

April 19, 2021

Monte Lewis, P.E.
E. D. Lewis and Associates, P.C.
2116 Spencer Road
Richmond, VA 23230

RE: Neighborhood of Libbie Mill Midtown Section 3
LOCATION: 5500 Coopers Walk Ln
FILE NO. 4902; POD2021-00151

Dear Mr. Lewis:

The Department of Public Utilities has completed a review of the water and sewer plans that are part of the plan of development submitted to the Planning Department on

DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

General

1. Agreements have not been executed at this time. Agreements must be executed prior to the authorization to begin utility construction or approval of building permits. An Information Sheet for the Preparation of Utility Agreements has not been submitted and is being reviewed. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Lighting and landscaping plan cannot be approved until final utility layout has been approved.

Sheet D6:

3. Update Material Quantities per plan comments.
4. Provide a drop connection detail (D-130) on the plan.

Sheet UTIL-1:

5. Reference the "The Neighborhood of Libbie Mill Midtown Section 2 Parking, by ED Lewis & Associates, DWG File No. 2021-041" for information concerning existing utilities.
6. The titles on the plan sheets do not match the title on the cover sheet.
7. The proposed fire hydrants are in the sidewalks. DPU suggests placing the fire hydrant off Libbie Lake West St. in the grass area east of TH-1 and relocate the fire hydrant in Brewery's Crossing on the other side of the road to move it out of the sidewalk.
8. Provide a callout for the flushing hydrants to be removed for the proposed water main connections.
9. Terminate the proposed water mains within the pavement.
10. Change the material of the 8" water main from "PVC" to "DI".

11. Change the reference of the "12" x 12" cross" to "12" x 12" tee" at the intersection of Distillers Lane and Libbie Lake West St.
12. Provide a detail for the fire hydrants to be installed in the sidewalk. The detail should show fiber board for the concrete around the fire hydrant.
13. Fire hydrants should be installed 50' from the buildings. If the minimum distance cannot be obtained, provide an exception to DPU Standards.
14. Provide the old castle round meter box details (for meters and lids) in the construction plans.
15. Label the distance between the sanitary sewer and storm sewer.
16. Provide benchmarks within 500' of the sanitary sewer area.

PROF-1:

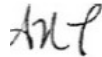
17. Revise the title of the plan sheet to Storm Profiles.

PROF-2:

18. Change the material of the sanitary sewer pipe from MH-5 to MH-4 as ductile iron.
19. The water line profile of Distillers Lane does not match the utility plan sheet. Coordinate the utility plan with the profile sheet and update the profiles, as necessary.
20. Will the sewer in Libbie Lake West St be extended north in the future? If not, flip flop the water and sewer main location in Distillers Lane. This will get rid of the concrete saddle at the storm sewer crossing between STR-15 and STR-20.
21. Change material of the sanitary sewer main between MH-3 and MH-4 to ductile iron.
22. End the water and sewer profile of Libbie Lake West St with the 12" plug and MH-4 (STA 17+00). Provide a separate profile of the alley and a separate profile for the run of sewer between MH-4 and MH-5 or include it on the Distillers Lane profile.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or John Yi at 501-4511.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Shane Finnegan, Midtown Land Partners LLC, Suite 200

bc: R. Claytor
M. Gallagher
A. Crady, Planning

ANT/tt