

NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NC DENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. ANY DEVIATIONS FROM THESE PLANS REQUIRE APPROVAL FROM THE TOWN OF MORRISVILLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS SHOWN ARE LABELED TO THE BACK OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 5.0' AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
- THE SUM OF THE TWO ENTRANCES INTO THE SITE EXCEEDS THE 50-FOOT STACKING DISTANCE REQUIREMENT PER UDO 5.10.6.C.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF MORRISVILLE STANDARDS, UNIFIED DEVELOPMENT ORDINANCE (UDO) AND MORRISVILLE ENGINEERING, DESIGN AND CONSTRUCTION MANUAL (EDCM).
- THIS DEVELOPMENT WILL ADHERE TO THE MULTIFAMILY REQUIREMENTS LISTED IN SECTION 4.2.5.C.1.d OF THE MORRISVILLE UDO.
- WITHIN THE SIGHT TRIANGLE NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE THE SIGHT VISION AT THE INTERSECTION AND THE MAXIMUM HEIGHT OF ANY MATERIAL SHALL NOT EXCEED 3.5 FEET.
- RETAINING WALLS SHALL REQUIRE THE SUBMITTAL TO MORRISVILLE ENGINEERING OF A STAND ALONE SET OF CONSTRUCTION DRAWINGS WITH CORRESPONDING DESIGN CALCULATIONS AND SPECIFICATIONS FOR THE RETAINING WALL SYSTEM, PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.
- ALL CONSTRUCTION ACTIVITIES MUST BE CONDUCTED BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM, MONDAY THROUGH SATURDAY, IN ACCORDANCE WITH MORRISVILLE'S NOISE ORDINANCE. ANY ACTIVITY WHICH REQUIRES INSPECTION BY MORRISVILLE'S ENGINEERING DEPARTMENT MUST BE SCHEDULED 24 HOURS PRIOR AND THEN CONDUCTED BETWEEN THE HOURS OF 8:00 AM AND 3:00 PM, MONDAY THROUGH FRIDAY, WITH EXCEPTION OF TOWN HOLIDAYS. PLEASE SCHEDULE ALL ENGINEERING INSPECTIONS BY CALLING (919) 462-6907.
- ALL PARKING LOT STRIPING SHALL BE WHITE PER MORRISVILLE'S UDO REQUIREMENTS.
- BIKE RACKS WILL BE SPACED 4' APART FROM EACH OTHER. REFER TO SECTION 5.10.8 OF THE MORRISVILLE UDO FOR GUIDANCE ON SPACING.
- PLANNING DIRECTOR APPROVED THE LOADING SPACE WAIVER TO REDUCE THE LARGE-SIZED LOADING SPACE, TO A MEDIUM-SIZED LOADING SPACE ON JULY, 18 2019.

NOTE: ALL DIMENSIONS ARE SHOWN FROM BACK OF CURB

GENERAL NOTE:

ALL CONSTRUCTION MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF MORRISVILLE, AND UNLESS OTHERWISE SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS.

SEPTIC ABANDONMENT PROCEDURE:

- APPLY FOR AN ABANDONMENT PERMIT. A SITE VISIT WILL BE MADE AND PERMIT WILL BE ISSUED.
- HAVE AN APPROVED HAULER PUMP THE LIQUID, SLUDGE AND SCUM FROM ALL THE TANKS IN THE SYSTEM.
- THE TANK(S) SHOULD BE ABANDONED BY A CERTIFIED SEPTIC INSTALLER, LICENSED PLUMBER, LICENSED PUBLIC UTILITIES CONTRACTOR, OR THE OWNER OF THE PROPERTY WHERE THE TANK(S) IS/ARE LOCATED. THREE WAYS TO ABANDON THE TANKS ARE LISTED BELOW:
 - REMOVE THE TANKS
 1. FIN IN THE TANK IN ONE OF TWO WAYS:
 - 2.1. CAP OFF INLET AND OUTLET PIPE PENETRATIONS FIRST
 - 2.2. CAP OFF INLET AND OUTLET PIPE PENETRATIONS WITH CONCRETE, FILL IN ENTIRE TANK WITH SAND OR PEA GRAVEL, AND THEN CAP OFF BOTH INLET AND OUTLET ACCESS OPENINGS WITH CONCRETE.
 - CRUSH TANK IN PLACE. BREAK UP BOTTOM OF TANK SO WATER DOES NOT POND ON TOP. FILL IN AREA WITH SAND OR PEA GRAVEL. PACK MATERIAL TO ENSURE SETTLING COMPLETE.
- BACKFILL THE EXCAVATION WITH CLEAN CLAY MATERIAL TO NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
- DISCONNECT POWER AT THE SOURCE TO ALL ELECTRICAL CONTROLS AND REMOVE ALL CONTROLS AND PANELS.
- REMOVE ALL PARTS OF THE DRAINFIELD ON THE GROUND SURFACE (SUCH AS VALVES, VALVE BOXES, AND RISERS), BACKFILL THE AREA TO A NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
- COAT ALL SURFACE AREAS EXPOSED TO EFFLUENT WITH HYDRATED LIME AND ESTABLISH A VEGETATIVE COVER.
- RECOMMEND TO WAIT A LEAST 18 MONTHS BEFORE USING THE DISPOSAL AREA FOR GARDENING OR CONSTRUCTION.

SITE LEGEND:

- | | |
|--|--------------------------|
| | PROP. BUILDING |
| | PROP. CONCRETE SURFACE |
| | PROP. LIGHT DUTY ASPHALT |
| | PROP. HEAVY DUTY ASPHALT |
| | PROP. CURB & GUTTER |
| | PROP. STOP BAR |
| | PROP. STAMPED CROSSWALK |
| | PROP. SIGN |
| | PROP. ADA PARKING SPACE |
| | PROP. COMPACT SPACE |
| | PROP. SCREENING WALL |

AREA: 129,355 SF (2.97 AC)
PIN NO: 0745-44-7646
MORRISVILLE ZONING: NEIGHBORHOOD ACTIVITY CENTER (NAC)
SOURCE OF TITLE: DB 2878, PG 466
WAKE COUNTY REGISTER OF DEEDS
REFERENCES: DB 9364, PG 1424
DB 13928, PG 2482
DB 15575, PG 2283
PB 1979, PG 673
PB 2008, PG 1715

DEVELOPMENT SUMMARY

PROJECT ADDRESS: 3611 DAVIS DRIVE
MORRISVILLE, NC 27560
OWNER: APOLLO USA, LLC
MAILING ADDRESS: 4004 NC HWY 55
CARY, NC 27519
DEVELOPER: MACCALLAN CONSTRUCTION
MAILING ADDRESS: 7711 WELBORN ST, SUITE 103
RALEIGH, NC 27603
PIN NUMBER: 0745447646
TOWNSHIP: CEDAR FORK
WATERSHED: CRABTREE CREEK
TOTAL SITE AREA: 2.97 ACRES (129,270 SF)
ACREAGE TO BE DEDICATED: 85 SF (0.002 ACRES)
FRONTAGE AT DAVIS DRIVE: 337.4'
EXISTING ZONING: NAC
EXISTING USE: SINGLE FAMILY DETACHED
PROPOSED USE: MIXED-USE MULTIFAMILY
(50 DWELLING UNITS)
AND RETAIL STORE
(3,000 TO <20,000 SF)
DISTURBED/DENUDED AREA: 3.45 ACRES
LOT COVERAGE & IMPERVIOUS AREA:
PAVEMENT: 50,891 SF
BUILDING: 22,071 SF
SIDEWALK/CONC: 9,139 SF
TOTAL: 81,899 SF
PRE-DEVELOPMENT: 5.4% (8,520 SF)
POST-DEVELOPMENT: 63.4% (81,899 SF)
ALLOWABLE LOT COVERAGE: 65.0% (84,025 SF)
BMP SQUARE FOOTAGE: 3,082 SQ. FT.
SEWER FLOW:
7- ONE BEDROOM UNITS X 240GPD: 1,680 GPD
33- TWO BEDROOM UNITS X 240 GPD: 7,920 GPD
10- THREE BEDROOM UNITS X 360 GPD: 3,600 GPD
8,838 SF RETAIL @ 100 GAL/1,000 SF: 900 GPD
17 FIXTURES IN ENTERTAINMENT @ 250 GAL/FIXTURES: 4,250 GPD
PROJECTED FLOW: 18,350 GPD
NEW PUBLIC UTILITIES:
WATER LINE: 737 LF
SEWER LINE: 198 LF
SETBACKS REQUIRED:
FRONT: 30 FT
SIDE: 10 FT
REAR: 20 FT
BLDG DISTANCE FROM PROPERTY LINE:
FRONT: 92.0 FT
SIDE: 15.1 FT
REAR: 87.0 FT
MAX. BUILDING HEIGHT: 50 FT
MIN. BUILDING SEPARATION: N/A
BUILDING AREA TOTAL: 99,150 SF
REQUIRED VEHICULAR PARKING:
1 SP/300 SF RETAIL SPACE (8,838 SF): 30 SPACES
1 SP/200 SF FITNESS AMENITY (3,360 SF): 17 SPACES
1 SP/100 SF PARTY ROOM (610 SF): 7 SPACES
1 SP/200 SF CLUBHOUSE (1,670 SF): 9 SPACES
(7) 1-BED APARTMENTS (1 SP/DW): 7 SPACES
(33) 2-BED APARTMENTS (1.5 SP/DW): 50 SPACES
(10) 3-BED APARTMENTS (2 SP/DW): 20 SPACES
REQUIRED: 140 SPACES
SHARED ALLOWED (1/2 RESIDENTIAL): 38 SPACES
TOTAL REQUIRED: 102 SPACES
PROPOSED VEHICULAR PARKING:
COMPACT SPACES: 9 SPACES
STANDARD SPACES: 104 SPACES
TOTAL PARKING PROVIDED: 113 SPACES
REQUIRED BICYCLE PARKING
RETAIL SALES (SERVICE ESTABLISHMENT): 2 (2 MIN.)
DWELLING MULTIFAMILY: 2 (2 MIN.)
TOTAL PROVIDED: 6 SPACES
NET DENSITY: 16.84 UNITS/ACRE
MAX. DENSITY: 17 DWELLING UNITS/ACRE
COMMON OPEN SPACE
MINIMUM: 6,464 SF (129,270 SF * 5%)
PROPOSED: 8,951 SF (7%)
*A LOADING SPACE WAIVER WAS GRANTED BY COURTNEY TANNER, PLANNING DIRECTOR, ON JULY 18, 2019 TO REDUCE THE LOADING SPACE FROM ONE LARGE-SIZED TRUCK SPACE TO ONE MEDIUM-SIZED TRUCK SPACE. SEE FILE FOR COPY OF THE APPROVAL.

"AN ALTERNATIVE PARKING PLAN WAS APPROVED BY THE PLANNING DIRECTOR ON 9/20/19 SUBJECT TO COMPLIANCE WITH THE SHARED PARKING AGREEMENT CONDITIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."

URBAN
DESIGN
PARTNERS

1318-e6 central ave. P. 704.334.3303
charlotte, nc 28205 F. 704.334.3305
urbanidesignpartners.com
nc firm no: P-0418
csc coo no: C-03044

Macallan Construction
Wes Reynolds

Davis Drive Apartments

Site Plan

3611 Davis Drive, Morrisville, NC 27560

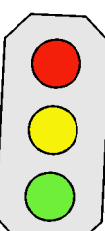
NO.	DATE:	BY:	REVISIONS:
1	06/26/19	UDP	PER MORRISVILLE COMMENTS
2	08/03/19	UDP	PER MORRISVILLE COMMENTS
3	09/17/19	UDP	PER MORRISVILLE COMMENTS
4	11/11/19	UDP	PER MORRISVILLE COMMENTS
5	1/3/20	UDP	PER NCDOT & E&SC COMMENTS
6	1/28/20	UDP	PER NCDOT COMMENTS
7	2/24/20	UDP	PER E&SC COMMENTS
8	3/03/20	UDP	PER BLDG FIRE COMMENTS
9	3/19/20	UDP	PER MORRISVILLE COMMENTS

Project No: 18-129
Date: 03/25/19
Designed by: UDP
Drawn By: UDP
Sheet No:

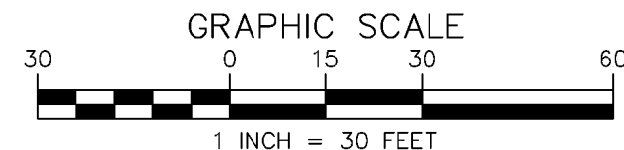
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BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



EXISTING SIGNAL



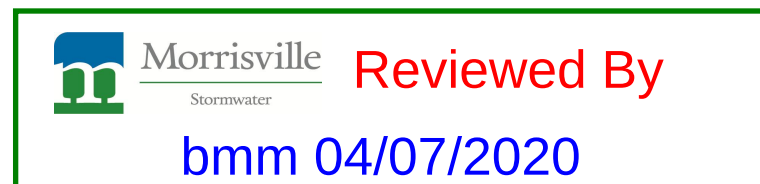
PROJECT NUMBER: 19-11000010
FILE NUMBER: 16-0004-S/C



Reviewed By
nmye 04/02/2020



Reviewed By
jgm 05/14/2020



Reviewed By
bmm 04/07/2020

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ARCHITECTURE

510 W MARTIN ST., SUITE 100
RALEIGH, NC 27603
P: 919.754.9924

DAVIS DRIVE APARTMENTS

3611 DAVIS DRIVE
MORRISVILLE, NORTH CAROLINA 27560



.PARTIAL WEST ELEVATION - COLOR

3/32" = 1'-0"

2



.EAST ELEVATION - COLOR

3/32" = 1'-0"

1

Morrisville
Engineering

Reviewed By
jgm 07/29/2020

Morrisville
Stormwater

Reviewed By
bmm 04/07/2020

Morrisville
Planning

Reviewed By
nnye 04/02/2020

EXTERIOR ELEVATIONS - COLOR

SCALE: 3/32" = 1'-0"



6

DATE: 01.10.2020
PROJECT:15016

GENERAL NOTES

- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHTS-OF-WAY, PRIVATE ROADS, PUBLIC SIDEWALKS AND GREENWAYS TO THE MAXIMUM EXTENT PRACTICABLE.
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KEYNOTES

KEY VALUE	KEYNOTE TEXT
E1	SWISS PEARL - LARGO PANEL RAINSCREEN
E2	SWISS PEARL - AKOYA PANEL - 6mm - PANEL HEIGHT 240mm
E3	CMU VENEER PER SCHEDULE
E5	GUARDRAIL
E6	BRICK VENEER PER SCHEDULE
E9	VINYL WINDOW
E10	MECHANICAL UNITS ON ROOF BEYOND
E11	LIGHT FIXTURE PER SCHEDULE
E15	HOLLOW METAL DOOR
E16	4" ALUMINUM REVEAL
E16	LINE OF ROOF BEHIND PARAPET / CORNICE

MATERIALS

BRICK

- B1 - TAYLOR - BLACK ONYX - MODULAR - FACE BRICK OR THIN BRICK AS CALLED OUT PER WALL TYPE MORTAR COLOR TO MATCH BRICK COLOR
- B2 - TAYLOR - EXECUTIVE WHITE - SIZE PER DETAIL MORTAR COLOR TO MATCH BRICK COLOR
- B3 - TAYLOR - EXECUTIVE WHITE - THIN BRICK MORTAR COLOR TO MATCH BRICK COLOR

CONCRETE MASONRY UNIT

- CMU1 - ADAMS 4302 - SEE DETAIL FOR POLISHED & ROCK FACE FINISH PATTERN & UNIT SIZES

PAINT

- P1 - WHITE
- P2 - BLACK

METAL COLORS

- M1 - WHITE METAL
- M2 - BLACK METAL

SWISS PEARL RAINSCREEN PANEL

- C1 - ZENOR 11006 - WHITE
- C2 - ZENOR A69046 - BLACK
- C3 - NOBLS N915 - BROWN

LIGHT FIXTURES

- Z - FC LIGHTING - FCW1011
- X - PUSSUN - LW A402
- AH - SONNEMAN - BOX COLUMN WALL SCONCE
- AO - FC LIGHTING

File Number - 16-0004-S/C
Project Number - 19-11000010

Town of Morrisville
APPROVED FOR CONSTRUCTION

Signature: _____ Date: _____

Town of Morrisville, Town Engineer

Engineering: _____
Planning: _____
Other (specify): _____

Signature: _____ Date: _____

Town of Cary Utilities, Water and Sewer

Engineering Inspection Services must be contacted (919) 463-6907 at a minimum 24 hours prior to the commencement of any construction activities.

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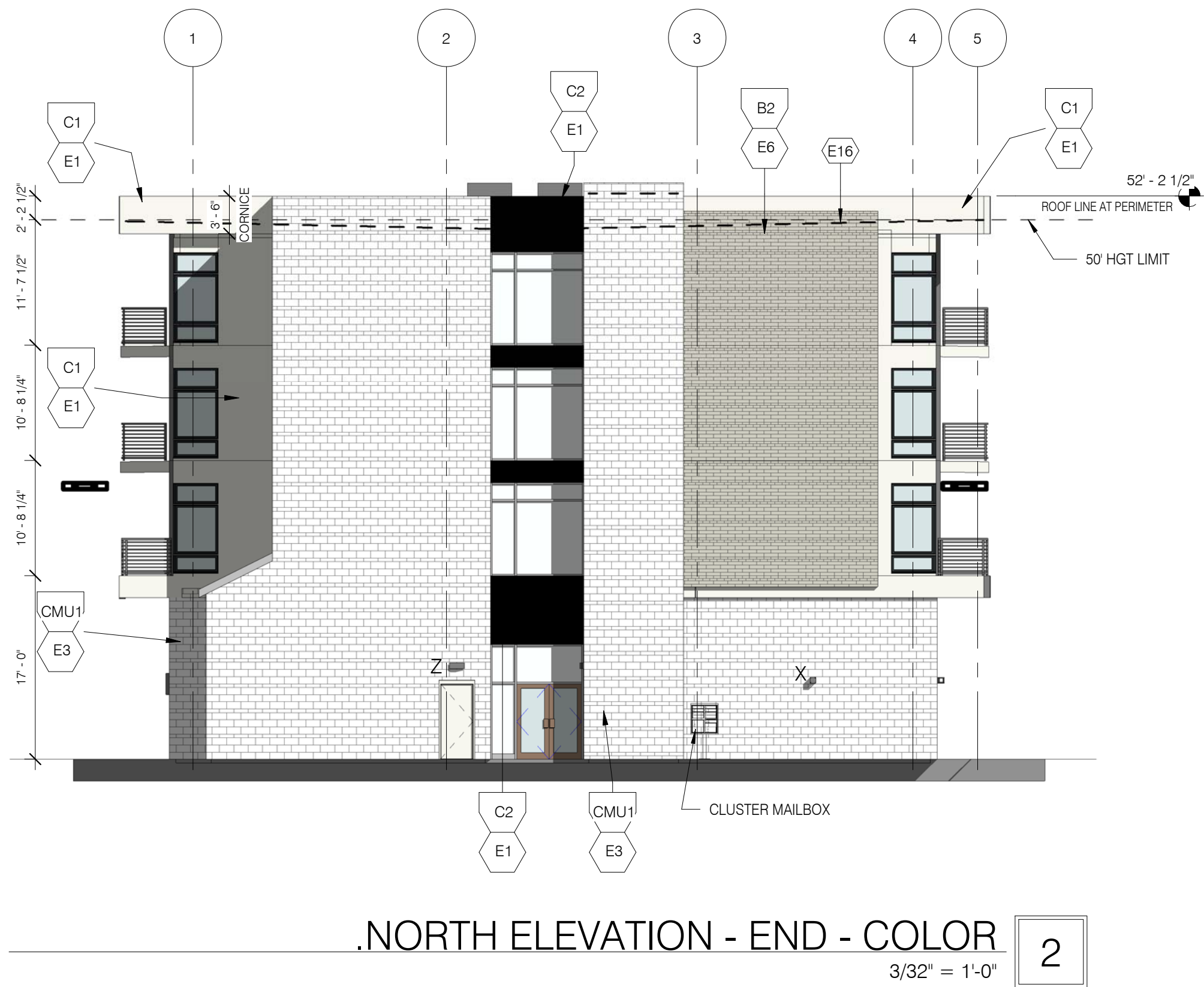
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ARCHITECTURE

510 W MARTIN ST., SUITE 100
RALEIGH, NC 27603
P: 919.754.9924

DAVIS DRIVE APARTMENTS

3611 DAVIS DRIVE
MORRISVILLE, NORTH CAROLINA 27560



Morrisville
Engineering

Reviewed By
jgm 07/29/2020

Morrisville
Structural

Reviewed By
bmm 04/07/2020

EXTERIOR ELEVATIONS - COLOR

SCALE: 3/32" = 1'-0"



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File Number - 16-0004-S/C
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APPROVED FOR CONSTRUCTION

Signature: _____ Date: _____
Town of Morrisville, Town Engineer

Signature: _____ Date: _____
Town of Cary Utilities, Water and Sewer

Engineering: _____
Planning: _____
Other (specify): _____

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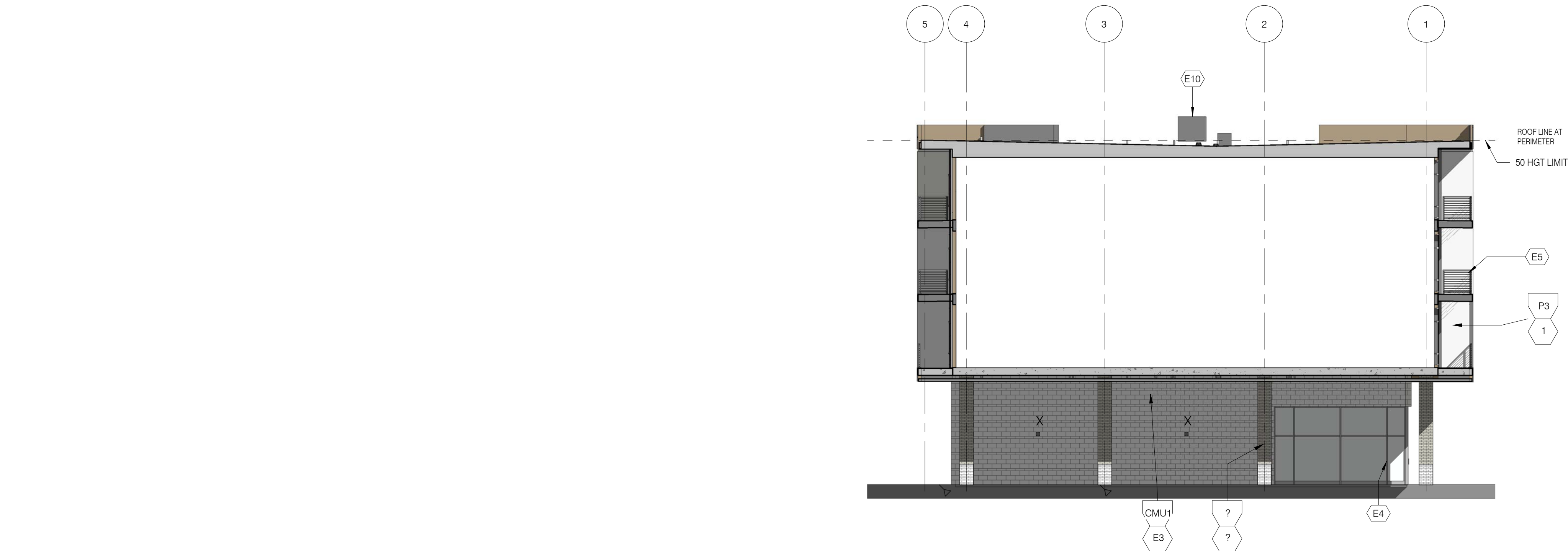
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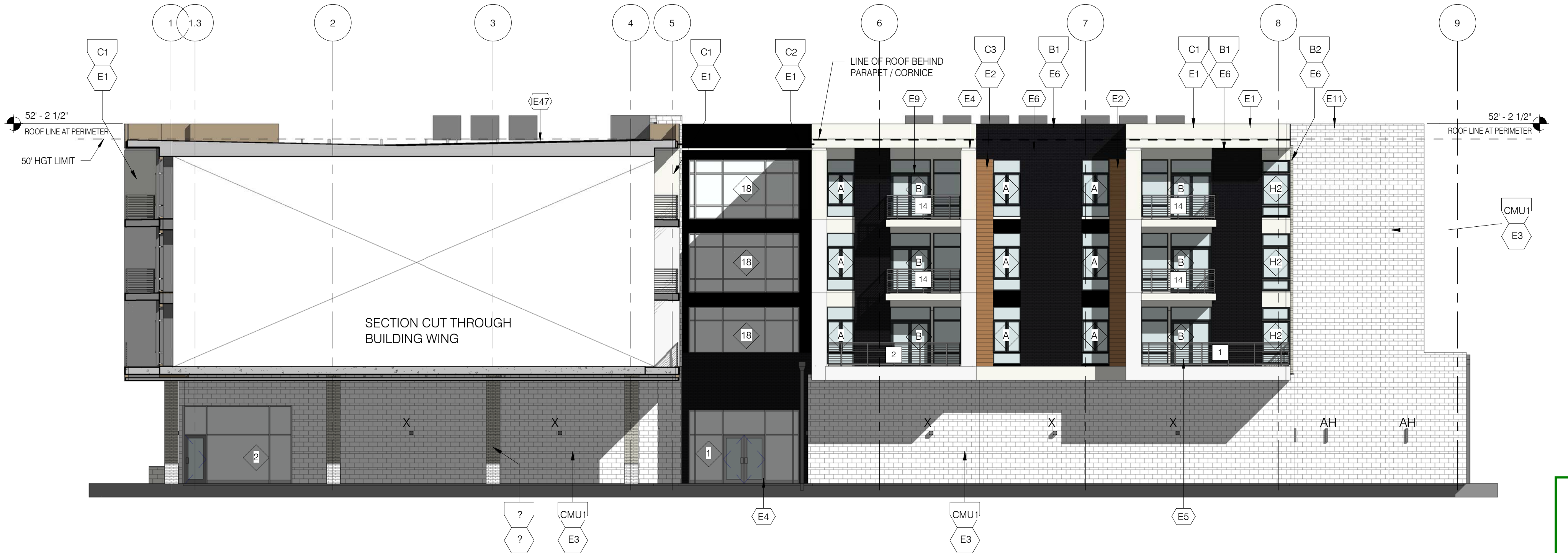
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.PARTIAL SOUTH ELEVATION - COLOR 2
3/32" = 1'-0"



.NORTH ELEVATION B - COLOR 1
3/32" = 1'-0"

Morrisville
Engineering

Reviewed By
jgm 07/29/2020

Morrisville
Structural

Reviewed By
bmm 04/07/2020

EXTERIOR ELEVATIONS - COLOR

SCALE: 3/32" = 1'-0"



8

DATE: 01.10.2020
PROJECT:15016

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E11	LIGHT FIXTURE PER SCHEDULE
IE47	ALUMINUM REGLET REVEAL



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mnye 04/02/2020

File Number - 16-0004-S/C
Project Number - 19-11000010

Town of Morrisville
APPROVED FOR CONSTRUCTION

Signature: _____	Date: _____	Date/Initials: _____
Town of Morrisville, Town Engineer		
Signature: _____	Date: _____	
Town of Cary Utilities, Water and Sewer		
Engineering: _____	Planning: _____	Other (specify): _____
Engineering Inspection Services must be contacted (919) 463-6907 at a minimum 24 hours prior to the commencement of any construction activities.		