



**ROSS-
FRANCE**

CIVIL ENGINEERING • LAND SURVEYING

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May 29, 2019

Ron Escherich
Development Plans Review Coordinator/Project Manager
Land Development Division
Prince William County
5 County Complex Court
Prince William, VA 22192

Re: Plan Number: SPR2019-00264S02
Plan Name: HARPERS STATION LOT 10A

The below comments were generated during the 1st review for the above mentioned project. Our responses are listed in bold italics below each comment. Seven copies of the revised plan and plat are being submitted with this submission.

Land Development

#	CODE	COMMENTS
1.	150.02	Provide verification of adjacent owner's and the district member of the Board of Supervisors and Planning Commission notification. <i>Response:</i> <i>The adjoining property owner, and County Boards notification has been sent and verification is being submitted with this submission.</i>
2.	Proffer	Pay \$633.38 (83.78 X 7.56) for water quality monitoring with the signature submission, not before. Amount escalates. <i>Response:</i> <i>The water quality monitoring fee of \$633.38 will be paid with the signature submission of the plans.</i>
3.	4.05	Add the use to the site tabs. <i>Response: The use has been added to the site tabulations.</i>

All addresses have been labeled with the number and Loves Mill Lane.

A street sign was added to the site plan revision for Memory Care Facility James Madison Business Park, SPR2019-00228.

The existing easement has been extended to the future inter-parcel connection.

The plan and plat on the adjoining Site plan revision for the Memory Care Facility James Madison Business Park, SPR2019-00228, has been revised with the new address.

PWCSA- Ed Kovalchuk

Cover Sheet

Report the PWCSA number on the plan.

The PWCSA number has been reported on the cover sheet.

Change the USM date to January 2018.

The USM date has been revised to January 2018.

Add the fire flow and lowest residual pressure from the water model.

This information has been provided from the water model being separately, but with this submission.

Sheet 5

Delete the detail for the 1" 1-1/2" and 2" residential meter detail.

The detail has been removed from the plan.

Sheet 7

Re-design the waterline so that it does not cross under the retaining wall.

This has been completed. The re-design was coordinated with the adjoining approved plan.

Provide identifies for all existing manholes.

The manholes have been identified with the numbers approved on the adjoining plan.

Apply for a waiver to run the terminal sewer run at 0.50% and remove the manhole at the crosswalk.

A waiver for the terminal sewer run was applied for and approved. It can be found on sheet 3.

Confirm the project sewer flows and make sure that the minimum scouring velocity can be maintained in the sewer with a slope of 0.50%.

The velocity was above the scouring velocity and the Sanitary Sewer Design table reflects the changes.

If possible please re-locate the water meters at the Villas.

Per our discussion on May 2, the owner chose to use 1 meter for all 3 of the Villa Buildings. It has been sized as a 1 ½" meter and a new fixture count chart has been provided. Two meter locations have been eliminated as a result.

Remove Storm structure #11 from the proposed water line easement.
Storm structure #11 has been relocated out of the easement.

The waterline is not permitted under the canopy structure.
The waterline was moved out from under the canopy and a waiver was submitted to allow one of the canopy structures to be located within the revised waterline easement location. The waiver can be found on Sheet 3.

Move the valves out of the crosswalk for the hydrant to the east of the property.
The valves have been moved out of the crosswalk. A bend was placed in the hydrant lead to get it back to the island.

Label the "structure" near the east fire hydrant.
This was not a structure, but a CG-12 handicap ramp. It's orientation has been moved and it is labeled.

Replace Manhole G with a private sanitary clean-out.
This has been completed.

Make the 8" lateral a 6" lateral and label as private.
This has been completed.

Sheet 19

Label the waterline at 19+09 as Waterline C.
The waterline has been re-designed, and this is no longer a station of concern. Waterline C is now labeled as station 19+43.

Avoid crossing waterline under a retaining wall.
The retaining wall crossings of the waterline have been eliminated through re-design.

Sheet 20

Watertight frame and covers must be changed to street frame and covers on the sanitary line.
The structure tops have been noted to be replaced.

Remove manhole E.
Manhole E was removed and manhole F has been re-labeled as Manhole E.

Manhole F cannot be buried. Specify a water tight frame and over for manhole F.

The final grade has been shown over Manhole E (previously F), and it is not being buried. The area is in a cut slope. A watertight frame and cover has been specified.

Consider the use of C-900 DR-14 laterals.

The long sanitary lateral has been changed to C-900 DR-14.

Insert a copy of the waiver for the retaining wall over the sewer line between C and D.

There is no waiver required between C and D as the retaining wall has been eliminated. The required waivers can be found on Sheet 3.

Show and specify a steel casing over the sanitary sewer between C and D.

The steel casing should not be required as the retaining wall crossing has been eliminated.

Sheet 37

Revise the sanitary Sewer Design Table.

This has been completed.

Revise the Water meter fixture sheets and re-size the meters.

This has been completed using the guidance from our meeting on May 2 and the subsequent follow-ups.

Revise the sanitary lateral schedule and the meter schedule.

This has been completed based on the new design.

Revise the quantities in the inspection and as-built fee schedules.

This has been completed based on the new design.

Exclude service lines, hydrant leads and fire lines from the fee tables and UPL.

This has been completed.

Revise the hydraulic model summary per the revised model.

This has been completed and the model will be submitted directly to the PWCSA as part of this review.

Find the maximum static pressure and add 100 psi for the test pressure on the restraints. A 200 psi pressure is suggested.

A 200 psi was used for the restraint calculations.

Add PWCSA number to plan.

This has been completed.

Sheet 38

Revise quantities in UPL according to the comments.

This has been completed.

If you have any further questions or comments, please feel free to contact me.

Sincerely,
Ross, France & Ratliff, Ltd.

A handwritten signature in black ink, appearing to read "Linda C. Unkefer". The signature is fluid and cursive, with the first name "Linda" and the last name "Unkefer" clearly legible.

Linda C. Unkefer, P.E.