

July 19, 2023

Jonathan Bonghi, PE
VHB, Inc.
115 S. 15th Street, Suite 200
Richmond, VA 23219

RE: Innsbrook North End Public Roadway Plans
LOCATION: Nuckols Rd/Lake Brook Dr/
Sadler Rd Intersections
POD NO. 2023-00188

Dear Mr. Bonghi:

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 28, 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. Please be advised that this project must install 12" water main across Nuckols Road (from Sadler Place intersection with Sadler Road to Lake Brook Drive) as part of the Nuckols Road improvements that will be made with this phase.
2. The owner is to submit executed green card prior to final utility plan approval by DPU for the proposed utility work.
3. An engineering report form F-1 and Project Summary Report F-10 shall be submitted with the next plan submittal for the above referenced utility work. These forms will also require water modeling results to show what the system pressure will be during a fire flow event with maximum day domestic demand.

R1.01-Roadway Sheet Layout (Index)

4. Complete the title block information and sheet numbering for this sheet.
5. Provide the sheet numbers to be referenced within each of the circled areas for each sheet layout area.

R4.01-R4.07 (Roadway Plan)

6. Label all fire hydrants and manholes with GIS ID on all sheets.
7. Add notes at all applicable locations to adjust all manhole covers and valve boxes to final grade of newly paved road.
8. Correct parcel information for SNH Liberty Plaza to show an address of 10900 Nuckols Road and a GPIN of 751-767-0759 on these and all sheets.
9. The following are related to sheet R4.02:
 - Provide a new fire hydrant location for hydrant WHY007161 as this hydrant is now shown to be within the widened road. Add a note that the existing hydrant cannot be reused but must be replaced with a new hydrant and the existing one returned to DPU Operations staff.
 - Show valve location for hydrant tee of hydrant WHY007161.

- Show complete location and alignment of water main within the intersection of Lake Brook Drive and Nuckols Road.
 - There appears to be a direct conflict between storm sewer on the south side of east bound Nuckols Road and existing water main and fire hydrants that are behind the curb.
10. The following are related to sheet R4.03:
- Show sanitary sewer main within east bound side of Nuckols Road.
11. The following are related to sheet R4.04:
- Vertical waterline adjustments may be needed for storm sewer crossings.
12. The following are related to sheet R4.05:
- Is there proposed storm sewer work from structure 100 to the existing structure? Will there be a need for a vertical waterline adjustment?

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

Sincerely,



John L. Clark PE
Utilities Engineer

cc: Jeff Emerson, Highwoods Realty Limited Partnership

bc: Marchelle Sossong
Daniel Ivy
Spencer Norman, Planning

JLC/vr