

SDP-23-08 – Tidal Wave Car Wash – 1st Submittal review cycle

START DATE: NOVEMBER 11-03-23	DUE DATE: 12-11-23	TRC/STAFF Comments issued on: 12/06/2023
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a Written response to ALL the comments received; mark-ups to marks-up is OK. 2. Revise the dates on all submittals to indicate revision/resubmittal. 3. <u>Traffic Impact Analysis (TIA)</u> – Per LDO Section 8.C., perform and submit an ITE trip generation analysis to determine if the triggers for a TIA are met; if met, contact Planning Director Meredith Gruber ASAP to being the TIA scoping process; an on-call consultant will be assigned, and Scoping meeting held, contracting will occur, and study will then commence. 4. See the PDF of Comment Memo with 34 numbered comments. 5. See the PDF of Mark-up comments (there are 10 entries/comments). 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Please confirm that greenway will be built or only if an easement is to be dedicated. 2. Staff recommends that no <i>Ulmus parvifolia</i> is planted on this site, which is considered by many to be invasive - https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/ . 3. Please consider revising to show more of a diversity of native shrubs in the landscape plan, which currently has none. Per Rolesville LDO 6.3.4.7c: “<i>All developments shall provide a diverse plant palette...</i>” See attachment. 4. See the following links for alternative tree and bush species: https://ncwildflower.org/recommended-native-species/ https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of 18 written comments dated 11-28-2023. 2. See PDF of 27 entries/comment Mark-ups on plan set. 	
Wake County Watershed Management - Janet Boyer	(12/5/23) – Plans have been submitted for review/are under review.	TBD
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on Sheets C3.1, C5.1, and C7.1.	
Wake County Fire / EMS - Brittany Hocutt	**Provide a fire truck access plan/diagram.	
NCDOT – Jacob Nicholson	No comments (11/13/23)	