

October 11, 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 directly submitted to DPU on September 26, 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.

C1.2 Utility Notes

2. Revise the domestic sizing form to show 2432.9 fixture units and that dual 2" meters are required since the maximum demand will exceed 160 gpm that is the maximum allowed for dual 1 1/2" meters.

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

3. Add to the utility removal note the removal of the existing water meter vault.

C4.0 Proposed Site Layout

4. Regarding the inset:
 - Upsize the meters to dual 2".
 - Provide a boundary valve per D-476 on the fire line at the utility easement boundary.
 - Show the domestic and fire service line to the building.
5. Label the internal 8" RPZ as a reduced pressure detector assembly per D-435.
6. Remove callouts for existing detector check and water meter since these are being removed per sheet C3.0.
7. Provide additional utility easement for the new hydrant location and for the existing dedicated hydrant that is shown outside the existing easement boundary.
8. Provide a standard manhole for the monitoring manhole as a doghouse type is not warranted since sewer main is being replaced.

C4.1 Utility Profiles

9. Revise the virtual meter sizing form and the main meter sizing form on sheet C1.2 to include the dishwashers and the tea brewer in the restaurant. In addition, the pool system makes up water can be omitted from the virtual meter sizing form.
10. Provide the following for the sanitary sewer profile:
 - Label manhole 5 as a monitoring manhole per D-125.
 - Coordinate between plan and profile on the slope of existing sewer downstream of manhole 5 and revise invert elevations accordingly.

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

11. Remove the two trees located within the island that fall within the utility easement for the dedicated hydrant.

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 Clark PE
Utilities Engineer

cc: Mayush Mehta – Diamond Hotel LLC

bc: Marchelle Sossong
Daniel Ivy
Kristin Smith, Planning

JLC/vr