

June 30, 2022

Ryan Yauger, P.E.
Bohler Engineering
9100 Arboretum Parkway, Suite 360
Richmond, VA 23236

**RE: Outdoor Storage Yard at 1955 Portugee Rd.
1955 Portugee Rd.
File No: 5591; POD. NO: 2022-00305**

Dear Mr. Yauger:

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 June 14, 2022.

DPU does not recommend approval of these plans to the Director of Planning. Comments 2 and 6 shall be addressed before the plans can be recommended for approval to the Director of Planning.

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

General:

1. County water is available along the frontage of the site to serve the property.
2. Fire protection is required for any structure on the site since County water serves the area and water lines were installed along Portugee Road across the frontage of this property.
3. Be advised, PFAS is present in the streams downstream of the RIC and Air National Guard where that chemical has been detected. The County is currently sampling existing wells in the area to determine if groundwater used for consumption is impacted.
4. Landscaping cannot be approved until final utility layout is approved on plan.
5. The water and sewer design calculation needs to be filled out. Specifically, the water system design area.
6. Provide a fire flow estimate for the office building, VIC building, and motorcycle building.
7. Provide the water quantities on plan.
8. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has not been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements which must then be executed by the Owner and the County prior to approval of building permits or prior to the utility pre-construction meeting and authorization to proceed with utility construction. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays in either of these steps. Preparation of the Agreements may take up to 15 days after receipt of the Information Sheet and execution by the County after execution by the Owner may take up to 10 days. Conflicts between the completed Information Sheet and the plans may generate additional review comments.
9. Provide a fire flow estimate for the office building, VIC building, and motorcycle building.

Cover Sheet:

10. Add sheet C-308 to the sheet index.
11. Provide original signature and date on the engineer's seal.
12. Provide a contact person for the owner.
13. Include "Utility Plan" in the project title on the cover sheet.

14. The ISO needs to be filled out completely. The need for fire hydrants and hydrant locations will be determined after ISO calculations have been submitted for review.

Sheet C-202:

15. Provide a note indicating all existing wells will be abandoned in accordance with VDH requirements.

Sheet C-502:

16. Darken the existing utilities so the information can be seen when the plans are scanned for archives.
17. Show the location of the existing fiber optic line, DPU suggest verifying location to ensure there will be no conflicts with existing utilities.
18. Specify the horizontal separation between existing 30" water main and storm pipes at each entrance. Provide a minimum of 10' separation between the two pipes. Review the location of STM-G-10 as well.
19. Indicate the size and material type of the domestic service line before the water meter.
20. Specify the size, detail number, and sheet location of the backflow preventor in the preventor reference.
21. Specify the capacity and sheet location of the detail for the oil/water separator in the oil/water separator reference.
22. Be advised, a 1-1/2" corp. stop, and service line may be used for the 1" water meter.
23. Provide a utility easement around the 1" water meter.
24. Provide four (4) N/E points on the plan.

Sheet C-503:

25. Label the existing fire hydrant locations on the construction plan.

Sheet C-507:

26. An exclusion meter detail has been provided on construction plans; however, no exclusion meter is shown on the utility plan.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or Nolan Ekers at 501-4992.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Brian Miller, P.E, Bohler Engineering

bc: Ralph Claytor, Marchelle Sossong
Scott Jackson, DPW
Tony Greulich
Daniel Ivy
Alice Thompson

NBE/vr

REVISED CONSTRUCTION PLANS REQUIRED