

January 18, 2024

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 December 22, 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. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service is required but has not yet been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements that must then be executed by the Owner and the County prior to approval of the utility plans or building permits. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays on approval of plans. Preparation of the agreements may take up to 15 days after receipt of the Information sheet. Execution by the County after execution by the Owner may take up to 10 days. Conflicts between the completed Information Sheet and the plans may generate additional review comments.

Cover Sheet:

2. Original Engineering Signature and date are required on the Engineering Seal.

Boundary and Topographic Survey C-201:

3. Delete all the existing utilities shown on this sheet or bold the note about existing utility on this sheet is not accurate and to see sheet C-202 for more accurate information on the existing utility.

Existing Conditions and Demolition Plan C-202:

4. Edit the callout for the existing water line along the shopping center drive aisle to say 8" PVC instead of 8" DI.
5. Show the utility easement around the 8" PVC waterline along the drive aisle. Call out the DB&PG for the utility easement.
6. Clarify how is 8" stub magically moved northward away from the tree?
7. Clarify where is the gas valve (GV) tying to? Show the existing gas line along Broad Street.
8. Show the entire existing sanitary sewer lateral on site. Label to cut and plug both ends of the existing lateral pipe portion that is not going to be used in this project.

Utility Plan C-501:

9. Refer to comments on the Existing Conditions and Demolition Plan.
10. Provide 6 feet wide or more of the proposed utility easement for the existing 6" waterline along Broad Street.

11. Label the proposed easement as utility easement instead of waterline easement.
12. Provide an 8"x6" reducer prior to the fire hydrant assuming the 8" stub is shown at the correct location.
13. Label to install the fire hydrant per detail D-495.
14. Label all the clean-out in the paved area to be traffic-rated clean-out.
15. Signature is required at the bottom of the Fire Flow Estimate Form.
16. Update the utility quantities list.

Storm Sewer Profiles C-801:

17. Show all the utility crossings such as the 6" sanitary sewer lateral and the 2" copper water line in 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 at 501-4992.

Sincerely



Bob Dao
Utilities Engineer

cc: Marshall French, Sauer Properties

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

BQD/vr

REVISED CONSTRUCTION PLANS REQUIRED