



Attn: Travis Morgan, AICP
Town of Pineville Planning Director
PO Box 249
Pineville, NC 28134

Re: N. Polk St. Townhomes
CESI Project Number: 250088.000
[response to Submittal comments dated 07/31/2025]

Enclosed, please find.....

1. Updated Set of Plans @ 24" X 36" (signed and sealed)

In addition, please refer to the flowing responses to comments:

1. Comment: Show what and where the N. Polk sidewalk connections will be. It is significant because of the grade. Steep ramp? Stairs?
Response: As of now, we are only showing 2-D layout for review; grading will be determined once the site layout is confirmed. We anticipate stairs or may just lower the site enough to get the site to level closer to the road, again, to be determined.
2. Comment: I would call for our double headed street light standard since this is a commercial zone unless Stuart recommends cobrahead attachment as well.
Response: Out of my scope, client will provide feedback.
3. Comment: Show 1-2 fixture placement along N. Polk and 3-4 along Morrow. Please start communications with Stuart Britt with Electricities: Stuart Britt
sbritt@electricities.org
Response: Out of my scope, client will provide feedback.
4. Comment: You switched from 2 trash containers in the last plan to 1 with this plan. You are required to have equal space for trash and recycling facilities.
Response: Two containers are shown, 1 as trash, 1 as recycling.
5. Comment: The dead end closest to Polk narrows to less than the 24' pavement width for the rest of the access. Access for a three point turn on the last unit appears challenging and could back across the adjacent sidewalk especially considering moving trucks for residents. Recommended losing a housing unit to widen that access
Response: Dead end expanded to be 24' wide back of curb to back of curb.

6. Comment: Sidewalks Infront of the units are only 4' wide. 5'wide is our usual minimum.
Response: Sidewalk widen to 5' as required.
7. Comment: Show street tree location and spacing for Morrow and Polk as it relates to utilities and lighting. Large maturing for Polk small maturing for Morrow.
Response: Large shade trees shown with spacing noted. Small maturing for Morrow are shown with spacing noted. Species to be determined later, but species will be based on the City's approved species list, Charlotte Water's approved species list, Duke Energy's approved species list, and lastly NCDOT's planting guidelines (NCDOT may not allow large shade trees as N Polk St is owned by them.).
8. Comment: Usable open space. There are no amenities in the open space to make is useable per 6.7 of the Zoning Ordinance
Response: A dog park will be used for the open space amenity
9. Comment: The sidewalks added along Morrow and Polk are not shown to be within the road right-of-way. Please revise so the sidewalks are usable within the public realm.
Response: A public easement is called for due to the Town's required street yard width.
10. Comment: On the morrow right side of the plan (North) the curbing does not go all the way to the property line.
Response: Curb extended beyond property line frontage.
11. Comment: Public works needs to confirm road type if 40' right of way as a local limited is sufficient or not. It does not appear you are doing any road widening there.
Response: This was based on a comment from a previous submittal.
12. Comment: The Town has expressed interest in providing on street parking with all new residential developments. Be prepared for what additional on street parking on Morrow would look like since Morrow isn't wide enough for onstreet parking as it is currently.
Response: Two new parallel parking spaces are shown, there are tree total, however, one space is specifically reserved for postal services.
13. Comment: HVAC unit location is not shown. Plan is tight on space and we do not want to see HVAC units along the public road frontage of the homes. There does not appear any space between driveways were we customarily see them.
Response: 4'-5' space between back of town homes and sidewalks are provided for HVAC.
14. Comment: Brick elevations are appreciated. There needs to be architectural requirements typed up to capture the particulars of what's permitted and confirm the materials that will be built should you sell the project to someone else after any approval. Recommend breaking up the straight roofline as well.
Response: Information relayed to client as CESI does not do architectural plans.
15. Comment: Recommend showing where a possible county required backflow preventer will be.
Response: Backflow preventer is now shown.

Please contact me if you have any questions or concerns.

Very Respectfully,

Liz Warlick
Professional Engineer
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