



DEPARTMENT OF PUBLIC UTILITIES  
804.501.4517

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

August 30, 2021

Adam N. Werner, PE  
Youngblood, Tyler & Associates, PC.  
7309 Hanover Green Drive  
Mechanicsville, VA 23111

**RE: Grove at Gayton  
Pouncey Tract Rd near N Gayton Rd  
File No: 5527; POD2021-00327**

Dear Mr. Werner:

The Department of Public Utilities has completed a review of the water and sewer plans that are part of the plan of development submitted to the Planning Department on August 11, 2021.

DPU recommends approval of these plans by the Planning Commission.

Please address the following comments before submitting the construction plans for signature.

**General:**

1. Agreements have not been executed at this time. Agreements must be executed prior to the authorization to begin utility construction or approval of building permits. An Information Sheet for the Preparation of Utility Agreements has not been submitted for review. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.
2. The sanitary sewer design needs to be evaluated to the next 12" pipe (near Helper Ridge Ct). Also include all flows from upstream of the 12". This includes properties on N. Gayton Road.

**Sheet 5 of 25 (Layout & Utilities):**

3. Provide two (2) water valves on each tee per Henrico DPU Standard detail D-480.
4. The water valves need to be located prior to the reducer near tees. This will make valves 8" instead of 6".
5. Provide the connection type (corp stop), pipe size and material callout for the irrigation meter.
6. Reference the detail for the irrigation backflow preventer from the Henrico County DPU Standards.
7. Relocate flushing hydrants to the edge of the property line (or not to be in front of the houses) at the end of Road B and Road C.
8. Do not bend water services. If the line needs to be deflected, place bends after the water meter.
9. Provide a minimum 5' of separations between the water main adjustment fitting, horizontal bend and water service in front of Building 34.
10. Reduce the number of sanitary sewer manholes and water main fittings on Road B at MH 10 to 13 by adjusting alignments.
11. The sanitary sewer lateral for Building 40 need to be in front of Building 40. Extend the sewer main to Building 40 to install the lateral.

**Sheet 6 of 25 (Layout & Utilities):**


12. Provide an utility easement for the future sanitary sewer connection to the adjacent lot (Minor, Carlyle & Gertrude A., GPIN:738-768-4842) from MH 17.
13. Extend the sanitary sewer main so the lateral for the Building 22 will not be in the driveway.
14. Provide a minimum 5' of separation between adjustment fitting and water valve in front of Building 28.

**Sheet 9 of 25 (Offsite Sanitary Plan & Profile):**

15. Label the existing manhole (E7) frame and cover to be replaced with a Vandal proof/Watertight manhole frame & Cover (DPU Standards detail D-160).
16. Design downstream sanitary sewer at lower slope to gain more depth at manhole 17 for future extension.

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4511 or Alice Thompson at 501-4508.

Sincerely,



John Yi  
Utilities Engineer

cc: Robert Babcock, North Gayton Village, LLC  
Cindy Weinstock, Legacy Land Development