

June 22, 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 June 6, 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 on 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. An Engineering Report was not turned in with the plan. 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. Add Drybridge Road and other road name to the vicinity map.

Existing Conditions (CV-101):

5. Label the size and material of all the existing water and sanitary sewer mains shown on the sheet.
6. Label the 18" DI pipe from manhole SMH012910 to manhole SMH012403.
7. Label the size of the sanitary sewer from manhole SMH012907 to manhole SMH012910 to be 10" instead of 12".
8. Label the pipe material of the 8" sanitary sewer from manhole SMH012906 to manhole SMH012907 to be DI instead of PVC.
9. Label the pipe material and pipe size of the two water stubs. One is for Wawa and one is for future outparcel.
10. Revise the existing sanitary sewer on the east side of the sheet to match with actual location.

11. Revise elevations at manhole SMH012910 to match with elevations shown on Landmark Section 1 plans.
12. Revise the owner of parcel with GPIN 836-713-7564 to be Godsey Property Inc. instead of Cangiano Salvatore. Provide DB&PG.
13. Provide the DB&PG for the utility easements.
14. Show the direction of flow for all of the sanitary sewer.
15. Provide PE seal on this sheet.

Utility Plan (CU-101):

16. See comments on existing conditions.
17. Shouldn't the two 8" water line stub be DI instead of PVC? Don't they have to be adjusted under the storm? One of the stubs is for Wawa and one for the future outparcel.
18. Identify the 2" corporation stop, and 2" copper pipe for the water service to Wawa.
19. All off-site easements must be recorded with the DB&PG shown on the utility plan.
20. Provide a benchmark every 500 feet where sanitary sewer will be installed.
21. Update the utility quantity list per the comments made.

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

22. Use dash line to show existing manhole 1 to distinguish it from the proposed manholes.
23. Revise the elevations at existing manhole 1. Revise rim elevation to be 142.70 instead of 143. Revise the pipe size of the invert in to be 10" instead of 12". Revise the invert in of the 10" sewer to be 137.02 instead of 136.85. Revise the invert out to be 136.35 instead of 136.41.
24. Show the 6" and 8" roof drains and canopy drains crossings in the sanitary sewer profile.
25. The 8" water line should be labeled as DI instead of PVC.
26. Update the water and sewer profile per the comments made.

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