

September 6, 2023

Ameila Wehunt, PE
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

**RE: Telegraph Road Apartments
10551 Telegraph Road
POD NO.: 2023-00353**

Dear Ms. Wehunt:

We have reviewed the construction plans submitted to the Planning Department on August 16, 2023.

Please address the following comments and **resubmit revised construction plans** for review. Water and Sewer Agreements that must be executed by the Owner and the County for water and sewer improvements **have not** been executed.

General:

1. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service is required but has not yet been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements that must then be executed by the Owner and the County prior to approval of the utility plans or building permits. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays on approval of plans. Preparation of the agreements may take up to 15 days after receipt of the Information sheet. Execution by the County after execution by the Owner may take up to 10 days. Conflicts between the completed Information Sheet and the plans may generate additional review comments.
2. Revise the minimum pressure at maximum day demand plus fire flow in the Project Summary Report.

Cover Sheet:

3. P.E. Seal with original signature and date is required on the Cover Sheet. A facsimile of seal, signature and date is acceptable on all other sheets.
4. Update the quantities list.

Existing Conditions Plan C1.00:

5. Show the 90° bend near the northeast corner of 10551 Telegraph Road building. It's currently look more like a 45° bend. Update this on all the sheets on the plans including the utility plan and demo plan.

Utility Demo Plan C2.0:

6. Add notes to clarify the timing of removing the existing water and sanitary sewer. Coordinate with the people in 10561 Telegraph Road building to minimize the disruption to their building. The proposed sanitary sewer from manhole SS1 to SS3 must be installed, tested, and inspected prior to removing the existing sanitary sewer. The work to remove the existing 90° bend and existing water line might have to be done at night or weekend to avoid shutting off the water during office hour to building 10561 Telegraph Road.

7. Revise the structure number of the manhole that needed to be adjusted to be 588SE602 instead of 588S3602. Label to remove the adjusting rings as the method to lower the manhole.

Utility Plan C7.00:

8. See comments on existing conditions and demo plan.
9. Add a note for contractor to notify the Fire Marshall when relocating the FDC for 10571 Telegraph Road building. Review the location of the existing valve shown on the FDC line.
10. Relocate the sanitary sewer manhole SS3 approximately 18 feet southward and set a manhole there. Extend the sewer eastward from there and set the manhole south of the existing CO3 and tie into it. Provide 30 feet wide utility easement for the water and sanitary sewer from manhole SS3 to parcel 787-769-0591.
11. Revise the location of the existing 90° bend and tie-in point. Relocate the valve on the north side to the east side of the tee.
12. Relocate the fire hydrant at station 13+13 to approximate station 14+93.
13. Proposed sewer lateral from the main to the clean-out in the easement should be 2.08% instead of 1.04%.
14. Don't use tee symbol to show the 2" corporation stop for the irrigation meter.
15. Label to install the irrigation meter per detail D-534 instead of D-535.
16. Detail D-410 is for backflow preventer outside not inside the building.
17. Label the pipe between the 6" gate valve and the 6" boundary valve to be 6" DI.
18. Profile all the proposed sanitary sewer upstream of manhole SS4.
19. Remove the sanitary sewer from SS5 to STR2. No storm sewer should be connected to the sanitary sewer system.
20. Benchmarks should be shown every 500' where sewer is installed. Provide benchmark near the sanitary sewer from SS1 to SS3.
21. Label the structure description for CO1 and CO2 in the sanitary sewer schedule as clean-out instead of SIP. Provide clean-out detail in the utility notes and details sheet instead of D-185.
22. Update the sanitary sewer schedule and pipe table per comments in the utility plan and profile.
23. Provide an architect plan to show location of firewall and fire door. Show the limit of the area of 25,638sf as mentioned in the ISO calculation.
24. Does the apartment complex have a community room with a kitchen?
25. See comments on easement sheet and landscape plan.
26. Remove the gray shading and cross hatch. There are labels that cannot be read. Update the plan sheet accordingly.

Utility Notes and Details C7.10- C7.13:

27. Clarify where is the in-line P trap on the utility plan. Provide a clean-out detail. If the clean-out is in the roadway, then provide a traffic rated clean-out detail.
28. Provide an architect plan to verify the ground floor area in the Fire Flow Estimate Form. Revise the total floor area to be 76,913.

Sanitary Sewer Profiles C7.20:

29. Eliminate drop connection at manhole SS5 since the manhole is shallow.
30. Revise the slope of the sanitary sewer lateral from manhole EX2 to CO1 to be 2.08% instead of 1.04%.
31. The existing water line in the area near CO1 does not have enough cover. The existing water line might have to be lower to meet the minimum cover requirement on the water line. Profile the existing water line in the area where there is a cut in the grade.
32. There needs to be a 0.1' drop between manholes.

33. For all sanitary sewer profiles, provide separate sewer stationing starting at the most downstream connection and proceeding upgradient with equalities at each junction manhole. Minimize stationing changes by using the longest chain of sewer line runs in the same stationing sequence.
34. Label the type of frame and cover at each manhole.
35. DI pipe and fittings shall be used for drop connection.
36. Update the sewer profiles per comments made.

Water Profiles C7.30:

37. As previously commented, the water line must maintain a minimum cover of 3.5'. Revise the water line depth between station 13+00 to station 15+50.
38. Revise the station at the fire hydrant and the 90° bend.
39. Use the correct symbol in the water line profile. Don't use valve symbol for everything. Use a different symbol for valve versus tee versus bend.
40. Label the 8"x6" tee at fire hydrant.
41. Delete valve symbol at station 10+28.48.
42. Show the tee and valve symbol at station 18+57.01.
43. Both the 6" domestic and 6" fire line labeled to have 1.5' of clearance under the 10" storm sewer but only shown to have less than a foot of clearance in the profile.
44. Update the water profile per comments made.

Easement Plan C8.00:

45. All off-site easements must be record and the DB&PG shown on the plan prior to plan approval.
46. Provide 10' on each side from the water line to the utility easement. There are a few areas that are less than 10'. The water line near manhole SS2 only have 7 feet on one side. Provide 10' on each side of the waterline.
47. Provide 30 feet wide utility easement for the water and sanitary sewer from manhole SS3 to parcel 787-769-0591.

Landscape Plan L1.00:

48. Where planning department is requiring trees, plant a smaller tree in the areas inside of the utility easement.
49. Update the utilities on the landscape plan per easement and utility comments made.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or 501-4992.

Sincerely



Bob Dao
Utilities Engineer

cc: Vicent Pellerito, Mohawk Investment Partners I, LLC & International Financial Reality
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Amelia Wehunt, PE
September 6, 2023
Page 4

Telegraph Road Apartments

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