

September 8, 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 August 21, 2023, and received by DPU on August 23, 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. An exception request has been received for any hydrants less than 50 feet from buildings. A response will be forthcoming to this request. Once approved, include a note on the cover sheet under the "Exceptions Granted" section.

C9 Layout & Utility Plan (South):

3. Near the intersection of Gilligan Lane and Walter Road, provide mechanical joint restraint for hydrant tee that is close to storm sewer from structures 117-118 as previously requested. This was done for the 45 ° bend but not the hydrant tee.

C17 Road, Utility, and Storm Sewer Profiles

4. Regarding All Star Place profile and the raising and lowering of EX MH588SE004 to finished grade, include that the proposed method of adjusting the manhole could also be done with adjustment ring modification since only 0.05 feet of adjustment is needed.

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

Sincerely,



John L. Clark, PE
Utilities Engineer

cc: Jeremy Swink - Stanley Martin Homes, LLC

bc: Marchelle Sossong
Daniel Ivy
Aimee Crady, Planning

JLC/djm