

September 11, 2023

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

RE: Fairways Section 2
Location: 3100 Creighton Road
File No: POD2023- 00172

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on August 18, 2023 and received by DPU on August 22, 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. 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.

C1 Cover Sheet

2. An exception request for the fire hydrants less than 50' from proposed homes has been received and a response will be forthcoming which will need to be documented on the cover sheet exceptions table.
3. Revise water and sewer material quantities in accordance with all comments and per the following:
 - a. Revise ¾" corp. stop and service line to 1"
 - b. Revise lengths of 8" PVC and DIP sewer to match the plans.
 - c. Revise vertical feet of manholes to match the plans.
 - d. Plans show 6" sanitary laterals instead of 4". Please coordinate.

C9 Layout & Utility Plan

4. Provide 1" corporation stop and 1" copper service for the irrigation meter. In addition, the peak demand for a 5/8" meter is 16 gpm.

C10 Layout & Utility Plan

5. Provide mechanical joint restraint for the 45° bend in front of lot 218 that backs up to the storm sewer with its thrust blocking. Revise profile accordingly.
6. Reduce waterline to 6" after the last fire hydrant within Nine Iron Drive.

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



John L. Clark PE
Utilities Engineer

cc: Doug Godsey – Godsey Properties

bc: Marchelle Sossong
Daniel Ivy
Christina Goggin, Planning

JLC/vr