



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

INTER-OFFICE MEMORANDUM

TO: Christina Goggin, Planning
FROM: John Yi, Public Utilities
SUBJECT: Arco Plaza Redevelopment (Arco Iris Latino Market), POD2023-00321
DATE: August 14, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on July 28, 2023. This concept plan is to connect two (2) existing buildings with a new common 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. Two (2) lots have three (3) water services and one (1) fire line. Any service(s) that will not be used will need to be abandoned per DPU Standards.
3. A backflow preventer will be required for each water service that is connected to multi-units and the fire line.
4. Two (2) building have two (2) separate sanitary sewer services with one (1) monitoring manhole. Depend on water service connections, business type, internal pipe connection and other factors, additional sanitary sewer service and/or monitoring manhole may be needed.
5. The utility plan will need to clearly indicate how water and sanitary sewer pipes are connected internally.
6. Provide Henrico County DPU Fire Flow Estimate Form (F-9) to determine the fire flow needs.
7. 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 structures does not exceed 350 feet.
8. Fire Hydrants need to be a minimum 50' away from the structure.
9. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building. The form will need to indicate which meter is (will be) serving which building(s)/business(es).
10. Provide a Notification of Intent to Discharge (Form F-12) for the proposed project, if there will be any common area with kitchen. This is for each water meter.
11. 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
Utilities Engineer

cc: William Johns, Christopher Consultants – IMEG