

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Farley Farms, LLC and Brandon Huff

PROJECT #: REZ2025-00014

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 7/9/2025

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. Any improvements, extensions or new connections to the public water or sanitary sewer systems will need to be completed in accordance with DPU requirements.
2. Public water service will require an off-site 16" waterline extension. Off-site Water and Sanitary Sewer Easements may be required.
3. Public sanitary sewer service is not immediately available.
 - a. Providing public sanitary sewer service may require construction of public and/or private wastewater pump stations and sanitary sewer force mains.
 - b. Gravity sanitary sewer service is not currently available to this site.
 - c. Off-site Water and Sanitary Sewer Easements will be required.
4. Off-site Water and Sanitary Sewer Easements shall be recorded prior to DPU recommending approval of any construction plan or site plan for this development.
5. This development may be eligible for oversized credits for the water and sanitary sewer improvements.
6. A Utility Master Plan will be required for this development.
7. A detailed water and wastewater demand analysis will be required before DPU can determine the required improvements to support this development.
 - a. The Doswell Wastewater Treatment Plant and Ashland Wastewater Treatment Plant may not have the capacity to provide wastewater treatment for this development. Additional improvements at these facilities may be required to provide public sanitary sewer service.
 - b. Alternatively, wastewater from this development may be required to discharge to the Totopotomoy Wastewater Treatment Plant.

8. The developer is responsible for the cost of all improvements required to support this development.
9. 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.