



Administrative Approval Action

Case File / Name: ASR-0072-2024
DSL - TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT

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 is located north of Strickland Road, south of I-540 East, east of Ray Road and west of Creedmoor Road. It is zoned R-1-SHOD-1 and located within the Falls Watershed Protection Overlay District (-FWPOD).
- REQUEST:** The site is developed with a private school (K-12) known as Trinity Academy. The existing building area is 106,524 square feet. The plan proposes demolishing two buildings (17,496 square feet) and adding 67,697 square feet for a total gross building area of 156,725 square feet. A new Lower School (3 story, 51,000 square feet) and an expansion to Founders Hall / Gymnasium (1 story, approximately 16,800 square feet) are proposed, along with the addition of 93 vehicle parking spaces, landscaping, stormwater, and other site improvements.
- 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 December 17, 2025 by Kimley-Horn.

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:

General

1. Per communication with applicant and staff, screening from Baileywick Road right-of-way / frontage shall comply with the requirements for a 15 ft C2 protective yard. The protective yard will be planted to meet both C2 and C3 protective yard requirements.
2. Plan shall comply with all standards for short- and long-term bicycle parking as required per UDO Sections 7.1.2.C and 7.1.7.K.
3. Plan shall demonstrate compliance with all parking and landscaping requirements, including area of parking islands per UDO Section 7.1.7.
4. Building elevations shall be provided for both the new Lower School building and the expansion to Founders Hall / Gymnasium building. Elevations shall demonstrate compliance with building height standards (UDO Section 1.5.7 and Section 2.2, based on building type).

Stormwater



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5. A phosphorus offset payment must be made to a qualifying mitigation bank (UDO 9.5.2.D).
6. A Sediment and Erosion Surety associated with the land disturbance grading permit shall be paid to the City (UDO 9.4.4).
7. A stormwater control plan complying with UDO 9.2 and UDO 9.5.2 shall be approved.

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.

☒ **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:

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for the proposed private sewer connection extension.

Stormwater

2. The riparian buffers and Primary Watercourse Natural Resource Buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

☒ **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:

Public Utilities

1. The existing City of Raleigh Sanitary Sewer Easement proposed to be abandoned with this site plan must be abandoned/released by Raleigh through a deed coordinated with the Raleigh Real Estate office.

Urban Forestry

2. A WPOD Wooded Area plat shall be recorded with metes and bounds showing the removed and added FWPOD Wooded Areas (UDO 9.1.9.B).



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

General

1. Final inspections of all tree conservation areas and FWPOD Wooded Areas by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: January 16, 2029

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.

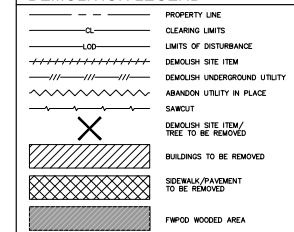
Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Date: 2026.01.16 10:07:47-05'00' Date: 01/16/2026
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin



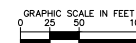
SURVEY NOTE:
EXISTING INFORMATION TAKE FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA., 7058 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: (919) 847-1800. AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL" PROVIDED BY CURRY ENGINEERING, 205 S. FUQUAY-VARINA, NC 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.

DEMOLITION LEGEND



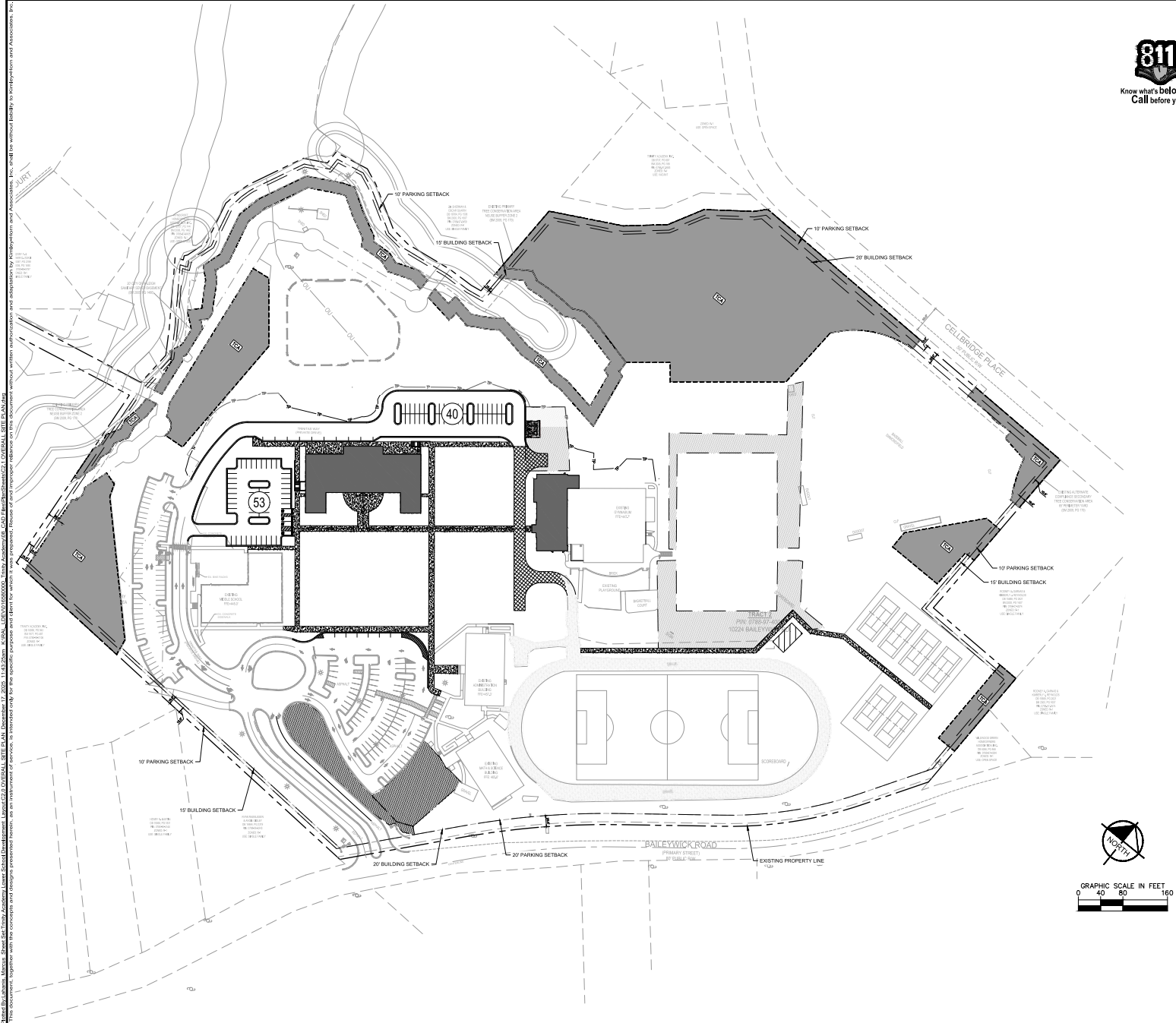
1. THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR, THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO ~~DETERMINE~~ PROPOSED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
2. CLEAR VEGETATION TO LIMIT SHOWS ON PLAN.
3. 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, DEPTH AND UTILITIES OF SUCH PRIOR TO BEGINNING CONSTRUCTION.



HENRY N. MARTIN
DB 12068, PG 1831
FIV: 0783-95-4144
ISSUED: 01-1

RYAN RASMUSSEN
& ANGIE GIDLEY
DB 14864, PG 2311
FIV: 0780-85-5243

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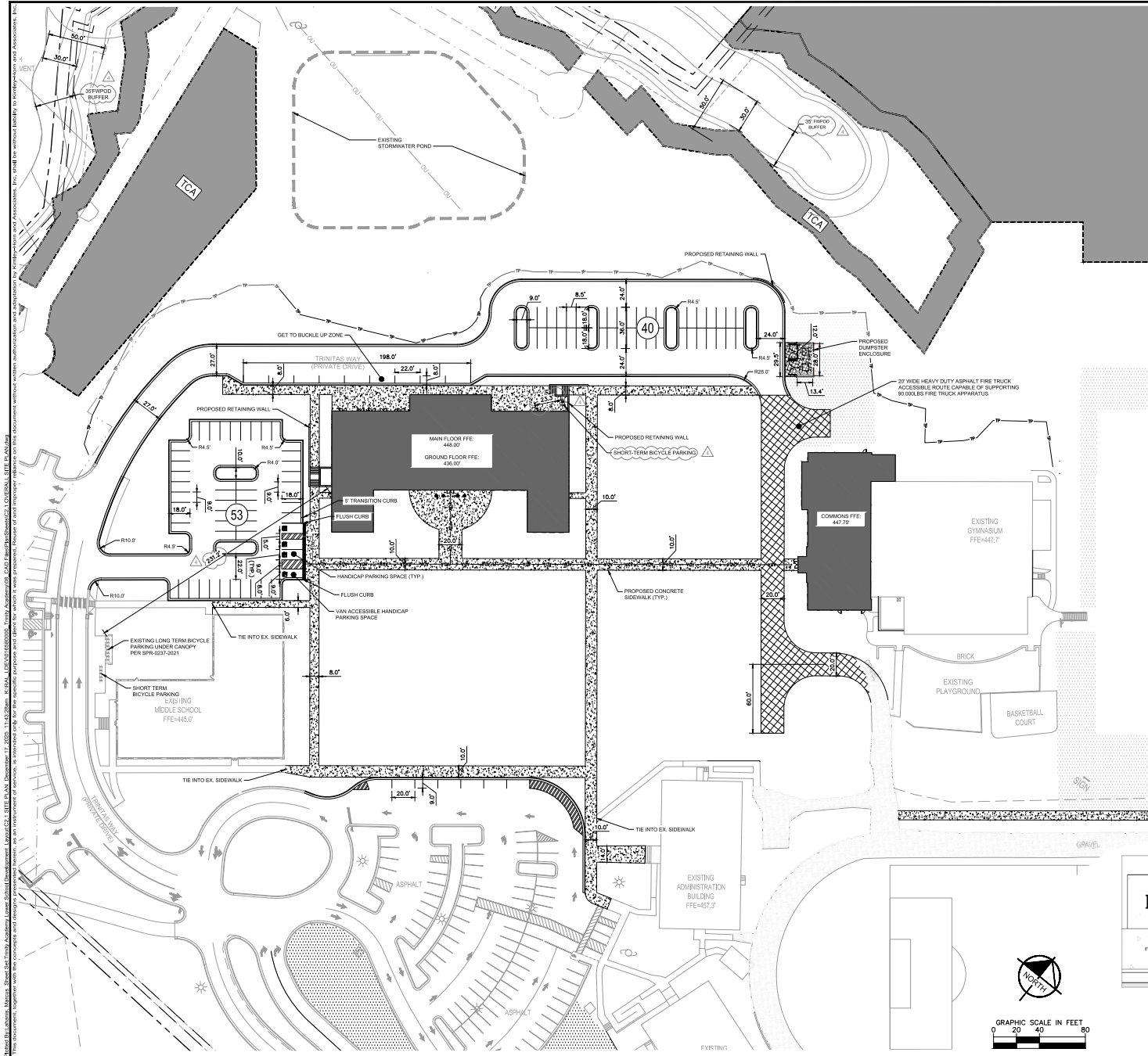


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SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	TREE PROTECTION FENCE
	ADA ROUTE
	STANDARD CURB AND GUTTER
	LIGHT POLE
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK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

TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT		OVERALL SITE PLAN		KIMLEY HORN		REVISIONS	
PREPARED FOR TRINITY ACADEMY, INC. RALEIGH		DATE: 09/18/2024		BY: [Signature]		DATE: 12/17/2025	
SHEET NUMBER C2.0		SCALE: AS SHOWN		DESIGNED BY: [Signature]		DATE: 10/17/2025	
		DRAWN BY: [Signature]		CHECKED BY: [Signature]		DATE: 07/20/2025	
				NOT FOR CONSTRUCTION		DATE: 09/21/2025	

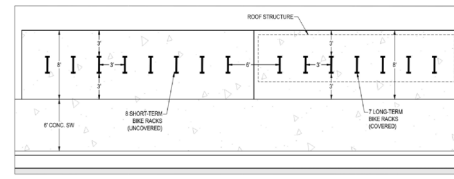


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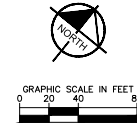
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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)
	WOOD WOODED AREA - PRESERVATION
	FORESTATION AREA
	TREE PROTECTION FENCE

SITE DATA TABLE	
SITE ADDRESS	10224 BAILEYVIEW RD, RALEIGH, NC 27613
SITE PIN	0788874000
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	BAILEYVIEW RD
PROPOSED BUILDING HEIGHTS	LOWER SCHOOL: UP TO 40 FT COMMONS: UP TO 40 FT
PROPOSED BUILDING SQUARE FOOTAGES	LOWER SCHOOL: 51,000 SF COMMONS: 16,800 SF TOTAL: 67,800 SF
MAXIMUM ALLOWED VEHICLE PARKING	NO MAXIMUM
PROPOSED PARKING PROVIDED	93 SPACES 4 HANDICAP SPACES (1 VAN ACCESSIBLE)
SHORT-TERM BICYCLE PARKING REQUIRED (MINIMUM)	1 SPACE PER CLASSROOM
SHORT-TERM BICYCLE PARKING PROVIDED	10 SPACES PROVIDED
LONG-TERM BICYCLE PARKING REQUIRED (MINIMUM)	3 SPACES PER CLASSROOM
LONG-TERM BICYCLE PARKING PROVIDED	7 SPACES PROVIDED



BIKE RACK DETAIL FROM SPR-0237-2021
N.T.S.



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

DATE
12/17/2025
10/17/2025
07/30/2025
09/21/2025

BY
SRH
SRH
SRH
SRH

REVISIONS

DATE

BY

Kimley-Horn

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0102 WWW.KIMLEY-HORN.COM PHONE: 919-877-2000 FAX: 919-877-2006
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

DATE
09/18/2024

SCALE
AS SHOWN

DESIGNED BY
SRH

DRAWN BY
SRH

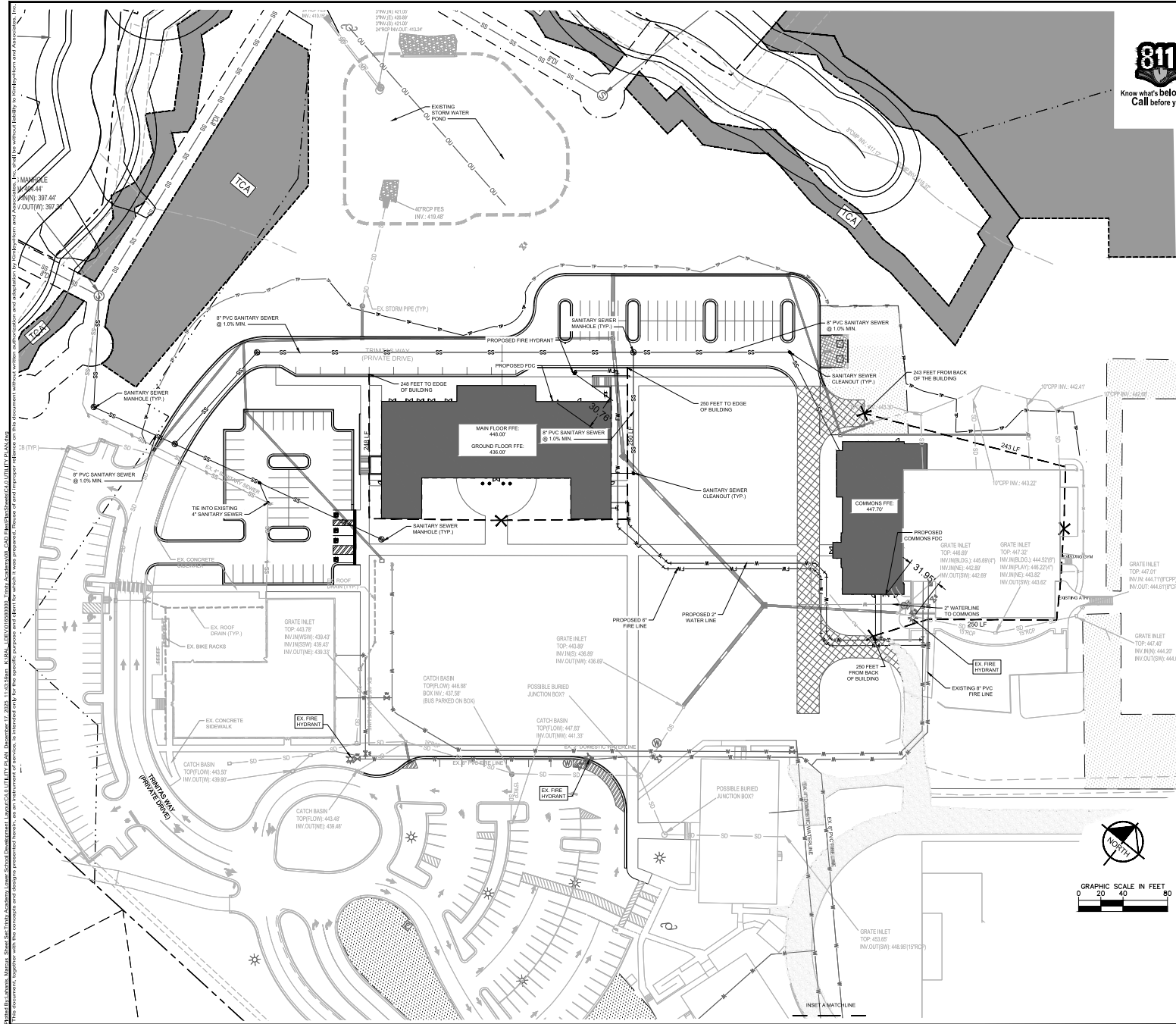
CHECKED BY
COB

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

DATE
12/17/2025

BY
SRH

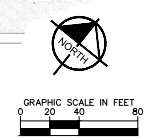
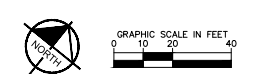
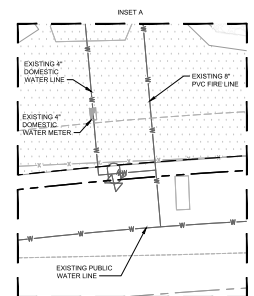
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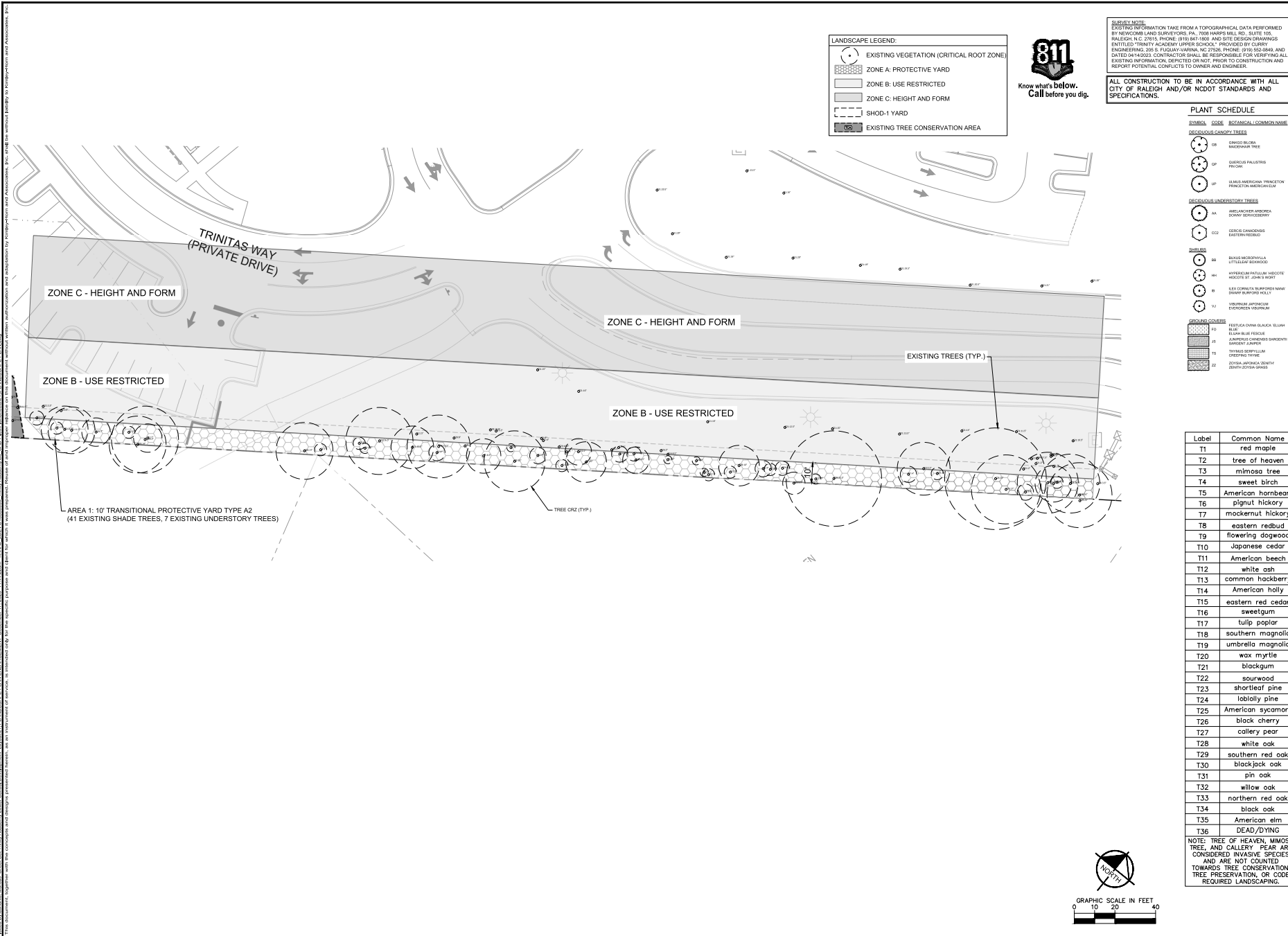
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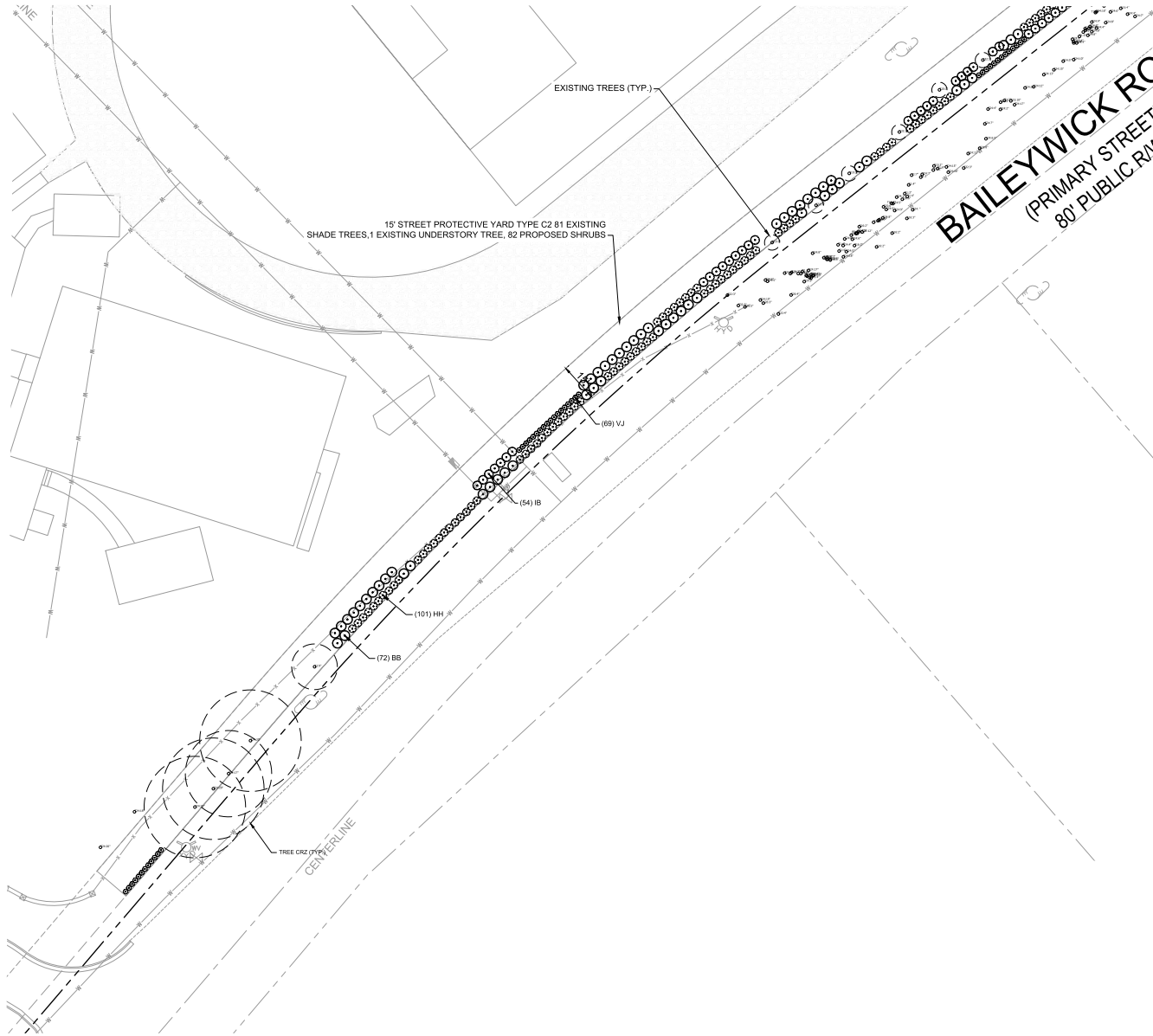
UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
TP	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
□	LIGHT POLE
⊕	WATER VALVE
+	GATE VALVE
+	POINT OF CONNECTION
+	BACKFLOW PREVENTOR
+	PIPE TEE/BENDS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



# 0304 KIMLEY-HORN AND ASSOCIATES, INC. # 0302 WWW.KIMLEY-HORN.COM PHONE: 919-877-2600 FAX: 919-877-2606 421 FAYETTEVILLE STREET SUITE 600 RALEIGH, NC 27601																
RHA PROJECT DATE: 09/18/2024 SCALE: AS SHOWN DESIGNED BY: BRH DRAWN BY: BRH CHECKED BY: COB	UTILITY PLAN TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT PREPARED FOR TRINITY ACADEMY, INC. RALEIGH NORTH CAROLINA															
SHEET NUMBER C4.0	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/17/2025</td> <td>BRH</td> </tr> <tr> <td>2</td> <td>10/17/2025</td> <td>BRH</td> </tr> <tr> <td>3</td> <td>07/30/2025</td> <td>BRH</td> </tr> <tr> <td>4</td> <td>09/22/2025</td> <td>BRH</td> </tr> </tbody> </table>	NO.	DATE	BY	1	12/17/2025	BRH	2	10/17/2025	BRH	3	07/30/2025	BRH	4	09/22/2025	BRH
NO.	DATE	BY														
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Kimley-Horn and Associates, Inc. 3000 Northpoint Parkway, Suite 100, Raleigh, NC 27609-4400, Phone: (919) 876-1000, Fax: (919) 876-1001, Email: info@kimley-horn.com, Website: www.kimley-horn.com. This document is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc. The information contained herein is for informational purposes only and is not intended to be used for any other purpose. The information contained herein is not to be used for any other purpose. The information contained herein is not to be used for any other purpose.



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LANDSCAPE LEGEND:

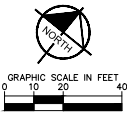
	EXISTING VEGETATION (CRITICAL ROOT ZONE)
	ZONE A: PROTECTIVE YARD
	ZONE B: USE RESTRICTED
	ZONE C: HEIGHT AND FORM
	SHOD-1 YARD
	EXISTING TREE CONSERVATION AREA

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS CANOPY TREES		
	08	QUERCUS BICOLOR / HOOPSLAR TREE
	09	QUERCUS PALUSTRIS / PRINCE
	10	ALBION AMERICAN PRINCETON / PRINCETON AMERICAN GUM
DECIDUOUS UNDERSTORY TREES		
	AA	MELALEUCA ARBOREA / BAYON SPICEBERRY
	CC	CERCIS CANADENSIS / REDTIDEWOOD
SHRUBS		
	BB	BUAYA MICROPHYLLA / UTILLIFOL BURNING
	HH	HIPOCALYX PATELLARIS / HAZELITE / HAZELITE BY JAMES HORN
	IC	ILEX CORNUTA / BURNING BURN
	IC	ILEX CORNUTA / BURNING BURN
	IC	ILEX CORNUTA / BURNING BURN
GROUND COVERS		
	FB	REPENS OVATA BLANDA / BLANK
	FB	BLUE
	FB	AMELANCHIER CANADENSIS / SANDWICH
	FB	THYMUS SERPYLLIFOLIUS / CREEPING THYME
	FB	ZIZIA AUREA / CREEPING THYME

Label	Common Name
T1	red maple
T2	tree of heaven
T3	mimosa tree
T4	sweet birch
T5	American hornbeam
T6	pinus hickory
T7	mackernut hickory
T8	eastern redbud
T9	flowering dogwood
T10	Japanese cedar
T11	American beech
T12	white ash
T13	common hackberry
T14	American holly
T15	eastern red cedar
T16	sweetgum
T17	tulip poplar
T18	southern magnolia
T19	umbrella magnolia
T20	wax myrtle
T21	blackgum
T22	sourwood
T23	shortleaf pine
T24	loblolly pine
T25	American sycamore
T26	black cherry
T27	callery pear
T28	white oak
T29	southern red oak
T30	blackjack oak
T31	pin oak
T32	willow oak
T33	northern red oak
T34	black oak
T35	American elm
T36	DEAD/DYING

NOTE: TREE OF HEAVEN, MIMOSA TREE, AND CALLERY PEAR ARE CONSIDERED INVASIVE SPECIES AND ARE NOT COUNTED TOWARDS TREE CONSERVATION, TREE PRESERVATION, OR CODE REQUIRED LANDSCAPING.



Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
WWW.KIMLEY-HORN.COM PHONE: (919) 876-1000 FAX: (919) 876-1001

**LANDSCAPE PLAN
ENLARGEMENT**

**TRINITY ACADEMY LOWER
SCHOOL DEVELOPMENT
PREPARED FOR
CONVEYANCE PROPERTIES**

RALEIGH

NOT FOR CONSTRUCTION

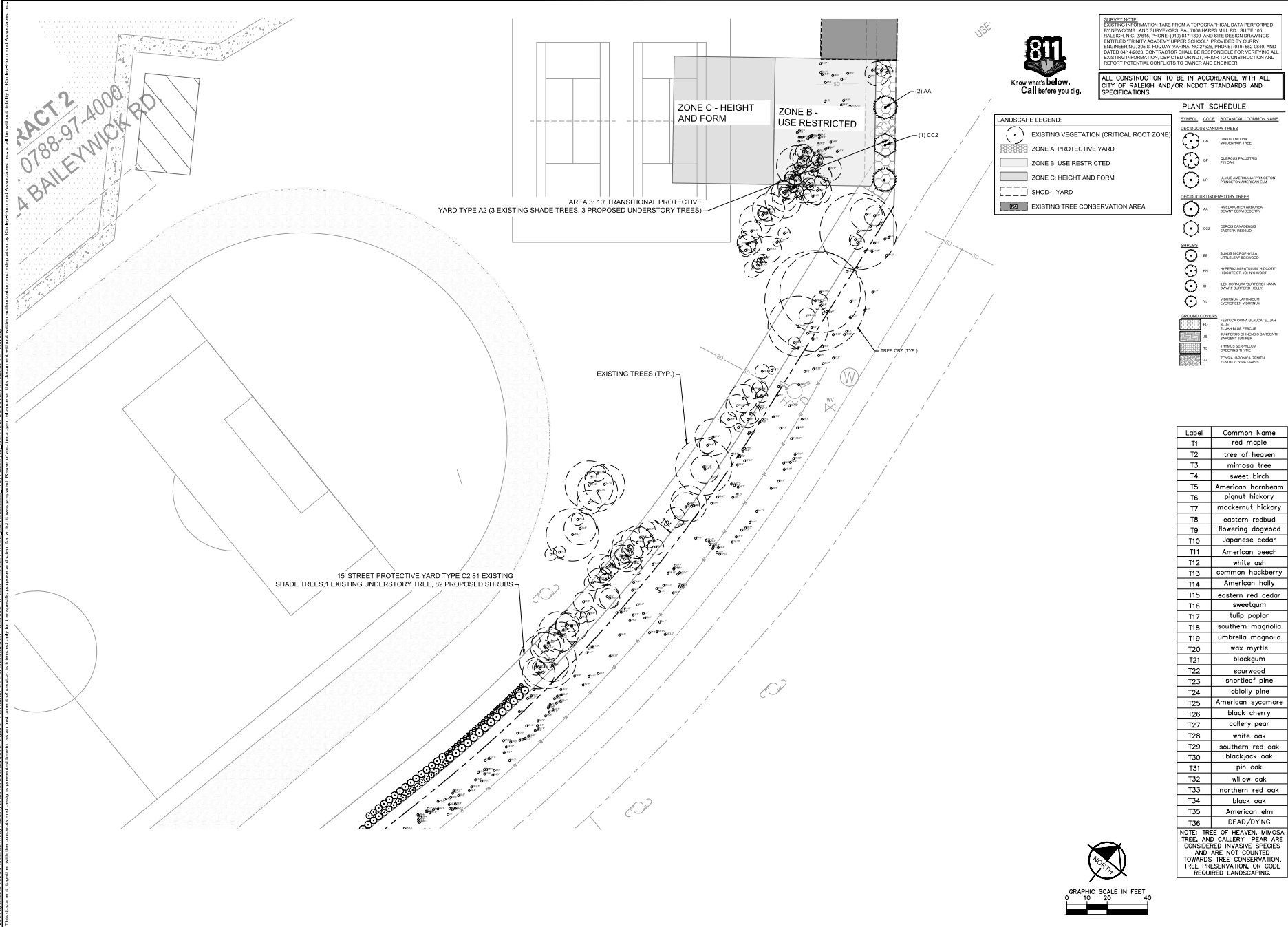
DATE: 09/18/2024
SCALE: AS SHOWN
DESIGNED BY: CHN
DRAWN BY: CHN
CHECKED BY: ANV

REVISIONS

NO.	DATE	BY
1	09/18/2024	BNH
2	10/17/2024	BNH
3	10/17/2024	BNH
4	10/17/2024	BNH
5	10/17/2024	BNH
6	10/17/2024	BNH
7	10/17/2024	BNH
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**SHEET NUMBER
L1.2**

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RALEIGH PROJECT
DATE
09/18/2024
SCALE
AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
AWT

LANDSCAPE PLAN
ENLARGEMENT

TRINITY ACADEMY LOWER
SCHOOL DEVELOPMENT
PREPARED FOR
CONVEXY PROPERTIES
RALEIGH

PRELIMINARY
NOT FOR CONSTRUCTION

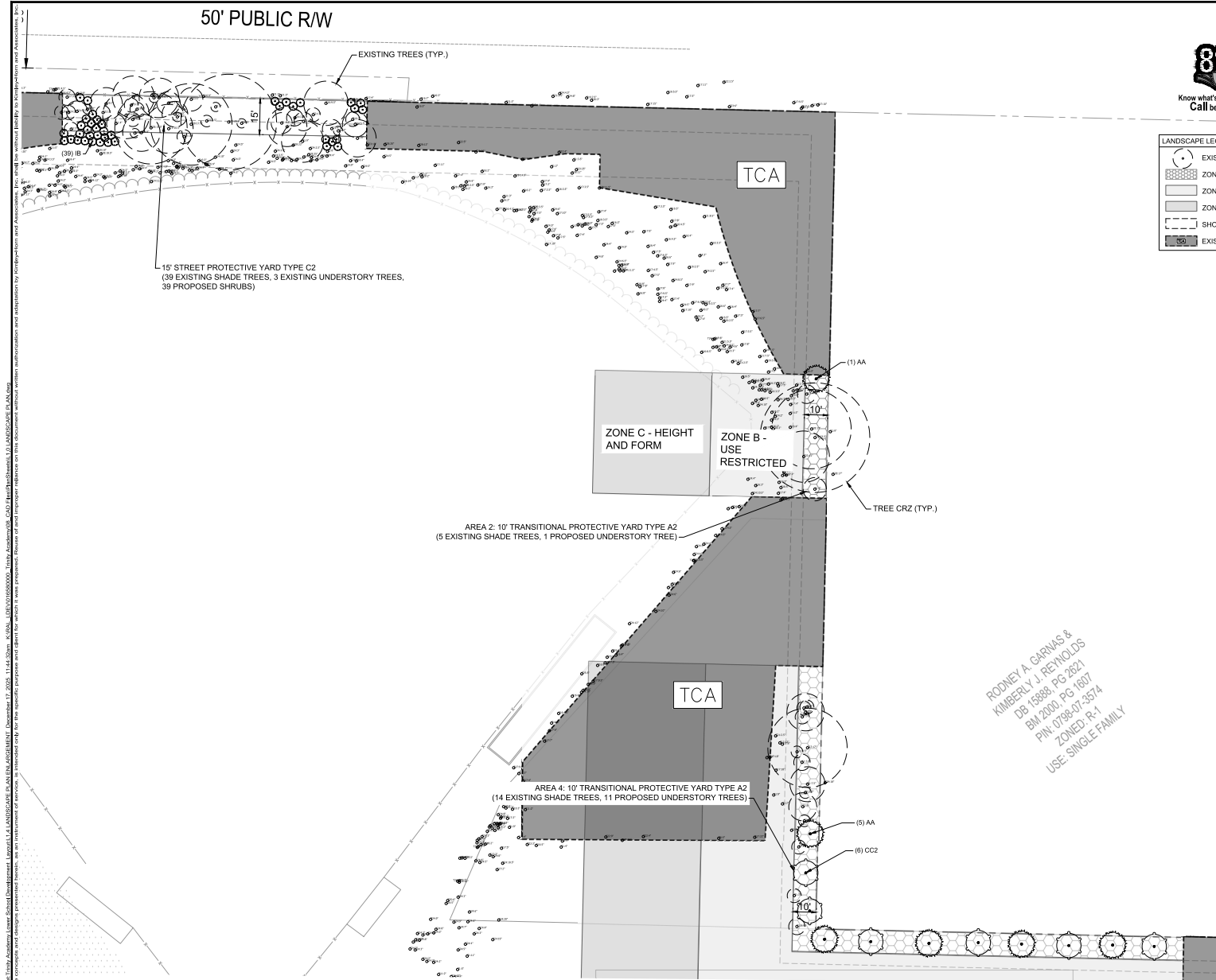
DATE
09/18/2024
SCALE
AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
AWT

Kimley-Horn

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401 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
WWW.KIMLEY-HORN.COM
PHONE: 919-477-2000 FAX: 919-477-2000

REVISIONS

NO.	DATE	BY
1	09/18/2024	SRH
2	10/17/2024	SRH
3	10/17/2024	SRH
4	10/17/2024	SRH
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98	10/17/2024	SRH
99	10/17/2024	SRH
100	10/17/2024	SRH



SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM A TOPOGRAPHICAL DATA PERFORMED BY NEWCOMB LAND SURVEYORS, PA. 708 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: (817) 841-1881 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL" PROVIDED BY CURRY ENGINEERING, 205 S. HUGHAM AVE., SUITE 100, RALEIGH, NC 27601. DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, SPECIFIED OR NOT, PRIOR TO CONSTRUCTION AND REPORTING POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

- LANDSCAPE LEGEND:**
- EXISTING VEGETATION (CRITICAL ROOT ZONE)
 - ZONE A: PROTECTIVE YARD
 - ZONE B: USE RESTRICTED
 - ZONE C: HEIGHT AND FORM
 - SHOD-1 YARD
 - EXISTING TREE CONSERVATION AREA

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL - COMMON NAME
DECIDUOUS CANOPY TREES		
08	08	QUERCUS BICOLOR - WHITE OAK
09	09	QUERCUS PALMISTIS - PRINCE
10	10	QUERCUS AMERICANA - PRINCE
DECIDUOUS UNDERSTORY TREES		
11	11	AMELANCHIER ALABAMA - WHITE DOGWOOD
12	12	CECIS CANADENSIS - EASTERN REDBUD
SHRUBS		
13	13	BURSERA MICROCARPA - UTILITY PLANT
14	14	HYDRANGEA PATELII - HAZEL
15	15	ELIX CORNUTA - BURNING BUSH
16	16	HYDRANGEA PATELII - HAZEL
17	17	HYDRANGEA PATELII - HAZEL
GROUND COVERS		
18	18	TRIFOLIUM REPENS - WHITE CLOVER
19	19	TRIFOLIUM REPENS - WHITE CLOVER
20	20	TRIFOLIUM REPENS - WHITE CLOVER
21	21	TRIFOLIUM REPENS - WHITE CLOVER
22	22	TRIFOLIUM REPENS - WHITE CLOVER

Label	Common Name
T1	red maple
T2	tree of heaven
T3	mimosa tree
T4	sweet birch
T5	American hornbeam
T6	pin oak
T7	hackberry
T8	eastern redbud
T9	flowering dogwood
T10	Japanese cedar
T11	American beech
T12	white ash
T13	common hackberry
T14	American holly
T15	eastern red cedar
T16	sweetgum
T17	tulip poplar
T18	southern magnolia
T19	umbrella magnolia
T20	wax myrtle
T21	blackgum
T22	sourwood
T23	shortleaf pine
T24	loblolly pine
T25	American sycamore
T26	black cherry
T27	callery pear
T28	white oak
T29	southern red oak
T30	blackjack oak
T31	pin oak
T32	willow oak
T33	northern red oak
T34	black oak
T35	American elm
T36	DEAD/DYING

NOTE: TREE OF HEAVEN, MIMOSA TREE, AND CALLERY PEAR ARE CONSIDERED INVASIVE SPECIES AND ARE NOT COUNTED TOWARDS TREE CONSERVATION, TREE PRESERVATION, OR CODE REQUIRED LANDSCAPING.

RODNEY A. GARVAS &
KIMBERLY J. REYNOLDS
DB 15888 PG 2621
BN 2000 PG 1807
PIN: 0788-07-3574
ZONED: R-1
USE: SINGLE FAMILY

Kimley-Horn

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0102 WWW.KIMLEY-HORN.COM PHONE: 817-841-1881 FAX: 817-841-1882
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

LANDSCAPE PLAN

ENLARGEMENT

TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT

PREPARED FOR

CONVEYANCE PROPERTIES

RALEIGH

PRELIMINARY

NOT FOR CONSTRUCTION

DATE

09/18/2024

SCALE

AS SHOWN

DESIGNED BY

DMH

DRAWN BY

DMH

CHECKED BY

AWT

SHEET NUMBER

L1.4

DATE

12/17/2025

BY

SRH

DATE

10/17/2025

BY

SRH

DATE

07/20/2025

BY

SRH

DATE

02/27/2025

BY

SRH



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

SYMBOL	CODE	BOTANICAL / COMMON NAME
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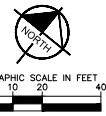
Label	Common Name
T1	red maple
T2	tree of heaven
T3	miomosa tree
T4	sweet birch
T5	American hornbeam
T6	pinus hickory
T7	mockernut hickory
T8	eastern redbud
T9	flowering dogwood
T10	Japanese cedar
T11	American beech
T12	white ash
T13	common hackberry
T14	American holly
T15	eastern red cedar
T16	sweet gum
T17	tulip poplar
T18	southern magnolia
T19	umbrella magnolia
T20	wax myrtle
T21	blackgum
T22	sourwood
T23	shortleaf pine
T24	loblolly pine
T25	American sycamore
T26	black cherry
T27	callery pear
T28	white oak
T29	southern red oak
T30	blackjack oak
T31	pin oak
T32	willow oak
T33	northern red oak
T34	black oak
T35	American elm
T36	DEAD, DYING

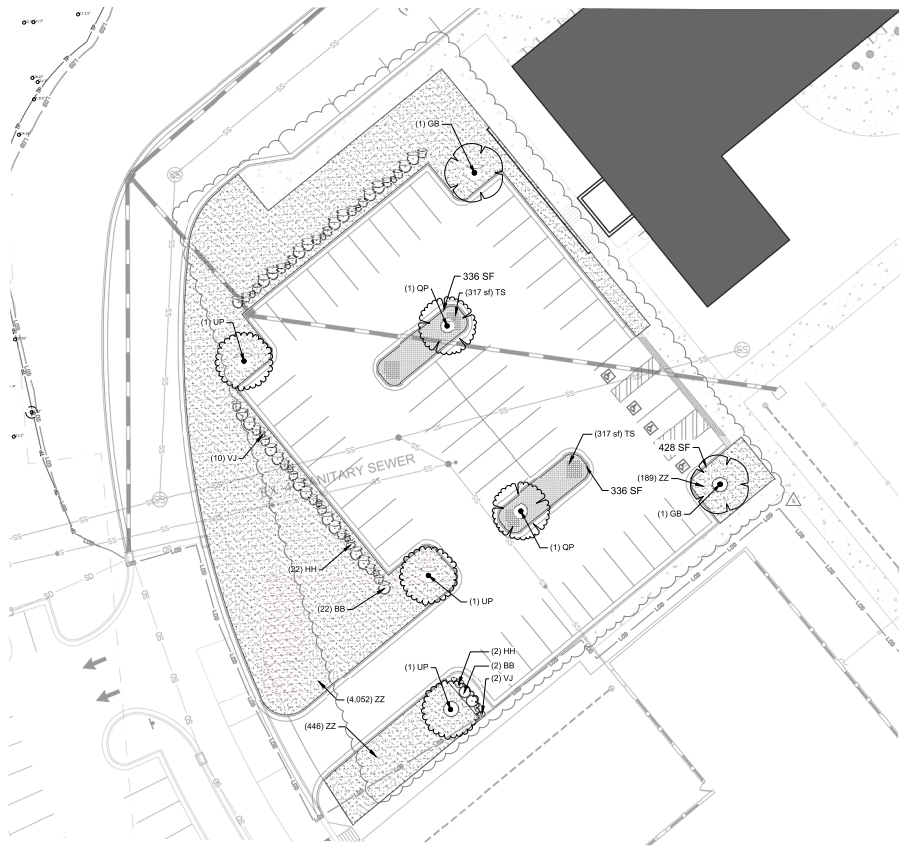
TREE: TREE OF HEAVEN; MIOMOSA
 TREE: AND CALLERY PEAR ARE
 CONSIDERED INVASIVE SPECIES
 THAT ARE NOT SUITABLE FOR
 TOWARDS TREE CONSERVATION.
 TREE PRESERVATION CODE
 REQUIRED LANDSCAPING.

IMINARY
STRUCTION

			95	90	80	70

SHEET NUMBER
115





SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM A TOPOGRAPHICAL DATA PERFORMED BY NICHOLAS LAND SURVEYORS, PA, 708 HARPS MILL RD, SUITE 105, RALEIGH, NC 27615. PHONE: (919) 847-1188 AND SITE DESIGN DRAWINGS ENTITLED "TRINITY ACADEMY UPPER SCHOOL" PROVIDED BY CURRY ENGINEERING, LLC, 205 S. HIGLEY AVENUE, NC 27606. PHONE: (919) 200-5666 AND DATED 04/14/2023. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, SPECIFIED ON THIS PLAN, 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.

LANDSCAPE LEGEND:

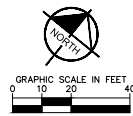
	EXISTING VEGETATION (CRITICAL ROOT ZONE)
	ZONE A: PROTECTIVE YARD
	ZONE B: USE RESTRICTED
	ZONE C: HEIGHT AND FORM
	SHOD-1 YARD
	EXISTING TREE CONSERVATION AREA

PLANT SCHEDULE

SYMBOL	CODE	SCIENTIFIC / COMMON NAME
DECIDUOUS CANOPY TREES		
	GB	QUERCUS BICOLOR WHITE OAK
	OP	QUERCUS PALUSTRIS PINOAK
	UP	QUERCUS PRINUS PRINCE OF WELLES OAK
DECIDUOUS UNDERSTORY TREES		
	AA	AMELANCHIER CANADENSIS DOUGLASS DOGWOOD
	CC	CERCIS CANADENSIS EASTERN REDBUD
SHRUBS		
	BB	BUXUS MICROPHYLLA LITTLE-LEAF BOXWOOD
	HH	HYDRANGEA PATENS PATERN HYDRANGEA
	IC	ILEX CORNUTA WAX MYRTLE
	IO	ILEX OPACA WAX MYRTLE
GROUND COVERS		
	TS	THYMUS SERPYLLIFOLIUS CREeping THYME
	ZA	ZIZIA AUREA GOLDEN ROD

Label	Common Name
T1	red maple
T2	tree of heaven
T3	mimosa tree
T4	sweet birch
T5	American hornbeam
T6	pinch hickory
T7	mockernut hickory
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T9	flowering dogwood
T10	Japanese cedar
T11	American beech
T12	white ash
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T23	shortleaf pine
T24	loblolly pine
T25	American sycamore
T26	black cherry
T27	callery pear
T28	white oak
T29	southern red oak
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T31	pin oak
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T33	northern red oak
T34	black oak
T35	American elm
T36	DEAD/DYING

NOTE: TREE OF HEAVEN, MIMOSA TREE, AND CALLERY PEAR ARE CONSIDERED INVASIVE SPECIES AND ARE NOT COUNTED TOWARDS TREE CONSERVATION, TREE PRESERVATION, OR CODE REQUIRED LANDSCAPING.



Kimley-Horn

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PHONE: 704.336.4600 FAX: 704.336.4601
WWW.KIMLEY-HORN.COM

**LANDSCAPE PLAN
ENLARGEMENT**

**TRINITY ACADEMY LOWER
SCHOOL DEVELOPMENT
PREPARED FOR
CONVEYANCE PROPERTIES**

RALEIGH

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	BY
1	12/17/2023	SRH
2	10/17/2023	SRH
3	07/20/2023	SRH
4	06/27/2023	SRH

PROJECT INFORMATION

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
TRINITY ACADEMY LOWER SCHOOL DEVELOPMENT	09/18/2024	AS SHOWN	CHH	CHH	AWT



SCALE: 1/8" = 1'-0"



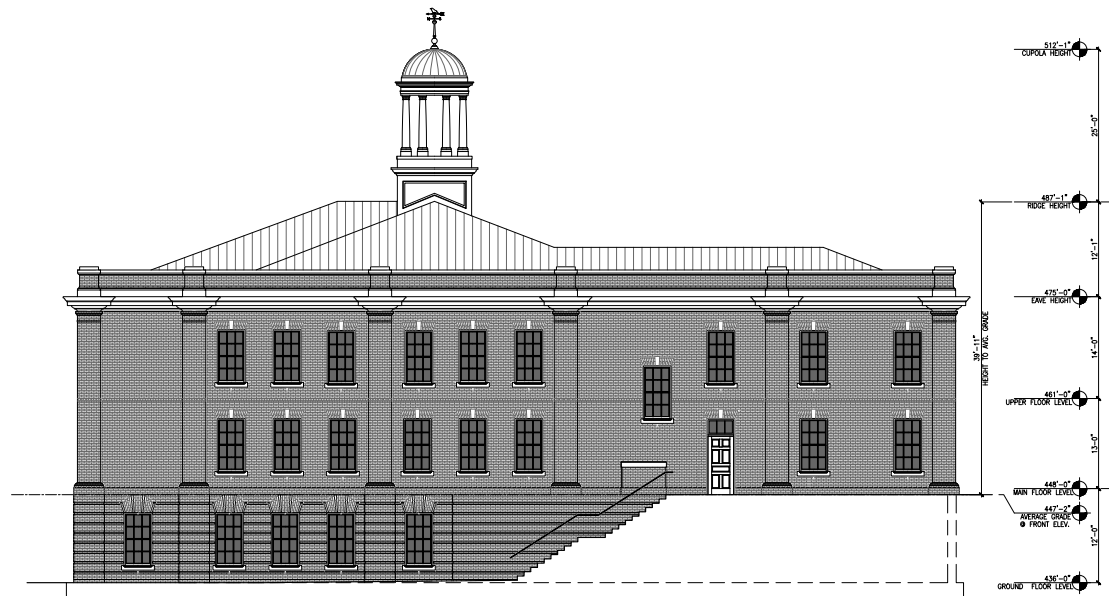
AVERAGE GRADE CALCULATIONS (LOWER SCHOOL - MAIN FLOOR)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
447.17	447.17	447.17

4

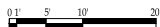
JULY 28, 2025

TRINITY ACADEMY - 10224 BAILEYWICK RD, RALEIGH, NC 27613
LOWER SCHOOL OPTION 1: SOUTH ELEVATION (PRIMARY STREET)

HARRISON
DESIGN



SCALE: 1/8" = 1'-0"



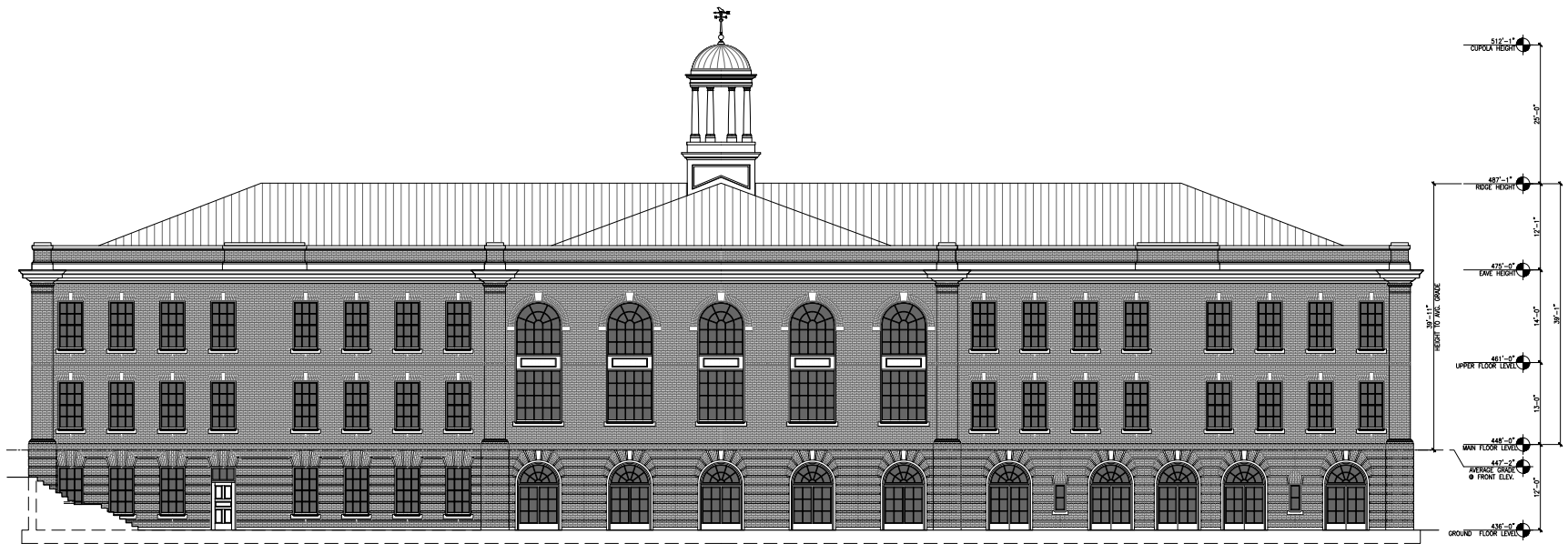
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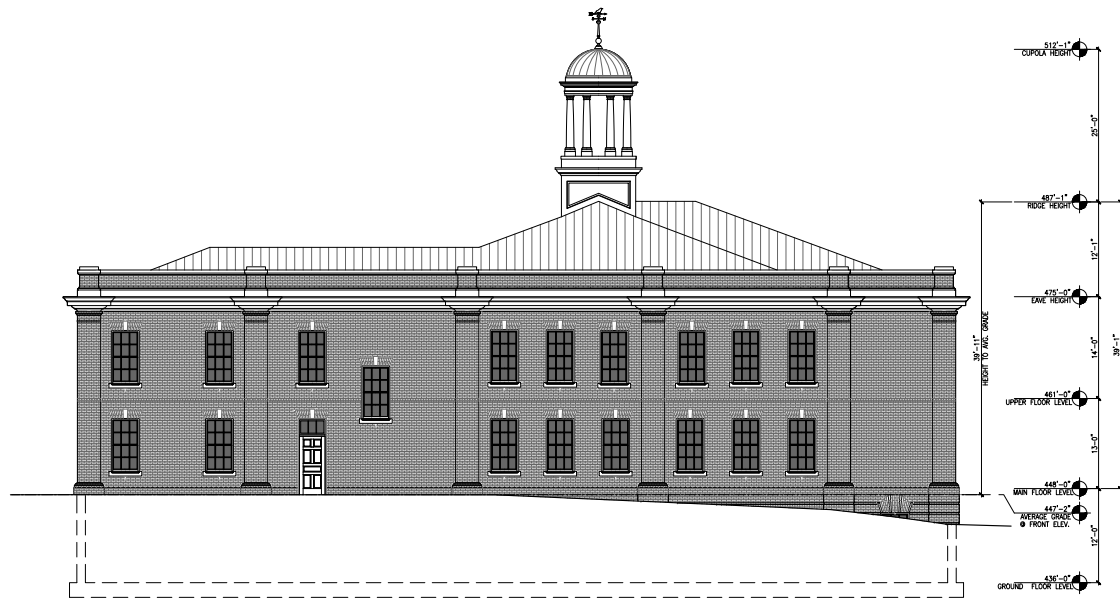
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JULY 28, 2025

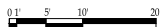
TRINITY ACADEMY - 10224 BAILEYWICK RD, RALEIGH, NC 27613
LOWER SCHOOL OPTION 1: WEST ELEVATION

HARRISON
DESIGN





SCALE: 1/8" = 1'-0"



AVERAGE GRADE CALCULATIONS (LOWER SCHOOL - MAIN FLOOR)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
447.17	447.17	447.17



AVERAGE GRADE CALCULATIONS (COMMONS)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
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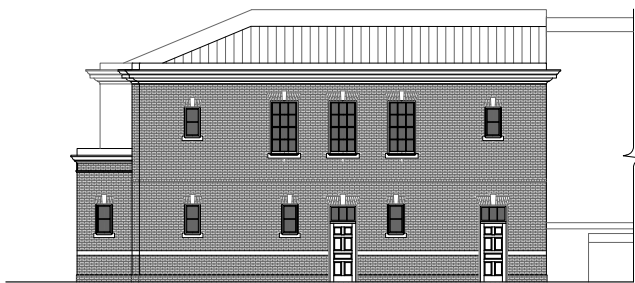
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JULY 28, 2025

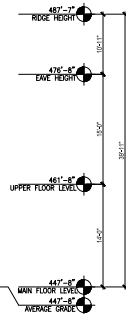
TRINITY ACADEMY - 10224 BAILEYWICK RD, RALEIGH, NC 27613

COMMONS: WEST ELEVATION

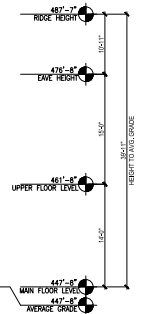
HARRISON
DESIGN



SOUTH ELEVATION (PRIMARY STREET)



NORTH ELEVATION



AVERAGE GRADE CALCULATIONS (COMMONS)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
447.70	447.70	447.70

SCALE: 1/8" = 1'-0"



JULY 28, 2025

TRINITY ACADEMY - 10224 BAILEYWICK RD, RALEIGH, NC 27613
COMMONS: SIDE ELEVATIONS

HARRISON
DESIGN