



November 16, 2021

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

RE: 7022 Newman Road – Use Permit Application
Gordon Project Number 1620-0101 Task 140A
Summary

Dear Ms. Kalinowski:

The following summary is based on the Site Drawings that I received on November 10, 2021 prepared by Mt. Everest Engineering, LLC. The disturbed area is in excess of 2,500 square feet and therefore is subject to the Town's Chesapeake Bay Ordinance and Fairfax County's E&S Control Ordinance and Storm Water Management Ordinance.

1. Change the plan title block to "Plan of Development" so that the Town has a record of the submitted and approved "Plan of Development. The applicant shall provide the Planning Commission of the Town of Clifton with an updated Plan of Development if there are any changes, revisions or alterations to previous submitted Plan of Development.
2. Town Code Section 9-19 allows for a single-family dwelling in a residential district and there are two dwellings shown on the plan both of which are on an existing lot whose size is 1.28 acres and does not meeting the minimum 5-acre lot size required by Town Code Section 9-19. b.1. Thus, the addition of another dwelling to this property is an enlargement and extension of the nonconforming use which Section 9-16. b.1 disallows. Also, the existing accessory structure is in non-compliant due to not meeting set back requirement required by Town Code 9-19. b.3 and not meeting the minimum lot size of 5 acres required by Town Code Section 9-19. b.1
3. The plan is subject to ARB approval as required by Town Code Section 9-10. d.1.C.
4. The improvements associated with the Use Permit Application is subject to the Town of Clifton Chesapeake Bay Ordinance. The plan needs to demonstrate compliance with the Stormwater management water quality requirements per Town Code Section 11-12. a.5.A.i.
5. Show dimensions of the existing structures as required by Town Code Section 11-15. a. 4.A.iii.
6. Show dimensions of proposed and existing driveways and existing roadway as required by Town Code Section 11-15. a. 4.A.v.
7. Recalculate how the grade for measuring building height is established. "For the purpose of calculating maximum building height, grade is determined by the lowest ground elevation at eight (8) feet from the building wall." The applicant has used the average grade around the building. Town Code Section 9-19. c.4.

8. A plat or plan notation setting forth the location of on-site sewage disposal system of the 100% reserve sites, and the requirement for pump-out. Town Code Section 11-15. a. 4.A. xi.
9. Note number 9 on page 4 entitled "Grading Plan & Bld Height Computations" should be modified to state that "Retaining Walls exceeding two (2) feet in height may not be erected without a Use Permit issued by the Town Council required by Town Code Section 9-1-b.6.
10. The applicant must receive approval of the plan from the Fairfax County Health Department for use of the existing drain field and the existing well.
11. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, and for compliance with Chapter 124 of the Fairfax County Code.

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.