



DEPARTMENT OF PUBLIC UTILITIES
804.501.4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 13, 2023

Monte Lewis, P.E.
E. D. Lewis and Associates, P.C.
2116 Spencer Road
Richmond, VA 23230

**RE: Sauer Industrial Center Phase 3 Building A
Monahan Rd
POD2023-00255**

Dear Mr. Lewis:

We have reviewed the construction plans submitted to the Planning Department on October 23, 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 been submitted and is being reviewed. If the Information Sheet is incomplete, we will send you comments for correction and resubmittal. If the Information Sheet is complete, an Agreement will be forwarded to the Owner for signature within 21 days.

Cover Sheet:

2. Provide original signature and date on the engineer's seal.

D-6 (Notes and Details):

3. Provide the information whether fixtures for six (6) hose connections are new or existing in the meter sizing form.
4. The system must be able to discharge total fire flow of 2,500 GPM from three (3) worst fire hydrants at same time at reasonable pressure (above 20 psi). Pick three (3) worst fire hydrants and calculate based on 1,000 GPM from two (2) hydrants and 500 GPM from 3rd hydrant. This is with domestic flow and sprinkler flow factored in. The table provided must show this.
5. Remove the future connections/flow from the water pressure calculation/model table and schematic diagram. The future connections will be evaluated at the time of the future connections.
6. Will there be an irrigation connection(s)? Remove D-410 or show the irrigation connection(s) on the plan.

UTIL (Overall Utility Plan):

7. This sheet was omitted in this plan set. Revise per previous comments and resubmit the sheet with next plan submittal.

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

UTIL-2 (Utility Plan):

8. The match line on the bottom of the sheet needs to be "See UTIL-3".
9. There need to be no bends on the 6" fire hydrant lead. Could storm be adjusted ?
10. Two (2) water main adjustments (north-west and south-east corners) are not necessary since they do not cross storm pipes. Is there something else these are crossing? Show the crossings in the profile.
11. Remove the utility easement on the water main in the Miller Road right-of-way.
12. Provide the distance between the water main to the face of curb on Miller Road. Alignment adjustment may be needed to install the water main at least 2' from the gutter.
13. As previously commented, provide a note indicating the all stubs will be mechanically restrained for sheet UTIL-2 and UTIL-3.

UTIL-3 (Utility Plan):

14. Remove the future 8" sanitary sewer. Any additional flow needs to be evaluated for the capacity.
15. Will DPW allow private sanitary sewer in the Miller Road right-of-way?
16. A water main adjustment is shown in Miller Road but not shown on the water line profile. Coordinate profile with the plan.

PROF-3 (Profiles):

17. Recommend calling "SOUTH" or both SOUTH and BACK instead of "BACK of BLDG".
18. Revise 12"x12" Tee to 12"x12" Cross at approximate STA 7+29 in "Back of Bldg" profile and approximate STA 0+00 in "East Side" profile.
19. Remove 12" GV/B near 12"x12" Tee near STA 7+30.
20. The water pipe stub located south of the building is not in profile.
21. Coordinate water plan with water profile.

PROF-4 (Profiles):

22. Check and match the crown of the pipe inverts for the existing manhole.

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,



John Yi
Utilities Engineer

cc: Marshall French, Sauer Properties, Inc