



DEPARTMENT OF PUBLIC UTILITIES
804.501.4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 1, 2023

Joseph Faudale, P.E.
Bay Companies, Inc.
8500 Bell Creek Rd
Mechanicsville, VA 23116

**RE: Gayton Village
12100 West Broad St
POD2023-00349**

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on August 16, 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. 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. A demolition sheet will be needed to cut, cap, abandon and/or remove all existing water stubs that will not be utilized. These water stubs will need to be abandoned at the water main per DPU Standards and add a note stating that, "All water and sanitary sewer is to be abandoned consistent with DPU Spec. 1.4.01C. and 10.3.10."

C2 (Existing Conditions):

3. Show all existing water valves on this sheet and demolition sheet.

C6 (Layout and Utility Plan):

4. All fire hydrants need to be a minimum of 50' away from structures. For any fire hydrant(s) the separation will not be possible, the engineer may submit an exception request to the director of Public Utilities.
5. There need to be minimum 10' separation between storm structures and water and sanitary sewer pipes/manholes.
6. Show all existing water valves that will not be abandoned/removed.
7. Relocate all existing/proposed light structures out of utility easements.
8. Relocate the retaining wall out of the utility easement for the dedicated fire hydrant.

9. Provide a utility easement around the boundary valve on the fire system service.
10. Darken the fire sprinkler service line and utility to show as proposed.
11. Label the size, detail number and sheet location of the fire system backflow preventer.
12. Use two (2) 45° bends in lieu of the 90° bends for the water main in Gayton Village Rd.
13. Change the size of the irrigation corp stop and service pipe size to 1" from ¾".
14. Reference the sheet location of the irrigation backflow preventer detail.
15. Relocate the water service line connection for building 3 out of the limits of the water main adjustment. This connection needs to be at least 5' away from the last 45° bend.
16. Provide a 20' casing pipe on the existing sanitary sewer where retaining wall crosses and provide a cross-sectional view of this crossing.
17. Show the fire hydrant located south of EX Manhole (GIS# SMH012984).
18. Revise to use 8"x4" TS&V instead of 8"x4" tee for services to buildings 8 and 9.
19. There should be no more than 600' of the minimum size waterline. Loop the water main in Gayton Village Road to avoid this.
20. Change the water pipe material to ductile iron, where 10' separation cannot be provided between the water main and storm pipe/structure.
21. Show the hydrant lead and valve for the fire hydrant located near the intersection of Old Three Chopt Road and Gayton Village Road. Make necessary changes if the water main change occurs.
22. The water main needs to be out of the curb and gutter near the intersection of Old Three Chopt Road and Gayton Village Road. Remove portion of the existing water main to make connection and offset the water main to avoid curb and gutter.
23. Relocate the proposed fire hydrant on Old Three Chopt Rd near Gayton Crossing to the right side of Gayton Crossing entrance.
24. Show the approximate location of the domestic backflow preventers.
25. Relocate/adjust sanitary sewer alignment/manholes or sidewalks so manholes will not be in the sidewalk.
26. Two existing sanitary sewer manholes that are not in the pavement need to be adjusted to 12" above the proposed grade. Manhole top adjustment table appear to show these manholes at the grade.
27. All proposed and existing manholes that are not in pavement need to be raised 12" and have vandalproof/watertight manhole frame and cover. Provide note to indicate this and provide detail D-155.
28. Tie the sanitary sewer lateral for the building 7 directly to the sanitary sewer main instead of the manhole.
29. Add the following note, "Connections to existing manholes without stubs or bricked-up openings shall be the equal of either Kor-N-Seal w/stainless steel expander ring or Press-Seal w/nylon expander sleeve installed by core drilling manhole and in strict accordance with manufacturer's specifications."

C8 (Road, Utility and Storm Sewer Profile):

30. All sanitary sewer manhole top that are not in the paved road shall be raised 12" above the final grade and shall have vandalproof/watertight manhole frame and cover.
31. Change the water pipe to ductile iron where pipe is installed in the ground fill.

C19 (Utility Details):

32. Check and correct followings:
 - a. The total floor area in the fire estimate form for 12-unit building.

- b. Combined fixture value total in domestic meter sizing forms for 12-unit, and 6-unit building.
- c. Provide Maximum Demand (GPM) in all domestic meter sizing forms.

L01 (Conceptual Landscape Plan):

- 33. Trees will not be allowed within 10 feet of public water and sanitary sewers and not recommend for private water and sanitary sewer. Relocate all trees that are within 10' of these pipes to avoid future pipe damage from roots.

L02 (Lighting Plan):

- 34. Relocate light pole(s) out of utility easement and/or at least 10' away from water and sanitary sewer.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'AT' followed by 'for'.

Alice Thompson
Utilities Engineer

cc: Roth Jackson, SKM LLC
Jermy Swink, Stanley Martin Homes, LLC