April 25, 2023

Ryan Perkins, PE
Kimley-Horn and Associates
2035 Maywill Street, Suite 200
Richmond, VA 23230

RE: WAWA @ Drybridge and Williamsburg Rd.
310 Clayman Rd.
POD NO: 2023-00145

Dear Mr. Perkins:

We have reviewed the construction plans submitted to the Planning Department on April 4, 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 is required but has not yet been submitted. The information Sheet allows the Department of Public Utilities to prepare the Water and Sewer Agreements that must then be executed by the Owner and the County prior to approval of the utility plans or building permits. It is recommended that the Information Sheet be submitted as soon as possible to avoid delays to approval of plans. Preparation of the agreements may take up to 15 days after receipt of the Information sheet. 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. Show the lowest residual pressure in system at total design peak flow on the 2nd page of the engineering report.

Cover Sheet:

3. Original signature is required on the P.E. Seal on the Cover Sheet. A facsimile of seal, signature and date is acceptable on all other sheets.
4. Eliminate gray shading background if possible. Darken the road name such as Drybridge Rd.
5. Update the engineer address in item 3 of the site data sheet.

Existing Conditions (CV-101):

1. Label the size and material of all the existing water and sanitary sewer mains shown on the sheet. Some of them are labeled and some of them are not.
2. Revise the limit of the existing utility easement to be 10 feet on each side of the sanitary sewer. The sanitary sewer should be center in the easement. Provide the DB&PG for the utility easement.
3. Show all the existing manholes. Reference the Manhole GIS ID for the existing manhole.
4. Show the top elevation, invert in, and invert out at the tie-in manhole.
5. Review the sanitary sewer alignment to match with the overall plan prepared by Balzer.
6. Show all the existing water valves surrounding the site. Increase the size of the valves so it is easier to identify.
7. Relocate the label of Orange Blossom Lane to another location so it will not cover up the existing water main.
8. Label all the road names such as Orange Blossom Run and Fiddle Leaf Drive.
9. Provide the deed book and page numbers for the adjacent properties.

Utility Plan (CU-101):

10. See comments on existing conditions.
11. Use dash line to show existing utilities and solid black line to show proposed utilities.
12. Recommend installing the water main for the future parcel in the future when more information is available with the future parcel otherwise install 8" instead of 6" stub for future parcel.
13. Both the water line for WAWA and future parcel should be in the 2 entrances to the site. Keep all the valves and the water line in the paved area.
14. Clarify whether you are going to install the meter per D-534 or D-535.
15. Revise the size of the exclusion meter to be either 5/8" or 1". Label the maximum demand for the irrigation system. You can use 5/8" exclusion meter if the maximum demand for the irrigation system is less than 16 gpm.
16. Provide additional easement around the proposed fire hydrant.
17. Label the width of the proposed utility easement.
18. Isn't there another invert in at the existing manhole 1?
19. All off-site easements must be recorded with the DB&PG shown on the utility plan.
20. Provide the Deed Book and Page number of the offsite land and provide the landowners names.
21. Provide bearing for the proposed sanitary sewer.
22. Provide benchmark every 500 feet where sanitary sewer will be installed.
23. Update the quantity list per the comments made.

Utility Profiles & Details (CU- 502&CU-503):

24. For all sanitary sewer profiles, provide separate sewer stationing starting at the most downstream connection and proceeding upgradient with equalities at each junction manhole.
25. Use dash line to show existing manhole to distinguish it from the proposed manhole.
26. Label SSMH6 as a monitoring manhole.
27. Show the 8"x6" tee for the proposed fire hydrant.

Lighting Plan (CL-101):

28. Review the light pole location at the site entrance. Provide more separation between the light pole and the water service.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4601 or Nolan Ekers at 501-4992.

Sincerely

Bob Dao
Utilities Engineer

cc: Doug Godsey, Godsey Properties Inc

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

BQD/vr