

May 27, 2021

Joseph Faudale, PE  
The Bay Companies  
8500 Bell Creek Road  
Mechanicsville, VA 23116

**RE:** Retreat at One Section 3  
LOCATION: 8921 Telegraph Road and  
Brookwood Glen Terrace  
**FILE NO.5459 POD NO.2021-00196**

Dear Mr. Faudale:

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 May 10, 2021 and received by DPU on May 13, 2021.

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. 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.
2. Revise Project Summary Report to show that each Condominium Building counts as 1 connection since there is one metered service for each building. This can be shown in the "other" connection type while still assuming 300 gpd per condominium.

**Cover Sheet**

3. Revise water and sewer material quantities in accordance with all plan comments.
4. Add a prominent note stating that there are required offsite sanitary sewer improvements per separate plans titled Retreat at One Offsite Sanitary Sewer Utility Plan.

**Sheet C3(Overall)**

5. Revise sheet to match utility plan comments.

**Sheet C4(Section 3 Overall)**

6. Revise sheet to match utility plan comments.
7. Coordinate sewer pipe material with utility plan as there are some runs of sewer designated as DIP.

**Sheets C9-C11(Layout & Utility Plan)**

8. Revise fire hydrant locations as follows:
  - Add an additional hydrant off of northwest corner of building 11 in the peninsula since hydrant spacing exceeds DPU Standards of 500 feet maximum.
  - Relocate hydrant at end of Milton Mill Way up to the curb bump out southwest of building 14. Consequently, the water main length can be shortened.
  - Reverse location of dedicated hydrant and reduced pressure detector assembly to improve fire division logistics. Locate dedicated hydrant at P.T. of curb on Milton Mill Way.
  - Relocate hydrant at intersection of Brookwood Glen Terrace and Englewood Farms Drive to the other side of the intersection 50 feet from unit 1 of block A.
9. Provide an exception request to the DPU Director for hydrants where 50 feet setback distance cannot be met and provide justification.
10. Dual sanitary laterals are not allowed for two separate condominium buildings. Provide a separate lateral to the sewer main for each building.
11. Provide 10 feet horizontal separation between sanitary sewer and waterline in front of block C. Waterline can be as close as 6 feet OD to OD horizontally from storm sewer.
12. Provide 8 feet OD to OD of horizontal separation between sanitary sewer and storm sewer within Huntsman Run Way.
13. Provide additional utility easement of 5 feet by 16 feet behind the hydrant near block C.
14. Provide at least 5 feet of separation between dual lateral connections for lots 1 and 2 of block B and lots 3 and 4 of block D.
15. Provide deed book and page number for previously proposed utility easements with Section 1 when recorded.
16. Label existing manhole within Brookwood Glen Terrace with GIS ID number.
17. Provide a flushing hydrant at the end of waterline within Brookwood Glen Terrace.
18. Provide a valve at the tie-in point to existing waterline within Brookwood Glen Terrace to separate existing system from proposed system and quickly restore service.
19. Label all laterals as DIP where connecting to DIP sewer main and include in quantities.
20. Provide reference to county monumentation used for survey.
21. Provide a note on the plans and on the plat stating that the HOA will own and maintain all sanitary laterals from the main to the building.
22. Are there any irrigation meters to be proposed for this development?

**Sheets C16-C17(Road, Utility and Storm Sewer Profiles)**

23. Show horizontal alignment for waterline at station 21+60 on Brookwood Glen Terrace profile and remove minor vertical adjustment.
24. Sewer is too shallow from manholes 52 to 50 at only 3 feet of cover. Extend sewer from manhole 40 to pick up the laterals from the buildings served by this sewer and delete sewer run from manholes 52 to 50 as this will provide greater depth of approximately 4.7 feet at the low point in road grade.
25. Show the four 8 x 4 tees for water services to the condominium buildings on Milton Mill Drive and Huntsman Run Way.

**Sheets C18-C19(Storm Sewer Profiles)**

26. Revise utility crossings within profile in accordance with utility comments.

Joseph Faudale, PE  
May 27, 2021  
Page 1

Retreat at One Section 3

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, PE  
Utilities Engineer

cc: Jeremy Swink-Stanley Martin Homes, LLC

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

JLC/tt