

August 10, 2022

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

**RE: 6531 West Broad Street, Phase 1
6531 West Broad St.
POD2022-00029**

Dear Mr. Little:

We have reviewed the construction plans submitted to the Planning Department on July 25, 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 Engineering Report. Check "No" in reference to the Notification of Intent to Discharge Sanitary Sewer since it is not required for this project. Fill out page 2 of the Engineering Report.
3. Update the Project Summary Report. Write "yes" for fire hydrant on pipe 6" or greater. Write "N/A" for the 2 questions below that. Write "yes" for question about if design fire flow acceptable to fire official.
4. Provide an original signature on the P.E. seal on the cover sheet. All other sheets can have facsimile signatures.

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

5. Provide a sewer analysis to make sure the existing sanitary sewer have adequate capacity to handle the flow from the proposed development.
6. Update the waterline profile per previous discussion with the Fire Department and DPU.

7. Proposed sanitary sewer is going to be private therefore it should be review by Building Inspections Department. Recommend contacting Building Inspections to determine the minimum slope for the sanitary sewer.
8. Clarify the total floor area in the Fire Flow Estimate Form. Provide architect plans if available. What is the ground floor area for each floor?
9. Replace the monitoring manhole with the precast concrete manhole D-100. Monitoring manhole is not required if this development is just apartment.
10. Delete detail D-180 since it is not applicable to this project.

Sheet C3.0 &3.1(Ex. Conditions/Demolition/E&S):

11. Revise the note to leave the existing 6" DI pipe and valve for proposed water service line instead of fire line.
12. Our record indicated there are two existing sanitary sewer laterals between manhole SMH011717 and manhole 102SW009. They are 30' and 82' west of manhole SMH011717. Label to cut and abandon or remove them at the main. We don't have any record of the 4" lateral at the location that you are showing between these manholes.
13. Delete the label near manhole SMH011717about abandoned the manhole.
14. Recommend crossing out all the sanitary sewer lateral, grease trap, manhole, and clean-out that are going to be removed. Recommend showing the plug just outside of manhole102SW009 and at the tee of the two sanitary sewer laterals mentioned above where the sewer lateral is going to be cut and abandon or remove.

Sheet C4.0 &C4.1 (Layout & Utility Plan):

15. Update the water and sanitary quantities list.
16. Show a symbol for the 6"x4" reducer going from the existing 6" to the 4" water service pipe.
17. Show the proposed 20 feet utility easement around the portion of the existing water line and fire hydrant that was not previously recorded. This easement must be recorded prior to getting certificate of occupancy.
18. Provide utility easement around the dual 1.5" meter.
19. Revise the location of the dedicated fire hydrant, siamese connection, and reduced pressure detector assembly per previous discussion with the Fire Department and DPU.
20. Delete the label about monitoring manhole on the top right of sheet C4.0 since monitoring manhole is not required for apartment.
21. Revise the match line between the two sheets. The line should be at the same location on both sheets.
22. Delete all the existing sanitary sewer east of manhole SMH011717 since it was already labeled to be removed in the demolition plan.
23. Label the sanitary sewer from manhole SMH011716 to manhole 102SW009 to be private.
24. Provide the DB&PG in the note about parcel A and parcel B on sheet C4.1.

Sheet C5.1 (Grading):

25. Is there any water valve or other utilities needed to be adjusted to grade due to the regrading of the site?

Sheet C5.2 (Storm Sewer Profiles):

26. Show the existing water line crossing in the proposed storm sewer profiles with an assumption of 3.5' of cover on the existing water line. Resolve any potential conflict.

Sheet L3.00 (Lighting Plan):

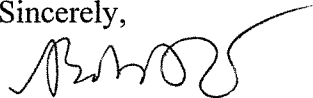
27. The lighting plan cannot be reviewed until the limit of the existing and proposed utility easement is shown.

Sheet L5.00 (Planting Plan):

28. The planting plan cannot be reviewed until the limit of the existing and proposed 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
Utilities Engineer

cc: Mayur Patel, KM Hotel

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

BQD/tt