

January 26, 2023

Chris Shust, PE
Balzer and Associates Inc.
15874 City View Drive, Suite 200
Midlothian, VA 23113

**RE: Ferguson Farm Winery
1522 & 1526 Burning Tree Road
POD: 2022-00513**

Dear Mr. Shust:

We have reviewed the construction plans submitted to the Planning Department on January 10, 2023.

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. An information sheet for Preparation of Agreements for Water and/or Sewer Service is required but has not yet been submitted. The information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements that must then be executed by the Owner and the County prior to approval of the utility plans or building permits. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays on approval of plans. Preparation of the agreements may take up to 15 days after receipt of the Information sheet. 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. Fill out the lowest residual pressure on the 2nd page on the bottom of the engineering report.

C05: Utility Plan:

3. Relocate the proposed 8" water main to the site entrance. Show the 8" valve. Delete the label of the 8" gate valve since it is already called out as 16"x8" tapping sleeve and valve.
4. Flip the proposed hydrant to be on the same side of the meter. Proposed hydrant valve should be in the paved area. Proposed fire hydrant should be 5 feet from the meter just behind the curb.
5. Delete the valve showing on the water service line going toward the meter. You are using the corporation stop to tie the water service line to the water main. You are not using tee and valve.
6. Provide a 20-foot-wide utility easement across the property in the rear for future sanitary sewer extension per master plan.
7. Update the quantity list.

C12.1: Utility Details:

8. Revise the combined fixture value total to be 68 instead of 56 in the Domestic Meter Sizing Form. Update the maximum demand base on the revised total fixture value.
9. Clarify the type of construction in the Fire Flow Estimate Form. Cover sheet shown the type of construction to be IV B. Is it supposed to be wood frame or joisted masonry or masonry non-combustible?

10. Clarify where is the exposure and communication. I don't see any other building nearby. The total exposure factor should be 1 instead of 1.75 in the Fire Flow Estimate Form.
11. Revise the number of hydrants required to be 2 instead of 1 based on the required fire flow of 1500 gpm in the Fire Flow Estimate Form.

L01: Landscaping Plan:

12. We recommend there to be no tree or plants on top of the water service line.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Nolan Ekers at 501-4992.

Sincerely



Bob Dao
Utilities Engineer

cc: Trevor Ferguson, Kaneik & Trevor Ferguson

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

BQD/vr

REVISED CONSTRUCTION PLANS REQUIRED