

July 8, 2022

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

RE: QTS East - Phase 3
6000 Technology Boulevard
FILE NO: 5457 POD2022-00343

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 June 21, 2022.

DPU recommend approval of these plans to the Director of Planning.

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

General:

1. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has 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.
2. Revise water and sewer material quantities in accordance with all comments.

Sheet C-11 (Master Utility Layout):

3. Show the location of the water pipes near the entrance of the site as shown on the revised QTS East Expansion Phase 1- Revision. This plan must coordinate with the QTS East Expansion Phase 1- Revision and QTS East Expansion Phase 2 construction plans.

Sheet C-12 (Utility Layout):

4. Remove the pavement hatching and lighten the building layout so the utility reference can be clearly seen on the plan.
5. Show the location of the waterline adjustments by bubbling or providing an oval around the adjustment.
6. Provide water pipe stationing on the utility plan to coordinate with the water line profiles.
7. Change the solid line style to dash lines for the existing sanitary sewer. This will help differentiate between the existing and proposed sanitary sewer.

8. Provide the rim and pipe invert elevations for the monitoring manhole.
9. Label the material and size of the existing water and sanitary sewer pipes.
10. Specify size, material and slope of the sanitary sewer pipe between MH-12 and MH-13.
11. Show and label the encasement for the sanitary sewer pipe.

Sheet C-19 (Profile):

12. Show water main crossings between STR-339 & STR-341 and STR-329 & STR-331.
13. The 12" water main crossing is shown incorrectly on "Storm 327-245 Profile" between STR-329 and STR-331.

Sheet C-20 (Profile):

14. Show water line crossing between MH-12 and MH-13.
15. The utility references are not in order as referenced and shown on the utility plan sheet.
16. The gate valve at STA 10+00 on "Waterline F Profile" is not shown or called out on the plan. Fix the error on plan and/or profile.
17. STR-330 is missing from "Waterline F Profile".
18. Show the 20"x20" encasement pipe on the water line profile.
19. Provide minimum 10' separation between the encasement pipe and the fire hydrant connection.

Sheet C-21 (Utility Details):

20. Remove D-430 from this 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: Sarah Blue, Quality Investment Property Richmond, LLC

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

ANT/tt

REVISED CONSTRUCTION PLANS REQUIRED