

September 22, 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 September 1, 2023, and received by DPU on September 6, 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, 75% plans are projected to be received by DPU in October or November at which time we will provide a copy to you.
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.

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

4. ItU will be requiring the owner/developer to investigate the existing irrigation system shown on the east side of the ring road per symbol AF so that adequate information can be shown on the plans regarding how it is connected to the county system, how it is metered, and how the system is protected (i.e., backflow preventer).

C3.2-3.3 Utility Plan:

5. For each of the exclusion meters that are for irrigation, provide the maximum irrigation demand (40gpm for a 1" meter) within each of the callouts.
6. Provide a note on the plans that if fire pumps are provided for either of the hotels, suction side shut off switches shall be installed to maintain at least 20 psi. and information on the number of fire pumps and operation points (gpm, ft TDH) of fire pumps shall also be provided to DPU.
7. Clearly label all connection points to existing water main as it is somewhat ambiguous.
8. Remove the air release valve D-490 as this device is not meant for an active line, but just a inactive dead end line. A nearby fire hydrant can be used for the purpose of purging air should it be a problem.

C6.4 Profiles - Sanitary Sewer

9. For the MH5-1 to Residence Inn profile, adjust manhole 5-2 label to not overlap with invert information.

C9.6 Details - Utilities

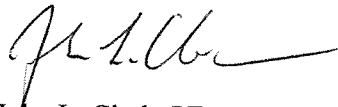
10. Revise materials quantities in accordance with all comments and per the following:
- Distinguish between public and private utilities.
 - Revise 12" DI waterline to match the plans.

L2.1-2.5 Landscaping

11. The following concern the restaurant 2 area on sheet L2.3:
- Remove shrubbery from where on top of or too close (provide at least 3 feet clearance) to the check valve vault and Siamese connection, the exclusion meter, and the boundary valve on the fire line.
 - Fencing(?) is also in conflict with the boundary valve and the check valve vault.
 - Remove shrubbery from around the fire hydrant across the street so that there is at least 5 feet clearance around the hydrant.
12. On sheet L2.4, relocate a tree near existing sanitary sewer that is only 7 feet away to be at least 10 feet away.

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

Sincerely,



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