

February 7, 2024

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 January 17, 2024.

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** been executed.

General

1. The revised Overall Water and Sewer Utility Plan shall be approved prior to approval of Landmark Section 3 plans.
2. Revise the Project Summary Report (form F-10) per the following and resubmit:
 - Revise the number of fire hydrants in accordance with the plans and subsequent plan comments. There are 10 hydrants.
 - Flows are missing from the form for the various conditions in the lower table.
3. Address the following for the water system hydraulic model:
 - The pipe node diagram was difficult to read due to oversized labels overlapping with each other. Please revise.
 - Node J-33 was not located and is the location for the lowest pressures on some of the runs. Please show location in the pipe node diagram.

C-1 (Cover Sheet)

4. Revise water and sewer material quantities in accordance with all comments and per the following:
 - Show ten (10) fire hydrants.
 - Revise the single sanitary laterals for 6" PVC and DI to match the plans. The townhouses are to have 6" single laterals in accordance with D-190 whereas the single-family home laterals along Old Memorial Drive are to have 4" laterals per D-180.

C-15 thru C-18 (Utility Plan)

5. Show proposed waterline on C-15 which is now missing.
6. There is a water meter box on the east side of Old Memorial Drive that is across from Block P. Either relocate this meter box to be within the right of way or provide a utility easement in accordance with D-510.


7. Provide benchmarks with elevations on C-18 for the proposed sewer. These should be every 500 feet per DPU Standards.
8. Omit the duplicate note box referring to only lots 285-295 having DI laterals.
9. Consider installing the proposed fire hydrant for the stub road to Gateway at Landmark section 1 instead of coming in later with a tapping sleeve and valve installation.

C-21 thru C-26 (Utility Profiles)

10. Sewer profile for manholes 306-307 is missing.
11. The sewer manholes within the profile "sanitary sewer EX200 to 318" do not match in labeling with the plan view. Please coordinate.

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/djm