

From: Stephen Kenney, Vice-Chairman Planning Commission
To: Vienna Town Council
Meeting Date: June 12, 2019
Re: Proposed Subdivision of lot at 309 Glyndon Street SE

Overview

The applicant, Rob Fisher of Fisher Custom Homes, LLC, proposes to subdivide the lot at 309 Glyndon Street SE into two residential lots, replacing an existing 1 and 1/2 story single family home and a detached garage. Fairfax County records indicate the home was built in 1951.

While no citizens appeared at the Planning Commission meeting regarding the proposed subdivision, the Planning Commission did spend some time discussing the storm water drainage for the site. The lots will be equally divided with only a minor difference in the resulting lot area between the two lots.

PC Action and Concerns

While the Commission voted 6-0 to recommend that Town Council approve the subdivision, Commission members were generally concerned about the storm water run-off from the site. Rather than using a more typical collection and treatment system, the applicant is using an approved method for treating surface run-off called Compost Amended Soil. The process involves tilling the top layer of soil and mixing this with composted soil to help water to better infiltrate the surface soil. The PC was concerned about the long-term maintenance of such a system and how the average homeowner will know how and when to maintain such a system. We recognize that this is, in fact, an approved method of handling such run-off. The PC was assured that all such specifications and maintenance instructions will carry forward with the property to future homeowners.

In addition to the site treatment of storm water run-off the applicant, at staff's suggestion, is proposing to install a 24" dia storm sewer line, with associated manholes/connections, and easement for future connection to a storm water drainage system. The system will be installed with endcaps until such time as the Town chooses to install and complete the system. This would allow the Town to connect to an existing system located a couple blocks away to the southwest of the site. The PC recognized that this is a major benefit to the Town and helps alleviate a lack of connection point to this system.

Separately the PC requested staff to work on a reference sheet of storm water management systems for use in the Town and list the pros/cons of each and how to maintain such systems. This would be used as a reference going forward.