



# TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874

314 Mill Street  
PO BOX 195  
Occoquan, VA 22125  
(703) 491-1918  
[www.OccoquanVA.gov](http://www.OccoquanVA.gov)  
[info@occoquanva.gov](mailto:info@occoquanva.gov)

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## Occoquan Town Council Regular Meeting December 1, 2015 | 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. **Citizens' Time** - Members of the public may, for three minutes, present for the purpose of directing attention to or requesting action on matters not included on the prepared agenda. These matters shall be referred to the appropriate town official(s) for investigation and report. Citizens may address issues as they come up on the agenda if advance notice is given during 'Citizens' Time'.
4. **Approval of Minutes**
  - a. November 4, 2015 Regular Meeting Minutes
  - b. November 17, 2015 Work Session Meeting Minutes
5. **Councilmember Reports**
6. **Mayor's Report**
7. **Staff Reports**
  - a. Town Attorney
  - b. Town Engineer
  - c. Building Official
  - d. Town Manager
  - e. Chief of Police
  - f. Boards and Commissions
8. **Regular Business**
  - a. Request to Approve River Mill Park Phase II Site Plan
  - b. Request to Approve Kiely Court Subdivision Plat
  - c. Request to Approve Participation in DCR Floodplain Management Training
  - d. Request to Set Not-to-Exceed Amount for Purchase of Equipment Trailer
  - e. Request to Approve Not-to-Exceed Amount for Conference Room Table and Chairs

**Portions of this meeting may be held in closed session pursuant to the Virginia Freedom of Information Act.**  
*A copy of this agenda with supporting documents is available online at [www.occoquanva.gov](http://www.occoquanva.gov).*

**9. Closed Session**

**10. Adjournment**

*A public forum on the Comprehensive Plan Update process will be held immediately following the regular Town Council meeting.*



**OCCOQUAN TOWN COUNCIL**  
**Regular Meeting Minutes - DRAFT**  
**Town Hall - 314 Mill Street, Occoquan, VA 22125**  
**Tuesday, November 4, 2015**  
**7:00 p.m.**

**Present:** Mayor Liz Quist, Vice Mayor Pat Sivigny, Joe McGuire, J. Matthew Dawson, Jim Drakes and Tyler Brown  
Staff: Kirstyn Jovanovich, Town Manager; Chief Sheldon Levi, Town Sergeant/ Chief of Police; Martin Crim, Town Attorney; Bruce Reece, Town Engineer; Greg Holcomb, Town Clerk.

**Absent: None**

**1. Call to Order**

Mayor Quist called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Citizen's Time**

None

**4. Approval of Minutes**

Mayor Quist stated that she misstated a figure in the October 20<sup>th</sup> work session. She stated that the estimated amount to keep the visitors center open was \$14,000 not \$8,000.

Vice Mayor Sivigny corrected page 4 of the October 6 minutes stating that the first paragraph says "Mayor Sivigny" and he noted it should be "Vice Mayor."

It was moved to approve the minutes of the October 6, 2015, Regular Meeting and the October 20, 2015 Work Session minutes, as amended.

**A motion was made by Councilmember McGuire, seconded by Councilmember Drakes that the Action Item be approved. The motion carried by poll vote, unanimous.**

**5. Council Member Reports**

None

**6. Mayor's Report**

Mayor Quist reported that the Convention and Visitors Bureau (CVB) approved funding the visitor's center through the end of the fiscal year ending June 30, 2016. She stated that this would allow the task force more time to come up with a long term plan to keep the center open beyond the current fiscal year.

**7. Staff Reports**

**Report of Town Attorney:** Mr. Crim, Town Attorney, had no report.

**Report of Town Engineer:** Mr. Reese, Town Engineer, reported on the following activities:

1. Land Disturbance Report:
  - a. Occoquan Heights
  - b. Vistas of Occoquan
2. Moving forward with revisions to the ordinance on floodplains for the Virginia Department of Conservation and Recreation.
3. New construction report has been released on the River Mill Park restroom and storage facility. The contractor hopes to be done by December 14<sup>th</sup>.
4. Phase II plans will be going before the Planning Commission next week and before the Council in December. The plans are being reviewed at the November ARB meeting as well.

**Report of Town Manager:** Ms. Kirstyn Jovanovich, Town Manager, submitted a manager's report and held further discussion on the following:

1. Ms. Jovanovich additionally reported that VDOT will be completing the Washington St. sidewalk this week and will be striping the crosswalk.

Mr. Dawson and Mr. Drakes asked about additional reflectors or signage for the new crosswalk to make it more visible. Ms. Jovanovich will follow up with VDOT regarding the reflective signage.

**Report of Chief of Police:** Chief Levi presented his October 2015 report.

1. Vice Mayor Sivigny thanked Chief Levi for recent traffic enforcement activities. He added that he has received complaints about increased passing on Mill St. In addition he noted that he has received complaints about Mamie Davis Park being used for an event with many dogs and noted that dogs are not allowed in the park.

**Report of Building Official:** Mr. Barbeau submitted his October 2015 report.

**Architectural Review Board Report:** No report.

**Planning Commission Report:** No report.

## 8. Regular Business

### 8 A. Request to Approve Proposal to Remove Hazardous Trees from Occoquan Heights Development's Resource Protection Area (RPA)

The Council held a discussion on the five trees to be removed by the developer, Elm Street Development, within Occoquan Height's RPA. In addition, the Council discussed the option for the tree labeled T-3, which is in the storm drain easement and straddles a

property line. Mr. Jacobs of Elm Street Development assured the Council that he will work with the private property owner and cut down the tree labeled T-3 in addition to the five trees already identified for removal. The Council discussed the legal recourse they had if the tree is not removed and it was determined that the Town had the ability to enforce the tree removal if the developer did not comply with the agreement.

It was moved to approve Elm Street Development's plan to cut down and leave in place five trees (T-4, T-6, T-12, T-13, and T-19) within the RPA area on the Occoquan Heights Development.

**A motion was made by Councilmember Drakes, seconded by Councilmember McGuire. The motion carried, by poll vote, Ayes: Brown, Drakes, Dawson and McGuire; Abstain: Sivigny.**

#### **8 B. Request to Approve Bond Release Request and a One-Year Maintenance Agreement with Elm Street Development (Occoquan Heights)**

It was moved to approve the release of the Occoquan Heights site and erosion and sediment control bond in the amount of \$110,400, and landscape bond in the amount of \$36,785, contingent upon completing a one-year Maintenance Agreement on installed landscaping and posting a \$3,678 surety with the Town of Occoquan, and ensuring adequate ground cover is established in any areas impacted as a result of erosion from the property.

**A motion was made by Councilmember Dawson, seconded by Councilmember McGuire. The motion carried, unanimous.**

#### **8 C. Request to Award Snow Removal Contract for FY 2016 and Set Not-To-Exceed Amount**

It was moved to award a contract to Virginia Lawn Service for snow and ice removal services for Fiscal Year 2016 and to set a not-to-exceed amount of \$5,000.

**A motion was made by Councilmember Drakes, seconded by Councilmember McGuire. The motion carried by poll vote, unanimous.**

#### **8 D. Request to Approve a Not-To-Exceed Amount for the Town's Annual Holiday Party**

It was moved to approve the proposal with Madigan's Waterfront for the Town Holiday Party and set a not-to-exceed amount of \$1,800.

**A motion was made by Vice Mayor Sivigny, seconded by Councilmember Drakes. The motion carried by poll vote, unanimous.**

#### **8 E. Request to Approve a Not-To-Exceed Amount for Installation and Removal of Lighted Decorations on Dominion Poles**

It was moved to approve a not-to-exceed amount of \$2,000 for installation and removal of lighted holiday decorations on Dominion poles.

**A motion was made by Councilmember Drakes, seconded by Councilmember McGuire. The motion carried by poll vote, unanimous.**

**8 F. Request for Council Action on Business Guild of Occoquan Request for Funding**

It was moved to approve the Town's purchase of an ad in the Discover Prince William 2016-2017 Visitor's Guide in the amount of \$2,880.

**A motion was made by Councilmember Dawson, seconded by Councilmember McGuire. The motion carried by poll vote, unanimous.**

**8 G. Request to Approve Town Council 2016 Meeting Schedule**

It was moved to approve the Town Council meeting schedule as presented.

**A motion was made by Vice Mayor Sivigny, seconded by Councilmember Drakes. The motion carried by poll vote, unanimous.**

**9. Adjournment**

The meeting was adjourned at 8:11 p.m.

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Greg Holcomb  
Town Clerk



**OCCOQUAN TOWN COUNCIL**  
**Work Session Minutes - DRAFT**  
**Town Hall - 314 Mill Street, Occoquan, VA 22125**  
**Tuesday, November 17, 2015**  
**7:00 p.m.**

**Present:** Mayor Liz Quist, Vice Mayor Pat Sivigny, Tyler Brown, and J. Matthew Dawson.

Staff: Kirstyn Jovanovich, Town Manager; Abigail Breeding, Town Treasurer; Krista Forcier, Arts & Crafts Show Director; Greg Holcomb, Town Clerk;

**Absent:** Jim Drakes and Joe McGuire

### **1. Call to Order**

Mayor Quist called the meeting to order at 7:00 p.m.

### **2. Regular Items**

#### **A. Treasurer's Report: FY 2016, 1<sup>st</sup> Quarter Report (July-September)**

Ms. Breeding presented her 1<sup>st</sup> Quarter FY 2016 report. She noted that the format has been changed to help make it easier to understand. She further noted that the report has certain figures highlighted to show significant changes.

She stated that the Town's total assets have increased by \$109,200, the total liabilities increased by \$24,500 and the net income increased by \$293,500. Ms. Breeding then discussed the profit & loss, budget vs. actual figures. She noted that the income is \$67,900 over budget, of that \$54,200 came from service revenue mostly related to the River Mill Park construction. She stated that the Meals Tax revenue is \$9,400 over budget and Business, Professional, and Occupational Licenses is \$5,100 above budget due to increased enforcement by staff and several new businesses.

Ms. Breeding then reviewed expenses. She stated that expenses were \$77,200 above budget with \$42,600 coming from services accounts. Advertising and vehicles and equipment were \$4,600 and \$2,200 below budget respectively. She noted that net ordinary income is \$9,200 below budget.

#### **B. Fall 2015 Arts & Crafts Show Final Report**

Ms. Forcier presented her report. She stated that she utilized new advertising outlets which appeared to be more effective. Although \$1,200 less was spent on advertising, we only recorded 215 less bus riders than Fall of 2014, noting that that was even with the threat of rain for 2015!). She noted that numerous vendors reported that the Fall show was their highest earning show. A survey was emailed and the results showed that 75% of the attendees did "better than expected," while 21% did "about what was expected."

She further noted that a number of attendees noted that the quality of crafters has improved compared to previous years. To accomplish this, several vendors were turned away from the event. She stated that this may diminish the bottom line in the

short run but increases attendance (and the income the show produces) significantly in the long run. She provided an example that in Fall of 2014, 15% of the vendors were jewelry vendors; that number dropped to 12% for Fall of 2015.

Ms. Forcier then noted that 96% of vendors from the post-show survey reported that they will likely attend future events, and over 20 vendors applied for the 2016 shows on the spot.

### 3. Adjournment

The meeting adjourned at 7:30p.m.

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Greg Holcomb  
Town Clerk

DRAFT



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J. Matthew Dawson  
Jim Drakes  
Joe McGuire

**TOWN MANAGER**  
Kirstyn Barr Jovanovich

**BUILDING OFFICIAL**  
Joseph E. Barbeau, Jr.

## NOVEMBER 2015 REPORT TO THE TOWN COUNCIL BUILDING OFFICIAL REPORT

### PERMITS ISSUED

Though no Permits have been issued this month, the BarJ Restaurant application and plans have been received and are under review.

### CERTIFICATES OF OCCUPANCY ISSUED

No Certificates have been issued this month.

### INSPECTIONS

Date	Activity
11/02/15	Partial Foundation Inspection at Woodlee Terrace retaining wall project, work was approved to continue.
11/02/15	458 Mill St., Restroom facility Foundation Inspection, passed.
11/03/15	Partial Foundation Inspection, Woodlee Terrace Retaining Wall project, passed.
11/04/15	264 Gas Light Landing Furnace replacement inspections, passed.
11/05/15	Woodlee Terrace Partial wall inspection, approved.
11/06/15	208 Commerce St. insulation and wall closure (partial) approved.
11/10/15	458 Mill St Drain Tile Inspection, passed.
11/10/15	208 Commerce St partial wall closure and insulation, approved.
11/16/15	458 Mill St wet proofing installation, passed.
11/16/15	208 Commerce St, partial wall closure inspection, passed.
11/20/15	Woodlee Terrace Partial wall inspection, approved.

### DOCUMENT REVIEW

Plans for the BarJ restaurant are under review.

### ACTIONS

304 Commerce St., work was found being performed without the benefit of proper permitting. The contractor corrected this immediately the next morning. Work has been allowed to continue, with the granting of the permit.

A small fire was reported at 210 Union St, by PWC Fire. Minimal damage was done, but an issue with code compliance regarding utility access and signage is being followed up.

**RECOMMENDATIONS**

No recommendations at this time.

**OTHER**

Roofing work began on Town Hall on 11/23/15, at this time it appears that all work is being properly and safely conducted.

**End of Report, submitted on 11/24/15.**



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Joe McGuire

**TOWN MANAGER**  
Kirstyn Barr Jovanovich

## **Town Manager's Report Town Council Meeting - December 1, 2016**

### **Delinquencies**

Meals Tax Delinquencies: Pink Bicycle (July, August, September, October), Occoquan Inn (September, October), Wolfe & Beene (August, September, October) Mom's Apple Pie (October) and Riverside Coffee and Mini Mart (September, October). Continuing to work through VFW meals tax issue.

Real Estate Delinquencies: There are 9 parcels belonging to 7 owners who are delinquent for 2014 and prior, totaling \$3,185.61 in taxes due. The 2015 Real Estate Tax Bills have been mailed.

### **Washington Street Sidewalk**

Washington Street sidewalk is completed and open. Contacted VDOT in regards to adding signage to bring further attention to the existence of the crosswalk. They have concerns with adding signage to the center of the street; they only do this in areas with high volume - there are only a few areas where these exist on VDOT roads due to liability and maintenance issues. Currently there are four signs located on site - one is located at the crosswalk and there are two 'advance warning signs' located approximately 200 feet from the crosswalk.

### **Town Hall Roof**

The roof on Town Hall has been replaced and gutters repaired. Total cost was under the approved \$12,000.

### **Town Clerk Position and Interim Appointment**

The Town Clerk position will be posted and we will begin accepting applications on December 2, 2015 through the beginning of January. A temporary person has been hired to cover Clerk responsibilities until a permanent person can be hired. We expect to have a candidate(s) for Council consideration at the February 2016 regular meeting. Mr. Holcomb's last day with the Town is December 4, 2015, as he has accepted a position with another agency.

It is recommended that the Town Council designate the Town Manager as the Acting Town Clerk until the position is filled.

**River Mill Park Opening and Programming**

The Craft Show Director and I met with representatives from Prince William County and Fairfax Water to begin planning the grand opening event for River Mill Park. Tentatively, the grand opening has been set for Saturday, April 23, 2016, at 10 a.m.

The Craft Show Director is working on scheduling summer programming from May to October next year for River Mill Park.

**Canoe/Kayak Ramp**

Continuing process to obtain proper permitting and paperwork in order to have DCR approve the ADA Kayak Ramp project and release grant funds. We are intending on having all paperwork completed by the beginning of 2016.

**Leadership Prince William**

Attended Leadership Prince William session on November 12. The session's focus was on environment and open space. Continued work on class project. Next session is December 3, and will focus on economic development and tourism.

**Santa Arrives By Boat and Town Blessing**

Santa will arrive by boat via Mamie Davis Park and visit with children at Town Hall on Saturday, December 5, 2015 at 12:00 p.m. Free and open to the public. (Sponsored by the Business Guild of Occoquan.)

The Town Blessing and Holiday Party will be on Sunday, December 6, 2015, beginning with a service at 5:30 p.m. at Historic Ebenezer Baptist Church, followed immediately by the blessing in Mamie Davis Park and the annual holiday party at Madigan's Waterfront Restaurant.

**WinterFest - December 12, 2015**

Participating on the 2015 Santa's Lake Ridge Parade committee and coordinating the Town's participation as part of WinterFest on December 12, which includes the parade at 11 a.m., a Holiday Arts Market at Tackett's Mill from 12 p.m. to 4 p.m., shopping and dining in Historic Occoquan from 4 p.m. to 7 p.m. and the Second Saturday Art Walk at the Workhouse Art Center from 6 p.m. to 9 p.m. In addition, fireworks will be on display from Prince William Marina and viewable from the town and the Occoquan Regional Park. The Town is coordinating with businesses, OWL, Historic Occoquan and other partners to bring in strolling carolers, safe fire pits, historic demonstrations and musicians. This is a regional event in conjunction with Occoquan River Communities.

-END-



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J. Matthew Dawson  
Jim Drakes  
Joe McGuire

**Chief of Police; Town Sgt.**  
Sheldon E. Levi

## November Report to the Town Council - 12/01/2015

- Assisted the driver of a 73' construction tractor trailer in getting out of the Town from the River Mill Park construction project. (10/30/2015)
- Removed a dead cat that had died on the Town dock. Bucky Brill was on leave when this was reported to the Town Manager. (10/30/2015)
- **Halloween** (10/31/2015);
  1. Early in the evening I intercepted two boaters walking on the Town dock with open beers, they complied with my request to get off the dock with the open beers.
  2. Dealt with a dog running loose on Occoquan Heights Court. Owner did not answer door, but a neighbor took the dog until they are able to return the dog to the owner.
  3. Handed out two bags of candy to trick or treaters in the Town.
  4. Two PWC officers conducted foot patrol in the Town.
  5. 11 boats rafted all night at the Town dock. They were partying early on, but by about 2230 they were virtually silent.
  6. Two people were assaulted at Madigan's at about 0030 in a minor fight inside the bar; no medical attention was needed by either victim. The perpetrators could not be identified beyond first names. Both victims were advised they could go to the magistrate for warrants if they found out the full identity of the perpetrators. There were no witnesses who could provide any additional information.
- A resident brought a platter of cookies in to the police department with a card thanking me for my service. She stated to me "I am tired of people demonizing police officers." The cookies were shared with all staff and public.
- Assisted a resident with getting the respondent, a New York City resident, of a protective order to cease contact. I was able to contact the respondent by phone, sending the order via e-mail, and sending it via USPS Certified Mail to New York City. The resident was very appreciative and sent me an e-mail "Thank you so very much for going above and beyond to help me. I sincerely appreciate it..."
- Assisted the driver of a tractor trailer with a 53' trailer in getting out of Town safely. His GPS brought him through Town en-route to WalMart near Potomac Mills.

- Investigated a trash complaint on River Road. Resident put trash out on a Friday because they were moving out of state the next day and did not have a vehicle that would accommodate the large item to the trash dump.
- Dispatched to Fortress Way for a car alarm that had been going off all night and continued to do so while I was there. I was able to locate the owner, who is taking steps to ensure it does not happen again.
- Attended the 2015 - 2016 Northern Virginia Snow Briefing at VDOT's NOVA regional office.
- Responded to a telephone report of a domestic on Poplar Alley. Parties had left the area before I arrived, but one of the parties returned while I was still there with PWC. No police action was necessary.
- Conducted traffic enforcement/compliance for speeding and stop sign violations.
- Interviewed two auxiliary police applicants.
- Provided traffic control for the annual tree lighting ceremony.



**TOWN OF OCCOQUAN**  
**TOWN COUNCIL MEETING**  
Agenda Communication

<b>8. Regular Business</b>	<b>Meeting Date:</b> December 1, 2015
<b>8 A: Request to Approve River Mill Park Phase II Site Plan</b>	

**Explanation and Summary:**

This is a request to approve the Phase II site plan of the River Mill Park project. Phase I of the River Mill Park project, which includes a restroom and storage facility and improvements to the footbridge, is scheduled to be completed by the end of 2015. Phase II includes completion of the looped stone-dust trail and construction of an event pavilion. Upon approval of the site plan, Phase II construction is expected to be completed by April 2016.

The Planning Commission reviewed the Phase II Site Plan during their November 10, 2015 meeting and recommended approval contingent on resolving all outstanding comments.

The Architectural Review Board issued a Certificate of Appropriateness for Exterior Elevations during their November 10, 2015 meeting for Phase II of the River Mill Park project.

The Town Engineer's Staff Report on Phase II is attached to this agenda item.

**Engineer's Recommendation:** Recommend approval contingent on resolution of minor outstanding comments from outside agencies.

**Town Attorney's Recommendation:** Concur with Town Engineer's recommendation.

**Town Manager's Recommendation:** Concur with Town Engineer's recommendation.

**Cost and Financing:** N/A

**Account Number:** N/A

**Proposed/Suggested Motion:**

"I move to approve River Mill Park Phase II Site Plan, contingent on resolution of minor outstanding comments from outside agencies."

OR

Other action Council deems appropriate.

**Attachments: (2)** Town Engineer's Staff Report – River Mill Park Phase II  
River Mill Park Phase II Site Plan



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Joe McGuire

**TOWN MANAGER**  
Kirstyn Barr Jovanovich

## STAFF REPORT River Mill Park Site Plan

Applicant: Town of Occoquan

Date: November 23, 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 18, 2015 (sheet 1 signed 10/30/15; 2 – 10/30/15; 3 – 11/4/15; 4 – 11/18/15; 5 – 10/30/15; 6 – 11/18/15; 7 – 11/18/15; sheets 8-12 For Information Only).

#### 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 property being used as a park, the Town is adding an open-air canvas pavilion and a stone dust trail to provide access to the far reaches of the site, 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 have been returned and addressed adequately.

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 subject plan, subject to minor outstanding comments from the Fairfax County Water Authority (FCWA) and the issuance of the VSMP permit number and coverage letter. 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 23, 2015





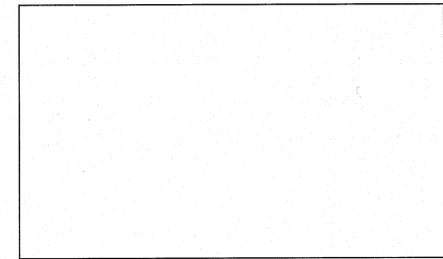
# S I T E P L A N

## FOR

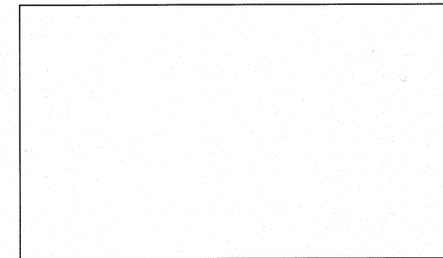
# R I V E R M I L L P A R K

**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:**

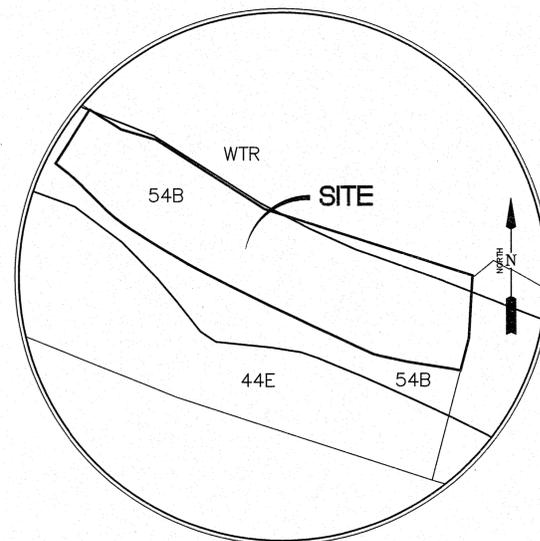
THE ENGINEERING GROUPE, INC.  
 13580 GROUPE DRIVE, SUITE 301  
 WOODBRIDGE, VIRGINIA 22192  
 (703) 670-0985 (TEL)  
 CONTACT: MR. MATT WILLIAMS

**STRUCTURAL ENGINEER:**

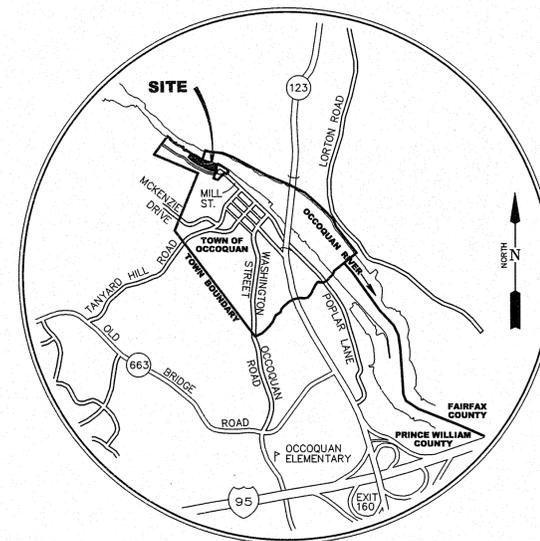
WOODS PEACOCK ENGINEERING CONSULTANTS  
 5250 CHEROKEE AVENUE, SUITE 420  
 ALEXANDRIA, VIRGINIA 22312  
 (703) 658-4400 (TEL)  
 CONTACT: MR. JOHN O. WOODS, JR., P.E.

**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
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\*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**

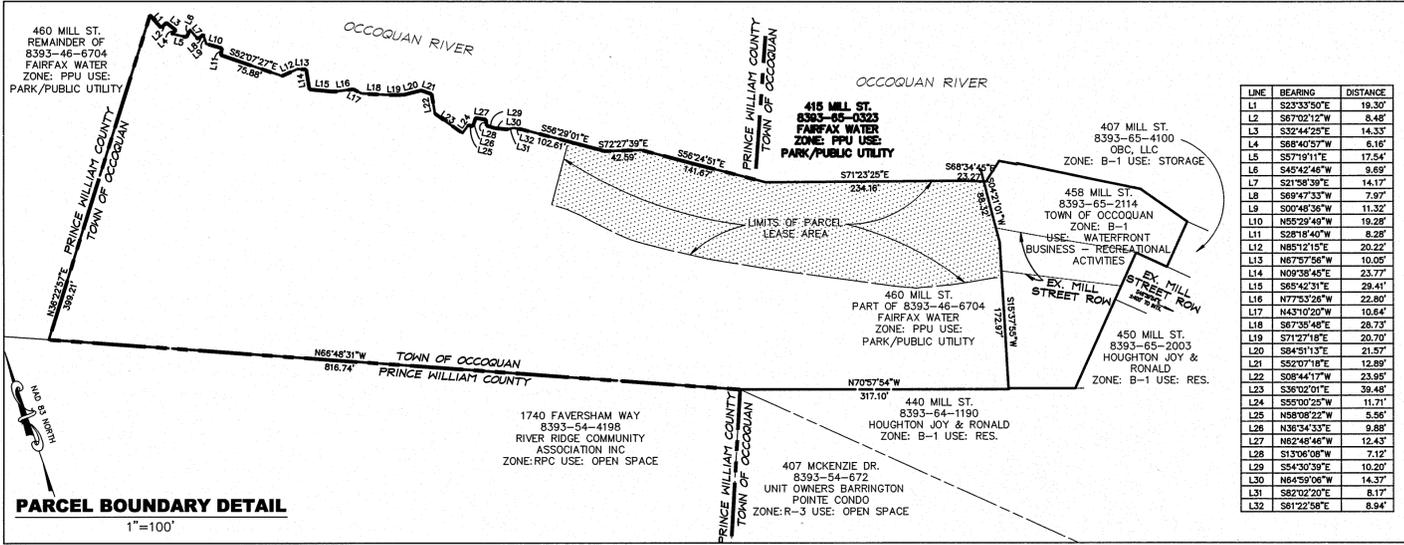
SOILS SYMBOL	SOILS NAME	ERODIBILITY	SLOPE RANGE
44 E	Stumpton/very flaggy loam	Moderate	25% to 50%
54 B	Urban Land-Udortherents Complex	Slight	0% to 7%

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**

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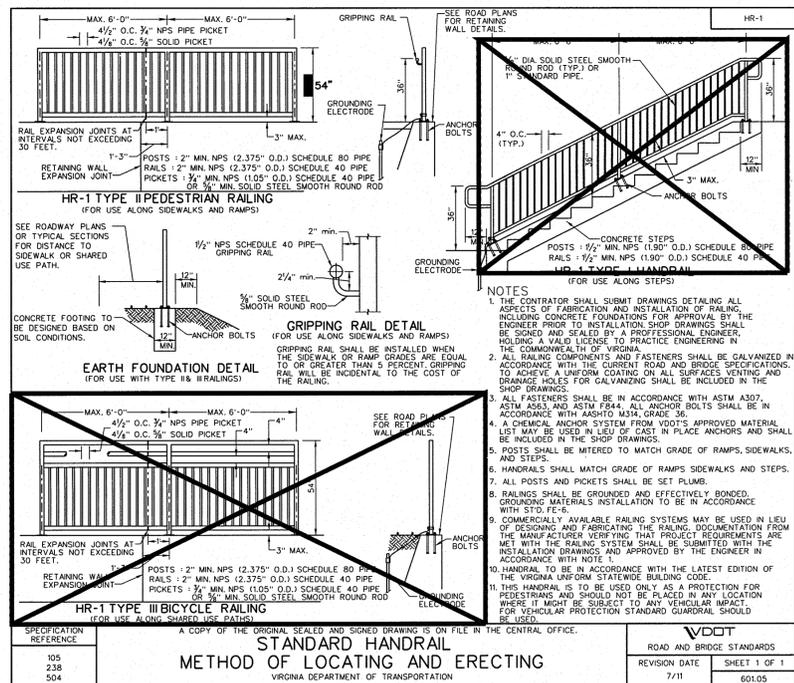
LINE	BEARING	DISTANCE
L1	S23°33'20"E	16.30'
L2	S87°21'17"W	8.48'
L3	S32°44'25"E	14.33'
L4	S88°40'57"W	6.16'
L5	S87°19'11"E	17.54'
L6	S45°42'46"W	9.69'
L7	S21°38'39"E	14.17'
L8	S69°47'33"W	7.97'
L9	S00°48'38"W	11.32'
L10	N55°29'49"W	19.28'
L11	S28°19'40"W	8.28'
L12	N85°21'05"E	20.22'
L13	N67°57'56"W	10.09'
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°38'45"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°22'02"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'

**PARCEL BOUNDARY DETAIL**  
1"=100'

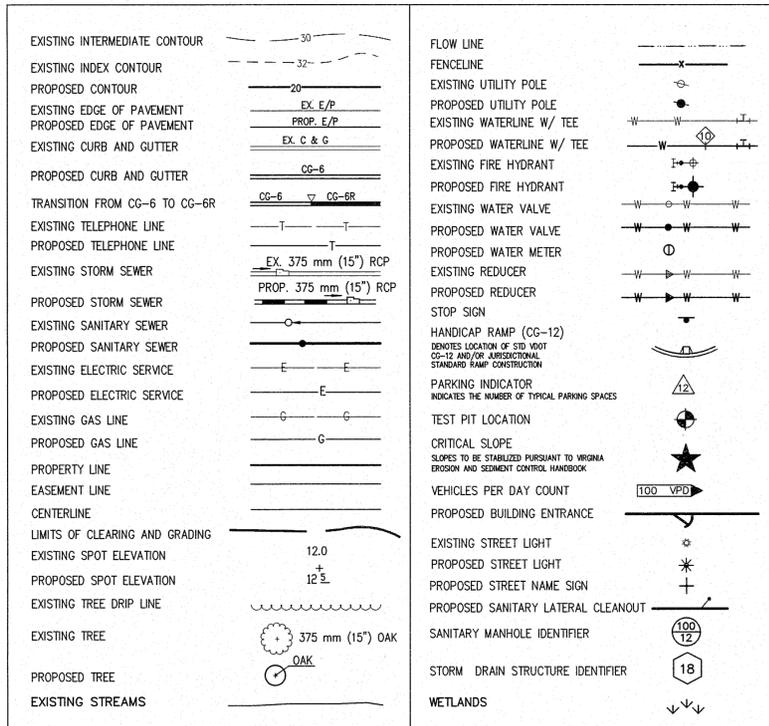
**GENERAL NOTES**

- 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\***



\*AN EQUIVALENT HANDRAIL, MODIFIED AS NECESSARY FOR SUPPORTING CONDUIT AND ANCHORING WILL BE UTILIZED FOR THE PEDESTRIAN BRIDGE IMPROVEMENTS, WHICH ARE TO BE SUBMITTED TO THE VDOT BRIDGE SECTION FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.



**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:**

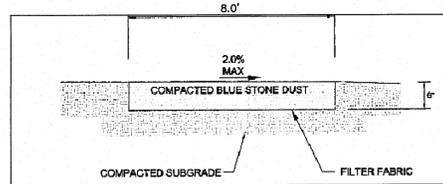
IF THE CONTRACTOR DETERMINES THAT AN ERROR, DISCREPANCY, OMISSION, ETC. EXISTS ON THE SITE PLAN, THE CONTRACTOR /OWNER SHALL NOTIFY THE ENGINEER PRIOR TO PRECASTING, STAKEOUT, INSTALLATION OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THE SITE PLAN. THE ENGINEER WILL REVIEW THE PLANS AND PROVIDE A CLARIFICATION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

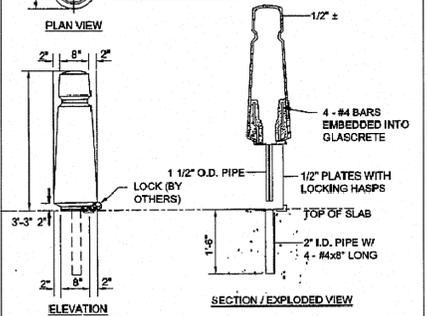
**STONE DUST TRAIL**



**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**



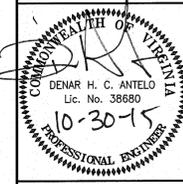
**ZONING TABULATION**

USE:	NUMBER OF PARCELS: 3		AREA TOTALS
	8393-65-0323/8393-46-6704	8393-65-2114	
PUBLIC PARK			
WATERFRONT BUSINESS - RECREATIONAL ACTIVITIES			
ZONE:	PPU	B-1	
MINIMUM LOT AREA:	N/A	N/A	
MINIMUM LOT WIDTH:	N/A	N/A	
MAX BUILDING HEIGHT:	N/A	35 FT	
PARKING SPACES (EXISTING):	0	10 SP (INC. 1 HC)	
PARCEL AREA:	87.44 AC	0.88 AC	88.32 AC
PARCEL AREA WITHIN TOWN BOUNDARY:	7.14 AC	0.88 AC	8.02 AC
PARCEL AREA SUBJECT TO LEASE:	1.29 AC	0.0 AC	1.29 AC

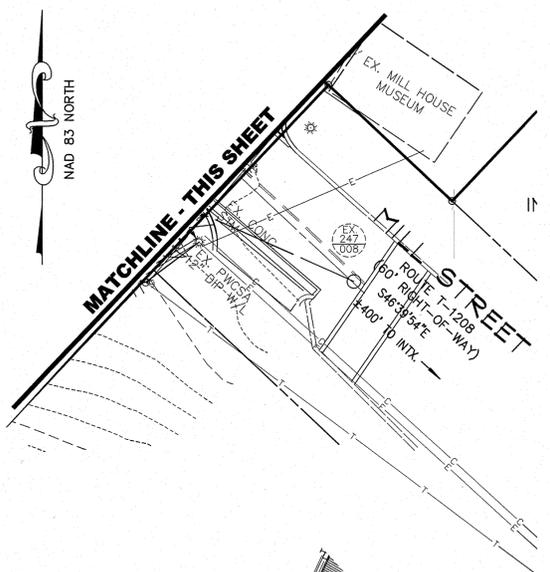
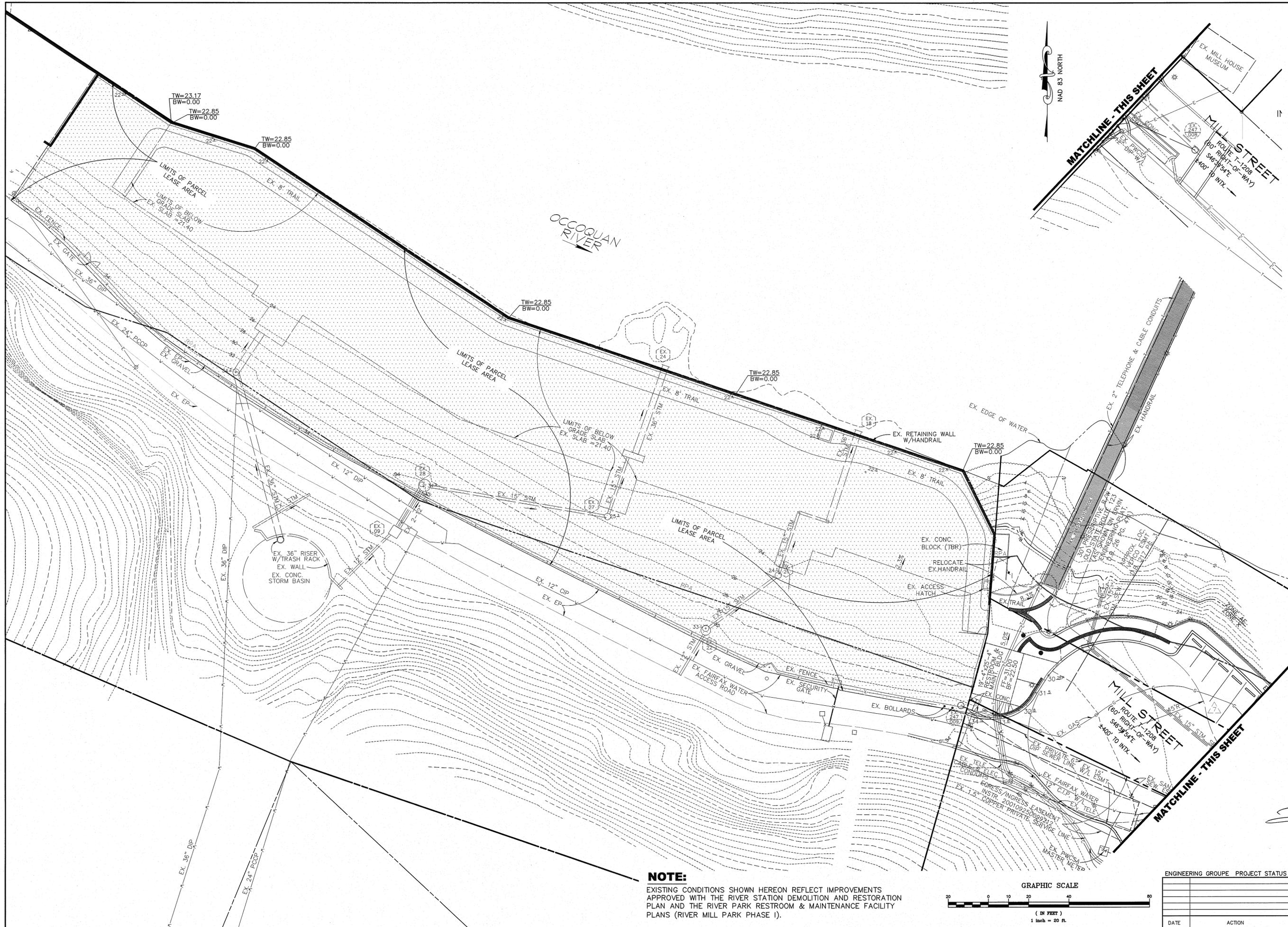
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NO.	DATE	REVISIONS

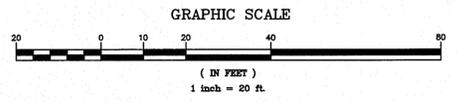
NOTES, DETAILS AND TYPICAL SECTIONS  
**RIVER MILL PARK PHASE II**  
TOWN OF OCCOQUAN, VIRGINIA



DATE	ACTION



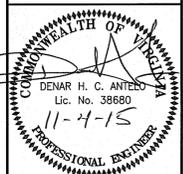
**NOTE:**  
 EXISTING CONDITIONS SHOWN HEREON REFLECT IMPROVEMENTS APPROVED WITH THE RIVER STATION DEMOLITION AND RESTORATION PLAN AND THE RIVER PARK RESTROOM & MAINTENANCE FACILITY PLANS (RIVER MILL PARK PHASE I).



DATE	ACTION

ENGINEERING GROUPE	PROJECT STATUS

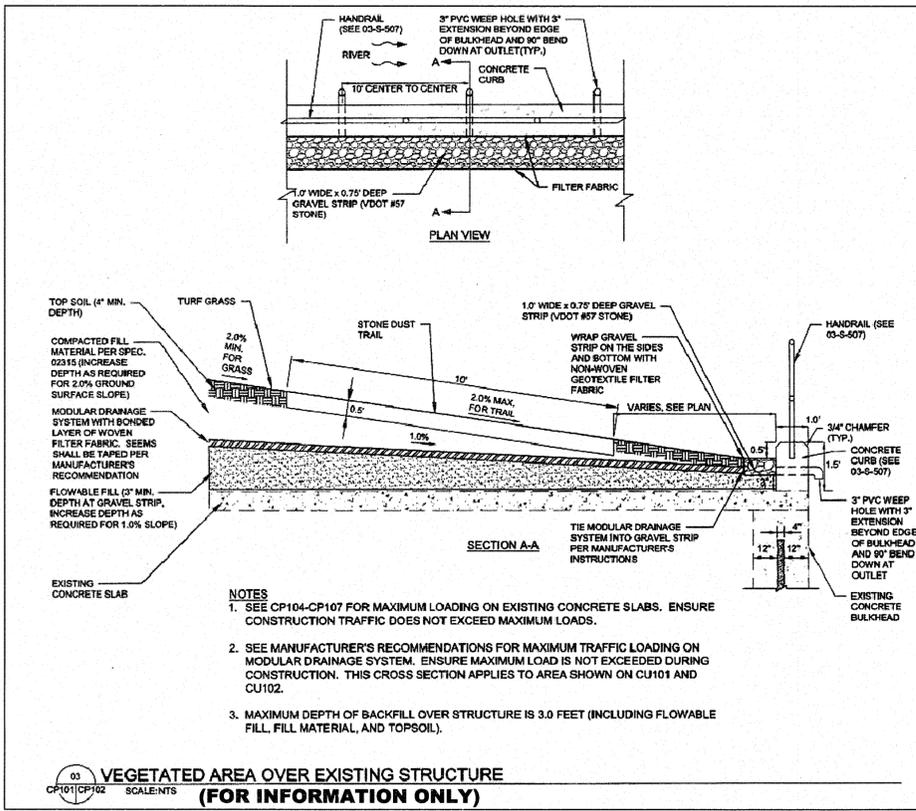
EXISTING CONDITIONS  
**RIVER MILL PARK  
 PHASE II**  
 TOWN OF OCCOQUAN, VIRGINIA



NO.	DATE	COUNTY REVISIONS

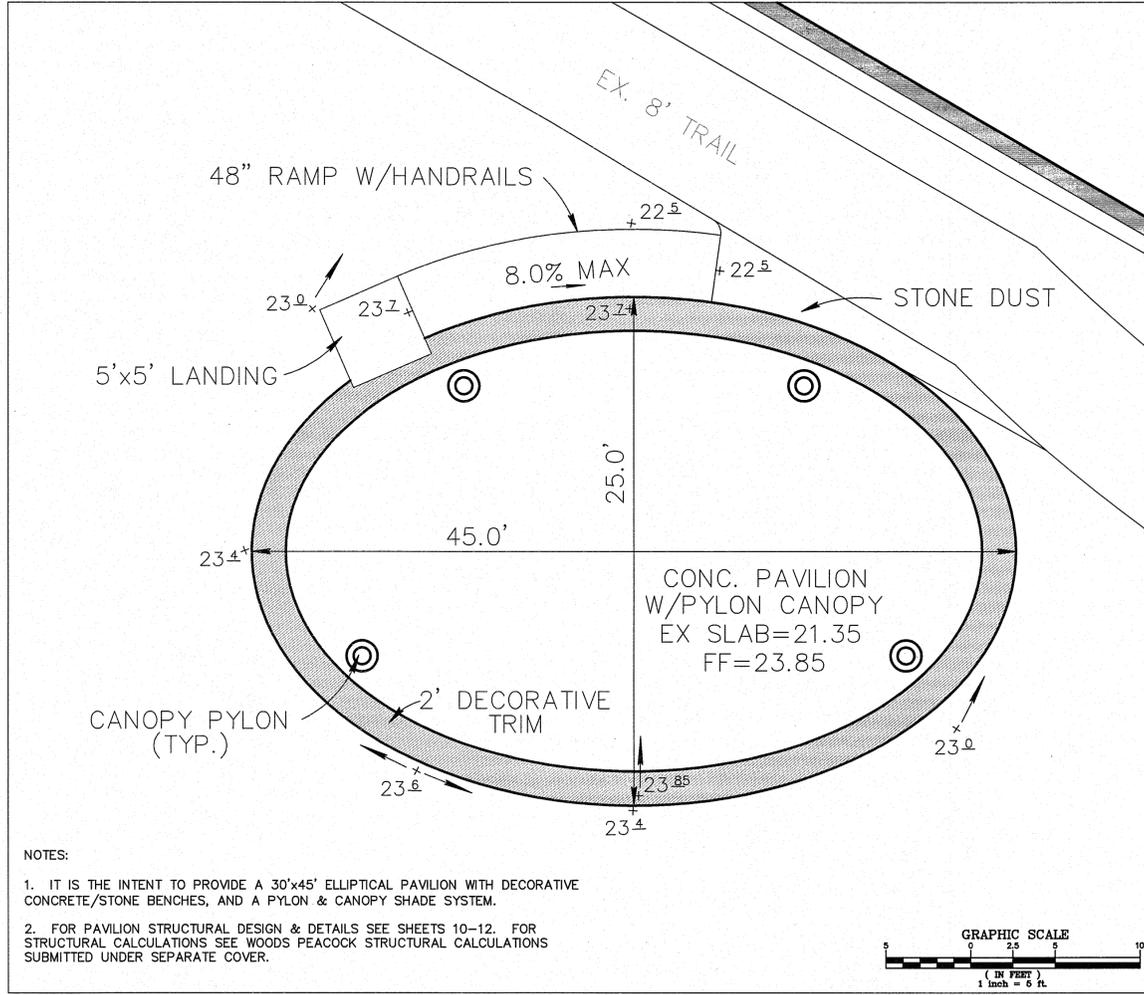
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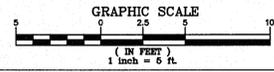


**PAVILION ENLARGEMENT DETAIL**

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%.

DATE	ACTION

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NO.	DATE	COUNTY	REVISIONS

SWM COMPUTATIONS & MISC. NOTES & DETAILS

**RIVER MILL PARK**

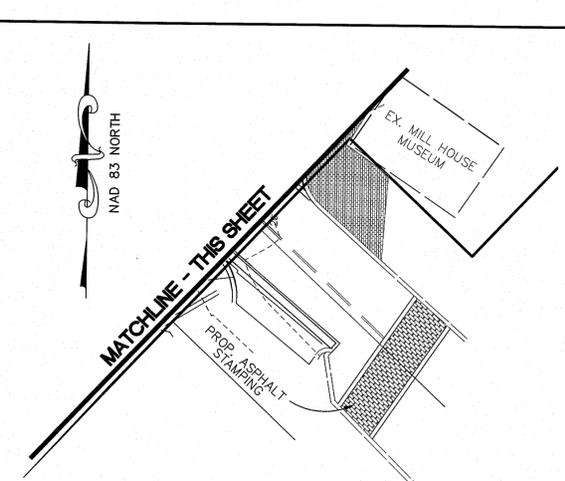
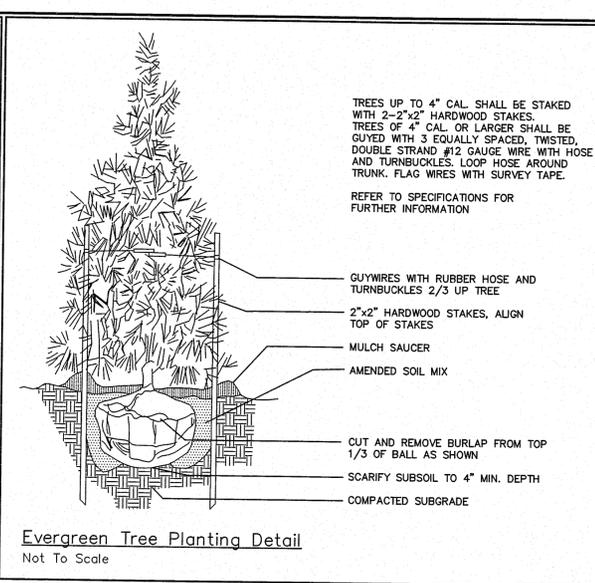
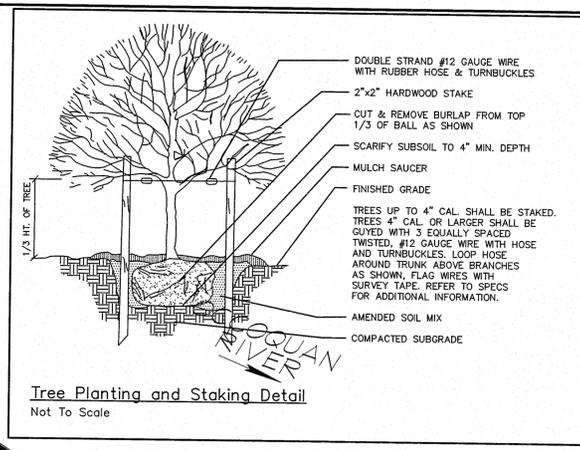
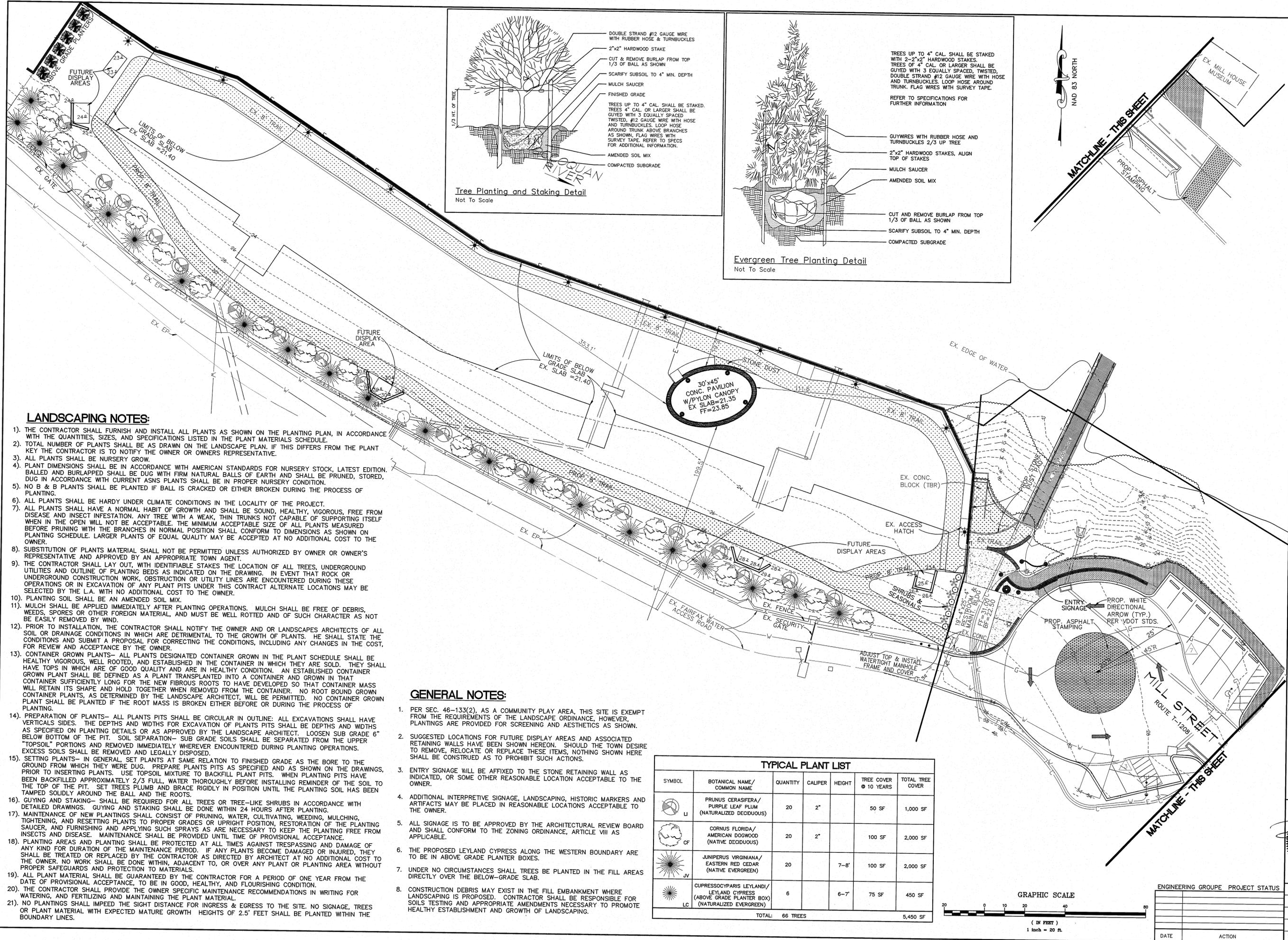
**PHASE II**

TOWN OF OCCOQUAN, VIRGINIA

Professional Engineer Seal: DENAR H. C. ANTELO, Lic. No. 38680, 10-30-15

ENGINEERING GROUPE PROJECT STATUS

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



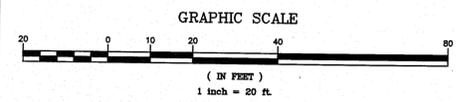
**LANDSCAPING NOTES:**

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE PLANTING PLAN, IN ACCORDANCE WITH THE QUANTITIES, SIZES, AND SPECIFICATIONS LISTED IN THE PLANT MATERIALS SCHEDULE.
2. TOTAL NUMBER OF PLANTS SHALL BE AS DRAWN ON THE LANDSCAPE PLAN. IF THIS DIFFERS FROM THE PLANT KEY THE CONTRACTOR IS TO NOTIFY THE OWNER OR OWNERS REPRESENTATIVE.
3. ALL PLANTS SHALL BE NURSERY GROWN.
4. PLANT DIMENSIONS SHALL BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. BALLED AND BURLAPPED SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH AND SHALL BE PRUNED, STORED, DUG IN ACCORDANCE WITH CURRENT ASNS PLANTS SHALL BE IN PROPER NURSERY CONDITION.
5. NO B & B PLANTS SHALL BE PLANTED IF BALL IS CRACKED OR EITHER BROKEN DURING THE PROCESS OF PLANTING.
6. ALL PLANTS SHALL BE HARDY UNDER CLIMATE CONDITIONS IN THE LOCALITY OF THE PROJECT.
7. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DISEASE AND INSECT INFESTATION. ANY TREE WITH A WEAK, THIN TRUNKS NOT CAPABLE OF SUPPORTING ITSELF WHEN IN THE OPEN WILL NOT BE ACCEPTABLE. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS MEASURED BEFORE PRUNING WITH THE BRANCHES IN NORMAL POSITION SHALL CONFORM TO DIMENSIONS AS SHOWN ON PLANTING SCHEDULE. LARGER PLANTS OF EQUAL QUALITY MAY BE ACCEPTED AT NO ADDITIONAL COST TO THE OWNER.
8. SUBSTITUTION OF PLANTS MATERIAL SHALL NOT BE PERMITTED UNLESS MATERIAL AUTHORIZED BY OWNER OR OWNER'S REPRESENTATIVE AND APPROVED BY AN APPROPRIATE TOWN AGENT.
9. THE CONTRACTOR SHALL LAY OUT, WITH IDENTIFIABLE STAKES THE LOCATION OF ALL TREES, UNDERGROUND UTILITIES AND OUTLINE OF PLANTING BEDS AS INDICATED ON THE DRAWING. IN EVENT THAT ROCK OR UNDERGROUND CONSTRUCTION WORK, OBSTRUCTION OR UTILITY LINES ARE ENCOUNTERED DURING THESE OPERATIONS OR IN EXCAVATION OF ANY PLANT PITS UNDER THIS CONTRACT ALTERNATE LOCATIONS MAY BE SELECTED BY THE L.A. WITH NO ADDITIONAL COST TO THE OWNER.
10. PLANTING SOIL SHALL BE AN AMENDED SOIL MIX.
11. MULCH SHALL BE APPLIED IMMEDIATELY AFTER PLANTING OPERATIONS. MULCH SHALL BE FREE OF DEBRIS, WEEDS, SPORES OR OTHER FOREIGN MATERIAL, AND MUST BE WELL ROTTED AND OF SUCH CHARACTER AS NOT BE EASILY REMOVED BY WIND.
12. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND OR LANDSCAPES ARCHITECTS OF ALL SOIL OR DRAINAGE CONDITIONS IN WHICH ARE DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGES IN THE COST, FOR REVIEW AND ACCEPTANCE BY THE OWNER.
13. CONTAINER GROWN PLANTS- ALL PLANTS DESIGNATED CONTAINER GROWN IN THE PLANT SCHEDULE SHALL BE HEALTHY VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS IN WHICH ARE OF GOOD QUALITY AND ARE IN HEALTHY CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE DEFINED AS A PLANT TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT CONTAINER MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. NO ROOT BOUND GROWN CONTAINER PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, WILL BE PERMITTED. NO CONTAINER GROWN PLANT SHALL BE PLANTED IF THE ROOT MASS IS BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING.
14. PREPARATION OF PLANTS- ALL PLANTS PITS SHALL BE CIRCULAR IN OUTLINE: ALL EXCAVATIONS SHALL HAVE VERTICAL SIDES. THE DEPTHS AND WIDTHS FOR EXCAVATION OF PLANTS PITS SHALL BE DEPTHS AND WIDTHS AS SPECIFIED ON PLANTING DETAILS OR AS APPROVED BY THE LANDSCAPE ARCHITECT. LOOSEN SUB GRADE 6" BELOW BOTTOM OF THE PIT. SOIL SEPARATION- SUB GRADE SOILS SHALL BE SEPARATED FROM THE UPPER "TOPSOIL" PORTIONS AND REMOVED IMMEDIATELY WHEREVER ENCOUNTERED DURING PLANTING OPERATIONS. EXCESS SOILS SHALL BE REMOVED AND LEGALLY DISPOSED.
15. SETTING PLANTS- IN GENERAL, SET PLANTS AT SAME RELATION TO FINISHED GRADE AS THE BORE TO THE GROUND FROM WHICH THEY WERE DUG. PREPARE PLANTS PITS AS SPECIFIED AND AS SHOWN ON THE DRAWINGS, PRIOR TO INSERTING PLANTS. USE TOPSOIL MIXTURE TO BACKFILL PLANT PITS. WHEN PLANTING PITS HAVE BEEN BACKFILLED APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMINDER OF THE SOIL TO THE TOP OF THE PIT. SET TREES PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN TAMPED SOLIDLY AROUND THE BALL AND THE ROOTS.
16. GUYING AND STAKING- SHALL BE REQUIRED FOR ALL TREES OR TREE-LIKE SHRUBS IN ACCORDANCE WITH DETAILED DRAWINGS. GUYING AND STAKING SHALL BE DONE WITHIN 24 HOURS AFTER PLANTING.
17. MAINTENANCE OF NEW PLANTINGS SHALL CONSIST OF PRUNING, WATER, CULTIVATING, WEEDING, MULCHING, TIGHTENING, AND RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP THE PLANTING FREE FROM INSECTS AND DISEASE. MAINTENANCE SHALL BE PROVIDED UNTIL TIME OF PROVISIONAL ACCEPTANCE.
18. PLANTING AREAS AND PLANTING SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ANY KIND FOR DURATION OF THE MAINTENANCE PERIOD. IF ANY PLANTS BECOME DAMAGED OR INJURED, THEY SHALL BE TREATED OR REPLACED BY THE CONTRACTOR AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. NO WORK SHALL BE DONE WITHIN, ADJACENT TO, OR OVER ANY PLANT OR PLANTING AREA WITHOUT PROPER SAFEGUARDS AND PROTECTION TO MATERIALS.
19. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE. TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION.
20. THE CONTRACTOR SHALL PROVIDE THE OWNER SPECIFIC MAINTENANCE RECOMMENDATIONS IN WRITING FOR WATERING, AND FERTILIZING AND MAINTAINING THE PLANT MATERIAL.
21. NO PLANTINGS SHALL IMPEDE THE SIGHT DISTANCE FOR INGRESS & EGRESS TO THE SITE. NO SIGNAGE, TREES OR PLANT MATERIAL WITH EXPECTED MATURE GROWTH HEIGHTS OF 2.5' FEET SHALL BE PLANTED WITHIN THE BOUNDARY LINES.

**GENERAL NOTES:**

1. PER SEC. 46-133(2), AS A COMMUNITY PLAY AREA, THIS SITE IS EXEMPT FROM THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE, HOWEVER, PLANTINGS ARE PROVIDED FOR SCREENING AND AESTHETICS AS SHOWN.
2. SUGGESTED LOCATIONS FOR FUTURE DISPLAY AREAS AND ASSOCIATED RETAINING WALLS HAVE BEEN SHOWN HEREON. SHOULD THE TOWN DESIRE TO REMOVE, RELOCATE OR REPLACE THESE ITEMS, NOTHING SHOWN HERE SHALL BE CONSTRUED AS TO PROHIBIT SUCH ACTIONS.
3. ENTRY SIGNAGE WILL BE AFFIXED TO THE STONE RETAINING WALL AS INDICATED, OR SOME OTHER REASONABLE LOCATION ACCEPTABLE TO THE OWNER.
4. ADDITIONAL INTERPRETIVE SIGNAGE, LANDSCAPING, HISTORIC MARKERS AND ARTIFACTS MAY BE PLACED IN REASONABLE LOCATIONS ACCEPTABLE TO THE OWNER.
5. ALL SIGNAGE IS TO BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD AND SHALL CONFORM TO THE ZONING ORDINANCE, ARTICLE VIII AS APPLICABLE.
6. THE PROPOSED LEYLAND CYPRESS ALONG THE WESTERN BOUNDARY ARE TO BE IN ABOVE GRADE PLANTER BOXES.
7. UNDER NO CIRCUMSTANCES SHALL TREES BE PLANTED IN THE FILL AREAS DIRECTLY OVER THE BELOW-GRADE SLAB.
8. CONSTRUCTION DEBRIS MAY EXIST IN THE FILL EMBANKMENT WHERE LANDSCAPING IS PROPOSED. CONTRACTOR SHALL BE RESPONSIBLE FOR SOILS TESTING AND APPROPRIATE AMENDMENTS NECESSARY TO PROMOTE HEALTHY ESTABLISHMENT AND GROWTH OF LANDSCAPING.

TYPICAL PLANT LIST						
SYMBOL	BOTANICAL NAME/ COMMON NAME	QUANTITY	CALIPER	HEIGHT	TREE COVER @ 10 YEARS	TOTAL TREE COVER
LI	PRUNUS CERASIFERA/ PURPLE LEAF PLUM (NATURALIZED DECIDUOUS)	20	2"		50 SF	1,000 SF
CF	CORNUS FLORIDA/ AMERICAN DOGWOOD (NATIVE DECIDUOUS)	20	2"		100 SF	2,000 SF
JV	JUNIPERUS VIRGINIANA/ EASTERN RED CEDAR (NATIVE EVERGREEN)	20		7-8'	100 SF	2,000 SF
LC	CUPRESSOCYPARIS LEYLANDI/ LEYLAND CYPRESS (ABOVE GRADE PLANTER BOX) (NATURALIZED EVERGREEN)	6		6-7'	75 SF	450 SF
TOTAL:					66 TREES	5,450 SF



ENGINEERING GROUPE PROJECT STATUS	
DATE	JUNE 2015
SCALE	1"=20'
DESIGNER:	MAW
DRAFTSMAN:	MAW
FILE NO.	SP-288
SHEET	6 OF 12
DATE	ACTION

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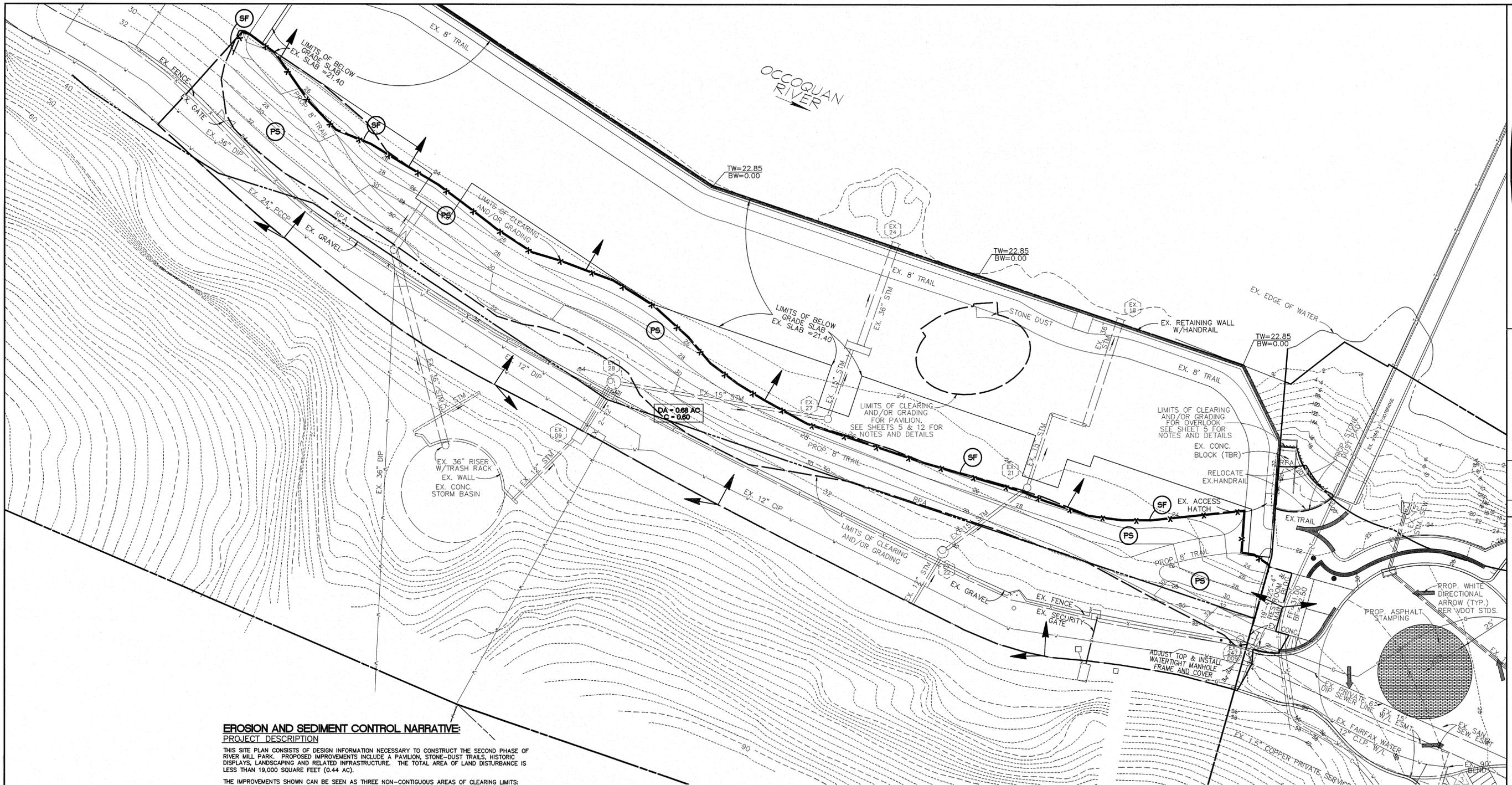
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LANDSCAPE PLAN  
**RIVER MILL PARK  
PHASE II**  
TOWN OF OCCOQUAN, VIRGINIA

NO.	DATE	COUNTY REVISIONS



**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, SEMER 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 DOWNSLOPE 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.

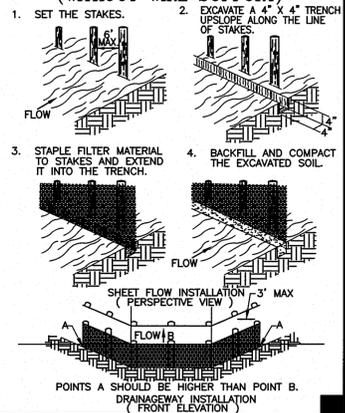
AS GRADING PROGRESSES, FIELD ADJUSTMENTS SHALL BE MADE TO PERIMETER CONTROLS TO ACCOMMODATE CHANGING DRAINAGE PATTERNS.

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.

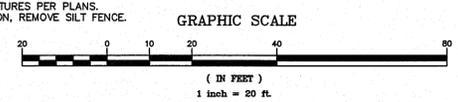
**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)**



SEDIMENT AND EROSION CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
	FLOW ARROW DRAINAGE DIVIDE		
3.05	SILT FENCE		X-X-X
3.32	PERMANENT SEEDING		

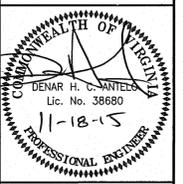
**NOTE:**  
REFER TO E&S NARRATIVE AND VIRGINIA STATE EROSION & SEDIMENT CONTROL HANDBOOK FOR MORE INFORMATION.

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



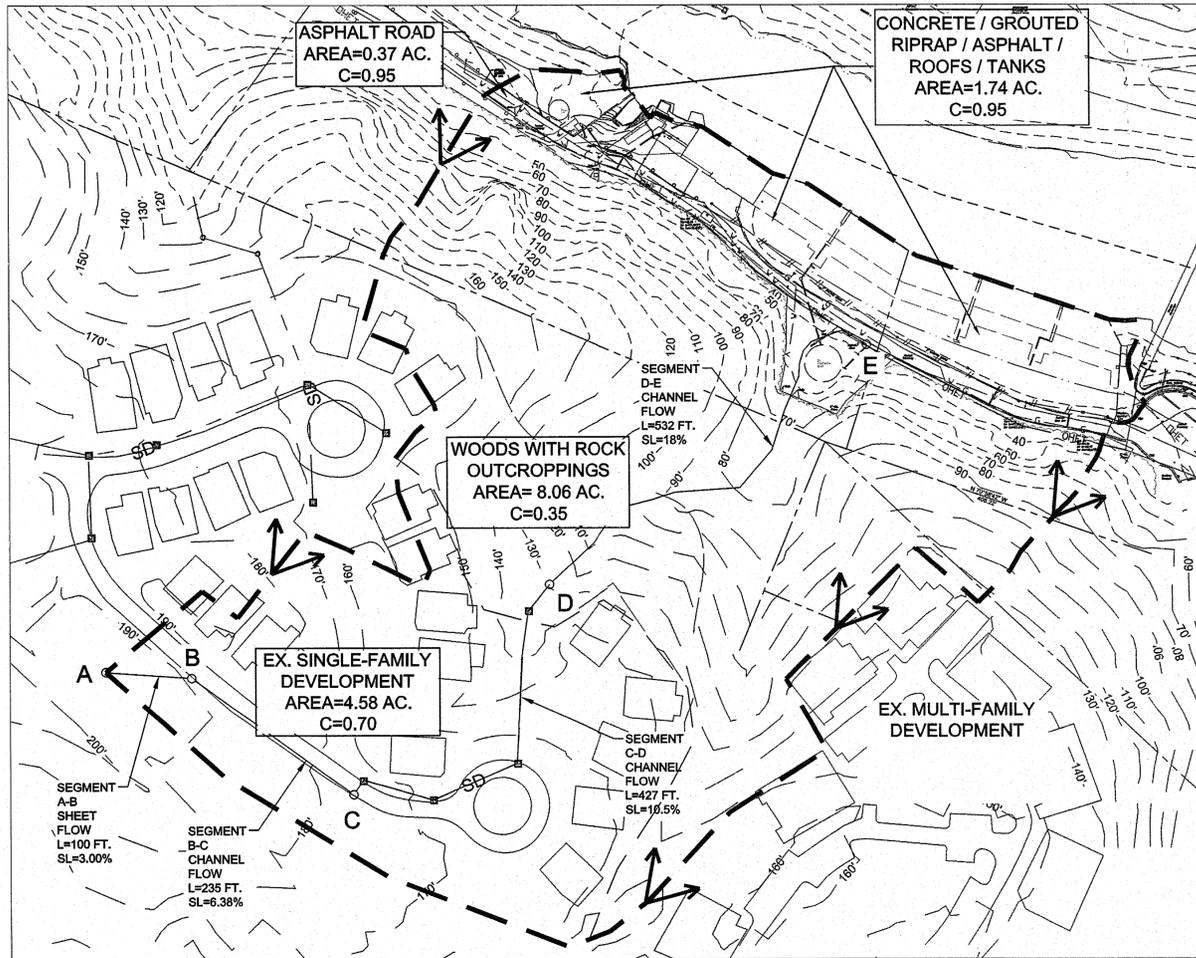
DATE	ACTION

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

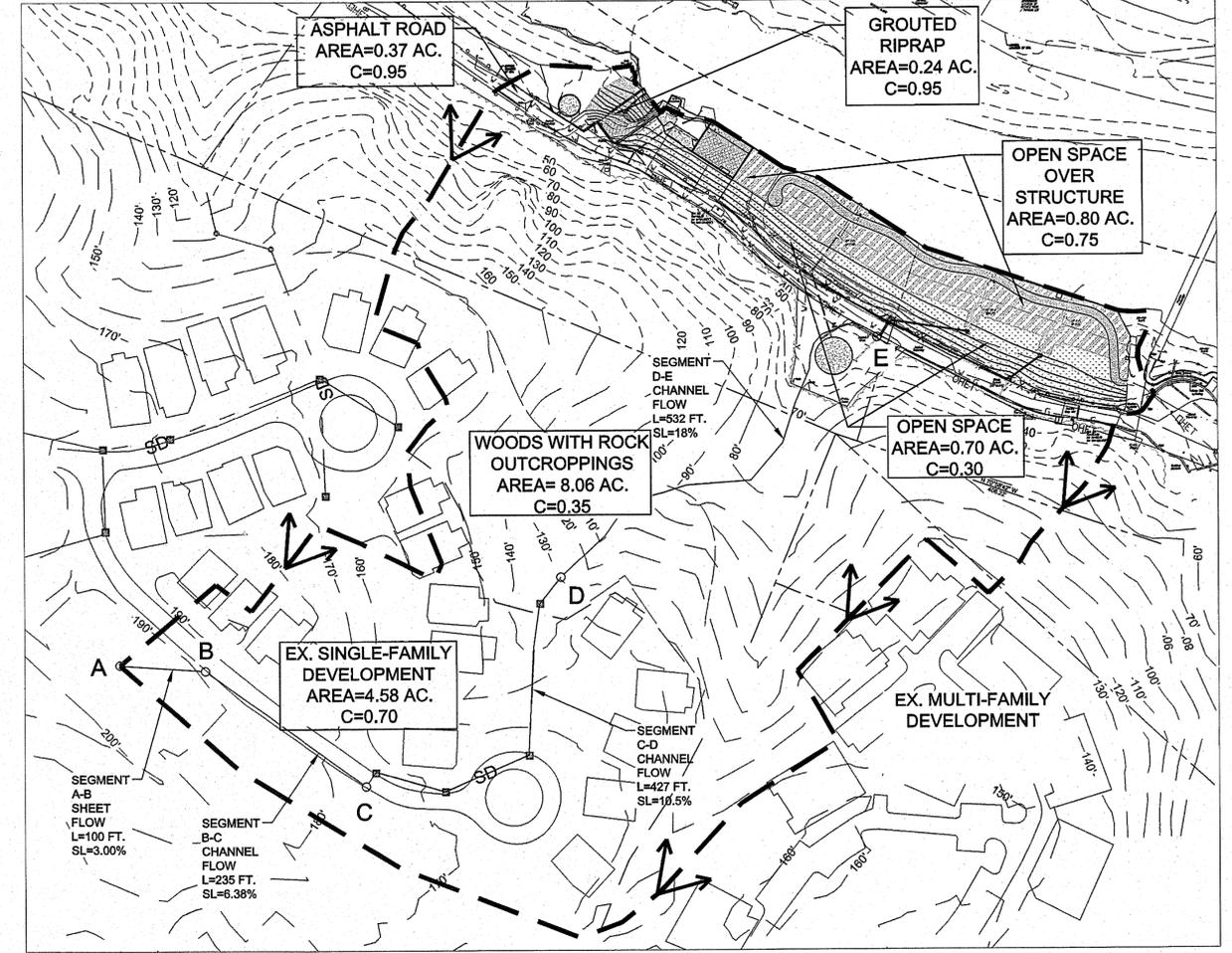


ENGINEERING GROUPE PROJECT STATUS:	DATE: JUNE 2015
	SCALE: 1"=20'
	DESIGNER: MAW
	DRAFTSMAN: MAW
	FILE NO. SP-288
	SHEET 7 OF 12

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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  
 $T_c = 24 \text{ MIN.}$   
 $C = (4.58 \times 0.70) + (8.06 \times 0.35) + (2.11 \times 0.95) / 14.8 = 0.54$   
 $I = 3.8 \text{ IN/HR}$   
 $Q_{10} = 30.4 \text{ CFS}$

**POSTDEVELOPMENT**  
 D.A. = 14.8 ACRES  
 $T_c = 24 \text{ MIN.}$   
 $C = (4.58 \times 0.70) + (8.06 \times 0.35) + (0.61 \times 0.95) + (0.80 \times 0.75) + (0.70 \times 0.30) / 14.8 = 0.50$   
 $I = 3.8 \text{ IN/HR}$   
 $Q_{10} = 28.1 \text{ CFS}$

**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**

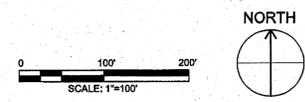
CALCULATION OF RUNOFF BEFORE AND AFTER DEMOLITION INDICATES THAT THERE WILL BE A NET DECREASE IN PEAK RUNOFF AS A RESULT OF THE PROJECT. THE CONTROL BUILDING AND PURIFICATION TANK AREAS ARE CURRENTLY 100% IMPERVIOUS. THESE AREAS WILL BE CONVERTED TO GRASS AND / OR LANDSCAPED AREAS AS SHOWN ON THE SITE 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.

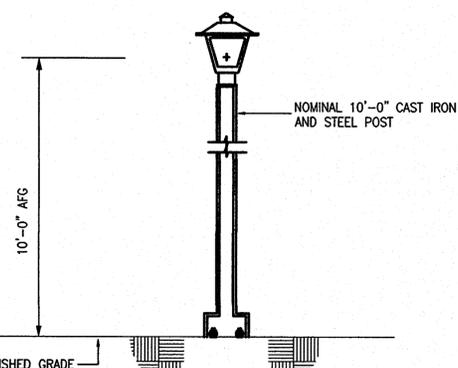
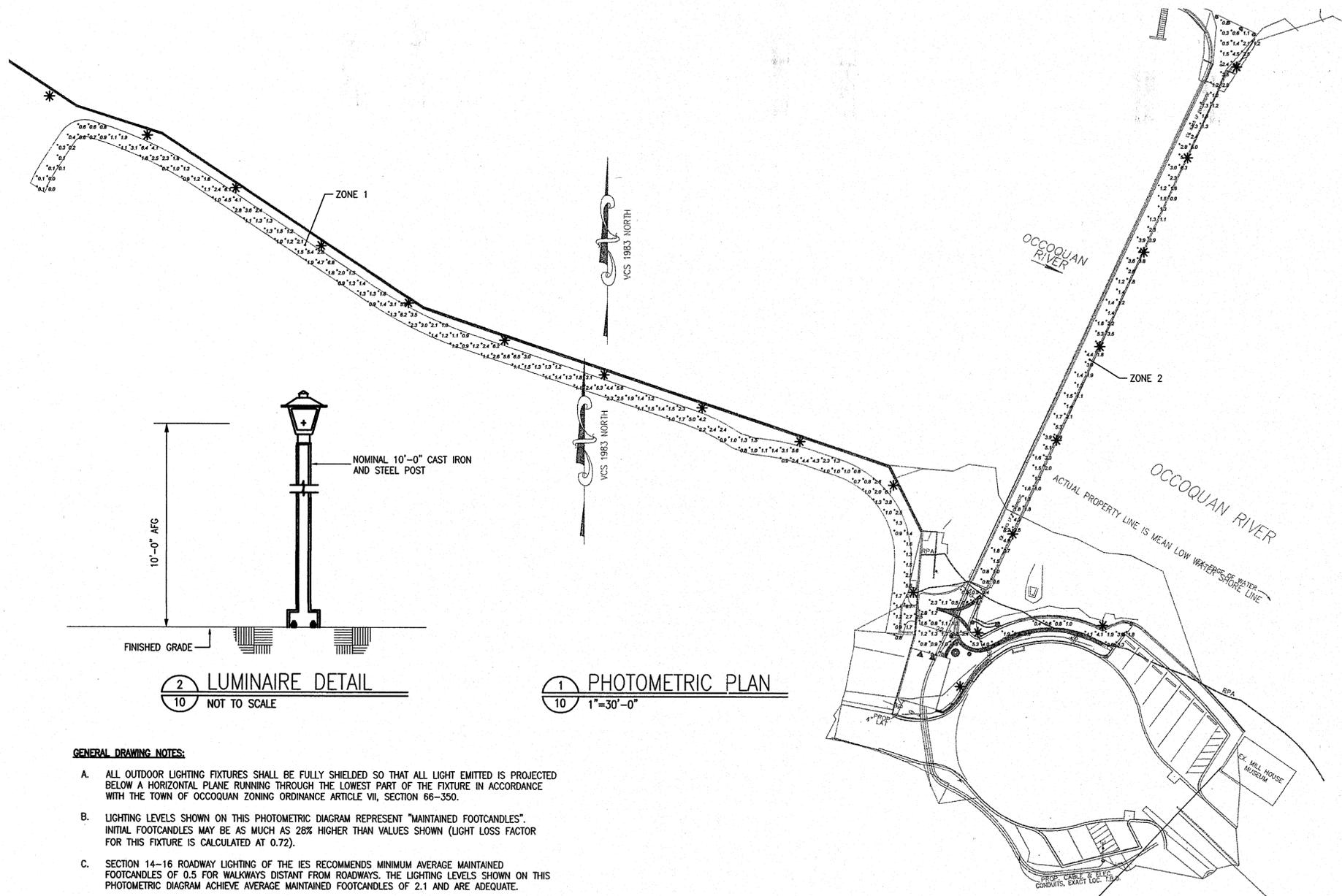
**FOR INFORMATION ONLY**

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.



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		

FOR PERMITTING - NOT FOR CONSTRUCTION



- GENERAL DRAWING NOTES:**
- 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.
  - 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).
  - 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.
  - 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  
 Carlysle Acorn Luminaire

Total Length (Feet)	Post 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)	PF18	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.

NO.	DATE	COUNTY REVISIONS

# STRUCTURAL NOTES

CONSTRUCTION SHALL COMPLY WITH, AND DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH, THE NOTES BELOW. IF THERE ARE ANY PERCEIVED CONFLICTS BETWEEN THE NOTES AND DRAWINGS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION TO THE PROJECT MANAGER.

## A. CODES, STANDARDS, AND REFERENCES

- BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC)-2012, ASCE 7-10.
- CONCRETE CODES: SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-10) AND BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-11). REINFORCING DETAILS SHALL CONFORM TO THE ACI DETAILING MANUAL AND CRSI STANDARDS.

## B. OCCUPANCY

- RISK CATEGORY: I.

## C. LIVE LOADS

- ASSEMBLY: 100 PSF

## D. MATERIALS AND PHYSICAL PROPERTIES

- "( )" INDICATES ASTM STANDARD FOR WHICH MATERIAL SHALL CONFORM.
- CONCRETE PROPERTIES SHALL CONFORM TO THE CRITERIA SPECIFIED IN TABLE 1 BELOW.
- CONCRETE REINFORCEMENT (A615, GRADE 60)..... Fy=60,000 psi

STRUCTURE TYPE	f <sub>c</sub> (MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS (PSI))	MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO	ENTRAINED AIR CONTENT (%)	UNIT WEIGHT
EXTERIOR REINF. SLABS AND STAIRS	4000	0.47	6%	NW

## E. CAST-IN-PLACE CONCRETE CONSTRUCTION

- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318, ACI 301, AND THE ACI DETAILING MANUAL.
- SEE STRUCTURAL NOTES SECTION "MATERIALS AND PHYSICAL PROPERTIES" FOR CONCRETE STRENGTHS AND PROPERTIES.
- ADD HIGH-RANGE WATER REDUCING ADMIXTURE (SUPER PLASTICIZER) TO CONCRETE MIX FOR PUMPED CONCRETE AND WHERE REQUIRED FOR WORKABILITY. LIMIT SLUMP IN CONCRETE TO 8" AFTER ADDITION OF HIGH-RANGE WATER REDUCER TO CONCRETE VERIFIED TO HAVE A 2"-4" SLUMP.
- CONCRETE TEST CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 5.

## F. CONCRETE REINFORCEMENT

- SEE STRUCTURAL NOTES SECTION "MATERIALS AND PHYSICAL PROPERTIES" FOR CONCRETE REINFORCEMENT STRENGTH.
- DETAILS OF STEEL REINFORCEMENT SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.
- CONCRETE PROTECTION FOR STEEL REINFORCEMENT OF CAST-IN-PLACE CONCRETE SHALL BE AS SPECIFIED IN TABLE 2 ON THIS SHEET, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL SPLICES FOR REINFORCING SHALL BE CLASS B LAP SPLICES. WELDED SPLICES SHALL NOT BE USED.

TYPE OF STRUCTURE	NOT EXPOSED TO EARTH OR WEATHER IN SERVICE	EXPOSED TO EARTH OR WEATHER IN SERVICE		EARTH FORMED
		#5 OR SMALLER	#6 OR LARGER	
SLABS	¾"	1½"	2"	3"

## G. ADHESIVE

- PROPOSED ADHESIVE SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO FIELD OPERATIONS.
- ALL ADHESIVE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- ADHESIVE (CONCRETE AND SOLID/GROUTED MASONRY)
  - SHALL BE HILTI HIT-HY 200 ANCHORING SYSTEM OR AN APPROVED EQUIVALENT WITH ACCOMPANYING ICC EVALUATION REPORT;
  - SHALL USE INJECTABLE ADHESIVE;
  - SHALL USE REINFORCING BARS MEETING THE FOLLOWING STANDARD:
    - ASTM A615, GRADE 60 REINFORCING BAR.
- IF MINIMUM REQUIREMENTS (EMBEDMENT, SPACING, AND EDGE DISTANCE) FOR BARS CANNOT BE ACHIEVED DUE TO FIELD CONDITIONS, NOTIFY THE PROJECT MANAGER FOR GUIDANCE PRIOR TO DRILLING HOLES FOR ANCHORS.
- A FIELD TECHNICIAN EMPLOYED BY THE ANCHOR MANUFACTURER SHALL BE ON SITE DURING ALL DRILLING AND INSTALLATION PROCESSES FOR EACH TYPE OF ANCHOR INSTALLED.
- CURING TIME FOR ADHESIVE SYSTEM SHALL BE A MINIMUM OF 48 HOURS OR AS RECOMMENDED BY THE ANCHOR MANUFACTURER, WHICHEVER IS MORE STRINGENT.

## LIST OF ABBREVIATIONS

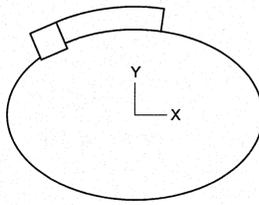
&	AND	E.W.	EACH WAY
@	AT	IBC	INTERNATIONAL BUILDING CODE
Ø	DIAMETER	ICC	INTERNATIONAL CODE COUNCIL
(E), EXIST #, NO.	EXISTING NUMBER	MAX	MAXIMUM
%	PERCENT	MIN	MINIMUM
ACI	AMERICAN CONCRETE INSTITUTE	A.A.	ON CENTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	PSF	POUNDS PER SQUARE FOOT
ARCH	ARCHITECTURAL	PSI	POUNDS PER SQUARE INCH
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	REINF	REINFORCING, REINFORCEMENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	SIM	SIMILAR
B.O.	BOTTOM OF	SPECS	SPECIFICATIONS
CLR	CLEAR	T&B	TOP AND BOTTOM
CONC	CONCRETE	THRU	THROUGH
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	T.O.	TOP OF
E.F.	EACH FACE	T&S	TEMPERATURE AND SHRINKAGE
EL, ELEV	ELEVATION	TYP	TYPICAL
EMBED	EMBEDMENT	U.N.O.	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
		W/	WITH

	CONCRETE		STEEL		CMU
	GROUT		GRAVEL		SOLID CMU
	EARTH		BRICK		EXISTING
	STONE		FOAM		

PIER #	SUPPORT FORCES (kips)			SUPPORT MOMENTS (kip-ft)		
	Px	Py	Pz	Mx	My	Mz
1	3.6	-5.1	1.8	58.9	36.6	-8.6
2	-9.1	-11.8	-7.9	167.6	-140.4	19.4
3	14.5	8.4	-11.5	-143.6	277.7	26.4
4	-9.0	6.8	-1.3	-86.6	-116.7	-14.8

NOTE: VALUES SHOWN ARE UNFACTORED

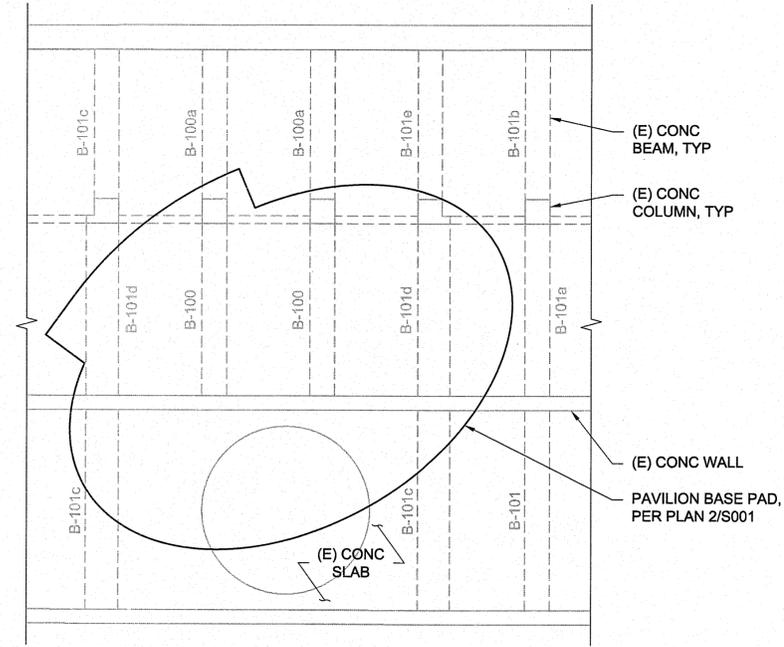
FIGURE 1: FORCE SIGN CONVENTION



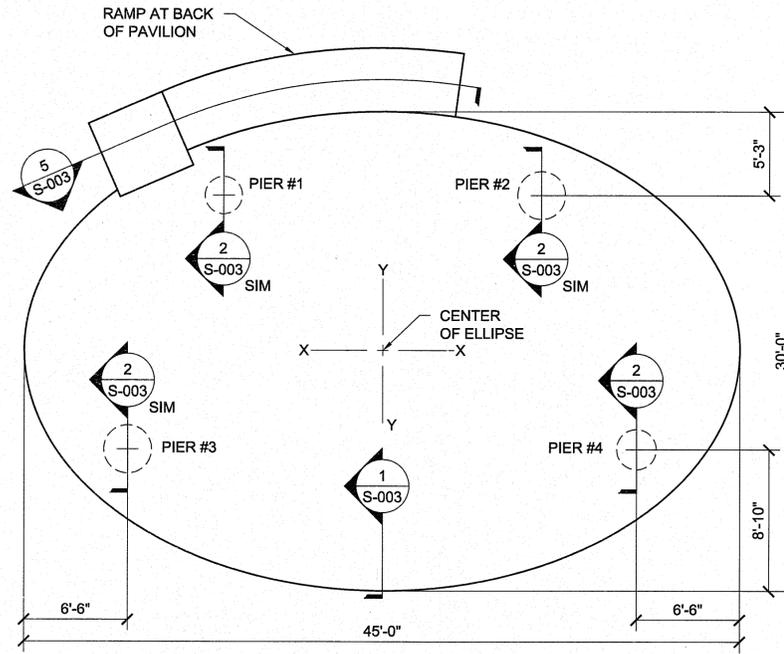
- NOTES:
- DIRECTIONS SHOWN POSITIVE.
  - Z-AXIS POSITIVE COMING OUT OF PAGE.

PIER #	BASE PLATE (BY OTHERS)	CONCRETE PIER SIZE
1	1'-10" Ø	2'-4" Ø
2	2'-6" Ø	3'-0" Ø
3	2'-6" Ø	3'-0" Ø
4	2'-0" Ø	2'-6" Ø

2 PYLON SUPPORT PIER SCHEDULE  
S-001 | S-001 NOT TO SCALE



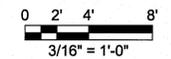
1 SITE PLAN  
S-001 | S-001 NOT TO SCALE



- NOTES:
- LOCATION AND ORIENTATION OF PAVILION PER CIVIL DRAWINGS.

3 PAVILION BASE PAD PLAN  
S-001 | S-001 SCALE: 3/16" = 1'-0"

## GRAPHIC SCALE



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

NOT FOR CONSTRUCTION  
95% SUBMISSION  
OCTOBER 30, 2015

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5250 Cherokee Ave., Suite 420, Alexandria, VA 22312-2052  
Phone: 703-658-4400 Fax: 703-658-4404  
E-mail: info@woods-peacock.com

ENGINEERING GROUPE	PROJECT STATUS	DATE:	OCT. 30, 2015
		SCALE:	AS SHOWN
		DESIGNER:	DPP
		DRAFTSMAN:	CAD
		FILE NO.:	SP-288
DATE	ACTION	SHEET	10 OF 12

S-001: STRUCTURAL NOTES  
**RIVER MILL PARK**  
**PHASE II**

TOWN OF OCCOQUAN, VIRGINIA

NO.	DATE	COUNTY REVISIONS

**The Engineering Group Inc.**  
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PH 540.710.5987 FX 540.710.5988

# 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 <sup>a</sup>	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 <sup>b</sup> .	--	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	--

<sup>a</sup> WHERE APPLICABLE, SEE ALSO SECTION 1705.11 (IBC 2012), SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.  
<sup>b</sup> 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
<b>S1. MIX DESIGN</b>			
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	--	--
<b>S2. REINFORCEMENT INSTALLATION</b>			
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	--
<b>S5. CONCRETE PLACEMENT</b>			
a. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	X	--	--
<b>S6. SAMPLING AND TESTING OF CONCRETE</b>			
a. TEST CONCRETE COMPRESSIVE STRENGTH (ASTM C31 & C39), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064)	X	--	--



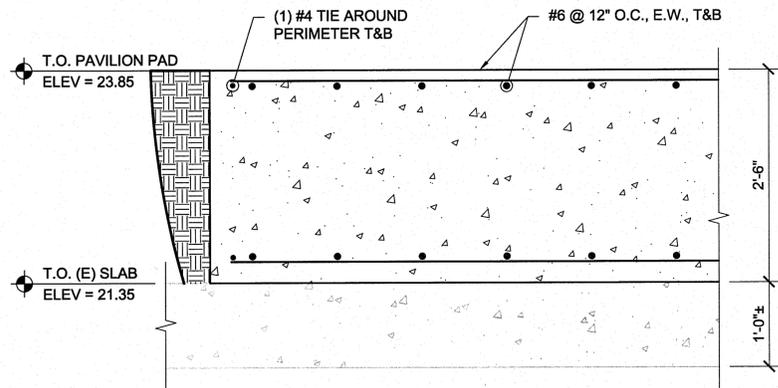
NO.	DATE	COUNTY	REVISIONS

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

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

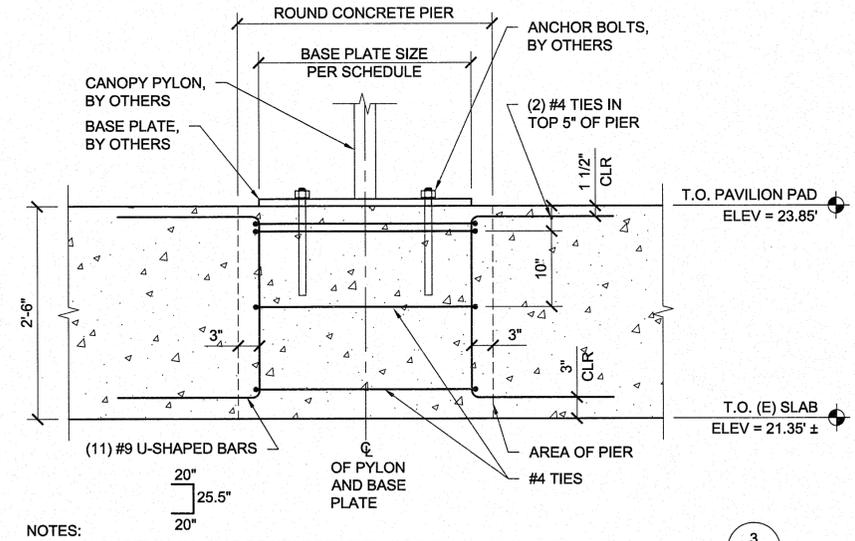
**WOODS • PEACOCK**  
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Phone: 703-658-4400 Fax: 703-658-4404  
E-mail: info@woodspeacock.com

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



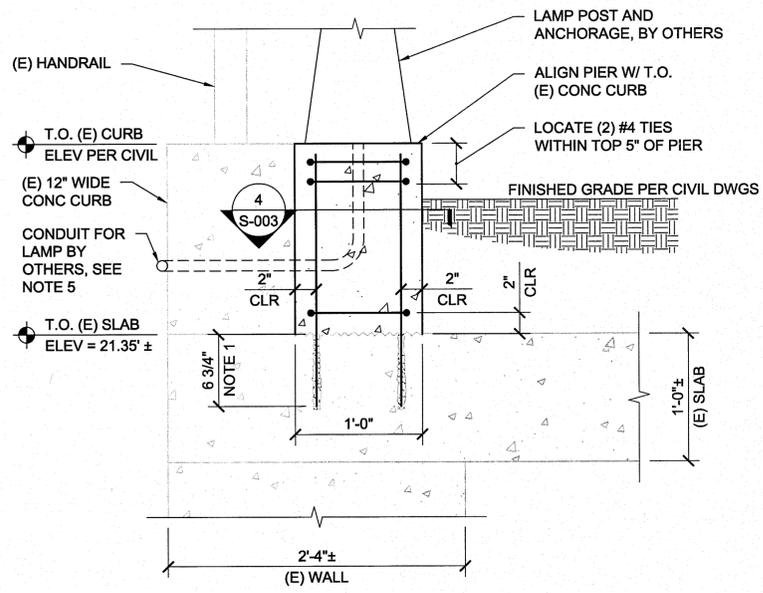
NOTES:  
1. SEE CIVIL DRAWINGS FOR WATERPROOFING DETAILS.

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



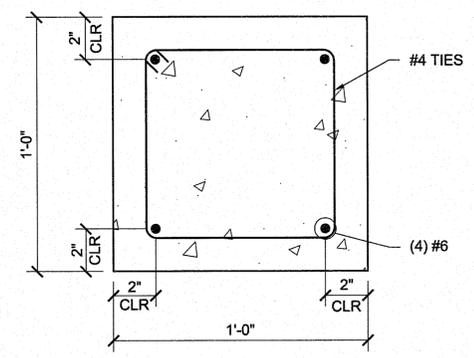
NOTES:  
1. LONGITUDINAL SLAB REINFORCEMENT NOT SHOWN FOR CLARITY.  
2. FACE OF "PIER" IN PAD IS NOTATIONAL TO PLACE REBAR.  
3. SEE CIVIL DRAWING FOR WATERPROOFING DETAILS.

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



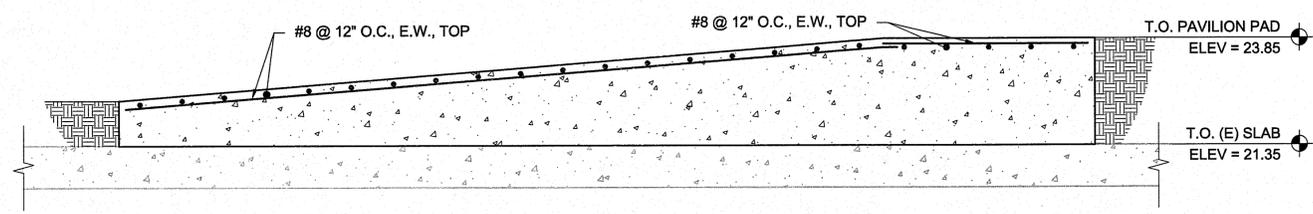
NOTES:  
1. USE HILTI HIT HY-200 ADHESIVE ANCHORING SYSTEM WITH AN EFFECTIVE EMBEDMENT DEPTH OF 6-3/4".  
2. SEE CIVIL DRAWINGS FOR WATERPROOFING DETAILS.  
3. CONTRACTOR TO FIELD LOCATE LAMP POST BASE PIERS TO AVOID CONFLICTS WITH EXISTING FRENCH DRAIN OUTLETS AND EXISTING CURB CUTS.  
4. CONTRACTOR 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"



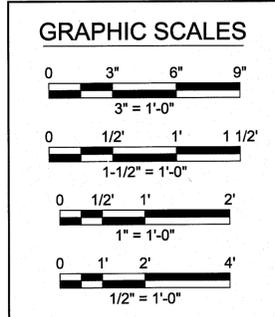
NOTE: COORDINATED LOCATION OF LAMP POSTS WITH CIVIL DRAWINGS.

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  
Phone: 703-658-4400 Fax: 703-658-4404  
E-mail: Info@woodspeacock.com

DATE	ACTION	PROJECT STATUS

ENGINEERING GROUPE PROJECT STATUS

DATE: OCT. 30, 2015  
SCALE: AS SHOWN  
DESIGNER: DPP  
DRAFTSMAN: CAD  
FILE NO. SP-288  
SHEET 12 OF 12



**TOWN OF OCCOQUAN**  
**TOWN COUNCIL MEETING**  
Agenda Communication

<b>8. Regular Business</b>	<b>Meeting Date:</b> December 1, 2015
<b>8 B: Request to Approve Kiely Court Subdivision Plat</b>	

**Explanation and Summary:**

This is a request to approve the Kiely Court Subdivision Plat, contingent on addressing all outstanding comments. The final Site Plan for this project was approved by Town Council during the May 5, 2015 meeting. It is recommended that the Mayor's signature on the plat be withheld until the appropriate project bonds are posted with the Town.

**Engineer's Recommendation:** Recommend approval, contingent on addressing outstanding comments. Further recommend that the plat not be released for recordation until all deeds are fully executed and the appropriate project bonds are posted with the Town.

**Town Attorney's Recommendation:** Concur with Town Engineer's recommendation.

**Town Manager's Recommendation:** Concur with Town Engineer's recommendation.

**Cost and Financing:** N/A  
**Account Number:** N/A

**Proposed/Suggested Motion:**

"I recommend approval of the Kiely Court Subdivision Plat contingent on addressing outstanding comments, and that the plat not be released for recordation until all deeds are fully executed and the appropriate project bonds have been posted with the Town."

OR

Other action Council deems appropriate.

**Attachments: (2)** Staff Report - Kiely Court Subdivision Plat  
Kiely Court Subdivision Plat



# TOWN OF OCCOQUAN

CIRCA 1734 INCORPORATED 1874  
314 MILL STREET, PO BOX 195  
OCCOQUAN, VIRGINIA 22125  
(703) 491-1918 FAX (703) 491-4962  
WWW.OCCOQUANVA.GOV

**TOWN COUNCIL**  
PATRICK A. SIVIGNY, VICE MAYOR  
TYLER C. BROWN  
J. MATTHEW DAWSON  
JIM DRAKES  
JOE MCGUIRE

**TOWN MANAGER**  
KIRSTYN BARR JOVANOVIH

**CHIEF OF POLICE &  
TOWN SERGEANT**  
SHELDON E. LEVI

**TOWN CLERK**  
GREG HOLCOMB

**TREASURER**  
ABIGAIL BREEDING, C.P.A.

**MAYOR**  
ELIZABETH A. C. QUIST

## STAFF REPORT TOWN OF OCCOQUAN Kiely Court

Applicant: Christopher & Jillian Kiely

Date: November 25, 2015

### PART I

#### A. EXECUTIVE SUMMARY

The applicant proposes the subdivision and development of 430 Mill Street as two detached single family dwellings, road network, and associated infrastructure. This staff report evaluates the proposed application as it pertains to town ordinances for conformity.

#### B. DESCRIPTION OF PETITION

The applicant requests approval of the Final Subdivision Plat submission for the above referenced property.

#### B. APPLICABLE REGULATIONS

1. Chapter 54 - Subdivisions
2. Chapter 66 - Zoning

### PART II

#### A. ANALYSIS OF EXISTING CONDITIONS

1. Site Area: +/- 5,917 SF
2. Use: Vacant
3. Zone: B-1
4. Location: The referenced property is located below the Rockledge Mansion at the western end of Mill Street.
5. Buildings/Structures: Stone retaining walls associated with adjoining properties encroach onto the site, as does the historic icebox on Mill Street.

6. Additional Overlay Districts: This site falls within the Old & Historic District.

**B. ANALYSIS OF PROPOSED FINAL SITE PLAN**

1. Use: Residential (SFD)
2. Buildings/Structures: Two single family homes are proposed, along with an entrance driveway/courtyard and retaining walls.
3. Access: Vehicular access is proposed via Mill Street.

The proposed application would subdivide the existing parcel to allow two single family homes (each measuring approximately 24'x36') with a common driveway. As a result of the development and improvements on surrounding parcels, the site is enclosed on all sides by buildings, retaining walls, and on-street parking. Each will be affected by this development. The site plan was previously approved by Town Council in April 2015.

Since this site falls within the Old & Historic District, a Certificate of Appropriateness from the Architectural Review Board has been sought and granted.

**All deeds shall be fully executed and approved by the town attorney**

**Any bonds required by this project shall be posted prior to issuance of the plat for recordation and permits.**

**Any fees associated with the review and approval of the final subdivision plat must be paid.**

PART III

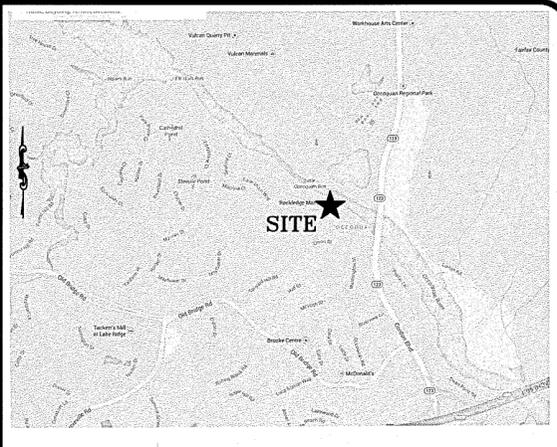
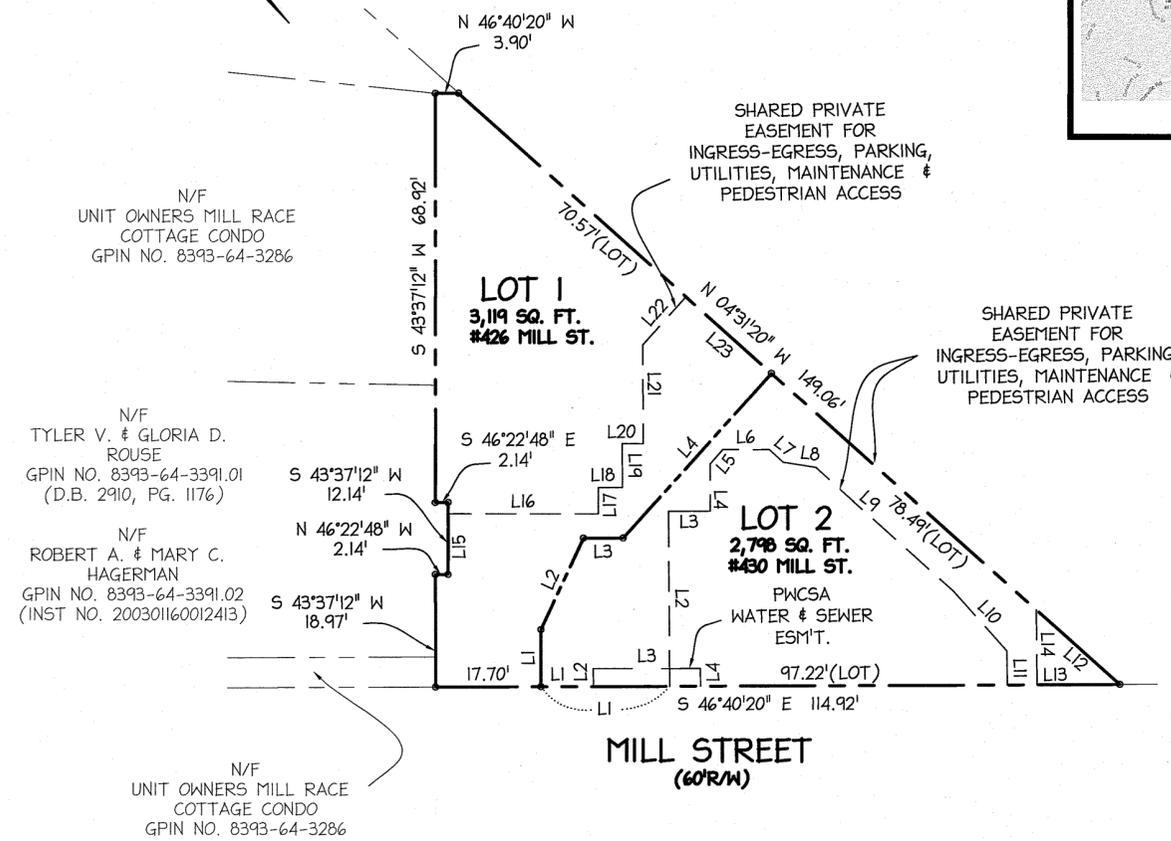
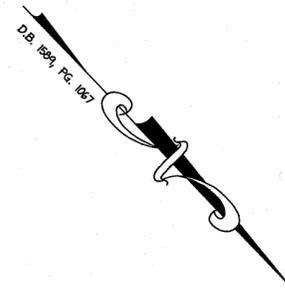
**STAFF CONCLUSIONS**

The proposed Final Subdivision Plat, having been duly reviewed and accepted by Town Staff, has been deemed consistent with the applicable provisions of the Town Code. PWCSA and VDOT have provided no objection to the development, it is therefore Staff's recommendation to grant **approval of the Final Subdivision Plat contingent upon the emboldened items above.**

**PREPARED BY:** Ned A. Marshall, Zoning Administrator, November 25, 2015 *NM*  
**APPROVED BY:** Matthew A. Williams, Asst. Town Engineer, November 25, 2015

**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED ON GPIN NO. 8393-64-2894 AND IS ZONED BI. THE ADDRESS FOR THE SUBJECT PROPERTY IS 430 MILL STREET, OCCOQUAN VIRGINIA.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF CHRISTOPHER & JILLIAN C. KIELY AS RECORDED AMONG THE LAND RECORDS OF THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY, VIRGINIA AT INSTRUMENT NO. 201306280066599.
3. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY SHREVE-SIKES AND ASSOCIATES, DATED JULY 16, 1988 AND ENTITLED "PLAT SHOWING PARCEL 19 PROPERTY OF ROCKLEDGE, INC." AND RECORDED IN THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY, VIRGINIA IN DEED BOOK 1589 AT PAGE 1067.
4. THE SHARED PRIVATE EASEMENT FOR INGRESS-EGRESS, PARKING, UTILITIES, MAINTENANCE AND PEDESTRIAN ACCESS IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TWO COURTYARD PARKING SPACES ARE PROVIDED FOR 430 MILL STREET ONLY. ALL OTHER ON-SITE PARKING SHALL BE INTERNAL TO THE BUILDINGS.
5. THE PARKING AREAS, SIDEWALKS, TRAVELWAYS AND RETAINING WALLS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT THOSE ALONG THE PUBLIC STREETS WHICH ARE TO BE MAINTAINED OR MAINTENANCE SHALL BE PAID BY THE HOMEOWNERS ASSOCIATION.
6. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL.
7. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR ALL STORM DRAINAGE SYSTEMS/SWM/BMP FACILITIES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY. SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES PROVIDED THAT THE DRAINAGE, AND THE THE OWNER'S OR HOMEOWNER'S ASSOCIATION'S ABILITY TO ACCESS THE EASEMENT, IS NOT COMPROMISED. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF DEBRIS AND OTHER MATTER THAT IMPEDES OR THREATENS TO IMPEDE THE FREE FLOW OF STORM WATER.
8. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
9. LATERALS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
10. ACCESS TO THE PROPERTY FOR TOWN AND OTHER EMERGENCY VEHICLES IS AVAILABLE VIA MILL STREET AND POPLAR ALLEY.
11. PROPERTY MONUMENTATION TO BE SET PER TOWN OF OCCOQUAN CODE 54-169 (C).
12. LATERALS OR PORTIONS OF LATERALS LOCATED OUTSIDE THE STATE ROAD RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE OWNER.
13. NO FENCES OR OTHER PERMANENT STRUCTURES ARE PERMITTED ON ANY WATERLINE & SANITARY SEWER EASEMENT WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY.



**VICINITY MAP**

SCALE: 1"=500'

**PARCEL LINES**

LINE	BEARING	DISTANCE
L1	S 43°37'12" W	9.61'
L2	S 68°34'51" W	17.01'
L3	N 46°40'20" W	6.67'
L4	S 85°28'40" W	37.33'

**PWCSA EASEMENT**

LINE	BEARING	DISTANCE
L1	N 46°40'20" W	8.82'
L2	S 43°19'40" W	3.00'
L3	N 46°40'20" W	18.00'
L4	N 43°19'40" E	3.00'

**PRIVATE EASEMENT**

LINE	BEARING	DISTANCE
L1	N 46°40'20" W	21.64'
L2	S 43°19'40" W	29.50'
L3	N 46°40'20" W	7.00'
L4	S 43°20'29" W	7.92'
L5	S 84°49'14" W	3.22'
L6	N 46°40'20" W	7.79'
L7	N 04°32'26" W	3.16'
L8	N 37°13'14" W	5.55'
L9	N 04°20'42" W	31.08'
L10	N 01°57'58" E	13.52'
L11	N 43°08'22" E	5.72'
L12	N 04°31'20" W	18.81'
L13	S 46°40'20" E	13.90'
L14	S 43°08'22" W	12.62'
L15	S 43°37'12" W	10.23'
L16	N 46°22'48" W	25.23'
L17	S 43°42'42" W	4.48'
L18	N 46°40'20" W	4.03'
L19	S 43°19'40" W	7.34'
L20	N 46°40'19" W	3.55'
L21	S 43°27'34" W	16.65'
L22	S 85°27'34" W	10.87'
L23	N 04°31'20" W	19.25'

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE TOWN OF OCCOQUAN, THE DEDICATION OF EASEMENT FOR SEWER AND WATER, OR ACCESS THERETO, OPERATED OR MAINTAINED BY ANY PUBLIC AUTHORITY. SEWER AND WATER EASEMENT TO BE OWNED, OPERATED, OR MAINTAINED BY PRINCE WILLIAM COUNTY SERVICE AUTHORITY.

DATE: 20 NOV 15 NAME: [Signature] TITLE: Captain  
 DATE: 20 Nov 2015 NAME: [Signature] TITLE: Mrs.

**NOTARY PUBLIC**

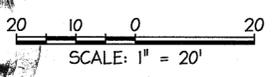
SUBSCRIBED AND SWORN TO BEFORE ME IN THE District of Columbia COUNTY OF Washington ON THIS 20 DAY OF November 2015 city

MARCIA B. BLACKEN  
 District of Columbia Notary Public  
 My Commission Expires February 29, 2020

MY COMMISSION EXPIRES ON 2/29/2020  
 COMMISSION NO. N/A

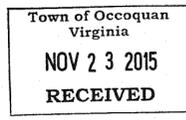
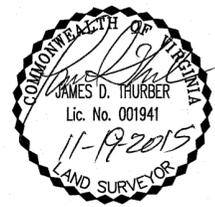
**AREA TABULATION**

LOT 1	3,119 SQ. FT.
LOT 2	2,798 SQ. FT.
TOTAL	5,917 SQ. FT.



**SURVEYOR'S CERTIFICATE**

I, JAMES D. THURBER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY DELINEATED BY THIS PLAT, IS NOW IN THE NAME OF CHRISTOPHER & JILLIAN C. KIELY AS RECORDED IN THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY, VIRGINIA AS INSTRUMENT NO. 201306280066599.



REVISION	
DATE	
Freeland Engineering, PC rfreeland@FreelandEngineeringPC.com 10814 Courthouse Road Fredericksburg, Virginia 22408 Phone: 540.898.3092 Fax: 540.898.2742 www.FreelandEngineeringPC.com	
SUBDIVISION PLAT PROPERTY OF <b>CHRISTOPHER &amp; JILLIAN C. KIELY</b> (INSTRUMENT NO. 201306280066599) TOWN OF OCCOQUAN, VIRGINIA	
Drawn By:	ZAK
Designed By:	TMP
Checked By:	JDT
Date:	2/27/2015
Scale:	1"=20'
County Plan Number:	-
Sheet:	1 of 1



# TOWN OF OCCOQUAN

## TOWN COUNCIL MEETING

### Agenda Communication

<b>8. Regular Business</b>	<b>Meeting Date:</b> December 1, 2015
<b>8 C: Request to Approve Participation in DCR Floodplain Management Training</b>	

#### **Explanation and Summary:**

This is a request to approve the Town Manager's participation in the Virginia Department of Conservation and Recreation's (DCR) *Managing Floodplain Development through the National Flood Insurance Program (NFIP)* course (L273) from January 25-28, 2016 in Blacksburg, VA. There is no fee to take the course.

This class will conclude with an optional exam to be taken on the last day to become a Certified Floodplain Manager (CFM). There is a fee associated with taking the exam: \$450 for non-ASFM (Association of State Floodplain Managers) members; \$100 for individual ASFM members + \$130 individual membership fee (\$230). Government Agency ASFM memberships (\$300) are not eligible for the reduced test rate.

In August of this year, the Town was contacted by DCR to participate in a Community Assistance Visit (CAV) during which the Town's floodplain ordinances were reviewed to ensure compliance with the National Flood Insurance Program. As a result of this meeting, the Town is in the process of working with DCR in reviewing and updating its floodplain ordinance. In addition, the Town has been working with DCR to address issues related to development within the floodplain in order to ensure the Town's continued participation in the NFIP.

It has been recommended in the CAV report that one Town staff or consultant is a CFM or has taken the E273 or L273 class within the next 12 months. The Town Manager's participation in this course will fulfill this recommendation.

The cost associated with this class are related to travel costs, which have been estimated at \$800, and the optional CFM exam. The FY2015 budget includes \$1,500 for Travel Reimbursement under Administration. To date, no funds under Administration have been spent for travel reimbursement.

**Engineer's Recommendation:** Recommend one staff member be trained as a Certified Floodplain Manager through the classes offered, and that staff member also sit for the CFM certification test.

**Town Attorney's Recommendation:** Concur with Town Engineer's recommendation.

**Town Manager's Recommendation:** Concur with Town Engineer's recommendation.

**Cost and Financing:** NTE \$1,100  
**Account Number:** General Fund - Travel/Training

**Proposed/Suggested Motion:**

"I move to set a not-to-exceed amount of \$1,100 from Training and Travel for the Town Manager to attend the floodplain management course in Blacksburg, VA in January 2016."

OR

Other action Council deems appropriate.

**Attachments: (3)** Training Course Description  
CFM Exam Application Package  
ASFM Membership Application

# VA Floodplain Management Program COURSE ANNOUNCEMENT



<b>COURSE CODE</b>	L-273
<b>COURSE TITLE</b>	Managing Floodplain Development through the National Flood Insurance Program (NFIP)
<b>COURSE LOCATION</b>	Latham Hall, Room 311, Blacksburg, VA 24061
<b>COURSE DATES</b>	January 25 to 28, 2016, CFM Exam on January 29, 2016.
<b>COURSE TIMES</b>	Monday through Thursday 8:30 AM – 4:00 PM, CFM exam Friday 9:00 AM – Noon. (see below)
<b>COURSE DESCRIPTION</b>	This EMI course is designed to provide an organized training opportunity for local officials responsible for administering their local floodplain management ordinance. The course will focus on the NFIP and concepts of floodplain management, maps and studies, ordinance administration, and the relationship between floodplain management and flood insurance.
<b>Why take this course?</b>	Since local communities plan for, determine and supervise land use, implementation of the NFIP is done at the local level. The course will give the local floodplain manager an overview of the NFIP, and assist them with their day-to-day tasks. VA DCR is hosting this course to provide jurisdictions with the training needed to maintain a strong floodplain management program. Funding for the training is being provided by FEMA.
<b>INSTRUCTORS</b>	This course will be taught by EMI trained instructors from FEMA Region III. VA DCR Floodplain Program staff will supplement the training.
<b>TARGET AUDIENCE/DISCIPLINE</b>	Local officials responsible for administering local floodplain management ordinances. The course is limited to 30 participants. Preference will be given to community floodplain managers.
<b>CECs</b>	Yes. This class can be submitted to the Association of State Floodplain Managers (ASFPM) for 12 core Certified Floodplain Manager (CFM) continuing education credits.
<b>COST</b>	Free. Lunch will be on your own.
<b>Certified Floodplain Manager Exam</b>	The CFM exam will be at 9:00 AM on Friday, January 29, 2016. The CFM is a certification program provided by ASFPM. For more information about the program or to register for the exam, visit the website at <a href="http://www.floods.org">www.floods.org</a> .

If you wish to register for this class, please fill out the attached training application and mail or fax it to the address at the bottom. If you have any further questions, please contact Charles Kline at 804-625-3978 or [charles.kline@dcr.virginia.gov](mailto:charles.kline@dcr.virginia.gov)

*Confirmations for training will be sent via email when possible.*

**EXAM APPLICATION PACKAGE**

for the

**ASFPM CERTIFIED  
FLOODPLAIN MANAGER PROGRAM**  
(CFM® Program)



Administered by the  
**ASSOCIATION OF STATE FLOODPLAIN MANAGERS, Inc.**





# EXAM APPLICATION PACKAGE

## ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM



CFM® is a registered trademark of the ASFPM Certified Floodplain Manager Program and available only to individuals certified under the ASFPM Certification Program. For more information on the ASFPM Certification Program, go to our website at [www.floods.org](http://www.floods.org)

This is the application package for registration to the Association of State Floodplain Managers (ASFPM) Certified Floodplain Manager Program (CFM® Program), as developed by the ASFPM Certification Board of Regents (CBOR). It includes an application, Disclaimer, Code of Ethics, and Employment Verification form. The initial ASFPM CFM® certification will be awarded upon successful completion of three steps:

1. Submitting completed application and fee.
2. Submitting a completed Employment Verification Form.
3. Receiving a grade of 70% or higher on the certification exam.

The application form requires basic information regarding the applicant's identity and one Employment Verification Form. Optional information is requested to help the ASFPM maintain demographic information and determine the fairness of the exam. The application form shall be signed by the applicant, acknowledging that the award of certification will be based upon meeting all the minimum qualification requirements and achieving a satisfactory score on an exam to be prepared and scored by ASFPM. The applicant shall further agree to sign and abide by the [ASFPM Code of Ethics](#).

.....

Please complete the required forms and return them with your application fee. **This fee includes your initial two-year certificate; additional fees will be required when you apply for renewal in two years.** Upon receipt, review, and approval of a completed application, you will be notified by email of eligibility to take the exam. A photo I.D. will be required at the time of exam for the purpose of identification.

### Submittal Checklist:

- Verification of current ASFPM Membership (to receive exam discount)
- Completed Application Form (pages 3-9)
- Application Fee (see page 5 of this application)

**Mail all materials, including fee to: ASFPM, 575 D'Onofrio Drive, Suite 200, Madison, WI 53719**

Important -- Report address and/or employment changes immediately.  
***Thank you for applying to be a Certified Floodplain Manager.***

.....

**ADA Compliance-** The Association of State Floodplain Managers, Inc. acknowledges the need and desirability to provide reasonable accommodations to prospective applicants for certification and recertification with a qualified disability. Special arrangements may be made available for applicants for certification at the examination site by submitting a written request to the Association with a letter from licensed physician or health care specialist knowledgeable of the requester's disability stating the specific needs to be accommodated. An accommodation will be provided to qualified individuals with disabilities to the extent the accommodation does not fundamentally alter the examination, cause disruption to other test takers or cause an undue burden to the Association. The Association may deny special accommodations which include but are not limited to unlimited testing time, modification of the format or content of the examination, paraphrasing or translating the test materials by a reader or interpreter. All requests for accommodations must be sent to the Association of State Floodplain Managers, Inc., 575 D'Onofrio Drive, Suite 200, Madison, WI 53719 and received by the Association not less than thirty (30) days prior to the date of the examination. Late requests for an accommodation may not be honored.





\_\_\_\_\_  
Last Name First MI

Have you completed any of the following training courses?

- |                       |                       |  |
|-----------------------|-----------------------|--|
| Yes                   | No                    | Course Name  |
| <input type="radio"/> | <input type="radio"/> | FEMA's Managing Floodplain Development through the NFIP (FEMA-273) |
| <input type="radio"/> | <input type="radio"/> | FEMA's Managing Floodplain Development through the NFIP (FEMA 480) |
| <input type="radio"/> | <input type="radio"/> | Exam Refresher   |
| <input type="radio"/> | <input type="radio"/> | Any other Federal floodplain management training courses           |
| _____                 |                       |  |
| <input type="radio"/> | <input type="radio"/> | Any State floodplain management training courses                   |
| _____                 |                       |  |
| <input type="radio"/> | <input type="radio"/> | Any related FPM courses:   |
| _____                 |                       |  |

List all other State or association registrations, licenses, or certifications you presently hold:  
\_\_\_\_\_  
\_\_\_\_\_

Have you ever been registered by any other Certified Floodplain Manager Program(s)?  
YES  NO  Certification # \_\_\_\_\_  
Name of program(s) \_\_\_\_\_  
\_\_\_\_\_  
Date Issued \_\_\_\_\_

***If you live in a state which has an ASFPM accredited certification program, you must apply to them for administration of the certification program.***

**Location and Date (If known) of Exam in which you are applying:**  
\_\_\_\_\_  
\_\_\_\_\_

**PAYMENT METHOD**

Please see following page for Fee Schedule

- Check enclosed       Credit Card       Purchase Order

Check or Purchase Order Number \_\_\_\_\_

**PAYMENT AMOUNT TOTAL \$** \_\_\_\_\_

Card # \_\_\_\_\_ Expiration Date \_\_\_\_\_ CCV # \_\_\_\_\_

Card Holder's Name \_\_\_\_\_ Cardholders Zip Code \_\_\_\_\_

SIGNATURE \_\_\_\_\_



**Fee Schedule FY16**  
**ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM**



**October 2015**

**FEES**

The following fees have been established in compliance with ASFPM Policy: CFM® Fee Schedule:

**Discounted**

	<u>Fee</u>	<u>Member Fee*</u>
Application packet, processing, & exam	\$450	\$100
Re-take Exam Fee	\$50	\$50
Biennial Renewal Fee	\$425	\$110 (\$70 early bird discount)
Late Renewal Fee	\$75	\$75

1. An applicant can become a member of ASFPM at the same time they apply for the exam. Download the one page membership application at [www.floods.org](http://www.floods.org)
2. \* To be eligible for the discounted member exam or renewal rate the applicant needs to be an individual member or student (full time enrollment) member of ASFPM at the time of application and throughout the duration of the certification period. Corporate, Agency, and Chapter Partners do not make an applicant eligible for the member rate in this certification process.
3. When an applicant cancels from a scheduled exam, with at least two weeks notice to the ASFPM Executive Office, he/she may receive a 50% refund. No refund will be given if the cancellation occurs with less than two weeks notice. An exam may be rescheduled within 1 year.

I also hereby agree to the fees and payment methods as indicated above.

**Signed** \_\_\_\_\_ **Date** \_\_\_\_\_

**Printed Name** \_\_\_\_\_  
*Last Name* *First* *MI*



**Code of Ethics**  
**ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM**



A copy of this signed document must be submitted with the Certified Floodplain Manager (CFM®) application. **Certified Floodplain Managers will agree to follow the Code of Ethics below.**

**As a CFM®, I agree to fully comply with the following tenets of the Code of Ethics in all of my professional responsibilities. I will:**

- Protect the health, safety, property, and welfare of the public in the practice of my profession;
- Establish and maintain a high standard of integrity and practice;
- Practice honesty and integrity in all of my professional relationships with the public, peers, and employer;
- Be truthful and accurate in my professional communications;
- Not express a professional opinion in deposition or before a court, administrative agency, or other public forum which may be contrary to generally accepted scientific and floodplain management principle, without fully disclosing the basis and rationale for such an opinion;
- Foster excellence in floodplain management by staying abreast of pertinent issues;
- Enhance individual performance by attention to continuing education and technology;
- Avoid conflicts of interest resulting in personal gain or advantage;
- Be economical in the utilization of the nation’s resources through the effective use of funds, accurate assessment of flood-related hazards, and timely decision-making;
- Maintain the confidentiality of privileged information;
- Promote public awareness and understanding of flood-related hazards, floodplain resources, and flood hazard response; and
- Be dedicated to serving the profession of floodplain management and to improving the quality of life.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_  
*Last Name* *First* *MI*



**Decertification**  
**ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM**



It shall be the policy of the ASFPM to identify situations where a CFM® may be decertified, as outlined below:

1. A CFM® may be decertified for failure to fulfill the requirements specified in the Policy: CFM® Renewal by the renewal date.
  - a. A CFM® decertified for failure to fulfill the requirements specified in the Policy: CFM® Renewal, must wait 12 months from date of decertification before being eligible to take the CFM® exam.
  
2. A CFM® may be decertified for unprofessional conduct if he/she has:
  - a. Been convicted of a crime or any felony directly related to his or her professional duties;
  - b. Falsified, intentionally destroyed, or modified official records or documents relating to his or her professional duties, or otherwise knowingly provided misleading information related to his or her duties or floodplain management;
  - c. Received or solicited money or anything of value directly or indirectly that may be expected to influence his or her actions or judgment in a manner outside of commonly acceptable practices or values;
  - d. Used his or her position in an illegal, dishonest, or unprofessional way to influence or gain a financial or other benefit, advantage or privilege for his or her benefit or for benefit of his or her immediate family or organization with which he or she is associated; or
  - e. Violated the Policy: Code of Ethics.
  - f. Information on a CFM's unethical behavior must be submitted to the ASFPM Executive Office in writing. No anonymous submittals will be accepted. If the President of the CBOR determines that consideration of decertification may be warranted, the charges and all supporting documentation will be provided to the CFM® by certified mail. The CFM® shall have 30 days upon receipt thereof to respond in writing to the charges.
  
3. If a CFM® has not fulfilled the renewal requirements by the renewal date or has not responded to the charges of unprofessional conduct by the specified deadline, he or she will be sent a registered letter of decertification, stating that the he/she may not classify him or herself as an "ASFPM Certified Floodplain Manager" or use the ASFPM Registered Trademark CFM® in any way for a period of time specified in the letter. He/she may reapply to take the CFM® exam after that date.
  
4. If the CFM® does submit the appropriate papers by the deadline, the procedures in the Policy: Appeals – Decertification shall be followed.

**Signed** \_\_\_\_\_ **Date** \_\_\_\_\_

**Printed Name** \_\_\_\_\_  
*Last Name*
*First*
*MI*



**Acknowledgement & Disclaimer**  
**ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM**



I have read and agree to abide by the foregoing rules and procedures of the Association of State Certified Floodplain Managers (ASFPM) Certified Floodplain Manager Program (CFM® Program) as adopted by the Certification Board of Regents (CBOR). I also agree to complete all application requirements, provide necessary documentation, and take all exams as may be required for the processing of my application. I understand that award of certification will be based upon achieving a satisfactory grade. Upon my award of the Certified Floodplain Manager (CFM®) designation, I agree to be bound by the conditions of renewal as contained in the CFM® Program Charter. I further understand that the fee submitted with this application is 50% refundable if I cancel from taking the exam with at least two weeks notice and that the materials submitted for consideration become the property of ASFPM. I understand the schedule of fees and the additional criteria to keep my certification current.

I agree to hold the ASFPM and its members, officers, agents, and examiners free from any damage or claim for damage or complaint by reason of any action taken in connection with this application, the attendant exams, the grades with respect to any exam, the failure of the ASFPM to register me as a CFM® and any other aspect of the CFM® Program. I hereby grant permission to ASFPM and the CBOR to seek any information or references it deems fit in securing my credentials pertinent to this application.

I further agree that if registered as a CFM®, upon the revocation, suspension, or cancellation of my certification by action of the CBOR, I shall return my Certificate, and any other items issued as part of the CFM® Program to the ASFPM Executive Office.

The information which I have provided in this application is truthful. I understand that providing false information of any kind may result in the voiding of this application and failure for me to be registered as a CFM®, or the possible revocation of my certification.

I understand that all information provided as part of this application will remain strictly confidential to ASFPM unless authorized by me in writing to release the information to a requesting party.

**I hereby attest that the information provided is factual and that I have carefully read and fully understand all conditions, code of ethics, rules, and procedures of CFM® Program and do hereby agree to conform to all of the same conditions, rules, and procedures.**

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_  
*Last Name First MI*



**PROFESSIONAL EMPLOYMENT VERIFICATION FORM**  
**ASFPM CERTIFIED FLOODPLAIN MANAGER PROGRAM**

In lieu of this form, a letter of verification incorporating the requested information is acceptable. **The supervisor or agency head, listed below will be notified of the applicant's successful completion.** *Note:* Self-employed persons may use a professional reference other than a supervisor.

\_\_\_\_\_  
*Applicant Name*

\_\_\_\_\_  
*Applicant's Title* *Employed From/To*

\_\_\_\_\_  
*Employing Organization*

Mr.  Ms.  \_\_\_\_\_  
*Supervisor or Agency Head Name* *Title*

\_\_\_\_\_  
*Supervisor or Agency Head Address* *City/State/Zip*

\_\_\_\_\_  
*Supervisor or Agency Head Phone* *Email*

I, \_\_\_\_\_, (Supervisor) certify that I have supervised/employed the above listed applicant. I know of my own knowledge that said person was employed as indicated and that his/her regular responsibilities included floodplain management and other related duties.

Briefly describe job responsibilities of applicant. Please indicate if other than full time:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
*Supervisor or Agency Head Signature* *Date*

**Mail to: ASFPM, 575 D'Onofrio Drive, Suite 200, Madison, WI 53719**



# Association of State Floodplain Managers, Inc.

575 D'Onofrio Drive., Ste. 200 Madison, WI 53719 [www.floods.org](http://www.floods.org) memberhelp@floods.org

**2015 APPLICATION** CHECK ONE:

NEW

RENEWAL

MEMBER ID # \_\_\_\_\_

MR./MS. \_\_\_\_\_ NAME (F/M.I./L) \_\_\_\_\_ SUFFIX (ex. P.E., CFM) \_\_\_\_\_

TITLE \_\_\_\_\_

ORGANIZATION \_\_\_\_\_

PRIMARY EMAIL \_\_\_\_\_ 2<sup>nd</sup> EMAIL \_\_\_\_\_

*\* Newsletters are sent out electronically. Add \$25 to your fee if you prefer to receive hard copies.*

OFFICE PHONE \_\_\_\_\_ EXT. \_\_\_\_\_ MOBILE PHONE \_\_\_\_\_

OFFICE ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ POSTAL CODE \_\_\_\_\_

HOME ADDRESS\* \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ POSTAL CODE \_\_\_\_\_

PRIMARY ADDRESS:  OFFICE  HOME

*\* Your home address is required for the purpose of electing the ASFPM Board of Directors. You may choose not to provide this information and waive your voting privilege. You may add/change your home address at any time.*

**Member Categories** (dues apply to the calendar year)

*\* Only Individual Membership qualifies for CFM discounts*

- Individual Member .....\$130
- Student (must be full time).....\$25
- HARD COPY NEWSLETTER**.....\$25

**Partner Categories** (fill out one form for each contact)

- Government Agency (2 contacts) .....\$300
- Corporate – includes web link!** (fee varies by Company size)
- CP < 10 = 1-10 employees (receive 1 contact) ..... \$200
- CP < 100 = 11–100 employees (receive 2 contacts).....\$400
- CP > 100 = 100+ employees (receive 4 contacts).....\$800
- HARD COPY NEWSLETTER (Add per Contact)**.....\$25

**Affiliation (required, select one only):**

- Local Government
- State Government
- Federal Government
- Private Organization
- Nonprofit Organization
- Academia
- Other \_\_\_\_\_

**Primary Discipline (required, select one only):**

- Administrative/Management
- Emergency Management
- Engineering
- Environmental Management
- Mitigation
- Outreach
- Planning
- Project Management
- Regulatory

**ASFPM COMMITTEES:** Please check the appropriate lines below to indicate your interest in any of our policy committees. By checking the committees below you will be included in any email notices that are sent to that committee regarding current activities and items of interest.

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Arid Regions     | <input type="checkbox"/> Flood Insurance   | <input type="checkbox"/> Mapping & Engineering          | <input type="checkbox"/> Nonstructural Floodproofing |
| <input type="checkbox"/> Coastal Issues   | <input type="checkbox"/> Flood Mitigation  | <input type="checkbox"/> Natural & Beneficial Functions | <input type="checkbox"/> Professional Development    |
| <input type="checkbox"/> International    | <input type="checkbox"/> Flood Regulation  | <input type="checkbox"/> Stormwater Management          | <input type="checkbox"/> Training & Outreach         |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> No Adverse Impact |   |  |

**Method of Payment:**

- Check Enclosed -- # \_\_\_\_\_
- Purchase Order Enclosed -- # \_\_\_\_\_
- Please send invoice
- Credit Card – Credit Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_ Security Code \_\_\_\_\_



**TOWN OF OCCOQUAN**  
**TOWN COUNCIL MEETING**  
Agenda Communication

<b>8. Regular Business</b>	<b>Meeting Date:</b> December 1, 2015
<b>8 D: Request to Set Not-To-Exceed Amount for Purchase of Equipment Trailer</b>	

**Explanation and Summary:**

This is a request to set a not-to-exceed amount for the purchase of an equipment trailer for use with the Town maintenance vehicle. The trailer will be used to aid in maintenance and public safety activities and hauling equipment including safety cones, and seasonal equipment including snow blower, holiday wreaths and craft show equipment. The use of a trailer will aid in more efficient use of staff time in various activities including Craft Show set up and break down, snow removal activities, and various public safety activities requiring safety cone placement and removal.

Public Safety grant funds can be utilized for this purchase. There is \$14,206 available from the FY2015 Public Safety Grant.

**Police Chief's Recommendation:** Recommend approval.

**Town Manager's Recommendation:** Recommend approval.

**Cost and Financing:** NTE \$1,200

**Account Number:** General Fund, Equipment and Tools (Public Safety Grant)

**Proposed/Suggested Motion:**

"I move to set a not-to-exceed amount of \$1,200 for the purchase of an equipment trailer using Public Safety Grant funds."

OR

Other action Council deems appropriate.

**Attachments: None**



**TOWN OF OCCOQUAN**  
**TOWN COUNCIL MEETING**  
Agenda Communication

<b>8. Regular Business</b>	<b>Meeting Date:</b> December 1, 2015
8 E: Request to Approve Not-To-Exceed Amount for Conference Room Table and Chairs	

**Explanation and Summary:**

This is a request to set a not-to-exceed amount of \$2,000 for the purchase of a table and chairs for the lower level conference room. The FY2016 CIP included \$2,000 for this purpose.

**Town Manager's Recommendation:** Recommend approval.

**Cost and Financing:** NTE \$2,000

**Account Number:** CIP - Administration - Conference Room

**Proposed/Suggested Motion:**

"I move to set a not-to-exceed amount of \$2,000 for the purchase of a table and chairs for the lower level conference room."

OR

Other action Council deems appropriate.

**Attachments: None.**