

November 30, 2023

Brian Miller, PE  
Bohler Engineering  
9100 Arboretum Parkway  
Richmond, VA 23236

**RE: First National Bank – Willow Place**  
**5512 W. Broad St.**  
**POD NO: 2023-00390**

Dear Mr. Miller:

We have reviewed the construction plans submitted to the Planning Department on November 9, 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 for review. If the subsequent Information Sheet submittal is complete, an Agreement will be forwarded to the Owner for signature.

**Cover Sheet:**

2. Remove or lighten the dark shaded background on the vicinity map as much as possible. Increase the font size of the road name and bold it. The road name doesn't show up in the vicinity map with dark gray background when we scan the plan.
3. Original Engineering Signature and date are required on the Engineering Seal.

**General Notes C-102:**

4. Revise the department and phone number of Bob Dao in the references and contacts information.

**Boundary and Topographic Survey C-201:**

5. Clarify who is the owner of this property. The cover sheet said First National Bank is the owner, but the boundary and topographic survey sheet said Sauer Properties, Inc is the owner.
6. The water and sanitary sewer are not shown correctly on this sheet. There are more water mains on Broad Street and the shopping center drive aisle. Clarify what is the gate valve (GV) connecting to. The existing water service and meter to the site is not shown on this sheet. The existing sanitary sewer lateral to the site is shown at the wrong angle. The manhole with the rim 215.38 should have been removed already. The sanitary sewer between the manhole with the rim 215.38 and the manhole with the rim of 216.65 should already been abandoned.

**Existing Conditions and Demolition Plan C-202:**

7. Field verifies the existing sanitary sewer lateral in Baskin Robbins driveway to see if it is an active lateral receiving flow from Baskin Robbins. Our record shows that Baskin Robbins is connecting to another existing sanitary sewer lateral further east. The lateral must be removed if it is an inactive sewer lateral.

8. Edit the callout for the existing water line along the shopping center drive aisle to say 8" PVC instead of 12" DI.
9. Show all the existing water valves surrounding the site.
10. Clarify what is the gate valve (GV) connecting to. Is this a gas valve or water valve?
11. The manhole with the rim 215.38 should have been removed already. The sanitary sewer between the manhole with the rim 215.38 and the manhole with the rim of 216.65 should already been abandoned.
12. Show more of the existing sanitary sewer lateral on site. Label to cut and plug the portion of the pipe that you are going to abandon and not use. Is there any existing clean-out on this sanitary sewer lateral?

**Utility Plan C-501:**

13. Refer to comments on the Existing Conditions and Demolition Plan.
14. Provide 10 feet utility easement for the 6" water line along the southern property line.
15. Provide a call out at the existing meter to lower the meter and meter box to be flush with the ground. It cannot be sticking above the ground.
16. Label to install the backflow preventer per detail D-405.
17. No bends are allowed in the fire hydrant lead. Is it possible to get rid of the tree?
18. Provide a 20 feet wide utility easement around the proposed water line. Show the proposed easement on parcel with GPIN 772-739-7745.
19. Proposed clean-out is normally at the property line, but it cannot be there in this case since there is an existing 6" water line running along the property line already. Recommend moving it north of the sidewalk to avoid conflict with the water line.
20. Clarify why the total floor area is less than the ground floor area in the Fire Flow Estimate Form.
21. Review the maximum demand in the meter sizing form.
22. Update the utility quantities list.

**Utility Profiles C-801:**

23. Recommend changing the sheet title to storm profile instead of utility profile.

**Construction Details C-902 – C-903:**

24. Remove the detail D-520 & D-525. These details are for 5/8" & 1" meter which does not apply to this plan.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Nolan Ekers at 501-4992.

Sincerely



Bob Dao  
Utilities Engineer

cc: Cormac McDermott, First National Bank

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

BQD/vr

**REVISED CONSTRUCTION PLANS REQUIRED**