



Memo:

TO: Randy Formica, Engineering Director

From: Meredith Jones, P.E. V.P., Eden & Associates

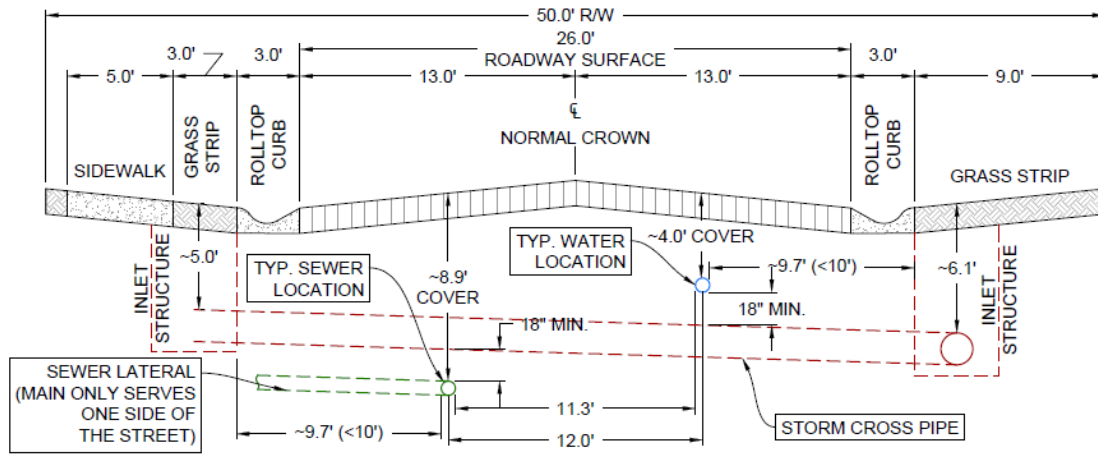
Date: November 30, 2022

RE: Glade Spring Crossing rezoning requests

Dear Randy,

This memo is provided to request consideration for utility separation during design of Glade Spring Crossing and to request removal of the development parcels from the Tom's Creek Basin Unsewered Service Area.

- 1) The applicant requests the Town Council remove parcels 225-(A)-3, 225-(A)-4, and 224-(A)-57 from the "Tom's Creek Basin Unsewered Area" so that conventional gravity sewer can be installed. This type of sewer system is more appropriate for dense developments like Glade Spring Crossing as opposed to the STEP/STEG which is more appropriate for less dense development.
- 2) The applicant requests a change to the Sanitary Sewer and Water Specifications; A 10' separation is required between water, sewer, and storm drain utilities
 - a) The applicant a change to allow for the separation in water and sewer utilities from storm structures by a measurement of 8 feet rather than 10 feet. This is for the **Stormwater structures ONLY in the South section**. This will allow for utilities to generally remain in the right-of-way as opposed to going in front yards, under driveways and conflicting with street trees. The right of way is clear from private yard obstacles and is the preferred location for utilities. However, storm inlet structure locations are dictated by street widths, and these cannot meet the 10' separation where curb/gutter is installed. 24' and 26' paved street widths are proposed as part of the development. Given the street and right-of-way widths, an exception is needed as there is inadequate space within the street to contain water, sewer, and storm utilities while maintaining 10' horizontal separation between each. The risk of sanitary sewer contamination through a concrete stormwater structure is very minimal. The applicant feels this risk is smaller than placing sewer or water in a front yard of a residence that may have tree roots or fencing, etc. The typical section from the application is included below



**TYPICAL ROAD CROSS SECTION
AND UTILITIES SEPARATION**
(NOT TO SCALE)

NOTE: ROAD CROSS SECTION APPLIES TO STREET
A (STA 0+50 TO STA 16+50) AND STREET B.

Please do not hesitate to contact us if further information is needed. Thank you for your consideration.

Best,

Meredith Jones, P.E. V.P.
Eden & Associates
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Ste 2350
Blacksburg, VA 24060