

February 21, 2024

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

**RE: Lewis Ginter Botanical Gardens  
1800 Lakeside Ave.  
POD NO. 2023-00430**

Dear Ms. Wehunt:

We have reviewed the construction plans submitted to the Planning Department on January 24, 2024. Please address the following comments and **resubmit revised construction plans** for review.

**General:**

1. Update the utility quantity list.

**Existing Conditions Plan C1.01-C1.04:**

2. Show all the existing utilities including the irrigation line accurately. Show the location of the valve on the water line accurately.

**Utility Plan C7.01-C7.04:**

3. See previous comments on existing utilities.
4. Revise the sanitary schedule to match the plan. Where is clean-out 3 on the plan?
5. Revise the pipe table to match the plan. Show pipe information from manhole S4 to S3.
6. Label Manhole S4 on sheet C7.04.
7. Label CO2 on sheet C7.04.
8. CO2 should be a manhole if there is plan for future extension or tie-in to the sanitary sewer in that area.
9. Review the elevation of the MFF. The MFF should not be below the elevation of the proposed sanitary sewer. The proposed sanitary sewer can not serve the site based on the elevation shown.
10. Clarify the reason for removing the backflow preventer on the far-left side of sheet C7.05?
11. Label to remove the old detector check and replace it with the reduced pressure detector assembly per detail D-430.
12. Show a symbol for the proposed boundary valve on page C7.05. The boundary valve should be at the ROW line. Label to install it per detail D-476
13. Show a proposed utility easement around the 8" sanitary sewer that is on the property.
14. Show a proposed utility easement around the existing water meter.
15. Show a proposed utility easement around the existing fire hydrant off of Lakeside Ave. The easements need to be recorded as soon as possible for plans to be approved.

**Utility Profiles C7.10-C7.12:**

16. Update the profile with comments on the utility plan.
17. Profile any existing utilities in the cut area due to the regrading of the site. Is there any water pipe including the irrigation line that is going to have less than 3.5 feet of cover due to the regrading of

the site? The water pipe will freeze and burst if it does not have enough cover on them. Any valve or manhole or waterline or sanitary sewer line that needed to be adjusted to grade due to the regrading of the site should be addressed with this plan.

18. Show a profile of the existing 8" water line with the addition of the boundary valve and the new reduced pressure detector assembly to replace the old detector check.
19. Show the proposed 6" fire hydrant lead crossing between manhole S4 and manhole S3.
20. The proposed sanitary sewer between S6 and S4 should be DI since it has less than the minimum cover on the pipe.
21. Use GIS manhole ID instead of manhole 37 and manhole 36. There is no where on the utility plan that labeled manhole 37 and manhole 36. Revise the top elevations of these two manholes. Why are they different from what is shown in the plan view? Label the 228.27' of existing sanitary sewer pipe to be removed. Show the proposed plug just outside of manhole 37.
22. Show the proposed gate valve on the 4" waterline profile.
23. What is that symbol near station 1+00 of the proposed fire hydrant profile supposed to represent?
24. Show the proposed 8"x6" TS&V and other water appurtenances on the existing 8" water line profile.
25. Show the proposed sanitary sewer crossing in the existing 8" water line profile.

**Utility Notes & Details:**

26. The ground floor area in the Fire Flow Estimate Form should match item 12A on the cover sheet which is 26,306. Provide signature on the Fire Flow Estimate Form.

**Landscape Plan:**

27. Avoid planting any tree or bushes on top of water valve or near the water and sewer line.

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: Kristen Hughes, Lewis Botanical Gardens

bc: Ralph Claytor  
Marchelle Sossong  
Daniel Ivy  
Salim Chishti, Planning

BQD/vr