

October 27, 2023

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

**RE: Telegraph Road Apartments
10551 Telegraph Road
POD NO.: 2023-00449**

Dear Ms. Wehunt:

We have reviewed the construction plans submitted to the Planning Department on October 3, 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.

Cover Sheet:

1. 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.
2. Update the quantities list.
3. Remove the gray background in the vicinity map. Darken I-95, I-295, Jeb Stuart Parkway.

Utility Demo Plan C2.0:

4. Provide a table to address the raising and lowering of existing manholes to finished grade. This table should include:
 - a. Existing top elevation.
 - b. Proposed top elevation.
 - c. Amount of modification required, i.e. vertical feet of raising or lowering.
 - d. Proposed method of adjusting each manhole.
5. Show the plug at the two ends of the remaining existing sanitary that is going to be abandon in place next to 10561 Telegraph Road building.

Utility Plan C7.00:

6. See comments on demo plan.
7. Review the location of the existing valve shown on the FDC line of 10571 Telegraph Road building. DPU has no record of the existing valve. We don't normally see a valve on the FDC line.
8. Remove the sanitary sewer from SS6 to the storm underdrain. No storm sewer should be connected to the sanitary sewer system. You can sheet flow into the nearby storm inlet. Clarify the purpose of P-trap detail.
9. Update the sanitary sewer schedule and pipe table per comments in the utility plan and profile. Revise the pipe name to be from CO5-SS4 instead of CO5-SS3.
10. Delete the 2" irrigation backflow preventer inside the building.

Sanitary Sewer Profiles C7.20-C7.21:

11. Lower the sanitary sewer connection from CO5 to manhole SS4. The invert in of 131.82 is too high. It should not be connecting to the cone section of the manhole. The invert in at manhole SS4 should be from CO5 to SS4 not SS3.
12. Label all the drop connections on the sanitary sewer to have DI pipes.
13. 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. Recommend start out manhole SS1 at station 10+00.
14. Revise the invert in from building to SS6 to be 125.73 instead of 127.65.
15. Revise the top elevation of CO1.
16. Update the sewer profiles per comments made.

Easement Plan C8.00:

17. All off-site easements must be record and the DB&PG shown on the plan prior to plan approval.

Landscape Plan L1.00:

18. Is it possible that a smaller tree than the Betula Nigra Buraheat be planted inside of the utility easement?

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
David Hanchrow, Bristol Development Group

bc: Ralph Claytor
Marchelle Sossong
Mike Aust, DPW
Daniel Ivy
Aimee Crady, Planning

BQD/vr