

March 31, 2022

Adam Werner, P.E.
Youngblood, Tyler, & Associates, P.C.
PO Box 517
Mechanicsville, VA 23111

**RE: Woodson Hills at Bacova Section 3
Kain Road
FILE NO. 5074; POD2022-00117**

Dear Mr. Werner:

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 March 15, 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. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has not been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements which must then be executed by the Owner and the County prior to approval of building permits or prior to the utility pre-construction meeting and authorization to proceed with utility construction. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays in either of these steps. Preparation of the Agreements may take up to 15 days after receipt of the Information Sheet and execution by the County after execution by the Owner may take up to 10 days. Conflicts between the completed Information Sheet and the plans may generate additional review comments.

Sheet 5 of 16:

2. Additional fire hydrants are required to meet the 350' hose lay requirements for zero lot line homes.
3. Provide the following core drill note on the plan, "*Connections to existing manholes without stubs or bricked-up openings shall be the equal of either Kor-N-Seal w/stainless steel expander ring or Press-Seal w/nylon expander sleeve installed by core drilling manhole and in strict accordance with manufacturer's specifications.*"
4. Include the following drawing file numbers in Note 1: Dwg File No: 2022-114 (Woodson Hills at Bacova Section 2) and Dwg File No: 2021-117 (Fry's Landing Offsite Sewer),
5. Revise Material Quantities per plan comments.
6. Provide a note specifying DI laterals are required on DI mains.

Sheet 7 of 16:

7. Why is a profile of Bacova Club Court provided on the plans?

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Woodson Hill at Bacova Section 3

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or John Yi at 501-4511.

Sincerely,

A handwritten signature in cursive script, appearing to read 'ANT'.

Alice Thompson
Utilities Engineer

cc: Robert Bobcock, Bacova SP, LLC

bc: Ralph Claytor
Megan Gallagher
Daniel Ivy
Marchelle Sossong
Planner, Aimee Crady

ANT/vr

REVISED CONSTRUCTION PLANS REQUIRED