

MEMORANDUM

Date: 1/30/2024
To: Michael Elabarger
From: Brian Laux, PE
Subject: Tidal Wave Auto Spa
SDP 23-08, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of site plan documents submitted by Seamon Whiteside Company dated 12/22/2024 (received 01/04/2024).

Cover Sheet:

1. Provide utilities for all Parcels being subdivided from Master Parcel.
 - a. COR has concerns with the Subdivision/splitting of this parcel. With parceling of this site, the northwest parcel will need to be provided Utilities (water and sewer) for future connections to parcel.
 - b. COR requires the extension of utilities (water and sewer) to each parcel off Grand Park Drive Lot 2 to be split for Tidal Wave (A/B) and Lot 6 does not have service(s) either. Depending on WL size along Grand Park. Note that the North (future half) parcel of Lot 2 of the site is lower (Will gravity sewer be able to get to this site?)
2. Cul-da-Sac to be built for development as the project was platted. This will be needed for Fire turnaround.

Sheet C3.1 Existing Conditions and Demo Plan:

3. Improvements along Grand Park Drive and Louisburg Road need to be included in the limits of disturbance. Show any demo associated with these improvements.

Sheet C4.1 Erosion Control Ph. 1:

4. A power pole designated to remain is directly in the middle of your proposed construction entrance. Please adjust the construction entrance or add note of how to manage the power pole.
 - a. (Leaving comment until Town/Wake Electric Verification on movement of power pole.)
5. Floating property line label not pointing to the property line.

Sheet C4.2 Erosion Control Ph. 2:

6. Improvements along Grand Park Drive and Louisburg Road need to be included in the limits of disturbance.
7. Floating property line label not pointing to the property line.

Sheet C4.3 Erosion Control Ph. 3:

8. Improvements along Grand Park Drive and Louisburg Road need to be included in the limits of disturbance.

Sheet C5.1 Site Plan:

9. There is Text outside of the Border on your site information table. Revise.
10. There should be a crossing and ADA ramp at the intersection of Louisburg Road and Grand Park Drive, avoid CI (Leaving comment until coordination with RKK is completed)
 - a. This comment also applies to Sheet C6.1.

Sheet C6.1 Overall Grading and Drainage Plan:

11. There are a couple text legibility issues on this plan sheet. Please revise.
12. Building appears to be frozen. This leaves floating doors showing. Revise.

Sheet C8.3 Construction Details:

13. Add the Section for the asphalt parking lot to the details. (heavy duty/light duty)
14. Provide the depths for the Heavy-Duty concrete pavement section not just the "X.X".

Sheet C8.4 Construction Details:

15. NCDOT structures are recommended and preferred. (Details 840.02, 840.03, 840.31, 840.35, 840.36, 840.45, 840.46, 840.52)

Storm report:

16. There is a section of impervious area that it is unclear which DA it is included in. Revise the Post Development Map to clarify.

