



DEPARTMENT OF PUBLIC UTILITIES
(804) 501-4517

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

INTER-OFFICE MEMORANDUM

TO: Lisa Blankinship, Planning

FROM: Bob Dao, Public Utilities

SUBJECT: D1 Storage/RCS (Seelman Site) Concept Plan POD2023-00468

DATE: November 7, 2023

We have reviewed a concept plan for the referenced project submitted to the Planning Office on October 20, 2023. The concept plan includes the construction of 70,500 sf of storage building. 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 plans.

General:

1. Construction and utility plans submitted for review shall be sealed and signed by a Professional Engineer or a Land Surveyor B.
2. Utility Agreements for water and sewer service will be required for this project.
3. The extent of water and sewer requirement cannot be determined for the parcel until complete construction plans that include separate Utility Plan Sheet (Water and Sanitary Sewer Plan) have been submitted.
4. Fire protection requirements cannot be determined for this project at this time since ISO calculations have not been provided with this plan. Submit the Fire Flow Estimate Form (F-9). The need for fire hydrants and fire hydrant locations will be determined after ISO calculations have been provided and reviewed.
5. Fire hydrants shall be located so that the maximum hose laid to any part of the building shall not exceed 350 feet.
6. Provide Henrico DPU Meter Sizing Form (F8) to determine what size meter will adequately serve the proposed building.
7. Domestic backflow preventer will be required for this project.
8. Submit a Notice of Intent to Discharge Form (NOI) (Form F-12) to DPU. A monitoring manhole might be required for this project.
9. The proposed site can tie into the existing 36" ductile iron water main along Charles City Road.
10. The proposed sanitary sewer on site cannot tie into the existing 24" ductile iron force main in Charles City Road. It appears that a pump station and force main will be required in order to connect to the County sewer system.
11. Revise the north arrow on the plans.

D1 Storage/RCS (Seelman Site) Concept Plan

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If you have any questions, please call me at 501-4601.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Dao', with a long horizontal flourish extending to the right.

Bob Dao

Utilities Engineer

cc: Malachi Mills, PE

bc: Marchelle Sossong

Ralph Claytor

Alice Thompson

Daniel Ivy

BQD/vr