



TOWN OF OCCOQUAN

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

PLANNING COMMISSION MEETING

Tuesday, November 10, 2015

7:00 PM

TOWN HALL - 314 MILL STREET

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

- Appoint Secretary for Meeting
- Approval of August 11, 2015 Regular Meeting Minutes
- River Mill Park - Phase II Final Site Plan
- Comprehensive Plan Update - Status Report

Joe McGuire

Town of Occoquan Councilmember
Planning Commission Chair



**TOWN OF OCCOQUAN
PLANNING COMMISSION
Regular Meeting Minutes - DRAFT
Town Hall – 314 Mill Street, Occoquan, VA 22125
Tuesday, August 11, 2015
6:45 p.m.**

The Planning Commission meeting was called to order by Planning Commission Chairman Joe McGuire on Tuesday, August 11, 2015 at 6:45 p.m. Also in attendance were members Ramsey Baerga, Daniel Braswell, David Irwin, and Bret Stevens; and Kirstyn Jovanovich, Town Manager. No members were absent.

1. Approval of Minutes

Mr. Stevens moved to approve the Planning Commission regular meeting minutes of April 14, 2015 and the special meeting minutes of June 11, 2015 as presented. Mr. Baerga seconded the motion. The motion carried by poll vote, unanimously.

2. Zoning Text Amendment Review – Chapter 66, Article VIII, Signs and Advertising

Chairman McGuire introduced the item and briefed the Commission on the issue. He stated that the text amendment (ZTA) was initiated by the Town Council during their August 4, 2015 meeting due to a recent US Supreme Court opinion in the case of *Reed v. Town of Gilbert* that created a new, more stringent test of when a sign regulation is content based. As part of the ZTA, the Planning Commission must review the draft ordinance to amend the chapter and provide a recommendation to Town Council.

Mr. Baerga expressed concern regarding the amount of regulation that is being removed from the Town Code as part of the ZTA, including permits and exceptions, as well as how the proposed changes will impact the original intent of the ordinance. Ms. Jovanovich stated that this is an interim ordinance and that the Town Attorney is participating in a LGA Ad Hoc Committee tasked with evaluating the impact of this decision on the enforcement of localities' sign ordinances. Over the next several months, the Town will be pursuing a process to revise the sign ordinance based on LGA recommendations and will include community stakeholders in that process in order to ensure the original intent is supported in the new ordinance. This ZTA focuses on removing instances where enforcement is based on content; the Town is still able to regulate size, location, color and material.

Mr. Baerga also questioned subjective language within ordinance that had not been removed or altered with the ZTA. Ms. Jovanovich stated that these changes would be considered as part of the full review of the sign ordinance in the future.

Mr. Stevens moved to recommend approval of the Zoning Text Amendment to Chapter 66, Article VIII, Signs and Advertising and to schedule a Joint Public Hearing with Town Council and the Planning Commission. Mr. Baerga seconded the motion. The motion carried by poll vote, unanimously.

3. Consulting Services Request – Comprehensive Plan Update

Ms. Jovanovich introduced the item and stated that this is a request to obtain consulting services for the Comprehensive Plan Review and Update. One of the Planning Commission's responsibilities is to review

and update the Town's Comprehensive Plan for Town Council consideration and subsequent approval. The last substantive update of the Comprehensive Plan was done in 2003, with a minor update made in 2013.

After obtaining Planning Commission Training in June, the Town Manager obtained a proposal from Mr. Mike Chandler of the Virginia Tech Land Use Education Program, to provide consulting services to assist the Planning Commission with reviewing and updating the Town's Comprehensive Plan. The proposal includes stakeholder and community input, diagnostic review of the Town's plan to include compliance with the State Code, and a final report that will detail recommendations to be implemented by the Planning Commission to revise and update the Comprehensive Plan. The expected time frame from start to finish is 90 days. Ms. Jovanovich provided the Commission with a sample report that was provided by Mr. Chandler as an example of the final report the Town would receive at the end of the diagnostic. Ms. Jovanovich stated that she wanted to obtain the Planning Commission's feedback prior to bringing this proposal to Town Council in September as Mr. Chandler would be working closely with the Planning Commission on this project. She stated that following the completion of the diagnostic, the Town would pursue reviewing and revising the Town's zoning and subdivision ordinances and the recodification of the entire Town Code.

The Commission discussed the proposal and expressed support in utilizing Mr. Chandler for this service based on the training he provided the Planning Commission earlier this year and his knowledge and expertise in the fields of zoning, community planning and land use.

Mr. Baerga asked if other quotes had been obtained by the Town for this service. Ms. Jovanovich stated that she had been working with another organization earlier this year to develop a plan of action to update the plan; however, no agreement could be made due to time and funding constraints. In addition, there is another organization that would be able to provide this service and that the Town has reached out to for other boards and commission training opportunities; however, due to funding constraints, a proposal was not pursued. Based on Mr. Chandler's experience and background and his already established relationship with the Planning Commission and knowledge of the Town, it is recommended that he be utilized for this service. The proposed time frame and cost are within the Town's scope.

Mr. Stevens made a motion to recommend approval to Town Council of a contract with Mr. Chandler for consulting services based on his experience and education, and his already established relationship with the Planning Commission and knowledge of the Town, to work with the Planning Commission to perform a review and diagnostic of the Town's Comprehensive Plan. Mr. Irwin seconded the motion. The motion carried by poll vote, unanimous.

4. New Planning Commission Membership Request

No discussion was held regarding this matter. Ms. Jovanovich expressed the need for the Commission to appoint a Secretary to the Commission to record minutes.

The meeting was adjourned at 7:25 p.m.

Joe McGuire
Chair, Planning Commission

Submitted by Kirstyn Jovanovich, Town Manager



TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
(703) 491-1918 • Fax (703) 491-4962 • info@occoquanva.gov
www.occoquanva.gov

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

TOWN MANAGER
Kirstyn Barr Jovanovich

STAFF REPORT River Mill Park Site Plan

Applicant: Town of Occoquan

Date: November 5, 2015

PART I

A. EXECUTIVE SUMMARY

The applicant proposes to construct a walkway around the outside perimeter of, and for the use by patrons, of the River Mill Park. A pavilion, as an “event” center point, will also be added as part of this Site Plan. This staff report evaluates the proposed application as it pertains to conformity with Town ordinances.

B. DESCRIPTION OF PETITION

The applicant requests approval of the Site Plan for the River Mill Park, dated June, 2015, last signed November 4, 2015.

C. APPLICABLE REGULATIONS

1. Chapter 46 – Site Plans
2. Chapter 66 – Zoning

PART II

A. ANALYSIS OF EXISTING CONDITIONS

1. Site Area: ±1.29 acres
2. Use: Passive Recreation
3. Zone: PPU.
4. Location: The referenced property is located at 458 Mill Street, at the terminus of the public road (PWC GPIN 8393-65-0323).
5. Buildings/Structures: Pavilion – open air center piece for potential events.

6. Access: Access is from the Mill Street cul-de-sac.
7. Chesapeake Bay Preservation: This site is within the Chesapeake Bay Preservation Resource Protection Area (RPA), but is exempt from the provisions of the RPA requirements as a “passive recreation facility” per Section 66-204 (b).
8. Stormwater Management and Virginia Stormwater Management Program (VSMP): Stormwater Management for this project is accommodated by the previously approved demolition plan for the removal of the water tanks by Fairfax County Water Authority. A VSMP permit and SWPPP will be required.

B. ANALYSIS OF PROPOSED PLAN

The Town of Occoquan (Town) has taken maintenance responsibility of property on the site of the former Fairfax County Water Authority (FCWA) water storage tanks, adjacent to the Occoquan River at the cul de sac for Mill Street. As part of expanding the public enjoyment of the park, the Town is adding an open-air canvas pavilion and a stone dust trail to provide access to the far reaches of the property, with potential areas for interpretative signs which could be added at a later date.

No additional parking or vehicular access is proposed with this site plan, given its proximity to Mill Street. There are, however, 10 parking spaces around the Mill Street cul de sac which can be used for this facility. The Virginia Department of Transportation (VDOT) has been provided copies of the site plan, and their comments are forthcoming.

Minor landscaping has been proposed with this site plan, but such is not required.

The use of the property for passive recreation exempts this project from Chesapeake Bay Preservation requirements. A VSMP permit, with the associated SWPPP has been requested.

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 above referenced plan, subject to minor outstanding comments from outside agencies (VDOT and FCWA) and the issuance of the VSMP permit number. It is suggested the Mayor’s signature on the site plan be withheld until these items are accomplished and confirmed by the Town Engineer.

PREPARED BY: Bruce A. Reese, PE, LS - Town Engineer, November 5, 2015





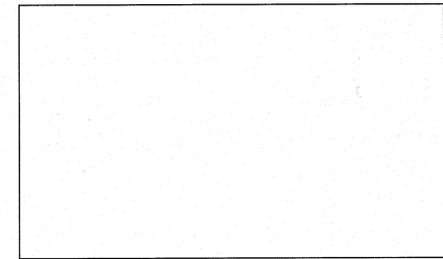
S I T E P L A N

FOR

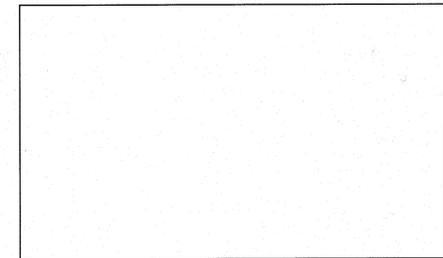
R I V E R M I L L P A R K

PHASE II
458 MILL STREET
TOWN OF OCCOQUAN, VIRGINIA

TOWN APPROVAL BLOCK



FAIRFAX WATER APPROVAL BLOCK



DEVELOPER/APPLICANT:

TOWN OF OCCOQUAN
 314 MILL STREET
 PO BOX 195
 OCCOQUAN, VA 22125
 (703) 491-1918
 CONTACT: MRS. KIRSTYN JOVANOVIK, TOWN MANAGER

CIVIL ENGINEER:

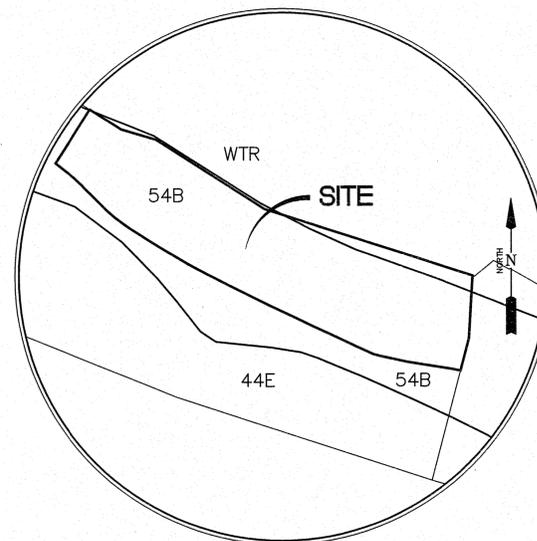
THE ENGINEERING GROUPE, INC.
 13580 GROUPE DRIVE, SUITE 301
 WOODBRIDGE, VIRGINIA 22192
 (703) 670-0985 (TEL)
 CONTACT: MR. MATT WILLIAMS

STRUCTURAL ENGINEER:

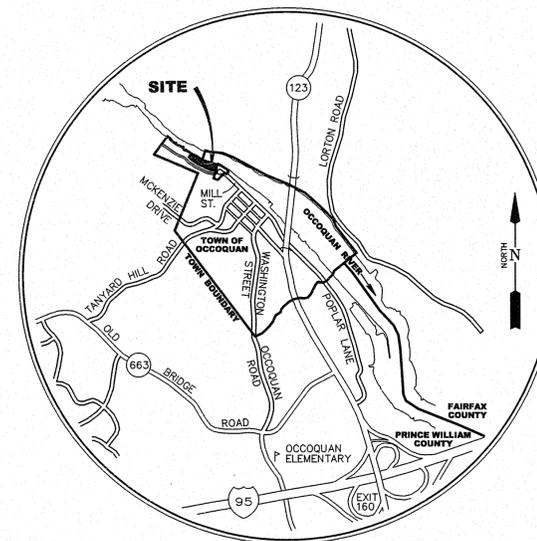
WOODS PEACOCK ENGINEERING CONSULTANTS
 5250 CHEROKEE AVENUE, SUITE 420
 ALEXANDRIA, VIRGINIA 22312
 (703) 658-4400 (TEL)
 CONTACT: MR. JOHN O. WOODS, JR., P.E.

OWNER:

FAIRFAX WATER
 8560 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 (703) 289-6367
 CONTACT: MR. DOMINIC BRANCACCIO, P.E.



SOILS MAP
1" = 1000'

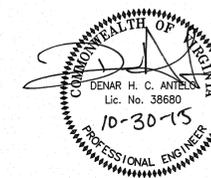


VICINITY MAP
1" = 1500'

SITE PLAN SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	NOTES, DETAILS & TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	GRADING PLAN
5	SWM COMPUTATIONS, MISC. NOTES & DETAILS
6	LANDSCAPE PLAN
7	EROSION & SEDIMENT CONTROL PLAN - PHASE I & II, NOTES & DETAILS
8*	STORMWATER MANAGEMENT PLAN (FROM APPROVED DEMOLITION AND SITE RESTORATION OF THE RIVER STATION WATER TREATMENT FACILITY)
9*	PHOTOMETRIC PLAN (FROM APPROVED RIVER PARK RESTROOM & MAINTENANCE FACILITY SITE PLAN)
10	S-001: STRUCTURAL NOTES
11	S-002: SPECIAL INSPECTIONS
12	S-003: SECTION DETAILS

*THESE SHEETS ARE TAKEN FROM PREVIOUSLY APPROVED PLANS AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



ENGINEER'S CERTIFICATE

I, DENAR H. C. ANTELO, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL APPLICABLE STATE AND LOCAL STANDARDS.

SELECTED SOILS DATA FROM SOIL SURVEY - PRINCE WILLIAM COUNTY, VIRGINIA

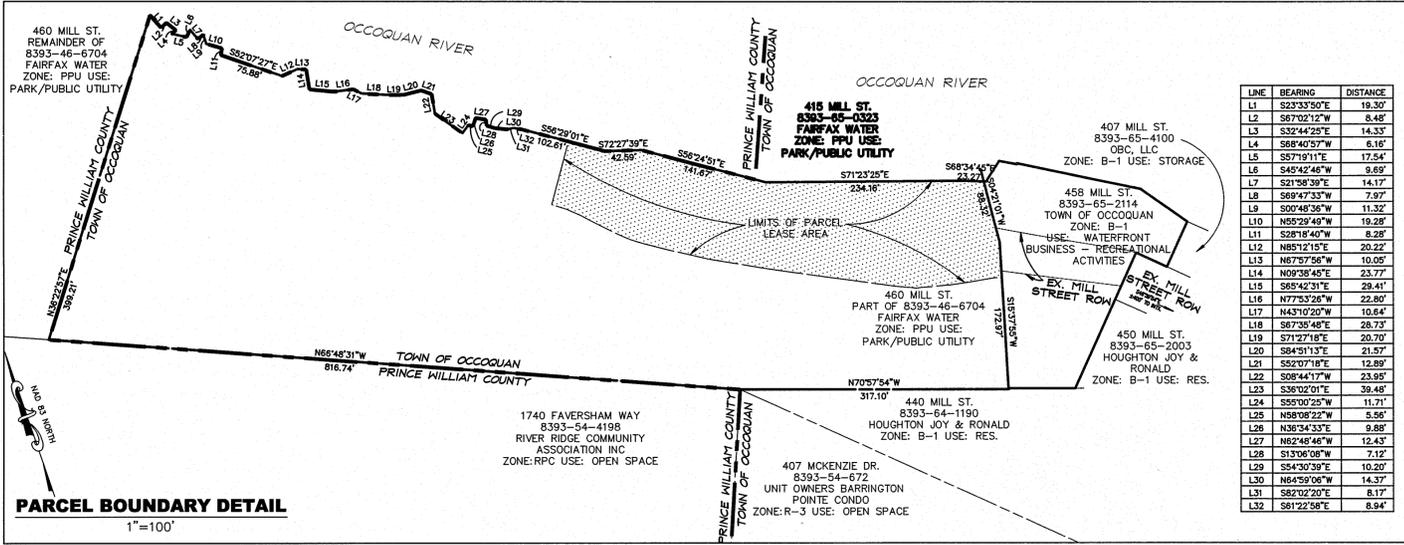
SOILS SYMBOL	SOILS NAME	ERODIBILITY	SLOPE RANGE
44 E	Stumpton/very flaggy loam	Moderate	25% to 50%
54 B	Urban Land-Udorthents Complex	Slight	0% to 7%

NOTE: THIS PROJECT AREA CONSISTS OF KNOWN IMPORTED FILL. AS SUCH, THE UNDERLYING SOILS ENCOUNTERED MAY VARY IN COMPOSITION OR OTHER CHARACTERISTICS FROM THAT SHOWN ABOVE.

RLD INFORMATION
 Name: MATTHEW A. WILLIAMS
 Address: 13580 GROUPE DRIVE, SUITE 301
WOODBRIDGE, VA 22192
 Telephone Number: 703-670-0985
 Professional Registration: RLD02477
 DEQ Certification Valid Through: 09/14/18

DATE PREPARED: JUNE 2015
PREPARED BY: MAW

The Engineering Groupe Inc.
 Engineers | Surveyors | Planners
 Central Office: 13580 Groupe Drive, Suite 301, Woodbridge, VA 22192, PH 703.670.0985 FX 703.670.7769
 South Office: 4936 Southpoint Parkway, Fredericksburg, VA 22407, PH 540.710.5987 FX 540.710.5988

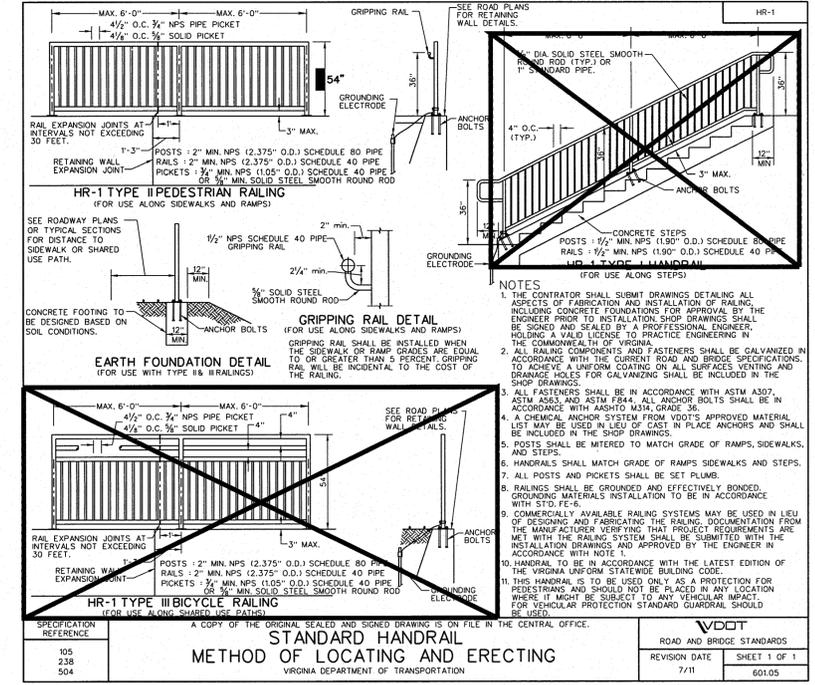


LINE	BEARING	DISTANCE
L1	S23°33'20"E	16.30'
L2	S87°21'17"W	8.48'
L3	S32°44'25"E	14.33'
L4	S88°40'57"W	6.16'
L5	S87°19'11"E	17.54'
L6	S45°42'46"W	9.69'
L7	S21°38'39"E	14.17'
L8	S69°47'33"W	7.97'
L9	S00°48'38"W	11.32'
L10	N55°29'49"W	19.28'
L11	S28°19'40"W	8.28'
L12	N85°21'05"E	20.22'
L13	N67°57'56"W	10.09'
L14	N09°38'45"E	23.77'
L15	S85°42'31"E	28.41'
L16	N77°53'26"W	22.80'
L17	N45°10'22"W	10.64'
L18	S87°38'40"E	28.73'
L19	S71°27'18"E	20.70'
L20	S84°51'13"E	21.57'
L21	S52°07'18"E	12.89'
L22	S08°44'17"W	23.95'
L23	S38°22'01"E	38.48'
L24	S55°02'25"W	11.71'
L25	N58°08'22"W	5.56'
L26	N36°34'33"E	9.88'
L27	N82°48'46"W	12.43'
L28	S33°30'36"W	7.12'
L29	S54°30'39"E	10.20'
L30	N64°59'06"W	14.37'
L31	S82°02'20"E	8.17'
L32	S81°22'58"E	8.94'

GENERAL NOTES

- BOUNDARY INFORMATION PROVIDED IS FROM A COMPILATION OF RECORDS.
- TOPOGRAPHICAL INFORMATION IS A COMPILATION OF FIELD SURVEYS PERFORMED BY THE ENGINEERING GROUPE, INC. ON 8/4/14 AND 6/5/15, AND RELATES TO NAD83 DATUM.
- ALL CONSTRUCTION SHALL CONFORM TO THE OCCOQUAN TOWN ORDINANCES AND VDOT STANDARDS AND SPECIFICATIONS.
- EROSION AND SILTATION CONTROL MEASURES ARE TO BE INSTALLED TO MEET CURRENT EDITIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE OCCOQUAN TOWN ORDINANCES, AND ARE TO BE INSTALLED PRIOR TO CLEARING, GRADING OR CONSTRUCTION.
- THIS PHASE IS NOT SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN MAY BE APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED IMPROVEMENTS THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY. CONTRACTOR SHALL CONTACT MISS UTILITY 48 HOURS PRIOR TO DIGGING.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY THE ENGINEERING GROUPE INC. TO ATTEST TO THE SOIL CONDITIONS OR TO THE PRESENCE OF TOXIC OR CONTAMINATED WASTE.
- THE PROPERTY SHOWN HEREIN IS LOCATED IN ZONE X, AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN, ZONE X, AREAS OF THE 500-YEAR FLOOD (OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT), AND ZONE AE, AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, PER FEMA FIRM #51153C0217D, PANEL 217, DATED JANUARY 5, 1995. THE IMPROVEMENTS PROPOSED FALL WITHIN ZONE X, AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.
- THE DISTURBED ACREAGE OF THE PROPOSED SITE IS LESS THAN 0.40 ACRES. STORMWATER MANAGEMENT COMPUTATIONS AND ADDITIONAL INFORMATION CAN BE FOUND ON SHEETS 5 & 8.
- ANY EXISTING CEMETERIES AND/OR GRAVE SITES FOUND ON THIS SITE SHALL BE PRESERVED IN ACCORDANCE WITH STATE REGULATIONS. AT THIS TIME, NO CEMETERIES OR GRAVE SITES ARE KNOWN TO EXIST ON THIS SITE.
- NO HISTORIC BUILDINGS OR FEATURES ARE KNOWN TO EXIST WITHIN THE PROPOSED PROJECT AREA, HOWEVER, SEVERAL HISTORIC RUINS AS WELL AS THE MILL HOUSE ARE KNOWN TO EXIST IN THE VICINITY. NO LAND DISTURBANCE IS PROPOSED TO THESE KNOWN HISTORIC AREAS.
- THE ENTIRE LIMITS OF THIS PROJECT HAVE BEEN PREVIOUSLY DISTURBED BY THE CONSTRUCTION OF THE FORMER WATER TREATMENT PLANT, MILL STREET CUL-DE-SAC, PEDESTRIAN BRIDGE, AND OTHER PROJECTS. NO WETLAND STUDIES HAVE BEEN PERFORMED IN ASSOCIATION WITH THIS PROJECT.
- THIS SITE IS WITHIN AN INTENSELY DEVELOPED AREA (IDA) AS SHOWN ON THE TOWN CHESAPEAKE BAY PRESERVATION AREAS MAP, DATED JUNE 12, 2014.
- ENCROACHMENTS INTO RESOURCE PROTECTION AREA ARE PERMITTED UNDER TOWN CODE SEC. 66-204 AS APPLICABLE.
- EXISTING CONDITIONS SHOWN HEREON REFLECT IMPROVEMENTS APPROVED WITH THE RIVER STATION DEMOLITION AND RESTORATION PLAN AND THE RIVER PARK RESTROOM & MAINTENANCE FACILITY PLANS (RIVER MILL PARK PHASE I).
- ENCROACHMENTS PROPOSED INTO THE 1804 MILL STREET RIGHT OF WAY ARE MADE PURSUANT TO VIRGINIA CODE SEC. 15.2-2009, AS MAY BE AUTHORIZED BY TOWN COUNCIL. AUTHORIZATION WILL BE MADE BY SEPARATE ACT OF COUNCIL IN CONJUNCTION WITH FINAL SITE PLAN APPROVAL.
- IMPROVEMENTS PROPOSED HEREON (INCLUDING THE TRAIL, PAVILION, SITE LIGHTING, FUTURE DISPLAY AREAS & ASSOCIATED RETAINING WALLS, SIGNAGE, AND LANDSCAPING) ARE TO BE MAINTAINED BY THE TOWN OF OCCOQUAN.
- UTILITIES INFORMATION SHOWN HEREON IS FROM A COMBINATION OF FIELD LOCATIONS AND INFORMATION OF RECORD.
- STRUCTURAL COMPUTATIONS AND DETAILS RELATED TO INSTALLATION OF LIGHTING AND THE PROPOSED PAVILION STRUCTURE SHALL BE SUBMITTED TO FAIRFAX WATER UNDER SEPARATE COVER FOR REVIEW AND APPROVAL.
- IRRIGATION, IF DESIRED, WILL BE PROVIDED VIA INTAKE PUMP FROM THE OCCOQUAN RIVER AND PUMPED TO FIELD SPRINKLER HEADS MOUNTED ALONG THE NORTHERN RETAINING WALL. PURSUANT TO DEQ REGULATIONS, FOR IRRIGATION VOLUMES LESS THAN 10,000 GPD, NO PERMITTING IS REQUIRED. AN IRRIGATION DESIGN, INCLUDING SPRINKLER ROUTING AND MOUNTING WILL BE PROVIDED BY OTHERS. MOUNTING AND ROUTING OF SPRINKLER HEADS AND LINES ARE SUBJECT TO APPROVAL BY FAIRFAX WATER.
- THE MILL STREET RIGHT OF WAY ON PARCEL 8393-65-0323, AS SHOWN ON THE ERVIN ENGINEERING PREPARED BOUNDARY LINE ADJUSTMENT PLAT AND RECORDED AT DB 26 PG 471 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, HAS BEEN OMITTED FOR CLARITY.

TYPICAL HANDRAIL DETAIL*



EXISTING	PROPOSED	SYMBOL	EXISTING	PROPOSED	SYMBOL
EXISTING INTERMEDIATE CONTOUR		30	FENCE LINE		---
EXISTING INDEX CONTOUR		32	EXISTING UTILITY POLE		○
PROPOSED CONTOUR		20	PROPOSED UTILITY POLE		○
EXISTING EDGE OF PAVEMENT		EX. E/P	EXISTING WATERLINE W/ TEE		W-TEE
PROPOSED EDGE OF PAVEMENT		PROP. E/P	PROPOSED WATERLINE W/ TEE		W-TEE
EXISTING CURB AND GUTTER		EX. C & G	EXISTING FIRE HYDRANT		⊕
PROPOSED CURB AND GUTTER		CG-6	PROPOSED FIRE HYDRANT		⊕
TRANSITION FROM CG-6 TO CG-6R		CG-6 / CG-6R	EXISTING WATER VALVE		W-V
EXISTING TELEPHONE LINE		T	PROPOSED WATER VALVE		W-V
PROPOSED TELEPHONE LINE		T	EXISTING WATER METER		W-M
EXISTING STORM SEWER		EX. 375 mm (15") RCP	EXISTING REDUCER		W-R
PROPOSED STORM SEWER		PROP. 375 mm (15") RCP	PROPOSED REDUCER		W-R
EXISTING SANITARY SEWER		S	STOP SIGN		STOP
PROPOSED SANITARY SEWER		S	HANDICAP PARK (CG-12)		CG-12
EXISTING ELECTRIC SERVICE		E	INDICATES LOCATION OF STD VDOT CG-12 AND/OR ABSORPTION STANDARD RAMP CONSTRUCTION		CG-12
PROPOSED ELECTRIC SERVICE		E	PARKING INDICATOR		P
EXISTING GAS LINE		G	INDICATES THE NUMBER OF TYPICAL PARKING SPACES		P
PROPOSED GAS LINE		G	TEST PIT LOCATION		TP
PROPERTY LINE		P	CRITICAL SLOPE		▲
EASEMENT LINE		E	SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK		▲
CENTERLINE		C	VEHICLES PER DAY COUNT		100 VPD
LIMITS OF CLEARING AND GRADING		L	PROPOSED BUILDING ENTRANCE		B
EXISTING SPOT ELEVATION		12.0	EXISTING STREET LIGHT		S
PROPOSED SPOT ELEVATION		12.0	PROPOSED STREET LIGHT		S
EXISTING TREE DRIP LINE		T	PROPOSED STREET NAME SIGN		NS
EXISTING TREE		375 mm (15") OAK	PROPOSED SANITARY LATERAL CLEANOUT		SC
PROPOSED TREE		OAK	SANITARY MANHOLE IDENTIFIER		M
EXISTING STREAMS		W	STORM DRAIN STRUCTURE IDENTIFIER		D
			WETLANDS		W

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR OR HIS AGENT SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER ANY UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICES. ANY DAMAGES WHICH OCCUR BY FAILURE TO LOCATE OR PRESERVE THESE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL CONTACT MISS UTILITY 48 HOURS PRIOR TO DIGGING.
- ENGINEERED FILL AND BACKFILL SHALL BE APPROVED SELECT MATERIALS AND SHALL BE PLACED IN SIX TO EIGHT INCH LAYERS WITH UNIFORM COMPACTION THROUGHOUT. EACH LAYER OF ENGINEERED FILL SHALL BE COMPACTED AT OPTIMUM MOISTURE, PLUS OR MINUS TWO PERCENT, TO A DENSITY OF NOT LESS THAN 95 PERCENT IN ACCORDANCE WITH A.A.S.H.T.O. T-99 OR A.S.T.M. D-698.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO HAVE SUFFICIENT SOILS AND FOUNDATION TESTING PERFORMED TO DETERMINE THAT THE SUPPORT VALUES AND C.B.R.'S ARE ADEQUATE FOR THE STANDARDS SHOWN ON THIS PLAN.
- ALL FILL MATERIALS AND THEIR SUBGRADE WILL BE APPROVED BY THE SOILS ENGINEER FOR THIS SITE. COMPACTION TESTS WILL BE REQUIRED ON CONTROLLED FILLS.
- ALL CONSTRUCTION INVOLVING PROBLEM SOILS MUST BE PERFORMED UNDER THE FULL-TIME INSPECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL PERFORM NECESSARY GRADING TO PRECLUDE THE PONDING OF WATER IN THE ROADWAYS AND ON ALL LOT AREAS.
- TEST PITS SHALL BE REQUIRED PRIOR TO CONSTRUCTION TO ADEQUATELY DETERMINE THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES.
- PRIOR TO ANY CLEARING & GRADING ON SLOPES 25% OR GREATER, ALL SURFACE DRAINAGE WILL BE ROUTED AWAY FROM THE AREA TO BE GRADED.
- TEMPORARY CHEMICAL TOILETS SHALL BE PROVIDED WITH A RATIO AT ONE TOILET PER 30 WORKERS.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ANY TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, GUARDRAILS AND/OR PAVED DITCHES DEEMED NECESSARY, BY VDOT STAFF SHALL BE FURNISHED AND INSTALLED AT THE DEVELOPERS EXPENSE.
- UNLESS OTHERWISE NOTED, PIPE USED FOR STORM SEWER CONSTRUCTION SHALL BE REINFORCED CONCRETE, CLASS III WALL "B" (ASTM C76).
- IF PRECAST STRUCTURES ARE TO BE USED IN LIEU OF THE STANDARD VDOT APPROVED PRECAST STRUCTURES SPECIFIED ON THESE PLANS, WRITTEN APPROVAL OF THE SHOP DRAWINGS PREPARED BY THE DESIGN ENGINEER SHALL BE OBTAINED PRIOR TO ORDERING OR INSTALLATION OF THE STRUCTURES.
- REFER TO VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (CURRENT EDITIONS) FOR CONSTRUCTION DETAILS NOT INCLUDED HEREIN.
- PRIOR TO ANY WORK WITHIN A DEDICATED VDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENTRANCE PERMIT FROM VDOT.
- RETAINING WALLS TO REQUIRE SEPARATE BUILDING PERMITS.
- SEE STRUCTURAL DRAWINGS, SUBMITTED UNDER SEPARATE COVER, FOR CONNECTIONS TO EXISTING CONCRETE SLAB.
- ALL ASPECTS OF CONSTRUCTION RELATED TO THE EXISTING CONCRETE SLAB STRUCTURE OR OTHER APPURTENANCES BELONGING TO FAIRFAX WATER SHALL BE COORDINATED THROUGH DOMINIC BRANCACCIO, THE DESIGNATED FAIRFAX WATER REPRESENTATIVE, AT (703) 289-6367.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BLOCK VEHICULAR ACCESS TO FAIRFAX WATER FACILITIES ON EITHER SIDE OF THE OCCOQUAN RIVER.
- NO BLASTING IS PERMITTED ON SITE.
- VEHICLE LIMITATIONS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN EXHIBIT D OF THE DEED OF LEASE BETWEEN THE TOWN OF OCCOQUAN AND FAIRFAX WATER.

NOTICE TO CONTRACTORS:

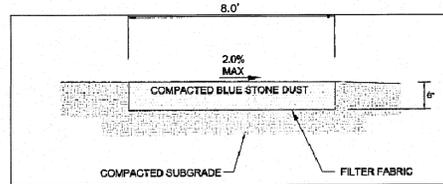
IF THE CONTRACTOR DETERMINES THAT AN ERROR, DISCREPANCY, OMISSION, ETC. EXISTS ON THE SITE PLAN, THE CONTRACTOR /OWNER SHALL NOTIFY THE ENGINEER PRIOR TO PRECASTING, STAKEOUT, INSTALLATION OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THE SITE PLAN. THE ENGINEER WILL REVIEW THE PLANS AND PROVIDE A CLARIFICATION OR AN ADDENDUM AS PROMPTLY AS POSSIBLE.

PROJECT NARRATIVE

THIS SITE PLAN CONSISTS OF DESIGN INFORMATION NECESSARY TO CONSTRUCT THE RIVER MILL PARK PUBLIC IMPROVEMENTS. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A PAVILION, LIGHTING, LANDSCAPING, STONE-DUST TRAILS, AND RELATED INFRASTRUCTURE. POTENTIAL AREAS FOR FUTURE INSTALLATION OF HISTORIC DISPLAYS HAVE BEEN DEPICTED FOR INFORMATION ONLY. INSTALLATION OF SUCH DISPLAYS IN THE LEASE AREA SHALL ONLY BE DONE PURSUANT TO SEPARATE REVIEW AND APPROVAL BY FAIRFAX WATER.

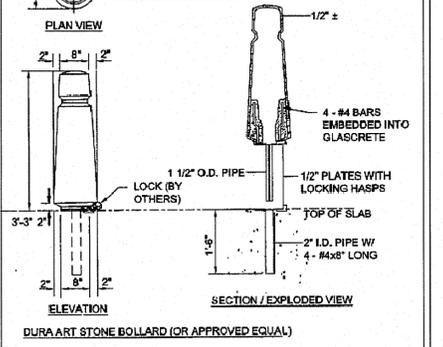
THE TOTAL AREA OF LAND DISTURBANCE IS APPROXIMATELY 0.40 ACRES.

STONE DUST TRAIL



- GENERAL NOTES:
- SUBGRADE SHALL BE COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER AASHTO T-99 OR ASTM D-698 STANDARDS AT THE OPTIMUM MOISTURE CONTENT.
 - FOR DRAINAGE CONSIDERATION, THE TRAIL SURFACE SHALL BE SLOPED TWO PERCENT (2%) MAXIMUM AND ONE PERCENT (1%) MINIMUM TO LOW SIDE.

REMOVABLE BOLLARD



ZONING TABULATION

NUMBER OF PARCELS:	3	
	PWC GPIN:	8393-65-0323/8393-46-6704
USE:	PUBLIC PARK	8393-65-2114
ZONE:	PPU	WATERFRONT BUSINESS - RECREATIONAL ACTIVITIES
MINIMUM LOT AREA:	N/A	B-1
MINIMUM LOT WIDTH:	N/A	
MAX BUILDING HEIGHT:	N/A	35 FT
PARKING SPACES (EXISTING):	0	10 SP (INC. 1 HC)
AREA TOTALS:		
PARCEL AREA:	87.44 AC	0.88 AC
PARCEL AREA WITHIN TOWN BOUNDARY:	7.14 AC	0.88 AC
PARCEL AREA SUBJECT TO LEASE:	1.29 AC	0.0 AC

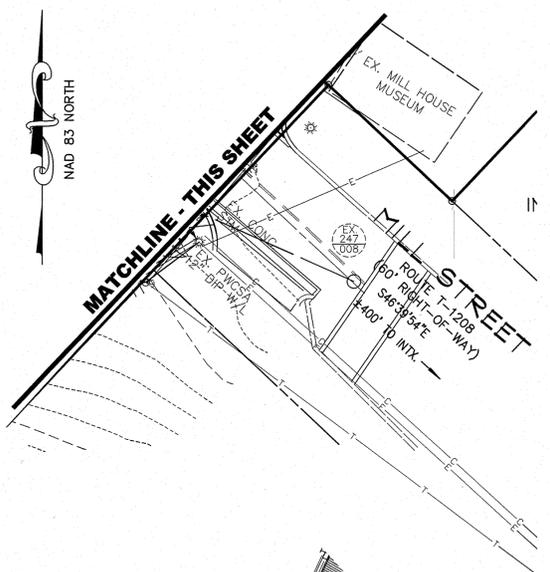
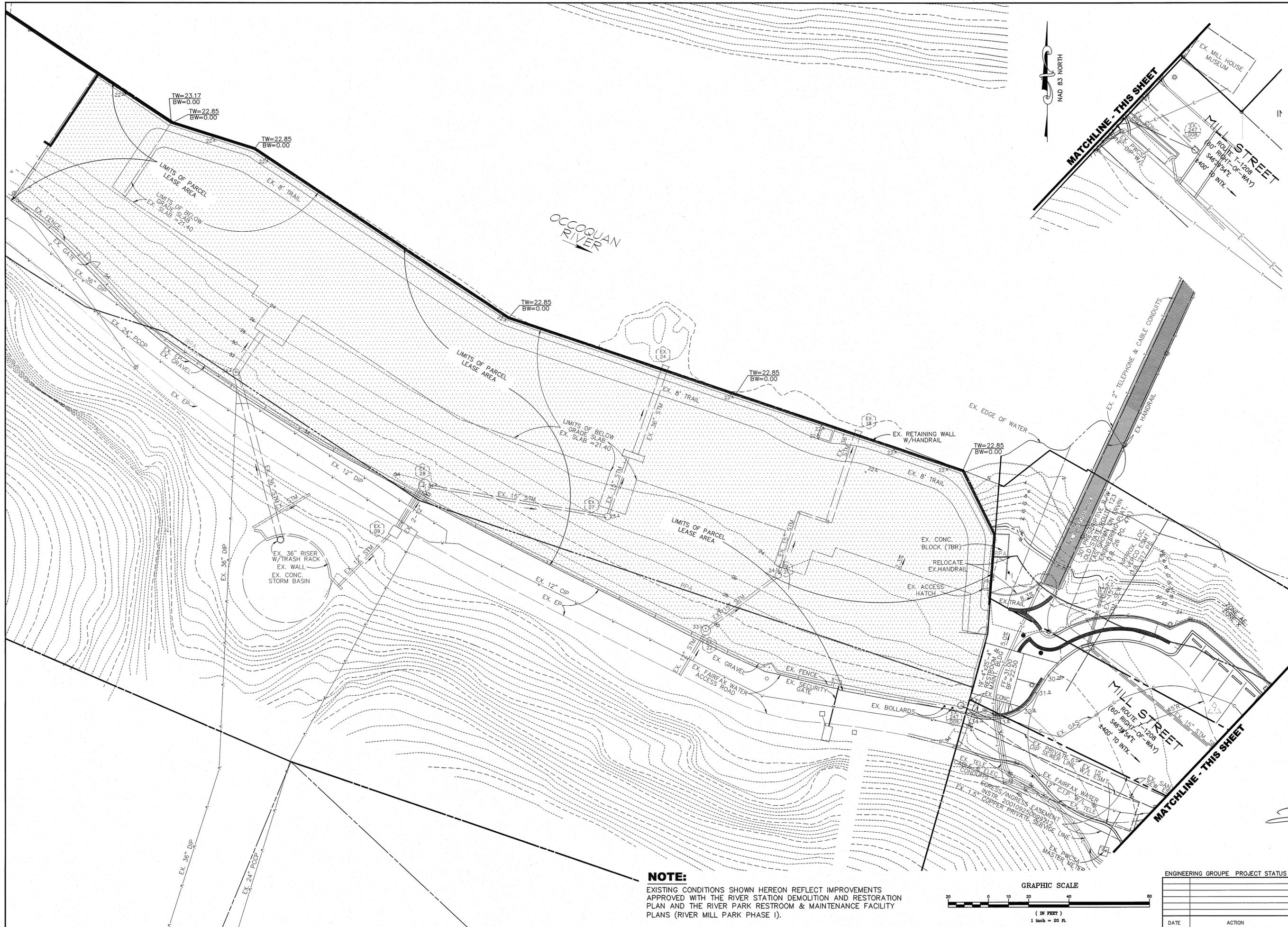
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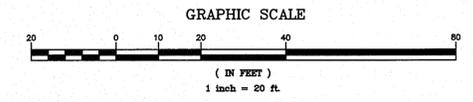
NOTES, DETAILS AND TYPICAL SECTIONS
RIVER MILL PARK PHASE II
 TOWN OF OCCOQUAN, VIRGINIA

DATE: JUNE 2015
 SCALE: AS SHOWN
 DESIGNER: MAW
 DRAFTSMAN: MAW
 FILE NO. SP-288
 SHEET 2 OF 12

DATE: _____ ACTION: _____



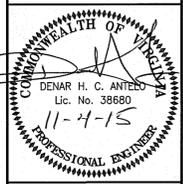
NOTE:
 EXISTING CONDITIONS SHOWN HEREON REFLECT IMPROVEMENTS APPROVED WITH THE RIVER STATION DEMOLITION AND RESTORATION PLAN AND THE RIVER PARK RESTROOM & MAINTENANCE FACILITY PLANS (RIVER MILL PARK PHASE I).



DATE	ACTION

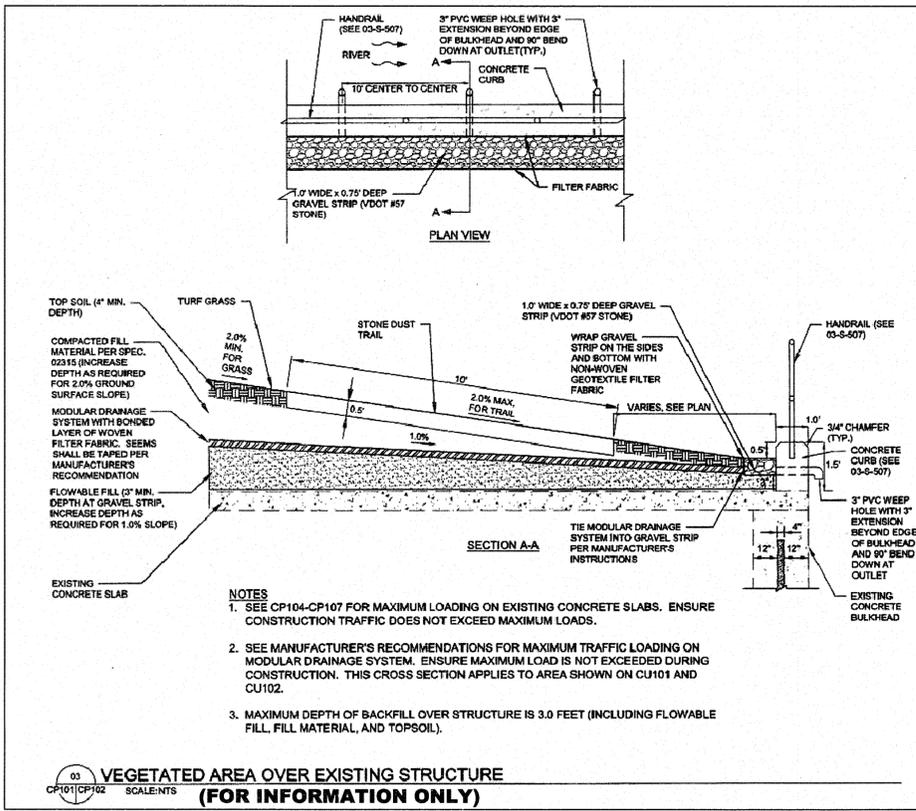
NO.	DATE	COUNTY REVISIONS

EXISTING CONDITIONS
**RIVER MILL PARK
 PHASE II**
 TOWN OF OCCOQUAN, VIRGINIA



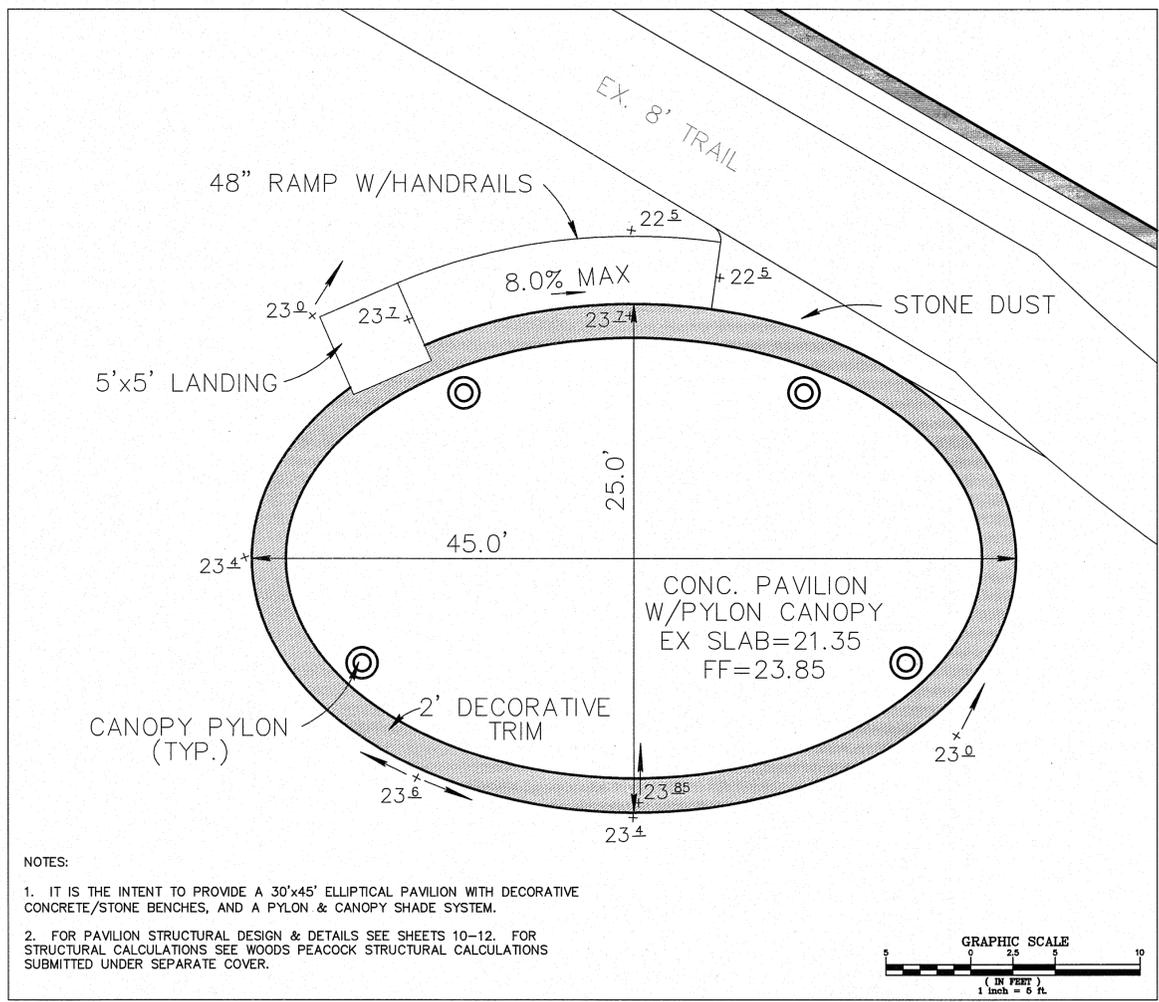
ENGINEERING GROUPE PROJECT STATUS
 DATE: JUNE 2015
 SCALE: 1"=20'
 DESIGNER: MAW
 DRAFTSMAN: MAW
 FILE NO. SP-288
 SHEET 3 OF 12

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 Central Office
 13580 Groupe Drive, Suite 301
 Woodbridge, VA 22192
 PH 703.670.0985 FX 703.670.7769
 South Office
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 Fredericksburg, VA 22407
 PH 540.710.5987 FX 540.710.5988

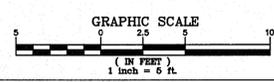


PAVILION ENLARGEMENT DETAIL

SCALE: 1" = 5'
(FOR DIMENSIONAL PURPOSES ONLY - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS)



- NOTES:
- IT IS THE INTENT TO PROVIDE A 30'x45' ELLIPTICAL PAVILION WITH DECORATIVE CONCRETE/STONE BENCHES, AND A PYLON & CANOPY SHADE SYSTEM.
 - FOR PAVILION STRUCTURAL DESIGN & DETAILS SEE SHEETS 10-12. FOR STRUCTURAL CALCULATIONS SEE WOODS PEACOCK STRUCTURAL CALCULATIONS SUBMITTED UNDER SEPARATE COVER.



CONSTRUCTION NOTES FOR OVERLOOK:

- DELINEATE LIMITS OF CLEARING IN FIELD.
- REMOVE EXISTING CONCRETE & BLOCK, & EX. HANDRAIL AS NECESSARY TO PERMIT INSTALLATION OF OVERLOOK AREA.
- INSTALL LANDSCAPE EDGING.
- RELOCATE EXISTING HANDRAIL AND PROVIDE NEW HANDRAIL (SEE HANDRAIL DETAIL, SHEET 2) AS NECESSARY TO PROVIDE A CONSISTENT UNBROKEN SYSTEM FROM BRIDGE TO HANDRAIL ON EXISTING RETAINING WALL.
- BACKFILL & BRING TO GRADE WITH STONE DUST FILL.

CONSTRUCTION NOTES FOR PAVILION:

- DELINEATE LIMITS OF CLEARING IN FIELD WITH PAINT.
- PRIOR TO EXCAVATION, CONTACT FAIRFAX WATER REPRESENTATIVE AND COORDINATE INSPECTION BY FAIRFAX WATER PERSONNEL DURING EXCAVATION OF THE PAVILION.
- EXCAVATE AREA WITHIN LIMITS OF CLEARING APPROXIMATELY 4 INCHES (SEE DETAIL, THIS SHEET) OR UNTIL THE PROTECTIVE WATERPROOFING MEMBRANE IS REACHED.
- SLICE MEMBRANE WITH KNIFE INSIDE LIMITS OF CLEARING LEAVING SUFFICIENT MEMBRANE IN TACT SO AS TO PROVIDE A 1' MINIMUM OVERLAP AGAINST PAVILION BASE FOR WATERPROOFING PURPOSES.
- EXCAVATE REMAINING FILL DOWN TO EXPOSE THE EXISTING CONCRETE SLAB.
- PREPARE SURFACE FOR INSTALLATION OF PAVILION AND PYLON DECK SYSTEMS PER STRUCTURAL ENGINEER'S AND MANUFACTURER'S SPECIFICATIONS.
- INSTALL PAVILION AND PYLON DECK SYSTEMS PER STRUCTURAL ENGINEER'S AND MANUFACTURER'S SPECIFICATIONS.
- INSTALL RIGID METAL CONDUIT FOR PAVILION ELECTRICAL SUPPLY (6" COVER).
- UPON COMPLETION OF INSTALLATION, BACKFILL THE BASE OF THE PAVILION WITH PREVIOUSLY EXCAVATED MATERIALS AND RE-LAY J-DRAIN 700 MANUFACTURED WATERPROOFING MEMBRANE. RESTORATION OF THE WATERPROOF MEMBRANE, FLOWABLE FILL AND OTHER COMPONENTS SHALL BE PERFORMED ACCORDANCE WITH NOTES HEREON AND THE VEGETATED AREA OVER EXISTING STRUCTURE DETAIL (SEE THIS SHEET).
- CAULK WATERPROOFING MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS SO AS TO PROHIBIT WATER INTRUSION.

SWM NARRATIVE

PURSUANT TO 4VAC50-60-48.D., AND SEC. 18-59(C) OF THE TOWN CODE, THIS PROJECT IS GRANDFATHERED TO THE TECHNICAL CRITERIA PART II C OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM PERMIT REGULATIONS.

STORMWATER MANAGEMENT COMPUTATIONS FROM THE APPROVED PLANS FOR THE DEMOLITION AND SITE RESTORATION OF THE RIVER STATION WATER TREATMENT FACILITY HAVE BEEN INCLUDED FOR INFORMATIONAL PURPOSES AS SHEET 8, AND ADDITIONAL SUPPORTING CALCULATIONS PROVIDED ON THIS SHEET.

THE APPROVED STORMWATER MANAGEMENT PLAN WAS PREDICATED ON THE ASSUMPTION THAT THIS SITE WOULD BE REDEVELOPED AS A PARK, AND THE RESULTING CONDITIONS FROM DEMOLITION AND RESTORATION AS INTERIM. IT FURTHER DEMONSTRATED THAT THE PHOSPHOROUS LOADINGS HAD BEEN REDUCED BY 67%, THE IMPERVIOUS AREA REDUCED BY 71%, AND THE 10-YEAR STORMWATER RUNOFF BY 2.3 CFS. FROM THE PREDEVELOPED CONDITIONS. AFTER REVISING THE POSTDEVELOPMENT COMPUTATIONS TO REFLECT THE ULTIMATE CONDITIONS, THE PHOSPHOROUS LOADINGS HAVE BEEN REDUCED BY 62%, AND THE IMPERVIOUS AREA REMAINS REDUCED BY 71%, AND THE 10-YEAR STORMWATER RUNOFF BY 1.7 CFS, FROM THE PREDEVELOPED CONDITIONS.

SWM COMPUTATIONS

10-YEAR STORM RUNOFF QUANTITIES:

PREDEVELOPMENT:
Q10 = 30.4 CFS (FROM SHEET 8)

REVISED POSTDEVELOPMENT:
DA = 14.8 AC
Tc = 24 MIN.
C = [(4.58x0.70)+(8.06x0.35)+(0.61x0.95)+(0.80x0.75)+(0.70x0.39)]/14.8 = 0.51
I = 3.8 IN/HR
Q10 = 28.7 CFS

BMP POLLUTANT LOADING:

PREDEVELOPMENT:
L = 17.8 LB/YR (FROM SHEET 8)

REVISED POSTDEVELOPMENT:
P = 40 INCHES
Pj = 0.9
I = 31%
C = 1.08 mg/L
A = 2.35 AC
L = P x Pj x {0.05 + 0.009(I)} x C x A x 2.72 / 12
L = 6.8 LB/YR.

PREDEVELOPMENT LOADING IS 17.8 LB/YR AND THE POSTDEVELOPMENT LOADING IS 6.8 LB/YR. THE TOTAL REDUCTION IN POLLUTANT LOADING IS 62%.

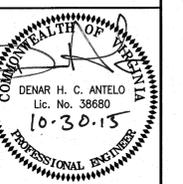
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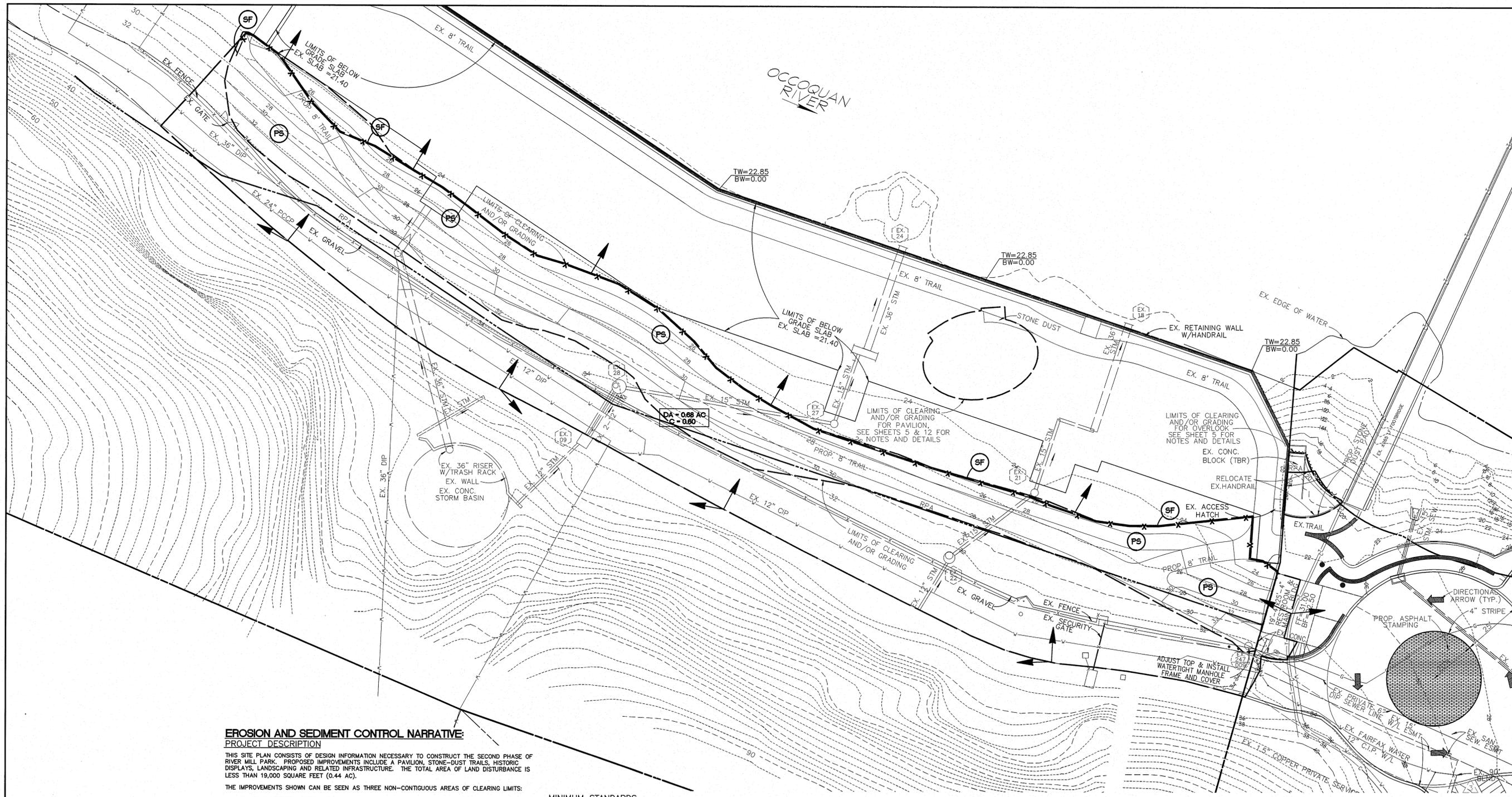
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PH 703.670.0988 FX 703.670.7769

NO.	DATE	COUNTY	REVISIONS

SWM COMPUTATIONS & MISC. NOTES & DETAILS
RIVER MILL PARK
PHASE II
TOWN OF OCCOQUAN, VIRGINIA



ENGINEERING GROUPE PROJECT STATUS	DATE: JUNE 2015
	SCALE: AS SHOWN
	DESIGNER: MAW
	DRAFTSMAN: MAW
	FILE NO. SP-288
	SHEET 5 OF 12



EROSION AND SEDIMENT CONTROL NARRATIVE:
PROJECT DESCRIPTION

THIS SITE PLAN CONSISTS OF DESIGN INFORMATION NECESSARY TO CONSTRUCT THE SECOND PHASE OF RIVER MILL PARK. PROPOSED IMPROVEMENTS INCLUDE A PAVILION, STONE-DUST TRAILS, HISTORIC DISPLAYS, LANDSCAPING AND RELATED INFRASTRUCTURE. THE TOTAL AREA OF LAND DISTURBANCE IS LESS THAN 19,000 SQUARE FEET (0.44 AC).

- THE IMPROVEMENTS SHOWN CAN BE SEEN AS THREE NON-CONTIGUOUS AREAS OF CLEARING LIMITS:
1. TRAIL NETWORK INSTALLATION
 2. OVERLOOK INSTALLATION
 3. PAVILION INSTALLATION

INSTALLATIONS 1 & 2 ARE TRADITIONAL CONDITIONS, AND UTILIZE STANDARD EROSION AND SEDIMENT CONTROL MEASURES. INSTALLATION 3 IS AN EXCAVATION SITUATION. FOR THIS INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING RUNOFF FROM ENTERING THE WORK AREA BY USE OF TARPS AND SANDBAGS OR OTHER MEANS ACCEPTABLE TO OWNER.

EXISTING SITE CONDITIONS
 THE TOPOGRAPHY ON THIS SITE RANGES IN ELEVATION FROM 0 FEET TO 160 FEET ABOVE SEA LEVEL. THE LAND ON SITE IS STEEPLY SLOPING TO THE NORTH AND WEST, WHERE THE PERCENT GRADE REACHES VALUES UPWARDS OF 50%, ATTRIBUTED TO PREVIOUS FILL DEVELOPMENT AND THE GENERAL NATURE OF THE OCCOQUAN RIVER VALLEY & FALL LINE. THE SITE WAS PREVIOUSLY USED AS A WATER TREATMENT PLANT. FOLLOWING ITS DEMOLITION, THE EXISTING SLAB STRUCTURE WAS REPURPOSED AS A GRASSED HILL SLOPING TO A GRASSED FLAT AREA, WITH THE INTENTION OF PROVIDING A SITE SUITABLE FOR DEVELOPMENT OF A TOWN PARK.

THE VEGETATION INSIDE THE CONSTRUCTION LIMITS IS GENERALLY GRASSED. THE VEGETATION BEYOND THE CONSTRUCTION LIMITS IS GENERALLY SECOND GROWTH AND VOLUNTEER SPECIES.

EASEMENTS, AND RIGHTS OF WAY FROM THE TOWN'S 1804 PLAT EXIST ON THE SUBJECT PROPERTY. OTHER IMPROVEMENTS EXIST ON SITE, INCLUDING RETAINING WALLS, THE FORMER WATER TREATMENT PLANT SLAB (UNDERGROUND), STORM DRAINAGE SYSTEMS, ELECTRICAL, CABLE, TELEPHONE, GAS, SEWER AND WATER UTILITIES.

ADJACENT PROPERTIES
 THE SITE IS BOUND TO THE NORTH BY THE OCCOQUAN RIVER, TO THE WEST BY LANDS ASSOCIATED WITH FAIRFAX WATER'S OCCOQUAN DAM OPERATIONS, TO THE SOUTH BY OPEN SPACE PARCELS ASSOCIATED WITH NEIGHBORING SUBDIVISIONS, TO THE SOUTHEAST BY THE ROCKLEDGE MANSION, AND TO THE EAST BY A BOAT/MARINE STORAGE FACILITY.

SOILS
 A SOILS MAP AND SUPPORTING SOILS DATA HAVE BEEN PROVIDED ON SHEET 1 OF THIS PLAN SET.

CRITICAL EROSION AREAS
 THE SOILS IN THE PROJECT AREA ARE SELECT BACKFILL PLACED OVER AN EXISTING SLAB WITH WATERPROOFING MEMBRANE. THE EXISTING SLOPES WITHIN THE PROJECT AREA ARE SOD STABILIZED AND GENERALLY 3:1 OR LESS.

MINIMUM STANDARDS
 MINIMUM STANDARDS 1-4, 7, AND 17-19 ARE SATISFIED BY PROVISIONS SHOWN HEREON.
 MINIMUM STANDARDS 5, 6, AND 8-16 DO NOT APPLY.

EROSION AND SEDIMENT CONTROL MEASURES
 UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

NO DISTURBED AREAS SHALL BE DENuded FOR MORE THAN SEVEN (7) DAYS, EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND SEVEN (7) DAYS. SILT FENCE BARRIERS AND ALL OTHER PERIMETER CONTROL MEASURES, AS INDICATED ON THE PLANS SHALL BE PLACED IN CONJUNCTION WITH CLEARING AND PRIOR TO ROUGH GRADING.

TEMPORARY SEEDING (STANDARD AND SPECIFICATION #3.31) WITH MULCHING IS REQUIRED FOR ALL DENuded AREAS WHERE NO LAND DISTURBING CONSTRUCTION ACTIVITIES TAKE PLACE FOR A PERIOD EXCEEDING 14 DAYS.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN SEVEN (7) DAYS SHALL BE SEEDDED AND MULCHED FOR TEMPORARY VEGETATION. WHEN NECESSARY TO DE-WATER A TRENCH, THE PUMP DISCHARGE HOSE SHALL BE OUTLETTED INTO A STABILIZED AREA OR SEDIMENT TRAPPING STRUCTURE.

THE CONTRACTOR SHALL MAKE PROVISIONS FOR DUST CONTROL DURING CONSTRUCTION ACTIVITIES. ACCEPTABLE MEASURES FOR DUST CONTROL INCLUDE TEMPORARY VEGETATIVE COVER, MULCHING, TILLAGE, IRRIGATION, SPRAY-ON ADHESIVES, STONE, AND BARRIERS. PLEASE SEE STD & SPEC 3.39 OF THE VESCH FOR A DESCRIPTION OF EACH METHOD, AND HOW IT IS USED MOST EFFECTIVELY.

STRUCTURAL PRACTICES
 SILT FENCE BARRIER - 3.05, SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED ON THE SITE PLAN.

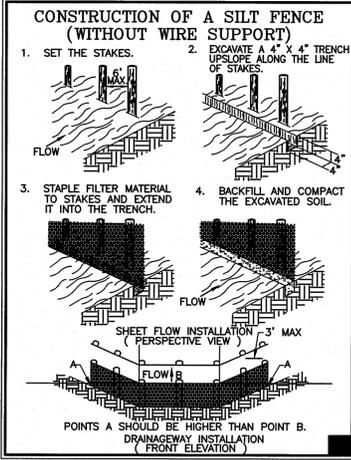
MAINTENANCE PROGRAM
 DAILY SITE INSPECTION WILL BE REQUIRED AND DAMAGED CONTROLS REPAIRED BY CLOSE OF THAT DAY. INSPECTIONS SHALL ALSO FOLLOW EACH SIGNIFICANT RAINFALL. IN PARTICULAR THE FOLLOWING SHALL BE INSPECTED:

THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALFWAY TO THE TOP OF THE BARRIER.

AS GRADING PROGRESSES, FIELD ADJUSTMENTS SHALL BE MADE TO PERIMETER CONTROLS TO ACCOMMODATE CHANGING DRAINAGE PATTERNS.

GIVEN SITE CONSTRAINTS AND THE INABILITY TO INCORPORATE A FULL CONSTRUCTION ENTRANCE, CARE MUST BE TAKEN TO PREVENT INCIDENTAL MUD FROM BEING TRACKED ONTO TOWN STREETS. CONTRACTOR TO ENSURE THAT ANY MUD TRACKED ONTO PUBLIC STREETS WILL BE IMMEDIATELY BROOMED/SHOVELED OR OTHERWISE REMOVED FROM THE ROAD SURFACE AT THE END OF EACH WORKING DAY, AND PRIOR TO ANY FORECAST PRECIPITATION.

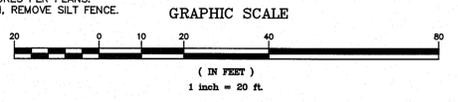
CONSTRUCTION SEQUENCING
 DELINEATE CLEARING LIMITS AND INSTALL SILT FENCING PER PLANS. COMMENCE GRADING OPERATIONS FOR TRAIL INSTALLATION, INSTALL TRAIL AND OTHER FEATURES PER PLANS. INSTALL PERMANENT SEEDING ON DENuded AREAS. UPON STABILIZATION, REMOVE SILT FENCE.



SEDIMENT AND EROSION CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
3.05	SILT FENCE	(SF)	X-X-X
3.32	PERMANENT SEEDING	(PS)	(Symbol)

NOTE:
 REFER TO E&S NARRATIVE AND VIRGINIA STATE EROSION & SEDIMENT CONTROL HANDBOOK FOR MORE INFORMATION.

THIS SHEET IS TO BE USED FOR EROSION/SILTATION CONTROL AND DRAINAGE DIVIDES ONLY !!!



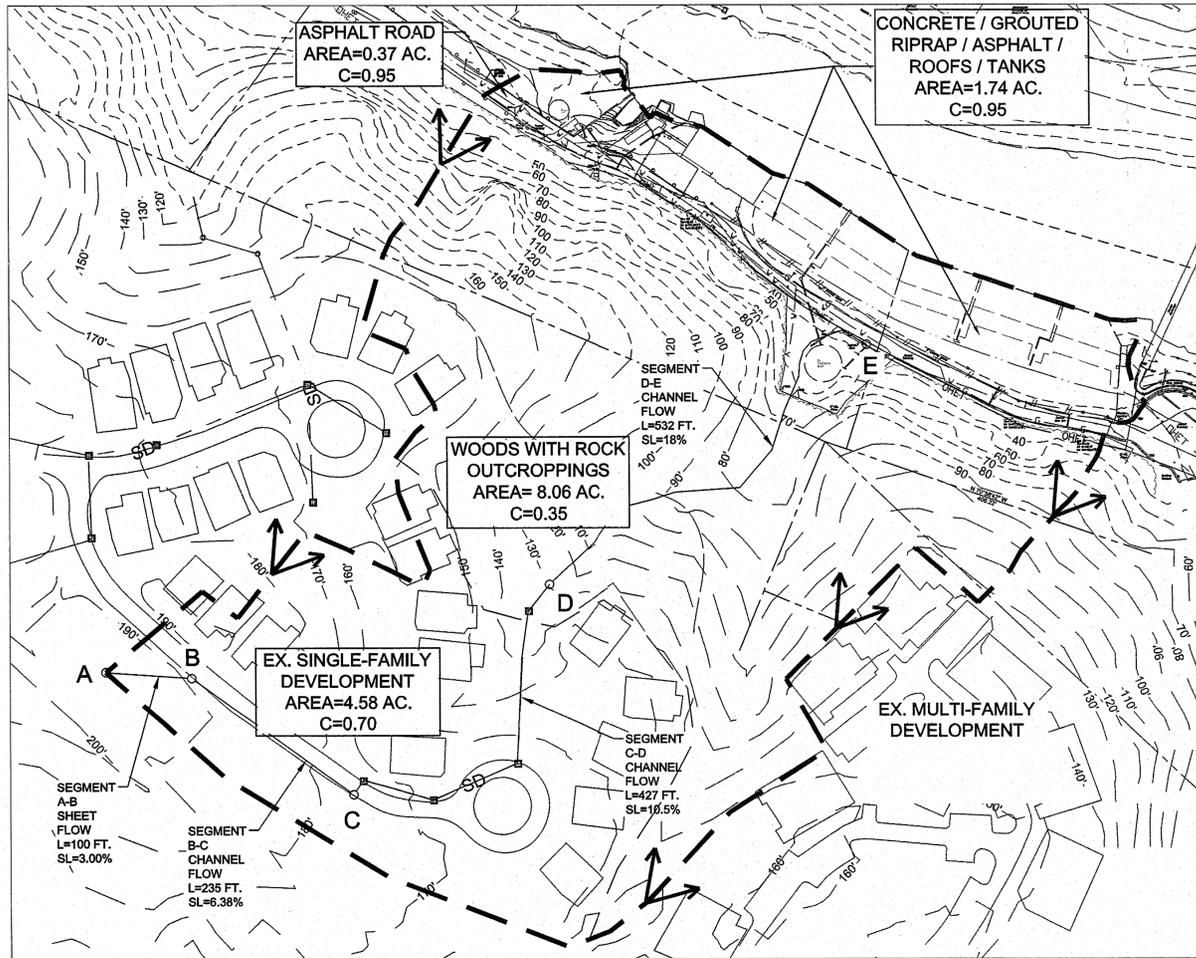
DATE	ACTION

EROSION AND SEDIMENT CONTROL PLAN
 NOTES & DETAILS
 RIVER MILL PARK
 PHASE II
 TOWN OF OCCOQUAN, VIRGINIA

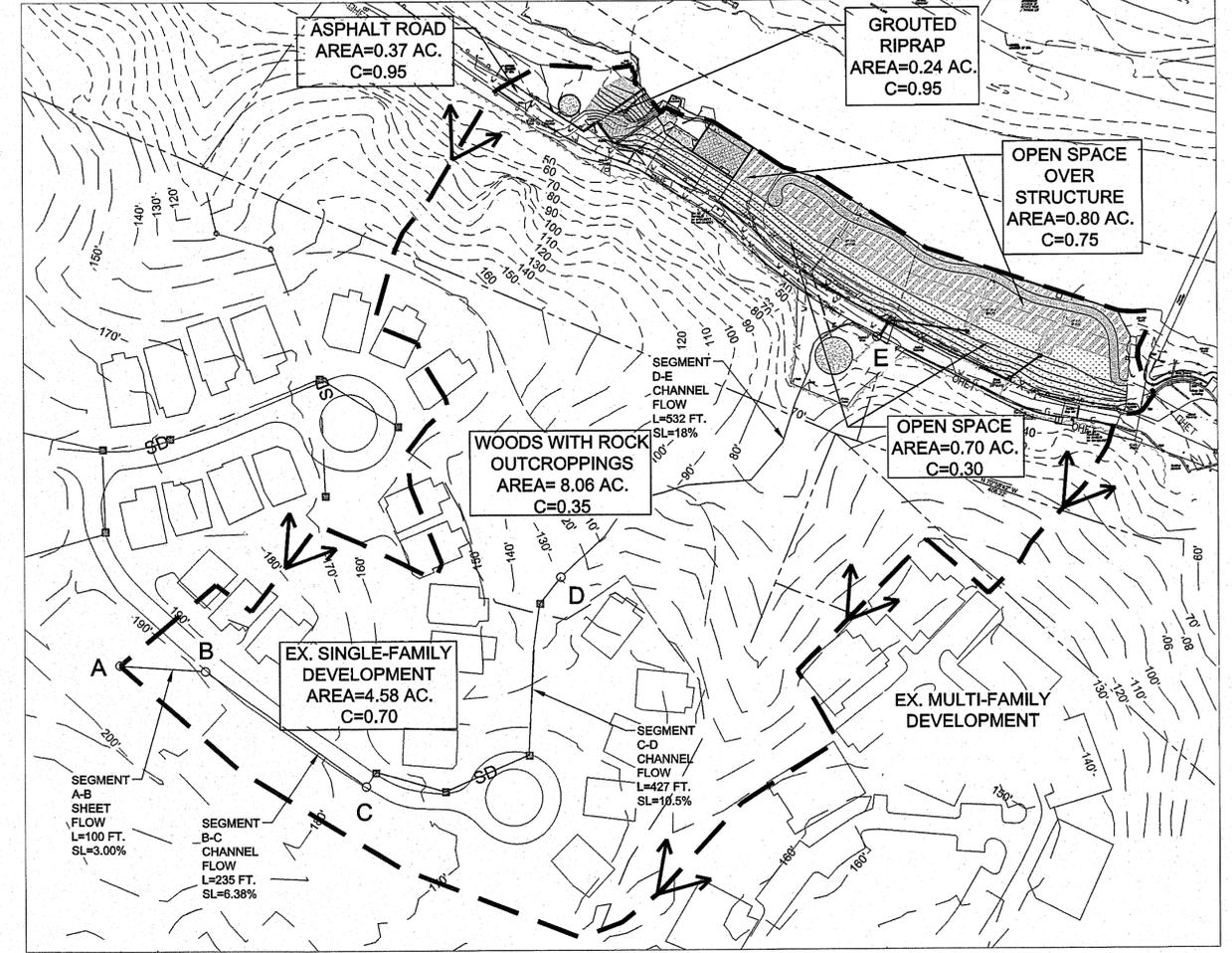
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ENGINEERING GROUPE PROJECT STATUS	DATE: JUNE 2015
	SCALE: 1"=20'
	DESIGNER: MAW
	DRAFTSMAN: MAW
	FILE NO. SP-288
	SHEET 7 OF 12



PRE-DEVELOPMENT DRAINAGE MAP



POST-DEVELOPMENT DRAINAGE MAP

BMP POLLUTION LOADING

PreDevelopment	
L	17.8 lb/yr
P	40 inches
Pj	0.9
I	89.8 %
C	1.08 mg/l (0.26 when I < 20%, 1.08 when I > 20%)
A	2.35 acres

PostDevelopment	
L	5.9 lb/yr
P	40 inches
Pj	0.9
I	26.0 %
C	1.08 mg/l (0.26 when I < 20%, 1.08 when I > 20%)
A	2.35 acres

Predevelopment loading is 17.8 lb/ yr and the post-development loading is 5.9 lb/ yr.

The reduction in loading is 67%.

STORMWATER CALCULATIONS:

PREDEVELOPMENT
D.A. = 14.8 ACRES
Tc = 24 MIN.
C = (4.58x0.70)+(8.06x0.35) / 14.8 = 0.54
I = 3.8 IN/HR
Q10 = 30.4 CFS

POSTDEVELOPMENT
D.A. = 14.8 ACRES
Tc = 24 MIN.
C = (4.58x0.70)+(8.06x0.35)
+(0.61x0.95)+(0.80x0.75)+(0.70x0.30) / 14.8 = 0.50
I = 3.8 IN/HR
Q10 = 28.1 CFS

IMPERVIOUS AREA

PRE-DEVELOPMENT - 0.37 AC. + 1.74 AC. = 2.11 AC.
POST DEVELOPMENT - 0.37 AC. + 0.24 AC. = 0.61 AC. (71% REDUCTION OF IMPERVIOUS AREA)

STORMWATER MANAGEMENT/ BMP NARRATIVE

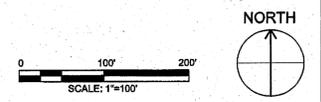
CALCULATION OF RUNOFF BEFORE AND AFTER DEMOLITION INDICATES THAT THERE WILL BE A NET DECREASE IN PEAK RUNOFF AS A RESULT OF THE PROJECT. THE CONTROL BUILDING AND PURIFICATION TANK AREAS ARE CURRENTLY 100% IMPERVIOUS. THESE AREAS WILL BE CONVERTED TO GRASS AND / OR LANDSCAPED AREAS AS SHOWN ON THE SITE PLAN. THEREFORE, IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE BASED ON THE CONDITION OF THE EXISTING CHANNELS AND THE DECREASE IN RUNOFF.

RPA

THE RPA HAS BEEN IDENTIFIED ON THIS DEMOLITION PLAN AS A RESULT OF FIELD LOCATING THE STREAM AND ANY ASSOCIATED WETLANDS. THE INTENT OF THIS PLAN IS FOR DEMOLITION OF THE PLANT FOR A FUTURE PARK.

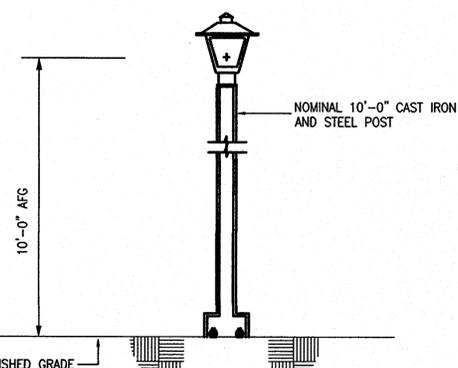
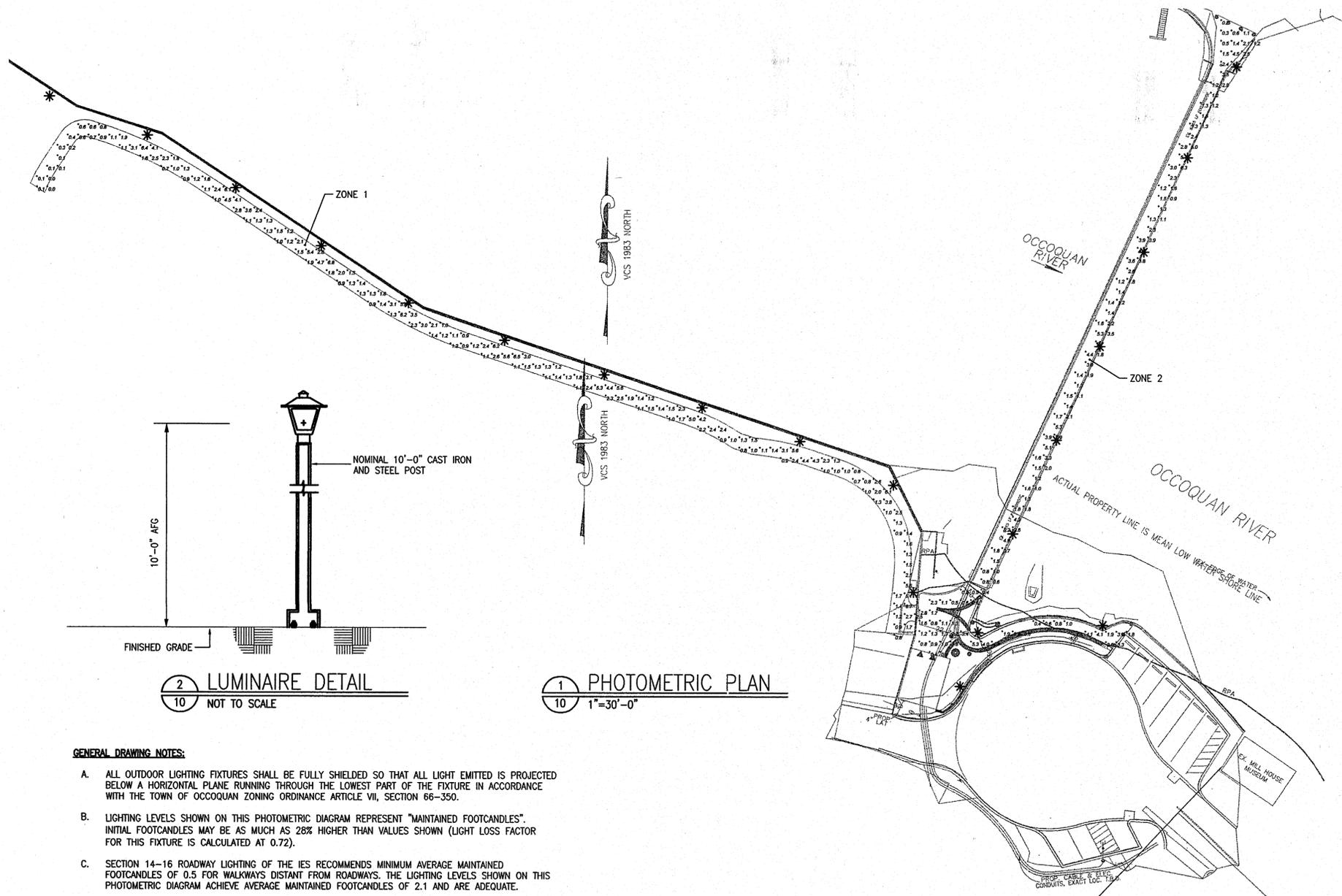
FOR INFORMATION ONLY

APPROVED:
TOWN OF OCOEE
BY: *[Signature]* DATE: 3/6/14
MAYOR
BY: *[Signature]* DATE: 2/11/14
TOWN ENGINEER
BY: *[Signature]* DATE: 2/11/14
CHAIRMAN, PLANNING COMM.



FOR PERMITTING - NOT FOR CONSTRUCTION

FAIRFAX WATER PLANNING & ENGINEERING DIVISION	DESIGNED: RR GC SS			FAIRFAX WATER PLANNING AND ENGINEERING DIVISION 8560 ARLINGTON BOULEVARD FAIRFAX, VA 22031		STORMWATER MANAGEMENT PLAN		PROJECT	DIVISION	DATE
	DRAWN: RB					1800	011	OCTOBER 25, 2014		
	CHECKED: LB JB					DEMOLITION AND SITE RESTORATION OF THE RIVER STATION WATER TREATMENT FACILITY		DRAWING		
								CP109		
								SHEET		
								8 OF 12		
								GPIN #: 8393-46-6704		



2 LUMINAIRE DETAIL
10 NOT TO SCALE

1 PHOTOMETRIC PLAN
1"=30'-0"

GENERAL DRAWING NOTES:

- A. ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULLY SHIELDED SO THAT ALL LIGHT EMITTED IS PROJECTED BELOW A HORIZONTAL PLANE RUNNING THROUGH THE LOWEST PART OF THE FIXTURE IN ACCORDANCE WITH THE TOWN OF OCCOQUAN ZONING ORDINANCE ARTICLE VII, SECTION 66-350.
- B. LIGHTING LEVELS SHOWN ON THIS PHOTOMETRIC DIAGRAM REPRESENT "MAINTAINED FOOTCANDLES". INITIAL FOOTCANDLES MAY BE AS MUCH AS 28% HIGHER THAN VALUES SHOWN (LIGHT LOSS FACTOR FOR THIS FIXTURE IS CALCULATED AT 0.72).
- C. SECTION 14-16 ROADWAY LIGHTING OF THE IES RECOMMENDS MINIMUM AVERAGE MAINTAINED FOOTCANDLES OF 0.5 FOR WALKWAYS DISTANT FROM ROADWAYS. THE LIGHTING LEVELS SHOWN ON THIS PHOTOMETRIC DIAGRAM ACHIEVE AVERAGE MAINTAINED FOOTCANDLES OF 2.1 AND ARE ADEQUATE.
- D. ALL LIGHT FIXTURES ARE TYPE "A" UNLESS OTHERWISE NOTED.

PHOTOMETRIC STATISTICS		
	ZONE 1 - FOOT PATH	ZONE 2 - BRIDGE & SIDEWALK
AVERAGE FOOTCANDLES:	2.1	2.1
MAXIMUM FOOTCANDLES:	6.8	6.3
MINIMUM FOOTCANDLES:	0.0	0.2
MAX/AVERAGE FOOTCANDLES:	3.24	3.0

LIGHTING FIXTURE SCHEDULE								
FIXTURE TYPE	DESCRIPTION	MANUFACTURER & CATALOG NO.	VOLTAGE	LAMP DATA		INPUT WATTS	DIFFUSER	REMARKS
				NO.	TYPE			
△	DOMINION POWER CUTOFF COLONIAL	DOMINION POWER CUTOFF COLONIAL	TBD	1	70W HPS	82		TYPE II DISTRIBUTION

- NOTES:**
- PROVIDE A DOMINION POWER NOMINAL 10-FT SMOOTH ROUND TAPERED BLACK COMPOSITE POLE WITH ANCHOR BOLTS, BASE CAP, GROUND LUG AND HANDHOLE.
 - PROVIDE IES TYPE II DISTRIBUTION.



Cutoff Colonial
A Colonial style luminaire for use in residential areas, pedestrian lighting applications, and in parks and small parking areas where no uplight is desired.

- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with a Type II distribution.
- Rated full cutoff.
- Fixture has no side panels.
- High pressure sodium lamping in 70, 100, and 150 watts.

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	IES LM-79 CU	Luminaire Stock #
HPS	70	5,000	Matte Black	6,500	82	10 to 12 ft.	0.0%	LCOL5SVCO	42131330
HPS	100	8,000	Matte Black	9,500	120	12 ft.	0.0%	LCOL6SVCO	42131331
HPS	150	14,000	Matte Black	16,000	202	14 ft.	0.0%	LCOL14SVCO	42131332

Poles Available:
Smooth Round Tapered Black Composite - Standard
Smooth Round Tapered Concrete - Standard

APPROVED
TOWN OF OCCOQUAN, VA
BY: *[Signature]* 3/4/15
Mayor Date
BY: *[Signature]* 3-4-15
Town Engineer Date
BY: *[Signature]* 3/4/15
Chair, Planning Commission Date

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.



Pole - Smooth Round Tapered Black Composite
Smooth round tapered poles constructed of heavy duty fiberglass reinforced pigmented polyester plastic resin for pole top luminaires.

- Poles are directly embedded for use with underground supply conductors only.
- Single pole top luminaire only.
- Available for use with:
Colonial Luminaire
Cutoff Colonial Luminaire
Traditional Colonial Luminaire
Decorative Colonial Luminaire
Acorn Luminaire
Caryle Acorn Luminaire



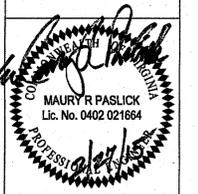
Total Length (Feet)	Butt Diameter (Inches)	Groundline Diameter (Inches)	Pole Top Diameter (Inches)	Embed Depth (Feet)	Mounting Height (Feet)	Taper Size	Finish Color	IES LM-79 CU	Pole Qty Stock #
11	5.18	4.7	2.8	3.0	8.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF11	55498820
13	5.61	5.0	2.8	3.0	10.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF12	55500030
15	6.26	5.4	2.8	4.0	12.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF16	42124122
18	6.69	5.8	2.8	6.5	14.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF16	55201000

FOR INFORMATION ONLY

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

DATE	ACTION

NO.	DATE	COUNTY REVISIONS



STRUCTURAL NOTES FOR QUALITY ASSURANCE PLAN AND SPECIAL INSPECTION

A. SPECIAL INSPECTIONS GENERAL

THE CONTRACTOR SHALL RETAIN THIRD-PARTY QUALITY ASSURANCE AGENCIES TO CONDUCT THE SPECIAL INSPECTIONS REQUIRED BY THE IBC 2012. THE QUALIFIED SPECIAL INSPECTOR SHALL IMPLEMENT THE SPECIAL INSPECTIONS PROGRAM AND TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704 OF IBC 2012. FOR REFERENCE, A SUMMARY OF SPECIAL INSPECTIONS HAS BEEN PROVIDED BELOW. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS IDENTIFIED IN SECTION 110 OF IBC 2012. THE INSPECTING AGENCY SHALL PROVIDE REPORTS OF THE SPECIAL INSPECTIONS DIRECTLY TO THE PROJECT MANAGER.

B. QUALIFICATIONS OF SPECIAL INSPECTORS

THE MINIMUM QUALIFICATIONS OF PERSONNEL PERFORMING SPECIAL INSPECTIONS ARE STATED IN THE STATEMENT OF SPECIAL INSPECTIONS INCLUDED IN THE SPECIFICATIONS FOR THE PROJECT. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE PROJECT MANAGER, FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNATED TO THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS STATED ABOVE TO THE SATISFACTION OF THE PROJECT MANAGER. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE PROJECT MANAGER DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUALITIES. THESE QUALIFICATIONS ARE IN ADDITION TO QUALIFICATIONS SPECIFIED IN OTHER SECTIONS OF THE IBC 2012 AND THE SPECIFICATIONS.

C. REPORT REQUIREMENTS

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE PROJECT MANAGER, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON AT THE PRECONSTRUCTION MEETING.

THE FOLLOWING SAMPLE FORMS ARE AVAILABLE UPON REQUEST:

1. STATEMENT OF SPECIAL INSPECTIONS.
2. FINAL REPORT OF SPECIAL INSPECTIONS.
3. CONTRACTOR'S STATEMENT OF RESPONSIBILITY.
4. FABRICATOR'S CERTIFICATE OF COMPLIANCE.

THE FORMS LISTED ABOVE SHALL BE FURNISHED BY THE PROJECT MANAGER.

F. MINIMUM INSPECTION REQUIREMENTS:

THE REQUIREMENTS IN THE FOLLOWING TABLES, FOR EACH TRADE, REPRESENT THE MINIMUM SPECIAL INSPECTION REQUIREMENTS DICTATED BY THE CODE FOR THIS PROJECT. ADDITIONAL INSPECTIONS FOR SPECIAL CASES MAY BE REQUIRED, AT THE DISCRETION OF THE PROJECT MANAGER, AS STATED IN SECTION 1705.1.1 OF IBC 2012 AND AS FOLLOWS:

1. CONSTRUCTION MATERIALS AND SYSTEMS THAT ARE ALTERNATIVES TO MATERIALS AND SYSTEMS PRESCRIBED BY THE IBC 2012.
2. UNUSUAL DESIGN APPLICATIONS OF MATERIALS DESCRIBED IN THE IBC 2012.
3. MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE IBC 2012 OR IN STANDARDS REFERENCED BY THE IBC 2012.

THE MINIMUM SPECIAL INSPECTION REQUIREMENTS IN THE FOLLOWING TABLES ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE INSPECTIONS STATED BELOW MUST BE PERFORMED FOR THE WORK SHOWN ON THESE DRAWINGS AND CANNOT BE WAIVED. INSPECTIONS SHALL FULFILL THE REQUIREMENTS OF BOTH THE CONTRACT DOCUMENTS AND THE SPECIAL INSPECTIONS PROGRAM.

CONTINUOUS SPECIAL INSPECTION IS THE FULL-TIME OBSERVATION OF THE WORK, REQUIRING SPECIAL INSPECTION, BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE WORK AREA WHENEVER WORK IS BEING PERFORMED.

PERIODIC SPECIAL INSPECTION IS THE PART-TIME OR INTERMITTENT OBSERVATION OF THE WORK, REQUIRING SPECIAL INSPECTION, BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE WORK AREA WHILE WORK IS BEING PERFORMED. THE PART-TIME OR INTERMITTENT OBSERVATION PERIODS SHALL BE AT THE COMMENCEMENT AND COMPLETION OF THE WORK, AT TIMES OF SIGNIFICANT WORK, SHALL OCCUR OVER THE COMPLETE WORK PERIOD, AND TOTAL AT LEAST 25 PERCENT OF THE TOTAL WORK TIME.

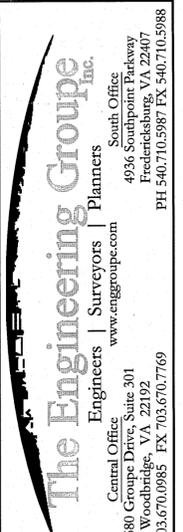
G. SUMMARY OF SPECIAL INSPECTIONS

1. TABLES SHOWN ON SHEETS002 ARE TAKEN DIRECTLY FROM THE IBC 2012 OR OTHER REFERENCE STANDARDS AS REFERENCE BY THE IBC 2012. VERIFICATION AND INSPECTION ITEMS NOT REQUIRED ARE LISTED AS NOT APPLICABLE. ADDITIONAL INSPECTION REQUIREMENTS ARE LISTED IN TABLES LABELED SUPPLEMENTAL INSPECTION REQUIREMENTS.
2. REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION, SEE TABLE 1705.3 ON SHEET S002 OR IN THE IBC 2012.

IBC 2012 - TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION					
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE	REFERENCED STANDARD ^a	IBC REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	--	X	--	ACI 318: 3.5, 7.1-7.7	1910.4
2. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	--	X	--	ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
3. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^b .	--	X	--	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
4. VERIFYING USE OF REQUIRED MIX DESIGN.	--	X	--	ACI 318: CHAPTER 4, 5.2-5.4	1904.2, 1910.2, 1910.3
5. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	--	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	--	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
7. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	--	ACI 318: 5.11-5.13	1910.9
8. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	--	X	--	ACI 318: 6.1.1	--

^a WHERE APPLICABLE, SEE ALSO SECTION 1705.11 (IBC 2012), SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
^b SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 355.2 OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK.

SUPPLEMENTAL INSPECTION REQUIRED OF CONCRETE CONSTRUCTION			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE
S1. MIX DESIGN			
a. REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.	X	--	--
S2. REINFORCEMENT INSTALLATION			
a. INSPECT SIZE, SPACING, COVER, POSITIONING AND GRADE OF REINFORCING STEEL. VERIFY THAT REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED ON CHAIRS OR BOLSTERS.	--	X	--
S5. CONCRETE PLACEMENT			
a. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	X	--	--
S6. SAMPLING AND TESTING OF CONCRETE			
a. TEST CONCRETE COMPRESSIVE STRENGTH (ASTM C31 & C39), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064)	X	--	--



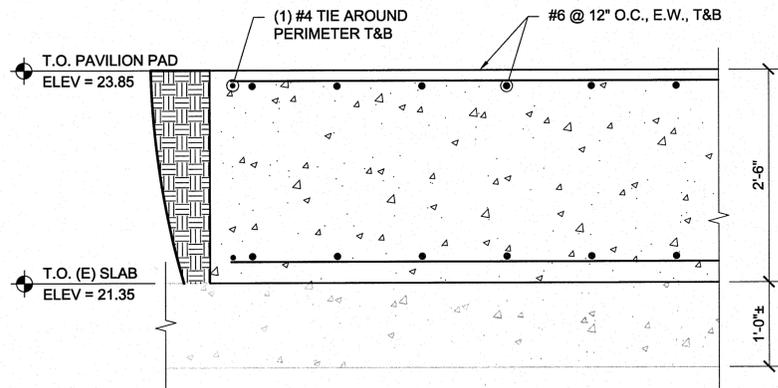
NO.	DATE	COUNTY REVISIONS

**S-002: SPECIAL INSPECTIONS
RIVER MILL PARK
PHASE II
TOWN OF OCCOQUAN, VIRGINIA**

**NOT FOR CONSTRUCTION
95% SUBMISSION
OCTOBER 30, 2015**

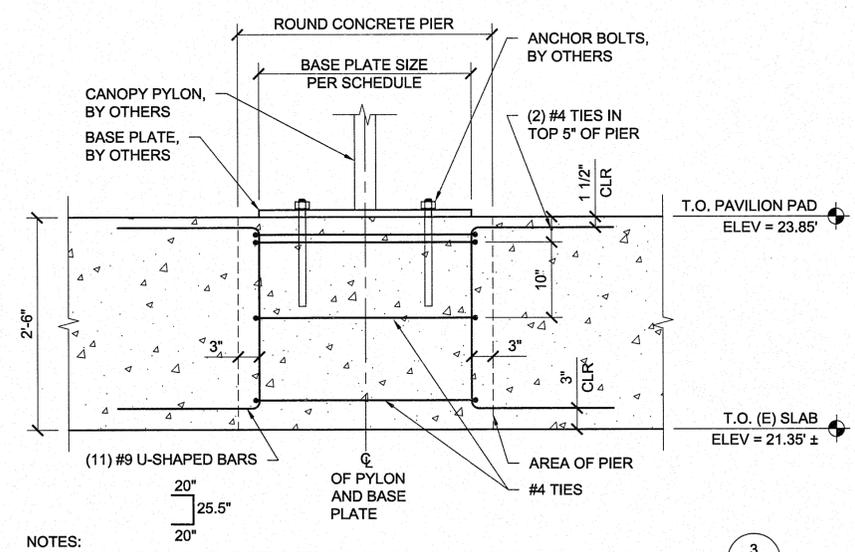
WOODS • PEACOCK
ENGINEERING CONSULTANTS
5250 Cherokee Ave., Suite 420, Alexandria, VA 22312-2052
Phone: 703-658-4400 Fax: 703-658-4404
E-mail: info@woodspeacock.com

ENGINEERING GROUPE PROJECT STATUS		DATE: OCT. 30, 2015
		SCALE: AS SHOWN
		DESIGNER: DPP
		DRAFTSMAN: CAD
		FILE NO. SP-288
		SHEET 11 OF 12
DATE	ACTION	



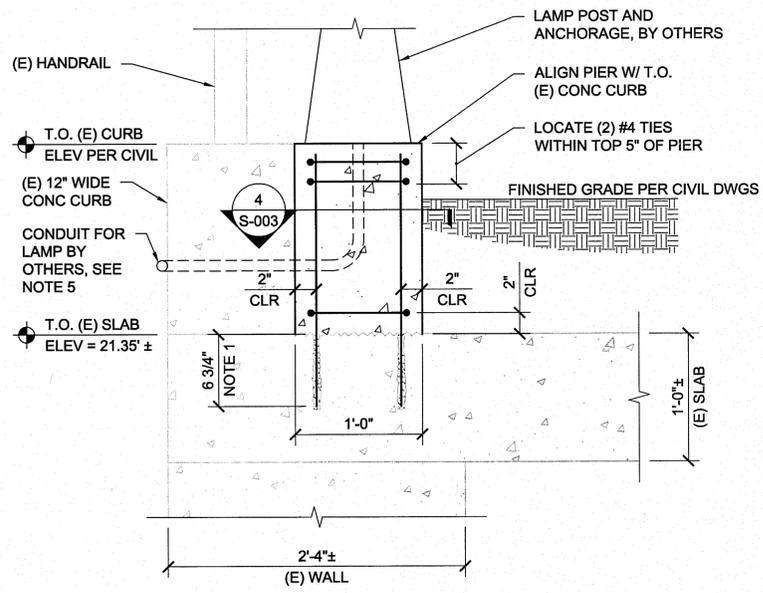
NOTES:
1. SEE CIVIL DRAWINGS FOR WATERPROOFING DETAILS.

1 PAVILION PAD CROSS SECTION DETAIL
S-001 S-003 SCALE: 1" = 1'-0"



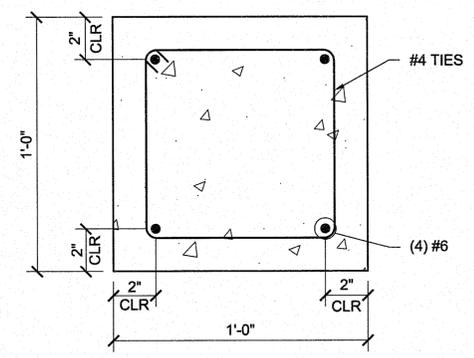
NOTES:
1. LONGITUDINAL SLAB REINFORCEMENT NOT SHOWN FOR CLARITY.
2. FACE OF "PIER" IN PAD IS NOTATIONAL TO PLACE REBAR.
3. SEE CIVIL DRAWING FOR WATERPROOFING DETAILS.

2 PYLON SUPPORT PIER WITHIN PAVILION PAD
S-001 S-003 SCALE: 1" = 1'-0"



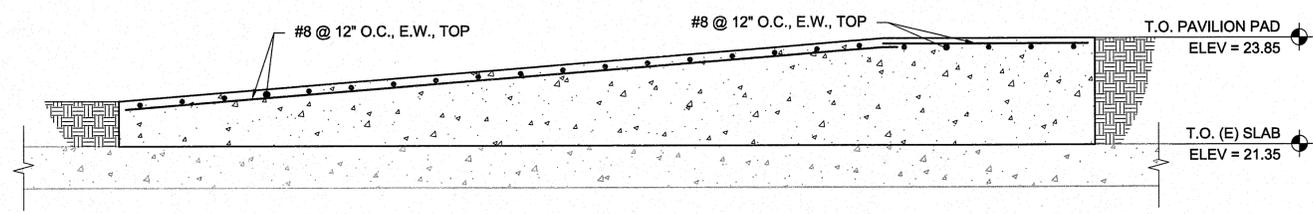
NOTES:
1. USE HILTI HIT HY-200 ADHESIVE ANCHORING SYSTEM WITH AN EFFECTIVE EMBEDMENT DEPTH OF 6-3/4".
2. SEE CIVIL DRAWINGS FOR WATERPROOFING DETAILS.
3. CONTRACTOR TO FIELD LOCATE LAMP POST BASE PIERS TO AVOID CONFLICTS WITH EXISTING FRENCH DRAIN OUTLETS AND EXISTING CURB CUTS.
4. CONTRACTOR TO ADJUST LAMP POST BASE PIER HEIGHT TO ALIGN PIER WITH TOP OF EXISTING CONCRETE CURB AS NECESSARY.
5. PRIOR TO DRILLING HOLES IN EXISTING CONCRETE SLAB OR CURB, CONTRACTOR SHALL USE X-RAY TO LOCATE AND MARK EXISTING REBAR. CONTRACTOR SHALL FIELD LOCATE LAMP POST BASE PIERS SO HOLE LOCATIONS AVOID EXISTING REBAR.
6. EXCAVATE EXISTING GRAVEL DRAINAGE MATERIAL AND STOCKPILE. REINSTALL EXCAVATED GRAVEL UPON COMPLETION OF LAMP POST BASE PIER CONSTRUCTION.
7. REMOVE FLOWABLE FILL AS NEEDED TO EXPOSE CONCRETE SLAB FOR CONSTRUCTION OF LAMP POST BASE PIER.
8. GEOTEXTILE MEMBRANE SHALL BE CUT TO ALLOW OVERLAP AGAINST LAMP POST BASE PIER AND CAULKED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3 SECTION AT LAMP POST BASE
S-003 S-003 SCALE: 1-1/2" = 1'-0"



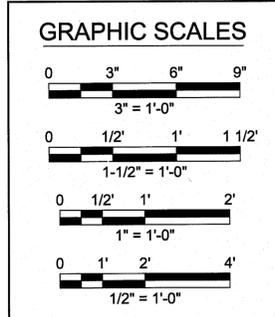
NOTE: COORDINATED LOCATION OF LAMP POSTS WITH CIVIL DRAWINGS.

4 PLAN DETAIL AT LAMP POST BASE
S-003 S-003 SCALE: 3" = 1'-0"



NOTES:
1. SEE CIVIL DRAWINGS FOR SPOT ELEVATIONS ALONG RAMP AND WATERPROOFING DETAILS.

5 RAMP CROSS SECTION DETAIL
S-001 S-003 SCALE: 1/2" = 1'-0"



CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALES MUST BE USED.

NO.	DATE	COUNTY	REVISIONS

S-003: SECTION DETAILS
RIVER MILL PARK
PHASE II
TOWN OF OCCOQUAN, VIRGINIA

NOT FOR CONSTRUCTION
95% SUBMISSION
OCTOBER 30, 2015

WOODS • PEACOCK
ENGINEERING CONSULTANTS
5250 Cherokee Ave., Suite 420, Alexandria, VA 22312-2082
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E-mail: Info@woodspeacock.com

DATE	ACTION	ENGINEERING GROUPE PROJECT STATUS	DATE: OCT. 30, 2015

SCALE: AS SHOWN
DESIGNER: DPP
DRAFTSMAN: CAD
FILE NO. SP-288
SHEET 12 OF 12