



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

PLANNING COMMISSION MEETING

Tuesday, October 10, 2017

7:00 PM

TOWN HALL - 314 MILL STREET

There will be a Planning Commission Meeting to Discuss the Following:

1. Appoint Secretary for Meeting
2. Approval of Minutes of August 8, 2017
3. Site Plan, 113 Poplar Lane (Pool)

Joe McGuire

Town of Occoquan Councilmember
Planning Commission Chair



**TOWN OF OCCOQUAN
PLANNING COMMISSION
Regular Meeting Minutes
Town Hall – 314 Mill Street, Occoquan, VA 22125
Tuesday, August 8, 2017
7:00 p.m.**

Present: Commission Chair Joe McGuire, and Members Dan Braswell, Eliot Perkins, Ryan Somma
Staff Present: Kirstyn Jovanovich, Town Manager
Absent: Heather Ozuna, Ann Kisling

1. Call to Order

The Planning Commission meeting was called to order by Mr. McGuire on Tuesday, August 8, 2017 at 7:05 p.m.

2. Appointment of Secretary for Meeting

Mr. Somma volunteered to take minutes for the meeting.

3. Approval of Minutes

Mr. Braswell moved to approve the Planning Commission meeting minutes of January 10, 2017. Mr. Perkins seconded the motion. The motion carried by poll vote, unanimously.

4. General Discussion on Planning Commission Activities

Discussion was held on the Zoning and Subdivision Draft Update. Items such as Air B&B and Food Trucks were discussed with Mr. McGuire further clarifying any questions for those present. Additional discussion focused on Mixed Use Development as it relates to the B-1 zoning district. Mr. McGuire explained that the town wants to encourage commercial development, but that residential development is more appealing to developers; therefore, residential uses would be allowed in buildings that also had commercial uses. He further clarified that current land-uses would remain unaffected, but this would impact future use if an owner attempted to repurpose a property from commercial to strictly residential use. Mr. McGuire further explained the process and the Planning Commission's role for the September 5th Joint Public Hearing.

Mr. McGuire stated that the Certified Planning Commissioner Training was not mandatory for Planning Commission Members, and that it would be acceptable if only a few members attended the training. Ms. Jovanovich stated that members unable to attend the training would require a waiver from the Town Council. Mr. Perkins and Mr. Somma affirmed their desire to attend the training, and Ms. Jovanovich noted that Ms. Ozuna had previously affirmed her intent to attend the training.

Mr. McGuire moved to close the meeting at 7:30 p.m.; Mr. Braswell seconded the motion. The motion carried by poll vote, unanimously.

5. The meeting was adjourned at 7:30 p.m.

Joe McGuire
Chair, Planning Commission
Submitted by Ryan Somma, Planning Commission Member



TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
(703) 491-1918 • Fax (571) 398-5016 • info@occoquanva.gov
www.occoquanva.gov

TOWN COUNCIL
Elizabeth A. C. Quist, Mayor
Patrick A. Sivigny, Vice Mayor
J. Matthew Dawson
Jim Drakes
Cindy Fithian
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovich

STAFF REPORT 113 Poplar Lane, Swimming Pool - Site Plan

Applicant: James Yates

Date: September 27, 2017

Application Number: SP2017-01

PART I

A. EXECUTIVE SUMMARY

The applicant proposes to construct an 18 foot x 36 foot swimming pool in the rear yard of their residence at 113 Poplar Lane, while adding a spa pool and an expanded patio area. The vast majority of the work will occur within the FEMA designated 100-year floodplain and within the Resource Protection Area associated with the Chesapeake Bay Preservation Ordinance. Given the sensitive environmental areas impacted, a Major Water Quality Impact Assessment was required.

B. DESCRIPTION OF PETITION

The applicant requests approval of the Site Plan for “113 Poplar Lane – Pool Improvement.” The plan is dated 8/18/17, last sealed 9/12/17.

C. APPLICABLE REGULATIONS

1. Chapter 18 – Environment
2. Chapter 26 – Floods
3. Chapter 46 – Site Plans
4. Chapter 66 – Zoning

PART II

A. ANALYSIS OF EXISTING CONDITIONS

1. Site Area: ±0.4752 acres
2. Use: residential, accessory pool

3. Zone: R-1.
4. Location: The referenced property is located at 113 Poplar Lane (PWC GPIN 8393-73-6865).
5. Buildings/Structures: Single family detached home, adding swimming pool.
6. Access: Access is from the Poplar Lane.
7. Chesapeake Bay Preservation: This site is within the Chesapeake Bay Preservation Resource Protection Area (RPA).
8. Stormwater Management and Virginia Stormwater Management Program (VSMP): Stormwater Management for this project is accommodated through the purchase of phosphorus credits for water quality and proximity to the Occoquan River for water quantity. A VSMP permit and SWPPP will not be required.

B. ANALYSIS OF PROPOSED PLAN

The applicant has submitted a site plan showing how the proposed improvement will be positioned on the lot, as well as the necessary computations to show compliance with the Town's various codes related to erosion and sediment control, stormwater management, flooding, site plans, and protections to the environment through the Chesapeake Bay Preservation Ordinance.

Upon approval of the site plan, the applicant can apply for a land disturbance permit, which will be granted after the posting of an erosion and sediment control surety, along with the execution of the appropriate agreements.

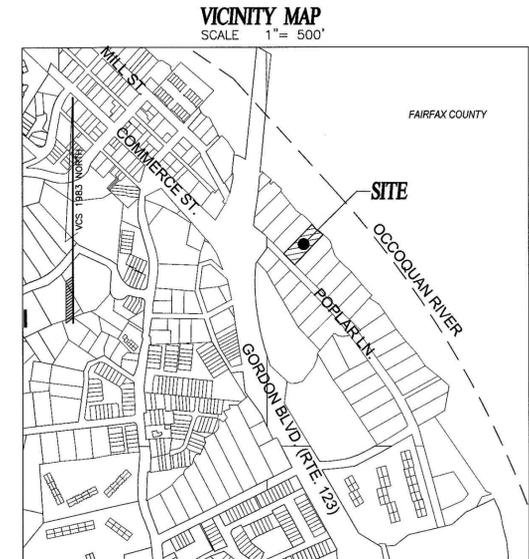
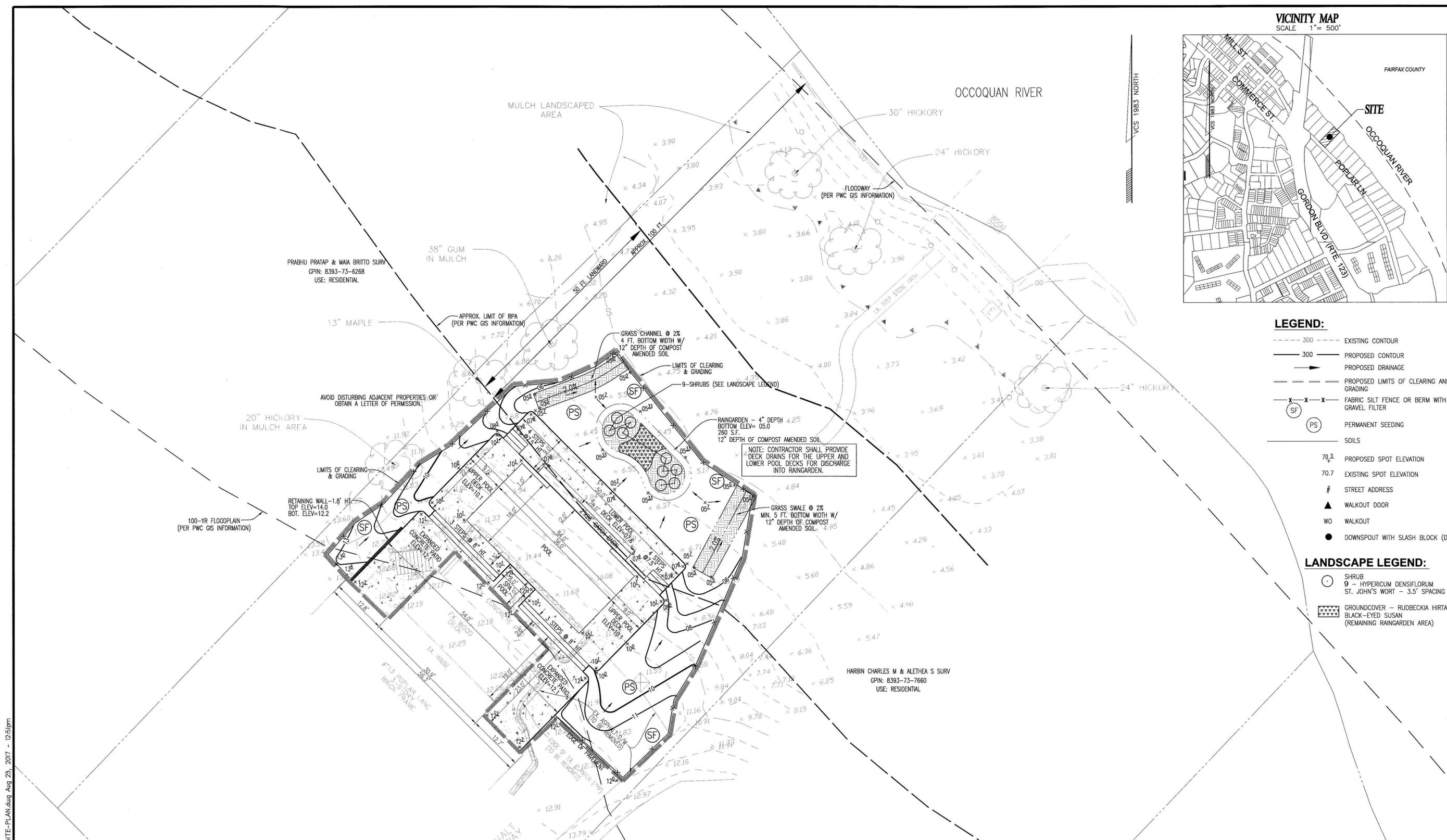
PART III

STAFF CONCLUSIONS

The proposed site plan, having been duly reviewed by Town Staff, has been deemed consistent with the applicable provisions of the Town Code. It is, therefore, Staff's recommendation to grant **approval** to the subject plan, subject to purchase of phosphorus credits from a bona fide phosphorus bank. It is suggested the Mayor's signature on the site plan be withheld until this item is accomplished and confirmed by the Town Engineer or Town Manager.

PREPARED BY: Bruce A. Reese, PE, LS - Town Engineer, September 26, 2017





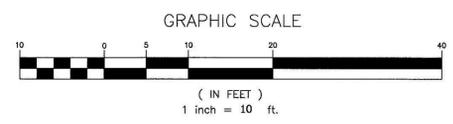
- LEGEND:**
- 300 --- EXISTING CONTOUR
 - 300 — PROPOSED CONTOUR
 - PROPOSED DRAINAGE
 - - - - - PROPOSED LIMITS OF CLEARING AND GRADING
 - x — x — x — FABRIC SILT FENCE OR BERM WITH GRAVEL FILTER
 - (SF) PERMANENT SEEDING
 - (PS) SOILS
 - 70.5 PROPOSED SPOT ELEVATION
 - 70.7 EXISTING SPOT ELEVATION
 - # STREET ADDRESS
 - ▲ WALKOUT DOOR
 - WO WALKOUT
 - DOWNSPOUT WITH SLASH BLOCK (DS)

- LANDSCAPE LEGEND:**
- (○) SHRUB
 - 9 - HYPERICUM DENSIFLORUM
 - ST. JOHN'S WORT - 3.5' SPACING
 - (■) GROUNDCOVER - RUDBECKIA HIRTA
 - BLACK-EYED SUSAN (REMAINING RAINGARDEN AREA)

- NOTES:**
- PROPERTY ADDRESS: 113 POPLAR LANE
 - GPIN NO. 8393-73-6865
 - PROPERTY OWNER: JAMES N. YATES
 - NO TITLE REPORT FURNISHED
 - EASEMENTS NOT SHOWN MAY EXIST
 - EXISTING 1-FOOT TOPOGRAPHY PREPARED BY DEWBERRY (VERTICAL DATUM NAVD88)
 - LAND DISTURBANCE OUTSIDE THE BOUNDARIES OF THIS LOT WILL REQUIRE A LETTER OF PERMISSION.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED AT THE REQUEST OF THE FIELD INSPECTOR. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
 - CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITY LINES PRIOR TO THE INSTALLATION OF LANDSCAPE OR ANY CONSTRUCTION.
 - CONTRACTOR SHALL SEED OR MULCH ALL NUDE OR DISTURBED AREAS IN ACCORDANCE WITH VIRGINIA EROSION & SEDIMENT CONTROL REGULATION STANDARDS MS-1, MS-2, & MS-3.

SWM/BMP NOTE:

THIS SITE PLAN PROPOSES AN EXTENSION OF THE REAR PATIO FOR A POOL IMPROVEMENT. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 4,830 SF CONSISTING OF APPROXIMATELY 1,830 SF OF ADDITIONAL IMPERVIOUS SURFACE. SWM/BMP IS PROVIDED BY USE OF AN ONSITE RAINGARDEN TO TREAT THE RUNOFF FROM THE PROPOSED POOL DECK AREA. THE RAINGARDEN IS SIZED TO CONTAIN AT A MINIMUM, 0.5" OF RAIN RUNOFF FROM THE IMPERVIOUS SURFACE (1,830 SF X 0.5"/12" = 77 CF). THE PROPOSED RAINGARDEN IS 4" IN DEPTH AND THEREFORE, REQUIRES A MINIMUM SURFACE AREA OF 232 SF (77 CF/0.33"). THE PROPOSED RAINGARDEN HAS A SURFACE AREA OF APPROXIMATELY 260 SF WHICH WILL ALSO BE USED FOR RUNOFF FILTERING AND TO ATTENUATE THE PEAK RUNOFF. DUE TO THE FACILITY'S PROXIMITY TO THE RIVER WATER LEVEL, AN UNDERDRAIN IS NOT SUITABLE. THE RAINGARDEN IS BEING PLANTED WITH VEGETATION THAT WILL WITHSTAND WET CONDITIONS. IN ORDER TO PROVIDE ADDITIONAL RUNOFF ATTENUATION, LESSEN THE CONCENTRATED SWALE RUNOFF AND PROVIDE RUNOFF FILTERING, MINIMUM 4" WIDE GRASS CHANNELS ARE PROPOSED AT THE END OF THE SWALES PAST THE POOL DECK. THESE CHANNELS ARE WIDE AND RELATIVELY FLAT AT THE POINT WHERE THEY MEET EXISTING GRADE.



NO.	DATE	DESCRIPTION	BY
REVISIONS			



G:\50026\06\ACAD\Civil\ENGR\113 Poplar Lane\Submit\01-SITE-PLAN.dwg Aug 23, 2017 - 12:51pm

**113 POPLAR LANE
POOL IMPROVEMENT**

Town of Occoquan, Virginia

Dewberry
18725 HEATHCOTE BLVD.
SUITE 100
GAINESVILLE, VA 20105-6800
Dewberry Consultants LLC
FAX: 703-468-2822

Plan Number: XX-XXXXX
 Drawn By: AD
 Designed By: AD
 Checked By:
 Date: 8/18/2017
 Scale: 1"=10'
 Sheet: 1 of 1
 File Number: DP-383



August 24, 2017

Town of Occoquan Virginia
Zoning Department
314 Mill Street
Occoquan, VA 22125

RE: Proposed Swimming Pool at 113 Poplar Lane

Dear Community Official,

The purpose of this letter is to provide my opinion, as a registered professional engineer licensed to practice in the state of Virginia, concerning potential floodplain impacts associated with construction of a proposed swimming pool at 113 Poplar Lane, Occoquan, VA. The proposed pool is located in the floodway fringe of the Occoquan River where the 100-year flood elevation (i.e. base flood elevation or BFE) is approximately 12.7 feet (NAVD88 vertical datum).

I have evaluated the proposed grades associated with the pool construction as shown on the attached exhibits (4 sheets). The cross sectional exhibits show the proposed cut area below the BFE exceeds the proposed fill area for each of the three pool cross sections evaluated, which indicates there should be sufficient compensatory excavation to offset the proposed fill in the floodway fringe. Therefore, so long as the pool is constructed at or below the proposed grades shown on the attached exhibits and compensatory excavation is provided as shown on the attached exhibits, it is my opinion there should be no loss of floodplain conveyance and no increase in regulatory base flood elevations resulting from the proposed pool construction.

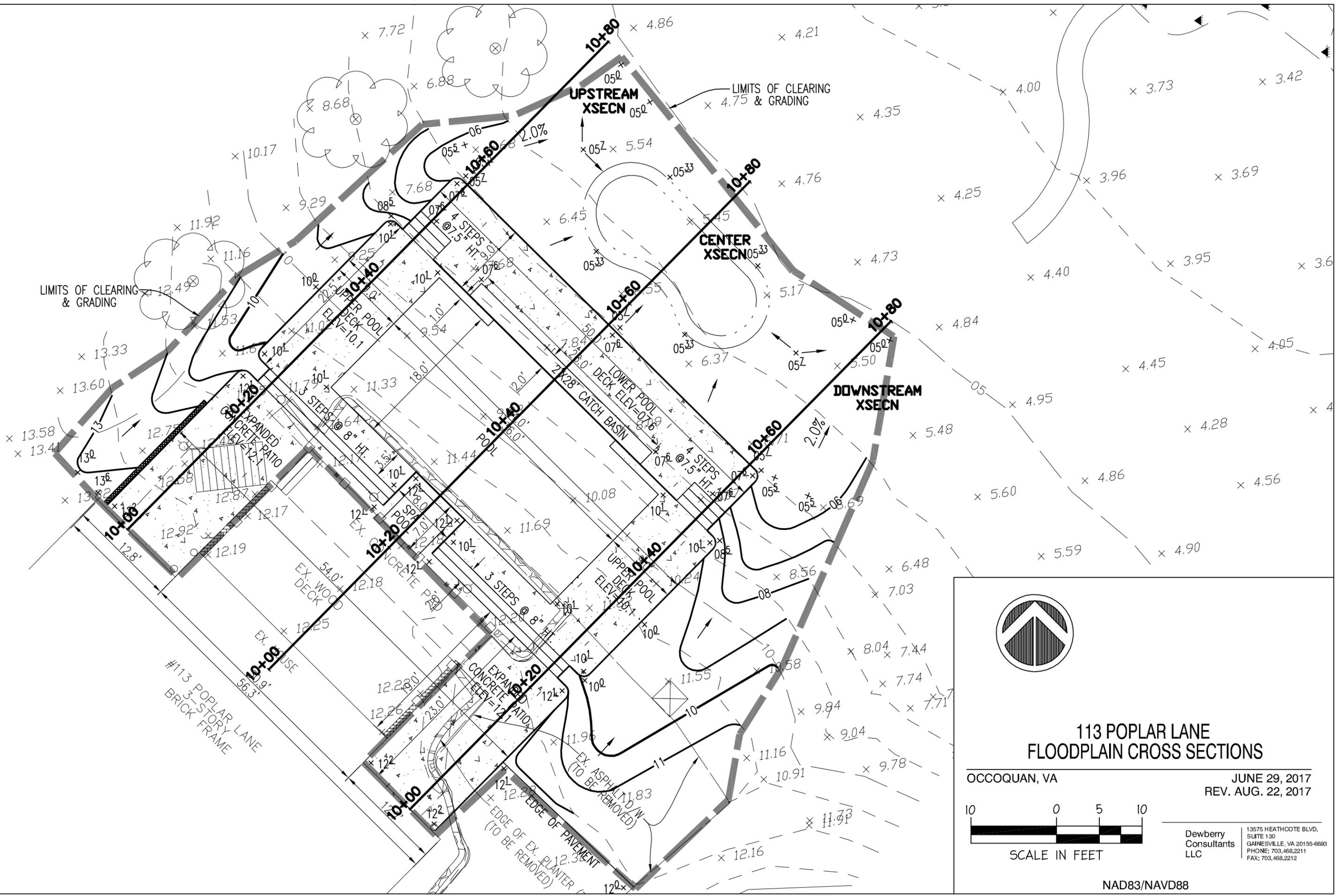
Please feel free to contact me by telephone (703-469-2243) or e-mail (jcowan@dewberry.com) if you have any questions concerning this letter and attachments.

Sincerely,

A handwritten signature in blue ink that reads "Geoffrey L. Cowan".

Geoffrey L. Cowan, P.E.
Senior Associate

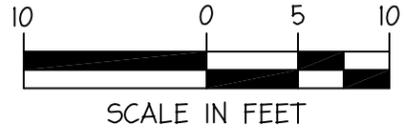
Attachments: Floodplain Cross Sections (4 sheets)



**113 POPLAR LANE
FLOODPLAIN CROSS SECTIONS**

OCCOQUAN, VA

JUNE 29, 2017
REV. AUG. 22, 2017

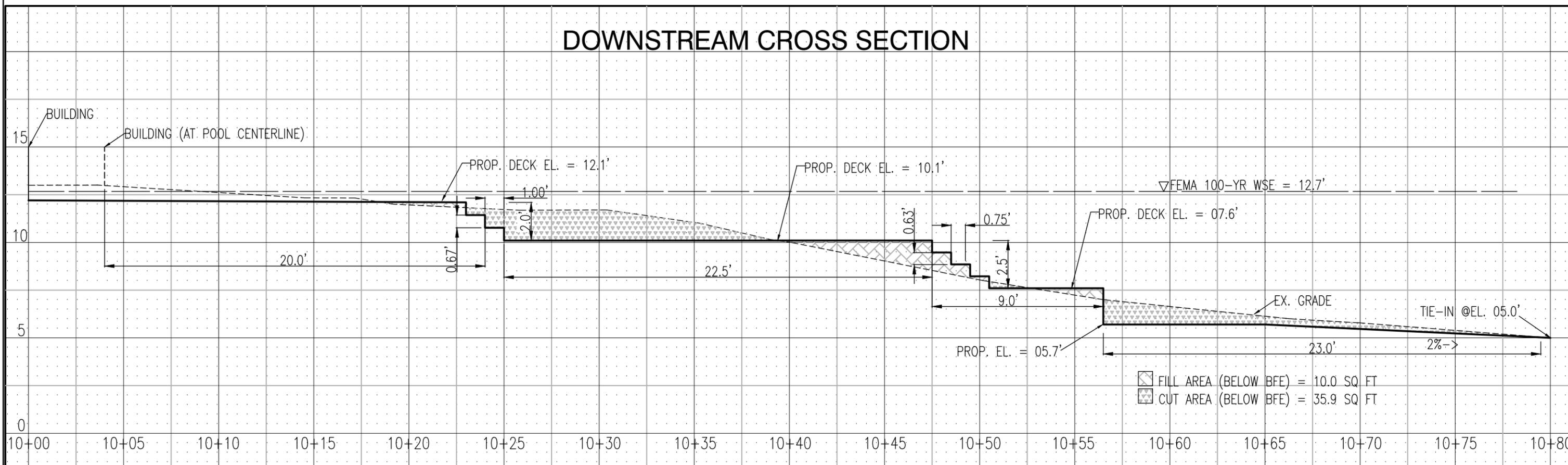


Dewberry
Consultants
LLC

13575 HEATHCOTE BLVD.
SUITE 130
GAINESVILLE, VA 20155-6693
PHONE: 703.468.2211
FAX: 703.468.2212

NAD83/NAVD88

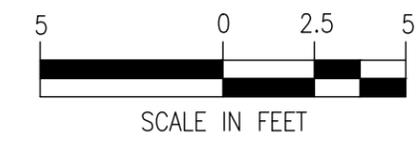
DOWNSTREAM CROSS SECTION



113 POPLAR LANE FLOODPLAIN CROSS SECTIONS

OCCOQUAN, VA

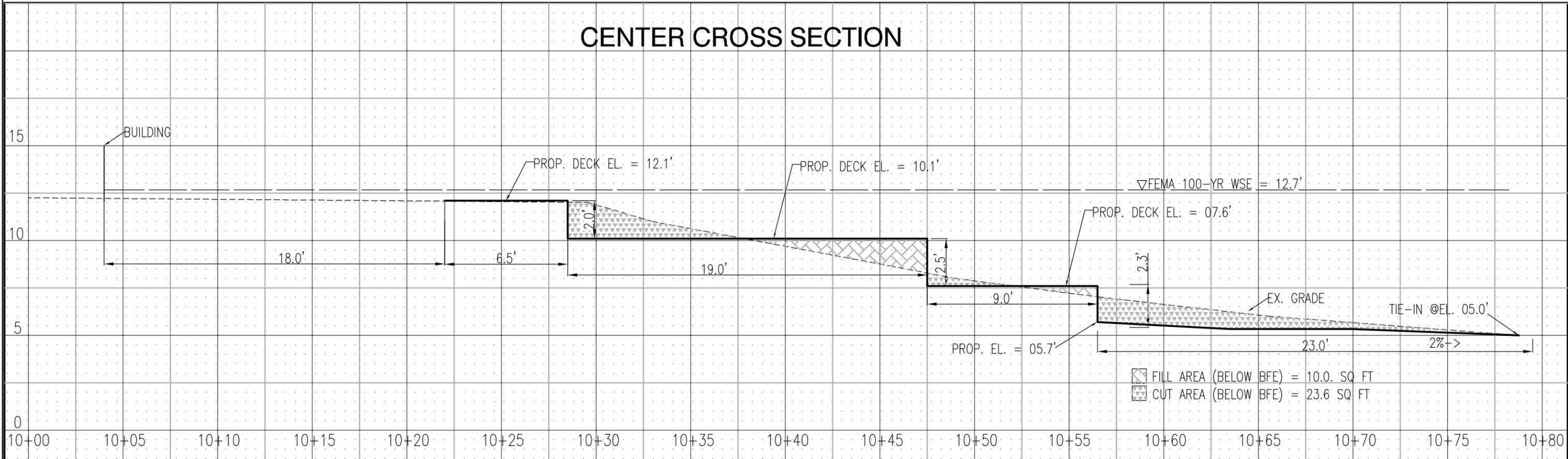
JUNE 29, 2017
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PHONE: 703.468.2211
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NAD83/NAVD88

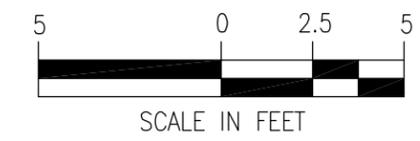
CENTER CROSS SECTION



113 POPLAR LANE FLOODPLAIN CROSS SECTIONS

OCCOQUAN, VA

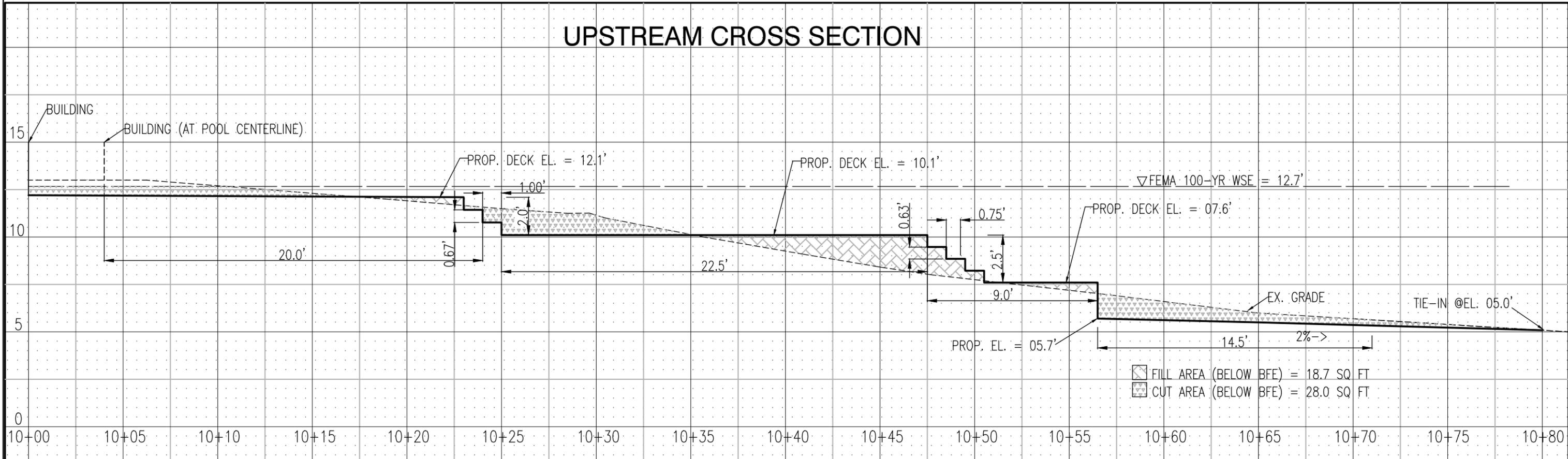
JUNE 29, 2017
REV. AUG. 22, 2017



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NAD83/NAVD88

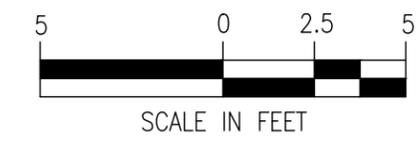
UPSTREAM CROSS SECTION



113 POPLAR LANE FLOODPLAIN CROSS SECTIONS

OCCOQUAN, VA

JUNE 29, 2017
REV. AUG. 22, 2017



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 FAX: 703.468.2212

NAD83/NAVD88

August 21, 2017

Town of Occoquan, Virginia
Attn: Bruce Reese, Town Engineer
314 Mill Street
Occoquan, Virginia 22125

RE: Minor Water Quality Impact Assessment for a Permitted Use in Resource Protection Area (RPA)
113 Poplar Lane
Town of Occoquan, Virginia (in Prince William County)
GPIN: 8393-73-6865

Dear Mr. Reese,

Dewberry has been engaged by the property owner, hereafter referred to as "Applicant", to prepare this request for approval of a Minor Water Quality Impact Assessment (WQIA) per Town Code section §66-201 for encroachment into the RPA buffer. The encroachment is associated with the construction of proposed improvements for a pool, patio deck and associated grading. Additional details regarding the proposed RPA encroachment and minimization efforts are included below.

The following exhibits are enclosed as reference documents to fully support and justify approval of this Minor WQIA.

Exhibit #1: Vicinity Map
Exhibit #2: Prince William County Aerial Imagery (2015)
Exhibit #3: Prince William County RPA Delineation Map
Exhibit #4: Site Photos
Attachment #1: Proposed Site Plan

- Existing Condition:

The subject residential property 0.4752 acres. The property fronts Poplar Lane and backs up to the Occoquan River. The RPA buffer is on the resident's rear yard consisting of maintained grass lawn with several trees and planting beds around the trees and along the riprap lined river's edge as depicted on the aerial image, Exhibit #2.

- Proposed RPA Encroachment:

The proposed RPA buffer encroachment is depicted in Attachment #1 by the limits of land disturbance. The land disturbance for the proposed improvement is less than 6,000 square feet. The total area of RPA buffer encroachment is 1,670 square feet (0.038 acres) consisting of concrete pool and graded open space. Due to site size constraints and the location of the existing dwelling and the Occoquan River, encroachment into the landward 50 feet of the 100-foot RPA buffer area is unavoidable for this improvement. No disturbance of the seaward 50 feet of RPA will occur.

- The RPA 100-foot buffer was delineated using available information from County RPA GIS map and field topographic survey of the river's water edge. The County RPA delineation is depicted on Exhibit #3 and is shown to be 100 feet from the water's edge on the Site Plan, Attachment #1.

- Existing Vegetation within the RPA Buffer:

As depicted in the aerial photograph provided in Exhibit #2, the existing vegetation within the RPA buffer that will be encroached upon is primarily maintained grass. Representative photographs of the existing vegetation and conditions within the RPA buffer are enclosed within Exhibit #4.

- Erosion and Sediment Control:

As required by state law, the project will comply with Erosion and Sediment Control regulations and the Stormwater Management (SWM) Act of the Code of Virginia. A site plan with the proposed erosion and sediment controls will be submitted to the Town of Occoquan for approval prior to any land disturbance. Overall protection of the RPA during construction will be provided through the installation of silt fence, and temporary and permanent seeding.

- Stormwater Management/BMP:

Stormwater management for the proposed improvement will be provided by the use of an onsite raingarden and grass swales. The proposed locations are shown on the attached site plan sheet, Attachment #1. These SWM/BMP measures will help control/reduce runoff, reduce non-point source pollutant loads from entering the Occoquan River and prevent erosion.

- Proposed Mitigation:

The plantings being proposed within the proposed raingarden are mitigation measures that will promote runoff reduction, filtration, biological uptake and pollutant removal. In addition, sod will be placed on disturbed areas reducing the time denuded areas are exposed. These measures along with strict adherence to the corresponding erosion and sediment control measures shown on the site plan, will fully mitigate the necessary encroachment into the RPA buffer.

Please contact Alvaro De la Vega at (703) 468-2246 if you have any questions or require additional information to complete your review of this request for approval.

Sincerely,

Alvaro De la Vega. P.E.
Civil Engineer

Minor WQIA for a Permitted Use in Resource Protection Area (RPA)
113 Poplar Lane
Town of Occoquan, Virginia
August 21, 2017

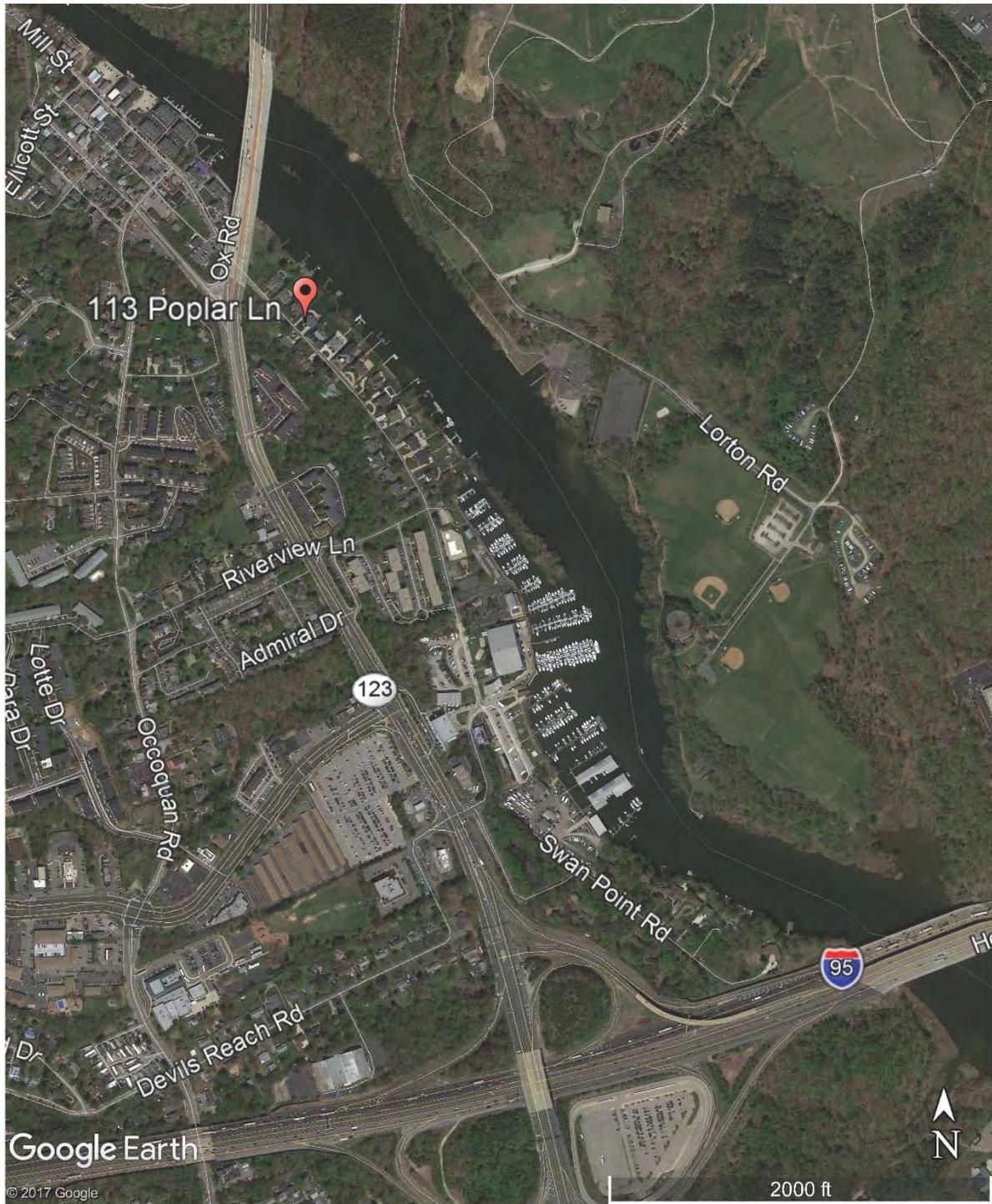


Exhibit #1:
Vicinity Map
113 Poplar Lane, Town of Occoquan
(Lat: 38°40'53.62"N, Long: 77°15'25.73"W)

Minor WQIA for a Permitted Use in Resource Protection Area (RPA)
113 Poplar Lane
Town of Occoquan, Virginia
August 21, 2017



Exhibit #2:
Prince William County Aerial Imagery (2015)
113 Poplar Lane, Town of Occoquan

Minor WQIA for a Permitted Use in Resource Protection Area (RPA)
113 Poplar Lane
Town of Occoquan, Virginia
August 21, 2017

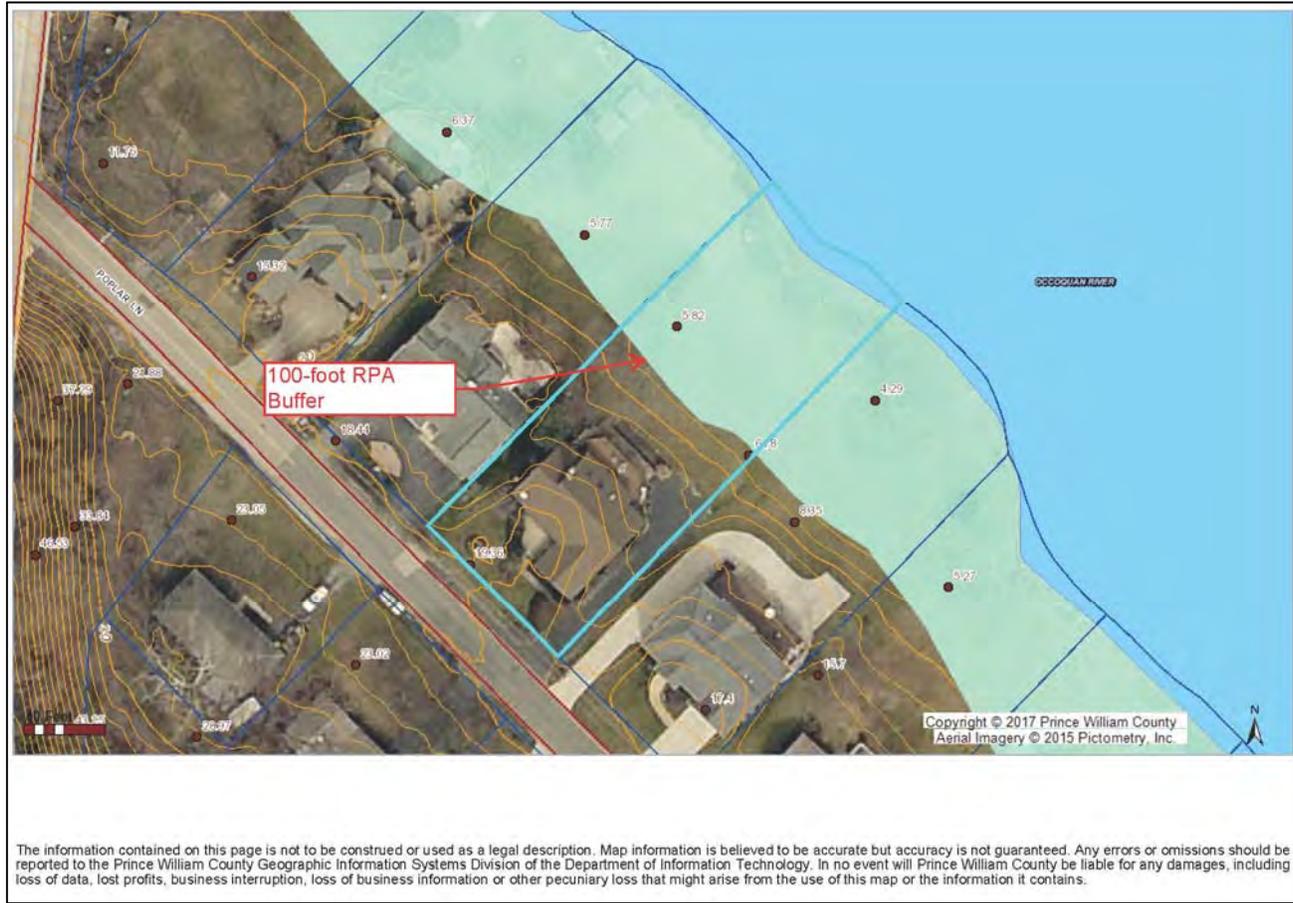


Exhibit #3:
Prince William County RPA Delineation Map
113 Poplar Lane, Town of Occoquan

Exhibit #4:
Site Photos
113 Poplar Lane, Town of Occoquan



Photo #1: Looking northeast at rear yard from patio

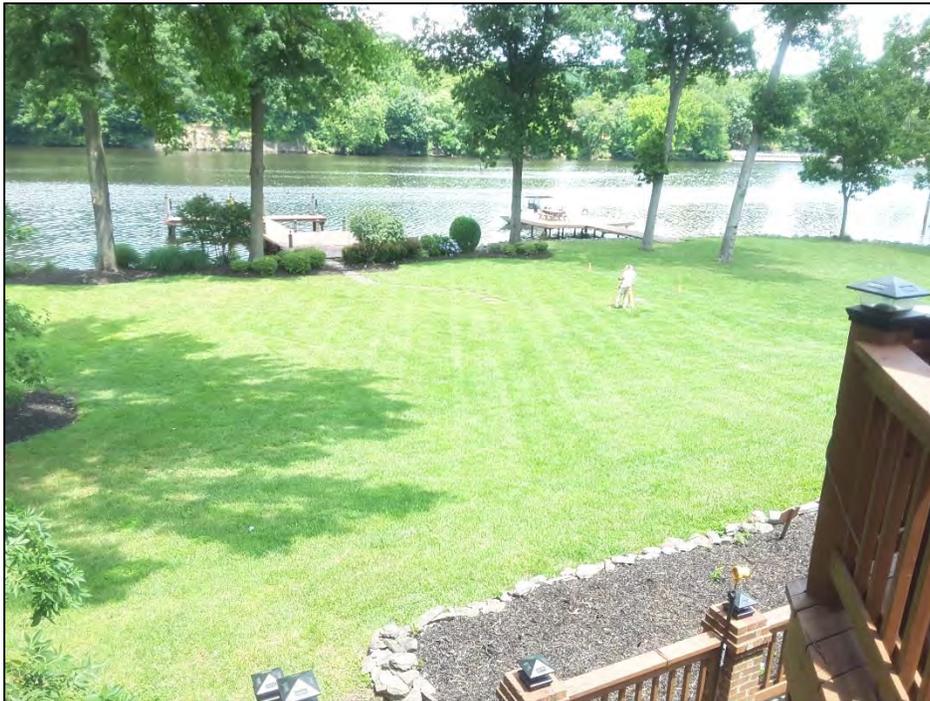


Photo #2: Looking northeast at rear yard from deck



Photo #3: Looking southwest at the rear yard and back of house from the dock