



DEPARTMENT OF PUBLIC UTILITIES
804.501.4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 2023

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

**RE: Avenlea
N Gayton Rd & Bacova Dr
POD2023-00006**

Dear Mr. Mitchell:

We have reviewed the construction plans submitted to the Planning Department on May 2, 2023.

Please address the following comments and **resubmit revised construction plans** for review. Water and Sewer Agreements that must be executed by the Owner and the County for water and sewer improvements **have not** been executed.

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. The majority of the previous comments dated March 8, 2023 were not addressed. Additional comments have been included in this letter as well as the previous comments that need to be addressed before submitting construction plan for signature.
3. All valves need to be installed near the tees and crosses in accordance with DPU Standards.

C-9A (Utility Plan):

4. Delete the station numbers beyond the construction area (on the right side of plan sheet).
5. Two valves are shown at the intersection of Bacova Dr and Road D but not reference in the callout.
6. Specify if the distance labeled from water line is from F/C or B/C.

7. Terminate the proposed waterline within the pavement. See all utility sheets.
8. Relocate the valve on the southern side of the tee (at the intersection of Road A and B) to the eastern side of the tee.
9. Since no service lines are on the subs (near MH-33 and MH-34), flushing hydrants are not required on the water line stubs. Also review all other flushing hydrants as they are not needed unless there are service connections prior to water extension.
10. Will Bacova Dr be vacated in the future?

C-9B & C-9C (Utility Plan):

11. Correct the sanitary sewer pipe alignment and/or easement alignment so the pipe will be centered in the easement.
12. Fix overlapping texts.
13. The fire hydrant will need to be accessible at all time and shall not be located behind the parking space. Relocate the hydrant in Road D near STA 4+00.
14. Provide a minimum 8' separation between the fire hydrant and storm pipe near STA 33+00 in Road B.
15. Why is there 10" sanitary sewer pipe is being installed between MH-27 and MH-07?

C-9D (Utility Plan):

16. Adjust manhole labels for MH-05 and MH-5B.

C-13 to C-13G (Profile):

17. Check elevation on grid line to invert elevation label. Many sanitary sewer elevations do not match grid elevation. Correct errors and check slope of pipes.

C-13 (Profile):

18. Revise the note to install 12"x12" TS&V near STA 9+30 in Road A Profile.

C-13A (Profile):

19. Coordinate the utility plan with the sanitary sewer and water profile.

C-13C (Profile):

20. Delete sanitary sewer profile between MH-07 and MH-06 or indicate to see sheet C-13H and C-13I.

C-13G (Profile):

21. Will there be a future road between Bacova Dr and Road B (Sheet C-9A)? If so, DPU will need to see the future road profile on the offsite waterline profile. As shown on the waterline profile, the waterline has a high point in the water system. Show the location of the secondary road in this area to determine where the air can be released from the pipe by installing a fire hydrant or flushing hydrant.

C-13H & C-13I (Profile):

22. Correct the match line labels.
23. Provide missing STA at MH-2A.
24. There is no indication of pipe 03-F1 in MH-03 in the plan view. Check and correct the error.

Brian Mitchell, P.E.
May 19, 2023
Page 3

Avenlea 2nd Review

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4511 or Alice Thompson 501-4508.

Sincerely,

A handwritten signature in black ink, appearing to read "John Yi".

John Yi
Utilities Engineer

cc: Chris Simons, Markel/Eagle Advisor, LLC
Nancy Jean Grandis White, Thompson & Triple J Farms, LLC