Application Number: PL2021221
Application Type: Residential Final Development Plan
Application Name: Chapel Ridge Townhomes, Phase 5

Please note our comment responses in bold below.

Engineering Review:

1. Include sheets C.401 and C.402 into the table of contents, shown on the cover sheet. **Revised.**
2. Remove the north arrow, cover sheet scale and graphic scale (all) located in the upper right corner of the cover sheet, since non-relevant. **Removed.**
3. Throughout the plans, remove the "new segmental retaining wall" wording located northwest of building #3, since non-applicable. **Revised.**
4. On sheet C.100, label the missing "new concrete drive" wording(s) on top of the proposed single or double concrete driveways located in front of buildings #1, 11, 12, 13 and 16. Make sure to also remove the extra label located within building #9. **Revised.**
5. On sheet C.100, darken the (light-toned) perimeter of driveways. **Revised.**
6. Label the estimated cut and fill quantities on the grading plan sheet. Make sure to also include a grading cost item on to the EOOPCC sheet. **Revised cost estimate.**
7. Revise the proposed TC and FG elevations in order to ensure proper runoff drainage, along both sides of the residential access roads. **Revised.**
8. Label private drive 1 in plan view of sheet C.202. Private drives 2 and 3 need to be labeled as well in plan views of sheet C.203. **Revised.**
9. Provide a typical detail for the two (2) segmental retaining walls. **Added.**
10. Westerly TW and BW for retaining wall #2 does not match on both profile and plan views. Revision is necessary. **Revised.**
11. Discuss/show how the runoff will drain away from the back of buildings #4, 5 and 6, in particular along the proposed retaining wall. **Field inlet 4-2 was inadvertanly removed and has been replaced to drain the area behind Buildings 4 - 6**
12. lnstallation(s) of water and sanitary service lines for buildings #5, 6, 12 and 13 appear to be running under the retaining wall. Confirm whether this is feasible. Retaining wall may likely be impacted during future maintenance work. **The service lines are to be installed beneath the retaining wall and adequate separation will be maintained between the bottom of the wall and the services lines. The developer acknowledges the situation and will be responsible for repairs.**
13. On sheet C.300, clearly label the existing middle crossing 8" dead end water main crossing Akin Drive that will serve as water connection point. Existing 8" dead end water main near the southern property line will be disconnected and removed. Proposed southern 2" water line will have to extend across Akin Drive and directly tap (via a 2" tap) into the 8" water main running north-south. **Added fire hydrant. Connected wye.**
14. On sheet C.300, label the proposed material(s) for water, sanitary and storm pipes. Soft type "K" copper shall extend a minimum of 10' beyond the water meter well. **Added.**
15. On sheet C.300, the (north and south) 2" service lines need to tie into the 8" middle crossing water main (extension) via a couple of 2" tap(s), located a minimum of 4' apart. **Adjusted service lines**
16. On sheet C.300, a valve is needed along the 8" middle crossing water main/fire line right before the proposed backflow prevention vault. **Added.**
17. On sheet C.300, backflow prevention vault along water service line has to be located 10 feet minimum past the water meter. **Added note to each location.**
18. On sheet C.300, label the name of all storm lines. Make sure to also add the (name) label in plan view, on sheets C.301 and C.302. (e.g. add "storm line 5" to storm line 5 plan view) **Added.**
19. On sheet C.301, label the existing junction box within plan view of storm line 1. Make sure to also mention that core drilling will occur in order to connect new storm line 1 to it, in profile view. **Added.**

20. On sheet C.301, information shown in plan view of storm line 2 is wrong. Revise to match information shown in profile view. **Revised.**
21. Connection from curb inlet 4-2 to curb inlet 4-1 appears to have been removed from the plans. Re-include.**4-2 has been added**
22. On sheet C.302, information for curb inlet 6-2 does not match in both plan and profile views. Revision is necessary. **Revised.**
23. Detail how field inlet 6-1 is intended to connect to the existing 48" public storm line. **The field inlet will be set with standard installation. The existing storm line will be excavated and saw cut, once the inlet is installed the inverts will be poured in place.**
24. On sheet C.400, label the name of all sanitary lines. Make sure to also add the (name) label in plan view, on sheets C.401 and C.402. (e.g. add "sanitary line B" to sanitary line B plan view). **Added.**
25. Label and add information for sanitary line Don both sheets C.400 and C.402. **Added.**
26. The 18" pre-compacted fill and 18" minimum vertical clearance between utility pipes requirements apply to the construction of sanitary line(s), as well. Revise the sanitary profile views accordingly and make sure to also add the associated general notes. **Added.**
27. Identify the public and then the private utility networks, on the utility plan sheet. Make sure to also add call-outs or labels in order to differentiate them throughout the plans. **Added.**
28. Revise the minimum cover, shown on the trenching and backfill detail, to 42". **Revised.**
29. Add all applicable construction standard details to the plans. **Added.**
30. Add a cost item for the 4" thick (compacted) aggregate base, that is intended to be installed under concrete pavement, to the EOOPCC sheet. **Added.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht