



DEPARTMENT OF PUBLIC UTILITIES  
(804) 501-4517

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

## **INTER-OFFICE MEMORANDUM**

**TO: Spencer Norman, Planning**

**FROM: John Clark, Public Utilities**

**SUBJECT: The Point at Laurel Lakes Concept Plan (POD2022-00266)**

**DATE: June 1, 2022**

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We have reviewed a concept plan for the above referenced project submitted to the Planning Office on May 13, 2022. The plan proposes a residential development of 59 condominiums.

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. Utility Agreements for water and sewer service will be required for this project.
2. 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 availability request (form F-7).
  - ISO fire flow estimate (form F-9)
  - Domestic meter sizing form(F-8) for each meter.
  - Information sheet and associated attachments (form F-5) for development of Utility Agreements.
  - Standard water and sewer construction notes (form F-11).
  - Water and sewer material notes (form F-6).
  - Other related DPU utility details.
3. Water and sewer services for 9620 Old Route 33 shall be disconnected prior to a demolition permit being approved. If building demolition is to be performed prior to POD construction plan approval, then a separate service disconnection plan will need to be submitted to DPU for approval.

**Sheet 4(utility plan)**

4. Extend sewer from the next downstream manhole (SMH004620) and continue up through the cul-de-sac area to serve this development. The proposed sewer extension that parallels within the landscape buffer area and then between the condominium buildings is not acceptable. Also, a manhole is being placed within the sidewalk which creates a pedestrian safety concern. In addition, the two laterals off this main to serve buildings #3 and #4 are too close to the structures to allow for installation of private cleanouts outside of the proposed utility easement and away from the buildings.
5. Provide a master utility sheet for showing how the remainder of the property will be served with water and sewer and adjust the design accordingly.
6. Extend 12" waterline within Hungary Spring Road far enough to position hydrant at the P.T. of curb return along Hungary Spring Road and at the very end of the 12" main. Hydrant shall be behind the curb per D-

495. Water service to 8100 Hungary Road shall be reconnected to the main at least 5 feet from the hydrant at the end of the line.

7. Water system design will be based on hydraulic calculations and fire hydrant requirements.
8. Fire protection requirements will be determined when ISO fire flow calculations are submitted for review.
9. Fire hydrants shall be located in accordance with DPU Standards and so that maximum hose lay to any part of a structure shall not exceed 350 feet for multifamily residential.
10. Provide 50 feet setback from building to fire hydrant. Otherwise, submit an exception request to the DPU Director with justification.
11. Locate the dedicated fire hydrant at least 8 feet from the adjacent vault wall.
12. Provide a reduced pressure detector assembly per D-430 for the fire line. Double check detector assembly is no longer acceptable to the State Health Department.
13. Provide a valve at the fire line tee off of the main in addition to the boundary valve that is shown.
14. Show abandonment of the water and sewer services for 9620 Old Route 33 at the mains in accordance with DPU standards 1.4.01C and 10.3.10. This is typically shown on a site demolition plan sheet.
15. The waterline shown coming off Hungary Road and onto the property is actually a water service. Correctly label this service and distinguish versus the end of the 12" water main.
16. Show location of 8" main going to Laurel Heights Court off Hungary Spring Road. In addition, correctly label the water service off the 12" main within Hungary Spring Road and distinguish versus the end of the 12" main.

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

*John L. Clark*

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

cc: Bradley Schurman, PE, Balzer & Associates  
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bc: Ralph Claytor  
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