



TO: Planning Commission

FROM: George Gitchev, PE, DPW Engineer

CC: Cindy Petkac, AICP, Planning and Zoning Director  
Mike Gallagher, PE, Public Works Director

DATE: June 4, 2019

SUBJECT: Katrina Hine Echols Subdivision

This two-lot subdivision borders Glyndon Street SE, which is classified as an urban local street with a 50' right-of-way. There is existing sanitary sewer and water main within the right-of-way. Currently, there is no curb and gutter or sidewalk along this stretch of Glyndon Street SE. The applicant is submitting a waiver for the sidewalk, curb and gutter requirement due to future improvements to Glyndon Street proposed by the Town of Vienna. The Town's capital improvement program (CIP) currently lists Glyndon St SE in its FY 2028 budget. The nature of the proposed improvements include, curb and gutter, sidewalk and storm sewer. DPW will propose to move the CIP project to the 2022/2023 FY budget by including it in this summer's VDOT grant application.

In conjunction with the Town's proposed improvements, the developer has agreed to grant a 15' storm drainage easement on the property. Additionally, the applicant has proposed to install a 24" storm sewer pipe within the granted easement to serve as a future tie-in point for storm sewer that will run along the right-of-way of Glyndon Street SE. The plan is meeting stormwater management requirements by utilizing a combination of offsite nutrient credits and compost amended soils.

The application shows that it meets DPW codes and requirements. Staff supports the frontage improvements waiver and recommends acceptance of the proposed storm drainage improvements.