

August 17, 2020

Josh Krolewski, P.E.
The Bay Companies
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: Townes at Oakley's Bluff, Section 3
LOCATION: 4201 Oakleys Lane
FILE NO.: 5084. POD NO 2020-00227

Dear Mr. Krolewski:

The Department of Public Utilities has completed a review of the water and sewer plans that are part of the plan of development submitted to the Planning Department on July 30, 2020 and received by DPU on same day.

DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

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 or prior to subdivision plat approval. 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 is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.

C1 (Cover Sheet)

2. Revise water and sewer material quantities in accordance with all comments.

C8-C9 (Layout & Utility Plan (West & East))

3. Relocate the water meter boxes to the other side of the driveways for lots 2 and 4 of block BB, lot 2 of block J, lot 2 of block I, lot 2 of block G, and lot 3 of block F.
4. Cluster the western 8" valve with 8"x8" tee and other 8" valve at the intersection of Rosedown Lane and Floral Bluffs Place.

C12 (Profiles):

5. The following comments pertain to the Floral Bluffs Place profile:
 - Revise the invert (in) for the laterals connected at the manhole 14 to match crowns with sewer main invert out.

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- Coordinate the information for the invert (in) at manhole 9 with the information shown within Lenten Rose Lane profile and the utility plan view. Please review and revise.
6. Label the size of the flushing hydrant, using the units, as 2" instead of 2 within Lenten Rose Lane profile and Rosedown Lane profile.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4512, or John Clark at 501-4501.

Sincerely,

Ireini Botros
Ireini Botros
Utilities Engineer

cc: Doug Godsey, Mankin Properties, LLC
bc: R. Claytor
S. Jackson, DPW
M. Gallagher
A. Crady, Planning
INB/mab