



Administrative Approval Action

Case File / Name: ASR-0010-2022
DSLCL - ARC - 3 Building Addition

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

LOCATION: This 1.2 acre site zoned IX-3-PL is located on the east side of S. Wilmington Street on the southeast corner of the intersection of the S. Wilmington Street Service Road and Sherwee Drive at 3401 S. Wilmington Street.

REQUEST: A 4,180 square foot addition to an existing 5,058 square foot industrial building.

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 May 4, 2022 by ARCADIA ENGINEERS.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

Stormwater

1. 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



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must take place by the following dates:

3-Year Expiration Date: September 30, 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 permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/03/2022
Development Services Director/Designee

Staff Coordinator: Michael Walters

Administrative Site Review Application

Planning and Development Customer Service Center • One Edwards Plaza, Suite 403 • Raleigh, NC 27601 • (919) 286-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____
Please review UDO Section 10.2.6, as amended by text change case 10-16-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan 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 checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	Site Transaction History
Building Type: <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	General: <input checked="" type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Scoping/sketch plan case # 044-0031 <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Administrative Alternate # _____

GENERAL INFORMATION

Development name: ARC-3 Building Addition
Inside City limits? Yes ☒ No ☐

Property address(es): 3401 S. Wilmington Street

Site PIN (s): 1702329034

Please describe the scope of work. Include any additions, expansions, and change of use:
Remove existing driveway and adjust parking to 10' off Sherwee Drive ROW to accommodate a 4,180 sf building addition to the existing building.

Current Property Owner/Developer Contact Name: Gary Cleveland
NOTE: please attach purchase agreement when submitting this form.

Company: Machine & Welding Supply Co., dba ARC3 gas | Title: Branch Manager

Address: 3401 S. Wilmington Street, Raleigh, NC 28334

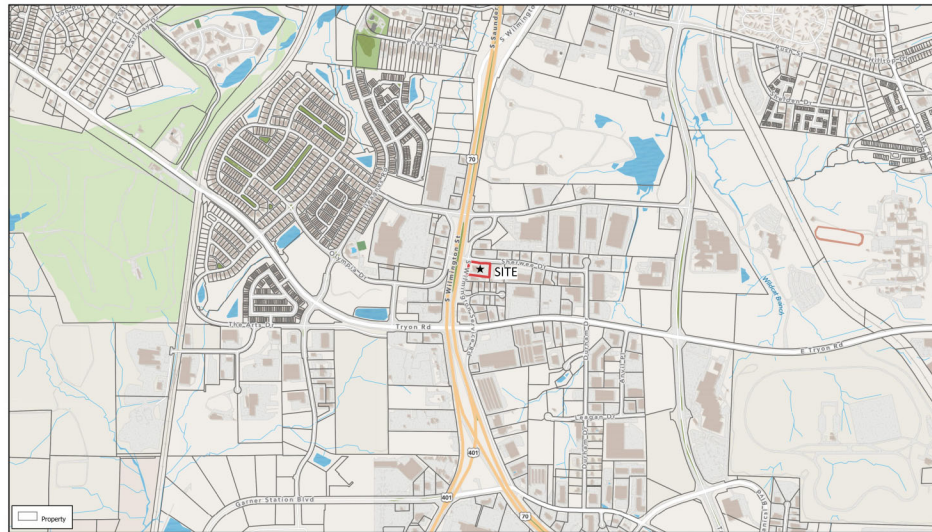
Phone #: 919-772-8500 | Email: _____

Applicant Name: Trenton Stewart, PE
Company: Arcadia Consulting Engineers, PLLC | Address: P.O. Box 2077, Apex, NC 27502

Phone #: 919-363-1422 | Email: trent@arcadiaengineers.com

ARC-3 (ADDITION) 3401 S. WILMINGTON STREET RALEIGH WAKE COUNTY NORTH CAROLINA TIER 2 SITE PLAN

CASE NUMBER: ASR-0010-2022 ⚠



3401 S Wilmington St Raleigh NC

Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

OWNER:

MACHINE & WELDING SUPPLY CO.
P.O. BOX 1708
DUNN, NC 28335-1708

SITE PLAN CONTACT:

EMAIL: TRENTON D. STEWART
PHONE: trent@arcadiaengineers.com (919) 363-1422

ARCHITECTURAL CONTACT:

BRIAN HOWELL, VP
JACKSON BUILDERS, INC.
1608 HWY 70 WEST
GOLDSBORO, NC 27530
EMAIL: bhowell@jacksonbuilders.com
PHONE: (919) 734-5428

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCDOT IF APPLICABLE

SITE SUMMARY DATA

PIN: 1702329034
ZONING: IX-3-PL INDUSTRIAL MIXED USE
- PARKING LIMITED
SITE AREA: 1.20 ACRES (DEED)
EXISTING USE: OFFICE/WAREHOUSE
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORY - 50 FT.
EXISTING BUILDING HEIGHT: 1 STORY - 16 FEET +/-
NEW BUILDING ADDITION HEIGHT: 24 FEET
EX BLDG GROSS FLOOR AREA (GFA): 5,058 SF
NEW BLDG ADDITION GFA: 4,180 SF
GROSS FLOOR AREA % INCREASE: 82.64%
YEAR BUILT: 1975

MINIMUM SETBACKS: FRONT (PRIMARY STREET) 3 FT.
SIDE 0' - 6'
REAR 0' - 6'

MINIMUM PARKING SETBACKS: FRONT (PRIMARY STREET): 10 FT.
SIDE 0' - 3'
REAR 0' - 3'

PARKING:
EX 982 SF OFFICE (1 SP / 600 SF): 2 SPACES
EX 1,880 SF WAREHOUSE (1 SP / 3,000 SF): 1 SPACE
EX 2,196 SF RETAIL/SHOWROOM (1 SP / 300 SF): 8 SPACES
TOTAL EX SPACES REQUIRED: 11 SPACES
NEW 2,295 SF OFFICE (1 SP / 600 SF): 4 SPACES
NEW 4,747 SF WAREHOUSE (1 SP / 3,000 SF): 2 SPACES
NEW 2,196 SF RETAIL/SHOWROOM (1 SP / 300 SF): 8 SPACES
NEW TOTAL REQUIRED: 14 SPACES

REQUIRED PARKING % INCREASE: 27.3%
PARKING PROVIDED (EXISTING): 30 SPACES ⚠
H/C PARKING PROVIDED 2 SPACES
BICYCLE PARKING REQUIRED 4 SPACES
BICYCLE PARKING PROVIDED 4 SPACES

DISTURBED AREA: 8,000 SF - NO LAND DISTURBANCE/GRADING PERMIT REQUIRED

SOLID WASTE WILL CONTINUE TO BE PROVIDED BY A PRIVATE COLLECTION COMPANY FOR THE SITE. ⚠

SHEETS

COVER _____ C1
EXISTING CONDITIONS AND DEMOLITION PLAN _____ C2
SITE LAYOUT PLAN _____ C3
UTILITY PLAN _____ C4
GRADING AND DRAINAGE PLAN _____ C5
LANDSCAPE PLAN _____ L1
DETAILS _____ C6
ELEVATIONS _____ G-2
RECORDED PLAT _____ 1



PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477



ARC-3 BUILDING ADDITION
3401 S WILMINGTON STREET
CITY OF RALEIGH WAKE COUNTY NORTH CAR

DRAWN BY: _____ CHECKED BY: _____
DATE: 1/24/2022

REVISIONS

NO.	DATE	DESCRIPTION
1	5/4/2022	

SHEET TITLE

COVER

COVER

SHEET NUMBER

C1

1 OF 9



Know what's below.
Call before you dig.

1. CITY OF RALEIGH FIRST REVIEW COMMENTS



CITY OF RALEIGH FIRST REVIEW COMMENTS

CE

P



C2

2 of 9



PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477



ARC-3 BUILDING ADDITION
3401 S WILMINGTON STREET
WAKE COUNTY NORTH CAROLINA
CITY OF RALEIGH

DRAWN BY	CHECKED BY
KHL	YES
DATE	1/24/2022
REVISIONS	
1	5/4/2022

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C3
3 OF 9

SITE SUMMARY DATA

PIN: 1733-34-9172
ZONING: IX-3-PL INDUSTRIAL MIXED USE-PARKING LIMITED
SITE AREA: 1.20 ACRES (DEED)
EXISTING USE: OFFICE/WAREHOUSE
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORY - 50 FT.
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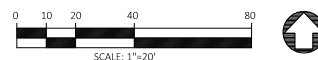
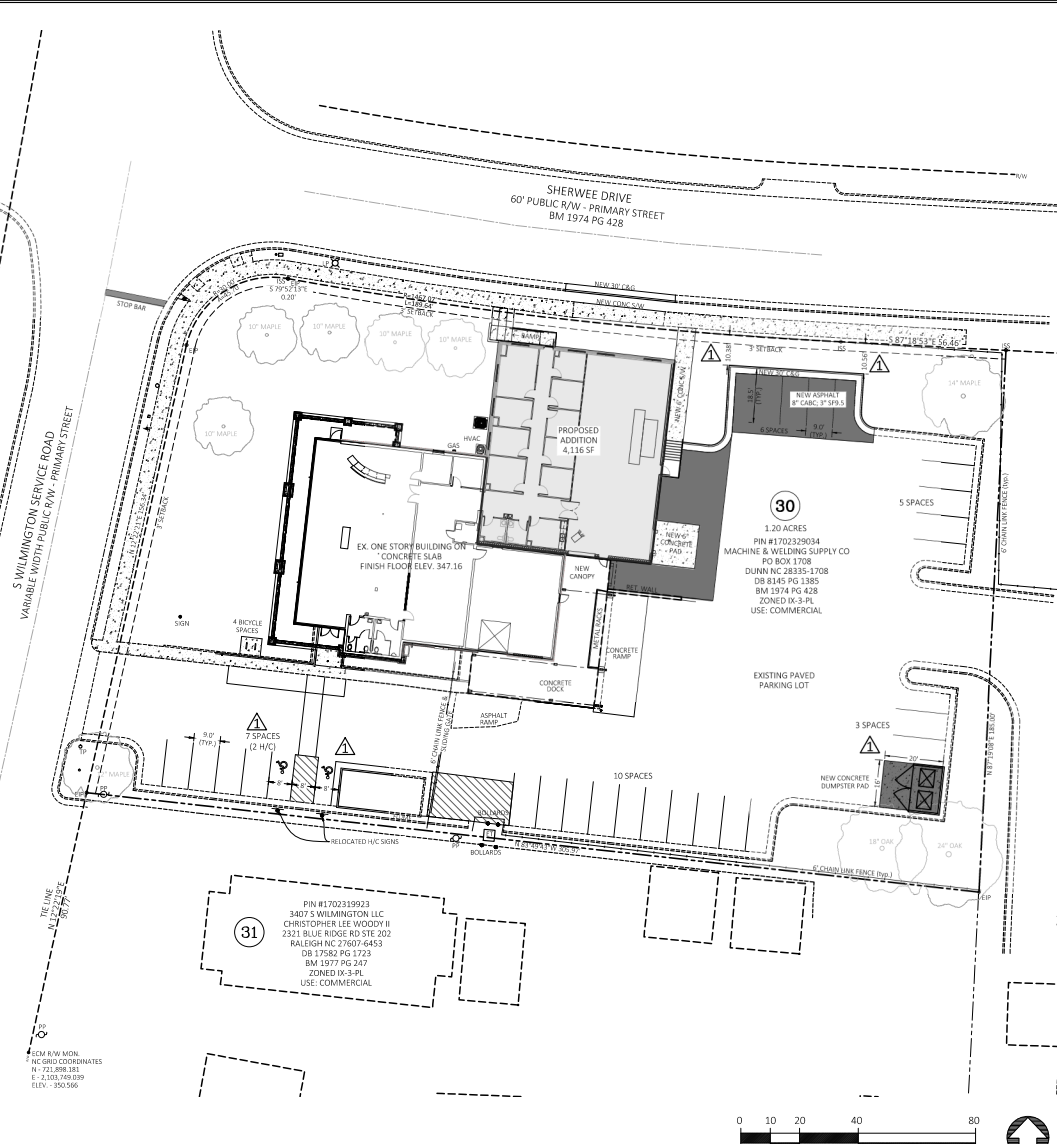
GENERAL NOTES:

ALL PRIVATE UTILITIES SHALL BE UNDERGROUND AND ORIGINATE FROM PAD MOUNTED OR SUBTERRANEAN DISTRIBUTION POINTS LOCATED OFF THE PUBLIC RIGHT OF WAY.
THERE ARE NO FLOOD HAZARD ZONES ON SITE AS SHOWN ON FIRM MAP NO. 3720064800W EFFECTIVE DATE OF 5/2/2006.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.

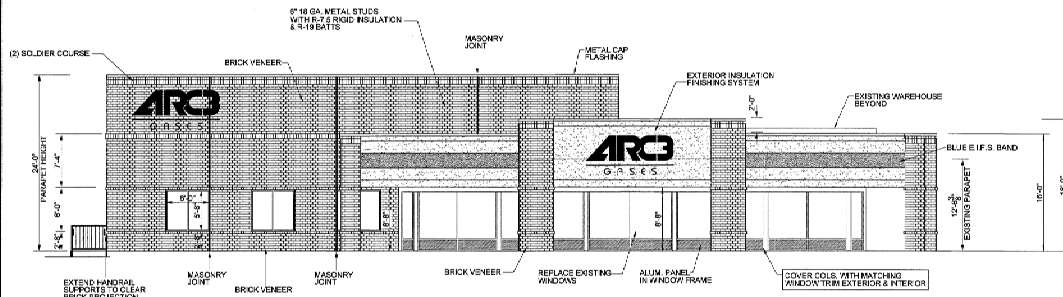
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

ALL LIGHT POLES, LIGHT POLE BASES, SIGN POLES AND TRAFFIC BOLLARDS TO BE BLACK.

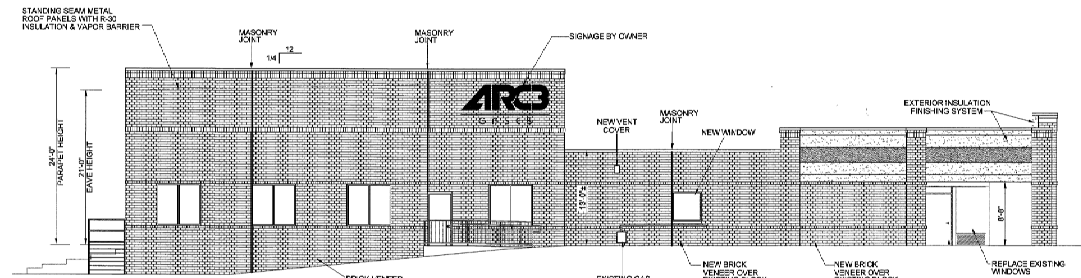


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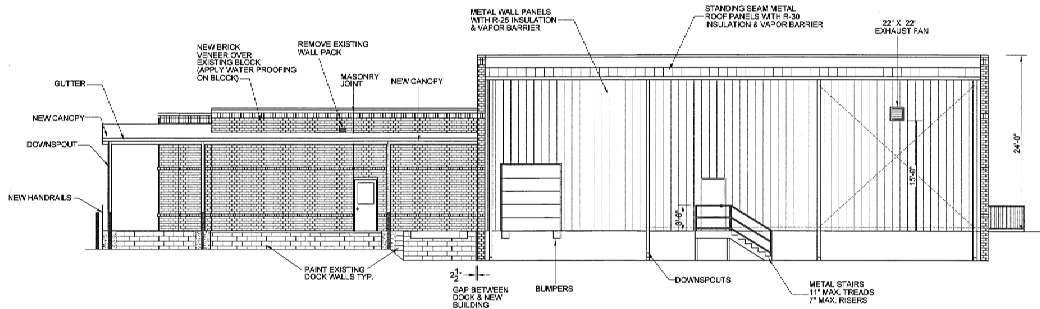
1. CITY OF RALEIGH FIRST REVIEW COMMENTS



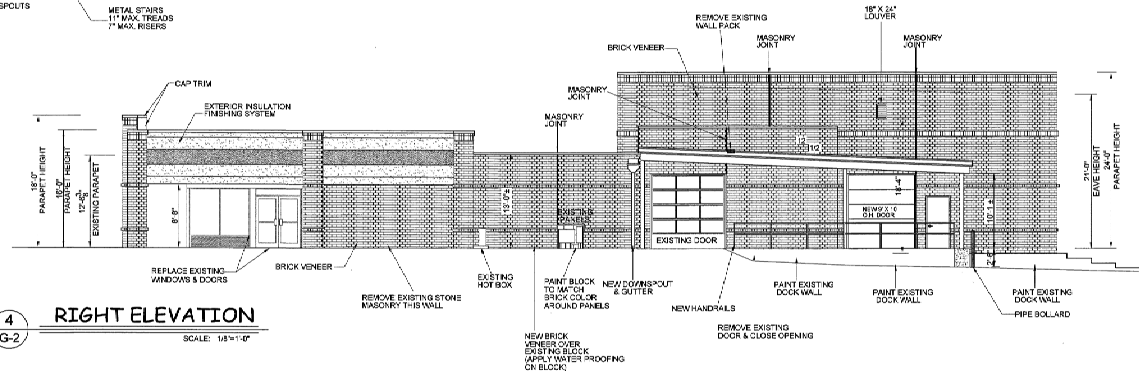
1
G-2
FRONT ELEVATION
SCALE: 1/8\"/>



1
G-2
LEFT ELEVATION
SCALE: 1/8\"/>



3
G-2
REAR ELEVATION
SCALE: 1/8\"/>



4
G-2
RIGHT ELEVATION
SCALE: 1/8\"/>



REVISIONS	DATE	BY	APP