

September 11, 2023

Jodi Mills, PE  
Silvercore  
7110 Forest Ave, Suite 204  
Richmond, VA 23226

**RE: Richmond Ford West Service Bay Expansion  
10751 W. Broad St.  
POD NO. 2023-00351**

Dear Ms. Mills:

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 August 21, 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. A green card agreement document is needed for the building addition.
2. Fill out the Engineering Report completely by checking yes or no on each line.

**Existing Conditions & Demo Plan (Sheet 2):**

3. Show all the existing utilities. Show the water lines, sanitary sewer lines, water meter, fire hydrants, valves, fire line, FDC, backflow preventer, utility easements, etc.
4. Identify the size and material of all the existing utilities.
5. Provide the DB&PG for all the utility easement on site.

**Layout Plan (Sheet 3-3A):**

6. See previous comments on the existing utilities.
7. Add the manhole GIS ID # and elevations to the existing manhole where the proposed sewer lateral is connecting.
8. Show the location of the existing sanitary sewer connection to the existing building to be sure it will not conflict with the proposed sanitary sewer.
9. Show the minimum finish floor elevation of the proposed building.
10. Show the invert for the proposed 6" lateral at the existing sanitary sewer manhole.
11. Provide bearings, direction of flow, deflection angles for the proposed sanitary sewer.
12. Show the size and sheet location of the oil/water separator on the utility plans.
13. Label to install the monitoring manhole per D-125.
14. Label the type of manhole cover that will be used for the monitoring manhole.
15. Provide a benchmark.
16. Show the location of the existing 1" water meter.
17. Show the location of all the existing hydrants surrounding the site. It does not appear that any of the existing fire hydrant would meet hose lay requirement. Proposed hydrants will be required for this project.

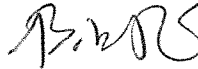
18. Engineer should send in a request for flow availability Form F-7.
19. Show the proposed fire line for the sprinkler system. Show location of the siamese connection, dedicated fire hydrant, backflow preventer, and boundary valve.
20. Add CSB 326 NE to the plans.
21. Show 4 Northing/Easting points on the utility plan.
22. Update the utility quantity list.

**Profile & Details (Sheet 13):**

23. The ISO Fire Flow calculations and the Domestic Water Meter calculations should be included in the plans. Add the ISO fire flow estimate form (F-9) and the meter sizing form (F-8) to the details page.
24. Is the proposed building separate from the existing building? Are there any door or opening between the existing building and the proposed building?
25. Reduce the occupancy factor to be 0.85 instead of 1.0. Update the calculation. Label the exposure and communication factor to be 1.0. Reduce the number of fire hydrant required to be 2 instead of 3 for the required fire flow of 1250 gpm.
26. Are there any bathroom or new fixture in the proposed building? Separate the existing fixtures from the proposed fixtures in the Meter Sizing Form. If there is no bathroom or new fixtures in the proposed building, then label on the Meter Sizing Form as such.
27. Show a detail of the cleanout.
28. Add details D-476, D-495, D-700, D-430 or D-435, D-710 to the details page.
29. Provide a profile of the sewer lateral.
30. Show any water and sewer crossings on the storm profile.

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: Ron Kody, Richmond Ford  
10571 E. Broad St.  
Richmond, VA 23060

bc: Ralph Claytor  
Marchelle Sossong  
Daniel Ivy  
Salim Chishti, Planning

BQD/vr