

November 18, 2021

Carter B. Baum, P.E.
Kimley-Horn
1700 Willow Lawn Drive, Suite 200
Richmond, Virginia 23230

**RE: Green Clean at Lowes Plaza
9486 W Broad Street
File No. 5545; POD2021-00462**

Dear Mr. Baum:

We have reviewed the construction plans submitted to the Planning Department on November 1, 2021 and received by DPU on November 5, 2021.

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.

General:

1. Owner to submit executed green card prior to final utility plan approval by DPU.
2. The DPU Monitoring and Compliance division is currently reviewing the NOI form information. Any comments requiring further action will be forwarded to you upon receipt by our office.

CA-100 (Cover Sheet):

3. Coordinate square footage of the building, under site data, with that shown in the ISO fire flow estimate form.
4. 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.

CV-102 (Demolition Plan):

5. Based on the maximum demand of 97 GPM in the meter sizing form, a 2" meter will be required instead of 1 ½" meter. The existing 1.5" service line cannot be reused and will need to be abandoned as a new 2" water service will be required for the new 2" meter.
6. Add the following notes on the plans in relation to existing water service abandonment:
 - Connections will be abandoned at the main in accordance with DPU standards 1.4.01C and 10.3.10
 - Contractor shall notify DPU inspector of abandonment schedule so that work can be verified.
 - Meter will be removed by DPU staff
 - Account will be finalized, and billing will stop only after proper abandonment of the services has been verified by DPU.
7. Label the meter number for the existing domestic water meter and exclusion meter that will be abandoned. Also, label the size of the exclusion meter.
8. Show and label the private sewer lateral upstream of the existing monitoring manhole. Abandon this lateral at the manhole per DPU standards D-170 since it will not be used to serve the proposed site. Add a note stating that "sanitary sewer lateral is to be abandoned consistent with DPU Spec. 1.4.01C and 10.3.10".

CU 101 (Utility Plan):

9. Provide 6" minimum core hole separation between the proposed lateral and existing lateral that will be abandoned at the existing monitoring manhole. Otherwise, manhole will need to be replaced.
10. Clearly show the invert (out) information for the existing monitoring manhole and design the invert in for proposed sewer to be at least 0.1' above the invert out.
11. Provide/ confirm that at least a 2.5% slope is provided in parking lot grade away from both the entrance and exit of the wash bay for at least 20 feet.
12. Provide an overhang of at least 18" (either structural or canopy) over the entrance and exit.
13. Provide additional utility easement across property frontage within Broad Street for existing 16" waterline so that there is at least 10 feet of easement/ R.O.W buffer from the main towards the property.
14. Label the size and material of the existing water main within Broad Street as 16" DI and the existing watermain onsite as 8" PVC.
15. Provide a 2" corporation stop and 2" copper service line from the main to the meter box for the proposed 2" meter Per DPU standards D-534. The exception to this will be where service lines exceed 25 feet and must be designed in accordance with detail D-530 and D-535. Please reference this detail D-534 in the plan view where applicable and include in the plans as well.
16. Provide an 8'x8' utility easement for the proposed water meter outside the R.O.W.
17. Label the size of the proposed domestic backflow preventer and show the location of this RPZ inside the building.
18. Specify reduced pressure backflow preventer for the domestic meter and reference DPU detail D-405. Include this detail on the plan.
19. Revise water material quantities in accordance with all comments and per the following:
 - Include the domestic backflow preventer.
20. Show water and sewer services that will be abandoned in place on the utility sheet.
21. Reference county water book in the bottom right corner of the utility plan.
22. Provide the peak irrigation demand.
23. Provide Monitoring manhole GIS ID number.
24. There appears to be a grade cut proposed over the existing 8" PVC waterline. Provide a profile showing the change in depth of cover over the waterline. Waterline will need to be lowered where necessary to maintain 3.5' minimum cover depth.
25. Add the following note, "Connections to existing manholes without stubs or bricked-up openings shall be the equal of either Kor-N-Seal w/stainless steel expander ring or Press-Seal w/nylon expander sleeve installed by core drilling manhole and in strict accordance with manufacturer's specifications."
26. Revise direction of flow for the sanitary sewer down stream of manhole 328SW028 to point to the west not the east.
27. Provide internal angle of the proposed lateral at the monitoring manhole.

CU 502 (Utility Details):

28. Based on the maximum demand of 97 GPM in the meter sizing form, a 2" meter will be required instead of 1 1/2" meter.

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If you have any questions concerning the above noted comments or the plans, please contact me at 501-4512 or John Clark at 501-4501.

Sincerely,

Ireini Botros
Ireini Botros
Utility Engineer

cc: Craig Van Bremen, Green Clean Holdings, LLC

bc: R. Claytor, M. Sossong
J. Clark
D. Ivy, M. Gallagher
Aimee Crady, Planner

INB/vr