

July 14, 2022

Brian Ditzler, PE
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

RE: Sweetspire
LOCATION: Pouncey Tract and N Gayton Rd
FILE NO. 5586 POD NO. 2022-00248

Dear Mr. Ditzler:

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 27, 2022.

DPU continues to recommend 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 resubmitted 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 an original signature on the P.E. seal on the cover sheet. All other sheets can have facsimile signatures.
3. When provided on next submittal, per comments response dated June 24, 2022, be sure to revise hydraulic water model using 1000 GPM instead of 1750 GPM based on the distance between buildings.
4. When provided on next submittal, per comments response dated June 24, 2022, be sure to revise the Project Summary Report (Form F-10) per the following:
 - Delete copper services from pipe quantity table. Include only watermain.
 - Leave signature space for project reviewer blank at the bottom of page.
 - Revise the maximum day demand to 11.7 GPM within the lower hydraulic evaluation table.
 - Revise the maximum day + fire flow using 1000 GPM for fire flow and 11.7 for maximum day.
 - Provide pressure information within the lower hydraulic evaluation table.
5. When provided on next submittal, per comments response dated June 24, 2022, be sure to revise the water and sewer design calculations form as follows:
 - Revise the source to be Henrico Public Utilities within the water system design.
 - Revise total design peak flow, GPM to include the maximum day demand and not the peak hour flow.

C4.0 (Utility Plan):

6. As previously commented, DPU strongly recommends extending the water line from the 8" waterline within the parking lot for 5000 Pouncey Tract Road instead of extending the waterline from Belair Place. An offsite easement will be required for this waterline extension. Also, provide a fire hydrant at the eastern entrance of this development. If the waterline will be extended from Belair Place, then revise the following:
 - Revise the alignment of the proposed 8" waterline between houses 5 and 6 so that the waterline is centered between the houses and not too close to house 6 to provide more room for maintenance purposes.
 - Adjust buildable area for houses #5&6 to allow for any potential roof overhang or bay window being at least 10 feet from the proposed water main.
 - Show the foundation for houses # 5 & 6 and provide at least 10' of separation between the foundation and the water main.
 - Show underline electric and AC units between houses 5&6 and locate any electric lines and structures outside the utility easement for the proposed waterline.
 - Provide drivable road that will support heavy equipment (backhoe, dump truck) from Belair Place for maintenance accessibility for the proposed waterline.
 - No trees or shrubs allowed within the easement from tie-in location to the road.
7. Remove the flushing hydrant tee connection located on Belair Place, this will shift the water main from the gutter pan.
8. Provide sequence of construction notes for waterline connection.
9. Relocate the water meter for building 4 out of the driveway.
10. Ensure that all waterlines have a minimum of 3.5 feet of cover.
11. Replace the 8" 90-degree bend with an 8"x8" tee, valve, and plug on waterline located on Little Henry Lane for future waterline extension.
12. DPU recommends using a 2" corp stop, 2" copper service line for the irrigation meter.
13. Provide an exception request to the DPU Director for the following the hydrant located north of building 21 and the one south of building 29 where 50 feet setback distance cannot be met and provide justification.
14. Include the Manhole ID number at the existing tie-in Manhole located on Bowles Hill Court.
15. Reference the size and material of the existing sewer line located on Bowles Hill Court.
16. Show the existing water services serving adjacent properties to avoid conflicts with waterline connections and services.
17. Provide a gate or place the utilities in an encasement pipe at the fence on Bowles Hill Court.
18. Provide a note on the plan view sheet indicating DI lateral are required on DI mains.

C4.1(Sanitary Sewer Profiles):

19. The following comments pertain to Sanitary Sewer profile (Little Henry):
 - As previously commented, storm pipe can cross under the sanitary sewer pipe with only 6" of vertical separation near STA 2+80.

C4.2(Waterline Profiles):

20. For the waterline adjustment on the Waterline Profile (Garnet Parke) near STA 2+00, add a note to rotate the first two (2) vertical 45° bends horizontally to accomplish the 45°-degree horizontal bend of the waterline so that the additional horizontal 45° bend can be eliminated.
21. Revise the profile in accordance with all plan comments.

C4.6 (Utility Notes and Details):

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July 14, 2022

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22. Revise water and sewer material quantities in accordance with all plan comments.
23. In addition to LF shown on the quantity list, include the number of laterals.
24. Add electronic Marker Placement Details D-740 & D-750.

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

Sincerely,



Carmel E. Duverné
Utilities Engineer

cc: Chris Simons, Eagle Construction of VA, LLC

bc: Daniel Ivy
John Clark
Spencer Norman, Planning

CED/tt