



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Kristin Smith, Planning
FROM: Alice Thompson, Public Utilities
SUBJECT: Tuckahoe Middle School Auditorium (POD2023-00428-9000 Three Chopt Rd)
DATE: October 5, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on September 8, 2022. This concept plan proposes to construct a 50,000sf building expansion. 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. Neither water nor sewer is shown on the plans. 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. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building.
4. 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.
5. Fire hydrants shall be located so that the maximum hose lay to any part of the building shall not exceed 350'. Additional fire hydrants will be required for the building expansion.
6. Show all existing utility easements with respective DB & PG numbers.
7. Submit a Notice of Intent to Discharge Form (NOI) to DPU. A monitoring manhole may be required for this project.
8. Agreements for water and sewer service are not required for this County project.

If you have any questions, please call me at 501-4508 or John Yi at 501-4511.

Sincerely,

Alice Thompson
Utilities Engineer

cc: Tim Owens, Timmons Group

bc: Ralph Claytor
Marchelle Sossong

ANT/vr