

September 15, 2023

Steven Worthington, PE
Christopher Consultants
11551 Nuckols Road, Suite -Z
Glen Allen, VA 23059

RE: Parkside Townes
LOCATION: 5401 Whiteside Road
FILE NO: POD2022-00030

Dear Mr. Worthington:

We have reviewed the construction plans submitted to the Planning Department on, 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. Agreements have not been executed at this time. Agreements must be executed prior to the authorization to begin utility construction or approval of building permits. An Information Sheet for the Preparation of Utility Agreements has not been submitted for review. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Update and resubmit the fire hydrant setback exception request to include the new hydrant.
3. Update the Project Summary Report (aka Local Review Program form) in accordance with material quantities and updated model.

C300 (Existing Conditions and Demolition Plan)

4. Recordation information shown for the existing waterline utility easement is not correct and pertains to the utility service agreement. Therefore, include within the offsite utility easement the existing waterline facilities running across the YMCA site that this project will connect to.

C400-C402 (Site and Utility Plan)

5. Show sewer bearings table on all three utility sheets for quick reference.
6. There are several internal angles missing at some of the manholes.
7. Provide mechanical joint restraint for the bend crossing over the storm sewer just southwest of the 8"x8" cross.
8. Add to the note for rotating the vertical bends near block P that the horizontal bends will be eliminated.

C405 (Water and Sewer Details)

9. Revise the water and sewer material quantities in accordance with all plan comments and per the following:
 - there are ten 8" gate valves
 - Include one 8"x8" cross.
 - There are now two 8"x8" tees.
 - There appear to be no 8" x 4" tees.
 - Include the number of fire hydrants
 - Include the number of vertical bends for vertical waterline adjustments.
 - Include pipe material for single and dual laterals.

- Revise 8" DIP sewer to match the plan.

C610-C611 (Waterline Profiles)

10. As previously commented, show symbols for valves on the profiles. For example, use an hour glass type symbol to distinguish from other symbols for tees and bends.
11. The following pertain to the Greenpark Road waterline profile:
 - Coordinate the stationing shown on the plan view with that shown on the profile as there appears to be about a 30-foot discrepancy.
 - Delete the hydrant shown at station 18+37.
 - Show a cross at station 18+46 instead of a tee.
 - The 11.25 ° bend at station 20+61 appears to be in the wrong location per plan view.
12. Omit the 11.25 ° bend shown at station 12+68 on the Greenpark Way Waterline Profile.

C610A (Water Model)

13. Revise model to show new location for hydrant H4 along with associated piping. Include a fire flow at this hydrant as well.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501 for any necessary clarifications.

Sincerely,



John Clark
Utilities Engineer

cc: Craig Shelton – HHHunt Communities
Abigail Rogers – Young Men's Christian Association of Greater

bc: Marchelle Sossong
Daniel Ivy
John Clark
Aimee Crady, Planning

JLC/vr