

January 31, 2022

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

**RE: Neighborhood of Libbie Midtown Section 4
and Condo Building 8-10
Coopers Walk Ln
FILE NO. 4902; POD2022-00006**

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 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. Landscaping cannot be approved until the final construction layout has been approved.
4. A revised Overall Sanitary Sewer and Water Line Plan (which includes hydraulic calculations) will be required for this project. The Overall Sanitary Sewer and Water Line Plan will require approval from DPU.

Sheet D6 and D& (Notes and Details)

5. Provide a signature on the Domestic Meter Sizing Form.
6. Update Material Quantities in accordance with DPU comments.
7. Provide a Fire Flow Estimate Form for the Townhomes.

EC-1 and 2 (EC-1 and Demo Plan):

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.

UTIL-1 (Utility Plan):

9. The proposed 8" water line in Libbie Lake West St will need to be extended and connect to the existing water line in Bethlehem Rd. DPU recommends connecting to the existing 6" stub with an 8" x 6" reducer; however, verify if there is an existing valve on the existing 6" water line stub at the intersection of Bethlehem and Spencer Rd.
10. Show the location of the gas line in Bethlehem Rd. The gas line may conflict with the connection to the existing 6" water line stub.

11. The proposed water line stub that extends from Libbie Lake West St to Spencer Rd is not acceptable until the Overall Sanitary Sewer and Water Line Plan is submitted, reviewed, and approved by DPU.
12. If the water line stub that extends from Libbie Lake West St to Spencer Rd will be extended to serve the future development west of Spencer Rd, then provide a valve before the 8" plug.
13. Due to the horizontal separation between the water line and private fire line, change the material of the proposed water line from "PVC" to "DI".
14. Either provide a bend or specify the radius of deflection on the water line south STR-36.
15. Provide a valve between the 8" x 6" tee and 8" x 6" reducer north of Building-11.
16. Include "Dwg File No.:2021-110" in the reference to see plans titled "The Neighborhood of Libbie Section 3."
17. Reference the size of the reducer at the water main connection in Libbie Lake West St.
18. Provide a utility easement around the water meter for Condo Bldg-11.
19. Provide a note indicating the water line stubs will be mechanically restrained.
20. Provide a north arrow on the plan sheets.

UTIL-2 (Utility Plan):

21. Show the limits of the proposed bends south of Bldg-9.
22. Provide a utility easement around the proposed 12" water main and utilities located south of Bldg-9.
23. The water line fittings at the intersection of Libbie West Lake St and Distillers Lane does not coordinate with the approved "The Neighborhood of Libbie Mill Section 3" construction plans.
24. Provide a reducer at the proposed water main connection in Distiller Lane.
25. Callout the removal of the 8" plug in Distillers Lane.
26. Reference the water service line connection for Bldg-10.
27. The water service line to the water meter for Building-10 is more than 25 feet. Use an 8" x 4" tee connection to connect the water meter to the water main.
28. The water meter for Bldg-9 is not located within a utility easement.
29. Label the size, material, and slope of the sewer laterals.

PROF-1 (Profiles):

30. Specify the vertical clearance between the 6" sanitary sewer lateral and STR-45A.

PROF-2 (Profiles):

31. The proposed sanitary sewer main is connecting to EXMH-15 and not EXMH-12. Update the manhole labels and revise the upstream inverts on the sanitary sewer profile as necessary.
32. Label the size of the storm sewer crossing between EXMH-15 and MH-1.
33. Show the storm crossing between MH-1 and MH-2.
34. Show the water line crossing between MH-2 and MH-5
35. The size of the water line crossing upstream of MH-5 is incorrect. Coordinate the sanitary sewer profiles with the utility plan.

PROF-3 (Profiles):

36. Provide a water line profile for the 12" water main south of Bldg-9.
37. Review the following comments for the water line profile of Distillers Lane:
 - a. Coordinate the water line fittings and connection with the approved "Neighborhood at Libbie Mill Section 3" construction plans.
 - b. A water line adjustment is shown on the utility plans for the storm sewer crossing STR-45A. Either revise the utility plan or the water line profile.

REVISED CONSTRUCTION PLANS REQUIRED

38. Review the following comments for the water line profile between Libbie Lake West St and Bldg-W:
 - a. An 8" gate valve is not shown on the water line before the 8" x 8" tee near STA 2+00.
39. Review the following comments for the water line profile of Libbie Lake West St:
 - a. A storm sewer crossing (STR-16) is missing from the water line profile.
 - b. An 8" x 8" tee and 8" GV is missing between STA 19+00 and 20+00.
 - c. The waterline adjustment at STA 20+00 is not shown on the utility plan.
40. Reference the 8" x 4" tee for the flushing hydrant connection on the water line stub off Libbie Lake West St.

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: Eddie Pearson, Midtown Land Partners LLC, Suite 200

bc: Ralph Claytor
Marchelle Sossong
Megan Gallagher
Daniel Ivy
Planner, Aimee Crady

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