



DEPARTMENT OF PUBLIC UTILITIES
804.501.4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 6, 2022

Zackary A. Wilkins, P.E.
Townes Site Engineering
1 Park West Circle, Suite 108
Midlothian, VA 23114

RE: QTS East - Phase 2
6000 Technology Boulevard
FILE NO: 5457 POD2022-00220

Dear Mr. Wilkins:

We have reviewed the construction plans submitted to the Planning Department on April 28, 2022.

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. 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.
2. QTS East – Phase 2 plan will not be approved until revision to “QTS East-Phase 1” is approved. All analysis of water and sanitary sewer capacity will be evaluated and determined with the phase 1 revision.

Sheet C-01 (Cover Sheet):

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

Sheet C-12 (Utility Layout):

4. Label the proposed manholes. Reference the next manhole upstream of MH-3 as the monitoring manhole.
5. Change the line weight/type of the existing sanitary sewer and proposed sanitary sewer pipes to be able to differentiate.

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REVISED CONSTRUCTION PLANS REQUIRED

6. Correct sheet location references of domestic and fire system backflow preventers.
7. Indicate approximate location of the internal backflow preventer by pointing.
8. Label the size of irrigation backflow preventer.
9. Label the proposed sanitary sewer pipe size and material that connect to MH-3.

Sheet C-22 (Storm Profile):


10. Show and label all water and sanitary sewer pipe crossings.
11. Make the adjustment to STR 223 and STR 209 based on changes on water main profile comment/change.

Sheet C-23 (Sewer & Water Profiles):

12. Multiple items between STA 17+00 and STA 17+50 have errors in "Waterline B-2 Profile". Check and correct the labels.
13. Label the fire hydrant tee and valve near STA 19+10 in "Waterline B-2 Profile".
14. Revise 12"x12" tee to 12"x8" tee near STA 19+30 in "Waterline B-2 Profile".
15. Is it possible to avoid the vertical adjustment near STA 17+60 in "Waterline E Profile" by removing the adjustment and installing water main over the storm pipe? Can storm pipe between STR 223 and STR 209 be adjust, if there isn't enough separation?

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

Sincerely,



John Yi
Utility Engineer

cc: Sarah Blue, Quality Investment Property Richmond, LLC