

October 17, 2023

Steven Worthington, PE
Christopher Consultants
11551 Nuckols Road, Suite Z-1
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 September 29, 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. The fire hydrant setback exception request has been received and is being processed for an official response. Please include the exception response date on the cover sheet.
3. As previously commented, update the Project Summary Report (aka Local Review Program form) in accordance with material quantities and updated model. For some reason we did not receive this per your transmittal.

C300 (Existing Conditions and Demolition Plan)

4. As previously commented, the 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 entire YMCA site that this project will connect to.

C405 (Water and Sewer Details)

5. Revise the water and sewer material quantities in accordance with all plan comments and per the following:
 - there are ten 8" gate valves
 - Include the number of single and dual laterals in addition to the vertical feet.
 - Revise 8" DIP sewer to match the plan (270 LF)

C610-C611 (Waterline Profiles)

6. The following pertain to the Greenpark Road waterline profile:
 - Delete the callout and lead to a hydrant shown at station 18+37.

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October 17, 2023
Page 2

Parkside Townes 5th Review

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John L. Clark".

John L. Clark, PE
Utilities Engineer

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

bc: Marchelle Sossong, Daniel Ivy
Aimee Crady, Planning

JLC/vr