

November 17, 2021

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

RE: 12800 Chapel Road – Use Permit Application
Gordon Project Number 1620-0101 Task 132B
Summary

Dear Ms. Kalinowski:

The following summary is based on the Rough Grading Plan Drawings that I received on November 10, 2021, prepared by Charles P. Johnson & Associates, Inc. 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. Soil amendments per DCR Stormwater Design Specification number 4 shall be provided for the disturbed area within the floodplain due to the compaction of the riding ring section per Town Code Section 9-25. e.
3. The restoration of the disturbed area in the floodplain shall be done with native wetland grass species and not per the VESCH Seeding Mixtures per Town Code Section 9-25. e.
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 Stormwater management water quality requirements per Section 11-12. a.5.A.ii and iii.
5. Confirm that control measures are not required to address the TDML for benthic macro invertebrates (sediment impairment) for Pope's Head Creek Fairfax Code Chapter 124 Section 124-1-7.3. a.
6. Provide one construction entrance to minimize land disturbance per Town Code Section 11-12. a.2.
7. Dimensions of the existing structures required by Town Code Section 11-15. a. 4.A.iii.
8. Location and dimensions of proposed and existing driveways and existing roadway as required by Town Code Section 11-15. a. 4.A.v. Show and label the access to Chapel Street that is described in the "Proposed Conditions" on sheet 3.

9. Provide location of all Building restriction lines, and setback requirements per Town Code Section 11-15. a. 4.A. xi.
10. Revise note 10 on sheet 1 to state that the” project is in the Clifton Historical District” per Town Code Section 9-23. b.
11. The Use Permit states that ring will have 2–12-foot gates, show and label these gates on Rough Grading Plan. The fence and gates require ARB approval per Town Code Section 9.23c.
12. 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 required by Town Code Section 11-15. a. 4A. xi.
13. 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.