

June 4, 2021

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

RE: Corner at Twin Hickory Condominiums
4599 Pouncey Tract Road
FILE NO: 5514 POD2021-00194

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 May 12, 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.
2. Show the current address in item 4 of the site data.
3. Review the construction type in item 12 D of the site data. Isn't VB wood frame instead of combustible as shown in Fire Flow Estimate Form?

Sheet 2 (Overall Plan):

4. Update the overall with comments on the utility plan. Show the 8" water line stub from Pouncey Tract Road. Are you planning to loop it through? Show approximate location of future water line and sewer line for the office.
5. Revise the tax parcel ID near the northern boundary line to be 740-766-3730 instead of 740-766-3760.

Sheet 5 & 6 (Layout & Utility):

6. Add an existing condition/demo sheet to show the existing house, the well and septic systems being removed/abandoned.
7. Show all the existing valve, fire hydrant along Twin Hickory Lake Drive and Pouncey Tract Road.
8. Label the size and material of the existing water line along Pouncey Tract Road.
9. Provide one meter for each building. You can privately submeters after the main meter.
10. Provide a 4" valve at the 8"x4" tee for the water service line.
11. Avoid bend on the water service line if possible. Label the bend if it is unavoidable.
12. Label the fire line to be private. Recommend providing a post indicator valve (PIV) on the fire line to the building.
13. Flushing hydrant is not required on the fire line by DPU however it should not be installed in the curb and gutter or being too close to the building.

14. Label the bends in the fire line.
15. Proposed water line should be looped back to Pouncey Tract Road. Avoid long dead-end water line.
16. Label the distance from the water line to the face of curb.
17. Revise the limit of the utility easement. Boundary valve is normally located at the easement line. Fire line should not be inside of the easement.
18. Provide utility easement for the sanitary sewer from the existing manhole to manhole 8. The rest of the proposed sanitary sewer should be labeled as private.
19. Provide the DB&PG for the existing utility easement.
20. All sewer laterals should be labeled as private. Recommend providing a clean-out on the lateral. Add a note stating the HOA is responsible for all sewer laterals from the main to the building.
21. Provide a few feet of separation between the waterline fittings. For example, the bend and the fire hydrant tee near manhole 7 are too close to each other.
22. Recommend providing stationing along the road.
23. Reference Detail number D-495 within the proposed fire hydrant's callout.
24. 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.
25. Reference CWB/CSB 486SE & 487SW on the bottom of this sheet.

Sheet 9-10 (Profiles):

26. Show all the waterline crossings in the sanitary sewer profile.
27. Show all crossings in the waterline profile including fire line crossing, 4" water service line crossing, sanitary sewer crossings.
28. Profile the fire line and show all the crossings. Resolve any conflict among the utilities.

Sheet 12-13 (Notes & Details):

29. Provide architect layout of the building showing the area as calculated in the Fire Flow Estimate Form.
30. Add details D-160, D-476, and D-500 on this sheet.
31. Replace detail D-435 with detail D-430.

Sheet LS (Schematic Landscape):

32. 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:

33. 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 subsequent Information Sheet submittal is complete, an Agreement will be forwarded to the Owner for signature.
34. A facsimile of seal, signature and date is required on each sheet in addition to the cover sheet.
35. Preliminary capacity analysis of the downstream sewer indicates that the capacity of approximately 3700 feet of 8" and 10" sewer might be exceeded by the demand requirements of this project. Recommend consider routing the proposed sewer toward Ivy Hollow Court. An analysis of the downstream sewer system will be required for this project.

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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,

A handwritten signature in black ink, appearing to read "Bob Dao", with a long horizontal stroke extending to the right.

Bob Dao
Utilities Engineer

cc: Craig Shelton, CA Twin hickory, LLC

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

BQD/tt