

January 26, 2022

Jeff Staub, LA
SilverCore
7110 Forest Ave, Suite 204
Richmond, VA 23226

RE: Woodman Rd Storage Self Storage
1420 N Parham Rd
FILE NO: Need; POD2021-00561

Dear Mr. Staub:

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 January 10, 2022.

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

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 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 complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.

Sheet 4:

2. Will Parcel I and II HHHunt River Mill, LLC be developed in the future? Is there a master plan for the development of the two parcels?
3. Will the drive aisle from this site be extended for Parcel I and II HHHunt River Mill, LLC in the future? If so, the water system design will need to be reassessed to adequately serve the two parcels.
4. Water mains should be installed within paved areas. Connect to the existing water main at the entrance to the site and extend the water main to the island south of STR-6. Install a fire hydrant in the grass island south of STR-6 and STR-1.
5. The water main references for the proposed fire hydrant located at the entrance is cut off the plan sheet.
6. Use tapping sleeve & valve to connect to the existing water main to avoid a water main shut down. Be sure to modify the references to tapping sleeve & valve.
7. Show the approximate location of the domestic and fire system backflow preventers.
8. Reference the sheet location of the backflow preventers in the backflow preventer callouts.
9. No bends should be installed before the boundary valve and/or meter. If the service line needs to deflect, place the bends after the meter and boundary valve.
10. Change the reference for the fire system backflow preventer from "Double Check Detector Assembly (D-425)" to "Reduce Pressure Detector Assembly (D-435)".
11. All valves should be installed near the tee in accordance with the Waterline Valves at Tee and Cross Branches (D-480).
12. Update the Material Quantities per the utility comments.
13. Provide a profile of the sewer lateral drop stack connection to the existing manhole.

Sheet 18:

14. The Total Floor Area (A_i) appears to be incorrect on the Fire Flow Estimate Form. Where did 84,024 come from for the area? Update all subsequent calculations and Fire Hydrants required for this project.
15. Change the sheet title to "Notes, Details and Calculations". Be sure to update the sheet index on the cover sheet.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or John Yi at 501-4511.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Craig Shelton, HHHunt River Mill LLC
Anthony Piscitelli, Arcland