

MSS LAND CONSULTANTS, PC

Date: March 19, 2026

To: Rolesville Development Review Staff

From: Bernice O'Hanlon

Subject: FSP-25-0005 – Broadmoor – Phase 1A (Final Plat 2nd Review Comments)

Responses in *RED*.

Engineering – Austin Bain

1. Please see comments provided in City of Raleigh Development portal. *Please see responses below to Tim Beasley.*

Planning – Michele Raby

2. Thank you. This looks great. Comment to remain open until addresses obtained. *All addresses have been added, and the chart has been updated on Sheet 2.*
3. Friendly reminder, Open Space's require addresses. *The Open Space parcels now have addresses.*
4. Please add BM & PG or note as to be dedicated. *The labels have been updated to show the easement as being dedicated.*

Public Utilities - Tim Beasley

1. Comments: Please rename the 3' CORUE to a "3' City of Raleigh Water and Sanitary Sewer Easement". Please also include this in the legend. *The labels have been revised, and the legend has been updated.*
2. Comments: Please add a callout in front of lot 39 to clearly demonstrate that this is CORSSE. *The label has been updated so it is now clear.*
3. Comments: The sanitary sewer outfall downstream of lot 117 needs to be clearly described with metes and bounds all the way down to the Rolesville Crossing development. You'll need to also provide a reference for the ex. CORSSE on the Rolesville Crossing development property. *The portion of the easement in Phase 1 is shown with metes and bounds. The rest of the easement will be dedicated in future phases.*
4. Comments: Please submit legal document(s) to LegalDocumentReview@raleighnc.gov for any of the following items applicable to your plat. The plat cannot be approved for recordation until these documents are submitted and signed off by the City: Water Line Easement Deed of Easement (CORWLE) - (UDO Section 8.1.7.A.2) Sewer Line Easement Deed of Easement (CORSSE) - (UDO Section 8.1.7.A.2) <https://raleighnc.gov/water-and-sewer/services/raleigh-water-easement-deed-dedication-process> *The information has been sent to the client and the attorney.*

Please let me know if any further revisions are needed.

Thank you,

Bernice O'Hanlon
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