

September 15, 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: POD2023-00375**

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on August 24, 2023 and received by DPU on August 28, 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 not been submitted for review. 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 and C10 Layout & Utility Plan:**

3. The water service for the future retail space needs to be shown and labeled on Section 2 plans. Also, a 5/8" meter cannot be installed for this site without a meter sizing form being submitted that confirms what size meter is required. In addition, if a meter larger than 5/8" is required, then the 1" service line will need to be replaced.
4. As previously commented, add a descriptive note on what appurtenances will be within the utility closets for each of the condominium buildings. Will the backflow preventers be internal or external? Reference and include the appropriate detail for these devices.

**C15(utility profile):**


5. Show on Tyrus Road profile the vertical adjustment of existing 12" waterline at station 17+25 and show within the plan view.
6. For Tuco Street profile, be sure to show the vertical adjustment of waterline near station 15+50 as it was not shown on previous submittal.

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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/vr