMENT

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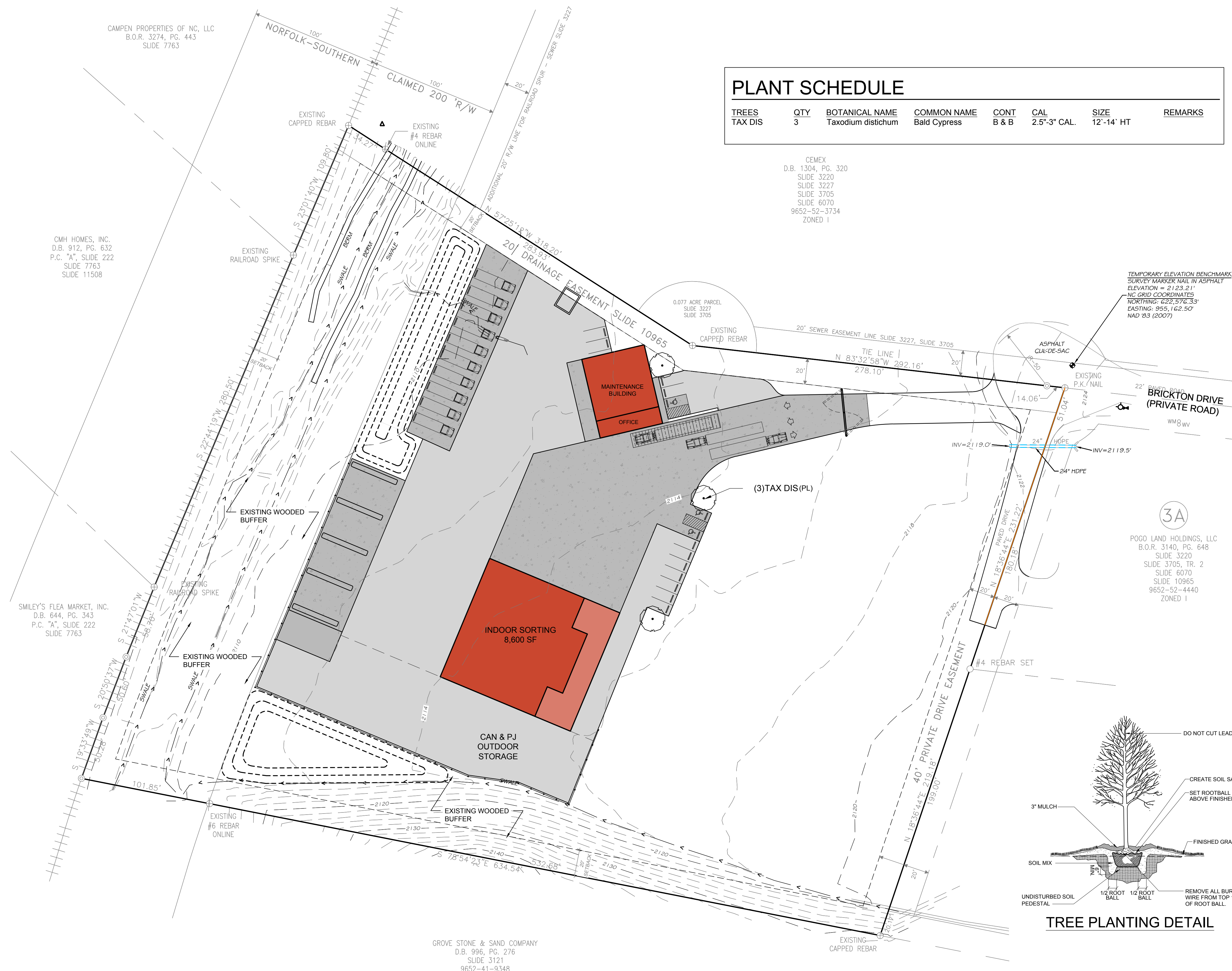
REVISIONS		
NO.	REMARKS	DATE



DATE: 05.05.2020
 SHEET TITLE:

PHASE ONE SITE DEVELOPMENT PLAN

SHEET NO. **L-200**



PLANT SCHEDULE

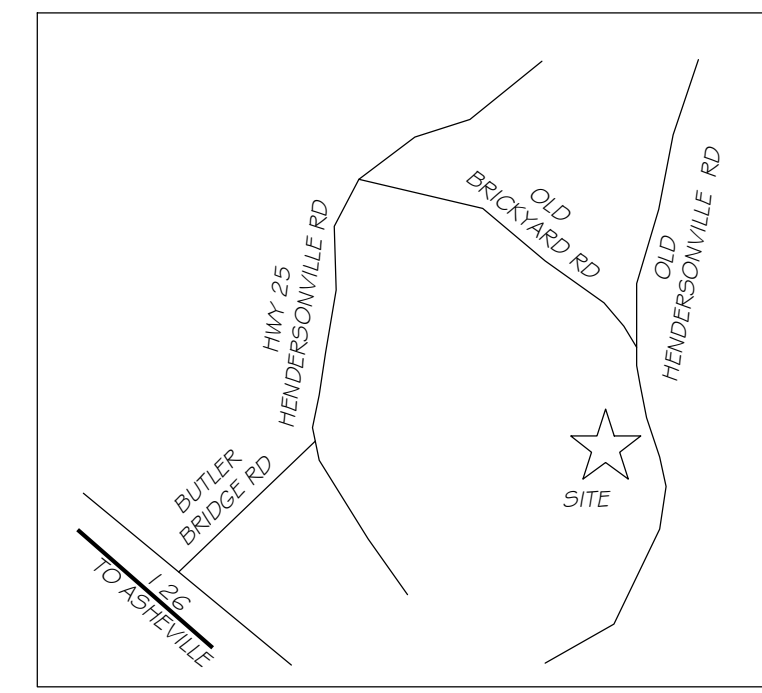
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TAX DIS	3	Taxodium distichum	Bald Cypress	B & B	2.5"-3"	12'-14' HT	

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

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352 DEPOT ST.
ASHEVILLE, NC 28801
MATT SPROUSE P.L.A.
828.225.4945

ZONING:
I - INDUSTRIAL

LANDSCAPE REQUIREMENTS:

PARKING LOT TREES:
1 TREE PER 5 PARKING SPACES
REQUIRED NUMBER OF TREES: 3 TREES
PROPOSED NUMBER OF TREES: 3 TREES

SEEDING SCHEDULE

SEED AND MULCH DENuded AREA WITHIN 15 DAYS AFTER FINISHED GRADE ARE ESTABLISHED.
SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE. STRAW MULCH SHALL BE TACKED WITH TACKING AGENT APPLIED BY HYDROSEEDER.

FOR ALL SEASONS:

LIME	4,000 LBS
FERTILIZER (10-10-10)	1,000 LBS
PIONEER YARD MIXTURE*	100 LBS
5-STAR FOR HIGH TRAFFIC AREAS/ FULL SUN	
LIME AND LAWN FOR GENERAL TRAFFIC AREAS/ FULL SUN TO PART SHADE	
STRAW MULCH	60-80 BALES

FOR SUMMER SEEDING ADD TO THE ABOVE:

GERMAN MILLET	40 LBS
SMALL-STEMMED SUDAN GRASS	50 LBS

FOR WINTER SEEDING REPLACE WITH:

ANNUAL RYE GRASS	120 - 168 LBS
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IF HYDROSEEDING, WOOD CELLULOSE MAY BE USED IN ADDITION TO STRAW MULCH AT THE RATE OF 1,000 LBS PER ACRE.

ALL SEEDING SHALL BE MAINTAINED, WATERED, ETC., UNTIL A PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED OVER ALL DISTURBED AREAS.

FOR ALL SLOPES 2:1 OR STEEPER ADD TO THE ABOVE:

100 LBS. PIONEER BANK MIXTURE* IN PLACE OF PIONEER YARD MIXTURE	
6-8 LBS. WEEPING LOVE GRASS	

ALL SLOPES 2:1 OR STEEPER SHALL BE COVERED BY CURLEX/ EXCELSIOR MATTING.

NATIVE SEEDING:

THE CORRECT SEEDBED pH IS 5.5 TO 6.5.
APPLY NITROGEN AT PLANTING.
INCORPORATE SOIL AMENDMENTS INTO TOPSOIL ROOT ZONE BEFORE SEEDING.
FIRM SEEDBED BEFORE SEEDING (TRAVEL WITH DOZER CLEATS).
SEEDING DEPTH FOR ALL NATIVE SSP. (EXCEPT E.GAMAGRASS) NEED TO BE 1/2" - 3/4".

SPECIALIZED SEEDING IMPLEMENTS ARE REQUIRED. SEED MIXES AND RATES TO MATCH SEEDER USED. A NO-TILL, DROP SEEDER OR BROADCASTER WITH PRECISION METERING TO CONTROL SMALL SEED FLOW AND PICKER WHEEL AGITATORS TO HANDLES FLUFFY SEED ARE BEST SUITED FOR NATIVE SEED.

NATIVE PLANT SEEDING MIX FOR STREAM OR RIVERBANK STABILIZATION:

SEEDING FOR STREAM OR RIVERBANK STABILIZATION SHALL BE A MIXTURE OF NATIVE GRASSES, PLANTS AND TREES. NATIVE PLANT MIX SHALL INCLUDE THE FOLLOWING:

GRASSES	5 LBS/ACRE EACH
BIG BLUESTEM	
INDIAN GRASS	
LITTLE BLUESTEM	
SWITCHGRASS	
AUGUST THRU MAY - GREENRYE	25 LBS/ACRE EACH
MAY 1 THRU AUGUST - MILLET	25 LBS/ACRE EACH

TREES:
SILKY DOGWOOD (CORNUS AMOMUM),
SILKY WILLOW (SALIX SERICEA),
HAZEL ALDER (ALNUS SERRULATA) AND
ELDERBERRY (SAMBUCUS CANADENSIS).

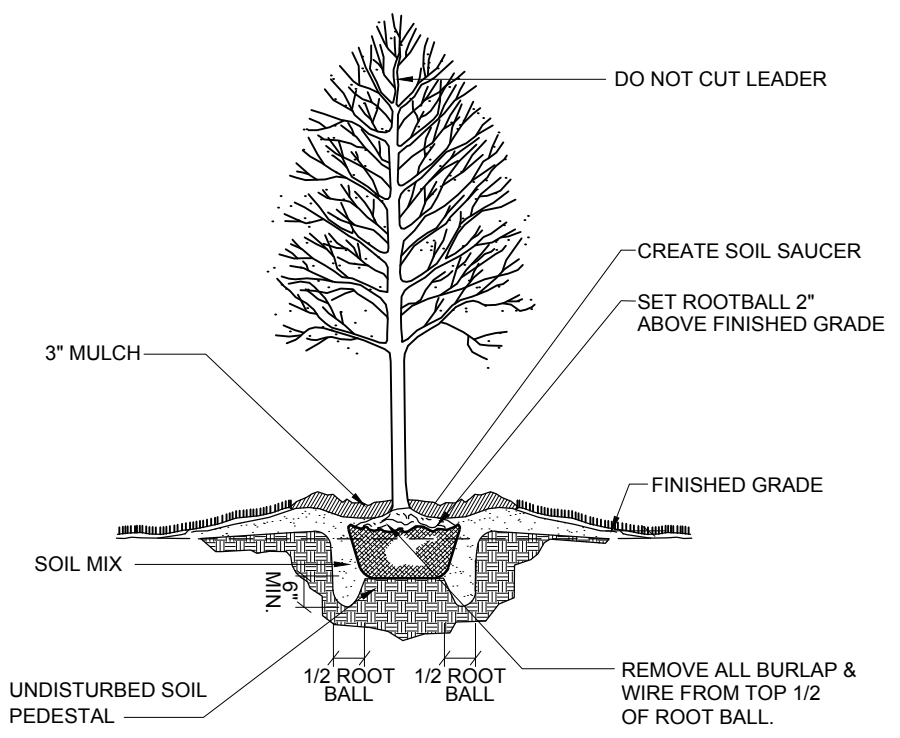
NATIVE PLANT MIX VARIATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

NOTE: NO FERTILIZER SHALL BE USED WITHIN 10' TOP OF STREAM OR RIVERBANK.

SEEDING DATES:

WINTER:	NOV 1 - FEB 15
FALL & EARLY WINTER:	AUG. 15 - OCT. 31
SPRING:	FEB. 15 - MAY 15 (ABOVE 2500 FT.) FEB. 1 - MAY 1 (BELOW 2500 FT.)
SUMMER:	MAY 15 - AUG. 15

* OBTAIN PIONEER SEED MIXTURES FROM PIONEER SEED AND SUPPLY, WAYNESVILLE, NC, 828-452-1197.

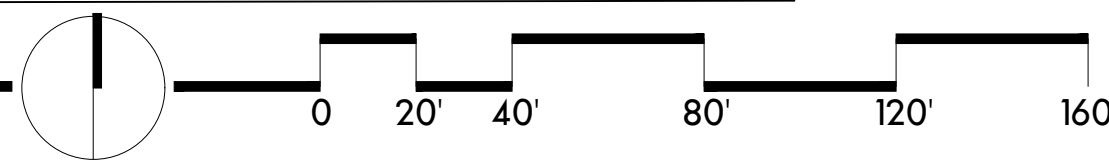


TREE PLANTING DETAIL

PLANTING LEGEND

PL = PARKING LOT LANDSCAPING REQUIREMENT
SC = SCREENING REQUIREMENTS
AD = ADDITIONAL TREES

OF PLANTS
Plant Description
Large Deciduous Tree (ST)
ZONING USE ABBREVIATION (SEE LEGEND)



sitework STUDIOS
LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

BRICKTON DRIVE DEVELOPMENT

PREPARED FOR:
BRICKTON REALTY PARTNERS, LP
DENNIS G. GOODWIN
2506 VINTAGE HILL COURT
DURHAM, NC 27712

REVISIONS

NO.	REMARKS	DATE



DATE:
05.05.2020
SHEET TITLE:

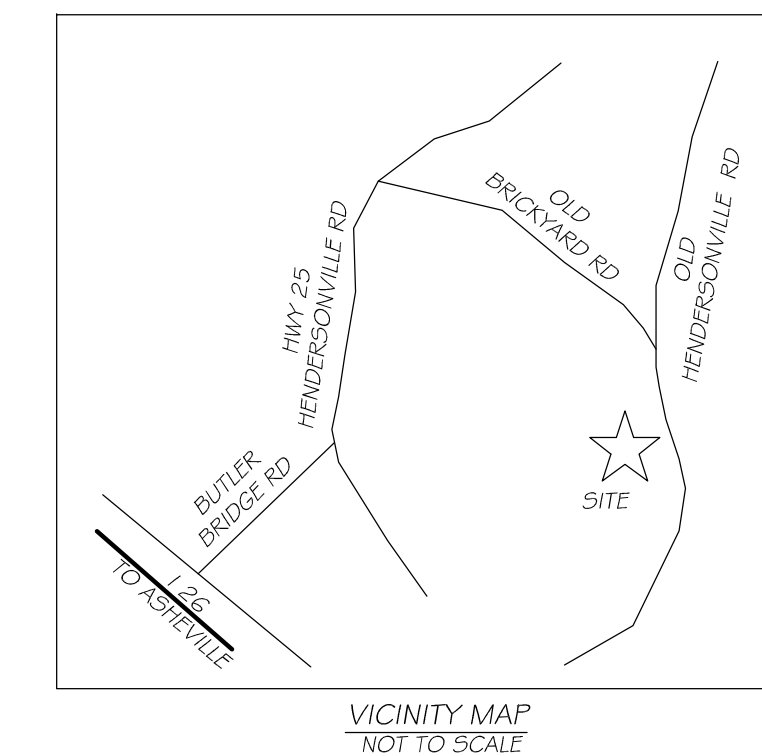
PHASE ONE
LANDSCAPE
PLAN
SHEET NO.
L-300

NOTES

- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- SOIL TYPE B.

STORM LEGEND

- EXISTING STORM PIPE: - - - - -
- EXISTING STORM STRUCTURE: [Symbol]
- PROPOSED STORM PIPE: [Symbol]
- PROPOSED ROOF LEADER COLLECTOR: [Symbol]
- PROPOSED HEADWALL: [Symbol]
- PROPOSED CURB INLET STRUCTURE: [Symbol]
- PROPOSED JUNCTION BOX: [Symbol]
- PROPOSED FLARED END SECTION: [Symbol]
- PROPOSED RIP-RAP APRON: [Symbol]



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CONTACT
 SITEWORK STUDIOS
 352 DEPOT ST.
 ASHEVILLE, NC 28801
 MATT SPROUSE P.L.A.
 828.225.4945

ZONING:
 I- INDUSTRIAL

SETBACKS FOR 'INDUSTRIAL' ZONING:
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 SIDE: 20'
 REAR: 20'
 MAX. BLDG. HT.: 72'

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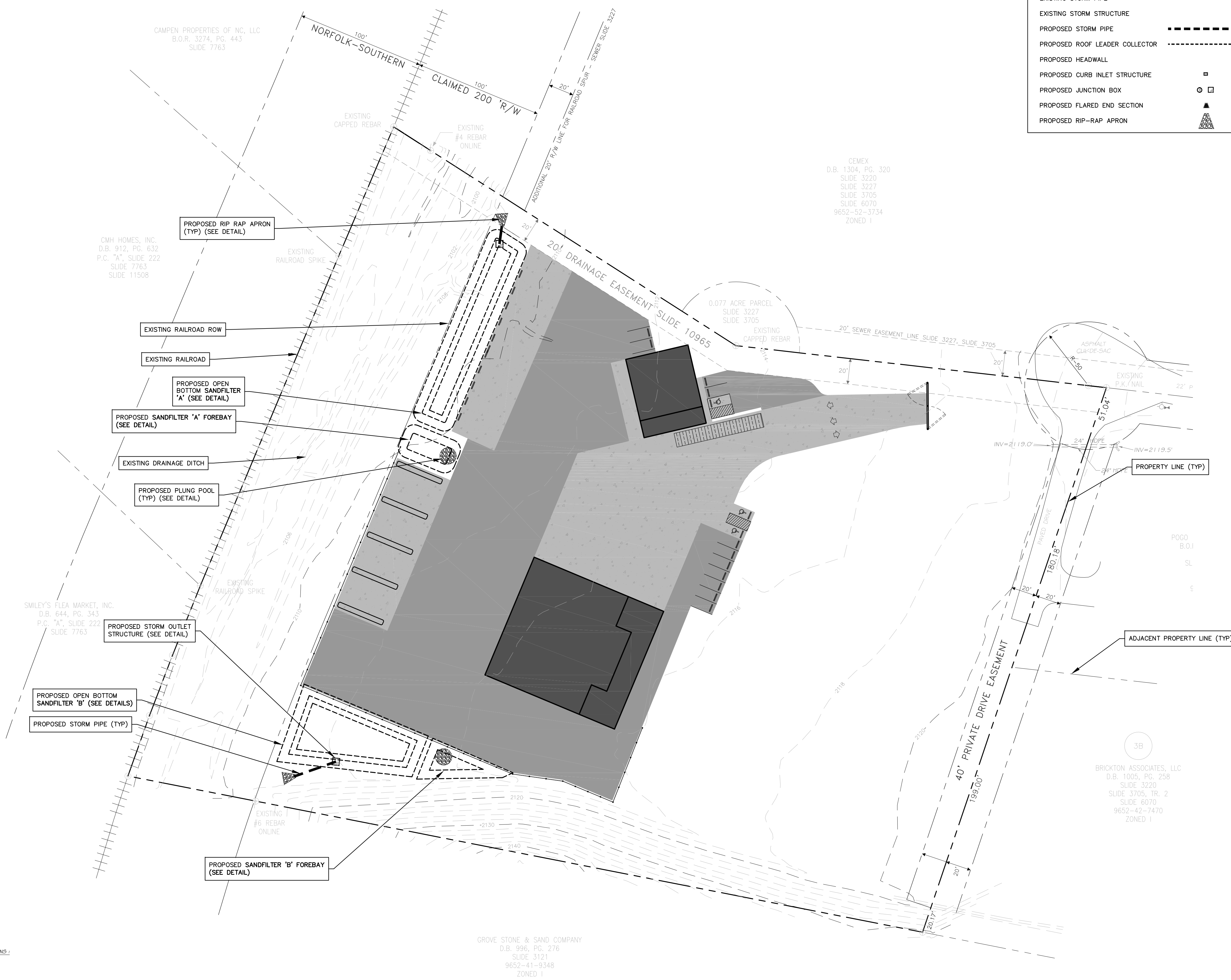
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TOTAL ACERAGE OF SUBJECT AREA: 2.55 AC (110,916 SQ. FT.)

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	6.56 ACRES (100%)
POST-DEVELOPMENT:	2.22 ACRES (34%)	4.33 ACRES (66%)



CAMPEN PROPERTIES OF NC, LLC
 B.O.R. 3274, PG. 443
 SLIDE 7763

CMH HOMES, INC.
 D.B. 912, PG. 632
 P.C. "A", SLIDE 222
 SLIDE 7763
 SLIDE 11508

GEMEX
 D.B. 1304, PG. 320
 SLIDE 3220
 SLIDE 3227
 SLIDE 3705
 SLIDE 6070
 9652-52-3734
 ZONED 1

SMILEY'S FLEA MARKET, INC.
 D.B. 644, PG. 343
 P.C. "A", SLIDE 222
 SLIDE 7763

BRICKTON ASSOCIATES, LLC
 D.B. 1005, PG. 258
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sitework STUDIOS

LANDSCAPE ARCHITECTURE
 352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.255.4945

CONSULTANT

CDC

352 DEPOT STREET, SUITE 120
 ASHEVILLE, NC 28801
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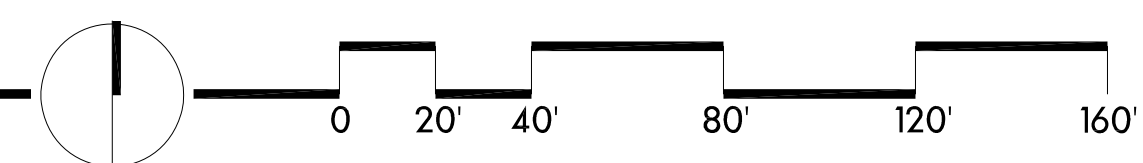
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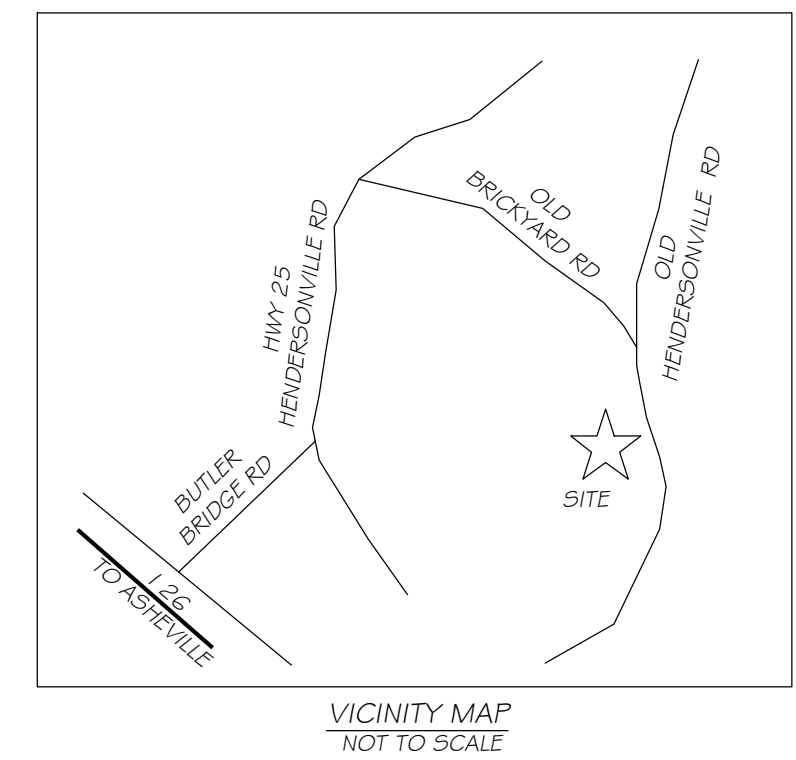
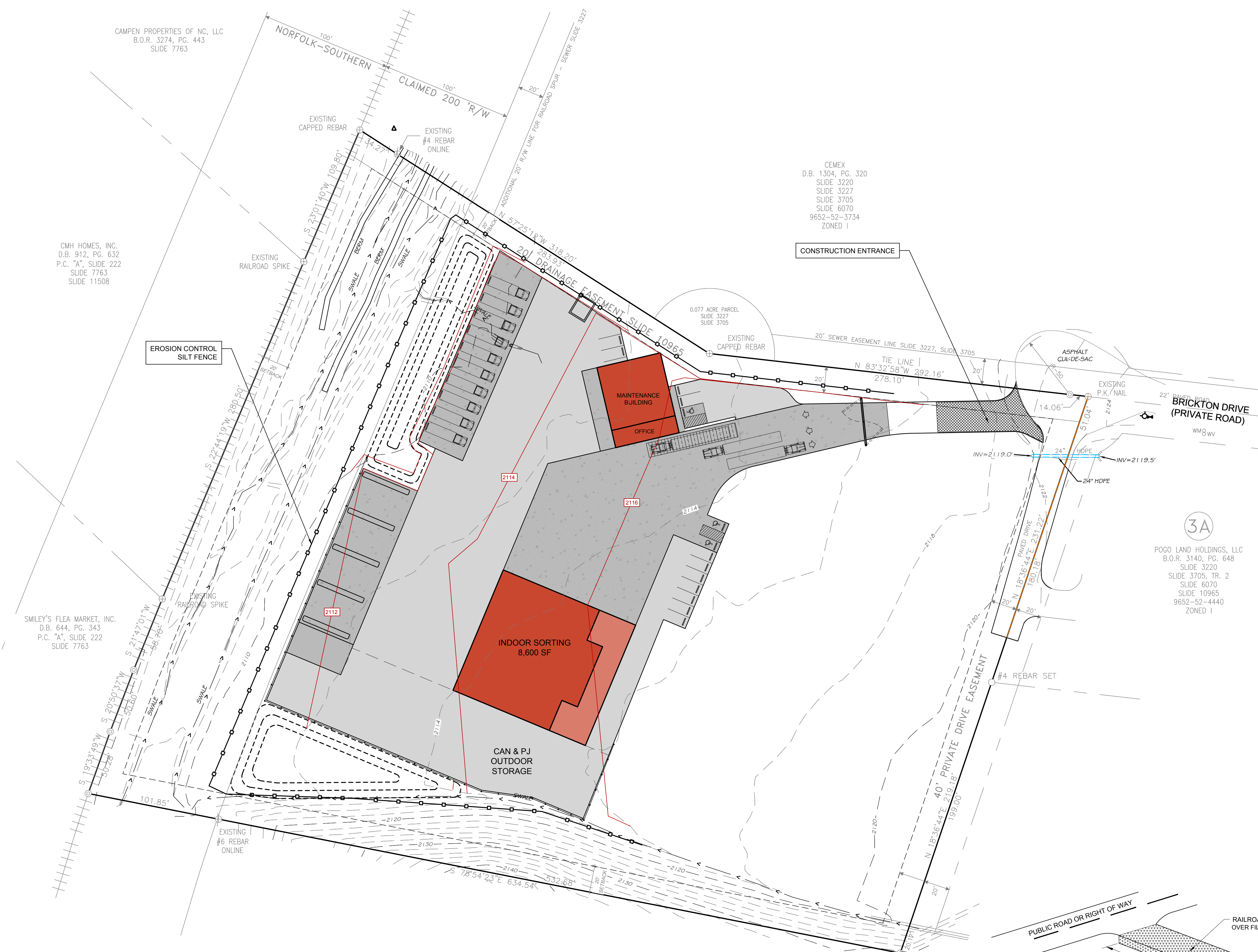
DATE:
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SHEET TITLE:

STORMWATER PLAN

SHEET NO.
L-400





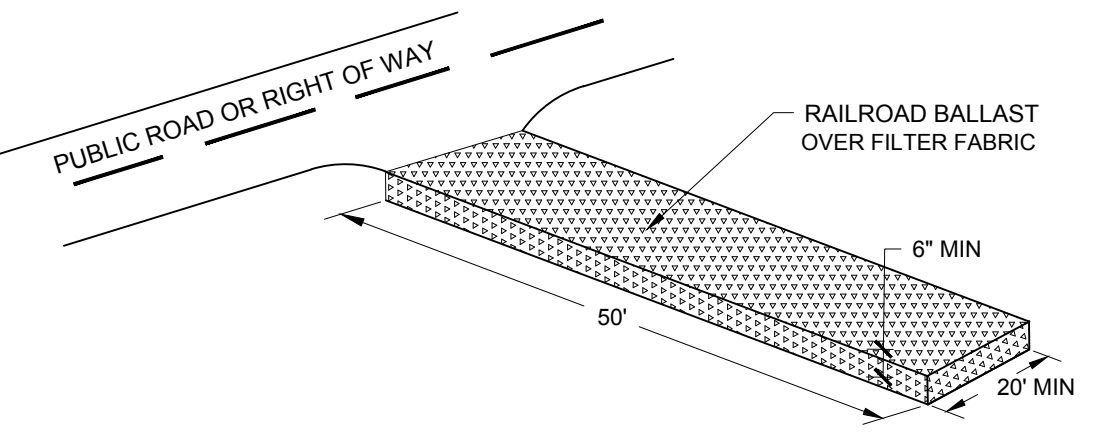
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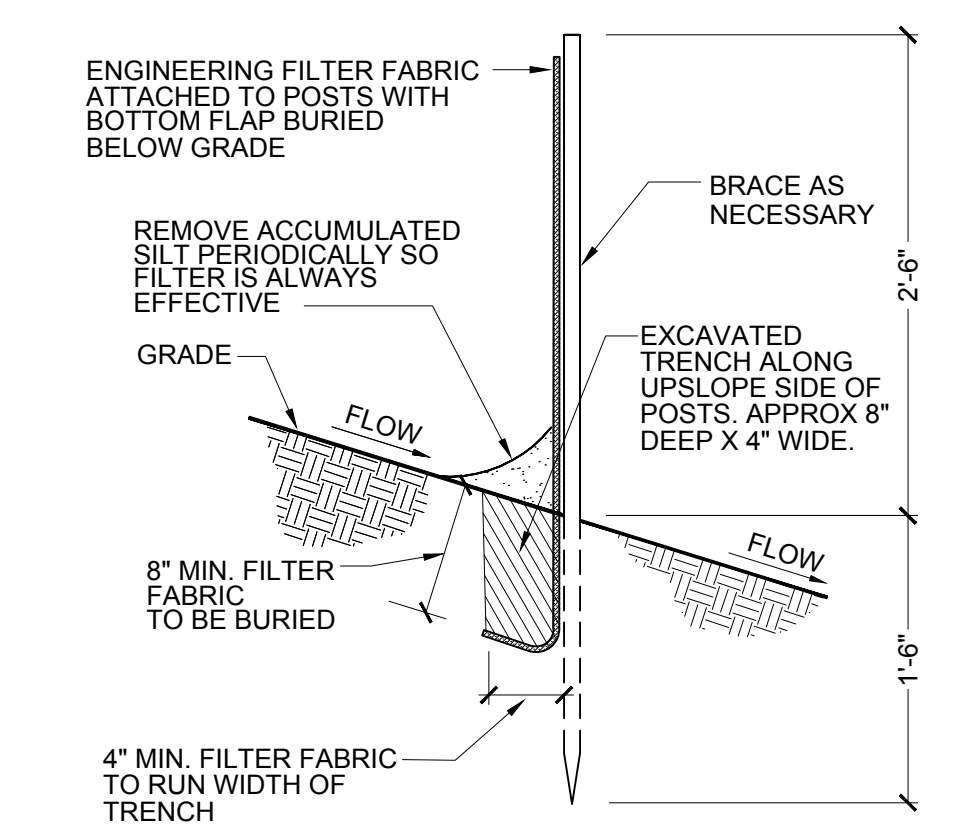
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ZONING:
 I - INDUSTRIAL

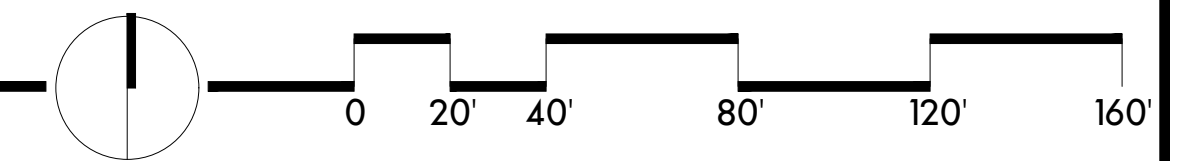
- EROSION CONTROL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO LOCAL ORDINANCE AND LOCAL STANDARD SPECIFICATIONS AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED BY A LICENSED NORTH CAROLINA CONTRACTOR.
 3. EROSION CONTROL IS A FIELD BASED ACTIVITY. ADDITIONAL SILT FENCE, DIVERSION DITCHES AND OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE WITH APPROVAL OF EROSION CONTROL OFFICER AND SITWORK STUDIOS.
 4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
 5. ADD MEASURES AS NEEDED FOR ENVIRONMENTALLY SENSITIVE AREAS.
 6. CONTRACTOR IS RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH APPLICABLE PERMITS.
 7. EXISTING DRAINAGE PATTERNS AND CONTOURS TO REMAIN INTACT EXCEPT WHERE SHOWN.
 8. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ADDING 4" OF TOPSOIL DURING LANDSCAPE INSTALLATION.



CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL



CONSULTANT

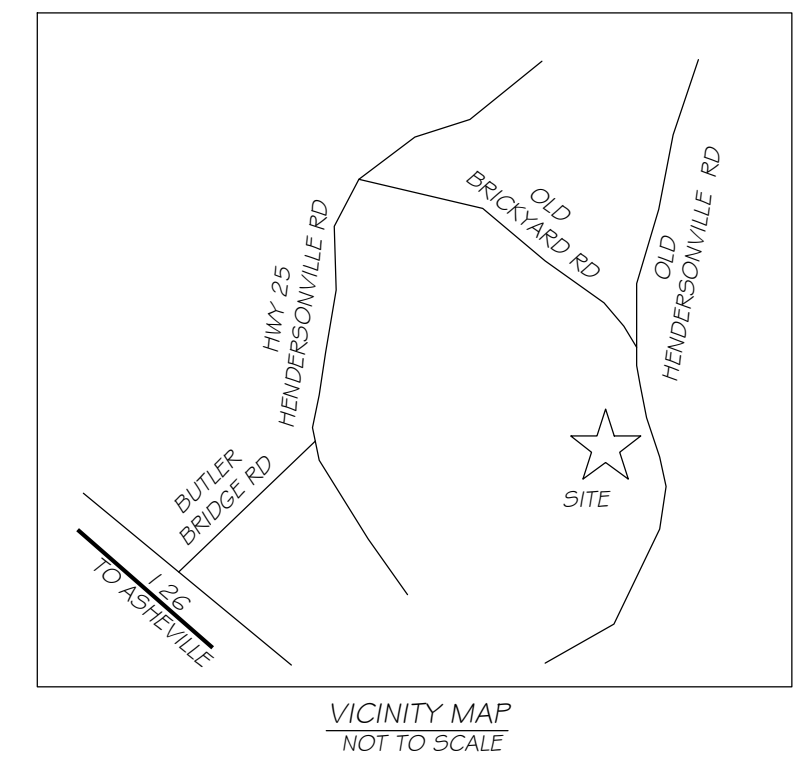
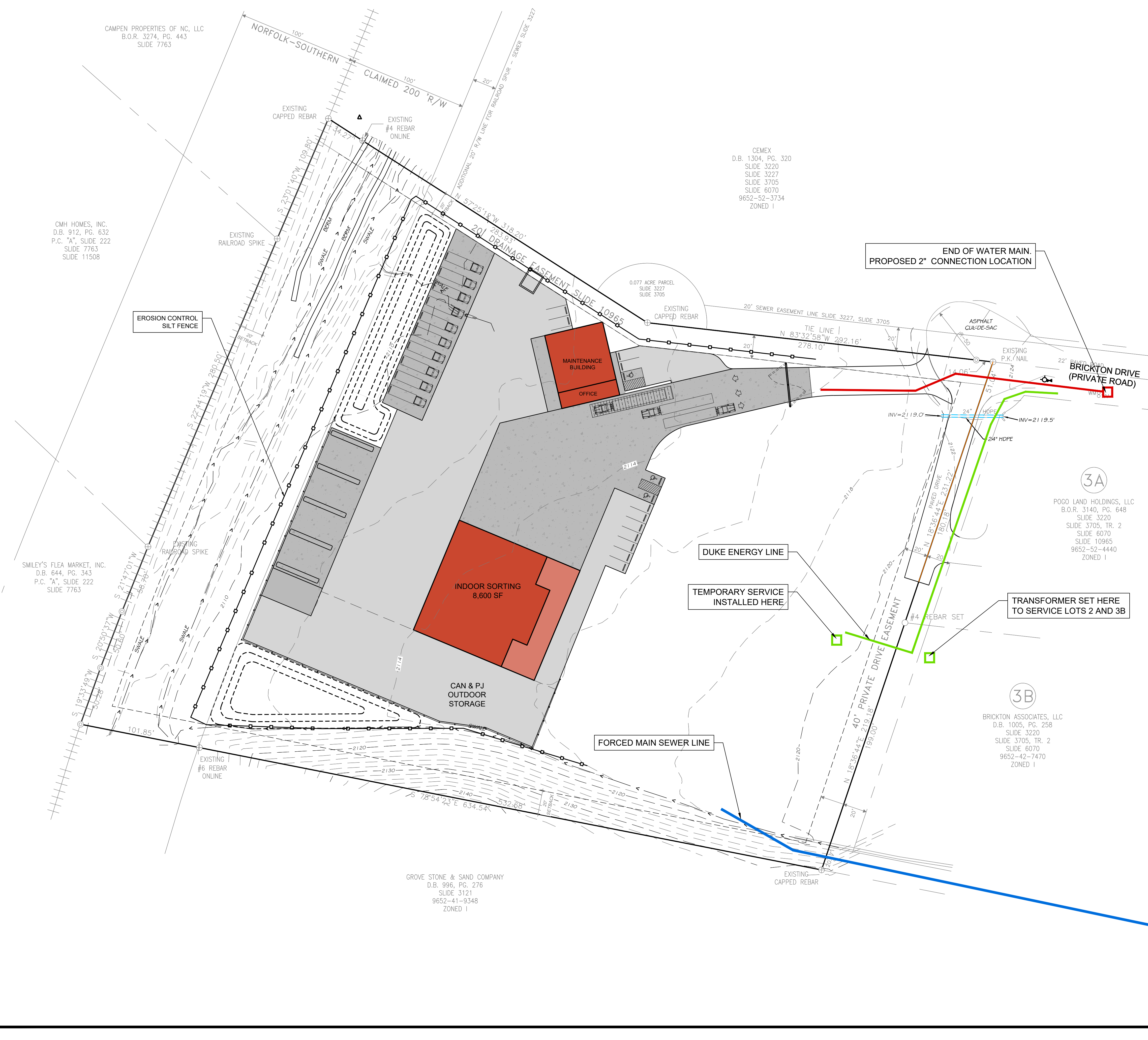
BRICKTON DRIVE DEVELOPMENT

PREPARED FOR:
 BRICKTON REALTY PARTNERS, LP
 DENNIS G. GOODWIN
 2506 VINTAGE HILL COURT
 DURHAM, NC 27712

REVISIONS		
NO.	REMARKS	DATE

NOT FOR CONSTRUCTION

DATE: 05.05.2020
 SHEET TITLE: PHASE ONE SCHEMATIC GRADING AND EROSION CONTROL PLAN
 SHEET NO. **L-401**



PROJECT ADDRESS:
 PIN: 9652-42-7470
 TOTAL PROPERTY SIZE: 6.56 AC (285,797 SF)
 BRICKTON DRIVE
 FLETCHER, NORTH CAROLINA, 28732

OWNER:
 BRICKTON REALTY PARTNERS, LP
 DENNIS G. GOODWIN
 2506 VINTAGE HILL COURT
 DURHAM, NC 27712

CONTACT:
 SITWORK STUDIOS
 352 DEPOT ST.
 ASHEVILLE, NC 28801
 MATT SPROUSE P.L.A.
 828.225.4945

ZONING:
 I - INDUSTRIAL

NOTES:

1. GAS COMPANY WILL ENGINEER LINES AFTER BUILDING IS INTALLED.
2. INTERNET WILL BE RUN ALONG SIDE OF WATER LINE

CONSULTANT

BRICKTON DRIVE DEVELOPMENT

PREPARED FOR:
 BRICKTON REALTY PARTNERS, LP
 DENNIS G. GOODWIN
 2506 VINTAGE HILL COURT
 DURHAM, NC 27712

REVISIONS		
NO.	REMARKS	DATE



DATE:
 05.05.2020
 SHEET TITLE:

PHASE ONE SCHEMATIC UTILITIES PLAN

SHEET NO.
L-402

