



**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)

---

**Occoquan Town Council**  
**Regular Meeting**  
**March 3, 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. February 3, 2015 Regular Meeting Minutes
  - b. February 5, 2015 Special Meeting Minutes
5. **Councilmember Reports**
6. **Mayor's Report**
7. **Staff Reports**
  - a. Town Attorney
  - b. Town Engineer
  - c. Town Manager
  - d. Chief of Police
  - e. Boards and Commissions
8. **Regular Business**
  - a. Request to Approve River Mill Park Site Plan
  - b. Request to Approve Resolution for Encroachment of 1804 Right of Way and Thirty Foot Prescriptive Right of Way
  - c. Request to Endorse Proposals Related to the Development of the River Mill Park
  - d. Request to Approve Revised Location of Trail at River Mill Park
  - e. Request to Discuss and Identify Public Safety Goals for the Town of Occoquan

**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**

*Work Session to immediately follow conclusion of regular meeting business.*

**Work Session Meeting  
March 3, 2015**

**1. Call to Order**

**2. Regular Items**

- a. Proposed Fiscal Year 2016 Budget and Capital Improvement Plan Work Session (#2)

**3. Adjournment**



**OCCOQUAN TOWN COUNCIL**  
**Regular Meeting Minutes - DRAFT**  
**Town Hall - 314 Mill Street, Occoquan, VA 22125**  
**Tuesday, February 3, 2015**  
**7:00 p.m.**

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

**1. Call to Order**

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

**2. Pledge of Allegiance**

**3. Citizen's Time**

Mr. Paul Van Der Eijk asked if there were plans for the lighting of Riverfront Park. Mayor Quist advised him that this has been and Mr. Reese would update the Council in his report.

**4. Approval of Minutes**

It was moved to approve the minutes of the January 6, 2015 Council Meeting Minutes.

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

It was moved to approve the January 20, 2015 Work Session Meeting Minutes.

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

**5. Council Member Reports**

Councilmember Drakes noted that as we go into the budget process we need to reach out to the business community better.

Councilmember McGuire reported that the Planning Commission has divided up the work to gather information for the update to the Town's Comprehensive Plan. He further stated that Delegate Surovell facilitated a discussion with a contact in Richmond regarding the kayak launch. Councilmember McGuire also requested that the Town Manager look into roadway striping in Town. Ms. Jovanovich informed the Council that the FY 16 CIP Budget has roadway striping included.

## 6. Mayor's Report:

Mayor Quist thanked staff for their work last week during the snow event. She then noted a letter she received from a resident regarding the proposed town homes in front of Rockledge and the concern of the impact the townhomes will have on the line of sight of the historic home. Finally, she updated the Council on a matter regarding the Workhouse Arts Festival and a meeting she and Ms. Jovanovich had with their CEO. She stated that she wanted to reach out to Workhouse Arts Center and further discuss how the Town and the Center could identify partnerships with an understanding that they will not hold an event on a Town Craft Show date in the future. She requested consensus from the Council to move forward with these discussions. The Council agreed.

## 7. Staff Reports

**Report of Town Attorney:** Mr. Crim, Town Attorney, was absent. No report was given.

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

1. Land Disturbance Report:
  - a. Fairfax Water River Station tank demolition
  - b. Occoquan Heights
  - c. 124 Poplar Alley
  - d. Gaslight Landing
  - e. Vistas at Occoquan
  - f. Rivertown Overlook
2. Zoning Approvals  
Mr. Reese reported there were several zoning approvals.
3. Noted that Occoquan Heights has requested a bond release.
4. Department of Environmental Quality has approved VSMP authority to the Town.
5. Discussed an issue regarding the County Supervisors and potential actions towards the funding for underground utilities for Route 123 and Route 1.
6. Participated in a conference call with VDOT regarding the Washington Street sidewalk project. VDOT agreed not to work during the Craft Show weekends. It was noted that VDOT was open to the ideas expressed by Council regarding brick pavers and crosswalk signage. VDOT requested assurance that the Town would assume responsibility of maintaining a brick sidewalk.

**Mayor Quist asked the Council if they agreed that the sidewalk should be brick and will be maintained by the Town. There was a consensus among the Council.**

7. A meeting with Supervisor Mike May's office occurred to discuss lifting proffers from the Oaks III/Tanyard Hill property purchased by the Town in the summer of 2014. It was decided that the best course of action would be to vacate the zoning to remove the proffers but maintain the conservation easement.

It was moved to authorize the Mayor to send a letter on behalf of the Occoquan Town Council to the Prince William County Occoquan Supervisor, The Honorable Mike May, to request County initiated rezoning of the Tanyard Hill Road property to its original zoning designation A1, with the removal of all proffers associated with the property.

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

8. Riverfront Park
  - a. The park is on time and on budget.
  - b. Park entrance and restroom facility site plan is before the Planning Commission; may request approval from the Planning Commission pending satisfaction of all the groups reviewing the plans.
  - c. Utility companies are designing the utilities for the relocation efforts to remove the overhead facilities and put them on the walking bridge.
  - d. Structural engineering package has been submitted to VDOT for approval.
  - e. Geotechnical engineer has been on site for soil borings with lab analysis occurring sometime next week.
  - f. The Water Authority has requested a plat that will incur an additional \$1,500.
  - g. Town Ordinance requires a lighting plan to be designed. A lighting consultant was hired to complete. This incurred an additional cost of \$2,900.
  - h. The Work Session on January 20, 2015 provided good feedback for the design of the pavilion facility.
  - i. Working with U.S.A. Shade for a canvass pylon to finalize the canopy portion of the facility.
  - j. Resolution of a storm water runoff issue that was not part of the original design. Fairfax Water Authority agreed to resolve the storm water problem on the site.
9. Reviewing the Building Official request for proposals; two bidders were received.

**Report of Town Manager:** Ms. Kirstyn Jovanovich, Town Manager, reported on the following:

1. Reminded Council that she will be out February 12-13 for the Virginia Local Government Managers Association conference.
2. Further reminded the Council that FY 16 Budget discussions begin on February 17, public hearings in April with final approval by May 5, 2015.
3. Reported that Mr. Brill has been cleaning up the Annex facility. This included selling surplus property. He is currently building a fence section to block the outside storage area.
4. The Coffee House of Occoquan has been padlocked by the Commonwealth of Virginia. Town staff is working on calculating what may be owed to the Town and will move forward with appropriate liens.
5. The Town has collected \$5,224 in delinquent BPOL taxes to date; this does not include penalties and interest charges.
6. Delinquent Meals Tax includes four months for Occoquan Inn, Pink Bicycle paid some months but is still behind two months, and the Coffee House is still delinquent two months. The Treasurer is taking action to further resolve these delinquencies.
7. Approximately \$131,000 has been spent to date on the Riverfront Park project, which is reimbursable by Prince William County's Capital Improvement Plan.
8. Requested Council's consent in forming a resident's committee to research and apply for grants to be utilized by the Town.

**Report of Chief of Police:** Chief Levi provided a report on public safety activities during January 2015.

**Boards and Commissions:**

Architectural Review Board Report: Ms. Brenda Seefeldt, Chair, reported on the following activities:

1. The ARB approved three signs, two exterior elevations and two certificates of appropriateness.

**8. Regular Business**

**8A. River Park Naming**

It was moved to recommend "Oronocah Park" to Fairfax Water as the name for the future river park located at the west end of Mill Street."

**A motion was made by Councilmember Brown, but did not receive a second.**

It was moved to recommend "River Mill Park" to Fairfax Water as the name for the future river park located at the west end of Mill Street."

**A motion was made by Councilmember McGuire, seconded Councilmember Dawson that the Action Item be approved. The motion carried 4-1, with Councilmember Brown voting Nay.**

**8B. Proposed Removal of Parking Spaces in Front of Mamie Davis Park**

It was moved to remove two on street parking spaces in front of Mamie Davis Park.

**A motion was made by Vice Mayor Sivigny, seconded Councilmember Brown that the Action Item be approved. The motion carried 3-2, with Councilmember Dawson and Councilmember McGuire voting Nay.**

**8C. Fiscal Year 2016 Goal Setting Discussion - Continued from January 20, 2015**

It was moved to adopt the goals of Council for the remainder of the two year term: Parking Issues; Pedestrian Safety and Access; Historic preservation and Town appearance; Riverwalk Project; Community Programming and Development; Stormwater Management.

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

**8D. Request to Approve Town Council 2015 Meeting Schedule**

It was moved to approve the 2015 Council Meeting Schedule as presented.

**A motion was made by Councilmember Dawson, seconded Councilmember McGuire that the action item be approved. The motion carried, unanimous.**

**8E. Request to Appropriate Funding for Police Vehicle Graphics Package**

It was moved to appropriate an amount not to exceed \$1,000 to purchase a permanent graphics package for the Town's Police vehicle from public safety grant funds.

**A motion was made by Councilmember McGuire, seconded Councilmember Drakes that the action item be approved. The motion carried, unanimous.**

**9. Closed Session**

Vice Mayor Sivigny moved that the Council convene in closed session to discuss as permitted by Virginia Code Section 2.2-3711(A)(1), a personnel matter involving consideration or interviews of candidates for employment or appointment to the Architectural Review Board, Board of Zoning Appeals and Planning Commission. Councilmember McGuire seconded. **The Motion Carried unanimously.**

The Council came out of closed session at 8:59 p.m. Vice Mayor Sivigny moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion

to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. Councilmember Drakes seconded. **Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

### Appointments to Boards and Commissions

It was moved to appoint Ms. Kathleen Alden, Business Representative to the Architectural Review Board.

**A motion was made by Councilmember Dawson, seconded by Vice Mayor Sivigny. Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

It was moved to appoint Mr. Danniell Braswell to the Architectural Review Board, contingent on the closing of his home and obtaining residency in the Town of Occoquan.

**A motion was made by Councilmember Dawson, seconded by Councilmember McGuire. Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

It was moved to appoint Mr. David Irwin to the Planning Commission.

**A motion was made by Councilmember Brown, seconded by Vice Mayor Sivigny. Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

It was moved to appoint Mr. Brett Stevens to the Planning Commission.

**A motion was made by Vice Mayor Sivigny, seconded by Councilmember McGuire. Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

It was moved to submit three names to the Prince William County Circuit Court for appointment to the Board of Zoning Appeals: Ms. Teresa Jansen, Mr. Earnie Porta, and Ms. Pauline Brown.

**A motion was made by Councilmember Dawson, seconded by Councilmember McGuire. Motion passed, Ayes- Councilmember Brown,**

**Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

It was moved to submit three names to the Prince William County Circuit Court nominate for appointment to the Board of Zoning Appeals, to fulfill the unexpired term of Mr. Leo Smith: Ms. Vicky Somma, Mr. Ramsey Baerga, and Ms. Betty Dean.

**A motion was made by Councilmember Dawson, seconded by Councilmember Drakes. Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny by roll call vote.**

#### **10. Adjournment**

The meeting adjourned at 9:03 p.m.

---

Greg Holcomb, Town Clerk



**OCCOQUAN TOWN COUNCIL**  
**Special Meeting Minutes - DRAFT**  
**Town Hall - 314 Mill Street, Occoquan, VA 22125**  
**Thursday, February 5, 2015**  
**7:00 p.m.**

**Present:** Mayor Elizabeth Quist, Vice Mayor Pat Sivigny, Councilmembers Tyler Brown and Jim Drakes

**Staff:** Kirstyn Barr Jovanovich, Town Manager; Sheldon Levi, Chief of Police; Martin Crim, Town Attorney; Krista Forcier, Craft Show Director

**Public:** Brian Reese; Daniel Harvill, PLLC, Attorney

**Absent:** Councilmembers J. Matthew Dawson and Joe McGuire

### **Special Meeting**

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

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

Vice Mayor Sivigny moved that the Council convene in closed session to discuss as permitted by Virginia Code Section 2.2-3711(A)(1), a personnel matter involving consideration or interviews of candidates for appointment and Virginia Code Section 2.2-3711(A)(7), consultation of legal counsel or another matter requiring advice of counsel, in this case copyright and trademark issues. Councilmember Drakes seconded. **The motion carried unanimously.**

The Council came out of closed session at 8:35 p.m. Vice Mayor Sivigny moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. Councilmember Brown seconded. **Motion passed, Ayes- Councilmember Brown, Councilmember Drakes and Vice Mayor Sivigny, by roll call vote.**

**2.** Ms. Jovanovich provided an update regarding previously discussed public safety items, some of which are under review by staff or have been included in the Fiscal Year 2016 budget process. In addition, the Town Manager requested that the public safety goal setting discussion be scheduled for the March 3, 2015 Town Council meeting, during which Council will have the opportunity to establish goals with measurable outcomes for the department.

#### **3. Adjournment**

Mayor Quist adjourned the meeting at 8:40 p.m.

---

Greg Holcomb, Town Clerk



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

<b>8. Regular Business</b>	<b>Meeting Date:</b> March 3, 2015
<b>8 A: Request to Approve River Mill Park Site Plan</b>	

**Explanation and Summary:**

The Planning Commission reviewed and approved the River Mill Park Site Plan for the restroom and maintenance facility contingent upon the resolution of comments from applicable agencies at their February 10, 2015 meeting. Since then, we have resolved all outstanding comments except the following:

1. Prince William County Service Authority (PWCA) is requiring a 1.5" water meter, in lieu of a smaller 1" meter.
2. Town Engineer is requiring a site lighting plan.
3. Fairfax Water is requiring a sanitary maintenance agreement.

In regards to comment number one (1), the Town has appealed that decision to PWCSA Director of Engineering and requested that they allow the Town to utilize a 1" meter for this project. It is the opinion of the Town Engineer and the project's engineer that a 1" meter will serve the building satisfactorily with the understanding that the restrooms will not be utilized during the town's semi-annual craft shows. The tap fees are approximately \$62,000 for a 1" meter and \$108,000 for a 1.5" meter. This fee is included as part of the project's cost.

This is a request to approve the site plan contingent upon satisfactory resolution of the above items.

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

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

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

**Cost and Financing:** N/A

**Account Number:** N/A

**Proposed/Suggested Motion:**

"I move to approve the River Mill Park Site Plan for the Restroom and Maintenance Facility contingent upon satisfactory resolution of comments from applicable agencies."

OR

Other action Council deems appropriate.

**Attachments: (2)** River Mill Park Site Plan  
Staff Report



# TOWN OF OCCOQUAN

CIRCA 1734 INCORPORATED 1874  
314 MILL STREET, P.O. BOX 195  
OCCOQUAN, VIRGINIA 22125  
703-491-1918 FAX 703-491-4962

**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 River Mill Park Site Plan

Applicant: Town of Occoquan

Date: February 4, 2015  
Rev: February 25, 2015

### PART I

#### A. EXECUTIVE SUMMARY

The applicant proposes to construct a restroom/storage facility adjacent to and for the use of patrons of the River Mill Park. 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 Park Restroom and Maintenance Facility, dated November, 2014, last signed February 2, 2015.

#### C. APPLICABLE REGULATIONS

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

### PART II

#### A. ANALYSIS OF EXISTING CONDITIONS

1. Site Area: ±0.88 acres
2. Use: Public Restroom and Storage Facility

3. Zone: B-1.
4. Location: The referenced property is located at 460 Mill Street, at the terminus of the public road (PWC GPIN 8393-65-2114).
5. Buildings/Structures: Single two-story structure – 980 square feet, gross floor area.
6. Access: Access is from the Mill Street cul-de-sac.
7. Chesapeake Bay Preservation: This site disturbs less than 2,500 square feet and therefore is exempt from the Chesapeake Bay Preservation requirements.
8. Stormwater Management and Virginia Stormwater Management Program (VSMP): This site disturbs less than 2,500 square feet and therefore is exempt from the VSMP requirements for water quality and quantity.

## **B. ANALYSIS OF PROPOSED PLAN**

The Town of Occoquan (Town) will take maintenance responsibility of a proposed park on the site of the former Fairfax County Water Authority water storage tanks, adjacent to the Occoquan River at the cul de sac for Mill Street. As part of that maintenance responsibility, the Town will require storage options in close proximity to the park. In addition, the Town proposes a stand-alone public restroom at the western edge of Town.

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 no objection to the approval of the plan (comment letter dated 2/25/15).

No landscaping has been proposed with this site plan, nor is any required.

As noted above, the small area of disturbance (under 2,500 square feet) exempts this project from both Chesapeake Bay Preservation and VSMP requirements.

## **PART III**

### **STAFF CONCLUSIONS**

The proposed site plan, having been duly reviewed by Town Staff, has been deemed consistent with the applicable provisions of the Town Code. It is therefore Staff's recommendation to grant **approval** to the above referenced plan, subject to minor outstanding comments from outside agencies, including final confirmation of the water meter size from the Prince William County Service Authority (PWCSA), and an easement agreement for utility lines with the Fairfax County Water Authority (FCWA). 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, February 25, 2015





# SITE PLAN

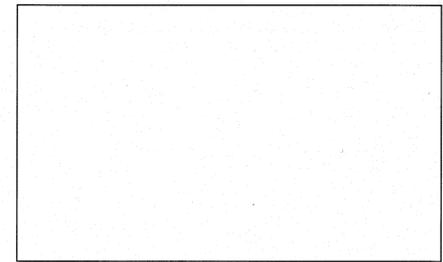
## FOR

# RIVER PARK

### RESTROOM & MAINTENANCE FACILITY

**458 MILL STREET  
TOWN OF OCCOQUAN, VIRGINIA**

TOWN APPROVAL BLOCK



**ENGINEER:**

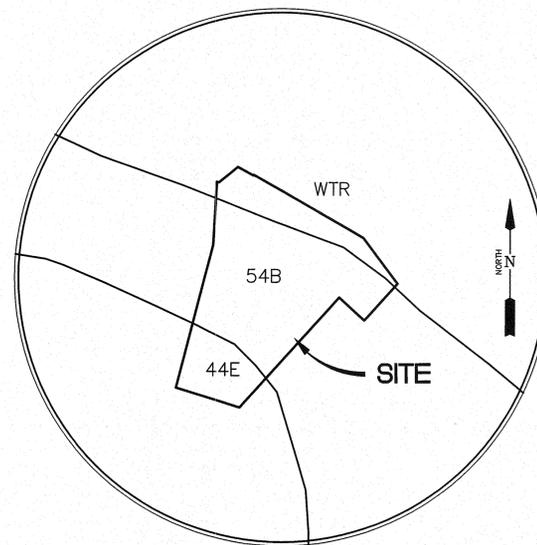
THE ENGINEERING GROUPE, INC.  
13580 GROUPE DRIVE, SUITE 301  
WOODBIDGE, VIRGINIA 22192  
(703) 670-0985 (TEL)  
(703) 670-7769 (FAX)  
CONTACT: MR. MATT WILLIAMS

**ARCHITECT:**

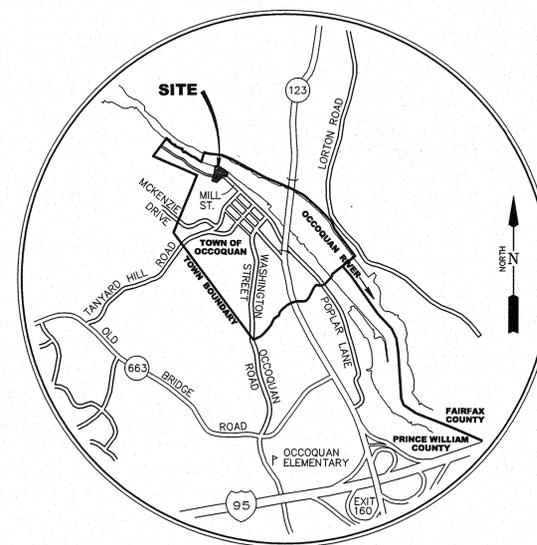
MGMA  
131 GREAT FALLS ST.  
FALLS CHURCH, VA 22042  
(703) 6538-7100 (TEL)  
CONTACT: MR. MICHAEL GICK, AIA, MRTPI, LEED AP

**OWNER/APPLICANT:**

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



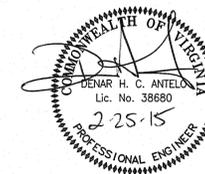
**SOILS MAP**  
1" = 1000'



**VICINITY MAP**  
1" = 1500'

**SITE PLAN SHEET INDEX**

SHEET NO.	TITLE
01	COVER SHEET
02	NOTES, DETAILS & TYPICAL SECTIONS
03	EXISTING CONDITIONS & UTILITIES PLAN
04	LANDSCAPE ARCHITECTURE PLAN
05	GRADING PLAN
06	PROFILES
07-08	PWCSA SHEETS
09	EROSION & SEDIMENT CONTROL PLAN - PHASE I & II, NOTES & DETAILS
10	LIGHTING PLAN



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.

2-25-15  
DATE

*[Signature]*  
DENAR H. C. ANTELO, PE

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

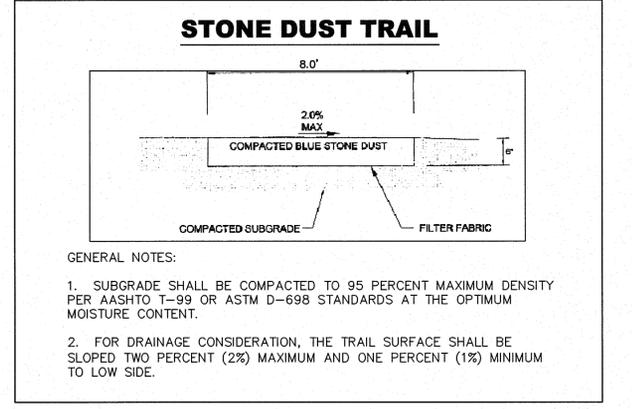
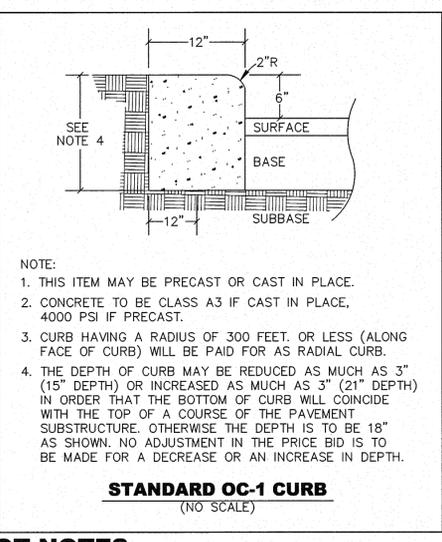
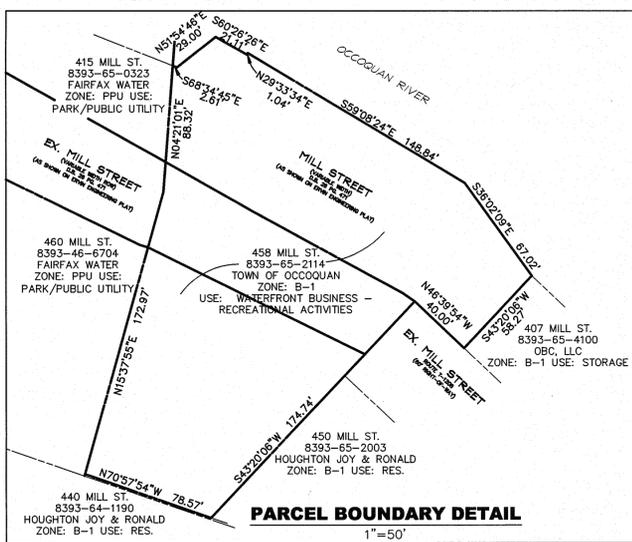
SOILS SYMBOL	SOILS NAME	ERODIBILITY	SLOPE RANGE
44 E	Stumptown/very flaggy loam	Moderate	25% to 50%
54 B	Urban land-Udorthents Complex	Slight	0% to 7%

**PWCSA S/A PLAN #  
15-OCC01-R00**

**DATE PREPARED: NOVEMBER 2014  
PREPARED BY: MAW**

**The Engineering Groupe**  
Inc.  
Engineers | Surveyors | Planners  
www.enggroupe.com

South Office 4936 Southpoint Parkway Fredericksburg, VA 22407 PH 540.710.5987 FX 540.710.5988	Central Office 13580 Groupe Drive, Suite 301 Woodbridge, VA 22192 PH 703.670.0985 FX 703.670.7769	Metro Office 1483 Chain Bridge Road, Suite 300 McLean, VA 22101-5703 PH 703.670.0985 FX 703.670.7769
--	--	---



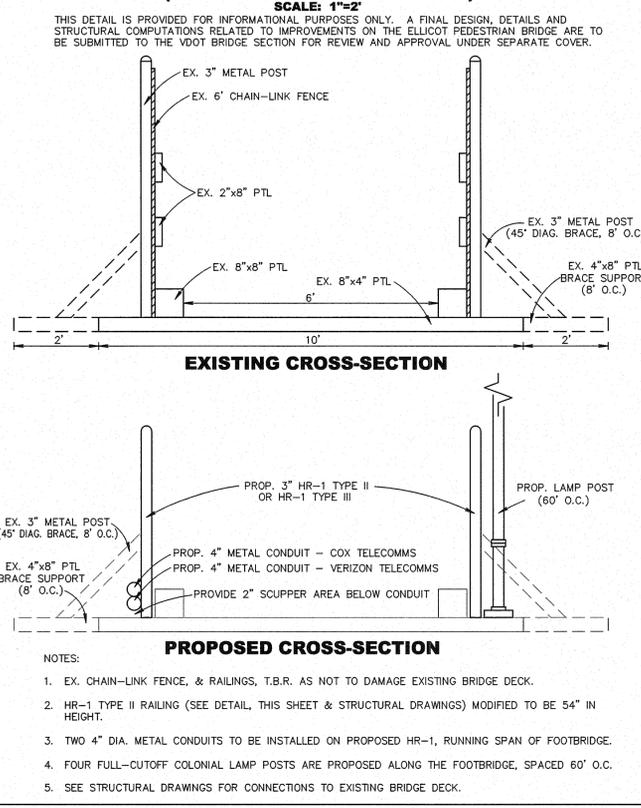
**VDOT NOTES**

- METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
- OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
- STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.

**GENERAL NOTES**

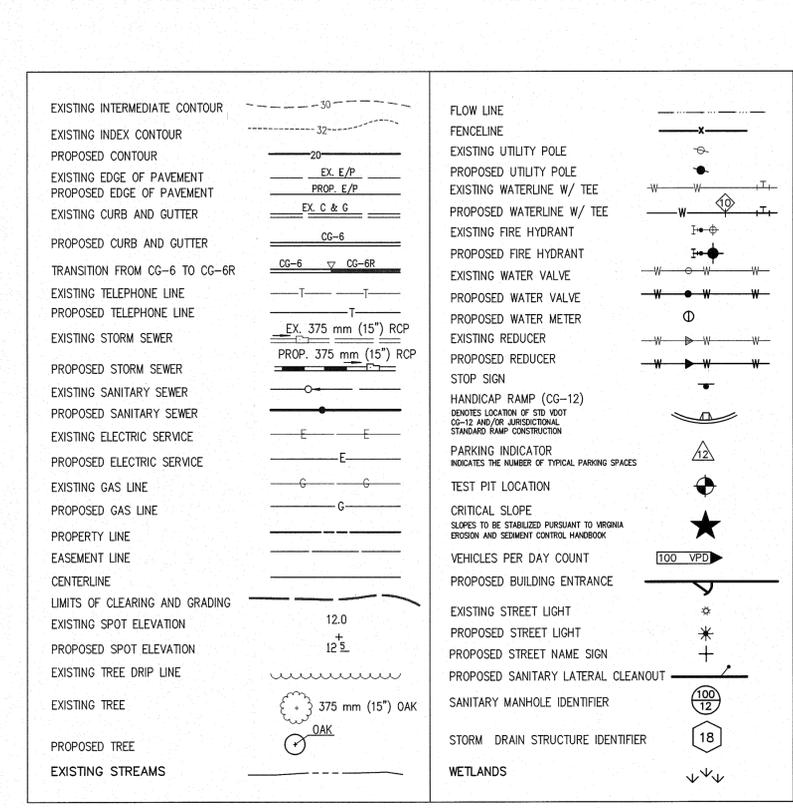
- BOUNDARY INFORMATION PROVIDED IS FROM A COMPILATION OF RECORDS.
- TOPOGRAPHICAL INFORMATION IS THE RESULT OF A FIELD SURVEY PERFORMED BY THE ENGINEERING GROUPE, INC, AND RELATES TO NAD83 DATUM.
- ALL CONSTRUCTION SHALL CONFORM TO THE OCCOQUAN TOWN ORDINANCES AND VDOT STANDARDS AND SPECIFICATIONS.
- 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 PROJECT IS 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 BUILDING PROPOSED FALLS WITHIN ZONE X, AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.
- THE DISTURBED ACREAGE OF THE PROPOSED SITE IS LESS THAN 2,500 SF, THE MINIMUM AREA THRESHOLD REQUIRING STORMWATER MANAGEMENT UNDER CHESEPEAKE BAY PRESERVATION ACT. AS SUCH, STORMWATER MANAGEMENT HAS NOT BEEN PROVIDED WITH THIS SITE PLAN.
- 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 ON THE PROJECT PARCEL. 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.
- IN ACCORDANCE WITH TOWN CODE SEC. 66-200.(C)(4)B, THE TOWN ZONING ADMINISTRATOR HAS AUTHORIZED ALL ENCROACHMENTS INTO THE LANDWARD FIFTY FEET OF THE RESOURCE PROTECTION AREA.
- ENCROACHMENTS INTO THE SEAWARD FIFTY FEET OF THE 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.
- ENCROACHMENTS PROPOSED INTO THE 1804 MILL STREET RIGHT OF WAY AND 30' PRESCRIPTIVE RIGHT OF WAY ARE MADE PURSUANT TO VIRGINIA CODE § 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 RESTROOM STRUCTURE, RETAINING WALLS, AND BRICK SIDEWALKS) ARE TO BE MAINTAINED BY THE TOWN OF OCCOQUAN.
- UTILITIES INFORMATION SHOWN HEREON IS FROM A COMBINATION OF FIELD LOCATIONS AND INFORMATION OF RECORD.

**ELLICOTT PEDESTRIAN BRIDGE IMPROVEMENTS (EXISTING VDOT PLAN #250-42)**



**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 FOR CONNECTIONS TO EXISTING BRIDGE DECK.
- ONLY ONE SHUTDOWN OF THE VERIZON COMMUNICATIONS LINES WILL BE PERMITTED, AND SHUTDOWN CAN BE NO LONGER THAN THREE HOURS IN DURATION. SHUTDOWN CAN ONLY OCCUR BETWEEN 9:00AM AND 2:00PM, MONDAY THROUGH FRIDAY. CONTRACTOR MUST PROVIDE FAIRFAX WATER A MINIMUM OF FIVE WORK DAYS NOTICE PRIOR TO SHUTDOWN OF VERIZON COMMUNICATIONS LINES, AND SHALL NOT PERFORM SHUTDOWN UNLESS FAIRFAX WATER HAS PROVIDED WRITTEN APPROVAL. CONTACT FW REPRESENTATIVE DOMINIC BRANCACCIO AT (703) 289-6367 FOR ADDITIONAL INFORMATION.



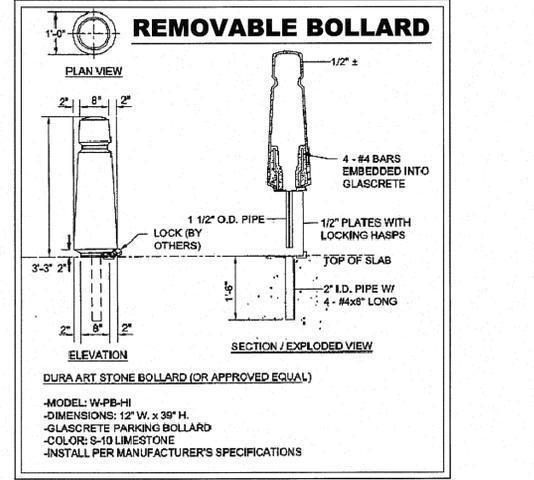
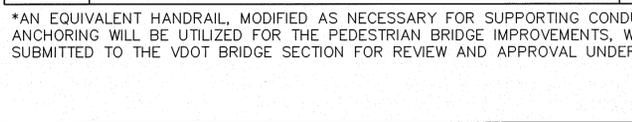
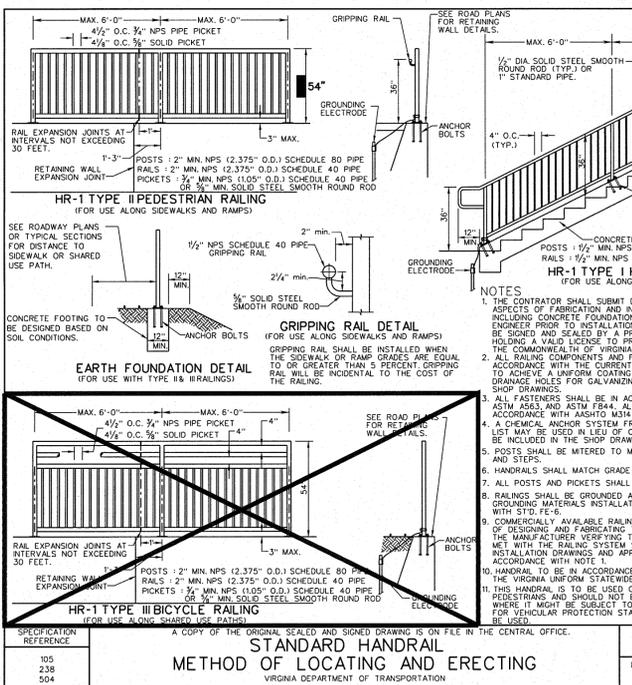
**CONSTRUCTION NOTES (CONTINUED)**

- TELECOMMUNICATIONS CONDUITS SHALL BE BORED OR DIRECTIONALLY DRILLED UNDER THE CONCRETE STEPS ON THE NORTH SIDE OF THE PEDESTRIAN BRIDGE. CONTRACTOR MUST PROVIDE FAIRFAX WATER A MINIMUM OF FIVE WORK DAYS NOTICE PRIOR TO BORING, AND SHALL NOT PERFORM SHUTDOWN UNLESS FAIRFAX WATER HAS PROVIDED WRITTEN APPROVAL.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BLOCK VEHICULAR ACCESS TO FAIRFAX WATER FACILITIES ON EITHER SIDE OF THE RIVER.

**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.

**TYPICAL HANDRAIL DETAIL \***



**PROJECT NARRATIVE**

THIS SITE PLAN CONSISTS OF DESIGN INFORMATION NECESSARY TO CONSTRUCT THE RIVER PARK RESTROOM & MAINTENANCE FACILITY. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A BATHROOM/MAINTENANCE FACILITY, RETAINING WALLS, KNEEWALLS, BRICK AND STONE-DUST TRAILS, HISTORIC DISPLAYS AND RELATED INFRASTRUCTURE. THE TOTAL AREA OF LAND DISTURBANCE IS LESS THAN 2,500 SQUARE FEET.

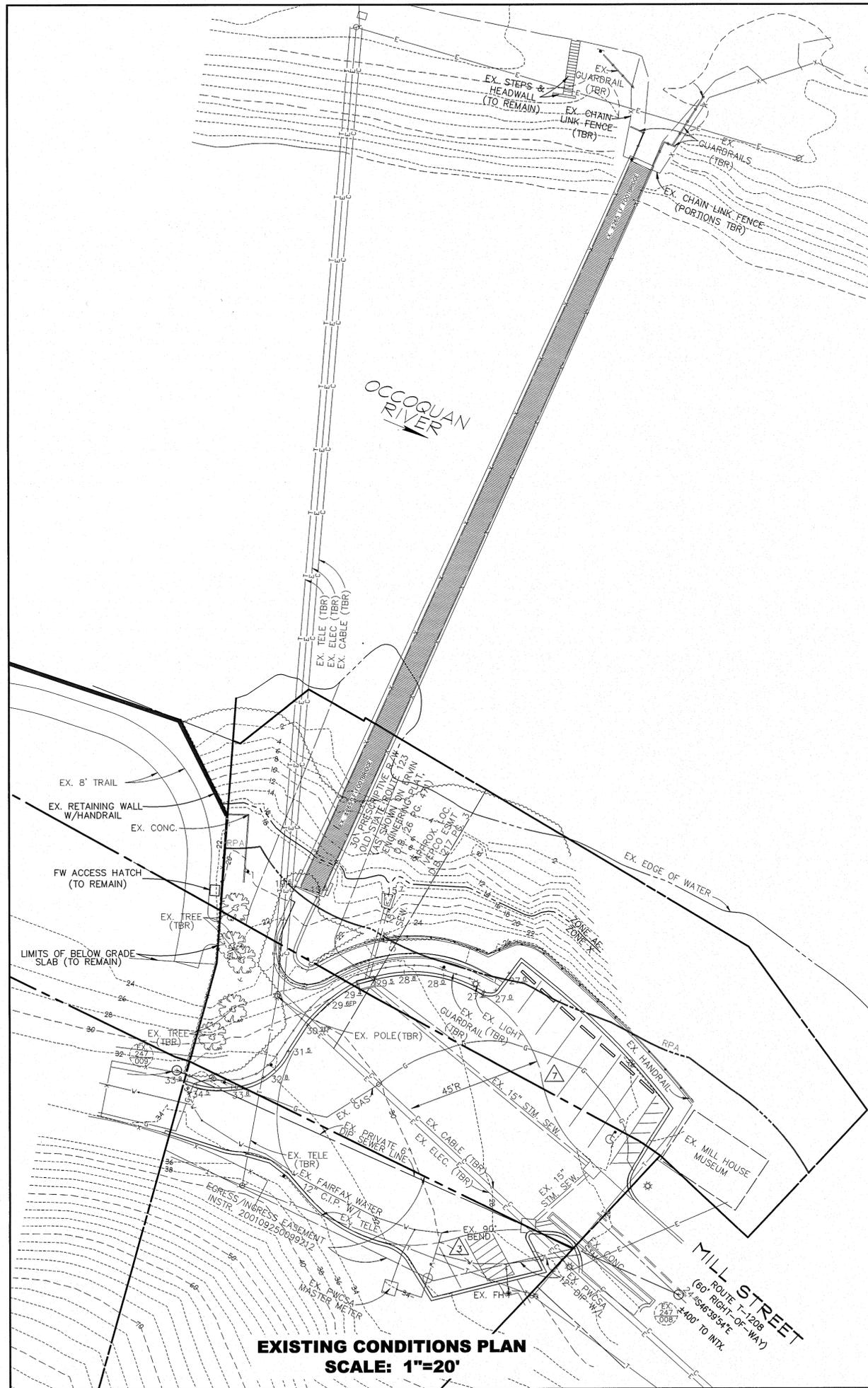
**ZONING TABULATION**

ZONE:	B-1 WATERFRONT BUSINESS - RECREATIONAL ACTIVITIES
USE:	8393-65-2114
PWC GPIN:	1
NUMBER OF LOTS:	1
TOTAL PARCEL AREA:	0.88 AC
1804 ROW AREA:	0.16 AC
ROW ENCROACHMENT AREA:	0.04 AC
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
SETBACK FROM FUNCTIONAL ROW:	5 FT
MAX BUILDING HEIGHT:	35 FT
# OF STORIES:	2
GROSS FLOOR AREA:	980 SF
PARKING SPACES (EXISTING):	10 SP (INC. 1 HC)

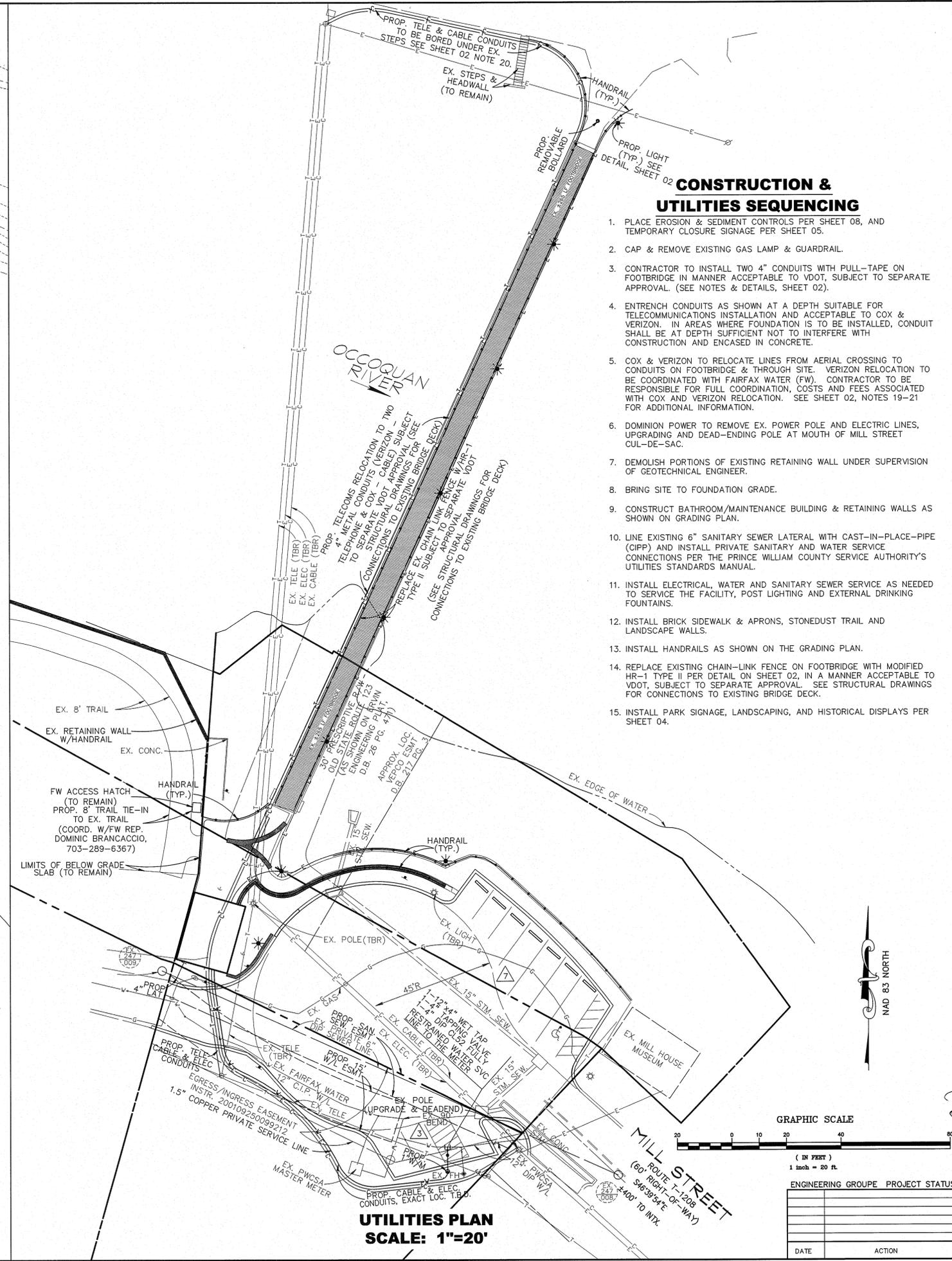
**The Engineering Groupe, Inc.**  
 Central Office: 13580 Groupe Drive, Suite 301, Woodbridge, VA 22192, PH 703.670.0985, FX 703.670.7769  
 South Office: 4936 Southpoint Parkway, Fredericksburg, VA 22407, PH 540.710.5987, FX 540.710.5988

**NOTES, DETAILS AND TYPICAL SECTIONS RIVER PARK RESTROOM & MAINTENANCE FACILITY**

DATE: NOVEMBER 2014  
 SCALE: AS SHOWN  
 DESIGNER: MAW  
 DRAFTSMAN: D.M.P.  
 FILE NO. SP-280  
 SHEET 02 OF 10

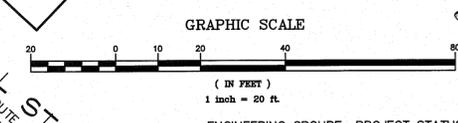


**EXISTING CONDITIONS PLAN**  
SCALE: 1"=20'



**UTILITIES PLAN**  
SCALE: 1"=20'

- CONSTRUCTION & UTILITIES SEQUENCING**
1. PLACE EROSION & SEDIMENT CONTROLS PER SHEET 08, AND TEMPORARY CLOSURE SIGNAGE PER SHEET 05.
  2. CAP & REMOVE EXISTING GAS LAMP & GUARDRAIL.
  3. CONTRACTOR TO INSTALL TWO 4" CONDUITS WITH PULL-TAPE ON FOOTBRIDGE IN MANNER ACCEPTABLE TO VDOT, SUBJECT TO SEPARATE APPROVAL. (SEE NOTES & DETAILS, SHEET 02).
  4. ENTRENCH CONDUITS AS SHOWN AT A DEPTH SUITABLE FOR TELECOMMUNICATIONS INSTALLATION AND ACCEPTABLE TO COX & VERIZON. IN AREAS WHERE FOUNDATION IS TO BE INSTALLED, CONDUIT SHALL BE AT DEPTH SUFFICIENT NOT TO INTERFERE WITH CONSTRUCTION AND ENCASED IN CONCRETE.
  5. COX & VERIZON TO RELOCATE LINES FROM AERIAL CROSSING TO CONDUITS ON FOOTBRIDGE & THROUGH SITE. VERIZON RELOCATION TO BE COORDINATED WITH FAIRFAX WATER (FW). CONTRACTOR TO BE RESPONSIBLE FOR FULL COORDINATION, COSTS AND FEES ASSOCIATED WITH COX AND VERIZON RELOCATION. SEE SHEET 02, NOTES 19-21 FOR ADDITIONAL INFORMATION.
  6. DOMINION POWER TO REMOVE EX. POWER POLE AND ELECTRIC LINES, UPGRADING AND DEAD-ENDING POLE AT MOUTH OF MILL STREET CUL-DE-SAC.
  7. DEMOLISH PORTIONS OF EXISTING RETAINING WALL UNDER SUPERVISION OF GEOTECHNICAL ENGINEER.
  8. BRING SITE TO FOUNDATION GRADE.
  9. CONSTRUCT BATHROOM/MAINTENANCE BUILDING & RETAINING WALLS AS SHOWN ON GRADING PLAN.
  10. LINE EXISTING 6" SANITARY SEWER LATERAL WITH CAST-IN-PLACE-PIPE (CIPP) AND INSTALL PRIVATE SANITARY AND WATER SERVICE CONNECTIONS PER THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY'S UTILITIES STANDARDS MANUAL.
  11. INSTALL ELECTRICAL, WATER AND SANITARY SEWER SERVICE AS NEEDED TO SERVICE THE FACILITY, POST LIGHTING AND EXTERNAL DRINKING FOUNTAINS.
  12. INSTALL BRICK SIDEWALK & APRONS, STONEDUST TRAIL AND LANDSCAPE WALLS.
  13. INSTALL HANDRAILS AS SHOWN ON THE GRADING PLAN.
  14. REPLACE EXISTING CHAIN-LINK FENCE ON FOOTBRIDGE WITH MODIFIED HR-1 TYPE II PER DETAIL ON SHEET 02, IN A MANNER ACCEPTABLE TO VDOT, SUBJECT TO SEPARATE APPROVAL. SEE STRUCTURAL DRAWINGS FOR CONNECTIONS TO EXISTING BRIDGE DECK.
  15. INSTALL PARK SIGNAGE, LANDSCAPING, AND HISTORICAL DISPLAYS PER SHEET 04.



DATE	ACTION

**The Engineering Group Inc.**  
Engineers | Surveyors | Planners  
www.engrgrupe.com

South Office  
4936 Southpoint Parkway  
Fredericksburg, VA 22407  
PH 540.710.5987 FX 540.710.5988

Central Office  
13580 Group Drive, Suite 301  
Woodbridge, VA 22192  
PH 703.670.0985 FX 703.670.7769

NO.	DATE	COUNTY REVISIONS

EXISTING CONDITIONS & UTILITIES PLAN

**RIVER PARK**

**RESTROOM & MAINTENANCE FACILITY**

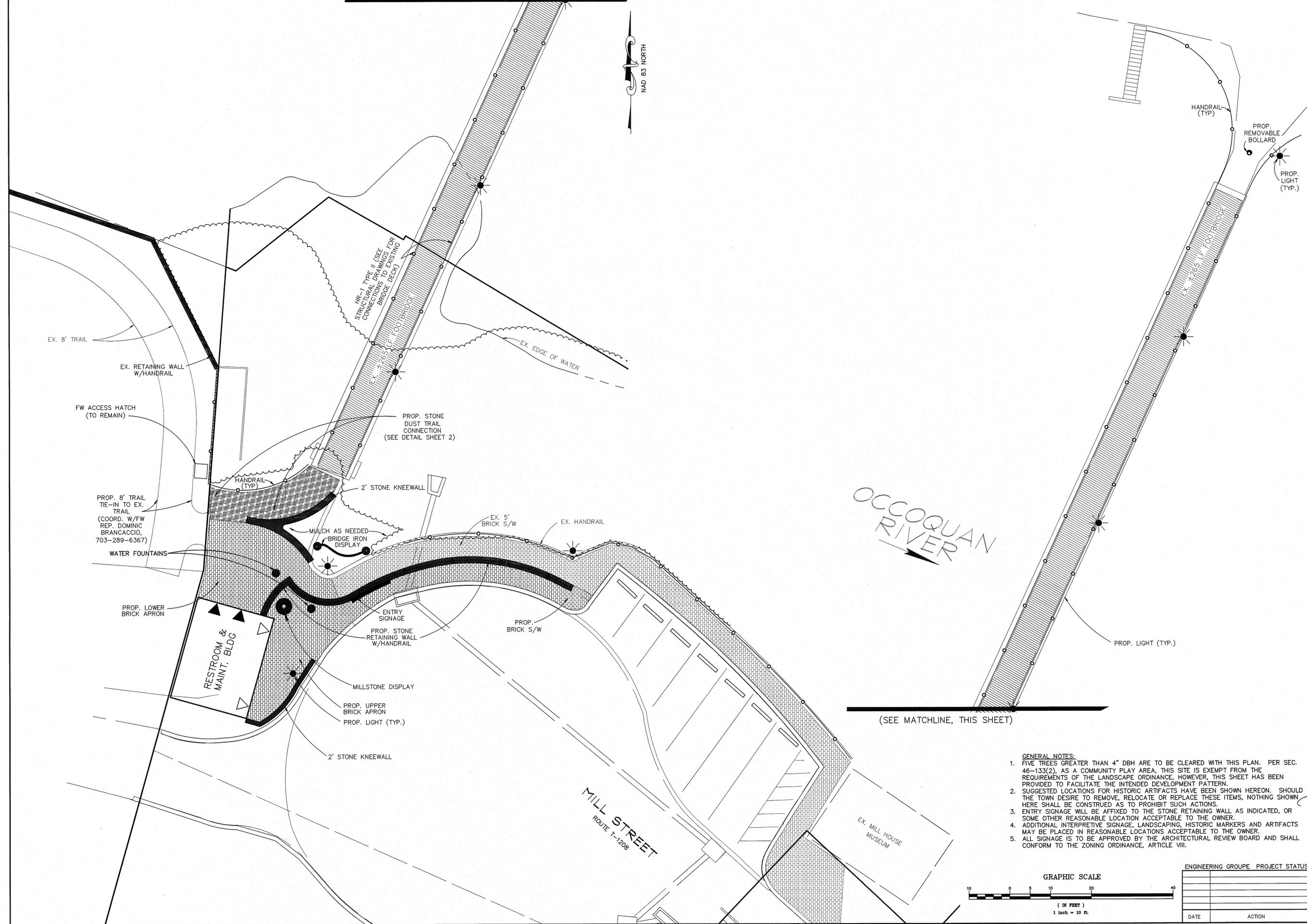
TOWN OF OCCOQUAN, VIRGINIA

2-25-15

ENGINEERING GROUPE	PROJECT STATUS

DATE: NOVEMBER 2014
SCALE: 1"=20'
DESIGNER: MAW
DRAFTSMAN: D.M.P.
FILE NO. SP-280
SHEET 03 OF 10

(SEE MATCHLINE, THIS SHEET)



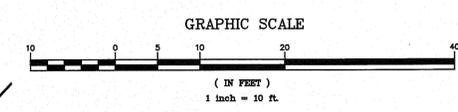
OCCOQUAN RIVER

MILL STREET  
ROUTE 7-1209

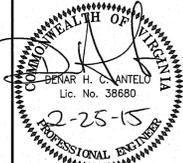
EX. MILL HOUSE MUSEUM

(SEE MATCHLINE, THIS SHEET)

- GENERAL NOTES:**
1. FIVE TREES GREATER THAN 4" DBH ARE TO BE CLEARED WITH THIS PLAN. PER SEC. 46-133(2), AS A COMMUNITY PLAY AREA, THIS SITE IS EXEMPT FROM THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE, HOWEVER, THIS SHEET HAS BEEN PROVIDED TO FACILITATE THE INTENDED DEVELOPMENT PATTERN.
  2. SUGGESTED LOCATIONS FOR HISTORIC ARTIFACTS 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 VII.



ENGINEERING GROUPE PROJECT STATUS	
DATE:	NOVEMBER 2014
SCALE:	1"=10'
DESIGNER:	MAW
DRAFTSMAN:	D.M.P.
FILE NO.	SP-280
SHEET	04 OF 10
DATE	ACTION

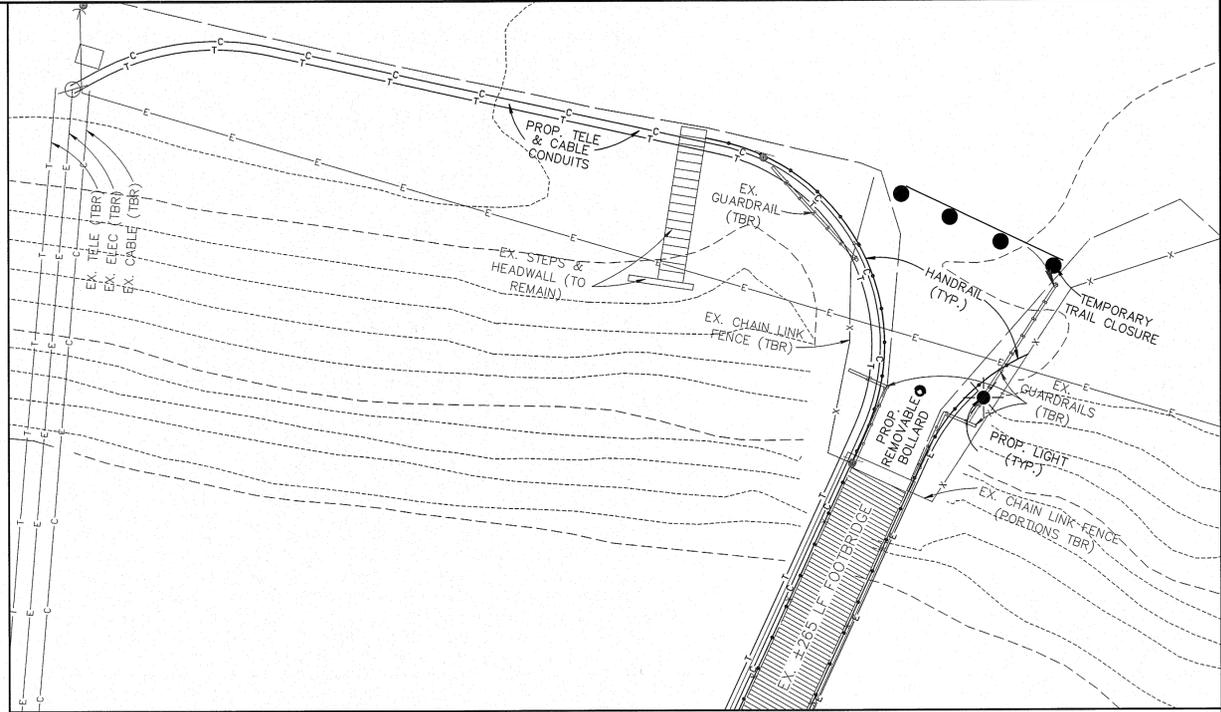
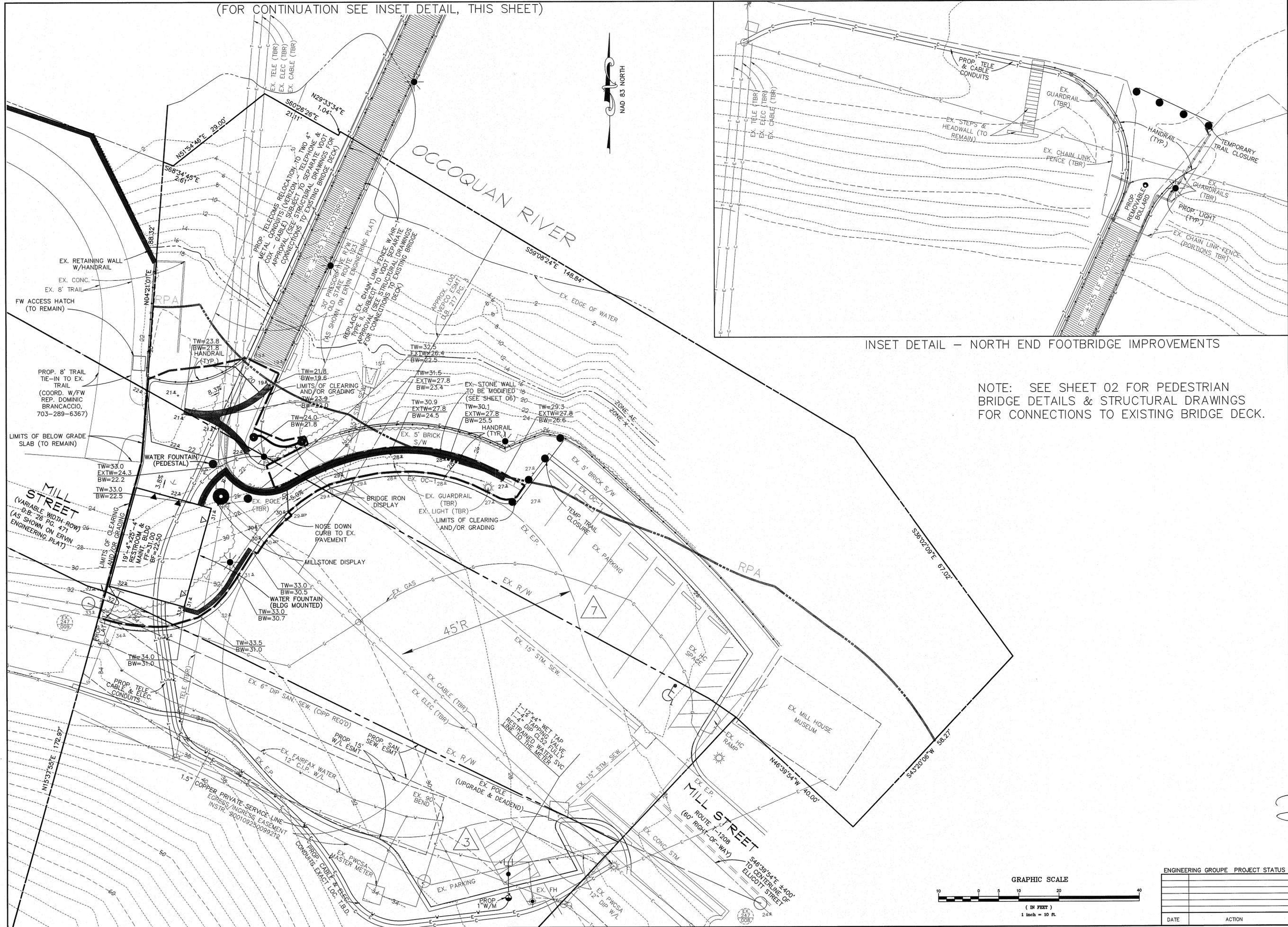


LANDSCAPE ARCHITECTURE PLAN  
**RIVER PARK  
 RESTROOM & MAINTENANCE FACILITY**  
 TOWN OF OCCOQUAN, VIRGINIA

NO.	DATE	COUNTY REVISIONS

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

(FOR CONTINUATION SEE INSET DETAIL, THIS SHEET)



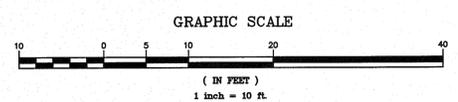
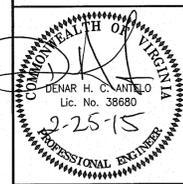
INSET DETAIL - NORTH END FOOTBRIDGE IMPROVEMENTS

NOTE: SEE SHEET 02 FOR PEDESTRIAN BRIDGE DETAILS & STRUCTURAL DRAWINGS FOR CONNECTIONS TO EXISTING BRIDGE DECK.

**The Engineering Group Inc.**  
 Engineers | Surveyors | Planners  
 South Office  
 4936 Southpoint Parkway  
 Fredericksburg, VA 22407  
 PH 540.710.5987 FX 540.710.5988  
 www.engrgrupe.com

NO.	DATE	COUNTY	REVISIONS

GRADING PLAN  
**RIVER PARK RESTROOM & MAINTENANCE FACILITY**  
 TOWN OF OCCOQUAN, VIRGINIA



DATE	ACTION

ENGINEERING GROUPE PROJECT STATUS  
 DATE: NOVEMBER 2014  
 SCALE: 1"=10'  
 DESIGNER: MAW  
 DRAFTSMAN: D.M.P.  
 FILE NO. SP-280  
 SHEET 05 OF 10



**NOTES**

- Methods and materials used in the construction of water mains, sanitary sewers and appurtenances shall be in conformance with the current Prince William County Service Utility Standards Manual (USM) and the Virginia Department of Health Regulations.
- Approval of these plans by the Service Authority will in no way relieve the owner from complying with the methods, policies or requirements stated in the Service Authority's Utility Standards Manual (USM).
- No trees, fences or other permanent structures will be located on any waterline or sanitary sewer easement without written permission from the Prince William County Service Authority.
- Contractor to notify the Service Authority at least two (2) working days, but not more than ten (10) working days prior to commencement of demolition, or excavation in areas with underground water and sewer lines. Blasting is not permitted.
- a) Water Service Level OCCOQUAN  
b) Sewer Shed OCCOQUAN
- All subdivisions will require an address listing approved by the Prince William County Mapping Office. The address listing must be presented to the Service Authority at the time the utility permit is issued. Forms are available at the Service Authority. (Fax copies are not acceptable.)
- All grinder pumps will be privately owned and maintained, unless otherwise noted.
- Low pressure sewer systems are subject to the review of the State Health Department and requires DEQ approval.
- The developer is responsible for all costs associated with damages to or relocation of water or sanitary sewer mains or service lines caused by the construction of this project.
- The contractor shall coordinate all relocation of water or sanitary sewer facilities with the Service Authority's Inspector. No shut offs shall be done without the prior approval of the Service Authority's Inspector. The Inspector may require the contractor to submit a relocation work plan for approval prior to the commencement of the relocation work. The work plan will detail how the work will be done and the manpower, materials, and equipment that will be at the site to perform the work.
- Existing unused water service lines shall be exposed at the corporation stop on the main and shall be cut and crimped per the direction of the PWCSA Inspector.
- Existing unused laterals are to be cut and capped at the main per the direction of the PWCSA Inspector.
- When an existing water service or sanitary sewer lateral lateral will be reused as part of a new development, the Service Authority shall inspect the existing service line or lateral to insure that they are serviceable and meet current PWCSA material specifications. Any defects or out-of-date materials shall be repaired or replaced to the satisfaction of the Service Authority before the existing water service or sanitary sewer lateral is placed back in service.

**THRUST RESTRAINT**

MINIMUM DESIGN PARAMETERS:  
 PIPE MATERIAL: N/A  
 SOIL TYPE: N/A  
 SAFETY FACTOR: N/A (MIN. 1.5 TO 1)  
 TRENCH TYPE: N/A (MIN. 3)  
 TEST PRESSURE: N/A (100 PSI PLUS THE MAX STATIC PRESSURE OR 150 PSI, WHICH EVER IS GREATER)  
 BURIED DEPTH: AS SHOWN IN THE PROFILES  
 \*THE RESTRAINING LENGTH FOR EACH FITTING, REDUCER & DEAD END IS SHOWN AND SPECIFIED IN THE PROFILE SHEETS.

**LOCAL FACILITIES CHARGE**

THE PROPERTIES BEING DEVELOPED IN CONJUNCTION WITH THIS PROJECT  ARE  ARE NOT SUBJECT TO A LOCAL FACILITIES CHARGE. LFC Area: \_\_\_\_\_

**MASTER PLAN UTILITY ADJUSTMENT**

A MASTER PLAN UTILITY ADJUSTMENT AGREEMENT  DOES  DOES NOT EXIST BETWEEN THE SERVICE AUTHORITY AND THE DEVELOPER FOR DEFINED BETTERMENTS.  
 \*DESIGN OR CONSTRUCTION CHANGES MUST CARRY THE CONSENT OF PWCSA ENGINEERING.  
 \*THE DEVELOPER SHOULD REQUEST REIMBURSEMENT PER THE AGREEMENT AFTER BETTERMENTS ARE INSTALLED AND TESTED.

**PWCSA WATER & SEWER MAIN INSPECTION FEES**

	Original Qty. (Project Total)	Rev 1 Qty. (Project Total)	Rev 2 Qty. (Project Total)	Net Increase		
WATER MAIN	MIN			(L.F.) x	\$3.50	= \$350
SEWER MAIN	MIN			(L.F.) x	\$5.45	= \$545
TV SEWER MAIN				(L.F.) x	\$2.45	= \$0.00
<b>TOTAL</b>					<b>=</b>	<b>\$895</b>

FEES UPDATED 9/1/12  
 NOTE: Minimum fee of \$350 is required for water inspection service if water main is less than 100 L.F.  
 Minimum fee of \$545 is required for sewer inspection service if sewer main is less than 100 L.F.

**PWCSA AS BUILT FEES**

	Original Qty. (Project Total)	Rev 1 Qty. (Project Total)	Rev 2 Qty. (Project Total)	Net Increase		
WATER MAIN	MIN			(L.F.) x	\$1.20	= \$0.00
SEWER MAIN	MIN			(L.F.) x	\$1.80	= \$0.00
<b>TOTAL</b>					<b>=</b>	<b>\$1,000</b> (Minimum \$1,000)

FEES UPDATED 9/1/12  
 NOTE: Minimum fee of \$1000 is required for all plans connecting to utilities or installing main.  
 NOTE: Fees shall be computed on a linear footage base for plan revisions that propose additional main as part of an actively developing project for which PWCSA has not yet executed its as-built.

**AS BUILT RELEASE OF PLANS**

THE UNDERSIGNED ENGINEER/ FIRM AGREES THAT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY SHALL HAVE THE RIGHT TO USE THESE PLANS FOR THE PREPARATION OF AS-BUILT RECORDS, AS NECESSARY.  
 THE ENGINEER/ FIRM FURTHER AGREES THAT THE RIGHT TO USE THE PLANS SHALL BE PROVIDED WITHOUT COST TO THE SERVICE AUTHORITY.

NAME: DENAR ANTELO  
 (TYPE OR PRINT)  
 TITLE: DIRECTOR OF ENGINEERING  
 FIRM: THE ENGINEERING GROUPE, INC.  
 SIGNATURE: [Signature]  
 DATE: 2-25-15

**LOCAL REVIEW AUTHORITY INFORMATION**

PLAN TITLE: RIVER PARK - RESTROOM & MAINTENANCE FACILITY  
 PWC PLAN NO.: 15-OCC01-R00  
 ENGINEER: THE ENGINEERING GROUPE, INC.  
 MAP NO.: \_\_\_\_\_

**SEWER**

PROJECTED POPULATION: N/A  
 SEWER MAIN SIZE AND LENGTH:  
 (Note: lines larger than 24" must be submitted to VDH for approval)  
 8" - N/A  
 10" - N/A  
 12" - N/A

**WATER**

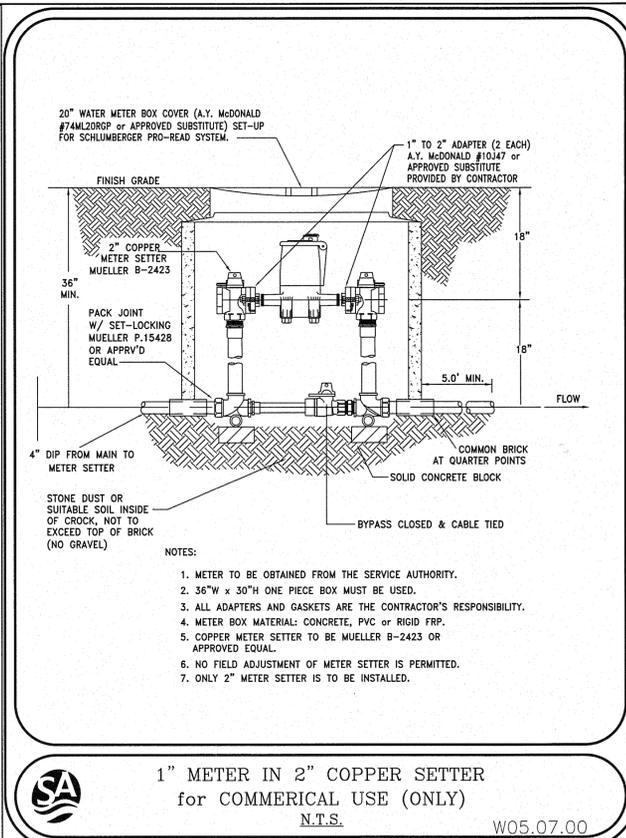
NUMBER OF MANHOLES: N/A  
 PIPE SIZES:  
 (Note: lines larger than 18" must be submitted to VDH for approval)  
 4" - N/A  
 6" - N/A  
 8" - N/A  
 12" - N/A  
 16" - N/A  
 18" - N/A  
 \* CONNECTIONS  
 NUMBER OF WATER METERS: 1  
 RESIDENTIAL METER SIZE: \_\_\_\_\_  
 NUMBER OF FIRE HYDRANTS: 0

**FIRE FLOW INFORMATION**

A HYDRAULIC ANALYSIS IS REQUIRED OF ANY PROJECT EXTENDING WATER MAINS. A HYDRANT FLOW TEST CAN BE USED IN PLACE OF AN ANALYSIS TO CALCULATE AVAILABLE FIRE FLOW WHEN NO NEW WATER MAIN IS PROPOSED OR ONLY A FIRE HYDRANT IS SET.

HYDRAULIC MODEL SUMMARY: \_\_\_\_\_ HYDRANT FLOW TEST:  
 a) Minimum Pressure: N/A a) Static Pressure: 124 PSI  
 b) Maximum Pressure: N/A b) Residual Pressure: 119 PSI  
 c) Fire Flow: N/A c) Flow: 1635 GPM  
 d) Available Fire Flow at 20 psi: 8,419 GPM

CALCULATION FOR AVAILABLE FIRE FLOW AT 20 PSI:  
 $Q_R = Q_f (h_r / h_f)^{0.54} = (1635 \text{ GPM})(104 \text{ PSI}/5 \text{ PSI})^{0.54} = 8,419 \text{ GPM}$



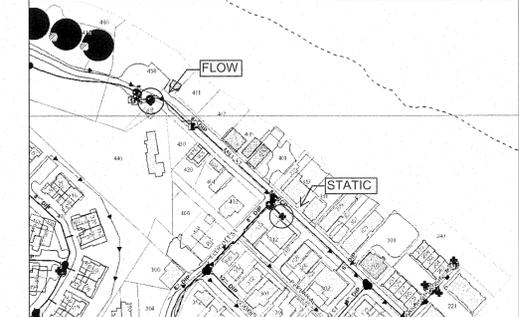
1" METER IN 2" COPPER SETTER  
 for COMMERCIAL USE (ONLY)  
 N.T.S. W05.07.00

**PWCSA Fire Flow Report**

General Info  
 Location: 413 Mill Street  
 Service Level: Woodbridge Low  
 High/Low HGL: 299/278  
 By: MB/CH Date: 2/4/2015 Time: 3:30 pm

Static Hydrant Info  
 Map Number: 269  
 Manufacturer: Mueller  
 Year Manufactured: 2003  
 Static Hydrant Number: 79  
 Static Pressure: 124 psi  
 Residual Pressure: 119 psi

Flow Hydrant Info  
 Map Number: 247  
 Manufacturer: Mueller  
 Year Manufactured: 2003  
 Flow Hydrant Number: 1  
 Flow: 1635 gpm  
 P10t: 95 psi



\*\* The Prince William County Service Authority is not responsible for assumptions, calculations, or designs made based on the results of this test. Please note that the flow available from these hydrants are subject to changes or operational variations in the PWCSA's water system. You are requested to apply these results exercising professional judgment and employing the help of an accurate hydraulic computer model\*\*  
 Report generated on: February 5, 2015

**FIXTURE UNIT LIST & METER SIZING CALCULATIONS**

FIXTURE	FIXTURE VALUE @ 60 PSI	NO. OF FIXTURES	FIXTURE VALUE
DRINKING FOUNTAIN - PUBLIC	2	4	8
SERVICE SINK	4	1	4
TOILET - FLUSH VALVE	35	4	140
URINAL - PEDESTAL FLUSH VALVE	35	2	70
WASH SINK	4	4	16
HOSE - 50' WASHDOWN - 1/2"	5	2	10
<b>COMBINED FIXTURE VALUE TOTAL</b>			<b>248</b>
<b>CUSTOMER PEAK DEMAND x PRESS. FACTOR</b>			<b>67 GPM *1.34</b>
<b>TOTAL FIXED DEMAND</b>			<b>90 GPM</b>

**SANITARY LATERAL SCHEDULE**

From Manhole: 247/008 To Manhole: 247/009 Slope: 3.40% Length: 183.35' Low Invert: 19.79 Material: 6" DIP PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Invert @ Main	Crown @ Main	Length of Lateral	Slope of Lateral (%)	Riser Height	Lateral Elev. @ End	Ground Elev. @ End	Basement Floor Elev. @ End	Difference Basement Floor Elev. to Crown @ Main	Lateral Material	Date Installed	Stub Installed % of Grade
<input checked="" type="checkbox"/>	1	11+77.35	26.17'	26.87'	6'	2.08%	0'	26.87'	32.3'	22.50'	-4.37'	4" DIP		

**MULTI-DWELLING OR NON-RESIDENTIAL METER SCHEDULE**

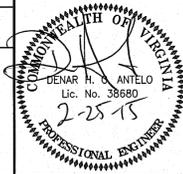
Building Identifier	Building Address	Building Use	If applicable number of dwelling units	Meter Size	Peak demand in gpm	If applicable continuous demand in gpm	Account Type				Meter Setter:		
							Water & Sewer	Sub-Meter Account	Water Only Account	Sewer Only Account	3/4" Yoke	1" Yoke	2" Setter
RESTROOM	458 MILL STREET, OCCOQUAN	RESTROOM & MAINT/STORAGE	N/A	1.0"	34	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

NOTE: A fixture unit list and meter sizing calculations in accordance to AWWA M22 2nd edition is to be inserted in the plan set supporting the information in this table.

**VALVE SCHEDULE**

Qty.	Valve Size	Manufacturer (PWCSA use)
1	4 - inch	
	6 - inch	
	8 - inch	
	10 - inch	
	12 - inch	
	14 - inch	
	16 - inch	
	18 - inch	
	24 - inch	

**Service Authority**  
 Prince William County  
**WATER AND SANITARY SEWER INFORMATION**  
 ENGINEERING GROUPE PROJECT STATUS

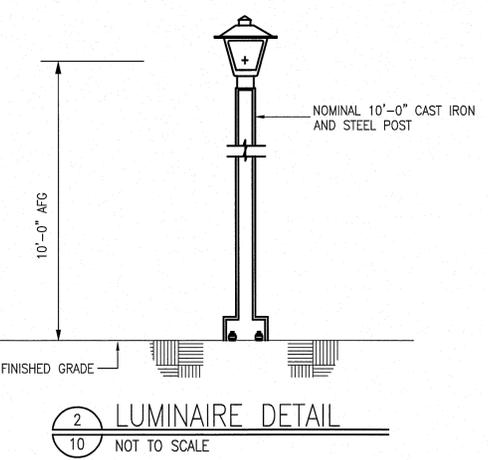
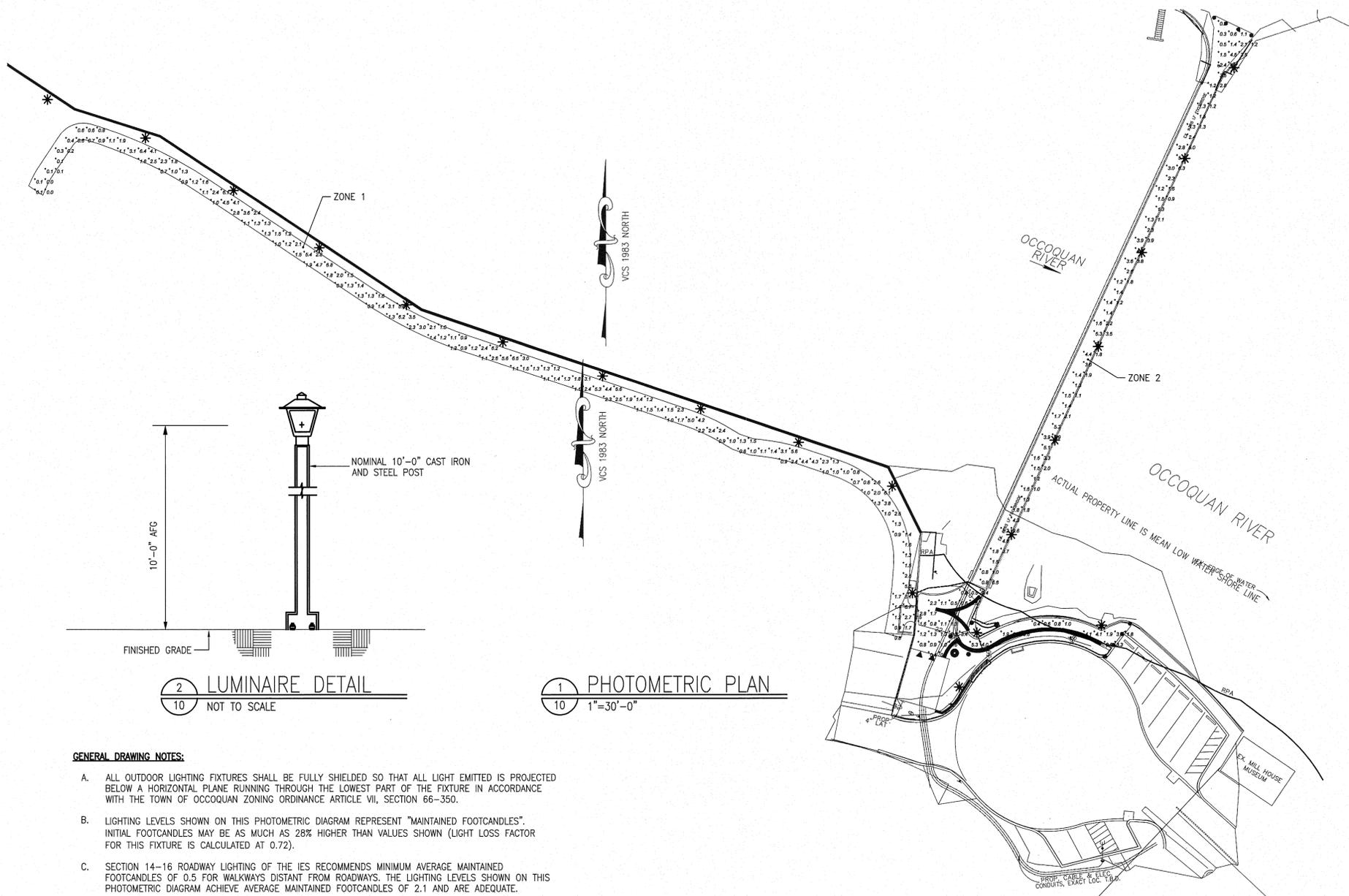


DATE: NOVEMBER 2014  
 SCALE: N/A  
 DESIGNER: MAW  
 DRAFTSMAN: D.M.P.  
 FILE NO. SP-280  
 SHEET 07 OF 10

SHEET REVISED AS OF FEBRUARY, 2011







**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 lamphousing with a Type II distribution.
- Rated full cutoff.
- Fixture has no side panels.
- High pressure sodium lamphousing in 70, 100, and 150 watts.



**Luminaires:**

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
HPS	70	6,000	Matte Black	6,500	82	10 to 12 ft.	0.0%	LCOL6SVCO	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

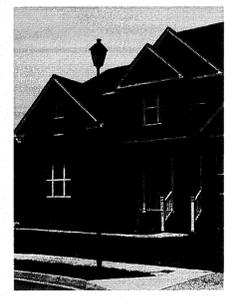
Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.



**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
  - Carlyle Acorn Luminaire



**Pole Specifications:**

Total Length (Feet)	Butt Diameter (Inches)	Groundline Diameter (Inches)	Pole Top Diameter (Inches)	Embed Depth (Feet)	Mounting Height (Feet)	Tenon Size	Finish Color	WMIS CU Assembly	Pole Only Stock #
11	5.18	4.7	2.8	3.0	8.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF11	50499800
13	5.61	5.0	2.8	3.0	10.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF13	50500000
16	6.26	5.4	2.8	4.0	12.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF16	42124132
18	6.69	5.8	2.8	6.5	14.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PF18	50501000

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

**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.

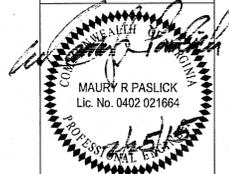
**sai ENGINEERING INCORPORATED**  
 Mechanical and Electrical Group  
 13662 OFFICE PLACE, SUITE 101 703/590-8200  
 WOODBRIDGE, VIRGINIA 22192-4217 703/590-4994 (FAX)  
 mail@saimep.com (Email) http://www.saimep.com

ENGINEERING GROUPE	PROJECT STATUS	DATE: NOVEMBER 2014
SCALE: AS SHOWN	DESIGNER: MAW	DRAFTSMAN: D.M.P.
FILE NO. SP-280	SHEET 10 OF 10	SAI PROJECT #15020

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

NO.	DATE	COUNTY REVISIONS

**PHOTOMETRIC PLAN  
 RIVER PARK  
 & MAINTENANCE FACILITY  
 TOWN OF OCCOQUAN, VIRGINIA**





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

<b>8. Regular Business</b>	<b>Meeting Date:</b> March 3, 2015
<b>8 B:</b> Request to Approve Resolution for Encroachment of 1804 Right-of-Way and Thirty Foot Prescriptive Right of Way	

**Explanation and Summary:**

The construction of the restroom to serve River Mill Park is proposed at the west end of the Mill Street cul-de-sac. The right-of-way for Mill Street does not follow the bulb of the cul-de-sac, but projects westward onto the adjacent parcel. The desired development plans for the park propose construction within the Mill Street right-of-way but beyond the physical features of Mill Street. Localities in the Commonwealth of Virginia are authorized to permit encroachments into rights-of-way, and this request is for the Town of Occoquan to do so in accordance with the proposed site plan.

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

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

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

**Cost and Financing:** N/A

**Account Number:** N/A

**Proposed/Suggested Motion:**

"I move to approve the resolution to authorize the encroachment of River Mill Park restroom and maintenance facilities into the 1804 Mill Street right of way and thirty foot prescriptive right of way and authorize the Mayor to sign on behalf of the Occoquan Town Council."

OR

Other action Council deems appropriate.

**Attachments: (1)** Encroachment Resolution

Prepared by and return to:  
Martin Crim, VSB 33385  
Vanderpool, Frostick & Nishanian, PC  
9200 Church St., Suite 400  
Manassas, VA 20110

Consideration: \$0

## ENCROACHMENT RESOLUTION

**MOTION:**

\_\_\_\_\_, 2015  
\_\_\_\_\_ Meeting

**SECOND:**

R-2015-\_\_

**RE: ENCROACHMENT BY RIVER MILL PARK RESTROOM AND MAINTENANCE FACILITIES INTO 1804 MILL STREET RIGHT OF WAY AND THIRTY FOOT PRESCRIPTIVE RIGHT OF WAY**

**WHEREAS**, the development of the River Mill Park requires that the Town construct restroom and maintenance facilities (“the Facilities”) which will encroach into the right of way of Mill Street as shown on the town plat of 1804 (recorded in Deed Book 26 at Page 471) as well as into the thirty (30) foot prescriptive right of way for Old Route 123 (together, the “Rights of Way”), and

**WHEREAS**, The Town is empowered to authorize encroachments upon public rights-of-way in Occoquan, Virginia, under Virginia Code § 15.2-2009, and

**WHEREAS**, This encroachment resolution authorizes the Town’s own encroachment into the Right of Ways;

**NOW, THEREFORE**, THIS ENCROACHMENT RESOLUTION made on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the **TOWN OF OCCOQUAN**, a municipal corporation of the Commonwealth of Virginia (the “Town”), **GRANTOR and GRANTEE**,

### W I T N E S S E T H

That, subject to the terms and conditions hereinafter provided, the Town hereby authorizes an encroachment to use and occupy the land area described below according to the terms and conditions set forth herein:

1. **Recitals**: The Recitals are hereby repeated as a material part of this Resolution.
2. **Location of the Encroachment**: The land area of the authorized encroachment is generally as shown on the attached Exhibit A, together with any additional adjacent land needed for any future expansion, enlargement or extension of the Facilities.
3. **Term**: This authorization expires at the earlier of (a) 40 years from its effective date or (b) the date when the Facilities are fully demolished.

4. Use of Encroachment Area: The Town hereby authorizes the construction, maintenance, expansion, enlargement and extension of the Facilities as shown on Exhibit A and on adjacent areas of the Rights of Way, together with use of such adjacent parts of the Rights of Way as the Town may deem expedient for construction, maintenance, expansion, enlargement or extension of the Facilities.

ON BEHALF OF THE TOWN COUNCIL  
OF OCCOQUAN, VIRGINIA

ATTEST:

\_\_\_\_\_  
Town Clerk

By: \_\_\_\_\_  
Elizabeth Quist, Mayor



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

<b>8. Regular Business</b>	<b>Meeting Date:</b> March 3, 2015
<b>8 C: Request to Endorse Proposals Related to the Development of the River Mill Park</b>	

**Explanation and Summary:**

During the January 20, 2015 Work Session, Town Council was briefed by Assistant Town Engineer Matt Williams on the second phase of the River Mill Park project, which includes a pavilion, exhibits and landscaping design. In September 2014, the Town Council approved a similar proposal with The Engineering Groupe for work associated with the first phase of the River Mill Park including the bathroom and maintenance facility.

The attached proposal from The Engineering Groupe details the necessary engineering services required to develop the second phase of the park as it relates to the development of the pavilion, walkways, trail, historic exhibits and landscaping. The approval of this proposal will permit the Mayor to sign contracts and pay costs associated with the project.

All expenses accrued by the Town for this project are reimbursable through Prince William County under its capital improvement program.

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

**Cost and Financing:** \$1.5 Million (Total funding currently allocated for project)  
**Account Number:** Prince William County Capital Improvement Program

**Proposed/Suggested Motion:**

"I move to approve the proposal with The Engineering Groupe in regards to engineering and architectural services for the development of River Mill Park and associated facilities."

OR

Other action Council deems appropriate.

**Attachments: (1)** The Engineering Groupe Engineering Proposal



# The Engineering Groupe Inc.

February 12, 2015

Town of Occoquan, VA

FEB 17 2015

Received

TEG Proposal No. E15-25101  
River Mill Park  
Pavilion, Trails and Display Areas  
Engineering Design Services  
Occoquan, Virginia

Ms. Kirstyn Jovanovich  
Town Manager  
Town of Occoquan  
P.O. Box 195  
Occoquan, VA 22125

Dear Ms. Jovanovich:

We are pleased to offer this proposal to perform engineering services for River Mill Park located at 458 Mill Street in the Town of Occoquan. This property is more specifically identified as portions of GPINs 8393-65-2114, 8393-65-0323, 8393-46-6704, and contains approximately  $\pm 1$  acre, presently zoned B-1 and PPU. It is our understanding that you propose to develop this property for a park, including pavilion, trails, and historic exhibits. A trail design and maintenance facility have been designed under a separate contract.

We propose to perform the following services:

1. Topographic Survey Verification – Field Run (If Needed)

We shall “spot check” the accuracy of the existing topographic survey based upon the proposed grades of the property provided by Fairfax County Water Authority. We shall check elevations across the site in a grid pattern, and we shall check the elevations of select points. Should our check reveal inaccuracies in the survey furnished, we will provide additional field survey services contracted as an addendum to this proposal.

Fee: \$1,600.00 Lump Sum

2. Site Plan

We shall prepare a Site Plan showing the location of your proposed pavilion, retaining walls, trails, landscaping areas, and display areas, grading and walkways. We shall prepare this plan in accordance with the criteria of the local jurisdiction and shall submit the plan for review. We

shall utilize site schematics previously prepared by The Engineering Groupe, Inc. as the basis for preparation of our Site Plan. Stormwater Management Design is not anticipated or included.

Fee: \$16,000.00 Lump Sum

3. Erosion and Sediment Control Plan

We shall design the necessary systems for onsite erosion and sediment control required in and around the proposed development. A two-phase plan, prepared in accordance with the latest version of the Virginia Erosion and Sediment Control Handbook and requirements of the local jurisdiction, will be submitted as part of the construction plan set.

The Phase One Plan will address the required erosion control measures required for initial clearing and grading operations, and the Phase Two Plan will include subsequent sediment trapping devices that will be required as the development progresses. The plan will also include detailed narrative and notes defining the process for erosion control throughout the sequence of construction.

Fee: \$4,000.00 Lump Sum

4. Virginia Stormwater Management Program (VSMP)

We shall complete and file the Virginia Stormwater Management Program (VSMP) registration statement with Department of Environmental Quality (DEQ) for the above-referenced project. We will also prepare a Stormwater Pollution Prevention Plan, (SWPPP), according to the regulatory requirements of DEQ. The client will be responsible for providing the permit fee and additional required information associated with the SWPPP that this firm would have no knowledge of, such as provisions for hazardous waste control and responsible parties for plan implementation.

Fee: \$2,000.00 Lump Sum

5. Miscellaneous Park Features

We will attempt to identify historic items which would be suitable for purchase and inclusion within the River Mill Park including the development of seating areas and interpretive signage. We will incorporate these into the design of the Site Plan in coordination with the Town of Occoquan.

Fee: \$7,000.00 Lump Sum

6. Landscape Plan & Tree Canopy Calculations

A Landscape Plan will be prepared in conformance with the applicable Zoning Ordinance of the local jurisdiction. The information shown on this plan will specify installation methods and materials to comply with the minimum requirements for landscaping, screening, buffering, and tree cover. This plan will be made a part of, and submitted with, the above-mentioned construction plan.

Should the Client wish to increase the landscaping beyond that required by the Ordinance or prepare their own landscape plan to be included in the construction plan set for review, the Client shall provide The Engineering Groupe, Inc. with appropriate information or plans required to meet The Engineering Groupe's submission schedule.

Fee: \$3,000.00 Lump Sum

7. Water Quality Impact Analysis (WQIA) (If Required)

Design services to perform a Major or Minor Water Quality Impact Analysis (WQIA) will be contracted separately as an addendum to this proposal.

8. Geotechnical Services

Geotechnical testing and design services are to be provided by others. Recommendations by the geotechnical engineer will be incorporated into the above-referenced construction plans, if provided to us in a timely manner. If required, boring locations and stakeout services will be provided as an addendum to this proposal.

9. Retaining Wall Design (If Needed)

This task, if necessary, will be provided by others.

10. Structural Design Services (if Needed)

Structural computations, including but not limited to dead loads, live loads and wind loads, will be provided by others. Recommendations by the structural engineer will be incorporated into the above-referenced construction plans.

11. Underground Utility Locations

Underground utility location services including test pits, if required, are to be provided by others and provided as an addendum to this proposal.

12. General Consulting, Meetings and Coordination

This task includes communication and coordination efforts associated with meetings, conferences, plan and plat submission and/or processing, tele-conferences and communications and general consulting. Such coordination efforts might include, but not be limited to contacts with the Client, contractors/subcontractors, builders, consultants, architects, geotechnical engineers and wetland consultants. Submission coordination shall include compiling documents, plans, and review fees, etc. and coordinating with public review agencies.

Fee:	Hourly Basis
\$10,000.00	Estimate

13. Reimbursables

Costs associated with printing or other reimbursable out-of-pocket expenses incurred by The Engineering Groupe, Inc. will be billed in accordance with the attached Terms and Conditions.

We welcome the opportunity to provide these engineering services for you. The Hourly Rate Schedule and The Terms and Conditions are attached and incorporated into this proposal. If this proposal is acceptable, please execute one copy of this proposal and return it to our office. Should you have any questions, please feel free to contact us.

Very truly yours,  
THE ENGINEERING GROUPE, INC.



John S. Groupe, IV  
President

MW/cwc

We hereby accept the terms and conditions as outlined herein and authorize The Engineering Groupe, Inc. to begin work.

I hereby assure The Engineering Groupe, Inc. that I have the Authority to enter into this contract on behalf of the firm to whom this proposal is addressed.

SEEN AND ACCEPTED:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Firm



## ATTACHMENT

### Hourly Rate Schedule

This Schedule is subject to Revision Annually  
Effective through December 31, 2015

Principal/COB/COO	\$295.00	Per Hour
Executive Vice President	\$285.00	Per Hour
Senior Vice President	\$240.00	Per Hour
Vice President/Branch Manager	\$220.00	Per Hour
Assistant Vice President	\$200.00	Per Hour
Senior Project Manager/Surveyor	\$190.00	Per Hour
Project Manager/Project Planner	\$150.00	Per Hour
Project Engineer/Project Surveyor/Field Coordinator	\$140.00	Per Hour
Engineer II/Landscape Architect II/Planner II	\$130.00	Per Hour
Engineer I/Landscape Architect I/Planner I	\$120.00	Per Hour
Engineer Tech II / Survey Tech II	\$115.00	Per Hour
Engineer Tech I / Survey Tech I	\$110.00	Per Hour
Engineering Intern	\$ 75.00	Per Hour
Administrative	\$90.00	Per Hour
Field Party – 4 Person	\$260.00	Per Hour
Field Party – 3 Person	\$225.00	Per Hour
Field Party – 2 Person	\$195.00	Per Hour
Expert Testimony	\$395.00	Per Hour

# STANDARD TERMS AND CONDITIONS

These Standard Terms and Conditions ("Terms") are incorporated by reference into the foregoing agreement, or proposal (the "Proposal") between The Engineering Groupe, Inc. (TEG) and its client ("Client") for the performance of engineering, surveying, planning, or other professional services. The Terms and the Proposal are hereinafter collectively referred to as the "Agreement." These Standard Terms and Conditions are fully binding upon Client just as if they were fully set forth in the body of the Proposal. These Standard Terms and Conditions shall supersede any term or provision elsewhere in the Proposal in conflict herewith.

**1. PERIOD OF OFFER.** Any proposal by TEG to provide professional services must be accepted in writing within ninety (90) days of the date of the proposal. This ninety (90) day period may only be extended by mutual written agreement of both TEG and Client. TEG shall have the option of canceling a TEG proposal at any time prior to the original or extended expiration date of the proposal. In the event a Client accepts an TEG proposal by executing and delivering either the signed original or copy to TEG, the signed TEG proposal and the attachments expressly incorporated therein by reference, including these Terms, shall constitute the entire agreement between the parties.

The Proposal and these terms and conditions shall also hold even if the Client has not returned an executed copy but has indicated that he expects TEG to begin work, and TEG has performed work in accordance with the Agreement.

**2. SCOPE OF SERVICES.** TEG, for the fee agreed to, shall only be obligated to perform those services expressly described in this Agreement. In no event does TEG agree to perform any of the following services:

- a. To certify as to the correctness of any document which was prepared by another entity.
- b. To be responsible for the correctness of any drawing prepared by TEG, unless it is properly sealed by a professional currently employed by TEG.
- c. To provide legal, accounting, insurance, or other consulting services not listed in the Proposal.
- d. To assure Client of favorable or timely comment or action by any governmental entity on the submission of any construction documents, land use or feasibility studies, appeals, petitions for exceptions or waivers, or other requests or documents of any nature whatsoever.
- e. To assure Client that consulting services pertaining to off-site considerations or requirements take into account circumstances other than those clearly visible and known from on-site work.
- f. To furnish or certify to the actual location (or characteristics) of any portion of a utility which is not visible from the surface.
- g. To furnish or verify specifications or requirements related to PCB transformer removal, disposal, or related services.
- h. To furnish or certify to the correctness of any geotechnical and surveying services not specifically performed by TEG personnel. Any services necessary to coordinate TEG studies or design with the geotechnical engineering performed by others will be performed on an hourly fee basis as an extra to the Agreement.
- i. To furnish or certify the correctness of any wetlands assessment, survey, study or certification not specifically based on work performed by TEG personnel. All services necessary to coordinate TEG studies or design with the wetland engineering performed by other will be performed on an hourly fee basis as an extra to the agreement.
- j. To furnish or certify the correctness of any environmental assessment, survey, study or certification not specifically based on work performed by TEG personnel.
- k. To furnish or certify the correctness of any archeological assessment, survey, study or certification not specifically based on work performed by TEG personnel. All services necessary to coordinate TEG studies or design with the archeological data obtained by others will be performed on an hourly fee basis as an extra to the agreement.

Client shall also inform TEG of any special criteria or requirements related to TEG's services and shall furnish TEG with all existing information, including reports, plans, drawings, surveys, deeds, and other documents related to TEG's services. TEG shall not be responsible for errors or omissions or additional costs arising out of its reliance upon such information or materials furnished by Client.

**3. CLIENT'S ORAL DECISIONS.** Client, or any of Client's directors, officers, partners, employees or agents having apparent authority from Client, may orally:

- (a) Make decisions relating to TEG services or the Agreement;
- (b) Request a change in the scope of TEG Services under the Agreement; or
- (c) Request the performance by TEG of additional services under the Agreement.

The Client is responsible for the payment of any fees pertaining to such requests and decisions. Client may from time to time and at any time limit the authority of any or all persons to act orally on Client's behalf under this Paragraph 3, by giving seven (7) days' advance written notice to TEG.

12. **PLAN PROCESSING.** TEG provides routine submission of the engineering plans and related documents to public agencies for approval. However, it is acknowledged that all fees due to public agencies, regardless of purpose, are the responsibility of the Client.

13. **CLAIMS.** Client releases TEG from and waives all claims of any nature for any and all errors or omissions by TEG, or of any of its partners, employees, agents, or subcontractors, in the performance of the Agreement, as this Agreement may from time to time be amended, or in the performance of any supplementary services in any way related to this Agreement, unless Client has strictly complied with all of the following procedures for asserting a claim as to which procedures time is of the essence:

- a. Client shall give TEG written notice within ten (10) days of the date that Client discovers, or should, in the exercise of ordinary care, have discovered that it has or may have a claim against TEG. If Client fails to give TEG written notice within such ten (10) days, then such claim shall forever be barred and extinguished.
- b. If TEG accepts the claim, TEG shall have a reasonable time to cure any error or omission and any damage resulting therefrom. This shall be Client's sole remedy, and Client may not itself cure the error or omission, or any damage resulting therefrom to be cured if TEG is ready, willing and able to do so.
- c. In the event that TEG rejects the claim, it shall give Client written notice of such rejection within thirty (30) days of receipt of the notice of claim from Client. Client shall then have sixty (60) days within which to furnish TEG with an opinion from a recognized expert in the appropriate discipline, corroborating Client's claim that TEG committed an error or omission, and establishing that the error or omission arose from the failure to use the degree of care ordinarily used by professionals in the discipline in the Commonwealth of Virginia. If Client fails to furnish TEG such an opinion from a recognized expert within sixty (60) days from the date of notice of rejection, then such claim shall forever be barred and extinguished.
- d. TEG shall have sixty (60) days from receipt of the written opinion of an expert within which to reevaluate any claim asserted by Client. If TEG again rejects such claim or if the sixty (60) day period from receipt of the written opinion of the expert elapses without action by TEG, then Client may have recourse to such other remedies as may be provided under this Agreement.
- e. In the event TGG accepts the claim, the resulting damages will be for the cure of said claim only and in no case exceed in value the overall value of this Agreement.

14. **HAZARDOUS OR TOXIC WASTES OR SUBSTANCES, POLLUTION OR CONTAMINATION.** Client acknowledges that services rendered by TEG under this Agreement may or will involve or be affected by hazardous or toxic wastes or substances, or pollution or contamination due to the presence of hazardous or toxic wastes or substances. In order to induce TEG to enter into this Agreement, Client agrees to indemnify and hold TEG harmless from any and all liabilities, losses and damages of any nature, including actual attorneys' fees and related costs and expenses, arising out of any and all claims of any nature made against TEG which relate in any way both to:

- a) Any hazardous or toxic wastes or substances, and
- b) The performance by TEG of its obligations under this Agreement, whether or not such performance by TEG is claimed to have been or was or may have been negligent, grossly negligent, reckless or intentional. TEG shall have no responsibility for searching for or identifying any hazardous or toxic wastes or substances, or pollution or contamination due to the presence of hazardous or toxic wastes or substances, but in the event that TEG discovers or suspects the presence of any such wastes, substances, pollution or contamination then TEG in its sole discretion may stop work under or terminate this Agreement, or both, in which event TEG will have no further liability to Client for performance under this Agreement, and Client shall make the payments to TEG required by Paragraph 15 of these Standard Terms and Conditions.

15. **TERMINATION.** In the event of termination by Client, Client agrees to give TEG notice in writing of such intent ten (10) working days prior to termination date. In the event of termination by Client or by TEG, Client shall immediately pay for all services rendered through termination date, reimbursable expenses and all other expenses incurred in the name of Client, including fees and expenses incurred by TEG as a result of the termination.

16. **PAYMENT OF OTHER ENGINEERS.** In the event this Agreement includes continuation of work begun by other architects, engineers, planners, surveyors, or professionals, TEG may suspend TEG services until Client makes arrangements satisfactory to such other professionals for payment. If satisfactory arrangements have not been made within a time determined by TEG to be reasonable, then TEG may in its sole discretion terminate this Agreement.

17. **ASSIGNMENT.** The Client shall not assign or transfer any rights or interests arising under this Agreement without the written consent of the other. The foregoing notwithstanding, TEG may employ independent consultants, associates, and subcontractors as it may deem necessary in order to perform TEG services. Additionally, TEG may assign its right to receive fees. TEG reserves the right to assign this Agreement in whole or in part to another entity controlled by TEG whose purpose, or part of its purpose, is to perform similar tasks as TEG.



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

<b>8. Regular Business</b>	<b>Meeting Date:</b> March 3, 2015
<b>8 D: Request to Approve Revised Location of Trail at River Mill Park</b>	

**Explanation and Summary:**

During the January 20, 2015 Work Session, the Town Council was briefed on the second phase of the River Mill Park project. The briefing included a revised location and design of the stone dust trail that was changed to a looped trail from what was included as part of the original concept plan. As part of the demolition phase, the portion of the looped trail that will be on-slab will be installed. The remainder of the trail (off-slab) that will complete the loop will be part of the second phase of the project. Fairfax Water has been provided with the revised location of the trail; however, they are requesting an official response from the Town to ensure a proper build. The new location of the trail is estimated to cost approximately \$5,500 less than the original design.

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

**Cost and Financing:** Approximately \$23,000

**Account Number:** Prince William County Capital Improvement Program

**Proposed/Suggested Motion:**

"I move to approve the revised location of the stone dust trail at River Mill Park per the attached diagram."

OR

Other action Council deems appropriate.

**Attachments: (1)** Diagram of Revised Location of River Mill Park Trail



**The Engineering Group Inc.**  
 Engineers | Surveyors | Planners  
 www.enggroup.com  
 South Office  
 4936 Southpoint Parkway  
 Fredericksburg, VA 22407  
 PH 540.710.5987 FX 540.710.5988

FAIRFAX WATER TRAIL INSTALLATION PLAN  
**RIVER PARK**  
 FAIRFAX WATER PROPERTY  
 TOWN OF OCCOQUAN, VIRGINIA

DATE:	JAN. 2015
SCALE:	1"=20'
DESIGNER:	MAW
DRAFTSMAN:	MAW
FILE NO.:	
SHEET	1 OF 1



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

<b>8. Regular Business</b>	<b>Meeting Date:</b> March 3, 2015
<b>8 E: Request to Discuss and Identify Public Safety Goals for the Town of Occoquan</b>	

**Explanation and Summary:**

This is an opportunity for the Town Council to discuss public safety within the Town of Occoquan and establish goals and metrics for the department. Goals established during this session will be incorporated into the budgeting process as appropriate.

**Town Manager's Recommendation:** Recommend developing and establishing specific goals and metrics for the public safety function to be utilized in the operations and administration of the department.

**Cost and Financing:** N/A

**Account Number:** N/A

**Proposed/Suggested Motion:**

"I move to establish the following goals and metrics for the Town's public safety function:  
\_\_\_\_\_."

OR

Other action Council deems appropriate.

**Attachments: None.**



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

<b>2. Work Session Regular Agenda</b>	<b>Meeting Date:</b> March 3, 2015
<b>2 A: Proposed Fiscal Year 2016 Budget and 2016-2025 CIP</b>	

**Explanation and Summary:**

This is the second of three work sessions to discuss the proposed Fiscal Year 2016 Budget and 2016-2025 Capital Improvements Plan. The first work session was held on Monday, February 23, 2015.

**BUDGET SCHEDULE**

<b>Date</b>	<b>Time</b>	<b>Location</b>	<b>Topic</b>
February 23, 2015	7:00 p.m.	Town Hall	Budget Work Session <i>(Rescheduled from February 17, 2015 due to inclement weather.)</i>
March 3, 2015	7:00 p.m.	Town Hall	Regular Meeting & Budget Work Session
March 17, 2015	7:00 p.m.	Town Hall	Budget Work Session
April 7, 2015	7:00 p.m.	Town Hall	Public Hearing – Budget
April 28, 2015	7:00 p.m.	Town Hall	Public Hearing – Tax Rates
May 5, 2015	7:00 p.m.	Town Hall	Adoption of FY16 Budget and Tax Rates

**Attachments: (1)** Proposed FY 2016 Budget and Associated Documents