



MEMORANDUM

Date: June 24, 2014

To: Leanne Pollock, Senior Planner

From: Dion Walsh, JCSA Civil 1

Subject: LU-0003-2014 499 Jolly Pond Road (Colonial Heritage)

James City Service Authority has reviewed this land use application and has the following comments for the above project you forwarded on May 13, 2014 and we discussed on June 17, 2014.

Comments:

- 1) Sewer – Lots shall connect to the existing JCSA sewer system within Colonial Heritage. HRSO flow acceptance required.
- 2) Water – Lots shall connect to the existing JCSA water system within Colonial Heritage.
- 3) During the design phase, a water model and a water and sewer master plan shall be required.
- 4) If the lot is rezoned:
 - A) If the total number of lots go over the 2000 lots in the existing master plan for Colonial Heritage, then;
 - a) Water Cash Contribution proffer shall be required,
 - b) Replenishment Water Cash proffer shall be required,
 - c) A sewer study shall be required: Provide evaluation of existing Lift Station 9-9 to determine what capacity enhancements are needed to accommodate the additional flow. The existing available sewer capacity for existing PSA future development shall remain. JCSA participated in the cost of the lift station 9-9 for future development outside of Colonial Heritage. Flows from the additional development in Colonial Heritage (to be added to the PSA), may require an upgrade to sewer lift station 9-9.
 - B) Note: A Water Conservation Agreement has been completed.
- 5) JCSA may have additional comments when a plan is submitted.

Please call me at 757-259-5457 if you have any questions or require any additional information.