



MEMORANDUM

Date: June 24, 2014

To: Leanne Pollock, Senior Planner

From: Dion Walsh, JCSA Civil 1

Subject: LU-0006-2014 9400 Barnes Rd (Hazelwood)

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 – The portion of the lot North of I-64 could connect to the future sewer extension to be provided by the Moss Creek development. The nearest existing sewer is in Stonehouse approximately 2300 feet down Fieldstone Parkway from road intersection. HRSD flow acceptance required.

The portion of the lot South of I-64 could connect into the HRSD sewer force main (approx. 7900 feet) at the corner of Barhamsville Road and La Grange Parkway.

2) Water –The portion of the lot North of I-64 could connect to the existing 8” JCSA water main along Fieldstone Parkway approximately 700 from road intersection.

The portion of the lot South of I-64 could connect into the JCSA water main (approx. 7000 feet) at the corner of Barhamsville Road and Cocos Path.

Note: VDOT approval would be needed for utilities in the interstate right-of-way.

Easements for water and sewer may be required in properties along the interstate should VDOT deny request to locate utilities in the interstate right-of-way.

3) During the design phase, a water & sewer model and a water & sewer master plan shall be required.

4) If the lot is rezoned,

A) Water Cash Contribution proffer shall be required,

B) Water Replenishment proffer shall be required,

C) Water Conservation Agreement shall be required.

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.