

February 18, 2022

Stuart Little, P.E.  
SEKIV Solutions  
14207 Pond Chase Place  
Midlothian, VA 23113

**RE: Laquinta Hotel West Broad**  
**6531 West Broad St.**  
**FILE NO: 5466; POD2020-00187**

Dear Mr. Little:

We have reviewed the construction plans submitted to the Planning Department on January 31, 2022.

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. 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 complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Submit an updated Engineering Report and Project Summary Report.

**Sheet C0.0 (Cover Sheet):**

3. Provide an original signature on the P.E. seal on the cover sheet. All other sheets can have facsimile signatures.

**Sheet C1.0 (Overall Key Plan):**

4. Update this sheet per comments on the existing conditions.
5. Provide the DB&PG in the note about parcel A and parcel B.

**Sheet C2.5-2.7 (Utility Notes & Details):**

6. Update the water and sanitary sewer profiles per comments on the utility plan.
7. The proposed invert in at the existing manhole should be 0.10' higher than the invert out.
8. Proposed sanitary sewer is too shallow. Sewer lateral can be 6" instead of 8". The minimum slope for the sewer lateral should be 2.08%.
9. Provide the Domestic Meter Sizing Form.
10. The following comments are in reference to the Fire Flow Estimate Form provided:
  - a. Clarify how did you come up with the Total Floor Area to be 56543. Update all the calculations based on the corrected total floor area.
  - b. Review the Total Fire Flow. It should be half of the needed fire flow.
  - c. Change the Fire Hydrants Required from 1 to 2.

**Sheet C3.0 & C3.1 (Ex. Conditions, Demolitions & Phase I E/S):**

11. Remove all the trees in the utility easement regardless if it is in conflict or not with the waterline.
12. Clearly label what is being remove, abandon, or to be remain.
13. Label to remove four existing meters and return it to our Operation Division.
14. Label the size of the existing meter. Show the meter identification number.
15. Label to remove the existing fire hydrant. The existing valve and 6" DI pipe to be remain for the proposed fire line.
16. Label to remove all the old meter boxes, detector check, backflow preventer, valve leading to the triple meter.
17. Field verify the location of the existing sanitary sewer and all the existing laterals. The existing sewer might have to be TV to verify the pipe condition and to pick up location of all the laterals.
18. Use dash light line instead of solid dark line to show existing sanitary sewer.
19. Clearly label private sanitary sewer and public sewer.
20. Label to cut and cap to abandon the private sewer at manhole 102SW009.
21. Show the limit of the existing utility easement and label the DB&PG. Record the easement if it has not been recorded in the past.

**Sheet C4.0 & 4.1 (Layout and Utility):**

22. See comments on existing utilities.
23. Show the limit of the existing and proposed utility easement.
24. Label the tee and valve to the proposed fire hydrant.
25. Label to tie the proposed fire line to the existing 6" stub.
26. Revise the slope of the sewer lateral.
27. The sanitary sewer is too shallow. Recommend relaying the portion of the private sewer back to public sewer.
28. Proposed storm inlet can not be on top of the waterline. Relocate the water line if needed. Label the distance from the storm structure to the waterline. Profile all crossings.
29. Provide a utility material quantities list.
30. Add a 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."

**Sheet L1.0 & L1.1 (Landscape):**

31. The landscape plan can not be review until the limit of the utility easement is shown.
32. No tree or shrub will be allowed on top of the waterline or within the utility easement.

**Sheet L2.1 (Lighting):**

33. The lighting plan can not be review until the limit of the utility easement is shown.

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

Sincerely,



Bob Dao

**REVISED CONSTRUCTION PLANS REQUIRED**

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Laquinta Hotel W. Broad

Utilities Engineer

cc: Rick Lamere, North South Construction

bc: Ralph Claytor  
Jen Cobb, DPW  
Daniel Ivy; Megan Gallagher  
Tony Greulich, Planning  
BQD/vr

**REVISED CONSTRUCTION PLANS REQUIRED**