

FLYBRIDGE SWANSBORO

W CORBETT AVE
SWANSBORO, NC

CONDITIONAL REZONING MASTER PLAN

NOVEMBER 2024

FOR

FLYBRIDGE SWANSBORO, LLC
PO BOX 130
SANFORD, NC 27331

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

FLYBRIDGE SWANSBORO
SWANSBORO, NORTH CAROLINA

PROJECT # 23124.PE

NOVEMBER 2024

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
EX-1	EXISTING CONDITIONS
C-2.0	MASTER PLAN / SITE PLAN
L-1.0	LANDSCAPE PLAN

APPROVALS:

CONSULTANTS:

APPLICANT:

FLYBRIDGE SWANSBORO, LLC
PO BOX 130
SANFORD, NC 27331

**ENGINEER /
LANDSCAPE ARCHITECT:**

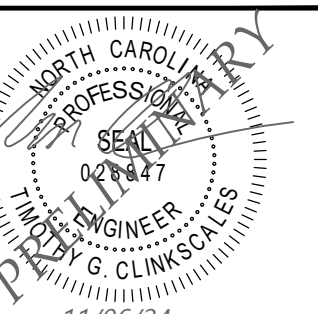
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
P: (910) 791-6707
ATTN: TIM CLINKSCALE, PE (ENGINEERING)
ATTN: JIM CIRELLO (LANDSCAPE)

SURVEYOR :

PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
P: (910) 791-6707
ATTN: JOSH TAYLOR, PLS

PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING
PH: 910-326-4428

PIEDMONT NATURAL GAS
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

ONWASA (WATER & SEWER)
PH: 910-455-0722

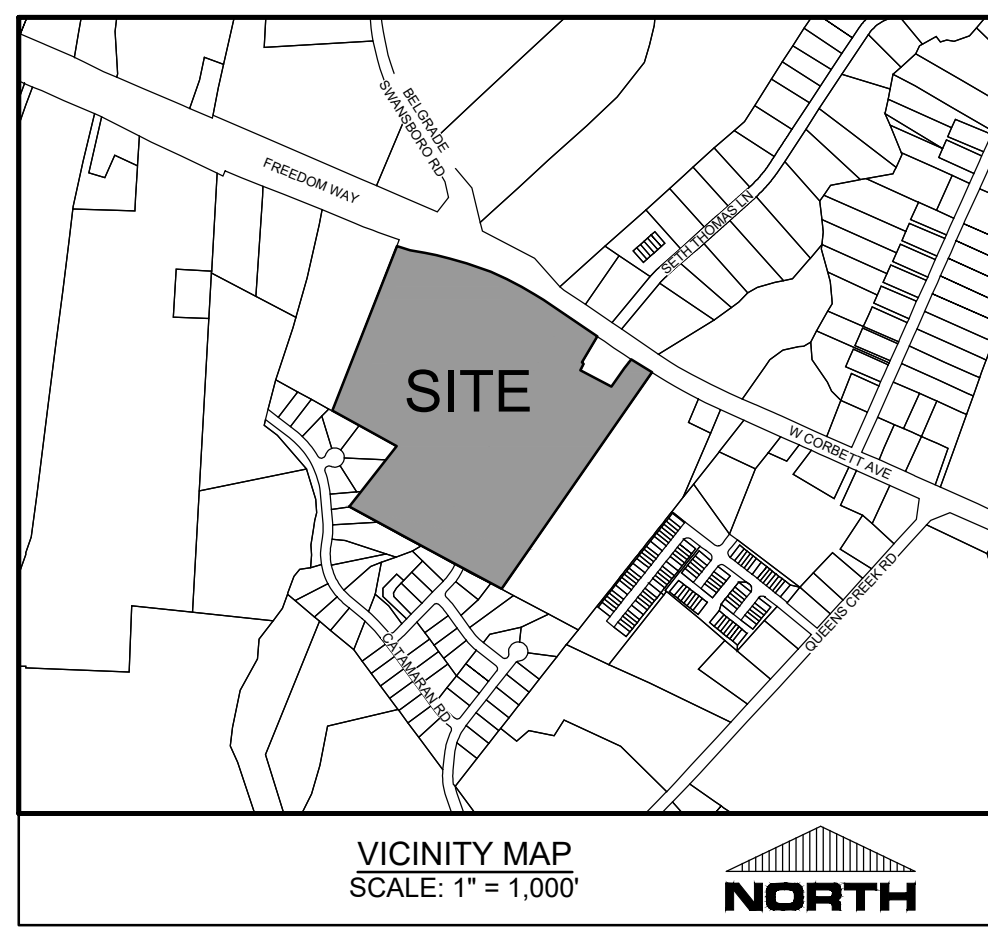
DUKE ENERGY
PH: 910-602-4304

BELL SOUTH
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638



Know what's below.



SITE DATA TABULATION

PROJECT ADDRESS: 1481 W CORBETT AVE
SWANSBORO, NC 28584

PARCEL ID: 019494
027733

PIN: 535503221934
535503227635

PROPERTY OWNER: FLYBRIDGE SWANSBORO, LCC
PO BOX 130
SANFORD, NC 27331

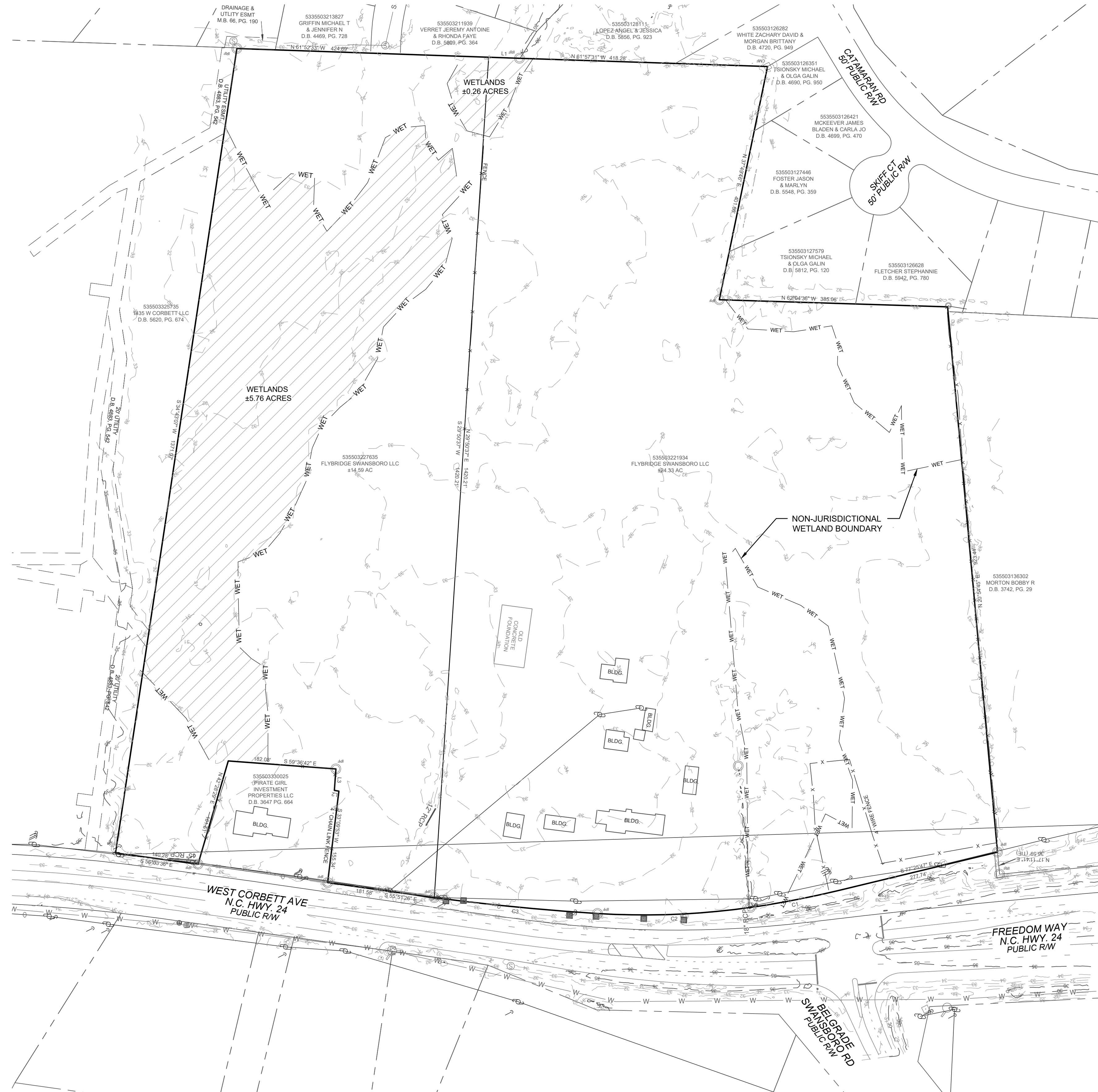
CURRENT ZONING: RA (RESIDENTIAL / AGRICULTURAL)

TOTAL SITE AREA: ±38.92 ACRES OR 1,695,500 SF

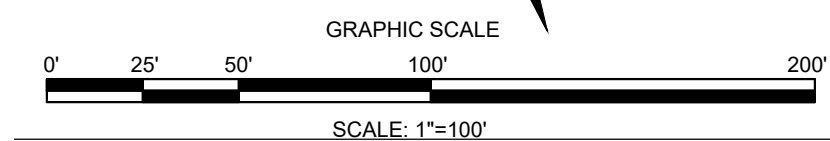
FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720535500K, DATED JUNE 19, 2020

LINE	BEARING	DISTANCE
L1	N 61°52'33" W	52.09'
L2	S 52°58'59" E	7.81'
L3	S 30°30'41" W	36.16'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	1588.06'	149.56'	5°27'54"	149.51'	S 74°41'50" E
C2	1265.53'	258.09'	11°41'06"	257.64'	S 66°07'20" E
C3	3998.16'	276.56'	3°57'48"	276.50'	S 58°17'54" E



- LEGEND:**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - COMPUTED POINT
 - CMF CONCRETE MONUMENT FOUND
 - PKF PK NAIL FOUND
 - ⊙ PKS PK NAIL SET
 - ⊠ TRANSFORMER
 - ⊕ POWER POLE
 - ⊙ GUY ANCHOR
 - ⊙ TELEPHONE RISER
 - WATER METER
 - WATER VALVE
 - ⊕ FIRE HYDRANT
 - CLEAN-OUT
 - SANITARY SEWER MANHOLE
 - STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - EASEMENT LINE
 - ADJOINER PROPERTY LINE
 - SETBACK LINE
 - OVERHEAD ELECTRIC
 - RIGHT OF WAY LINE
 - X X FENCE



REVISIONS:

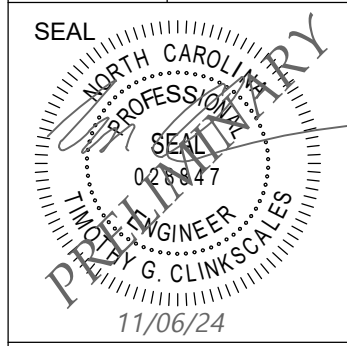
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PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

EXISTING CONDITIONS
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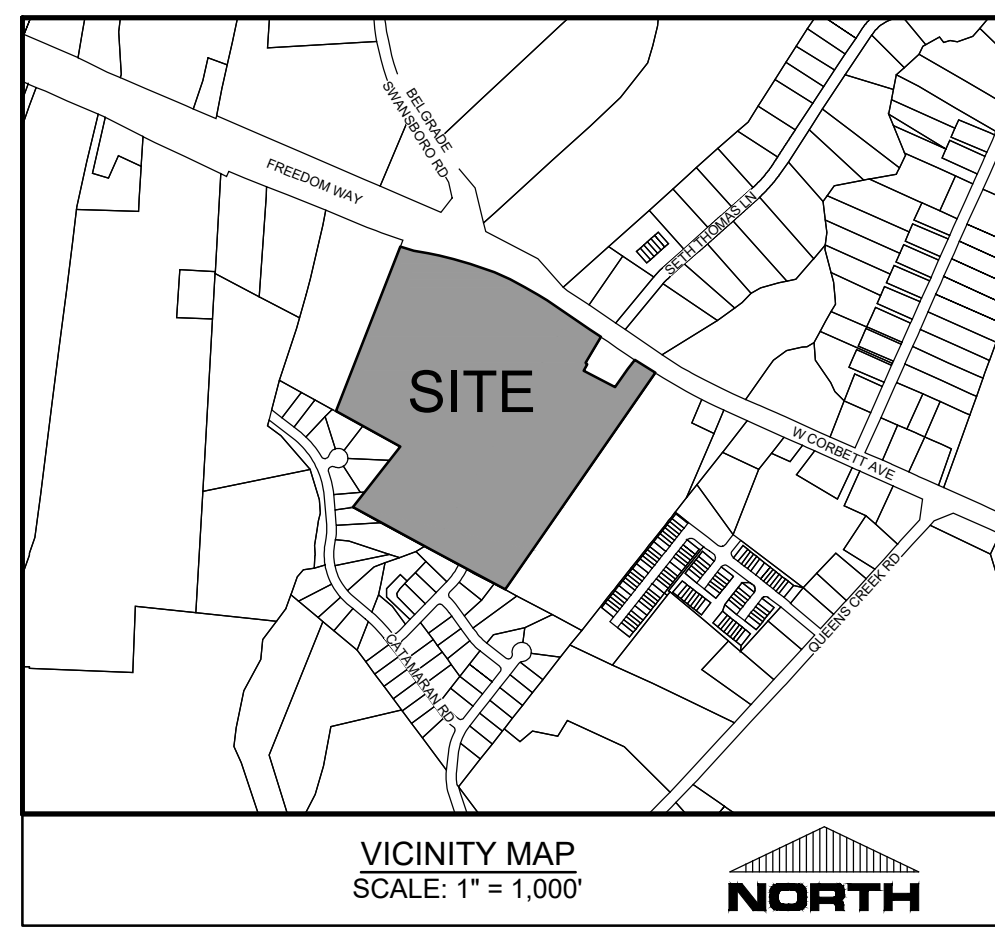
PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION

DRAWING INFORMATION:
DATE: 11/06/24
SCALE: AS SHOWN
DESIGNED: [Signature]
CHECKED: [Signature]



EX-1
PEI JOB#: 23124.PE

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535503227635

DEED BOOK / PAGE: 5998 / 846
6000 / 183

CURRENT ZONING: RA (RESIDENTIAL / AGRICULTURAL)

TOTAL SITE AREA: ±38.92 ACRES OR 1,695,500 SF

PROPOSED USE: MULTI-FAMILY / COMMERCIAL OUTPARCELS
PROPOSED ZONING: CONDITIONAL B1

FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720535500K, DATED JUNE 19, 2020

SOIL TYPES: Ra - RAINS FINE SANDY LOAM
GoA - GOLDSBORO FINE SANDY LOAM

DEVELOPMENT DATA

ACREAGE

MULTI-FAMILY:	±30.53 AC
COMMERCIAL OUTPARCEL 1:	±1.68 AC
COMMERCIAL OUTPARCEL 2:	±0.66 AC
COMMERCIAL OUTPARCEL 3:	±1.17 AC
COMMERCIAL OUTPARCEL 4:	±1.04 AC
COMMERCIAL OUTPARCEL 5:	±1.28 AC
COMMERCIAL OUTPARCEL 6:	±0.84 AC
ROADWAYS:	±1.72 AC
TOTAL:	±38.92 AC

PRIVATE ROADWAY LENGTH: 1,484 LF
PROPOSED WATER LINE LENGTH: 4,028 LF
PROPOSED SEWER LINE LENGTH: 3,602 LF

MULTI-FAMILY (MF):
PROPOSED RESIDENTIAL UNITS: 324 UNITS
PROPOSED RESIDENTIAL DENSITY: 10.6 DU / AC

SETBACKS:
FRONT: 25'
SIDE: 13'
CORNER SIDE: 18'
REAR: 15'

MAX BUILDING HEIGHT: 40' (BUILDINGS LOCATED MORE THAN 200' FROM THE HWY 24 / CORBETT AVE CORRIDOR)

PARKING PROVIDED: 575 TOTAL SPACES (1.77 SPACES PER UNIT)
28 ADA SPACES (11 REQUIRED)

COMMERCIAL OUTPARCELS

SETBACKS:
FRONT: 25'
INTERNAL SIDE: 0'
CORNER SIDE: 10'
SIDE ADJ. RESIDENTIAL: 10'
REAR: 10'

MAX BUILDING HEIGHT:

35'

ALLOWABLE USES:

- USES SHALL BE LIMITED TO THOSE PERMITTED IN THE B1 ZONING DISTRICT. REFER TO THE TABLE OF PERMITTED / SPECIAL USES (UDO SECTION 152.179) FOR USES PERMITTED BY-RIGHT AND BY SPECIAL USE.
- CERTAIN USES MAY BE SUBJECT TO ADDITIONAL USE STANDARDS AS NOTED ON THE TABLE OF PERMITTED / SPECIAL USES.
- THE APPLICABLE PERMITS AND ZONING APPROVALS SHALL BE OBTAINED FOR THE COMMERCIAL OUTPARCELS AT THE TIME OF THE DEVELOPMENT PROPOSAL.

ACCESSORY USES:

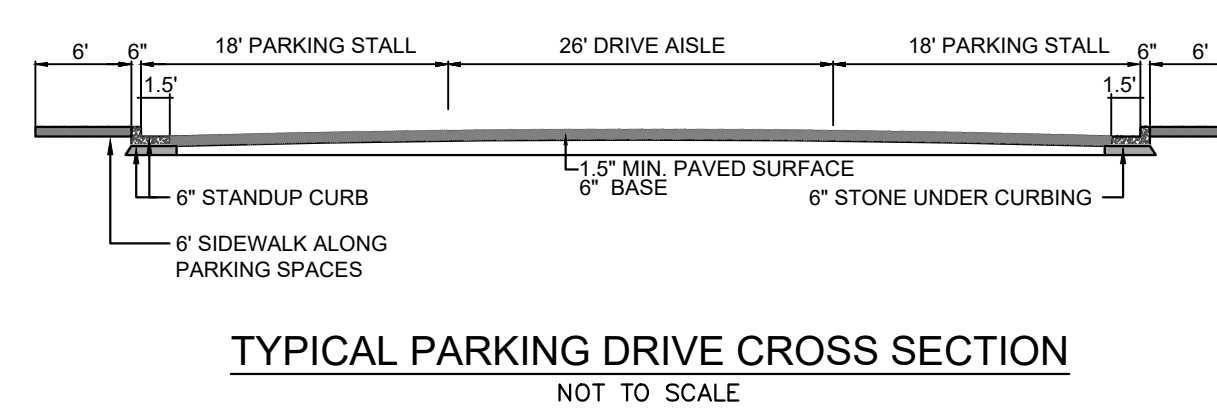
- ACCESSORY STRUCTURES SHALL BE SUBJECT TO THE SETBACKS LISTED IN TABLE 152.195 OF THE UDO.

LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- WET - WETLAND BOUNDARY
- W - WATER LINE
- SS - SEWER LINE
- S - STREETLIGHT
- FH - FIRE HYDRANT

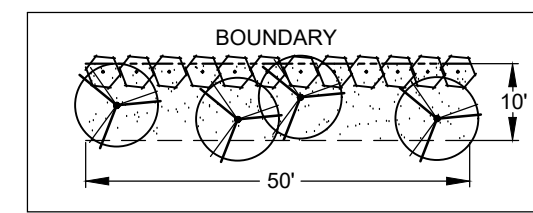
GENERAL NOTES

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE TOWN.
- THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATION OF OCCUPANCY OR GUARANTEED BY APPROVED METHODS IF APPLICABLE.
- ALL REQUIRED IMPROVEMENT SHALL COMPLY WITH THE STANDARDS OF THE CODE OF ORDINANCES.



REQUIRED BUFFER YARDS

- THE PROPOSED MULTI-FAMILY AND COMMERCIAL OUTPARCELS SHALL PROVIDE A PERIMETER AND STREETSCAPE BUFFER.
- EXISTING VEGETATION SHALL BE PRESERVED WITHIN REQUIRED BUFFERS. IN AREAS WHERE EXISTING VEGETATION DOES NOT COMPLY WITH THE BELOW SPECIFICATIONS, ADDITIONAL LANDSCAPING SHALL BE INSTALLED.
- THE REQUIRED BUFFER SHALL BE A MINIMUM OF 10' IN WIDTH AND CONTAIN AT LEAST 2 CANOPY TREES OR FOUR UNDERSTORY TREES, AND 12 SHRUBS FOR EVERY 50 LINEAR FEET.
- THE BUFFER SHALL INCLUDE A 6' WOODED FENCE WHERE ABUTTING RESIDENTIALLY ZONED PROPERTY, EXCEPT IN AREAS THAT CONTAIN EXISTING WETLANDS.



PARKING LOT LANDSCAPING

- AT LEAST 8% OF THE GROSS PAVED AREA OF A PARKING FACILITY SHALL BE LANDSCAPED.
- CONSECUTIVE PARKING SPACES SHALL INCORPORATE LANDSCAPE ISLANDS NO MORE THAN 15 SPACES APART AND AT THE ENDS OF ALL PARKING ROWS.
- LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 100 SQUARE FEET IN AREA AND AT LEAST 8 FEET IN WIDTH.

MF LANDSCAPING REQUIRED: 16,534 SF
8% OF THE 206,679 SF GROSS PAVED AREA
LANDSCAPING PROVIDED: 21,502 SF (10.4%)

SCREENING

- ALL TRASH CONTAINMENT AREAS SHALL BE SCREENED WITH AN ENCLOSURE AT LEAST 8 FEET IN HEIGHT OR 2 FEET TALLER THAN THE HIGHEST POINT OF THE COMPACTOR / DUMPSTER (WHICHEVER IS GREATER).
- THE ENCLOSURE SHALL BE MADE OF A MASONRY, WOOD, OR SIMILAR MATERIAL THAT IS 80% OPAQUE.
- THE ENCLOSURE SHALL BE SURROUNDED BY A CONTINUOUS LANDSCAPE BUFFER.

TRAFFIC

- A TRAFFIC IMPACT ANALYSIS (TIA) HAS BEEN COMPLETED AND WAS APPROVED BY NCDOT. REQUIRED ROADWAY IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH NCDOT STANDARDS.

STREETLIGHTS

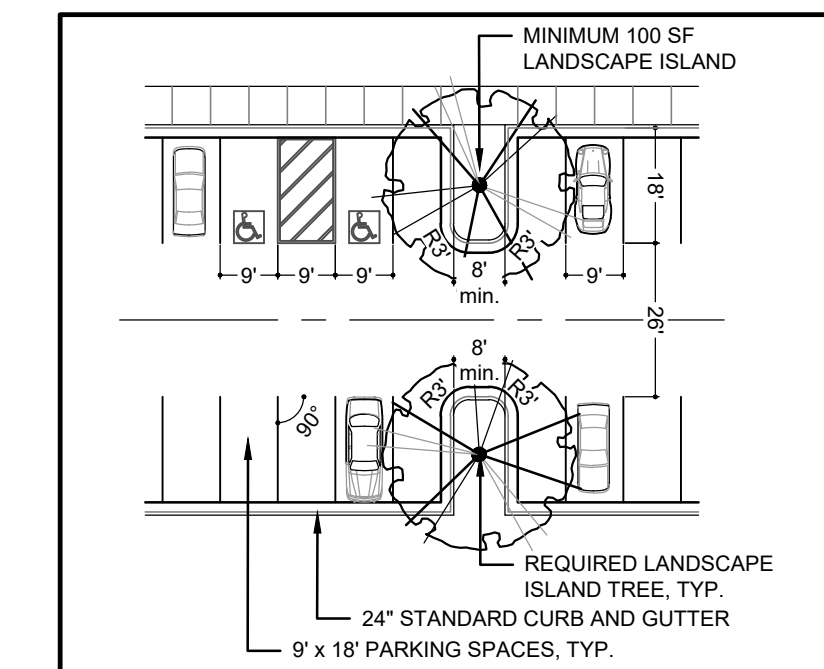
- STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY. FINAL DESIGN AND LOCATIONS WILL BE PROVIDED AND MUST COMPLY WITH THE LIGHTING REQUIREMENTS FOUND IN SECTIONS 152.500 - 152.512 OF THE UDO.

EXISTING VEGETATION SHALL SERVE AS THE REQUIRED BUFFER. WHERE EXISTING VEGETATION IS INADEQUATE TO PROVIDE THE REQUIRED BUFFERING, ADDITIONAL VEGETATION SHALL BE INSTALLED AS SHOWN IN BUFFER PLANTING DETAIL, THIS SHEET.

6' SIDEWALKS ALONG PARKING SPACES

9' X 18' PARKING SPACES

PARKING LOT LANDSCAPING, TYP.



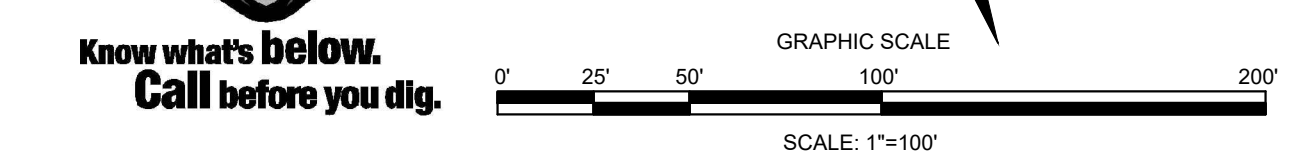
TYPICAL 90° PARKING SPACE DETAIL - NOT TO SCALE

DRIVEWAY STEM LENGTHS PROVIDED IN ACCORDANCE WITH APPROVED TIA

PROPOSED RIGHT TURN LANE

PROPOSED OFFSET LEFT TURN LANES

EXISTING RIGHT TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE TIA



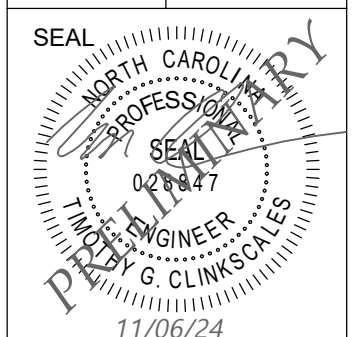
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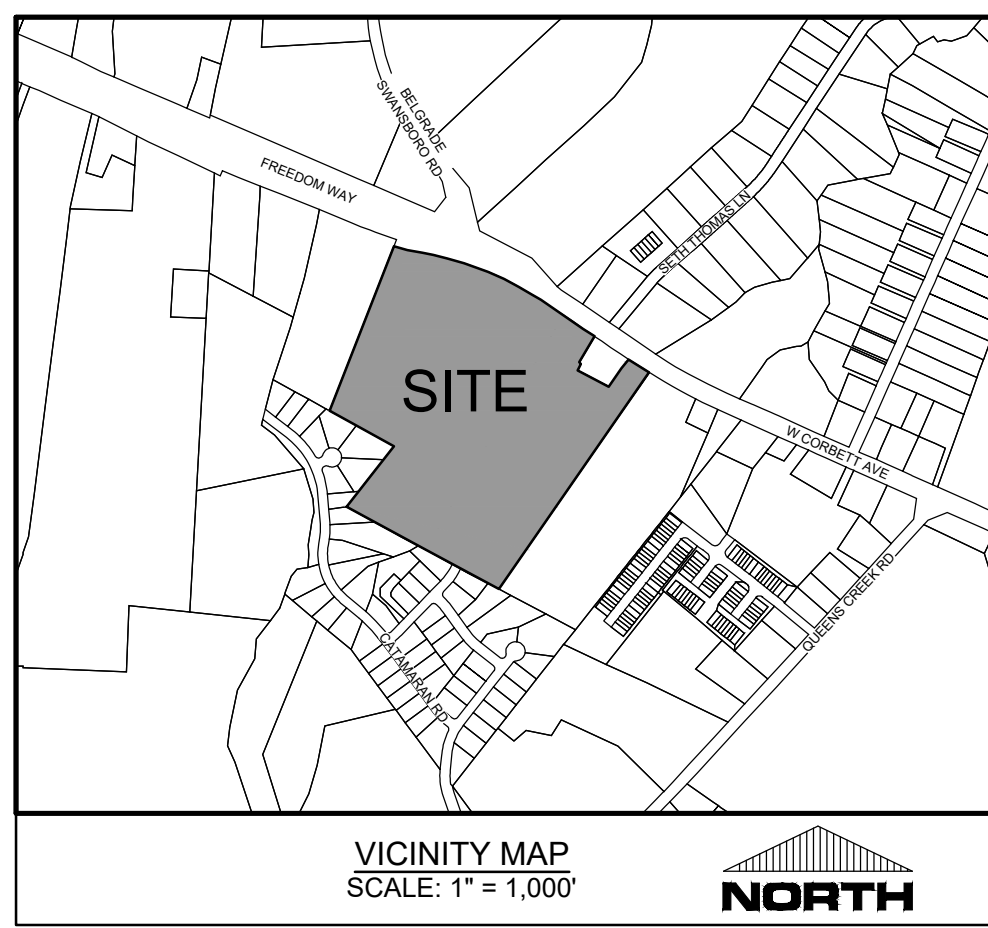
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SITE PLAN
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1481 W CORBETT AVE
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C-2.0
PEI JOB#: 23124.PE



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GENERAL LANDSCAPING NOTES

- SPECIFIC LANDSCAPING SHOWN ON THIS PLAN IS FOR THE MULTI-FAMILY SECTION OF THE DEVELOPMENT. LANDSCAPE PLANS FOR THE COMMERCIAL OUTPARCELS TO BE PROVIDED AT THE TIME OF THE SITE PLAN REVIEW FOR THE OUTPARCELS.
- ALL TREE AND PLANT MATERIAL SELECTION SHALL BE NATIVE OR ADAPTABLE TO THE SWANSBORO REGION AND ITS CLIMATE.
- EACH SHRUB SHALL BE A MINIMUM OF 3 GALLONS AND 12 INCHES IN HEIGHT AT THE TIME OF PLANTING.
- EACH TREE SHALL BE A MINIMUM OF 3 INCHES IN CALIPER AND 12 FEET IN HEIGHT AT THE TIME OF PLANTING.

REQUIRED BUFFER YARDS

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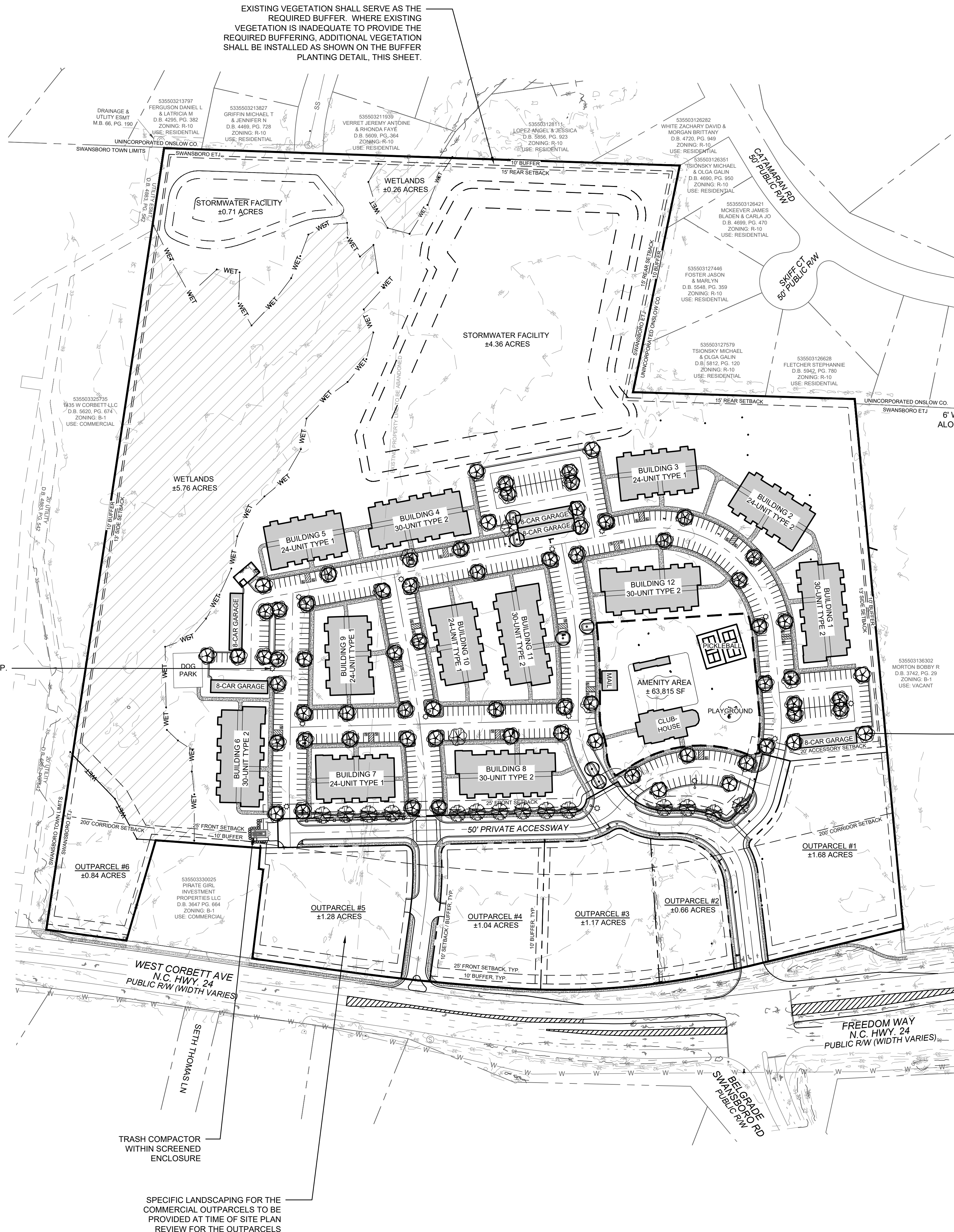
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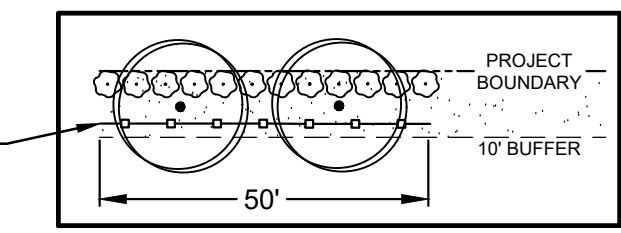
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PLANT SCHEDULE BUFFERYARD

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3" CAL / 12' H (MIN)
SHRUBS			
	12	MYRICA CERIFERA / WAX MYRTLE	3 GAL / 12" HT



PLANT SCHEDULE STREETYARD BUFFER

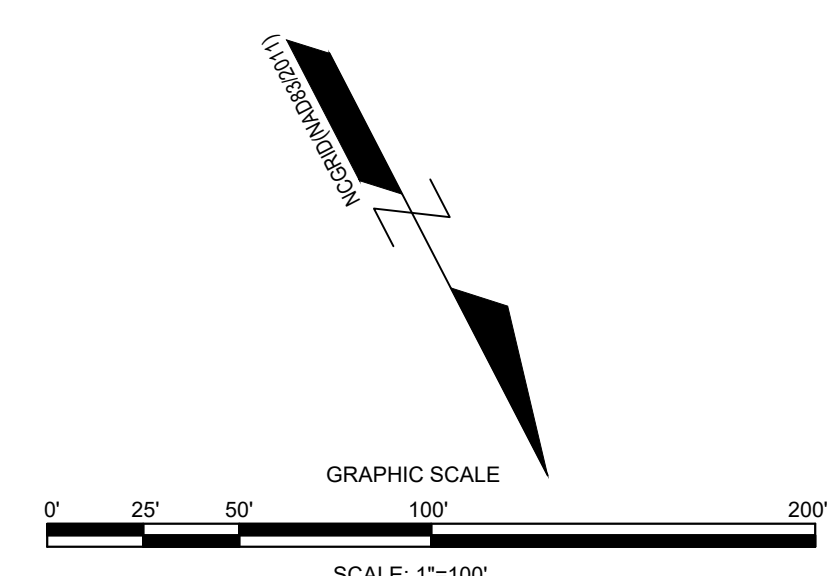
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
CANOPY TREES			
	14	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL / 12' H (MIN)
SHRUBS			
	172	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL / 12" HT

PLANT SCHEDULE PARKING LOT

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
CANOPY TREES			
	66	QUERCUS NUTTALLII / NUTTALL OAK	10' - 12' H

PLANT SCHEDULE SCREENING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	MC	21	MYRICA CERIFERA / WAX MYRTLE	3 GAL / 12" HT



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PROFESSIONAL ENGINEER
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