



January 27, 2014

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

RE: Grading Plan on the Tennent Property
Gordon Project Number 1620-0101 Task 121A

Dear Ms. Kalinowski:

The following comments are based on plans that I received January 15, 2014 titled "Grading Plan the Land of John H. and Alicia B. Tennent" dated January 10, 2014 prepared by Digiulian Associates, P.C. This plan is for an addition to the existing single family dwelling and construction of a new detached 2 story garage on two existing lots under common ownership consisting of a total of 69,463 square feet. The house and the detached garage are proposed to connect to the existing sanitary sewer in Dell Avenue using a grinder pump at the existing house.

1. Section 9-19 b. 2. Provide building height.
2. Section 9-23 c – requires approval of the ARB.
3. The applicant has requested a waiver of Storm Water Management requirements of Chapter 11 of the Chesapeake Bay Ordinance as it relates to water quantity discharge. The applicant is providing Water Quality Abatement (BMP) through the dedication of an on-site conservation easement. The basis for the request is the nominal increase in flow and the disturbed area for the project is less than 1% of the overall drainage shed, thus being able to comply MS-19 adequate outfall requirements.
4. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review.
5. A VDOT permit will be required for the work within Dell Avenue right of way.
6. The Fairfax County Health Department must approve the well location and proximity to the new building.

My recommendation to the Planning Commission is to grant the requested waiver and approve the application subject to the minor comments above and approvals of DPWES, VDOT and the Health Department.

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

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Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Joseph W. McClellan", with a long horizontal flourish extending to the right.

Joseph W. McClellan, P.E.
Principal

cc Kenneth Marceron (Digiulian Associates, P.C.)