

May 11, 2020

Zachary Wilkins, PE  
Townes Site Engineering  
1 Park West Circle, Suite 108  
Midlothian, VA 23114

**RE: Dominion Boulevard Apartments  
4359 Sadler Road  
FILE NO. 2293; POD2020-00117**

Dear Mr. Wilkins:

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 April 27, 2020.

DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

**Sheet C -12**

1. Review all the labels and callouts provided. Ensure that they do not overlap other callouts and labels so that everything is clear. Revise where necessary.
2. Review the label for the water line to face of curb distance. The distance is obstructed by the storm sewer in the area. Revise as necessary.
3. Review the callout for the 3 FDCs. This callout should be shifted away from the hydrant and meter and placed adjacent to the FDCs.
4. Revise the callouts for the fire backflow devices. All the devices should be per D-435 not D-405. D-405 corresponds to domestic rpz backflow devices.
5. Provide a rpz backflow device for the retail building.
6. Since fire hydrants are located within 50' of the buildings, an exception the DPU Standards is required.
7. Provide a monitoring manhole for the retail portion of the project.
8. The table on the master plan sheet indicates retail spaces in building A-1. If this is the case, the retail spaces will need to be monitored for strong waste discharge.

**Sheet C-18**

9. The values provide on all three of the Fire Flow Estimate Forms are hard to see as presented. Remove the NOI, the Information Sheet, the Engineering Report and the Local

Review Form from the plans. These forms are not required on the plans. This will allow the Meter Sizing and Fire Flow Estimate Forms to be presented in a larger size.

**Sheet C-19**

10. Revise the hydraulic analysis to reflect the changes to the water main layout.

**Sheet C-20**

11. Connections to the water main must be made outside of the water line adjustment area.

**Sheet A-101**

12. All existing and proposed utility lines and easements need to be shown on the landscape plan to ensure that there are no conflicts.

**Sheet L2**

13. Ensure that all utility easements have been clearly shown and called out.
14. Some utility easements have been shown and called out, but utilities have not. All existing and proposed utility lines and appurtenances must be shown on the lighting plan to ensure that there are no conflicts. See sheets L3 and L4 as well.
15. Provide street names and match lines on the light plan sheets.
16. Several labels are upside down.

**General**

17. Agreements have not been executed for this project. Agreements must be executed prior to the authorization to begin utility construction or approval of building permits.
18. Provide the Local Review Form and Engineering Report as separate documents.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4500.

Sincerely,



Alvin E. Christian, Jr., P.E.

Senior Engineer, DPU Private Development

cc: Ms. Jacqueline Mackey, Robinson Development Group, Inc.

bc: Ralph Claytor  
Megan Gallagher  
Tony Greulich, Planning

AEC/tt