



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Spencer Norman, Planning
FROM: Alice Thompson, Public Utilities
SUBJECT: Northstar Academy, POD2022-00364 (11501 Nuckols Rd)
DATE: July 18, 2022

We have reviewed a concept plan for the referenced project submitted to the Planning Office on June 28, 2022. This concept plan proposes to redevelop for NorthStar Academy. Proposed gym and parking lot revisions to be completed with Phase 1. Future phases to include academic buildings, parking, and track. 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 plan. 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. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. The need for fire hydrants and hydrant locations will be determined after ISO calculations have been provided and reviewed for each proposed building.
4. Fire hydrants shall be located so that maximum hose lay to any part of the building shall not exceed 350'.
5. Meter sizing requirements have not been addressed with this set of plans. Meter calculations will need to be submitted for each proposed building to determine water demands to establish the size of the water meter necessary to provide service.
6. Will there be any plumbing renovations in the existing building?
7. Submit a Master Water and Sewer Plan for the whole proposed development. Be sure to include a hydraulic water model for the proposed water system.
8. The future academic building 'A' is located over the existing water main/utilities. Either relocate the building from over top of the existing utilities or relocate the existing water main.
9. Based on the Master Plan provided, the existing fire hydrant located west of the existing building will be impacted with the future phase, thus affecting fire flow. Ensure the existing fire hydrant is accessible and is located no more than 7' from the back of curb.
10. A monitoring manhole may be required for this project.
11. Agreements for water service will be required for this project.

Sheet 2 of 3:

12. Show all existing water and sewer mains/utilities on Existing Conditions plan sheet.
13. There is an existing water main and fire hydrant within the Phase 1 demolition area. Will the existing utilities be abandoned with the Phase 1 demolition? If so, clearly show the utilities to be abandoned on the plan and provide 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. If the existing utilities will remain, provide a note

- referencing all existing valves will be adjusted to final grade, the existing water main will maintain minimum cover and the existing fire hydrant will be protected during construction.
14. Provide a demolition plan showing the proposed demolition work.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'ANT'.

Alice Thompson
Utilities Engineer

cc: Anne Tignor, PE

bc: Ralph Claytor
Marchelle Sossong

ANT/