


FSP-25-07 – Broadmoor Recomb/RW/Easements – V1 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: <b>03-14-25</b>	TRC/STAFF Comments issued on: <b>03/18/2025</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. Provide written responses to ALL the comments received; responses should reference If/how/on what sheet was comment addressed; mark-up to mark-up is fine.</li> <li>2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.</li> <li>3. Revise all dates on all materials – keep original/initial dates as well (build the dates).</li> <li>4. Add FSP-25-07 in a similar space on all sheets.</li> <li>5. <u>Cover Sheet</u> – add “neat lines” to divide and organize all the signature blocks – they appear extremely run-on and hard to grasp and know when one ends/next begins.</li> <li>6. <u>Cover sheet</u> – why is Note #7 included? It does not relate to this particular plat, nor do I believe this subdivision is wanting to volunteer into those standards; that is a stock note in the checklist for WHEN it applies. Suggest remove it.</li> <li>7. <u>Cover Sheet</u> – add a note, or separate text box, of “The purpose of this Plat is to....&lt;explain what it is so as to clarify what it is NOT as well&gt;...”.</li> <li>8. <u>Cover Sheet</u> - Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). In this case it is XX’ of ROW for a linear distance of XX’, and then the area can also be included but the area is not a value of benefit to the Town. It appears ROW is being dedicated on both Rolesville Rd and Fowler Rd, so 2 entries.</li> <li>9. <u>Lot Numbers</u> – Why (or, why can’t) the 3 lots in this plat have Plat numbers, as opposed to “New Tract 1, 2, 3” ? Terminology of “tract” is how land created via Deed (ie Not a Plat) is often used, but this is a Plat.</li> <li>10. <u>Addresses</u> – Contact Wake Co GIS/911 for an Address for “New Tract 3” – Confirm that the 1421 and 1501 addresses are Approved by GIS/911 for “New Tract 2” and “new tract 1” respectively. Staff has observed the County take these opportunities to ‘fix’ long ago created and now problematic numbering patterns with addresses that match the current scheme.</li> </ol>	
Engineering - Jacque Thompson	See two (2) PDF’s – (1.) Mark-ups on the plat; (2.) Supporting documents to mark-ups.	
Wake Co Watershed Management – Kevin Zelaya	No comments were received.	
COR Public Utilities - Tim Beasley	No comments on this Final Plat.	
NCDOT – Jacob Nicholson	No comments were received. Please contact DOT staff to specifically ask them if the proposed Drainage Easements and Temp Construction easements adjacent the new edge of ROW is OK by them, as Town Staff cannot speak to that as both Fowler and Rolesville are DOT roadways.	