

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Marchetti Properties, et al

PROJECT #: REZ2025-00023

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 10/16/2025

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. Provide the total water and wastewater peak and average daily demands for the development area.
2. A Utility Master Plan shall be approved by DPU for the entire development prior to DPU recommending approval of any associated construction plan or site plan. The Utility Master Plan may be amended in the future if needed based on changes in the proposed development. This shall include a sewer shed analysis.
3. Oversized credits will be available for sanitary sewer when it is oversized beyond the project's required size.
4. Unrestricted 24-hour access to the public water and sanitary sewer infrastructure shall be provided, including the existing wastewater pump station.
5. A shared walking trail and DPU access roadway, as indicated by Proffer 4.c, is not acceptable to DPU. DPU access shall occur over a dedicated paved/gravel roadway and/or common internal development vehicle roadways.
6. A looped waterline may extend across water pressure zones. A PRV will be required in this case.
7. A Water Agreement and/or Wastewater Agreement may be required for the development based on the proposed demands.
8. Water and sanitary sewer extensions and/or easements will need to be extended to serve nearby and adjacent properties.
9. All water and sanitary sewer extensions and services will be constructed in accordance with DPU requirements.
10. Water service to the existing wastewater pump station shall be maintained throughout development. This shall be coordinated during site plan review and construction.

11. 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.