

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified 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 (print): _____
---------------------------------------	------------------------

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: <u>SCOPE-0110-2024</u> Certificate of Appropriateness #: _____ Board of Adjustment #: <u>BOA-0030-2021</u> Zoning Case #: _____ Design Alternate #: _____	
GENERAL INFORMATION	
Development name: Trinity Academy Lower School Development	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 10224 Baileywick Rd, Raleigh, NC 27613	
Site P.I.N.(s): 0788974000	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). 51,000 SF Lower School and 14,400 SF Expansion to Founders Hall.	
Current Property Owner(s): TRINITY ACADEMY, INC	
Company: TRINITY ACADEMY, INC	Title:
Address: 10224 BAILEYWICK RD, RALEIGH, NC 27613	
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: TRINITY ACADEMY, INC	Address: 10224 BAILEYWICK RD, RALEIGH, NC 27613

Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Matthew Breazeale	
Company: Trinity Academy, INC	Title: Assistant Head of School
Address: 10224 Baileywick Rd, Raleigh, NC 27613	
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
Applicant Name: Matthew Breazeale	
Company: Trinity Academy, INC	Address: 10224 Baileywick Rd, Raleigh, NC 27613
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-1	Existing gross floor area (not to be demolished): 89,028 sf
Gross site acreage: 37.32 AC	Existing gross floor area to be demolished: 17,496 sf
# of parking spaces proposed: 31	New gross floor area: 65,400 SF
Max # parking permitted (7.1.2.C): No MAX	Total sf gross (to remain and new): 154,428 SF
Overlay District (if applicable): -SHOD-1, -FWPOD	Proposed # of buildings: 2
Existing use (UDO 6.1.4): School, private (K-12)	Proposed # of stories for each: 3, 1
Proposed use (UDO 6.1.4): School, private (K-12)	Proposed # of basement levels (UDO 1.5.7.A.6) 1

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>368,815</u> Proposed total (sf) <u>412,949</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>368,815</u> Proposed total (sf) <u>412,949</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.


APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 

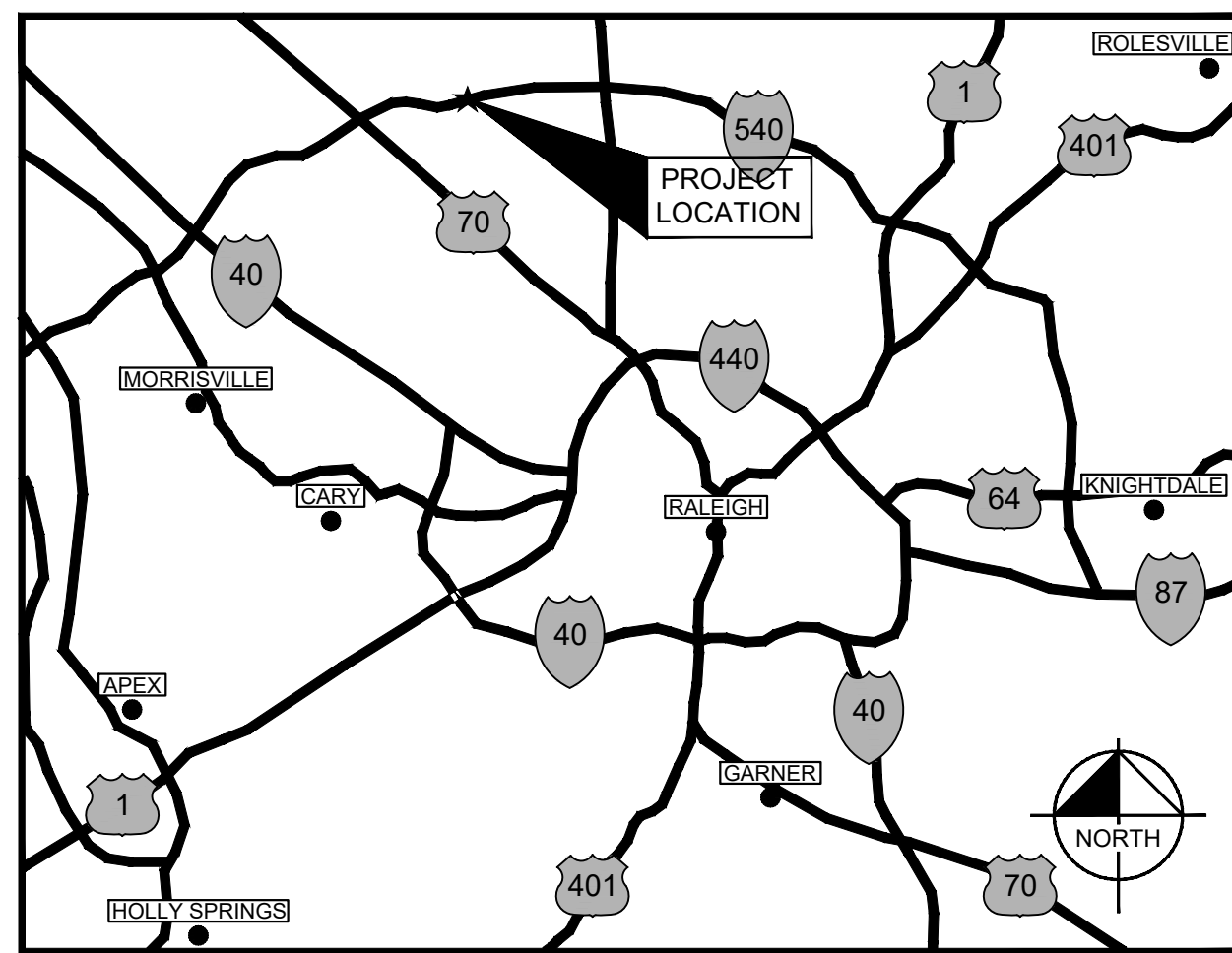
Date: 09/05/2024

Printed Name: Matthew Breazeale

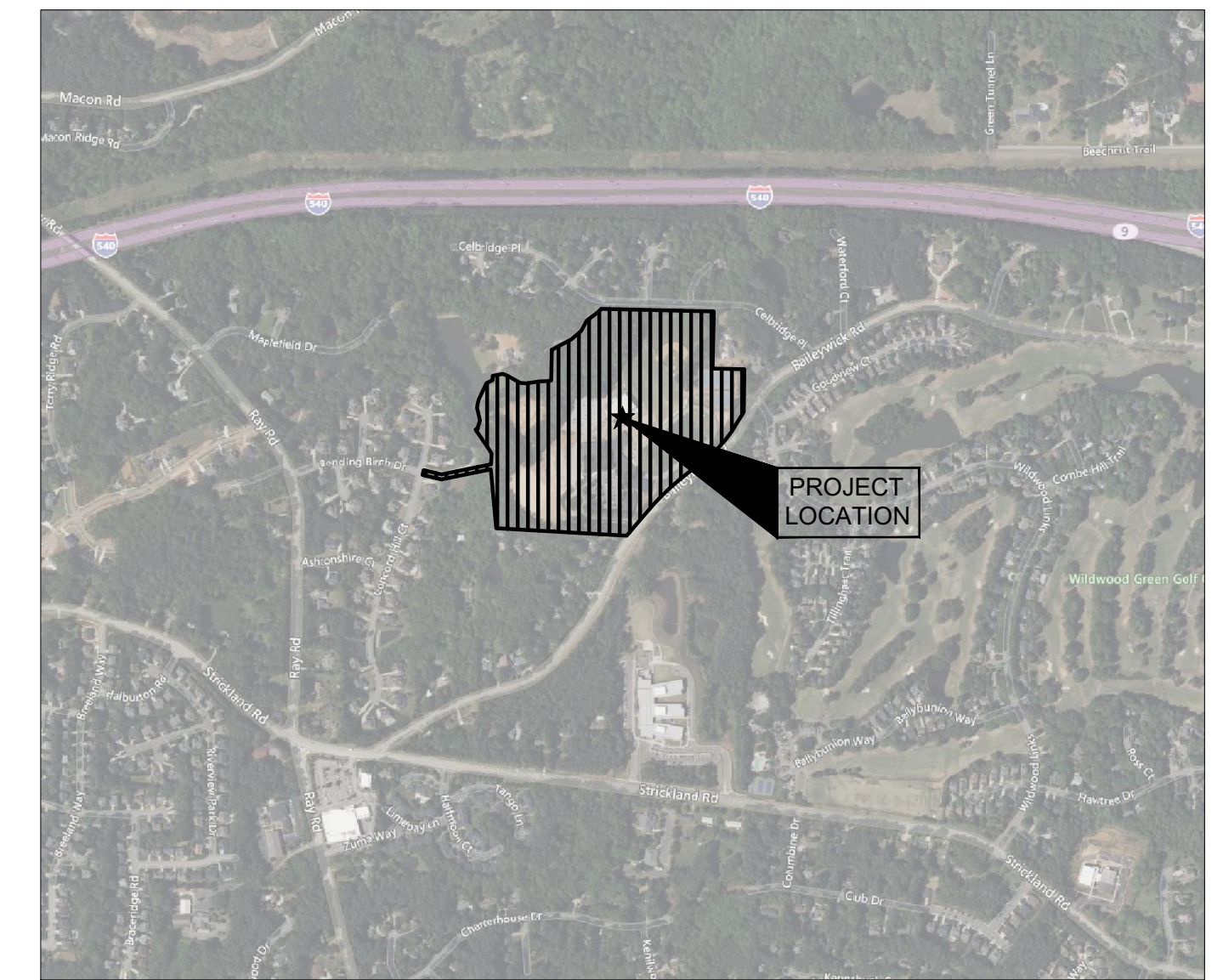
TIER 3 ASR SUBMITTAL FOR: TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT

10224 BAILEYWICK RD
RALEIGH, NC 27613

PREPARED FOR: TRINITY ACADEMY, INC.
ASR-____-2024



PROJECT LOCATION MAP
SCALE: NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900



This form is required when submitting site plans as referenced in Unified 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 (print): _____

Please review UDO Section 10.2.8, to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building and Development Type (Check all that apply)	Site Transaction History
	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	Subdivision case #: Scoping/sketch plan case #: SCOPE-0110-2024 Certificate of Appropriateness #: Board of Adjustment #: BOA-0030-2021 Zoning Case #: Design Alternate #:
	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	

GENERAL INFORMATION	
Development name: Trinity Academy Lower School Development	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 10224 Baileywick Rd, Raleigh, NC 27613	
Site P.I.N.(s): 0788974000	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). 51,000 SF Lower School and 14,400 SF Expansion to Founders Hall.	
Current Property Owner(s): TRINITY ACADEMY, INC	
Company: TRINITY ACADEMY, INC	Title:
Address: 10224 BAILEYWICK RD, RALEIGH, NC 27613	
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: TRINITY ACADEMY, INC Address: 10224 BAILEYWICK RD, RALEIGH, NC 27613	

Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Matthew Breazeale	
Company: Trinity Academy, INC	Title: Assistant Head of School
Address: 10224 Baileywick Rd, Raleigh, NC 27613	
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com
Applicant Name: Matthew Breazeale	
Company: Trinity Academy, INC	Address: 10224 Baileywick Rd, Raleigh, NC 27613
Phone #: (919) 786-0114	Email: mbreazeale@trinityacademy.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-1	Existing gross floor area (not to be demolished): 89,028 sf
Gross site acreage: 37.32 AC	Existing gross floor area to be demolished: 17,496 sf
# of parking spaces proposed: 31	New gross floor area: 65,400 SF
Max # parking permitted (7-1.2.C): No MAX	Total sf gross (to remain and new): 154,428 SF
Overlay District (if applicable): -SHOD-1, -FWPOD	Proposed # of buildings: 2
Existing use (UDO 6.1.4): School, private (K-12)	Proposed # of stories for each: 3, 1
Proposed use (UDO 6.1.4): School, private (K-12)	Proposed # of basement levels (UDO 1.5.7.A.6) 1

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 368,815 Proposed total (sf) 412,949	Existing (sf) 368,815 Proposed total (sf) 412,949

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *Matthew Breazeale* Date: 09/05/2024
Printed Name: Matthew Breazeale

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.1	TREE MITIGATION PLAN
L2.0	LANDSCAPE DETAIL
A2.1	BUILDING ELEVATIONS
A3.1	COMMONS ELEVATIONS



PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
016580000	09/18/2024	AS SHOWN	SRH	SRH	COB

COVER SHEET

TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT
PREPARED FOR
TRINITY ACADEMY, INC.
RALEIGH NORTH CAROLINA

SHEET NUMBER
C0.0

PROJECT OWNERS & CONSULTANTS

OWNER
TRINITY ACADEMY, INC
10224 BAILEYWICK RD
RALEIGH, NC 27613
CONTACT: MATTHEW BREAZEALE
EMAIL: MBREAZEALE@TRINITYACADEMY.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
CONTACT: ADAM FULLERTON, PLA
PHONE: (919) 553-2937
EMAIL: ADAM.FULLERTON@KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NORTH CAROLINA 27601
CONTACT: SHANE HERMAN, P.E. & CHRIS BOSTIC, P.E.
PHONE: (919) 566-1937
EMAIL: SHANE.HERMAN@KIMLEY-HORN.COM
CHRIS.BOSTIC@KIMLEY-HORN.COM

BOA-0030-2021 - 7/12/2021 10224 BAILEYWICK ROAD
DECISION: APPROVED AS REQUESTED

8/20/2021 BOARD DOCS* PLUS
HTTPS://GO.BOARDOCS.COM/NC/RALEIGH/BOARD_NSF/COTD?OPEN&ID=AWDRIVE1E3A6/9
WHEREAS TRINITY ACADEMY, INC. PROPERTY OWNER, REQUESTS A VARIANCE FROM THE SIZE AND CONTIGUITY STANDARDS FOR FORESTATION AREAS SET FORTH IN SECTION 9.1.9.A.1. OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOUR OF THE FORESTATION AREAS TO BE SMALLER THAN THE REQUIRED 2.966 ACRES IN SIZE IN ORDER TO CONSTRUCT AN APPROXIMATELY 27,294 SQUARE FOOT CIVIC BUILDING, TENNIS COURTS AND ASSOCIATED PARKING LOT IN CONJUNCTION WITH A SCHOOL ON THE 37.07-ACRE PROPERTY ZONED R-1, FWPOD AND SHOD-1 LOCATED AT 10224 BAILEYWICK ROAD.

SENIOR PLANNER ERIC HODGE (SWORN) USED A POWERPOINT PRESENTATION TO SUMMARIZE THE REQUEST. THE PRESENTATION INCLUDED AERIAL PHOTOS OF THE SUBJECT PROPERTY AND MR. HODGE POINTED OUT EXISTING EASEMENTS AND INDICATED STAFF DOES NOT OPPOSE THE REQUEST AS IT STANDS.

CHAIRMAN SWINK QUESTIONED THE TOTAL REDUCTION REQUESTED WITH SENIOR PLANNER HODGE RESPONDING THE APPLICANT WILL MEET THE OVERALL REQUIREMENT, THE ISSUE IS HOW THE AREAS ARE DIVIDED I.E. THE MINIMUM SIZE OF THE DEDICATED PORTION.

APPLICANT

ATTORNEY ISABEL W. MATTOX, P. O. BOX, 946, RALEIGH, NC, REPRESENTING THE APPLICANT, INDICATED TRINITY ACADEMY WAS FOUNDED IN THE 1990S AND HAS 470 STUDENTS AND HAD MOVED TO THE BAILEYWICK PROPERTY RECENTLY. SHE INDICATED THE SITE PLAN WAS APPROVED BY-RIGHT PRIOR TO THE UDO ADOPTION IN 2013 AND AT ISSUE IS THE UDO WATERSHED FORESTATION WHICH HER CLIENT WILL MAINTAIN; HOWEVER, PORTIONS OF THE FORESTATION AREA DO NOT MEET THE 1/5 MINIMUM REQUIREMENT. SHE MAINTAINED THAT EXISTING SEWER EASEMENTS AND EXTENSIONS ALONG WITH MAINTAINING 2 ACCESS POINTS TO THE PROPERTY IMPACT BOTH THE FORESTATION AS WELL AS STRUCTURE PLACEMENT. SHE POINTED OUT THE EXISTING SEWER LINE AND PROPOSED EXTENSION AS WELL AS THE EXISTING ACCESS POINTS AS WELL AS A FUTURE ADDITIONAL ACCESS POINT TO THE PROPERTY AND NOTED THE SEWER LINE EXTENSION IS A CITY REQUIREMENT.

MS. MATTOX ARGUED THE REQUEST MEETS THE SPIRIT AND INTENT OF THE UDO NOTING THE PROPOSAL PRESERVES THE BEST TREES IN THE FORESTATION AREA AND HER CLIENT WILL INSTALL A STORMWATER FACILITY ON THE PROPERTY TO MITIGATE POSSIBLE RUNOFF ISSUES. SHE NOTED THE PROPOSED NEW UPPER SCHOOL WILL ELIMINATE THE USE OF TRAILERS FOR CLASSROOMS.

THERE WERE NO QUESTIONS FROM BOARD MEMBERS.

OPPOSITION

NO NONE ASKED TO SPEAK IN OPPOSITION.
NO ONE ELSE ASKED TO SPEAK ON THE MATTER; THEREFORE, CHAIRMAN SWINK CLOSED THE HEARING.

REQUESTS FOR NOTIFICATION

NONE.

BOARD DELIBERATIONS

NONE.

MOTION

MR. BUTLER MOVED TO GRANT THE VARIANCE AS REQUESTED. HIS MOTION WAS SECONDED BY MR. KOONCE AND RECEIVED THE FOLLOWING VOTE: AYES - 5 (BUTLER, KOONCE, SWINK, RUDISILL, SUTTON); NOES - 0. CHAIRMAN SWINK RULED THE MOTION ADOPTED ON A 5-0 VOTE AND THE VARIANCE GRANTED.

THE BOARD'S WRITTEN DECISION WITH FINDINGS OF FACT AND CONCLUSIONS OF LAW IS ATTACHED HERETO AND IS INCORPORATED HEREIN BY REFERENCE.

PREPARED IN THE OFFICE OF:



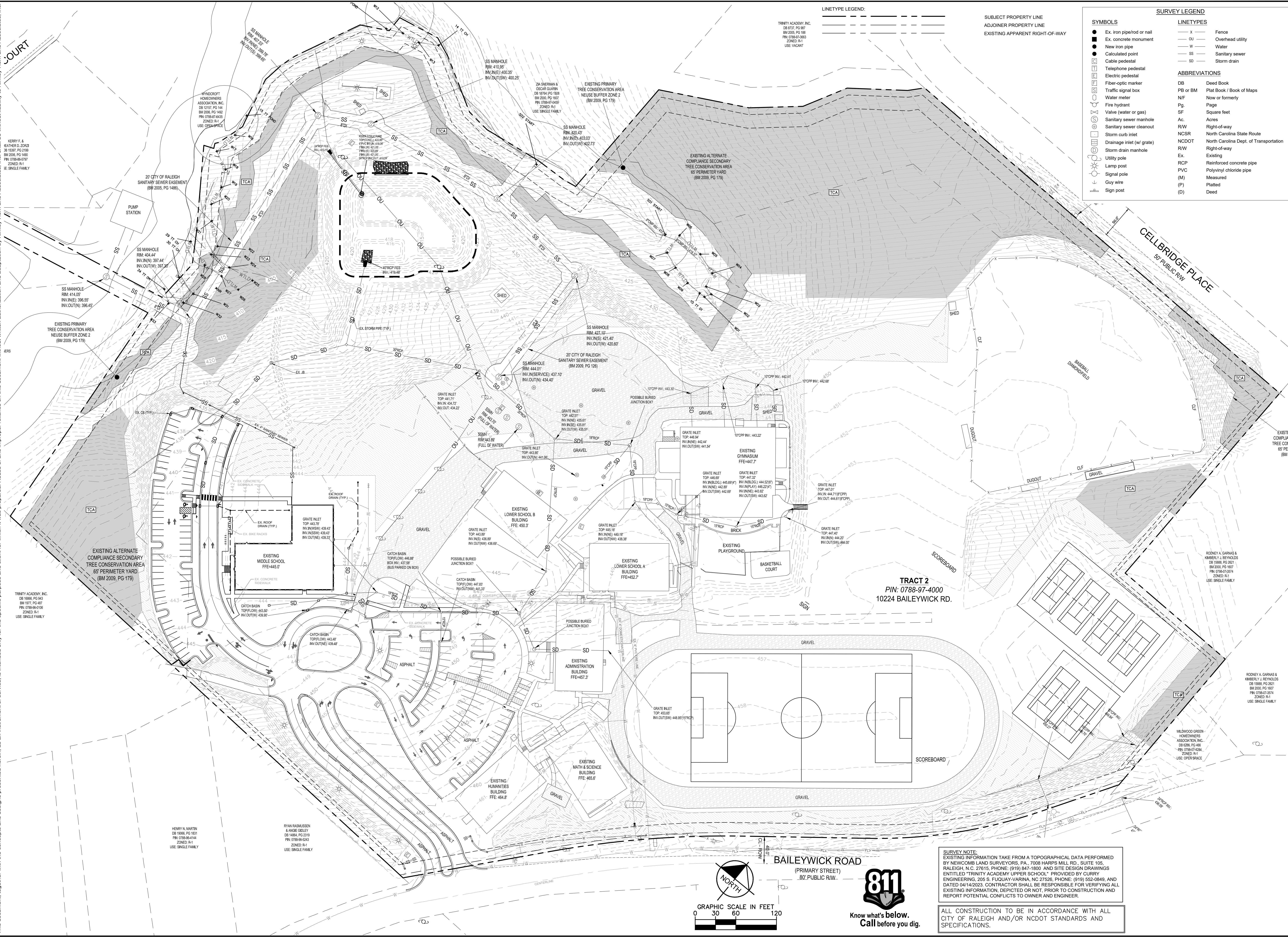
Know what's below.
Call before you dig.

SURVEY NOTE:
EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL," PROVIDED BY CURRY ENGINEERING, 205 S. FLYCATCHER AVENUE, NC 27626, PHONE: (919) 552-8849 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Herman, Shone - Sheet Set: Trinity Academy Lower School Development - Layout: C1.0 - Existing Conditions Plan - September 18, 2024 - 02:27:26pm - K:\REAL_DEVELOPMENT\016580000 - Trinity Academy Lower School Development - Existing Conditions Plan - September 18, 2024 - 02:27:26pm - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LINE TYPE LEGEND:

---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING APPARENT RIGHT-OF-WAY

SURVEY LEGEND

SYMBOLS	ABBREVIATIONS
●	DB Deed Book
○	PB or BM Plat Book / Book of Maps
○	NF Now or formerly
○	Pg. Page
○	SF Square feet
○	Ac. Acres
○	RAW Right-of-way
○	NCSR North Carolina State Route
○	NCDOT North Carolina Dept. of Transportation
○	RW Right-of-way
○	EX Existing
○	RCP Reinforced concrete pipe
○	PVC Polyvinyl chloride pipe
○	(M) Measured
○	(P) Platted
○	(D) Deed

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Kimley & Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677.2000 FAX: 919.677.2050
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

NOT FOR CONSTRUCTION

PRELIMINARY

KHA PROJECT	016580000
DATE	09/18/2024
SCALE	AS SHOWN
DESIGNED BY	SRH
DRAWN BY	SRH
CHECKED BY	COE

EXISTING CONDITIONS PLAN

TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT

PREPARED FOR
CONVEXITY PROPERTIES

RALEIGH NORTH CAROLINA

SHEET NUMBER
C1.0

811

Know what's below.
 Call before you dig.

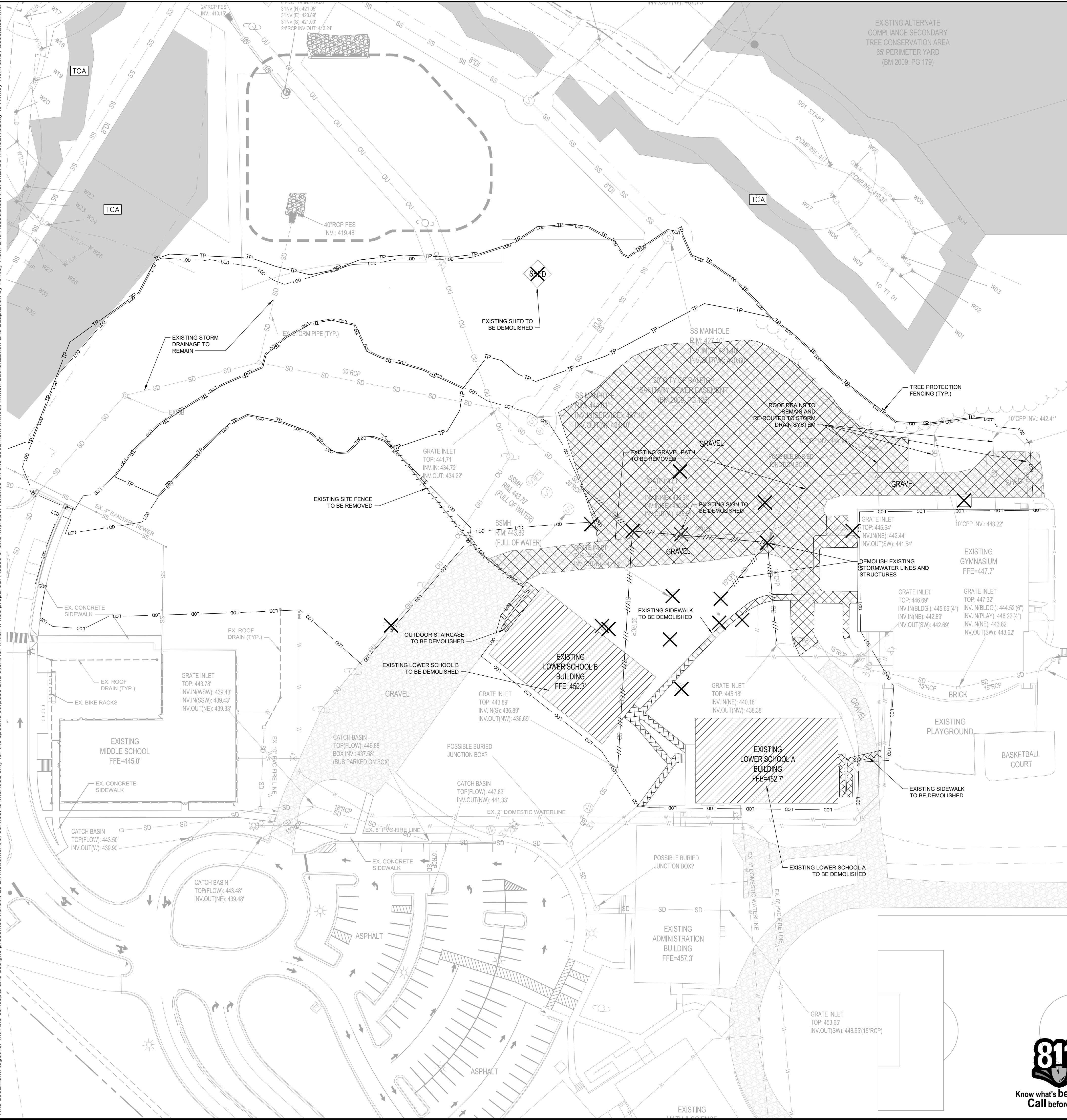
GRAPHIC SCALE IN FEET
 0 30 60 120

BAILEYWICK ROAD
 (PRIMARY STREET)
 80' PUBLIC R/W.

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL," PROVIDED BY CURRY ENGINEERING, 205 S. FULCRA YARRINA, NC 27626, PHONE: (919) 552-8849 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

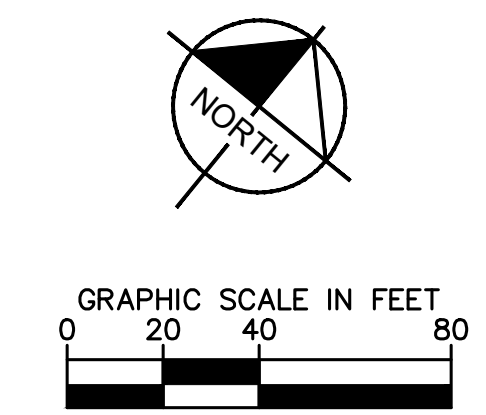
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Plotted By: heman, shane Sheet Set: Trinity Academy Lower School Development Layout: C1.1 DEMOLITION PLAN September 18, 2024 09:27:40pm K:\RAL\DEVELO\68500000 Trinity Academy\08_CAD Files\PlanSheets\C1.1 DEMOLITION PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEMOLITION LEGEND	
	PROPERTY LINE
	CLEARING LIMITS
	LIMITS OF DISTURBANCE
	DEMOLISH SITE ITEM
	DEMOLISH UNDERGROUND UTILITY
	ABANDON UTILITY IN PLACE
	SAWCUT
	DEMOLISH SITE ITEM/TREE TO BE REMOVED
	BUILDINGS TO BE REMOVED
	SIDEWALK/PAVEMENT TO BE REMOVED

- DEMOLITION NOTES**
- THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR. THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
 - CLEAR VEGETATION TO LIMITS SHOWN ON PLAN.
 - THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE APPURTENANCES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, AND INVERT ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.



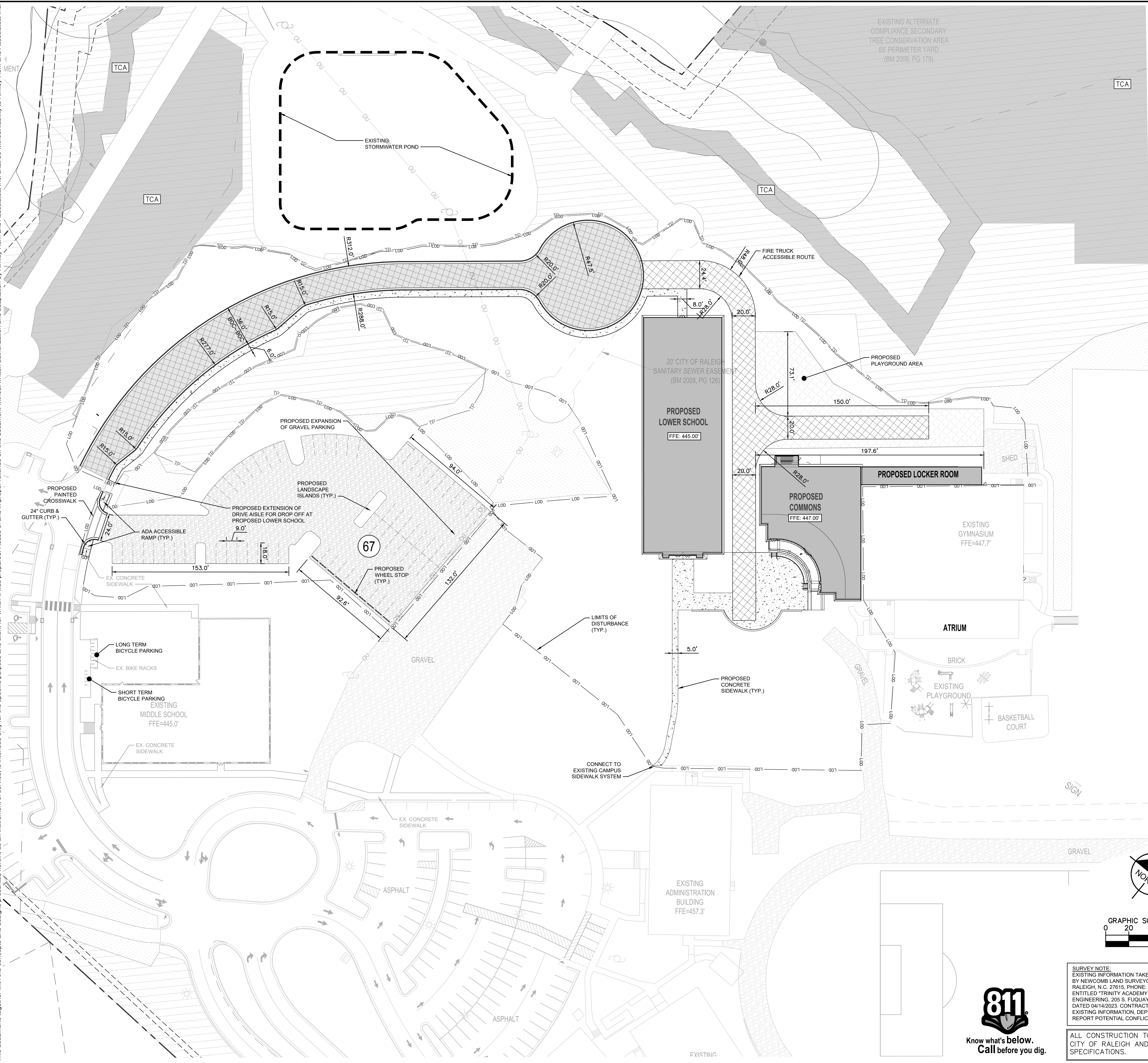
SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL," PROVIDED BY CURRY ENGINEERING, 205 S. FULCRAY AVENUE, NC 27626, PHONE: (919) 552-8849, AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



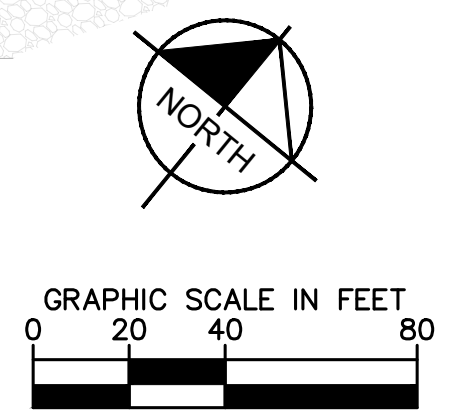
		PRELIMINARY NOT FOR CONSTRUCTION	
		KHA PROJECT 016580000	DATE 09/18/2024
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT		SCALE AS SHOWN	DESIGNED BY SRH
DEMOLITION PLAN		DRAWN BY SRH	CHECKED BY COB
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT PREPARED FOR CONVEXITY PROPERTIES		NORTH CAROLINA	
SHEET NUMBER C1.1		RALEIGH	REVISIONS No.
		DATE	BY

Plotted By: Herman, Shane. Sheet Set: Trinity Academy Lower School Development. Layout: C2.0 SITE PLAN. September 18, 2024. 02:28:02pm. K:\RAL_LDEV\16580000. Trinity Academy\08_CAD Files\PlanSheets\C2.0 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SIGN (SEE PLAN)
	LIGHT POLE
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT
	GRAVEL
	FIRE TRUCK ACCESS ROUTE
	TREE CONSERVATION AREA (TCA)
	WPOD WOODED AREA - PRESERVATION
	FORESTATION AREA
	TREE PROTECTION FENCE

SITE DATA TABLE	
SITE ADDRESS	10224 BAILEYWICK RD, RALEIGH, NC 27613
SITE PIN	0788974000
FEMA DIGITAL FLOOD INSURANCE MAP	DFIRM PANEL 3720170300K (EFFECTIVE JULY 19, 2022)
EXISTING ZONING	DX-20-UG
EXISTING USE	SCHOOL, PRIVATE (K-12)
PROPOSED USE	SCHOOL, PRIVATE (K-12)
GROSS SITE AREA	37.32 AC. (1,625,659.2 SF)
PRIMARY STREET	BAILEYWICK RD
PROPOSED BUILDING HEIGHTS	LOWER SCHOOL: 36 FT COMMONS: 32 FT
PROPOSED BUILDING SQUARE FOOTAGES	LOWER SCHOOL: 51,000 SF COMMONS: 14,400 SF TOTAL: 65,400 SF
MAXIMUM ALLOWED VEHICLE PARKING	NO MAXIMUM
PARKING PROVIDED	227 SPACES
SHORT-TERM BICYCLE PARKING REQUIRED (MINIMUM)	1 SPACE PER CLASSROOM 71 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED	8 SPACES PROVIDED
LONG-TERM BICYCLE PARKING REQUIRED (MINIMUM)	3 SPACES PER CLASSROOM 213 SPACES
LONG-TERM BICYCLE PARKING PROVIDED	7 SPACES PROVIDED



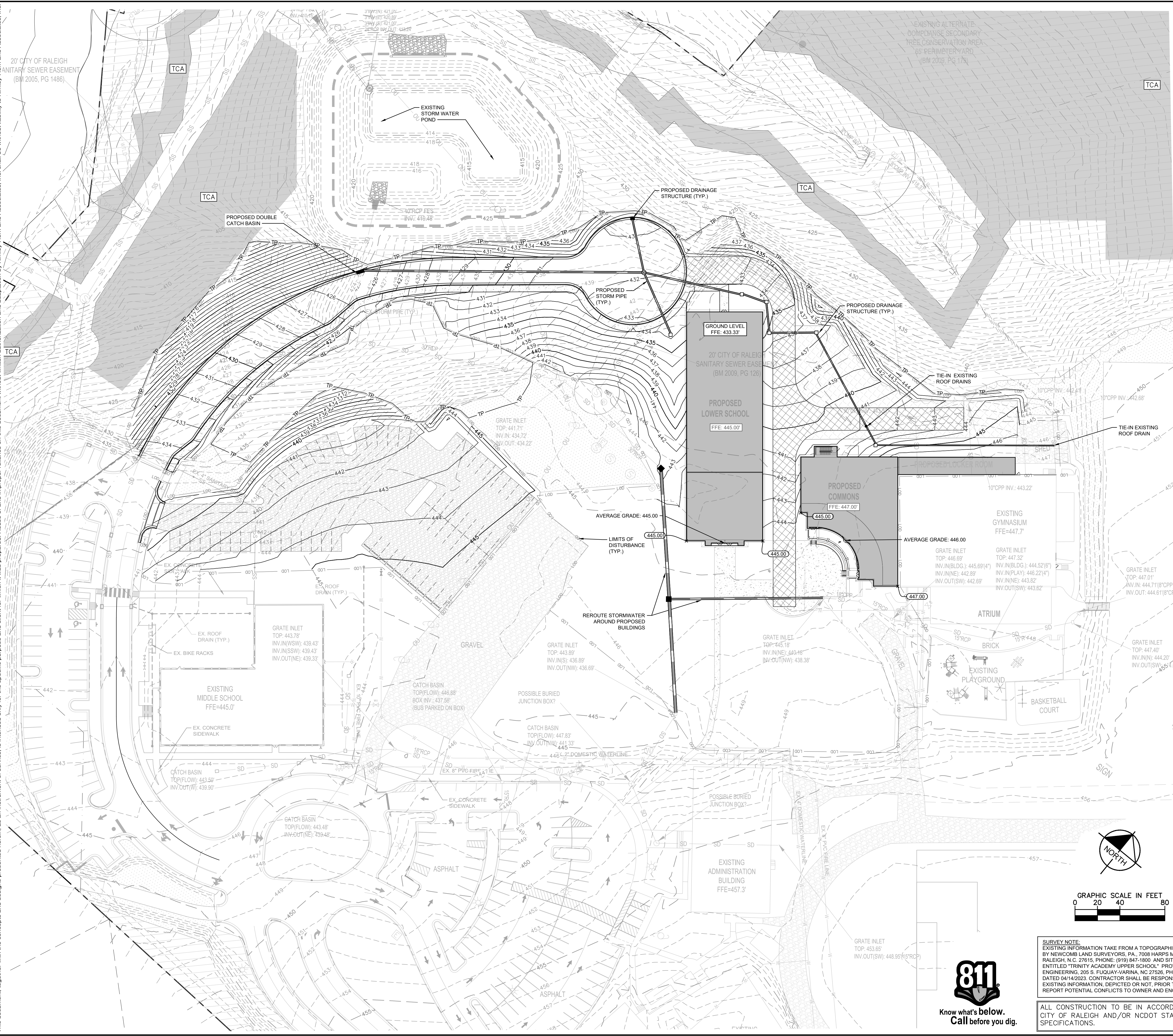
811
 Know what's below.
 Call before you dig.

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL," PROVIDED BY CURRY ENGINEERING, 205 S. FULCRAY AVENUE, NC 27626, PHONE: (919) 552-8849 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	No. 1, 2, 3, 4, 5, 6, 7	REVISIONS	DATE
	PRELIMINARY NOT FOR CONSTRUCTION		
KHA PROJECT 016580000	DATE 09/18/2024	SCALE AS SHOWN	DESIGNED BY SRH
DRAWN BY SRH	CHECKED BY COB	SITE PLAN	
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT PREPARED FOR CONVEXITY PROPERTIES		NORTH CAROLINA	
SHEET NUMBER C2.0		RALEIGH	

Plotted By: Herman, Shane. Sheet Set: Trinity Academy Lower School Development. Layout: C3.0 GRADING AND DRAINAGE PLAN. September 18, 2024. 02:28:29pm. K:\RAL_DEVELOPMENT\8500000_TTrinity Academy\08_CAD Files\Plan\Sheet\C3.0 GRADING AND DRAINAGE PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)

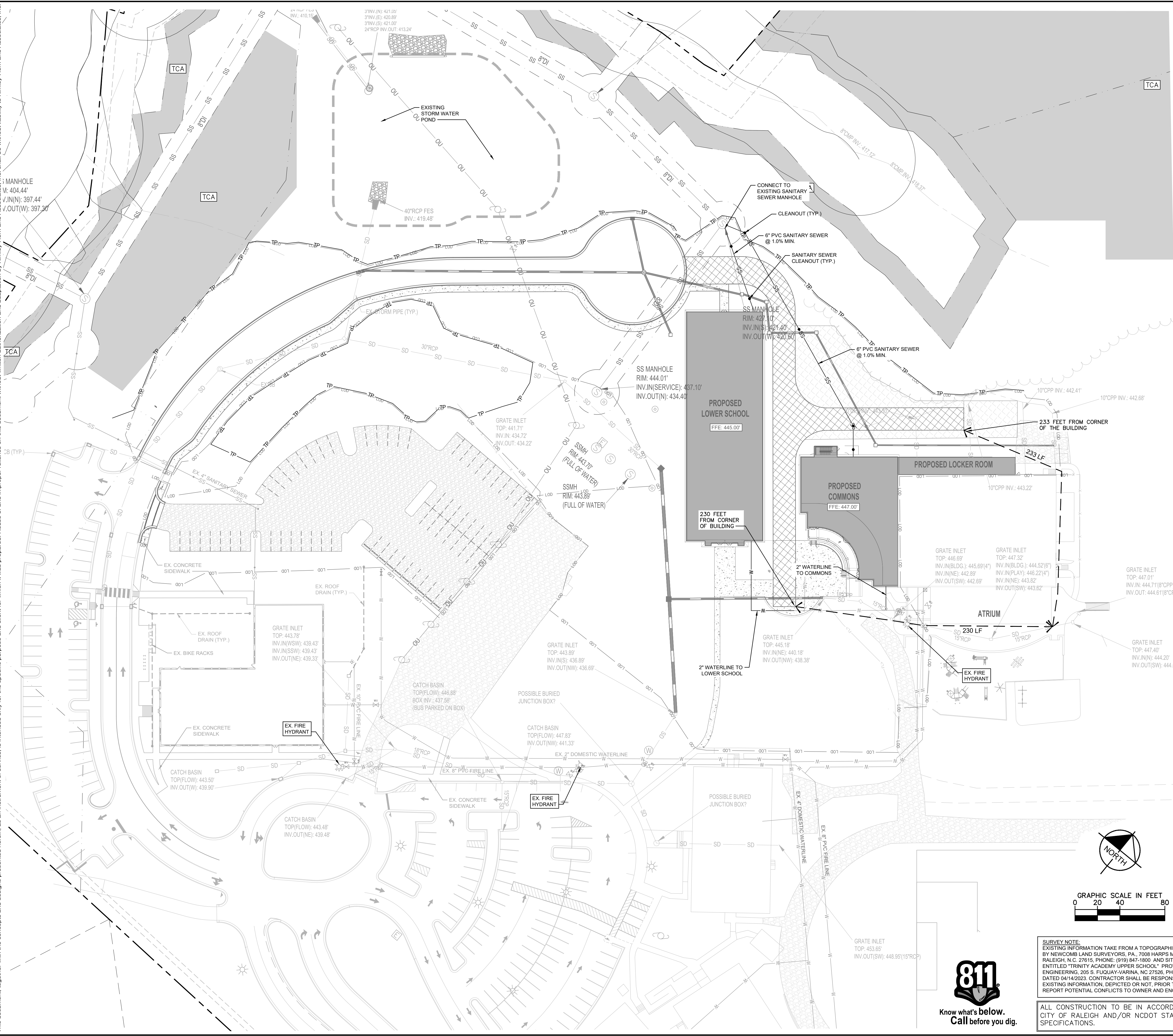
811
 Know what's below.
 Call before you dig.

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL" PROVIDED BY CURRY ENGINEERING, 205 S. FLUQUAY AVENUE, NC 27626, PHONE: (919) 552-8849 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677.2000 FAX: 919.677.2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	No. 1 2 3 4 5 6 7	REVISIONS BY DATE
	PRELIMINARY NOT FOR CONSTRUCTION	
KHA PROJECT 016580000	DATE 09/18/2024	SCALE AS SHOWN
DESIGNED BY SRH	DRAWN BY SRH	CHECKED BY COE
GRADING AND DRAINAGE PLAN		
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT PREPARED FOR CONVEXITY PROPERTIES	NORTH CAROLINA	RALEIGH
SHEET NUMBER C3.0		

Plotted By: heman, Shane Sheet: S41: Trinity Academy Lower School Development Layout: C4.0 UTILITY PLAN September 18, 2024 02:28:51pm K:\REAL_DEVELOPMENT\09_Trinity Academy\09_CAD Files\PlanSheets\C4.0 UTILITY PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
TP	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
□	LIGHT POLE
M	WATER METER
+	GATE VALVE
c s	POINT OF CONNECTION
⊥	BACKFLOW PREVENTOR
⊥	PIPE TEE/BENDS
⊥	REDUCER
⊥	FIRE HYDRANT (FH)
⊥	FIRE DEPARTMENT CONNECTION (FDC)
⊥	SANITARY SEWER CLEANOUT (SSCO)
⊥	SANITARY SEWER MANHOLE (SSMH)
⊥	SANITARY SEWER GREASE TRAP

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY NOT FOR CONSTRUCTION			
KHA PROJECT 016580000	DATE 09/18/2024	SCALE AS SHOWN	DESIGNED BY SRH
		DRAWN BY SRH	CHECKED BY COB

UTILITY PLAN

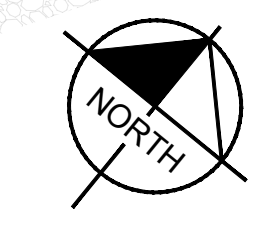
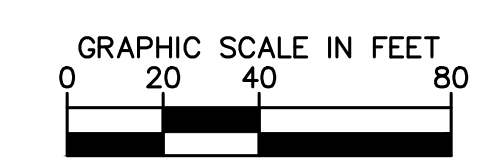
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT
 PREPARED FOR
CONVEXITY PROPERTIES
 RALEIGH NORTH CAROLINA

SHEET NUMBER
C4.0

811
 Know what's below.
 Call before you dig.

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL," PROVIDED BY CURRY ENGINEERING, 205 S. FULCRAY AVENUE, NC 27626, PHONE: (919) 552-8849, AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Plotted By: Hornum, Shane. Sheet: Trinity Academy Lower School Development - Layout1.0.LANDSCAPE PLAN. September 18, 2024, 02:28:14pm. K:\BAL_LDEV\016580000_Tripty Academy\08_CAD Files\Site\Sheet1.0.LANDSCAPE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT
TREES							
	GB	4	GINKGO BILOBA	MAIDENHAIR TREE	8&B	3" CAL.	10-12 HT.
	QP	5	QUERCUS PALUSTRIS	PIN OAK	8&B	3" CAL.	10-12 HT.
	UA	5	ULMUS AMERICANA	AMERICAN ELM	8&B	3" CAL.	10-12 HT.
SHRUBS							
	BB	21	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	3 GAL.	18" MIN.	
	CE	41	CLEOME X 'INNOLESOR'	SEKORITA ROSALITAB SPIDERFLOWER	3 GAL.	18" MIN.	
	RV	40	ROSA VIRGINIANA	VIRGINIA ROSE	3 GAL.	18" MIN.	

GENERAL LANDSCAPE NOTES:

1. THE CONTRACT INCLUDES ALL DEMOLITION REQUIRED TO COMPLETE JOB, AND TO REMOVE AND TO DISPOSE OF ITEMS FROM SITE COMPLETELY IN ACCORDANCE WITH LOCAL LAWS. DO NOT BURN OR BURY ANY DEMOLITION ITEMS ON SITE. CONTRACTOR IS RESPONSIBLE FOR MAKING SITE VISIT TO DETERMINE AND VERIFY ALL DEMOLITION REQUIREMENTS PRIOR TO BIDDING. CONTRACTOR SHALL RECYCLE OR DISPOSE OF WASTE PRODUCTS AND PLANT CONTAINERS OFF-SITE IN A RESPONSIBLE MANNER.
2. PERMITS AND FEES REQUIRED FOR WORK MUST BE OBTAINED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING ADJACENT PLANTS, FACILITIES & STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ADJACENT STREETS & SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD & DUST-FREE.
4. BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA 811" AT PHONE NUMBER 811 OR ONLINE AT www.nc811.org AT LEAST 5 WORKING DAYS PRIOR TO STARTING WORK TO ARRANGE TO MARK THE HORIZONTAL LOCATION OF UNDERGROUND FACILITIES.
5. EXISTING UTILITIES SHOWN ON LANDSCAPE DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO FIELD LOCATE AND MARK BOUNDARY OF EASEMENTS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT OWNER & THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE OWNER & THE UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
7. UTILITY MANHOLE COVERS AND ACCESS BOX COVERS ARE TO BE LOCATED ENTIRELY WITHIN A PLANTED AREA OR A PAVED AREA, AND CLEAR OF ALL FENCE LINES. IF ANY CONDITION ARISES WHERE A UTILITY COVER IS TO CROSS A BOUNDARY OR FENCE LINE, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. ALL EXISTING SIGNAGE TO REMAIN TO BE PROTECTED IN PLACE OR STOCKPILED AND REINSTALLED UPON COMPLETION OF WORK UNLESS OTHERWISE NOTED OR SPECIFIED.
9. PLANT SPECIES ARE SELECTED FOR HARDINESS IN LOCAL CLIMATE. PERMANENT IRRIGATION IS NOT PART OF THIS CONTRACT. PLANTS ARE TO BE WATERED BY CONTRACTOR DURING ESTABLISHMENT PERIOD.

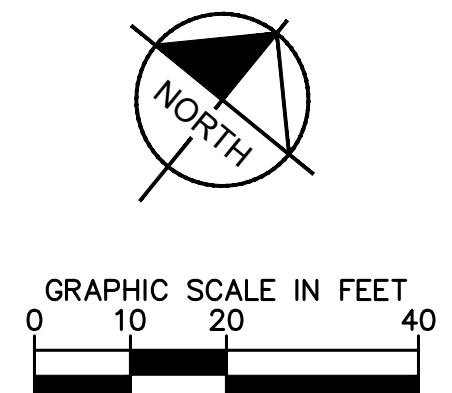
LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	LINEAR FEET / PARKING SPACES	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
PARKING LOT	1 SHADE TREE / 10 SPACES AND 2,000 SF PARKING AREA	PARKING LOT	67 SPACES 28,707 SF	28,707 SF / 2,000 = 14 SHADE TREES	14 SHADE TREES	SECTION 7.1.7
PARKING LOT	ISLAND MUST BE MIN. 5' WIDE 30 SHRUBS /100 LF	PARKING LOT	338LF	(338 LF / 100) * 30 = 102 SHRUBS	102 SHRUBS	SECTION 7.1.7

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL" PROVIDED BY CURRY ENGINEERING, 205 S. FLUJAY VARIANA, NC 27526, PHONE: (919) 552-0849, AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			

Kimley & Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.877.2000 FAX: 919.877.2050
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY
 NOT FOR CONSTRUCTION

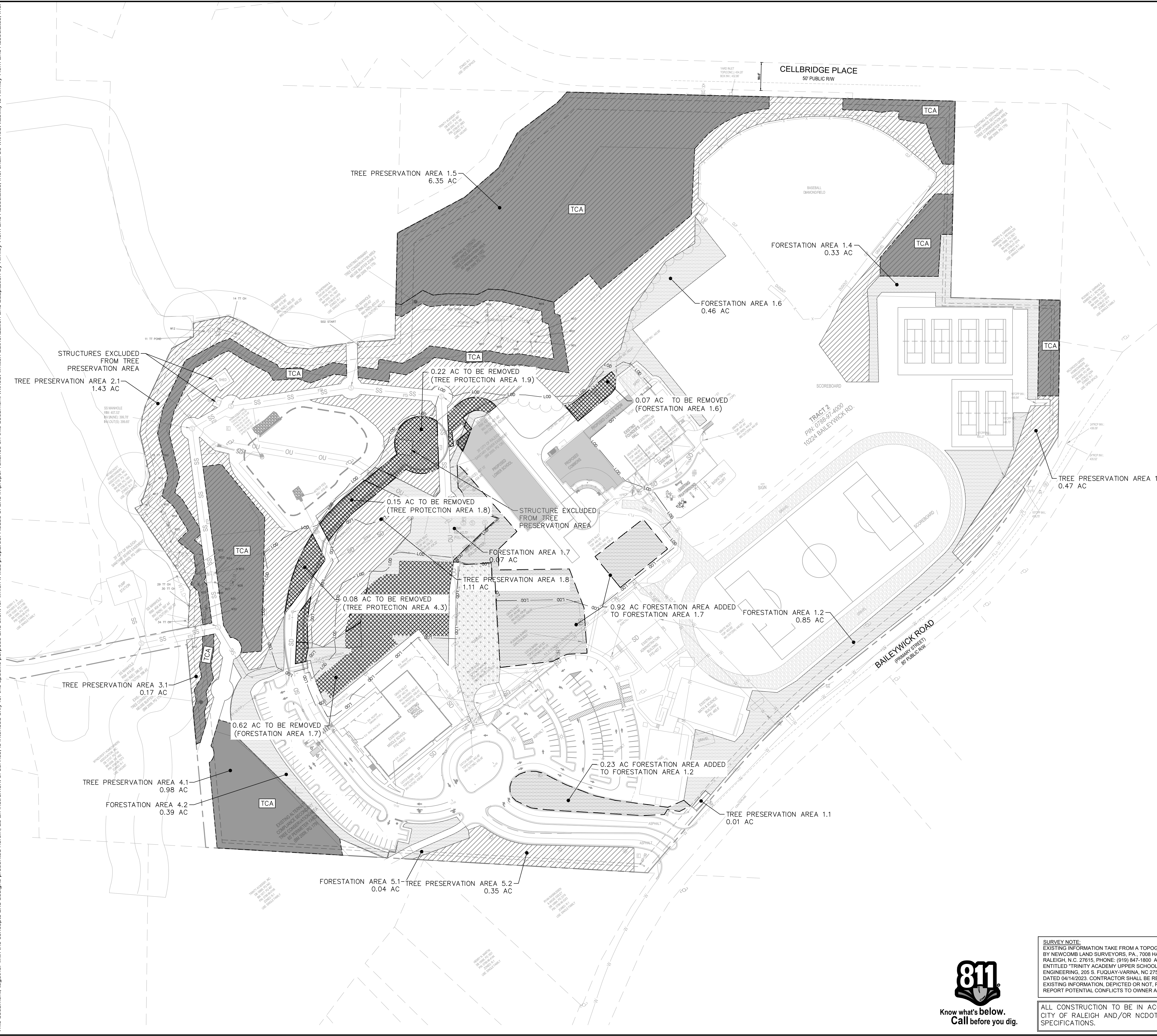
KHA PROJECT	016580000
DATE	09/18/2024
SCALE	AS SHOWN
DESIGNED BY	CH
DRAWN BY	CH
CHECKED BY	AWF

LANDSCAPE PLAN

TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT
 PREPARED FOR
CONVEXITY PROPERTIES
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
L1.0

Plotted By: Herman, Shane. Sheet Set: Trinity Academy Lower School Development. Layout: L1.1 TREE MITIGATION PLAN. September 18, 2024. 02:29:28pm. K:\BAL_LDEV\016580000_Trimity Academy\08_CAD Files\Plan\Sheet\L1.1 TREE MITIGATION PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	WPOD WOODED AREA - PRESERVATION
	WPOD WOODED AREA - PLANTED
	TREE CONSERVATION AREA (TCA) SEE TREE CONSERVATION PLAN
	TREE CONSERVATION AREA BOUNDARY
	TREE PROTECTION FENCE
	ADDED FORESTATION AREA
	REMOVED FORESTATION AREA

NOTES
 1. SEE SHEET L-03 FOR LINE AND CURVE TABLES

UDO SEC. 9.1.9 WATERSHED PROTECTION OVERLAY DISTRICTS
 REQUIREMENT: PROVIDE AND MAINTAIN AN AREA SET ASIDE FOR TREES EQUAL TO AT LEAST 40% OF THE LOT AREA. WITHIN THIS AREA, TREES MUST EITHER BE PRESERVED OR PLANTED IN ACCORDANCE WITH THE UDO AND BOA-0030-2021 VARIANCE.

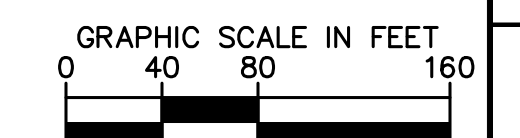
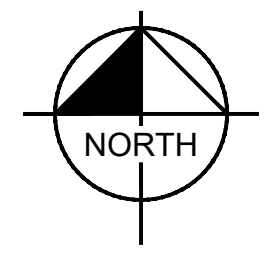
GROSS SITE AREA:	37.32 AC
R/W DEDICATION:	0.29
NET SITE AREA:	37.07 AC
WPOD WOODED AREA REQUIRED:	14.83 AC (40%)
WPOD WOODED AREA PROVIDED:	14.83 AC

CONTIGUOUS WOODED AREA 1:	10.78 AC
TREE PRESERVATION AREA 1.1:	0.01 AC
FORESTATION AREA 1.2:	0.85 AC
TREE PRESERVATION AREA 1.3:	0.47 AC
FORESTATION AREA 1.4:	0.33 AC
TREE PRESERVATION AREA 1.5:	6.35 AC
FORESTATION AREA 1.6:	0.46 AC
FORESTATION AREA 1.7:	1.20 AC
TREE PRESERVATION AREA 1.8:	0.71 AC
TREE PRESERVATION AREA 1.9:	0.40 AC
CONTIGUOUS WOODED AREA 2:	1.43 AC (SEE BOA-0030-2021 VARIANCE)
TREE PRESERVATION AREA 2.1:	1.43 AC
CONTIGUOUS WOODED AREA 3:	0.17 AC (SEE BOA-0030-2021 VARIANCE)
TREE PRESERVATION AREA 3.1:	0.17 AC
CONTIGUOUS WOODED AREA 4:	2.06 AC (SEE BOA-0030-2021 VARIANCE)
TREE PRESERVATION AREA 4.1:	0.76 AC
FORESTATION AREA 4.2:	0.39 AC
TREE PRESERVATION AREA 4.3:	0.91 AC
CONTIGUOUS WOODED AREA 5:	0.39 AC (SEE BOA-0030-2021 VARIANCE)
FORESTATION AREA 5.1:	0.05 AC
TREE PRESERVATION AREA 5.2:	0.34 AC
WPOD WOODED AREA REMOVED:	1.15 AC
FORESTATION AREA 1.6:	0.07 AC
FORESTATION AREA 1.7:	0.83 AC
TREE PRESERVATION AREA 1.8:	0.15 AC
TREE PRESERVATION AREA 1.9:	0.22 AC
TREE PRESERVATION AREA 4.3:	0.08 AC
WPOD WOODED AREA ADDED:	1.15 AC
FORESTATION AREA 1.2:	0.23 AC
FORESTATION AREA 1.7:	0.92 AC

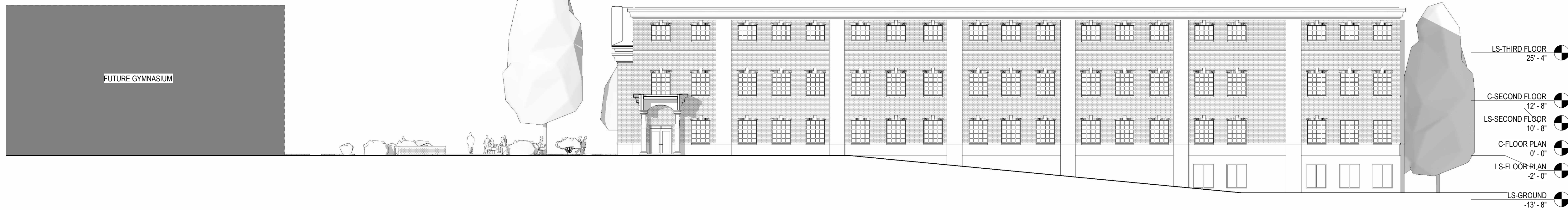
BOA-0030-2021
 VARIANCE ALLOWS UP TO FOUR WPOD WOODED AREAS TO BE SMALLER THAN THE REQUIRED 2.966 ACRES.

SURVEY NOTE:
 EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7008 HARPS MILL RD., SUITE 105, RALEIGH, N.C. 27615, PHONE: (919) 847-1800 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL." PROVIDED BY CURRY ENGINEERING, 205 S. FULQUAY VARRINA, NC 27626, PHONE: (919) 552-8849 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



<p>TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT PREPARED FOR CONVEXITY PROPERTIES</p>	<p>TREE MITIGATION PLAN</p>
<p>RALEIGH NORTH CAROLINA</p>	<p>NO. 1</p>
<p>SHEET NUMBER</p>	<p>DATE</p>
<p>L1.1</p>	<p>REVISIONS</p>
<p>Kimley-Horn</p> <p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677.2000 FAX: 919.677.2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	



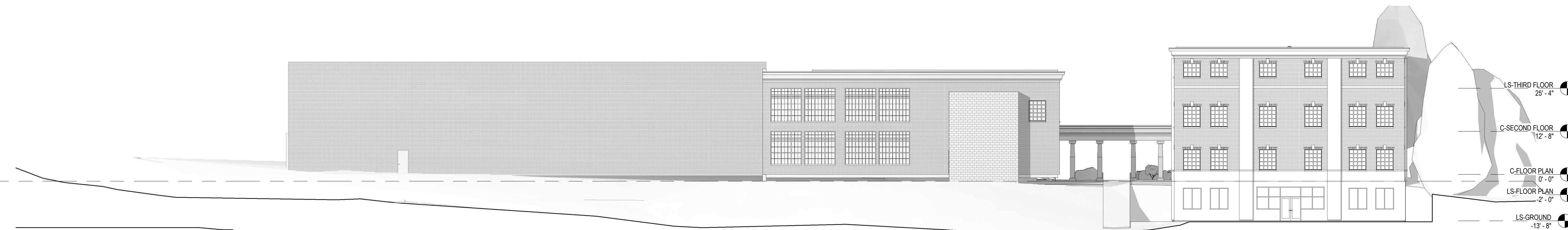
1 RIGHT (EAST) ELEVATION
1/16" = 1'-0"



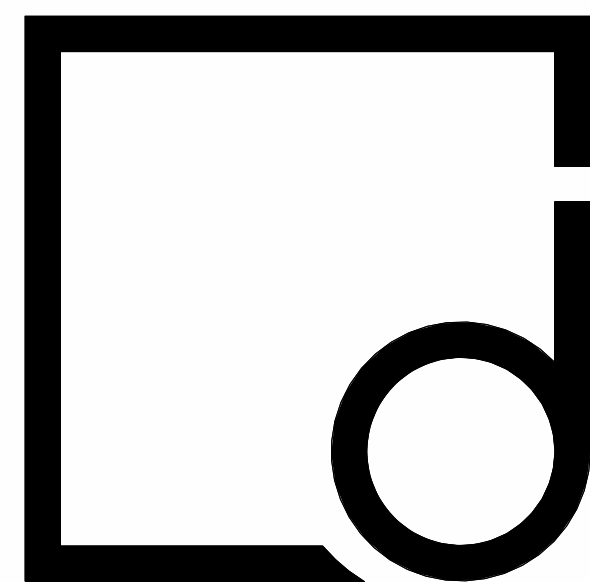
2 LEFT (WEST) ELEVATION
1/16" = 1'-0"



3 FRONT (SOUTH) ELEVATION
1/16" = 1'-0"



4 REAR (NORTH) ELEVATION
1/16" = 1'-0"



**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**

RALEIGH, NC

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

PROJECT #: 180073

DATE:

BUILDING ELEVATIONS

A2.1

DIGITAL PRINT DATE: 5/24/2024 12:01:37 PM



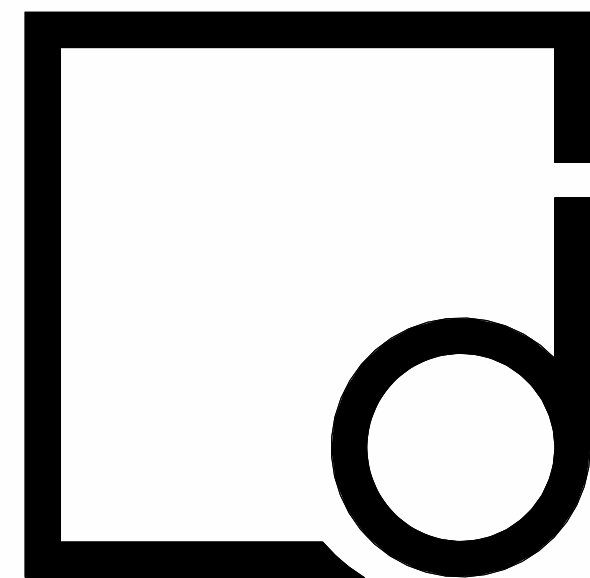
03 COMMONS ELEVATION III
1/8" = 1'-0"



02 COMMONS ELEVATION II
1/8" = 1'-0"



01 COMMONS ELEVATION I
1/8" = 1'-0"



**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**

RALEIGH, NC

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

PROJECT #: 180073

DATE:

COMMONS
ELEVATIONS

A3.1

DIGITAL PRINT DATE: 5/24/2024 12:02:04 PM