

June 22, 2022

Jeffrey L. Staub, PE  
Silvercore  
7110 Forest Avenue, Suite 204  
Richmond, VA 23236

**RE: Wendy's at Tuckahoe Village  
Shopping Center  
Location: 11274 Patterson Avenue  
FILE NO. 5574; POD2022-00113**

Dear Mr. Staub:

We have reviewed the construction plans submitted to the Planning Department on June 3, 2022.

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 have not been executed.

**Sheet 2 (Ex. Condition/Demolition):**

1. Show the as-built elevations of the existing monitoring manholes with top=154.5 and the invert of 150.
2. Use dash line to show the existing sanitary sewer lateral. The existing sanitary sewer lateral should only be removing up to the limit where you are going to put in a proposed clean-out not all the way back to the monitoring manhole. Revise the note accordingly.
3. Is there a storm sewer pipe going across the site near the northern property line from curb inlet with rim=151.08 to the curb inlet with rim=152.7? GIS is showing it as existing 15" storm pipe.
4. Show the existing back flow preventer and label for it to be remove from the site.
5. Label the size and material of the existing water line. Show more existing water line and fire hydrant surrounding the site.
6. Remove the cross hatching if possible so it would be easier to see the existing utilities.

**Sheet 4 (Utility Plan):**

7. See comment on existing utilities.
8. Label the maximum demand for the irrigation meter.
9. Delete the label to install 5/8" exclusion meter with 1" RPZ backflow preventer per D-405 since this is a wrong detail and you already have a corrected label above it.
10. Use dash line to show the existing sanitary sewer lateral. Label to tie the proposed sanitary sewer lateral to the existing sanitary sewer lateral with the proposed clean-out instead of tie to existing monitoring manhole.

**Sheet 15 (Notes & Details):**

11. Delete the Domestic Meter Sizing Form for the irrigation meter.

**Sheet 20 (Notes & Details):**

12. Provide a traffic-rated clean-out detail.
13. Add detail D-415 (Backflow Preventer-Irrigation meter w/ Exclusion Meter).
14. Delete the Site Inspection Port Detail D-185.

**General:**

15. 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 for review. If the Information Sheet is incomplete when submitted, 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.
16. Provide the lowest pressure at total design peak flow on the Water and Sewer Design Calculations sheet.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601.

Sincerely,



Bob Dao  
Utilities Engineer

cc: Ana Pelhank, Meritage Hospitality Group

bc: Ralph Claytor  
Marchelle Sossong  
Rick Schwartz, DPW  
Daniel Ivy; Megan Gallagher  
Mike Kennedy, Planning

BQD/tt