



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

INTER-OFFICE MEMORANDUM

TO: Christina Goggin, Planning
FROM: John Yi, Public Utilities
SUBJECT: Shah Dental, POD2023-00442
DATE: October 16, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on September 28, 2023. This concept plan is to build 7,000 sf building that will consist of 3,000 sf retail and 4,000 sf medical office. 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. The levels of detail provided in the following comments are based on the amount of detail provided on the plan. Proposed water and sanitary sewer pipes are not shown on this concept plan.

General:

1. Construction Plans submitted for review need to be sealed and signed by a Professional Engineer or a Land Surveyor B.
2. There are 12" water mains on Brook Rd and Magellan Pkwy.
3. There is a 12" sanitary sewer pipe on site. The engineer shall clearly identify existing active pipe and abandoned pipe.
4. Provide Henrico County DPU Fire Flow Estimate Form (F-9) to determine the fire flow needs.
5. Fire protection requirements cannot be determined for this project at this time. ISO calculations have not been provided with this plan. Be advised, hydrant locations will be determined after ISO calculations have been provided and reviewed. DPU Standards require that adequate hydrants be provided such that the maximum hose lay from any hydrant to the structures does not exceed 350 feet.
6. Provide Henrico County DPU Meter Sizing Form (F-8) to determine what size meter will adequately serve this site.
7. Provide a Notification of Intent to Discharge (Form F-12) for the proposed project and a monitoring manhole may be needed.
8. Agreements for water and/or sewer service will be required for this project.

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

Sincerely,

John Yi
Utilities Engineer

cc: Jonathan Winks, P.E., Timmons Group