

May 27, 2022

Michael J. Latham, PE
Bowman
3951 Westerre Parkway, Suite 150
Henrico, VA 23233

**RE: Automobile Sales and Service at
3208 Mechanicsville Turnpike
FILE NO: 5534 POD: 2021-00239**

Dear Mr. Latham:

We have reviewed the construction plans submitted to the Planning Department on May 9, 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 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 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 complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Revise the "Notice of Intent to Discharge to Sanitary Sewer" (Form F-12). There are more than just discharge from the restrooms for this project. Complete the second page of this form.
3. Check "yes" instead of N/A on the ISO Fire Flow and the backflow prevention device on the Engineering Report.
4. Revise the water and sewer design calculation to include the downstream manhole number, design fire flow, and lowest pressure at total design peak flow. Revise the average design flow, peak flow, and total design peak flow.
5. Show the proposed utilities in the lighting plan to be sure that there is no conflict between the light pole and the proposed utilities.

Sheet 3 (Existing Conditions):

6. Provide both field surveyed and GIS information such as: top elevations and inverts at the existing tie-in manhole.

Sheet 16 (Utility Plan):

7. See comments on existing utilities.
8. Show the location of the oil/water separator. There should be a drain in the garage service bay area to wash down the area. This drain of non-domestic waste should come out of the building and go through the oil/water separator prior to connecting to the monitoring manhole. A separate

- 6" sanitary sewer lateral carrying the domestic waste from the bathroom should come out of the building and connecting to the sanitary sewer line between the oil/water separator and the monitoring manhole.
9. Show the location of the oil/water separator and provide the appropriate detail from the manufacturing.
 10. Estimated non-domestic wastewater discharge volumes are needed to ensure proper sizing of the oil/water separator.
 11. Show the vertical pipe and where you going to connect to the bottom of the manhole even if you are using the drop manhole. Label the invert in at the bottom of the manhole in addition to the invert in at the top. See detail D-130.
 12. Label all the proposed sanitary up to the monitoring manhole to be private. Monitoring manhole is also private therefore proposed utility easement is not needed.
 13. Use dash line to show the existing manhole in the profile to distinguish it from the proposed sanitary sewer manhole.
 14. Revise the sanitary sewer elevations shown on the plan to match with the profile.
 15. Darken the proposed fire hydrant lead from the tapping sleeve and valve to the fire hydrant to show it as the proposed 6" DI pipe.
 16. Provide the waterline material note. See Form F-6 in DPU Standards.
 17. Relocate the proposed meter out of the sidewalk. Recommend putting it in the grass area between the sidewalk and the curb similarly to the hydrant location.
 18. Revise the size of the corporation stop and copper service pipe to be 1" for the 5/8" meter.
 19. Show the approximate location of the backflow preventer inside the building.
 20. Update the quantity list.
 21. Resolve the text overlapping issue so that the label is more readable.

Sheet 17 & 18 (Utility Calculations & Details):

22. Please use the old Fire Flow Estimate form. Clarify the calculation of the total area since it does not match with what is shown in the site data on the cover sheet.
23. Delete Figure 4-2 as it is not applicable in this case.
24. Revise the maximum demand shown in the Domestic Meter Sizing Form to be 16gpm.

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: Olayinka Fowowe, Little Lagos Fashion, LLC

bc: Ralph Claytor
Marchelle Sossong
Rick Schwartz, DPW
Daniel Ivy; Megan Gallagher
Tony Greulich, Planning

BQD/tt

REVISED CONSTRUCTION PLANS REQUIRED