



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Kristin Smith, Planning

FROM: Alice Thompson, Public Utilities

SUBJECT: The Hillside (POD2022-00639) 9214 Quiocasin Rd

DATE: December 28, 2022

We have reviewed a concept plan for the referenced project submitted to the Planning Office on December 12, 2022. This concept plan consists of developing 20 townhouses for rent on the rear of the parcel. 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. Agreements for water and sewer service will be required for this project.
4. Be advised, offsite easements must be recorded prior to plan approval.
5. A Local Review Form is required for this project.

Sheet C1:

6. The existing drain field/septic tank will need to be abandoned in accordance with VDH requirements. Clearly state on the demolition plans.

Sheet C5

7. 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.
8. Fire hydrants should be located 50' from the building. If the minimum distance cannot be obtained, request an exception to DPU Standards to allow the fire hydrant to be installed less than 50 feet.
9. Be advised, the existing manhole has a brick up opening in the location of the proposed core. The proposed connection may interfere with the integrity of the manhole; therefore, the manhole should be replaced with a new manhole.
10. The sanitary sewer main between MH-2 and MH-EX will need to be ductile iron.
11. The townhomes with the first floor (basement) have an elevation of 220.00. The basements will not be able to be served by gravity.
12. The sanitary sewer laterals from the main to the townhomes are private. This need to be identified or referenced on the plan.

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13. Sanitary sewer should be extended and designed to serve the adjacent properties. A public utility easement must be provided to the adjacent property GPIN 750-746-4201.

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

Sincerely,



Alice Thompson
Utilities Engineer

cc: Stig Owens, PE, Sekiv Solutions

ANT/vr