



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 16, 2021

Chris Thompson, PE
The Site Design Company
268 High Street
Petersburg, VA 23803

RE: Element by Westin – Short Pump Towne Center
11768 W. Broad St
File No: 3883; POD2021-00330

Dear Mr. Thompson:

We have reviewed the construction plans submitted to the Planning Department on November 30, 2021.

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. We have reviewed the sanitary sewer analysis provided on the construction plans. Based on the analysis, there are a few existing pipes on the downstream sanitary sewer main located within Blue Ocean Lane and Gayton Rd that do not have the capacity to support the additional flows from this development. Coordinate with DPU to determine the extent of upgrade to the sanitary sewer required for this project. The developer will be responsible for any improvements necessary for the development.
2. Provide an updated sanitary sewer analysis to include the proposed improvements necessary for this project.
3. Provide a completed Green Card Application for the preparation of Agreements.

C2.1 (Phase 1 E7S and Demolition Plan):

4. Add a note stating that, "All existing water and sanitary sewer to be abandoned shall be abandoned in accordance with DPU Specs. 1.4.01C. and 10.3.10."

C4.3 (Utility Notes and Details):

5. Provide the table of each floor area for the fire flow estimate form.

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

Sincerely,

John Yi
Utilities Engineer

cc: Nick Patel, Magan & Sons, LLC