



# Administrative Approval Action

Case File / Name: ASR-0078-2019  
Abbington Square

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** The site is located on four parcels totaling 4.57 acres, all to be recombined on the northwest corner of the intersection of Dixie Forest and Litchford Roads. This site is inside the city limits.
- REQUEST:** This is an affordable housing apartment complex zoned NX-3-CU (rezoning case Z-7-14) consisting of three apartment buildings totaling 82 units with a net gross square footage of 103,863 SF and associated infrastructure.
- One Administrative Alternate has been approved by the Planning Director for this project, noted below.  
(AAD-08-20) A reduction of the required Build To with the addition of an amenity area between buildings 200 and 300. (8.3).
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0111-2020: DSLC - Site Permitting Review/Major [Signature Set]
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 23, 2020 by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Transit Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Transportation



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6. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. Comply with all conditions of Z-7-14
2. That the owner of the property to be developed shall cause to be recorded in the Wake County Registry a restrictive covenant in accordance with rezoning condition number 4 of Z-7-14 that allocates among all the lots of record within this conditional use zoning district the total primary trips in the PM peak hour permitted by Condition 3 of this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee. (Z-7-14, #4)
3. A recombination map shall be recorded, recombining the existing lots within this development into a single tract.

## Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A fee-in-lieu for 6' sidewalk, curb and gutter and any pavement section less than and up to 20.5' in width from centerline shall be paid to the City of Raleigh (UDO 8.1.10).

## Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

***The following are required prior to issuance of building occupancy permit:***

## General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

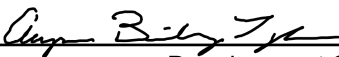
### **3-Year Expiration Date:** April 23, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

### **4-Year Completion Date:**

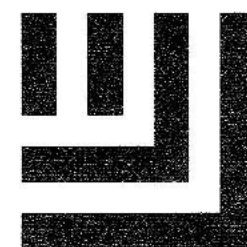
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 04/23/2020  
Development Services Dir/Designee

Staff Coordinator: Michael Walters





McADAMS

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

#### CONTACT

RICK SLATER  
2905 MERIDIAN PARKWAY  
DURHAM, NC 27713  
PHONE: 919. 361. 5000

#### CLIENT

MATT MONROE  
REA VENTURES GROUP, LLC  
2964 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GEORGIA 30305



#### PROJECT DIRECTORY

DEVELOPER  
REA VENTURES GROUP, LLC  
2964 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GEORGIA 30305

# ABBINGTON SQUARE

6201 LITCHFORD ROAD  
RALEIGH, NORTH CAROLINA, 27615

## ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: RVG-18000  
RALEIGH CASE #: ASR-0078-2019  
DATE: MARCH 23, 2020

#### DEVELOPMENT SERVICES

#### Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.9. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: N/A	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: 543873	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A	
		Zoning Case #: Z-7-2014	
		Administrative Alternate #: N/A	
GENERAL INFORMATION			
Development name: Abbingdon Square			
Inside City limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Property address(es): 6201, 6205, & 6211 Litchford Rd., and 2321 Dixie Forest Rd.			
Site P.I.N.(s): 1716897581, 1716897614, 1716894783, & 1716896409			
Please describe the scope of work. Include any additions, expansions, and changes of use.			
The project will develop an affordable housing apartment complex that consists of three apartment buildings (82 units), a parking lot, associated dumpster area, underground stormwater facility, and required utilities to serve the community.			
Current Property Owner/Developer Contact Name:			
NOTE: presenters must purchase agreement when submitting this form.			
Company: Raleigh Abbingdon Square, LLC		Title: Owner	
Address: 2964 PEACHTREE RD NW STE 200, Atlanta, GA, 30305			
Phone #: 404-250-4093		Email: mattmonroe@reaventures.com	
Applicant Name: Rick Slater			
Company: McAdams		Address: 1 Glenwood Avenue, Raleigh, NC, 27603	
Phone #: 919-823-4300		Email: rslater@mcadamsco.com	

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DEVELOPMENT TYPE & SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 4.57	Existing gross floor area to be demolished: 0
# of parking spaces required: 82 (affordable housing)	New gross floor area: 78,650
# of parking spaces proposed: 146 (97 std, 49 compact)	Total of gross (to remain and new): 78,650
Overlay District (if applicable): N/A	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: .22 Square Feet: 839	Proposed Impervious Surface: Acres: 2.15 Square Feet: 93,829
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: h2a	
Flood elev.: N/A	
FEMA Map Panel #: N/A	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 82	Total # of hotel units: 0
# of bedroom units: 1br: 40 2br: 30 3br: 12	4br or more: 0
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate: Rick Slater	to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit that the application will expire after 180 days of inactivity.	
Signature: Eric Buttenbarger	Date: 9/12/2019
Printed Name: Eric Buttenbarger, Manager of Managing Member	

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#### RESPONSES TO ZONING CONDITIONS Z-7-14

- THE PROJECT IS PROPOSING AN AFFORDABLE HOUSING APARTMENT COMPLEX WHICH IS NOT INCLUDED IN THE LIST OF PROHIBITED USES.
- A TRANSIT EASEMENT HAS BEEN SHOWN PENDING APPROVAL BY THE PUBLIC WORKS DEPARTMENT. THE ADA BUS SHELTER HAS NOT BEEN SHOWN DUE TO PENDING ROAD IMPROVEMENTS BY OTHERS AS PART OF A CITY OF RALEIGH ROADWAY IMPROVEMENTS PROJECT.
- THE APARTMENT COMPLEX ONLY CONSISTS OF 82 APARTMENTS AND 146 TOTAL PARKING SPACES. 203 TOTAL PRIMARY TRIPS IN THE PM PEAK HOUR WILL NOT BE REACHED BY THIS DEVELOPMENT.
- A RESTRICTED COVENANT THAT ALLOCATES AMONG THE LOTS OF RECORD COMPRISING THE PROPERTY THE TOTAL PRIMARY TRIPS IN THE PM PEAK HOUR PERMITTED BY CONDITION #3 WILL BE RECORDED PRIOR TO PLAN RECORDATION.
- 5.a. THE BUILD TO AREA ALONG LITCHFORD ROAD AND DIXIE FOREST ROAD IS SHOWN AS 0' TO 100'.
- 5.b. EACH BUILDING LOCATED WITHIN THE BUILD-TO AREA IS SHOWN TO HAVE AT LEAST ONE ENTRANCE FACING THE PRIMARY STREET PUBLIC RIGHT-OF-WAY.
- 5.c. EACH BUILDING HAS A SIDEWALK CONNECTION TO THE PUBLIC RIGHT-OF-WAY.
- 5.d. NO BAYS OF PARKING HAVE BEEN PROVIDED BETWEEN THE RIGHT-OF-WAY AND THE BUILDINGS WITHIN THE BUILD-TO AREA.
- 5.e. THE FRONTAGE ALONG LITCHFORD ROAD MEETS THE MINIMUM BUILDING WIDTH PERCENTAGE WITHIN THE BUILD-TO AREA. SEE THE SITE PLAN SHEET FOR CALCULATIONS.
- 5.f. THE FRONTAGE ALONG DIXIE FOREST ROAD MEETS THE MINIMUM BUILDING WIDTH PERCENTAGE WITHIN THE BUILD-TO AREA. SEE THE SITE PLAN SHEET FOR CALCULATIONS.

#### ITE TRIP GENERATION TABLE

ITE CODE	LAND USE	INTENSITY	AM PEAK	PM PEAK
221	MULTIFAMILY - MID-RISE	82 D.U.	N/A	37

#### BLOCK PERIMETER AND CROSS-ACCESS EXEMPTIONS

BLOCK PERIMETER IS EXEMPT FOR THIS SITE DUE TO TC-6-2019, SECTION-1 A.1.B.16.

SECTION-1 A.1.B.16: THE PROPERTY TO BE DEVELOPED OR THE ADJACENT PROPERTY TO WHICH ANY NEW STREET OR STUB STREET WOULD BE CONTINUED CONTAINS ONE OR MORE OF THE FOLLOWING LAND USES: HISTORIC LANDMARK, CEMETERY, LANDFILL, HOSPITAL, SCHOOL (PUBLIC OR PRIVATE (K-12)), COLLEGE, COMMUNITY COLLEGE, UNIVERSITY, PLACES OF WORSHIP, POLICE STATION, FIRE STATION, EMS STATION, PRISON OR ANY RESIDENTIAL USE IN AN ATTACHED OR DETACHED BUILDING TYPE ON LOTS NO LARGER THAN 2 ACRES.

CROSS-ACCESS IS EXEMPT FOR THIS SITE DUE TO TC-6-2019, SECTION-7 D.5.A. AND SECTION-7 D.5.C.

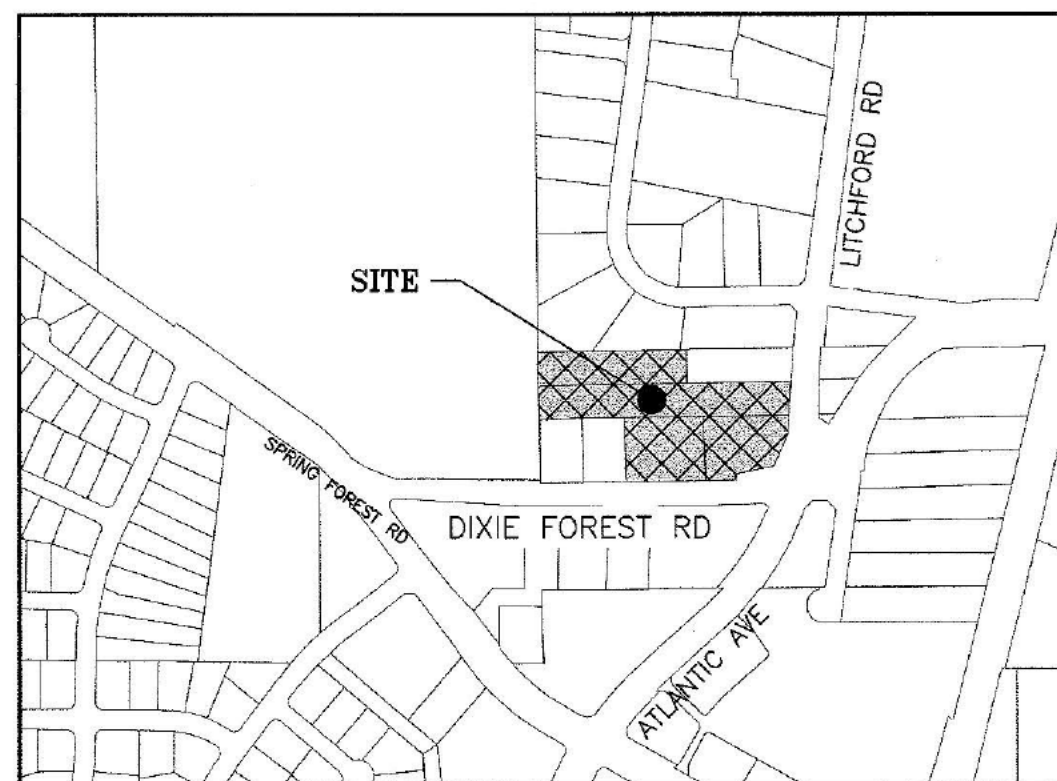
SECTION-7 D.5.A: THE ADJUTING PROPERTY (TO WHICH A DRIVEWAY IS TO BE STUBBED) IS IN A RESIDENTIAL ZONING DISTRICT (EXCEPT FOR R-10) OR OCCUPIED BY AN ATTACHED, DETACHED OR TOWNHOUSE BUILDING TYPE.

SECTION-7 D.5.C: THE PROPERTY TO BE DEVELOPED OR THE ADJACENT PROPERTY TO WHICH ANY CROSS ACCESS DRIVEWAY OR DRIVEWAY STUB WOULD BE CONTINUED CONTAINS ONE OR MORE OF THE FOLLOWING LAND USES: HISTORIC LANDMARK, CEMETERY, LANDFILL, HOSPITAL, SCHOOL (PUBLIC OR PRIVATE (K12)), COLLEGE, COMMUNITY COLLEGE, UNIVERSITY, PLACES OF WORSHIP, POLICE STATION, FIRE STATION, EMS STATION OR PRISON.

#### AFFORDABLE HOUSING STATEMENT

ABBINGTON SQUARE APARTMENTS ARE FUNDED THROUGH A 9% TAX CREDIT AWARD FROM THE NORTH CAROLINA HOUSING FINANCE AGENCY. THROUGH THE TERMS OF THE TAX CREDIT AWARD WITH NCHA, THE APARTMENTS WILL MEET THE DEFINITION OF AFFORDABLE HOUSING OUTLINED IN THE RALEIGH UDO AS STATED BELOW, TO ENSURE THE AFFORDABLE NATURE OF THE PROPERTY THE DEED WILL INCLUDE A LIRC TO MAINTAIN THE AFFORDABLE NATURE OF THE APARTMENTS.

HOUSING THAT IS AFFORDABLE TO AND OCCUPIED BY FAMILIES WITH AN ANNUAL HOUSEHOLD INCOME OF NO GREATER THAN 60% OF AREA MEDIAN INCOME, ADJUSTED FOR HOUSEHOLD SIZE, ACCORDING TO THE THEN-CURRENT INCOME LIMITS ESTABLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ACCORDANCE WITH SECTION 3 OF THE U.S. HOUSING ACT OF 1937, AS AMENDED (42 U.S.C. 1437 ET SEQ.) OR ANY SUCCESSOR LEGISLATION. AN AFFORDABLE RENTAL HOUSING DEVELOPMENT HAS A MINIMUM OF 10% AFFORDABLE RENTAL HOUSING UNITS AND HAS A COMPLIANCE PERIOD OF AT LEAST 30 YEARS.



#### VICINITY MAP

NTS



Know what's below.  
Call before you dig.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDDOT STANDARDS AND SPECIFICATIONS. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

#### SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE COLLECTION SERVICE.

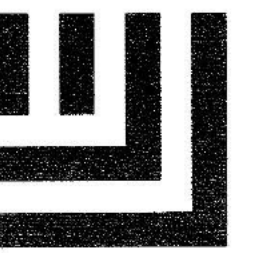
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

#### ADMINISTRATIVE SITE PLANS FOR:

ABBINGTON SQUARE  
6201 LITCHFORD ROAD  
RALEIGH, NC  
PROJECT NUMBER: RVG-18000

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





McADAMS

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
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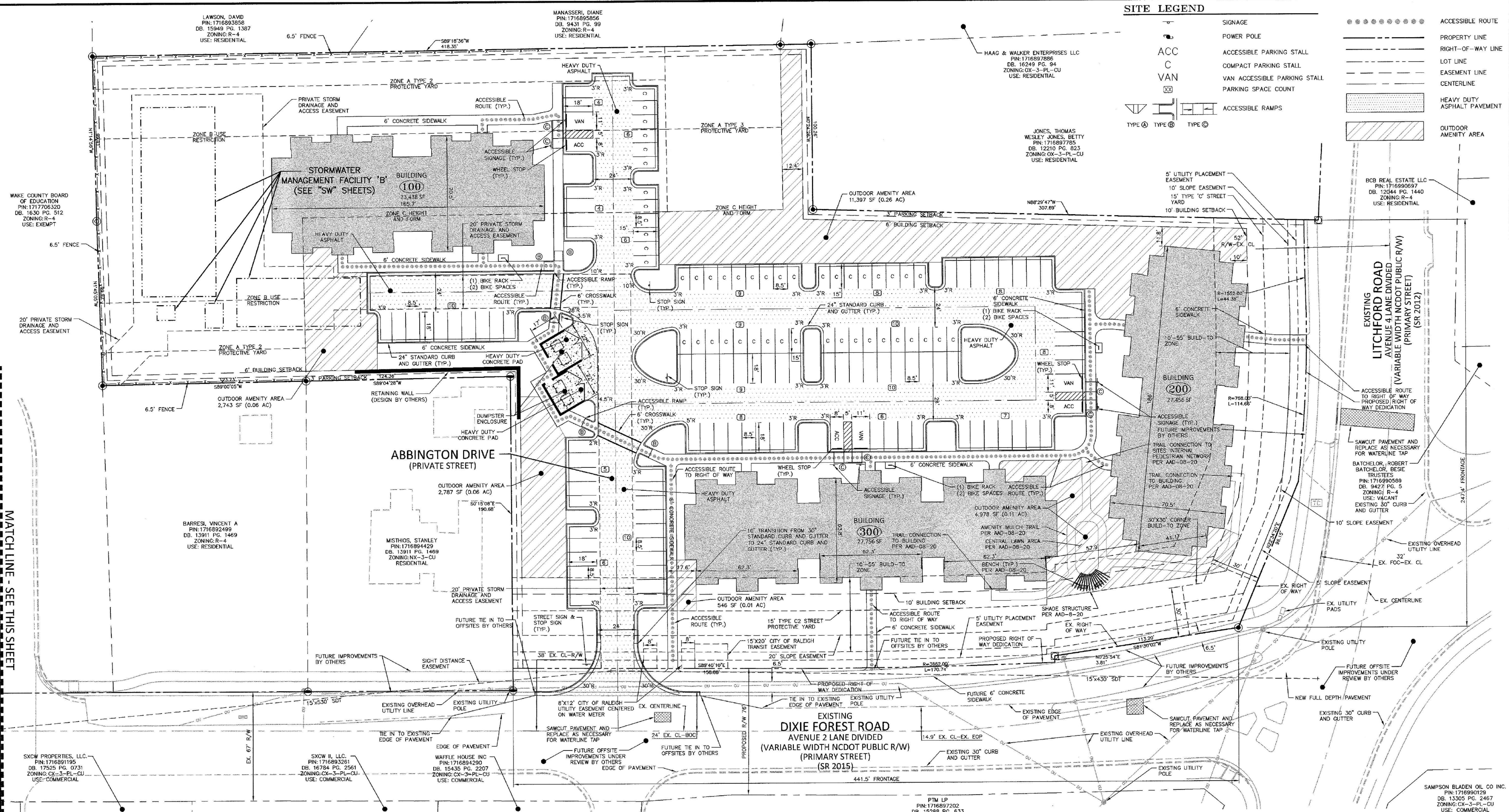
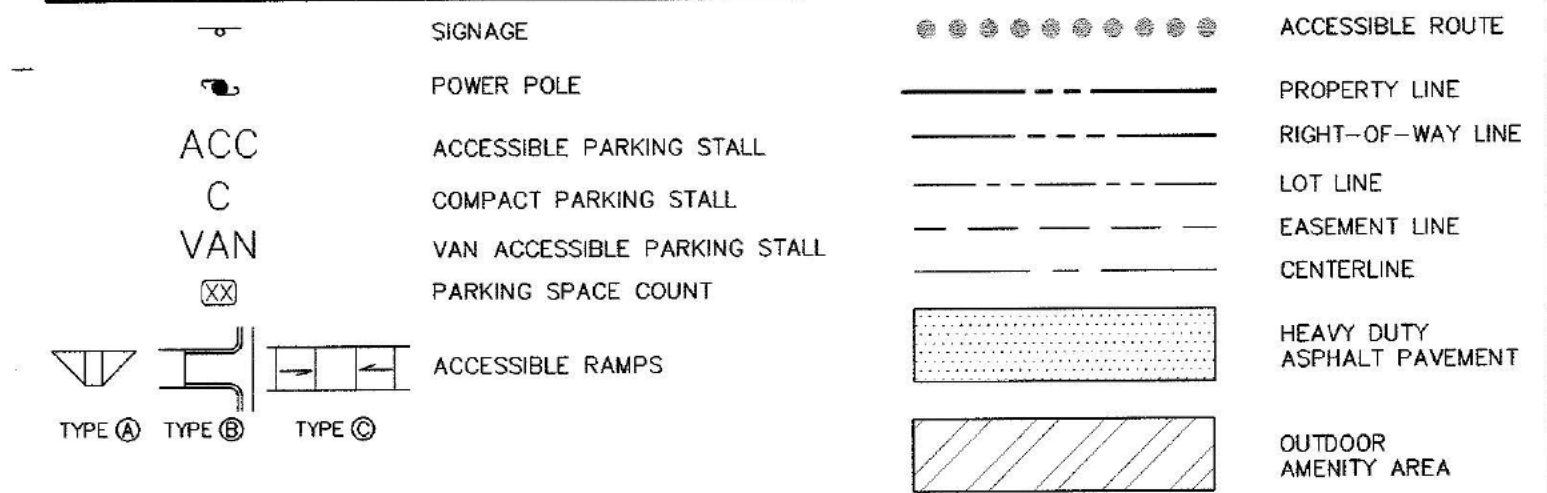
CLIENT

REA VENTURES GROUP, LLC  
2964 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GEORGIA 30305  
PHONE: 404.250.4093



ABBINGTON SQUARE  
ADMINISTRATIVE SITE PLAN  
6201 LITCHFORD ROAD  
RALEIGH, NORTH CAROLINA, 27615

SITE LEGEND



SITE DATA (PROPOSED DEVELOPMENT)

SITE ADDRESS:	6201 LITCHFORD ROAD, 6205 LITCHFORD ROAD 2321 DIXIE FOREST ROAD, 6201 LITCHFORD ROAD
PIN NUMBER:	1716894783 DB 13911, PG 1469 1716897614 DB 13911, PG 1469
DEED BOOK:	1716896409 DB 13911, PG 1469 1716897581 DB 13911, PG 1469
ZONING(S):	NX-3-CU
EX. ACREAGE:	1.00 + 1.67 + 0.92 + 0.98 = ±4.57 AC/199,069 SF
PROP. R/W DEDICATION:	±0.13 AC/5,663 SF
PROP. ACREAGE:	±4.51 AC/196,456 SF
PROPOSED USE:	APARTMENTS

TOTAL PROPOSED GROSS SF:	103,863 SF
100 - 23,438 SF	
200 - 27,456 SF	
300 - 27,756 SF	
TOTAL - 78,650 SF	

TOTAL PROPOSED UNITS:	
1 BEDROOM: 40 UNITS	
2 BEDROOM: 30 UNITS	
3 BEDROOM: 12 UNITS	
TOTAL: 82 UNITS	

FRONTAGE BUILD TO CALCS

LITCHFORD RD:	FRONTAGE LENGTH= 247.4' BUILDING WITHIN 10'/55' = 186.0' BUILD TO PERCENTAGE = 75.2% BUILD TO PERCENTAGE REQUIRED = 70%
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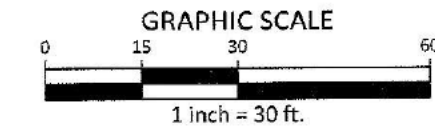
DIXIE FOREST RD:	FRONTAGE LENGTH (REMOVING UTILITY EASEMENTS) = 441.5'-16'(PUBLIC UTILITY EASEMENTS)=425.5' BUILDING WITHIN 10'/55' = 3(62.3')+141.1'=228.0' BUILD TO PERCENTAGE = 54% BUILD TO PERCENTAGE REQUIRED = 70% BUILD TO PERCENTAGE INCLUDING OUTDOOR AMENITY AREA TOTAL BUILDING WITHIN BUILD TO = 228+57.9+17.6'=303.50' BUILD TO PERCENTAGE = 71.3% *APPROVED PER AAD-9-20
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DEVELOPER TO CONSTRUCT IMPROVEMENTS  
ALONG LITCHFORD ROAD. FEE-IN-LIEU TO BE  
PROVIDED FOR IMPROVEMENTS ALONG DIXIE  
FOREST ROAD ASSOCIATED W/ FUTURE CITY  
OF RALEIGH ROADWAY IMPROVEMENT PROJECT

FUTURE OFFSITE LINENWORK BY OTHERS SHOWN  
FOR REFERENCE. PLANS ARE CURRENTLY IN  
DESIGN AS PART OF A CITY OF RALEIGH  
ROADWAY IMPROVEMENTS PROJECT.

SEE SHEET C0.00 FOR ALL PROJECT,  
SITE, GRADING, STORM DRAINAGE AND  
UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH THE CURRENT CITY  
OF RALEIGH ENGINEERING AND NCDOT  
DESIGN AND CONSTRUCTION STANDARDS



REV

NO. DATE

PLAN INFORMATION

PROJECT NO. RVG-18000  
FILENAME RVG18000-S1  
CHECKED BY CT  
DRAWN BY JLB  
SCALE 1"=30'  
DATE 03.23.2020  
SHEET

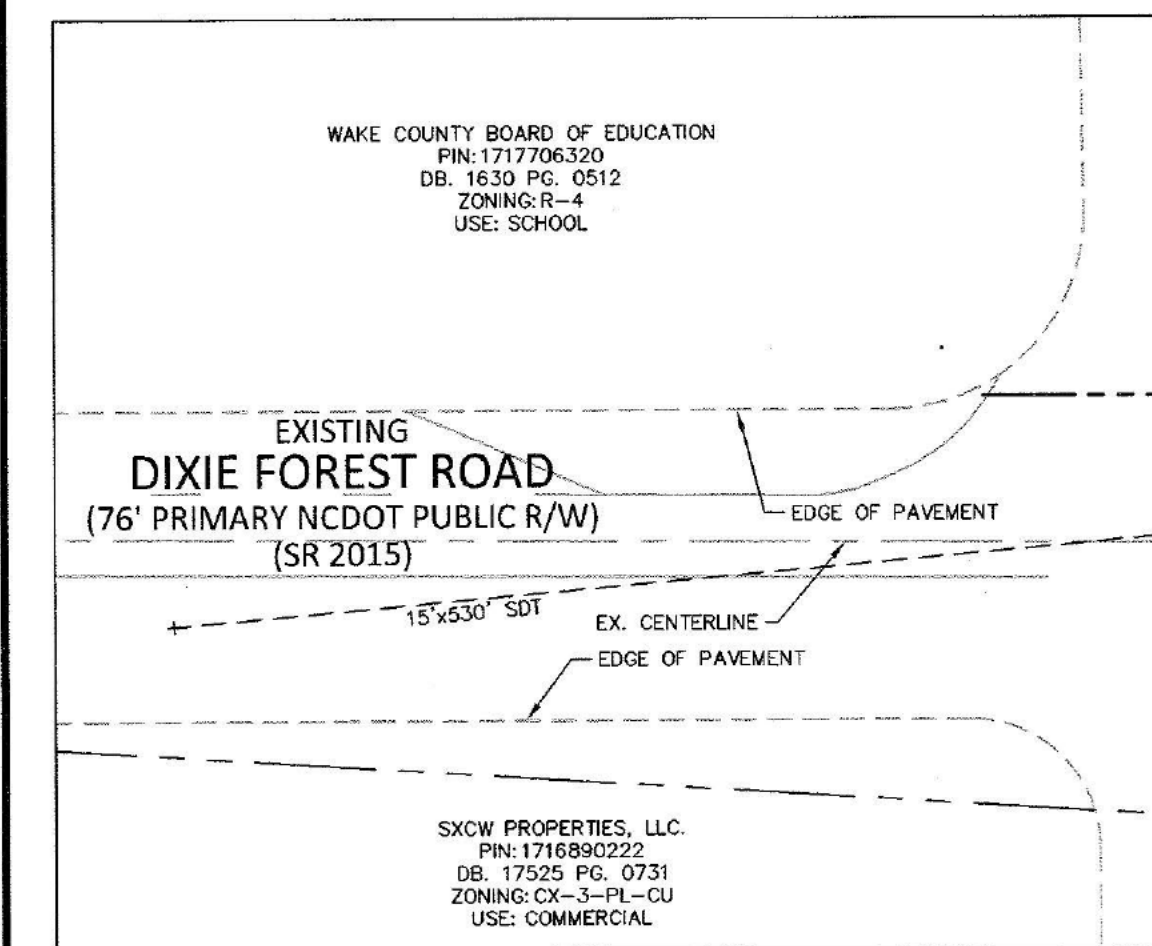
SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

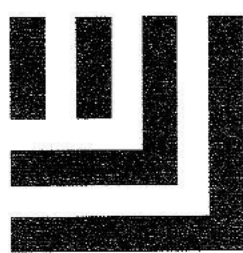


OUTDOOR AMENITY AND PARKING REQUIREMENTS	
PARKING	UDO 7.1.2.c - MULTI UNIT LIVING: 0-1 BEDROOM UNIT = 1 SP/UNIT UDO 7.1.2.c - MULTI UNIT LIVING: 2 BEDROOM UNIT = 2 SP/UNIT UDO 7.1.2.c - MULTI UNIT LIVING: 3 BEDROOM UNIT = 3 SP/UNIT UDO 7.1.2.c - MULTI UNIT LIVING: ALL UNIT = 1 SP/10 UNITS (VISITORS) UDO 7.1.4.B - AFFORDABLE HOUSING REQUIRES 1 SP/UNIT (VISITOR STILL RD) PARKING CALCULATION = (82 UNITS)(1 SP/UNIT) = 82 SPACES VISITOR PARKING CALCULATION = (82 UNITS)(1 SP/10 UNITS) = 9 SPACES TOTAL PARKING REQUIRED = 91 SPACES TOTAL PARKING PROVIDED = 146 SPACES (97 STANDARD, 49 COMPACT) TOTAL ADA PARKING PROVIDED = (6 ADA SPACES, 3 VANS) <sup>2</sup>
BICYCLE PARKING	UDO 7.1.2.c - MULTI UNIT LIVING: SHORT TERM = 1 SP/20 UNIT, MIN 4 UDO 7.1.2.c - MULTI UNIT LIVING: LONG TERM = NONE SHORT TERM (1 SPACE/20 UNITS) = (82)/20 = 5 SPACES (4 MIN) LONG TERM = 0 SPACES SHORT TERM PROVIDED = 6 SPACES (3 RACKS) LONG TERM PROVIDED = 0 SPACES TOTAL PROVIDED = 6 SPACES
OUTDOOR AMENITY AREA	TOTAL SITE AREA ±4.51 AC = 196,456 SF. REQUIRED: 10.00% OF SITE = 0.45 AC = 19,646 SF TOTAL OUTDOOR AMENITY AREA PROVIDED: 22,161 SF (0.51 AC) = 11.3%

NOTES:  
1. COMPACT SPACES DO NOT COUNT TOWARDS THE REQUIRED 91 SPACES  
7.1.2.D REGARDING MAXIMUM PARKING RATIOS PERTAINS TO THE REQUIRED PARKING RATIOS  
IN SEC. 7.1.2.C. PER THE TABLE IN SECTION 7.1.2.C. THE REQUIRED PARKING FOR THIS  
PROJECT WOULD BE 145 AND THUS WE ARE NOT VIOLATING THE 150% MAXIMUM RULE.  
2. ADA PARKING IS INCLUDED IN THE PROVIDED STANDARD PARKING COUNT

X:\Projects\18000\18000.dwg (Current Drawing) 3/23/2020 1:07:46 PM JLB, Shier, Bick





McAdams

The John R. McAdams Company, Inc.  
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www.mcadamsco.com

#### CLIENT

REA VENTURES GROUP, LLC  
2964 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GEORGIA 30305  
PHONE: 404.250.4093



## ABBINGTON SQUARE ADMINISTRATIVE SITE PLAN 6201 LITCHFORD ROAD RALEIGH, NORTH CAROLINA, 27615

#### RE

NO. DATE

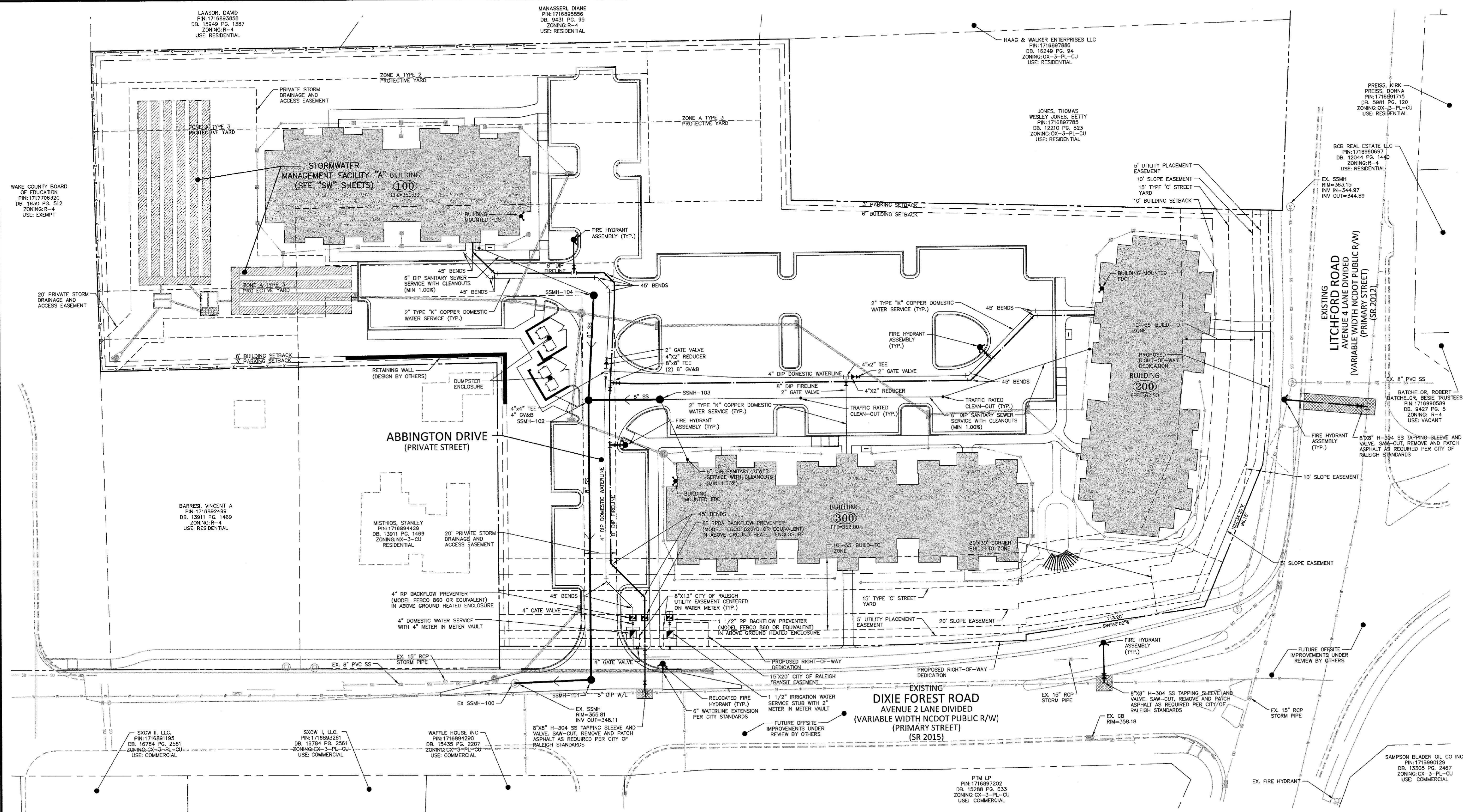
#### PLAN INFORMATION

PROJECT NO. RVG-18000  
FILENAME RVG18000-U1  
CHECKED BY CT  
DRAWN BY JB  
SCALE 1"=30'  
DATE 03.23.2020

#### SHEET

#### UTILITY PLAN

C4.00

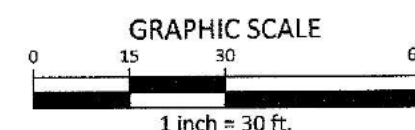


#### UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY		YARD LIGHTS
	FIRE DEPARTMENT CONNECTION (FDC)		LIGHT POLE
	WATER METER		POWER POLE
	WATER VALVE		LINE BREAK SYMBOL
	POST INDICATOR VALVE		WATERLINE
	VALVE IN MANHOLE		WATER SERVICE LINE
	METER & VAULT		UTILITY SLEEVE
	BACKFLOW PREVENTER		SANITARY SEWER
	REDUCER		SEWER SERVICE LINE
	PLUG		SEWER FORCE MAIN
	BLOW-OFF ASSEMBLY		GAS LINE
	SANITARY SEWER MANHOLE		OVERHEAD UTILITY
	SEWER CLEAN-OUT		UNDERGROUND ELECTRIC
	GREASE TRAP		TELEPHONE
	SEWER FLOW DIRECTION ARROW		EASEMENT LINE

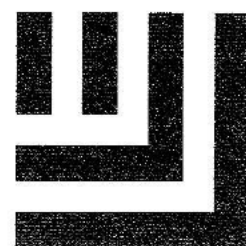
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING AND NCDOT DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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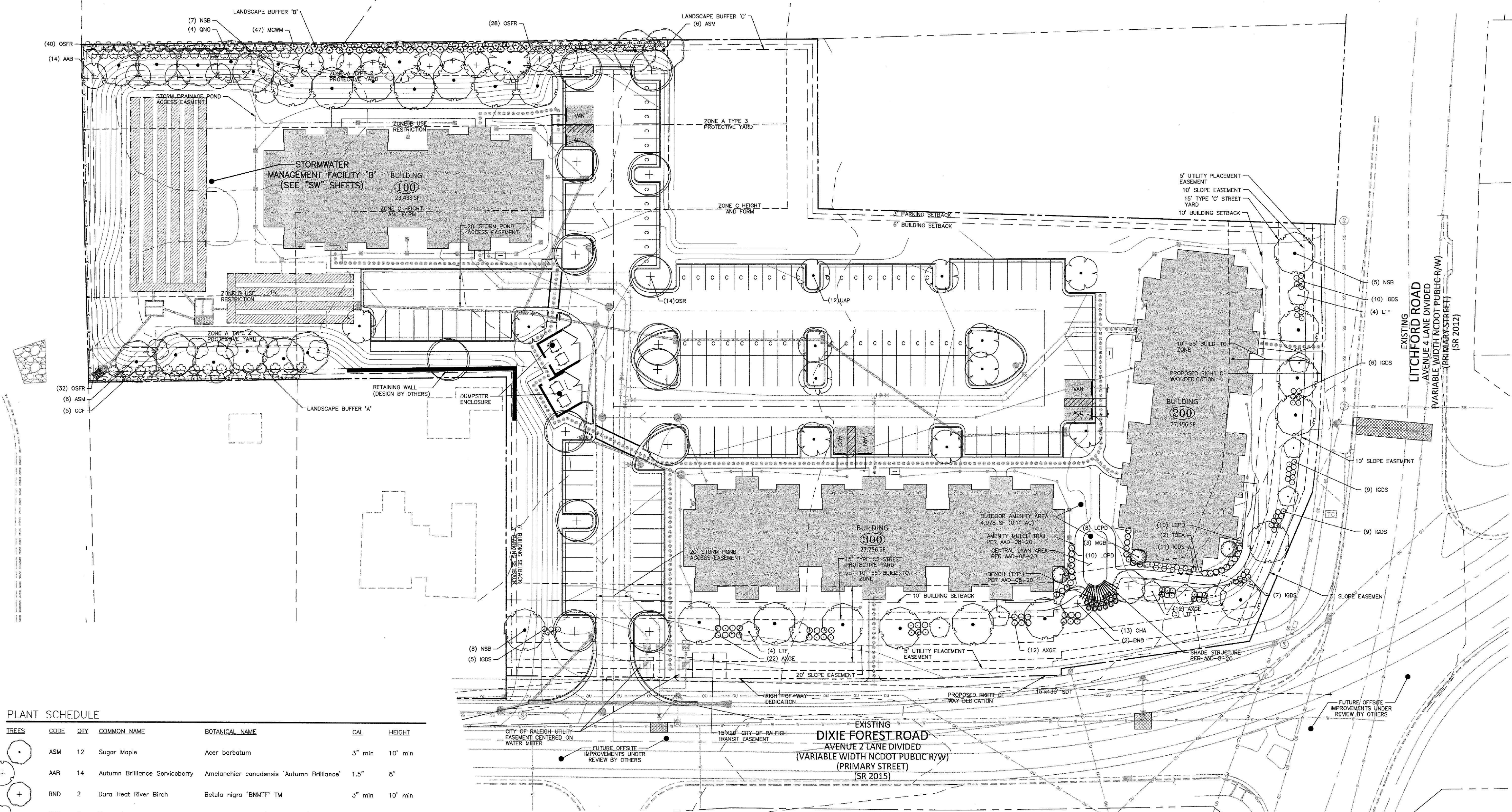
www.mcadamsco.com

CLIENT



REA VENTURES GROUP, LLC  
2964 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GEORGIA 30305  
PHONE: 404.250.4093



ABBINGTON SQUARE  
ADMINISTRATIVE SITE PLAN  
6201 LITCHFORD ROAD  
RALEIGH, NORTH CAROLINA, 27615



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ASM	12	Sugar Maple	Acer barbatum	3" min	10' min
	AAB	14	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	1.5"	8'
	BND	2	Dura Heat River Birch	Betula nigra 'BNMTF' TM	3" min	10' min
	CCF	5	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	1.5"	8'
	LTF	11	Tulip Tree	Liriodendron tulipifera 'Fastigiata'	3" min	10' min
	MGB	3	Teddy Bear Southern Magnolia	Magnolia grandiflora 'Teddy Bear'	1" min	8' min
	NSB	20	Sour Gum	Nyssa sylvatica 'Black Tupelo'	3" min	10' min
	QNO	4	Nuttall Oak	Quercus nuttallii	3" min	10' min
	QSR	14	Shumard Red Oak	Quercus shumardii	3" min	10' min
	UAP	12	American Elm	Ulmus americana 'Princeton'	3" min	10' min
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
	AXGE	46	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	18" min	
	CHA	13	Duke Gardens Plum Yew	Cephalotaxus harringtonia 'Duke Gardens'	15" min	
	IGDS	57	Inkberry Holly	Ilex glabra 'Densa'	18" min	
	LCPD	28	Fringe Flower	Loropetalum chinense 'Purple Diamond'	30" min	
	MCWM	47	Wax Myrtle	Myrica cerifera	24" min	
	OSFR	100	Sweet Olive	Osmanthus fragrans	36" min	
	TOEA	2	Emerald Arborvitae	Thuja occidentalis 'Emerald'	48" min	

LANDSCAPE CALCULATIONS:

PARKING CALCULATIONS:	
TOTAL AREA =	46454 SF/2,000 SF
TREES REQUIRED =	24 TREES
TREES PROVIDED =	24 TREES
STREET TREES CALCULATIONS:	
C2 REQUIREMENTS ON DIXIE FOREST ROAD: 457 LF, LESS 25' (DRIVE AISLE) = 427 LF	
TREES REQUIRED =	18 TREES (4/100 LF)
TREES PROVIDED =	19 TREES
SHRUBS REQUIRED =	65 SHRUBS (15/100 LF)
SHRUBS PROVIDED =	68 SHRUBS
C2 REQUIREMENTS ON LITCHFORD ROAD: 216.45 LF	
TREES REQUIRED =	9 TREES (4/100 LF)
TREES PROVIDED =	9 TREES
SHRUBS REQUIRED =	33 SHRUBS (15/100 LF)
SHRUBS PROVIDED =	37 SHRUBS
BUFFER CALCULATIONS:	
BUFFER A: ZONE A TYPE 2 - 104 LF	
SHADE TREES REQUIRED =	6 (5 SHADE TREES/100 LF)
SHADE TREES PROVIDED =	6
UNDERSTORY TREES REQUIRED =	5 (4 UNDERSTORY TREES/100 LF)
UNDERSTORY TREES PROVIDED =	5
SHRUBS REQUIRED =	32 SHRUBS (30 SHRUBS/100 LF)
SHRUBS PROVIDED =	32

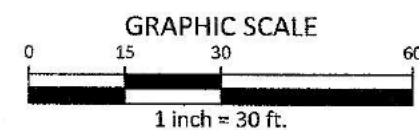
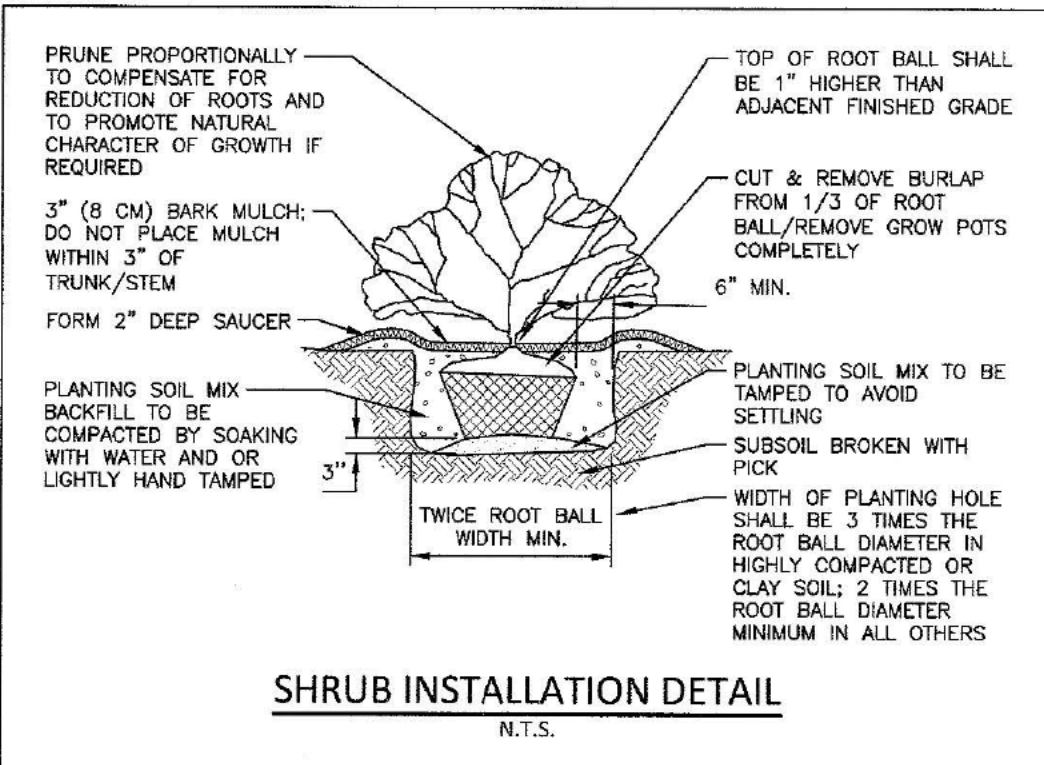
LANDSCAPE CALCULATIONS (CONTINUED):

BUFFER CALCULATIONS (CONTINUED):	
BUFFER B: ZONE A TYPE 2 - 328 LF	
SHADE TREES REQUIRED =	17 (5 SHADE TREES/100 LF)
SHADE TREES PROVIDED =	17
UNDERSTORY TREES REQUIRED =	14 (4 UNDERSTORY TREES/100 LF)
UNDERSTORY TREES PROVIDED =	14
SHRUBS REQUIRED =	99 SHRUBS (30 SHRUBS/100 LF)
SHRUBS PROVIDED =	115
BUFFER C: ZONE A TYPE 3 - 71 LF	
SHADE TREES REQUIRED =	6 (5 SHADE TREES/100 LF)
SHADE TREES PROVIDED =	6
UNDERSTORY TREES REQUIRED =	5 (5 UNDERSTORY TREES/100 LF)
UNDERSTORY TREES PROVIDED =	5
SHRUBS REQUIRED =	60 SHRUBS (60 SHRUBS/100 LF)
SHRUBS PROVIDED =	60

SEE SHEET C0.00 FOR LANDSCAPE NOTES. SEE SHEET C8.00 FOR CITY OF RALEIGH TREE INSTALLATION DETAIL.

NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 20' FROM DRIVEWAY AND 20' FROM ANY UTILITY POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TTP-03 BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. RVG-18000  
FILENAME RVG18000-L51  
CHECKED BY RSS  
DRAWN BY LHA  
SCALE 1"=30'  
DATE 03.23.2020  
SHEET

LANDSCAPE PLAN

L5.00

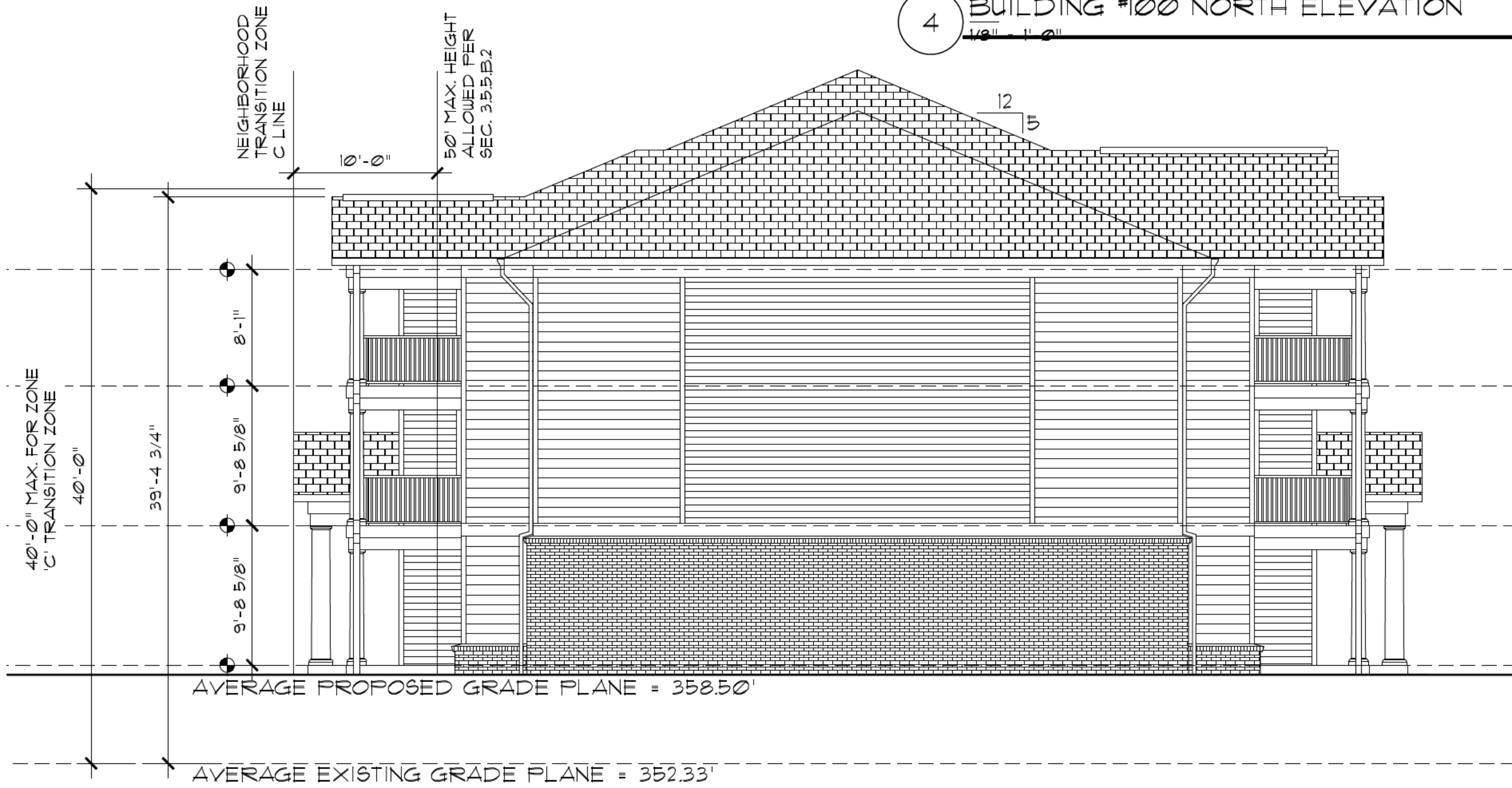
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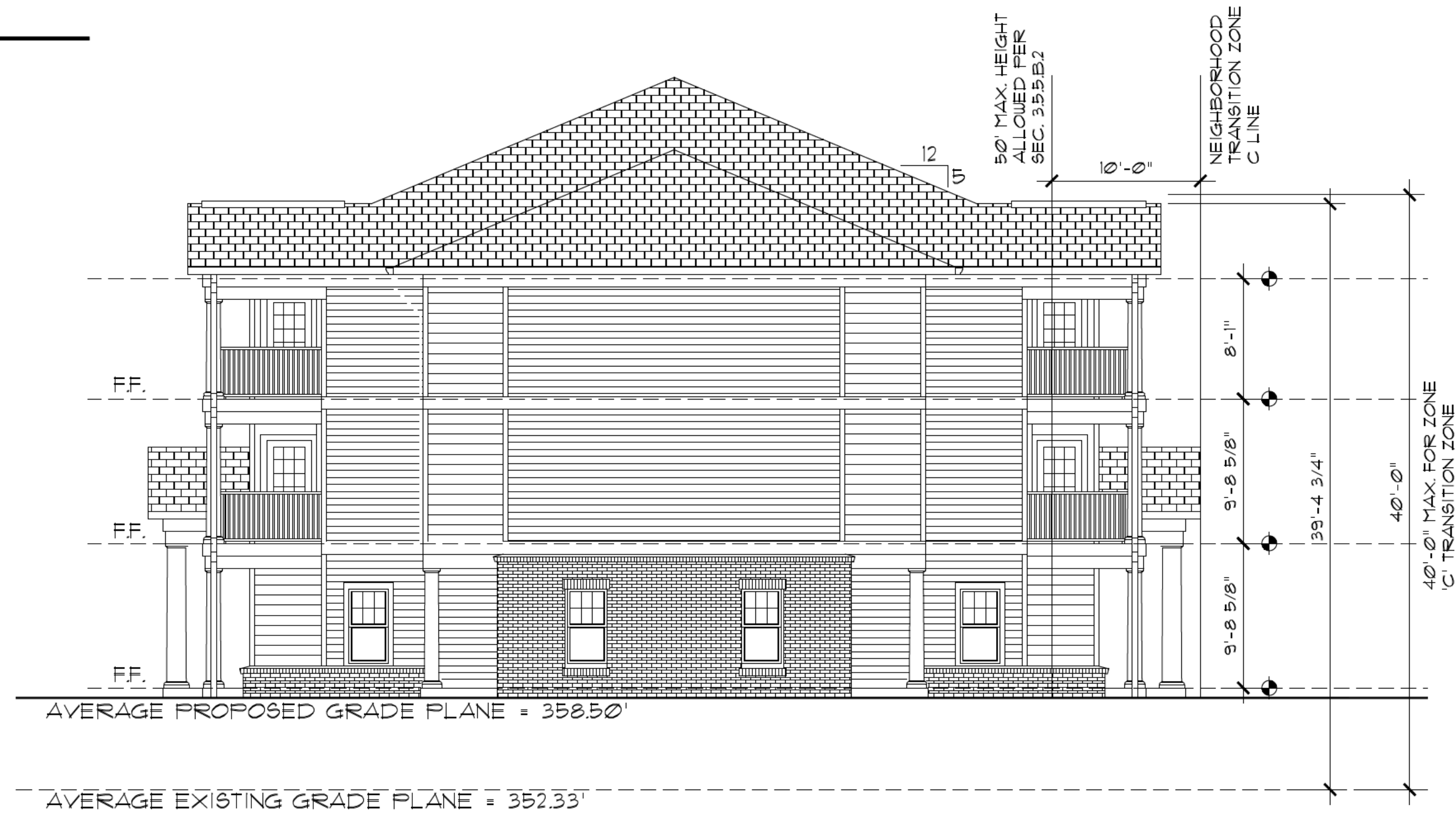
4 BUILDING #100 NORTH ELEVATION



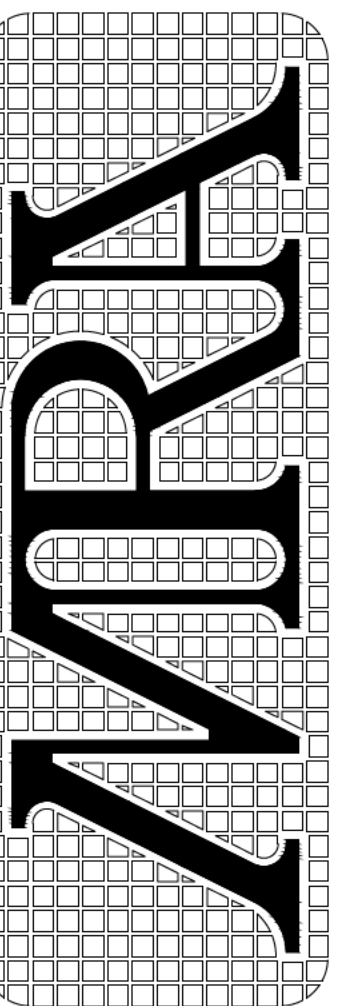
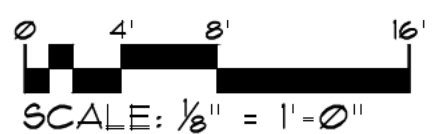
3 BUILDING #100 WEST ELEVATION



1 BUILDING #100 SOUTH ELEVATION



2 BUILDING #100 EAST ELEVATION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

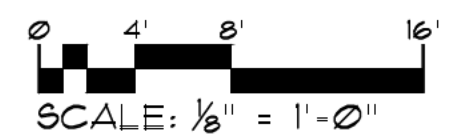
ABBINGTON SQUARE  
 RALEIGH, NC

A3.1

PROJECT	2011-031
DATE	9/18/19
DRAWN BY / CHECKED BY	
DET	

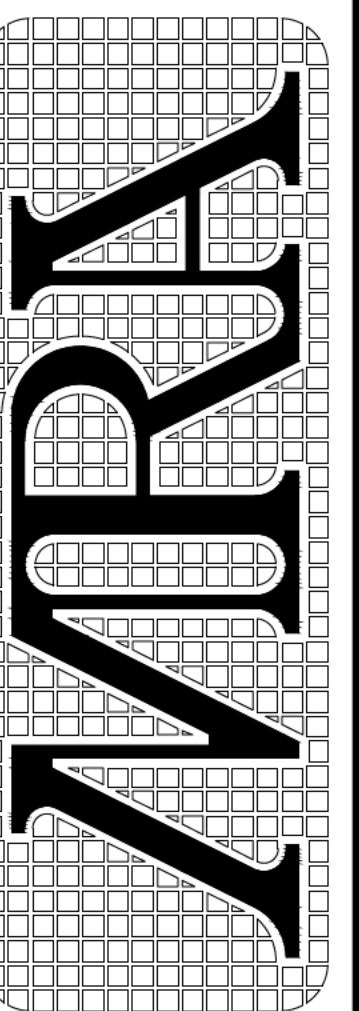
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ABBINGTON SQUARE  
 RALEIGH, NC



A3.2

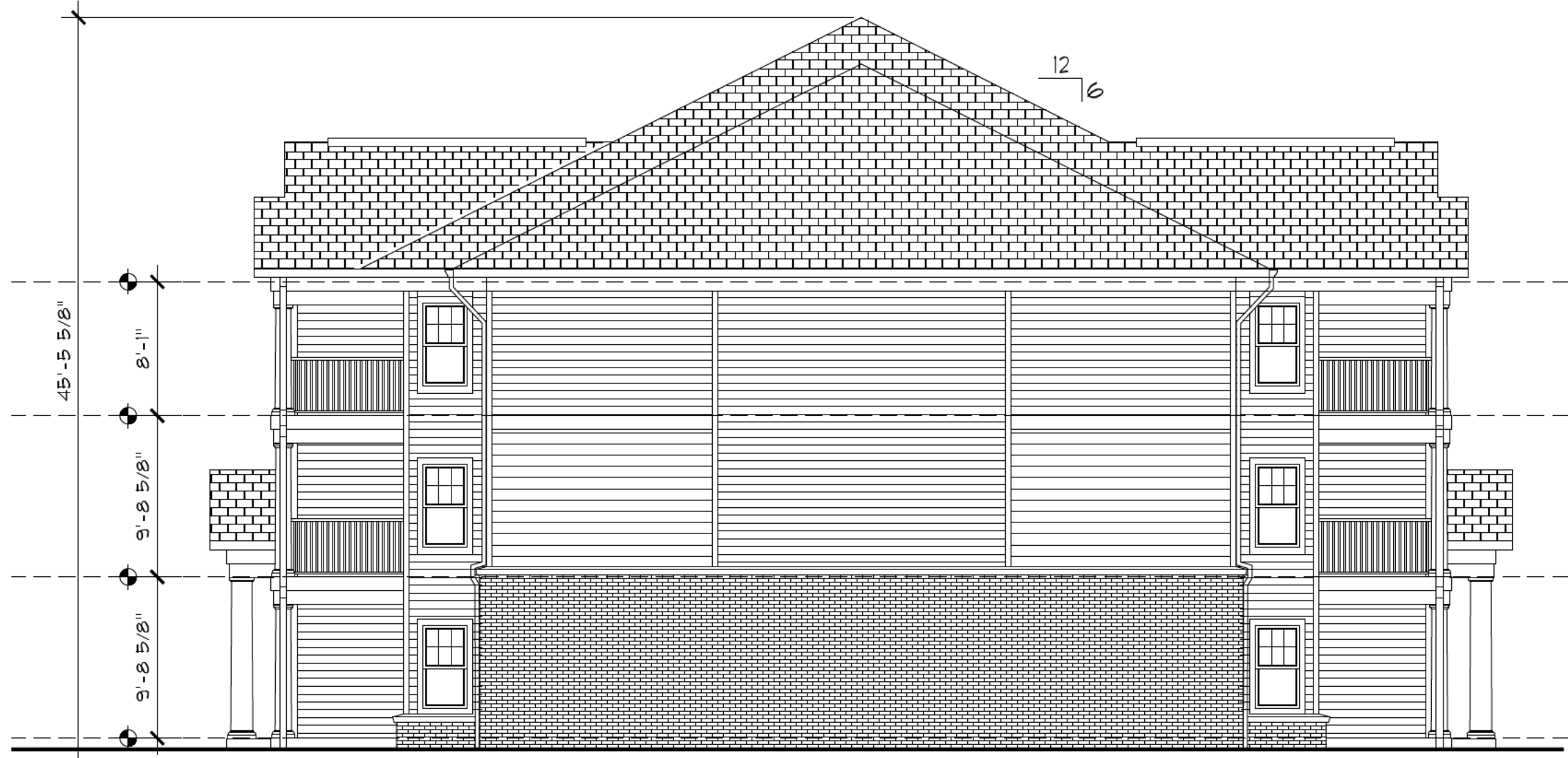
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DATE	9/18/19
DRAWN BY / CHECKED BY	DET
REVISIONS	



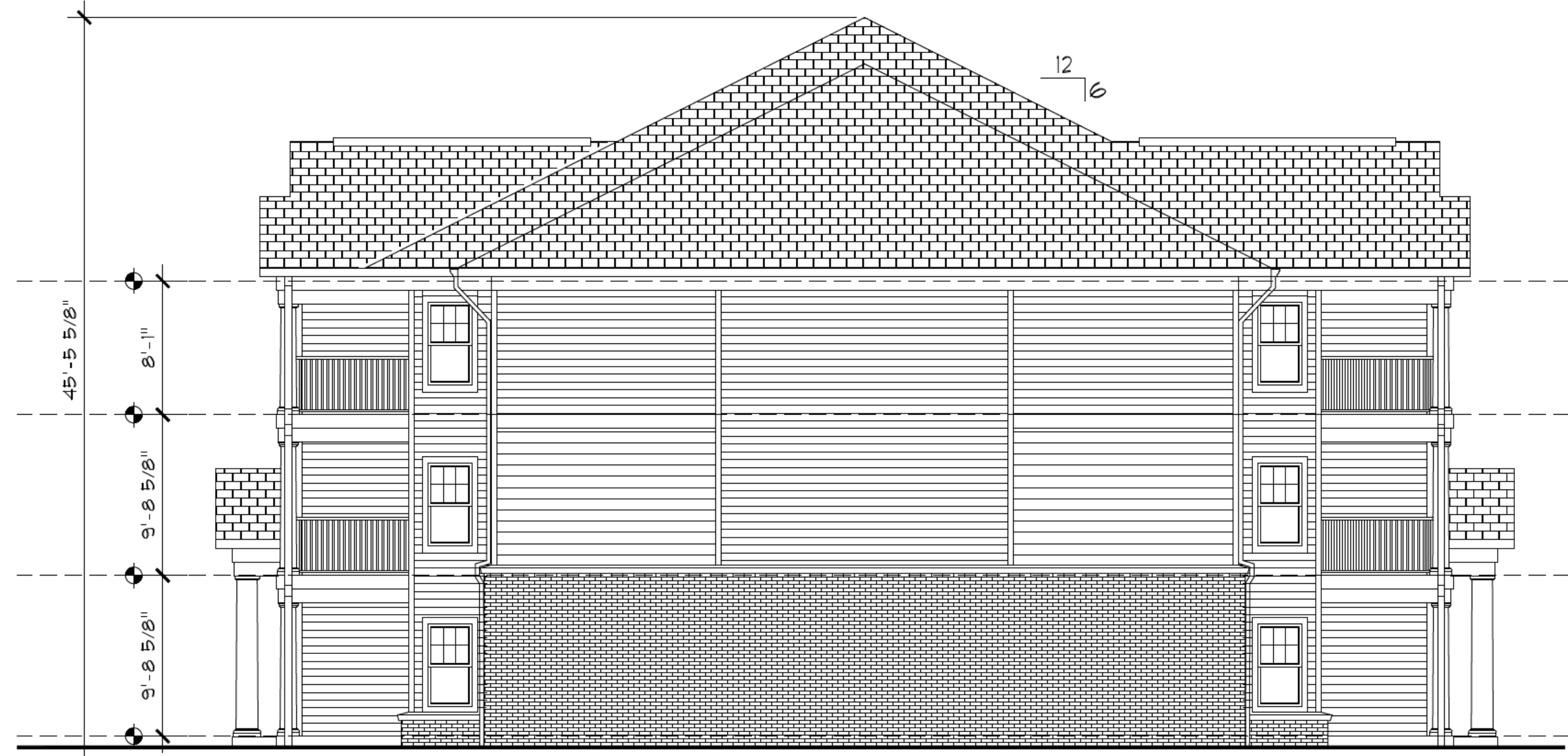
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4 BUILDING #300 NORTH ELEVATION  
 1/8" = 1'-0"



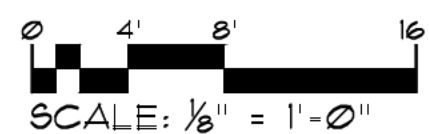
2 BUILDING #300 WEST ELEVATION  
 1/8" = 1'-0"



2 BUILDING #300 EAST ELEVATION  
 1/8" = 1'-0"

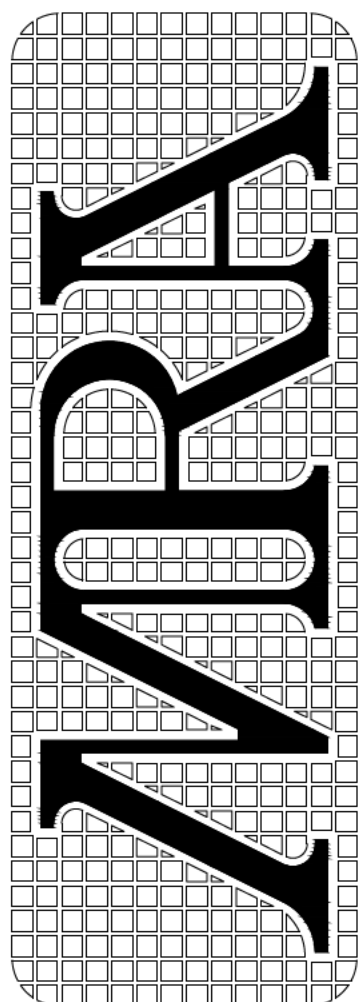


1 BUILDING #300 SOUTH ELEVATION  
 1/8" = 1'-0"



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 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

ABBINGTON SQUARE  
 RALEIGH, NC



A3.3

PROJECT	2011-031
DATE	9/18/19
DRAWN BY / CHECKED BY	DET
REVISIONS	