

V3 - SDP-23-08 Tidal Wave Car Wash

Department	Comment	Response
Planning & Zoning	Continue to Provide a Written response to ALL the comments received; mark-ups to marks-up is	Noted
	Continue to Revise the dates on all submittals to indicate revision/resubmittal.	Noted
	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 begin the TIA scoping process; an on-call consultant will be assigned, and	Per email correspondence with Meredith, the TIA will be waived for this development.
	As discussed with Applicant on 1/31/24, submit Voluntary Annexation Petition application.	Noted. Once subdivision plat is approved we will submit Voluntary Annexation Petition
	As discussed with Applicant on 1/31/24, submit intended Minor Subdivision Plat to split current platted lot into two, and include all	Waiting for the entire parcel to be annexed and then will submit for a minor subdivision.
	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	Noted. Plans have been updated with the future addressing for the newly created parcel received from Dianne Saunders.
	See the PDF of Comment Memo with 32 numbered comments.	All comments in the comment memo have been addressed and responded to.
	See the PDF of Mark-up comments (there are 25 entries/comments).	All comments in the PDF of mark-up comments have been addressed and responded to.
Parks & Recreation - Eddie Henderson	Please confirm that Greenway will be built or only if an easement dedication is proposed (leaving Town to construct Greenway	Greenway is proposed to be built. See C8.3 for pavement section.
	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	Landscape plan updated.

	See the following links for alternative tree and bush species:  <a href="https://ncwildflower.org/recommended-native-species/">https://ncwildflower.org/recommended-native-species/</a> <a href="https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-">https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-</a>	Landscape plan updated.
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See Written MEMO PDF of 16 written comments dated 1-30-2024.	All comments in the Written Memo PDF have been addressed and responded to.
	See Plan set mark-up PDF with 28 entries/comments.	All comments in the Plan Set Mark-Up PDF have been addressed and responded to.
	See Stormwater Report PDF with 2 mark-up entries/comments.	All comments in the Stormwater Report PDF have been addressed and responded to.
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on Sheet C7.1 only	All comments on the C7.1 mark-up PDF have been addressed and responded to.
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	
Wake County Watershed Management - Janet	Associated Wake County Watershed permits SEC-113756-2023 / SWF-113754-2023,	Will resubmit revised drainage calculations/design to Janet and Barney once ready.
NCDOT – Jacob	No comments (11/13/23)	Great