


PSP-25-02 – 901 E Young-Gravity Commercial – V1 Submittal review cycle

START DATE: AUGUST 2025	DUE DATE: _09-08 -25_	TRC/STAFF Comments issued on: _09/08/2025_
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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 – responses should reference if/how/on what sheet was comment addressed. 2. Add revision dates to all submittal materials. 3. Cloud/bubble all changes 4. Add “PSP-25-02” to the Cover sheet and on every plan set sheet. 5. <u>Cover Sheet</u> - Change “County” project number to “Town” or “Municipal” project number. 6. <u>Sheet (C1.11)</u> - Great job on the Pine and Poplar tables; thank you. As per LDO Section 6.2.4.5.B.1., at least 10% of existing trees in good health shall be preserved within developments that are two acres or greater in size. The preservation total percent is shown as 9.36; revise to be at least 10%. 7. Regarding proposed private streets and Lot frontage – Applicant should discuss this with Town Planning and Engineering to fully understand. Lot 6 is currently “land locked” as it has no public road frontage (as Road B is described as a 50’ private right of way). It appears only Lot 6 has this issue as all other lots have frontage on Quarry or Young Streets. 	
Parks & Recreation – Tanner Hayslette	See PDF exhibit.	
Engineering - Jacque Thompson	See two (2) PDF’s - (1) Memo of written comments; (2) Mark-ups of the plan set.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Submit plans through Raleigh’s Portal for review. 2. See PDF of mark-ups on Sheets C1.00 and C3.00. 	
Wake Co Fire / EMS - Stephen Wolf	No fire service issues currently as Site plan is conceptual and not for review.	
Wake Co Watershed Mgt – Elizabeth Powell	Town Staff – no comments were received, which is not unusual for a Preliminary subdivision which is not a construction document. Input to come at CID plan review.	NA
NCDOT – Joshua Zhang	Town Staff – no comments were received, which is not unusual for a Preliminary subdivision which is not a construction document. Input to come at CID plan review.	NA

