

January 5, 2024

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 December 14, 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 been submitted for review.
2. Review and update the utility plan profile accordingly.

**C6 (Layout and Utility Plan):**

3. Provide a note indicating DI laterals are required on DI mains.
4. Use an 18" steel encasement pipe around the existing sanitary sewer in lieu of the concrete encasement. Be sure to reference the length and thickness of the encasement pipe.
5. Provide the steel encasement pipe detail on the plan and remove the leak detector from the detail.
6. Remove the additional gate valve reference from the TS&V callout for the fire hydrant located east of Bldg-8.
7. Include the domestic backflow preventer detail numbers in the backflow reference.
8. Add the irrigation backflow preventer detail in the construction plans.
9. Ensure the transition of pipe material is between water fittings such as tees and crosses. Update the utility plan and profile accordingly.
10. Reducers are not allowed in the fire hydrant leads. Redesign the fire hydrant at the intersection of Marsabe Ln and Chester Ave.

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,



Alice Thompson  
Utilities Engineer

Joseph Faudale, PE  
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Gayton Village

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

bc: Ralph Claytor  
D Ivy  
Aimee Crady, Planning

ANT/vr

**REVISED CONSTRUCTION PLANS REQUIRED**