



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Christina Goggin, Planning

FROM: Alice Thompson, Public Utilities

SUBJECT: Tuckahoe Park, 2400 Little League Dr
POD2022-00230

DATE: May 20, 2022

We have reviewed a concept plan for the referenced project submitted to the Planning Office on May 2, 2022. This concept plan consists of three phases of the approved Master Plan. The plan includes a new entrance and access road, expanded parking, two artificial turf fields, two sand-capped grass fields, a new maintenance building, new restroom facilities, and associated utilities. 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 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 a profile of the proposed force main from the sewer main connection to the proposed pump.
4. Provide the pump information and detail on the construction plans.
5. The proposed force main cannot connect directly to the public sewer main. A private manhole upstream of the public manhole is required. Provide gravity sewer from the private manhole to the public manhole.
6. The force main must have a vertical alignment and slope down into the private manhole.
7. Include a hydraulic water model for the proposed water system design in the construction plans.
8. Provide the deed book and page number of the existing utility easements shown on the construction plans.

Sheet C3.04:

9. Clearly show the location of the existing water and sewer mains in the area of the proposed construction. DPU recommends field verifying the location of the existing utilities to avoid any construction delays.
10. Be advised, no landscaping, lighting, monuments, and walls are allowed in the utility easements.

Sheet C4.01:

11. All utilities to be abandoned and/or removed must be shown on the demolition plan sheet.
12. Provide a note on the plan indicating all existing utilities to be abandoned shall be done in accordance with DPU Standards 1.4.01C and 10.3.10.
13. Provide four (4) north/easting points on the plan.
14. Provide benchmarks within 500' of the proposed sanitary sewer mains.
15. Due to accessibility of the proposed sewer main, DPU recommends using ductile iron between MH-1 and MH-5.

16. Provide a 38° angle separation between the existing sewer laterals and proposed force main connections into MH-E13.
17. What buildings are served by the existing sanitary sewer laterals at MH-E13? Will the existing sewer laterals be abandoned?
18. Shift STR-DI-1 10' from the existing water pipe.
19. Several proposed fire hydrants are referenced to be installed; however, the hydrants are not shown on the plan view.
20. Show the location of all existing valves that will be utilized to avoid a water main shut down.
21. Provide a match-line for the continuation of the proposed utility work. Be sure to reference the sheet number for the match line.

Sheet C4.02:

22. Will the Maintenance Building be served by water and sewer?
23. Will a 2" corp stop or 8" x 4" tee be used for the proposed water meter connection.
24. Reference the size and material of the service between the water meter and main.
25. A domestic backflow preventer will be required behind the proposed 1½" water meter.
26. Two valves are required at a tee branch per D-480.
27. Agreements for water and sewer will not be required for this project.

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

Sincerely,

Alice N Thompson

Alice Thompson
Utilities Engineer

cc: Charlene Harper, P.E., HG Design Studio