

Commonwealth of Virginia
County of Henrico



INTER-OFFICE MEMORANDUM

TO: Spencer Norman, Planning
FROM: John Yi, Public Utilities
SUBJECT: Tuckahoe Montessori School, POD2021-00137
DATE: April 13, 2021

We have reviewed a preliminary plan for the referenced project submitted to the Planning Office on March 26, 2021. This preliminary plan includes construction of a 1-story classroom building and all associated site improvements at 6818 West Grace Street. 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. Neither water nor sewer is shown on the plan. 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.

General

1. Construction Plans submitted for review need to be sealed and signed by a Professional Engineer or a Land Surveyor B.
2. The extent of water and sewer requirements cannot be determined for the parcel until complete construction plans that include a separate Utility Plan Sheet (Water and Sewer Plan) and necessary calculations have been submitted.
3. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. The need for fire hydrants and hydrant locations will be determined after ISO calculations have been provided and reviewed.
4. Will Class A doors and fire rated walls be installed between the existing building and proposed building expansion? If so, indicate Class "A" doors and hour rated fire walls that will be installed on the utility sheet and Fire Estimate Form. This will allow the addition to be counted as a separate building during the calculation of needed fire flow.
5. Christ United Methodist Church was constructed before standards of exterior fire protections were developed in 1980. Water system improvements are required to provide adequate fire protection for this site. DPU standards require that adequate hydrants be provided such that the maximum hose lay from any hydrant to the structure not exceed 350 feet.
6. Per Henrico DPU Standards (4.2.05.E), multi-family residential, commercial, or industrial need minimum 8" water main pipe for the fire protection.
7. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building. Water and sewer connection fees in accordance with the County Ordinance will be required for any new water meter or increase in existing water meter size.
8. Submit a Notice of Intent to Discharge Form (NOI) to DPU of all building on the site.

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If you have any questions, please call me at 501-4511 or Alice Thompson at 501-4508.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Yi', written over a horizontal line.

John Yi
Utilities Engineer

cc: Christ Methodist Church