

August 4, 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 NO: 2023-00211**

Dear Mr. Shust:

We have reviewed the construction plans submitted to the Planning Department on July 19, 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. Update the utility quantity list. There is only one 16"x8" tapping sleeve and valve. Label the service lateral as 1.5" copper service line. Include backflow preventer in the quantity list.

**C02 Overall Plan:**

3. The easement for the future sewer is in the wrong place. Provide 30-foot wide utility easement across both parcels (804-693-7692 & 804-694-7615) north of the creek for future sanitary sewer extension. It must be at the low elevation near the creek. Change the name of the proposed "sanitary sewer easement" to be "utility easement".

**C02.1 Easement Plan:**

4. Reduce the scale and show the proposed utility easement for the future sanitary sewer.
5. Change the name of the proposed "water line easement" to be "utility easement".

**C05 Utility Plan:**

6. DPU recommends moving the permanent sign off the service line.
7. Edit the callout of the tapping sleeve and valve to "16"x8" tapping sleeve and valve".

**C08.2 Profiles:**

8. Show approximate location of the telephone crossing in the water line profile.
9. Show the 16"x8" tapping sleeve and valve, 8" plug, and valve locations on the waterline profile.
10. Provide 3.5' of cover over the waterline.

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Ferguson Farm Winery

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

Sincerely



Bob Dao  
Utilities Engineer

cc: Trevor Ferguson, Owner  
  
bc: Ralph Claytor  
Marchelle Sossong  
Mike Aust, DPW  
Daniel Ivy  
Spencer Norman, Planning  
  
BQD/vr