

December 1, 2022

Ryan Yauger, P.E.
Bohler Engineering
9100 Arboretum Parkway, Suite 300
Richmond, VA 23236

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

Dear Mr. Yauger:

We have reviewed the construction plans submitted to the Planning Department on November 16, 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. Provide the water quantities on the plan.
2. Landscaping cannot be approved until final utility layout is approved on plan.
3. 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.

Cover Sheet:

4. Provide an original signature and date on the engineer's seal.
5. Provide a contact person for the owner and put it on the cover sheet.
6. Remove the note "Not approved for construction" on the cover sheet.

Sheet C-502:

7. As previously commented, darken the existing utilities so the information can be seen when the plans are scanned for archives.
8. Provide the width of the proposed utility easement.
9. Dead end lines shall not contain more than 600' of the minimum sized line. The water line will need to be either looped or the size of the water pipe will need to be upsized.
10. Label the distance from the water line to either the face or back of curb. DPU recommends installing the water line 4' from the face of curb to shift the water line out of the center of the drive aisle.
11. Indicate the size and material type of the domestic service line before the water meter.
12. Specify the size, detail number, and sheet location of the backflow preventor in the preventor reference.

13. Provide the sheet location of the detail for the oil/water separator in the oil/water separator reference.
14. Why are two (2) backflow preventors proposed with this project?
15. Water lines are required to be installed in paved areas per DPU Standards.
16. A 1" meter is required per the domestic meter sizing form; however, a 2" meter is reference on the utility plan. Coordinate the utility plan with the Domestic Meter Sizing Form.
17. The proposed corp. stops, and service line is required to be one size bigger than the proposed water meter.
18. Will the Motorcycle and VIC building be served by water?
19. Fire hydrants cannot be relocated; they must be removed and replaced with a new hydrant.
20. The proposed fire hydrants need to be located inside the utility easement.
21. Fire hydrants are not allowed to be installed more than 7' from the back of the curb.
22. The fire hydrant at the end of the water line is not accessible. How will fire access this hydrant?
23. As previously commented, provide four (4) N/E points on the plan.

Sheet C-503:

24. Refer to the comment about the fire hydrant relocation.

Sheet C-507:

25. Provide all the utility details that pertain to this project. (Fire hydrant, correct water meter, backflow, marker balls, etc.).

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

Sincerely



Nolan Ekers
Utilities Engineer

cc: Brian Miller, P.E. Bohler Engineering

bc: Ralph Claytor
Marchelle Sossong
Rick Schwartz, DPW
Daniel Ivy
Tony Greulich, Planning
Alice Thompson

NBE/vr

REVISED CONSTRUCTION PLANS REQUIRED