



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: Compass Town Center- Genworth Redevelopment, POD2023-00377 (6610 W Broad St)
DATE: September 21, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on August 29, 2023. This concept plan includes construction of a this is a mixed-use development consisting of Retail (190,000sf), Multifamily (1317 units), Office (318,000sf), Townhomes (200 units), and Hotel (150 rooms). 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. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. The need for fire hydrants and hydrant locations will be determined after ISO calculations have been provided and reviewed.
4. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed buildings.
5. The water mains will need to be looped to the existing water line in Falmouth St and Dicken Rd.
6. Submit a Notice of Intent to Discharge Form (NOI) to DPU. A monitoring manhole will be required for this project.
7. A sanitary sewer analysis will be required to determine the full extent of upgrades needed to the existing sewer to serve this development. The developer will be required to make any needed improvements.
8. Based on the information provided with this concept plan, DPU expects the needed upgrades would be:
 - The 12-inch sewer line crossing I-64 north of the site and possibly more of the line downstream to the existing 24-inch trunk sewer in Upham Brook.
 - The 8-inch line south of the site (likely the Dickens Place route, but Falmouth may be an option as well) to the to the 42-inch trunk sewer in Horsepen Creek.
9. A DEQ Certificate to Construct will be required for this development.
10. Include the following items with the construction plan submittal:
 - Local Review form (F-10).
 - DPU Engineering Report (Form F-1) with project checklist and water and sewer design calculations.

- Water system flow availability request (Form F-7).
- Other related DPU utility details.

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, appearing to read 'ATP' or 'Alice Thompson'.

Alice Thompson
Utilities Engineer

bc: Ralph Claytor
Marchelle Sossong

ANT/vr