



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: 1501 Darbytown Road, POD2023-00201
DATE: May 25, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on May 10, 2023. This concept plan includes the construction of five (5) two-story attached condominium style homes. 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. 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.
4. Offsite easements are required for the proposed sanitary sewer extension. Offsite easements must be recorded prior to plan approval.
5. Since condominium style homes are proposed, only one meter and lateral are required for the building.
6. The limits of the BIO Retention cannot be clearly identified. Ensure the sanitary sewer is located 10' from the BIO Retention.
7. Agreements for water and sewer service will be required for this project.

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

Sincerely,

Alice Thompson
Utilities Engineer

cc: Bomani Lee-LKL Design Group, LLC

bc: Ralph Claytor
Marchelle Sossong

ANT/djm