



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

INTER-OFFICE MEMORANDUM

TO: Kristin Smith, Planning
FROM: John Yi, Public Utilities
SUBJECT: Staples Mill and Massie Road Apartments, POD2023-00226
DATE: June 14, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on May 26, 2023. This concept plan is to build a 4 story, 16 units, apartment building. 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. The levels of detail provided in the following comments are based on the amount of detail provided on the plan. Proposed water and sanitary sewer pipes are not shown on this concept plan.

General:

1. Construction Plans submitted for review need to be sealed and signed by a Professional Engineer or a Land Surveyor B.
2. Be advised that some of water main shown are abandoned water main. If these water mains are not abandoned, they need to abandon per DPU Standards.
3. The sanitary sewer pipe will need to have minimum 5.5' of cover in the right-of-way. If this can't be achieved (during detail survey and design), this site needs to be connected to the sanitary sewer located in Park Lane.
4. Provide Henrico County DPU Fire Flow Estimate Form (F-9) to determine the fire flow needs.
5. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. Be advised, hydrant locations will be determined after ISO calculations have been provided and reviewed. DPU Standards require that adequate hydrants be provided such that the maximum hose lay from any hydrant to the structure not exceed 350 feet.
6. Fire Hydrants need to be minimum 50' away from the structure.
7. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building.
8. Provide a Notification of Intent to Discharge (Form F-12) for the proposed project, if there will be any common area with kitchen.
9. Agreements for water and sewer service will be required for this project.

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

Sincerely,

John Yi

John Yi
Utilities Engineer

cc: Stuart Little, P.E., Sekiv Solutions