

June 30, 2023

Simon Mueller, P.E.  
Koontz Bryant Johnson Williams  
1703 N Parham Rd, Suite 202  
Henrico, VA 23229

**RE: Dunkin at Tower Plaza  
3435 Church Rd  
POD2023-00256**

Dear Mr. Mueller:

The Department of Public Utilities has completed a review of the water and sewer plans that are part of the plan of development submitted to the Planning Department on June 14, 2023.

DPU recommends approval of these plans by the Director of Planning.

Please address the following comments before submitting the construction plans for signature.

**General:**

1. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has not been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements which must then be executed by the Owner and the County prior to approval of building permits and/or prior to the utility pre-construction meeting and authorization to proceed with utility construction. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays in either of these steps. Preparation of the Agreements may take up to 15 days after receipt of the Information Sheet and 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. Provide original signature and date on the engineer's seal.

**Sheet C1.3 (Demolition Plan):**

3. Update demolition note-13 to say, "in accordance with Public Utilities Standards" instead of "in accordance with Public Works Standards."
4. Show the existing ¾" service line from the water main to the water meter box (to be abandoned).
5. Provide a standard note on the plan stating all existing utilities to be abandoned shall be done in accordance with DPU Standards 1.4.01C and 10.3.10.
6. Label the material type of the existing 8" water main. See the utility plan sheet as well.
7. Label the sanitary sewer and service as "Private" on the plan sheet. See the utility plan sheet as well.

**Sheet C-9 (Utility Plan):**

8. A monitoring manhole is required for this project. Convert SCO (upstream of MH-E2) to a monitoring manhole.
9. Label the size and material of the domestic service line between the corp. stop and water meter.
10. There is no such thing as a 5/8" backflow preventer. Either use a ¾" or 1" backflow preventer.
11. Change the easement reference from "20' water easement" to "20' utility easement."

**Sheet C8.5 (Details- Utilities):**

12. The Maximum Demand is too high for a Combined Fixture value Total of 41.5. Remove the Maximum Demand valve from F-8 and leave the space blank.
13. Revise water and sewer material quantities in accordance with all comments.

**(Landscaping and Lighting Plan Sheets):**

14. No trees and lighting structures are allowed in the utility easement. Relocate the trees and lighting structures 10' from the public water main.

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

Sincerely,



Alice Thompson  
Utilities Engineer

cc: Luis Cabral, THG Lexington Farm, LLC

bc: Marchelle Sossong  
Daniel Ivy  
Lisa Blankinship, Planning  
ANT/djm