

September 9, 2022

Drew Ward, P.E.  
Townes Site Engineering  
1 Park West Circle, Suite 108  
Midlothian, VA 23114

RE: Sadler Crest Subdivision  
4801 Sadler Rd  
**FILE NO.: 5584; POD2022-00192**

Dear Mr. Ward:

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 August 12, 2022.

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 and/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.
2. As previously commented, the values for the Peak Flow (MGD) in the sanitary sewer design and the Peak Hour Flow (GPM) in the water system design are incorrect. How were the values derived? Submit a revised Water Sewer Design Calculation.

**C2.1:**

3. Provide a note indicating all water meters and SIPs will not be located within the limits of the driveway.
4. Will a back tap be necessary for the water main connection?
5. Change the tapping sleeve reference to 12" x 8" tapping sleeve & valve. The valve is part of the tapping sleeve and valve assembly.
6. The water meters for Lots 7 and 8 and the sewer service for Lot 6 appears to conflict with the storm sewer pipe and structure. Label the distance from the services to the pipe and structure.
7. Shift all SIPs within the ROW.
8. Is there a reason why 6-inch sewer laterals are proposed for the residential lots instead of 4-inches?
9. Since a fire hydrant has been added at the intersection of Almond Ridge Court and Almond Ridge Way, the two proposed fire hydrants near the cul-de-sacs are not necessary. Please review and re-evaluate the water system design.
10. Provide benchmark within 500' of the sanitary sewer mains.

11. Revise Material Quantities per plan comments.

**C11:**

12. Specify the existing and proposed grade lines on the sanitary sewer and water line profiles.
13. Show the proposed storm sewer and existing gas pipe located near the water main connection.
14. Reference the 6" x 4" tee located at the end of the water main on the Almond Ridge Way Profile.
15. Show the water and sewer service crossings on the storm sewer profile of Storm Sewer STR1A-STRE5 Profile.

**C11A:**

16. As previously commented, provide an aerial stream crossing detail on the profile sheet. Clearly show the center line of the stream and pedestal, specify the length of the exposed pipe, show the location of the pedestals to support the proposed pipe, and label distance from the end of pipe joint to the edge of the pedestal.
17. Clearly show the location of the pipe joints on the pipe.
18. Be advised, the pedestal is required to be install a minimum of 2' below existing grade or as required to reach suitable soil.
19. Be advised, the sanitary sewer for this project will need to be installed at minimum slope for future sanitary sewer extension across Sadler Rd.

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,

  
Alice Thompson  
Utilities Engineer

cc: Paul Rubis, Winfrey Road, LLC

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

ANT/

**REVISED CONSTRUCTION PLANS REQUIRED**