



• Friendly City by the Sea •
Established 1783

www.swansboro-nc.org

Board of Commissioners

John Davis
Mayor

William Justice
Mayor Pro Tem

Jeffrey Conaway
Commissioner

Douglas Eckendorf
Commissioner

Joseph Brown
Commissioner

Patricia Turner
Commissioner

Interim Town Manager

Jon Barlow
tmgr@ci.swansboro.nc.us

Town Clerk

Alissa A. Fender, MMC
afender@ci.swansboro.nc.us

9/16/24

Flybridge
1481 W Corbett Ave
TRC 1st Submittal Comments

Provide the following items and required changes and notes on your site plan:

Fire Department- Jacob Randall, Fire Chief

- Comments attached on separate page.

ONWASA- Wynee Ray, Technical Operations Supervisor

- Plans need to be submitted separately, and comments will be sent to you by ONWASA under separate cover. ONWASA plan approval is needed in order for site plan to be signed off on.

Public Works- Gerlad Banks, Public Works Director

- Further review of stormwater plans needed after complete stormwater details are submitted.

Building Department-Paul Ingram, Building Inspector

- No comments at this point in the process, further review needed with more detailed Site Plan and with Building Plans.

Police Department-Dwanve Taylor, Police Chief

- Updates need to be made to the site plan to reflect TIA (see notes from traffic engineer attached).
- What are the proposed speed limits for the streets?
- Please provide a detailed lighting plan.

Planning Department- Rebecca Brehmer, Planner

- More detail needs to be provided, please refer to Appendix IV from our UDO (attached) and review all requirements needed in the Zoning Permit/Site Plan column.
- The Site Plan needs to be sealed by an engineer.
- Please check the numbering of buildings, there is no building 2.
- Is this a gated community? If so, there will need to be further discussion with the Fire Chief as well as ONWASA.
- Swansboro has a max height of 35' for all new buildings, please reflect that on Site Plan.
- Please provide proposed Street names.
- All State sign offs and permits needed before Site Plan approval.



Town of Swansboro Fire Department
609 West Corbett Avenue
Swansboro, NC 28584
(910)326-5908



August 26, 2024

Plan Review Comments (Fly Bridge)

Site Plan

1. Due to the project's complexity, please provide a dedicated page of the plans that provides the following items.
 - a. Fire Hydrants
 - b. Size and location of water mains
 - c. Fire Department Connections (FDCs) – Sprinklers & Standpipes
 - i. Located within 50' of a Fire Hydrant
 - ii. Remotely Located outside of the Collapse Zone
 - iii. Properly Labeled
 - iv. Equipped with a 5" Storz Adapter
 - d. Fire Lane/Access Roadway Widths
 - i. Minimum Width 26' {In Front of All Structures and Fire Protection Features}
 - ii. It shall have surface material rated for 75,000 lbs and be maintained during all weather conditions.
 - e. Fire Flow for each building
 - f. Egress-Access Roads – Shall not be spaced closer than ½ the distance of the parcel (Measured Diagonally).
 - g. Plan Legend
2. Any dead-end road exceeding 150' shall be designed to have a turnaround for all emergency vehicles.
3. All areas designated as Fire Apparatus Roads, directly in front of Fire Protection Equipment (Hydrants, FDCs), shall have appropriate street signs and markings identifying them as Fire Lane.
4. Is this a gated community?
5. Provide tentative addressing (Building 2 Label is Missing) – if applicable.



Town of Swansboro Fire Department
609 West Corbett Avenue
Swansboro, NC 28584
(910)326-5908



6. No Traffic Calming Devices shall be permitted unless approved by the Chief Fire Code Official.
7. Please ensure landscaping is designed to provide clear working space and at least 36" visibility around all fire protection equipment/fire hydrants.
8. Identify any "community grilling" locations (if applicable) construction to provide a clear and defensible space, not less than 6', around the area with an approved charcoal disposal container. These shall not be constructed with 50' of a structure.

Building Plan – Include

Below are a few items, not all, to ensure they are included on the building plans.

1. Identify the location of the Knox Box Key System for each structure.
2. Location of all sprinkler Riser Rooms and Alarm Panel Locations.
3. Fire Suppression System Drawings (Sprinkler & Standpipes)
4. Fire Alarm Drawings
5. Fire Extinguisher Locations (Will require one by the community grilling area – if applicable)