



April 20, 2021

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 12725 Clifton Heights Lane
Gordon Project Number 1620-0101 Task 128A
Deck Addition Comments

Dear Ms. Kalinowski:

The following comments are based on Use Permit application and plat/plan that I received April 19, 2021, dated July 18, 2018 with a blue magic marker showing an additional deck with stairs dated January 14, 2021 prepared by William Blackwell, PE. Entitled Clifton Heights Lot 8 received by e-mail. The plat/ plan reflects the additional deck and stairs which are within the approved limits of disturbance. This plan is still subject to the Town's Chesapeake Bay Ordinance and is subject to approval by the ARB. The applicant needs to provide a revise plan of development addressing the following comments:

1. The plan Virginia Runoff Reduction Method spreadsheet shall be updated, and the plan of development must demonstrate how the additional impervious area from the deck addition complies with the Chesapeake Bay Ordinance (Code Sec 11-2. a. 1-5).
2. The applicant shall provide a nutrient credit letter of availability or a receipt of the purchased nutrient credits for the previous approved plan of development. Additional restrictions on the use of nutrient credits imposed by 9VAC25-900-91. B went into effect on January 1, 2021. A receipt of the purchase for the nutrient credits will be required prior to the issuance of the final Use Permit.
3. The Erosion and Sediment Controls provided on the approved Development plan must be in place and functioning as designed.
4. The plan needs to provide setback distances that are perpendicular to the property line (Code Sec 9-19. B. 3).
5. The deck addition must have an approved building permit from Fairfax County (Code Sect 9-10.1).
6. The plat and development plan requires that a professional engineer sign and seal the submission (Code Sec 11-15. a. 2)

My recommendation to the Planning Commission is to not approve the application subject to the comments above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
GORDON.

Scott Peterson, P.E.
cc.