

Comments on #FSP-25-0005 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-25-0005
Application Type: Final Subdivision Plat
Date: June 4, 2026
Address: 1323 ROLESVILLE ROAD, ROLESVILLE



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Final Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/9814f12f-3cb5-4d8b-bf4b-d5ca99b23448>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Approved

Michele Raby
Planner II

mraby@rolesvillenc.gov

Approved

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

Approved

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Austin Bain
City of Raleigh Engineer

Legal docs are still in the return tray at 1 Exchange Plaza, 6th floor. Amendments needed.

V4_FSP_Broadmoor-SUBD-Ph1-Plat.pdf · Page 1 · June 4, 2026, 2:46pm

PROJECT TEAM:

Developer/Owner	Pulte Home Company, LLC 100 Regency Forest Drive Suite 400 Cary, NC 27518
Engineer/ Streams & Wetland	WithersRavenel 167 E. Chatham Street Suite 210 Cary, NC 27511 License #: F-1479
Surveyor	MSS Land Consultants, PC 6118 Saint Giles Street Suite E Raleigh, NC 27612 Matthew A. Hayes, PLS NC License L-4516

SITE DATA TABLE:

Project:	Broadmoor - Phase 1
Site Address:	1323 Rolesville Road
Township:	Wake Forest
PINs :	1768511305, 1768500618, 1768502211, 1767592745, 1767590335, 1767580938
Survey Dates:	See References
Zoning:	RH-CZ & RM-CZ
Total Site Area:	4,656,680 SF / 106.903 Ac.±
Phase 1 Area:	2,176,958 SF / 49.976 Ac.±
River Basin:	Neuse River
FEMA Info:	See General Notes
Watershed:	Buffalo Creek
Proposed Density:	+/- 2.31 D.U./ Ac. (RH-CZ Zoning) +/- 2.45 D.U./ Ac. (RM-CZ Zoning)
Existing Impervious:	0 SF / 0 Ac.±
Proposed Impervious:	480,651 SF / 11.034 Ac.±
Max Impervious Per Lot:	See Lot Addressing Data Table Sheet 2
Existing Usage:	Vacant
Proposed Usage:	Single Family & Townhome Subdivision
Limits of Disturbance:	34,227 Ac.±
Min. Lot Size:	5,000 SF (Single Family Lot) 2,000 SF (Townhome Lot)
Average Lot Size:	6,313 SF (Ph 1 - Single Family Lot) 2,915 SF (Ph 1 - Townhome Lot)
Maximum Building Height:	35'
Building Setbacks (Single Family):	Front Yard: 20' Side Yard: 5' Rear Yard: 20' Corner: 10'
Building Setbacks (Townhome):	Front Yard: 20' Side Yard: 0' (Internal unit) Side Yard: 10' (end unit) Rear Yard: 15' Corner: 15'
Building Separation:	Min. 30' Between Structures
Previous Entitlements:	ANX-23-01; REZ-23-02; PSP-24-02, CID-24-06

PHASE 1 STREET INFORMATION

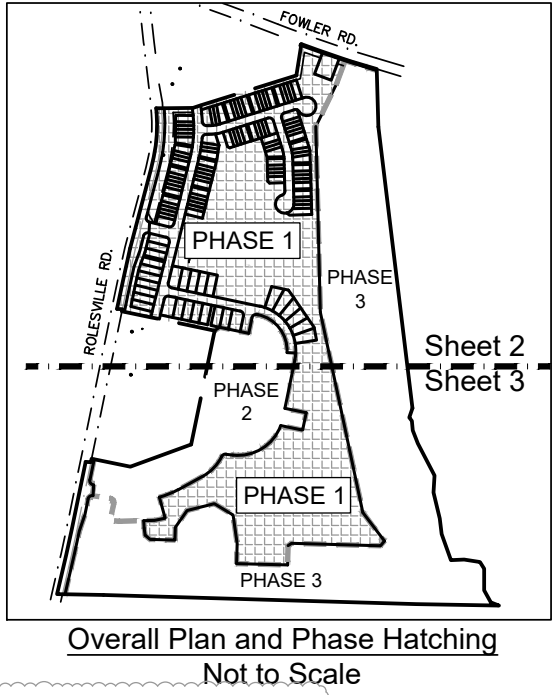
Street Name	Public or Private	Street Width Street	Length in Linear Feet (CL)
Rodin Way	Public	50' R/W	668
Sisley Place	Public	50' R/W	571
Bearden way	Public	50' R/W	1,188
Titan Ave	Public	50' R/W	902
Delacroix Ave	Public	50' R/W	140
Picasso Drive	Public	62' R/W	180

AREA SUMMARY

	Square Feet	Acres+/-
Public R/W Dedications	291,751	6.698
Parking Area (1 parcel)	13,247	0.304
Single-Family (29 lots)	183,077	4.203
Townhomes (96 lots)	279,794	6.423
Open Space (4 parcels)	1,409,089	32.348
Remaining Lands (1parcel)	2,479,722	56.927
Total	4,656,680	106.903

ADJACENT PROPERTY OWNERS

PIN	Owner	Property Address	DB	PG	BM	PG	Zoning
1768417873	WOODLIEF, CARLYLE D WOODLIEF, ALMA D	1321 ROLESVILLE RD	14286	1880	2025	602	R-30
1768519609	ALFORD, SAMUEL JASON	6420 FOWLER RD	19539	2760			R-30
1768602816	RICHARDS, BARBARA ANN JONES	6520 FOWLER RD	1750	526			R-30
1767685863	AGUILAR, NORMA	6509 MITCHELL MILL RD	12847	1286			R-30
1767586083	HEARTHSTONE INC ATTN STEVEN PORATH	6301 MITCHELL MILL RD	19676	2496			RH-CZ
1767483143	HEARTHSTONE INC ATTN STEVEN PORATH	1801 ROLESVILLE RD	19676	2496			RH-CZ
1767389615	CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	4572	246			R-30
1767493830	WOODLIEF, DONNIE L WOODLIEF, PATSY	1501 ROLESVILLE RD	19876	1951	2025	604	R-30
1768404210	STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	1512 ROLESVILLE RD	14286	1890	2025	605	R-30



VICINITY MAP
Not to Scale

LEGEND

- Property Lines
- Property Lines by Others
- Existing Monumentation
- Iron Pipe Set
- Mathematical Point
- EPIP Existing Pinched Iron Pipe
- EIP Existing Iron Pipe
- ECM Existing Concrete Marker
- R/W Right-of-Way
- DB / PB Deed Book / Plat Book
- CORWSSE City of Raleigh Water & Sanitary Sewer Esm't
- Esm't Easement
- PrME Private Monument Esm't
- PrDE Private Drainage Esm't
- PuDE Public Drainage Esm't
- SDE Sight Distance Esm't
- SFHA Special Flood Hazard Area
- SS Sanitary Sewer
- SB Setback
- VW Variable Width
- Wellands
- Matchlines
- Phaselines

GENERAL NOTES:

- All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted hereon.
- The subject property is partially located within a Special Flood Hazard Area as scaled from NFIP FIRM Numbers 3720176600K and 3720176800K; panel effective date: 7/19/2022.
- Wetland, stream, and pond delineations shown hereon were performed by WR on 1/12/2023 & 1/16/2023. Field location performed by MSS Land Consultants, PC. Riparian buffers shown hereon were provided by WR. Wake County flood hazard soils not addressed by this survey.
- This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
- Property identification numbers taken from the official tax records of Wake County.
- All underground utilities shown hereon are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
- References: BM 2025, PP 600-604; DB 1347 PG 52; DB 14286 PG 1880; DB 14286 PG 1885; DB 14286 PG 1890; DB 14286 PG 1896; DB 14286 PG 1902; DB 18654 PG 863; BM 1941 PG 108; BM 1942 PG 120; BM 1987 PG 1097; BM 2011 PG 84; DB 2420 PG 514; DB 4401 PG 206. Preliminary map titled "ALTA/NSPS LAND TITLE SURVEY ROLESVILLE ASSEMBLAGE" prepared by MSS Land Consultants, PC, dated February, 24 2023.

SURVEYOR'S CERTIFICATION:

I, Matthew A. Hayes, PLS No. L-4516, certify to the following:
That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
That this plat was drawn under my supervision from an actual survey made under my supervision (deed description(s) and/or plat reference(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration and seal.



MATTHEW A. HAYES, PLS _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I hereby certify that I am the owner of the property shown and described hereon, which is in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setbacks as noted.

Owner: Pulte Home Company, LLC _____ Date _____
by _____

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS:

I, _____ hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat, in the amount of \$ _____ has been paid

Date _____ Subdivision Administrator _____

CERTIFICATE OF APPROVAL FOR RECORDING:

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Rolesville, North Carolina and that this plat has been approved by the Subdivision Administrator of the Town of Rolesville for recording in the Office of the Register of Deeds of Wake County.

Date _____ Subdivision Administrator _____
Town of Rolesville
Rolesville, North Carolina

NOTARY CERTIFICATE:

North Carolina, Wake County.

I, _____, a Notary Public of the County and State aforesaid, certify that

_____ a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp

or seal, this day of _____, 20____.

Printed Name: _____, Notary Public

My commission expires: _____

- Revision Date(s):
- V.1 11-11-2025
 - V.2 01-28-2026
 - V.3 03-19-2026
 - V.4 05-27-2026

Required Approvals:
The rezoning for this development was approved on 3/5/2024 (REZ-23-02) and falls under the LDO

FSP-25-29
FSP-25-0005

Sheet Index

Sheet #	Sheet Title
1	Cover Sheet
2	Overall Plan
3	Overall Plan
4	Detail Plan
5	Detail Plan
6	Detail Plan
7	Detail Plan
8	Detail Plan
9	Detail Plan

Sheet 1 of 9

BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
Drawn by: BAO
Date: Oct. 21, 2025
North Carolina
Wake County
Wake Forest Township
Town of Rolesville

SURVEYED by

MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: hayesm@mssland.com
Firm License #: C-2070

"Committed to Total Quality Service"

PLUTE\PHI-23-01-BROADMOOR.dwg\BOUNDARY Broadmoor-SUBD-Ph1.dwg

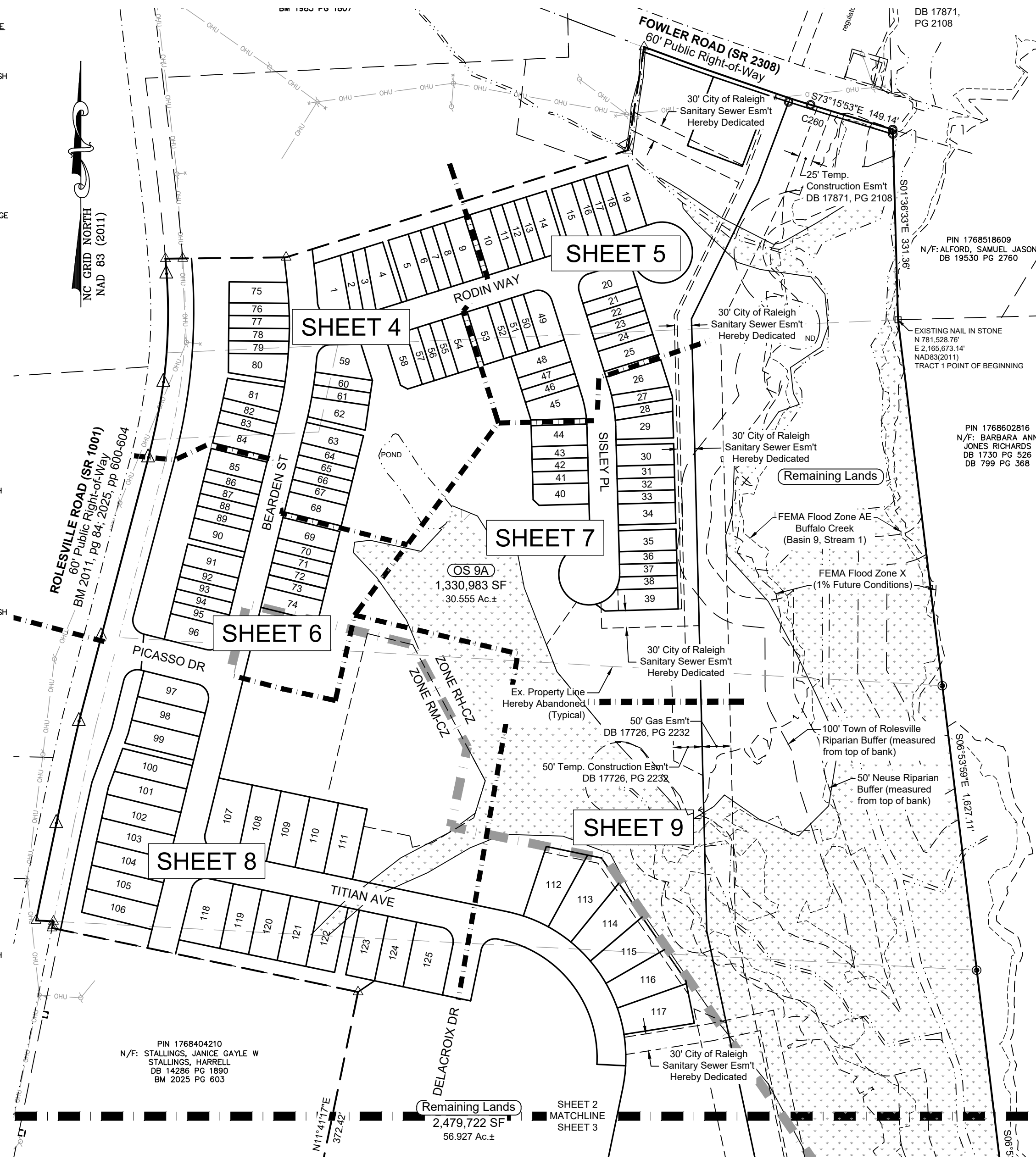
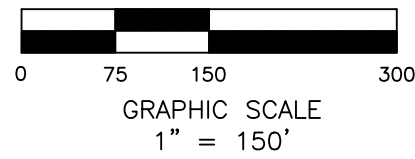
ALL DWELLING, SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

- A. **SIDING MATERIAL:**
- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
 - VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
 - NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE OR DIRECTLY ACROSS THE STREET.
- B. **GARAGES:**
- A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
 - ALL GARAGE DOORS SHALL HAVE WINDOWS.
- C. **ROOFS:**
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
- D. **BUILDING FOUNDATIONS:**
- BUILDING FOUNDATIONS ALONG THE FRONT FAÇADE SHALL HAVE AN EXPOSED HEIGHT ABOVE FINISHED GRADE OF AT LEAST 18" AND MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.
- E. **COVERED ENTRY:**
- A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 5 FEET.
- F. **WINDOWS:**
- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
 - EACH SIDE ELEVATION SHALL HAVE AT LEAST TWO WINDOWS.
- G. **REAR YARD AMENITY:**
- AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

ALL DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME) BUILDINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

- A. **SIDING MATERIAL:**
- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
 - VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
 - NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE, DIRECTLY ACROSS THE STREET.
- B. **GARAGES:**
- A MINIMUM 1-CAR GARAGE SHALL BE PROVIDED;
 - ALL GARAGE DOORS SHALL HAVE WINDOWS.
- C. **ROOFS:**
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
- D. **COVERED ENTRY:**
- A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 4 FEET.
- E. **WINDOWS:**
- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
 - EACH SIDE ELEVATION SHALL HAVE AT LEAST ONE WINDOW (EXCLUDING INTERIOR UNITS).
- F. **REAR YARD AMENITY:**
- AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

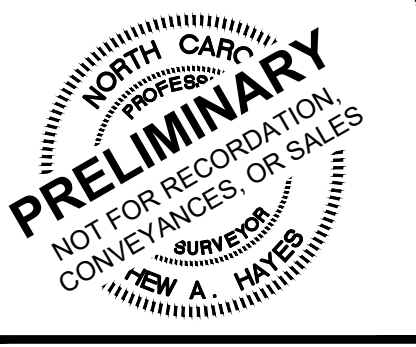
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C260	134.99'	6,537.50'	S72°40'53"E	134.99'



Lot #	Address	Type	Max. Impervious
OS 9A	701 Bearden St.	OS	n/a
1	401 Rodin Way	TH	2,600 SF
2	403 Rodin Way	TH	1,700 SF
3	405 Rodin Way	TH	1,700 SF
4	407 Rodin Way	TH	2,600 SF
OS 9A	409 Rodin Way	OS	n/a
5	411 Rodin Way	TH	2,600 SF
6	413 Rodin Way	TH	1,700 SF
7	415 Rodin Way	TH	1,700 SF
8	417 Rodin Way	TH	1,700 SF
9	419 Rodin Way	TH	2,600 SF
OS 9A	421 Rodin Way	OS	n/a
10	425 Rodin Way	TH	2,600 SF

Lot #	Address	Type	Max. Impervious
11	427 Rodin Way	TH	1,700 SF
12	429 Rodin Way	TH	1,700 SF
13	431 Rodin Way	TH	1,700 SF
14	433 Rodin Way	TH	2,600 SF
OS 9A	435 Rodin Way	OS	n/a
15	441 Rodin Way	TH	2,600 SF
16	443 Rodin Way	TH	1,700 SF
17	445 Rodin Way	TH	1,700 SF
18	447 Rodin Way	TH	1,700 SF
19	449 Rodin Way	TH	2,600 SF
OS 9A	465 Rodin Way	OS	n/a
20	901 Sislely Pl.	TH	2,600 SF
21	903 Sislely Pl.	TH	1,700 SF

Lot #	Address	Type	Max. Impervious
22	905 Sislely Pl.	TH	1,700 SF
23	907 Sislely Pl.	TH	1,700 SF
24	909 Sislely Pl.	TH	1,700 SF
25	911 Sislely Pl.	TH	2,600 SF
OS 9A	915 Sislely Pl.	OS	n/a
26	917 Sislely Pl.	TH	2,600 SF
27	919 Sislely Pl.	TH	1,700 SF
28	921 Sislely Pl.	TH	1,700 SF
29	923 Sislely Pl.	TH	2,600 SF
OS 9A	925 Sislely Pl.	OS	n/a
30	927 Sislely Pl.	TH	2,600 SF
31	929 Sislely Pl.	TH	1,700 SF
32	931 Sislely Pl.	TH	1,700 SF
33	933 Sislely Pl.	TH	1,700 SF
34	935 Sislely Pl.	TH	2,600 SF
OS 9A	937 Sislely Pl.	OS	n/a
35	941 Sislely Pl.	TH	2,600 SF
36	943 Sislely Pl.	TH	1,700 SF
37	945 Sislely Pl.	TH	1,700 SF
38	947 Sislely Pl.	TH	1,700 SF
39	949 Sislely Pl.	TH	2,600 SF
OS 9A	951 Sislely Pl.	OS	n/a
40	932 Sislely Pl.	TH	2,600 SF
41	930 Sislely Pl.	TH	1,700 SF
42	928 Sislely Pl.	TH	1,700 SF
43	926 Sislely Pl.	TH	1,700 SF
44	924 Sislely Pl.	TH	2,600 SF
OS 9A	920 Sislely Pl.	OS	n/a
45	916 Sislely Pl.	TH	2,600 SF
46	914 Sislely Pl.	TH	1,700 SF
47	912 Sislely Pl.	TH	1,700 SF
48	910 Sislely Pl.	TH	2,600 SF
49	430 Rodin Way	TH	2,600 SF
50	428 Rodin Way	TH	1,700 SF
51	426 Rodin Way	TH	1,700 SF
52	424 Rodin Way	TH	1,700 SF
53	422 Rodin Way	TH	2,600 SF
OS 9A	418 Rodin Way	OS	n/a
54	416 Rodin Way	TH	2,600 SF
55	414 Rodin Way	TH	1,700 SF
56	412 Rodin Way	TH	1,700 SF
57	410 Rodin Way	TH	1,700 SF
58	408 Rodin Way	TH	2,600 SF
OS 9A / Pocket Park	404 Rodin Way	OS	n/a
59	711 Bearden St.	TH	2,600 SF
60	713 Bearden St.	TH	1,700 SF
61	715 Bearden St.	TH	1,700 SF
62	717 Bearden St.	TH	2,600 SF
OS 9A	719 Bearden St.	OS	n/a
63	723 Bearden St.	TH	2,600 SF
64	725 Bearden St.	TH	1,700 SF
65	727 Bearden St.	TH	1,700 SF
66	729 Bearden St.	TH	1,700 SF
67	731 Bearden St.	TH	1,700 SF
68	733 Bearden St.	TH	2,600 SF
OS 9A	735 Bearden St.	OS	n/a
69	737 Bearden St.	TH	2,600 SF
70	739 Bearden St.	TH	1,700 SF
71	741 Bearden St.	TH	1,700 SF
72	743 Bearden St.	TH	1,700 SF
73	745 Bearden St.	TH	1,700 SF
74	747 Bearden St.	TH	2,600 SF
OS 1	700 Bearden St.	OS	n/a
75	702 Bearden St.	TH	2,600 SF
76	704 Bearden St.	TH	1,700 SF
77	706 Bearden St.	TH	1,700 SF
78	708 Bearden St.	TH	1,700 SF
79	710 Bearden St.	TH	1,700 SF
80	712 Bearden St.	TH	2,600 SF
OS 1	714 Bearden St.	OS	n/a
81	718 Bearden St.	TH	2,600 SF
82	720 Bearden St.	TH	1,700 SF
83	722 Bearden St.	TH	1,700 SF
84	724 Bearden St.	TH	2,600 SF
OS 1	726 Bearden St.	OS	n/a
85	728 Bearden St.	TH	2,600 SF
86	732 Bearden St.	TH	1,700 SF
87	734 Bearden St.	TH	1,700 SF
88	736 Bearden St.	TH	1,700 SF
89	738 Bearden St.	TH	1,700 SF
90	740 Bearden St.	TH	2,600 SF
OS 1	742 Bearden St.	OS	n/a
91	746 Bearden St.	TH	2,600 SF
92	748 Bearden St.	TH	1,700 SF
93	750 Bearden St.	TH	1,700 SF
94	752 Bearden St.	TH	1,700 SF
95	754 Bearden St.	TH	1,700 SF
96	756 Bearden St.	TH	2,600 SF
OS 1	3601 Picasso Dr.	OS	n/a
OS 2	3600 Picasso Dr.	OS	n/a
97	800 Bearden St.	SF	2,600 SF
98	804 Bearden St.	SF	2,600 SF
99	808 Bearden St.	SF	2,600 SF
OS 2	810 Bearden St.	OS	n/a
100	812 Bearden St.	SF	2,600 SF
101	816 Bearden St.	SF	2,600 SF
102	820 Bearden St.	SF	2,600 SF
103	824 Bearden St.	SF	2,600 SF
104	828 Bearden St.	SF	2,600 SF
105	832 Bearden St.	SF	2,600 SF
106	836 Bearden St.	SF	2,600 SF
OS 2	840 Bearden St.	OS	n/a
107	1001 Titan Ave.	SF	3,500 SF
108	1005 Titan Ave.	SF	3,500 SF
109	1009 Titan Ave.	SF	3,500 SF
110	1013 Titan Ave.	SF	3,500 SF
111	1017 Titan Ave.	SF	3,500 SF
OS 9A	1029 Titan Ave.	OS	n/a
112	1041 Titan Ave.	SF	3,500 SF
113	1045 Titan Ave.	SF	3,500 SF
114	1049 Titan Ave.	SF	3,500 SF
115	1053 Titan Ave.	SF	3,500 SF
116	1057 Titan Ave.	SF	3,500 SF
117	1061 Titan Ave.	SF	3,500 SF
OS 3A	841 Bearden St.	OS	n/a
118	1000 Titan Ave.	SF	3,500 SF
119	1004 Titan Ave.	SF	3,500 SF
120	1008 Titan Ave.	SF	3,500 SF
121	1012 Titan Ave.	SF	3,500 SF
122	1016 Titan Ave.	SF	3,500 SF
OS 3A	1020 Titan Ave.	OS	n/a
123	1024 Titan Ave.	SF	3,500 SF
124	1028 Titan Ave.	SF	3,500 SF
125	1032 Titan Ave.	SF	3,500 SF
OS 9A	1069 Titan Ave.	OS	n/a



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 - Iron Pipe Set
 - Mathematical Point
 - Existing Pinched Iron Pipe
 - EIP Existing Iron Pipe
 - ECM Existing Concrete Marker
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BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
Drawn by: BAO
Date: Oct. 21, 2025
North Carolina
Wake County
Wake Forest Township
Town of Rolesville

SURVEYED by

MSS LAND CONSULTANTS
6118 Saint Giles St. Phone (919) 510-4464
Suite E Fax (919) 510-9102
Raleigh, NC 27612 Email: mhayes@mssland.com
Firm License #: C-2070

"Committed to Total Quality Service"

PULTE\PHI-23-01 - BROADMOOR.dwg \BOUNDARY\Broadmoor-SUBD-Ph1.dwg



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC110	368.50'	210.00'	S38°08'55"E	323.01'
EC111	13.91'	25.00'	N75°38'31"E	13.73'
EC112	456.23'	260.00'	N38°08'55"W	399.91'
EC113	40.83'	25.00'	N34°40'02"W	36.44'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N01°34'54"E	114.00'
L2	N08°05'20"W	166.35'
L3	N58°34'02"W	125.65'
L4	S75°53'11"W	161.12'
L5	S34°58'01"W	118.62'
L6	S01°34'54"W	72.90'
L7	N88°25'06"W	142.75'
L8	N50°01'43"W	37.45'
L9	N07°05'55"W	41.59'
L10	N03°45'50"W	42.33'
L11	N88°39'43"E	62.57'
L12	N77°59'40"E	61.69'
L13	N15°21'26"W	124.54'
L14	N61°26'43"E	160.49'
L15	S78°18'43"E	127.74'
L16	N11°41'17"E	102.00'
L17	N78°18'43"W	125.00'

- LEGEND**
- Property Lines
 - Property Lines by Others
 - Existing Monumentation
 - Iron Pipe Set
 - Mathematical Point
 - EPIP Existing Pinched Iron Pipe
 - EIP Existing Iron Pipe
 - ECM Existing Concrete Marker
 - R/W Right-of-Way
 - DB / PB Deed Book / Plat Book
 - CORWSSE City of Raleigh Water & Sanitary Sewer Esm't
 - Esm't Easement
 - PRME Private Monument Esm't
 - PRDE Private Drainage Esm't
 - PuDE Public Drainage Esm't
 - SDE Sight Distance Esm't
 - SFHA Special Flood Hazard Area
 - SS Sanitary Sewer
 - SB Setback
 - VW Variable Width
 - Wetlands
 - Matchlines
 - Phaselines

BROADMOOR - PHASE 1
 MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
 1323 ROLESVILLE ROAD, ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA
 PREPARED FOR PULTE HOME COMPANY, LLC

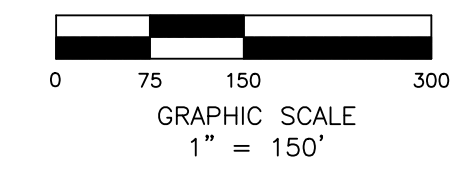
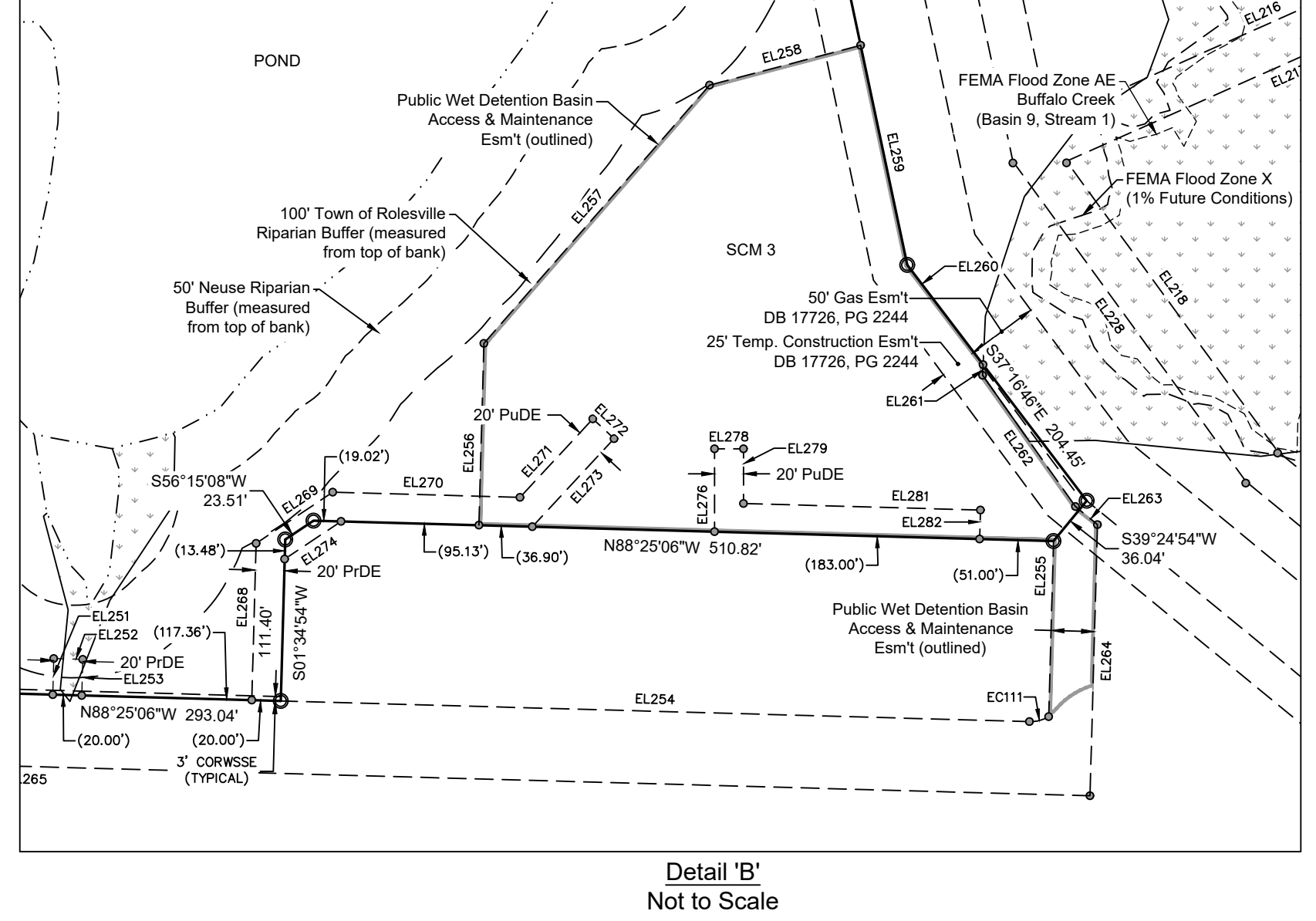
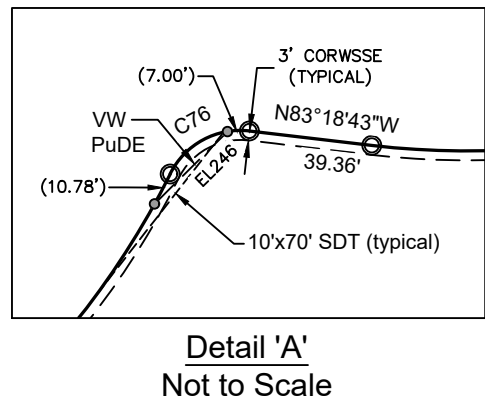
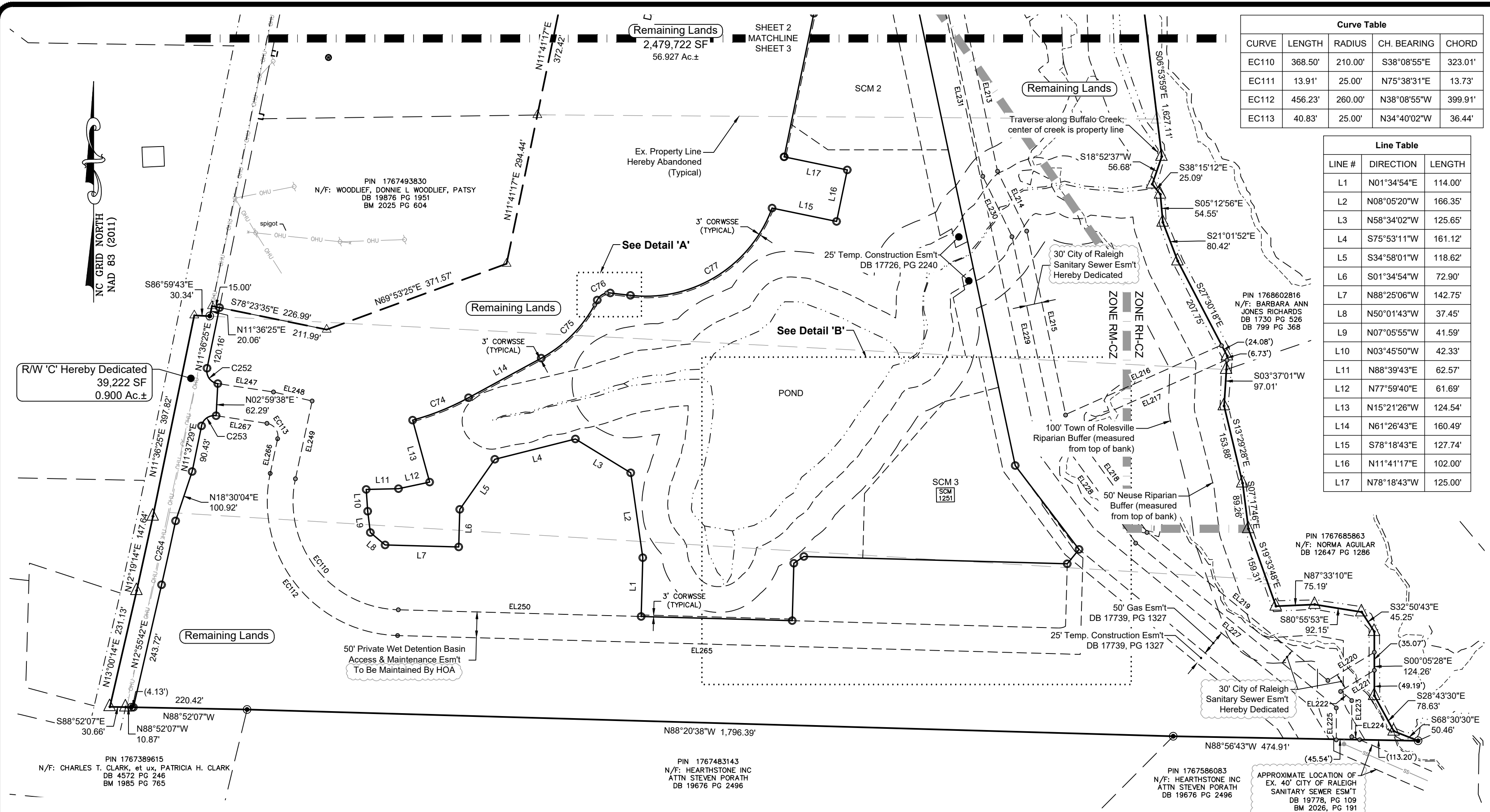
Checked by: MAH
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 Date: Oct. 21, 2025
 North Carolina
 Wake County
 Wake Forest Township
 Town of Rolesville

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 Firm License #: C-2070

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Line Table			Line Table			Line Table		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
EL213	S11°58'59"E	451.93'	EL231	N11°58'59"W	425.61'	EL263	S50°35'06"E	19.69'
EL214	S25°57'30"E	129.08'	EL247	S81°27'20"E	109.32'	EL264	S01°34'54"W	187.18'
EL215	S11°58'36"E	363.54'	EL248	S76°52'53"E	76.84'	EL265	N88°25'06"W	1324.03'
EL216	N65°59'14"E	330.96'	EL249	S12°07'16"W	154.29'	EL266	N12°07'16"E	68.57'
EL217	S65°59'14"W	329.30'	EL250	S88°25'06"E	470.99'	EL267	N81°27'20"W	99.70'
EL218	S36°02'56"E	247.53'	EL251	N01°34'50"E	24.92'	EL268	N01°34'54"E	108.26'
EL219	S50°35'06"E	453.99'	EL252	S88°25'06"E	20.00'	EL269	N56°15'08"E	63.53'
EL220	N58°42'53"E	105.32'	EL253	S01°34'50"W	24.92'	EL270	S88°25'06"E	129.34'
EL221	S58°42'53"W	76.65'	EL254	S88°25'06"E	516.80'	EL271	N42°52'16"E	73.84'
EL222	S50°35'06"E	27.97'	EL255	N01°34'54"E	121.23'	EL272	S47°07'44"E	20.00'
EL223	S00°00'00"E	70.22'	EL256	N01°34'54"E	125.52'	EL273	S42°52'16"W	82.89'
EL224	S66°19'20"E	16.96'	EL257	N41°09'00"E	236.63'	EL274	N56°15'08"E	46.83'
EL225	N00°00'00"E	61.97'	EL258	N75°14'26"E	107.78'	EL276	N00°00'00"E	57.21'
EL227	N50°35'06"W	503.39'	EL259	S11°58'59"E	154.91'	EL278	N90°00'00"E	20.00'
EL228	N36°02'56"W	273.09'	EL260	S37°16'46"E	86.48'	EL279	S00°00'00"E	37.75'
EL229	N11°58'36"W	381.60'	EL261	S02°41'22"W	7.38'	EL281	S88°25'06"E	163.55'
EL230	N25°57'30"W	129.08'	EL262	S35°16'54"E	110.86'	EL282	S01°34'43"W	20.00'

Curve Table					Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C74	117.16'	500.00'	N68°09'29"E	116.89'	C252	40.61'	25.00'	N34°55'32"W	36.29'
C75	158.95'	260.00'	N43°55'54"E	156.48'	C253	37.93'	25.00'	N55°04'33"E	34.40'
C76	30.66'	25.00'	N61°33'11"E	28.78'	C254	126.86'	7,264.97'	N12°25'41"E	126.86'
C77	347.92'	260.00'	N58°21'12"E	322.53'					



LEGEND

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 WAKE COUNTY, NORTH CAROLINA
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 Date: Oct. 21, 2025
 Wake County
 Wake Forest Township
 Town of Rolesville

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 Raleigh, NC 27612 Email: hayes@mssland.com
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PHILIP HAYES
 Professional Engineer
 License No. 10000
 State of North Carolina

PHILIP HAYES
 Surveyor
 License No. 10000
 State of North Carolina

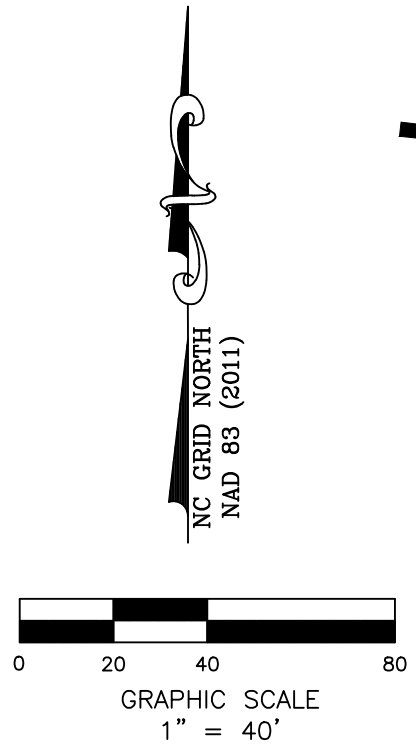
PHILIP HAYES
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 State of North Carolina

Curve Table

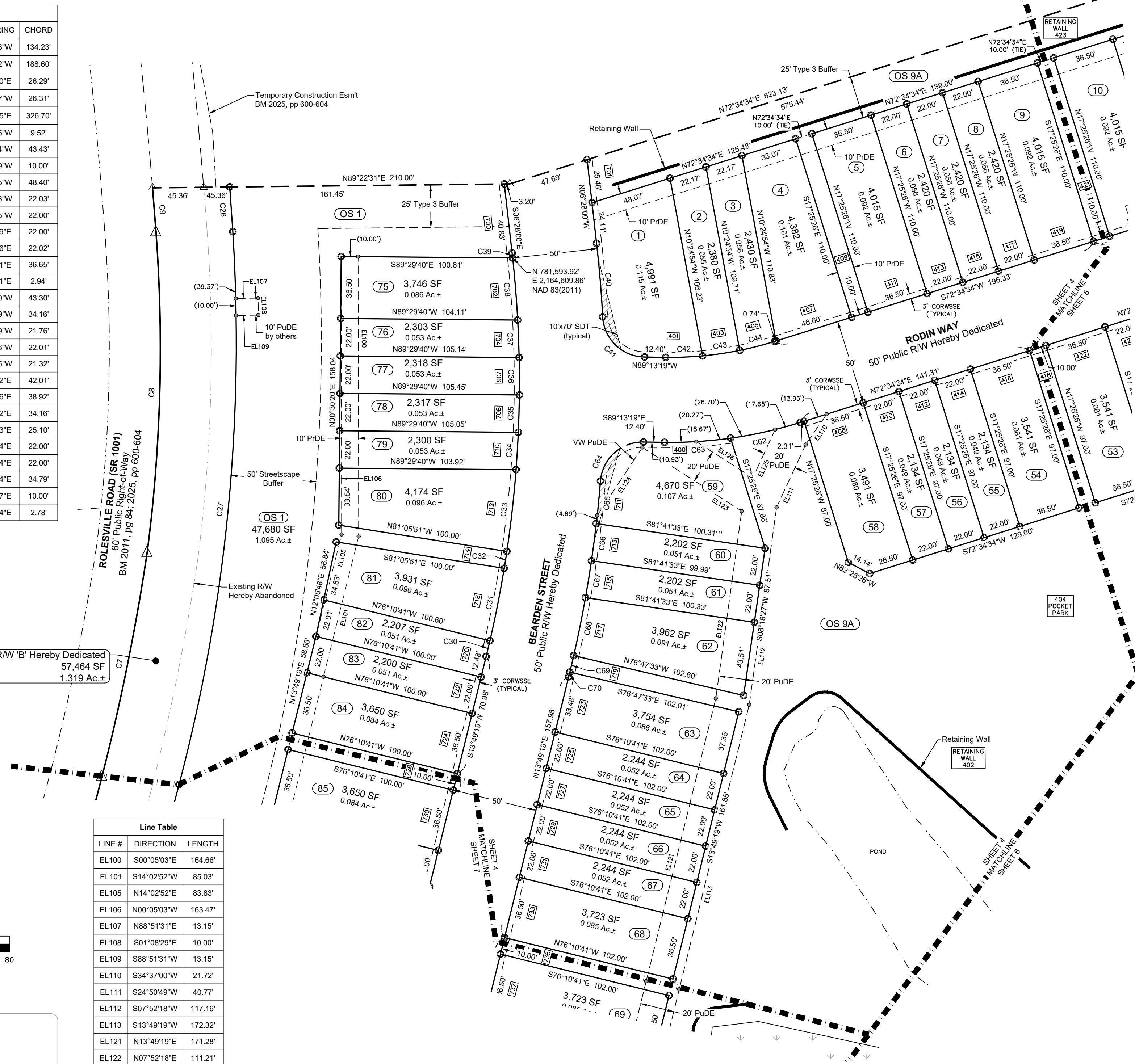
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C7	134.29'	1,352.59'	S11°24'08"W	134.23'
C8	188.93'	928.28'	S01°35'22"W	188.60'
C9	26.29'	3,423.77'	S04°27'40"E	26.29'
C26	26.31'	2,025.00'	N03°59'37"W	26.31'
C27	328.10'	1,025.00'	N05°32'55"E	326.70'
C30	9.52'	675.00'	S13°25'05"W	9.52'
C31	43.44'	675.00'	S11°10'14"W	43.43'
C32	10.00'	675.00'	S08°54'09"W	10.00'
C33	48.41'	675.00'	S06°25'25"W	48.40'
C34	22.03'	675.00'	S03°26'03"W	22.03'
C35	22.00'	675.00'	S01°33'55"W	22.00'
C36	22.00'	675.00'	S00°18'09"E	22.00'
C37	22.03'	675.00'	S02°10'16"E	22.02'
C38	36.65'	675.00'	S04°39'41"E	36.65'
C39	2.94'	675.00'	S06°20'31"E	2.94'
C40	43.30'	725.00'	N04°45'20"W	43.30'
C41	37.60'	25.00'	N46°07'59"W	34.16'
C42	21.77'	205.00'	S87°44'09"W	21.76'
C43	22.02'	205.00'	S81°36'56"W	22.01'
C44	21.33'	205.00'	S75°33'25"W	21.32'
C62	42.06'	255.00'	N77°18'02"E	42.01'
C63	38.96'	255.00'	N86°24'06"E	38.92'
C64	37.60'	25.00'	N47°41'22"E	34.16'
C65	25.10'	725.00'	N05°35'33"E	25.10'
C66	22.00'	725.00'	N07°27'14"E	22.00'
C67	22.00'	725.00'	N09°11'34"E	22.00'
C68	34.80'	725.00'	N11°26'14"E	34.79'
C69	10.00'	725.00'	N13°12'27"E	10.00'
C70	2.78'	725.00'	N13°42'44"E	2.78'

Line Table

LINE #	DIRECTION	LENGTH
EL100	S00°05'03"E	164.66'
EL101	S14°02'52"W	85.03'
EL105	N14°02'52"E	83.83'
EL106	N00°05'03"W	163.47'
EL107	N88°51'31"E	13.15'
EL108	S01°08'29"E	10.00'
EL109	S88°51'31"W	13.15'
EL110	S34°37'00"W	21.72'
EL111	S24°50'49"W	40.77'
EL112	S07°52'18"W	117.16'
EL113	S13°49'19"W	172.32'
EL121	N13°49'19"E	171.28'
EL122	N07°52'18"E	111.21'
EL123	N57°20'48"W	69.37'
EL124	S33°35'31"W	47.95'
EL125	N24°50'49"E	31.29'
EL126	S57°20'48"E	39.47'



R/W 'B' Hereby Dedicated
 57,464 SF
 1.319 Ac.±





LEGEND

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BROADMOOR - PHASE 1
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 1323 ROLESVILLE ROAD, ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA
 PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
 Drawn by: BAO
 Date: Oct. 21, 2025
 Wake County
 Wake Forest Township
 Town of Rolesville

SURVEYED by

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Line Table

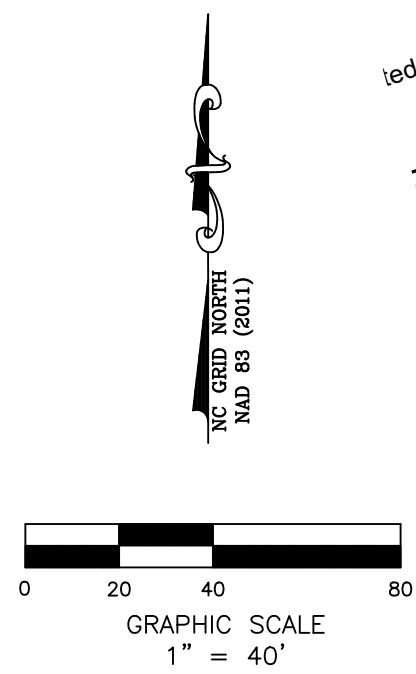
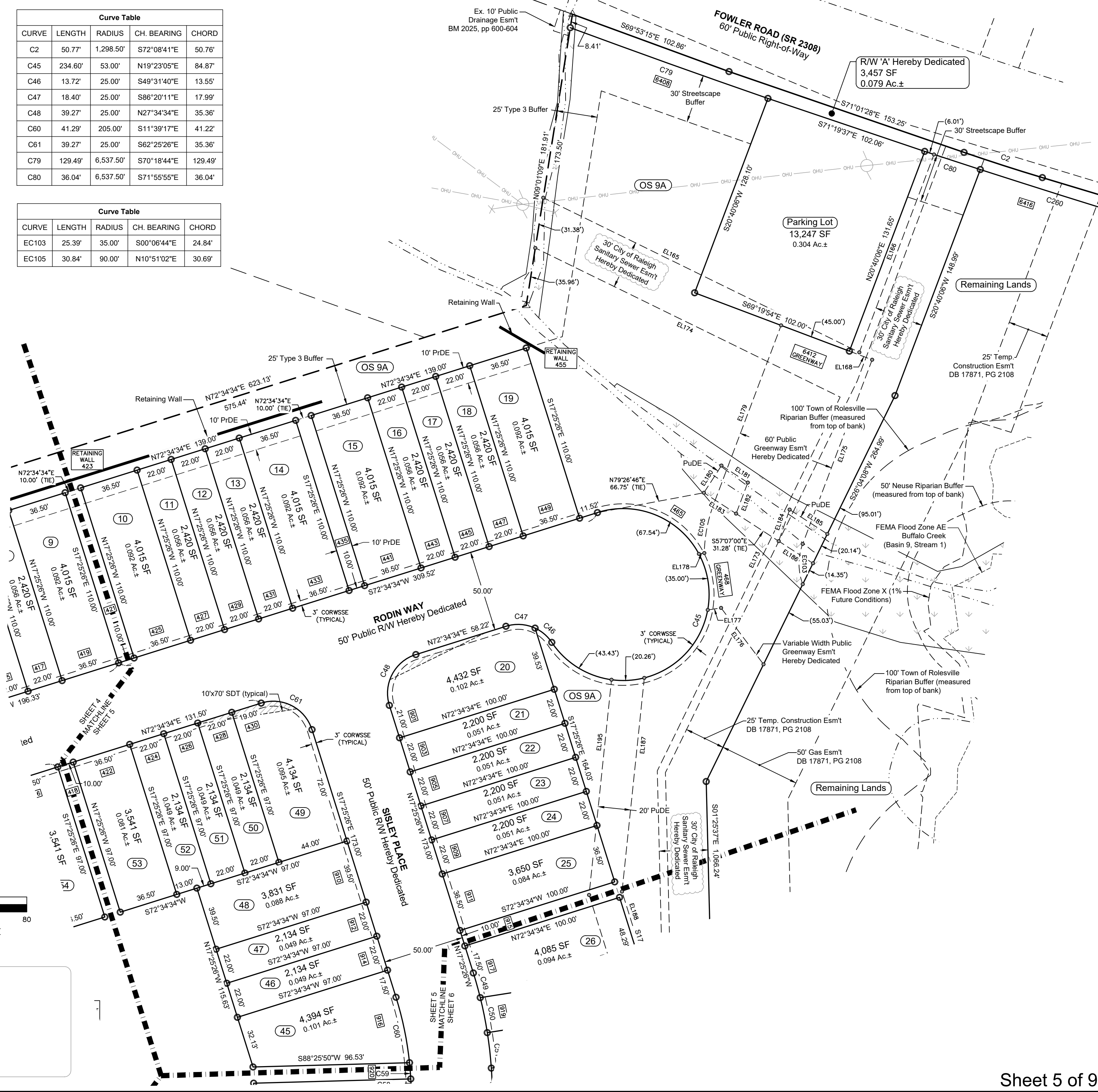
LINE #	DIRECTION	LENGTH
EL165	S63°55'52"E	216.99'
EL166	N20°40'06"E	130.42'
EL168	S69°19'54"E	15.00'
EL173	N26°04'08"E	256.62'
EL174	N63°55'52"W	209.28'
EL175	S20°40'06"W	121.42'
EL176	N36°57'50"W	43.54'
EL177	S81°26'19"W	8.30'
EL178	N81°26'19"E	3.37'
EL179	N20°40'06"E	117.86'
EL180	N32°53'00"E	20.00'
EL181	S57°07'00"E	19.35'
EL182	S20°39'46"W	20.46'
EL183	N57°07'00"W	23.68'
EL184	N19°04'14"E	20.60'
EL185	S57°07'00"E	27.68'
EL186	N57°07'00"W	25.16'
EL187	S05°57'13"W	132.53'
EL195	N05°57'13"E	133.45'

Curve Table

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C2	50.77'	1,298.50'	S72°08'41"E	50.76'
C45	234.60'	53.00'	N19°23'05"E	84.87'
C46	13.72'	25.00'	S49°31'40"E	13.55'
C47	18.40'	25.00'	S86°20'11"E	17.99'
C48	39.27'	25.00'	N27°34'34"E	35.36'
C60	41.29'	205.00'	S11°39'17"E	41.22'
C61	39.27'	25.00'	S62°25'26"E	35.36'
C79	129.49'	6,537.50'	S70°18'44"E	129.49'
C80	36.04'	6,537.50'	S71°55'55"E	36.04'

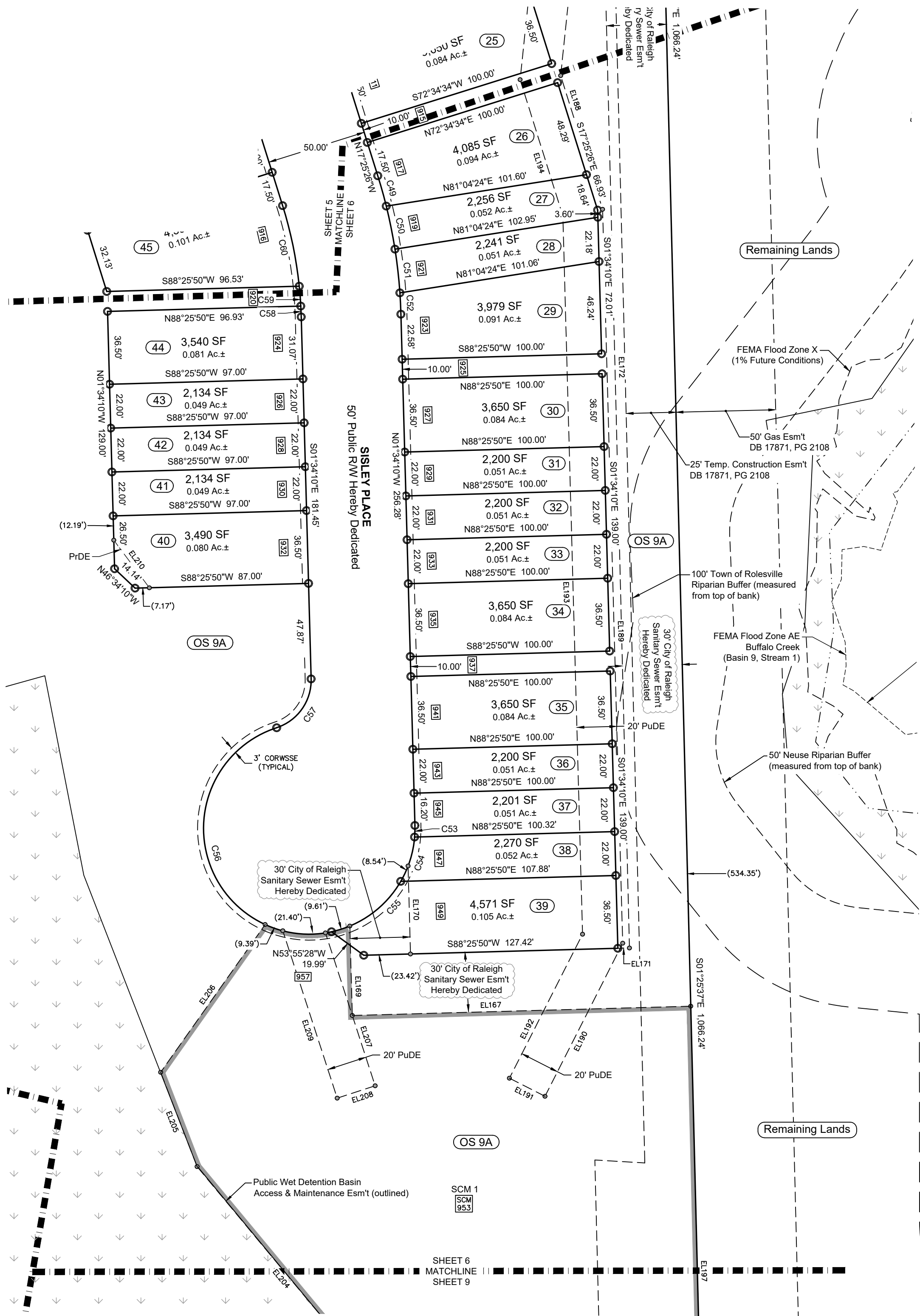
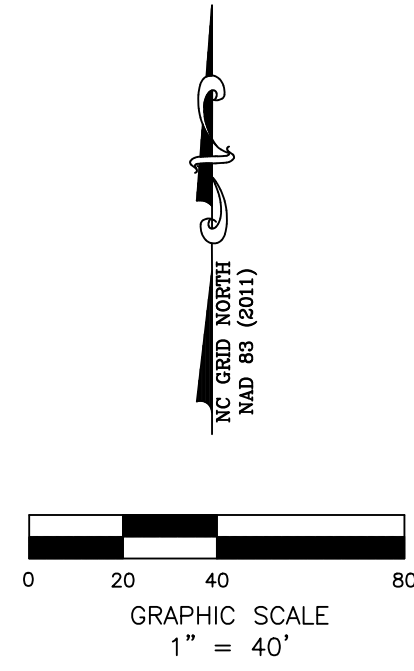
Curve Table

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC103	25.39'	35.00'	S00°06'44"E	24.84'
EC105	30.84'	90.00'	N10°51'02"E	30.69'



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C49	15.79'	255.00'	N15°39'00"W	15.79'
C50	22.03'	255.00'	N11°24'04"W	22.02'
C51	22.03'	255.00'	N06°27'07"W	22.02'
C52	10.72'	255.00'	N02°46'24"W	10.72'
C53	5.81'	53.00'	N01°34'25"E	5.81'
C54	23.45'	53.00'	N17°23'38"E	23.26'
C55	44.17'	53.00'	N53°56'51"E	42.91'
C56	161.16'	53.00'	S15°03'51"E	105.87'
C57	32.12'	25.00'	S35°14'22"W	29.96'
C58	5.43'	205.00'	S02°19'40"E	5.43'
C59	10.01'	205.00'	S04°29'09"E	10.01'

Line Table		
LINE #	DIRECTION	LENGTH
EL167	N88°25'50"E	169.75'
EL169	S01°34'10"E	44.82'
EL170	N01°34'10"W	44.10'
EL171	N88°25'50"E	5.82'
EL172	N01°25'37"W	511.77'
EL188	S17°25'26"E	70.21'
EL189	S01°34'10"E	367.90'
EL190	S26°55'32"W	85.99'
EL191	N63°04'28"W	20.00'
EL192	N26°55'32"E	80.91'
EL194	N17°25'26"W	71.56'
EL197	S01°25'37"E	318.64'
EL206	N35°17'29"E	90.70'
EL207	S18°01'05"E	80.56'
EL208	S71°58'55"W	20.00'
EL209	N18°01'05"W	88.18'
EL210	S36°47'57"E	29.77'



LEGEND	
—	Property Lines
—	Property Lines by Others
○	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
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⊖	Existing Concrete Marker
—	Right-of-Way
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WAKE COUNTY REGISTERED PROFESSIONAL SURVEYOR
 NEW A. HAYES
 License # 25103

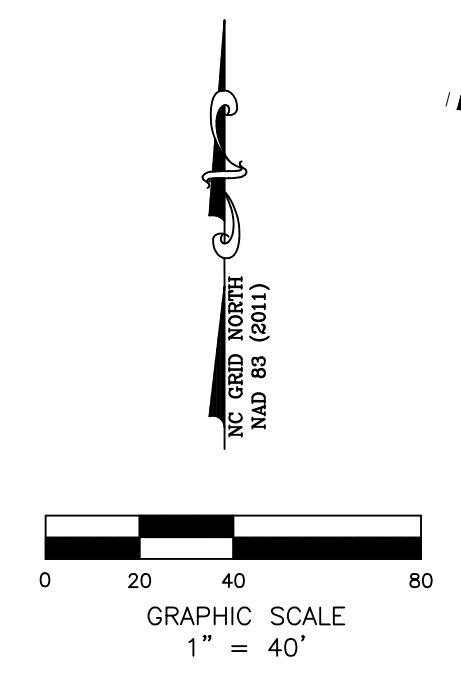
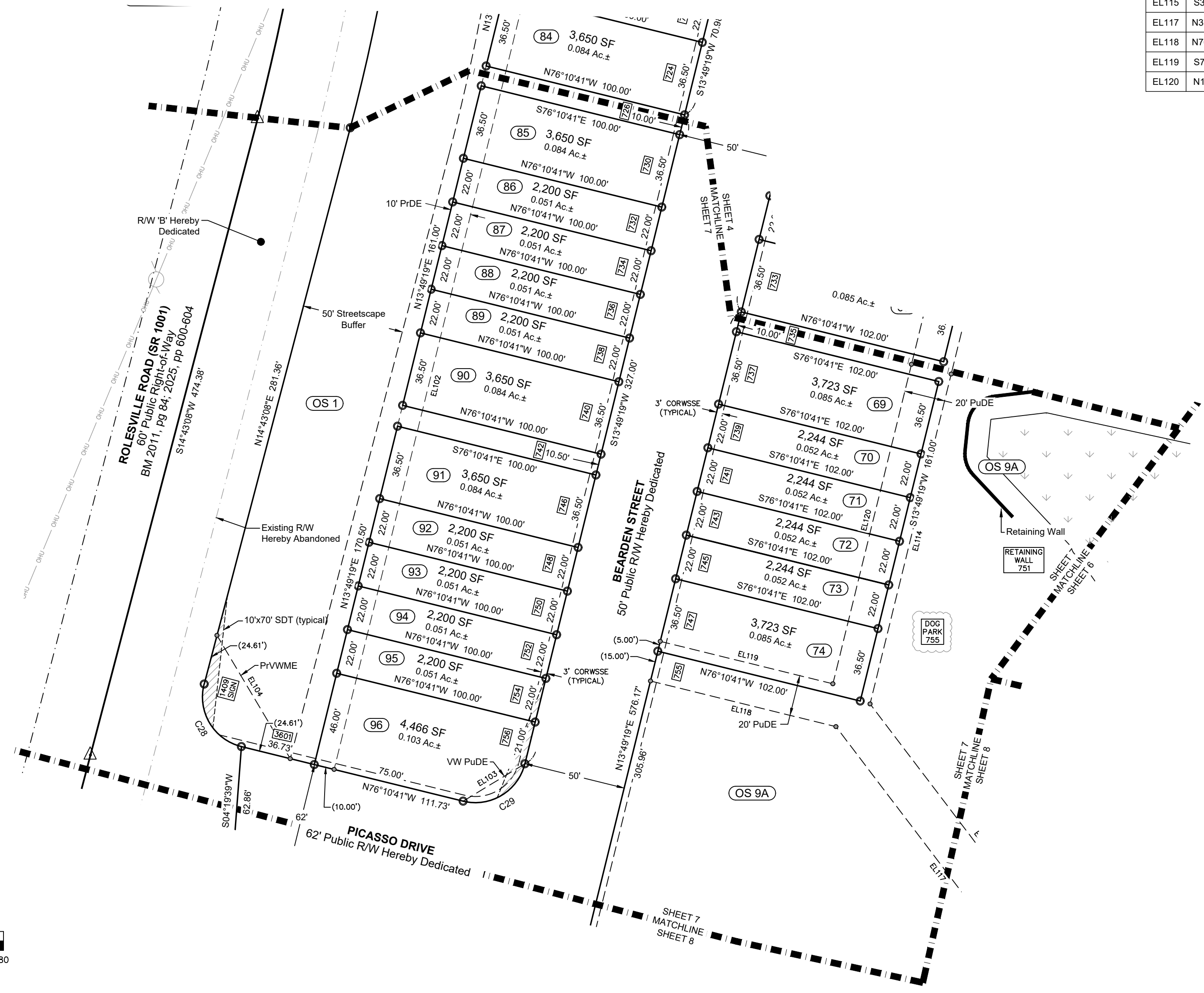
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Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C28	39.66'	25.00'	N30°43'46"W	35.63'
C29	39.27'	25.00'	S58°49'19"W	35.36'

Line Table		
LINE #	DIRECTION	LENGTH
EL102	S13°49'19"W	388.50'
EL103	N58°49'19"E	35.36'
EL104	S30°43'46"E	70.16'
EL114	S13°49'19"W	166.22'
EL115	S37°14'35"E	172.67'
EL117	N37°14'35"W	173.91'
EL118	N76°10'41"W	93.47'
EL119	S76°10'41"E	87.00'
EL120	N13°49'19"E	161.00'

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Town of Rolesville
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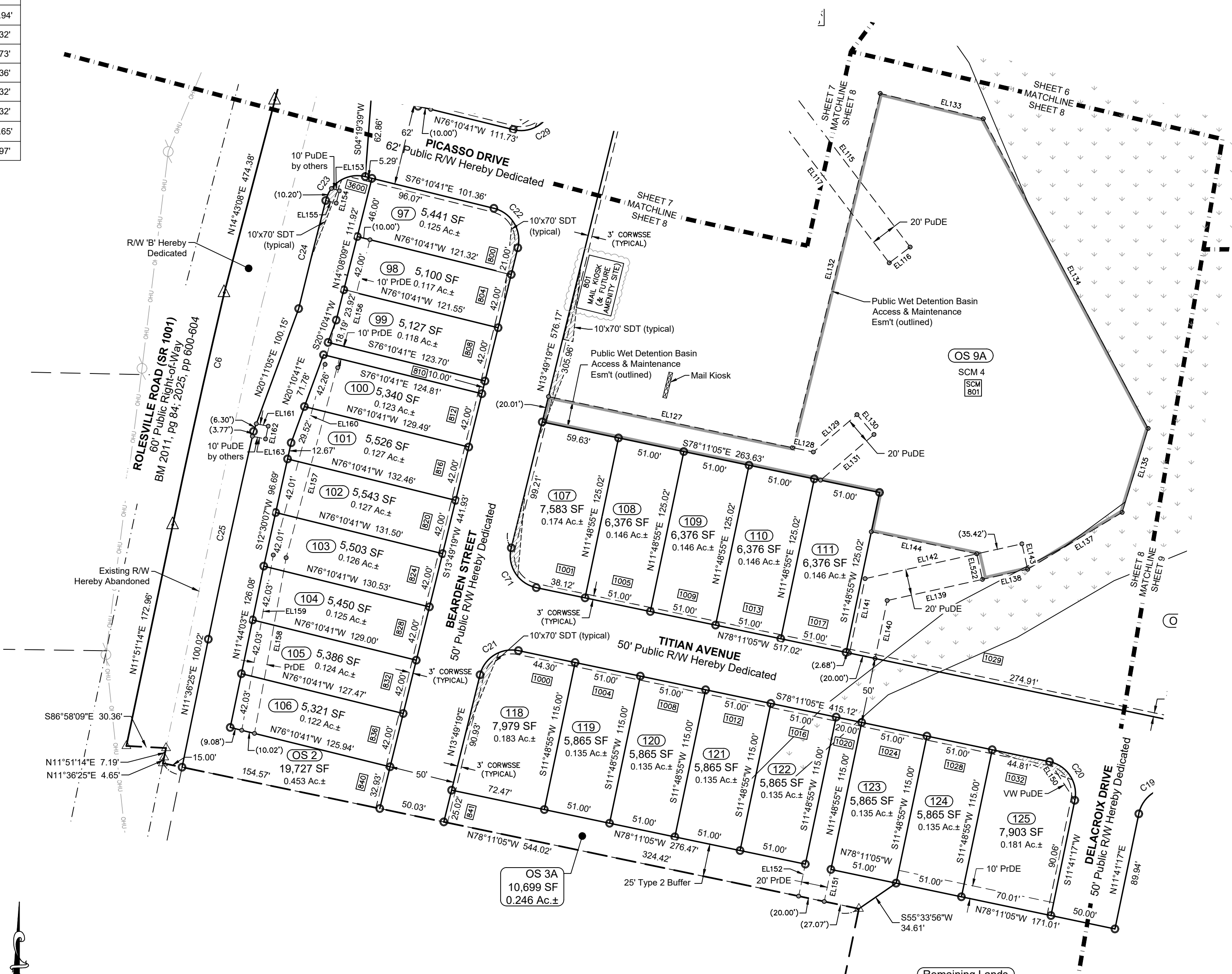
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"Committed to Total Quality Service"

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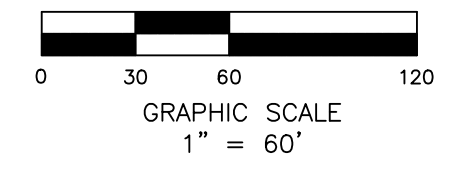


Curve Table

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C6	181.94'	6,709.90'	S12°30'01"W	181.94'
C20	39.21'	25.00'	S33°14'54"E	35.32'
C21	38.39'	25.00'	N57°49'07"E	34.73'
C22	39.27'	25.00'	S31°10'41"E	35.36'
C23	39.22'	25.00'	N58°52'29"E	35.32'
C24	85.32'	7,240.81'	N14°02'31"E	85.32'
C25	162.66'	7,175.00'	N12°15'23"E	162.65'
C71	40.15'	25.00'	N32°10'53"W	35.97'

Line Table

LINE #	DIRECTION	LENGTH
EL115	S37°14'35"E	172.67'
EL117	N37°14'35"W	173.91'
EL127	S78°11'05"E	190.73'
EL128	S78°11'05"E	16.28'
EL129	N49°26'45"E	43.97'
EL130	S40°33'15"E	20.00'
EL131	S49°26'45"W	53.80'
EL132	N13°53'41"E	279.27'
EL133	S76°10'41"E	81.27'
EL139	S77°28'02"W	74.63'
EL140	S11°48'55"W	45.32'
EL141	N11°48'55"E	58.22'
EL142	N77°28'02"E	122.95'
EL143	S12°31'58"E	20.00'
EL150	N33°14'54"W	35.32'
EL151	S11°48'55"W	25.00'
EL152	N11°48'55"E	25.00'
EL153	S75°43'45"E	6.28'
EL154	S14°16'15"W	10.00'
EL155	N75°43'45"W	8.30'
EL156	S14°08'09"W	84.00'
EL157	S14°59'15"W	157.70'
EL158	S10°12'14"W	136.61'
EL159	N10°12'14"E	136.41'
EL160	N14°59'17"E	185.98'
EL161	S78°23'35"E	9.29'
EL162	S11°36'25"W	10.00'
EL163	N78°23'35"W	10.31'



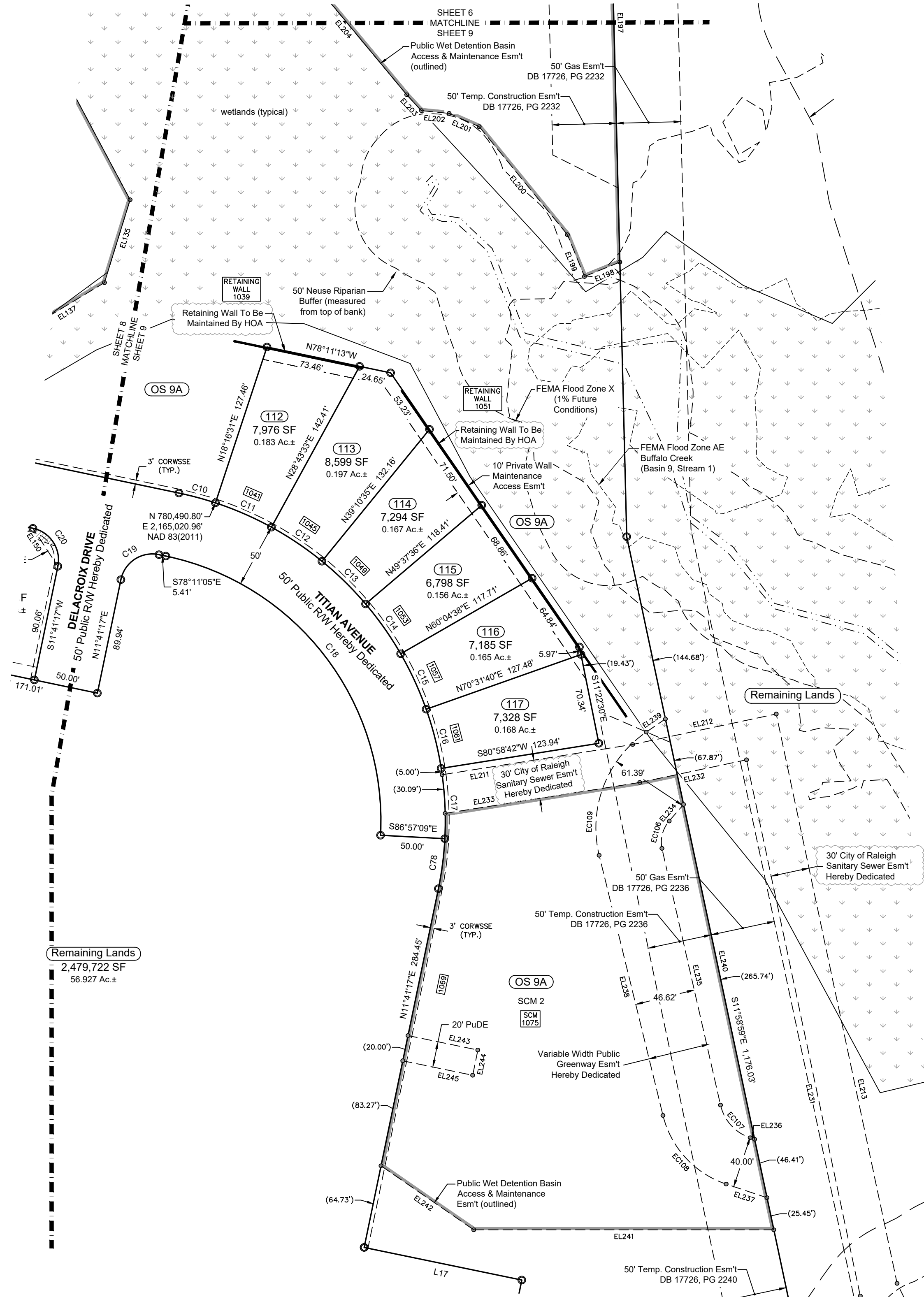
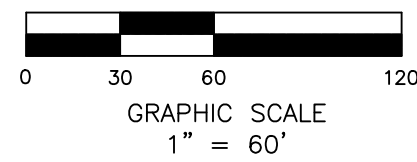
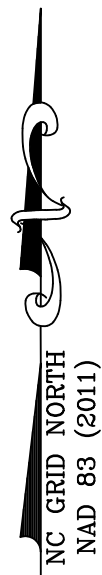
NC GRID NORTH
 NAD 83 (2011)



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C10	29.31'	260.00'	N74°57'17"W	29.30'
C11	47.42'	260.00'	N66°29'58"W	47.36'
C12	47.42'	260.00'	N56°02'56"W	47.36'
C13	47.42'	260.00'	N45°35'55"W	47.36'
C14	47.42'	260.00'	N35°08'53"W	47.36'
C15	47.42'	260.00'	N24°41'51"W	47.36'
C16	47.42'	260.00'	N14°14'49"W	47.36'
C17	54.77'	260.00'	N02°59'13"W	54.67'
C18	297.73'	210.00'	S37°34'07"E	273.42'
C19	39.33'	25.00'	N56°45'06"E	35.39'
C78	39.21'	260.00'	N07°22'04"E	39.17'

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC106	22.77'	25.00'	S14°49'52"W	21.99'
EC107	35.83'	35.00'	S42°10'58"E	34.29'
EC108	75.57'	75.00'	N42°38'42"W	72.42'
EC109	108.94'	90.00'	N20°53'54"E	102.41'

Line Table		
LINE #	DIRECTION	LENGTH
EL197	S01°25'37"E	318.64'
EL198	S67°50'30"W	29.68'
EL199	N22°09'30"W	35.05'
EL200	N39°14'33"W	108.35'
EL201	N66°11'42"W	25.45'
EL202	N84°19'33"W	21.70'
EL203	N42°42'57"W	16.75'
EL204	N39°43'11"W	140.74'
EL205	N21°07'38"W	50.68'
EL206	N35°17'29"E	90.70'
EL211	N80°58'42"E	149.79'
EL212	N78°01'01"E	113.96'
EL213	S11°58'59"E	451.93'
EL231	N11°58'59"W	425.61'
EL232	S78°01'01"W	84.74'
EL233	S80°58'42"W	152.88'
EL234	S40°55'13"W	17.00'
EL235	S12°51'11"E	204.41'
EL236	S71°30'44"E	3.63'
EL237	N71°30'44"W	33.44'
EL238	N13°46'40"W	207.99'
EL239	N55°34'27"E	18.03'
EL241	N90°00'00"W	232.99'
EL242	N55°22'54"W	87.44'
EL243	S78°18'43"E	55.38'
EL244	S11°31'24"W	20.00'



LEGEND	
—	Property Lines
—	Property Lines by Others
○	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
△	EPIP Existing Pinched Iron Pipe
△	EIP Existing Iron Pipe
□	ECM Existing Concrete Marker
—	R/W Right-of-Way
DB / PB	Deed Book / Plat Book
CORWSSE	City of Raleigh Water & Sanitary Sewer Esm't
Esm't	Easement
PrME	Private Monument Esm't
PrDE	Private Drainage Esm't
PuDE	Public Drainage Esm't
SDE	Sight Distance Esm't
SFHA	Special Flood Hazard Area
SS	Sanitary Sewer
SB	Setback
VW	Variable Width
Wetlands	Wetlands
Matchlines	Matchlines
Phaselines	Phaselines

BROADMOOR - PHASE 1
 MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
 1323 ROLESVILLE ROAD, ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA
 PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
 Drawn by: BAO
 Date: Oct. 21, 2025
 North Carolina
 Wake County
 Wake Forest Township
 Town of Rolesville

SURVEYED by

MSS LAND CONSULTANTS
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 Suite E Fax (919) 510-9102
 Raleigh, NC 27612 Email: hayes@mssland.com
 Firm License #: C-2070

MSS
 Surveyors & Engineers
 License No. 25187

"Committed to Total Quality Service"

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MSS LAND CONSULTANTS, PC

Date: May 26, 2026

To: Rolesville Development Review Staff

From: Bernice O'Hanlon

Subject: FSP-25-0005 – Broadmoor – Phase 1A (Final Plat 3rd Review Comments)

Responses in **RED**.

Engineering – Austin Bain

1. See Energov comments. ***Please see responses below.***
 - a. Please rename the 3' CORUE to a "3' City of Raleigh Water and Sanitary Sewer Easement". Please also include this in the legend. ***The missing 3' has been added to all the labels.***
 - b. Please add a callout in front of lot 39 to clearly demonstrate that this is CORSSE Easements bounds are still unclear. ***An additional label has been added.***
 - c. 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 sanitary sewer is now shown to the adjacent Rolesville Crossing development and the reference has been added. Please see sheets 2 & 3.***
 - d. 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> Update: Not received. ***The information has been sent to the client and the attorney.***

Planning – Michele Raby

1. FYI - Fee invoice has been created for PH 1 Street light poles - please pay that separately, asap. apologies for delay. ***The invoice was paid via check on May 5, 2026 and uploaded to GovWell on May 21, 2026.***
2. Add 30' between structures as shown on Table 3.1.3. RH in LDO Section 3.1.3. ***The table has been updated to show the building separation.***
3. Thank you. This table is great! ***You're welcome.***
4. Add Open Space Lot Addressing Information. ***Open Space addressing has been added to the table.***
5. My apologies, I do not see these on the overall site sheet. Will the mail kiosk, tot lot, dog park, etc. be in Phase 1? If so, please add them and include their addresses. Please upload the USPS approval letter for the mail kiosk location(s). If not, please note what phase they will be constructed in. ***Additional addresses have been added for the dog park and mail kiosk which will be built during Phase 1. The USPS approval was uploaded on May 14, 2026.***
6. Add "To be maintained by HOA." ***The note has been added on sheet 3.***
7. Add new or proposed or hereby dedicated to the 30' COR San. Sewer Esm't. ***The labels have been updated.***

Planning - Michael Elabarger

1. Where do you stand with Bond estimate vetting with Town Engineer (Scott Miles now primary on this)? Upon agreement, Scott wishes to review (PDF of the actual) bond to approve of it, then FSP will be cleared for submitting for signature with actual Bond. ***The bond estimate was uploaded to the portal on May 1, 2026, for review and approved per email correspondence on 5/26/2026***

Planning - Stephen Wensman

1. 9.2.1.A.1.A All subdivision lots shall abut, at least twenty (20) feet in width, on a public street, except that Lots for 'Dwelling, Single Family, Attached' uses may provide the required minimum twenty (20) feet of frontage width on a Private Access Easement per Section 5.1.2.B. Use Standards. Minimum lot frontage width is dictated by the Zoning District of the property; see LDO Section 3. ***Per our email correspondence this note has been removed.***
2. This citation does not seem to match the Town's LDO. ***The owner's certificate has been updated.***
3. What is the townhouse building separation? ***30' has been added to the table.***
4. Why is this a private easement and basin? ***All the drainage easements relating to basins and basins are now shown as public.***
5. is this retaining wall in HOA opens pace and HOA responsibility. ***Additional information has been added to show these retaining walls on property line of the residential lots will be maintained by the HOA.***

Please let me know if any further revisions are needed.

Thank you,

Bernice O'Hanlon
MSS Land Consultants, PC
6118 Saint Giles Street, Suite E
Raleigh, NC 27612
919.510.4464
919.510.9102 (fax)