

Date: 3/20/25

Response to Comments: FSP-25-07

Planning and Zoning:

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. **RESPONSE- noted, responses included.**
2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. **RESPONSE- all revisions have been clouded on revised plat.**
3. Revise all dates on all materials – keep original/initial dates as well (build the dates). **RESPONSE- revision date has been added to cover sheet.**
4. Add FSP-25-07 in a similar space on all sheets. **RESPONSE- Case number has been added to title block on all sheets.**
5. Cover Sheet – 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. **RESPONSE- lines have been added between signature blocks.**
6. Cover sheet – why is Note #7 included? It does not relate to this particular plat, nor do I believe this subdivision wants to volunteer into those standards; that is a stock note in the checklist for WHEN it applies. I suggest removing it. **RESPONSE- Note 7 Removed.**
7. Cover Sheet – add a note, or separate text box, of “The purpose of this Plat is to....<explain what it is so as to clarify what it is NOT as well>” **RESPONSE- Purpose of plat has been added to cover.**
8. Cover Sheet - 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. **RESPONSE- Table has been added to cover sheet showing width and LF of dedicated RW.**
NOTE- only the RW directly adjacent to the new lots along Rolesville Road is being dedicated at this time. Remaining RW to be dedicated at a later date VIA the Broadmoor Subdivision Plat. No RW along Fowler Rd to be dedicated at this time as well.
9. Lot Numbers – 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. **RESPONSE- Revised “Tract” to “Lot”**
10. Addresses – 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. **RESPONSE- Addresses have been confirmed and are in place on lmaps now.**

Engineering – Jacque Thompson-from redlines to correspond with the number on redline

1. Certificates have been updated on Plat
2. Certificate has been updated on Plat.
3. Note 5 has been revised.
4. Reference has been updated.
5. Reference has been updated and line added to plat.
6. Metes and Bounds have been added to the portions of RW to be dedicated at this time. NOTE – only the RW along Rolesville Road adjacent to the new lots (1,2, and 3) is being dedicated at this time. The Remaining RW (including Fowler Road) to be dedicated at a later time via the Broadmoor subdivision plat.
7. Metes and Bounds have been added to the portions of RW to be dedicated at this time. NOTE – only the RW along Rolesville Road adjacent to the new lots (1,2, and 3) is being dedicated at this time. The Remaining RW (including Fowler Road) to be dedicated at a later time via the Broadmoor subdivision plat.
8. Folwer Road RW to be dedicated at a later time. Via the Broadmoor subdivision plat.
9. Reference has been updated.
10. Reference has been updated.
11. Original lot numbers have been added to lot references.
12. Metes and Bounds have been added to the portions of RW to be dedicated at this time. NOTE – only the RW along Rolesville Road adjacent to the new lots (1,2, and 3) is being dedicated at this time. The Remaining RW (including Fowler Road) to be dedicated at a later time via the Broadmoor subdivision plat.
13. References have been added to plat.
14. Reference has been updated to plat.
15. Fowler Road RW to be dedicated at a later date via the Broadmoor subdivision plat.
16. All items in 47-30(8) crossing property lines have been added to the plat.
17. All items in 47-30(8) crossing property lines have been added to the plat.

NCDOT – Jacob Nicholson

1. Construction plans are in for review with DOT which reflect the drainage easements and temporary construction easements and thus far DOT has not had any objections to them. We expect DOT to be satisfied with these easements as they will be needed to construct the recommended improvements.