

January 24, 2018

Mitch Bowser, P.E.
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

**RE: 2308 Westwood Avenue
2308 Westwood Avenue
FILE NO. 5352 POD NO. 2018-00015**

Dear Mr. Bowser:

We have reviewed the construction plans submitted to the Planning Department on January 12, 2018.

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.

Sheet C7.0

1. Review the water main at the entrance. Can the water line be slightly shifted away from the gutter pan?
2. Provide detail number D-415 in the callout for the irrigation backflow device.
3. Provide an easement around the fire hydrant near the domestic meter.
4. Revise the callout for the dual 1.5" meter. Reference detail D-540 in the callout and change the service size to 2".
5. Reference Sheet 10.11 as opposed to Sheet 10.6 in the backflow device callout.
6. Include the size of the sewer casing in the quantity list.
7. Include the vertical feet of the manhole to be installed in the quantity list.

Sheet Lighting #1

8. All public utilities must be shown on the plan to determine if there are any conflicts. As presented, a light pole is proposed on top of a fire hydrant. If the utilities were shown on the plan this would not have occurred. As presented DPU cannot determine the full extent of additional conflicts between lighting and utilities.

General

9. Agreements have not been executed for this project.

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Page 2

2308 Westwood Avenue

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4500.

Sincerely

A handwritten signature in black ink, appearing to read 'AEC', is positioned above the printed name.

Alvin E. Christian, Jr., P.E.
Senior Engineer, Private Development

cc: Rob Hargett, 4100 Tomlynn Street - Rebkee LLC
Eric Uebelhor, Arco/Murry National Construction

bc: Ralph Claytor
Jen Cobb, DPW
Carmel Duvern 
Mike Kennedy, Planning

AEC/tt

REVISED CONSTRUCTION PLANS REQUIRED