

September 6, 2023

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

RE: Quality Inn Building Renovations
LOCATION: 8008 W. Broad St.
FILE NO: POD2023-00077

Dear Mr. McNair:

We have reviewed the construction plans submitted to the Planning Department on August 21, 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. 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 been submitted and is being reviewed. If the Information Sheet is incomplete, we will send you comments for correction and resubmittal. If the Information Sheet is complete, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Be sure to remove the "Note For Construction" note from all the plan sheets when the construction plans are submitted for approval.

C1.2 Utility Notes

3. The Combined Fixture Value Total is incorrect on the Domestic Meter Sizing Form. Recalculate all the Fixtures Values on the form.

C3.0 Existing Conditions, Demolition, and Phase I E/S Plan

4. Provide the following note on the plan, "all existing utilities to be abandoned must be abandoned in accordance with DPU Standards 1.4.01C and 10.3.10."
5. As previously commented, fire hydrants cannot be relocated. The fire hydrant will need to be removed and replaced with a new hydrant. Revise the reference for the fire hydrant to be relocated off Shrader Rd.
6. Use crosshatching on the utilities to identify the existing water and sewer pipes/utilities to be abandoned and removed with this project.

C4.0 Proposed Site Layout

7. Change the sheet title from "Site Layout" to "Site and Utility Plan Layout." Be sure to update the sheet index as well.
8. Omit all the utilities to be abandoned/removed from the utility plan sheet. Only the proposed utilities should be shown on the utility plan sheet.
9. As previously commented, MH3 and MH1 needs to be labeled as a standard manhole.
10. As previously commented, provide slopes of existing laterals that are being connected to with the new sewer. Confirm that there is an available grade between the two laterals where connections occur so that the indicated minimum slope of 0.40% can be met.
11. As previously commented, a horizontal separation distance of 10 feet between the proposed sewer and the building overhang is strongly recommended to provide adequate space for sewer maintenance or repair/replacement of the line.

12. Regarding the inset:

- Provide a 4" gate valve on the northern branch of the 8" x 4" tee and label the pipe material as ductile iron between the water main connection and water meter.
- Specify the size of the dual meters in the water meter reference.
- Remove the detector check symbol from the inset. Show and reference the boundary valve after the 8" x 4" tee.
- Show the domestic and fire service line to the building.

13. As previously commented, provide a clear statement requiring that a 20-psi cut off switch shall be installed on the fire pump suction line by the fire system contractor.

C4.1 Utility Profiles

14. As previously commented, design invert elevations to allow for a 0.1-foot drop minimum across manholes.
15. There are two inverts in(s) at MH3. Add the additional invert to the sanitary sewer profile.
16. Label the rim and invert information for the monitoring manhole.
17. The information provided of the Meter Sizing Form is overlapping labels so the information cannot be read clearly. Also, the fixture numbers are not on the blank lines. Review the form and revise as necessary.

C9.0 & C10.0 Lighting Plan & Landscaping Plan

18. As previously commented, show all utilities and easements to match C4.0.
19. As previously commented, trees and light poles shall be located outside of easements and at least 10 feet away from DPU owned utilities. Shrubs and bushes must have adequate separation so as to not hinder operational access or obscure visibility of any utility appurtenances at or above grade.

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 for any necessary clarifications.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Mayush Mehta – Diamond Hotel LLC

bc: Marchelle Sossong
Daniel Ivy John Clark
Kristin Smith, Planning

ANT/vr