

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Loch Levan Land Limited Partnership, et al

PROJECT #: REZ2025-00020

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 9/22/2025

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. This development is within the Suburban Service Area (SSA) but public water and sanitary sewer are not immediately available for this development and will require both extensive, off-site extensions and off-site Water and Sanitary Sewer Easements to provide public service.
2. If required, any improvements, extensions or new connections to the public water or sanitary sewer systems will need to be completed in accordance with DPU requirements. If public water and sanitary sewer are required, additional comments will be generated.
3. The developer is responsible for all approvals required for their proposed private wells, water storage tanks, water pump stations and wastewater treatment plant.
4. The developer is responsible for the cost of all improvements required to support this development.
5. This development represents approximately 400+ acres at the western limits of the SSA. This area is not currently served by public water and sanitary sewer. A development of this scale in this area could impact DPU's Utility Master Plan including the need for future public water storage tanks with pump stations and wastewater pump stations. This development's continued inclusion or removal from the SSA should be considered and evaluated to allow DPU to adjust planning for future support facilities/improvements accurately.

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