



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Lisa Blankinship, Planning
FROM: Alice Thompson, Public Utilities
SUBJECT: Townplace Hotel- Tom Leonard Drive (POD2023-00420)
DATE: October 6, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on September 19, 2023. This concept plan includes construction of a 5-story 110-room hotel. 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 plan. 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. Installation of fire hydrants will be required for this project and fire hydrants shall be located so that maximum hose lay to any part of the building shall not exceed 350'.
5. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve the proposed building.
6. A RPZ fire system backflow preventer will be required for the building.
7. DPI is evaluating the available capacity in the existing sanitary sewer. If it is determined that the hotel will increase the flows in the sewer to be over capacity, a sanitary sewer analysis will be required to determine the full extent of upgrades needed to the existing sanitary sewer to serve this development. The developer will be required to make any needed improvements.
8. Submit a Notice of Intent to Discharge Form (NOI) to DPU. A monitoring manhole will be required for this project.
9. 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,

Alice Thompson
Utilities Engineer

cc: Christopher Thompson, PE, The Site Design Company

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