

March 24, 2021

Shoukat Nawaz, P.E.
Apecs, LLC
894 Ballou St
Herndon, VA 20170

**RE: Laurent Service Station
5150 Cedar Fork Road
File No. 5503; POD2022-00035**

Dear Mr. Nawaz:

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 March 4, 2021.

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

General:

1. Provide original signature and date on the engineer's seal on the cover sheet.
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 been submitted and is being reviewed. If the Information Sheet is incomplete, we will send you comments for correction and resubmittal. If the Information Sheet is complete, an Agreement will be forwarded to the Owner for signature within 21 days.

Sheet 6 of 28 (Proposed Utility Plan):

3. As previously commented, reference the detail number and sheet location of the domestic backflow preventer detail in the backflow preventer callout.
4. Backflow preventers are private items. Shift the domestic backflow preventer out of the utility easement.
5. Label the horizontal distance from existing sanitary sewer to the proposed gutter pan.
6. All flow from this site must go through the monitoring manhole. Also, there should be one sewer service per a meter.
7. As previously commented, the sanitary sewer laterals need to be combined prior to entering the monitoring manhole.
8. Provide a minimum of 8' separation between the sewer and storm sewer.
9. No landscaping will be allowed in the utility easements. Review the reference for the proposed landscaping strip near the existing sanitary sewer easement.
10. Update Material Quantities per plan comments.

Sheet 7 of 31 (Utility Notes and Details & Notification Sent):

11. As previously commented, an irrigation backflow preventer detail has been included in the plans; however, no irrigation meter and backflow preventer are shown on the utility plan. Will an irrigation meter be installed with this project? If not, remove the irrigation detail from the plans.

Sheet 8 of 31 (Utility Notes and Details):

12. Provide signatures on the Domestic Meter Sizing and Fire Flow Estimate Forms.
13. Remove all details that do not pertain to this project (Ex. D-485).

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: Mohammad Talib

bc: Ralph Claytor
Marchelle Sossong
Daniel Ivy
Megan Gallagher
Tony Greulich, Planning

ANT/vr