

V6 - Response to the V5 (5th submittal) Comment SUMMARY Document



November 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 5th 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 – FSP-24-19 must be completed/Recorded/ referenced as the Legal Description for this property before Final Approval.
Response: Noted
4. As a result of FSP-24-19 –
 - a. 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.
 - b. Revise every drawing of the property in this plan set to match the recorded Lot per FSP-24-19.
 - c. 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”).
Response: Noted. All references to site address have been updated to 601 Grand Park Drive that has been assigned by Wake County GIS/Addressing department. The new PINs will not be generated until the plat is recorded with Wake County. Once new PINs are established we will submit an updated application and property owner consent form. References to any sheet numbers for the survey and tree survey have been removed from the sheet list table.
5. REPEAT - Address – FSP-24-19 should be establishing/recording an Address for this lot – express that across this SDP.

Response: Address has been updated to 601 Grand Park Drive assigned by the Wake County GIS/Addressing team. FSP-24-19 has been referenced across plans where applicable.

6. NEW - Landscape Plan sheets are omitted from this plan set – Put back in – see REPEAT comments made about/on L1.0.
Response: Landscape plans are a part of this resubmittal planset.
7. NEW – Cover Sheet Left side reference – make these revisions:
Response: The site address has been updated to 601 Grand Park Drive - assigned by Wake County GIS/Addressing department. The new PINs will not be generated until the plat is recorded with Wake County. Once new PINs are established the PIN will be updated on C1.0.
8. 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!.
Response: The zoning information on C1.0, C5.0, C5.1, and C5.2 has been updated to indicate the correct commercial zoning.
9. 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. 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 (Streetyard buffer width), and there is a table that states ‘ Minimum Buffer Width: 30’ MIN’.
Response: A dimension has been added to the 30’ Streetyard that both dimensions and labels the streeyard.
10. 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.
Response: General Note 3 on L1.0 has been updated.

Engineering

1. See Written MEMO PDF of 4 written comments dated 10-15-2024.
Response: See attached “Town of Rolesville SUB 5 Comment Response”.
2. See Plan set mark-up PDF on Sheets C5.1 and C6.1, with a total of 11 entries/comments.
Response: See attached “Town of Rolesville SUB 5 Comment Response”.

COR Public Utilities

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.
Response: Public water permit number added to permit blocks on C1.0, C7.1, C7.2 and C7.3. Email was sent to Tim Beasley on 10/28 with length of public waterline extension.



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-####).

Response: Call out added to C7.1 stating sewer extension by others and references the CORPUD sewer permit number.

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.

Response: Noted.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little III, PE
Director