



SDP-25-02 – Broadmoor Amenity Center – V2 Submittal review cycle

START DATE: MAY 2025	DUE DATE: <u>06-09-25</u>	TRC/STAFF Comments issued on: <u>06/06/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <i>Continue to</i> Provide a Written Response to ALL comments / Add revision dates to all submittal materials / Cloud/bubble all changes 2. REPEAT - <u>Address</u>- Add address of amenity center on Cover Sheet and where-ever appropriate. 3. REPEAT - <u>Cover Sheet</u> – Add full and complete legal description entry. 	
Engineering - Jacque Thompson	<p>See PDF with Mark-ups on Sheet L4.20 only, and these written comments to accompany that:</p> <ol style="list-style-type: none"> 1. Revise the disturbed area on Note 2 of the Erosion Control Notes to be the acreage of the amenity site only since this project is being done separately, and holding a different permit. 2. Notes 19-21 on the Erosion Control Notes do not seem to apply to the amenity center unless the SCM is needed as an erosion control device. Please clarify and adjust accordingly. 3. The construction entrance on the plan is measuring at 40' but the construction entrance detail shows 50' minimum; please adjust accordingly. 4. The construction entrance detail has overlapping text with what appears to be the vicinity map; please adjust accordingly. 	
Wake County Watershed Mgt – Elizabeth Powell	Broadmoor Amenity Center needs to submit for separate erosion control and stormwater permits with Wake County. We will make comments on those submittals.	TBD
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. If the stub size is 1", the meter size would also need to be 1". Please verify if this is 1" or ¾". A ¾" tap would use a 5/8" water meter. Please verify and update the plans accordingly. 2. Please email me for the Raleigh development fees associated with this project. Fees should be paid prior to signatures. 	
Parks & Recreation - Eddie Henderson	<i>There are no comments.</i>	
Wake Co Fire / EMS – Stephen Wolf	<i>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</i>	
NCDOT – Jacob Nicholson	No comments were expected/none received.	N/A