

V3 - SDP-23-08 Tidal Wave Car Wash

Sheet	Comment	Response
General	<p>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</p>	<p>Will submit for subdivisoin after annexation is approved. Submitted for annexation on 3/1/24.</p>
C1.0 - Title Sheet	<p>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.</p>	<p>Email received from Dianne Saunder with an exhibit showing the proposed new addresses. The addresses will be assigned to their corresponding parcels once the subdivision plat is recorded with Wake County Register of Deeds.</p>
	<p>Building footprint should be shown on the Site Overview.</p>	<p>Building footprint now shown on C1.0.</p>
	<p>In the title block, "City" should be "Town". Please revise.</p>	<p>"City Project ID" changed to "Town Project ID"</p>
	<p>Setbacks in the Site Data Tables should be revised accordingly: Front (SE): 30' Corner (NE): 25' Rear (NW): 35' Side (SW): 15</p>	<p>Set backs have been corrected.</p>
	<p>The plans indicate a 15' perimeter buffer yard (NE). Please explain what this buffer is and what ordinance requirement it is</p>	
C3.1 - Existing Conditions and Demo Plan	<p>Holding Comment: Please label the existing vegetation, with a general description and location. The applicant has noted that the surveyor will provide the</p>	<p>Tree survey has been added to sheetset, see C</p>
	<p>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</p>	<p>Tree Protection fencing is now shown on plan.</p>

C5.1 - Site Plan	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'	Setbacks have been updated on the plans and in the site data table.
	The building footprint should be clearly shown on the plans.	Building footprint is now shown correctly.
	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	We will be updating the site plan as we have just decided today (3/1; the day of sumittal) that we will not rezone and tweak our design to meet the 50' class 4 buffer requirement. This will be included in the next submittal.
	The plans should be revised to indicate the proposed location of	Bicycle parking added.
	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	Sidewalk will be added once site plan is revised for the calss 4 buffer.
L1.0 - Landscape	Holding Comment: Please label the existing vegetation, with a general description and location. The applicant has noted that the surveyor will provide the	Tree Survey added to sheet set. Labels added to plan for existing trees to remain.
	Please revise the plans to show the required perimeter buffers.	0' buffer required on neighboring properties. Label added to the plans.
	Landscape plan should be revised to show a Local Street Buffer along the frontage of Grand Park Drive.	Label was missed labeled and was already 10' for the required local street yard. All planting calculations are correct for a local street. A portion of buffer uses existing trees.
	Locations of Tree Protection fencing shall be clearly indicated	Tree Protection fencing is now shown on plan.

	<p>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</p>	<p>Greenway to meet active open space.</p>
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