

August 10, 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 July 22, 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 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. A response to the fire hydrant exception request is forthcoming. Once this is reviewed and granted by DPU, please document this exception on the front cover sheet.

Cover Sheet

3. Revise water and sewer material quantities in accordance with all plan comments and per the following:
 - Revise the number of 22.5-degree bends.
 - Coordinate the length of the DI and PVC sewer main with the utility plan.

Sheet C3(Overall)

4. Revise sheet to match utility plan comments.
5. Update sanitary sewer pipe material to match the utility plan as there are some runs of sewer designated as DIP.
6. Relocate the note "HOA will own and maintain all sanitary laterals from the main to the building" to the Section 3 Overall utility sheet and/or the individual utility plan sheets.

Sheet C4(Section 3 Overall)

7. Revise sheet to match utility plan comments.
8. Coordinate sewer pipe material for the sewer run between manholes 53 and 55 with utility plan as this run of sewer should be designated as DIP.

Sheets C9-C11(Layout & Utility Plan)

9. As previously commented, provide deed book and page number for previously proposed utility easements with Section 1 when recorded.
10. In accordance with the profiles, show the waterline adjustment locations where waterline crosses storm pipes # 393-392 within Brookwood Glen Terrace and where crossing the sanitary sewer laterals for buildings 10 and 11.
11. Locate the irrigation service line outside of the vertical waterline adjustment at the northeastern corner of building 11. In addition, locate the irrigation BFP at least 5 feet from the light pole.
12. Use a tapping sleeve & valve for the water service connections for buildings 16&17 since connecting to existing water main.
13. Provide water service for lot 2 of block B.
14. Add the following note, "A maximum of 12" adjustment may be done utilizing pre-cast riser rings to raise frame and cover. For additional height adjustment, pre-cast manhole sections must be installed. Decreasing manhole depth must be done by removal/replacement of pre-cast manhole sections."

Sheets C20-C21(Road, Utility and Storm Sewer Profiles)

15. Show the fire line crossings in all profiles.
16. The following comments pertain to Milton Mill Way profile:
 - Resolve the conflict between the sewer lateral for building 11 and waterline as it appears that there is no vertical separation between the sewer lateral and waterline. Provide at least 12" of vertical separation edge to edge. Show and label this lateral crossing with building number.
17. Vertical waterline adjustments are not acceptable for the 4" DI water services serving buildings 12 and 13 in that water quality will be compromised. Therefore, terminate the 4" DI and use copper service prior to the sanitary lateral crossings so that the copper service can be adjusted (deflected) without using any fitting to avoid the conflict with the laterals crossings. Show these details (4" DI pipe, blind cap and copper service) on the utility plan view and profile.
18. Show waterline crossing between manholes 73 and 74 within Huntsman Run Way profile.

Sheets C22-C23(Storm Sewer Profiles)

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

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
Marchelle Sossong
Megan Gallagher / Ireini Botros
Christina Goggin, Planning

INB/vr