

September 4, 2024

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571
919-554-6517

Comment Response Letter
Tidal Wave Auto Spa – SDP-23-08

The following are responses to comments provided by Bolton & Menk on 04/02/2024 for the 3rd site development plan review of the proposed Tidal Wave Auto Spa in Rolesville, NC

Cover Sheet

1. Repeat: Provide utilities for all Parcels being subdivided from Master Parcel.
 - a. COR has concerns with the Subdivision/splitting of this parcel. With parceling of this site, the northwest parcel will need to be provided Utilities (water and sewer) for future connections to parcel.
 - b. COR requires the extension of utilities (water and sewer) to each parcel off Grand Park Drive Lot 2 to be split for Tidal Wave (A/B) and Lot 6 does not have service(s) either. Note that the North (future half) parcel of Lot 2 of the site is lower (Will gravity sewer be able to get to this site?)
Response: Water line is proposed to be extended. Sheet C7.3 has been added to show the plan and profile for the watermain extension. A sewer stub out to the adjacent property to be created after lot subdivision has been added to plans and profiles, see C7.1 and C7.2.
2. Repeat: Cul-da-Sac to be built for development as the project was platted. This will be needed for Fire turnaround.
Response: Cul de sac to be developed when the new north lot, created after the subdivision, is to be developed.
3. Stormwater management report is needed to complete engineering review. Provide with next submission..
Response: Stormwater management report has been attached in this resubmittal.
4. Include previous submissions and dates within revision history chart. This comment applies to all sheets.
Response: Previous submittal dates added to revision history chart on all sheets.

C3.1- Existing Conditions & Demolition Plan

5. Clarify if the 20' wide strip of trees extending west, that were previously marked to be removed due to the stormwater outfall being installed, will still be removed after the outfall redesign.
Response: The strip of trees will no longer be removed since storm pipe is no longer proposed in this area. The LOD has been updated on all plan sheets to reflect this.

6. Remove proposed SCM from existing conditions and demo plan sheet.
Response: SCM has been removed from C4.1.
7. Repeat: Improvements along Grand Park Drive and Louisburg Road need to be included in the limits of disturbance. Show any demo needed for these improvements. Update EC and storm calculations accordingly.
Response: Improvements along roadways have been included with in the limits of disturbance. LOD matches on all sheets. Erosion control drainage areas and storm calculations have been updated.

C4.1- Erosion Control Phase I

8. Landscape plans show limits of disturbance to property line within the 35' utility easement on southwest portion of the site. Update limits of disturbance as required. At minimum, LOD will need to include sewer service.
Response: LOD updated to match on all sheets.
9. Please confirm if the sediment basin in drainage area #1 will begin to be constructed in phase one..
Response: Sediment basin is to be constructed in Phase II.
10. Repeat: Proposed construction entrance has existing power pole in the middle of it. Adjust accordingly to account for relocation of pole or relocate construction entrance.
Response: Coordination in place with Wake County electric. Contractor/engineer to meet on-site with Wake Electric to coordinate approximately 1 month prior to construction to coordinate where pole is to be relocated.

C4.2 – Erosion Control Phase II

11. Clarify if a retaining wall or some other device will be used where the mechanical building will be located. Contours are very close and should not be graded steeper than 3:1; adjust/clean up the contours as needed.
Response: Grading between mechanical building and the back of curb is now shown at a max. 3:1 slope.

C4.3 – Erosion Control Phase III

12. Silt fence should still be shown in phase 3 erosion control.
Response: Silt fence is now shown on C4.3.

C5.1 – Site Plan

13. Label 10' multi use path/greenway and material used for construction.
Response: Callout for the greenway with detail reference sheet has been added to C5.1.
14. Label ADA curb ramp located near the intersection of Louisburg Road and Grand Park Drive. Reference NCDOT 2024 curb ramp detail section 848.06.
Response: Label added to NCDOT curb ramp on C5.1.
15. Confirm the intent for ending the sidewalk short of the driveway entrance leading to Grand Park Drive. The

sidewalk should continue to the driveway entrance and connect to the greenway by crosswalk, with pedestrian ramps on both sides.

Response: Pedestrian ramps and crossing added across the Grand Park Drive entrance to connect the sidewalk and greenway.

C5.2 – Vehicle Stacking & Turning Movement

16. Update garbage truck route based on updated driveway location.

Response: Garbage truck turning movements updated for the new site plan.

C5.3 – Fire Protection Plan

17. Update fire truck route based on updated driveway location.

Response: Fire truck turning movements updated for the new site plan.

18. Two C5.3 sheets were included. Remove the outdated C5.3 sheet with the previous submittal's driveway entrance design. Include only the updated sheet for the next submittal.

Response: Only one C5.3 included in resubmittal set.

C6.1 – Overall Grading and Drainage Plan

19. Adjust structure A29 label to read "IE IN" and "IE OUT" instead of both "IE OUT".

Response: Storm structure labels have been updated to correctly show pipe flow directions.

20. Stormwater pipes should have a minimum slope of 0.5%; adjust pipes as needed.

Response: All pipes have a min. slope of 0.5%.

21. A standard drop of .2' between invert in and invert out of storm structures is preferred

a. This applies to all storm structures.

Response: 0.2' drop added to all storm structures

22. Provide FES or headwall structures with rip rap dissipater pads for both the underground detention outfall and the SCM 1 outfall.

Response: SCM and underground detention outfalls updated to FES structures with rip rap aprons.

23. Adjust overlapping labels for clarity.

a. This comment applies to all sheets.

Response: All labels in planset have been better placed for clarity.

24. Please confirm what GRCP stands for.

Response: No GRCP is proposed. All pipe is RCP.

25. There is a concern to how well the area near the driveway entrance from Grand Park Drive will drain as the slope appears to be <0.5%. Please review the design and ensure there is enough grade change to allow for positive drainage to storm structures.

Response: Grading in the area has been updated to have a 1% min. slope.

C6.2 – Drainage Profiles

26. Profiles on the drainage profiles sheet seem to be missing, update plans as needed.

Response: Drainage profiles are now shown on C6.2.

C7.1 – Utility Plan & Profiles

27. An existing water valve located near the proposed ADA ramp at the intersection of Louisburg Road and Grand Park Drive will need to either be within the sidewalk completely, or outside the sidewalk completely. If the valve is located half in/half out, the sidewalk will need to be adjusted accordingly.

Response: Sidewalk has been updated to show water valve fully in the sidewalk.

C7.2 – Utility Profiles

28. An existing water valve located near the proposed ADA ramp at the intersection of Louisburg Road and Grand Park Drive will need to either be within the sidewalk completely, or outside the sidewalk completely. If the valve is located half in/half out, the sidewalk will need to be adjusted accordingly.

Response: Sidewalk has been updated to show water valve fully in the sidewalk.

C8.3 – Construction Details

29. Include the following details as they are used in the design of this plan set:

- a. 30" curb and gutter detail
- b. 24" to 30" curb and gutter transition detail
- c. ADA curb ramp from 2024 NCDOT standard drawings section 848.06
- d. Standard duty concrete pavement (that will be used for parking lot pavement)
- e. Proposed 6' sidewalk detail and section

Response: All requested details have been added to sheet C8.3.

D1.1 – Utility Profiles

30. Update underground stormwater detention to match what is shown on plans.

Response: Sidewalk has been updated to show water valve fully in the sidewalk.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little III, PE

Director