


SDP-23-08 – Tidal Wave Car Wash – 2nd Submittal review cycle

START DATE: JANUARY 01-04-24	DUE DATE: <u> 02-05-24 </u>	TRC/STAFF Comments issued on: <u> 02/05/2024 </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel /	<ol style="list-style-type: none"> Continue to Provide a Written response to ALL the comments received; mark-ups to marks-up is OK. Continue to Revise the dates on all submittals to indicate revision/resubmittal. REPEAT - Traffic Impact Analysis (TIA) – 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. As discussed with Applicant on 1/31/24, submit Voluntary Annexation Petition application. As discussed with Applicant on 1/31/24, submit intended Minor Subdivision Plat to split current platted lot into two, and include all envisioned easements. Address – IMAPS shows the current lot as generic “0” S. Main Street. As part of the Minor Subdivision, addresses for the 2 resulting lots must/will be created, and then can be reflected on SDP. See the PDF of Comment Memo with 32 numbered comments. See the PDF of Mark-up comments (there are 25 entries/comments). 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> Please confirm that Greenway will be built or only if an easement dedication is proposed (leaving Town to construct Greenway within easement). Please consider revising Landscape Plan to show more of a diversity of native shrubs (currently has none). Per Rolesville LDO 6.3.4.7c: “All developments shall provide a diverse plant palette...” 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"> See Written MEMO PDF of 16 written comments dated 1-30-2024. See Plan set mark-up PDF with 28 entries/comments. See Stormwater Report PDF with 2 mark-up entries/comments. 	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on Sheet C7.1 only .	
Wake County Fire / EMS - Brittany Hocutt	** Town Staff – it is unclear of the Wake County Fire review of the Fire exhibit that came mid-way during the review and put into the plan set on or about January 18th.	TBD

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Wake County Watershed Management - Janet Boyer	Associated Wake County Watershed permits SEC-113756-2023 / SWF-113754-2023, Approval dated 01-05-2024	
NCDOT – Jacob Nicholson	No comments (11/13/23)	