

July 29, 2022

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

**RE:      Automobile Sales and Service at  
         3208 Mechanicsville Turnpike  
         POD: 2022-00239**

Dear Mr. Latham:

We have reviewed the construction plans submitted to the Planning Department on July 12, 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. 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.

**Sheet 3 (Existing Conditions):**

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

**Sheet 17 (Utility Plan):**

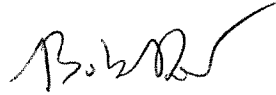
4. See comments on existing conditions.
5. Are you going to be changing oil at all in any of your bays or buildings? If not, get conformation from building inspection stating you don't need an oil/water separator.
6. Show the vertical pipe and where you going to connect to the bottom of the manhole 3. Label the invert in at the bottom of the manhole in addition to the invert in at the top. Label to install it per detail D-130.
7. No drop connection will be allowed at the monitoring manhole 2. Lower manhole 3 and tie into manhole 2 at 5%.
8. County will only maintain the sanitary sewer up to the property line. Everything on site is private including the monitoring manhole. Monitoring manhole is also private therefore proposed utility easement is not needed.
9. Update the quantity list.
10. Resolve the text overlapping issue so that the label is more readable.

**Sheet 17 & 18 (Utility Calculations & Details):**

11. Label the number fire hydrants required in the Fire Flow Estimate as 1 instead of "yes".

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Nolan Ekers at 501-4992.

Sincerely



Bob Dao  
Utilities Engineer

cc: Olayinka Fowowe, Little Lagos Fashion, LLC

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

BQD/vr

**REVISED CONSTRUCTION PLANS REQUIRED**