



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

~~June 18, 2024~~ August 9, 2024

Dyron Capers, PE

DRMP

5808 Faringdon Place
Raleigh, NC 27609

RE: REVISED Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Flybridge (formerly Reserve at Swans Quarter)** development in Swansboro, NC.

The NCDOT and Town of Swansboro staff have reviewed the Flybridge TIA dated May 21, 2024. This development consists of:

- ~~306~~ 324 dwelling units: Multifamily Housing (Low-Rise) (LUC 220)
- 35,000 square feet: Strip Retail Plaza (LUC 822)
- 7,000 square feet: High-Turnover Restaurant (LUC 932)
- 3,000 square feet: Fast Food Restaurant with Drive-Thru (LUC 934)
- 12 Fueling Positions: Gas Station/Convenience Store (LUC 945)
 - Build Year: 2026

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer. See below the intersections and access types that were studied in the TIA:

NC 24 (Corbett Avenue) and SR 1434 (Belgrade-Swansboro Road) / Access A
(existing signalized intersection)

- Construct Access A (northbound approach) as the fourth leg of the intersection with one ingress lane and two egress lanes, configured as an exclusive left turn lane and a shared thru-right lane each with 200 feet of full-width storage.
- Provide an internal protected stem length of 200 feet, as measured from the right-of-way line.
- Extend the existing southbound right turn lane on SR 1434 (Belgrade-Swansboro Road) to provide 150 feet of storage and appropriate full-width deceleration and taper.
- Restripe the southbound right turn lane to a shared thru-right lane.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIVISION 3 | DISTRICT 1
295-B WILMINGTON HIGHWAY
JACKSONVILLE, NC 28540

Telephone: (910) 467-0520
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location
295-B WILMINGTON HIGHWAY
JACKSONVILLE, NC 28540

- Construct an eastbound right turn lane on NC 24 (Corbett Avenue) with 100 feet of storage and appropriate full-width deceleration and taper.
- Reconstruct the eastbound and westbound left turn lanes on NC 24 (Corbett Avenue) as offset lefts.
 - Extend the existing eastbound left turn lane to provide 250 feet of storage and appropriate full-width deceleration and taper.
 - Extend the existing westbound left turn lane to provide 500 feet of storage and appropriate full-width deceleration and taper.
- Provide a four-section FYA for the exclusive left turn lane at all four approaches.
- Optimize signal timings.
- Modify the signal plan to accommodate the above improvements.

NC 24 (Corbett Avenue) and SR 1509 (Queens Creek Road) / School Exit (existing signalized intersection)

- Restripe the northbound left turn lane on SR 1509 (Queens Creek Road) to provide 300 feet of full-width storage.
- Optimize signal timings.

NC 24 (Corbett Avenue) and SR 1445 (Norris Road) / Walmart Entrance (existing signalized intersection)

- No improvements are required.

NC 24 (Corbett Avenue) and SR 1511 (Hammocks Beach Road) (existing signalized intersection)

- No improvements are required.

SR 1434 (Belgrade-Swansboro Road) and SR 1444 (Swansboro Loop Road) (existing stop-controlled intersection)

- No improvements are required.

NC 24 (Corbett Avenue) and Site Access B (proposed right-in/right-out intersection)

- Construct Site Access B (northbound approach) with one ingress and one egress lane, configured as a right-in, right-out (RIRO) intersection.
- Provide stop-control for northbound approach.
- Provide an internal protected stem of 100 feet, measured from the right-of-way.
- Construct an eastbound right turn lane on NC 24 (Corbett Avenue) with 100 feet of storage and appropriate full-width deceleration and taper.

NC 24 (Corbett Avenue) and Site Access C (proposed right-in/right-out intersection)

- Construct Site Access B (northbound approach) with one ingress and one egress lane, configured as a right-in, right-out (RIRO) intersection.
- Provide stop-control for northbound approach.
- Provide an internal protected stem of 100 feet, measured from the right-of-way.
- Construct a full-width eastbound right turn lane on NC 24 (Corbett Avenue) as a continuous right turn lane from Site Access B.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Onslow County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Onslow County technical standards and policies shall apply.

Please contact me at 910-467-0500 with any questions regarding this approval.

Sincerely,

DocuSigned by:
Kirsten Spirakis
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Kirsten Spirakis, PE
District Engineer
Division 3, District 1

ec: Krista Kimmel, PE, Deputy District Engineer, NCDOT
Robert Vause, PE, Engineering Consultant, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT
Bryce Cox, Assistant Traffic Engineer, NCDOT
Jon Barlow, Interim Town Manager, Town of Swansboro
Rebecca Brehmer, Projects/Planning Coordinator, Town of Swansboro