

SDP-23-08 / Tidal Wave Auto Spa

1st Submittal

Zoning/Planning Comments

Project Background:

The following is the review of the Site Development Plan for the Tidal Wave Auto Spa, originally submitted October 30, 2023, completed by Seamon Whiteside. The proposed development is a drive-through car wash with a vacuum canopy area located at 0 S Main Street (PIN 1758479244). The submittal has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

Review Comments:

Cover Sheet

1. Please add case number SDP-23-08 to the cover sheet.
2. Site Address – Presently, in IMAPS property appears as “0 South Main St.” – this will not suffice for this proposed development ultimately; this also does not reflect the fact that PIN 1758479244 is shown intended to be subdivided into 2 lots. Contact Wake County GIS/911 staff and determine the ultimate addresses for (the 2 lots coming out of PIN 1758479244), and reflect that on plans. Applicant shall process a Minor Subdivision plat to subdivide current lot into 2 prior to approval of this Site Development Plan, which can/will include official creation/recording of the new lot addresses. Once address established, add the site address to the Cover sheet.
3. Please add a Site Data Table including the following information: Property Identification Numbers (PIN) for the property, Zoning (Current and Proposed if a Rezoning), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Bicycle Parking, Loading Spaces (per LDO Section 6.4.5.C.), Tree Coverage Data, Building Height, and Building Square Footage(s).
4. Within the Site Data Table, please provide the Open Space required / provided. Per LDO Section 6.2.1.D.3, a minimum of 5% of Open Space is required. See Comments 12-17 for more details about the Open Space requirements.
5. Please indicate the required “corner setback” as noted in LDO Section 3.2.5. The corner setback is applicable to the side street, Grand Park Drive, so therefore the front setback would be located along US Hwy 401/Louisburg Road.
6. N/A.
7. The Legend provided on Sheet C1.1 appears to one that is used for many sites as it includes floodplain and wetland symbols which are not applicable to this site. It is easier to include a small, customized legend for each plan sheet as opposed to having a singular sheet with a legend that is not relevant to the site plan.

General Notes

8. A “General Notes” page is typically included and provides insight into the following development categories: Grading, Sanitary Sewer, Water, Backflow Prevention, Construction Notes, Paving/Curbing, Storm Drainage, Traffic Control, Seedbed Preparation, Seeding Schedule, and Erosion Control.

Existing/Demolition Plan

9. Please label the new property line that will result from [the future] subdividing of the existing lot; label this as "Proposed Property Line".
10. Please add the zoning districts and Existing use(s) of the site and all adjacent properties to confirm buffer requirements.
11. Please label the existing vegetation, with a general description and location.

Site Plan

12. **LDO 6.1.2.D.** Section 6.2.1.D.3 requires the provision of Open Space for non-residential uses. Per 6.1.2.D.3.a., for lots Less than 25 acres (this subject property), **one (1) small open space is required.** See LDO Table 6.2.1.2. for description of Open Space type choices.
13. Per LDO Section 6.2.1.G.5-6, public seating and receptacles shall be provided in Open Space areas.
 - a. Public seating shall be appropriate to the intended use of the park area (i.e., benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces).
 - b. Refuse and recycling receptacles are required at each entrance and gathering space.
14. Per LDO Section 6.2.1.G.12, Open Space shall be a mix of active and passive open spaces. A minimum of fifty (50) percent of all required Open Space shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in Table 6.2.1.3.
 - a. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.
 - b. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in Table 6.2.1.3.
15. LDO Section 6.8.4.B.2, all non-residential development shall provide at least four (4) pedestrian amenities.
16. LDO Section 6.4.4.A.4 - Wheel stops are required to prevent overhang onto sidewalks, and into landscaped areas per LDO Section 6.4.4.A.6. Plan is referring to the vacuum canopy area as Open Space and thus should provide wheel stops.
17. LDO Section 6.8.4 - Revise Plans to demonstrate compliance/provide the pedestrian amenities.
18. LDO Section 6.8.4.B.4.- Revise to demonstrate compliance, Sidewalks shall be min. six (6) feet wide.

Landscape Plan

19. The Planting Schedule includes the symbol, botanical name, code, and quantity. Revise to include the requirements for which each plant that is being provided (e.g., VUA, 10' perimeter buffer, streetscape buffer, screening, etc.). This makes it easier for counting and installation.

Lighting Plan

Per LDO Section 6.6.F , a lighting plan is required and was not provided in plan set. The following comments are being made to assist.

20. A lighting plan is required per LDO Section 6.6.F. It shall be prepared, signed, and sealed by a licensed engineer. It shall be of an engineered scale that is easily legible and include the following:
 - a. Title of project.
 - b. Professional seal.
 - c. Dimensions, scale, and north arrow.
 - d. All proposed and existing buildings on the site.
 - e. Pedestrian and vehicular areas.
 - f. Other above-ground improvements.
 - g. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures.
 - h. Mounting heights of each fixture.
 - i. Overall height of each pole above grade.
 - j. Location of externally illuminated signs and associated fixtures.
 - k. The location of all architectural and landscape lighting fixtures.

21. Please ensure that the Photometrics/Lighting Plan is compliant with LDO Section 6.6.F.1.
 - a. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.
 - b. Clearly label the mounting heights of each fixture.
 - c. Clearly label the overall height of each pole above grade.

22. Lighting plans shall be specified and calculated in maintained footcandles (FC). Measurements of light levels shall be taken at finished grade with an accurate and calibrated light meter – LDO 6.6.F.3
 - a. The plan must include a footcandle plan that provides typical footcandle contours and a point photometric grid that indicates footcandle levels measured at grade across the site. Maximum, average, and minimum site foot-candles, uniformity ratio (average and minimum), and depreciation factors also are required. The plan must show initial horizontal illuminance values in foot-candles for the area to be illuminated. These values must be calculated at grade and include contributions from all onsite fixtures.
 - b. The plan must plot foot-candles of illumination at ground level to the nearest tenth of a foot-candle, and at horizontal grid intervals of no more than ten feet.
 - c. The plan shall show illumination level at the lot line (or perimeter of a development, if applicable) to ensure maximum illumination levels are not exceeded.

23. A lighting fixture schedule that presents the following information: Fixture type, including the manufacturer's product identification catalog number and fixture mounting height.

24. In accordance with LDO Section 6.6.G.10, full cut-off lighting shall be provided in loading areas. The plans should be revised to provide cut-off/shield details and demonstrate compliance.

25. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.

26. Lighting design shall be coordinated with the Landscape Plan to ensure that vegetation growth will not substantially impair the intended illumination.

Architectural Drawings

Per LDO Section 6.8.1.E - Architectural drawings are required/were not provided. The following comments are being made to assist the applicant in the submittal of these drawings. Please consult LDO Section 6.8 for a full list of requirements.

27. Per LDO Section 6.8.2.D.2., areas visible from both public and private streets require Transparency. Please provide a chart showing compliance with Ground Floor Transparency, which shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All Ground Floor Transparency shall be a minimum 30%.
28. Per LDO 6.8.2.D.1.c, Building facades shall not exceed a linear distance of 35 feet without the introduction of a physical articulation no less than 1 foot wide and extending in a horizontal direction along the façade.
29. Per LDO Section 6.8.2.D.1.e., facades greater than one hundred (100) feet in length shall require a repeating, consistent pattern of change in color, texture, and material.
30. Per LDO Section 6.8.2.D.2.a., Ground Floor Transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
31. Please update the plan to confirm that the minimum amount of design items noted in Per LDO Section 6.8.2.D.6 are being provided.
32. Per LDO Section 6.8.2.D.3., buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.

Additional Comments

33. Though Sign design and illumination will be reviewed (per separate Permits post SDP-23-08 approval), Plans should note the intended location of any monument or ground signs in this plan to vet and approve of those locations; this will make later Permitting go quicker once/if the locations are already approved.
34. Please provide a Tree Protection Fencing (TPF) detail.
35. Please label stacking spaces as required in LDO Section 6.4.6.A.4.