



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

INTER-OFFICE MEMORANDUM

TO: Spencer Norman, Planning
FROM: John Yi, Public Utilities
SUBJECT: The Glades, POD2023-00333
DATE: August 18, 2023

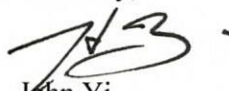
We have reviewed a concept plan for the referenced project submitted to the Planning Office on August 2, 2023. This concept plan is to build a food truck park that will have 20+ food trucks, shipping containers for storage, seating, office, restroom, kitchen, bar, etc. Comments are intended to provide 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. The water pipe is located south-east of the proposed site in the same lot.
3. The sanitary sewer is located approximately 650' from the site in Lake Brook Dr.
4. "The North End at Innsbrook" development project needs to be shown with this project (plan). This includes the road, water, and sanitary sewer.
5. Water and sanitary sewer services to The Glade site need to be coordinated with "The North End at Innsbrook" project phase(s). This includes any future built out that is in the planning stage.
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. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve this site.
9. Provide a Notification of Intent to Discharge (Form F-12) for the proposed project and a monitoring manhole may be needed.
10. 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: Phu Nguyen