

April 15, 2015

Keith Rich, P.E.
E. D. Lewis & Associates
2116 Spencer Road
Richmond, VA 23230

**RE: Stuart's Crossing Phase 1
1091 Virginia Center Parkway
File No. 5094; POD No. 2014-00369**

Dear Mr. Rich:

We have reviewed the construction plans submitted to the Planning Department on March 31, 2015 and received by DPU on April 1, 2015.

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 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

2. DPU has received the exception request letter for the fire hydrant 50 foot setback distance and is currently processing this request. Once granted, this request shall be documented in the appropriate boxed area on the cover sheet.

Sheet 3 (Notes and Details)

3. Revise water and sewer quantities in accordance with all comments and per the following:
 - Provide the number of each size of service line for the meters.
 - Revise number of 12 x 12 tees to match the plan.
 - Provide the number of monitoring manholes and regular manholes.
 - Revise number of vandalproof/watertight frame and cover to be 3(both monitoring manholes and manhole 5).

Sheets 24-26 (Layout, Waterline, & Sanitary Sewer Plan)

4. A 2" water service line will be required on the DPU side of each of the

1 1/2" domestic meters.

5. In addition, DPU recommends the following for the domestic meter services and irrigation meters:
 - Use of the tapped 4" DI valved pipe stub per DPU D-530 is recommended to minimize impact from retapping the main and abandoning a service line if future meter size and service line size has to be modified based on future tenant demand.
 - The irrigation meters can be exclusion meters with take-off on private side of the domestic meters per detail D-415 since the exclusion meter will be at least one size less than the domestic meter in each case.

Revise 38 (sanitary sewer profile)

6. Revise sewer slope to match invert elevations for sewer from existing manhole to manhole 2B.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501 or Hyung (John) Yi at 501-4511.

Sincerely,



John Clark, P.E.
Utilities Engineer

cc: Shane Parr, Sauer Properties, Inc.
bc: R. Claytor
J. Woodburn, DPW
Amy Seal, J. Yi
G. Garrison, Planning

JLC/cww