

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Tradeport Hanover Land, LLC

PROJECT #: REZ2025-00010

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 4/17/2025

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. All water and sanitary sewer extensions and services will be constructed in accordance with DPU requirements.
2. A Utility Master Plan shall be approved for the entire development prior to DPU recommending approval of any included site plan or construction plan.
3. The public water and sanitary sewer improvements must be coordinated with the improvements for proposed development in the Town of Ashland.
4. Specific public water and sanitary sewer improvements will be based on the proposed development. With appropriate improvements, the public water and sanitary sewer systems can support the development of the property for most of the likely uses of the property. The following items will be required during the construction plan approval process for this development:
 - a. A sewer shed analysis will be required.
 - b. Replacement of the existing sanitary sewer crossing under I-95 and additional improvements downstream including wastewater pump station upgrades may be required once the overall sewer demands are determined.
 - c. A waterline crossing under I-95 may be required.
 - d. The equivalent of a 20" waterline shall be extended through the development. The waterline will extend from the southwest end of the residential part of the development to the northeast end or main entrance of the development.
 - e. Easements shall be dedicated for a future 20" waterline extension under I-95.
 - f. A waterline extension will be required along Entry B across Route 54.
5. If improvements are proposed to Mount Herman Road as part of the development, a public waterline will need to be constructed along the road as part of the improvements.

6. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants.

Please feel free to contact me if you have any questions or concerns.