



DEPARTMENT OF PUBLIC UTILITIES  
(804) 501-4517

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

## INTER-OFFICE MEMORANDUM

**TO:** Aimee Crady, Planning  
**FROM:** Alice Thompson, Public Utilities  
**SUBJECT:** Westmoreland Crossing Masterplan and Phase 1 (POD2023-00306) -2000 Westmoreland St  
**DATE:** August 7, 2023

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We have reviewed a concept plan for the referenced project submitted to the Planning Office on July 20, 2023. This concept plan includes construction of redeveloping the existing Ukrops site. This includes residential, office, retail buildings with associated road networks, utility and storm infrastructure. 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. The water system design is not acceptable. Please review the following comments on the water system design:
  - a. The proposed water main in Maywill St should loop to the existing 8" water line located northeast of Parcel 776-736-1392.
  - b. A hydraulic water model of the proposed water system design will be required to ensure the proposed 8" water line referenced in Maywill St is adequate.
  - c. The water line in Maywill St cannot connect to the City of Richmond water line.
  - d. The location of the existing water mains needs to be field verified. The information shown on the concept plan does not match DPU records.
4. ISO calculations have not been provided with this plan. Fire protection requirements cannot be determined for this project at this time. The need for fire hydrants and hydrant locations will be determined after ISO calculations have been provided and reviewed.
5. Installation of fire hydrants will be required for this project and fire hydrants shall be located so that maximum hose lay to any part of the building shall not exceed 350'.
6. DPU Meter Sizing Form have not been provided with this plan. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building.
7. A RPZ fire system backflow preventer may be required for the buildings.
8. The sanitary sewer design is not acceptable. Per the PUP case (PUP2023-00001), the sanitary sewer should be extended from the north to serve this parcel.
9. A sanitary sewer analysis will be required to determine if upgrades to the existing sewer are needed. The developer will be required to make any needed improvements.
10. Submit a Notice of Intent to Discharge Form (NOI) to DPU. A monitoring manhole may be required for the buildings.
11. 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,

A handwritten signature in black ink that reads "Alice Thompson". The script is cursive and fluid, with the first name "Alice" and last name "Thompson" clearly distinguishable.

Alice Thompson  
Utilities Engineer

cc: Chris Johnson, PE, Timmons Group