

December 18, 2023

Ed Hoffman, Jr. & Glenn Custis PE  
TRC Engineers, Inc.  
1030 Wilmer Avenue, Suite 100  
Richmond, VA 23227

**RE: The Preserve at John Rolfe Section 1**  
**LOCATION: Old Pump Rd & Timbermill Ln**  
**POD NO. 2023-00489**

Dear Mr. Hoffman and Mr. Custis:

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.

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 or prior to subdivision plat approval. 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.

**Cover Sheet**

2. Revise water and sewer material quantities in accordance with all comments and per the following:
  - Provide separate quantities for PVC and DIP sewer pipe.
  - Include vandalproof/watertight frame and covers.
  - Include 4" DI laterals.
3. Include approval date by the Planning Commission within the Subdivision Certification Note.

**C7.0(Utility Plan)**

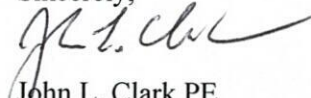
4. Show location of the doghouse type manhole where sewer tie-in will occur as well as the following information:
  - Distance from doghouse manhole 1 to the nearest existing manhole.
  - Field verified invert elevations for the existing manholes that are just upstream and downstream of manhole 1 in order to confirm design invert for the tie-in.
5. Label the sewer lateral for lot 10 as DIP.
6. Clearly show the valved stub near the property boundary for lots 3 and 4. Provide a utility easement for any portion of it that is outside of the right of way and on private property.
7. Locate and show county monument 131 which GIS shows to be somewhere near the boundary for lots 1 and 2. Provide a note confirming that this monument was used for the site survey.
8. Show the existing fire hydrant that is across from the entrance to John Rolfe Parkway.
9. Label the GIS ID for all existing manholes and fire hydrants.
10. Show area of pavement open cut using light stippling for all water and sewer utilities.

**C10.0(Profiles)**

11. On the utility profile, coordinate with plan view and show the correct locations for the emergency drain valve and both of the existing tees. In addition, label the existing 16" DI water main.
12. Show the sanitary lateral crossing for lot 7 versus the storm sewer and dimension the separation distance.
13. Show the emergency drain line crossing versus the storm sewer near structure 15.
14. Provide matching crowns between laterals and sewer main where lateral connection occurs at manholes.
15. Label the doghouse manhole as having a vandalproof/watertight frame and cover.
16. Label the 8 foot utility easement that crosses the frontage of all 10 lots.

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: Brad Groome, Bradford Homes Inc.

bc: Marchelle Sossong  
Daniel Ivy  
Kristin Smith, Planning

JLC/vr