

December 1, 2023

Josh Krolewski, PE
The Bay Companies
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: Landmark Section 3
LOCATION: Turtle Parkway and
Old Memorial Drive POD NO: 2023-00322

Dear Mr. Krolewski:

We have reviewed the construction plans submitted to the Planning Department on November 14, 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. 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 required Information Sheet is complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. The revised Overall Water and Sewer Utility Plan shall be approved prior to approval of Landmark Section 3 plans.
3. A certificate to construct (CTC) from DEQ will be required for the sanitary sewer in this project since average design flows exceed 40,000 gpd. It is acknowledged that we need to provide a flow acceptance letter and will be doing so very soon.
4. An exception request for fire hydrants less than 50 feet from proposed buildings has been provided and we will be responding to this very soon.
5. Revise the Project Summary Report (form F-10) per the following and resubmit:
 - Provide a darker font as printed copy is not very legible with regard to filled in information.
 - Revise the number of fire hydrants in accordance with the plans and subsequent plan comments. There are 10 hydrants.
 - Revise pipe quantities in accordance with subsequent plan comments in regard to 8" PVC and 6" PVC.
 - Update pressures based on subsequent comments related to the model.
6. Revise the Engineering Report Form to include the following:
 - Equivalent population can be assumed as 3 per dwelling unit.
 - Include the offsite average sewer flows and revise the total flow information accordingly.
7. In regard to the hydraulic model, it was noticed that the reservoir value for R-3 didn't match the calculated information that was provided as annotated on the flow availability response from DPU. Please revise model input to match and update the results.

C-1(Cover Sheet)

8. Revise water and sewer material quantities in accordance with all comments and per the following:

- Revise pipe quantities for 8" and 6" PVC to match the plans. The 6" quantity should not include hydrant leads since these are DI.
- Show ten (10) 8" x 6" tees.
- Show sixteen (16) 8" gate valves and boxes.
- Include the backflow preventers for the irrigation meters but note that these are private.
- Revise the single sanitary laterals for 6" PVC and DI to match the plans.
- Include quantities for 4" PVC and DI single family home laterals.

C-15 thru C-18(Utility Plan)

9. Provide sewer laterals for 300, 302, and 304 Old Memorial Drive so that the road doesn't have to be disturbed in the future for these.
10. For the water services to 300 and 302 Old Memorial Drive, eliminate the duplicate water service lines and adjust the "ULD" label to eliminate overlap and provide clarity.
11. Locate SIPs for house laterals at the right of way line or behind the sidewalk and within an easement (16" width) as DPU will own and maintain up to the SIP per D-180.
12. Relocate the water meter and service for the fourth property that is just south of storm structure M14 so that it is adjacent to the next property up and doesn't need to cross the storm sewer.
13. The sewer easement for the Watson property (GPIN 837-713-2057) needs to have the entire 20' width along the boundary of this property so that sewer main when extended will not require another offsite easement. Please revise. Also, the R7-8 sign and the other mailbox(?) structure need to be relocated to outside of the easement.
14. Revise existing meter number on C-15 to be #62014554 for 304 Old Memorial Drive.
15. Provide elevations for all benchmark locations. There are three on C-17 and one on C-18 that do not have it.
16. Label sanitary laterals connecting to DI sewer main as being DIP instead of PVC. See units 310 and 303/302.

C-21 thru C-26(Utility Profiles)

17. Revise the following for the sanitary sewer profile on C23:
 - Coordinate sewer length from manholes 318-319 with the plan view. In addition, the runs of sewer and manholes need to be coordinated to match the plans.

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

Sincerely



John L. Clark PE
Utilities Engineer

cc: Doug Godsey, Godsey Properties Inc.

bc: Marchelle Sossong
Mike Aust, DPW
Daniel Ivy
Christina Goggin, Planning

JLC/vr

REVISED CONSTRUCTION PLANS REQUIRED