

January 27, 2022

David Ellington, P.E.
Kimley-Horn
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

**RE: SKM Access Rd
12100 W Broad Street
File No: 5558; POD2022-00008**

Dear Mr. Ellington:

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 January 12, 2022.

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. Provide original signature and date on the engineer's seal.
3. A DEQ permit will be required for this development if the project will be serving more than 400 people.
4. Update Material Quantities in accordance with DPU comments.
5. Landscaping cannot be approved until the final construction layout has been approved.

CE-101 (Utility Plan):

6. Reference the CSB/CWB sheets in the bottom right corner of the plan sheet. See the utility sheet as well.
7. Show the location of the existing wells and septic tanks/drainfields onsite. Indicate clearly on the plan the existing well and septic tank/drainfield will be abandoned in accordance VDH requirements.
8. Provide a note to ensure valves will be flushed to grade, all existing utilities will be protected and maintain minimum cover at all times during construction.
9. Provided a note on the plan that all utilities are to be abandoned in accordance with DPU Spec. 1.4.01C and 10.3.10.
10. Fire hydrants cannot be relocated. The existing fire hydrant in W Broad St will need to be abandoned and replaced with a new hydrant.
11. Provide a sequence construction to ensure the abandonment of the existing fire hydrant will be completed before the installation of the construction entrance. If not, relocate the construction entrance from over the location of the existing fire hydrant (approximately 10').

CS-101 (Site and Utility Plan):

12. Include a Master Utility Plan for the proposed development to ensure the size and location of the water system is adequate and acceptable.
13. Change the size of the proposed water main from "8 inches" to "12 inches" in the proposed road.
14. Will a backtap be necessary for the water main connection in W. Broad St to avoid conflicts with the existing gas pipe.
15. Update the utility callout for the existing fire hydrant to be relocated.
16. Provide a fire hydrant near STA 5+00 on the water line. Fire hydrants are required every 500' for properties zoned commercial.
17. Provide a plug where the proposed future development will connect to the water main (at the end of the water main).
18. Change the solid line style to dash line style for the future utilities.
19. Provide water line stationing on the water line. The road stationing is not adequate.
20. Clearly indicate if the distance labeled from the water line is to the face or back of curb.
21. The utility easement should extend 10' on both sides of the water line. Modify the width of the utility easement as necessary.
22. The proposed retaining wall need to shift a minimum of 10' to provide adequate separation from the proposed water line.
23. Will the proposed retaining wall have tiebacks?
24. Provide a note indicating the water line stubs will be mechanically restrained.
25. DPU do not allow sanitary sewer stubs on 8" pipes. Provide manholes at the end of the sanitary sewer pipes.
26. Be advised, the installation of a floating pipe is a risk during construction since the downstream inverts may change due to unforeseen plan review design changes and/or field conditions.

Sheet CS-503:

27. Remove all details that do not pertain to this project.

Sheet CR-101:

28. Reference the gate valve and 8" x 8" tee between STA 14+00 and 15+00 on the water line 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: Brian McNealRebkee
bc: Ralph Claytor
Marchelle Sossong
Megan Gallagher
Daniel Ivy
Planner, Mike Kennedy

ANT/vr

REVISED CONSTRUCTION PLANS REQUIRED