

October 6, 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:

We have reviewed the construction plans submitted to the Planning Department on September 21, 2023.

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 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.

UTIL-1 (Utility Plan):

2. Provide minimum 10' separation between public 8" water main and private 4" fire line.
3. Call out 8"x8" tee at STA 0+00.
4. Label pipe material and size between 8"x8" tee and the boundary valve.
5. The water main, tee, fire hydrant and boundary valve need to be in offsite utility easement.
6. Provide two (2) 45° instead of one (1) 90° bend at STA 2+36.

UTIL-2 (Utility Plan):

7. The private sanitary sewer lateral can be reduced to 6" pvc instead of 8" pvc.
8. Provide a fire hydrant exception request for the proposed fire hydrant south of building 14.
9. Add a note stating that, "All water and sanitary sewer is to be abandoned consistent with DPU Spec. 1.4.01C. and 10.3.10."
10. The fire hydrant needs to be installed without a reducer. Cut the 8" pipe and add an 8"x6" tee, 6" valve and 8" cap to install the fire hydrant.

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Libbie Mills Midtown Bldg. 12, 13, 14 POD 2nd Review

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4511 or Alice Thompson at 501-4508.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Yi', with a stylized flourish extending to the right.

John Yi
Utilities Engineer

cc: Shane Finnegan, Midtown Land partners LLC

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

HJY/vr