

May 1, 2025

Town of Rolesville  
Planning Department  
PO Box 250 502 Southtown Circle  
Rolesville, NC 27571

**RE: Broadmoor Clubhouse Amenity  
Site development Plan  
Town of Rolesville Project No. SDP-25-02  
WR Project No. 23-0045**

To whom it may concern,

We are writing this letter in response to comments dated 2025.04.07. Each of the comments are repeated below, followed by our response.

## PLANNING & ZONING

1. Provide a Written Response to ALL comments – responses should reference if/how/on what sheet was comment addressed.
  - ▶ ***Please see responses below.***
2. Add revision dates to all submittal materials.
  - ▶ ***Revision dates have been added to all drawing sheets and documents.***
3. Cloud/bubble all changes
  - ▶ ***Revision clouds are included with all changes on the drawings.***
4. Add “SDP-25-02” to the Cover sheet and on every plan set sheet.
  - ▶ ***SDP-25-02 added to the Cover sheet and in the lower right corner of every plan sheet.***
5. Address- Add address of amenity center on Cover Sheet and where-ever appropriate. The building appears to front on Bearden Street, where Cover Sheet states ‘Rolesville Road’. The PSP plan does not include addresses; this is a prime example why Town Staff asks for Addressing to be done at Preliminary Subdivision stage, at the same time Street names are vetted by Wake County – there are times prior to Final Subdivision Plat (FSP) when Addresses are needed, like this.
  - ▶ ***The address has been updated to the most specific it can be at this moment while discussions are ongoing with Wake County.***
6. Cover Sheet – Change “construction drawings” to “Site Development Plan”.
  - ▶ ***Change has been made on the Cover sheet.***
7. Cover Sheet – Add legal description entry. In looking at PSP-24-02, Sheet 16/42 ( C3.00 ), the Overall Site Plan, there does not appear to be a Lot # for the amorphous open space lot that is host to the Amenity Center. In retrospect, it is unclear why developer did not break down this huge lot into sub-lots, especially so as to say locate an SCM on it's own lot, apart from other intended uses of the same open space lot. This SDP is running ahead of Final Subdivision Plats (FSP) and thus,

none of this property is actually recorded in its ultimate configuration(s). This makes it impossible to provide a proper legal description, which apparently is going to be "An XX acre/square foot portion of Open Space lot #, BMYEAR/PG####" because the Preliminary Plat chose to not create a lot specifically and uniquely for the Amenity center.

- ▶ ***We acknowledge the concerns for specific parcel identification and have added place holder identification to be completed prior to the approval of this SDP***

8. Cover Sheet – the Site Data table info is reflective of the entire project and not just the lot subject to/host of the amenity center, which is what this SDP is for/only for. It is OK to keep the collective subdivision info, but it should noted as being such, and then provide a note clarifying for just this lot hosting the amenity. For instance, the Zoning of the amenity area appears to be in the RM, not both. But what was mentioned in Comment 7, the acreage of the amenity lot thus can only be determined by the Applicant via surveying as opposed to the acreage of a final lot. ( "Total project area" is just that, there is no mention of the acreage of the lot).

- ▶ ***The site data table has been separated for overall subdivision and amenity site, see Cover.***

## ENGINEERING MARK UPS ON PLANS/ENGINEERING MEMO

### Cover Page

9. Change SDP-XX-XX to SDP-25-02 on top of page
  - ▶ ***SDP # has been updated, see Cover.***
10. Change SDP-XX-XX to SDP-25-02 within the Site Data Table
  - ▶ ***SDP # has been updated, see Cover.***
11. Since these plans assume the subdivision is already constructed, any demo and erosion control for the Clubhouse Amenity will need to be shown within this plan set. Please add appropriate sheets for review.
  - ▶ ***The minimal site demo has been added to Existing Conditions, sheet L1.01. The site Erosion Control sheet has been added to the set as L4.02.***

### Orientation Plan

12. Turn on base layers
  - ▶ ***Sheet has been removed for redundancy***
13. Update page number callout. L2.01?
  - ▶ ***Sheet has been removed for redundancy***

### Existing Conditions

14. Existing conditions for the Clubhouse Amenity plans should show the subdivision development as existing conditions if the assumption is the development (roads, utilities) will be constructed prior to the Clubhouse Amenity.
  - ▶ ***Existing Conditions sheet has been updated to show the proposed overall subdivision elements as existing.***

### Site Plan

15. Label sidewalk material and width.
  - ▶ ***Sidewalk labels and dimensions have been added, see L2.01.***

16. Label easements (type and width).

- ▶ **Easement labels and dimensions have been added, see L2.01**

17. Please clarify with plot colors if the driveway aprons and sidewalk are to be constructed with the subdivision or with the amenity center. If any curb, sidewalk, etc is to be removed to construct these with the amenity center, please call out any demolition required.

- ▶ **Driveway aprons will be constructed with the overall subdivision. Any demolition for the existing sidewalk is noted on sheet L1.01.**

18. Label ROW width and show street center lines with stationing for reference.

- ▶ **ROW width and street information has been added, see L2.01.**

19. Label sidewalk with material and width.

- ▶ **Sidewalk labels and dimensions have been added, see L2.01.**

### Amenity Grading & Drainage

20. Include all pipe inverts (existing and proposed)

- ▶ **Pipe and basin labels have been added, see L4.01.**

21. Please confirm if sidewalk will have to be removed and replaced to install this storm. If yes, removal and replacement of sidewalk needs to be shown within these plans.

- ▶ **Demolition for the sidewalk has been noted on sheet L1.01 and replacement of sidewalk has been noted on sheet L2.01.**

22. Add spot elevations to confirm ADA compliance.

- ▶ **Spot elevations have been added, see L4.01.**

23. Label contours in more locations so it is easier to follow across the site.

- ▶ **Contours have been labeled more clearly, see L4.01**

24. Add spot elevations to help understand drainage within the site better.

- ▶ **Spot elevations have been added, see L4.01.**

25. If the SCM is being constructed with the CID set, please grey back. Limits of Disturbance for the Amenity Center construction should be shown along with erosion control since it is separate construction.

- ▶ **The SCM is being constructed with the overall subdivision. LoD has been added with the erosion control plan, sheet L4.02.**

26. Provide an updated stormwater calculation package for this specific Clubhouse Amenity site design showing drainage areas and HGLs.

- ▶ **A stormwater calculation package has been included in this submittal set under a separate cover. Drainage areas and HGLs are included in the calculations.**

### Amenity Landscape Plan

27. Please gray back the trees that are being planted as part of the subdivision, showing the proposed plants for the amenity center in black.

- ▶ **The street trees are part of the overall subdivision plan and have been screened back for clarity.**

28. Lighten SS laterals to gray if they are being installed as part of the subdivision.

- ▶ **All utilities for overall subdivision have been screened back for clarity.**
- 29. Label buffer (type and width).
  - ▶ **Buffer labels and dimensions have been added, see L5.01**
- 30. Please remove hatching around SCM since it doesn't align with anything in the plant legend and isn't being constructed with the amenity center.
  - ▶ **SCM planting hatch has been removed.**
- 31. The hatch called "pollinator mix" is not shown anywhere on the plan. Please show on the plan or remove from the legend.
  - ▶ **Legend has been revised to amenity plantings only, see L5.01**

## **COR PUBLIC UTILITIES - TIM BEASLEY**

1. Please provide a Utility plan sheet showing the water / sewer stubs/services and the sizes.
  - ▶ **A utility plan sheet has been added, as requested. Please see sheet L3.01.**
2. Please include the Raleigh standard utility notes (Public Utilities Design Manual Appendix D)
  - ▶ **Raleigh standard utility notes from Appendix D have been added to sheet L3.01.**
3. Please also provide size, make and model # for the proposed backflow preventor.
  - ▶ **The domestic water stub is being constructed with the overall subdivision plan. The existing stub is a 1" service line with a 5/8" meter. Per COR standard detail W-23, the backflow prevention device is included within the meter box for this size meter. Therefore, the backflow preventor will be installed in the meter box in an earlier phase. No additional backflow device is proposed with this project.**
4. Please add this note, "Where discharge to the storm sewer is not possible and a swimming pool is connected to the sanitary sewer system for the purposes of draining or flushing the pool/fountain or backwashing the filters, the drainage system shall be equipped with a pump or flow restructure so that the discharge rate to the sanitary sewer does not exceed 50 GPM."
  - ▶ **Note has been added to sheet L3.01 as requested.**

## **WAKE COUNTY WATERSHED MGT – ELIZABETH POWELL**

1. No comments were received – Applicant should reach out to Elizabeth S Powell and make (the status of SEC or SWF permits) a response to Comments.
  - ▶ **Acknowledged**

## **WAKE CO FIRE / EMS – STEPHEN WOLF**

2. No fire service issues with current site plan. Once building plans are submitted with a life safety plan, I will be able to determine if the egress plan from the pool deck is code compliant
  - ▶ **Acknowledged**

Sincerely,

## WithersRavenel

Mitchell Mansell  
Assistant Project Manager

***Included with submission:***

- ~ Comment Review Letter v1
- ~ SDP Plan Set v2
- ~ Storm Calculations Package v1