

January 4, 2024

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 December 13, 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. The agreements has been send to the owner for signatures but it has not been returned to the County yet.

Cover Sheet:

2. 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.
3. Recommend labeling Williamsburg Road on the vicinity map.

Existing Conditions (CV-101):

4. Show the existing utility easements and the DB&PG for the easements.
5. The existing sanitary sewer between manhole SMH012906 and manhole SMH012907 is public sewer not private.
6. Show the cross and valves instead of the tee at the intersection of Orange Blossom Lane and Drybridge Road.
7. Revise the owner of parcel with GPIN 836-713-7564 to be Godsey Property Inc. instead of Cangiano Salvatore. Provide DB&PG.

Easement Plan (CS-103):

8. The distance from the utility easement with the DB6510 PG508 to the eastern property line of the future commercial outparcel does not match with the plat.

Utility Plan (CU-101):

9. See comments on existing conditions.
10. Recommend labeling the 2" copper pipe from the corporation stop to the meter.
11. All off-site easements must be recorded with the DB&PG shown on the utility plan.
12. Label the traffic-rated clean-out.


13. Provide a benchmark every 500 feet where sanitary sewer will be installed. Provide elevation and coordinate for all the benchmark.
14. Update the utility quantity list to include 6" DI for the fire hydrant, the manhole cover, the vertical feet of manhole, and the traffic rated clean-out.

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

15. Show the length, size, pipe material and slope of the sanitary sewer from clean-out 4 to clean-out 5.
16. Review the slope of the sanitary sewer from the monitoring manhole to manhole 5.
17. Identify the traffic rated clean-out and provide the details.
18. Recommend profile the sanitary from clean-out 6 to clean-out 5.

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
Daniel Ivy
Mike Aust, DPW
Christina Goggin, Planning
BQD/djm