

December 28, 2021

Laura Anderson, P.E.
Kimley-Horn and Associates, Inc.
1700 Willow Lawn Dr. Suite 200
Richmond, VA 23230

RE: Regency Residential Phase II
Location: 1400 N. Parham Road
File No: 1662; POD2021-00542

Dear Ms. Anderson:

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 December 8, 2021.

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 for review. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. The Offsite Sanitary Sewer plans (in Farmington Dr) must be built for the Phase 2 Apartments. Provide a status update for when the plans will be submitted to DPU for review.
3. Landscaping and lighting plans cannot be approved until final utility layout has been approved.
4. Review the following comments on the Local Review Form:
 - a. The lengths provided on the form does not match the material quantities provided on the construction plans.
 - b. The Maximum Day (GPD) appears to be incorrect. The Maximum Day (GPD) is calculated by multiplying the Average Day (GPD) by 1.7.
 - c. Update all subsequent calculations in the Hydraulic Evaluation of this project.

Cover Sheet:

5. Plans should have an original signature and date on the engineer's seal.
6. Provide a contact person for the Developer in the Site Data.

Existing Conditions (CV-101):

7. Label the size and material of the water and sewer lines.
8. Label the utility easements with the deed book and page number.
9. The existing utilities should be shown in a lighter weight line. Revise the weight for the utilities that were installed with the Regency Square Apartments Phase 1 plans.
10. Per Henrico County GIS, there is an existing 5/8" irrigation meter and service line on the 12" water line to be abandoned. Show the existing meter/service line on the plan sheet.

11. Provide a note to see plans titled, "Regency Square Redevelopment Apartments, DWG File No. 2020-034, by Kimley-Horn and Associates" for information concerning the existing utilities.

Demolition Plan (CE-101):

12. Show the existing water lines.
13. Provide a note that the boundary valve at the construction entrance will be protected.
14. Show the existing irrigation meter/service line and provide a note indicating existing utilities to be abandoned shall be done in accordance with DPU Standards 1.4.01C and 10.3.10.

Utility Plan (CU-101):

15. Include 4 northing/easting points on the plan sheet.
16. Extend the proposed 12" DI water line so that it connects with the existing water line in Starling Drive.
17. Label the distance between the proposed water line and face of curb.
18. The water meters should be fully shown within the utility easement.
19. Change the 10' Waterline Easement to a 20' Utility Easement.
20. DPU recommends that the proposed fire hydrant be moved north of the underground detention system. Consult with fire to determine if this is an acceptable location.

Water Model (CU-301):

21. Remove the other demand and pull 1000 gpm from the worst-case hydrant. Update this per the new ISO calculations.

Utility Details (CU-501):

22. The drawing D-476 is not needed. Remove the detail from the plan sheet.

Utility Details (CU-502):

23. The F-8 and F-9 forms both need an official signature.
24. On the ISO calculation, the maximum value for Ci should be 8,000 for Class 1 per the AWWA manual. Update the needed fire flow.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or Madeline Atkinson at 501-4992.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Brian McNeal, Regency Acquisitions LLC

bc: R. Claytor, M. Sossong
M. Gallagher, D. Ivy
Aimee Crady, Planning

MKA/vr