

January 7, 2022

Brian Ditzler, P.E.
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

**RE: West Broad Village Capital Square Office
2301 Old Brick Road
FILE NO: 5554; POD2021-00544**

Dear Mr. Ditzler:

Enclosed are marked-up prints of the water and sewer plans that are part of the plan of development submitted to the Planning Department on December 15, 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 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. Landscaping and lighting plans cannot be approved until final utility layout has been approved.

Cover Sheet:

3. Provide a contact person for the Owner in the Site Data.
4. Plans should have an original signature and date on the engineer's seal.
5. Provide north arrow on the vicinity map. Remove the gray background in the vicinity map.
6. Review the square footage of building in item 13A of the site data. It does not match with what is showing in the ISO Fire Flow Estimate Form.

Existing Conditions (C1.0):

7. Change the GPIN for this location to 742-760-7253.
8. Review the size and material of the existing water and sanitary sewer.
9. Label the size and material of the water lines in Wild Goose Lane and Duckling Drive.
10. Verify the location of all existing utilities. Has the detector check, water service and 1" meter on Wild Goose Lane been installed? Has the 1000 gallons grease trap been installed?
11. Identify all the irrigation heads and controls on site. Is there an existing irrigation meter and backflow preventer on site since there are sprinkler head and controls shown on site?
12. Show all the existing fire hydrants surrounding the site especially those on Wild Goose Lane and Duckling Drive.
13. Either show all the existing water and sanitary sewer service lines to those existing buildings south of the site correctly or not showing it at all.
14. Ensure that the symbol for gate valves is kept the same throughout the plan sheet.

Demolition Plan (C1.1):

15. See comments on existing conditions.

16. Make it clear that the arrows are pointing to all three sewer laterals to be removed. Is it possible to utilize the middle sanitary sewer lateral and only remove the other two laterals?
17. If the detector check, water service, and water meter on Wild Goose Lane have been installed, abandon them per DPU standards and include a note on the demolition sheet stating, 'all utilities to be abandoned per DPU standards 1.4.01C and 10.3.10.'
18. Identify and abandon all the irrigation system on site.

Utility Plan (C4.0):

19. See comments on existing conditions.
20. Label the material of the water line for the 2" service line. Label the 4" DI pipe and 2" copper pipe on the domestic water service line.
21. Callout the proposed water lines outside of the utility easement as private.
22. Show GIS manhole ID, top, invert in, and invert out at the tie in manhole in addition to your surveyed elevations.
23. Callout the proposed sewer line as private. Is it possible to utilize the existing 6" sanitary sewer lateral instead of removing the old one and install a new one at almost the same location?

Utility Profile & Calculations (C4.1):

24. Clarify how did you calculated the total floor area on the ISO Fire Flow Estimate Form. Two fire hydrants instead of one would be required with the required fire flow of 1500 gpm.

Water System Hydraulic Analysis (WM1.0):

25. Either update this sheet with the correct building size and ISO fire flow demand or eliminate this sheet as it's not required for this project.

Landscape Plan (L-100):

26. Tree plantings must be located outside of all utility easements or at least 10 feet away from utilities within right of ways. All other proposed landscaping must not obscure visibility or hinder maintenance of above grade or at grade utilities. Any non-tree landscaping within utility easements requires the following statement on the landscaping plan: "The owner is responsible for replacement of any planting (i.e., shrubs, etc.) damaged or removed by DPU, or it's agent, as required for maintenance of county owned water and/or sewer facilities."

Lighting Plan (E001):

27. Show the utilities with easement in the lighting plan.
28. Remove all the light pole within the utility easement.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601.

Sincerely,



Bob Dao
Utilities Engineer

cc: James M. Christensen, Excel WBV V LLC
Michael Ollinger, Capital Square

bc: Ralph Claytor
D. Ivy; M. Gallagher
Mike Kennedy, Planning

BQD/vr