

July 6, 2023

Simon Mueller
Koontz Bryant Johnson Williams, PC
1703 North Parham Road, Suite 202
Henrico, VA 23229

RE: Virginia Center Commons Hotel and Restaurants
LOCATION: 10101 Brook Rd
FILE NO: POD2023-00273

Dear Mr. Mueller:

We have reviewed the construction plans submitted to the Planning Department on June 16, 2023 and received by DPU on June 20, 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. Owner to submit executed Utility Agreements prior to approval of building permits or prior to the utility pre-construction meeting and authorization to proceed with utility construction by DPU. 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 not been submitted for review. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Utility design shall be coordinated with the Overall master utility plan as well as plans being developed by DPU for future sewer upgrade through this site. Coordination with Dewberry plans is required. Currently, plans have not been prepared and sent to DPU yet.
3. An exception request has been received for any hydrants less than 50 feet from buildings. A response will be forthcoming for this request. Once approved, include a note on the cover sheet under the "Exceptions Granted" section.
4. Per DPU Monitoring and Compliance Division; provide a monitoring manhole for both the Residence Inn and the Home2Suites hotel since the submitted NOI form stated that each hotel will also each feature a restaurant. We were informed that this was still required even if there is just a continental breakfast and warming kitchen facilities.

C0.0 Cover

5. Revise the contact information for Owner 2 to list Real Property contact as Curtis Anthony with his specific phone number and email address.

C1.7-C1.9 Demolition Plan ~ Utilities:

6. Revise match line sheet references on these sheets to correct sheet numbers.
7. Coordinate hatching of existing waterline with subsequent utility plan comment on proposed waterline construction near structure E26.
8. Investigate and provide more information on what facilities exist for the irrigation system on the east side of the ring road that have to be maintained. Are these served by County water or a private source?

C1.10-Utilities Bypass Plan:

9. Revise both peak and average sewer flows listed to also include flows from the sports center and proposed apartments building as the values shown are the same as for the apartments buildings bypass plan upstream.

C3.2-3.3 Utility Plan:

10. Relocate signs near several fire hydrants so that there is at least 5 feet separation.
11. Provide bearings for each run of sanitary sewer. MH 25-26 and MH 11-12-13 do not have bearings shown.
12. Clarify for the distance from waterline to curb in the call out whether it is being measured from the front (f/c) or back of curb (b/c). In addition, provide at least 4 feet of separation between waterline and curb face to minimize damage to curb and gutter during future maintenance activity.
13. The engineer is to check with irrigation contractor on irrigation demand and confirm that there is enough flow to require a 1" meter at each location. In addition, this needs to be coordinated with the existing system.
14. Provide a cleanout at the bend on the line upstream of each of the grease traps. Bends in sanitary lateral lines typically require clean outs.
15. As previously commented, manholes not located in pavement should be labeled as vandal proof/watertight (not traffic rated) with reference to detail D-160. MH11 needs to be called out as such and MH13 needs the detail reference.
16. Manholes 23 and 29 have conflicting labels on sheets C3.1 and C3.2 regarding which one is the monitoring manhole. However, neither of these manholes are acceptable as monitoring manholes for restaurant 1. Flows must combine prior to entering the monitoring manhole with no additional flows from other sources. In addition, the monitoring manhole must be located outside of the utility easement since it is a private structure.
17. Provide 10 feet of horizontal separation between proposed waterline and storm sewer near structure E26.
18. Are fire pumps being provided for either of the hotels? If so, suction side shut off switches will be required to maintain at least 20 psi. Also, provide operation point(gpm, ft TDH) of fire pumps and number.
19. Near the tapping sleeve and valve where waterline B connects to existing 12" main on the east side, there is a gate valve shown north of this tapping sleeve and valve. If this valve is to be installed, then the water main will need to be taken offline. Also, there is no need for a live tap and a tee and valve can be installed instead.
20. Label the cleanout next to manhole 28 as a traffic rated cleanout.

C6.4 Profiles - Sanitary Sewer

21. MH-E2 to MH-E3:
 - Label manholes 11 and 13 as vandal proof/watertight with reference to D-160.
22. MH-22 to Home2Suite:
 - Show and call out the drop connection for MH22, including both upper and lower drop stack invert elevations. Reference DPU detail D-130.
23. Provide a profile from Restaurant 1 monitoring manhole to MH23.

C6.6 Profiles

24. For waterline B, raise waterline to 4 feet of cover after adjustments under storm pipes from stations 10+20 to 12+50.

C9.6 Details – Utilities

25. Add a note on each of the ISO forms for both hotels as to the square footage for each of the additional floors above the ground floor.
26. Revise materials quantities in accordance with all comments and per the following:
 - Include the count of vandal proof/watertight frame and covers.

L2.1-2.5 Landscaping

27. Show proposed utility lay out with easements. Existing layout shown without changes proposed with this plan.

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If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501 for any necessary clarifications.

Sincerely,

John L. Clark

John L. Clark, PE
Utilities Engineer

cc: Brian McNeal – Shamin VCC LLC & VCC Partners LLC
Jay Shah – VCC Hotel LLC

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

JLC/djm