

September 9, 2022

Joseph Faudale, P.E.
The Bay Companies
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: Townes at Oakley's Bluff, Section 4
LOCATION: 4201 Oakleys Lane
FILE NO: 5084. POD NO 2022-00434

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 August 11, 2022.

DPU recommends approval of these plans by the Director of Planning.

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 or prior to subdivision plat approval. 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 exception request for fire hydrant less than 50' from proposed townhouses. Exception request is to be addressed to the DPU Director and must provide justification for the request

C2 (Layout, Utility, Grading, Drainage and Erosion Control Plan)

3. Provide 5' of separation between the proposed sewer lateral for townhouses 2 and 3 and existing sewer lateral for townhouses 2 and 1 of block BB.
4. Provide a note specifying a cast iron compression type tapping saddle for proposed sewer lateral connections to the existing sewer main.
5. Include material notes (F-6).
6. The graphic scale is incorrect. The graphic scale should be 1" = 30'.

C6 (Site and Utility Details)

7. Revise the lot and block number for the exposure (x) to block J, lot 4 within the ISO fire flow form.
8. Round Ci value in accordance with the ISO form instructions.

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If you have any questions concerning the above noted comments or the plans, please contact me at 501-4512 or John Clark at 501-4501.

Sincerely,

Ireini Botros
Ireini Botros
Utilities Engineer

cc: Doug Godsey, Mankin Properties, LLC

bc: M. Sossong
R. Claytor
Rick Schwartz, DPW
D. Ivy
Aimee Crady, Planning

INB/vr