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418 South Dawson Street
Raleigh, NC 27601

Phone: (919) 719-1800
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MEMORANDUM

Date: **March 31, 2025**
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Broadmoor – Clubhouse Amenity
SDP-25-02, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of Site Development Plan submitted by WithersRavenel, dated 3/05/2025, received on 3/06/2025.

Cover

1. Change the project number to “SDP-25-02” at the top of the Cover sheet.
2. Change the project number to “SDP-25-02” in the Site Data Table.
3. The Clubhouse Amenity plans assume the subdivision will be constructed before the Clubhouse Amenity. Therefore, any demolition and erosion control plans associated with the Clubhouse Amenity will need to be included within the SDP set. Please provide these additional plans for review.

Sheet L0.03

4. Please update the page number callout for the area defined around the Clubhouse Amenity. It is currently shown as “LX.01”.
5. Please turn on appropriate layers for the small overall site plan in the top right corner of the sheet.

Sheet L1.01:

6. Please revise the existing conditions sheet to include the subdivision (roads, utilities, etc.) as existing if the assumption is the development (roads, utilities) will be constructed prior to the Clubhouse Amenity.

Sheet L2.01:

7. Label sidewalk material and width in all areas where the width may vary from the sidewalk that is labeled on the plan.
8. Label easements by type and width.
9. Please clarify with plot colors if the two Clubhouse Amenity driveway aprons and associated sidewalk are to be constructed with the subdivision or with the amenity center. If any curb,



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sidewalk, etc is to be removed to construct the amenity center, please call out any demolition required on a demolition plan within this plan set.

10. Label right-of-way width or Bearden Street and show street center lines with stations for easy reference back to the CID plans.
11. Label sidewalk material and width in all areas where the width may vary from the sidewalk that is labeled on the plan.

Sheet L4.01:

12. Include all stormwater pipe inverts (existing and proposed).
13. Please confirm if any sidewalk will have to be removed and replaced to install the proposed storm drainage. If yes, removal and replacement of the sidewalk needs to be shown within these plans.
14. Provide spot elevations at the ADA accessibility ramp to the parking lot to confirm ADA compliance.
15. Please label contours in more locations so it is easier to follow the grading plan.
16. Please add spot elevations around the Clubhouse Amenity/pool area to help understand drainage within the site better.
17. If the SCM is being constructed with the CID set, please grey back the line work. Limits of Disturbance for the Amenity Center construction should be shown on the plan and erosion control plans should be included since it is separate construction.
18. Provide an updated stormwater calculation package for the Clubhouse Amenity site design. The calculation package should include drainage areas and HGLs associated with the site.

Sheet L5.01:

19. Please gray back the trees that are being planted as part of the subdivision. Only the proposed plants for the amenity center should be shown in black.
20. Lighten sanitary sewer laterals to gray if they are being installed as part of the subdivision.
21. Label the hatched buffer (type and width).
22. Please remove hatching around the SCM since it does not align with anything in the plant legend and isn't being constructed with the Clubhouse Amenity.
23. The hatch called "pollinator mix" is not shown anywhere on the plan. Please show on the plan or remove from the legend.