



DEPARTMENT OF PUBLIC UTILITIES  
804.501.4517

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

September 6, 2023

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

**RE: QTS Tract 9 – Full Buildout Plan  
Portugee Rd  
POD2023-00314**

Dear Mr. Wilkins:

We have reviewed the construction plans submitted to the Planning Department on August 25, 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. 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 complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.

**C-17 & C-18 (Utility Layout):**

2. Clean up overlapping texts.
3. Revise two (2) 30"x8" connections to "30"x8" Tapping Sleeve and Valve" or "30"x8" TS&V".
4. Provide the casing pipe thickness. 20"x24" casing pipe is what you want to use? Be advised, an 18" casing pipe may be used for the 8" water main. Will there be another pipe or conduit in this casing pipe?
5. Reference the sanitary sewer upstream of MH-5 (MH-5 to MH-185) as private.
6. A manhole label is missing from the manhole between MH-7 and MH-187.
7. Clearly identify items shown near water main STA 11+50. If there is any obstacle or mechanism at this location, the water main must go around it. Also, a casing pipe will be required if there is a permanent fence.
8. As previously commented, label all ductile iron pipes on the plan for water main. These need to agree with the water profiles.

**C-27 (Profile):**

9. Show the fiber-optic crossing the water main near STA 10+60. There needs to be a minimum 12" separation between two.

4305 E. PARHAM ROAD / P. O. BOX 90775 / HENRICO, VIRGINIA 23273-0775

**C-28 (Profile):**

10. Provide ductile iron pipe from 8"x8" tee to the tap (approximate STA 47+75 to STA 47+80).

If you have any questions concerning the above noted comments or the plans, please contact me at 501- 4511 or Alice Thompson at 501- 4508.

Sincerely,

A handwritten signature in black ink, appearing to be 'JY' with a horizontal line extending to the right.

John Yi  
Utilities Engineer

cc: Sarah Blue, Quality Investment Property Richmond LLC