

January 6, 2023

Tyler Mueller, PE
Youngblood, Tyler & Associates, PC
7309 Hanover Green Dr.
Mechanicsville, VA 23111

**RE: Pointe at Twin Hickory Condos
4647 Pouncey Tract Rd.
POD NO.2022-00624**

Dear Mr. Mueller:

Enclosed are marked-up prints of the water and sewer plans that are part of the plan of development submitted to the Planning Department on December 30, 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. An information sheet for Preparation of Agreements for Water and/or Sewer Service is required but has not yet been submitted. The information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements that must then be executed by the Owner and the County prior to approval of the utility plans or building permits. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays on approval of plans. Preparation of the agreements may take up to 15 days after receipt of the Information sheet. 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 1 - Title Sheet:

2. Update the utility quantities list.
3. Update the GPIN in item of the site data to include part of GPIN 740-766-4248 and 740-766-4846.

Sheet 2- Overall Plan:

4. Update the overall plan with comments on the layout and utilities plan.
5. Show the DB&PG of all the existing utility easements especially the one in Good Landing Road, Twisted Vine Lane, and the one in the reserve area from Turning Branch Way to 740-766-0514.
6. Provide GPIN and owner's information for the "reserve area for future development." (740-766-4846).

Sheet 3- Existing Conditions/ Demo:

7. Show the existing septic tank and drain field for the three existing house. Label to abandon it per VDH Standards.
8. Label the DB&PG of the existing utility easements.
9. Show the manhole ID and elevations of the existing sanitary sewer manhole in Twisted Vine Lane.
10. Existing fire hydrants can not be relocated, a new fire hydrant will need to be installed.
11. Add the note, "Water line valves will only be operated by DPU personnel or under DPU supervision."

Sheet 6- Layout & Utilities:

12. All proposed sanitary sewer in this project should be private. Remove the easement for the sanitary sewer and label the sewer as private.
13. Add a valve between the two tapping sleeve valves otherwise all 65 units will be out of water if there is a break in Good Landing Road water line. The valve should be located next to the tee. Existing water line in Good Landing Road is going to have to shut off to cut in this valve therefore you would only have one tapping sleeve and valve. Add a note for contractor to coordinate with the owners in Building 2 on Phase 1 well in advance before shutting down the waterline.
14. Provide utility easement for the water service and meter to Building 6.
15. Relocate the meter for Building 5 down to where the sidewalk bend. The fire line should cross the water service above the meter.
16. Provide more utility easement for the water service line and meter. See detail D-510. There should be a minimum of 3 feet in all direction around the meter. All water meter service easement should be like the one shown on Building 5. Many of easement for the water service line are currently shown to be too narrow with no room in the back of the meter.
17. Provide additional utility easement around the back side of the fire hydrant. All fire hydrant easement should be like the one shown at station 7+20.
18. Is it possible for the 6" sanitary sewer lateral to come into the building on the opposite side of the water service line? The currently alignment is trying to jam all the fire line, water service line and the sewer lateral into the building on one side of the building therefore there is not much separation among them in some area.
19. The bearing for the sanitary sewer between manhole 1 and manhole 10 is not legible.
20. The deflection angle at manhole 1 is partially cover up by the fire line.
21. Relocate the fire line coming into building 13 to cross the sanitary sewer on a straight line instead of at the bend.
22. Add 6" DI pipe to the hydrant assembly call out. Label to install fire hydrant per detail D-495.
23. Relocate the water service and meter for Building 4 southward to approximate station 8+44.
24. Recommend relocate the fire line tee for Building 4 northward to avoid being under the storm.
25. Relocate the sanitary sewer between manhole 2 and manhole 3 northward so the water line can also shift northward. This would allow the water line and valve to be in the pavement. Add an 8" valve at the tee at this location.
26. Relocate water meter for Building 10 and 11 closer to Road A. Recommend to put it near the entrance to the parking lot between the two buildings. This will also allow the water service for Building 11 to connect to water main perpendicularly.
27. Keep the water service for Building 8 straight from the water main to the meter.
28. Reference the distance from the water line to the face or back of curb.
29. Label to see plan titled The Pointe at Twin Hickory Condominiums with Drawing File # 2022-033 for more information on the existing utilities.
30. Label the pipe material of the 4" fire line.
31. Label the fire line as private.
32. Recommend call out all the bends, and water appurtenances on the fire line.
33. Relocate the siamese connection at the eastern site entrance at least 10 feet from the fire hydrant.
34. Coordinate the location of siamese connection and dedicated fire hydrant with the Fire Department.
35. Additional hydrant is needed to meet hose lay requirement. Coordinate with the Fire Department for best location of the fire hydrant.
36. Label the fire hydrant of Pouncey Tract Road as proposed.

Sheet 8&9- Profiles:

37. Label the amount of clearance between the pipes at all the crossings.
38. Show waterline, fire line and fire hydrant lead crossings in sanitary sewer profile.

Sheet 12 – Sanitary Sewer Analysis:

39. Revise the manhole W1 to be W3 on the plan to match with the table.
40. Revise the flow per unit from manhole HW27 to HW26 to be 16 instead of 10 since this is a middle school instead of an elementary school.

Sheet 16 – Notes and Detail:

41. Delete the traffic rated clean-out detail since it is not applicable to this project.

Sheet 18 – Notes & Details:

42. Add detail D-520 (Water Service Installation).

Sheet L1- Lighting Plan:

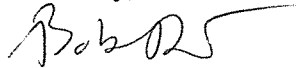
43. Add the proposed water & sewer main and the utility easement to the lighting plan.

Sheet LS- Landscaping Plan:

44. Add the following note:
 - The owner is responsible for replacement of any planting within DPU water and sewer easements that is damaged or removed by DPU, or it's agent as required for maintenance of county owned water and/or sewer facilities.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Nolan Ekers at 501-4992.

Sincerely,



Bob Dao
Utilities Engineer

cc: Craig Shelton, CA Twin Hickory, LLC

bc: Ralph Claytor
Marchelle Sossong
Daniel Ivy
Mike Kennedy, Planning

BQD/vr