

January 7, 2022

Jonathan Murray, PE
Timmons Group
1001 Boulders Pkwy, Suite 300
Richmond, VA 23225

RE: The Ridings at Warner Farm Section 2
LOCATION: Long Bridge Rd & New Market Rd
FILE NO. 4512; POD NO. 2021-00458

Dear Mr. Murray:

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 December 16, 2022.

□ DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

General

1. Provide standard documentation (Engineering Report, Project Summary Report, water availability request, etc.) and calculations that are a part of the plan submittal requirements.
2. The proposed development is conceptually consistent with the overall water and sewer plan approved in April 2014.
3. Plans for required offsite water facilities were previously approved several years ago but will need to be resubmitted and revised to be brought up to current standards and requirements as well as confirm current field conditions.
4. Owner is to have their engineer submit a design report to DPU for the proposed Long Bridge wastewater pumping station for DPU review. Upon concurrence, construction plans can then be submitted to DPU for review and approval.
5. 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.

Cover Sheet

6. Improve legibility of vicinity map by eliminating gray background and using dark bold lines and clear labeling for streets.

Drainage & Utility Plans (C4.0-C4.11)

7. Planning comments that running the utilities down the middle would conflict with the landscaping/ improvement requirements along Sweeney Mill Lane and Basset Hall Place. To avoid these conflicts water and sewer utilities will need to be limited to the paved areas.
8. Routing of other water and sewer lines are acceptable with minor modifications.
9. Water and sewer profiles must be developed in accordance with DPU Standards.
10. Construction details must be incorporated to ensure compliance with DPU Standards.

11. Complete documentation of all construction details.
12. Detailed review of all items will be performed when fully documented construction plans are received.
13. Fire protection requirements will be determined when ISO fire flow calculations are submitted for review for the townhouses.
14. Fire hydrants shall be located in accordance with DPU Standards and so that maximum hose lay to any part of a structure shall not exceed 350 feet for multifamily residential, which includes both townhouses and zero lot line houses. A maximum distance of 650 feet will be allowed for the remaining single-family lots.
15. Show buildable areas on the utility plans so that adequate assessment on fire protection and location of utilities can be made.
16. On sheet C4.0, label sanitary sewer with pipe size to distinguish from storm sewer.

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

Sincerely,

John L. Clark

John L. Clark, PE
Utilities Engineer

cc: Rob Loftis, D.R.Horton, Inc.

bc: Ralph Claytor
Marchelle Sossong
Ireini Botros
Megan Gallagher, Daniel Ivy
Christina Goggin, Planning

JLC/vr