



SDP-25-02 – Broadmoor Amenity Center – V1 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: __04-07-25__	TRC/STAFF Comments issued on: __04/07/2025__
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed. 2. Add revision dates to all submittal materials. 3. Cloud/bubble all changes 4. Add “SDP-25-02” to the Cover sheet and on every plan set sheet. 5. <u>Address</u>- 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. 6. <u>Cover Sheet</u> – Change “construction drawings” to “Site Development Plan”. 7. <u>Cover Sheet</u> – 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. 8. <u>Cover Sheet</u> – 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). 	

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Engineering - Jacque Thompson	See two PDF's -- 1) Memo dated 3-31-25 with 23 comments; 2) Mark-ups with 27 entries/comments.	
Wake County Watershed Mgt – Elizabeth Powell	No comments were received – Applicant should reach out to Elizabeth S Powell <elizabeth.powell@wake.gov> and make (the status of SEC or SWF permits) a response to Comments.	TBD
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Please provide a Utility plan sheet showing the water / sewer stubs/services and the sizes. 2. Please include the Raleigh standard utility notes (Public Utilities Design Manual Appendix D). 3. Please also provide size, make and model # for the proposed backflow preventor. 4. Please add this note, <i>“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.”</i> 	
Parks & Recreation - Eddie Henderson	There are no comments.	
Wake Co Fire / EMS – Stephen Wolf	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	
NCDOT – Jacob Nicholson	No comments were expected/none received.	N/A