

May 19, 2023

Anne Tignor, PE
Youngblood, Tyler and Associates, PC
7309 Hanover Green Drive
Mechanicsville, VA 23111

RE: Sadler Square Sections 2&3 (2A&2B per title)
LOCATION: 4310 Glasgow Road
FILE NO. POD2023-00107

Dear Ms. Tignor:

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 28, 2023 and received by DPU on May 2, 2023.

□ 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. Owner to submit executed Utility Agreements prior to approval of building permits or prior to the utility pre-construction meeting and authorization to proceed with utility construction by DPU. 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 an exception request to the Director of Public Utilities for hydrants less than 50' from buildings and include the justification for the exception.
3. A facsimile of P.E. seal, signature and date is needed on all other sheets.
4. Sadler Square Section 1 will need to be approved before these plans are approved.

Sheet 1 Title Sheet

5. Revise water and sewer material quantities in accordance with all comments and per the following:
 - Increase 8"x6" tees, 6" GV&Bs, and fire hydrant assemblies' quantities by one as there are six FHs.
 - Revise manhole quantities to ten standard and one vandal proof/watertight frame and cover.

Sheet 3 Existing Conditions

6. Show the fire hydrant from Sadler Square Section 1 in Section 2A Block A, Lot 1. Show on utility pages as well.
7. Show the sewer pipes that are in Stanford Mill Road and Belfast Road.
8. Include GIS ID of existing manhole to be connected to: SMH008092. Show this on utility and profile sheets as well.
9. Per 2022 aerial photography in County GIS, there appears to be no existing buildings on parcels 745-764-0618, 745-763-2727, and 745-763-2013 that need to be removed. Please review and revise accordingly.

Sheet 4 Lot Dimension Plan

10. Edit Lot Note #3: Driveway locations shown on the plan will be adhered to in the field. If for some reason a revised location is needed, a plan revision will be required.

Sheet 7&8 Layout and Utility Plan:

11. Label the proposed sanitary sewer line so that size, material, and type of pipe are all shown. Keep this labeling style on profiles call outs as well.

12. Provide gate valves for 12" waterline.
13. Reference a county monument for site survey. The closest one is 118A on W Broad Street.
14. Adjust all water meter locations that appear to be in the driveways, so that there is at least a couple of feet separation.

Sheet 7 Layout and Utility Plan:

15. Show the meter box and service line for lot 50 (4271 Scotland Lane) being provided by Section 1 plans.
16. Revise the existing plug on Glasgow Road (near road STA47+75) to say 12" plug to be removed.
17. The fire hydrant and driveway of Sec2B Block A, Lot 3 proposes conflict. Move the FH further West so there is at least 5' separation.
18. Provide a meter box and service line for lots 57 and 58 on Glasgow Road.

Sheet 8 Layout and Utility Plan:

19. MH6 will need to have a vandal proof/watertight frame and cover. Provide a call out and reference detail D-160(non-traffic rated).
20. Move the connection point of the lateral for Block C Lot 5 to be on the sewer main instead of connecting to MH5 where it is directly opposite sewer main flow entering MH5.
21. It appears that there may be a sign on the fire hydrant at the intersection of Damascus Mill Drive and Cowan Mill Lane. Adjust sign location to be at least 5' from the hydrant.
22. Move the fire hydrants (straddling lots 5 and 6 and lots 16 and 15 in Block D) further left to provide at least 5' separation from driveways on lots 6 and 15.
23. Label the existing sanitary sewer pipe that is being connected to (e.g., 8" PVC Sanitary Sewer).
24. Label deed book and page number for existing easements shown.

Sheet 12 Profiles:

25. Update all profiles throughout plan set in accordance with all plan view comments.
26. Regarding Damascus Mill Drive profile:
 - Label MH6 as vandal proof/watertight with reference to D-160.
 - Specify a minimum of 5.5' depth of cover over sanitary sewer.
 - Show the pipe connection symbol on MH5 of the other sewer main.
27. Regarding Stanford Mill Road profile:
 - Revise the top of MH9 to match proposed elevation.
 - Move the call out of the 12" plug from the grouped labels near STA22+55 to STA22+95 (end of the line).

Sheet 13 Profiles:

28. Regarding Storm 10 to 15 profile:
 - Label the separation distance of the crossing watermain near STA3+00. Provide at least 6" separation from the bottom of the waterline to the top of storm pipe.
 - There is not enough separation of the sanitary sewer crossing near STA3+20 (min 12"). The sanitary sewer (MH7toMH5) will need to be DI along with any laterals connecting to this main if it cannot be lowered.
29. Regarding Cowan Mill Lane profile:
 - Show the pipe connection symbol on MH9 of the other sewer main.
 - Revise sanitary sewer pipe material from MH8 to MH5 to be DI per comments regarding lack of separation from storm structures.
 - Provide at least 1' separation between sewer and storm pipe near STA12+60.
30. Regarding Glasgow Road profile:
 - Water pipes of 12" require a minimum of 4' depth of cover due to valve bury depth requirements.
 - Revise call out near STA47+70 to say 12" plug to be removed.

Sheet 14 Profiles:

31. Regarding Storm EX7 to EX18 profile:

- Provide a stationing scale at the bottom of the profile.
 - Show both crossing pipe symbols between storm structures EX10 and EX17.
32. Regarding Storm 1 to 9 profile:
- There is not enough separation of the crossing near STA7+75 (min 12"). The sanitary sewer (MH8toMH7) will need to be DI along with any laterals connecting to this main if it cannot be lowered.
33. Regarding Storm 18A to 22 profile:
- There is not enough separation of the crossing near STA1+10 (min 12"). The sanitary sewer (MH7toMH5) will need to be DI along with any laterals connecting to this main if it cannot be lowered.

Sheet 24 Notes and Details:

34. Include the following details:
- D-495-2, D-505-2, D-180, and D-510.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501 or Kiara Korkuc at 501-4993 for any necessary clarifications.

Kiara L. Korkuc for
John L. Clark, PE
Utilities Engineer

cc: Steve Aylor – MS Richmond Investor, LLC

bc: Marchelle Sossong
Ralph Claytor
Daniel Ivy
Kiara Korkuc
Christina Goggin, Planning

KLK/vr