

PSP-24-02 – BROADMOOR – 1st Submittal review cycle

START DATE: MAY 05-03-24	DUE DATE: <u> 06-10-24 </u>	TRC/STAFF Comments issued on: <u> 06/10/2024 </u>
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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. 2. Add revision dates to all submittal materials. 3. Add “PSP-24-02” to the Cover sheet and on every plan set sheet. 4. See PDF of written memo comments. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Revise Label for Public Greenway #3 to be pointing to the correct location. 2. Explain/confirm that Bicycle Lanes are present on Rolesville and Fowler Roads, as is required by 2022 Bicycle Plan. 	
Engineering - Brian Laux / Jacque Thompson	See two PDF’s – (1.) Written Memo with 27 comments plus others for future CD plans; (2.) Mark-up comments on the PSP set with 37 entries/comments.	
Wake Co. Watershed Mngmnt - Janet Boyer	No comments were received; this is not atypical at PSP stage, as Wake County permitting generally goes along with CID plan reviews.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1) All proposed FHs should be located behind the sidewalks. 2) Waterlines ending in cul-de-sacs should terminate with FHs. You may want to consider call for 6” waterlines for these shorter runs. 3) The minimum easement width for City of Raleigh Sanitary Seer is 30’. Please update the plans accordingly and all these out as 30’ CORSEE. 4) Public sanitary sewer should be extended to the low point of all upstream adjacent parcels. In some cases where a sewer extension is not feasible, easement will need to be shown and dedicated (ie - 6520 FOWLER RD) 5) Please include the Raleigh Standard Utility Notes (CORPUD Handbook Appendix D). 	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. Provide Measurements for roadways & CUL-DE-SACS – Measurements are not working out per scale. 2. PLANTS/TREES SHALL NOT BE INSTALLED WITHIN 3 FT OF FIRE HYDRANTS. 3. DURING PHASED CONSTRUCTION- ROADWAY WILL NEED TEMPORARY TURNAROUND NEAR LOT 147. 	
NCDOT – Jacob Nicholson	No comments were received; Applicant should contact DOT representatives directly or submit Driveway Permit/Encroachment Permit.	tbd

