

December 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 December 6, 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. The Information Sheet has been turned in but has not yet been executed. 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.

**Cover Sheet:**

2. 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.
3. Update utilities quantity list to match with the plans. Include drop manhole, manhole cover, vertical feet of manhole, 6" sanitary sewer lateral, and clean-out in the quantities list.

**Utility Demolition Plan C2.10:**

4. Label the existing manhole 588SE602 that needed to be adjusted to grade.

**Storm Drain Profiles C5.10:**

5. Update the profile to match with the plan. Delete the sanitary sewer crossing at station 14+00.

**Utility Plan C7.00:**

6. Label to install the domestic backflow preventer per detail D-405.
7. Label to install the fire line backflow preventer per detail D-435.
8. Revise the slope shown in the sanitary sewer system on the right side of the sheet.

**Easement Plan C8.00:**

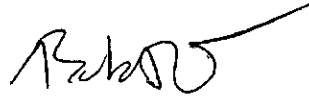
9. All off-site easements must be recorded, and the DB&PG shown on the plan prior to plan approval.

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

Sincerely



Bob Dao  
Utilities Engineer

cc: Vicent Pellerito, Mohawk Investment Partners I, LLC & International Financial Reality  
Richmond LLC  
David Hanchrow, Bristol Development Group

bc: Ralph Claytor  
Marchelle Sossong  
Scott Jackson, DPW  
Daniel Ivy  
Aimee Crady, Planning

BQD/djm