

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Department of Public Utilities
Charles B. (Chip) England, PE, MBA
Director
(804) 501-4280

INTER-OFFICE MEMORANDUM

TO: Matt Ward, Planning
FROM: Alice Thompson, Public Utilities
SUBJECT: Forest & Glenside Self Storage, POD-T-201
DATE: April 6, 2018

We have reviewed a preliminary plan for the referenced project submitted to the Planning Office on March 21, 2018. This preliminary plan includes demolishing four existing homes and proposing a four-story self-storage facility. Our comments are intended to provide guidance for requirements for design and construction of the water and sewer service that will be provided by the County systems. Construction plans for water and sewer shall be designed in accordance with DPU Standards. The levels of detail provided in the following comments are based on the amount of detail provided on the plan

Sheet 2:

1. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building.
2. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. Be advised, hydrant locations will be determined after ISO calculation have been provided and reviewed.
3. A domestic backflow preventer is required for this project.
4. A RPZ backflow preventer with a bypass meter is required for the proposed fire system.
5. The existing 6" water line in Brigham Rd between Forest Ave. and the entrance to the Self-Storage site will need to be replaced with a 12" pipe. Install a 12" x 8" tee at the entrance off Brigham Rd to extend an 8" water line onsite for fire protection. Place a valve after the 12" x 8" tee in Brigham Rd, bend the water line using two 45° bends, and install a 12" x 6" reducer to connect to the existing 6" water line. A sketch will be provided at the preliminary plan meeting.
6. Provide a callout for all appurtenances (bends, tees, valves, etc.) on the proposed water main.
7. A complete fire system includes a boundary valve, RPZ backflow preventer, siamese connection, and dedicated fire hydrant. Update the fire system accordingly.
8. DPU recommends the existing sewer lateral to be reused be CCTV inspected and repaired as necessary. Be advised, the minimum size lateral for a commercial project is 6".

9. Reference the type of connection, slope, size, and material of the proposed sewer lateral.
10. Provide a 20' utility easement around the proposed water appurtenances.
11. Provide four (4) N/E points on the plan.

General:

12. Be advised, if a building demolition permit is desired prior to construction plan approval, then a separate disconnection or abandonment plan must be prepared and approved in advance of the demolition permit showing either disconnection location for the water and sewer service or complete abandonment for service at the water and sewer main. Disconnection or abandonment of the service would be required prior to approval of the demolition permit.
13. Include the following items with the construction plan submittal:
 - DPU Engineering Report (Form F-1) with project checklist and water and sewer design calculations.
 - Water system flow availability request (Form F-7).
 - Standard water and sewer construction notes (Form F-11).
 - Water and sewer material notes (Form F-6).
 - Notification of Intent to Discharge
 - Other related DPU utility details.
14. Agreements for water and sewer service will be required for this project.

If you have any questions, please call me at 501-4508 or Mikala Weston at 501-7543.

Sincerely,



Alice Thompson
Utilities Engineer

cc: Malachi Mills, PE, RK&K, LLP

bc: Ralph Claytor
Alvin Christian
C. Duverne

ANT/tt