



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Mike Kennedy, Planning
FROM: Alice Thompson, Public Utilities
SUBJECT: 2001 Dabney Road, POD2021-00486
DATE: December 9, 2021

We have reviewed the concept plan for the referenced project submitted to the Planning Office on November 16, 2021. This concept plan for review includes the construction of a new 5-story mixed use building with multi-residential and commercial. There are 245 units proposed and 3,500 sf commercial. 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 construction plans. 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) have been submitted.
3. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed office building.
4. There are two 5/8" water meters that serve the site. If the meters will not be utilized, then the domestic service line will need to be abandoned at the main in accordance with DPU Standards.
5. A RPZ fire system backflow preventer will be required if a fire sprinkler system will be installed.
6. ISO calculations have not been provided with this plan. Calculations will need to be provided to determine needed fire flow requirements. Fire hydrants and hydrant locations will be determined after ISO calculations have been provided and reviewed. Fire hydrants shall be located so that maximum hose lay to any part of the building shall not exceed 350'.
7. Based on the proposed building size and layout, an additional number of new hydrants will be required to provide adequate fire protection to the proposed structure. Extend a water main onsite to install fire hydrants in the rear of the building.
8. Improvements to the transport system (SPS, force main and outfall trunk sewer) are being designed by Henrico County DPU.
9. The project exceeds the capacity of the total collector sewer. Developer shall coordinate with Henrico County DPU to determine the extent of upgrade to the collector sewer required for this project.

10. There are two existing sanitary sewer laterals that serves the existing parcel. If the existing laterals will not be utilized, then the lateral(s) will need to be abandoned accordance with DPU Standards.
11. Submit a Notice of Intent to Discharge Form (NOI) to DPU. A monitoring manhole will be required for this project. Be advised, all flow from the building must flow through the monitoring manhole.
12. Agreements for water and sewer service will be required for this project.

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

Sincerely,



Alice Thompson
Utilities Engineer

bc: Ralph Claytor
Marchelle Sossong
ANT/tt