

November 18, 2021

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

RE: 12726 Clifton Heights Lane – Use Permit Application
Gordon Project Number 1620-0101 Task 141A

Dear Ms. Kalinowski:

The following summary is based on the Rough Grading Plan Drawings that I received on November 11, 2021, prepared by Land | Engineering, pic. 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. The plan is subject to ARB approval as required by Town Code Section 9-10. d.1.C.
3. Note number 6 on page 2 entitled "Grading /ESC Plan" 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.
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.ii and iii.
5. Dimensions of the existing structures required by Town Code Section 11-15. a. 4.A.iii.
6. Dimensions of existing driveways and exist roadway required by Town Code Section 11-15. a. 4.A.v.
7. 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 per Town Code Section 11-15. a. 4A. xi.
8. 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.
9. The plan needs approval of the Fairfax County Health Department for the swimming pool.

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.