

**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, NOVEMBER 24, 2020, 7:30 PM
ELECTRONIC MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Present: Kathy Kalinowski, Chair; Town Council Representative Member Patrick Pline; Jennifer Heilmann, Mac Arnold, Susan Yantis.
Staff: Amanda Christman, Town Clerk.
Absent: Michelle Stein, Terri Winkowski

The Regular Meeting was called to order by Chair Kalinowski at 7:30 PM.

Order of Business:

1. Approve October 27, 2020 Regular Meeting Minutes.
 - **Chair Kalinowski moved to approve the October 27, 2020 Minutes as presented, seconded by Member Arnold. The motion was approved by poll, 5-0.**
2. Use Permit Applications:
 - a. 7184 Clifton Road: Site Plan Revision.
See attached application.

The Planning Commission reviewed a site plan revision to 7184 Clifton Road by owner D. Guglielmi. The Preliminary Use Permit dated July 7, 2015 included an approve Plan of Development for the construction occurring at the location, which construction was in excess of 2500 square feet and thus subject to Chapter 11 of the Town Code and its requirements. The owner made changes to the Plan of Development without Town approval. Those changes included changes to the size and location of the driveway and parking area, the well location and the size and scope and location of the retaining walls. Those changes have been reviewed

Approved by the Planning Commission as presented on December 29, 2020

by the Town Engineer, Scott Peterson, whose review letter states that these revisions must be shown on the approved Plan of Development as changes so that so that the Town has an accurate Plan of Development for its records (which records of land disturbing activity in excess of 2500 square feet are reviewed annually by DEQ for compliance with State regulations), as well as ensuring there are no other impacts on the approved limits of disturbance. In addition, the applicant was reminded that he needs to obtain a Final Use Permit for the construction and needs to satisfy the remaining criteria of the Preliminary Use Permit including compliance with the ARB approvals and a certificate from the County for the location of the well on the property, as well as copies of all County permits issued for the property.

These issues were explained and detailed in a series of emails to the owner from November 3, 2020 through November 30, 2020, as well as during the Planning Commission meeting which was attended by the owner. Mr. Guglielmi assured the Planning Commission that he understood the requirements clearly.

3. Unfinished Business:

a. Tenant/Parking Tabulation Comparison at 12644 Chapel Road.

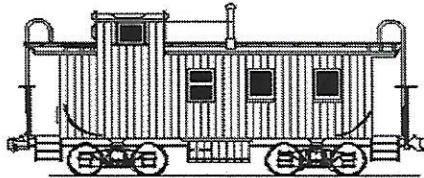
The Planning Commission also reviewed an updated parking tabulation list provided by the owner of 12644 Chapel Road, which includes a list of the present tenants, their allocated suites and the net square footage of their space.

b. Civil Penalty – Proposed Ordinance Draft Mark-up.

Chair Kalinowski reported that advice from the Town Attorney will be forthcoming in advance of the December meeting.

4. Adjournment.

The Meeting was adjourned by general acclamation at 8:04 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7184 Clifton Rd		Date: [Month / Year] 11/2/2020		
1. Type of Permit:	<input type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Office		
	<input type="checkbox"/> Special Use	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
	<input type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: INFILL BY DESIGN, LLC				
Mailing Address: 10919 WOODFAIR RD, FAIRFAX STATION, VA 22039				
Phone: 703 623 4343				
Email Address: d.guglielmi@yahoo.com / info@infillbydesign.com				
3. Name of Property Owner (if different):				
Mailing Address:				
4. Name of Business / INFILL BY DESIGN, LLC Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 02 0106				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.			<input checked="" type="checkbox"/> Plat Attached Electronically	

8. Attach Floor Plan to Scale (non-residential & home business): <i>n/a</i>		<input type="checkbox"/> Floor Plan Attached		
9. Zoning District of Premises:	<input checked="" type="checkbox"/> Residential (Code 9-19) <input type="checkbox"/> Church, Park, Community Building	<input type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: <i>TO ILLUSTRATE THE DETAILS OF THE RETAINING WALLS ON THE SITE, THE WALLS, BEING 3 FT OR LESS, NO LONGER REQUIRE A COUNTY PERMIT. WE HAVE ADDED A WALL IN FRONT AND REAR AND ALSO DELINEATED SOME MINOR NEW GRADING IN THE APPLICATION.</i>				
10. If Commercial, Home Business, Agricultural or Industrial: <i>n/a</i>				
11. Describe Operation: <i>n/a</i>				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events):				
11.c. Number of Employees on Site at any One Time: _____				
11.d. Number of Seats (Restaurant/Church): Total: _____. If applicable, provide number of seats located Inside: _____ and; Outside: _____				
11.e. Gross Floor Area (GFA) of Building or /Premises: _____ SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: _____ (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): _____				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) <i>\$ 250.00 by mail</i>				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: [Signature] MANAGING MEMBER, DATE: 11/2/20

PROPERTY OWNER SIGNATURE: [Signature] INTELL BY DESIGN, LLC DATE: 11/2/20

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

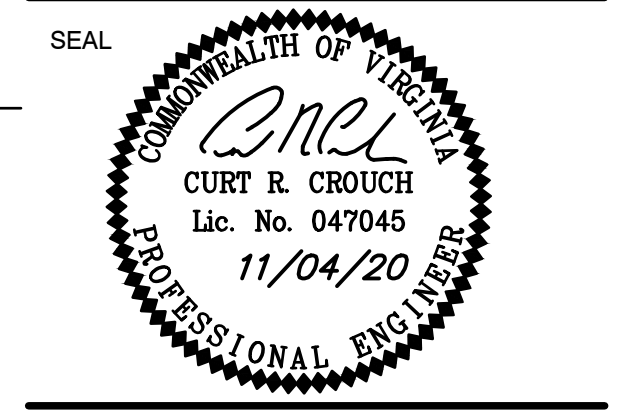
TOWN COUNCIL: _____
SIGNATURE PRINT

CONDITIONS: _____

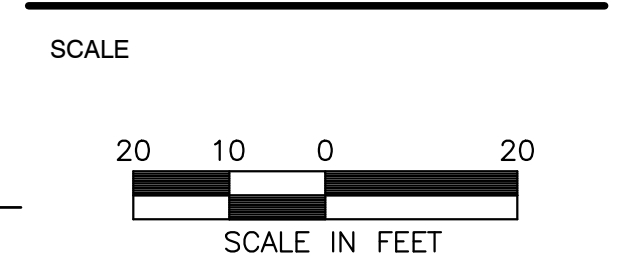
CURT R. CROUCH, P.E.

4995 CROUCH LANE
MIDLAND, VIRGINIA 22728
EMAIL: CROUCH.CURT@GMAIL.COM
TELEPHONE: 540.359.1636

LOT 106
7184 CLIFTON ROAD
CLIFTON, VA 20124
SPRINGFIELD TOWN OF CLIFTON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



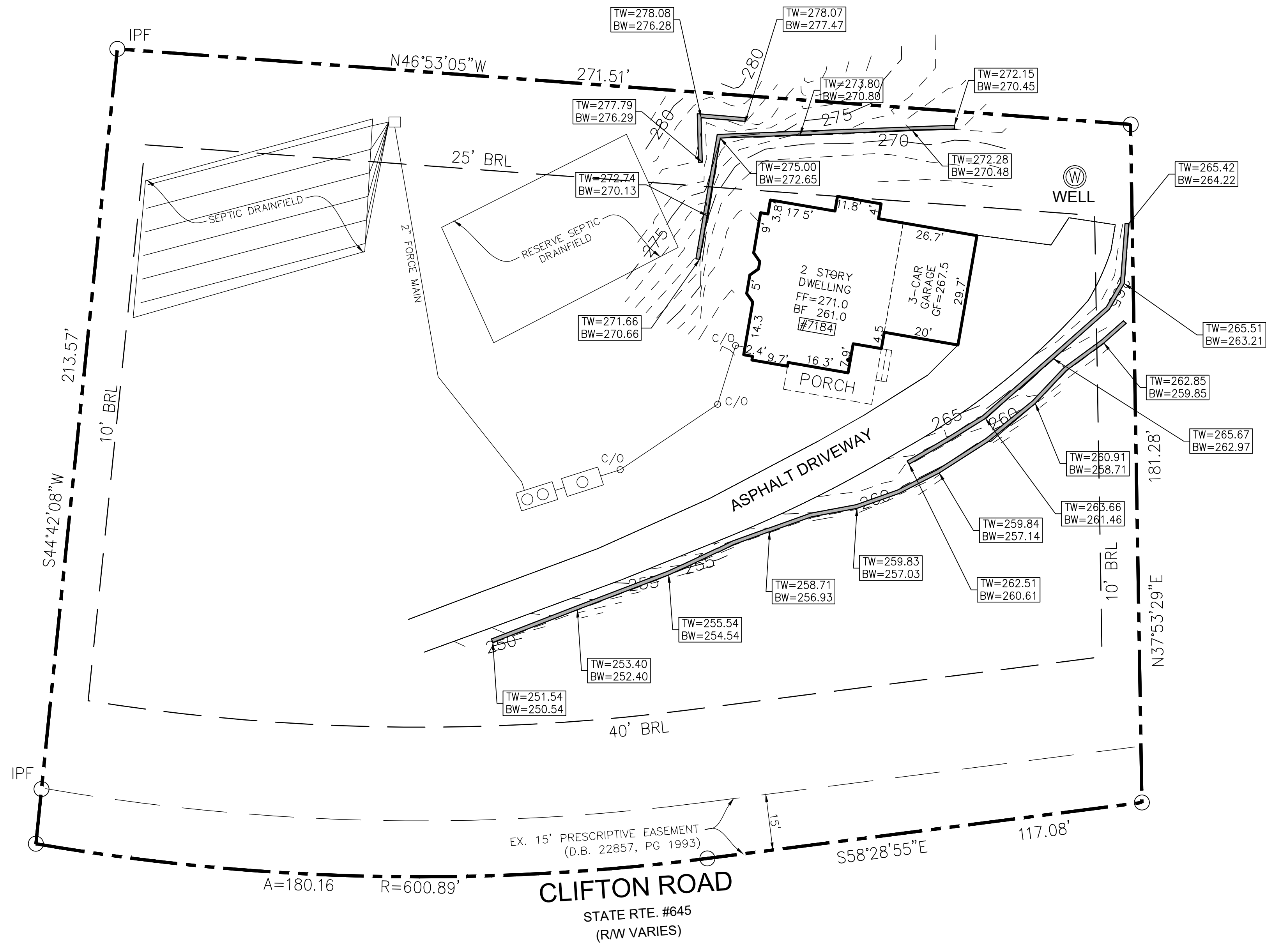
No.	DATE	BY	Description

REVISIONS

DRAWN BY: CC
APPROVED BY: CC
CHECKED BY: CC
DATE: NOVEMBER 2020

TITLE
RETAINING WALL EXHIBIT

PROJECT NO. 8485-INF-001-1



NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY



December 4, 2020

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

RE: 7184 Clifton Road Retaining Wall Revision
Gordon Project Number 1620-0101 Task 124B

Dear Ms. Kalinowski:

The following comments are based on the package that I received December 4, 2020 titled "01_Cover Sheet, 02_Retaining Wall Revision, 03_Approved Site Grading Plan" for Lot 106- 7184 Clifton Road Clifton VA 20124" dated November 2020 prepared and sealed on November 4, 2020 by Curt R. Crouch, P.E. This revised drawing package address the previous water well, front yard setback and dimensioning comments. Mr. Crouch was not able to incorporate the changes into the approved plan due to the previous engineer not releasing the AutoCAD drawings but has provided a plan with revision clouds showing the changes from the approved plan. Although this is not what is preferred, it will be acceptable due to the circumstances.

1. The applicant must receive approval of the plan from the Fairfax County Health Department for the new well location.
2. Section 9-23 c – requires approval of the ARB.

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

Sincerely,
WILLIAM H. GORDON ASSOCIATES, INC.

Scott Peterson, P.E.

cc Curt Crouch, P.E.
David L. Guglielmi, Infill by Design, LLC

PLAN APPROVAL INFORMATION				
RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. RPA BOUNDARY LOCATION CERTIFICATION		●		
2. RPA DELINEATION		●		
3. CHESAPEAKE BAY ACT EXCEPTION		●		
4. FLOOD PLAIN STUDY		●		
5. DRAINAGE STUDY		●		
6. WATER QUALITY IMPACT ASSESSMENT		●		
7. SOILS REPORT	FULL LIMITED <input type="checkbox"/>	●		
8. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		●		
9. B.Z.A. VARIANCE APPROVAL		●		
10. WETLANDS/WATERS OF THE U.S. PERMIT		●		
11. FEMA LETTER OF MAP REVISION		●		
12. VEGETATED ROOF NOTE		●		
13. OVERLAY DISTRICT INFORMATION		●		
14. TREE BANKING		●		
15. TREE FUND		●		
16. MODIFICATIONS/WAIVERS		●		

REQUIRED INFORMATION

DESCRIPTION OF PROPOSED WORK: THIS PLAN REVISION IS FOR THE THE TWO RETAINING WALLS SHOWN ON THE APPROVED INFILL LOT GRADING PLAN (009646-INF-002-1). THE TWO RETAINING WALLS HAVE BE REVISED WITH TWO SMALLER WALLS THAT DO NOT EXCEED THREE FEET. THE WALLS SHOWN ON THIS REVISION WERE FIELD SURVEYED. THE LIMITS OF CLEARING AND GRADING ARE TO REMAIN THE SAME AS THE APPROVED PLAN.

TAX MAP NUMBER	075-4-02-0106
ZONING DISTRICT	RD
MINIMUM YARD REQUIREMENTS (SETBACKS)	FY: 45 FT, SY: 10 FT, RY: 25 FT
MINIMUM LOT AREA REQUIREMENT	36,000 SF
MINIMUM LOT WIDTH REQUIREMENT	150' INTERIOR / 175' CORNER
TOTAL LOT AREA (SQUARE FEET OR ACRE)	57,935 SQ. FT.
SERVED BY (INDICATE PUBLIC WATER OR INDIVIDUAL WELL)	ONSITE WELL
SERVED BY (INDICATE PUBLIC SEWER OR INDIVIDUAL WASTEWATER MANAGEMENT SYSTEM)	ONSITE SEPTIC
BUILDING HEIGHT CERTIFICATION (LTI 06-13)	N/A
E&S PRIORITY RATING FORM	N/A
RESPONSIBLE LAND DISTURBER	
WATER QUALITY WAIVER INFO, IF APPLICABLE	N/A
TREE CONSERVATION PLAN	N/A

SITE INSPECTION NOTES


- NOTIFY SITE INSPECTIONS AT 703-324-1720 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.
- NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THE PROJECT IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
- NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

LEGALITY OF LOT CERTIFICATION (LTI 02-10)

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT(S) 106. THE LOT(S) WERE CREATED AS PART OF THE CLIFTON SUBDIVISION APPROVED BY FAIRFAX COUNTY ON JANUARY 16, 2013 AND RECORDED IN DEED BOOK 22857 AT PAGE 1993 IN FAIRFAX COUNTY LAND RECORDS.

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: 
 OWNER/DEVELOPER: DAVID GUGLIELMI NAME DEVELOPER TITLE

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	
REDEVELOPMENT ACCESSORY STRUCTURE	
PUBLIC ROADS	
PRIVATE ROADS	
DRIVEWAYS	
STORMWATER OUTFALL	
OTHER (INDICATE TYPE):	

TREE PRESERVATION

TREE PRESERVATION TARGET DEVIATIONS OR MODIFICATIONS ARE BEING REQUESTED. YES NO

NOTICE OF VIOLATION

IS THIS PLAN SUBMITTED AS A RESULT OF NOTICE OF VIOLATION? YES NO

IF "YES", COPY OF NOTICE OF VIOLATION PROVIDED ON SHEET NO. _____

STORMWATER INFORMATION

COUNTY STORMWATER PERMIT REQUIRED? YES NO

VPDES PERMIT COVERAGE REQUIRED YES NO

HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED ON THIS PROJECT YES NO

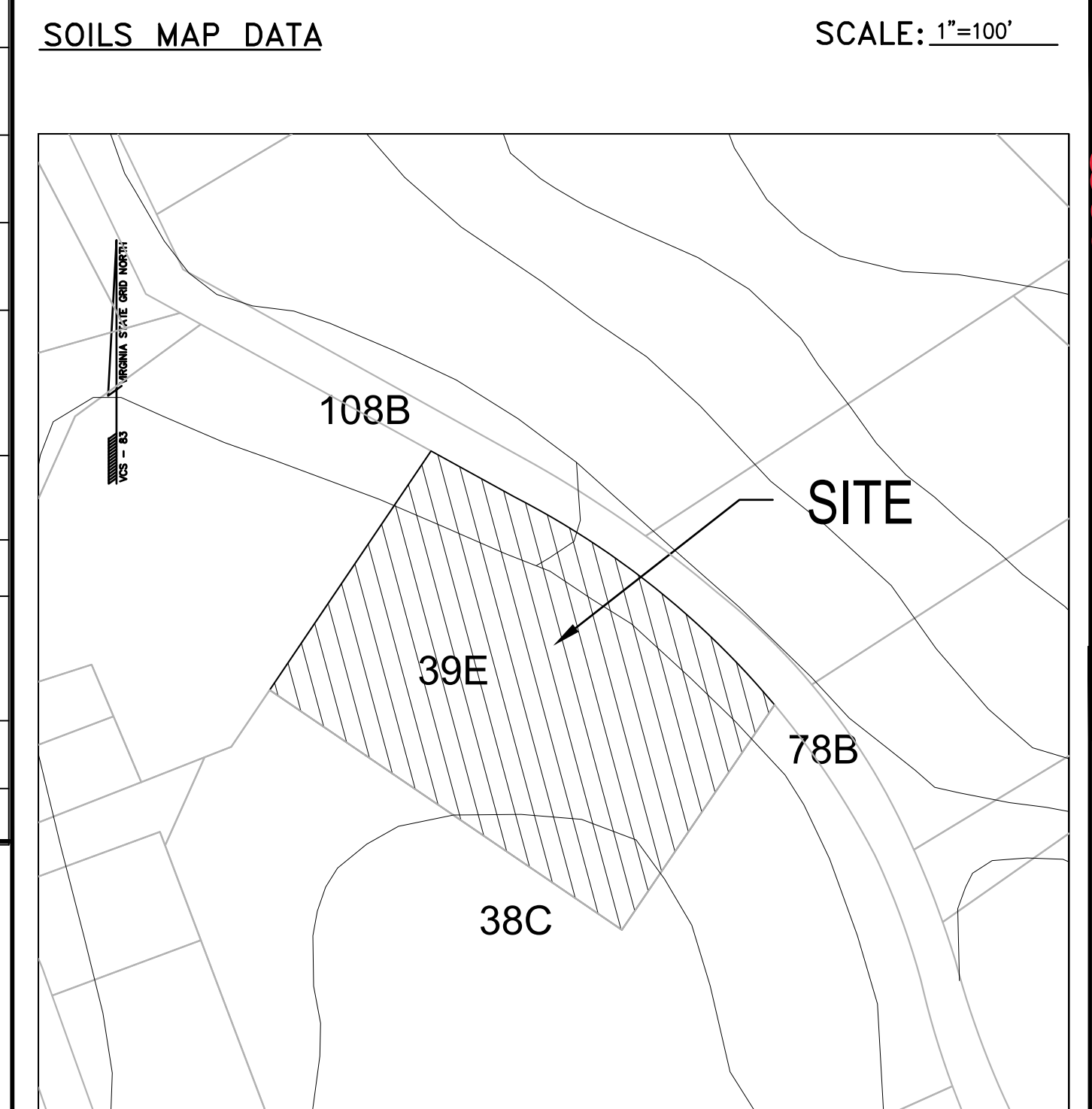
WATER QUALITY OPTION: NONE COMPREHENSIVE SWM PLAN OFF-SITE FACILITY EXISTING ONSITE FACILITY

DISTURBED AREA (DA) WITHIN WATERSHED(S):
 WATERSHED 1 POPES HEAD CREEK DA= 0.57 (ACRES)
 WATERSHED 2 DA= (ACRES)
 TOTAL DISTURBED AREA= 0.57 (ACRES)

TECHNICAL CRITERIA 5 (OLD)
 TIME LIMITS VPDES PERMIT NO. (IF TIME LIMITS): _____
 GRANDFATHERED DEQ MEMO 14-2014
 NEW DEVELOPMENT REDEVELOPMENT

SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE (QUALITY/ QUANTITY)	AREA TREATED (ACRES)	LATITUDE (DECIMAL DEGREE)	LONGITUDE (DECIMAL DEGREE)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAH06 CODE	LENGTH/ AREA OF FACILITY	UNIT (FT/ SF)	NO. OF BLDG. SERVED (FOR ROOFTOP DISCONNECT)
	N/A											



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
38C	FAIRFAX LOAM	FAIR	GOOD	MEDIUM	I
39E	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
78B	MEADOWVILLE LOAM	FAIR	MARGINAL	MEDIUM	II
108B	WHEATON-SUMMERDUCK COMPLEX	MARGINAL	POOR	MEDIUM	IVB

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL? YES NO

AREAS THAT MAY CONTAIN NOA SOIL ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER ON THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LINKS TO REGULATIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: WWW.FAIRFAXCOUNTY.GOV/NVSWCD

PRO RATA SHARE ASSESSMENT FORM

INFORMATION REQUIRED	VALUE
TOTAL SITE AREA (AC)	1.3300
TOTAL POST DEVELOPMENT IMPERVIOUS COVER (AC)	0.22
NET INCREASE IN IMPERVIOUS AREA (AC)	0.11
FROM "SUMMARY" TAB OF VRRM SPREADSHEET (IF APPLICABLE):	
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LB/YR)	N/A
TOTAL RUNOFF VOLUME REDUCTION (CU FT)	N/A

SWMO WATER QUALITY REQUIREMENT DETERMINATION

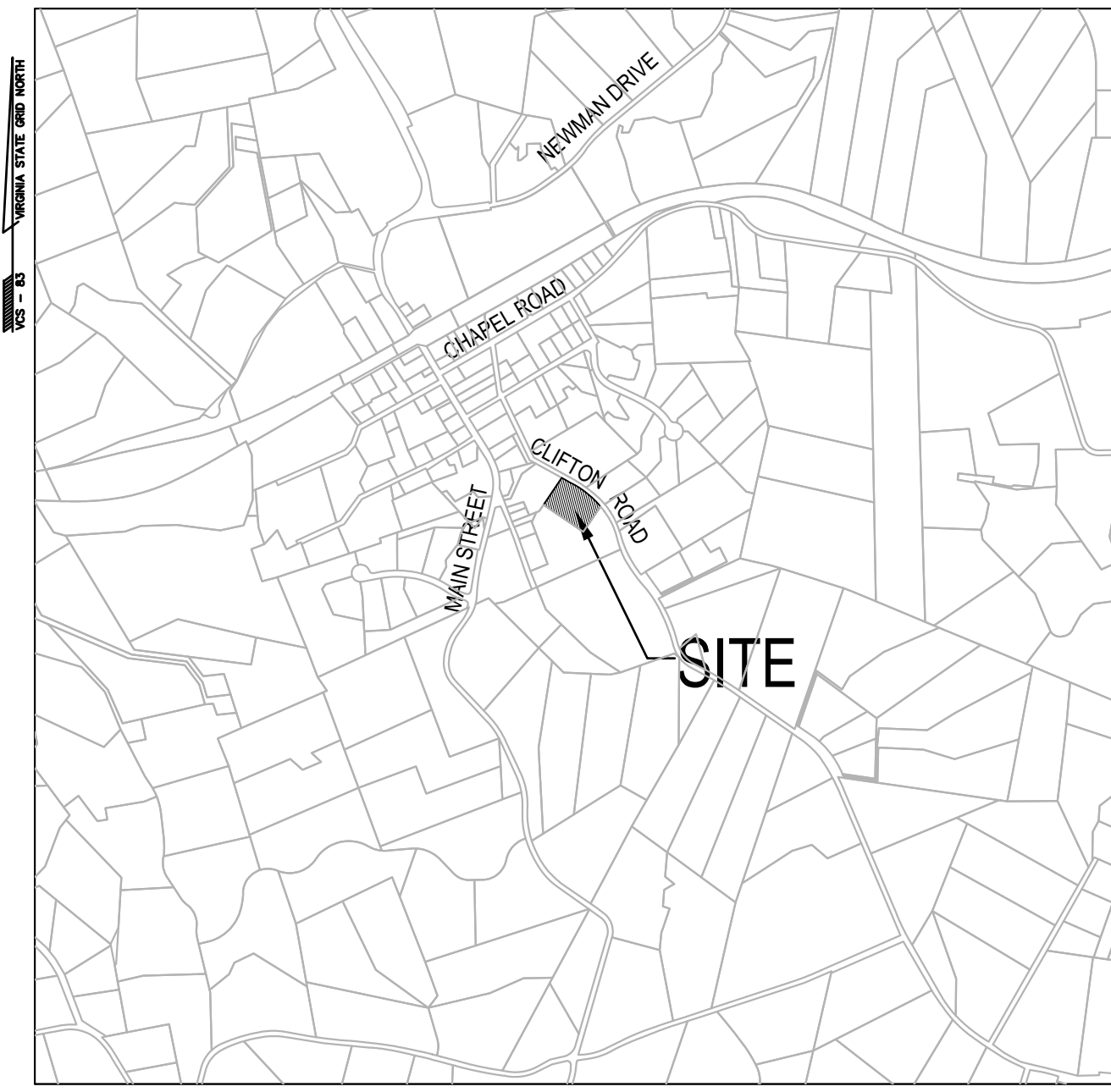
	SQUARE FEET
IMPERVIOUS AREA PROPOSED	
BUILDINGS	2,140
DRIVEWAYS	2,041
MISCELLANEOUS	589
TOTAL IMPERVIOUS ADDED	4,770
IMPERVIOUS AREA EXISTING (TO REMAIN)	4,792
TOTAL IMPERVIOUS AREA (PROPOSED AND EXISTING TO REMAIN)	9,562
TOTAL LOT AREA	57,935
% IMPERVIOUS EQUALS TOTAL IMPERVIOUS AREA DIVIDED BY LOT AREA MULTIPLIED BY 100	
% IMPERVIOUS = 16.5%	
BMP REQUIRED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

OWNER INFORMATION

(X) OWNER () TRUSTEE () A CORPORATION () A PARTNERSHIP () AN INDIVIDUAL

INFILL BY DESIGN LLC. (REPRESENTED BY DAVID GUGLIELMI)
 NAME: 703-623-4343 PHONE
 6300 LITTLE OX ROAD, FAIRFAX STATION VA 22039 DGUGLIELMI@YAHOO.COM EMAIL

VICINITY MAP SCALE: 1"=1,000'



APPROVED FOR INDIVIDUAL WASTEWATER SYSTEM AND/OR WATER WELL

DATE _____ BY _____ FAIRFAX COUNTY DEPARTMENT OF HEALTH

RESOURCE PROTECTION AREA

THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND/OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

DATE: _____
 (STORMWATER REVIEWER)

APPROVED FOR GRADING ONLY ON

LOT(S) NO. _____
 PARCEL(S) NO. _____

THE FOLLOWING CERTIFICATIONS BASED ON A FIELD SURVEY ARE REQUIRED PRIOR TO RUP ISSUANCE (REVIEWER TO CHECK APPROPRIATE ITEMS):

____ A BUILDING HEIGHT CERTIFICATION
 ____ A SETBACK CERTIFICATION

APPROVED BY: _____ PLAN REVIEWER DATE: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

SHEET INDEX


- COVER SHEET
- RETAINING WALL REVISION
- SITE GRADING PLAN (APPROVED PLAN FY)

DESIGN ENGINEER / SURVEYOR

FIRM NAME: CURT R. CROUCH, P.E.
 ADDRESS: 9948 MEETZE ROAD MIDLAND, VIRGINIA 22728
 PHONE NO: 540-359-1636 FAX NO: _____
 PROJ. MANAGER: CURT R. CROUCH EMAIL: CROUCHCURT@GMAIL.COM

DocuSigned by:
 Curt Crouch
 CC4778A34E3A48B...

PROFESSIONAL SEAL



CLIFTON SUBDIVISION

LOT 106

7184 CLIFTON ROAD
 CLIFTON, VA 20124
 SPRINGFIELD TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA

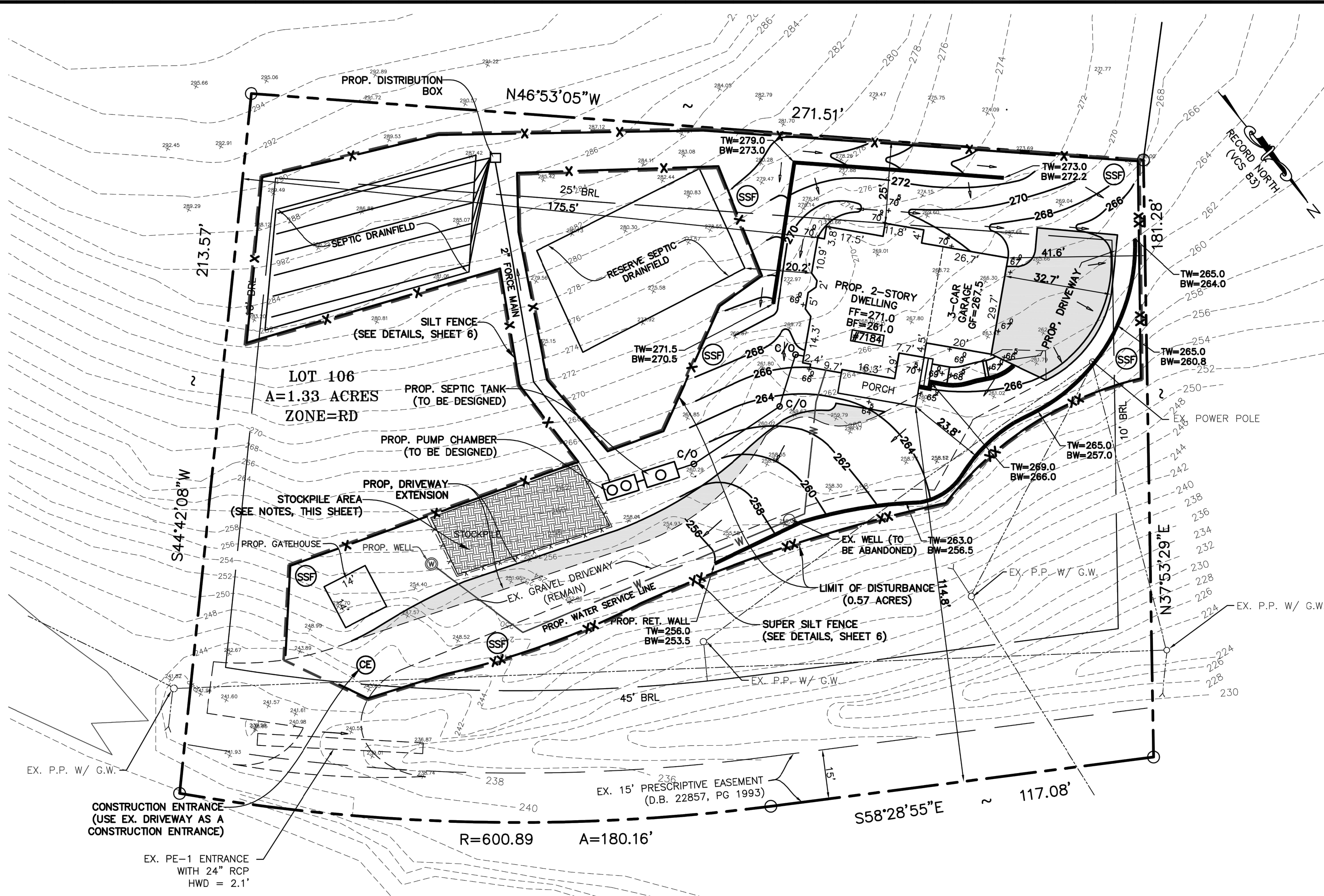
COUNTY NUMBER

9646-INFV-002-A-1.1

PLAN REVIEWER

SHEET 1 OF 3

REVISED: 3/16



GRADING PLAN (PHASE II)
SCALE: 1"=20'



CBPO NOTES

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

EXISTING UTILITY NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITIES AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY @ 1-800-552-7001 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THIS PROJECT.
2. THE SITE CONTRACTOR /DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTIONS. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS IN REMEDIAL MEASURES.

CONSTRUCTION SCHEDULE:

1.	PRE-CONSTRUCTION MEETING	1 DAY
2.	INSTALL CONSTRUCTION ENTRANCE, SILT FENCE PRIOR TO ANY DISTURBANCE	2 DAYS
3.	CLEAR, GRUB, STRIP TOPSOIL AND BEGIN GRADING	3 DAYS
4.	DEMOLISH EX. HOUSE AND REMOVE DEBRIS	7 DAY
5.	CONSTRUCTION OF HOUSE, UTILITIES, & DRIVEWAY	180 DAYS
6.	STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES	5 DAYS
7.	COUNTY INSPECTION & APPROVAL OF STABILIZED SITE	2 DAYS
8.	REMOVE SEDIMENT CONTROL DEVICES WITH THE INSPECTOR APPROVAL.	1 DAY
TOTAL:		201 DAYS

SEQUENCE OF CONSTRUCTION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE LIMITS OF CLEARING AND GRADING.
3. CLEAR AND GRUB SITE FOR INSTALLATION OF PERIMETER CONTROLS.
4. REMOVE DEBRIS FROM THE SITE.
5. COMPLETE NEW CONSTRUCTION AND FINAL GRADING.
6. STABILIZE ALL DISTURBED AREAS, NOT BUILT OVER OR PAVED, WITH TOPSOIL, MULCHING AND SEEDING.
7. ALL SEDIMENT AND EROSION CONTROLS ARE TO REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CAN ONLY BE REMOVED AT DIRECTION OF THE COUNTY INSPECTOR.

STOCKPILE NOTES:

1. THE EXCESS DIRT SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOCATION SHOWN ON THE PLAN, AND IT IS PROTECTED FROM E&S MEASURES.
2. THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED.
3. ALL EXCESS MATERIAL MUST BE HAULED OFFSITE PRIOR TO ANY GRADING ACTIVITY.

VIRGINIA UNIFORM CODING SYSTEM
For Erosion and Sediment Control Practices

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.02	WASH RACK	WR	
3.05	SILT FENCE	SF	-X-X-X-
PFM PLATE 7-11	SUPER SILT FENCE	SSF	XX
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PROTECTION FENCE	TP	TP
	LIMITS OF CLEARING AND GRADING		---

TAX MAP #	0754 02 0106
JOB NO.	SCALE: 1"=20'
DESIGN BY:	DATE: 2/11/2015
DRAWN BY:	SHEET: 2 OF 7
CHECKED BY:	3 OF 3

SITE GRADING PLAN
LOT 106
CLIFTON ROAD
7184 CLIFTON ROAD
MAGISTRAL DISTRICT: SPRINGFIELD TOWN OF CLIFTON, VIRGINIA

AMTA ENGINEERS, LLC
3930 FENDER DRIVE, SUITE 310
FAIRFAX, VA-22030
TEL: 703-655-2151
amaengineers@ymail.com

Professional Seal: **PREM K BHANDARI**, Lic. No. 042482, 2/11/2015

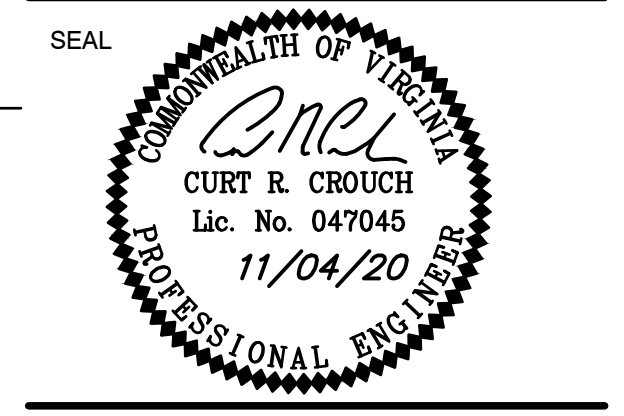
NO.	DATE	DESCRIPTION	REVISION BLOCK

FOR INFORMATIONAL PURPOSES ONLY

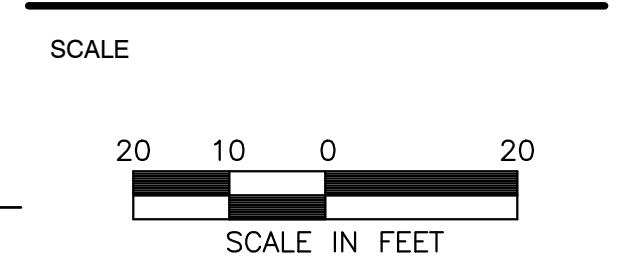
CURT R. CROUCH, P.E.

4995 CROUCH LANE
MIDLAND, VIRGINIA 22728
EMAIL: CROUCH.CURT@GMAIL.COM
TELEPHONE: 540.359.1636

LOT 106
7184 CLIFTON ROAD
CLIFTON, VA 20124
SPRINGFIELD TOWN OF CLIFTON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



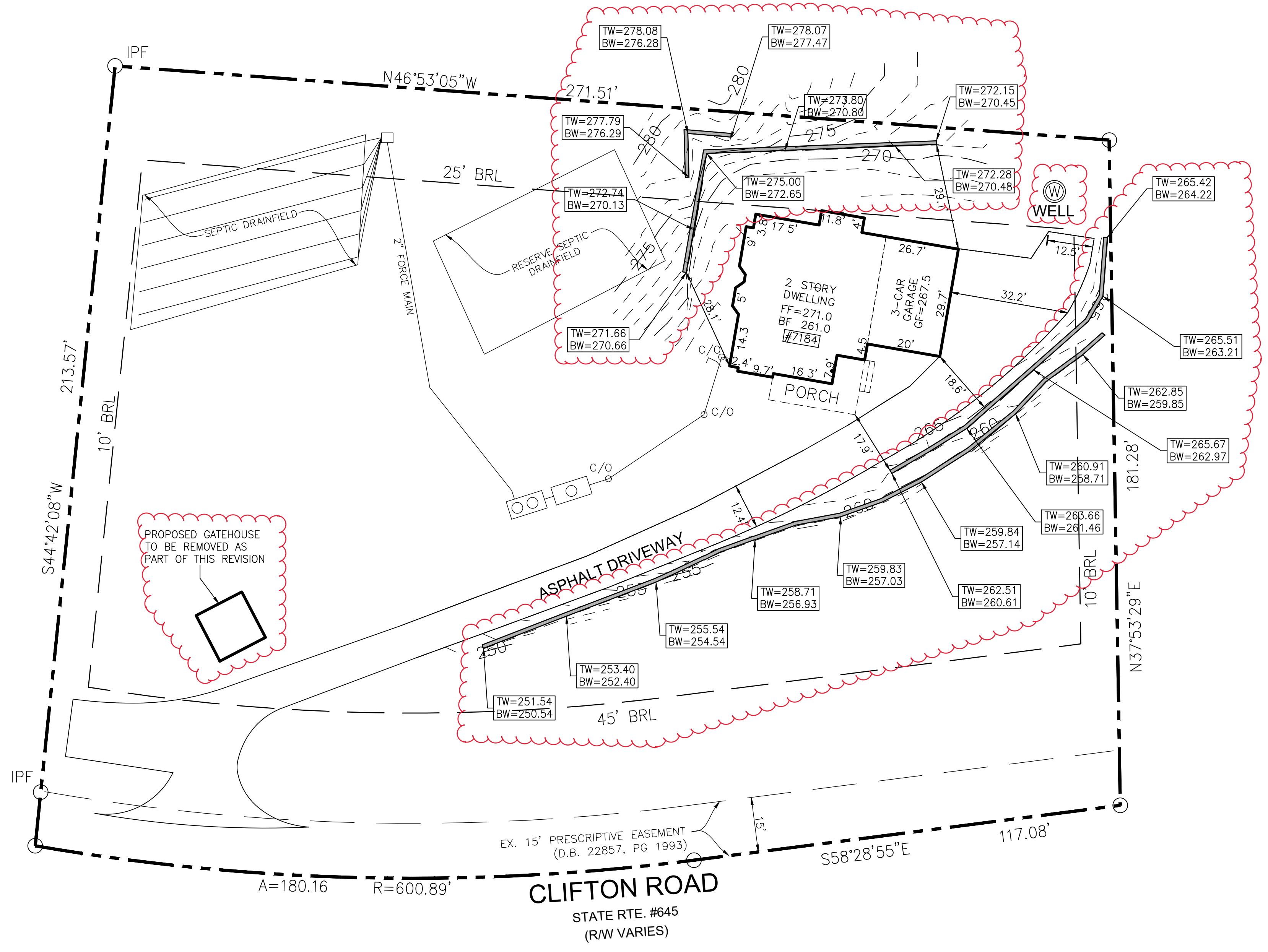
No.	DATE	BY	Description

REVISIONS

DRAWN BY: CC
APPROVED BY: CC
CHECKED BY: CC
DATE: NOVEMBER 2020

TITLE
RETAINING WALL EXHIBIT

PROJECT NO. 8485-INF-001-1



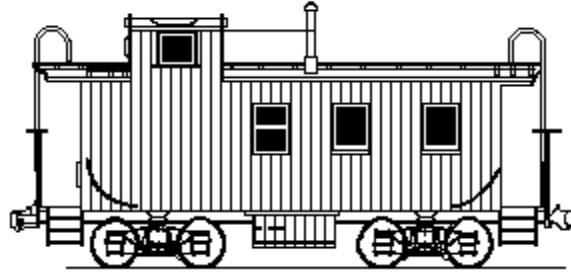
NO.	DATE	DESCRIPTION	BY

ENGINEER/OWNER REVISIONS

NO.	DATE	DESCRIPTION	BY

COUNTY REVISIONS

C:\Users\ccrouch\Documents\Clifton\Bases\BASE.dwg



**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, NOVEMBER 24, 2020, 7:30 PM
ELECTRONIC MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Order of Business:

1. Approve October 27, 2020 Regular Meeting Minutes.
2. Use Permit Applications:
 - a. 7184 Clifton Road: Site Plan Revision.
3. Unfinished Business:
 - a. Tenant/Parking Tabulation Comparison at 12644 Chapel Road.
 - b. Civil Penalty – Proposed Ordinance Draft Mark-up.
4. Adjournment.