



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Department of Public Utilities
(804) 501-4517

INTER-OFFICE MEMORANDUM

TO: Mike Kennedy, Planning

FROM: John Clark, Public Utilities

SUBJECT: The Preserve at John Rolfe Sect 1 (Concept Plan SUB2023-00346)

DATE: August 25, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on August 8, 2023. The concept plan proposes subdividing a parcel into ten (10) single family zero lot line lots that will be served by county water and sewer. DPU has the following comments.

1. County sewer is to be extended within Old Pump Road as necessary so that all lots are served from the right of way. Sewer extension along the back of the lots is not acceptable. Installation within County right of way better insures unencumbered DPU access to operating and maintaining the public sewer system.
2. Lots 1-3 already have sewer main along lot frontage within Old Pump Road to connect to.
3. Additional hydrants shall be added to provide 350 feet maximum hose lay for multifamily zoning.

If you have any questions, please call me at 501-4501.

John L. Clark

John Clark, PE
Utilities Engineer

cc: Ed Hoffman Jr., TRC
Brad Groome, Bradford Homes Inc.

bc: Marchelle Sossong
Ralph Claytor
Daniel Ivy

JLC/vr