

July 11, 2023

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

**RE: Village at Virginia Center Commons
Section 3 and Condos
LOCATION: 10101 Brook Rd
FILE NO: POD2023-00260**

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 June 16, 2023 and received by DPU on June 20, 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. 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 a note on plans stating, "HOA will own and maintain all sanitary sewer laterals from the main to the building". Engineer shall make sure that the same statement is made on the approved plat and in the HOA covenants. HOA covenants shall also be submitted to DPU for confirmation.

Cover sheet

3. Revise water and sewer material quantities in accordance with all comments and per the following:
 - Label 2" RPZ backflow preventers as for domestic service and not fire line.

C9 and C10(utility plan)

4. Provide an additional fire hydrant at the entrance just northeast of townhouse unit K1 to provide hose lay and ISO hydrant coverage to units K9 and L1-L3 given the hydrant that is too close to these units.
5. Revise and resubmit fire hydrant exception letter per mark up emailed to Andrew Goode on June 26, 2023. Exception request seemed to cover both sections 2 and 3.
6. Label the water service and sanitary lateral details and pipe materials for the future retail pad site.
7. Revise callout within Gilligan Lane for lowering waterline to also include for sanitary laterals in addition to storm sewer.
8. Add a descriptive note indicating what appurtenances and devices are within the utility closets for each of the condominium buildings. A backflow preventer is required for each domestic water

service since each building is at least 4 stories tall. Specify size of RPZ and reference applicable DPU detail.

9. Provide 8-10 feet of separation between parallel sanitary sewer and storm sewer. See Tyrus Rd and Teacher Blvd.
10. Specify pipe material for all sanitary laterals.

C15 and C16(utility profiles)

11. Revise Combo Lane profile label to match the road name.
12. For Tyrus Road profile:
 - Relay sewer from manholes 36 to 35 using 0.40% slope.
 - The lateral to building 4 requires a drop stack and must be of DIP due to shallow depth. Please specify upper and lower drop stack inverts and reference DPU D-130 and include in utility details.
 - Provide the finished floor elevation for building 4 and confirm whether there is adequate depth of cover for building sewer to serve all of the units within this building.
 - Show 12" DI waterline crossing near station 17+25.
13. For Tuco Street, clarify whether waterline vertical adjustment near station 15+50 is occurring with section 2 plans or this plan. If section 2, then show within that plan.
14. For Teacher Boulevard profile:
 - Relay sewer from manholes 31 to 30 using 0.40% slope.
 - The lateral to building 9 requires a drop stack and must be of DIP due to shallow depth. Please specify upper and lower drop stack inverts and reference DPU D-130 and include in utility details.
 - Provide the finished floor elevation for building 9 and confirm whether there is adequate depth of cover for building sewer to serve all of the units within this building.
15. For Gilligan Lane profile:
 - Reduce the extent of the vertical waterline adjustment at station 18+50 onward to minimize number of water services within this lower area and reduce any water quality issues affecting the number of customers.
 - It appears that manhole 41 can be eliminated.
 - Relay sewer from manhole 41 to 41 at 0.40% slope.

L01(landscaping)

16. Tree plantings must be located outside of all utility easements or at least 10 feet away from utilities within right of ways. All other proposed landscaping must not obscure visibility or hinder maintenance of above grade or at grade utilities. Any non-tree landscaping within utility easements requires the following statement on the landscaping plan: "The owner is responsible for replacement of any planting (i.e., shrubs, etc.) damaged or removed by DPU, or it's agent, as required for maintenance of county owned water and/or sewer facilities."

L02(lightning)

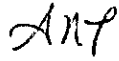
17. Locate all light poles so that these are outside of all utility easements or at least 5 feet from water meter boxes.
18. It is recommended that all light poles be located as far away as possible from all sanitary laterals.


If you have any questions concerning the above noted comments or the plans, please contact me at 501-4501.

Joseph Faudale, PE
July 11, 2023
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Village at Virginia Center Commons Section 3 and Condos

Sincerely,

A handwritten signature in black ink, appearing to read "JLC", is positioned above the typed name.

 John L. Clark, PE
Utilities Engineer

cc: Jeremy Swink, Stanley Martin Homes, LLC

bc: Marchelle Sossong
Alice Thompson
Daniel Ivy
Aimee Crady, Planning

JLC/djm