

March 17, 2021

Joseph Faudale Jr., P.E.  
The Bay Companies  
8500 Bell Creek Rd  
Mechanicsville, VA 23116

**RE: Retreat at One-Section 2**  
**LOCATION: 9009 Brook Rd & Telegraph Rd**  
**FILE NO. 5459 POD NO. 2021-00011**

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on March 1, 2021 and received by DPU on March 2, 2021.

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 or prior to subdivision plat approval. 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 C1**

2. Revise water and sewer material quantities in accordance with all subsequent comments and per the following:
  - Include irrigation meters with respective backflow preventers.
3. Document granted exception request for fire hydrant setback less than 50 feet on the cover sheet.

**C4(Overall Plan) and C4A (Section 1 Overall Plan)**

4. Revise the overall plans to match the utility plan view comments.
5. Revise first bullet note under Utility Notes to specify that required sanitary sewer improvements are per plans titled Retreat at One Offsite Sanitary Sewer utility plan. Include this note on the cover sheet as well.
6. The Overall Plan on C4 shows additional townhouse units and lots within the future section 4 and Garden City areas. A separate updated Overall Water and Sewer utility plan will be required for this area when these future areas are formally proposed.

**C16-C19(Layout & Utility Plan)**

7. After further discussion with Fire Division regarding hydrant layout and the exception request, the cumulative location of hydrants near block M is somewhat congested and warrants improved

spacing that will also help eliminate one of the hydrants (FH8) in the exception request. Therefore, relocate hydrant FH8 to the peninsula across from between blocks AA and BB, and adjust FH9 to directly across from units 4/5 of block CC while maintaining at least 50 feet from unit 6 of block N. FH9 can then provide hose lay to unit 1 of block N. An exception request will be granted for FH10 near unit 1 of block N and for FH11 near unit 5 of block W.

8. Provide the following for the fire lines to the condominiums:
  - Specify a 90 degree bend next to each boundary valve.
  - Revise the 10LF distance specified to match the scaled distance on the plan.
9. Revise manhole adjustment table information as follows:
  - Information for MH 43 and MH44 appears to be reversed based on the profiles.
  - Coordinate proposed top elevation for MH5 with the profile grade.
10. Provide at least 5 feet separation between flushing hydrant tee and water service for lot 1 of block EE.
11. Resolve overlap between manhole 32 and another symbol on sheet C18.
12. Show all section 1 utility easements with deed book and page number when recorded.

**C24-C27(Road, Utility & Storm Profiles)**

13. Show lateral invert elevations at manholes so that there are matching crowns between lateral and sewer main.
14. Update lot and block number references for the laterals to match current designations on the plans.
15. Provide DIP sewer main from existing MH1 to MH30 due to less than 1 foot separation from storm sewer pipe.
16. Provide DIP sewer main from MH 28-29 due to less than 5.5 feet of cover.
17. Provide DIP water main near MH 30 where restrained joints are shown on water main.
18. Revise existing MH 5 top elevation to match grade shown in the profile.

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

Sincerely,

*John L. Clark*

John L. Clark, P.E.  
Utilities Engineer

cc: Jeremy Swink-SM Richmond, LLC

bc: Ralph Claytor  
Jen Cobb, DPW  
Megan Gallagher  
Ireini Botros  
Christina Goggin, Planning

JLC/tt

**REVISED CONSTRUCTION PLANS REQUIRED**