

January 5, 2022

Zackary A. Wilkins, P.E.  
Townes Site Engineering  
1 Park West Circle, Suite 108  
Midlothian, VA 23114

**RE: Animal Hospital at Gateway Square  
12401 W. Broad Street  
FILE NO: 5471, POD2021-00545**

Dear Mr. Wilkins:

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 December 21, 2021.

DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

**General:**

1. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has been submitted. The Information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements which must then be executed by the Owner and the County prior to approval of building permits or prior to the utility pre-construction meeting and authorization to proceed with utility construction. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays in either of these steps. Preparation of the Agreements may take up to 15 days after receipt of the Information Sheet and execution by the County after execution by the Owner may take up to 10 days. Conflicts between the completed Information Sheet and the plans may generate additional review comments.
2. Landscaping plan cannot be approved until the final utility layout has been approved.
3. DPU is evaluating the Water and Sanitary Sewer calculations. Once the calculations have been reviewed, the engineer will be contacted. Additional comments may be generated.

**C1 (Cover Sheet):**

4. Provide an original signature and date on the engineer's seal.
5. Change the title of the plan from "Gateway Square" to "Animal Hospital at Gateway Square".

**C13 (Utility Plan):**

6. Provide the deed book and page number for the existing utility easements shown on the plan.
7. Provide four (4) northing/easting points on the plan.
8. Label the distance from the water line to either the face or back of curb.
9. Change the easement reference from "20' waterline easement" to "20' utility easement."
10. Water mains should be located within paved areas and be accessible for maintenance purposes.
11. Two bends are shown at the water main connection but only one bend is called out.
12. Show the limits of the proposed tee that connects the proposed fire hydrant (located east of the proposed building) on Waterline C to the water main. Also, shift the valve on the fire hydrant lead near the tee in accordance with the fire hydrant detail.
13. Relocate the water main 10' from the proposed storm sewer pipe.

14. Provide a boundary valve on the fire service line.
15. Flip flop the location of the proposed storm sewer (from STR-7 to STR-3) and Waterline C.
16. Terminate Waterline C with a plug at STA 11+00. Install the dedicated fire hydrant, water meter, and boundary valve in the center island located east of Waterline C.
17. Why are two fire hydrants referenced as dedicated fire hydrants on the utility plan?
18. If the proposed onsite water line will be extended to serve the future development, provide an overall utility layout showing how the future parcel will be served by water and sewer.
19. Provide a valve prior to the 8" plug at STA 14+00 on Waterline B. Also, terminate the water main within the limits of the property.
20. The proposed building does not meet DPU 350' hose lay requirements. DPU recommends installing a fire hydrant at the northeast corner of the building in Schafstedde Parkway.
21. Show the location of the proposed waterline adjustment using the legend referenced on the bottom of the plan sheet.
22. A monitoring manhole will be required for this project. Show the location of the monitoring manhole on the plan.
23. Provide the rim and invert information for the monitoring manhole.
24. Provide the direction of flow arrows on the existing sanitary sewer mains,
25. Provide an internal angle at the manhole connection.
26. Provide a note to see plans titled, "Gateway Square, Dwg File No.2021-100, by Bay Companies Inc." for information concerning existing utilities.

**Sheet 17 (Fire & Water Calculations):**

27. Provide a signature on the Fire Flow Estimate Form.
28. Remove the Project Summary Report and NOI from this sheet and provide a hard copy to DPU for review.
29. Specify the Class of Construction (frame, joisted masonry, noncombustible, etc) and number on the Fire Flow Estimate Form.

**Sheet C-18 (Profiles):**

30. The water main must maintain a minimum cover of 3.5 feet. Review the cover over the water main on Waterline B Profile.
31. Waterline B Profile does not coordinate with the utility plan. Review and revise as necessary.
32. The proposed 8" x 8" tee near STA 12+75 appears to conflict with the vertical bend. Update the water line profile per the utility plan comments to eliminate the conflict.

**Sheet C-19:**

33. Remove the Water Service Installation Detail For 1½ and 2" Meters (D-530) from the plan sheet since the meter will connect to the water main using a corp stop instead of a tee connection. Be sure to provide the appropriate detail the water meter installation on the plans.
34. An irrigation meter detail has been provided on the plan; however, no irrigation meter is shown on the utility plan sheet.

Sincerely



Alice Thompson  
Utilities Engineer

**REVISED CONSTRUCTION PLANS REQUIRED**

Zackary A. Wilkins, PE  
January 7, 2022  
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Animal Hospital at Gateway Square

cc: John Revercomb, Mega Commercial, LLC  
Jeremy Swink, Stanley Martin Homes, LLC

bc: Ralph Claytor  
Jen Cobb, DPW  
M. Gallagher  
Aimee Crady, Planning

ANT/vr

**REVISED CONSTRUCTION PLANS REQUIRED**