

November 3, 2023

David Ellington, PE
Kimley-Horn and Associates, Inc.
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

RE: West Village
12120 W Broad Street
File No: 5558; POD2023-00275
DWG FILE: 2023-025

Dear Ellington:

We have reviewed the revision to the approved construction plans submitted to the Planning Department on October 20, 2023.

Please address the following comments and **resubmit revised construction plans** for review.

CU-101:

1. The travel lane northeast of Retail-2 (Marsabe Ln) does not coordinate with the Gayton Village site. Per the Gayton Village construction plans, Marsabe Ln will not be extended through their site and the travel lane will be closed off, which will prevent the fire hydrant (located north SSMH-12) from being accessible. This plan must coordinate with the Gayton Village construction plans.
2. As previously commented, the service lines and corp. stops should be one size bigger than the irrigation meters. Review the service line and corp. stop for the irrigation meter northeast Retail-1 and north of Retail-4 and revise to 1-1/2" corp. stop and service line for a 1" meter. See Sheet C102 as well.
3. The domestic backflow preventer reference for Retail-3 has been deleted from the plan. Add the reference back on the plan.
4. Bubble all the changes that were made to the utility plan.

CU-301:

5. Based on the changes made to the utility profiles, the invert out for SSMH-7 appears to be off, which impacts upstream inverts. Review and update profiles accordingly.
6. Based on the changes made to the utility profiles, a portion of the sanitary sewer pipe is missing from the profiles between SSMH-12 and SSMH-13.
7. As mentioned previously to the engineer before plan approval, use a drop connection at MH-13 to avoid the sewer service being installed too deep. Review the sanitary sewer profile of SSMH-8 to BLDG-4.
8. Use a drop connection to connect the sewer service from Retail-3 to MH-12. Update the utility profiles accordingly.
9. The sanitary sewer profile of SSMH-8 to BLDG-4 does not match the utility plan. Coordinate plan with the profiles.
10. No drop connections allowed in the monitoring manhole. Review SSMH-5 and revise as necessary.
11. Decrease the slope between SSMH-3 and SSMH-15 and increase the drop connection. Review the SSMH-9 to BLD-2 as well.

CU-302:

12. Update the water line profiles per the plan comments.

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: Brian McNeal, SKM LLC

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

ANT/vr