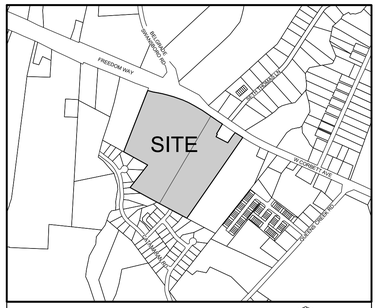


VICINITY MAP
SCALE: 1" = 1,000'
NORTH

LEGEND

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

GENERAL NOTES

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

SITE DATA TABULATION

PROJECT ADDRESS:	1481 W CORBETT AVE SWANSBORO, NC 28584
PROPERTY OWNER:	FLYBRIDGE SWANSBORO, LCC PO BOX 130 SANFORD, NC 27331
PARCEL ID:	019494 027733
PIN:	535503221934 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: PROPOSED ZONING:	MULTI-FAMILY / COMMERCIAL OUTPARCELS CONDITIONAL B1
FLOOD INFORMATION: FLOOD	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:	±31.37 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
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:	300 UNITS
PROPOSED RESIDENTIAL DENSITY:	9.6 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:	569 TOTAL SPACES (1.9 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'

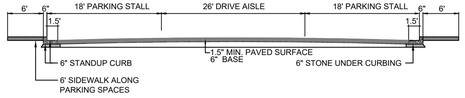
MAX BUILDING HEIGHT:	35'

ALLOWABLE USES:

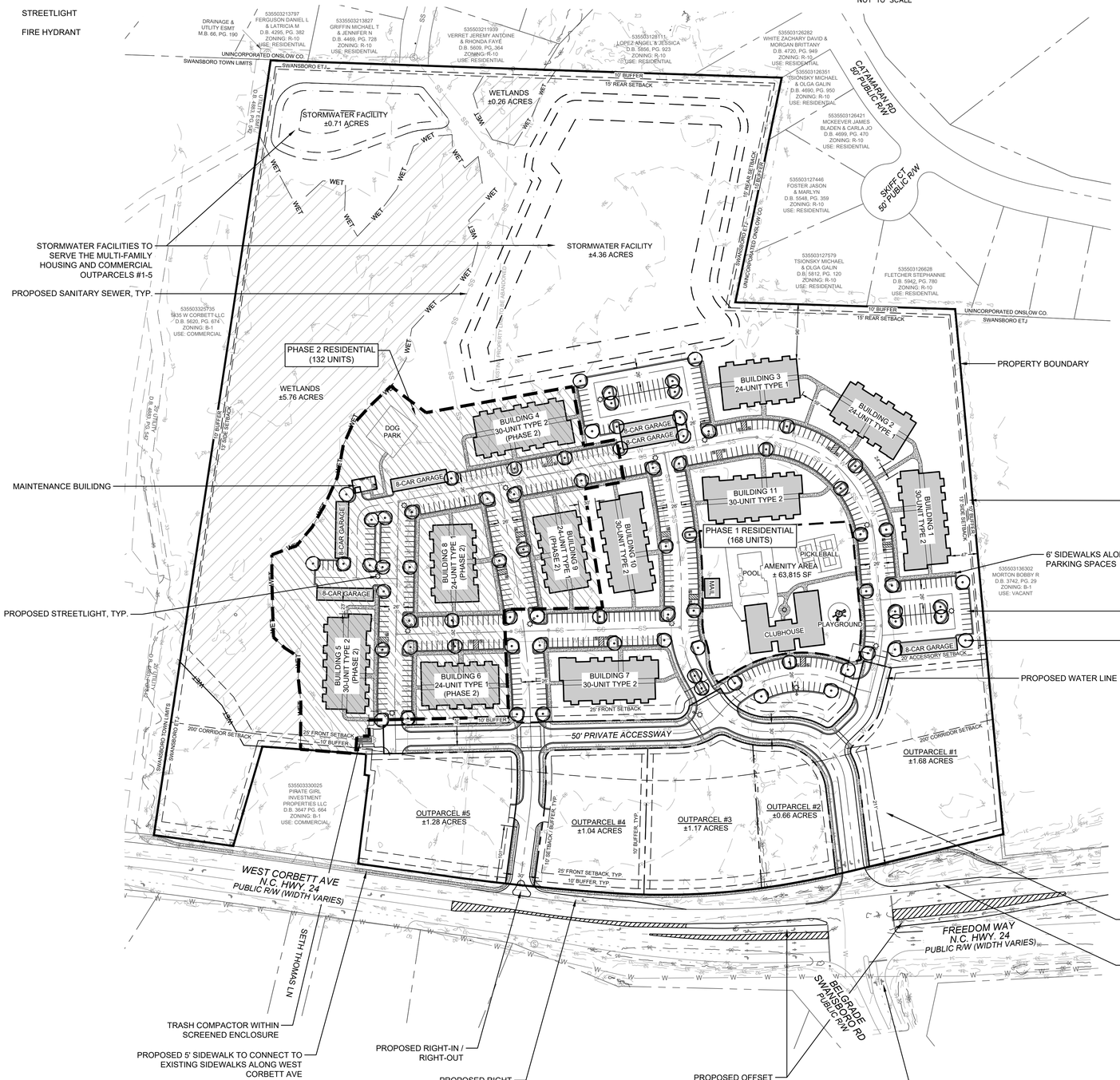
1. USES SHALL BE LIMITED TO THOSE PERMITTED IN THE B1 ZONING DISTRICT. REFER TO THE TABLE OF PERMITTED / SPECIAL USES (UDO SECTION 152.179) FOR USES PERMITTED BY-RIGHT AND BY SPECIAL USE.
2. CERTAIN USES MAY BE SUBJECT TO ADDITIONAL USE STANDARDS AS NOTED ON THE TABLE OF PERMITTED / SPECIAL USES.
3.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

ACCESSORY USES:

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



TYPICAL PARKING DRIVE CROSS SECTION
NOT TO SCALE



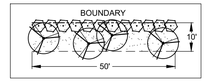
PHASING:

1. MULTI-FAMILY BUILDINGS SHALL BE CONSTRUCTED IN TWO PHASES. BUILDING PERMITS FOR THE SECOND PHASE SHALL BE OBTAINED AT LEAST ONE YEAR AFTER THE INITIAL BUILDING PERMITS HAVE BEEN ISSUED FOR THE FIRST PHASE.

PHASE ONE:	BUILDINGS 1-3, 7, 10 & 11 (168 UNITS)
PHASE TWO:	BUILDINGS 4-6, 8 & 9 (132 UNITS)

REQUIRED BUFFER YARDS

1. THE PROPOSED MULTI-FAMILY AND COMMERCIAL OUTPARCELS SHALL PROVIDE A PERIMETER AND STREETSCAPE BUFFER.
2. 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.
3. 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.
4. THE BUFFER SHALL INCLUDE A 6' WOODED FENCE WHERE ABUTTING RESIDENTIALLY ZONED PROPERTY, EXCEPT IN AREAS THAT CONTAIN EXISTING WETLANDS.



PARKING LOT LANDSCAPING

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

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

SCREENING

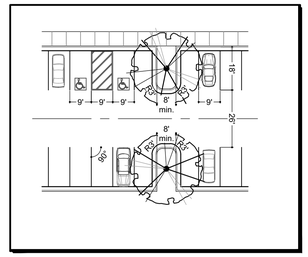
1. ALL TRASH CONTAINMENT AREAS SHALL BE SCREENED WITH AN ENCLOSURE AT LEAST 8 FEET IN HEIGHT OR 2 FEET TALLER THAN THE HIGHEST POINT OF THE COMPACTOR / DUMPSTER (WHICHEVER IS GREATER).
2. THE ENCLOSURE SHALL BE MADE OF A MASONRY, WOOD, OR SIMILAR MATERIAL THAT IS 80% OPAQUE.
3. THE ENCLOSURE SHALL BE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

TRAFFIC

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

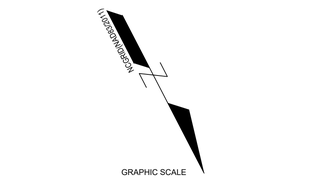
STREETLIGHTS

1. 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.



TYPICAL 90° PARKING SPACE DETAIL - NOT TO SCALE

811 Know what's below. Call before you dig.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
FLYBRIDGE SWANSBORO LLC
PO BOX 130
SANFORD, NC 27331

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

SITE PLAN
FLYBRIDGE SWANSBORO
1481 W CORBETT AVE
SWANSBORO, NC 28584

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FOR REVIEW:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 08/12/25
SCALE: 1" = 100'
DESIGNED: BWS
DRAWN: BWS
CHECKED: TSC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G CLINKSCALES
08/12/25

C-2.0

PEI JOB#: 23124.PE