

June 9, 2023

Joseph Faudale, PE  
The Bay Companies, INC  
8500 Bell Creek Rd  
Mechanicsville, VA 23116

**RE: Village at Virginia Center Commons  
Section 2 and Condos  
LOCATION: 10101 Brook Rd  
FILE NO: POD2023-00039**

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on May 16, 2023 and received by DPU on May 17, 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 County for water and sewer improvements have not been executed.

**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 been submitted and is being reviewed. If the Information Sheet is incomplete, we will send you comments for correction and resubmittal. If the Information Sheet is complete, an Agreement will be forwarded to the Owner for signature within 21 days.
2. Utility plans shall be submitted to DEQ for acceptance and certificate to construct (CTC) obtained from DEQ prior to DPU approval. Provide a request letter to DPU for the letter accepting flows.
3. An exception request has been received for any hydrants less than 50 feet from buildings. A response will be forthcoming for this request. Once approved, include a note on the cover sheet under the "Exceptions Granted" section.

**C1 Cover Sheet**

4. Update water and sewer material quantities in accordance with all comments and per the following.
  - Review length of 8" PVC and DI. Plan view measurements total to about 3800' of 8" pipe.
  - Six 12"x6" tees
  - Two 12" plugs

**C2A Existing Conditions and Demolition Plan (Utilities and Drainage):**

5. Coordinate with utility plan comments and modify abandonment/removal of additional water and sewer mains.

**C3A Overall Utility Plan:**

6. As previously commented, revise 12" waterline alignment to the east of building 4 to continue to Tuco Street and then east to the private drive to connect to **existing 12" stub**. The connection using a 12"x12" tapping sleeve and valve should not be necessary since there is a valve to isolate this line.

**C9 Layout & Utility Plan (South):**

7. Near intersection of Gilligan Lane and Walter Road, provide mechanical joint restraint for 45 ° bend and hydrant tee that are close to storm sewer from structures 117-118.
8. Relocate the following valves:

- Move valve from western end of waterline in Gilligan Lane to next to the hydrant tee.
- Move valve on branch side of tee next to manhole 2 to the north line side of tee.

#### **C11 Layout & Utility Plan (North)**

9. Provide labeling of existing 12" waterline to be removed/abandoned.
10. Include GIS ID of existing sanitary sewer manhole near 12" waterline connection on Private Drive.
11. Adjust the waterline connection (in the private drive) to use the existing stub to the right of the proposed connection per previous comments.

#### **C17 Road, Utility, and Storm Sewer Profiles**

12. Update all profiles in accordance with all comments.
13. Provide a profile for the waterline at the Eastern end of Tyrus Road to its connection in Tuco Street.
14. Regarding All Star Place Profile:
  - Provide the following additional information to address the raising and lowering of EX MH588SE004 to finished grade:
    - i. Proposed method of adjusting the manhole.
    - ii. Phase of construction the manhole modification is to be done.
  - Add the following note: A maximum of 12" adjustment may be done utilizing pre-cast riser rings to raise frame and cover. For additional height adjustment, pre-cast manhole sections must be installed. Decreasing manhole depth must be done by removal/replacement of pre-cast manhole sections.
15. Regarding Gilligan Lane Profile:
  - Show profile of 8" stub (off All Star Place) crossing under storm pipe
16. Regarding Waterline Profile Henrico Sports Complex Private Drive:
  - Is MH235 supposed to be EX MH588NE007?

#### **C18 Road, Utility, and Storm Sewer Profiles**

17. Regarding All Star Boulevard Profile:
  - Adjust last street intersection call out to reflect updated street names.
18. Regarding Badger Road Profile:
  - Adjust street intersection call out near STA11+70 to reflect updated street names.
  - Revise sanitary sewer material from MH24 to MH25 to DI to match plan view.
19. Regarding Tuco Street Profile:
  - Show the 6" PVC fire line crossings near STA12+00 and STA15+50.
  - Show a gate valve symbol to the right of the 12"x8" reducer near STA17+70.
  - Show the gas line that is near the proposed tapping sleeve at STA19+25.

#### **C19 Road, Utility, and Storm Sewer Profiles**

20. Regarding Walter Road Profile:
  - Remove the in-pipe symbol shown on MH2 as there are no other pipes that enter this manhole.
  - Move the valve to be on the left side of the tee near STA11+25 to match the plan view.
  - Remove the valves shown near STA12+15 to match the plan view.
21. Regarding Teacher Boulevard Profile:
  - Show the two 6" PVC fire line crossings between MH31 and MH30.
22. Regarding Sanitary GIS588SE017 to MH4 Profile:
  - Show the missing 8" PVC waterline crossing to the left of MH4.

#### **C20 Road, Utility, and Storm Sewer Profiles**

23. Regarding Alquist Street Profile:
  - Move the valve to be on the left side of the tee near STA14+45 to match the plan view.
24. Regarding Bellow Boulevard Profile:
  - Add a valve on the left side of the tee near STA14+40 to match the plan view.

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**C38-39 Utility Details**

25. Include detail D-165

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.

Sincerely,

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

cc: Brian McNeal – Shamin VCC LLC & VCC Partners LLC  
Jeremy Swink - Stanley Martin Homes, LLC  
Daniel Caskie – The Bay Companies, INC

bc: Marchelle Sossong  
Daniel Ivy  
Kiara Korkuc  
Aimee Crady, Planning

KLK/vr