

March 16, 2023

Cecil McNair, Jr. PE
Ratchet Designs
7119 Stafford Park Drive
Moseley, VA 23120

RE: Quality Inn Building Renovations
LOCATION: 8008 W. Broad St.
POD N.: 2022-00508

Dear Mr. McNair:

We have reviewed the construction plans submitted to the Planning Department on February 22, 2023 and received by DPU on February 23, 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.

Sheet C1.2(utility notes)

1. Revise the following on the domestic meter sizing form:
 - As previously commented, revise domestic meter sizing form to delineate between existing and proposed fixtures as well as those that will be removed.
 - Provide the maximum demand and show that dual 1.5" meters will be required.
 - Number of toilets and bathtubs should match the number of rooms (141).
2. Revise fire flow estimate form to show 2 fire hydrants are required for the 1500gpm flow.
3. Provide a virtual meter sizing form that includes the restaurant and bar fixtures and swimming pool area facilities (make-up water and treatment system).

Sheet C4.0(proposed site layout)

4. Relocate the sewer run from manholes 1-3 to outside of the overhang area as there is not enough clearance to install sewer using conventional equipment.
5. Also show plugging of the one 8" lateral to be abandoned just prior to entering the manhole in Enterprise Parkway.
6. Label all existing manholes with GIS ID designation.
7. Provide flow direction arrow on sewer main within Enterprise Parkway.
8. The location for the monitoring manhole is not acceptable in that it also receives other offsite flow from another hotel. Locate monitoring manhole upstream on remaining 8" lateral.
9. Provide a profile for the proposed sewer main from manholes 1-3.
10. The existing waterline to the existing 2" meter and 8" detector check (not double) is 8" per DPU as-built plans.

11. Since dual 1.5" meters will be required, replace existing 8" x 3" tee with an 8" x 4" tee and 4" piping to match DPU D-540 detail.
12. Note 13 is not possible. Please omit.
13. Add note that DPU Operations will read the existing 2" meter and remove meter prior to removal of existing meter vault and piping and account will be billed to the Developer.
14. Show location and sizes of the RPZ backflow preventers for both the fire line and domestic water service line.
15. Provide a 20-psi cut off switch on the fire pump suction line. Show location of fire pump and cut off switch feature. This needs to be on the plans as DPU doesn't have access to the MEP drawings and only reviews the site plans.
16. Specify the volume of the grease interceptor and include a detail. DPU doesn't have access to the MEP drawings and only reviews the site plans.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501 or Kiara Korkuc at 501-4993.

Sincerely

John L. Clark

John L. Clark, PE
Utilities Engineer

cc: Manush Mehta, Diamond Hotel, LLC

bc: Ralph Claytor
Marchell Sossong
Mike Aust, DPW
Daniel Ivy
Kiara Korkuc
Kristin Smith, Planning

JLC/vr

REVISED CONSTRUCTION PLANS REQUIRED