



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Department of Public Utilities
(804) 501-4217

INTER-OFFICE MEMORANDUM

TO: Aimee Crady, Planning

FROM: John Clark, Public Utilities

SUBJECT: Beaver Road Townhouses Concept Plan (POD2021-00518)

DATE: December 9, 2021

We have reviewed a concept plan for the above referenced project submitted to the Planning Office on November 23, 2021. The plan proposes a residential development of 10 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. Other professional signatories will be evaluated and accepted based on the individuals past experience, the complexity of hydraulic calculations and presence/absence of structural engineering.
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.
 - Water system flow request (form F-7).
 - Information sheet and associated attachments (form F-5) for development of Utility Agreements.
 - Other related DPU utility details.

Sheet 4(utility plan)

4. Per my conversation on December 9, 2021, with Andrew Bowman, these are to be individual townhouses for sale similar to the other surrounding townhouses. Therefore,

an individual 5/8" meter will be required for each townhouse. In addition, an individual or dual sewer lateral arrangement will be acceptable for sewer service.

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. In addition, include an exposure factor since there is an exposure between the two buildings given the minimum distance is 18 feet. Also, fire division or building separation walls can further reduce area included for fire flow calculations.
8. A domestic meter sizing form will not be required for individual townhouse 5/8" meters.

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 Gallagher, Daniel Ivy

JLC/tt