




SDP-23-08 – Tidal Wave Car Wash – V5 Submittal review cycle

START DATE: OCTOBER 2024	DUE DATE: <u>10-18-24</u>	TRC/STAFF Comments issued on: <u>10/20/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <i>Continue to</i> Provide a Written response to ALL the comments received; mark-ups to marks-up is OK. <i>Continue to</i> Revise the dates on all submittals to indicate revision/resubmittal. FYI – FSP-24-19 must be completed/Recorded/ referenced as the Legal Description for this property before Final Approval. As a result of FSP-24-19 – <ol style="list-style-type: none"> Revise original submittal documents – Application and Property Owner Consent Form, as the literal property subject to this application will have finally been created. The property will have a (real) address, a New PIN number, new acreage. Revise every drawing of the property in this plan set to match the recorded Lot per FSP-24-19. Revise the MSP & Associated Survey of the property (currently the 3rd and 4th Sheets, no references on them to corroborate how the Cover Sheet Sheet Index names them as being “C2.1”. REPEAT - Address – FSP-24-19 should be establishing/recording an Address for this lot – express that across this SDP. NEW - Landscape Plan sheets are omitted from this plan set – Put back in – see REPEAT comments made about/on L1.0. NEW – Cover Sheet Left side reference – make these revisions: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><u>PROPERTY INFORMATION:</u> PARCEL ID: 1758479244 ZONING DISTRICT: GI (GENERAL INDUSTRIAL)</p> <p style="color: red; font-size: 1.2em;">→ Revise per FSP-24-19 → GC-CZ</p> </div> REPEAT - Cover Sheet/ C5.1, C5.2, C5.3. – the reference of ‘General Commercial Conditional Zoning (GC-CZ) per REZ-24-03’ still says “Industrial” and not “Commercial” – change this! REPEAT Again - REPEAT – V3 Comment was to Revise Sheet L1.0 to call-out/note/graphically show the required 30’ Streetyard buffer along S Main Street. <u>V4 Applicant Response</u>: Dimension and label added to plan. <u>V4 Staff Response</u>: Dimension and label do NOT appear to have been added; L1.0 appears to show a dashed line that <u>might</u> be indicating the (Streetyard buffer width), and there is a table that states ‘ Minimum Buffer Width: 30’ MIN’. REPEAT - Sheet L1.0 (31/32) / General Note #3 – Revise/update General note 3 to reference the Rolesville Land Development Ordinance (LDO), not the Rolesville Zoning Ordinance. <p>FROM WITHERSRAVENEL:</p> <ol style="list-style-type: none"> LDO section 6.8.2.D.4 / Architectural Elevations – Revise elevation plans to include a breakdown of materials used on the front elevation to ensure at least 60% of the façade uses 	

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	<p>natural or man-made brick or stone (or a combination thereof). See LDO section 6.8.2.D.4 for additional clarity on this requirement.</p> <p>Response: Updated colored elevations are included in this submittal.</p> <p>WR Response: There is not a mechanism in the LDO to allow for the below request regarding predominate material on the front façade. Rolesville Staff to further advise on this matter.</p>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See Written MEMO PDF of 4 written comments dated 10-15-2024. 2. See Plan set mark-up PDF on Sheets C5.1 and C6.1, with a total of 11 entries/comments. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. W-4162 is the assigned public water permit number for this project. Please add this number to all of the applicable permit blocks. Also, please email me the approx. LF for the public waterline extension. Once received, I will provide the Raleigh dev fees that must be paid prior to signatures. 2. Raleigh cannot approve these CDs for Tidal Wave until this design is approved by 7-Eleven and the easement has been dedicated [RECORDED]. Once this sewer permit number has been assigned by Raleigh Water for 7-Eleven, you will need to also include the sewer permit number and reference this extension by others (S-####). 3. Since Tidal Wave is relying upon sewer from others. Once that design is approved by Raleigh, building permits will still need to be held for Tidal Wave until the sanitary sewer by others has been installed, inspected and accepted by Raleigh. 	
Parks & Recreation – Eddie Henderson	No further comments.	
Wake County Fire / EMS - Brittany Hocutt	No further Comments.	
Wake County Watershed Management - Janet Boyer	Associated Wake County Watershed permits SEC-113756-2023 / SWF-113754-2023, Approval dated 01-05-2024	
NCDOT – Jacob Nicholson	No comments (11/13/23)	