



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

DEPARTMENT OF PUBLIC UTILITIES
Charles B. (Chip) England, PE, MBA
DIRECTOR
(804) 501-4280

INTER-OFFICE MEMORANDUM

TO: Christina Goggin
FROM: Alice Thompson, Public Utilities
SUBJECT: Brook Villas Apartments, POD2019-00089
DATE: March 8, 2019

The proposed 84-unit apartment complex will be constructed on a portion of property currently owned by St. Joseph's Academy and Orphan Asylum (property i.d. 783-755-9039; 55.193 ac.) Neither water nor sanitary sewer is shown on the plans.

WATER

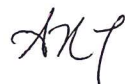
A 16" water main fronts the property located along Villa Park Drive with a 12" water main stub at the proposed entrance. This 12" main is able to provide 2500 gpm at 55 psi.

SEWER

There is a public 15" sewer main located adjacent to the site along Brook Road.

The developer's engineer will be required to provide utility plans that comply with the requirements of the Department of Public Utilities Standards for design and construction for any modifications to the public water or sewer systems. The developer shall provide a meter sizing form that includes all proposed fixtures to ensure that meters are adequately sized. Needed fire flow calculations will also be required to be submitted to determine the adequacy of fire protection and the number of hydrants required to serve the project. The developer will be required to provide the onsite water mains and hydrants necessary to provide adequate fire protection to accommodate his site layout. An analysis of adequacy of downstream sewer capacity will be required. A sewer design form must be submitted, as part of the plan submittal, to indicate the adequacy of downstream capacity in the sewer system. The developer's engineer must also show water and sewer mains on the landscape and photometric plans to ensure that no conflicts will exist between plantings, lighting facilities and utility facilities. Connection fees for this project will be based on the number of apartment units in accordance with County Code.

When the developer's engineer provides more detailed plans and design criteria a more complete evaluation can be provided. If you have any questions, please call me at 501-4508 or John Yi at 501-4511.



Alice Thompson
Utilities Engineer

cc: Jason Wilkins, Townes Site Engineering

bc: Ralph Claytor
Alice Thompson, John Yi
Alvin Christian

ANT/tt