



October 1, 2024

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

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

The following are responses to comments provided in the 4th site development plan review for the proposed Tidal Wave Auto Spa in Rolesville, NC.

Planning

1. Continue to Provide a Written response to ALL the comments received; mark-ups to marks-up is OK
Response: Noted.
2. Continue to Revise the dates on all submittals to indicate revision/resubmittal
Response: Noted.
3. FYI – While V4 included a 44- sheet set of Building Permit Plans, those are NOT being reviewed by TRC, as Building Permits cannot be submitted to/through the Town and Wake County’s Permit Portal until AFTER final approval of this SDP occurs, AND a Pre-Vertical Permit Meeting is held (usually coincides with site Pre-Construction Meeting, all of which is TBD and occurs as SDP nears signature approval stage).
Response: Noted.
4. Continue to FYI – Applicant has yet to officially submit a Minor Subdivision Plat to split current platted lot into two + all envisioned easements. This is necessary to achieve final approval of this SDP; V4 included a version of a Minor Subdivision for this property, but it must be submitted as its own stand-alone Application for a Final Subdivision Plat (FSP). Town Staff can work with Applicant to expedite that ‘off cycle’.
Response: Final subdivision plat (FSP-24-19) submitted to Town of Rolesville on 9/23/24.
5. Continue to REPEAT - Address –Minor Subdivision would trigger addressing of the 2 parts of this existing lot.
Response: Final subdivision plat (FSP-24-19) submitted to Town of Rolesville on 9/23/24.
6. Elevations and Photometric Plans – include/add these to the overall Plan Set (which is currently 32 Sheets), thus next version of Plan set should be 32 + 3 (elevations A1.1, A2.1, A2.2) + 2 (photometrics E1.1, E1.2) = 37 sheets. Reminder to revise/update Cover Sheet index accordingly.
Response: Building elevations and photometric plans have been added to planet.

7. Stormwater Report – See Engineering Comments, this is a major necessary items per Engineering, please address this at once, contact Town Engineers with questions.
Response: Noted.
8. Cover Sheet – General Note #6 – Consider adding ‘NCDOT’ unless developer is 100% sure they will never have to impeded traffic in the NCDOT maintained S. Main Street, and thus the only traffic control would ever have to occur on Grand Park Drive, a Town street.
Response: NCDOT has been added to General Note #6 on C1.0.
9. Cover Sheet – General Note #8 – “Town of Rolesville” should be replaced with “City of Raleigh” since COR operates and regulates water and sewer utilities, not the TOR.
Response: General Note 8 on C1.0 has been updated.
10. Cover Sheet/Site Data Table – Please add a note re: TIA like “This development is not required to perform a Traffic Impact Analysis per determination by Land Development Administrator on 02/14/2024 per LDO Section 8.C.5. “When no TIA is performed or required, Staff is trying to make the plan set self-explanatory of that fact.
Response: See newly added General Note 8 on C1.0. See Note 6 under "Site Layout and Staking Notes" on C5.1, C5.2, and C5.3.
11. Cover Sheet/Site Data Table – Pursuant to Board of Commissioners approval of ANX-24-02 & REZ-24-03 on 8-6-2024:
 - a. Add a line, above ‘Property Zoning’ of “Town Corporate Limits per ANX-24-02”
 - b. Revise ‘Property Zoning’ to ‘General Commercial Conditional Zoning (GC-CZ) per REZ-24-03’.
 - c. Make these changes also on Sheets C5.1, C5.2, C5.3.**Response: Site data table updated on C1.0, C5.1, C5.2 and C5.3.**
12. REPEAT - Per email exchange with applicant (Parker Evans) on 8/21/24, please add Note to sheet C5.1 which justifies why internal pedestrian access and flow in accordance with LDO 6.8.4.B.3 is not applicable due to no public building access on site. Note is not found on the V4 submittal.
Response: See newly added General Note 7 under "Site Layout and Staking Notes" on C5.1, C5.2, and C5.3.
13. REPEAT – V3 Comment was to Revise Sheet L1.0 to call-out/note/graphically show the required 30’ Street yard buffer along S Main Street. V4 Applicant Response: Dimension and label added to plan. V4 Staff Response: Dimension and label do NOT appear to have been added; L1.0 appears to show a dashed line that might be indicating the (Streets yard buffer width), and there is a table that states ‘Minimum Buffer Width: 30’ MIN’.
Response: A dimension labeling the 30' street yard has been added to L1.0.
14. 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.
Response: General note 3 has been updated.

15. 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 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.

Response: Updated colored elevations are included in this submittal.

Parks and Recreation

16. REPEAT (see clip below also) -- The Town's 2023 Standard Engineering Manual states that "Greenways shall be constructed with either asphalt or concrete pavement...Regardless of the material, geotextile stabilization fabric shall be placed under the compacted aggregate base course (ABC) the entire length and width of the greenway." (See page 26). REVISE the Greenway cross section to show the geotextile stabilization fabric under the compacted ABC stone.

Response: Detail updated to show geotextile stabilization fabric below the 6" ABC layer, see C8.3.

Engineering

17. See Written MEMO PDF of 19 written comments dated 9-13-2024.

Response: Noted

18. See Plan set mark-up PDF with 45 entries/comments.

Response: Noted

COR Public Utilities

19. See PDF of mark-up comments on Sheets C1.0, C7.1, C7.3.

Response: Noted

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little III, PE
Director