

July 26, 2023

Monte Lewis, P.E.
E. D. Lewis & Associates
2116 Spencer Road
Richmond, VA 23230

**RE: Libbie Mill Midtown Building 12, 13, and 14
Libbie Lake West St & Libbie Lake South St
POD2023-00284**

Dear Mr. Lewis:

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 July 10, 2023.

DPU recommends approval of these plans by the Director of Planning.

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.

D6 (Note and Details):

2. State the type of wall separation between the units to justify the area in the fire flow estimate form.
3. Provide which unit and/or which building was used for the worst-case scenario in the fire flow estimate form.
4. Revise water and sewer material quantities in accordance with all comments.

S-2 (Site Plan):

5. Show the existing utility easements and provide deed book and page number of the easement. Especially for the 27" sanitary sewer.
6. The proposed retention must be outside of the 30' utility easement.
7. Is the storm structure-4 existing or proposed? If this structure is proposed, it will need to be moved out of the easement around the sanitary sewer.
8. There is no profile for the proposed storm pipe in this area. Also, the labels for storm pipe and numbers are repeated in sheet S-1. Coordinate the profile with the plan sheets and show all utility crossings.

UTIL-1 (Utility Plan):

9. Label the sanitary sewer pipe from building 12 to the existing manhole as "Private".
10. The dedicated fire hydrant and fire hydrant to be used for hose lay is too close to each other. Consult with Fire to determine the best location to place the hydrants.
11. The service pipe sizes need to be one size larger than the water meters. Review and update the utility details and notes accordingly.

12. Extend 8" water pipe to the last fire hydrant (dedicated) for building 14.
13. Reference the internal angles at each manhole connection.

UTIL-2 (Utility Plan):

14. The proposed sanitary sewer manhole needs to be minimum 15' away from the structure.
15. Provide a separate sewer lateral connection to the public manhole for building 13 and 14.

PROF-1 (Profiles):

16. Show the water pipe crossing(s) between ST-S201 and ST-18.

PROF-2 (Profiles):

17. Provide which water profile is for what water line shown on the utility plan.
18. Check and revise following in water profiles:
 - a. Labels near STA 0+70 should be 2" corp stop and 8"x6" tee.
 - b. Show and label the 2" corp stop near STA 0+23.
 - c. 8"x4" tee should be 2" corp stop near STA 2+80.
 - d. Delete the label 2" service.
 - e. STA at the end of the profile should be 3+0.

L100 (Landscape Plan):

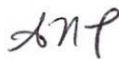
19. All trees should be a minimum of 10' away from water and sanitary sewer pipes.
20. A tree on other side of Building 13 is on top of the water service and too close to the water meter.
21. Check bushes on top of sanitary sewer lateral. These laterals maybe shallow enough to get root intrusion from bush roots.

L200 (Lighting Plan):

22. All light poles should be a minimum of 10' away from water and sanitary sewer pipes. A light pole is too close to the water meter for building 13.

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: Shane Finnegan, Midtown Land Partners LLC

bc: Ralph Claytor
Marchelle Sossong
Daniel Ivy
Aimee Crady, Planning

ANT/vr