

July 29, 2022

Jeff L. Staub, LA
Silvercore
7110 Forest Avenue, Suite 204
Richmond, VA 23226

RE: Electriforce @ Drybridge Road
LOCATION: Drybridge Road &
Old Williamsburg Road
POD NO. 2022-00326

Dear Mr. Staub:

The Department of Public Utilities has completed a review of the water and sewer plans that are part of the site plan 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. 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 is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Engineer is to request available flow for fire protection. Engineer to provide hydraulic calculations demonstrating adequate residual pressure throughout the distribution system assuming fire flow at worst case fire hydrant(s).

Sheet 4(utility plan)

3. Per DPU Standards, an 8" water line is required at a minimum for fire protection to commercial facilities. Consequently, this line will need to be profiled as well.
4. The following are needed to justify the location of the utility easement for future sewer extension across the property:
 - Show approximate future manhole and sewer location on east side of Dry Bridge Road per Overall Plans by Balzer & Associates.
 - In addition, provide a profile showing the depth of cover over this sewer as it crosses this property. Starting invert would be 146.56 based on profile information currently shown by the Overall Plan.
5. Revise water and sewer material quantities in accordance with all comments.
6. Show location of domestic service backflow preventer. This must be outside of the utility easement.
7. Provide 5 feet of separation between the hydrant tee and the water service connection. Adjust utility easement to provide 5 feet to the side of the water meter service and at least 8 feet to the side for the hydrant assembly.

8. Reference county water and sewer book sheets.
9. Label existing fire hydrant with GIS ID.

Sheet 18(notes & details)

10. Revise project name and address at the top of the domestic meter sizing form.
11. The following concern the ISO fire flow calculations:
 - Occupancy type is C-3 for this type of business. Oi value is 1.0.
 - Adjust all other values accordingly.

Sheet 24(Landscape)

12. There are 3 sheet 24 landscape plans. Please clarify which one is proposed.
13. Tree plantings must be located outside of all utility easements or at least 10 feet away from utilities within right of ways. All other proposed landscaping must not obscure visibility or hinder maintenance of above grade or at grade utilities. Any non-tree landscaping within utility easements requires the following statement on the landscaping plan: "The owner is responsible for replacement of any planting (i.e., shrubs, etc.) damaged or removed by DPU, or it's agent, as required for maintenance of county owned water and/or sewer facilities."

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501.

Sincerely,

John L. Clark

John L. Clark, PE
Utilities Engineer

cc: Will Burton, Electriforce, Inc.

bc: Ralph Claytor
Marchelle Sossong
Daniel Ivy
Spencer Norman, Planning

JLC/vr