

ROMAN CATHOLIC DIOCESE OF RALEIGH CATHEDRAL S-16-14



0 150 300 600 900 1,200 1,500 Feet

Zoning: **O&I-1, SRPOD**
CAC: **Southwest**
Drainage Basin: **Rocky Branch**
Acreage: **29.14**
Number of Lots: **2**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **McAdams
Company**
Phone: **(919) 361-5000**





Planning & Development

5-16-14

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 398688 Assigned Project Coordinator Assigned Team Leader Maude Bradshaw	
* May require Planning Commission or City Council Approval ** Legacy Districts Only			
Has your project previously been through the Due Diligence process? If yes, provide the transaction # 398688			
GENERAL INFORMATION			
Development Name Roman Catholic Diocese of Raleigh Cathedral			
Proposed Use Church			
Property Address(es) 715 Nazareth Street; 2401 Crusader Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0793881119	P.I.N. Recorded Deed 0793772995	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. The preliminary subdivision plan complies with all requirements of existing zoning.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company Roman Catholic Diocese of Raleigh		Name (s) Art Wesche
	Address 7200 Stonehenge Dr, Raleigh NC 27613		
	Phone (919) 821-9726	Email wesche@raldioc.org	Fax
CONSULTANT (Contact Person for Plans)	Company McAdams Company		Name (s) Andy Padiak
	Address 2905 Meridian Parkway, Durham, North Carolina 27713		
	Phone (919) 361-5000	Email padiak@mcadamsco.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) O&I - 1	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District Special Residential Parking Overlay District (SRPOD)	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 29.14 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 5.96 AC	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet N/A	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The subject property is located within both the Institutional and Medium Density Residential districts and is consistent with the Comprehensive Plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached n/a Attached n/a	11. Total number of all lots 2
2. Total # Of Single Family Lots n/a	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units n/a	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units n/a	
5. Total # Of Mobile Home Lots n/a	
6. Total Number of Hotel Units n/a	
7. Overall Total # Of Dwelling Units (1-6 Above) n/a	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) n/a	
10. Total number of Open Space (only) lots n/a	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Russell C. Elmayan to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed FOR MICHAEL F. BURBIDGE, BISHOP Date
 Signed Russell C. Elmayan 6-4-14 Date

BY

ATTORNEY-IN-FACT

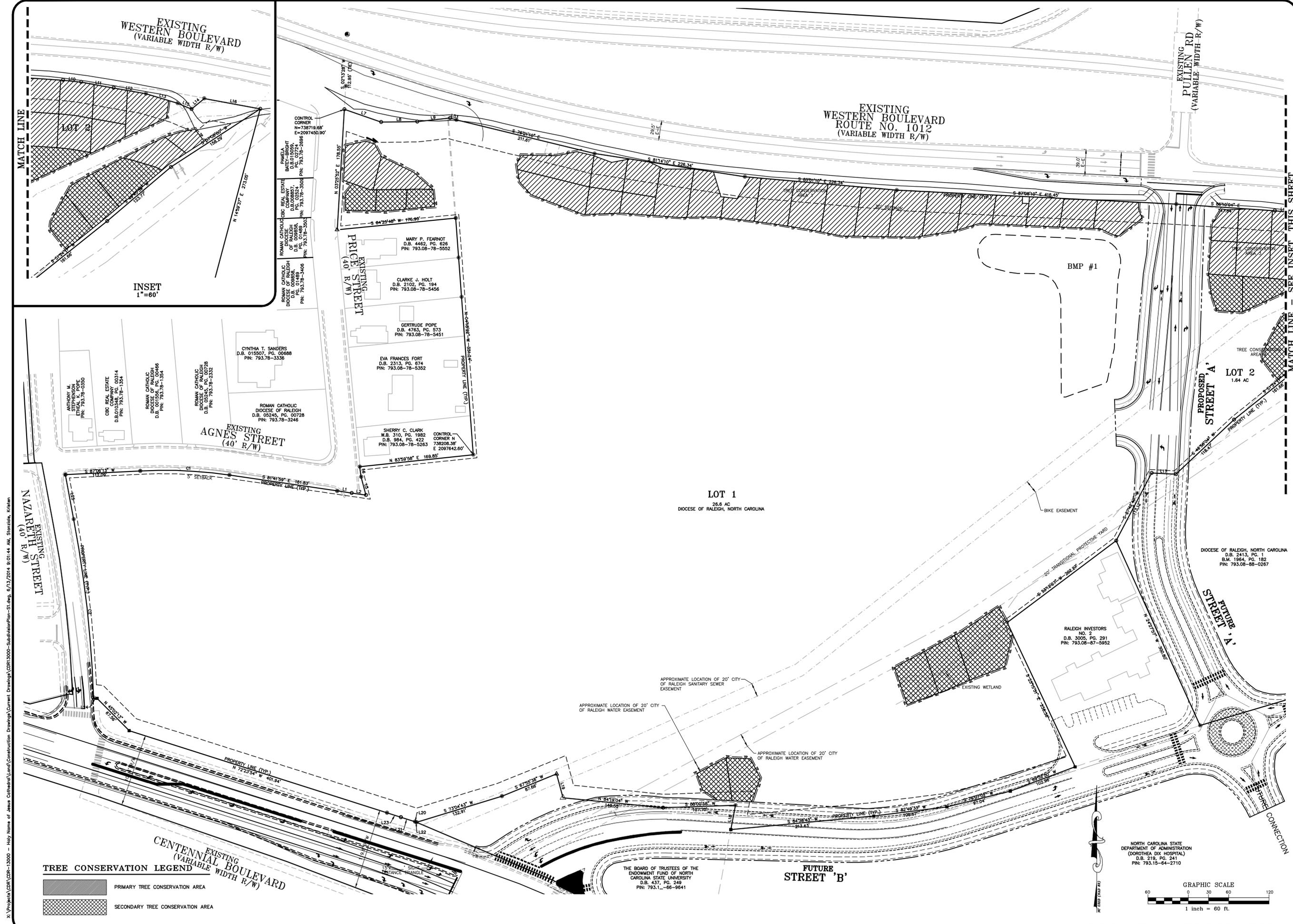
TO BE COMPLETED BY APPLICANT

YES N/A

General Requirements

1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		✓
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

X:\Projects\CDR\13000 - Holy Name of Jesus Cathedral\Land\Construction Drawings\CDR\13000\SubdivisionPlan-S1.dwg, 6/13/2014 9:01:44 AM, Standard, Kristen



EXISTING WESTERN BOULEVARD (VARIABLE WIDTH R/W)

EXISTING WESTERN BOULEVARD ROUTE NO. 1012 (VARIABLE WIDTH R/W)

EXISTING RD PULLEN RD (VARIABLE WIDTH R/W)

INSET 1"=60'

EXISTING AGNES STREET (40' R/W)

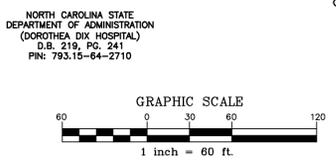
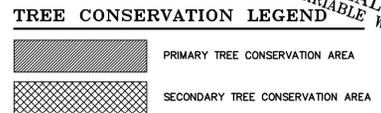
EXISTING NAZARETH STREET (40' R/W)

LOT 1 26.6 AC DOCESE OF RALEIGH, NORTH CAROLINA

LOT 2 1.64 AC

FUTURE STREET 'B'

FUTURE STREET 'A'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-288
(800) 733-5646 • mcadamsco.com



REVISIONS table with columns for revision number and description.

OWNER: ROMAN CATHOLIC DIOCESE OF RALEIGH CATHEDRAL
715 NAZARETH STREET
RALEIGH, NORTH CAROLINA 27606

CATHOLIC CATHEDRAL

PRELIMINARY SUBDIVISION PLAN

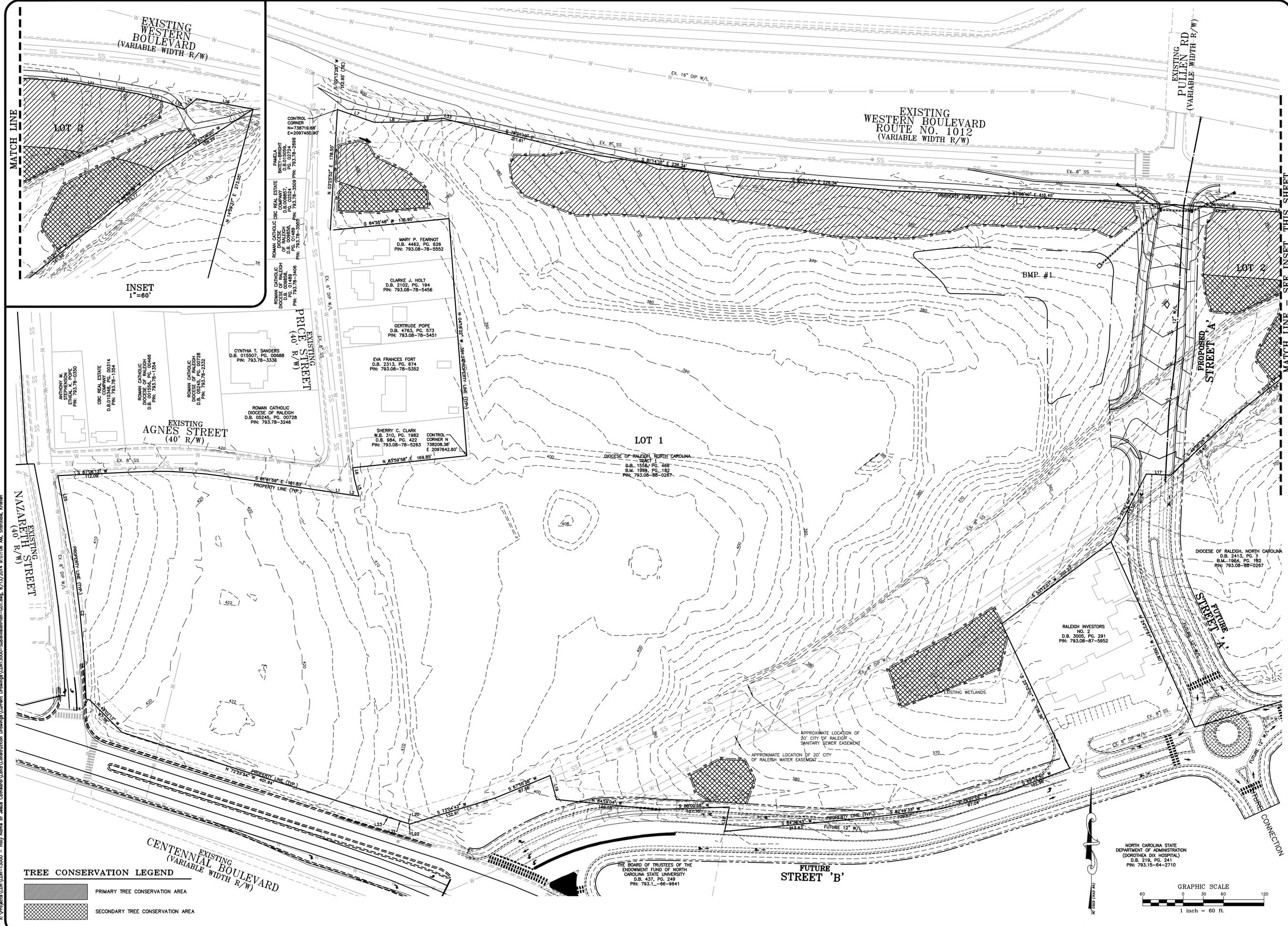
WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAN

Project information table including Project No. (CDR-13000), File Name (CDR13000-SP-S1), Design By, Drawn By, Scale (1"=60'), Date (06-13-14), and Sheet No. (C-3).



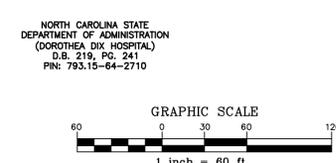
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INSET
1" = 60'

TREE CONSERVATION LEGEND

	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA



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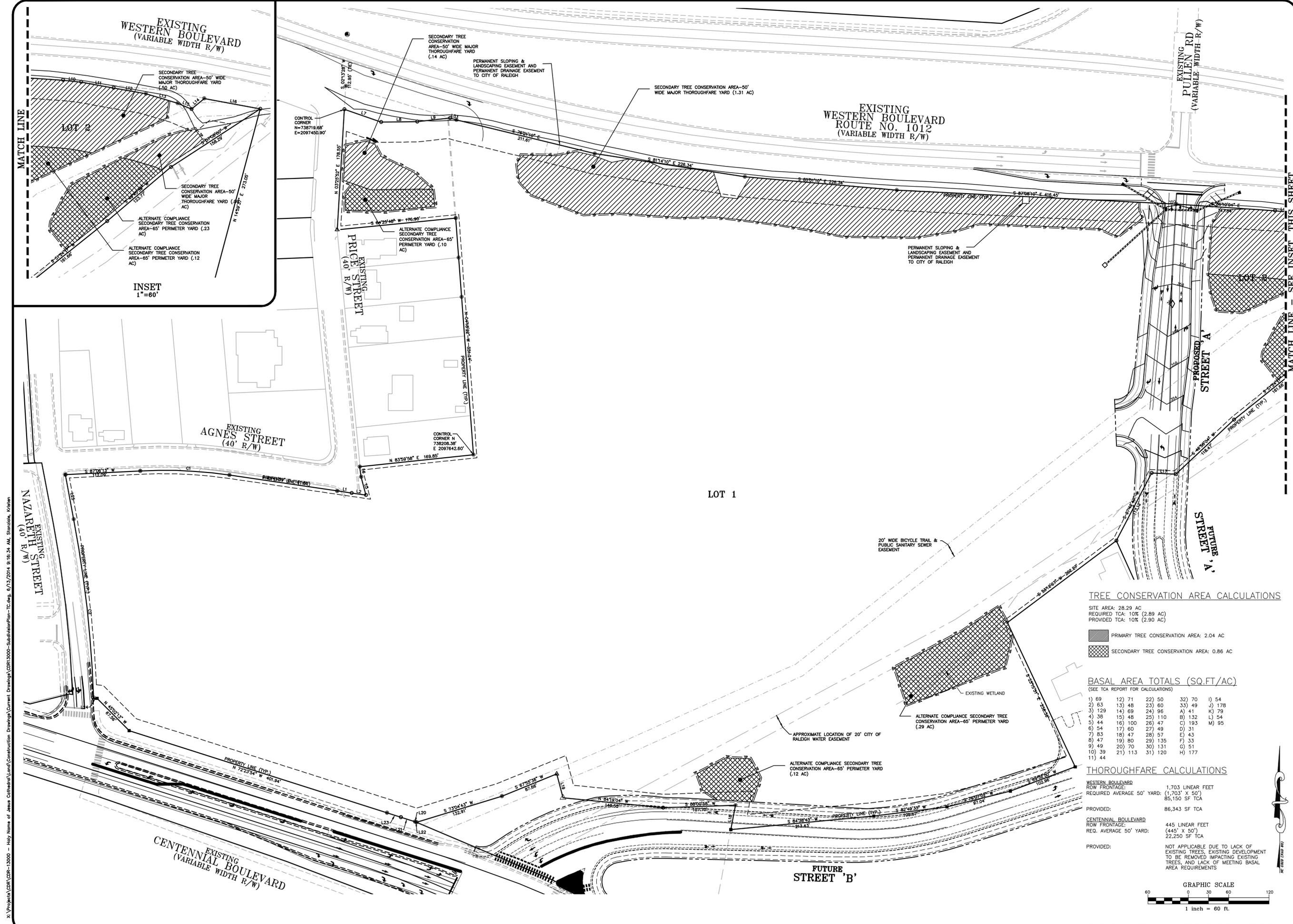
REVISIONS:

OWNER:
ROMAN CATHOLIC DIOCESE OF RALEIGH CATHEDRAL
 715 NAZARETH STREET
 RALEIGH, NORTH CAROLINA 27606

CATHOLIC CATHEDRAL
PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NORTH CAROLINA
GRADING & UTILITY PLAN

PROJECT NO.	CDR-13000
FILENAME	CDR13000-SP-G1
DESIGNED BY	
DRAWN BY	
SCALE	1" = 60'
DATE	06-13-14
SHEET NO.	C-4





EXISTING WESTERN BOULEVARD (VARIABLE WIDTH R/W)

EXISTING WESTERN BOULEVARD ROUTE NO. 1012 (VARIABLE WIDTH R/W)

EXISTING AGNES STREET (40' R/W)

EXISTING NAZARETH STREET (40' R/W)

EXISTING CENTENNIAL BOULEVARD (VARIABLE WIDTH R/W)

EXISTING RD PULLEN RD (VARIABLE WIDTH R/W)

LOT 1

INSET 1"=60'

TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 28.29 AC
 REQUIRED TCA: 10% (2.89 AC)
 PROVIDED TCA: 10% (2.90 AC)

- PRIMARY TREE CONSERVATION AREA: 2.04 AC
- SECONDARY TREE CONSERVATION AREA: 0.86 AC

BASAL AREA TOTALS (SQ.FT./AC)

(SEE TCA REPORT FOR CALCULATIONS)

1) 69	12) 71	22) 50	32) 70	I) 54
2) 63	13) 48	23) 60	33) 49	J) 178
3) 129	14) 69	24) 96	A) 41	K) 79
4) 38	15) 48	25) 110	B) 132	L) 54
5) 44	16) 100	26) 47	C) 193	M) 95
6) 54	17) 60	27) 49	D) 31	
7) 83	18) 47	28) 57	E) 43	
8) 47	19) 80	29) 135	F) 33	
9) 49	20) 70	30) 131	G) 51	
10) 39	21) 113	31) 120	H) 177	

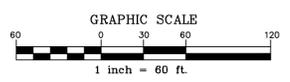
THOROUGHFARE CALCULATIONS

WESTERN BOULEVARD
 ROW FRONTAGE: 1,703 LINEAR FEET
 REQUIRED AVERAGE 50' YARD: (1,703' x 50')
 85,150 SF TCA

PROVIDED: 86,343 SF TCA

CENTENNIAL BOULEVARD
 ROW FRONTAGE: 445 LINEAR FEET
 REQ. AVERAGE 50' YARD: (445' x 50')
 22,250 SF TCA

PROVIDED: NOT APPLICABLE DUE TO LACK OF EXISTING TREES, EXISTING DEVELOPMENT TO BE REMOVED IMPACTING EXISTING TREES, AND LACK OF MEETING BASAL AREA REQUIREMENTS



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 Fax: C-2828
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REVISIONS:

OWNER:
 ROMAN CATHOLIC DIOCESE OF RALEIGH CATHEDRAL
 715 NAZARETH STREET
 RALEIGH, NORTH CAROLINA 27606

CATHOLIC CATHEDRAL
 PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NORTH CAROLINA
 OVERALL TREE CONSERVATION PLAN

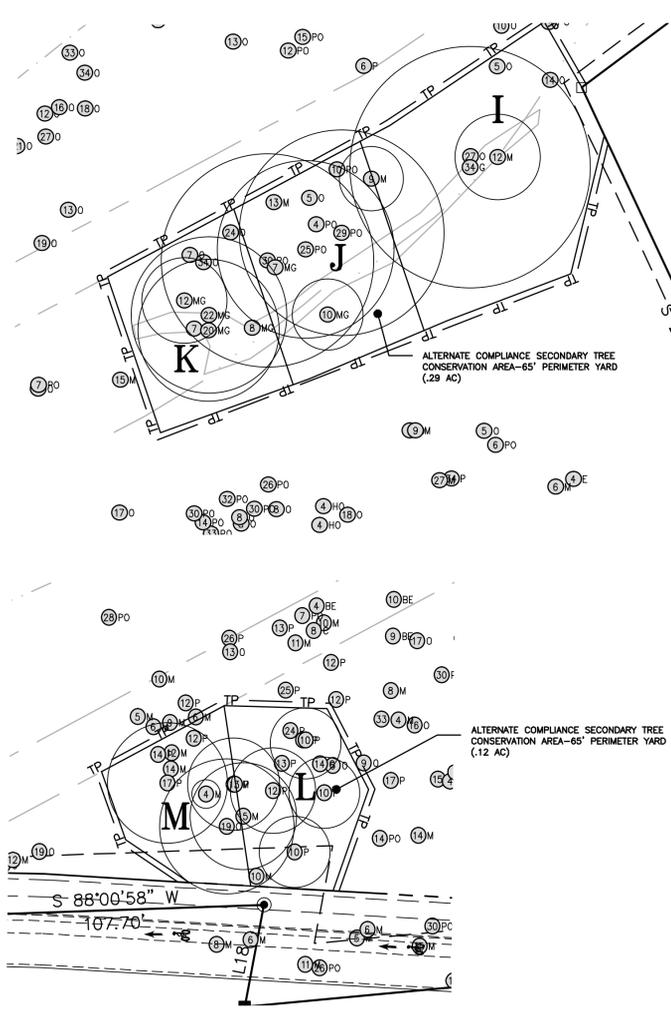
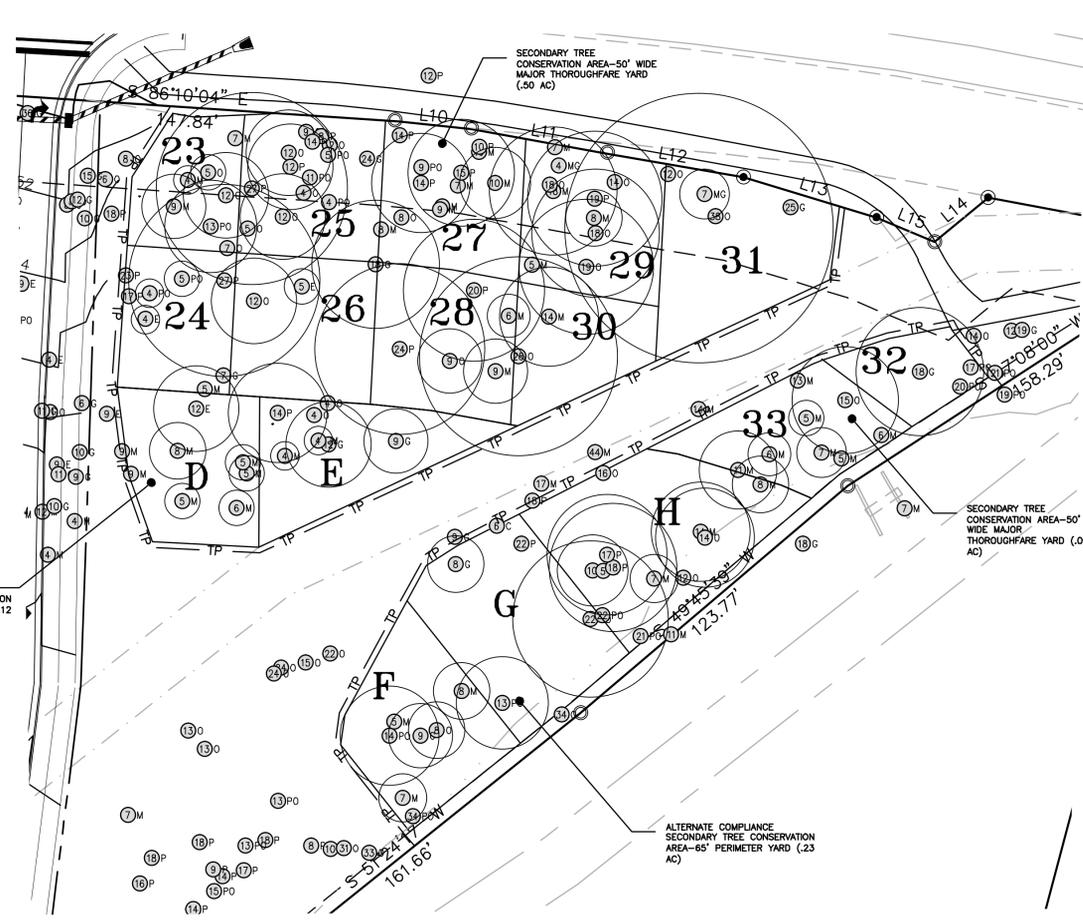
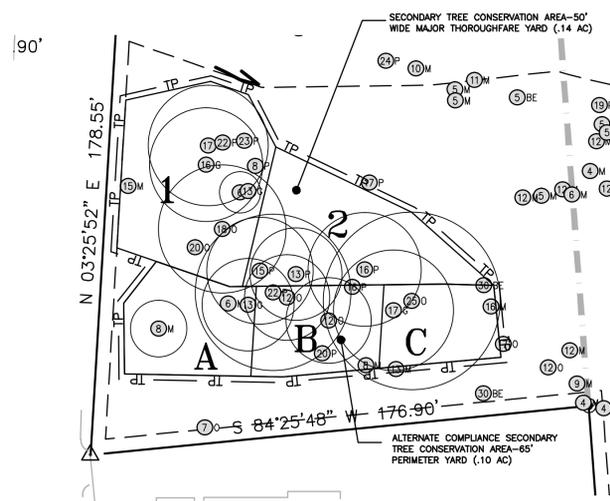
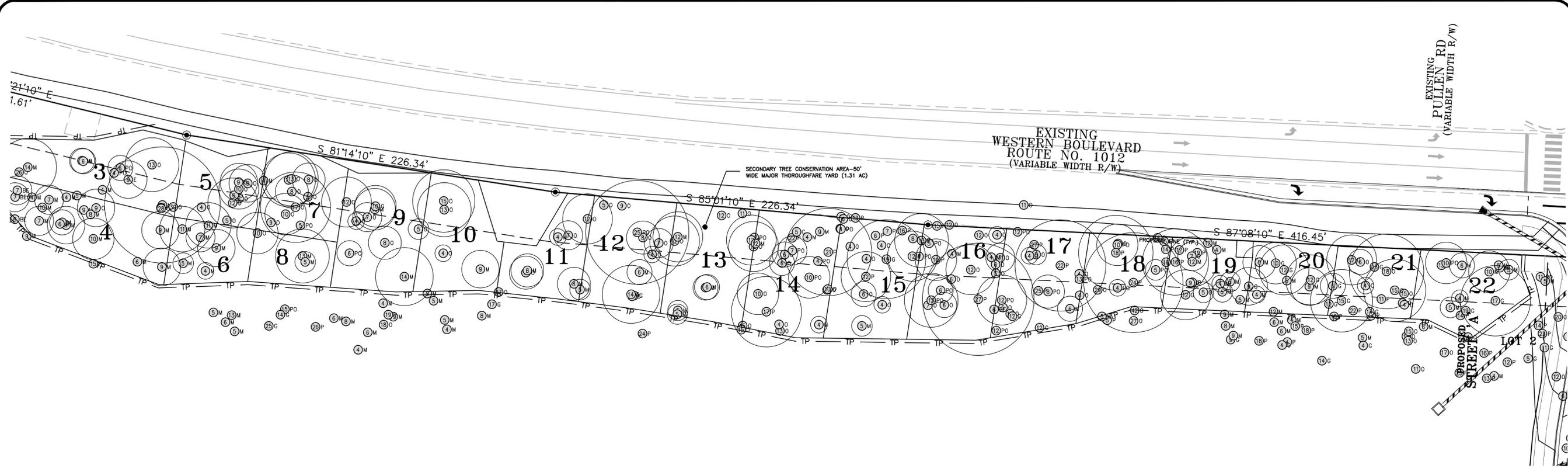
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FILENAME:	CDR13000-SP-TC
DESIGNED BY:	SMD
DRAWN BY:	SMD
SCALE:	1"=60'
DATE:	06-13-14
SHEET NO.:	TC-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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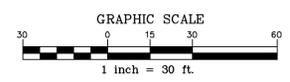
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CATHOLIC CATHEDRAL
PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NORTH CAROLINA
TREE CONSERVATION PLAN

PROJECT NO: CDR-13000
 FILENAME: CDR13000-SP-TC
 DESIGNED BY: SMD
 DRAWN BY: SMD
 SCALE: 1"=30'
 DATE: 06-13-14
 SHEET NO: TC-2

