



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: Virginia Center Commons Concept Plan (POD2022-00097)

DATE: March 16, 2022

We have reviewed a concept plan for the above referenced project submitted to the Planning Office on February 28, 2022. The plan is an overall master plan for the redevelopment of the existing Virginia Center Commons shopping center that will contain a mix of residential and commercial development.

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. The current plan for the Apartment Buildings 1 and 2 will need to be coordinated with this overall plan.
2. A water and sewer master utility plan shall be submitted to DPU for review which also includes the following:
 - Water system shall be looped within the development to provide a gridded system that will ensure redundancy and reliability to all parts of the development.
 - Water system shall also be looped with all adjacent roadways.
 - Water and sewer lines need to be located within roads or within easements that do not conflict with proposed improvements. Where such conflicts are created by the proposed redevelopment, then the existing water or sewer line shall be relocated.
3. Please provide building design information for each of the proposed uses shown in the overall conceptual plan. This information consists of building square footages or total number of units, rooms or seats for each of the proposed uses. This will allow for potential water and sewer utility impacts to be determined based on the overall plan.

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

John L. Clark

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

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bc: Ralph Claytor
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JLC/tt