

February 16, 2023

Gary R. Rouse, P.E.  
GBC Design, Inc.  
565 White Pond Drive  
Akron, OH 44320

**RE: Chick-fil-A, Nine Mile Road  
Store #4992  
4810 Nine Mile Road  
POD2022-00499**

Dear Mr. Rouse:

We have reviewed the construction plans submitted to the Planning Department on January 30, 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. An Information Sheet for Preparation of Agreements for Water and/or Sewer Service has not been submitted. Provide a completed F-5 (Information Sheet for Legal Agreement) from Henrico DPU Standards. 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. Include Sheet PS-120 in the plan set on next submittal.
3. Provide following details and all other related details to this plan:
  - a. Remove D-415 and replace with D-410 (Backflow Preventer - Irrigation)
  - b. D-740, D-710, and D-180

**C-000 (Cover Sheet):**

4. As previously commented, provide original signature and date on the engineer seal. A facsimile of seal, signature and date is acceptable on all other sheets.
5. As previously commented, add "Utility Plan" to the plan title on the cover sheet.

**C-110 (Demolition Plan):**

6. As previously commented, DPU does not allow legends to replace direct callouts. Do not identify utility items with numbers and a note table. The lines and appurtenances must be labeled directly on the plan. See the utility plan as well.
7. Use cross hatching to show the full extend and/or limits of abandonment and to be able to identify the utility items that will be abandoned with the plan.
8. The demolition plan must show and reference all fire hydrants, meters, sewer and water mains that will be abandoned on the demolition sheet.

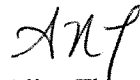
**PS-100 (Utility Plan):**

9. As previously commented, label the material for all existing water and sanitary sewer pipes within the drawing limit. Also, see existing condition and demolition sheets.
10. As previously commented, show and label all existing utility (water and sanitary sewer) easements with their deed book and page numbers. If the existing easements are not recorded, then they must be recorded with this project.
11. As previously commented, the existing water main along Nine Mile Road is located outside of the right-of-way. Provide a utility easement around the water main that extends onsite and not located in the ROW.
12. As previously commented, provide a 20' utility easement around all public water and sewer mains/utilities (hydrants, meters, etc).
13. As previously commented, fire hydrants should be located between 5-7' behind the curb.
14. Fire hydrants cannot be relocated; fire hydrant will need to be removed and replaced in an accessible location.
15. As previously commented, the minimum water main pipe size required for fire protection on a commercial project is 8" per DPU Standards. Extend the 12" DI water main located on Parcel 811-724-1927 along the frontage of this property in Nine Mile Rd to connect the onsite water line to the 12" water main. It is DPU's recommendation to extend the water main beyond the Chick-fil-A's driveway to minimize disruption in the future.
16. As previously commented, there should be no bends in the service line before the domestic and irrigation meter. If bends are desired, place the bend on the service line after the meters.
17. As previously commented, verify the condition of the existing manhole to determine if a core drill is possible and provide the information to DPU for review. Be advised, the existing manhole in Nine Mile Rd may need to be replaced with a new manhole. Verification of the manhole condition should be provided prior to plan approval.
18. Note 7 specifies a tapping sleeve & valve will be used for water main connections. The plan should identify the location where a tapping sleeve & valve will be used as well as indicate the size of the tapping sleeve & valve. In some instances, a tapping sleeve & valve is not necessary. Review the type of connection used for each connection to the water main.
19. As previously commented, the 6" fire protection line should be referenced as a public water line. Update the utility layout notes as well.
20. Label the distance from the proposed water main to the either face or back of curb.
21. As previously commented, fire hydrants should connect to the water main using a "tee" connection. Also, no bends are allowed in the fire hydrant lead. Fire hydrants should be installed per D-495. Review the fire hydrants at the end of the water main.
22. As previously commented, specify the Water Company as "Henrico County Department of Public Utilities" in the Utility Layout Notes, where necessary.
23. As previously commented, remove all Utility Layout Notes that do not pertain to this plan. Review the notes pertaining to the FDC.
24. The irrigation service line must be one size bigger than the irrigation meter.
25. Show the approximate location of the domestic backflow preventer in the building.
26. The water line should be installed in paved area in accordance with DPU Standards.
27. Reference the backflow preventer detail numbers in the backflow preventer reference.
28. The valves on the fire hydrant lead should be installed near the tee in accordance with the fire hydrant detail.
29. Show all water fittings on the water line. This includes the limits of the tapping sleeve & valve and the valves that are part of the tapping sleeve & valve assembly.
30. Provide a profile of the proposed 8" water line.

31. Provide the finish floor elevation for the proposed building the ensure the existing sewer inverts work for the proposed building.
32. The utility layout notes do not coordinate with the proposed utility construction. As mentioned in comment# 3, do not identify utility items with numbers and a note table. The lines and appurtenances must be labeled directly on the plan. See the utility plan as well.
33. Provide the internal angle at the manhole connection.
34. Will any existing manholes be adjusted in Nine Mile Rd?
35. Show the direction of flow arrows of the existing sanitary sewer main.
36. Update the utility quantities per the plan comments.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or John Yi 501-4511.

Sincerely,



Alice Thompson  
Utilities Engineer

cc: Daniel Hargett, Rebkee Partners Nine Mile, LLC.  
Todd Williams, Chick-fil-A, Inc.

bc: Ralph Claytor  
Marchelle Sossong  
Daniel Ivy  
Christina Goggin, Planning

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