July 20, 2022

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

RE: Tract 10 Laydown Site
6000 Technology Blvd
FILE NO: 5331; POD2022-00381

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 July 12, 2022.

DPU recommends approval of these plans by 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 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.
2. Provide all the appropriate utility details that pertain to this project on the construction plans.

Cover Sheet:

3. Provide original signature and date on the engineer's seal on the cover sheet.
4. Include "Utility Plan" in the plan title.

Sheet C-12:

5. Provide a note to see plans titled, "White Oak Technology Sewer Relocation, by Dewberry, DWG File No.:2017-140" for information concerning existing utilities.
6. Provide four N/E points on the plans.

7. Reference the deed book and page number for the existing utility easements shown on the plan.
8. Label the size and material of the existing and proposed water and sewer mains shown on the plans.
9. The proposed storm pipe at the entrance to the site conflicts with the existing water main. Relocate the storm pipe 10' from the existing water main.
10. Change the water main connection reference from "30" x 8" tapping sleeve 8" GV & Box" to "30" x 8" tapping sleeve & valve". The valve is part of the assembly. Update the water line profile as necessary.
11. Label the distance from the water main to either the face or back of curb.
12. Change the easement reference from "20' Waterline Easement" to "20' Utility Easement."
13. Remove the bend in the domestic service line before the water meter. If the line needs to deflect, place the bend after the water meter.
14. Provide bollards around the water meter.
15. Provide a utility easement around the proposed water meter.
16. Label the size and material of the domestic service line before the water meter.
17. Show the location of the proposed domestic backflow preventer.
18. Reference the detail number and sheet location of the domestic backflow preventer detail in the backflow reference.
19. Remove the 8" 90° bend and install a tee connection in replace of the bend. Terminate the water line with a plug. Update the water line profile as well.
20. Provide bearings on the sewer main.
21. Provide the internal angles at each manhole and the manhole connection.
22. Provide the following core drill note, "***Connections to existing manholes without stubs or bricked-up openings shall be the equal of either Kor-N-Seal w/stainless steel expander ring or Press-Seal w/nylon expander sleeve installed by core drilling manhole and in strict accordance with manufacturer's specifications.***"
23. Provide an easement to the adjacent property to the west for future sanitary sewer main extension.

Sheet C-17:

24. Has the rim and invert information for the existing manhole been field verified? The information provided does not match our as-built information.
25. Be sure to match crown at the manhole connection to the 30" sanitary sewer main. Update all upstream inverts accordingly.
26. Sanitary sewer stationing should begin at the most downstream manhole and increase upstream with equalities at each junction manhole. Minimize stationing changes by using the longest chain of sanitary sewer line run in the same stationing sequence.

Sheet C23:

27. Provide a hard copy of the Engineering Report and Local Review Form and remove the forms from the construction plans. Be advised, a Local Review Form is not required for this project. Also, the Engineering Report needs to be filled out completely.
28. Provide a Notification to Discharge to Sanitary Sewer Form with the next submittal.

29. Based on a Combined Fixture Value Total of 239, a 1-½" water meter is required for this project. Update the plans accordingly.
30. Review the Fire Flow Estimate Form for the Toilet Trailer, the minimum required fire flow is 500gpm.
31. The Construction Factor on the Fire Flow Estimate Form for Break Tent is incorrect.

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,

ANT

Alice Thompson
Utilities Engineer

cc: Sarah Blue, SWO Logistics, LLC

bc: Ralph. Claytor
Marchelle Sossong
Scott Jackson, DPW
Daniel Ivy
Tony Greulich, Planning

ANT/vr

REVISED CONSTRUCTION PLANS REQUIRED