

May 7, 2021

Anne Tignor, PE
Youngblood, Tyler & Associates, P.C.
P.O. Box 517
Mechanicsville, VA 23111

RE: Northfield Section 1
200 E. Parham Road
FILE NO: 5509; POD2021-00168

Dear Ms. Tignor:

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 April 16, 2021.

DPU recommends approval of these plans by the Planning Commission.

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

Sheet 1 (Cover Sheet):

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

Sheet 5 (Layout & Utility):

2. Field locate all the existing water valves. Clearly show the location of the valve at the intersection of E. Parham Road and Asbury Hills Drive correctly. Distinguish water valve from gas valve. Review the location of the existing gas line in Ashbury Hills Drive. It should not be on top of the waterline in the same trench. Update where necessary.
3. DPU requests changing the material of the proposed waterline crossing E. Parham Road to DI, from the tapping sleeving valve to bend.
4. Provide a fire hydrant at the Northfield Court entrance from Parham Road.
5. Reference Detail number D-495 within the proposed fire hydrant's callout.
6. Show the approximate location of driveways for each lot to ensure that water meters and SIPs are not installed within driveways.
7. Consider relocating those meters in front of the 8' access easement to a different location.
8. Provide both field surveyed and GIS information such as: elevations and inverts at the existing tie-in manhole. Review the field surveyed elevations since they are so different from GIS data.
9. Reference CWB/CSB 335 NW on the bottom of this sheet.

Sheet 7 (Parham Road Cross Sections):

10. Explore the option of tying the proposed sanitary sewer in Northfield Court to a different existing manhole to lessen the depth and slope of the proposed sanitary sewer.
11. The diameter of the proposed manhole 1 must be increased to 60-inches due to depth.
12. Indicate the vertical clearance between water main and storm pipe in the storm sewer profiles. Is there a need for waterline adjustment (D-485)?

13. Show the sanitary crossings in the storm sewer profiles.
14. Profile and identify the clearance between the storm sewer and the sanitary sewer lateral for Lot 6.

Sheet 12 (Notes & Details):

15. Add House Connection Details D-180 and Flushing Hydrant D-500 on this sheet.

Sheet LS (Schematic Landscape):

16. There appears to be no apparent conflicts with proposed landscaping and public utilities and/or utility easements. DPU cannot determine if future conflicts will exist until final utility locations have been determined.

General:

17. 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.
18. A facsimile of seal, signature and date is required on each sheet in addition to the originals cover sheet.
19. Revise the following items on the second of the Engineering Report Form:
 - Include the downstream manhole number.
 - Change the design basis under the Water System Design to 300 GPD/unit and update all subsequent calculations accordingly.
20. Change the GPD/Connection number to 300 and update all subsequent calculations on the Project Summary Report.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Carmel Duvern  at 501-7314.

Sincerely,



Bob Dao
Utilities Engineer

cc: Darin Smouse, Northfield Real Estate Company, LLC

bc: Ralph Claytor
Carmel Duvern ; Megan Gallagher
Cherie Wyatt, Planning

CED/tt