

#### SITE DATA TABULATION

PROJECT ADDRESS:	1481 W CORBETT AVE SWANSBORO, NC 28584
PROPERTY OWNER:	FLYBRIDGE SWANSBORO, LLC 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:	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:	
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:

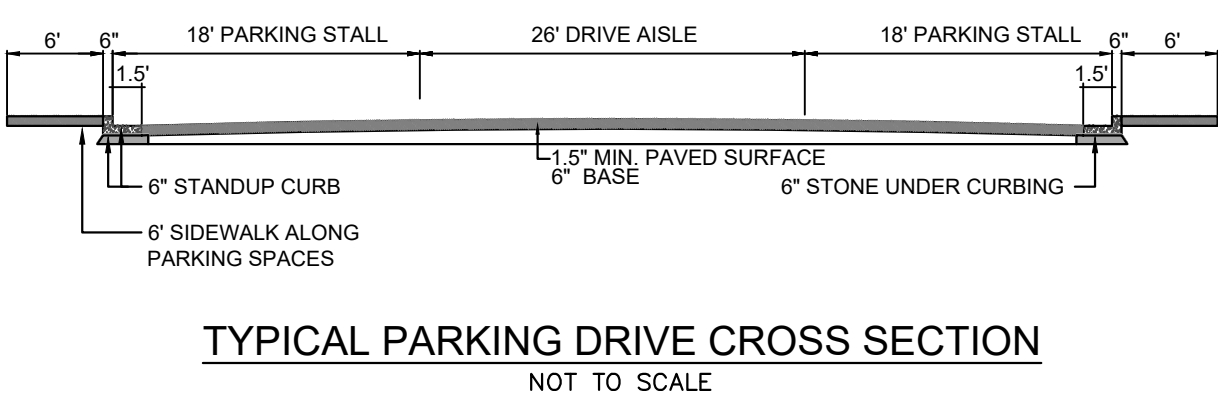
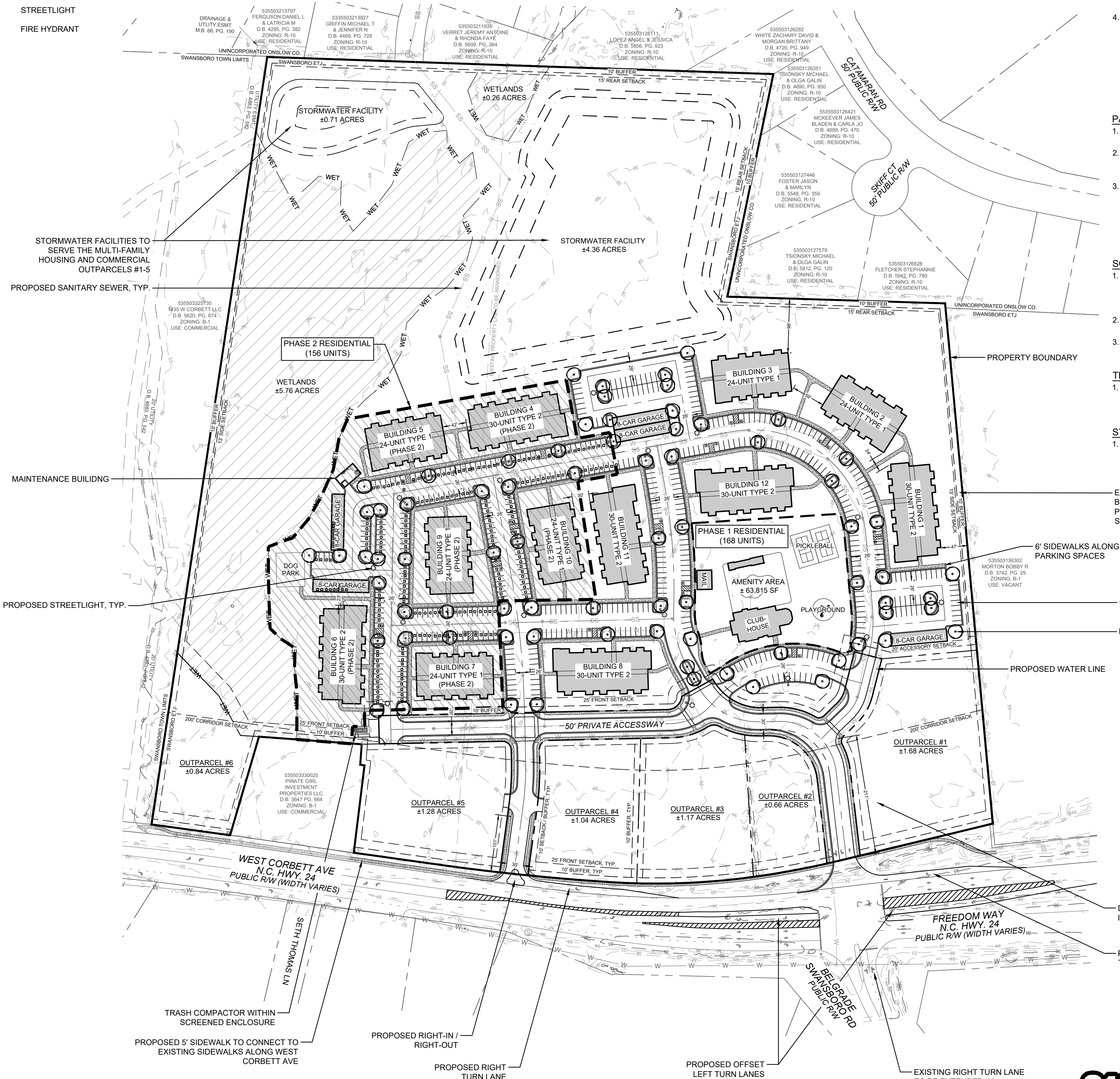
- ACCESSORY STRUCTURES SHALL BE SUBJECT TO THE SETBACKS LISTED IN TABLE 152.195 OF THE UDO.

#### LEGEND

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

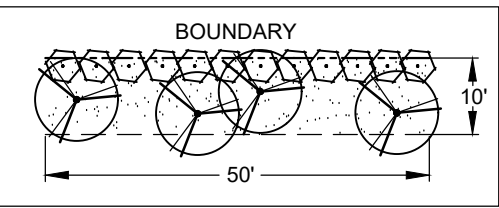
#### GENERAL NOTES

- 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.
- THE SITE SHALL BE STABILIZED AND SEEDED 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:	21,503 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

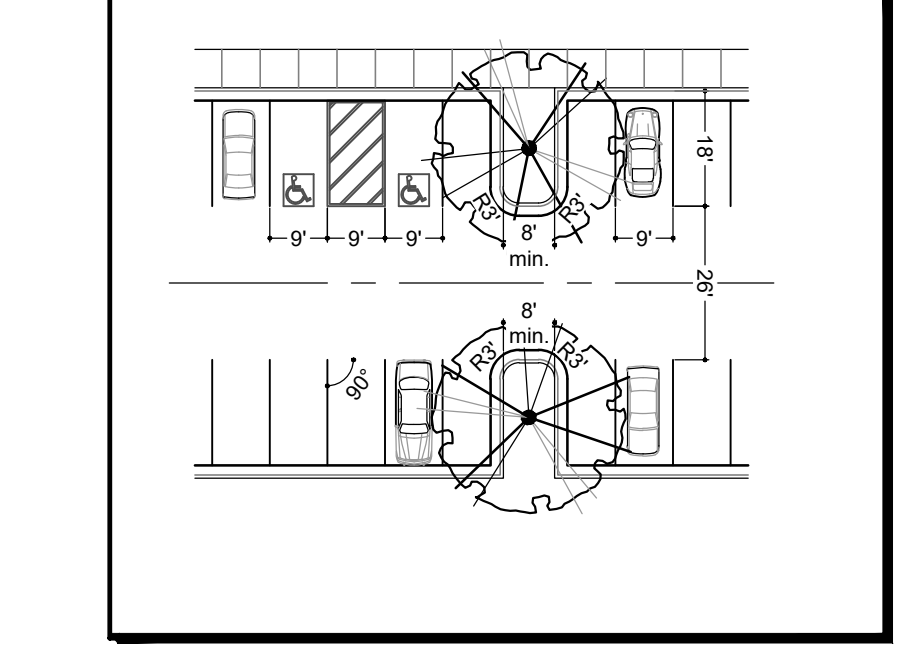
- STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY. FINAL DESIGN AND LOCATIONS WILL BE PROVIDED AND MUST COMPLY WITH THE LIGHTING REQUIREMENTS FOUND IN SECTIONS 152.500 - 152.512 OF THE UDO.

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 DETAIL, THIS SHEET

6' SIDEWALKS ALONG PARKING SPACES

9' X 18' PARKING SPACES

PARKING LOT LANDSCAPING, TYP.

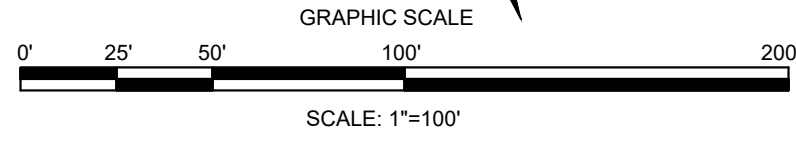


TYPICAL 90° PARKING SPACE DETAIL - NOT TO SCALE

DRIVEWAY STEM LENGTHS PROVIDED IN ACCORDANCE WITH APPROVED TIA

PROPOSED RIGHT TURN LANE

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



#### PHASING:

- 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, 8, 11 & 12 (168 UNITS)
PHASE TWO:	BUILDINGS 4-7, 9 & 10 (156 UNITS)

#### REVISIONS:

#### CLIENT INFORMATION:

#### PARAMOUNT ENGINEERING

#### SITE PLAN

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

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

DRAWING INFORMATION:  
DATE: 04/10/25  
SCALE: 1" = 100'  
DESIGNED: BWS  
CHECKED: TCC

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 028847  
TIMOTHY G. CLARK, P.E.  
04/10/25

C-2.0

PEI JOB#: 23124.PE