

February 25, 2022

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

**RE: Harps Landing Pad 6
(Libbie Mill Pad 6-Harp's Landing Apartments)
Location: Coopers Walk Ln
FILE NO. 4902; POD2022-00053**

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

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. 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, lighting, and landscaping plan cannot be approved until final utility layout has been approved.
3. The approved Libbie Mill Overall Water and Sewer Plan that was approved in 2013 has changed dramatically. An updated Overall Plan with calculations is required before DPU can approve this plan.
4. On the cover sheet, provide original signature and date on the engineer's seal.
5. No water quantities were included in the Material Quantities. Be sure to update Material Quantities per plan comments.

Sheet D7:

6. The Combined Fixture Value Total is incorrect. Review the calculation and revise the values as necessary.
7. Provide a signature on the Domestic Meter Sizing Form.
8. Update the plan sheet to remove all details (ex: Oldcastle meter details, D-534, etc.) that do not pertain to this construction plan.

Sheet UTIL-2:

9. Provide a north arrow on the utility plan.
10. Be sure to coordinate this plan with the Neighborhood of Libbie Mill Sect-4 construction plans.

Sheet UTIL-2:

11. Provide four (4) northing/easting points on the plan sheet.

12. Reference the "Libbie Mill Pad 2 and 10 Phase 1 and 2, by ED Lewis & Associates, DWG File No. 2020-083 & 2019-105 and The Neighborhood of Libbie Mill Midtown Section 2, by ED Lewis & Associates, DWG File No. 2018-068" for information concerning existing utilities.
13. Label the distance from the water line to either the face or back of curb.
14. The existing fire hydrant and fittings to be removed at the water main connection will need to be placed on the demolition sheet and removed from the utility plan sheet.
15. Provide a note indicating all existing utilities to be removed will be abandoned in accordance with DPU Standards 1.4.01C and 10.3.10.
16. Show and label the location of the existing fire hydrants surrounding the proposed buildings that will be used to meet hose lay requirements. Be advised, dedicated fire hydrants cannot be used for hose lay requirements for the dedicated sprinkler building.
17. Shift all public utilities (fire hydrants, meters, boundary valves, etc.) within the utility easements.
18. A fire hydrant is required at the end of the water main for adequate flushing of the water line.
19. There should be no bends in the service line between the water main connection and proposed water meter.
20. The existing water main (near the proposed water main connection) is shown within the gutter pan. The location of the water main does not coordinate with the approved Libbie Mill Pad 2 and 10 construction plans. If the water main has been installed as shown on the plans, reconfigure to the entrance to relocate the existing water main out of the gutter pan.
21. The reducer located near the 12" x 12" tee should be installed after the valve.
22. The domestic water line prior to the water meter is referenced as a fire line.
23. The corp. stop and service line should be one size larger than the domestic meter. DPU recommends installing an 8" x 4" tee, 4" GV, 4" w/l with 2" tapped plug for the proposed restaurant.
24. Provide the GIS MH ID and the manhole field rim and invert information for the existing manholes shown within the area of the plan sheet.
25. Label the size and material of the proposed sewer laterals.
26. Provide a 10' separation between the proposed water and sewer main near MH-15.
27. The sewer main between MH-15 and EXMH-10 is referenced as "Private". Since this sewer will serve two different businesses, the sewer cannot be private. Remove the word "Private" referenced on the sewer main and provide a utility easement around the sewer main between MH-15 and EXMH-10. Update the sanitary sewer profiles as necessary.
28. Reference the sewer main upstream of EXMH-11 as "Private" on the utility plan and profiles.
29. Per DPU records, there is no existing 12" sewer line that connects to EXMH-6. Revise and revise as necessary.
30. Since the 12" sewer line downstream of EXMH-6 and EXMH-1A will not be utilized, the sewer line will need to be abandoned in accordance with DPU Standards.
31. Be advised, all flow from this building must flow through the monitoring manhole.
32. There is one meter and three sewer services shown for this PAD 6 building. There should be one sewer service per a meter.

PROF-1:

33. Show all water and sewer crossings on the storm sewer profiles.
34. The 12" water main crossing is shown directly on the storm sewer pipe between STR-H3 and STR-H8.
35. Reference all sewer that is private on the utility profile as "Private".
36. Label the 8" x 6" tee and corp stop at the end of the water line profile near STA 8+00 on the "Back of Bldg Harps" Profile.

PROF-2:

37. There are two profiles provided for the sewer main upstream of EXMH-10 to the Harp Landing Profile. Remove one of the profiles from the plan.
38. Why are profiles provided for the existing sanitary sewer laterals between MH-1-1A, MH2-6, MH4-5? Will there be connections to these pipes that are not shown on the utility plans?

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, Suite 200

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

ANT/vr