



Department of Public Utilities  
(804) 501-4517

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

## **INTER-OFFICE MEMORANDUM**

**TO:** Todd Rigler, Planning

**FROM:** John Clark, Public Utilities

**SUBJECT:** Dabney XII & XIV Revised (Concept Plan SUB2023-00406)

**DATE:** October 2, 2023

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We have reviewed a concept plan for the referenced project submitted to the Planning Office on September 13, 2023. The concept plan proposes to modify the previously approved POD construction plan, which has not been constructed yet, by reducing building size for Dabney XII, revising the southern entrance, and creating a fenced laydown yard instead of the previous overflow parking lot. DPU has the following comments:

1. Utility plans were previously approved on July 16, 2019 and utility agreements executed for this development. Plans are still active and can be revised per a revision to the approved plans.
2. ISO fire flow calculations shall be revised, and hydrant locations modified as needed for the Dabney XII building to meet DPU Standards.
3. Water main and sewer main alignment will need to be adjusted when coming thru the northern and southern entrances and drive aisles to eliminate conflicts with curb and gutter, parking islands, landscaping, and any storm sewer changes. Offsite easements on the adjacent lot may be required to accomplish this for the northern entrance.

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

John Clark, PE  
Utilities Engineer

cc: Malachi Mills PE, RK&K

bc: Ralph Claytor, Marchelle Sossong  
Daniel Ivy

JLC/vr