

VICINITY MAP (NTS)

MOREHEAD CITY LANDSCAPE ORDINANCE
SECTION 15-1

UNDERSTORY TREES

ANY TREE THAT IS NORMALLY LESS THAN TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY, BUT THAT STILL PROVIDES SHADE AND A DEGREE OF PROTECTION TO THE EARTH AND VEGETATION BENEATH IT. EXAMPLES OF RECOMMENDED UNDERSTORY TREES ARE INCLUDED IN SECTION 15-1.7 OF THIS ORDINANCE. NEW SINGLE TRUNK UNDERSTORY TREES SHALL BE AT LEAST 0.75 INCHES CALIPER MEASURED AT FOUR AND ONE-HALF (4-1/2) FEET ABOVE THE GROUND. MULTIPLE TRUNK UNDERSTORY TREES SHALL HAVE AT LEAST THREE TRUNKS AND BE AT LEAST EIGHT FEET IN HEIGHT.

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|---------------------------|------------------------|
| 1. AMERICAN HOLLY | 14. LOQUAT |
| 2. CAROLINA CHERRY LAUREL | 15. PERSIMMON |
| 3. CREPE MYRTLE | 16. RED BUCKEYE |
| 4. DWARF PALMETTO | 17. RIVER BIRCH |
| 5. EASTERN REDBUD | 18. SAVANNAH HOLLY |
| 6. EVE'S NECKLACE | 19. SERVICEBERRY |
| 7. FIG TREE | 20. STAR MAGNOLIA |
| 8. FLORIDA ANISE TREE | 21. SWEET BAY MAGNOLIA |
| 9. FLOWERING CRAB APPLE | 22. TRIDENT MAPLE |
| 10. FLOWERING DOGWOOD | 23. WAX MYRTLE |
| 11. HEDGE MAPLE | 24. WILD TEA OLIVE |
| 12. IRONWOOD | 25. WITCHHAZEL |
| 13. JAPANESE MAPLE | 26. YAUPOON HOLLY |

CANOPY TREES

ANY TREE THAT IS NORMALLY MORE THAN FORTY (40) FEET IN HEIGHT AT MATURITY THAT PROVIDES SHADE FROM ITS FOLIAGE MASS; ALSO, INDIVIDUAL OR TREE GROUPS FORMING AN OVERHEAD COVER. RECOMMENDED CANOPY TREES ARE INCLUDED IN SECTION 15-1.7 OF THIS ORDINANCE. CANOPY TREES SHOULD BE LOCATED SO AS TO MINIMIZE POTENTIAL INTERFERENCE WITH UTILITIES AND AVOID SIGHT OBSTRUCTIONS. NEW CANOPY TREES SHALL BE AT LEAST ONE AND ONE-HALF (1 1/2) INCHES IN DIAMETER MEASURED FOUR AND ONE-HALF (4-1/2) FEET ABOVE THE GROUND AND AT LEAST TEN (10) FEET IN HEIGHT.

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|-----------------------------------|-------------------------|
| 1. AMERICAN BEECH | 14. JAPANESE BLACK PINE |
| 2. ATLANTIC WHITE CEDAR | 15. LACEBARK ELM |
| 3. BALD CYPRESS | 16. LOBLOLLY PINE |
| 4. BLACK GUM | 17. OAKS |
| 5. CREPE MYRTLE - LARGE VARIETIES | 18. RED MAPLE |
| 6. DAWN REDWOOD | 19. RIVER BIRCH |
| 7. DECADAR CEDAR | 20. SASSAFRAS |
| 8. EASTERN RED CEDAR | 21. SOUTHERN MAGNOLIA |
| 9. GIANT ARBOR VITAE | 22. SWEET GUM |
| 10. GINKGO MAIDENHAIR TREE | 23. SYCAMORE |
| 11. GREEN ASH | 24. TULIP POPLAR |
| 12. HICKORY | |
| 13. HONEY LOCUST | |

SHRUBS

A WOODY PLANT OR BUSH, RELATIVELY LOW HEIGHT (TWO (2) TO SIX (6) FEET) DISTINGUISHED FROM A TREE BY HAVING SEVERAL STEMS RATHER THAN A SINGLE TRUNK. NEW SHRUBS SHOULD BE AT LEAST 15" IN HEIGHT.

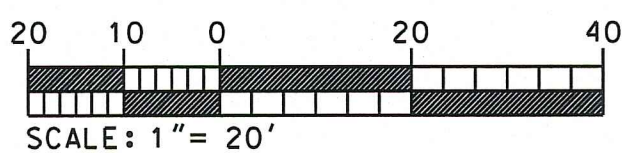
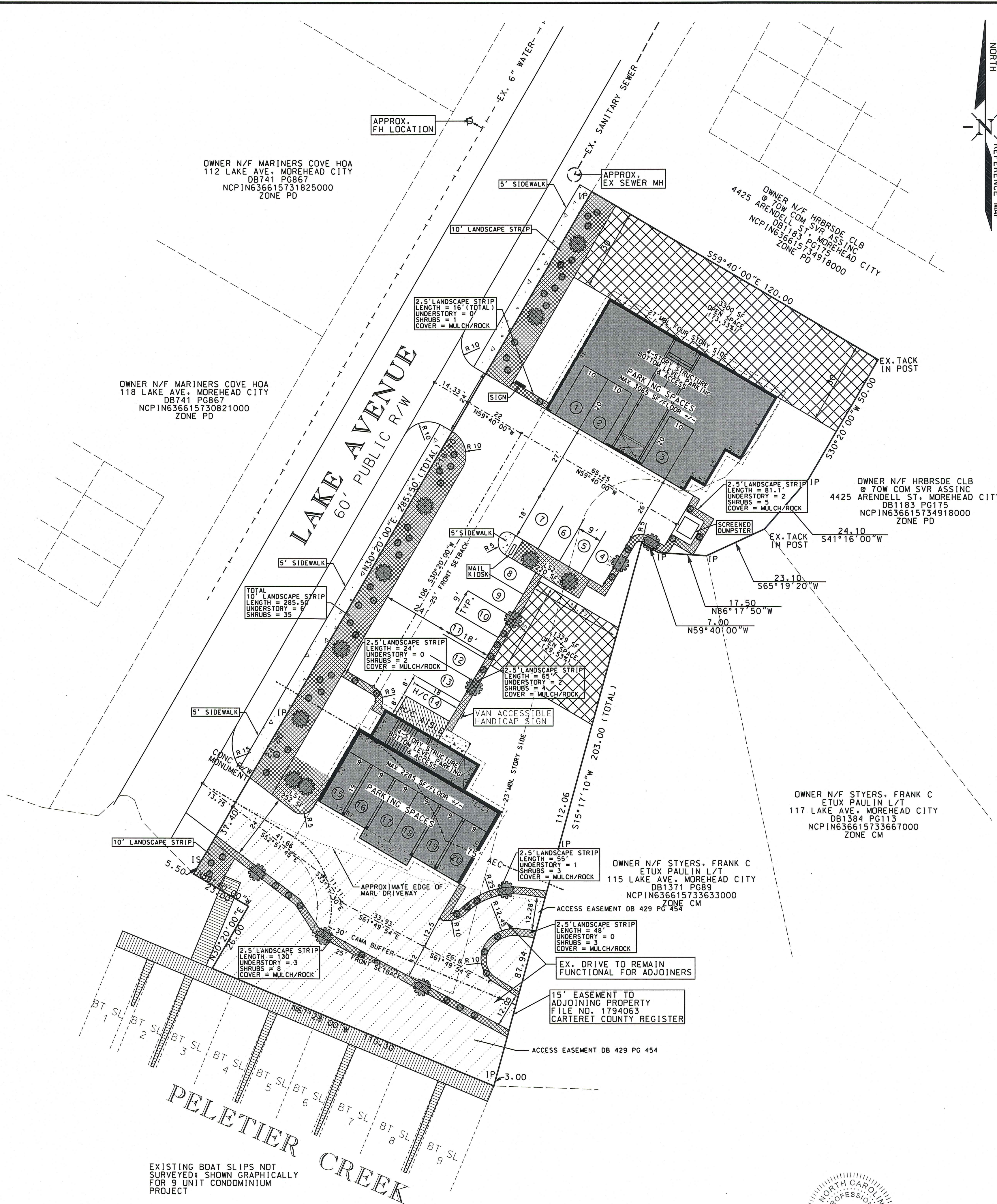
LANDSCAPE LEGEND

- LANDSCAPE STRIP & ISLANDS
- UNDERSTORY TREE
- SHRUB
- LS# LANDSCAPE ISLAND

LEGEND	
AC - ACRE	LF - LINEAR FEET
BLOC - BUILDING	MAX - MAXIMUM
BRG - BEARING	MBL - MINIMUM BUILDING LINE
CF - CUBIC FEET	MH - MANHOLE
CL - CENTERLINE	MIN - MINIMUM
CD - CLEAN OUT	N/F - NOW OR FORMERLY
DB - DRAIN BASIN	NTS - NOT TO SCALE
DR - DRIVE	Q.C. - ON CENTER
D1 - DROP INLET	R - RADIUS
DIP - DUCTILE IRON PIPE	RCP - REINFORCED CONCRETE PIPE
EL - ELEVATION	R/W - RIGHT-OF-WAY
EX - EXISTING	SDW - STORMDRAIN MANHOLE
EOP - EDGE OF PAVEMENT	SH - SHEET
FE - FINISHED ELEVATION	SIR - SET IRON ROD
FES - FLARED END SECTION	STA - STATION
FF - FINISHED FLOOR	TC - TOP OF CURB
FT - FEET	TSW - TOP OF SIDEWALK
GV - GATE VALVE	TYP - TYPICAL
INV - INVERT	VA - VAN ACCESSIBLE

ACCESS EASEMENT DB 429 PG 454

SHEET 1 OF 1
PROJECT # 3073-001
DESIGN FILE: 3073-001/3073-001 CONSTRUCTION.dgn



PLANT REQUIREMENTS

PER 12 PARKING SPACES. 1 CANOPY TREE OR 2 UNDERSTORY TREES PER 12 SPACES IN AN ISLAND OR AT ENDS OF PARKING.

10' LANDSCAPE BUFFER ALONG LAKE AVENUE 1 CANOPY TREE OR 2 UNDERSTORY TREES AND 12 SHRUBS PER 100 LINEAR FOOT.

2.5' LANDSCAPE STRIP ALONG OFF-STREET PARKING AND ACCESS AREAS. 1 CANOPY TREE OR 2 UNDERSTORY TREES, 6 SHRUBS AND APPROPRIATE GROUND COVER PER 100 LINEAR FOOT PER ARTICLE 15.

PROPOSED STANDARD PLANTINGS

20 PARKING SPACES = 2 LANDSCAPE ISLANDS W/ (2) UNDERSTORY TREES EACH = 4 UNDERSTORY TREES

285.5 LF OF 10' LANDSCAPE STRIP = 6 UNDERSTORY TREES AND 35 SHRUBS

419.1 LF OF PARKING AND DRIVE AISLE = 8 UNDERSTORY TREES AND 26 SHRUBS

TOTAL STANDARD PLANTINGS = 18 UNDERSTORY TREES & 61 SHRUBS

LIGHTING ORDINANCE

OUTSIDE LIGHTING. MULTIFAMILY HOUSING DEVELOPMENT SHALL BE REQUIRED TO INSTALL ON-SITE, EXTERIOR LIGHTING TO LIGHT PARKING LOTS, REAR AREAS, AND DEVELOPED RECREATION AREAS. AN OUTDOOR LIGHTING PLAN SHALL BE SUBMITTED SEPARATELY FROM THE SITE PLAN AND SHALL SHOW THE LOCATION, THE HEIGHT ABOVE GRADE, AND THE TYPE OF ILLUMINATION (SUCH AS INCANDESCENT, HALOGEN, HIGH PRESSURE SODIUM, ETC.). THE PLAN SHALL SHOW THE DISTRIBUTION AND DENSITY LEVELS OF ILLUMINATION FOR EACH EXTERIOR FIXTURE IN A HORIZONTAL PLANE, PRODUCING A CONTOURING MAP (ISOLUX DIAGRAM) WITH FOOT-CANDLES INDICATED. THIS INFORMATION IS AVAILABLE FROM THE MANUFACTURER OF THE SPECIFIED FIXTURE. THE LIGHTING PLAN SHALL ELIMINATE DARK SPOTS AS WELL AS MINIMIZE GLARE AND SPILLAGE INTO ADJOINING LOTS. THE MINIMUM LIGHT LEVEL SHALL BE NO LESS THAN 0.2 FOOT-CANDLES (FC) TO 0.7 FC MINIMUM WITH A UNIFORMITY (AVERAGE/MINIMUM) RATIO OF 4:1. ALL LIGHT LEVELS ARE MEASURED AT GROUND LEVEL. THE SPECIFIED MINIMUM FC VALUE ABOVE 0.2 FC MEANS THAT THE LOWEST LIGHT LEVEL POINT OR LOCATION MUST NOT BE LESS THAN THE MINIMUM STATED FC VALUE. AN AVERAGE TO MINIMUM UNIFORMITY RATIO OF 4:1 MEANS THAT THE AVERAGE FC TO MINIMUM FC RATIO CANNOT BE WORSE (GREATER) THAN 4:1.

SITE DATA

TRACT AREA = 32,915.56 SF (0.7556 AC)

PRESENT ZONE - COMMERCIAL MARINE CM

PROPOSED ZONE - OFFICE/PROFESSIONAL O&P-CZ

TOTAL NUMBER OF RESIDENTIAL UNITS = 9

REQUIRED PARKING = 20 SPACES

PROVIDED PARKING = 20 SPACES

REQUIRED OPEN SPACE (500SF/UNIT) = 4,500 SF

PROVIDED OPEN SPACE = 4,629 SF

FLOOD ZONE = AE7 (ENTIRE PARCEL)

MAXIMUM BUILDING HEIGHT ABOVE FINISHED GRADE = 50 FEET

40% MAXIMUM LOT COVERAGE = 13,166 SF (16.38%) EXCLUDING EAVES

PROPOSED LOT COVERAGE = 5,391 SF (16.31% WITH 18" EAVES)

O&P ZONING ALLOWABLE RESIDENTIAL UNITS PER AC = 12.85 UNITS/AC TO 15.42 UNITS/AC

PROPOSED O&P-CZ = 12 UNITS/ACRE

PROPOSED LAND USE = ALL RESIDENTIAL, NO COMMERCIAL

CONDOMINIUM UNITS AREAS

WATERFRONT CONDO 3 UNITS EACH @ MAXIMUM 2,285 SF +/- HEATED

LANDWARD CONDO 6 UNITS EACH @ MAXIMUM 1,552 SF +/- HEATED

PROJECT PHASING - PROJECT WILL BE CONSTRUCTED IN TWO BUILDING PHASES.

IT HAS NOT BEEN DETERMINED WHICH BUILDING WILL BE CONSTRUCTED FIRST.

SITE SHALL COMPLY WITH STATE COASTAL STORMWATER RULES.

EXISTING 9 BOAT SLIPS TO BE UTILIZED BY 9 CONDOMINIUM OWNERS. NO RENTING OR LEASING SLIPS INDIVIDUALLY ALLOWED.

PROPOSED SIGN REQUIRES SEPARATE PERMIT AND MUST MEET ORDINANCE STANDARDS.

REFERENCE MAP:

SEE SURVEY FOR WAP PARTNERSHIP BY W.O. DANIELS JR. ON 11/14/1986 FOR WILLIAM DURWOOD DANIELS AND WIFE ROBBIE W. DANIELS

DB 1785-198
MB 1 PG 13
NCPING36615732771000
0.76 ACRES

REVISIONS:

No.	BY	DATE	DESCRIPTION	No.	BY	DATE	DESCRIPTION
1	RDC	3/6/24	TOWN COMMENTS				

REZONING MAP: CM TO O&P-CZ & MOREHEAD CITY LANDSCAPING PLAN

113 LAKE AVENUE

MOREHEAD CITY, CARTERET COUNTY, NORTH CAROLINA

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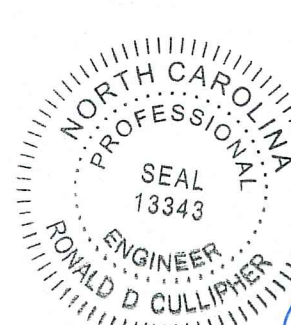
DRAWN: RDC/GYT

CHECKED: N/A

APPROVED: RDC

DATE: 2/19/2024

SCALE: 1" = 20'



RONALD D. CULLIPHER, P.E.