

May 19, 2015

Joseph Faudale, Jr., P.E.
Bay Design Group PC
8500 Bell Creek Rd
Mechanicsville, VA 23116

**RE: Townes at Stonewall Manor DPW Revision
1500 Darracott Road
File No. 4938; POD NO. 2014-00077
DWG# 2010-125 Rev**

Dear Mr. Faudale:

We have reviewed the revision to the approved construction plans submitted to the Planning Department on May 1, 2015.

Please address the following comments prior to approval of this **revised construction plan**. Water and Sewer Agreements that must be executed by the Owner and the County for water and sewer improvements **have** been executed.

Cover Sheet C1:

1. Either provide revised "Water and Sewer Notes" from the latest Henrico DPU Standards on the cover sheet or delete this altogether since these are already shown on the utility details sheet C9.

Sheet C4 (Layout and Utility Plan):

2. Field verify and show existing offsite waterline utilities (mains and meter services) in the area where the current proposed sewer tie-in is shown. Resolve any conflicts between existing water utilities and the proposed sewer main tie-in. Based on GIS information, it appears that there are several water services in the vicinity of the proposed doghouse manhole.
3. Show recordation information (deed book and page number) for the offsite utility easements required for both sewer and water connections to the existing utilities.
4. Show other features that will have to be removed or adjusted such as trees, shrubbery, light poles and fencing. Coordinate relocation of these items with DPU and Planning requirements.
5. Clearly show existing building footprint, roads and curbing near proposed sewer using a darker line weight. Demonstrate that sewer alignment will be at least 10 feet from the existing building and centered within a standard 20 foot utility easement.
6. Update specification reference in note 2 per new DPU Standards regarding gravity sewer service certification.

Sheet C5 (sanitary sewer profiles):

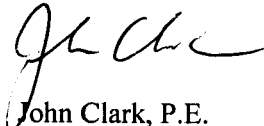
7. Show existing water main crossing near manhole 1 in sewer main profile. Provide required 10 feet horizontal separation between the manhole and water main in accordance with DPU Standards.

Sheet C9 (utility details):

8. Provide new details (D-485 and D-700) from the latest Henrico DPU Standards in Sheet C9.

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: Lloyd Poe, Stonewall Manor Condos, LLC
bc: R. Claytor
S. Jackson, DPW
A. Seal, J. Yi
L. Pambid, Planning
JLC/mab