

April 15, 2024

Charlene Harper, PE  
VHB  
115 South 15<sup>th</sup> Street, Suite 200  
Richmond, VA 23219

**RE: Tuckahoe Park – Phase 1-3  
2400 Little League Dr.  
POD NO: 2023-00141**

Dear Ms. Harper:

We have reviewed the construction plans submitted to the Planning Department on March 12, 2024. Please address the following comments and **resubmit revised construction plans** for review.

**Cover Sheet C0.0:**

1. Eliminate the dark shade background on the vicinity map.
2. Update the utility quantity list to match with the utility plan.
3. Original signature is required on the P.E. Seal on the Cover Sheet. A facsimile of seal, signature and date is acceptable on all other sheets.

**Existing Conditions Plan C1.00:**

4. Label all the existing sanitary sewer on site except for the existing sanitary sewer from manhole 398NW501 to 398NW503 to be privately owned and maintenance by Henrico County Department of Recreation and Parks.

**Utility Plan C4.00-C4.02:**

5. Update the overall with comments on the utility plan.
6. Show the rim, invert in, invert out existing GIS elevations at existing manhole 398NW501 on sheet C4.01. Clarify why the surveyed elevation is a foot off from the as-built elevations. Verify to be sure the elevations shown at existing manhole 398NW501 is correct.
7. The angle at the proposed manhole 11 is not legible.
8. Label all the existing sanitary sewers on site except for the existing sanitary sewer from manhole 398NW501 to 398NW503 to be privately owned and maintenance by Henrico County Department of Recreation and Parks. Label all the proposed sanitary sewers to be privately owned and maintenance by Henrico County Department of Recreation and Parks.
9. Reverse the symbol of the 8"x6" reducer on sheet C4.02.
10. Relocate the water meter to approximately station 20+25. The copper service pipe can be increased after the meter to 3" or larger to minimize the pressure loss from the meter to the proposed building.

**Water Model C4.20:**

11. Update the water model with the new location of the meter.

**Utility Profiles C4.10-C4.11:**

12. Update water 1 profile to adjust the water main to be 18" under the storm sewer per detail D-485. Add another 45° vertical bend at station 12+40. The waterline does not need to be 2.5' or 3.44' under the storm sewer. Label all the vertical bends.
13. Update waterline 2 profile to move the meter back to approximately station 20+25.

**Utility Details C7.11:**

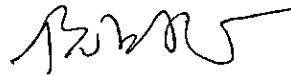
14. Recommend updating the Meter Sizing Form using the latest version.

**Electrical Site Photometric Plan E001-E206:**

15. Show the water and sanitary sewer in the lighting plan. The light pole must be at least 10 feet away from the water or sanitary sewer line. There are many of them within 10 feet of the water and sanitary sewer line. There is even one light pole on top of the sanitary 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: Al Azzarone, County of Henrico

bc: Ralph Claytor  
Marchelle Sossong  
Mike Aust, DPW  
Daniel Ivy  
Christina Goggin, Planning

BQD/vr