



DEPARTMENT OF PUBLIC UTILITIES  
(804) 501-4517

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

## INTER-OFFICE MEMORANDUM

**TO:** Mike Kennedy, Planning  
**FROM:** John Clark, Public Utilities  
**SUBJECT:** Nine Mile Townhouses Concept Plan (POD2021-00473)  
**DATE:** November 19, 2021

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We have reviewed a concept plan for the above referenced project submitted to the Planning Office on November 5, 2021. The plan proposes a residential development of 11 townhouse units.

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 plans.

**General:**

1. Construction plans submitted for review shall be sealed and signed by a Professional Engineer or a Land Surveyor B per APELSIDLA regulations.
2. Utility Agreements for water and sewer service will be required for this project.
3. Include with the construction plan submittal the following:
  - DPU Engineering Report (form F-1) with project checklist and water and sewer design calculations.
  - Water system hydraulic calculations demonstrating adequate pressures.
  - Information sheet and associated attachments (form F-5) for development of Utility Agreements.
  - Other related DPU utility details.

**Sheet 4(utility plan)**

4. Maintain at least 5 feet from storm structure to hydrant lead.
5. Provide 50 feet setback from building to fire hydrant. Otherwise, submit an exception request to the DPU Director with justification.
6. Fire hydrants shall be located so that there are at least 2 fire hydrants within 300 feet of the buildings while also meeting the 350 feet maximum hose lay around each structure.

**Sheet 17(notes and details)**

7. Revise ISO fire flow calculations to show a C-2 occupancy and a factor of 0.85.
8. Revise meter sizing form as follows:
  - Show correct project name, address, parcel, and occupancy information.
  - Correct the fixture value for dishwasher and adjust the total.

If you have any questions, please call me at 501-4501.

*John L. Clark*

John L. Clark, P.E.  
Utilities Engineer II

cc: Andrew Bowman, Silvercore  
Denise Whitehurst, Keystone Exchange

bc: Ralph Claytor, Marchelle Sossong  
Ireini Botros, Megan, Daniel Ivy  
JLC/vr