

July 2, 2021

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

RE: Taylor Green
805 W. Williamsburg Road
FILE NO: 5517POD2021-00242

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 June 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 C1 (Cover Sheet):

1. Update the quantities list per plan comments.

Sheet C2 (Existing Conditions and Demolition Plan):

2. Show more of the existing water line in Sawset Lane. Show the existing valves at the intersection of Sawset Lane and Taylor Farm Lane.
3. Provide the GIS elevations at the existing manhole in addition to the field elevations.
4. Show all the existing utility easements accurately.
5. Review the DB&PG of the variable width utility easement near the existing manhole SMH008295.
6. Identify the existing septic tank and drain field. Label to abandon it in accordance to VDH standards.
7. Show the existing valves and plug on the existing 12" water line on Williamsburg Road and Whiteside Road.

Sheet C6 (Layout & Utility Plan):

8. See comments on existing conditions.
9. The two existing tie-in manholes will need to be raised 12" above ground to avoid storm water draining into it.
10. Proposed sanitary sewer from manhole 1 to the existing manhole and from manhole 10 to manhole 13 should be private.

11. Provide a note indicating HOA is responsible for the sanitary sewer laterals from the 8" sewer main to the townhouse.
12. Revise the deflection angle at manholes 14 and 15.
13. Relocate the fire hydrant near Whiteside Road to the location across from unit G4 (near manhole 16).
14. Proposed fire hydrant should not be on top or too close to the storm sewer pipe. Provide 5 feet separation between the storm sewer pipe and the fire hydrant.
15. The water service for Lot 6 Block H appears to be in conflict with the light pole.
16. Extend the full water and sanitary sewer easement to parcel 832-714-3049 for future water and sanitary sewer extension.
17. Identify the typical firewall between each townhouse including the rating.
18. Revise the CSB and CWB to be 283SW and 284 NW.

Sheet C8 & C9 (Sanitary and Storm Profiles):

19. Flip the Taylor Green Crescent profile to match with the direction of the plan view. Revise the station if necessary.
20. Revise the invert out at manhole 1 of Taylor Green Crescent profile.
21. Revise the length of the sanitary sewer from manhole 1 to manhole 2.
22. Label the name of the profile of the sanitary sewer from manhole 10 to manhole 13 to be Taylor Green Court instead of Taylor Green Drive.
23. Label the type of manhole cover at each manhole. Manhole 5 should have a vandal proof cover with the top 12" above the ground.
24. Revise the proposed invert in at the existing manhole 008304 to match crown. It should be 0.10 higher.
25. Label the size of the existing sanitary sewer pipe in the profile.

Sheet C21 (Utility Details):

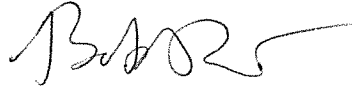
26. Add details D-160, D-165, D-710, and D-730.

General:

27. 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 within 21 days.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Dao', with a long horizontal flourish extending to the right.

Bob Dao
Utilities Engineer

cc: Doug Godsey, Godsey Properties, Inc

bc: Ralph Claytor
Daniel Ivy; Megan Gallagher
Tony Greulich, Planning

BQD/vr