

May 23, 2023

Joseph Faudale, Jr. PE
The Bay Companies, INC
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: ReTreat at One Section 6
LOCATION: 8733 Telegraph Road
FILE NO: POD2023-00194

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 May 4, 2023.

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. Revise the Project Summary Report to reflect updated 6" PVC water pipe length per subsequent comments.

C1 Cover Sheet

3. Revise water and sewer material quantities in accordance with all comments and per the following:
 - Review 6" PVC waterline LF to match plan view as it appears to be missing about 100'.
 - Ten 8"x6" tees.
 - Thirteen 6" GV&B.
 - Review 8" PVC sanitary LF to match plan view as it appears to be over about 130'.
 - Revise 6" dual laterals: 33 PVC and 3 DI.

C2 Existing Conditions and Demolition Plan

4. Revise the wording for DPU removal of existing meters to not include plugging the 1" service lines too.
5. Add the address numbers for both the residences where services will be abandoned/removed.
6. Include the actual meter register numbers for meters being removed. What's being shown currently are GIS ID numbers.

C8&12 Layout & Utility Plan

7. Any lateral that connects to a DI main must also be DI. Call out and label any DI laterals and update materials.
8. Provide 5' minimum separation between proposed 12" water main and guard rail.
9. Show cut and cap of both ends of the existing 6" CLC water main to be abandoned. Also add a note to remove existing gate valve from the 8"x6" tee at Rivanna Hill Road intersection and plug the tee.

C13 Road, Utility, and Storm Sewer Profiles

10. Burden Drive Profile: Revise invert IN designation at MH67 to be IN66.
11. Sybil Street Profile:
 - Revise invert IN designation at MH88 to be IN87.
 - Revise slope for sewer from manholes 88 to 87 to be consistent with invert elevations.

C14 Road, Utility, and Storm Sewer Profiles

12. Regarding Quinn Street Profile:

- Combine bends in the waterline adjustment near STA10+90. Revise call out to say, “Rotate the first two vertical bends horizontally to achieve a combined 11.25° horizontal deflection.” Use this same wording within the plan view.

13. Regarding Storm 457 to 680 Profile:

- Show the existing 8” sewer and 6” abandoned waterline (unless removed) that crosses between storm structures 457 and 456.

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

Kiara L Korkuc

Kiara Korkuc
Utilities Engineer

cc: Daniel Caskie – The Bay Companies
Jeremy Swink – Stanley Martin Homes LLC

bc: Marchelle Sossong
Daniel Ivy
John Clark
Christina Goggin, Planning
KLK/djm