



Administrative Approval Action

Case File / Name: ASR-0011-2021
Trinity Academy Upper School

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

LOCATION: This 37.32 acre site zoned Residential-1 and within both a SHOD-1 and an FWPOD overlay district is located on the west side of Baileywick Road south of the intersection of Baileywick and Celbridge Place at 10224 Baileywick Road.

REQUEST: The expansion of Trinity Academy with the addition of a new 17,440 square foot, 2-3 story, Upper School Building along with associated infrastructure.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 October 6, 2021 by DON CURRY.

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:

Stormwater

1. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). If no TN offset required - no payment required (pending final calculations). Same for phosphorus loading.
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. Submit a final tree conservation plan that includes metes and bounds descriptions of all existing tree conservation areas that are to be revised, metes and bounds descriptions of all replacement tree conservation areas, and tree protection fencing as required (UDO 9.1.6).
6. Submit a final FWPOD Wooded Area plan that includes metes and bounds descriptions of all FWPOD Wooded Areas (UDO 9.1.9).



Administrative Approval Action

Case File / Name: ASR-0011-2021
Trinity Academy Upper School

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

☒ **LEGAL DOCUMENTS** - Email to 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"/>	Utility Placement 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. 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.

☒ **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:

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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



Administrative Approval Action

Case File / Name: ASR-0011-2021
Trinity Academy Upper School

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

4. 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).
5. 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).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the revised and replacement tree conservation areas (UDO 9.1.6).
7. A WPOD Wooded Area plat shall be recorded with metes and bounds showing the FWPOD Wooded Areas (UDO 9.1.9.B).

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.
2. All street lights and street signs, onsite & offsite improvements required as part of the Traffic Impact Analysis and development approval are installed.

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: March 1, 2025

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



Administrative Approval Action

Case File / Name: ASR-0011-2021
Trinity Academy Upper School

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

permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 11/02/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

TRINITY ACADEMY UPPER SCHOOL

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA

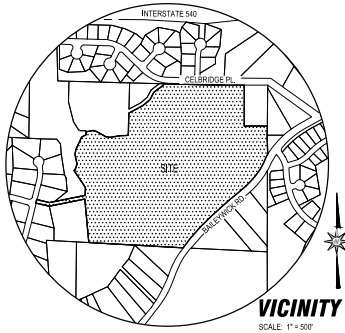
ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

ADMINISTRATIVE SITE REVIEW #ASR-0011-2021

1st SUBMITTAL TO CITY OF RALEIGH: FEBRUARY 16, 2021

2nd SUBMITTAL TO CITY OF RALEIGH: JUNE 28, 2021

3rd SUBMITTAL TO CITY OF RALEIGH: OCTOBER 6, 2021



VICINITY MAP
SCALE: 1" = 500'

SITE INFORMATION:

LOCATION: 10224 BAILEYVIEW RD., RALEIGH, NC 27613
COUNTY: WAKE
PARCEL #: 0788-57-4000
FEED #: 000884
DEVELOPER: 8737/1887
CURRENT ZONING: RU-1 (SMD-1 & FWPOD)
ACREAGE (PRIOR TO ROW DEDICATION): 37.32 AC
ACREAGE (AFTER ROW DEDICATION): 37.07 AC
RIGHT OF WAY & OTHER AREAS:
RIGHT OF WAY DEDICATION: 0.25 AC
GREENWAY DEDICATION: N/A
STORMWATER INFILTRATION: N/A
TREE CONSERVATION AREA:
NET PROPERTY AREA: 37.07 AC
TCA REQUIRED: 5,560 AC (15% MIN.)
TCA PROVIDED: 5,341 AC (15%)
REQUIRED TO REMAIN: 144 SPACES
EXISTING GRADES 6-8 (EXIST. ATRIUM - 2,317 SF): 66 (1 SPACES SEATS) (330 SEATS)
* BASED ON LARGEST ASSEMBLY ROOM
EXISTING GRADES 9-12: 12 (1 SPACE/800 SF ACADEMIC SPACE)
(EXIST. ACADEMIC SPACE - 7,250 SF)
EXISTING OFFICE/ADMIN (2,015 SF): 30 (1 SPACE/600 SF)
UPPER SCHOOL PROPOSED GRADES 6-8: 35 (1 SPACE/800 SF ACADEMIC SPACE)
PRIOR UPPER SCHOOL ACADEMIC SPACE - 18,779 SF
UPPER SCHOOL PROPOSED OFFICE/ADMIN (1,534 SF): 4 (1 SPACE/400 SF)
TOTAL SPACES REQUIRED: 144 SPACES
REQUIRED TO REMAIN: 144 SPACES
REQUIRED BICYCLE PARKING: 30
PROVIDED PARKING:
REGULAR SPACES: 63 SPACES (PROPOSED)
126 SPACES (EXISTING)
HIC SPACES: 2 SPACES (PROPOSED)
5 SPACES (EXISTING)
TOTAL PROVIDED PARKING: 196 SPACES
PROVIDED BICYCLE PARKING: 7 RACKS - 2 PARKS EACH = 14 PARKS
LONG TERM (COVERED): 4 RACKS - 2 PARKS EACH = 8 PARKS
SHORT TERM (UNCOVERED): TOTAL = 30 BICYCLE PARKS
IMPERVIOUS AREAS:
EXISTING TO REMAIN:
ROADWAY/PARKING/GRAVEL: 3.17 AC
SIDEWALKS/WALLS/CONC. PAVES: 0.46 AC
BUILDINGS/SHEDS/SMC: 1.43 AC
TOTAL EXISTING IMPERVIOUS: 5.06 AC (BASED ON NET AREA)
PROPOSED:
ROADWAY/PARKING: 0.87 AC
SIDEWALKS/WALLS: 0.25 AC
BUILDINGS: 0.46 AC
TENNIS COURTS (REF. SPR 0124-2021): 0.86 AC
TOTAL PROPOSED IMPERVIOUS: 2.44 AC (84.2% BASED ON NET ACREAGE)
OVERALL TOTAL IMPERVIOUS AREA: 7.50 AC (20.1% BASED ON NET ACREAGE)
UTILITY DEVICES:
SEWER/WATER USAGE: 15 GAL/STUDENT (NCAO 21 RULES)
BUILDING AREA (GROSS SF):
EXISTING DYNAMAS/ATRUM: 17,876 SF
EXISTING LOWER SCHOOL A: 3,241 SF
EXISTING LOWER SCHOOL B: 8,411 SF
EXISTING ADMINISTRATION BUILDING: 0,084 SF
EXISTING WATKINS SCIENCE BUILDING: 3,211 SF
EXISTING HUMANITIES BUILDING: 3,259 SF
PROPOSED MISC. BUILDING EQUIPMENT IN 2021: 7,769 SF
PROPOSED UPPER SCHOOL:
1ST FLOOR - 17,440 SF
2ND FLOOR - 17,440 SF
3RD FLOOR - 2,703 SF
TOTAL: 37,583 SF

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

DRAWING INDEX

- C-00 COVER SHEET
- C-01 CIVIL NOTES
- C-02 EXISTING CONDITIONS & DEMOLITION PLAN
- C-03 OVERALL SITE PLAN
- C-04 PARTIAL SITE PLAN
- C-05 OVERALL UTILITY PLAN
- C-06 PARTIAL UTILITY PLAN
- C-07 OVERALL GRADING AND DRAINAGE PLAN
- C-08 PARTIAL GRADING AND DRAINAGE PLAN I
- C-09 PARTIAL GRADING AND DRAINAGE PLAN II
- C-10 LIGHTING PLAN
- C-11 STORMWATER POA PLAN - EXISTING
- C-12 STORMWATER POA PLAN - PROPOSED
- S-01 ORIGINAL SEALED SURVEY
- L-01 WPOD WOODED AREAS
- L-02 WPOD WOODED AREA DETAILS
- L-03 TREE CONSERVATION PLAN
- L-04 TREE COVER REPORT
- L-05 TREE COVER REPORT
- L-06 OVERALL LANDSCAPE PLAN
- L-07 PARTIAL LANDSCAPE PLAN I
- L-08 PARTIAL LANDSCAPE PLAN II
- L-09 PARTIAL LANDSCAPE PLAN III
- L-10 PARTIAL LANDSCAPE PLAN IV
- L-11 LANDSCAPE DETAILS
- A2.1 ARCHITECTURAL ELEVATIONS (2 SHTS)

PLANNING/ZONING:
CITY OF RALEIGH
ONE EXCHANGE PLAZA SUITE 304
RALEIGH, NC 27601
919-996-2437
STORMWATER ENGINEERING:
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-2515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov
SEWER/WATER & EROSION CONTROL:
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-2515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov
UTILITY AGENCIES:
WATER & SEWER:
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-2438 (o)
CONTACT: KEITH TEW
EMAIL: keith.tew@raleighnc.gov
NATURAL GAS:
PROGRESS ENERGY - SCANA
3516 SPRING FOREST ROAD
RALEIGH, NC 27616
919-551-7965 (o)
CONTACT: JEFF HUNTER
EMAIL: jeff.hunter@wakeco.com
CABLE:
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27560
919-862-4748 (o)
CONTACT: JEFF HUNTER
EMAIL: jeff.hunter@wakeco.com
ELECTRIC:
PROGRESS ENERGY BUSINESS
6020 FAIRVIEW ROAD
RALEIGH, NC 27603
919-557-2611 (o)

Applicant/ Land Owner: Architect:

Trinity Academy, Inc.
10224 Baileyview Road
Raleigh, NC 27613
919.786.0114 (o)
Contact: Matthew Breazeale, Asst. Head of School,
Head of Lower School

Design Development Architects
800 Salem Woods Drive
Raleigh, NC 27615
919.848.4474 (o)
Contact: Tom Wells, AIA

Surveyor:

Newcomb Land Surveys, PLLC
7008 Harps Mill Rd., Suite 105
Raleigh, NC 27615
919-847-1800 (o)
Contact: Justin L. Luther, PLS
justin@nls-nc.com

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fugate Ave
Fayetteville, NC 27526
919.552.0849 (o)
919.880.9857 (m)
Contact: Don Curry, PE
don@curryeng.com

Landscape Architect:

Southwell Design, PLLC
P.O. Box 37178
Raleigh, NC 27627
919.272.6729 (v)
Contact: Adam Southwell, PLA, ASLA
adam@southwelldesign.com

NOT FOR CONSTRUCTION

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION AND RECYCLING.

SITE NOTES:

- SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 3.2.2.2.B.K (TC-4-B)
- SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 3.3.5.D.3.C (TC-4-B)
- SITE IS IN FALLS LAKE WATERSHED OVERLAY DISTRICT AND IS EXEMPT FROM CONSTRUCTION OF CURB & GUTTER PER RDON 5.2.1 (EXEMPTION TO REGULAR AND PRESENT CONSTRUCTION)

Administrative Site Review Application

Planning and Development Services Center, 10000 Capital Blvd., Suite 100, Raleigh, NC 27615-5100

This form is required when submitting site plans as referenced in the Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____ Planner: _____

Building Type: ☐ Detached ☐ Attached ☐ Townhouse ☐ Commercial ☐ Industrial ☐ Other _____

Site Transaction History: ☐ Subdivision Case # _____ ☐ Redevelopment Case # _____ ☐ Conditional Use Case # _____ ☐ Other _____

Development name: Trinity Academy Upper School

Address: 10224 Baileyview Road, Raleigh, NC 27613

Site # in UDO: 0788-57-4000

Please describe the scope of work: include any additions, improvements, and change of use.

This project consists of construction of a new Upper School building and associated parking lot and utility infrastructure along with new tennis courts.

Current Property Owner/Developer Contact Name: Trinity Academy / Trinity Academy, Inc. Address: 10224 Baileyview Road, Raleigh, NC 27613 Phone: 919-255-0849 Email: don@curryeng.com

Trinity Academy, Inc. is the Owner Representative.

Company/Group Engineering, PLLC Address: 205 S. Fugate Ave., Fayetteville, NC 27526 Phone: 919-552-0849 Email: don@curryeng.com

Page 1 of 2

ASR APPLICATION

COR UDO 6.3.1.D USE STANDARDS:

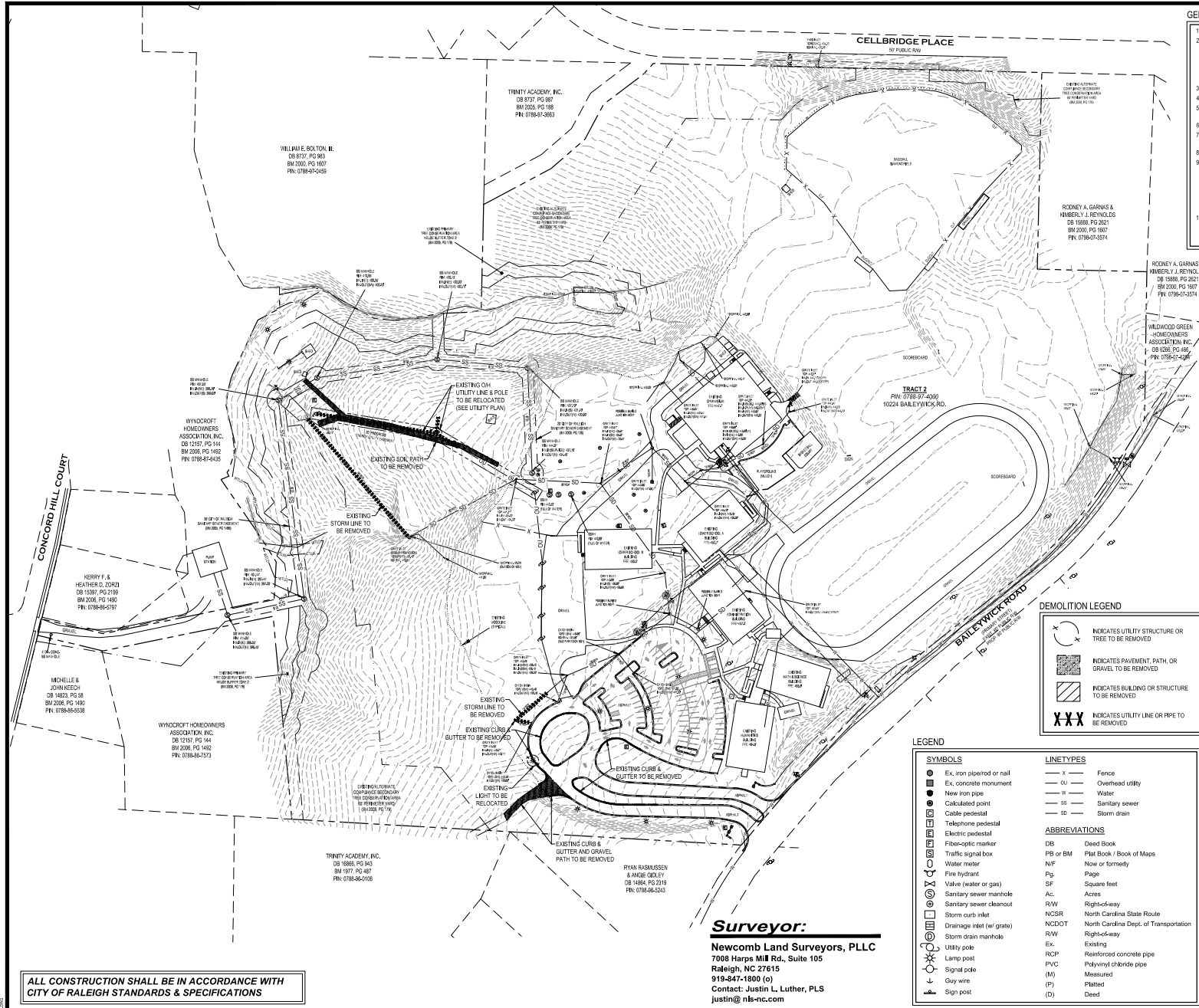
- THIS PROJECT IS IN COMPLIANCE WITH THE FOLLOWING STANDARDS:
- MEET THE CURRICULAR TEACHING CERTIFICATION OF INSTRUCTION APPROVED BY THE STATE BOARD OF EDUCATION.
 - BE LOCATED ON A LOT WITH TOTAL AREA OF 500 SQUARE FEET PER ENROLLED PUPIL, UNLESS WITHIN A DISTRICT WITH TOTAL AREA NO MINIMUM AREA PER PUPIL SHALL BE REQUIRED.
 - BE LOCATED OUTSIDE ANY AIRPORT OVERLAY DISTRICT OR PRIMARY RESERVOIR WATERSHED PROTECTION AREA.
 - THE ADDITIONAL TRAFFIC GENERATED TO AND FROM THE SITE DURING PEAK TRAVEL PERIODS, COMBINED WITH THE BACKGROUND TRAFFIC VOLUME TRAVELING ON THE ROADWAY WOULD NOT REDUCE THE ROADWAY OR NEARBY INTERSECTIONS CAPACITY BELOW LEVEL-OF-SERVICE "D", AS DEFINED IN THE HIGHWAY CAPACITY MANUAL, 1984.
 - IN A RESIDENTIAL DISTRICT, A TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.4.A) MUST BE ESTABLISHED ALONG ANY SIDE OF THE PROPERTY ADJUTING ANY RESIDENTIAL USE.
 - IN A RESIDENTIAL DISTRICT, A TYPE C2 STREET PROTECTIVE YARD (SEE SEC. 7.2.4.B), MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ADJUTING A PUBLIC RIGHT-OF-WAY.

TRINITY ACADEMY - RALEIGH, NC
COVER SHEET

DATE: 10/06/2021
FILE NO: 2021002
CDS SHEET SIZE: 24 x 36

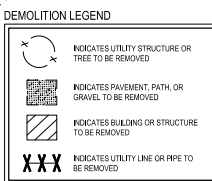
Curry
ENGINEERING

C-00



- GENERAL NOTES:**
1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
 2. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THIS PLAN HAS NOT BEEN SEALED. SURVEY INFORMATION SHOWN WITHIN THE PARENT PROPERTY BOUNDARY REPRESENTS FIELD SURVEY INFORMATION CONDUCTED IN AUGUST 2019 BY NEWCOMB LAND SURVEYORS.
 3. NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
 4. AREAS COMPLETED BY THE COORDINATE METHOD.
 5. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
 6. ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
 7. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE X FLOODPLAIN PER FEMA FIRM PANEL 170070001A & 170070001B DATED 05/08/08.
 8. VERTICAL DATUM: NAVD83, HORIZONTAL DATUM: NAD83.
 9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
 10. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

- DEMOLITION NOTES:**
1. NO EQUIPMENT IS ALLOWED ON THE SITE OR DISTURBANCE IS PERMITTED UNTIL ALL THE TREE PROTECTION AND SALT FENCING HAS BEEN INSTALLED AND APPROVED.
 2. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NORTH CAROLINA HEALTH HAZARD CONTROL UNIT AN ASBESTOS INSPECTION REPORT FROM A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO THE START OF DEMOLITION.
 3. DEMOLITION OF STRUCTURES AND/OR UTILITIES BASED ON EXISTING CONDITIONS SURVEY. IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN THAT REQUIRES ADDITIONAL DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE ENGINEER PRIOR TO PROCEEDING WITH REMOVAL OF STRUCTURE AND/OR UTILITY. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND HAVE BEEN LOCATED TO THE EXTENT POSSIBLE VIA LEVEL "C" SUE METHODS. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION INCLUDING UTILITY "POTHOLING" OR BY THE EXCAVATION OF TEST PITS AS NECESSARY TO DETERMINE THE UTILITY LOCATION, DEPTHS, AND MATERIALS.
 4. CONTRACTOR SHALL NOT BEGIN ANY DEMOLITION WORK PRIOR TO APPROVAL AND ISSUANCE OF LAND DISTURBANCE AND DEMOLITION PERMITS ISSUED BY THE CITY OF RALEIGH.
 5. DO NOT INTERRUPT EXISTING UTILITY SERVICES FOR FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN APPROPRIATE TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES.
 - A. NOTIFY OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
 - B. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE OWNER.
 6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING CITY OF RALEIGH OR NC DOT INFRASTRUCTURE, PRIVATE UTILITY, COMPANY INFRASTRUCTURE, OR ADJACENT PROPERTY OWNERS PROPERTY.
 7. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS FOR DISPOSAL OF HAZARDOUS MATERIALS.
 8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OR DEMOLITION OF PRIVATE UTILITIES WITH THE PROPER PRIVATE UTILITY COMPANY.
 9. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PER NC DOT AND MUTCD STANDARDS.
 10. CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF FINEER EQUIPMENT AND MATERIALS STORED ON-SITE DURING CONSTRUCTION.
 11. ANY PAVEMENT CUT SHALL BE DONE AS A FULL DEPTH SAW CUT WITH LINES STRAIGHT AND NEXT.
 12. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH SHALL BE REMOVED AND DEPOSED OF IN A LEGAL MANNER. NOTIFY OWNER AND ENGINEER IF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) ARE ENCOUNTERED.
 13. REMOVE SIDEWALK, CURBS AND GUTTER, AND OTHER CONCRETE SECTIONS BY SAW CUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
 14. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS, OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY PROVIDER (E. POWER, TELEPHONE, CABLE, AND NATURAL GAS) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
 15. ALL DEMOLISHED MATERIALS SHALL BE DEPOSED OF OFF-SITE IN A LAWFUL MANNER.
 16. CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE, FREE OF DEBRIS, TRASH, OR OTHER CONSTRUCTION MATERIALS. AREAS SUBJECT TO SITE CONSTRUCTION ADJACENT TO THE PUBLIC RIGHT OF WAY AND ADJACENT SIDEWALKS SHALL BE LEFT "ROOM CLEAN" AT THE END OF EACH WORK DAY.
 17. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY UTILITIES NEEDED DURING CONSTRUCTION.



LEGEND

SYMBOLS	LINE TYPES
● Ex. iron pipe/rod or nail	— X — Fence
■ Ex. concrete monument	— O — Overhead utility
● New iron pipe	— W — Water
● Calculated point	— SS — Sanitary sewer
● Cable pedestal	— SD — Storm drain
□ Telephone pedestal	
□ Electric pedestal	
□ Fiber-optic marker	
□ Traffic signal box	
□ Water meter	
□ Fire hydrant	
□ Valve (water or gas)	
□ Sanitary sewer cleanout	
□ Storm curb inlet	
□ Drainage inlet (w/ grate)	
□ Storm drain manhole	
□ Utility pole	
□ Lamp post	
□ Signal pole	
□ Guy wire	
□ Sign post	

ABBREVIATIONS

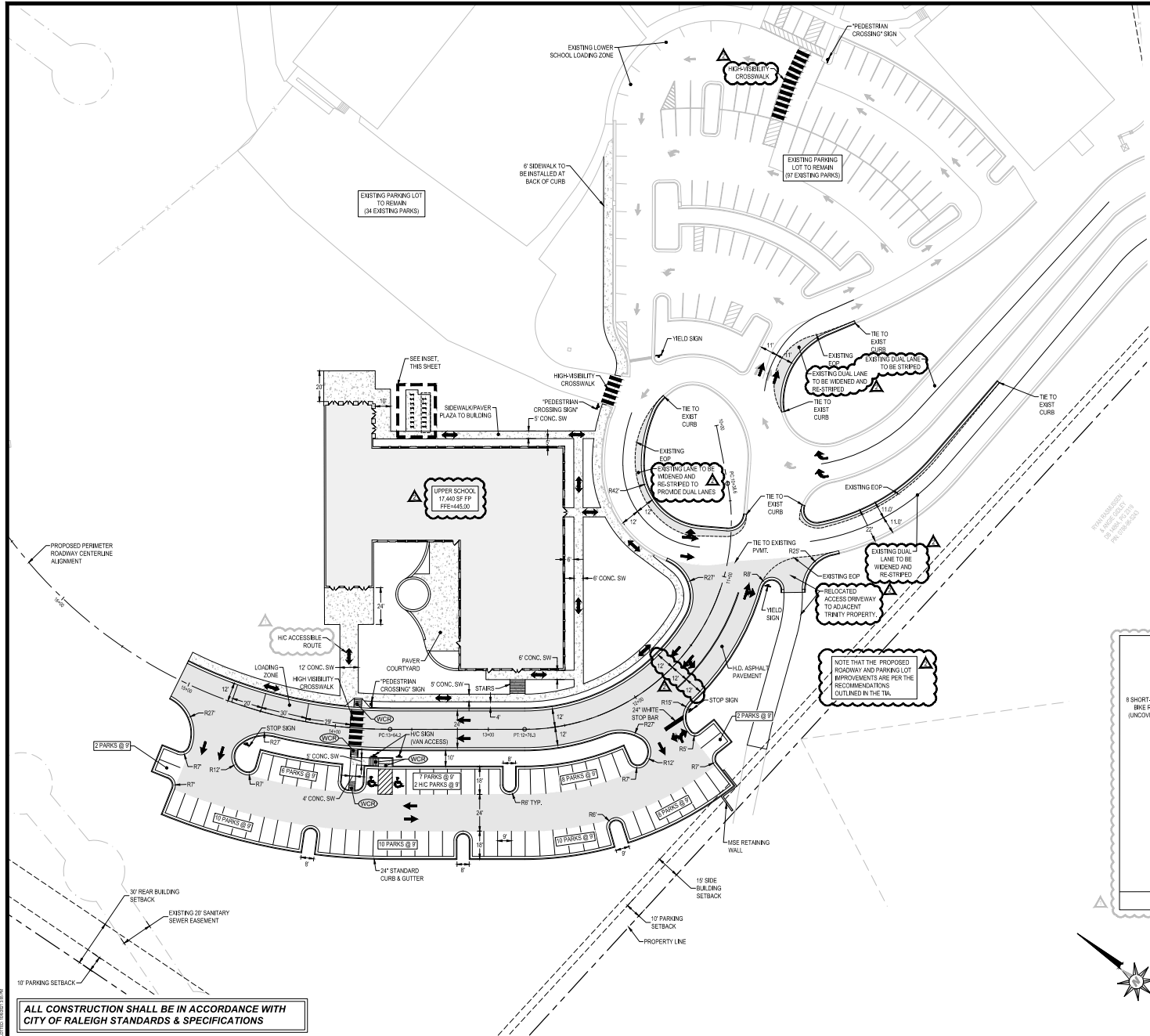
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NC DOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

Surveyor:
Newcomb Land Surveys, PLLC
7008 Harps Mill Rd., Suite 105
Raleigh, NC 27615
919-547-1800 (o)
Contact: Justin L. Luther, PLS
justin@nlb-nc.com

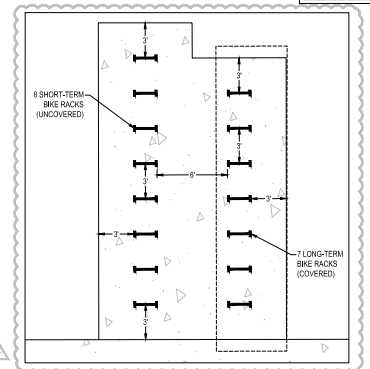
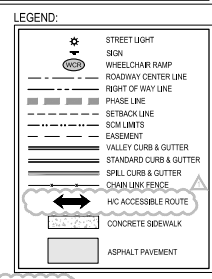
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

NOT FOR CONSTRUCTION

TRINITY ACADEMY - RALEIGH, NC
EXISTING CONDITIONS & DEMOLITION PLAN



- GENERAL NOTES:**
1. BEFORE YOU DIG, STOP! CALL THE NC ONE-CALL CENTER AT 1-800-552-4343. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL) @ 1-800-552-4343 OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.
 3. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
 4. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 6. PROTECT ALL PROPERTY MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION. SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 7. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM MUDRY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 8. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
 15. ANY SPECIALTY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 16. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE OPEN AS-BUILT LOCATIONS.
 17. TREE CONSERVATION AREAS SHALL BE RECORDED AS A CONDITION OF PLAN APPROVAL. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
 18. ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS.



1 BIKE RACK INSET
C-04
SCALE: 1" = 5'

SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL

NOT FOR CONSTRUCTION



**TRINITY ACADEMY - RALEIGH, NC
PARTIAL SITE PLAN**

DESIGNED BY: L. CURR
DATE: 11/20/2020
PROJECT: TRINITY ACADEMY
17100 NCS&S
PREF. APPROVAL: 11/27/2020



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

CONCORD HILL COURT
HENRY F. & HEATHER D. ZORZI
DB 1507, PG 2189
BM 2005, PG 1480
PIN: 0788-66-5787

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

CONCORD HILL COURT

WINNOCROFT HOMEOWNERS
ASSOCIATION, INC.
DB 12187, PG 144
BM 2005, PG 1482
PIN: 0788-66-7573

WINNOCROFT HOMEOWNERS
ASSOCIATION, INC.
DB 12187, PG 144
BM 2005, PG 1482
PIN: 0788-66-7573

VILLAGE E. BOLTON, II
DB 8737, PG 183
BM 2005, PG 1807
PIN: 0788-66-5455

TRINITY ACADEMY, INC.
DB 8737, PG 187
BM 2005, PG 188
PIN: 0788-66-5363

TRINITY ACADEMY, INC.
DB 18066, PG 343
DB 18071, PG 487
PIN: 0788-66-5708

RYAN RASMUSSEN
& ANNE GOLEY
DB 14884, PG 2318
PIN: 0788-66-5343

ROONEY A. GARNAS &
VINCEY J. REYNOLDS
DB 15886, PG 2027
BM 2005, PG 1887
PIN: 0788-66-3274

ROONEY A. GARNAS &
VINCEY J. REYNOLDS
DB 15886, PG 2027
BM 2005, PG 1887
PIN: 0788-66-3274

VILLOWOOD GREEN
HOMEOWNERS
ASSOCIATION, INC.
DB 6396, PG 466
PIN: 0788-67-4296

TRACT 2
PIN: 0788-67-4296
10224 DAILEYWOODS

CELLBRIDGE PLACE
30' PUBLIC ROW

10' PARKING
SETBACK

30' REAR
BUILDING
SETBACK

15' SIDE
BUILDING
SETBACK

10' PARKING
SETBACK

30' REAR
BUILDING
SETBACK

10' PARKING
SETBACK

20' EXISTING DUKE
ENERGY UTILITY
EASEMENT

20' EXISTING COR
SANITARY SEWER
EASEMENT

UPPER SCHOOL
17,440 SF 19
FTE=445.00

SEE UTILITY PLAN

20' FRONT
BUILDING &
PARKING SETBACK

10' ROW DEDICATION

10' PARKING
SETBACK

15' SIDE
BUILDING
SETBACK

CITY OF RALEIGH PUBLIC UTILITIES NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- MAINTAIN APPROPRIATE COVER & SEPARATION ON UTILITIES. UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12". THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP WATERLINES OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- 12" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- MAINTAIN 12" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER RCP DOD DETAILS W-411 & S-481).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OR PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TIE AT MAIN REPAIRS OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.5' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDD, USACE, BOR FEMA FOR ANY RIVER BUFFER, WETLAND, LAKE OR FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
- NC DOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEASLEY AT (919) 986-2334 OR TIMOTHY.BEASLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. HOWEVER, IF MORE STRINGENT, CONTACT JOANNE HARTLEY AT (919) 986-8923 OR JOANNE.HARTLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.
- PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL PUBLIC SANITARY SEWER MANHOLES LOCATED WITHIN THE FLOOD PLAN SHALL HAVE SEALED MANHOLE LIDS PER CDD DETAIL S-26.
 - 6" FIRE CDDA - WATTS MODEL 007 CDDA
 - 2" DOMESTIC RP2 - WATTS MODEL 919

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TIE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RIVER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2x2)
- OPEN THROAT YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE



SCALE: 1" = 80 FT
SCALE IN FEET
HORIZONTAL

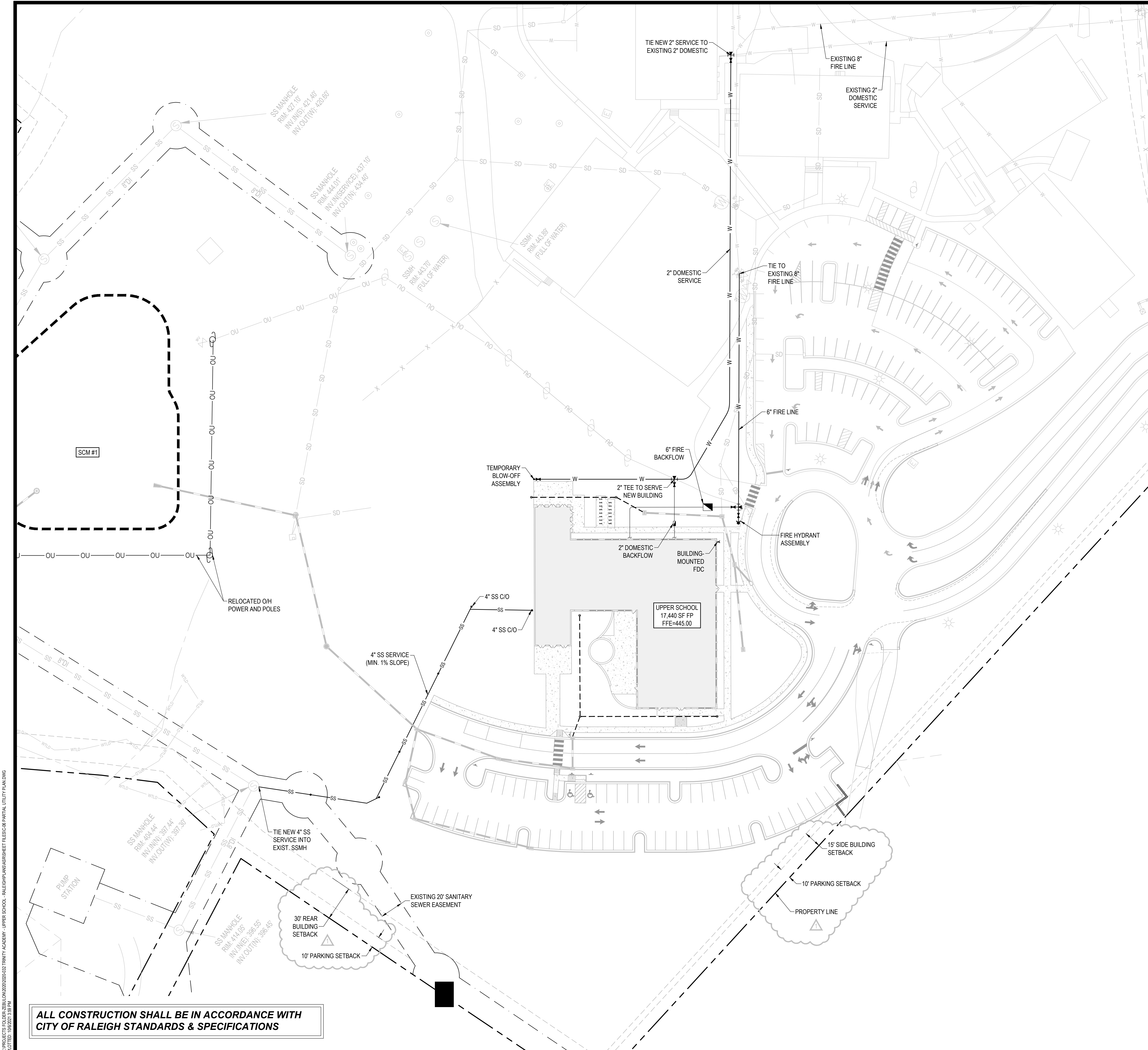
NOT FOR CONSTRUCTION



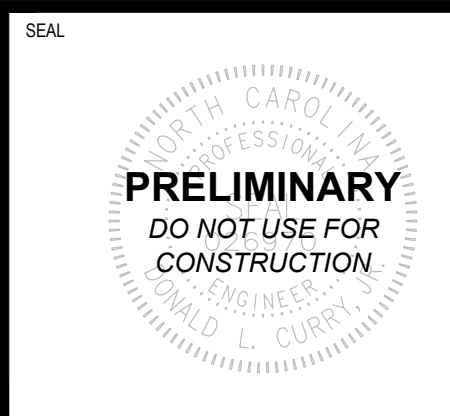
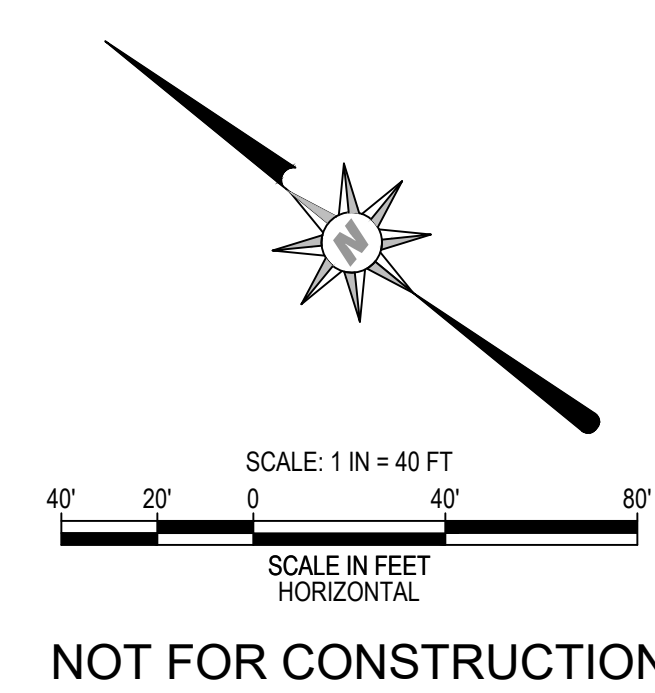
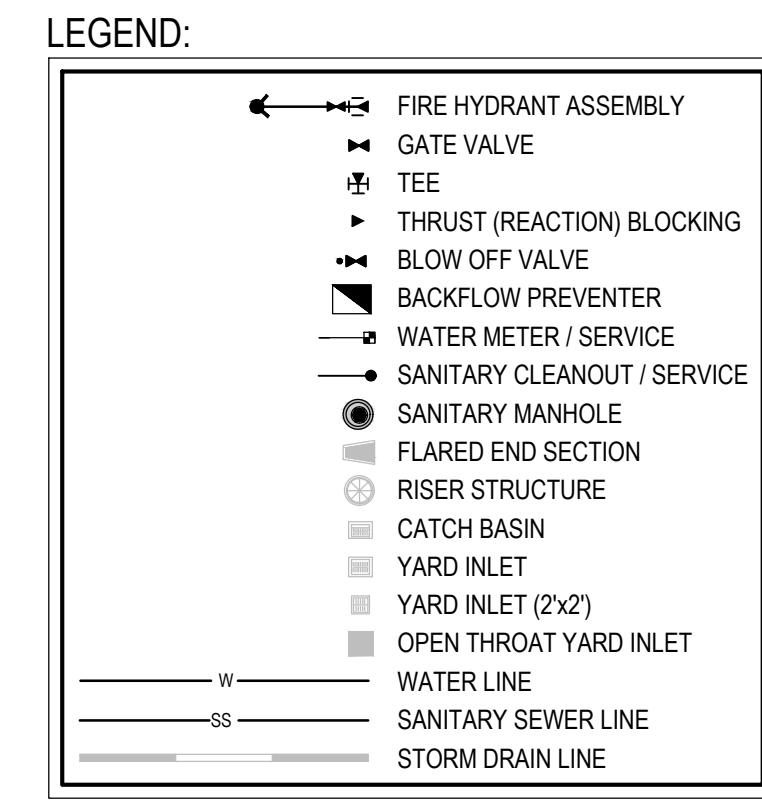
TRINITY ACADEMY - RALEIGH, NC
OVERALL UTILITY PLAN

27100 2525040
Professional Engineer, No. 27100

Curr
ENGINEERING
C-05



- CITY OF RALEIGH PUBLIC UTILITIES NOTES:
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - MAINTAIN APPROPRIATE COVER & SEPARATION ON UTILITIES. UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 - PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BACKFLOW PREVENTERS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 6" FIRE DCDA - WATTS MODEL 007 DCDA
 - 2" DOMESTIC RPZ - WATTS MODEL 919



TRINITY ACADEMY - RALEIGH, NC

PARTIAL UTILITY PLAN

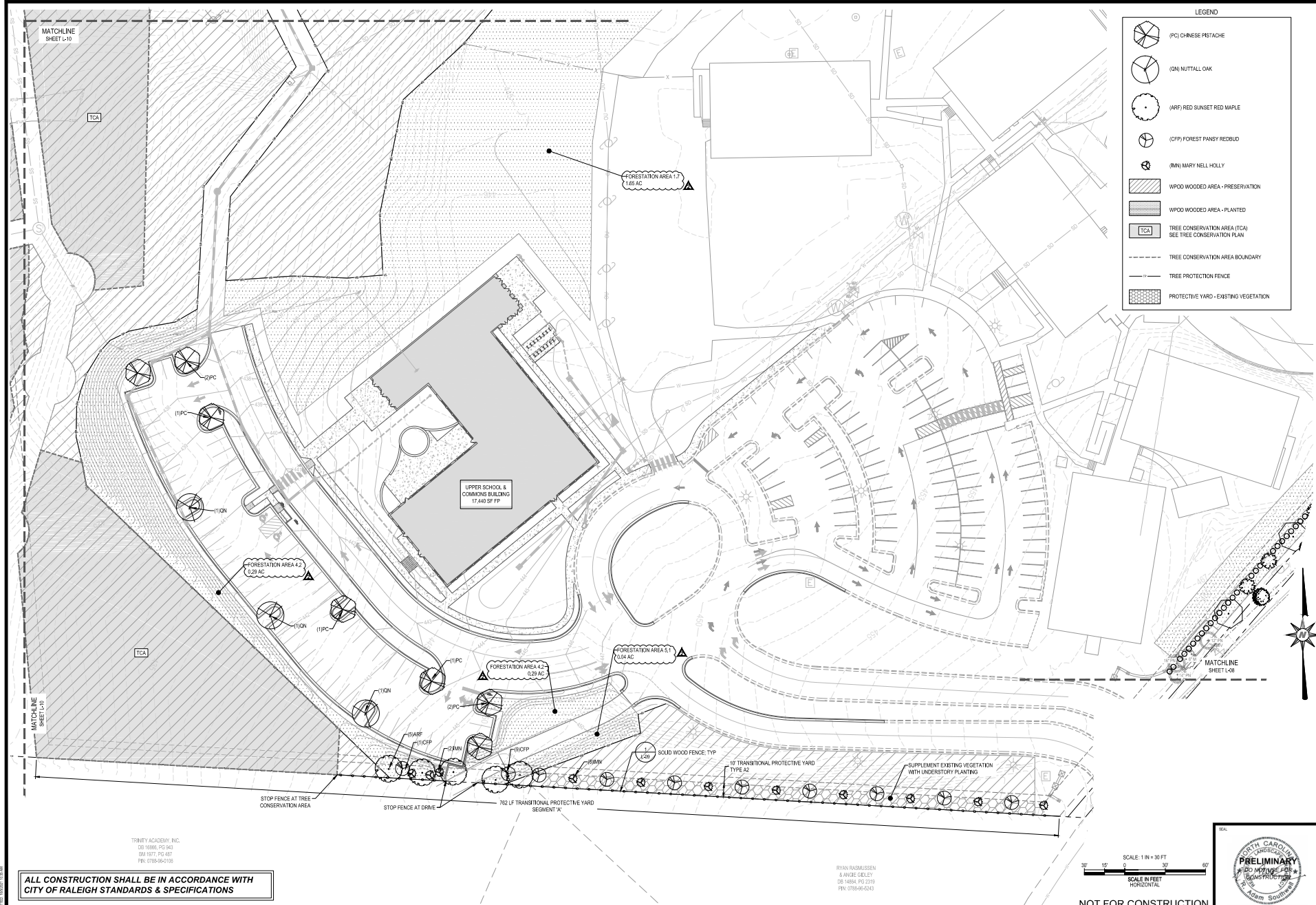
206 S. FURNY AVENUE
FURNY-VIRNA, NC 27506

T (919) 562-0949
F (919) 562-2643

ENGINEER'S SEAL

NC LIC. NO. P-4798

C-06



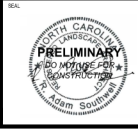
- LEGEND
- (PC) CHINESE PISTACHE
 - (QO) NUTTALL OAK
 - (ARF) RED SUNSET RED MAPLE
 - (CFP) FOREST PANSY REDBUD
 - (MN) MARY NELL HOLLY
 - WPOD WOODED AREA - PRESERVATION
 - WPOD WOODED AREA - PLANTED
 - TCA TREE CONSERVATION AREA (TCA) SEE TREE CONSERVATION PLAN
 - TREE CONSERVATION AREA BOUNDARY
 - TREE PROTECTION FENCE
 - PROTECTIVE YARD - EXISTING VEGETATION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

TRINITY ACADEMY, INC.
320 100th, PO Box 140
Rm 1077, PO Box 487
P.O. Box 487-0105

RYAN RASMUSSEN
& ANGE GIDLEY
DB 14854, PG 2119
PIN 0705400245

SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL



TRINITY ACADEMY - RALEIGH, NC
PARTIAL LANDSCAPE PLAN I

DATE: 10/20/21
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'
SHEET NO. 2000002
SHEET SIZE: 24 X 36

PRELIMINARY
DO NOT CONSTRUCT

Curr
ENGINEERING

L-07



CELLBRIDGE PLACE

50' PUBLIC R/W

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

LEGEND	
	(ARF) RED SUNSET RED MAPLE
	(CFP) FOREST PANSEY REDBUD
	(JMN) MARY NELL HOLLY
	(LH) LIBERTY HOLLY
	(DF) FRAGRANT TEA OLIVE
	(VC) CHINDO VIBURNUM
	WPOD WOODED AREA - PRESERVATION
	WPOD WOODED AREA - PLANTED
	TCA
	TREE CONSERVATION AREA (TCA)
	TREE CONSERVATION AREA BOUNDARY
	TREE PROTECTION FENCE
	PROTECTIVE YARD - EXISTING VEGETATION

TRINITY ACADEMY - RALEIGH, NC PARTIAL LANDSCAPE PLAN III

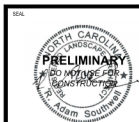
DESIGNED BY
TRINITY ACADEMY
10000 RALEIGH RD
RALEIGH, NC 27601

DESIGNED BY
CURTIS ENGINEERING
10000 RALEIGH RD
RALEIGH, NC 27601

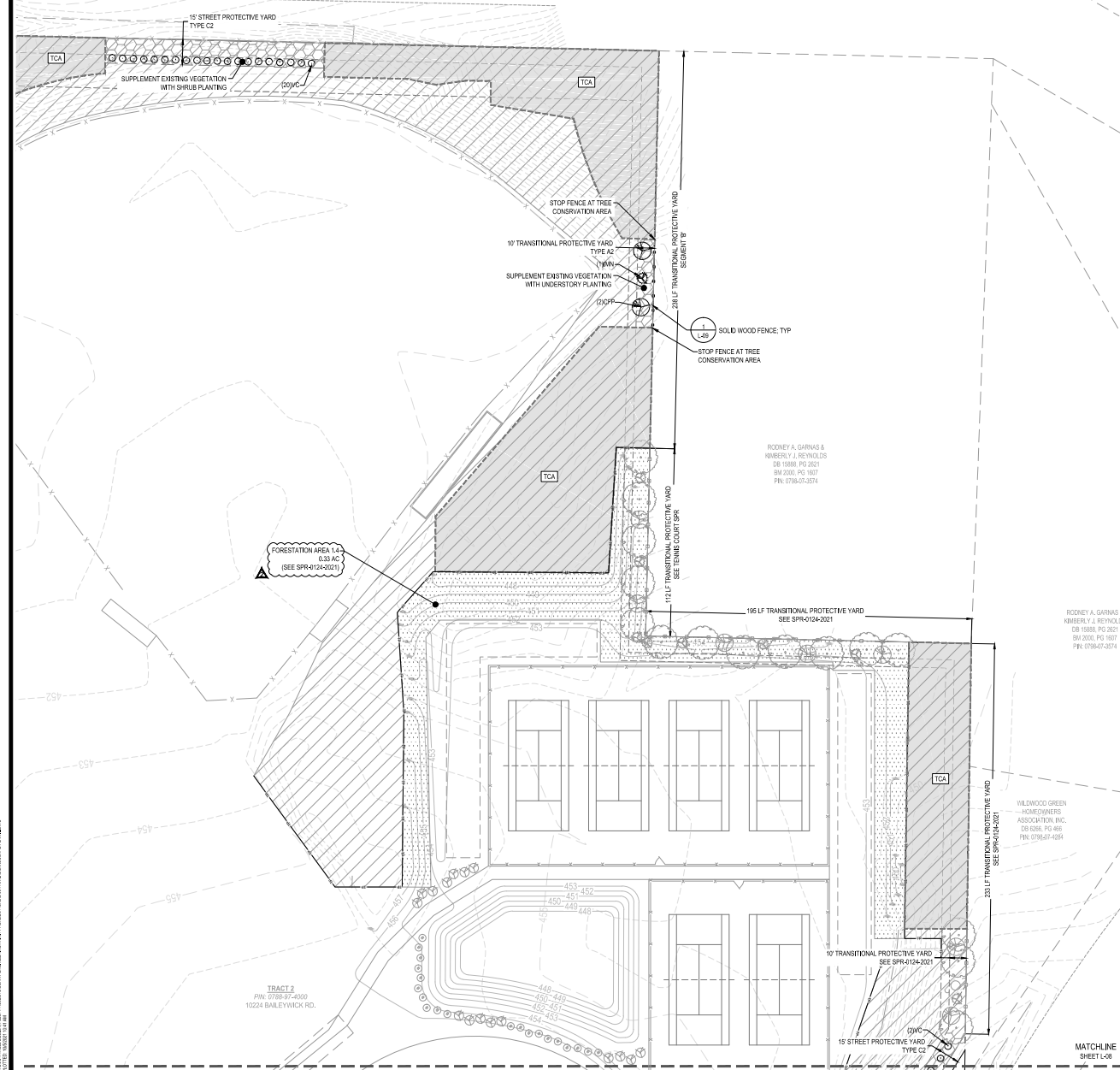
L-09



SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE DESIGNER.



TRACT 2
PIN: 0788-97-0000
10224 BAILEY WICK RD.

ROONEY A. GARRAS &
WINTERLY J. HENKOWLES
DB 15888, PG 2021
SM 2000, PG 1007
PIN: 0788-97-0000

ROONEY A. GARRAS &
WINTERLY J. HENKOWLES
DB 15888, PG 2021
SM 2000, PG 1007
PIN: 0788-97-0000

WILLOW GREEN
HOMESOWNERS
ASSOCIATION, INC.
DB 15888, PG 488
PIN: 0788-97-0000

CONCERN: THE CITY OF RALEIGH, NC, HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

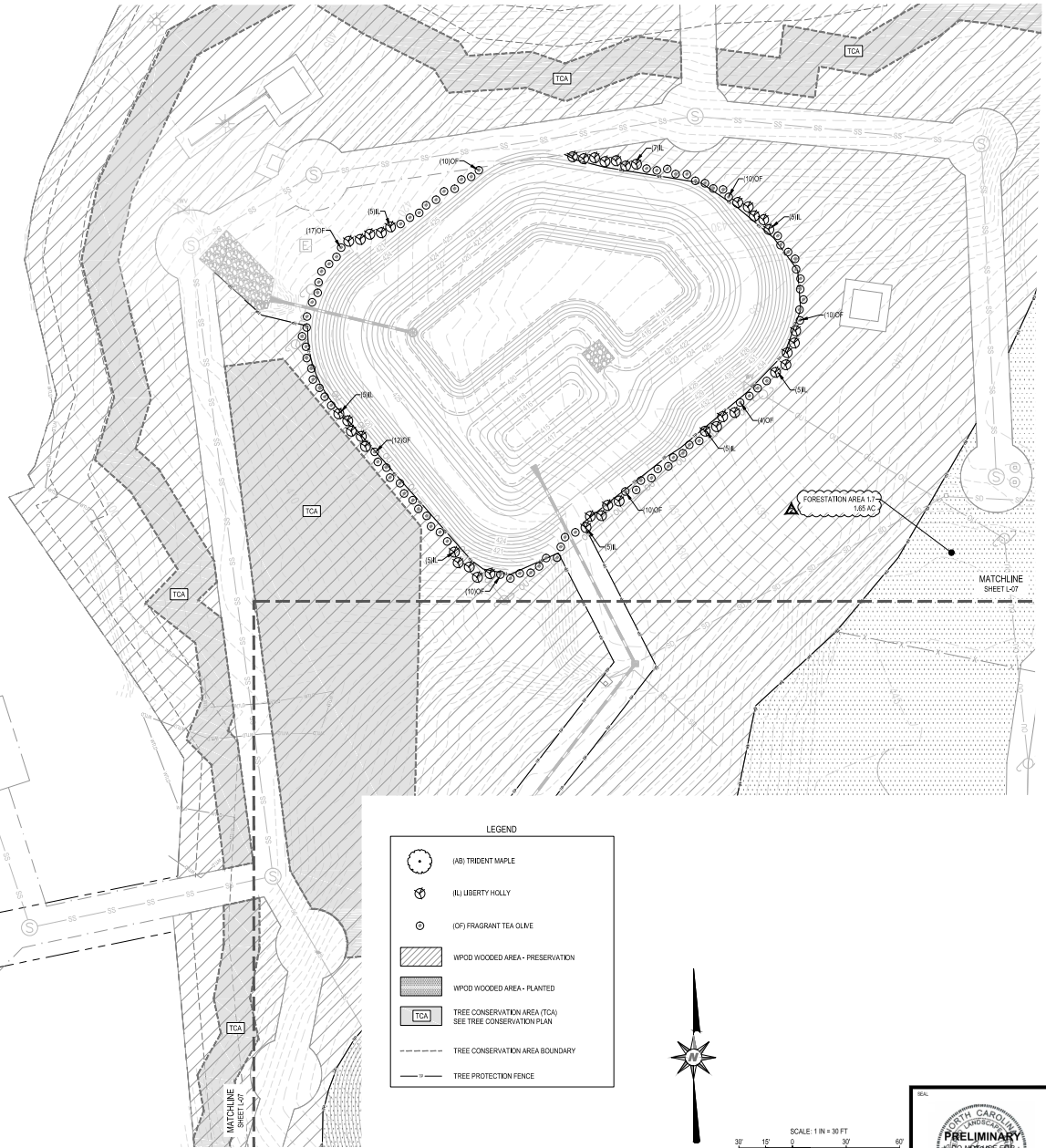
CONCORD HILL COURT

HERRY F. &
HEATHER D. 2000
DB 15387, PG 2189
BM 2000, PG 1480
PIN 0788-65-0707

MICHELLE &
JOHN KEECH
PG 1480, PG 02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

WYNDROFT
HOMESOWNERS
ASSOCIATION, INC.
DB 12157, PG 144
BM 2000, PG 1480
PIN 0788-65-0707



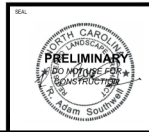
LEGEND

- (AB) TRIDENT MAPLE
- (BL) LIBERTY HOLLY
- (OP) FRAGRANT TEA OLIVE
- WPOD WOODED AREA - PRESERVATION
- WPOD WOODED AREA - PLANTED
- TCA TREE CONSERVATION AREA (TCA)
SEE TREE CONSERVATION PLAN
- TREE CONSERVATION AREA BOUNDARY
- TREE PROTECTION FENCE



SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL

NOT FOR CONSTRUCTION

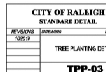


TRINITY ACADEMY - RALEIGH, NC
PARTIAL LANDSCAPE PLAN IV

DATE: 10/02/2020
FILE NO. 2000-02

Curr
ENGINEERING

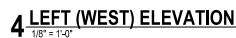
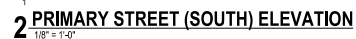
L-10



PLANT SCHEDULE													
QUANTITY						BOUNICAL NAME	COMMON NAME	ROOT	HEIGHT (MINIMUM)	TYPE	USE	NOTES	
FOURTEENTH AREA													
AREA 1.2	AREA 1.4	AREA 1.4	AREA 1.7	AREA 1.2	AREA 1.3	TOTAL							
35	29	16	179	30	3	265	Unidentifed bilobate	Trump Poplar	BARE ROOT	W	3	WFCF	0 0 0 0.5 0.5 SPACING
35	29	17	179	30	3	265	Rhyssa sp. ovata	Black Gum	BARE ROOT	W	3	WFCF	0 0 0 0.5 0.5 SPACING
35	30	16	179	30	4	257	Persea indica	Loblolly Pine	BARE ROOT	W	1	WFCF	0 0 0 0.5 0.5 SPACING
35	30	16	180	29	4	265	Quercus rubra	Red Barked Oak	BARE ROOT	W	3	WFCF	0 0 0 0.5 0.5 SPACING

NOTE: PLANTING FOR FORESTATION AREA 1,4 IS PROVIDED WITH SPR-0124-2021

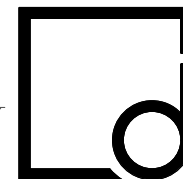
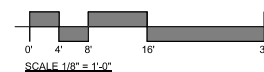
CONCORD HL COURT:
 REQUIREMENT: SHADE TREES @ 40' O.C. AVERAGE
 REQUIRED: 1 SHADE TREE
 PROVIDED: 1 SHADE TREE



3 REAR (NORTH) ELEVATION

EAST - PRIMARY STREET FRONT CALC'S

TOTAL THIRD FLOOR AREA = 818 sqft
TOTAL THIRD FLOOR TRANSPARENCY = 126 sqft - PROVIDED (26.4%)
TOTAL REQUIRED TRANSPARENCY = 123.8 sqft (20%)
TOTAL SECOND FLOOR AREA = 740 sqft
TOTAL SECOND FLOOR TRANSPARENCY = 298 sqft - PROVIDED (40.3%)
TOTAL REQUIRED TRANSPARENCY = 145 sqft (20%)
TOTAL GROUND FLOOR AREA = 780 sqft
TOTAL GROUND FLOOR TRANSPARENCY = 305 sqft - PROVIDED (40.3%)
TOTAL GROUND FLOOR REQUIRED TRANSPARENCY = 152 sqft (20%)
TOTAL GROUND FLOOR AREA 3-4' = 282 sqft
TOTAL GROUND FLOOR TRANSPARENCY 3-4' = 90 sqft - PROVIDED (59.2% OF REQ'D TRANSPARENT)
TOTAL GROUND FLOOR TRANSPARENCY 3-4' = REQUIRED 76 sqft (50% OF REQ'D TRANSPARENT)



**REVIEW SET
NOT FOR
CONSTRUCTION**

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF DESIGN DEVELOPMENT. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.

designdevelopment
ARCHITECTS

800 Salem Woods
Drive
Suite 102
Raleigh, NC 27615
919.848.4474

**TRINITY
ACADEMY -
UPPER SCHOOL
BUILDING**

10224 BAILEYWICK RD.
RALEIGH, NC 27613

No.	Description	Date
-----	-------------	------

PROJECT #: 200003

DATE:

Unnamed

A2.1 COR.

DIGITAL PRINT DATE: 10/7/2021 8:39:20 AM