



April 20, 2022

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 updated drawing I that I received April 15, 2022, entitled 7184 Clifton Rd-Retaining Wall.pdf, which is a revision to the retaining wall, which includes a typical concrete wall section detail, concrete wall requirements, an iron railing, a retaining wall elevation and a retaining wall example. The wall has been revised from wood to concrete, but there is no update to the Approved Infill Lot Grading Plan Lot 106 Clifton 7184 Clifton Rd indicating how many retaining walls are proposed and their location.

1. The applicant shall show the location and material and dimensions of the retaining walls to be redone on the previous approved plan entitled "Infill Lot Grading Plan Lot 106 Clifton 7184 Clifton Rd". The Use Permit application states that two retaining walls will be built, the Infill grading plans show three (3) walls, driveway, rear yard, and porch entrance. Therefore, the amended plan needs to show the location of all the proposed retaining walls. The approved plan showed a curve wall, does the applicant plan on building a curved wall? A site visit revealed an additional wall in the rear yard, the approved plan needs to be revised to indicate where all the walls will be on property.
2. Applicant shall provide and/or confirm the top and bottom grades for all walls.
3. The revisions to the approved plan shall be clouded for clarity.
4. Town Code Section 9-23 c – requires retaining wall approval from the ARB.
5. Erosion Sediment Control measures (super silt fence) shall be installed prior to any disturbance, demolition, or construction.
6. The engineer of record shall confirm that installing these retaining walls will result in the work remaining within the land disturbing activity limits of the 2015 Preliminary Use Permit and approved Plan of Development and if it is not then the applicant needs to address the impacts to the tree save area and the Chesapeake Bay Ordinance.

My recommendation to the Planning Commission is that the application needs to be revised to address the above comments.

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

Sincerely,
GORDON

Scott Peterson, P.E.

cc Josh Snyder