

April 29, 2022

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

RE: Retreat at One Section 4
LOCATION: Scott Road
FILE NO. 5459; POD NO. 2022-00190

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 April 8, 2022 and received by DPU on April 13, 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. 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.
2. Provide a note on plans stating, "HOA will own and maintain all sanitary sewer laterals from the main to the building." Engineer shall make sure that the same statement is made on the approved plat and in the HOA covenants.

Cover Sheet

3. Revise water and sewer material quantities in accordance with all plan comments and per the following:
 - Review 8" DIP waterline quantity which seems high for 8 vertical adjustments. This will also impact the PVC quantity.
 - Review vertical feet quantity for manholes.
 - Delineate between DIP and PVC laterals.

Sheet C3(Overall)

4. Revise sheet to match utility plan comments.
5. Utility easement to the Lundy lot (GPIN 786-759-0210) can be deleted since Planning has informed DPU that this is not a buildable parcel per County Code.

Sheet C4(Section 3 Overall)

6. Revise sheet to match utility plan comments.

Sheets C9-C11(Layout & Utility Plan)

7. Provide an exception request to the DPU Director for hydrants where 50 feet setback distance cannot be met and provide justification.
8. Provide sewer lateral for lot 3, block O and eliminate extra single lateral for lot 4, block O since there is already dual lateral for lots 4 and 5.
9. Use the term “vertical waterline adjustment” to describe the vertical bends more accurately per D-485 in these areas where waterline must be vertically adjusted. Also, add DPU detail reference D-485 for the vertical waterline adjustment.
10. Provide at least 8’ of horizontal separation between the sanitary sewer pipe and adjacent storm pipe in front of block N.
11. Cluster the eastern 8” valve with 8”x8” tee at the intersection of Underhill Road and Brae Have Drive and adjust lot 6 block K water service connection accordingly to connect to the main east of this valve and be at least 5’ from sanitary sewer main.
12. Provide at least 5’ of separation between the flushing hydrant and the storm pipe at the end of Brae Have Drive.
13. Relocate water meter boxes for lots 1 & 6 of block L, lots 1, 2 & 3 of block N and lots 1 & 6 of block M to be at least 3 feet from storm sewer.
14. Provide 5’ of separation between the hydrant tee and water service connection for lot 6 of block J.
15. Provide 5’ of separation between the fire hydrant and the storm pipe at the intersection of Underhill Road and Brae Have Drive.
16. Provide at least 10’ of separation between the sewer main and waterline in front of block M and Block L.
17. Provide DIP laterals where connecting to DIP sewer main. Label on plan view and include in sewer material quantities.
18. Will there be any irrigation meter for landscaping?

Sheets C15-C16 (Road, Utility and Storm Sewer Profiles)

19. Show invert elevations for laterals entering manholes so that crowns match with the sewer main.
20. Provide DIP for sewer main that has less than 5.5 feet of cover.
21. The following comments pertain to Rivanna Hill Road profile:
 - Eliminate the note to remove existing flushing hydrant near STA 15+80 to be consistent with the utility plan.
 - Provide manhole top adjustment information for MH117 if needed. Change frame and cover from vandalproof (per section 5) to standard.
 - Provide invert in elevation at MH117.
22. The following comments pertain to Underhill Road profile:
 - Provide a DIP dual sewer lateral for lots 2&3 of block S since there is less than 1 foot separation from the water line near STA 14+00.
23. For Bell Grove Way sanitary sewer, reduce the slopes to achieve 5.5’ minimum depth of cover.
24. For Brae Have Drive, adjust valve and reducer near MH 104 to be clustered with the tee per plan view comment.

L01-L02 (Conceptual Landscape and lighting Plan:

25. Show utilities (mains and services) and utility easements on the landscape plan.
26. Tree plantings must be located outside of all utility easements or at least 10 feet away from utilities within right of ways. All other proposed landscaping must not obscure visibility or hinder maintenance of above grade or at grade utilities. Any non-tree landscaping within utility easements requires the following statement on the landscaping plan: “The owner is responsible for

replacement of any planting (i.e., shrubs, etc.) damaged or removed by DPU, or it's agent, as required for maintenance of county owned water and/or sewer facilities.”

27. Adjust residential yard light poles and SIPs/ meter boxes to be at least 5' away so that private laterals and water services do not conflict with extension to each house.
28. Revise the sheet number of the lighting plan to L02 instead of L01.

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
Daniel Ivy
Ireini Botros
Christina Goggin, Planning

JLC/vr