

March 13, 2024

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

**RE: Wawa at Drybridge and Williamsburg Rd  
310 Clayman Road  
POD NO.: 2023-00145**

Dear Mr. Perkins:

We have reviewed the construction plans submitted to the Planning Department on February 26, 2024.

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** been executed.

**Existing Conditions (CV-101):**

1. Revise the owner of parcel with GPIN 836-713-7564 to be Godsey Property Inc. instead of Cangiano Salvatore.
2. Label the existing 20' utility easement as PB&PG instead of DB&PG.

**Easement Plan (CS-103):**

3. The distance from the utility easement with the DB: 6510 PG: 508 to the eastern property line of the future commercial outparcel does not match with the plat. Provide a plat that shows the corrected property line. Why would you show a reference line instead of the property line?
4. Add DB&PG to the easement south of the property on GPIN: 835-713-1767.

**Utility Plan (CU-101):**

5. See comments on existing conditions.
6. Label CO-4 to be traffic-rated clean-out.
7. There is a label of a benchmark set by a licensed surveyor shown on the right side of the utility plan. Show the elevation of that benchmark. Recommend providing a benchmark closer to WAWA site such as an existing storm inlet onsite.
8. Update the quantities list to match the plan. Add 2" copper pipe.
9. Show the DB&PG for all easements on the utility plan.

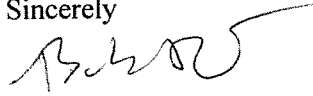
**Utility Profile (CU-502):**

10. Lower the monitoring manhole and clean-out 5. Revise the slope from the monitoring manhole to manhole 5 to be less than 1.5% to prevent hydraulic jump per DPU Standards 2.2.04K. The clean-out 5 will have to lower to keep the slope at 4.78% since the monitoring manhole is going to be lower.

11. The invert in at the monitoring manhole should only be 0.10 higher than the invert out. The monitoring manhole can not be a drop manhole.

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

Sincerely



Bob Dao  
Utilities Engineer

cc: Doug Godsey, Godsey Properties Inc.

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

BQD/vr