

July 2, 2021

F. Cameron Palmore, P.E.  
Koontz Bryant Johnson Williams, P.C.  
1703 North Parham Road, Suite 202  
Henrico, Virginia 23229

**RE:** The Glens at Scott Place Section 3  
951 Scott Road  
**File No. 5320 POD2021-00240**

Dear Mr. Palmore:

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 11, 2021 and received by DPU on June 17, 2021.

DPU recommends approval of these plans by the Planning Commission.

Please address the attached 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 or prior to subdivision plat approval. An Information Sheet for the Preparation of Utility Agreements has 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. Provide exception request for fire hydrant less than 50' from proposed building. Exception request is to be addressed to the DPU Director and must provide justification for the request.
3. Revise the water and sewer design calculations form as follows:
  - Revise the sewer average design flow, MGD (total) to 0.011 and adjust other calculations.
4. Revise the Project Summary Report (Form F-10) per the following and resubmit:
  - Revise the maximum day +fire flow to be 1012.8 gpm.
  - Revise the number of fire hydrants to 2.
  - Revise pipe quantities per plan comments.

**C1.0 (Cover Sheet):**

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

**C4.2 (Layout & Utility Plan):**

6. DPU previously approved plans for section 1 showing the entire run of sewer from manholes E5 to E5A was to be installed. Since there was a mistaken acceptance of only part of this run by our construction inspector, we must require that you install a manhole at the end of this stub and relay new pipe from out of the manhole. Please note that DPU does not allow sewer main stubs due to differential settling that creates dissimilar pipe grade issues. The sewer main must terminate with a manhole.
7. Redesign the waterline and sanitary sewer pipe in front of block R to avoid the skewed crossing. We suggest the following. For the waterline, use 90-degree bend right after the 8"x6" reducer and keep the water line straight without using any bends. For the sanitary sewer pipe, locate manhole E5A a few feet to the west so that there is at least 10' of horizontal separation between the sanitary sewer pipe and the waterline in front of block R.
8. Draft to show the existing flushing hydrant and plug at the end of the existing waterline within Scott Place and the existing plug within Scott Terrace. Also, label to remove this flushing hydrant within Scott Place when extending the waterline.
9. Provide at least 5' of separation between water and sanitary sewer services for the following lots:
  - Water service for lot 22 and sewer lateral for lots 28/27.
  - Water service for lot 18 and sewer lateral for lots 31/30.
  - Water service for lot 12 and sewer lateral for lots 4/5.
10. Clearly label the lot number for lots 5, 7 and 11 as the lot numbers are covered by utility callout notes.
11. Locate meter boxes within the 2' strip grass area between the sidewalk and the curb where there will not be any conflict with storm, irrigation system piping, trees or any other features. Consequently, utility easements can be reduced to have just 5' behind each water meter.
12. Label road name "Scott Place".
13. Label manhole E5A as 5A since this manhole is proposed.
14. Remove the word "private" from Scott Terrace to avoid confusion with labeling the sewer main "private".

**C6.1-C6.2 (Profiles-Roads) & (Profiles-Storm and Sanitary Sewer):**

15. Revise all utility profiles in accordance with previous utility comments.
16. Revise Scott Terrace profile to show the uninstalled portion of sanitary sewer pipe upstream of manhole E5, and manhole E5A, as proposed and the installed stub (61') as existing.
17. Provide a table to address the raising or lowering of existing manhole E6A within Scott Place profile to finished grade. This table should include:
  - Existing top elevation.
  - Proposed top elevation.
  - Amount of modification required, i.e. vertical feet of raising or lowering.

- Proposed method of adjusting each manhole.
  - Phase of construction each manhole modification is to be done.
18. The following comments pertain to Scott Place profile:
- Show and label to remove the existing flushing hydrant to extend the waterline near STA 19+40.
  - Manhole top information for manhole E6A does not match the information shown on the DPU as-built plan. Please review and revise.
19. The following comments pertain to SAN E5-1 profile:
- Show manhole E5A as proposed.
  - Provide vandal proof/watertight frame and cover for manhole 1.

**C8.6 (Details-Henrico DPU):**

20. Either delete Water and Sewer Design Calculations form and Project Summary Report on this sheet or update these forms if you want to keep them on this sheet.

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

Sincerely,

*Ireini Botros*

Ireini Botros  
Utility Engineer

cc: Hank Wilton, Scott Place Developers, L.L.C.

bc: R. Claytor  
I. Botros  
Mike Kennedy, Planning

INB/tt