

SDP-23-08 / Tidal Wave Auto Spa

2nd Submittal

Planning/Zoning Comments

Project Background:

The following is the review of the Site Development Plan for the Tidal Wave Auto Spa, originally submitted October 30, 2023, and last revised on December 22, 2023, completed by Seamon Whiteside. The proposed site is a car wash with a vacuum canopy area located at 0 S Main Street (PIN 1758479244). The plan has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

Review Comments:

A. Notice of Subdivision:

The applicant has noted that the site will be subject to a Minor Subdivision to split the lot. The deed and appropriate recording information for the subject parcel shall be provided to the Town prior to final approval of the Site Development Plan, and SDP shall reflect that recording.

B. Cover Sheet

1. **Holding Comment:** Please add the site address to the cover sheet. The applicant has noted that the address is pending. Please update the plan set when the address matter is resolved.
2. Building footprint should be shown on the Site Overview. Please revise.
3. In the title block, "City" should be "Town". Please revise.
4. Setbacks in the Site Data Tables should be revised accordingly:
Front (SE): 30'
Corner (NE): 25'
Rear (NW): 35'
Side (SW): 15'
5. The plans indicate a 15' perimeter buffer yard (NE). Please explain what this buffer is and what ordinance requirement it is pertaining to.

C. Existing/Demolition Plan

6. **Holding Comment:** Please label the existing vegetation, with a general description and location. The applicant has noted that the surveyor will provide the vegetative survey in the next submittal.
7. Any existing vegetation to remain on the site shall be protected with tree protection fencing and installed in accordance with Sections 6.2.4.5.B.8-11 Tree protection fencing locations shall be added to the demolition plan.

D. Site Plan

8. The lot lines of the proposed subdivision have not been indicated on this plan set and therefore setbacks are unable to be determined. Please label the setbacks, as listed below, consistent with LDO Section 3.2.5, which requires a 35-foot-wide rear setback.

- a. Front (SE): 30'
- b. Corner (NE): 25'
- c. Rear (NW): 35'
- d. Side (SW): 15'

- 9. The building footprint should be clearly shown on the plans.
- 10. All required buffers shall be delineated on the plans. Perimeter buffers should be in accordance with Section 6.2.2.1. Where the subject property (GI) is adjacent to GC, General Commercial, a Class 4 buffer is required. Street buffers shall also be delineated.
- 11. The plans should be revised to indicate the proposed location of bicycle parking.
- 12. Sidewalks shall be at least six (6) feet in width in accordance with LDO Section 6.8.4.B.4. Further the site sidewalk should connect to sidewalk within the right-of-way for required pedestrian connections.

E. Landscape Plan

- 13. **Holding Comment:** Please label the existing vegetation, with a general description and location. The applicant has noted that the surveyor will provide the vegetative survey in the next submittal.
- 14. Please revise the plans to show the required perimeter buffers.
- 15. Landscape plan should be revised to show a Local Street Buffer along the frontage of Grand Park Drive.
- 16. Locations of Tree Protection fencing shall be clearly indicated the plans.
- 17. **Repeat Comment.** Per LDO Section 6.2.1.G.12, open space shall be a mix of active and passive open space. A minimum of fifty (50) percent of all required open space shall be dedicated and designed to allow for active recreation features. The plans should be revised to demonstrate compliance, specifically indicating areas dedicated to programmed active open space and the required amenities.

F. Lighting Plan - *Repeat Comments as a Lighting Plan was not provided with the resubmittal.*

A lighting plan was not provided by the applicant though it is required per LDO Section 6.6.F to be included with the site plan submittal. The following comments are being made to assist the applicant in the submittal of these drawings.

- 18. 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.

19. 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.

20. 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.

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

22. 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.

23. 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.

24. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

G. Architectural Drawings - *Repeat comments as Drawings were not provided with the resubmittal.*

Architectural drawings were not provided with this application and are required per LDO Section 6.8.1.E to be included with site plan submittal. 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.

25. For areas visible from both public and private streets, transparency shall apply per LDO Section 6.8.2.D.2. Please provide a chart showing compliance with Ground Floor Transparency. 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 30%.

26. 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.
27. 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.
28. 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.
29. 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.
30. 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.

H. Additional Comments

31. **Repeat Comment:** Please provide a tree protection fencing detail. The applicant noted that this would be provided on Sheet L1.1 and it is not located there. Please add a TPF detail to the detail plan sheet.
32. The plans should be revised to show how the perimeter sidewalk connects to the site. Pedestrian access shall be indicated in accordance with Section 6.4.4.A.1.d. The plans should be revised to demonstrate compliance with Section 6.8.4