

November 20, 2023

Edward Glass, PE  
HG Design Studio  
5701 Grove Avenue  
Richmond, VA 23226

**RE: Innsbrook North End**  
**LOCATION: 10900 Nuckols Rd**  
**FILE NO: POD2023-00386**

Dear Mr. Glass:

We have reviewed the construction plans submitted to the Planning Department on November 1, 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. Developer shall submit an overall master plan for this development that shows the planned development and proposed utilities needed.
2. 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.

**C0.00 Cover Sheet**

3. Revise water and sewer material quantities in accordance with all comments.

**C3.02 Layout, Grading, and Utility Plan:**

4. Label utility easement recordation information and existing water main size and pipe material.
5. Provide a mechanical joint restrained plug for end of waterline near proposed fire hydrant.
6. The "fly tie" connection shown near valve 489NW547V is not necessary. Please omit and just provide a temporary line stop near where the new hydrant assembly will be installed to isolate just the dead end 8" line.

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: Jeff Emerson – Highwoods Realty Limited Partnership

bc: Marchelle Sossong  
Daniel Ivy  
John Clark  
Spencer Norman, Planning

JLC/djm