

May 26, 2023

Stig Owens, PE
Sekiv Solutions
14207 Pond Chase Place
Midlothian, VA 23113

**RE: The Hillside
9216 Quioccasin Rd
POD2023-00111**

Dear Mr. Owens:

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 May 15, 2023.

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 been submitted and is being reviewed. If the Information Sheet is incomplete, we will send you comments for correction and resubmittal. If the Information Sheet is complete, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Offsite sanitary sewer easements must be recorded, prior to the plan receiving a tech-memo for this project.

C-000 (Cover Sheet):

3. Provide original signature and date on the engineer seal. A facsimile of seal, signature and date is acceptable on all other sheets.

C-105:

4. As previously commented, it's difficult to distinguish between the proposed and existing utility easements. Darken the proposed utility easements so it can be clearly seen on the plan.
5. As previously commented, change the easement reference from "water and sewer easement" to "utility easement." See Sheet C-108 as well.
6. As previously commented, no fence is allowed over top of the proposed utilities nor within the utility easement. If a fence is desired, provide a gate where the fence crosses the sewer main. Be advised, the gate posts would need to be located outside of the utility easement and the sewer main will need to be centered within the gate post. Review the fence located on Parcel: 750-746-1820.
7. Change the material for the run of sewer between MH-1 and MH-2 to ductile iron.
8. Remove the word "Private" from the sanitary sewer lateral reference to serve Parcel: 750-746-3104. The portion of the lateral in the utility easement is public and will be maintained by DPU.
9. Provide a note indicating a sump pump will be used to serve the basement level of the buildings.
10. As previously commented, provide a note indicating the sanitary sewer laterals are private and maintained by the Owner.

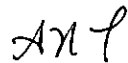
11. As previously commented, show the location of the stormcapture detention system access manhole on the utility plan. Provide a reference on the utility plan as well.
12. A retaining wall is shown parallel to the proposed 8" sanitary sewer mains. Due to the depth of the sanitary sewer main, relocate the retaining wall 15' from the sewer or remove portion of the retaining wall that runs parallel to the sewer main.
13. Will tiebacks be installed for the retaining walls? If so, show the area of tiebacks on the utility plan. No details of the retaining walls were provided on the construction plans.
14. Is the distance labeled from the water line to the face or back of curb? Specify on the plan.
15. Update the utility quantities per the plan comments.

C-201:

16. As previously commented, decrease the slope of the sanitary sewer upstream of MH-4. Raise the water line to maintain 3.5' of cover between STA 1+75 and 2+50 and lower the sanitary sewer pipe to go under the water main. Also, the proposed sanitary sewer must be designed to serve the three adjacent properties to the east.
17. Why is a drop connection shown at MH-1? Remove the drop connection and install the sewer to the manhole bench.
18. Sanitary sewer mains must be installed to maintain a minimum depth of cover of 5.5'. Review and revise as necessary.

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: Maurice Naylor, Walutes Capital, LLC

bc: Ralph Claytor
Marchelle Sossong
Daniel Ivy
Kristin Smith, Planning

ANT/djm