

October 11, 2022

Stuart Little, PE
SEKIV Solutions
14207 Pond Chase Place
Midlothian, VA 23113

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

Dear Mr. Little:

We have reviewed the construction plans submitted to the Planning Department on September 26, 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.
2. Provide an original signature on the PE seal on the cover sheet. All other sheets can have facsimile signatures.
3. The lighting plan and lighting cutsheets page numbers are incorrect. Edit the Sheet Index.

Sheet C2.5-C2.7 (Utility Notes and Details):

4. The purpose of the sewer analysis is to evaluate if the existing sanitary sewer downstream of the development have adequate capacity to handle the additional flow from the proposed development. It is not just to evaluate your proposed on-site pipe. We can waive this requirement for Phase 1 but you definitely need to do one when Phase 2 is added.
5. 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?
6. Delete the monitoring manhole detail. Monitoring manhole is not required for apartment unless there is a clubhouse with full kitchen within the apartment complex.
7. Add detail D-485, and D-750.

Sheet C4.0 & 4.1 (Layout & Utility Plan):

8. Update the quantities list to match with the plans.
9. 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.
10. Proposed dumpster and maintenance building should not be on top of the existing water main or inside the proposed 20' utility easement.
11. No part of any wall should be inside the utility easement in the area near the domestic meter. Shift the easement westward if needed.
12. The exclusion meter and backflow preventer should not be inside the easement.
13. Specify which manhole and/or valve needed to be adjusted to grade instead of a general note.
14. Show all the storm sewer pipes and structures in the layout and utility plan.
15. No storm structure can be on top of the existing water line or within 5 feet of it edge to edge.

16. It is most likely the existing water main is going to be conflicting with the storm sewer pipe 10. Label to lower the water main per detail D-485 as needed.

L5.00 (Planting Plan):

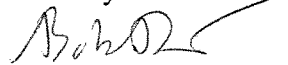
17. Show all the the utilities. The planting plan cannot be reviewed until the limit of the existing and proposed utility easement is shown.

L7.00 (Lighting Plan):

18. Show all the existing utilities. The lighting 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 or Nolan Ekers 501-4992.

Sincerely



Bob Dao
Utilities Engineer

cc: Mayur Patel, KM Hotel

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

BQD/vr